

AGENDA
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
March 12, 2019
6:00 P.M.

CALL TO ORDER

CONSENT AGENDA

1. **Approval of Minutes** for the January 29, 2019 Planning and Zoning Commission meeting.
2. **Approval of Minutes** for the February 12, 2019 Planning and Zoning Commission meeting.
3. **P2019-009 (Korey)**
Consider a request by Mathias Haubert of Bohler Engineering on behalf of Daniel J. Porter of Dynamic Development for the approval of a replat for Lot 1, Block A, Brakes Plus Addition being a 0.653-acre tract of land currently identified as Lots 1 & 2, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [*SH-205*], and take any action necessary.
4. **SP2019-005 (David)**
Consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of CDT Rockwall/2017 LLC for the approval of a site plan for the Saddle Star South Subdivision containing 138 single-family residential lots on a 55.85-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.

APPOINTMENTS

5. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

PUBLIC HEARING ITEMS

6. **Z2019-003 (Korey)**
Hold a public hearing to discuss and consider a request by Jeff Bresee of SET Engineers on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a Specific Use Permit (SUP) for a *Private Sports Arena, Stadium or Track* on a 35.295-acre parcel of land identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane, and take any action necessary.
7. **P2019-008 (Korey)**
Hold a public hearing to discuss and consider a request by Kevin Osornio on behalf of Jeaniffer Osornio for the approval of a replat for Lots 1 & 2, Block A, N. E. & J.O. Addition being a 0.46-acre parcel of land identified as Lot 2, Block A, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Overlay (SOV) District, addressed as 705 Peters Colony, and take any action necessary.

ACTION ITEMS

8. **SP2017-025 (Korey)**
Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Doug Fox of Cornerstone Church for the approval of an amended site plan for a church on a six (6) acre parcel of land identified as Tract 4-07 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas,

zoned Commercial (C) District, situated within the 205 By-Pass Overlay (205 BY-OV) District, addressed as 1565 Airport Road, and take any action necessary.

9. SP2019-004 (David)

Discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a site plan for a warehouse/manufacturing facility on a 11.3736-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.

DISCUSSION ITEMS

10. Director's report of post City Council meeting outcomes for development cases (Ryan).

- ✓ Z2019-001: Text Amendment to Article IV, Permissible Uses, UDC (*1st Reading*) [*Approved*]

ADJOURNMENT

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, Laura Morales, Planning & Zoning Coordinator of 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 the 8th day of March 2019 at 5:00 p.m., 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, Rockwall, Texas
Council Chambers Conference Room
March 12, 2019
5:00 PM

CALL TO ORDER

ACTION ITEMS

1. SP2017-025 (Korey)

Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Doug Fox of Cornerstone Church for the approval of an amended site plan for a church on a six (6) acre parcel of land identified as Tract 4-07 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the 205 By-Pass Overlay (205 BY-OV) District, addressed as 1565 Airport Road, and take any action necessary.

2. SP2019-004 (David)

Discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a site plan for a warehouse/manufacturing facility on a 11.3736-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.

ADJOURNMENT

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, Laura Morales, Planning & Zoning Coordinator of 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 the 8th day of March 2019, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES
PLANNING AND ZONING COMMISSION WORK SESSION
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
January 29, 2019
6:00 P.M.

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:02 p.m. The Commissioners present at the meeting were, Jerry Welch, Eric Chodun, Mark Moeller, Annie Fishman, Tracey Logan, and John Womble. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planer Korey Brooks, Planning Coordinator, Laura Morales, City Engineer, Amy Williams, Civil Engineers, Jeremy White and Sarah Hager.

II. CONSENT AGENDA

1. P2019-002

Consider a request by Gerald Houser of Collin-G Properties, LTD for the approval of a replat for Lot 2, Block A, Houser Addition being a 6.19-acre parcel of land identified Lot 1, Block A, Houser Addition, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 1611 SH-276, and take any action necessary.

2. P2019-003

Consider a request by Maria C. Bonilla of Winkelmann & Associates, Inc. on behalf of Jill Fisher of Dunhill Partners, Inc. for the approval of a replat for Lot 2, Block B, R. W. Marketcenter Addition being a replat of a 21.424-acre parcel identified as Lot 1A, Block B, R. W. Marketcenter Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated at the southwest corner of Market Center Drive and the E. IH-30 Frontage Road, and take any action necessary.

3. P2019-004

Consider a request by Tony Degelia of A & W Surveyors on behalf of Michael Fisher for the approval of a replat for Lot 7, Block A, Temunovic Addition being a 1.082-acre parcel of land identified as Lot 6, Block A, Temunovic Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District, situated within the Scenic Overlay (SOV) District, addressed as 1306 Summer Lee Drive, and take any action necessary.

Commissioner Moeller made a motion to approve the consent agenda. Commissioner Fishman seconded the motion which passed by a vote of 7-0.

III. APPOINTMENTS

4. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Architectural Review representative, Julian Meyrat, gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

IV. PUBLIC HEARING ITEMS

5. Z2018-056

Hold a public hearing to discuss and consider a request by Tom Jones on behalf of Shanon Thomas of Rockwall Friendship Baptist Church for the approval of a zoning change from an Agricultural (AG) District to a Light Industrial (LI) District for a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of Justin Road and John King Boulevard, and take any action necessary.

64 Senior Planner, Korey Brooks, provided a brief explanation and background of the request. The
65 applicant is requesting a change in zoning from an Agricultural District to a Light Industrial
66 District for the purpose of constructing a house of worship on the subject property. The subject
67 property was annexed in 1985 and is zoned Agricultural District. The Agricultural District is a
68 holding district with the intent that a property will be rezoned in conformance with the Future
69 Land Use Plan contained in the Comprehensive Plan. According to the Unified Development
70 Code, a house of worship is permitted in an Agricultural District by Specific Use Permit or
71 permitted by-right in a Light Industrial District. The proposed request to rezone the property to
72 Light Industrial District is in conformance with the City's Future Land Use Plan. According to the
73 Unified Development Code, the Light Industrial District is intended for industrial parks and larger
74 cleaner types of industries and located close to an arterial capable of carrying commercial
75 traffic. In this case, the subject property is located at the intersection of an arterial and a major
76 collector and conforms to these requirements. The Future Land Use Plan designates the subject
77 property for Technology/Employment land uses, which is characterized by employment-oriented
78 businesses, typically situated in larger centers that have access to key transportation networks.
79 In this case, the applicant's request to rezone the property to Light Industrial District is in
80 conformance with the Future Land Use Plan; however the land use, a house of worship is
81 considered to be a Quasi-Public land use and will necessitate a change in the Future Land Use
82 Plan and this change has been made a condition of approval.
83

84 Mr. Brooks further noted that the plan allows the City Council to consider requests conforming
85 to the Special Commercial Corridor, which is typically associated with Commercial District
86 zoning. In this case, the applicant originally submitted a request for Commercial District zoning;
87 however, after reviewing the case staff suggested that the applicant consider Light Industrial
88 District zoning. The reason for this suggestion is: (1) this property is directly adjacent to John
89 King Boulevard and would hinder the visibility of adjacent properties that do not front onto John
90 King Boulevard, therefore it is a reasonable expectation that the adjacent properties will develop
91 in accordance with the Technology/Employment designation, and (2) the adjacent properties
92 proximity to the existing railroad tracks may make the adjacent property better suited to Light
93 Industrial District zoning in the future. While the Church could maintain its Agricultural District
94 zoning by requesting a Specific Use Permit, a SUP would necessitate that the Church amend
95 said SUP with every proposed change on the property. The Light Industrial District zoning will
96 allow the church the flexibility to make improvements to the property in conformance with the
97 UDC without the burden of a public hearing process for every proposed improvement. Approval
98 of a zoning change is discretionary to the City Council, pending a recommendation from the
99 Planning and Zoning Commission. In this case, the Planning and Zoning Commission and City
100 Council have the discretion to approve the request as submitted Light Industrial District or
101 choose to downzone the property to a Commercial District either zoning district allows the
102 House of Worship land use by-right. In addition should the request be approved the applicant
103 will be required to submit a site plan and go through the site planning process.
104

105 Mr. Brooks went on share that on January 14, 2019, staff mailed 10 notices to property owners
106 and residents within 500-feet of the subject property and staff had did receive any notices for or
107 against the request.
108

109 Mr. Brooks advised the Commission that the applicant was present and available for questions
110 as well as staff.
111

112 Chairman Lyons opened up the public hearing and asked the applicant to come forward.
113

114 Tom Jones
115 5815 Meadowcrest
116 Dallas, TX
117

118 Mr. Jones came forward and shared that based on the new 2040 Rockwall Comprehensive Plan
119 they feel that the Light Industrial designation is the most appropriate zoning for the property.
120 They are currently working with staff for the alignment development of Justin Road. Mr. Jones
121 indicated he was available for questions.
122

123 Chairman Lyons asked if anyone wished to speak to come forward.
124
125

126 Bob Wacker
127 309 Featherstone
128 Rockwall, TX
129

130 Mr. Wacker came forward and asked for clarification of the zoning designation as it pertains to
131 changes being approved with a Specific Use Permit. Mr. Brooks explained that if the property
132 remains Agricultural zoning and the applicant pursued a Specific Use Permit which would allow
133 a house of worship, any time any improvements were to be made that deviated from the concept
134 plan, then the SUP would have to be amended each time.
135

136 Chairman Lyons asked if anyone else wished to speak to come forward and do so; there being
137 no one indicating such Chairman Lyons closed the public hearing and brought the item back to
138 the Commission for discussion or motion.
139

140 Commissioner Welch made a motion to approve Z2018-056 with staff recommendations.
141 Commissioner Logan seconded the vote which passed by a vote of 7-0
142

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145 V. ACTION ITEMS
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147 6. MIS2019-002

148 Discuss and consider a miscellaneous request by Reubin E. Harle for the approval of a masonry
149 exception for the purpose of constructing an accessory building that does not meet the minimum
150 masonry requirements stipulated by the Unified Development Code (UDC) on a 4.632-acre parcel of
151 land identified as Lot 5R, Block A, Zion Addition, City of Rockwall, Rockwall County, Texas, zoned
152 Single-Family One (SF-1) District, addressed as 825 Zion Hills Circle, and take any action necessary.
153

154
155 Senior Planner, Korey Brooks, provided a brief explanation and background of the request. The
156 applicant is requesting approval of a masonry exception to allow a metal accessory building on
157 the subject property. In November 2018, the applicant submitted a request for the approval of a
158 Specific Use Permit for an accessory building that did not meet the requirements of the Unified
159 Development Code. Specifically, the applicant was proposing an accessory building that
160 exceeded the maximum size requirements, 3,000 square foot metal building, exceeded the
161 number of allowable accessory buildings since there are two existing metal buildings on the
162 property, and did not conform to the minimum masonry requirements of the Unified
163 Development Code. Ultimately on November 19, 2018, the City Council denied the request.
164 Since that time, the City Council approved a text amendment allowing the Board of Adjustments
165 the ability to grant an exception to the maximum size requirements of accessory buildings, and
166 the Planning and Zoning Commission the ability to grant variances to the masonry requirements
167 and this eliminated the requirement of a Specific Use Permit for accessory buildings not meeting
168 the requirements of the UDC. In response to that change, the applicant submitted a request to
169 the Director of Planning and Zoning proposing a 2,000 square foot building with a four foot high
170 masonry wainscot on the front facade. In accordance with the UDC, the Director of Planning
171 reviewed the request and after conferring with the City Attorney determined that the request
172 represented a substantial change from the request that was denied by the City Council. At the
173 time the determination was made, staff recommended to the applicant that the masonry
174 wainscot should be extended to all four sides of the building. Based on the substantial change,
175 the applicant submitted a request for a variance to the maximum size requirements to the Board
176 of Adjustments and on January 10, 2019, the Board of Adjustments granted a variance to allow
177 an accessory building that exceeded the maximum allowable size and the maximum number of
178 accessory buildings permitted, a total of three accessory buildings, on the subject property.
179 Based on this approval, the applicant has the ability to construct a 2,000 square foot accessory
180 building meeting the minimum masonry requirements on the subject property by-right; however,
181 since the proposed building is metal and does not conform to the minimum masonry
182 requirements, a masonry exception from the Planning and Zoning Commission is required.
183 According to the UDC, "(a)ccessory buildings and accessory structures not meeting the
184 masonry requirements shall require approval of an exception from the Planning and Zoning
185 Commission." The approval of any exception to the minimum masonry requirements is a
186 discretionary decision for the Planning and Zoning Commission.
187
188

189 Mr. Brooks advised the applicant was present and available for questions as well as staff.

190
191 Chairman Lyons asked the applicant to come forward.

192
193 Reubin Harle
194 825 Zion Hills Circle
195 Rockwall, TX
196

197 Mr. Harle came forward and added additional comments in regard to his request and indicated
198 he was available for questions.
199

200 Commissioner Chodun asked when City Council denied the request previously it was at that
201 time being proposed to be 1,000 square feet larger and it was all metal. Mr. Brooks indicated that
202 that was correct and City Council expressed disapproval with the size and it being all metal.
203

204 Commissioner Fishman asked how many other accessory buildings would be on the property in
205 total. Mr. Brooks indicated it would be a total of three buildings and shared that the Board of
206 Adjustments did approve that maximum number of accessory buildings on the property.
207

208 Commissioner Chodun asked concerning the staff recommendations that were given to the
209 applicant to include the masonry wainscot be extended on all four sides. Planning Director,
210 Ryan Miller, indicated that was staff's recommendations to the applicant based on concerns
211 heard in the City Council meeting with regard to the size and material that was proposed.
212

213 General discussion took place between the Commission in regards to the size and orientation of
214 where the applicant is proposing to provide the masonry wainscot on the building.
215

216 Chairman Lyons brought the item back to the Commission for discussion or action.
217

218 Commissioner Welch made a motion to approve MIS2019-002 with staff recommendations with
219 the condition that a metal wainscot be applied to three sides of the building and a brick wainscot
220 on the front of the building. Commissioner Womble seconded the motion which passed by a
221 vote of 7-0.
222

223
224 VI. DISCUSSION ITEMS

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226 7. Z2019-001

227 Hold a public hearing to discuss and consider approval of a text amendment to Article IV, *Permissible*
228 *Uses*, and Article V, *District Development Standards*, of the Unified Development Code [*Ordinance No.*
229 *04-38*] for the purpose of incorporating standards for a *Barn or Agricultural Accessory Building* and to
230 amend the land use conditions for the *Guest Quarters/Secondary Living Unit* land use, and take any
231 action necessary.
232

233 Planning Director, Ryan Miller, provided a brief explanation and background of the request. The
234 City Council directed staff to amend the Land Use Standards contained in Article IV, *Permissible*
235 *Uses*, of the UDC to allow guest quarters/secondary living units not meeting the requirements
236 stated in the Land Use Standards the ability to request a Specific Use Permit. In addition, the
237 City Council also directed staff to create a land use for Barns or Agricultural Accessory
238 Buildings. This direction came in response to a request by a citizen to amend the code to allow a
239 4,950 square foot, metal barn that would contain a storage area for eight vehicles and a guest
240 quarters/secondary living facility, the facility includes all components of a residential living unit
241 with kitchen, bathroom, on a property zoned Agricultural District. Currently, the UDC does allow
242 guest quarters/secondary living units in an Agricultural District pending they are [1] accessory
243 uses to the primary use being a single family home, [2] not to exceed 30% of the area of the main
244 structure, and [3] that they cannot be sold or conveyed separately without meeting the
245 requirements of the zoning district and subdivision ordinance; however, the code does not
246 address guest quarters/secondary living units that do not meet these standards. In other
247 residential zoning districts this use is only allowed through a Specific Use Permit, which gives
248 the City Council the discretion to grant these even if they do not meet the requirements. These
249 changes would allow guest quarters/secondary living units not meeting the requirements the
250 ability to request a Specific Use Permit in the AG Districts. The purpose of this is to incentivize
251 smaller properties, being properties less than ten acres in size and considered to be legally non-

252 conforming, to zone in accordance with the Future Land Use Plan, bringing them into
253 conformance with the UDC. Without this requirement, it would be difficult for the City to
254 incentivize smaller properties to change their zoning, which could have the effect of leaving
255 small spots of Agricultural District zoning on non-conforming lots throughout the City. To
256 address this, the City Council has directed staff to establish a new land use, barn/agricultural
257 accessory building, which would allow larger buildings in the Agricultural District. Based on this
258 direction Additionally Mr. Miller shared that the City Council did have a discussion concerning
259 allowing these structures by-right as opposed to by Specific Use Permit and he went over the
260 details of the new land uses being created and indicated a draft ordinance outlining the
261 proposed changes was provided for the Commissions review.
262

263 Mr. Miller advised the Commission staff was available for questions.
264

265 Following brief discussion in regards to the case Chairman Lyons indicated the case will return
266 to the Commission for action at the next scheduled meeting.
267

268
269 8. Z2019-002

270 Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc.
271 on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a Specific Use Permit
272 (SUP) for a structure that exceeds 60-feet in a Light Industrial (LI) District on a 42.61-acre tract of land
273 identified as Tract 7 of the N. Butler Survey, Abstract No. 20 (11.3736-acres); Tract 31 of the R. Ballard
274 Survey, Abstract No. 29 (8.197-acres); and, Lot 1-01, Block 1, Indalloy Addition (14.53-acres), City of
275 Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of
276 Aluminum Plant Road, and take any action necessary.
277

278 Planning Manager, David Gonzales, indicated the applicant was present and would go over the
279 review and staff would be available for questions.
280

281 Mark Pross
282 5310 Harvest Hill Road, Suite 180
283 Dallas, TX
284

285 Mr. Pross came forward and provided an extensive explanation of the request. He indicated that
286 SPR Packaging has been an existing business in the City of Rockwall for the last ten years
287 located south of the subject property. He shared that they utilize large extensive type equipment
288 in their manufacturing process and said equipment also requires maintenance out of the top so
289 the extruding area is much higher than the rest of the building which is the basis for their
290 request in height. Mr. Pross went on to share the detailed plans SPR Packaging had in the
291 purchase of the property and the different phases they would be constructed in and the plans for
292 each in regards to material, elevations, design and height. He then indicated he was available for
293 questions.
294

295 Mr. Gonzales added that in regards to the elevations, those were put into the draft ordinance to
296 reference for the height of the extruder bays as well as for the silos. The actual approval of the
297 elevations will come before the Commission at the time of site plan.
298

299 Commissioner Womble asked what the height of the existing structure to the south. Mr.
300 Gonzales indicated it is 75 feet in height and a Specific Use Permit was approved for that.
301

302 Commissioner Logan asked what the square footage of the building they are proposing the 120
303 feet would be. Mr. Pross indicated it will be approximately 64,000 square feet although they are
304 still working on the exact size.
305

306 General discussion took place between the Commission in regards to the height and location of
307 the proposed building. The question as to what would be the alternative option should the
308 request be denied was asked.
309

310 Ignacio Echavarri
311 President of SPR Packaging
312 1480 Justin Road
313 Rockwall, TX
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Mr. Echaavarri came forward and shared that they requested the 120 feet as it is the maximum and would allow them flexibility but they would be open to modifications should that height not be feasible.

Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

9. SP2019-001

Discuss and consider a request by Reese Baez of Triton General Contractors on behalf of Kevin Lefere for the approval of a site plan for a medical office building on a 0.26-acre portion of a larger one (1) acre tract of land identified as Block 26 of the Garner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, located north of the northwest corner of the intersection of W. Heath Street and S. Goliad Street [SH-205], and take any action necessary.

Senior Planner, Korey Brooks, indicated that the applicant was present and would speak in regards to the request.

Chairman Lyons asked the applicant to come forward.

Reese Baez
1415 Open Bay Court
Rockwall, TX

Mr. Baez came forward and indicated they are looking to construct a build a suite for T3 Chiropractic's and will be the same design as the Foote building that is south of the subject property that was recently approved.

Chairman Lyons asked the Commission for questions for staff or the applicant.

Commissioner Chodun asked if there would be any variances being requested. Mr. Brooks indicated there would not be variances and they have met with the Architectural Review Board. Additionally the case went before the Historical Preservation Advisory Board and they granted a Certificate of Appropriateness for the project.

There being no further questions Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

10. SP2019-002

Discuss and consider a request by Chuck Vickers of T & C Main Street Holdings, LLC for the approval of a site plan for an office building on a 0.50-acre parcel of land identified as Block 80B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, addressed as 108 St. Mary's Street, and take any action necessary.

Senior Planner, Korey Brooks, provided a brief explanation of the request. Last year a zoning change was approved for the subject property and the applicant is requesting to convert the residential structure into an office building however most of the changes will be made to the interior of the structure rather than the outside. The case went before the Architectural Review Board and a recommendation for approval was made by the Board. Mr. Brooks indicated the applicant was not present however staff would be available for questions.

Chairman Lyons indicated the case will return to the Commission for action at the next scheduled meeting.

11. SP2019-003

Discuss and consider a request by Matt Moore of ClayMoore Engineering, Inc. for the approval of a site plan for a multi-tenant office/warehouse complex on a 7.52-acre portion of a larger 9.76-acre tract of land identified as Lot 18 and the south portion of Lot 19, Rainbow Acres Addition, City of Rockwall,

377 Rockwall County, Texas, zoned Commercial (C) District, addressed as 407 Ranch Trail, and take any
378 action necessary.
379

380 Senior Planner, Korey Brooks, indicated the applicant was present and would go over the
381 request.
382

383 Chairman Lyons asked the applicant to come forward.
384

385 Robert LaCroix
386 4517 Scenic Drive
387 Rowlett, TX
388

389 Mr. LaCroix came forward and provided a brief explanation and background of the request. He
390 indicated that the owner would like to build office warehouses that will be constructed in two
391 phases. They are looking to have a much more organized development than what has occurred
392 in that area in the past and are working to meet as many of the requirements as they can and as
393 are possible in terms of the infrastructure. They feel that what they are proposing fits a demand
394 for such office/warehouse and fits to the already existing metal buildings which are adjacent and
395 along Ranch Trail and County Line Road. Mr. LaCroix indicated that they met with the
396 Architectural Review Board earlier and the Board recommended that they try to articulate the
397 buildings that face the street and after speaking with their architect on the project and they will
398 provide something to try to address those issues. Mr. LaCroix further noted that they will be
399 meeting the landscape buffer along County Line Road and Ranch Trail which will add some
400 screening to the buildings.
401

402 Chairman Lyons asked if they would be 5,000 square feet and would they be split up into
403 multiple bays. Mr. La Croix indicated each building would be independent and would be right
404 under 5,000 square feet to avoid the fire sprinkler requirement. He added that they feel that the
405 buildings will fit a need and demand for smaller type self-proprietary business.
406

407 Commissioner Welch asked if the intent was to rent each individual building and not to sell. Mr.
408 LaCroix indicated that the intent is to rent and maintain ownership which will allow them to
409 maintain the property and have rules and regulations for the tenants which they feel will be
410 beneficial to maintain the upkeep of the buildings.
411

412 Chairman Lyons indicated the case will return to the Commission for action at the next
413 scheduled meeting.
414

415
416 12. Director's Report of post Council meeting outcomes of Planning & Zoning cases.
417

- 418 ✓ P2018-047: Preliminary Plat for Breezy Hill, Phase XII [*Approved*]
- 419 ✓ Z2018-049: SUP for an Animal Shelter for 1700 E. SH-66 (*2nd Reading*) [*Approved*]
- 420 ✓ Z2018-050: SUP for a Covered Patio in the Take-Line for 5808 Constellation Circle (*1st Reading*)
421 [*Withdrawn*]
- 422 ✓ Z2018-055: SUP for a Mini-Warehouse Facility on Ridge Road (*1st Reading*) [*Denied*]
- 423 ✓ Z2018-057: Amendment to Planned Development District 57 (PD-57) (*1st Reading*) [*Approved*]
- 424 ✓ Z2018-058: SUP for a Craft Winery and Commercial/Amusement Outdoors (*1st Reading*)
425 [*Postponed to the February 4, 2019 Meeting*]
- 426 ✓ Z2018-059: Zoning Change (SFE-2.0 to SFE-1.5) for 1085 Dalton Road (*1st Reading*) [*Approved*]
- 427 ✓ SP2018-043: Waiver for Marina Village Condominiums [*Approved*]
428
429

430 Planning Director, Ryan Miller, provided a brief update about the outcome of the above
431 referenced case at the City Council meeting.
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434 VII. ADJOURNMENT
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436 Chairman Lyons adjourned the meeting at 7:28 p.m.
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PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF
ROCKWALL, Texas, this _____ day of _____, 2019.

Johnny Lyons, Chairman

Attest:

Laura Morales, Planning Coordinator

MINUTES
PLANNING AND ZONING COMMISSION PUBLIC HEARING
City Hall, 385 South Goliad, Rockwall, Texas
Council Chambers
February 12, 2019
6:00 P.M.

I. CALL TO ORDER

Chairman Lyons called the meeting to order at 6:00 p.m. The Commissioners present at the meeting were, Jerry Welch, Eric Chodun, Mark Moeller, Tracey Logan, John Womble, and Annie Fishman. Staff members present were Planning Director, Ryan Miller, Planning Manager, David Gonzales, Senior Planer Korey Brooks, Planning Coordinator, Laura Morales, City Engineer, Amy Williams, Civil Engineers, Jeremy White and Sarah Hager.

II. CONSENT AGENDA

1. Approval of Minutes for the January 2, 2018 Planning and Zoning Commission meeting.

2. SP2019-001

Discuss and consider a request by Reese Baez of Triton General Contractors on behalf of Kevin Lefere for the approval of a site plan for a medical office building on a 0.26-acre portion of a larger one (1) acre tract of land identified as Block 26 of the Garner Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, situated within the North Goliad Corridor Overlay (NGC OV) District, located north of the northwest corner of the intersection of W. Heath Street and S. Goliad Street [SH-205], and take any action necessary.

Commissioner Welch made a motion to approve the consent agenda. Commissioner Chodun seconded the motion which passed by a vote of 7-0.

III. APPOINTMENTS

3. Appointment with Architectural Review Board representative to receive the Board's recommendations and comments for items on the agenda requiring architectural review.

Architectural Review representative gave a brief explanation concerning agenda items that were discussed at the Architectural Review Board meeting.

Chairman Lyons indicated that agenda item #5 would be moved up.

IV. PUBLIC HEARING ITEMS

4. Z2019-001

Hold a public hearing to discuss and consider approval of a text amendment to Article IV, *Permissible Uses*, and Article V, *District Development Standards*, of the Unified Development Code [Ordinance No. 04-38] for the purpose of incorporating standards for a *Barn or Agricultural Accessory Building* and to amend the land use conditions for the *Guest Quarters/Secondary Living Unit* land use, and take any action necessary.

Planning Director, Ryan Miller, provided a brief explanation and background pertaining to agenda item. On January 7, 2019 the City Council directed staff to amend the Land Use Standards contained in Article IV, Permissible Uses, of the UDC to allow guest quarters/secondary living units not meeting the requirements stated in the Land Use Standards the ability to request a Specific Use Permit. In addition, the City Council also directed staff to create a land use for Barns or Agricultural Accessory Buildings. This direction came in response to a request by a citizen to amend the code to allow an 4,950 square feet, metal barn that would contain a storage area for eight vehicles and a guest quarters/secondary living facility, the facility includes all components of a residential living unit kitchen, bathroom, on a property zoned Agricultural District.

63 Mr. Miller advised the Commission staff was available for questions.
64

65 Chairman Lyons opened up the public hearing and asked if there was anyone wished to speak to
66 come forward and do so; there being no one indicating such Chairman Lyons closed the public
67 hearing and brought the item back to the Commission for discussion or a motion.
68

69 Following brief discussion Commissioner Welch made a motion to approve the text amendment
70 with Barn or Agricultural Accessory Buildings being allowed through a Specific Use Permit in
71 the Agricultural District. Chairman Lyons seconded the motion which passed by a vote of 7-0.
72

73
74 5. Z2019-002

75 Hold a public hearing to discuss and consider a request by Mark W. Pross of Pross Design Group, Inc.
76 on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a Specific Use Permit
77 (SUP) for a structure that exceeds 60-feet in a Light Industrial (LI) District on a 42.61-acre tract of land
78 identified as Tract 7 of the N. Butler Survey, Abstract No. 20 (11.3736-acres); Tract 31 of the R. Ballard
79 Survey, Abstract No. 29 (8.197-acres); and, Lot 1-01, Block 1, Indalloy Addition (14.53-acres), City of
80 Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of
81 Aluminum Plant Road, and take any action necessary.
82

83 Planning Manager, David Gonzales, indicated that the applicant has requested to withdraw the
84 case at this time and action will be required to be taken.
85

86 Commissioner Moeller made a motion to accept the withdrawal. Commissioner Fishman
87 seconded the vote which passed by a vote of 7-0
88

89 V. ACTION ITEMS
90

91 6. SP2019-002

92 Discuss and consider a request by Chuck Vickers of T & C Main Street Holdings, LLC for the approval
93 of a site plan for an office building on a 0.50-acre parcel of land identified as Block 80B of the B. F.
94 Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District,
95 addressed as 108 St. Mary's Street, and take any action necessary.
96

97 Senior Planner, Korey Brooks, provided a brief background and explanation of the request. On
98 April 2 2018, the City Council approved a request] to rezone the subject property from a Single-
99 Family 7 District to a Residential-Office (RO) District. The request included a second property,
100 106 St. Mary's Street). At the time of the rezoning request, the property owners stated that the
101 intent was to convert two single-family homes into two residential-office buildings. The
102 Residential-Office District is a unique district that allows live/work arrangements with the
103 intention of extending the life of older homes by allowing them to be converted into low-intensity
104 office buildings. These areas usually serve as a transition between high-intensity, non-
105 residential land uses to low-intensity residential land uses. The flexibility of live/work
106 arrangements in a Residential-Office District allows a residential-office structure to be utilized as
107 a single-family home, an office, or both. The applicant is requesting approval of a site plan to
108 convert an existing single-family home to an office building. The home is approximately 1,423
109 SF including the garage. The applicant is proposing to demolish the existing garage, which
110 reduces the size of the structure to approximately 1,221 square feet. The exterior of the existing
111 structure is clad with hardie board or a similar cementitious material and the applicant is
112 proposing to add an approximately three foot stone wainscot to each façade. Since the
113 structure is being converted from a single-family home to an office building, it will require a
114 parking lot to be constructed. The applicant is proposing to locate the parking lot behind the
115 main structure and provide landscape screening in conjunction with an existing six foot tall
116 wooden fence to screen the property from the adjacent residential properties.
117

118 Mr. Brooks further noted that the Future Land Use Plan shows the subject property being
119 located in the Downtown District and designated for Live/Work land uses. The Downtown
120 District contains some of the City's oldest structures and maintains its small town atmosphere
121 by utilizing strategies such as live/work arrangements, historic preservation, and the adaptive
122 reuse of existing buildings. Given the proximity of the subject property to S. Goliad Street and
123 the surrounding Commercial/Retail land uses, the proposed office building appears to be a
124 natural transition from the high-intensity, non-residential land uses west of the subject property

125 to the lower intensity land uses east of the subject property. Since the subject property is
126 designated for Live/Work land uses, the existing structure utilized as a single-family home, an
127 office, or both. The applicant's request to convert a single-family home into an office building
128 conforms to the Future Land Use Plan and the strategies implemented in the Downtown District.
129 According to the Unified Development Code, Residential-Office Districts "...recognize the
130 existence of older residential areas where older homes can be converted into low-intensity office
131 uses..." Additionally, the Residential-Office District "...provides low-intensity services such as
132 offices, medical and professional services, and some limited retail businesses to residents in the
133 adjacent neighborhoods..." Residential-Office Districts serve as a transition between high-
134 intensity, non-residential uses or busy arterial roadways to lower intensity residential uses and
135 should have access to major or secondary thoroughfares. With that being said, the applicant's
136 request for approval of a site plan to convert an existing single-family home to an office building
137 appears to be in conformance with the intent of the Residential-Office District. Currently, there
138 is residential adjacency to the east, and the proposed office would serve as a transition between
139 the higher intensity General Retail District land uses to the west of the subject property and the
140 lower intensity residential uses to the east. The Unified Development Code requires a six foot
141 masonry-screening wall be constructed for all non-residential property adjacent to residentially
142 zoned or used property; however, the code does give the Planning and Zoning Commission the
143 discretion to approve alternative landscape screening plans when warranted. In this case, the
144 adjacent residential subdivision has an existing six foot wood fence that extends along the
145 entire adjacency. Based on this, the applicant has indicated a preference to use a thick
146 vegetative screen utilizing trees and bushes in lieu of the required masonry-screening wall and
147 staff has requested an updated landscape plan reflecting these changes; however, the applicant
148 has failed to provide the plan prior to the resubmission date. As a result, staff has added a
149 condition of approval requiring that the applicant resubmit a landscape plan showing canopy
150 trees planted on 20-foot centers and mature bushes planted in a staggered pattern along the
151 eastern property line along the entire residential adjacency. If the Planning and Zoning
152 Commission chooses to approve this alternative screening method the applicant would be
153 required to submit a landscape plan showing conformance to this requirement prior to
154 submitting civil plans and/or a building permit.

155
156 Mr. Brooks went on to share that the Architectural Review Board reviewed the building
157 elevations and passed a motion to recommend approval of the site plan. He then advised the
158 Commission that the applicant was present and available for questions.

159
160 Commissioner Womble asked if the screening was only required on the one side. Mr. Brooks
161 indicated it is only required on the residential adjacency which in this case is only on the one
162 side. South of the property is the Post Office and west of the property is General Retail District.
163 Commissioner Womble asked if they are removing part of the structure. Mr. Brooks indicated
164 that they are removing the garage.

165
166 Commissioner Fishman asked if they require a masonry wall, would they be required to also do
167 the landscape buffer. Mr. Brooks indicated it was discretionary to the Commission. Discussion
168 took place between the Commission in regards to what would be a better fit for the property the
169 landscape buffer or the masonry wall.

170
171 Chairman Lyons asked the applicant to come forward.

172
173 Jeff Carol
174 750 E. IH-30
175 Rockwall, TX
176

177 Mr. Carol came forward and provided additional comments in regards to the case. He shared that
178 they feel the living screen makes the most sense in this situation. With the mixture of the bushes
179 and the trees it provides a good buffer to the residential adjacency. He indicated he was
180 available for questions.

181
182 Chairman Lyons brought the item back to the Commission for further discussion or action.
183 Chairman Lyons generally shared being in favor of the landscape buffer as it offers a better
184 transition as opposed to the masonry wall. Commissioner Fishman expressed the same opinion.
185

186 Chairman Lyons made a motion to approve SP2019-002 with staff recommendations and the
187 condition that a thick vegetative screen be planted and maintained adjacent to the residential
188 properties to the east. Commissioner Chodun seconded the motion which passed by a vote of 7-
189 0.
190

191 7. SP2019-003

192 Discuss and consider a request by Matt Moore of ClayMoore Engineering, Inc. for the approval of a site
193 plan for a multi-tenant office/warehouse complex on a 7.52-acre portion of a larger 9.76-acre tract of
194 land identified as Lot 18 and the south portion of Lot 19, Rainbow Acres Addition, City of Rockwall,
195 Rockwall County, Texas, zoned Commercial (C) District, addressed as 407 Ranch Trail, and take any
196 action necessary.
197

198 Senior Planner, Korey Brooks, provided a brief explanation and background pertaining to the
199 request. The applicant is requesting approval of a site plan for a multi-tenant office/warehouse
200 complex on the subject property. The proposed facility consists of 11 office buildings on
201 approximately seven acres. The proposed buildings will be approximately 4,999 square feet,
202 constructed of metal, utilize roll-up doors, and have a pitched roof design. The applicant is
203 proposing to incorporate a seven foot stone and brick wainscot on all building façades that are
204 visible from the street. The remaining buildings will be internal to the complex, be constructed
205 of metal, and will not be visible from the street. In order to provide some variation in the
206 building facades, the applicant is proposing to utilize a contrasting roof and trim color, and
207 utilize metal awnings on the façades visible from the street. Additionally, the applicant is
208 proposing to provide landscape screening adjacent to the northern property line to screen the
209 property from the adjacent residential land uses. According to the applicant, the intent of the
210 development is to provide offices for multiple tenants such as plumbers, contractors, or other
211 similar uses. Additionally the applicant has submitted a treescape plan showing that 38.5
212 caliper-inches of primary protected trees and 493 caliper-inches of secondary protected trees
213 will be required to be removed to develop the subject property. According to the Unified
214 Development Code, primary protected trees require mitigation calculated on an inch-for-inch
215 basis and secondary protected trees require mitigation of ½ the total caliper inches being
216 removed. Based on the submitted treescape plan, the total mitigation balance for both primary
217 and secondary protected trees is 285 caliper-inches. Since the applicant is planting 150 caliper-
218 inches within the proposed development, the remaining balance will be 135 caliper-inches. The
219 Unified Development Code allows up to 20% of the total tree mitigation to be paid to the City's
220 tree fund. The Unified Development Code gives the City Council the ability to approve
221 alternative tree mitigation agreements, pending a recommendation from the Planning and
222 Zoning Commission. Since the applicant is proposing to exceed the 20% maximum allowable
223 tree mitigation paid to the City's tree fund by proposing 47% of total mitigation balance, an
224 alternative tree mitigation plan will need to be approved by the City Council, pending a
225 recommendation by the Planning and Zoning Commission.
226

227 Mr. Brooks further noted that the Future Land Use Plan indicates that the subject property is
228 located in the Southwest Residential District and is situated within an area that is identified as a
229 Transitional Area. According to the district, the Transitional Area is defined as, "...currently
230 transitioning from interim landuses and building types to more permanent structures with
231 conforming land uses. These areas should be given special consideration with regard to
232 requests that further the establishment of uses and structures that will improve the property
233 values of the adjacent properties..." In this case, the applicant is proposing a multi-tenant office
234 facility that is composed of metal buildings. This use and the proposed metal buildings are
235 similar to the existing buildings in the area, and the proposed improvements are similar to other
236 buildings that have been approved along Ranch Trail since this area was annexed by the City in
237 2004. The Unified Development Code states that the Commercial District is a district intended to
238 provide commercial land uses such as retail, large shopping centers, and restaurants.
239 Commercial Districts are generally situated in close proximity to an arterial or major collector
240 that is capable of carrying the traffic generated by the land uses in the district. In addition, these
241 areas may require increased water, fire protection, and wastewater and drainage capacity. Since
242 the Commercial District is general in nature, development standards are less stringent as lower
243 intensity districts such as Residential-Office, Neighborhood Services, and General Retail
244 Districts. In this case, the applicant's proposal is adjacent to County Line Road identified as a
245 Minor Collector on the City's Master Thoroughfare Plan, and the office land use is not typically a
246 high volume water/wastewater user. With regard to the land use, an office complex is permitted
247 by-right in a Commercial District. Additionally according to the Unified Development Code, non-

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residential developments that are directly across the street from a residential development should incorporate a minimum ten foot landscape buffer that incorporates trees on 50-foot centers. In this case, the applicant’s plan does appear to meet the minimum requirements.

Mr. Brooks then went over the details of the variances and exceptions that are being requested by the applicant to the construction materials and building articulation. He then advised the Commission the applicant was present and available for questions as well as staff.

Chairman Lyons asked the applicant to come forward.

Robert LaCroix
Scenic Drive
Rowlett, TX

Mr. LaCroix provided a power point presentation and shared a brief explanation of the request. The presentation included pictures of surrounding metal buildings to the subject property. He provided a picture of the site plan and shared the project will be done in two phases with the complete infrastructure being done in the first phase. He added that they feel this building will be an improvement to the area and owner operated which will allow the owner to maintain the integrity of the site.

Following brief discussion Commissioner Welch made a motion to approve to approve SP2019-003 with staff recommendations and recommended approval of the alternative tree mitigation plan. Commissioner Moeller seconded the vote which passed by a vote of 6-0 with Commissioner Logan dissenting.

VI. DISCUSSION ITEMS

Planning Manager, David Gonzales, provided a brief update about the outcome of the above referenced case at the City Council meeting.

8. Director’s report of post City Council meeting outcomes for development cases.

- ✓ P2019-002: Lot 2, Block A, Houser Addition [Approved]
- ✓ P2019-003: Lot 2, Block B, R. W. Marketcenter Addition [Approved]
- ✓ P2019-004: Lot 7, Block A, Temunovic Addition [Approved]
- ✓ Z2018-056: Zoning Change (AG to LI) for Friendship Baptist Church (1st Reading) [Approved]
- ✓ Z2018-057: Amendment to Planned Development District 57 (PD-57) (2nd Reading) [Approved]
- ✓ Z2018-058: SUP for a Craft Winery and Commercial/Amusement Outdoors (1st Reading) [Approved]
- ✓ Z2018-059: Zoning Change (SFE-2.0 to SFE-1.5) for 1085 Dalton Road (2nd Reading) [Approved]

VII. ADJOURNMENT

Chairman Lyons adjourned the meeting at 6:54 p.m.

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2019.

Johnny Lyons, Chairman

Attest:

Laura Morales, Planning Coordinator



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

TO: Planning and Zoning Commission
DATE: March 12, 2019
APPLICANT: Mathias Haubert; *Bohler Engineering*
CASE NUMBER: P2019-009; *Lot 1, Block A, Brakes Plus Addition*

SUMMARY

Discuss and consider a request by Mathias Haubert of Bohler Engineering on behalf of Daniel J. Porter of Dynamic Development for the approval of a replat for Lot 1, Block A, Brakes Plus Addition being a 0.653-acre tract of land currently identified as Lots 1 & 2, Billy Peoples #1 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1902 & 2000 S. Goliad Street [SH-205], and take any action necessary.

PLAT INFORMATION

- The applicant is requesting to replat a 0.653-acre tract of land for the purpose of combining two (2) lots (*i.e. Lots 1 & 2, Billy Peoples # Addition*) into one (1) lot (*i.e. Lot 1, Block A, Brakes Plus Addition*) for the purpose of constructing a minor auto repair garage (*i.e. Brakes Plus*). A minor auto repair garage is permitted with a Specific Use Permit (SUP) in a General Retail (GR) District. The subject property was annexed prior to 1959, is situated within the SH-205 Overlay (SH-205 OV) District, and is zoned General Retail (GR) District.
- On October 1, 2018, the City Council approved a request [Case No. Z2018-040] for the approval of a Specific Use Permit (SUP) [Ordinance No. 18-45, SUP No. S-197] to allow a *minor auto repair garage (i.e. Brakes Plus)* in a General Retail (GR) District. Currently the property has two (2) vacant buildings (*i.e. formerly EZ-Mart Gas Station and Pizza Hut*) that will need to be demolished in order to develop the site.
- On November 11, 2018, the Planning and Zoning Commission approved a site plan [Case No. SP2018-030] and recommended conditional approval (*i.e. with the condition that two [2] faux windows be added to the east elevation*) of the associated variances (*i.e. variances to the vertical and horizontal articulation requirements and pitched roof requirements*) for a minor auto repair garage (*i.e. Brakes Plus*). Subsequently, on November 19, 2018, the City Council approved the variances associated with the approved site plan.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for replats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below and the *Operational Conditions* stipulated in Specific Use Permit (SUP) No. S-197 [Ordinance No. 18-45].
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 1, Block A, Brakes Plus Addition*, 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 plat;
- (2) The development shall adhere to the *Operational Conditions* stipulated by Specific Use Permit (SUP) No. S-197 [*Ordinance No. 18-45*]; and
- (3) 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.

