

# AGENDA

ARCHITECTURAL REVIEW BOARD MEETING  
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS  
DECEMBER 10, 2024 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) ACTION AGENDA

(1) **SP2024-048 (HENRY LEE)**

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Bill Bricker of Rockwall Property Corporation for the approval of a Site Plan for a *Dog Boarding Facility* on a 1.50-acre tract of land identified as a portion of Tract 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 71 (PD-71) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at southwest corner of the intersection of Park Hills Boulevard and John King Boulevard, and take any action necessary.

(IV) 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, Melanie Zavala, 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 December 6, 2024 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 CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Planning and Zoning Commission  
**DATE:** December 10, 2024  
**APPLICANT:** Jeff Carroll, *Carroll Architects*  
**CASE NUMBER:** SP2024-048; *Site Plan for River Dog Retreat*

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### SUMMARY

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Bill Bricker of Rockwall Property Corporation for the approval of a *Site Plan* for an *Animal Boarding/Kennel without Outside Pens* on a 1.50-acre tract of land identified as a portion of Tract 6-1 of the G. W. Redlin Survey, Abstract No. 183, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 71 (PD-71) for Commercial (C) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located at southwest corner of the intersection of Park Hills Boulevard and John King Boulevard, and take any action necessary.

### BACKGROUND

The subject property was annexed by the City Council 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. On June 18, 2007, the City Council approved a zoning change [*Case No. Z2007-011; Ordinance No. 07-19*] that rezoned the property from Agricultural (AG) District to Planned Development District 71 (PD-71) for Commercial (C) District land uses. On September 2, 2008, the City Council approved a zoning case [*Case No. Z2008-017; Ordinance No. 08-45*] to amend Planned Development District 71 (PD-71) for Commercial (C) District land uses. The subject property has remained vacant since the time of annexation.

### PURPOSE

On November 15, 2024, the applicant -- *Jeff Carroll of Carroll Architects* -- submitted an application requesting the approval of a *Site Plan* for the purpose of allowing the construction of an *Animal Boarding/Kennel without Outside Pens* on the subject property.

### ADJACENT LAND USES AND ACCESS

The subject property is generally located at southwest corner of the intersection of Park Hills Boulevard and John King Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Park Hills Boulevard, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the remainder of a 17.1160-acre tract (*i.e. Tract 6-1 of the G. W. Redlin Survey, Abstract No. 183*) of land. Following this is a vacant 24.9036-acre tract (*i.e. Tract 1 of the G. W. Redlin Survey, Abstract No. 183*) on land. Both properties are zoned Planned Development District 71 (PD-71) for Commercial (C) District land uses. North of this is State Highway 66 [*SH-66*], which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is the remainder of 17.1160-acre tract (*i.e. Tract 6-1 of the G. W. Redlin Survey, Abstract No. 183*) of land. Beyond this are three (3) vacant tracts (*i.e. Tracts 1-01, 3, & 1-4 of the N. Butler Survey, Abstract No. 20*) of land zoned Agricultural (AG) District.

East: Directly east of the subject property is N. John King Boulevard, which is identified as a P6D (*i.e. primary arterial, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the remainder of a 17.1160-acre tract (*i.e. Tract 6-1 of the G. W. Redlin Survey, Abstract No. 183*) of land, zoned Planned Development District 71 (PD-71) for Commercial (C) District land uses. Following this are several tracts of land that make up the Ralph M. Hall Rockwall Airport and that are zoned Agricultural (AG) District.

West: Directly west of the subject property is the remainder of a 17.1160-acre tract (*i.e. Tract 6-1 of the G. W. Redlin Survey, Abstract No. 183*) of land. Following this is a vacant 67.0750-acre tract (*i.e. Tract 6 of the G. W. Redlin Survey, Abstract No. 183*) of land. Both properties are zoned Planned Development District 98 (PD-98) for Single-Family 8.4 (SF-8.4) District land uses. Beyond this is Harry Myers Park.

**DENSITY AND DIMENSIONAL REQUIREMENTS**

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *Animal Boarding/Kennel without Outside Pens* is a permitted *by-right* land use in a Commercial (C) District. The submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District with the exception of the items noted in the *Variances and Exceptions Requested by the Applicant* section of this case memo. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>10,000 SF</i>	<i>X=1.50-Acres; In Conformance</i>
<i>Minimum Lot Frontage</i>	<i>60-Feet</i>	<i>X=250-feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>	<i>X=376-feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>25-Feet</i>	<i>X&gt;25-feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet</i>	<i>X&gt;10-feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>10-Feet</i>	<i>X&gt;15-feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>60-Feet</i>	<i>X=28-feet; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>60%</i>	<i>X=9.40%; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>25 Required Spaces</i>	<i>X=25; In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>20%</i>	<i>X=65%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>85-90%</i>	<i>X=35%; In Conformance</i>

**TREESCAPE PLAN**

The landscape plan provided by the applicant indicates that no trees that require mitigation are to be removed. Given this, the applicant was not required to provide a treescape plan.

**CONFORMANCE WITH THE CITY’S CODES**

According to Subsection 02.02(A)(2), *Agricultural and Animal Related Land Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), an *Animal Boarding/Kennel* is defined as a “(a)ny premises in which housing, raising, or training more than three (3) dogs, cats, or any other domesticated animal over the age of three (3) months old as a commercial enterprise, excluding livestock or farm animals. This definition excludes pet shops.” In this case, the applicant’s request for an *Animal Boarding/Kennel without Outside Pens* is permitted *by-right* according to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

According to Subsection 01.06, *Residential Adjacency Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(a)ny non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers...” In addition, “(a)s an alternative, the Planning and Zoning Commission may approve an alternative screening method that incorporates a wrought iron fence and three (3) tiered screening (*i.e. [1] small to mid-sized shrubs, large shrubs or accent trees, and canopy trees or [2] evergreen trees and canopy trees*) along the entire length of the adjacency...” In this case, the applicant is proposing to utilize the existing tree line as the residential adjacency

screening, in lieu of the required screening. Given this, the Planning and Zoning Commission may consider this *exception* in accordance with the procedures contained in Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of this Unified Development Code (UDC).

According to Section 04(B), *Prohibited Planting Materials*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(a)rtificial or synthetic plant materials (e.g. *artificial grass, turf, trees, and/or shrubs*) shall be prohibited on all non-residentially zoned or used property in the City of Rockwall; however, the Planning and Zoning Commission can grant an *Exception* ... where it is found that the artificial plant materials are integral to the operations..." In this case, the proposed landscape plan indicates the use of artificial turf within the dog play yard. The variance letter provided by the applicant indicates that the artificial turf is integral to the operations of the facility and that it will be PFAS (*i.e. Perfluorinated Alkylated Substance*) free. Given this, the Planning and Zoning Commission may consider this *exception* in accordance with the procedures contained in Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of this Unified Development Code (UDC).

The proposed site plan generally conforms to the requirements of the *General Commercial District Standards* and *General Overlay District Standards*, stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the variance(s) and exception(s) being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

### **VARIANCES AND EXCEPTIONS BY THE APPLICANT**

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following variance(s) and exception(s):

(1) Architectural Standards.

- (a) Masonry Materials. According to Subsection 06.02(C)(1), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), cementitious materials are detailed as "...stucco, cementitious lap siding, or similar materials approved by the Director of Planning and Zoning or his/her designee..." In this case, nichiha is the proposed cementitious material. This will require a variance from the Planning and Zoning Commission.
- (b) Cementitious Material. According to Subsection 06.02(C)(1), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "...stucco shall not be used within the first four (4) feet from grade on a building's façade." In this case, the applicant is carrying nichiha to the base of the proposed building. This will require a variance from the Planning and Zoning Commission.
- (c) Four (4) Sided Architecture. According to Subsection 06.02(D), *Site Design Guidelines and Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features". In this case, the proposed building does not provide the same detailing and articulation on all four (4) sides. This will require a variance from the Planning and Zoning Commission.
- (d) Primary Articulation. According to Subsection 06.02(D), *Site Design Guidelines and Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features." Given this, each building façade is required to meet the primary articulation standards outlined in the *General Commercial District Standards*. In this case, each façade of the proposed building does not meet these requirements. This will require a variance from the Planning and Zoning Commission.

(2) Landscape Standards.

- (a) Residential Adjacency. According to Subsection 01.06, *Residential Adjacency Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ny non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a



masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers...” In this case, the applicant is proposing to utilize the existing tree line as the residential adjacency screening, in lieu of the required screening. This will require an exception from the Planning and Zoning Commission.

- (b) Artificial Turf. According to Section 04(B), *Prohibited Planting Materials*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), “(a)rtificial or synthetic plant materials (e.g. artificial grass, turf, trees, and/or shrubs) shall be prohibited on all non-residentially zoned or used property in the City of Rockwall...” In this case, the applicant is proposing artificial turf in the play areas. This will require an exception from the Planning and Zoning Commission.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant variances and exceptions to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. In addition, the code requires that the applicant provide compensatory measures that directly offset the requested variances and exceptions. At this time the applicant is proposing the following compensatory measures: [1] providing 65% landscaping, [2] one (1) additional accent tree in the parking area, [3] one (1) additional canopy tree in the detention pond, [4] providing awning over all of the windows and doors, and [5] an enhanced corner element at N. John King Boulevard and Park Hills Boulevard. Staff should note that compensatory item #4 is not truly compensatory as the Architectural Review Board (ARB) requested the awnings. In addition, staff should note that compensatory item #5 fulfills a Comprehensive Plan objective by providing a rest stop along the N. John King Boulevard hike/bike trail, and should be given additional consideration as it ties into the City’s greater trail plan. With that being said, requests for exceptions and variances to the *General Standards* are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (e.g. six [6] out of the seven [7] commissioners) -- with a minimum of four (4) votes in the affirmative -- is required for the approval of a variance or exception.

### **CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Central District and is designated for Commercial/Retail land uses on the Future Land Use Plan. The Central District Strategies detail that the *Commercial/Retail Centers* are intended “...to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures.” In this case, the proposed *Animal Boarding/Kennel without Outside Pens* will directly serve the adjacent residential subdivisions within the Central District and beyond. Based on this, the proposed *Animal Boarding/Kennel without Outside Pens* appears to be in conformance with the *District Strategies* outlined for the Central District within the OURHometown Vision 2040 Comprehensive Plan.

In addition, the proposed changes to the subject property help further the following goals and objectives contained in the OURHometown Vision 2040 Comprehensive Plan:

- (1) CH. 07 | Goal 07: Use street enhancements along key thoroughfares to reinforce community character, and provide a more appealing pedestrian experience.
- (2) CH. 09 | Goal 02: All non-residential developments should create distinctive destinations that further a sense of place by ... [Policy 06] incorporating pedestrian elements at regular intervals to ensure that developments are created to a pedestrian scale.
- (3) John King Boulevard Trail Plan: A ten (10) foot hike/bike trail shall be provided along John King Boulevard. In addition, rest areas should be provided “about every half mile” in order to provide increased pedestrian and bicyclist amenity.

### **ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION**

On November 26, 2024, the Architectural Review Board (ARB) reviewed the proposed building elevations and made the following recommendations: [1] increase the parapet height to fully screen any HVAC equipment, [2] finish the backside of the parapet with the same material as the exterior facing façade, [3] provide awnings over all of the exterior windows and doors, and [4] increase the depth of the primary entry tower element. The applicant has provided updated elevations that appear to

conform with the recommendations of the ARB; however, the ARB will review the revised building elevations at the December 10, 2024 meeting and provide a recommendation to the Planning and Zoning Commission.

### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to approve the applicant's Site Plan for the *Animal Boarding/Kennel without Outside Pens* on the *subject property*, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans; and,
- (2) An updated landscape plan that meets the requirements of the Unified Development Code (UDC) -- *with the exception of the items requested in the Variances and Exceptions by the Applicant section of the case memo* -- shall be provided before the submission of civil engineering plans; and,
- (3) Increased landscaping shall be provided with the enhanced corner element at the corner of Park Hills Boulevard and N. John King Boulevard; and,
- (4) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



# 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)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: 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 SWC John King Blvd. and Park Hills Blvd.

SUBDIVISION Boardwalk Development Addition

LOT 2 BLOCK A

GENERAL LOCATION SWC of John King Blvd. and Park Hills Blvd

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

CURRENT ZONING PD - 71

CURRENT USE N/A

PROPOSED ZONING PD - 71

PROPOSED USE River's Dog Retreat - Dog Boarding

ACREAGE 1.5

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 Rockwall Property Corp.

APPLICANT Carroll Architects, Inc.

