

AGENDA



PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
FEBRUARY 28, 2023 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

NOTES: [1] ADDITIONAL CASE INFORMATION CAN BE FOUND AT [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases), AND [2] TO PROVIDE INPUT ON A ZONING OR SPECIFIC USE PERMIT CASE PLEASE [CLICK HERE](#) OR CLICK ON THE LINK ABOVE AND USE THE ZONING AND SPECIFIC USE PERMIT INPUT FORM ON THE CITY'S WEBSITE.

(I) CALL TO ORDER

(II) APPOINTMENTS

- (1) Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments for items on the agenda requiring architectural review.

(III) OPEN FORUM

This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.

(IV) CONSENT AGENDA

These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.

(2) **P2023-002 (BETHANY ROSS)**

Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of John Arnold of Quail Hollow SF, LTD for the approval of a Final Plat for the Quail Hollow Subdivision consisting of 250 single-family residential lots on an 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southeast corner of the intersection of Hays Road and John King Boulevard, and take any action necessary.

(3) **SP2023-001 (BETHANY ROSS)**

Discuss and consider a request by Humberto Johnson, Jr. of the Skorburg Company on behalf of John Arnold of Quail Hollow SF, LTD for the approval of a Site Plan for the Quail Hollow Subdivision consisting of 250 single-family residential lots on an 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southeast corner of the intersection of Hays Road and John King Boulevard, and take any action necessary.

(V) ACTION ITEMS

These items are not advertised public hearings and deal with discretionary approvals for the Planning and Zoning Commission related to variances and special exceptions to the technical requirements of the Unified Development Code (UDC) or Chapter 38, Subdivisions, of the Municipal Code of Ordinances.

(4) **MIS2023-003 (HENRY LEE)**

Discuss and request by Ryan Joyce on Michael Joyce Properties on behalf of John Vick of Qualico Developments (US), Inc. for the approval of a Miscellaneous Case for a Treescape Plan for the Park Hills Subdivision consisting of 144 single-family residential lots on a 65.309-acre tract of land identified as the Oak Creek Subdivision; Tract 6 of the G. W. Redlin Survey, Abstract No. 183; and being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) [Ordinance No. 22-46] for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park, and take any action necessary.

- (5) Discuss and consider a text amendment to Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances for the purpose of providing a recommendation on the proposed rewrite of the *Subdivision Ordinance* to the City Council, and take any action necessary (RYAN MILLER).

(VI) **DISCUSSION ITEMS**

These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the following cases is March 14, 2023.

(6) **Z2023-008 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Brad Helmer on behalf of Heritage Christian Academy for the approval of a Specific Use Permit (SUP) allowing existing temporary educational buildings on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1408 S. Goliad Street [SH-205], situated within the SH-205 Overlay (SH-205 OV) District, and take any action necessary.

(7) **Z2023-009 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Jeff and Ginger Brock-Jones for the approval of a Specific Use Permit (SUP) to allow a *Guest Quarters/Detached Garage* on a 0.4170-acre parcel of land identified as all of Lot 1 and a portion of Lot 2, Block 2, Leonard and Adams Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 504 Nash Street, and take any action necessary.

(8) **Z2023-010 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Duane Piercy of Redeemer Church for the approval of a Zoning Change from an Agricultural (AG) District to Light Industrial (LI) District on a 6.17-acre tract of land identified as Tract 2-01 of the D Harr. Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the Airport Overlay (AP OV) District, addressed as 1760 Airport Road, and take any action necessary.

(9) **Z2023-011 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC on behalf of Ruben Fragoso of RSR Capital LLC for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.24-acre parcel of land identified as Lot 5, Block 1, L & W Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 104 Glenn Avenue, and take any action necessary.

(10) **Z2023-012 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Timothy S. and Susan M. Mack for the approval of a Specific Use Permit (SUP) to allow a *Detached Garage* on a one (1) acre parcel of land identified as all of Lot 9, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2333 Saddlebrook Lane, and take any action necessary.

(11) **Z2023-013 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Kevin Osornio of MBA Custom Homes for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.1650-acre parcel of land identified as Lot 837A of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District, addressed as 118 Blanche Drive, and take any action necessary.

(12) **SP2023-005 (HENRY LEE)**

Discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of Joanne Vockovic of the Pregnancy Resource Center for the approval of an Amended Site Plan for an *office building* on a 0.32-acre parcel of land identified as Lot 1, Block A, Pregnancy Resource Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 53 (PD-53) for Residential-Office (RO) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1010 Ridge Road, and take any action necessary.

(13) **SP2023-006 (HENRY LEE)**

Discuss and consider a request by Dylan Adame of Kimley-Horn and Associates, Inc. on behalf of Grayson Hughes of Stream 1515 Corporate Crossing, LP for the approval of an Amended Site Plan for a *warehouse/distribution center facility* on a 43.237-acre parcel of land identified as Lot 1, Block A, Stream 549 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, located east of the intersection of Corporate Crossing [FM-549] and Capital Boulevard, and take any action necessary.

(14) **SP2023-007 (HENRY LEE)**

Discuss and consider a request by Dan Whalen II of BradStone Design Group on behalf of John McKinney and Michael Daul of M & J Ranch Trail Holdings, LLC for the approval of a Site Plan for an *office building* on a 1.798-acre parcel of land identified as a portion of Lot 18 & 19 of the Rainbo Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located at the southeast corner of the intersection of County Line Road and Ranch Trail, and take any action necessary.

(15) **SP2023-008 (HENRY LEE)**

Discuss and consider a request by Asher Hamilton on behalf of RIV Properties, Alvin Moton Jr., James Moton, Terra Moton, Debra Heard, Beulah Robertson, Tony Moton, and Kathy Moton for the approval of a Site Plan for a 176-unit *condominium building* on a 3.59-acre tract of land identified as Lots 1 & 2, Block 1; Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary.

(16) **SP2023-009 (HENRY LEE)**

Discuss and consider a request by T. J. McDonald of Halff and Associates on behalf of Carolina Molina of Alvaplast US Development, LLC for the approval of an Amended Site Plan for a *warehouse/manufacturing facility* on a 42.6034-acre parcel of land identified as a portion of Lot 2, Block 1, Indalloy Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 501 Industrial Boulevard, and take any action necessary.

(17) Director's Report of post City Council meeting outcomes for development cases **(RYAN MILLER)**.

- P2023-001: Replat for Lot 24 of the Rainbo Acres Addition **(APPROVED)**
- P2023-003: Replat for Lots 4 & 5, Block A, Rockwall Park 30 Addition **(APPROVED)**
- P2023-004: Final Plat for Lot 1, Block A, Abbott Addition **(APPROVED)**
- Z2022-057: Zoning Change from Agricultural (AG) to a Planned Development District for Single-Family 1 (SF-1) and General Retail (GR) District land use **(APPROVED; 1ST READING)**
- Z2022-059: SUP for a *Restaurant with 2,000 SF or More with a Drive Through* **(APPROVED; 1ST READING)**
- Z2022-060: Text Amendment to Article 04, *Permissible Uses*, of the UDC for *Solar Collector Panels and Systems* **(APPROVED; 1ST READING)**
- Z2023-001: SUP for a *Residential Infill in an Established Subdivision* for 310 Harborview Drive **(APPROVED; 1ST READING)**
- Z2023-002: SUP for a *New and/or Used Indoor Motor Vehicle Dealership/Showroom* **(APPROVED; 1ST READING)**
- Z2023-003: Zoning Change from Agricultural (AG) District to Planned Development District for Single-Family 10 (SF-10) District for the Peachtree Meadows Subdivision **(APPROVED; 1ST READING)**
- Z2023-004: SUP for a *Mini-Warehouse Facility* **(DENIED)**
- Z2023-005: Zoning Change from Agricultural (AG) District to a Single-Family Estate 2.0 (SFE-2.0) District for 548 Dowell Road **(APPROVED; 1ST READING)**
- Z2023-006: Zoning Change from Agricultural (AG) District to a Single-Family Estate 4.0 (SFE-4.0) District for 626 Cullins Road **(APPROVED; 1ST READING)**
- Z2023-007: SUP for a *Residential Infill in an Established Subdivision* for 124 Lynne Drive **(APPROVED; 1ST READING)**

(VII) ADJOURNMENT

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Local Government Code §55.071 (Consultation with City Attorney) or any other exception allowed under Chapter 551 of the Texas Local Government Code.

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Ryan Miller, Director of Planning and Zoning for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on February 24, 2023 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

AGENDA



ARCHITECTURAL REVIEW BOARD MEETING

CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS

FEBRUARY 28, 2023 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

NOTES ABOUT PUBLIC PARTICIPATION = **RED**

(I) CALL TO ORDER

(II) OPEN FORUM

This is a time for anyone to address the Architectural Review Board (ARB) on any topic. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Architectural Review Board (ARB) is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.

(III) CONSENT AGENDA

(1) **SP2023-005 (HENRY LEE)**

Discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of Joanne Vockovic of the Pregnancy Resource Center for the approval of an Amended Site Plan for an *office building* on a 0.32-acre parcel of land identified as Lot 1, Block A, Pregnancy Resource Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 53 (PD-53) for Residential-Office (RO) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1010 Ridge Road, and take any action necessary.

(2) **SP2023-006 (HENRY LEE)**

Discuss and consider a request by Dylan Adame of Kimley-Horn and Associates, Inc. on behalf of Grayson Hughes of Stream 1515 Corporate Crossing, LP for the approval of an Amended Site Plan for a *warehouse/distribution center facility* on a 43.237-acre parcel of land identified as Lot 1, Block A, Stream 549 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, located east of the intersection of Corporate Crossing [FM-549] and Capital Boulevard, and take any action necessary.

(IV) ACTION ITEMS

(3) **SP2023-007 (HENRY LEE)**

Discuss and consider a request by Dan Whalen II of BradStone Design Group on behalf of John McKinney and Michael Daul of M & J Ranch Trail Holdings, LLC for the approval of a Site Plan for an *office building* on a 1.798-acre parcel of land identified as a portion of Lot 18 & 19 of the Rainbo Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located at the southeast corner of the intersection of County Line Road and Ranch Trail, and take any action necessary.

(4) **SP2023-008 (HENRY LEE)**

Discuss and consider a request by Asher Hamilton on behalf of RIV Properties, Alvin Moton Jr., James Moton, Terra Moton, Debra Heard, Beulah Robertson, Tony Moton, and Kathy Moton for the approval of a Site Plan for a 176-unit *condominium building* on a 3.59-acre tract of land identified as Lots 1 & 2, Block 1; Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary.

(5) **SP2023-009 (HENRY LEE)**

Discuss and consider a request by T. J. McDonald of Halff and Associations on behalf of Carolina Molina of Alvaplast US Development, LLC for the approval of an Amended Site Plan for a *warehouse/manufacturing facility* on a 42.6034-acre parcel of land identified as a portion of Lot 2, Block 1, Indalloy Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 501 Industrial Boulevard, and take any action necessary.

(V) ADJOURNMENT

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Government Code §551.071 (Consultation with City Attorney).

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Ryan Miller, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on February 24, 2023 prior to 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.



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
DATE: February 28, 2023
APPLICANT: Humberto Johnson Jr, PE; Skorborg Company
CASE NUMBER: P2023-002; *Final Plat for the Quail Hollow Subdivision*

SUMMARY

Consider a request by Humberto Johnson, Jr. of the Skorborg Company on behalf of John Arnold of Quail Hollow SF, LTD for the approval of a Site Plan for the Quail Hollow Subdivision consisting of 250 single-family residential lots on an 85.63-acre tract of land identified as Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 97 (PD-97) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, generally located at the southeast corner of the intersection of Hays Road and John King Boulevard, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting the approval of a Final Plat for an 85.63-acre tract of land (*i.e. Tracts 2-01, 2-04, 2-05 & 2-06 of the P. B. Harrison Survey, Abstract No. 97*) for the purpose of establishing the Quail Hollow Subdivision. The proposed subdivision will consist of 250 single-family residential lots that are zoned Planned Development District 97 (PD-97) for Single-Family 10 (SF-10) District land uses. In addition to this Final Plat, the applicant has concurrently submitted a Site Plan [Case No. SP2023-001] that includes the proposed Landscape and Hardscape Plans for the subdivision.
- ☑ Background. The subject property was annexed on March 16, 1998 by Ordinance No. 98-10 [Case No. A1998-001]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is: [1] a 2,236 SF single-family home, [2] a 64 SF storage building, [3] a 2,400 SF metal storage building, [4] a 2,208 SF barn, [5] an 897 SF storage shed, and [6] an 864 SF storage building. All of these improvements were constructed in 1975. On August 15, 2022, the City Council approved Ordinance No. 22-44 rezoning the subject property from an Agricultural (AG) District to Planned Development District 97 (PD-97). On September 19, 2022, the City Council approved a Preliminary Plat [Case No. P2022-037] and Master Plat [Case No. P2022-039] for the subject property. On November 7, 2022, the City Council approved a revised Master Plat [Case No. P2022-039], which changed the phasing lines established on the previous Master Plat.
- ☑ Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications, submittal requirements, and conformance to the items listed in the *Conditions of Approval* section of this case memo.
- ☑ Conditional Approval. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Final Plat for *Quail Hollow Subdivision* staff would propose the following conditions of approval:

- (1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this Final Plat; and,
- (2) Any construction resulting from the approval of this Final Plat 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.



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 1244 e quail run rd rockwall texas 75087

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE

AG

PROPOSED ZONING PD

PROPOSED USE PD

ACREAGE 85.629

LOTS [CURRENT]

1

LOTS [PROPOSED]

250

- ☐ **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 Quail Hollow SF LTD.

☒ APPLICANT Skorburg Company

CONTACT PERSON John Arnold

CONTACT PERSON Humberto Johnson Jr, PE

ADDRESS 8214 westchester Dr STE 900

ADDRESS 8214 westchester Dr STE 900

CITY, STATE & ZIP Dallas, Tx 75225

CITY, STATE & ZIP Dallas, Tx 75225

PHONE 214-535-2090

PHONE 682-225-5834

E-MAIL jarnold@skorburgcompany.com

E-MAIL jrjohnson@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

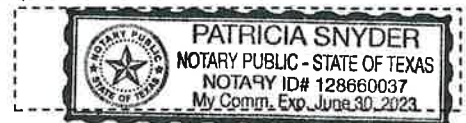
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Arnold [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 12,028.44 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF January, 2023 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."

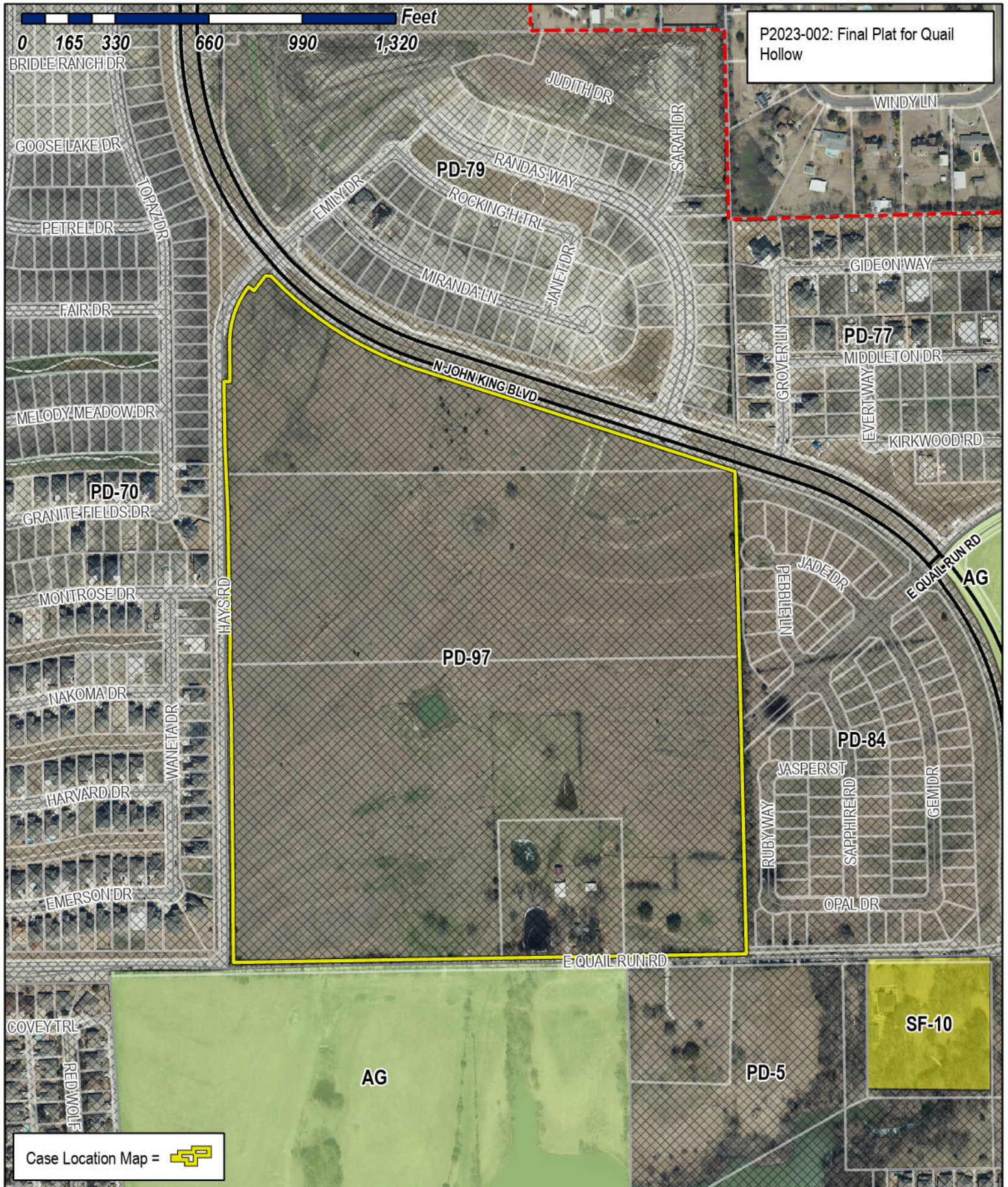
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF Jan., 2023

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

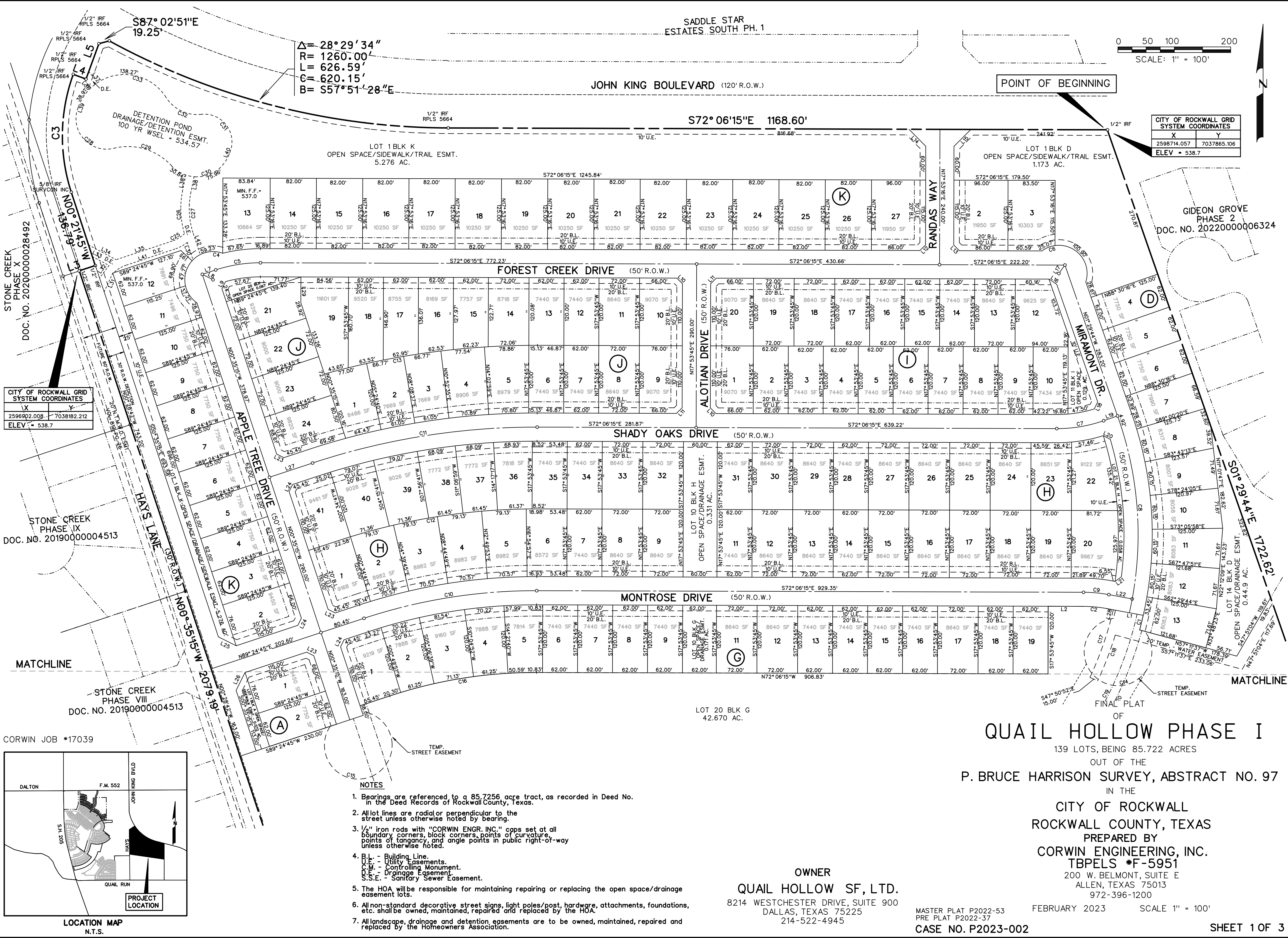


City of Rockwall

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

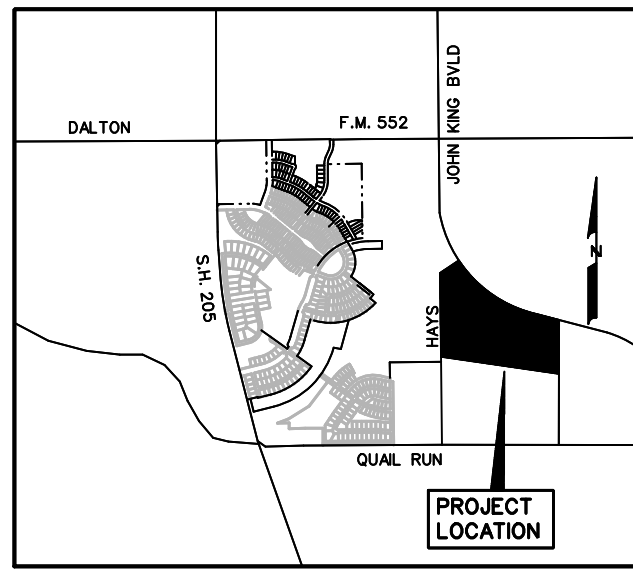
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2596902.008	7038182.212
ELEV = 538.7	

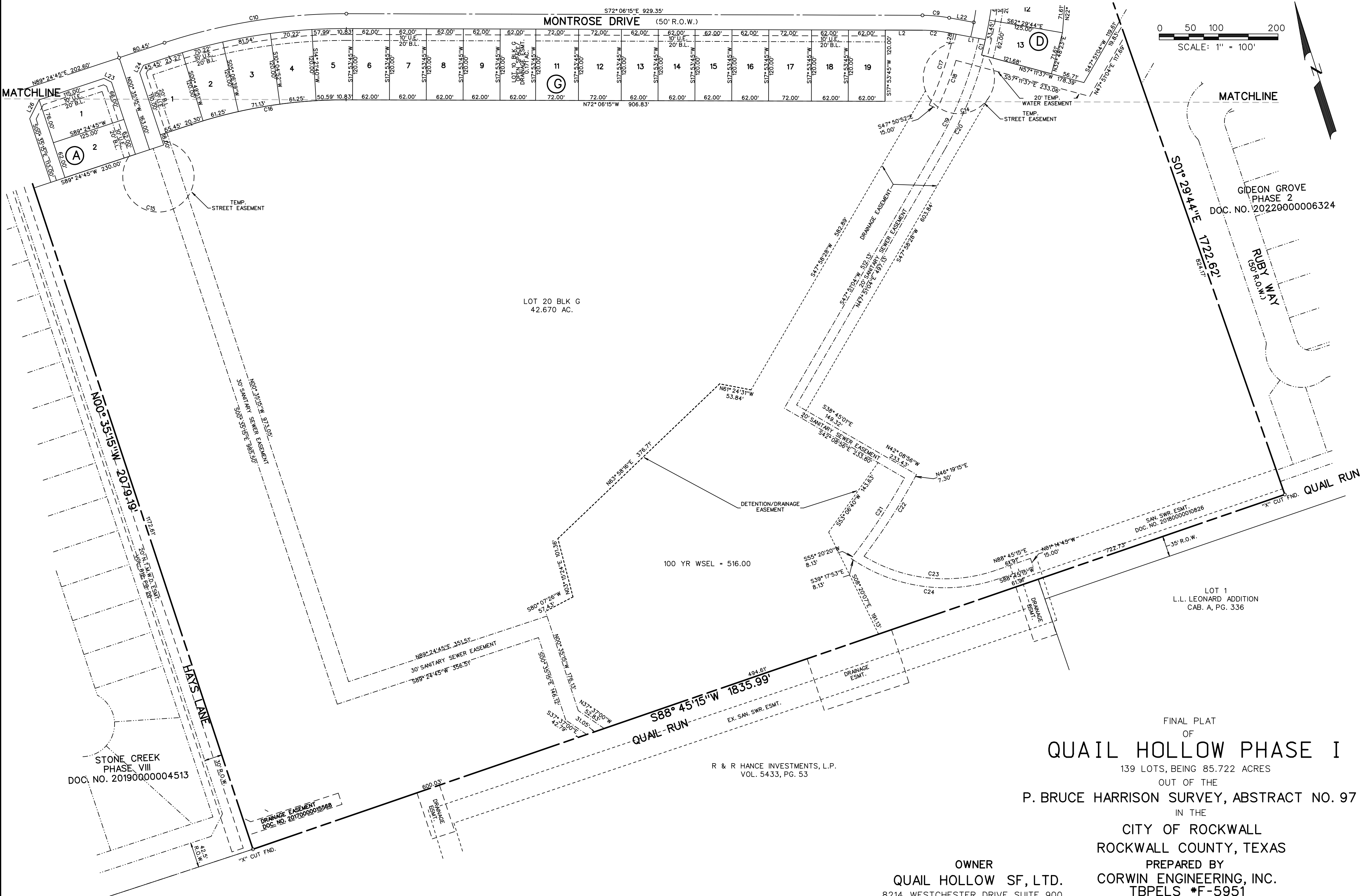
CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2598714.057	7037865.106
ELEV = 538.7	



- NOTES**
- Bearings are referenced to a 85.7256 acre tract, as recorded in Deed No. in the Deed Records of Rockwall County, Texas.
 - All lot lines are radial or perpendicular to the street unless otherwise noted by bearing.
 - 1/2" iron rods with "CORWIN ENGR. INC." caps set at all boundary corners, block corners, points of curvature, points of tangency, and angle points in public right-of-way unless otherwise noted.
 - B.L. - Building Line.
C.E. - Utility Easements.
C.M. - Controlling Monument.
D.E. - Drainage Easement.
S.E. - Sanitary Sewer Easement.
 - The HOA will be responsible for maintaining repairing or replacing the open space/drainage easement lots.
 - All non-standard decorative street signs, light poles/post, hardware, attachments, foundations, etc. shall be owned, maintained, repaired and replaced by the HOA.
 - All landscape, drainage and detention easements are to be owned, maintained, repaired and replaced by the Homeowners Association.

OWNER
QUAIL HOLLOW SF, LTD.
8214 WESTCHESTER DRIVE, SUITE 900
DALLAS, TEXAS 75225
214-522-4945

QUAIL HOLLOW PHASE I
139 LOTS, BEING 85.722 ACRES
OUT OF THE
P. BRUCE HARRISON SURVEY, ABSTRACT NO. 97
IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS #F-5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200



STONE CREEK
PHASE VIII
DOC. NO. 20190000004513

DRAINAGE EASEMENT
DOC. NO. 20170000005568

OWNER
QUAIL HOLLOW SF, LTD.
8214 WESTCHESTER DRIVE, SUITE 900
DALLAS, TEXAS 75225
214-522-4945

PREPARED BY
CORWIN ENGINEERING, INC.
TBPELS *F-5951
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

FINAL PLAT
OF
QUAIL HOLLOW PHASE I
139 LOTS, BEING 85.722 ACRES
OUT OF THE
P. BRUCE HARRISON SURVEY, ABSTRACT NO. 97
IN THE

CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

FEBRUARY 2023

MASTER PLAT P2022-53
PRE PLAT P2022-37
CASE NO. P2023-002

LEGAL DESCRIPTION

BEING, a tract of land situated in the P. Bruce Harrison Survey, Abstract No. 97 in the City of Rockwall, Rockwall County, Texas, being part of a 85.7256 acre tract, as described in Clerks File No. in the Deed Records of Rockwall County, Texas being more particularly described as follows:

BEGINNING, at a 1/2 inch iron rod found at the northeast corner of said 85.7256 acre tract and being in the south line of John King Boulevard (120' R.O.W.), also being the northwest corner of Gideon Grove Phase 2, an addition to the City of Rockwall, as recorded in Doc. No. 20220000006324 in the Plat Records of Rockwall County, Texas;

THENCE, South 01° 29' 44" East, along the east line of said 85.7256 acre tract and the west line of said Gideon Grove Phase 2, for a distance of 1722.62 feet, to an "X" cut found at the southeast corner of said 85.7256 acre tract and being the southwest corner of said Gideon Grove Phase 2 and being in Quail Run Road (Variable R.O.W.), same being in the north line of L.L. Leonard Addition, an addition to the City of Rockwall, as described in Cab. A, Pg. 336 in said Plat Records;

THENCE, South 88° 45' 15" West, along the south line of said 85.7256 acre tract and with said Quail Run Road and along the north line of said L.L. Leonard Addition, at 437.57, passing a 5/8 inch iron rod found with cap stamped "RPLS 3963", an continuing along said south line, for a total distance of 1835.99 feet, to an "X" cut found at the southwest corner of said 85.7256 acre tract and being the southeast corner of Stone Creek Phase VIII, an addition to the City of Rockwall, an addition to the City of Rockwall, as described in Doc. No. 20190000004513 in said Plat Records;

THENCE, North 00° 35' 15" West, along the west line of said 85.7256 acre tract and the east line of said Stone Creek Phase VIII, at 1480.61 feet, passing the northeast corner of said Stone Creek Phase VIII same being the southeast corner of Stone Creek Phase IX, an addition to the City of Rockwall, as described in Doc. No. 20190000004513 in said Plat Records, at 1791.72 feet, passing the northeast corner of said Stone Creek Phase IX and being the southeast corner of Stone Creek X, an addition to the City of Rockwall, as described in Doc. No. 20200000028492 in said Plat Records and continuing for a total distance of 2079.19 feet, to a 1/2 inch iron rod found;

THENCE, North 89° 40' 38" East, departing the east line of said Stone Creek X and continuing with said west line, for a distance of 28.47 feet, to a 1/2 inch iron rod found;

THENCE, North 00° 21' 45" West, continuing along said west line, for a distance of 136.79 feet, to a 5/8 inch iron rod found with cap stamped "Survcon Inc", being on a curve to the right, having a radius of 320.00 feet, a central angle of 38° 06' 44";

THENCE, continuing along said west line and with said curve to the right for an arc distance of 212.86 feet (Chord Bearing North 18° 41' 37" East- 208.96 feet), to 1/2 inch iron rod found with a cap stamped "RPLS 5664";

THENCE, South 52° 15' 01" East, continuing along said west line, for a distance of 24.00 feet, to 1/2 inch iron rod found with a cap stamped "RPLS 5664"

THENCE, North 37° 44' 59" East, continuing along said west line, for a distance of 66.65 feet, to 1/2 inch iron rod found with a cap stamped "RPLS 5664";

THENCE, South 87° 02' 51" East, continuing along said west line, for a distance of 19.25 feet, to 1/2 inch iron rod found with a cap stamped "RPLS 5664", being the most northerly northwest corner of said 85.7256 acre tract and being in the south line of said John King Boulevard same being on a curve to the left, having a radius of 1260.00 feet, a central angle of 28° 29' 34";

THENCE, along the north line of said 85.7256 acre tract and the south line of said John King Boulevard with said curve to the left for an arc distance of 626.56 feet (Chord Bearing South 57° 51' 28" East 620.15 feet), to 1/2 inch iron rod found with a cap stamped "RPLS 5664", at the point of tangency;

THENCE, South 72° 06' 15" East, continuing along said north and south lines, for a distance of 1168.60 feet, to the POINT OF BEGINNING and containing 85.722 acres of land.

OWNER'S CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL
We the undersigned owner"s" of the land shown on this plat, and designated herein as the QUAIL HOLLOW PHASE I, subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the QUAIL HOLLOW PHASE I, subdivision have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. We also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

We further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; we, our successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

QUAIL HOLLOW SF, LTD.
a Texas limited partnership
By: QUAIL HOLLOW GP Corporation,
a Texas corporation, its General Partner

Recommended for Final Approval:

Planning & Zoning Commission Date

APPROVED
I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2023.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the Court Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2023.

Mayor, City of Rockwall City Secretary City Engineer

SURVEYOR CERTIFICATE

I, WARREN L. CORWIN, do hereby certify that the plat shown hereon accurately represents the results of an on-the-ground survey made under my direction and supervision and all corners are as shown thereon and there are no encroachments, conflicts, protrusions or visible utilities on the ground except as shown and said plat has been prepared in accordance with the platting rules and regulations of the City Plan Commission of the City of Rockwall, Texas.

DATED the this _____ day of _____, 2023.

WARREN L. CORWIN
R.P.L.S. No. 4621

THE STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared WARREN L. CORWIN, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE, this the _____ day of _____, 2023.

Notary Public in and for the State of Texas

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 61° 44' 56" W	66.60'
2.	N 72° 06' 14" E	62.50'
3.	N 89° 38' 08" E	28.47'
4.	S 52° 15' 01" E	24.00'
5.	N 37° 44' 59" E	66.65'
6.	S 30° 04' 15" E	27.00'
7.	N 89° 24' 45" E	25.00'
8.	S 45° 35' 15" E	21.21'
9.	N 45° 03' 24" E	13.99'
10.	S 27° 06' 15" E	14.14'
11.	N 62° 53' 45" E	14.14'
12.	N 62° 53' 30" E	14.14'
13.	S 27° 06' 29" E	14.14'
14.	S 27° 06' 44" E	42.43'
15.	N 62° 53' 16" E	42.43'
16.	S 36° 48' 00" E	16.32'
17.	N 53° 12' 00" E	18.38'
18.	N 43° 59' 32" E	14.02'
19.	N 88° 30' 16" E	26.15'
20.	S 44° 51' 39" E	13.95'
21.	N 71° 49' 07" E	13.78'
22.	S 61° 44' 56" E	42.08'
23.	S 45° 35' 15" E	14.14'
24.	N 44° 24' 45" E	14.14'
25.	S 45° 35' 15" E	35.36'
26.	N 44° 24' 45" E	35.36'
27.	N 89° 24' 45" E	80.45'
28.	N 31° 20' 59" E	14.88'
29.	N 17° 53' 45" E	45.42'
30.	S 00° 35' 15" E	32.51'
31.	N 42° 31' 45" E	36.58'
32.	S 54° 57' 29" W	27.93'
33.	S 44° 06' 25" E	53.67'
34.	S 44° 06' 25" E	55.40'
35.	S 89° 24' 45" W	104.64'
36.	S 20° 40' 17" E	22.69'
37.	S 20° 40' 17" E	25.07'
38.	S 29° 17' 04" W	28.30'
39.	S 38° 45' 21" W	3.44'
40.	N 40° 52' 31" E	6.22'
41.	S 89° 24' 45" W	90.95'
42.	S 00° 35' 15" E	39.01'

CURVE TABLE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD	BEARING
1.	02° 21' 04"	650.00'	26.67'	26.67'	N31° 37' 51"E
2.	10° 21' 35"	225.00'	40.68'	40.63'	N66° 55' 44"W
3.	38° 06' 44"	320.00'	212.86'	208.96'	N18° 41' 37"E
4.	165° 15' 13"	50.00'	144.21'	99.17'	N45° 10' 10"E
5.	18° 29' 00"	250.00'	80.65'	80.30'	S81° 20' 45"E
6.	144° 20' 54"	50.00'	125.97'	95.20'	S36° 48' 00"E
7.	19° 23' 29"	250.00'	84.61'	84.21'	S81° 48' 00"E
8.	32° 02' 21"	625.00'	349.49'	344.96'	N1° 31' 26"E
9.	10° 21' 19"	250.00'	45.18'	45.12'	S66° 55' 36"E
10.	18° 29' 00"	965.00'	311.30'	309.96'	S81° 20' 45"E
11.	18° 29' 00"	1225.00'	404.86'	403.10'	S81° 20' 45"E
12.	18° 29' 00"	1110.00'	358.08'	356.53'	S81° 20' 45"E
13.	15° 38' 09"	1400.00'	382.06'	380.87'	S79° 55' 20"E
14.	60° 26' 58"	60.00'	313.69'	60.41'	S49° 45' 35"E
15.	62° 16' 58"	60.00'	311.77'	62.06'	N82° 53' 44"E
16.	18° 29' 00"	820.00'	264.53'	263.38'	N81° 20' 45"W
17.	12° 27' 08"	593.50'	128.99'	128.73'	S36° 53' 29"W
18.	08° 24' 41"	613.50'	90.07'	89.99'	N38° 52' 49"E
19.	17° 20' 56"	636.50'	192.73'	191.99'	S39° 10' 35"W
20.	15° 02' 40"	656.50'	172.38'	171.89'	N40° 19' 43"E
21.	08° 28' 32"	1028.00'	152.07'	151.93'	S51° 06' 04"W
22.	08° 24' 47"	1048.00'	153.89'	153.75'	N50° 31' 39"E
23.	49° 34' 00"	260.00'	224.93'	217.98'	N66° 27' 46"W
24.	51° 56' 53"	280.00'	253.87'	245.26'	S65° 16' 19"E
25.	25° 37' 05"	57.50'	25.71'	25.50'	N76° 36' 13"E
26.	28° 03' 01"	157.50'	77.11'	76.34'	N15° 15' 33"E
27.	29° 42' 18"	142.50'	73.88'	73.05'	N14° 25' 55"E
28.	125° 01' 22"	54.00'	117.83'	95.81'	N23° 45' 19"W
29.	61° 34' 42"	104.00'	111.77'	106.47'	N55° 28' 39"W
30.	114° 26' 11"	61.00'	121.83'	102.57'	S81° 54' 24"E
31.	119° 16' 22"	49.00'	102.00'	84.56'	N18° 45' 40"W
32.	63° 44' 03"	66.00'	73.42'	69.69'	N46° 31' 50"W
33.	126° 34' 51"	87.00'	192.20'	155.43'	N77° 57' 13"W

Mortgage or Lien Interest

John Arnold
Director

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared JOHN ARNOLD, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2023.

Notary Public in and for the State of Texas My Commission Expires: _____

STATE OF TEXAS
COUNTY OF DALLAS
Before me, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated. Given upon my hand and seal of office this _____ day of _____, 2023.

Notary Public in and for the State of Texas My Commission Expires: _____

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

FINAL PLAT
OF

QUAIL HOLLOW PHASE I

139 LOTS, BEING 85.722 ACRES

OUT OF THE

P. BRUCE HARRISON SURVEY, ABSTRACT NO. 97

IN THE

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

OWNER

QUAIL HOLLOW SF, LTD.

8214 WESTCHESTER DRIVE, SUITE 900

DALLAS, TEXAS 75225

214-522-4945

PREPARED BY

CORWIN ENGINEERING, INC.

TBPELS *F-5951

200 W. BELMONT, SUITE E

ALLEN, TEXAS 75013

972-396-1200

FEBRUARY 2023

MASTER PLAT P2022-53
PRE PLAT P2022-37

CASE NO. P2023-002

SHEET 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: Bethany Ross, *Planner*

DATE: February 28, 2023

SUBJECT: SP2023-001; *PD Site Plan for the Quail Hollow Subdivision*

The applicant, Humberto Johnson Jr., is requesting the approval of a Site Plan for the Quail Hollow Subdivision. The subject property is a 26.827-acre tract of land (*i.e. Tracts 1, 1-05, 2-03, & 2-07, of the P. B. Harrison Survey, Abstract No. 97*) generally located southeast corner of the intersection of John Kind Boulevard and Hays Road. Concurrently with this *Site Plan*, the applicant has submitted a *Final Plat* [Case No. P2023-002].

The subject property is zoned Planned Development District 97 (PD-97) [Ordinance No. 22-44] for Single-Family 10 (SF-10) District land uses. Based on this Planned Development District, the proposed subdivision will consist of three (3) lots sizes (*i.e. [Type A Lots] 157, 62' x 120' lots; [Type B Lots] 78, 72' x 120' lots; and [Type C Lots] 17, 82' x 125' lots*), and be subject to the following density and dimensional requirements:

LOT TYPE (SEE CONCEPT PLAN) ►	A	B	C
MINIMUM LOT WIDTH ⁽¹⁾	62'	72'	82'
MINIMUM LOT DEPTH	120'	120'	125'
MINIMUM LOT AREA (SF)	7,440 SF	8,640 SF	10,250 SF
MINIMUM FRONT YARD SETBACK ^{(2), (5) & (6)}	20'	20'	20'
MINIMUM SIDE YARD SETBACK	6'	6'	6'
MINIMUM SIDE YARD SETBACK (ADJACENT TO A STREET) ^{(2), (5) & (7)}	20'	20'	20'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT	20'	20'	20'
MAXIMUM HEIGHT ⁽³⁾	36'	36'	36'
MINIMUM REAR YARD SETBACK ⁽⁴⁾	10'	10'	10'
MINIMUM AREA/DWELLING UNIT (SF) [AIR-CONDITIONED SPACE]	2,200 SF	2,600 SF	2,800 SF
MAXIMUM LOT COVERAGE	65'	65'	65'

GENERAL NOTES:

- ¹: LOTS FRONTING ONTO CURVILINEAR STREETS, CUL-DE-SACS AND EYEBROWS MAY HAVE THE FRONT LOT WIDTH REDUCED BY 20% AS MEASURED AT THE FRONT PROPERTY LINE PROVIDED THAT THE LOT WIDTH WILL BE MET AT THE FRONT YARD BUILDING SETBACK. ADDITIONALLY, THE LOT DEPTH ON LOTS FRONTING ONTO CURVILINEAR STREETS, CUL-DE-SACS AND EYEBROWS MAY BE REDUCED BY UP TO TEN (10) PERCENT, BUT SHALL MEET THE MINIMUM LOT SIZE FOR EACH LOT TYPE REFERENCED IN TABLE 1.
- ²: THE LOCATION OF THE FRONT YARD BUILDING SETBACK AS MEASURED FROM THE FRONT PROPERTY LINE.
- ³: THE MAXIMUM HEIGHT SHALL BE MEASURED TO THE EAVE OR TOP PLATE (WHICHEVER IS GREATER) OF THE SINGLE-FAMILY HOME.
- ⁴: THE LOCATION OF THE REAR YARD BUILDING SETBACK AS MEASURED FROM THE REAR PROPERTY LINE.
- ⁵: SUNROOMS, PORCHES, STOOPS, BAY WINDOWS, BALCONIES, MASONRY CLAD CHIMNEYS, EAVES AND SIMILAR ARCHITECTURAL FEATURES MAY ENCROACH BEYOND THE FRONT YARD BUILDING SETBACK AND SIDE YARD BUILDING SETBACK BY UP TO FIVE (5) FEET FOR ANY PROPERTY. A SUNROOM IS AN ENCLOSED ROOM NO MORE THAN 15-FEET IN WIDTH THAT HAS GLASS ON AT LEAST 50% OF EACH OF THE ENCROACHING FACES.
- ⁶: J-SWING OR TRADITIONAL SWING GARAGES ARE PERMITTED TO ENCROACH INTO THE FRONT YARD BUILDING SETBACK A MINIMUM OF FIVE (5) FEET.
- ⁷: ALL CORNER LOTS THAT BACK TO A LOT THAT FRONTS ONTO THE SAME STREET THAT THE CORNER LOT SIDES TO (*i.e. A KEYSTONE LOT*), SHALL HAVE A SETBACK THAT IS EQUAL TO THE FRONT SETBACK OF THE FRONTING LOT. IN ADDITION, NO SOLID FENCE SHALL BE SITUATED WITHIN THIS SETBACK.

The proposed *Site Plan* appears to conform to all requirements stipulated by Ordinance No. 22-44. In addition, the submitted *Treescape Plan* and *Landscape Plan* show that the tree mitigation balance will be satisfied by the required landscape plantings, and the additional requirement for two (2) canopy trees per residential lot (*four [4] canopy trees for corner lots*). The *Hardscape Plan* shows the proposed entry monumentation signage, sidewalks, and trails. In addition, a ten (10) foot meandering trail will be constructed along John King Boulevard. It should be noted that staff has requested that the applicant submit a *Fence Plan*, and that the submittal of this plan is a condition of approval for this case. With this being said, since the request generally conforms to the requirements of Planned Development District 97 (PD-97) [Ordinance No. 22-44] and the Unified Development Code (UDC), this case is being placed on the consent agenda. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the February 28, 2023 Planning and Zoning Commission meeting.



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 1244 e quail run rd rockwall texas 75087

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG

CURRENT USE

AG

PROPOSED ZONING PD

PROPOSED USE PD

ACREAGE 85.629

LOTS [CURRENT]

1

LOTS [PROPOSED]

250

- ☐ **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 Quail Hollow SF LTD.

☒ APPLICANT Skorburg Company

CONTACT PERSON John Arnold

CONTACT PERSON Humberto Johnson Jr, PE

ADDRESS 8214 westchester Dr STE 900

ADDRESS 8214 westchester Dr STE 900

CITY, STATE & ZIP Dallas, Tx 75225

CITY, STATE & ZIP Dallas, Tx 75225

PHONE 214-535-2090

PHONE 682-225-5834

E-MAIL jarnold@skorburgcompany.com

E-MAIL jrjohnson@skorburgcompany.com

NOTARY VERIFICATION [REQUIRED]

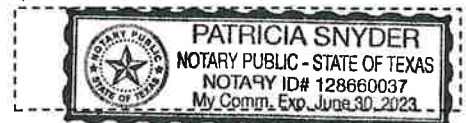
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Arnold [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 12,028.44 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF January, 2023 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."

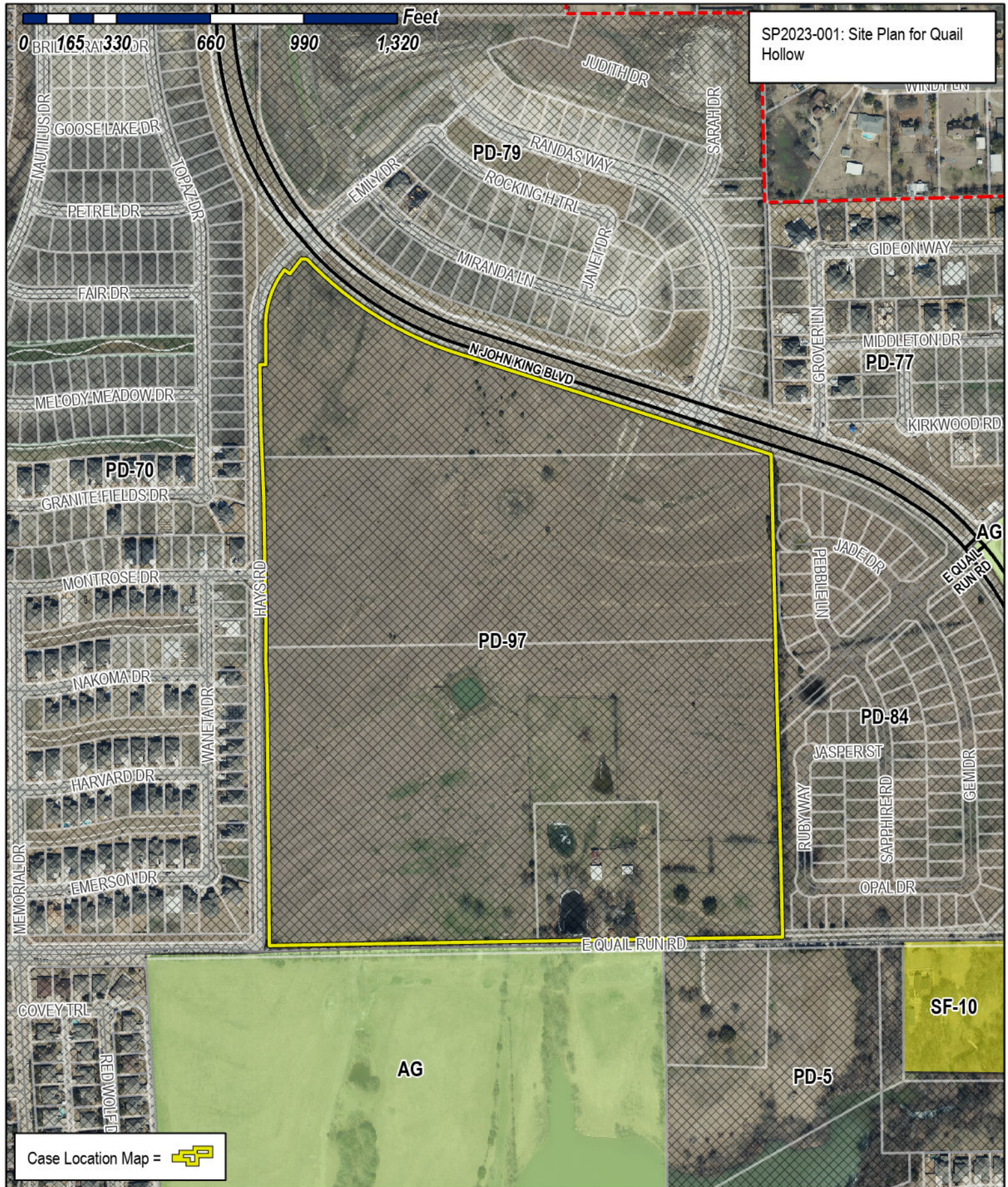
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF Jan., 2023

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES



SP2023-001: Site Plan for Quail Hollow

Case Location Map = 



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.



QUAIL RUN
VALLEY NO. 2
CAB, E. SLD. 185

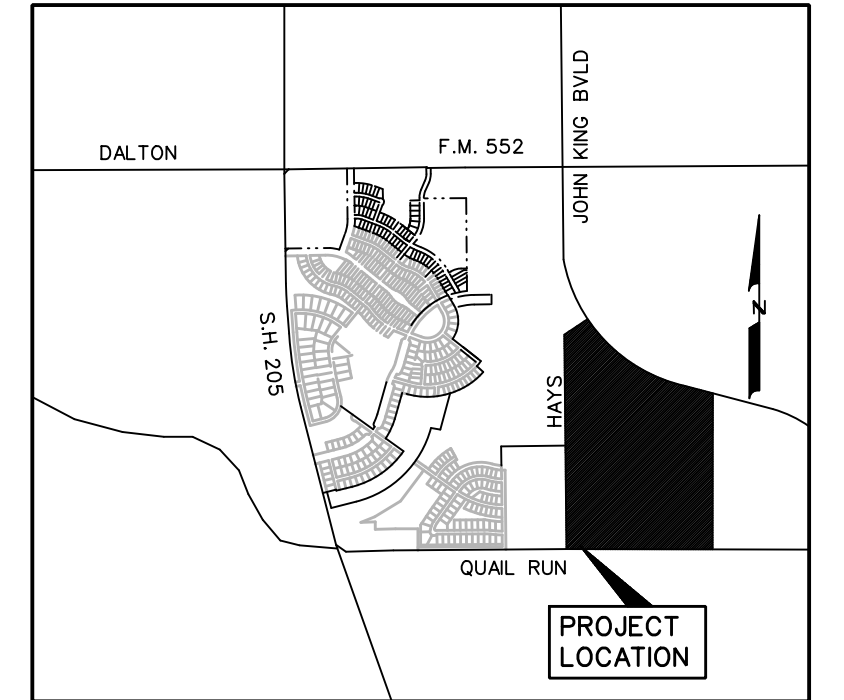
WANETA DRIVE (50' R.O.W.)

STONE CREEK
PHASE VIII
DOC. NO. 20190000004513

TOPAZ DRIVE (50' R.O.W.)

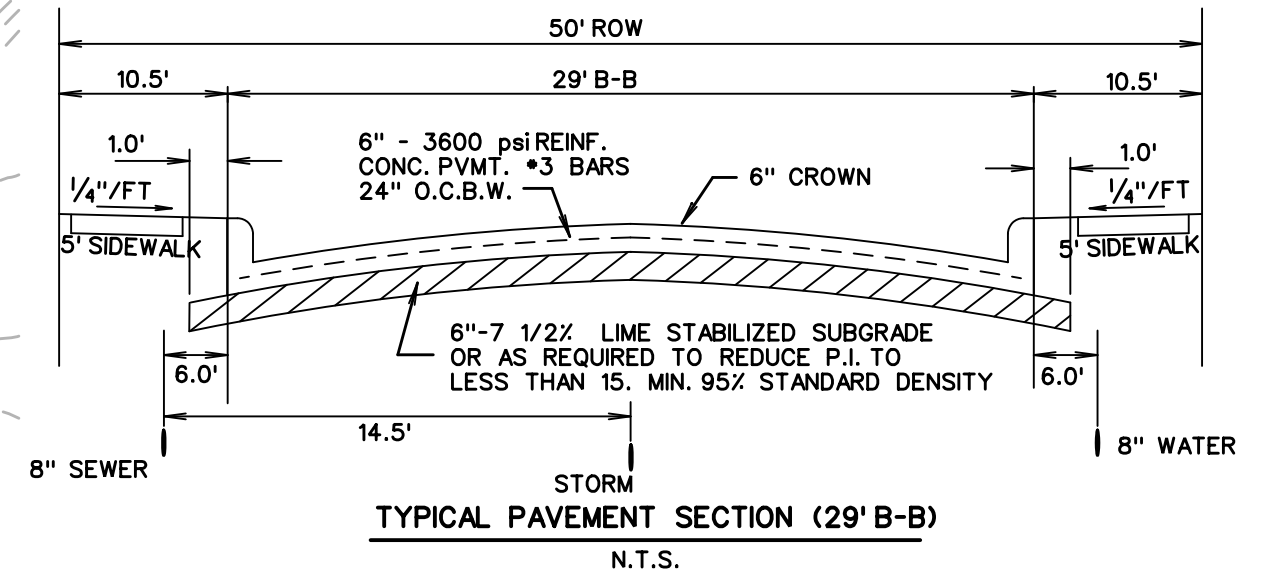
STONE CREEK
PHASE X
DOC. NO. 20200000028492

0 50 100 200
SCALE: 1" = 100'



$\Delta = 38^\circ 06' 45''$
 $R = 320.00'$
 $L = 242.86'$
 $C = 208.96'$
 $B = N18^\circ 43' 59'' W$

$\Delta = 28^\circ 29' 34''$
 $R = 1260.00'$
 $L = 626.59'$
 $C = 620.15'$
 $B = S57^\circ 49' 05'' E$



APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2023.

WITNESS OUR HANDS, this _____ day of _____, 2023.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

LINE TABLE

LINE NO.	BEARING	DISTANCE
1.	N 89° 40' 38" E	28.47'
2.	N 00° 19' 22" W	136.79'
3.	S 52° 12' 38" E	24.00'
4.	N 37° 47' 22" E	66.65'
5.	S 87° 00' 26" E	19.25'

LEGEND

B.L. - BUILDING LINE
D.E. - DRAINAGE EASEMENT
S.S.E. - SANITARY SEWER EASEMENT
U.E. - UTILITY EASEMENT
R.O.W. - RIGHT OF WAY
SF - SQUARE FEET
- STREET NAME CHANGE
- MATCH LINE

NOTES:

ALL OPEN SPACE AREAS WILL BE MAINTAINED BY THE HOA.
HOA/PROPERTY OWNER TO MAINTAIN, REPLACE, AND REPAIR ALL DRAINAGE DETENTION, AND OPEN SPACE EASEMENTS AND LOTS.

TOTAL ACRES	85.157
TOTAL RESIDENTIAL LOTS	250
DENSITY	2.936
ZONING	PD
TOTAL OPEN SPACE ACRES	12.452
TOTAL AMENITY CENTER ACRES	4.817
PERCENTAGE OF OPEN SPACE	20.28%

LAND USE SINGLE FAMILY DEVELOPMENT

QUAIL HOLLOW

LOTS 1-31, BLOCK A
LOTS 1-13, BLOCK B
LOTS 1-29, BLOCK C
LOTS 1-24, BLOCK D
LOTS 1-7, BLOCK E
LOTS 1-15, BLOCK F
LOTS 1-36, BLOCK G
LOTS 1-41, BLOCK H
LOTS 1-21, BLOCK I
LOTS 1-24, BLOCK J
LOTS 1-27, BLOCK K

TOTAL ACRES 86.157
TOTAL RESIDENTIAL LOTS 250
TOTAL OPEN SPACE LOTS 17
PHASE I LOTS 139
PHASE II LOTS 111

OUT OF THE
J.A. RAMSEY SURVEY,
ABSTRACT NO. 186

IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

DEVELOPER
QUAIL HOLLOW SF, LTD.
8214 WESTCHESTER DRIVE, STE. 900
DALLAS, TEXAS 75225

PREPARED BY
CORWIN ENGINEERING, INC.
200 W. BELMONT, SUITE E
ALLEN, TEXAS 75013
972-396-1200

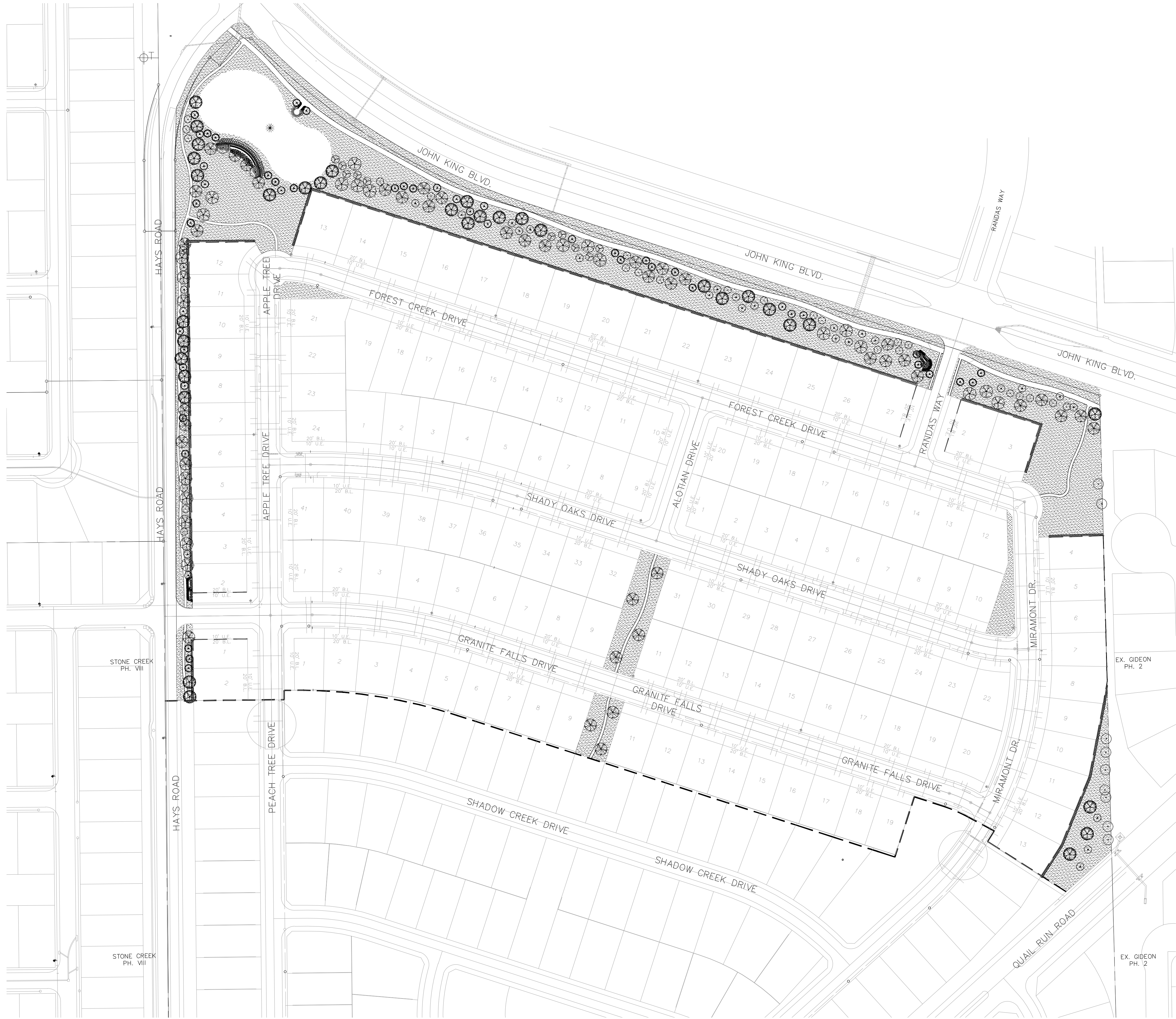
JANUARY 2023 SCALE 1" = 100'

CASE #P2022-53
CASE #P2023-001

CITY OF ROCKWALL GRID SYSTEM COORDINATES	
X	Y
2598387.341	7036156.262
ELEV = 923.0	

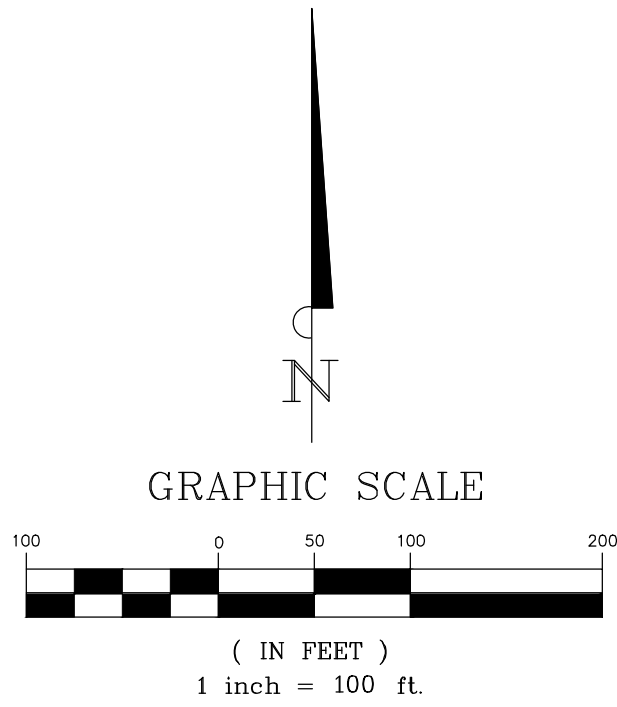
QUALICO DEVELOPMENT (US), INC.

GIDEON GROVE NORTH
DOC. NO. 20190000006883



VICINITY MAP

NTS



LANDSCAPE TABULATIONS:

JOHN KING BLVD	1,795 L.F.
REQUIRED:	
3 CANOPY TREES PER 100 L.F.	54 TREES
4 ACCENT TREES PER 100 L.F.	72 TREES
BERMS AND SHRUBS	
PROVIDED:	
CANOPY TREES	54 TREES
ACCENT TREES	75 TREES
BERMS AND SHRUBS	PROVIDED
HAYS ROAD	1,318 L.F.
REQUIRED:	
1 CANOPY TREES PER 50 L.F.	27 TREES
1 ACCENT TREES PER 50 L.F.	27 TREES
BERMS AND SHRUBS	
PROVIDED:	
CANOPY TREES	30 TREES
ACCENT TREES	27 TREES
BERMS AND SHRUBS	PROVIDED
QUAIL RUN ROAD	120 L.F.
REQUIRED:	
1 CANOPY TREES PER 50 L.F.	3 TREES
1 ACCENT TREES PER 50 L.F.	3 TREES
PROVIDED:	
CANOPY TREES	3 TREES
ACCENT TREES	3 TREES
30,574 S.F. / 4,334 L.F. OF WALKING TRAIL PROVIDED IN OPEN SPACE AREAS	

NOTE:
EACH RESIDENTIAL LOT SHALL HAVE TWO (2) TREE LOCATED IN THE FRONT YARD, AND CORNER LOTS SHALL HAVE FOUR (4) TREES.
UNLESS OTHERWISE NOTED ON THE LANDSCAPE PLANS, ALL RESIDENTIAL LOTS SHALL HAVE 6' CEDAR WOOD FENCE PER DETAIL 'F' ON SHEET 2.8.

PLANT SCHEDULE		
TREES	COMMON NAME	CALIPER/ GALLON SIZE
	OKLAHOMA RED BUD	3 1/2 GAL.
	DESERT WILLOW	3 1/2 GAL.
	EXISTING TREE TO REMAIN	
	YAUPOH HOLLY	3 1/2 GAL.
	GRAPE MYRTLE	3 1/2 GAL.
	LOBLOLLY PINE	4 1/2 GAL.
	SHUMARD RED OAK	4 1/2 GAL.
	SOUTHERN LIVE OAK	4 1/2 GAL.
	BALD CYPRESS	4 1/2 GAL.
	CHASTE TREE	3 1/2 GAL.
SHRUBS	COMMON NAME	
	PAMPAS GRASS	5GAL.
	RED YUCCA	5GAL.
	DWARF BURFORD HOLLY	5GAL.
	PINK MUHLY	5GAL.
	MEXICAN FEATHER GRASS	1 GAL.
	AUTUMN SAGE	1 GAL.
GROUND COVERS	COMMON NAME	
	BERMUDA GRASS	
	SEASONAL ANNUALS	

KEY MAP
SCALE: 1"=500'



DEVELOPER: QUAIL HOLLOW SF, LTD
8214 WESTCHESTER DRIVE, SUITE 900
DALLAS, TX 75225
214.522.4945

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, ____.

WITNESS OUR HANDS, THIS ____ DAY OF _____, ____.

PLANNING AND ZONING COMMISSION, CHAIRMAIN

DIRECTOR OF PLANNING AND ZONING

STOP!
CALL BEFORE YOU DIG
TEXAS ONE CALL SYSTEM
1-800-245-4545
(@ least 48 hours prior to digging)

CASE NO. SP2023-001

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

BANNISTER
ENGINEERING
1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

QUAIL HOLLOW
ROCKWALL, TEXAS
OVERALL LANDSCAPE PLAN

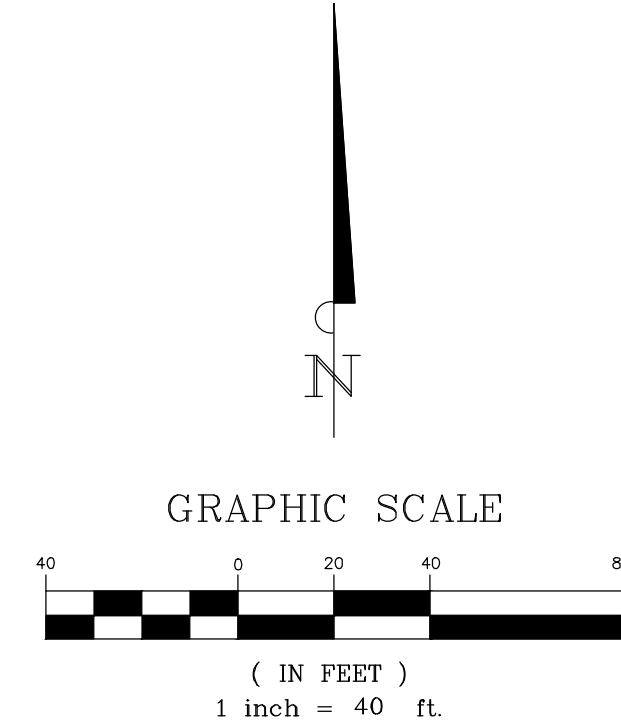
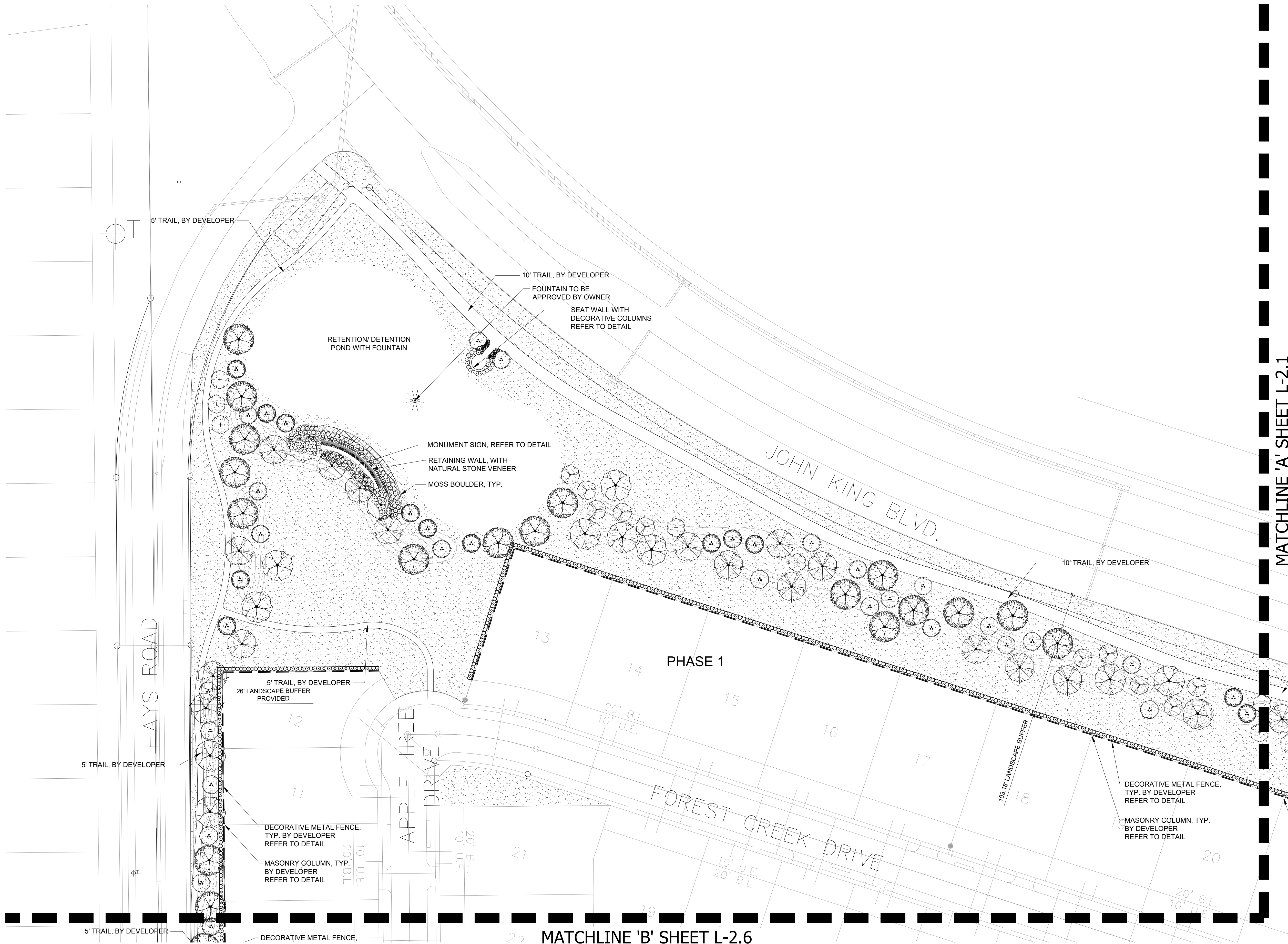
No.	Date	Revision Description



SHEET NO.

L-2.0

PROJECT NO.: 090-22-009



PLANT SCHEDULE		
TREES	COMMON NAME	CALIPER/ GALLON SIZE
	OKLAHOMA RED BUD	3' / 30 GAL.
	DESERT WILLOW	3' / 30 GAL.
	EXISTING TREE TO REMAIN	
	YALPON HOLLY	3' / 30 GAL.
	CRAPE MYRTLE	3' / 30 GAL.
	LOBLOLLY PINE	4' / 100 GAL.
	SHUMARD RED OAK	4' / 100 GAL.
	SOUTHERN LIVE OAK	4' / 100 GAL.
	BALD CYPRESS	4' / 100 GAL.
	CHASTE TREE	3' / 30 GAL.
SHRUBS	COMMON NAME	
	PAMPAS GRASS	5GAL.
	RED YUCCA	5GAL.
	DWARF BURFORD HOLLY	5GAL.
	PINK MUHLY	5GAL.
	MEXICAN FEATHER GRASS	1 GAL.
	AUTUMN SAGE	1 GAL.
GROUND COVERS	COMMON NAME	
	BERMUDA GRASS	
	SEASONAL ANNUALS	

KEY MAP
SCALE: 1"=500'



DEVELOPER: QUAIL HOLLOW SF, LTD
8214 WESTCHESTER DRIVE, SUITE 900
DALLAS, TX 75225
214.522.4945

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, ____.

WITNESS OUR HANDS, THIS ____ DAY OF _____, ____.

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

STOP!
CALL BEFORE YOU DIG
TEXAS ONE CALL SYSTEM
1-800-245-4545
(@ least 48 hours prior to digging)

CASE NO. SP2023-001

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

No.	Date	Revision Description

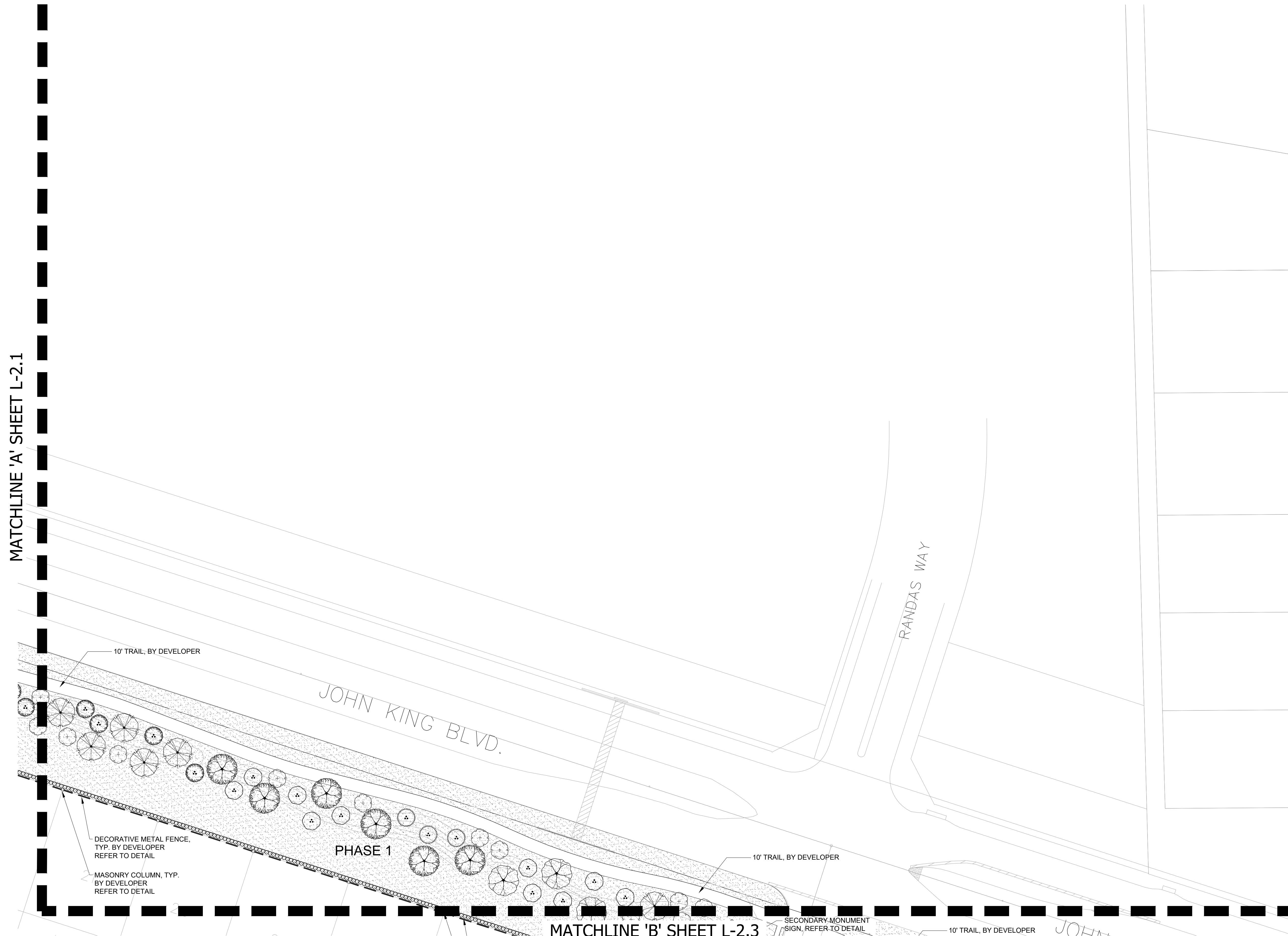
PROJECT NO.: 090-22-009



SHEET NO.

L-2.1

MATCHLINE 'A' SHEET L-2.1

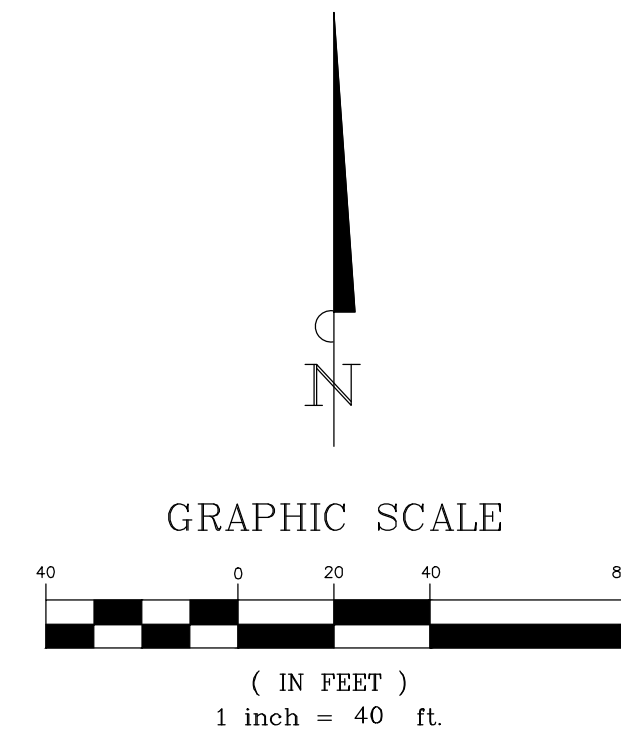




















APPROVED: _____
 I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS
 APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, _____

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING



PLANT SCHEDULE		
TREES	COMMON NAME	CALIPER/ GALLON SIZE
	OKLAHOMA RED BUD	3"/ 30 GAL.
	DESERT WILLOW	3"/ 30 GAL.
	EXISTING TREE TO REMAIN	
	YAUPOH HOLLY	3"/ 30 GAL.
	GRAPE MYRTLE	3"/ 30 GAL.
	LOBLODY PINE	4"/ 100 GAL.
	SHUMARD RED OAK	4"/ 100 GAL.
	SOUTHERN LIVE OAK	4"/ 100 GAL.
	BALD CYPRESS	4"/ 100 GAL.
	CHASTE TREE	3"/ 30 GAL.
SHRUBS	COMMON NAME	
	PAMPAS GRASS	5GAL.
	RED YUCCA	5GAL.
	DWARF BURFORD HOLLY	5GAL.
	PINK MUHLY	5GAL.
	MEXICAN FEATHER GRASS	1 GAL.
	AUTUMN SAGE	1 GAL.
GROUND COVERS	COMMON NAME	
	BERMUDA GRASS	
	SEASONAL ANNUALS	

KEY MAP
SCALE: 1"-500'



DEVELOPER: QUAIL HOLLOW SF, LTD
8214 WESTCHESTER DRIVE, SUITE 900
DALLAS, TX 75225
214.522.4945

CASE NO. SP2023-001

STOP!
CALL BEFORE YOU DIG
TEXAS ONE CALL SYSTEM
1-800-245-4545
(@ least 48 hours prior to digging)

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

QUAIL HOLLOW
ROCKWALL, TEXAS

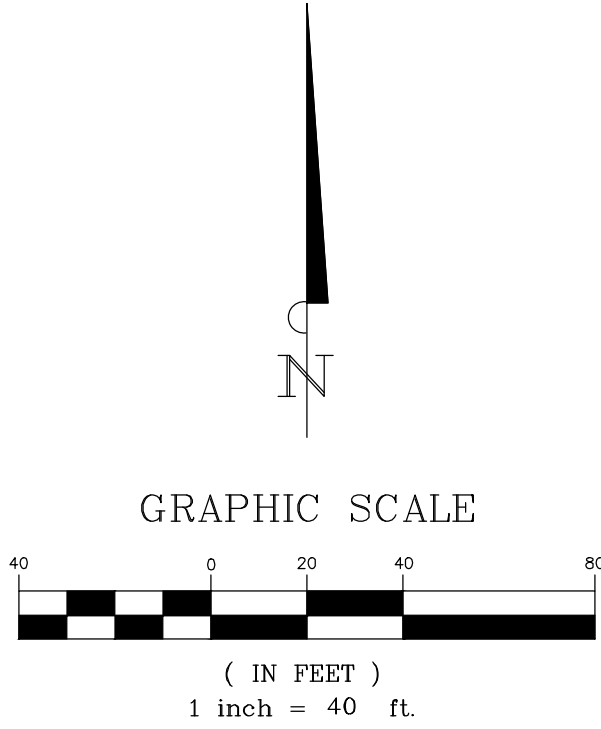
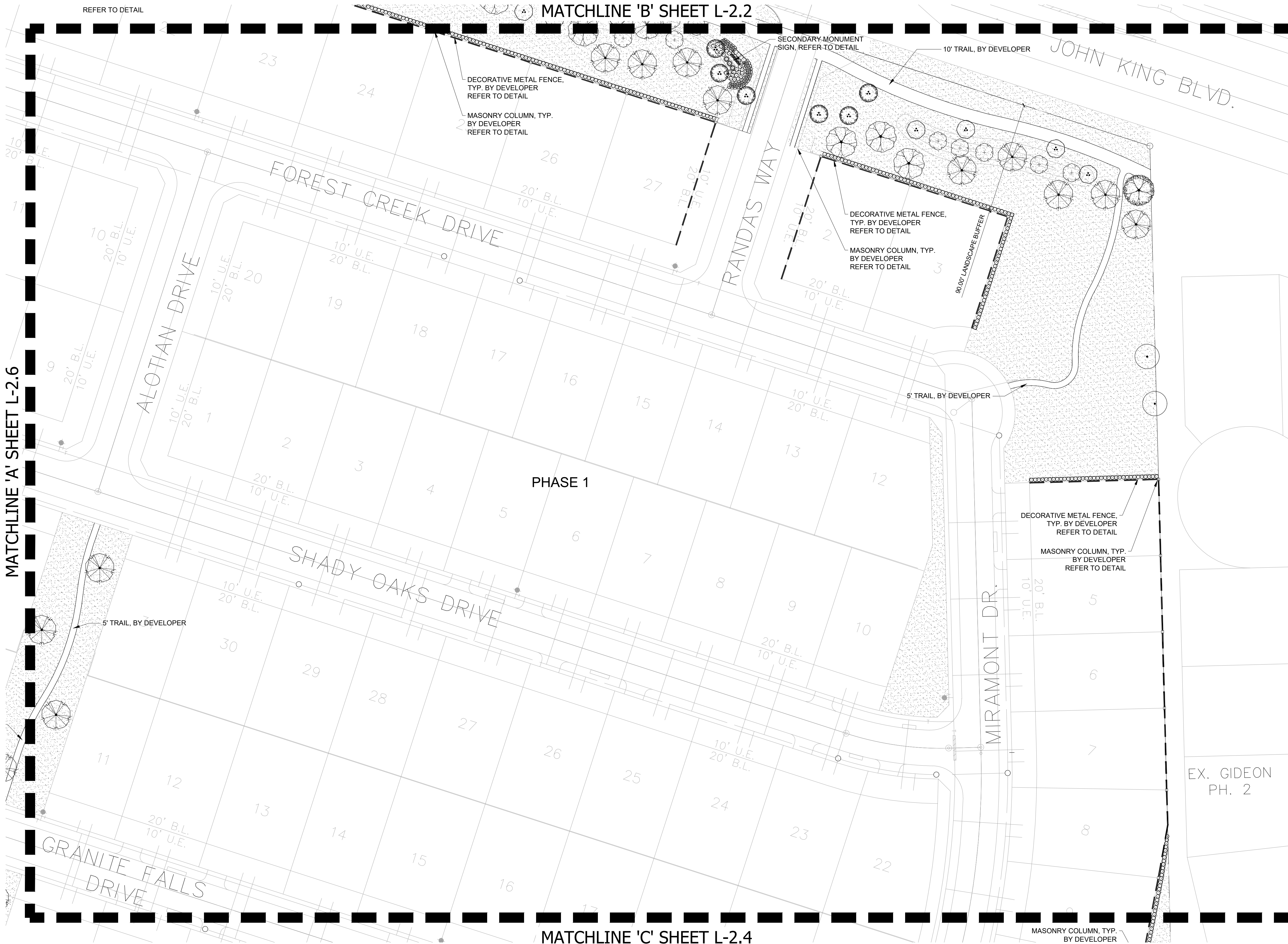
LANDSCAPE PLAN

[illegible]

SHEET NO.

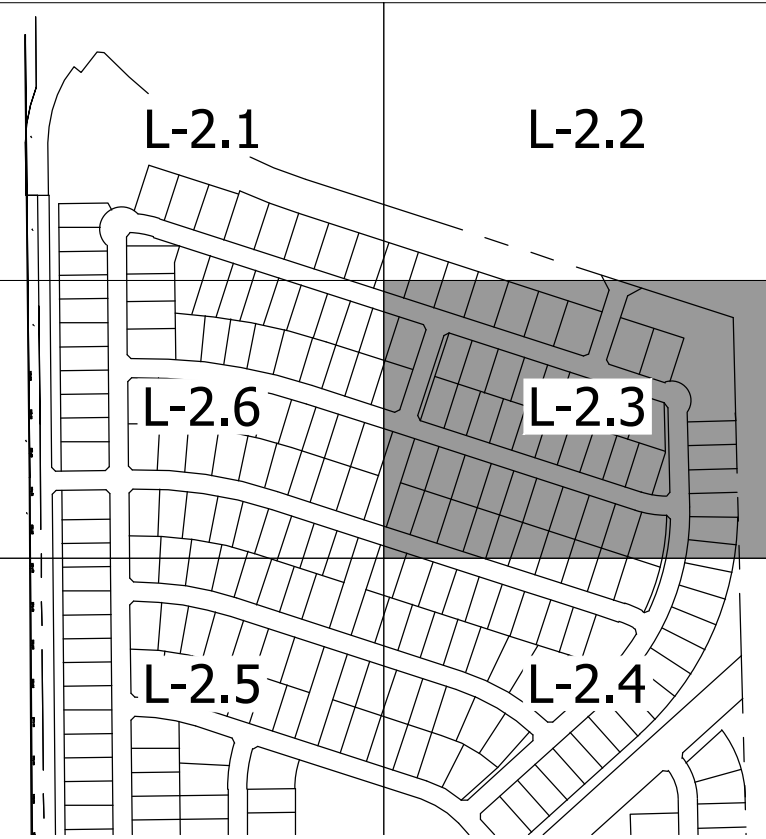
L-2.2

				PROJECT NO : 090-22-009
--	--	--	--	-------------------------



PLANT SCHEDULE		
TREES	COMMON NAME	CALIPER/ GALLON SIZE
	OKLAHOMA RED BUD	3" / 30 GAL.
	DESERT WILLOW	3" / 30 GAL.
	EXISTING TREE TO REMAIN	
	YAUAPON HOLLY	3" / 30 GAL.
	CRAPE MYRTLE	3" / 30 GAL.
	LOBLOLLY PINE	4" / 100 GAL.
	SHUMARD RED OAK	4" / 100 GAL.
	SOUTHERN LIVE OAK	4" / 100 GAL.
	BALD CYPRESS	4" / 100 GAL.
	CHASTE TREE	3" / 30 GAL.
SHRUBS	COMMON NAME	
	PAMPAS GRASS	5GAL.
	RED YUCCA	5GAL.
	DWARF BURFORD HOLLY	5GAL.
	PINK MUHLY	5GAL.
	MEXICAN FEATHER GRASS	1 GAL.
	AUTUMN SAGE	1 GAL.
GROUND COVERS	COMMON NAME	
	BERMUDA GRASS	
	SEASONAL ANNUALS	

KEY MAP
SCALE: 1"=500'



DEVELOPER: QUAIL HOLLOW SF, LTD
8214 WESTCHESTER DRIVE, SUITE 900
DALLAS, TX 75225
214.522.4945

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, ____.

WITNESS OUR HANDS, THIS ____ DAY OF _____, ____.

PLANNING AND ZONING COMMISSION, CHAIRMAIN

DIRECTOR OF PLANNING AND ZONING

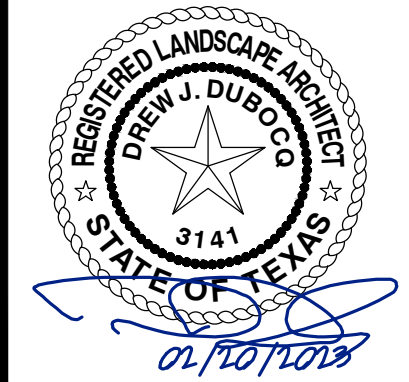
STOP!
CALL BEFORE YOU DIG
TEXAS ONE CALL SYSTEM
1-800-245-4545
(@ least 48 hours prior to digging)

CASE NO. SP2023-001

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

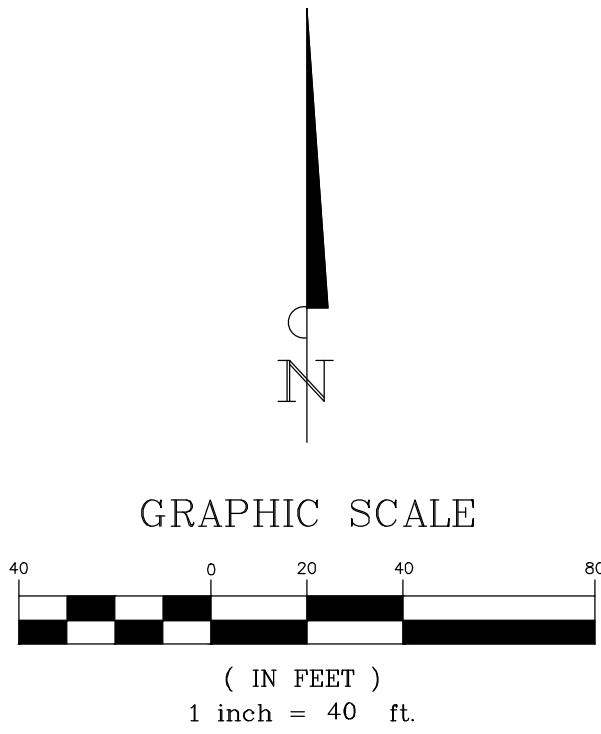
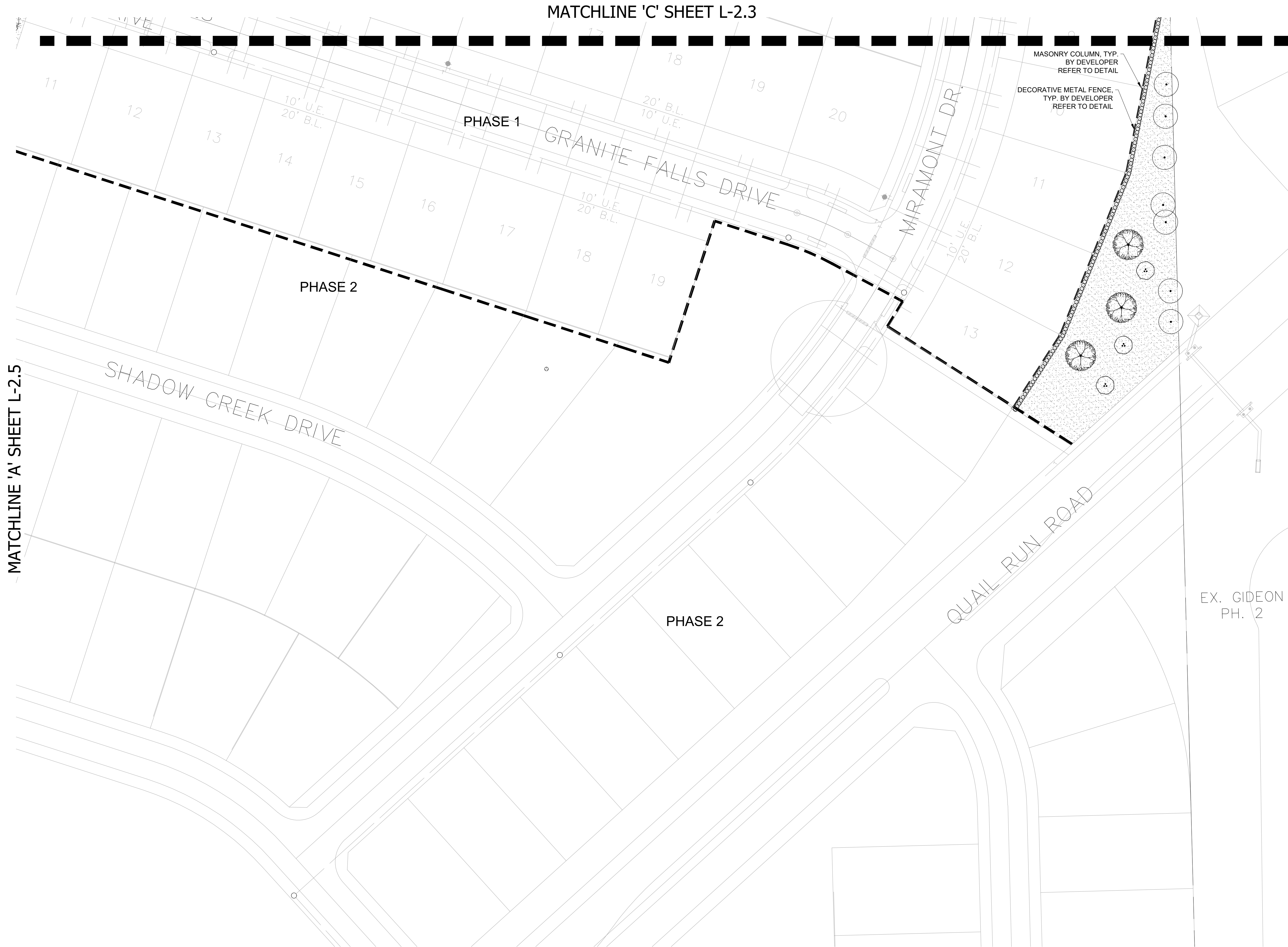
No.	Date	Revision Description

PROJECT NO.: 090-22-009



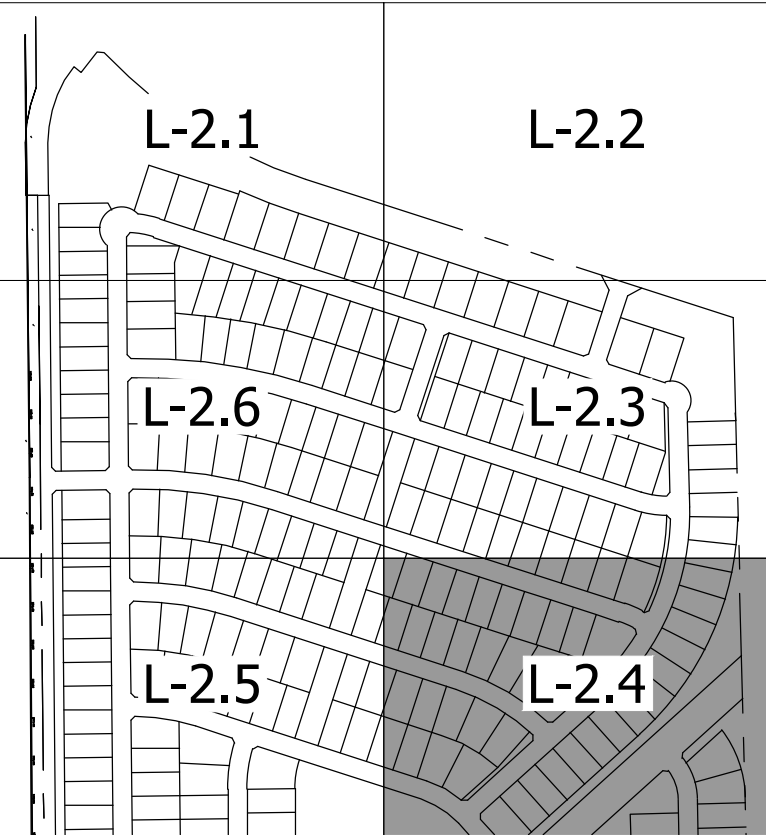
SHEET NO.

L-2.3



PLANT SCHEDULE		
TREES	COMMON NAME	CALIPER/ GALLON SIZE
	OKLAHOMA RED BUD	3' 30 GAL.
	DESERT WILLOW	3' 30 GAL.
	EXISTING TREE TO REMAIN	
	YAUAPON HOLLY	3' 30 GAL.
	CRAPE MYRTLE	3' 30 GAL.
	LOBLOLLY PINE	4' 100 GAL.
	SHUMARD RED OAK	4' 100 GAL.
	SOUTHERN LIVE OAK	4' 100 GAL.
	BALD CYPRESS	4' 100 GAL.
	CHASTE TREE	3' 30 GAL.
SHRUBS	COMMON NAME	
	PAMPAS GRASS	5GAL.
	RED YUCCA	5GAL.
	DWARF BURFORD HOLLY	5GAL.
	PINK MUHLY	5GAL.
	MEXICAN FEATHER GRASS	1 GAL.
	AUTUMN SAGE	1 GAL.
GROUND COVERS	COMMON NAME	
	BERMUDA GRASS	
	SEASONAL ANNUALS	

KEY MAP
SCALE: 1"=500'



DEVELOPER: QUAIL HOLLOW SF, LTD
8214 WESTCHESTER DRIVE, SUITE 900
DALLAS, TX 75225
214.522.4945

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, ____.

WITNESS OUR HANDS, THIS ____ DAY OF _____, ____.

PLANNING AND ZONING COMMISSION, CHAIRMAIN

DIRECTOR OF PLANNING AND ZONING

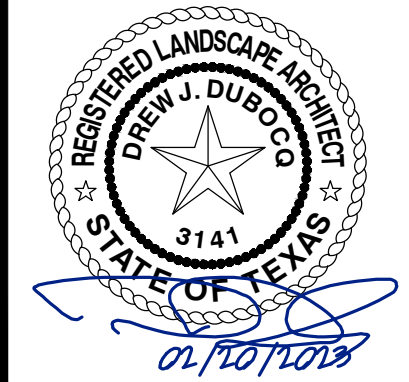
STOP!
CALL BEFORE YOU DIG
TEXAS ONE CALL SYSTEM
1-800-245-4545
(@ least 48 hours prior to digging)

CASE NO. SP2023-001

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

No.	Date	Revision Description

PROJECT NO.: 090-22-009



SHEET NO.

L-2.4

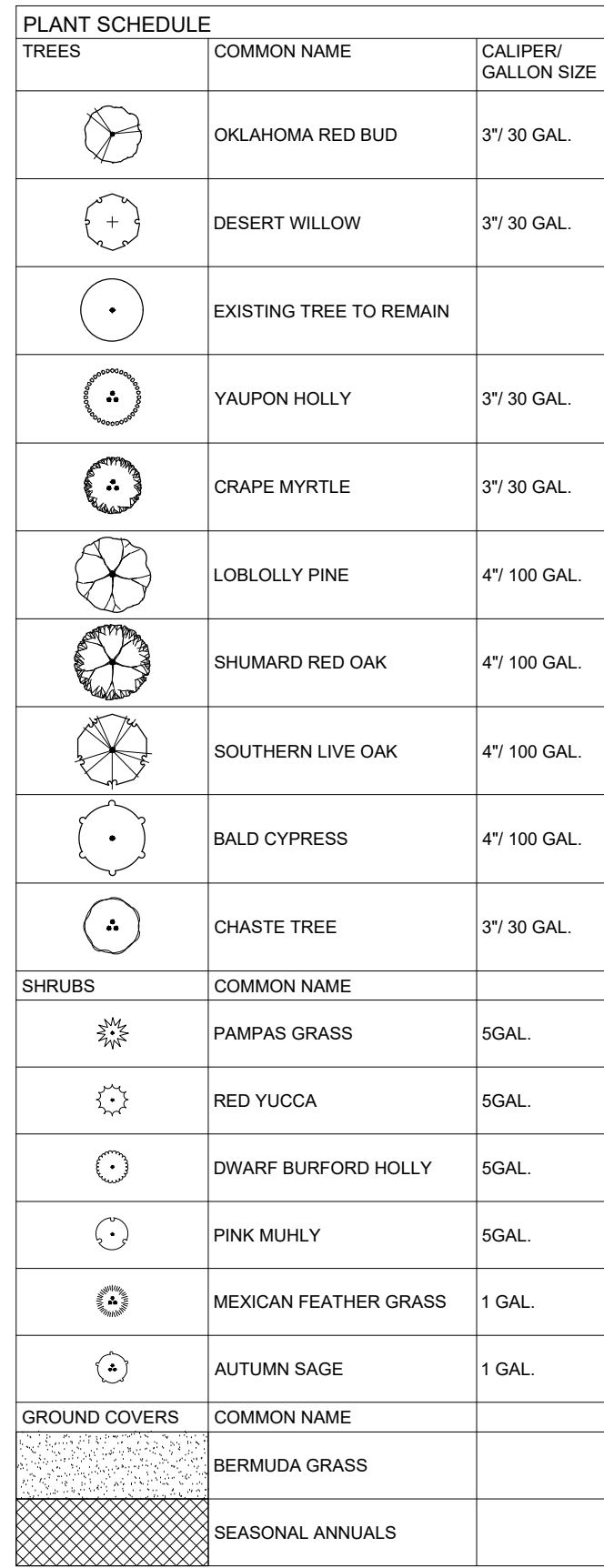
STONE CREEK
PH. VIII

HAYS ROAD

PEACH TREE DRIVE

SHADOW CREEK DRIVE

ATCHLINE C SHEET E 210

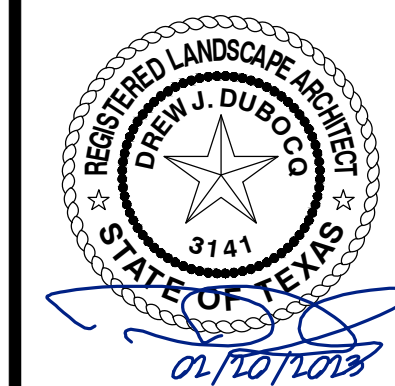


KEY MAP
SCALE: 1"-500'



QUAIL HOLLOW
ROCKWALL, TEXAS

LANDSCAPE PLAN

[illegible]

SHEET NO.

L-2.5

WITNESS OUR HANDS, THIS ____ DAY OF _____, _____

DIRECTOR OF PLANNING AND ZONING



















STOP!
CALL BEFORE YOU DIG
TEXAS ONE CALL SYSTEM
1-800-245-4545
(@ least 48 hours prior to digging)

CASE NO. SP2023-001

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

[illegible]

A north arrow pointing upwards, labeled 'N' at the bottom. Below the arrow is a graphic scale bar with alternating black and white segments. The scale is marked in feet: 0, 20, 40, and 80. Below the scale bar, the text '(IN FEET)' is centered, followed by '1 inch = 40 ft.' on the next line.

PLANT SCHEDULE		
TREES	COMMON NAME	CALIPER/ GALLON SIZE
	OKLAHOMA RED BUD	3' / 30 GAL.
	DESERT WILLOW	3' / 30 GAL.
	EXISTING TREE TO REMAIN	
	YAUPOIN HOLLY	3' / 30 GAL.
	GRAPE MYRTLE	3' / 30 GAL.
	LOBLOLLY PINE	4' / 100 GAL.
	SHUMARD RED OAK	4' / 100 GAL.
	SOUTHERN LIVE OAK	4' / 100 GAL.
	BALD CYPRESS	4' / 100 GAL.
	CHASTE TREE	3' / 30 GAL.
SHRUBS	COMMON NAME	
	PAMPAS GRASS	5GAL.
	RED YUCCA	5GAL.
	DWARF BURFORD HOLLY	5GAL.
	PINK MUHLY	5GAL.
	MEXICAN FEATHER GRASS	1 GAL.
	AUTUMN SAGE	1 GAL.
GROUND COVERS	COMMON NAME	
	BERMUDA GRASS	
	SEASONAL ANNUALS	

A map of the L-2 area, showing various lots and a shaded area. The map is divided into several sections labeled L-2.1, L-2.2, L-2.3, L-2.4, L-2.5, and L-2.6. A shaded area is located in the center-left of the map, covering parts of L-2.1, L-2.2, L-2.3, and L-2.6. The shaded area is a dark gray rectangle with a grid pattern. The map also shows a road on the left and a river on the right.

DEVELOPER: QUAIL HOLLOW SF, LTD
8214 WESTCHESTER DRIVE, SUITE 900
DALLAS, TX 75225
214.522.4945

WITNESS OUR HANDS, THIS ____ DAY OF _____, ____.

DIRECTOR OF PLANNING AND ZONING

STOP!
CALL BEFORE YOU DIG
TEXAS ONE CALL SYSTEM
1-800-245-4545
(@ least 48 hours prior to digging)

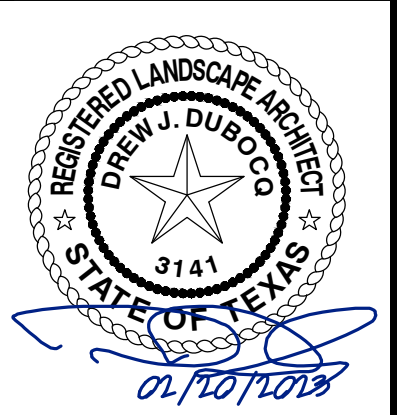
CASE NO. SP2023-001

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

CB **BANNISTER**
ENGINEERING
1695 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

QUAIL HOLLOW
ROCKWALL, TEXAS

LANDSCAPE PLAN

[illegible]

SHEET NO.

L-2.6

1. Locate all utilities prior to digging. Contractor shall be responsible for all damage incurred by his/her work.
2. Contractor shall advise the Owner and Landscape Architect of any condition found on site which prohibits installation as shown on these plans.
3. If a discrepancy between drawings and plant schedule is found, the drawings shall take precedent over the plant schedule.
4. Plant material shall comply with all sizing and grading standards of the latest edition of 'American Standard for Nursery Stock.'
5. Contractor shall stake out tree locations and bed configuration for approval by Owner prior to installation.
6. Substitutions shall not be made without prior written authorization from the Owner or Landscape Architect.
7. All disturbed areas not indicated as planting beds shall be sodded or seeded by Contractor to provide an established turf area.
8. Contractor shall remove reasonable amount of stones, dead roots, detritus and other undesirable material from existing soil.
9. If rocks are encountered, remove to a depth of 3" and add 3" of friable fertile topsoil to all sodded areas. Contractor to ensure that site is graded according to the Engineer's grading plan.
10. Lawn areas shall have 3" minimum friable topsoil and be treated with fertilizer applied at a rate of 20 pounds per 1,000 square feet.
11. Soil preparation for planting beds shall be as follows:
 - 3A of organic compost
 - 20 pounds of organic fertilizer / 1,000 sf of bed area
 - Till bed to a depth of 6" to 8"
 - Check soil acidity. Soil acidity should range from 5.0 to 7.0 pH. Regulate if necessary.
12. All plant beds shall be top dressed with a minimum 3" of Native Hardwood Mulch.
13. Provide steel edge between all plant beds and lawn areas unless indicated differently on plans.
14. Tree planting pits shall be cleared of undesirable material and backfilled with prepared top soil. Place 1" of compost and 3" of shredded hardwood mulch on top of root ball.
15. The Contractor will be held liable for any damage caused to trees due to improper staking methods, including absence of staking throughout the warranty period.
16. Trees shall be planted at least 2.5 feet from any right-of-way line, curb, walk or fire hydrant, and outside all utility easements.
17. Trees shall be planted at least 8 feet from any public utility line where possible. In the event this is not possible, Contractor shall install a root barrier, per the detail(s) noted on this sheet.
18. Trees overhanging walks and parking areas shall have a clear trunk height of 7 feet from finish surface grade.
19. Contractor shall warranty plant material to remain alive and healthy for a period of one year after the final acceptance. All plant material shall be maintained in a healthy condition in accordance with the season. Dead, damaged or destroyed plant material shall be replaced in kind within thirty days. Warranty shall not include damage for loss of plant material due to natural causes, acts of vandalism or negligence on the part of the owner.
20. Landscape areas shall be kept free of trash, litter and weeds.
21. An automatic irrigation system shall be provided to maintain all landscape areas. Overspray on streets is prohibited.
22. Installing contractor to maintain landscaping for 30 days from owner occupancy to establish plants and grass, mowing and trimming to be included.
23. All areas disturbed by construction shall be fine graded and re-established by sod. These areas shall be irrigated and maintained until permanent stand of grass is achieved with a minimum of 70% coverage. This is to include all areas to the back of curb around the property.
24. Any hardwood mulched beds on site shall have permeable weed mat installed prior to plant material and mulch being installed.
25. All bedding areas with ground cover (Asian Jasmine, Wintercreeper, etc.) shall be top dressed with hardwood mulch until ground cover has covered area completely.
26. Any switch gear devices, electrical transformers, telephone pedestals, and hvac units located on the property are to be screened. If these devices have been altered from the most recent plans, the contractor is to verify placement of these utilities and contact Landscape Architect for plant material specifications and placement.
27. Landscape contractor shall not place topsoil or mulch above brick ledge of the building and shall not block weep holes on the building.
28. If the grades on site at the time the landscape contractor is set to begin work does not allow the brick ledge and weep holes to remain uncovered, it is the landscape contractor's responsibility to notify the owner or general contractor immediately.
29. Landscaping Maintenance: The property owner, tenant or agent, shall be responsible for the maintenance of all required landscaping in a healthy, neat, orderly and live-growing condition at all times. This shall include mowing, edging, pruning, fertilizing, irrigation, weeding, and other such activities common to the maintenance of landscaping. Landscaped areas shall be kept free of trash, litter, weeds and other such materials not a part of the landscaping. Plant materials that die shall be replaced with plant materials of similar variety and size.

The technical drawing illustrates the Tree Root Ball Protection System. On the left, a side view shows a worker in a trench installing the system around a tree root ball. The system consists of a root ball protection bag, a root ball anchor, a U-bracket, and a 5" hook. A callout points to the root ball anchor with the text "SEE DETAIL 'A1'". On the right, a plan view shows the root ball protection bag and the root ball anchor. A callout points to the root ball anchor with the text "SEE DETAIL 'A1'".

30-B6	20 / 39 Gallon or 22" root ball	18 - 24" Minimum Depth
45/65-B6	45 / 65 Gallon or 27-30" root ball	24 - 30" Minimum Depth
100-B6	95 / 100 Gallon or 36" root ball	30 - 36" Minimum Depth
150-B6	150 Gallon or 42" root ball	48" Minimum Depth
200-B6	200 Gallon or 48" root ball	48" Minimum Depth
300-B6	300 Gallon or 58" root ball	48" Minimum Depth
CUSTOM-B6	Root Balls larger than 60"	TBD

Labels in the drawing include: "5" HOOK", "DRIVE ROD", "ANCHOR", "TIGHTENING STRAP", "SEE DETAIL 'A1'", "PLANTING HOLE", "TREE ROOT BALL", "ROOT ANCHOR", "TREE TRUNK", "U-BRACKET", and "5" HOOK".

- Set tree in planting pit.
- Place anchor with ring side down against top of root ball.
- Center root anchor's inner ring(s) around trunk of tree.
- Align drive rod as close as possible to outside edge of u-bracket.

- Drive anchor straight down into undisturbed subbase soil.
- See chart for recommended depths per tree size.

- Remove drive rod.
- Repeat steps 1 & 2 for all three (3) anchor locations.
- Pull back on strap approximately 5" for the v-68 anchor, or 6" to 7" for the v-88 anchor to seat the anchor into the horizontal or locked position. A fulcrum may be required to assist in anchoring the anchor.
- Place "5" hook over the end of the v-bracket.
- Pull strap up vertically until root anchor rings bite into the top of the root ball and v-brackets are setting flush on top of the root ball.
- Tie excess strap off to the v-bracket allowing enough remaining strap to adjust tree, if necessary.

No.	Date	Revision Description

STOP!
CALL BEFORE YOU DIG
TEXAS ONE CALL SYSTEM
1-800-245-4545
(@ least 48 hours prior to digging)

SHEET NO.

L-2.7

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.



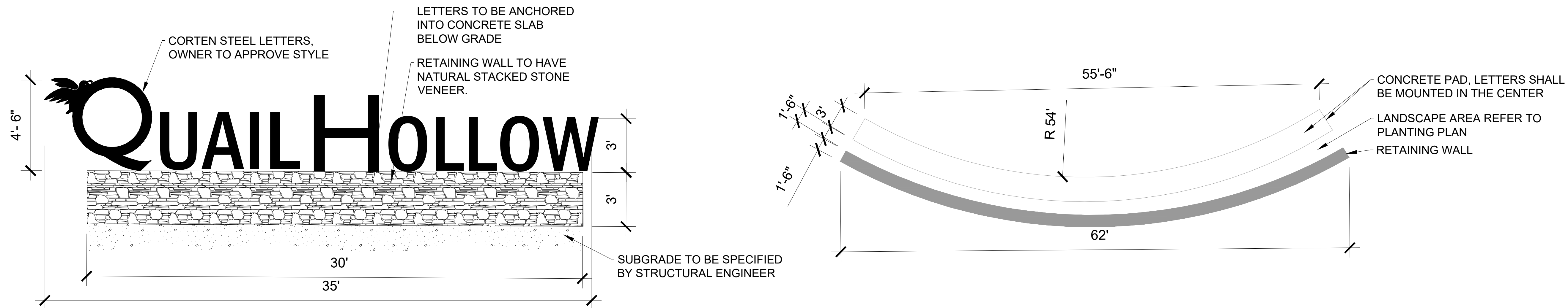


PLANNING AND ZONING COMMISSION, CHAIRMAN

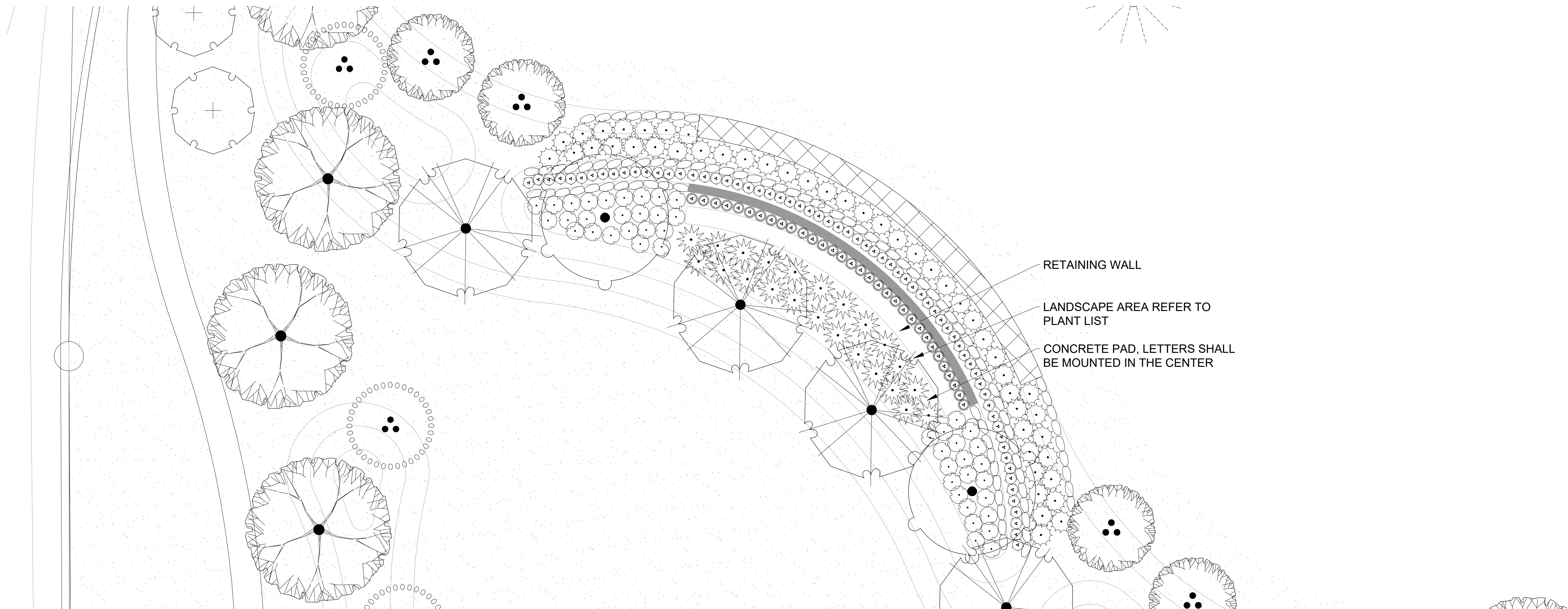


INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

L-2.8



PRIMARY MONUMENT SIGN
NOT TO SCALE



PRIMARY MONUMENT SIGN ENLARGEMENT
NOT TO SCALE

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, ____.

WITNESS OUR HANDS, THIS ____ DAY OF _____, ____.

PLANNING AND ZONING COMMISSION, CHAIRMAIN

DIRECTOR OF PLANNING AND ZONING

STOP!
CALL BEFORE YOU DIG
TEXAS ONE CALL SYSTEM
1-800-245-4545
(@ least 48 hours prior to digging)

DEVELOPER: QUAIL HOLLOW SF, LTD
8214 WESTCHESTER DRIVE, SUITE 900
DALLAS, TX 75225
214.522.4945

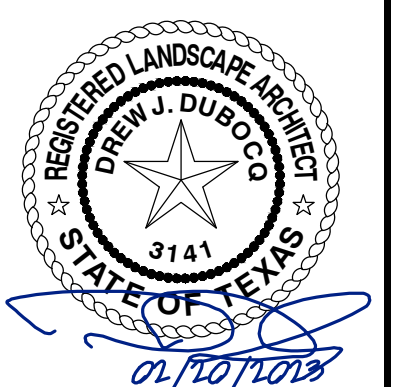
CASE NO. SP2023-001

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

BANNISTER
ENGINEERING
1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

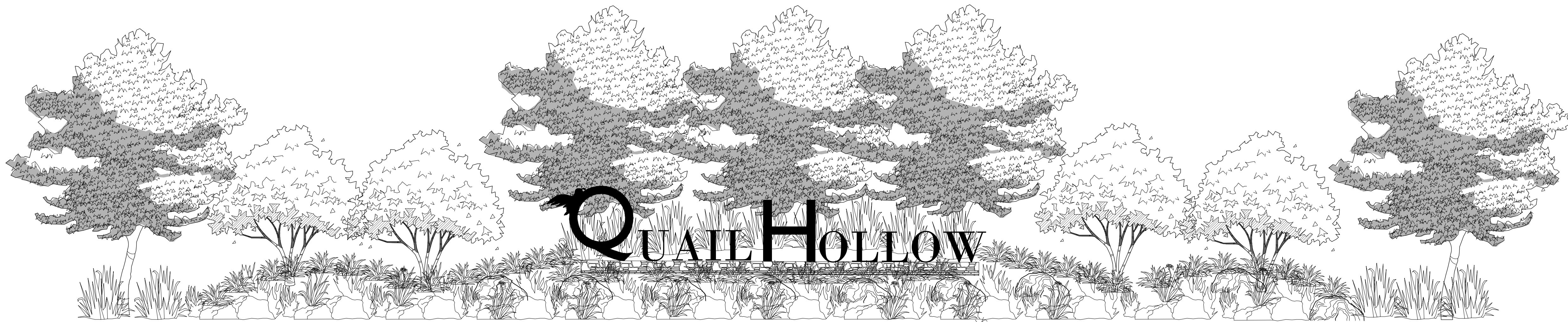
QUAIL HOLLOW
ROCKWALL, TEXAS
HARDSCAPE DETAILS

No.	Date	Revision Description

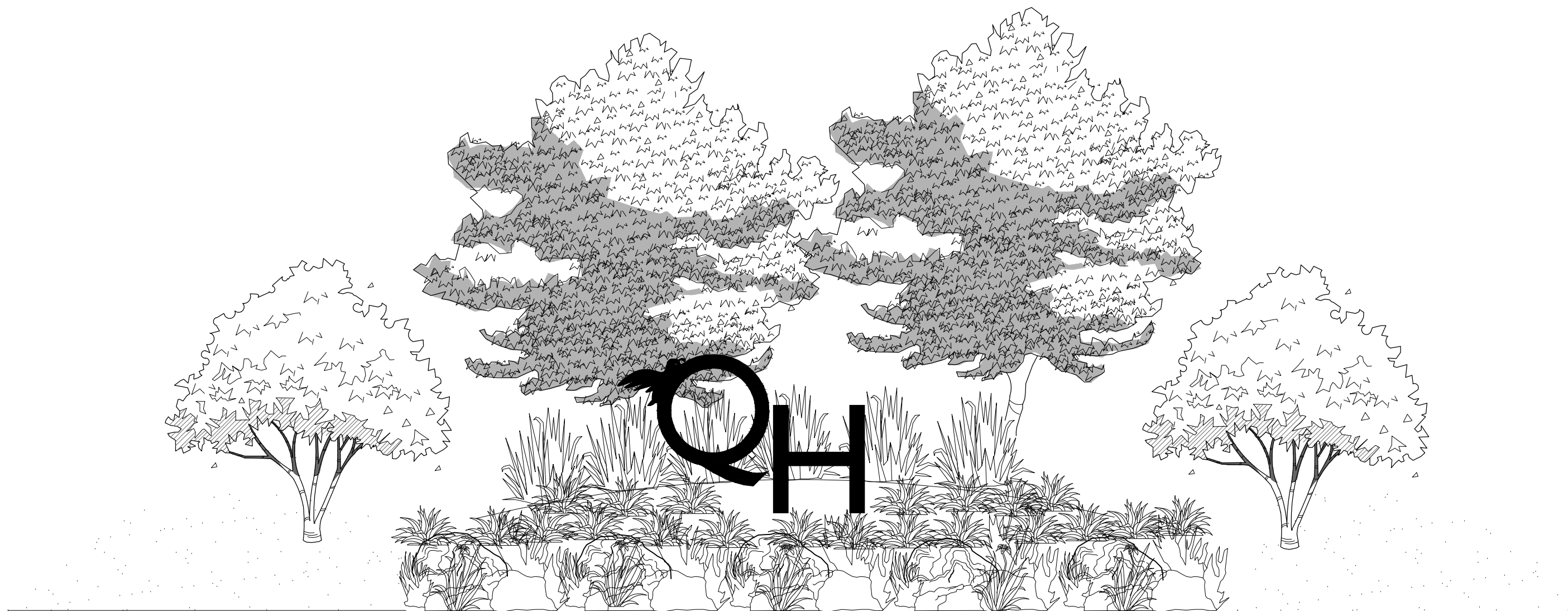


SHEET NO.

L-2.9



J PRIMARY MONUMENT SIGN ELEVATION NOT TO SCALE



K SECONDARY MONUMENT SIGN ELEVATION NOT TO SCALE

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, ____.

WITNESS OUR HANDS, THIS ____ DAY OF _____, ____.

PLANNING AND ZONING COMMISSION, CHAIRMAIN

DIRECTOR OF PLANNING AND ZONING

STOP!
CALL BEFORE YOU DIG
TEXAS ONE CALL SYSTEM
1-800-245-4545
(@ least 48 hours prior to digging)

DEVELOPER: QUAIL HOLLOW SF, LTD
8214 WESTCHESTER DRIVE, SUITE 900
DALLAS, TX 75225
214.522.4945

CASE NO. SP2023-001

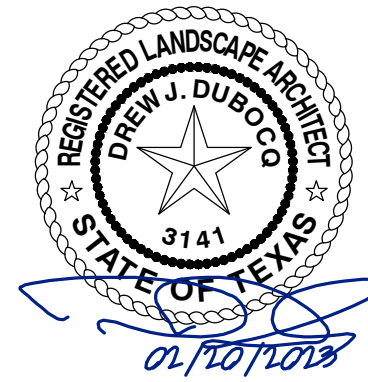
INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

BANNISTER
ENGINEERING
1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

QUAIL HOLLOW
ROCKWALL, TEXAS
MONUMENT SIGNAGE

No.	Date	Revision Description

PROJECT NO.: 090-22-009



SHEET NO.

L-2.10

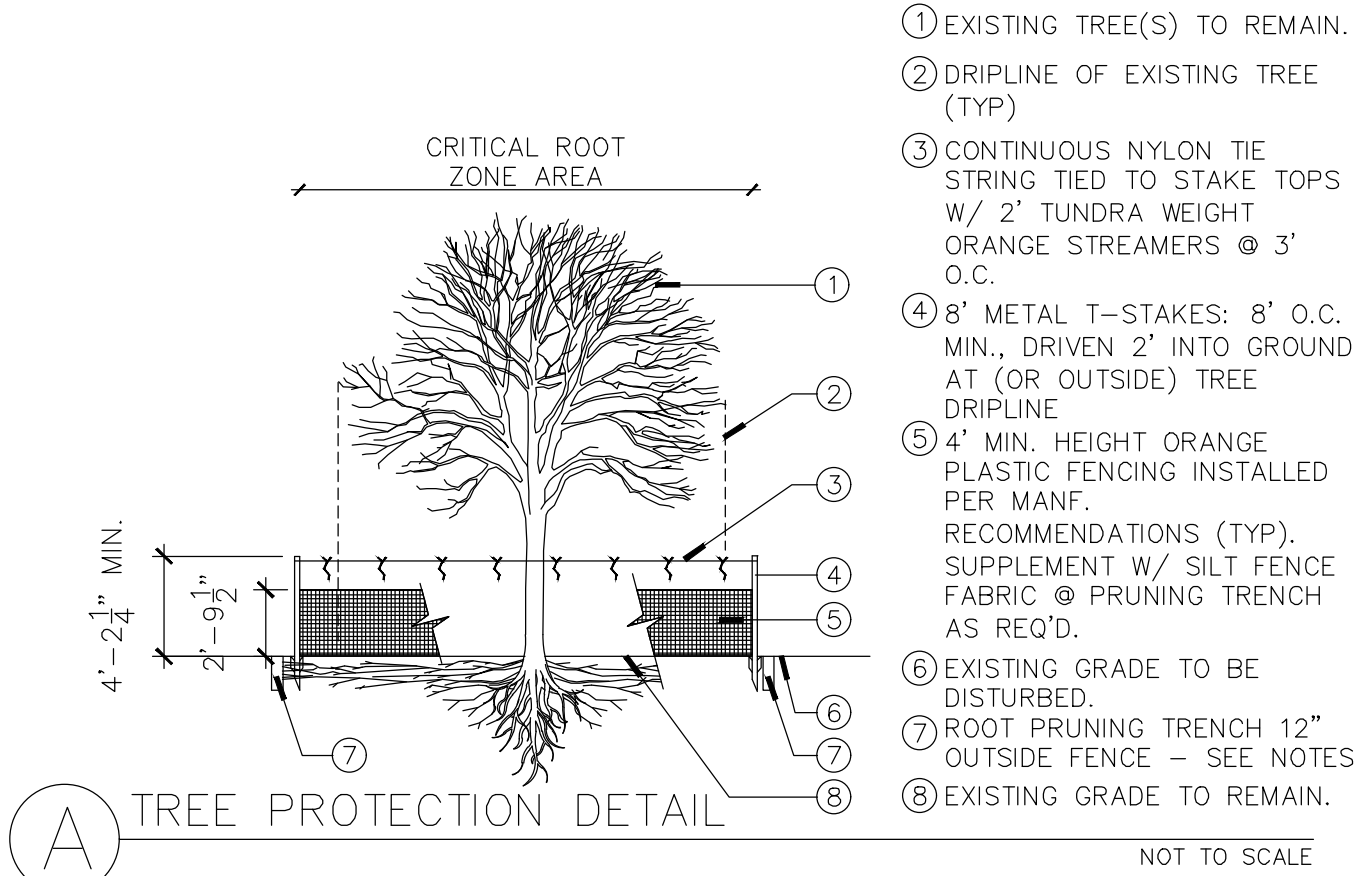




NO.	CALIPER INCH	COMMON NAME	REMAIN	REMOVE	MITIGATION TYPE
1	12.4	HACKBERRY	X		
2	31.2	HACKBERRY	X		
3	11.8	HACKBERRY	X		
4	27.6	HACKBERRY		X	FEATURED
5	20.6	HACKBERRY		X	SECONDARY
6	17.7	HACKBERRY		X	SECONDARY
7	24.3	HACKBERRY		X	SECONDARY
8	29.8	OSAGE-ORANGE		X	NON PROTECTED
9	11.2	HACKBERRY		X	SECONDARY
10	19.6	HACKBERRY		X	SECONDARY
11	15.3	HACKBERRY	X		
12	11.5	HACKBERRY	X		
13	35.4	LIVE OAK		X	FEATURED
14	13.5	HACKBERRY		X	SECONDARY
15	4.9	HERCULES-CLUB		X	PRIMARY
16	11.1	HACKBERRY		X	SECONDARY
17	5.2	HERCULES-CLUB		X	PRIMARY
18	14.3	HACKBERRY		X	SECONDARY
19	25.6	LIVE OAK		X	FEATURED
20	4.2	HERCULES-CLUB		X	PRIMARY
21	6.8	HERCULES-CLUB		X	PRIMARY
22	10.5	HERCULES-CLUB		X	PRIMARY
23	9.2	HERCULES-CLUB		X	PRIMARY
24	7.1	HERCULES-CLUB		X	PRIMARY
25	7.6	HERCULES-CLUB		X	PRIMARY
26	6.9	HERCULES-CLUB		X	PRIMARY
27	39.6	HACKBERRY		X	FEATURED
28	4.7	HERCULES-CLUB		X	PRIMARY
29	16.7	HACKBERRY		X	SECONDARY
30	15.4	HACKBERRY		X	SECONDARY
31	17.3	HACKBERRY		X	SECONDARY
32	23.9	HACKBERRY		X	SECONDARY
33	15.8	HACKBERRY		X	SECONDARY
34	13.8	HACKBERRY		X	SECONDARY
35	9.8	GUM BUMELIA		X	PRIMARY
36	12.4	HACKBERRY		X	SECONDARY
37	31.6	OSAGE-ORANGE	X		
38	23.2	OSAGE-ORANGE	X		
39	20.6	PECAN		X	PRIMARY
40	6.5	HERCULES-CLUB	X		
41	11.8	EASTERN RED CEDAR	X		
42	5.5	HERCULES-CLUB	X		
43	7.6	HERCULES-CLUB	X		
44	5.8	HERCULES-CLUB	X		
45	25.6	HACKBERRY	X		
46	17.5	EASTERN RED CEDAR	X		
47	8.2	HERCULES-CLUB		X	PRIMARY
48	4.9	HERCULES-CLUB		X	PRIMARY
49	16.3	HACKBERRY		X	SECONDARY
50	22.5	HACKBERRY		X	SECONDARY
51	11.9	EASTERN RED CEDAR	X		
52	17.1	GUM BUMELIA	X		
53	5.4	HERCULES-CLUB		X	PRIMARY
54	5.1	HERCULES-CLUB		X	PRIMARY
55	6.3	CHINESE PISTACHE		X	PRIMARY
56	10.2	HERCULES-CLUB		X	PRIMARY
57	5.9	GUM BUMELIA		X	PRIMARY
58	7.1	HERCULES-CLUB		X	PRIMARY
59	11.9	LIVE OAK		X	PRIMARY
60	28.1	SHUMARDS OAK		X	FEATURED
61	6.9	GUM BUMELIA	X		
62	6.1	GUM BUMELIA		X	PRIMARY
63	6.5	HERCULES-CLUB		X	PRIMARY
64	11.3	EASTERN RED CEDAR		X	SECONDARY
65	4.3	GUM BUMELIA		X	PRIMARY
66	4.7	GUM BUMELIA		X	PRIMARY
67	13.1	HERCULES-CLUB		X	PRIMARY
68	12.8	HACKBERRY		X	SECONDARY
69	18.6	COTTONWOOD		X	NON PROTECTED
70	13.9	HACKBERRY		X	SECONDARY
71	5.7	HERCULES-CLUB		X	PRIMARY
72	11.9	HACKBERRY		X	SECONDARY
73	22.3	OSAGE-ORANGE		X	NON PROTECTED
74	11.2	HONEY-LOCUST		X	NON PROTECTED
75	6.6	HERCULES-CLUB		X	PRIMARY
76	21.7	PECAN		X	PRIMARY
77	21.5	PECAN		X	PRIMARY
78	25.4	PECAN		X	FEATURED
79	9.8	GUM BUMELIA		X	PRIMARY
80	8.4	GUM BUMELIA		X	PRIMARY
81	5.8	HERCULES-CLUB		X	PRIMARY
82	34.6	OSAGE-ORANGE		X	NON PROTECTED
83	16.8	OSAGE-ORANGE		X	NON PROTECTED
84	15.7	AMERICAN ELM		X	PRIMARY
85	10.8	CEDAR ELM		X	PRIMARY
86	19.8	HACKBERRY		X	PRIMARY
87	6.3	GUM BUMELIA		X	PRIMARY
88	19.5	HACKBERRY		X	PRIMARY
89	5.2	HERCULES-CLUB		X	PRIMARY
90	21.1	HACKBERRY		X	PRIMARY
91	11.4	JUIUBE		X	PRIMARY
92	8.4	JUIUBE		X	PRIMARY
93	32.5	PECAN		X	FEATURED
94	23.6	PECAN		X	PRIMARY
95	15.8	JUIUBE		X	PRIMARY
96	17.0	LIVE OAK		X	PRIMARY
97	40.5	RED MULBERRY		X	FEATURED
98	35.7	SHUMARDS OAK		X	FEATURED
99	16.5	LIVE OAK		X	PRIMARY
100	14.6	LIVE OAK		X	PRIMARY
101	27.5	CEDAR ELM		X	FEATURED
102	19.2	SHUMARDS OAK		X	PRIMARY
103	18.1	LIVE OAK		X	PRIMARY
104	23.8	SHUMARDS OAK		X	PRIMARY
105	23.0	SHUMARDS OAK		X	PRIMARY
106	25.2	PECAN		X	FEATURED
107	15.7	SHUMARDS OAK		X	PRIMARY
108	43.6	COTTONWOOD		X	NON PROTECTED
109	15.5	SHUMARDS OAK		X	PRIMARY
110	22.4	SHUMARDS OAK		X	PRIMARY
111	13.4	PECAN		X	PRIMARY
112	20.6	COTTONWOOD		X	NON PROTECTED
113	35.3	COTTONWOOD		X	NON PROTECTED
114	45.7	COTTONWOOD		X	NON PROTECTED
115	25.4	PECAN		X	FEATURED
116	37.2	HACKBERRY		X	FEATURED
117	23.3	HACKBERRY		X	SECONDARY
118	30.6	PECAN		X	FEATURED
TOTAL CALIPER INCHES					1961.1
TOTAL NON PROTECTED CALIPER INCHES					333.3
TOTAL PROTECTED CALIPER INCHES					1627.8
TOTAL PROTECTED CALIPER INCHES TO REMAIN					198.4
TOTAL PROTECTED CALIPER INCHES TO BE REMOVED					1429.4
TOTAL MITIGATION REQUIRED					1686



NOTES:
1. PERFORM ROOT PRUNING ON ALL EXISTING TREES TO REMAIN WHERE CONSTRUCTION ACTIVITY FALLS WITHIN DRIP LINE OF EXISTING TREES.
2. ROOT PRUNING METHOD: 2 MONTHS MIN. PRIOR TO EXCAVATION & CONSTRUCTION ACTIVITIES, HAND CUT ROOTS BY DIGGING A 18"-24" DEEP x 8" WIDE TRENCH ALONG THE OUTSIDE PERIMETER OF EXISTING TREE(S) ADJACENT TO CONSTRUCTION AREAS. MAXIMIZE PRUNING TRENCH DISTANCE FROM TRUNK TO THE FULLEST EXTENT POSSIBLE, W/ THE ROOT PRUNING LINE PLACED @ THE EDGE OF CONSTRUCTION LIMITS.



KEY MAP
SCALE: 1"=500'



STOP!
CALL BEFORE YOU DIG
TEXAS ONE CALL SYSTEM
1-800-245-4545
(@ least 48 hours prior to digging)

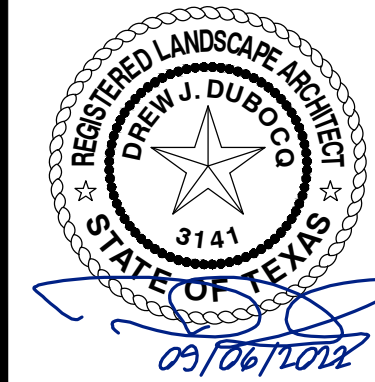
CASE NO. P2022-037

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

HANCE DEVELOPMENT
ROCKWALL, TEXAS

OVERALL TREE PRESERVATION PLAN

No.	Date	Revision Description



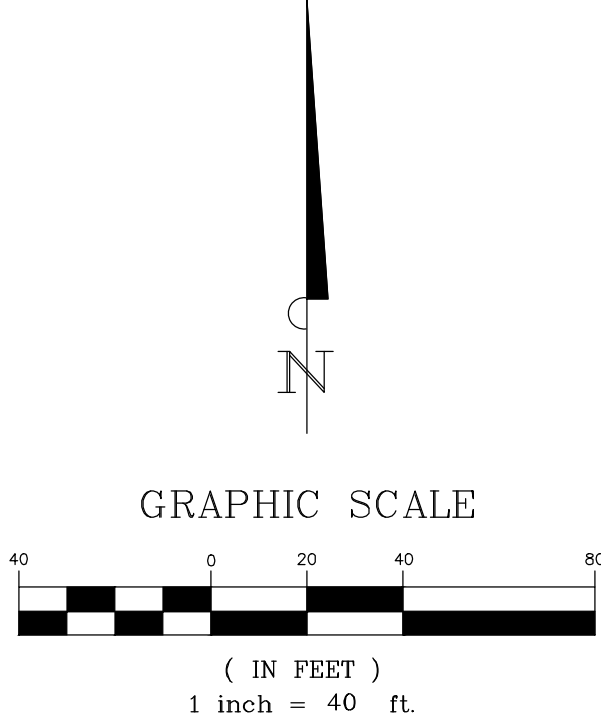
SHEET NO.

L-1.0

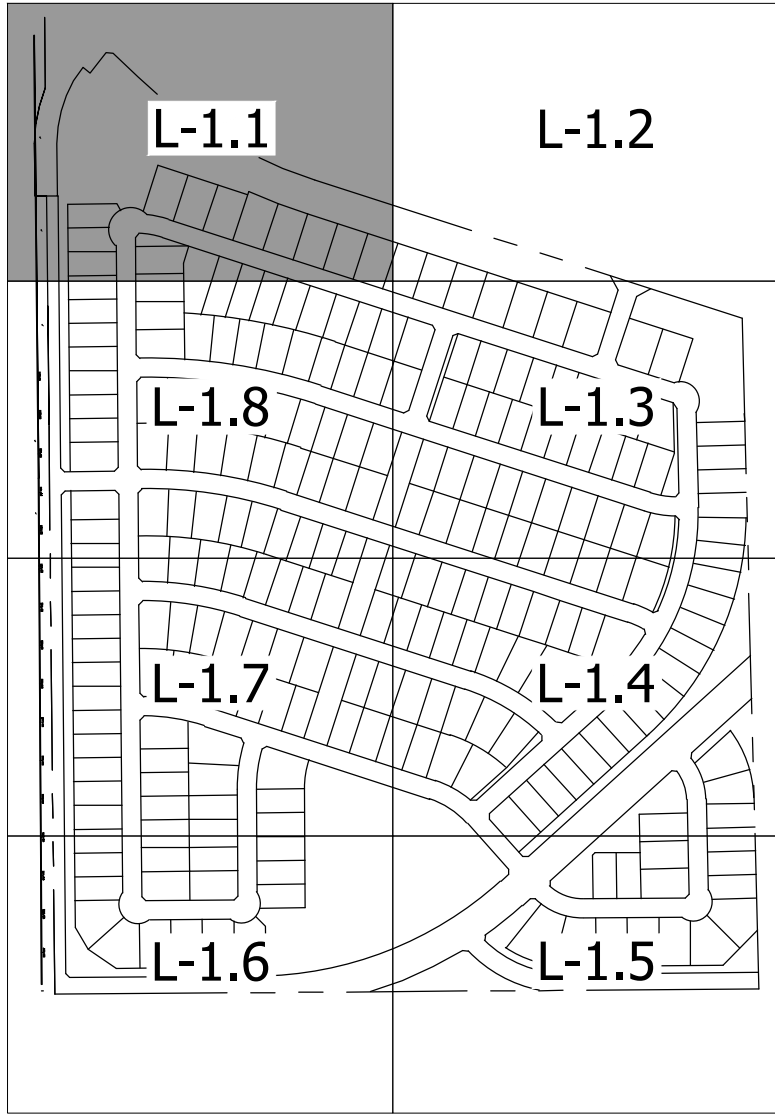
BANNISTER

ENGINEERING

1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)



KEY MAP
SCALE: 1"=500'



STOP!
CALL BEFORE YOU DIG
TEXAS ONE CALL SYSTEM
1-800-245-4545
(@ least 48 hours prior to digging)

CASE NO. P2022-037

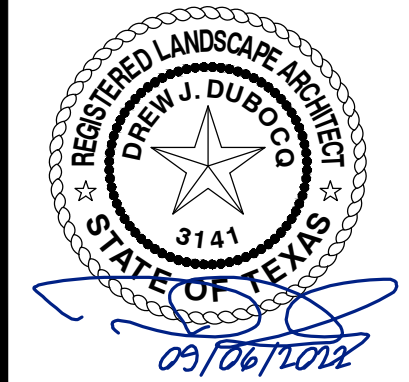
INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

HANCE DEVELOPMENT
ROCKWALL, TEXAS

TREE PRESERVATION PLAN

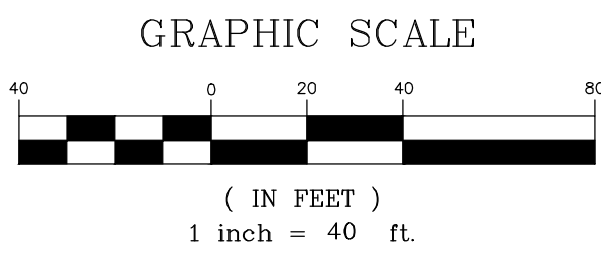
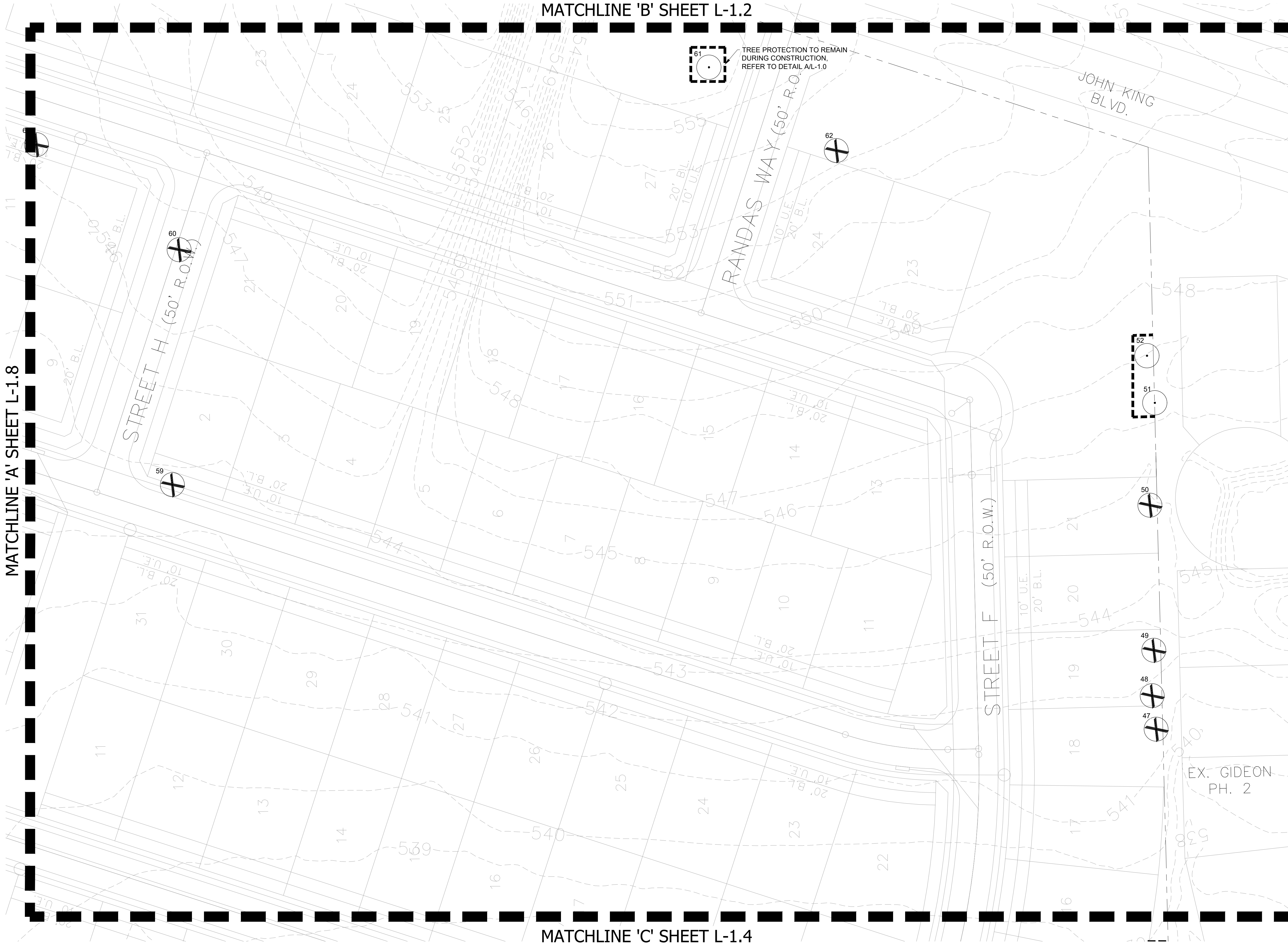
No.	Date	Revision Description

PROJECT NO.: 090-22-009



SHEET NO.

L-1.1



KEY MAP
SCALE: 1"=500'



STOP!
CALL BEFORE YOU DIG
TEXAS ONE CALL SYSTEM
1-800-245-4545
(@ least 48 hours prior to digging)

CASE NO. P2022-037

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

HANCE DEVELOPMENT
ROCKWALL, TEXAS

TREE PRESERVATION PLAN

No.	Date	Revision Description

PROJECT NO.: 090-22-009



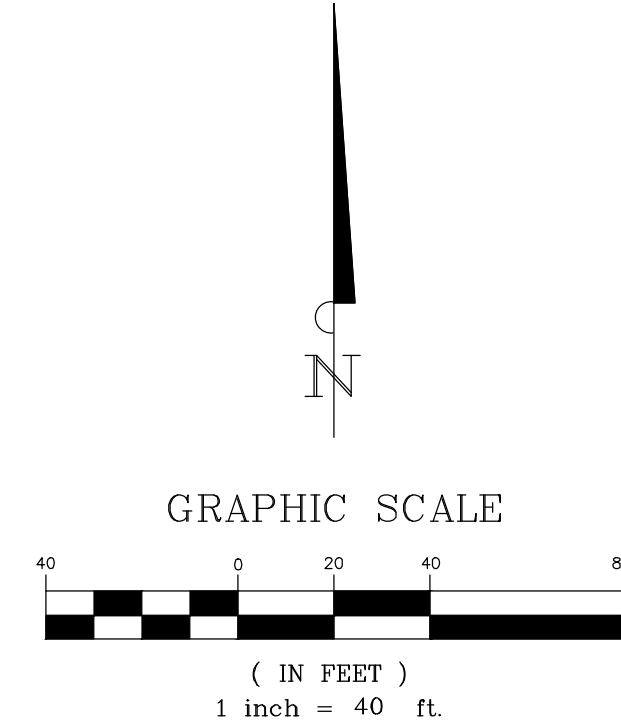
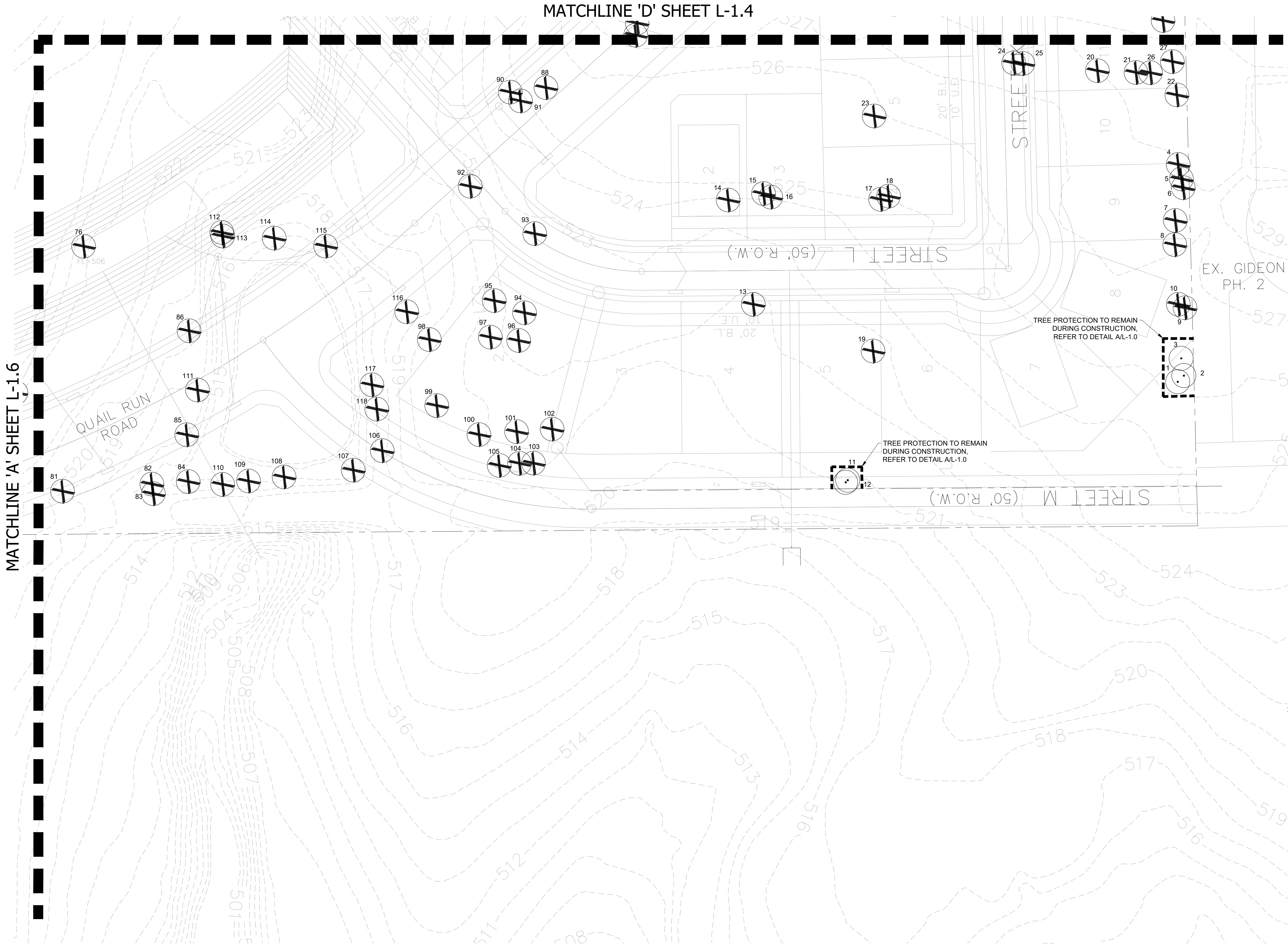
SHEET NO.

L-1.3

BANNISTER

ENGINEERING

1696 Country Club Drive | Mansfield, TX 76063 | 817.942.2094 | 817.942.2095 fax
REGISTRATION # F-10599 (TEXAS)



KEY MAP
SCALE: 1"=500'



STOP!
CALL BEFORE YOU DIG
TEXAS ONE CALL SYSTEM
1-800-245-4545
(@ least 48 hours prior to digging)

CASE NO. P2022-037

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

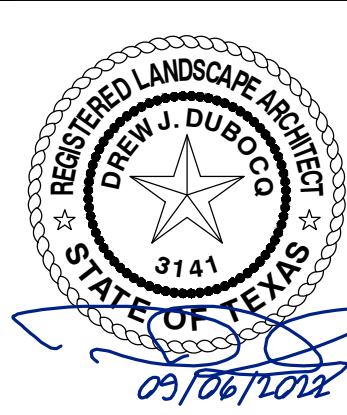
BANNISTER
ENGINEERING

1696 Country Club Drive | Mansfield, TX 76063 | 817.942.2094 | 817.942.2095 fax
REGISTRATION # F-10599 (TEXAS)

HANCE DEVELOPMENT
ROCKWALL, TEXAS

TREE PRESERVATION PLAN

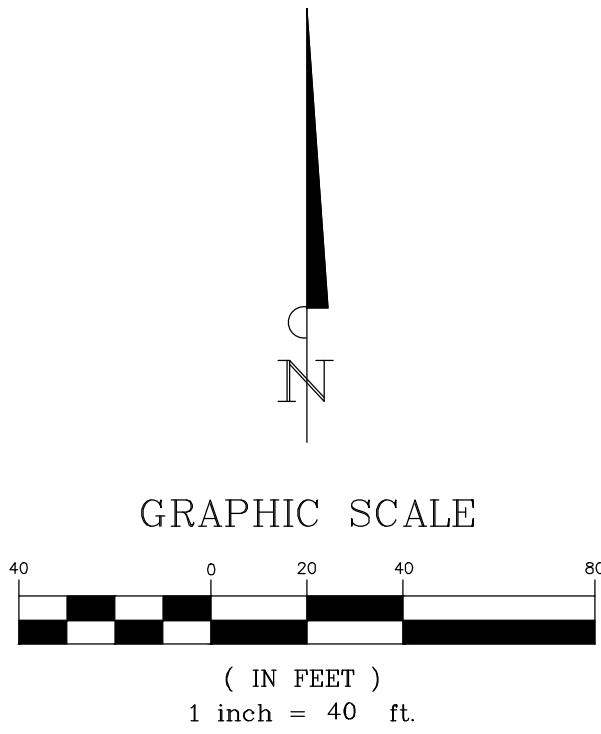
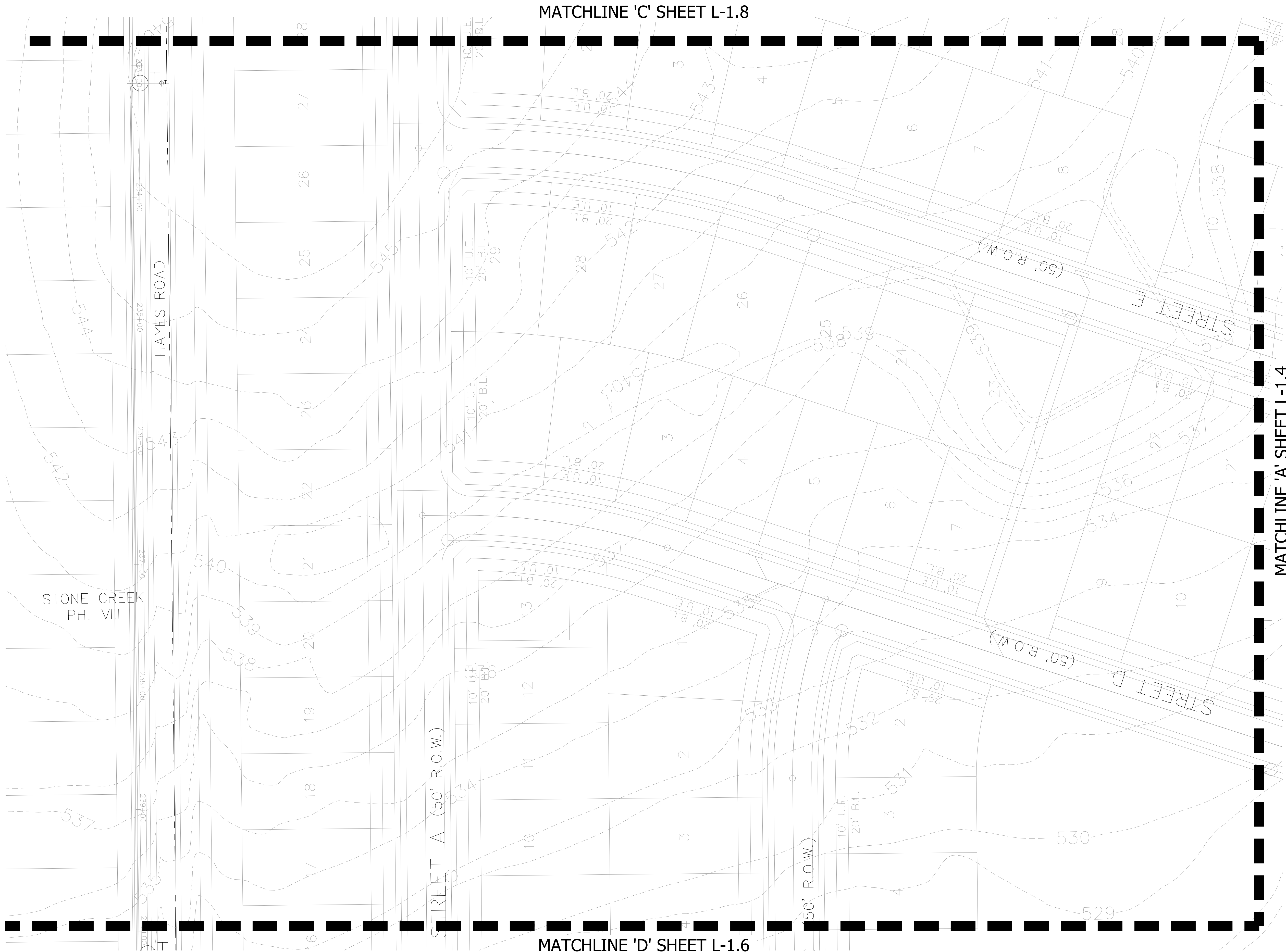
No.	Date	Revision Description



SHEET NO.