0 15 30 60 90 120 Feet

P2019-009 - LOT 1, BLOCK A, BRAKES PLUS ADDITION
REPLAT - LOCATION MAP = 



City of Rockwall

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

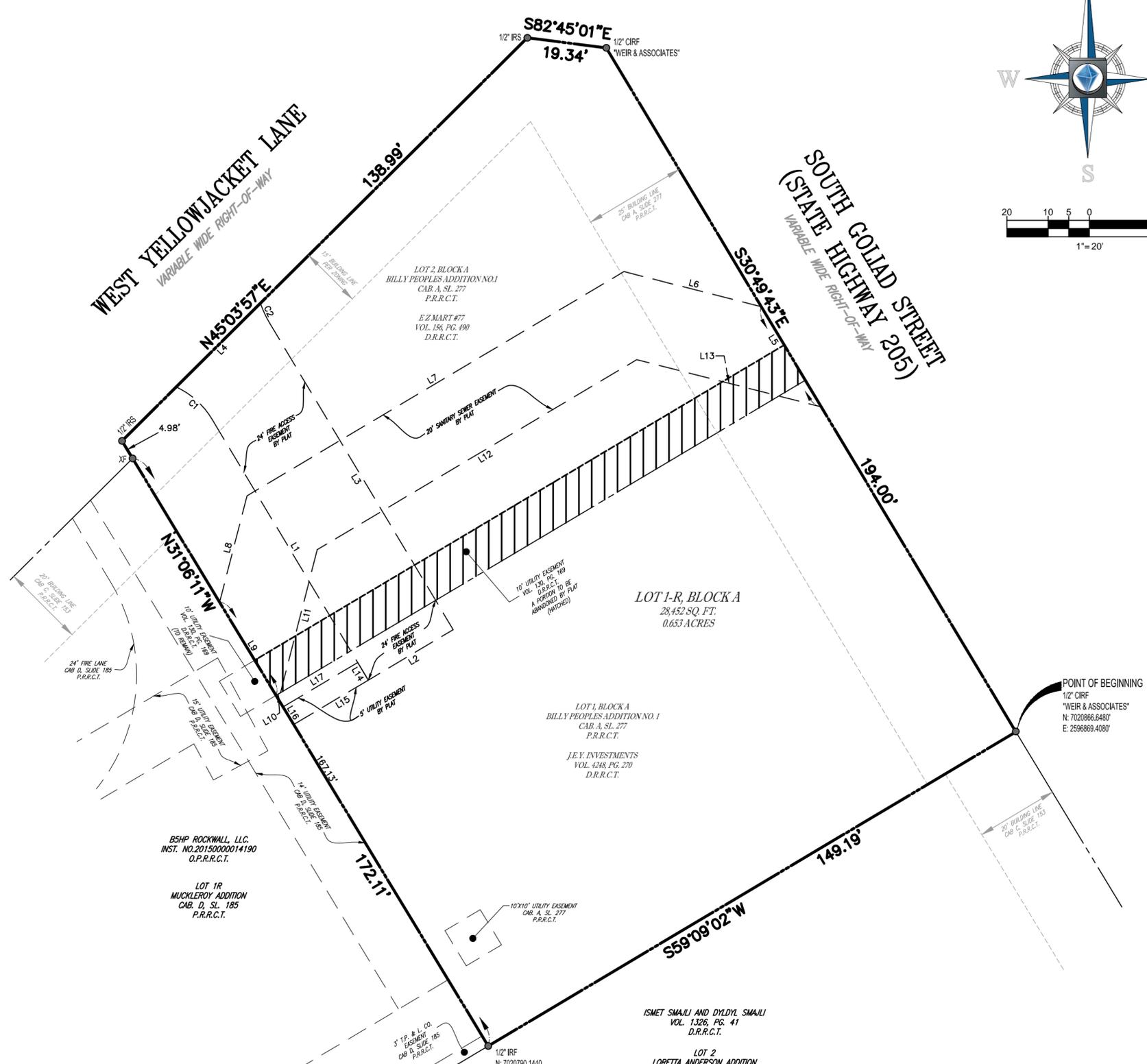
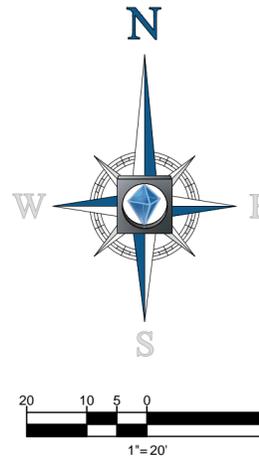
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LOCATION MAP

SCALE: N.T.S.



LINE TABLE		
NO.	BEARING	LENGTH
L1	S30°49'43"E	68.49'
L2	N59°10'17"E	24.00'
L3	N30°49'43"W	81.46'
L4	N45°03'57"E	28.87'
L5	N30°49'43"W	28.40'
L6	N75°35'41"W	34.42'
L7	S59°10'17"W	106.57'
L8	S14°24'19"W	26.74'
L9	S31°05'51"E	26.50'

LINE TABLE		
NO.	BEARING	LENGTH
L10	N59°09'19"E	1.25'
L11	N14°24'19"E	35.97'
L12	N59°10'17"E	90.31'
L13	S75°35'41"E	46.25'
L14	S30°49'43"E	5.00'
L15	S59°10'17"W	21.10'
L16	N31°06'11"W	5.00'
L17	N59°10'17"E	21.12'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	11.90'	034°04'50"	20.00'	6.13'	S47°52'08"E	11.72'
C2	5.31'	012°10'02"	25.00'	2.66'	N24°44'42"W	5.30'

CITY PROJECT NO. FP ---
REPLAT
BRAKES PLUS

LOT 1R, BLOCK A
 BEING ALL OF LOT 1 AND LOT 2, BLOCK A
 BILLY PEOPLES ADDITION NO. 1
 CAB A, PG 277.

0.653 ACRES OUT OF THE
 JAMES CADLE SURVEY, ABSTRACT NO. 65;
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

LEGEND

- POB POINT OF BEGINNING
- IRS IRON ROD SET
- IRF IRON ROD FOUND
- CRF CAPPED IRON ROD FOUND
- P.R.R.C.T. PLAT RECORDS ROCKWALL COUNTY
- D.R.R.C.T. DEED RECORDS ROCKWALL COUNTY

SURVEYOR:
 BOHLER ENGINEERING
 6017 MAIN STREET
 FRISCO, TX 76107
 PHONE: (469) 458 - 7300
 CONTACT: BILLY LOGSDON

ENGINEER:
 BOHLER ENGINEERING
 6017 MAIN STREET
 FRISCO, TX 76107
 PHONE: (469) 458-7300
 CONTACT: MATHIAS HAUBERT

OWNER:
 JEY INVESTMENTS
 602 FALVEY AVE
 TEXARKANA, TX 75501
 PHONE: (903) 832-6502

OWNER:
 EZ MART #77
 PO BOX 1426
 TEXARKANA, TX 75504
 PHONE: (903) 832 - 6502

APPLICANT:
 EXPRESS OIL CHANGE, LLC
 1800 SOUTHPARK DR
 BIRMINGHAM, AL 35244
 PHONE:(205) 397-1164
 CONTACT: JOHN DAVIS



SITE CIVIL AND CONSULTING ENGINEERING
 LAND SURVEYING PROGRAM MANAGEMENT LANDSCAPE ARCHITECTURE
 SUSTAINABLE DESIGN PERMITTING SERVICES TRANSPORTATION SERVICES

FILE NO.	DATE	DRAWN	REVIEWED	APPROVED	SCALE	DWG. NO.
TSD180033	12/10/18	ASA	BL	BL	1" = 20'	1 OF 2

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Geometric Closure Report

Client:

Express Oil Change, LLC
Lots 1 and 2, Block A
Billy Peoples Addition No. 1

Prepared by:

Aaron Andree
Bohler Engineering
6017Main Street

Date: 2/26/2019 8:35:12 AM

Parcel Name: Site 1 - 1

Description:

Process segment order counterclockwise: False

Enable mapcheck across chord: False

North: 7,021,624.5346'

East: 2,596,776.7198'

Segment# 1: Line

Course: S59° 09' 02"W

Length: 149.19'

North: 7,021,548.0324'

East: 2,596,648.6375'

Segment# 2: Line

Course: N31° 06' 11"W

Length: 172.11'

North: 7,021,695.3998'

East: 2,596,559.7291'

Segment# 3: Line

Course: N45° 03' 57"E

Length: 138.99'

North: 7,021,793.5676'

East: 2,596,658.1228'

Segment# 4: Line

Course: S82° 45' 01"E

Length: 19.34'

North: 7,021,791.1270'

East: 2,596,677.3082'

Segment# 5: Line

Course: S30° 49' 43"E

Length: 194.00'

North: 7,021,624.5384'

East: 2,596,776.7277'

Perimeter: 673.63'
Error Closure: 0.0087
Error North : 0.00374

Area: 28,452.22Sq.Ft.
Course: N64° 33' 28"E
East: 0.00787

Precision 1: 77,428.74



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

TO: Planning and Zoning Commission
DATE: March 12, 2019
APPLICANT: Pat Atkins of *Saddle Star Land Development, LLC*
CASE NUMBER: SP2019-005; *Site Plan for Saddle Star South*

SUMMARY

Discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of CDT Rockwall/2017 LLC for the approval of a site plan for the Saddle Star South Subdivision containing 138 single-family residential lots on a 55.413-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.

BACKGROUND

The subject property is a 55.413-acre tract of land located along the north side of John King Boulevard, east of the intersection of Featherstone Drive and John King Boulevard. *Ordinance No. 98-10*, annexed a 44.292-acre portion of the subject property on March 16, 1998. The City Council approved annexation of the remaining 11.121-acre portion of the subject property on May 16, 2016 by *Ordinance No. 16-30 [A2016-001]*. On January 4, 2016, the City Council approved Planned Development District 79 (PD-79) [*Case No. Z2015-034*], which rezoned the 44.292-acre portion of the subject property from an Agricultural (AG) District to a Planned Development District for a single-family residential subdivision consisting of 113 single-family lots. On June 6, 2016, the City Council approved an amendment to Planned Development District 79 (PD-79) to incorporate the additional 11.121-acre tract of land annexed on March 16, 2016. This increased the number of lots in the subdivision from 113 to 138.

PURPOSE

On February 19, 2019, the applicant Pat Atkins of Saddle Star Land Development, LLC submitted an application requesting approval of a site plan, landscape plan, and hardscape plan for the purpose of developing a master planned community consisting of 138 single-family homes that will be developed in two (2) phases. Phase 1 will consist of 86 single-family lots, and Phase 2 will incorporate the remaining 52 single-family lots and the proposed amenity center.

ADJACENT LAND USES AND ACCESS

The subject property is located on the north side of John King Boulevard, east of the intersection of Featherstone Drive and John King Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the City's corporate boundaries followed by two (2) large tracts of land situated within the City's Extraterritorial Jurisdiction (ETJ).

South: Directly south of the subject property is John King Boulevard, which is identified as a P6D (*principle arterial, six [6] lane, divided roadway*) on the City's *Master Thoroughfare Plan*. Beyond this are several tracts of vacant land zoned Agricultural (AG) District.

East: Directly east of the subject property is a 29.192-acre vacant tract land zoned Planned Development District 77 (PD-77) for Single Family 10 (SF-10) District land uses. Beyond this are several single-family homes zoned Agricultural (AG) District.

West: Directly south of the subject property is John King Boulevard, which is identified as a P6D (*principle arterial, six [6] lane, divided roadway*) on the City's *Master Thoroughfare Plan*. Beyond this arterial is a vacant property zoned Planned Development District 70 (PD-70) for Single Family 10 (SF-10) District land uses. This is the remainder of the Stone Creek Subdivision.

DENSITY AND DIMENSIONAL REQUIREMENTS

The Saddle Star South Subdivision is a two (2) phase, master planned community that will be composed of 138 single-family, residential lots on approximately 55.413-acres land. The 138 single-family lots will be a minimum of 70' x 125' lots (*or a minimum of 8,750 SF*), and the development will have a gross residential density of 2.49 units per acre. Additionally, the plan will consist of 11.090-acres of open space (*or ~20% of total land area*), meeting PD-79 standards. The plan also shows the addition of a six (6) foot trail system within the open space and a ten (10) foot trail along John King Boulevard. The trail system along John King Boulevard will include a trail rest area situated at the intersection of Randas Way and John King Boulevard. The addition of a playground, pool area, and an amenity center is included with the site plan submittal; however, this will be constructed with Phase 2 of the development.

The submitted site plan, landscape plan, and hardscape plan generally conform to the technical requirements contained within Planned Development District 79 (PD-79) and the Unified Development Code (UDC) for a property located within a PD-79. 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>8,750 SF</i>	<i>In Conformance</i>
<i>Minimum Lot Frontage</i>	<i>70-Feet</i>	<i>In Conformance</i>
<i>Minimum Lot Depth</i>	<i>125-Feet</i>	<i>In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>20-Feet</i>	<i>In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>20-Feet</i>	<i>In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>5-Feet</i>	<i>In Conformance</i>
<i>Maximum Building Height</i>	<i>30-Feet</i>	<i>In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>65%</i>	<i>In Conformance</i>
<i>Minimum Masonry Requirement</i>	<i>90%</i>	<i>In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>2-Off Street</i>	<i>In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>2-(3) inch trees per lot</i>	<i>In Conformance</i>

General Notes:

- 1. The minimum lot width shall be measured at the *Front Yard Building Setback*.
- 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. As measured from the rear yard 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* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks (Adjacent to a Street)* and shall not encroach into public right-of-way [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].

TREESCAPE PLAN

The treescape plan indicates a total of 140-caliper inches to be removed from the site. As a note, protected trees are any tree that has a diameter of four (4) inch caliper dbh or greater, with the exception of Bois d'Arc, Willow, Cottonwood, Locust, and Chinaberry. Hackberry and Cedar trees that have a dbh of less than 11 caliper inches are not considered protected trees. Cedar trees represent the majority of the trees being removed on the subject property. The total mitigation balance due for this project is 96-inches. The applicant has indicated that they intend to mitigate for all inches on site [*i.e. Saddle Star South Addition*] in order to satisfy the mitigation balance. This involves planting a minimum of two (2), three (3)-inch caliper trees on each residential lot, including 84 four (4)-inch caliper trees and 112 six (6) foot accent trees along the John King Boulevard 50-foot landscape buffer. This totals 1,260-caliper inches [*i.e. 308 trees x 3-inches = 924-inches + 84 trees in 50-foot buffer x 4-inches = 336-inches*]. Based on the number of inches being applied towards the mitigation balance of 96-inches, the mitigation for this site is considered to be satisfied.

CONFORMANCE WITH OUR HOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Saddle Star South Addition will incorporate district strategy No. 5 (*i.e. John King Boulevard Trail Plan*), which states "A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan." The applicant site plan meets these criterion.

CONFORMANCE WITH THE CITY'S CODES

On June 6, 2016, the City Council approved an amendment to Planned Development District 79 (PD-79) by amending the concept plan and incorporating an additional 11.121-acres into the existing 44.292-acres development. This amendment created a 55.413-acre Planned Development District (*i.e. PD-79*) allowing for the construction of 138 single family homes. The underlying zoning for this development is the Single-Family 8.4 (SF-8.4) land uses designation; however, PD-79 establishes density and dimensional requirements that regulate this development. Based on the site plan, landscape plan and hardscape plan, the applicant is in conformance with PD-79 (*i.e. Ordinance No. 16-39*).

PARKS AND RECREATIONS BOARD RECOMMENDATION

On March 5, 2019, the Parks and Recreation Board approved a recommendation to accept the site plan, landscape plan and hardscape plan as presented. It should be noted that the Parks and Recreation Board assessed park fees for Park District No. 6 on June 7, 2016 in the amount of \$101,154.00 [*i.e. cash in lieu of land fees = \$42,090.00 & pro-rata equipment fees = \$59,064.00*], which are due at final plat. These fees are subject to change. In addition, the Parks and Recreation Board approved the following with staff recommendations:

- ✓ The applicant is to provide a 10-foot concrete trail along John King Boulevard as part of the Master Thoroughfare Plan;
- ✓ The applicant is to provide a drinking fountain that includes a dog bowl and jug filler as part of the John King Boulevard 10-foot trail system. This amenity will serve as a trail stop and rest station for the public;
- ✓ When constructed, the trail along John King Boulevard should gently "meander" and not create harsh radii for the safety and enjoyment of the trail users;
- ✓ All amenities and trail features within the Saddle Star South Addition are to be maintained by the Homeowners Association (HOA) and indicated as such on the final plat;
- ✓ The applicant should be aware that fees estimated at the time of approval of the preliminary plat are subject to change and will be due at the time of final plat; and,

- ✓ The installation of the playground equipment should meet all appropriate design, installation and maintenance standards in accordance with the CPSC and ASTM guidelines. The Homeowners Association (HOA) should be made aware that monthly and annual inspections of the playground are required to be performed by a CPSI (Certified Playground Safety Inspector).

**The following are considered to be private amenities; a) amenity center, b) pool, and c) playground. These amenities are expected to be for the private use of the Saddle Star residents only. The amenities are to be maintained by the Homeowners Association (HOA), and therefore would not count toward Mandatory Parkland Dedication Fees.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to site plan the Saddle Star South Addition, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the conditions contained within the *Planned Development No. 79 (PD-79) District ordinance (i.e. Ordinance No. 16-39)*;
- (2) The development shall be required to adhere to the recommendations made at the March 5, 2019 Parks and Recreations Board meeting as noted in staff's report;
- (3) The applicant will be required to submit a site plan for the Amenities Center prior to final platting Phase 2 of the subdivision; 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.

City of Rockwall Project Plan Review History



Staff Comments to be Addressed are Highlighted

Project Number SP2019-005
Project Name Saddle Star South
Type SITE PLAN
Subtype PD
Status P&Z HEARING

Owner R, & R HANCE INVESTMENTS LP
Applicant SADDLE STAR LAND DEV. LLC

Applied 2/19/2019 LM
Approved
Closed
Expired
Status 2/21/2019 DG

Site Address JOHN KING BLVD
City, State Zip ,

Zoning

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
GIDEON GROVE	2-03		2-03	0097-0000-0002-03-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	2/19/2019	2/26/2019	3/6/2019	15	APPROVED	
ENGINEERING	Sarah Hager	2/19/2019	2/26/2019	2/22/2019	3	COMMENTS	See comments
(2/22/2019 9:48 AM SH) Sheet HS12 - Add a note stating, "No trees within 5' of utilities." Show Emily Dr to have 65' ROW from John King to Miranda Ln.							
ENGINEERING	Sarah Hager	3/6/2019	3/13/2019	3/6/2019		COMMENTS	Revision 1
(3/6/2019 3:43 PM SH) Sheet HS12 - Add a note stating, "No trees within 5' of utilities." Show Emily Dr to have 65' ROW from John King to Miranda Ln. Label this ROW.							
FIRE	Ariana Hargrove	3/6/2019	3/8/2019				Revision 1
FIRE	Ariana Hargrove	2/19/2019	2/26/2019	2/21/2019	2	COMMENTS	comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(2/21/2019 5:53 PM AA) Fire lanes width will be measured face of curb to face of curb (FC-FC) and shall have a minimum width of 24 feet. To approve the use of the median, you must provide autoTURN details that exhibits the ability of the largest fire apparatus to navigate the turns into and out of the development in all directions. Contact the Fire Marshal for additional details. Dead-end fire lanes in excess of 150-feet shall be provided with an approved turnaround. Size, type and location of turnarounds are required to be approved by the Fire Marshal. Provide details on how dead-ends will be addressed during the phasing plan. Fire hydrants shall be so spaced such that all portions of the exterior of the building are within 600-feet as the hose lays. Fire hydrants shall be located at every street intersection. Fire hydrants shall be located 6 feet behind the edge of the pavement. Unless otherwise specifically approved.							
GIS (2/20/2019 11:42 AM LS) Please submit cad file (.dwg) of lot lines and road centerlines. Please submit street names for review so addressing can begin.	Lance Singleton	2/19/2019	2/26/2019	2/20/2019	1	COMMENTS	See comments
Parks Board (3/6/2019 10:46 AM WY) Park Board approved site plan with following staff recommendations: -Provide a 10' concrete trail along John King as part of the Master Thoroughfare Plan. -Drinking fountain includes dog bowl and jug filler as part of the John King trail system. It will serve as a trail stop and rest station. -Trail along John King should gently "meander" and not create harsh radii for the safety and enjoyment of the trail users. -All amenities and trail features are to be maintained by the HOA and indicated as such on the final plat. -Applicant should be aware that fees are subject to change between the preliminary plat fee estimate and the time of final plat. -Playground equipment should meet all appropriate design, installation and maintenance standards in accordance with the CPSC and ASTM guidelines. HOA should be made aware that monthly and annual inspections of the playground are required to be performed by a CPSI (Certified Playground Safety Inspector). (((Also proposed are private amenities such as an amenity center, pool and playground. These amenities are expected to be for the private use of the Saddle Star residents and maintained by the HOA and therefore would not count toward Mandatory Parkland Dedication Fees.)))	WENDY YOUNG	3/6/2019	3/6/2019	3/6/2019		APPROVED	See comments
PLANNING	David Gonzales	2/19/2019	2/26/2019	2/21/2019	2	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
						<p>Discuss and consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of CDT Rockwall/2017 LLC for the approval of a site plan for the Saddle Star South Subdivision containing 138 single-family residential lots on a 55.85-acre tract of land identified as Tracts 1, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, located on the north side of John King Boulevard east of the intersection of Featherstone Drive John King Boulevard, and take any action necessary.</p> <p>The following staff comments are to be addressed and resubmitted no later than Tuesday March 5, 2019. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:</p> <p>** Planning Department General Comments to be addressed:</p> <ol style="list-style-type: none"> 1. Adherence to Engineering and Fire Department standards shall be required 2. Label all revised site plan documents with "Case No. SP2019-005" at the lower right corner of each plan. 3. All exterior signage requires submittal and approval of a separate building permit through the Building Inspections Department <p>** Please address the following Planning Comments for each plan and resubmit revised plans by date requested above</p> <p>Site Plan:</p> <ol style="list-style-type: none"> 1. Label 50-ft landscape buffer along John King Blvd 2. Indicate and label subdivision entry monumentation at Randas Way & Emily Drive. Additionally, entry signs must be on-site and not within any easements. 3. Indicate and label Trail Rest Area on site plan 4. Include percentages for all "open space" areas and add the following note: All common areas/open space to be maintained by HOA. 5. Provide table/legend with all pertinent information which includes: <ol style="list-style-type: none"> a. Open Space % b. Total Acres of Site c. Number of Dwelling Units d. Zoning (PD-47) e. Subdivision Name f. Provide list of amenities within subdivision 6. Add to existing Saddle Star South Plan Legend: <ol style="list-style-type: none"> a. Provide tree list for all tree types within subdivision as per Ord. No. 16-39. b. Provide list of all other landscape materials being used 7. Indicate all easements (i.e. ss, wtr, etc.) on PD Site Plan. 8. Trail system within open space area needs to meander and match the plans submitted for Hardscape/Landscape and Buffering. Additionally, the trail will need to be a minimum of 6-ft as indicated on hardscape/landscape & buffering plans. 9. Dimension and label right-of-way along John King Blvd. 10. Relabel 'metal' fence as "Wrought Iron" or "Tubular Steel" fence. 11. Provide location of light poles within subdivision - these are not to exceed 20-ft in overall height. Provide detail. 12. Will there be a berm along the 50-ft landscape buffer area? If not, provide shrubbery that is a minimum of 30-inches in height with a maximum height of 48-inches.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
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13. Are there any additional trees to be located within the open space area of Phase2? If so, provide on site plan.

Hardscaped Plan [Screening and Buffering] Detail Plan:

1. Provide an updated Plant Legend for all pages with specific tree types as approved in Ord No. 16-39.
2. Is there a built up berm? If not, provide shrubbery that is a minimum of 30-inches in height with a maximum height of 48-inches.
3. Fence detail needs to indicate wrought iron or tubular steel fencing materials Fence columns to be spaces at 45-ft O.C.
4. Street names to match PD Site Plan. Names to be approved by the GIS Department (Lance Singleton, GIS Supervisor).

Landscape/Treescape Plan:

1. Update tree legend by providing a list of tree types that are approved in Ord No. 16.39
2. Provide all other landscape materials (i.e. type, species, etc.) being used within development.
3. Delineate and label 50-ft landscape buffer along John King Blvd
4. Built-up berm or shrubs or both? Indicate on plan to match PD Site Plan
5. Based on the number of inches being removed and the number of inches provided on site, the mitigation is considered to be satisfied pending approval of the Planning and Zoning Commission.

** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend

Planning - Work Session: February 26, 2019 (6:00p.m.) [Applicant to present case to P&Z for discussion]

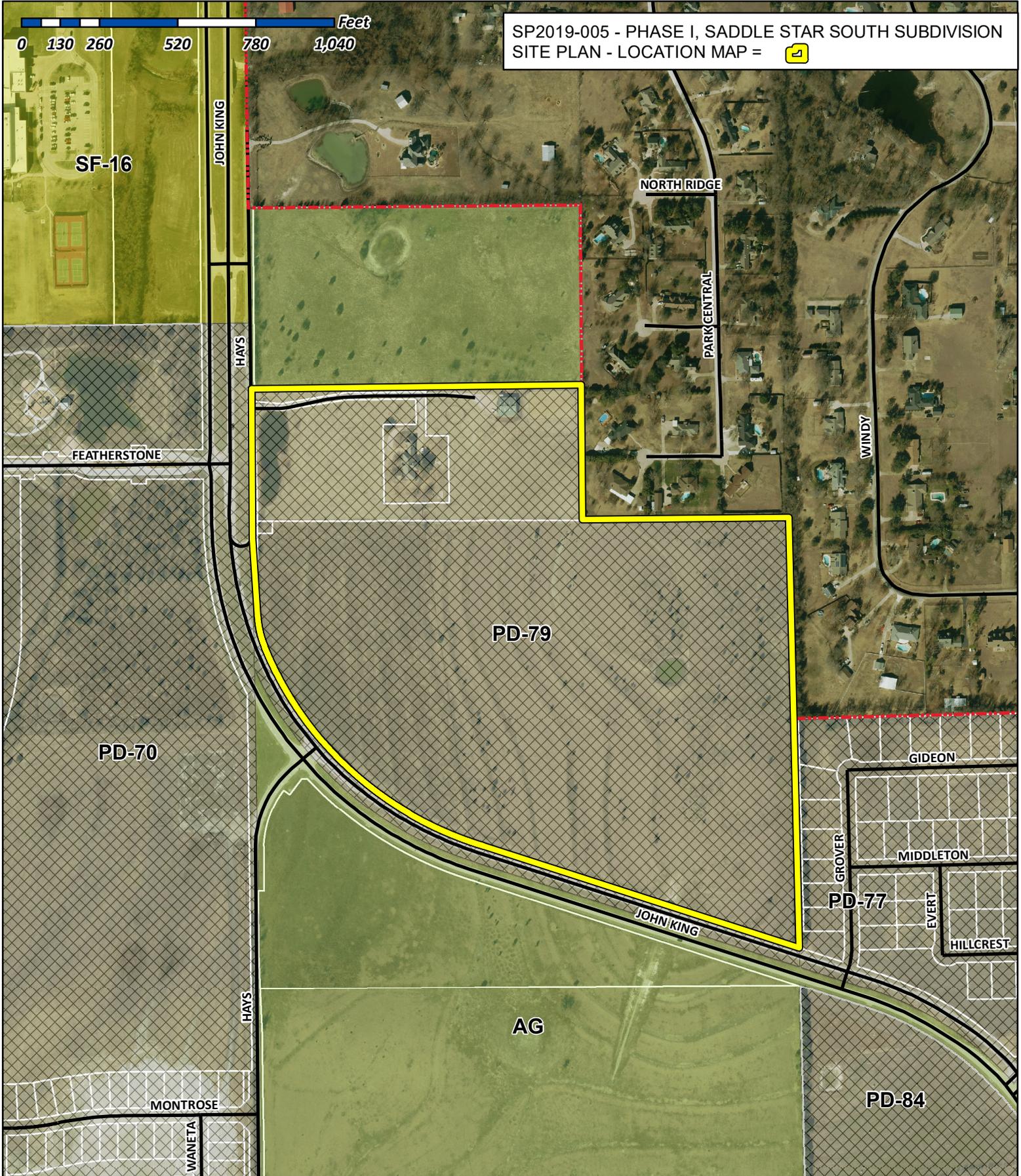
Planning - Action: March 12, 2019 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

PLANNING	David Gonzales	3/6/2019	3/8/2019	3/6/2019	COMMENTS	Revision 1
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
The following staff comments are to be addressed and resubmitted no later than Tuesday March 19, 2019. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a final/subsequent review by staff:						
* Planning Department General Comments - Revision 1 - 03.06.2019						
1. Adherence to the Parks and Receptions Board recommendations from the March5, 2019 meeting.						
** Please address the following Planning Comments for each plan and resubmit revised plans by date requested above						
Site Plan:						
1. Minimum required Open Space per PD-79 is 11.29-acres (or 20%). Review and recalc open space.						
2. Update table/legend for the following:						
a. Open Space %						
b. Zoning (PD-79)						
3. Will there be a berm along the 50-ft landscape buffer area? If not, provide shrubbery that is a minimum of 30-inches in height with a maximum height of 48-inches. The plan does not indicate whether a berm is being used or what height or species of shrubbery is being used.						
Landscape/Treescape Plan:						
1. Built-up berm or shrubs or both? Indicate on plan to match PD Site Plan.						
** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.						
Meeting Dates to Attend						
Planning - Action: March 12, 2019 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]						
PLANNING	David Gonzales	3/8/2019	3/15/2019	3/8/2019	COMMENTS	Revision 2
* Planning Department General Comments - Revision 2 - 03.08.2019						
1. Approval by the Planning and Zoning Commission required.						
2. Must adhere to all engineering and fire department standards.						
** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.						
Meeting Dates to Attend:						
Planning - Action: March 12, 2019 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]						

0 130 260 520 780 1,040 Feet

SP2019-005 - PHASE I, SADDLE STAR SOUTH SUBDIVISION
SITE PLAN - 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.



SADDLE STAR LAND DEVELOPMENT L.L.C.

3076 HAYS LN.-ROCKWALL,TEXAS 75087-PAT ATKINS-DIRECTOR

2-19-19

RYAN C. MILLER AICP , DAVID GONZALES AICP

DIRECTOR OF PLANNING /CITY OF ROCKWALL

385 S. GOLIAD STREET

ROCKWALL,TEXAS 75087

RE: SADDLE STAR SOUTH-55.413 ACRES –OWNER - C.D.T-2017 L.L.C.-Saddle Star South Holdings, LLC

ROCKWALL , ROCKWALL COUNTY , TEXAS

DEAR MR. MILLER ,GONZALES

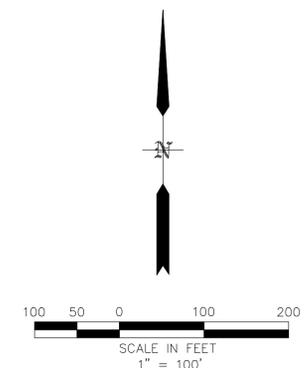
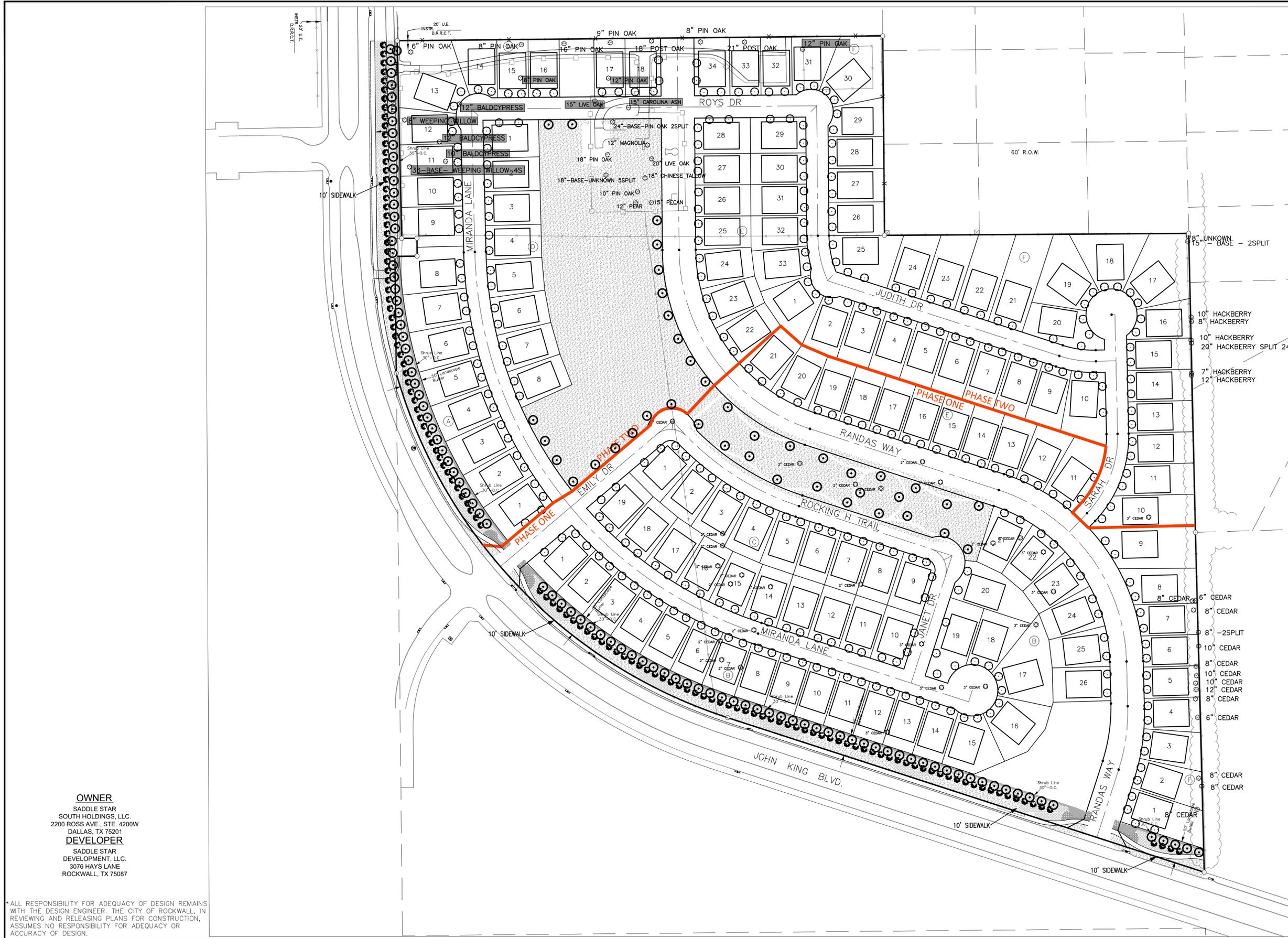
WE ARE THE SAID AUTHORIZED REPRESENTATIVES OF THE OWNERS OF THE 55.413 ACRE TRACT IN ROCKWALL, ROCKWALL COUNTY.

WE HEREBY AS AUTHORIZED AGENT, PAT ATKINS DIRECTOR OF SADDLE STAR LAND DEVELOPMENT L.L.C.,TO PURSUE APPROVAL OF OUR LANDSCAPE/TREE PLAN THE PLAN REPRESENTS REMOVAL OF 140” CALIPER EXISTING TREES AND PLANTING OF 1260” CALIPER OF NEW VEGETATION.

SINCERELY

Pat Atkins

PAT ATKINS-DIRECTOR-SADDLE STAR



LEGEND

- EXISTING TREE
- PROPOSED 4" CANOPY TREE
(Bald Cypress, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak)
- PROPOSED 3" CANOPY TREE
(Bald Cypress, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak)
- PROPOSED 3" EASTERN RED CEDAR
- PROPOSED 2" ORNAMENTAL TREE
(Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel and Desert Willow)

- BERMUDA GRASS
- SHRUB BED
- BEE HAPPY MIX
- WHITE CRUSHED GRANITE
- TEXAS RIVER ROCK MIX

SADDLE STAR SOUTH TREES to be REPLACED

- 84 - 4" CANOPY TREE
- 308 - 3" CANOPY TREE
- 112 - 6' ACCENT TREE

1260 CALIPER INCHES

SADDLE STAR SOUTH TREES to be REMOVED

- 1 - 8" PIN OAK
- 2 - 12" PIN OAK
- 1 - 15" LIVE OAK
- 1 - 15" CAROLINA ASH
- 1 - 8" WEEPING WILLOW
- 1 - 36" WEEPING WILLOW
- 1 - 10" BALDCYPRESS
- 2 - 12" BALDCYPRESS

140 CALIPER INCHES

OWNER
SADDLE STAR
SOUTH HOLDINGS, LLC.
2200 ROSS AVE., STE. 4200W
DALLAS, TX 75201

DEVELOPER
SADDLE STAR
DEVELOPMENT, LLC.
3076 HAYS LANE
ROCKWALL, TX 75087

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

BENCHMARK:
BM#1 (#102)
CIRS "ASC SURVEYING COMPANY" BEING IN THE NORTH MEDIAN OF JOHN KING BLVD. AND TO THE WEST OF THE MAIN ENTRANCE OF THE SUBJECT PROPERTY, AND BEING NORTH OF THE MEDIAN POINT 55'.
ELEVATION = 531.58

BM#3 (#106)
CIRS "ASC SURVEYING COMPANY" BEING IN THE MEDIAN OF JOHN KING BLVD. TO THE SOUTHEAST OF THE SUBJECT PROPERTY, AND BEING LOCATED 72.5' TO THE SOUTHEAST OF THE SOUTHEAST CORNER OF THE HEADWALL WITH AN 8'X8' BOX CULVERT.
ELEVATION = 557.33'

ENGINEERINGCONCEPTS & DESIGN, L.P.