CONTACT PERSON Bill Bricker

CONTACT PERSON Jeff Carroll

ADDRESS 505 2235 Ridge Rd Suite 200

ADDRESS 750 E. Interstate 30 Suite 110

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Rockwall, TX 75087

PHONE 214-801-6157

PHONE 214-632-1762

E-MAIL Bill@colventures.com

E-MAIL jc@carrollarch.com

## NOTARY VERIFICATION [REQUIRED]

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

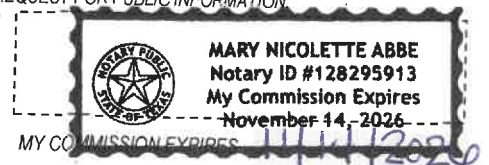
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$\_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY 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 12<sup>th</sup> DAY OF November, 2024

OWNER'S SIGNATURE CW Bricker

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

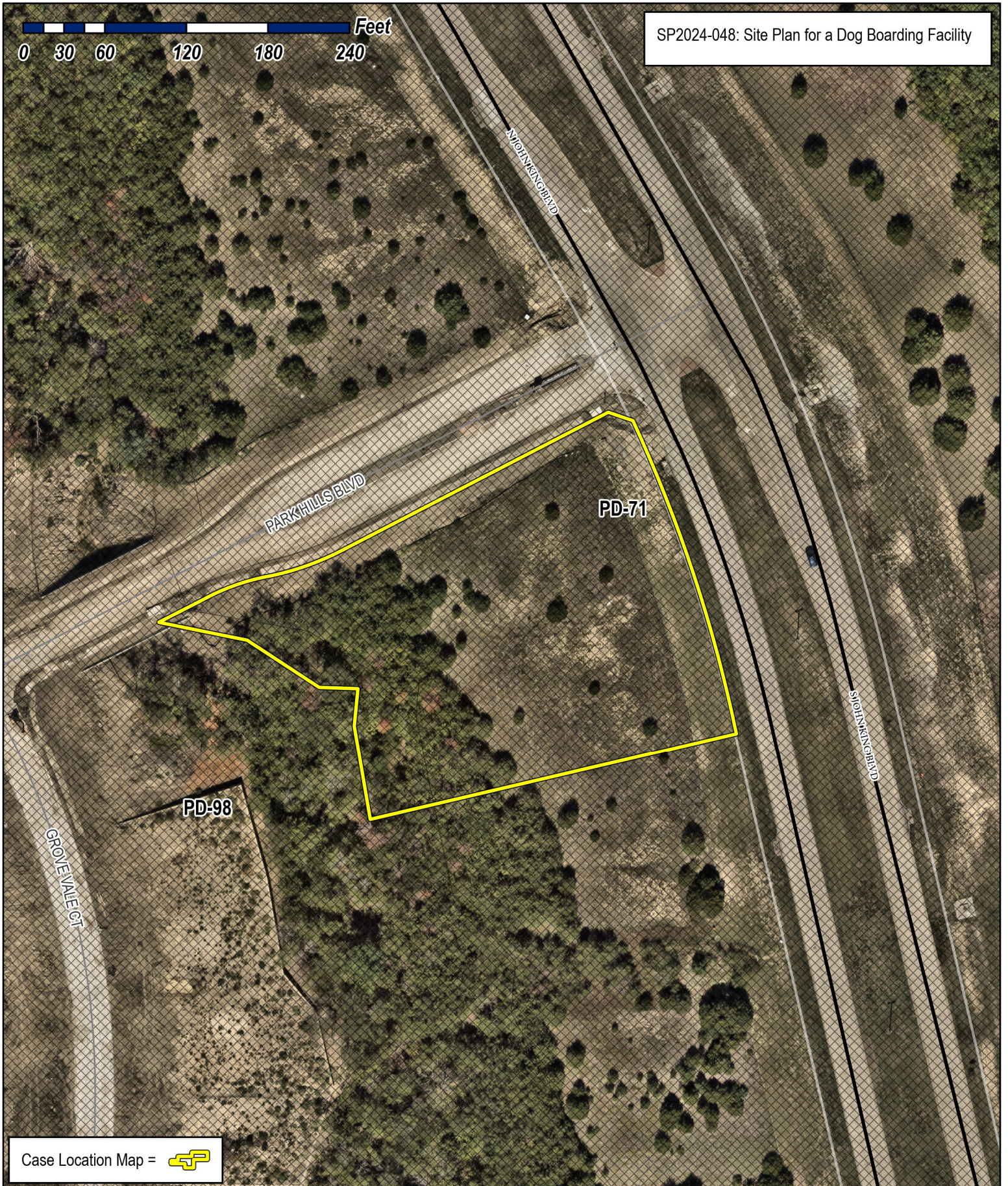
Mary Nicolette Abbe








SP2024-048: Site Plan for a Dog Boarding Facility



Case Location Map = 



# City of Rockwall

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

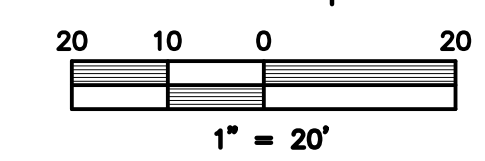
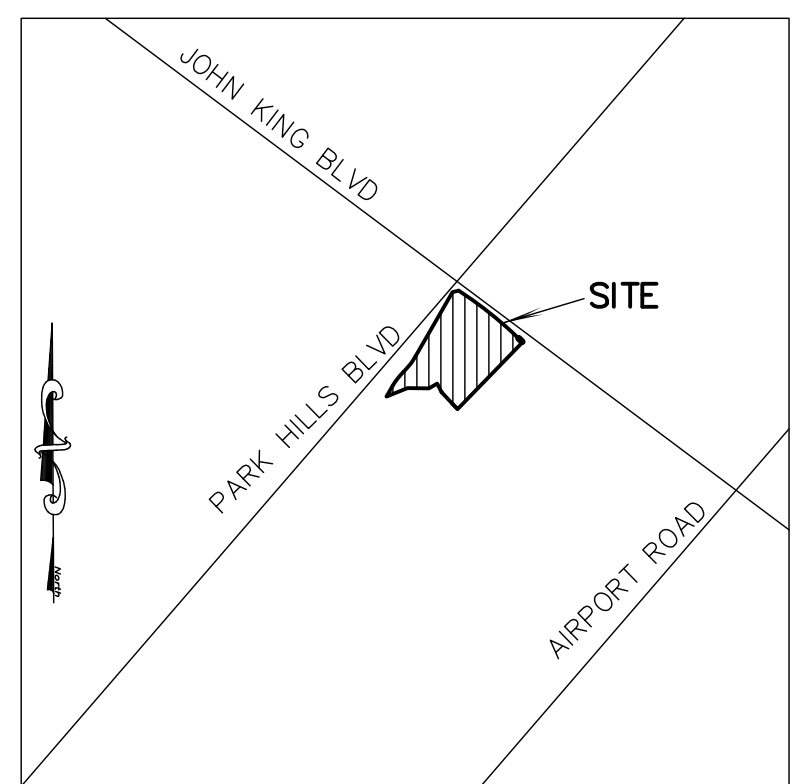
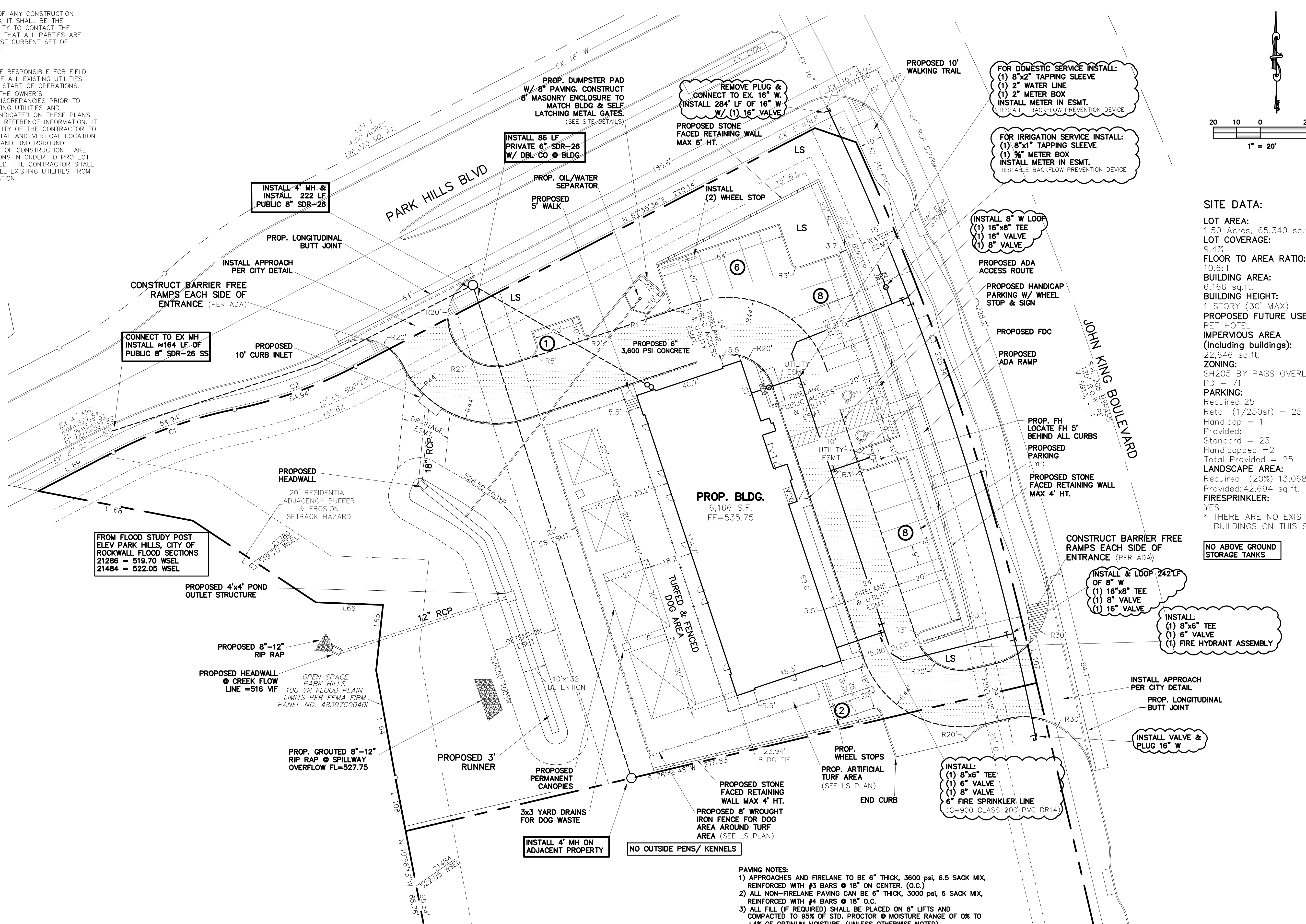
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





**WARNING:**  
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

**NOTE:**  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.



**SITE DATA:**  
**LOT AREA:**  
1.50 Acres, 65,340 sq. ft.  
**LOT COVERAGE:**  
9.4%  
**FLOOR TO AREA RATIO:**  
10.6:1  
**BUILDING AREA:**  
6,166 sq. ft.  
**BUILDING HEIGHT:**  
1 STORY (30' MAX)  
**PROPOSED FUTURE USE:**  
PET HOTEL  
**IMPERVIOUS AREA (including buildings):**  
22,646 sq. ft.  
**ZONING:**  
SH205 BY PASS OVERLAY  
PD: 71  
**PARKING:**  
Required: 25  
Retail (1/250sf) = 25  
Handicap = 1  
Provided:  
Standard = 23  
Handicapped = 2  
Total Provided = 25  
**LANDSCAPE AREA:**  
Required: (20%) 13,068 sq. ft.  
Provided: 42,694 sq. ft.  
**FIRESPRINKLER:**  
YES  
 \* THERE ARE NO EXIST. BUILDINGS ON THIS SITE

VICINITY MAP  
NOT TO SCALE

**LEGEND**

- = PROPERTY LINE
- EX. SS --- = EXISTING SANITARY SEWER LINE
- EX. W --- = EXISTING WATER LINE
- ⊙ FH = EXISTING FIRE HYDRANT
- WM = EXISTING WATER METER
- PP = EXISTING POWER POLE
- LP = EXISTING LIGHT POLE
- ⊙ SS = EXISTING SS MANHOLE
- ☐ = EX. TELEPHONE BOX
- EXIST. or EX. = EXISTING
- ⊙ = CENTERLINE
- PROP. = PROPOSED
- LS = LANDSCAPE
- RCP = REINFORCED CONCRETE PIPE
- min = MINIMUM
- max = MAXIMUM
- B-B = BACK OF CURB TO BACK OF CURB
- = PROPOSED FIRELANE

NO ABOVE GROUND STORAGE TANKS

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

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.



12/2/24

PROJECT #: SP2024-048

**SITE PLAN**  
**RIVER'S DOG RETREAT, LLC.**

LOTS 1, 2, & 3 BLOCK A, 1.50 ACRES  
BOARDWALK DEVELOPMENT ADDITION  
City of Rockwall, Rockwall County, Texas

30820  
ROCKWALL PROPERTY CORP.  
2235 RIDGE ROAD #200  
ROCKWALL, TX 75087  
BILL BRICKER 214-801-6157  
BILL@COLVENTURES.COM

prepared by  
MONK CONSULTING ENGINEERS  
1200 W. State Street, Garland Texas 75040  
972 272-1763 Fax 972 272-8761

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PROJECT NO.: 2024-7 REG. NO.: F-2567

date: 12/2/24 scale: 1"=20' sheet: C101

**\*\* NOTICE TO CONTRACTORS \*\***  
TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY H.D. FETTY LAND SURVEYOR OF ROYSE CITY, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS, WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

- NOTES:**
- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 5th EDITION.
  - 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS.
  - 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
  - 4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

- GENERAL NOTES**
1. Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building Inspector and Fire Department.
  2. Fire lanes shall be designed and constructed per city standards.
  3. Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
  4. Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance.
  5. All signage contingent upon Building Inspection Department.
  6. Approval of the site plan is not final until all engineering plans are approved.
  7. Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
  8. Please contact the Building Inspection Department to determine the type of construction and occupancy group.
  9. All electrical transmission, distribution and service lines must be underground.

- PAVING NOTES:**
- 1) APPROACHES AND FIRELANE TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
  - 2) ALL NON-FIRELANE PAVING CAN BE 6" THICK, 3000 psi, 6 SACK MIX, REINFORCED WITH #4 BARS @ 18" O.C.
  - 3) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +4% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
  - 4) SIDEWALK TO BE 4" THICK CONCRETE #3 @ 24" O.C.E.W., 3000 psi, 5.5 SACK MIX IN R.O.W.
  - 5) NO SAND UNDER PAVING.