L-1.5

PROJECT NO.: 090-22-009



KEY MAP
SCALE: 1"=500'



STOP!
CALL BEFORE YOU DIG
TEXAS ONE CALL SYSTEM
1-800-245-4545
(@ least 48 hours prior to digging)

CASE NO. P2022-037

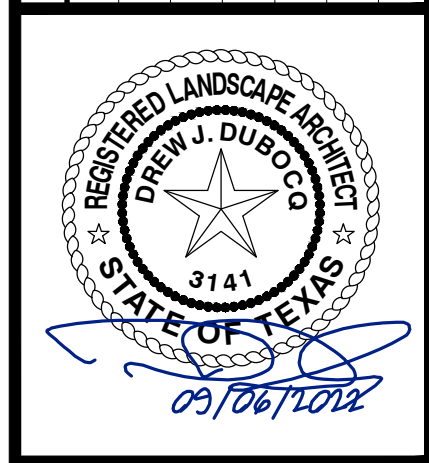
INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

BANNISTER
ENGINEERING
1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

HANCE DEVELOPMENT
ROCKWALL, TEXAS

TREE PRESERVATION PLAN

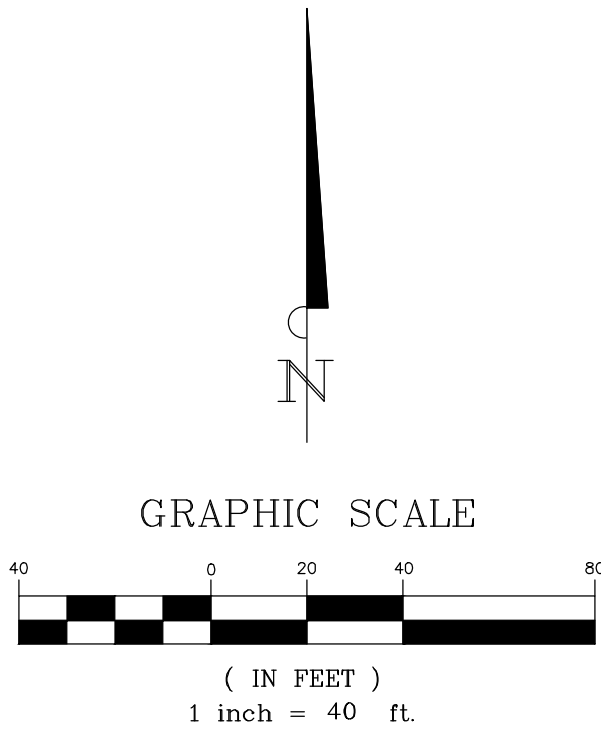
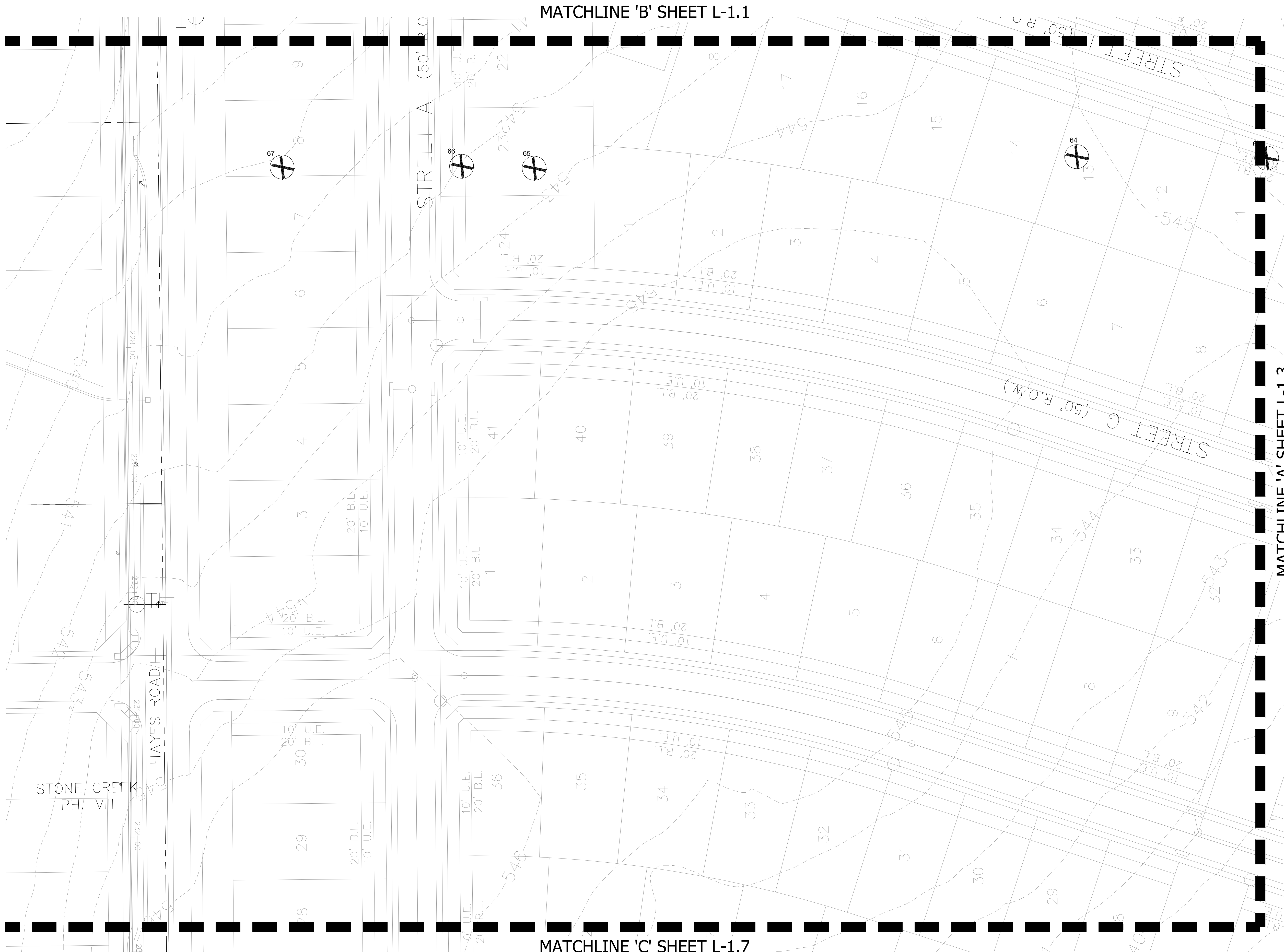
No.	Date	Revision Description



SHEET NO.

L-1.7

PROJECT NO.: 090-22-009



KEY MAP
SCALE: 1"=500'



STOP!
CALL BEFORE YOU DIG
TEXAS ONE CALL SYSTEM
1-800-245-4545
(@ least 48 hours prior to digging)

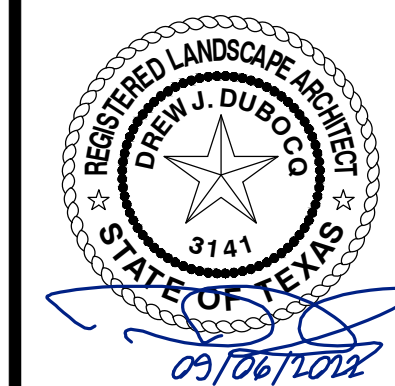
CASE NO. P2022-037

INFORMATION ON THIS SHEET IS PERTINENT TO ALL OTHER DESIGN SHEETS IN THIS SET OF DRAWINGS. THE CONTRACTOR SHALL NOT SEPARATE DRAWINGS FROM THE SET FOR DISTRIBUTION TO SPECIFIC DISCIPLINES. EACH SUBCONTRACTOR SHALL BE PROVIDED WITH ALL SHEETS WITHIN THIS PLAN SET.

HANCE DEVELOPMENT
ROCKWALL, TEXAS

TREE PRESERVATION PLAN

No.	Date	Revision Description



SHEET NO.

L-1.8

**BANNISTER**
ENGINEERING

1696 Country Club Drive | Mansfield, TX 76063 | 817.842.2094 | 817.842.2095 fax
REGISTRATION # F-10599 (TEXAS)

PROJECT NO.: 090-22-009



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: February 28, 2023

SUBJECT: MIS2023-003; *Tree Mitigation Plan for Park Hills*

The subject property is a 65.309-acre tract of land (*i.e. Oak Creek Subdivision; Tract 6 of the G. W. Redlin Survey, Abstract No. 183; and being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183*) generally bounded by John King Boulevard, E. Williams Street, E. Washington Street, and Harry Myers Park. The applicant's Treescape Plan -- *complete by Johnson Volk Consulting* -- indicates that a total of 2,625 caliper inches will be removed from the subject property as part of grading process, and -- *of the 2,625 caliper inches of trees being removed* -- 2,490 caliper inches require mitigation. The applicant has indicated that in order to facilitate the future development of the subject property the trees are being removed and no trees will be replanted at this time; however, trees will be planted within the open space and on the residential lots when they are developed in the future.

After staff reviewed the proposed Treescape Plan it was determined that a total of 3,097 caliper inches were being removed, and 3,004 caliper inches must be mitigated for. The difference in mitigation between the applicant's total and staffs was due to the incorrect mitigation calculation for Eastern Red Cedars. The applicant indicated one (1) inch of mitigation per Eastern Red Cedar; however, according to Section 05 (C), of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), Eastern Red Cedars "measuring eight (8) feet or greater in height shall be replaced with a single, four (4) inch caliper tree." Given this, staff multiplied the Eastern Red Cedar mitigation identified by the applicant by four (4). Staff should also note that there are six (6) *Feature Trees* associated with this request. According to Section 02, *Definitions*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC) defines a *Feature Tree* as a tree "that has a DBH of greater than 25-inches." In this case, there are six (6) *Feature Trees* on the subject property; these trees are tagged as follows: 1080 Eastern Red Cedar 27", 5982 Red Oak 53", 5578 Cedar Elm 28.5", 5851 American Elm 38.5", 5866 American Elm 26", and 5869 Green Ash 45". Section 02 goes on to say that *Feature Trees* may not be removed without the approval of the Planning and Zoning Commission. In this case, the applicant is requesting to remove tree the 52-caliper inch Red Oak. That being said, staff did ask the applicant to save this tree; however, the applicant has not indicated whether this tree can be saved.

The applicant submit a tree mitigation memo, outlining that they intend on replanting the entire mitigation balance as calculated on the proposed Treescape Plan, which was 2,490 caliper inches. As mentioned previously, the mitigation balance was determined to be 3,004 caliper inches, and at this time the applicant has not indicated whether they are willing to plant the entire 3,004 mitigation balance. If the applicant chooses to pay a portion of the mitigation balance, Section 05, *Tree Mitigation Requirements*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), states that "(t)ree preservation credits may be purchased at a rate of \$200.00 per inch for up to 20% of the total replacement inches ..." and if any trees are replanted on the subject property "(t)he developer/property owner shall be eligible for a reduction in the cost of tree preservation credits of up to 50% ..." (*i.e. \$100.00 per caliper inch*). In this case, the applicant would be eligible to pay up to 20% of the total mitigation balance, for a total of 600.8 caliper inches, which translates to \$60,080.00 (*i.e. 600.8 caliper inches x \$100.00 per inch = \$60,080.00*). That being said, the landscape plans will be reviewed at the time of PD Site Plan; this will determine the percentage of the mitigation balance will be planted and/or paid.

This case remains a discretionary decision for the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning *Case No. MIS2023-003*, staff will be available at the meeting on February 28, 2023.



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 John King Blvd, Rockwall, TX 75087

SUBDIVISION ABS A0183, G W Redlin Tract 1, 6-1, 6

LOT

BLOCK

GENERAL LOCATION Southwest of Intersection at John King Blvd & Williams Street (Hwy 66)

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Planned Development PD-97

CURRENT USE Planned Development PD-97

PROPOSED ZONING

PROPOSED USE

ACREAGE 65.309

LOTS [CURRENT]

152

LOTS [PROPOSED]

- ☐ **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 Qualico Developments (US), Inc.

☒ APPLICANT Michael Joyce Properties

CONTACT PERSON John Vick

CONTACT PERSON Ryan Joyce

ADDRESS 6950 TPC Drive, Suite 350

ADDRESS 767 Justin Road

CITY, STATE & ZIP McKinney, TX 75070

CITY, STATE & ZIP Rockwall, TX 75087

PHONE (469) 659-6150

PHONE 512-965-6280

E-MAIL John.Vick@qualico.com

E-MAIL ryan@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED John Vick [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 \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. 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."

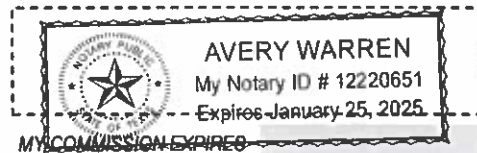
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF February, 2023

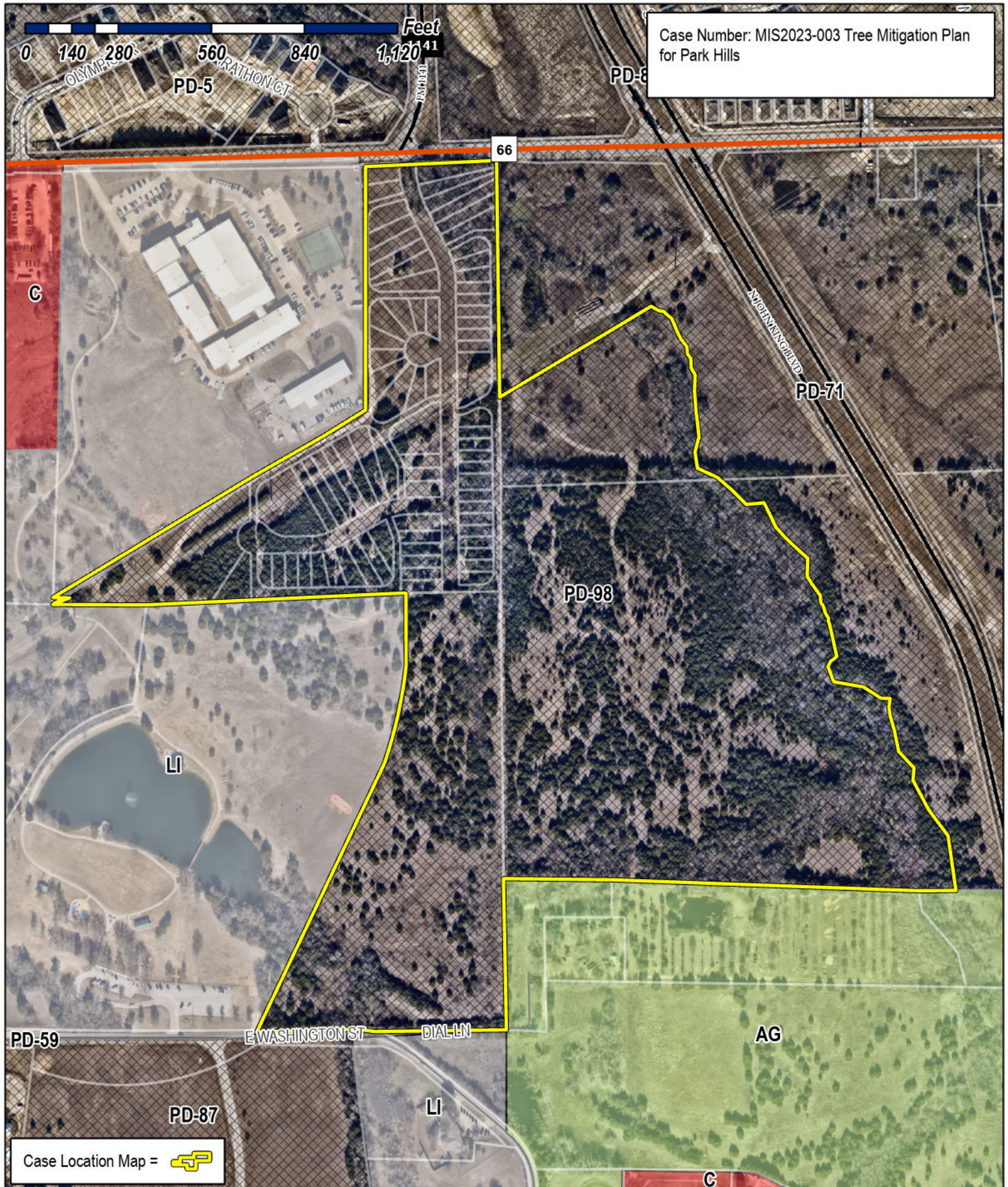
OWNER'S SIGNATURE

John Vick

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]





Case Number: MIS2023-003 Tree Mitigation Plan for Park Hills



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.





767 Justin Road
Rockwall, TX 75087

February 16, 2023

Mr. Ryan Miller
Planning and Zoning
City of Rockwall
385 S Goliad
Rockwall, TX 75087

Dear Ryan Miller,

The development project, Park Hills, is a residential development venture by Qualico Developments (US), Inc. Complying with Rockwall's comprehensive plan, it consists of 144 residential lots on 65.309 acres of the property at the southwest corner of John King Blvd and Hwy 66. We request permission to begin clearing for the purpose of completing the final geotechnical report and potholing the NTMWD line as required to complete our engineering plans. The total mitigation required is 2490 caliper inches, while our plans will include 1860 caliper inches of builder trees on the lots and an additional 630 caliper inches of trees in landscape areas.

Sincerely,

Meredith Joyce

MEMO

To: Ryan Miller

From: Meredith Joyce, Michael Joyce Properties

Date: February 10, 2023

Subject: Park Hills, residential development, Rockwall, TX
Tree Mitigation Plan

Total inches removed – credit for secondary trees = Total mitigation required
 $2625 - 135 = 2490$

The builder to plant 3 – 4" caliper trees per lot.

Total Caliper Inches = 155 Lots x 3 trees x 4" cal. Inc. = 1860 caliper inches

Total caliper inches to mitigate = 2490

Total caliper inches for builder trees = 1860

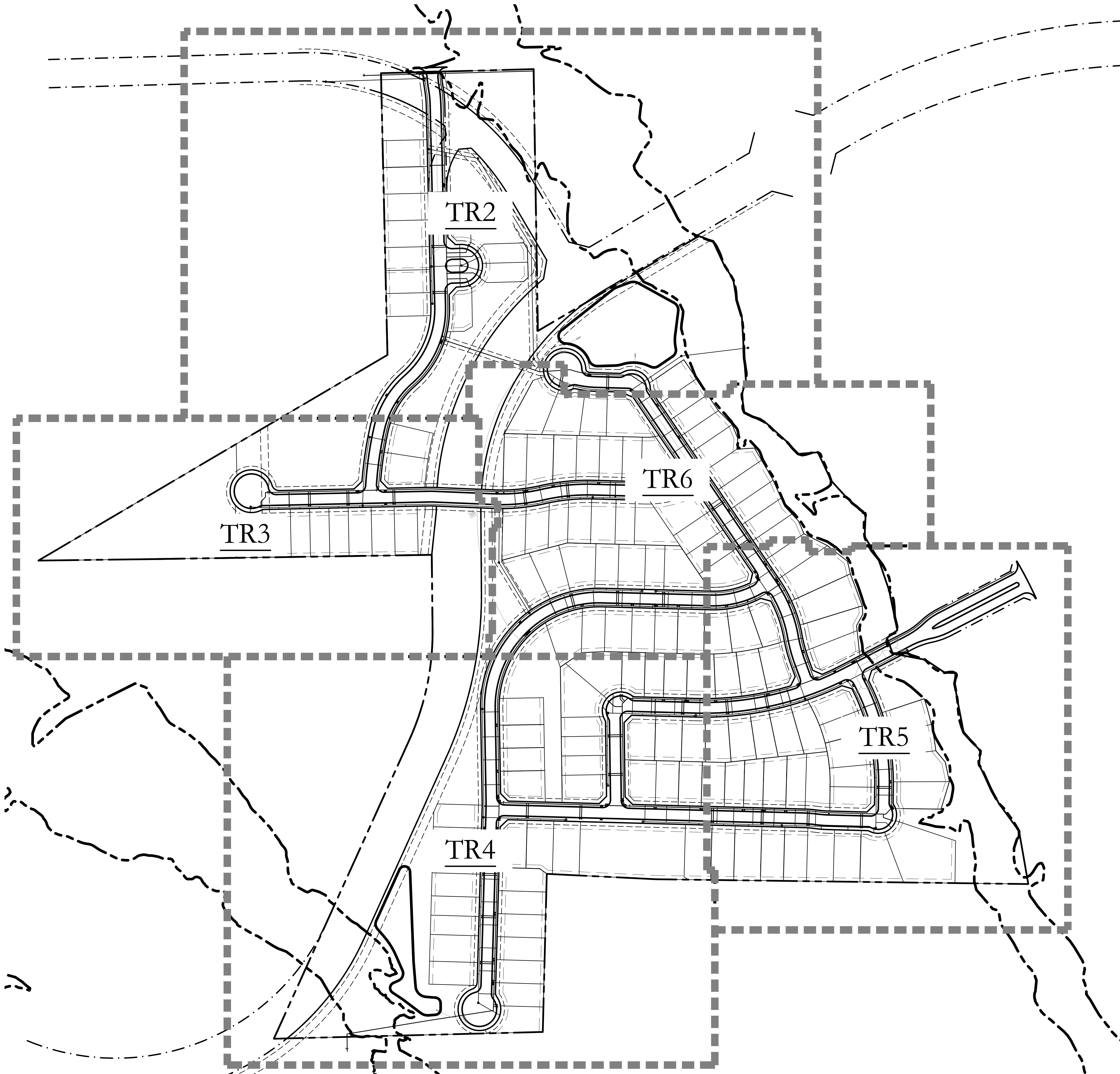
Total landscape trees = $2490 - 1860 = 630$ caliper inches

$630 / 4" = 158$ trees

We will include 158 trees in our landscape plans.

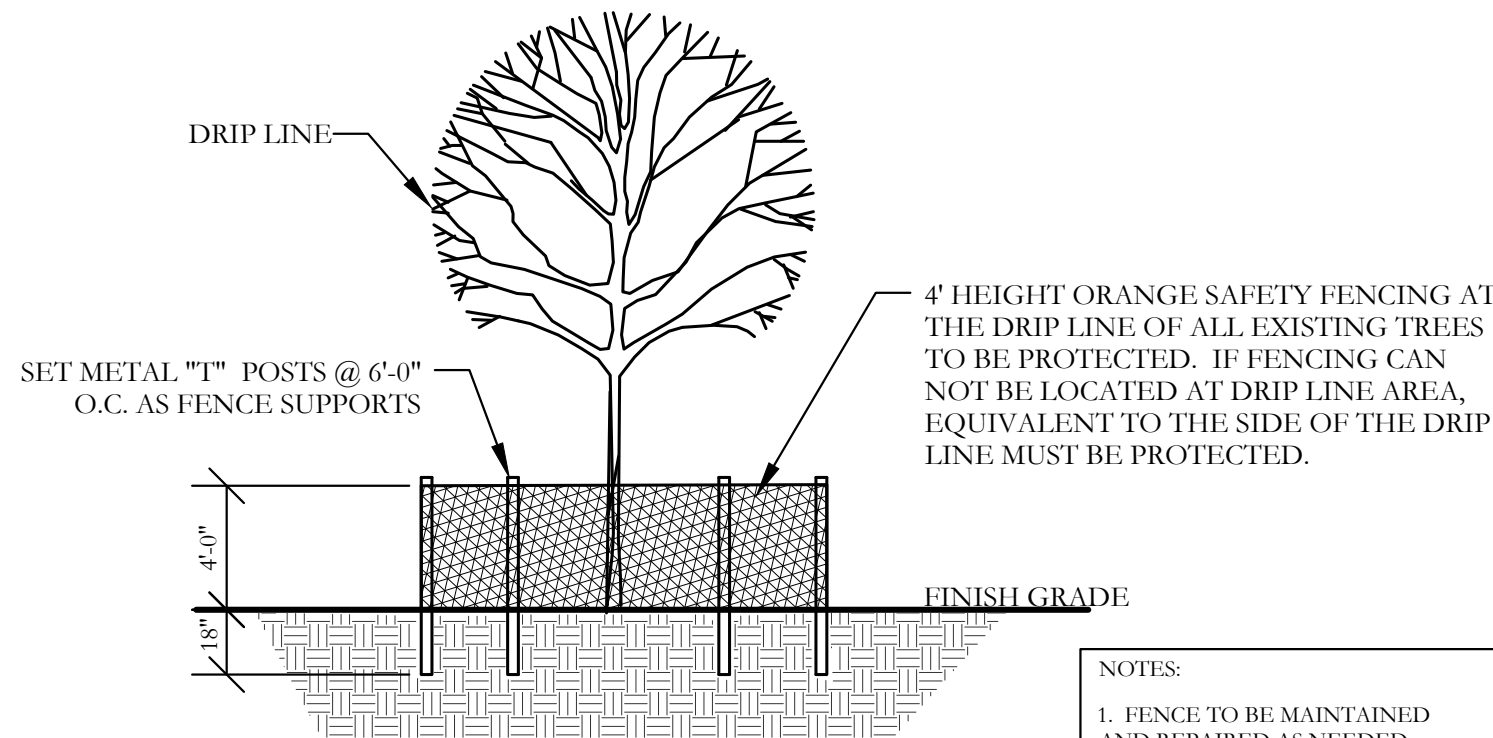
If this is acceptable, we request permission to begin clearing for the purpose of completing the final geotechnical report and potholing the NTMWD water line as required to complete our engineering plans.

p:\civil\3d projects\imp - michael joyce\perspectives\imp502 - park hills\landscape\dwg\imp502.txdwg



TREE PROTECTION NOTES

- EXISTING TREES SHOWN TO REMAIN ARE TO BE PROTECTED DURING CONSTRUCTION. ORANGE COATED CHAINLINK FENCING (MIN. 4'-0" HEIGHT) SHALL BE INSTALLED AT THE DRIP LINE OF ALL TREES OR TREE GROUPS TO REMAIN. PARKING OF VEHICLES OR PERFORMING WORK WITHIN THESE AREAS OTHER THAN SHOWN ON THE PLAN, WILL NOT BE ALLOWED. THE TREE PROTECTION SHALL REMAIN DURING CONSTRUCTION. OTHER TREE PROTECTION MEASURES SHALL BE IN ACCORDANCE WITH THE CITY'S STANDARDS AND ORDINANCES.
- DISPOSAL OF ANY WASTE MATERIAL SUCH AS, BUT NOT LIMITED TO, PAINT, ASPHALT, OIL SOLVENTS, CONCRETE, MORTAR, ETC. WITHIN THE CANOPY AREA OF THE EXISTING TREES SHALL NOT BE ALLOWED.
- NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO FILL OR EXCAVATION OF ANY NATURE SHALL OCCUR WITHIN THE DRIP LINE OF A TREE TO BE PRESERVED, UNLESS THERE IS A SPECIFIED WELL OR RETAINING WALL SHOWN ON THE GRADING PLAN.
- NO MATERIALS SHALL BE STORED WITHIN THE DRIPLINE AREA OF A TREE TO BE PRESERVED



- NOTES:
- FENCE TO BE MAINTAINED AND REPAIRED AS NEEDED DURING CONSTRUCTION.
 - NO CONSTRUCTION TRAFFIC, GRADING, STORAGE OR WASTE DISPOSAL ALLOWED WITHIN THE FENCED AREA AROUND TREES.

TREE PROTECTION DETAIL

NOT TO SCALE



LEGEND

● 55 EXISTING TREE TO REMAIN

⊗ 65 EXISTING TREE TO BE REMOVED

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.

F:\proj\3d\projects\imp - michael joyce\perspectives\imp502 - park hills\landscape\dwg\imp502-rc.dwg



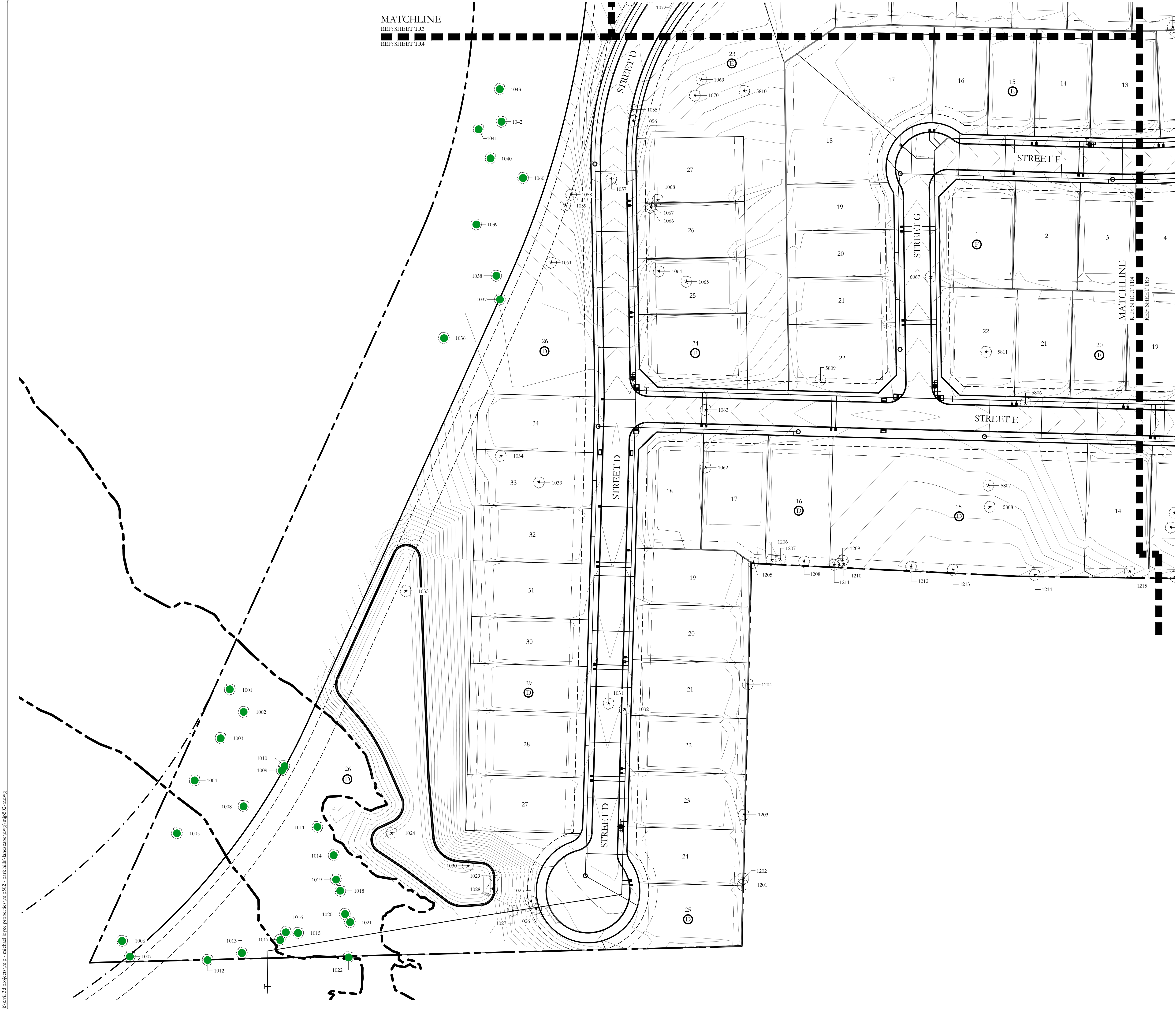
LEGEND

● 55 EXISTING TREE TO REMAIN

★ 65 EXISTING TREE TO BE REMOVED

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.

F:\level 3d projects\imp - michael joyce\perspectives\imp502 - park hills\landscape\dwg\imp502-rc.dwg



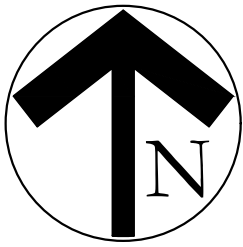
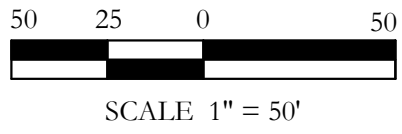
MATCHLINE
REF: SHEET TR3
REF: SHEET TR4

LEGEND

●-55 EXISTING TREE TO REMAIN

★-65 EXISTING TREE TO BE REMOVED

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.



JOHNSON VOLK CONSULTING

TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

PARK HILLS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN
DETAILED TREE SURVEY AND
TREE PRESERVATION PLAN

REGISTERED LANDSCAPE ARCHITECT
COY L. JOHNSON
2833
STATE OF TEXAS
February 10, 2023

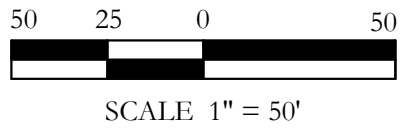
SCALE:
1" = 50'
One Inch
JVC No. MJP502





LEGEND

55 EXISTING TREE TO REMAIN
 65 EXISTING TREE TO BE REMOVED

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.

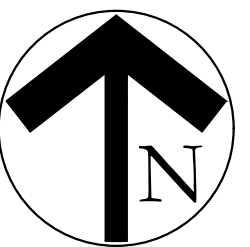




 55 EXISTING TREE TO REMAIN
 65 EXISTING TREE TO BE REMOVED

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.

INSTALL TREE PROTECTION FENCE AROUND THE DRIP LINES OF ALL TREES SHOWN TO REMAIN. TYP.



PARK HILLS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

TREE SURVEY PLAN


DETAILED TREE SURVEY AND

TREE PRESERVATION PLAN



February 10, 2023

SCALE:
1" = 50'

 One Inch

JVC No MJP502

TR6 of 11

F:\env\3d_projects\imp - mechanical force\perspectives\imp902 - park hills landscape.dwg\imp902.tbl\dwg

Tree Number	Diameter at Breast Height (Inches)	Common Name	Scientific Name	General Condition	Mitigation Class	Protected Tree	Remove or Remain	Negative Credit Percentage	Negative Credits (Cal. In.)	Negative Credit for Secondary Trees	Positive Credits (Tree)
1001	9	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1002	8.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1003	13.5	Hackberry	Celtis occidentalis	Poor	Non-Protected	No	Remain				0
1004	11.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
1005	17	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain				0
1006	13	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain				0
1007	14	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain				0
1008	14	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1009	11	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1010	11	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1011	10.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
1012	11	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain				0
1013	14.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain				0
1014	8	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
1015	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1016	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1017	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1018	7.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
1019	4	Hercules Club	Zanthoxylum clava-herculi	Fair	Primary	Yes	Remain				0
1020	5.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
1021	4.5	Hercules Club	Zanthoxylum clava-herculi	Fair	Primary	Yes	Remain				0
1022	13	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remain				0
1024	8	Hercules Club	Zanthoxylum clava-herculi	Fair	Primary	Yes	Remain	100.00%	8.00		0
1025	18.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1026	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1027	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1028	13.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1029	12.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1030	11	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1031	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1032	12	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1033	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1034	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1035	19	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1036	11	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain			0	
1037	12.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain			0	
1038	11	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain			0	
1039	13.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain			0	
1040	15.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain			0	
1041	16	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain			0	
1042	16	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain			0	
1043	14	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain			0	
1044	12.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain			0	
1045	16	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain			0	
1046	14	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain			0	
1047	14	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain			0	
1048	15.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain			0	
1049	18	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain			0	
1050	11	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remain			0	
1051	12	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1052	18.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain			0	
1053	13	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain			0	
1054	12	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain			0	
1055	13.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1056	12.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1057	12	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1058	11	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1059	14.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			0	
1060	16.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain			0	
1061	13.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1062	11	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1063	12	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1064	11	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1065	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1066	12.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1067	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1068	6	Hercules club	Zanthoxylum clava-herculi	Fair	Primary	Yes	Removc	100.00%	6.00		0
1069	12	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1070	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1071	9.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	9.50		0
1072	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	4.50		0
1073	13	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1074	13.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1075	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	5.50		0
1076	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	7.00		0
1077	12.5	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remain			0	
1078	12.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain			0	
1079	12.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain			0	
1080	27	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain			0	
1081	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1082	7.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	7.50		0
1083	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	6.50		0
1084	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	4.50		0
1085	16.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	16.50		0
1086	5	Soapberry	Sapindus spp.	Fair	Primary	Yes	Removc	100.00%	5.00		0
1087	5.5	Soapberry	Sapindus spp.	Fair	Primary	Yes	Removc	100.00%	5.50		0
1088	12.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1089	5.5	Soapberry	Sapindus spp.	Fair	Primary	Yes	Removc	100.00%	5.50		0
1090	11	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain			0	
1091	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain			0	
1092	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain			0	
1093	11	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain			0	
1094	13.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain			0	
1095	12	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remain			0	
1096	11.5	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remain			0	
1097	10	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain			0	
1098	12	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain			0	
1099	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1100	13.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain			0	
1101	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	6.00		0
1102	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	5.00		0
1103	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	5.50		0
1104	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	4.50		0
1105	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	4.50		0
1106	11	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1107	14	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1108	11	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1109	14.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Removc			1.00	
1110	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	4.50		0
1111	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	6.00		0
1112	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	4.00		0
1113	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	5.50		0
1114	9.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	9.50		0
1115	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	7.00		0
1116	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	5.00		0
1117	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	5.00		0
1118	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	6.00		0
1119	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	4.50		0

Tree Number	Diameter at Breast Height (Inches)	Common Name	Scientific Name	General Condition	Mitigation Class	Protected Tree	Remove or Remain	Negative Credit Percentage	Negative Credits (Cal. In.)	Negative Credit for Secondary Trees	Positive Credits (Tree)
1120	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.50		
1121	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	7.00		
1122	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	8.00		
1123	11	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	11.00		
1124	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.50		
1125	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.50		
1126	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	6.50		
1127	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.00		
1128	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.00		
1129	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
1130	5	Soapberry	Sapindus spp.	Fair	Primary	Yes	Remain				0
1131	4	Soapberry	Sapindus spp.	Fair	Primary	Yes	Remain				0
1132	15.5	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remain				0
1133	13	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
1134	14	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
1135	14.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
1136	16.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
1137	12	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
1138	11	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
1139	12.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
1140	16	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
1141	11	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
1142	12.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
1143	15	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
1144	11	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
1201	13.5	Eastern Red Cedar	Juniperus virginiana	Very Poor	Secondary	Yes	Remove			1.00	
1202	12	Eastern Red Cedar	Juniperus virginiana	Very Poor	Secondary	Yes	Remove			1.00	
1203	11.5	Eastern Red Cedar	Juniperus virginiana	Very Poor	Secondary	Yes	Remove			1.00	
1204	14	Hackberry	Celtis occidentalis	Very Poor	Non-Protected	No	Remove	0.00%	0.00		
1205	14.5	Eastern Red Cedar	Juniperus virginiana	Very Poor	Secondary	Yes	Remove			1.00	
1206	13	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remove	0.00%	0.00		
1207	13	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remove	0.00%	0.00		
1208	12.5	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remove	0.00%	0.00		
1209	15	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remove	0.00%	0.00		
1210	18.5	Hackberry	Celtis occidentalis	Very Poor	Non-Protected	No	Remove	0.00%	0.00		
1211	13	Hackberry	Celtis occidentalis	Very Poor	Non-Protected	No	Remove	0.00%	0.00		
1212	6.5	Hercules Club	Zanthoxylum clava-herculi	Fair	Primary	Yes	Remove	100.00%	6.50		
1213	20	Hackberry	Celtis occidentalis	Poor	Non-Protected	No	Remove	0.00%	0.00		
1214	21	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remove	0.00%	0.00		
1215	24	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remove	0.00%	0.00		
1216	14	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
1217	19.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
1218	20.5	Hackberry	Celtis occidentalis	Very Poor	Non-Protected	No	Remove	0.00%	0.00		
1219	19	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remove	0.00%	0.00		
1220	14.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
1221	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	8.00		
1222	13	Eastern Red Cedar	Juniperus virginiana	Poor	Secondary	Yes	Remove			1.00	
1223	7.5	Cedar Elm	Ulmus crassifolia	Good	Primary	Yes	Remove	100.00%	7.50		
1224	5.5	Cedar Elm	Ulmus crassifolia	Poor	Primary	Yes	Remove	100.00%	5.50		
1225	21	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	21.00		
1226	5.5	Soapberry	Sapindus spp.	Fair	Primary	Yes	Remove	100.00%	5.50		
1227	11.5	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remove	0.00%	0.00		
1228	7	Hercules Club	Zanthoxylum clava-herculi	Fair	Primary	Yes	Remove	100.00%	7.00		
1229	15	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remove	0.00%	0.00		
1230	13	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remove	0.00%	0.00		
1231	13.5	Cedar Elm	Ulmus crassifolia	Good	Primary	Yes	Remove	100.00%	13.50		
1232	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
1233	12.5	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remove	0.00%	0.00		
1234	14	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
1235	12.5	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remove	0.00%	0.00		
1236	11.5	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remove	0.00%	0.00		
1237	11	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
1238	15.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
1239	14.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
1240	5.5	Soapberry	Sapindus spp.	Fair	Primary	Yes	Remain				0
1241	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1242	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1243	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1244	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1245	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1246	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1247	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1248	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1249	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1250	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1251	20	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1252	9	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1253	11.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1254	24	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1255	9	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1256	10	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1257	7.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1258	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1259	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1260	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1261	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1262	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1263	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1264	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1265	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1266	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1267	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1268	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1269	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1270	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1271	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1272	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1273	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1274	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1275	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1276	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1277	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1278	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1279	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1280	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1281	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1282	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1283	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1284	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1285	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1286	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1287	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1288	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1289	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1290	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1291	15.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain				0
1292	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain				0
1293	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1294	14.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain				0

F:\env1_3d_projects\env1 - mechanical force perspectives\env102 - park hills landscape.dwg\env102-rc.dwg

Tree Number	Diameter at Breast Height (Inches)	Common Name	Scientific Name	General Condition	Mitigation Class	Protected Tree	Remove or Remain	Negative Credit Percentage	Negative Credits (Cal. In.)	Negative Credit for Secondary Trees	Positive Credits (Tree)
1295	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1296	21.5	Eastern Red Cedar	Juniperus virginiana	Poor	Secondary	Yes	Remain				0
1297	12.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1298	14	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain				0
1299	11	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain				0
1300	6.5	Hercules Club	Zanthoxylum clava-herculi	Fair	Primary	Yes	Remain				0
1301	11	Eastern Red Cedar	Juniperus virginiana	Poor	Secondary	Yes	Remain				0
1302	11.5	Eastern Red Cedar	Juniperus virginiana	Poor	Secondary	Yes	Remain				0
1303	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	5.00		
1304	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	5.00		
1305	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	4.50		
1306	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	7.00		
1307	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	8.00		
1308	10.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	10.50		
1309	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	4.00		
1310	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	8.00		
1311	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	8.00		
1312	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	6.00		
1313	16.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	16.50		
1314	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	4.00		
1315	12	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	12.00		
1316	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	4.00		
1317	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	5.00		
1318	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	5.50		
1319	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	5.50		
1320	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	7.00		
1321	11	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	11.00		
1322	7.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	7.50		
1323	11.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	11.50		
1324	7.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	7.50		
1325	10	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	10.00		
1326	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	6.00		
1327	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	4.00		
1328	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	8.00		
1329	15	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	15.00		
1330	14	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	14.00		
1331	10	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	10.00		
1332	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	6.00		
1333	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1334	12	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain				0
1335	19	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1336	9	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1337	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1338	13	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1339	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1340	9	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1341	9	Hercules Club	Zanthoxylum clava-herculi	Fair	Primary	Yes	Remain				0
1342	20	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1343	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1344	15	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1345	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1346	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1347	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1348	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1349	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1350	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1351	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1352	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1353	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1354	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1355	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1356	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1357	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1358	4.5	Hercules Club	Zanthoxylum clava-herculi	Fair	Primary	Yes	Remain				0
1359	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1360	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1361	8.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1362	4	Gum Bumelia	Sideroxylon laevisosum	Fair	Primary	Yes	Remain				0
1363	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1364	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1365	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1366	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1367	8.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1368	12	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1369	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1370	9.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1371	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1372	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1373	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1374	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	6.00		0
1375	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	4.50		
1376	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Removc	100.00%	7.00		
1377	13	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1378	7.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1379	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1380	7.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1381	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1382	13	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1383	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1384	12.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1385	14	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1386	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1387	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1388	12	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1389	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1390	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1391	9.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1392	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1393	19	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1394	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1395	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1396	11	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1397	14.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1398	11	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1399	14.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
1400	4.5	Hercules Club	Zanthoxylum clava-herculis	Fair	Primary	Yes	Remain				0
1401	14.5	Hackberry	Celtis occidentalis	Poor	Non-Protected	No	Remain				0
1402	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
1403	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.00		
1404	12	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
1405	13.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
1406	4	Persimmon	Dispyros kaki	Fair	Primary	Yes	Remove	100.00%	4.00		
1407	7.5	Persimmon	Dispyros kaki	Fair	Primary	Yes	Remove	100.00%	7.50		
1408	12	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
1409	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
1410	13.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
1411	12.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	

Tree Number	Diameter at Breast Height (Inches)	Common Name	Scientific Name	General Condition	Mitigation Class	Protected Tree	Remove or Remain	Negative Credit Percentage	Negative Credits (Cal. In.)	Negative Credit for Secondary Trees	Positive Credits (Tree)
1412	11	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
1413	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
1414	4	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
1415	12	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
1416	14.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
1417	19	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
1418	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
1419	11	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
1420	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
1421	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.50		
1422	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	8.00		
1423	14	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
1424	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
1425	12	Hackberry	Celtis occidentalis	Poor	Non-Protected	No	Remove	0.00%	0.00		
1426	18	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
1427	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.50		
1428	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.50		
1429	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.50		
1430	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.00		
1431	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	6.00		
1432	16.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	16.50		
1433	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.50		
1434	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.00		
1435	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.00		
1436	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.00		
1437	16.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	16.50		
1438	10	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	10.00		
1439	7.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	7.50		
1440	8.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	8.50		
1441	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.00		
1442	6	Cedar Elm	Ulmus crassifolia	Poor	Primary	Yes	Remove	100.00%	6.00		
1443	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.00		
1444	14.5	Cedar Elm	Ulmus crassifolia	Very Poor	Primary	Yes	Remove	100.00%	14.50		
1445	9	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	9.00		
1446	5	Cedar Elm	Ulmus crassifolia	Poor	Primary	Yes	Remove	100.00%	5.00		
1447	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	7.00		
1448	12	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	12.00		
1449	12.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	12.50		
1450	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	6.00		
1451	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.50		
1452	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.50		
1453	11	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remove	0.00%	0.00		
1454	15	Hackberry	Celtis occidentalis	Poor	Non-Protected	No	Remove	0.00%	0.00		
1455	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.00		
1456	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.00		
1457	13.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	13.50		
1458	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.50		
1459	12	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remove	0.00%	0.00		
1460	17.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
1461	7.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	7.50		
1462	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	8.00		
1463	11.5	American Elm	Ulmus americana	Fair	Primary	Yes	Remove	100.00%	11.50		
1464	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.00		
1465	7	American Elm	Ulmus americana	Fair	Primary	Yes	Remove	100.00%	7.00		
1466	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.00		
1467	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	6.00		
1468	6	American Elm	Ulmus americana	Poor	Primary	Yes	Remove	100.00%	6.00		
1469	4	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remove	100.00%	4.00		
1470	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	6.50		
1471	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	6.00		
1472	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.00		
1473	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.00		
1474	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.50		
1475	4	Cedar Elm	Ulmus crassifolia	Poor	Primary	Yes	Remove	100.00%	4.00		
1476	6	River Birch	Betula nigra	Fair	Primary	Yes	Remove	100.00%	6.00		
1477	5	Hercules club	Zanthoxylum clava-herculis	Fair	Primary	Yes	Remove	100.00%	5.00		
1478	11	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	11.00		
1479	11.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	11.50		
1480	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.50		
1481	12	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	12.00		
1482	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	6.50		
1483	11.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	11.50		
1484	11	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	11.00		
1485	8.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	8.50		
1486	6.5	American Elm	Ulmus americana	Fair	Primary	Yes	Remove	100.00%	6.50		
1487	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	7.00		
1488	14	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	14.00		
1489	6.5	American Elm	Ulmus americana	Fair	Primary	Yes	Remove	100.00%	6.50		
1490	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.50		
1491	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.50		
1492	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	6.00		
1493	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.00		
1494	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.50		
1495	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.00		
1496	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.50		
1497	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	7.00		
1498	11	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
1499	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.00		
1500	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	6.00		
5401	8.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5402	10	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5403	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5404	8	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5405	4	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5406	6.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5407	8	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5408	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5409	6	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5410	12.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5411	4.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5412	8	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5413	9	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5414	7	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remove	100.00%	7.00		
5415	5.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remove	100.00%	14.50		
5416	8	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remove	100.00%	8.00		
5417	17.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remove	100.00%	17.50		
5418	20	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5419	12	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5420	18	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5421	10	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5422	8	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5423	15	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5424	7	Green Ash	Fraxinus pennsylvanica	Poor	Primary	Yes	Remain				0
5425	7	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0

F:\env13\projects\imp - medical tower\perspectives\imp502 - park hills landscape.dwg\imp502.tbl\dwg

Tree Number	Diameter at Breast Height (Inches)	Common Name	Scientific Name	General Condition	Mitigation Class	Protected Tree	Remove or Remain	Negative Credit Percentage	Negative Credits (Cal. In.)	Negative Credit for Secondary Trees	Positive Credits (Tree)
5426	9	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5427	15.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5428	12.5	Green Ash	Fraxinus pennsylvanica	Poor	Primary	Yes	Remain				0
5429	21.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5430	14.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5431	7	Green Ash	Fraxinus pennsylvanica	Poor	Primary	Yes	Remain				0
5432	7	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5433	5.5	Hercules Club	Zanthoxylum clava-herculis	Fair	Primary	Yes	Remain				0
5434	10	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5435	5.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5436	4	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5437	7	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5438	13.5	Green Ash	Fraxinus pennsylvanica	Poor	Primary	Yes	Remain				0
5439	11.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5440	7.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5441	6.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5442	5.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5443	11	Green Ash	Fraxinus pennsylvanica	Poor	Primary	Yes	Remain				0
5444	5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5445	16	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5446	11	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5447	12	Green Ash	Fraxinus pennsylvanica	Very Poor	Primary	Yes	Remain				0
5448	11	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5449	6	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5450	6	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5451	7	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5452	9.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5453	5	Green Ash	Fraxinus pennsylvanica	Very Poor	Primary	Yes	Remain				0
5454	6.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5455	6.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5456	12	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5457	5.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5458	6.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5459	13.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5460	10	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5461	4.5	Green Ash	Fraxinus pennsylvanica	Poor	Primary	Yes	Remain				0
5462	6.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5463	7	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5464	8	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5465	4.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5466	4	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5467	4.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5468	5.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5469	5.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5470	4	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5471	6	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5472	4	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5473	6	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5474	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5475	4.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5476	12	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5477	5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5478	5.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5479	5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5480	4	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5481	14.5	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remove	0.00%	0.00		0
5482	17	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5483	8.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5484	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5485	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5486	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5487	7.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5488	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5489	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5490	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5491	8.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5492	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	6.00		0
5493	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.50		0
5494	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.50		0
5495	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.00		0
5496	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	6.00		0
5497	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5498	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.00		0
5499	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.00		0
5500	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.00		0
5501	7.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	7.50		0
5502	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.50		0
5503	5	Hercules Club	Zanthoxylum clava-herculis	Fair	Primary	Yes	Remove	100.00%	5.00		0
5504	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.00		0
5505	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.50		0
5506	9.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remove	100.00%	9.50		0
5507	7.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	7.50		0
5508	9	Cedar Elm	Ulmus crassifolia	Good	Primary	Yes	Remove	100.00%	9.00		0
5509	7	Cedar Elm	Ulmus crassifolia	Good	Primary	Yes	Remove	100.00%	7.00		0
5510	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.00		0
5511	8.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	8.50		0
5512	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5513	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5514	7.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	7.50		0
5515	12	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain				0
5517	8.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5518	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5519	9.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5520	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5521	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5522	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5523	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.50		0
5524	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.50		0
5525	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	6.50		0
5526	7.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	7.50		0
5527	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5528	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5529	9	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5530	9	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	9.00		0
5531	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	7.00		0
5532	11	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	11.00		0
5533	8.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	8.50		0
5534	9.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	9.50		0
5535	10	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	10.00		0
5536	18	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5537	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5538	11	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	11.00		0
5541	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5542	9	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0

Tree Number	Diameter at Breast Height (Inches)	Common Name	Scientific Name	General Condition	Mitigation Class	Protected Tree	Remove or Remain	Negative Credit Percentage	Negative Credits (Cal. In.)	Negative Credit for Secondary Trees	Positive Credits (Tree)
5543	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5544	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.00		0
5545	15	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	15.00		0
5546	10.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5547	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5548	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5549	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5550	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5551	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5552	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5553	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5554	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5555	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5556	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5557	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5558	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5559	9	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5560	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5561	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5562	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5563	11.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5564	8.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5566	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5568	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	8.00		0
5569	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.00		0
5570	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	7.00		0
5571	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	6.50		0

F:\envl 3d projects\env - mchadec\envc\perspectives\envp502 - park hills landscape\dwg\envp502-tree.dwg

Tree Number	Diameter at Breast Height (Inches)	Common Name	Scientific Name	General Condition	Mitigation Class	Protected Tree	Remove or Remain	Negative Credit Percentage	Negative Credits (Cal. In.)	Negative Credit for Secondary Trees	Positive Credits (Tree)
5660	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5661	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5662	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5663	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5664	9	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5665	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5666	9	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5667	11	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5668	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5669	9	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5670	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5671	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5672	13.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain				0
5673	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	6.00		0
5674	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.50		0
5675	13	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remove	100.00%	13.00		0
5676	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.50		0
5677	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5678	7.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5679	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5680	11.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5681	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5682	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5683	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5684	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5685	10	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5686	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5687	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5688	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5689	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5690	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5691	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5692	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5693	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5694	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5695	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5696	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5697	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5698	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5699	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5700	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5701	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5702	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5703	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5704	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5705	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5706	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5707	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5708	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5709	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5710	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5711	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5712	7	Cedar Elm	Ulmus crassifolia	Good	Primary	Yes	Remain				0
5713	4	Cedar Elm	Ulmus crassifolia	Good	Primary	Yes	Remove	100.00%	4.00		0
5714	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.00		0
5715	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.00		0
5716	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5717	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5718	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5719	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5720	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5721	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5723	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5724	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5725	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5726	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5727	8.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5728	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5729	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5730	7.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5731	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5732	4	Cedar Elm	Ulmus crassifolia	Poor	Primary	Yes	Remain				0
5733	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5734	5.5	Cedar Elm	Ulmus crassifolia	Good	Primary	Yes	Remain				0
5735	4.5	Hercules Club	Zanthoxylum clava-herculis	Fair	Primary	Yes	Remain				0
5736	12.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	0
5737	12.5	Eastern Red Cedar	Juniperus virginiana	Poor	Secondary	Yes	Remove			1.00	0
5738	13.5	Eastern Red Cedar	Juniperus virginiana	Very Poor	Secondary	Yes	Remove			1.00	0
5739	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.50		0
5740	7.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	7.50		0
5741	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.50		0
5742	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.50		0
5743	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.50		0
5744	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	7.00		0
5745	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.50		0
5746	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.00		0
5747	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.50		0
5748	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.50		0
5749	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	6.00		0
5750	12	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	0
5751	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.00		0
5752	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.00		0
5753	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.50		0
5754	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.00		0
5755	17	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	0
5756	11	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	0
5757	14	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	0
5758	16	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	0
5759	13.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	0
5760	13	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	0
5761	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	0
5762	14.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	0
5763	16	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	0
5764	12	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	0
5765	13.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	0
5766	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	6.50		0
5767	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	0

Tree Number	Diameter at Breast Height (Inches)	Common Name	Scientific Name	General Condition	Mitigation Class	Protected Tree	Remove or Remain	Negative Credit Percentage	Negative Credits (Cal. In.)	Negative Credit for Secondary Trees	Positive Credits (Tree)
5768	11	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
5769	12	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remove	0.00%	0.00		
5770	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	6.50		
5771	11	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
5772	14	Hackberry	Celtis occidentalis	Very Poor	Non-Protected	No	Remain				0
5773	7	Hercules Club	Zanthoxylum clava-herculis	Fair	Primary	Yes	Remove	100.00%	7.00		
5774	16	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remove	0.00%	0.00		
5775	18.5	Eastern Red Cedar	Juniperus virginiana	Poor	Secondary	Yes	Remove			1.00	
5776	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	7.00		
5777	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5778	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5779	11	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5780	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5781	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5782	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5783	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5784	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5785	6	Hercules Club	Zanthoxylum clava-herculis	Fair	Primary	Yes	Remain				0
5786	7.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5787	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5788	11	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remain				0
5789	14.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain				0
5790	5	Hercules Club	Zanthoxylum clava-herculis	Fair	Primary	Yes	Remain				0
5791	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.50		
5792	8.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	8.50		
5793	9	Persimmon	Dispyros kaki	Fair	Primary	Yes	Remove	100.00%	9.00		
5794	13	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
5795	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	6.50		
5796	14	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
5797	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	6.00		
5798	15.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
5799	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.00		
5800	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.00		
5801	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.00		
5802	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
5803	11	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
5804	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	6.50		
5805	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.00		
5806	15	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
5807	19	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remove	0.00%	0.00		
5808	12.5	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remove	0.00%	0.00		
5809	12	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
5810	10	Eastern Red Cedar	Juniperus virginiana	Poor	Secondary	Yes	Remove			1.00	
5811	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
5812	12	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remove	0.00%	0.00		
5813	12	Hackberry	Celtis occidentalis	Very Poor	Non-Protected	No	Remove	0.00%	0.00		
5814	7.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5815	8.5	Redbud	Cercis canadensis	Fair	Primary	Yes	Remove	100.00%	8.50		
5816	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.00		
5817	6.5	American Elm	Ulmus americana	Fair	Primary	Yes	Remain				0
5818	10	American Elm	Ulmus americana	Fair	Primary	Yes	Remove	100.00%	10.00		
5819	5.5	American Elm	Ulmus americana	Fair	Primary	Yes	Remain				0
5820	5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5821	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5822	4	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5823	12.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5824	10	American Elm	Ulmus americana	Fair	Primary	Yes	Remain				0
5825	7.5	American Elm	Ulmus americana	Fair	Primary	Yes	Remain				0
5826	12	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remain				0
5827	18	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remain				0
5828	22	Green Ash	Fraxinus pennsylvanica	Very Poor	Primary	Yes	Remain				0
5829	13.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5830	24	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5831	18.5	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remain				0
5832	10	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5833	11.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5834	5	American Elm	Ulmus americana	Fair	Primary	Yes	Remain				0
5835	17	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5836	7.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5837	12	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5838	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5839	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5840	5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5841	4	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5842	6	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5843	5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5844	15	Pecan	Carya illinoensis	Fair	Primary	Yes	Remain				0
5845	22.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5846	22	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5847	5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5848	22.5	Pecan	Carya illinoensis	Fair	Primary	Yes	Remain				0
5849	25	Green Ash	Fraxinus pennsylvanica	Fair	Feature	Yes	Remain				0
5850	11	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5851	38.5	American Elm	Ulmus americana	Fair	Feature	Yes	Remain				39
5852	14.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5853	12.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5854	22	American Elm	Ulmus americana	Fair	Primary	Yes	Remain				0
5855	21	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	21.00		
5856	9.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5857	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5858	8.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5859	16.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5860	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5861	7.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5862	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5863	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5864	7.5	American Elm	Ulmus americana	Fair	Primary	Yes	Remain				0
5865	22	American Elm	Ulmus americana	Fair	Primary	Yes	Remain				0
5866	26	American Elm	Ulmus americana	Fair	Feature	Yes	Remain				26
5867	8.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5868	10	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5869	45	Green Ash	Fraxinus pennsylvanica	Fair	Feature	Yes	Remain				0
5870	15	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5871	18	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5872	12	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5873	20.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5874	12.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0

F:\proj_34\projects\imp - michael\projc_perpectives\imp502 - park hills_landscape\dwg\imp502_rdwg

Tree Number	Diameter at Breast Height (Inches)	Common Name	Scientific Name	General Condition	Mitigation Class	Protected Tree	Remove or Remain	Negative Credit Percentage	Negative Credits (Cal. In.)	Negative Credit for Secondary Trees	Positive Credits (Tree)
5875	20	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5876	9.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5877	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5878	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5879	12.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5880	8.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5881	13.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5882	12.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5883	17	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5884	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5885	7.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5886	5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5887	11.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5888	12.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5889	9.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5890	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5891	12.5	American Elm	Ulmus americana	Fair	Primary	Yes	Remain				0
5892	11	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5893	12	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	0
5894	18	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remove	100.00%	18.00		
5895	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5896	12	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5897	9.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5898	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5899	9	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5900	9	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5901	7.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5902	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5903	6.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5904	9.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5905	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5906	17.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5907	4.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5908	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5909	10	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5910	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5911	5.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5912	9	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5913	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5914	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5915	6.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5916	11.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5917	7.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5918	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5919	9.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5920	9	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5921	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5922	11	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5923	11.5	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remain				0
5924	5.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5925	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5926	9	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5927	11.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5928	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5929	7.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5930	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5931	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5932	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5933	8.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5934	9	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5935	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5936	7.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5937	11.5	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remain				0
5938	12.5	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remain				0
5939	12	Green Ash	Fraxinus pennsylvanica	Good	Primary	Yes	Remain				0
5940	9	Green Ash	Fraxinus pennsylvanica	Poor	Primary	Yes	Remain				0
5941	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5942	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5943	11	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5944	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5945	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5946	10	Green Ash	Fraxinus pennsylvanica	Poor	Primary	Yes	Remain				0
5947	9.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5948	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5949	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5950	8.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5951	9	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5952	13	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain				0
5953	12	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remain				0
5954	4.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5955	12	Hackberry	Celtis occidentalis	Fair	Non-Protected	No	Remain				0
5956	10	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5957	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remain				0
5958	4	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5959	4.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5960	5.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5961	4.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5962	5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5963	8.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5964	6	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5965	10	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5966	7	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5967	4	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5968	4	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5969	4.5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5970	4	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5971	4	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5972	5	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remain				0
5973	12	Cedar Elm	Ulmus crassifolia	Very Poor	Primary	Yes	Remain				0
5974	18.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
5975	14	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
5976	14	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
5977	14	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
5978	12	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
5979	6	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	6.00		
5980	6	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	6.00		
5981	4	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	4.00		

Tree Number	Diameter at Breast Height (Inches)	Common Name	Scientific Name	General Condition	Mitigation Class	Protected Tree	Remove or Remain	Negative Credit Percentage	Negative Credits (Cal. In.)	Negative Credit for Secondary Trees	Positive Credits (Tree)
5982	53	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	53.00		
5983	6	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	6.00		
5984	5.5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	5.50		
5985	5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	5.00		
5986	5.5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	5.50		
5987	5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	5.00		
5988	4	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	4.00		
5989	5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	5.00		
5990	5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	5.00		
5991	5.5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	5.50		
5992	4.5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	4.50		
5993	5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	5.00		
5994	4.5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	4.50		
5995	5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	5.00		
5996	5	Red Oak	Quercus rubra	Fair	Primary	Yes	Remove	100.00%	5.00		
5997	12	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remain				0
5998	8	Green Ash	Fraxinus pennsylvanica	Fair	Primary	Yes	Remove	100.00%	8.00		
5999	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	7.00		
6000	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	6.00		
6001	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	8.00		
6002	14	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	14.00		
6003	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	6.00		
6004	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.50		
6005	12	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	12.00		
6006	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.00		
6007	11.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	11.50		
6008	20	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	20.00		
6009	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.00		
6010	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	6.50		
6011	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.50		
6012	8	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	8.00		
6013	13	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	13.00		
6014	12.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	12.50		
6015	11.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	11.50		
6016	15	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	15.00		
6017	7.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	7.50		
6018	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.50		
6019	13.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
6020	13.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
6021	14	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
6022	14	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
6023	11	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
6024	12	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
6025	11	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
6026	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.50		
6027	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.50		
6028	7	Hercules Club	Zanthoxylum clava-herculis	Fair	Primary	Yes	Remove	100.00%	7.00		
6029	7.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	7.50		
6030	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.00		
6031	6	Hercules Club	Zanthoxylum clava-herculis	Fair	Primary	Yes	Remove	100.00%	6.00		
6032	11	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
6033	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
6034	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.00		
6035	10.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	10.50		
6036	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.00		
6037	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	7.00		
6038	7.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	7.50		
6039	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
6040	16.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
6041	10	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	10.00		
6042	7	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	7.00		
6043	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.00		
6044	6.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	6.50		
6045	5.5	Soapberry	Sapindus spp.	Fair	Primary	Yes	Remove	100.00%	5.50		
6046	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.00		
6047	5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.00		
6048	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.50		
6049	5.5	Cedar Elm	Ulmus crassifolia	Poor	Primary	Yes	Remove	100.00%	5.50		
6050	6	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	6.00		
6051	12.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
6052	12.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
6053	12.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
6054	13	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
6055	20.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
6056	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
6057	5.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	5.50		
6058	10	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	10.00		
6059	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.00		
6060	14	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	14.00		
6061	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.00		
6062	11	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	11.00		
6063	4	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.00		
6064	4.5	Cedar Elm	Ulmus crassifolia	Fair	Primary	Yes	Remove	100.00%	4.50		
6065	6	Persimmon	Dispyros kaki	Fair	Primary	Yes	Remove	100.00%	6.00		
6066	19.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
6067	11.5	Eastern Red Cedar	Juniperus virginiana	Fair	Secondary	Yes	Remove			1.00	
	9,621.50								2,625.00	135.00	93.00
	Total Diameter at Breast Height (Inches)								Total Negative Credits (Cal. In.)	Negative Credit for Secondary Trees	Total Positive Credits (Trees)



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: Ryan Miller, *Director of Planning and Zoning*

DATE: February 28, 2023

SUBJECT: Subdivision Ordinance

The City's *Subdivision Ordinance* is contained within Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. This section of the City's code regulates the division and assemblage of land within the City's corporate boundaries, and -- *per the City's Interlocal Cooperation Agreement with Rockwall County* -- the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall. Contained within this document is the City's process for subdivision plats, the criteria for approval, and the role of City staff, the Planning and Zoning Commission, the Parks and Recreation Board, and City Council in the adoption of a subdivision plat. Also, contained within this chapter of the Municipal Code of Ordinances are sections pertaining to the adequate provisions of utilities, proportionality appeals, determination of vested rights, the *Parkland Dedication Ordinance*, impact fee regulations, enabling language for the City's *Engineering Standards of Design and Construction*, the City's engineering approval process, and regulations pertaining to disaster warning sirens.

The current *Subdivision Ordinance* was originally adopted by the City Council on September 15, 1978 through *Ordinance No. 78-20*, and -- *since its adoption* -- multiple amendments have been drafted over the years changing various sections of the ordinance. The piecemealing of changes to the *Subdivision Ordinance* overtime, has led to inconsistent language used throughout the document and discrepancies in the requirements within the code. In 2019, during the 86th Legislative Session, several planning and zoning related bills were approved by the legislature that effected the City's codes. After reviewing the impact of these bills, staff determined that both the Unified Development Code (UDC) and *Subdivision Ordinance* would need to be reviewed and changed for compliance with the adopted bills (e.g. *HB347*, *HB3167*, *HB2439*, etc.). Staff began this process by addressing the most pressing issues, which mostly related to the City's zoning requirements contained within the Unified Development Code (UDC). A new version of the Unified Development Code (UDC) was completed in December 2019, with the City Council adopting the document on February 3, 2020 through *Ordinance No. 20-02*.

More recently, City staff has completed drafting a new *Subdivision Ordinance*, which is intended to replace the current ordinance. The new ordinance will bring all of the City's planning and zoning related ordinances into compliance with current State laws. In addition, the new *Subdivision Ordinance* better clarifies the City's processes and procedures relating to the adoption of subdivision plats. A summary of the major changes made with this document are as follows (*however, it should be noted that this document has been completely restructured and rewritten to address the City's current ordinances and Comprehensive Plan, and that not all changes are outlined below*):

- (1) *Process*. Staff clarified the *Development Application* processing procedures and changed the subdivision platting process to conform to *HB3167* [*i.e. the shot clock bill*], which changed the procedures and time periods for the review and approval of subdivision plats and site plans.
- (2) *General Platting Requirements, Procedures, and Process*. In the current *Subdivision Ordinance*, the *General Platting Requirements* were repeated in each section for each type of subdivision plat. Staff consolidated these requirements into a single *General Platting Requirements* section removing repetitions. This helps staff better conform to the reporting requirements of *HB3167* relating to providing references to the code for each comment generated by staff. In addition, staff created separate sections, requirements, and procedures for *Conveyance Plats*, *Replats*, *Amending Plats*, and *Minor Plats* all of which were either omitted from the current ordinance or consolidated into the *Administrative Approval* section.
- (3) *Engineering Standards and Procedures*. Consolidated the *Engineering Standards and Procedures* into its own individual section. The current *Subdivision Ordinance* has these requirements scattered throughout the ordinance. Staff also provided updated enabling language for the new *Engineering Standards of Design and Construction Manual*, which staff is also bringing forward for approval.

- (4) Subdivision Requirements. The current subdivision ordinance does not contain many requirements that relate to the actual design of a subdivision. Under this model the ordinance relies heavily on the zoning code and Comprehensive Plan to provide guidance on how subdivisions are to be designed. While this has worked well for subdivisions that are zoned Planned Development District and situated within the City's corporate limits, it provides little regulation for projects situated within the Extraterritorial Jurisdiction (ETJ) that are subject to the City's *Subdivision Ordinance* as stipulated by the City's *Interlocal Cooperation Agreement* with Rockwall County. The requirements in this section strengthen the City's design standards in these circumstances. These standards relate to sidewalks, alleyways, easements, private streets, creeks and floodplains, and parks and open space. Staff also included requirements for subdivision names and lot and block designations, which are currently guidelines that staff uses to ensure standardization of subdivision plats.
- (5) Agreements, Appeals, and Relief Procedures. Staff created a section that specifically deals with the City Council's authority to waive certain requirements by petition. The current ordinance did not include enabling language or a process for the City Council to provide relief from the subdivision requirements. In addition, staff consolidate the requirements for facilities agreements, requests for waivers, petitions for proportionality appeals, and petitions for vested rights under this section, as these types of requests all deal with relief that can be requested and provided by the City Council. Staff also clarified the process for requesting proportionality appeals and changed the procedures to match the City's current process for this form of relief.
- (6) Parkland Dedication Ordinance. The current *Parkland Dedication Ordinance* does not contain clear language concerning how the *Cash-in-Lieu-of-Land* and *Pro-Rata Equipment Fees* are calculated. The proposed ordinance breaks down how these fees are calculated and provides a spreadsheet showing the park fees for each Park District. The new ordinance also provides clearer language regarding the applicability of park fees and upgraded site selection criteria for parkland. In addition, the proposed ordinance includes a map of all the City's Park Districts. This is not contained within the current *Parkland Dedication Ordinance*.
- (7) Conformance with Other City Codes and the Comprehensive Plan. Staff reviewed the proposed *Subdivision Ordinance* compared to the Unified Development Code (UDC), the Engineering Department's *Standards of Design and Construction Manual*, and the OURHometown Vision 2040 Comprehensive Plan to ensure: [1] that no conflicting requirements were contained within these documents, [2] that there is no repetition of requirements [*this could lead to future conflicts if one document is updated and another is not*], and [3] to codify the objectives identified in the Comprehensive Plan.

For the Planning and Zoning Commission's review staff has included the full copy of the proposed *Subdivision Ordinance* in the attached packet. Typically, changes made to the City's Municipal Code of Ordinances only require the approval of the City Council; however, since the Planning and Zoning Commission acts as a recommending body in the approval of subdivision plats, staff felt that it was prudent to allow the Planning and Zoning Commission the ability to review and provide a recommendation on the changes to the *Subdivision Ordinance*. Staff should also note that since this chapter contains the *Parkland Dedication Ordinance* -- which the Planning and Zoning Commission also has limited recommending authority -- City staff brought this section of the ordinance to the Parks and Recreation Board for review on December 6, 2023. At this meeting the Parks and Recreation Board discussed the proposed changes, and did not indicate any changes to the document would be necessary. Since this meeting, the new fees for the *Parkland Dedication Ordinance* (i.e. *pro-rata equipment and cash-in-lieu-of-land fees*) have been provided by the City's consultants. These fees are currently being codified into the proposed ordinance, and staff will be bringing the *Parkland Dedication Ordinance* back to the Parks and Recreation Board for a recommendation to City Council at their March 7, 2023 meeting. Once the Planning and Zoning Commission and Parks and Recreation Board have provided recommendations concerning the *Subdivision Ordinance*, staff will bring the document forward to the City Council for consideration and possible adoption. Finally, it is worth noting that as was done with the OURHometown Vision 2040 Comprehensive Plan [adopted on October 21, 2019] and the new Unified Development Code (UDC) [adopted on February 3, 2020], the *Subdivision Ordinance* was prepared by City staff without the use of consultants. The City Attorney, however, did review this document to ensure that all legal language and references were correct to form. Should the Planning and Zoning Commission have any questions concerning the proposed *Subdivision Ordinance*, staff will be available at the February 28, 2023 Planning and Zoning Commission.



CHAPTER 38, *SUBDIVISIONS*, OF THE MUNICIPAL CODE OF ORDINANCES

CITY OF ROCKWALL, TEXAS
PLANNING AND ZONING DEPARTMENT



CHAPTER 38, *SUBDIVISIONS*, OF THE MUNICIPAL CODE OF ORDINANCES
ADOPTED AND SUMMARY OF AMENDMENTS

This table provides a summary of all of the ordinances that were adopted by the City Council amending Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances. Ordinances adopted and not listed below have been omitted as repealed, superseded, or not of a general and permanent nature.

ORDINANCE NO.	DATE OF ADOPTION	SUMMARY
		Adoption of the new Chapter 38, <i>Subdivisions</i> , of the Municipal Code of Ordinance; amending the previous <i>Chapter</i> in its entirety.



TABLE OF CONTENTS

ARTICLE I. IN GENERAL	1
SECTION 38-1: AUTHORITY AND PURPOSE	1
SECTION 38-2: DEFINITIONS	1
SECTION 38-3: AUTHORITY	4
SECTION 38-4: JURISDICTION	5
SECTION 38-5: APPLICABILITY	5
SECTION 38-6: APPLICATION PROCESSING PROCEDURES	5
(1) PRE-APPLICATION MEETING.	5
(2) DEVELOPMENT APPLICATION.	5
(3) EXPIRATION FOR PROJECT APPROVED PRIOR TO THE ADOPTION OF THIS CHAPTER.	6
SECTION 38-7: SUBDIVISION AND PLATTING PROCEDURES	6
(1) GENERAL PLATTING REQUIREMENTS, PROCEDURES, AND PROCESS.	6
(A) GENERAL PLATTING REQUIREMENTS.	6
(B) GENERAL PLATTING PROCEDURES.	10
(C) GENERAL PLATTING PROCESS.	10
(2) MASTER PLATS.	11
(3) PRELIMINARY PLATS.	13
(4) FINAL PLATS.	17
(5) CONVEYANCE PLATS.	20
(6) MINOR PLATS.	21
(7) REPLATS.	23
(8) AMENDING PLATS.	26
(9) VACATING PLATS.	28
(10) DORMANT PROJECTS.	29
SECTION 38-8: ENGINEERING STANDARDS AND PROCEDURES	30
(1) STANDARDS OF DESIGN AND CONSTRUCTION MANUAL.	31
(2) CIVIL ENGINEERING PLANS.	31
(3) PUBLIC WORKS CONSTRUCTION STANDARDS AND SPECIFICATIONS.	32
(4) PRE-CONSTRUCTION MEETING.	32
(5) ENGINEERING INSPECTION, MAINTENANCE, AND ACCEPTANCE OF PUBLIC IMPROVEMENTS.	32
SECTION 38-9: SUBDIVISION REQUIREMENTS	33
(1) GENERAL POLICIES.	33
(A) SUBDIVISION PLATS.	33
(B) CONFORMANCE TO THE CITY'S PLANS.	34
(C) ADEQUATE PUBLIC FACILITIES.	34
(2) WATER AND WASTEWATER.	37
(A) WATER AND WASTEWATER BASIC POLICY.	37
(B) WATER.	38
(C) WASTEWATER.	39
(3) STORM WATER, DRAINAGE, AND DETENTION.	40
(A) STORM WATER, DRAINAGE, AND DETENTION POLICIES.	40



(B) STORM WATER MANAGEMENT PLAN.....	41
(C) DRAINAGE PLAN.....	41
(D) CREEKS AND FLOODPLAIN.....	41
(4) STREETS.....	42
(A) GENERAL STREET POLICIES.....	42
(B) STREET DESIGN AND APPURTENANCES.....	44
(C) PRIVATE STREETS.....	45
(5) ALLEYWAYS.....	45
(6) DRIVEWAYS, FIRE LANES, AND ACCESS EASEMENTS.....	45
(7) SIDEWALKS.....	46
(8) EASEMENTS.....	46
(9) SUBDIVISION NAME AND LOT & BLOCK DESIGN.....	46
(10) UTILITIES.....	48
(11) AMENITIES.....	48
(12) PARKS AND OPEN SPACE.....	49
(A) GENERAL PARKS AND OPEN SPACE POLICIES.....	49
(B) PARKLAND DEDICATION.....	50
(C) TRAILS.....	50
(13) HOMEOWNER'S ASSOCIATION.....	50
SECTION 38-10: AGREEMENTS, APPEALS, AND RELIEF PROCEDURES.....	52
(1) FACILITIES AGREEMENTS.....	52
(2) PETITION FOR WAIVERS.....	52
(A) PURPOSE AND APPLICABILITY.....	52
(B) PETITION FOR A WAIVER.....	52
(C) PROCESSING OF AND DECISION ON A PETITION FOR A WAIVER.....	53
(D) APPEAL OF A DECISION ON A PETITION FOR A WAIVER.....	54
(3) PETITION FOR A PROPORTIONALITY APPEAL.....	54
(A) PURPOSE AND APPLICABILITY.....	54
(B) PROPORTIONALITY APPEAL PETITION REQUIREMENTS.....	54
(C) PROCESSING AND DECISION ON A PROPORTIONALITY APPEAL.....	55
(D) EFFECT AND EXPIRATION OF A DECISION ON A PROPORTIONALITY APPEAL.....	56
(4) PETITION FOR VESTED RIGHTS.....	56
(A) PURPOSE AND APPLICABILITY.....	56
(B) VESTED RIGHTS PETITION.....	56
(C) PROCESSING OF AND DECISION ON A VESTED RIGHTS PETITION.....	57
(D) ACTION ON AND ORDER FOR A VESTED RIGHTS PETITION.....	58
(E) EFFECT, EXPIRATION AND EXTENSION OF A VESTED RIGHTS PETITION.....	58
SECTIONS 38-11 – 38-49: RESERVED.....	59
ARTICLE II. PARK LAND DEDICATION.....	60
SECTION 38-50. PURPOSE.....	60
SECTION 38-51. DEFINITIONS.....	60
SECTION 38-52. AUTHORITY FOR THIS ARTICLE.....	61



SECTION 38-53. APPLICABILITY OF PARKLAND DEDICATION AND/OR PARK FEES.	61
SECTION 38-54. DEDICATION OF PUBLIC PARKLAND AND THE ESTABLISHMENT OF PRIVATE PARKLAND.	61
SECTION 38-55. CASH-IN-LIEU OF LAND FEES.	62
SECTION 38-56. PRO-RATA EQUIPMENT FEES.	62
SECTION 38-57. METHODOLOGY AND CALCULATION OF CASH-IN-LIEU OF LAND FEES AND PRO-RATA EQUIPMENT FEES FOR NEIGHBORHOOD PARKS.	63
SECTION 38-58. ASSESSING AND COLLECTING CASH-IN-LIEU OF LAND FEES AND PRO-RATA EQUIPMENT FEES.	64
SECTION 38-59. SPECIAL FUND ESTABLISHED; REFUNDS.	64
SECTION 38-60. REVIEW AND UPDATING PARKS & OPEN SPACE MASTER PLAN.	65
SECTION 38-61. PARK DISTRICT BOUNDARIES.	65
SECTION 38-62. APPEALS, WAIVERS, AND VARIANCES TO THIS ARTICLE'S REQUIREMENTS BY THE CITY COUNCIL.	65
SECTIONS 38-63 - 38-82. RESERVED.	66
ARTICLE III. IMPACT FEE REGULATIONS.	67
SECTION 38-103 – 38-361.	67
SECTION 38-362 – 38-398. RESERVED.	67
ARTICLE IV. DISASTER WARNING SIREN.	68
SECTIONS 38-399. PURPOSE.	68
SECTIONS 38-400. DEFINITIONS.	68
SECTIONS 38-401. APPLICABILITY.	68
SECTIONS 38-402. METHODOLOGY AND CALCULATION OF DISASTER WARNING SIRENS.	68
SECTIONS 38-403. GENERAL REQUIREMENTS.	69
SECTIONS 38-404. PENALTIES, SANCTIONS, AND DETERMINATIONS.	69
SECTIONS 38-405 – 38-429. RESERVED.	69
ARTICLE V. GRADING, EXCAVATION, EARTHWORK, AND EROSION CONTROL.	70
SECTIONS 38-430. PURPOSE.	70
SECTIONS 38-431. DEFINITIONS.	70
SECTIONS 38-432. APPLICABILITY.	70
SECTIONS 38-433. GRADING PERMIT REQUIRED FOR FILLING, GRADING, AND EXCAVATION WORK.	70
SECTIONS 38-434. RESPONSIBILITY OF A PROPERTY OWNER.	70
SECTIONS 38-435. REQUIREMENTS FOR FILLING, GRADING, AND EXCAVATION WORK.	70
SECTIONS 38-436. GRADING PERMITS AND CRITERIA.	70
SECTIONS 38-437. PERMIT FEE AND DEPOSIT.	72
SECTIONS 38-438. PROPERTY OWNER'S RESPONSIBILITY.	72
SECTIONS 38-439. EXEMPTIONS.	72



ARTICLE I. IN GENERAL

SECTION 38-1: AUTHORITY AND PURPOSE

This ordinance is adopted under the authority of the constitution and laws of the State of Texas, including particularly Chapter 212, Texas Local Government Code.

The regulation of the subdivision and development of land is a valid function of municipal government, and this function has a direct effect on the public interest and the community's quality of life. The regulations contained within this *Chapter* are intended to protect the interests of the public and confer certain rights and privileges for private land owners. In order to achieve the orderly, efficient and environmentally sound subdivision of land, the city must be provided with appropriate guidelines and development management mechanisms. The requirements of this *Chapter* are also intended to establish a fair and rational procedure for developing and subdividing land such that land will be developed in accordance with the existing physical, social, and economic conditions of the City of Rockwall. In addition, the purpose of this *Chapter* is intended to implement the following objectives:

- (1) Provide for the orderly, efficient and economical development of residential, commercial and industrial land uses, and community facilities, including transportation, water, sewerage, drainage, schools, parks, recreation and any other related element or service.
- (2) To promote the utilization and development of land in accordance with the City's Comprehensive Plan and Unified Development Code (UDC).
- (3) To provide a clear and coherent process to guide property owners through the proper procedures for the subdivision and/or development of land within the City of Rockwall.
- (4) To protect the public interest by providing requirements relating to the provision of public infrastructure (e.g. *streets, utilities, sidewalks, trails, alleyways, and other essential public services*).
- (5) To provide for public or private facilities that are available and will have sufficient capacity to serve proposed and future developments and citizens within the City of Rockwall and its Extraterritorial Jurisdiction (ETJ).
- (6) To assist in the orderly and efficient coordination of development within the City of Rockwall's Extraterritorial Jurisdiction (ETJ).
- (7) To integrate the development of various tracts of land into the City of Rockwall, and to coordinate the future development of adjoining tracts of land.
- (8) To establish adequate and accurate records of the subdivisions of land.
- (9) To provide for efficient traffic circulation throughout the City of Rockwall.
- (10) Promote the health, safety, morals and general welfare of the people, and the safe, orderly and healthful development of the community.

SECTION 38-2: DEFINITIONS

When the following words, terms, and phrases are used in this *Chapter* (i.e. *Chapter 38, Subdivisions, of the Municipal Code of Ordinances*) they shall have the meanings ascribed to them in this section (except where the context clearly indicates a different meaning):

- (1) 100-Year Floodplain. 100-Year Floodplain is property that has a one (1) percent chance of having a flood event in a given year, based on a fully developed watershed.
- (2) Abutting. Abutting is synonymous with the words adjacent, adjoining, or contiguous. It shall mean having a common lot line between lots with a right-of-way or easement, or a physical improvement (e.g. *a street, waterline, park, or creek*).
- (3) Access. Access is a means of approaching or entering a property, or the ability to cross a property (e.g. *a cross access easement or a pedestrian access easement*).
- (4) Alley. A minor right-of-way -- *typically dedicated to public use* -- not intended to provide the primary means of access to an abutting lot or tract, which is used primarily for vehicular access to the back or side of the property. Alleys may be used for utility service purposes.
- (5) Amending Plat. See [Section 38-7\(8\)](#).
- (6) Amenity. An Amenity is any aesthetic or physical improvement to a development that increases the development's quality, desirability, and/or marketability to the general public. Examples of Amenities include but are not limited to an amenity center, private recreational facility (e.g. *swimming pool, club house, tennis courts, etc.*), entry features, open space, ponds, water fountains, water features, and hike and bike trails.
- (7) Applicant. An Applicant is the person or entity responsible for the submission of a *Development Application*. The Applicant must be the actual owner of the property for which a *Development Application* has been submitted, or be the duly authorized representative of the property owner [also see *Developer*].



- (8) Block. A Block is a grouping of lots that are partially or fully surrounded by one (1) or more streets and/or alleyways. A Block can consist of one (1) or two (2) tiers of lots. Lots that are separated by an alleyway can be in the same Block, but lots that are separated by a street shall be in different blocks.
- (9) Builder. See Developer.
- (10) Building Setback Line. A Building Setback Line shall mean the line on a subdivision plat delineating the nearest point to which a building or buildings may be located to a street, alleyway, or property line.
- (11) Building. A Building is any structure for the support, shelter and enclosure of persons or movable property of any kind [also see Structure].
- (12) Building Code. The Building Code shall mean the current version of the International Building Code (IBC) adopted by the City of Rockwall.
- (13) Chapter. Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.
- (14) City. The City shall mean the City of Rockwall.
- (15) City Council. The City Council shall mean the governing body of the City of Rockwall.
- (16) City Engineer. The City Engineer is the individual, or his/her designee, with responsibility to review and approve construction plans for development projects. He/she is also responsible for overseeing the construction of the development to ensure that it meets the requirements of the City of Rockwall Construction Design Standards.
- (17) Civil Engineering Plans. Civil Engineering Plans are the drawings and technical specifications that conform to this *Chapter* and the Engineering Department's *Standards of Design and Construction Manual*.
- (18) Commission. The Commission shall mean the Planning and Zoning Commission of the City of Rockwall.
- (19) Comprehensive Plan. The Comprehensive Plan shall mean the City's current Comprehensive Plan, which includes the goals and policies with regards -- *but not limited* -- to land use, growth management, environment/ecology, parks, open space, trails, infrastructure (e.g. *thoroughfares, water, and wastewater*), and other facets of the City's physical form. The policies and goals contained within this document govern the future development of the City and consist of various components that regulate specific geographic areas, functions, and services of the City of Rockwall.
- (20) Construction Plans. See Civil Engineering Plans.
- (21) Conveyance Plat. See [Section 38-7\(5\)](#).
- (22) Cul-de-Sac. Cul-de-Sac shall mean a local street with only one primary outlet and having a terminal of sufficient width for the reversal of traffic movement.
- (23) Dead-End Street. A Dead-End Street shall mean a public or private street, other than a Cul-De-Sac, with only one (1) outlet.
- (24) Developer. A Developer is a person or entity -- *limited to the property owner or the property owner's duly authorized representative* -- who proposes the division or improvement of land and/or other activities covered by this *Chapter* so as to constitute a *Subdivision*, including the preparation of a subdivision plat showing the layout of the land and the public improvements involved with the development and/or subdivision of the property. The word Developer is intended to include the terms subdivider, property owner, and applicant.
- (25) Development. Development consists of any activities related to the platting or physical subdivision of land including the construction, reconstruction, conversion, or enlargement of buildings or structures; the construction of impervious surfaces (e.g. *parking lots*); the installation of utilities, roadways, drainage facilities or other infrastructure; or any disturbance of the surface or subsurface of the land in preparation for construction activities, including grading, drainage, storage, paving, clearing, filing, and/or removal of vegetation or soil, and any mining dredging, excavation or drilling operations.
- (26) Development Agreement. A Development Agreement is an agreement authorized in accordance with Section 212.172, *Development Agreement*, of the Texas Local Government Code between the City of Rockwall and a property owner within the corporate limits of the City of Rockwall or its Extraterritorial Jurisdiction (ETJ) [see *Facilities Agreement*].
- (27) Development Application. A Development Application is an application for any type of subdivision plat authorized or addressed by this *Chapter* or the Unified Development Code (UDC). A Development Application may also be referred to as a *Permit* within Chapter 245, *Issuance of Local Permits*, of the Texas Local Government Code.



- (28) Development Services Departments. The Development Services Departments refers to the Engineering, Planning and Zoning, and Building Inspections Departments of the City of Rockwall.
- (29) Director of Planning and Zoning. The Director of Planning and Zoning (also referred to as the Director of the Planning and Zoning Department) of the City of Rockwall or his/her designee.
- (30) Dwelling Unit. A Dwelling Unit is a single unit providing complete, independent living facilities for a family, and including a residential kitchen, bathroom, and provisions for living, sleeping and sanitation.
- (31) Double Frontage Lot. A Double Frontage Lot is a lot that has a frontage on two (2) non-intersecting streets, as distinguished from a corner lot.
- (32) Easement. An Easement is a grant of one or more of the property rights by the property owner to and/or for the use or benefit by the public, a corporation, or other person or entity. An Easement shall be identified on a subdivision plat, or by a separate instrument and filed for record with the Rockwall County Clerk.
- (33) Engineer. An Engineer shall mean an individual who has been duly licensed by and in good standing with the Texas Board of Professional Engineers, and has been entitled to engage in the practice of engineering by the State of Texas.
- (34) Facilities Agreement. A Facilities Agreement is an agreement between the City of Rockwall and a property owner and/or developer that is required whenever the construction of a public improvement is funded entirely or in part by a property owner and/or private developer. The agreement sets out the terms and conditions of the provision of the public improvement [see Development Agreement].
- (35) Final Plat. See [Section 38-7\(4\)](#).
- (36) Fire Code. The Fire Code shall mean the current version of the International Fire Code (IFC) adopted by the City of Rockwall.
- (37) Homeowner's Association (HOA). The term Homeowner's Association (HOA) shall mean an association that is organized within a development in which individual owners share a common interests and responsibilities for open space, drainage and detention facilities, landscaping, amenities or facilities, and which operates under recorded land agreements. A Homeowner's Association (HOA) shall include the term Property Owner's Association (POA), Neighborhood Organization, and or Property Management Corporation (PMC).
- (38) Inspector. An Inspector is a person that is duly authorized by the City Manager who may be employed by the City of Rockwall or as a consultant, and is designated to inspect any portion or all of the construction performed in a subdivision wither on a part-time or full-time basis. The duties of the Inspector shall consist of inspecting all work during construction and/or after completion to determine compliance with the Civil Engineering Plans, specifications, and subdivision regulations, with authority to stop work during construction for non-completion, if the work is defective or non-compliant.
- (39) Lot. A Lot is an undivided tract or parcel of land having frontage on a public or private street, which is -- or may be in the future -- offered for sale, conveyance, transfer, or improvement and is intended to be occupied by a structure or group of structures.
- (40) Lot of Record. A Lot of Record is a lot or parcel of land which is part of a subdivision, the map or plat of which has been recorded in the office of the County Clerk of Rockwall County; or a lot or parcel of land not a part of an urban or town lot subdivision, the deed of which has been recorded in the office of the County Clerk of Rockwall County prior to the adoption date of the Unified Development Code (UDC) (i.e. June 7, 2004; Ordinance No. 04-38).
- (41) Master Plat. See [Section 38-7\(2\)](#).
- (42) Minor Plat. See [Section 38-7\(6\)](#).
- (43) Official Filing Date. The Official Filing Date shall mean the date an application is deemed to be complete by the responsible City official in the manner prescribed by [Section 38-6\(2\)\(C\)](#).
- (44) Owner. The Owner is the fee simple owner(s) of property being platted or their representative(s) when authorized by a power of attorney, corporate resolution or another appropriate document.
- (45) Preliminary Plat. See [Section 38-7\(3\)](#).
- (46) Pro-Rata Agreement. A Pro-Rata Agreement is an agreement between a property owner and/or developer and the City of Rockwall whereby the property owner and/or developer constructs infrastructure in accordance with the City's Master Water Distribution Plan and/or Master Wastewater



Collection Plan, which are designed and constructed to service other developments, making the property owner and/or developer eligible for reimbursement of a percentage of the cost of such improvement [see *Development Agreement*].

- (47) Replat. See [Section 38-7\(7\)](#).
- (48) Right-of-Way. A Right-of-Way is a use of land dedicated by subdivision plat or by metes and bounds to and for the use of the general public, which is separate and distinct from the lots and parcels abutting it, and which is not included within the dimensions or areas of such lots or parcels. Right-of-Way generally describes an area used for the provision of streets and utilities. Unless otherwise specified, the term Right-of-Way shall refer to public right-of-way.
- (49) Street. A Street is an access way for vehicular traffic and other public uses, whether designated as a street, highway, thoroughfare, arterial, parkway, thoroughfare, road, avenue, boulevard, lane, place or otherwise designated; however, an alleyway shall not be considered a Street.
- (50) Sidewalk. A Sidewalk is a paved travel way intended for pedestrian use.
- (51) State Roadway. State Roadways shall include IH-30, SH-205, SH-276, SH-66, FM-549, FM-740, FM-552, FM-3097, FM1141, FM-3549, and FM-1139.
- (52) Structure. A Structure is anything constructed or erected, which requires location on the ground, or attached to something having a location on the ground; including, but not limited to, buildings, communications towers, signs and swimming pools, and excluding utility poles, parking lots, fences and retaining walls [also see *Building*].
- (53) Subdivider. See *Developer*.
- (54) Subdivision. A Subdivision is the division or assemblage of any tract or parcel of land situated within the corporate limits of the City of Rockwall - or within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall - into two (2) or more parts (*whether immediate or future*) for sale or development or for the purpose of establishing or laying out a subdivision and/or delineating a residential or non-residential lot, street, alleyway, or other public or private infrastructure or use. This term includes *Re-Subdivision*, but does not include the division of land for agricultural purposes on parcels or tracts of land five (5) acres or more that does not involve the creation/dedication of a new street, alleyway, or easement.
- (55) Subdivision Plat. A Subdivision Plat shall mean a plan which shows the exact layout and proposed construction of a proposed development into one (1) or more lots, blocks, streets, parks, school sites, easements, alleys, and/or any other elements as required by this *Chapter*, including any engineering or construction standards for related improvements, and which conform to all requirements of this *Chapter* and any other applicable City codes or ordinances, and which is subject to approval by the Planning and Zoning Commission and City Council, unless otherwise specified herein.
- (56) Surveyor. A Surveyor shall mean a licensed state land surveyor or a registered public surveyor as authorized by the State of Texas to practice the profession of surveying.
- (57) Thoroughfare. Thoroughfare is a general term for a Street, which has a more specific meaning when used in conjunction with a distinct classification (e.g. *Minor Collector, Collector, A4D, P6D, etc.*). Each class provides a certain degree of continuity, capacity, and accessibility to adjacent land uses.
- (58) Tract. A Tract is all contiguous property in common ownership.
- (59) Unified Development Code (UDC). The Unified Development Code (UDC) shall mean the zoning code for the City of Rockwall.
- (60) Variance. A Variance is a modification of the provisions of these regulations, as applied to a specific piece of property, as further set out in *Section 38-62* of this *Chapter*.

SECTION 38-3: AUTHORITY

The regulations contained within this *Chapter* are adopted under the authority of [Chapter 212, Municipal Regulation of Subdivisions and Property Development](#), and [Chapter 43, Municipal Annexation, of the Texas Local Government Code](#) and the City's Charter.

- STATE LAW REFERENCE: AUTHORITY TO ADOPT SUBDIVISION REGULATION IS GRANTED BY [V. T. C. A., LOCAL GOVERNMENT CODE § 212.002](#).



SECTION 38-4: JURISDICTION

The provisions of this *Chapter* are intended to provide regulations for the subdivision and development of land -- *where applicable* -- to all areas within the City's corporate boundaries and within the City's Extraterritorial Jurisdiction (ETJ), as exist at the time of the adoption of this *Chapter* and as may be adjusted in the future through the annexation or incorporation of land or through the City's *Interlocal Agreements* with Rockwall County in accordance with Chapter 242, *Authority of Municipality and County to Regulate Subdivisions in and Outside Municipality's Extraterritorial Jurisdiction*, of the Local Government Code.

- STATE LAW REFERENCE: JURISDICTION IS GRANTED BY [V. T. C. A., LOCAL GOVERNMENT CODE § 212.003](#).

SECTION 38-5: APPLICABILITY

The provisions of this *Chapter*, the technical standards contained in the Engineering Department's *Standards of Design and Construction Manual*, and the standards and requirements regulating the construction of facilities that are applicable to subdivision plats contained in other portions of the Municipal Code of Ordinances shall constitute the subdivision rules and regulations of the City of Rockwall and shall apply to any division, assemblage (*i.e. the combination of separate parcels of land*), and/or development of land within the City of Rockwall's corporate boundaries or its Extraterritorial Jurisdiction (ETJ). No building permits or other permits shall be issued for any building or structure on a property until a subdivision plat has been approved and recorded.

SECTION 38-6: APPLICATION PROCESSING PROCEDURES

(1) PRE-APPLICATION MEETING.

- (A) Purpose of the Pre-Application Meeting. Prior to the submittal of an application, applicants are encouraged to schedule a Pre-Application Meeting to meet with the City's Development Services Departments to discuss the development requirements, review procedures, and approval process. While strongly encouraged, a Pre-Application Meeting is optional and is not a prerequisite to submitting an application.
- (B) Pre-Application Meeting Request. A request for a Pre-Application Meeting shall be accompanied by information that clearly conveys the type of development being proposed and/or the type of development application that the applicant intends to submit.
- (C) Vested Rights. The Pre-Application Meeting is for informational purposes only and does not constitute a permit as defined by [Chapter 245, Issuance of Local Permits, of the Texas Local Government Code](#). In addition, the Pre-Application Meeting Request form is not considered to be an application and does not confer vested rights. No applications or other materials pertaining to development will be submitted or accepted for review or filing during the Pre-Application Meeting.

(2) DEVELOPMENT APPLICATION.

- (A) Development Application Content. All Development Applications for subdivision plats shall conform to the requirements stipulated by the Complete Development Packet -- *as currently exists or as may be amended in the future* --, which shall be established and maintained by the Director of the Planning and Zoning Department.
- (B) Development Application Fees. Every Development Application shall be accompanied by the prescribed fees set forth in the City of Rockwall's Unified Development Code (UDC), and approved by the City Council; however, these fees may be waived from time-to-time by the City Council of the City of Rockwall or the City Manager or his/her designee.
- (C) Complete Development Application. No Development Application shall be accepted by the City unless such request is accompanied by the documents and plans required by and prepared in accordance with the Complete Development Packet. Every Development Application shall be subject to a determination of completeness by the Director of the Planning and Zoning Department and City Engineer; however, a determination of completeness does not constitute a determination of compliance with the substantive requirements of this *Chapter*. The filing or processing of any application by City staff prior to the Application Deadline is deemed to be null and void, and -- *upon discovery of such a filing or processing* -- City staff shall return the application to the applicant in accordance with [Section 38-6\(2\)\(D\)\(3\)](#). In addition, the Director of the Planning and Zoning Department may -- *on a case-by-case basis* -- require additional documents or plans to be submitted with a Development Application that are not typically required by the Complete Development Packet, but are consistent with the application contents and standards contained within this *Chapter*. If a Development Application is determined to be complete, the application shall be processed as prescribed by this *Chapter*.
- (D) Relationship to Zoning. For land in the corporate limits of the City of Rockwall, no Development Application shall be determined to be complete or accepted where the intended land use or the intensity of a proposed land use is not authorized in the zoning district in which the property is located, unless the application is accompanied by a copy of the Unified Development Code (UDC) or other certification verifying that the proposed use for which the Development Application being submitted is authorized by the zoning district in which the property is



located. If a request to change the zoning for the land to be platted to allow the development proposed in the plat is pending, the zoning application shall be decided before a determination is made whether the subdivision plat is complete. If the zoning application is denied, the subdivision plat shall be deemed incomplete. For newly annexed land, no subdivision plat will be accepted for any use or intensity of use not authorized in the Agricultural (AG) District as stipulated by the Unified Development Code (UDC), until the property has been permanently classified on the zoning district map.

- (E) Development Applications for Subdivision Plats in the City of Rockwall's Extraterritorial Jurisdiction (ETJ). Where the land to be platted lies within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, no Development Application for a subdivision plat shall be accepted as complete for filing by the municipal authority unless such Development Application adheres to the Interlocal Cooperation Agreement entered with Rockwall County prepared in accordance with Chapter 242. Authority of Municipality and County to Regulate Subdivisions In and Outside Municipality's Extraterritorial Jurisdiction, of the Texas Local Government Code.
- (F) Grounds for the Denial or Non-Acceptance of a Development Application. The following shall be grounds for denial or non-acceptance of a Development Application:
 - (1) Incomplete Application. The processing of a Development Application by City staff prior to the time the application is determined to be complete shall not constitute acceptance of the Development Application. In addition, incomplete Development Applications shall not be accepted by the City of Rockwall.
 - (2) Delinquent City Taxes. A Development Application shall not be deemed accepted or complete, nor shall it be approved, if there are delinquent City taxes owed by the subject property.
 - (3) Denial or Non-Acceptance of a Development Application. City staff shall send written notice by mail or email to the applicant of a Development Application that is denied or deemed to be not accepted within ten (10) business days of the determination of completeness. The written notice does not need to identify all the reasons the application was denied or deemed to be not accepted; however, the notice should contain at least one or more reasons for the non-acceptance.
- (G) Vested Rights. For the purposes of determining Vested Rights -- pursuant to Section 38-10(4) -- no vested rights are accrued solely from the filing of a Development Application that has expired pursuant to the requirements of this Chapter, or from the filing of a complete Development Application that is subsequently denied.

(3) EXPIRATION FOR PROJECT APPROVED PRIOR TO THE ADOPTION OF THIS CHAPTER.

- (A) Two (2) Year Expiration Established. Notwithstanding any other provisions of this Chapter, any approved Development Application for which no expiration date was in effect on the effective date of this Chapter, an expiration date of two (2) years following the effective date of this Chapter shall apply, unless the applicant files a written petition before such date for a Vested Rights Determination pursuant to Section 38-10(4) alleging that progress has been made toward completion of the project for which the application subject to expiration was filed. If a Vested Rights Petition is timely filed and subsequently approved, the City Council shall determine the expiration date of the Development Application in deciding the petition.
- (B) Five (5) Year Expiration Established. Notwithstanding any other provision of this Chapter, once a Development Application has expired under Section 38-6(3)(A), all previously approved applications for the same land shall also expire not later than five (5) years following the date of filing of the first Development Application for the project for which the expired application was filed, unless the applicant files a written petition before such date for a Vested Rights Determination pursuant to Section 38-10(4). If a Vested Rights Petition is timely filed and subsequently approved, the City Council shall determine the expiration date of the previously approved applications in deciding the petition.

SECTION 38-7: SUBDIVISION AND PLATTING PROCEDURES

(1) GENERAL PLATTING REQUIREMENTS, PROCEDURES, AND PROCESS.

(A) GENERAL PLATTING REQUIREMENTS.

- (1) Required Information for all Subdivision Plats. Unless provided for below or required in the Development Application, all subdivision plats shall conform to -- or be accompanied by -- the following information:
 - (a) General Subdivision Plat Information. All subdivision plats shall show the following information:
 - (1) Case Number. The Case Number will be provided by the City, and shall be placed in the lower right-hand corner of all subdivision plats.



- (2) Ownership Information. The Ownership Information of the area being platted shall be provided and shall include the name, address, and phone number of all property owners.
- (3) Developer Information. If applicable, the information of the Developer for the proposed subdivision plat shall be provided and shall include the name, company, address, and phone number of the Developer.
- (4) Survey/Engineer Information. The information of the Surveyor/Engineer who prepared the subdivision plat shall be provided and shall include the name, company, address, and phone number of the Surveyor/Engineer.
- (5) Date of Subdivision Plat Preparation. The date the subdivision plat was prepared shall be indicated on the subdivision plat.
- (6) Survey Monuments/State Plane Coordinates. The location of the development is required to be tied to a Rockwall Survey Monument, or two (2) corners of the development should be tied to the State Plan Coordinates (i.e. NAD 83 State Plane Texas, North Central [7202], US Survey Feet).
- (7) Vicinity Map. A Vicinity Map should show the boundaries of the proposed subdivision relative to the rest of the City at an appropriate scale to determine the general location of the area being platted.
- (8) North Point or North Arrow. The North Point or North Arrow must be facing true north on all subdivision plats, unless the scale of the drawings or scope of the project requires a different position.
- (9) Numeric and Graphic Scale. Subdivision plats should be drawn to an appropriate engineering scale (i.e. 1" = 50', 1" = 100', and etcetera.).
- (10) Subdivision Boundary, Acreage, and Square Footage. Indicate the Subdivision Boundary Lines, Acreage, and Square Footage.
- (11) Lot and Block. Each Lot and Block should be clearly indicated by number or letter. For each lot, an indication of the square footage and acreage should be provided. As an alternative a calculation sheet can be provided. A total lot count shall also be provided.
- (12) Building Setbacks. For all residential plats, the building setback lines shall be indicated for all property lines that are adjacent to a street.
- (13) Easements. Label all existing and proposed easements relative to the site and include the type, width, and purpose of the easement. All off-site easements shall be labeled with the filing information.
- (14) City Limits/Limits of the Extraterritorial Jurisdiction (ETJ). If contiguous with the area being platted or if visible on the vicinity map, the corporate limits of the City of Rockwall and its Extraterritorial Jurisdiction (ETJ) should be clearly labeled.
- (15) Property Lines. The Property Lines for all lots proposed or existing shall be indicated on all subdivision plats.
- (16) Streets. Label all the proposed and existing Streets with the proposed and approved street names.
- (17) Right-of-Way and Centerlines. Label the Right-of-Way widths and street Centerlines for each street within and adjacent to the proposed area depicted on the subdivision plat. Also, indicate the location and dimensions of any proposed right-of-way dedication.
- (18) Corner Clips. Indicate all existing and proposed Corner Clips and any subsequent dedication.
- (19) Adjacent Properties. Indicate all ownership information of the parcels adjacent to and contiguous with the area for the proposed subdivision plat. In addition, indicate the lot patterns and name of all contiguous subdivisions, and the recorded instrument numbers, record name, and/or deed record by volume and page.
- (20) Dedication of Public Land Uses. If applicable, indicate the boundary lines, dimensions, and descriptions of spaces to be dedicated for Public Land Uses.
- (21) Floodplain. If applicable, show the boundaries of the 100-Year Floodplain and floodway including cross sections with the 100-year surface elevation being labeled at each cross section.



- (22) Wetlands and Waters of the United States (WOTUS). If applicable, indicate the boundary lines of delineated Wetlands and Water of the United States (WOTUS).
- (23) Legal Description. Place the Legal Description -- metes and bounds description and field notes -- on the proposed subdivision plat.
- (b) General Notes. The following General Notes shall be provided on all subdivision plats:
- (1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
 - (2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
 - (3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
 - (4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
 - (5) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).
- (c) Owner's Certificate of Dedication. An Owner's Certificate of Dedication for all public rights-of-way, easements, parks and open space, and other public uses shall be signed by the property owner and all other parties who have a mortgage or lien interest on the property being platted. These signatures require the acknowledgement of a notary public. All deed restrictions or Covenants, Conditions, and Restrictions (CC&Rs) that are to be filed in conjunction with the subdivision plat shall be shown or filed separately. The Owner's Certificate of Dedication shall be as follows:

**STATE OF TEXAS
COUNTY OF ROCKWALL**

WHEREAS **[OWNER'S NAME]**, BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows: **[LEGAL DESCRIPTION]**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

**STATE OF TEXAS
COUNTY OF ROCKWALL**

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the **[SUBDIVISION NAME]** subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the **[SUBDIVISION NAME]** subdivision have been notified and signed this plat. I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following;

- (1) No buildings shall be constructed or placed upon, over, or across the off-site and on-site utility easements as described herein.
- (2) Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and



either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

- (3) The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- (4) The developer/property owner and subdivision engineer shall bear total responsibility for storm drain improvements.
- (5) The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- (6) No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

PROPERTY OWNER SIGNATURE

SIGNATURE OF PARTY WITH MORTGAGE OR LIEN INTEREST **[IF APPLICABLE]**

- (d) Notary Public Signature Block. All signatures on the Owner's Certificate of Dedication shall be required to be acknowledged by a notary public. The Notary Public Signature Block shall be provided as follows:

**STATE OF TEXAS
COUNTY OF ROCKWALL**

Before me, the undersigned authority, on this day personally appeared **[PROPERTY OWNER]**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this **[DAY]** day of **[MONTH]**, **[YEAR]**.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

- (e) Surveyor's/Registered Engineer Certificate. A registered engineer or state licensed surveyor shall be required to sign the subdivision plat certifying that the subdivision plat has been prepared by them, in accordance with the City of Rockwall's Subdivision Ordinance, and that all the necessary survey monuments are shown correctly on the subdivision plat. The Surveyor's/Registered Engineer Certificate shall be provided as follows:



NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, **[SURVEYOR'S NAME]**, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

SURVEYOR **[OR]** REGISTERED ENGINEER

REGISTERED PUBLIC SURVEYOR NO. **[OR]**
PROFESSIONAL ENGINEER NO.

- (f) *Profiles and Cross Sections for Floodplains.* Profiles and cross sections of all floodplains shall be shown on the subdivision plat at a minimum distance of 300-feet in order to determine that the subdivision plat will function in accordance with the City's *Standards of Design and Construction*. These profiles and cross sections shall contain the elevations and source of data for the information provided.

(B) GENERAL PLATTING PROCEDURES.

- (1) *Action on a Subdivision Plat Application.* All *Development Applications* for the subdivision plats identified in this *Chapter* shall be subject to the following:
- (a) *Official Filing Date.* The time period established by [Section 212.009, Approval Procedure: Initial Approval, of the Texas Local Government Code](#) for acting upon an application for a subdivision plat shall commence on the official filing date for the complete application pursuant to the requirements of this *Chapter*. The official filing date shall be defined as the date the application is deemed to be complete by the Director of the Planning and Zoning Department and City Engineer in accordance with the manner prescribed in [Section 38-6\(2\)\(C\)](#). The Planning & Zoning Commission shall act on the plat within 30-days after official filing date. The subdivision plat shall be considered approved if it is not disapproved by the Planning & Zoning Commission within such 30-day period. Once the Planning & Zoning Commission considers such subdivision plat, the City Council shall act on the plat within 30-days after Planning & Zoning Commission consideration. The subdivision plat shall be considered approved if it is not disapproved by the City Council within such thirty (30) day period.
- (b) *Extension Request.* An applicant may submit a written request to extend the time period established by [Section 212.009, Approval Procedure: Initial Approval, of the Texas Local Government Code](#) for a one (1) time extension not to exceed a period of 30-days (i.e. the *Extension Request*). An *Extension Request* must be received by the City of Rockwall two (2) business days prior to the Planning and Zoning Commission action date. Failure to submit an *Extension Request* by this date shall not be considered properly submitted, and action shall be taken on the subdivision plat application at the regularly scheduled meeting. Acceptance of an *Extension Request* shall not be deemed in anyway a waiver of any of the requirements contained within this *Chapter*.
- *STATE LAW REFERENCE:* AUTHORITY TO ADOPT SUBDIVISION REGULATION IS GRANTED BY [V. T. C. A., LOCAL GOVERNMENT CODE § 212.009](#).

(C) GENERAL PLATTING PROCESS.

- (1) *General Stages of Subdivision Plat Approval and Development Process Inside the Corporate Limits of the City of Rockwall.* Unless otherwise stated in this *Chapter* for a specific type of subdivision plat, the following is the general stages of subdivision plat approval and development process in the City of Rockwall are as follows:
- (a) The general stages of subdivision platting approval and the development process for *Commercial* property in the City of Rockwall is as follows:
- (1) *Zoning.* See [Section 02, Zoning, of Article 11, Development Applications and Review Procedures, of the Unified Development Code](#).
 - (2) *Preliminary Plat.* See [Section 38-7\(3\)](#).
 - (3) *Site Plan.* See [Section 03, Site Plans, of Article 11, Development Applications and Review Procedures, of the Unified Development Code](#).
 - (4) *Civil Engineering Plans.* See [Section 38-8\(2\)](#).
 - (5) *Final Plat.* See [Section 38-7\(4\)](#).
- (b) The general stages of subdivision platting approval and the development process for a *Residential Subdivision* in the City of Rockwall is as follows:



- (1) Zoning. See [Section 02, Zoning, of Article 11, Development Applications and Review Procedures, of the Unified Development Code](#).
- (2) Master Plat. See [Section 38-7\(2\)](#).
- (3) Preliminary Plat. See [Section 38-7\(3\)](#).
- (4) Civil Engineering Plans. See [Section 38-8](#).
- (5) Site Plan. See [Section 03, Site Plans, of Article 11, Development Applications and Review Procedures, of the Unified Development Code](#).
- (6) Final Plat. See [Section 38-7\(4\)](#).

(2) MASTER PLATS.

- (A) Purpose. The purpose of a Master Plat is to delineate the timing and sequence of each phase of a subdivision or residential development that is proposed to consist of multiple phases within a larger parcel or tract of land, and to ensure the availability and capacity of the public improvements necessary to serve the proposed development.
- (B) Applicability. A Master Plat shall be required for any division of land within the corporate boundaries of the City of Rockwall where a proposed residential development is to occur in multiple phases. A Master Plat is neither required nor permitted within the City's Extraterritorial Jurisdiction (ETJ), unless required through a Development Agreement pursuant to [Section 212.172 of the Texas Local Government Code](#).
- (C) Exceptions. A Master Plat shall not be required when a proposed subdivision or residential development consists of only one (1) phase.
- (D) Required Information. A Master Plat shall conform to -- or be accompanied by -- the following information:

- (1) General Master Plat Information. In addition to the General Subdivision Plat Information contained in [Section 38-7\(1\)\(A\)\(1\)\(a\)](#), all Master Plats shall show the following information:

- (a) Subdivision. A Master Plat shall provide a schematic layout of the entire tract to be subdivided, any remainder tracts and its relationship to adjacent property and existing developments.
- (b) Title Block. Provide the following Title Block in the lower right-hand corner of the subdivision plat:

MASTER PLAT

[SUBDIVISION NAME]

BEING

[TOTAL RESIDENTIAL LOTS] Residential Lots and **[TOTAL OPEN SPACE LOTS]** Open Space Lots

[TOTAL ACREAGE]-Acres or **[TOTAL SQUARE FEET]** SF

SITUATED IN THE

[SURVEY], [ABSTRACT NO.]

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

- (c) Dwelling Units/Population Density. Indicate the proposed number of Dwelling Units and the proposed Population Density (i.e. the total number of Dwelling Units/Total Acreage = Population Density).
 - (d) Zoning and Land Use Information. Indicate the Zoning classifications, and the existing and proposed Land Uses.
 - (e) Parks and Open Space. Identify the dimensions, names, and description of all existing and proposed public and private parks and open spaces. Also, indicate the dimensions, names, and descriptions of all schools and other public use and indicate the phase of completion.
- (2) Parks and Open Space Plan. A Master Plat shall be accompanied by a Parks and Open Space Plan that shows all proposed trails, parks and open space and any proposed amenities for these private and public uses of land and indicate the phase of completion.
 - (3) Phasing Plan. A Master Plat shall delineate the boundary of each phase for a proposed subdivision, the order of the development of each phase, and a schedule for the development of each phase.
 - (4) Signature Block. The following signature block shall be placed on all Master Plat:

APPROVED: I hereby certify that the above and forgoing Master Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas on the **[DAY]** day of **[MONTH]**, **[YEAR]**.



MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CHAIRMAN

(E) Approval Process. Master Plats shall be accepted and processed in accordance with the procedures outline in [Section 38-6\(2\)](#) & [Section 38-7\(1\)](#) above, and be subject to the following approval process:

- (1) Planning and Zoning Commission. The Planning and Zoning Commission shall review the Master Plat, the findings and recommendations from all Development Services Departments, and any other applicable information required to be reviewed prior to acting on the proposed plat. From this information, the Planning and Zoning Commission shall determine if the Master Plat conforms to the criteria for approval outlined in [Section 38-7\(2\)\(F\)](#), and provide a recommendation to the City Council to either approve the plat as submitted, approve the plat with conditions (*i.e. the Master Plat shall be considered to be approved once such conditions are satisfied -- these conditions may include, but are not limited to, matters involving the City's zoning regulations, the availability and capacity of existing and proposed infrastructure, and/or the timing and phasing of the development*), or deny the plat as submitted. If the Planning and Zoning Commission chooses to make a recommendation to deny a Master Plat, the Planning and Zoning Commissioner making the motion for denial shall summarize the findings supporting the motion to deny.
- (2) City Council. Upon receiving a recommendation from the Planning and Zoning Commission, the City Council shall review the Master Plat, the findings and recommendations from all Development Services Departments, the recommendations of the Planning and Zoning Commission, and any other applicable information required to be reviewed prior to acting on the proposed plat. From this information, the City Council shall determine if the Master Plat conforms to the criteria for approval outlined in [Section 38-7\(2\)\(F\)](#), and either approve the plat as submitted, approve the plat with conditions (*i.e. the Master Plat shall be considered to be approved once such conditions are satisfied -- these conditions may include, but are not limited to, matters involving the City's zoning regulations, the availability and capacity of existing and proposed infrastructure, and/or the timing and phasing of the development*), or deny the subdivision plat as submitted. If the City Council chooses to deny a Master Plat, the City Council member making the motion for denial shall summarize the findings supporting the motion to deny.

NOTE: Conditions of approval for a Master Plat should be deemed conditions necessary to assure the compliance with the criteria for approval outlined in [Section 38-7\(2\)\(F\)](#). In addition, a Master Plat may be approved with conditions excluding certain land area should it be deemed necessary to conform with the criteria for approval outlined in [Section 38-7\(2\)\(F\)](#).

(F) Criteria for Approval. In reviewing a Master Plat, the following criteria shall be used by the Planning and Zoning Commission and City Council to determine if the Master Plat should be approved, approved with conditions (*i.e. the Master Plat shall be considered to be approved once such conditions are satisfied*), or denied:

- (1) Phasing Plan. If the location, size, and sequencing of the proposed phases as depicted on the Master Plat assures orderly and efficient land development.
- (2) Development Schedule. If the proposed development schedule (*i.e. the sequence and timing of the proposed subdivision or residential development*) for the Master Plat is feasible, and ensures that the proposed development will progress to completion within the time limits proposed.
- (3) Planned Development District Ordinance. If applicable, the conformance of the Master Plat to the Planned Development District ordinance.
- (4) Subdivision Requirements. If the Master Plat is in conformance with all applicable requirements of this Chapter.
- (5) Unified Development Code (UDC). If the Master Plat is in conformance with all applicable requirements of the Unified Development Code (UDC).
- (6) Standards of Design and Construction. If the Master Plat is in conformance with all of the requirements of the Engineering Department's Standards of Design and Construction Manual as stipulated by [Section 38-8](#).
- (7) Comprehensive Plan. If the Master Plat is in conformance with the Master Trail Plan, Master Thoroughfare Plan, Master Water Plan, Master Wastewater Plan, and the goals and policies contained within the City's Comprehensive Plan.
- (8) Adequate Public Utilities. If all phases depicted on the Master Plat will be adequately served by public utilities, facilities, and services (*i.e. water facilities, wastewater facilities, roadway and pedestrian facilities, drainage facilities and park facilities*) at the time of Final Plat in accordance with [Section 38-9\(1\)\(C\)](#).



- (9) Developer's Agreement. If the Master Plat is in conformance with any existing Developer's Agreement affecting the area depicted in the subdivision plat or if the applicant or property owner is proposing a Developer's Agreement pursuant to [Section 212.172, Development Agreement, of the Texas Local Government Code](#).
- (G) Recordation. Upon receiving approval of a Master Plat from the City Council, the applicant or property owner shall submit the required number of signed and executed copies of the subdivision plat (*on the media specified by the Director of Planning and Zoning*) and any other required information necessary to file the Master Plat with the City of Rockwall. After receiving the Master Plat and all necessary information, the Planning and Zoning Department shall procure all the required City of Rockwall signatures, and retain a copy of the Master Plat in the City's official records. After this expiration, the applicant or property owner shall be required to submit a new Master Plat, which will be subject to all zoning and subdivision standards in place at the time of the new application.
- (H) Effect of Approval. The approval of a Master Plat shall:
- (1) Establish the sequence and timing of each phase of a subdivision or proposed residential development.
 - (2) Authorize the applicant to submit a Preliminary Plat (unless the Director of Planning and Zoning allows the Master Plat and Preliminary Plat to be submitted concurrently).
- (I) Expiration. Approval of a Master Plat from the City Council shall establish the development schedule (*i.e. the sequence and timing of the proposed subdivision or residential development*). A Preliminary Plat shall be submitted by the applicant in accordance with the development schedule for each phase as depicted on the Master Plat. Failure to submit a Preliminary Plat in accordance with the development schedule shall result in the expiration of the Master Plat for that phase and all subsequent phases of the subdivision. Expiration of the Preliminary Plat in accordance with [Section 38-7\(3\)\(I\)](#) for any phase depicted on the Master Plat shall result in the expiration of the Master Plat for all phases which a Preliminary Plat has not been approved.
- (J) Extension Procedures. The expiration date for any phase depicted on a Master Plat may be extended by the Director of Planning and Zoning for a period not to exceed one (1) year, provided that a request for the extension is made in writing by the applicant at least 30-days prior to the date the Master Plat lapses. Any subsequent requests for extension shall require the approval of the Planning and Zoning Commission pending a recommendation from the Director of Planning and Zoning, and should not exceed a period of two (2) years. Requests for a subsequent extension shall be submitted in writing to the Director of Planning and Zoning at least 30-days prior to the date the Master Plat lapses. The Planning and Zoning Commission should consider: [1] the reason for the requested extension, [2] the ability of the applicant to comply with the conditions approved with the original Master Plat approval, [3] whether the extension is likely to result in the timely completion of the project, and [4] the extent to which newly adopted regulations should be applied to the original Master Plat approval. The Planning and Zoning Commission may adopt conditions of approval for an extension request when it is determined the conditions are needed to assure that the land will be developed in a timely manner and will serve the public interest.

(3) PRELIMINARY PLATS.

- (A) Purpose. The purpose of a Preliminary Plat is to ensure that the general layout and design of a subdivision of land and/or the development of land is consistent with the requirements of this Chapter, the Engineering Department's *Standards of Design and Construction Manual*, the Comprehensive Plan, the Unified Development Code (UDC), and any other applicable requirements to allow the plat to be recorded.
- (B) Applicability. A Preliminary Plat shall be required for all subdivisions or development of land within the corporate boundaries of the City of Rockwall. A Preliminary Plat shall also be required for all subdivisions or developments of land within the City's Extraterritorial Jurisdiction (ETJ).
- (C) Exceptions. A Preliminary Plat shall not be required when a Minor Plat is able to be submitted [see [Section 38-7\(6\)](#)]. The Director of the Planning and Zoning Department may unilaterally waive the requirement for a Preliminary Plat where it is deemed that a Final Plat will meet the intent of this Chapter.
- (D) Required Information. In addition to the applicable requirements outlined in [Section 38-7\(1\)\(A\)](#) above, a Preliminary Plat shall conform to -- or be accompanied by -- the following information:
- (1) Additional Plans. A Preliminary Plat shall be accompanied by a Preliminary Drainage Plan, Preliminary Utility Plan, and any other plans deemed necessary for review by the Director of the Planning and Zoning Department and City Engineer. These additional plans shall be considered to be documents necessary to review the Preliminary Plat and shall not be acted upon or considered filed as part of the Preliminary Plat. A final Drainage Plan and Utility Plan -- and any other plans necessary for the proposed development -- shall be submitted for approval with the Civil Engineering Plans. Failure to submit these plans with the Preliminary Plat, shall be grounds for the denial or non-acceptance of a development application in accordance with the requirements of [Section 38-6\(2\)\(D\)](#).



(2) General Preliminary Plat Information. All Preliminary Plats shall show the following information:

(a) Title Block. Provide the appropriate Title Block in the lower right-hand corner of the subdivision plat.

(1) Residential Preliminary Plats. The Title Block for Residential Preliminary Plats shall be as follows:

PRELIMINARY PLAT

[LOT/BLOCK DESIGNATION IF APPLICABLE]

[SUBDIVISION NAME]

BEING

[TOTAL RESIDENTIAL LOTS] Residential Lots and **[TOTAL OPEN SPACE LOTS]** Open Space Lots

[TOTAL ACREAGE]-Acres or **[TOTAL SQUARE FEET]** SF

SITUATED IN THE

[SURVEY], [ABSTRACT NO.]

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

(2) Non-Residential Preliminary Plats. The Title Block for Non-Residential Preliminary Plats shall be as follows:

PRELIMINARY PLAT

[LOT/BLOCK DESIGNATION IF APPLICABLE]

[SUBDIVISION NAME]

BEING

[TOTAL LOTS] Lots

[TOTAL ACREAGE]-Acres or **[TOTAL SQUARE FEET]** SF

SITUATED IN THE

[SURVEY], [ABSTRACT NO.]

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

(b) Dwelling Units/Population Density. Indicate the proposed number of Dwelling Units and the proposed Population Density (i.e. the total number of Dwelling Units/Total Acreage = Population Density).

(c) Zoning and Land Use Information. Indicate the Zoning classifications, and the existing and proposed Land Uses.

(d) Parks and Open Space. Identify the dimensions, names, and description of all existing and proposed public and private Parks and Open Spaces. Also, indicate the dimensions, names, and descriptions of all schools and other public uses.

(e) Utilities. Indicate the locations of all existing and proposed Utilities. Include the size and type of each utility.

(f) Median Openings. Locate and identify existing and/or proposed Median Openings and left and/or right turn channelization.

(g) Topographical Contours. Indicate Topographical information and physical features to include Contours at two (2) foot intervals.

(h) Wooded Areas. Indicate the boundaries of all Wooded Areas or dense tree clusters.

(i) Existing Man-Made Features. Indicate all significant Existing Man-Made Features such as railroads, roads, buildings, utilities or other physical structures as shown on the USGS topographic maps, utility company records and City records when such features affect the plans.

(j) Proposed Improvements. Indicate how the Proposed Improvements would relate to those in the surrounding area.

(k) Water Sources. Indicate Water Sources inside the City Limits or in the Extraterritorial Jurisdiction (ETJ).

(l) Sewage Disposal. Indicate Sewage Disposal method inside the City Limits or in the Extraterritorial Jurisdiction (ETJ).

(3) Signature Block. The following signature block shall be placed on all Preliminary Plats:

APPROVED: I hereby certify that the above and forgoing Preliminary Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the **[DAY]** day of **[MONTH], [YEAR]**.



- (E) Approval Process. Preliminary Plats shall be accepted and processed in accordance with the procedures outline in [Section 38-6\(2\)](#) & [Section 38-7\(1\)](#) above, and be subject to the following approval process:
- (1) Planning and Zoning Commission. The Planning and Zoning Commission shall review the Preliminary Plat, the findings and recommendations from all *Development Services Departments*, the recommendations from the Parks and Recreation Board (if applicable), and any other applicable information required to be reviewed prior to acting on the proposed plat. From this information, the Planning and Zoning Commission shall determine if the Preliminary Plat conforms to the regulations and requirements outlined in this Chapter and provide a recommendation to the City Council to either approve the plat as submitted, approve the plat with conditions (i.e. the Preliminary Plat shall be considered to be approved once such conditions are satisfied -- these conditions may include, but are not limited to, matters involving the City's zoning regulations, the availability and capacity of existing and proposed infrastructure, and if applicable the phasing of the development), or deny the subdivision plat as submitted. If the Planning and Zoning Commission chooses to make a recommendation to deny a Preliminary Plat, the Planning and Zoning Commissioner making the motion for denial shall summarize the findings supporting the motion to deny.
 - (2) Parks and Recreation Board. If required, the Parks and Recreation Board shall review the Preliminary Plat, the findings and recommendations from the *Development Services Departments*, and any other applicable information required to be reviewed prior to making recommendations concerning the proposed plat. From this information, the Parks and Recreation Board shall provide a recommendation to the City Council and Planning and Zoning Commission regarding park improvements and/or park fees associated with the Preliminary Plat.
 - (3) City Council. Upon receiving a recommendation from the Planning and Zoning Commission, the City Council shall review the Preliminary Plat, the findings and recommendations from all *Development Services Departments*, the recommendations of the Planning and Zoning Commission and Parks and Recreation Board (if applicable), and any other applicable information required to be reviewed prior to acting on the proposed plat. From this information, the City Council shall determine if the Preliminary Plat conforms to the regulations and requirements outlined in this Chapter and either approve the plat as submitted, approve the plat with conditions (i.e. the Preliminary Plat shall be considered to be approved once such conditions are satisfied -- these conditions may include, but are not limited to, matters involving the City's zoning regulations, the availability and capacity of existing and proposed infrastructure, and if applicable the phasing of the development), or deny the subdivision plat as submitted. If the City Council chooses to deny a Preliminary Plat, the City Council member making the motion for denial shall summarize the findings supporting the motion to deny.
- (F) Criteria for Approval. In reviewing a Preliminary Plat, the following criteria shall be used by the Planning and Zoning Commission and City Council to determine if the Preliminary Plat should be approved, approved with conditions (i.e. the Preliminary Plat shall be considered to be approved once such conditions are satisfied), or denied:
- (1) Master Plat. If a Master Plat was approved prior to the Preliminary Plat, the Preliminary Plat shall conform to the approved Master Plat, the established development schedule (i.e. the sequence and timing of the proposed subdivision or residential development), and all conditions of approval imposed at the time of approval of the Master Plat.
 - (2) Planned Development District Ordinance. If applicable, the conformance of the Preliminary Plat to the Planned Development District ordinance.
 - (3) Subdivision Requirements. If the Preliminary Plat is in conformance with all applicable requirements of this Chapter.
 - (4) Unified Development Code. If the Preliminary Plat is in conformance with all applicable requirements of the Unified Development Code (UDC).
 - (5) Standards of Design and Construction. If the Preliminary Plat is in conformance with all of the requirements of the *Standards of Design and Construction Manual* as stipulated by [Section 38-8](#).
 - (6) Comprehensive Plan. If the Preliminary Plat is in conformance with the Master Trail Plan, Master Thoroughfare Plan, Master Water Plan, Master Wastewater Plan, and the goals and policies contained within the City's Comprehensive Plan.
 - (7) Adequate Public Utilities. If all phases depicted on the Preliminary Plat will be adequately served by public utilities, facilities, and services (i.e. water facilities, wastewater facilities, roadway and pedestrian facilities, drainage facilities and park facilities) at the time of Preliminary Plat in accordance with [Section 38-9\(C\)](#).



- (8) Developer's Agreement. If the Preliminary Plat is in conformance with any existing Developer's Agreement affecting the area depicted in the subdivision plat or if the applicant or property owner is proposing a Developer's Agreement pursuant to [Section 212.172, Development Agreement, of the Texas Local Government Code](#).
- (9) Interlocal Agreements. If the Preliminary Plat is situated within the City's Extraterritorial Jurisdiction (ETJ), the Preliminary Plat shall conform to the requirements and subdivision regulations required by the Interlocal Cooperation Agreement for Subdivision Regulations agreed upon by the City and County under [Chapter 242, Authority of Municipality and County to Regulate Subdivisions In and Outside Municipality's Extraterritorial Jurisdiction, of the Texas Local Government Code](#).
- (G) Recordation. Upon receiving approval of a Preliminary Plat from the City Council, the applicant or property owner shall submit the required number of signed and executed copies of the subdivision plat (*on the media specified by the Director of Planning and Zoning*) and any other required information necessary to file the Preliminary Plat with the City of Rockwall. After receiving the Preliminary Plat and all necessary information, the Planning and Zoning Department shall procure all the required City of Rockwall signatures, and retain a copy of the Preliminary Plat in the City's official records.
- (H) Effect of Approval. The approval of a Preliminary Plat shall:
- (1) Authorize the applicant to submit Civil Engineering Plans in accordance with [Section 38-8](#) (unless previously permitted to submit for civil engineering plans by the City Engineer) and/or a Final Plat in accordance with [Section 38-7\(4\)](#) if Civil Engineering Plans are not required.
 - (2) Approval of a Preliminary Plat is valid until a final plat is approved by the City Council or until a new Preliminary Plat is filed, whichever is earlier.
- NOTE:* The approval of a Preliminary Plat shall only be deemed as general approval of the layout of a subdivision or development, and does not constitute approval or acceptance of Civil Engineering Plans or a Final Plat.
- (I) Expiration. Upon receiving approval of a Preliminary Plat from the City Council, a Preliminary Plat shall expire if:
- (1) Recordation Time Period. The applicant or property owner fails to submit the information required for recordation as outlined in [Section 38-7\(3\)\(G\)](#) within 180-days from the date of approval. If the applicant or property owner fails to provide the required information within the recordation time period, the approval of the Preliminary Plat -- and any previously approved Master Plat -- shall lapse. After this expiration, the applicant or property owner shall be required to submit a new Master Plat and/or Preliminary Plat, which will be subject to all zoning and subdivision standards in place at the time of the new application.
 - (2) Civil Engineering Plans and Final Plat. The applicant or property owner fails to submit and an application for Civil Engineering Plans and/or Final Plat within one (1) year of the approval date of the Preliminary Plat. After this expiration, the applicant or property owner shall be required to submit a new Master Plat and/or Preliminary Plat, which will be subject to all zoning and subdivision standards in place at the time of the new application.
 - (3) Relationship to Civil Engineering Plans. The applicant or property owner allows the Civil Engineering Plans to lapse or expire more than one (1) year of the approval date of the Preliminary Plat. After this expiration, the applicant or property owner shall be required to submit a new Master Plat and/or Preliminary Plat, which will be subject to all zoning and subdivision standards in place at the time of the new application.
 - (4) Relationship to Final Plat. The applicant or property owner submits an application for Final Plat within the one (1) year time period, but the application is not acted upon by the City Council within the one (1) year time period or filed with Rockwall County in said time period. After this expiration, the applicant or property owner shall be required to submit a new Master Plat and/or Preliminary Plat, which will be subject to all zoning and subdivision standards in place at the time of the new application.
- (J) Extension Procedures. A Preliminary Plat may be extended under the following circumstances:
- (1) Extension to the Recordation Time Period. An applicant or property owner that has a Preliminary Plat in need of an extension to the 180-day timeline outlined in [Section 38-7\(3\)\(I\)\(1\)](#), may petition the Planning and Zoning Commission for an extension of the recordation time period for the Preliminary Plat. All request to extend the recordation time period for a Preliminary Plat shall be submitted in writing to the Director of Planning and Zoning 30-days prior to the expiration date. In determining to approve or deny a request for an extension of a recordation time period for the Preliminary Plat, the Planning and Zoning Commission shall consider: [1] the reason or reasons the applicant or property owner was unable to adhere to the 180-day expiration timeline, [2] the ability of the property owner to comply with any conditions attached to the original approval, [3] the extent to which the applicant or property owner agrees to abide by the adopted subdivision regulations, and [4] any changed conditions in the surrounding area which would make an extension undesirable. In



approving a request for an extension of the recordation time period for a *Preliminary Plat*, the Planning and Zoning Commission shall not extend the recordation time period to more than one (1) year from the date the *Preliminary Plat* was originally approved by the City Council. In granting an extension, the Planning and Zoning Commission may impose conditions necessary to ensure that the *Preliminary Plat* conforms to the City's current subdivision standards.

- (2) *Extension Due to Expiration Time Period.* An applicant or property owner that has a *Preliminary Plat* in need of an extension to the timelines outlined in [Section 38-7\(3\)\(I\)\(2\)](#) - [Section 38-7\(3\)\(I\)\(4\)](#), may petition the Planning and Zoning Commission for an extension of the approval of the *Preliminary Plat*. All request to extend a *Preliminary Plat* shall be submitted in writing to the Director of Planning and Zoning 30-days prior to the expiration date. In determining to approve or deny a request for the extension of a *Preliminary Plat*, the Planning and Zoning Commission shall consider: [1] the reason or reasons the applicant or property owner was unable to adhere to the requirements [Section 38-7\(3\)\(I\)](#), [2] the ability of the property owner to comply with any conditions attached to the original approval, [3] the extent to which the applicant or property owner agrees to abide by the adopted subdivision regulations, and [4] any changed conditions in the surrounding area which would make an extension undesirable. In approving a request for an extension of a *Preliminary Plat*, the Planning and Zoning Commission shall not extend the time period that a *Preliminary Plat* is valid for more than two (2) years from the date of the original approval. In granting an extension, the Planning and Zoning Commission may impose conditions necessary to ensure that the *Preliminary Plat* conforms to the City's current subdivision standards.
- (K) *Reinstatement Procedures.* An applicant or property owner that has had a *Preliminary Plat* expire in accordance with the terms of [Section 38-7\(3\)\(J\)](#), may petition the Planning and Zoning Commission to extend or reinstate the approval of the *Preliminary Plat* at their discretion. The Planning and Zoning Commission shall only reinstate a *Preliminary Plat* when it is determined that the reinstatement would be in the public interest to avoid an unnecessary review of a new *Development Application*, and/or when the development pattern proposed by the subdivision plat would not be to the detriment of any nearby area or the general development of the City of Rockwall. In granting a reinstatement, the Planning and Zoning Commission may impose conditions necessary to ensure that the *Preliminary Plat* conforms to the City's current subdivision standards.
- (L) *Amendments to a Preliminary Plat.* Amendments to a *Preliminary Plat* shall be classified as *Major* or *Minor Amendments*. The Director of the Planning and Zoning Department or his/her designee shall make a determination of whether a proposed amendment is deemed *Major* or *Minor* based on the submitted amendment. *Major* or *Minor Amendments* shall be subject to the following processes:
 - (1) *Minor Amendments.* *Minor Amendments* to the design of the subdivision for an approved *Preliminary Plat* may be incorporated in a *Final Plat* without the necessity of filing a development application for a new *Preliminary Plat*. *Minor Amendments* may only include minor adjustments to the alignment of streets, alleyways, block lengths, paving details, or lot lines -- *that do not result in the creation of additional lots or create non-conforming lots* --, provided that such amendments are consistent with the approved zoning and *Preliminary Plat*.
 - (2) *Major Amendments.* All amendments that cannot be classified as *Minor Amendments*, shall be subject to the approval of a new *Preliminary Plat* and be deemed *Major Amendments*. Requests that fall under a *Major Amendment* will require a new development application -- *including application fees* -- before the approval of *Civil Engineering Plans* and/or a *Final Plat*.

(4) [FINAL PLATS.](#)

- (A) *Purpose.* The purpose of a *Final Plat* is to ensure that a proposed subdivision of land and/or the development of land is consistent with the approved *Preliminary Plat* (if applicable), the requirements of this Chapter -- *specifically relating to the provision of adequate public facilities* --, the Engineering Standards of Design and Construction Manual, the requirements of the Unified Development Code (UDC), and any other applicable requirements to allow the subdivision plat to be recorded. A *Final Plat* is required for the creation of a legal lot of record.
- (B) *Applicability.* A *Final Plat* shall be required for all subdivisions of land in the corporate boundaries of the City and in the City's Extraterritorial Jurisdiction (ETJ) where a *Replat*, *Minor Plat*, or *Conveyance Plat* would not be appropriate instrument to facilitate the division of land and/or development of a property.
- (C) *Exceptions.* A *Final Plat* shall not be required when a *Minor Plat* is able to be submitted [[see Section 38-7\(6\)](#)].
- (D) *Required Information.* In addition to the applicable requirements outlined in [Section 38-7\(1\)\(A\)](#) above, a *Final Plat* shall conform to -- or be accompanied by -- the following information:
 - (1) *General Final Plat Information.* All *Final Plats* shall show the following information:
 - (a) *Title Block.* Provide the appropriate *Title Block* in the lower right-hand corner of the subdivision plat.
 - (1) *Residential Final Plats.* The *Title Block* for *Residential Final Plats* shall be as follows:



FINAL PLAT

[LOT/BLOCK DESIGNATION IF APPLICABLE]

[SUBDIVISION NAME]

BEING

[TOTAL RESIDENTIAL LOTS] RESIDENTIAL LOTS AND **[TOTAL OPEN SPACE LOTS]** OPEN SPACE LOTS

[TOTAL ACREAGE]-ACRES OR **[TOTAL SQUARE FEET]** SF

SITUATED IN THE

[SURVEY], [ABSTRACT NO.]

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

- (2) Non-Residential Final Plats. The Title Block for Non-Residential Final Plats shall be as follows:

FINAL PLAT

[LOT/BLOCK DESIGNATION IF APPLICABLE]

[SUBDIVISION NAME]

BEING

[TOTAL LOTS] LOTS

[TOTAL ACREAGE]-ACRES OR **[TOTAL SQUARE FEET]** SF

SITUATED IN THE

[SURVEY], [ABSTRACT NO.]

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

- (2) Seal/Signature. All Final Plats are required to have the seal and signature of the surveyor or engineer responsible for surveying the area depicted in the Final Plat and the preparation of the Final Plat.
- (3) Signature Block. The following signature block shall be placed on all Final Plats:

APPROVED: I hereby certify that the above and forgoing subdivision plat -- *being an addition to the City of Rockwall, Texas* -- was approved by the City Council of the City of Rockwall, Texas on the **[DAY]** day of **[MONTH], [YEAR]**.

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

- (E) Approval Process. Final Plats shall be accepted and processed in accordance with the procedures outlined in [Section 38-6\(2\)](#) & [Section 38-7\(1\)](#) above, and be subject to the following approval process:

- (1) Planning and Zoning Commission. The Planning and Zoning Commission shall review the Final Plat, the findings and recommendations from all *Development Services Departments*, the recommendations from the Parks and Recreation Board (*if applicable*), and any other applicable information required to be reviewed prior to acting on the proposed plat. From this information, the Planning and Zoning Commission shall determine if the Final Plat conforms to the regulations and requirements outlined in this *Chapter* and provide a recommendation to the City Council to either approve the plat as submitted, approve the plat with conditions (*i.e. the Final Plat shall be considered to be approved once such conditions are satisfied*), or deny the subdivision plat as submitted. If the Planning and Zoning Commission chooses to make a recommendation to deny a Final Plat, the Commissioner making the motion for denial shall summarize the findings supporting the motion to deny.
- (2) Parks and Recreation Board. If required, the Parks and Recreation Board shall review the Final Plat, the findings and recommendations from the *Development Services Departments*, and any other applicable information required to be reviewed prior to making recommendations concerning the proposed plat. From this information, the Parks and Recreation Board shall provide a recommendation to the City Council and Planning and Zoning Commission regarding park improvements and/or park fees associated with the Final Plat.
- (3) City Council. Upon receiving a recommendation from the Planning and Zoning Commission, the City Council shall review the Final Plat, the findings and recommendations from all *Development Services Departments*, the recommendations of the Planning and Zoning Commission and Parks and Recreation Board (*if applicable*), and any other applicable information required to be reviewed prior to acting



on the proposed plat. From this information, the City Council shall determine if the *Final Plat* conforms to the regulations and requirements outlined in this *Chapter* and either approve the plat as submitted, approve the plat with conditions (*i.e. the Final Plat shall be considered to be approved once such conditions are satisfied*), or deny the subdivision plat as submitted. If the City Council chooses to deny a *Final Plat*, the City Council member making the motion for denial shall summarize the findings supporting the motion to deny.

- (F) *Criteria for Approval.* In reviewing a *Final Plat*, the following criteria shall be used by the Planning and Zoning Commission and City Council to determine if the *Final Plat* should be approved, approved with conditions (*i.e. the Final Plat shall be considered to be approved once such conditions are satisfied*), or denied:
- (1) *Preliminary Plat.* If a *Preliminary Plat* was approved prior to the *Final Plat*, the *Final Plat* shall conform to the approved *Preliminary Plat* and all conditions of approval imposed at the time of approval of the *Preliminary Plat*.
 - (2) *Master Plat.* If a *Master Plat* was approved prior to the *Final Plat*, the *Final Plat* shall conform to the approved *Master Plat* and all conditions of approval imposed at the time of approval of the *Master Plat*.
 - (3) *Subdivision Requirements.* If the *Final Plat* is in conformance with all applicable requirements of this *Chapter*.
 - (4) *Unified Development Code.* If the *Final Plat* is in conformance with all applicable requirements of the Unified Development Code (UDC).
 - (5) *Standards of Design and Construction.* If the *Final Plat* is in conformance with all of the requirements of the *Standards of Design and Construction Manual* as stipulated by [Section 38-8](#).
 - (6) *Adequate Public Utilities.* If all areas depicted on the *Final Plat* will be adequately served by public utilities, facilities, and services (*i.e. water facilities, wastewater facilities, roadway and pedestrian facilities, drainage facilities and park facilities*).
 - (7) *Developer's Agreement.* If the *Final Plat* is in conformance with any existing *Developer's Agreement* affecting the area depicted in the subdivision plat or if the applicant or property owner is proposing a *Developer's Agreement* pursuant to [Section 212.172, Development Agreement, of the Texas Local Government Code](#).
 - (8) *Interlocal Agreements.* If the *Final Plat* is situated within the City's Extraterritorial Jurisdiction (ETJ), the *Final Plat* shall conform to the requirements and subdivision regulations required by the *Interlocal Cooperation Agreement for Subdivision Regulations* agreed upon by the City and County under [Chapter 242, Authority of Municipality and County to Regulate Subdivisions In and Outside Municipality's Extraterritorial Jurisdiction, of the Texas Local Government Code](#).
- (G) *Recordation.* Upon receiving approval of a *Final Plat* from the City Council, the applicant or property owner shall submit the required number of signed and executed copies of the subdivision plat (*on the media specified by the Director of Planning and Zoning*) and any other required information necessary to file the *Final Plat* with the applicable County. After receiving the *Final Plat* and all necessary information, the Planning and Zoning Department shall procure all the required City of Rockwall signatures, and file the *Final Plat* with Rockwall County.
- (H) *Effect of Approval.* The approval of a *Final Plat* shall:
- (1) Supersede any prior approval of a *Preliminary Plat* for the same area as the *Final Plat*.
 - (2) Authorize the applicant to submit for a building permit (*unless previously permitted to submit for a building permit by the Director of Planning and Zoning*) or seek final approval of a construction project.
- (I) *Expiration.* Upon receiving approval of a *Final Plat* from the City Council, the applicant or property owner shall have 180-days from the date of approval to submit the information required for recordation as outlined in [Section 38-7\(4\)\(G\)](#). If the applicant or property owner fails to provide the required information within the recordation time period, the approval of the *Final Plat* -- and any previously approved *Preliminary Plat* or *Master Plat* -- shall lapse. After this expiration, the applicant or property owner shall be required to submit a new *Preliminary Plat*, *Master Plat*, and/or *Final Plat*, which will be subject to all zoning and subdivision standards in place at the time of the new application.
- (J) *Extension Procedures.* An applicant or property owner that has a *Final Plat* in need of an extension to the 180-day timeline outlined in [Section 38-7\(4\)\(I\)](#), may -- 30 days prior to the lapse of approval -- submit in writing a petition to the Director of the Planning and Zoning Department petitioning the City Council for an extension of the approval of the *Final Plat*. In determining to approve or deny a request for an extension of a *Final Plat*, the City Council shall take into account: [1] the reason or reasons for the applicant or property owner was unable to adhere to the 180-day expiration timeline, [2] the ability of the property owner to comply with any conditions attached to the original approval, [3] the extent to which the applicant or property owner agrees to abide by the adopted subdivision regulations, and [4] any changed conditions in the surrounding area which would make an extension undesirable. In approving a request for an extension, the City Council shall not extend the recordation time period to more than one (1) year from the date the *Final Plat* was originally approved by the City Council.



- (K) Reinstatement Procedures. An applicant or property owner that has had a Final Plat expire in accordance with the terms of [Section 38-7\(4\)\(I\)](#), may petition the City Council to extend or reinstate the approval of the Final Plat. The City Council shall only reinstate a Final Plat when it is determined that the reinstatement would be in the public interest to do so to avoid an unnecessary review of a new Development Application, and/or when the development pattern proposed by the subdivision plat would not be to the detriment of any nearby area or the general development of the City of Rockwall. In granting a reinstatement, the Planning and Zoning Commission may impose conditions necessary to ensure that the Final Plat conforms to the City's current subdivision standards.

(5) CONVEYANCE PLATS.

- (A) Purpose. The purpose of a Conveyance Plat is the same as a Final Plat; however, a Conveyance Plat is only intended to allow for the subdivision and/or assemblage of land for the purpose of conveying or selling property. A Conveyance Plat does not constitute approval for any type of land development, and is typically considered to be an interim step in the land development process.
- (B) Applicability. A Conveyance Plat shall only be used in lieu of a Final Plat to record the subdivision of property into parcels of land -- five (5) acres or smaller in size -- that are not intended for immediate development, provided all lots meet the minimum lot dimensions and frontage requirements.
- (C) Required Information. In addition to the applicable requirements outlined in [Section 38-7\(1\)\(A\)](#) above, a Conveyance Plat shall conform to - or be accompanied by -- the following information:

- (1) Signature Block. The following signature block shall be placed on all Conveyance Plats:

APPROVED: I hereby certify that the above and forgoing subdivision plat -- being an addition to the City of Rockwall, Texas -- was approved by the City Council of the City of Rockwall, Texas on the **[DAY]** day of **[MONTH]**, **[YEAR]**.

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

- (2) General Notes. In addition to the General Notes contained in [Section 38-7\(1\)\(A\)\(2\)](#), the following notes shall be provided on all Conveyance Plats:
- (a) Purpose of a Conveyance Plat. A Conveyance Plat is a property record approved by the City of Rockwall for the purpose of facilitating the sale or conveyance of the property in part or in its entirety and the interest thereon defined. No building permit shall be issued nor permanent public utility services provided until a Replat is approved, filed as a record, and public improvements accepted in accordance with the provisions of the Subdivision Ordinance of the City of Rockwall.
- (D) Approval Process. Conveyance Plats shall be accepted and processed in accordance with the procedures outlined in [Section 38-6\(2\)](#) & [Section 38-7\(1\)](#) above, and be subject to the same approval process as specified for Final Plats in [Section 38-7\(4\)\(E\)](#).
- (E) Criteria for Approval. The review criteria for a Conveyance Plat shall be the same as the review criteria for a Final Plat as specified in [Section 38-7\(4\)\(F\)](#). Additionally, any required dedication of right-of-way shall be required at the time of Conveyance Plat and shall not be deferred to a Final Plat or Replat.
- (F) Recordation. Upon receiving approval of a Conveyance Plat from the City Council, the applicant or property owner shall submit the required number of signed and executed copies of the subdivision plat (on the media specified by the Director of Planning and Zoning) and any other required information necessary to file the Conveyance Plat with Rockwall County. After receiving the Conveyance Plat and all necessary information, the Planning and Zoning Department shall procure all the required City of Rockwall signatures, and file the Conveyance Plat with Rockwall County.
- (G) Effect of Approval. The approval of a Conveyance Plat shall:
- (1) Supersede any prior approval of a Preliminary Plat or Final Plat for the same area as the Conveyance Plat.



- (2) Authorize the conveyance or sale of the area in the Conveyance Plat; however, this does not authorize any form of development of the subject property.
- (H) Expiration. Upon receiving approval of a Conveyance Plat from the City Council, the applicant or property owner shall have 180-days from the date of approval to submit the information required for recordation as outlined in [Section 38-7\(5\)\(F\)](#). If the applicant or property owner fails to provide the required information within the recordation time period, the approval of the Conveyance Plat shall lapse. After this expiration, the applicant or property owner shall be required to submit a new Conveyance Plat, which will be subject to all zoning and subdivision standards in place at the time of the new application.
- (I) Extension Procedures. An applicant or property owner that has a Conveyance Plat in need of an extension to the 180-day timeline outlined in [Section 38-7\(5\)\(H\)](#), may -- 30 days prior to the lapse of approval -- submit in writing a petition to the Director of the Planning and Zoning Department petitioning the City Council for an extension of the approval of the Conveyance Plat. In determining to approve or deny a request for an extension of a Conveyance Plat, the City Council shall take into account: [1] the reason or reasons for the applicant or property owner was unable to adhere to the 180-day expiration timeline, [2] the ability of the property owner to comply with any conditions attached to the original approval, [3] the extent to which the applicant or property owner agrees to abide by the adopted subdivision regulations, and [4] any changed conditions in the surrounding area which would make an extension undesirable. In approving a request for an extension, the City Council shall not extend the recordation time period to more than one (1) year from the date the Conveyance Plat was originally approved by the City Council.
- (J) Reinstatement Procedures. An applicant or property owner that has had a Conveyance Plat expire in accordance with the terms of [Section 38-7\(5\)\(H\)](#), may petition the City Council to extend or reinstate the approval of the Conveyance Plat. The City Council shall only reinstate a Conveyance Plat when it is determined that the reinstatement would be in the public interest to do so to avoid an unnecessary review of a new Development Application, and/or when the development pattern proposed by the subdivision plat would not be to the detriment of any nearby area or the general development of the City of Rockwall.

(6) MINOR PLATS.

- (A) Purpose. The purpose of a Minor Plat is the same as a Final Plat or Replat; however, a Minor Plat is also intended to simplify the subdivision of land in certain circumstances as outline in the Texas Local Government Code.
- STATE LAW REFERENCE: APPROVAL RESPONSIBLTY IS GRANTED BY [V. T. C. A., LOCAL GOVERNMENT CODE § 212.0065](#).
- (B) Applicability. A Minor Plat shall only be permitted to be submitted in situations where all of the following criteria exists:
- (1) The proposed subdivision of land is wholly situated within the corporate limits of the City of Rockwall.
 - (2) The proposed subdivision of land will result in a total of four (4) or fewer lots.
 - (3) All lots in the proposed subdivision of land will have frontage on an existing public street, and the extension or creation of a new public street or alleyway is not required.
 - (4) The proposed subdivision of land does not require the extension of any municipal facilities to serve any portion of the proposed subdivision.
 - (5) The proposed subdivision of land does not require the dedication of right-of-way, or the establishment of any new easements or entitlements.
- (C) Required Information. In addition to the applicable requirements outline in [Section 38-7\(1\)\(A\)](#) above, a Minor Plat shall conform to -- or be accompanied by -- the following information:
- (1) Signature Block. The following signature block shall be placed on all Minor Plats:

APPROVED: I hereby certify that the above and forgoing subdivision plat -- being an addition to the City of Rockwall, Texas -- was approved by the Director of Planning and Zoning and the City Engineer of the City of Rockwall, Texas on the **[DAY]** day of **[MONTH]**, **[YEAR]**.

DIRECTOR OF PLANNING AND ZONING

CITY ENGINEER

- (D) Approval Process. Minor Plats shall be accepted and processed in accordance with the procedures outline in [Section 38-6\(2\)](#) & [Section 38-7\(1\)](#) above, and be subject to the following approval process:
- (1) Director of Planning and Zoning. The Director of the Planning and Zoning Department or his/her designee shall review the Minor Plat, the findings and recommendations from all Development Services Departments, and any other applicable information required to be



reviewed prior to acting on the Minor Plat. From this information, the Director of the Planning and Zoning Department or his/her designee shall determine if the Minor Plat conforms to the regulations and requirements outlined in this *Chapter* and render a decision to either approve the subdivision plat as submitted, approve the subdivision plat with conditions (*i.e. the Minor Plat shall be considered to be approved once such conditions are satisfied*), or deny the subdivision plat as submitted. If no decision can be rendered by the Director of the Planning and Zoning Department or his/her designee, then the Minor Plat shall be forwarded to the Planning and Zoning Commission and City Council for action in accordance with [Section 38-7\(6\)\(N\)](#). Regardless of the Director's decision, the Minor Plat shall be processed and acted upon in accordance with the timeline established in [Section 38-7\(1\)](#).

- (E) Criteria for Approval. In reviewing a Minor Plat, the following criteria shall be used by the Director of Planning and Zoning to determine if the Minor Plat should be approved, approved with conditions (*i.e. the Minor Plat shall be considered to be approved once such conditions are satisfied*), or denied:
- (1) Subdivision Requirements. If the Minor Plat is in conformance with all applicable requirements of this *Chapter*.
 - (2) Unified Development Code. If the Minor Plat is in conformance with all applicable requirements of the Unified Development Code (UDC).
 - (3) Standards of Design and Construction. If the Minor Plat is in conformance with all of the requirements of the *Standards of Design and Construction Manual* as stipulated by [Section 38-8](#).
 - (4) Adequate Public Utilities. If all areas depicted on the Minor Plat will be adequately served by public utilities, facilities, and services (*i.e. water facilities, wastewater facilities, roadway and pedestrian facilities, drainage facilities and park facilities*).
 - (5) Developer's Agreement. If the Minor Plat is in conformance with any existing Developer's Agreement affecting the area depicted in the subdivision plat or if the applicant or property owner is proposing a Developer's Agreement pursuant to [Section 212.172, Development Agreement, of the Texas Local Government Code](#).
- (F) Recordation. Upon receiving approval of a Minor Plat from the Director of Planning and Zoning, the applicant or property owner shall submit the required number of signed and executed copies of the subdivision plat (*on the media specified by the Director of Planning and Zoning*) and any other required information necessary to file the Minor Plat with Rockwall County. After receiving the Minor Plat and all necessary information, the Planning and Zoning Department shall procure all the required City of Rockwall signatures, and file the Minor Plat with Rockwall County.
- (G) Effect of Approval. The approval of a Minor Plat may:
- (1) Supersede any prior approval of a Preliminary Plat or Final Plat for the same area as the Minor Plat.
 - (2) Authorize the conveyance or sale of the area in the Minor Plat.
 - (3) Authorize the development of the area in the Minor Plat.
- (H) Expiration. Upon receiving approval of a Minor Plat from the Director of the Planning and Zoning Department or Planning and Zoning Commission, the applicant or property owner shall have 180-days from the date of approval to submit the information required for recordation as outlined in [Section 38-7\(6\)\(F\)](#). If the applicant or property owner fails to provide the required information within the recordation time period, the approval of the Minor Plat shall lapse. After this expiration, the applicant or property owner shall be required to submit a new Minor Plat, which will be subject to all zoning and subdivision standards in place at the time of the new application.
- (I) Appeal of an Administrative Decision on a Minor Plat. If the Director of the Planning and Zoning Department defers the Minor Plat to the Planning and Zoning Commission and City Council, the Planning and Zoning Commission shall review the Minor Plat, the findings and recommendations from all *Development Services Departments*, the reason for deferral by the Director of the Planning and Zoning Department, and any other applicable information required to be reviewed prior to acting on the Minor Plat. From this information, the Planning and Zoning Commission shall determine if the Minor Plat conforms to the regulations and requirements outlined in this *Chapter* and render a recommendation to the City Council to either approve the subdivision plat as submitted, approve the subdivision plat with conditions (*i.e. the Minor Plat shall be considered to be approved once such conditions are satisfied*), or deny the subdivision plat as submitted. From this recommendation, the City Council shall review all the aforementioned information and render a final decision to either approve the subdivision plat as submitted, approve the subdivision plat with conditions (*i.e. the Minor Plat shall be considered to be approved once such conditions are satisfied*), or deny the subdivision plat as submitted.
- (J) Amendments to an Approved Minor Plat. Any amendments to an approved Minor Plat shall be processed and approved as a Replat or an Amending Plat as determined by the Director of the Planning and Zoning Department.



(7) REPLATS.

- (A) Purpose. The purpose of a Replat is to allow a property owner to further subdivide, assemble, and/or change all or a portion of a recorded subdivision plat -- *whether the Replat is being proposed with or without a vacation plat as outlined in [Section 38-7\(9\)](#)* -- in accordance with the requirements of this *Chapter*, the *Engineering Standards of Design and Construction Manual*, the requirements of the Unified Development Code (UDC), and any other applicable requirements to allow the subdivision plat to be recorded.
- (B) Applicability. A Replat for all or a portion of a recorded subdivision plat may be approved in accordance with [Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code](#) without the vacation of the recorded subdivision plat, if the Replat meets the following criteria:
- (1) The Replat is signed and acknowledged by only the owners of the property being replatted.
 - (2) The Replat is approved by the *Municipal Authority* responsible for approving subdivision plats.
 - (3) The Replat does not attempt to amend or remove any covenants or restrictions.
- STATE LAW REFERENCE: [V. T. C. A., LOCAL GOVERNMENT CODE § 212.014.](#)

- (C) Exceptions. A Replat shall not be required when an Amending Plat is able to be submitted [see [Section 38-7\(8\)](#)].

- (D) Required Information. In addition to the applicable requirements outlined in [Section 38-7\(1\)\(A\)](#) above, a Replat shall conform to -- or be accompanied by -- the following information:

- (1) General Preliminary Plat Information. All Replats shall show the following information:

- (a) Title Block. Provide the appropriate Title Block in the lower right-hand corner of the subdivision plat.

- (1) Residential Replats. The Title Block for Residential Replats shall be as follows:

FINAL PLAT
[PROPOSED LOT/BLOCK DESIGNATION IF APPLICABLE]
[SUBDIVISION NAME]
BEING A REPLAT OF
[CURRENT LOT/BLOCK DESIGNATION IF APPLICABLE]
[SUBDIVISION NAME]
BEING
[TOTAL RESIDENTIAL LOTS] RESIDENTIAL LOTS AND **[TOTAL OPEN SPACE LOTS]** OPEN SPACE LOTS
[TOTAL ACREAGE]-ACRES OR **[TOTAL SQUARE FEET]** SF
SITUATED IN THE
[SURVEY], [ABSTRACT NO.]
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

- (2) Non-Residential Replats. The Title Block for Non-Residential Replats shall be as follows:

FINAL PLAT
[PROPOSED LOT/BLOCK DESIGNATION IF APPLICABLE]
[SUBDIVISION NAME]
BEING A REPLAT OF
[CURRENT LOT/BLOCK DESIGNATION IF APPLICABLE]
[SUBDIVISION NAME]
BEING
[TOTAL LOTS] LOTS
[TOTAL ACREAGE]-ACRES OR **[TOTAL SQUARE FEET]** SF
SITUATED IN THE
[SURVEY], [ABSTRACT NO.]
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

- (2) Seal/Signature. All Replats are required to have the seal and signature of the surveyor or engineer responsible for surveying the area depicted in the Replat and the preparation of the Replat.



- (3) Signature Block. The following signature block shall be placed on all Replats:

APPROVED: I hereby certify that the above and forgoing subdivision plat -- *being an addition to the City of Rockwall, Texas* -- was approved by the City Council of the City of Rockwall, Texas on the **[DAY]** day of **[MONTH]**, **[YEAR]**.