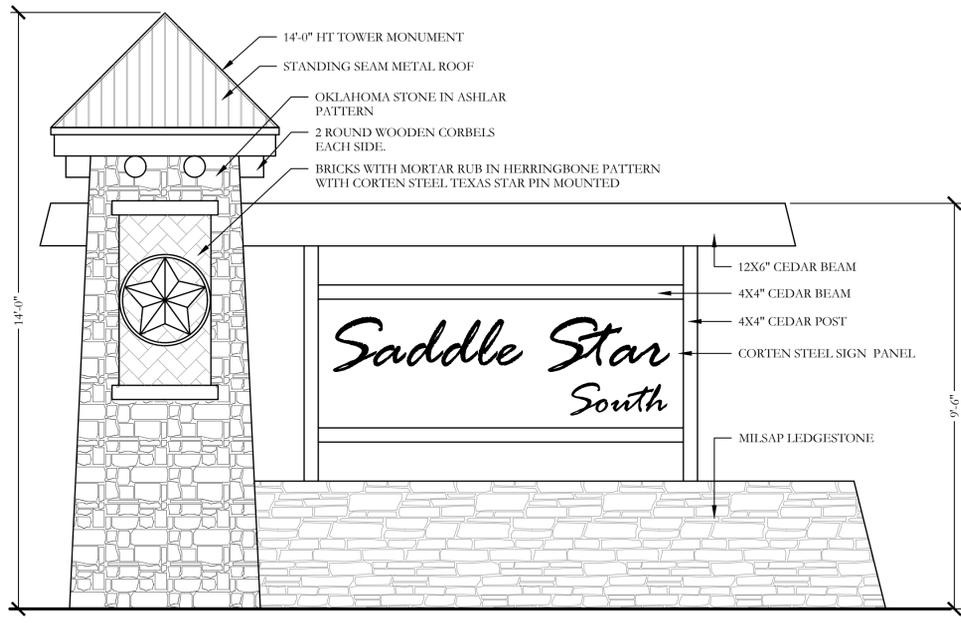
ENGINEERING / PROJECT MANAGEMENT /
CONSTRUCTION SERVICES - FIRM REG. #F-001145
201 WINDCO CIR, STE 200, WYLIE, TX 75098
972-941-8400 FAX: 972-941-8401 WWW.ECDLP.COM

REVISIONS:

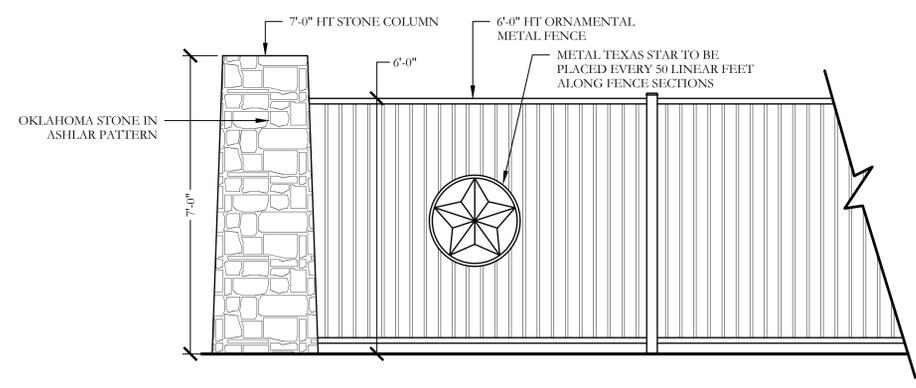
DRAWN: RCK	DATE:
CHECKED: RKH	DATE: 3/07/2019
PROJECT NO.: 6812	
DWG FILE NAME: 06812 TREESCAPE.DWG	

LANDSCAPE/TREE PLAN

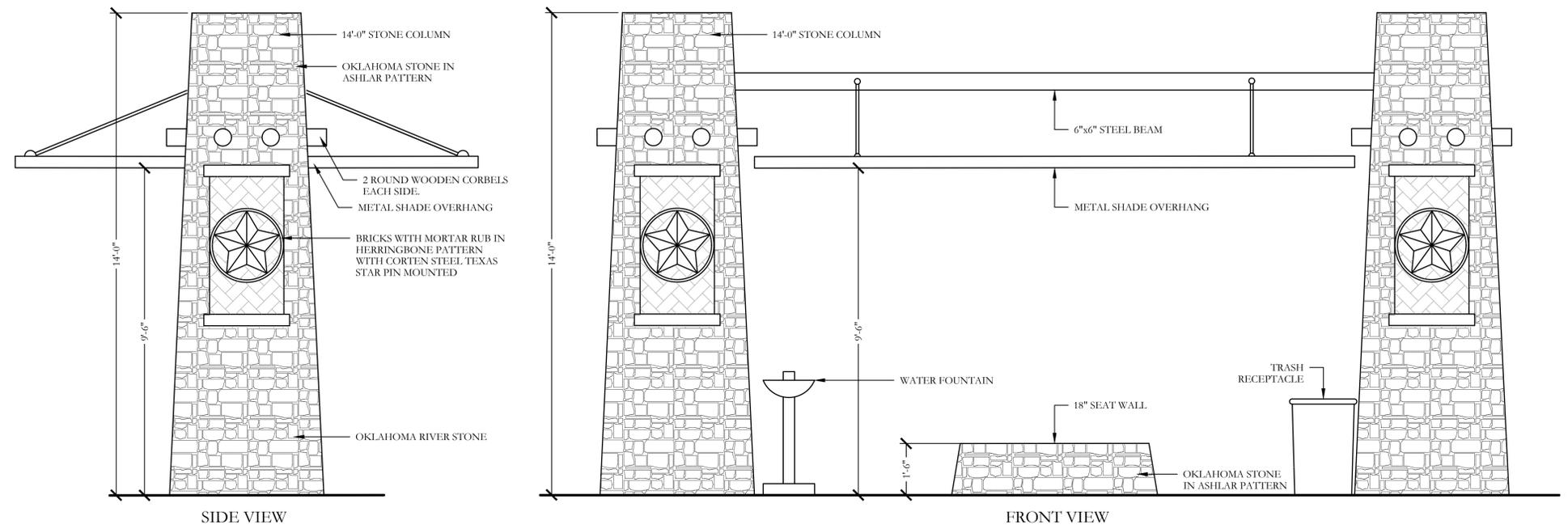
SADDLE STAR SOUTH
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



1 ENTRY SIGN PANEL ELEVATION SCALE: 1/2" = 1'-0"



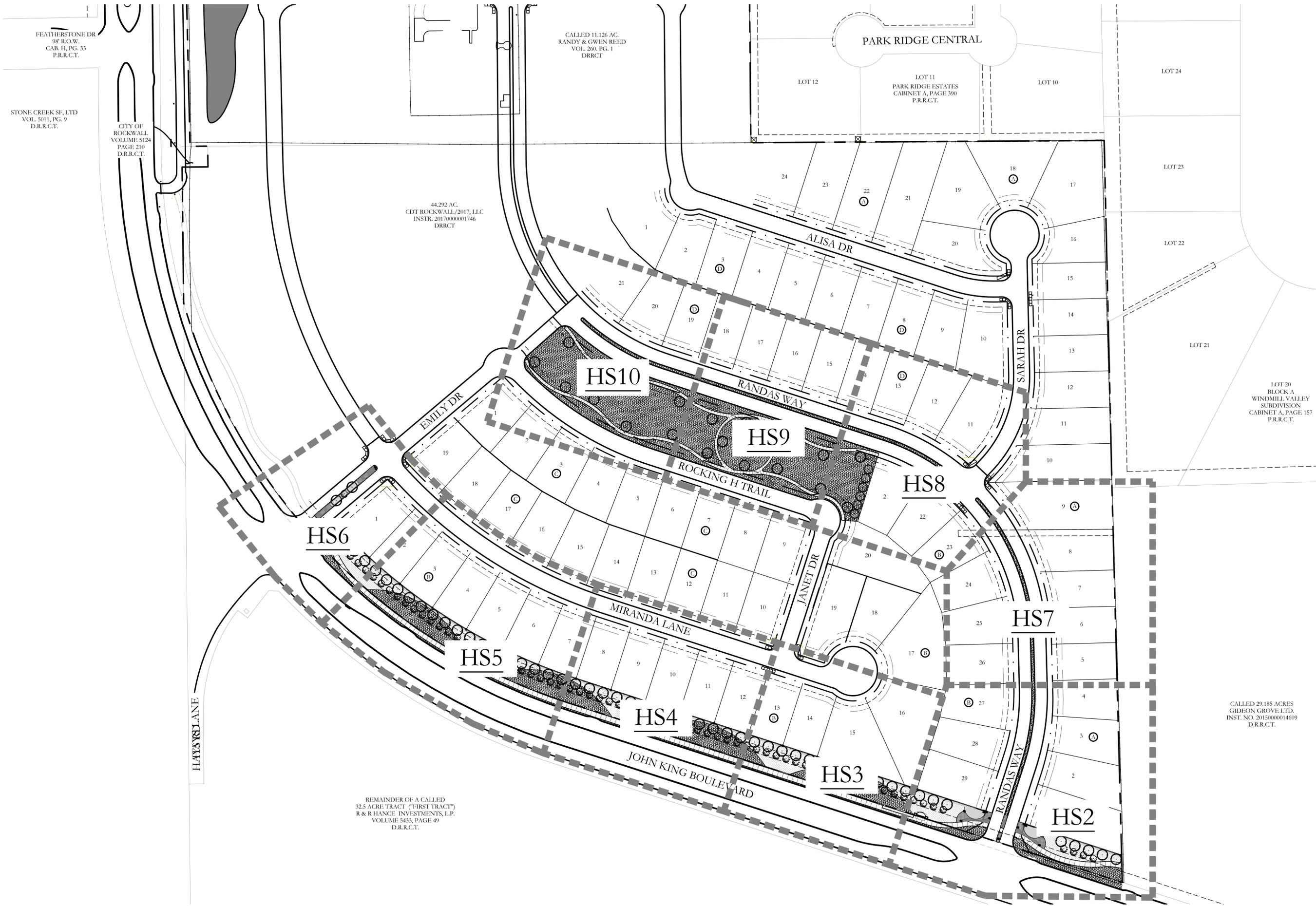
2 7'-0" STONE COLUMN AND 6'-0" ORNAMENTAL METAL FENCE ELEVATION SCALE: 1/2" = 1'-0"



3 PEDESTRIAN REST AREA ELEVATION SCALE: 1/2" = 1'-0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
One Inch

SCREENING AND BUFFERING
Hardscape Details
Saddle Star Estates South - Phase 1
City of Rockwall, Rockwall County, Texas



FEATHERSTONE DR
98' R.O.W.
CAB. H, PG. 33
D.R.R.C.T.

STONE CREEK SF, LTD
VOL. 5011, PG. 9
D.R.R.C.T.

CITY OF ROCKWALL
VOLUME 5124
PAGE 210
D.R.R.C.T.

CALLED 11.126 AC.
RANDY & GWEN REED
VOL. 200, PG. 1
D.R.R.C.T.

44.292 AC.
CDI ROCKWALL/2017, LLC
INSTR. 2017000001746
D.R.R.C.T.

PARK RIDGE CENTRAL

LOT 11
PARK RIDGE ESTATES
CABINET A, PAGE 390
P.R.R.C.T.

LOT 24

LOT 23

LOT 22

LOT 21

LOT 20
BLOCK A
WINDMILL VALLEY
SUBDIVISION
CABINET A, PAGE 157
P.R.R.C.T.

CALLED 29.185 ACRES
GIDEON GROVE LTD.
INST. NO. 2015000014609
D.R.R.C.T.

REMAINDER OF A CALLED
32.5 ACRE TRACT ("FIRST TRACT")
R & R HANGE INVESTMENTS, L.P.
VOLUME 5433, PAGE 49
D.R.R.C.T.

CODY JOHNSON
s.t.u.d.i.o

9720 COTT ROAD SUITE 220-333 PLANO, TEXAS 75025
PH: (972) 570-0162
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

NORTH

Scale: 1" = 100'-0"

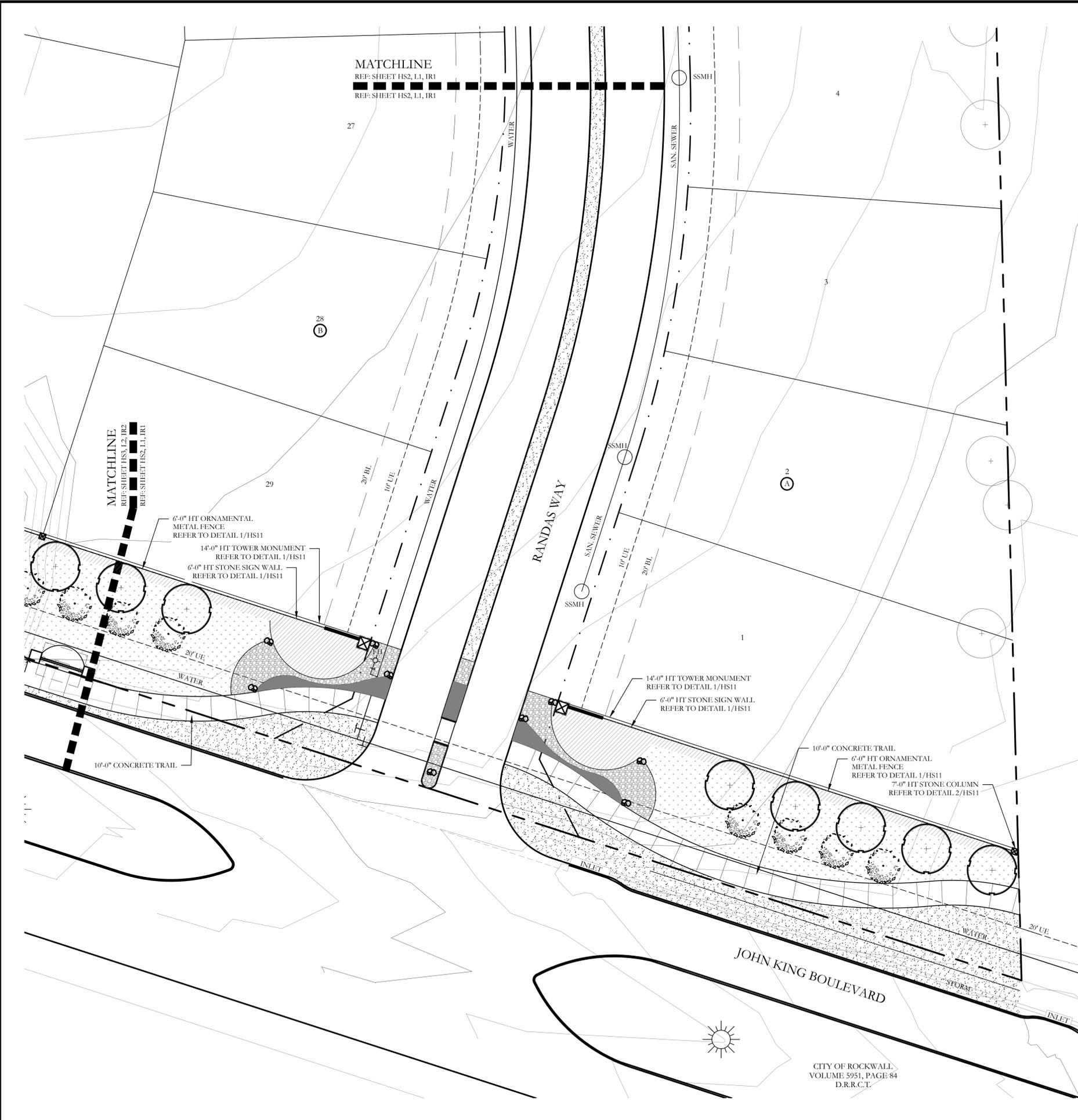
Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

SCREENING AND BUFFERING
Overall Layout Plan
Saddle Star Estates South - Phase 1
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001

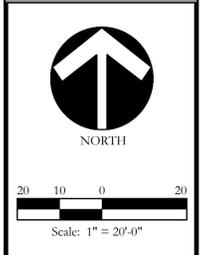
SHEET NO.
HS1 of 12



PLANT LEGEND				
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SHADE TREE	TBD	3" CALIPER	AS SHOWN
	EASTERN RED CEDAR	TBD	3" CALIPER	AS SHOWN
	ORNAMENTAL TREE	TBD	2" CALIPER	AS SHOWN
	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/4" DIAMETER
	TEXAS RIVER ROCK; MIX OF TANS, BROWNS, GRAYS, AND PINKS	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" AND 2-4"
	OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED.	50 LB - 250 LB	FIELD LOCATE ALL BOULDER MASSES

HARDSCAPE LEGEND	
	6'-0" HT. STONE SIGN WALL. REFER TO DETAIL 1/HS11.
	14'-0" HT. TOWER MONUMENT. REFER TO DETAIL 1/HS11.
	7'-0" HT. STONE COLUMN. REFER TO DETAILS 2/HS11.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 2/HS11.
	PEDESTRIAN REST AREA. REFER TO DETAILS 3/HS11.

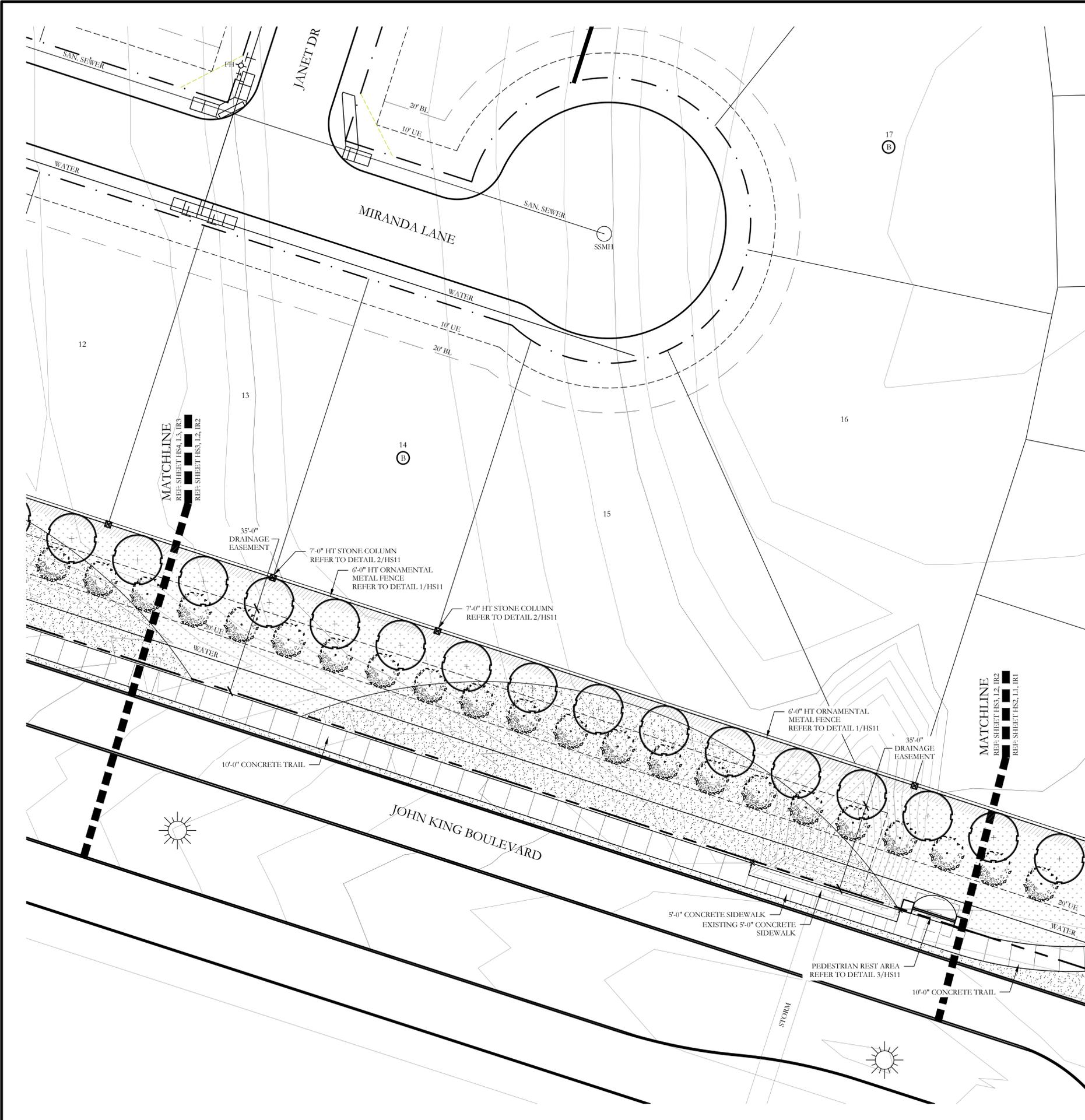
CODY JOHNSON
 s.t.u.d.i.o
 9720 COTT ROAD SUITE 220-333 PLANO, TEXAS 75025
 PH. (972) 570-0162
 EMAIL: CODY@CODYJOHNSONSTUDIO.COM



Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.
 One Inch

SCREENING AND BUFFERING
 Hardscape Layout
 Saddle Star Estates South - Phase 1
 City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001
 SHEET NO.
HS2 of 12

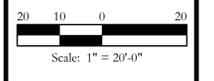


PLANT LEGEND				
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SHADE TREE	TBD	3" CALIPER	AS SHOWN
	EASTERN RED CEDAR	TBD	3" CALIPER	AS SHOWN
	ORNAMENTAL TREE	TBD	2" CALIPER	AS SHOWN
	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/4" DIAMETER
	TEXAS RIVER ROCK; MIX OF TANS, BROWNS, GRAYS, AND PINKS	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" AND 2-4"
	OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED.	50 LB - 250 LB	FIELD LOCATE ALL BOULDER MASSES

HARDSCAPE LEGEND	
	6'-0" HT. STONE SIGN WALL. REFER TO DETAIL 1/HS11.
	14'-0" HT. TOWER MONUMENT. REFER TO DETAIL 1/HS11.
	7'-0" HT. STONE COLUMN. REFER TO DETAILS 2/HS11.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 2/HS11.
	PEDESTRIAN REST AREA. REFER TO DETAILS 3/HS11.

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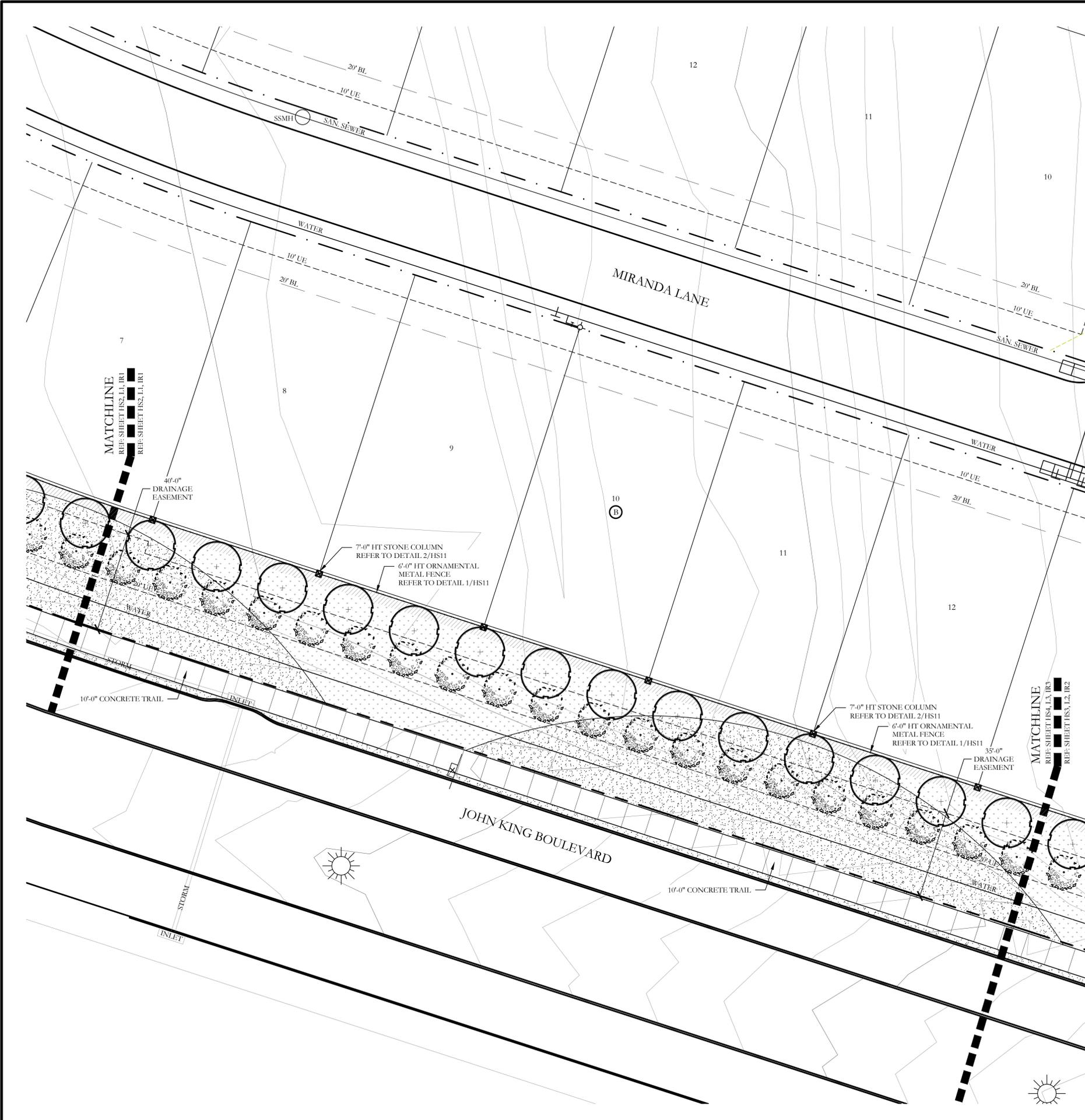
Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

SCREENING AND BUFFERING
Hardscape Layout
Saddle Star Estates South - Phase 1
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001

SHEET NO.
HS3 of 12

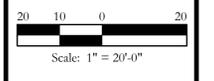


PLANT LEGEND				
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SHADE TREE	TBD	3" CALIPER	AS SHOWN
	EASTERN RED CEDAR	TBD	3" CALIPER	AS SHOWN
	ORNAMENTAL TREE	TBD	2" CALIPER	AS SHOWN
	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/4" DIAMETER
	TEXAS RIVER ROCK; MIX OF TANS, BROWNS, GRAYS, AND PINKS	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" AND 2-4"
	OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED.	50 LB - 250 LB	FIELD LOCATE ALL BOULDER MASSES

HARDSCAPE LEGEND	
	6'-0" HT. STONE SIGN WALL. REFER TO DETAIL 1/HS11.
	14'-0" HT. TOWER MONUMENT. REFER TO DETAIL 1/HS11.
	7'-0" HT. STONE COLUMN. REFER TO DETAILS 2/HS11.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 2/HS11.
	PEDESTRIAN REST AREA. REFER TO DETAILS 3/HS11.

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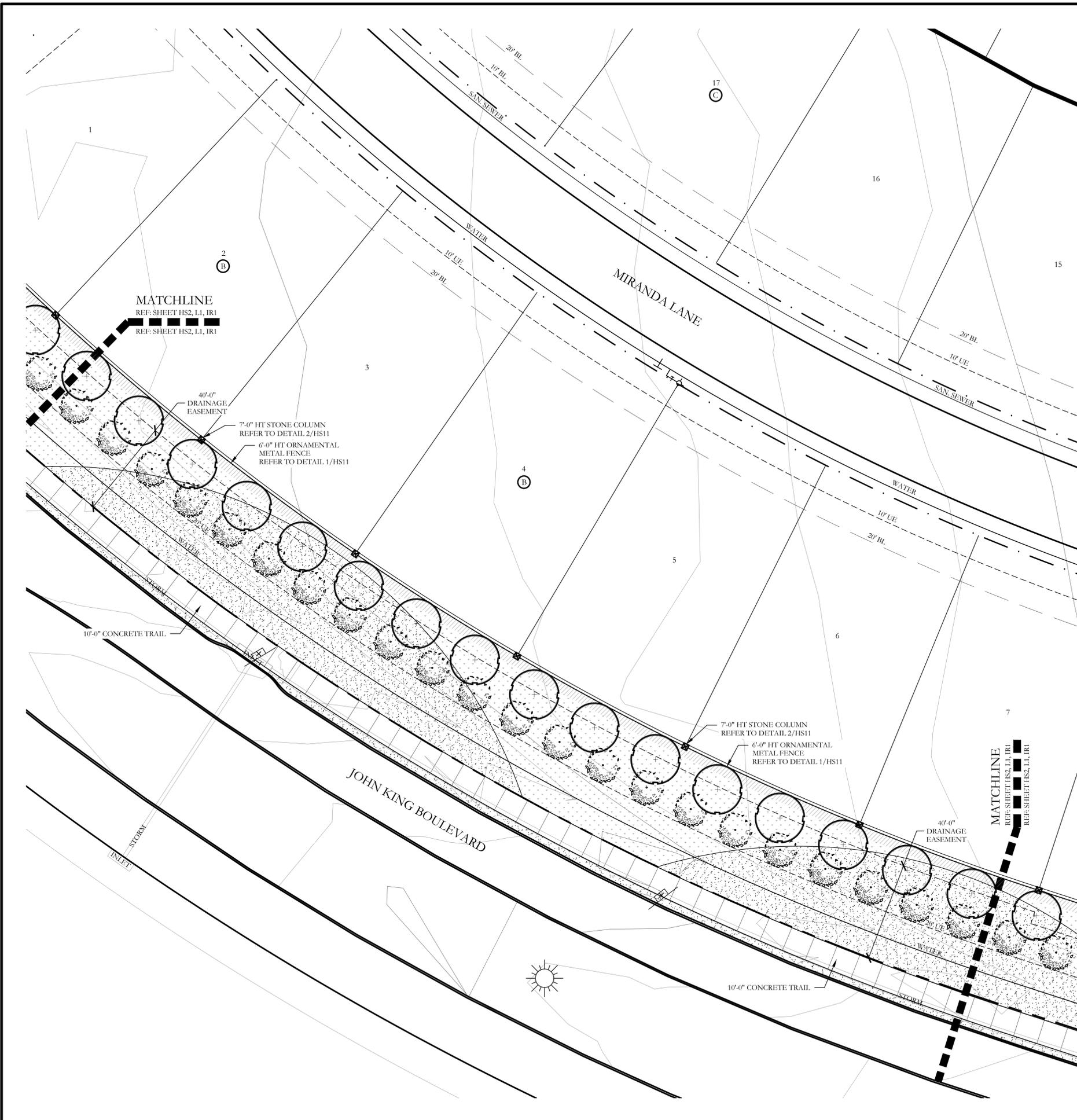
Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

SCREENING AND BUFFERING
Hardscape Layout
Saddle Star Estates South - Phase 1
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001

SHEET NO.
HS4 of 12

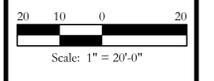


PLANT LEGEND				
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SHADE TREE	TBD	3" CALIPER	AS SHOWN
	EASTERN RED CEDAR	TBD	3" CALIPER	AS SHOWN
	ORNAMENTAL TREE	TBD	2" CALIPER	AS SHOWN
	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/4" DIAMETER
	TEXAS RIVER ROCK; MIX OF TANS, BROWNS, GRAYS, AND PINKS	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" AND 2-4"
	OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED.	50 LB - 250 LB	FIELD LOCATE ALL BOULDER MASSES

HARDSCAPE LEGEND	
	6'-0" HT. STONE SIGN WALL REFER TO DETAIL 1/HS11.
	14'-0" HT. TOWER MONUMENT REFER TO DETAIL 1/HS11.
	7'-0" HT. STONE COLUMN. REFER TO DETAILS 2/HS11.
	6'-0" HT. ORNAMENTAL METAL FENCE REFER TO DETAIL 2/HS11.
	PEDESTRIAN REST AREA REFER TO DETAILS 3/HS11.

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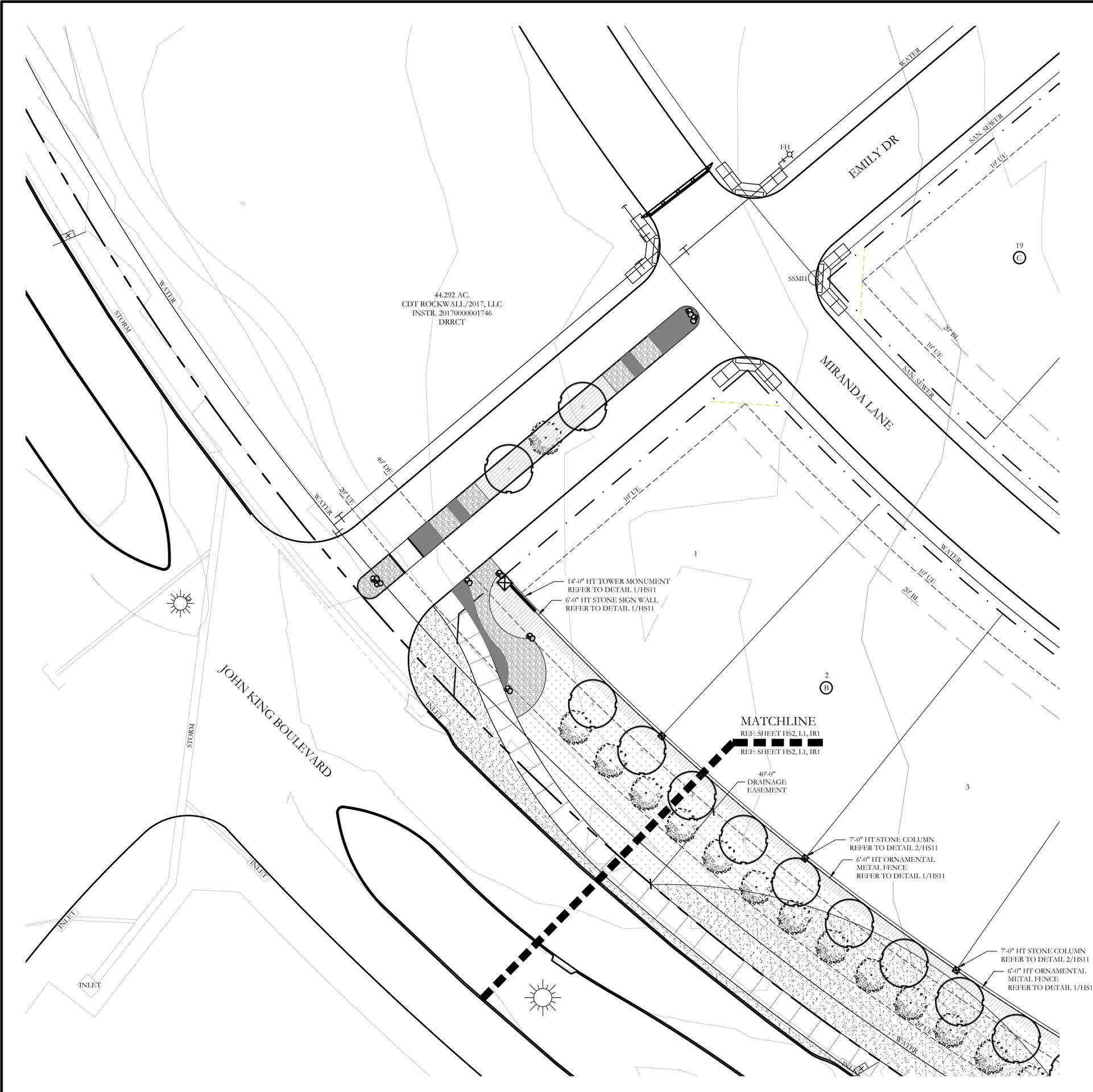
Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

SCREENING AND BUFFERING
Hardscape Layout
Saddle Star Estates South - Phase 1
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001

SHEET NO.
HS5 of 12



PLANT LEGEND				
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SHADE TREE	TBD	3" CALIPER	AS SHOWN
	EASTERN RED CEDAR	TBD	3" CALIPER	AS SHOWN
	ORNAMENTAL TREE	TBD	2" CALIPER	AS SHOWN
	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/4" DIAMETER
	TEXAS RIVER ROCK; MIX OF TANS, BROWNS, GRAYS, AND PINKS	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" AND 2-4"
	OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED.	50 LB - 250 LB	FIELD LOCATE ALL BOULDER MASSES

HARDSCAPE LEGEND	
	6'-0" HT. STONE SIGN WALL. REFER TO DETAIL 1/HS11.
	14'-0" HT. TOWER MONUMENT REFER TO DETAIL 1/HS11.
	7'-0" HT. STONE COLUMN. REFER TO DETAILS 2/HS11.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 2/HS11.
	PEDESTRIAN REST AREA REFER TO DETAILS 3/HS11.

CODY JOHNSON
s.t.u.d.i.o

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PH. (972) 570-0162
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

NORTH

Scale: 1" = 20'-0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

SCREENING AND BUFFERING

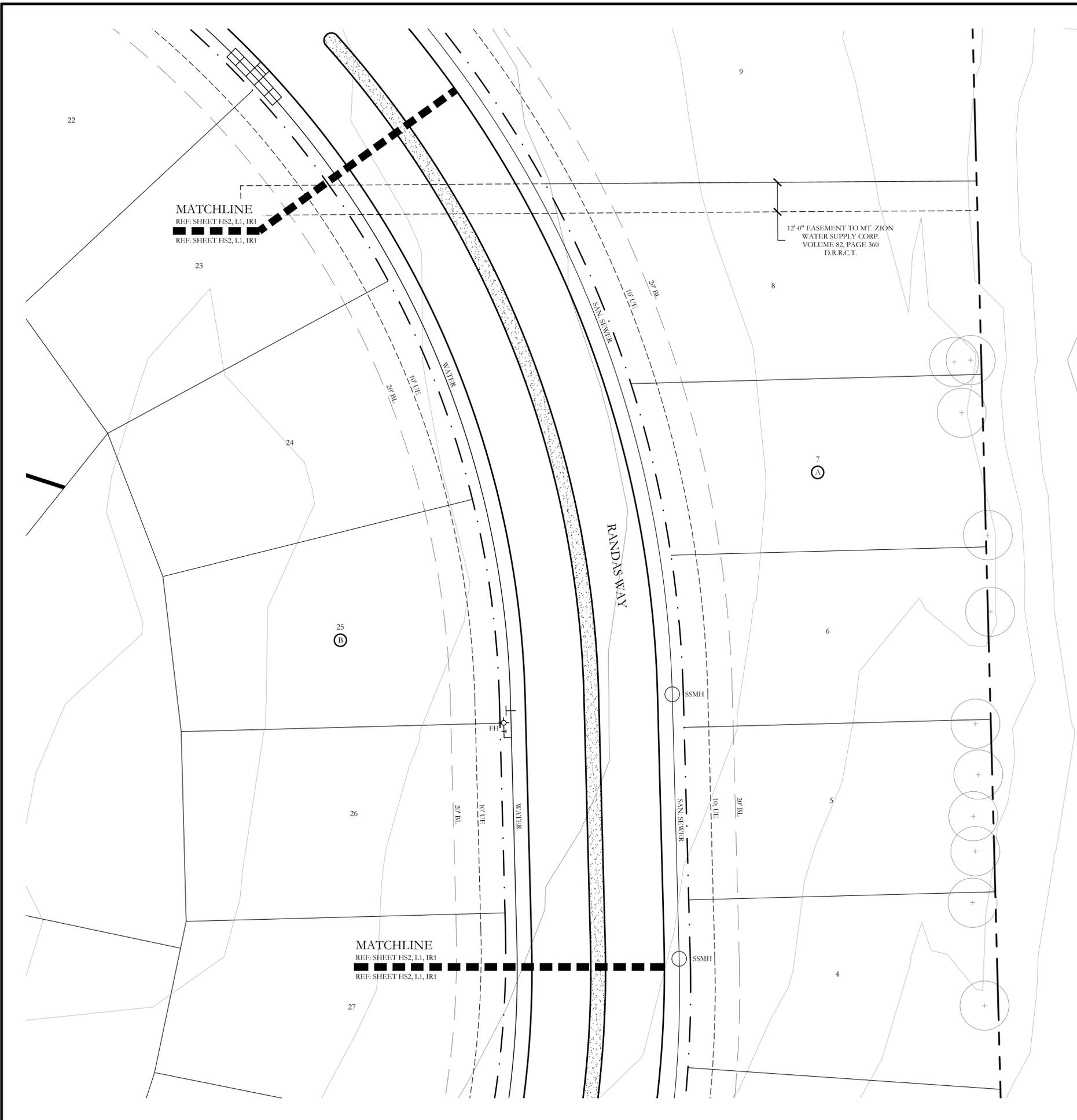
Hardscape Layout

Saddle Star Estates South - Phase 1

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001

SHEET NO.
HS6 of 12



PLANT LEGEND				
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SHADE TREE	TBD	3" CALIPER	AS SHOWN
	EASTERN RED CEDAR	TBD	3" CALIPER	AS SHOWN
	ORNAMENTAL TREE	TBD	2" CALIPER	AS SHOWN
	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/4" DIAMETER
	TEXAS RIVER ROCK; MIX OF TANS, BROWNS, GRAYS, AND PINKS	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" AND 2-4"
	OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED.	50 LB - 250 LB	FIELD LOCATE ALL BOULDER MASSES

HARDSCAPE LEGEND	
	6'-0" HT. STONE SIGN WALL. REFER TO DETAIL 1/HS11.
	14'-0" HT. TOWER MONUMENT. REFER TO DETAIL 1/HS11.
	7'-0" HT. STONE COLUMN. REFER TO DETAILS 2/HS11.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 2/HS11.
	PEDESTRIAN REST AREA. REFER TO DETAILS 3/HS11.

CODY JOHNSON
s.t.u.d.i.o

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PH: (972) 570-0162
EMAIL: CODY@CODYJOHNSONSTUDIO.COM

REGISTERED LANDSCAPE ARCHITECT
CODY L. JOHNSON
2833
STATE OF TEXAS
February 18, 2019

NORTH

Scale: 1" = 20'-0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

SCREENING AND BUFFERING

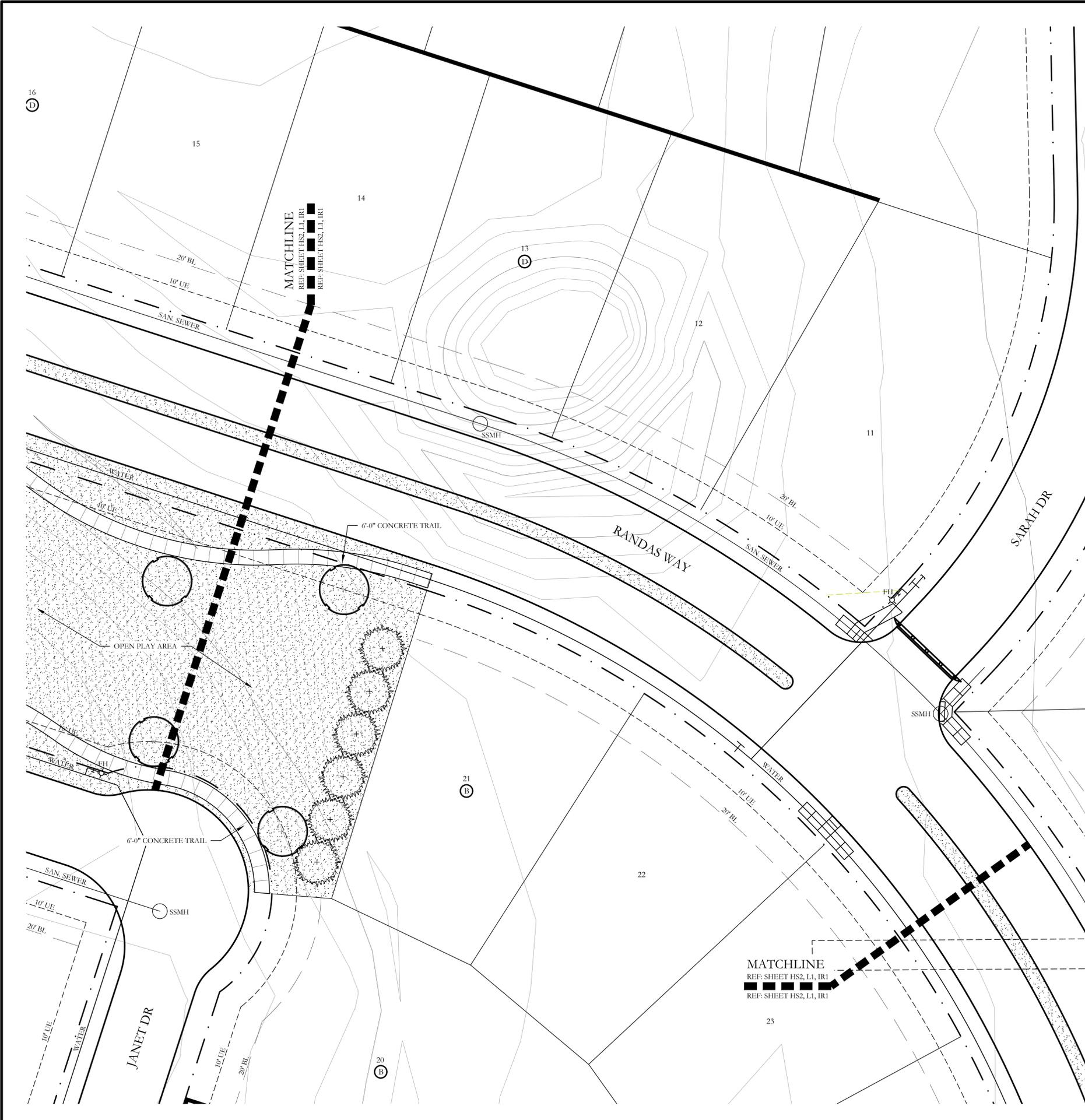
Hardscape Layout

Saddle Star Estates South - Phase 1

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001

SHEET NO.
HS7 of 12

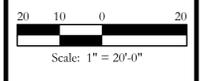


PLANT LEGEND				
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SHADE TREE	TBD	3" CALIPER	AS SHOWN
	EASTERN RED CEDAR	TBD	3" CALIPER	AS SHOWN
	ORNAMENTAL TREE	TBD	2" CALIPER	AS SHOWN
	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/4" DIAMETER
	TEXAS RIVER ROCK; MIX OF TANS, BROWNS, GRAYS, AND PINKS	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" AND 2-4"
	OKLAHOMA MOSS ROCK BOULDERS	BURY BOTTOM THIRD OF BOULDER IN LANDSCAPE BED.	50 LB - 250 LB	FIELD LOCATE ALL BOULDER MASSES

HARDSCAPE LEGEND	
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	14'-0" HT. TOWER MONUMENT. REFER TO DETAIL 1/HS11.
	7'-0" HT. STONE COLUMN. REFER TO DETAILS 2/HS11.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 2/HS11.
	PEDESTRIAN REST AREA. REFER TO DETAILS 3/HS11.