**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 & Zoning Commission of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

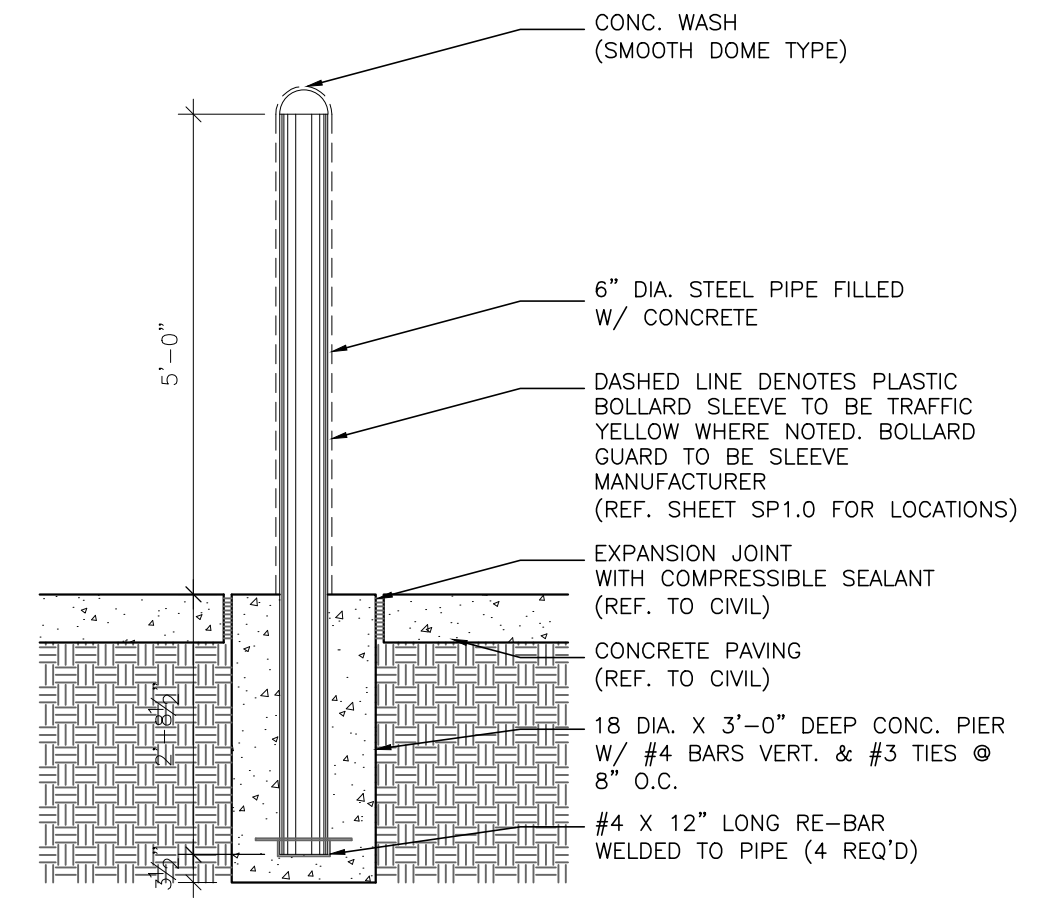
\_\_\_\_\_  
Director of Planning and Zoning



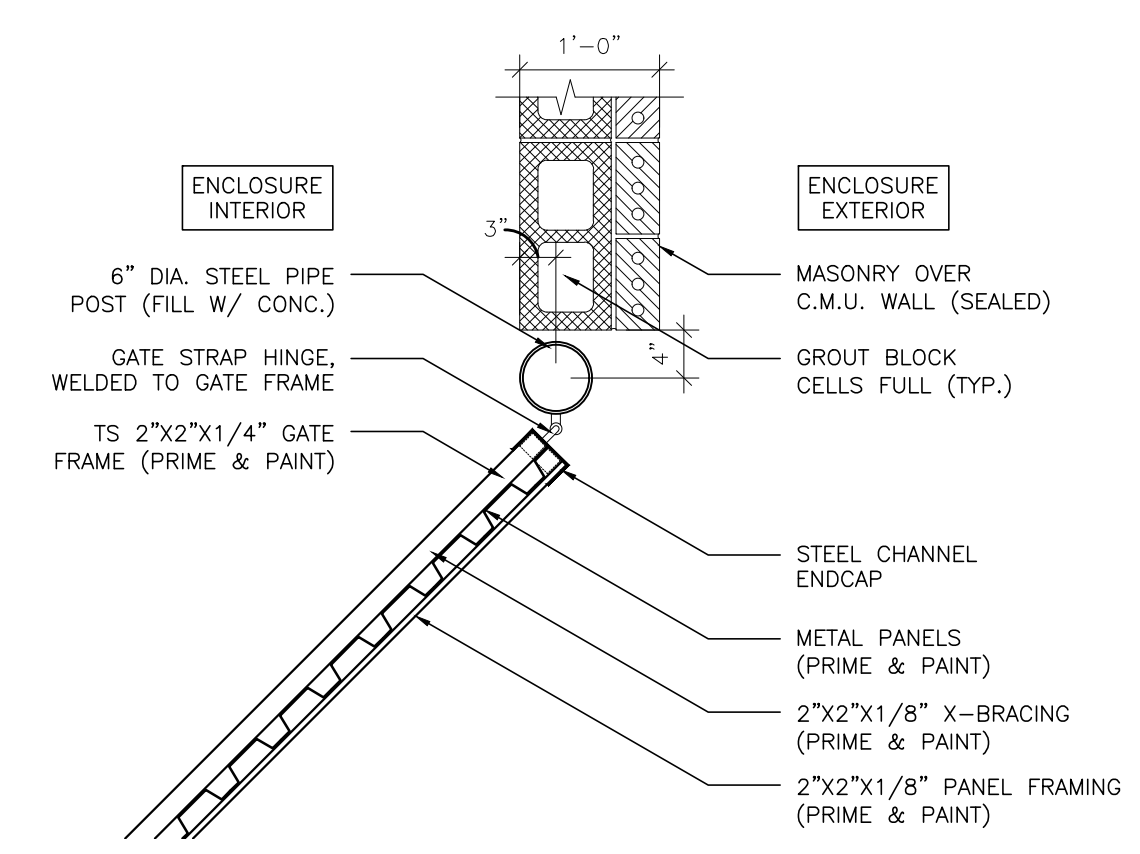


ISSUE:	OWNER REVIEW:	11-22-2024
	SITE PLAN SUBMIT:	11-15-2024
	RESUBMIT:	12-03-2024

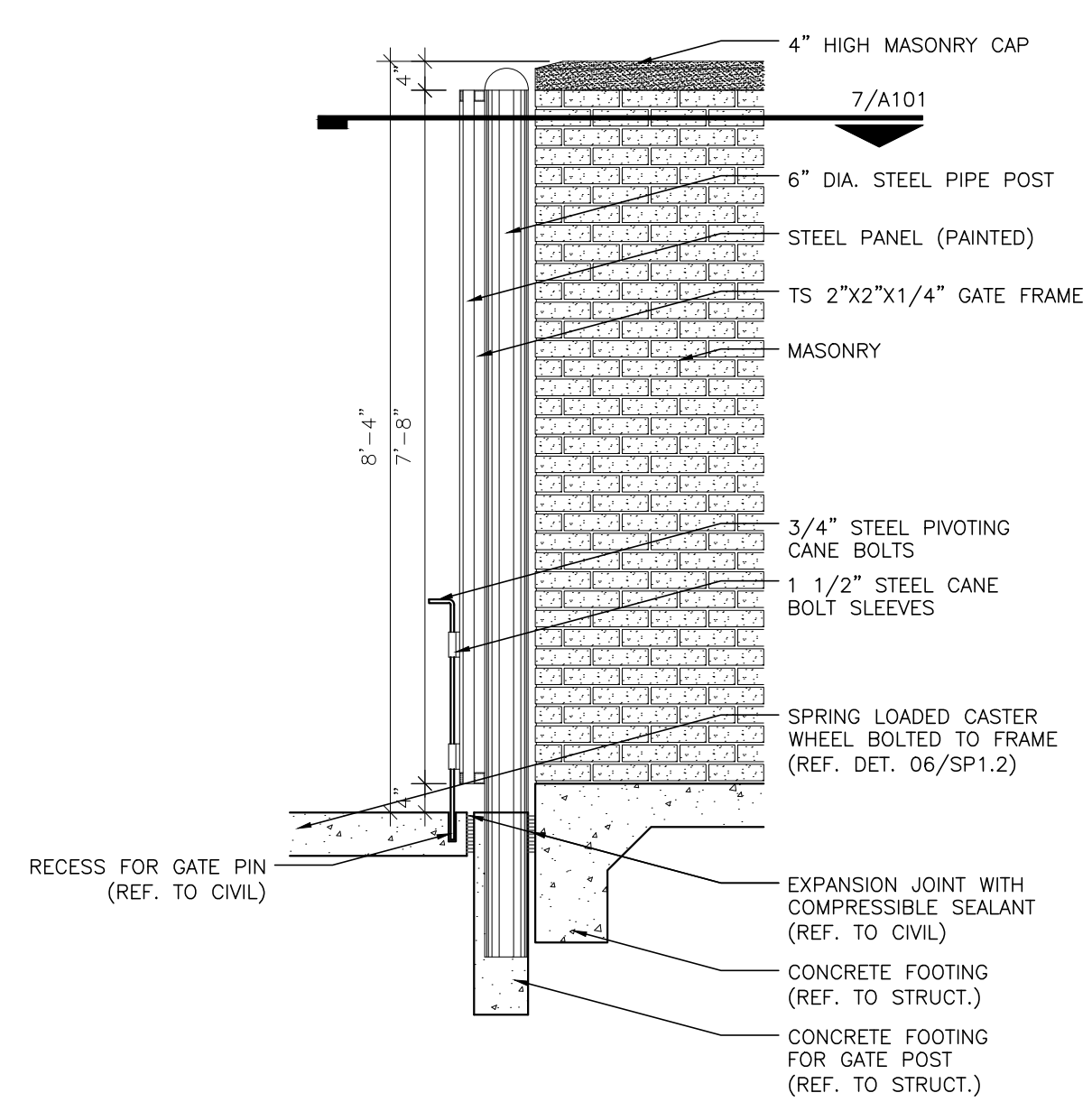
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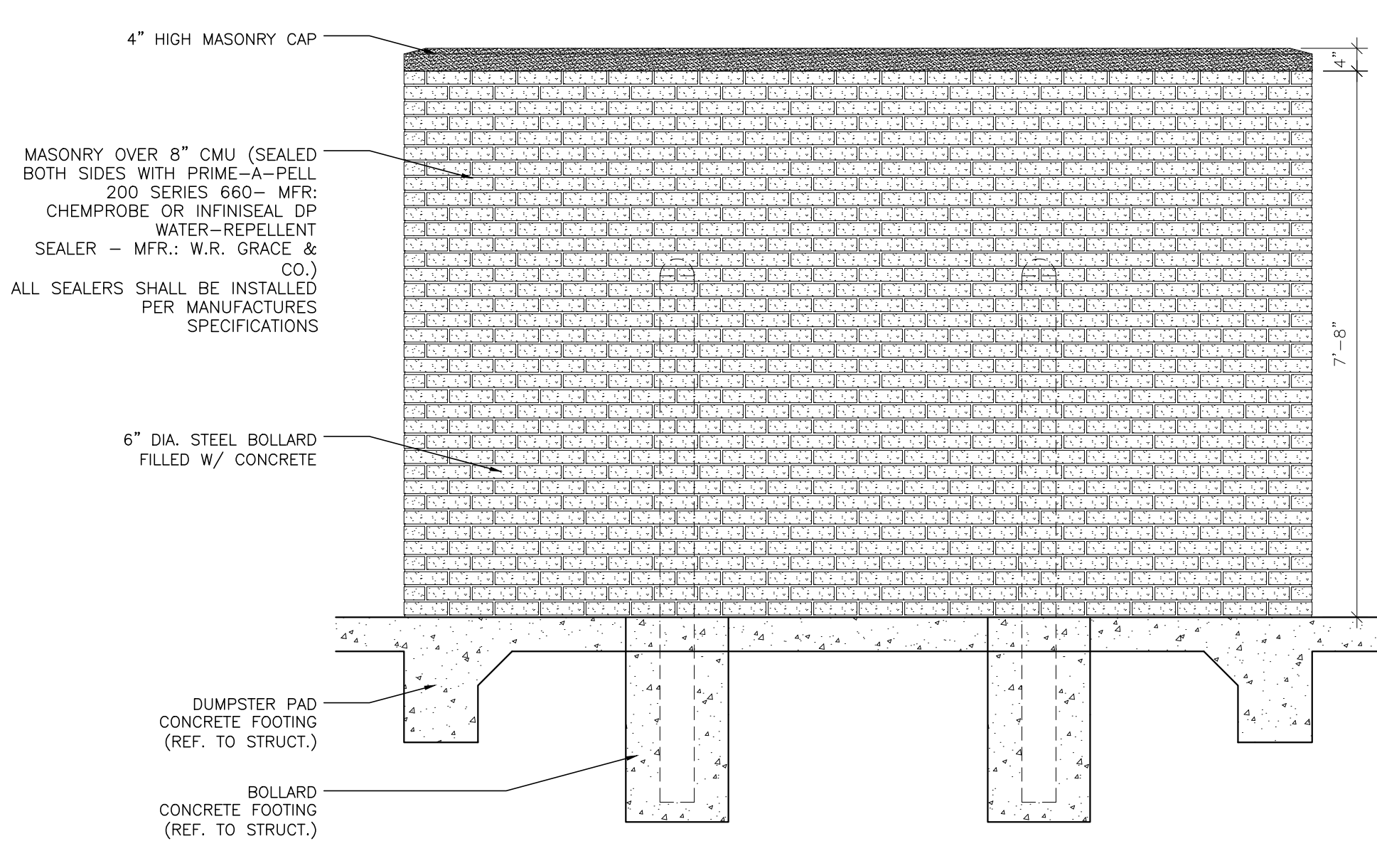
**8 BOLLARD DETAIL**  
 SCALE: 1/2" = 1'-0"