MAYOR OF THE CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CHAIRMAN

CITY SECRETARY

CITY ENGINEER

- (E) Public Hearing for Certain Replats. Certain Replats meeting the below criteria require general notice and public hearing in accordance with [Section 212.015, Additional Requirements for Certain Replats, of the Texas Local Government Code](#). The requirements for these Replats are as follows:
- (1) Applicability. A Replat without the vacation of the recorded subdivision plat that conform to the following criteria shall require a Public Hearing:
 - (c) During the preceding five (5) years, any of the area to be replatted was limited by an interim or permeant zoning classification to residential use for not more than two (2) residential units per lot; or,
 - (d) Any lot in the preceding subdivision plat was limited by deed restrictions to a residential use for not more than two (2) residential units per lot.
 - (2) Exception to the Public Hearing Requirements. The requirements of [Section 38-7\(7\)\(E\)](#) shall not apply to any approval of a Replat application for a portion of a recorded subdivision plat if all of the proposed area sought to be replatted was designated or reserved for usage other than for single-family or two-family residential usage. Such designation must be noted on the recorded subdivision plat or in the legally recorded deed restrictions applicable to subdivision plat.
 - (3) Public Notice and Public Hearing. Public Notice of the required Public Hearing shall be given before the 15th calendar day before the date of the Public Hearing. This notice shall:
 - (a) Be published in an official newspaper or a newspaper of general circulation in the City of Rockwall or its unincorporated areas (as applicable by State Law) in which the proposed property being platted is located; and,
 - (b) Be by written notice -- with a copy of the wording contained in [Section 212.015\(c\) of the Texas Local Government Code](#) (as is and as may be amended in the future) attached to the notice -- forwarded by the City of Rockwall to all property owners and residents of lots that are in the original subdivision and that are within 200-feet of the lots to be Replatted, as indicated on the most recently approved municipal tax roll or -- in the case of a subdivision in the City of Rockwall's Extraterritorial Jurisdiction (ETJ) -- the most recently approved applicable Rockwall County tax roll of the property being platted. The written notice may be delivered by depositing the written notice -- properly addressed with postage prepaid -- in a post office or postal depository within the boundaries of the City of Rockwall.
 - (4) Protest. If the Replat application is accompanied by a Petition for Waiver in accordance with [Section 38-10\(2\)](#) and is protested in accordance with this Chapter, approval of the Replat shall require a super majority vote (*i.e. three-fourths vote of those members present*) of the City Council present at the meeting, with a minimum of four (4) votes in the affirmative required for approval. For a legal protest, written instruments signed by the property owners of at least 20% of the area of the lots or land immediately adjoining the area covered by the Replat application and extending 200-feet from that area, but within the original subdivision, must be filed with the City Council prior to the close of the Public Hearing. The area of streets and alleyways shall be included in the calculation of the within the 200-foot area.
- (K) Approval Process. Replats shall be accepted and processed in accordance with the procedures outline in [Section 38-6\(2\)](#) & [Section 38-7\(1\)](#) above, and be subject to the following approval process:
- (1) Replats Requiring a Public Hearing. Replats that require a Public Hearing in accordance with the requirements of [Section 38-7\(7\)\(E\)](#) above, shall be subject to the following approval process:



- (a) Planning and Zoning Commission. The Planning and Zoning Commission shall review the Replat, the findings and recommendations from all *Development Services Departments*, the recommendations from the Parks and Recreation Board (*if applicable*), any other applicable information required to be reviewed, and hold a *Public Hearing* prior to taking action on the proposed subdivision plat. From this information, the Planning and Zoning Commission shall determine if the Replat conforms to the regulations and requirements outlined in this *Chapter* and provide a recommendation to the City Council to either approve the subdivision plat as submitted, approve the subdivision plat with conditions (*i.e. the Replat shall be considered to be approved once such conditions are satisfied*), or deny the subdivision plat as submitted. If the Planning and Zoning Commission chooses to make a recommendation to deny a Replat, the Commissioner making the motion for denial shall summarize the findings supporting the motion to deny.
 - (b) Parks and Recreation Board. If required, the Parks and Recreation Board shall review the Replat, the findings and recommendations from the *Development Services Departments*, and any other applicable information required to be reviewed prior to making recommendations concerning the proposed plat. From this information, the Parks and Recreation Board shall provide a recommendation to the City Council and Planning and Zoning Commission regarding park improvements and/or park fees associated with the Replat.
 - (c) City Council. Upon receiving a recommendation from the Planning and Zoning Commission, the City Council shall review the Replat, the findings and recommendations from all *Development Services Departments*, the recommendations of the Planning and Zoning Commission and Parks and Recreation Board (*if applicable*), any other applicable information required to be reviewed, and hold a *Public Hearing* prior to taking action on the proposed subdivision plat. From this information, the City Council shall determine if the Replat conforms to the regulations and requirements outlined in this *Chapter* and either approve the subdivision plat as submitted, approve the subdivision plat with conditions (*i.e. the Replat shall be considered to be approved once such conditions are satisfied*), or deny the subdivision plat as submitted. If the City Council chooses to deny a Replat, the City Council member making the motion for denial shall summarize the findings supporting the motion to deny.
- (2) Replats Not Requiring a Public Hearing. Replats that do not require a *Public Hearing* shall be subject to the following approval process:
- (a) Planning and Zoning Commission. The Planning and Zoning Commission shall review the Replat, the findings and recommendations from all *Development Services Departments*, the recommendations from the Parks and Recreation Board (*if applicable*), and any other applicable information required to be reviewed prior to taking action on the proposed subdivision plat. From this information, the Planning and Zoning Commission shall determine if the Replat conforms to the regulations and requirements outlined in this *Chapter* and provide a recommendation to the City Council to either approve the subdivision plat as submitted, approve the subdivision plat with conditions (*i.e. the Replat shall be considered to be approved once such conditions are satisfied*), or deny the subdivision plat as submitted. If the Planning and Zoning Commission chooses to make a recommendation to deny a Replat, the Commissioner making the motion for denial shall summarize the findings supporting the motion to deny.
 - (b) Parks and Recreation Board. If required, the Parks and Recreation Board shall review the Replat, the findings and recommendations from the *Development Services Departments*, and any other applicable information required to be reviewed prior to making recommendations concerning the proposed plat. From this information, the Parks and Recreation Board shall provide a recommendation to the City Council and Planning and Zoning Commission regarding park improvements and/or park fees associated with the Replat.
 - (c) City Council. Upon receiving a recommendation from the Planning and Zoning Commission, the City Council shall review the Replat, the findings and recommendations from all *Development Services Departments*, the recommendations of the Planning and Zoning Commission and Parks and Recreation Board (*if applicable*), and any other applicable information required to be reviewed prior to taking action on the proposed subdivision plat. From this information, the City Council shall determine if the Replat conforms to the regulations and requirements outlined in this *Chapter* and either approve the subdivision plat as submitted, approve the subdivision plat with conditions (*i.e. the Replat shall be considered to be approved once such conditions are satisfied*), or deny the subdivision plat as submitted. If the City Council chooses to deny a Replat, the City Council member making the motion for denial shall summarize the findings supporting the motion to deny.
- (F) Criteria for Approval. In reviewing a Replat without the vacation of the recorded subdivision plat, the following criteria shall be used by the Planning and Zoning Commission and City Council to determine if the Replat should be approved, approved with conditions (*i.e. the Replat shall be considered to be approved once such conditions are satisfied*), or denied:
- (1) Preliminary Plat. If a Preliminary Plat was approved prior to the Replat, the Replat shall conform to the approved Preliminary Plat and all conditions of approval imposed at the time of approval of the Preliminary Plat.



- (2) Master Plat. If a Master Plat was approved prior to the Replat, the Replat shall conform to the approved Master Plat and all conditions of approval imposed at the time of approval of the Master Plat.
 - (3) Subdivision Requirements. If the Replat is in conformance with all applicable requirements of this Chapter.
 - (4) Unified Development Code. If the Replat is in conformance with all applicable requirements of the Unified Development Code (UDC).
 - (5) Standards of Design and Construction. If the Replat is in conformance with all of the requirements of the Standards of Design and Construction Manual as stipulated by [Section 38-8](#).
 - (6) Adequate Public Utilities. If all areas depicted on the Replat will be adequately served by public utilities, facilities, and services (i.e. water facilities, wastewater facilities, roadway and pedestrian facilities, drainage facilities and park facilities).
 - (7) Developer's Agreement. If the Replat is in conformance with any existing Developer's Agreement affecting the area depicted in the subdivision plat or if the applicant or property owner is proposing a Developer's Agreement pursuant to [Section 212.172, Development Agreement, of the Texas Local Government Code](#).
 - (8) Interlocal Agreements. If the Replat is situated within the City's Extraterritorial Jurisdiction (ETJ), the Replat shall conform to the requirements and subdivision regulations required by the Interlocal Cooperation Agreement for Subdivision Regulations agreed upon by the City and County under [Chapter 242, Authority of Municipality and County to Regulate Subdivisions In and Outside Municipality's Extraterritorial Jurisdiction, of the Texas Local Government Code](#).
- (G) Recordation. Upon receiving approval of a Replat from the City Council, the applicant or property owner shall submit the required number of signed and executed copies of the subdivision plat (*on the media specified by the Director of Planning and Zoning*) and any other required information necessary to file the Replat with the applicable County. After receiving the Replat and all necessary information, the Planning and Zoning Department shall procure all the required City of Rockwall signatures, and file the Replat with Rockwall County.
- (H) Effect of Approval. The approval of a Replat shall:
- (1) Supersede any prior approval of a Final Plat for the same area as the Replat.
 - (2) Authorize the applicant to submit Civil Engineering Plans in accordance with [Section 38-8](#) (unless previously permitted to submit for civil engineering plans by the City Engineer) or authorize the applicant to submit for a Building Permit (unless previously permitted to submit for a building permit by the Director of Planning and Zoning) if Civil Engineering Plans are not required.
- (I) Expiration. Upon receiving approval of a Replat from the City Council, the applicant or property owner shall have 180-days from the date of approval to submit the information required for recordation as outlined in [Section 38-7\(7\)\(H\)](#). If the applicant or property owner fails to provide the required information within the recordation time period, the approval of the Replat shall lapse. After this expiration, the applicant or property owner shall be required to submit a new Replat, which will be subject to all zoning and subdivision standards in place at the time of the new application.

(8) AMENDING PLATS.

- (A) Purpose. The purpose of an Amending Plat is the same as a Replat; however, an Amending Plat is also intended to provide an expedited means to making minor revisions to a recorded subdivision plat consistent with the requirements of the Texas Local Government Code.
- STATE LAW REFERENCE: APPROVAL RESPONSIBILITY IS GRANTED BY [V. T. C. A., LOCAL GOVERNMENT CODE § 212.0065](#).
- (B) Applicability. An Amending Plat shall only be permitted to be submitted in situations where the sole purpose of the Amending Plat is to achieve one (1) or more of the following:
- (1) To correct an error in a course or distance shown on the preceding subdivision plat.
 - (2) To add a course or distance that was omitted on the preceding subdivision plat.
 - (3) To correct an error in a real property description shown on the preceding subdivision plat.
 - (4) To indicate monuments set after the death, disability, or retirement from practice of the engineer or surveyor responsible for setting monuments.
 - (5) To show the location or character of a monument that has been changed in location or character or that is shown incorrectly as to the location or character on the preceding subdivision plat.
 - (6) To correct any other type of scrivener or clerical error or omission previously approved by the Municipal Authority responsible for approving subdivision plats, including lots numbers, acreage, street names, and identification of adjacent recorded subdivision plats.



- (7) To correct an error in courses or distances of lot lines between two (2) adjacent lots if:
- Both lot owners join in the application for the Amending Plat.
 - Neither lot is abolished.
 - The Amending Plat does not attempt to remove recorded covenants or restrictions.
 - The Amending Plat does not have a material adverse effect on the property rights of the other owner in the subdivision plat.
- (8) To relocate a lot line to eliminate an inadvertent encroachment of a building or other improvement on a lot line or easement.
- (9) To relocate one (1) or more lot lines between one (1) or more adjacent lots if:
- The owners of all those lots join in the application for the Amending Plat.
 - The Amending Plat does not attempt to remove recorded covenants or restrictions.
 - The Amending Plat does not increase the number of lots.
- (10) To Replat one (1) or more lots fronting on to an existing street if:
- The owners of all those lots join in the application for the Amending Plat.
 - The Amending Plat does not attempt to remove recorded covenants or restrictions.
 - The Amending Plat does not increase the number of lots.
 - The Amending Plat does not create or require the creation of a new street or make necessary the extension of municipal facilities.

- STATE LAW REFERENCE: V. T. C. A., LOCAL GOVERNMENT CODE § 212.016.

- (C) Required Information. In addition to the applicable requirements outlined in Section 38-7(1)(A) above, an Amending Plat shall conform to -- or be accompanied by -- the following information:

- (1) Signature Block. The following signature block shall be placed on all Amending Plats:

APPROVED: I hereby certify that the above and forgoing subdivision plat -- *being an addition to the City of Rockwall, Texas* -- was approved by the Director of Planning and Zoning and the City Engineer of the City of Rockwall, Texas on the **[DAY]** day of **[MONTH]**, **[YEAR]**.

DIRECTOR OF PLANNING AND ZONING

CITY ENGINEER

- (D) Approval Process. Amending Plats shall be accepted and processed in accordance with the procedures outlined in Section 38-7(1) above, and be subject to the following approval process:

- (1) Director of Planning and Zoning. The Director of Planning and Zoning or his/her designee shall review the Amending Plat, the findings and recommendations from all Development Services Departments, and any other applicable information required to be reviewed prior to acting on the Amending Plat. From this information, the Director of the Planning and Zoning Department or his/her designee shall determine if the Amending Plat conforms to the regulations and requirements outlined in this Chapter and render a decision to either approve the subdivision plat as submitted, approve the subdivision plat with conditions (*i.e. the Amending Plat shall be considered to be approved once such conditions are satisfied*), or deny the subdivision plat as submitted. If no decision can be rendered by the Director of the Planning and Zoning Department or his/her designee, then the Amending Plat shall be forward to the Planning and Zoning Commission and City Council for action in accordance with Section 38-7(8)(f). Regardless of the Director's decision, the Amending Plat shall be processed and acted upon in accordance with the timeline established in Section 38-7(1).

- (E) Criteria for Approval. In reviewing an Amending Plat, the following criteria shall be used by the Director of the Planning and Zoning Department to determine if the Amending Plat should be approved, approved with conditions (*i.e. the Amending Plat shall be considered to be approved once such conditions are satisfied*), or denied:

- Subdivision Requirements. If the Amending Plat is in conformance with all applicable requirements of this Chapter.
- Unified Development Code. If the Amending Plat is in conformance with all applicable requirements of the Unified Development Code (UDC).
- Standards of Design and Construction. If the Amending Plat is in conformance with all of the requirements of the Standards of Design and Construction Manual as stipulated by Section 38-8.



- (4) Adequate Public Utilities. If all areas depicted on the Amending Plat will be adequately served by public utilities, facilities, and services (i.e. water facilities, wastewater facilities, roadway and pedestrian facilities, drainage facilities and park facilities).
- (5) Developer's Agreement. If the Amending Plat is in conformance with any existing Developer's Agreement affecting the area depicted in the subdivision plat or if the applicant or property owner is proposing a Developer's Agreement pursuant to [Section 212.172, Development Agreement, of the Texas Local Government Code](#).
- (F) Recordation. Upon receiving approval of an Amending Plat from the Director of Planning and Zoning, the applicant or property owner shall submit the required number of signed and executed copies of the subdivision plat (on the media specified by the Director of Planning and Zoning) and any other required information necessary to file the Amending Plat with Rockwall County. After receiving the Amending Plat and all necessary information, the Planning and Zoning Department shall procure all the required City of Rockwall signatures, and file the Amending Plat with Rockwall County.
- (G) Effect of Approval. The approval of an Amending Plat may:
- (1) Supersede any prior approval of a Replat or Final Plat for the same area as the Amending Plat.
- (H) Expiration. Upon receiving approval of an Amending Plat from the Director of the Planning and Zoning Department or Planning and Zoning Commission, the applicant or property owner shall have 180-days from the date of approval to submit the information required for recordation as outlined in [Section 38-7\(8\)\(G\)](#). If the applicant or property owner fails to provide the required information within the recordation time period, the approval of the Amending Plat shall lapse. After this expiration, the applicant or property owner shall be required to submit a new Amending Plat, which will be subject to all zoning and subdivision standards in place at the time of the new application.
- (I) Appeal of an Administrative Decision on an Amending Plat. If the Director of the Planning and Zoning Department defers the Amending Plat to the Planning and Zoning Commission and City Council, the Planning and Zoning Commission shall review the Amending Plat, the findings and recommendations from all Development Services Departments, the reason for deferral by the Director of the Planning and Zoning Department, and any other applicable information required to be reviewed prior to acting on the Amending Plat. From this information, the Planning and Zoning Commission shall determine if the Amending Plat conforms to the regulations and requirements outlined in this Chapter and render a recommendation to the City Council to either approve the subdivision plat as submitted, approve the subdivision plat with conditions (i.e. the Amending Plat shall be considered to be approved once such conditions are satisfied), or deny the subdivision plat as submitted. From this recommendation, the City Council shall review all the aforementioned information and render a final decision to either approve the subdivision plat as submitted, approve the subdivision plat with conditions (i.e. the Amending Plat shall be considered to be approved once such conditions are satisfied), or deny the subdivision plat as submitted.

(9) VACATING PLATS.

- (A) Purpose. The purpose of a Vacating Plat is to provide an expeditious process for vacating a recorded plat in its entirety, consistent with the provisions of the Texas Local Government Code.
- STATE LAW REFERENCE: [V. T. C. A., LOCAL GOVERNMENT CODE § 212.0013](#).
- (B) Applicability. A Vacating Plat may be initiated by the following:
- (1) Property Owner(s). The Property Owner(s) of the tract of land covered by the existing subdivision plat may submit a Development Application requesting to vacate the existing subdivision plat at any time before any lot in the subdivision plat is sold or conveyed.
 - (2) By All Property Owners. If the lots in the subdivision plat have been sold, an application for a Vacating Plat shall be submitted by all Property Owners of the lots in the subdivision plat.
 - (3) City Council. If the City Council of the City of Rockwall determines that a subdivision plat should be vacated in the interest of and to protect the public's health, safety, and general welfare, the City Council -- on its own motion -- may vacate a subdivision plat after finding that:
 - (a) No lots within the approved subdivision plat have been sold or conveyed within five (5) years following the date that the subdivision plat was approved by the City of Rockwall; or
 - (b) The property owner has breached a Facilities Agreement or other Agreement relating to the provision of public improvements with the City of Rockwall; however, the Vacating Plat shall apply only to the lots owned by the property owner or their successors; or



- (c) The subdivision plat has been a filed record for more than five (5) years, and the *City Council* has determined that the further sale of lots within the subdivision or addition presents a threat to the public's health, safety, and general welfare; however, the Vacating Plat shall apply only to the lots owned by the property owner or their successors.

(C) Procedures for Vacating Plats.

- (1) Director of the Planning and Zoning Department. Upon receiving and accepting a *Development Application* for a Vacating Plat in accordance with the procedures outlined in [Section 38-7\(1\)](#), the Director of the Planning and Zoning Department shall prepare a vacating resolution for the consideration of the City Council.
- (2) City Council. The City Council -- *at its discretion* -- shall have the right to retain all or specific portions of any road rights-of-way or easements shown on the subdivision plat being considered for vacation.

(D) Approval Process. Vacating Plats shall be accepted and processed in accordance with the procedures outlined in [Section 38-6\(2\)](#) & [Section 38-7\(1\)](#) above, and be subject to the following approval process:

- (1) Planning and Zoning Commission. The Planning and Zoning Commission shall review the Vacating Plat, the vacating resolution prepared by the Director of the Planning and Zoning Department, the findings and recommendations from all *Development Services Departments*, and any other applicable information required to be reviewed prior to acting on the Vacating Plat. From this information, the Planning and Zoning Commission shall determine if existing subdivision plat should be vacated and provide a recommendation to the City Council to either approve the request as submitted, approve the request with conditions (*i.e. the Vacating Plat shall be considered to be approved once such conditions are satisfied*), or deny the request as submitted. If the Planning and Zoning Commission chooses to make a recommendation to deny a Vacating Plat, the Commissioner making the motion for denial shall summarize the findings supporting the motion to deny.
- (2) City Council. Upon receiving a recommendation from the Planning and Zoning Commission, the City Council shall review the Vacating Plat, the vacating resolution prepared by the Director of the Planning and Zoning Department, the findings and recommendations from all *Development Services Departments*, the recommendation of the Planning and Zoning Commission, and any other applicable information required to be reviewed prior to acting on the proposed plat. From this information, the City Council shall determine if the existing subdivision plat should be vacated and either approve the request as submitted, approve the request with conditions (*i.e. the Vacating Plat shall be considered to be approved once such conditions are satisfied*), or deny the request as submitted. If the City Council chooses to deny a Vacating Plat, the City Council member making the motion for denial shall summarize the findings supporting the motion to deny.

(E) Recordation. If the City Council of the City of Rockwall approves a request to vacate a subdivision plat in whole by adopting a resolution, the vacating resolution shall be filed with the Rockwall County Clerk's Office in the same manner prescribed for the vacated subdivision plat. If the City Council of the City of Rockwall adopts a resolution vacating a portion of a subdivision plat, it shall require a revised Final Plat to be recorded along with the vacating resolution that shows the portion of the subdivision plat that has been vacated and the portion of the subdivision plat that has not been vacated.

(F) Effect of Approval. The approval of a Vacating Plat shall:

- (1) On the execution and recording of the vacating instrument, the previously filed subdivision plat shall have no effect. Regardless of the City Council's action on a *Development Application* requesting a Vacating Plat, the property owner or property owners or developer will have no right to request a refund for any fees or charges paid and/or any property or easements dedicated to the City of Rockwall except as may have been previously agreed to by the City Council of the City of Rockwall.

(10) DORMANT PROJECTS.

(A) Definitions. For the purposes of this section (*Dormant Projects*) the following definitions shall apply:

- (1) Initial Permit. An Initial Permit shall mean any of the following types of approvals granted under this *Chapter*, or any preceding subdivision or development related ordinance that was in effect prior to the adoption of this *Chapter* (e.g. Preliminary Plat, Engineering/Civil Plans, Waivers, or any other applicable application that was approved subject to a drawing or illustration showing the location, arrangement, orientation or design of a development, lot or lots, or improvements on a site that was intended for development).
- (2) Final Permit. A Final Permit shall mean a Final Plat or Replat approved under this *Chapter*, or any preceding subdivision or development related ordinance that was in effect prior to the adoption of this *Chapter*.



- (B) Expiration of Initial Permit. Any application for an Initial Permit that was approved or filed -- *but that was not subject to an expiration date* -- two (2) years or prior to the adoption date of this *Chapter*, shall expire on the effective date of this *Chapter*.
- (C) Reinstatement. The property owner of a parcel or tract of land subject to an Initial Permit that expires in accordance with [Section 38-7\(10\)\(B\)](#) may petition the City Council for the reinstatement of said Initial Permit by filing a written petition with the Director of the Planning and Zoning Department 60 calendar days following the effective date of this *Chapter*. The written petition shall clearly state the grounds for the requested reinstatement, and shall be accompanied by documentation of one (1) of the following events:
- (1) As of two (2) years prior to the effective date of this *Chapter*, one (1) of the following events has occurred:
 - (a) A Final Permit, continuing towards the completion of the project, was submitted to the City of Rockwall for all or a portion of the land subject to the approved Initial Permit, and was approved by the City of Rockwall, or was filed and was subsequently approved by the City of Rockwall.
 - (b) A Development Application for a Final Permit was submitted to the City of Rockwall for all or a portion of the land subject to the expired Initial Permit, but said application was rejected on the grounds of incompleteness [in accordance with [Section 38-6\(2\)\(F\)](#) of this *Chapter* and [Section 245.005\(c\)\(2\) of the Texas Local Government Code](#)].
 - (c) The costs for the development of the land subject to the Initial Permit, including the costs associated with roadways, utilities, and other infrastructure designed to serve the land -- *in whole or in part* --, but exclusive of the land acquisition costs, were incurred in the aggregated amount of five (5) percent of the most recent appraised market value of the land subject to the most recent appraised market value of the land.
 - (d) Fiscal security was posted with the City of Rockwall to guarantee performance of the obligations required under this *Chapter*, including the construction of the required improvements associated with the proposed development, for all or a portion of the land subject to the approval of an Initial Permit.
 - (e) Utility connection fees or impact fees for all or a portion of the land subject to the approved Initial Permit were paid to the City of Rockwall.
 - (2) After two (2) years prior to the adoption of this *Chapter*, but before the expiration date specified in [Section 38-7\(10\)\(B\)](#), one (1) of the following events had occurred:
 - (a) A Final Permit was approved for all or a portion of the land subject to an approved Development Application, and remained in effect for such land on such expiration date.
 - (b) A complete Development Application for the approval of a Final Permit for all or a portion of the land subject to an approved Initial Permit was pending for decision on such expiration date.
- (D) Reinstatement by the City Council. The City Council may take one (1) of the following actions with regard to a request to reinstate a Dormant Project:
- (1) Reinstatement the expired Initial Permit without an expiration date, if it finds that the applicant has met any one (1) of the criteria listed in [Section 38-7\(10\)\(C\)\(1\)](#).
 - (2) Reinstatement the Initial Permit for all or a portion of the land subject thereto, if the City Council finds that the applicant has met any one (1) of the criteria listed in [Section 38-7\(10\)\(C\)\(2\)](#), subject to such expiration dates of other conditions that ensure that the remaining land that is not subject to an approved or pending Final Permit application will be developed in a timely manner. In granting relief under this provision, the City Council may require that development of such remaining land is subject to the standards enacted after approval of the Initial Permit.
 - (3) Deny the reinstatement request, if the City Council finds that the applicant has failed to meet any of the criteria stipulated by [Section 38-7\(10\)\(C\)](#).
 - (4) Reinstatement the permit for only that part of the land subject to a pending Final Permit application, if it finds that the applicant has met the criteria in [Section 38-7\(10\)\(C\)\(2\)\(b\)](#), and the pending application subsequently was approved, and deny the reinstatement request for the remaining land subject to the expired Initial Permit.

SECTION 38-8: ENGINEERING STANDARDS AND PROCEDURES



(1) STANDARDS OF DESIGN AND CONSTRUCTION MANUAL.

- (A) Standards of Design and Construction Manual. The Engineering Department's Standards of Design and Construction Manual, as approved by the City Council, is hereby adopted as the official *Engineering Standards* for the City of Rockwall. These *Engineering Standards* may be amended from *time-to-time* by the *City Engineer* with the approval of the City Council.
- (B) Authority. The *City Engineer* shall be the initial decision-maker regarding a development or subdivision's conformance with the Engineering Department's *Standards of Design and Construction Manual*.
- (C) Enforcement. The Enforcement of the *Engineering Department's Standards of Design and Construction Manual* shall be by the *City Engineer* or his/her designee. The *City Engineer* shall have the authority to waive any of the technical provisions as contained in said standards, when the literal interpretation and enforcement of a provision is determined to be not feasible or unreasonable, unless such authority has been expressly reserved for the City Council and/or Planning and Zoning Commission.

(2) CIVIL ENGINEERING PLANS.

- (A) Purpose. The purpose of requiring *Civil Engineering Plans* is to ensure that the required public improvements, being installed to serve a development or subdivision, are constructed or installed in accordance with this *Chapter* and the Engineering Department's *Standards of Design and Construction Manual*.
- (B) Applicability. All projects proposing construction and/or public improvements in the City of Rockwall shall be required to submit *Civil Engineering Plans*, unless otherwise provided by the *City Engineer*.
- (C) Submitting Civil Engineering Plans. The property owner or developer/applicant -- *with the property owner's consent* -- shall submit *Civil Engineering Plans* for any development or subdivision proposed in the City of Rockwall, unless otherwise provided for by the *City Engineer*. Submittal of *Civil Engineering Plans* shall conform to the requirements stipulated by the Engineering Department's *Standards of Design and Construction Manual*, the *Engineering Application*, and the *Engineering Plan Review Checklist*. No *Civil Engineering Plans* shall be submitted or accepted until after the approval of a *Preliminary Plat*, *Master Plat*, or *Site Plan* for the land covered under the *Civil Engineering Plans*, unless otherwise approved by the *City Engineer*.
- (D) Review Fees for Civil Engineering Plans. The Review Fees for Civil Engineering Plans shall be submitted to the Engineering Department with the submittal or resubmittal of *Civil Engineering Plans* and be in accordance with the following:

FIRST REVIEW FEE

PARCELS OR TRACTS OF LAND LESS THAN ONE (1) ACRE	\$100.00
PARCELS OR TRACTS OF LAND ONE (1) ACRE TO FIVE (5) ACRES	\$125.00
PARCELS OR TRACTS OF LAND GREATER THAN FIVE (5) ACRES	\$175.00

RESUBMITTAL FEE

AFTER THIRD (3 RD) REVIEW	\$500.00
---------------------------------------	----------

- (E) Approval Required. *Civil Engineer Plans* shall be approved in accordance with this *Chapter* and the *Engineering Standards of Design and Construction* prior to the approval and recordation of a *Final Plat* or *Replat* [if applicable], unless otherwise permitted by the *City Engineer* or Director of the Planning and Zoning Department.
- (F) Criteria for Approval of Civil Engineering Plans. The *City Engineer* or his/her designee shall approve *Civil Engineering Plans* if they adhere to the following criteria:
- (1) All required studies and external permits (e.g. *Texas Department of Transportation [TXDOT]*, *North Texas Municipal Water District [NTMWD]*, *National Resource Soil Conservation [NRCS]*, and *etcetera*) are approved, and,
 - (2) The *Civil Engineering Plans* are consistent with the approved *Preliminary Plat*, *Master Plat*, and/or *Site Plan*; and,
 - (3) The *Civil Engineering Plans* conform to the Engineering Department's *Standards of Design and Construction Manual*; and,
 - (4) The *Civil Engineering Plans* conform to the zoning and requirements stipulated by the Unified Development Code (UDC) and Planned Development District ordinance [if applicable]; and,
 - (5) The *Civil Engineering Plans* conform to the standards for adequate public facilities as stipulated by this *Chapter*; and,
 - (6) The *Civil Engineering Plans* conform to any other applicable standards contained in the Municipal Code of Ordinances.
- (G) Effect of Approval. Approval of *Civil Engineering Plans* authorizes the property owner or developer/applicant to schedule a *Pre-Construction Meeting* in accordance with [Section 38-8\(4\)](#) and submit a *Final Plat* or *Replat* [if applicable].



- (H) Expiration of Civil Engineering Plans. The approval of *Civil Engineering Plans* shall remain in effect for a period of one (1) year from the date of approval, or for the duration of the project provided that continued progress towards completion is demonstrated.
- (I) Extension of Approval. The approval of *Civil Engineering Plans* may be extended by the *City Engineer* for a period of six (6) months beyond the expiration date. A request for extension shall be made to the *City Engineer* in writing a minimum of 30-days prior to the lapse of approval, and shall outline the reason for the extension. Upon receipt of the written request for extension, the *City Engineer* shall have 30 calendar days to act on the request. In determining to approve or deny a request for an extension of *Civil Engineering Plans*, the *City Engineer* shall consider: [1] if a *Final Plat* or *Replat* [if applicable] has been submitted and/or approved, [2] if the *Civil Engineering Plans* comply with any new ordinances or standards adopted over the last year, and [3] if the project has demonstrated forward progress.

(3) PUBLIC WORKS CONSTRUCTION STANDARDS AND SPECIFICATIONS.

- (A) Public Works Construction Standards and Specifications. The Public Works Construction Standards and Specifications shall be the North Central Texas Council of Governments, 5th Edition, November 2017 as amended by the City of Rockwall.

(4) PRE-CONSTRUCTION MEETING.

- (A) Purpose. The purpose of a *Pre-Construction Meeting* is to coordinate and discuss administrative, communication, construction, and operating procedures for project construction prior to *Construction Release* or the issuance of a *Building Permit*.
- (B) Applicability. A *Pre-Construction Meeting* with the Engineering Department shall be required following the approval of the *Civil Engineering Plans* and prior to the commencement of any construction activities on a property.
- (C) Construction Release. Upon approval of *Civil Engineering Plans*, receipt of all required documentation (e.g. bonds, quantities, and etcetera), and fees required by the Engineering Department, and after the *Pre-Construction Meeting* with the City, the *City Engineer* shall release the *Civil Engineering Plans* for construction if all City requirements pertaining to construction have been satisfied. The Construction Release shall remain in effect for a period of one (1) year from the date of issuance, or for the duration of the construction project provided continued progress towards completion is demonstrated. Expiration and possible extension shall be in accordance with Section 38-8(2)(H) and Section 38-8(2)(I).

(5) ENGINEERING INSPECTION, MAINTENANCE, AND ACCEPTANCE OF PUBLIC IMPROVEMENTS.

- (A) Engineering Inspections. The following pertains to Engineering Inspections in the City of Rockwall:
 - (1) Engineering Inspection Fee. Any person desiring to submit for approval of *Civil Engineering Plans* shall – prior to the time of said plans being released for construction or at the time deemed appropriate by the *City Engineer* – pay to the City of Rockwall a fee that is equal to four (4) percent of the actual contract costs of the City of Rockwall's maintained improvements (i.e. public improvements) associated with the project. The fee shall be based on a percentage of the estimated cost of public improvements including -- but not limited to -- the following: water, sanitary sewer, lift stations, storm sewer, drainage structures, bridges, culverts, paving, screening walls, and/or any other public improvement. If the actual costs are not available at the time of *Civil Engineering Plan* approval, the City of Rockwall will be furnished the estimated quantities and costs sealed and signed by a profession engineer. Prior to final acceptance by the City of Rockwall, the actual quantity and costs will be furnished to the City and the fee will be adjusted accordingly. The fee shall be due and payable to the Engineering Department prior to *Civil Engineer Plans* being released and the start of construction.
 - (2) Engineering Inspection Hours. Normal Engineering Inspection Hours are Monday through Friday 8:00 AM to 5:00 PM, with one (1) hour during that time for lunch. The Engineering Inspection Fees do not cover inspections outside of normal Engineering Inspection Hours including City holidays and/or weekend inspections.
 - (3) Engineering Inspection Outside of Normal Inspection Hours. To arrange for an Engineering Inspection Outside of Normal Inspection Hours, a written request for an overtime inspection must be submitted to the *City Engineer* or his/her designee a minimum of two (2) days prior to the inspection date. There is a two (2) hour minimum charge for inspections on weekends. The contractor will be charged a minimum two (2) hour overtime charge if the contractor schedules an inspection, but then cancels the work without notice to the Engineering Department before the inspector shows up for the inspection. The City of Rockwall will not give final acceptance of a project until the engineering inspector's overtime charges are paid in full. Inspection overtime will be reimbursed to the City of Rockwall by the contractor at the rate of *time-and-a-half* plus workman's compensation, Federal Insurance Contributions Act (FICA), and other normal City benefits and rates.
- (B) Maintenance During Construction. The property owner or developer/applicant shall maintain all required public improvements to the City of Rockwall's standard during construction of the development or subdivision, and two (2) years after the date of City acceptance.



- (C) Disclaimer. The approval of a subdivision plat or *Civil Engineering Plans* does not constitute the acceptance of public improvements required to serve the development or subdivision.
- (D) As-Built Drawings. Prior to the acceptance of public improvements, City of Rockwall shall require As-Built Drawings showing a complete record of the as-built conditions on the site, unless otherwise approved by the *City Engineer*. Each record drawing sheet shall show all changes made in the *Civil Engineering Plans* during the construction process. In addition, the City shall not accept public improvements until a subdivision plat has been approved by the City Council and filed with Rockwall County.
- (E) Acceptance or Refusal of Public Improvements. The following shall relate to the City of Rockwall's acceptance of public improvements:
- (1) Final Inspection. After the completion of all public improvements, franchise utilities, grading, and erosion control, the *City Engineer* or his/her designee will perform a final inspection before recommending acceptance of the public improvements. With the *Final Inspection* the inspector shall generate the Engineering Department's *Checklist for Final Acceptance*.
 - (2) Letter of Acceptance. If all public improvements and all items on the *Checklist for Final Acceptance* are complete, have been inspected and tested [if applicable], and determined by the City to be in compliance with the Engineering Department's *Standards of Design and Construction Manual*, the *City Engineer* shall issue a Letter of Acceptance notifying the property owner or developer/applicant of the City's acceptance.
 - (3) Refusal of Public Improvements. The *City Engineer* shall reject those public improvements that fail to comply with the Engineering Department's *Standards of Design and Construction Manual*.
- (F) Maintenance Bonds. *Maintenance Bonds* shall be required from a reputable and solvent corporate surety registered with the State of Texas -- and in good standing with the City of Rockwall -- to indemnify the City against any repairs. The Maintenance Bond shall be in accordance with the requirements of the Engineering Department's *Standards of Design and Construction Manual*.

SECTION 38-9: SUBDIVISION REQUIREMENTS

(1) GENERAL POLICIES.

(A) SUBDIVISION PLATS.

- (1) Subdivision Plat Approval is Required. It shall be unlawful for any property owner or property owner's representative to layout, subdivide, or assemble any tract of land into lots, blocks and streets within the City of Rockwall or within the City of Rockwall's Extraterritorial Jurisdiction (ETJ) without the approval of the City Council pending a recommendation from the Planning and Zoning Commission. In addition, it shall be unlawful for any property owners or property owner's representative to offer for sale or sell property in the City of Rockwall or within the City of Rockwall's Extraterritorial Jurisdiction (ETJ) that has not been laid out, subdivided, platted or replatted without the approval of the City Council.
- (2) Acceptance of Public Improvements. It is the policy of the City of Rockwall to withhold acceptance and maintenance of all public improvements (e.g. water, wastewater, streets, parks, drainage, trails, etc.) until a subdivision plat has been approved by the City Council and filed with Rockwall County.
- (3) Building Permits. The following requirements shall pertain to the issuance of Building Permits:
 - (a) Subdivision Plat Required. No Building Permits shall be issued for the construction of any building or structure on a property in the City of Rockwall -- other than a Lot of Record that has previously provided the necessary dedication and easements to facilitate development -- unless a subdivision plat has been approved by the City Council and filed with Rockwall County. In certain circumstances, upon written request of a property owner, the Director of the Planning and Zoning Department may allow for a Building Permit to be issued prior to a subdivision plat being recorded with Rockwall County; however, no improvements shall be accepted by the City of Rockwall as complete until the subdivision plat has been filed with Rockwall County and *Civil Engineer* construction has been accepted.
 - (b) Utility Connections Required. No Building Permits or Construction Permits (i.e. permits for water, sewer, plumbing, and/or electrical) or any utility connections shall be permitted or issued by the City of Rockwall to the property owner or developer/applicant with respect to any subdivision plat allowed by this *Chapter* until:
 - (1) Such time the property owner or developer/applicant has complied with the requirements of this *Chapter* and the subdivision plat pertaining to the improvements with respect to the block facing the street or road and/or streets or roads on which the



property abuts, including the installation of streets or roads and appurtenances in accordance with the specifications of the City of Rockwall; or,

- (2) Such time the property owner or developer/applicant files a corporate surety bond with the City of Rockwall in the sum equal to 115.00% of the cost of such improvements for the designated guaranteeing the installation thereof within the time slated in the bond, which shall be fixed by the City of Rockwall.

- (4) Guaranteed for Construction or Maintenance of Streets. Approval of a subdivision plat shall not impose any duty upon the City of Rockwall concerning the maintenance or improvement of any such dedicated parts until the proper authorities of the City have made acceptance by letter and maintenance bond provided to the City for two (2) year with the option of three (3) years if the City feels the need to protect the City from undue hardship.

(B) CONFORMANCE TO THE CITY'S PLANS.

- (1) Public Improvements. All proposed public improvements serving a new development shall meet the minimum service levels and conform to and be properly sized to the Master Thoroughfare Plan, Master Water Plan, Master Wastewater Plan, and Master Trail Plan as depicted in the Comprehensive Plan, the Capital Improvements Plan (CIP), the Engineering Department's *Standards of Design and Construction Manual*, or in other adopted Master Plans for public facilities and services.
- (2) Streets and Access. All subdivision plats and civil engineering plans for property within the City of Rockwall or the City of Rockwall's Extraterritorial Jurisdiction (ETJ) shall provide all thoroughfares as depicted on the Master Thoroughfare Plan contained in the Comprehensive Plan. Minor adjustments to the alignment of a thoroughfare or street is permitted without the need to amend the Comprehensive Plan if the Director of the Planning and Zoning Department determines that the proposed alignment of the thoroughfare meets the intent of the Master Thoroughfare Plan and will not compromise the free flow of traffic or the safety of the general public. The design and construction of all proposed thoroughfares shall be in conformance with the street cross sections contained in the Comprehensive Plan and the requirements of the City's *Standards of Design and Construction Manual*.
- (3) Water. The design and construction of the water distribution system necessary to adequately serve a proposed development shall be in conformance with the City's Master Water Plan contained in the City's Comprehensive Plan and the City's *Standards of Design and Construction Manual*, and shall be subject to review and approval by the *City Engineer* or his/her designee prior to the approval of *Civil Engineering Plans* or a Final Plat or Replat.
- (4) Wastewater. The design and construction of the wastewater collection system necessary to adequately serve a proposed development shall be in conformance with the City's Master Wastewater Plan contained in the City's Comprehensive Plan and the City's *Standards of Design and Construction Manual*, and shall be subject to review and approval by the *City Engineer* or his/her designee prior to the approval of *Civil Engineering Plans* or a Final Plat or Replat.
- (5) Drainage/Detention. The design and construction of drainage and detention systems necessary to mitigate stormwater runoff shall be in conformance with the City's *Standards of Design and Construction Manual*, and shall be subject to review and approval by the *City Engineer* or his/her designee prior to the approval of *Civil Engineering Plans* or a Final Plat or Replat.
- (6) Parks and Trails. The design and construction of the trail system and/or public park necessary to adequately serve pedestrian access and recreational and passive amenities to a proposed development shall be in conformance with the City's Master Trail Plan contained in the City's Comprehensive Plan, the City's *Standards of Design and Construction Manual*, and the Parks and Open Space Master Plan, and shall be subject to review and approval by the *City Engineer*, Director of the Parks and Recreation Department, and the Director of the Planning and Zoning Department or their designees prior to the approval of *Civil Engineering Plans* or a Final Plat or Replat.
- (7) Amendment to the Comprehensive Plan. If a significant deviation from the Master Thoroughfare Plan, Master Water Plan, Master Wastewater Plan, and/or Master Trail Plan is proposed, then the City's Comprehensive Plan shall be amended prior to the approval of *Civil Engineering Plans* or a Final Plat or Replat. Prior to the amendment the Director of the Planning and Zoning Department or City Engineer may -- *at their discretion* -- require additional facilities studies in order to fully assess the impact of the proposal on the City's Master Plans.

(C) ADEQUATE PUBLIC FACILITIES.

- (1) Adequate Service for Areas Proposed for Development. Land proposed for development in the City of Rockwall or the City of Rockwall's Extraterritorial Jurisdiction (ETJ) must be served adequately by essential public facilities and services (*e.g. water facilities, wastewater facilities, roadways, pedestrian facilities, drainage facilities, park and recreational facilities, etc.*). Land shall not be approved for platting or development until adequate public facilities necessary to serve the development exist or the provision of such essential public facilities



and services have been provided. This policy includes both on-site and off-site public facilities and services. In reviewing subdivision plats and proposed developments for adequate service, the City of Rockwall finds:

- (a) It is necessary and desirable to provide for the dedication of rights-of-way and easements for public facilities to support new development and subdivisions at the earliest stage of the development process.
 - (b) The requirements for the dedication and construction of public infrastructure improvements to serve a new development and subdivision should be attached as conditions of approval for any *Development Application* that contains a specific layout for the development or subdivision.
 - (c) There is an essential nexus between the demand on public facility systems created by a new development or subdivision, and the requirement to dedicate rights-of-way and easements and to construct capital improvements to offset such impacts.
 - (d) The City of Rockwall desires to assure both that development impacts are mitigated through contributions of rights-of-way, easements, and construction of capital improvements, and that a development or subdivision contribute not more than its proportionate share of such costs.
- (2) Easements and Right-of-Way for Public Facilities. In order to maintain the prescribed levels of public facilities and City services for the health, safety and general welfare of its citizens, the City of Rockwall may require the dedication of Easements and Right-of-Way for or the construction of on-site and off-site public infrastructure improvements relating to water, wastewater, roadway, drainage, or park facilities to serve a proposed development, or require the payment of fees in lieu of dedication. If adequate levels of public facilities and services cannot be provided concurrent with the schedule of a proposed development, the City of Rockwall may deny the development until the public facilities and services can be provided or: [1] require a reduction in the intensity or density of a proposed land use to sufficiently ensure that the facilities and systems serving the proposed development have adequate capacity to mitigate the impacts generated by the proposed development, or [2] require that the development be phased so that the delivery of facilities and services coincides with the demands for the facilities created by the proposed development. The City of Rockwall may also impose conditions and restrictions relating to the provision of public infrastructure specified by an ordinance establishing or amending the zoning for the property for the proposed development.
- (3) Property Owner or Developer's Responsibilities. The property owner and/or developer shall be responsible for -- *but not limited to* -- the following:
- (a) Dedication and Construction of Improvements. The property owner and/or developer/applicant shall be responsible for dedicating all rights-of-way and easements, and for the construction and extension of all necessary on-site and off-site public improvements within the rights-of-way or easements for water distribution, wastewater collection and treatment, streets/roadways, storm drainage improvements, parks and trails, and other improvements needed to adequately serve the proposed development at a level of service that is consistent with the City of Rockwall's *Water and Wastewater Master Plans* and the *Standards of Design and Construction Manual*.
 - (b) Property Adjacent to or Abutting a Substandard Street. In instances where a property is being subdivided that is adjacent to, traversed by, or abutting a substandard street, the City of Rockwall may require the property owner and/or developer to dedicate additional right-of-way and improve the street to the current standards contained within the City's *Comprehensive Plan* and *Standards of Design and Construction Manual*. In determining if a substandard street will require improvement, the City Engineer shall consider the following factors:
 - (1) The impact of new development on the substandard street;
 - (2) The timing of the proposed development in relation to the existing condition and need for the substandard street; and,
 - (3) The potential for future development of adjoining properties.
 - (c) Facilities Impact Studies. The Director of the Planning and Zoning Department and/or City Engineer or their designee may require a property owner and/or developer prepare a Facilities Impact Study (e.g. *Traffic Impact Analysis, Flood Study, Infrastructure Study, etc.*) in order to assist the City in determining if a proposed development will be supported with adequate levels of public facilities and services concurrent with the demand for the facilities created by the proposed development. The study or studies shall at a minimum identify the following:
 - (1) The adequacy and capacities of the existing facilities;
 - (2) The nature and extent of any current deficiencies of existing facilities; and,
 - (3) The public improvements necessary to meet adequate levels of service consistent with the City of Rockwall's *Water and Wastewater Master Plans* and the *Standards of Design and Construction Manual* for the proposed development.



The study or studies shall be subject to review and approval by the Director of the Planning and Zoning Department and/or City Engineer or their designee. The City may also require -- *at the time of a subsequent subdivision plat application* -- an update of a facilities impact study approved in conjunction with a prior subdivision plat application.

- (d) *Future Extensions of Public Utilities*. The property owner shall make provisions for the future extension of public facilities as needed to serve future developments.
 - (e) *Approval and Compliance with Utility Providers*. The property owner shall be responsible for obtaining all the necessary approvals from the applicable utility providers -- *other than the City of Rockwall* --, and shall submit a written verification of said approvals to the *City Engineer* with the submittal of *Civil Engineering Plans*. In addition, the property owner shall maintain compliance with all requirements of the utility providers and the City of Rockwall.
- (4) *Timing of Dedication and Construction of Public Facilities and Services*.
- (a) *Initial Provision for the Dedication or Construction of Improvements*. The City of Rockwall shall require an initial demonstration that a proposed development shall be adequately served by public facilities and services at the time for approval of the first subdivision plat or *Development Application* that portrays a specific plan or development including -- *without limitation* -- a *Development Application* for a *Preliminary Plat*, *Master Plat*, *Final Plat*, or *Replat*. As a condition of approval of the subdivision plat or *Development Application*, the City of Rockwall may require provision for the dedication of rights-of-way and/or easements for the construction of capital improvements to serve the proposed development.
 - (b) *Deferral of Obligation*. The obligation to dedicated rights-of-way for or to construct one (1) or more capital improvement to serve a new development may be deferred until approval of a subsequent phase of the subdivision, at the sole discretion of the *City Engineer*, upon a written request by the property owner or developer/applicant -- *with the property owner's consent* --, or at the City of Rockwall's own initiative. As a condition of deferring the obligation, the City of Rockwall may require that the developer enter into a *Facilities Agreement* in accordance with [Section 38-10\(1\)](#), specifying the time for the dedication of rights-of-way for or the construction of capital improvements serving the development.
- (5) *Proportionality*. The City of Rockwall recognizes that there is a direct correlation between the increased demand on public facilities and infrastructure created by a new development, the City's requirements for the dedication of rights-of-way and easements, and the construction of a fair and proportional share of the improvements necessary to offset the impacts of new development on the City's existing public facilities and infrastructure. Based on this it is the desire of the City of Rockwall that new development projects contribute a fair and proportional share of the costs necessary to offset the created impact.
- (a) *Determination of Proportionality*. Prior to the submittal of a *Development Application* for a *Preliminary Plat*, *Final Plat*, or *Replat*, a property owner or developer may request in writing a *Determination of Proportionality* from the *City Engineer* affirming that each public infrastructure improvement to be imposed as a condition of approval for a subdivision plat is roughly proportionate to the demand created by the proposed development on the City of Rockwall's public facilities and infrastructure. This determination shall take into consideration the nature and extent of the development proposed.
 - (b) *Determination of Proportionality Submission Requirements*. In addition to the written request for a *Determination of Proportionality*, the *City Engineer* may require supplementary information of the property owner or developer relating to the proposed development or public facilities and infrastructure.
 - (c) *Criteria for a Determination of Proportionality*. In making a decision on a *Determination of Proportionality* the *City Engineer* may rely upon categorical findings pertaining to:
 - (1) The location of proposed or existing on-site improvements.
 - (2) The proposed or potential use of the land.
 - (3) The timing and sequence of development in relation to the availability of adequate levels of public facilities.
 - (4) Impact fee studies or other studies that measure the demand for services created by the development and the impact on the City of Rockwall's public facilities and infrastructure.
 - (5) The function of the public infrastructure improvements in serving the proposed development.
 - (6) The degree to which public infrastructure improvements that will serve the subdivision are supplied by other developments.
 - (7) The anticipated participation by the City of Rockwall in the costs of such improvements.
 - (8) Any reimbursements for the costs of public infrastructure improvements for which the proposed development is eligible.
 - (9) Any other information relating to the mitigating effects of the public infrastructure improvements on the impacts created by the development on the City of Rockwall's public facilities and infrastructure.



- (d) *Final Determination of Proportionality.* Based upon the findings from the *Determination of Proportionality*, the *City Engineer* shall affirm that the public infrastructure improvement requirements of this *Chapter* do not impose costs on the developer for such improvements that exceed those roughly proportionate to the costs incurred by the City of Rockwall in providing public facilities and infrastructure to serve the development.
- (e) *Petition for a Proportionality Appeal.* A *Petition for a Proportionality Appeal* may be filed by a property owner or developer in accordance with the requirements of [Section 38-10\(2\)](#) to contest any requirement to dedicate land or to construct public improvements as required by this *Chapter*.

(2) WATER AND WASTEWATER.

(A) WATER AND WASTEWATER BASIC POLICY.

- (1) *Water and Wastewater Utility Connections.* The City of Rockwall shall not provide any *Water and Wastewater Utility Connections* to land proposed for subdivision under this *Chapter* until all of the following requirements have been satisfied:
 - (a) *Preliminary Utility Plan.* Concurrent with the submission of a *Preliminary Plat -- or Final Plat, Minor Plat, or Replat if no Preliminary/Plat is required --* the property owner or developer/applicant shall submit a utility plan showing the location and size of proposed and existing water and wastewater lines, which will be required to provide adequate service and fire protection to the lots specified in the subdivision plat. Where a *Master Plat* proposes a phased development or subdivision, the property owner or developer/applicant shall demonstrate that each phase of the development or subdivision shall be served by adequate water distribution and wastewater collection systems.
 - (b) *Civil Engineering Plans.* Plans for the construction of all water and wastewater facilities required by the regulations contained in this *Chapter* shall be prepared in accordance with the requirements and specifications contained in the Engineering Department's *Standards of Design and Construction Manual*, the regulations of the Texas Commission on Environmental Quality (TCEQ), and the City's adopted *Fire Code*. Plans for the improvements shall be prepared by a *Profession Engineer* licensed by the State of Texas and accepted by the *City Engineer*.
 - (c) *Acquisition of Off-Site Easements.* The property owner or developer/applicant shall be responsible for the acquisition of all required off-site easements.
- (2) *Construction Requirements.* The following shall pertain to the construction of water and wastewater facilities in the City of Rockwall:
 - (a) A water or wastewater line easement shall not be situated between two (2) residential lots, and should be situated entirely on an individual open space lot. If it is determined by the *City Engineer* that the water or wastewater line easement can be situated on a residential lot, then the easement shall fall entirely on a single lot.
 - (b) Public water and/or wastewater lines shall not be located within a private street or drive aisle unless a public utility easement is provided.
 - (c) No portion of any structure (*including but not limited to walls, signs, foundations, porches/patios, canopies, roof extensions or overhangs, chimneys, and etcetera*) shall encroach over or into any easement unless otherwise permitted by the Unified Development Code (UDC) or by written approval of the *City Engineer*.
 - (d) Easements for water and wastewater lines shall be dedicated for exclusive use for water and wastewater facilities and shall be shown on the subdivision plat. When it is necessary for additional utilities to be placed within an easement, the *City Engineer* or his/her designee may require additional width be provided and the easement shall be labeled for its intended purpose of the subdivision plat.
 - (e) When it is necessary to relocate or replace an existing water or wastewater facility to accommodate a proposed development or subdivision, the property owner or developer/applicant is responsible for all costs associated with the relocation, except as agreed to by the City Council through a *Facilities Agreement*.
 - (f) Water and wastewater improvements shall not be deemed as accepted until *As Built* plans are submitted to the Engineering Department at the end of construction showing the actual location of all improvements, and the two (2) year maintenance bonds required for all water and wastewater improvements has expired.
- (3) *Miscellaneous Policies.* The following *Miscellaneous Policies* shall apply with regard to water distribution and wastewater collection systems in the City of Rockwall:



- (a) The City of Rockwall does not guarantee that water supply or wastewater capacity will be available at any particular time for any particular site within the City's corporate boundaries.
- (b) No buildings or structures shall be constructed or storage placed -- *temporary or permanent* -- over an existing water or wastewater line or lateral or storm drain unless approved by the City Council upon a written recommendation from the *City Engineer*.
- (c) Water and wastewater lines shall not bisect any adjacent lot. All water and wastewater lines shall be extended to have a minimal impact to adjacent properties.
- (d) Private water and wastewater lines shall be maintained, repaired, and replaced by the property owner.
- (e) Public water and wastewater lines adjacent to a State and County roads shall be constructed outside of the right-of-way in a separate easement unless otherwise agreed to by the appropriate agencies and the City of Rockwall.

(B) WATER.

- (1) Adequate Water Distribution System. No subdivision plat shall be approved unless the property owner or developer/applicant can demonstrate conformance to the following:
 - (a) City as the Provider. Where water is to be provided through the City of Rockwall's water distribution system, the property owner or developer/applicant shall install adequate water facilities, including fire protection systems or appurtenances, in accordance with the Engineering Department's *Standards of Design and Construction Manual*, the City's adopted *Fire Code*, and the Texas Commission of Environmental Quality's (TCEQ's) current *Rules and Regulations for Public Water Systems*, and any other federal, state or local laws. If any such requirements are in conflict, the most stringent requirement shall apply.
 - (b) Extraterritorial Jurisdiction (ETJ). Properties within the City of Rockwall's Extraterritorial Jurisdiction (ETJ) shall be prohibited from connecting to the City's water distribution system.
 - (c) Providers Other than the City. Where the City of Rockwall is not the provider, the property owner or developer/applicant shall provide assurances that sufficient capacity can be provided in accordance with the City of Rockwall's standards contained in this *Chapter* from the entity that holds the Certificate of Convenience and Necessity (CCN) for the land that is to be subdivided. Such entity must have a wholesale water supply contract that allows purchase of water at sufficient and consistent volume and pressure to serve the development when considering all other commitments.
- (2) Facilities for Health and Safety Emergencies. All water facilities connected to the City of Rockwall water distribution system shall be capable of providing water health and emergency purposes, including fire protection and suppression. Water supply facilities shall be in accordance with the Engineering Department's *Standards of Design and Construction Manual*. The design and construction of water system improvements shall also comply with the following standards:
 - (a) Design and construction of an on-site water source shall be in accordance with applicable regulations of the Texas Commission of Environmental Quality (TCEQ).
 - (b) Design and construction of water service from the City of Rockwall shall be in accordance with the standards in the Engineering Department's *Standards of Design and Construction Manual*.
 - (c) Design and construction of a fire protection and suppression system shall be in accordance with the standards in the City's adopted *Fire Code*.
- (3) Location of Water Supply Improvements. Improvements to the City of Rockwall's water distribution system shall adhere to the following:
 - (a) Civil Engineering Plans. The location and design of all water supply improvements, fire hydrants, private water systems, and the boundaries lines of special districts and certified water service areas shall be depicted on Civil Engineering Plans.
 - (b) Extension of Water Lines. The Extension of Water Lines shall be made along the entire frontage of a street or road adjacent to a proposed development or subdivision. If the proposed development or subdivision is not adjacent to a street, the Extension of Water Lines shall be accomplished in a manner so as to allow convenient future connections to said lines by an adjacent development or subdivision.



- (c) Waiver. If a new and additional development or subdivision will never be constructed beyond a subdivision or development that is being planned or under construction due to physical constraints, the *City Engineer* may approve a Waiver for the requirements for the *Location Water Supply Improvements* prior to any action on a subdivision plat.
- (4) Cost of the Installation of Water Supply Improvements. The cost of installing water supply improvements shall be made by the property owner or developer/applicant, including any necessary off-site improvements, necessary to adequately serve a subdivision or development.
- (5) Cost of Extending the Water Distribution System. Where the City of Rockwall's water distribution system is not planned to be extended in time to serve a proposed new subdivision or development, all necessary water facilities to serve said subdivision or development shall be provided by and at the expense of the property owner or developer/applicant. If the *City Engineer* determines that oversizing of the proposed water facility is necessary for future developments, the City of Rockwall may participate in such oversizing costs as part of a *Facilities Agreement (if funds are available)* or through a *Pro-Rata Agreement* in accordance with [Article II, Main Extension, of Chapter 44, Utilities, of the Municipal Code of Ordinances](#). Where the City of Rockwall is not the water supplier, the property owner or developer/applicant shall provide assurances that the water supply improvements shall be made to provide adequate water service prior to the approval of a subdivision plat.
- (6) Alternative Water Facilities. Developments may be approved with Alternative Water Facilities in accordance with the following criteria:
 - (a) The operation and quality of water wells shall meet the minimum requirements of the Texas Commission on Environmental Quality (TCEQ), Rockwall County, all applicable City ordinance, and any other applicable regulatory agencies.
 - (b) The water shall only be used for irrigation purposes.
 - (c) The water shall only serve a single lot or tract of land.
 - (d) Water wells may not be used for the commercial sale of water.
 - (e) The cost to tie onto the public water system must exceed the certified initial capital cost of a well by 25.00%. All costs and engineering designs shall be submitted by a *Licensed Professional Engineer*. All costs and engineering design shall be subject to approval by the *City Engineer*. If a residence is located within 1,000-feet of a domestic water supply, that residence shall tie into that domestic water service.

(C) WASTEWATER.

- (1) Adequate Wastewater Collection System. No subdivision plat shall be approved unless the property owner or developer/applicant can demonstrate conformance to the following:
 - (a) Extension of and Connection to the City's Wastewater Collection System. Extension of and connection to the City of Rockwall's sanitary sewer system shall be required for all new developments within the City's corporate boundaries.
 - (b) Extraterritorial Jurisdiction (ETJ). Properties within the City of Rockwall's Extraterritorial Jurisdiction (ETJ) shall be prohibited from connecting to the City's wastewater collection system.
 - (c) Temporary Package Treatment Plants. Adequacy of treatment facilities cannot be demonstrated by the reliance upon Temporary Package Treatment Plants.
 - (d) On-Site Sanitary Sewage Facilities (OSSF). On-Site Sanitary Sewage Facilities (OSSF) shall be permitted in accordance with the requirements of [Division 5, On-Site Sewage Facility, Article IV, Sewers and Sewage Disposal, of Chapter 44, Utilities of the Municipal Code of Ordinances](#); however, the proposed OSSF shall be situated on a lot that meets the minimum lot size standards stipulated by the zoning district as required by the Unified Development Code (UDC).
 - (e) Providers Other than the City. Where the City of Rockwall's sanitary sewer system is not to be used, the property owner or developer/applicant shall provide assurance that the entity collecting the sewage holds a Certificate of Convenience and Necessity (CCN) for the land to be developed, that the collection system is adequate to accommodate the anticipated sewage flows from the development, and that the treatment system to be used has adequate capacity.
- (2) Design and Construction. It is the policy of the City of Rockwall to require all wastewater collection lines to have gravity flow. The use of lift stations and force mains is prohibited unless the *City Engineer* determines a gravity design is impractical. The location, design,



and sizing of all wastewater improvements shall be shown on the *Civil Engineering Plans* and are subject to approval by the *City Engineer* or his/her designee.

- (3) *Cost of the Installation of Wastewater Improvements*. The cost of installing wastewater improvements shall be made by the property owner or developer/applicant, including any necessary off-site improvements, necessary to adequately serve a subdivision or development.
- (4) *Cost of Extending the Wastewater Collection System*. Where the City of Rockwall's wastewater collection system is not planned to be extended in time to serve a proposed new subdivision or development, all necessary wastewater facilities to serve said subdivision or development shall be provided by and at the expense of the property owner or developer/applicant. If the *City Engineer* determines that oversizing of the proposed wastewater facility is necessary for future developments, the City of Rockwall may participate in such oversizing costs as part of a *Facilities Agreement (if funds are available)* or through a *Pro-Rata Agreement* in accordance with [Article II, Main Extension, of Chapter 44, Utilities, of the Municipal Code of Ordinances](#).
- (5) *Future Extensions of the Wastewater Collection System*. Stub-outs for wastewater lines shall be located in manholes to facilitate the future extensions of wastewater lines. The *City Engineer* shall determine the location and size of the required stub-outs.

(3) STORM WATER, DRAINAGE, AND DETENTION.

(A) STORM WATER, DRAINAGE, AND DETENTION POLICIES.

- (1) *Easements*. Drainage and detention easements shall be dedicated for public features and shall be maintained, repaired, and replaced by the property owner in accordance with the requirements of this *Chapter* and the Engineering Department's *Standards of Design and Construction Manual*. Storm drainage easements shall be located along the side property lines, and such easements shall be contained fully on one (1) lot, parcel, or tract of land, and shall not bisect or split the property line between two (2) lots, parcels, or tracts of land.
- (2) *Storm Water Quality*. Designs for new development or subdivision shall manage storm water in a manner that protects water quality by addressing the development or subdivision's potential to cause erosion, pollution, siltation, and sedimentation in the Municipal Separate Storm Sewer System (MS4) and natural creeks. The goal is to maintain, after development -- *to the maximum extent possible* --, the predeveloped characteristics in the creek, which ultimately receives storm water runoff from the development or subdivision. It is the property owner or developer/applicant's responsibility to ensure that designs for new development or subdivisions meet the storm water management requirements in the *General Permit for Storm Water Discharges from Construction Activities* issued by the Texas Commission on Environmental Quality (TCEQ), and the City's Storm Water Management (SWM) ordinance. This permit includes the requirement for measures that will be installed during construction to control pollutants in storm water discharges after construction operations have been completed.
- (3) *Storm Water Runoff*. *Storm Water Runoff* shall be calculated anticipating a fully developed watershed. The zoning map, current land use map, and Future Land Use Plan contained in the Comprehensive Plan shall be used to determine the fully developed conditions. The *City Engineer* reserves the right to review a determination of existing land use and the fully developed conditions, and may require revisions if necessary.
- (4) *Minimum Finished Floor Elevations*. The *City Engineer* may require a *Minimum Finished Floor Elevations* to provide flood protection on certain lots contained within the subdivision: *Minimum Finished Floor Elevations* shall be shown on subdivision plats. These elevations shall incorporate the most current floodplain management criteria or other criteria as necessary to avoid damages. The *Minimum Finished Floor Elevations* shall be two (2) feet above the fully developed 100-year water surface elevation where the *Minimum Finished Floor Elevations* is associated with a natural creek, detention system, and/or open channel. When the *Minimum Finished Floor Elevations* is necessitated by situations other than a natural creek, detention system, and/or open channel, the *Minimum Finished Floor Elevations* shall be set by the property owner or developer/applicant's engineer and agreed upon by the *City Engineer*. In addition, the following note or an amended version appropriate to the specific subdivision plat shall be added to any subdivision plat upon with the *City Engineer* requires the establishment of *Minimum Finished Floor Elevations*:

The City reserves the right to require minimum finished floor elevations on any lot contained within this subdivision. The minimum elevations shown are based on the most current information available at the time the subdivision plat is filed and are subject to change.

- (5) *Off-Site Drainage*. When any proposed development or subdivision requires off-site grading where storm water runoff has been collected or concentrated, it shall not be permitted to drain onto an adjacent property except in existing creeks, channels, storm sewers or streets unless one (1) of the following is provided:



- (a) Notarized Letter of Permission. The written letter shall state that the permission shall bind the property owner of the affected property and be a covenant running with the land. It shall also refer to the plans for the improvements creating the need for the permission. The letter shall be filed with Rockwall County.
- (b) Drainage Easement. A drainage easement shall be dedicated for creeks, ditches, and/or drainage channels and shall be of a width sufficient to comply with the criteria outlined in the Engineering Department's *Standards of Design and Construction Manual*.

(B) STORM WATER MANAGEMENT PLAN.

- (1) A Storm Water Management Plan (SWMP) shall be prepared for all developments and subdivisions in accordance with the requirements set forth in the Engineering Department's *Standards of Design and Construction Manual* and City's Storm Water Management (SWM) ordinance. The purpose of the Storm Water Management Plan (SWMP) is to identify permanent water quality feature opportunities for the development.
- (2) The Storm Water Management Plan (SWMP) shall be prepared in coordination with the drainage plan on all projects where both are required. The Storm Water Management Plan (SWMP) and the drainage plan may *not* be shown on the same sheet. When a drainage plan is not required, the Storm Water Management Plan (SWMP) shall indicate the existing drainage patterns and runoff coefficients and the proposed changes to these items.
- (3) The Storm Water Management Plan (SWMP) must comply with the standards and criteria outlined in this *Chapter*, the Engineering Department's *Standards of Design and Construction Manual*, and the City's Storm Water Management (SWM) ordinance. The plan may satisfy the storm management portion of the Storm Water Pollution Prevention Plan (SWPPP) that is required for construction activities; however, the Storm Water Management Plan (SWMP) is not a substitute for the Storm Water Pollution Prevention Plan (SWPPP). The City's review of the Storm Water Management Plan (SWMP) does not constitute acceptance of the final Storm Water Management Plan (SWMP) or the final development or subdivision plan.
- (4) The property owner or developer/applicant shall provide a Storm Water Management Plan (SWMP) for the area proposed for development. For subdivision plats with a previously approved Storm Water Management Plan (SWMP), the accepted Storm Water Management Plan (SWMP) shall be enforced unless a revised Storm Water Management Plan (SWMP) is required.

(C) DRAINAGE PLAN.

- (1) A Drainage Plan shall show the watershed affecting the development of how the runoff from the fully developed watershed will be conveyed to, through, and from the development. It must comply with the standards outlined in this *Chapter* and the drainage design criteria found in the Engineering Department's *Standards of Design and Construction Manual*. The Drainage Plan is a guide for the detail drainage design. The review of the Drainage Plan does not constitute final Drainage Plan approval or authorize a waiver to this *Chapter*.
- (2) For any property involved in the development process, a Drainage Plan shall be provided -- *at the property owner or developer/applicant's expense* -- for the area proposed for development. For property with a previously accepted Drainage Plan, the accepted Drainage Plan may be submitted and enforced unless a revised Drainage Plan is required by the *City Engineer* due to lot reconfiguration or other conditions created by a new subdivision plat. The *City Engineer* may waive the requirement for a Drainage Plan if the submitted subdivision plat is not anticipated to cause any significant change in runoff characteristics from a previously accepted drainage study or for single residential properties where no drainage problems are anticipated. If the applicant requests a waiver in writing to the *City Engineer*, a copy of any previous Drainage Plan shall be provided.

(D) CREEKS AND FLOODPLAIN.

- (1) Development Adjacent to a Floodplain. All development proposed adjacent to or within the 100-year floodplain shall be in accordance with the Engineering Department's *Standards of Design and Construction Manual*, this *Chapter*, and the City's Flood Hazard Prevention ordinance.
- (2) Floodplain Restrictions for the 100-Year Floodplain. For the health, safety, and general welfare of community and for the conservation of water, storm drainage, and sanitary sewer facilities, the City prohibits development within the 100-year floodplain. Creeks shall be protected from destruction or damage resulting from clearing, grading, and dumping of fill material, waste or other foreign materials. Clearing, grading, excavation or filling of any area within the 100-year floodplain or within any creek shall be prohibited unless authorized in writing by the City of Rockwall.
- (3) Restrictions for Creeks. All Creeks shall be maintained in an open and natural condition. Each Creek is subject to the following requirements with regard to development:



- (a) The 100-year floodplain and *Erosion Hazard Setback* -- as defined in the Engineering Department's Standards of Design and Construction Manual -- shall be retained by the property owner or dedicated to a Homeowner's Association (HOA), pursuant to the requirements of this Chapter.
- (b) At no time shall any portion of the 100-year floodplain exist or be within any residential lot (*excluding multi-family*).
- (4) Access to and Maintenance of Floodplains. Access to a floodplain for private maintenance shall be dedicated as required by the City Engineer.
- (5) Retaining Walls Adjacent to a Creek or Floodplain. A retaining wall or walls may be allowed between a single-family lot or parcel and a creek or floodplain as approved by the City Engineer as long as the walls are: [1] not within the 100-year floodplain, and [2] are not within a dedicated easement.
- (6) Streets Adjacent to a Creek or Floodplain. Streets Adjacent to a Creek or Floodplain shall adhere to the following criteria:
 - (a) Parallel Streets. A minimum of 50.00% of the linear frontage of a creek or floodplain shall be adjacent to a Parallel Street, and will be constructed outside and exclusive of the required erosion hazard setback.
 - (b) Cul-De-Sacs. Cul-De-Sacs should be avoided adjacent to a creek or floodplain; however, if Cul-De-Sacs cannot be avoided they should comply with the following criteria:
 - (1) A minimum of 50.00% of the Cul-De-Sac frontage shall be open to the creek or floodplain and no lots or parcels shall encroach within the area between this line and the creek or floodplain, and will be constructed outside and exclusive of the required erosion hazard setback.
 - (2) A trail connecting to a greater trail system and/or landscaping shall be provided at the end of the Cul-De-Sac as approved by the Director of the Planning and Zoning Department.
- (7) Fences Adjacent to a Creek or Floodplain. Fences Adjacent to a Creek or Floodplain shall adhere to the following criteria:
 - (a) Fences shall meet the standards of the Unified Development Code (UDC) and Planned Development District ordinance [*if applicable*].
 - (b) Fences Adjacent to a Creek of Floodplain shall be wrought iron or a similar decorative metal where a minimum of 50.00% of the fence is transparent.
 - (c) The property owner shall be responsible for the maintenance of the fence.
 - (d) Fences shall not be located within the 100-year floodplain or the *Erosion Hazard Setback* -- as defined in the Engineering Department's Standards of Design and Construction Manual.
- (8) Additional Studies. At the request of the City Engineer or the Director of the Planning and Zoning Department, the property owner or developer/applicant shall submit additional studies -- including but not limited to the following: [1] Wetland Delineation, [2] Habitat Study, [3] Vegetative Study, [4] Erosion Hazard Setback Study, [5] Storm Drainage Study, [6] Riparian Study, [7] Flood Study, and/or [8] Downstream Assessment Study -- as deemed appropriate and necessary by the City of Rockwall as part of the Civil Engineering Submittal. These studies shall be considered during review and approval of the Civil Engineering Plans.

(4) STREETS.

(A) GENERAL STREET POLICIES.

- (1) Right-of-Way Dedication. When platting a subdivision in accordance with this Chapter, a property owner and/or developer shall provide additional Right-of-Way necessary for existing and future streets as required by the City's Master Thoroughfare Plan, the Engineering Department's Standards of Design and Construction Manual, and/or other plans adopted by the City Council.
- (2) Substandard Streets.
 - (a) Improvement of an Existing Substandard Street. When a proposed residential or non-residential development abuts one (1) or both sides of an existing substandard street, the property owner or developer/applicant shall be required to improve the



substandard street and its appurtenances (e.g. curbs, gutters, sidewalks, ramps, street trees, storm systems, and etcetera) to bring the street up to the City of Rockwall's standards, or to replace it with a standard City street, at no cost to the City of Rockwall.

- (b) Escrow for an Existing Substandard Street. If the proposed development is located along only one (1) side of a substandard street, and when -- in the City Council's judgement -- it is not feasible to reconstruct the street at the time of development, the City Council may allow the property owner or developer/applicant to pay into escrow an amount equal to 115.00% of the property owner or developer/applicant's share of the cost of said improvements as a condition of approval of the *Final Plat* or *Replat*.
 - (c) Partial Refund of Escrow. When funds have been provided and placed in escrow with the City of Rockwall for the development of a substandard street, and the street is reconstructed by a party other than the escrowing property owner or developer/applicant at no cost to the City, the escrowed funds and accrued interest -- if any -- shall be refunded to the developer after the completion and acceptance of the improvements. In the event that appropriation of the cost is borne by the City, the difference between the developer's proportionate cost and the escrowed funds -- including accrued interest, if any -- shall be refunded to the property owner or developer/applicant after the completion and acceptance of the improvements.
 - (d) Exceptions or Appeals. The property owner or developer/applicant may request an Exception [see [Section 38-10\(2\)](#)] or file a Proportionality Appeal [see [Section 38-10\(3\)](#)] -- after a Determination of Proportionality [see [Section 38-9\(1\)\(C\)\(5\)](#)] -- if the requirements for improving an existing substandard street imposed by this Section would result in an unnecessary hardship or would be disproportional to the impacts generated by the development on the City of Rockwall's street system.
- (3) Perimeter Streets.
- (a) New Perimeter Streets. When a residential or non-residential development is developed abutting an existing or future thoroughfare or collector street -- as depicted on the *Master Thoroughfare Plan* contained in the *Comprehensive Plan* --, the property owner or developer/applicant shall construct a portion of the abutting street and its appurtenances (e.g. curbs, gutters, sidewalks, ramps, street trees, storm systems, and etcetera) to the City of Rockwall's design standards for that type of street (per the *Engineering Departments Standards of Design and Construction Manual*).
 - (b) Escrow for a Perimeter Street. If the *City Engineer* makes a determination that it is not feasible to construct the abutting street and its appurtenances at the time of development, the City may require the property owner or developer/applicant to pay into escrow an amount equal to 115.00% of the construction costs for the future construction of the street as a condition of the *Final Plat* or *Replat* for the development.
- (4) Internal Streets.
- (a) New Internal Streets. All new streets and their appurtenances internal to a proposed residential or non-residential development shall -- at a minimum -- be built to a width and design that will adequately serve the development, and shall conform to the City of Rockwall's design standards (per the *Engineering Departments Standards of Design and Construction Manual*). If oversizing of an internal street is deemed necessary by the *City Engineer* for traffic safety or efficiency, then the City of Rockwall or an adjacent entity may participate in such oversizing costs as part of a *Development Agreement* with the property owner or developer/applicant.
 - (b) Escrow for an Internal Street. If the *City Engineer* makes a determination that it is not feasible to construct an internal street and its appurtenances at the time of development, the City may require the property owner or developer/applicant to pay into escrow an amount equal to 115.00% of the construction costs for the future construction of the street as a condition of the *Final Plat* or *Replat* for the development.
- (5) Streets Adjacent to a School or a Park. In cases where a perimeter or internal street is adjacent to a public or private school or public park or open space, the *City Engineer* or Director of the Planning and Zoning Department may require a minimum of a 41-foot street (as measured from back-of-curb to back-of-curb) to facilitate proper traffic circulation.
- (6) Temporary Dead-End Street. Temporary Dead-End Streets shall conform to the following:
- (a) Connections are required to adjacent vacant properties at the locations approved by the *City Engineer* and/or the Director of the Planning and Zoning Department.
 - (b) Streets which temporarily dead-end at powerlines, railroads, or similar rights-of-way shall be constructed for at least one-half (½) the distance across these rights-of-way.
 - (c) On a *Final Plat* that proposes a Temporary Dead-End Street, shall incorporate a note clearly indicating that the street will be extended with future development.



- (d) Temporary Dead-End Streets that are 150-feet or more in length shall incorporate a temporary turn around in accordance with the requirements of the City of Rockwall's adopted *Fire Code* and the Engineering Department's *Standards of Design and Construction Manual*.
- (e) All Temporary Dead-End Streets shall have a sign prominently posted at the terminus of the street or road indicating that the street or road will be extended in the future. In addition, the sign shall comply with the standards established by the *City Engineer*, and be installed at the cost of the property owner or developer/applicant.
- (7) Streets Adjacent to Undeveloped Property. Where streets are adjacent to an undeveloped property and the property line is normally the centerline of the street, the property owner or developer/applicant shall provide right-of-way of a sufficient width and shall construct a minimum of 24-feet of paving if deemed necessary by the *City Engineer* or *Fire Department*.
- (8) Full Refund of Escrow. If the improvements of a road or street -- *for which an escrow has been paid in accordance with the requirements of this Chapter* -- do not occur within 20 years of the date the money is placed on deposit with the City of Rockwall, the money -- *including any earned interest* -- shall be returned to the property owner of record at that time.
- (9) Assessment Program. Should the City of Rockwall establish an Assessment Program for street improvements on any street or road within the City limits, any funds already placed in escrow for a street or road improvement for said street shall be credited toward the property owner of record at the time of the assessment *[if applicable]*.
- (10) Traffic Impact Analysis (TIA) or Other Traffic Studies. The *City Engineer* or Director of the Planning and Zoning Department may require a Traffic Impact Analysis (TIA) or other type of engineering study from the property owner or developer/applicant prior to any approval for a subdivision plat or *Civil Engineering Plans* for technical data pertaining to the potential traffic impact of a proposed development and its impacts of the City of Rockwall's street network.

(B) STREET DESIGN AND APPURTENANCES.

- (1) Street Design. Street design requirements are subject to the provisions contained in the Engineering Department's *Standards of Design and Construction Manual*, an approved Planned Development District ordinance *[if applicable]*, and any regulations contained within the *Chapter*.
- (2) Conformance to the Comprehensive Plan. The general location of roads and streets shall conform to the City of Rockwall's Comprehensive Plan. For streets that are not shown on the Master Thoroughfare Plan contained in the Comprehensive Plan (*e.g. local residential or non-residential roadways*), the arrangement of such streets shall:
 - (a) Alignment. Provide for the continuation or appropriate projection of an existing street from or into the surrounding areas.
 - (b) Conformance with Other Plans. Conform to any plan for the neighborhood or development approved or adopted by the City of Rockwall that addresses a particular situation where topographical or other conditions make continuance or conformity to existing streets impracticable.
 - (c) Conflict. Not be in conflict with existing or proposed streets or driveway openings, including those on the opposite side of an existing or planned thoroughfare or collector, as described and depicted in the Engineering Department's *Standards of Design and Construction Manual*. New streets shall align with opposite streets and driveway openings so that the median openings can be shared.
- (3) Relation to the Existing Street Network. The proposed street network shall extend all existing major streets and existing secondary and local streets, as necessary, for the convenience of traffic circulation and emergency ingress and egress.
- (4) Street Widths, Lengths, and Rights-of-Way. All street and road widths, lengths, and their related rights-of-way shall be designed in accordance with the City of Rockwall's Comprehensive Plan, Engineering Department's *Standards of Design and Construction Manual*, and Planned Development District ordinance *(if applicable)*. In addition, all streets and roads shall be paved in accordance with the Engineering Department's *Standards of Design and Construction Manual*.
- (5) Street Connectivity. With regard to Street Connectivity, new developments shall:
 - (a) Connections to Adjacent Properties. Provide street connections to adjacent developments or undeveloped properties, as determined by the *City Engineer* and/or the Director of the Planning and Zoning Department, allowing access between properties for neighborhood traffic and to enhance pedestrian and bicycle connectivity.



- (b) Cul-De-Sacs. Limit the use of cul-de-sacs for streets to the greatest extent possible. The *City Engineer* and the Director of the Planning and Zoning Department shall have the authority to determine whether or not the use of cul-de-sacs in a development meets the intent of this section during the review of a *Preliminary Plat* or *Final Plat*.
- (6) Street Names. New Street Names shall be named so as to provide name continuity with existing streets, and to prevent conflict or word similarity confusion with similar street names. In addition, all Street Names shall conform to the City of Rockwall's *Addressing Standards*. All Street Names shall be approved by the Planning and Zoning Department prior to the approval of any subdivision plat or *Civil Engineering Plans*.
- (7) Street Signage. The cost of street name signs and traffic control signs for new developments shall be paid for and installed by the property owner or developer/applicant. All street name signs and traffic control signs shall conform to the Engineering Department's *Standards of Design and Construction Manual*.
- (8) Street Lighting. Street Lighting shall be provided along all streets and roads in accordance with the Engineering Department's *Standards of Design and Construction Manual*. The *City Engineer* shall be the responsible official for decisions relating to street lighting, and may authorize a *Waiver* for a street lighting requirement if such *Waiver* will not compromise the public health, safety, and general welfare. If no decision can be rendered by the *City Engineer* or his/her designee, then the decision shall be forwarded to the City Council for final action in accordance with the procedures outlined in [Section 38-10\(2\)](#).

(C) PRIVATE STREETS.

- (1) Private Streets. Private Streets within the City of Rockwall and/or its Extraterritorial Jurisdiction (ETJ) may be allowed by the City Council on a *case-by-case* basis in accordance with the City's Unified Development Code (UDC). Private Streets shall be designed and constructed to the Engineering Department's *Standards of Design and Construction Manual* for a public street, and all storm systems incorporated into the Private Streets shall be private.
- (2) Conversion of Private Streets to Public Streets. The City may -- *but is not obligated to* -- accept private streets for public access and maintenance. Requests to Convert Private Streets to Public Streets shall be subject to the following provisions:
 - (a) A representative from the neighborhood or a Homeowner's Association (HOA) -- *if one exists* -- shall submit a petition signed by at least 67.00% of the property owners (*or a greater number of signatures if required by the HOA documents and declarations*).
 - (b) All of the infrastructure shall be in a condition that is acceptable to the *City Engineer* or that conforms to the City's current standards as stipulated in the Engineering Department's *Standards of Design and Construction Manual*.
 - (c) All encumbrances or structures within the right-of-way (*e.g. signage, security gates, etcetera*) not consistent with a public street shall be removed by the Homeowner's Association (HOA) or neighborhood group, at its cost, prior to the acceptance of the private street by the City of Rockwall.
 - (d) All funds in the reserve fund for private street maintenance shall be delivered to the City of Rockwall. Money in the reserve fund in excess of what is needed to bring the street and its appurtenances up to the City's standards will be refunded to the Homeowner's Association (HOA) or neighborhood group.
 - (e) The Homeowner's Association (HOA) or neighborhood group shall prepare and submit a *Replat* to the Planning and Zoning Department for review. Upon approval, the HOA or neighborhood group shall file the *Replat* to dedicate the street and its appurtenances to the City of Rockwall.
 - (f) The Homeowner's Association (HOA) or neighborhood group shall modify and re-file the -- *at its costs* -- the HOA documents and declarations (*if applicable*) to remove requirements specific to the private street. The City Attorney shall review the modified HOA documents and declarations prior to their filing. The HOA or neighborhood group shall be responsible for the cost of review by the City Attorney.

(5) ALLEYWAYS.

- (A) Alleyways. Alleyways shall be provided for all residential developments in accordance with the Engineering Department's *Standards of Design and Construction Manual* unless otherwise approved by the City Council through a Planned Development District ordinance or a *Waiver* or *Variance* request.

(6) DRIVEWAYS, FIRE LANES, AND ACCESS EASEMENTS.



- (A) General Requirements for Driveways. All driveway approaches and appurtenances (*i.e. curbs, gutters, pavement, and etcetera*) necessary to provide access to properties shall be provided by the developer, shall be designed, constructed and maintained by the property owner in accordance with the Engineering Department's *Standards of Design and Construction Manual*, the Unified Development Code (UDC) [*if applicable*], and any other applicable ordinances or requirements of the City of Rockwall.
- (B) Reserve Strips. Reserve Strips controlling access to public rights-of-way or adjoining properties shall be prohibited. No subdivision plat showing a reserve strip of land that could inhibit or prevent an adjoining property from accessing a public right-of-way or pedestrian way shall be approved by the City of Rockwall.
- (C) Residential Driveway Access. Unless otherwise approved for a *Waiver* in accordance with [Section 38-10\(2\)](#), all residential lots created by a subdivision plat shall have frontage and access to an existing or proposed public street or road, and shall not take access -- *by easement or other means* -- through another adjacent or adjoining property (*e.g. a shared residential driveway, access easement, and etcetera*).
- (D) Cross Access Easements. All non-residential lots shall provide Cross Access Easements to adjacent properties or other access easements as required by the *City Engineer* or the Director of the Planning and Zoning Department.
- (E) Fire Lanes. Fire Lanes will be designed in accordance with the City of Rockwall's adopted *Fire Code* and the Engineering Department's *Standards of Design and Construction Manual*. Fire Lanes shall be shown on all subdivision plats and labeled as a "*Fire Lane Easement*". Fire Lanes shall be maintained to the City of Rockwall's standards by the property owner.

(7) SIDEWALKS.

- (A) Sidewalks. Sidewalks shall be provided on all streets. All Sidewalks shall be provided in accordance with the standards and requirements stipulated in the Engineering Department's *Standards of Design and Construction Manual*. The City of Rockwall may require sidewalks in other locations depending on a proposed development. All required sidewalks shall be constructed by the builder or developer at the time a lot is developed.
- (B) Pedestrian Access Easements. Sidewalks that are intended to be public, but meander through private property or through a landscape buffer or open space shall be placed in a Pedestrian Access Easement at the time of subdivision plat.
- (C) Sidewalk Construction and Reconstruction. All Sidewalks shall be constructed and/or reconstructed in accordance with the requirements of the Engineering Department's *Standards of Design and Construction Manual*.
- (D) Sidewalk Escrow. If -- *at the time a property is being developed* -- it is determined by the *City Engineer* that it is unfeasible to construct a sidewalk required by this *Chapter*, the builder or developer shall pay into escrow 115.00% the estimated cost of the sidewalk. These funds will be used to construct the sidewalk when the *City Engineer* determines that it is feasible. The amount of the sidewalk shall be as determined by the *City Engineer* or their designated representative. This amount will be required to be paid in full prior to the construction of any buildings or other improvements are permitted on a property.

(8) EASEMENTS.

- (A) General Policy. The type, size, and location of all Easements shall be shown on all subdivision plats. All Easements shall be labeled and dedicated for their specific purpose on any *Final Plat* or *Replat*.
- (B) Off-Site Easements. Any Off-Site Easements that are necessary to fulfill the City of Rockwall's requirements or are required by the City shall be dedicated to the City by separate instrument -- *unless said easement is on an adjacent property and is being platted* -- in accordance with the processes established by the *City Engineer*. If the adjacent property is being platted, then the easement is being platted, the off-site easement shall be dedicated as part of the subdivision plat.

(9) SUBDIVISION NAME AND LOT & BLOCK DESIGN.

- (A) Compliance with the Zoning Requirements. All lots shall conform with the requirements of the Unified Development Code (UDC). Lots in the City's Extraterritorial Jurisdiction (ETJ) shall comply with this *Chapter* and any agreements between the City of Rockwall and Rockwall County.
- (B) Residential Lots Adjacent to Floodplain. Residential lots shall be platted to be mutually exclusive of any floodplain or natural drainage area (*e.g. creeks, streams, tributary, and etcetera*) and/or erosion hazard setback (*see the Engineering Department's Standards of Design and Construction Manual*).



- (C) Lot Shape. The City of Rockwall reserves the right to disapprove any lot that -- *in the City's opinion* -- will not be suitable or desirable for the purpose the lot is intended, or which is so oddly shaped that it will create a hindrance to the logical layout of the surrounding properties and/or that creates an irregular building envelope. In addition, the following requirements shall apply to Lot Shape:
- (1) Lots shall generally be rectangular in shape.
 - (2) Sharp angles between lot lines shall be avoided.
 - (3) Flag lots are prohibited.
 - (4) Irregular shaped lots shall have a sufficient width at the building line to meet the minimum lot width and frontage requirements for the appropriate zoning district as stipulated in the Unified Development Code (UDC).
- (D) Lot Lines. The following requirements shall apply to Lot Lines:
- (1) Side Yard Lot Lines. Side Yard Lot Lines shall generally be at a 90-degree angle or radial to the street right-of-way (*where possible*). The Director of the Planning and Zoning Department or his/her designee may allow a lot line contrary to this requirement if unusual circumstances exist on the subject property or on an adjacent property that makes it difficult to comply with the requirement.
 - (2) Jurisdictional Boundaries. All Lot Lines shall -- *where possible* -- align along County, School District, and/or other Jurisdictional Boundaries such that lots are fully within one (1) jurisdiction. The Director of the Planning and Zoning Department or his/her designee may allow a lot line contrary to this requirement provided that the entire main residential or non-residential structure is constructed entirely within one (1) jurisdiction.
- (E) Lot Orientation. No residential lots (*excluding multi-family lots*) shall front onto or have a driveway onto a *Minor Collector* or larger street as depicted on the Master Thoroughfare Plan contained in the Comprehensive Plan; however, the *City Engineer* or his/her designee may allow lots onto a *Minor Collector* if it is found that this lot orientation will not be contrary the safety of the general public.
- (F) Lot Frontage. All lots shall adhere to the following Lot Frontage requirements:
- (1) Street Frontage for Lots. Each lot shall have adequate access to an existing or proposed street or road by having a minimum frontage of no less than 50-feet at the street right-of-way line, or as otherwise specified in the Unified Development Code (UDC) or a Planned Development District ordinance [*if applicable*]. Lots fronting onto an eyebrow or cul-de-sac shall have a minimum frontage of 40-feet at the street right-of-way line.
 - (2) Double Frontage Lots. Double Frontage Lots are prohibited for residential lots (*excluding multi-family*); however, residential lots may back or side to a *Minor Collector* provided that the lot have no direct access to the *Minor Collector* and appropriate screening is provided in accordance with the requirements of the Unified Development Code (UDC). Where a non-residential lot (*including multi-family*) has frontage on more than one street or road, a front building line shall be established along all streets and/or roads.
 - (3) Lots Facing Other Lots. Whenever feasible residential lots shall face the front of a similar residential lot or onto a public/private park or open space if one (1) exists or is planned across the street from the lot. In addition, lots abutting each other in a 90-degree angle or perpendicularly should be avoided where possible. The Director of the Planning and Zoning Department may allow lot arrangements contrary to this requirement if unusual circumstances exist on the subject property or an adjacent property that makes it difficult to comply with the requirement.
- (G) Lots Adjacent to Parks and Open Space. Lots Adjacent to Parks and Open Space should generally be laid out in conformance with the City's Comprehensive Plan. Lots that are directly adjacent to or are across the street from a park or open space shall face onto the park or open space.
- (H) Remainder Lots or Tracts of Land. A Remainder Lot or Tract of Land is a portion of an existing lot within an established subdivision or the remainder of a tract of land not being subdivided or developed immediately. If a Remainder Lot or Tract of Land will result from a proposed subdivision plat, the remainder shall be placed into a lot and block designation to ensure that the remainder is a buildable area and can conform to the requirements of this *Chapter* and the Unified Development Code (UDC).
- (I) Building Setbacks. On all residential subdivision plats, the Building Setbacks shall be denoted on the subdivision plat for the front, side and rear yards as required by the Unified Development Code (UDC) [*if located within the City's corporate limits*] based on the respective zoning district or Planned Development District ordinance.
- (J) Lot & Block Designations. All Lots within each phase of a subdivision plat are to be numbered consecutively within each Block. Each Block shall have an alpha or numeric designation (*e.g. Block A, Block 1, and etcetera*). For Replats, the following sequential Lot number shall be used for replatted lots. For example, if a subdivision plat has *Lots 1-5, Block A* and two (2) of the lots are being replatted, the two lots would be denoted as *Lots 6 & 7, Block A*.



- (K) Buildable Lot. Any portion of a lot that is non-buildable for any reason shall be clearly denoted on all subdivision plats. At the request of the Director of the Planning and Zoning Department or his/her designee the property owner or developer/applicant shall provide a detail showing the buildability of a proposed lot indicating that the lot can accommodate a dwelling unit or structure that complies with the Unified Development Code (UDC) [if located within the City's corporate limits] and the City's adopted Building Code.
- (L) Control Monumentation. Control Monuments shall consist of a one-half (½) inch reinforced steel rod, measuring a minimum of 18-inches in length -- or an equal length as approved by the City Engineer -- and shall be placed at all: [1] lot and block corners [i.e. wherever a lot line bearing changes], [2] intersection points of an alleyway and/or block line, and [3] curve and tangent points along a block, lot, and/or right-of-way line within a subdivision. In addition, at least two (2) property corners shall be marked with Control Monuments of three (3) dimensional coordinates established from the City of Rockwall's Geodetic Control Monuments. The corners being marked should be at opposing ends of the property unless otherwise approved by the City Engineer. A Closure Report showing conformance to these standards shall be submitted with all Final Plats, Minor Plats, Replats and Amending Plats [if necessary].
- (M) Subdivision Name. New subdivisions shall be distinctly named so as to prevent conflict or confusion with existing subdivision names. Subdivisions with similar names shall be located in close proximity to each other (i.e. not in different areas of the City). In cases of conflict, the Director of the Planning and Zoning Department may choose to allow the names upon a finding that the proposed subdivision name will not cause confusion for emergency responders or the general public.

(10) UTILITIES.

- (A) Underground Utilities Required. All aboveground utilities shall be placed underground at the time of development. No overhead services will be allowed without a Waiver or Variance being granted by the City Council pending a recommendation from the Planning and Zoning Commission.
- (B) Franchise Utility Policies. The City Engineer and/or the Director of the Planning and Zoning Department may require easements for poles, wires, conduits, gas, telephone, cable television, or other utility lines if necessary. In addition, all Franchise Utilities shall adhere to the following requirements:
 - (1) Underground Utilities. Where feasible, Franchise Utilities should be placed underground at the time of development.
 - (2) Location. Franchise Utilities shall be located in easements provided adjacent to street rights-of-way along the front of lots or tracts. Where alleyways have been constructed, Franchise Utilities shall be placed in the alleyway.
 - (3) Ground Mounted Equipment. Ground Mounted Equipment shall meet
 - (a) Location. Ground Mounted Equipment shall not be placed in existing or proposed visibility or access easements. Ground Mounted Equipment should be placed to reduce the visibility from public rights-of-way, public parks, and open space.
 - (b) Screening. All Ground Mounted Equipment within the view of a public right-of-way, public park, and/or open space shall be screened from view utilizing shrubs, planted on three (3) foot centers, consistent with the requirements of the Unified Development Code (UDC).
 - (c) Exemptions. Publicly owned Ground Mounted Equipment (e.g. State or City traffic control boxes, and etcetera) shall be exempt from the screening requirements.

(11) AMENITIES.

- (A) Provision of Amenities. Where Amenities are owned and maintained by the property owners or Homeowner's Association (HOA), or where amenities are to be dedicated to the City of Rockwall and are to be maintained publicly or privately through an agreement with the City, the City of Rockwall may require the following:
 - (1) Plans and/or illustrations of the proposed Amenities.
 - (2) Cost estimates of construction, maintenance, and operating expenses.
 - (3) Any associated documents (e.g. deed restrictions, contracts and agreements, etc.).
 - (4) Provision of surety as required for maintenance and other expenses related to the Amenity.
- (B) Submittal and Review Requirements. Amenities proposed in conjunction with a residential or commercial development shall be reviewed and approved in accordance with the following:



- (1) Commercial. Amenities proposed for a commercial development will be reviewed and approved at the time of *Site Plan* in accordance with the requirements of the [Article 11, Development Applications and Review Procedures, of the Unified Development Code \(UDC\)](#).
- (2) Residential. Amenities proposed in conjunction with a residential subdivision shall require the following:
 - (a) Parks and Open Space Plan. A Parks and Open Space Plan shall depict all of the proposed open spaces in a subdivision, their design (i.e. the location and layout of all amenities), the trail system connecting the open spaces, and the landscaping proposed for these areas.
 - (b) Master Plat. If a Master Plat is required in accordance with the requirements of this Chapter, it shall be accompanied by a Parks and Open Space Plan.
 - (c) Preliminary Plat. If a Master Plat is not required for a subdivision or development, the Parks and Open Space Plan shall be submitted in conjunction with a Preliminary Plat.
 - (d) Procedures for a Parks and Open Space Plan. The Parks and Open Space Plan shall be reviewed by the Parks and Recreation Board in conjunction with the process stipulated by [Section 38-58](#). The Parks and Recreation Board shall review the subdivision plat and Parks and Open Space Plan and -- by simple majority vote -- make a recommendation that can be considered by the Planning and Zoning Commission and City Council in conjunction with the subdivision plat.
 - (e) Site Plan. When an amenities center or other physical amenities structure is proposed, the property owner or developer/applicant shall submit a Site Plan for the structure showing the building elevations and site layout of the proposed amenity. The Site Plan shall be reviewed in accordance with the processes and procedures outline in [Article 11, Development Applications and Review Procedures, of the Unified Development Code \(UDC\)](#).

(C) Design of Amenities. The design of Amenities shall conform to the following:

- (1) Entry Features. Entry Features shall be constructed entirely on private property (i.e. not within a public right-of-way) outside of any easements, and shall not suspend over a public rights-of-way or easements unless otherwise approved by the *City Engineer*. Smaller, minor entry elements may be placed within a street median at the entryway if approved by the *City Engineer*; however, if approved such street median shall be platted as a non-buildable lot and be dedicated to the Homeowner's Association (HOA) for ownership and maintenance. In addition, no portion of any Entry Feature shall be situated on a residential lot with the exception of fences. All such features shall be located wholly on a non-buildable lot that is dedicated as open space and is owned and maintained by the Homeowner's Association (HOA). No Entry Feature shall encroach into a visibility easement or otherwise impair pedestrian or vehicular visibility.
- (2) Private Recreation Facilities. Private Recreation Facilities (e.g. amenities centers, playgrounds, and etcetera) -- if provided -- shall generally be centrally located within the development or subdivision.

(12) PARKS AND OPEN SPACE.

(A) GENERAL PARKS AND OPEN SPACE POLICIES.

- (1) Authority. This Section is enacted pursuant to the City's police powers existing under the City's *Charter* and consistent with the [Section 5, Cities of More Than 5,000 Population: Adoption or Amendment of Charters; Taxes; Debt Restrictions, of Article 11, Municipal Corporations, of the Texas Constitution](#), and applies to all property within the City's corporate boundaries.
- (2) Public or Private Parks and Open Space. Public or Private Parks and Open Space shall be easily accessible and visible to the general public. In addition, public and private parks shall be bounded by a street or streets or by other public land uses (e.g. school, library, recreation center, and etcetera) unless otherwise specific in this Chapter, the Unified Development Code (UDC), of a Planned Development District ordinance [if applicable]. Open spaces shall not be smaller in length or width than 50-feet; however, when open spaces are impacted by topography, floodplain, or are designated as natural areas the lots may be less than 50-feet.
- (3) Residential Lots. All Residential Lots shall be oriented such that they front onto public or private parks and open spaces and not back to them. Residential Lots shall only be allowed to back onto a public or private park or open space when the lot, parcel, or tract of land has physical constraints (e.g. shape, topography, drainage, and etcetera) that do not reasonable accommodate an alternative design or the layout of the development or subdivision complements the use of the park or open space (e.g. backing lots to a natural area or golf course). The Director of the Planning and Zoning Department may grant approval to allow lots to back to a private or public park or open space.
- (4) Access to Public Parks and Open Space. A proposed development or subdivision adjacent to a public park or open space shall not be designed to restrict public visibility or access to the park or open space. In addition, streets and sidewalk connections shall be designed to ensure continued access to the park or open space.
- (5) Street Adjacent to a Public Park. See [Section 38-9\(4\)\(A\)\(5\)](#) for the requirements for a Street Adjacent to a Public Park.



(B) PARKLAND DEDICATION.

- (1) Park Reservation and Dedication. See [Section 38-54](#) for requirements associated with the reservation or dedication of a public park.
- (2) Site Selection Criteria. See [Section 38-54](#) for requirements associated with Site Selection Criteria for a public park.
- (3) Minimum Public Park Improvements. Unless waived by the Parks and Recreation Board, all public parks shall be improved by the property owner or developer/applicant prior to the City of Rockwall accepting the public park. The minimum park improvements, as determined by the Director of the Parks and Recreation Department, shall include:
 - (a) The grading and clearance of unwanted vegetation, structures, and/or improvements.
 - (b) The installation of storm drainage systems and erosion control measures.
 - (c) The establishment of turf and the planting of required or non-required trees.
 - (d) The installation of perimeter streets and street lights.
 - (e) The provision of water and wastewater to a location on the public park as determined by the Director of Parks and Recreation and the *City Engineer*.
- (4) Additional Voluntary Public Park Improvements. A property owner or developer/applicant may request permission to construct -- *at their expense* -- additional park improvements. The City of Rockwall may accept or reject voluntary dedications of parkland improvements. Such voluntary dedications and/or improvements shall be considered for recommendation by the Parks and Recreation Board to the City Council. All improvements in a public park shall be consistent with the design criteria and objectives of the *Parks and Open Space Master Plan*, and shall -- *upon installation* -- become the City of Rockwall's property.

(C) TRAILS.

- (1) Master Trail Plan. All trails shall be constructed in accordance with the Master Trail Plan contained in the Comprehensive Plan and the requirements of the *Parks and Open Space Master Plan*.
- (2) Trail Requirements. All trails shall adhere to the following design criteria [*unless otherwise approved by the Director of the Parks and Recreation Department and/or the Parks and Recreation Board*]:
 - (a) All trails shall be a minimum of eight (8) feet in width where required; however, a ten (10) foot *hike-and-bike* trail shall be required along John King Boulevard.
 - (b) Low water crossings for trails may be allowed upon approval from the *City Engineer* and Director of the Parks and Recreation Department.
 - (c) To ensure the public's safety, all trails shall be designed so as to minimize visibility blind spots from a public street.
 - (d) All trails shall be included in the *Civil Engineering Plans* and *Construction Plans* for a proposed development or subdivision, and shall include engineered drawings of the trail cross-sections in accordance with the Engineering Department's *Standards of Design and Construction*.
- (3) Trail Locations. Locations for trails shall be consistent with the Master Trail Plan, and be subject to approval from the Director of the Parks and Recreation Department and the Parks and Recreation Board. The Director of the Parks and Recreation Board shall have the authority to determine the placement of a public trail at the time of review of a *Parks and Open Space Plan* in conjunction with a *Master Plat* or *Preliminary Plat*. Additionally, no development or subdivision shall interrupt the future routes of trails or otherwise hinder the efficient public access to or from an existing or future trail.
- (4) Future Trails and Access for New Developments. When a development or subdivision is adjacent to an undeveloped property, a pedestrian access stub-out shall be provided to the edge of the development or subdivision to allow for future access between developments.

(13) HOMEOWNER'S ASSOCIATION.

- (A) Purpose. The purpose for the establishment of a Homeowner's Association (HOA) for a residential development (*i.e. single-family, two-family, or multi-family*) is to create an organization that owns and is responsible for maintaining common areas, private parks, amenities, private rights-of-way, riparian areas, detention/drainage, and etcetera for the communal good of the development's property owners and residents.



- (B) Applicability. A Homeowner's Association (HOA) shall be established for any development or subdivision that contains any of the following elements: [1] amenities, [2] private streets, [3] a creek or tributary, [4] drainage/detention, [5] decorative street signage, lighting and appurtenances, and/or [6] private or public parks.
- (C) Procedure for Establishing a Homeowner's Association. The establishment of a Homeowner's Association (HOA) shall occur in conjunction with the recording of a Final Plat in accordance with [Section 38-7\(4\)](#), and shall generally follow the following procedure:
- (1) Documents Submitted for Review. The declaration, covenants, and other necessary documents establishing the Homeowner's Association (HOA) shall be submitted to the City of Rockwall for review by the City Attorney for conformance with this and other applicable ordinances prior to the submission of a Final Plat. Homeowner's Association (HOA) documents shall include descriptions of any amenities, private streets, creeks or tributaries, private or public parks, open space, drainage/detention, and/or other areas for which the Homeowner's Association (HOA) is responsible for maintenance.
 - (2) Approval by the City Attorney. All Homeowner's Association (HOA) documents shall be reviewed by the City Attorney prior to the recordation of a Final Plat. The applicant shall reimburse the City of Rockwall for all related legal costs association with the review of the Homeowner's Association (HOA) documents. The reimbursement shall be paid in full prior to recordation of the Final Plat.
 - (3) Recordation of the Homeowner's Association (HOA) Documents. All Homeowner's Association (HOA) documents shall be recorded with Rockwall County prior to the recordation of the Final Plat. One (1) copy of the final recorded document shall be submitted to the Planning and Zoning Department within five (5) business days of the recording date.
 - (4) Additional Phases. An additional phase to an existing subdivision is not required to establish separate Homeowner's Association (HOA) documents, provided that:
 - (a) The existing, recorded Homeowner's Association (HOA) documents are amended to incorporate the area of the new phase and outline the responsibility of the Homeowner's Association (HOA) for the maintenance of amenities, private streets, creeks or tributaries, private or public parks, open space, drainage/detention, decorative signage, street lights and appurtenance, and/or other areas located within the new phase.
 - (b) The property owner or developer/applicant shall provide a draft of the amended covenants to the City Attorney for review prior to recordation of the subdivision plat.
- (D) General Requirements. The following shall be set forth in the Homeowner's Association (HOA) documents:
- (1) A statement that the membership in the Homeowner's Association (HOA) is mandatory for all owners of property within the subdivision.
 - (2) A listing of all the required maintenance responsibilities and the lot numbers/legal descriptions and/or private streets as shown on the approved subdivision plat.
 - (3) The by-laws related to the governance of the Homeowner's Association (HOA).
 - (4) The covenants for the maintenance assessments that run with the land.
 - (5) The responsibility for liability insurance and local taxes.
 - (6) A statement that the authority for enforcement of the Homeowner's Association (HOA) rules and regulations is solely the responsibility of the Homeowner's Association (HOA) and is not, in any way, the responsibility of the City of Rockwall.
 - (7) The authority of the Homeowner's Association (HOA) to secure funds from its members to sufficiently meet its responsibilities. The authority shall include the ability to collect dues, to increase dues, charge special assessments and place liens against property for failing to pay dues and/or assessments.
 - (8) A provision that no amendment of the Homeowner's Association (HOA) documents relating to maintenance of amenities, private streets, creeks or tributaries, private or public parks, open space, detention/drainage, or any other Homeowner's Association (HOA) maintained area or facility shall occur without prior City of Rockwall approval.
 - (9) Written release of liability for maintenance to benefit the City of Rockwall. A written indemnification of the City of Rockwall outlining that under no circumstances shall the City of Rockwall be liable to the Homeowner's Association (HOA) or any property owner or their respective heirs, executors, administrators, devisees, personal representatives, successors, or assigns for any damages, injuries



(including death), and/or liability resulting from any amenity or private/public park or open space, on the private streets, and within or adjacent to any creek or tributary, detention/drainage, or any other Homeowner's Association (HOA) owned and maintained area or facility associated with the development.

(10) That no provision is included preventing or prohibiting parking of motor vehicles on a public street if parking is otherwise permitted by the City of Rockwall.

(11) Any other City requirements as may be applicable to the development or subdivision.

SECTION 38-10: AGREEMENTS, APPEALS, AND RELIEF PROCEDURES

(1) FACILITIES AGREEMENTS.

- (A) Applicability. A developer or subdivider shall be required to enter into a Facilities Agreement with the City of Rockwall, which will govern their subdivision if there are pro-rata payments, City participation and/or costs, escrow deposits or other future considerations, variances granted to this *Chapter* or other non-standard development regulations.
- (B) Authority. A Facilities Agreement shall be based on the requirements of this *Chapter*, and shall provide the City of Rockwall with specific authority to: [1] complete the improvements required by the Facilities Agreement in the event of failure to perform by the developer or subdivider, and [2] the ability to recover the full legal costs of such measures. The City of Rockwall may subordinate the Facilities Agreement to the prime lender if provided for in the agreement.
- (C) Effect of a Facilities Agreement. A Facilities Agreement shall be a legally binding agreement between the City of Rockwall and a developer or subdivider that specifies the individual and joint responsibilities of both the City of Rockwall and the developer or subdivider.
- (D) Considerations for Facilities Agreement. In drafting a Facilities Agreement, the agreement shall consider the unusual circumstances relating to the subdivision. A Facilities Agreement may stipulate pro-rata payments, City participation in unusual facilities, escrow deposits or other payments for future facilities, variances granted to this *Chapter*, and other particular aspects of the development. The Facilities Agreement shall include a hold harmless/indemnity clause for the developer or subdivider agreeing to hold the City of Rockwall harmless against any claim arising out of the proposed development or subdivision or any other actions taken therein.
- (E) Developer or Subdivider's Responsibility. A developer or subdivider that enters into a Facilities Agreement with the City of Rockwall shall have the continued responsibility under said agreement -- *after the filing of a Final Plat* -- until all facilities and improvements required under the agreement have been completed.
- (F) Release Prior to Completion. When construction of the required improvements has commenced to a point that certain portions of the subdivision can be adequately served, the *City Manager* or their designee may release certain portions of the subdivision prior to the completion of all improvements. No release shall be granted if such improvements would jeopardize or hinder the continued construction of the required improvements, and the Facilities Agreement shall remain in force for all portions of the subdivision for which a release has not been executed.

(2) PETITION FOR WAIVERS.

(A) PURPOSE AND APPLICABILITY.

- (1) Purpose. The purpose of a petition for a Waiver to a particular standard or requirement of this *Chapter* is to determine whether or not such particular standard or requirement should be applied to a subdivision plat or development.
- (2) Applicability. A property owner or developer/applicant may request a Waiver of a particular standard or requirement for a subdivision plat. A petition for a Waiver shall be specific in nature, and shall only involve relief consideration for one (1) particular standard or requirement; however, a property owner or developer/applicant may submit multiple petitions for Waivers if there are several standards or requirements at issue. A petition for a Waiver shall not be accepted in lieu of a *Proportionality Appeal* or a petition for *Vested Rights*. If there is a question as to whether a *Proportionality Appeal* or a petition for *Vested Rights* is required instead of a petition for a Waiver, the Director of Planning and Zoning shall make a determination as to the correct request.

(B) PETITION FOR A WAIVER.

- (1) Submission. A request for a Wavier shall be submitted in writing by the property owner or developer/applicant -- *with the property owner's consent* -- with the filing of a *Development Application* for a subdivision plat. No Waiver may be considered or granted unless the property owner or developer/applicant has made such request in writing. The property owner or developer/applicant's request shall



state the grounds for the Waiver request and all of the facts relied upon by the property owner or developer/applicant. Failure to submit in writing will result in the denial of the *Development Application* unless the applicant submits an *Extension Request* in accordance with [Section 38-7\(1\)\(B\)\(1\)\(b\)](#).

- (2) Burden of Proof. The property owner or developer/applicant shall bear the burden of proof to demonstrate that the requirement for which a Waiver is requested, if uniformly applied, imposes an undue hardship or a disproportionate burden. The property owner or developer/applicant shall submit the burden of proof within the written request for a Waiver.

(C) PROCESSING OF AND DECISION ON A PETITION FOR A WAIVER.

- (1) Responsible Official. The Director of the Planning and Zoning Department or his/her designee shall be responsible for accepting, processing, and evaluating a request for a Waiver; however, the Planning and Zoning Commission shall be responsible for acting upon a request for a Waiver.
- (2) Burden of Proof. The property owner or developer/applicant shall bear the burden of proof to demonstrate that the requirement for which a Waiver is requested, if uniformly applied, imposes an undue hardship or a disproportionate burden. The property owner or developer/applicant shall submit the burden of proof within the written request for a Waiver.
- (3) Waiver Request. A request for a Waiver to a requirement for this *Chapter* shall be made in writing. In addition, a Waiver request shall not be accepted unless it adheres to the following:
 - (c) A Waiver may be granted only when in harmony with the general purpose and intent of this *Chapter* so that the health, safety, and general welfare of the public may be secured and substantial justice done.
 - (d) A Waiver must be deemed to be an undue hardship. Financial hardship to the applicant shall not be deemed to constitute undue hardship.
 - (e) A Waiver shall not constitute a violation of, or conflict with, any other valid City ordinance, code, regulation, master plan, or the Comprehensive Plan.
 - (f) A Waiver cannot be based on false information. Any falsification of information by the applicant shall be cause for the Waiver request to be denied by the *Responsible Official*.
- (4) Evaluating a Waiver Request. The Director of the Planning and Zoning Department shall evaluate the request for a Waiver and prepare a recommendation to the Planning and Zoning Commission. In evaluating a request for a Waiver, the Director of the Planning and Zoning Department shall consider the following in preparing a recommendation:
 - (a) The stated hardship or reason the Waiver is being requested by the property owner or developer/applicant.
 - (b) If such Waiver will substantially or permanently injure the appropriate use of adjacent property.
 - (c) If such Waiver will adversely affect the health, safety, and/or welfare of the general public.
 - (d) If such Waiver is contrary to the public's interest.
 - (e) If such Waiver will be in harmony with the spirit and intent of this *Chapter* and other City plans, codes, and policies.
 - (f) If such Waiver will alter the essential character of the area in which the subject property is located.
 - (g) If such Waiver will substantially weaken the general purpose of this *Chapter*.
- (5) Planning and Zoning Commission Decision. The Planning and Zoning Commission shall render a decision on the request for a Waiver with its decision/recommendation on the subdivision plat. The Planning and Zoning Commission shall take into account the written request for Waiver, the Planning and Zoning Department's recommendation, and the criteria for evaluating a waiver request outline in [Section 38-10\(2\)\(C\)\(3\)](#) when considering the waiver request. In order for a Waiver to be granted, the Planning and Zoning Commission must find:
 - (a) That there are no special circumstances or conditions affecting the land involved or other constraints such that the strict application of the provisions of this *Chapter* would deprive the applicant of the reasonable use of the subject property; and
 - (b) That the Waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant, and that granting of the Waiver will not be detrimental to the public health, safety, or general welfare or injurious to other property in the area; and
 - (c) That the granting of the Waiver will not have the effect of preventing the orderly subdivision of other land in the area in accordance with the provisions of this *Chapter*.
- (6) Planning and Zoning Commission Action. Based on the Planning and Zoning Commission's determination, the Planning and Zoning Commission shall -- *by simple majority vote* -- take one (1) of the following actions:
 - (a) Deny the petition, and impose the standard or requirement as it is stated in the *Chapter*; or
 - (b) Grant the petition and waive -- *in whole or in part* -- the standard or requirement as it is stated in this *Chapter*.



(D) APPEAL OF A DECISION ON A PETITION FOR A WAIVER.

- (1) Initiation of an Appeal. The property owner or developer/applicant -- *with the property owner's consent* -- may appeal the Planning and Zoning Commission's decision to the City Council on a request for a Waiver by taking one (1) of the following actions:
 - (a) Submitting a written request to the Director of the Planning and Zoning Department requesting an appeal within five (5) calendar days of the Planning and Zoning Commission's decision; or,
 - (b) Submitting an Extension Request in accordance with Section 38-7(1)(B)(1)(b) and a written request requesting an appeal to the Director of the Planning and Zoning Department within six (6) calendar days of the Planning and Zoning Commission's decision (*i.e. prior to the following City Council meeting*).
- (2) City Council Action. Based on the Planning and Zoning Commission's decision and action, the City Council shall review all of the material reviewed by the Planning and Zoning Commission and -- *by simple majority vote* -- affirm, modify, or reverse the Planning and Zoning Commission's decision and action. The City Council's decision shall be final.
- (3) Effect of Approval. Following the granting of a request for a Waiver, the property owner or developer/applicant may submit or continue the processing of the subdivision plat or Development Application, as may be applicable. The Waiver granted shall remain in effect for the period that the subdivision plat or Development Application are in effect, and shall expire upon expiration of the subdivision plat or Development Application. Extension of either the subdivision plat or Development Application shall also result in the extension of the Waiver.
- (4) Approval Based on Falsification of Information. If the Waiver request is approved based upon false information, whether intentional or not, discovery of such false information shall nullify prior approval of the Waiver, and shall be grounds for reconsideration of the Waiver request.

(3) PETITION FOR A PROPORTIONALITY APPEAL.

(A) PURPOSE AND APPLICABILITY.

- (1) Purpose. The purpose of a Proportionality Appeal is to allow for a process for a property owner or developer/applicant -- *with the property owner's consent* -- to appeal a Determination of Proportionality prepared in accordance with Section 38-9(1)(C)(5)(a), and to ensure that a requirement for the dedication, construction, or fee for public infrastructure imposed on a subdivision plat as a condition of approval does not result in a disproportionate burden to the property owner, taking into consideration the nature and extent of the demands created by the proposed development on the City of Rockwall's public facilities systems.
- (2) Applicability. A Proportionality Appeal under this Chapter may be filed by a property owner or developer/applicant -- *with the property owner's consent* -- to contest any requirement to dedicated land or to construct public improvements as required under the subdivision regulations of the City of Rockwall or attached as a condition to the approval of a subdivision plat application. A Proportionality Appeal shall not be used to waive standards on the grounds applicable to any Waiver outlined in Section 38-10(2).

(B) PROPORTIONALITY APPEAL PETITION REQUIREMENTS.

- (1) Petitioner. A petition for a Proportionality Appeal under this section may be initiated by a property owner or a developer/applicant -- *with the property owner's consent* -- as part of a Development Application for a Preliminary Plat, Final Plat, or Replat, which a requirement to dedicate land for, construct, or pay a fee (*other than an impact fee*) for a public infrastructure improvement that has been applied or included as a condition of approval, or as grounds for a denial of a subdivision plat application.
- (2) Request for Petition. The petition for a Proportionality Appeal -- *challenging the Determination of Proportionality established in Section 38-9(1)(C)(5)(a)* -- shall allege that the application of the standard relating to the dedication or construction requirement is not roughly proportional to the nature and extent of the impacts created by the proposed development on the City of Rockwall's water, wastewater, storm drainage, parks, and/or thoroughfare and street systems, or does not reasonably benefit the proposed development. A petition for a Proportionality Appeal shall consist of the following:
 - (a) Applicant's Petition. A written petition for a Proportionality Appeal outlining the appeal and allege that the application of a specific standard relating to the dedication or construction requirements is not roughly proportional to the nature and extent of the impacts created by the proposed development on the City of Rockwall's water, wastewater, storm drainage, roadway, or park system -- *as the case may be* -- or does not reasonably benefit the proposed development.



- (b) Study in Support of the Petition. The petitioner shall provide a study in support of the petition for a Proportionality Appeal that includes the following information:
- (1) The total capacity of the City of Rockwall's water, wastewater, storm drainage, roadway, or park system to be utilized by the proposed development, employing standard measures of capacity and equivalency tables relating to the type of development proposed to the quantity of the systems capacity to be consumed by the development. If the proposed development is to be developed in phases, such information shall also provide the entire development proposed, including any phases already developed.
 - (2) The total capacity to be supplied to the City of Rockwall's water, wastewater, storm drainage, roadway, or park system by the dedication of an interest in land, construction improvements or fee contributing. If the subdivision plat is proposed as a phased development, the information shall include any capacity supplied by prior dedications or construction of public improvements.
 - (3) A comparison of the capacity of the City of Rockwall's public facility systems to be consumed by the proposed development with the capacity to be supplied to such systems by the proposed dedication of an interest in land, construction of improvements, or fee payment. In making this comparison, the impacts on the City's public facility systems from the entire development shall be considered.
 - (4) The effect of any City participation in the costs of oversizing the public infrastructure improvement to be constructed in accordance with the requirements of the City of Rockwall.
 - (5) Any other pertinent information that shows the alleged disproportionality between the impacts created by the proposed development and the dedication, construction or fee requirements imposed by the City of Rockwall.
- (3) Time Period for Filing a Petition. All petitions for a Proportionality Appeal shall be filed in writing to the Director of the Planning and Zoning Department with a Development Application for a Preliminary Plat, Final Plat, or Replat; however, no Proportionality Appeal may be filed for a property that has not been properly zoned to allow the development proposed under a subdivision plat.
- (4) Land in the City's Extraterritorial Jurisdiction (ETJ). Where land or facilities to be dedicated are located within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall and are to be dedicated to Rockwall County, a petition for a Proportionality Appeal shall be accepted as complete for review by the Director of the Planning and Zoning Department only when such a petition is accompanied by verification that a copy has been delivered to and accepted by Rockwall County.

(C) PROCESSING AND DECISION ON A PROPORTIONALITY APPEAL.

- (1) Responsible Official. The Director of the Planning and Zoning Department or his/her designee shall be responsible for accepting and processing a Proportionality Appeal; however, the City Engineer shall be the official responsible for evaluating and addressing the petition and study. Where the Proportionality Appeal is for relief from the dedication of right-of-way for or the construction of a facility in the City of Rockwall's Extraterritorial Jurisdiction (ETJ) that is to be dedicated to Rockwall County under an Interlocal Agreement permitted under Chapter 242, Authority of Municipality and County to regulate Subdivisions in and Outside Municipality's Extraterritorial Jurisdiction, of the Texas Local Government Code, the City Engineer shall coordinate a recommendation with Rockwall County.
- (2) Evaluation and Recommendation of a Proportionality Appeal. The City Engineer shall evaluate the petition and supporting study and make a recommendation to the Planning and Zoning Commission and City Council. In evaluating the petition and supporting study, the City Engineer shall take into account the maximum amount of any impact fees to be charged against the development for the type of public improvement that is the subject of the petition, or similar developments on the City's Water/Wastewater Master Plan, the Master Thoroughfare Plan, the Parks and Open Space Master Plan. The City Engineer may utilize any reasonable methodology in evaluating the applicant's study.
- (3) Planning and Zoning Commission Determination. The Planning and Zoning Commission shall take into account the City Engineer's Determination of Proportionality and the Evaluation and Recommendation of the Proportionality Appeal when considering the Preliminary Plat, Final Plat, or Replat. In making a recommendation to the City Council, the Planning and Zoning Commission shall identify any variation to the requirements that are to be included as conditions of approval for the subdivision plat.
- (4) City Council Determination. The City Council shall render a decision on the Proportionality Appeal with its decision on the subdivision plat. The City Council shall determine whether the application of the standard or condition is roughly proportional to the nature and extent of the impacts created by the proposed development on the City's water, wastewater, storm drainage, parks or roadway systems, and whether the application of the standard or condition reasonably benefits the development. In making such a determination, the City Council shall consider the petition and supporting study provided by the applicant, the Determination of Proportionality, the City



Engineer's evaluation and recommendation of the *Proportionality Appeal*, and where the property is located within the City's Extraterritorial Jurisdiction (ETJ) and the recommendations made by Rockwall County [if applicable].

- (5) *City Council Action*. Based on the City Council's determination, the City Council shall -- by simple majority vote -- take one (1) of the following actions:
 - (a) Deny the *Proportionality Appeal* and impose the dedication and/or construction requirement as required by this Chapter; or
 - (b) Grant the *Proportionality Appeal* and waive any dedication and/or construction requirement to the extent necessary to achieve proportionality; or
 - (c) Grant the petition for relief, and direct that the City of Rockwall participate in the costs of acquiring land for and/or constructing the public improvement under standard participation policies.
- (6) *Notification of a Decision on a Proportionality Appeal*. The property owner or developer/applicant shall be notified of the decision on a *Proportionality Appeal* by the Director of the Planning and Zoning Department within 14 calendar days following the City Council's decision.

(D) EFFECT AND EXPIRATION OF A DECISION ON A PROPORTIONALITY APPEAL.

- (1) *Effect of Relief*. If necessary, the Director of the Planning and Zoning Department may require the property owner and/or developer/applicant to submit a modified *Development Application* with supporting materials showing conformance with the relief granted by the City Council for a *Proportionality Appeal*. If required to resubmit the subdivision plat, the property owner and/or developer/applicant shall have 90-days -- from the date the relief under the *Proportionality Appeal* was granted by the City Council -- to submit a subdivision plat showing conformity with the City Council's decision.
- (2) *Failure to File a Subsequent Development Application*. Should the property owner and/or applicant fail to provide a conforming subdivision plat within 90-days -- from the date the relief under the *Proportionality Appeal* was granted by the City Council --, the relief granted on the *Proportionality Appeal* shall expire.
- (3) *Expiration of Relief*. The relief granted on a *Proportionality Appeal* shall remain in effect for the period the *Development Application* is in effect, and shall expire upon the expiration of the subdivision plat or related *Development Application*; however, the following shall also apply to a granted *Proportionality Appeal*:
 - (a) The City Council may extend the time for filing the revised subdivision plat or *Development Application* for good cause, but in no case should the expiration date for the relief granted extend beyond one (1) year from the date the *Proportionality Appeal* was granted by the City Council.
 - (b) If the subdivision plat or *Development Application* is modified to increase the number of residential lots or units or if the intensity of a non-residential land use is increased, the Director of the Planning and Zoning Department may require a new study to validate the *Proportionality Appeal* granted by the City Council has not changed.
 - (c) If the subdivision plat or *Development Application* -- for which a *Proportionality Appeal* was granted by the City Council -- is denied on other grounds, a new *Proportionality Appeal* shall be required on any subsequent application.

(4) PETITION FOR VESTED RIGHTS.

(A) PURPOSE AND APPLICABILITY.

- (1) *Purpose*. The purpose of a *Vested Rights Petition* is to determine whether a *Development Application* should be processed under the requirements of a previous ordinance and should not be subject to the regulations of this Chapter, to provide a process for the determination of vested rights, and to determine when certain subdivision plats are subject to expiration.
- (2) *Applicability*. A *Vested Rights Petition* may be filed with a *Development Application* authorized by this Chapter. A *Vested Rights Petition* may not be submitted by an applicant along with an application for a zoning change, text amendment, Specific Use Permit (SUP), or any other *Development Application* requesting legislative action/decision by the City Council.

(B) VESTED RIGHTS PETITION.

- (1) *Submission*. A *Vested Rights Petition* may be submitted by a property owner or their duly authorized representative and shall be filed with the Responsible Official [see [Subsection 38-10\(4\)\(C\)\(1\)](#)] in accordance with [Chapter 245, Issuance of Local Permits, of the Texas Local Government Code](#) or successor statute. The submission of a *Vested Rights Petition* shall be deemed to be an automatic waiver



of the applicant's right -- and the City's obligation -- to process and act upon an application as required by [Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code](#). The submission of a Vested Rights Petition shall stay further proceedings on the related application until a final decision is reached on the petition.

- (2) Effect of Petition. If a Vested Rights Petition is approved in whole or in part, the *Responsible Official* [see [Subsection 38-10\(4\)\(C\)\(1\)](#)] shall process the related application and decide the application in accordance with the standards specified in the approval based on the prior ordinance requirements, or shall extend the validity of the related application that would otherwise be subject to expiration pursuant to the requirements of this *Chapter*.
- (3) Form of Petition. The Vested Rights Petition shall allege in writing that the property owner or their duly authorized representative has a vested right for some or all of the land subject to the application established under Chapter 245, *Issuance of Local Permits*, or pursuant to [Section 43.002, Continuation of Land Use, of the Texas Local Government Code](#) or successor statute, that requires the City of Rockwall to review and decide the application under standards that were in effect prior to the effective date of the currently applicable standards. The petition shall include all of the following information and documents:
 - (a) A written narrative describing the grounds for the requested petition, including a statement as to whether the petition asserts a vested right related to a specific standard or an entire project. The written narrative shall include original notarized signatures of the property owner.
 - (b) A copy of each approved or pending *Development Application*, which is the basis for the contention that the City of Rockwall may not apply current standards to the subdivision plat application which is the subject of the petition.
 - (c) The official filing date of the *Development Application*.
 - (d) The date the subdivision for which the *Development Application* was submitted and commenced.
 - (e) Identification of all standards otherwise applicable to the *Development Application* from which relief is requested.
 - (f) Identification of the standards which the petitioner contends apply to the *Development Application*.
 - (g) Identification of the current standards which the petitioner agrees can be applied to the *Development Application* at issue.
 - (h) A copy of any prior vested rights determination involving the same land.
 - (i) Where the petitioner alleges that a subdivision plat subject to expiration should not be terminated, a description of the events constituting progress toward completion of the subsection for which the *Development Application* was approved. The applicant shall reimburse the City for all related legal costs for review of the vested rights petition. This reimbursement shall be paid in full prior to any decision on the petition.
- (4) Time for Filing a Petition. A Vested Rights Petition shall be filed with an application for which a vested right is claimed, except that the petition may be filed before the date of expiration of a subdivision plat

(C) PROCESSING OF AND DECISION ON A VESTED RIGHTS PETITION.

- (1) Responsible Official. The Director of the Planning and Zoning Department or his/her designee shall be responsible for processing a Vested Rights Petition. In addition, a copy of the Vested Rights Petition shall be forwarded to the *City Attorney* following acceptance. The petitioner shall be responsible for reimbursing the City of Rockwall with any legal fees incurred related to the review of the Vested Rights Petition. The reimbursement shall be paid in full prior to the filing of a subdivision plat.
- (2) Determination by the Responsible Official. Upon receiving a Vested Rights Petition, the *Responsible Official* shall review the request, and prepare a written determination concerning if the relief requested in the Vested Rights Petition is warranted in whole or in part. This determination should summarize the *Responsible Official's* reasoning and recommendation.
- (3) Decision of the Planning and Zoning Commission. The *Responsible Official* shall forward the written determination to the Planning and Zoning Commission for consideration, and the Planning and Zoning Commission shall render a decision on the Vested Rights Petition within 14 calendar days following the date the petition was filed with the City of Rockwall. In approving a decision on a Vested Rights Petition, the Planning and Zoning Commission shall require a simple majority vote of those members present.
- (4) Appeal of a Decision of the Planning and Zoning Commission. The petitioner may appeal the decision of the Planning and Zoning Commission on a Vested Rights Petition to the City Council within ten (10) working days of the date such decision is rendered. An appeal under this section stays the acceptance of any further *Development Applications* until the City Council has rendered the final decision.
- (5) Decision of the City Council. Upon appeal by a petitioner, the City Council shall review the *Responsible Official's* written determination and the Planning and Zoning Commission's decision, and render a decision on the Vested Rights Petition within 30 calendar days following the date the petition was filed with the City of Rockwall. In approving a decision on a Vested Rights Petition, the City Council shall require a simple majority vote of those members present. The City Council's decision shall be the final decision on a Vested Rights Petition.



- (6) Criteria for Approval. The Planning and Zoning Commission and City Council shall decide the Vested Rights Petition based upon the following factors:
- (a) The nature and extent of prior subdivision plats or *Development Applications* filed for the land subject to the petition.
 - (b) Whether any prior vested rights determinations have been made with respect to the property subject to the petition.
 - (c) Whether any prior approved *Development Applications* for the subject property have expired or have been terminated in accordance with State law or local ordinances.
 - (d) Whether any statutory exception applies to the standards in this *Chapter* from which the applicant is seeking relief.
 - (e) Whether any prior approved subdivision plats or *Development Applications* relied upon the petitioner have expired.
 - (f) For petitions filed pursuant to [Section 38-7\(10\), Dormant Projects](#), or [Section 38-6\(3\)](#) of this *Chapter*, whether any of the events preventing expiration have occurred.
 - (g) Any other applicable provisions outlined in [Chapter 245, Issuance of Local Permits](#), or [Section 43.002, Continuation of Land Use](#), of the Texas Local Government Code, or its successor statutes.
- (7) Conditions of Approval. If the claim of vested rights is based upon a pending *Development Application*, subject to the standards that have been superseded by this *Chapter*, the Planning and Zoning Commission and City Council may condition any relief granted on the Vested Rights Petition on the approval of the pending *Development Application*.

(D) ACTION ON AND ORDER FOR A VESTED RIGHTS PETITION.

- (1) Action on a Vested Rights Petition. The Planning and Zoning Commission and City Council may take any of the following actions on a Vested Rights Petition.
- (d) Deny the relief requested in the petition, and direct that the subdivision plat shall be reviewed and decided under the currently applicable standards.
 - (e) Grant the relief requested in the petition, and direct that the subdivision plat shall be reviewed and decided in accordance with the standards contained in the identified, prior regulations.
 - (f) Grant the relief requested in part, and direct that certain identified current standards be applied to the related subdivision plat, while standards contained in the identified, prior regulations shall be applied.
 - (g) For petitions filed pursuant to [Section 38-7\(10\), Dormant Projects](#), or [Section 38-6\(3\)](#) of this *Chapter*, specify the expiration date or the conditions of expiration for the related subdivision plat(s).
- (2) Order for a Vested Rights Petition. The responsible official's report and the decision on the Vested Rights Petition shall be recorded in writing in an order that identifies the follow:
- (f) The nature of the relief granted, if any.
 - (g) The approved or filed *Development Application* of the subdivision plat or other *Development Application* upon which relief is premised under the petition.
 - (h) Current standards which shall apply to the subdivision plat for which relief is sought.
 - (i) Prior standards which shall apply to the subdivision plat for which relief is sought, including any procedural standards.
 - (j) The statutory exception or other grounds upon which relief is denied in whole or in part on the petition.
 - (k) For petitions filed pursuant to [Section 38-7\(10\), Dormant Projects](#), or [Section 38-6\(3\)](#) of this *Chapter*, determine whether the approved subdivision plat should be terminated, and specify the expiration date or the conditions of expiration for the subdivision plat.

(E) EFFECT, EXPIRATION AND EXTENSION OF A VESTED RIGHTS PETITION.

- (1) Effect of Relief. Following the final decision on the Vested Rights Petition, the property owner shall conform the subdivision plat or *Development Application* for which relief is sought to such decision. If the subdivision plat or *Development Application* on file is consistent with the relief granted on the Vested Rights Petition, no revisions are necessary. Where proceedings have been stayed on the subdivision plat or *Development Application* pending referral of the Vested Rights Petition to the City Council, proceedings on the application shall resume after the City Council's final decision on the Vested Rights Petition.
- (2) Expiration of a Vested Rights Petition. Relief granted on a Vested Rights Petition shall expire on the occurrence of one (1) of the following events:
- (a) The property owner or developer/applicant fails to submit a required revised subdivision plat or *Development Application* consistent with the relief granted within 30-days of the final decision on the Vested Rights Petition; or,
 - (b) The subdivision plat for which relief was granted on the Vested Rights Petition is denied under the criteria made applicable through the relief granted on the petition; or,



- (c) The subdivision plat or *Development Application* for which the relief was granted on the *Vested Rights Petition* expires.
- (3) *Extension of a Vested Rights Petition*. Extension of the date of expiration for the *Development Application* for which relief that was granted on a *Vested Rights Petition* shall result in extension of the relief granted on the *Vested Rights Petition* for the same time period.

SECTIONS 38-11 – 38-49: RESERVED



ARTICLE II. PARK LAND DEDICATION

SECTION 38-50. PURPOSE.

The City of Rockwall acknowledges that public parks and recreational amenities are necessary to serve the public's health and welfare, and that these types of facilities improve the quality of life for the City's residents. The City has further determined that increased residential and non-residential development within the City's corporate boundaries impact the City's existing park resources and increase the demand for additional public parks, trails, and recreational amenities. In order to address these issues, the City Council of the City of Rockwall establishes this *Article* to provide a fair method for determining parkland dedication, cash-in-lieu of land fees, and pro-rata equipment fees in order to meet the current and future needs of the City's residents. The requirements for parkland are based in part on the standards, needs and objectives set forth in the Parks and Recreation Department's *Parks & Open Space Master Plan*, which is routinely amended and adopted by the City Council and which shall be incorporated by reference herein for all purposes.

SECTION 38-51. DEFINITIONS.

The following words, terms and phrases, when used in this *Article*, shall have the meanings ascribed to them in this *Section*, except where the context clearly indicates a different meaning:

- (1) Applicant. An *Applicant* is the property owner or duly authorized agent/representative of the property owner seeking approval for a development through the development process.
- (2) Community Park. A *Community Park* is a public park that is intended to serve a larger geographic area than a *Neighborhood Park*, and that: [1] is located adjacent to larger roadways to facilitate greater access to the area, [2] is located outside of the boundaries of a subdivision, [3] is a minimum of 50-acres in size with all land area being outside of the 100-year floodplain (*unless otherwise approved by the City Council pending a recommendation by Parks and Recreation Board of the City of Rockwall*), [4] provides a wider variety of outdoor recreational amenities and open space than can be provided in a *Neighborhood Park*, and [5] is in a convenient walking, bicycling, or driving distance to the majority of the residents within a stated geographic area that consists of several *Park Districts*.
- (3) Develop. To *Develop* shall mean the act of subdividing a parcel or tract of land and the installation of public facilities in accordance with and as defined in [Chapter 38, Subdivisions, of the Municipal Code of Ordinances](#).
- (4) Development. A *Development* shall mean a parcel or tract of land proposed for subdivision in accordance with and as defined by [Chapter 38, Subdivisions, of the Municipal Code of Ordinances](#).
- (5) Director. The *Director* shall mean the Director of the Parks and Recreation Department of the City of Rockwall.
- (6) Neighborhood Park. A *Neighborhood Park* is a public park that is: [1] a minimum of 11-acres in size with all land area being outside of the 100-year floodplain (*unless otherwise approved by the City Council pending a recommendation by the Parks and Recreation Board of the City of Rockwall*), [2] provides a variety of outdoor recreational amenities that are typically passive in nature (*i.e. does not typically include programmed recreational spaces for sports or uses that require a high level of maintenance*), and [3] is within a convenient walking distance for the majority of residents within a stated geographic area (*see the definition for Park Districts*).
- (7) Park Districts. *Park Districts* are geographic areas established by the City Council upon recommendation by the Parks and Recreation Board of the City of Rockwall representing the boundaries of a convenient walking distance for residents within the area to any *Neighborhood Park* that is also located within these boundaries.
- (8) Park Master Plan. The Parks and Recreation Department's *Park & Open Space Master Plan* as adopted and as may be amended in the future by the City Council.
- (9) Private Park. A *Private Park* is any park that is owned and maintained by an entity other than the City of Rockwall. *Private Parks* are typically served by private streets and are not accessible via public right-of-way.
- (10) Pro-Rata Share of Dedication. The *Pro-Rata Share of Dedication* means the amount of land that shall be dedicated -- or the acreage used to calculate the *Cash-In-Lieu of Land fees* -- for a particular *Development* as prescribed within [Section 38-57](#).
- (11) Public Parkland. *Public Parkland* is any *Neighborhood Park* or *Community Park* that is generally depicted in the Parks and Recreation Department's *Parks & Open Space Master Plan*.



- (12) *Residential Development*. *Residential Development* shall mean any single-family or multi-family development regardless of the underlying zoning designation; however, this definition specifically excludes any development that is intended for temporary occupancy (*i.e. hotels/motels, nursing homes, convalescent care facilities, homeless shelters, and halfway houses*). Development intended for temporary occupancy shall be treated as *Non-Residential Development*.

SECTION 38-52. AUTHORITY FOR THIS ARTICLE.

This *Article* is enacted pursuant to and in accordance with the home rule powers of the City of Rockwall, granted under the [Section 5 of Article XI of the State of Texas Constitution](#), in statutes of the State of Texas -- *including but not limited to Local Government Code §212.001 et. seq.* -- and the City of Rockwall's *Home Rule Charter*. The imposition of park dedication or a park fee does not alter, negate, supersede, or otherwise affect any other requirements of the City, County, or State legislation or regulations that may be applicable to a development, including the City's zoning and/or subdivision regulations.

SECTION 38-53. APPLICABILITY OF PARKLAND DEDICATION AND/OR PARK FEES.

This *Article* shall be applicable to the establishment of *Neighborhood Parks, Community Parks* and the trail systems that connect homes and businesses to the public parks and the greater community. In addition, this *Article* shall specifically apply to *Residential Development*.

SECTION 38-54. DEDICATION OF PUBLIC PARKLAND AND THE ESTABLISHMENT OF PRIVATE PARKLAND.

- (1) *Dedication of Public Parkland for Residential Developments*. The cost of *Neighborhood Parks* shall be borne initially by the *Applicant* and then primarily by the ultimate residential property owners, who -- *by reason of the proximity of their property to such parks* -- shall be the primary beneficiary of these public facilities. The following outlines the requirements and process for the dedication of public parkland for *Residential Developments*:
- (a) *Requirements for Public Parkland Dedication*. Unless otherwise approved by the City Council upon recommendation by the Parks and Recreation Board, the following are the general requirements for parkland dedication in the City of Rockwall:
- (1) *Land Suitability*. All land used to satisfy the requirements for public parkland dedication shall be suitable for the provision of recreational amenities. Land suitability shall be defined as land that: [1] is directly accessible to a public street, [2] is situated outside the 100-year floodplain (*unless otherwise approved by the City Council pending a recommendation from the Parks and Recreation Board*), [3] does not have excessive slope, [4] does not have encumbrances by easements, utilities, drainage structures, or appurtenances that restrict the use of the area (*unless otherwise approved by the City Council pending a recommendation from the Parks and Recreation Board*), and [5] generally meets the goals and policies outlined in the *Park Master Plan*. Any land proposed for dedication that does not adhere to this criterion may be grounds for denial of a subdivision plat.
- (2) *Location*. When possible, parkland should be located adjacent to schools and/or public open spaces to facilitate shared facilities or within a subdivision to allow for a logical extension and connection to a public park, trail, or other recreation facility within an abutting subdivision.
- (3) *Size*. The following size requirements shall be applicable to all land used to satisfy the requirements for public parkland dedication:
- (a) *One (1) Acre or Less*. The City Council has determined that parkland dedication of one (1) acre or less is impractical for the purposes of establishing a *Neighborhood Park*. Therefore, if the *Pro-Rata Share of Required Dedication* for *Residential Development* is one (1) acre or less, the *Applicant* shall be required to pay the applicable *Cash-In-Lieu of Land* fees in the amount provided by [Section 38-57](#), rather than dedicate any parkland. No subdivision plat showing one (1) acre or less of parkland dedication shall be approved.
- (b) *Greater than One (1) Acre but Less Than Eight (8) Acres*. In cases where the *Pro-Rata Share of Required Dedication* for a *Residential Development* is greater than one (1) acre but less than eight (8) acres, the City Council -- *upon recommendation from the Parks and Recreation Board* -- shall have the option of requiring parkland dedication or accepting *Cash-In-Lieu of Land* fees in accordance with [Section 38-57](#). In making this decision, the City Council and the Parks and Recreation Board shall determine: [1] if sufficient parkland is already provided within the *Park District* of the proposed *Residential Development*, or [2] if accepting *Cash-In-Lieu of Land* fees would better serve the *Park District* by allowing for the expansion or improvement of an existing *Neighborhood Park* or *Community Park*.
- (c) *Eight (8) Acres to 11-Acres*. In cases where the *Pro-Rata Share of Required Dedication* for a *Residential Development* is greater than or equal to eight (8) acres and the proposed *Public Parkland* meets the requirements stipulated by [Section 38-](#)



54(1)(a), the City Council -- upon recommendation from the Parks and Recreation Board -- shall accept the dedication in accordance with Section 38-54(1)(b).

- (b) *Process for the Dedication of Public Parkland.* An Applicant shall provide dedication of Public Parkland suitable for the development of a public park or provide Cash-In-Lieu of Land Fees as stipulated by Section 38-57. Dedication of Public Parkland shall be shown on the preliminary and final plat and be labeled as "Public Parkland Dedication to the City of Rockwall". The Parks and Recreation Board shall review the proposed preliminary plat and final plat and provide recommendations concerning the acceptance of the proposed Public Parkland Dedication prior to the City Council acting on the preliminary plat or final plat. At the time the final plat is filed with the Rockwall County Clerk -- in accordance with the procedures outlined in Chapter 38, Subdivisions, of the Municipal Code of Ordinances --, such plat shall contain clear fee simple dedication of the proposed dedication for Public Parkland, and be free and clear of any encumbrances.
- (c) *Waiver of Public Parkland Dedication for Private Residential Developments.* If a Residential Development is proposed to be a private development with a Private Park, the City of Rockwall shall: [1] calculate the Cash-In-Lieu of Land Fees and the Pro-Rata Equipment Fees as if the proposed development were public, and [2] waive the requirement if the amenities of the Private Park of the proposed private development meet or exceed the calculated Cash-In-Lieu of Land Fees and the Pro-Rata Equipment Fees to be collected. In the event that the Cash-In-Lieu of Land Fees and the Pro-Rata Equipment Fees are greater than the amenities of the Private Park of the proposed private development, the Applicant of the private development shall pay the difference in accordance with the provisions of this Article.

In a private development within a Park District or a private development encompassing an entire Park District, the Private Park within the private development must be easily accessible to the general public either through the use of the City's trail system or via a public roadway. If the private development encompasses the entire Park District and the ten (10) acre Private Park is not a continuous land mass, each separate section of the Private Park must be accessible to the general public and connected by way of a minimum eight (8) foot wide trail.

- (d) *Dedication of More than the Pro-Rata Share of Parkland.* At the discretion of the City Council -- pending a recommendation from the Parks and Recreation Board -- an Applicant may dedicate more land than the Pro-Rata Share of Dedication calculated for a Residential Development. If an Applicant dedicates an amount of land equal to or greater than the total required area required for a Neighborhood Park, the City and the Applicant shall enter into a Pro-Rata Refund Agreement in accordance with Chapter 38, Subdivisions, of the Municipal Code of Ordinances. The Pro-Rata Refund Agreement shall allow the Applicant to recover the cost of the additional dedication in excess of the Pro-Rata Share of Dedication. This agreement shall not be executed until after the required streets, drainage, and utilities have been constructed on the dedicated land. The Pro-Rata Refund Agreement shall provide that future Applicants of Residential Development in the same Park District shall pay their Pro-Rata Share of Dedication of the actual cost of the Neighborhood Park, which shall be calculated based on the Cash-In-Lieu of Land Fees and Pro-Rata Equipment Fees in effect at the time of dedication. In no case shall the Applicant receive payments above the amount stated in the Pro-Rata Refund Agreement. The term of the Pro-Rata Refund Agreement shall not exceed a period of five (5) years from the date of dedication.
- (2) *Prior Dedication or Absence of Prior Dedication.* At the request of an Applicant, the City Council may consider crediting any former dedication or gift of land to the City of Rockwall on a per acre basis toward the eventual land dedication requirements imposed on a proposed Residential Development. In exercising their discretion on these types of requests, the City Council shall consider the recommendations of the Planning and Zoning Commission and Parks and Recreation Board; however, no previous dedications of required open space for any development maybe considered as prior dedication.

SECTION 38-55. CASH-IN-LIEU OF LAND FEES.

Subject to approval by the City Council -- pending a recommendation from the Parks and Recreation Board -- and the requirements of Section 38-54, an Applicant responsible for the Parkland Dedication under this Article may elect to meet the requirements of Section 38-54 in whole or in part through a cash payment in lieu of land dedication. The amount of this cash payment shall be as set forth in Section 38-57. Cash payments collected by the City through this method may only be used for the acquisition or improvement of a Neighborhood Park located within the same Park District as the Development in which the fees are being assessed.

SECTION 38-56. PRO-RATA EQUIPMENT FEES.

A Pro-Rata Equipment Fee is hereby imposed on Residential Development for the purposes of assuring that the recreational and amenity needs created by a Residential Development are satisfied. Such a fee is intended to be in accordance with and to further the goals and policies of the Park Master Plan and other City policies, ordinances and resolutions, and to ensure the provision of adequate recreational amenities in Public Parks. The Pro-Rata Equipment Fee applies to all Residential Development and shall only be used to provide recreational amenities in Neighborhood Parks and/or Community Parks. This fee shall be in addition to the required dedication of Public Parkland required by Section 38-54, and shall be as set forth in Section 38-57.



SECTION 38-57. METHODOLOGY AND CALCULATION OF CASH-IN-LIEU OF LAND FEES AND PRO-RATA EQUIPMENT FEES FOR NEIGHBORHOOD PARKS.

- (1) Ultimate Dwelling Unit Holding Capacity. The *Ultimate Dwelling Unit Holding Capacity* or the total number of residential units expected within a fully developed *Park District* shall be calculated by using the *Impact Fee Land Use Assumptions* as depicted in *Table 2*.
- (2) Dwelling Unit Dedication Factor. The *Dwelling Unit Dedication Factor* is the acreage required from each residential unit anticipated to be constructed within a fully developed *Park District* necessary to provide a *Neighborhood Park* within that *Park District*. This factor is calculated by dividing the *Ultimate Dwelling Unit Holding Capacity* by the required acreage for a *Neighborhood Park* (i.e. 11-acres). For example, the *Dwelling Unit Dedication Factor* for a *Park District* that has an *Ultimate Dwelling Unit Holding Capacity* of 100 dwelling units would be calculated as follows:

$$11\text{-AC}/100\text{ DU} = 0.11\text{-AC/DU}$$

WHERE: DU = DWELLING UNITS; AC = ACRES

- (3) Pro-Rata Share of Dedication. The *Pro Rata Share of Dedication* is the acreage of required *Parkland Dedication* for a particular *Residential Development* as determined by the proposed number of units multiplied by the *Dwelling Unit Dedication Factor*. For example, the *Pro-Rate Share of Dedication* for a *Residential Development* proposing to create 100 dwelling units in a *Park District* with a *Dwelling Unit Dedication Factor* of 0.01-acres would be calculated as follows:

$$0.01\text{-AC} \times 100\text{ DU} = 1\text{-AC}$$

WHERE: DU = DWELLING UNITS; AC = ACRES

- (4) Cash-In-Lieu of Land Fees. *Cash-Lieu of Land Fees* are the fees paid by an *Applicant* for each proposed dwelling unit if *Parkland Dedication* is waived by the City Council in accordance with the requirements of [Section 38-55](#). These fees shall be calculated and approved by the City Council on an annual basis by establishing the price required to purchase one (1) acre of land at current land values within the City of Rockwall, dividing it by the *Ultimate Dwelling Unit Holding Capacity* for a *Park District*, and multiplying this total by the required acreage for a *Neighborhood Park* (i.e. 11-acres). For example, if the price to purchase one (1) acre of land was established as \$50,000.00 per acre, a *Park District* with an *Ultimate Dwelling Unit Holding Capacity* of 100 dwelling units would be calculated as follows:

$$(\$50,000.00/100\text{ DU}) \times 11\text{-AC} = \$5,500.00/\text{DU}$$

WHERE: DU = DWELLING UNITS; AC = ACRES

- (5) Pro-Rata Equipment Fees. The *Pro-Rata Equipment Fees* are the fees necessary to fully amenitized a fully developed *Neighborhood Park*. These fees shall be calculated and approved by the City Council on an annual basis by establishing the average cost of providing amenity to a fully developed park and dividing it by the *Ultimate Dwelling Unit Holding Capacity* for a *Park District*. For example, if the average cost of providing amenity to a fully developed park was \$500,000.00 and the *Ultimate Holding Capacity* for a *Park District* is 100 dwelling units the *Pro-Rata Equipment Fees* would be calculated as follows:

$$\$500,000.00/100\text{ DU} = \$5,000.00/\text{DU}$$

WHERE: DU = DWELLING UNITS

TABLE 1. LAND AND EQUIPMENT COSTS

ANNUAL PRICE PER ACRE OF LAND	\$68,000.00
NEIGHBORHOOD PARK ACREAGE (ACRES)	11.00
TOTAL LAND COST FOR A NEIGHBORHOOD PARK	\$748,000.00
TOTAL EQUIPMENT COST FOR A NEIGHBORHOOD PARK	\$702,200.00
TOTAL COST FOR A NEIGHBORHOOD PARK	\$1,450,200.00

TABLE 2. FEE SCHEDULE

PARK DISTRICT	ULTIMATE DWELLING UNIT HOLDING CAPACITY	DWELLING UNIT DEDICATION FACTOR IN ACRES	CASH-IN-LIEU OF LAND FEES	PRO-RATA EQUIPMENT FEES	TOTAL ALTERNATIVE PARK FEES
1	594	0.0185	\$1,259.26	\$1,182.15	\$2,441.41
2	1,148	0.0096	\$651.57	\$611.67	\$1,263.24



3	1,350	0.0081	\$554.07	\$520.15	\$1,074.22
4	1,265	0.0087	\$591.30	\$555.10	\$1,146.40
5	1,278	0.0086	\$585.29	\$549.45	\$1,134.74
6	671	0.0164	\$1,114.75	\$1,046.50	\$2,161.25
7	1,446	0.0076	\$517.29	\$485.62	\$1,002.90
8	1,083	0.0102	\$690.67	\$648.38	\$1,339.06
9	1,451	0.0076	\$515.51	\$483.94	\$999.45
10	349	0.0315	\$2,143.27	\$2,012.03	\$4,155.30
11	1,085	0.0101	\$689.40	\$647.19	\$1,336.59
12	1,221	0.0090	\$612.61	\$575.10	\$1,187.71
13	782	0.0141	\$956.52	\$897.95	\$1,854.48
14	2,212	0.0050	\$338.16	\$317.45	\$655.61
15	1,234	0.0089	\$606.16	\$569.04	\$1,175.20
16	406	0.0271	\$1,842.36	\$1,729.56	\$3,571.92
17	2,844	0.0039	\$263.01	\$246.91	\$509.92
18	701	0.0157	\$1,067.05	\$1,001.71	\$2,068.76
19	996	0.0110	\$751.00	\$705.02	\$1,456.02
20	1,248	0.0088	\$599.36	\$562.66	\$1,162.02
21	1,006	0.0109	\$743.54	\$698.01	\$1,441.55
22	1,312	0.0084	\$570.12	\$535.21	\$1,105.34
23	1,178	0.0093	\$634.97	\$596.10	\$1,231.07
24	1,472	0.0075	\$508.15	\$477.04	\$985.19
25	1,313	0.0084	\$569.69	\$534.81	\$1,104.49
26	630	0.0175	\$1,187.30	\$1,114.60	\$2,301.90
27	1,756	0.0063	\$425.97	\$399.89	\$825.85
28	2,321	0.0047	\$322.27	\$302.54	\$624.82
29	3,965	0.0028	\$188.65	\$177.10	\$365.75
30	1,724	0.0064	\$433.87	\$407.31	\$841.18
31	333	0.0330	\$2,246.25	\$2,108.71	\$4,354.95

SECTION 38-58. ASSESSING AND COLLECTING CASH-IN-LIEU OF LAND FEES AND PRO-RATA EQUIPMENT FEES.

Applicant's submitting a subdivision plat for a *Residential Development* shall require a recommendation from the Parks and Recreation Board of the City of Rockwall prior to seeking approval from the City Council. The *Director* shall calculate the fees based on the number of residential lots or units being proposed for the *Residential Development* in accordance with [Section 38-57](#), and bring forward a recommendation for the consideration of the Parks and Recreation Board. Once the Parks and Recreation Board has approved a recommendation to the City Council, the Director of Planning and Zoning shall bring the recommendation forward to the City Council with the consideration of the replat or final plat. Upon approval from the City Council, fees shall be collected in conjunction with the collection of all civil engineering fees or -- *if applicable* -- subdivision plat recording fees.

SECTION 38-59. SPECIAL FUND ESTABLISHED; REFUNDS.

- (1) *Park Land Dedication Fund.* There is hereby established a special fund for the deposit of all *Cash-In-Lieu of Land Fees* and *Pro-Rata Equipment Fees* collected under this *Article*. This fund shall be known as the *Park Land Dedication Fund*.
- (2) *Refunds.* The City of Rockwall shall account for all sums paid for *Cash-In-Lieu of Land Fees* and *Pro-Rata Equipment Fees* collected under this *Article* and reference them by the individual subdivision plat requiring the fee dedication. Any funds paid for such purposes must be expended by the City of Rockwall within eight (8) years from the date received by the City for acquisition and development of a *Neighborhood Park* or a *Community Park* as defined in this article. Such funds shall be considered to be spent on a *first-in, first-out* basis. If not expended within eight (8) years from the date of collection, the *Applicant* -- *on the last day of such period* -- shall be entitled to a pro-rata refund of such funds. The *Applicant* must request such refund in writing within one (1) year of collection, or such rights shall be barred.



SECTION 38-60. REVIEW AND UPDATING PARKS & OPEN SPACE MASTER PLAN.

The City's Parks and Recreation Department shall consider the need to update the *Parks & Open Space Master Plan* at least annually to ensure that the plan remains current and provides an equitable, effective framework from which to pursue the acquisition and development of *Neighborhood Parks* and *Community Parks* for each *Park District*; however, a mandatory update shall be performed at least every five (5) years.

SECTION 38-61. PARK DISTRICT BOUNDARIES.

(1) Park Districts. The *Park Districts* shall be as depicted in *Figure 1*.

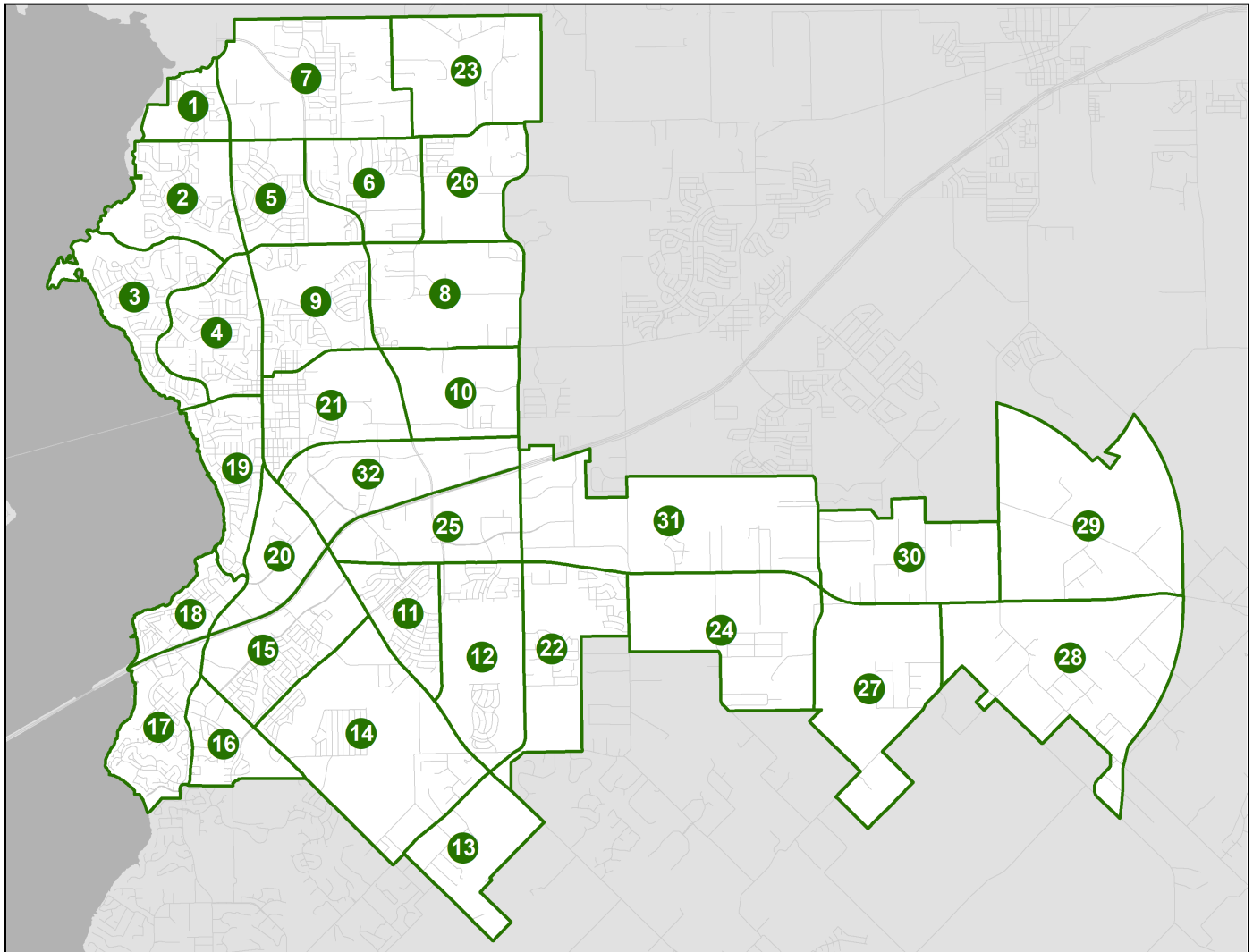


FIGURE 1: PARK DISTRICTS

SECTION 38-62. APPEALS, WAIVERS, AND VARIANCES TO THIS ARTICLE'S REQUIREMENTS BY THE CITY COUNCIL.

(1) Appeals. The *Applicant* may appeal the following decisions of the *Director* to the City Council:

- (a) The applicability of the *Cash-In-Lieu of Land Fees* and *Pro-Rata Equipment Fees*;
- (b) The amount of the *Park Fees* due; or,
- (c) The amount of refund due (*if any*).

The burden of proof is on the *Applicant* to demonstrate that the amount or applicability of the fee or refund, was not calculated according to the applicable schedule of fees or the guidelines established for determining such amounts. The *Applicant* must file a notice of appeal with the City Secretary within 30-days following the determination by the *Director*. The filing of an appeal shall stay the matter until final determination by the City Council.



- (2) Variances. Upon written request by the *Applicant*, the City Council may grant a variance to any requirements of this *Article* upon a finding that the strict application of such requirement would result in a substantial hardship, which is not common to similarly situated property owners.
- (3) Waivers. The City Council may waive the requirements of this *Article* upon a finding that said waiver is clearly in the best interest of the City of Rockwall.

SECTIONS 38-63 - 38-82. RESERVED.



ARTICLE III. IMPACT FEE REGULATIONS

SECTION 38-103 – 38-361.

SECTIONS 38-103 THROUGH SECTION 38-362 SHALL BE RETAINED IN ITS ENTIRITY

SECTION 38-362 – 38-398. RESERVED.



ARTICLE IV. DISASTER WARNING SIREN

SECTIONS 38-399. PURPOSE.

The City of Rockwall acknowledges that adequate disaster warning sirens are necessary to provide the general public early warning of impending situations that could pose a detriment to the health and safety of the community (e.g. *flashfloods, tornadoes, civil disturbances, and etcetera*). The City also acknowledges that growth in the community creates a need to develop new disaster warning sirens.

SECTIONS 38-400. DEFINITIONS.