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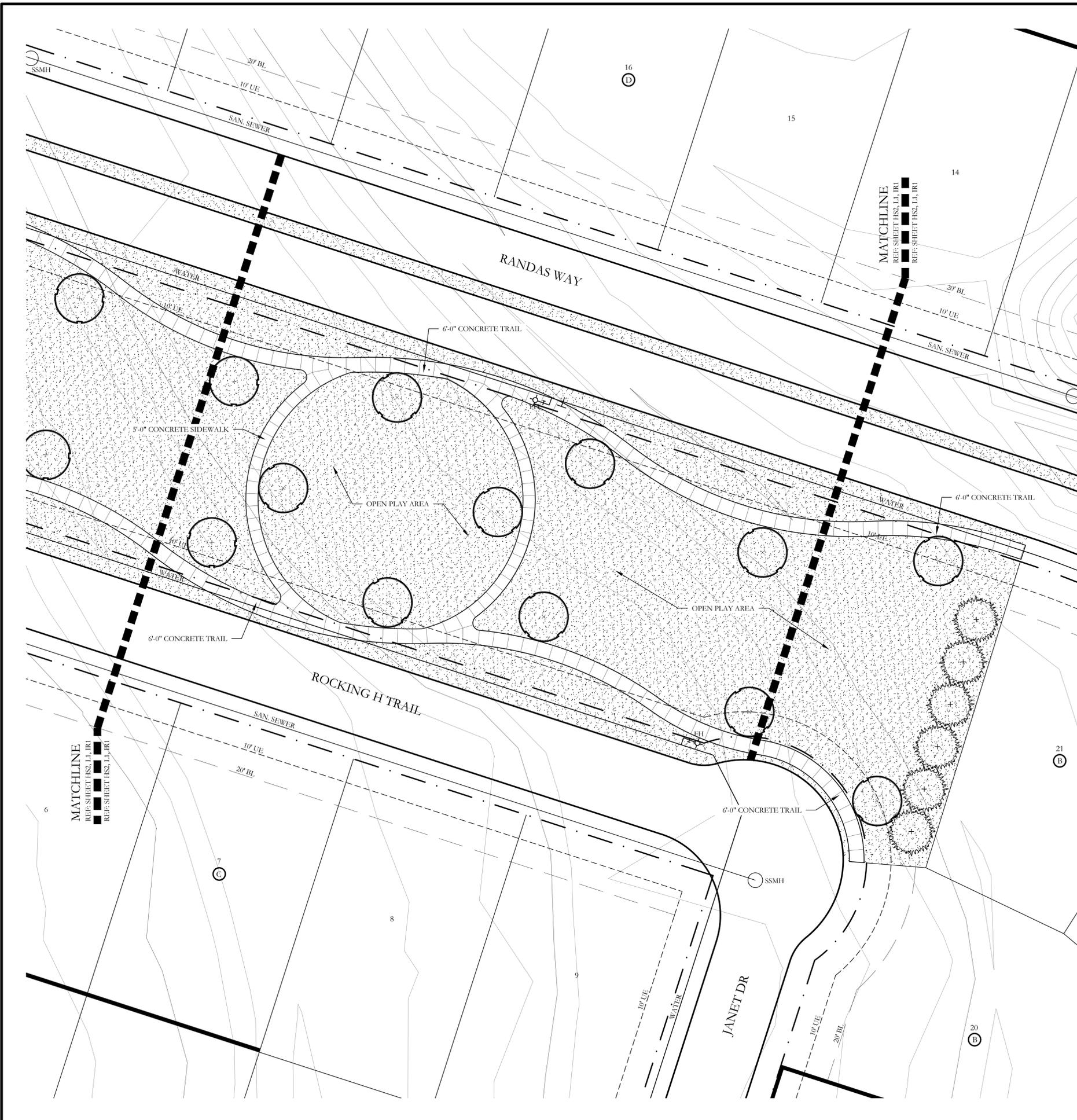
Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

SCREENING AND BUFFERING
Landscape Layout
Saddle Star Estates South - Phase 1
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001

SHEET NO.
HS8 of 12

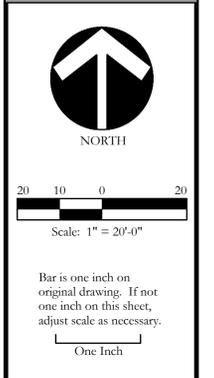


PLANT LEGEND				
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SHADE TREE	TBD	3" CALIPER	AS SHOWN
	EASTERN RED CEDAR	TBD	3" CALIPER	AS SHOWN
	ORNAMENTAL TREE	TBD	2" CALIPER	AS SHOWN
	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/4" DIAMETER
	TEXAS RIVER ROCK; MIX OF TANS, BROWNS, GRAYS, AND PINKS	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" AND 2-4"
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HARDSCAPE LEGEND	
	6'-0" HT. STONE SIGN WALL. REFER TO DETAIL 1/HS11.
	14'-0" HT. TOWER MONUMENT. REFER TO DETAIL 1/HS11.
	7'-0" HT. STONE COLUMN. REFER TO DETAILS 2/HS11.
	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 2/HS11.
	PEDESTRIAN REST AREA. REFER TO DETAILS 3/HS11.

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SCREENING AND BUFFERING
Hardscape Layout
Saddle Star Estates South - Phase 1
City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001

SHEET NO.
HS9 of 12

44.292 AC.
 CDT ROCKWALL/2017, L.L.C.
 INSTR. 2017000001746
 DRRCT



PLANT LEGEND				
SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	SHADE TREE	TBD	3" CALIPER	AS SHOWN
	EASTERN RED CEDAR	TBD	3" CALIPER	AS SHOWN
	ORNAMENTAL TREE	TBD	2" CALIPER	AS SHOWN
	SHRUB BED	TBD	SQUARE FEET	AS SHOWN
	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD
	BEE HAPPY MIX	BY NATIVE AMERICAN SEED CO	SQUARE FEET	HYDROMULCH
	WHITE CRUSHED GRANITE	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	1/4" DIAMETER
	TEXAS RIVER ROCK; MIX OF TANS, BROWNS, GRAYS, AND PINKS	3" DEPTH MINIMUM WITH DEWITT 4.1 OZ FILTER FABRIC BENEATH ROCK	SQUARE FEET	EQUAL COMBINATION OF 1-2" AND 2-4"
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HARDSCAPE LEGEND	
	6'-0" HT. STONE SIGN WALL. REFER TO DETAIL 1/HS11.
	14'-0" HT. TOWER MONUMENT. REFER TO DETAIL 1/HS11.
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	6'-0" HT. ORNAMENTAL METAL FENCE. REFER TO DETAIL 2/HS11.
	PEDESTRIAN REST AREA. REFER TO DETAILS 3/HS11.

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NORTH

Scale: 1" = 20'-0"

Bar is one inch on original drawing. If not one inch on this sheet, adjust scale as necessary.

One Inch

SCREENING AND BUFFERING

Hardscape Layout

Saddle Star Estates South - Phase 1

City of Rockwall, Rockwall County, Texas

CJS PROJECT NO.
PAD001

SHEET NO.
HS10 of 12



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

TO: Planning and Zoning Commission
DATE: March 12, 2019
APPLICANT: Jeff Bresee; SET Engineers
CASE NUMBER: Z2019-003; SUP for RISD Practice Field

SUMMARY

Hold a public hearing to discuss and consider a request by Jeff Bresee of SET Engineers on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a Specific Use Permit (SUP) for a Private Sports Arena, Stadium or Track on a 35.295-acre parcel of land identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane, and take any action necessary.

BACKGROUND

The subject property is located at the southeast corner of the intersection of Yellow Jacket Lane and Greencrest Boulevard and is addressed as 901 W, Yellow Jacket Lane. The property was annexed in 1960, is situated within the IH-30 Overlay (IH-30 OV) District, and is zoned Commercial (C) District. On February 18, 1991, the City Council approved a request [Case No. P&Z 91-03-Z/SP/PP] for a change in zoning from a Multi-Family 15 (MF-15) District to a Commercial (C) District. Included with that request was the approval of a site plan and a preliminary plat for a school (*i.e. Rockwall High School*). In June, 1991, the City Council approved a request [Case No. P&Z 91-21-CUP] for a Conditional Use Permit (CUP) [Ordinance No. 91-28] to allow less than 90% masonry materials on the façade of the building, and later amended the Conditional Use Permit (CUP) [Ordinance No. 91-51] to include an additional structure. In August 1998, the City Council approved a site plan [Case No. PZ-1998-39-2] for an additional parking lot for the existing school (*i.e. Rockwall High School*).

PURPOSE

The applicant is requesting the approval of a Specific Use Permit (SUP) for a *Private Sports Arena, Stadium, or Track* on the subject property. Currently, the Rockwall Independent School District (RISD) utilizes this area as an existing multi-purpose field that serves as a practice facility for various sports (*e.g. softball, baseball, football, soccer, discus, etc.*). According to the applicant, in order to protect vehicles and/or patrons of the commercial businesses (*e.g. Rooms-To-Go, Heritage Buick-GMC, and the future Texas Roadhouse Restaurant and Marriott Towneplace Suites hotel*) adjacent to the field, the school is requesting to construct a 40-foot fence/netting combination around the perimeter of the field.

ADJACENT LAND USES AND ACCESS

The subject property is located at 901 W. Yellow Jacket Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Yellow Jacket Lane, which is identified as a M4D (*major collector, four [4]-lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this is a sports complex (*i.e. Spring Sports Complex*) followed by a single-family residential subdivision (*i.e. Waterstone Estates*). These areas are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property are several commercial businesses (e.g. *Rooms-To-Go and the future Texas Roadhouse and Marriott Towneplace Suites hotel*). Beyond this is IH-30, which is identified as a *TxDOT Roadway* on the City's Master Thoroughfare Plan. Following this are several commercial businesses (e.g. *Sleep Experts, FedEx, and Chipotle*) that are zoned Commercial (C) District.

East: Directly east of the subject property is a car dealership (i.e. *Heritage Buick-GMC*) followed by Kyle Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Beyond this is a Rockwall Independent School District (RISD) athletics field for track and field events, and a multi-family residential development (i.e. *Missions Rockwall Apartments*). These areas are zoned Commercial (C) and Multi-Family 14 (MF-14) Districts. Beyond this are two (2) car dealerships (i.e. *Rockwall Chrysler and Rockwall Ford*) that are zoned Commercial (C) District.

West: Directly west of the subject property is a tract of land that is being developed for a hotel (i.e. *Marriott Towneplace Suites*). Beyond this is a vacant tract of land followed by Greencrest Boulevard, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Following, are several commercial businesses (e.g. *Dominos, Fireside Chicken and Tacos, Wal-Mart*) that are zoned Commercial (C) District.

CHARACTERISTICS OF THE REQUEST

The applicant is proposing to replace the existing natural grass field with artificial turf, to utilize a ten (10) foot tall black vinyl coated chain link fence installed one (1) foot inside the boundaries of the practice field. The fence will be topped with 30-foot tall black netting and lights, which will be installed at the top of the poles adjacent to the north and south boundaries of the field. The proposed field will be serve as a practice field for the school's sports teams, intramural sports, physical education classes, and some other uses not identified by the applicant. According to the applicant, the field will be utilized mostly during the day; however, the applicant intends on the field being utilized (on a limited basis) atnight. According to the applicant, this project is a part of the Rockwall Independent School District's (RISD's) bond program that includes a provision for a practice facility for the softball and baseball team. Granting this request will enable the field to be more functional and meet that purpose.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 3.3, *Minimum Requirements*, of Section 3, *Outdoor Lighting for Non-Residential Properties*, of Article VII, *Environmental Performance*, of the Unified Development Code (UDC), "...the maximum allowable light intensity measured at the property line of any non-residentially zoned lot shall be 0.2 of one [1] footcandle (FC)..." It goes on to state "...for planned shopping centers or other commercial developments that contain more than one (1) lot, the Planning and Zoning Commission may consider lighting plans that result in light spillover across common lots within the same development...however; in no case shall light levels exceed 0.2 of one [1] footcandle (FC) at the property lines adjacent to the street and/or along the perimeter of the development..." In this case, the photometric plan submitted by the applicant shows that the light intensity along the east and west boundaries range from 0.1 FC to 0.3 FC. Along the north and south boundaries (i.e. *where the lights will be installed*), the light intensity range from 0.1 FC to 0.9 FC. Staff should note, this practice field is located toward the rear of the school (i.e. *away from the property lines adjacent to the street*) and this request does not appear to affect the light intensity levels adjacent to the street (i.e. *adjacent to Yellow Jacket Lane*). With that being said, since the proposed lighting exceeds the maximum light intensity of 0.2 FC at the southeast property line approving this request will effectively waive the lighting requirements with regard to lighting spillover. Additionally, the Unified Development Code (UDC) requires that light sources be oriented down and toward the center of the site or shielded so as not to be visible from the property line. The proposed light fixtures will be oriented toward the center of the site and partially shielded; however, due to the proposed use (i.e. *to light a practice field*) combined the height of the light poles (i.e. *40-feet in height*), there is a possibility that the lights will be visible from the

property line. Since this does not meet the requirements of the Unified Development Code (UDC), approving this request will effectively waive the lighting requirements with regard to the shielding and orientation of the lights. Subsection 6.01G, *Lighting Standards*, of Subsection 6.01, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), "...any light fixture, light pole, pole base, or a combination thereof shall not exceed a height of 30-feet..." within the IH-30 Corridor Overlay (IH-30 OV) District. In this case, the proposed light fixtures will be mounted on the top of 40-foot tall light poles and oriented toward the field. Since this exceeds the maximum allowable height of 30-feet, approval of this request will effectively waive the lighting requirements with regard to the maximum allowable height of light poles within the IH-30 Overlay (IH-30 OV) District.

Article XI, *Fences*, of Chapter 10, *Buildings and Building Regulations* of the Municipal Code of Ordinances requires all chain link fences to be setback a minimum of 10-feet from the property line unless "...completely screened from the adjacent public areas by a structure or a solid landscape screening..." In this case, the proposed fence appears to be partially screened from Yellow Jacket Lane by the main building and partially screened from IH-30 by the adjacent commercial business (*i.e. Rooms-To-Go and Heritage Buick-GMC*) and will seemingly have limited visibility from Yellow Jacket Lane and IH-30. With that being said, the Planning and Zoning Commission is tasked with determining if the existing buildings provide sufficient screening of the adjacent public areas, if additional screening/landscaping is required, and/or if approval of this request is warranted.

STAFF ANALYSIS

When analyzing the applicant's request (*i.e. to install fencing, netting, and lighting on the practice field*), it appears that the proposal generally conforms to the Unified Development Code (UDC) with the exception of the items listed above. Given the proposed use (*i.e. a practice field*), one could reasonably expect this type of development to vary from the lighting standard. Typical fields of this type appear to utilize similar light fixtures. According to the applicant, the proposed lighting is designed to provide the *minimum level* of light needed for a practice field (*i.e. the design is lower intensity than typical stadiums and other competition facilities*). The applicant has stated that since the surrounding properties are commercial land uses and utilizes similar lighting, the proposed lighting will not adversely affect the neighboring properties. Staff should note, although the neighboring commercial businesses utilize lighting that is similar in *height*, the light fixtures are shielded and oriented downward. The Unified Development Code (UDC) allows the Planning and Zoning Commission to consider lighting plans that result in spillover for planned shopping centers or other commercial developments with common lot lines. Although Rockwall High School and the adjacent commercial developments are not considered to be a planned shopping center, the adjacent commercial businesses and the main building on campus seem to serve as a buffer from the residential properties to the north. When looking at the proposed chain link fence and netting, the fence appears to have limited visibility from IH-30. Specifically, the Rooms-To-Go, which is located adjacent to the practice field, ranges from 28-feet to 43-feet in height. Additionally, the Room-To-Go appears to rest at a slightly higher elevation than the practice field (*i.e. ~572-feet v. s. 570-feet above sea level*); however, this does not negate the possibility of the netting and lights being visible from IH-30. Given the location of the proposed field combined with the height of the proposed netting and lights, the Planning and Zoning Commission is tasked with considering if this request will adversely affect the neighboring properties and providing a recommendation to the City Council. Should this request be approved, staff has recommended to the applicant to provide a thick vegetative screening along the adjacent property lines (outside of the fence), which consists of a combination of mature trees, bushes, and tall grasses. This will require the applicants to provide staff with an updated concept plan reflecting the proposed screening. Additionally, this may require that the proposed fence is shifted inward to accommodate the additional landscaping.

NOTIFICATIONS

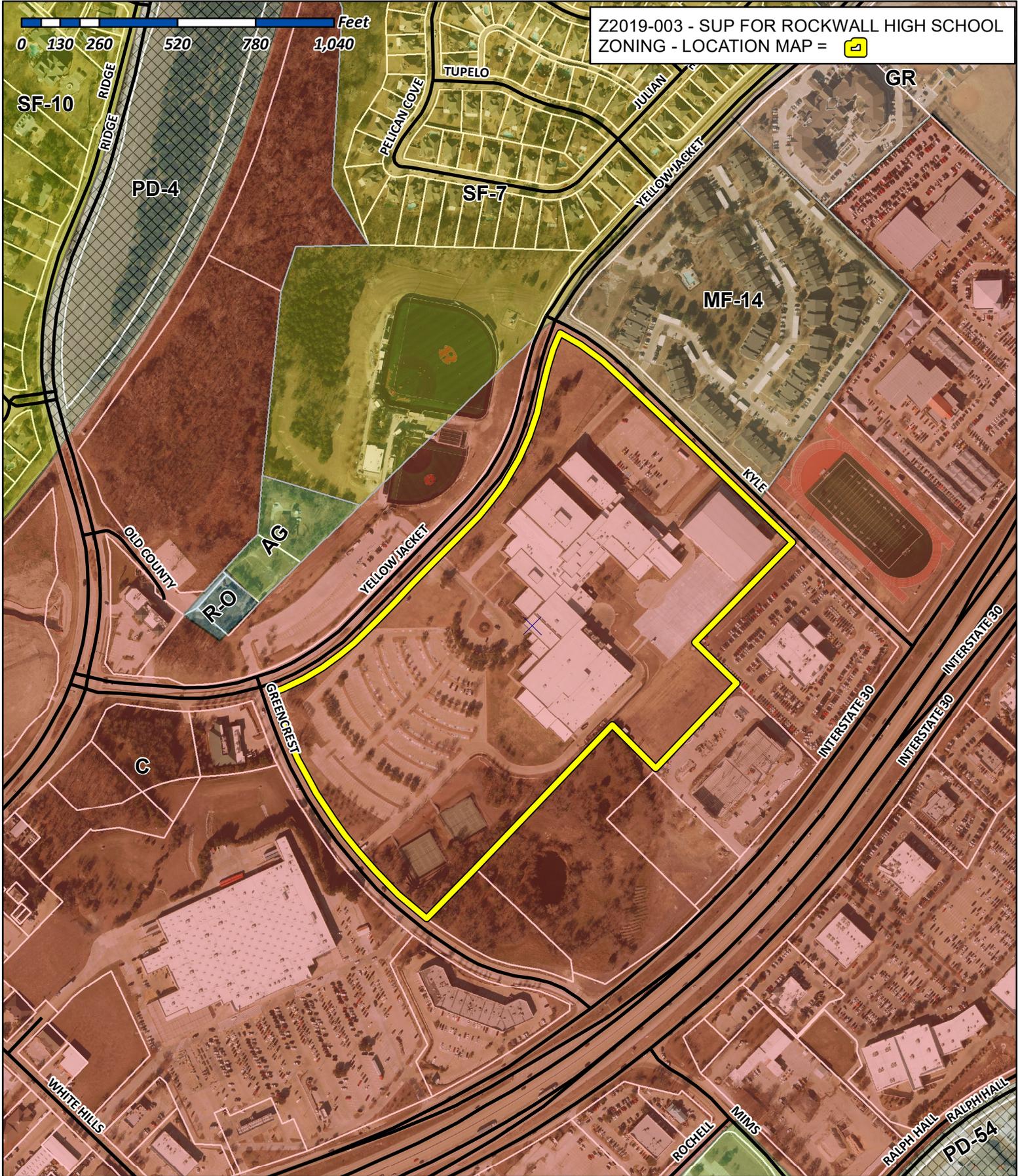
On February 22, 2019, staff mailed notifications to 39 property owners/residents within 500-feet of the subject property. Additionally, staff notified the Turtle Cove and Waterstone Homeowner's Associations

(HOA's), which are the only Homeowner's Associations/Neighborhood Organizations that are within 1,500-feet of the subject property and participating in the Neighborhood Notification Program. At the time this report was written, staff had not received any notices concerning this case.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP), then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and summarized as follows:
 - a) The private arena, stadium, or track shall generally conform to concept and photometric plans and elevations depicted in Exhibits 'B', 'C', and 'D' of the attached ordinance;
 - b) The applicant shall provide a thick vegetative screening utilizing a combination of mature trees, bushes, and/or grasses adjacent to the property line;
 - c) The applicant shall submit a revised concept plan showing the location of the proposed landscaping; and
 - d) The light fixtures shall not be mounted above 40-feet in height.
- (2) Any construction resulting from the approval of this zoning change 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.



Z2019-003 - SUP FOR ROCKWALL HIGH SCHOOL
 ZONING - LOCATION MAP = [pin icon]



City of Rockwall

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

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

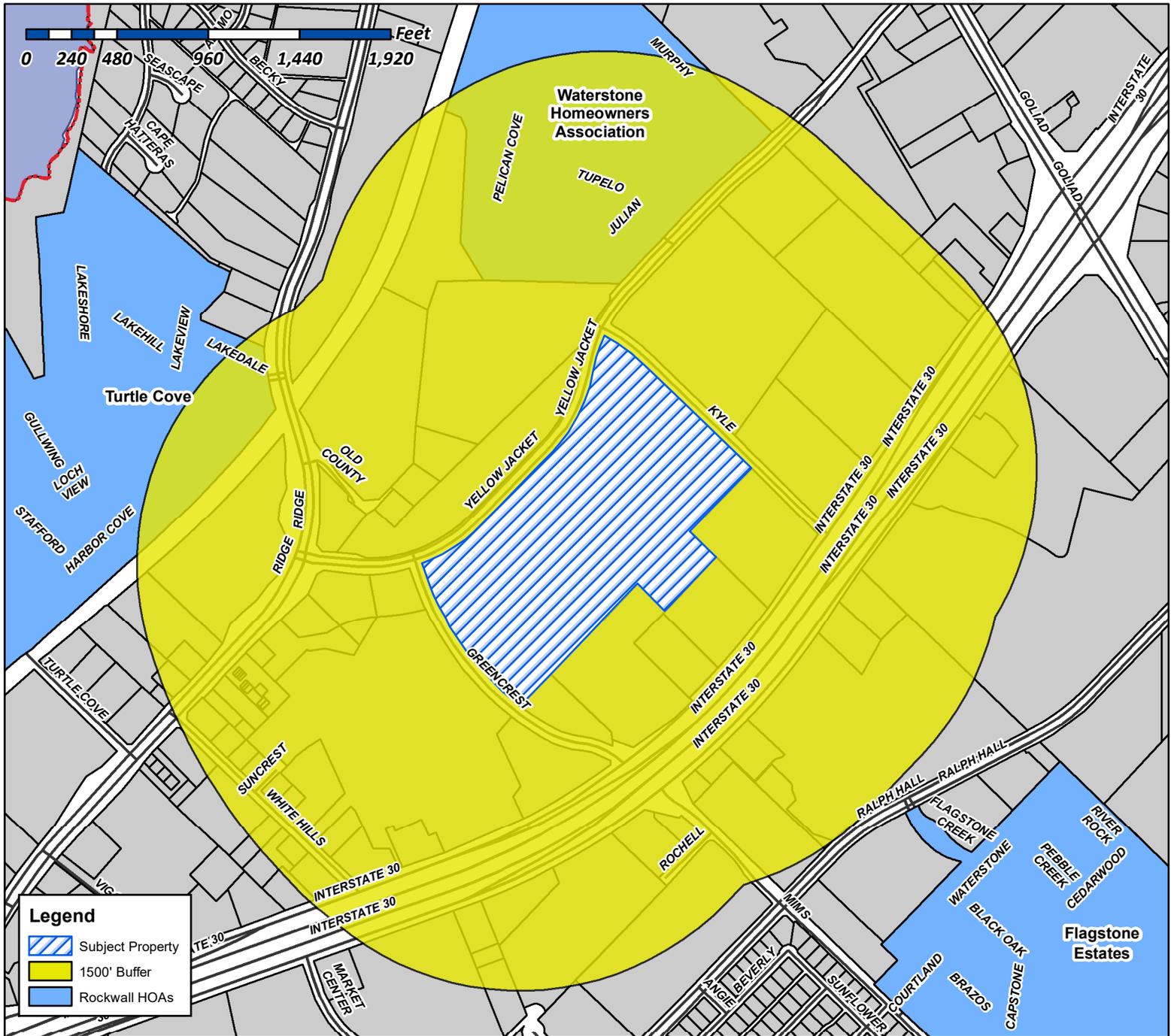




City of Rockwall

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Case Number: Z2019-003
Case Name: SUP for Rockwall High School
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 901 W. Yellowjacket Lane

Date Created: 2/19/2019
For Questions on this Case Call (972) 771-7745



Brooks, Korey

From: Morales, Laura
Sent: Friday, February 22, 2019 1:35 PM
To: [REDACTED]
Cc: Miller, Ryan; Gonzales, David; Brooks, Korey
Subject: Neighborhood Notification Program: Notice of zoning request
Attachments: HOA Map.pdf; PUBLIC NOTICE.PDF

To whom it may concern:

Per your participation in the Neighborhood Notification Program, you are receiving this notification to inform your organization and residents of a request for a zoning change that lies within 1,500 feet of the boundaries of your neighborhood or subdivision. As the primary contact for the organization, you are encouraged to share this information with the residents of your subdivision. Please find attached a map detailing the location of the subject property requesting the zoning change in relation to your subdivision boundaries. Additionally, below is a summary of the zoning request that was published in the Rockwall Herald Banner **February 22, 2019**. The Planning and Zoning Commission will hold a public hearing on **Tuesday 3/12/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Tuesday, 3/18/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street. If you have any questions or comments regarding this request, the contact information for the Planning Department is listed below. Additional information can also be found at

<https://sites.google.com/site/rockwallplanning/development/development-cases>

Z2019-003 Hold a public hearing to discuss and consider a request by Jeff Bresee of SET Engineers on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a Specific Use Permit (SUP) for a *Private Sports Arena, Stadium or Track* on a 35.295-acre parcel of land identified as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane, and take any action necessary.

If this email is reaching you in error, please forward it to your HOA or neighborhood group representative and update the contact information at <http://www.rockwall.com/planning/hoa.asp>.

Sincerely,

Laura Morales

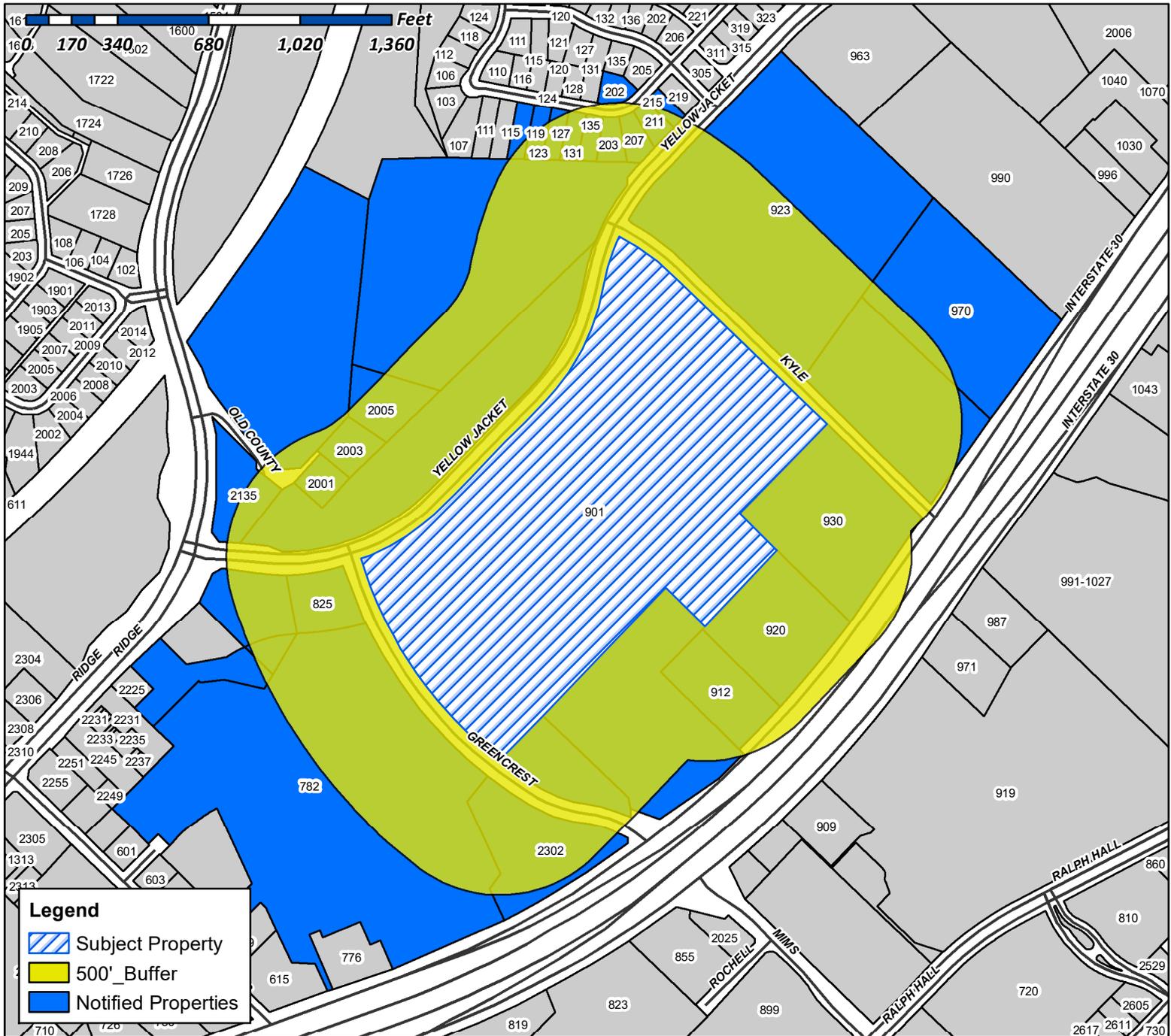
Planning & Zoning Coordinator
City of Rockwall Planning & Zoning Department
972-771-7745 | 972-772-6438
Lmorales@rockwall.com | <http://www.rockwall.com/planning/>



City of Rockwall

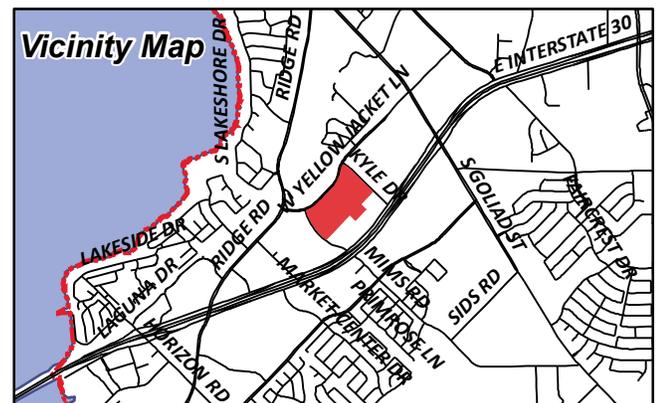
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2019-003
Case Name: SUP for Rockwall High School
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 901 W. Yellowjacket Lane

Date Created: 2/15/2019
For Questions on this Case Call (972) 771-7745



MIKULSKI ANTONY AND MICHELLE
119 JULIAN DR
ROCKWALL, TX 75087

WOODWARD LAURA
123 JULIAN DR
ROCKWALL, TX 75087

RYAN BRIAN
127 JULIAN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
131 JULIAN DR
ROCKWALL, TX 75032

GIPSON CAMERON
135 JULIAN DRIVE
ROCKWALL, TX 75087

FRANK RUSSELL
15 PRINGLE LANE
ROCKWALL, TX 75087

JLIU ASSET MANAGEMENT LTD
1711 E BELTLINE RD
COPPELL, TX 75019

CURRENT RESIDENT
2001 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2003 RIDGE RD
ROCKWALL, TX 75032

FAHERTY FRANK
2005 RIDGE RD
ROCKWALL, TX 75087

SHIPP DONALD W & MAUREEN
202 JULIAN DR
ROCKWALL, TX 75087

ANDREWS GRACE L
203 JULIAN DR
ROCKWALL, TX 75087

SINGH RITU W AND
207 JULIAN DRIVE
ROCKWALL, TX 75087

PROCK CHARLES
209 RUSSELL DR
ROCKWALL, TX 75032

WHITTAKER SANDRA
211 JULIAN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2135 RIDGE RD
ROCKWALL, TX 75032

HARPER EMILY ERIN
215 JULIAN DR
ROCKWALL, TX 75087

CURRENT RESIDENT
2302 GREENCREST BLVD
ROCKWALL, TX 75032

MOUNTAINPRIZE INC
3225 CUMBERLAND BLVD SUITE 100
ATLANTA, GA 30339

ROCKWALL-PINE PROPERTIES LLC
400 PERIMETER CENTER TERRACE 0
ATLANTA, GA 30346

IN YUNG H &
512 SUNSTONE DR
IRVING, TX 75060

SYVRUD JAMES P & MARY JEAN
519 E INTERSTATE 30
ROCKWALL, TX 75087

IX MC 923 YELLOW JACKET LANE LP
591 W PUTNAM AVE
GREENWICH, CT 06830

GAMEZ SUSAN AND
602 LAURENCE
HEATH, TX 75032

ROADHOUSE ENTERPRISES INC
6040 DUTCHMANS LANE
LOUISVILLE, KY 40205

CURRENT RESIDENT
782 I30
ROCKWALL, TX 75032

ROCKWALL DIRT CO LTD
800 GESSNER RD 0
HOUSTON, TX 77024

ROCKWALL I S D
801 E WASHINGTON ST
ROCKWALL, TX 75087

CURRENT RESIDENT
825 YELLOW JACKET LN
ROCKWALL, TX 75032

CURRENT RESIDENT
901 YELLOWJACKET RD
ROCKWALL, TX 75032

CURRENT RESIDENT
912 E I30
ROCKWALL, TX 75032

CURRENT RESIDENT
920 I-30
ROCKWALL, TX 75032

CURRENT RESIDENT
923 YELLOW JACKET LN
ROCKWALL, TX 75032

TARBELL AUTOMOTIVE INC
930 E I-30
ROCKWALL, TX 75087

CURRENT RESIDENT
970 E I30
ROCKWALL, TX 75032

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 0
AGOURA HILLS, CA 91301

ROCKWALL ASC REAL ESTATE LLC
PO BOX 1208
ROCKWALL, TX 75087

WAL-MART REAL ESTATE
PO BOX 8050
BENTONVILLE, AR 72712

ROCKWALL RENTAL PROPERTIES LP
PO BOX B
TERRELL, TX 75160



February 13, 2019

David Gonzales, AICP
City of Rockwall Texas
385 S. Goliad Street

Re: Rockwall High School Multipurpose Synthetic Turf Field – Field Netting & Lights

Dear Mr. Gonzales:

Rockwall ISD desires to convert their existing natural grass multipurpose field at Rockwall High School (field that lies immediately North of Rooms-To-Go) into a synthetic turf field. As this field is surrounded by commercial properties on three sides, in order to protect vehicles and/or patrons at these businesses, the school desires to construct a 40-foot tall fence/netting combination (10-foot black coated vinyl chain link fence topped with 30-foot black netting) around the perimeter of the field. This will also enable the fields to be more functional for their intended purpose (project is part of RISD's bond program to provide a practice facility for the softball and baseball teams (although the field will be used for football, soccer, discus and lacrosse practice as well) and it will prevent balls from leaving the field area.

In addition to the netting system, the District desires to install lights atop each of the netting poles that align the North and South sides of the field. As the field will be used by many of the school's sports teams for practice as well intermural teams, PE and other uses, it is desired that the field be made useable during night hours (limited of course by city ordinance).

In adding the lights, the District is seeking variance to the ordinance limiting light spillage to 0.2 lumens or less beyond the line 1-foot outside of the District's property lines. The design of the proposed lights (for which we have included a photometric plan) is to provide the minimum level of light needed for the practice of school sports (design is not to the level typical for stadiums and other competition facilities). As the surrounding properties are commercial entities that also light their grounds, the District feels that the proposed lighting design will not adversely affect the neighboring properties.

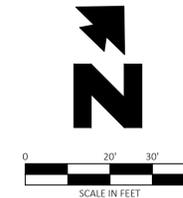
I have included cut sheet information for the netting system and the lights. Please let me know if you need anything further or have any questions.

Sincerely,

SET Engineer, Inc.

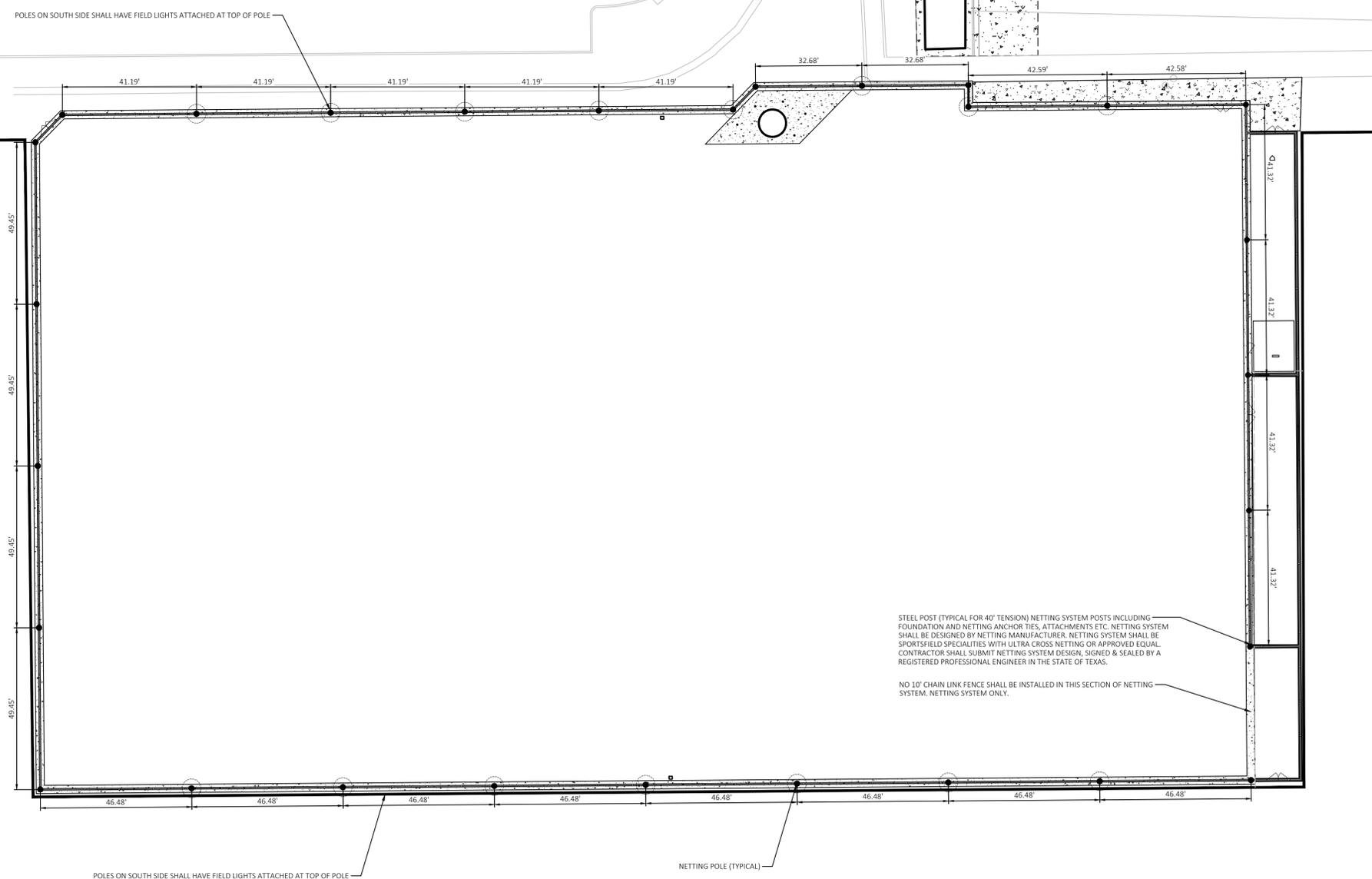
A handwritten signature in blue ink that reads "Jeff Bresee". The signature is written in a cursive, flowing style.

Jeff Bresee, P.E.