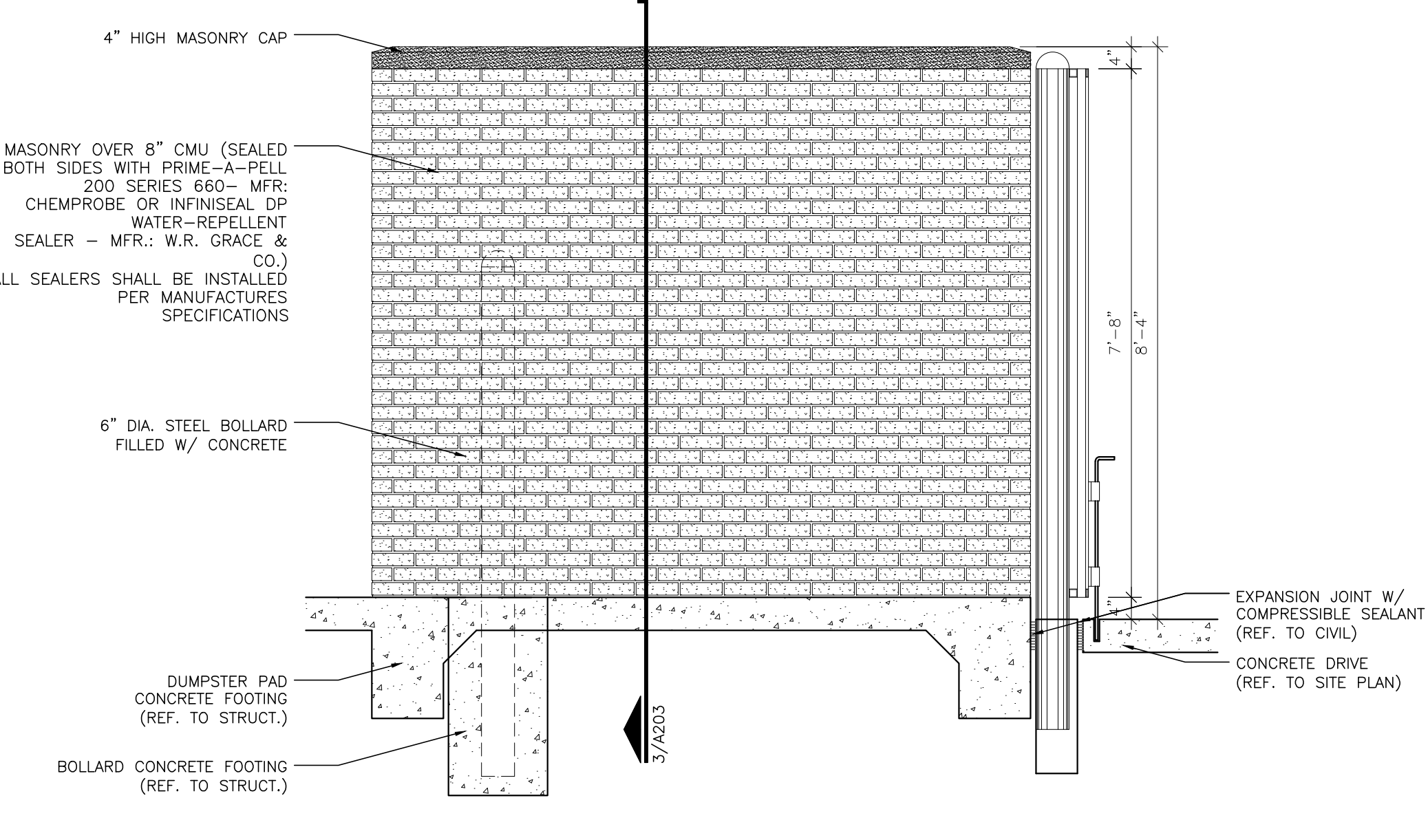
**7 DUMPSTER ENCLOSURE GATE DETAIL**  
 SCALE: 3/4" = 1'-0"



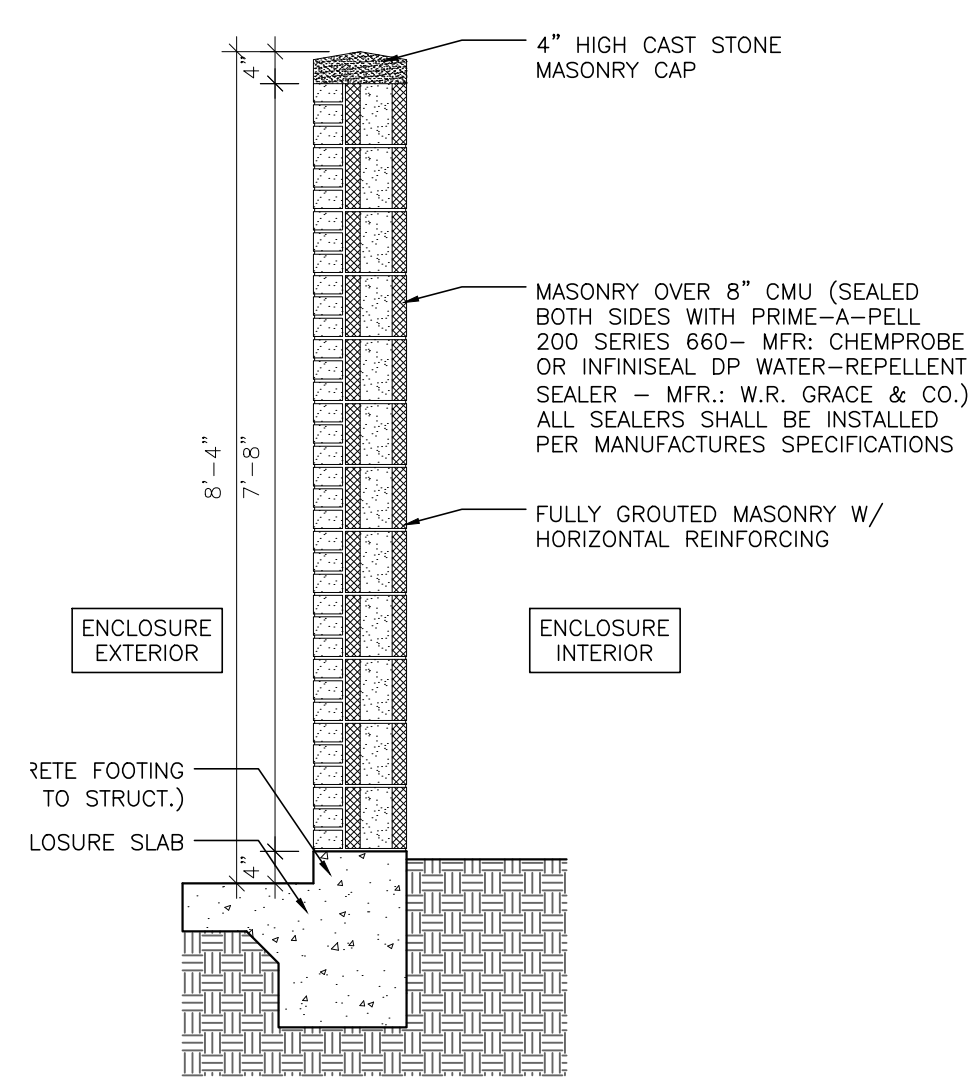
**6 GATE SECTION @ DUMPSTER ENCLOSURE**  
 SCALE: 1/2" = 1'-0"



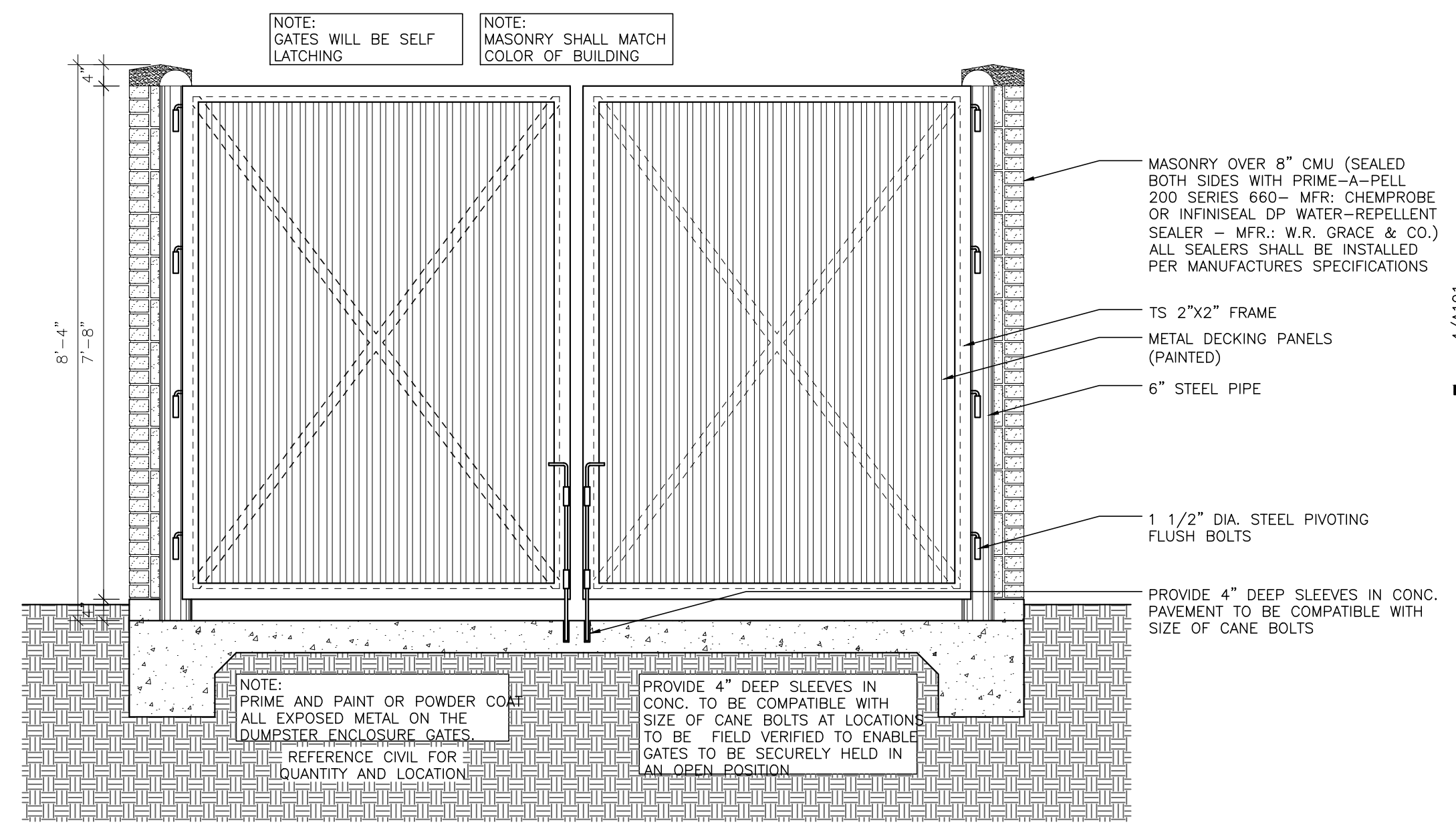
**5 DUMPSTER ENCLOSURE REAR ELEVATION**  
 SCALE: 1/2" = 1'-0"