The following words, terms and phrases, when used in this *Article*, shall have the meanings ascribed to them in this *Section*, except where the context clearly indicates a different meaning:

- (1) Planning and Zoning Commission. Planning and Zoning Commission shall mean the Planning and Zoning Commission of the City of Rockwall.
- (2) City Council. City Council shall mean the City Council of the City of Rockwall.
- (3) Developer. The Developer shall mean the property owner, subdivider, applicant, individual, firm, association, syndicate, co-partnership, corporation, or other organization proposing to subdivide or divide a parcel or tract of land or proposing to make improvements to an existing parcel or tract of land for the purpose of conveying or developing the parcel or tract of land.
- (4) Subdivider. See Developer.
- (5) Subdivision. Subdivision means the division of any lot, tract, or parcel of land into two (2) or more parts for the purpose of conveying or developing said lot, tract, or parcel of land now or in the future. The term Subdivision includes the re-subdivision or replatting of an existing Subdivision for the purpose of conveying or developing the whole or a portion of the existing Subdivision. When appropriate to context, the term Subdivision shall relate to the process of subdividing a lot, tract, or parcel of land or to land that has been subdivided. Subdivisions of mobile home spaces for sale or lease shall comply with all provisions of the Municipal Code of Ordinances and the Unified Development Code (UDC) for regulating mobile home parks.

SECTIONS 38-401. APPLICABILITY.

The provisions of this *Article* shall apply to all new development within the City of Rockwall and all *Subdivisions* within the City of Rockwall's Extraterritorial Jurisdiction (ETJ) after the effective date of the ordinance from which this *Article* was derived. This includes:

- (1) Development for which a *Final Plat* is required to be submitted to the City of Rockwall for approval in accordance with State law and the ordinances of the City of Rockwall; and,
- (2) Existing vacant lots for which a subdivision plat has been approved and for which a building permit has not yet been issued by the City of Rockwall.

SECTIONS 38-402. METHODOLOGY AND CALCULATION OF DISASTER WARNING SIRENS.

- (1) Disaster Warning Siren Fee. A Disaster Warning Siren Fee is hereby imposed on all new development in the City of Rockwall for the purposes of assuring that the necessary *Disaster Warning Sirens* are provided to meet the additional need created by new development. The Disaster Warning Siren Fee shall be calculated by multiplying the *Cost Per Acre* by the *Number of Acres Being Platted* or as follows:

$$\text{DISASTER WARNING SIREN FEE} = \text{THE NUMBER OF ACRES BEING PLATTED} \times \text{COST PER ACRE}$$

- (2) Cost Per Acre. The Cost Per Acre shall be calculated based upon the cost of the last siren bid.
- (3) Acres Served. The number of Acres Served is determined by the radius -- *in feet* -- served by the siren squared, multiplied by 3.1416, and divided by the square feet in an acre (i.e. 43,560 SF). For example, if the proposed disaster warning siren serves an area of 5,000.00-feet, the radius would be determined as follows:

$$(5,000^2 \times 3.1416) / 43,560 \text{ SF} = 1,803 \text{ ACRES SERVED BY ONE (1) SIREN}$$

- (4) Example of Calculation of a Disaster Warning Siren Fee. Using the example in [Section 38-402\(3\)](#), if the total cost of the last bid for a siren was \$50,000.00, the fee would be calculated as follows:



\$50,000.00/1,803 ACRES = \$27.73 PER ACRE

SECTIONS 38-403. GENERAL REQUIREMENTS.

- (1) Payment Required. The City Council hereby establishes that the property owner of any property which is to be developed, and to which this *Article* is applicable, shall pay to the City of Rockwall -- at the time of subdivision platting or upon issuance of a building permit for existing platted lots at the effective date of the ordinance from which this *Article* is derived -- a *Disaster Warning Siren Fee* to provide for the *Disaster Warning Sirens* needs created by such development or subdivision, in accordance with the provisions of this *Article*.
- (2) Time of Payment. Payment of the *Disaster Warning Siren Fees* required herein shall be paid as a condition of approval of any *Final Plat*, *Replat*, or *Minor Plat*. Payment shall be made prior to the filing of the subdivision plat unless otherwise stated in a *Facilities Agreement* or *Development Agreement* approved by the City Council. In the case of existing platted lots, the fee shall be paid at the time of the issuance of a building permit.
- (3) Disaster Warning Siren Fund. All cash payments paid to the City of Rockwall -- *in accordance with this Article* -- shall be deposited in a separate *Disaster Warning Siren Fund*. The City shall account for all such payments with reference to each development for which the payment is made.
- (4) Use of Funds. Any payments made to the *Disaster Warning Siren Fund* shall be used solely for the maintenance, acquisition, development, expansion, and/or upgrading of *Disaster Warning Sirens*.
- (5) Right to Refund. If all or part of the payments made pursuant to this *Article* are not expended, or not under contract to be expended for the purposes authorized in this *Article*, within ten (10) years of the date that 95.00% of all Certificates of Occupancy (CO) have been issued for the completed development of the property for which the payments were made, the person or entity who made such payments shall be entitled to a refund of all unexpended funds. A written request for such refund shall be made within one (1) year of entitlement. If no such timely request is made, the right to a refund of the unexpended funds shall be considered waived.
- (6) Disaster Warning Siren Map. The City of Rockwall's Geographic Information Systems Division shall maintain a *Disaster Warning Siren Map* open to public inspection, indicating the sphere of influence of the *Disaster Warning Sirens* put in place.

SECTIONS 38-404. PENALTIES, SANCTIONS, AND DETERMINATIONS.

- (1) Requirements to be Satisfied Prior to Development. It shall be unlawful for any person who is required to pay the *Disaster Warning Sire Fee* -- *as required by this Article* --, to begin, or allow any other person or contractor to begin, any construction or improvements on any land within the development to which this *Article* applies, until the required payment is made to the City of Rockwall in accordance with the requirements of this *Chapter*.
- (2) Permits and Services to be Withheld. No building permits shall be issued for, and no permanent utility services shall be provided to, any land within any development to which this *Article* applies until the required payment of the *Disaster Warning Siren Fee* is made to the City of Rockwall in accordance with this *Chapter*.
- (3) Request for an Adjustment. A *Request for Adjustment* to the *Disaster Warning Siren Fee* must be submitted in writing to the City Manager. Adjustments shall only be granted in accordance with the following criteria:
 - (A) A showing of good and sufficient cause; and,
 - (B) A determination that failure to grant the adjustment would result in exceptional hardship to the applicant; and,
 - (C) A determination that the granting of an adjustment will not result in increased threats to the public's safety, extraordinary public expense, create nuisances, or conflict with existing local laws or ordinances.
- (4) Determination by the City Manager. A determination made by the City Manager shall be final.

SECTIONS 38-405 – 38-429. RESERVED.



ARTICLE V. GRADING, EXCAVATION, EARTHWORK, AND EROSION CONTROL

SECTIONS 38-430. PURPOSE.

The City Council of the City of Rockwall finds that excessive quantities of soil, mud, rock, pollutants, or other debris eroding from certain areas results in a change in the natural cover, topography, or drainage of residential, commercial, industrial, and recreational land uses, and that changes in topography can significantly interfere with existing drainage courses established in the community. Therefore, the purpose of this *Article* is to reduce soil erosion and sedimentation from occurring, and reducing damages caused by changes in drainage courses that result from non-agricultural grading activities within the City by requiring proper provisions for surface and subsurface water disposal, and the protection of soil surfaces during and after an earth-changing activity in order to promote the health, safety, and general welfare of the community.

SECTIONS 38-431. DEFINITIONS.

The following words, terms and phrases, when used in this *Article*, shall have the meanings ascribed to them in this *Section*, except where the context clearly indicates a different meaning:

- (1) *City Engineer*. The *City Engineer* of the City of Rockwall or his/her designee.
- (2) *Erosion Control*. *Erosion Control* shall mean a measure that prevents or control of wind or water erosion in land development or construction.
- (3) *Grading*. The term *Grading* means the sculpting of an area of land for the needs of a specific project. *Grading* refers to any stripping, cutting, filling, stockpiling, or any combination thereof which modifies the existing land surface contour.
- (4) *Sediment Control*. *Sediment Control* shall mean a measure or device designed to keep eroded soil on a construction site.

SECTIONS 38-432. APPLICABILITY.

The provisions of this *Article* shall apply to property owners, persons, or agents filling, grading, excavating or otherwise disturbing the surface of real property within the City of Rockwall, whether they be contractors, subcontractors, supervisors, managers, agents, developers, employees, or otherwise. Failure to comply with the requirements of this *Article* shall constitute an offense, and for each day of such failure shall constitute a separate offense.

SECTIONS 38-433. GRADING PERMIT REQUIRED FOR FILLING, GRADING, AND EXCAVATION WORK.

No person shall fill, grade, excavate, or otherwise disturb the surface of real property within the City of Rockwall without first having secured a grading permit from the *City Engineer*. No owner of real property shall knowingly permit another person to fill, grade, excavate, or otherwise disturb the surface of real property within the City of Rockwall without first having secured a permit from the *City Engineer*. In addition, if the property to be filled, graded, excavated, or otherwise disturbed is within the flood hazard or erosion hazard setback area, a development permit must be secured from the *City Engineer* as required in this *Chapter*.

SECTIONS 38-434. RESPONSIBILITY OF A PROPERTY OWNER.

It shall be unlawful and an offense and shall constitute a nuisance for any person owning or having control of real property within the City of Rockwall to allow or permit soil, mud, rock, pollutants, or debris to wash, slide, erode, or otherwise be moved from said real property onto streets, alleyways, utility facilities, drainage facilities, rights-of-way or easements. It shall be the duty of each property owner or party in control thereof to prevent soil, mud, rock, pollutants or debris from such real property being deposited or otherwise transported onto the streets, alleyways, utility facilities, rights-of-way, or easements of the City of Rockwall, and to inspect such property and acquaint themselves with the conditions existing and to remedy conditions likely or calculated to allow soil, mud, rock, pollutants or debris to wash, slide, erode, or otherwise be transported onto the streets, alleyways, utility facilities, rights-of-way, or easements and failure to do so shall be deemed criminal negligence for the purpose of the offense described herein.

SECTIONS 38-435. REQUIREMENTS FOR FILLING, GRADING, AND EXCAVATION WORK.

The *City Engineer* shall prepare a list of allowable fill materials and the minimum required compaction requirements for each material. All filling shall use only the materials listed for fill. All fill placed on a site and visible from a public right-of-way shall be leveled and have a final cover of topsoil, a minimum of six (6) inches in depth, that will support vigorous plant growth, immediately following completion of filling operations. Intermediate leveling and cover shall be required at intervals not to exceed 30-days for filling operations that will exceed 30-days in duration. In areas where fill is being placed to control erosion, the *City Engineer* may substitute an alternate cover that is resistant to erosion for the requirement to cover fill with topsoil.

SECTIONS 38-436. GRADING PERMITS AND CRITERIA.



- (1) *Criteria for the Issuance of a Grading Permit.* The Engineering Department of the City of Rockwall shall issue permits for the grading, filling, excavating, or otherwise disturbing the surface of real property upon the satisfaction of the following criteria:
- (A) The applicant shall provide a grading plan that meets the Engineering Department's *Standards of Design and Construction Manual*.
 - (B) The applicant shall provide adequate assurances that the City of Rockwall will be reimbursed for any expenses related to cleaning or the removal of dirt, debris, or other pollutants from City streets, alleyways, utility facilities, rights-of-way and easements or the barricading thereof by the posting of a deposit of cash with the City to guarantee same.
 - (C) The amount of such deposit shall be established by the City Council of the City of Rockwall from time to time and is hereby established as follows:

AREA	
PARCELS OR TRACTS OF LAND ONE (1) ACRE OR LESS	\$500.00 MINIMUM
PARCELS OR TRACTS OF LAND GREATER THAN ONE ACRES	\$500.00 + \$100.00 FOR EACH ADDITIONAL ACRE OVER ONE (1) ACRE
 - (D) The applicant provides a notarized statement from the property owner giving permission for the applicant to fill, grade, excavate, or otherwise disturb the property and acknowledgement by the property owner of the responsibilities of the property owner described in [Section 38-434](#) of this Chapter.
 - (E) The submission by the applicant of a *Storm Water Pollution Prevention Plan (SWP3)* for all work disturbing one (1) acre of land or more. This *Storm Water Pollution Prevention Plan (SWP3)* must be prepared by a licensed professional engineer in accordance with all applicable Environmental Protection Agency (EPA) and Texas Commission on Environmental Quality (TCEQ) regulations and approved by the *City Engineer* prior to the issuance of a *Grading Permit*.
 - (F) The submission by the applicant of a copy of *Notice of Intent (NOI)* and/or a *Construction Site Notice (CSN)* as required by the Texas Commission on Environmental Quality (TCEQ) regulations for all work disturbing one (1) acre of land or more.
 - (G) The *City Engineer* may exclude that portion of tracts in excess of ten (10) acres that is determined to be so situated as to not contribute to erosion due to location and topography.
 - (H) The parcel, tract or lot is not a portion of a tract of land that is actively being developed or that has an active *Development Application*.
- (2) *Work Performed by the City.* If the City of Rockwall is required to remove soil, rock, mud, and debris from its streets, alleyways, utility facilities, rights-of-way, or easements for any reason due to work being performed on a property for which a deposit has been made pursuant to [Section 38-436\(1\)](#), reasonable charges shall be billed to the applicant and subtracted from the balance of the applicant's deposit. The City of Rockwall will attempt to notify the applicant to clean the affected area unless deemed to be an emergency requiring immediate attention.
- (3) *Criteria for a Refund of Deposit.* Upon written request by the applicant to the *City Engineer*, the unused portion of the applicant's deposit shall be refunded if the following criteria is met:
- (A) The site for which the deposit exists has been stabilized against erosion, and permeant ground cover has been established.
 - (B) No further hazard of erosion is present on the site.
 - (C) All temporary erosion control structures have been removed from the site.
 - (D) Permanent erosion control facilities are in place and functioning properly as designed.
 - (E) The *City Engineer* has given written acceptance of public improvements.
- (4) *Refund of Deposit.* An applicant who has submitted a written request for return of their deposit who meets the requirements of [Section 38-436\(3\)](#) shall be refunded all funds not used to reimburse the City of Rockwall for the removal of soil, rock, mud, debris, and pollutants from its streets, alleyways, utility facilities, rights-of-way, or easements. Should an applicant fail to meet all requirements for a refund, the applicant's request will be rejected until such time the requirements are met. When the requirements have been met, the funds subject to refund will be sent via first-class mail to the address on the applicant's grading permit application or if such address has been updated pursuant to application instructions to the applicant's updated address. If the refund mailed to the applicant is returned by the United States Postal Service (USPS) as undeliverable, the funds shall be forfeited to the City of Rockwall and placed in the *General Fund*.
- (5) *Forfeiture of Funds.* If a written request for return of a deposit is not made within two (2) years of the date the project on the property for which the deposit has been made receives written acceptance from the *City Engineer* of the public improvements, the unused portion of the applicant's deposit shall be forfeited to the City of Rockwall and placed in the *General Fund* after the City notifies the applicant.



- (6) *Expiration and Extension of a Grading Permit.* Grading Permits shall be valid for two (2) years after the date of issuance by the City of Rockwall. Grading Permits may be extended for one (1) additional year (i.e. for a total of three [3] years) upon written request by the applicant to the City Engineer. The City Engineer will have the site inspected to verify compliance with the permit conditions and the provisions of the submitted Storm Water Pollution Prevention Plan (SWP3) before making the permit extension. Failure of the applicant to maintain compliance with the permit conditions and the provisions of the submitted Storm Water Pollution Prevention Plan (SWP3) shall be adequate cause to deny a request for grading permit extension.

SECTIONS 38-437. PERMIT FEE AND DEPOSIT.

Construction, grading, filling, or excavation undertaken by the City of Rockwall, franchised utility companies and existing individual residential lots with existing residences under one (1) acre in size shall be exempt from the deposit and fee as required by this Article.

SECTIONS 38-438. PROPERTY OWNER'S RESPONSIBILITY.

- (1) *Property Owner's Responsibility.* The property owner shall be responsible for the implementation and operation of a Storm Water Pollution Prevention Plan (SWP3) in accordance with all applicable Environmental Protection Agency (EPA) and Texas Commission on Environmental Quality (TCEQ) regulations and all cleanup operations incidental to the grading, filling, excavation, construction or other disturbance of the surface of real property including leveling, establishment of ground cover, erosion and sediment control and removal of all trash, debris, or other materials not suitable for fill including those deposited on streets, alleyways, utilities facilities, rights-of-way or easements. In addition, the property owner shall be responsible for maintaining compliance with the approved grading plan.
- (2) *Failure to Perform.* If the property owner fails in any respect to fulfill the requirements of this Article, the City of Rockwall may go upon the owner's property and perform such work as may be necessary to fulfill such requirements and may level, establish ground cover, construct erosion control, remove all soil, rock, debris, and other materials not suitable for fill including those deposited on streets, alleyways, utility facilities, rights-of-way, or easements -- at the property owner's expense --, and charge same against the deposit of the applicant unless deemed an emergency requiring immediate attention. The City of Rockwall will first contact the applicant to address the matter.
- (3) *Failure to Pay.* In addition, if a deposit has not been made with the City of Rockwall or if the incurred cost by the City exceeds the amount of the deposit, the City shall bill the property owner the unpaid expenses. If the property owner fails to pay the City of Rockwall such expenses within 30-days of being billed, the City of Rockwall shall have the right to place a lien on the property owner's property, which shall be filed with the Rockwall County Clerk as in the case of paving assessment liens for all amounts expended by the City of Rockwall in excess of the deposit plus interest at the current lawful rate. If the property owner fails to fulfill the requirement of this Article the City may revoke the grading permit, issue citations, or take other legal remedies as may be necessary to enforce compliance with this Article.

SECTIONS 38-439. EXEMPTIONS.

A Grading Permit shall not be required for the following:

- (1) Customary and incidental routine ground maintenance, landscaping, and gardening on any property for which a subdivision plat, variance request, in a floodplain, or building permit is not required and for which such work does not affect stormwater drainage on or through the site.
- (2) Emergency repairs of a temporary nature made on public or private property that are necessary for the preservation of life, health or property, and for which are made under circumstances where it would be impossible or impracticable to obtain a grading permit.

PROJECT COMMENTS



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

DATE: 2/23/2023

PROJECT NUMBER: Z2023-008
PROJECT NAME: SUP for HCA
SITE ADDRESS/LOCATIONS: 1408 S GOLIAD ST

CASE CAPTION: Hold a public hearing to discuss and consider a request by Brad Helmer on behalf of Heritage Christian Academy for the approval of a Specific Use Permit (SUP) allowing existing temporary educational buildings on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1408 S. Goliad Street [SH-205], situated within the SH-205 Overlay (SH-205 OV) District, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	02/20/2023	Approved w/ Comments

02/20/2023: Z2022-008; Specific Use Permit (SUP) for a Heritage Christian Academy (HCA)
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request for the approval of a Specific Use Permit (SUP) allowing existing temporary educational buildings on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1408 S. Goliad Street [SH-205], and situated within the SH-205 Overlay (SH-205 OV) District.
- I.2 For questions or comments concerning this case please contact Ryan Miller in the Planning Department at (972) 772-6441 or email rcmiller@rockwall.com.
- M.3 For reference, include the case number (Z2023-008) in the lower right-hand corner of all pages on future submittals.
- I.4 According to Article 04, Permissible Uses, of the Unified Development Code (UDC), the Temporary Education Building for a Public or Private School land use requires a Specific Use Permit (SUP) in the Multi-Family 14 (MF-14) District. In addition, the code states that "...temporary educational buildings will require a Specific Use Permit (SUP) that shall be approved by the Planning and Zoning Commission and City Council, and that shall include the following operational conditions: [1] The buildings shall be screened from the view of adjacent properties, public right-of-way, and parks and open space by the primary structure or landscape screening that incorporates three (3) tiered screening (i.e. small to mid-sized shrubs, large shrubs, or accent trees and canopy trees); [2] The applicant shall provide a plan indicating the expected phasing out of all temporary structures; and [3] The Specific Use Permit (SUP) shall be valid for a period not to exceed five (5) years."
- I.5 Based on the applicant's letter submitted by the applicant staff has prepared the attached draft ordinance, which grants a one (1) year extension to allow the Existing Temporary Education Buildings to remain in place. Staff has also included the ability for the applicant to request an additional one (1) year extension from the City Council. Please review the attached draft ordinance prior to the February 28, 2023 Planning & Zoning Commission meeting, and provide staff with your markups by March 7, 2023.
- I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 7, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 14, 2023 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on February 28, 2023.
- I.7 The projected City Council meeting dates for this case will be March 20, 2023 (1st Reading) and April 3, 2023 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	02/22/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	02/23/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/23/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/21/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/22/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/21/2023	Approved
No Comments			



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 1408 S. Goliad St.

SUBDIVISION Heritage Christian Academy Addition

LOT

1

BLOCK

A

GENERAL LOCATION Hwy 205 & Damescus Rd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING MF 14

CURRENT USE Education

PROPOSED ZONING MF 14

PROPOSED USE Education

ACREAGE 6.64

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 Brad Helmer

☒ APPLICANT Same

CONTACT PERSON Brad Helmer

CONTACT PERSON

ADDRESS 1408 S. Goliad St.

ADDRESS

CITY, STATE & ZIP Rockwall TX 75087

CITY, STATE & ZIP

PHONE 214 789 1600

PHONE

E-MAIL bhelmer@hcarockwall.org

E-MAIL

NOTARY VERIFICATION [REQUIRED]

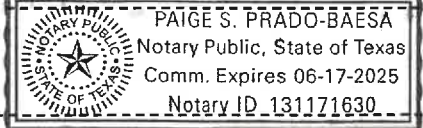
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Brad Helmer [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 299.60 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 8TH DAY OF FEBRUARY, 2023 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."

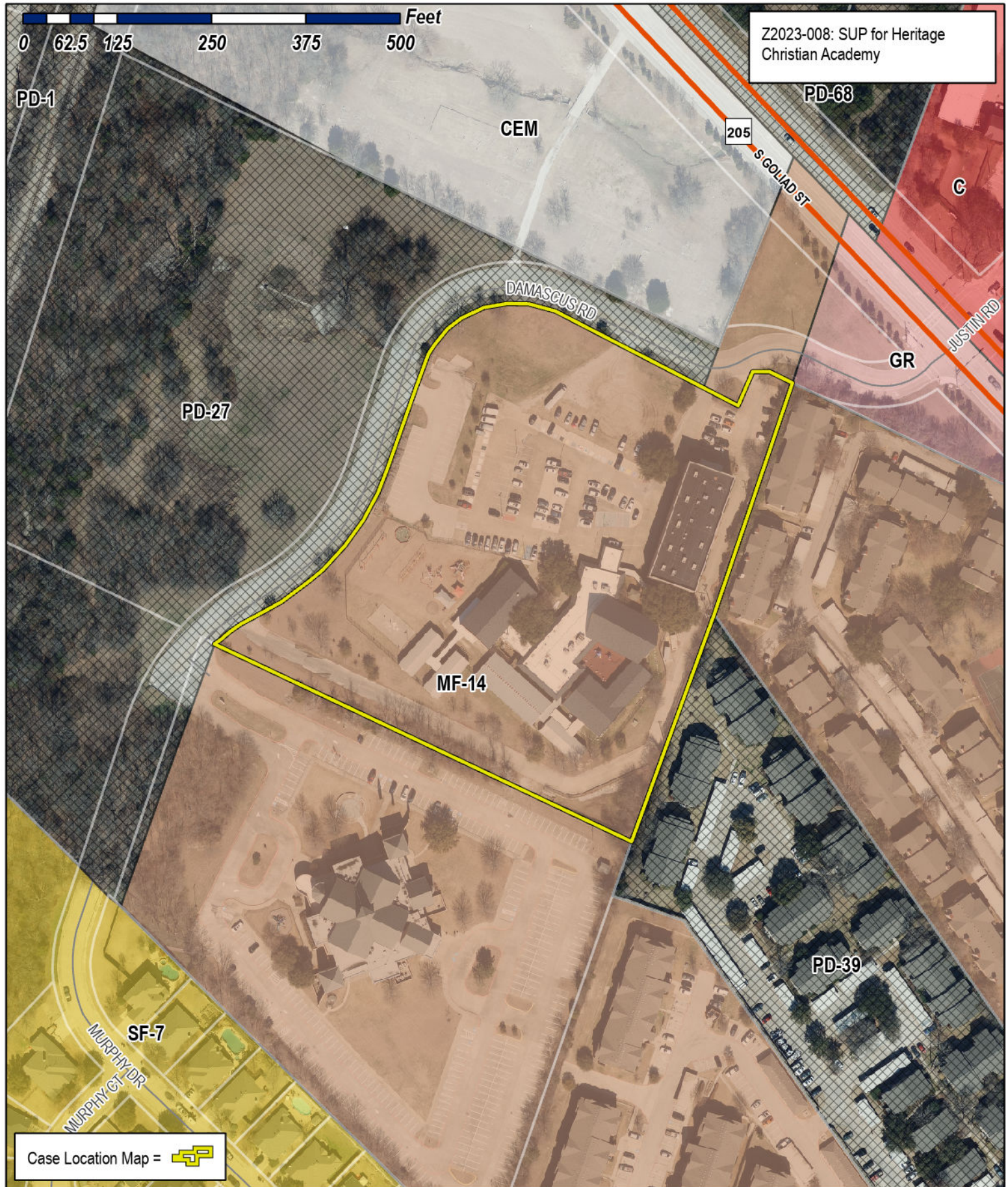
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8TH DAY OF FEBRUARY, 2023

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 06-17-2025



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.

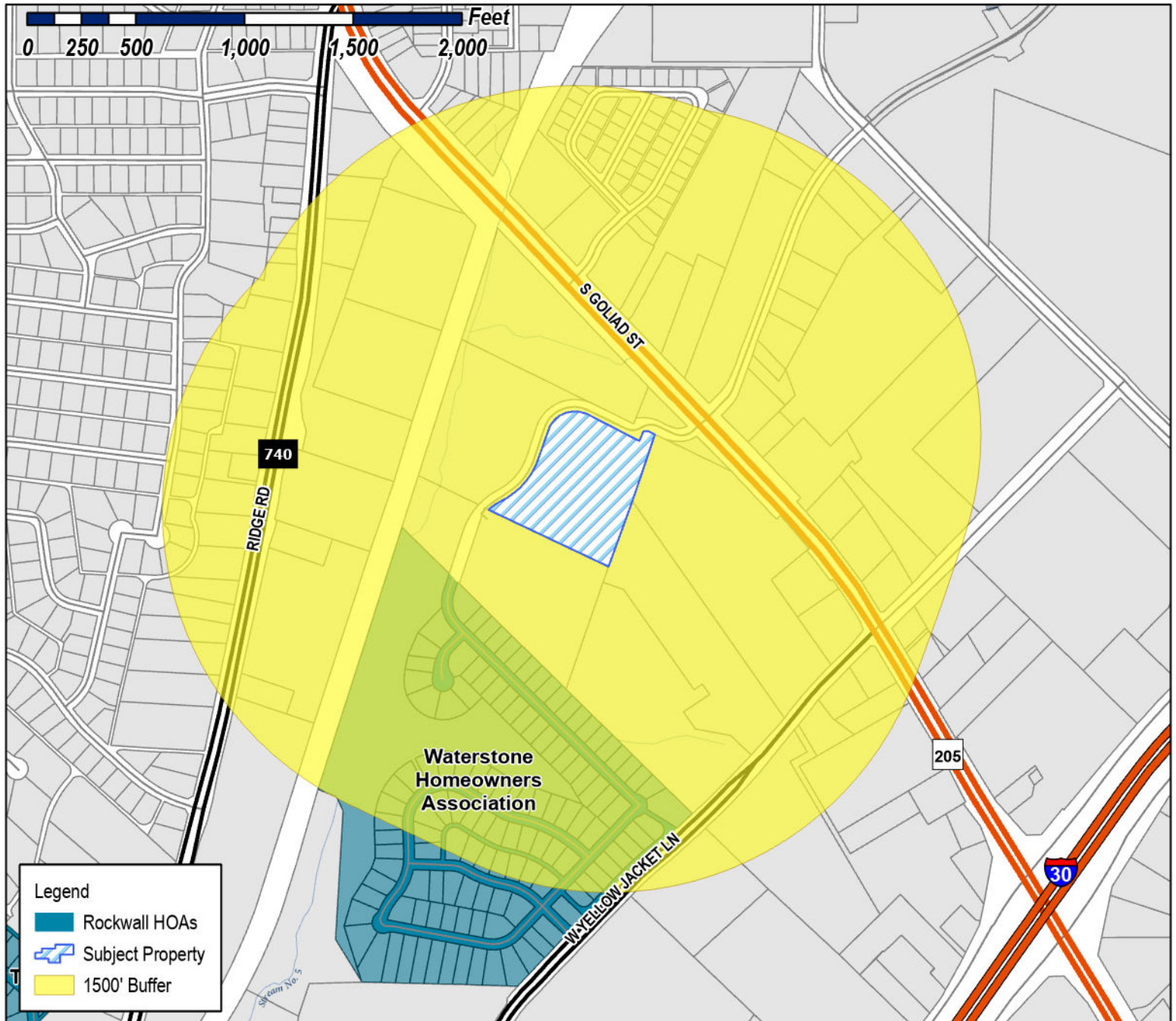




City of Rockwall

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.



Case Number: Z2023-008
Case Name: SUP for Heritage Christian Academy
Case Type: Zoning
Zoning: Multi-Family 14 (MF-14) District
Case Address: 1408 S Goliad Street

Date Saved: 2/16/2023

For Questions on this Case Call (972) 771-7745



From: [Lee, Henry](#)
Cc: [Miller, Ryan](#); [Ross, Bethany](#); [Lee, Henry](#)
Subject: Neighborhood Notification Program [Z2023-008]
Date: Friday, February 17, 2023 4:36:45 PM
Attachments: [HOA Map \(02.16.2023\).pdf](#)
[Public Notice \(02.17.2023\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on February 24, 2023. The Planning and Zoning Commission will hold a public hearing on Tuesday, March 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 20, 2023 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:
<https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2023-008: SUP for HCA

Hold a public hearing to discuss and consider a request by Brad Helmer on behalf of Heritage Christian Academy for the approval of a Specific Use Permit (SUP) allowing existing temporary educational buildings on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1408 S. Goliad Street [SH-205], situated within the SH-205 Overlay (SH-205 OV) District, and take any action necessary.

Thank you,



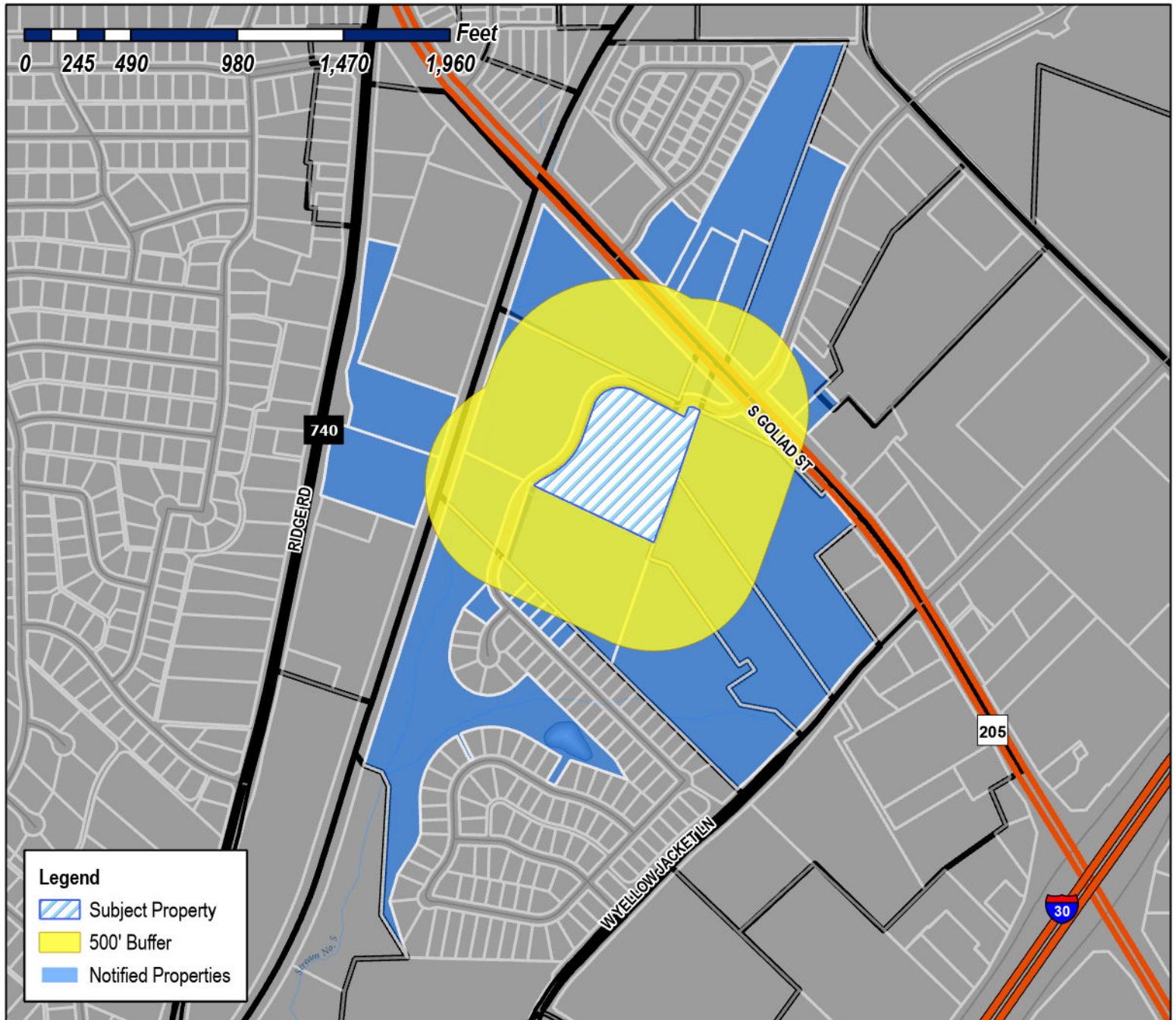
Henry Lee, AICP
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087



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.



Case Number: Z2023-008
Case Name: SUP for Heritage Christian Academy
Case Type: Zoning
Zoning: Multi-Family 14 (MF-14) District
Case Address: 1408 S Goliad Street

Date Saved: 2/16/2023
For Questions on this Case Call (972) 771-7745



LOY CYNTHIA
1431 MURPHY DR
ROCKWALL, TX 75087

OCCUPANT
1407 S GOLIAD
ROCKWALL, TX 75087

LEGACY 316 BJJ HOLDINGS LLC
519 E INTERSTATE 30
#605
ROCKWALL, TX 75087

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

GOODY SHARON LYNN AND SHARON KAY
BROCK
1419 MURPHY DR
ROCKWALL, TX 75087

OCCUPANT
1415 MURPHY DR
ROCKWALL, TX 75087

ISSAC PARAMPOTTIL T & LEELAMMA
4215 EDMONDSON AVENUE
HIGHLAND PARK, TX 75205

OCCUPANT
651 JUSTIN RD
ROCKWALL, TX 75087

AUTO ZONE INC DEPARTMENT #8088
PO BOX 2198
MEMPHIS, TN 38101

EAST SHORE J/V
5499 GLEN LAKES DR
STE 110
DALLAS, TX 75231

OCCUPANT
1325 S GOLIAD
ROCKWALL, TX 75087

ROCKWALL SENIOR COMMUNITY LPC/O LIFENET
COMMUNITY BEHAVIORAL HEALTHCARE
5605 N MACARTHUR BLVD, SUITE 580
IRVING, TX 75038

EAST SHORE J/V
5499 GLEN LAKES DR
STE 110
DALLAS, TX 75231

OCCUPANT
660 JUSTIN RD
ROCKWALL, TX 75087

PS LPT PROPERTIES INVESTORS DEPT-PT-TX-
26644
PO BOX 25025
GLENDALE, CA 91201

BLOCK DAVID V II
188 MURPHY CT
ROCKWALL, TX 75087

NIX ROGER
1427 MURPHY DR
ROCKWALL, TX 75087

OCCUPANT
1423 MURPHY DR
ROCKWALL, TX 75087

OLLACP-RC OUR LADY OF THE LAKE CATHOLIC
PARISH
1305 DAMASCUS ROAD
ROCKWALL, TX 75087

OCCUPANT
970 W YELLOW JACKET LN
ROCKWALL, TX 75087

SONOMA COURT LTD
1603 LBJ FWY
SUITE 800
DALLAS, TX 75234

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

OCCUPANT
1000 YELLOW JACKET LN
ROCKWALL, TX 75087

WDOP SUB I LP C/O THE MILESTONE GROUP LLC
8333 DOUGLAS AVE
SUITE 1600
DALLAS, TX 75225

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

OCCUPANT
1410 S GOLIAD
ROCKWALL, TX 75087

WDC PEBBLEBROOK APARTMENTS LLC ATTN:
MLG FUND ACCOUNTING
19000 W. BLUEMOUND ROAD
BROOKEFIELD, WI 53045

CAMERON LAND HOLDINGS LLC
PO BOX 163521
AUSTIN, TX 78716

OCCUPANT
1300 S GOLIAD
ROCKWALL, TX 75087

CITY OF ROCKWALL ATTN;MARY SMITH
385 S GOLIAD ST
ROCKWALL, TX 75087

OLLACP-RC OUR LADY OF THE LAKE CATHOLIC
PARISH
1305 DAMASCUS RD
ROCKWALL, TX 75087

OCCUPANT
1405 MURPHY DR
ROCKWALL, TX 75087

OUR LADY OF THE LAKE CATHOLIC PARISH
1305 DAMASCUS ROAD
ROCKWALL, TX 75087

HERITAGE CHRISTIAN ACADEMY
1408 S GOLIAD ST
ROCKWALL, TX 75087

KEVIN J FARRELL, DD BISHOP, ROMAN CATHOLIC
DIOCESE OF DALLAS
3725 BLACKBURN STREET
DALLAS, TX 75219

OCCUPANT
1301 S GOLIAD ST
ROCKWALL, TX 75087

EAST SHORE J/V
5499 GLEN LAKES DR
STE 110
DALLAS, TX 75231

OCCUPANT
1301 RIDGE RD
ROCKWALL, TX 75087

T ROCKWALL PHASE 2 LLC
16600 DALLAS PKWY
SUITE 300
DALLAS, TX 75248

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2023-008: Specific Use Permit (SUP) for Heritage Christian Academy

Hold a public hearing to discuss and consider a request by Brad Helmer on behalf of Heritage Christian Academy for the approval of a Specific Use Permit (SUP) allowing existing temporary educational buildings on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1408 S. Goliad Street [SH-205], situated within the SH-205 Overlay (SH-205 OV) District, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 20, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Ryan Miller
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, March 20, 2023 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2023-008: Specific Use Permit (SUP) for Heritage Christian Academy

Please place a check mark on the appropriate line below:

- ☐ I am in favor of the request for the reasons listed below.
- ☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



February 8, 2023

To: Rockwall City Council

Ryan Lewis, AICP, Director of Planning

From: Brad Helmer, Head of School

Heritage Christian Academy

Mr. Lewis and Council Members,

First let me say on behalf of the HCA community how grateful we are that you worked with us to bring our gymnasium and classroom building to fruition. We are looking at a May completion date and could not be more excited. Your willingness to allow us to keep our portables during the building process despite the track record does not go unnoticed!

Please know that while the intent of this letter is to respectfully request one additional year with our portable classrooms, we will fulfill our commitment to you and remove the portable buildings this summer should you choose to deny this request. That said, I would like to present the following information as you consider the application for the SUP.

Current enrollment is 424 students: 264 elementary and 160 secondary students. This is the **largest** number of enrolled students in HCA's 28-year history. In January of each year, we re-enroll current families for the next school year. After accounting for the 20 seniors who will graduate, we have re-enrolled 378 students, which is a 93% retention rate.

Open enrollment for new students begins in February of each year for the next school year (23-24). We have already enrolled 17 new students. We have 20 students who are in varying stages of enrollment, and 20 students who have shown interest in moving forward with enrollment. Yesterday alone, we had 18 families attend an Open House to learn about the school. All this to say, we are only in February, and we are about to match, for 23-24, our current enrollment number. Historically, the bulk of our enrollment of new students happens between April and August, so there is no telling how many students we may have the opportunity to enroll before the 23-24 school year begins in August.

This is where I need to share with you my logistical concerns. It does not matter how many new students wish to attend HCA if we do not have space to accommodate them. When my portables, which represents 6 classrooms, are gone, I will move those students to the six new classrooms in our gym building. The net increase, however, is zero. Currently, including the portables, I have 37 classrooms available. So, in planning for next year, when my portables go away - even though I have 6 new classrooms - I have no additional room for the number of students we could potentially enroll.

CITY OF ROCKWALL

ORDINANCE NO. 19-02

SPECIFIC USE PERMIT NO. S-200

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW THREE (3) TEMPORARY EDUCATIONAL BUILDINGS ON A 6.64-ACRE PARCEL OF LAND ZONED MULTI-FAMILY 14 (MF-14) DISTRICT AND IDENTIFIED AS LOT 1, BLOCK A, HERITAGE CHRISTIAN ACADEMY ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Brad Helmer on behalf of Heritage Christian Academy (HCA) for the approval of a Specific Use Permit (SUP) allowing existing temporary educational buildings, situated on a 6.64-acre tract of land, zoned Multi-Family 14 (MF-14) District, and being identified as Lot 1, Block A, Heritage Christian Academy Addition, City of Rockwall, Rockwall County, Texas, addressed 1408 S. Goliad Street [SH-205], and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 04-38*] and Specific Use Permit (SUP) No. S-114 [*Ordinance No. 13-44*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in Ordinance No. 13-44; and

SECTION 2. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing existing temporary educational buildings in a Multi-Family 14 (MF-14) District as stipulated by Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 3. That the *Subject Property* shall be used only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Section 3.9, *Multi-Family 14 (MF-14) District*, of Article V, *District Development Standards*, of the Unified

Development Code (UDC) [Ordinance No. 04-38] of the City of Rockwall as heretofore amended, as amended herein by the granting of this zoning change, and as may be amended in the future, and shall be subject to the additional following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a temporary educational building on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The temporary educational buildings shall generally conform to the building elevations and site plan depicted in *Exhibit 'B'* of this ordinance.
- 2) The subject property shall not have more than three (3) temporary educational buildings;
- 3) The Specific Use Permit (SUP) shall be valid for a period of six (6) months from the date of approval. At which time the City Council shall review the Specific Use Permit to determine if a two (2) year extension is warranted in accordance with *Exhibits 'C' and 'D'* of this ordinance.
- 4) The temporary educational buildings are subject to administrative review in the event that the *Subject Property* is sold, conveyed or altered in any manner.

3.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) [Ordinance No. 04-38] will require compliance to the following:

- 1) Should the subject property fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC) [Ordinance No. 04-38], the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 04-38].

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 8. That this ordinance shall take effect immediately from and after its passage.

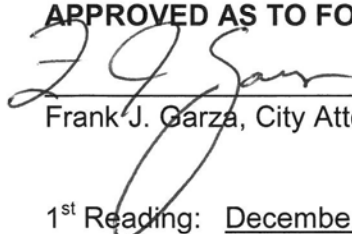
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 7TH DAY OF JANUARY, 2019.


Jim Pruitt, Mayor

ATTEST:


Kristy Cole, City Secretary

APPROVED AS TO FORM:


Frank J. Garza, City Attorney

1st Reading: December 17, 2018

2nd Reading: January 7, 2019



Exhibit 'A':
Plat

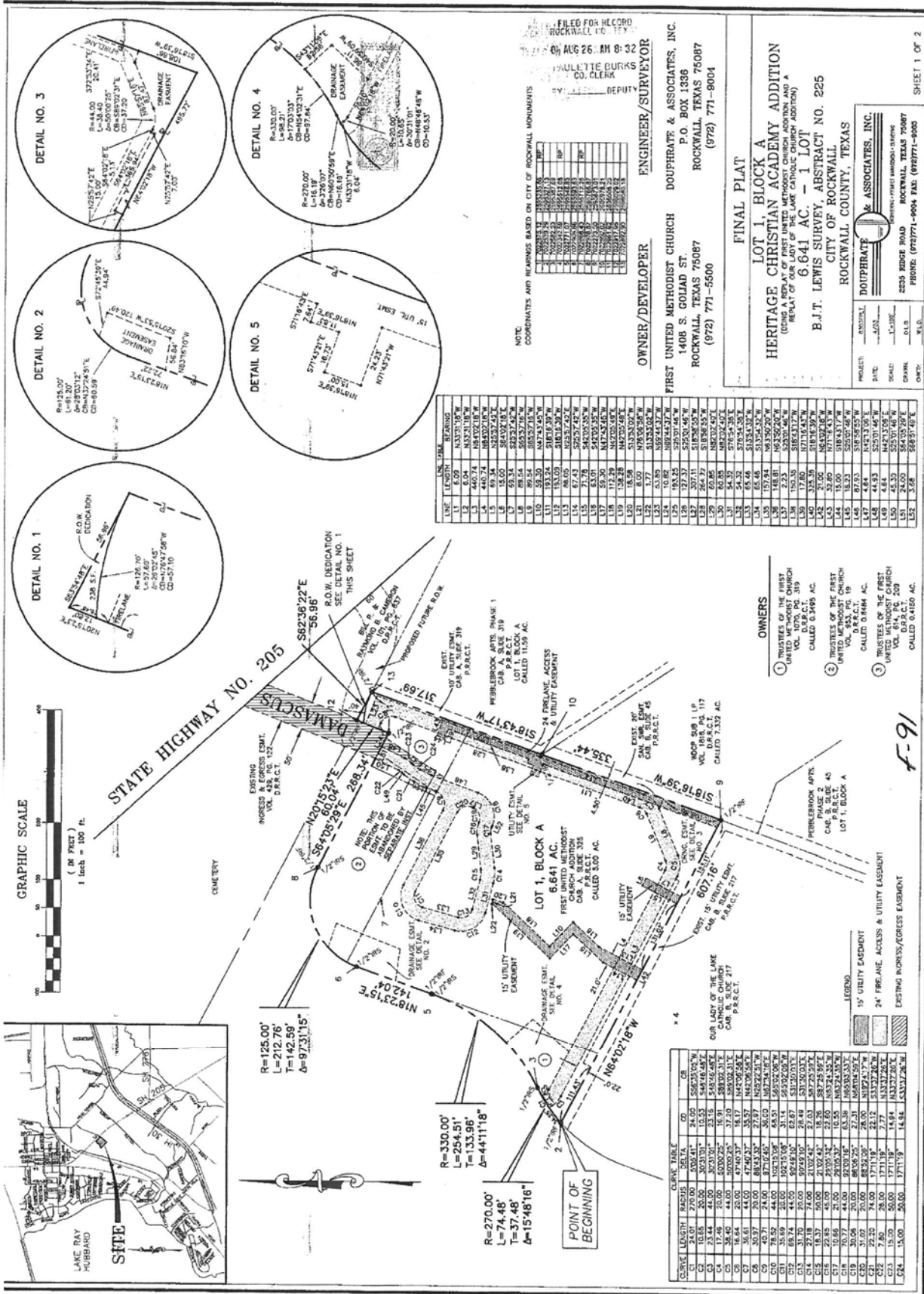


Exhibit 'B':
Site Plan



Exhibit 'C':
Applicant's Letter

December 11, 2018

To: Rockwall City Council

By: Brad Helmer, Heritage Christian Academy

Re: Temporary Classroom Buildings Phase Out Schedule Narrative

Please accept the following narrative in conjunction with the provided timeline (schedule) as Heritage Christian Academy's board-approved plan to phase out the 3 temporary classroom buildings located on our property at 1408 S. Goliad. We appreciate the Council's willingness to work with us as we commit to this plan. Additionally, as a 501(c)(3) nonprofit corporation, we must fundraise to support any and all initiatives. As tuition covers typically 80-85% of our operations budget, charitable giving is requisite and vital to our mission. Given this, undertaking a monumental task such as these infrastructure improvements, requires an immense amount of work and faith. We acknowledge and embrace this for our students' sake.

For the past 2 years, we have been in the process of developing and undertaking a capital campaign to build a gymnasium on our property. As the leadership of HCA, we feel that having this building will serve to increase enrollment and allow us to continue becoming even more excellent in fulfilling our mission. We retained the services of Mission Advancement (MAP), a capital campaign consultant company, to guide us through this process. The following timeline was developed in partnership with MAP to guide our efforts.

February, 2017 – December, 2017:

- Campaign Organization
- Leadership Enlistment
- Case Development
- Resource Mapping
- Logic Narrative
- Site maps, renderings and other marketing artifacts finalized

January, 2018 – December, 2018

- Large Donor Relationship Meetings (Top 10% discovered during Resource Mapping)
- Board Commitments
- Large Donor Request for Donation Meeting (Top 10%)

January, 2019 – December, 2019

- Continue Work with Top 10%
- Begin Next 20% Donor Meetings with Requests for Donation
- Possible Public Appeal (After 80% of goal reached)

After January, 2020

- Continue Working Donor Base
- Begin Construction

In early October, 2018, it was brought to our attention that the plan and priority we are currently invested in was not in line with the priority expectation of the City regarding the Temporary Classroom Buildings on our property. We immediately met to begin discussions of how to continue working toward our vision of a

Exhibit 'C':
Applicant's Letter

gymnasium and also satisfy a commitment that was made to the City Council by former administration. As evidenced in the provided schedule, the Board has developed a plan that will accomplish both.

We have begun reengaging our architect and general contractor to reevaluate the property to determine the most cost-efficient, and best use of space for adding classrooms into the plan along with a slightly modified gymnasium. As you might expect, while we are not starting completely over, we must duplicate some work that has already been done and paid for to date. Our general contractor feels that we will be able to complete the following items in no more than 180 days, with the goal of presenting to the City Council no later than June, 2019.

The following will need to be accomplished during the 180 days:

- Meetings with architect, engineers, contractors, etc. to share our needs and desires
- Architect finalizes preliminary site plan, floor plan and elevations
- Discussions with City of Rockwall for feasibility of plan
- GC to send out preliminary RFPs to determine new cost of construction
- Garner Board support and approval of new plan
- Prepare for presentation of new plan and more specific timeline to City Council


I, and the HCA Board, commit to offering quarterly updates to the City Council according to the dates on the attached schedule. God willing, donors will share our vision and support this process financially. Thank you in advance for understanding the challenges associated with having to fundraise for initiatives such as this.

The leadership of HCA still remains committed to building a gymnasium on our property. We are also committed, however, to honesty and transparency. Our commitment to the City Council of making classrooms the priority of our plan, and still staying true to our vision of having our own gymnasium will be a testament to this.

Sincerely,

Brad Helmer, Ed.D.
Head of School

Exhibit 'D':
Phase-Out Schedule

<div> <div>Temporary Classroom Buildings</div> <div>Phase-Out Schedule</div> <div>  </div> </div>			
Date Proposed	Activity	Date Complete	Outcome
11/27/18	HCA Board Meeting to discuss plan for phase-out of temporary classroom buildings.	11/27/2018	Preliminary information presented to Board regarding planning and zoning committee concerns and city council concerns. Began discussions about slightly altering direction of capital campaign to include classrooms sooner.
11/29/18	HCA building committee meeting with architect and builder	11/29/2018	Began discussions about adding classrooms sooner into the plan we have already vetted. Subsequent meetings were discussed and the first will be set for 2nd week in January.
12/04/18	Board work session to narrow down phase-out plan	12/4/2018	Invited our General Contractor to have conversation with the Board regarding some options to maintain our focus on a gymnasium, but adding classrooms sooner. Consensus is to have architect and GC look at using the current plan's footprint to add classrooms.
12/10/18	Board meeting to finalize phase-out plan for presentation to Rockwall City Council on 12/17/18	12/10/2018	A brief history of HCA's capital initiatives was discussed and agreement was reached on a plan that is unanimously backed by the Board. (See attached narrative)
12/11/18	Submit plan to Corey Brooks, Sr. Planner, for subsequent presentation of plan to the Rockwall City Council prior to the 12/17/18 CC Meeting	12/11/2018	Documents submitted to Mr. Brooks for Council consideration.
12/11/18	With HCA Board approval, begin to speak with currently committed donors to update them on the revised plan and give opportunity to withdraw their donation, or give permission to use their donation toward the revised plan.		Conversations to take place this week 12/11-12/14.
12/17/18	Present phase-out schedule to Rockwall City Council	12/17/2018	
01/2019	2nd meeting with GC and architect to begin the feasibility study, redraw site plan, floor plans and elevation renderings. Meet with donors who have expressed interest in in-kind donations such as roofing, landscaping, etc., as part of determining a new dollar amount for the capital campaign. HCA anticipates no more than 180 days to finalize for presentation to the City Council.	1/19 - 6/19	
6/3/2019	Update to City Council		
06/2019	Begin meeting with donors to show plans and accept commitments. Begin construction as soon as capital campaign commitments allow and with Board and City of Rockwall permit approval.		
9/2/2019	Quarterly Update to City Council		
12/2/2019	Quarterly Update to City Council		
3/2/2020	Quarterly Update to City Council		
6/8/2020	Quarterly Update to City Council		
9/7/2020	Quarterly Update to City Council		
12/7/2020	Quarterly Update to City Council		
3/8/2021	Quarterly Update to City Council		
6/7/2021	Quarterly Update to City Council		
9/6/2021	Quarterly Update to City Council		
12/6/2021	Quarterly Update to City Council		
3/7/2022	Quarterly Update to City Council		
6/6/2022	Quarterly Update to City Council		
9/5/2022	Quarterly Update to City Council		
12/5/2022	Quarterly Update to City Council		
	Immediate removal of temporary classrooms targeted for occupancy date of new classroom portion of the revised plan, possibly between 1/1/2023 and 6/1/2023 and dependent on approval from the City of Rockwall.		

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW THREE (3) TEMPORARY EDUCATIONAL BUILDINGS ON A 6.64-ACRE PARCEL OF LAND ZONED MULTI-FAMILY 14 (MF-14) DISTRICT IDENTIFIED AS LOT 1, BLOCK A, HERITAGE CHRISTIAN ACADEMY ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Brad Helmer on behalf of Heritage Christian Academy (HCA) for the approval of a Specific Use Permit (SUP) allowing *Existing Temporary Education Buildings* to remain on a 6.64-acre parcel of land identified as Lot 1, Block A, Heritage Christian Academy Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, addressed as 1408 S. Goliad Street [SH-205], and being more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 19-02*; and

SECTION 2. That the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing *Existing Temporary Educational Buildings* to remain on the *Subject Property* as stipulated by Article 04, *Permissible Uses*, of the Unified Development Code [Ordinance No. 20-02]; and

SECTION 3. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 03.12, *Multi-Family 14 (MF-14) District*; Subsection 04.01, *General Commercial District Standards*; and

Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [Ordinance No. 20-02] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and with the following conditions:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of *Existing Temporary Educational Buildings* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The *Temporary Educational Buildings* shall generally conform to the building elevations and site plan depicted in *Exhibit 'B'* of this ordinance.
- 2) The *Subject Property* shall not have more than three (3) *Temporary Educational Buildings*.
- 3) The Specific Use Permit (SUP) shall be valid for a period of one (1) year from the date of approval. At which time the City Council shall review the Specific Use Permit (SUP) to determine if a one (1) year extension is warranted.
- 4) The *Temporary Educational Buildings* are subject to administrative review in the event that the *Subject Property* is sold, conveyed, or altered in any manner.

3.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Should *Subject Property* fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 8. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 3RD DAY OF APRIL, 2023.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: March 20, 2023

2nd Reading: April 3, 2023

Exhibit 'A':
Legal Description

LEGAL DESCRIPTION: LOT 1, BLOCK A, HERITAGE CHRISTIAN ACADEMY ADDITION

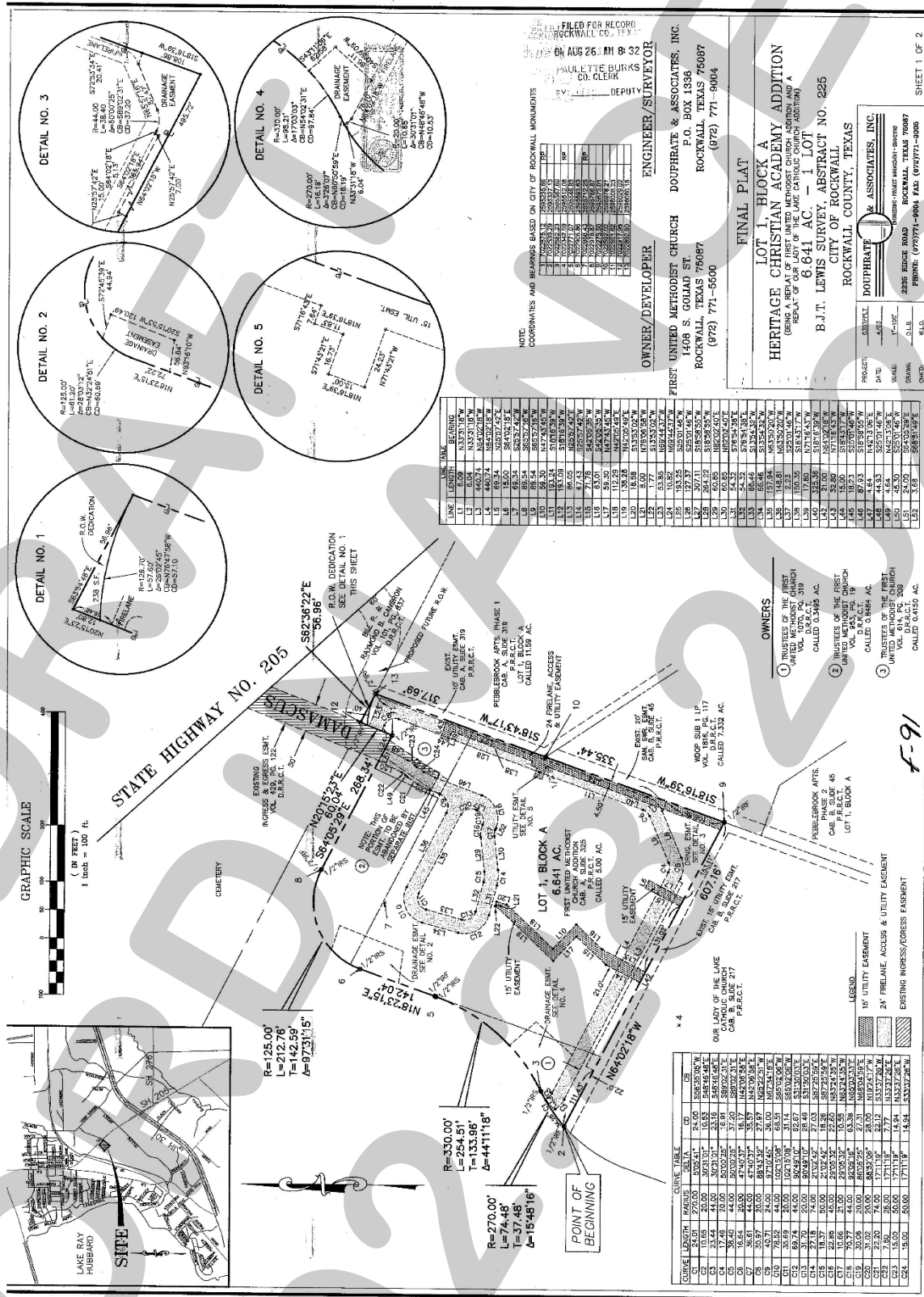


Exhibit 'B':
Site Plan



**Exhibit 'C':
Applicant's Letter**



February 8, 2023

To: Rockwall City Council

Ryan Lewis, AICP, Director of Planning

From: Brad Helmer, Head of School

Heritage Christian Academy

Mr. Lewis and Council Members,

First let me say on behalf of the HCA community how grateful we are that you worked with us to bring our gymnasium and classroom building to fruition. We are looking at a May completion date and could not be more excited. Your willingness to allow us to keep our portables during the building process despite the track record does not go unnoticed!

Please know that while the intent of this letter is to respectfully request one additional year with our portable classrooms, we will fulfill our commitment to you and remove the portable buildings this summer should you choose to deny this request. That said, I would like to present the following information as you consider the application for the SUP.

Current enrollment is 424 students: 264 elementary and 160 secondary students. This is the **largest** number of enrolled students in HCA's 28-year history. In January of each year, we re-enroll current families for the next school year. After accounting for the 20 seniors who will graduate, we have re-enrolled 378 students, which is a 93% retention rate.

Open enrollment for new students begins in February of each year for the next school year (23-24). We have already enrolled 17 new students. We have 20 students who are in varying stages of enrollment, and 20 students who have shown interest in moving forward with enrollment. Yesterday alone, we had 18 families attend an Open House to learn about the school. All this to say, we are only in February, and we are about to match, for 23-24, our current enrollment number. Historically, the bulk of our enrollment of new students happens between April and August, so there is no telling how many students we may have the opportunity to enroll before the 23-24 school year begins in August.

This is where I need to share with you my logistical concerns. It does not matter how many new students wish to attend HCA if we do not have space to accommodate them. When my portables, which represents 6 classrooms, are gone, I will move those students to the six new classrooms in our gym building. The net increase, however, is zero. Currently, including the portables, I have 37 classrooms available. So, in planning for next year, when my portables go away - even though I have 6 new classrooms - I have no additional room for the number of students we could potentially enroll.

PROJECT COMMENTS



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

DATE: 2/23/2023

PROJECT NUMBER: Z2023-009
PROJECT NAME: SUP for a Guest Quarters/Detached Garage at 504 Nash
SITE ADDRESS/LOCATIONS: 504 NASH ST

CASE CAPTION: Hold a public hearing to discuss and consider a request by Jeff and Ginger Brock-Jones for the approval of a Specific Use Permit (SUP) to allow a Guest Quarters/Detached Garage on a 0.4170-acre parcel of land identified as all of Lot 1 and a portion of Lot 2, Block 2, Leonard and Adams Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 504 Nash Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	02/20/2023	Approved w/ Comments

02/20/2023: Z2023-009; Specific Use Permit (SUP) a Guest Quarters/Detached Garage at 504 Nash Street
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This request is for the approval of a Specific Use Permit (SUP) to allow a Guest Quarters/Detached Garage on a 0.4170-acre parcel of land identified as all of Lot 1 and a portion of Lot 2, Block 2, Leonard and Adams Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, and addressed as 504 Nash Street.
- I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
- M.3 For reference, include the case number (Z2023-009) in the lower right-hand corner of all pages on future submittals.
- I.4 According to the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), a Guest Quarters/Detached Garage requires a Specific Use Permit (SUP) in a Single-Family 7 (SF-7) District.
- I.5 The Conditional Land Use Standards for the Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit are as follows:
- (1) Guest Quarters or Secondary Living Units may be allowed on a property in a residential zoning district provided that it is ancillary to a single-family home.
 - (2) The area of such quarters shall not exceed 30% of the area of the main structure.
 - (3) No such use may be sold or conveyed separately without meeting the requirements of the zoning district and the subdivision ordinance.
- I.6 The proposed Guest Quarters/Detached Garage will be 39.6-feet by 28-feet and have a building footprint of 1,012 SF. The total square footage of the structure will be 1,897 SF. According to the Rockwall Central Appraisal District (RCAD), the square footage of the primary structure is 1,705 SF, which would allow a maximum Guest Quarters/Detached Garage size of 511.5 SF. Based on this the proposed structure appears to exceeds the requirements for Guest Quarters/Detached Garage by 1,385.5 SF.
- I.7 The height of the proposed accessory structure is 28-feet. The maximum height permitted for structures in a Single-Family 7 (SF-7) District is 32-feet; however, Article 05, District Development Standards, of the Unified Development Code (UDC) limits the height of accessory structures to 15-feet. This will require approval of the City Council pending a recommendation from the Planning and Zoning Commission.
- I.8 Based on the submitted materials, staff has included the following Operational Conditions in the Specific Use Permit (SUP) ordinance:
- (1) The development of the Subject Property shall generally conform to the Site Plan and Survey as depicted in Exhibit 'B' of the Specific Use Permit (SUP) ordinance.
 - (2) The construction of a Guest Quarters/Detached Garage on the Subject Property shall generally conform to the Building Elevations depicted in Exhibit 'C' of the Specific Use Permit (SUP) ordinance.

- (3) The Guest Quarters/Detached Garage shall not exceed a maximum building footprint of 1,020 SF and a maximum size of 1,900 SF.
- (4) The maximum height of the Guest Quarters/Detached Garage shall not exceed a total height of 28-feet as measured to highest point of the pitched roof.
- (5) The Guest Quarters/Detached Garage shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

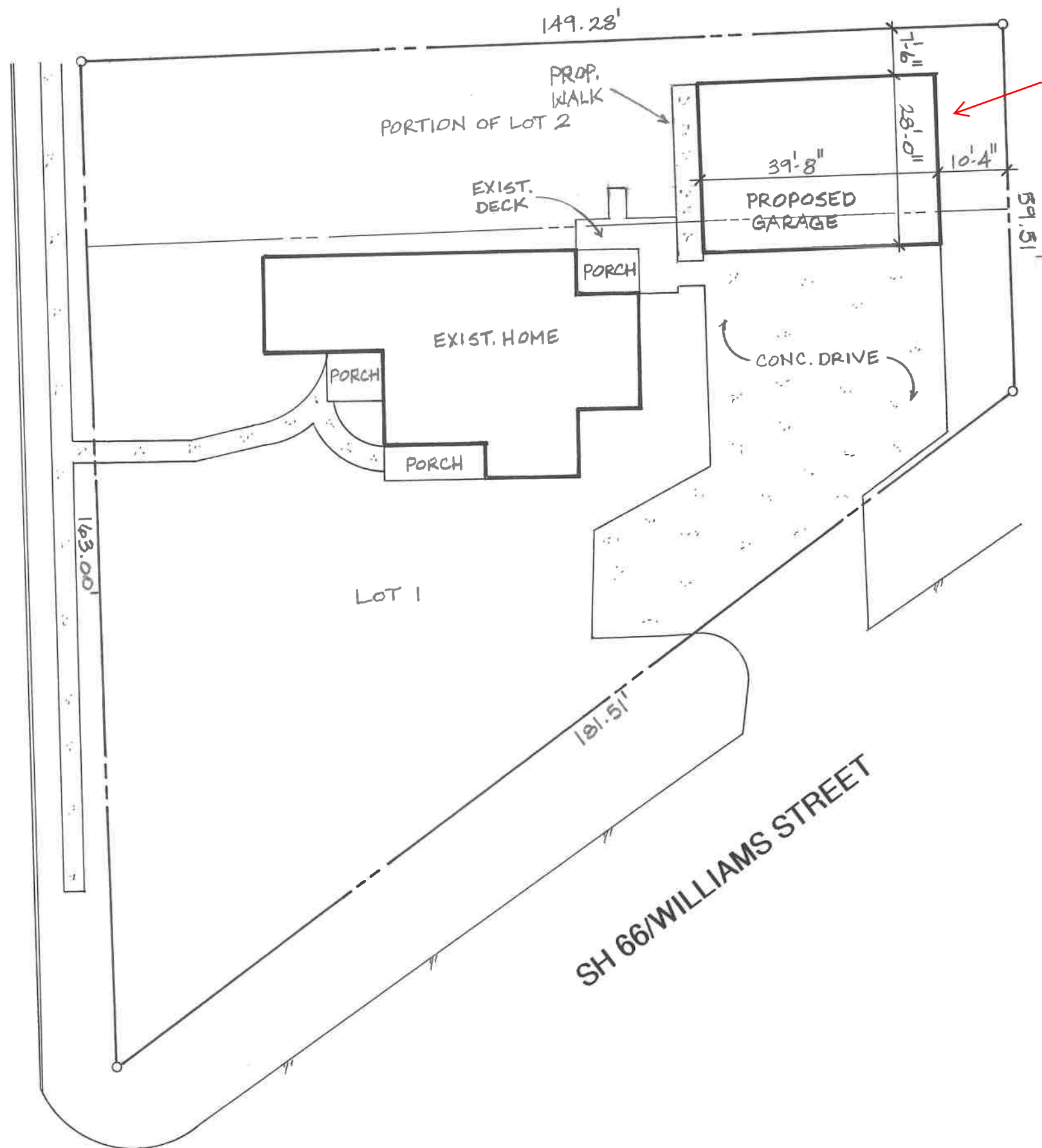
M.9 Please review the attached Draft Ordinance prior to the February 28, 2023 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than March 14, 2023. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.

I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 7, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 14, 2023 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on February 28, 2023.

I.11 The projected City Council meeting dates for this case will be March 20, 2023 (1st Reading) and April 3, 2023 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	02/22/2023	Approved w/ Comments
02/22/2023: - Where is the existing power pole? If you touch it, the power will need to be placed underground.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	02/23/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/23/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/21/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/22/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/21/2023	Approved
No Comments			

504 NASH STREET



Where is the existing power pole? If you touch it, the power will need to be placed underground.



PLOT PLAN

1"=20'-0"

LOT 1&2 - BLK 2

LEONARD AND ADAMS ADDITION

CITY OF ROCKWALL

ROCKWALL COUNTY, TX



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.

BE, RPR, letter

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 504 NASH STREET
SUBDIVISION LEONARD AND ADAMS ADDITION LOT 2+1 BLOCK 2
GENERAL LOCATION NASH STREET & SH 66 (WILLIAMS STREET)

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING A1 CURRENT USE RESIDENTIAL
PROPOSED ZONING SAME PROPOSED USE SAME
ACREAGE 0.4170 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]

<input checked="" type="checkbox"/> OWNER	<u>JEFF & GINGER BROCK-JONES</u>	<input checked="" type="checkbox"/> APPLICANT	<u>JEFF BROCK-JONES</u>
CONTACT PERSON	<u>JEFF BROCK-JONES</u>	CONTACT PERSON	<u>JEFF BROCK-JONES</u>
ADDRESS	<u>504 NASH ST.</u>	ADDRESS	<u>504 NASH ST.</u>
CITY, STATE & ZIP	<u>ROCKWALL, TX 75087</u>	CITY, STATE & ZIP	<u>ROCKWALL, TX 75087</u>
PHONE	<u>(972) 569-7129</u>	PHONE	<u>(972) 569-7129</u>
E-MAIL	<u>jeff_brockjones@yahoo.com</u>	E-MAIL	<u>jeff_brockjones@yahoo.com</u>

NOTARY VERIFICATION [REQUIRED]

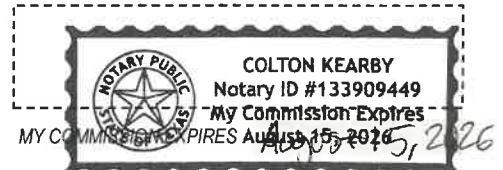
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jeff Brock-Jones [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

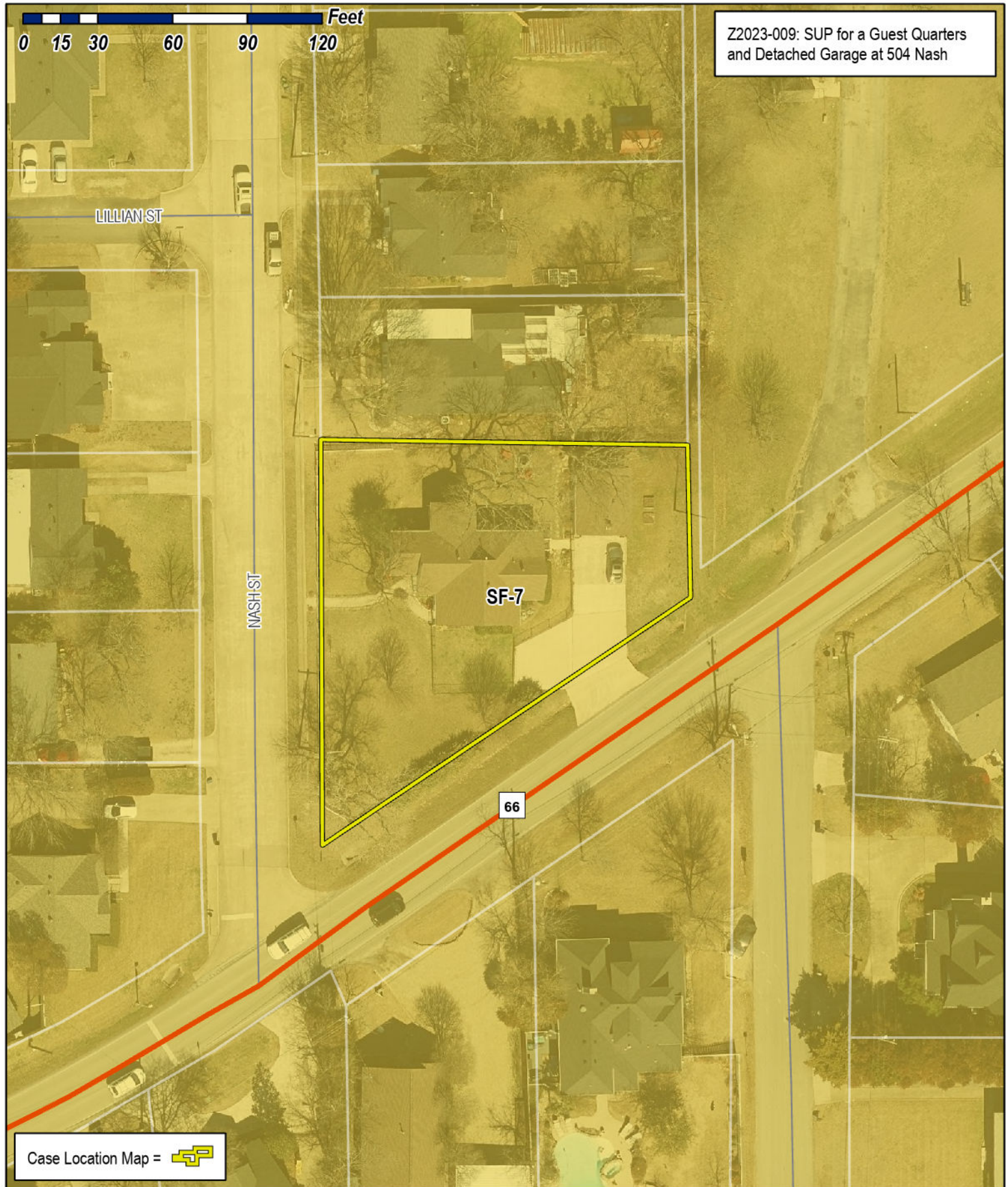
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT, AND THE APPLICATION FEE OF \$ 215 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13TH DAY OF February, 20 23 BY SIGNING THIS APPLICATION, 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 10th DAY OF February, 20 23

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





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.

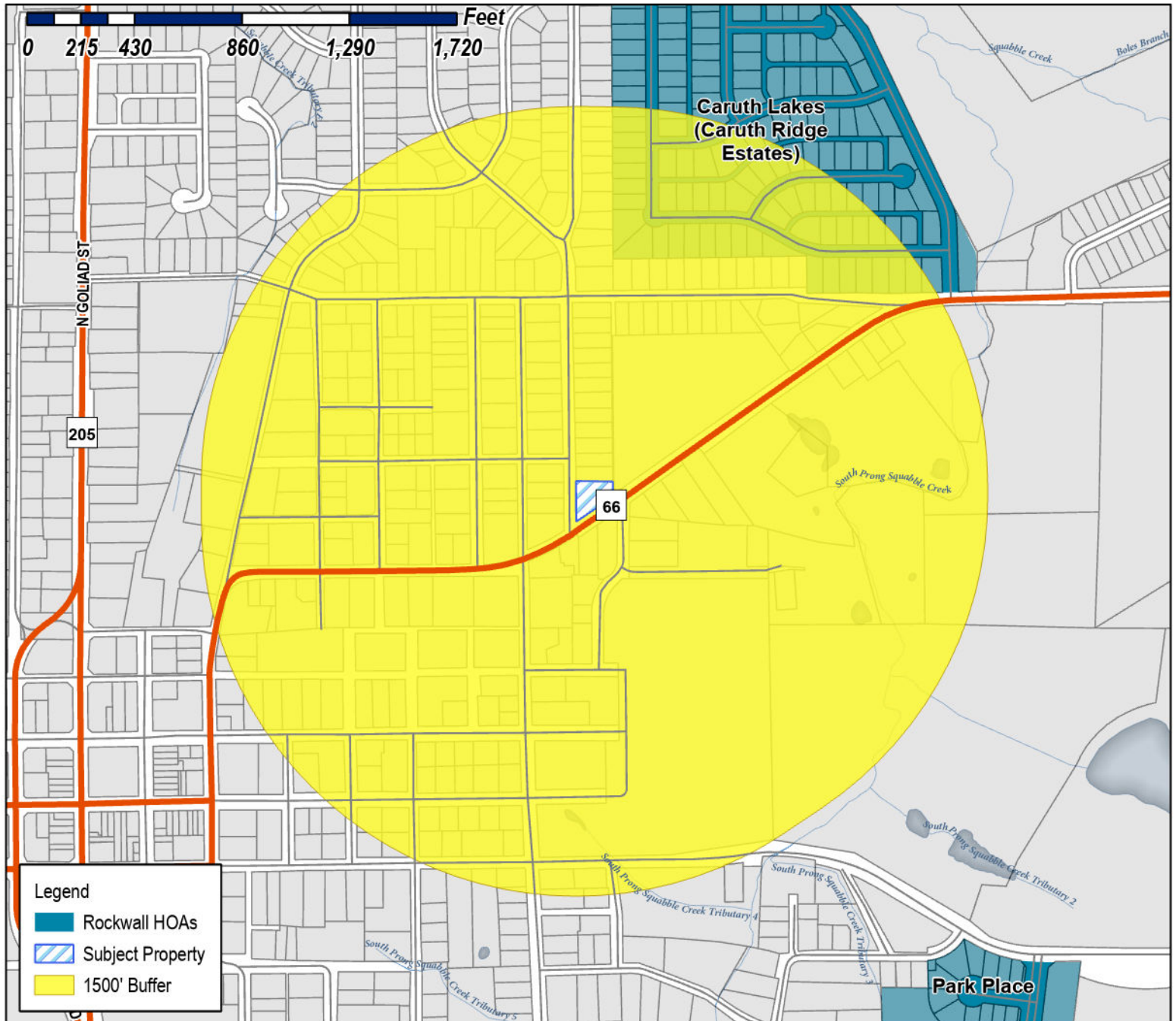




City of Rockwall

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

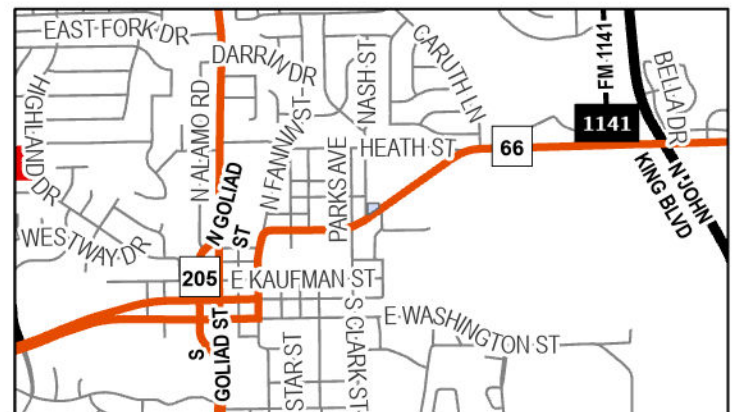
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2023-009
Case Name: SUP for a Guest Quarters and Detached Garage
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 504 Nash Street

Date Saved: 2/16/2023

For Questions on this Case Call (972) 771-7745



From: [Lee, Henry](#)
Cc: [Miller, Ryan](#); [Ross, Bethany](#); [Lee, Henry](#)
Subject: Neighborhood Notification Program [Z2023-009]
Date: Friday, February 17, 2023 4:36:55 PM
Attachments: [HOA Map \(02.13.2023\).pdf](#)
[Public Notice \(02.17.2023\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on February 24, 2023. The Planning and Zoning Commission will hold a public hearing on Tuesday, March 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 20, 2023 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:
<https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2023-009: SUP for a Guest Quarters and Detached Garage at 504 Nash
Hold a public hearing to discuss and consider a request by Jeff and Ginger Brock-Jones for the approval of a Specific Use Permit (SUP) to allow a Guest Quarters/Detached Garage on a 0.4170-acre parcel of land identified as all of Lot 1 and a portion of Lot 2, Block 2, Leonard and Adams Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 504 Nash Street, and take any action necessary.

Thank you,



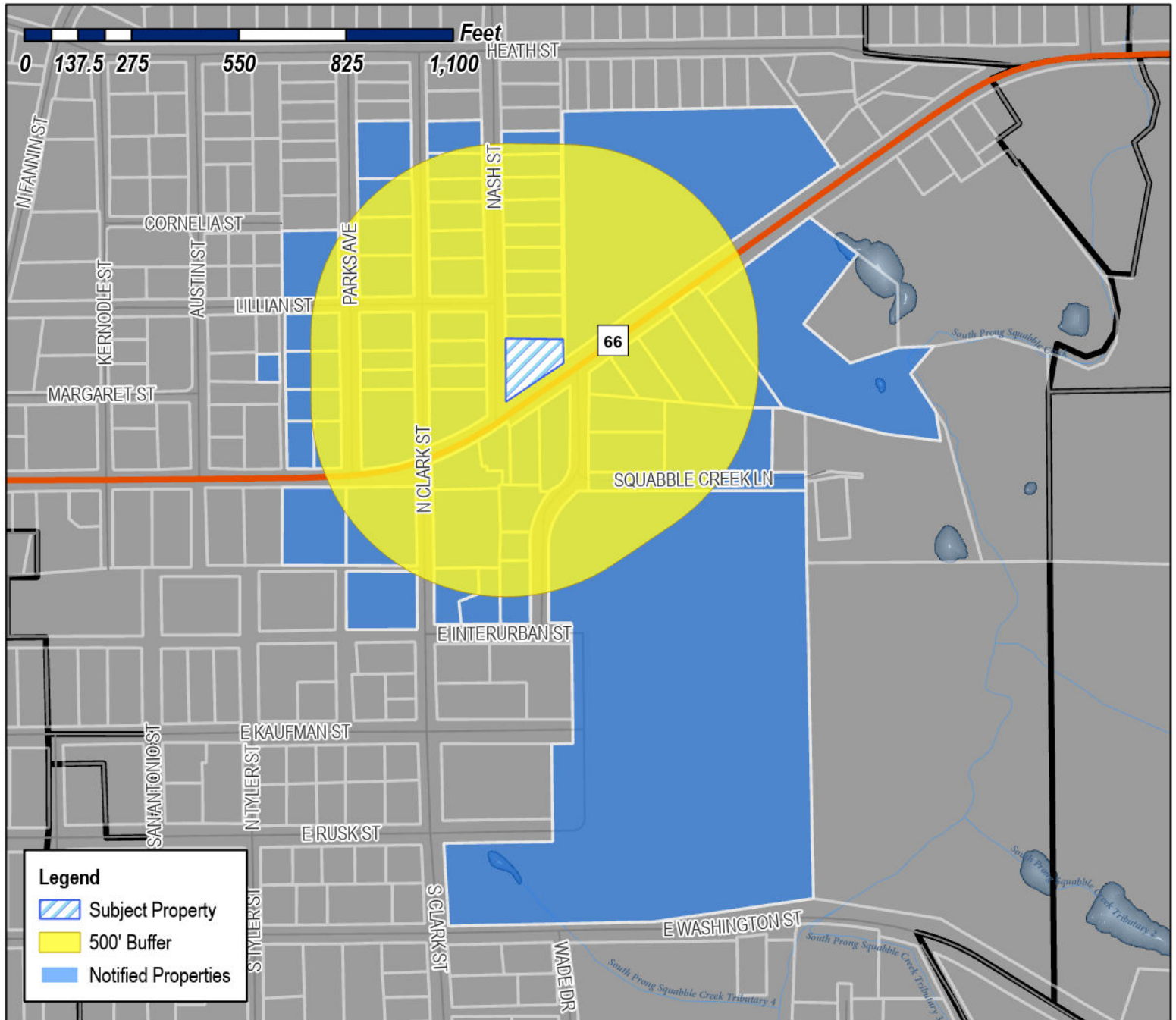
Henry Lee, AICP
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087



City of Rockwall

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

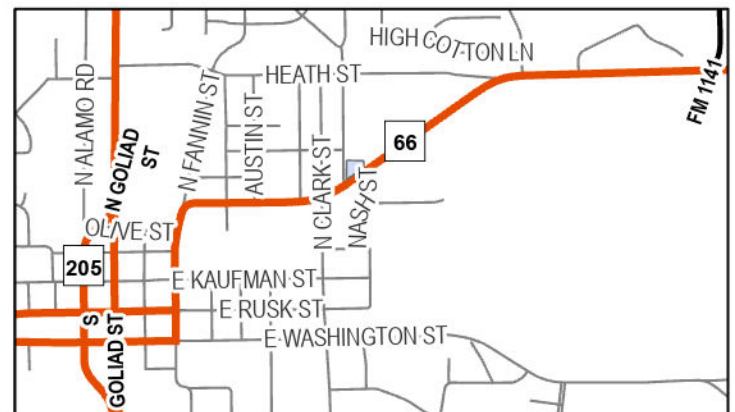
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2023-009
Case Name: SUP for a Guest Quarters and Detached Garage
Case Type: Zoning
Zoning: Single-Family 7 (SF-7) District
Case Address: 504 Nash Street

Date Saved: 2/16/2023

For Questions on this Case Call (972) 771-7745



MURPHY MICHAEL
602 PARKS AVE
ROCKWALL, TX 75087

DUNCAN LEONARD AND VICKY
601 WILLIAMS ST
ROCKWALL, TX 75087

WILES KENNETH C & TRINA D
501 NASH ST
ROCKWALL, TX 75087

SHERMAN PATRICIA AND MARK
503 NASH ST
ROCKWALL, TX 75087

DOROTIK DAVID W
509 PARKS AVE

ROCKWALL, TX 75087

LINDSAY WILLIAM & JULIA
605 NASH ST
ROCKWALL, TX 75087

TORRES ROSIE
609 NASH ST
ROCKWALL, TX 75087

OCCUPANT
701 NASH ST
ROCKWALL, TX 75087

RUSTY ENTERPRISES LLC
804 WILLIAMS STREET
ROCKWALL, TX 75087

ELLISTON REBECCA S
703 NASH ST
ROCKWALL, TX 75087

MOSES REX & KERRI
804 WILLIAMS
ROCKWALL, TX 75087

OCCUPANT
606 PARKS AVE
ROCKWALL, TX 75087

SUCH ANNIE ROSE AND RICHARD M FISKE
1022 TEXAN TRAIL
GRAPEVINE, TX 76051

BUTLER JOSEPH DAVID AND ROSE LOUISE
507 NASH ST
ROCKWALL, TX 75087

DAVIS JUDY
505 NASH ST
ROCKWALL, TX 75087

OCCUPANT
506 NASH ST
ROCKWALL, TX 75087

BLESSING RUSSELL BENNETT
1708 OVID ST
HOUSTON, TX 77007

BROCK-JONES JEFFERY MIKEL AND GINGER
504 NASH ST
ROCKWALL, TX 75087

ALLEGRETTO RICHARD JR AND SARAH ANN
510 PARKS AVE
ROCKWALL, TX 75087

EICH CHRIS AND ELENA
601 PARKS AVE
ROCKWALL, TX 75087

THOMISON JEREMY & JULIE JAMES
507 WILLIAMS ST
ROCKWALL, TX 75087

RIDDELL CONNIE L
509 WILLIAMS ST
ROCKWALL, TX 75087

SPILLER OLIVER R & KAREN E
305 NASH ST
ROCKWALL, TX 75087

SPILLMAN PATRICIA C
402 S NASH ST
ROCKWALL, TX 75087

FRASIER MICHAEL H AND HEATHER C
510 WILLIAMS ST
ROCKWALL, TX 75087

JOHNSON REVOCABLE LIVING TRUST
303 N CLARK ST
ROCKWALL, TX 75087

DAVIS SHANN M
306 N CLARK ST
ROCKWALL, TX 75087

PATRICIA EDWARDS REVOCABLE TRUST
602 WILLIAMS ST
ROCKWALL, TX 75087

MELTON PAUL C & RICHARD L MELTON
904 WILLIAMS ST
ROCKWALL, TX 75087

OCCUPANT
906 WILLIAMS ST
ROCKWALL, TX 75087

KHATER CHARLES & PIERETTE
2368 E. FM 552
ROCKWALL, TX 75087

OCCUPANT
301 NASH ST
ROCKWALL, TX 75087

HENISEY CHUCK
PO BOX 250851
PLANO, TX 75025

OCCUPANT
303 NASH ST
ROCKWALL, TX 75087

CULLINS KYM
210 RAINBOW CIR
ROCKWALL, TX 75032

WILCOXSON TIMOTHY P & CYNTHIA
802 WILLIAMS ST
ROCKWALL, TX 75087

RAGSDALE CHRISTOPHER W
706 WILLIAMS ST
ROCKWALL, TX 75087

RAGSDILL SCOTT A & PAMELA ANN
404 NASH ST
ROCKWALL, TX 75087

LATTIG LAUREN
902 WILLIAMS ST
ROCKWALL, TX 75087

LANCE LOGAN & PAIGE
704 WILLIAMS ST
ROCKWALL, TX 75087

OCCUPANT
304 N CLARK ST
ROCKWALL, TX 75087

BRYANT RANDALL E
811 S MAGNOLIA ST
ROCKPORT, TX 78382

OCCUPANT
702 E INTERURBAN ST
ROCKWALL, TX 75087

SOLID ROCK HOLDINGS LLC
904 CAMPTON CT
ROCKWALL, TX 75032

FUQUA MATTHEW
604 PARKS AVE
ROCKWALL, TX 75087

RUSHING BRIAN AND CHANEL KENTOPP
705 NASH ST
ROCKWALL, TX 75087

OCCUPANT
607 NASH ST
ROCKWALL, TX 75087

KINSEY TARI L AND DONALD H
2 MANOR CT
HEATH, TX 75032

FREEMAN WILLIAM B JR
508 PARKS AVE
ROCKWALL, TX 75087

OCCUPANT
506 PARKS AVE
ROCKWALL, TX 75087

CONAWAY SUE ANN
7123 OCONNELL ST
ROCKWALL, TX 75087

HENRY AMANDA A
702 PARKS AVE
ROCKWALL, TX 75087

OCCUPANT
505 PARKS AVE
ROCKWALL, TX 75087

MICHAEL LEE WANAMAKER AND DESTINY
HAYES WANAMAKER- TRUSTEES
708 AVALON DR
HEATH, TX 75032

STOKES WILLIAM M & REBECCA A
908 WILLIAMS ST
ROCKWALL, TX 75087

YOUNG MOLLIE AND JAY CHANCE
507 PARKS AVE
ROCKWALL, TX 75087

SPILLMAN JAMES T JR
940 WILLIAMS ST
ROCKWALL, TX 75087

ROCKWALL I S D
801 E WASHINGTON
ROCKWALL, TX 75087

OCCUPANT
901 WILLIAMS ST
ROCKWALL, TX 75087

ROCKWALL ASSEMBLY OF GOD C/O DAVID
SPIEGEL
PO BOX 33
ROCKWALL, TX 75087

GALASSI TORI D
606 NASH ST
ROCKWALL, TX 75087

HOWARD DEBORAH K
604 NASH ST
ROCKWALL, TX 75087

SIDDALL ANNA AND JAMES
704 NASH ST
ROCKWALL, TX 75087

TEMPLETON LORRAINE BIEGLER
702 NASH ST
ROCKWALL, TX 75087

OCCUPANT
610 NASH ST
ROCKWALL, TX 75087

RICHARD AND JUDY HARRIS- TRUSTEES
210 GLENN AVENUE
ROCKWALL, TX 75087

OGDEN BRANDON & LIDIA
608 NASH ST
ROCKWALL, TX 75087

THARP JAMES DAVIS AND CHELSEA CARAGON
SCHMIDT
602 NASH ST
ROCKWALL, TX 75087

JANSSEN STEVEN D AND CYNTHIA C
508 NASH ST
ROCKWALL, TX 75087

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2023-009: Specific Use Permit (SUP) for Guest Quarters/Detached Garage at 504 Nash Street

Hold a public hearing to discuss and consider a request by Jeff and Ginger Brock-Jones for the approval of a Specific Use Permit (SUP) to allow a Guest Quarters/Detached Garage on a 0.4170-acre parcel of land identified as all of Lot 1 and a portion of Lot 2, Block 2, Leonard and Adams Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 504 Nash Street, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 20, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, March 20, 2023 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



USE THIS QR CODE
TO GO DIRECTLY
TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. Z2023-009: Specific Use Permit (SUP) for Guest Quarters/Detached Garage at 504 Nash Street

Please place a check mark on the appropriate line below:

- ☐ I am in favor of the request for the reasons listed below.
- ☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

February 10, 2023

Jeff & Ginger Brock-Jones
504 Nash St.
Rockwall, TX 75087

Dear Recipient:

By way of introduction, my name is Jeff Brock-Jones and my wife's name is Ginger. We reside at 504 Nash St. here in Rockwall. We are writing you today in order to explain and provide support for some of the details of our SUP application being presented for approval.

We purchased our home in July 2021. The home was built, best we can tell, back in the 1950's. The current garage is unattached and did not adhere to excellent craftsmanship. The current garage requires replacement. This garage is also the only place in which we can park our vehicles. Our previous home was much larger and provided ample space for guests to come for visits. Our current home is too small to have guests and forces use of either a hotel room or long trip day visits. While replacing the current garage we can remedy both shortfalls in the property by building a new garage with a guest quarter above. These are the two main reasons to raze and rebuild our current garage: 1) Old garage needs replacement and is only place to store vehicles. Currently only one vehicle fits in this two-car garage. (GMC 1500 truck is too long) 2) Space needed to comfortably house guests (mostly family visits).

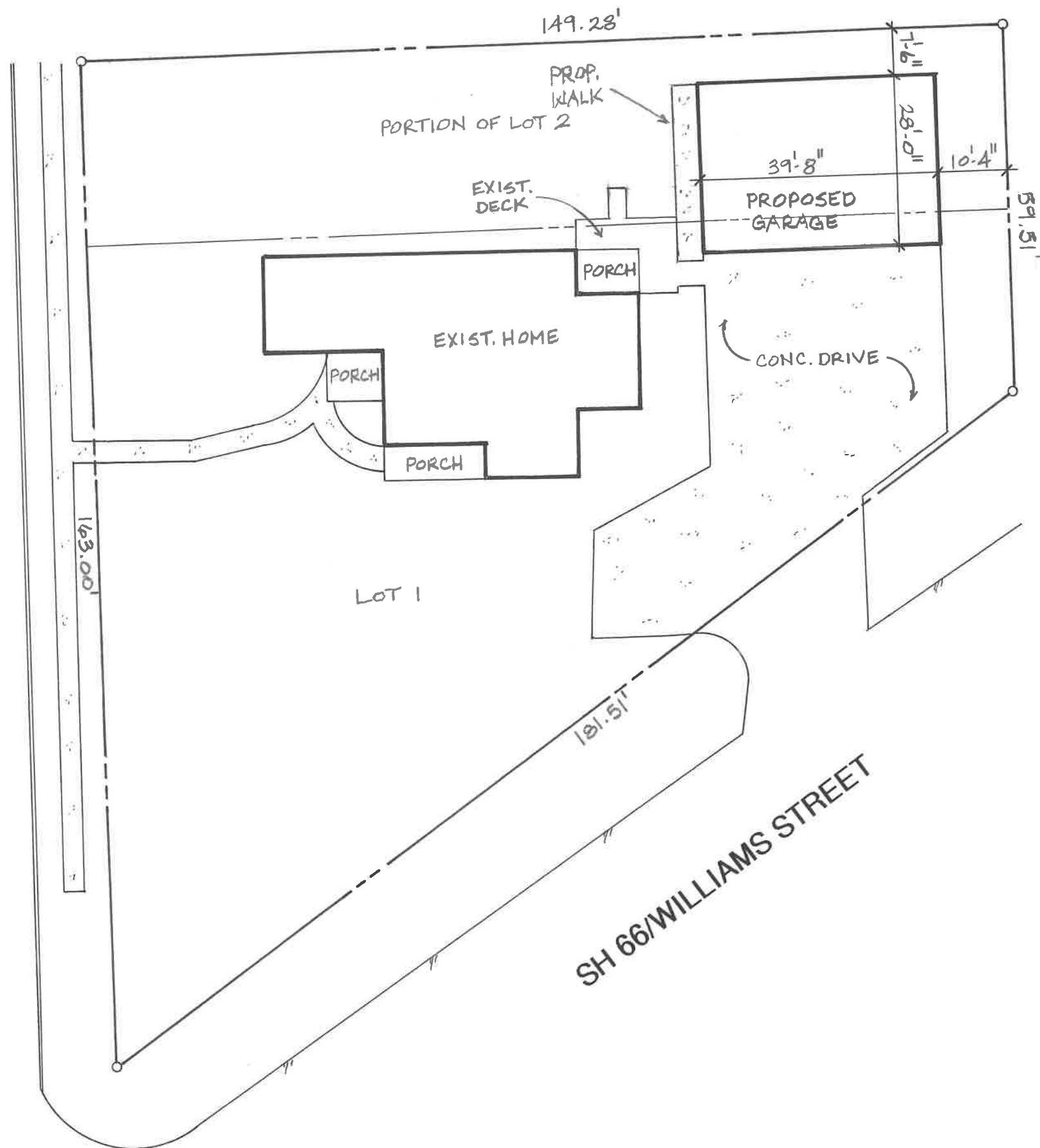
The new garage will maintain the historical feel of the neighborhood/current home and will match the current home aesthetically. Once the garage is built, we will re-finish the outside walls of the current home with the same Hardie-board material/color so that they match completely. Will also attach carriage garage doors consistent with the current garage and many neighbors. Thank you for your consideration.

Sincerely,



Jeff Brock-Jones

504 NASH STREET



PLOT PLAN

1"=20'-0"

LOT 1&2 - BLK 2

LEONARD AND ADAMS ADDITION

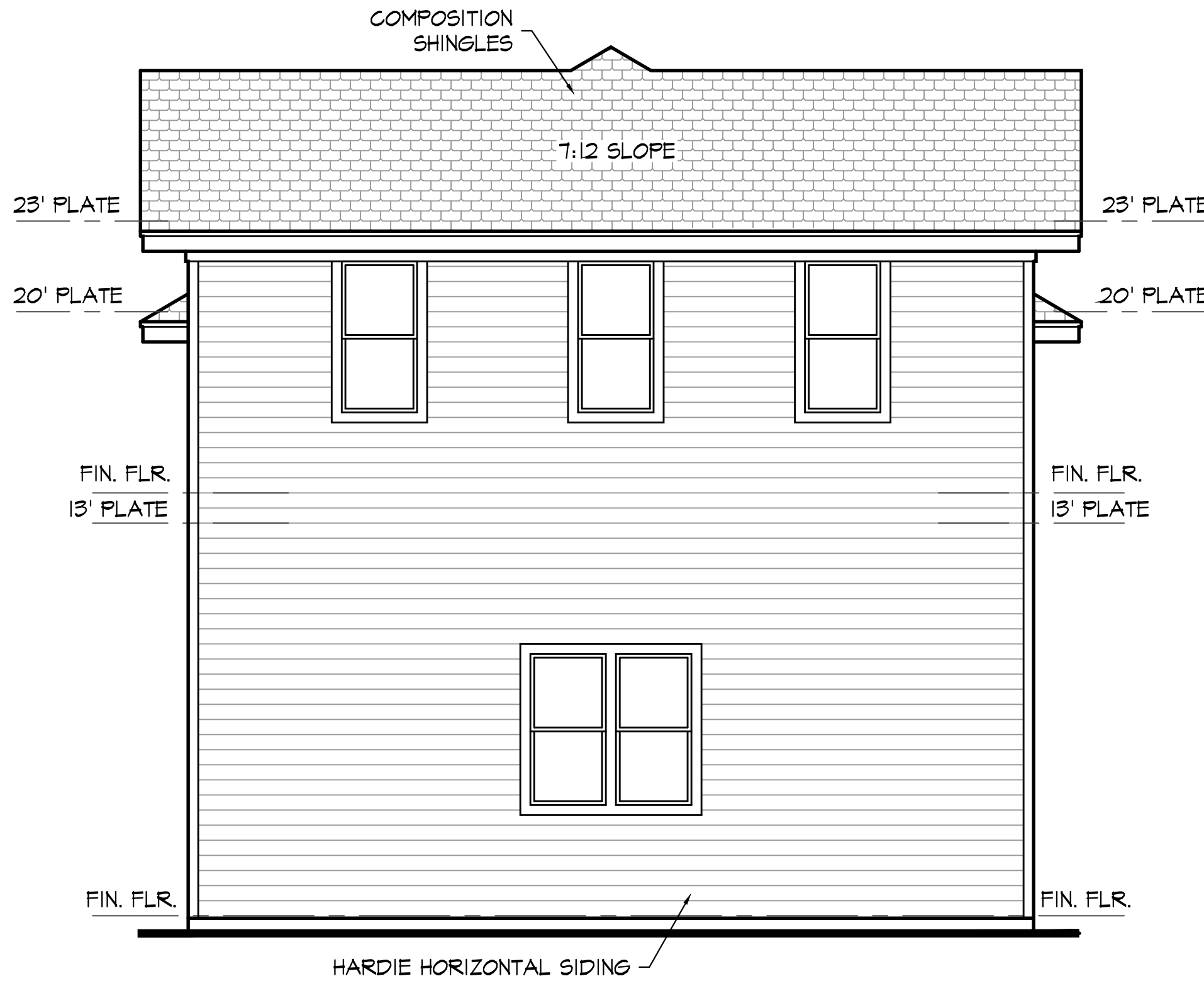
CITY OF ROCKWALL

ROCKWALL COUNTY, TX



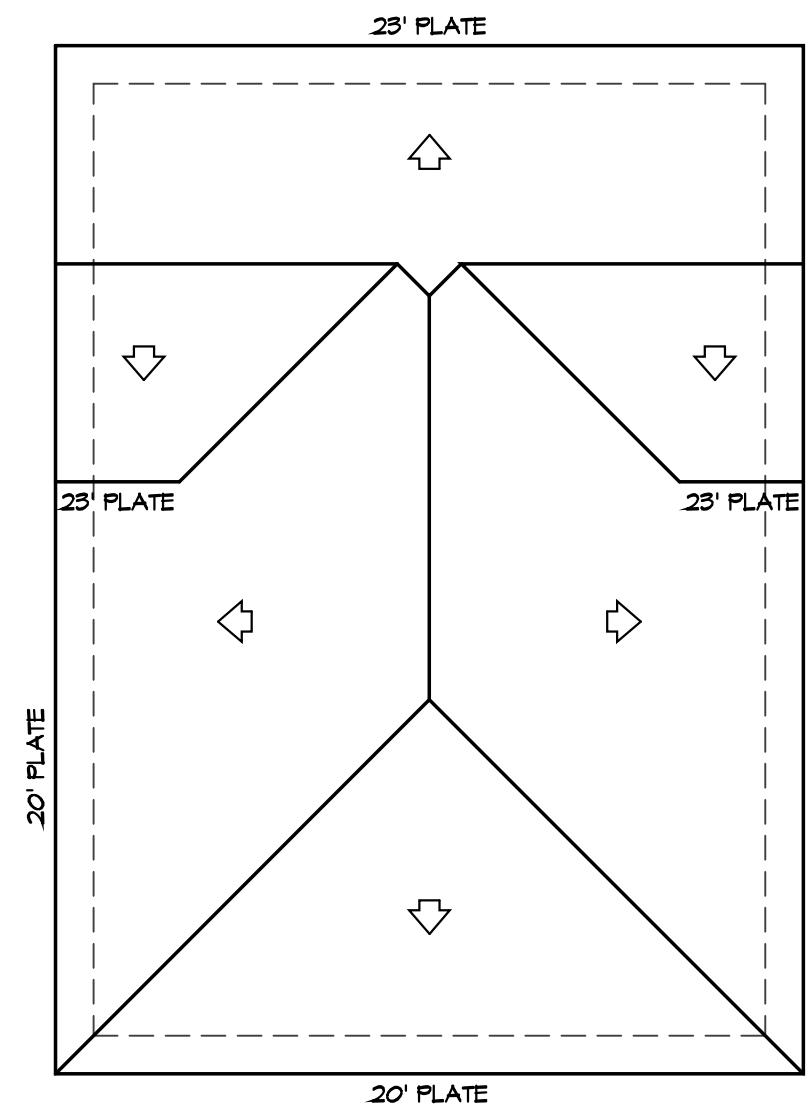
RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



ROOF PLAN

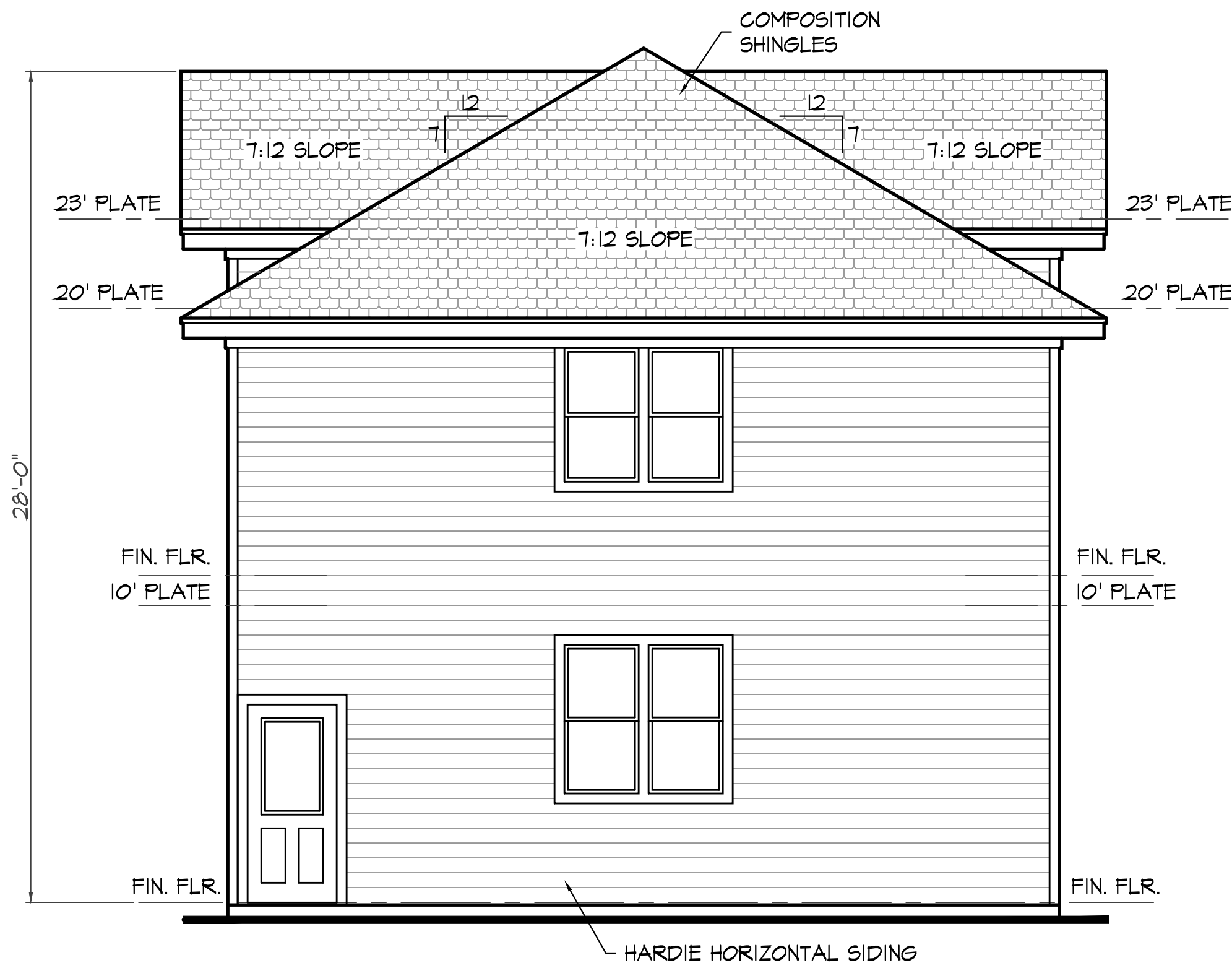
SCALE: 1/8" = 1'-0"

NOTE: ALL ROOF SLOPES
TO BE 7:12 UNO.



LEFT ELEVATION

SCALE: 1/4" = 1'-0"



FRONT ELEVATION

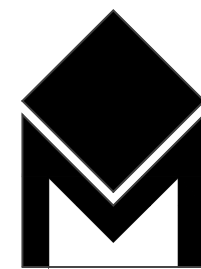
SCALE: 1/4" = 1'-0"

The general contractor shall examine and verify the accuracy of all dimensions and conditions of these documents, and shall notify Moore Residential Design of any discrepancies and/or omissions prior to the start of construction. Moore Residential Design shall be responsible only for the revision/correction of these documents.

These documents are intended for general residential construction purpose only and are not exhaustively detailed or fully engineered. Moore Residential Design shall not be responsible for any construction errors, omissions, or delays, or for any state and local ordinances, codes, and regulations. Moore Residential Design shall be responsible for any discrepancy within these documents pertaining to said codes.

It is the responsibility of the general contractor to provide any engineering necessary to the stability of the structure(s) of this project. Moore Residential Design does not indicate nor imply any exact structural member(s) herein, and furthermore recommends that these documents be reviewed by a qualified registered professional engineer.

BROCK-JONES ADDITION
504 Nash Street
Rockwall, TX.



MOORE
RESIDENTIAL DESIGN
102 N. Shiloh Rd.
Suite 302
Garland, TX 75042
Ph: (972) 494-1993
Mbl: (214) 533-1009

DRAWN BY:

SRG

DATE:

1/25/23

DRAWING NO:

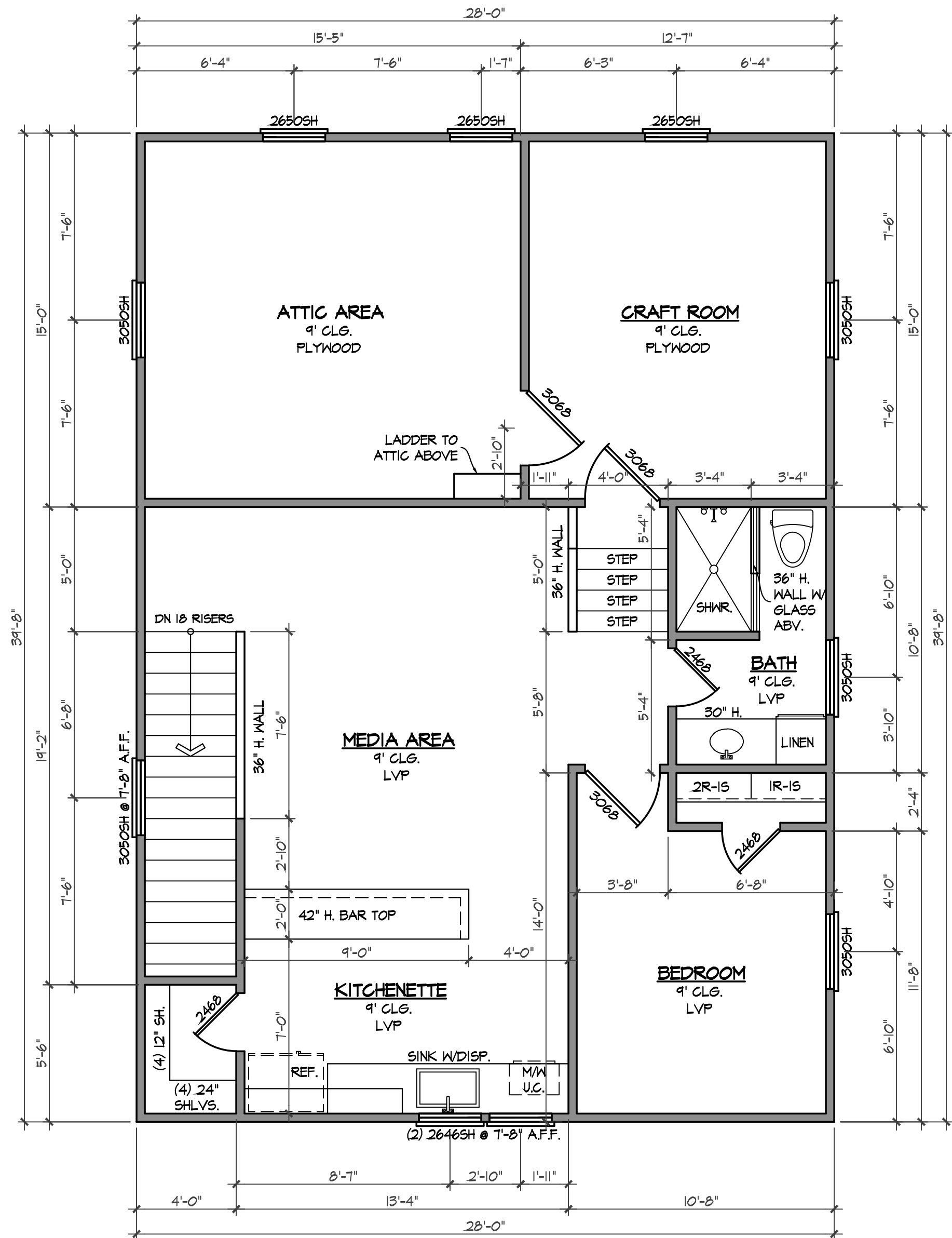
1897

DRAWING ID:

H408

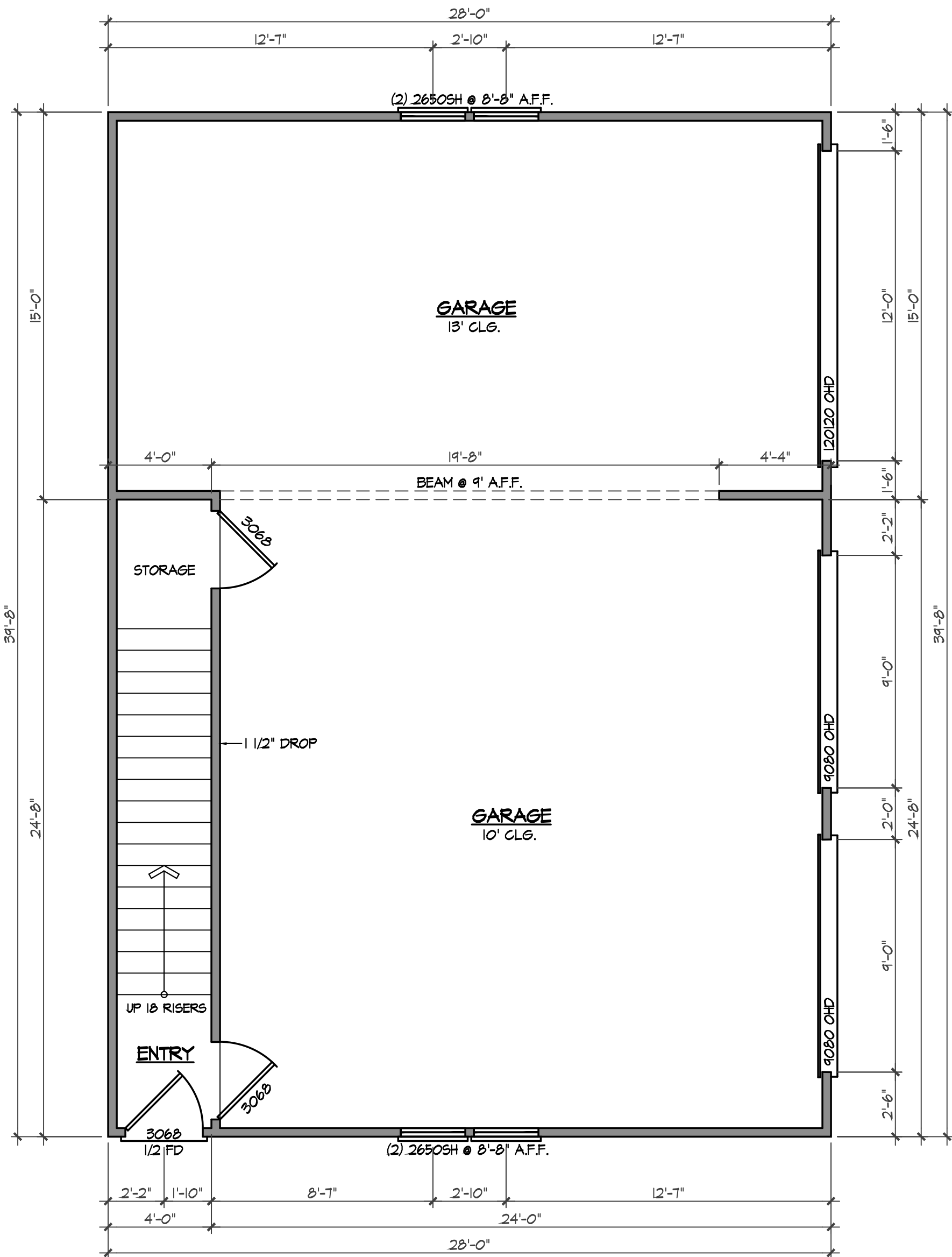
ELEVATIONS

SCALE: 1/4" = 1'



SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

AREA CALCULATIONS

FIRST FLOOR =	1,012 S.F.
SECOND FLOOR A/G =	885 S.F.
TOTAL U/R S.F. =	1,897 S.F.



DRAWN BY:	SRC
DATE:	1/25/23
REV.	
DRAWING NO:	1897
DRAWING ID:	H408
FLOOR PLANS	
SCALE: 1/4" = 1'	

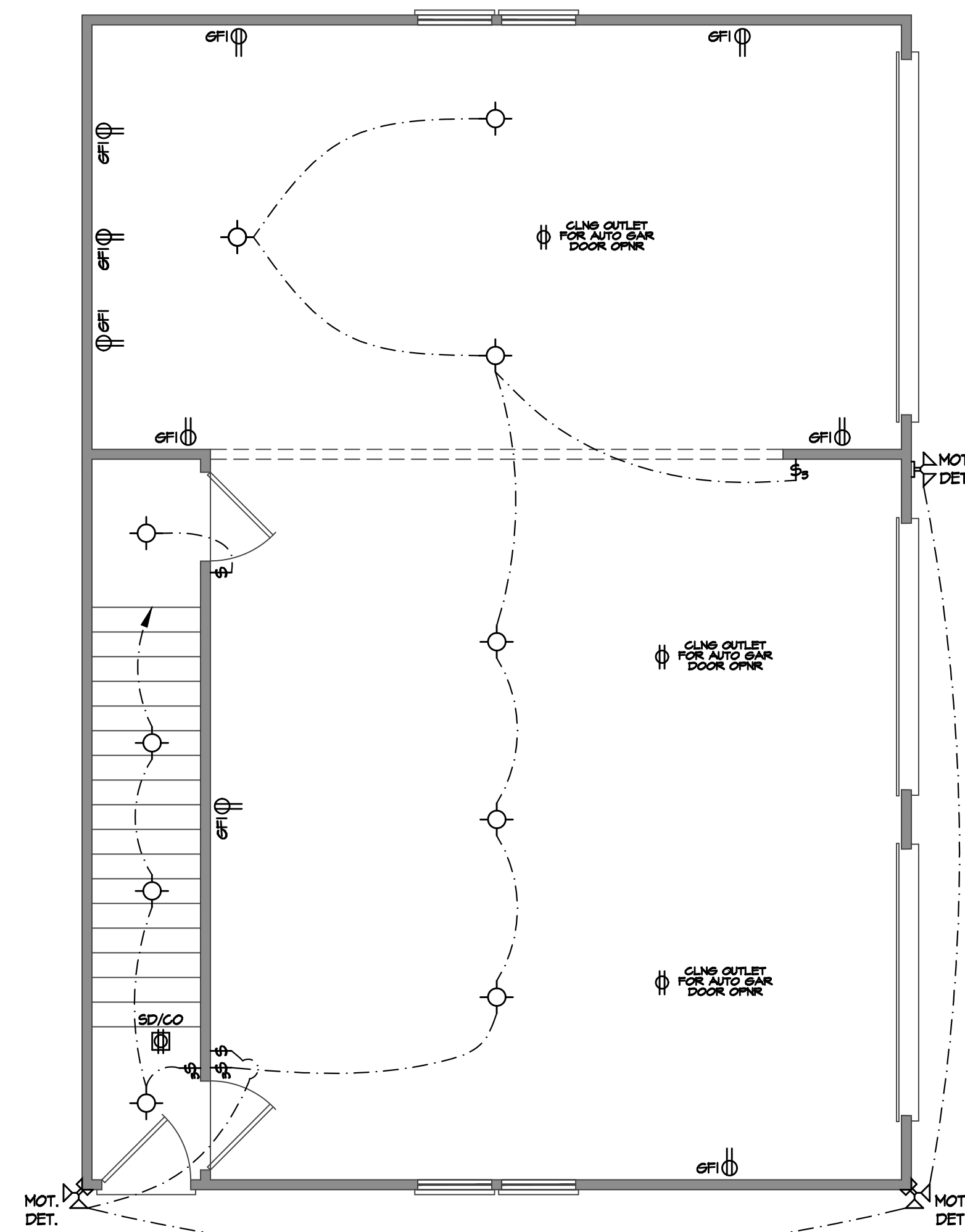
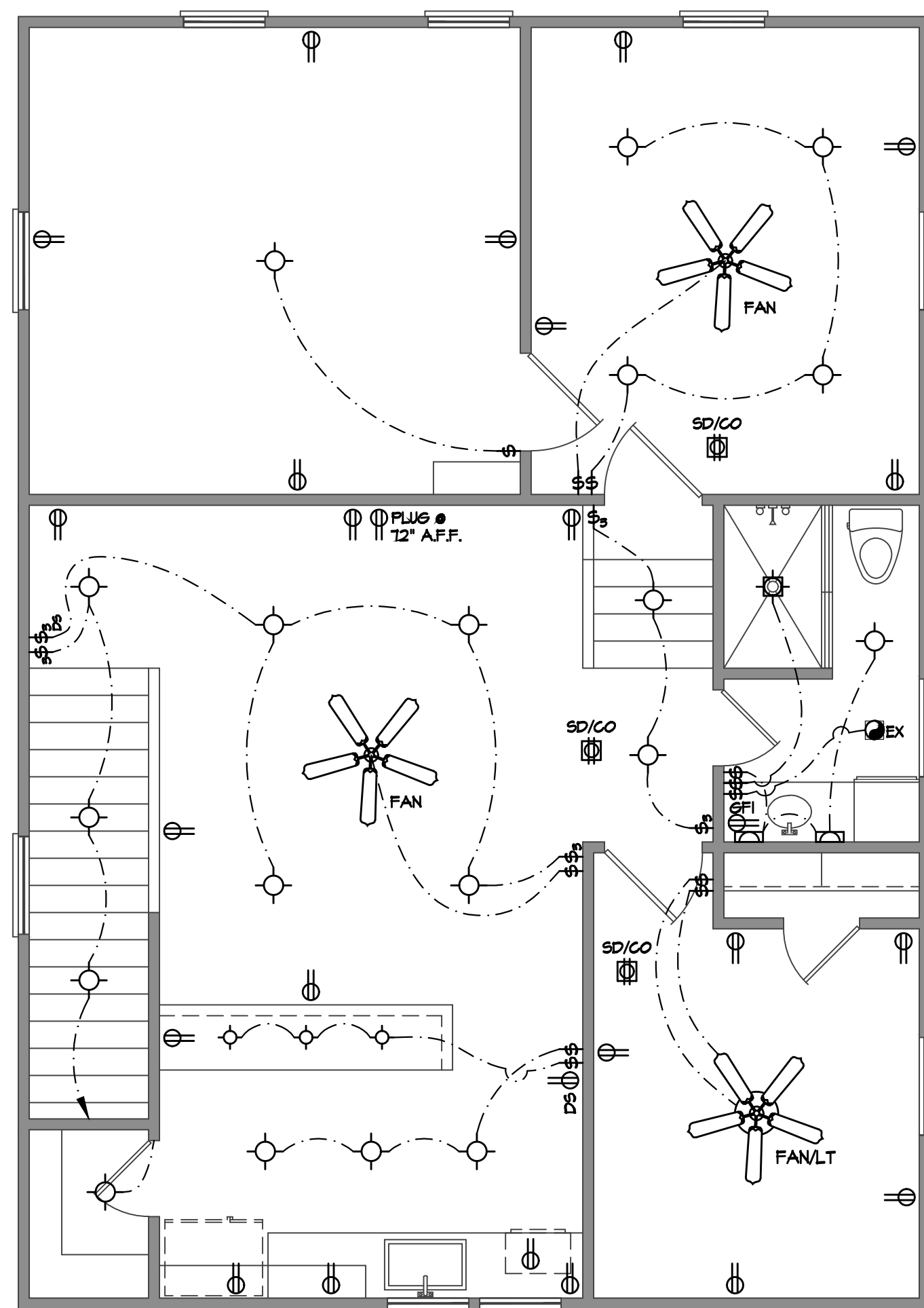
BROCK-JONES ADDITION
504 Nash Street
Rockwall, TX.

The general contractor shall examine and verify the accuracy of all dimensions and conditions of these documents, and shall notify Moore Residential Designs of any discrepancies and/or omissions prior to the start of construction. Moore Residential Designs will be responsible only for the revision/correction of these documents.

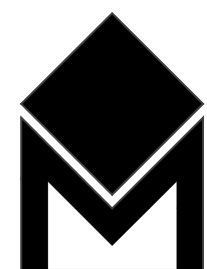
These documents are intended for general residential construction purpose only and are not exhaustively detailed or fully engineered. Moore Residential Designs does not warrant, represent, or guarantee the accuracy, completeness, or reliability of its design. Moore Residential Designs shall not be responsible for any errors, omissions, or delays in the construction of the project, or for any damage to the property or any other structure, or for any injury to any person or property, or for any other loss or damage, arising out of or in connection with the construction of the project, or for any other loss or damage, arising out of or in connection with the construction of the project, or for any other loss or damage, arising out of or in connection with the construction of the project.

All work performed on this project shall meet or exceed the current edition of the Uniform Building Code and all applicable state and local ordinances, codes, and regulations. Moore Residential Designs shall be notified immediately of any discrepancy within these documents pertaining to said codes.

It is the responsibility of the general contractor to provide any engineering necessary to the stability of the structure(s) of this project. Moore Residential Designs does not indicate nor imply any exact structural member(s) herein, and furthermore recommends that these documents be reviewed by a qualified registered professional engineer.



BROCK-JONES ADDITION
504 Nash Street
Rockwall, TX.



MOORE
RESIDENTIAL DESIGN
102 N. Shiloh Rd.
Suite 302
Garland, TX. 75042
Ph. (972) 494-1193
Mbl. (214) 533-1109

DRAWN BY

SRC

DATE _____

REV

1/25/2

DRAWING NO.

1897

DRAWING ID

H408

FLOOR PLANS

SC.A|F. 1/4" = 1

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *GUEST QUARTERS/DETACHED GARAGE* ON A 0.4170-ACRE PARCEL OF LAND IDENTIFIED AS ALL OF LOT 1 AND A PORTION OF LOT 2, BLOCK 2, LEONARD AND ADAMS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Jeff and Ginger Brock-Jones for the approval of a *Specific Use Permit (SUP)* to allow a *Guest Quarters/Detached Garage* on a 0.4170-acre parcel of land identified as all of Lot 1 and a portion of Lot 2, Block 2, Leonard and Adams Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 504 Nash Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to allow for the construction of a *Guest Quarters/Detached Garage* in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and

with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Guest Quarters/Detached Garage* on the *Subject Property* and conformance to these operational conditions are required:

- (1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- (2) The construction of a *Guest Quarters/Detached Garage* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- (3) The *Guest Quarters/Detached Garage* shall not exceed a maximum building footprint of 1,020 SF and a maximum size of 1,900 SF.
- (4) The maximum height of the *Guest Quarters/Detached Garage* shall not exceed a total height of 28-feet as measured to highest point of the pitched roof.
- (5) The *Guest Quarters/Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the

ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 3RD DAY OF APRIL, 2023.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: March 20, 2023

2nd Reading: April 3, 2023

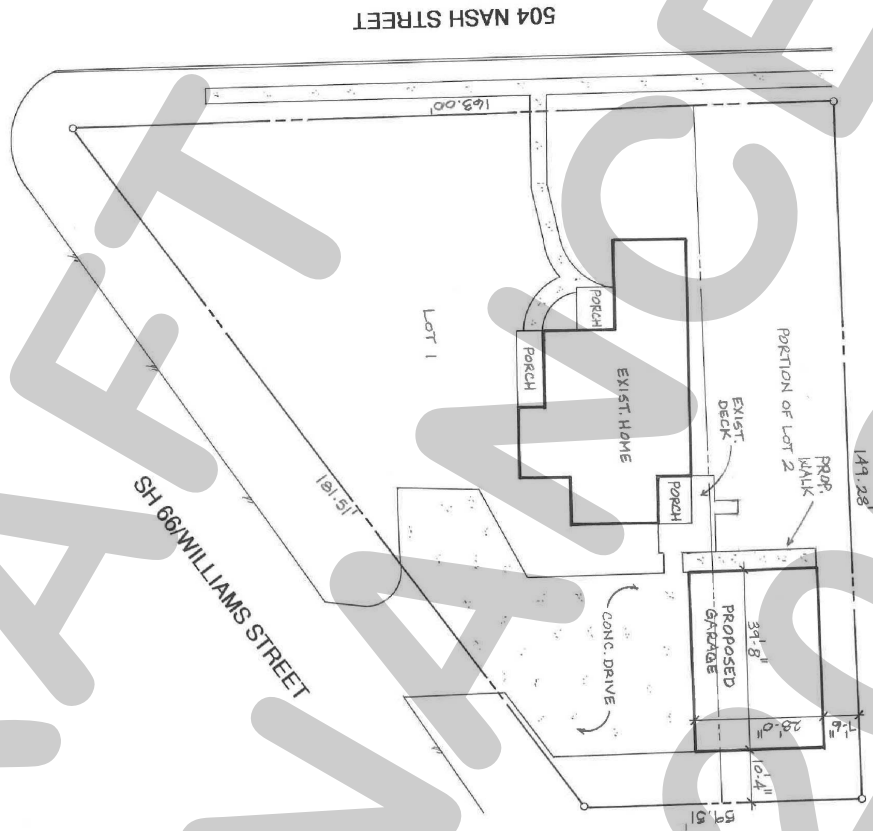
Exhibit 'A'
Location Map and Legal Description

Address: 504 Nash Street

Legal Description: All of Lot 1 and a Portion of Lot 2, Block 2, Leonard and Adams Addition



**Exhibit 'B':
Residential Plot Plan**



PLOT PLAN

LOT 182 - BLK 2

LEONARD AND ADAMS ADDITION

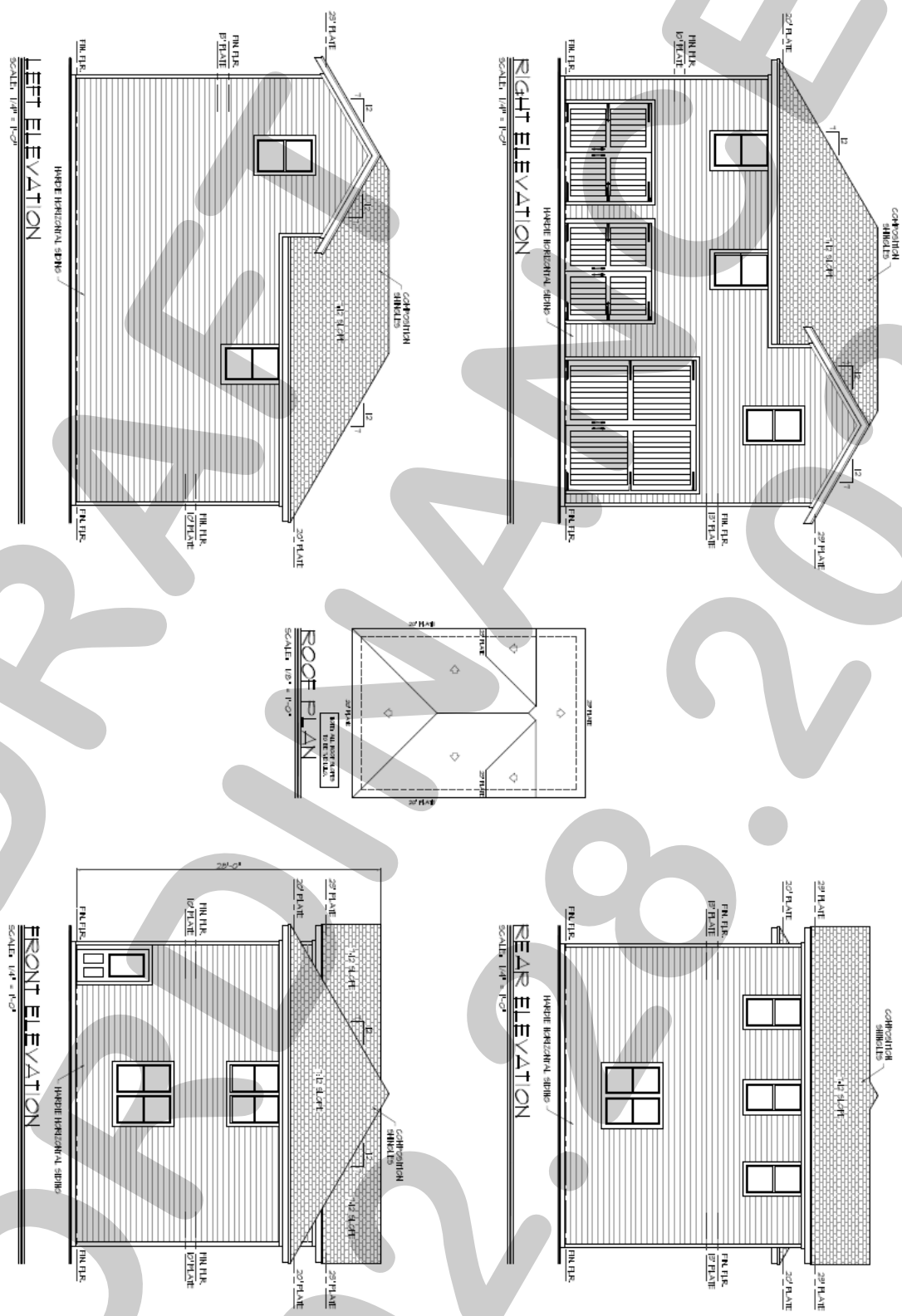
CITY OF ROCKWALL

ROCKWALL COUNTY, TX

1" = 20'-0"



Exhibit 'C':
Building Elevations



PROJECT COMMENTS



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

DATE: 2/23/2023

PROJECT NUMBER: Z2023-010
PROJECT NAME: Zoning Change from AG to LI
SITE ADDRESS/LOCATIONS: 1760 AIRPORT RD

CASE CAPTION: Hold a public hearing to discuss and consider a request by Duane Piercy of Redeemer Church for the approval of a Zoning Change from an Agricultural (AG) District to Light Industrial (LI) District on a 6.17-acre tract of land identified as Tract 2-01 of the D Harr. Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the Airport Overlay (AP OV) District, addressed as 1760 Airport Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	02/20/2023	Approved w/ Comments

02/20/2023: Z2023-010; Zoning Change (AG to LI)

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This request is for the approval of approval of a Zoning Change from an Agricultural (AG) District to Light Industrial (LI) District on a 6.17-acre tract of land identified as Tract 2-01 of the D Harr. Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the Airport Overlay (AP OV) District, addressed as 1760 Airport Road.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

I.3 According to the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Central District and is scheduled for Technology/Employment Center land uses. The proposed change in zoning -- from Agricultural (AG) District to a Light Industrial (LI) District -- is consistent with the OURHometown Vision 2040 Comprehensive Plan.

I.4 Please note that regardless of the submitted request -- if this zoning case is approved -- any development on the subject property will be required to adhere to all applicable requirements of the Unified Development Code (UDC) for a property that is zoned Light Industrial (LI) District and is situated within the Airport Overlay (AP OV) District.

M.5 Please review the attached Draft Ordinance prior to the February 28, 2023 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than March 7, 2023.

I.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 7, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 14, 2022 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on February 28, 2023.

I.7 The projected City Council meeting dates for this case will be March 20, 2023 (1st Reading) and April 3, 2023 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	02/22/2023	Approved w/ Comments

02/22/2023: General Items:

- Concept plan required.
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)

- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" and taller) must be rock or stone face. No smooth concrete walls.

Drainage Items:

- Detention is required. Use the Modified Rational Method for acreages less than 20acres.
- Dumpster areas to drain to oil/water separator and then to the storm lines. Need to show dumpster area.
- No vertical walls allowed in detention easement
- No public water or sanitary sewer allowed in detention easement
- All detained water must drain to following existing drainage patterns.
- Must have a 20' drainage easement adjacent to Airport.

Water and Wastewater Items:

- Must loop minimum 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Minimum public sewer is 8". Must connect to the sewer line to the southeast. Will need a Railroad permit to cross their ROW and off-site sewer easement(s).
- Water and sewer must be 10' apart.
- Will need a utility crossing permit from the railroad
- To connect to existing water full panel concrete replacement will be required.
- Possible ex. water line easement on property

Roadway Paving Items:

- Parking to be 20'x9' facing the building or nose-to-nose.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane to be in a platted easement.
- Install 5' sidewalk along Airport
- Driveway spacing is 100'. Need to check verify Meals on Wheels driveway location.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	02/23/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/23/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/21/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/22/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/21/2023	Approved
No Comments			



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
- ☐ PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address **1760 AIRPORT ROAD**

Subdivision **ABST. 0102, TRACT 2-01**

Lot

Block

General Location **AIRPORT ROAD, 1,100' EAST OF JOHN KING**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning **NONE, AG**

Current Use **UNIMPROVED PASTURE**

Proposed Zoning **LIGHT INDUSTRIAL**

Proposed Use **OFFICE/WAREHOUSE**

Acreage **6.17**

Lots [Current]

NONE

Lots [Proposed]

☐ **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 **REDEEMER (FORMERLY ROCKWALL PRES)** ☒ Applicant **CHURCH**

Contact Person **DUANE PIERCEY**

Contact Person

Address **306 E. RUSK ST**

Address

City, State & Zip **ROCKWALL, TX 75087**

City, State & Zip

Phone **214 293 3730**

Phone

E-Mail **DUANE.PIERCEY@GMAIL.COM**

E-Mail

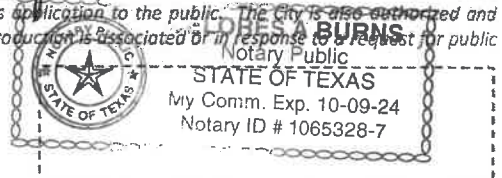
NOTARY VERIFICATION [REQUIRED]

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

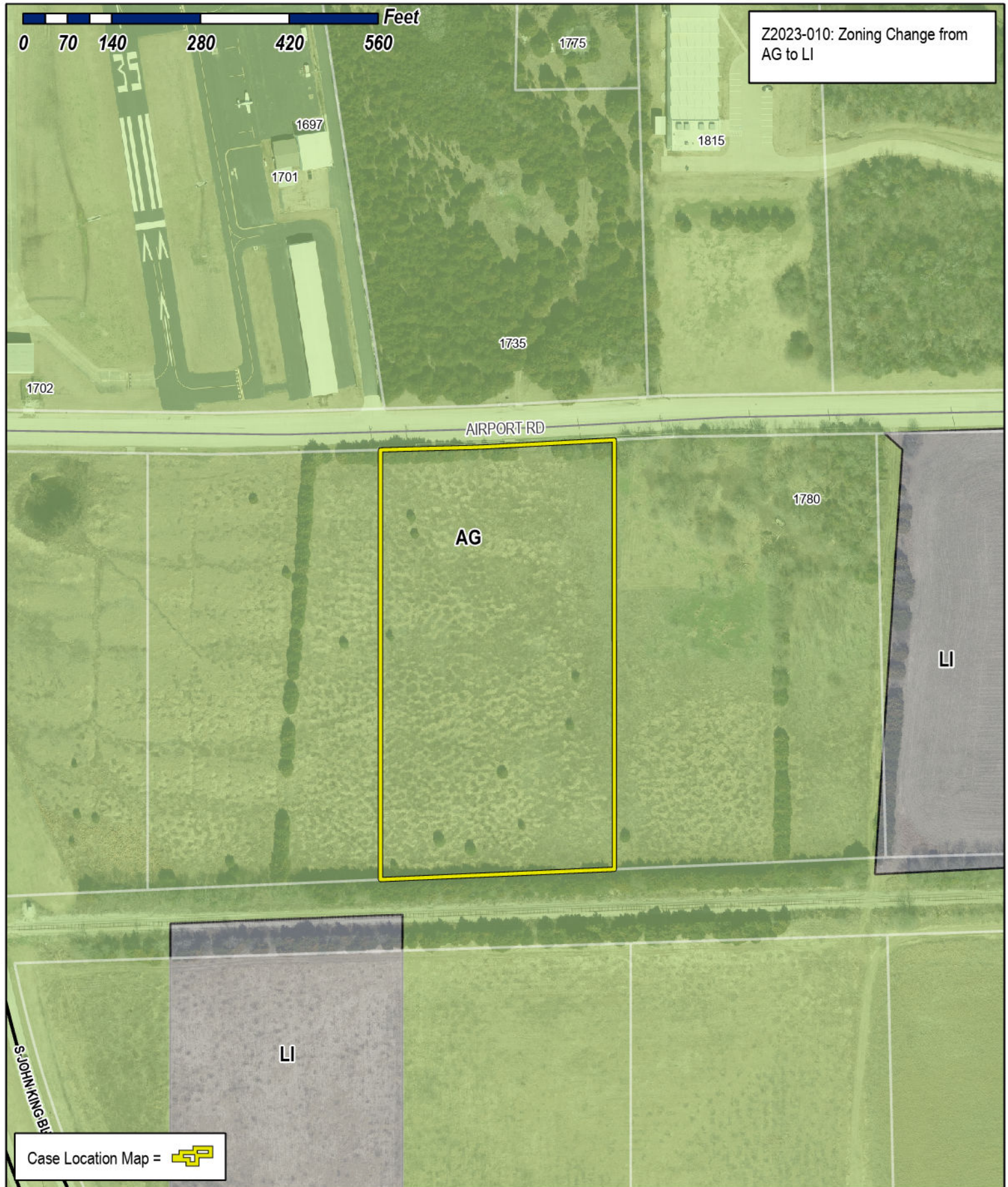
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 10 ; to cover the cost of this application, has been paid to the City of Rockwall on this the 10 day of February, 20 23. By signing this application, 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 10 day of February, 20 23.

Notary Public in and for the State of Texas



My Commission Expires October 9, 2024



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.

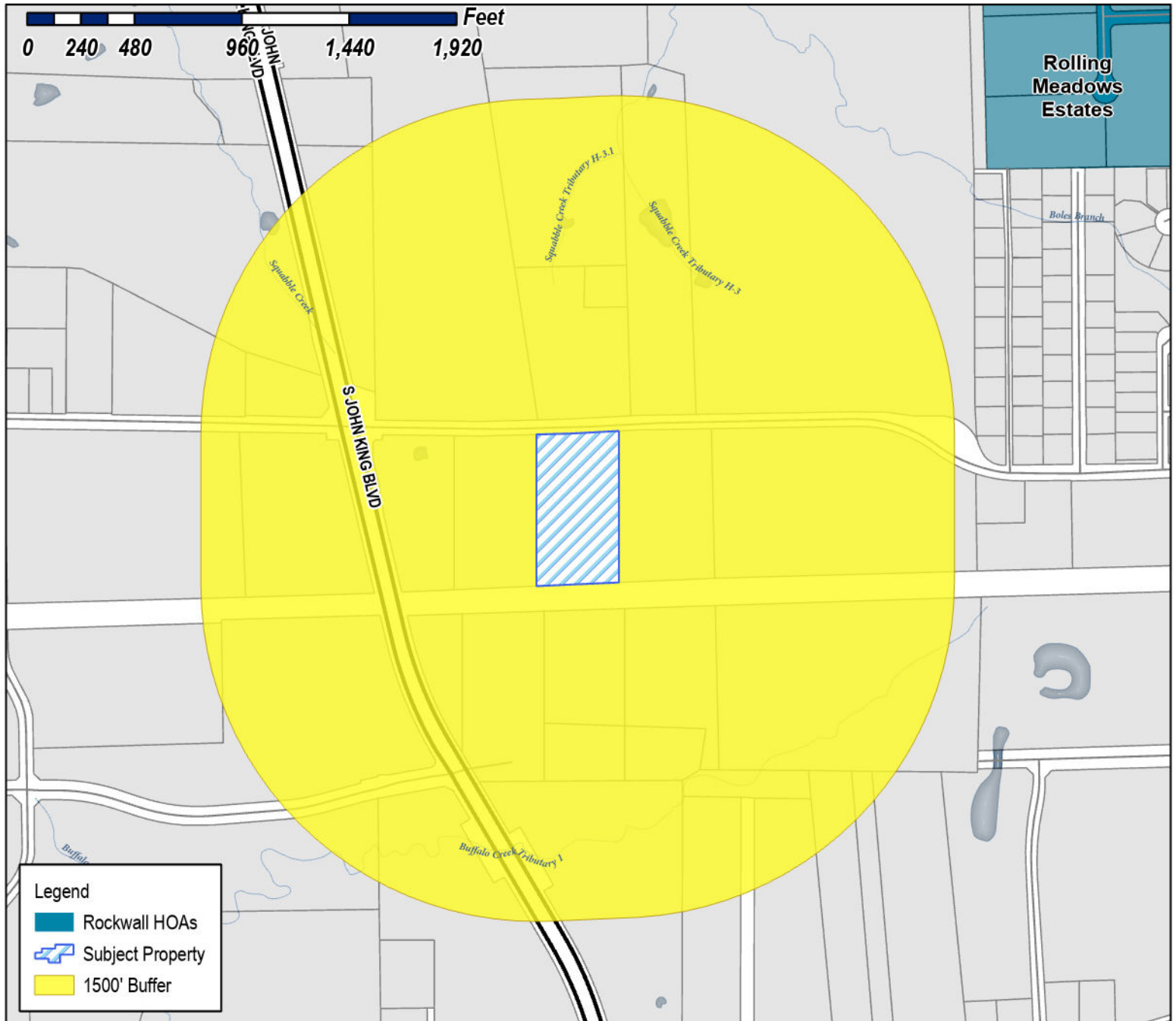




City of Rockwall

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.



Case Number: Z2023-010
Case Name: Zoning Change from AG to LI
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1760 Airport Road

Date Saved: 2/14/2023

For Questions on this Case Call (972) 771-7745

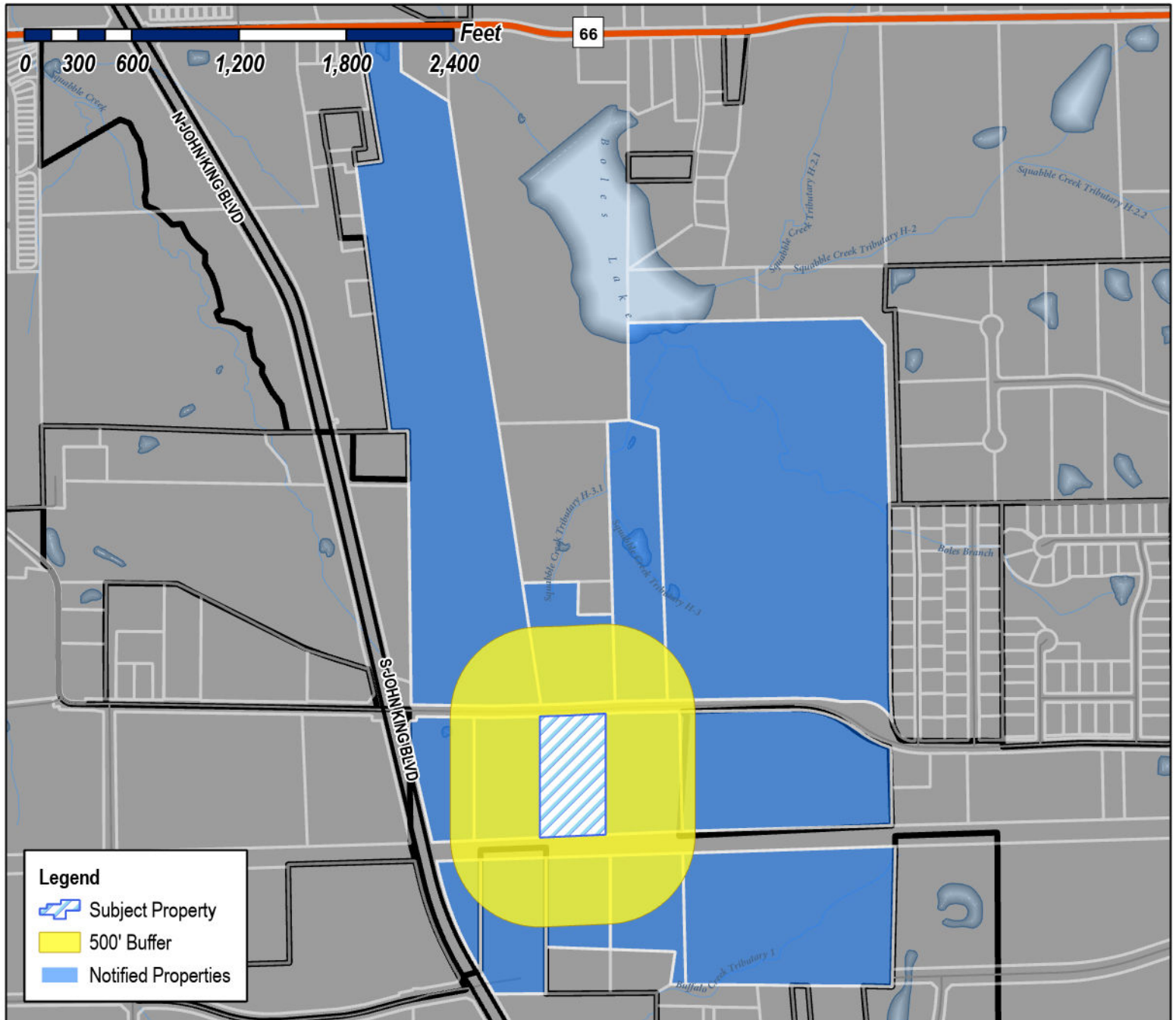




City of Rockwall

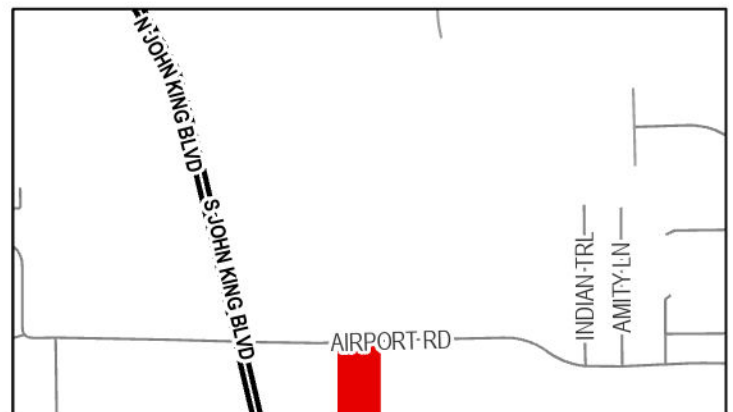
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.



Case Number: Z2023-010
Case Name: Zoning Change from AG to LI
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1760 Airport Road

Date Saved: 2/14/2023
For Questions on this Case Call (972) 771-7745



BACKWARDS L LLC
3333 MILLER PARK SOUTH
GARLAND, TX 75042

JAMES COLLIER PROPERTIES INC
3333 MILLER PARK SOUTH
GARLAND, TX 75042

JAMES COLLIER PROPERTIES INC
3333 MILLER PARK SOUTH
GARLAND, TX 75042

OCCUPANT
1820 JUSTIN RD
ROCKWALL, TX 75087

JCP JUSTIN LLC
3333 MILLER PARK SOUTH
GARLAND, TX 75042

SARO PARTNERS LLC
1450 T L TOWNSEND
ROCKWALL, TX 75032

OCCUPANT
1815 AIRPORT RD
ROCKWALL, TX 75087

CITY OF ROCKWALL
205 W RUSK ST
ROCKWALL, TX 75087

OCCUPANT
1765 AIRPORT RD
ROCKWALL, TX 75087

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX 75087

CITY OF ROCKWALL
1701 AIRPORT RD
ROCKWALL, TX 75087

OCCUPANT
1780 AIRPORT RD
ROCKWALL, TX 75087

MEALS ON WHEELS SENIOR SERVICES OF
ROCKWALL COUNTY
PO BOX 910
ROCKWALL, TX 75087

ROCKWALL PRESBYTERIAN CHURCH
306 EAST RUSK ST
ROCKWALL, TX 75087

ATHEY JACKIE R
212 JOE WHITE
ROCKWALL, TX 75087

OCCUPANT
1824 AIRPORT RD
ROCKWALL, TX 75087

PLATFORM ROCKWALL LP ATTN JUSTIN T DAY
4131 SPICEWOOD SPRINGS RD SUITE E4
AUSTIN, TX 78759

ADD REAL ESTATE LTD
PO BOX 679
KELLER, TX 76248

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2023-010: Zoning Change of an Agricultural (AG) District to a Light Industrial (LI) District

Hold a public hearing to discuss and consider a request by Duane Piercy of Redeemer Church for the approval of a Zoning Change from an Agricultural (AG) District to Light Industrial (LI) District on a 6.17-acre tract of land identified as Tract 2-01 of the D Harr. Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the Airport Overlay (AP OV) District, addressed as 1760 Airport Road, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 20, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, March 20, 2023 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. Z2023-010: Zoning Change of an Agricultural (AG) District to a Light Industrial (LI) District

Please place a check mark on the appropriate line below:

- ☐ I am in favor of the request for the reasons listed below.
- ☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

All that certain lot, tract or parcel of land situated in the DAVID HARR SURVEY, ABSTRACT NO. 102, City of Rockwall, Rockwall County, Texas, and being all of Tract C-1 as described in a Special Warranty deed from The Estate of Ruby Lee Athey to Jo Ann Athey, dated December 22, 2006 and being recorded in Volume 4875, Page 133 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the north right-of-way line of the Union Pacific Railroad, a 100 foot right-of-way, at the southwest corner of Tract C-1 and at the southeast corner of Tract B-1 as described in a Special Warranty deed to Bobby Frank Athey, as recorded in Volume 4875, Page 117 of the Official Public Records of Rockwall County, Texas;

THENCE N. 00 deg. 13 min. 50 sec. E. along the common line between said tracts, at 686.60 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 729.47 feet to a point in Airport Road;

THENCE S. 89 deg. 04 min. 21 sec. E. along the north line of Tract C-1 and in Airport road, a distance of 371.78 feet to a point for corner at the northeast corner of Tract C-1 and at the northwest corner of Tract D-1 as described in a Special Warranty deed to Jackie Ray Athey, as recorded in Volume 4875, Page 140 of the Official Public Records of Rockwall County, Texas;

THENCE S. 00 deg. 14 min. 28 sec. W. along the common line between said tracts, at 27.78 feet pass a 1/2" iron rod found for witness and continuing for a total distance of 718.11 feet to a 1/2" iron rod found for corner at the southeast corner of said Tract C-1 and in the north right-of-way line of Union Pacific Railroad;

THENCE S. 89 deg. 10 min. 35 sec. W. along said railroad right-of-way, a distance of 371.68 feet to the POINT OF BEGINNING and containing 6.18 acres of land.