LEGEND

EXISTING			
	EAST OR ELECTRIC		OVERHEAD TELEPHONE
	NORTH		OVERHEAD TV
	SOUTH OR SEWER		SANITARY SEWER
	TELEPHONE		UNDERGROUND ELECTRIC
	UNDERGROUND WEST OR WATER		UNDERGROUND ELECTRIC AND TELEPHONE
	PROPERTY LINE		UNDERGROUND TELEPHONE
	RIGHT OF WAY LINE		UNDERGROUND TV
	STORM DRAIN		WATER
	GAS		TREE INFO
	OVERHEAD ELECTRIC		.5 = DIAMETER OF TRUNK IN FEET
	OVERHEAD ELECTRIC AND TELEPHONE		10 = HEIGHT OF TREE IN FEET
			11 = CANOPY DIAMETER IN FEET
			50.5 = ELEVATION AT BASE OF TREE

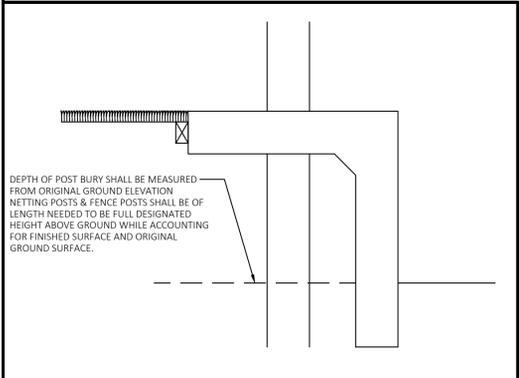
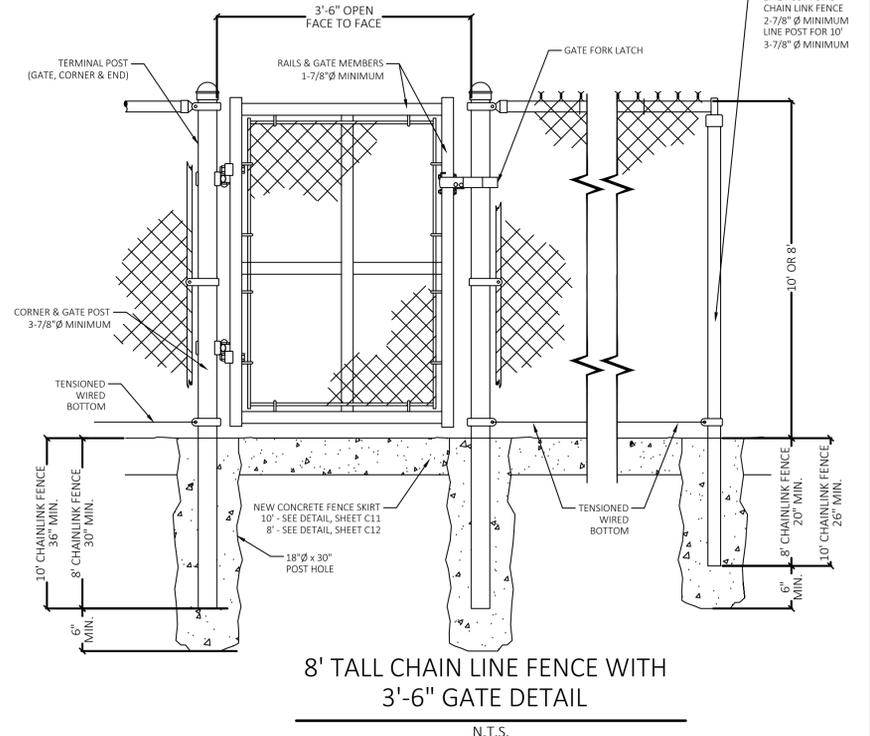
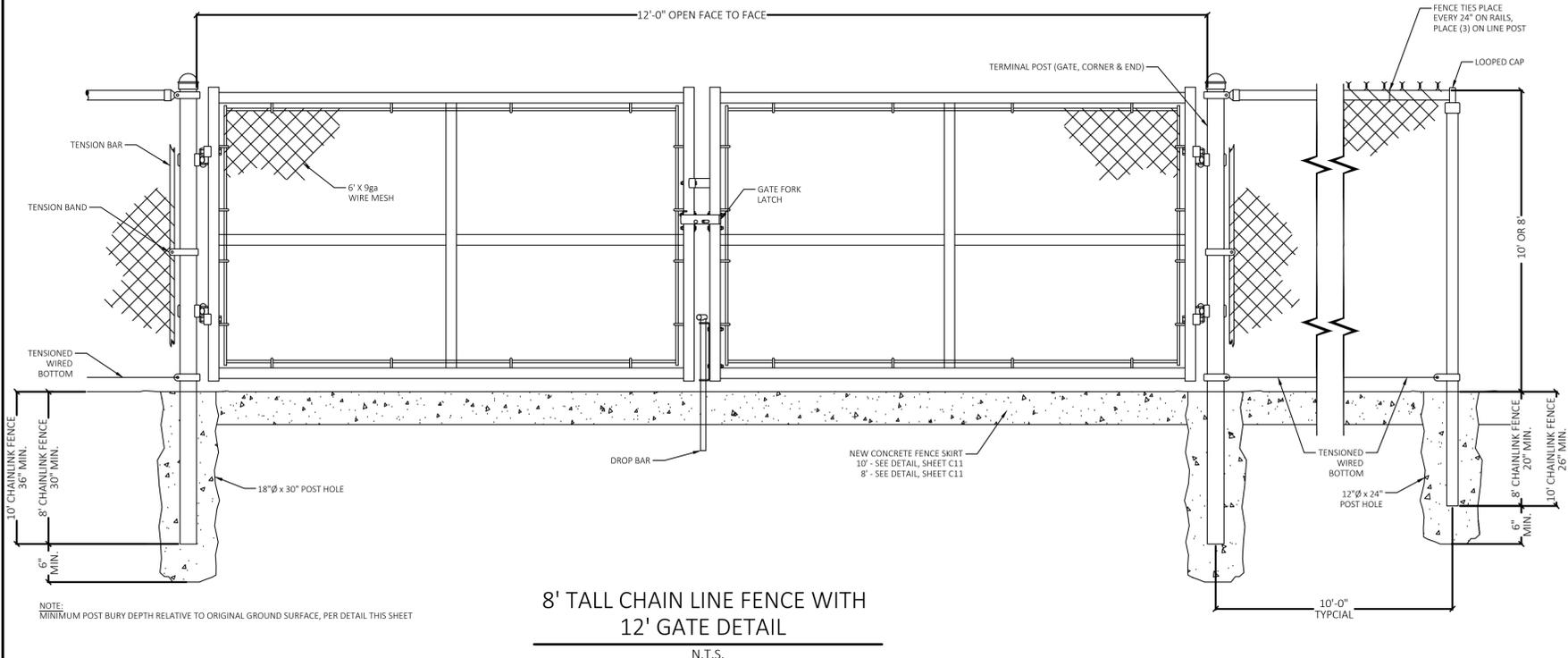
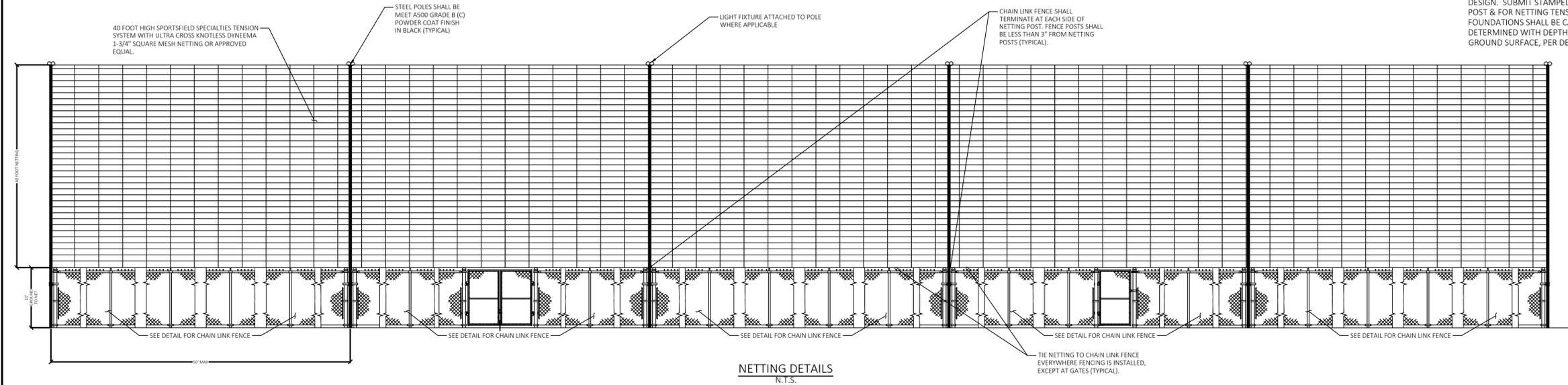


JOB # 31023 DRAWING: 31023-GR.dwg LAST SAVED BY: SALAM LOCATION: P:\31023\31023.0\Drawings\Design\Rev-1\31023-GR.dwg

F-7524

SET Engineers, Inc. Experts in Outdoor Sports Design & Construction Management Licensed Civil Engineers • Planners • Designers 817-507-8303 Phone 682-518-9825 FAX					
31023	2/14/19	JIB	TKM	SAW	SAW
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW
		Engineering Associates, Inc. ENGINEERS • PLANNERS • SURVEYORS LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS			
3108 S.W. REGENCY PARKWAY, SUITE 2 Bentonville, AR 72712			(479)273-9472 FAX (479)273-0844		
ROCKWALL HIGH SCHOOL 901 W YELLOWJACKET LANE ROCKWALL, TEXAS					
40- FOOT NETTING POST LOCATIONS				REV DATE 2/14/19 REV-0	SHEET NO. 2 OF 3

NOTE:
TENSION NETTING SYSTEM SHALL INCLUDE MANUFACTURER'S ENGINEERING DESIGN. SUBMIT STAMPED ENGINEERING DETAIL DRAWINGS FOR ALL TENSION POST & FOR NETTING TENSION CABLES & TIE DOWNS. DEPTH OF POLE FOUNDATIONS SHALL BE CALCULATED AND OVERALL LENGTH OF POLES SHALL BE DETERMINED WITH DEPTH OF BURIAL BEING FROM ORIGINAL/PRECONSTRUCTION GROUND SURFACE, PER DETAIL THIS SHEET



JOB # 31023 DRAWING: 31023-CS.dwg LAST: SALAM LOCATION: P:\310001\31023\01\Drawings\Design\Rev=0\31023-CS.dwg

SET Engineers, Inc.
Experts in Outdoor Sports Design & Construction Management
Licensed Civil Engineers • Planners • Designers
817-507-8303 Phone | 682-518-9825 FAX

31023	12/18/18	JIB	TKM	SAW	SAW
CEI PROJECT NO.	INITIAL DATE	DPOR	PM	DES	DRW

CEI Engineering Associates, Inc.
ENGINEERS • PLANNERS • SURVEYORS
LANDSCAPE ARCHITECTS • ENVIRONMENTAL SCIENTISTS

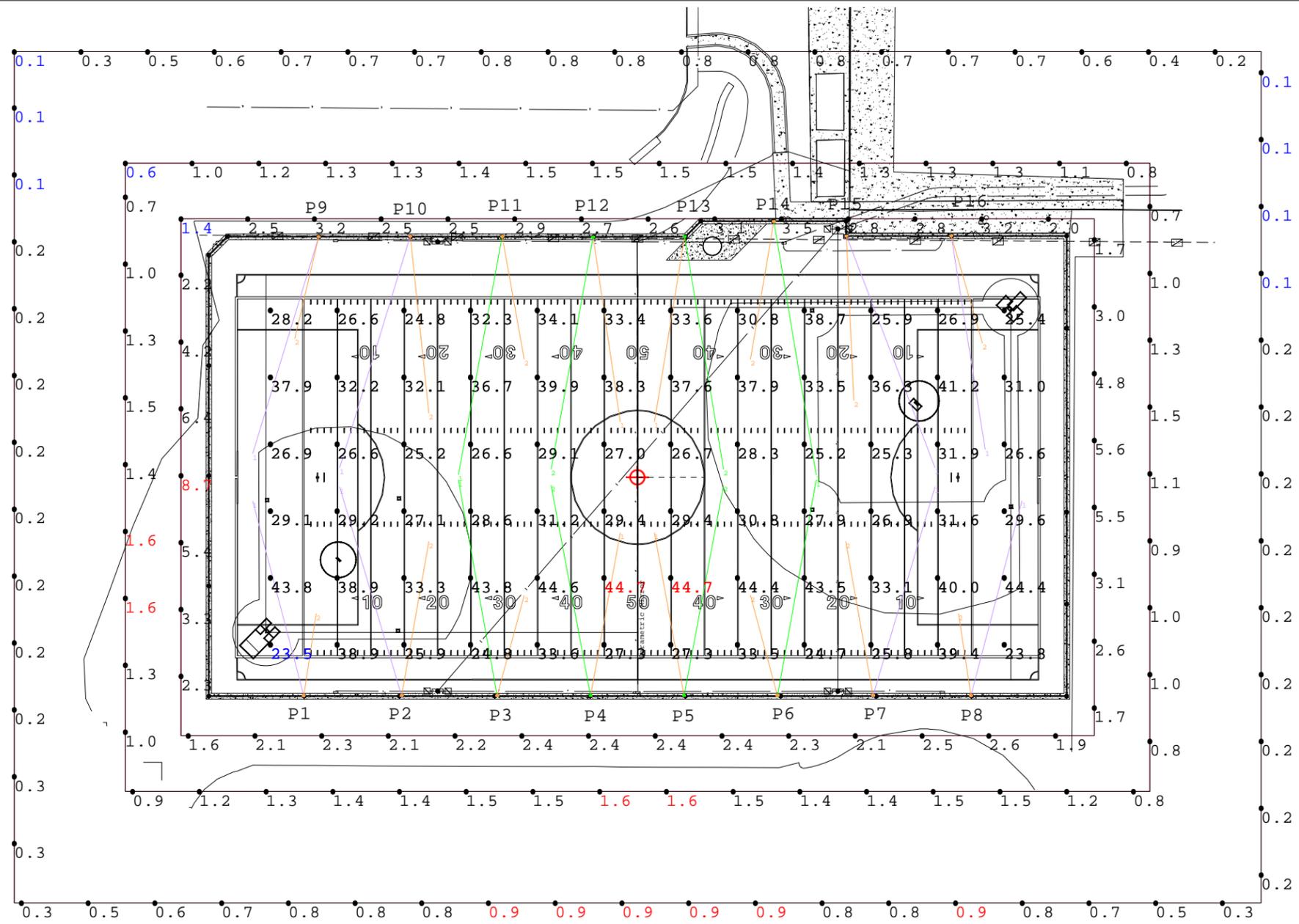
3108 S.W. REGENCY PARKWAY, SUITE 2 (479)273-9472
Bentonville, AR 72712 FAX (479)273-0844

ROCKWALL HIGH SCHOOL
901 W YELLOWJACKET LANE
ROCKWALL, TEXAS

REV DATE	SHEET NO.
2/14/19	3 OF 3
REV-0	

DETAILS SHEET 3

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Pole Summary		
Scene: GAME		
Poles	# Lums	MH
P01	2	40
P02	2	40
P03	2	40
P04	2	40
P05	2	40
P06	2	40
P07	2	40
P08	2	40
P09	2	40
P10	2	40
P11	2	40
P12	2	40
P13	2	40
P14	2	40
P15	2	40
P16	2	40

Pole Wattage Summary	
Scene: GAME	
Label	Total Watts
P01	1538
P02	1538
P03	1538
P04	1538
P05	1538
P06	1538
P07	1538
P08	1538
P09	1538
P10	1538
P11	1538
P12	1538
P13	1538
P14	1538
P15	1538
P16	1538
TOTAL	24608

Luminaire Schedule						
Scene: GAME						
Symbol	Qty	Label	LLF	Lum. Watts	Arrangement	
⊙	8	AF-750-3-57	0.950	769	SINGLE	
⊙	8	AF-750-4-57	0.950	769	SINGLE	
⊙	16	AF-750-5-57	0.950	769	SINGLE	

Calculation Summary											
Scene: GAME											
Label	Area Size	Units	Avg	Max	Min	Max/Min	# Pts	PtSpcLr	PtSpcTb	CV	UG
FOOTBALL	360'x160'	Fc	32.21	44.7	23.5	1.90	72	30	30	0.19	1.87
SOCCER		Fc	32.21	44.7	23.5	1.90	72	30	30	0.19	1.87
SPILL @100'		Fc	0.48	0.9	0.1	9.00	63	30	N.A.	0.60	N.A.
SPILL @25'		Fc	3.01	8.7	1.4	6.21	43	30	N.A.	0.47	N.A.
SPILL @50'		Fc	1.25	1.6	0.6	2.67	50	30	N.A.	0.22	N.A.



ROCKWALL HIGH SCHOOL
ROCKWALL, TEXAS
FOOTBALL/SOCCER/MULTI
19-8660.AGI

1. THIS LIGHTING DESIGN IS BASED ON INFORMATION SUPPLIED BY OTHERS. SITE DETAILS PROVIDED HEREON ARE REPRODUCED ONLY AS A VISUALIZATION AND FIELD DEVIATIONS MAY SIGNIFICANTLY AFFECT PREDICTED PERFORMANCE. PRIOR TO INSTALLATION, CRITICAL SITE INFORMATION (POLE LOCATIONS, ORIENTATION, HOISTING HEIGHT, ETC.) SHOULD BE COORDINATED WITH THE CONTRACTOR AND/OR SPECIFIER RESPONSIBLE FOR THE PROJECT.
 2. LUMINAIRE DATA IS TESTED TO INDUSTRY STANDARDS UNDER LABORATORY CONDITIONS. OPERATING VOLTAGE AND NORMAL MANUFACTURING TOLERANCES OF LAMP, BALLAST, AND LUMINAIRE MAY AFFECT FIELD RESULTS.
 3. COMPLIANCE TO FACILITY CODE AND OTHER LOCAL REQUIREMENTS IS THE RESPONSIBILITY OF THE OWNER AND/OR THE OWNER'S REPRESENTATIVE.

DRAWN BY: JC
 Date: 2/12/2019
 SCALE: NTS
 Page 1 of 1
 19-8660.AGI



Introducing the latest in LED sports lighting innovation



The All-Field 750 is the most versatile LED fixture available for your sporting venue.

Versatile mounting bracket is designed for ease of installation in new or retrofit applications

Weather-tight design ensures durability even in harsh environments

Solid-state design (no moving parts) provides maintenance free operation

Ability to monitor health and status of each light

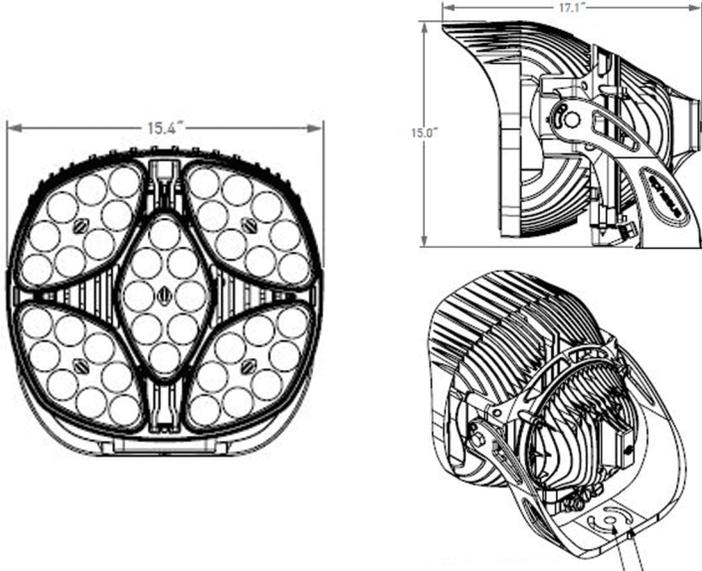
Low electromagnetic interference (EMI) noise generation eliminates interference with surrounding electrical systems

Wireless control options provide flexibility for operational usage and fan experience enhancements

Custom engineered optics direct light precisely where needed while minimizing glare.

Easy **RETROFIT** to your existing sports lighting system

Techline Sports Lighting introduces the All-Field 750 Sport LED fixture, the ideal solution for any setting including little league, municipal parks, high school, college and semi-professional outdoor sports venues. The All-Field 750 is the leading choice for all outdoor applications including football, soccer, tennis, baseball, softball, lacrosse, and field hockey. Maintenance free operation and precisely delivered HDTV quality light make the All-Field 750 the perfect choice for any application and provide an excellent return on investment.



PERFORMANCE SPECIFICATIONS

	All Field 750
Lumen Output ¹	>83,000 Lumens
System Watts	750 watts
Input Voltage (High)	277VAC - 480VAC
Input Voltage (Low)	120VAC - 240VAC
CCT	5700K
L70 Hours	>160,000 hours at 25° C
Operating Temp Range	-40°C to 55°C
Surge	6kV
IP Rating	IP66
NEMA Rating	NEMA 4X
Effective Projected Area	1.4 ft ²
Approximate Weight ²	45 lbs. (20.45 kgs)

The All-Field 750 Sport LED is available with wireless or wired control to provide operational, monitoring and entertainment capabilities. Entertainment options include individual LED cluster control and 0-10V dimming. Fixture connectivity options are available from standard wired DMX to wireless Air-Mesh technology. Cellular, WiFi, or Bluetooth link enables telemetry to monitor health and status of each sport LED fixture.

ORDERING OPTIONS

MODEL	WATTAGE	OPTICS	VOLTAGE	CONTROLS
AF	750	NEMA 2	VH - HIGH VOLTAGE	NC - NO CONTROLS
	550	NEMA 3	VL - LOW VOLTAGE	AM - AIR MESH
	400	NEMA 4		
		NEMA 5		
			SPILL CONTROL OPTION - EYELID	

1. The specifications listed were obtained under optimal testing conditions. Changes in options, features and conditions may result in slightly different performance specifications among fixtures.

2. Weight may vary depending on mounting bracket selection.

Clean power is required to ensure proper function and lifetime of LED fixtures. Prior to installation, an analysis should be performed to verify site power meets these requirements:

- High frequency voltage should be below -40dB or .01V between 3KH and 100KH
- High frequency current should be below -50dB or .019A between 3KH and 100KH

Surge protection alone is not adequate. Techline Sports Lighting will not be liable for damage to fixtures due to poor power quality. Contact Techline Sports Lighting for more information.

Rockwall High School 40' UltraCross® Dyneema Pole-to-Pole Tension Netting

Prepared for: **Paragon Sports Constructors, LLC**

Prepared by: **Sportsfield Specialties, Inc.**

Submitted by: **JJ Darling**
Southwest Regional Sales
Manager

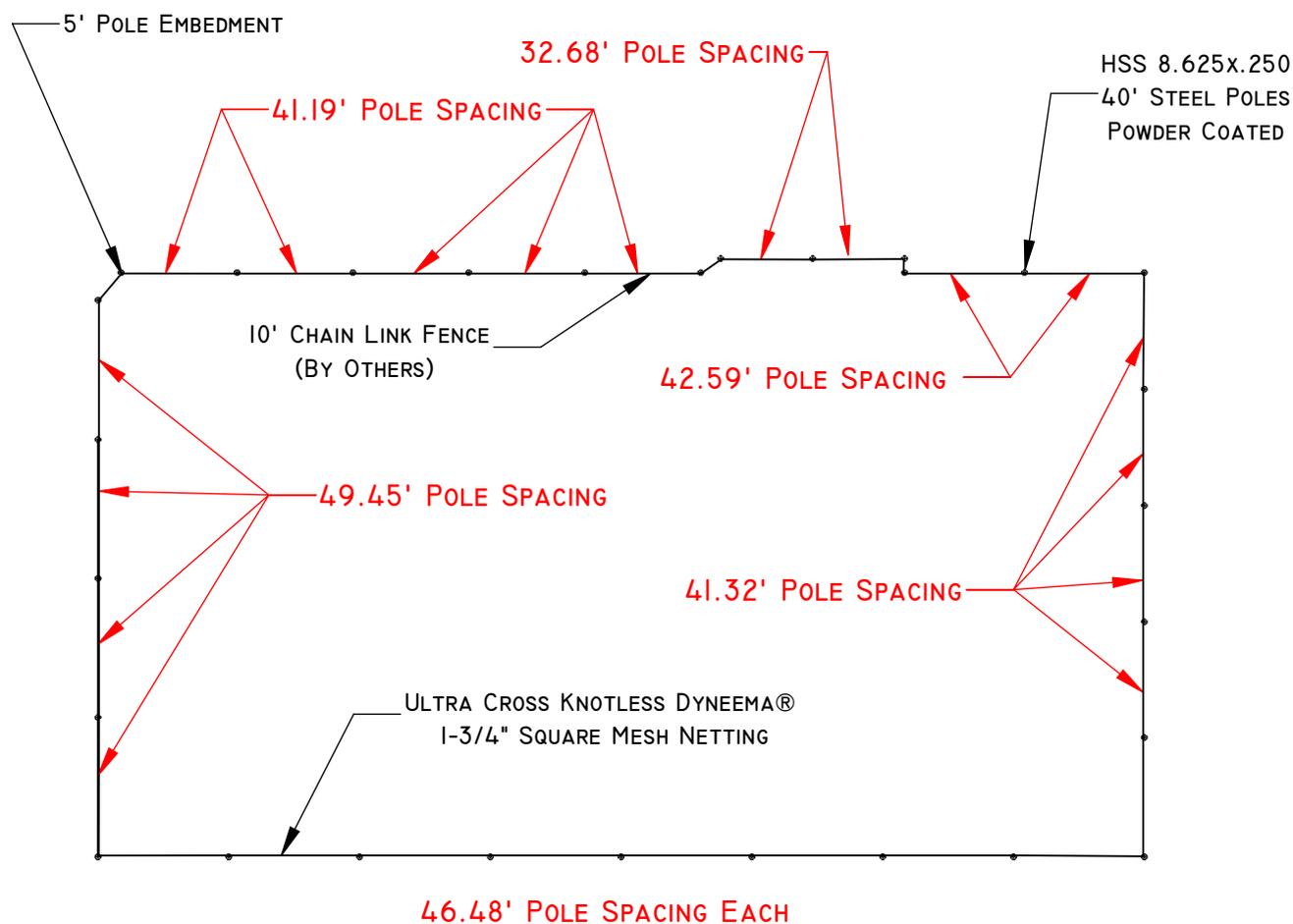


January 31, 2019

SSI TENSION NETTING SYSTEM POLES ARE DESIGNED TO STRENGTH, NOT DEFLECTION.

AS A RESULT, SOME DEFLECTION WILL OCCUR DURING INSTALLATION AND SHOULD BE CONSIDERED NORMAL.

DEFLECTION MAY ALSO BE EVIDENT IN CALM CONDITIONS, PARTICULARLY ON THE OUTER MOST POLES OF A GIVEN TENSION NETTING SYSTEM.



Ball Safety Tension Netting System Product Layout Submittal Disclaimer:

This ball safety tension netting system layout document is intended for the sole use of illustrative product submittal review purposes and should not be construed as a product installation document. All final ball safety tension netting system layouts, field dimensions and/or measurements should be both confirmed on the project plans and/or specifications and approved by the project designer of record prior to the start of the product installation.

Sportsfield Specialties, Inc. dba Promats Athletics cannot be held liable for any use of this ball safety tension netting system layout document that deviates and/or differs from the above stated illustrative product submittal review process and furthermore, Sportsfield Specialties, Inc. dba Promats Athletics cannot be held accountable for these actions.

Sportsfield Specialties, Inc. dba Promats Athletics protective netting systems are designed and intended as a complete netting system. In the event your facility purchases an extension to an existing protective netting system, Sportsfield Specialties, Inc. dba Promats Athletics does not make any representations or warranty relating to the overall design of the combined facility and/or the connection points to and the cables that are part of the existing netting system. Owner's decision to proceed with an extension in lieu of a complete new netting system will be at Owner's sole risk and without liability to Sportsfield Specialties, Inc. dba Promats Athletics and Owner shall indemnify and hold harmless Sportsfield Specialties, Inc. dba Promats Athletics from all claims, damages, losses and expenses arising out of or resulting therefrom.

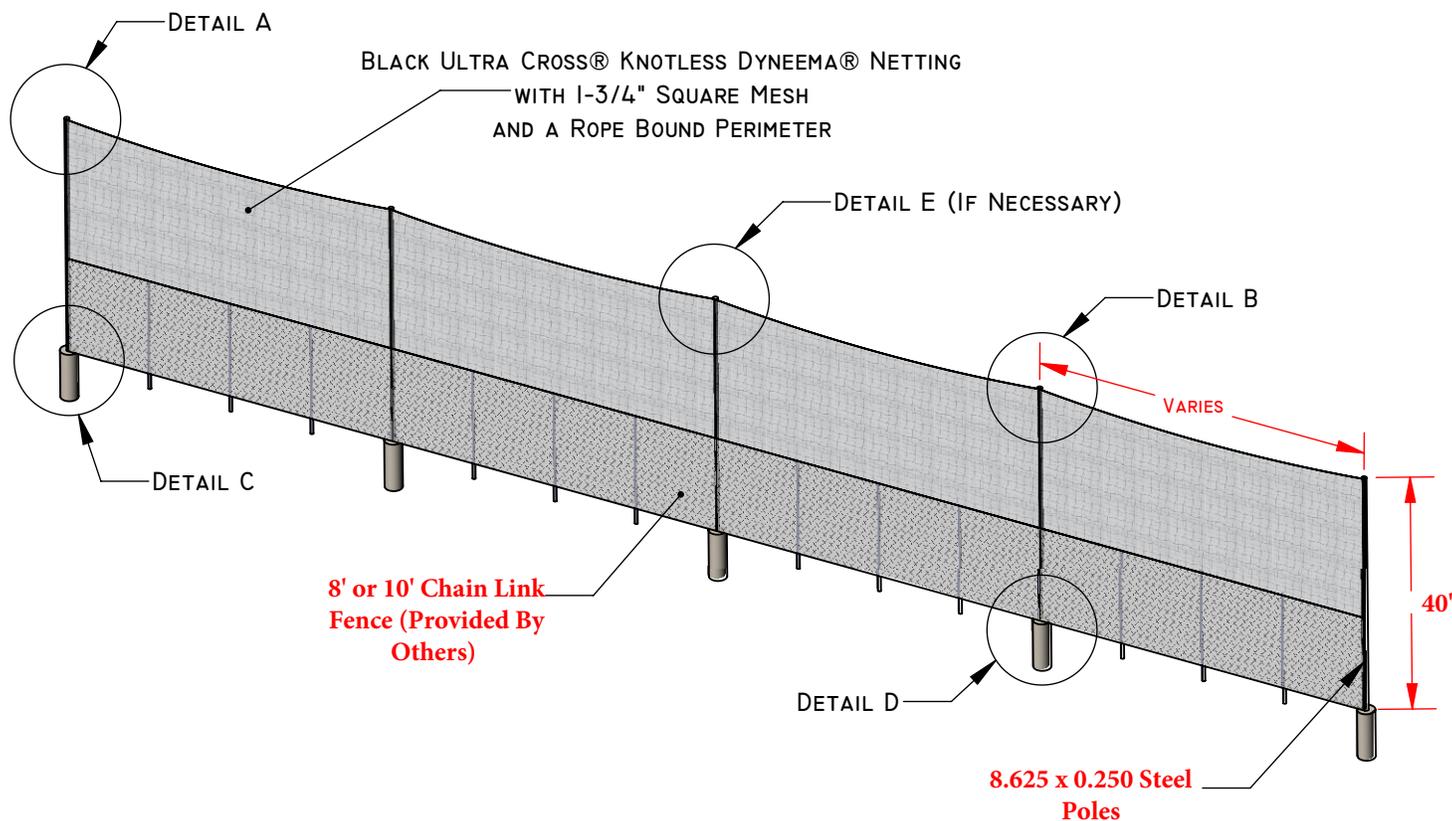
PROPRIETARY AND CONFIDENTIAL
THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SPORTSFIELD SPECIALTIES INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SPORTSFIELD SPECIALTIES INC. IS PROHIBITED.

**ROCKWALL HIGH SCHOOL PERIMETER NETTING
NETTING LAYOUT SUBMITTAL**

NOT TO SCALE

SPORTSFIELD SPECIALTIES INC 2/11/2019

STANDARD BLACK POWDER COATED FINISH



FOUNDATION REQUIREMENTS BASED ON LOCAL CODES AND SOIL CONDITIONS

ALL CUSTOM TENSION NETTING SYSTEM SIZES AND LAYOUTS REQUIRE DESIGN AND PROFESSIONAL ENGINEERING

SSI TENSION NETTING SYSTEM POLES ARE DESIGNED TO STRENGTH, NOT DEFLECTION. AS A RESULT SOME DEFLECTION WILL OCCUR DURING INSTALLATION AND SHOULD BE CONSIDERED NORMAL. DEFLECTION MAY ALSO BE EVIDENT IN CALM CONDITIONS, PARTICULARLY ON THE OUTER MOST POLES OF A GIVEN TENSION NETTING SYSTEM.

PROPRIETARY AND CONFIDENTIAL

THE INFORMATION CONTAINED IN THIS DRAWING IS THE SOLE PROPERTY OF SPORTSFIELD SPECIALTIES INC. ANY REPRODUCTION IN PART OR AS A WHOLE WITHOUT THE WRITTEN PERMISSION OF SPORTSFIELD SPECIALTIES INC. IS PROHIBITED.

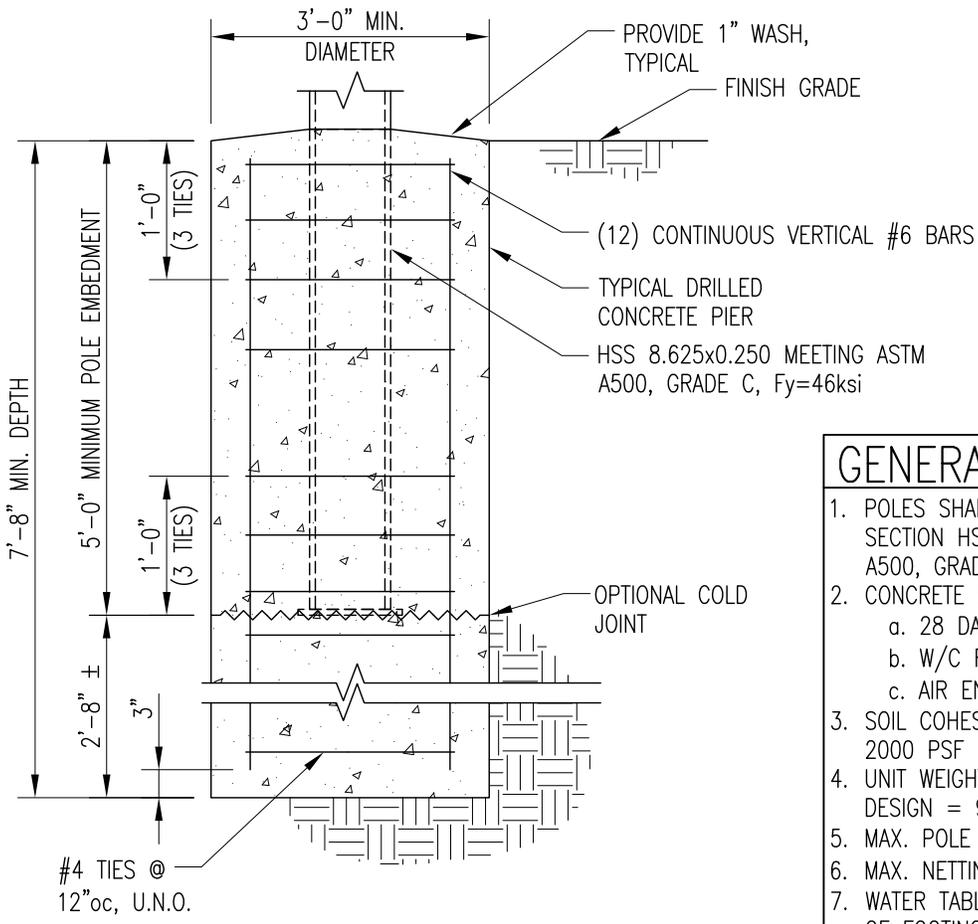
Rockwall HS UltraCross Tension Netting

NOT TO SCALE

SPORTSFIELD SPECIALTIES INC III32018



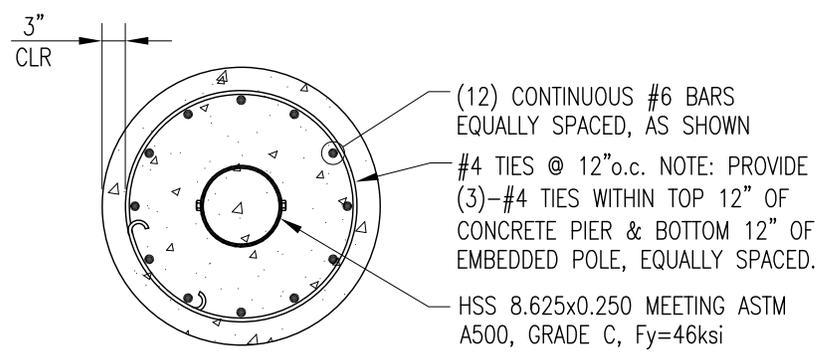
- Length, Height and Configuration as Required
- Ultra Cross **Knotless** Dyneema® Netting
- Dyneema® Ultra-High Molecular Weight Polyethylene (UHMWPE)
SK-75 Black Fiber Construction
- **4 Ply, 1.2 mm (0.0472") Diameter Twine**
- 95% Open Mesh Area (See-Through Visibility)
- **58,445 psi Minimum Breaking Strength**
- 30% Maximum Elongation at Break
- 1-3/4" (44 mm) Square Mesh Size, 0.009 lbs. per Square Foot
- 4 Strand, Braided, Continuous Monofilament Dyneema® Fiber
- Sewn Perimeter Black Multi-Filament Polypropylene Solid Braid Rope
Bound Border - 1/4" Diameter, 530 lb. Minimum Breaking Strength
- Urethane Black Bonded Finish (Other Color Choices Available)
- Strong Resistance to Ultraviolet (UV) Light Degradation
- Excellent Resistance to Chemicals and Water Absorption



FOUNDATION DESIGN IS APPLICABLE FOR BOTH DIRECT EMBEDMENT AND SLEEVED POLES

- SYSTEM NOTES:**
- FOOTING FOR USE WITH ULTRACROSS 1 $\frac{3}{4}$ " NETTING & #9 x 1 $\frac{3}{4}$ " CHAIN LINK FENCE
 - MINIMUM CABLE SAGS 40'-0" SPAN = 12" MIN.
 - DESIGN WIND SPEED FOR BARE POLE = 105mph
 - EXPOSURE CATEGORY B

- GENERAL NOTES:**
- POLES SHALL BE HOLLOW STRUCTURAL SECTION HSS 8.625x0.250 AND MEET ASTM A500, GRADE C, Fy=46ksi
 - CONCRETE SHALL MEET THE FOLLOWING:
 - 28 DAY STRENGTH = 4,000psi (MIN.)
 - W/C RATIO = 0.46
 - AIR ENTRAINMENT = 5.5 +/- 1%
 - SOIL COHESION VALUE USED FOR DESIGN = 2000 PSF
 - UNIT WEIGHT OF SOIL FOR FOUNDATION DESIGN = 93 PCF
 - MAX. POLE HEIGHT = 40'-0"
 - MAX. NETTING HEIGHT = 32'-0" (8' FENCE)
 - WATER TABLE ASSUMED TO BE BELOW BOTTOM OF FOOTING FOR DESIGN.
 - IF FOOTING IS NOT AUGURED, COMPACT SOIL SURROUNDING FOOTING TO 95% MODIFIED PROCTOR.



2/6/19

1 40' NETTING FOOTING DETAILS
 SK-01 SCALE: NONE

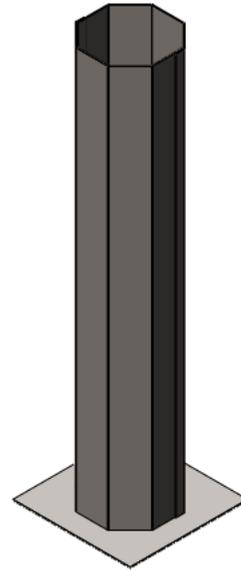
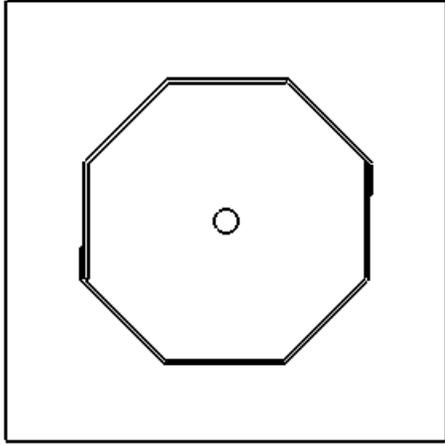
DELTA
 ENGINEERS, ARCHITECTS, & LAND SURVEYORS

860 Hooper Road
 Endwell, New York 13760
 Tel: 607.231.6600
 Fax: 607.231.6651
 Email: mail@deltaengineers.com
 Web: www.deltaengineers.com

Project Name		ROCKWALL HS POLE-TO-POLE TENSION NETTING SYSTEM
Scale		AS SHOWN
Project No.		2019.202.010
Date		FEBRUARY 5, 2019
<small>WARNING: THE ALTERATION OF THIS MATERIAL IN ANY WAY, UNLESS DONE UNDER THE DIRECTION OF A COMPARABLE PROFESSIONAL, I.E. ARCHITECT FOR AN ARCHITECT, ENGINEER FOR AN ENGINEER, LANDSCAPE ARCHITECT FOR A LANDSCAPE ARCHITECT OR LICENSED SURVEYOR FOR A LICENSED SURVEYOR, IS A VIOLATION OF THE NEW YORK STATE EDUCATION LAW AND/OR REGULATIONS AND IS A CLASS 'A' MISDEMEANOR.</small>		

Drawing Title	40' NETTING FOOTING DETAILS
Drawing No.	SK-01

Ground Sleeve Install



1. Mark the locations of the ground sleeves on the field. Being sure to match the center distance to the desired system.
2. Excavate holes for foundations and set the concrete forms.
3. Center the ground sleeve in the form and secure it in a plumb and level position. The top of the ground sleeve should be set according to the site plans (Generally level with Finish Grade).
4. Pour concrete foundation to the top of the sleeve. Allow concrete to adequately cure.
5. Caulk all around the top of the ground sleeve, using backer rod where needed to prevent the caulk from falling into the ground sleeve.

2. Assembling Hardware

- a) Start by laying out the cables to ensure the proper lengths are present for each run. Cut the cable as necessary based on each run, adding a 6" turn back at each end of the cable.
- b) Start the horizontal tensioned cables (5/16" DIA) by assembling a 5/8" x 12" turnbuckle to an eye bolt at one end (Figure 1). The wire will pass through the poles at which the cable run does not terminate (Figure 2). At the poles where the cable run terminates, attach the cable with turn back and rope clips directly to the eye bolt at opposite end (Figure 3).

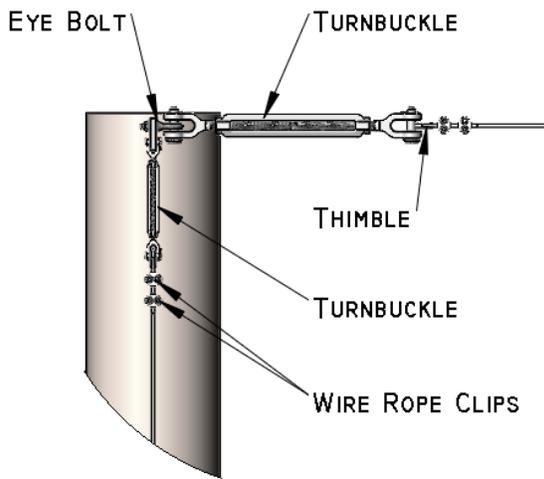


Figure 1

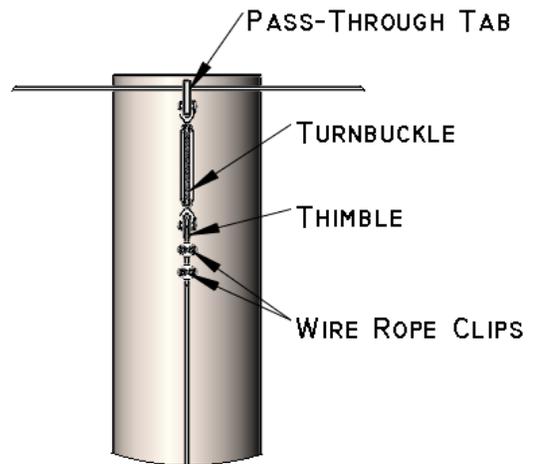


Figure 2

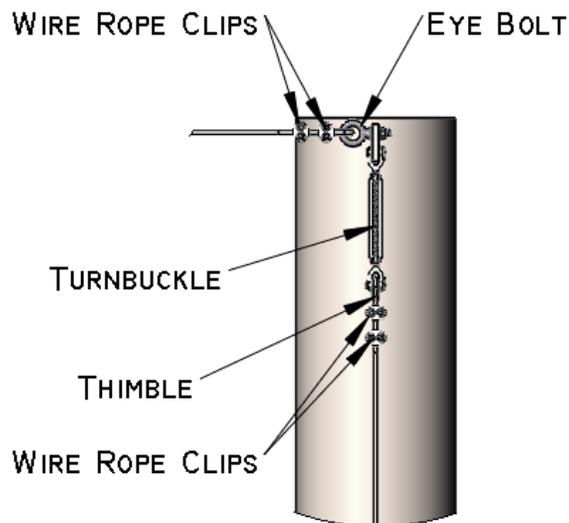


Figure 3

- c) The horizontal cables can be finished with the bottom (1/4" DIA) cable. This cable is assembled the same way as the tensioned cables. Start the cable by attaching to an eye bolt at one end (Figure 4). The cable will pass through a series of eye bolts (recommended 5' spacing) or equivalent guides, then through the poles at which the cable run does not terminate (Figure 5). At the end pole where the cable run terminates, attach the cable (with turn back and rope clips) directly to the eye bolt (Figure 6).