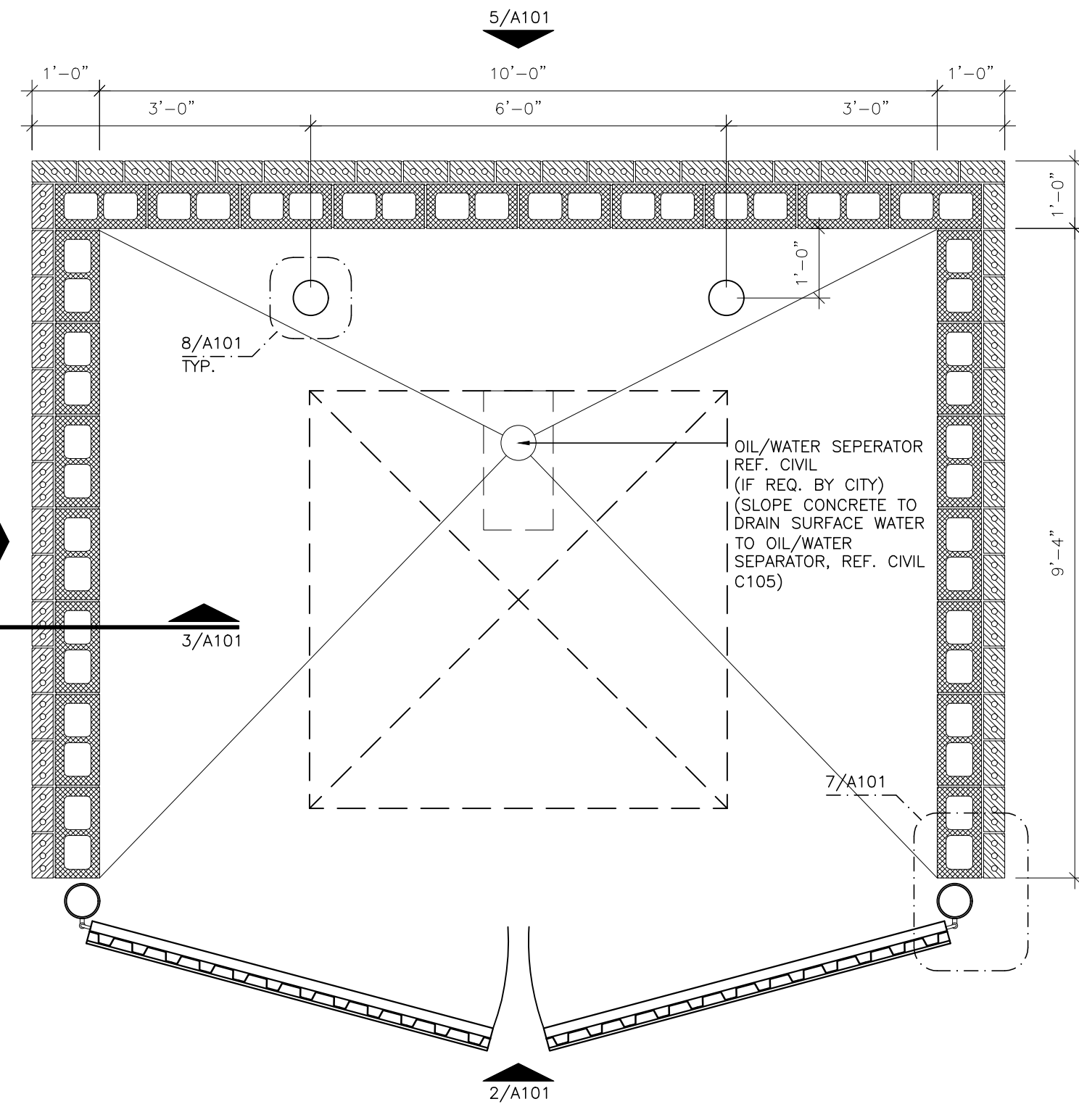
**4 DUMPSTER ENCLOSURE SIDE ELEVATION**  
 SCALE: 1/2" = 1'-0"



**3 WALL SECTION @ DUMPSTER ENCLOSURE**  
 SCALE: 1/2" = 1'-0"



**2 DUMPSTER ENCLOSURE FRONT ELEVATION**  
 SCALE: 1/2" = 1'-0"



**1 DUMPSTER ENCLOSURE ENLARGED PLAN**  
 SCALE: 1/2" = 1'-0"

CITY OF ROCKWALL CASE NUMBER: SP-2024-048	
RIVER'S DOG RETREAT	
LEGAL DESCRIPTION AND/OR ADDRESS: LOT 1, 2, & 3 BLOCK A, 1.50 ACRES BOARDWALK DEVELOPMENT ADDITION CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	
Rockwall Property Corp. 2235 Ridge Road Rockwall, TX 75087 P: 214-801-6157 E: Bill@carrollarch.com ATTN: Bill Bricker	OWNER
Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: je@carrollarch.com ATTN: Jeff Carroll	APPLICANT
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 & Zoning Commission of the City of Rockwall on the _____ day of _____, 2024.	
WITNESS OUR HANDS, this _____ day of _____, 2024.	
Director of Planning and Zoning	

**CARROLL architects**  
 750 E. Interstate 30  
 Suite 110  
 Rockwall, TX 75087  
 t: 972-732-6085  
 f: 972-732-8058

**MASONRY 10X12 DUMPSTER ENCLOSURE**

DATE: \_\_\_\_\_ SHEET NO: \_\_\_\_\_  
 PROJECT NO: 2024040  
 DRAWN BY: ZJ  
 CHECKED BY: \_\_\_\_\_

**A101**

NEW FACILITY FOR  
**RIVER'S DOG RETREAT, LLC**  
 100 S. John King Blvd  
 Rockwall, Texas 75087



SITE DATA TABLE	
SITE AREA	1.50 ACRES (65,340 S.F.)
ZONING	SH205 BY PASS OVERLAY PD-71
PROPOSED USE	PET HOTEL
BUILDING AREA	6,166 S.F.
LOT COVERAGE (GROSS AREA)	9.4%
FLOOR TO AREA RATIO	10.6 : 1
BUILDING HEIGHT MAX.	30'-0"

PARKING	
RETAIL (1/250SF)	25 SPACES
STANDARD	23 SPACES
HANDICAP	2 SPACES
TOTAL PROVIDED	25 SPACES

LANDSCAPE TABULATION	
NET AREA	1.50 ACRES (65,340 S.F.)
REQUIRED LANDSCAPE AREA-- 20% OF 65,340 S.F.	13,068 S.F.
PROVIDED LANDSCAPE AREA-- 65% OF 65,340 S.F.	42,694 S.F.
IMPERVIOUS COVERAGE-- 35% OF 65,340 S.F.	22,646 S.F.

**NOTES:**  
 - Irrigation shall be provided to all landscaped areas.  
 - Tree mitigation for this project for existing trees on this property.  
 - All perimeter parking are within 50'-0" of a shade tree.  
 - No trees within 5' of public utilities less than 10'.  
 - No trees within 10' of public utilities 10' or greater

TREE/SHRUB LEGEND	
	CEDAR ELM 4" CALIPER
	LIVE OAK 4" CALIPER
	ROSE CREEK ABELIA (SHRUB) 5 GALLON @ INSTALLATION
	BURM
	CEDAR ELM 4" CALIPER
	EXISTING TREES

NOTE: THE IRRIGATION WILL MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC). (Subsection 05.04, of Article 08)

**GENERAL NOTES:**

- REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM; PROVIDED HOWEVER, THAT A HOSE BIB SYSTEM MAY BE USED FOR IRRIGATION WHEN A LANDSCAPE AREA IS LESS THAN 1,000 SQUARE FEET IN SIZE AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50'-FEET OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.
- ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA. OWNER MAY SUBSTITUTE TYPES OF TREES. THE OWNER SHALL SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE.
- CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
- CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/ OWNER.
- DUMPSTER IS NOT REQUIRED FOR THIS PROJECT. - PROVIDED
- ALL LANDSCAPE BUFFERS AND PUBLIC RIGHT-OF-WAY LOCATED ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS.
- THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDING AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED.
- NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO EDGE OF PAVEMENT OR FIVE (5) FEET FROM ANY WATER OR WASTEWATER LINE THAT IS LESS THAN 12 INCHES. WATER AND WASTEWATER LINES THAT ARE 12 INCHES AND GREATER REQUIRE TREES TO BE PLANTED A MINIMUM OF TEN (10) FEET FROM THE CENTERLINE OF THE PIPE. TREES MUST BE (5) FEET FROM ALL UTILITIES.
- ALL PARKING SPACES ARE WITHIN 80' OF A TREE
- NO ABOVE GROUND STORAGE TANK
- NO OUTSIDE PENS OR KENNELS
- NO TREES THAT REQUIRE MITIGATION ARE BEING REMOVED. THIS INCLUDES EASTERN RED CEDAR TREES OVER 8'-FEET IN HEIGHT.

CITY OF ROCKWALL CASE NUMBER: SP-2024-048
RIVER'S DOG RETREAT
LEGAL DESCRIPTION AND OR ADDRESS: LOT 1, 2, & 3 BLOCK A, 1.50 ACRES BOARDWALK DEVELOPMENT ADDITION CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
OWNER: Rockwall Property Corp. 2235 Ridge Road Rockwall, TX 75087 P: 214-901-6157 E: Bill@colventures.com ATTN: Bill Bricker
APPLICANT: Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jc@carrollarch.com ATTN: Jeff Carroll
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WITNESS OUR HANDS, this ____ day of ____.
Planning & Zoning Commission, Chairman
Director of Planning and Zoning

ISSUE:	
OWNER REVIEW:	11-22-2024
SITE PLAN SUBMIT:	11-15-2024
RESUBMIT:	12-03-2024

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NEW FACILITY FOR  
**RIVER'S DOG RETREAT, LLC**  
 100 S. John King Blvd  
 Rockwall, Texas 75087

**CARROLL architects**  
 750 E. Interstate 30  
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 Rockwall, TX 75087  
 t: 972-732-6085  
 f: 972-732-8058

**LANDSCAPE SITE PLAN**

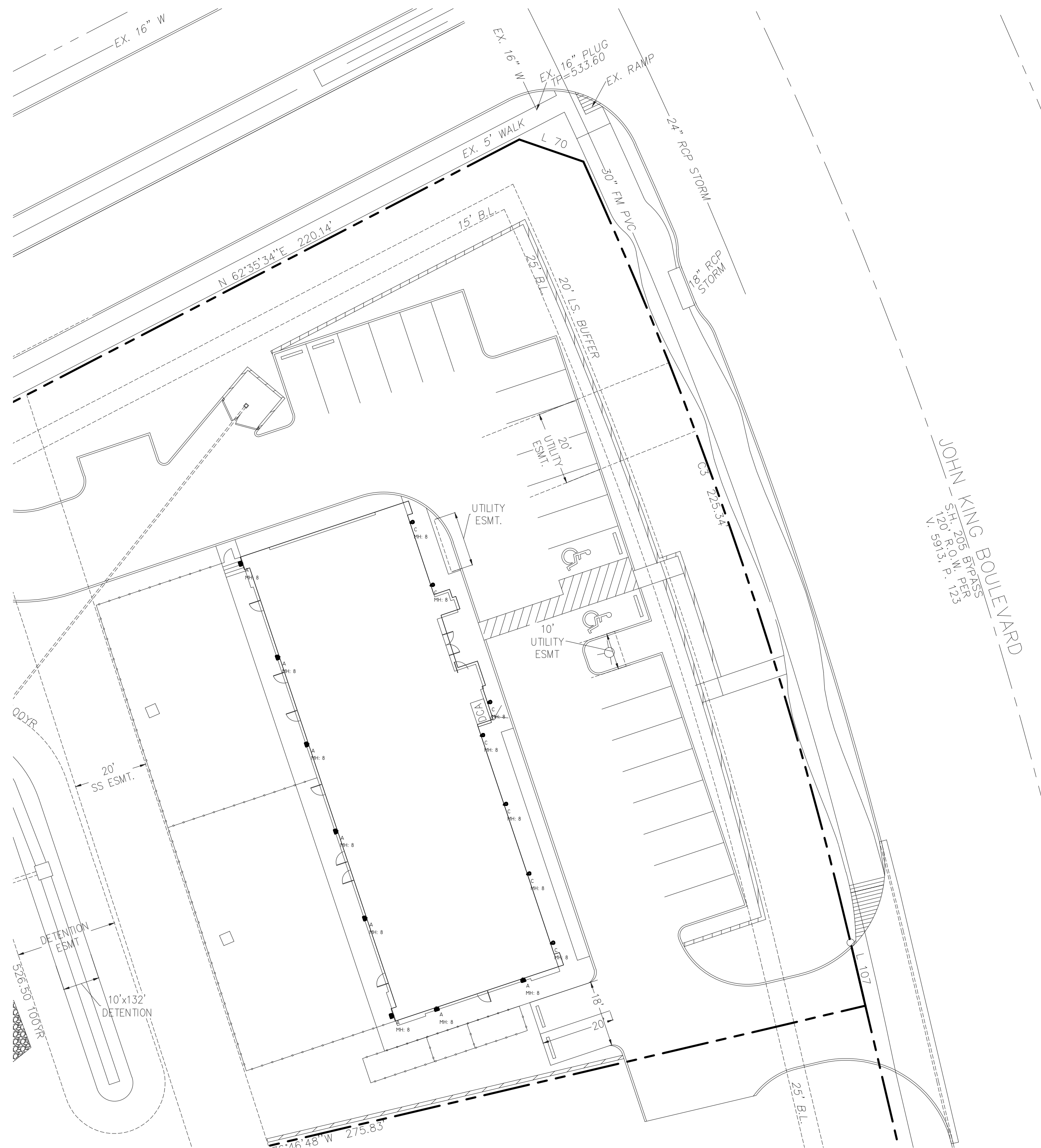
DATE:	SEP 2024	SHEET NO.:	LP-1
PROJECT NO.:	2024040		
DRAWN BY:	ZJ		
CHECKED BY:			