LEGEND: <div> <div></div> Land Use <i>NOT</i> Permitted <div>P</div> Land Use Permitted <i>By-Right</i> <div>P</div> Land Use Permitted with Conditions <div>S</div> Land Use Permitted Specific Use Permit (SUP) <div>X</div> Land Use Prohibited by Overlay District <div>A</div> Land Use Permitted as an Accessory Use </div>		<h1>PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT</h1>	
LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	LIGHT INDUSTRIAL (LI) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	(1)		P
Animal Boarding/Kennel without Outside Pens	(2)	(2)	P
Animal Clinic for Small Animals without Outdoor Pens	(3)	(3)	P
Animal Hospital or Clinic	(4)		P
Animal Shelter or Loafing Shed	(6)		P
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Caretakers Quarters/Domestic or Security Unit	(3)		P
Commercial Parking Garage	(6)		A
Limited-Service Hotel	(10)		S
Full-Service Hotel	(11)	(8)	S
Residence Hotel	(12)		S
Motel	(13)		S
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Assisted Living Facility	(1)	(1)	S
Blood Plasma Donor Center	(2)		P
Cemetery/Mausoleum	(3)		P
Church/House of Worship	(4)	(2)	S
College, University, or Seminary	(5)		P
Convalescent Care Facility/Nursing Home	(6)		S
Congregate Care Facility/Elderly Housing	(7)	(3)	S
Crematorium	(8)		S
Daycare with Seven (7) or More Children	(9)	(4)	S
Emergency Ground Ambulance Services	(10)		P
Government Facility	(12)		P
Hospice	(14)		S
Hospital	(15)		P
Public Library, Art Gallery or Museum	(16)		P
Mortuary or Funeral Chapel	(17)		P
Local Post Office	(18)		P
Regional Post Office	(19)		P
Prison/Custodial Institution	(20)		P
Public or Private Primary School	(21)	(7)	P
Public or Private Secondary School	(22)	(8)	P
Rescue Mission or Shelter for the Homeless	(24)		P
Social Service Provider (Except Rescue Mission or Homeless Shelter)	(25)		P
OFFICE AND PROFESSIONAL LAND USES	2.02(D)	2.03(D)	
Financial Institution with Drive-Through	(1)	(1)	P

LEGEND: <div> <div></div> Land Use <i>NOT</i> Permitted <div>P</div> Land Use Permitted <i>By-Right</i> <div>P</div> Land Use Permitted with Conditions <div>S</div> Land Use Permitted Specific Use Permit (SUP) <div>X</div> Land Use Prohibited by Overlay District <div>A</div> Land Use Permitted as an Accessory Use </div>		<h1>PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT</h1>	
LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	LIGHT INDUSTRIAL (LI) DISTRICT
Financial Institution without Drive-Through	(1)		P
Office Building less than 5,000 SF	(2)		P
Office Building 5,000 SF or Greater	(2)		P
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Temporary Carnival, Circus, or Amusement Ride	(1)	(1)	P
Indoor Commercial Amusement/Recreation	(2)	(2)	P
Outdoor Commercial Amusement/Recreation	(3)	(3)	S
Public or Private Community or Recreation Club as an Accessory Use	(4)		P
Private Country Club	(5)		P
Golf Driving Range	(6)		P
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Indoor Gun Club with Skeet or Target Range	(8)	(5)	P
Health Club or Gym	(9)		P
Private Club, Lodge or Fraternal Organization	(10)	(6)	P
Private Sports Arena, Stadium, and/or Track	(11)		P
Public Park or Playground	(12)		P
Sexually Oriented Businesses [Art. XI; CH. 12; Municipal Code]	(13)	(7)	S
Tennis Courts (<i>i.e. Not Accessory to a Public or Private Country Club</i>)	(14)		P
Theater	(15)		P
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Portable Beverage Service Facility	(4)	(1)	S
Brew Pub	(5)		P
Business School	(6)		P
Catering Service	(7)		P
Temporary Christmas Tree Sales Lot and/or Similar Uses	(8)	(2)	P
Copy Center	(9)		P
Craft/Micro Brewery, Distillery and/or Winery	(10)	(3)	P
Incidental Display	(11)	(4)	P
Food Trucks/Trailers	(12)	(5)	P
Garden Supply/Plant Nursery	(13)		P
General Personal Service	(14)	(6)	S
General Retail Store	(15)		S
Hair Salon and/or Manicurist	(16)		S
Laundromat with Dropoff/Pickup Services	(17)		P
Self Service Laundromat	(18)		P
Private Museum or Art Gallery	(20)		P
Night Club, Discotheque, or Dance Hall	(21)		S
Pawn Shop	(22)		P
Permanent Cosmetics	(23)	(7)	A

LEGEND: <div> <div>Land Use <i>NOT</i> Permitted</div> <div>P Land Use Permitted <i>By-Right</i></div> <div>P Land Use Permitted with Conditions</div> <div>S Land Use Permitted Specific Use Permit (SUP)</div> <div>X Land Use Prohibited by Overlay District</div> <div>A Land Use Permitted as an Accessory Use</div> </div>		<h1>PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT</h1>	
LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	LIGHT INDUSTRIAL (LI) DISTRICT
Temporary Real Estate Sales Office	(25)		P
Rental Store without Outside Storage and/or Display	(26)	(8)	P
Restaurant with less than 2,000 SF with Drive-Through or Drive-In	(27)	(9)	S
Restaurant with less than 2,000 SF without Drive-Through or Drive-In	(28)		P
Restaurant with 2,000 SF or more with Drive-Through or Drive-In	(27)	(10)	P
Restaurant with 2,000 SF or more without Drive-Through or Drive-In	(28)		P
Retail Store with Gasoline Sales that has Two (2) or less Dispensers (<i>i.e. a Maximum of Four [4] Vehicles</i>)	(29)		P
Retail Store with Gasoline Sales that has more than Two (2) Dispensers	(29)		P
Secondhand Dealer	(30)		P
Art, Photography, or Music Studio	(31)		P
Taxidermist Shop	(34)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Bail Bond Service	(1)		P
Building and Landscape Material with Outside Storage	(2)	(1)	P
Building and Landscape Material with Limited Outside Storage	(2)	(2)	P
Building Maintenance, Service, and Sales with Outside Storage	(3)	(3)	P
Building Maintenance, Service, and Sales without Outside Storage	(3)		P
Commercial Cleaners	(4)		P
Custom and Craft Work	(5)		P
Electrical, Watch, Clock, Jewelry and/or Similar Repair	(6)		P
Feed Store or Ranch Supply	(7)		S
Furniture Upholstery/Refinishing and Resale	(8)	(4)	P
Gunsmith Repair and Sales	(9)		P
Rental, Sales and Service of Heavy Machinery and Equipment	(10)	(5)	S
Locksmith	(11)		P
Machine Shop	(12)		P
Medical or Scientific Research Lab	(13)		P
Research and Technology or Light Assembly	(15)		P
Trade School	(17)		P
Temporary On-Site Construction Office	(18)	(6)	P
AUTO AND MARINE RELATED LAND USES	2.02(H)	2.03(H)	
Major Auto Repair Garage	(1)	(1)	S
Minor Auto repair garage	(2)	(2)	S
Automobile Rental	(3)		S
New or Used Boat and Trailer Dealership	(4)	(3)	S
Full Service Car Wash and Auto Detail	(5)	(4)	P
Self Service Car Wash	(5)	(4)	P
New and/or Used Indoor Motor Vehicle Dealership/Showroom	(6)	(5)	S
New Motor Vehicle Dealership-for Cars and Light Trucks	(7)	(6)	S

LEGEND: <div> <div></div> Land Use <i>NOT</i> Permitted <div>P</div> Land Use Permitted <i>By-Right</i> <div>P</div> Land Use Permitted with Conditions <div>S</div> Land Use Permitted Specific Use Permit (SUP) <div>X</div> Land Use Prohibited by Overlay District <div>A</div> Land Use Permitted as an Accessory Use </div>		<h1>PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT</h1>	
LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	LIGHT INDUSTRIAL (LI) DISTRICT
Used Motor Vehicle Dealership for Cars and Light Trucks}	(7)	(7)	A
Commercial Parking	(8)		P
Non-Commercial Parking Lot	(9)		P
Recreational Vehicle (RV) Sales and Service	(10)		S
Service Station	(11)	(8)	P
Towing and Impound Yard	(12)	(9)	S
Towing Service without Storage	(13)	(10)	P
Truck Rental	(14)		S
Truck Stop with Gasoline Sales and Accessory Services	(15)	(11)	S
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Asphalt or Concrete Batch Plant	(1)	(1)	S
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Bottle Works for Milk or Soft Drinks	(3)		P
Brewery or Distillery	(4)	(3)	P
Carpet and Rug Cleaning	(5)		P
Environmentally Hazardous Materials	(6)	(4)	S
Food Processing with No Animal Slaughtering	(7)		P
Light Assembly and Fabrication	(8)		P
Heavy Manufacturing	(9)		S
Light Manufacturing	(10)		P
Metal Plating or Electroplating	(11)		S
Mining and Extraction of (Sand, Gravel, Oil and/or Other Materials)	(12)	(5)	S
Printing and Publishing	(13)		P
Salvage or Reclamation of Products Indoors	(14)		P
Salvage or Reclamation of Products Outdoors	(15)		S
Sheet Metal Shop	(16)		P
Tool, Dye, Gauge and/or Machine Shop	(17)		P
Welding Repair	(18)		P
Winery	(19)	(6)	P
WHOLESALE, DISTRIBUTION AND STORAGE LAND USES	2.02(J)	2.03(J)	
Cold Storage Plant	(1)		P
Heavy Construction/Trade Yard	(2)		P
Mini-Warehouse	(4)	(1)	P
Outside Storage and/or Outside Display	(5)	(2)	P
Recycling Collection Center	(6)		P
Warehouse/Distribution Center	(7)		P
Wholesale Showroom Facility	(8)		P
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Airport, Heliport or Landing Field	(1)		S
Antenna; as an Accessory	(2)	(1)	P

LEGEND:

Land Use *NOT* Permitted

P

Land Use Permitted *By-Right*

P

Land Use Permitted with Conditions

S

Land Use Permitted Specific Use Permit (SUP)

X

Land Use Prohibited by Overlay District

A

Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN AN LIGHT INDUSTRIAL (LI) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference Article 04, Permissible Uses	LIGHT INDUSTRIAL (LI) DISTRICT
Commercial Antenna	(3)	(2)	S
Antenna, for an Amateur Radio	(4)	(3)	A
Antenna Dish	(5)	(4)	A
Commercial Freestanding Antenna	(6)	(5)	P
Mounted Commercial Antenna	(7)	(6)	P
Bus Charter Service and Service Facility	(8)		P
Helipad	(9)		S
Utilities (<i>Non-Municipally Owned or Controlled</i>), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses	(11)		P
Private Streets	(12)		S
Radio Broadcasting	(13)		P
Railroad Yard or Shop	(14)		S
Recording Studio	(15)		P
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Transit Passenger Facility	(18)		S
Trucking Company	(19)		P
TV Broadcasting and Other Communication Service	(20)		P
Utilities Holding a Franchise from the City of Rockwall	(21)		P
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S
Wireless Communication Tower	(24)		S

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO LIGHT INDUSTRIAL (LI) DISTRICT FOR A 6.17-ACRE TRACT OF LAND IDENTIFIED AS TRACT 2-01 OF THE D HARR. SURVEY, ABSTRACT NO. 102, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER DEPICTED IN *EXHIBIT 'B'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Duane Piercy of Redeemer Church for the approval of a Zoning Change from an Agricultural (AG) District to Light Industrial (LI) District on a 6.17-acre tract of land identified as Tract 2-01 of the D Harr. Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, and more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from Agricultural (AG) District to a Light Industrial (LI) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Light Industrial (LI) District as stipulated in Section 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses* and Section 05.01, *General Industrial District Standards*; Section 05.02, *Light Industrial (LI) District*, of the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in the

zoning described herein;

SECTION 4. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense;

SECTION 5. If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code (UDC) of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable; and

SECTION 6. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be and the same are hereby repealed, and all other ordinances of the City of Rockwall not in conflict with the provisions of this ordinance shall remain in full force and effect;

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 3RD DAY OF APRIL, 2023.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: March 20, 2023

2nd Reading: April 3, 2023

Exhibit 'A'
Legal Description

All that certain lot, tract or parcel of land situated in the DAVID HARR SURVEY, ABSTRACT NO. 102, City of Rockwall, Rockwall County, Texas, and being all of Tract C-1 as described in a Special Warranty deed from the Estate of Ruby Lee Athey to Jo Ann Athey, dated December 22, 2006 and being recorded in Volume 4875, Page 133 of the Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a ½" iron rod found for corner in the north right-of-way line of the Union Pacific Railroad, a 100-foot right-of-way, at the southwest corner of Tract C-1 and at the southeast corner of Tract B-1 as described in a Special Warranty deed to Bobby Frank Athey, as recorded in Volume 4875, Page 117 of the Official Public Records of Rockwall, County, Texas;

THENCE N. 00 Deg. 13 Min. 50 Sec. E. along the common line between said tracts at 686.60-feet past a ½" iron rod found for witness and continuing for a total distance of 729.47-feet to a point in Airport Road;

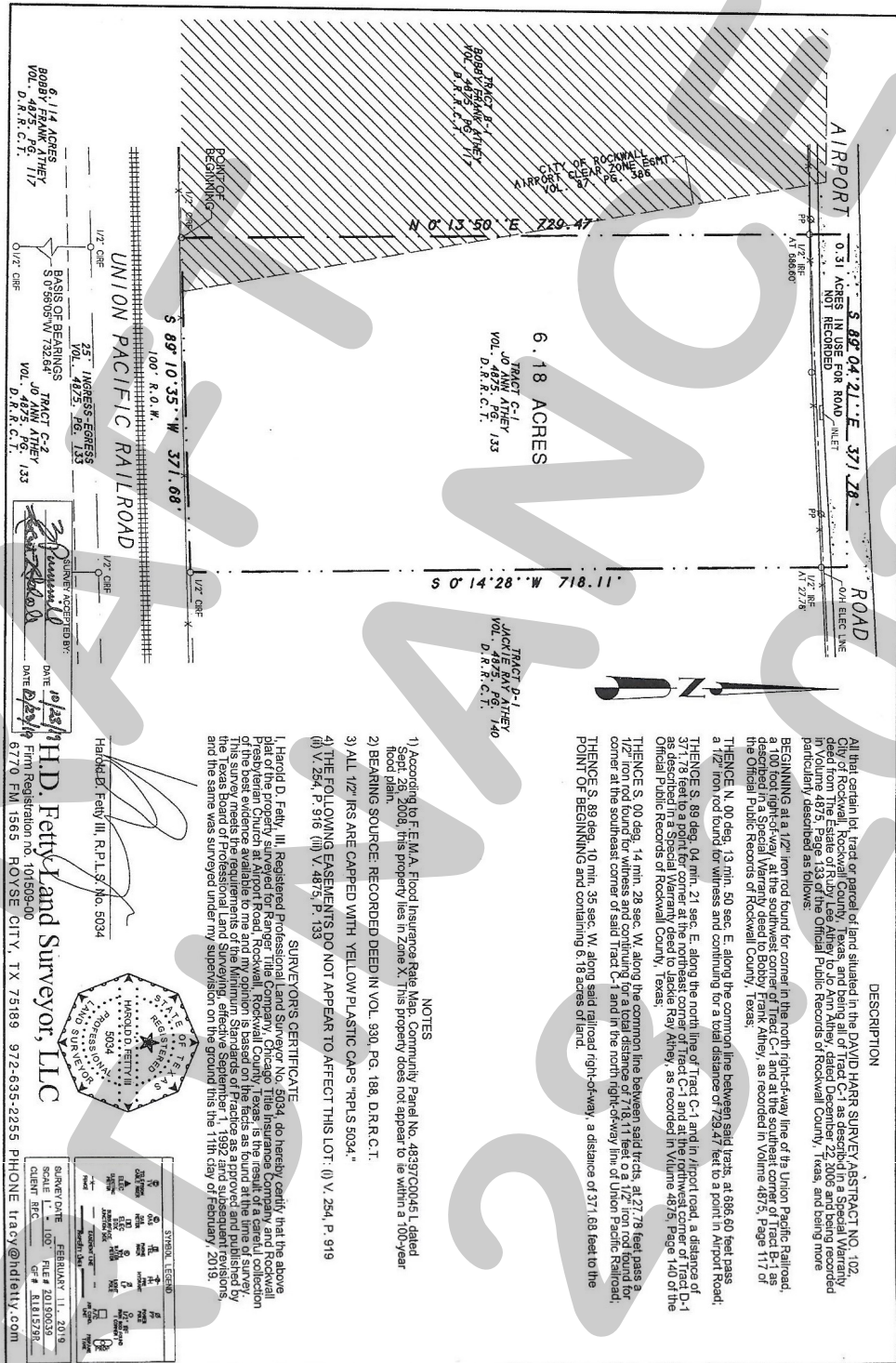
THENCE S. 89 Deg. 04 Min. 21 Sec. E. along the north line of Tract C-1 and in Airport Road, a distance of 371.78-feet to a point for corner at the northeast corner of Tract C-1 and at the northwest corner of Tract D-1 as described in a Special Warranty deed to Jackie Ray Athey, as recorded in Volume 4847, Page 140 of the Official Public Records of Rockwall County, Texas;

THENCE S. 00 Deg. 14 Min. 28 Sec. W. along the common line between said tracts, at 27.28-feet pass a ½" iron rod found for witness and continuing for a total distance of 718.11-feet to a ½" iron rod found for corner at the southeast corner of said Tract C-1 and in the north right-of-way line of the Union Pacific Railroad;

THENCE S. 89 Deg. 10 Min. 35 Sec. W. along said railroad right-of-way a distance of 371.68-feet to the **POINT OF BEGINNING** and containing 6.18-acres of land.

Exhibit 'B'

Survey



PROJECT COMMENTS



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

DATE: 2/23/2023

PROJECT NUMBER: Z2023-011
PROJECT NAME: Specific Use Permit for Residential Infill for 104 Glenn Ave
SITE ADDRESS/LOCATIONS: 104 GLENN AVE

CASE CAPTION: Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC on behalf of Ruben Fragoso of RSR Capital LLC for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.24-acre parcel of land identified as Lot 5, Block 1, L & W Addition, City of Rockwall, Rockwall County, Texas, zoned Single- Family 10 (SF-10) District, addressed as 104 Glenn Avenue, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	02/20/2023	Approved w/ Comments

02/20/2023: Z2023-011; Specific Use Permit (SUP) for Residential Infill in an Established Subdivision
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.24-acre parcel of land identified as Lot 5, Block 1 of the L and W Addition, City of Rockwall, Rockwall County, Texas, zoned Single- Family 10 (SF-10) District, and addressed as 104 Glenn Avenue.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

M.3 For reference, include the case number (Z2023-011) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is located within the L and W Addition, which is 92% developed, consists of 13 residential lots (one [1] of which is vacant), and has been in existence since 1949.

I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that "(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision ... {and} all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision."

M.6 Please review the attached Draft Ordinance prior to the February 28, 2023 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than March 7, 2023.

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 7, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 14, 2023 Planning and Zoning Commission Public Hearing Meeting.

I.8 The projected City Council meeting dates for this case will be March 20, 2023 (1st Reading) and April 3, 2023 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	02/22/2023	Approved w/ Comments

02/22/2023: Note: Grading plan will be required with building permit.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
------------	----------	----------------	-------------------

BUILDING	Rusty McDowell	02/23/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/23/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/21/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/22/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/21/2023	Approved
No Comments			



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

104 Glenn Ave

SUBDIVISION

Lawhorn & Williams Addition

LOT

5

BLOCK

1

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

Residential

CURRENT USE

Residential

PROPOSED ZONING

New Construction

PROPOSED USE

Residential

ACREAGE

.24

LOTS [CURRENT]

vacant

LOTS [PROPOSED]

New Construction

☒ **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

RSR Capital LLC

☒ APPLICANT

JMS Custom Homes LLC

CONTACT PERSON

Ruben Fragoso

CONTACT PERSON

Javier Silva

ADDRESS

1321 Crescent Cove Dr.

ADDRESS

58 Windsor Dr.

CITY, STATE & ZIP

Rockwall, TX 75087

CITY, STATE & ZIP

Rockwall, TX 75087

PHONE

214-471-2302

PHONE

972-814-9462

E-MAIL

ruben.fragoso@gmail.com

E-MAIL

support@jmscustomhomes.net

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED RSR Capital LLC [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 \$ 219.30 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS 15th DAY OF February, 2023. 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."

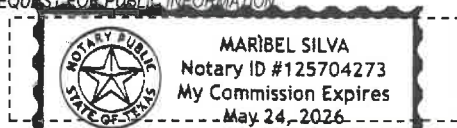
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF February, 2023

OWNER'S SIGNATURE

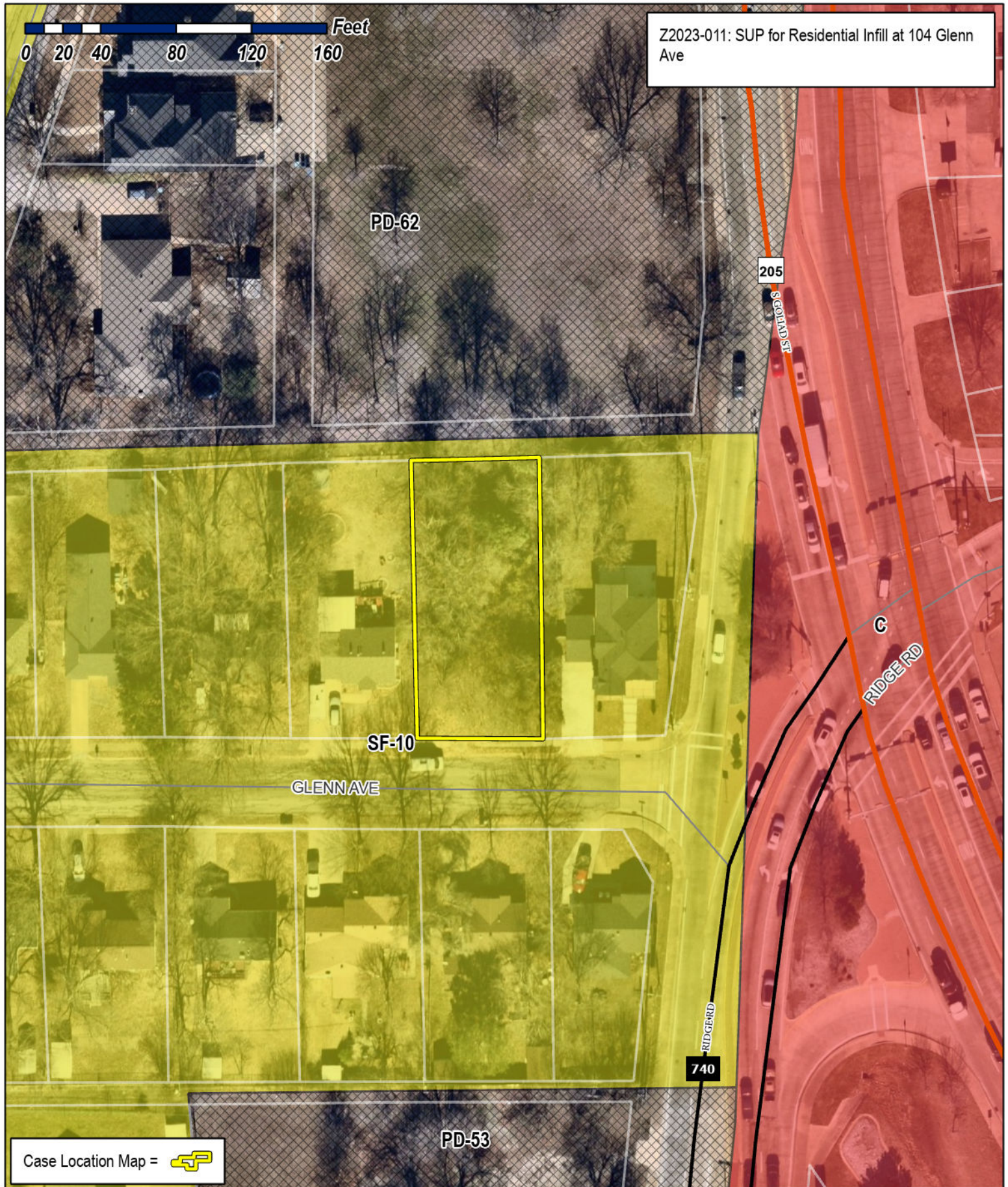
[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]



MY COMMISSION EXPIRES May 24, 2026



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.

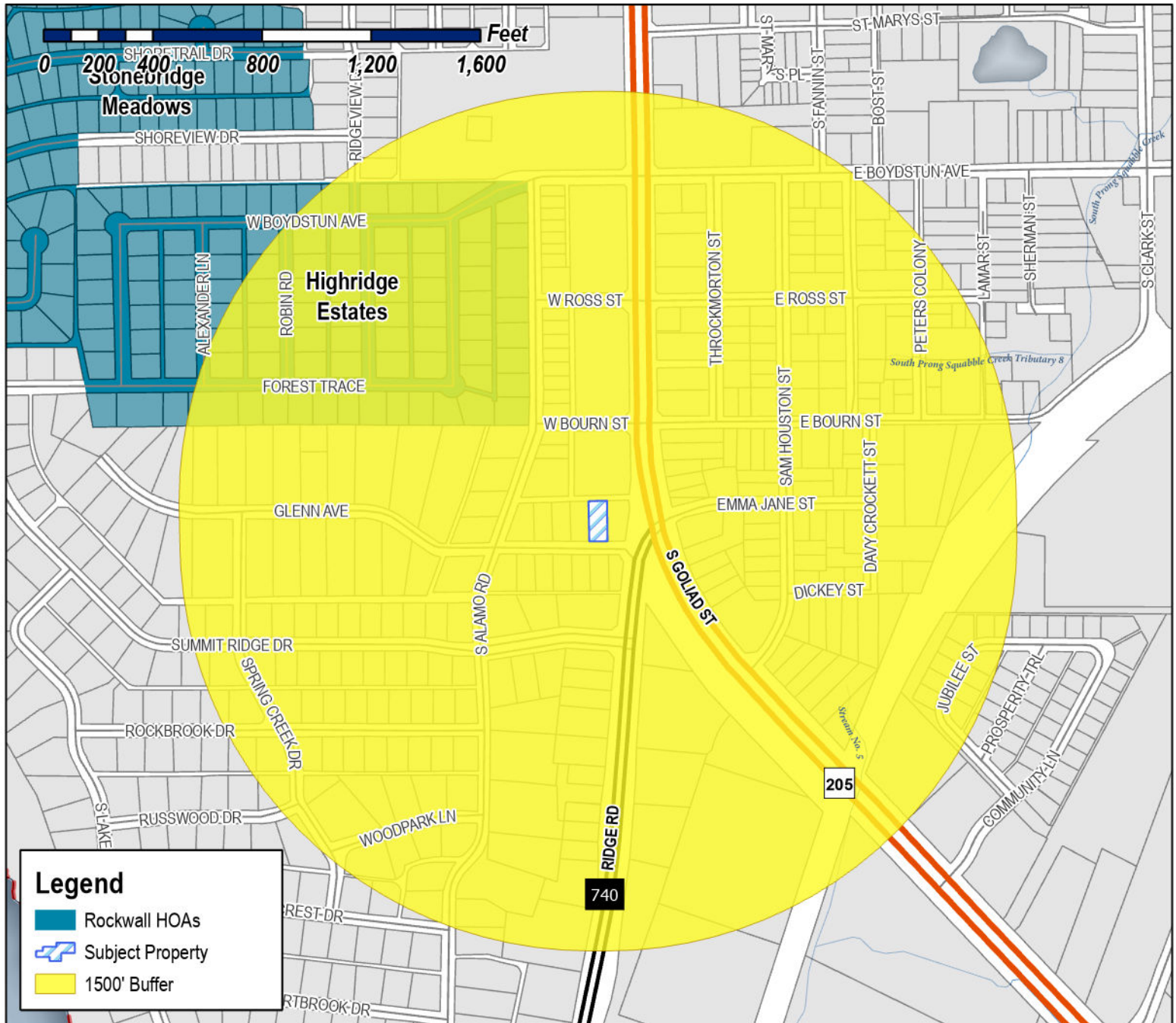




City of Rockwall

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.



Case Number: Z2023-011
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 104 Glenn Ave

Date Saved: 2/16/2023
For Questions on this Case Call (972) 771-7745



From: [Lee, Henry](#)
Cc: [Miller, Ryan](#); [Ross, Bethany](#); [Lee, Henry](#)
Subject: Neighborhood Notification Program [Z2023-011]
Date: Friday, February 17, 2023 4:37:05 PM
Attachments: [HOA Map \(02.23.2023\).pdf](#)
[Public Notice \(02.17.2023\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on February 24, 2023. The Planning and Zoning Commission will hold a public hearing on Tuesday, March 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 20, 2023 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:
<https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2023-011: SUP for Residential Infill at 104 Glenn Avenue

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC on behalf of Ruben Fragoso of RSR Capital LLC for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* on a 0.24-acre parcel of land identified as Lot 5, Block 1, L & W Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 104 Glenn Avenue, and take any action necessary.

Thank you,



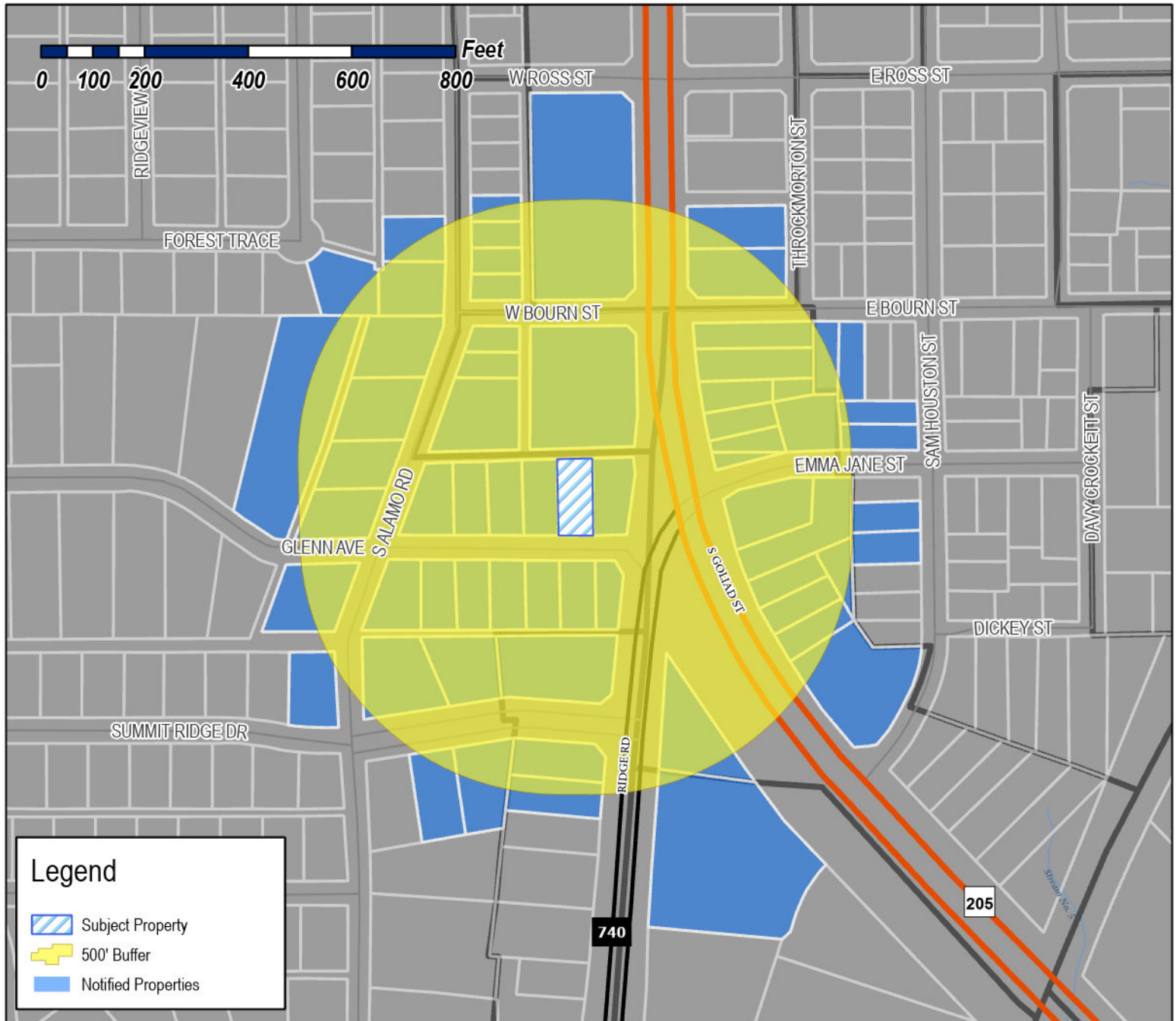
Henry Lee, AICP
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087



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.



Case Number: Z2023-011
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Single-Family 10 (SF-10) District
Case Address: 104 Glenn Ave

Date Saved: 2/16/2023

For Questions on this Case Call: (972) 771-7746



BRISTOW JAMES & CHARLOTTE
908 S ALAMO
ROCKWALL, TX 75087

OCCUPANT
1004 S ALAMO
ROCKWALL, TX 75087

TREVINO EDWARD W & MILLIE A
4349 S PENINSULA DR
PONCE INLET, FL 32127

CONFIDENTIAL
113 GLENN AVE
ROCKWALL, TX 75087

OCCUPANT
104 GLENN AVE
ROCKWALL, TX 75087

RUPPERT WILLIAM ET UX
9531 RIVERTON ROAD
DALLAS, TX 75218

RIVERA JAIME & MARIA
204 E BOURN
ROCKWALL, TX 75087

STATE OF TEXAS
907 S GOLIAD
ROCKWALL, TX 75087

EFENEY WILLIAM M
1406 S LAKESHORE DR
ROCKWALL, TX 75087

COMPTON EARL D AND BETH C ROETHER
903 S ALAMO
ROCKWALL, TX 75087

BRUNNER WILLIAM E & MARGIE L
895 S ALAMO RD
ROCKWALL, TX 75087

THOMPSON JAMES LARRY AND SUSAN PRICE
901 S ALAMO RD
ROCKWALL, TX 75087

WILLIAMS KATHY S
112 GLENN AVE
ROCKWALL, TX 75087

HOOVER JERRY H
110 GLENN AVE
ROCKWALL, TX 75087

OCCUPANT
108 GLENN AVE
ROCKWALL, TX 75087

RICKERSON CHARLES AND VIRGINIA
1728 RIDGE RD
ROCKWALL, TX 75087

OCCUPANT
106 GLENN AVE
ROCKWALL, TX 75087

CG HOLDINGS LLC
4 SUNSET TR
HEATH, TX 75032

OCCUPANT
109 GLENN AVE
ROCKWALL, TX 75087

CG HOLDINGS LLC
4 SUNSET TR
HEATH, TX 75032

OCCUPANT
901 S GOLIAD
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK
313 STONEBRIDGE DR
ROCKWALL, TX 75087

OCCUPANT
903 S GOLIAD
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK
313 STONEBRIDGE DR
ROCKWALL, TX 75087

NEWMAN JOANNA N
111 GLENN AVE
ROCKWALL, TX 75087

OCCUPANT
902 S ALAMO
ROCKWALL, TX 75087

ANDREWS VIRGINIA
PO BOX 254
REPUBLIC, MO 65738

GATES TED AND SARAH
904 S ALAMO
ROCKWALL, TX 75087

OCCUPANT
809 S GOLIAD
ROCKWALL, TX 75087

LIVAY LLC
1009 HOT SPRINGS DR
ALLEN, TX 75013

OCCUPANT
811 S GOLIAD
ROCKWALL, TX 75087

EDWARDS JASON
10 DANCING WATERS
ROCKWALL, TX 75032

OCCUPANT
906 S ALAMO
ROCKWALL, TX 75087

ALEMAN DANIEL G & ELLA S
1409 S ALAMO RD
ROCKWALL, TX 75087

KELLY RYAN AND LACEY WALLACE
808 S ALAMO DR
ROCKWALL, TX 75087

BRANNON CHRISTOPHER AND MELANIE
810 S ALAMO DR
ROCKWALL, TX 75087

PFENNING BARBARA J TRUST
107 GLENN AVE
ROCKWALL, TX 75087

BARBARA J PFENNING TRUSTEE
210 WILLOWCREEK RD
CHICKASHA, OK 73018

FEAZELL DEANNE
105 GLENN AVE
ROCKWALL, TX 75087

HOWARD DUSTIN AND JAMES R HOWARD
103 GLENN AVE
ROCKWALL, TX 75087

GIBSON CHARLES D AND LINDSAY K
201 FOREST TRACE
ROCKWALL, TX 75087

MICHAEL WAYNE ROGERS GST TRUST DATED
MAY 16TH, 2017
1011 S GOLIAD ST
ROCKWALL, TX 75087

MICHAEL WAYNE ROGERS- TRUSTEE
1404 RIDGE ROAD
ROCKWALL, TX 75087

OCCUPANT
1009 S GOLIAD
ROCKWALL, TX 75087

EFENEY WILLIAM M
1406 S LAKESHORE DR
ROCKWALL, TX 75087

BIRE NEGASSI M
111 SUMMIT RIDGE DR
ROCKWALL, TX 75087

OCCUPANT
905 S GOLIAD
ROCKWALL, TX 75087

MOORE TIMOTHY H & TRACEY PARK
313 STONEBRIDGE DR
ROCKWALL, TX 75087

BATRES MARIA DELL REFUGIO
202 E BOURN AVE
ROCKWALL, TX 75087

PINEAS ERIK & WENDI
202 SUMMIT RIDGE DR
ROCKWALL, TX 75087

SHIPMAN EARL RAPHE & DELAMIE
202 GLENN AVE
ROCKWALL, TX 75087

OCCUPANT
1007 RIDGE RD
ROCKWALL, TX 75087

QCSI FIVE LLC C/O IEQ MANAGEMENT INC
300 DELAWAARE AVE SUITE 210
WILMINGTON, DE 19801

OCCUPANT
1006 RIDGE RD
ROCKWALL, TX 75087

1007 RIDGE ROAD LLC
5800 E CAMPUS CIRCLE SUITE 114A
IRVING, TX 75063

OCCUPANT
1008 RIDGE RD
ROCKWALL, TX 75087

CORRIGANCOWAN LLC
PO BOX 2256
ROCKWALL, TX 75087

OCCUPANT
1101 RIDGE RD
ROCKWALL, TX 75087

RIDGE ROAD PARTNERS LP
106 EAST RUSK STREET SUITE 200
ROCKWALL, TX 75087

OCCUPANT
101 GLENN AVE
ROCKWALL, TX 75087

GEHRING CAROLYN S
1745 LAKE BREEZE DR
ROCKWALL, TX 75087

CANGIANO COSIMO JEFFREY
102 GLENN AVE
ROCKWALL, TX 75087

OCCUPANT
906 S GOLIAD @ BOURN
ROCKWALL, TX 75087

ADLOR ENTERPRISES LLC
1208 S LAKESHORE DR
ROCKWALL, TX 75087

VALENCIA MONICA L AND ALFREDO
906 SAM HOUSTON
ROCKWALL, TX 75087

MALAVE BRENDA L
1006 SAM HOUSTON
ROCKWALL, TX 75087

MICHAEL WAYNE ROGERS GST TRUST DATED
MAY 16TH, 2017
1013 S GOLIAD
ROCKWALL, TX 75087

MICHAEL WAYNE ROGERS- TRUSTEE
1404 RIDGE ROAD
ROCKWALL, TX 75087

OCCUPANT
1003 S GOLIAD
ROCKWALL, TX 75087

WALKER TOM H & SUE ANN
902 LAKE MEADOWS DR
ROCKWALL, TX 75087

OCCUPANT
1101 S GOLIAD
ROCKWALL, TX 75087

ERVIN PROPERTIES LLC
1155 W WALL STREET SUITE 101
GRAPEVINE, TX 76051

ERVIN PROPERTIES LLC
1155 W WALL STREET SUITE 101
GRAPEVINE, TX 76051

OCCUPANT
200 SUMMIT RIDGE DR
ROCKWALL, TX 75087

TINA TEMUNOVIC COX AND CVIJETA
TEMUNOVIC TRUSTEES
3021 RIDGE RD SUITE A57
ROCKWALL, TX 75032

WILLIS VICTOR & PHUONG
1101 S ALAMO
ROCKWALL, TX 75087

OCCUPANT
1002 RIDGE RD
ROCKWALL, TX 75087

RB CAPITAL LTD
2305 COUNTY RD 3210
MT. PLEASANT, TX 75455

OCCUPANT
109 SUMMIT RIDGE DR
ROCKWALL, TX 75087

WILLIAM THOMAS AND JUDY M BENNETT
TRUSTEES
754 HUNTERS GLN
ROCKWALL, TX 75032

MICHAEL WAYNE ROGERS- TRUSTEE
1404 RIDGE ROAD
ROCKWALL, TX 75087

OCCUPANT
802 S GOLIAD
ROCKWALL, TX 75087

FIRST BAPTIST CHURCH OF ROCKWALL
610 S GOLIAD ST
ROCKWALL, TX 75087

OCCUPANT
208 EMMA JANE ST
ROCKWALL, TX 75087

LIU HOWARD HEYUN
4577 JAGUAR DR
PLANO, TX 75024

MOORE TIMOTHY H & TRACEY PARK
313 STONEBRIDGE DR
ROCKWALL, TX 75087

RAMSEY JUDY LYNN
815 S ALAMO RD
ROCKWALL, TX 75087

OCCUPANT
813 S ALAMO RD
ROCKWALL, TX 75087

SCROGGS CHARLES E AND MARLA D
1748 BISON MEADOW LANE
HEATH, TX 75032

SHIELDS MIKE AND DEBBIE
811 S ALAMO RD
ROCKWALL, TX 75087

OCCUPANT
809 ALAMO RD
ROCKWALL, TX 75087

LAZY DALE PARTNERS LP
202 N SAN JACINTO ST
ROCKWALL, TX 75087

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2023-011: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 104 Glenn Avenue

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes, LLC on behalf of Ruben Fragoso of RSR Capital LLC for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.24-acre parcel of land identified as Lot 5, Block 1, L & W Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 104 Glenn Avenue, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 20, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, March 20, 2023 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. Z2023-011: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision at 104 Glenn Avenue

Please place a check mark on the appropriate line below:

- ☐ I am in favor of the request for the reasons listed below.
- ☐ I am opposed to the request for the reasons listed below.

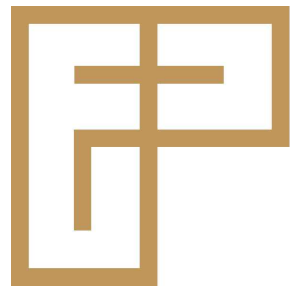
Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

ARCHITECTURAL
PLAN / SURVEY



NEW
RESIDENCE
JMS CUSTOM
HOMES

104 GLENN
AVENUE
ROCKWALL, TX
75087

ISSUE LOG

DATE ISSUE	DESCRIPTION
02/12/23	FOR PERMIT

REVISION LOG

DATE ISSUE	DESCRIPTION	REV NO.

ISSUED FOR:

- ☐ PRELIMINARY -
☒ BIDDING / PERMIT
☐ REVISION
☐ FOR CONSTRUCTION



OWNER:
CONTRACTOR: JAVIER SILVA
support@jmscustomhomes.net
972-514-9452
DESIGNER: PATRA PHILIPS
patra@fanningphilips.com
214-284-8734

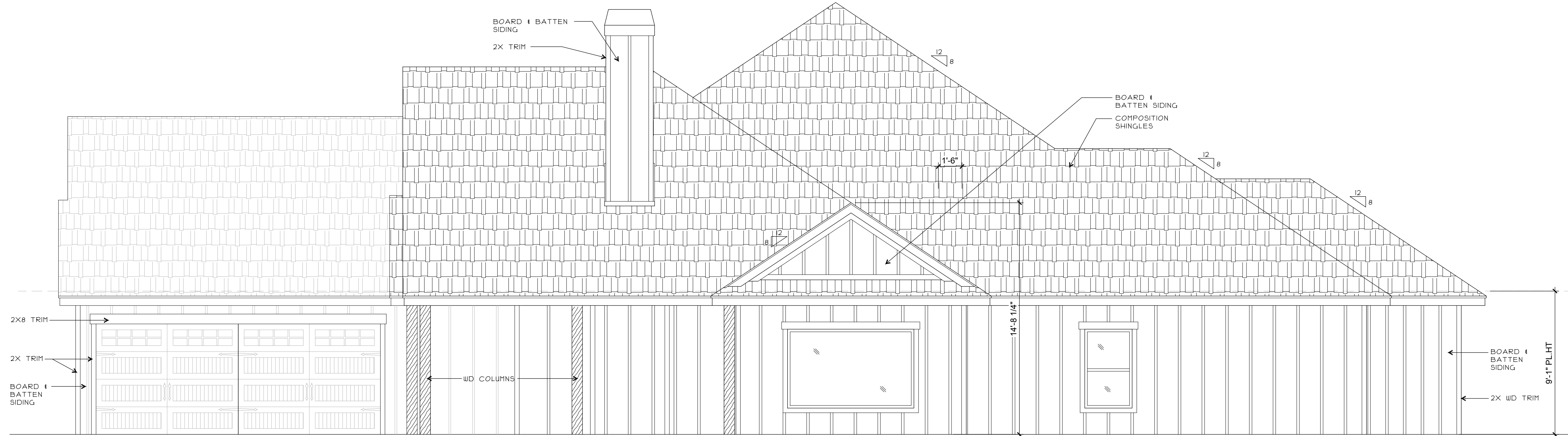
ARCH. PROJ. #:
23102

SCALE:
REF. DRAWING

SHEET NO.

A5.1

ELEVATIONS



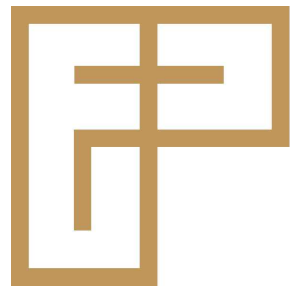
02 EAST ELEVATION

SCALE: 1/4"=1'-0"



01 SOUTH ELEVATION

SCALE: 1/4"=1'-0"



NEW
RESIDENCE
JMS CUSTOM
HOMES

104 GLENN
AVENUE
ROCKWALL, TX
75087

ISSUE LOG

DATE ISSUE	DESCRIPTION
02/12/23	FOR PERMIT

REVISION LOG

DATE ISSUE	DESCRIPTION	REV NO.

ISSUED FOR:

- ☐ PRELIMINARY -
☒ BIDDING / PERMIT
☐ REVISION
☐ FOR CONSTRUCTION



OWNER:
CONTRACTOR: JAVIER SILVA
support@jmscustomhomes.net
972-614-9462
DESIGNER: PATRA PHILIPS
patra@fanningphilips.com
214-284-8734

ARCH. PROJ. #:	SCALE:
23102	REF. DRAWING

SHEET NO.

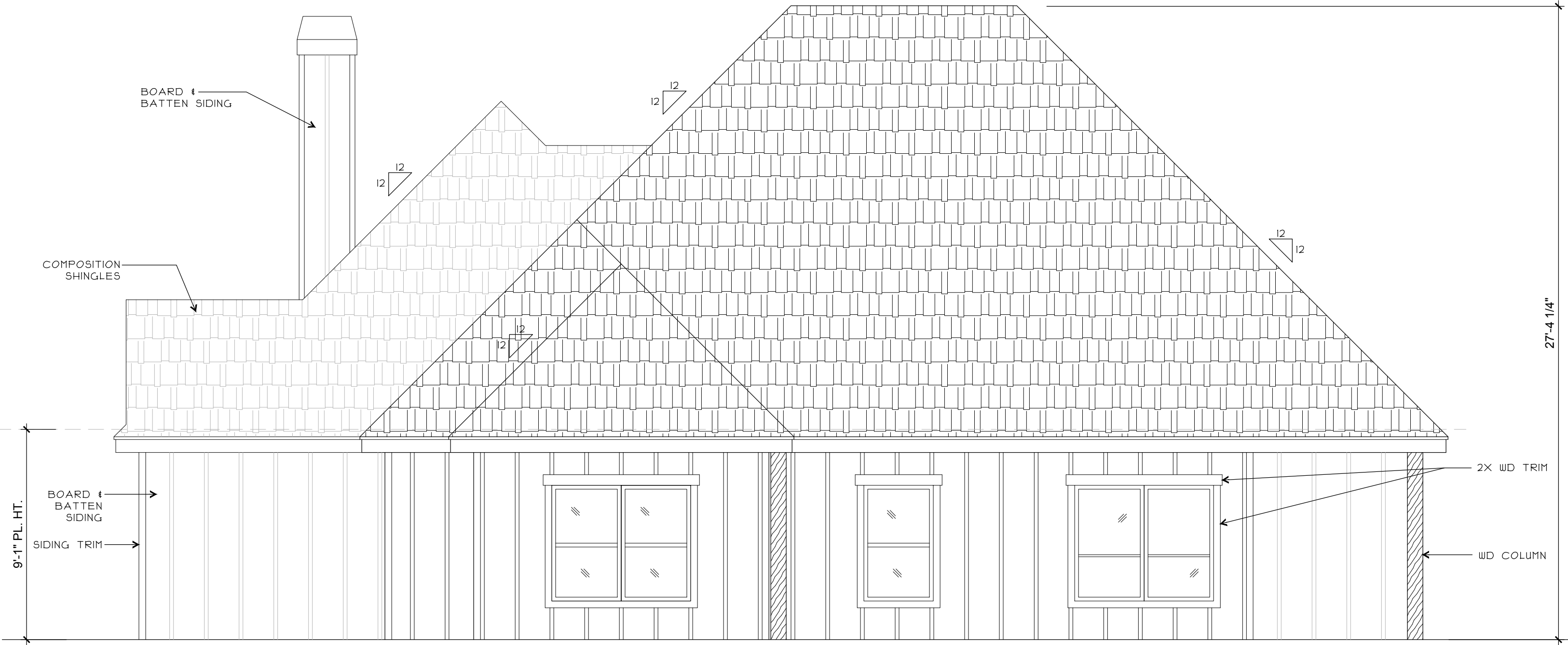
A5.2

ELEVATIONS



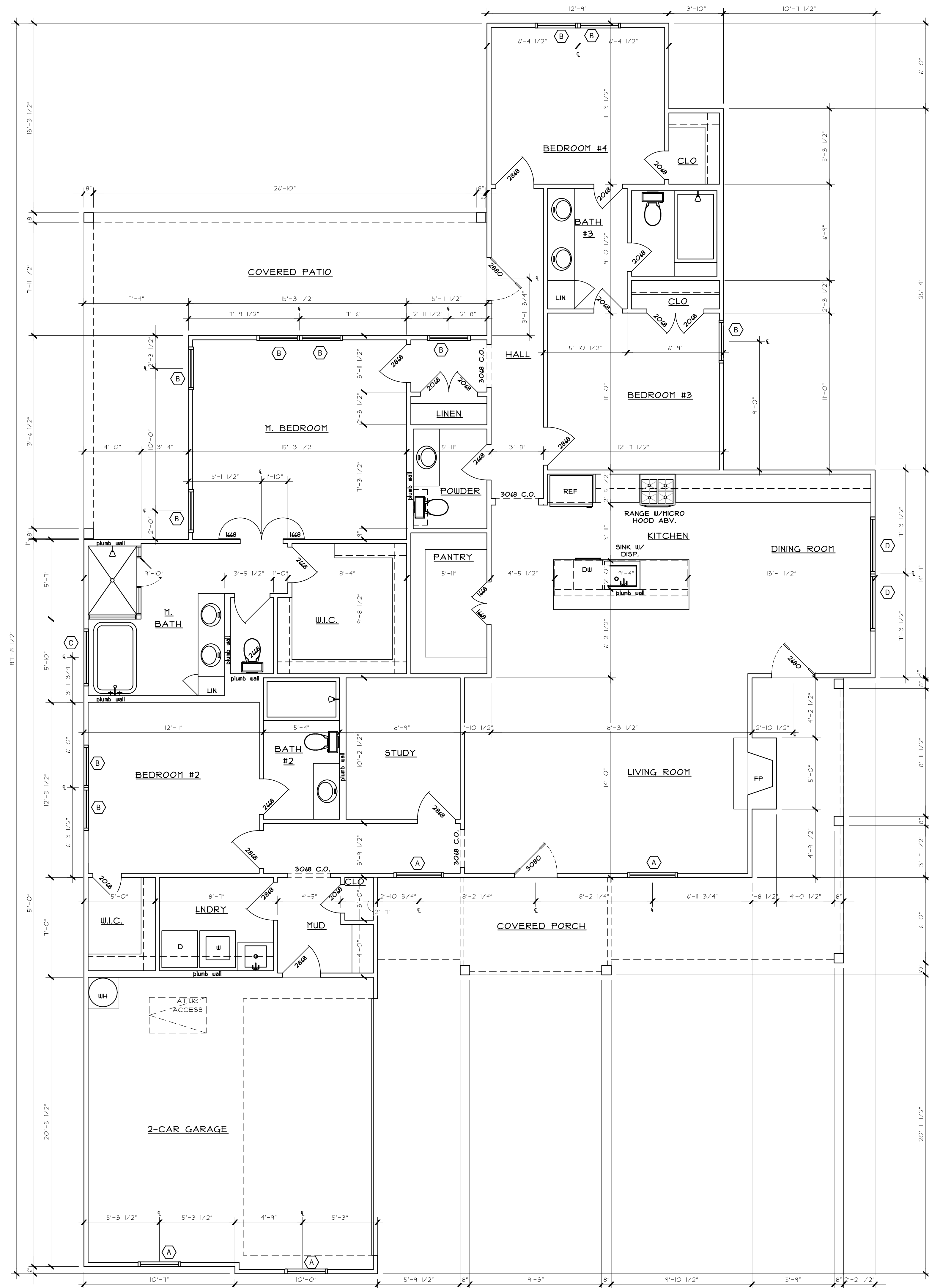
02 WEST ELEVATION

SCALE: 1/4"=1'-0"

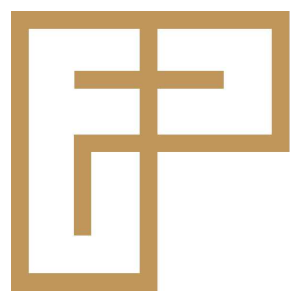


01 NORTH ELEVATION

SCALE: 1/4"=1'-0"



01 FLOOR PLAN
SCALE: 1/4"=1'-0"



NEW
RESIDENCE
JMS CUSTOM
HOMES

104 GLENN
AVENUE
ROCKWALL, TX
75087

ISSUE LOG

DATE	DESCRIPTION
02/12/23	FOR PERMIT

REVISION LOG

DATE	DESCRIPTION	REV
		NO.

ISSUED FOR:

- ☐ PRELIMINARY -
☒ BIDDING / PERMIT
☐ REVISION
☐ FOR CONSTRUCTION



OWNER: JAVIER SILVA
CONTRACTOR: support@jmscustomhomes.net
DESIGNER: PATRA PHILIPS
214-284-8734

ARCH. PROJ. #	SCALE:
23102	REF. DRAWING

SHEET NO.

A3.2

FLOOR PLAN



104 GLENN
AVENUE
ROCKWALL, TX
75087

ISSUE LOG

[illegible]

REVISION LOG

[illegible]**ISSUED FOR:**

- PRELIMINARY -
BIDDING / PERMIT
REVISION
FOR CONSTRUCTION



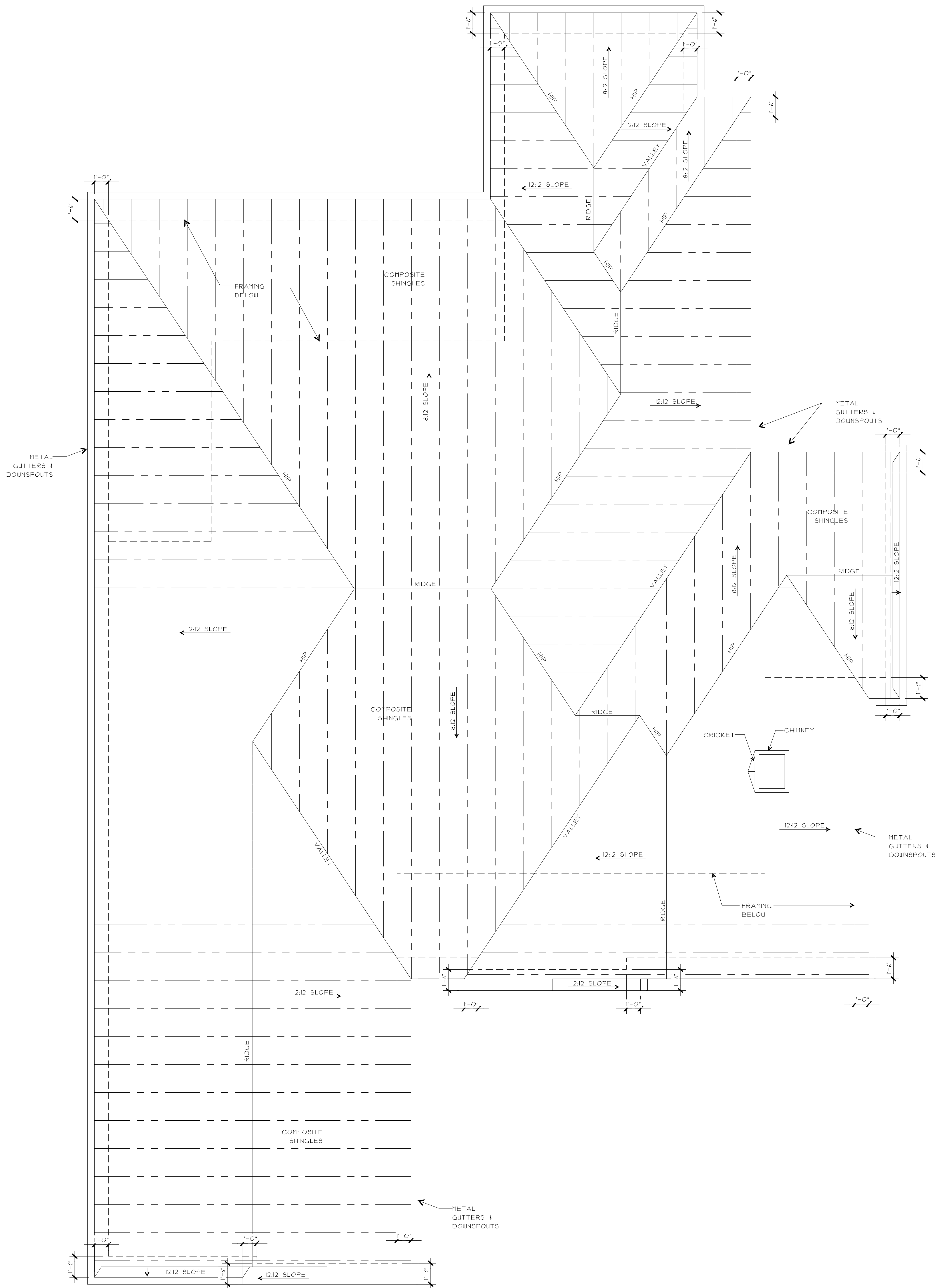
CONTRACTOR: JAVIER S
support@jmscustomhome
972-814-
SIGNER: PATRA PH
patra@fanningphilips
214-284-

CH. PROJ. #:	SCALE
23102	REF. DRAW

SHEET NO.

A4.1

OOF PLAN



FRAMING AND LUMBER NOTES:

- 4.1) ALL SAW LUMBER SHALL BEAR STAMP OF WWPA OR APPROVED TESTING AGENCY
- 4.2) ROOF JOIST, FLOOR JOIST, LEDGERS AND PLATES TO BE DOUGLAS FIR #2 OR BETTER
- 4.3) ALL STUDS TO DOUGLAS FIR STUD GRADE OR APPROVED EQUIVALENT
- 4.4) ROOF PLYWOOD SHEATHING TO $\frac{5}{8}$ " STANDARD 5-PLY WITH EXTERIOR GLUE WITH STAMP OF APPROVED TESTING AGENCY OR AS NOTED ON TOPICAL LUMP SHEET
- 4.5) BEARING CONNECTIONS OR BE SIMPSON OR EQUIVALENT
- 4.6) ALL FRAMING STUD WALLS TO BE 2X6 AT 16" O.C. UNLESS NOTED OTHERWISE.
- 4.7) ALL BEARING PARTITIONS SHALL HAVE DOUBLE TOP PLATES
- 4.8) ALL INTERIOR HEADERS TO BE (2)2X12'S UNLESS NOTED OTHERWISE
- 4.9) ALL INTERIOR HEADERS TO BE (3)2X12'S UNLESS NOTED OTHERWISE
- 4.10) CUTTING, NOTCHING, AND DRILLING OF WOOD MEMBERS SHALL COMPLY TO THE UNIFORM BUILDING CODE AND LOCAL AND STATE BUILDING CODES
- 4.11) ALL CONVENTIONAL FRAMING SHALL COMPLY TO ALL LOCAL CODES
- 4.12) ROOF TRUSSES TO BE MANUFACTURED BY AN APPROVED FABRICATOR
- 4.13) ALL LUMBER SHALL BE F=1400 KILN DRIED SOUTHERN PINE, DOUGLAS FIR, OR HEMLOCK
- 4.14) EXTERIOR DOORS SHALL BE $\frac{1\frac{1}{2}}{2}$ " THICK SOLID CORE $\frac{1\frac{1}{2}}{2}$ " PR. BUTTS OR METAL INSULATION AS SHOWN ON DRAWINGS

ALL HEADERS SHALL BE (3) 2X12 EXTERIOR & INTERIOR BEARING WALLS UNLESS NOTED OTHERWISE.
MIN.-1-JACK STUD EA. SIDE OF OPG. TO 6' WIDE
MIN.-2-JACK STUD EA. SIDE OF OPG. TO 8' WIDE
MIN.-3 JACK STUD EA. SIDE OF OPG. TO 12' WIDE
ALL HEADERS (ANY SIZE) SHALL BE 1/2" PLYWOOD FILLERS.
GLUE & NAILED W/ 16D NAILS

ROOF CONSTRUCTION NOTES:

1. ROOF OVERHANG TO BE 12" U.N.O.
2. ROOF PITCH TO BE 12/12 U.N.O.
3. PROVIDE ATTIC & SOFFIT VENTS AS REQUIRED
4. TIE ROOF TRUSSES OR RAFTER TO INTERIOR PARTITIONS WITH METAL CLIPS, TIES OR STRAPS AS SPECIFIED BY STRUCTURAL ENGINEER
5. TRUSS DESIGNS REQUIRE THE SIGNATURE AND SEAL OF A STATE CERTIFIED ENGINEER.
6. PROVIDE ALL REQUIRED TRUSS BRACING AS SPECIFIED ON ENGINEERED TRUSS PLAN.

01 ROOF FRAMING PLAN













SCALE: 1/4"=1'-0'





SCALE: 1/4"=1'-0"

- 1) CONSULT LOCAL UTILITY & LOCAL CODES FOR PROPER GROUNDING REQUIREMENTS.
- 2) RECEPTACLES SHALL BE SPACED ACCORDINGLY SO THAT AT NO POINT SHALL THE FLOOR LINE IS MORE THAN 6'-0" FROM AN OUTLET. NO SPACES FURTHER APART THAN 12' UNLESS NOTED OTHERWISE OR PER ANY SPECIFIC CODES.
- 3) ALL RECEPTACLES IN BATHROOMS, GARAGES, OR OUTDOORS SHALL BE PROTECTED BY A GROUND FAULT INTERRUPTION SYSTEM (GFI) AND AS NOTED ON THE DRAWINGS.
- 4) OUTLET BOXES IN WALL BETWEEN THE LIVING AREA & THE GARAGE SHALL BE SET TO 4'-0" ABOVE FINISHED FLOOR.
- 5) SMOKE DETECTORS SHALL BE PLACED NO MORE THAN 12" FROM CLG. AND 3'-0" FROM DOOR OPENINGS. DETECTORS SHALL BE PERMANENTLY WIRED AND INTERCONNECTED. PROTECT ALL SLEEPING AREAS PER CODE.
- 6) SWITCH PLATES TO BE PLACED AT 4'-0" ABOVE FINISH FLOOR TO CENTER OF SWITCH TYPICAL.
- 7) ALL 15 AMP AND 20 AMP SMALL APPLIANCES CIRCUITS SHALL BE PROVIDED TO SERVICE THE KITCHEN, NOOK, & DINING AREAS. THESE CIRCUITS ARE TO HAVE NO OTHER OUTLETS. CONFORM TO NEC ART 220-3(C).
- 8) ALL LIGHTING FIXTURES LOCATED IN CLOSETS OR STORAGE AREAS SHALL BE LOCATED A MINIMUM OF 18" FROM ALL SHELVING.
- 9) PROVIDE 150 AMP ELECTRICAL SERVICE RANGING WITH WATER EJECT.
- 10) PROVIDE INTERCONNECT SWITCH FOR AIR HANDLER & SPACE REQUIRED.
- 11) PROVIDE OPTIMUM ELECTRICAL TO MASTER BATH TUB (OR AS REQUIRED) FOR FUTURE WHIRLPOOL HOOK UP.

ELECTRICAL SCHEDULE	
SYMBOL	DESCRIPTION
	<u>SINGLE POLE SWITCH</u>
	<u>3 WAY SWITCH</u>
	<u>110V OUTLET</u>
	<u>110V OUTLET - 4 PLEX</u>
	<u>220V OUTLET</u>
	<u>RECESSED CAN FIXTURE</u>
	<u>PENDANT FIXTURE</u>
	<u>SCONCE</u>
	<u>EXHAUST FAN</u>
	<u>OVER OR UNDERCOUNTER LIGHTING</u>
	<u>SMOKE DETECTOR</u>
	<u>CO DETECTOR</u>
	<u>VP ----VAPOR PROOF</u>
	<u>WP----WEATHER PROOF</u>
	<u>GF----GROUND FAULT INTERCEPTOR</u>
	<u>LV ----LOW VOLTAGE</u>
	<u>OS----OUTSIDE</u>
	<u>GD----GARAGE DISPOSAL</u>
	<u>DW----DIRECT WIRE</u>
NOTE:	ALL OUTLETS IN KITCHEN, GARAGE AND BATHROOMS TO BE G.F.I.

104 GLENN
AVENUE
ROCKWALL, TX
75087

DATE	DESCRIPTION
------	-------------

[illegible]

DATE	DESCRIPTION	REV
------	-------------	-----

[illegible]

☐ PRELIMINARY -
☒ BIDDING / PERMIT
☐ REVISION
☐ FOR CONSTRUCTION



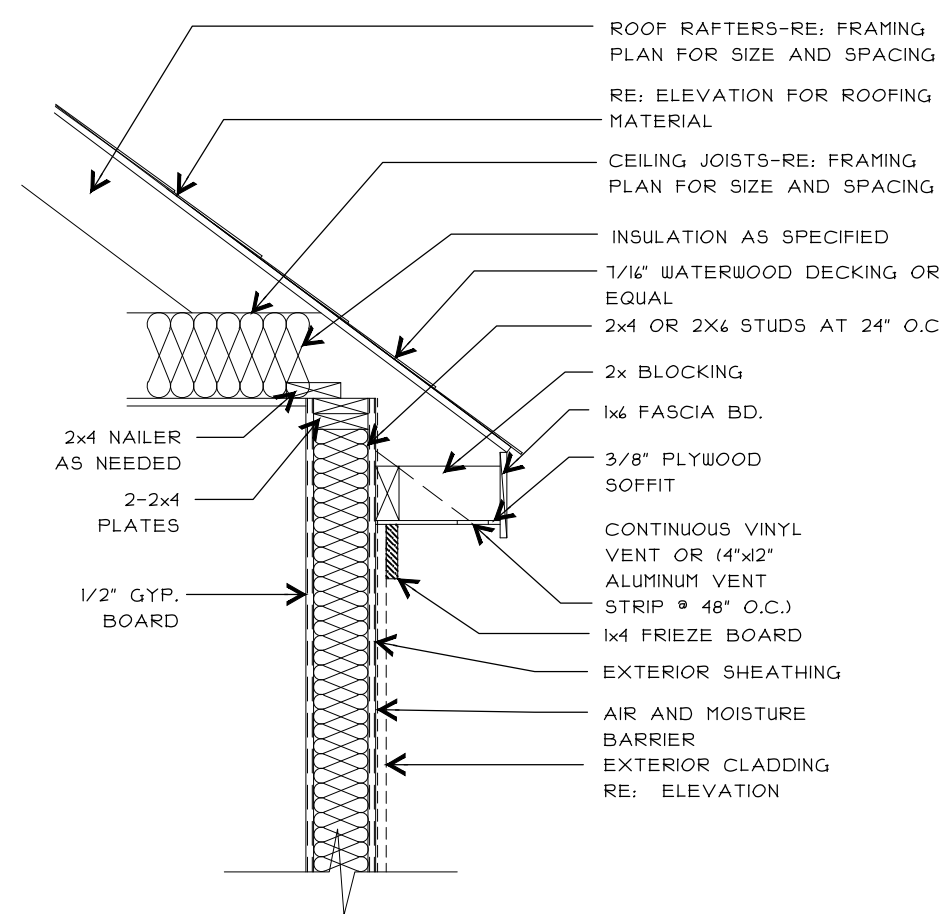
OWNER:
CONTRACTOR: JAVIER SILVA
support@jmscustomhomes.net
972-814-9462
DESIGNER: PATRA PHILLIPS
patra@fanningphillips.com
214-284-8734

ARCH. PROJ. #:	SCALE:
23102	REF. DRAWING

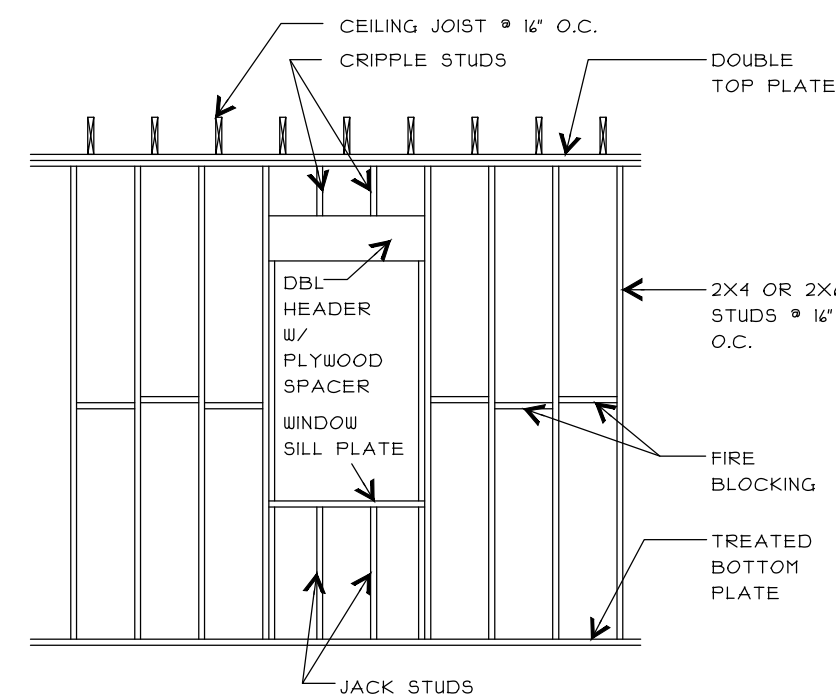
SHEET NO.

POWER PLAN

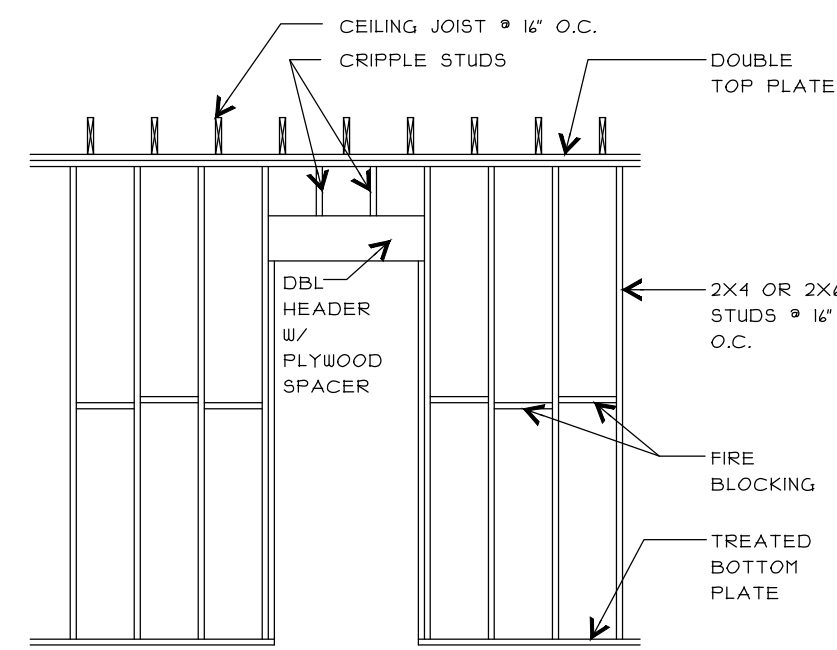
- 1.) COMPLY WITH ALL STATE AND LOCAL BUILDING CODES, ORDINANCES REGULATIONS CONCERNING AND PERTAINING TO CONSTRUCTION
- 2.) CONNECT ALL WATER, GAS, ELECTRIC, ETC., TO EXISTING UTILITIES IN ACCORDANCE WITH LOCAL CITY BUILDING CODES.
- 3.) PROVIDE TERMITE PROTECTION OVER COMPACTED OR GRANULAR FILL CODE.
- 4.) ALL FOOTINGS ARE TO EXTEND 12" BELOW GRADE MINIMUM PER LOCAL CODE.
- 5.) PROVIDE VENTILATION EQUAL TO 1 SQ. FT. PER 150 SQ. FT. OF ATTIC OR PER LOCAL CODES.
- 6.) $\frac{1}{2}$ " MIN. DRYWALL THROUGHOUT, $\frac{5}{8}$ " TYPE "X" AT GARAGE CEILING AT WALLS COMMON TO LIVING AREAS AND ENCLOSED SPACES OR PER PLANS.
- 7.) GYPSUM WALLBOARD INSTALLED AS A BACKING IN SHOWERS, TUB AREAS, LAUNDRY SPACES AND OTHER WET AREAS TO TYPE WR. IDENTIFIED AND REFERRED TO AS "GREEN BOARD" OR EQUIVALENT.
- 8.) ALL EXTERIOR AND INTERIOR GLASS GLAZING TO COMPLY WITH LOCAL CODES.



SQUARE FOOTAGE	AREAS
2266	FLOOR PLAN
423	2-CAR GARAGE
295	COVERED PORCH
349	COVERED PATIO
3333	TOTAL UNDER ROOF

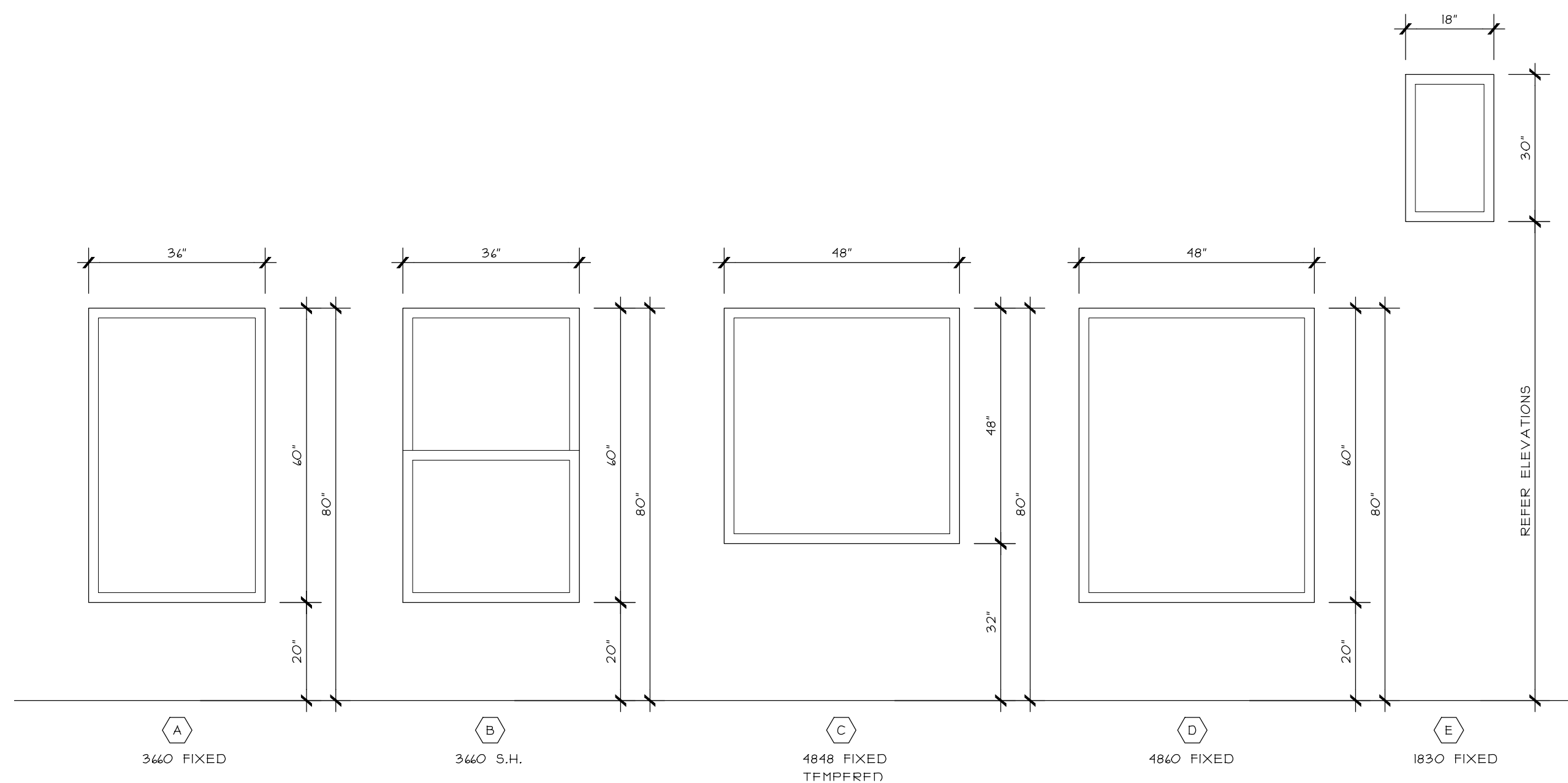


08 TYP. WINDOW
FRAMING DIAGRAM
SCALE: 1/4"=1'-0"



01 TYP. DOOR
FRAMING DIAGRAM
SCALE: 1/4"=1'-0"

GENERAL NOTE:
SLAB PLAN AND DIMENSIONS ARE PROVIDED AS A
COURTESY AND SHOULD NOT BE USED IN PLACE
OF AN ENGINEERED FOUNDATION PLAN. ALL SLAB
AND BRICK LEDGE DIMENSIONS MUST BE
VERIFIED BY GC TO THE FOUNDATION PLAN
PROVIDED BY A LICENSED STRUCTURAL
ENGINEER.



PAINTED TRIM BOARD

INSULATION WHERE INDICATED

WOOD BLOCKING

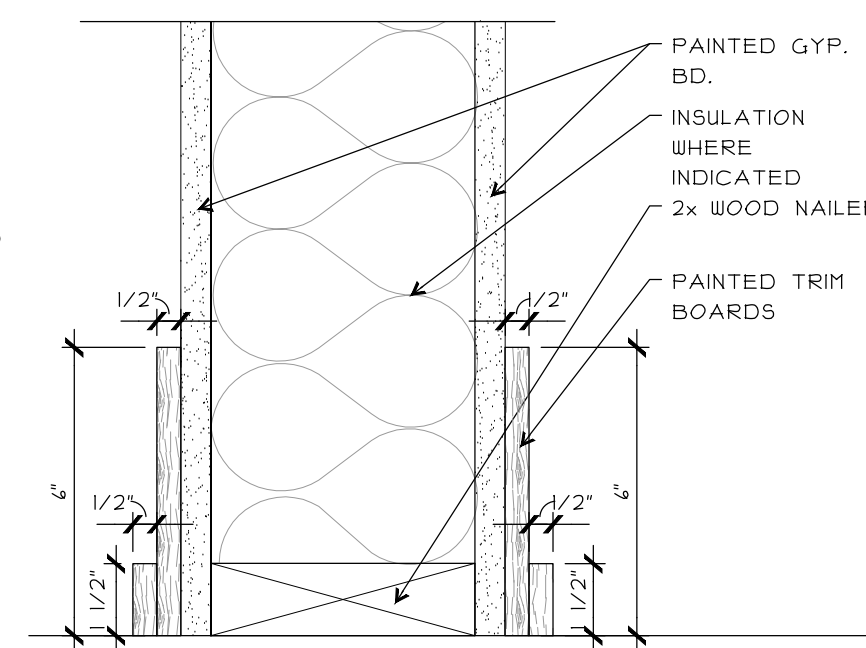
PAINTED WOOD DOOR JAMB

DOOR AS SPECIFIED

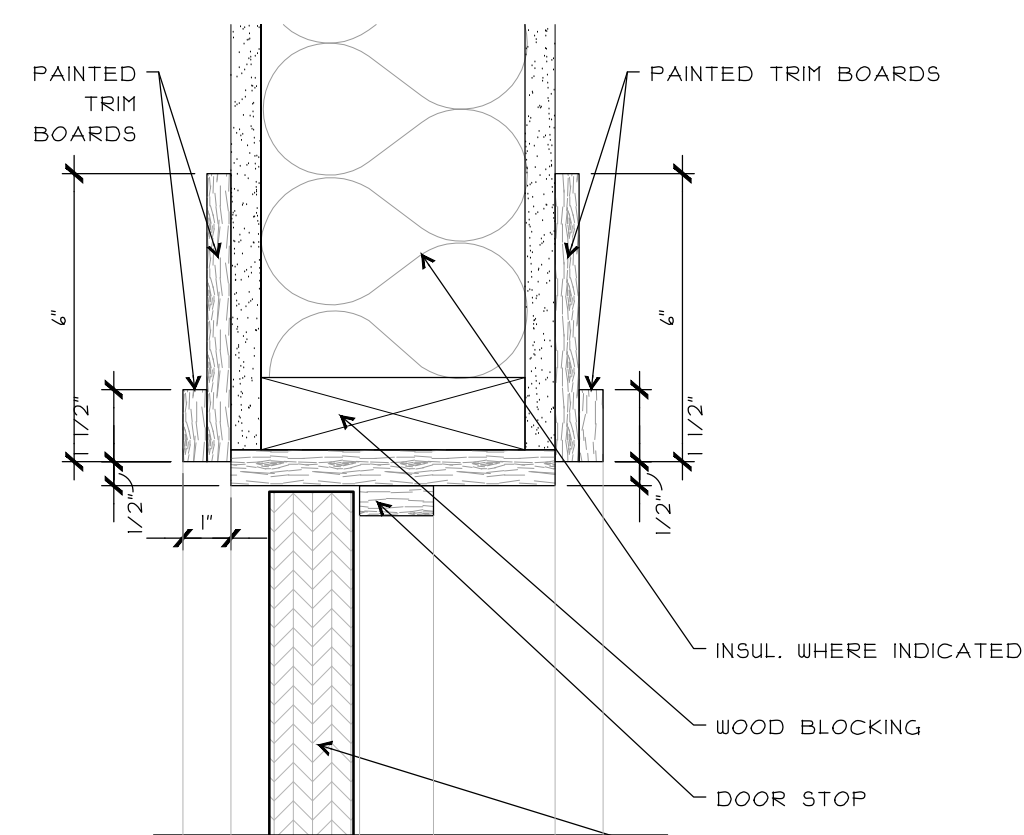
PAINTED GYP. BD.

Dimensions: 6", 1 1/2", 1/2", 1/2", 1 1/2"

06 DOOR JAMB DETAIL
SCALE: 3"=1'-0"



05 BASEBOARD DETAIL
SCALE: 3"=1'-0"

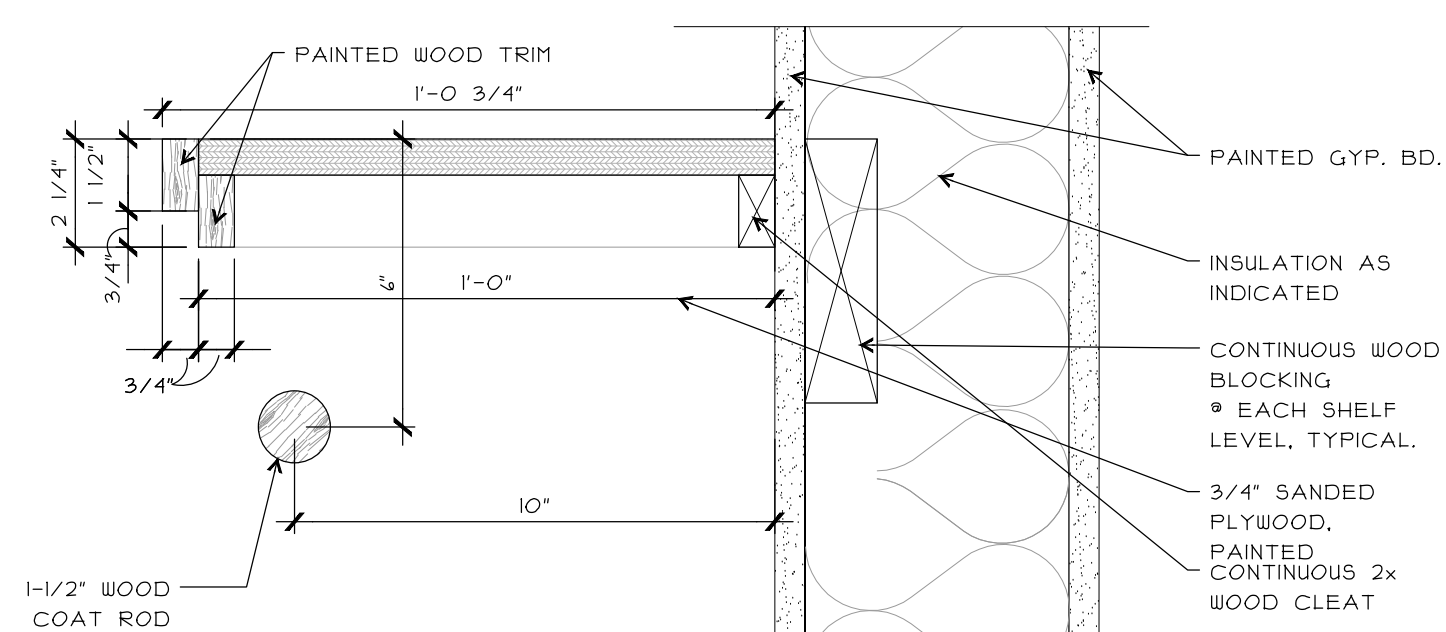


04 DOOR HEAD DETAIL
SCALE: 3"=1'-0"

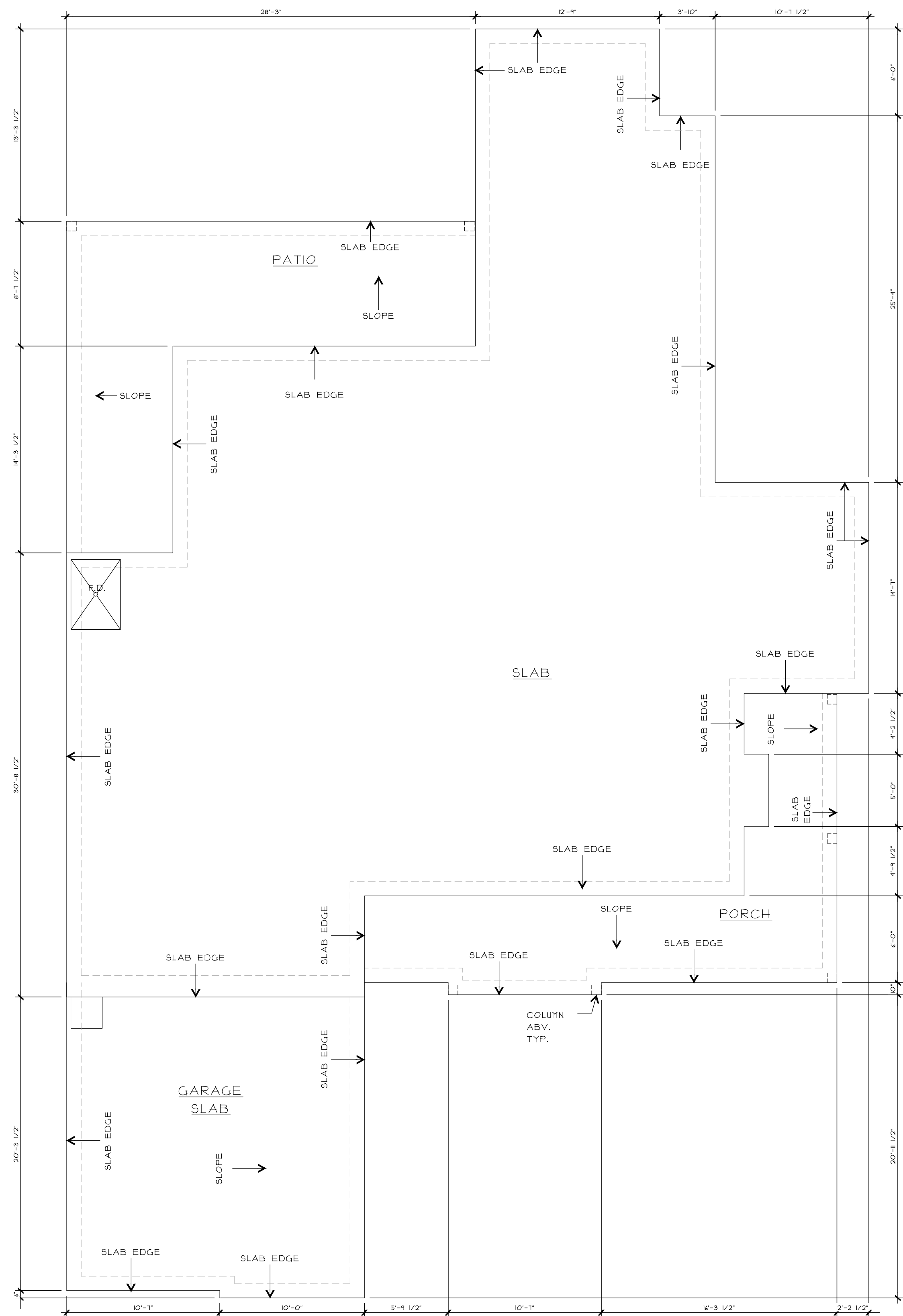
Technical cross-section diagram of a window assembly. The diagram illustrates the following components and dimensions:

- WINDOW AS SPECIFIED**: The central window unit.
- WOOD BLOCKING**: Located above the window unit.
- Dimensions**:
 - Top wood blocking: 1/2" (left), 2 1/2" (center), 1/4" (right).
 - Left trim: 4" (height), 1/4" (thickness).
 - Right trim: 4" (height), 1/2" (thickness).
 - Bottom trim: 3/4" (height).
- Layers (from left to right)**:
 - PAINTED TRIM BOARD**: The outermost left layer.
 - PAINTED GYP. BD.**: Gypsum board layer.
 - R-13 INSULATION**: Insulation layer.
 - SIDING AS SPECIFIED**: The exterior siding.
 - EXTERIOR SHEATHING**: Layer below the siding.
 - VAPOR BARRIER**: Layer below the sheathing.
 - TRIM BOARDS**: The inner right layer.

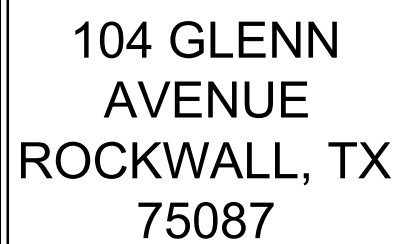
03 WINDOW SILL
SCALE: 3"=1'-0"



02 TYPICAL SHELF DETAIL
SCALE: 3"=1'-0"



01 ARCHITECTURAL SLAB PLAN
SCALE: 3/16"=1'-0"



DATE	DESCRIPTION
------	-------------

[illegible]

DATE	DESCRIPTION	REV.
------	-------------	------

[illegible]

☐ PRELIMINARY -
☒ BIDDING / PERMIT
☐ REVISION
☐ FOR CONSTRUCTION



OWNER:
CONTRACTOR: JAVIER SILVA
support@jmscustomhomes.net
972-814-9462
DESIGNER: PATRA PHILIPS
patra@fanningphilips.com
214-284-8734

ARCH. PROJ. #:	SCALE:
23102	REF. DRAWING

SHEET NO.

A3.1

NOTES, DETAILS
SCHEDULE, SLAB PLAN

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.24-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 5, BLOCK 1, L & W ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Javier Silva of JMS Custom Homes, LLC on behalf of Ruben Fragoso of RSR Capital LLC for the approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* on a 0.24-acre parcel of land identified as Lot 5, Block 1 of the L & W Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed as 104 Glenn Avenue, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.07, *Single-Family 10 (SF-10) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future

-- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 3RD DAY OF APRIL, 2023.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

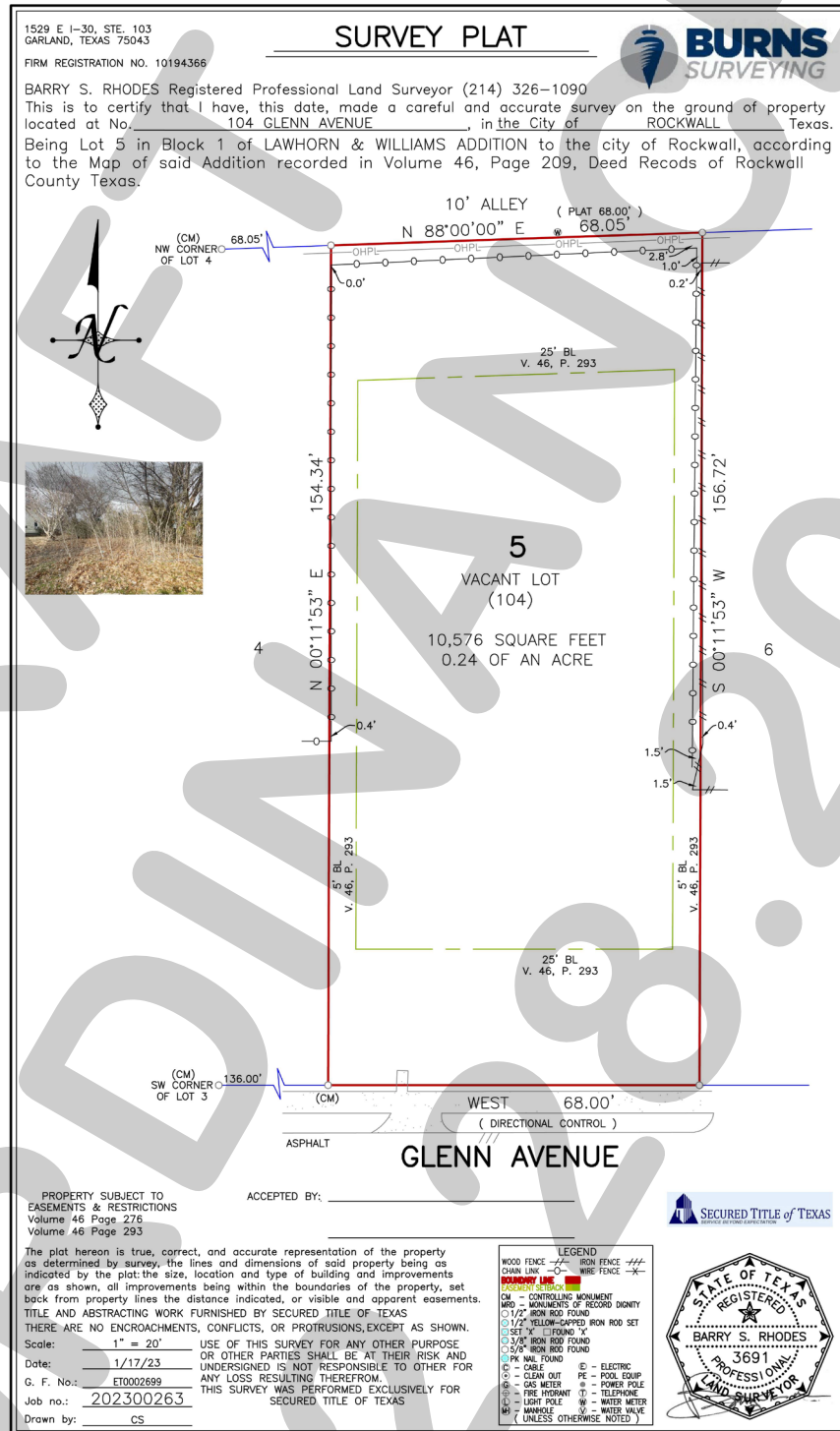
1st Reading: March 20, 2023

2nd Reading: April 3, 2023

Exhibit 'A':
Legal Description

Address: 104 Glenn Avenue

Legal Description: Lot 5, Block 1, L and W Addition



02 SURVEY
NO SCALE

Exhibit 'B':
Residential Plot Plan

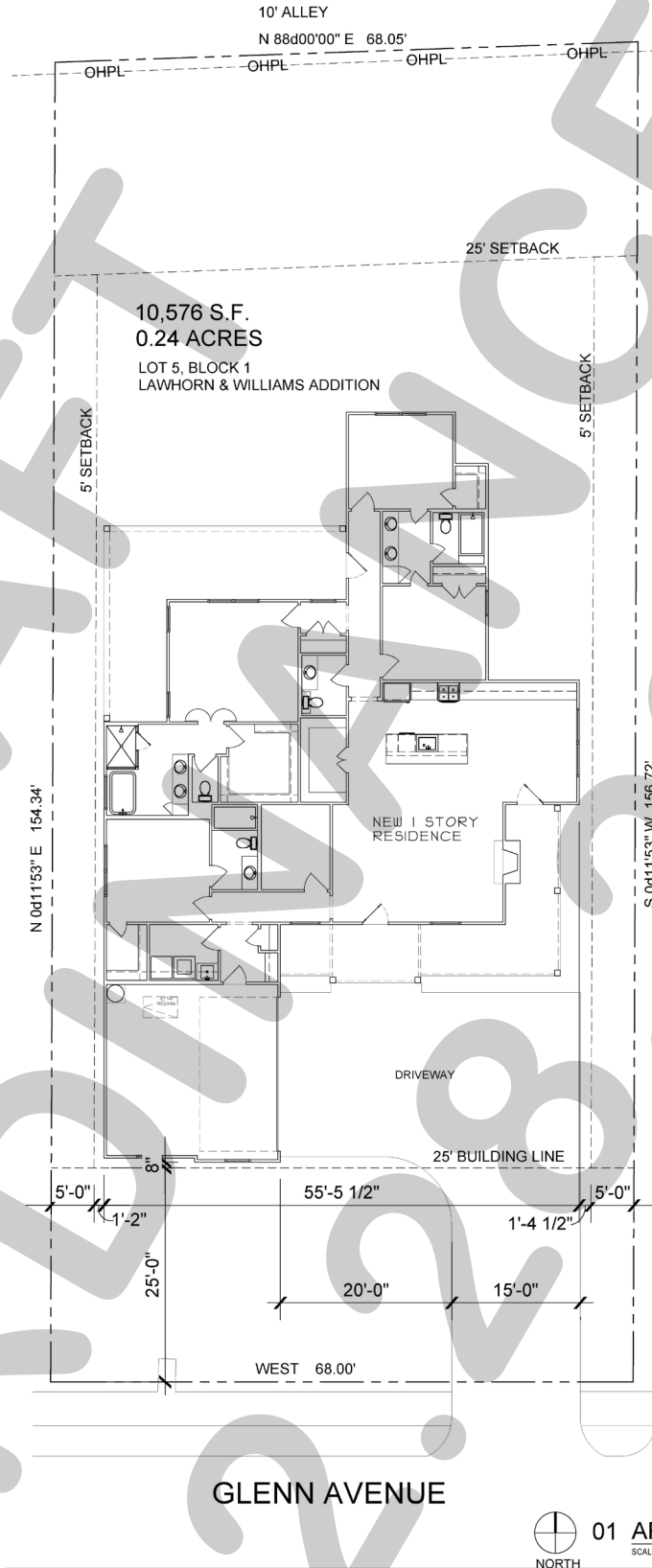
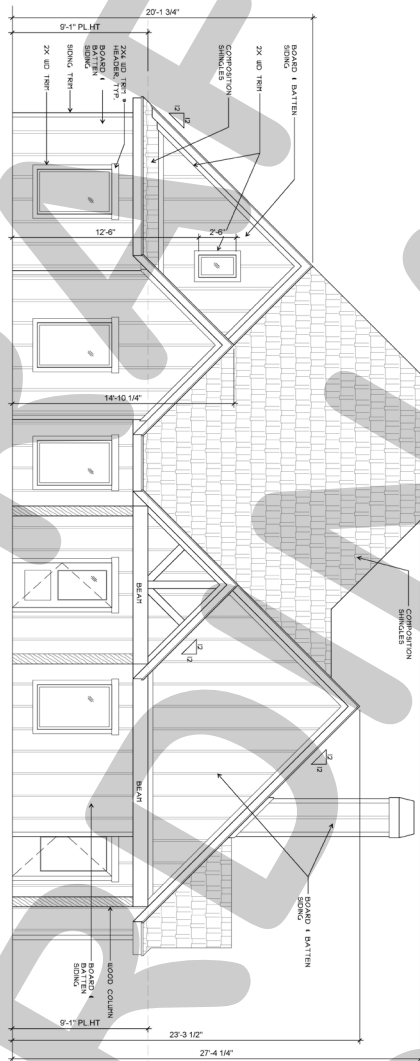
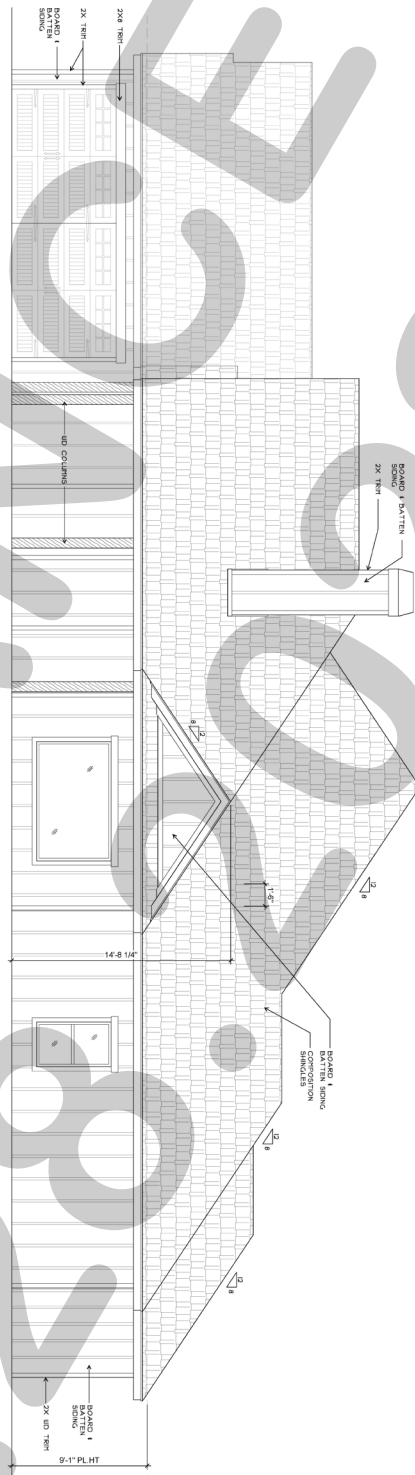


Exhibit 'C':
Building Elevations

01 SOUTH ELEVATION
SCALE 1/4"=1'-0"



02 EAST ELEVATION
SCALE 1/4"=1'-0"



The image displays two architectural elevation drawings of a building, labeled '01 NORTH ELEVATION' and '02 WEST ELEVATION'. Both drawings are overlaid with a large, diagonal 'DRAFT' watermark. The North Elevation (01) shows a building with a gabled roof, a chimney on the right side, and a porch area. The West Elevation (02) shows a building with a gabled roof and a chimney on the left side. Both drawings include dimensions and labels for various components such as 'BOARD & BATTEN SIDING', 'COMPOSITION SHINGLES', and '50 COLUMN'. The drawings are oriented vertically on the page.

01 NORTH ELEVATION
SCALE 1/8"=1'-0"

02 WEST ELEVATION
SCALE 1/8"=1'-0"

Z2023-011: SUP for 104 Glenn Avenue
Ordinance No. 23-XX; SUP # S-2XX

Page | 7

City of Rockwall, Texas

PROJECT COMMENTS



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

DATE: 2/23/2023

PROJECT NUMBER: Z2023-012

PROJECT NAME:

SITE ADDRESS/LOCATIONS: 2333 SADDLEBROOK LN

CASE CAPTION: Hold a public hearing to discuss and consider a request by Timothy S. and Susan M. Mack for the approval of a Specific Use Permit (SUP) to allow a Detached Garage on a one (1) acre parcel of land identified as all of Lot 9, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 16 (SF-16) District, addressed as 2333 Saddlebrook Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	02/22/2023	Approved w/ Comments
02/22/2023: -Need revised survey to show 50' drainage and utility easement			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	02/23/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/23/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/21/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/22/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/21/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	02/20/2023	Approved w/ Comments

02/20/2023: Z2023-012; Specific Use Permit (SUP) a Detached Garage at 2333 Saddlebrook Lane

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This request is for the approval of a Specific Use Permit (SUP) to allow a Detached Garage on a one (1) acre parcel of land identified as all of Lot 9, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, and addressed as 2333 Saddlebrook Lane.
- 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.
- M.3 For reference, include the case number (Z2023-012) in the lower right-hand corner of all pages on future submittals.
- I.4 According to the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC), a Detached Garage is allowed by-right in a Single-Family 16 (SF-16) District; however, the maximum size is limited to 144 SF. Any Detached Garage in excess of 625 SF requires a Specific Use Permit (SUP).
- I.5 In addition, the maximum number of accessory structures permitted on a property in a Single-Family 16 (SF-16) District is two (2). According to the Rockwall Central Appraisal District (RCAD), there are currently [1] a 96 SF storage building constructed in 2003, and [2] a 90 SF pergola constructed in 2020.
- M.6 Will any of the existing accessory structures be removed?
- I.7 The proposed Detached Garage will be 40-feet by 26-feet and have a building footprint of 1,040 SF. Based on this, the proposed structure appears to exceed the requirements for Detached Garage by 415 SF.
- I.8 The permitted height for a Detached Garage is 15-feet as measured to the mid-point of the pitched roof.
- M.9 What is the proposed height of the Detached Garage?
- I.10 Based on the submitted materials, staff has included the following Operational Conditions in the Specific Use Permit (SUP) ordinance:
- (1) The development of the Subject Property shall generally conform to the Site Plan as depicted in Exhibit 'B' of the Specific Use Permit (SUP) ordinance.
 - (2) The construction of a Detached Garage on the Subject Property shall generally conform to the Building Elevations depicted in Exhibit 'C' of the Specific Use Permit (SUP) ordinance.
 - (3) The Detached Garage shall not exceed a maximum building footprint or size of 1,040 SF.
 - (4) The maximum height of the Detached Garage shall not exceed a maximum of 15-feet as measured from the mid-point of the pitched roof.
 - (5) The Detached Garage shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
 - (6) No additional accessory structures shall be permitted on the Subject Property.
- M.11 Please review the attached Draft Ordinance prior to the February 28, 2023 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than March 14, 2023. In reviewing the Draft Ordinance, please pay close attention to staff's suggestions.
- I.12 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 7, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 14, 2023 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on February 28, 2023.
- I.13 The projected City Council meeting dates for this case will be March 20, 2023 (1st Reading) and April 3, 2023 (2nd Reading).



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. **22083-012**

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 **2333 Saddlebrook Lane**

SUBDIVISION **Saddlebrook Estates**

LOT **9** BLOCK **A**

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE **1**

LOTS [CURRENT]

LOTS [PROPOSED]

- ☐ **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 **Timothy S. Mack & Susan M. Mack** ☐ APPLICANT **SAME**
CONTACT PERSON **Tim Mack** CONTACT PERSON **[Signature]**
ADDRESS **2333 Saddlebrook Lane** ADDRESS **[Signature]**

CITY, STATE & ZIP **Rockwall Tx 75087**

CITY, STATE & ZIP

PHONE **720-390-6737**

PHONE

E-MAIL **timothy.mack1968@gmail.com**

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED **Susan M. Mack** [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 \$ **219.30** TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE **16th** DAY OF **February**, 20**23** BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

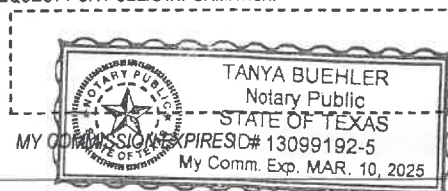
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE **16th** DAY OF **February**, 20**23**

OWNER'S SIGNATURE

Susan M. Mack

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Tanya Buehler





Case Number: Z2023-012 SUP for a Detached Garage at 2333 Saddlebrook



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.

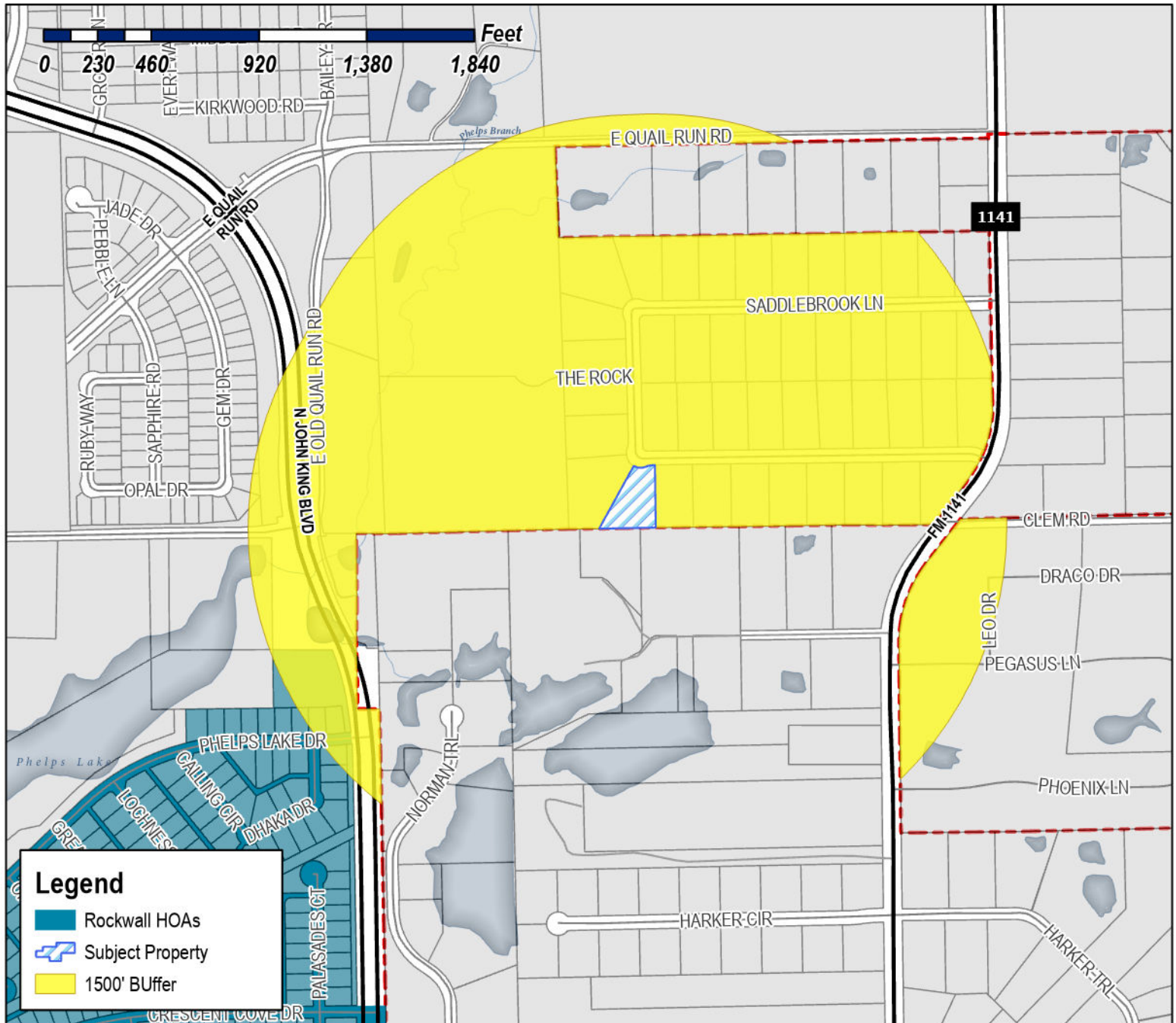




City of Rockwall

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

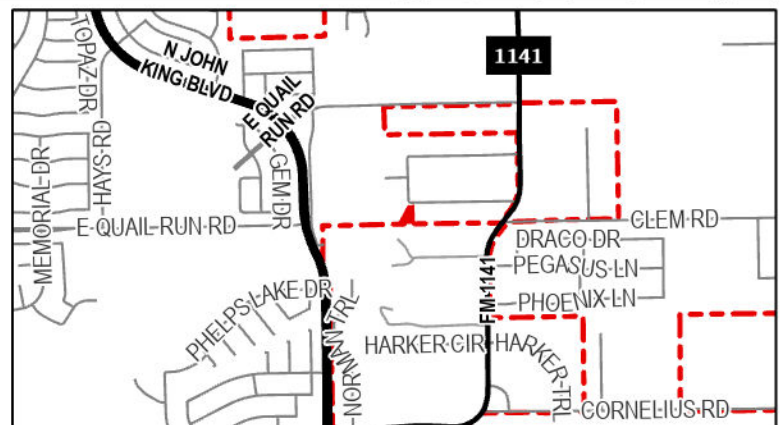
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2023-012
Case Name: SUP for Detached Garage
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2333 Saddlebrook Lane

Date Saved: 2/17/2023

For Questions on this Case Call (972) 771-7745



From: [Lee, Henry](#)
Cc: [Miller, Ryan](#); [Ross, Bethany](#); [Lee, Henry](#)
Subject: Neighborhood Notification Program [Z2023-012]
Date: Friday, February 17, 2023 4:37:17 PM
Attachments: [HOA Map \(02.17.2023\).pdf](#)
[Public Notice \(02.17.2023\).pdf](#)

HOA/Neighborhood Association Representative:

Per your participation in the [Neighborhood Notification Program](#), you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on February 24, 2023. The Planning and Zoning Commission will hold a public hearing on Tuesday, March 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 20, 2023 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website:
<https://sites.google.com/site/rockwallplanning/development/development-cases>.

Z2023-012: SUP for a Detached Garage at 2333 Saddlebrook

Hold a public hearing to discuss and consider a request by Timothy S. and Susan M. Mack for the approval of a [Specific Use Permit \(SUP\)](#) to allow a *Detached Garage* on a one (1) acre parcel of land identified as all of Lot 9, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2333 Saddlebrook Lane, and take any action necessary.

Thank you,



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



City of Rockwall

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

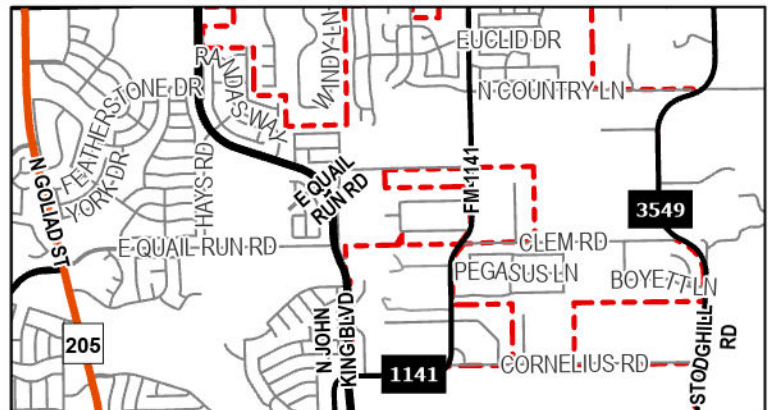
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2023-012
Case Name: SUP for Detached Garage
Case Type: Zoning
Zoning: Single-Family 16 (SF-16) District
Case Address: 2333 Saddlebrook Lane

Date Saved: 2/17/2023

For Questions on this Case Call: (972) 771-7746



WHITE JOHN C & PAMELA E
2332 SADDLEBROOK LN
ROCKWALL, TX 75087

GILKINSON DOYLE D & LORA A
2369 SADDLEBROOK LN
ROCKWALL, TX 75087

COOK HEIDI AND BRYAN
2348 SADDLEBROOK LN
ROCKWALL, TX 75087

HARVEY LEE L AND MARIA J PEREIRA
2361 SADDLEBROOK LN
ROCKWALL, TX 75087

PROCTOR CAROLYN
2365 SADDLEBROOK LN
ROCKWALL, TX 75087

MUGGEO THOMAS & PATRICIA M
2317 SADDLEBROOK LN
ROCKWALL, TX 75087

ROBINSON RONNIE D & VERONICA A
2321 SADDLEBROOK LN
ROCKWALL, TX 75087

CONFIDENTIAL
2325 SADDLEBROOK LN
ROCKWALL, TX 75087

FISK JENNIFER
2336 SADDLEBROOK LN
ROCKWALL, TX 75087

WRIGHT MARTY ALLEN & DEBRA KAY
2340 SADDLEBROOK LN
ROCKWALL, TX 75087

TROISE GUTHRIE CHASE
2341 SADDLEBROOK LN
ROCKWALL, TX 75087

SCHALE WILLIAM AND CORTNEY
2345 SADDLEBROOK LN
ROCKWALL, TX 75087

BROWN CHRISTOPHER & SHELLEY
2329 SADDLEBROOK LN
ROCKWALL, TX 75087

WHANNELL DAN & TAMMY
2333 SADDLEBROOK LN
ROCKWALL, TX 75087

THOMAS WILLARD L AND PEGGY J
2337 SADDLEBROOK LN
ROCKWALL, TX 75087

AMUNDSON DAVID O & ALICIA K
2328 SADDLEBROOK LN
ROCKWALL, TX 75087

OCCUPANT
1800 E QUAIL RUN RD
ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO
815 T.L. TOWNSEND
ROCKWALL, TX 75087

TYLER WILLIAM L AND VANITA RAE
1501 THE ROCK
ROCKWALL, TX 75087

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2023-012: Specific Use Permit (SUP) for a Detached Garage at 2333 Saddlebrook Lane

Hold a public hearing to discuss and consider a request by Timothy S. and Susan M. Mack for the approval of a Specific Use Permit (SUP) to allow a Detached Garage on a one (1) acre parcel of land identified as all of Lot 9, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 16 (SF-16) District, addressed as 2333 Saddlebrook Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, March 14, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, March 20, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Henry Lee
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, March 20, 2023 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. Z2023-012: Specific Use Permit (SUP) for a Detached Garage at 2333 Saddlebrook Lane

Please place a check mark on the appropriate line below:

- ☐ I am in favor of the request for the reasons listed below.
- ☐ I am opposed to the request for the reasons listed below.

Name:

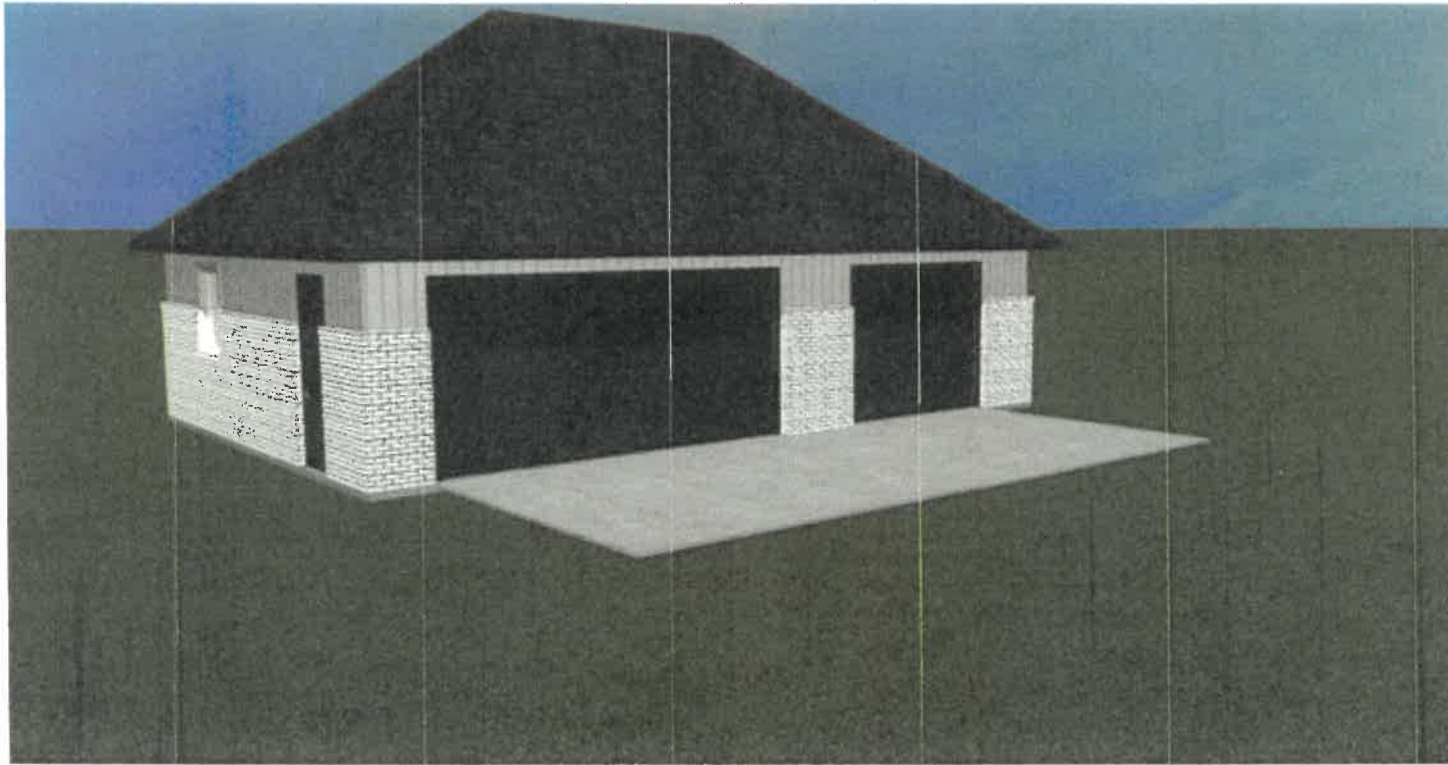
Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Rendering of proposed 'Special Use' building.

Concrete slab, wood frame, exterior walls brick / vertical siding, composite shingles, aluminum garage doors, SH vinyl windows, secure steel entry door and all paint to match current residence,

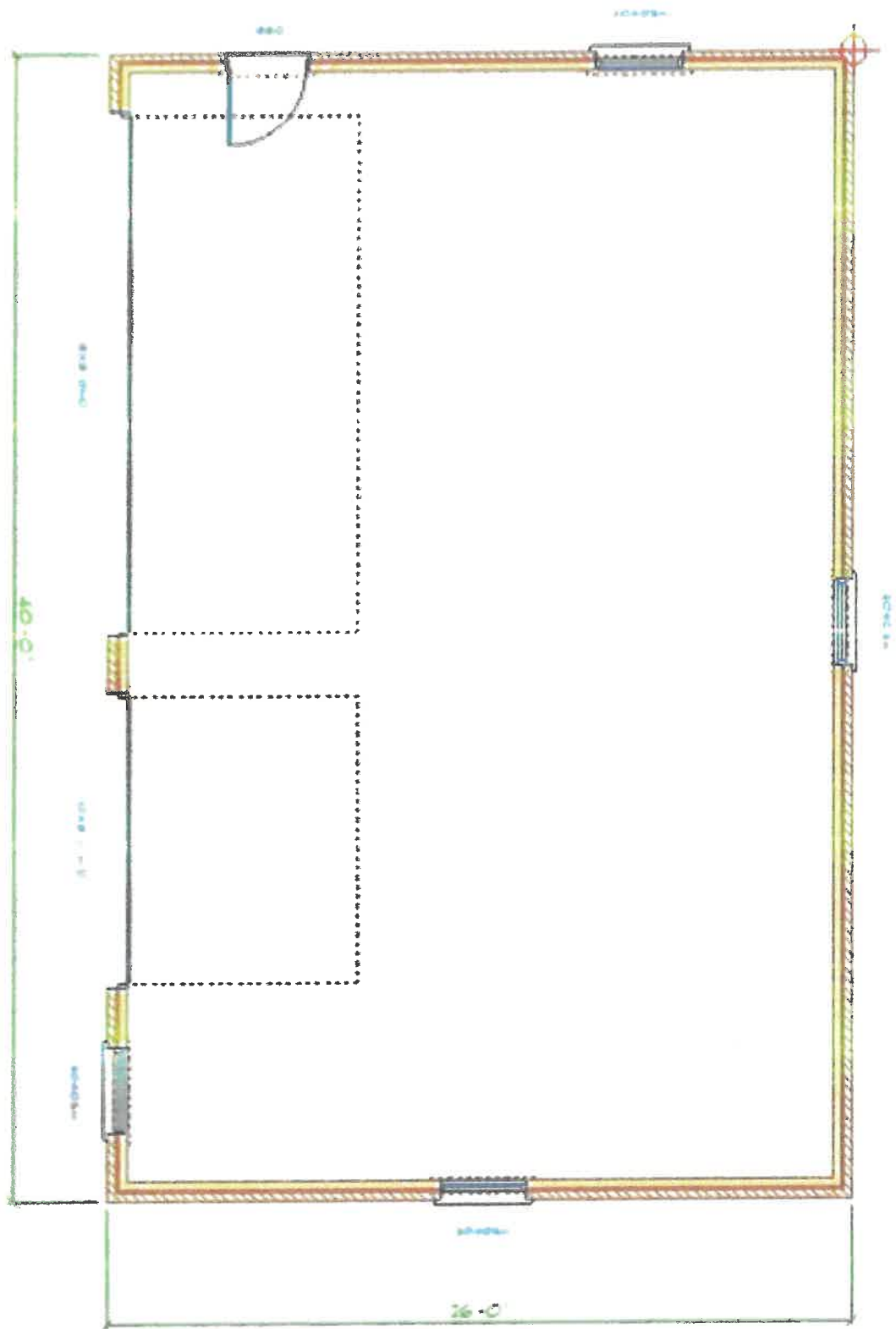


Existing Residence Elevations:

Depicting brick, vertical siding, roof line, composite shingle, windows, garage doors and paint colors.

Like and matching materials will be used on the 'Special Use' building.





CITY OF ROCKWALL

ORDINANCE NO. ~~23-XX~~

SPECIFIC USE PERMIT NO. ~~S-2XX~~

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [~~ORDINANCE NO. 20-02~~] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *DETACHED GARAGE* ON A ONE (1) ACRE PARCEL OF LAND IDENTIFIED AS LOT 9, BLOCK A, SADDLEBROOK ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Timothy S. and Susan M. Mack for the approval of a *Specific Use Permit (SUP)* to allow a *Detached Garage* on a one (1) acre parcel of land identified as Lot 9, Block A, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2333 Saddlebrook Lane, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to allow for the construction of a *Detached Garage* in accordance with Article 04, *Permissible Uses*, the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.06, *Single-Family 16 (SF-16) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a *Detached Garage* on the *Subject Property* and conformance to these operational conditions are required:

- (1) The development of the *Subject Property* shall generally conform to the Site Plan as depicted in *Exhibit 'B'* of this ordinance.
- (2) The construction of a *Detached Garage* on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
- (3) The *Detached Garage* shall not exceed a maximum building footprint or size of 1,040 SF.
- (4) The maximum height of the *Detached Garage* shall not exceed a maximum of 15-feet as measured from the mid-point of the pitched roof.
- (5) The *Detached Garage* shall not be sold or conveyed separately from the single-family home without meeting the requirements of the zoning district and subdivision ordinance.
- (6) No additional accessory structures shall be permitted on the Subject Property.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 3RD DAY OF APRIL, 2023.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: March 20, 2023

2nd Reading: April 3, 2023

Exhibit 'A'
Location Map and Legal Description

Address: 2333 Saddlebrook Lane

Legal Description: Lot 9, Block A, Saddlebrook Estates Addition

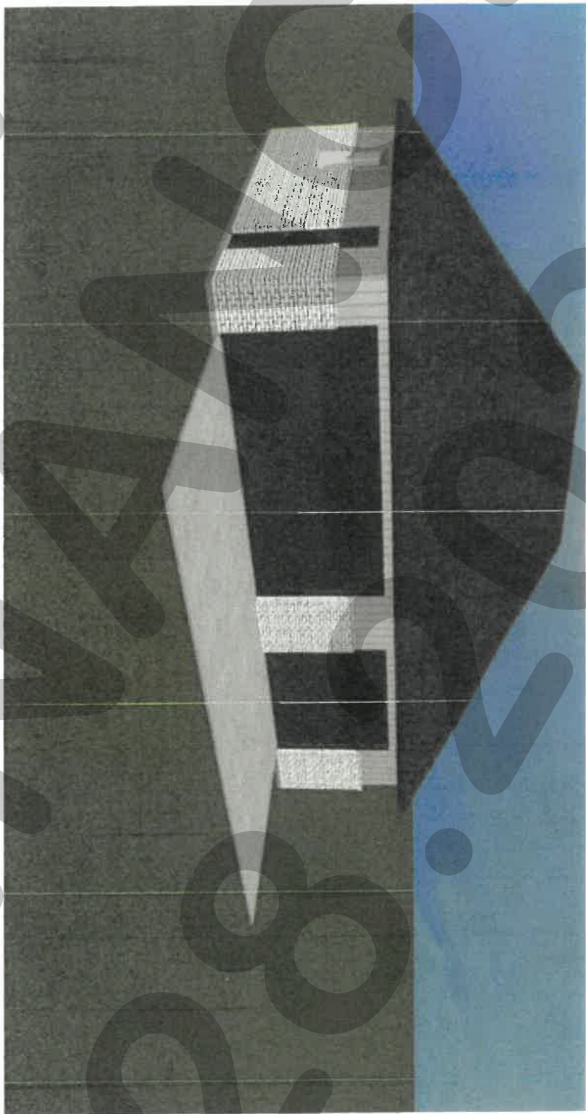


[illegible]

Exhibit 'C':
Building Elevations

Concrete slab, wood frame, exterior walls brick / vertical siding, composite shingles, aluminum garage doors, SH vinyl windows, secure steel entry door and all paint to match current residence,

Rendering of proposed 'Special Use' building.



Existing Residence Elevations:
Like and matching materials will be used on the 'Special Use' building.



PROJECT COMMENTS



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

DATE: 2/23/2023

PROJECT NUMBER: Z2023-013
PROJECT NAME: SUP for Residential Infill at 118 Blanche Drive
SITE ADDRESS/LOCATIONS: 118 BLANCHE DR
CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Ryan Miller	02/20/2023	Approved w/ Comments

02/20/2023: Z2023-013; Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 118 Blanche Drive
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision on a 0.1650-acre parcel of land identified as Lot 837A of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District, and addressed as 118 Blanche Drive.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

M.3 For reference, include the case number (Z2023-013) in the lower right-hand corner of all pages on future submittals.

I.4 According to Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is located within the Lake Rockwall Estate Subdivision, which has been in existence since prior to 1968, consists of more than five (5) lots, and is considered to be more than 90% developed.

I.5 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that "(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision ... {and} all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision."

M.6 According to Subsection 04.01(B), Lots Less Than Five (5) Acres, of Article 06, Parking and Loading, "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front building façade for front entry garages, unless it is a J-Swing garage where the garage door is perpendicular to the street." In this case the proposed garage is located an estimated eight (8) feet in front of the front façade of the proposed single-family home. This will require discretionary approval of the City Council pending a recommendation from the Planning and Zoning Commission.

M.7 Please review the attached Draft Ordinance prior to the February 28, 2023 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than March 7, 2023.

I.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 7, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 14, 2023 Planning and Zoning Commission Public Hearing Meeting.

I.9 The projected City Council meeting dates for this case will be March 20, 2023 (1st Reading) and April 3, 2023 (2nd Reading).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	02/22/2023	Approved w/ Comments
02/22/2023: - 10' Utility easement at the back of lot. - Driveway culvert to be engineered. Min City requirement is 18" RCP with concrete headwalls. - 5' minimum sidewalk and can't block drainage along Blanche. - 5' Sidewalk existing along County Line.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	02/23/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/23/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/21/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/22/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/21/2023	Approved
No Comments			



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 118 Blanche, Rockwall TX 75032

SUBDIVISION Rockwall Lake Properties Development LOT 837-A BLOCK _____

GENERAL LOCATION County Line Rd, across from baseball field

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Residential

CURRENT USE Residential

PROPOSED ZONING Single-family residential

PROPOSED USE Residential

ACREAGE 0.167

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 MBA Custom Homes

☐ APPLICANT MBA Custom Homes

CONTACT PERSON Kevin Osornio

CONTACT PERSON Kevin Osornio

ADDRESS 430 Renee

ADDRESS 430 Renee

CITY, STATE & ZIP Rockwall TX 75032

CITY, STATE & ZIP Rockwall TX 75032

PHONE 972-672-7978

PHONE 972-672-7978

E-MAIL oskevest+95@yahoo.com

E-MAIL oskevest+95@yahoo.com

NOTARY VERIFICATION [REQUIRED]

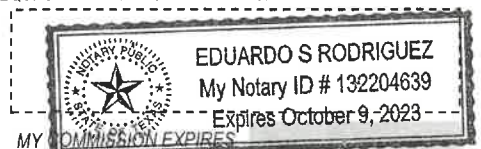
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kevin Osornio [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

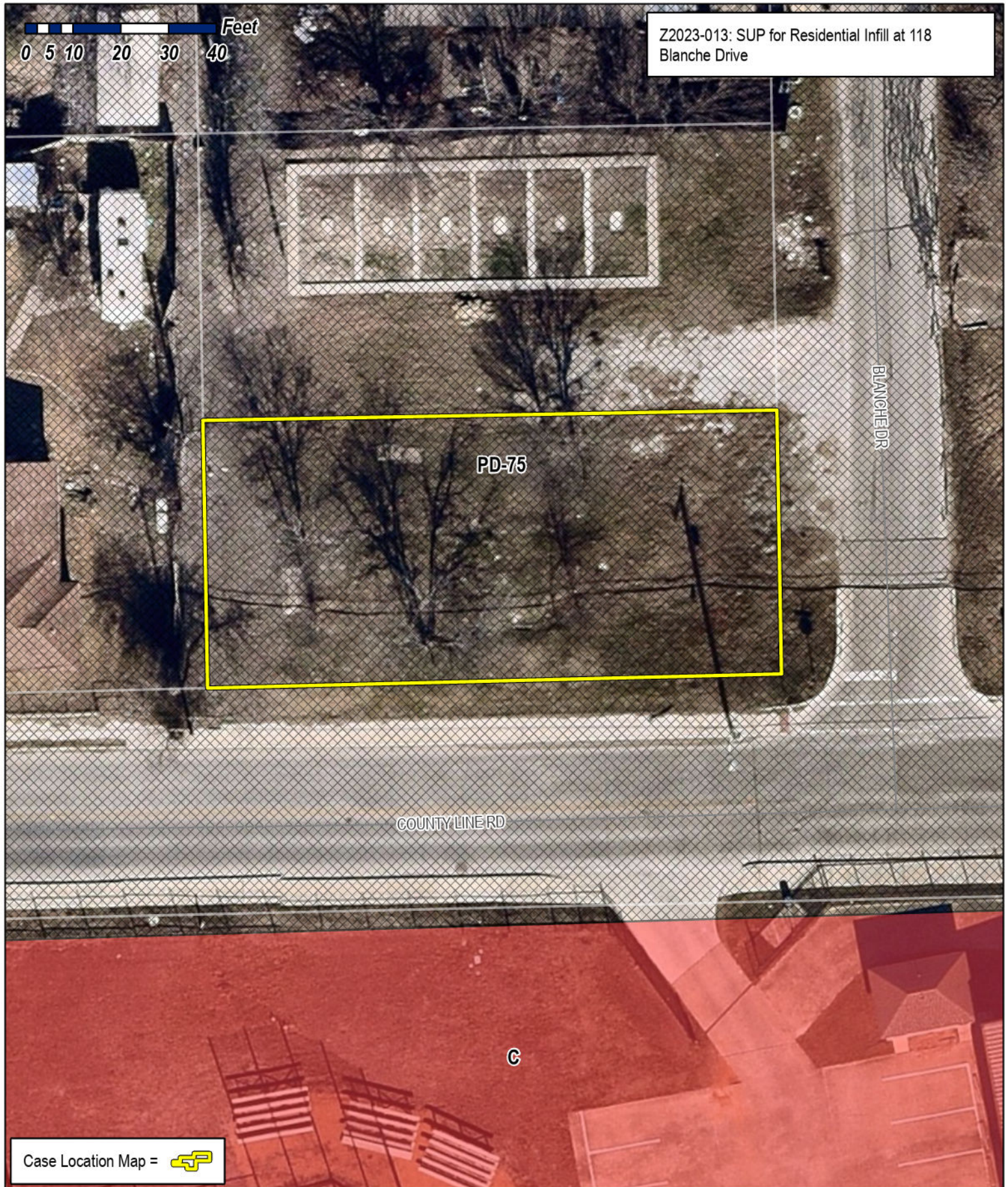
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 43.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF February 2023 BY SIGNING THIS APPLICATION, 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 February 2023

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]





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.

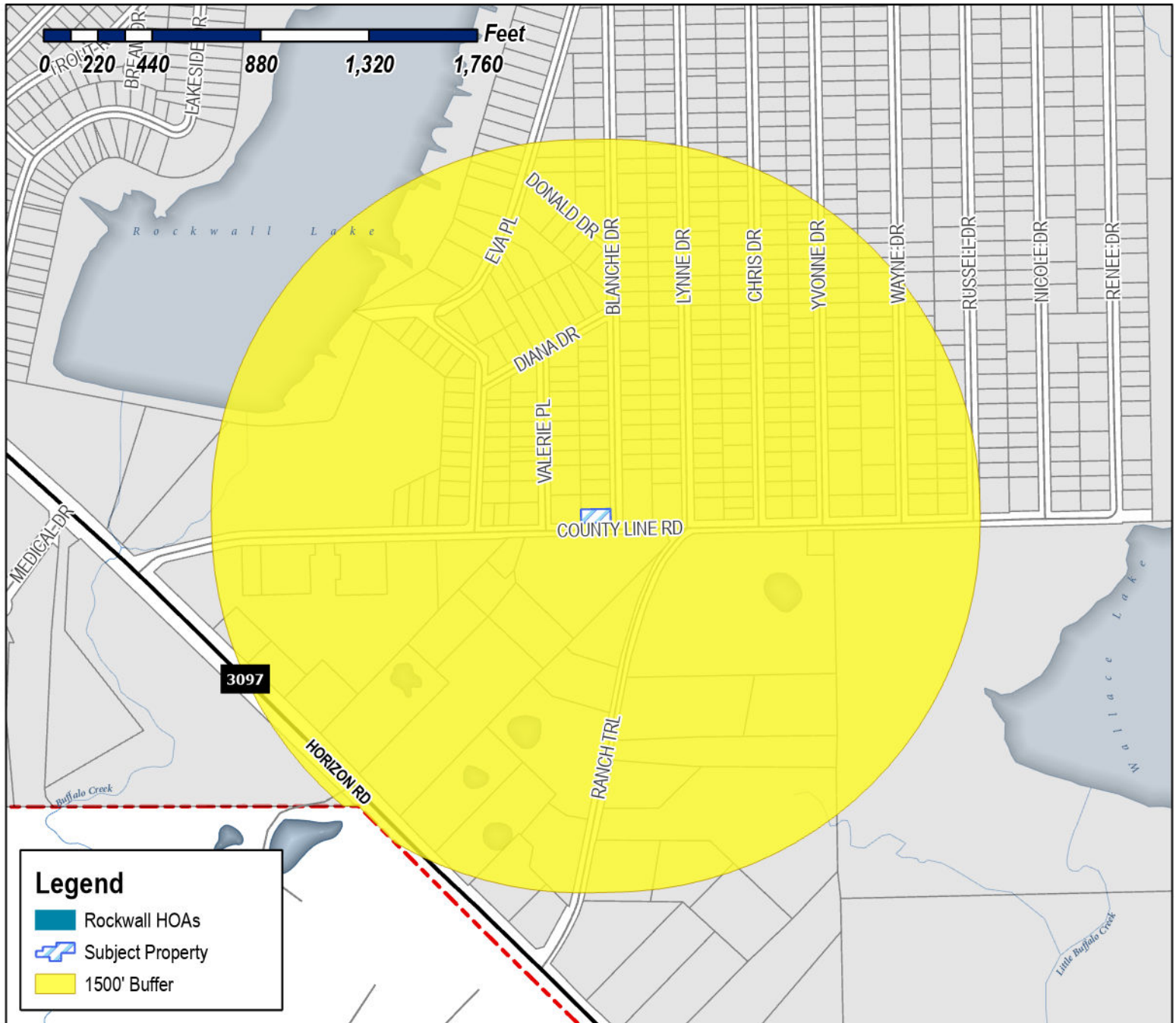




City of Rockwall

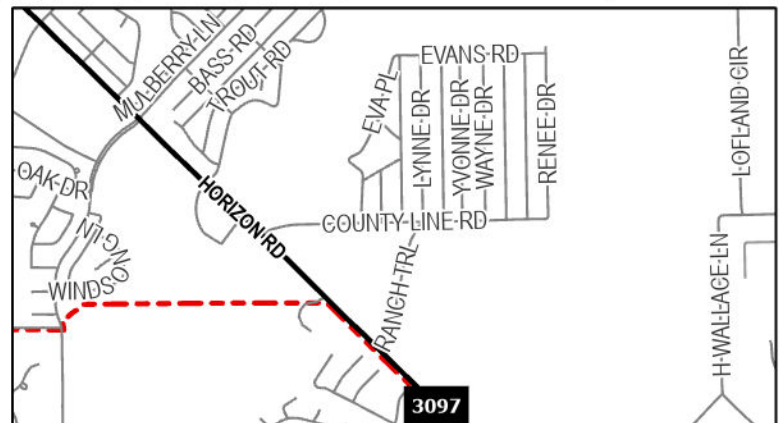
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.



Case Number: Z2023-013
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development 75 (PD-75) District
Case Address: 118 Blanche Drive

Date Saved: 2/17/2023
For Questions on this Case Call (972) 771-7745

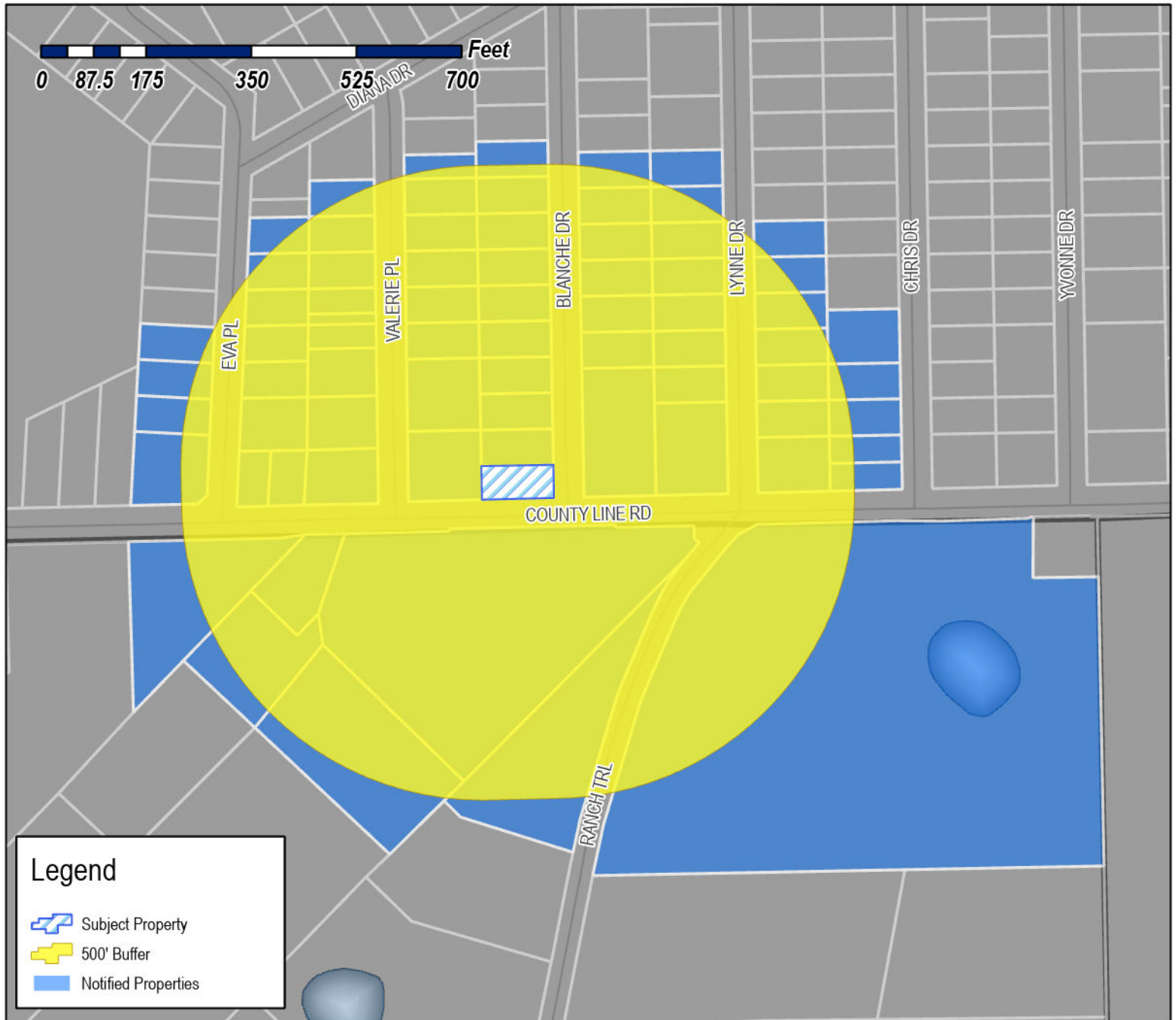




City of Rockwall

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.



Legend

- Subject Property
- 500' Buffer
- Notified Properties

Case Number: Z2023-013
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development 75
(PD-75) District
Case Address: 118 Blanche Drive

Date Saved: 2/17/2023

For Questions on this Case Call: (972) 771-7746



OCCUPANT
121 LYNNE DR
ROCKWALL, TX
75032

MAYES CHRISTOPHER
210 CARRIAGE HILL LN
HEATH, TX
75032

OCCUPANT
112 CHRIS DR
ROCKWALL, TX
75032

ROCKWALL HOUSING DEVELOPMENT
CORPORATION
787 HAIL DRIVE
ROCKWALL, TX
75032

OCCUPANT
131 LYNNE DR
ROCKWALL, TX
75032

DIAZ JOSE LUIS
494 LYNNE DR
ROCKWALL, TX
75032

OCCUPANT
130 CHRIS DR
ROCKWALL, TX
75032

CARES HOME BUILDER INC
705 LAKESIDE DR
ROCKWALL, TX
75032

OCCUPANT
144 LYNNE DR
ROCKWALL, TX
75032

MBA CUSTOM HOMES LLC
430 RENEE DRIVE
ROCKWALL, TX
75032

OCCUPANT
143 LYNNE DR
ROCKWALL, TX
75032

DIAZ JOSE LUIS
494 LYNNE DR
ROCKWALL, TX
75032

SANCHEZ ROSA &
ISMAEL PALACIOS
140 CHRIS DR
ROCKWALL, TX
75032

VARGAS RICARDO
149 BLANCHE DR
ROCKWALL, TX
75032

OCCUPANT
154 LYNNE DR
ROCKWALL, TX
75032

MBA CUSTOM HOMES LLC
430 RENEE DRIVE
ROCKWALL, TX
75032

PEREZ GILBERTO AND
JUANITA PEREZ
157 LYNNE DR
ROCKWALL, TX
75032

URBINA ARACELI C
209 BLANCHE DR
ROCKWALL, TX
75032

CRUZ MARIA D AND IGNACIO D
212 LYNNE DR
ROCKWALL, TX
75032

TEPOX FABIOLA DOMINGUEZ
159 VALERIE PL
ROCKWALL, TX
75032

OCCUPANT
149 VALERIE PL
ROCKWALL, TX
75032

HERNANDEZ SONIA BETANCOURT
134 YVONNE DR
ROCKWALL, TX
75032

GARCIA JOSE
195 BLANCHE DR
ROCKWALL, TX
75032

OCCUPANT
204 LYNNE DR
ROCKWALL, TX
75032

CRUZ MARIA D AND IGNACIO D
212 LYNNE DR
ROCKWALL, TX
75032

RAMIREZ PETRA
384 COUNTY LINE RD
ROCKWALL, TX
75032

MONTELONGO MOISES
135 EVA PL
ROCKWALL, TX
75032

OCCUPANT
810 E. DOUGHERTY DR
GARLAND, TX
75041

PAVON MARISOL
132 VALERIE PL
ROCKWALL, TX
75032

OCCUPANT
178 VALERIE PL
ROCKWALL, TX
75032

MAZARIEGOS EDGAR & SONIA I
3248 BLACKLAND RD
ROYSE CITY, TX
75189

MORALES RAMIRO JR
173 EVA PL
ROCKWALL, TX
75032

TOVAR JUAN GABRIEL
202 VALERIE PL
ROCKWALL, TX
75032

CASTANEDA AARON JAIME CHAPELA
154 EVA PL
ROCKWALL, TX
75032

DEL RIO ALBERTO & MONICA
162 EVA PL
ROCKWALL, TX
75032

OCCUPANT
420 COUNTY LINE RD
ROCKWALL, TX
75032

NAVA GUILLIERMO & VANESSA
1167 SMITH ACRES DR
ROYSE CITY, TX
75189

HERNANDEZ JOSE O AND MIRIAM G
SALAZAR AND
JESUS HERNANDEZ SALAZAR
164 LYNNE DR
ROCKWALL, TX
75032

GOMEZ ALEJANDRO
175 BLANCHE DR
ROCKWALL, TX
75032

PALACIOS ARIEL
178 LYNNE DR
ROCKWALL, TX
75032

OCCUPANT
179 LYNNE DR
ROCKWALL, TX
75032

CRUZ IGNACIO
212 LYNNE DR
ROCKWALL, TX
75032

OCCUPANT
185 BLANCHE DR
ROCKWALL, TX
75032

GUTIERREZ DONATILO & BLANCA
6514 BUNKER HILL CT
ROWLETT, TX
75089

OCCUPANT
192 LYNNE DR
ROCKWALL, TX
75032

GUTIERREZ DONATILO & BLANCA
6514 BUNKER HILL CT
ROWLETT, TX
75089

RETANA JOSE L
187 LYNNE DR
ROCKWALL, TX
75032

OCCUPANT
187 VALERIE PL
ROCKWALL, TX
75032

CARMONA JOSE ROBERTO &
MARIA BLANCA RESENDIZ
397 CHRIS DR
ROCKWALL, TX
75032

ALVAREZ FRANCISCO J
190 BLANCHE DR
ROCKWALL, TX
75032

CANADY JERRY ANN
199 VALERIE PL
ROCKWALL, TX
75032

ARROYO MARGARITO &
LUCIA ARROYO-ESPINOSA
202 BLANCHE DR
ROCKWALL, TX
75032

OCCUPANT
115 EVA PL
ROCKWALL, TX
75032

SILVA JUAN C
8766 CR 2586
ROYSE CITY, TX
75189

OCCUPANT
109 BLANCHE DR
ROCKWALL, TX
75032

VARGAS RICARDO
149 BLANCHE DR
ROCKWALL, TX
75032

OCCUPANT
124 LYNNE DR
ROCKWALL, TX
75032

FERNANDEZ URBANO
1235 VZ CR3425
WILLS POINT, TX
75169

VARGAS RICARDO
163 BLANCHE DR
ROCKWALL, TX
75032

OCCUPANT
144 BLANCHE DR
ROCKWALL, TX
75032

GARCIA MARTIN
590 SUN VALLEY DR
ROYSE CITY, TX
75189

VAZQUEZ RAMON LOPEZ
156 BLANCHE DR
ROCKWALL, TX
75032

OCCUPANT
168 BLANCHE DR
ROCKWALL, TX
75032

PALICIOS MARIA
365 LYNNE DR
ROCKWALL, TX
75032

ORTEGA RUBEN
187 EVA PL
ROCKWALL, TX
75032

HERNANDEZ BENJAMIN AND
172 VALERIE PL
ROCKWALL, TX
75032

OCCUPANT
168 VALERIE PL
ROCKWALL, TX
75032

CITY OF ROCKWALL
385 S GOLIAD ST
ROCKWALL, TX
75087

OCCUPANT
209 VALERIE PL
ROCKWALL, TX
75032

CANADY JERRY ANN
199 VALERIE PLACE
ROCKWALL, TX
75032

OCCUPANT
137 VALERIE PL
ROCKWALL, TX
75032

MOONEY GERALD M & JEWELL F REV LIV TR
6379 KLONDIKE RD
RIPLEY, NY
14775

SALAS ALBERTO R & ADELA A
109 VALERIE PL
ROCKWALL, TX
75032

OCCUPANT
118 BLANCHE DR
ROCKWALL, TX
75032

GALLEGOS JOSE GUADALUPE
212 LYNNE DR
ROCKWALL, TX
75032

OCCUPANT
120 BLANCHE DR
ROCKWALL, TX
75032

ROCKWALL LAKE PROPERTIES
5713 SECREST CT
GOLDEN, CO
80403

OCCUPANT
132 BLANCHE DR
ROCKWALL, TX
75032

FLORES DAYANARA &
JAMES GLEASON
611 MEADOW DR
ROCKWALL, TX
75032

CARDENAS IGNACIO
147 EVA PL
ROCKWALL, TX
75032

OCCUPANT
214 BLANCHE DR
ROCKWALL, TX
75032

SALAS HECTOR JABIER & CAROLINA ORTIZ
1000 W YELLOWJACKET LANE APT 2507
ROCKWALL, TX
75087

OCCUPANT
175 VALERIE PL
ROCKWALL, TX
75032

LOC PHU AND VINCENT TONG
1414 BUFFALO WOODS CT
KATY, TX
77494

OCCUPANT
178 BLANCHE DR
ROCKWALL, TX
75032

OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX
75040

OCCUPANT
197 EVA PL
ROCKWALL, TX
75032

MEJIA JULIO & MARIA
176 RENEE DR
ROCKWALL, TX
75032

JIMENEZ HERIBERTO FERRER AND
CRISTINA MORENO SALAZAR
192 VALERIE PL
ROCKWALL, TX
75032

OCCUPANT
411 COUNTY LINE RD
ROCKWALL, TX
75032

RAMIREZ RAUL & TERESA
358 TROUT ST
ROCKWALL, TX
75032

RAMIREZ RAUL
358 TROUT ST
ROCKWALL, TX
75032

MIRELES RAYMUNDO
124 EVA PL
ROCKWALL, TX
75032

OCCUPANT
146 EVA
ROCKWALL, TX
75032

SILVA BERTHA
1041 E FM 552
ROCKWALL, TX
75087

OCCUPANT
505 COUNTY LINE RD
ROCKWALL, TX
75032

BIG LEAGUE SPORTS ACADEMY INC
5508 FOREST LANE
DALLAS, TX
75230

MEZA FRANKIE LYNN AND
MIRNA YADIRA GARCIA ZAPATA
150 CHRIS DR
ROCKWALL, TX
75032

CHEPETLA ANTHONY
167 LYNNE DR
ROCKWALL, TX
75032

OCCUPANT
367 COUNTY LINE RD
ROCKWALL, TX
75032

PROSPECT PLUMBING INC
313 HARBOR LANDING DRIVE
ROCKWALL, TX
75032

MORALES RAMIRO JR
159 EVA PL
ROCKWALL, TX
75032

VALDEZ MARY ESTHER
148 VALERIE PL
ROCKWALL, TX
75032

DURAN ROCIO
160 VALERIE PL
ROCKWALL, TX
75032

OCCUPANT
505 COUNTY LINE RD
ROCKWALL, TX
75032

BIG LEAGUE SPORTS ACADEMY INC
5508 FOREST LANE
DALLAS, TX
75230

OCCUPANT
382 RANCH TRL
ROCKWALL, TX
75032

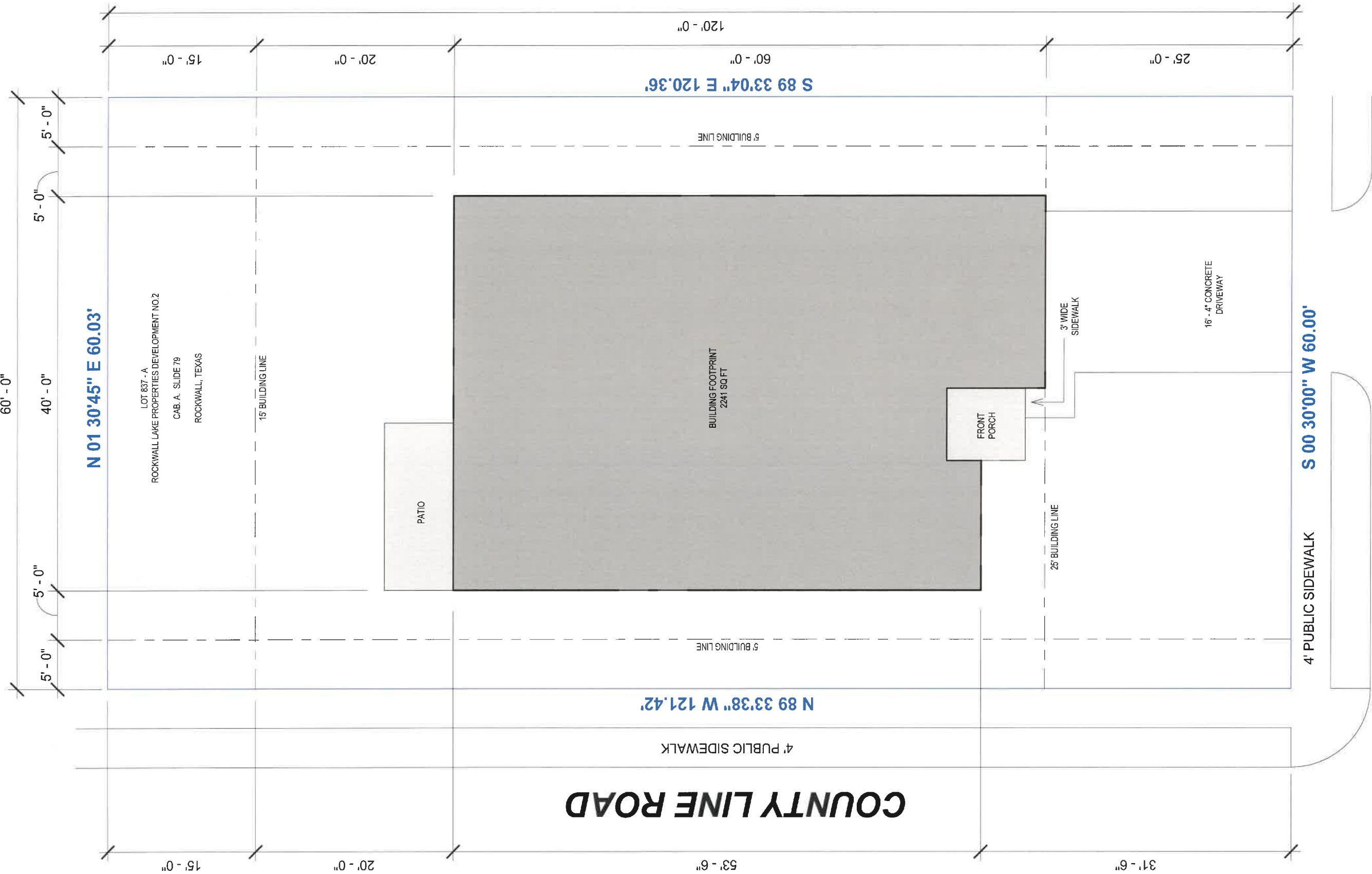
C2LA LLC
525 E CENTERVILLE ROAD
GARLAND, TX
75041

OCCUPANT
405 RANCH TRL
ROCKWALL, TX
75032

RANCH TRAIL VENTURES LLC
315 RANCH TRAIL
ROCKWALL, TX
75032

ROCKWALL HOUSING DEVELOPMENT
CORPORATION
124 CHRIS DR
ROCKWALL, TX
75032

OCCUPANT
787 HAIL DRIVE
ROCKWALL, TX
75032



BLANCHE DR.

1 118 BLANCHE DR. - SITE PLAN

1" = 10'-0"

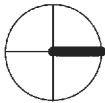
limón

118 BLANCHE DR.
ROCKWALL, TX

Daisy Limon
469.441.0924
2702 Briarbrook Ln. Garland, TX 75040
daisy.limon96@gmail.com

DESIGNER:
Daisy Limon

OWNER:
OCTAVIO GALLEGOS

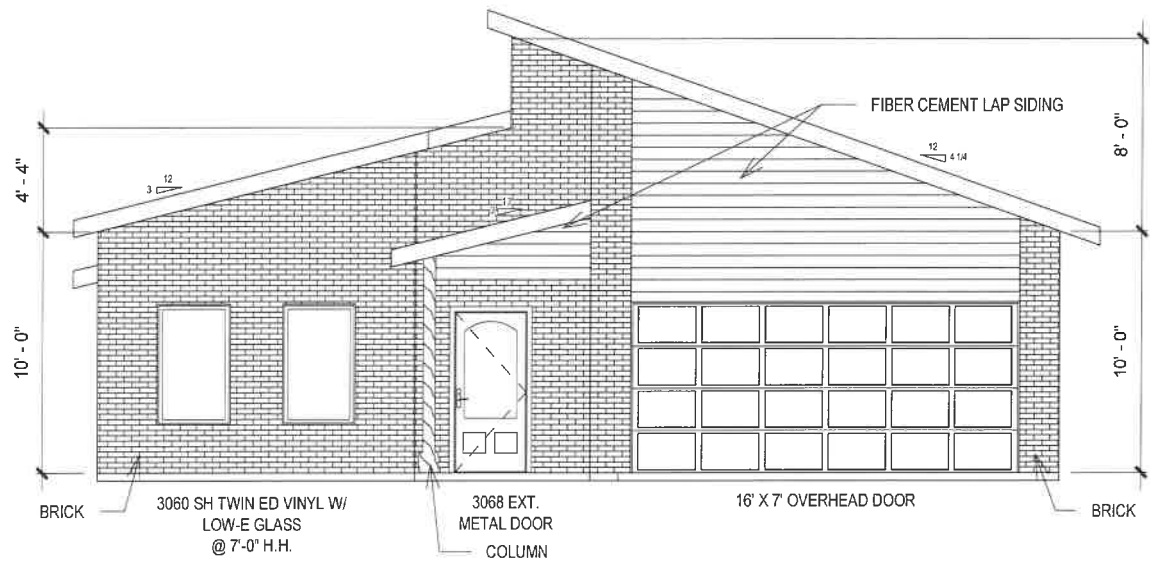


PROJECT NO 11.01

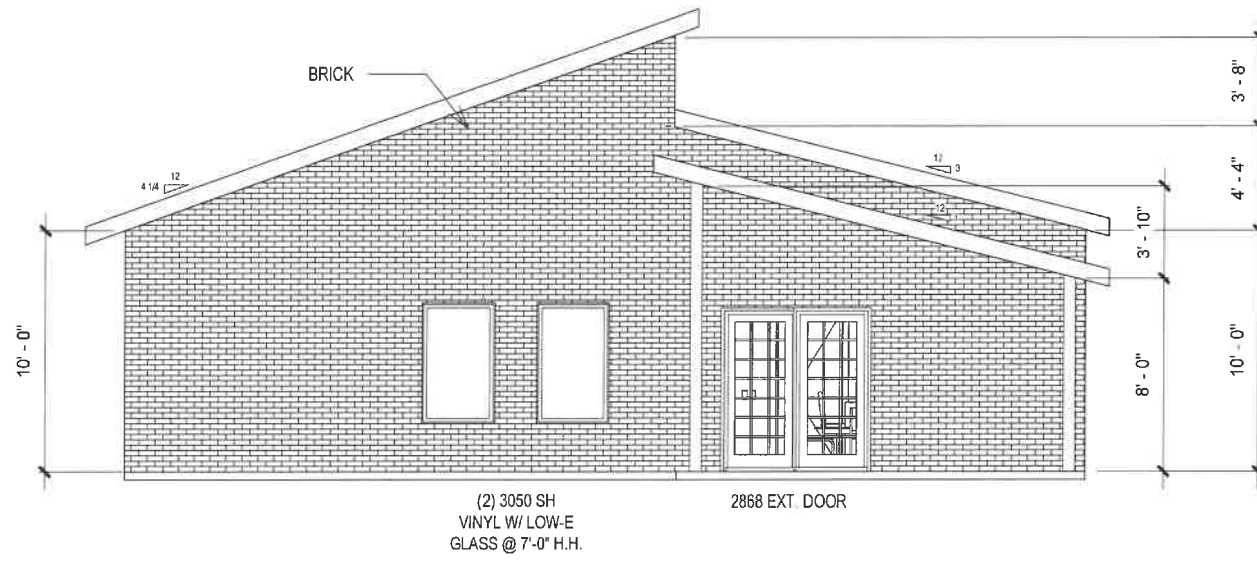
DATE 05/22/2022

Site Plan

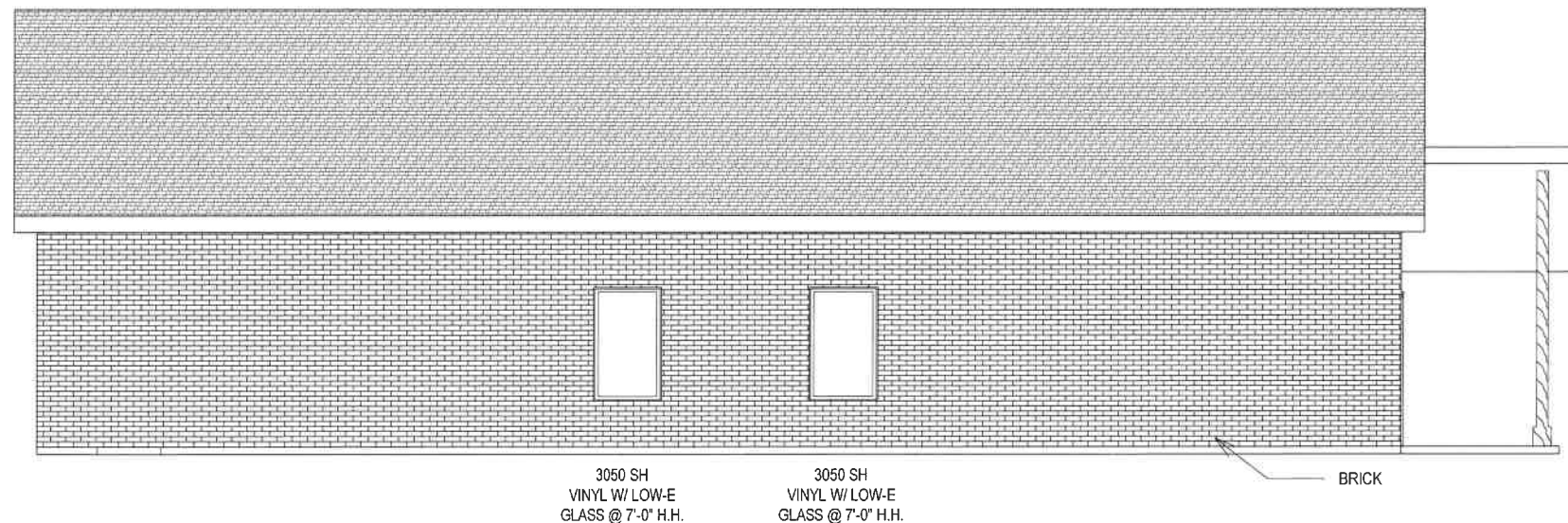
A-003



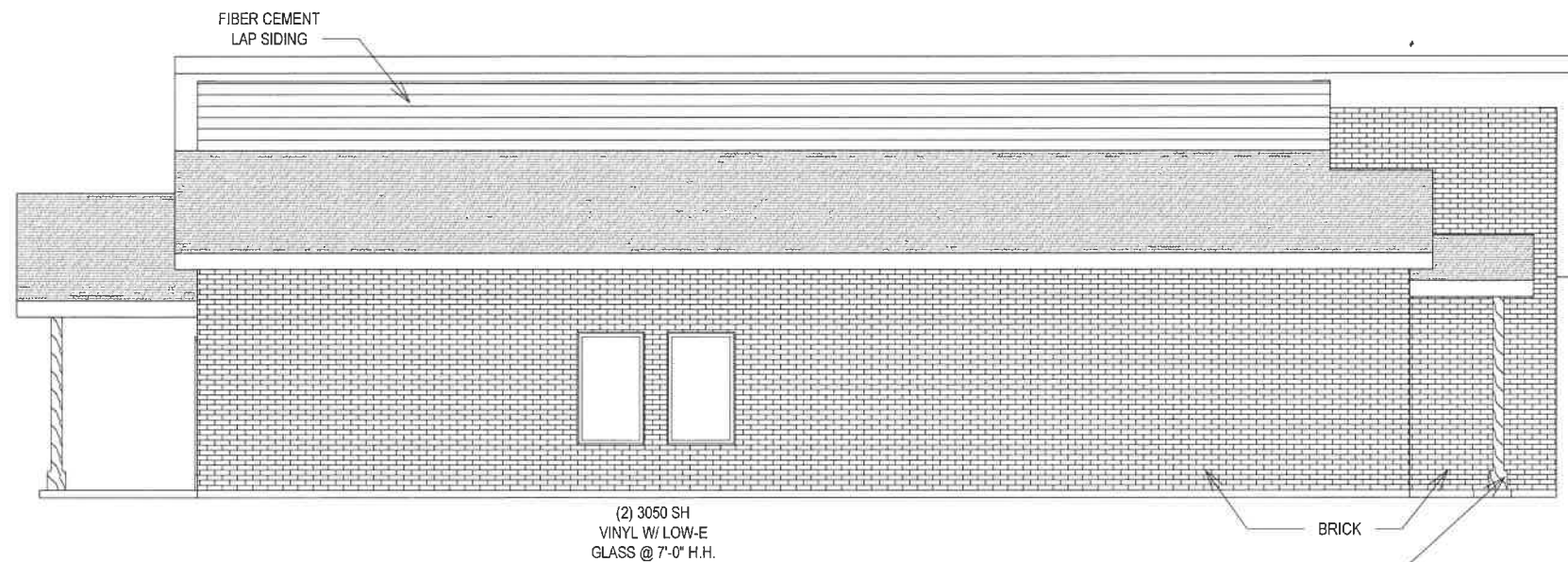
4 FRONT ELEVATION
1/8" = 1'-0"



3 REAR ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



1 WEST ELEVATION
1/8" = 1'-0"

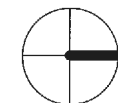
limón

118 BLANCHE DR.
ROCKWALL, TX

Daisy Limon
469.441.0924
2702 Briarbrook Ln. Garland, TX 75040
daisy.limon96@gmail.com

DESIGNER:
Daisy Limon

OWNER:
OCTAVIO GALLEGOS



PROJECT NO 11.01

DATE 05/22/2022

Elevations

A-105

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [*ORDINANCE NO. 16-01*] AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) FOR *RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION* TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1650-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 847A OF THE LAKE ROCKWALL ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Kevin Osornio of MBA Custom Homes for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified as Lot 837A of the Lake Rockwall Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses, addressed as 118 Blanche Drive, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in an established subdivision in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 75 (PD-75) [Ordinance No. 16-01] and Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the Residential Plot Plan as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance.
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the

ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 3RD DAY OF APRIL, 2023.**

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: March 20, 2023

2nd Reading: April 3, 2023

Exhibit 'B':
Residential Plot Plan

Address: 118 Blanche Drive

Legal Description: Lot 837A of the Lake Rockwall Estates #2 Addition



now!!