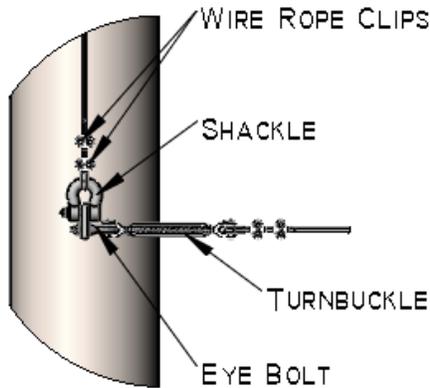


Figure 4

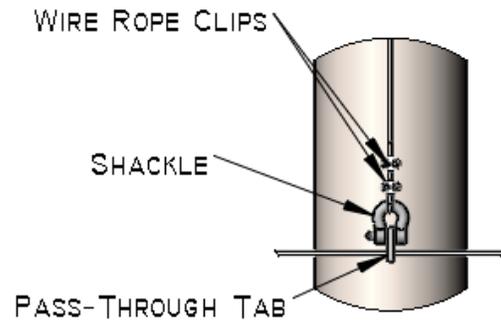


Figure 5

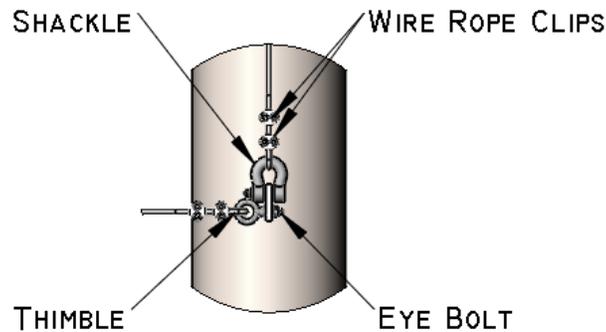


Figure 6

- d) Vertical cables (1/4" DIA) can be done the same way as the tensioned cables, with a 1/2" x 9" turnbuckle at the top of the pole (Figure 7) and a heavy-duty shackle at the bottom of the pole (Figure 9). Make sure to thread the vertical cables through the guide tube (Figure 8).

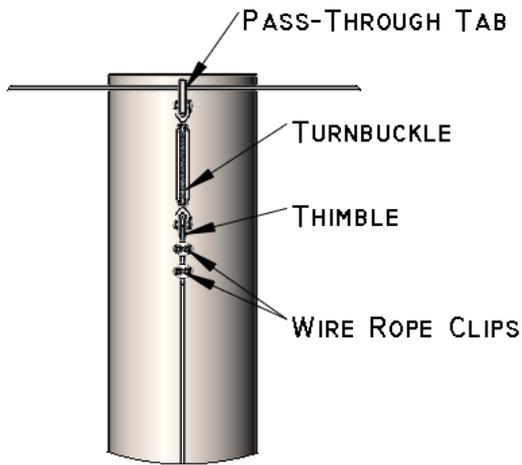


Figure 7

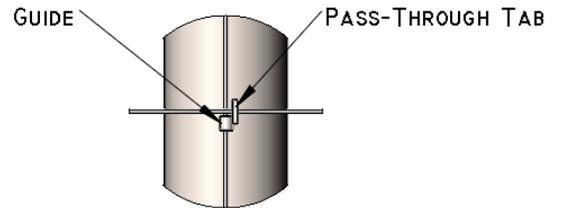


Figure 8

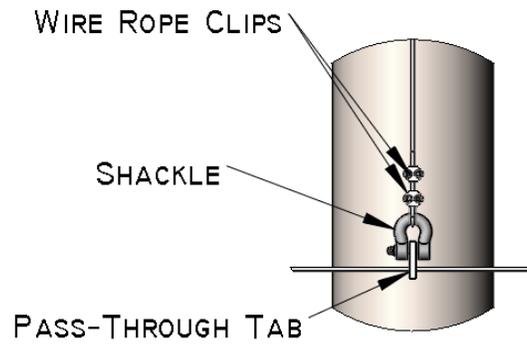


Figure 9

- e) Once all of the cables have been mounted on the poles, tension the horizontal and vertical cables with the turnbuckles. Do not tighten turnbuckles so much that the poles themselves deflect.

- f) Now the nets can be hung from the assembled cables. Using the zip-ties, pull the net to the top, each side cable, the remaining horizontal cables and then the bottom cable. Finally, the net can be secured to the cables using the supplied braided rope, looping through each square of the net binding and around the cable (Figure 10). For Ultra Cross netting systems, it's important to leave excess material along the net perimeter (i.e. no short tag ends and a minimum of one extra square) so that the net intersection doesn't fail prematurely.



Figure 10

SSI tension netting system poles are designed to strength, not deflection. As a result, some deflection will occur during installation and should be considered normal. Deflection may also be evident in calm conditions, particularly on the outer most poles of a given tension netting system.

CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A PRIVATE SPORTS ARENA, STADIUM, OR TRACK IN A COMMERCIAL (C) DISTRICT, SITUATED ON A 35.295-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 1, BLOCK A, ROCKWALL HIGH SCHOOL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; 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 Jeff Breese of SET Engineers on behalf of James Watson of the Rockwall Independent School District (RISD) for the approval of a Specific Use Permit (SUP) to allow for a *private sports arena, stadium, or track* in a Commercial (C) District on a 35.295-acre parcel of land being described as Lot 1, Block A, Rockwall High School Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 901 W. Yellow Jacket Lane, and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated 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*] 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. 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 a *private sports arena, stadium, or track* as stipulated by Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*], on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 4.4, *Commercial (C) District*, of Section 4, *Commercial Districts*, and Subsection 6.06, *IH-30 Overlay (IH-30 OV) District*, of Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the following:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *private sports arena, stadium, or track* on the *Subject Property* and conformance to these stipulations is required for continued operations:

- 1) The *private arena, stadium, or track* shall generally conform to the concept and photometric plans and elevations depicted in *Exhibits 'B', 'C' and 'D'* of this ordinance;
- 2) The light poles shall not exceed 40-feet in height;

2.2 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) will require compliance to the following:

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), 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).

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 1ST DAY OF APRIL, 2019.**

Jim Pruitt, Mayor

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: March 18, 2019

2nd Reading: April 1, 2019

Exhibit 'A'
Zoning Exhibit

Address: 901 Yellow Jacket Lane

Legal Description: Lot 1, Block A, Rockwall High School Addition

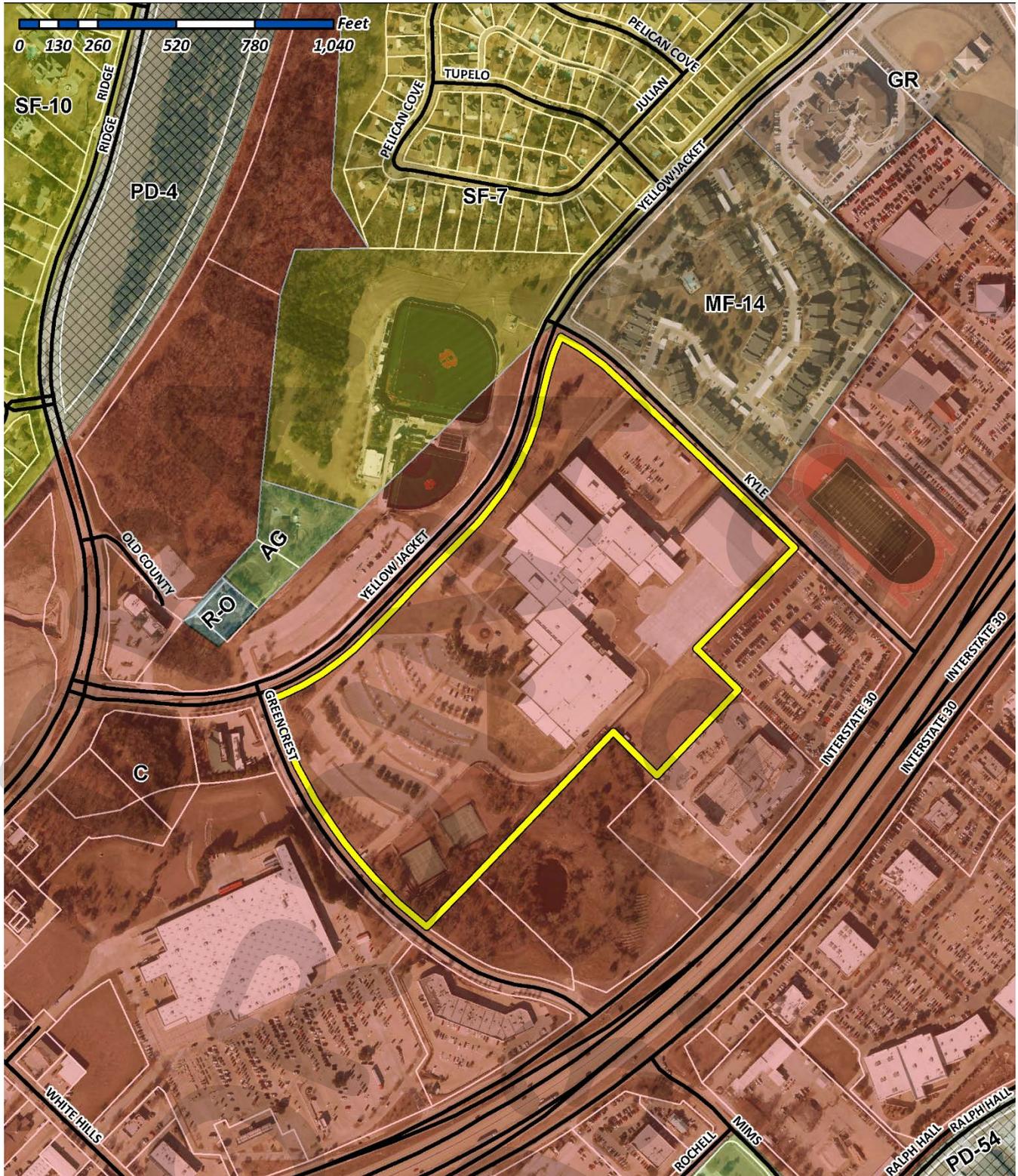
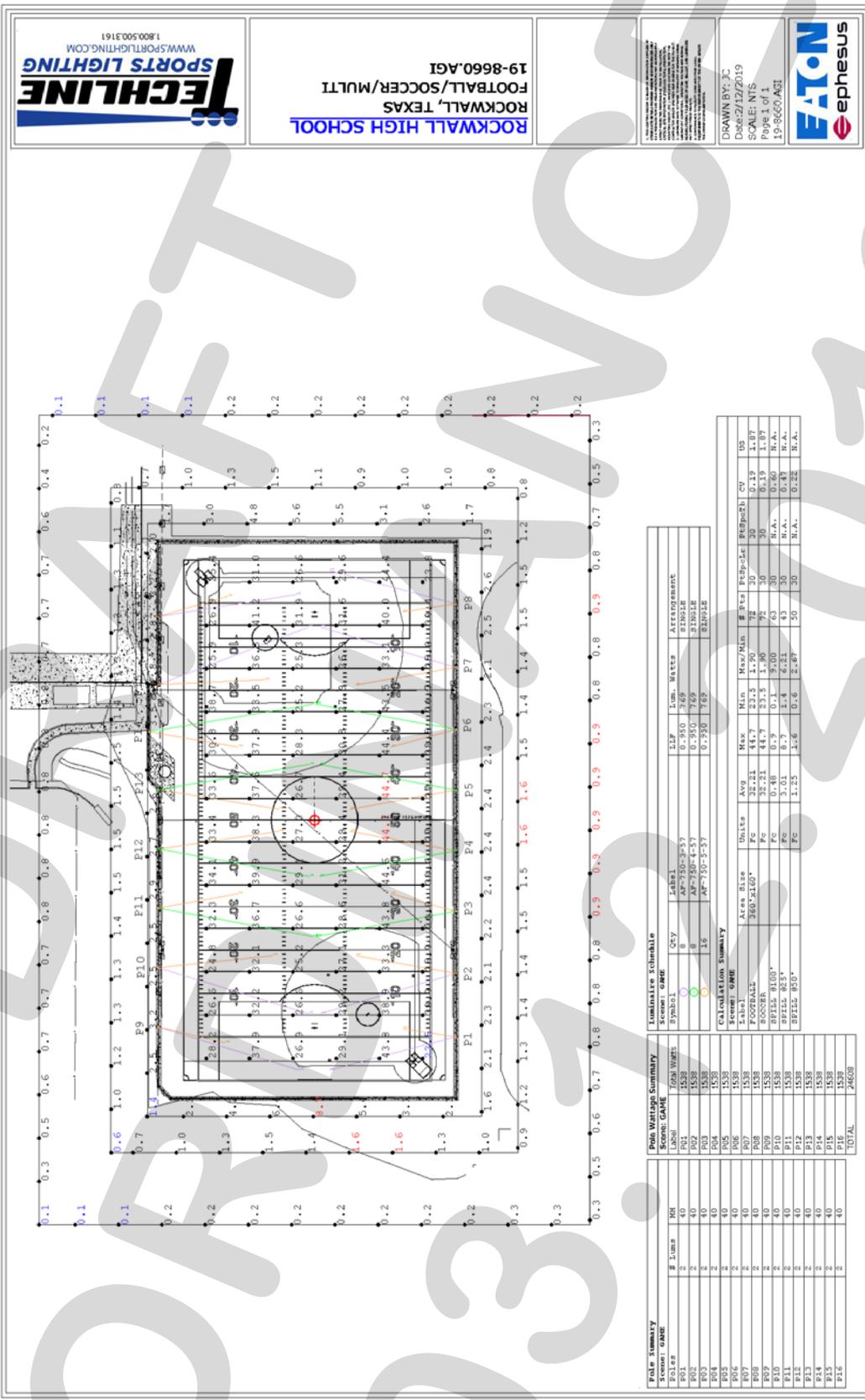


Exhibit 'C': Photometric Plan



TECHLINE
SPORTS LIGHTING
WWW.SPORTSLIGHTING.COM
1.800.503.161

ROCKWALL HIGH SCHOOL
ROCKWALL, TEXAS
FOOTBALL/SOCCER/MULTI
19-8660.AGI

THIS DOCUMENT IS THE PROPERTY OF TECHLINE SPORTS LIGHTING. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN CONSENT OF TECHLINE SPORTS LIGHTING IS STRICTLY PROHIBITED.

DRAWN BY: JC
DATE: 2/12/2019
SCALE: NTS
PAGE 1 OF 1
19-8660.AGI



Foot Candle Summary		Foot Warts Summary		Lumen Schedule		LFP		LUM. WATER		ATTENDANCE	
Label	Qty	Label	Qty	Symbol	Color	Symbol	Color	Symbol	Color	Symbol	Color
P01	40	AF-750-3-57	8	AF-750-3-57	Blue	AF-750-3-57	Blue	AF-750-3-57	Blue	AF-750-3-57	Blue
P02	40	AF-750-4-57	8	AF-750-4-57	Green	AF-750-4-57	Green	AF-750-4-57	Green	AF-750-4-57	Green
P03	40	AF-750-3-57	8	AF-750-3-57	Red	AF-750-3-57	Red	AF-750-3-57	Red	AF-750-3-57	Red
P04	40										
P05	40										
P06	40										
P07	40										
P08	40										
P09	40										
P10	40										
P11	40										
P12	40										
P13	40										
P14	40										
P15	40										
P16	40										
TOTAL		24000									

Calculation Summary		Area		Beam Size		Beam Angle		Beam Type		Beam Power	
Symbol	Color	Area	Perim								
FOOTBALL	Blue	3667.4100'	1100.00'	3667.4100'	1100.00'	3667.4100'	1100.00'	3667.4100'	1100.00'	3667.4100'	1100.00'
SOCCER	Green	3667.4100'	1100.00'	3667.4100'	1100.00'	3667.4100'	1100.00'	3667.4100'	1100.00'	3667.4100'	1100.00'
FIELD	Red	3667.4100'	1100.00'	3667.4100'	1100.00'	3667.4100'	1100.00'	3667.4100'	1100.00'	3667.4100'	1100.00'



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

TO: Planning and Zoning Commission
DATE: March 12, 2019
APPLICANT: Kevin Orsonio
CASE NUMBER: P2019-008; *Lots 1 & 2, Block A, N. E. & J. O. Addition*

SUMMARY

Hold a public hearing to discuss and consider a request by Kevin Osornio on behalf of Jeaniffer Osornio for the approval of a replat for Lots 1 & 2, Block A, N. E. & J.O. Addition being a 0.46-acre parcel of land identified as Lot 2, Block A, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SOV) District, addressed as 705 Peters Colony, and take any action necessary.

PLAT INFORMATION

- The applicant is requesting to replat a 0.46-acre parcel of land for the purpose of subdividing one (1) lot (*i.e. Lot 2, Block A, Sanger Addition*) into two (2) lots (*i.e. Lots 1 & 2, Block A, N. E. & J. O. Addition*) in order to construct single-family homes on Lots 1 & 2. The subject property was annexed prior to 1959, is situated within the Southside Residential Neighborhood Overlay (SOV) District, and is zoned Single-Family 7 (SF-7) District.
- On March 5, 2019, the Parks and Recreation Board reviewed the proposed *replat* and made the following recommendations:
 - 1) The developer shall pay pro-rata equipment fees for Park District No. 21 in the amount of \$516.00 for Lot 2. This will need to be paid at time of final plat and is subject to change pending the City Council's adoption of the 2019 fees; and
 - 2) The developer shall pay cash-in-lieu of land fees for Park District No. 21 in the amount of \$416.00 for Lot 2. This will need to be paid at time of final plat and is subject to change pending the City Council's adoption of the 2019 fees.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat - *conforming to the requirements for replats as stated in the Subdivision Ordinance in the Municipal Code of Ordinances* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the *Municipal Code of Ordinances*.

NOTIFICATIONS

On February 22, 2019, staff mailed notifications to 39 property owners/residents within 200-feet of the subject property in accordance with the requirements as stipulated by Texas Local Government Code for residential replats. At the time this report was written, staff had not received any notices concerning this case.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lots 1 & 2, Block A, N. E. & J. O. Addition*, 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 plat;
- (2) The developer shall be responsible for new water and sewer connections, which may include pavement removal and replacement along Peters Colony;
- (3) The developer shall be assessed impact fees for extra water and sewer connections for Lot 2; 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.

0 15 30 60 90 120 Feet

P2019-008 - LOTS 1-4, BLOCK A, N.E. & J.O. ADDITION
REPLAT - LOCATION MAP = 

PD-42

BOYDSTUN



SF-7

PETERS COLONY

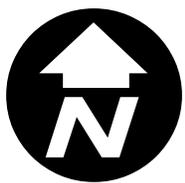
LAMAR



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.

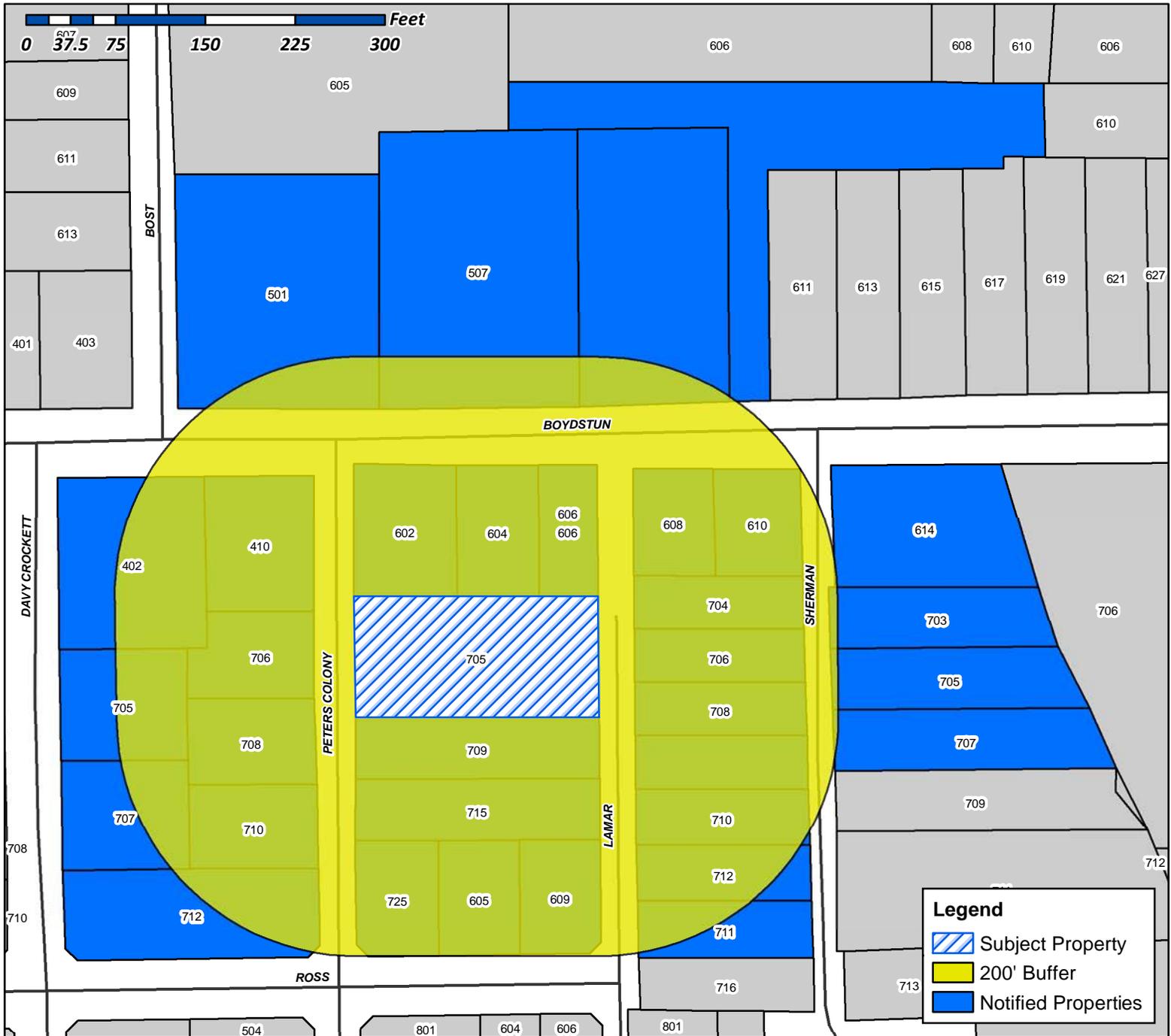




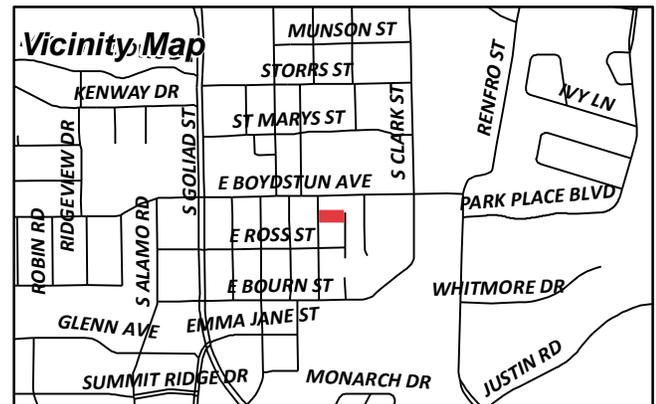
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Case Number: P2019-008
Case Name: Lots 1-4, Block A, N.E. & J.O. Addition
Case Type: Replat
Zoning: Single Family 7 (SF-7) District
Case Address: 705 Peters Colony



Date Created: 2/19/2019
For Questions on this Case Call (972) 771-7745

PEREZ MARIA D
1002 E WOODIN BLVD
DALLAS, TX 75126

SLATER RODNEY E
1103 S 29TH ST
COPPERAS COVE, TX 76522

JOHNSON PAMELA
1310 COLONY DR
GARLAND, TX 75040

BALL JUSTIN
1370 FAIRLAKES POINTE
ROCKWALL, TX 75087

PIERATT ALAN & MELODY
1540 MEADOWS CIR
ROCKWALL, TX 75087

HANEY W
2824 MISTY RIDGE
ROCKWALL, TX 75032

HAMANN BRENT
315 ROLLING MEADOWS CIR
ROCKWALL, TX 75087

TAYLOR THOMAS M & KAY D
402 E BOYDSTUN AVE
ROCKWALL, TX 75087

JONES MARGARINE ESTATE
410 E BOYDSTUN AVE
ROCKWALL, TX 75087

GRUBBS JOHN W
501 E BOYDSTUN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
507 E BOYDSTUN AVE
ROCKWALL, TX 75087

LEW AND LIN INVESTING LLC
5221 BEACON LN
MCKINNEY, TX 75071

JACOBS J D
5961 CONNIE LN
ROCKWALL, TX 75032

NIX NICHOLAS & ROSALIA
602 E BOYDSTUN AVE
ROCKWALL, TX 75087

MOORE JAMES L
604 S CLARK
ROCKWALL, TX 75087

BOUAS MARAYA D & JEFFREY D
605 E ROSS STREET
ROCKWALL, TX 75087

GAMEZ DAVID
606 E BOYDSTUN AVE
ROCKWALL, TX 75087

GAMEZ PETRA
606 E BOYDSTUN AVE
ROCKWALL, TX 75087

CURRENT RESIDENT
608 E BOYDSTUN AVE
ROCKWALL, TX 75087

HUBBARD ALPHINEEZES
609 E ROSS ST
ROCKWALL, TX 75087

SCHUMANN LAURIE A
610 E BOYDSTUN AVE
ROCKWALL, TX 75087

GAMEZ DAVID
614 E BOYDSTUN AVE
ROCKWALL, TX 75087

ROSS LESLIE
703 SHERMAN ST
ROCKWALL, TX 75087

SCROGGINS MURRAY
704 SHERMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
705 DAVY CROCKETT
ROCKWALL, TX 75087

CURRENT RESIDENT
705 PETERS COLONY
ROCKWALL, TX 75087

STRANGE ANTHONY I SR & LISA D
705 N SHERMAN
ROCKWALL, TX 75087

DABNEY AUDRY
706 PETERS COLONY
ROCKWALL, TX 75087

KATELY CHARLES LEE & THELMA S
706 SHERMAN ST
ROCKWALL, TX 75087

CRENSHAW LORENZA
707 DAVY CROCKETT ST
ROCKWALL, TX 75087

ABARCA JOANNE
707 SHERMAN ST
ROCKWALL, TX 75087

CURRENT RESIDENT
708 PETERS COLONY
ROCKWALL, TX 75087

CURRENT RESIDENT
708 SHERMAN ST
ROCKWALL, TX 75087

HEJI PAUL M
709 PETERS COLONY
ROCKWALL, TX 75087

CURRENT RESIDENT
710 PETERS COLONY
ROCKWALL, TX 75087

SANCHEZ FATIMA L
710 SHERMAN ST
ROCKWALL, TX 75087

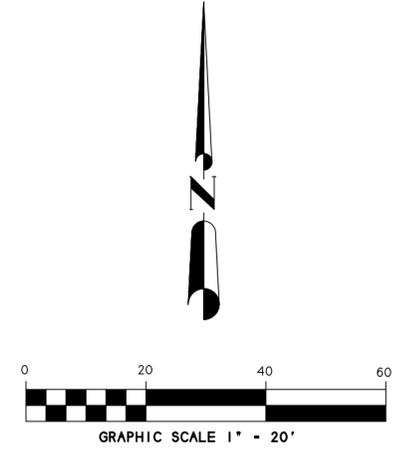
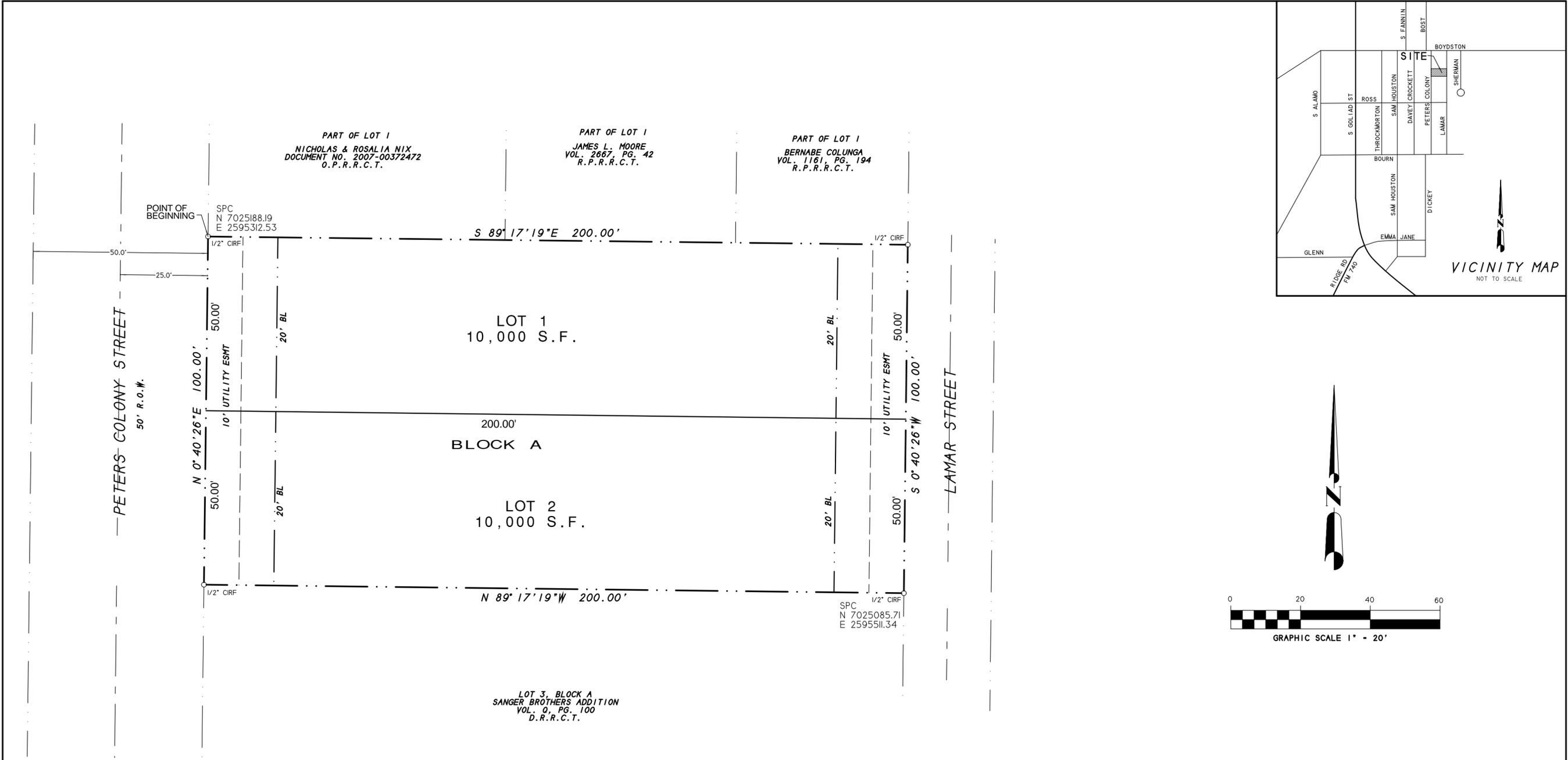
CURRENT RESIDENT
711 LAMAR
ROCKWALL, TX 75087

CURRENT RESIDENT
712 SHERMAN ST
ROCKWALL, TX 75087

LINVEL MELBA RUTH ESTATE
712 PETERS COLONY
ROCKWALL, TX 75087

CABERA JUAN R & NOEMI E
715 PETERS COLONY
ROCKWALL, TX 75087

CURRENT RESIDENT
725 PETERS COLONY
ROCKWALL, TX 75087



FINAL PLAT
N.E. & J.O. ADDITION
LOTS 1 & 2, BLOCK A
 BEING A REPLAT OF LOT 2, BLOCK A
 SANGER BROTHERS ADDITION
 0.46 ACRES OR 20,000 S.F.
 (2 LOTS)
 AN ADDITION TO THE CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 48397C0040L dated SEPT 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: CITY OF ROCKWALL CONTROL MONUMENT SYSTEM.
- 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."
- 4) PROPERTY OWNER SHALL MAINTAIN, REPAIR AND REPLACE ALL DRAINAGE AND DETENTION STRUCTURES.

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, as required under Ordinance 83-54.

SHEET 1 OF 2

OWNER:
 JEANIFFER OSORNIO
 NOHEMA ESTRADA
 705 LAKESIDE DRIVE
 ROCKWALL, TEXAS 75032

SYMBOL LEGEND	
⊙	TV
⊕	TELEVISION CABLE RISER
⊗	GAS
⊘	PHONE RISER
⊙	HYDRANT
⊕	FF
⊗	POWER POLE
⊘	WATER
⊙	ELEC
⊕	ELEC
⊗	BOX
⊘	SUBSURFACE METER
⊙	WATER
⊕	LP
⊗	1/2" IR
⊘	IRON ROD FOUND
⊙	" CORNER "
⊕	LIGHT POLE
⊗	1/2" IR
⊘	AMP. CONTROL UNIT
⊙	PROPERTY MARK
---	EASEMENT LINE
---	PROPERTY LINES
-X-	FENCE

SURVEY DATE FEBRUARY 14, 2019
 SCALE 1" = 20' FILE # 20190047RP
 CLIENT OSORNIO

H.D. Fetty Land Surveyor, LLC
 Firm Registration no. 101509-00
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE 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: Korey Brooks, *Senior Planner*
CC: Ryan Miller, *Director of Planning and Zoning*
DATE: March 12, 2019
SUBJECT: SP2017-025; *Site Plan for Cornerstone Church*

In August 2017, the applicant submitted a request for approval of a site plan [Case No. SP2017-025] for an approximately 21,600 SF house of worship (*i.e. Cornerstone Church*). While reviewing the proposed site plan, landscape plan, treescape plan, photometric plan, and building elevations, staff notified the applicant of the variances required to construct the building. At the time of this review, it appeared that the rear of the building did not have a parapet wall providing screening from the mechanical equipment that was thought to be mounted on the roof. In response to this, staff requested that the applicant provide the height of the parapet wall, and indicate how the equipment would be screened. In addition, staff requested that the applicant provide a dash line on the building elevations indicating where the equipment would be located. The applicant submitted revised comments noting that the rooftop units (RTU's) were to be screened utilizing a six (6) foot tall masonry wall matching the exterior materials used on the building; however, the applicant intended for the HVAC system to be on the ground and screened by a six (6) foot wing wall (despite indicating RTU's on the provided comments as opposed to noting HVAC's). Staff was under the impression that the intent of the applicant's comment was to provide a six (6) foot tall masonry wall on the rear of the building where there was no parapet wall. The revised building elevations depicted a sloped dash line (*i.e. the sloped roof*) on the east and west building elevations, but did not indicate the provision of a parapet wall. At the time of building permit, a comment was made indicating a need to show the parapet wall, but this was never followed up on and a building permit was issued. Based on this issuance the applicant felt like they had addressed all of staff's comments, and the applicant commenced construction of the building. Currently, the building shell has been erected. Recently, it was discovered by staff that the building did not incorporate the required parapet in accordance with the requirements of the Unified Development Code (UDC), and that the variance was not requested by the applicant as part of the original case nor was it approved as part of this case. Based on this, staff notified the applicant that this would need to be rectified prior to the City giving final acceptance to the project.

Since this notification, the applicant has stated that they do not wish to construct the parapet wall citing the cost required to retrofit the building as being the main reason. Based on this, the applicant has submitted an application requesting the approval of a variance for this issue. As a compensatory measure the applicant is requesting that the Planning and Zoning Commission accept one of the following alternatives:

- (1) Grant a variance to the requirement and leave the building as-is since the City issued a permit in error;
- (2) Grant a variance to utilize trees to partially screen the parapet walls at the rear; or
- (3) Grant a variance to paint the back of the parapet walls that are visible from John King Boulevard a color to match the stucco on the front façades and provide the additional trees mentioned in Option 2 above.

Staff should note that the rear of this building is highly visible from John King Boulevard. Both staff and the applicant have provided pictures of the visibility of the building to assist the Planning and Zoning Commission in making a decision. Staff should also note that the Planning and Zoning Commission is not limited to approving the variance as presented, and retains discretion with regard to the request. Based on the requirements of the UDC, since the four (4) sided parapet wall is a requirement of the overlay district it will require a super-majority vote of the Planning and Zoning Commission for approval. The Architectural Review Board (ARB) will review the request and forward a recommendation to the Planning and Zoning Commission at the March 12, 2019 Planning and Zoning Commission meeting.

Should this request be approved, the applicant would be required to amend the existing site plan and provide staff with new documents reflecting the changes required by the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions, staff and the applicant will be available at the meeting on March 12, 2019.



City of Rockwall
Planning and Zoning Department
Ryan Miller AICP

March 4, 2019

Mr. Ryan,

We are respectfully requesting a variance of the John King Overlay District ordinance for the Cornerstone Church project.

The roof design standards requiring four sided parapets was overlooked by both ourselves and city staff during the site plan approval process and permitting. This was not brought to our attention until recently, after the building and roof were constructed. The only exterior elevation that does not have a parapet is the back wall. Making this change at this late date would be costly and difficult for our client in that the loan and budget was set some time ago. Also, it is our understanding, that the purpose and intent of requiring parapet walls is to hide roof top equipment; we have no roof top mechanical units that a parapet wall would screen. Please accept one of the following recommended solutions:

1. Request this variance due to the project being permitted and constructed.
2. Request this variance with modified landscape as included to help screen parapet walls.
3. Request this variance with both modified landscape and back of parapet walls painted to match the stucco walls.