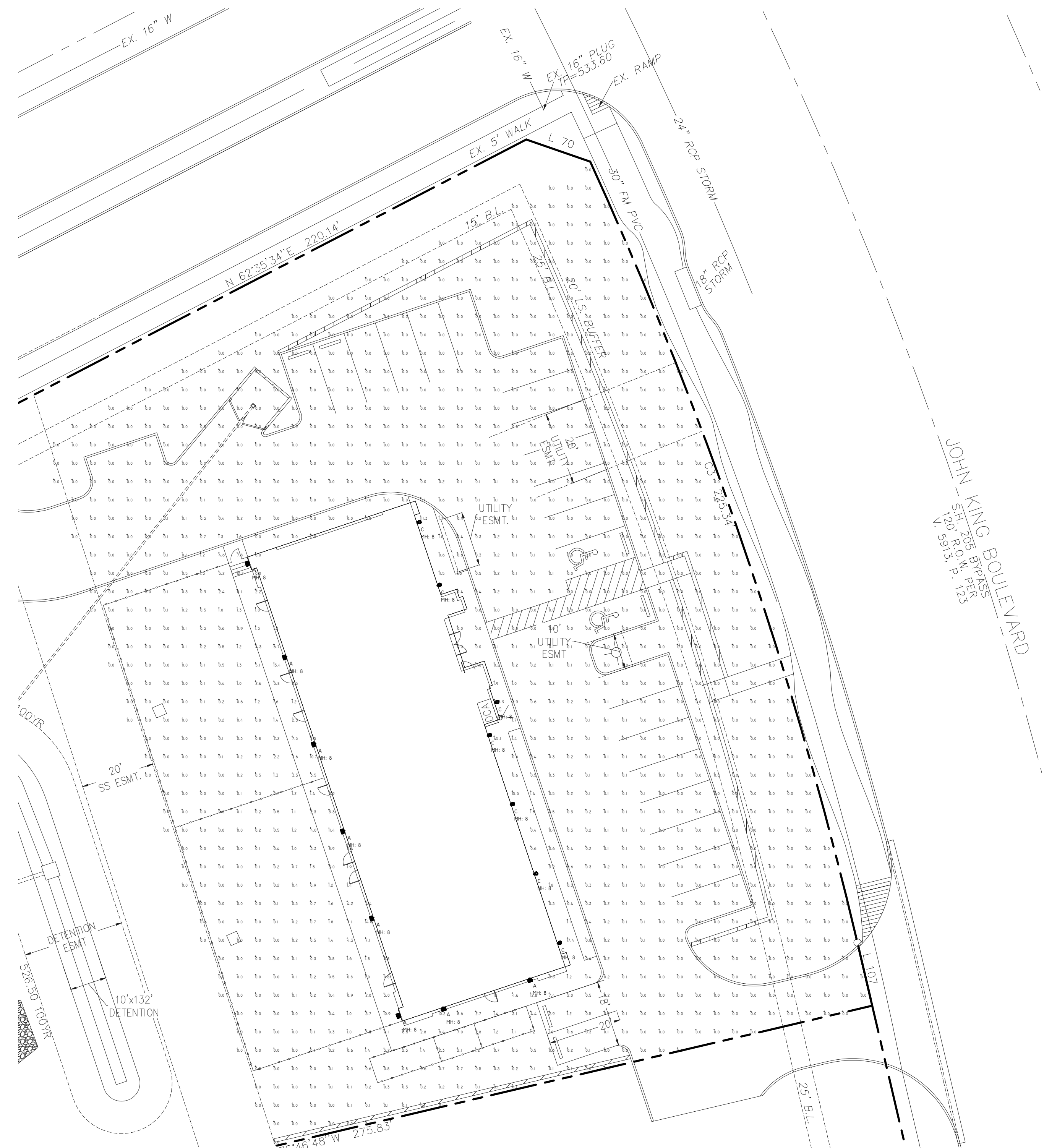
**2 PERIMETER FENCE DETAIL**  
 SCALE: 3/4" = 1'-0"

**1 LANDSCAPE SITE PLAN**  
 SCALE: 1" = 20'-0"





**1** SITE ELECTRICAL PLAN  
SCALE: 1" = 20'-0"



**2** SITE PHOTOMETRIC PLAN  
SCALE: 1" = 20'-0"

CALCULATION SUMMARY								
LABEL	CALCTYPE	UNITS	AVG	MAX	MIN	AVG/MIN	MAX/MIN	CALC HT.
SITE	ILLUMINANCE	Fc	0.74	253.9	0.0	N.A.	N.A.	0

LUMINAIRE SCHEDULE									
SYMBOL	QTY	LABEL	ARRANGEMENT	DESCRIPTION	MANUFACTURER	LLF	LUMINAIRE LUMENS	LUMINAIRE WATTS	TOTAL WATTS
	8	A	SINGLE	PIL_SHIELD_PLUS_L_840_070715	PERFORMANCE IN LIGHTING	0.900	1773	14.5	116
	7	C	SINGLE	AE4CYWASY-D-BVLD-SW-15-80-40-SDL-28W	LUMENWERX	0.900	2347	28	196

CITY OF ROCKWALL CASE NUMBER: SP-2024-048

**RIVER'S DOG RETREAT**

LEGAL DESCRIPTION AND/OR ADDRESS:  
LOT 1, 2, & 3 BLOCK A, 1.50 ACRES  
BOARDWALK DEVELOPMENT ADDITION  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_.

Planning & Zoning Commission, Chairman  
Director of Planning and Zoning

DATE: \_\_\_\_\_ SHEET NO.: \_\_\_\_\_

PROJECT NO.: 2024040  
DRAWN BY: ZJ  
CHECKED BY: \_\_\_\_\_

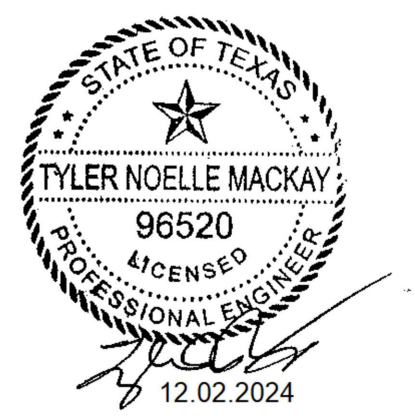
James F. Turner  
Engineers, L.P.  
Consulting Engineers  
8340 Meadow Rd., Suite 1600  
Dallas, Texas 75251  
TEL: 214-750-2900 FAX: 214-750-2901  
TX REGISTRATION # 35914

JFTE  
DRAWN/DESIGN: CAD/TNM DC/APP: TNM/TNM

ISSUE:	OWNER REVIEW:	11-22-2024
	SITE PLAN SUBMIT:	11-15-2024
	RESUBMIT:	12-09-2024

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NEW FACILITY FOR  
**RIVER'S DOG RETREAT, LLC**  
100 S. John King Blvd  
Rockwall, Texas 75087



**SITE ELECTRICAL PLAN**

**E001**

# AERA 4" SEAL CYLINDER



WALL

DIRECT/INDIRECT, DIRECT, INDIRECT



8" Height

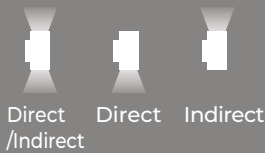


10" Height



12" Height

## Distributions



## Mounting Options

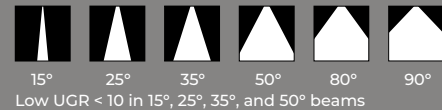


## Certification

IP66

The Aera 4" Seal Cylinder, available as a pendant, surface, or wall mounted luminaire, takes the Aera family's clean esthetic and performance assets to wet locations and outdoor environments, delivering lighting that's visually comfortable with minimal glare.

## Beam Angles



## Performance

LUMEN OUTPUT <sup>1</sup>	WATTS	EFFICACY
1308 lm	14 W	93 lm/W
1824 lm	20 W	91 lm/W
2450 lm	28 W	87 lm/W

<sup>1</sup>Lumen packages are assuming 3500K, 80 CRI, 25° beam, gasketed bevel baffle, LSDL lens option.

## Light Source

Static White  
SOLA - Dim-to-Warm  
DUO - Tunable White



## COB

2 Step Color Binning  
Up to 95 CRI

## Driver

1%, 0.1% Dimming Available  
0-10V, TRIAC, ELV, Lutron EcoSystem, DALI, DMX  
Emergency Battery (optional)

## Aera Family (Refer to other spec sheets)

### Downlight



2" / 3" / 4"  
Round / Square  
Recessed Adjustable



2" / 3" / 4"  
Round / Square  
Recessed



2" / 3" / 4"  
Round / Square  
Recessed Wall Wash

### Multi-aperture



2" / 3" / 4"  
Round / Square  
Recessed Adjustable



2" / 3" / 4"  
Round / Square  
Recessed



2" / 3" / 4"  
Round / Square  
Recessed Wall Wash

### Cylinder



2" / 3" / 4" / 5"  
4" Seal  
Pendant



2" / 3" / 4" / 5"  
4" Seal  
Wall



2" / 3" / 4" / 5"  
4" Seal  
Surface  
Surface Asymmetric  
Surface Wall Wash



# AERA 4" SEAL CYLINDER



WALL

DIRECT/INDIRECT, DIRECT, INDIRECT

Project: \_\_\_\_\_

Type: \_\_\_\_\_

## Order Guide

LUMINAIRE ID	DISTRIBUTION	ENVIRONMENT	CYLINDER HEIGHT		CYLINDER FINISH <sup>3</sup>	BAFFLE STYLE	BAFFLE FINISH
<b>AE4SEALCYW</b>						<b>BVLG</b>	
<b>AE4SEALCYW</b> <sup>1</sup> - Aera 4" Seal Cylinder Wall  <sup>1</sup> IP66 rated gasketed construction with an additional clear tempered glass lens.	<b>DI</b> - Direct/Indirect <b>D</b> - Direct <b>I</b> - Indirect	<b>STR</b> - Standard temperature range, 0°C to 25°C (32°F to 77°F) <b>ETR</b> - Extended temperature range, -30°C to 40°C (-22°F to 104°F)	<b>DIRECT/INDIRECT</b>  <b>10IN</b> - 10" <b>12IN</b> - 12" <b>14IN</b> - 14"  <b>CH#IN</b> <sup>2</sup> - Custom height	<b>DIRECT OR INDIRECT</b>  <b>8IN</b> - 8" <b>10IN</b> - 10" <b>12IN</b> - 12"  <sup>2</sup> Specify height (#) in 1" increments only. Up to maximum 14".	<b>FTMWE</b> - Textured matte white exterior finish <b>FTMBE</b> - Textured matte black exterior finish  <sup>3</sup> Consult factory for custom exterior finishes.	<b>BVLG</b> - Gasketed beveled	<b>FTMW</b> - Textured matte white <b>FTMB</b> - Textured matte black <b>FSSPC</b> - Specular <b>FSSPC</b> - Semi-specular <b>CF#</b> - Custom finish, specify RAL#

LIGHT SOURCE	DIRECT BEAM Specify NA for indirect	INDIRECT BEAM Specify NA for Direct	COLOR QUALITY	CRI	COLOR TEMP.	ACCESSORY <sup>6</sup> See page 3 for details	VOLTAGE
<b>SW</b> - Static white  <b>SOLA</b> - Dim-to-warm single channel control <b>DUO</b> - Tunable white 2-channel control	<b>15DEG</b> - 15° Narrow spot <b>25DEG</b> - 25° Spot <b>35DEG</b> - 35° Narrow flood <b>50DEG</b> - 50° Wide flood <b>80DEG</b> - 80° Very wide flood <b>90DEG</b> - 90° Open flood <b>NA</b> - Not applicable	<b>15DEG</b> - 15° Narrow spot <b>25DEG</b> - 25° Spot <b>35DEG</b> - 35° Narrow flood <b>50DEG</b> - 50° Wide flood <b>80DEG</b> - 80° Very wide flood <b>90DEG</b> - 90° Open flood <b>NA</b> - Not applicable	<b>2STP</b> - 2 Step MacAdam Ellipse <b>3STP</b> - 3 Step MacAdam Ellipse	<b>90CRI</b> - 90 CRI <b>95CRI</b> - 95 CRI <b>80CRI</b> - 80 CRI	<b>27K</b> - 2700K <b>30K</b> - 3000K <b>35K</b> - 3500K <b>40K</b> - 4000K  <b>SOLA</b> <sup>4</sup> - Dim-to-warm single channel control <b>DUO</b> <sup>5</sup> - Tunable white 2-channel control  <sup>4</sup> 3500K to 2200K <sup>5</sup> 6500K to 2700K	<b>At light element</b> (choose up to 1 option)  <b>LSDL</b> - Soft diffused lens, Solite <b>LFDL</b> - Frosted diffused lens <b>HEX</b> <sup>7</sup> - Hex louver <b>NA</b> - None  <sup>6</sup> For SOLA/DUO, one of the following lenses must be specified: LSDL or LFDL. <sup>7</sup> Not available with 80°/90° beam options. Not available with extended temperature range option (ETR).	<b>120V</b> - 120V <b>277V</b> - 277V <b>UNV</b> - 120V-277V <b>347V</b> <sup>8</sup> - 347V  <sup>8</sup> Available with RD1 driver only. Please consult factory.
	<b>50DEG</b> - 50° Wide flood <b>NA</b> - Not applicable	<b>50DEG</b> - 50° Wide flood <b>NA</b> - Not applicable	<b>3STP</b> - 3 Step MacAdam Ellipse	<b>90CRI</b> - 90 CRI			