118 BLANCHE DR.
ROCKWALL, TX

Daisy Limon
469.441.0924
2702 Briarbrook Ln, Garland, TX 75040
daisy.limon98@gmail.com

DESIGNER:
Daisy Limon

OWNER:
OCTAVIO GALLEGOS

PROJECT NO	11.01
DATE	05/22/2022

Site Plan

A-003

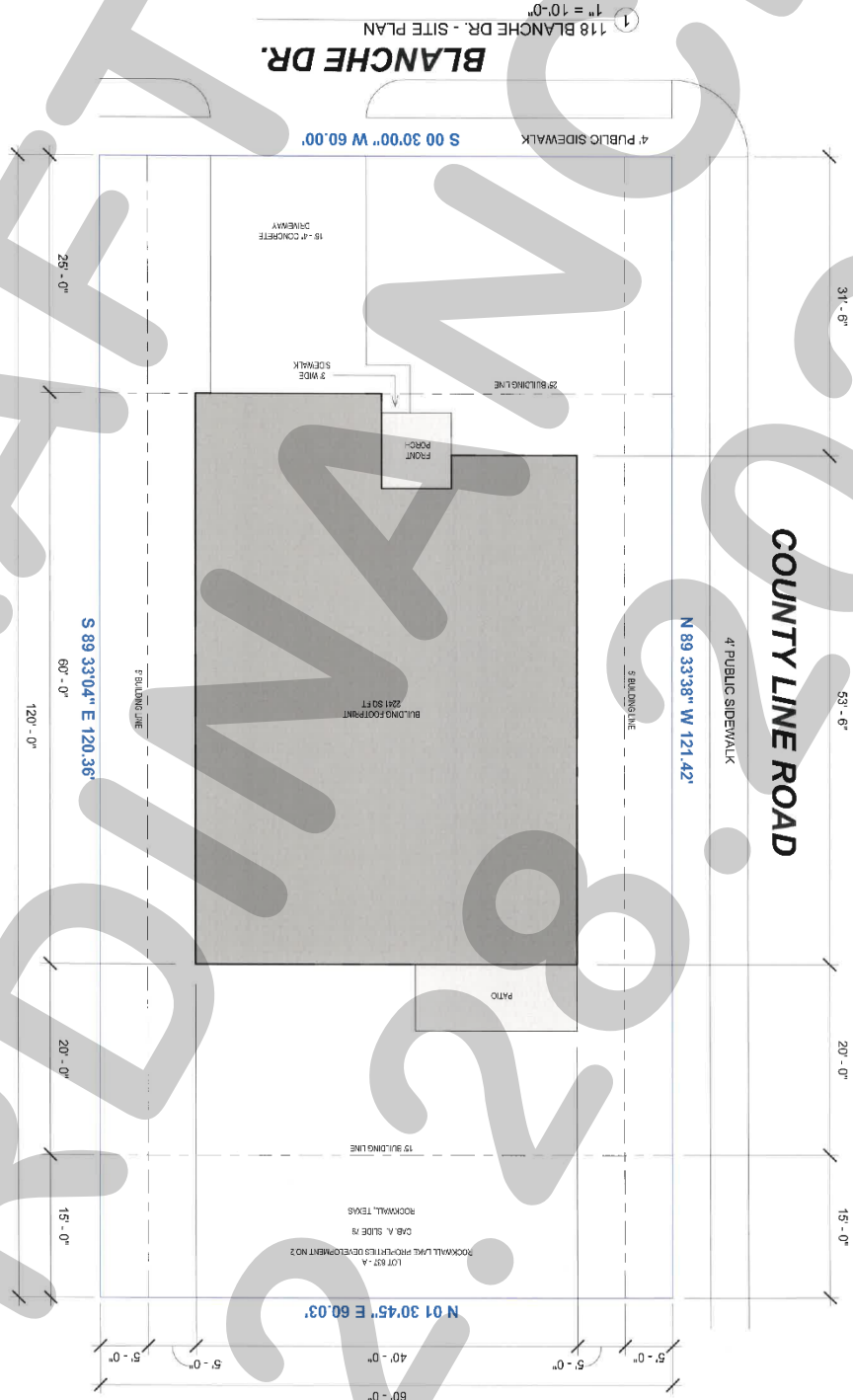



Exhibit 'C':
Building Elevations




118 BLANCHE DR.
ROCKWALL, TX

DAVE LINEN
2688-411-0324
2688-411-0324
dave.linen@grm.com

DESIGNER:
Dave Linen

OWNER:
OCTAVIO GALLAGOS

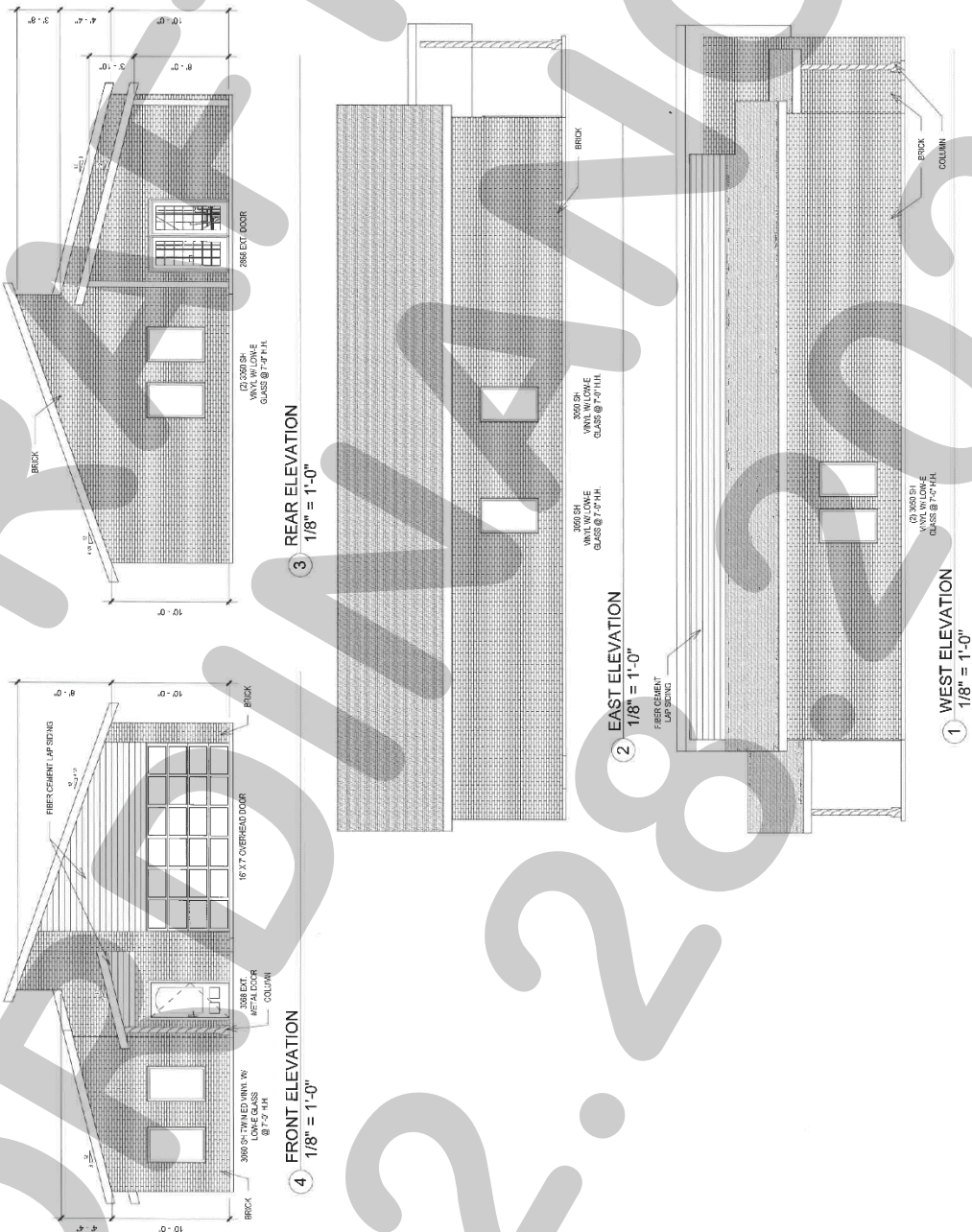


PROJECT NO.
11-01

DATE
06/27/2022

Elevations

A-105



PROJECT COMMENTS



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

DATE: 2/23/2023

PROJECT NUMBER: SP2023-005
PROJECT NAME: Site Plan for the Pregnancy Resource Center
SITE ADDRESS/LOCATIONS: 1010 RIDGE RD

CASE CAPTION: Discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of Joanne Vockovic of the Pregnancy Resource Center for the approval of an Amended Site Plan for an office building on a 0.32-acre parcel of land identified as Lot 1, Block A, Pregnancy Resource Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 53 (PD-53) for Residential-Office (RO) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1010 Ridge Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	02/23/2023	Approved w/ Comments

02/23/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan for an office building on a 0.32-acre parcel of land identified as Lot 1, Block A, Pregnancy Resource Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 53 (PD-53) for Residential-Office (RO) District land uses, situated within the Scenic Overlay (SOV) District.

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.

M.3 For reference, include the case number (SP2023-005) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

M.4 Provide a letter that explains that the addition will match the existing building exterior materials.

M.5 Site Plan:

- (1) Please indicate the distance between the building and the side property lines to ensure conformance with the side setbacks. (Subsection 03.04, B. of Article 11)
- (2) Please provide exhibits of all proposed and/or existing fencing. (Subsection 08.02, F. of Article 08)
- (3) All ground mounted utility equipment shall be screened with 5-gallon evergreen shrubs. (Subsection 01.05, C. of Article 05)
- (4) Indicate the landscape buffer. (Subsection 05.01, of Article 08)
- (5) Vitex is not an approved plant within the landscape buffer. (Appendix C)
- (6) All shrubs shall be a 5-gallon minimum. (Appendix C)
- (7) The landscape buffer must have 2 canopy and 4 accent trees per 100-linear feet. In this case, there must be 2 canopy and 3 accent trees. (Subsection 05.01, of Article 08)
- (8) Please consider shifting the canopy trees back closer to the structure to avoid future issues with the power lines or as an alternative, consider understory trees (see comment M.5.9).
- (9) To satisfy the tree mitigation for the one (1) removed tree, consider planting one (1) additional canopy tree in the front. This would satisfy the balance; you could plant one (1) less accent tree and that would be ok. Also, consider reaching out to our Parks Director, Travis Sales, on canopy tree recommendations that do not have invasive roots and will mitigate future conflicts with the power lines. If the one (1) additional canopy tree is not planted, you will have to request approval of an Alternative Tree Mitigation Agreement from City Council (i.e. to allow you to pay more than 20% of the mitigation balance). (Subsection 03.01, G, of Article 09)
- (10) Please remove note #3, as no new lighting is being proposed.

I.6 Please note that failure to address all comments provided by staff by 3:00 PM on March 7, 2023 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 7, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 14, 2023 Planning & Zoning Meeting.

I.8 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on February 28, 2023.
- 2) Planning & Zoning meeting/public hearing meeting will be held on March 14, 2023.

I.9 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	02/22/2023	Approved w/ Comments

02/22/2023: General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees for roadway will be based on expansion size.
- Minimum easement width is 20'. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:

- Detention is required for additional impervious area. Previous project did not account for this proposed phase for detention sizing.
- Retaining walls are not allowed within detention ponds.

Water and Wastewater Items:

Roadway Paving Items:

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	02/23/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/23/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/21/2023	Approved

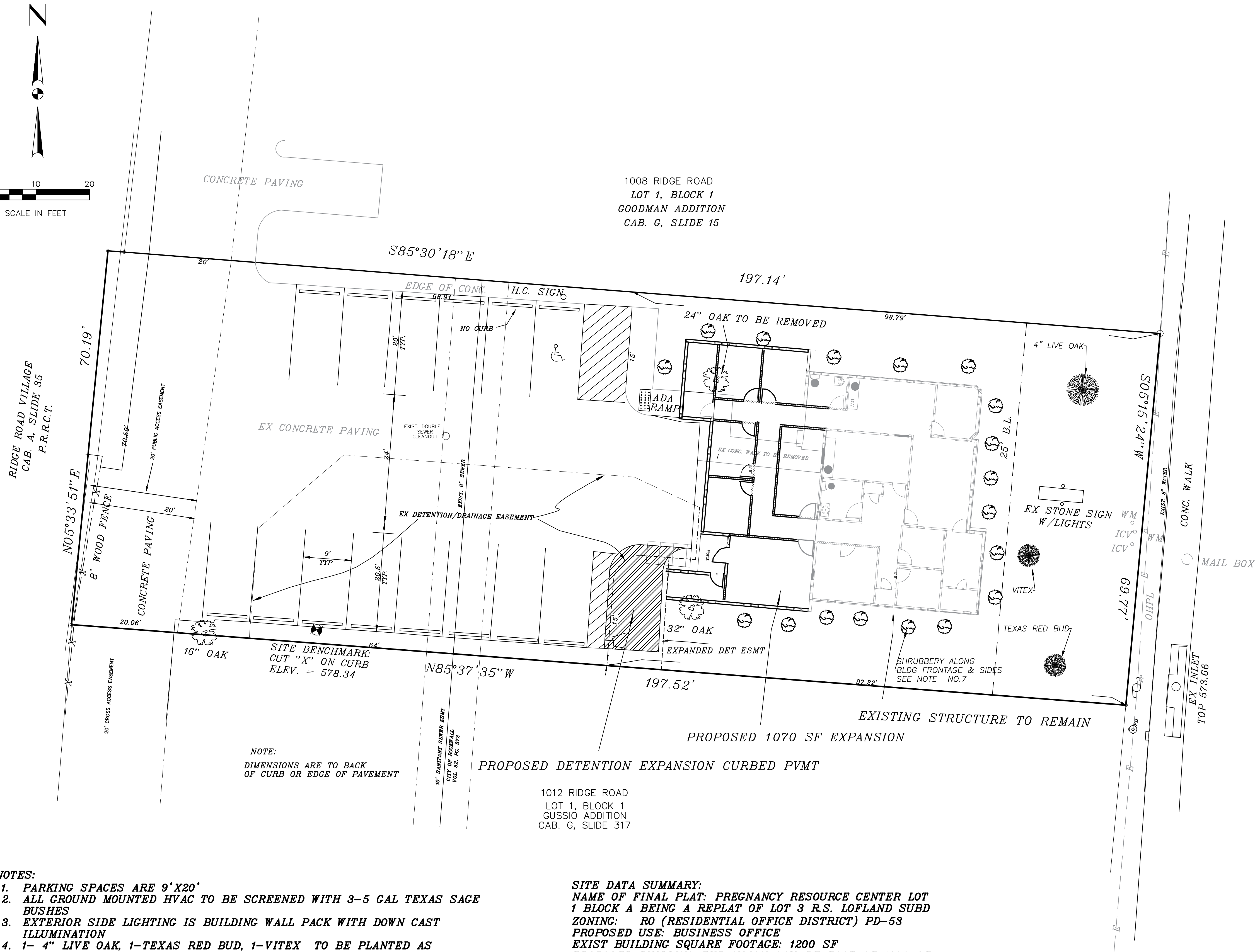
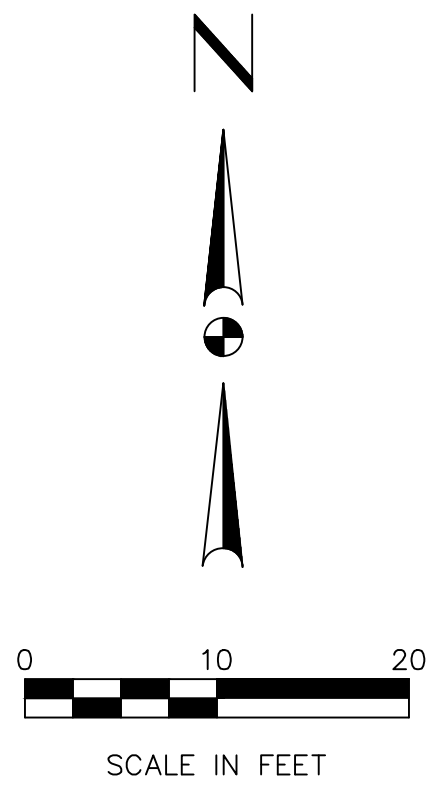
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/22/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/21/2023	Approved

No Comments

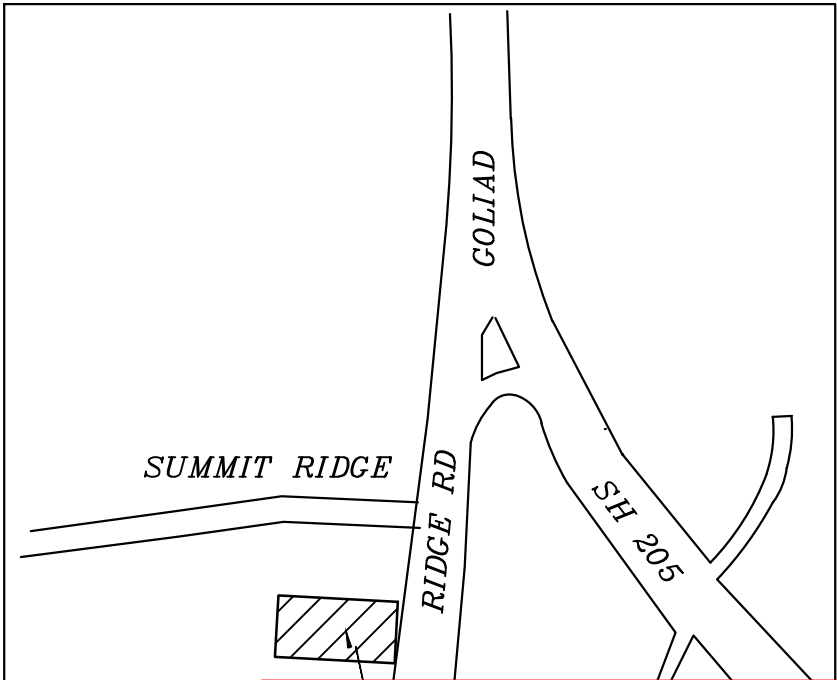


NOTES:

1. PARKING SPACES ARE 9'X20'
2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH 3-5 GAL TEXAS SAGE BUSHES
3. EXTERIOR SIDE LIGHTING IS BUILDING WALL PACK WITH DOWN CAST ILLUMINATION
4. 1- 4" LIVE OAK, 1-TEXAS RED BUD, 1-VITEX TO BE PLANTED AS SHOWN FRONTING RIDGE RD
5. IN LIEU OF THE RESIDENT SCREENING CRAPE MYRTLES ARE TO BE PLANTED AT SAME 5' SPACING AS 1008 RIDGE RD ALONG WEST PROPERTY LINE
6. SCREEN PARKING FRONTAGE WITH A MIXTURE OF 3-7 GAL TEXAS SAGE DESPERADO & 3-5 GAL WAX LEAF LIGUSTRUM BUSHES
7. LANDSCAPE BLDG FRONTAGE & SIDES WITH 16-5 GAL TEXAS RED YUCCA PLANTS
8. ALL MUTUAL ACCESS EASEMENTS TO BE PAVED PER CITY OF ROCKWALL STANDARDS OF DESIGN

SITE DATA SUMMARY:
NAME OF FINAL PLAT: PREGNANCY RESOURCE CENTER LOT 1 BLOCK A BEING A REPLAT OF LOT 3 R.S. LOFLAND SUBD
ZONING: RO (RESIDENTIAL OFFICE DISTRICT) PD-53
PROPOSED USE: BUSINESS OFFICE
EXIST BUILDING SQUARE FOOTAGE: 1200 SF
PROPOSED BUILDING EXPANSION SQUARE FOOTAGE 1070 SF
TOTAL BUILDING FOOTPRINT: 2270 SF
BUILDING HEIGHT: 28 FT
LOT COVERAGE: 16.44%
PARKING SPACES REQUIRED: 1 SPACE/300 SF= 8
HANDICAP PARKING REQUIRED: 1
TOTAL PARKING SPACES PROVIDED: 14
HANDICAP PARKING PROVIDED: 1
INTERIOR LANDSCAPING REQUIRED: 30%
INTERIOR LANDSCAPING PROVIDED: 30% 4150 SF
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE=9314 SF

OWNER
PREGNANCY RESOURCE CENTER
1010 RIDGE RD
ROCKWALL , TX 75087
972-722-8292



General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees for roadway will be based on expansion size.
- Minimum easement width is 20'. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:

- Detention is required for additional impervious area. Previous project did not account for this proposed phase for detention sizing.
- Retaining walls are not allowed within detention ponds.

Water and Wastewater Items:

Roadway Paving Items:

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

APPROVED:
I HEREBY CERTIFY THAT THE
FOR A DEVELOPMENT IN THE
BY THE PLANNING & ZONING
ON THE _____ DAY OF _____
WITNESS OUR HANDS, THIS _____
PLANNING & ZONING COMMISSION



THE SEAL APPEARING ON THIS
DOCUMENT IS A TRUE COPY OF THE
ORIGINAL SEAL OF THE STATE OF TEXAS
NO. 60102 F-886, ON
DATE: FEBRUARY 15, 2023

DOUPHRA
& ASSOCIATES, INC.

SITE PLAN BUILDING EXPANSION & LANDSCAPING
PREGNANCY RESOURCE CENTER
1010 RIDGE ROAD
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION

W.L.D.

CHECKED

G.C.W.

DRAWN

SCALE:
1"=10' H
1"= V

JUNE 16, 2015
DATE

22029
PROJECT



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 1010 Ridge Rd

SUBDIVISION R.S. Lofland Subd.

LOT

1

BLOCK

A

GENERAL LOCATION Ridge Rd south of Summit Ridge

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING R0

CURRENT USE OFFICE

PROPOSED ZONING R0

PROPOSED USE OFFICE

ACREAGE .32

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

CONTACT PERSON

ADDRESS

CITY, STATE & ZIP

PHONE

E-MAIL

☒ APPLICANT

CONTACT PERSON

ADDRESS

CITY, STATE & ZIP

PHONE

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

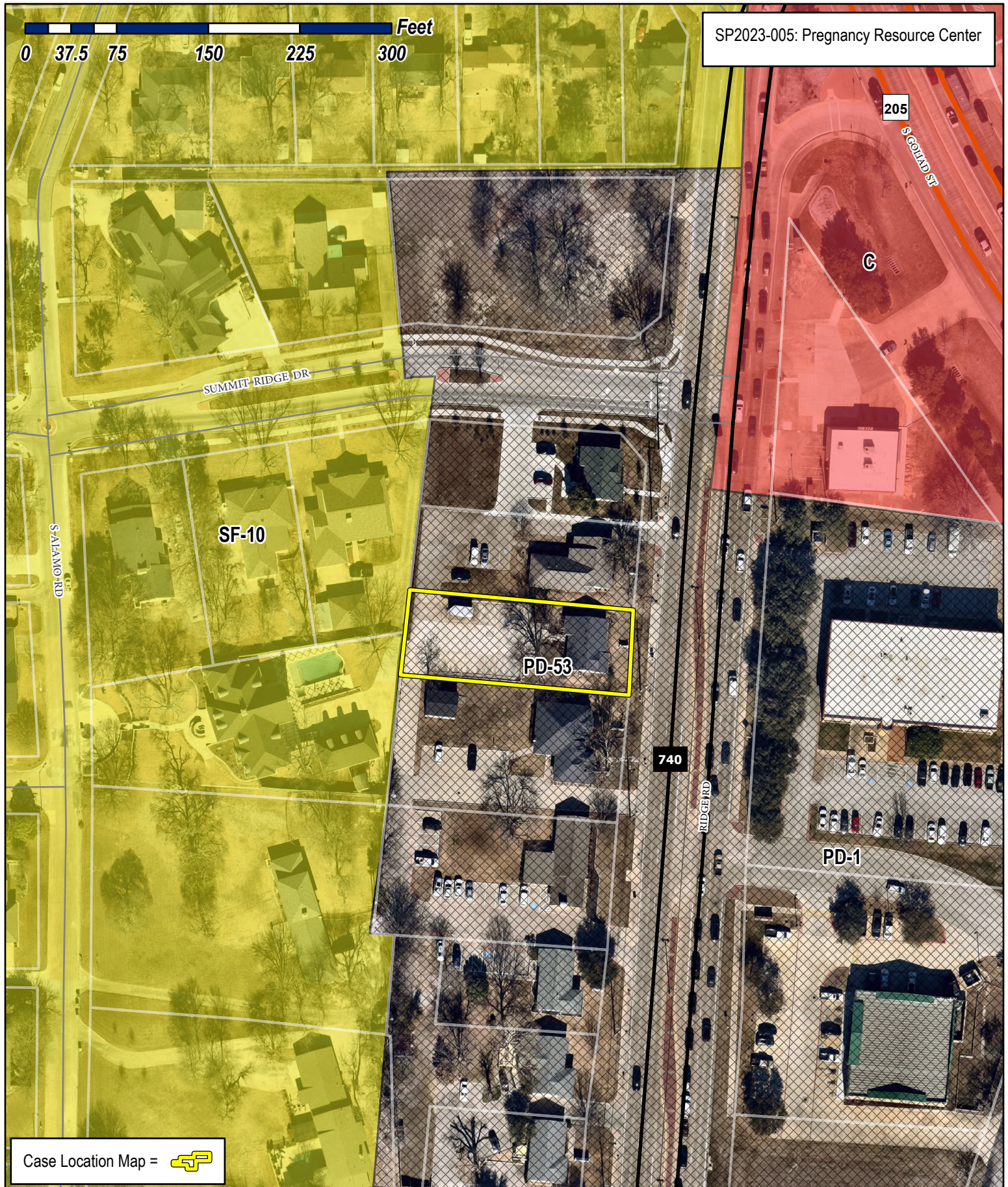
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 _____ DAY OF _____, 20____.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



Case Location Map = 

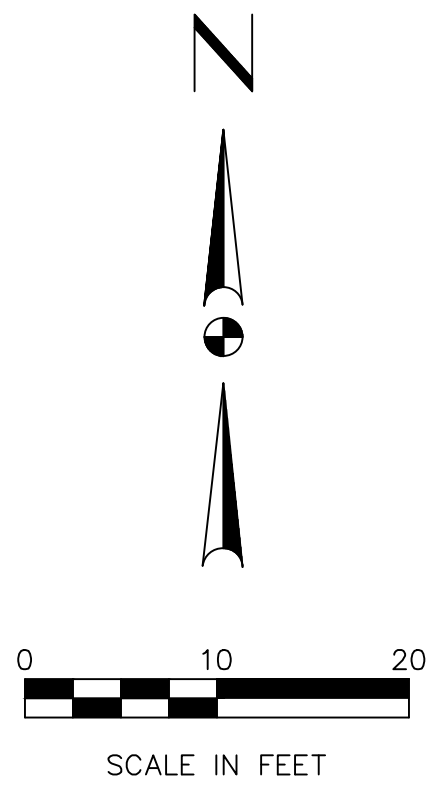


City of Rockwall

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.





RIDGE ROAD VILLAGE
CAB. A, SLIDE 35
P.R.R.C.T.

N05°33'51"E

70.19'

20' CROSS ACCESS EASEMENT

CONCRETE PAVING

20' PUBLIC ACCESS EASEMENT

20'

16" OAK

SITE BENCHMARK:
CUT "X" ON CURB
ELEV. = 578.34

NOTE:
DIMENSIONS ARE TO BACK
OF CURB OR EDGE OF PAVEMENT

10" SANITARY SEWER ESMT
CITY OF ROCKWALL
POL. 84, PG. 314

N85°37'35"W

PROPOSED DETENTION EXPANSION CURBED PVMT

1012 RIDGE ROAD
LOT 1, BLOCK 1
GUSSIO ADDITION
CAB. G, SLIDE 317

SITE DATA SUMMARY:
NAME OF FINAL PLAT: PREGNANCY RESOURCE CENTER LOT 1 BLOCK A BEING A REPLAT OF LOT 3 R.S. LOFLAND SUBD
ZONING: RO (RESIDENTIAL OFFICE DISTRICT) PD-53
PROPOSED USE: BUSINESS OFFICE
EXIST BUILDING SQUARE FOOTAGE: 1200 SF
PROPOSED BUILDING EXPANSION SQUARE FOOTAGE 1070 SF
TOTAL BUILDING FOOTPRINT: 2270 SF
BUILDING HEIGHT: 28 FT
LOT COVERAGE: 16.44%
PARKING SPACES REQUIRED: 1 SPACE/300 SF= 8
HANDICAP PARKING REQUIRED: 1
TOTAL PARKING SPACES PROVIDED: 14
HANDICAP PARKING PROVIDED: 1
INTERIOR LANDSCAPING REQUIRED: 30%
INTERIOR LANDSCAPING PROVIDED: 30% 4150 SF
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE=9314 SF

1008 RIDGE ROAD
LOT 1, BLOCK 1
GOODMAN ADDITION
CAB. G, SLIDE 15

S85°30'18"E

197.14'

EDGE OF CONC.

H.C. SIGN

NO CURB

20' TYP.

EX CONCRETE PAVING

24'

20' TYP.

EXIST. DOUBLE
SEWER
CLEANOUT

24'

20' TYP.

EX DETENTION/DRAINAGE EASEMENT

9' TYP.

20.5' TYP.

64'

32" OAK

EXPANDED DET ESMT

197.52'

PROPOSED 1070 SF EXPANSION

EXISTING STRUCTURE TO REMAIN

SHRUBBERY ALONG
BLDG FRONTAGE & SIDES
SEE NOTE NO.7

TEXAS RED BUD

VITEX

EX STONE SIGN
W/LIGHTS

WM

ICV°

ICV°

M.P.C. 91.505

25' B.L.

4" LIVE OAK

24" OAK TO BE REMOVED

98.79'

175'

ADA RAMP

EX CONC. WALK TO BE REMOVED

NO CURB

20' TYP.

EDGE OF CONC.

S85°30'18"E

197.14'

1008 RIDGE ROAD

LOT 1, BLOCK 1

GOODMAN ADDITION

CAB. G, SLIDE 15

CONCRETE PAVING

20'

20' PUBLIC ACCESS EASEMENT

70.19'

N05°33'51"E

8' WOOD FENCE

20' CROSS ACCESS EASEMENT

16" OAK

SITE BENCHMARK:
CUT "X" ON CURB
ELEV. = 578.34

NOTE:
DIMENSIONS ARE TO BACK
OF CURB OR EDGE OF PAVEMENT

10" SANITARY SEWER ESMT
CITY OF ROCKWALL
POL. 84, PG. 314

N85°37'35"W

PROPOSED DETENTION EXPANSION CURBED PVMT

1012 RIDGE ROAD

LOT 1, BLOCK 1

GUSSIO ADDITION

CAB. G, SLIDE 317

SITE DATA SUMMARY:

NAME OF FINAL PLAT:

PREGNANCY RESOURCE CENTER LOT

1 BLOCK A BEING A REPLAT OF LOT 3 R.S. LOFLAND SUBD

ZONING: RO (RESIDENTIAL OFFICE DISTRICT) PD-53

PROPOSED USE: BUSINESS OFFICE

EXIST BUILDING SQUARE FOOTAGE: 1200 SF

PROPOSED BUILDING EXPANSION SQUARE FOOTAGE 1070 SF

TOTAL BUILDING FOOTPRINT: 2270 SF

BUILDING HEIGHT: 28 FT

LOT COVERAGE: 16.44%

PARKING SPACES REQUIRED: 1 SPACE/300 SF= 8

HANDICAP PARKING REQUIRED: 1

TOTAL PARKING SPACES PROVIDED: 14

HANDICAP PARKING PROVIDED: 1

INTERIOR LANDSCAPING REQUIRED: 30%

INTERIOR LANDSCAPING PROVIDED: 30% 4150 SF

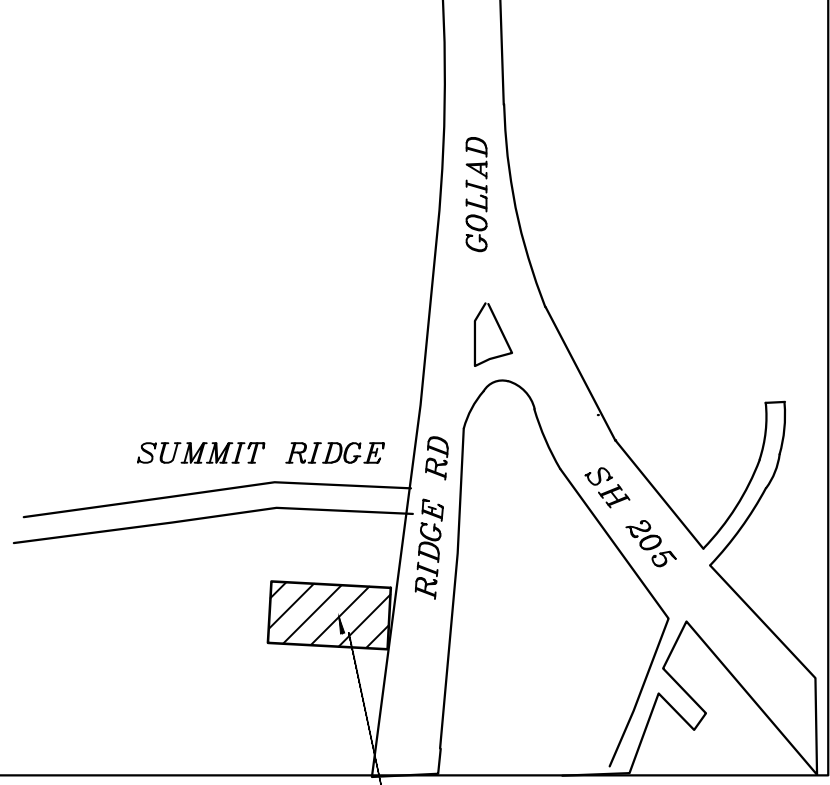
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE=9314 SF

RIDGE ROAD
F.M. HWY. 740
VARIABLE WIDTH R.O.W.

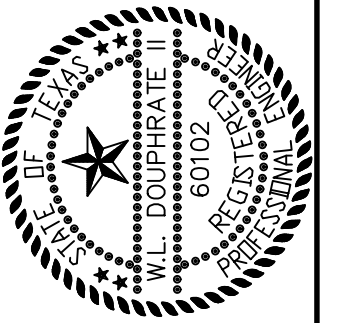
APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN
FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED
BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL
ON THE _____ DAY OF _____
WITNESS OUR HANDS, THIS _____ DAY OF _____

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING
CASE NO. SP2020-009

OWNER
PREGNANCY RESOURCE CENTER
1010 RIDGE RD
ROCKWALL , TX 75087
972-722-8292



PROJECT LOCATION
LOCATION MAP
NTS

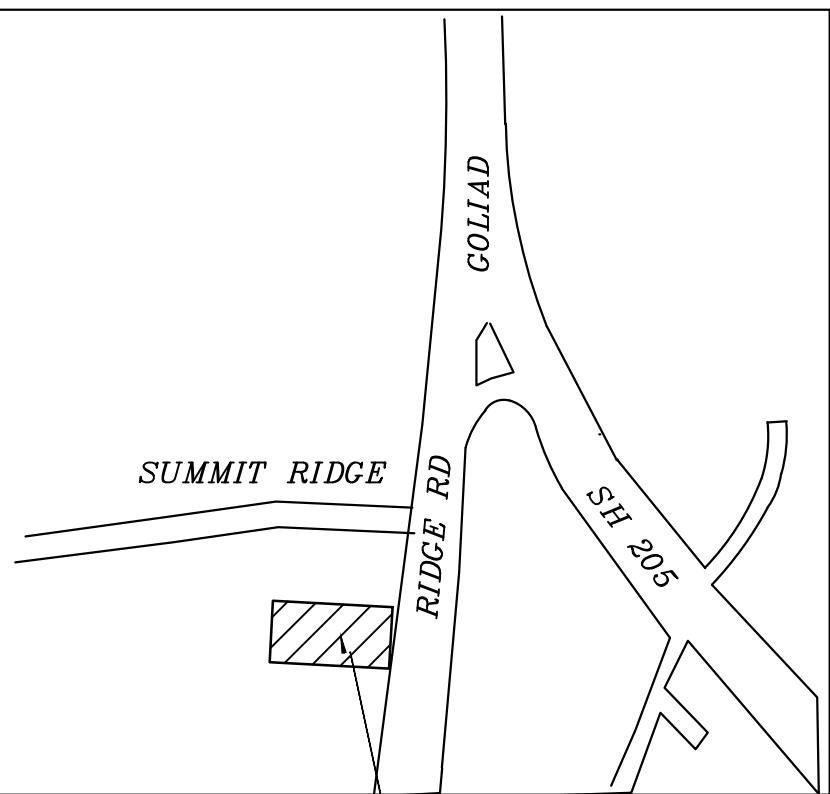
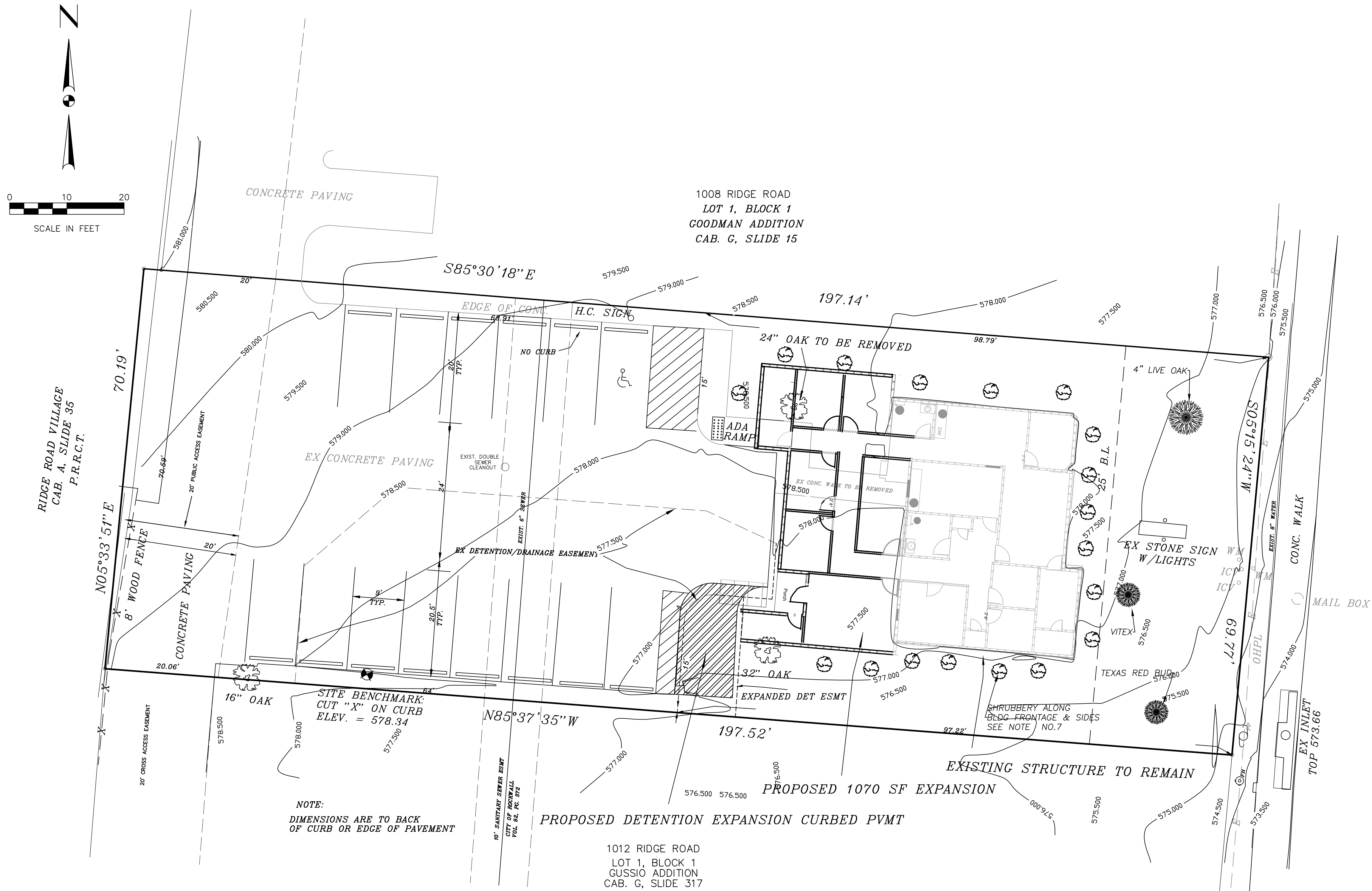


THE SEAL APPEARING ON THIS
DOCUMENT IS AUTHORIZED BY
THE BOARD OF SURVEYORS
NO. 60102 F-886, ON
DATE: FEBRUARY 15, 2023

DOUPHRA
& ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE PLAN BUILDING EXPANSION & LANDSCAPING
PREGNANCY RESOURCE CENTER
1010 RIDGE ROAD
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	
DRAWN	GCW.
SCALE	1"=10' H 1"= V
DATE	JUNE 16, 2015
PROJECT	22029
	1



RIDGE ROAD
F.M. HWY. 740
VARIABLE WIDTH R.O.W.



DOUPHRADE & ASSOCIATES, INC.

ENGINEERING-PROJECT MANAGEMENT-SURVEYING

2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE PLAN BUILDING EXPANSION & LANDSCAPING
PREGNANCY RESOURCE CENTER
1010 RIDGE ROAD
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION

W.L.D.

CHECKED

GC.W.

DRAWN

SCALE

1"=10' H

1"=5' V

JUNE 16, 2015

DATE

22029

PROJECT

1







PROJECT COMMENTS



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

DATE: 2/23/2023

PROJECT NUMBER: SP2023-006
PROJECT NAME: Amended Site Plan for Stream
SITE ADDRESS/LOCATIONS: 1351 CORPORATE CROSSING

CASE CAPTION: Discuss and consider a request by Dylan Adame of Kimley-Horn and Associates, Inc. on behalf of Grayson Hughes of Stream 1515 Corporate Crossing, LP for the approval of an Amended Site Plan for a warehouse/distribution center facility on a 43.237-acre parcel of land identified as Lot 1, Block A, Stream 549 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, located east of the intersection of Corporate Crossing [FM-549] and Capital Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	02/23/2023	Needs Review

02/23/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for a warehouse/distribution center facility on a 43.237-acre parcel of land identified as Lot 1, Block A, Stream 549 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, located east of the intersection of Corporate Crossing [FM-549] and Capital Boulevard.

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.

M.3 For reference, include the case number (SP2023-006) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

M.4 Please remove all proposed signage from the site plan. All signage will be covered by a separate permit. (Subsection 06.02. F, of Article 05)

M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, ____.

WITNESS OUR HANDS, this ____ day of _____, ____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

M.6 Site Plan:

(1) Please provide a dumpster detail that meets the code requirements. Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum eight (8) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster

storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards. (Subsection 01.05. B, of Article 05)

(2) Provide a variance letter that details that the outside storage/silo screening requirements will not be met on the north and part of the west side of the property; however, as communicated, indicate that the trees in the floodplain will serve as the screening for the outside storage.

M.7 Treescap Plan:

(1) Accent trees do not count towards the mitigation balance. This means that 604-inches are being planted and not 900-inches. That being said, the mitigation balance is still covered. (Subsection 03.01. B, of Article 09)

M.8 Photometric Plan:

- (1) Provide the site data information required in Section 2.1 of this checklist. (See Section 2.1 of this Checklist)
- (2) All lighting must be mounted at 20-feet or less per the General Overlay District Standards. (Subsection 03.03. D, of Article 07)
- (3) Please provide cutsheets for all of the proposed light fixtures. (Subsection 03.03. A, of Article 07)

M.9 Building Elevations:

1. Provide a note that the inside of the parapet will match (i.e. either paint or material; no white TPO) the exterior facing façade. (Subsection 04.01. C, of Article 05)

I.10 Staff has identified the following exceptions and variances associated with the proposed request: [1] outside storage/silo. Should you decide to request these item(s) as variance(s)/exception(s), please provide a letter that lists them, why they are being requested, and the subsequent compensatory measures. For each variance/exception requested the UDC requires two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include the increased use of masonry material or stone, increased articulation, increased architectural elements, more pedestrian amenity, larger landscape planting sizes, etc.

I.11 Please note that failure to address all comments provided by staff by 3:00 PM on March 7, 2023 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.12 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 7, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 14, 2023 Planning & Zoning Meeting.

I.13 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on February 28, 2023.
- 2) Planning & Zoning meeting/public hearing meeting will be held on March 14, 2023.

I.14 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	02/22/2023	Needs Review
02/22/2023: - Storage needs to be removed from water line and fire hydrant easement. - Parking to be 20'x9'. - No deadend parking without approved turn around (64'x15'). Need to note on site and engineering plans that the area "before" the gate will be designated as "No Parking" to accommodate the turnaround.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	02/23/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/23/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/21/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/22/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/21/2023	Approved w/ Comments

02/21/2023: 1. Landscape Plan approved
2. please review Tree Mitigation Ordinance for future tree mitigation plan submittals as it has changed.



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 1351 Corporate Crossing Rockwall, TX 75032

SUBDIVISION Platted - John Lockhard Survey Abstract No. 134 LOT 1 BLOCK A

GENERAL LOCATION West of intersection of Corporate Crossing and Capital Blvd

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI CURRENT USE Undeveloped

PROPOSED ZONING PROPOSED USE Warehouse

ACREAGE 43.237 AC LOTS [CURRENT] N/A 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 Stream 1515 Corporate Crossing, L.P. ☒ APPLICANT Kimley-Horn and Associates, Inc.

CONTACT PERSON Grayson Hughes CONTACT PERSON Dylan Adame

ADDRESS 2001 Ross Avenue ADDRESS 13455 Noel Road

Suite 400 Suite 700

CITY, STATE & ZIP Dallas, TX 75201 CITY, STATE & ZIP Dallas, TX 75240

PHONE 214-208-0519 PHONE 972-776-1769

E-MAIL Grayson.Hughes@streamrealty.com E-MAIL dylan.adame@kimley-horn.com

NOTARY VERIFICATION [REQUIRED]

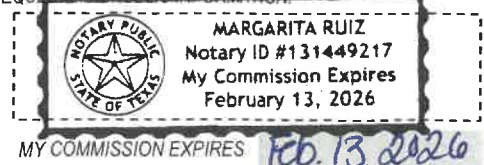
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Grayson Hughes [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

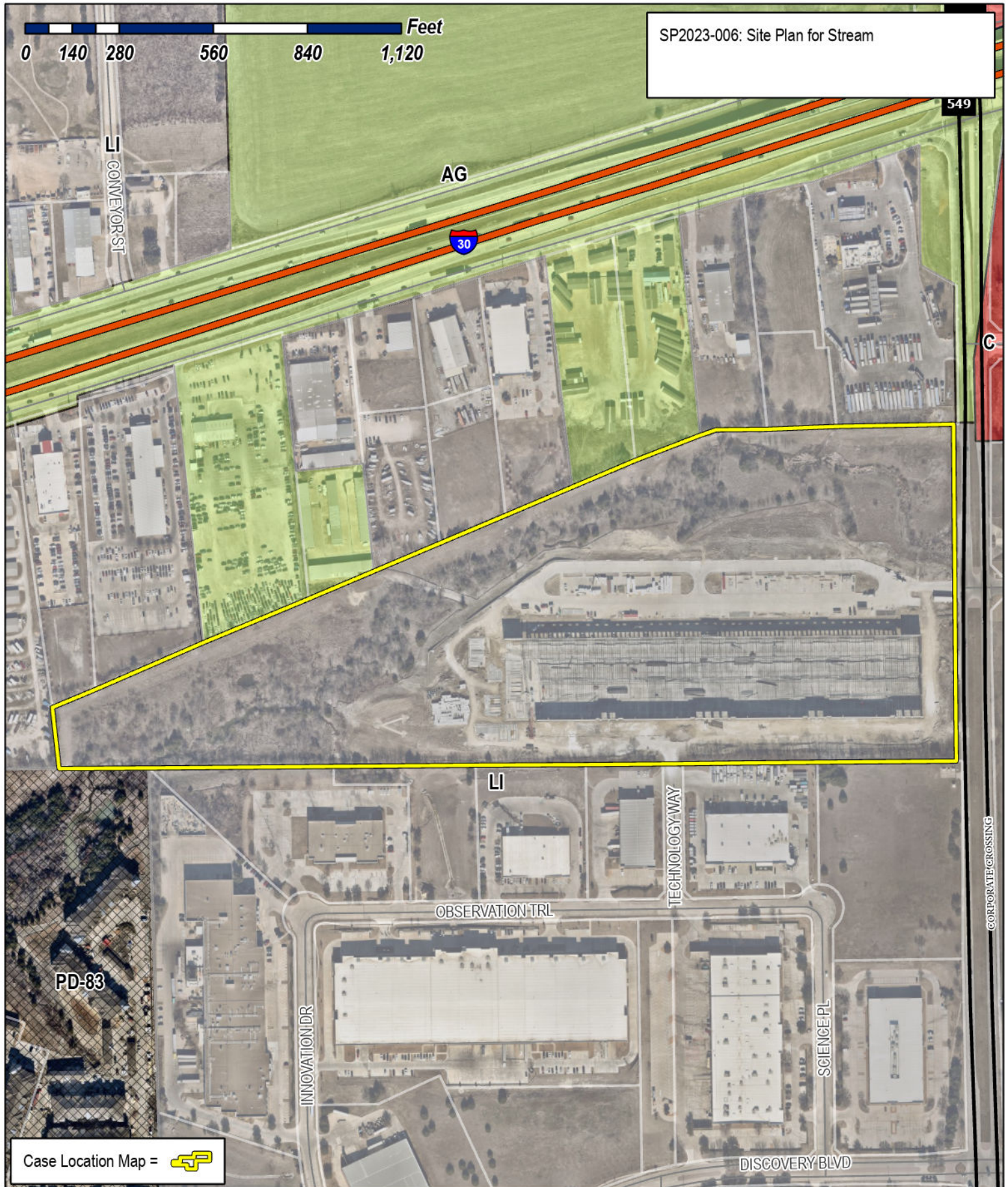
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF February, 2023. BY SIGNING THIS APPLICATION, 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 16 DAY OF February, 2023

OWNER'S SIGNATURE Grayson Hughes

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Margarita Ruiz





Case Location Map = 

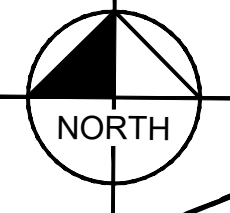


City of Rockwall

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

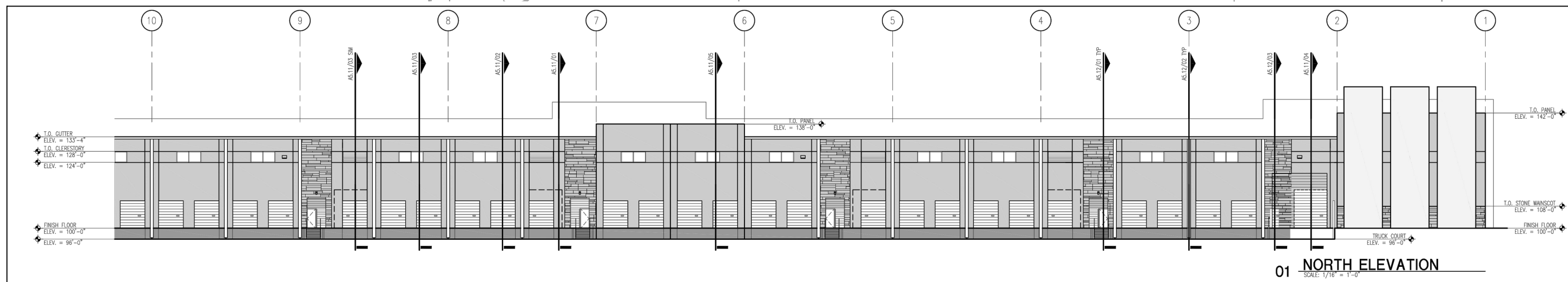
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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


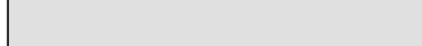




GRAPHIC SCALE IN FEET

A horizontal scale bar with tick marks at 0, 50, 100, and 200 feet. The bar is divided into alternating black and white segments: a black segment from 0 to 50, a white segment from 50 to 100, a black segment from 100 to 150, and a white segment from 150 to 200.



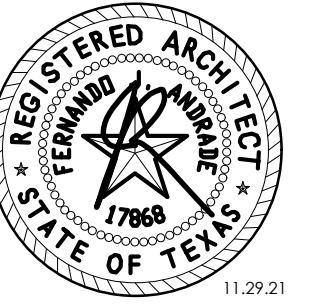
HATCH LEGEND	
STORAGE AREA	
NEW PARKING STALLS	

SITE SUMMARY TABLE	
ZONING	LIGHT INDUSTRIAL
PROPOSED USE	WAREHOUSE
PROPOSED TOTAL BUILDING AREA	301,120 SF
TOTAL LAND AREA	1,887,324 SF/43.3 AC
BUILDING COVERAGE	16%
PROPOSED AUTO PARKING	302
REQUIRED AUTO PARKING	302
PHASE I TRUCK PARKING	78
PROPOSED ACCESSIBLE PARKING	12
REQUIRED ACCESSIBLE PARKING	8

NOTES	
<p>1. THESE DOCUMENTS ARE SCHEMATIC IN NATURE ONLY. A COMPLETE DESIGN HAS NOT BEEN PERFORMED IN PREPARATION OF THESE SHEETS. DESIGN INTENT, LOCATIONS, AND QUANTITIES MAY CHANGE DURING THE DESIGN PROCESS.</p>	



SHEET NUMBER
SP-1



gsr andrade
ARCHITECTS
4121 Commerce St., Ste. 1
Dallas, Texas 75226
P 214.824.7040
F 214.887.0599

Fernando Andrade, AIA
Architect
Kimley-Horn
Civil Engineer
Engineering Analysts, Inc.
Structural Engineer
Venture Mechanical, Inc.
Mechanical Engineer
Kilgore Industries
Electrical Engineer
J.L. Parker Plumbing, Inc.
Plumbing Engineer
Kimley-Horn
Landscape Architect



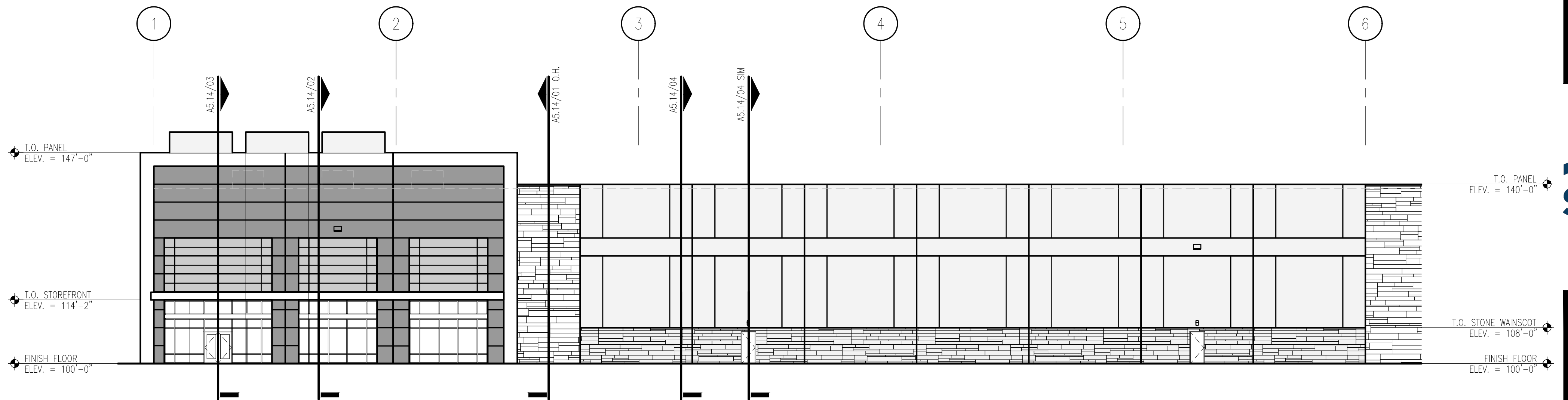
ROCKWALL DISTRIBUTION CENTER

1515 CORPORATE CROSSING (F.M. 549)
ROCKWALL, TEXAS 75087

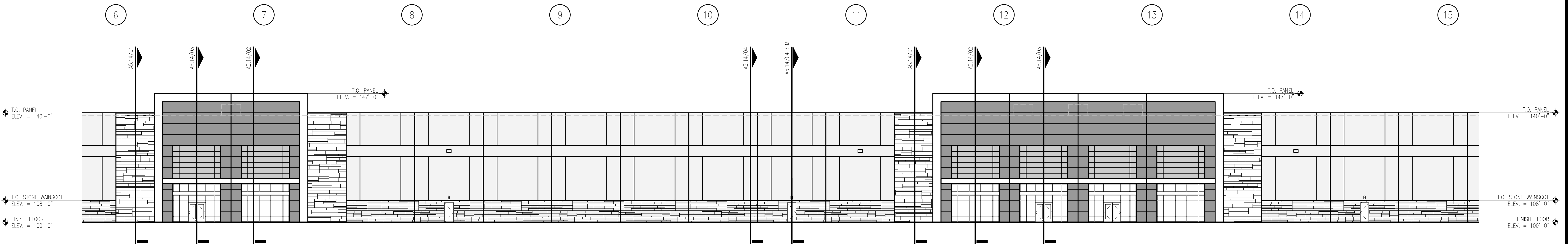
PROJECT NO.:	2966
DATE:	11.29.21
REVISIONS:	
11.29.21	ISSUE FOR PERMIT

A4.00
EXTERIOR ELEVATIONS

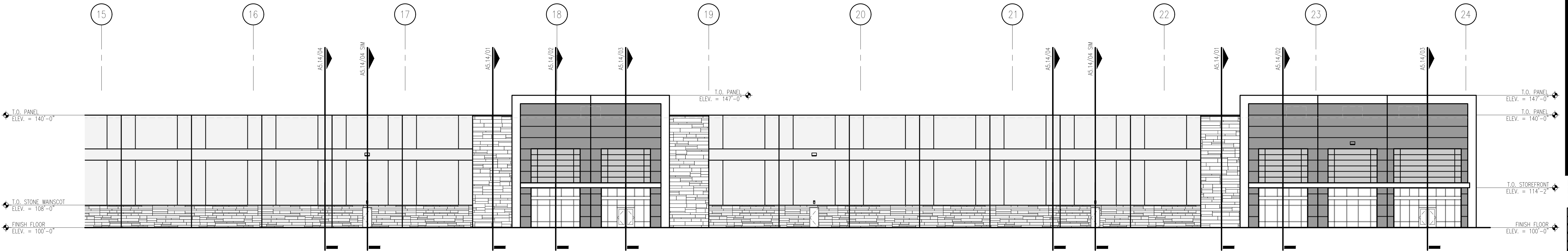
ELEVATION FINISHES:	
	PAIN 1 COLOR TO MATCH SW 7005 (255-C1); "PURE WHITE"
	PAIN 2 COLOR TO MATCH SW 6188 (258-C6); "MODERNE WHITE"
	PAIN 3 COLOR TO MATCH SW 7017 (244-C3); "DORIAN GRAY"
	PAIN 4 COLOR TO MATCH SW 7018 (244-C5); "DOVETAIL"
	STONE 1 COLOR & PATTERN TO MATCH CORONADO - ELEMENT LEDGESTONE: "WHITE"
	STONE 2 COLOR & PATTERN TO MATCH CORONADO - ELEMENT LEDGESTONE: "SILVER ASH"



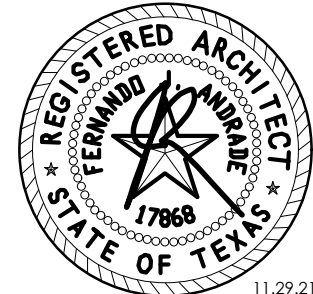
01 SOUTH ELEVATION cont'd
SCALE: 1/16" = 1'-0"



01 SOUTH ELEVATION cont'd
SCALE: 1/16" = 1'-0"



01 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



gsr andrade
ARCHITECTS
4021 Commerce St., Ste. 1
Dallas, Texas 75226
P 214.824.7040
F 214.887.0599

Fernando Andrade, AIA
Architect
Kimley-Horn
Civil Engineer
Engineering Analysts, Inc.
Structural Engineer
Venture Mechanical, Inc.
Mechanical Engineer
Kilgore Industries
Electrical Engineer
J.L. Parker Plumbing, Inc.
Plumbing Engineer
Kimley-Horn
Landscape Architect



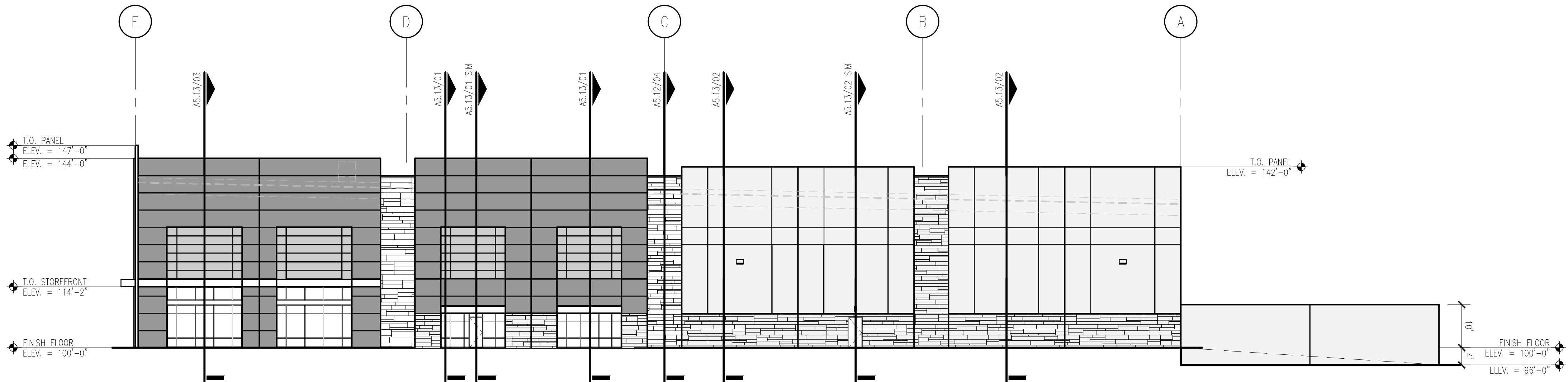
ROCKWALL DISTRIBUTION CENTER

1515 CORPORATE CROSSING (F.M. 549)
ROCKWALL, TEXAS 75087

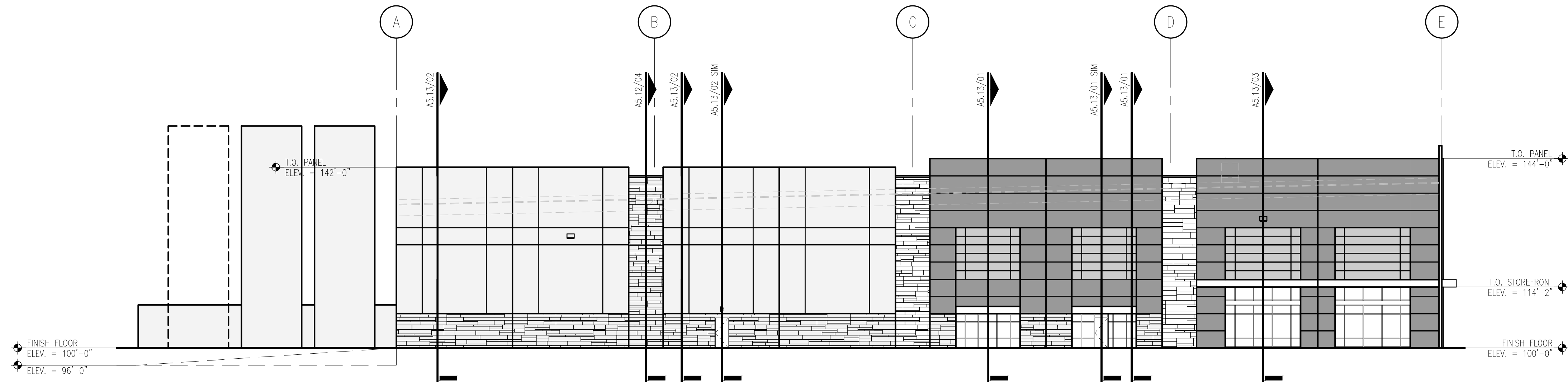
PROJECT NO.:	2966
DATE:	11.29.21
REVISIONS:	
11.29.21	ISSUE FOR PERMIT

A4.02
EXTERIOR ELEVATIONS







ELEVATION FINISHES:	
	PAIN 1 COLOR TO MATCH SW 7005 (255-C1); "PURE WHITE"
	PAIN 2 COLOR TO MATCH SW 6188 (258-C6); "MODERNE WHITE"
	PAIN 3 COLOR TO MATCH SW 7017 (244-C3); "DORIAN GRAY"
	PAIN 4 COLOR TO MATCH SW 7018 (244-C5); "DOVETAIL"
	STONE 1 COLOR & PATTERN TO MATCH CORONADO - ELEMENT LEDGESTONE; "WHITE"
	STONE 2 COLOR & PATTERN TO MATCH CORONADO - ELEMENT LEDGESTONE; "SILVER ASH"

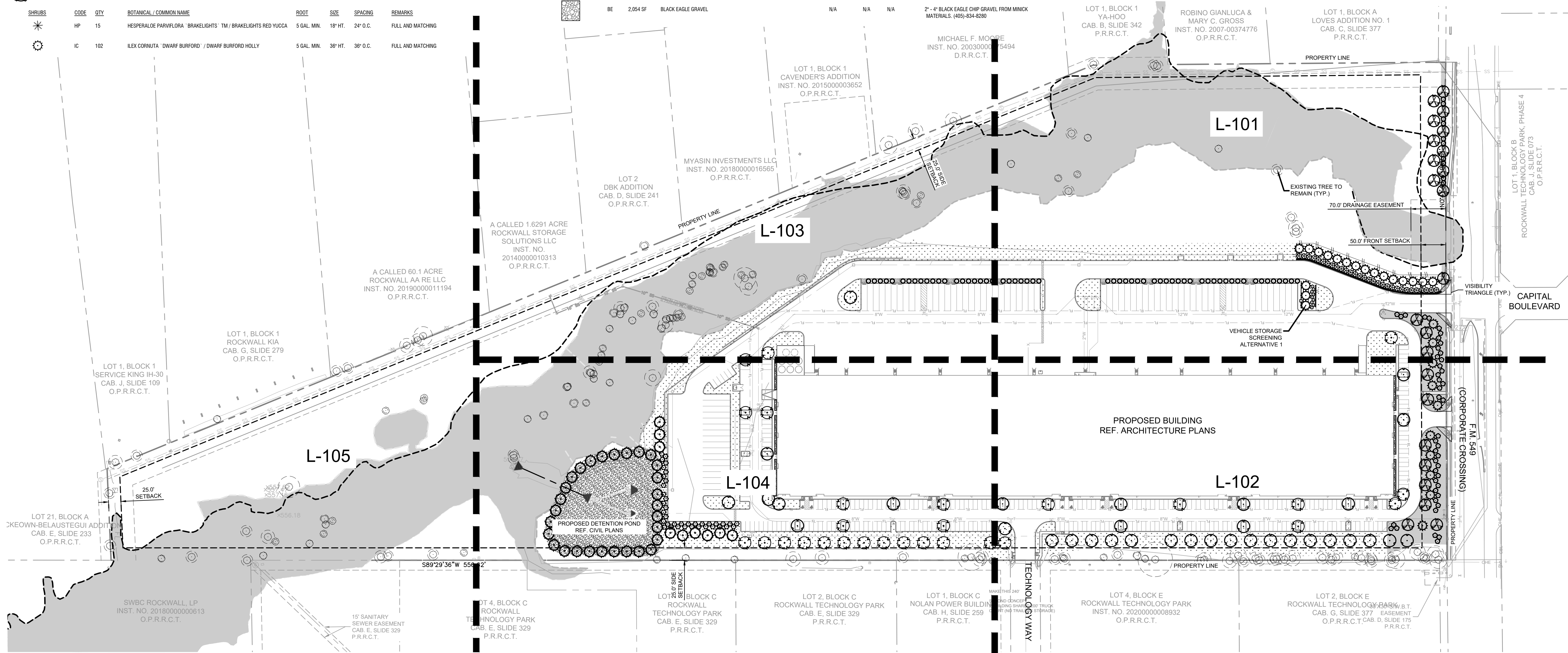


02 EAST ELEVATION
SCALE: 1/16" = 1'-0"



01 WEST ELEVATION
SCALE: 1/16" = 1'-0"

PLANT SCHEDULE							
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	ROOT	SIZE	SPACING	REMARKS
	LC	30	LOROPETALUM CHINENSE / LOROPETALUM	5 GAL. MIN.	48" HT.	60" O.C.	FULL AND MATCHING
	LF	9	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	5 GAL. MIN.	36" HT.	48" O.C.	FULL AND MATCHING
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS
	SEED	139,794 SF	CYNODON DACTYLON / BERMUDA GRASS	N/A	N/A	N/A	HYDROSEED
	SOD	30,779 SF	CYNODON DACTYLON / COMMON BERMUDA GRASS	N/A	N/A	N/A	SOD TO HAVE TIGHT, SAND FILLED JOINTS AND BE FREE OF WEEDS
	DM	40,990 SF	DRAINFIELD MIX / DRAINFIELD MIX	N/A	N/A	N/A	DRAINFIELD SEED MIX. REF. NATIVE AMERICAN SEED COMPANY.
AGGREGATE	CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SIZE	SPACING	REMARKS
	BE	2,054 SF	BLACK EAGLE GRAVEL	N/A	N/A	N/A	2" - 4" BLACK EAGLE CHIP GRAVEL FROM MINICK MATERIALS. (405)-834-8280

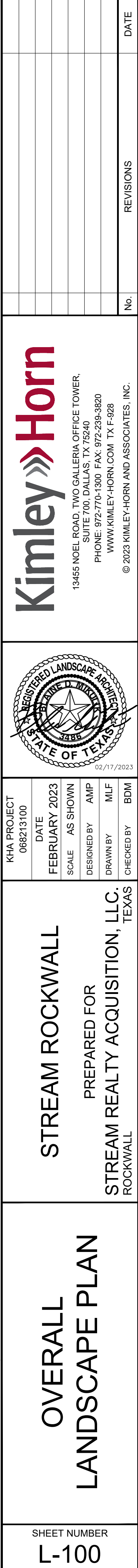


<u>Landscaping Requirements</u>	<u>Required</u>	<u>Provided</u>
Light Industrial Districts shall have 15% of the total site area landscaped. A minimum of 100% of the total required landscaping shall be located in front of and along the side of buildings with street frontages. 1,887,324 sq x 15% = 283,099 SF of Required Landscaping	15% 283,099 SF Required Landscaping	15% 283,099 SF Required Landscaping
<u>Detention Basins</u>	<u>Required</u>	<u>Provided</u>
Detention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs, herbs, accent and canopy trees. There shall be a minimum of 1 canopy tree and 1 accent tree per 750.	Yes	Yes
27,428 SF / 750 = 38 Canopy & Accent Trees	37 Canopy & Accent Trees	37 Canopy & Accent Trees
<u>Parking Lot Landscaping</u>	<u>Required</u>	<u>Provided</u>
If the parking and maneuvering space exceeds 20,000 SF, one large canopy tree for every 10 parking spaces shall be required to be planted internal to the parking spaces 302 parking spaces / 10 = 31 trees	31 Trees	31 Trees
No required parking space may be located more than 80 feet from the trunk of a canopy tree	Yes	Yes

NOTE:

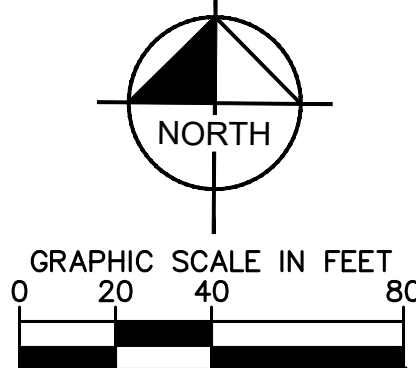
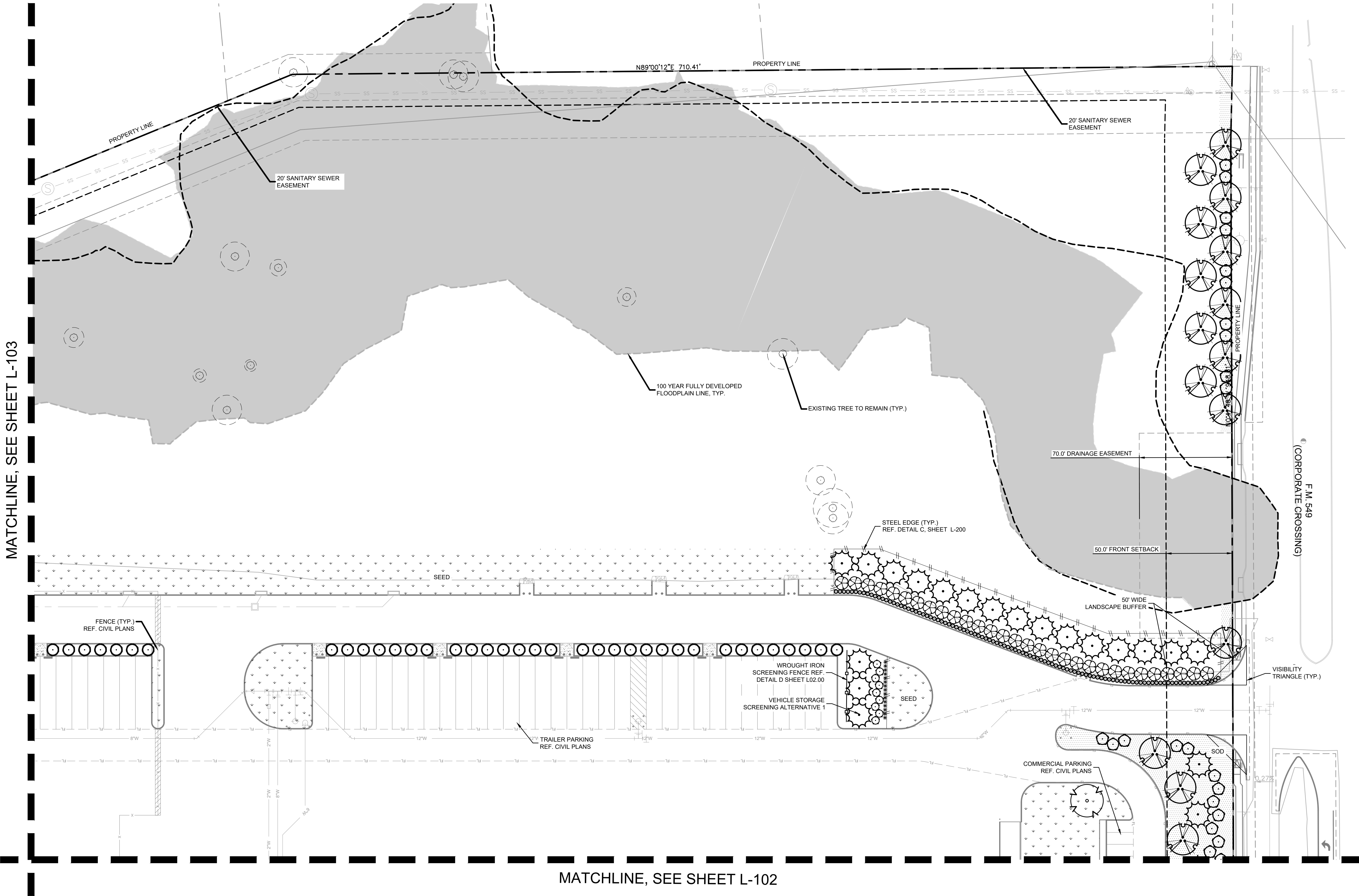
1. CONTRACTOR TO SEED LIMITS OF DISTURBANCE.
2. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS. THE IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL, INSTALLED BY A LICENSED IRRIGATOR, AND COMPLY WITH THE CITY OF ROCKWALL IRRIGATION STANDARDS.
3. CONTRACTOR TO ESTABLISH, MAINTAIN, AND IRRIGATE ALL SEEDED/SODDED AREAS UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A "STAND OF GRASS" SHALL CONSIST OF 75% TO 80% COVERAGE AND A MINIMUM OF ONE-INCH (1") IN HEIGHT AS DETERMINED BY THE CITY. (SECTION 4.2, ENGINEERING STANDARDS OF DESIGN AND CONSTRUCTION).
4. NO TREES WITHIN 5' OF ANY PUBLIC UTILITY LESS THAN 10" IN DIAMETER. NO TREES WITHIN 10' OF ANY PUBLIC UTILITY 10" OR GREATER IN DIAMETER.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING



Images
XREFS
PLOTED BY
DWG NAME
LPT 100 LANDSCAPE PLAN - NEW.DWG
DATE: 02/17/2023
TIME: 10:00 AM
USER: JHORN
PROJECT: STREAM ROCKWALL
SHEET: L-101
SCALE: 1/8"=1'-0"

This document, together with the concepts and designs presented herein, is an instrument of service. It is intended only for the specific purpose and client for which it was prepared. Reuse of and/or modification of this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



REF. SHEET L-100 FOR FULL PLANT SCHEDULE

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME
UA	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	
TD	TAXODIUM DISTICHUM / BALD CYPRESS	
OC	QUERCUS MUEHLBERGII / CHINKAPIN OAK	
CL	CHILOPSIS LINEARIS / DESERT WILLOW	
JE	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	
US	UNGUICULARIA SPECIOSA / MEXICAN BUCKEYE	
QS	QUERCUS SHUMARDII / SHUMARD RED OAK	
CC	CERCIS CANADENSIS 'TEXENSIS' / TEXAS REDBUD	
SHRUBS	CODE	BOTANICAL / COMMON NAME
HP	HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM / BRAKELIGHTS RED YUCCA	
IC	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY	
LC	LOROPETALUM CHINENSE / LOROPETALUM	
LF	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME
SEED	CYNODON DACTYLON / BERMUDA GRASS	
SOD	CYNODON DACTYLON / COMMON BERMUDA GRASS	
DM	DRAINFIELD MIX / DRAINFIELD MIX	
AGGREGATE	CODE	BOTANICAL / COMMON NAME
BE	BLACK EAGLE GRAVEL	

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA. THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.



SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____.

WITNESS OUR HANDS, THIS ____ DAY OF ____, ____

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

LANDSCAPE PLAN
(1 OF 5)

SHEET NUMBER
L-101

STREAM ROCKWALL
PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
ROCKWALL, TEXAS

KHA PROJECT
068213100

DATE
FEBRUARY 2023

SCALE
AS SHOWN

DESIGNED BY
AMP

DRAWN BY
MLF

CHECKED BY
BDM

Kimley»Horn

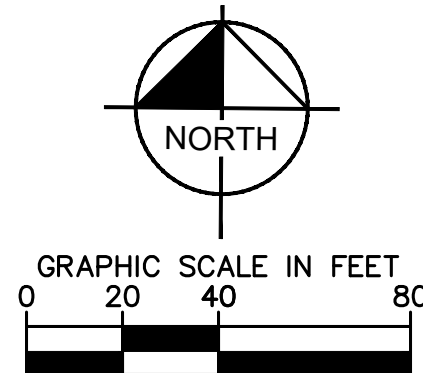
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS
02/17/2023

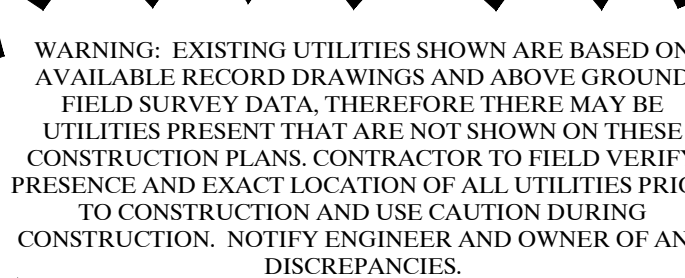
REVISIONS

No.

DATE



PLANT SCHEDULE



WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA. THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

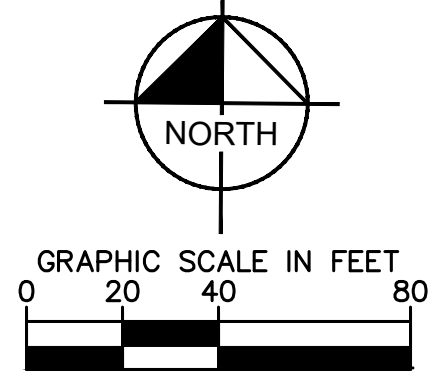


LOT 2
DBK ADDITION
CAB. D, SLIDE 241
O.P.R.R.C.T.

MYASIN INVESTMENTS LLC
INST. NO. 20180000016565
O.P.R.R.C.T.

LOT 1, BLOCK 1
CAVENDER'S ADDITION
INST. NO. 2015000003652
O.P.R.R.C.T.

MICHAEL F. MOORE
INST. NO. 20030000275494
D.R.R.C.T.



ATCHLINE, SEE SHEET L-101

PLANT SCHEDULE

SHRUB:

WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA, THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.



Know what's **below**.
Call before you dig.

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT IN THE
CITY, OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION
OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____, ____.

WITNESS OUR HANDS, THIS ____ DAY OF _____, _____

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

STREAM ROCKWALL

STREAM ROCKWALL
PREPARED FOR
STREAM REALTY ACQUISITION, LLC.
TEXAS
ROCKWALL

LANDSCAPE PLAN
(3 OF 5)

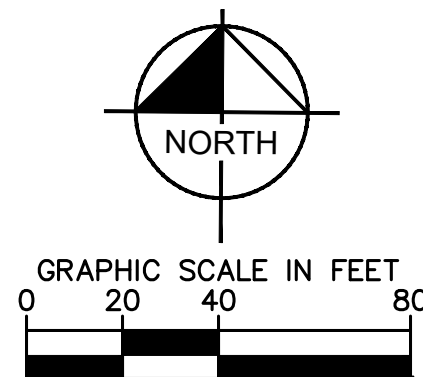
SHEET NUMBER
L-103



Kimley»Horn

13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

[illegible]



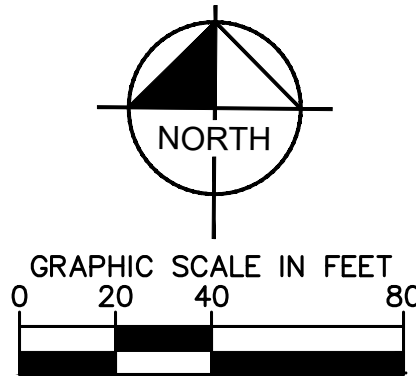
WARNING: EXISTING UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND ABOVE GROUND FIELD SURVEY DATA. THEREFORE THERE MAY BE UTILITIES PRESENT THAT ARE NOT SHOWN ON THESE CONSTRUCTION PLANS. CONTRACTOR TO FIELD VERIFY PRESENCE AND EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION AND USE CAUTION DURING CONSTRUCTION. NOTIFY ENGINEER AND OWNER OF ANY DISCREPANCIES.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING



STREAM ROCKWALL
PREPARED FOR
STREAM REALTY ACQUISITION,
ROCKWALL

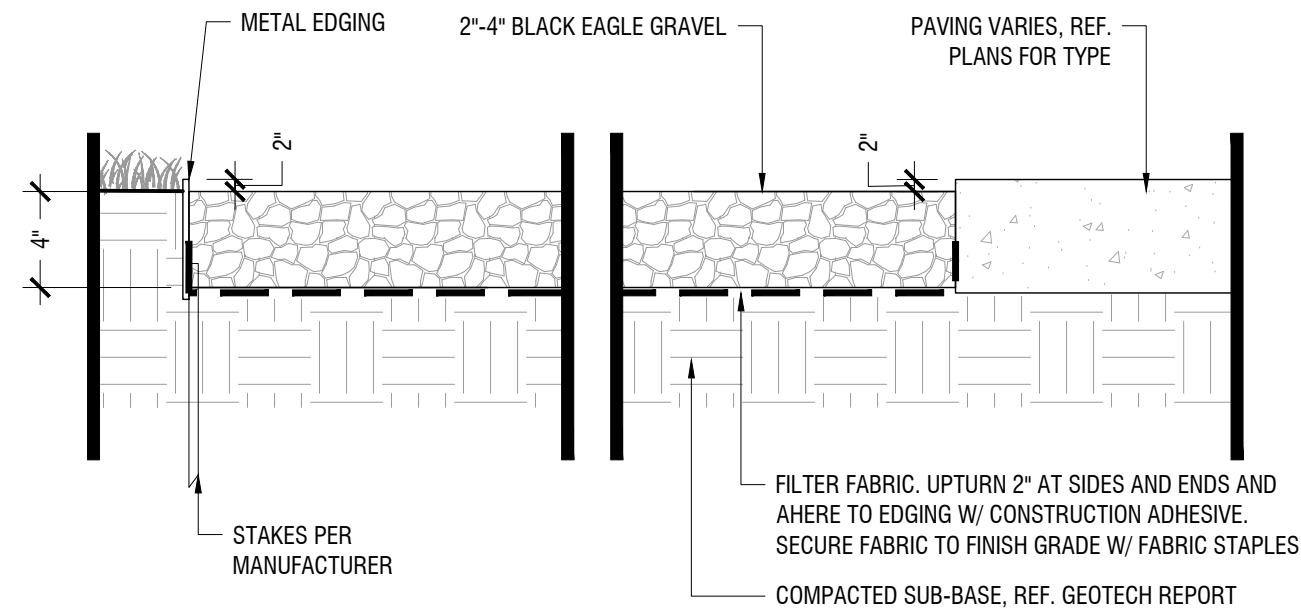
LANDSCAPE PLAN
(4 OF 5)



PRAIRIE SCIENCE COLOR FOR FULL PLANT SCHEDULE			
TREES	CODE	BOTANICAL / COMMON NAME	
	UA	ULMUS PARVIFOLIA 'ALLEE' / ALLEE LACEBARK ELM	
	TD	TAXODIUM DISTICHUM / BALD CYPRRESS	
	QC	QUERCUS MUEHLBERGII / CHINKAPIN OAK	
	CL	CHILOPSIS LINEARIS / DESERT WILLOW	
	JE	JUNIPERUS VIRGINIANA / EASTERN RED CEDAR	
	US	UNGUADIA SPECIOSA / MEXICAN BUCKEYE	
	QS	QUERCUS SHUMARDII / SHUMARD RED OAK	
	CC	CERCIS CANADENSIS 'TEXENSIS' / TEXAS REDBUD	
SHRUBS	CODE	BOTANICAL / COMMON NAME	
	HP	HESPERALOE PARVIFLORA 'BRAKELIGHTS' TM / BRAKELIGHTS RED YUCCA	
	IC	ILEX CORNUTA 'DWARF BURFORD' / DWARF BURFORD HOLLY	
	LC	LOROPETALUM CHINENSE / LOROPETALUM	
	LF	LEUCOPHYLLUM FRUTESCENS / TEXAS SAGE	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	
	SEED	CYNODON DACTYLON / BERMUDA GRASS	
	SOD	CYNODON DACTYLON / COMMON BERMUDA GRASS	
	DM	DRAINFIELD MIX / DRAINFIELD MIX	
AGGREGATE	CODE	BOTANICAL / COMMON NAME	
	BE	BLACK EAGLE GRAVEL	

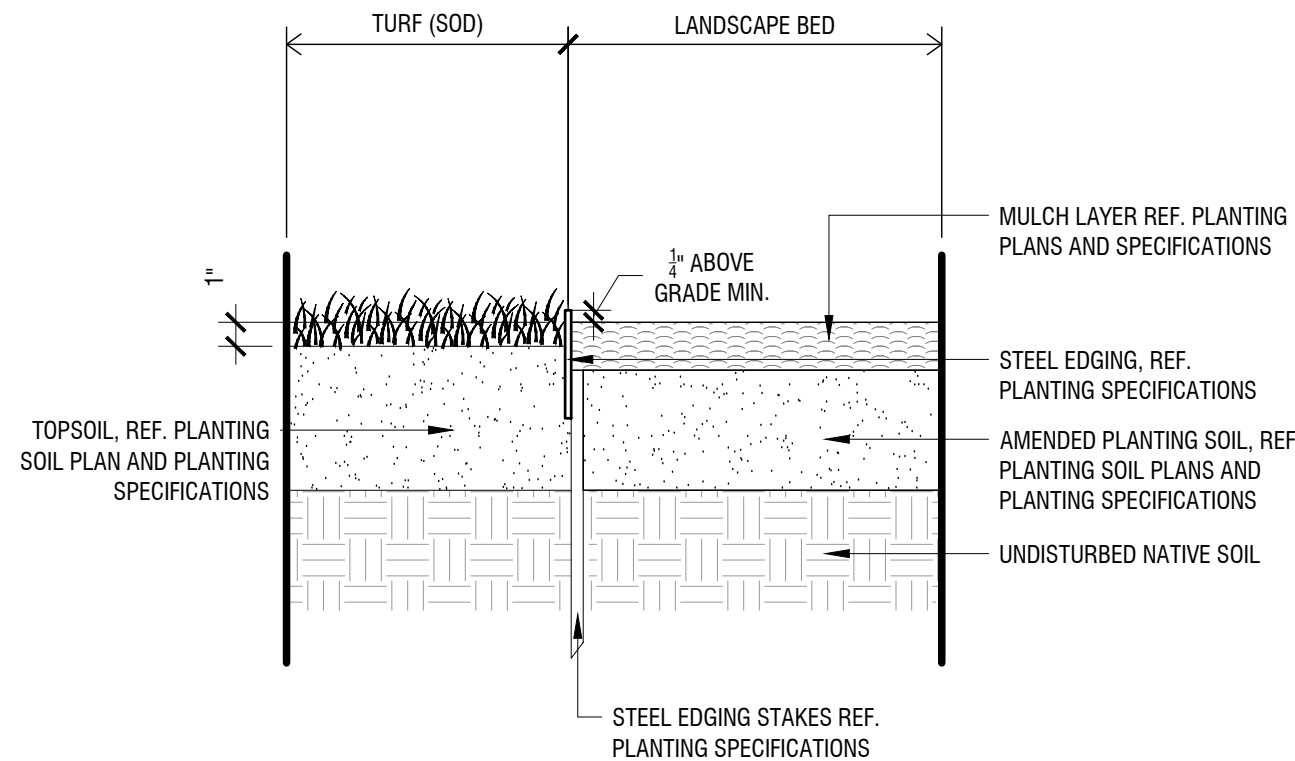
Kimley»»Horn
13455 NOEL ROAD, TWO GALLERIA OFFICE TOWER,
SUITE 700, DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-729-3820
WWW.KIMLEY-HORN.COM TX F-928
© 2023 KIMLEY-HORN AND ASSOCIATES, INC.

[illegible]



Scale: NTS

D

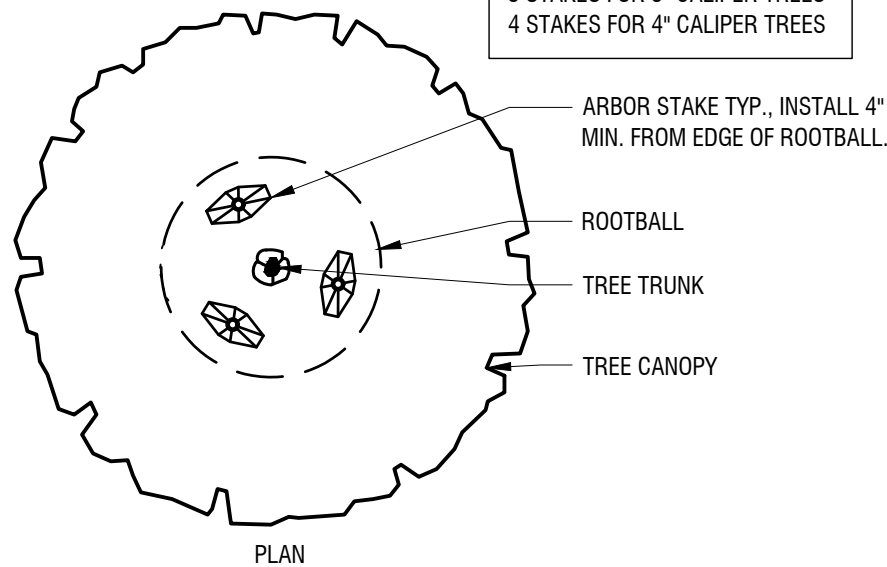


Scale: 1 1/2" = 1'-0"

B

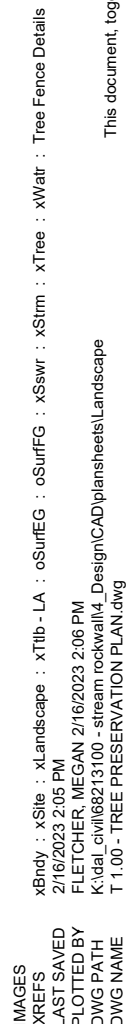
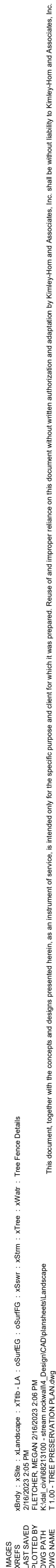
- PLANTING NOTES:

1. CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS OF ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE LANDSCAPE ARCHITECT OF ANY CONDITION FOUND ON SITE WHICH PREVENTS INSTALLATION AS SHOWN ON THESE DRAWINGS.
2. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY, GROWING CONDITION AND MUST BE REPLACED WITHIN 30 DAYS WITH PLANT MATERIAL OF THE SAME VARIETY AND SIZE IF DAMAGED, DESTROYED, OR REMOVED.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
4. ALL FINISH DRAWINGS SHALL BE REVIEWED AND APPROVED BY THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH GRADATION PRIOR TO PLANTING.
5. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES. ALL PLANT QUANTITIES ARE LISTED FOR INFORMATION PURPOSES ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE FULL COVERAGE IN ALL PLANTING AREAS AS SHOWN ON THE PLANS AND SPECIFIED IN THE PLANT SCHEDULE.
7. CONTRACTOR TO PROVIDE STEEL EDGING BETWEEN ALL PLANTING BEDS AND TURF AREAS UNLESS OTHERWISE INDICATED ON THE DRAWINGS.
8. ALL PLANT MATERIAL SHALL CONFORM TO THE SPECIFICATIONS GIVEN IN THE PLANT SCHEDULE, PLANTING DETAILS, AND PLANTING SPECIFICATIONS.
9. ALL PLANT MATERIAL SHALL MEET INDUSTRY STANDARDS AS INDICATED IN THE CURRENT EDITION OF THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1).
10. ALL PLANT MATERIAL SUBSTITUTIONS SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PURCHASE.
11. CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING OPERATIONS.
12. ALL PLANTING AREAS SHALL RECEIVE SOIL AMENDMENTS.
13. PLANT MATERIAL SHALL BE PRUNED PER PLANTING DETAILS UNLESS OTHERWISE NOTED ON DRAWINGS.
14. PLANTING AREAS SHALL BE KEPT FREE OF TRASH, WEEDS, DEBRIS, AND DEAD PLANT MATERIAL.
15. ALL LIME STABILIZED SOIL AND INORGANIC SELECT FILL FOR BUILDING OR PAVING CONSTRUCTION SHALL BE REMOVED FROM ALL PLANTING BEDS TO A MINIMUM DEPTH OF 24" UNLESS OTHERWISE NOTED. REPLACE MATERIAL REMOVED WITH IMPORTED TOPSOIL.
16. TREES OVERHANGING PEDESTRIAN WALKS AND WITHIN VISIBILITY TRIANGLES AS NOTED ON THE PLANS SHALL BE LIMITED TO A HEIGHT OF SEVEN FEET (7'). TREE OVERHANGING PUBLIC STREETS AND FIRELANES SHALL BE LIMITED TO A HEIGHT OF FOURTEEN FEET (14').
17. TREES PLANTED NEXT TO ACCESSIBLE ROADS AND ACCESSIBLE AREAS SHALL BE LIMITED TO 76" (6' 4") AFF.
18. ALL PROPOSED TREES SHALL BE STAKED WITH AN AT-GRADE ROOT BALL SECURING SYSTEM AS SHOWN IN THE PLANTING DETAILS AND SPECIFICATIONS. NO ABOVE-GROUND STAKING SYSTEMS, GUY WIRES/WIRES, HOSES, STRAPS, POSTS (METAL OR WOOD) SHALL BE ALLOWED UNLESS AUTHORIZED IN WRITING BY THE LANDSCAPE ARCHITECT.



Scale: NTS

A



Rockwall Industrial - City of Rockwall										
Tag Number	DBH	Common	Scientific	Condition	Trunk	Action	Class	Replacement Ratio	Mitigation Required	
1507	23.1	Cedar Elm	Ulmus crassifolia	Healthy	Single	Remove	Primary	1:1	23.1	
1508	30.9	Pecan	Carya illinoensis	Declining	Forked	Remove	Unprotected	N/A	N/A	
1509	16.9	Pecan	Carya illinoensis	Healthy	Forked	Preserve	Primary	1:1	N/A	
1510	17.8	Hackberry	Celtis laevigata	Healthy	Forked	Preserve	Secondary	5:1	N/A	
1511	11.5	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	5:1	N/A	
1512	11.3	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	5:1	N/A	
1513	15.5	Eastern Redcedar	Juniperus virginiana	Hazard	Single	Preserve	Unprotected	N/A	N/A	
1514	18.4	Hackberry	Celtis laevigata	Healthy	Forked	Preserve	Secondary	5:1	N/A	
1515	14.7	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	5:1	N/A	
1516	4.7	Cedar Elm	Ulmus crassifolia	Healthy	Single	Preserve	Primary	1:1	N/A	
1517	12.7	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	5:1	N/A	
1518	12.0	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	5:1	N/A	
1519	14.2	Hackberry	Celtis laevigata	Declining	Forked	Preserve	Unprotected	N/A	N/A	
1520	4.0	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Forked	Preserve	Primary	1:1	N/A	
1521	13.6	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	5:1	N/A	
1522	11.0	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	5:1	N/A	
1523	31.2	Hackberry	Celtis laevigata	Hazard	Multi	Remove	Unprotected	N/A	N/A	
1524	12.9	Hackberry	Celtis laevigata	Healthy	Multi	Preserve	Secondary	5:1	N/A	
1525	18.0	Hackberry	Celtis laevigata	Hazard	Single	Remove	Unprotected	N/A	N/A	
1526	16.3	Hackberry	Celtis laevigata	Declining	Single	Remove	Unprotected	N/A	N/A	
1527	15.7	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	7.9	
1528	18.3	Hackberry	Celtis laevigata	Declining	Multi	Remove	Unprotected	N/A	N/A	
1529	13.2	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	6.6	
1530	12.5	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	6.3	
1531	20.9	Hackberry	Celtis laevigata	Declining	Single	Remove	Unprotected	N/A	N/A	
1532	18.1	Hackberry	Celtis laevigata	Declining	Single	Remove	Unprotected	N/A	N/A	
1533	15.7	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	7.9	
1534	12.0	Hackberry	Celtis laevigata	Declining	Single	Remove	Unprotected	N/A	N/A	
1535	15.6	Hackberry	Celtis laevigata	Declining	Forked	Remove	Unprotected	N/A	N/A	
1536	14.4	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	7.2	
1537	11.5	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	5.8	
1538	24.2	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	12.1	
1539	23.1	Hackberry	Celtis laevigata	Declining	Single	Remove	Unprotected	N/A	N/A	
1540	15.7	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	5:1	N/A	
1541	12.1	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	5:1	N/A	
1542	12.3	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	5:1	N/A	
1543	12.9	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	5:1	N/A	
1544	11.7	Hackberry	Celtis laevigata	Healthy	Forked	Preserve	Secondary	5:1	N/A	
1545	12.8	Hackberry	Celtis laevigata	Healthy	Forked	Preserve	Secondary	5:1	N/A	
1546	11.6	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	5:1	N/A	
1547	16.3	Hackberry	Celtis laevigata	Healthy	Forked	Preserve	Secondary	5:1	N/A	
1548	14.4	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	5:1	N/A	
1549	13.8	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	5:1	N/A	
1550	11.9	Hackberry	Celtis laevigata	Healthy	Multi	Preserve	Secondary	5:1	N/A	
1551	34.7	Hackberry	Celtis laevigata	Hazard	Single	Preserve	Unprotected	N/A	N/A	
1552	6.3	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Forked	Preserve	Primary	1:1	N/A	
1553	8.2	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Multi	Preserve	Primary	1:1	N/A	
1554	11.2	Hackberry	Celtis laevigata	Healthy	Forked	Preserve	Secondary	5:1	N/A	
1555	5.3	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Single	Preserve	Primary	1:1	N/A	
1556	12.2	Hackberry	Celtis laevigata	Healthy	Multi	Preserve	Secondary	5:1	N/A	
1557	5.2	Hercules-Club	Zanthoxylum clava-herculis	Declining	Forked	Preserve	Unprotected	N/A	N/A	
1558	11.3	Hackberry	Celtis laevigata	Declining	Forked	Preserve	Unprotected	N/A	N/A	
1559	13.3	Hackberry	Celtis laevigata	Declining	Single	Remove	Unprotected	N/A	N/A	
1560	4.7	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Single	Preserve	Primary	1:1	N/A	
1561	13.9	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	5:1	N/A	
1562	13.2	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	5:1	N/A	
1563	26.8	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Feature	2:1	N/A	
1564	5.1	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Forked	Preserve	Primary	1:1	N/A	
1565	11.3	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	5:1	N/A	
1566	13.1	Hackberry	Celtis laevigata	Healthy	Multi	Preserve	Secondary	5:1	N/A	
1567	14.9	Hackberry	Celtis laevigata	Healthy	Multi	Preserve	Secondary	5:1	N/A	
1568	14.2	Eastern Redcedar	Juniperus virginiana	Declining	Multi	Remove	Unprotected	N/A	N/A	
1569	15.3	Eastern Redcedar	Juniperus virginiana	Healthy	Multi	Remove	Secondary	5:1	7.7	
1570	14.3	Eastern Redcedar	Juniperus virginiana	Healthy	Multi	Remove	Secondary	5:1	7.2	
1571	13.1	Eastern Redcedar	Juniperus virginiana	Healthy	Single	Remove	Secondary	5:1	6.6	
1572	11.4	Eastern Redcedar	Juniperus virginiana	Healthy	Single	Remove	Secondary	5:1	5.7	
1573	4.3	Cedar Elm	Ulmus crassifolia	Healthy	Single	Remove	Primary	1:1	4.3	
1574	10.5	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Multi	Remove	Primary	1:1	10.5	
1575	6.3	Cedar Elm	Ulmus crassifolia	Healthy	Single	Remove	Primary	1:1	6.3	
1576	7.9	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Single	Remove	Primary	1:1	7.9	
1577	23.7	Hackberry	Celtis laevigata	Healthy	Single	Remove	Primary	1:1	23.7	
1578	16.2	Cedar Elm	Ulmus crassifolia	Healthy	Single	Remove	Secondary	5:1	8.1	
1579	5.5	Hackberry	Celtis laevigata	Healthy	Single	Remove	Primary	1:1	5.5	
1580	13.3	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	6.7	
1581	13.7	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	6.9	
1582	12.6	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	6.3	
1583	13.9	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	7.0	
1584	12.9	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	6.5	
1585	16.5	Hackberry	Celtis laevigata	Declining	Single	Remove	Unprotected	N/A	N/A	
1586	29.2	Hackberry	Celtis laevigata	Hazard	Forked	Remove	Unprotected	N/A	N/A	
1587	11.3	Hackberry	Celtis laevigata	Healthy	Multi	Remove	Secondary	5:1	5.7	
1588	13.5	Hackberry	Celtis laevigata	Healthy	Forked	Remove	Secondary	5:1	6.8	
1589	11.6	Hackberry	Celtis laevigata	Healthy	Forked	Remove	Secondary	5:1	5.8	
1590	20.6	Hackberry	Celtis laevigata	Declining	Forked	Remove	Unprotected	N/A	N/A	
1591	13.3	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	6.7	
1592	11.1	Hackberry	Celtis laevigata	Declining	Single	Remove	Unprotected	N/A	N/A	
1593	27.7	Hackberry	Celtis laevigata	Declining	Multi	Remove	Unprotected	N/A	N/A	
1594	16.1	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	8.1	
1595	13.6	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	6.8	
1596	13.4	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	6.7	
1597	13.7	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	6.9	
1598	13.3	Hackberry	Celtis laevigata	Healthy	Forked	Remove	Secondary	5:1	6.7	
1599	18.2	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	9.1	
1600	11.6	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	5.8	
1601	22.9	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	5:1	11.5	
1602	16.2	Eastern Redcedar	Juniperus virginiana	Declining	Single	Remove	Unprotected	N/A	N/A	
1603	7.9	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Forked	Remove	Primary	1:1	7.9	
1604	15.8	Hackberry	Celtis laevigata	Healthy	Forked	Remove	Secondary	5:1	7.9	

Rockwall Industrial - City of Rockwall										
Tag Number	DBH	Common	Scientific	Condition	Trunk	Action	Class	Replacement Ratio	Mitigation Required	
1605	15.9	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	.5:1	8.0	
1606	11.9	Hackberry	Celtis laevigata	Declining	Single	Remove	Unprotected	N/A	N/A	
1607	15.6	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	.5:1	7.8	
1608	12.8	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	.5:1	6.4	
1609	11.5	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	.5:1	5.8	
1610	17.6	Hackberry	Celtis laevigata	Healthy	Forked	Remove	Secondary	.5:1	8.8	
1611	11.0	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	.5:1	5.5	
1612	21.4	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	.5:1	10.7	
1613	12.8	Hackberry	Celtis laevigata	Healthy	Multi	Remove	Secondary	.5:1	6.4	
1614	4.0	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Single	Remove	Primary	1:1	4.0	
1615	11.0	Hackberry	Celtis laevigata	Healthy	Single	Remove	Secondary	.5:1	5.5	
1616	8.4	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Forked	Remove	Primary	1:1	8.4	
1617	9.6	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Forked	Remove	Primary	1:1	9.6	
1618	7.9	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Forked	Remove	Primary	1:1	7.9	
1619	12.0	Eastern Redcedar	Juniperus virginiana	Healthy	Single	Preserve	Secondary	.5:1	N/A	
1620	14.8	Eastern Redcedar	Juniperus virginiana	Healthy	Multi	Preserve	Secondary	.5:1	N/A	
1621	11.2	Eastern Redcedar	Juniperus virginiana	Declining	Forked	Preserve	Unprotected	N/A	N/A	
1622	11.6	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	.5:1	N/A	
1623	11.2	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	.5:1	N/A	
1624	12.6	Eastern Redcedar	Juniperus virginiana	Healthy	Multi	Remove	Secondary	.5:1	6.3	
1625	11.7	Eastern Redcedar	Juniperus virginiana	Healthy	Single	Remove	Secondary	.5:1	5.9	
1626	5.7	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Single	Preserve	Primary	1:1	N/A	
1627	6.5	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Forked	Preserve	Primary	1:1	N/A	
1628	5.4	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Forked	Preserve	Primary	1:1	N/A	
1629	5.0	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Single	Remove	Primary	1:1	5.0	
1630	4.8	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Forked	Preserve	Primary	1:1	N/A	
1631	11.0	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	.5:1	N/A	
1632	10.4	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Multi	Preserve	Primary	1:1	N/A	
1633	12.5	Hackberry	Celtis laevigata	Healthy	Forked	Preserve	Secondary	.5:1	N/A	
1634	7.3	Chinese Tallow	Sapium sebiferum	Single	Preserve	Primary	1:1	N/A		
1635	7.6	Slippery Elm	Ulmus rubra	Healthy	Single	Preserve	Primary	1:1	N/A	
1636	11.2	Green Ash	Fraxinus pennsylvanica	Healthy	Single	Preserve	Primary	1:1	N/A	
1637	11.6	Slippery Elm	Ulmus rubra	Healthy	Forked	Preserve	Primary	1:1	N/A	
1638	11.6	Eastem Redcedar	Juniperus virginiana	Healthy	Forked	Preserve	Secondary	.5:1	N/A	
1639	11.0	Hackberry	Celtis laevigata	Declining	Single	Preserve	Unprotected	N/A	N/A	
1640	11.1	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	.5:1	N/A	
1641	16.5	Eastern Redcedar	Juniperus virginiana	Healthy	Forked	Preserve	Secondary	.5:1	N/A	
1642	14.8	Hackberry	Celtis laevigata	Healthy	Multi	Preserve	Secondary	.5:1	N/A	
1643	17.8	Hackberry	Celtis laevigata	Healthy	Multi	Preserve	Secondary	.5:1	N/A	
1644	9.6	Slippery Elm	Ulmus rubra	Healthy	Multi	Preserve	Primary	1:1	N/A	
1645	18.9	Hackberry	Celtis laevigata	Healthy	Multi	Preserve	Secondary	.5:1	N/A	
1646	12.9	Hackberry	Celtis laevigata	Healthy	Forked	Preserve	Secondary	.5:1	N/A	
1647	14.3	Hackberry	Celtis laevigata	Healthy	Multi	Preserve	Secondary	.5:1	N/A	
1648	11.1	Hackberry	Celtis laevigata	Healthy	Multi	Preserve	Secondary	.5:1	N/A	
1649	11.4	Hackberry	Celtis laevigata	Healthy	Multi	Preserve	Secondary	.5:1	N/A	
1650	6.8	Chinese elm	Ulmus parvifolia	Healthy	Forked	Preserve	Primary	1:1	N/A	
1651	11.3	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	.5:1	N/A	
1652	13.9	Hackberry	Celtis laevigata	Declining	Single	Preserve	Unprotected	N/A	N/A	
1653	11.0	Eastern Redcedar	Juniperus virginiana	Healthy	Multi	Preserve	Secondary	.5:1	N/A	
1654	11.8	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	.5:1	N/A	
1655	5.9	Slippery Elm	Ulmus rubra	Healthy	Single	Preserve	Primary	1:1	N/A	
1656	21.6	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	.5:1	N/A	
1657	4.7	Green Ash	Fraxinus pennsylvanica	Healthy	Forked	Preserve	Primary	1:1	N/A	
1658	4.1	Green Ash	Fraxinus pennsylvanica	Healthy	Single	Preserve	Primary	1:1	N/A	
1659	5.0	Green Ash	Fraxinus pennsylvanica	Healthy	Forked	Preserve	Primary	1:1	N/A	
2085	11.0	Eastern Redcedar	Juniperus virginiana	Healthy	Single	Preserve	Secondary	.5:1	N/A	
2086	4.5	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Forked	Preserve	Primary	1:1	N/A	
2087	5.1	Slippery Elm	Ulmus rubra	Healthy	Single	Preserve	Primary	1:1	N/A	
2088	7.6	Slippery Elm	Ulmus rubra	Healthy	Multi	Preserve	Primary	1:1	N/A	
2089	6.3	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Single	Preserve	Primary	1:1	N/A	
2090	14.0	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	.5:1	N/A	
2091	11.3	Hackberry	Celtis laevigata	Healthy	Single	Preserve	Secondary	.5:1	N/A	
2092	5.5	Green Ash	Fraxinus pennsylvanica	Healthy	Single	Preserve	Primary	1:1	N/A	
2093	5.5	Slippery Elm	Ulmus rubra	Healthy	Single	Preserve	Primary	1:1	N/A	
2094	9.1	Green Ash	Fraxinus pennsylvanica	Healthy	Single	Preserve	Primary	1:1	N/A	
2095	6.7	Green Ash	Fraxinus pennsylvanica	Healthy	Single	Preserve	Primary	1:1	N/A	
2096	4.0	Green Ash	Fraxinus pennsylvanica	Healthy	Single	Preserve	Primary	1:1	N/A	
2097	5.7	Green Ash	Fraxinus pennsylvanica	Healthy	Single	Preserve	Primary	1:1	N/A	
2098	4.3	Green Ash	Fraxinus pennsylvanica	Healthy	Single	Preserve	Primary	1:1	N/A	
2099	4.2	Hercules-Club	Zanthoxylum clava-herculis	Healthy	Single	Preserve	Primary	1:1	N/A	
2100	6.4	Green Ash	Fraxinus pennsylvanica	Healthy	Single	Preserve	Primary	1:1	N/A	
2101	5.9	Green Ash	Fraxinus pennsylvanica	Healthy	Single	Preserve	Primary	1:1	N/A	
2102	4.3	Slippery Elm	Ulmus rubra	Healthy	Single	Preserve	Primary	1:1	N/A	
2103	5.8	Green Ash	Fraxinus pennsylvanica	Healthy	Single	Preserve	Primary	1:1	N/A	
2104	5.5	Green Ash	Fraxinus pennsylvanica	Healthy	Single	Preserve	Primary	1:1	N/A	
2105	5.7	Green Ash	Fraxinus pennsylvanica	Healthy	Single	Preserve	Primary	1:1	N/A	
2106	8.0	Green Ash	Fraxinus pennsylvanica	Healthy	Single	Preserve	Primary	1:1	N/A	
2107	12.7	Slippery Elm	Ulmus rubra	Healthy	Single	Preserve	Primary	1:1	N/A	
2108	4.1	Green Ash	Fraxinus pennsylvanica	Healthy	Single	Preserve	Primary	1:1	N/A	
2109	7.5	Green Ash	Fraxinus pennsylvanica	Healthy	Single	Preserve	Primary	1:1	N/A	
2110	7.7	Pecan	Carya illinoensis	Healthy	Single	Preserve	Primary	1:1	N/A	
2111	13.4	Green Ash	Fraxinus pennsylvanica	Healthy	Forked	Preserve	Primary	1:1	N/A	
2112	7.8	Green Ash	Fraxinus pennsylvanica	Healthy	Single	Preserve	Primary	1:1	N/A	
2113	8.9	Green Ash	Fraxinus pennsylvanica	Healthy	Single	Preserve	Primary	1:1	N/A	
2114	6.3	Slippery Elm	Ulmus rubra	Healthy	Single	Preserve	Primary	1:1	N/A	
2115	5.3	Slippery Elm	Ulmus rubra	Healthy	Single	Preserve	Primary	1:1	N/A	
2116	5.9	Green Ash	Fraxinus pennsylvanica	Healthy	Single	Preserve	Primary	1:1	N/A	
2117	4.1	Hercules-Club	Zanthoxylum clava-herculis	Declining	Single	Preserve	Unprotected	N/A	N/A	
2118	6.8	Green Ash	Fraxinus pennsylvanica	Healthy	Single	Preserve	Primary	1:1	N/A	
2119	8.0	Green Ash	Fraxinus pennsylvanica	Healthy	Single	Preserve	Primary	1:1	N/A	
2120	13.0	Green Ash	Fraxinus pennsylvanica	Healthy	Single	Preserve	Primary	1:1	N/A	
2121	7.0	Green Ash	Fraxinus pennsylvanica	Healthy	Forked	Preserve	Primary	1:1	N/A	
2122	7.9	Green Ash	Fraxinus pennsylvanica	Healthy	Single	Preserve	Primary	1:1	N/A	
2123	8.6	Slippery Elm	Ulmus rubra	Healthy	Forked	Preserve	Primary	1:1	N/A	
2124	6.3	Green Ash	Fraxinus pennsylvanica	Healthy	Single	Preserve	Primary	1:1	N/A	
2125	4.4	Green Ash	Fraxinus pennsylvanica	Healthy	Single	Preserve	Primary	1:1	N/A	
2126	13.6	Eastern Redcedar	Juniperus virginiana	Healthy	Multi	Preserve	Secondary	.5:1	N/A	
2127	11.5	Hackberry	Celtis laevigata	Healthy	Multi	Preserve	Secondary	.5:1	N/A	
2128	7.3	Green Ash	Fraxinus pennsylvanica	Healthy	Forked	Preserve	Primary	1:1	N/A	
2129	8.8	Green Ash	Fraxinus pennsylvanica	Healthy	Multi	Preserve	Primary	1:1	N/A	
2130	4.0	Green Ash	Fraxinus pennsylvanica	Healthy	Single	Preserve	Primary	1:1	N/A	

Rockwall Industrial - City of Rockwall										
Tag Number	DBH	Common	Scientific	Condition	Trunk	Action	Class	Replacement Ratio	Mitigation Required	
2131	4.9	Green Ash	<i>Fraxinus pennsylvanica</i>	Healthy	Multi	Preserve	Primary	1:1	N/A	
2132	11.7	Green Ash	<i>Fraxinus pennsylvanica</i>	Healthy	Single	Preserve	Primary	1:1	N/A	
2133	10.4	Green Ash	<i>Fraxinus pennsylvanica</i>	Healthy	Single	Preserve	Primary	1:1	N/A	
2134	5.4	Green Ash	<i>Fraxinus pennsylvanica</i>	Healthy	Single	Preserve	Primary	1:1	N/A	
2135	9.0	Green Ash	<i>Fraxinus pennsylvanica</i>	Healthy	Single	Preserve	Primary	1:1	N/A	
2136	6.9	Green Ash	<i>Fraxinus pennsylvanica</i>	Declining	Single	Preserve	Unprotected	N/A	N/A	
2137	16.4	Eastern Redcedar	<i>Juniperus virginiana</i>	Healthy	Multi	Preserve	Secondary	5:1	N/A	
2138	6.0	Hercules-Club	<i>Zanthoxylum clava-herculis</i>	Healthy	Single	Preserve	Primary	1:1	N/A	
2139	14.8	Hackberry	<i>Celtis laevigata</i>	Healthy	Single	Preserve	Secondary	5:1	N/A	
2140	8.3	Hercules-Club	<i>Zanthoxylum clava-herculis</i>	Healthy	Multi	Preserve	Primary	1:1	N/A	
2141	7.9	Green Ash	<i>Fraxinus pennsylvanica</i>	Healthy	Single	Preserve	Primary	1:1	N/A	
2142	6.5	Green Ash	<i>Fraxinus pennsylvanica</i>	Healthy	Single	Preserve	Primary	1:1	N/A	
2143	4.4	Slippery Elm	<i>Ulmus rubra</i>	Healthy	Single	Preserve	Primary	1:1	N/A	
2144	5.7	Hercules-Club	<i>Zanthoxylum clava-herculis</i>	Healthy	Single	Remove	Primary	1:1	5.7	
2145	17.8	Hackberry	<i>Celtis laevigata</i>	Declining	Single	Preserve	Unprotected	N/A	N/A	
2146	22.0	Hackberry	<i>Celtis laevigata</i>	Declining	Single	Preserve	Unprotected	N/A	N/A	
2147	4.5	Hercules-Club	<i>Zanthoxylum clava-herculis</i>	Healthy	Single	Preserve	Primary	1:1	N/A	
2148	5.6	Hercules-Club	<i>Zanthoxylum clava-herculis</i>	Healthy	Forked	Preserve	Primary	1:1	N/A	
2149	10.4	Cedar Elm	<i>Ulmus crassifolia</i>	Healthy	Single	Preserve	Primary	1:1	N/A	
2150	9.7	Slippery Elm	<i>Ulmus rubra</i>	Healthy	Single	Preserve	Primary	1:1	N/A	
2151	4.2	Hercules-Club	<i>Zanthoxylum clava-herculis</i>	Healthy	Forked	Preserve	Primary	1:1	N/A	
2152	6.3	Cedar Elm	<i>Ulmus crassifolia</i>	Healthy	Forked	Preserve	Primary	1:1	N/A	
2153	7.1	Hercules-Club	<i>Zanthoxylum clava-herculis</i>	Healthy	Forked	Preserve	Primary	1:1	N/A	

Kimley-Horn red tree tag series: 1507-1659, 2085-2153. Primary protected trees measuring 4-inches or larger at DBH and secondary protected trees measuring 11-inches or larger at DBH were tagged, in accordance with the City of Rockwall Tree Ordinance.

Tree Inches Being Removed	Tree Inches	Mitigation Inches
Total tree inches being removed - Primary - 1:1	129.8	129.8
Total tree inches being removed - Secondary - 0.5:1	586.1	293.1
Total tree inches being removed - Feature - 2:1	0	0.0
Total tree inches being removed	715.9	422.85
Mitigation Inches		422.85
Proposed Tree Inches Per Planting Plan		900
NET TOTAL		478

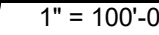
TREE INVENTORY CONDUCTED BY AND/OR UNDER THE SUPERVISION OF:
 Alex Brown
 ISA Certified Arborist TX-4383A
 Kimley-Horn and Associates

NOTE:
THE FOLLOWING TREE HEALTH DESCRIPTIONS ARE BASED ON A RAPID VISUAL ASSESSMENT OF INDICATORS WHICH ARE EASILY IDENTIFIABLE FROM GROUND LEVEL AND WITH THE UNAIDED EYE. FOR TREE INVENTORY PURPOSES ONLY.

HEALTHY: TREE SHOWS SIGNS OF GROWTH. INDICATORS OF DISEASE OR DIEBACK NOT OBSERVED.

DECLINING: TREE SHOWS VISIBLE SIGNS OF DISEASE (SUCH AS FUNGUS, SLIME FLUX, OR BARK SLOUGHING) OR DIEBACK.

HAZARD: TREE SHOWS VISIBLE SIGNS OF DECAY, LIMB FAILURE AND/OR INSTABILITY.



1. FUTURE LIGHTS SHOWN FOR CALCULATION PURPOSES ONLY

NOTES: 1. REFER TO PLANS FOR ORIENTATION OF HEADS

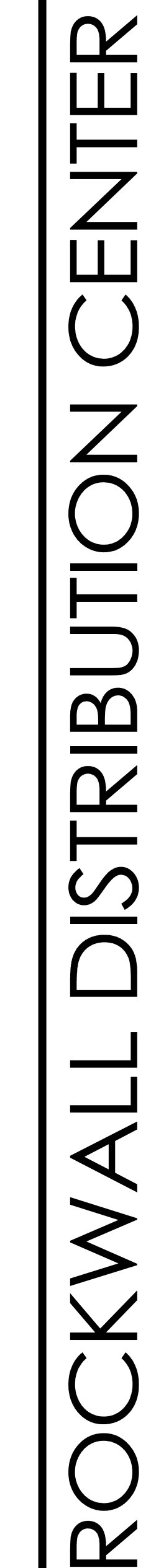


- 10 MIL VAPOR BARRIER UNDER ENTIRE SLAB, TYP.
- EXPOSED STEEL ROOF STRUCTURE TO BE UNFINISHED & UNDERSIDE OF ROOF DECK TO BE FACTORY FINISHED WHITE
- PAINT INTERIOR WALLS WHITE. PAINT INSIDE FACE OF MAN DOLLS WHITE TO MATCH ADJACENT WALLS
- FULLY SPRINKLERED THROUGHOUT ENTIRE BUILDING WITH ESFR SYSTEM
- PROVIDE 2-1/2" LUG 700 SEALANT (OR EQUAL) @ ALL CONSTRUCTION JOINTS IN SLAB
- PROVIDED SEALANT & BACKER ROD @ BOTH INSIDE & OUTSIDE FACE OF TILT WALL PANELS
- PROVIDE 2-LINE GUARD RAIL PROTECTION @ ALL FIRE RISERS & ELECTRICAL PANELS (OMEGA RAIL OR EQUAL)

W TYPICAL WINDOW TYPE CALLOUT,
REFER SHEET A7.00

A XXX TYPICAL DOOR TYPE CALLOUT,
REFER SHEET A7.00

K.O.
KNOCKOUT PANEL
REF. STRUCT.



15115 CORPORATE CROSSING (F.M. 549)
ROCKWALL, TEXAS 75087

[illegible]

A2.10

ENLARGED FLOOR PLAN



KEY PLAN



gsr andrade
ARCHITECTS
4121 Commerce St., Ste. 1
Dallas, Texas 75226
P 214.824.7040
F 214.887.0599

Fernando Andrade, AIA
Architect
Kimley-Horn
Civil Engineer
Engineering Analysts, Inc.
Structural Engineer
Venture Mechanical, Inc.
Mechanical Engineer
Kilgore Industries
Electrical Engineer
J.L. Parker Plumbing, Inc.
Plumbing Engineer
Kimley-Horn
Landscape Architect

- FLOOR PLAN GENERAL NOTES**
- 10 MIL. VAPOR BARRIER UNDER ENTIRE SLAB, TYP.
 - EXPOSED STEEL ROOF STRUCTURE TO BE UNFINISHED & UNDERSIDE OF ROOF DECK TO BE FACTORY FINISHED WHITE
 - PAINT INTERIOR WALLS WHITE. PAINT INSIDE FACE OF MAN DOORS WHITE TO MATCH ADJACENT WALLS
 - FULLY SPRINKLERED THROUGHOUT ENTIRE BUILDING WITH ESFR SYSTEM
 - PROVIDE EUCC 700 SEALANT (OR EQUAL) @ ALL CONSTRUCTION JOINTS IN SLAB
 - PROVIDED SEALANT & BACKER ROD @ BOTH INSIDE & OUTSIDE FACE OF TILT WALL PANELS
 - PROVIDE 2-LINE GUARD RAIL PROTECTION @ ALL FIRE RISERS & ELECTRICAL PANELS (OMEGA RAIL OR EQUAL)

FLOOR PLAN LEGEND

	TYPICAL WINDOW TYPE CALLOUT, REFER SHEET A7.00
	TYPICAL DOOR TYPE CALLOUT, REFER SHEET A7.00
	K.O. KNOCKOUT PANEL REF. STRUCT.

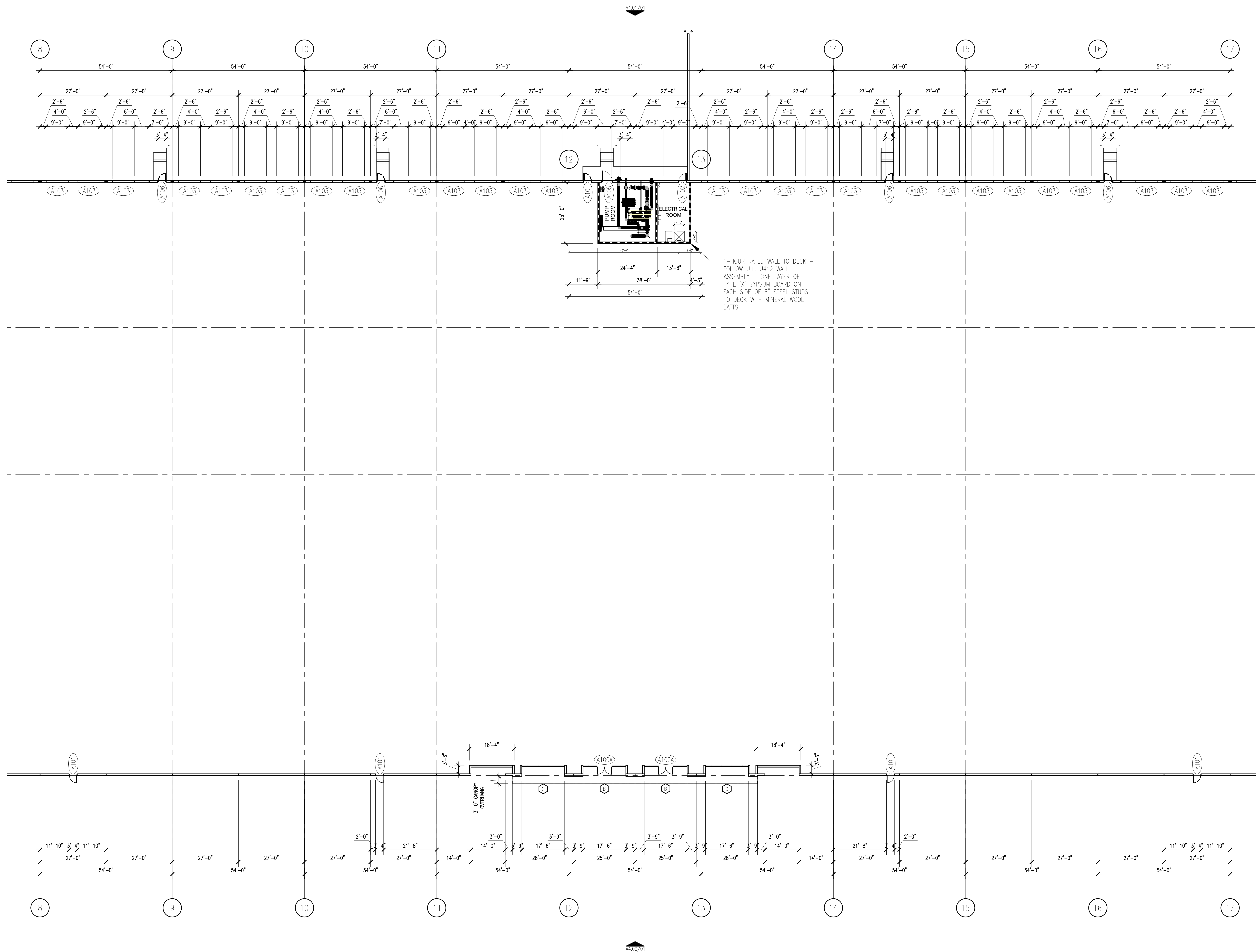


ROCKWALL DISTRIBUTION CENTER

1515 CORPORATE CROSSING (F.M. 549)
ROCKWALL, TEXAS 75087

PROJECT NO.:	2966
DATE:	11.29.21
REVISIONS:	
11.29.21	ISSUE FOR PERMIT
A	
A	
A	
A	
A	

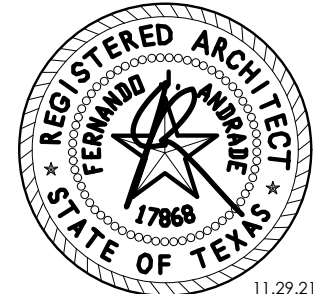
A2.11
ENLARGED FLOOR PLAN



01 ENLARGED FLOOR PLAN
SCALE: 1/16" = 1'-0"
PLAN NORTH
TRUE NORTH

KEY PLAN

A2.10	A2.11	A2.12
-------	-------	-------



gsr andrade
ARCHITECTS
4121 Commerce St., Ste. 1
Dallas, Texas 75226
P 214.824.7040
F 214.887.0599

Fernando Andrade, AIA Architect
Kimley-Horn Civil Engineer
Engineering Analysts, Inc. Structural Engineer
Venture Mechanical, Inc. Mechanical Engineer
Kilgore Industries Electrical Engineer
J.L. Parker Plumbing, Inc. Plumbing Engineer
Kimley-Horn Landscape Architect



ROCKWALL DISTRIBUTION CENTER

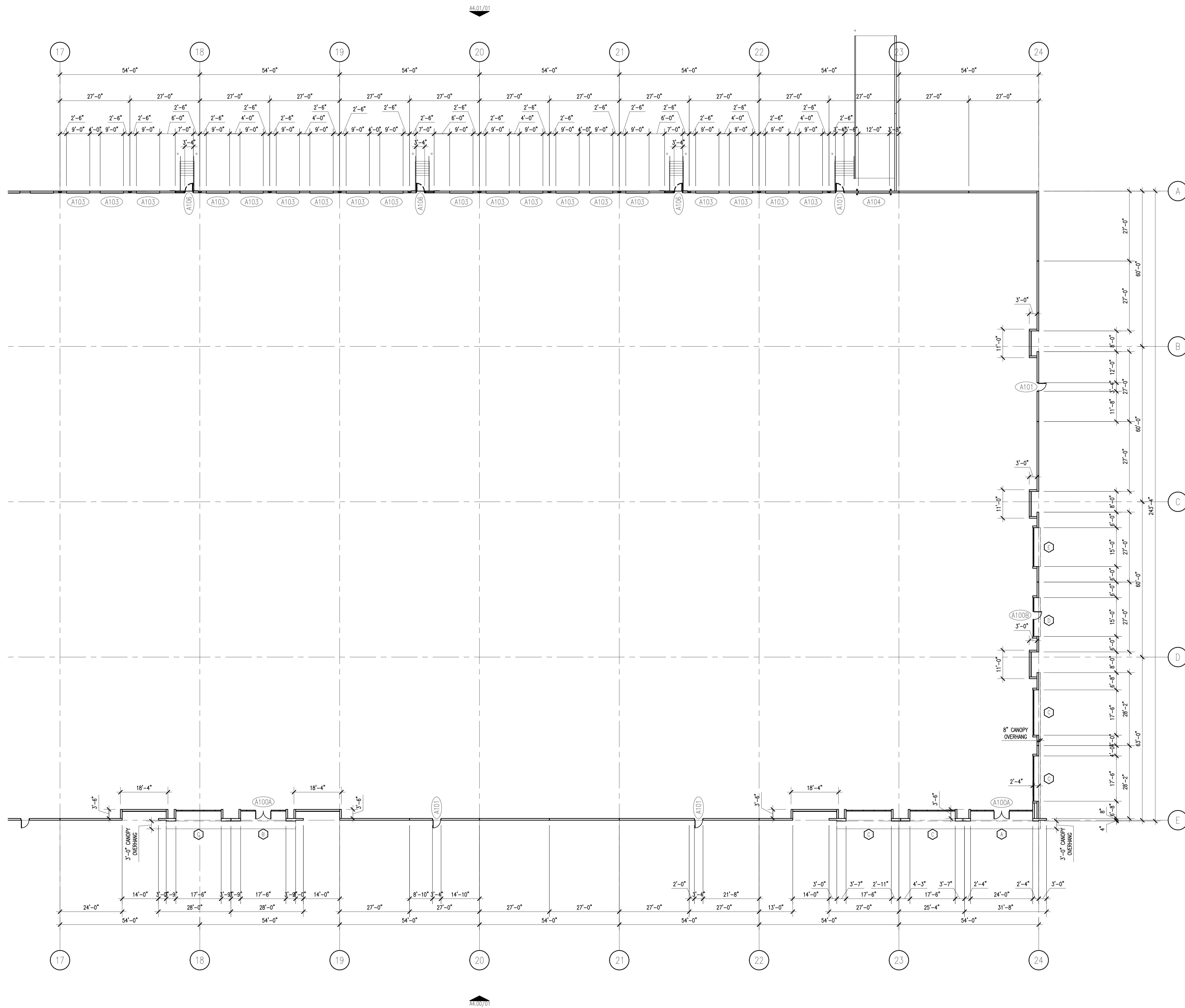
1515 CORPORATE CROSSING (F.M. 549)
ROCKWALL, TEXAS 75087

PROJECT NO.:	2966
DATE:	11.29.21
REVISIONS:	
11.29.21	ISSUE FOR PERMIT
A	
A	
A	
A	
A	
A	
A	
A	
A	

A2.12
ENLARGED FLOOR PLAN

- FLOOR PLAN GENERAL NOTES**
- 10 MIL. VAPOR BARRIER UNDER ENTIRE SLAB, TYP.
 - EXPOSED STEEL ROOF STRUCTURE TO BE UNFINISHED & UNDERSIDE OF ROOF DECK TO BE FACTORY FINISHED WHITE.
 - PAINT INTERIOR WALLS WHITE. PAINT INSIDE FACE OF MAN DOORS WHITE TO MATCH ADJACENT WALLS.
 - FULLY SPRINKLERED THROUGHOUT ENTIRE BUILDING WITH ESFR SYSTEM.
 - PROVIDE EUCC 700 SEALANT (OR EQUAL) @ ALL CONSTRUCTION JOINTS IN SLAB.
 - PROVIDED SEALANT & BACKER ROD @ BOTH INSIDE & OUTSIDE FACE OF TILT WALL PANELS.
 - PROVIDE 2-LINE GUARD RAIL PROTECTION @ ALL FIRE RISERS & ELECTRICAL PANELS (OMEGA RAIL OR EQUAL).

- FLOOR PLAN LEGEND**
- TYPICAL WINDOW TYPE CALLOUT, REFER SHEET A7.00
 - TYPICAL DOOR TYPE CALLOUT, REFER SHEET A7.00
 - K.O. KNOCKOUT PANEL REF. STRUCT.



01 ENLARGED FLOOR PLAN
SCALE: 1/16" = 1'-0"
PLAN NORTH
TRUE NORTH

A2.10	A2.11	A2.12
-------	-------	-------

KEY PLAN

PROJECT COMMENTS



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

DATE: 2/23/2023

PROJECT NUMBER: SP2023-007
PROJECT NAME: Site Plan for the McKinney Building
SITE ADDRESS/LOCATIONS: 365 RANCH TRL

CASE CAPTION: Discuss and consider a request by Dan Whalen II of BradStone Design Group on behalf of John McKinney and Michael Daul of M & J Ranch Trail Holdings, LLC for the approval of a Site Plan for an office building on a 1.798-acre parcel of land identified as a portion of Lot 18 & 19 of the Rainbo Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located at the southeast corner of the intersection of County Line Road and Ranch Trail, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	02/23/2023	Needs Review

02/23/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for an office building on a 1.798-acre parcel of land identified as a portion of Lot 18 & 19 of the Rainbo Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located at the southeast corner of the intersection of County Line Road and Ranch Trail.

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.

M.3 For reference, include the case number (SP2023-007) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

M.4 Please remove all proposed signage from the site plan. All signage will be covered by a separate permit. (Subsection 06.02. F, of Article 05)

I.5 The subject property will be required to be Final Plat, to establish the new lot lines and new easements.

M.6 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, ____.

WITNESS OUR HANDS, this ____ day of _____, ____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

M.7 Site Plan:

(1) Please provide a detail of the covered pavilion that includes an elevation. (Subsection 03.04, of Article 11)

- (2) The front building setback is 15-feet and not 25-feet. (Subsection 03.04. B, of Article 11)
- (3) Label the fire lane as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. B, of Article 11)
- (4) There shall be no parking between the building and the Ranch Trail. (Subsection 07.03, of Article 05)
- (5) Please clarify if there is any proposed fencing. If so, please provide an exhibit of the proposed fence. All existing fencing may remain, but call them out on the site plan. Also, as a note, wrought iron would be the permitted fence type. (Subsection 08.02. F, of Article 08)
- (6) All pad mounted equipment must be screened with 5-gallon evergreen shrubs. (Subsection 01.05. C, of Article 05)
- (7) Please provide a dumpster detail that addresses the dumpster enclosure requirements, which are as follows. Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards (Subsection 01.05. B, of Article 05)
- (8) Please clarify that there will be no outside storage.

M.8 Landscape Plan:

- (1) Please propose a different accent tree as Crape Myrtles are not permitted as an accent tree. (Subsection 05.03. B, of Article 08)
- (2) Please delineate the landscape buffer along Ranch Trail. (Subsection 05.01, of Article 08)

M.9 Treescape Plan:

- (1) Provide the same site data information required in Section 2.1 of the site plan checklist (See Section 2.1 of the site plan checklist)

M.10 Photometric Plan:

- (1) Provide the same site data information required in Section 2.1 of the site plan checklist (See Section 2.1 of the site plan checklist)

M.11 Building Elevations:

1. Please remove the windows from the material percentages. Doors and windows do not count toward the total percentage. (Subsection 04.01, of Article 05)
2. The wall projection articulation requirement on the primary façade does not meet the requirements (Wall Projection = 25% of Building Height). The wall length requirement on the secondary façade does not meet the requirements (Wall Length = 3 x Building Height). In this case, these will require an exception request. (Subsection 04.01. C, of Article 05)

I.12 Staff has identified the following exceptions and variances associated with the proposed request: [1] primary articulation, and [2] secondary articulation. Should you decide to request these items as exceptions, please provide a letter that lists the exceptions, why they are being requested, and the subsequent compensatory measures. For each exception requested the UDC requires two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include the increased use of masonry material or stone, increased articulation, increased architectural elements, more pedestrian amenity, larger landscape planting sizes, etc.

I.13 Please note that failure to address all comments provided by staff by 3:00 PM on March 7, 2023 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 7, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 14, 2023 Planning & Zoning Meeting.

I.15 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on February 28, 2023.
- 2) Planning & Zoning meeting/public hearing meeting will be held on March 14, 2023.

I.16 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	02/22/2023	Needs Review

- 02/22/2023: - Fire lane to have a minimum of 20' radius.
- Must show existing and proposed utilities including detention.
 - Remove signage from plans. Must have a separate permit through Building Department.

The following items are informational for the engineering design process.

General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock or stone face. No smooth concrete walls.
- Need to indicate that the dimensions shown on SP-1.1 are face of curb and edge of paving.

Drainage Items:

- Detention is required. Manning's c-value is determined by land use.
- Must have a WOTUS and wetland study to fill in the pond or using it as detention.
- If using the pond as detention, must expand the pond above existing conditions for detention volume.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- Drainage must exit the site in a sheet flow condition, or off-site sewer extension and easements to the creek to the east.

Water and Wastewater Items:

- Looping of 8" water line on site may be required depending on hydrant location and other utilities.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Minimum public sewer is 8".
- Sewer Pro-rata of \$432.74/acre
- Water and sewer must be 10' apart.
- Sanitary sewer will need to be extended to north property line along Ranch Trail Road if not already constructed.
- Utility crossings of Ranch Trail Road must be by bore or full panel replacement 2" thicker than existing.

Roadway Paving Items:

- Parking to be 20'x9'
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane to be in a platted easement.
- Driveways must be 200' away from the intersection of Ranch Trail and County Line.
- Minimum driveway spacing from other driveways is 100' (existing and proposed).
- ROW dedication along Ranch Trail will most likely be required.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	02/23/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/23/2023	Needs Review

02/23/2023: Fire Department Connection (FDC) shall be facing and visible from the fire lane.

FDC must be within 100 feet of a fire hydrant.

The FDC shall be clear and unobstructed with a minimum of a 5-feet clear all-weather path from the fire lane access

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/21/2023	Approved w/ Comments

02/21/2023: Address Assignment will be 365 RANCH TRAIL, ROCKWALL, TX 75032

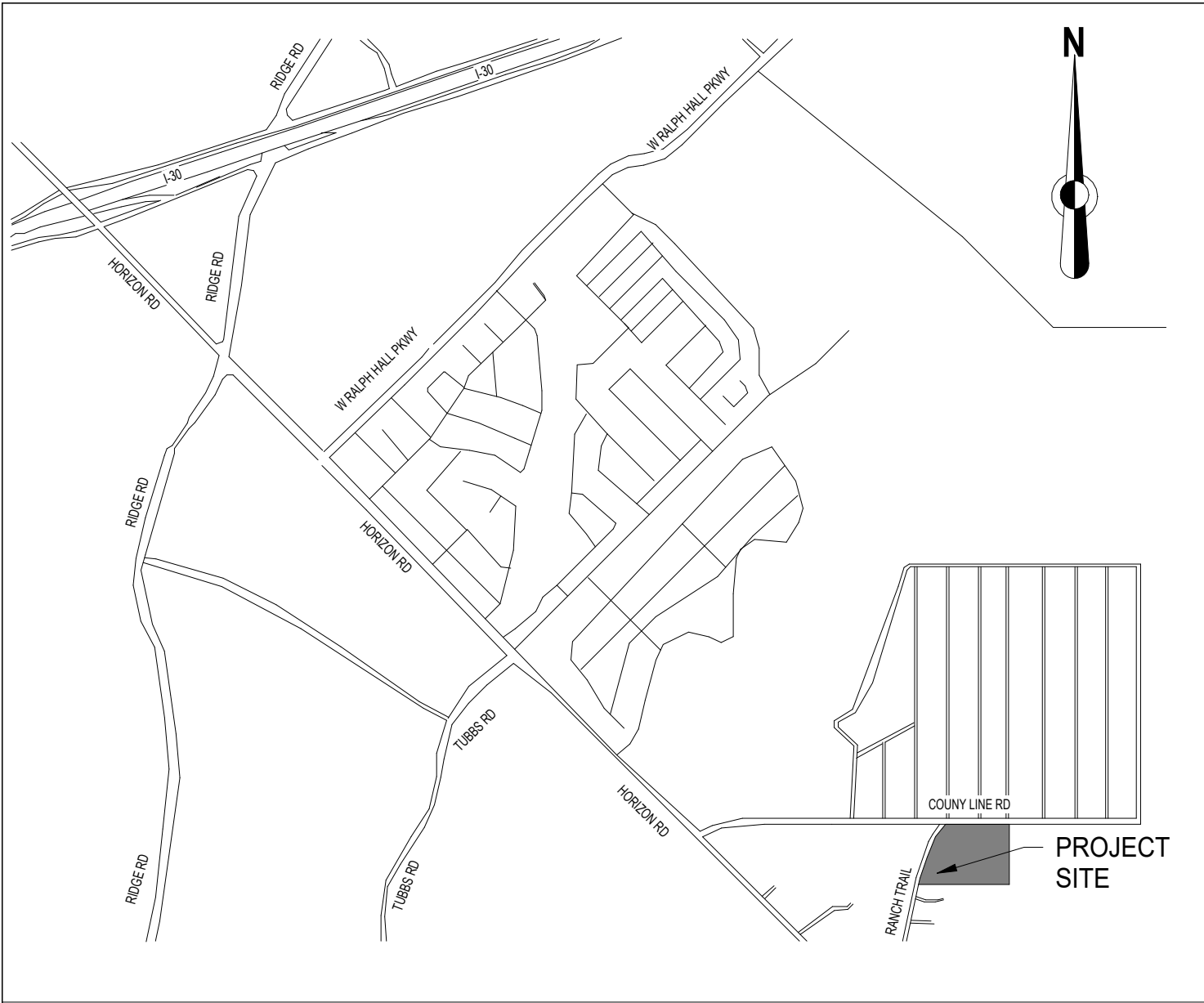
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/22/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/21/2023	Approved w/ Comments

02/21/2023: 1. Landscape Plan approved

2. Tree Mitigation Plan approved



VICINITY MAP N.T.S.

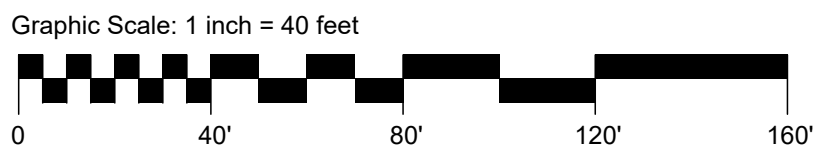
LEGEND	
IRF	Iron Rod Found
IRS	Iron Rod Set
PP	Power Pole
GW	Gas Valve
TH	Fire Hydrant
WV	Water Valve
SSMH	Sanitary Sewer Manhole
STRMH	Storm Sewer Manhole
TMH	Telephone Manhole
EMH	Electrical Manhole
GMH	Gas Manhole
AC	Air Conditioner
TP	Telephone Pedestal
EM	Electric Meter
GM	Gas Meter
EB	Electric Box
LP	Light Pole
MB	Mailbox
TV	Cable Television Box
CV	Control Valve
FP	Flag Pole
CO	Clean Out
GL	Ground Light
SP	Signal Pole
TSB	Traffic Signal Box
TB	Telephone Box
GV	Gas Valve
WMH	Water Manhole
MW	Monitoring Well
DRRCT	Dead Records Rockwall County, Texas

C2LA LLC
MAVERICK RANCH
BLOCK A, LOT 1
ACRES 1.203

Remove
signage from
plans. Must
have a
separate
permit through
Building
Department

CPIV-354 RANCH
TRAIL LLC
MAVERICK RANCH
BLOCK A, LOT 2
ACRES 1.360

1 SITE PLAN - OVERALL
1" = 40'-0"



BIG LEAGUE SPORTS
ACADEMY INC
ABS A0080 W W FORD
TRACT 26-1
ACRES 3.5449

RANCH TRAIL VENTURES, LLC
RAINBOW ACRES,
LOT 18 & S PT OF 19,
ACRES 9.52

Fire lane to
have a
minimum of
20' radius

Must show
existing and
proposed utilities
including
detention.

General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock or stone face. No smooth concrete walls.
- Need to indicate that the dimensions shown on SP-1.1 are face of curb and edge of paving.

Drainage Items:

- Detention is required. Manning's c-value is determined by land use.
- Must have a WOTUS and wetland study to fill in the pond or using it as detention.
- If using the pond as detention, must expand the pond above existing conditions for detention volume.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- Drainage must exit the site in a sheet flow condition, or off-site sewer extension and easements to the creek to the east.

Water and Wastewater Items:

- Looping of 8" water line on site may be required depending on hydrant location and other utilities.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Minimum public sewer is 8".
- Sewer Pro-rata of \$432.74/acre
- Water and sewer must be 10' apart.
- Sanitary sewer will need to be extended to north property line along Ranch Trail Road if not already constructed.
- Utility crossings of Ranch Trail Road must be by bore or full panel replacement 2" thicker than existing.

Roadway Paving Items:

- Parking to be 20'x9'
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane to be in a platted easement.
- Driveways must be 200' away from the intersection of Ranch Trail and County Line.
- Minimum driveway spacing from other driveways is 100' (existing and proposed).
- ROW dedication along Ranch Trail will most likely be required.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

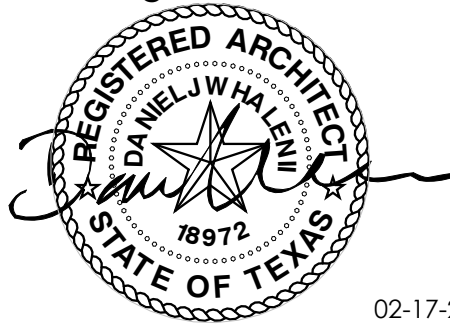
ARCHITECT:
BROADSTONE DESIGN GROUP
401 PINSON ROAD
FORNEY, TX 75126
DAN WHALEN II
(214) 295-5280
DWHALEN@ELDENGEERING.COM

CIVIL ENGINEER:
ERIC L. DAVIS ENGINEERING, INC.
401 PINSON ROAD
FORNEY, TX 75126
MITCH LENAMOND
(972) 564-0592
MLENAMOND@ELDENGEERING.COM

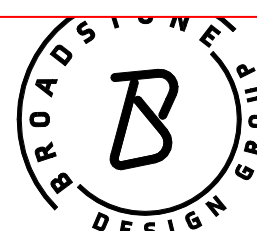
LANDSCAPE ARCHITECT:
EVERGREEN DESIGN GROUP
15455 DALLAS PKWY, STE 600
ADDISON, TX 75001
ERIC SHEPLEY
(800) 680-6630 X 11
ERIC@EVERGREENDESIGNGROUP.COM

MEP ENGINEER:
APE ENGINEERING
1340 DOVE DRIVE
MIDLOTHIAN, TX 76065
RUSSELL LAQUEY
(972) 351-7550
RUSLAQUEY@YAHOO.COM

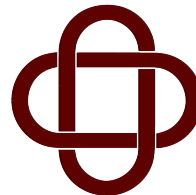
OWNER:
M & J RANCH TRAIL HOLDINGS, LLC.
315 RANCH TRAIL
ROCKWALL, TX 75023
JOHN MCKINNEY / MICHAEL DAUL
(214) 304-2979
JMCKINNEY@SNAPMGA.COM
MDAUL@SNAPMGA.COM



02-17-2023



Eric L. Davis Engineering, Inc.



401 Pinson Road
Forney, TX 75126
772.364.0592
www.eldengineering.com

BSDG
401 Pinson Road
Forney, TX 75126
214.295.5280
www.broadstonedg.com

SITE PLAN - OVERALL

MCKINNEY BUILDING
405 RANCH TRAIL
ROCKWALL, TEXAS 75032
RAINBOW ACRES, LOTS 18 & S PART OF 19
ROCKWALL COUNTY
MCKINNEY BUILDING

SP-1.0

CASE NUMBER

02-17-2023



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 405 Ranch Trail

SUBDIVISION Rainbo Acres

LOT 18 BLOCK

GENERAL LOCATION 600 feet south from the intersection of County Line Road and Ranch Trail

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C Commercial

CURRENT USE Vacant Property

PROPOSED ZONING C Commercial

PROPOSED USE Office Building

ACREAGE 1.798

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 M&J Ranch Trail Holdings, LLC

☒ APPLICANT BroadStone Design Group

CONTACT PERSON John McKinney / Michael Daul

CONTACT PERSON Dan Whalen II

ADDRESS 315 Ranch Trail

ADDRESS 401 Pinson Road

CITY, STATE & ZIP Rockwall, TX 75023

CITY, STATE & ZIP Forney, TX 75126

PHONE (214) 304-2979

PHONE (214) 295-5280

E-MAIL JMCKINNEY@SNAPMGA.COM
MDAUL@SNAPMGA.COM

E-MAIL DWHALEN@BROADSTONEDG.COM

NOTARY VERIFICATION [REQUIRED]

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

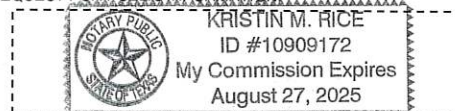
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF February, 2023

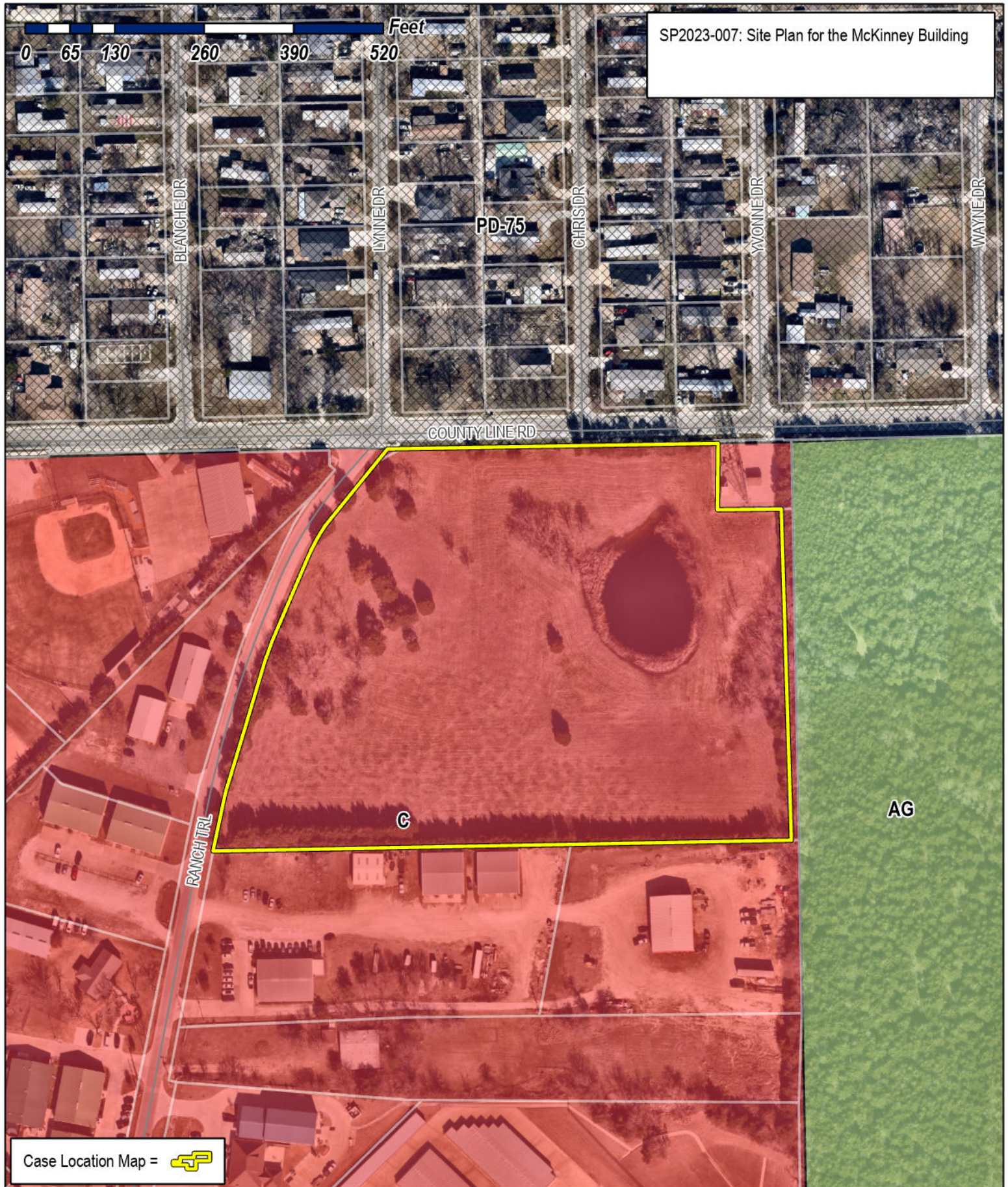
OWNER'S SIGNATURE

John McKinney

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

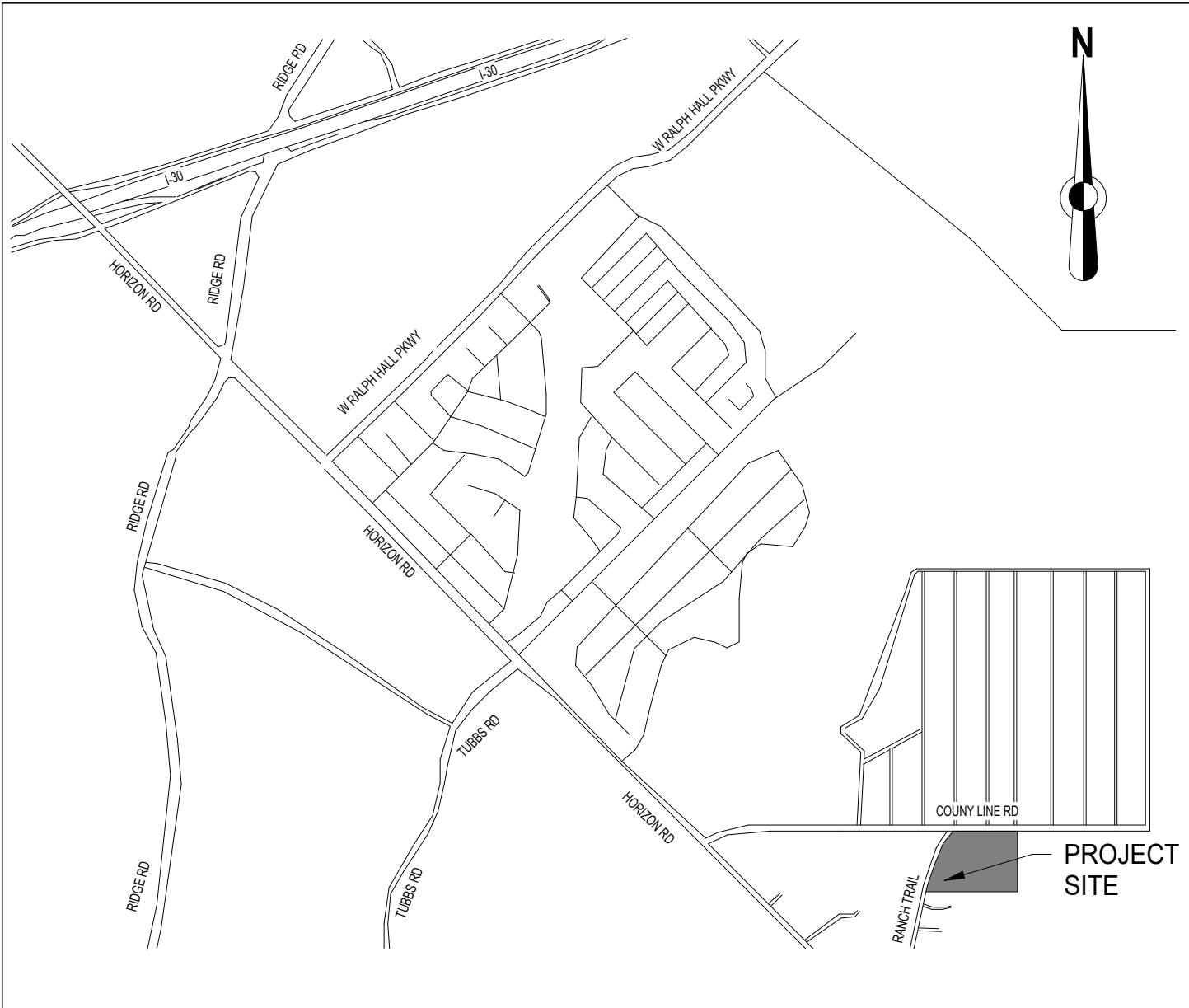


City of Rockwall

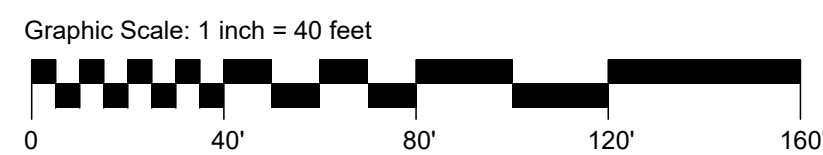
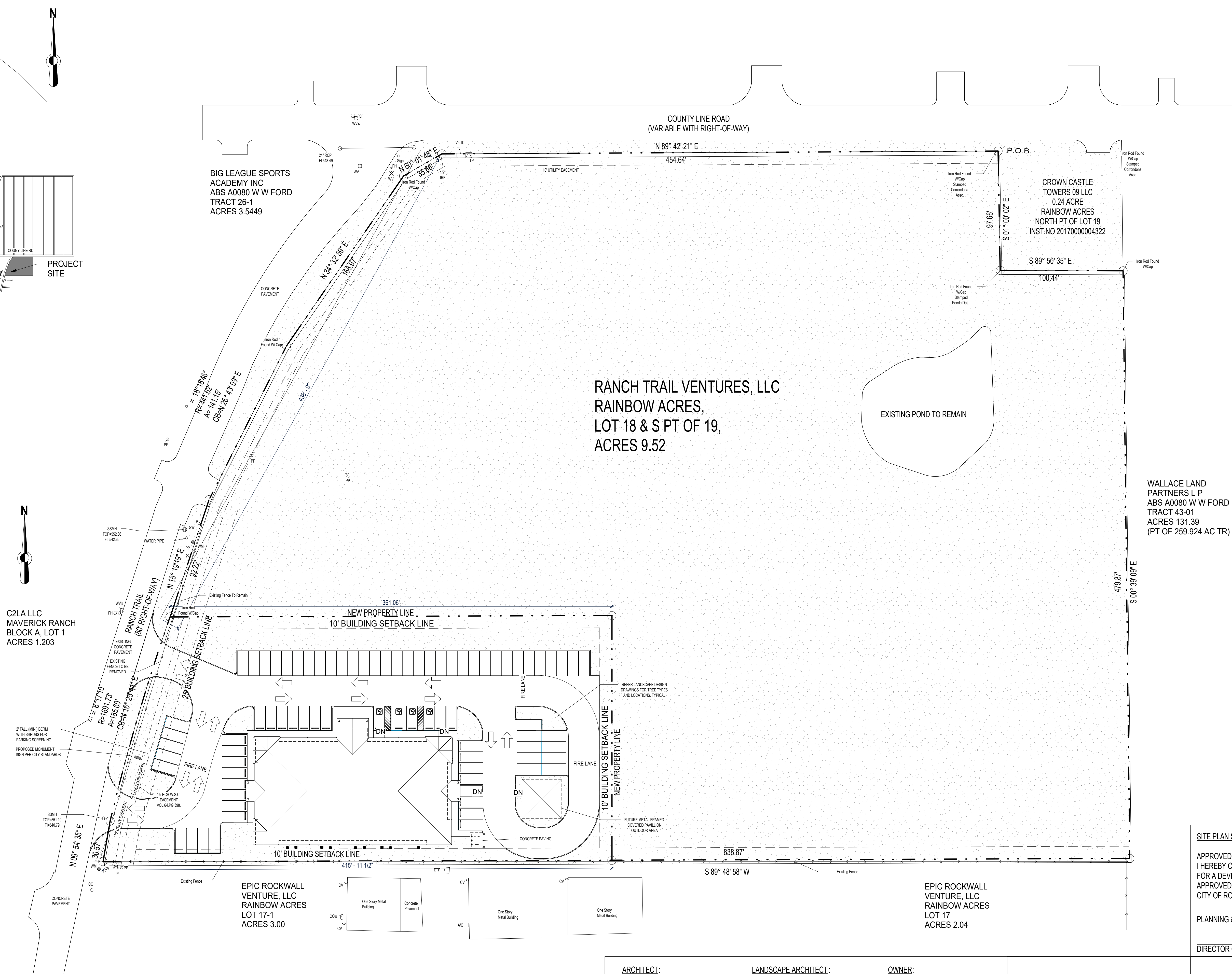
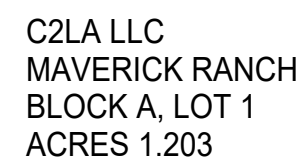
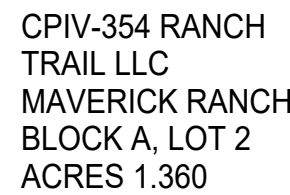
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.