Thank you for your consideration,

Greg Wallis
Mershawn Architects













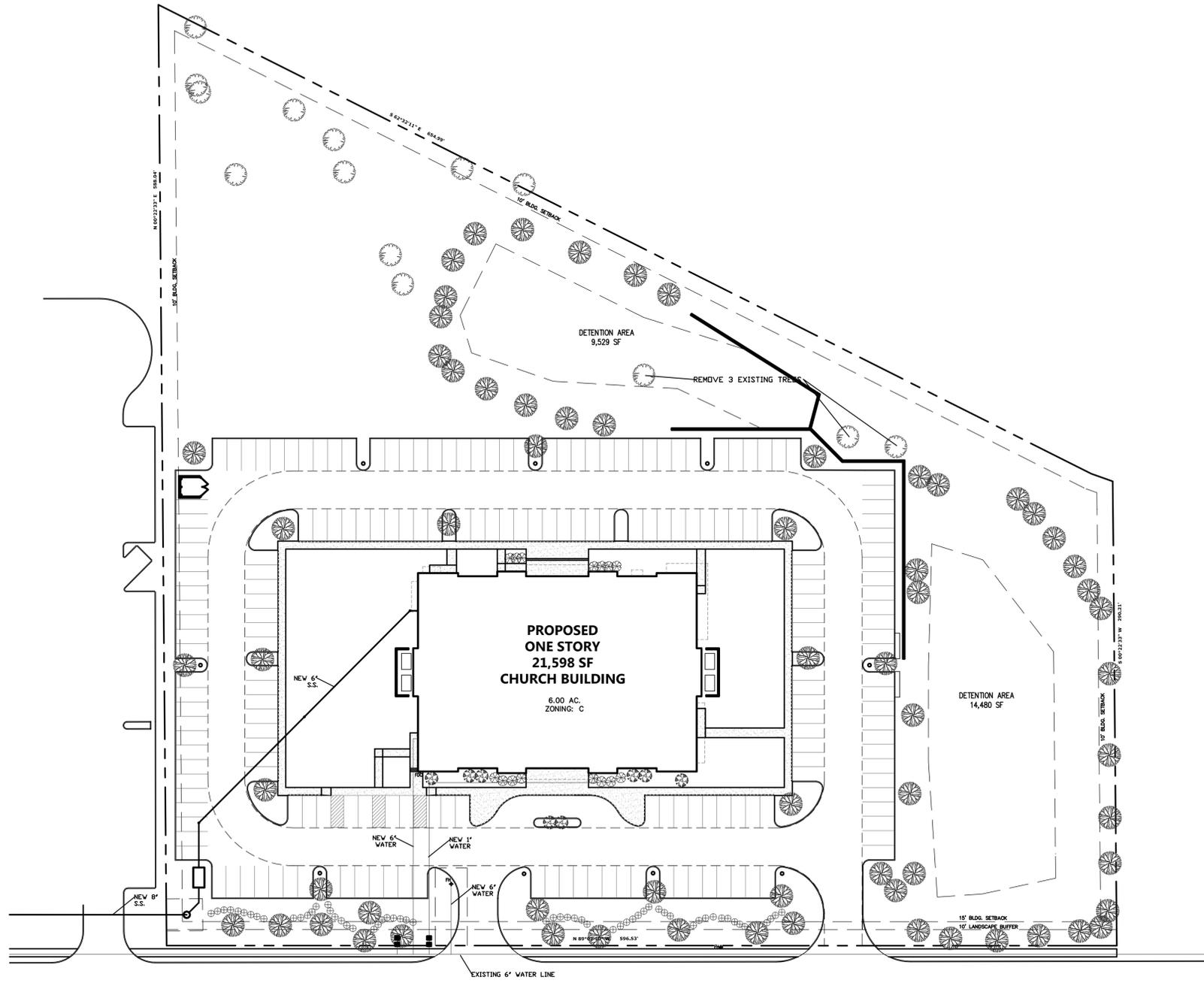




- EXISTING CEDAR AND HACKBERRY
 - LIVE OAKS (61)
INSTALLED WITH A MIN. 4" CALIPER
 - RED BUD (2)
4' HIGH @ INSTALLATION
 - INDIAN HAWTHORNE (23)
PARKING SCREEN
PLANTS SHALL BE A MINIMUM OF 5-GALLONS W/A MINIMUM HEIGHT @ PLANTING OF 15" & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.
 - BOXWOOD BUSH (58)
PLANTS SHALL BE A MINIMUM OF 5-GALLONS W/A MINIMUM HEIGHT @ PLANTING OF 15" & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.
- ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED, BERMUDA.
- IN ORDER TO MEET BUDGET TREES SPECIFIED MAY NOT BE USED OTHER TREES FROM THE APPROVED CITY OF ROCKWALL PLANT LIST MAY BE SUITABLE FOR SUBSTITUTION.
- REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.
- CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
- TREES AND PLANTS SHALL BE PLANTED NO CLOSER THAN WITHIN 4' OF CURB AT PARKING SPACES AND NO CLOSER THAN 5' FROM ANY WATER, SEWER, OR STORM SEWER LINES.
- THERE IS NO TREE MITIGATION REQUIRED FOR THIS PROPERTY

ABSTRACT NO. 20 -N. BUTLER SURVEY

- ZONING: C -COMERCIAL
- PROPOSED USE: CHURCH
- PROPERTY AREA (GROSS): 261,357.0 SF 6.0 AC
- BUILDING AREA: 21,598 SF
- BUILDING HEIGHT: SINGLE STORY - 37'-0"
- LOT COVERAGE: 8.3% F.A.R. = 0.008:1
- PARKING REQUIRED: 3 SPACE/SEAT 592/3 = 197 SPACES REQUIRED
- HANDICAP REQUIRED 6 ACCESSIBLE IN 150-200 SPACES 6 ACCESSIBLE PROVIDED
- TOTAL PARKING PROVIDED: 198 SPACES
- TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 100,300 SF



	REQUIRED	PROVIDED
1. STREET TREES 1 CANDOPY PER 50'	12	12
2. SITE TREES - ONE TREE W/ A CALIPER OF AT LEAST 2" FOR EACH 20,000 SF OF PARKING. 1 PER EVERY TEN REQ. PARKING SPACES	20	20
3. LANDSCAPE BUFFER	10'	10'
4. SCREENING OF OFF STREET PARKING	YES	YES
5. DETENTION AREA 25,742 SF / 750 SF	34	34
6. TOTAL LANDSCAPE AREA 10% REQUIRED	39,204 SF	161,057 SF

CORNERSTONE
BEING A 6.0 AC. TRACT OF LAND SITUATED IN THE N. BUTLER SURVEY, ABSTRACT NO. 20 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
ADDRESS 1565 AIRPORT ROAD

**OWNER
CORNERSTONE CHURCH**
1950 ALPHA DRIVE
ROCKWALL, TEXAS 75087
214-771-4140
CASE # (SP2017-025)

- THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
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RESIDENTIAL RESTAURANTS
INSTITUTIONAL
ARCHITECTS

MEDICAL COMMERCIAL
CHURCHES
MERSHAWN

2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087

PHONE: 972-722-9302
FAX: 972-249-2051

No.	Date	By



CORNERSTONE COMMUNITY CHURCH
ROCKWALL, TEXAS

LANDSCAPE PLAN

Scale: 1" = 40'-0"

Date: 08/24/17

Project No.: 170201

Designed: GW

Drawn: GW

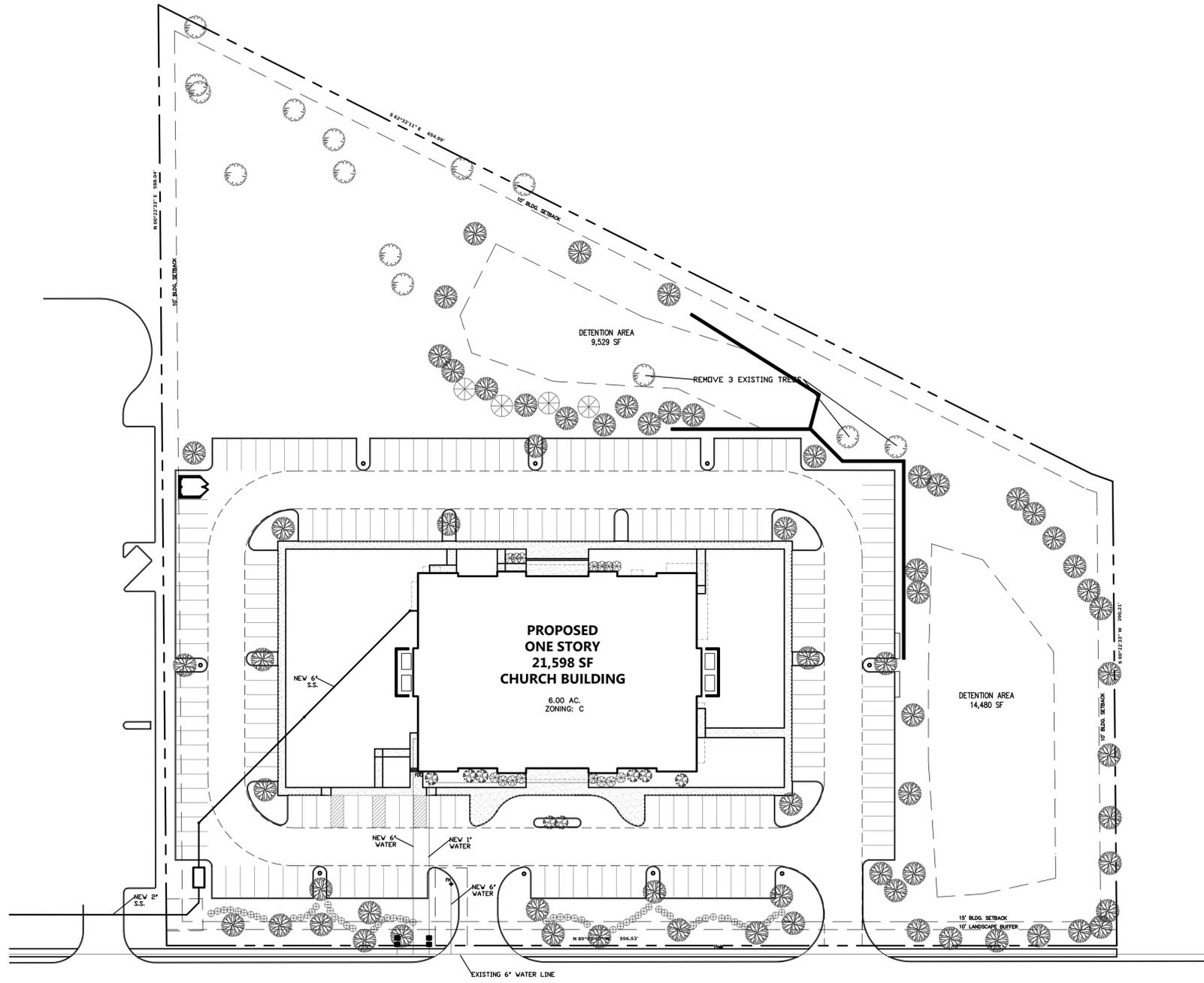
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SHEET
L1 OF
19

- EXISTING CEDAR AND HACKBERRY
 -
 -
 -
 -
 -
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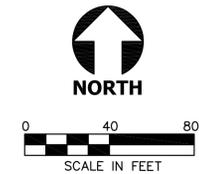
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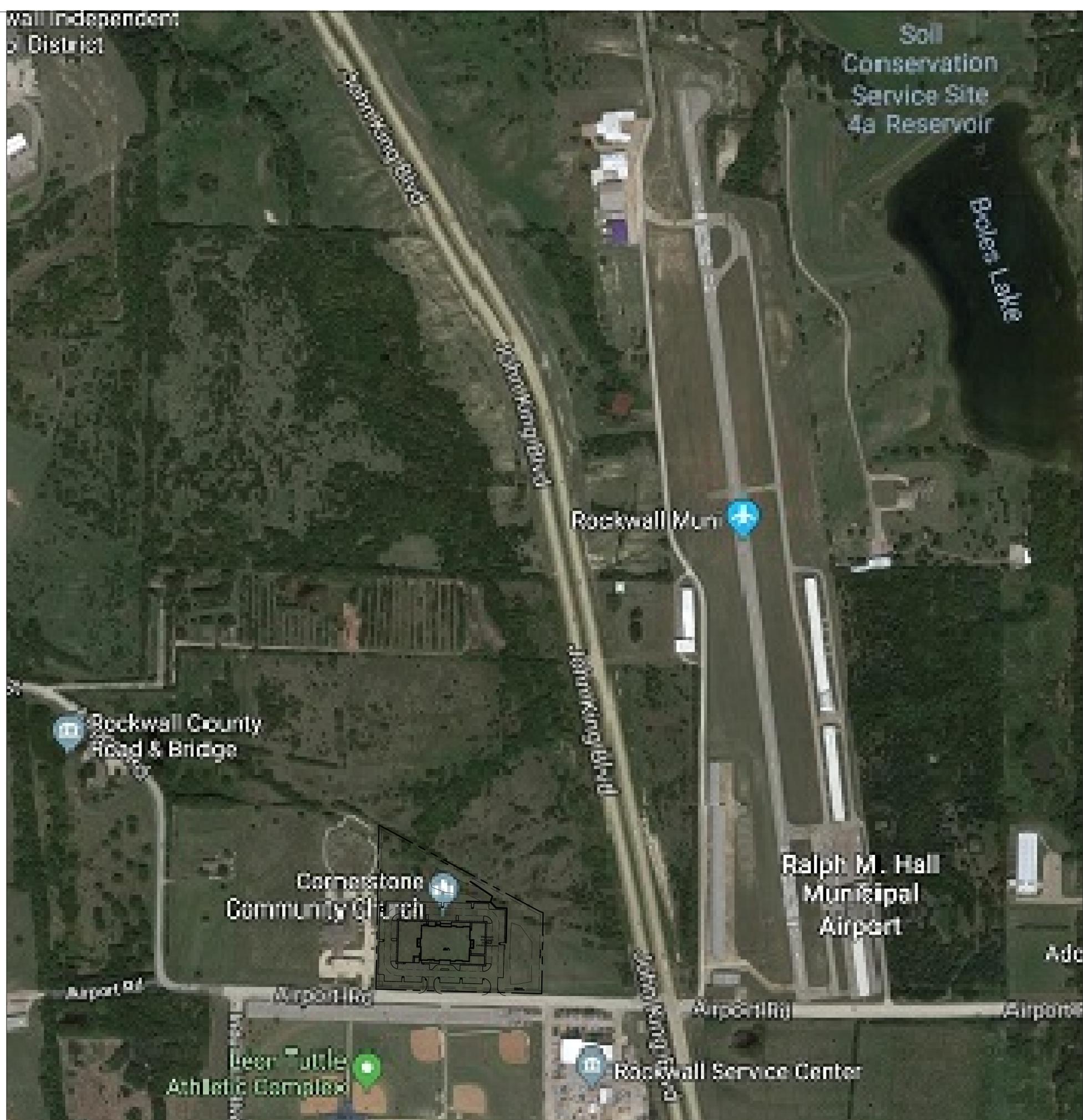
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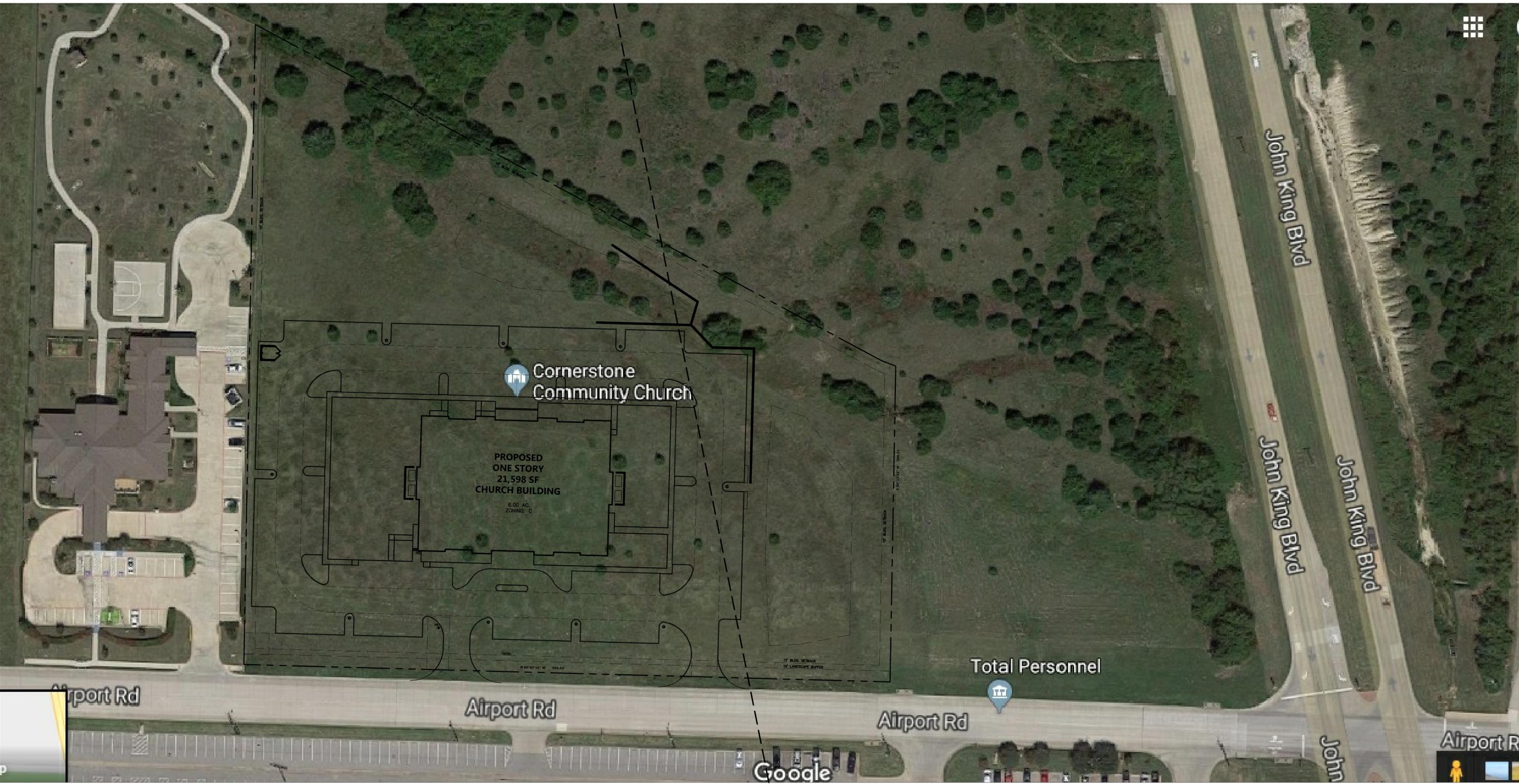
No.	Date	By	Revision



CORNERSTONE COMMUNITY CHURCH
ROCKWALL, TEXAS
LANDSCAPE PLAN

Scale: 1" = 40'-0"
Date: 08/24/17
Project No.: 170201
Designed: GW
Drawn: GW
Checked: WM





Cornerstone Community Church

PROPOSED ONE STORY
21,598 SF
CHURCH BUILDING

6.00 AC.
ZONING: C

Total Personnel

Airport Rd

Airport Rd

Airport Rd

John King Blvd

John King Blvd

John King Blvd

Google

Airport R



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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

TO: Planning and Zoning Commission
DATE: 03/12/2019
APPLICANT: Mark Pross of Pross Design Group, Inc.
CASE NUMBER: SP2019-004; *Site Plan for SPR*

SUMMARY

Discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a site plan for a warehouse/manufacturing facility on a 11.3736-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.

BACKGROUND

The subject property is an 11.3736-acre tract of land located at the terminus of Aluminum Plant Road, which is located at the southwest quadrant of the intersection of East Washington Street and Airport Road. The property was annexed on February 7, 1983 by *Ordinance No. 83-6*. According to the City's historic zoning maps, the subject property has been zoned Light Industrial (LI) District since at least May 16, 1983.

PURPOSE

On January 18, 2019, the applicant -- Caroline Molina of Alvaplast US, Inc. (SPR Packaging) -- submitted an application requesting approval of a site plan for the purpose of expanding their existing operation by constructing an approximately 78,615 SF single-story, warehouse facility [*i.e. SPR Packing*]. The applicant has stated that this will be the first phase of a multi-phase expansion plan. The building will be composed of tilt-up wall construction, matching their existing building that is located just south of and is adjacent to the subject property. The site is subject to the requirements and land uses stipulated for the Light Industrial (LI) District as stated by the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is located at the southwest quadrant of the intersection of E. Washington Street and Airport Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the property is Aluminum Plant Road, which provides access to the existing business (*i.e. Columbia Extrusion*) and Airport Road. Beyond Aluminum Plant Road and north of the subject property is a 7.497-acre vacant tract of land that is owned by the Rockwall Community Playhouse. Beyond this property is the Soroptimist Childrens Home, which is situated on a 2.093-acre tract of land. Adjacent to these tracts and northeast of the subject property is Planned Development District 87 (PD-87), which includes commercial, light industrial and townhome land uses. Adjacent to PD-87 is E. Washington Street, which also delineates the future alignment of SH-66. This roadway is identified as a TXDOT4D (*i.e. four [4] lane, divided highway, owned by the Texas Department of Transportation*) on the City's Master Thoroughfare Plan. North of this thoroughfare is a 67.036-acre public park (*i.e. Harry Myers Park*), which is zoned Light Industrial (LI) District.

South: Directly south of the subject property is the right-of-way for the *Union Pacific Dallas/Garland Northeast Railroad*. Beyond this is the existing SPR Packaging facility, which is situated on a 10.1893-acre parcel of land identified as *Lot 2, Block A, SPR Packaging Addition*. Adjacent to and west of the SPR Packaging facility is an 8.971-acre (*i.e. Lot 3, Block A, Whitmore Manufacturing Addition*) vacant parcel of land. Both of these properties are zoned Light Industrial (LI) District.

East: Directly east of the subject property is the Leon Tuttle Athletic Complex (*i.e. Lot 2, Rockwall Service Center & Park Addition*). Adjacent to Leon Tuttle Athletic Complex is the City of Rockwall Service Center (*i.e. Lot 1, Rockwall Service Center & Park Addition*). Both of these properties are zoned Light Industrial (LI) District and have adjacency to the following roadways: E. Washington Street, Airport Road, and Industrial Boulevard. These roadways are all identified as a M4U (*i.e. minor collector, four [4] lane, roadway*) on the City's Master Thoroughfare Plan.

West: Directly west of the subject property is an 8.197-acre tract of land and a 14.53-acre parcel of land (*i.e. Lot 1-01, Block 1, Indalloy Addition*). Both of these properties are zoned Light Industrial (LI) District. Situated on these properties is a large industrial building and various other improvements. Beyond these properties, and west of the subject property, is *Phases 2 & 3 of the Park Place Subdivision*, which contain 94 single-family residential lots. This property is zoned Planned Development District 59 (PD-59) for Neighborhood Services (NS) and Single-Family 7 (SF-7) District land uses.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a warehouse facility is a permitted *by-right* land use in a Light Industrial (LI) District. The subject property proposes two (2) points of ingress and egress; two (2) along Industrial Boulevard and one (1) along Aluminum Plant Road. It should be noted that the applicant is requesting to abandon Aluminum Plant Road for the purpose of making the roadway a private road. These access points meet the distance requirements per the Engineering Standards of Design Manual.

Other than the exceptions being requested, the submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Light Industrial (LI) District. 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>	12,500 SF	<i>x>11-acres; In Conformance</i>
<i>Minimum Lot frontage</i>	100-Feet	<i>x> 788-feet; In Conformance</i>
<i>Minimum Lot Depth</i>	125-Feet	<i>x>584-feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	25-Feet	<i>x>25-feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	0-Feet + ½ H	<i>x>190-feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	0-Feet + ½ H	<i>x>80-feet; In Conformance</i>
<i>Maximum Building Height</i>	60-Feet	<i>x=46-feet; In Conformance</i>
<i>Max Building/Lot Coverage</i>	60%	<i>x<16%; In Conformance</i>
<i>Minimum Masonry Requirement</i>	90%	<i>X≈100% Tilt Wall; Exception Required</i>
<i>Minimum Number of Parking Spaces</i>	1:1,000=79	<i>x=88; In Conformance</i>
<i>Minimum Stone Requirement</i>	20% each facade	<i>x<20%; Exception Required</i>
<i>Minimum Landscaping Percentage</i>	10%	<i>x=53%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	85-90%	<i>x>85%; In Conformance</i>

TREESCAPE PLAN

The treescape plan provided by the applicant indicates all trees being removed from the site are primarily Hackberry trees, which are considered a non-protected tree if they are less than 11-caliper inch DBH (*i.e. diameter breast height*). Hackberry and Cedar trees that are 11-inch to 25-inch DBH are mitigated at ½ inch for each one (1) inch removed (*i.e. 50% of the total inches removed*). Additionally, there are several Bois-d-arc, Chinaberry, Willow, Cottonwood, and Locust trees that are considered a non-protected species and will not require mitigation, regardless of their size. However, the applicant has indicated a total of 7,919-caliper inches being removed from the entire site. Of the caliper inches being removed, 1,554.25-inches will require mitigation. The applicant is providing a total of 1,412-caliper inches on site. This will result in total mitigation balance due of 142.25-caliper inches.

According to Section 7, of Article IX, of the Unified Development Code (UDC), “(i)n certain cases, the City Council -- *upon recommendation from the Planning and Zoning Commission* -- may consider an Alternative Tree Mitigation Settlement Agreement where, due to hardship, the applicant is unable to meet the requirements of this article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant. These funds will be deposited in the City’s Tree Mitigation Fund and will be used for planting trees in the City’s parks, medians, street right-of-ways, or other similar areas as determined by the Parks and Recreation Department.” The applicant is requesting an *Alternative Tree Mitigation Settlement Agreement* in order to satisfy the balance. If approved by the City Council, a total amount of \$14,125.00 will be required to be paid into the City’s Tree Fund prior to the release of a Certificate of Occupancy (CO).

It should be known that the applicant has provided additional screening trees along the western property boundary, adjacent to the Park Place Addition (*i.e. Overall Landscape Plan*). The purpose of these plantings are to provide a three (3) layer landscape screening system by providing two (2) rows of evergreen trees (*i.e. low lying screening*) and one (1) row of Live Oak trees (*i.e. large canopy trees*) along the western property boundary south of the existing industrial building. North of the building, along the western property boundary, is an existing tree line (*i.e. evergreens, etc.*) that is currently being used as a screening buffer. These existing evergreens will remain and will be supplemented by a second layer of evergreen trees that will be planted to fill in gaps that may exist along the existing tree line. This second layer of evergreen trees will be spaced between Live Oak trees, which will also be incorporated into the screening buffer. Furthermore, the applicant is providing a two (2) layer screening system (*i.e. evergreens and Live Oaks*) along the northern property boundary to further screen the site from the proposed Planned Development District 87 (PD-87) and Airport Road.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OurHometown Vision 2040 Comprehensive Plan (*Comp Plan*) indicates that the subject property is located in the Central District which is...“composed of a wide range of uses that vary from single-family to industrial...(t)he Central District also incorporates a high volume of industrial land uses adjacent to the *Union Pacific/Dallas Garland and Northeastern Rail Road* line that bisect the district.” Additionally, with the subject property’s adjacency to the railroad tracks, makes it suitable for an industrial user. (*Ch. 1; Land Use Plan*)

According to the Comprehensive Plan, industrial developments should be adequately buffered and/or screened from residential land uses. The applicant’s overall landscape plan provides additional screening from the residential development (*i.e. Park Place*), which is west of the subject property. The Comprehensive Plan goes on to state that “(b)uffers utilizing a combination of berms, landscaping and trees should be used for industrial properties that are adjacent to non-industrial land uses or agricultural land.” Based on the applicant’s landscape plan, they are in compliance with the policy. (*Ch. 1; 02.04*)

The Comprehensive Plan also states that “(a)ll non-residential buildings should be designed so that negative visual impacts of the development are minimized.” (*Ch. 9; #3*) When reviewing these policies, the applicant’s intent to visually screen the site from the residential development (*i.e. Park Place*

Subdivision) with additional landscaping --see *Overall Landscape Plan* -- and the proximity of the site to major roadways, the proposed site plan demonstrates that the proposed development will have a minimal visual impact on adjacent properties. However, the policies go on to describe the need for buildings to be highly articulated in a manner that uses stylistic and material breaks on facades that may be visible; "(l)ong, blank wall facades on all non-residential buildings should be subdivided with vertical breaks -- or articulated in architectural terms --, and architectural elements should be incorporated to reflect a scale and rhythm that is more traditional of a small-town." Although the applicant is providing an articulated entry way with a natural stone product, banding elements (*i.e. form liner*), a saw tooth appearance at the parapet, and clerestory windows as accents, the overall design of the building is not consistent with this policy given the long wall design; however, given the location of the site and the increased landscaping provided by the applicant, the visual impact of the entire structure should be considered limited.

CONFORMANCE WITH THE CITY'S CODES

Subsection 5.02, *Light Industrial (LI) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), states that the "*Light Industrial (LI) District* is a zoning district intended to create a limited industrial zone that provides for modern types of industrial land uses." The proposed warehouse use meets the intent of the *Light Industrial (LI) Districts* land uses and is not a hazardous materials manufacturer. Additionally, all operations will be indoors with no outside storage for this site.

According to Subsection 5.6, *Screening from Residential Uses*, of Section 5, *Mandatory Provisions*, of Article VIII, *Landscape Standards*, of the Unified Development Code (UDC), non-residential developments that are directly across the street from a residential development should incorporate a minimum ten (10) foot landscape buffer that incorporates trees on 50-foot centers. In this case, the applicant is providing a 50-foot landscape buffer with the addition of evergreen and Live Oak trees along the western and northern property boundaries. The proposed landscape plan exceeds the minimum requirements of the UDC.

VARIANCES/EXCEPTIONS REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following exceptions to the requirements of the Unified Development Code (UDC):

(1) *Building Materials*.

- a) *Stone*. According to Section 5.01.A.1, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, a minimum of 20% stone is required on all building façades. In this case, the applicant is proposing to use natural stone on the entryway element only. This requires approval of an exception to allow the structure to not meet the minimum 20% stone requirement on all building facades.
- b) *Tilt Wall*. According to Section 5.01.A.1, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, the use of concrete tilt-up walls may be permitted on a case-by-case basis by the Planning and Zoning Commission. The proposed building is 100% tilt-wall construction.

Section 5.01.A.2, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, allows the Planning and Zoning Commission, upon a recommendation from the Architectural Review Board (ARB), to approve exceptions to the material requirements pending the applicant provide building elevations, a material sample board, and justification for the exception(s) being requested. In this case, the applicant has provided staff with a building rendering and building elevations, and has stated that the purpose of the request is to match the buildings materials on the existing facility south of the subject property.

(2) *Articulation.*

- a) *Primary Building Façades.* According to Section 5.01.C.1, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, primary facades require projections associated with entryways, architectural elements and wall lengths. Specifically, primary architectural/entryway elements are required to extend a minimum of 25% above the top of the wall and a minimum of 25% from the walls surface. In addition, no wall should exceed a length of four (4) time the walls height without a architectural/entryway element. In this case, the proposed building does not incorporate any vertical projections and only has minimal horizontal projections on primary façades.
- b) *Secondary Building Façades.* According to Section 5.01.C.1, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, secondary facades require projections associated with entryways and architectural elements. Specifically, the secondary architectural/entryway elements are required to extend a minimum of 15% above the top of the wall and a minimum of 15% from the walls surface. In this case, the proposed building does not incorporate any vertical projections and very minimal horizontal projections on secondary façades.

Section 5.01.C.3, *General Industrial District Standards*, of Article V, *District Development Standards*, of the UDC, allows the Planning and Zoning Commission, upon a recommendation from the Architectural Review Board (ARB), to approve exceptions to the articulation requirements. In making this determination the Planning and Zoning Commission should determine if the proposed request is [1] in conformance with the spirit and intent of the building articulation requirements, and [2] if granting the exception will substantially weaken the City's ability to enforce the general purpose of the building articulation requirements in the future. In this case, since the existing structure was approved under articulation requirements that have been superseded, the approval of the exception will not weaken the City's ability to enforce the general purpose of the current articulation requirements. In addition, the applicant has stated that the purpose of the request is to match the existing building's form, which makes up the majority of the visibility along Airport Road and Industrial Boulevard.

These exceptions are discretionary decisions for the Planning and Zoning Commission and only require approval by a simple majority vote. In the event that the exception is denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

ARCHITECTURAL REVIEW BOARD (ARB):

On February 26, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations. The ARB recommended the applicant increase the stone for the entryway projection by extending it to the top of the element to create a more defined entry presence. This should better blend it with the form liner. The ARB will review the revision at the March 12, 2019 meeting and forward a recommendation to the Planning and Zoning Commission.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's request, 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 a building permit;
- (2) Approval by the Planning and Zoning Commission of all exceptions requested as outlined in staff's report;

- (3) Approval by the City Council for the abandonment of Aluminum Plant Road for the purpose of creating a private roadway.
- (4) Approval by the City Council for an *Alternative Tree Mitigation Settlement Agreement* as outlined in staff's report; and,
- (5) 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.

City of Rockwall Project Plan Review History



Revison 2 - Staff Comments Highlighted

Project Number SP2019-004
Project Name SPR Packaging
Type SITE PLAN
Subtype
Status Staff Review

Owner ROCKWALL, 12.833 LP
Applicant HALFF ASSOCIATES

Applied 1/29/2019 LM
Approved
Closed
Expired
Status

Site Address 1480 JUSTIN RD
City, State Zip ROCKWALL, TX 75087

Zoning

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
INDALLOY ADDITION	7		7	0020-0000-0007-00-OR	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	1/29/2019	2/5/2019	1/30/2019	1	APPROVED	
ENGINEERING	Sarah Hager	1/29/2019	2/5/2019	2/6/2019	8	COMMENTS	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(2/6/2019 4:27 PM SH) <ul style="list-style-type: none"> - Airport Rd and E Washington must have 65' ROW. Must Dedicate 32.5' from the centerline. Must build min 24' of Airport Rd with Storm. - Each lane must be 24' wide if used for fire lane for the driveway on Industrial - Need to build a minimum of 24' of paving for road to the north - Need to show Existing and Proposed Utilities. - Show Existing Floodplain. - Show Proposed Fire Lanes. - Show dimensions on parking. - Fire Lane must have 30' Radii. - Label distance to each driveway. (See markup) - Do you plan to relocate the existing sewer line? <p>The following items are for your review for engineering design</p> <ul style="list-style-type: none"> - 4% Engineering Inspection Fees - Impact fees. - Flood Study is required. LOMR is required during construction. - WOTUS study is required - Min 20' utility easements. - No structures in easements. - Fire lane easement to be on plat. - Fire lane to be 24' wide with 20' radii or larger depending on height of building. - Parking to be 20'x9' - No dead-end parking. - Driveway spacing must be labeled o Site Plan. - 12" water line available in Airport Rd. Must loop 8" waterline in site. - 8" sewer available east of property. - Dumpster area to drain to oil/water separator. - Must have detention. Manning's "c-value" is per zoning for the entire property. 4:1 max slope...no vertical walls allowed in detention easement - Any detention must be above the existing 100-year flood elevation unless the floodplain is mitigated for. - No trees within 5' of public utilities. - Retaining walls 3' and over must be designed by a licensed engineer. All walls to be rock or stone. No smooth concrete walls. - Pro-rata due for sewer (\$105.18/lf) if you tie sewer along Industrial - Must meet all City Engineering Standards. 	Sarah Hager	2/20/2019	2/27/2019	2/22/2019	2 COMMENTS	Revision 1

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(2/22/2019 10:40 AM SH) <ul style="list-style-type: none"> - Work with Planning Department to get the "Private Road" abandoned. - Need to align with road where no ROW is needed along E Washington - Need to discuss the "Proposed 65' ROW." City doesn't maintain ROW for private developments - What is the line north of Airport Rd. (See markup) - Need pedestrian easemetn at the corner of Airport Rd and Industrial Blvd - Water line to be centered in 20' Easement. - All public water, sewer, and storm to have 10' spacing and 10' to easement lines. (See markup) - Drive entrances on Industrial Dr to be 9" 4200psi (7.5 Sack) concrete to the ROW line. - Is the sewer line running along the front of the building, the private service? - It is the City's understanding that the water line that runs along the south of the property is 12" not 8" as shown. - Add the sack amount to the concrete specifications on the right of the page 						
(2/22/2019 10:40 AM SH) The following items are for your review for engineering design <ul style="list-style-type: none"> - 4% Engineering Inspection Fees - Impact fees. - Flood Study is required. LOMR is required during construction. - WOTUS study is required - Min 20' utility easements. - No structures in easements. - Fire lane easement to be on plat. - Fire lane to be 24' wide with 20' radii or larger depending on height of building. - Parking to be 20'x9' - No dead-end parking. - Driveway spacing must be labeled o Site Plan. - 12" water line available in Airport Rd. Must loop 8" waterline in site. - 8" sewer available east of property. - Dumpster area to drain to oil/water separator. - Must have detention. Manning's "c-value" is per zoning for the entire property. 4:1 max slope...no vertical walls allowed in detention easement - Any detention must be above the existing 100-year flood elevation unless the floodplain is mitigated for. - No trees within 5' of public utilities. - Retaining walls 3' and over must be designed by a licensed engineer. All walls to be rock or stone. No smooth concrete walls. - Pro-rata due for sewer (\$105.18/lf) if you tie sewer along Industrial - Must meet all City Engineering Standards. 						
ENGINEERING	Sarah Hager	3/6/2019	3/13/2019	3/6/2019	APPROVED	Revision 2

Comments on Next Page

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(3/6/2019 2:11 PM SH) Work with the Planning Department on getting the "Private Road" abandoned. The following items are for your review for engineering design - 4% Engineering Inspection Fees - Impact fees. - Flood Study is required. LOMR is required during construction. - WOTUS study is required. - Min 20' utility easements. - No structures in easements. - 8" sewer available east of property. - Dumpster area to drain to oil/water separator. - Must have detention. Manning's "c-value" is per zoning for the entire property. 4:1 max slope...no vertical walls allowed in detention easement - Any detention must be above the existing 100-year flood elevation unless the floodplain is mitigated for. No utilities in detention pond - No trees within 5' of public utilities. - Retaining walls 3' and over must be designed by a licensed engineer. All walls to be rock or stone. No smooth concrete walls. - Pro-rata due for sewer (\$105.18/lf) - Must meet all City Engineering Standards.							
FIRE	Ariana Hargrove	1/29/2019	2/5/2019	2/4/2019	6	APPROVED	
FIRE	Ariana Hargrove	2/20/2019	2/27/2019	2/21/2019	1	APPROVED	Revision 1
GIS	Lance Singleton	1/29/2019	2/5/2019	2/20/2019	22	APPROVED	
PLANNING	David Gonzales	1/29/2019	2/5/2019	2/1/2019	3	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
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PLANNING AND ZONING 1ST ROUND COMMENTS - PHASE 1 ONLY (02.01.2019):

The following staff comments (i.e. Phase 1 only) are to be addressed and resubmitted no later than Thursday February 14, 2019. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

** Planning Department General Comments & Requirements to address/acknowledge:

1. Adherence to Engineering and Fire Department standards shall be required
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy(CO).
3. Label all revised site plan documents with "Case No. SP2019-004" at the lower right corner of each plan.

VARIANCES AND EXCEPTIONS FOR THE PLANNING AND ZONING COMMISSION TO CONSIDER

1. Vertical articulation standards of the UDC for all facades
2. Horizontal articulation standards of the UDC for facades
3. Minimum 20% stone requirement for all facades that are visible from a public street or open space
4. For the use of tilt-up wall construction.

** Please address the following Planning Comments for each plan and resubmit revised plans by date requested for a subsequent final review by staff:

Site Plan:

1. Provide adjacent property owner information on Overall Site Plan(aerial version).
2. Label all 24-ft firelane access easement as "24-ft Firelane, Public Access, Drainage and Utility Easements (as appropriate for each).
3. Provide a hatch to the area indicating to be abandoned(i.e. Aluminum Plant Road). Although indicated on the site plan, this will be accomplished at final plat and purchased -- at fair market value -- with the approval of the City Council.
4. Provide a slightly heavier line for the future parking areas and label as such
5. Use a lighter gray scale for the utility lines layer.
6. For the areas labeled as 'Loading Area', are these loading docks? If so, provide a minimum 14-ft architecturally integrated screening wall
7. Parkingspace count for manufacturing = 1 space per 500-SF or 0.75 spaces for each employee on the largest shift, whichever is greater. Provide a letter indicating the number of employees on the largest shift. Parking count may be determined by the Director of Planning

Landscape Plan:

1. Applicant requesting an alternative tree mitigation settlement agreement

Photometric Plan:

1. Lighting levels are not to exceed 0.2-FC at the property lines. The lighting levels along the northern property line exceed this standard. Adjustment required in order to meet the standards of the UDC.

Building Elevations:

1. All roof-top mechanical equipment requires screening from rights-of-way and adjacent properties. Dash-in RTU's on elevations. Provide detail of screening mechanism to be used if these are not properly screened.
2. Requires a recommendation from the Architectural Review Board(ARB). See scheduled meeting below.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>3. Provide a materials sample board for ARB review of the actual materials to be used (other than tilt-up wall).</p> <p>4. Provide percentages of exterior material calculations for each elevation (e.g. formliner stone pattern & tilt-up wall).</p> <p>5. Will there be any stone on the building? The UDC requires a minimum of 20% stone on each elevation that is visible from a public street or open space. If there is no stone, this will require approval of a variance by the Planning and Zoning Commission.</p> <p>6. Approval of an exception to the masonry standards by the Planning and Zoning Commission is required for the use of tilt-up wall construction.</p> <p>** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.</p> <p>Meeting Dates to Attend</p> <p>Architectural Review Board: February 26, 2019 (5:00 p.m.) [Recommendations from ARB]</p> <p>Planning - Work Session: February 26, 2019 (6:00 p.m.) [Applicant to present/discuss project]</p> <p>Architectural Review Board: March 12, 2019 (5:00 p.m.) [Subsequent meeting if necessary]</p> <p>Planning - Action: March 12, 2019 (6:00 p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]</p> <p>** City Council - Action: Monday, March 18, 2019 (6:00 p.m.) [FOR VARIANCE AND EXCEPTION REQUESTS NOT APPROVED BY THE PLANNING AND ZONING COMMISSION] **</p>						
PLANNING	David Gonzales	2/20/2019	2/27/2019	2/20/2019	COMMENTS	Revision 1 Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>Discuss and consider a request by Mark W. Pross of Pross Design Group, Inc. on behalf of Carolina Molina of Alvaplast US (SPR Packaging) for the approval of a site plan for a warehouse/manufacturing facility on a 11.3736-acre tract of land identified as Tract 7 of the N. Butler Survey, Abstract No. 20, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated at the terminus of Aluminum Plant Road, and take any action necessary.</p> <p>PLANNING AND ZONING 2nd ROUND COMMENTS - PHASE 1 ONLY (02.20.2019):</p> <p>The following staff comments (i.e. Phase 1 only) are to be addressed and resubmitted no later than Tuesday, March 5, 2019. Please provide two (2) large copies [24" X 36" FOLDED] and one PDF version for a subsequent/final review by staff:</p> <p>CITY COUNCIL TO CONSIDER ALTERNATIVE TREE MITIGATION SETTLEMENT AGREEMENT</p> <p>1. Alternative tree mitigation settlement agreement in the amount of \$49,125.00 (i.e. 491.25 inch mitigation) requires approval of the City Council</p> <p>EXCEPTIONS FOR THE PLANNING AND ZONING COMMISSION TO CONSIDER FOR APPROVAL:</p> <p>1. The use of Tilt-Up Wall construction. 2. For not meeting the minimum 20% stone requirement for each facade 3. For not meeting the Building Articulation standards of the Unified Development Code (UDC) for: a) Primary building facades and b) Secondary building facades.</p> <p>** Please address the following Planning Comments for each of the revised plans and resubmit by the date as requested for a subsequent/final review by staff:</p> <p>Site Plan:</p> <p>1. Overall Site Plan (aerial version & B&W site plan) - Label as "Future Expansion" on Phase 2 portion and use a lighter gray scale to distinguish Phase 2. 2. Correction needed: label all 24-ft access easement as "24-ft Firelane, Public Access, and Utility Easements". 3. Site Plan Data table: since this approval is for Phase 1 only, please use a lighter gray scale for the future warehouse references and label as such 4. Legend: quantities indicated to be approved by the engineering department 5. As a note, I did not receive the letter for regarding parking however, this is not required until Phase 2 site plan (if needed). 6. Delineate and label the required minimum 10-ft Landscape Buffer along Industrial Blvd and Airport Road</p> <p>Landscape Plan:</p> <p>1. 10-ft Landscape Buffer along Industrial Blvd and Airport Road to have trees for each 50-ft linear feet of frontage. Move the necessary number of trees into the landscape buffer strip. 2. The use of hydromulch requires the hydromulch to be established at a minimum height of one (1) inch and at a minimum coverage of 75% for disturbed areas prior to the release of a Certificate of Occupancy (CO). Sod is preferred. Change Notes regarding the use of hydromulch to reflect the required standard or use sod</p> <p>Photometric Plan:</p> <p>1. Based on the revised plan, it meets the minimum standards per the Unified Development Code.</p> <p>Building Elevations:</p> <p>1. Approval of an exception to the masonry standards by the Planning and Zoning Commission is required for the use of tiltup wall construction and not meeting the minimum stone requirement of 20% per facade.</p>						

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
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** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend

Architectural Review Board: February 26, 2019 (5:00 p.m.) [Recommendations from ARB]

Planning - Work Session: February 26, 2019 (6:00p.m.) [Applicant to present/discuss project]

Architectural Review Board: March 12, 2019 (5:00 p.m.) [Subsequent meeting if necessary]

Planning - Action: March 12, 2019 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

** City Council - Action: Monday, March 18, 2019 (6:00 p.m.) [FOR APPROVAL OF THE ALTERNATIVE TREE MITIGATION SETTLEMENT AGREEMENT& FOR VARIANCE AND EXCEPTION REQUESTS THAT ARE NOT APPROVED BY THE PLANNING AND ZONING COMMISSION] **

PLANNING	David Gonzales	3/6/2019	3/13/2019	3/6/2019	COMMENTS	Revision 2
PLANNING AND ZONING 3rd ROUND COMMENTS - PHASE 1 ONLY (03.06.2019):						

CITY COUNCIL TO CONSIDER ALTERNATIVE TREE MITIGATION SETTLEMENT AGREEMENT:

1. Alternative tree mitigation settlement agreement in the amount of \$14,225.00 (i.e. 142.25 inches of mitigation) requires approval of the City Council (see date below)

EXCEPTIONS FOR THE PLANNING AND ZONING COMMISSION TO CONSIDER FOR APPROVAL:

1. The use of Tilt-Up Wall construction.
2. For not meeting the minimum 20% stone requirement for each facade.
3. For not meeting the Building Articulation standards of the Unified Development Code (UDC) for: a) Primary building facades and b) Secondary building facades.