DIRECT WATTAGE Specify NA for Indirect	INDIRECT WATTAGE Specify NA for Direct	DIMMING <sup>12</sup>	
<b>14W</b> - 14 W output, up to 1308 lm <b>20W</b> - 20 W output, up to 1824 lm <b>28W</b> <sup>9,10</sup> - 28 W output, up to 2450 lm <b>NA</b> - Not applicable	<b>14W</b> <sup>11</sup> - 14 W output, up to 1308 lm <b>20W</b> <sup>10</sup> - 20 W output, up to 1824 lm <b>NA</b> - Not applicable	<b>INTEGRAL</b>  <b>DI</b> - 1% 0-10V <b>ELV</b> <sup>13</sup> - ELV 120V <b>TRI</b> <sup>13</sup> - TRIAC 120V  <sup>12</sup> PoE (Power-over-Ethernet) compatible. Consult factory for details. <sup>13</sup> Available with 120V only.	<b>REMOTE</b> <sup>14,15</sup>  <b>RD1</b> - 1% 0-10V <b>RELV</b> <sup>16</sup> - ELV 120V <b>RTRI</b> <sup>16</sup> - TRIAC 120V <b>RLDEI</b> <sup>17</sup> - Lutron Hi-lume 1% Eco <b>RDA</b> <sup>17</sup> - DALI <b>RELD1</b> - eldoLED 1% ECOdrive 0-10V <b>RELD0</b> - eldoLED 0.1% SOLOdrive 0-10V <b>+EB</b> <sup>18</sup> - Emergency battery  <sup>14</sup> A remote driver box is provided, see page 4 for details. <sup>15</sup> The remote driver box must be installed in dry/damp environments with ambient temperatures of 0°C to 25°C (32°F to 77°F). <sup>16</sup> Available with 120V only. <sup>17</sup> On-site commissioning is required. <sup>18</sup> For emergency battery, code will be like the following example: RD1+EB.
<b>SOLA</b> <b>25W</b> - 25 W output, up to 1400 lm  <b>DUO</b> <b>19W</b> - 19 W output, up to 1100 lm	<b>SOLA</b> <b>25W</b> - 25 W output, up to 1400 lm  <b>DUO</b> <b>19W</b> - 19 W output, up to 1100 lm	<b>SOLA</b> <b>SDI</b> - Single 0-10V input <b>SELV</b> <sup>13</sup> - ELV 120V <b>STRI</b> <sup>13</sup> - TRIAC 120V	<b>SOLA</b> <b>RSDI</b> - Single 0-10V input <b>RSELV</b> <sup>16</sup> - ELV 120V <b>RSTRI</b> <sup>16</sup> - TRIAC 120V  <b>DUO</b> <b>RDMX</b> <sup>17</sup> - DMX <b>RDDA</b> <sup>17</sup> - DALI DT6 <b>RDDA8</b> <sup>17</sup> - DALI DT8 <b>RDD1</b> - Dual 0-10V input for CCT/intensity <b>RLD2</b> <sup>17</sup> - Lutron DALI-2 digital
<b>NA</b> - Not applicable	<b>NA</b> - Not applicable		

ELECTRICAL	MOUNTING TYPE	MOUNTING FINISH <sup>20,21</sup>
<b>1C</b> - 1 circuit <b>2C</b> <sup>19</sup> - 2 circuits  <sup>19</sup> Available with DI and remote driver only.	<b>FLS</b> - Flat square canopy, 4" octagonal junction box <b>DM</b> - Direct mount	<b>FTMWE</b> - Textured matte white exterior finish <b>FTMBE</b> - Textured matte black exterior finish  <sup>20</sup> Direct mount finish matches cylinder finish. <sup>21</sup> Consult factory for custom exterior finishes.



# AERA 4" SEAL CYLINDER



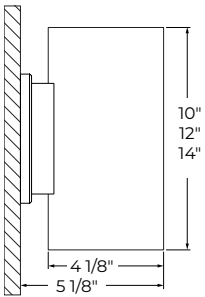
WALL

DIRECT/INDIRECT, DIRECT, INDIRECT

## Dimensions

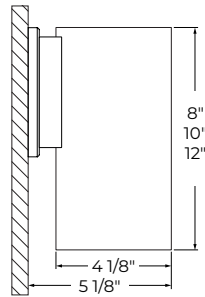
### CYLINDER

Direct/Indirect <sup>1</sup>



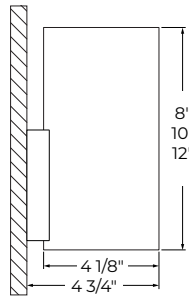
Flat square canopy <sup>2</sup>

Direct <sup>1</sup>



Flat square canopy <sup>2</sup>

Indirect <sup>1</sup>

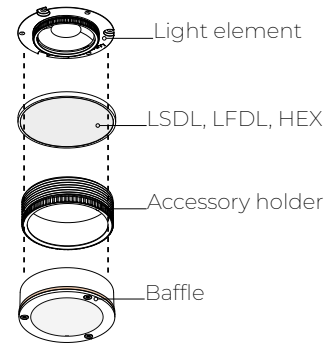


Direct mount <sup>2</sup>

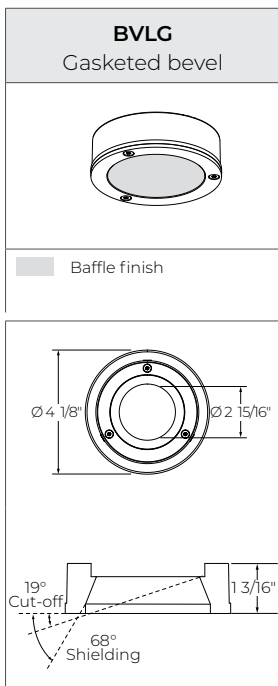
<sup>1</sup>Certain restrictions apply. See page 2 for the height options available with integral and remote.

<sup>2</sup>Flat square canopy and direct mount options are available with all Direct/Indirect, Direct and Indirect.

## Accessories



### BAFFLE



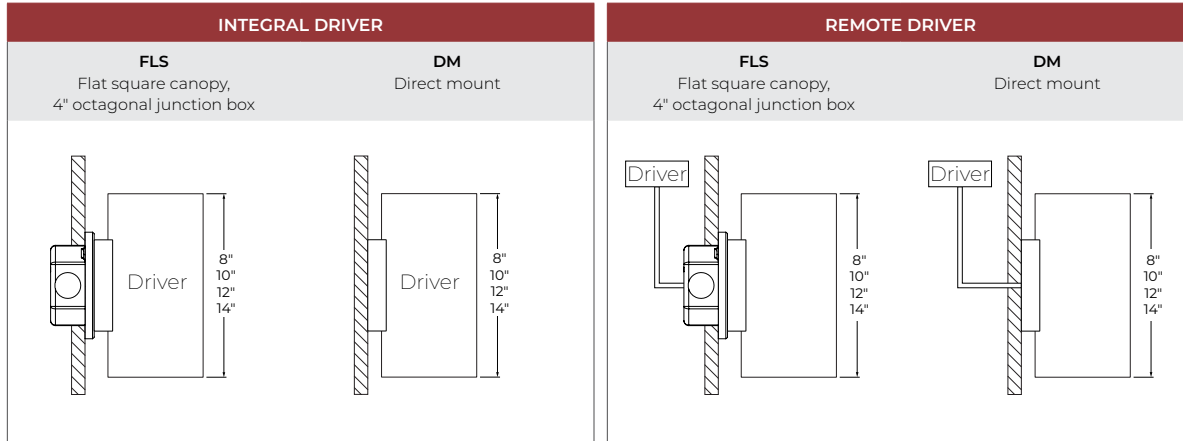
# AERA 4" SEAL CYLINDER



WALL

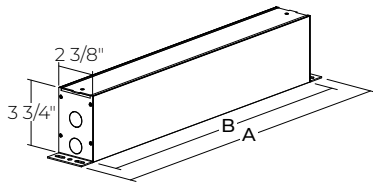
DIRECT/INDIRECT, DIRECT, INDIRECT

## Mounting

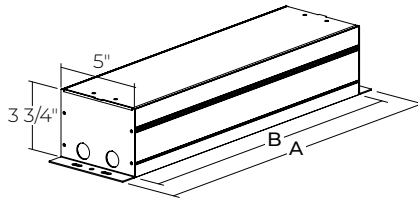


## REMOTE DRIVER BOX

RDB8 / RDB18 / RDB24



RDB24W



	RDB8	RDB18	RDB24	RDB24W
<b>A</b>	10"	20"	26"	26"
<b>B</b>	8"	18"	24"	24"
<b>DRIVER</b>	<b>RD1</b> - 1% 0-10V <b>RELV</b> - ELV 120V <b>RTRI</b> - TRIAC 120V  <b>SOLA</b> <b>RSD1</b> - Single 0-10V input <b>RSELV</b> - ELV 120V <b>RSTRI</b> - TRIAC 120V	<b>RLDE1</b> - Lutron Hi-lume 1% Eco <b>RDA</b> - DALI <b>RELD1</b> - eldoLED 1% ECOdrive 0-10V <b>RELD0</b> - eldoLED 0.1% SOLOdrive 0-10V	Emergency battery (+EB) with the following driver options. <b>RD1+EB</b> - 1% 0-10V <b>RELV+EB</b> - ELV 120V <b>RTRI+EB</b> - TRIAC 120V  <b>DUO</b> <b>RDMX</b> - DMX <b>RDDA</b> - DALI DT6 <b>RDDA8</b> - DALI DT8 <b>RDD1</b> - Dual 0-10V input for CCT/intensity <b>RLD2</b> - Lutron DALI-2 digital	Emergency battery (+EB) with the following driver options. <b>RLDE1+EB</b> - Lutron Hi-lume 1% Eco <b>RDA+EB</b> - DALI <b>RELD1+EB</b> - eldoLED 1% ECOdrive 0-10V <b>RELD0+EB</b> - eldoLED 0.1% SOLOdrive 0-10V

# AERA 4" SEAL CYLINDER

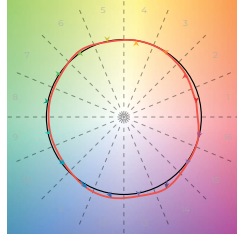


WALL

DIRECT/INDIRECT, DIRECT, INDIRECT

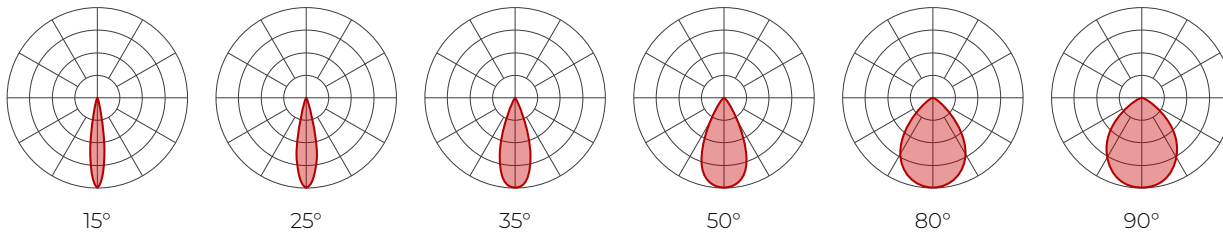
## Color Quality

COLOR QUALITY - 3500K	
TM-30 R <sub>r</sub>	90
TM-30 R <sub>g</sub>	100
CRI	90
R9	> 50



## Photometrics

Values calculated based on 3500K, gasketed bevel baffle, and SDL lens option. Performance values apply to both Direct and Indirect (28 W is not available for Indirect).



### Delivered lumens

CRI	90 CRI						95 CRI						80 CRI					
	15°	25°	35°	50°	80°	90°	15°	25°	35°	50°	80°	90°	15°	25°	35°	50°	80°	90°
BEAM																		
14 W	1189	1221	1177	1153	1037	1037	915	940	906	887	799	799	1272	1308	1259	1234	1110	1110
20 W	1659	1705	1641	1610	1449	1449	1278	1313	1264	1239	1115	1115	1776	1824	1756	1722	1549	1549
28 W	2228	2290	2204	2160	1944	1944	1716	1763	1697	1663	1497	1497	2383	2450	2358	2311	2080	2080

### Efficacy

CRI	90 CRI						95 CRI						80 CRI					
	15°	25°	35°	50°	80°	90°	15°	25°	35°	50°	80°	90°	15°	25°	35°	50°	80°	90°
BEAM																		
14 W	85	87	84	82	74	74	65	67	64	64	57	57	91	93	90	88	79	79
20 W	83	85	82	81	73	73	64	65	63	62	56	56	88	91	87	86	77	77
28 W	80	82	79	77	70	70	61	63	61	59	53	53	85	87	84	82	74	74

### MULTIPLIERS

Please follow the multiplier tables to ensure correct lumen value. Beams, CCT, baffle colors and accessories will change the lumen value.

CCT	BAFFLE COLOR	ACCESSORIES		
2700K	Gasketed bevel	Soft diffused lens, Solite		
3000K			White	1
3500K			Black	1
4000K				
		Frosted lens		
		Hex louver		

For SOLA and DUO, please consult factory.

### DIRECT/INDIRECT - EFFICACY CALCULATION

For Direct/Indirect performance values, follow the formula.

$$\frac{\left( \begin{matrix} \text{DIRECT} \\ \text{DELIVERED LM} \end{matrix} + \begin{matrix} \text{INDIRECT} \\ \text{DELIVERED LM} \end{matrix} \right)}{\left( \begin{matrix} \text{DIRECT} \\ \text{WATTAGE} \end{matrix} + \begin{matrix} \text{INDIRECT} \\ \text{WATTAGE} \end{matrix} \right)} = \text{EFFICACY}$$



# AERA 4" SEAL CYLINDER



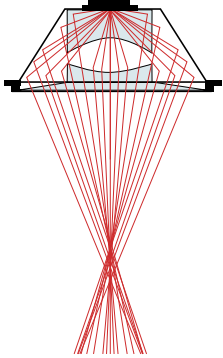
WALL

DIRECT/INDIRECT, DIRECT, INDIRECT

## Technical Specifications

### OPTIC

XPoint™ Refraction Technology optics provide precise optical control in a remarkably compact form. Micro optical paths from the chip on board converge and then disperse in precise beam angles, resulting in a crisp and exacting light quality.



### LIGHT SOURCE

#### Static white

Compact COB (Chip-On-Board) LED module, available in 2700K, 3000K, 3500K and 4000K with a choice of 80 CRI, 90 CRI, or 95 CRI, with elevated R9 value for 90 CRI and above. Color consistency is maintained to within 2 SDCM. All LEDs have been tested in accordance with IESNA LM-80-08 and the results have shown L80 lumen maintenance greater than 60,000 hours. Absolute product photometry is measured and presented in accordance with IESNA LM-79, unless otherwise indicated.

#### Chromawerx SOLA

Chromawerx SOLA is single-channel control that dims output while warming the color temperature in a pre-determined relationship. A simple analog control adjusts a specially populated LED array to emulate the effect of dimming a filament source.