LEGEND	
IRF	Iron Roof Found
IRS	Iron Roof Set
TP	Power Pole
GW	Guy Wire
FH	Fire Hydrant
WV	Water Valve
WM	Water Meter
SM	Sanitary Sewer Manhole
STWH	Storm Sewer Manhole
TMH	Telephone Manhole
EM	Electric Meter
GMIH	Gas Manhole
AC	Air Conditioner
CM	Car Monitor
TP	Telephone Pedestal
EM	Electric Meter
GM	Gas Meter
EM	Electric Box
LP	Light Pole
MB	Mailbox
TV	Cable Television Box
CV	Control Valve
FP	Flag Pole
CO	Clean Out
GL	Ground Light
SP	Signal Pole
TSB	Traffic Signal Box
TSB	Telephone Box
GV	Gas Valve
WMH	Water Manhole
MW	Monitoring Well
DRCT	Deed Records Rockwall County, Texas



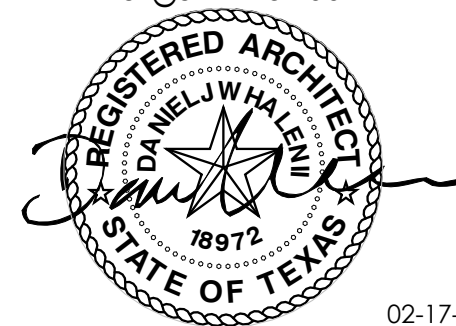
ARCHITECT:
BROADSTONE DESIGN GROUP
401 PINSON ROAD
FORNEY, TX 75126
DAN WHALEN II
(214) 295-5280
DWHALEN@ELDENGINEERING.COM

CIVIL ENGINEER:
ERIC L. DAVIS ENGINEERING, INC.
401 PINSON ROAD
FORNEY, TX 75126
MITCH LENAMOND
(972) 564-0592
MLENAMOND@ELDENGINEERING.COM

LANDSCAPE ARCHITECT:
EVERGREEN DESIGN GROUP
15455 DALLAS PKWY, STE 600
ADDISON, TX 75001
ERIC SHEPLEY
(800) 680-6630 X 11
ERIC@EVERGREENDESIGNGROUP.COM

MEP ENGINEER:
APE ENGINEERING
1340 DOVE DRIVE
MIDLOTHIAN, TX 76065
RUSSELL LAQUEY
(972) 351-7550
RUSLAQUEY@YAHOO.COM

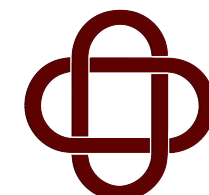
OWNER:
M & J RANCH TRAIL HOLDINGS, LLC.
315 RANCH TRAIL
ROCKWALL, TX 75023
JOHN MCKINNEY / MICHAEL DAUL
(214) 304-2979
JMKINNEY@SNAPMGA.COM
MDAUL@SNAPMGA.COM



02-17-2023



Eric L. Davis Engineering, Inc.



BSDG
401 Pinson Road
Forney, TX 75126
214.295.5280
www.broadstonedg.com

401 Pinson Road
Forney, TX 75126
972.564.0592
www.eldengineering.com

SITE PLAN SIGNATURE BLOCK

APPROVED : _____
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN
FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE
CITY OF ROCKWALL ON THE _____ DAY OF _____, 20____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING

SITE PLAN - OVERALL

McKINNEY BUILDING

405 RANCH TRAIL
ROCKWALL, TEXAS 75032
RAINBOW ACRES, LOTS 18 & S PART OF 19
ROCKWALL COUNTY
MCKINNEY BUILDING

SP-1.0

CASE NUMBER _____

02-17-2023

GENERAL
 PROPOSED USE: VACANT PROPERTY
 PROPOSED USE: OFFICE BUILDING
 PROPOSED ZONING DISTRICT: C COMMERCIAL
 PROPOSED ZONING DISTRICT: C COMMERCIAL
 APPLICABLE ZONING OVERLAYS: N/A
 JACKWALL COUNTY APPRAISAL DISTRICT
 COUNT NUMBER: 87534

GROSS SITE AREA: 78,315 SF OR 1.798 ACRES
 FRONTAGE: 216 FT
 WIDTH: 200 FEET
 DEPTH: VARIES 361 FEET TO 416 FEET
 PREVIOUS SURFACE AREA: 54,505 SF
 PREVIOUS SURFACE AREA: 23,809 SF

TOTAL GROSS INTENSITY (FAR): 0.16: 1
TOTAL SQUARE FOOTAGE: 13,080 SF
COMMERCIAL (SF): 13,080 SF
INDUSTRIAL (SF): N/A
RECREATION (SF): N/A

MINIMUM BUILDING COVERAGE PERMITTED: 60%
 MINIMUM BUILDING COVERAGE PROPOSED: 16.7%
 MINIMUM LOT AREA (REQUIRED & PROPOSED): 10,000 SF / 78,315 SF
 MINIMUM LOT WIDTH (REQUIRED & PROPOSED): 60 FEET / 200 FEET
 MINIMUM LOT DEPTH (REQUIRED & PROPOSED): 100 FEET / VARIES

FRONT SETBACK: 25 FEET / 25 FEET
 REAR SETBACK: 10 FEET / 10 FEET
 SIDE SETBACK: 10 FEET / 10 FEET
 MAX STRUCTURE HEIGHT PERMITTED: 60 FEET
 MAX STRUCTURE HEIGHT PROPOSED: 27 FEET (RIDGE LINE)

SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" BY THE U.S. DEPARTMENT OF HOMELAND SECURITY ON FLOOD INSURANCE RATE MAP, NO. 48397C0040L, EFFECTIVE DATE OF 09-26-2008, FOR COMMUNITY PANEL NO. 180547, CITY OF ROCKWALL, TX

PARKING RATIO: 1/300 OFFICE
OFFICE AREA: 13,080 SF

REQUIRED PARKING: 44
PROVIDED PARKING: 78

REQUIRED ADA PARKING: 4
PROVIDED ADA PARKING: 4

PARKING SPACE: 9' X 20'
ADA VAN SPACE: 11' X 20' & 5' AISLE OR 8' X 20' & 8' AISLE
ADA STANDARD: 9' X 20'

SITE AREA CALCULATIONS		
NAME	COVERAGE TYPE	AREA
BUILDING FOOT AREA	IMPERVIOUS	13489 SF
GROSS PARKING AREA	IMPERVIOUS	37622 SF
OUTDOOR AREA	IMPERVIOUS	900 SF
SIDEWALK	IMPERVIOUS	937 SF
SIDEWALK	IMPERVIOUS	164 SF
SIDEWALK	IMPERVIOUS	956 SF
SIDEWALK	IMPERVIOUS	364 SF
SIDEWALK	IMPERVIOUS	95 SF
IMPERVIOUS		54505 SF
LANDSCAPE (GENERAL)	PERVIOUS	17652 SF
LANDSCAPE BUFFER	PERVIOUS	1647 SF
LANDSCAPE BUFFER	PERVIOUS	456 SF
LANDSCAPE BUFFER	PERVIOUS	356 SF
INTERIOR LANDSCAPE	PERVIOUS	435 SF
INTERIOR LANDSCAPE	PERVIOUS	787 SF
INTERIOR LANDSCAPE	PERVIOUS	498 SF
INTERIOR LANDSCAPE	PERVIOUS	1536 SF
INTERIOR LANDSCAPE	PERVIOUS	443 SF
PERVIOUS		23809 SF
Grand total		78315 SF

APPROVED : _____
 I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN
 FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS
 APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE
 CITY OF ROCKWALL ON THE _____ DAY OF _____, ____.

PLANNING & ZONING COMMISSION, CHAIRMAN

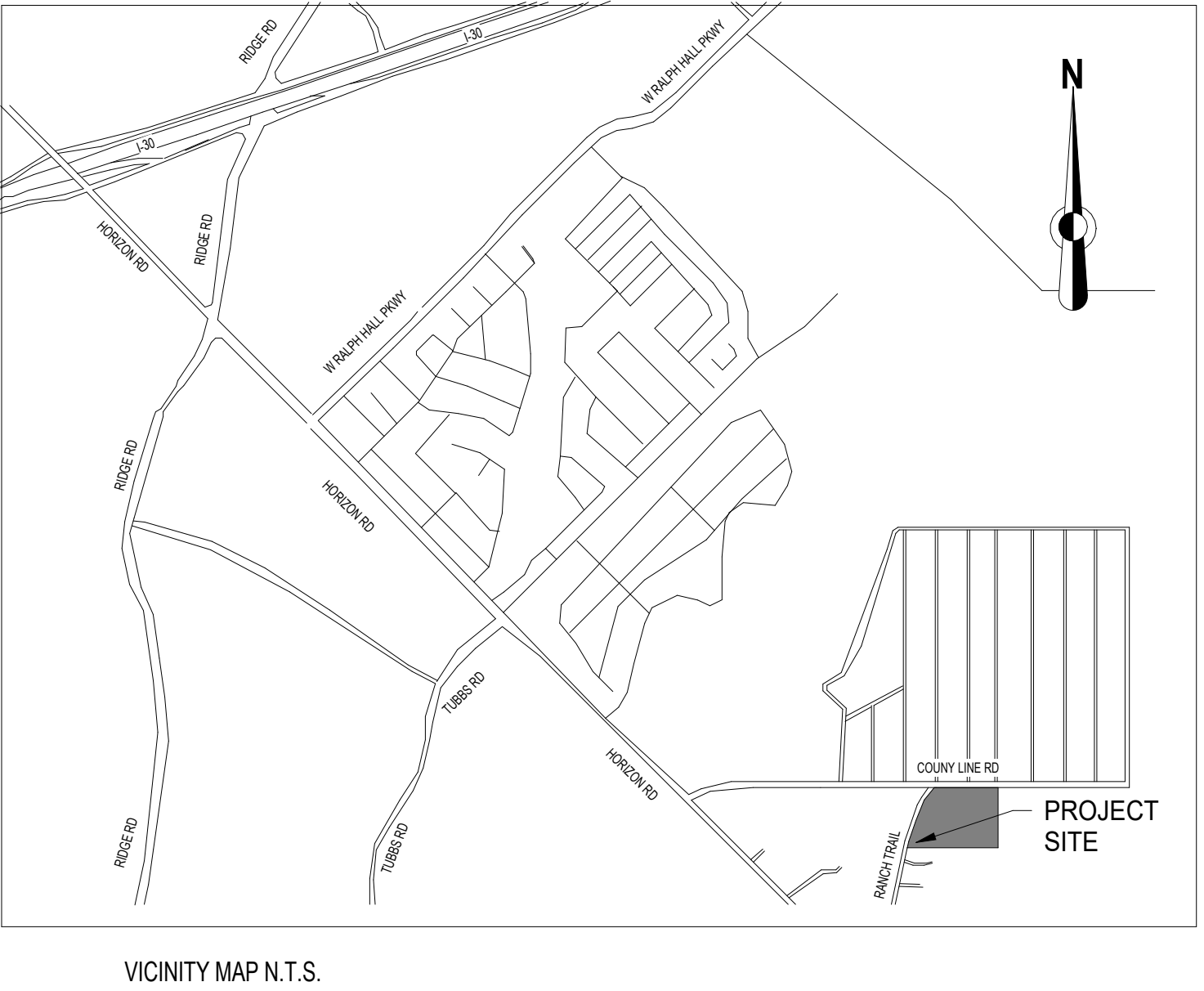
DIRECTOR OF PLANNING & ZONING

McKINNEY BUILDING

405 RANCH TRAIL
ROCKWALL, TEXAS 75032
RAINBOW ACRES, LOTS 18 & S PART OF 19
ROCKWALL COUNTY
MCKINNEY BUILDING

CASE NUMBER _____

2-17-2023



Graphic Scale: 1 inch = 20 feet

ARCHITECT:
BROADSTONE DESIGN GROUP
401 PINSON ROAD
FORNEY, TX 75126
DAN WHALEN II
(214) 295-5280
DWHALEN@ELDENENGINEERING.COM

CIVIL ENGINEER:
ERIC L. DAVIS ENGINEERING, INC.
401 PINSON ROAD
FORNEY, TX 75126
MITCH LENAMOND
(972) 564-0592
MLENAMOND@ELDENGEERING.COM

LANDSCAPE ARCHITECT:
EVERGREEN DESIGN GROUP
15455 DALLAS PKWY, STE 600
ADDISON, TX 75001
ERIC SHEPLEY
(800) 680-6630 X 11
ERIC@EVERGREENDESIGNGROUP.COM

MEP ENGINEER:
APE ENGINEERING
1340 DOVE DRIVE
MIDLOTHIAN, TX 76065
RUSSELL LAQUEY
(972) 351-7550
RUSLAQUEY@YAHOO.COM

OWNER:
M & J RANCH TRAIL HOLDINGS, LLC.
315 RANCH TRAIL
ROCKWALL, TX 75023
JOHN MCKINNEY / MICHAEL DAUL
(214) 304-2979
JMKINNEY@SNAPMGA.COM
MDAUL@SNAPMGA.COM

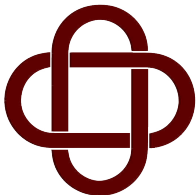


02-17-2023



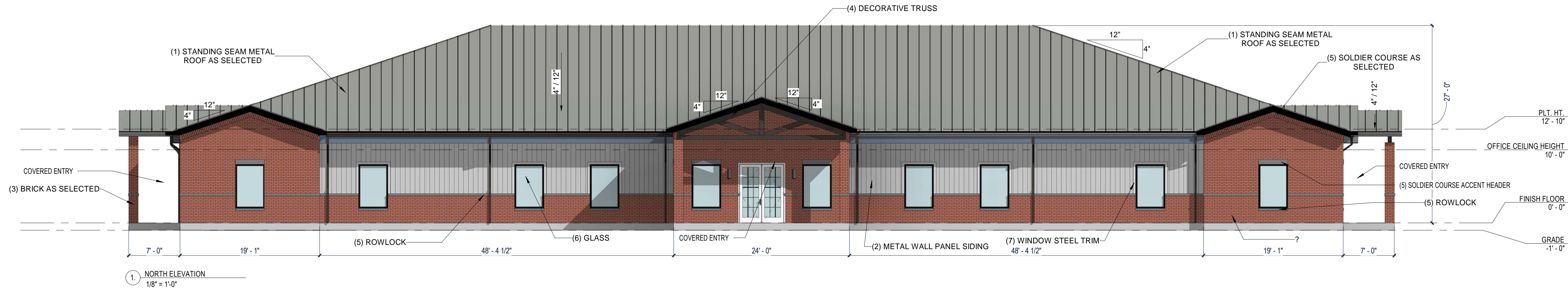
401 Pinson Road
Forney, TX 75126
214.295.5280
y.broadstonedg.com

Eric L. Davis Engineering, Inc.



401 Pinson Road
Forney, TX 75126
972.564.0592
www.eldengineering.com

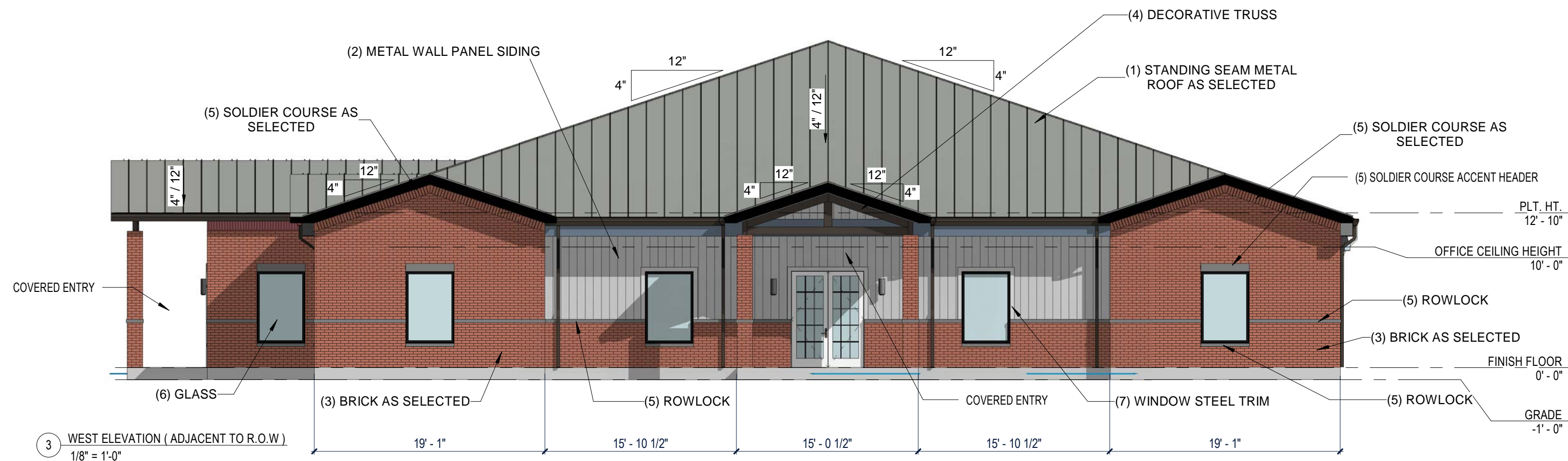
\\10.01.223\g\Shares\Arch\Jobs\John McKinney\10 & J Ranch Trail\2022\ARC22-0022-McKinney_Rockwall\2023-01-20.rvt



MATERIAL INFORMATION - NORTH ELEVATION		
Material: Name	Material: Area	MATERIAL PERCENTAGE
(MC) ACME - Roxbury	1394 SF	44%
(MC) Glass	1054 SF	33%
(MC) Metal Siding	707 SF	22%
	3155 SF	100%



MATERIAL INFORMATION - SOUTH ELEVATION		
Material: Name	Material: Area	MATERIAL PERCENTAGE
(MC) ACME - Roxbury	918 SF	40%
(MC) Glass	647 SF	28%
(MC) Metal Siding	738 SF	32%
Grand total: 17	2303 SF	100%



MATERIAL INFORMATION - WEST ELEVATION		
Material: Name	Material: Area	MATERIAL PERCENTAGE
(MC) ACME - Roxbury	743 SF	51%
(MC) Glass	392 SF	27%
(MC) Metal Siding	322 SF	22%
	1457 SF	100%



MATERIAL INFORMATION - EAST ELEVATION		
Material: Name	Material: Area	MATERIAL PERCENTAGE
(MC) ACME - Roxbury	669 SF	55%
(MC) Glass	227 SF	19%
(MC) Metal Siding	310 SF	26%
	1207 SF	100%

SITE PLAN SIGNATURE BLOCK

APPROVED :
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN
FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS
APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE
CITY OF ROCKWALL ON THE ____ DAY OF ____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING

FACADE FINISH MATERIALS SCHEDULE				
ID	TYPE	MANUFACTURER	MODEL	COLOR
1	STANDING SEAM METAL ROOF	MCBI	-	-
2	METAL WALL PANEL	MCBI	-	-
3	BRICK	ACME	-	-
4	DECORATIVE TRUSS	-	-	-
5	ACCENT BRICK	ACME	-	-
6	GLASS	-	-	-
7	WINDOW TRIM	-	-	-

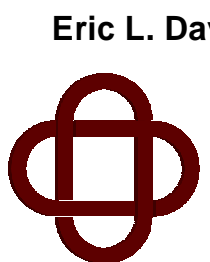
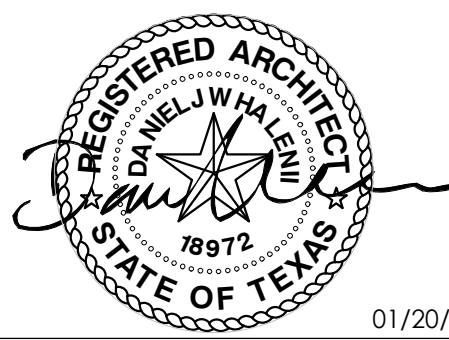
ARCHITECT:
BROADSTONE DESIGN GROUP
401 PINSON ROAD
FORNEY, TX 75126
DAN WHALEN II
(214) 295-5280
DWHALEN@ELDENGEINER.COM

CIVIL ENGINEER:
ERIC L. DAVIS ENGINEERING, INC.
401 PINSON ROAD
FORNEY, TX 75126
MITCH LENAMOND
(972) 564-0592
MLENAMOND@ELDENGEINER.COM

LANDSCAPE ARCHITECT:
EVERGREEN DESIGN GROUP
15455 DALLAS PKWY, STE 600
ADDISON, TX 75001
ERIC SHEPLEY
(800) 680-6630 X 11
ERIC@EVERGREENDESIGNGROUP.COM

MEP ENGINEER:
APE ENGINEERING
1340 DOVE DRIVE
MIDLOTHIAN, TX 76065
RUSSELL LAQUEY
(972) 351-7550
RUSLAQUEY@YAHOO.COM

OWNER:
M & J RANCH TRAIL HOLDINGS, LLC.
315 RANCH TRAIL
ROCKWALL, TX 75023
JOHN MCKINNEY / MICHAEL DAUL
(214) 304-2979
JMCKINNEY@SNAPMGA.COM
MDAUL@SNAPMGA.COM



BSDG
401 Pinson Road
Forney, TX 75126
214.295.5280
www.broadstonedg.com

Eric L. Davis Engineering, Inc.
401 Pinson Road
Forney, TX 75126
972.564.0592
www.eldengineering.com

BUILDING ELEVATIONS

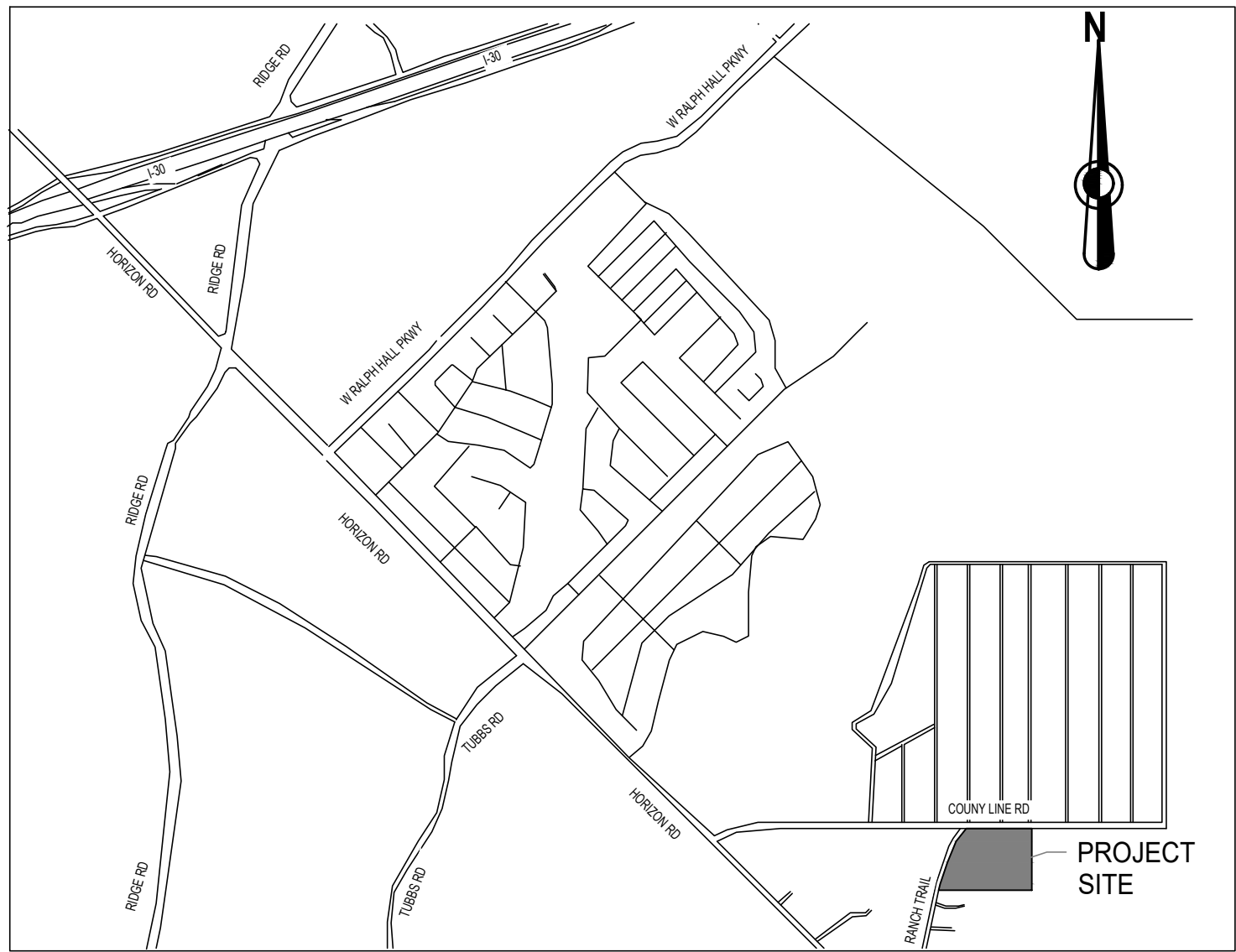
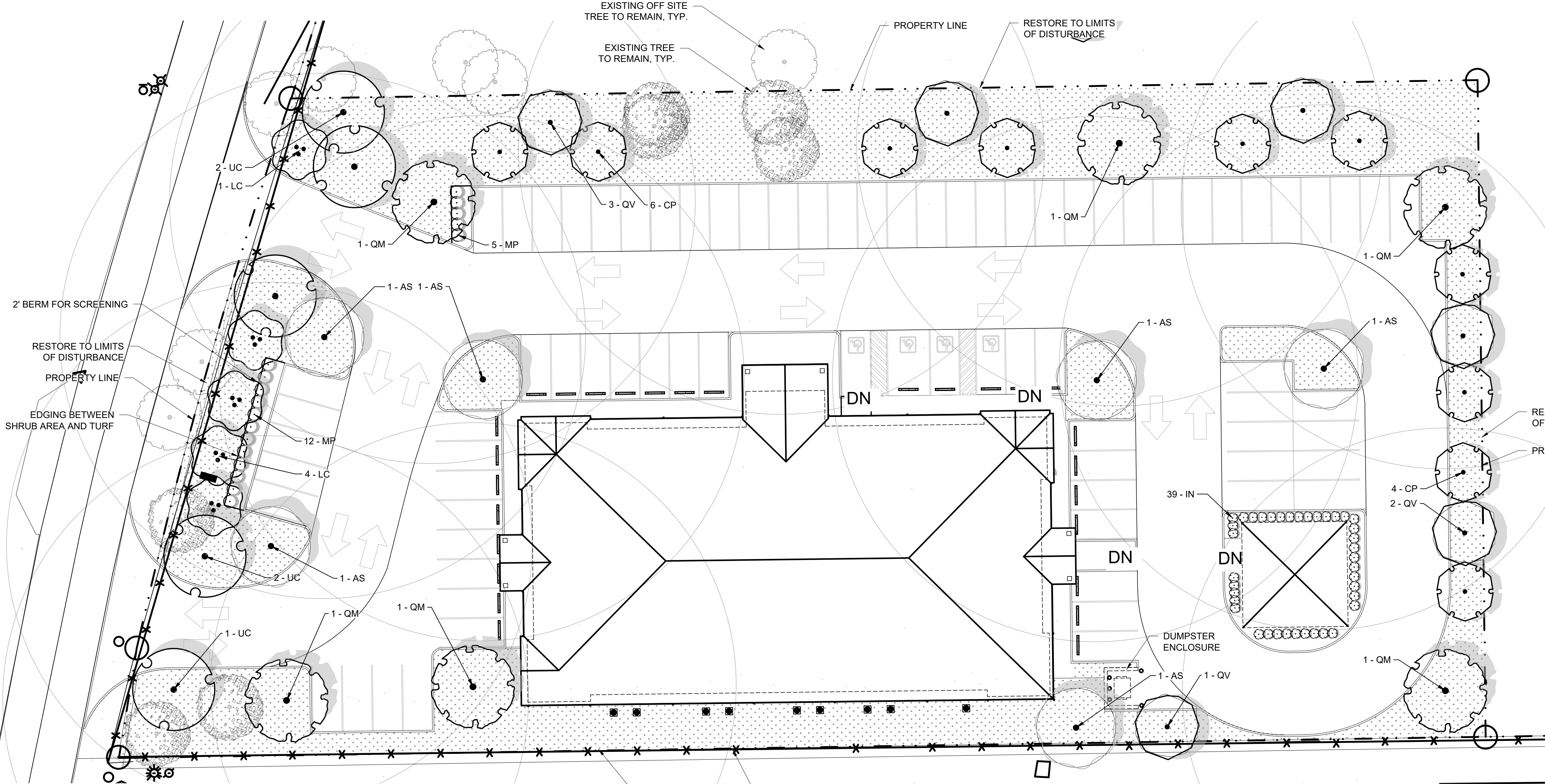
McKINNEY BUILDING

405 RANCH TRAIL
ROCKWALL, TEXAS 75032
RAINBOW ACRES, LOTS 18 & S-PART OF 19
ROCKWALL COUNTY
MCKINNEY BUILDING

SP-1.2

CASE NUMBER _____

01/20/2023



VICINITY MAP N.T.S.

LANDSCAPE STANDARDS

05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL REQ. ABUTTING A PUBLIC RIGHT-OF-WAY:		10' WIDE LANDSCAPE BUFFER W/ GROUND COVER, BERM, AND SHRUBBERY 30" HIGH + 1 CANOPY TREE & 1 ACCENT TREE PER 50 LIN. FEET OF FRONTAGE
RANCH TRAIL: ±207' STREET FRONTAGE REQUIRED PLANTING: PROVIDED 10' BUFFER: SHRUBS		5 CANOPY TREES, 5 ACCENT TREES, BERM W/ SHRUBS 5 NEW CANOPY TREES, 5 ACCENT TREES W/ BERM AND SHRUBS
05.02 LANDSCAPE SCREENING REQ. HEADLIGHT SCREENING		HEAD-IN PARKING ADJ. TO STREET SHALL INCORP. MIN. 2' BERM W/ MATURE EVERGREEN SHRUBS ALONG ENTIRE PARKING AREAS 2' BERM WITH EVERGREEN SHRUBS N/A
05.03 LANDSCAPE REQUIREMENTS - COMMERCIAL (C) DISTRICT TOTAL SITE AREA: LANDSCAPE AREA REQUIRED TOTAL SITE: LANDSCAPE PROVIDED, TOTAL SITE:		±78,309 SF 15,661 SF (20%) ±23,809 SF (30.4%)
LOCATION OF LANDSCAPING:		MIN. 50% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE. 15,661 x 50% = 7,830 SF
LANDSCAPE AREAS IN FRONT & SIDES OF BUILDINGS:		12,710 SF (81.1%)
MIN. SIZE OF AREAS		ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA
DETENTION BASINS		NONE PROPOSED
PARKING LOT LANDSCAPING		MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF PARKING LOT AREA.
PROPOSED PARKING AREA: REQ. PARKING AREA LANDSCAPING: PROPOSED PARKING LOT LANDSCAPING:		±37,622 SF 37,622 x 5% = 1,881 ±4,598 SF (12.2%) REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK 78 SPACES 8 TREES (1 PER 10 SPACES) 12 TREES
PARKING SPACES: TREES REQUIRED: TREES PROVIDED:		

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
- ALL IRRIGATION SHALL MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL'S UDC (SUBSECTION 05.04, OF ARTICLE 08)

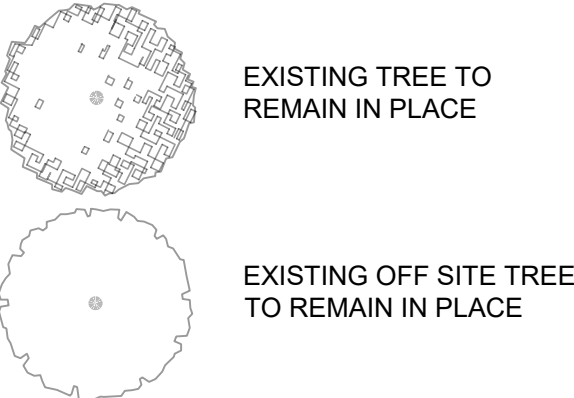
GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
- THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
- ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E. MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
- THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE.
- REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

PLANT SCHEDULE

TREES		CODE	QTY	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE
AS		AS	6	Acer saccharum 'Caddo' Caddo Maple	4" Cal.	Cont.	12' min.
CP		CP	10	Pistacia chinensis Chinese Pistache	4" Cal.	Cont.	12' min.
QM		QM	6	Quercus muehlenbergii Chinkapin Oak	4" Cal.	Cont.	12' min.
QV		QV	7	Quercus virginiana Southern Live Oak	4" Cal.	Cont.	12' min.
UC		UC	5	Ulmus crassifolia Cedar Elm	4" Cal.	Cont.	12' min.
ORNAMENTAL TREES		CODE	QTY	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE
LC		LC	5	Lagerstroemia indica 'Cherokee' Cherokee Crape Myrtle	CONT.	3-5 CANES, 2" CAL OVERALL	8' -10' HT
SHRUBS		CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	SPACING	SIZE
IN		IN	39	Ilex vomitoria 'Nana' Dwarf Yaupon	5 gal.	36" OC	24" Min.
MP		MP	17	Myrica cerifera 'Pumila' Dwarf Wax Myrtle	5 gal.	36" OC	24" Min.
GROUND COVERS		CODE	QTY	BOTANICAL / COMMON NAME	CONT.	SPACING	SIZE
CD		CD	22,382 sf	Cynodon dactylon 'tif 419' Bermuda Grass	Sod		

EXISTING TREE LEGEND

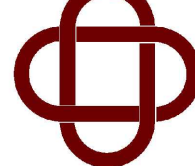


02-07-2023



BSDG
401 Pinson Road
Forney, TX 75126
214.295.5280
www.broadstonedg.com

Eric L. Davis Engineering, Inc.



401 Pinson Road
Forney, TX 75126
972.564.0592
www.eldengineering.com



**LANDSCAPE
PLANTING PLAN**
McKINNEY BUILDING
405 RANCH TRAIL
ROCKWALL, TEXAS 75032
RAINBOW ACRES, LOTS 18 & 5 PART OF 19
ROCKWALL COUNTY
McKINNEY BUILDING

LP-1

PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
 3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 2. ROOT SYSTEMS SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALLED-AND-BURLAPPED PLANTS:
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POD-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 3. TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (BAB), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
 4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL WHERE CALIPER MEASUREMENTS ARE USED. THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
 8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
 9. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
 10. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
 11. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
 12. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
 13. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
 14. TREE STAKING AND CUYING:
 1. STAKES: 6' LONG GREEN METAL T-POSTS.
 2. GUY AND THE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 3. STRAP-CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
 15. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
 16. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

- A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 2. SOIL TESTING:
 - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
 - b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
 - c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOIL REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
 - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - b. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
 - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - c. IRON SULPHATE - 2 LBS. PER CU. YD.
 5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH GRADE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH GRADE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
 6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

- B. SUBMITTALS
1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
 2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREES/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
 3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
 4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
- C. GENERAL PLANTING
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
 2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
 3. TRENCHING OF AN EXISTING TREE:
 - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5" ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS, WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.
 4. TREE PLANTING:
 - a. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
 - b. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
 - c. FOR CONTAINER AND BOX TREES: TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
 - d. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
 - e. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE FIELD AS THE EXISTING TOPSOIL.
 - f. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - a. 1"-2" TREES: TWO STAKES PER TREE
 - b. 2-1/2"-4" TREES: THREE STAKES PER TREE
 - c. TREES OVER 4" CALIPER: GUY AS NEEDED
 - d. MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
 - e. MULTI-TRUNK TREES: THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
 7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE. COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
 5. SHRUB, PERENNIAL, AND GROUND COVER PLANTING:
 1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
 2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
 3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.
 6. SODDING:
 1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
 2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
 3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO FORM JOINTS IN ADJACENT COURSES.
 4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
 5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
 7. MULCH:
 1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- D. CLEAN UP
1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- E. INSPECTION AND ACCEPTANCE
1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR THE PLANTS TO BE INSTALLED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
 2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL CORRECT THE WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
 3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
- F. LANDSCAPE MAINTENANCE
1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
 2. SHOULD SEEDING AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
 3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- G. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
 2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER HUMAN ACTIONS. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.



02-07-2023

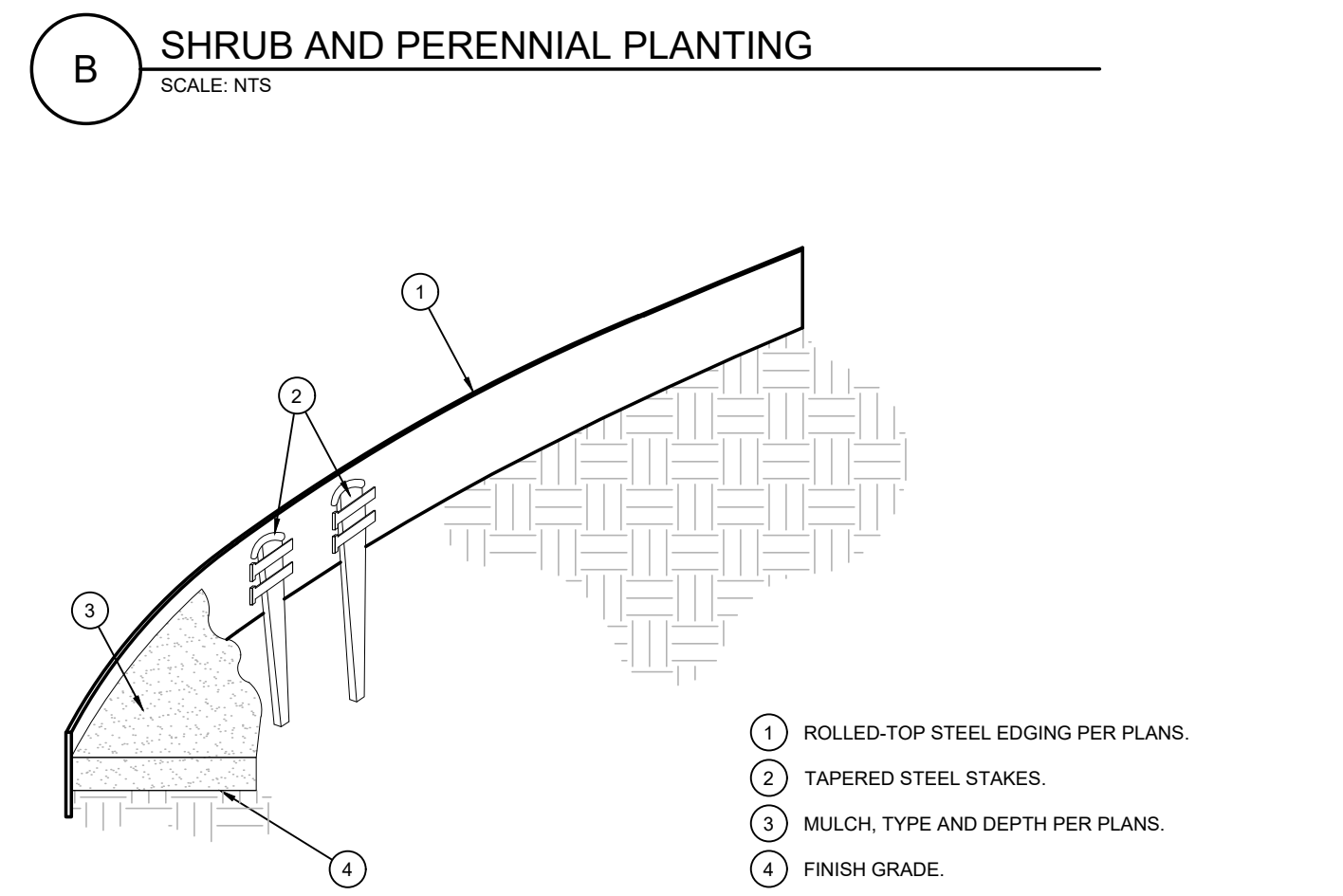
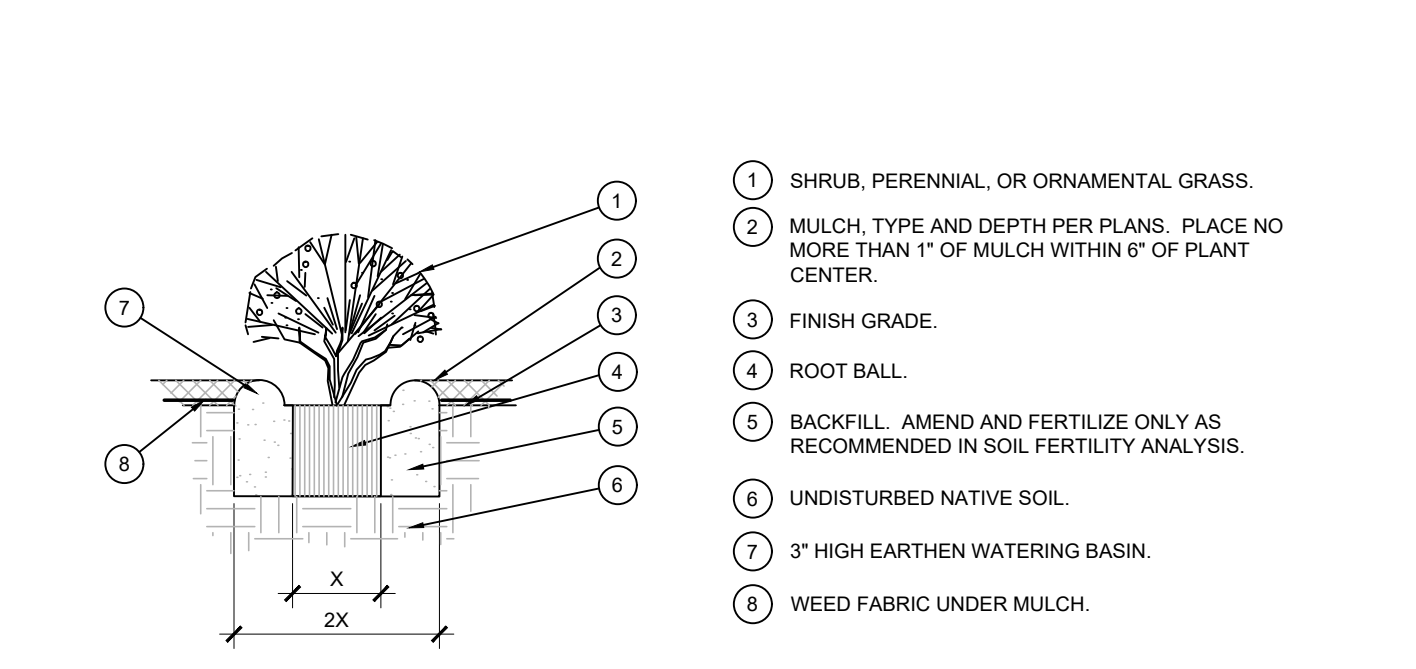
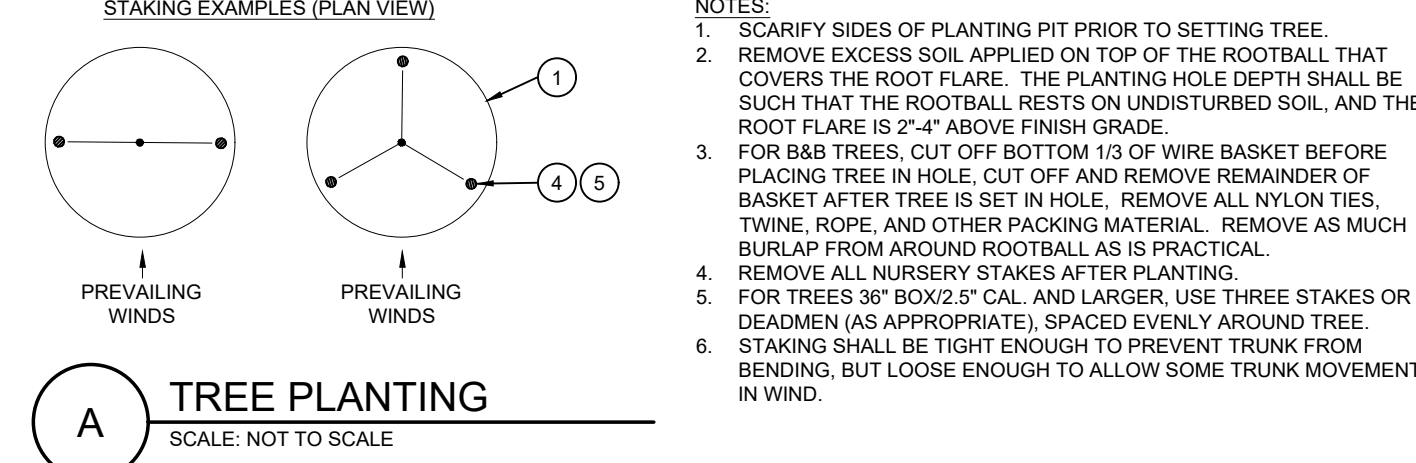
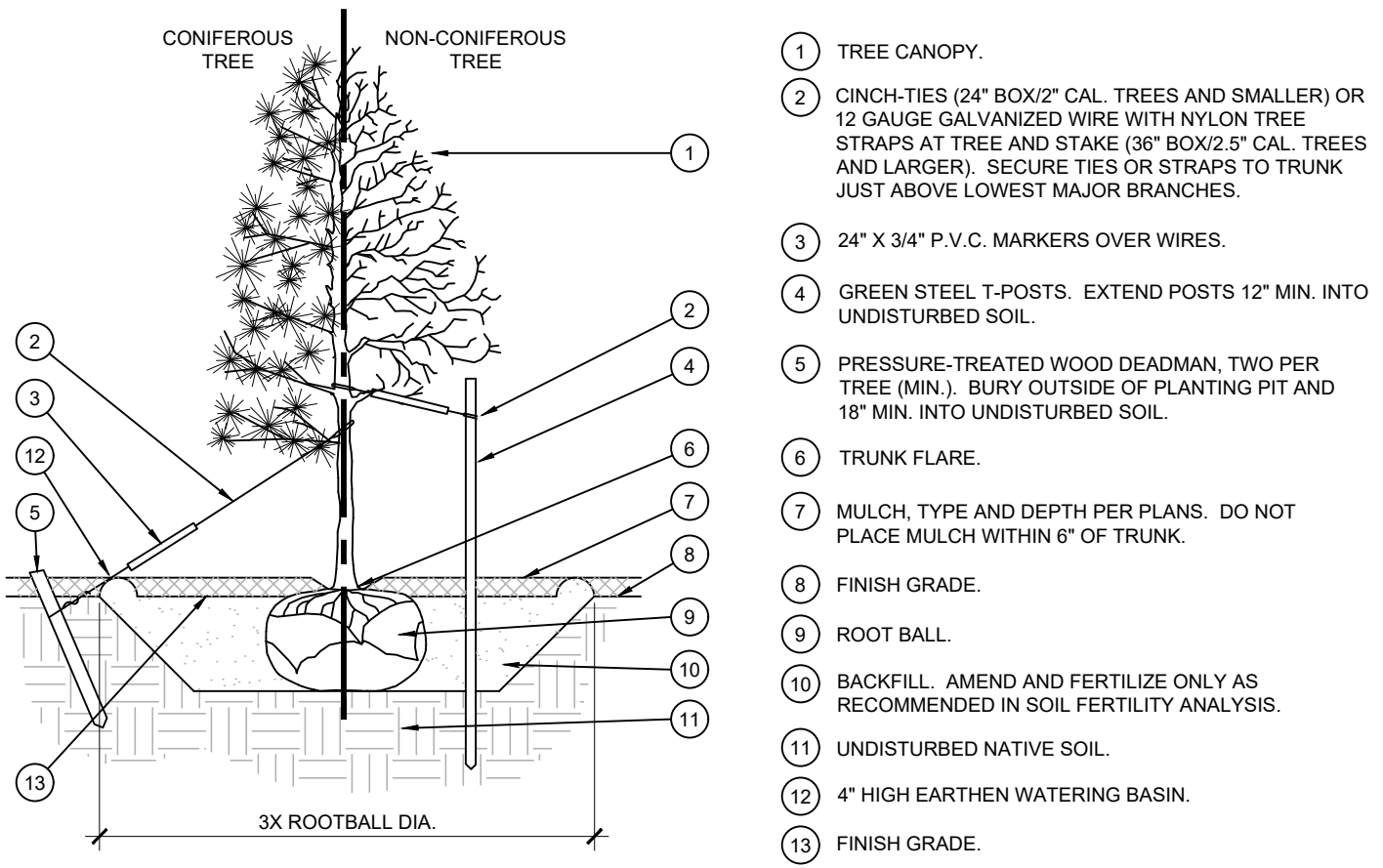
BSDG
401 Pinson Road
Forney, TX 75126
214.295.5280
www.broadstonedcg.com

Eric L. Davis Engineering, Inc.

401 Pinson Road
Forney, TX 75126
772.564.0592
www.eldengineering.com

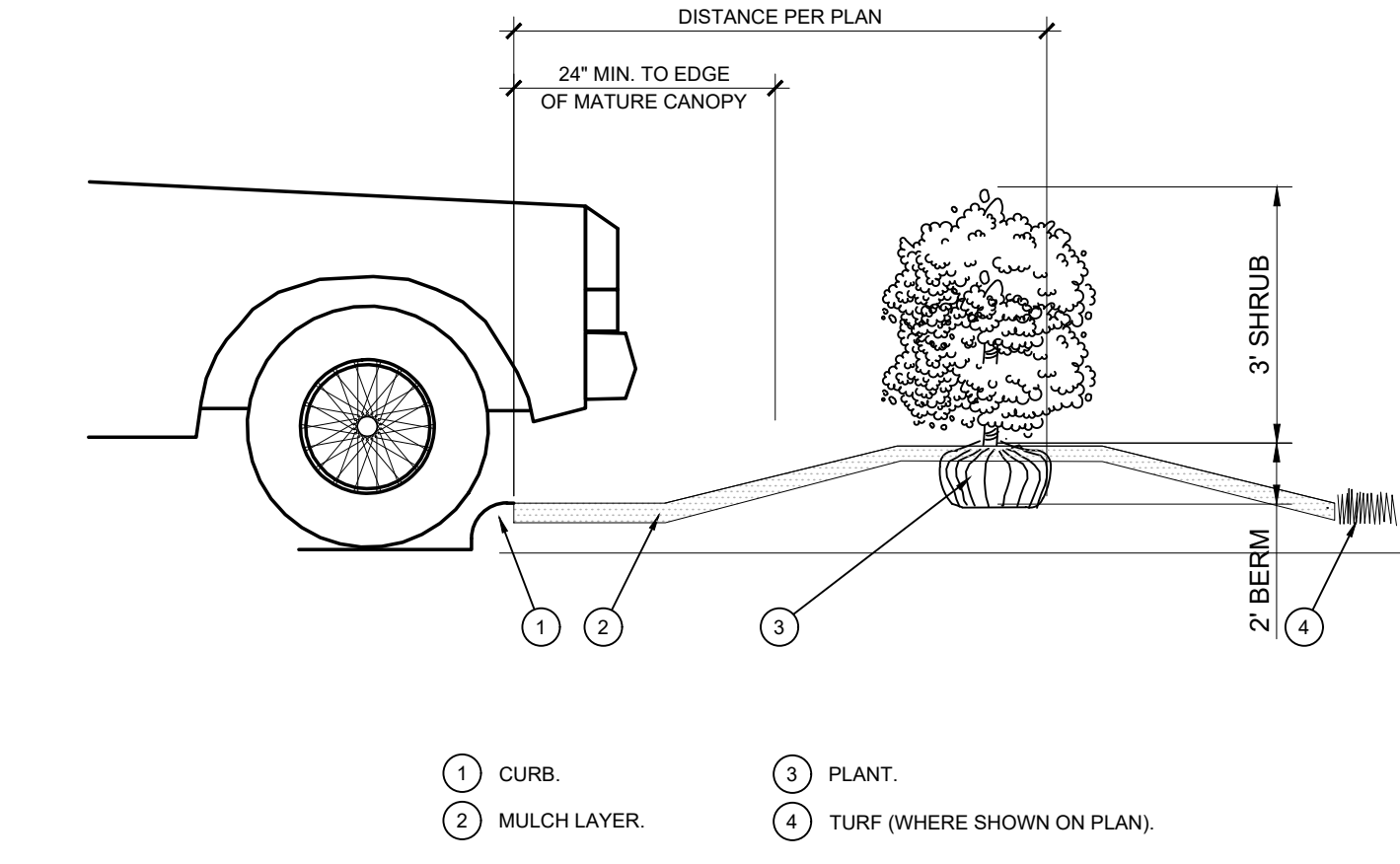
**LANDSCAPE PLANTING
DETAILS & NOTES**
McKINNEY BUILDING
405 RANCH TRAIL
ROCKWALL, TEXAS 75032
RAINBOW ACRES, LOTS 18 & S PART OF 19
ROCKWALL COUNTY
MCKINNEY BUILDING

LP-2

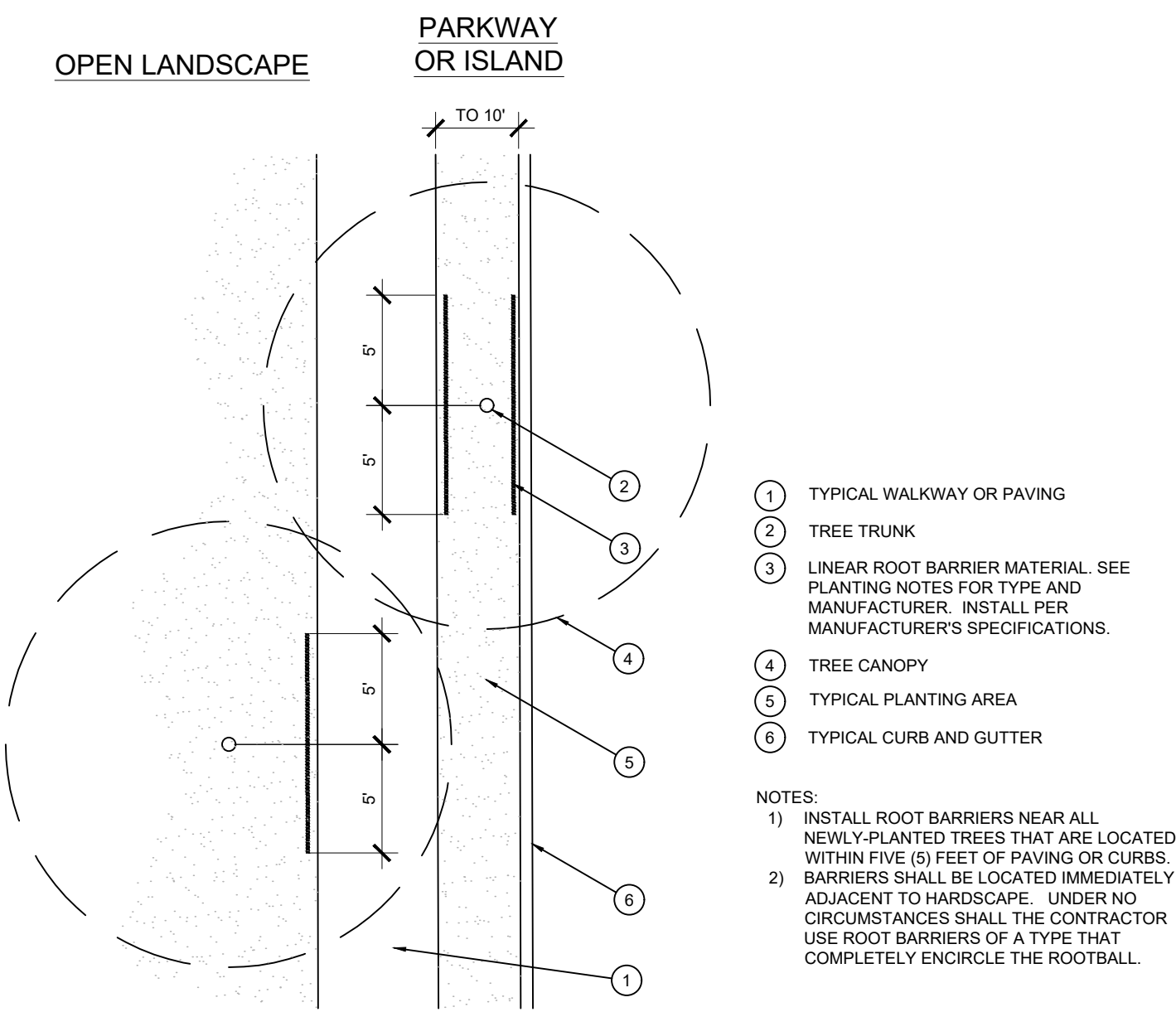


- NOTES:
1. INSTALL ROOT BARRIERS NEAR ALL NEWLY PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.
 1. INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.
 2. BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1\"/>

D STEEL EDGING
SCALE: NOT TO SCALE



D PLANTING AT PARKING AREA
SCALE: NOT TO SCALE



F ROOT BARRIER - PLAN VIEW
SCALE: NOT TO SCALE

**EVERGREEN
DESIGN GROUP**
(800) 680-6630
15455 Dallas Pkwy, Ste 600
Addicks, TX 75001
www.EvergreenDesignGroup.com

PLANTING SPECIFICATIONS

GENERAL

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR
1. ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM SPECIALIZING IN LANDSCAPE PLANTING.
 2. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES.
 3. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- B. SCOPE OF WORK
1. WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN ON THE LANDSCAPE PLANS, NOTES, AND DETAILS.
 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY, TRANSPORTATION AND INSTALLATION OF MATERIALS.
 3. THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK.

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- B. CONTAINER AND BALED-AND-BURLAPPED PLANTS:
1. FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMATIC CONDITIONS.
 2. ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS J-SHAPED ROOTS).
 3. TREES MAY BE PLANTED FROM CONTAINERS OR BALED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE.
 4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTABLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
 5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS AFTER PLANTING.
 6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER.
 7. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT, MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS.
 8. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED, SHALL BE REJECTED.
- C. SOD: PROVIDE WELL-ROOTED SOD OF THE VARIETY NOTED ON THE PLANS. SOD SHALL BE CUT FROM HEALTHY, MATURE TURF WITH SOIL THICKNESS OF 3/4" TO 1". EACH PALLET OF SOD SHALL BE ACCOMPANIED BY A CERTIFICATE FROM SUPPLIER STATING THE COMPOSITION OF THE SOD.
- D. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER, PLANTS, ROOTS, AND SEEDS.
- E. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT 15 TO 10 EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE USED.
- F. FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- G. MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS.
- H. TREE STAKING AND GUYING
1. STAKES: 6" LONG GREEN METAL T-POSTS.
 2. GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH DIAMETER.
 3. STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE.
- I. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- J. PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

METHODS

- A. SOIL PREPARATION
1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1" OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE OWNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST.
 2. SOIL TESTING:
 - a. AFTER FINISH GRADES HAVE BEEN ESTABLISHED, CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
 - b. THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIMC, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
 - c. THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECTS PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES.
 - d. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR THE FOLLOWING (AS APPROPRIATE): SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
 3. THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT.
 4. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
 - a. TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) - 15 LBS PER 1,000 S.F.
 - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - iv. TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:
 - i. NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
 - ii. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS. PER CU. YD.
 - iii. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE
 - iv. IRON SULPHATE - 2 LBS. PER CU. YD.
 5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1" OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPE AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
 6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. SUBMITTALS

1. THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES.
 2. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREES/SHRUB, TURF, AND SEED AREAS AS MAY BE APPROPRIATE).
 3. SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
 4. WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED.
- C. GENERAL PLANTING
1. REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS.
 2. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
 3. TRENCHING NEAR EXISTING TREES:
 - a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2' AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTIONS TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1" FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE GRADE AT THE TRUNK).
 - b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ.
 - c. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2' AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2' AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD, TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS.
 - d. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY. DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

D. TREE PLANTING

1. TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES.
 2. SCARP THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.
 3. FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS OUT FROM THE ROOTBALL.
 4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO FOUR INCHES ABOVE THE SURROUNDING GRADE.
 5. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK, USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION TO THE ON-SITE SOIL.
 6. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES:
 - a. 1"-2" TREES TWO STAKES PER TREE
 - b. 2-1/2"-4" TREES THREE STAKES PER TREE
 - c. TREES OVER 4" CALIPER GUY AS NEEDED
 - d. MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM. QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
 - e. MULTI-TRUNK TREES THREE STAKES PER TREE MINIMUM. QUANTITY AND POSITIONS AS NEEDED TO STABILIZE THE TREE
 7. UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE, COVER THE INTERIOR OF THE TREE RING WITH THE WEED BARRIER CLOTH AND TOPDRESS WITH MULCH (TYPE AND DEPTH PER PLANS).
- E. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
1. DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST RECOMMENDATIONS.
 2. INSTALL THE WEED BARRIER CLOTH, OVERLAPPING IT AT THE ENDS. UTILIZE STEEL STAPLES TO KEEP THE WEED BARRIER CLOTH IN PLACE.
 3. WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING BEDS, COVERING THE ENTIRE PLANTING AREA.

F. SODDING

1. SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN.
 2. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
 3. LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES.
 4. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL UNDERNEATH.
 5. WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD.
- G. MULCH
1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
 2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.

H. CLEAN UP

1. DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION.
 2. DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- I. INSPECTION AND ACCEPTANCE
1. UPON COMPLETION OF THE WORK, THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN, FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILITY.
 2. WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S SATISFACTION WITHIN 24 HOURS.
 3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.

J. LANDSCAPE MAINTENANCE

1. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTling OF PLANTS THAT HAVE SETTLED, MOVING AND AERATION OF LAWNS, WEEDING, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
 2. SHOULD SEEDING AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL, HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER.
 3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING CONDITIONS MUST OCCUR:
 - a. THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY); ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE.
 - b. ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE.
 - c. SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESEEDDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE NEATLY MOWED.
- K. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
1. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPAIR AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE AT THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY.
 2. AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS.
- L. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS.

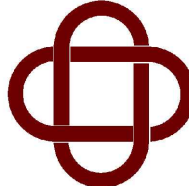


02-07-2023



BSDG
401 Pinson Road
Forney, TX 75126
214.295.5280
www.broadstonedg.com

Eric L. Davis Engineering, Inc.



401 Pinson Road
Forney, TX 75126
972.564.0592
www.eldengineering.com



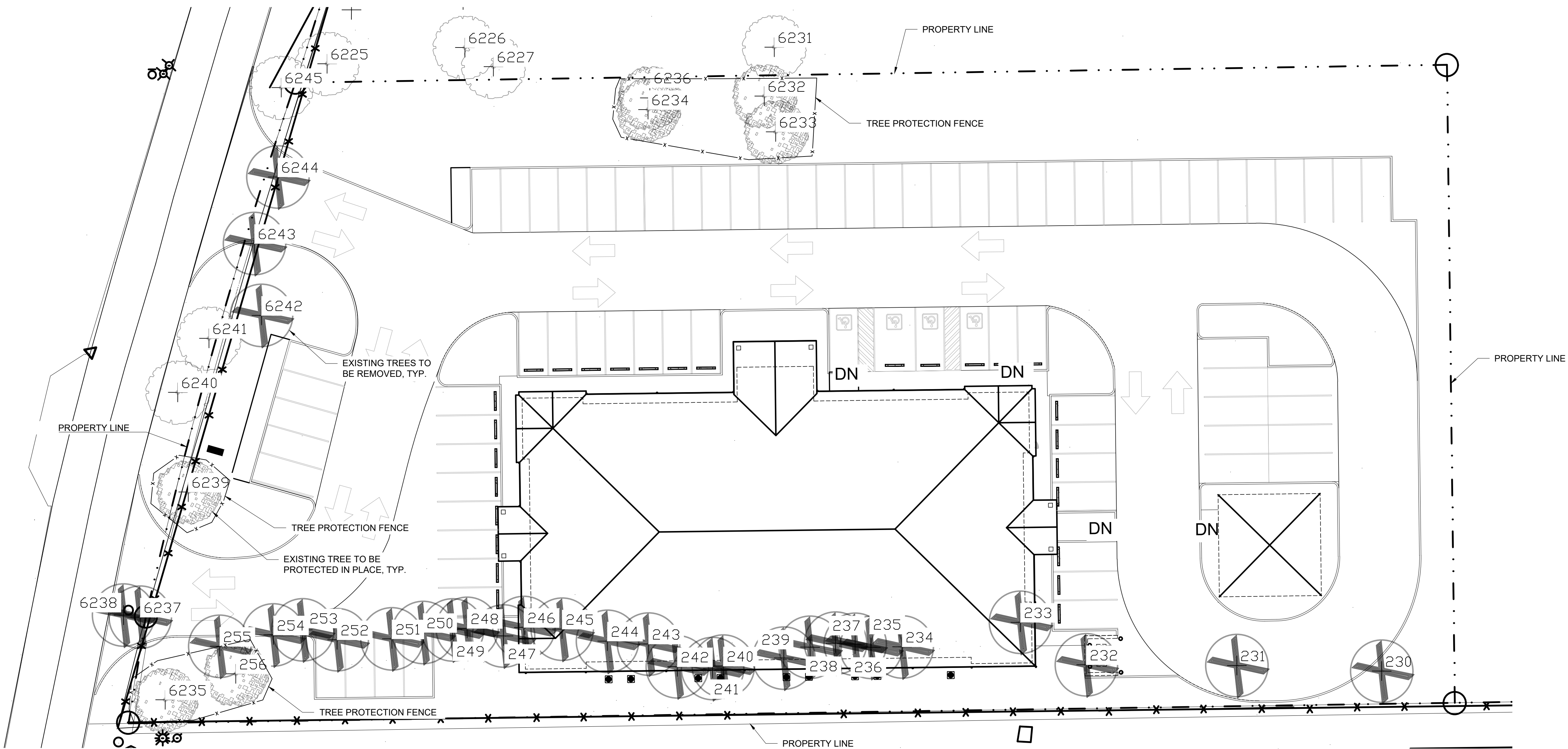
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addicks, TX 75001
www.EvergreenDesignGroup.com

LANDSCAPE PLANTING SPECIFICATIONS

McKINNEY BUILDING

405 RANCH TRAIL
ROCKWALL, TEXAS 75032
RAINBOW ACRES, LOTS 18 & S PART OF 19
ROCKWALL COUNTY
MCKINNEY BUILDING

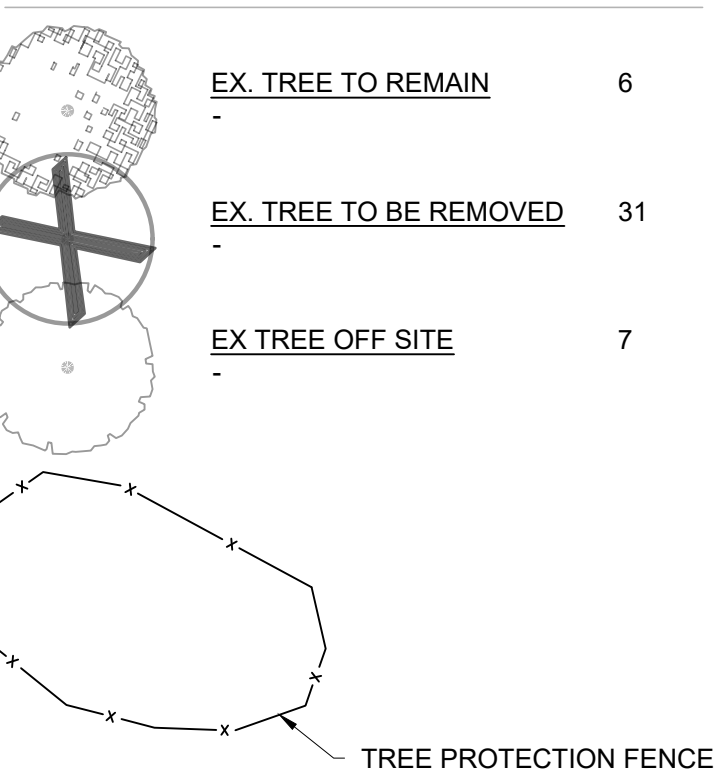
LP-3



EXISTING TREE INVENTORY

TREE#	SPECIES	DBH	HEIGHT	CONDITION	TREE HEALTH	TREE GRADE	DISEASE	INSECT	STRUCTURAL	PRESERVE/REMOVE	MITIGATION REQ'D
230	EASTERN RED CEDAR, JUNIPEROUS VIRGINIANA	8	10	GOOD		4 PROTECTED				REMOVE	4
231	EASTERN RED CEDAR, JUNIPEROUS VIRGINIANA	14	14	FAIR		3 PROTECTED			Y	REMOVE	4
232	EASTERN RED CEDAR, JUNIPEROUS VIRGINIANA	12	12	FAIR		3 PROTECTED			Y	REMOVE	4
233	EASTERN RED CEDAR, JUNIPEROUS VIRGINIANA	16	17	FAIR		3 PROTECTED			Y	REMOVE	4
234	EASTERN RED CEDAR, JUNIPEROUS VIRGINIANA	12	12	FAIR		3 PROTECTED			Y	REMOVE	4
235	EASTERN RED CEDAR, JUNIPEROUS VIRGINIANA	8	10	FAIR		3 PROTECTED			Y	REMOVE	4
236	EASTERN RED CEDAR, JUNIPEROUS VIRGINIANA	9	11	FAIR		3 PROTECTED			Y	REMOVE	4
237	EASTERN RED CEDAR, JUNIPEROUS VIRGINIANA	8	10	FAIR		3 PROTECTED			Y	REMOVE	4
238	EASTERN RED CEDAR, JUNIPEROUS VIRGINIANA	9	11	FAIR		3 PROTECTED			Y	REMOVE	4
239	EASTERN RED CEDAR, JUNIPEROUS VIRGINIANA	9	11	FAIR		3 PROTECTED			Y	REMOVE	4
240	EASTERN RED CEDAR, JUNIPEROUS VIRGINIANA	9	11	FAIR		3 PROTECTED			Y	REMOVE	4
241	EASTERN RED CEDAR, JUNIPEROUS VIRGINIANA	9	11	FAIR		3 PROTECTED			Y	REMOVE	4
242	EASTERN RED CEDAR, JUNIPEROUS VIRGINIANA	9	11	FAIR		3 PROTECTED			Y	REMOVE	4
243	EASTERN RED CEDAR, JUNIPEROUS VIRGINIANA	9	11	FAIR		3 PROTECTED			Y	REMOVE	4
244	EASTERN RED CEDAR, JUNIPEROUS VIRGINIANA	9	11	FAIR		3 PROTECTED			Y	REMOVE	4
245	EASTERN RED CEDAR, JUNIPEROUS VIRGINIANA	13	12	FAIR		3 PROTECTED			Y	REMOVE	4
246	EASTERN RED CEDAR, JUNIPEROUS VIRGINIANA	15	17	FAIR		3 PROTECTED			Y	REMOVE	4
247	EASTERN RED CEDAR, JUNIPEROUS VIRGINIANA	12	12	FAIR		3 PROTECTED			Y	REMOVE	4
248	EASTERN RED CEDAR, JUNIPEROUS VIRGINIANA	10	12	FAIR		3 PROTECTED			Y	REMOVE	4
249	EASTERN RED CEDAR, JUNIPEROUS VIRGINIANA	12	12	FAIR		3 PROTECTED			Y	REMOVE	4
250	EASTERN RED CEDAR, JUNIPEROUS VIRGINIANA	12	12	FAIR		3 PROTECTED			Y	REMOVE	4
251	EASTERN RED CEDAR, JUNIPEROUS VIRGINIANA	10	12	FAIR		3 PROTECTED			Y	REMOVE	4
252	EASTERN RED CEDAR, JUNIPEROUS VIRGINIANA	15	17	FAIR		3 PROTECTED			Y	REMOVE	4
253	EASTERN RED CEDAR, JUNIPEROUS VIRGINIANA	9	11	FAIR		3 PROTECTED			Y	REMOVE	4
254	EASTERN RED CEDAR, JUNIPEROUS VIRGINIANA	9	11	FAIR		3 PROTECTED			Y	REMOVE	4
255	EASTERN RED CEDAR, JUNIPEROUS VIRGINIANA	12	12	FAIR		3 PROTECTED			Y	REMOVE	4
256	EASTERN RED CEDAR, JUNIPEROUS VIRGINIANA	14	14	FAIR		3 PROTECTED			Y	PRESERVE	4
6225	EASTERN RED CEDAR, JUNIPEROUS VIRGINIANA	9	11	FAIR		3 PROTECTED			Y	OFF-SITE	
6226	BUR OAK, QUERCUS MACROCARPA	21		GOOD		4 PROTECTED				OFF-SITE	
6227	EASTERN RED CEDAR, JUNIPEROUS VIRGINIANA	12	12	FAIR		3 PROTECTED		Y		OFF-SITE	
6231	HACKBERRY, CELTIS OCCIDENTALIS	12		POOR		2 NOT PROTECTED		Y		OFF-SITE	
6232	HACKBERRY, CELTIS OCCIDENTALIS	8		FAIR		3 PROTECTED		Y		PRESERVE	
6233	HACKBERRY, CELTIS OCCIDENTALIS	16		POOR		2 NOT PROTECTED		Y		PRESERVE	
6234	HACKBERRY, CELTIS OCCIDENTALIS	12		GOOD		4 PROTECTED		Y		PRESERVE	
6235	HACKBERRY, CELTIS OCCIDENTALIS	11		POOR		2 NOT PROTECTED	Y	Y	Y	PRESERVE	
6236	MULBERRY, MORUS SP.	16		POOR		2 NOT PROTECTED	Y	Y	Y	PRESERVE	
6237	EASTERN RED CEDAR, JUNIPEROUS VIRGINIANA	16	17	POOR		2 NOT PROTECTED	Y	Y	Y	REMOVE	
6238	EASTERN RED CEDAR, JUNIPEROUS VIRGINIANA	15	17	FAIR		3 PROTECTED		Y		REMOVE	4
6239	EASTERN RED CEDAR, JUNIPEROUS VIRGINIANA	16	17	POOR		2 NOT PROTECTED	Y	Y	Y	PRESERVE	
6240	EASTERN RED CEDAR, JUNIPEROUS VIRGINIANA	18	18	GOOD		4 PROTECTED				OFF-SITE	
6241	EASTERN RED CEDAR, JUNIPEROUS VIRGINIANA	16	17	GOOD		4 PROTECTED				OFF-SITE	
6242	EASTERN RED CEDAR, JUNIPEROUS VIRGINIANA	14	14	FAIR		3 PROTECTED		Y		REMOVE	4
6243	EASTERN RED CEDAR, JUNIPEROUS VIRGINIANA	18	18	GOOD		4 PROTECTED				REMOVE	4
6244	EASTERN RED CEDAR, JUNIPEROUS VIRGINIANA	22	19	GOOD		4 PROTECTED				REMOVE	4
6245	EASTERN RED CEDAR, JUNIPEROUS VIRGINIANA	29	22	POOR		2 NOT PROTECTED	Y	Y	Y	OFF-SITE	

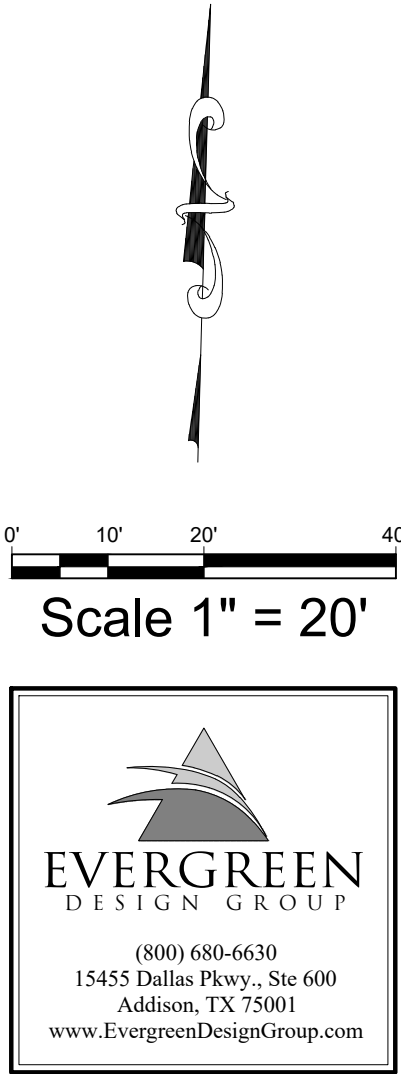
EXISTING TREE LEGEND



TREE MITIGATION SUMMARY	
TOTAL MITIGATION REQUIRED:	120"
PROPOSED CODE REQUIRED TREES:	58"
BALANCE OF MITIGATION:	42"
4" CAL. MITIGATION TREES (11) ONSITE:	64"

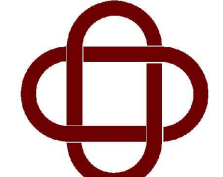
NOTE: TREE PROTECTION FOR ANY PRESERVED OR RELOCATED TREES MUST BE PROVIDED PER DETAILS AND SPECIFICATIONS ON SHEET TD-2. THESE MUST BE UP PRIOR TO THE COMMENCEMENT OF ANY WORK AND MAINTAINED THROUGHOUT CONSTRUCTION.

NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.





BSDG
401 Pinson Road
Forney, TX 75126
214.295.5280
www.broadstonedg.com

Eric L. Davis Engineering, Inc.


401 Pinson Road
Forney, TX 75126
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
972.564.0592
www.eldengineering.com

TREESCAPE PLAN

McKINNEY BUILDING
405 RANCH TRAIL
ROCKWALL, TEXAS 75032
RAINBOW ACRES, LOTS 18 & S PART OF 19
ROCKWALL COUNTY
MCKINNEY BUILDING

TD-1

TREE PROTECTION SPECIFICATIONS

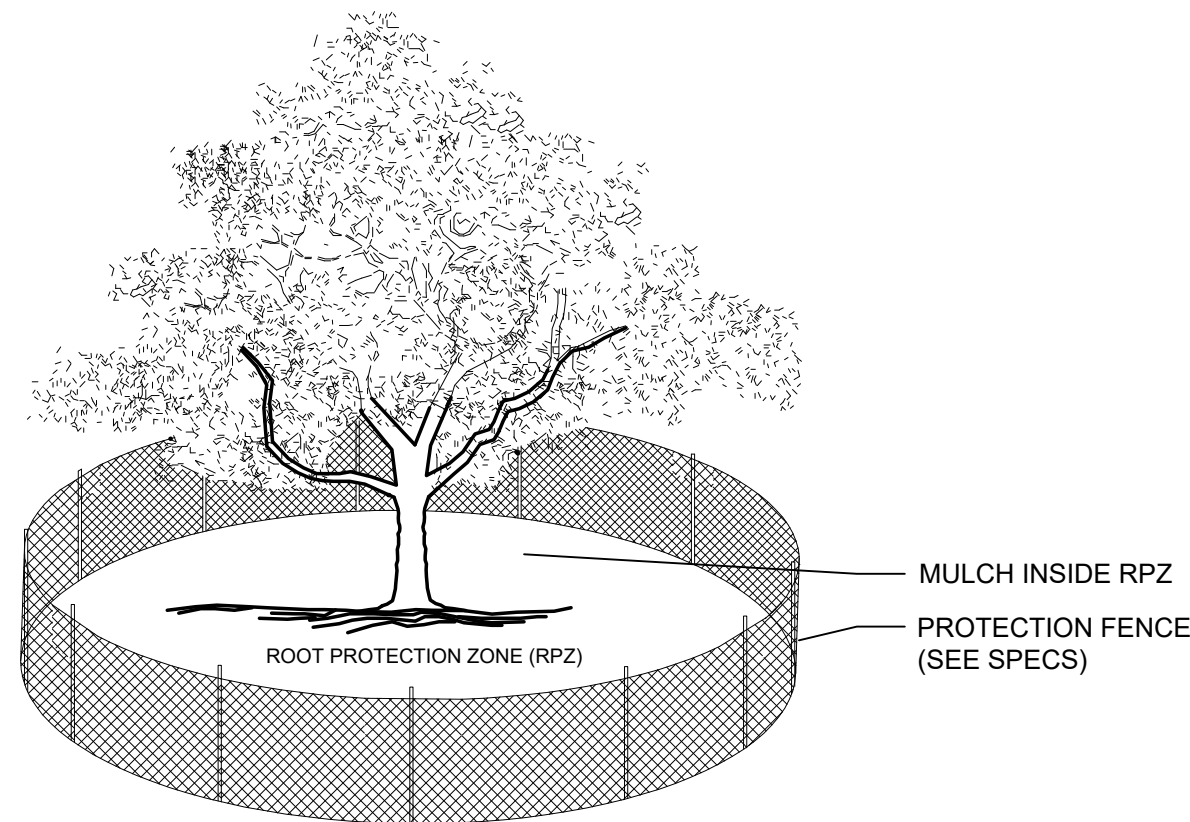
MATERIALS

1. FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN A VERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
2. POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL "T" SHAPED WITH A MINIMUM WEIGHT OF 1.3 POUNDS PER LINEAR FOOT.
3. TIE WIRE: WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE GALVANIZED WIRE.
4. USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

CONSTRUCTION METHODS

1. ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
2. EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND THINNING, AS MAY BE REQUIRED.
3. PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT ZONE (CRZ, EQUAL TO 1' FROM THE TRUNK FOR EVERY 1" OF DBH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE CONSULTANT AND/OR CITY ARBORIST, AND IN ACCORDANCE WITH THE DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY.
4. PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
5. THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLACE DURING THE ENTIRE CONSTRUCTION PHASE.
6. THE INSTALLATION POSTS SHALL BE PLACED EVERY 6 FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC IN A STABLE AND UPRIGHT POSITION.
7. WITHIN THE CRZ:
 - a. DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE.
 - b. DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF THE TREE BRANCHES.
 - c. DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY.
 - d. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, PAINTING OR LUMBER CUTTING).
 - e. DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, WIRES, BRACING OR ANY OTHER ITEM TO THE TREES.
 - f. DO NOT PERMIT RUNOFF FROM WASTE MATERIALS INCLUDING SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE, INCLUDING IN AN AREA WHERE RAIN OR SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT SYSTEM OF THE TREE.
8. ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE UNDER THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM.

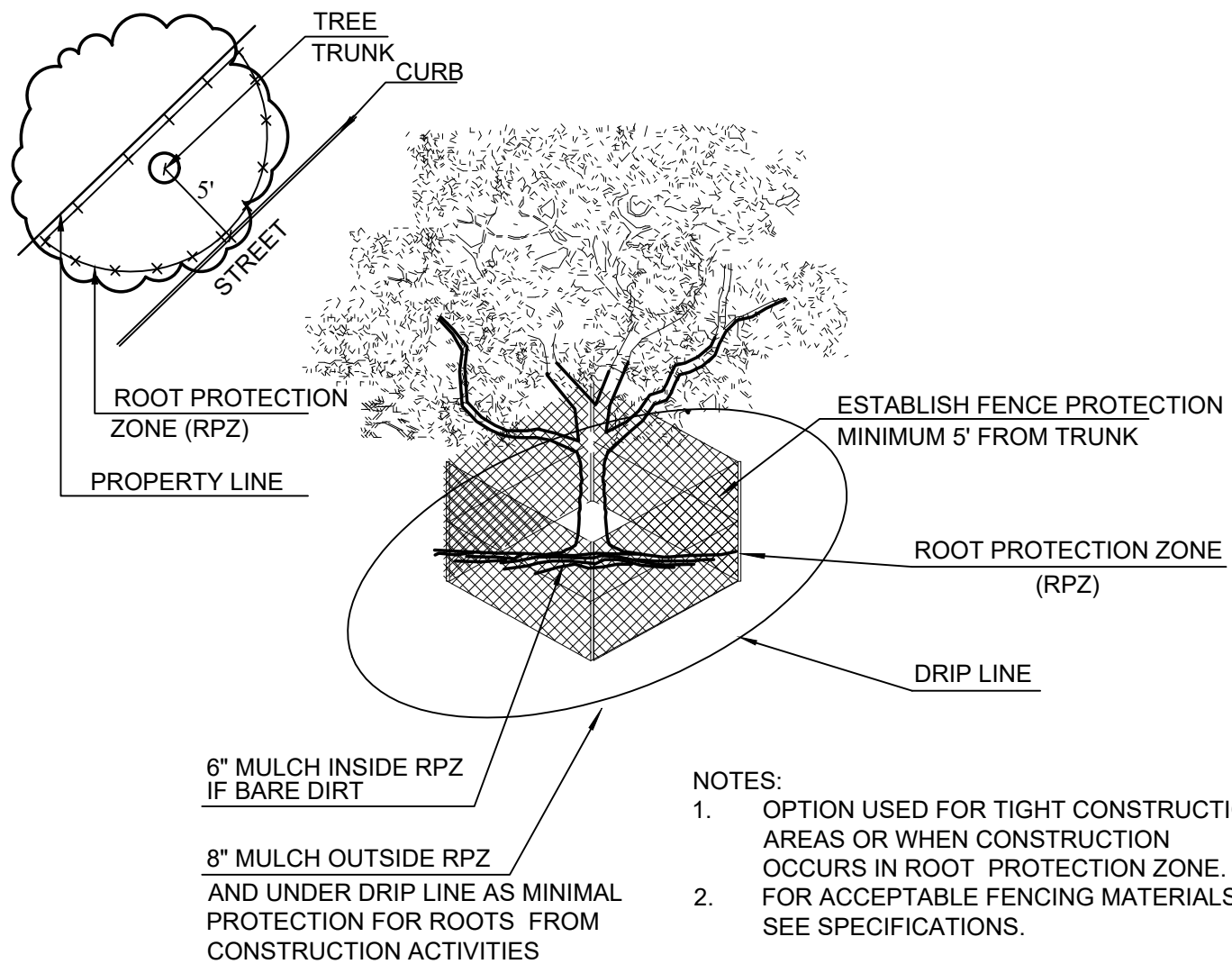
9. WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION, PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
10. THE CONTRACTOR SHALL NOT CUT ROOTS LARGER THAN ONE INCH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY, ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES
11. REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS BY HAND.
12. TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING CONSTRUCTION SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION.
13. ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH ACTIVITIES.
14. COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
15. IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DURING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINIMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULCH SHALL BE MAINTAINED THROUGHOUT CONSTRUCTION.
16. WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE A WEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUCE DUST ACCUMULATION ON THE LEAVES.
17. WHEN INSTALLING CONCRETE ADJACENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL.
18. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL THREATS TO THE EXISTING TREES FROM CONSTRUCTION-RELATED ACTIVITIES HAVE BEEN REMOVED.



- NOTES:
1. THE FENCING LOCATION SHOWN ABOVE IS DIAGRAMATIC ONLY AND WILL CONFORM TO THE DRIP LINE AND BE LIMITED TO PROJECT BOUNDARY. WHERE MULTIPLE ADJACENT TREES WILL BE ENCLOSED BY FENCING, THE FENCING SHALL BE CONTINUOUS AROUND ALL TREES. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.
 - 2.

A TREE PROTECTION FENCE

SCALE: NOT TO SCALE



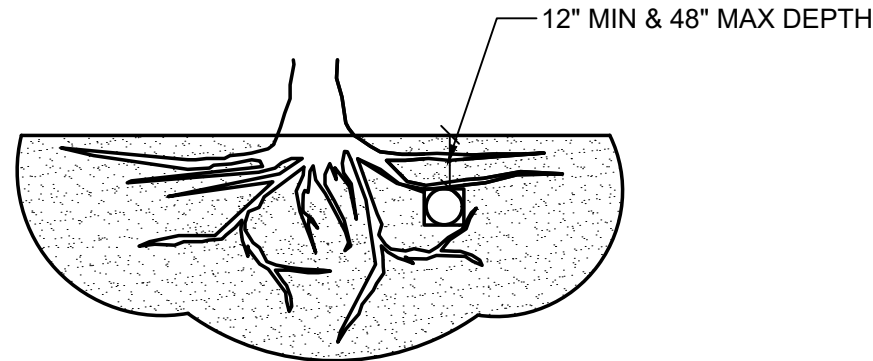
- NOTES:
1. OPTION USED FOR TIGHT CONSTRUCTION AREAS OR WHEN CONSTRUCTION OCCURS IN ROOT PROTECTION ZONE.
 2. FOR ACCEPTABLE FENCING MATERIALS SEE SPECIFICATIONS.

B TREE PROTECTION FENCE - TIGHT CONSTRUCTION

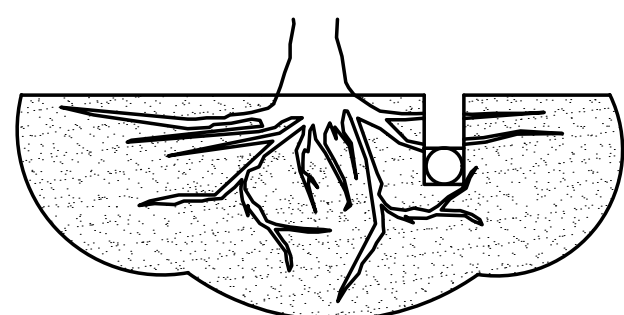
SCALE: NOT TO SCALE

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS THROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.

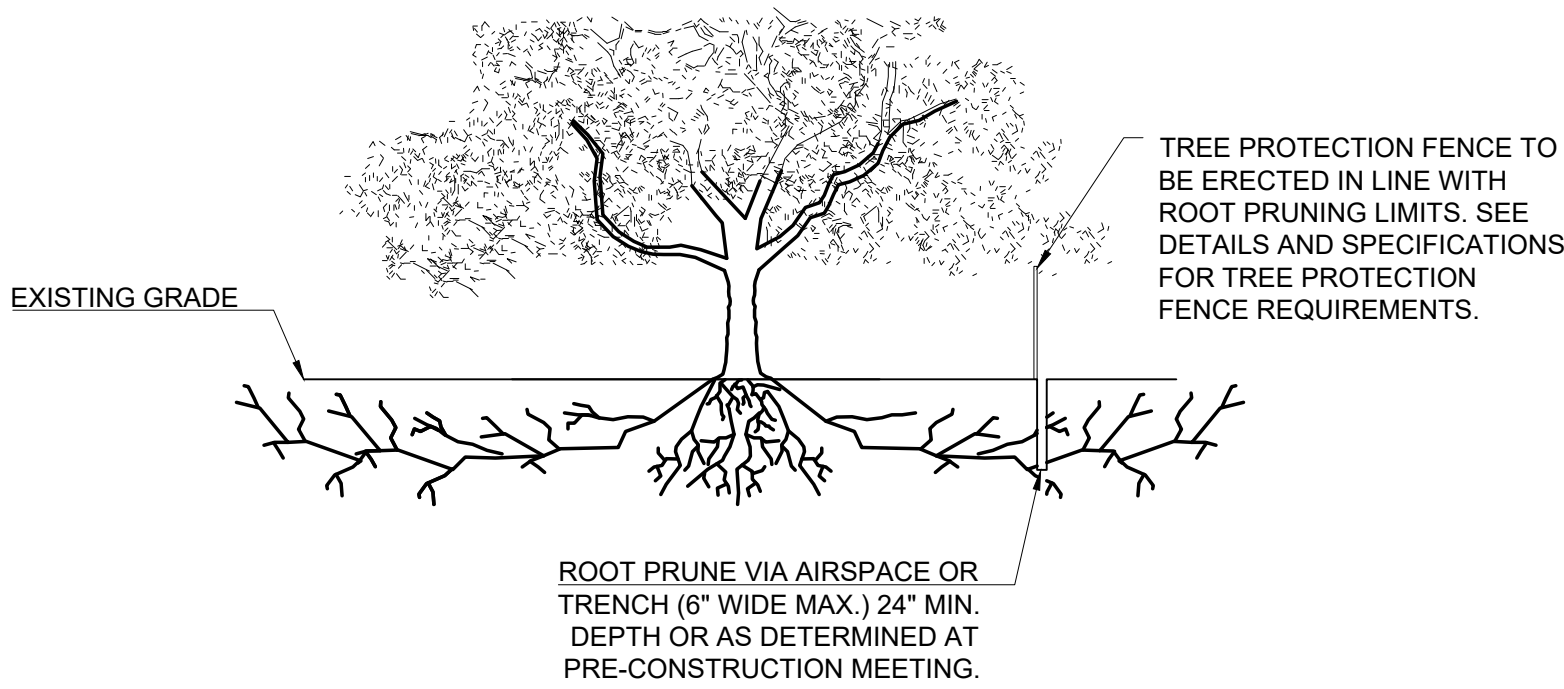


TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.



C BORING THROUGH ROOT PROTECTION ZONE

SCALE: NOT TO SCALE



D ROOT PRUNING DETAIL

SCALE: NOT TO SCALE

TREE PROTECTION GENERAL NOTES

- (A) PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:
 - (1) AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS;
 - (2) AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES;
 - (3) AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED SPECIES.
- (B) NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE, EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST.
- (C) DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE.
- (D) NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE.
- (E) ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.
- (F) PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREAST HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE CITY ADMINISTRATOR, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.
- (G) THE CITY ADMINISTRATOR MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.
- (H) IF, IN THE OPINION OF THE CITY ADMINISTRATOR, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.

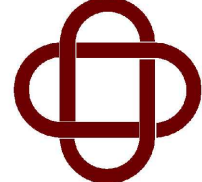


02-07-2023



BSDG
401 Pinson Road
Forney, TX 75126
214.295.5280
www.broadstonedg.com

Eric L. Davis Engineering, Inc.



401 Pinson Road
Forney, TX 75126
972.564.0592
www.eldengineering.com

TREESCAPE DETAILS & SPECIFICATIONS
McKINNEY BUILDING

405 RANCH TRAIL
ROCKWALL, TEXAS 75032
RAINBOW ACRES, LOTS 18 & S PART OF 19
ROCKWALL COUNTY
MCKINNEY BUILDING

TD-2

SY600 SERIES SYRIOS

6\"/>

TYPE: QUANTITY: PROJECT:

CATALOG NUMBER: FIXTURE SUFFIX REFLECTOR VOLTAGE FINISH OPTION OPTION OPTION

1- Cast aluminum driver housing. Includes galvanized steel wall mount pressure plate.

2- Cast aluminum ventilated top cover.

3- Seamless extruded aluminum cylindrical housing.

4- Fully sealed cast aluminum light assembly.

5- Sealed cast aluminum lens frame.

6- Clear tempered glass lens.

7- Faceted specular aluminum reflector.

8- Optional 360° adjustable rotation.

SY600

Syrios light module is designed with a tilting mechanism allowing forward and back light adjustability. The 330° directional module allows to aim the light beam in the desired direction, without disturbing the luminaire mounting. The module can be secured using the lock in locking mechanism.

Fully adjustable 360° rotation also available, see option A360.

Other adjustment factory set positions are available. Please consult factory.

MATERIALS

Syrios is made of corrosion resistant 356 aluminum alloy with a copper (CU) content of less than 0.1%.

The main housing is made of seamless extruded aluminum, with an integrally sealed LED light module designed for optimal heat dissipation, and lighting performance.

Syrios is standard with a unique proprietary design allowing the sealed LED module to fit within the cylindrical housing.

The top cast aluminum cover includes ventilation slots allowing air circulation and cooling of assembly.

Syrios SY600 series is standard with 30° optic. See options section for alternate selection.

MOUNTING

Maximum weight: 9 lbs (4.1 kg)

The mounting plate is designed to fit on a 4\"/>

CERTIFICATION

Certified and approved as per CSA C22.2 No. 250.0 standard and ANSI/UL 1938 standard, for wet location. Rated IP66.

ELECTRICAL DRIVER

Standard driver is 0-10V dimming/ready (dims to 10%) with: 120-277 multi-volt compatibility (50-60Hz), operating temperature range of -40°C/-40°F to 130°C/53°F, output over voltage protection, output over current protection and output short circuit protection with auto-recovery.

LED

Standard 4000K/80CRI. Optional 2700K, 3000K & 3500K. Optional Amber LED for turtle sensitive areas.

Wavelengths: 584.5nm to 597nm.

LIFE

60,000hrs L₈₀ (based on IESNA TM-21 Test Method and LM-80 data). Up to 70,000hrs L₈₀ (calculated projection from LM-80 data).

FINISH

Five-stage preparation process including preheating of cast aluminum parts for air extraction, and an environmentally friendly alloy sealant. Polyester powder coating is applied through an electrostatic process and oven cured for long term finish.

LUMINIS Toll free: 866.586.4647 Fax: 514.683.8872 Email: info@luminis.com 260 Labrosse, Pointe-Clare (QC) Canada H9R 5L5

LUMINIS.COM

LUMINIS Toll free: 866.586.4647 Fax: 514.683.8872 Email: info@luminis.com 260 Labrosse, Pointe-Clare (QC) Canada H9R 5L5

Luminaires may be altered for design improvement or discontinued without prior notice.

LUMINIS Toll free: 866.586.4647 Fax: 514.683.8872 Email: info@luminis.com 260 Labrosse, Pointe-Clare (QC) Canada H9R 5L5

Luminaires may be altered for design improvement or discontinued without prior notice.

Accessories

WDGE1WB0800 WDGE 1/8inch Architectural Wall Spacer (specify finish)

WDGE1PBW0800 U WDGE2 Surface-mounted back box (specify finish)

NOTES

1 PIR option not available with sensors/controls.

2 P1-P4 not available with AMB and LW.

3 AMB and LW always go together.

4 70CRI only available with T3M and T4M.

5 347V and 480V not available with E200W or E200VC.

6 Not qualified for DLC. Not available with emergency battery backup or sensors/controls.

7 PE not available in 480V or with sensors/controls.

8 DMX option not available with sensors/controls.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	27K (2700K, 90 CRI)				30K (3000K, 90 CRI)				40K (4000K, 90 CRI)				50K (5000K, 90 CRI)				Amber Limited Wavelength									
			Lumens	LPW	U	V	U	V	Lumens	LPW	U	V	U	V	Lumens	LPW	U	V	U	V	Lumens	LPW	U	V	U	V		
P0	7W	T3M	T15	636	92	0	0	0	666	97	0	0	0	699	101	0	0	1	691	100	0	0	1	712	47	0	0	1
			T3M	662	96	0	0	0	697	101	0	0	0	728	106	0	0	0	729	104	0	0	0	741	46	0	0	0
			T3M	662	96	0	0	0	697	101	0	0	0	728	106	0	0	0	729	104	0	0	0	741	46	0	0	0
			T3M	648	94	0	0	0	679	98	0	0	0	716	103	0	0	0	704	102	0	0	0	726	47	0	0	0
P1	11W	T3M	T15	632	95	0	0	0	661	99	0	0	0	693	104	0	0	0	696	103	0	0	0	716	46	0	0	1
			T3M	1,195	99	0	0	1	1,237	104	0	0	1	1,275	109	0	0	1	1,260	107	0	0	1					
			T3M	1,195	100	0	0	1	1,240	108	0	0	1	1,284	113	0	0	1	1,240	112	0	0	1					
			T3M	1,195	101	0	0	1	1,240	108	0	0	1	1,284	113	0	0	1	1,240	112	0	0	1					
P2	11W	T3M	T15	1,195	99	0	0	1	1,240	108	0	0	1	1,284	113	0	0	1	1,240	112	0	0	1					
			T3M	1,195	100	0	0	1	1,240	108	0	0	1	1,284	113	0	0	1	1,240	112	0	0	1					
			T3M	1,195	101	0	0	1	1,240	108	0	0	1	1,284	113	0	0	1	1,240	112	0	0	1					
			T3M	1,195	101	0	0	1	1,240	108	0	0	1	1,284	113	0	0	1	1,240	112	0	0	1					
P3	12W	T3M	T15	1,881	91	1	0	1	1,940	99	1	0	1	1,981	104	1	0	1	1,950	107	1	0	1					
			T3M	1,875	99	1	0	1	1,940	103	1	0	1	1,981	109	1	0	1	1,950	107	1	0	1					
			T3M	1,875	99	1	0	1	1,940	103	1	0	1	1,981	109	1	0	1	1,950	107	1	0	1					
			T3M	1,875	99	1	0	1	1,940	103	1	0	1	1,981	109	1	0	1	1,950	107	1	0	1					
P4	4W	T3M	T15	2,229	98	1	0	1	2,305	94	1	0	1	2,367	102	1	0	1	2,335	104	1	0	1					
			T3M	2,229	98	1	0	1	2,305	94	1	0	1	2,367	102	1	0	1	2,335	104	1	0	1					
			T3M	2,229	98	1	0	1	2,305	94	1	0	1	2,367	102	1	0	1	2,335	104	1	0	1					
			T3M	2,229	98	1	0	1	2,305	94	1	0	1	2,367	102	1	0	1	2,335	104	1	0	1					

Performance Package

System Watts

Dist. Type

27K (2700K, 90 CRI)

30K (3000K, 90 CRI)

40K (4000K, 90 CRI)

50K (5000K, 90 CRI)

Amber Limited Wavelength

P0

7W

T3M

T15

T3M

T3M

T3M

P1

11W

T3M

T15

T3M

T3M

T3M

P2

11W

T3M

T15

T3M

T3M

T3M

P3

12W

T3M

T15

T3M

T3M

T3M

P4

4W

T3M

T15

T3M

T3M

T3M

Performance Package

System Watts

Dist. Type

27K (2700K, 90 CRI)

30K (3000K, 90 CRI)

40K (4000K, 90 CRI)

50K (5000K, 90 CRI)

Amber Limited Wavelength

P0

7W

T3M

T15

T3M

T3M

T3M

P1

11W

T3M

T15

T3M

T3M

T3M

P2

11W

T3M

T15

T3M

T3M

T3M

P3

12W

T3M

T15

T3M

T3M

T3M

P4

4W

T3M

T15

T3M

T3M

T3M

Performance Package

System Watts

Dist. Type

27K (2700K, 90 CRI)

30K (3000K, 90 CRI)

40K (4000K, 90 CRI)

50K (5000K, 90 CRI)

Amber Limited Wavelength

P0

7W

T3M

T15

T3M

T3M

T3M

P1

11W

T3M

T15

T3M

T3M

T3M

P2

11W

T3M

T15

T3M

T3M

T3M

P3

12W

T3M

T15

T3M

T3M

T3M

P4

4W

T3M

T15

T3M

T3M

T3M

Performance Package

System Watts

Dist. Type

27K (2700K, 90 CRI)

30K (3000K, 90 CRI)

40K (4000K, 90 CRI)

50K (5000K, 90 CRI)

Amber Limited Wavelength

P0

7W

T3M

T15

T3M

T3M

T3M

P1

11W

T3M

T15

T3M

T3M

T3M

P2

11W

T3M

T15

T3M

T3M

T3M

P3

12W

T3M

T15

T3M

T3M

T3M

P4

4W

T3M

T15

T3M

T3M

T3M

Performance Package

System Watts

Dist. Type

27K (2700K, 90 CRI)

30K (3000K, 90 CRI)

40K (4000K, 90 CRI)

50K (5000K, 90 CRI)

Amber Limited Wavelength

P0

7W

T3M

T15

T3M

T3M

T3M

P1

11W

T3M

T15

T3M

T3M

T3M

P2

11W

T3M

T15

T3M

T3M

T3M

P3

12W

T3M

T15

T3M

T3M

T3M

P4

4W

T3M

T15

T3M

T3M

T3M

Performance Package

System Watts

Dist. Type

27K (2700K, 90 CRI)

30K (3000K, 90 CRI)

40K (4000K, 90 CRI)

50K (5000K, 90 CRI)

Amber Limited Wavelength

P0

7W

T3M

T15

T3M

T3M

T3M

P1

11W

T3M

T15

T3M

T3M

T3M

P2

11W

T3M

T15

T3M

T3M

T3M

P3

12W

T3M

T15

T3M

T3M

T3M

P4

4W

T3M

T15

T3M

T3M

T3M

Performance Package

System Watts

Dist. Type

27K (2700K, 90 CRI)

30K (3000K, 90 CRI)

40K (4000K, 90 CRI)

50K (5000K, 90 CRI)

Amber Limited Wavelength

P0

7W

T3M

T15

T3M

T3M

T3M

P1

11W

T3M

T15

T3M

T3M

T3M

P2

11W

T3M

T15

T3M

T3M

T3M

P3

12W

T3M

T15

T3M

T3M

T3M

P4

4W

T3M

T15

T3M

T3M

T3M

Performance Package

System Watts

Dist. Type

27K (2700K, 90 CRI)

30K (3000K, 90 CRI)

40K (4000K, 90 CRI)

50K (5000K, 90 CRI)

Amber Limited Wavelength

P0

7W

T3M

T15

T3M

T3M

T3M

P1

11W

T3M

T15

T3M

T3M

T3M

P2

11W

T3M

T15

T3M

T3M

T3M

P3

12W

T3M

T15

T3M

T3M

T3M

P4

4W

T3M

T15

T3M

T3M

T3M

Performance Package

System Watts

Dist. Type

27K (2700K, 90 CRI)

30K (3000K, 90 CRI)

40K (4000K, 90 CRI)

50K (5000K, 90 CRI)

Amber Limited Wavelength

P0

7W

T3M

T15

T3M

T3M

T3M

P1

11W

T3M

T15

T3M

T3M

T3M

P2

11W

T3M

T15

T3M

T3M

T3M

P3

12W

T3M

T15

T3M

T3M

T3M

P4

4W

T3M

T15

T3M

T3M

T3M

Performance Package

System Watts

Dist. Type

27K (2700K, 90 CRI)

30K (3000K, 90 CRI)

40K (4000K, 90 CRI)

50K (5000K, 90 CRI)

Amber Limited Wavelength

P0

7W

T3M

T15

T3M

T3M

T3M

P1

11W

T3M

T15

T3M

T3M

T3M

P2

11W

T3M

T15

T3M

T3M

T3M

P3

12W

T3M

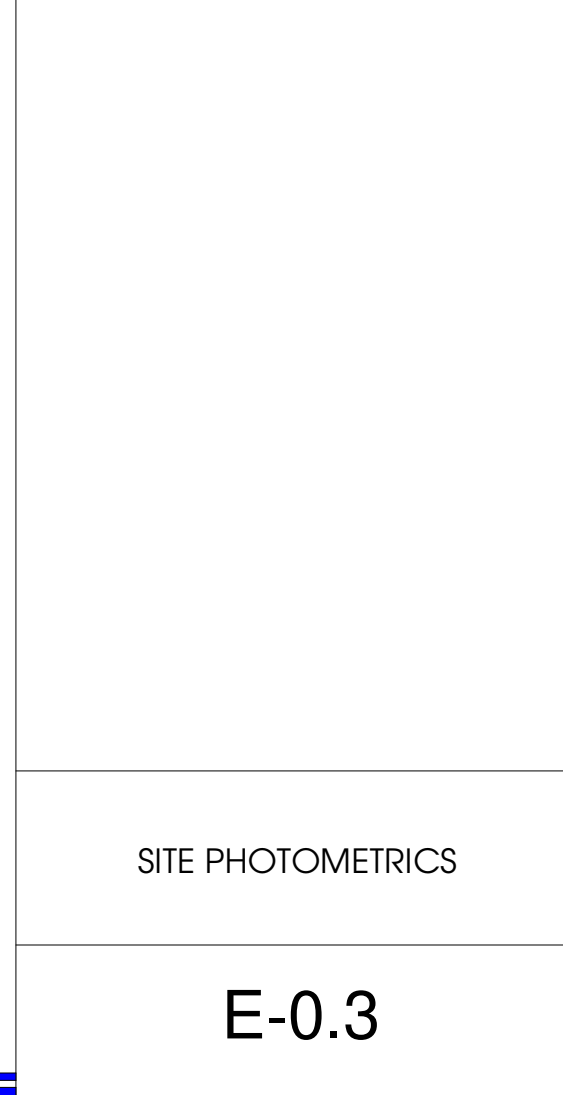
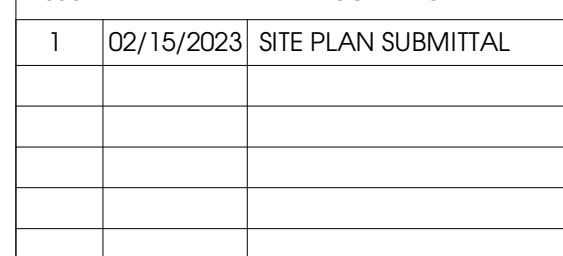
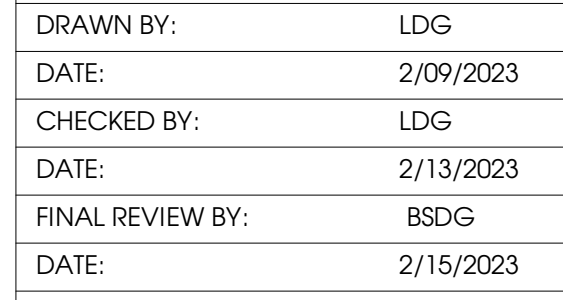
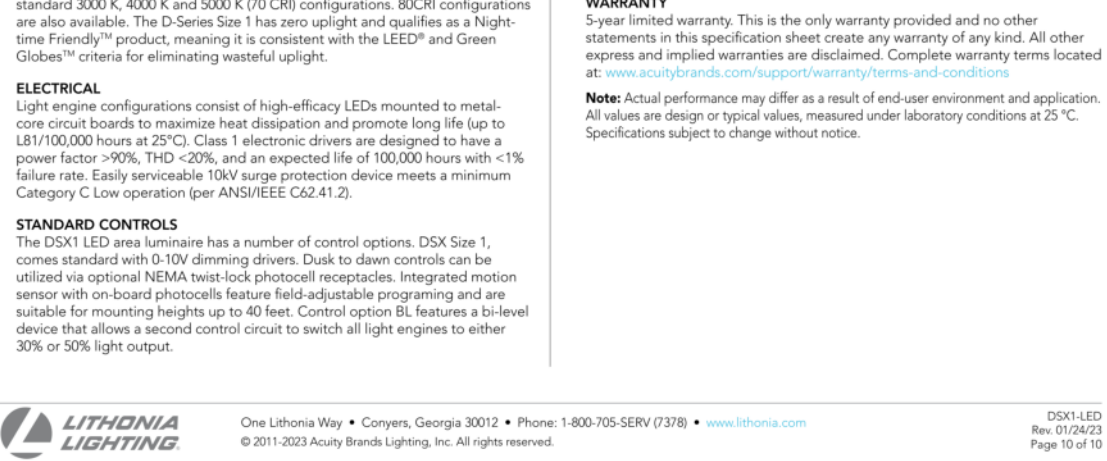
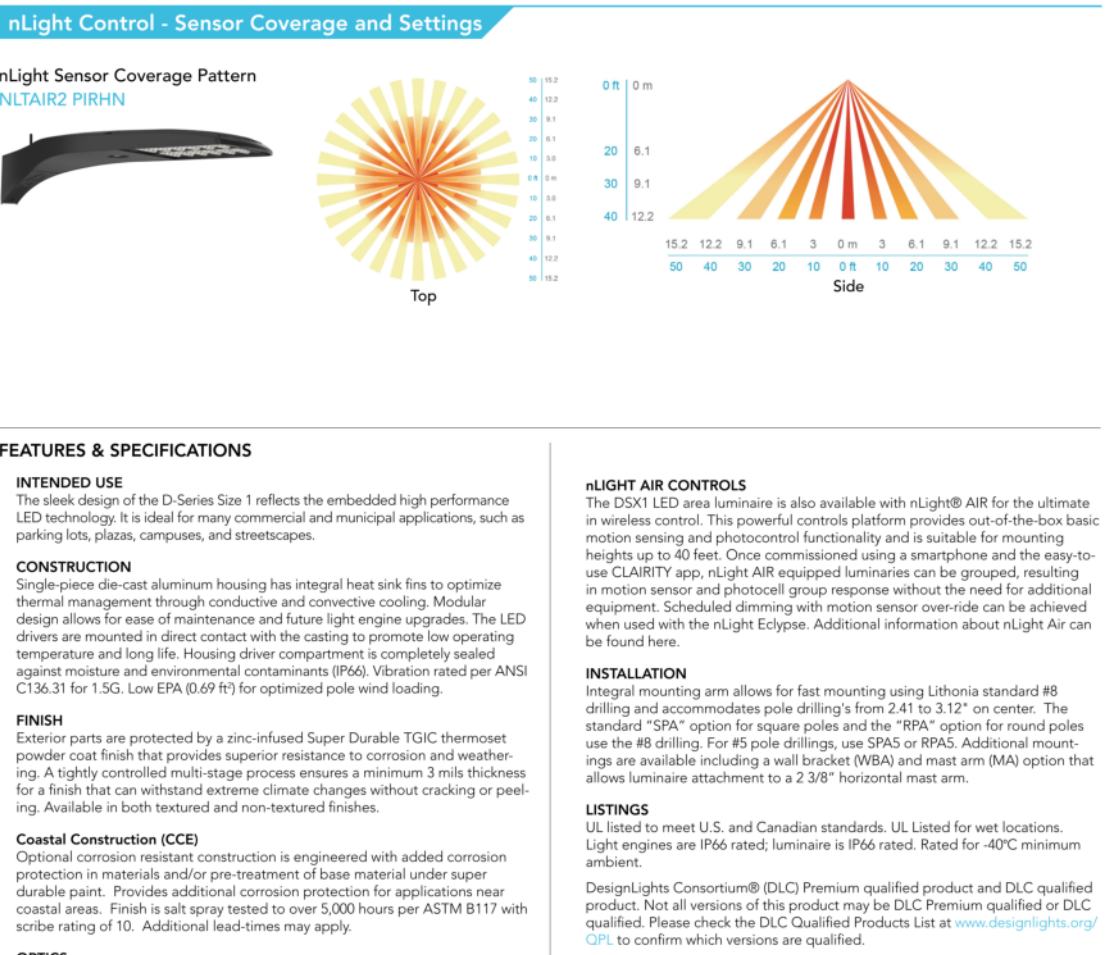
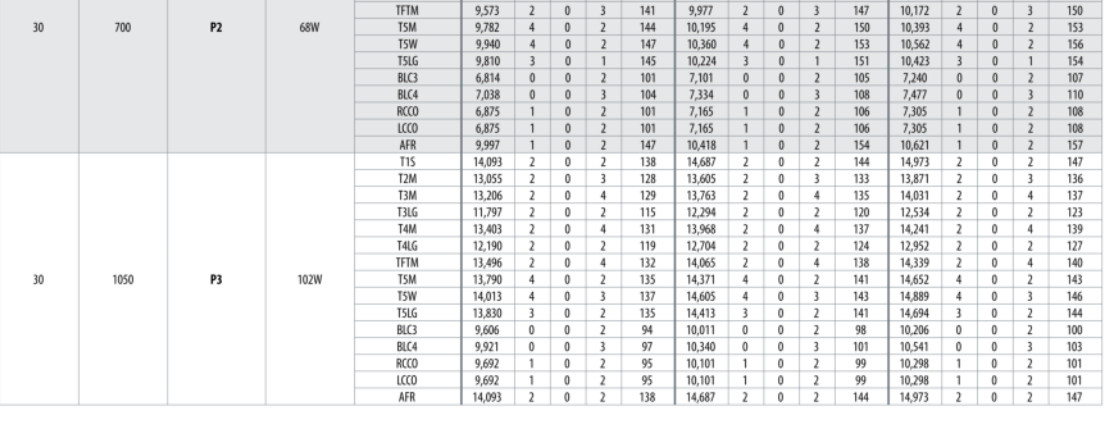
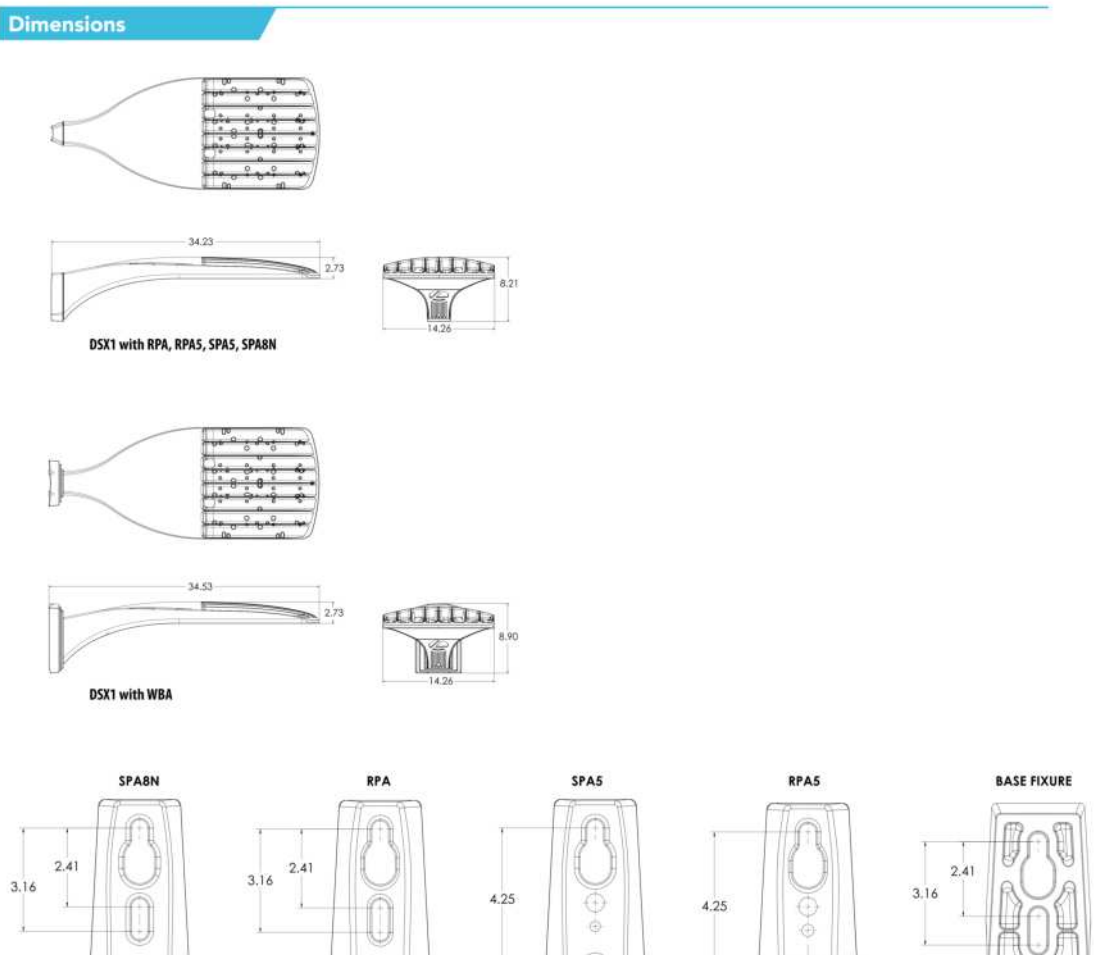
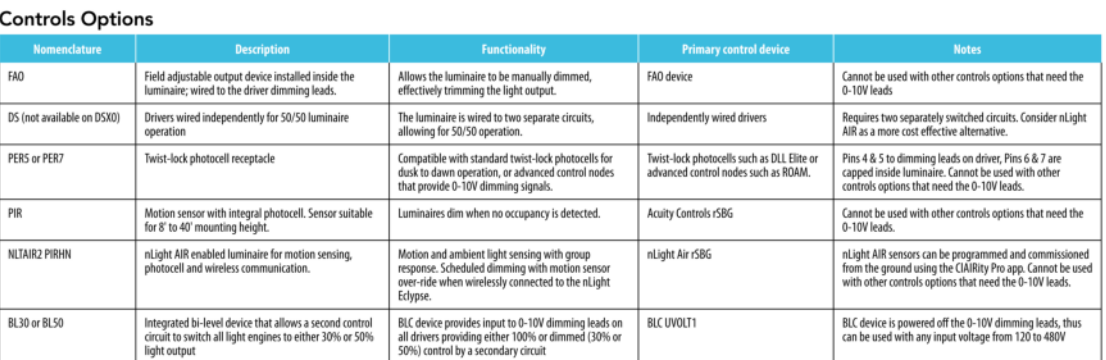
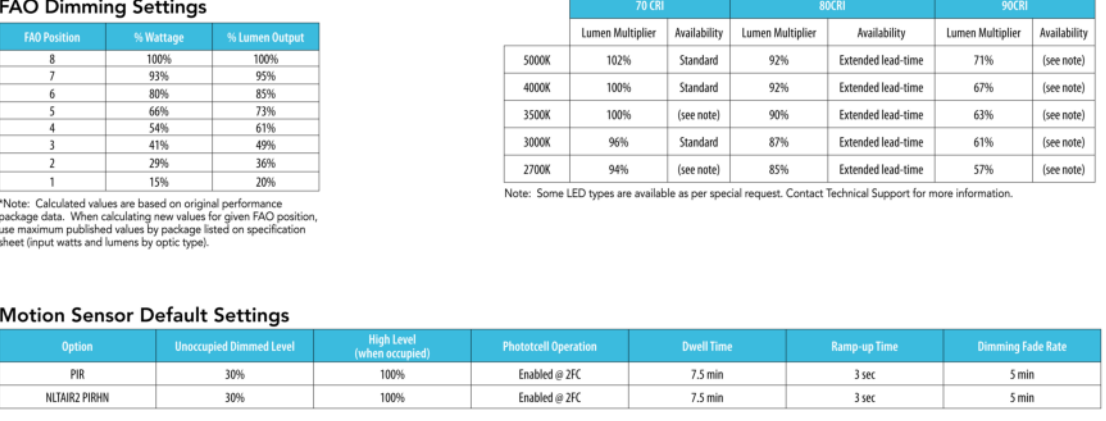
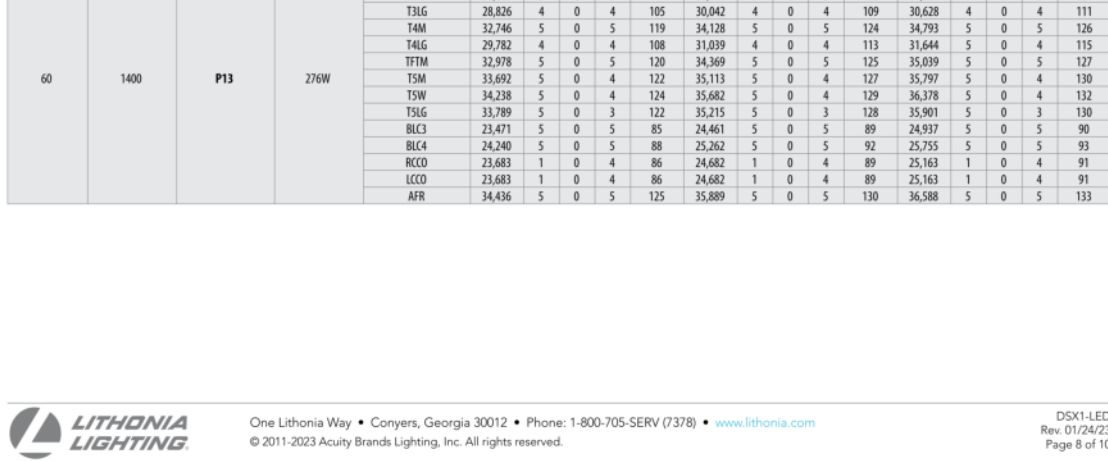
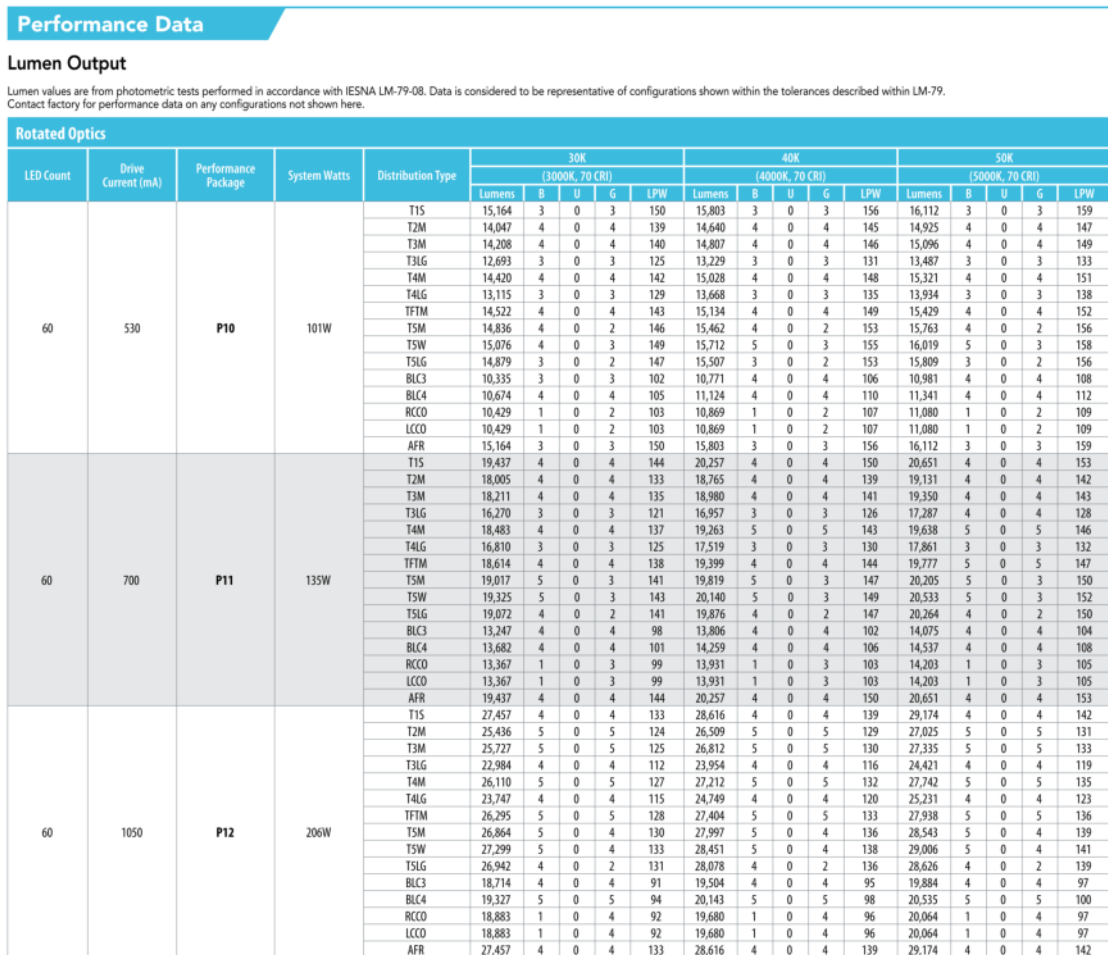
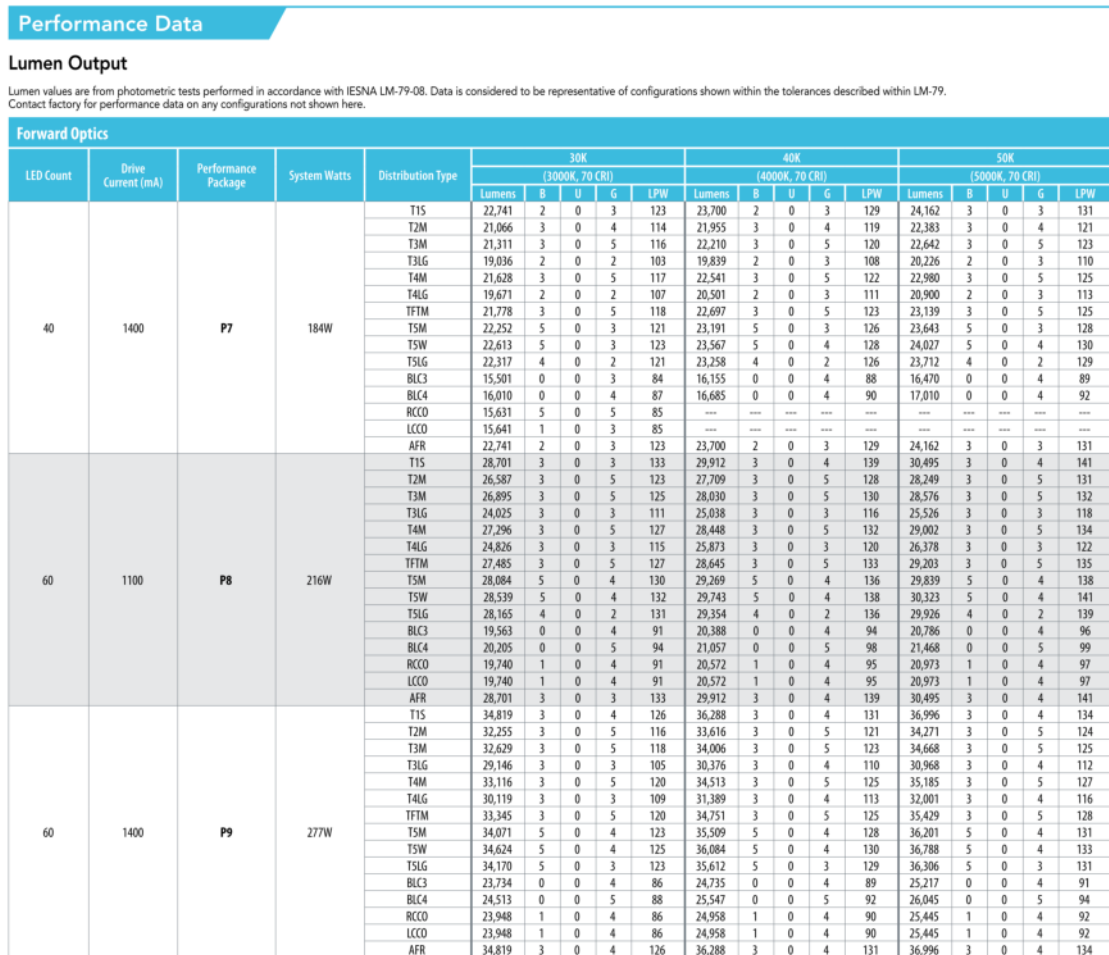
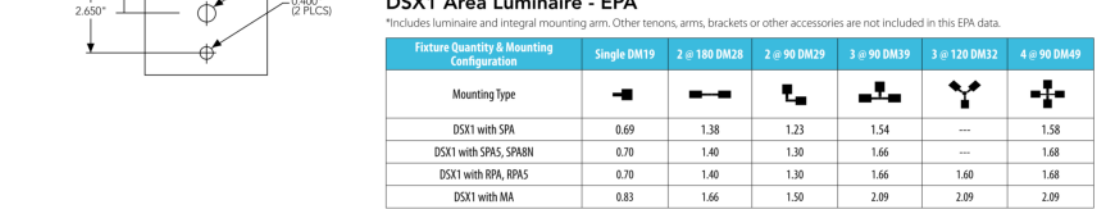
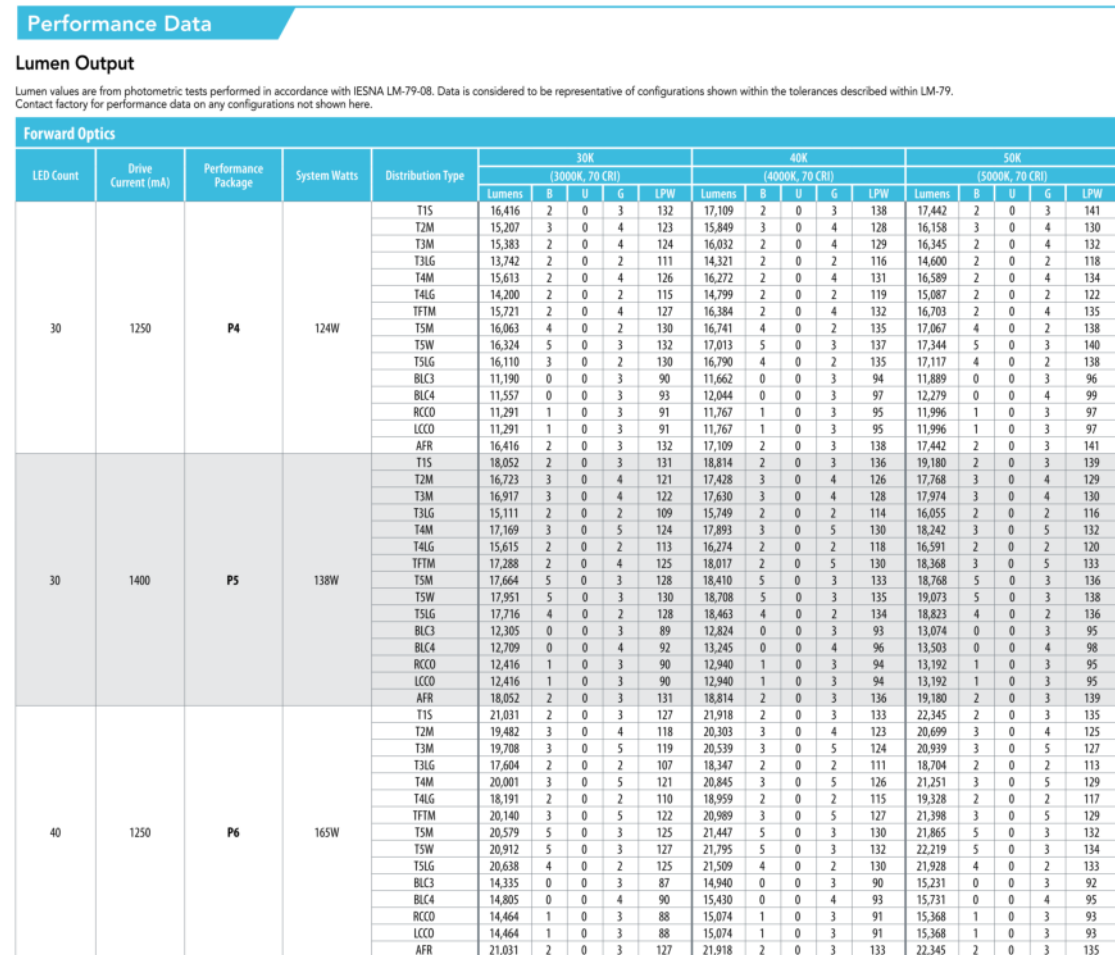
T15

T3M

T3M

T3M

P4



PROJECT COMMENTS



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

DATE: 2/23/2023

PROJECT NUMBER: SP2023-008
PROJECT NAME: Site Plan for the Harbor Residence
SITE ADDRESS/LOCATIONS: 2550 PINNACLE WAY

CASE CAPTION: Discuss and consider a request by Asher Hamilton on behalf of RIV Properties, Alvin Moton Jr., James Moton, Terra Moton, Debra Heard, Beulah Robertson, Tony Moton, and Kathy Moton for the approval of a Site Plan for a 176-unit condominium building on a 3.59-acre tract of land, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	02/23/2023	Needs Review

02/23/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for a 176-unit condominium building on a 3.59-acre tract of land identified as Lots 1 & 2, Block 1; Lots 1, 2, 3, & 4, Block 2; Lots 1, 2, 3, & 4, Block 3; Lots 1, 2, 3, & 4, Block 5; Lots 1 & 2 and a portion of Lots 3 & 4, Block 6; Lots 2, 3, & 4, Block 7; Lots 1 & 2, Block 8; and Lots 1, 2, 3, & 4, Block 9, Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive.

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.

M.3 For reference, include the case number (SP2023-008) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

M.4 Please bring material samples by the February 28, 2023 Architectural Review Board meeting. (Subsection 03.04. A, of Article 11)

I.5 The subject property will be required to be Final Plat, to establish the new easements.

I.6 Staff will require fee simple deeds for each unit, before a Certificate of Occupancy is issued, to ensure the proposed development meets the City of Rockwall's definition of a Condominium.

M.7 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, ____.

WITNESS OUR HANDS, this ____ day of _____, ____.

M.8 Site Plan:

- (1) Is there a dog park? The concept plan from the zoning case indicated there was a dog park.
- (2) Please include the subject property square footage next to the acreage. (Subsection 03.04. B, of Article 11)
- (3) Please provide the perimeter dimensions of the site in feet. (Subsection 03.04. B, of Article 11)
- (4) Please provide the floor plan of the proposed building, including the parking garage. (Subsection 05.01, of Article 06)
- (5) Is there any fencing associated with this project? If so, indicate the height and type on the site plan along with a detail of the fence. The concept plan from the zoning case indicated a dog park, which should include fencing. (Subsection 08.02. F, of Article 08)
- (6) Is there any pad mounted utility equipment? If so, please indicate it on the site plan along with the associated screening. (Subsection 01.05. C, of Article 05)
- (7) Is there any roof mounted utility equipment? If so, please crosshatch it on the building elevations and ensure the parapet will fully screen it. (Subsection 01.05. C, of Article 05)
- (8) If the meters for the units will be clustered, please indicate where they will be located on the building. Please avoid high visibility areas. (Subsection 01.05. C, of Article 05)
- (9) Per the Planned Development District 32 (PD-32) ordinance this project is considered Urban Residential. Given this, the UDC states that "(g)round floor urban residential should have direct access to a sidewalk via a stoop or landing, and a majority of parking should be located in a structure." That being said, many of the first-floor units need to have direct access to the sidewalk. Opportunities exists along the northwest and southwest sides, as well as along the southeast side (see the mark-up for identified areas). (Subsection 02.03. B, of Article 04)
- (10) A streetscape plan must be provided. (PD-32; Ordinance No. 17-22)
- (11) Spec sheets for the benches must be provided. Trashcans must also be provided, along with their associated spec sheets. Decorative pots must also be provided, along with their associated spec sheets. (PD-32; Ordinance No. 17-22)

M.9 Landscape Plan:

- (1) Per PD-32 Cedar Elms must be the trees planted along New Glenn Hill Way. (PD-32; Ordinance No. 17-22)
- (2) Please match the trees and ornamental grass used along Summer Lee Drive. (PD-32; Ordinance No. 17-22)
- (3) Please provide a Streetscape Plan by the February 28, 2023 Planning and Zoning Commission Meeting.
- (4) All canopy trees shall be 4-inch caliper, all accent trees shall be a minimum of 4-feet in height, and all shrubs shall be a minimum of 5-gallon. (Subsection 05.03. B, of Article 05)

M.10 Treescap Plan:

- (1) Please indicate whether the new or old tree preservation ordinance is being utilized for the Treescap Plan.
- (2) Please use the spreadsheet example within Table 2 of Article 09 of the UDC to display the Treescap Table. (Subsection 03.01. G, of Article 09)
- (3) Accent trees do not count towards the tree mitigation balance. In this case you are planting 43 canopy trees, for a total of 172-inches. This brings the mitigation balance from 808.5-inches to 636.5-inches. This translates to a fee of \$63,650.00 (i.e. 636.5-inches x \$100.00 per inch = \$63,650.00). Given this fee is greater than 20% of the mitigation total, an Alternative Tree Mitigation Settlement Agreement will need to be requested from City Council. Simply provide staff a letter outlining why this is being requested. (Subsection 03.01. G, of Article 09)

M.11 Photometric Plan:

- (1) Provide the same site data information required in Section 2.1 of the site plan checklist (See Section 2.1 of the site plan checklist)
- (2) Show lighting levels in foot-candles (FC) measured throughout the site and extended to all property lines of the subject property. (Subsection 03.03, of Article 07)
- (3) The maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. Please show conformance to this. (Subsection 03.03. G, of Article 07)
- (4) Provide lighting cut sheets that indicates the wattage for each exterior lighting fixture. Light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line. They shall also comply with the fixtures outlined within Planned Development District 32 (PD-32). (Subsection 03.03. A, of Article 07)

M.12 Building Elevations:

- (1) For the material percentages please indicate the percentage of each material (e.g. brick, stone, stucco, etc...). (Subsection 04.01, of Article 05)

- (2) Please remove the windows from the material percentages. Doors and windows do not count toward the total percentage. (Subsection 04.01, of Article 05)
- (3) Please provide specifications and description of all proposed building materials. (Subsection 04.01, of Article 05)
- (4) Please crosshatch the roof mounted utility equipment and ensure they are fully screened by the parapet. (Subsection 01.05. C, of Article 05)
- (5) Please indicate the block length and depth of the arcades. Per the Design Guidelines for PD-32, the arcades shall be limited to 33% of the block length and the arcades must be 8-12 feet deep. (PD-32 Resolution 10-40)
- (6) Uninterrupted roof lines shall not be greater than 60 feet in length. Roof lines may be interrupted by towers, roof extension over balconies and/or wall height difference. (PD-32 Resolution 10-40)
- (7) Concrete or clay tiles shall be used in a flat or barrel style application. The material and or style may be intermixed within a building elevation over 250 feet in length. (PD-32 Resolution 10-40)
- (8) Tower widths shall be within a range of 12 to 26 feet and shall make up a minimum of 15% of façades over 250 in length. Towers may enclose interior space or open-air balcony space. (PD-32 Resolution 10-40)
- (9) A minimum of one gable end secondary façade shall be incorporated into building elevations over 250 feet in length. (PD-32 Resolution 10-40)

I.13 Please note that failure to address all comments provided by staff by 3:00 PM on March 7, 2023 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.14 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 7, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 14, 2023 Planning & Zoning Meeting.

I.15 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on February 28, 2023.
- 2) Planning & Zoning meeting/public hearing meeting will be held on March 14, 2023.

I.16 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	02/22/2023	Needs Review

02/22/2023: - 64'x15' min dimension to be shown along with "No Parking" signage.

The following items are informational for the engineering design process.

General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" and taller must be rock or stone face. No smooth concrete walls.

Drainage Items:

- Dumpster/trash area to drain to an oil/water separator and then to the storm lines.
- Storm Pro-Rata \$7226.59/acre.
- Will require WOUS and wetland study for creek
- No grate inlets allowed. Must be wye (drop) or curb inlets.

Water and Wastewater Items:

- All electrical/franchise utility line to be underground.
- No structures in easements. Min. easement width is 20'.
- Minimum public utilities to be 8-inch.
- 12" water line to be installed in Glen Hill Way to connect to ex. 12" water
- Need to label water and sewer line sizes

Roadway Paving Items:

- All parking including parking garage are required to be a minimum of 20'x9' and no dead end parking (must have approved turnaround or hammerhead)
- Parallel parking to be 22'x9' (need to show dimensions)
- No dead end parking allowed.
- Fire Lane turn radii must be 30' minimum.
- Traffic Impact Analysis is required
- Need PD-32 required sidewalks along Summer Lee, Pinnacle Way and Glen Hill Way with landscaping and lighting. All paving/sidewalk adjacent to curb will be "lugged" into curb
- Need to dimension street widths

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	02/23/2023	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/23/2023	Needs Review
02/23/2023: Review aerial fire apparatus access along the entire south side of the building. The proposed landscaping shall not interfere with the ability to deploy aerial apparatus access to the building along this side.			

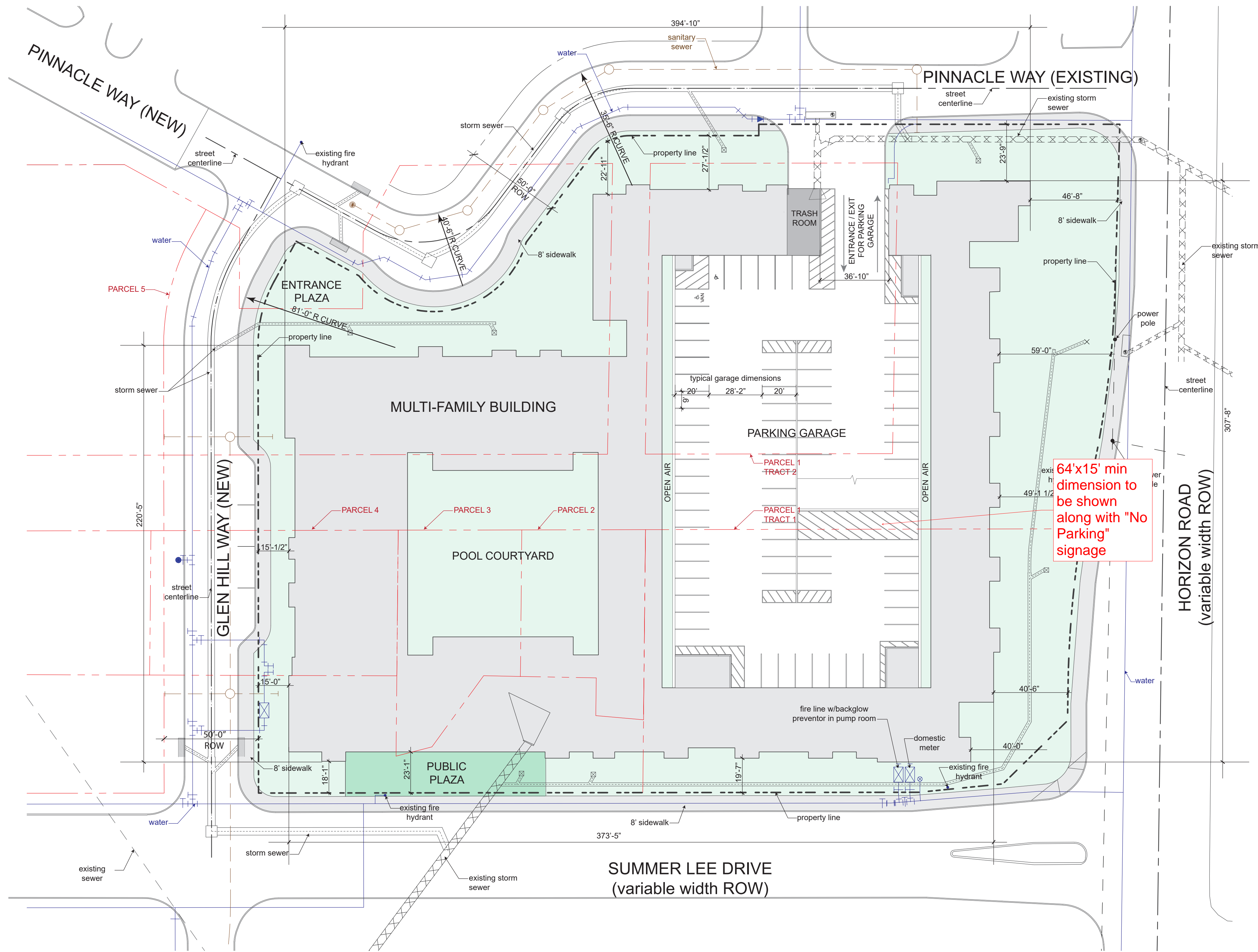
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/21/2023	Approved w/ Comments
02/21/2023: Assigned address will be 2550 PINNACLE WAY, ROCKWALL, TX 75032			

Please follow our Addressing Standards when designating unit numbers at <http://www.rockwall.com/pz/GIS/AddressingStandards.pdf>

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/22/2023	Approved
No Comments			

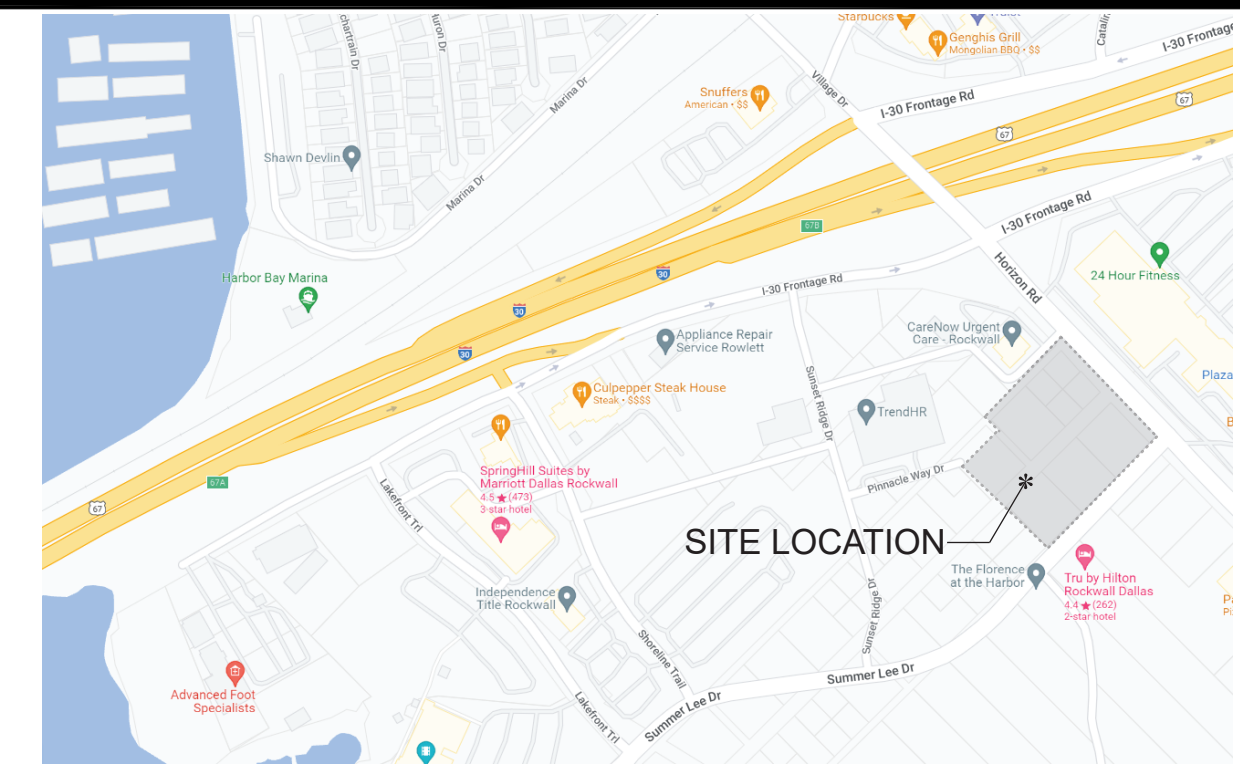
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/21/2023	Approved w/ Comments

- 02/21/2023: 1. Landscape Plan (Shade/Canopy trees require 4" caliper minimum)
2. Tree Mitigation (please show how trees are being mitigated either through planting or payment)



SITE PLAN

SCALE 1" = 30'-0"



VICINITY MAP

SCALE: N.T.S

General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" and taller must be rock or stone face. No smooth concrete walls.

Drainage Items:

- Dumpster/trash area to drain to an oil/water separator and then to the storm lines.
- Storm Pro-Rata \$7226.59/acre.
- Will require WOUS and wetland study for creek
- No grate inlets allowed. Must be wye (drop) or curb inlets.

Water and Wastewater Items:

- All electrical/franchise utility line to be underground.
- No structures in easements. Min. easement width is 20'.
- Minimum public utilities to be 8-inch.
- 12" water line to be installed in Glen Hill Way to connect to ex. 12" water
- Need to label water and sewer line sizes

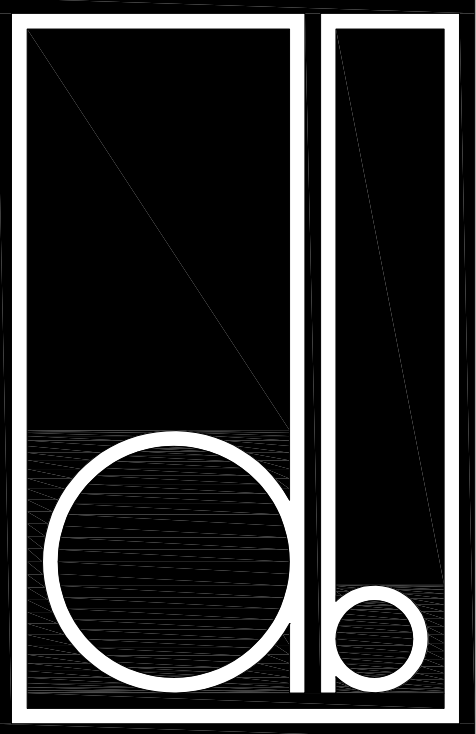
Roadway Paving Items:

- All parking including parking garage are required to be a minimum of 20'x9' and no dead end parking (must have approved turnaround or hammerhead)
- Parallel parking to be 22'x9' (need to show dimensions)
- No dead end parking allowed.
- Fire Lane turn radii must be 30' minimum.
- Traffic Impact Analysis is required
- Need PD-32 required sidewalks along Summer Lee, Pinnacle Way and Glen Hill Way with landscaping and lighting. All paving/sidewalk adjacent to curb will be "lugged" into curb
- Need to dimension street widths

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

SIDEWALK: 4" 3000 PSI CONCRETE W/#3 @ 24" OCEW



DESIGN BALANCE, INC.
2701 SUNSET RIDGE DR
SUITE 607H
ROCKWALL, TX 75032
214.668.2306

OWNER:

RIV PROPERTIES, LLC
P.O. BOX 192054
DALLAS, TX 75219
214.908.4684

HARBOR RESIDENCES:

PORTION OF THEMOTDON
ADDITION, CITY OF
ROCKWALL, ROCKWALL
COUNTY, TEXAS, SITUATED
WITHIN THE HILLSIDE MIXED
USE SUBDISTRICT AND THE
HORIZON/SUMMER LEE
SUBDISTRICT OF PLANNED
DEVELOPMENT DISTRICT 32
(PD-32), GENERALLY
LOCATED AT THE
SOUTHWEST CORNER OF
THE INTERSECTION OF
HORIZON ROAD AND
SUMMER LEE DRIVE

DATE ISSUED:

02/17/2023

SHEET NUMBER AND TITLE:

2.1

SITE PLAN

CASE NUMBER:

Z2022-058

PLANNING AND ZONING
CHAIRMAN SIGNATURE:

PLANNING DIRECTOR'S
SIGNATURE:



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 Moton Addition, City of Rockwall, Rockwall County, Texas, situated within the Hillside Mixed Use Subdistrict, and the Horizon/Summer Lee Subdistrict of Planned Development District 32 (PD-32), generally located at the southwest corner of the intersection of Horizon Road and Summer Lee Drive.