#### Chromawerx DUO

Chromawerx DUO offers a two-channel control system which uses analog or digital protocols for synchronous control of both cool (6500K) to warm (2700K) LED arrays - maintaining a CRI above 90. The range of color DUO offers is useful for entraining circadian rhythms, stimulating alertness, and compensating for jet lag among other applications. The Chromawerx drivers are programmed to limit maximum light output and power usage across all color temperatures. When paired with DALI drivers (DDA/DDA8), color tuning follows a linear dimming curve.

### ELECTRICAL

Unless otherwise specified, dimming down to 1%. At maximum driver load: efficiency>84%, PF>0.9, THD<20%.

**Integral:** 0-10V, ELV, TRIAC

**Remote:** 0-10V, ELV, TRIAC, Lutron Hi-Lume 1% EcoSystem, DALI, eldoLED 0.1% SOLOdrive 0-10V, eldoLED 1% ECOdrive 0-10V, DMX, Lutron DALI-2 digital

**Emergency battery option:** Remotely-installed, long-life, high-temperature, maintenance-free, Bodine Lithium-Ion battery pack with self-test functionality, test switch and charge indicator. IOTA and Fulham options available upon request. Minimum of 90 minutes operation, and recharge time of 24 hours. For fixtures less than 10 W, the battery provides 6 W of emergency light output. For fixtures 10 W and over, the battery provides 10 W.

### PoE

Depending on the PoE manufacturer selected, Lumenwerx will install the node in factory as either integral to the luminaire or as a remote module. Factory programming of the PoE node may or may not enable the following functionalities: lumen package, DUO (tunable white), QUADRO (RGBW), emergency battery backup, and sensor integration. These must be addressed and evaluated on a case-by-case basis.

### CONSTRUCTION

**Housing:** Extruded aluminum

**Canopy:** Flat and direct

**Arm:** Machined aluminum

**Finish:** Textured matte white and black. Custom colors also available (provide RAL #). Specular and semi-specular finishes are also available for Baffle.

**Heat sink:** Die-cast aluminum

**Baffle:** Die-cast aluminum

**Baffle style:** Gasketed bevel

### WEIGHT

Direct/Indirect	Direct or Indirect
10": 6.5 lbs - 2.9 kg	8": 4.4 lbs - 2.0 kg
12": 7.8 lbs - 3.5 kg	10": 5.5 lbs - 2.5 kg
14": 9.1 lbs - 4.1 kg	12": 6.6 lbs - 3.0 kg

### ACCESSORIES



Soft diffused lens, Solite



Frosted diffused lens



Hex louver

# AERA 4" SEAL CYLINDER

WALL

DIRECT/INDIRECT, DIRECT, INDIRECT

## ENVIRONMENT

For the standard temperature range (STR) option, ambient temperature at fixture location shall be within 0°C/32°F to 25°C/77°F.

For the extended temperature range (ETR) option, ambient temperature at fixture location shall be within -30°C/-22°F to 40°C/104°F.

## CERTIFICATION

**ETL:** Suitable for wet locations. Conforms to UL Standard 1598 and certified to CAN/CSA Standard C22.2 No. 250.0.

## WARRANTY

Lumenwerx provides a five-year limited warranty of electrical and mechanical performance of the luminaires, including the LED boards, drivers, and auxiliary electronics. Lumenwerx will repair or replace defective luminaires or components at our discretion, provided they have been installed and operated in accordance with our specifications. Other limitations apply, please refer to the full warranty on our website.



# SHIELD+ 1



Long-lasting energy-efficient wall pack series. Fixtures consist of:

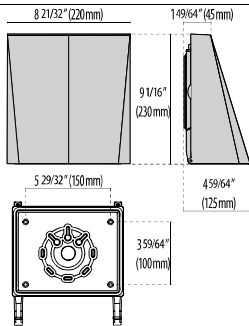
- Multi-step powder-coat painting process, optimized against UV rays and corrosion.
- Copper-free precision die-cast aluminum housing and mounting plate.
- Extra-clear, flat, tempered silk-screened soda-lime glass diffuser.
- Custom molded, anti-aging gasket(s).
- Stainless steel external hardware.
- High-efficiency COB, combined with an optimized passive cooling system, provides a long LED life.
- Specular vacuum metallized polycarbonate reflector provides full-cutoff, no glare design, and precision optical control.
- IESNA Type III light distribution.
- Input voltage: 120-277 V (50 / 60 Hz), integral 1-10 V dimming driver.

- Field settable integral tri-level lumen/wattage packages proprietary DIP switch driver for SHIELD+ 1 (stating factory setting at the lowest level).
- Standard knock-out template for multiple junction box mounting options.
- Suitable for three surface mounted conduit entry points with 1/2" NPS plugs.
- BUTTON and SWIVEL 120-277 V (50 / 60 Hz) photoelectric switch options available (ordered separately).
- Consult factory for dimming options, custom finishes (please specify RAL color), and non-cataloged CCT (Kelvin) options.
- Consult factory for remote emergency battery pack options (EMPK).
- Product meets Buy American Act requirements within ARRA.
- 5-year warranty.
- Marine Grade finish.
- Suitable for Natatorium applications.



## FINISHES

- AN-96 / Iron gray / Textured
- GR-94 / Aluminum metallic / Textured
- RB-10 / Iron rust / Textured
- WH-87 / White / Textured
- BK-81 / Black / Textured



SHIELD+ 1

Scan here  
for installation  
instructions



Lumen Output	27K	3K	35K	4K	5K
SHIELD+1 8W	929	957	984	1012	1039
SHIELD+1 10W	1209	1228	1247	1267	1286
SHIELD+1 13.5W	1448	1556	1664	1773	2516
SHIELD+1 18W	1906	2059	2211	2364	2516
SHIELD+1 27W	2478	2676	2874	3072	3270

## Order Guide –

Order code example: SH1-10-80-3K-IG-UNV-NA-EMPK

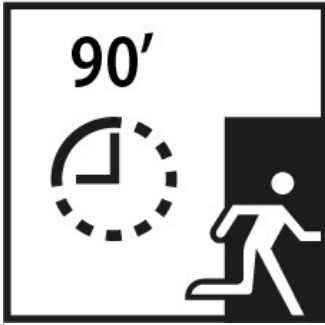
Series	Wattage	CRI	CCT	Finish	Voltage	Controls	Accessories
SH1 Shield+1	6 6 watt (minimum)	80 80 CRI*	27K 2700K	AM Aluminum Metallic*	UNV 120-277V*	NA Non-Dim	EMPK Integral Battery pack**
	8 8 watt	90 90 CRI	3K 3000K	IG Iron Gray*		0-10V 0-10V Dim*	OCC Field programmable occupancy sensor hi/lo & on/off
	10 10 watt		35K 3500K	WH Textured White*		ELV 120V-Line Voltage DIM	REM Remote Battery pack
	13.5 13.5 watt*		4K 4000K*	IR Iron Rust*			PHC-B Button Photocell
	14.5 14.5 watt		5K 5000K	BK Textured Black			PHC-S Swivel Photocell
	18 18.5 watt*		RED Static Red	CC Custom Color			FRST Frosted Glass
	27 27 watt*		GRN Static Green				BOL 40" Bollard
	28 28 watt* (EMPK max)		BLU Static Blue				BABAA Build America Buy America Act compliant
			AMB Static Amber				**EMPK RATED FOR 90 MIN RUN TIME AT 4W
			RGBW See below for details				590lm Output in EM Mode
							Ambient EM Temp Range Min= 5°C / 41°F Max= 35°C / 95°F

80 CRI STANDARD - OTHER OPTIONS AVAILABLE

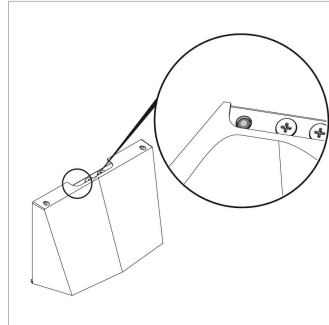
\*STANDARD OPTION, SHORTER LEAD TIME, NO MOQ\*

OPTIONAL ACCESSORIES

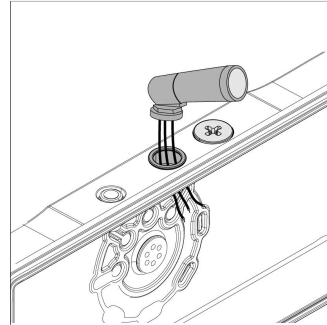
DESCRIPTION	FINISH	PART NUMBER
SHIELD+1		



EMPK



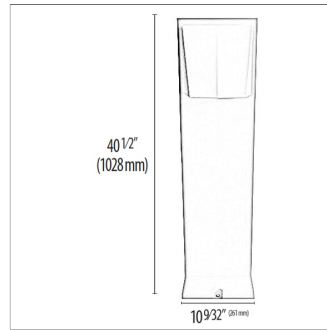
PHC-B



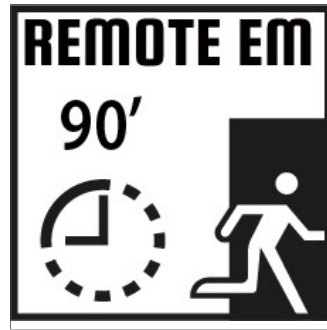
PHC-S



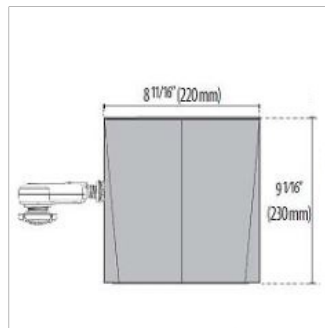
FRST



BOL



REM



OCC

# RGBW ACCESSORIES

## Power Supply



17433  
Kit driver 48V



17096  
Kit driver 48V WP

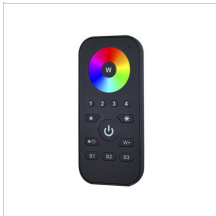
## RF Controls



3104173  
RGBW RF controller 4 channel  
(0.35A each CH)



31041730  
RGBW RF controller WP 4 channel  
(0.35A each CH)



310429  
RGBW hand held remote

## DMX Controls



178973  
RGBW DMX enabler/decoder 4  
channel (0.35A each CH)



1789730  
RGBW DMX enabler/decoder WP 4  
channel (0.35A each CH)



750 Interstate 30  
Suite 110  
Rockwall, TX 75087  
t: 972-732-6085  
f: 972-732-8058

December 3, 2024

Mr. Ryan Miller  
City of Rockwall Director of Planning  
City Hall 385 S. Goliad  
Rockwall, TX 75087

Re: SP2024-048 Exceptions/ Variance Requested  
River's Dog Retreat Facility  
SWC Prak Hills Blvd. & John King Blvd.  
Rockwall, TX. 75087

Mr. Miller,

This letter serves as a summary Request for Exception/ Variances to the UDC. Zoning – PD 71 for Commercial land uses within the SH-205 By-Pass Overlay.

The Variances include 1) Accessory Structures, 2) Landscape Residential Adjacency, 3) Artificial Turf, 4) Landscape Buffer, 5) Materials – Nichiha Cementous product, 6) Cementitious material within 4'-0" of grade, 7) Primary Building Articulation, 8) Four-Sided Architecture.

**1) Accessory Structures.** Subsection 01.05.C of Article 5

We are requesting an exception to the code to allow these shade structures as shown on the landscape plan. These covered canopies will be constructed with steel column and a composite covering for long lasting. These will give the pets a shaded area while being outdoors.

**2) Landscape Residential Adjacency.** Subsection 01.06 of Article 5

We are requesting use of the existing massive tree vegetation along the creek to replace the three-tier landscaping required in the ordinance.

**3) Artificial Turf.** Subsection 04 of Article 8

We are requesting an exception from the UDC to allow artificial turf for this project. Being a dog retreat, this is very integral to the operation. The turf will be PFAS free per city comment.

**4) Landscape Buffer.** Subsection 06.02 of Article 5 (**NOT APPLICABLE**)

We have adjusted the landscape plan by adding the berms within the required landscape buffer area along John King Blvd. **No** exception or variance required.

**5) Materials – Nichiha.** Subsection 06.02 of Article 5

We are requesting an exception to use this cementitious material as part of the building design. This material is preformed to mimic various other products. We have selected the wood pattern to give a soft feel to the project with stone and brick as the main elements.

**6) Cementitious Material within Four feet of grade.** Subsection 05.01 A.2 of Article 5

We are requesting an exception to the cementitious material within Four feet of grade. The area this Cementitious product reaches below the four-foot area at grade is on the entry tower element. This is along the front sidewalk and will have little to no pedestrian traffic to disrupt the product.

**7) Primary Building Articulation.** Subsection 04.01 of Article 5

We are requesting an exception to the vertical and horizontal offset projections. This project does provide a small percentage of articulation with vertical and horizontal projections on three sides of the building. The entry area has a raised Cementous wood look entry tower, and a smaller masonry entry element with storefront and projects outward.

**8) Four-Sided Architecture.** Subsection 04.01 of Article 5

We are requesting an exception to the ordinance by not having storefront type elements on two sides.

**Compensatory items we are providing for these exceptions/ variances.**

- 1) City Ordinance requires 20% landscaping. We are proposing 65%. Which is three times more than required.
- 2) We are providing (1)-additional ornamental trees in the front corner parking islands.
- 3) We are providing (1)-additional canopy trees, in the detention pond area.
- 4) We are providing awnings over the rear doors and side windows areas to help offset the articulation.
- 5) We are proposing an outside corner pedestrian seating wall area with a park bench, drinking fountain, and bike rack.

Thank you for your consideration and reviewing our request.

Sincerely,



Jeffrey Carroll  
Carroll Architects, Inc.  
President / CEO