SUBDIVISION _____

LOT _____

BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-32

CURRENT USE Undeveloped

PROPOSED ZONING PD-32

PROPOSED USE Condominium

ACREAGE 3.59 Acres

LOTS [CURRENT] N/A

LOTS [PROPOSED] N/A

- ☐ **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 RIV Properties, LLC

☐ APPLICANT RIV Properties, LLC

CONTACT PERSON Brad Boswell

CONTACT PERSON Brad Boswell

ADDRESS PO Box 192054

ADDRESS PO Box 192054

CITY, STATE & ZIP Dallas, TX 75219

CITY, STATE & ZIP Dallas, TX 75219

PHONE 214-493-3346

PHONE 214-493-3346

E-MAIL bboswell@realtyinvestments.com

E-MAIL bboswell@realtyinvestments.com

NOTARY VERIFICATION [REQUIRED]

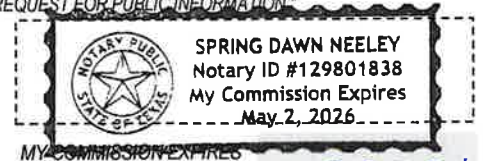
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Bradley Boswell [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

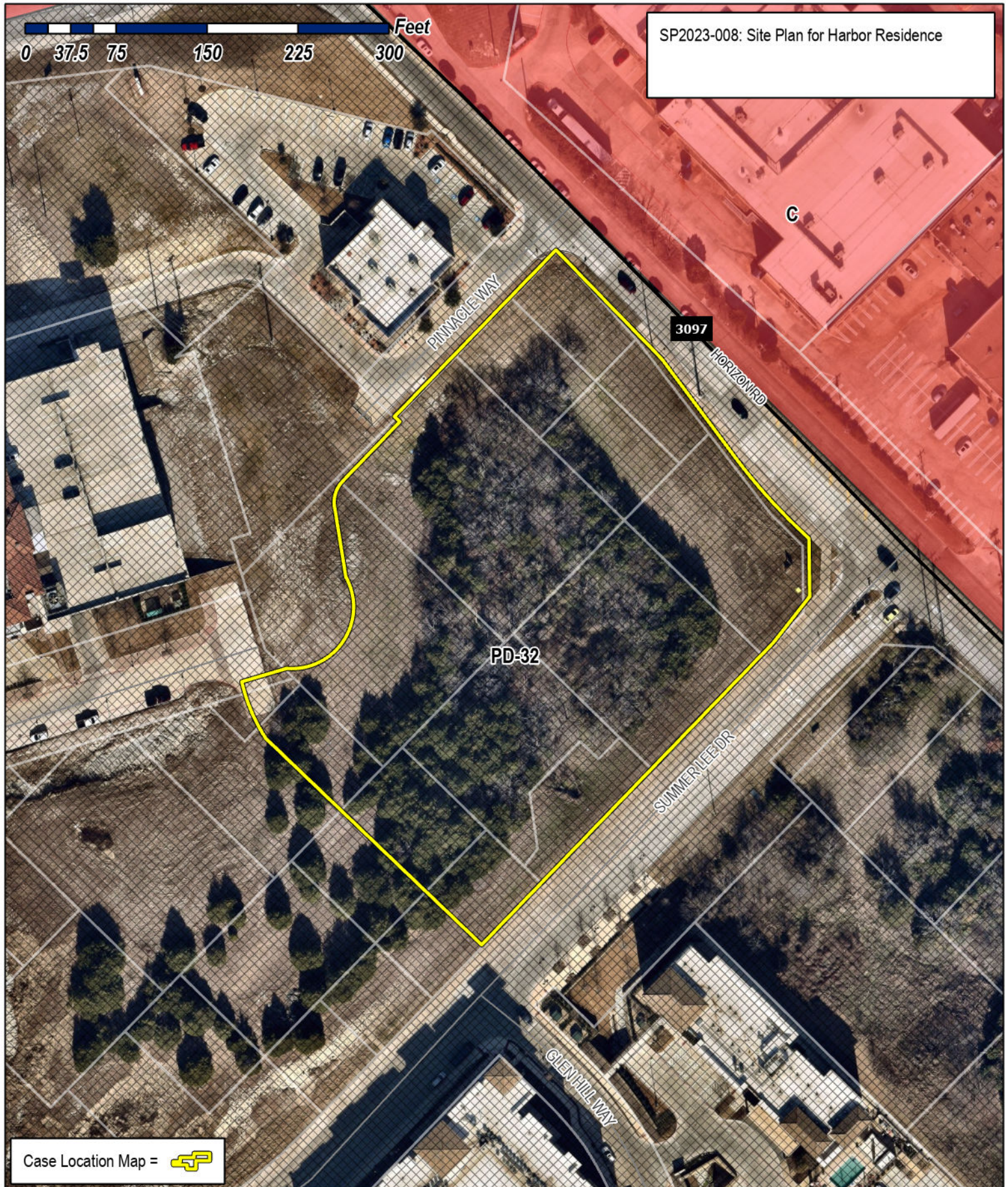
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT. AND THE APPLICATION FEE OF \$1,000.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF February, 2023. BY SIGNING THIS APPLICATION, 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 17th DAY OF February, 2023

OWNER'S SIGNATURE Bradley Boswell

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]



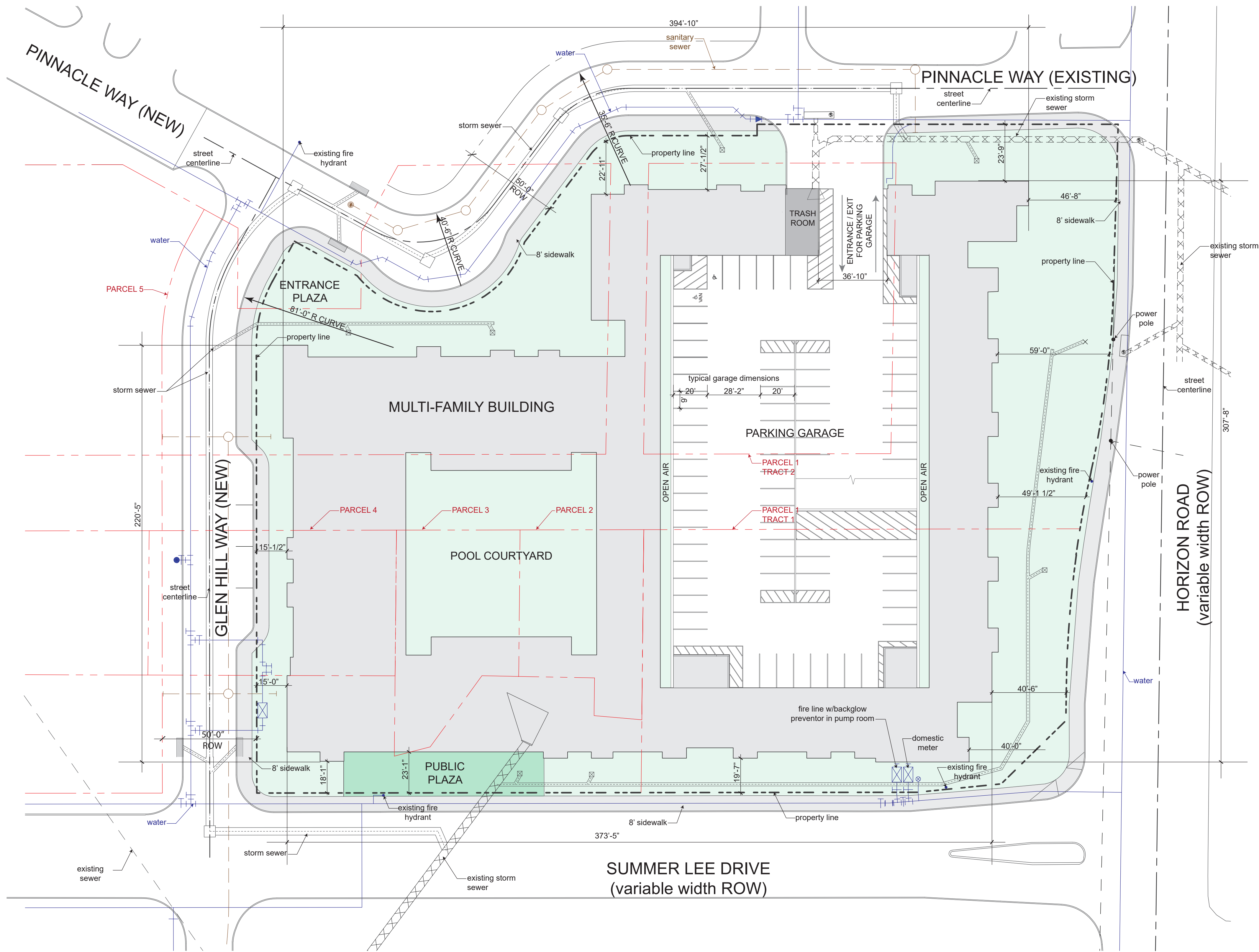


City of Rockwall

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

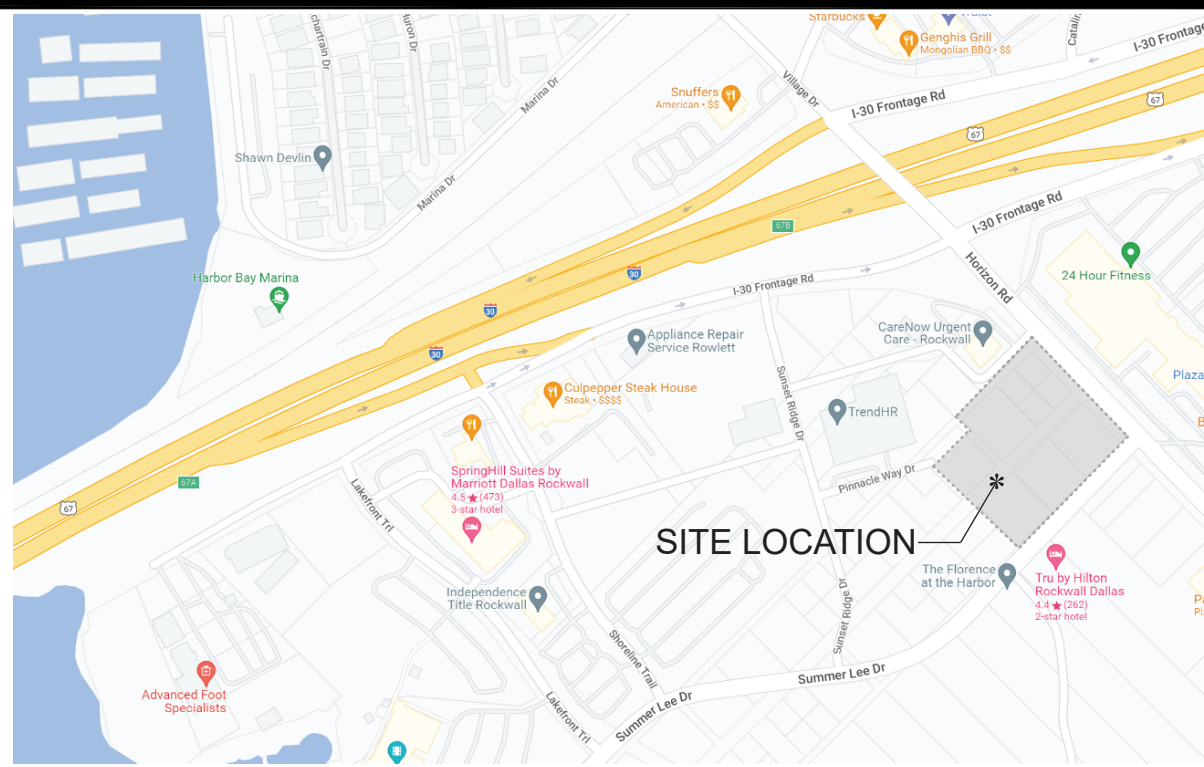
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





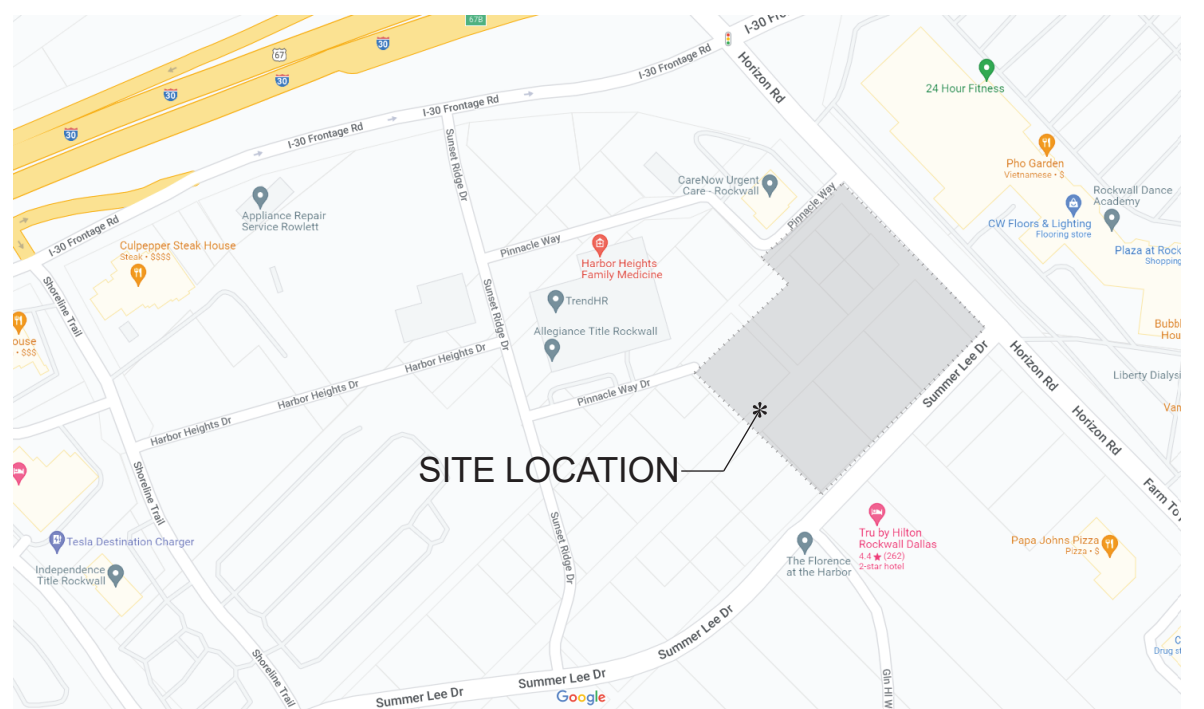
SITE PLAN

SCALE 1" = 30'-0"



VICINITY MAP

SCALE: N.T.S



SITE MAP

SCALE: N.T.S

PROJECT DATA

SITE AREA:
3.3 ACRES

LAND USE:
COMMERCIAL

BUILDING INFORMATION
ONE (1) THREE/FOUR STORY BUILDING

SQUARE FOOTAGE:
347,313 GSF
156,593 NRSF

UNIT INFORMATION
AVG. UNIT SIZE:
890 SF.

1 BEDRM UNIT TOTAL: 108 UNITS
2 BEDRM UNIT TOTAL: 60 UNITS
3 BEDRM UNIT TOTAL: 8 UNITS
TOTAL UNITS: 176 UNITS

PARKING INFORMATION
305 PARKING SPACES PROVIDED @ 1.7 SPACES / UNIT

7 ACCESSIBLE PARKING SPACES TO BE PROVIDED DISTRIBUTED
THROUGH EACH PARKING LEVEL

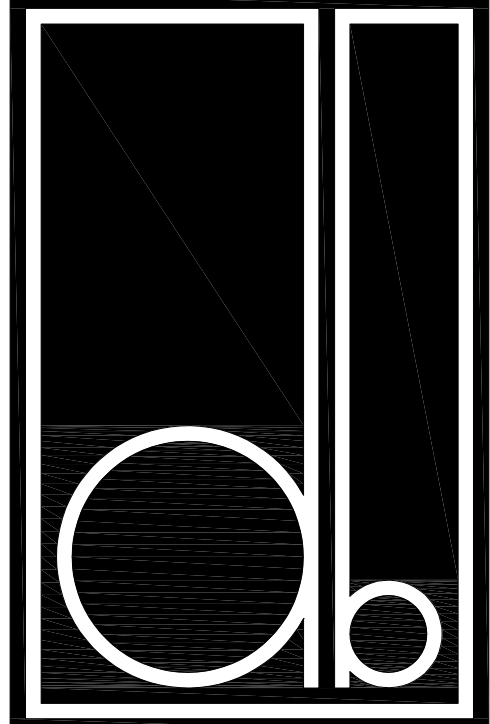
SITE REQUIRES REPLATTING. LINES SHOWN AS FOLLOWS
--- CURRENT PLATS
--- FUTURE PLAT

PAVING INFORMATION

STREET: 6" 3600 PSI CONCRETE W/#4 @ 18" OCEW

DRIVES: 6" 3600 PSI CONCRETE W/#3 @ 24" OCEW

SIDEWALK: 4" 3000 PSI CONCRETE W/#3 @ 24" OCEW



DESIGN BALANCE, INC.
2701 SUNSET RIDGE DR
SUITE 607H
ROCKWALL, TX 75032
214.668.2306

OWNER:

RIV PROPERTIES, LLC
P.O. BOX 192054
DALLAS, TX 75219
214.908.4684

HARBOR RESIDENCES:

PORTION OF THEMOTDON
ADDITION, CITY OF
ROCKWALL, ROCKWALL
COUNTY, TEXAS, SITUATED
WITHIN THE HILLSIDE MIXED
USE SUBDISTRICT AND THE
HORIZON/SUMMER LEE
SUBDISTRICT OF PLANNED
DEVELOPMENT DISTRICT 32
(PD-32), GENERALLY
LOCATED AT THE
SOUTHWEST CORNER OF
HORIZON ROAD AND
SUMMER LEE DRIVE

DATE ISSUED:

02/17/2023

SHEET NUMBER AND TITLE:

2.1
SITE PLAN

CASE NUMBER:

Z2022-058

PLANNING AND ZONING
CHAIRMAN SIGNATURE:

PLANNING DIRECTOR'S
SIGNATURE:



4
6.1
1/16" = 1'-0"

WEST ELEVATION

MATERIAL LEGEND	
	BRICK VENEER - COLOR 1
	BRICK VENEER - COLOR 2
	STONE COLOR 1
	STUCCO - COLOR 1
	TRIM - COLOR 1
	CLAY ROOF TILE



3
6.1
1/16" = 1'-0"

SOUTH ELEVATION



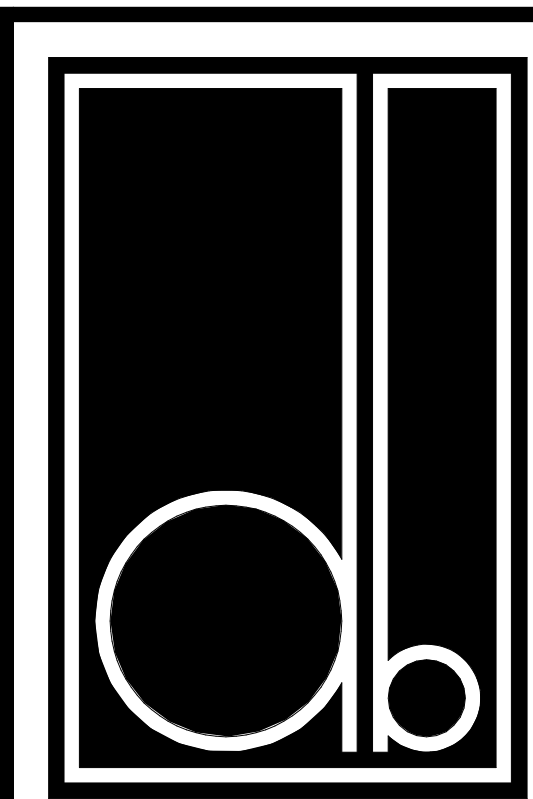
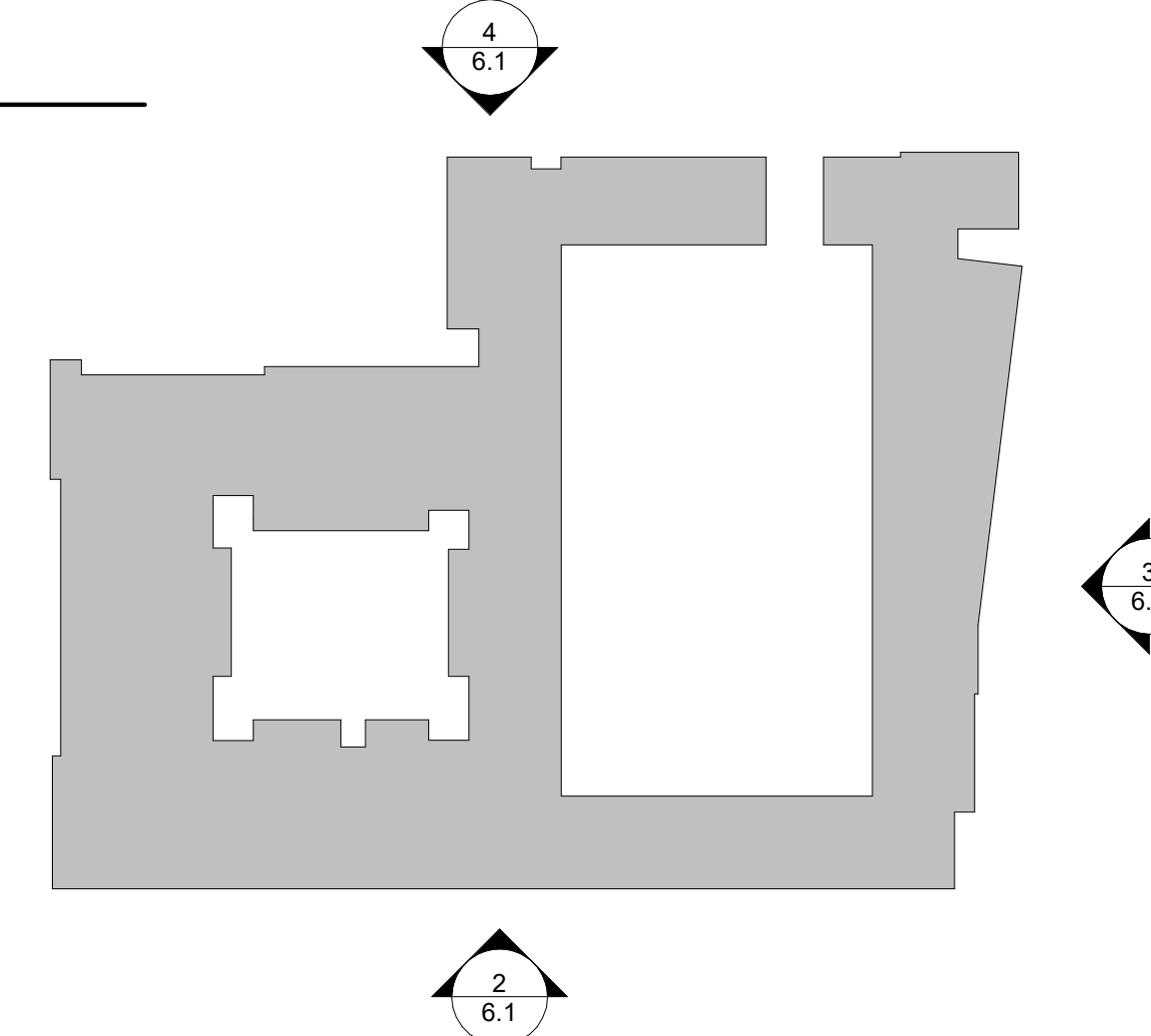
2
6.1
1/16" = 1'-0"

EAST ELEVATION



1
6.1
1/16" = 1'-0"

NORTH ELEVATION



DESIGN BALANCE, INC.
2701 SUNSET RIDGE DR
SUITE 607H
ROCKWALL, TX 75032
214.668.2306

OWNER:

RIV PROPERTIES, LLC
P.O. BOX 192054
DALLAS, TX 75219
214.908.4684

HARBOR RESIDENCES:

PORTION OF THEMOTDON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, SITUATED WITHIN THE HILLSIDE MIXED USE SUBDISTRICT AND THE HORIZON/SUMMER LEE SUBDISTRICT OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32). GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF HORIZON ROAD AND SUMMER LEE DRIVE

DATE ISSUED:

02/17/2023

SHEET NUMBER AND TITLE:

6.1
BUILDING
ELEVATIONS

CASE NUMBER:

Z2022-058

PLANNING AND ZONING
CHAIRMAN SIGNATURE:

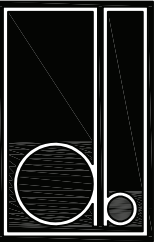
PLANNING DIRECTOR'S
SIGNATURE:



MAIN ENTRANCE PERSPECTIVE VIEW

N.T.S

GABRIELA BLAKE
DESIGN BALANCE, INC.
2701 SUNSET RIDGE DR. SUITE 607H
ROCKWALL, TEXAS 75032
915.861.2247



OWNER:
RIV PROPERTIES, LLC
P.O. BOX 192054
DALLAS, TX 75219
214.908.4684

PROJECT CASE NUMBER:

Z2022-058



1. BRICK, ACME



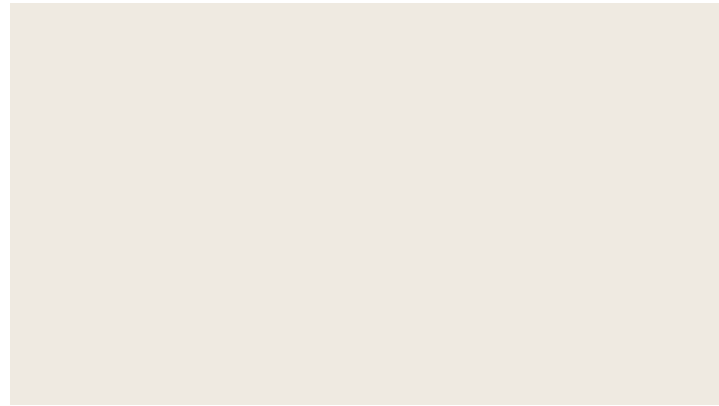
2. BRICK, ACME



3. STONE, SALADO



4. CONCRETE SPANISH TILE



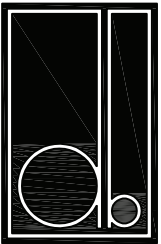
5. STUCCO, SHERWIN WILLIAMS
(COLOR), MARSHAMLOW



6. FIBER CEMENT, SHERWING WILLIAMS
(COLOR), IRON GATE



GABRIELA BLAKE
DESIGN BALANCE, INC.
2701 SUNSET RIDGE DR. SUITE 607H
ROCKWALL, TEXAS 75032
915.861.2247



OWNER:
RIV PROPERTIES, LLC
P.O. BOX 192054
DALLAS, TX 75219
214.908.4684

PROJECT CASE NUMBER:

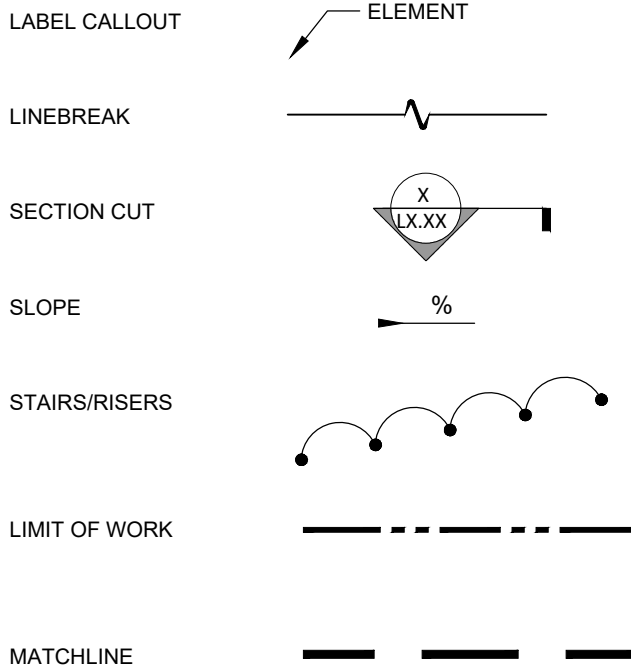
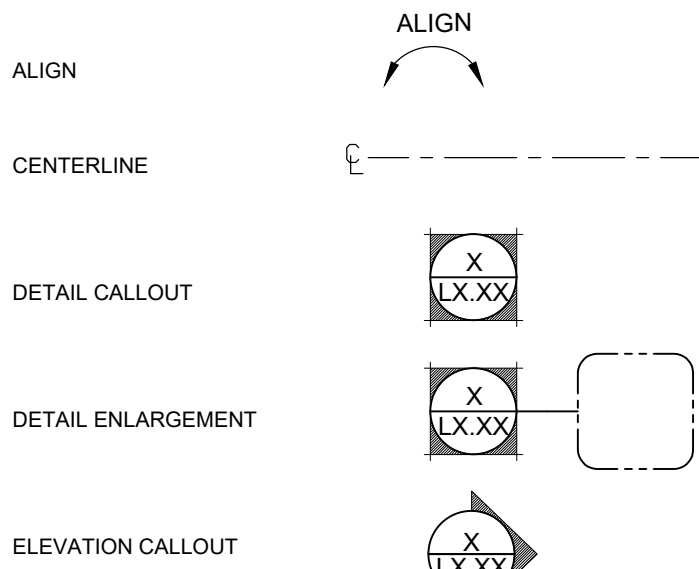
Z2022-058

ABBREVIATIONS

A	AD	AREA DRAIN	L	L	LENGTH
	ADJ	ADJACENT		LT	LIGHT
	AFG	ABOVE FINISHED GRADE		LP	LOW POINT
	ALT	ALTERNATE			
B	ALUM	ALUMINUM	M	MAS	MASONRY
	APPROX	APPROXIMATE		MATL	MATERIAL
	ARCH	ARCHITECT(URAL)		MAX	MAXIMUM
				MECH	MECHANICAL
B	BC	BOTTOM OF CURB	M	MED	MEDIUM
	BLDG	BUILDING		MFR	MANUFACTURER
	BLKG	BLOCKING		MIN	MINIMUM
	BOC	BACK OF CURB		MISC	MISCELLANEOUS
	BOT	BOTTOM	N	MTL	METAL
	BR	BOTTOM OF RAMP		N	NORTH
	BS	BOTTOM OF STAIR		NIC	NOT IN CONTRACT
	BW	BOTTOM OF WALL		NO	NUMBER
C	CEM	CEMENT	N	NOM	NOMINAL
	CIP	CAST IN PLACE		NTS	NOT TO SCALE
	CJ	CONTROL JOINT	O	OC	ON CENTER
	CLR	CLEAR		OD	OUTSIDE DIAMETER
	CMU	CONCRETE MASONRY UNIT		OPNG	OPENING
	CO	CLEANOUT		OPP	OPPOSITE
	COL	COLUMN			
	CONT	CONTINUOUS	P	PB	PLANT BED
	CONC	CONCRETE		PERF	PERFORATED
	CU FT	CUBIC FEET		PNL	PANEL
D	DD	DECK DRAIN		PNT	PAINT(ED)
	DE	DRAINAGE EASEMENT	Q	QTY	QUANTITY
	DI	DRAIN INLET			
	DIA	DIAMETER	R	RAD	RADIUS
	DIAG	DIAGONAL		REINF	REINFORC(E), (ING)
	DM	DIMENSION		REGD	REQUIRED
	DN	DOWN		REV	REVISION
	DWS	DOWN SPOUT		R.O.W	RIGHT OF WAY
	DSG(S)	DRAWING(S)	S	S	SOUTH
				SB	SETBACK
E	E	EAST		SCHED	SCHEDULE(E), (ED)
	EA	EACH		SD	STORM DRAIN
	EJ	EXPANSION JOINT	F	SF	SQUARE FOOT, FEET
	EL	ELEVATION		SM	SIMILAR
	ELEC	ELECTRIC(AL)		SO	SQUARE
	EQ	EDGE OF PAVEMENT		SMH	SANITARY SEWER MANHOLE
	EQU	EQUAL	H	STL	STEEL
	EQUIP	EQUIPMENT		SSTL	STAINLESS STEEL
	ESMT	EASEMENT		STD	STANDARD
	EW	EACH WAY		SUSP	SUSPENDED
F	EXP	EXPANSION		SW	SIDEWALK
	EXIST	EXISTING		SYM	SYMBOL
	EXT	EXTERIOR	T	TBD	TO BE DETERMINED
				TC	TOP OF CURB
				THK	THICK(NESS)
				TR	TOP OF RAMP
F	FAB	FABRIC	TS	TS	TOP OF STAIR
	FDC	FIRE DEPT. CONNECTION		TW	TOP OF WALL
	FD	FIRE HYDRANT		TYP	TYPICAL
	FIN	FINISH	U	UE	UTILITY EASEMENT
	FOC	FACE OF CURB		U.N.O	UNLESS NOTED OTHERWISE
	FT	FOOT, FEET			
G	FTG	FOOTING			
			V	VERT	VERTICAL
				VF	VERIFY IN FIELD
			W	W	WEST, WIDE, WIDTH
				WO	WITHOUT
				W/O	WOOD
H	GAL	GALLON		WL	WATER LINE
	GALV	GALVANIZED		WM	WATER METER
	GC	GENERAL CONTRACTOR		WT	WEIGHT
	GV	GATE VALVE		WWM	WELDED WIRE MESH
I	ID	INSIDE DIAMETER	J	JB	JUNCTION BOX
	INCL	INCLUDE		JT	JOINT
	INSUL	INSULATION	K		
	INT	INTERIOR			
	INV	INVERT			
J	HDW	HARDWARE			
	HDWD	HARDWOOD	L	L	LENGTH
	HORZ	HORIZONTAL		LT	LIGHT
	HP	HIGH POINT		LP	LOW POINT
	HT	HEIGHT			
K			M	MAS	MASONRY
				MATL	MATERIAL
				MAX	MAXIMUM
				MECH	MECHANICAL
				MED	MEDIUM
				MFR	MANUFACTURER
L				MIN	MINIMUM
				MISC	MISCELLANEOUS
				MTL	METAL
				N	NORTH
				NIC	NOT IN CONTRACT
				NO	NUMBER
M				NOM	NOMINAL
				NTS	NOT TO SCALE
				OC	ON CENTER
				OD	OUTSIDE DIAMETER
				OPNG	OPENING
				OPP	OPPOSITE
N				PB	PLANT BED
				PERF	PERFORATED
				PNL	PANEL
				PNT	PAINT(ED)
				PSI	POUNDS/SQUARE INCH
				PT	PRESSURE TREATED
O				POB	POINT OF BEGINNING
				POC	POINT OF CURVATURE
				PROP	PROPOSED
P					
Q					
R					
S					
T					
U					
V					
W					
X					
Y					
Z					

NOTE: ABBREVIATIONS APPLY TO LANDESIGN NOTATIONS ONLY. SURVEY, ARCHITECTURAL AND OTHER ABBREVIATIONS MAY VARY.

SYMBOLS LIST:



GENERAL NOTES:

1. BASE INFORMATION, INCLUDING EXISTING CONDITIONS, TOPOGRAPHY, EXISTING UTILITIES, AND BOUNDARY INFORMATION IS FROM PLANS BY: BDD ENGINEERING
2. ARCHITECTURAL INFORMATION IS FROM PLANS BY: DESIGN BALANCE
3. WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDESIGN OF ANY DISCREPANCIES.
4. DIMENSIONS ARE TO FACE OF OBJECT, UNLESS NOTED OTHERWISE.
5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DAMAGE TO NEW AND EXISTING UTILITIES ARE TO BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER. LANDESIGN ASSUMES NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON PLANS.
6. ALL PROPOSED FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNER'S SURVEY AND OR CIVIL ENGINEER. ANY DISCREPANCIES IN ACTUAL FIELD MEASUREMENTS ARE TO BE REPORTED TO LANDESIGN IMMEDIATELY.
7. PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, AND WALLS SPECIFIC TO THE SCOPE OF THIS DRAWING PACKAGE ARE TO BE SURVEYED, LAID OUT, AND STAKED IN THE FIELD FOR REVIEW BY LANDESIGN. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION OF HARDSCAPE CONSTRUCTION RESULTING FROM INACCURATE CONSTRUCTION.
8. CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ALL ITEMS PER DRAWINGS AND SPECIFICATION. NOTIFY LANDESIGN OF ANY MAJOR DISCREPANCIES BETWEEN CONTRACTOR'S VERIFIED QUANTITIES, BID BOOK, AND INTENT OF DRAWING.
9. CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS ANY QUANTITIES PROVIDED BY LANDESIGN ARE PROVIDED FOR CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE. LANDESIGN SHOULD BE NOTIFIED OF ANY GRADING DISCREPANCIES.
10. THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED ANY DISCREPANCY AND/OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED, SHALL BE VERIFIED WITH THE OWNER OR LANDESIGN PRIOR TO BIDDING.
11. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK.
12. IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER & LANDESIGN SHALL BE NOTIFIED IMMEDIATELY.
13. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY LANDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
14. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THIS SITE AND AND BE RESPONSIBLE FOR ACCURACY AND CORRECTNESS OF SAME.
15. CONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER TRADES AND NOTIFY OWNER & LANDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
16. ALL EXISTING WORK OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR(S) SHALL BEAR THE TOTAL EXPENSE FOR, AND SHALL REPAIR ANY DAMAGE TO EXISTING CONDITIONS, OR IMPROVEMENTS NOT INDICATED IN THE DRAWINGS OR SPECIFICATIONS TO RECEIVE ALTERATION, ADDITIONS OR REMOVAL.

MATERIALS + PAVING NOTES:

1. ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT SERVICES AND TESTING FOR ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS. IN THE EVENT OF A CONFLICT BETWEEN THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.
2. SUBGRADE PREPARATION, PAVEMENT STRENGTH AND THICKNESS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS PROJECT.
 - 2.1. PROOF-ROLL SUBGRADE, PRIOR TO PREPARATION OF THE SUBBASE, THE SUBGRADE SHALL BE PROOF-ROLLED WITH HEAVY PNEUMATIC EQUIPMENT. ANY SOFT OR PUMPING AREAS SHALL BE EXCAVATED TO FIRM SUBGRADE AND BACKFILL AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
 - 2.2. PAVEMENT SUBGRADE SHALL BE GRADED TO PREVENT PONDING AND INFILTRATION OF EXCESSIVE MOISTURE ON OR ADJACENT TO THE PAVEMENT SUBGRADE.
3. THE USE OF "LEVEL UP" SAND UNDER PAVEMENT WILL NOT BE ACCEPTED, UNLESS NOTED OTHERWISE.
 - 4.1. DO NOT PLACE CONCRETE WHILE IT IS RAINING OR WHEN RAIN IS IMMINENT.
5. CAST IN PLACE CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS:
 - 5.1. MINIMUM 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS NOTED OTHERWISE.
 - 5.2. AGGREGATES: ASTM C33 MAX 3/4" IN SIZE, UNLESS NOTED OTHERWISE
 - 5.3. SLUMP: 3 TO 5 INCHES
 - 5.4. AIR CONTENT: 4 TO 6 PERCENT BY VOLUME
6. CONCRETE THICKNESS:
 - 6.1. PEDESTRIAN AREA: 4" THICK, UNLESS NOTED OTHERWISE.
 - 6.2. ALL OTHER CONCRETE COMPONENTS INSTALL PER SIZE SPECIFIED IN DRAWINGS
7. CONCRETE REINFORCING:
 - 7.1. 4" THICK PAVING: #3s AT 24" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
 - 7.2. 6" THICK PAVING: #4s AT 24" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
 - 7.3. 8" THICK PAVING: #5s AT 24" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
 - 7.4. ALL PAVEMENT REINFORCING BARS SHALL BE GRADE 60 KSI DEFORMED BILLET STEEL BARS, UNCOATED FINISH. SIZE AND SPACING SHALL BE IN ACCORDANCE WITH THE PAVING PLAN AND DETAILS.
 - 7.5. ALL REINFORCING STEEL AND DOWEL BARS IN PAVEMENT SHALL BE SUPPORTED AND MAINTAINED AT THE CORRECT CLEARANCES BY THE USE OF BAR CHAIRS.
8. CONTROL JOINTS (TROWEL OR SAW CUT)
 - 8.1. TO BE PLACED AS INDICATED ON PLANS AND DETAILS TO A MINIMUM DEPTH OF 1/8 OF CONCRETE THICKNESS.
 - 8.2. SAW CUT JOINTS TO BE EXECUTED WITHIN 12 HOURS OF CONCRETE PLACEMENT.
 - 8.3. SAWN JOINTS ARE TO BE TRUE IN ALIGNMENT AND SHALL CONTINUE THROUGH ADJACENT CURBS, RADIAL JOINTS SHALL BE NO SHORTER THAN 18'.
9. EXPANSION JOINTS
 - 9.1. PLACE AT A MAXIMUM SPACING OF 30' O.C. AND COORDINATE WITH OVERALL PAVING PATTERN AND COLOR.
 - 9.2. PROVIDE DOWELS AS SPECIFIED IN DRAWING DETAILS.
 - 9.3. EXPANSION JOINTS TO BE CLEANED OF DEBRIS, DIRT, DUST, SCALE, CURING COMPOUND AND CONCRETE, BLOWN DRY AND IMMEDIATELY SEALED WITH SELF-LEVELING ELASTOMER OR EQUIVALENT. SEALANT COLOR SHALL MATCH PAVEMENT.
 - 9.4. CONTRACTOR SHALL PREPARE A JOINT LAYOUT AND PROVIDE IT TO THE ENGINEER FOR REVIEW. THE JOINT LAYOUT SHALL BE PROVIDED A MINIMUM OF ONE WEEK PRIOR TO PLACING CONCRETE. PATTERN SHALL BE CAREFULLY DESIGNED BY THE CONTRACTOR TO AVOID IRREGULAR SHAPES. EXPANSION JOINTS SHALL NOT BE LOCATED ALONG VALLEYS IN PAVEMENT.
10. ALL CONSTRUCTION JOINTS SHALL BE SAWN, CONCRETE FINISHES TO BE PER DRAWING DETAILS AND SPECIFICATIONS.
11. CONCRETE SHALL BE BROOM FINISHED AND CURED FOR A MINIMUM OF 72 HOURS UNLESS NOTED OTHERWISE.
12. BREAKOUTS FOR REMOVAL OF EXISTING PAVEMENT AND CURBS SHALL BE MADE BY FULL DEPTH SAW CUT WHEN ADJACENT TO PROPOSED PAVEMENT AND/OR CURBS.
13. PROPOSED PAVEMENT AND/OR CURBS INTENDED TO TIE INTO EXISTING SHALL MATCH SHALL MATCH THE ELEVATION OF EXISTING PAVEMENT AND/OR CURBS.
14. PAVEMENT MARKINGS
 - 14.1. PAVEMENT MARKINGS SHALL BE PROVIDED IN ACCORDANCE WITH THE CITY OF ROCKWALL "UNIFORM TRAFFIC MANUAL FOR PAVEMENT MARKINGS."
 - 14.2. FIRE LANES SHALL BE STRIPED AND/OR SIGNED IN ACCORDANCE WITH THE GOVERNING AUTHORITIES' REGULATIONS.
 - 14.3. ALL ACCESSIBLE PAVEMENT MARKINGS SHALL COMPLY WITH ADAAG STANDARDS AND STATE AND LOCAL CODES.
 - 14.4. PARKING SPACE STRIPES, ACCESSIBLE SPACES, PEDESTRIAN STRIPING, DIRECTIONAL ARROWS AND LETTERING SHALL BE SOLID WHITE, UNLESS A SPECIFIC COLOR IS REQUIRED BY LOCAL CODE. TWO (2) COATS OF VOC COMPLIANT, LOCAL DOT APPROVED, UNDILUTED, SOLVENT BASED OR LATEX TRAFFIC PAINT SHALL BE APPLIED. USE MANUFACTURER'S RECOMMENDED APPLICATION RATE, WITHOUT ADDITION OF A THINNER, WITH A MAXIMUM OF 100 SQUARE FEET PER GALLON OR AS REQUIRED, PROVIDING MINIMUM 15 MILS WET FILM THICKNESS AND 7 MILS DRY FILM THICKNESS PER COAT WITH A MINIMUM OF 30 DAYS BETWEEN APPLICATIONS. PAINT SHALL BE CRISP, STRAIGHT AND APPLIED UNIFORMLY ACROSS THE WIDTH OF THE LINE FOR A MINIMUM TOTAL DRY FILM THICKNESS OF 15 MILS.
15. CONTRACTOR SHALL REFER TO THE SITE CIVIL, MEP AND IRRIGATION PLANS FOR CONDUIT TO BE INSTALLED UNDER PAVEMENT PRIOR TO COMMENCING PAVEMENT SUBGRADE PREPARATION.
16. ALL TESTING SHALL BE PERFORMED BY A QUALIFIED TESTING LABORATORY, EMPLOYED AND PAID DIRECTLY BY THE OWNER, UNLESS NOTED OTHERWISE. TESTING SHALL BE PERFORMED, AT A MINIMUM, IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. IN THE EVENT THE RESULTS OF THE INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND THE SPECIFICATIONS, SUBSEQUENT TEST NECESSARY TO DETERMINE THE ACCEPTABILITY OF CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE. PAVEMENT FOUND TO BE DEFICIENT IN STRENGTH OR THICKNESS SHALL BE REMOVED AND REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR.

ACCESSIBILITY NOTES:

1. MAX CROSS SLOPE ON PAVED SURFACES SHALL BE 2% MAXIMUM, UNLESS NOTED OTHERWISE.
2. MAX RUNNING SLOPE ON PAVED SURFACES SHALL BE 5% MAXIMUM, UNLESS NOTED OTHERWISE.
3. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". CONTRACTOR SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF TRAVEL.
4. ALL CURB RAMPS SHALL BE BROOM FINISHED PERPENDICULAR TO SLOPE.
5. ALL CURB RAMPS SHALL HAVE A 1:12 MAX SLOPE IN THE DIRECTION OF TRAVEL, 2% MAX CROSS SLOPE.
6. IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO COMPLY WITH ALL APPROPRIATE FAIR HOUSING ACCESSIBILITY GUIDELINES AND GENERAL NOTES FOR PUBLIC AND COMMON USE FACILITIES. REPORT ANY DISCREPANCIES TO LANDESIGN.

IRRIGATION NOTES:

1. A FULLY AUTOMATED IRRIGATION SYSTEM PROVIDING 100% COVERAGE SHALL BE PROVIDED FOR ALL PLANTING AREAS, UNLESS NOTED OTHERWISE. SYSTEM SHALL BE IN OPERATION PRIOR TO INSTALLATION OF ANY PLANT MATERIAL OTHER THAN CANOPY TREES.
2. ALL PLANTING BEDS/ SHRUB AND GROUNDCOVER AREAS TO BE IRRIGATED WITH EITHER 12" SPRAY POP-UPS AND/OR A LANDSCAPE DRIP-LINE SYSTEM, UNLESS NOTED OTHERWISE.
3. ALL PLANTER POTS AND RAISED PLANTERS TO BE IRRIGATED WITH MICRO SPRAY SPRINKLER HEADS.
4. IRRIGATION SYSTEM IS DESIGN/BUILD, CONTRACTOR TO PROVIDE DRAWINGS AND CUD SHEETS OF ALL COMPONENTS.
5. PROVIDE AS-BUILT DRAWINGS OF IRRIGATION AFTER INSTALLATION.

LAYOUT NOTES:

1. ALL MATERIALS AND CONSTRUCTION WITHIN RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH THE CITY OF ROCKWALL STANDARD SPECIFICATIONS AND CONSTRUCTION STANDARDS, AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION PREPARED BY THE CITY OF ROCKWALL (LATEST REVISION)
2. EXISTING UTILITIES ARE SHOWN SCHEMATICALLY AND ARE FOR THE CONTRACTOR'S GUIDANCE ONLY. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS IN THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION. REPAIRS SHALL BE EQUAL TO OR BETTER THAN CONDITION PRIOR TO CONSTRUCTION.
4. ALL ONSITE PAVING DIMENSIONS ARE TO THE FACE OF CURB, WHERE APPLICABLE, UNLESS NOTED OTHERWISE.
5. ALL CURB RADI AND SIDEWALK RETURNS ARE 2' UNLESS NOTED OTHERWISE.
6. ALL PAVING AND EARTHWORK OPERATIONS SHALL CONFORM TO THE PROJECT GEOTECHNICAL REPORT.
7. BUILDING DIMENSIONS: THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS TO VERIFY THE EXACT BUILDING DIMENSIONS.
8. LAY PAVERS IN PATTERN(S) SHOWN ON DRAWINGS. PLACE UNITS HAND TIGHT WITHOUT USING HAMMERS. MAKE HORIZONTAL ADJUSTMENTS TO PLACEMENT OF LAID PAVERS WITH RUBBER HAMMERS AS REQUIRED.
9. PROVIDE JOINTS BETWEEN PAVERS BETWEEN 1/16 IN. AND 3/16 IN. (2 AND 5 MM) WIDE. NO MORE THAN 5% OF THE JOINTS SHALL EXCEED 1/4" WIDE TO ACHIEVE STRAIGHT BOND LINES.
10. JOINT (BOND) LINES SHALL NOT DEVIATE MORE THAN ±1/2 IN. (±15 MM) OVER 50 FT. (15 M) FROM STRING LINES.
11. FILL GAPS AT THE

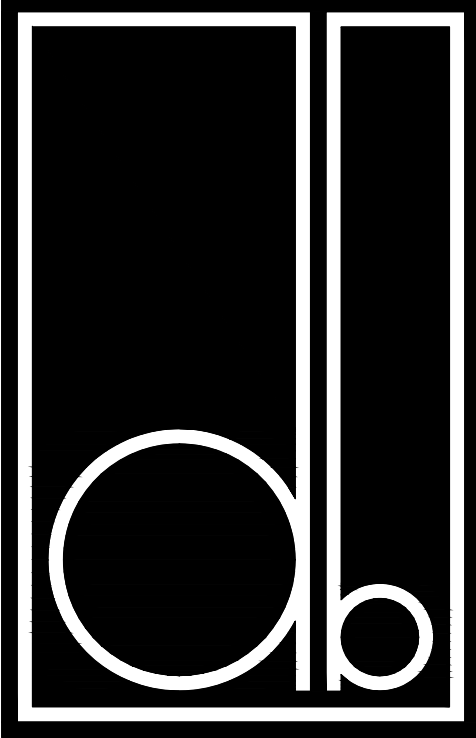
REFERENCE NOTES SCHEDULE

COORDINATION NOTES										
CODE	DESCRIPTION	DETAIL								
C-101	WALL, RE: CIVIL									
FENCE AND RAILING										
CODE	DESCRIPTION	DETAIL	MANUFACTURER	MODEL	MATERIAL	COLOR	FINISH	REMARKS		
F-101	FENCE - TYPE 1		-	-	-	-	-	UNIT FENCE TO MATCH BALCONIES, SEE ARCH PLANS		
F-102	FENCE - TYPE 2		AMERISTAR	OMEGA ARCHITECTURAL		BLACK				
F-103	GATE - TYPE 1		OMEGA	OMEGA ARCHITECTURAL		BLACK				
F-104	FENCE - TYPE 3		AQUAVIEW	GLASS POOL FENCE				48" HEIGHT		
F-105	GATE - TYPE 2		AQUAVIEW	GLASS POOL GATE				48" HEIGHT		
LANDSCAPE										
CODE	DESCRIPTION	DETAIL	MODEL	SIZE	COLOR					
L-102	MULCH - TYPE 1		SHREDDED HARDWOOD MULCH		NATURAL					
L-103	MULCH - TYPE 2		DECORATIVE ROCK MULCH	3-5"						
L-104	MULCH - TYPE 3		MEXICAN BEACH PEBBLE							
PAVING										
CODE	DESCRIPTION	DETAIL	MANUFACTURER	MODEL	SIZE	MATERIAL	COLOR	FINISH	PATTERN / JOINT	REMARKS
P-101	CONCRETE - TYPE 1						STANDARD GREY	BROOM		
P-102	CONCRETE - TYPE 2		DAVIS CONCRETE COLORS				INTEGRALLY COLORED CONCRETE	SANDSTONE + SAN DIEGO BUFF	SMOOTH	SEE PAVING PLANS. PAVING PLANS ARE UNDER DEVELOPMENT.
P-103	CONCRETE - TYPE 3		DAVIS CONCRETE COLORS				INTEGRALLY COLORED CONCRETE	SANDSTONE + SAN DIEGO BUFF	SMOOTH	SEE PAVING PLANS. PAVING PLANS ARE UNDER DEVELOPMENT.
P-104	PAVERS - TYPE 1		WAUSAU	FRONTIER	12" X 24" X 2"	CONCRETE	HFT-85/SRI 41 + HFT 25/SRI 53		SEE PAVING PLANS.	PAVING PLANS ARE UNDER DEVELOPMENT.
P-105	PAVERS - TYPE 2		TECHO-BLOC	INDUSTRIA SMOOTH	900 X 600	CONCRETE	BEIGE CREAM + CHESTNUS BROWN	HD SMOOTH	SEE PAVING PLANS.	PAVING PLANS ARE UNDER DEVELOPMENT.
P-106	ARTIFICIAL TURF		SYNLAWN	SYNAUGUSTINE X47	1 5/8" PILE HEIGHT	-	FIELD GREEN / OLIVE / APPLE	100 OZ. WEIGHT	PROVIDE SAND INFILL MIX, DEPTH PER MANUFACTURER'S RECOMMENDATIONS	
POOL										
CODE	DESCRIPTION	DETAIL	MANUFACTURER	MODEL	SIZE	COLOR	REMARKS			
PL-101	POOL COPING		TECHO-BLOC	BULLNOSE GRANDE	12" X 5"	BEIGE CREAM				
PL-102	SUN SHELF						SEE POOL CONSULTANT DRAWINGS			
PL-103	SEAT LEDGE						SEE POOL CONSULTANT DRAWINGS			
PL-104	ENTRY STAIRS						SEE POOL CONSULTANT DRAWINGS			
PL-105	POOL BUBBLER						SEE POOL CONSULTANT DRAWINGS			
SITE FURNISHINGS										
CODE	DESCRIPTION	DETAIL	MANUFACTURER	MODEL	SIZE	MATERIAL	COLOR	FINISH	MOUNT SURFACE	REMARKS
S-101	BENCH - TYPE 1		LANDSCAPE FORMS	NEOLIVANO	27" X 69" X 31"	DSTMA & ALUMINUM			SURFACE	
S-102	BENCH - TYPE 2		SCARBOROUGH	BACKED	28" X 72" X 34"		RAL #7003 MOSS GREY		SURFACE	PER PUD STANDARDS
S-103	BENCH - TYPE 3									
S-104	PLANTER POT									
S-105	ENTRY PLANTER									
S-106	BIKE RACK		FORMS+SURFACES	TRIO BIKE RACK		ALUMINUM				
S-107	PET WASTE RECEPTACLE		DOG-ON-IT	COMPLETE DOG WASTE STATION #7408S	10 GALLON ROUND	POWEDERCOATED STAINLESS STEEL			SURFACE	
S-108	BOTTLE FILLER STATION WITH WATER FOUNTAIN & PET BOWL		DOG ON IT PARKS	BOTTLE-FILLER WITH BARRIER-FREE FOUNTAIN AND PET BOWL #7219					SURFACE	
S-109	FIRE FEATURE			CUSTOM						RE DETAILS
S-110	GAS GRILL		BULL GRILLS	BRAHMA 5-BURNER GAS GRILL	38.5" X 21" X 9.5"	STAINLESS STEEL			BUILT-IN SURFACE	
S-111	DRINK RAIL		LANDSCAPE FORMS	JESSE DRINK RAIL						
S-112	CABANA		TUCCI	SOLANOX	8' X 8'	NATURAL ALUMA-TEAK	SANDBAR	POWDERCOAT	SURFACE	
WALLS AND STAIRS										
CODE	DESCRIPTION	DETAIL	FINISH	CAP	HEIGHT	REMARKS				
W-101	WOOD BENCH		WOOD	WOOD		CUSTOM BENCH - SEE DETAILS				
W-102	CURB-STEP									
W-103	STAIR - TYPE 1		SMOOTH	-		TO MATCH INTEGRALLY COLORED CONCRETE				
W-104	PLANTER WALL									

PLANT SCHEDULE

TREES	CODE	BOTANICAL NAME	COMMON NAME	CONT.	SIZE	QTY	REMARKS
	AR	Acer rubrum 'October Glory'	October Glory Red Maple	CONT.	3" CAL. / 7' HEIGHT MIN.	3	
	CI	Carya illinoensis	Pecan	CONT.	3" CAL. / 7' HEIGHT MIN.	3	
	CT2	Cercis canadensis texensis 'Texas White'	Texas White Redbud	CONT.	3" CAL. / 7' HEIGHT MIN.	13	
	CL	Chilopsis linearis	Desert Willow	CONT.	3" CAL. / 7' HEIGHT MIN.	22	
	ID	Ilex decidua	Possumhaw Holly	CONT.	3" CAL. / 7' HEIGHT MIN.	10	
	IN	Ilex x 'Nellie R. Stevens'	Nellie R. Stevens Holly	CONT.	3" CAL. / 7' HEIGHT MIN.	2	
	ML	Magnolia grandiflora 'Little Gem'	Little Gem Dwarf Southern Magnolia	CONT.	3" CAL. / 7' HEIGHT MIN.	3	
	QB	Quercus buckleyi	Texas Red Oak	CONT.	3" CAL. / 7' HEIGHT MIN.	12	
	QV	Quercus virginiana	Southern Live Oak	CONT.	3" CAL. / 7' HEIGHT MIN.	8	
	RL	Rhus lanceolata	Flameleaf Sumac	CONT.	3" CAL. / 7' HEIGHT MIN.	4	
	TD	Taxodium distichum	Bald Cypress	CONT.	3" CAL. / 7' HEIGHT MIN.	1	
	UC	Ulmus crassifolia	Cedar Elm	CONT.	3" CAL. / 7' HEIGHT MIN.	13	
EVERGREEN SHRUBS	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	REMARKS
	AGK	Abelia x grandiflora 'Kaleidoscope'	Kaleidoscope Glossy Abelia	3 GAL		47	
	ICB	Ilex comuta 'Burfordi Nana'	Dwarf Burford Holly	3 GAL		22	
	IVN	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	3 GAL		256	
	LFS	Leucophyllum frutescens	Texas Sage	3 GAL		34	
	PLO	Polioamintha longiflora	Mexican Oregano	3 GAL		28	
	ROR	Rosmarinus officinalis	Rosemary	3 GAL		131	
GRASSES	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	REMARKS
	LMB	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 GAL		374	
	NTF	Nassella tenuissima	Mexican Feather Grass	1 GAL		431	
	SSS	Schizachyrium scoparium 'Standing Ovation'	Standing Ovation Little Bluestem	1 GAL		259	

GROUND COVERS							
	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	REMARKS
	DAS	Dichondra argentea	Silver Dichondra	1 GAL		53	
LANDSCAPE BUFFER SHRUBS							
	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	REMARKS
	AGG	Abelia x grandiflora	Glossy Abelia	3 GAL		18	
	HQO	Hydrangea quercifolia 'Snow Queen'	Snow Queen Oakleaf Hydrangea	3 GAL		11	
	MPW	Myrica pumila	Dwarf Wax Myrtle	3 GAL		12	
PERENNIALS							
	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	REMARKS
	EPM	Echinacea purpurea 'Magnus'	Purple Coneflower	1 GAL		55	
	MDB	Monarda didyma	Bee Balm	1 GAL		24	
	PBR	Penstemon baccharifolius	Rock Penstemon	1 GAL		50	
	SGS	Salvia greggii	Autumn Sage	1 GAL		27	
SHADE							
	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	REMARKS
	AEC	Aspidistra elatior	Cast Iron Plant	3 GAL		66	
	NRW	Nepeta racemosa 'Walker's Low'	Walker's Low Catmint	3 GAL		21	
YUCCA & AGAVE							
	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	QTY	REMARKS
	HPR	Hesperaloe parviflora	Red Yucca	3 GAL		58	
	YFC	Yucca filamentosa 'Color Guard'	Color Guard Adam's Needle	3 GAL		80	
	YGT	Yucca gloriosa tristis	Curveleaf Spanish Dagger	3 GAL		31	
	YPP	Yucca pallida	Pale-leaf Yucca	3 GAL		32	
GROUND COVERS							
	CODE	BOTANICAL NAME	COMMON NAME	CONT	SPACING	SPACING	REMARKS
	CTS-Q	Carex texensis	Texas Sedge	4" POTS	12" O.C.	12" o.c.	
	SS	Stenotaphrum secundatum	St. Augustine Grass	SOD			



DESIGN BALANCE, INC.
2701 SUNSET RIDGE DR
SUITE 607H
ROCKWALL, TX 75032
214.668.2306

OWNER:

RIV PROPERTIES, LLC
P.O. BOX 192054
DALLAS, TX 75219
214.908.4684

HARBOR RESIDENCES:

PORTION OF THEMOTDON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, SITUATED WITHIN THE HILLSIDE MIXED USE SUBDISTRICT AND THE HORIZON/SUMMER LEE SUBDISTRICT OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32), GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF HORIZON ROAD AND SUMMER LEE DRIVE

DATE ISSUED:

02/17/2023

SHEET NUMBER AND TITLE:

L100

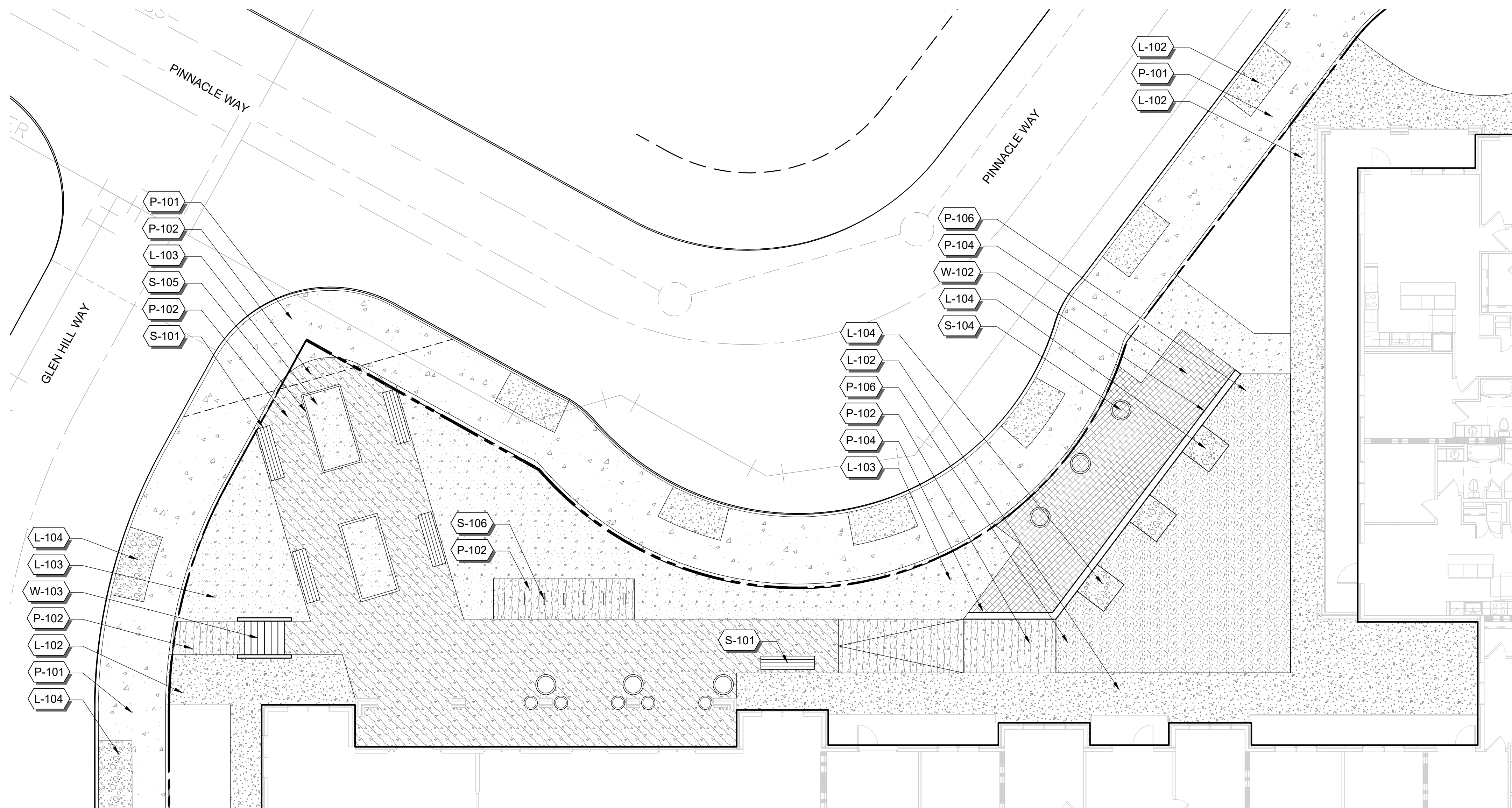
SCHEDULES

CASE NUMBER:

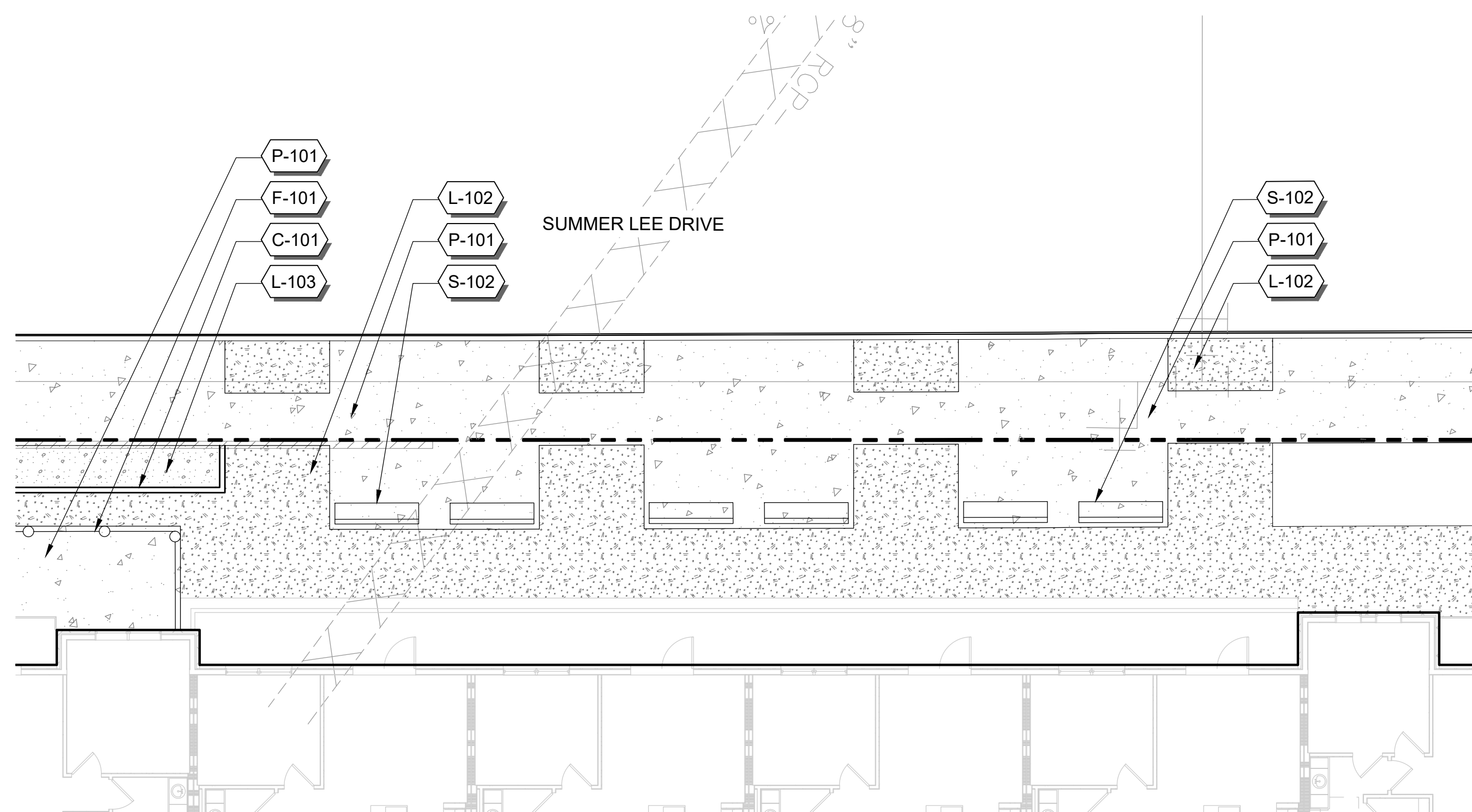
Z2022-058

PLANNING AND ZONING CHAIRMAN SIGNATURE:

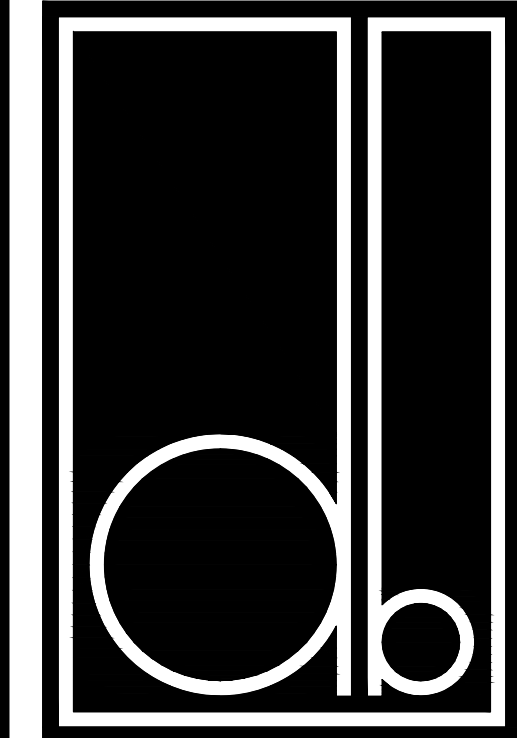
PLANNING DIRECTOR'S SIGNATURE:



1 ENTRY COURTYARD - SITE PLAN
SCALE: 1" = 10'



2 PUBLIC PLAZA - SITE PLAN
SCALE: 1" = 10'



DESIGN BALANCE, INC.
2701 SUNSET RIDGE DR
SUITE 607H
ROCKWALL, TX 75032
214.668.2306

OWNER:

RIV PROPERTIES, LLC
P.O. BOX 192054
DALLAS, TX 75219
214.908.4684

HARBOR RESIDENCES:

PORTION OF THEMOTDON
ADDITION, CITY OF
ROCKWALL, ROCKWALL
COUNTY, TEXAS, SITUATED
WITHIN THE HILLSIDE MIXED
USE SUBDISTRICT AND THE
HORIZON/SUMMER LEE
SUBDISTRICT OF PLANNED
DEVELOPMENT DISTRICT 32
(PD-32), GENERALLY
LOCATED AT THE
SOUTHWEST CORNER OF
THE INTERSECTION OF
HORIZON ROAD AND
SUMMER LEE DRIVE

DATE ISSUED:

02/17/2023

SHEET NUMBER AND TITLE:

L111

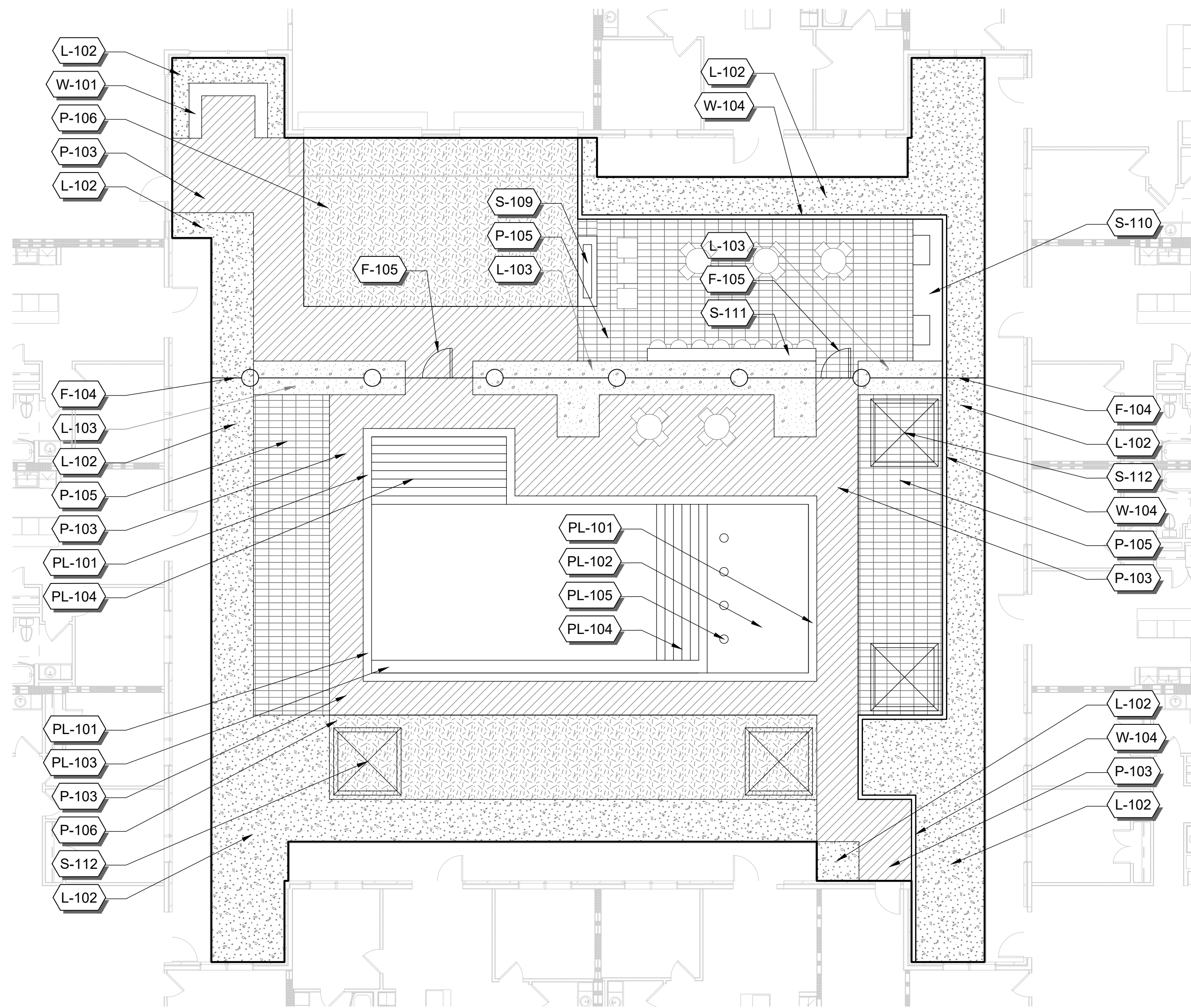
LANDSCAPE PLAN -
MATERIALS

CASE NUMBER:

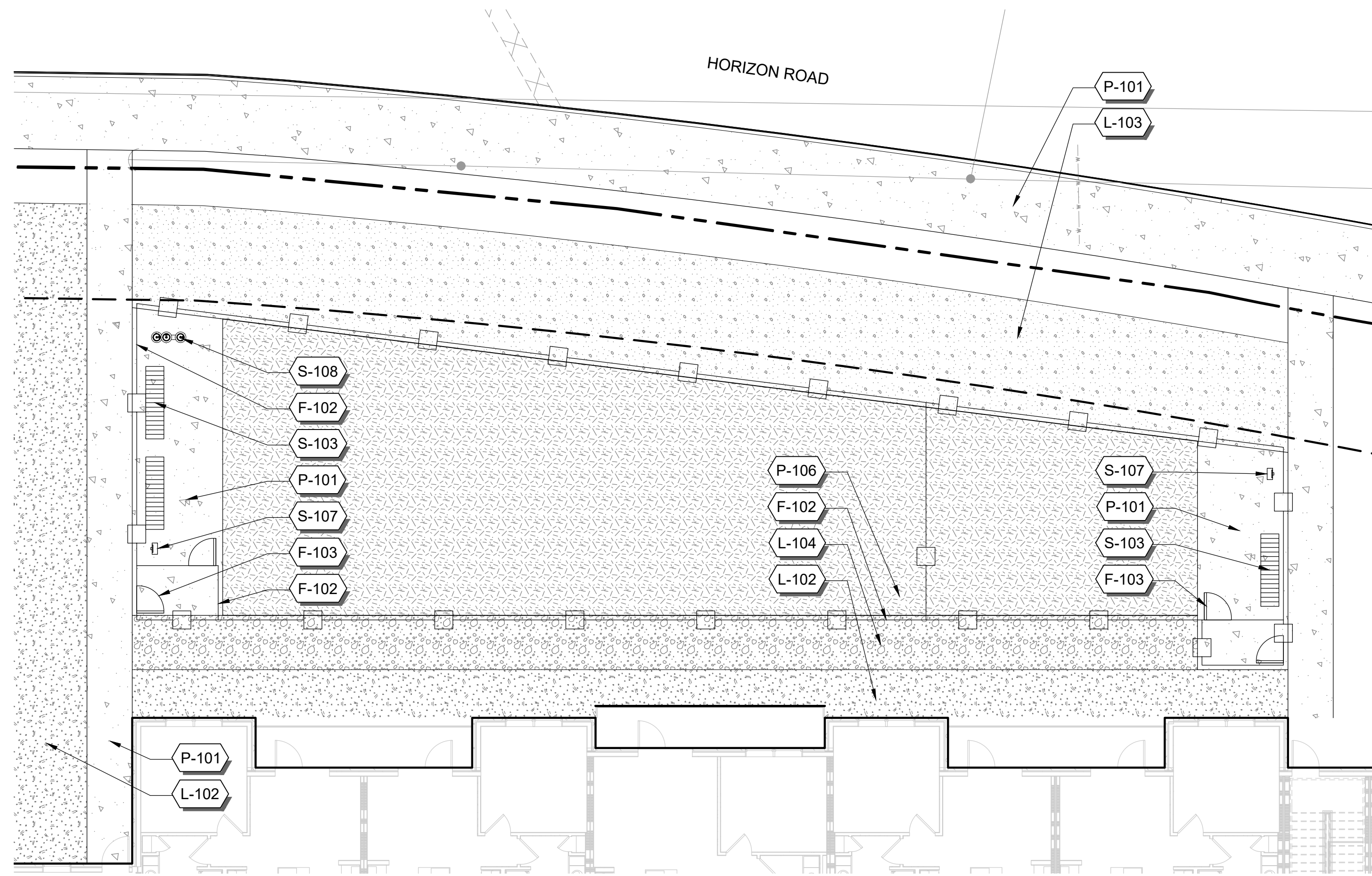
Z2022-058

PLANNING AND ZONING
CHAIRMAN SIGNATURE:

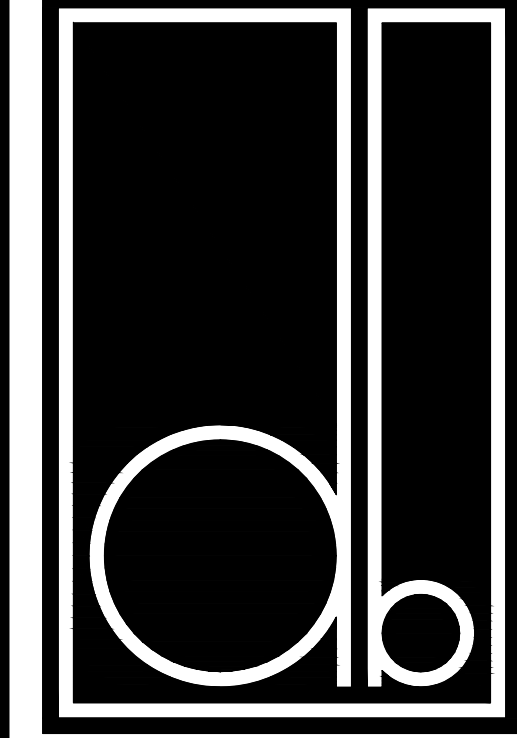
PLANNING DIRECTOR'S
SIGNATURE:



1 POOL COURTYARD - SITE PLAN
SCALE: 1" = 10'



2 DOG PARK - SITE PLAN
SCALE: 1" = 10'



DESIGN BALANCE, INC.
2701 SUNSET RIDGE DR
SUITE 607H
ROCKWALL, TX 75032
214.668.2306

OWNER:

RIV PROPERTIES, LLC
P.O. BOX 192054
DALLAS, TX 75219
214.908.4684

HARBOR RESIDENCES:

PORTION OF THEMOTDON
ADDITION, CITY OF
ROCKWALL, ROCKWALL
COUNTY, TEXAS, SITUATED
WITHIN THE HILLSIDE MIXED
USE SUBDISTRICT AND THE
HORIZON/SUMMER LEE
SUBDISTRICT OF PLANNED
DEVELOPMENT DISTRICT 32
(PD-32), GENERALLY
LOCATED AT THE
SOUTHWEST CORNER OF
THE INTERSECTION OF
HORIZON ROAD AND
SUMMER LEE DRIVE

DATE ISSUED:
02/17/2023

SHEET NUMBER AND TITLE:

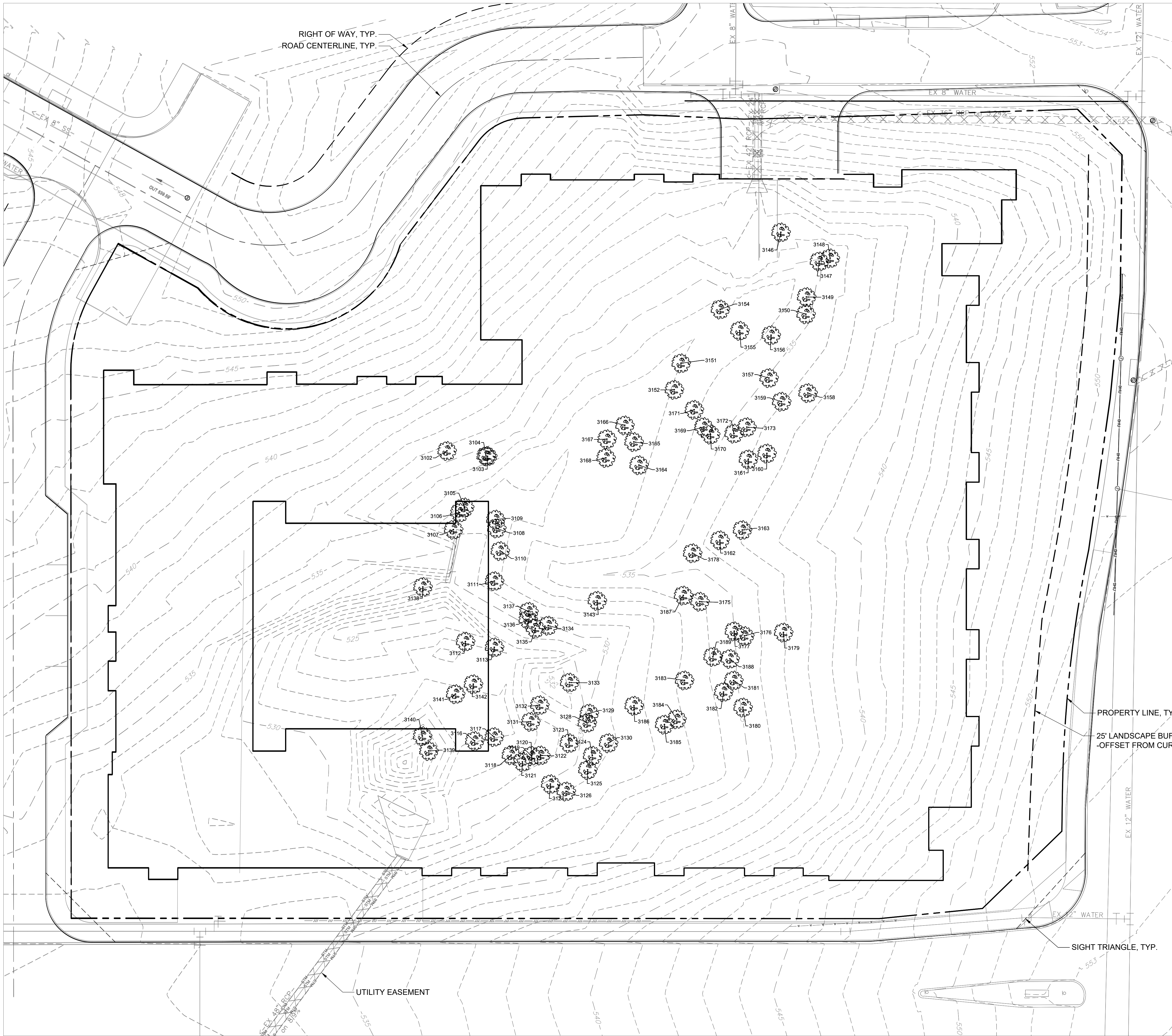
L112

LANDSCAPE PLAN -
MATERIALS

CASE NUMBER:
Z2022-058

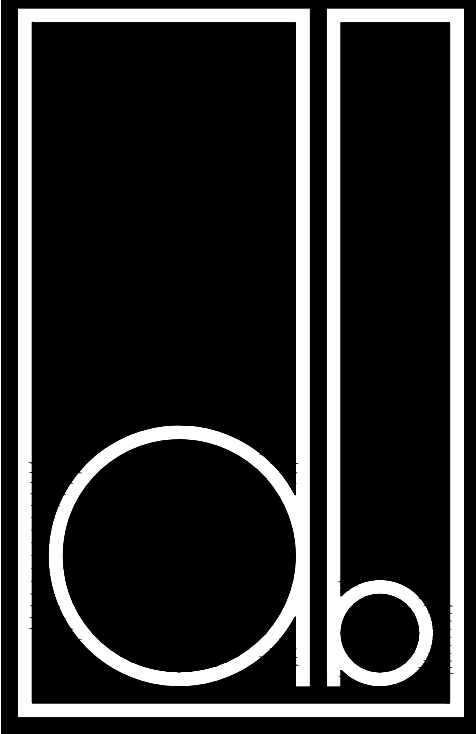
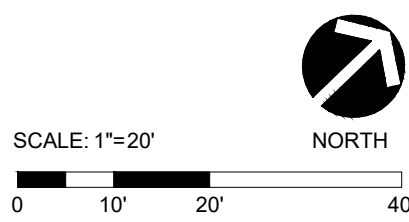
PLANNING AND ZONING
CHAIRMAN SIGNATURE:

PLANNING DIRECTOR'S
SIGNATURE:



Existing Tree Survey				
Tree #	Family	Size	Status	Classified
3102	Oak	17"	Healthy	Protected
3103	Hackberry	9"	Healthy	Secondary
3104	Hackberry	6"	Healthy	Secondary
3105	Hackberry	11"	Healthy	Secondary
3106	Hackberry	6"	Healthy	Secondary
3107	Oak	14"	Healthy	Protected
3108	Oak	23"	Healthy	Protected
3109	Oak	13"	Healthy	Protected
3110	Oak	10"	Healthy	Protected
3112	Oak	6"	Healthy	Protected
3113	Oak	8"	Healthy	Protected
3116	Oak	9"	Healthy	Protected
3117	Oak	10"	Healthy	Protected
3118	Elm	17"	Healthy	Protected
3119	Oak	32"	Healthy	Protected
3120	Hackberry	15"	Healthy	Secondary
3121	Elm	12"	Healthy	Protected
3122	Elm	11"	Healthy	Protected
3123	Hackberry	12"	Healthy	Secondary
3124	Oak	15"	Healthy	Protected
3125	Oak	14"	Healthy	Protected
3126	Hackberry	9"	Healthy	Secondary
3127	Hackberry	13"	Healthy	Secondary
3128	Oak	9"	Healthy	Protected
3129	Elm	9"	Healthy	Protected
3130	Oak	17"	Healthy	Protected
3131	Elm	15"	Healthy	Protected
3132	Elm	12"	Healthy	Protected
3133	Oak	23"	Healthy	Protected
3134	Hackberry	13"	Healthy	Secondary
3135	Hackberry	10"	Healthy	Secondary
3136	Hackberry	13"	Healthy	Secondary
3137	Hackberry	12"	Healthy	Secondary
3138	Hackberry	8"	Healthy	Secondary
3139	Oak	12"	Healthy	Protected
3140	Oak	13"	Healthy	Protected
3141	Oak	12"	Healthy	Protected
3142	Hackberry	8"	Healthy	Secondary
3143	Hackberry	14"	Healthy	Secondary
3146	Oak	12"	Healthy	Protected
3147	Pecan	10"	Healthy	Protected
3148	Elm	9"	Healthy	Protected
3149	Oak	14"	Healthy	Protected
3150	Oak	16"	Healthy	Protected
3151	Oak	8"	Healthy	Protected
3152	Elm	11"	Healthy	Protected
3154	Elm	11"	Healthy	Protected
3155	Hackberry	9"	Healthy	Secondary
3156	Elm	11"	Healthy	Protected
3157	Oak	7"	Healthy	Protected
3158	Oak	17"	Healthy	Protected
3159	Hackberry	14"	Healthy	Secondary
3160	Oak	14"	Healthy	Protected
3161	Oak	15"	Healthy	Protected
3162	Elm	11"	Healthy	Protected
3163	Oak	8"	Healthy	Protected
3164	Elm	9"	Healthy	Protected
3165	Elm	10"	Healthy	Protected
3166	Oak	16"	Healthy	Protected
3167	Oak	13"	Healthy	Protected
3168	Oak	10"	Healthy	Protected
3169	Elm	8"	Healthy	Protected
3170	Hackberry	9"	Healthy	Secondary
3171	Hackberry	9"	Healthy	Secondary
3172	Oak	8"	Healthy	Protected
3173	Hackberry	12"	Healthy	Secondary
3175	Oak	8"	Healthy	Protected
3176	Oak	8"	Healthy	Protected
3177	Hackberry	9"	Healthy	Secondary
3178	Elm	8"	Healthy	Protected
3179	Oak	17"	Healthy	Protected
3180	Elm	11"	Healthy	Protected
3181	Oak	9"	Healthy	Protected
3182	Oak	8"	Healthy	Protected
3183	Oak	11"	Healthy	Protected
3184	Oak	14"	Healthy	Protected
3185	Elm	10"	Healthy	Protected
3186	Hackberry	8"	Healthy	Secondary
3187	Oak	11"	Healthy	Protected
3188	Hackberry	8"	Healthy	Secondary
3189	Oak	9"	Healthy	Protected

Site Mitigation Requirements			
Type of Tree	Total Inches	Mitigation Requirement	Mitigated Inches
Primary	673	1" : 1"	673
Secondary	129	1" : 1/2"	65
Featured	32	1" : 2"	64
Total Mitigation Inches Required			802



DESIGN BALANCE, INC.
2701 SUNSET RIDGE DR
SUITE 607H
ROCKWALL, TX 75032
214.668.2306

OWNER:

RIV PROPERTIES, LLC
P.O. BOX 192054
DALLAS, TX 75219
214.908.4684

HARBOR RESIDENCES:

PORTION OF THEMOTDON
ADDITION, CITY OF
ROCKWALL, ROCKWALL
COUNTY, TEXAS, SITUATED
WITHIN THE HILLSIDE MIXED
USE SUBDISTRICT AND THE
HORIZON/SUMMER LEE
SUBDISTRICT OF PLANNED
DEVELOPMENT DISTRICT 32
(PD-32), GENERALLY
LOCATED AT THE
SOUTHWEST CORNER OF
THE INTERSECTION OF
HORIZON ROAD AND
SUMMER LEE DRIVE

DATE ISSUED:
02/17/2023

SHEET NUMBER AND TITLE:

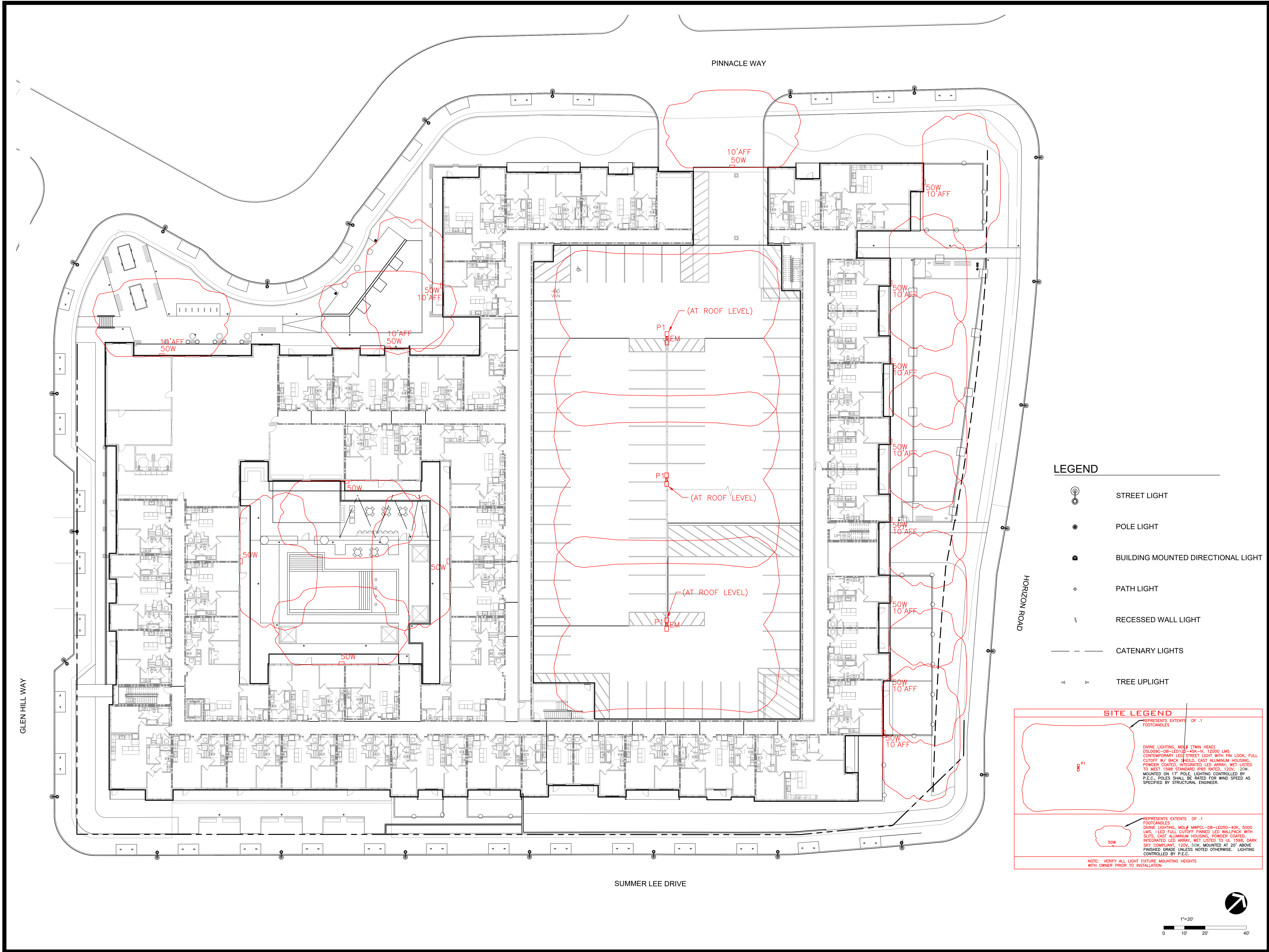
L221

TREESCAPE PLAN -
EXISTING

CASE NUMBER:
Z2022-058

PLANNING AND ZONING
CHAIRMAN SIGNATURE:

PLANNING DIRECTOR'S
SIGNATURE:



- LEGEND**
- STREET LIGHT
 - POLE LIGHT
 - BUILDING MOUNTED DIRECTIONAL LIGHT
 - PATH LIGHT
 - RECESSED WALL LIGHT
 - CATENARY LIGHTS
 - TREE UPLIGHT

SITE LEGEND

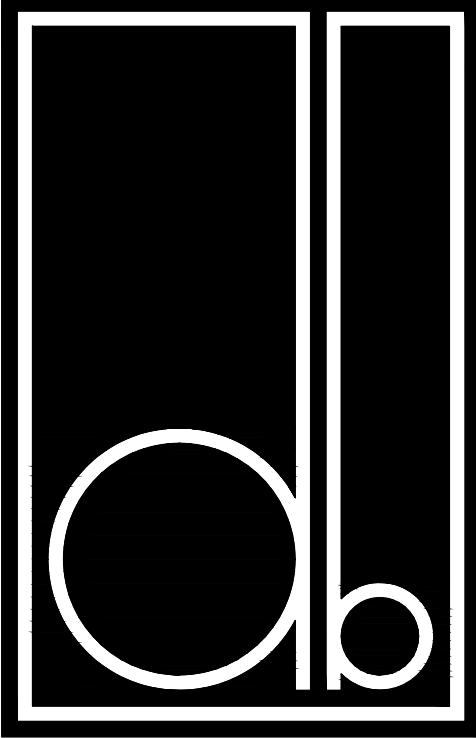
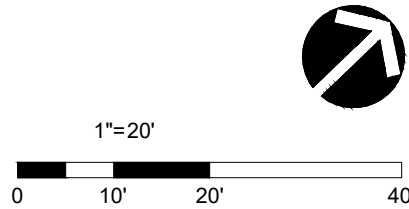
REPRESENTS EXTENTS OF .1 FOOTCANDLES

DIVINE LIGHTING, MDL# (TWIN HEAD)
DSL009C-DB-LED120-40K-V, 12000 LMS
CONTEMPORARY LED STREET LIGHT WITH FIN LOOK, FULL CUTOFF W/ BACK SHIELD, CAST ALUMINUM HOUSING, POWDER COATED, INTEGRATED LED ARRAY, MET LISTED TO MEET 1598 STANDARD IP65 RATED, 120V, 120W, MOUNTED ON 17' POLE, LIGHTING CONTROLLED BY P.E.C., POLES SHALL BE RATED FOR WIND SPEED AS SPECIFIED BY STRUCTURAL ENGINEER.

REPRESENTS EXTENTS OF .1 FOOTCANDLES

DIVINE LIGHTING, MDL# MWPL-DB-LED50-40K, 5000 LMS, -LED FULL CUTOFF FINNED LED WALLPACK WITH SLITS, CAST ALUMINUM HOUSING, POWDER COATED, INTEGRATED LED ARRAY, MET LISTED TO UL 1598, DARK SKY COMPLIANT, 120V, 50W, MOUNTED AT 20' ABOVE FINISHED GRADE UNLESS NOTED OTHERWISE, LIGHTING CONTROLLED BY P.E.C.

NOTE: VERIFY ALL LIGHT FIXTURE MOUNTING HEIGHTS WITH OWNER PRIOR TO INSTALLATION



DESIGN BALANCE, INC.
2701 SUNSET RIDGE DR
SUITE 607H
ROCKWALL, TX 75032
214.668.2306

OWNER:

RIV PROPERTIES, LLC
P.O. BOX 192054
DALLAS, TX 75219
214.908.4684

HARBOR RESIDENCES:

PORTION OF THEMOTDON ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, SITUATED WITHIN THE HILLSIDE MIXED USE SUBDISTRICT AND THE HORIZON/SUMMER LEE SUBDISTRICT OF PLANNED DEVELOPMENT DISTRICT 32 (PD-32), GENERALLY LOCATED AT THE SOUTHWEST CORNER OF THE INTERSECTION OF HORIZON ROAD AND SUMMER LEE DRIVE

DATE ISSUED:
02/17/2023

SHEET NUMBER AND TITLE:
L400
LIGHTING PLAN

CASE NUMBER:
Z2022-058

PLANNING AND ZONING CHAIRMAN SIGNATURE:

PLANNING DIRECTOR'S SIGNATURE:

PROJECT COMMENTS



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

DATE: 2/23/2023

PROJECT NUMBER: SP2023-009
PROJECT NAME: Site Plan for SPR
SITE ADDRESS/LOCATIONS: 501 INDUSTRIAL BLVD

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	02/23/2023	Needs Review

02/23/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan for a warehouse/manufacturing facility on a 42.6034-acre parcel of land identified as a portion of Lot 2, Block 1, Indalloy Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 501 Industrial Boulevard.

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.

M.3 For reference, include the case number (SP2023-009) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 The subject property will be required to be Final Plat, to establish the new lot lines and new easements.

M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, ____.

WITNESS OUR HANDS, this ____ day of _____, ____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

M.6 Site Plan:

(1) Label the fire lane as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. B, of Article 11)

(2) Existing on site are 88 parking spaces. On the original site plan [SP2019-004] it indicated that the Phase 2 would have 79 additional parking spaces, for a total of 167 parking spaces. The proposed site plan indicates that 58 parking spaces will be added for a total of 146 parking spaces. Also, the original site plan indicated that Phase 2 would be 64,950

SF and the proposed indicates 80,000 SF. Please provide staff with clarification on the reduced proposed parking and the increase in square footage. A variance will need to be requested.

(3) Please clarify if there is any proposed fencing. If so, please provide an exhibit of the proposed fence. All existing fencing may remain, but call them out on the site plan. (Subsection 08.02. F, of Article 08)

(4) All roof mounted equipment must be fully screened by the parapet. The provided line of site does not take into account the RTUs or visibility from the adjacent properties to the south or west. (Subsection 01.05. C, of Article 05)

(5) Please provide a detail of the generator and indicate the landscape screening. (Subsection 01.05. C, of Article 05)

(6) Are there any proposed dumpsters? If so, they must meet the following standards. Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards (Subsection 01.05. B, of Article 05)

(7) Please clarify that there will be no outside storage.

M.7 Landscape Plan:

(1) Please delineate the landscape buffer along Industrial Boulevard. (Subsection 05.01, of Article 08)

M.8 Treescape Plan:

(1) Provide the same site data information required in Section 2.1 of the site plan checklist (See Section 2.1 of the site plan checklist)

M.9 Photometric Plan:

(1) Provide the same site data information required in Section 2.1 of the site plan checklist (See Section 2.1 of the site plan checklist)

(2) The maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. (Subsection 03.03. G, of Article 07)

(3) Provide lighting cut sheets that indicates the wattage for each exterior lighting fixture. Light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line. (Subsection 03.03. A, of Article 07)

M.10 Building Elevations:

(1) Please adjust the material percentages to reflect the proposed materials, which in this case are tilt wall and metal. Per the General Industrial District standards, the proposed building should be 90% masonry, with at least 20% natural or quarried stone. These will be variances to the request. That being said, justification for the tilt wall and stone form liner is that it's being used to match the existing building; however, the metal, particularly on the east side, will need to be justified.

(2) The wall length requirement on the primary façade does not meet the requirements (Wall Length = 4 x Building Height). The wall length and architectural element width requirements on the secondary façade does not meet the requirements (Wall Length = 3 x Building Height; Architectural Element Width = 15% of the Building Height). In this case, these will require exceptions to the request. (Subsection 04.01. C, of Article 05)

I.11 Staff has identified the following exceptions and variances associated with the proposed request: [1] parking, [2] less than 20% stone, [3] less than 90% masonry, [4] tilt wall, [5] primary articulation, and [6] secondary articulation. Should you decide to request these items as exceptions, please provide a letter that lists the exceptions, why they are being requested, and the subsequent compensatory measures. For each exception requested the UDC requires two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include the increased use of masonry material or stone, increased articulation, increased architectural elements, more pedestrian amenity, larger landscape planting sizes, etc.

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on March 7, 2023 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.13 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 7, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the March 14, 2023 Planning & Zoning Meeting.

I.14 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on February 28, 2023.
- 2) Planning & Zoning meeting/public hearing meeting will be held on March 14, 2023.

I.15 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	02/22/2023	Needs Review

02/22/2023: - Screening for transformers?

- Flume will need to drain toward "downstream" not perpendicular to drainage swale.
- 20'x9' min for new parking.
- Show ex. utility easement to make sure no structures are in the easement.

The following comments are informational for the engineering design process.

General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- Will have to replat the property

Roadway Paving Items:

- Parking to be 20'x9' facing the building or nose-to-nose.
- No dead-end parking allowed, must have a City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum. - Fire lane to be in a platted easement.

Water and Wastewater Items:

- All public water and sewer must be centered in a minimum of 20' easement including all appurtenances.
- Any water lines must be a minimum of 8", looped, and must be centered in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)

Drainage Items:

- Must verify existing detention is sized for additional runoff.
- Areas of 20 acres or more draining to a single detention pond must use the unit hydrograph method. Review fees apply.
- Drainage patterns must match the approved/as-built SPR plans for Phase 1
- Manning's C-value is per zoning type.
- Existing storm sewer and drainage system will have to be reviewed to ensure system can handle proposed drainage if deviating from approved (as-built) Phase 1 plans.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

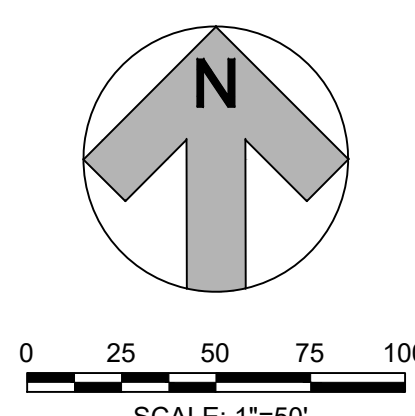
Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
------------	----------	----------------	-------------------

BUILDING	Rusty McDowell	02/23/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/23/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/21/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/22/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/21/2023	Approved w/ Comments

02/21/2023: 1. Landscape Plan (shade / canopy trees require 4" caliper minimum)
2. Tree mitigation approved on future plans please review the new tree preservation ordinance as tree mitigation plan submittals have changed



ments.
eered.
face. No

KING CALCULATED PER OWNER PROVIDED EMPLOYEE & SHIFT DATA
RIANCE REQUEST SUBMITTED WITH SITE PLAN

R SHIFT = 60 ON 50% STAGGERED/OVERLAPPING SCHEDULE


KING SPACES REQUIRED = 90 SPACES
NG SPACES REQUIRED = 20 SPACES
G SPACES REQUIRED = 110 SPACES
G SPACES PROVIDED = 146 SPACES

PACES REQUIRED = 5 SPACES
PACES PROVIDED = 5 SPACES
INCLUDED IN TOTAL ABOVE

LEGEND

	<p>7" THICK, 3600 PSI CONCRETE PAVEMENT (6.5 SACK MIX) WITH #3 BARS AT 18" O.C.E.W. OVER LIME TREATED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS</p>
---	---

MARK 1
R OF SANITARY SEWER
HOLE LID, LOCATED 100
ET NORTHEAST OF THE
STERN-MOST NORTHEAST
PROPERTY CORNER
ELEVATION=580.82'


BENCHMARK 2
 CENTER OF SANITARY SEWER
 MANHOLE LID, LOCATED 18.5
 FEET NORTHWEST OF THE SOUTHEAST
 PROPERTY CORNER ELEVATION = 577.13'

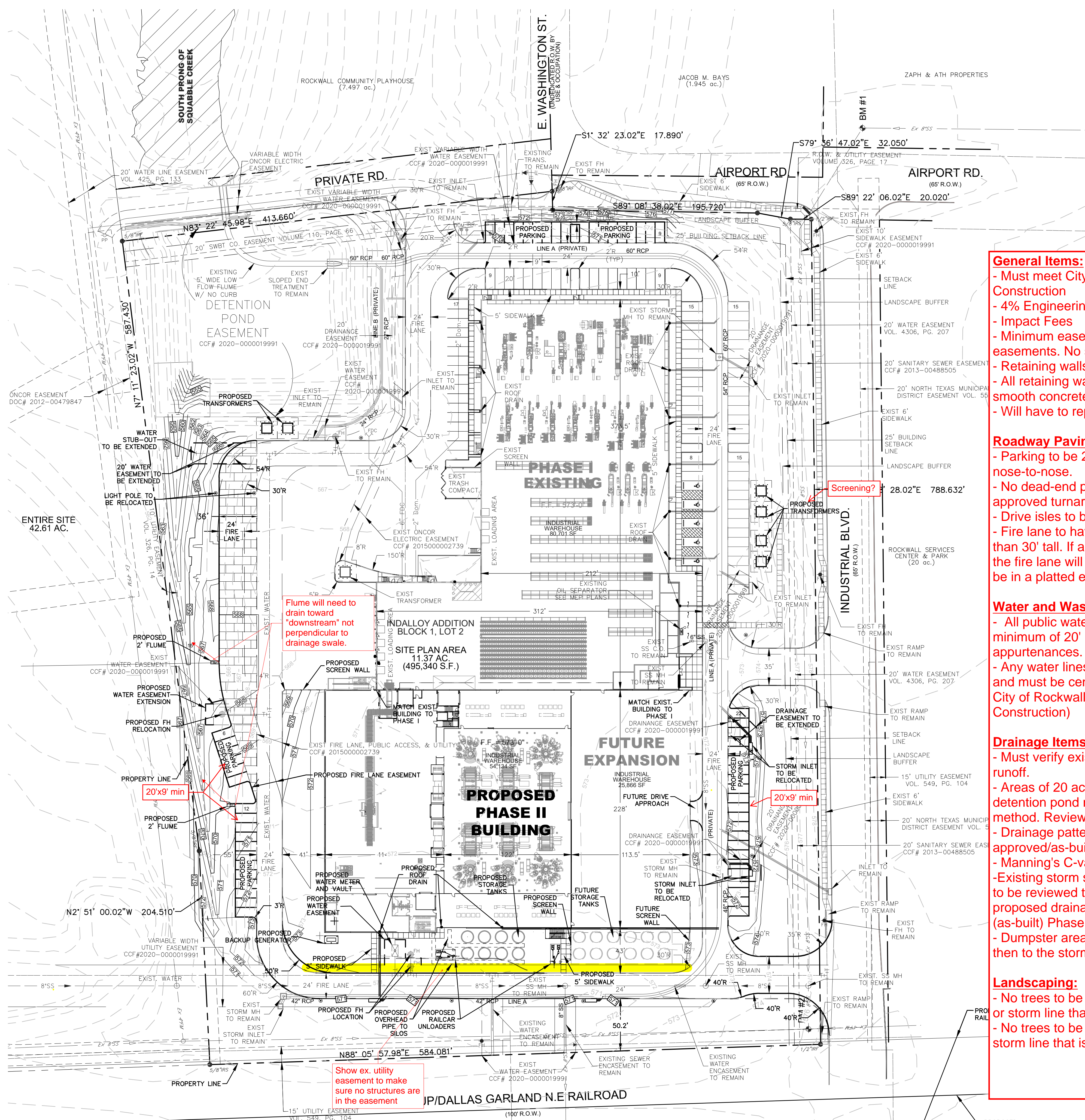
BRIAN M. SATAGAJ	107708
NAME	P.E. NO.
DATE	02/17/2022
TBPELS Engineering Firm #312	

Sheet Title

DETAIL SITE PLAN

C0.02
Sheet Number

February 17, 2023\5000s\35533\003\CADD\Sheets\FRCI\Phase II\C-SITE-35533.dwg



- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".



DEVELOPMENT APPLICATION

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

IF 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
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST (\$100.00)

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **501 INDUSTRIAL BLVD, ROCKWALL TX 75087**

SUBDIVISION **INDALLOY ADDITION**

LOT **2** BLOCK **1**

GENERAL LOCATION **INTERSECTION OF RAILROAD RD AND INDUSTRIAL BLVD; NORTH OF I-30**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **LIGHT INDUSTRIAL**

CURRENT USE **OFFICE, WAREHOUSE, MANUFACTURING**

PROPOSED ZONING **LIGHT INDUSTRIAL**

PROPOSED USE **OFFICE, WAREHOUSE, MANUFACTURING**

ACREAGE **11.37 AC**

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 **ALVAPLAST US DEVELOPMENT LLC**

☒ APPLICANT **HALFF ASSOCIATES**

CONTACT PERSON **CAROLINA MOLINA**

CONTACT PERSON **TJ MCDONALD**

ADDRESS **1480 JUSTIN ROAD**

ADDRESS **3803 PARKWOOD BLVD, SUITE 800**

CITY, STATE & ZIP **ROCKWALL, TX 75087**

CITY, STATE & ZIP **FRISCO, TX 75034**

PHONE **469-402-1232**

PHONE **214-937-3939**

E-MAIL **CMolina@sprpackaging.com**

E-MAIL **tmcdonald@halff.com**

NOTARY VERIFICATION [REQUIRED]

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

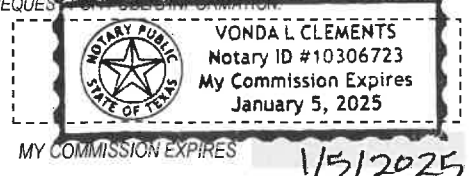
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 477.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF February 20 23 BY SIGNING THIS APPLICATION, 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."

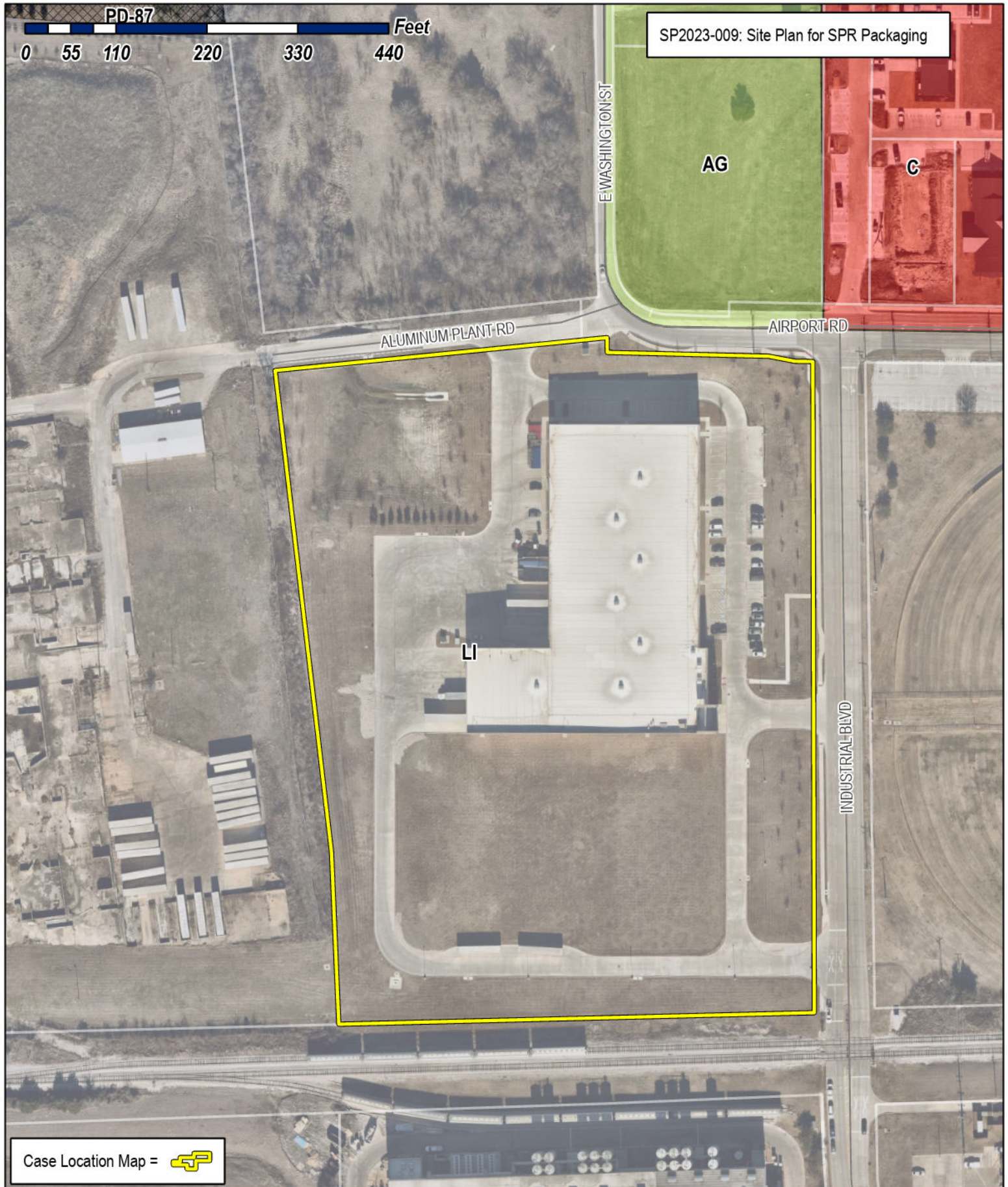
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF February 20 23

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]
Vonda L Clements





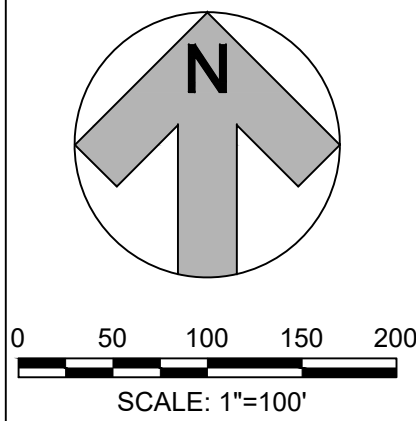
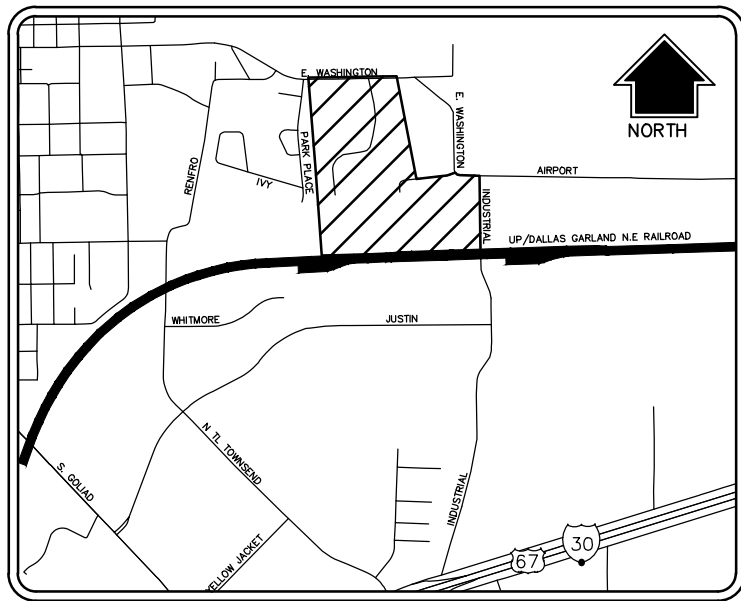
City of Rockwall

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.



February 17, 2023 35000355330303CADD\Sheets\FRC\Phase II\IC-SITE-35533.dwg



SPR PACKAGING
SPR NORTH PHASE 2
ROCKWALL, TEXAS
INDALLOY ADDITION, BLOCK 1, LOT 2

HALFF
3803 PARKWOOD BLVD, SUITE 800
FRISCO, TEXAS 75034-8640
FAX 214-684-4574
TBPELS FIRM # F-312

Revision No.	Date	Description

SURVEYOR

HALFF ASSOCIATES, INC.
RICHARDSON, TEXAS 75081
CONTACT: DREW CHAVCHALOV
EMAIL: DCHAVCALOV@HALFF.COM
TEL: (214) 217-6461
TBPELS FIRM# F-312

DEVELOPER/OWNER

ALVAPLAST US DEVELOPMENT LLC
1480 JUSTIN ROAD
ROCKWALL, TX 75087
CONTACT: CAROLINA MOLINA
EMAIL: CMOLINA@SPRPACKAGING.COM
TEL: 469-402-1232

ENGINEER

HALFF ASSOCIATES, INC.
FRISCO, TEXAS 75034-8640
CONTACT: BRIAN SATAGAJ
EMAIL: BSATAGAJ@HALFF.COM
TEL: (214) 217-6463
TBPELS FIRM# F-312

ARCHITECT

PROSS DESIGN GROUP, INC.
DALLAS, TEXAS 75230-8640
CONTACT: DAVID MORALES
EMAIL: DMORALES@PDGARCH.COM
TEL: (972) 759-1400

LANDSCAPE ARCHITECT

BELLE FIRMA
4245 NORTH CENTRAL EXPY
SUITE 501
DALLAS, TX 75205
CONTACT: KORI HAUG
EMAIL: KHAUG@BELLEFIRMA.COM
TEL: 214-865-7192

● BENCHMARK 1
CENTER OF SANITARY SEWER
MANHOLE LID, LOCATED 100
FEET NORTHEAST OF THE
EASTERN-MOST NORTHEAST
PROPERTY CORNER
ELEVATION=580.82'

● BENCHMARK 2
CENTER OF SANITARY SEWER
MANHOLE LID, LOCATED 18.5
FEET NORTHWEST OF THE SOUTHEAST
PROPERTY CORNER ELEVATION =577.13'

CASE NO. XXXX

CITY#: XXXX

PRELIMINARY

FOR INTERIM REVIEW ONLY
These documents are for Interim Review
and not intended for Construction, Bidding,
or Permit Purposes. They were prepared
by, or under the supervision of:

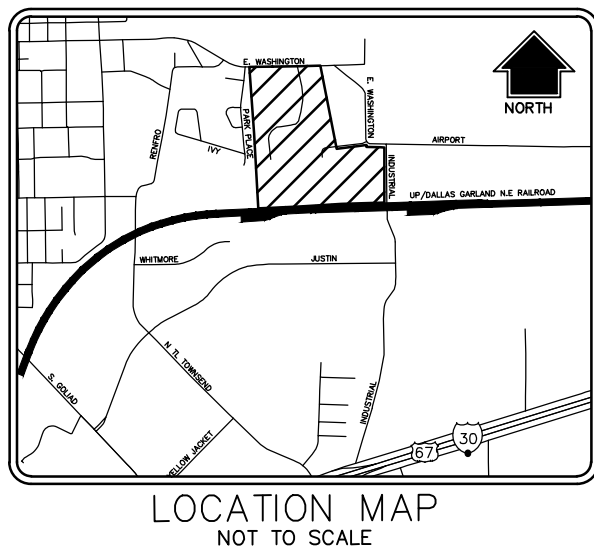
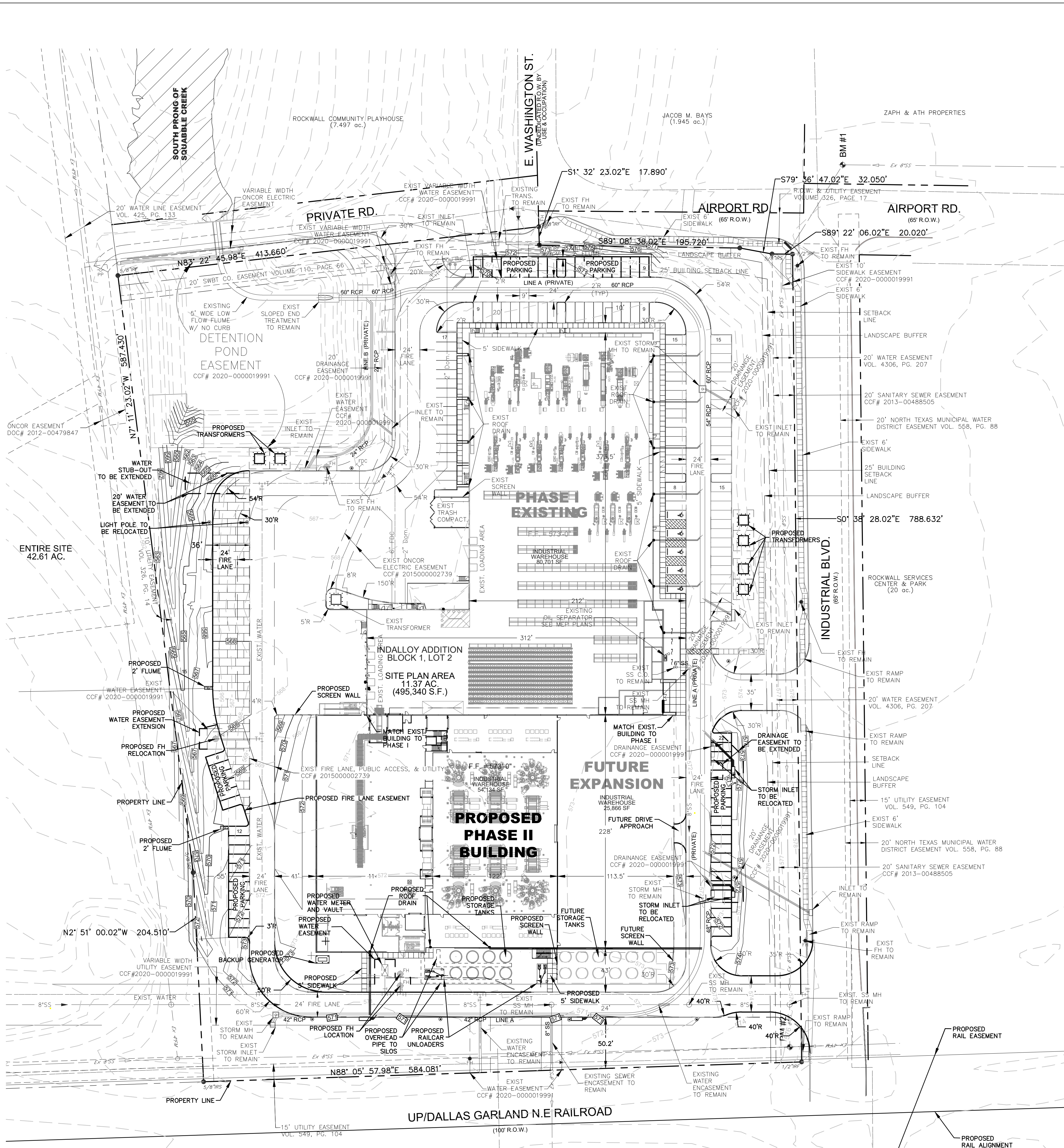
BRIAN M. SATAGAJ 107708
NAME: P.E. NO.
DATE: 02/17/2022
TBPELS Engineering Firm #312

Project No.: 35533
Issued: FEB., 2023
Drawn By: CAD
Checked By: BMS
Scale: AS SHOWN
Sheet Title

OVERALL
SITE PLAN

C0.01
Sheet Number

February 17, 2023\3000s\35533\003\CADD\Sheets\FRC\Phase I\IC-SITE-35533.dwg



SITE DATA:

CURRENT ZONING:	(L1) LIGHT INDUSTRIAL
PROPOSED LAND USE:	OFFICE, WAREHOUSE, MANUFACTURING
TOTAL SITE AREA:	11.37 AC. (495,340 SF)
BUILDING:	
PHASE 1	
1st FLOOR EXISTING	78,682 SF
2nd FLOOR EXISTING	536 SF
2nd FLOOR NEW	1,483 SF
TOTAL	80,701 SF
PHASE 2	
1st FLOOR	54,134 SF
2nd FLOOR	34,291 SF
TOTAL	88,425 SF
FUTURE EXPANSION (ESTIMATED)	
1st FLOOR	25,866 SF

PARKING:

NOTE:
REQUIRED PARKING CALCULATED PER OWNER PROVIDED EMPLOYEE & SHIFT DATA
REFERENCE VARIANCE REQUEST SUBMITTED WITH SITE PLAN

EMPLOYEES PER SHIFT = 60 ON 50% STAGGERED/OVERLAPPING SCHEDULE

EMPLOYEE PARKING SPACES REQUIRED = 90 SPACES
VISITOR PARKING SPACES REQUIRED = 20 SPACES
TOTAL PARKING SPACES REQUIRED = 110 SPACES
TOTAL PARKING SPACES PROVIDED = 146 SPACES

ACCESSIBLE SPACES REQUIRED = 5 SPACES
ACCESSIBLE SPACES PROVIDED = 5 SPACES
*SPACES ARE INCLUDED IN TOTAL ABOVE

EXISTING LEGEND

	FIRE DEPARTMENT CONNECTION
	FIRE HYDRANT
	WATER VALVE
	SANITARY SEWER MANHOLE
	POWER POLE
	STORM MANHOLE
	WATERLINE
	SEWER LINE
	EASEMENT LINE
	PROPERTY LINE
	CONTOUR LINE

LEGEND

7" THICK, 3600 PSI CONCRETE PAVEMENT
(6.5 SACK MIX) WITH #3 BARS AT 18"
O.C.E.W. OVER LIME TREATED SUBGRADE PER
GEOTECHNICAL RECOMMENDATIONS

SURVEYOR

HALFF ASSOCIATES, INC.
RICHARDSON, TEXAS 75081
CONTACT: DREW CHAVCHALOV
EMAIL: DCHAVCALOV@HALFF.COM
TEL: (214) 217-6461
TBPELS FIRM# F-312

DEVELOPER/OWNER

ALVAPLAST US DEVELOPMENT LLC
1480 JUSTIN ROAD
ROCKWALL, TX 75087
CONTACT: CAROLINA MOLINA
EMAIL: CMOLINA@SPRPACKAGING.COM
TEL: 469-402-1232

ENGINEER

HALFF ASSOCIATES, INC.
FRISCO, TEXAS 75034-8640
CONTACT: BRIAN SATAGAJ
EMAIL: BSATAGAJ@HALFF.COM
TEL: (214) 217-6463
TBPELS FIRM# F-312

ARCHITECT

PROSS DESIGN GROUP, INC.
DALLAS, TEXAS 75230-8640
CONTACT: DAVID MORALES
EMAIL: DMORALES@PDGARCH.COM
TEL: (972) 759-1400

LANDSCAPE ARCHITECT

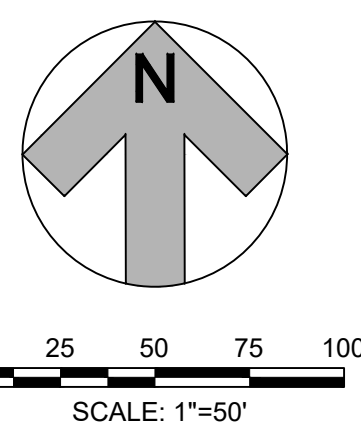
BELLE FIRMA
4245 NORTH CENTRAL EXPY
SUITE 501
DALLAS, TX 75205
CONTACT: KORI HAUG
EMAIL: KHAUG@BELLEFIRMA.COM
TEL: 214-865-7192

BENCHMARK 1
CENTER OF SANITARY SEWER
MANHOLE LID, LOCATED 100
FEET NORTHWEST OF THE
EASTERN-MOST NORTHEAST
PROPERTY CORNER
ELEVATION=580.82'

BENCHMARK 2
CENTER OF SANITARY SEWER
MANHOLE LID, LOCATED 18.5
FEET NORTHWEST OF THE SOUTHEAST
PROPERTY CORNER
ELEVATION=577.13'

CASE NO. XXXX

CITY#: XXXX



SPR
PACKAGING
SPR NORTH PHASE 2
ROCKWALL, TEXAS
INDALLOY ADDITION, BLOCK 1, LOT 2



Revision No.	Date	Description

PRELIMINARY

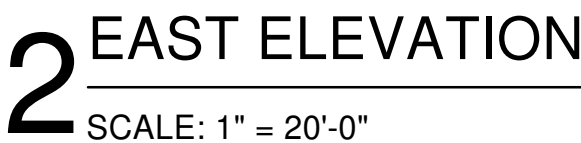
FOR INTERIM REVIEW ONLY
These documents are for Interim Review
and not intended for Construction, Bidding,
or Permit Purposes. They were prepared
by, or under the supervision of:

BRIAN M. SATAGAJ 107708
NAME P.E. NO.
DATE 02/17/2022
TBPELS Engineering Firm #312

Project No.: 35533
Issued: FEB. 2023
Drawn By: CAD
Checked By: BMS
Scale: AS SHOWN
Sheet Title

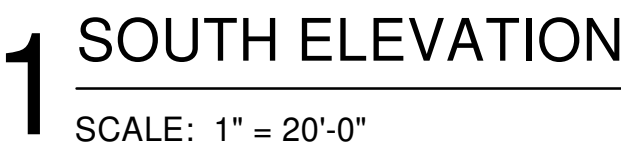
DETAIL SITE PLAN

C0.02
Sheet Number



PAINT SCHEME LEGEND

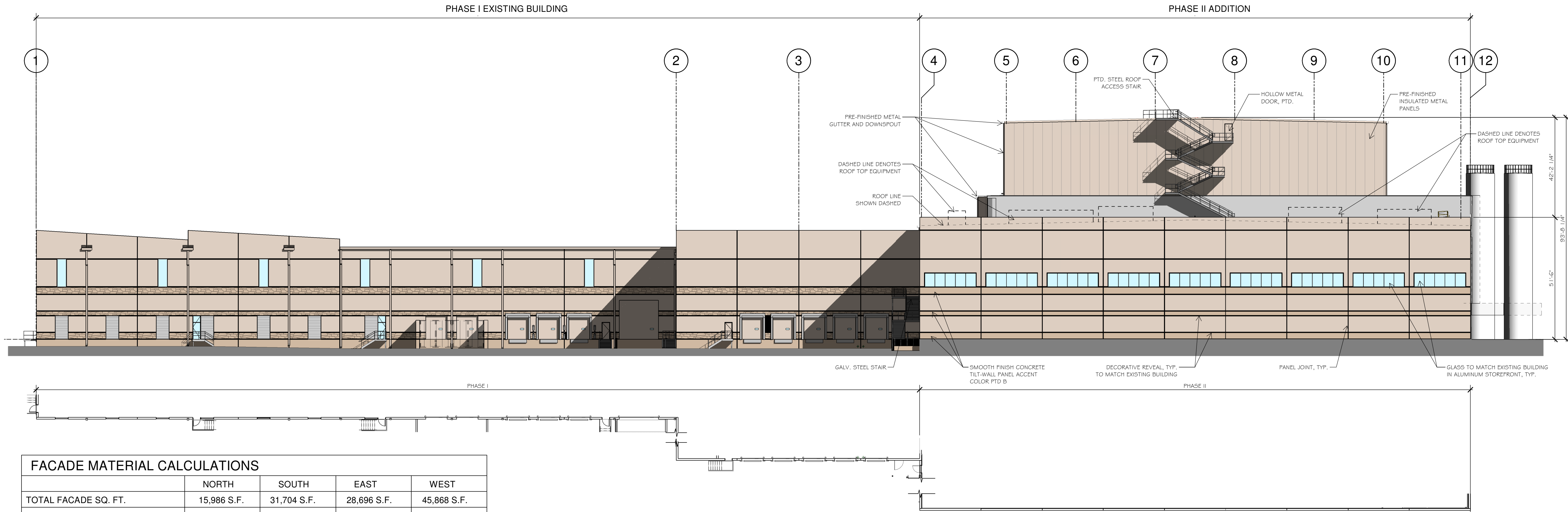
FACADE MATERIAL CALCULATIONS



ARCHITECT:
PROSS DESIGN GROUP, INC.
CONTACT: ROBERT PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972. 759. 1400

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

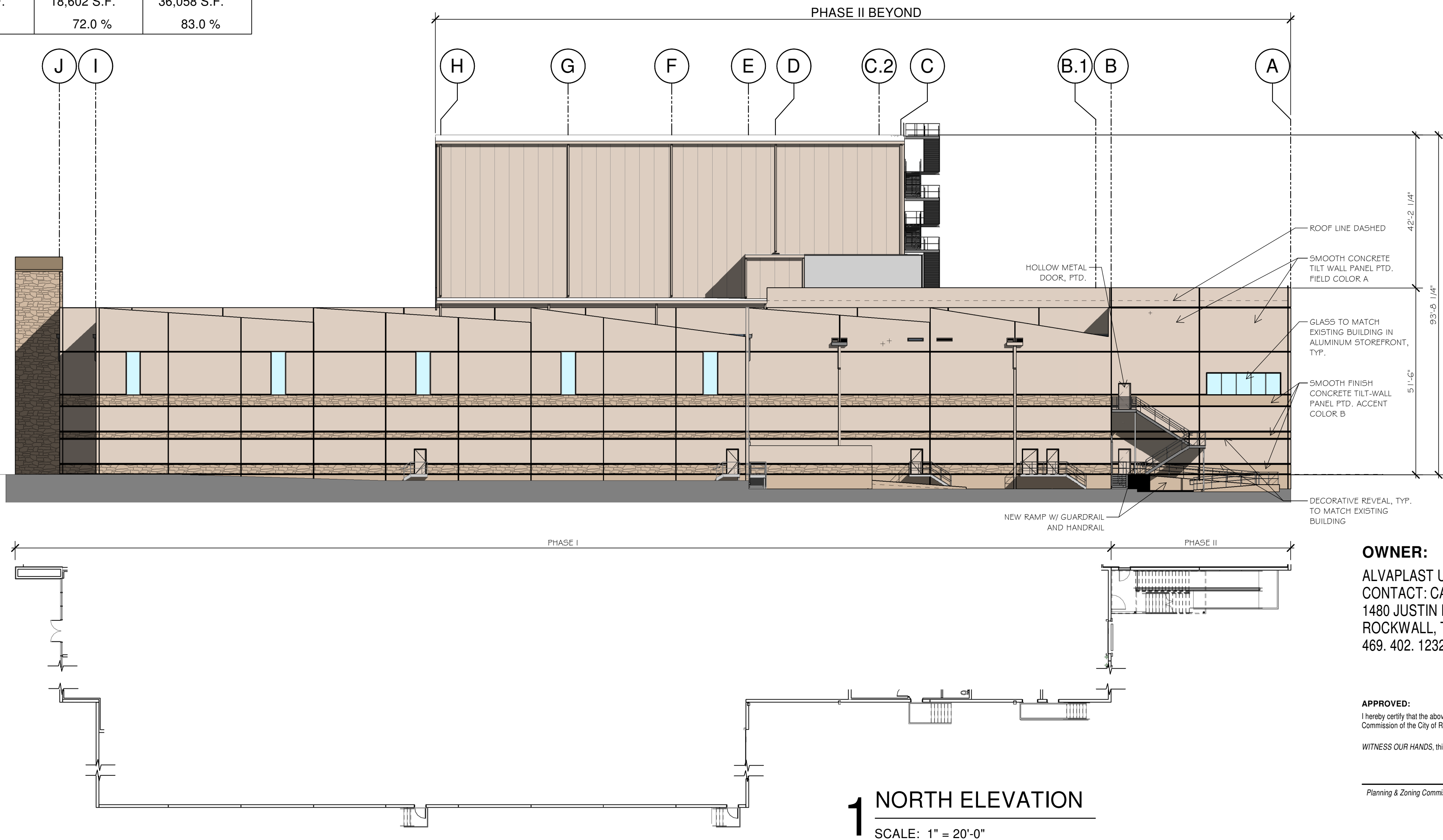


FACADE MATERIAL CALCULATIONS

	NORTH	SOUTH	EAST	WEST
TOTAL FACADE SQ. FT.	15,986 S.F.	31,704 S.F.	28,696 S.F.	45,868 S.F.
FACADE SQ. FT. EXCLUDING DOORS & WINDOWS	15,382 S.F.	31,194 S.F.	25,731 S.F.	43,187 S.F.
DOORS AND WINDOWS	604 S.F.	510 S.F.	2,965 S.F.	2,681 S.F.
INSULATED METAL PANELS (IMP)	43 S.F.	5,859 S.F.	7,129 S.F.	7,129 S.F.
MASONRY TOTAL	15,339 S.F.	25,335 S.F.	18,602 S.F.	36,058 S.F.
	99.7 %	81.0 %	72.0 %	83.0 %

PAINT SCHEME LEGEND

A	BASE PAINT COLOR
	SHERWIN WILLIAMS - SW 9085 TOUCH OF SAND
B	ACCENT PAINT COLOR 01
	SHERWIN WILLIAMS - SW 7518 BEACH HOUSE
C	ACCENT PAINT COLOR 02
	SHERWIN WILLIAMS - SW 7550 RESORT TAN
D	METAL PANEL - ACCENT TRIM
	METAL SPAN WEATHERXL- SADDLE TAN



OWNER:

ALVAPLAST U.S. DEVELOPMENT, LLC
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469. 402. 1232

ARCHITECT:

PROSS DESIGN GROUP, INC.
CONTACT: ROBERT PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972. 759. 1400

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, _____.

WITNESS OUR HANDS, this _____ day of _____, _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

1 NORTH ELEVATION

SCALE: 1" = 20'-0"

drawn: M
checked: ROBERT PROSS
date: 02/16/2023

DESCRIPTION

DATE

#



02/16/2023

pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230 972/759-1400

SPR PACKAGING
SPR NORTH - PHASE II
ROCKWALL, TEXAS

job no
2033
sheet

A3-1



SCALE: 1" = 20'-0"

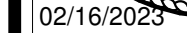
ALVAPLAST U.S. DEVELOPMENT, LLC
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469. 402. 1232

C PROSS DESIGN GROUP, INC.
CONTACT: ROBERT PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972.759.1400

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, _____.

Director of Planning and Zoning

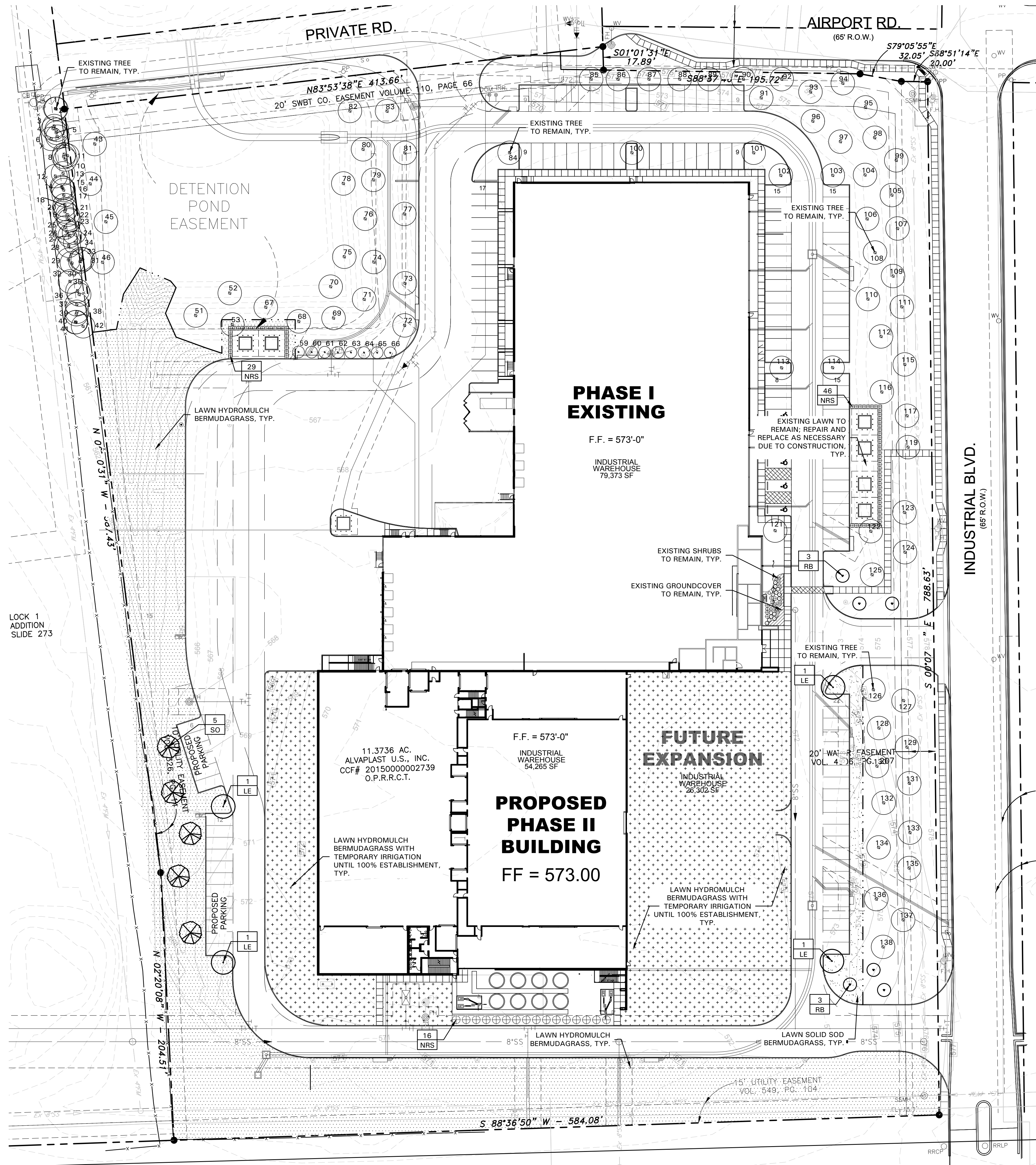
pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230. 972/759-1400

[illegible]

drawn:
AA checked
ROBERT PROSS
date
02/16/2023

job no
2033
sheet

A3-2



LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
- ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
- TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
- ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
- ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
- CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

SOLID SOD NOTES

- PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
LE	<i>Ulmus parvifolia</i> 'Sempervirens'	Lacebark Elm	4	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
RB	<i>Cercis canadensis</i> 'Oklaoma'	Oklahoma Redbud	6	30 gal.	container grown, 8' ht., 4' spread min.
SO	<i>Quercus shumardii</i>	Shumard Red Oak	5	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
SHRUBS/GROUNDCOVER					
NRS	<i>Ilex spp.</i> 'Nellie R. Stevens'	Nellie R. Stevens Holly	91	7 gal.	container full to base, 36" ht., refer to plan for spacing
	<i>Cynodon dactylon</i>	Common Bermudagrass			refer to notes

NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES. PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN. ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

LANDSCAPE TABULATIONS

STREET LANDSCAPING	
1. 10' wide landscape buffer with one tree per 50 l.f.	
INDUSTRIAL BLVD.: 789 l.f.	
Required (16) trees, 3" cal.	Provided (16) existing trees, 4" cal. +
AIRPORT RD.: 248 l.f.	
Required (5) trees, 3" cal.	Provided (5) existing trees, 4" cal. +
PARKING LOT LANDSCAPING	
1. 5% of the interior parking lot shall be landscape.	
2. One (1) tree for every ten (10) parking spaces.	
3. All parking spaces shall be a minimum eighty (80) feet from a tree.	
Total interior parking lot area: 38,589 s.f.	
Total parking spaces: 88 spaces	
Required 1,930 s.f. (5%) (9) trees	Provided 3,164 s.f. (16%) (9) existing trees
SITE LANDSCAPING	
1. 10% of the total site shall be landscaped for LIGHT INDUSTRIAL.	
2. 100% of the total requirements shall be located in the front of and along side buildings for LIGHT INDUSTRIAL.	
Total site: 11.37 AC; 495,440 s.f.	
Required 49,544 s.f. (10%) (49,544 s.f. (100%))	Provided 263,051 s.f. (25%) (168,924 s.f.)
DETENTION BASIN REQUIREMENTS	
1. A minimum of one (1) tree for every 750 s.f. of dry land area.	
Dry Land Area: 17,143 s.f.	
Required (23) trees	Provided (23) existing trees
INCREASED LANDSCAPING	
1. Materials and Masonry Composition	
2. Above Ground Silo Screening	
3. Parking	
Provided:	
1. (5) Additional trees along west parking row.	
2. (6) Ornamental trees added at existing entry drives.	
3. (16) Evergreen screening shrubs provided around silos.	

CITY OF ROCKWALL NOTES

- NO TREES WITHIN 5'-0" OF ANY UTILITIES
- IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC

OWNER:

ALVAPLAST U.S. DEVELOPMENT, LLC
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469.402.1232

ARCHITECT:

PROSS DESIGN GROUP, INC.
CONTACT: ROBERT PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972.759.1400

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____.

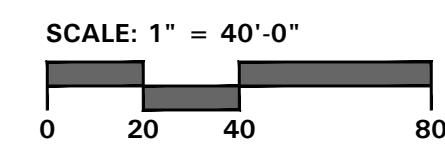
WITNESS OUR HANDS, this _____ day of _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

LANDSCAPE PLAN

- 4245 North Central Expy
- Suite 501
- Dallas, Texas 75205
- 214.865.7192 office



drawn: m
checked: K
date: 02/16/2023

DESCRIPTION

DATE

#

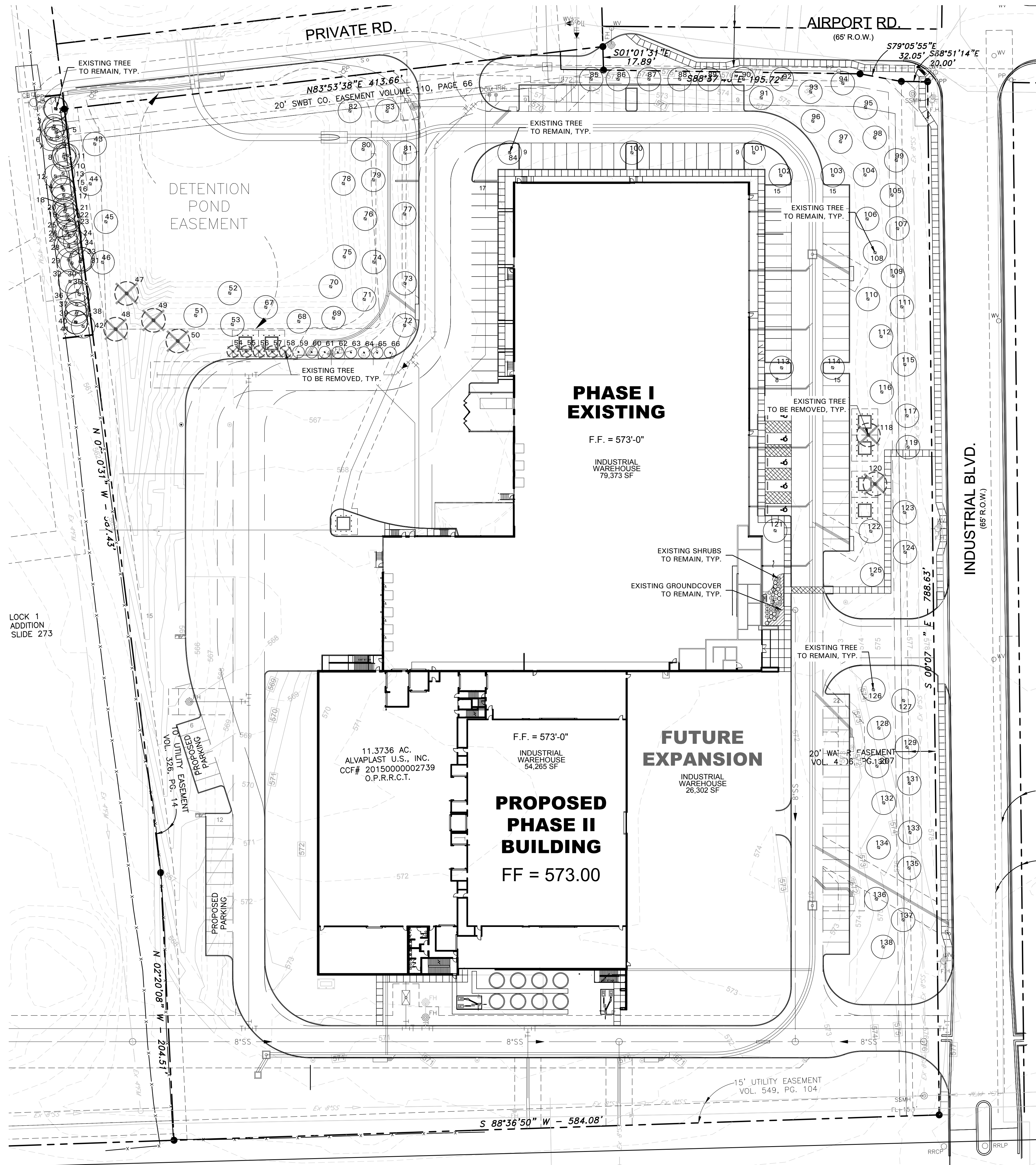


pross design group, incorporated
5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230 972.759.1400

SPR PACKAGING
SPR NORTH - PHASE II
ROCKWALL, TEXAS

job no
2033
sheet

L2.01



EXISTING TREE LEGEND

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.01
- EXISTING SHRUBS TO REMAIN

TREE PRESERVATION NOTES

- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
- IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
- NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
- ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
- NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
- NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE, INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
- NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
- NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
- BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
- IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
- ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4') FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
- ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
- WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.

CITY OF ROCKWALL NOTES

- NO TREES WITHIN 5'-0" OF ANY UTILITIES
- IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC

OWNER:

ALVAPLAST U.S. DEVELOPMENT, LLC
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469.402.1232

ARCHITECT:

PROSS DESIGN GROUP, INC.
CONTACT: ROBERT PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972.759.1400

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____.

WITNESS OUR HANDS, this _____ day of _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

TREE PRESERVATION PLAN



SCALE: 1" = 40'-0"
0 20 40 80



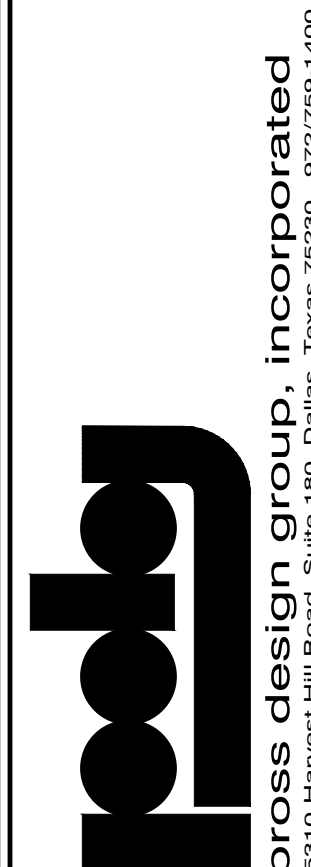
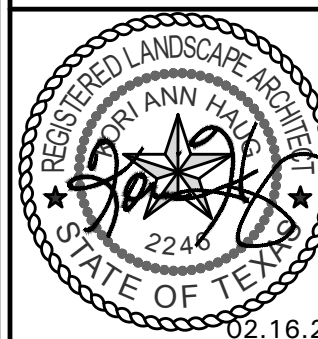
4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

drawn: m
checked: k
date: 02/16/2023

DESCRIPTION

DATE

#



SPR
PACKAGING
SPR NORTH - PHASE II
ROCKWALL, TEXAS

job no
2033
sheet

L1.01

TREE SURVEY FIELD DATA							
No.	Dis. (Inches)	Species (common name)	Status	Condition	Remarks	Protection Status	Mitigation Required
1	7	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
2	6	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
3	5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
4	6	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
5	15	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
6	7	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
7	7.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
8	12	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
9	11	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
10	12	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
11	8.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
12	12	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
13	8	BOIS D'ARC	TO REMAIN	POOR	OFFSITE	NON-PROTECTED	
14	7	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
15	6	EASTERN RED CEDAR	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
16	9	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
17	10	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
18	10	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
19	14	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
20	10	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
21	5	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
22	12	EASTERN RED CEDAR	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
23	6.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
24	6	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
25	6.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
26	11	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
27	4	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
28	15	HACKBERRY	TO REMAIN	GOOD	OFFSITE	SECONDARY PROTECTED	
29	7	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
30	10	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
31	7.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
32	9	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
33	13.5	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
34	10	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
35	9.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
36	17.5	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
37	4	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
38	9.5	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
39	9.5	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
40	4	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
41	10	HACKBERRY	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
42	5	BOIS D'ARC	TO REMAIN	GOOD	OFFSITE	NON-PROTECTED	
43	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
44	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
45	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
46	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
47	3	CHINKAPIN OAK	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
48	3	BALD CY PRESS	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
49	3	BALD CY PRESS	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
50	3	BALD CY PRESS	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
51	3	BALD CY PRESS	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
52	3	BALD CY PRESS	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
53	3	BALD CY PRESS	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
54	3	EASTERN RED CEDAR	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
55	3	EASTERN RED CEDAR	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
56	3	EASTERN RED CEDAR	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
57	3	EASTERN RED CEDAR	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
58	3	EASTERN RED CEDAR	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
59	3	EASTERN RED CEDAR	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
60	3	EASTERN RED CEDAR	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
61	3	EASTERN RED CEDAR	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
62	3	EASTERN RED CEDAR	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
63	3	EASTERN RED CEDAR	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
64	3	EASTERN RED CEDAR	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
65	3	EASTERN RED CEDAR	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
66	3	EASTERN RED CEDAR	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
67	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
68	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
69	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
70	3	BALD CY PRESS	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
71	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
72	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
73	3	CHINKAPIN OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
74	3	BALD CY PRESS	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
75	3	BALD CY PRESS	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
76	3	BALD CY PRESS	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
77	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
78	3	BALD CY PRESS	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
79	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
80	3	BALD CY PRESS	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
81	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
82	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
83	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
84	3	LACEBARK ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
85	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
86	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
87	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
88	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
89	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
90	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
91	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
92	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
93	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
94	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
95	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
96	3	BUR OAK	TO REMAIN	POOR	ON-SITE	NON-PROTECTED	
97	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
98	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
99	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
100	3	LACEBARK ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
101	3	LACEBARK ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
102	3	LACEBARK ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
103	3	LACEBARK ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
104	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
105	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
106	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
107	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
108	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
109	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
110	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
111	3	SHUMARD OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
112	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
113	3	LACEBARK ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
114	3	LACEBARK ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
115	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
116	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
117	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
118	3	LIVE OAK	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
119	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
120	3	CEDAR ELM	TO BE REMOVED	GOOD	ON-SITE	NON-PROTECTED	
121	3	LACEBARK ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
122	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
123	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
124	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
125	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
126	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
127	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
128	3	BUR OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
129	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
130	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
131	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
132	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
133	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
134	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
135	3	LIVE OAK	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
136	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
137	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
138	3	CEDAR ELM	TO REMAIN	GOOD	ON-SITE	NON-PROTECTED	
Total Caliper Inches on Site							663.00
Total Caliper Inches Removed							33.00
Total Mitigation Inches Required							0.00
Total Mitigation Inches Provided (Refer to Landscape Plans)							0.00
Total Mitigation Inches Remaining							0.00
Tree Preservation Credits Purchased (100% of total mitigation inches paid at \$100/inch)							0.00
							\$0.00

OWNER:

ALVAPLAST U.S. DEVELOPMENT, LLC
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469. 402. 1232

ARCHITECT:

PROSS DESIGN GROUP, INC.
CONTACT: ROBERT PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972. 759. 1400

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, _____.

WITNESS OUR HANDS , this _____ day of _____, _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

TREE PRESERVATION NOTES

BELLE FIRMA

• 4245 North Central Expy

• Suite 501

• Dallas, Texas 75205

• 214.865.7192 office

drawn: m
checked: K
date: 02/16/2023

DESCRIPTION

DATE

#

REGISTERED LANDSCAPE ARCHITECT
STATE OF TEXAS
2246
02.16.22

pross design group, incorporated

5310 Harvest Hill Road, Suite 180, Dallas, Texas 75230 972.759.1400

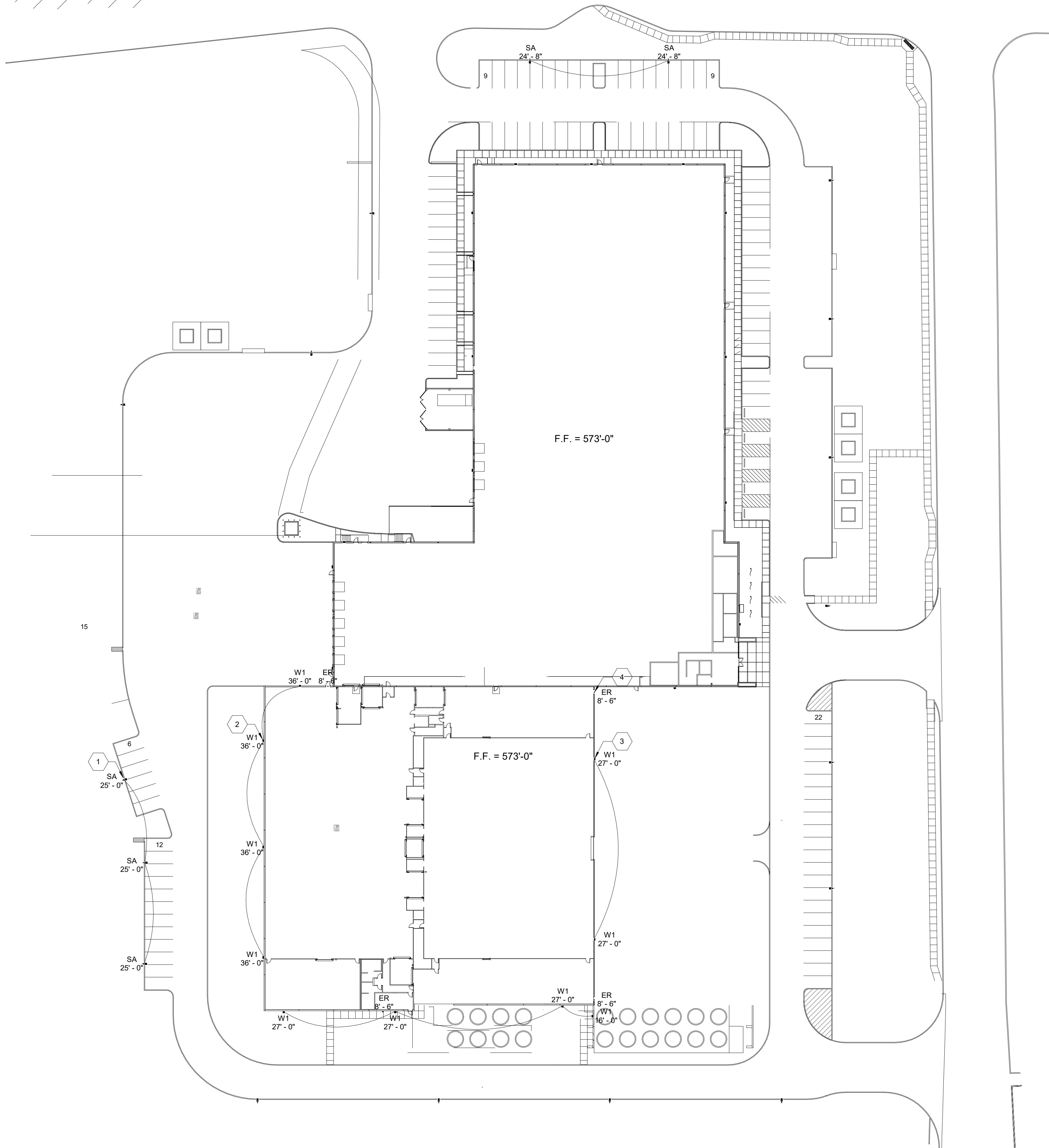
SPR PACKAGING

SPR NORTH - PHASE II

ROCKWALL, TEXAS

job no
2033
sheet

L1.02



OVERALL PLAN - FIRST FLOOR
SCALE: 1" = 40'-0"

1
E1.0

DRAWING NOTES

DRAWING E1.0

- 1 MOUNT TOP OF LIGHTING FIXTURE AT 25'-0" TO MATCH EXISTING SITE LIGHTING. MATCH EXISTING SQUARE STRAIGHT STEEL LIGHT POLE. CATALOG NUMBER SSS-25-4C-DM19AS-DDBXD.
- 2 MOUNT FIXTURE ABOVE SECOND FLOOR WINDOWS. COORDINATE WITH OWNER TO VERIFY EXACT MOUNTING HEIGHT.
- 3 MOUNT FIXTURE AT 27'-0" AFF TO MATCH EXISTING SITE LIGHTING HEIGHT.
- 4 MOUNT OVERHEAD FIXTURES +1'-0" ABOVE DOORWAY.

GENERAL NOTES

APPLIES TO ALL DRAWINGS OF THIS TRADE

- A FOR GENERAL NOTES, LEGEND AND SYMBOLS SEE DRAWING E0.1.
- B FOR LIGHTING INFORMATION AND LUMINAIRE SCHEDULE SEE DRAWING E7.1.
- C EXIT SIGNS AND EMERGENCY FIXTURES SHALL BE PROVIDED WITH AN UNSWITCHED "HOT" TO PROVIDE CONTINUOUS POWER TO THE FIXTURE EVEN WHEN OFF.
- D PROVIDE ALL MOUNTING HARDWARE FOR LIGHTING FIXTURES INCLUDING CABLING, MOUNTING BRACKETS, ETC. AS REQUIRED.

OWNER:

ALVAPLAST U.S. DEVELOPMENT, LLC
CONTACT: CAROLINA MOLINA
1480 JUSTIN ROAD
ROCKWALL, TX 75087
469.402.1232

ARCHITECT:

PROSS DESIGN GROUP, INC.
CONTACT: ROBERT PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972.759.1400

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____.

WITNESS OUR HANDS, this _____ day of _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

drawn:
LSHAM
checked:
MMOD
date:
02/16/2023

DESCRIPTION

Issued for Site Submittal

DATE
02/17/2023

1

24x36in BORDER

THERMALTECH
ENGINEERING
FACILITY AND UTILITY SYSTEMS
ANALYSIS/DESIGN/CONSTRUCTION
513-561-2271 • WWW.THERMALTECH.COM
OH • ELIZABETHTOWN, PA • FORT WORTH, TX • LAWRENCEBURG, IN
RICHLAND, MI • GRAND RAPIDS, MI • MEMPHIS, TN

SPR
PACKAGING
SPR NORTH - PHASE II
ROCKWALL, TEXAS

job no
13597.030
ELECTRICAL

E1.0



PROSS DESIGN GROUP, INC.
CONTACT: ROBERT PROSS
5310 HARVEST HILL RD., SUITE 180
DALLAS, TX 75230
972.759.1400

Director of Planning and Zoning

SPR  **PACKAGING**
SPR NORTH - PHASE II
ROCKWALL, TEXAS

E1.1

[illegible]

24x36in BORDER