** Please address the following Planning Comments for each of the revised plans and resubmit by the date as requested for a subsequent/final review by staff:

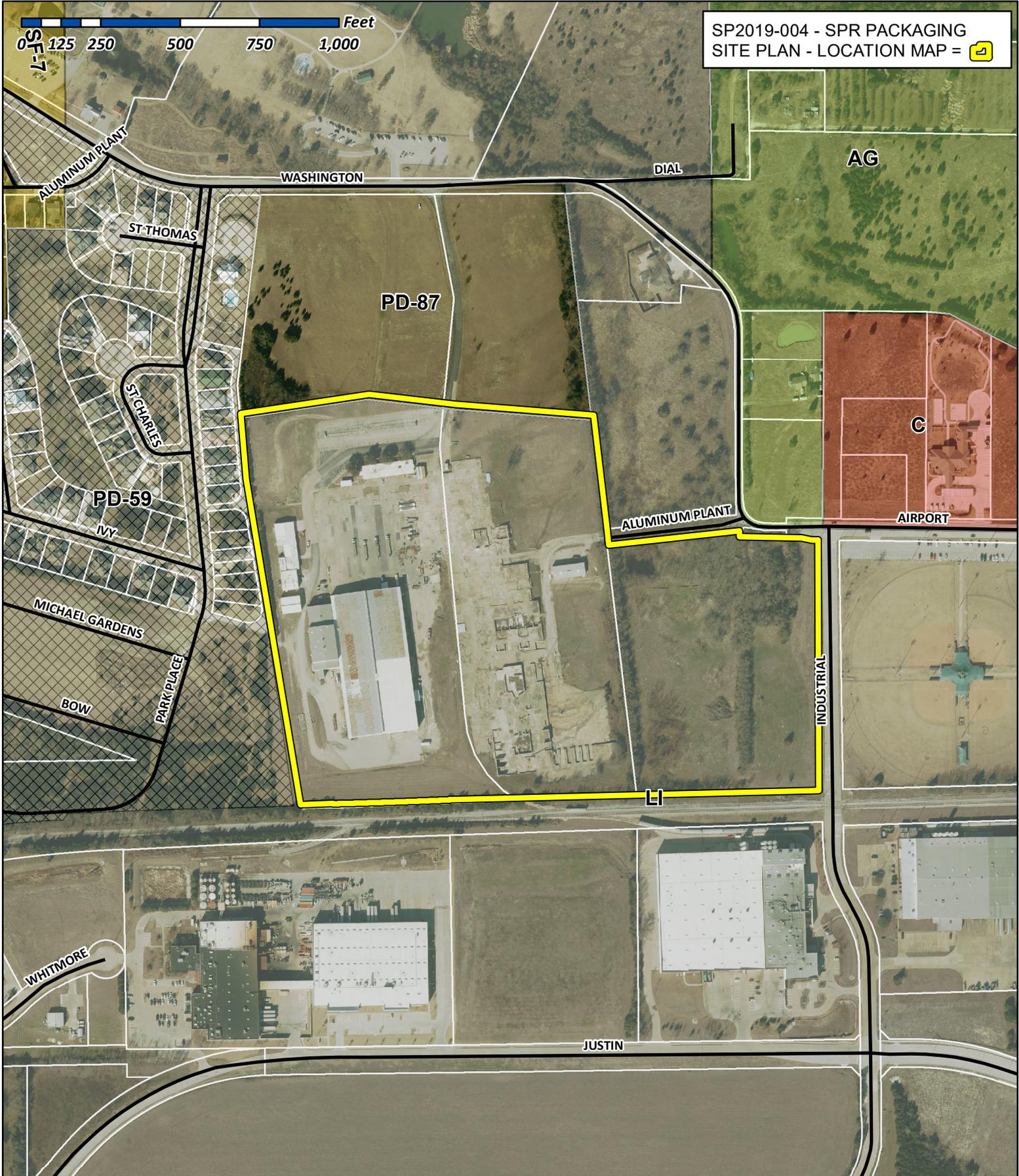
** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend:

Architectural Review Board: March 12, 2019 (5:00 p.m.) [Subsequent meeting if necessary]

Planning - Action: March 12, 2019 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

** City Council - Action: Monday, March 18, 2019 (6:00 p.m.) [FOR APPROVAL OF THE ALTERNATIVE TREE MITIGATION SETTLEMENT AGREEMENT & FOR VARIANCE AND EXCEPTION REQUESTS THAT ARE NOT APPROVED BY THE PLANNING AND ZONING COMMISSION] **



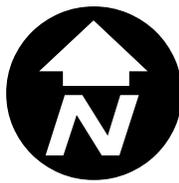
SP2019-004 - SPR PACKAGING
 SITE PLAN - LOCATION MAP = [icon]



City of Rockwall

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

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February 1, 2019

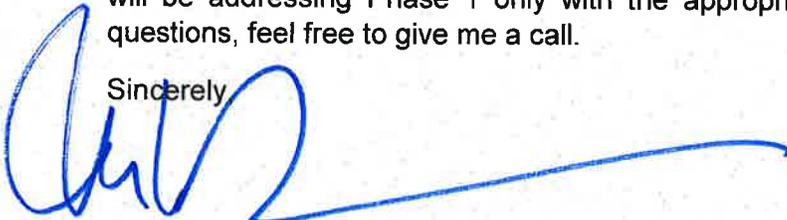
Mr. David Gonzalez, IACP
Planning and Zoning Manager
Planning and Zoning Division
City of Rockwall
385 S. Goliad St.
Rockwall, Texas 75087

RE: SITE PLAN SUBMITTAL, SPR PACKAGING

Dear Mr. Gonzalez,

This letter is to inform you that we wish to proceed with review and comments of the Phase 1 portion of the Site Plan Submittal already sent to your office. I am attaching a copy of the recent Floor Plan Modifications and Elevation Changes, so that you can be aware of the correct configuration of the buildings. Please note that after we receive the comments, we will revise the drawings and remove Phase 2 from the Submittal Documents so that the response comments will be addressing Phase 1 only with the appropriate documentation. Should you have any questions, feel free to give me a call.

Sincerely,



Mark W. Pross
President

MWP/cs

Attachments: Floor Plan Modifications & Elevation Changes

SPR NORTH PHASE 1 AND 2 SITE PLAN SUBMITTAL
OFFICE / WAREHOUSE / PRODUCTION FACILITY
REQUESTED VARIANCES

On behalf of SPR Packaging, the following is a list of variances to the City of Rockwall Development Codes that we wish to submit to your office, for the Site Plan Submittal.

The original building SPR Packaging is occupying at 1480 Justin Road is the design basis for this new building. It is the Owner's intent to develop a two to three (2-3) building campus as they expand their business on the property to the north. Accordingly, they wish that the new buildings developed to the north, be designed with the same design character and intent as the original building they currently occupy. At the time the original building was developed, we sought and gained approval for modifications to the development code as it relates to materials and articulation. Please see the attached Elevation Concepts, which indicate the appearance of both Phase 1 and Phase 2. Please note that Phase 1 will be initially constructed with Phase 2 to follow later this year.

A. Construction Materials:

1. The Owner wishes to be granted a variance to eliminate 20% stone on the building facades, but wishes to substitute the same stone-like formliner that was previously approved on the original building.
2. As with the original building that has extruder equipment, the Phase 2 building will also be provided with extruder equipment, which we cannot take wall panels to 120' in height. Accordingly, we want the wall panels to match the Phase 1 building in height with pre-finished metal panels above. These panels are typically 18" - 24" wide and will be pre-finished in a bright white to match the existing building previously approved.

B. Maximum Building Height:

1. The Phase 1 building wall panels will be 46' feet in height. There is no problem with the development of the Phase 1 building with these panel heights. However, the Phase 2 will have an Extruder Area that will be a total of 120' tall. We will be submitting a Special Use Permit to receive approval to go to this height. It should be noted that we were granted a Special Use Permit for the height of the Extruder Area for the existing building to 75'.

C. Building Articulation:

1. Due to the size of this building and its additional phases, the building will not meet current articulation standards. The tops of the wall panels for the Phase 2 portion of the project will be saw-tooth to match the existing building. There will be a massive entrance on the east side of the project, which will separate Phase 1 and Phase 2, where exterior stone will be utilized. A large glass facade will also accompany this area of the building. The Phase 1 building will have limited off-

sets but will have an aluminum canopy with an entry Storefront and glass windows. The remaining portion of the building will be monolithic in nature, except for the formliner that looks like stone. The Architect will use paint to accent the formliner and the other sections of the building. See Proposed Elevation Study.

D. Landscaping:

1. During the DRC meeting with City Staff, the Owner was requested to provide screening in front of the current existing building to the west to screen the residential development abutting the west side of the property. We would like to request deferral of any landscape screening for this building until the Owner begins the renovation process of that building since we are not modifying this building now, the existing site should be "grandfathered". There may be modifications to paving that may result in loss if new trees are installed to screen Phase 1 and Phase 2 of the project, which now is several hundred feet to the east. The Owner agrees to provide landscape screening on the west side of the project for the existing building, at such time as a permit is submitted for the improvement and renovation of the existing old building on site.

March 5, 2019

Mr. David Gonzales
Planner
City of Rockwall
385 South Goliad Street
Rockwall, Texas 75087

Re: **SPR Packaging SP2019-004**

Dear Mr. Gonzales:

Thank you for your comments on the above-mentioned project. In an effort to address your comments concisely and simplify your next review, we have summarized your comments and our responses below.

Tree Mitigation

1. Alternative tree mitigation settlement agreement in the amount of \$49,125.00 (i.e. 491.25-inch mitigation) requires approval of the City Council.
With the additional screening requested, the mitigation cost has been reduced to \$14,225.00 or 142.25 inches of mitigation.

Landscape Plan

1. 10-foot Landscape Buffer along Industrial Blvd. and Airport Road to have trees for each 50 linear feet of frontage. Move the necessary number of trees into the landscape buffer strip.
Per our conversation, the required trees have been moved as close as they can to the 10' Landscape Buffer due to an existing sewer easement that runs the entire length of the street frontage. A 30' landscape buffer has been added to accommodate the required trees along the street frontages.
2. The use of hydromulch requires the hydromulch to be established a minimum height of one (1) inch and at a minimum coverage of 75% for disturbed areas prior to the release of a Certificate of Occupancy (CO). Sod is preferred. Change notes regarding the use of hydromulch to reflect the required standard of use sod.
Hydromulch note has been updated. Please refer to Landscape Plan L2.01, Hydromulch Note #8.

Please let me know if you have any questions or need anything else.

Sincerely,



Kori Haug, ASLA, CLARB
President
Belle Firma, Inc.

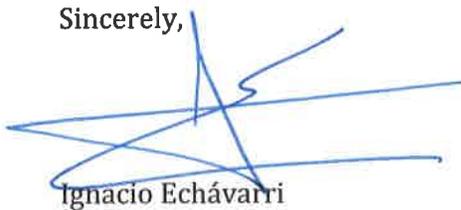
February 5, 2019

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

Mr. Miller,
Please accept this letter as an indication of the sincere interest in ensuring that, in the Warehouse (SPR North Building, Phase I), it is intended not to exceed the number of 20 people working per shift at the same time.

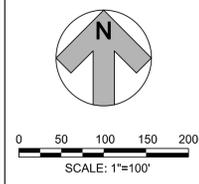
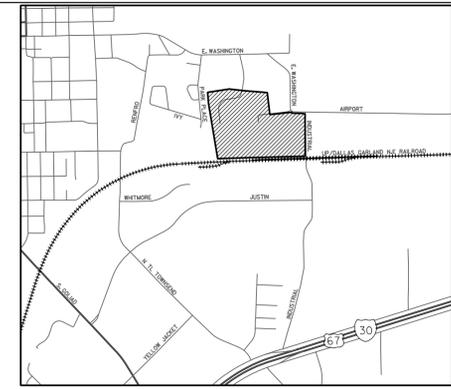
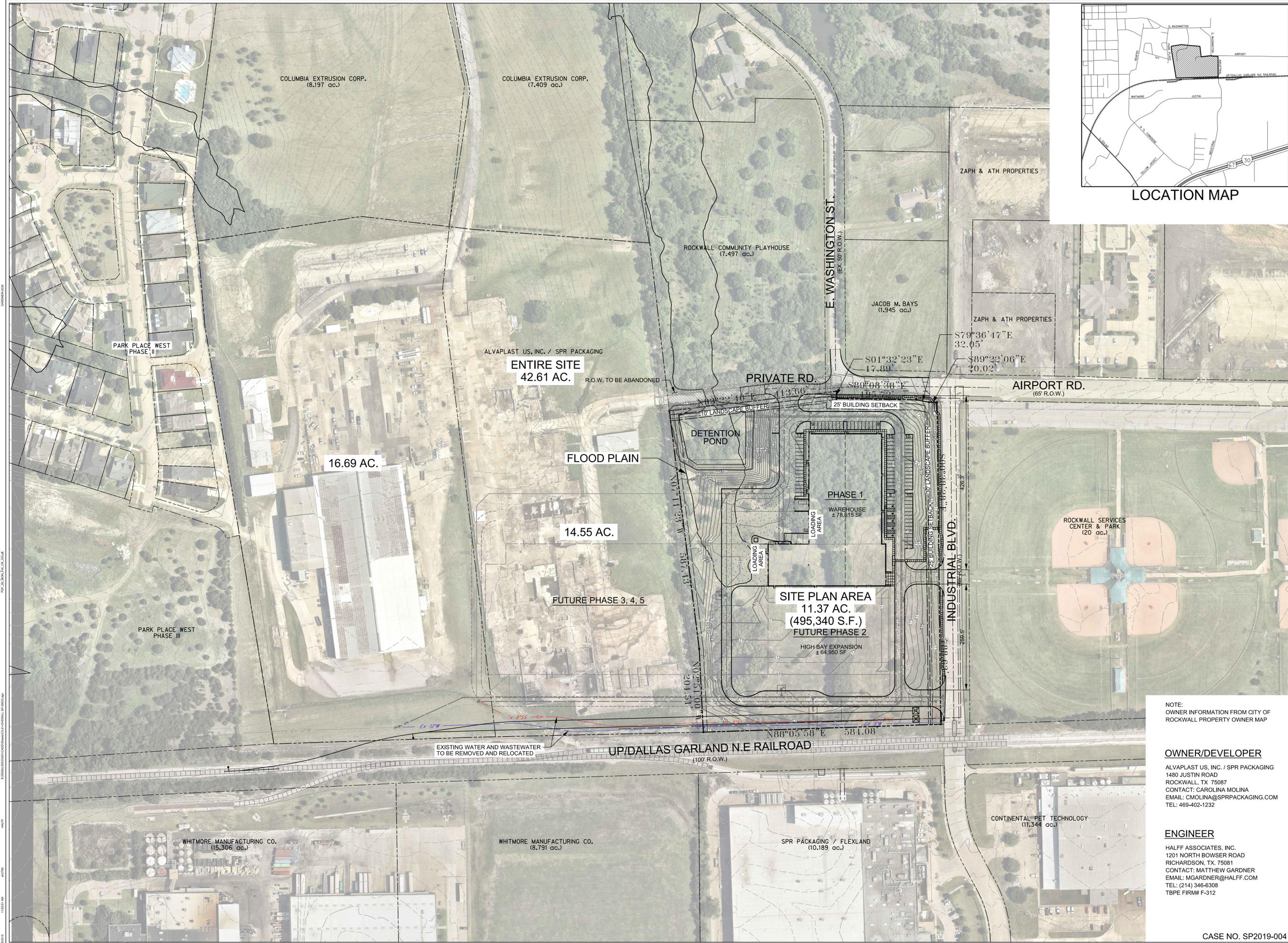
This number covers the total staff that will use the parking space for 24 hours, seven days a week. Considering that the currently designed parking spaces are more than the minimum required for that amount of people, we assume it will not be any future inconvenience, and we would like to count with your approval on this subject. Thanks for your time and consideration.

Sincerely,



Ignacio Echávarri
President SPR Packaging

SPR
PACKAGING 
armando alvarez
OWNER COMPANY



SPR PACKAGING
ROCKWALL, TEXAS



Revision No.	Date	Description

PRELIMINARY
FOR INTERIM REVIEW ONLY

THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

MATTHEW J. GARDNER 130796
NAME P.E. NO.
DATE 3/5/2019
TBPE FIRM # F-312

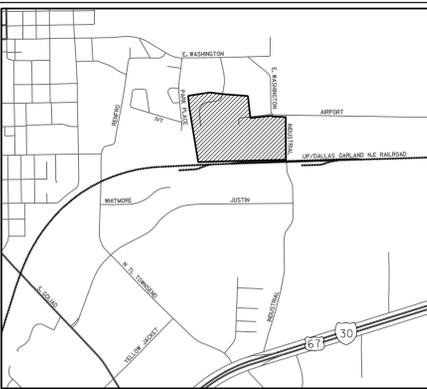
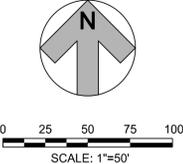
NOTE:
OWNER INFORMATION FROM CITY OF ROCKWALL PROPERTY OWNER MAP

OWNER/DEVELOPER
ALVAPLAST US, INC. / SPR PACKAGING
1480 JUSTIN ROAD
ROCKWALL, TX 75087
CONTACT: CAROLINA MOLINA
EMAIL: CMOLINA@SPRPACKAGING.COM
TEL: 469-402-1232

ENGINEER
HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX 75081
CONTACT: MATTHEW GARDNER
EMAIL: MGARDNER@HALFF.COM
TEL: (214) 346-6308
TBPE FIRM# F-312

Project No.:	35533
Issued:	MARCH, 2019
Drawn By:	CAD
Checked By:	MJG
Scale:	AS SHOWN
Sheet Title	OVERALL SITE PLAN

C0.01
Sheet Number



LOCATION MAP

SPR PACKAGING
ROCKWALL, TEXAS



SITE DATA:	
CURRENT ZONING:	(L) LIGHT INDUSTRIAL
PROPOSED LAND USE:	OFFICE, WAREHOUSE, MANUFACTURING
TOTAL SITE AREA:	11.37 AC. (495,340 SF)
BUILDING:	
WAREHOUSE:	78,615 SF
FUTURE WAREHOUSE:	64,950 SF
TOTAL:	143,565 SF
PARKING:	
REQUIRED: 1 SPACE/1000 SF (SEE PARKING LETTER FROM OWNER)	
WAREHOUSE:	79 SPACES
FUTURE WAREHOUSE:	65 SPACES
TOTAL REQUIRED:	144 SPACES
PROVIDED:	88 SPACES
FUTURE PROVIDED:	79 SPACES
TOTAL PROVIDED:	167 SPACES
ACCESSIBLE SPACES PROVIDED:	5 SPACES
*SPACES ARE INCLUDED IN TOTAL ABOVE	

LEGEND	
	4" THICK, 3,000 PSI CONCRETE WITH FLAT WELDED WIRE MESH
	5" THICK, 3,600 PSI CONCRETE PAVEMENT (6.5 SACK MIX) WITH #3 BARS AT 18" O.C.E.W. OVER LIME TREATED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
	6" THICK, 3,600 PSI CONCRETE PAVEMENT (6.5 SACK MIX) WITH #3 BARS AT 18" O.C.E.W. OVER LIME TREATED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
	7" THICK, 3,600 PSI CONCRETE PAVEMENT (6.5 SACK MIX) WITH #3 BARS AT 18" O.C.E.W. OVER LIME TREATED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
	8" THICK, 4,200 PSI CONCRETE PAVEMENT (7.5 SACK MIX) WITH #3 BARS AT 24" O.C.E.W. OVER LIME TREATED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS
	9" THICK, 4,200 PSI CONCRETE PAVEMENT (7.5 SACK MIX) WITH #3 BARS AT 24" O.C.E.W. OVER LIME TREATED SUBGRADE PER GEOTECHNICAL RECOMMENDATIONS

EXISTING LEGEND

- FENCE
- FIRE HYDRANT
- WATER VALVE
- SANITARY SEWER MANHOLE
- POWER POLE
- GUY WIRE

OWNER/DEVELOPER

ALVAPLAST US, INC. / SPR PACKAGING
1480 JUSTIN ROAD
ROCKWALL, TX 75087
CONTACT: CAROLINA MOLINA
EMAIL: CMOLINA@SPRPACKAGING.COM
TEL: 469-402-1232

ENGINEER

HALFF ASSOCIATES, INC.
1201 NORTH BOWSER ROAD
RICHARDSON, TX, 75081
CONTACT: MATTHEW GARDNER
EMAIL: MGARDNER@HALFF.COM
TEL: (214) 346-6308
TBPE FIRM# F-312

NOTE:
ALL EXISTING UTILITIES LOCATED WITHIN THE PROPOSED IMPROVEMENTS OF AIRPORT ROAD WILL BE COORDINATED AND RELOCATED IF NECESSARY.

Revision No.	Date	Description

PRELIMINARY
FOR INTERIM REVIEW ONLY

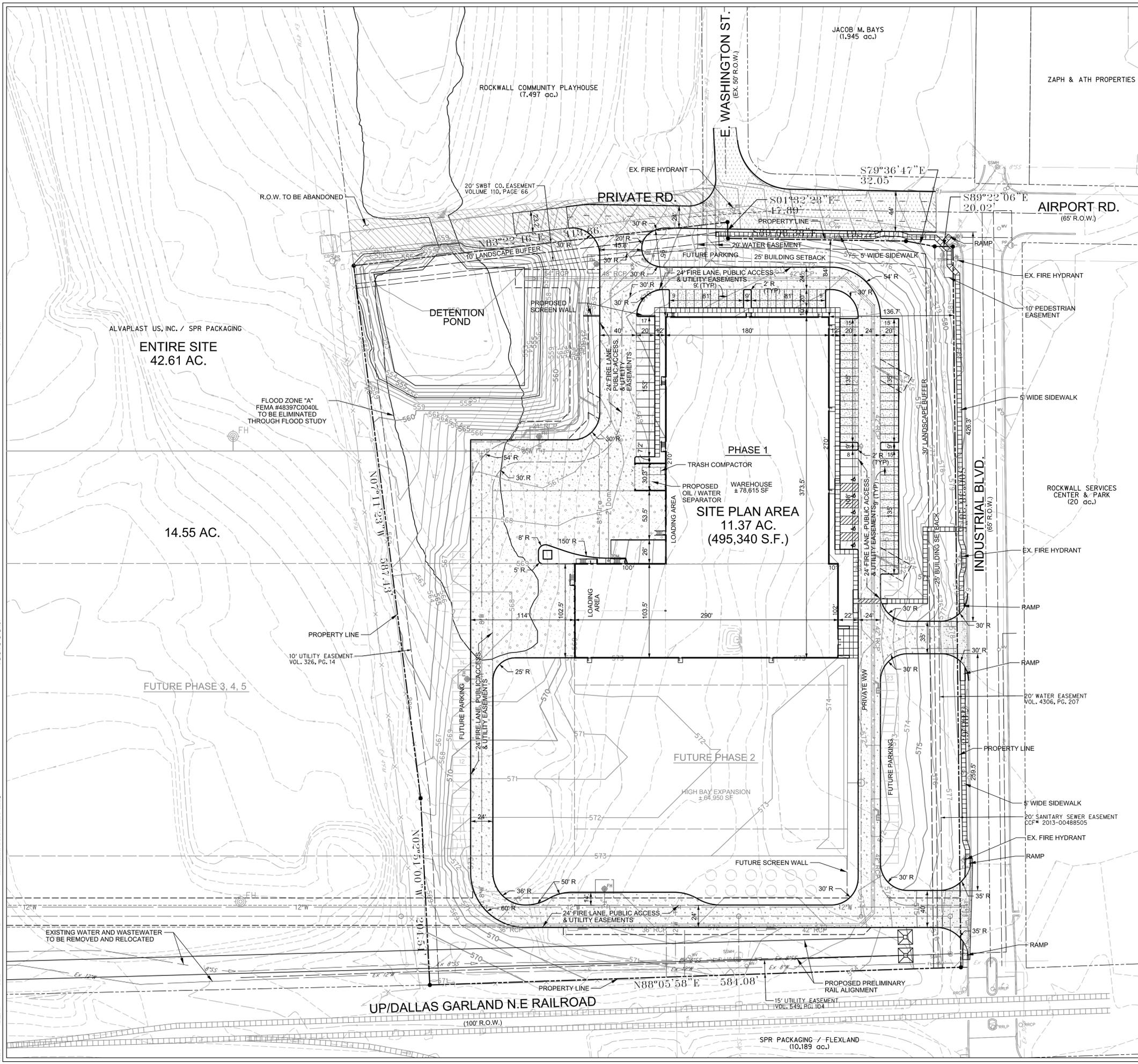
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MATTHEW J. GARDNER 130796
NAME P.E. NO.
DATE 3/5/2019
TBPE FIRM# F-312

Project No.:	35533
Issued:	MARCH, 2019
Drawn By:	CAD
Checked By:	MJG
Scale:	AS SHOWN
Sheet Title	

DETAILED SITE PLAN

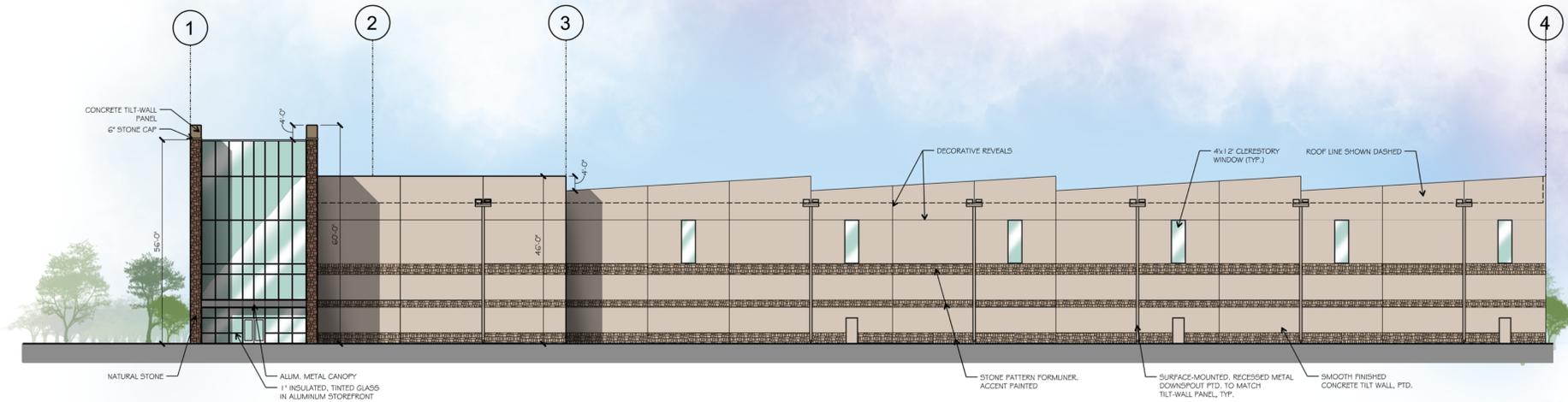
C0.02
Sheet Number



PAINT SCHEME LEGEND				
A - BASE COLOR				
SHERWIN WILLIAMS - SW9085 TOUCH OF SAND				
B - ACCENT COLOR 01				
SHERWIN WILLIAMS - SW 7516 BEACH HOUSE				
C - ACCENT COLOR 02				
SHERWIN WILLIAMS - SW 7550 RESORT TAN				
FACADE MATERIAL CALCULATIONS				
	NORTH	SOUTH	EAST	WEST
1. TOTAL FACADE SQ. FT.	14,007 FT²	14,217 FT²	17,016 FT²	17,201 FT²
2. FACADE SQ. FT. EXCLUDING DOORS AND WINDOWS	13,520 FT²	14,145 FT²	15,090 FT²	15,442 FT²
3. DOORS AND WINDOWS	487 FT²	72 FT²	1,926 FT²	1,759 FT²
4. METAL SOFFIT	0 FT²	0 FT²	58 FT²	0 FT²
5. PRIMARY MASONRY TOTALS	13,520 FT² 100% OF (2.)	14,145 FT² 100% OF (2.)	15,052 FT² 99.6% OF (2.)	15,442 FT² 100% OF (2.)



2 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



1 EAST ELEVATION
SCALE: 1/16" = 1'-0"

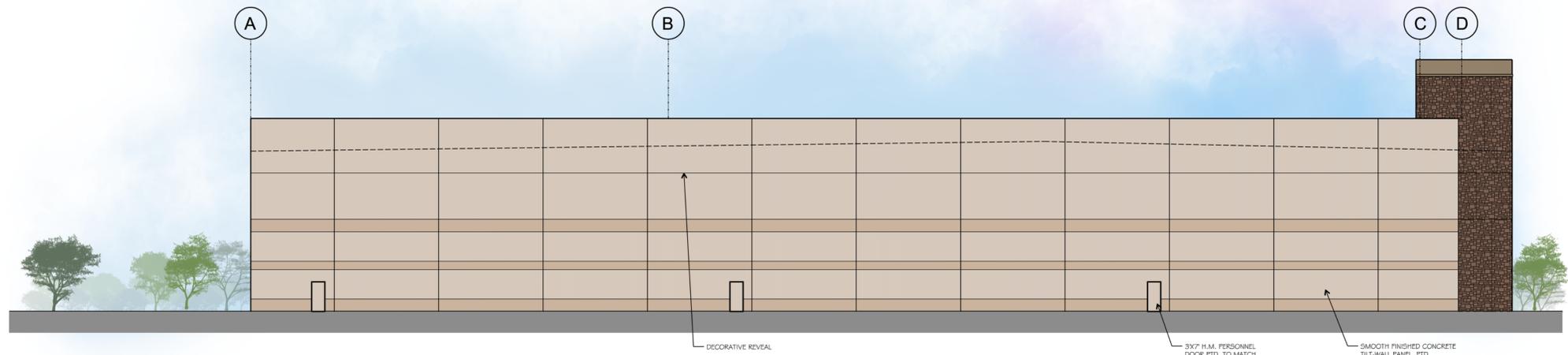
#	DATE	DESCRIPTION



pross design group, incorporated
2510 Fairview Hill Road, Suite 100, Dallas, Texas 75228 972/758-1400

SPR PACKAGING
SPR NORTH
ROCKWALL, TEXAS

PAINT SCHEME LEGEND				
A - BASE COLOR				
SHERWIN WILLIAMS - SW9085 TOUCH OF SAND				
B - ACCENT COLOR 01				
SHERWIN WILLIAMS - SW 7516 BEACH HOUSE				
C - ACCENT COLOR 02				
SHERWIN WILLIAMS - SW 7550 RESORT TAN				
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1. TOTAL FACADE SQ. FT.	14,007 FT²	14,217 FT²	17,016 FT²	17,201 FT²
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5. PRIMARY MASONRY TOTALS	13,520 FT² 100% OF (2.)	14,145 FT² 100% OF (2.)	15,092 FT² 99.6% OF (2.)	15,442 FT² 100% OF (2.)



2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



1 WEST ELEVATION
SCALE: 1/20" = 1'-0"

drawn:
checked:
MARY W PROSS
date:
02/12/2019

#	DATE	DESCRIPTION



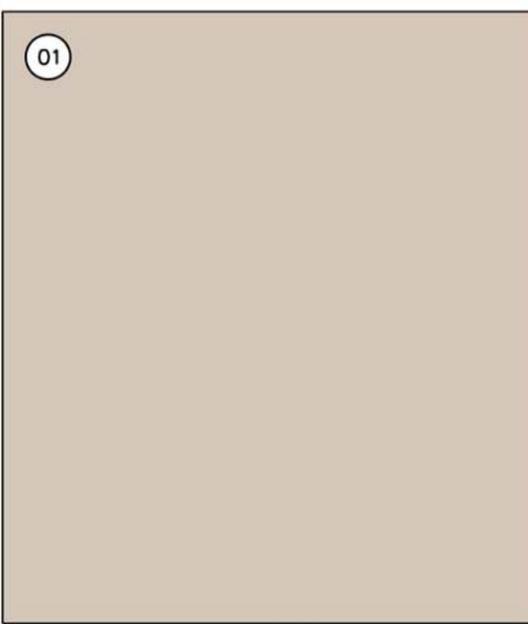
pross design group, incorporated
8010 Northwest Hill Road, Suite 100, Dallas, Texas 75248, 972/758-1400

SPR PACKAGING
SPR NORTH
ROCKWALL, TEXAS

job no
1850
sheet
A3.1

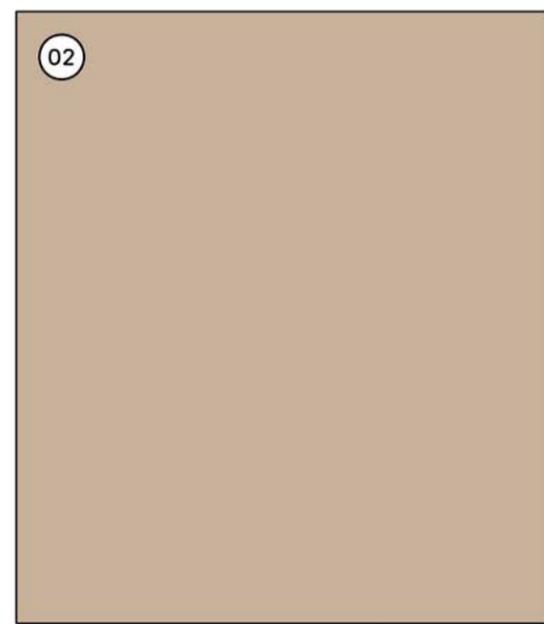
8 TIMES
8 DATES

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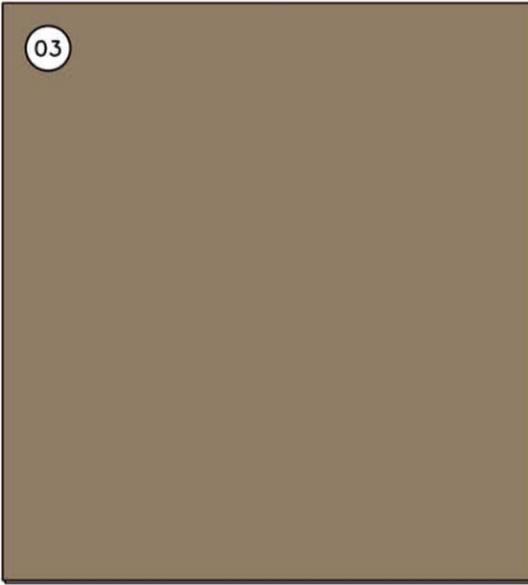
01

FIELD: SHERWIN WILLIAMS TOUCH OF SAND



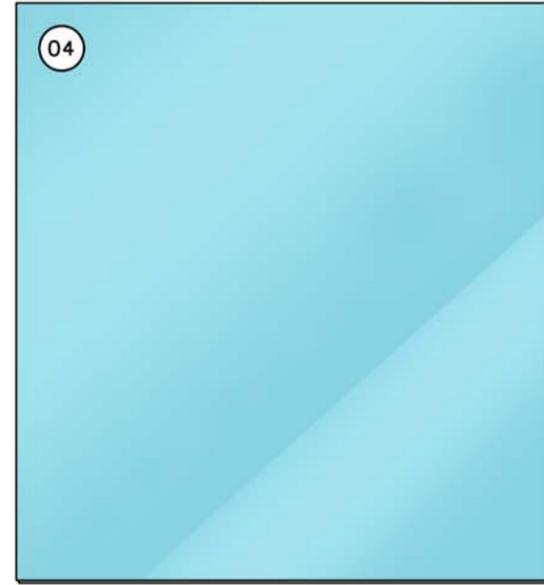
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ACC. 01: SHERWIN WILLIAMS-BEACH HOUSE



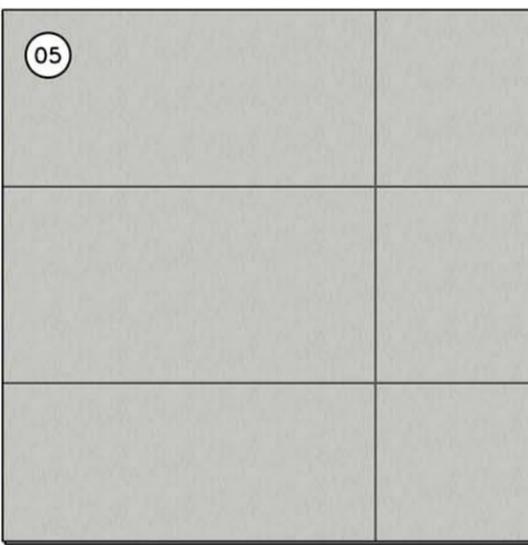
03

ACC. 02: SHERWIN WILLIAMS-RESORT TAN



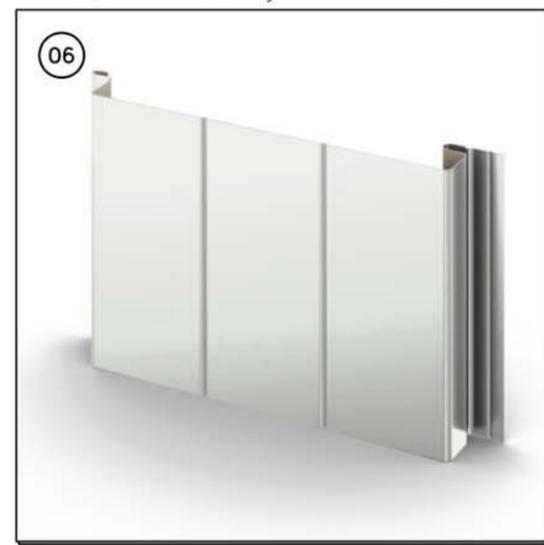
04

GLAZING: PPG AZURIA AQUA-BLUE, TEMPERED



05

ALUMINUM COMPOSITE METAL CANOPIES



06

PREMANUFACTURED METAL



CONCEPT EXTERIOR RENDERING



07

FITZGERALD FORMLINERS 17008 BRAYMAN DRYSTACK



08

CORONADO STONE TUSCAN VILLA - ROMANO

drawn: SF
checked: MARK W. PROSS
date: 01-08-19

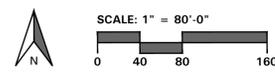
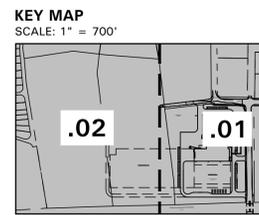
#	DATE	DESCRIPTION

pross design group, inc.
 2510 Harvest Hill Road, Suite 100, Dallas, Texas 75226 972/756-1400

SPR
 PACKAGING
 SPR NORTH
 ROCKWALL, TEXAS

job no
 1850
 sheet
 SAMPLE BOARD

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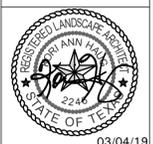


OVERALL LANDSCAPE PLAN

4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office

drawn:
NAY
checked:
KAT
date:
01/15/19

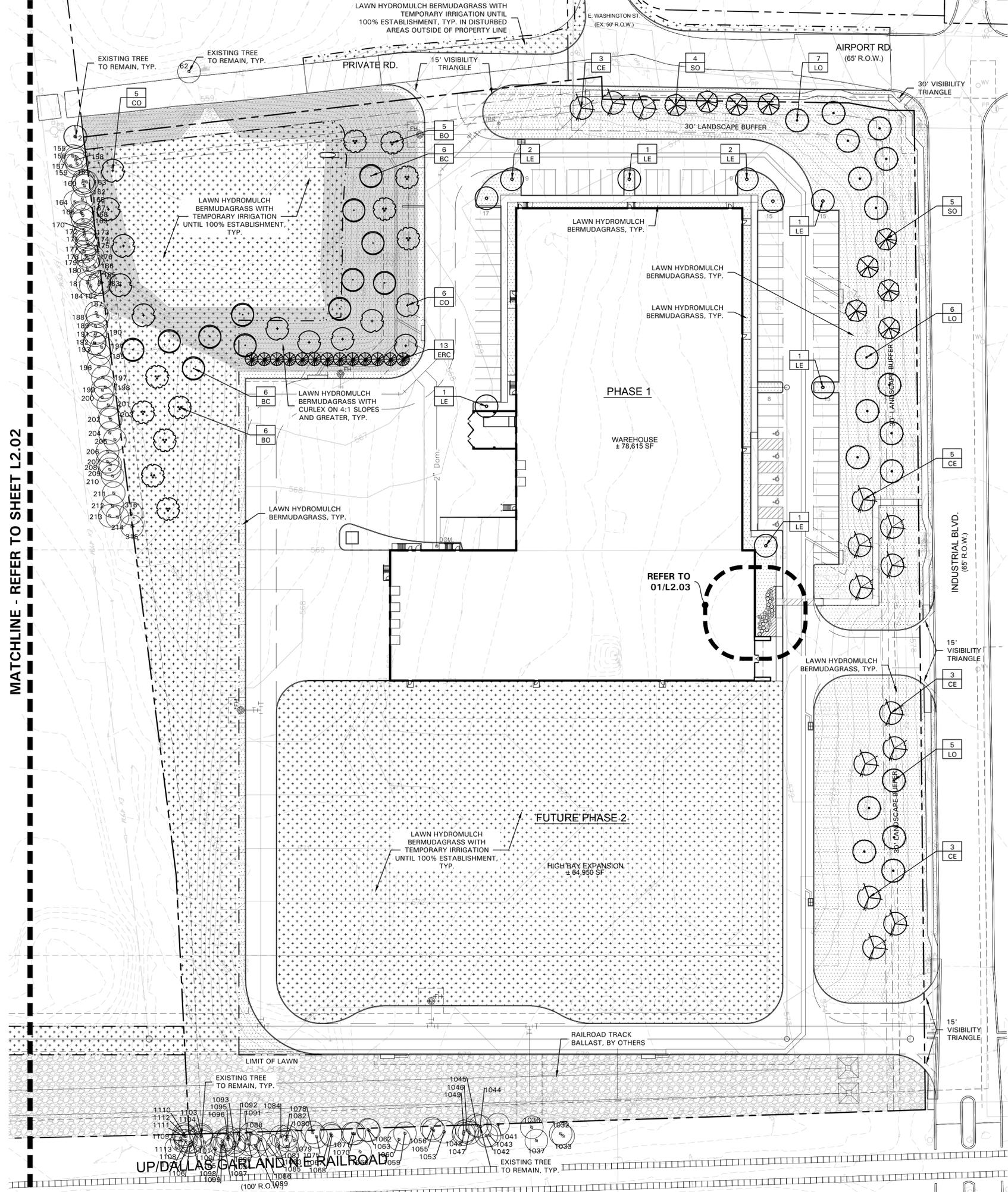
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MATCHLINE - REFER TO SHEET L2.02



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 HYDROMULCH 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.

MAINTENANCE NOTES

- THE OWNER, TENANT AND THEIR AGENT, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPE.
- ALL LANDSCAPE SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE MOWING, EDGING, PRUNING, FERTILIZING, WATERING, WEEDING AND OTHER SUCH ACTIVITIES COMMON TO LANDSCAPE MAINTENANCE.
- ALL LANDSCAPE AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS AND OTHER SUCH MATERIAL OR PLANTS NOT PART OF THIS PLAN.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR.
- ALL PLANT MATERIAL WHICH DIES SHALL BE REPLACED WITH PLANT MATERIAL OF EQUAL OR BETTER VALUE.
- CONTRACTOR SHALL PROVIDE SEPARATE BID PROPOSAL FOR ONE YEAR'S MAINTENANCE TO BEGIN AFTER FINAL ACCEPTANCE.

LANDSCAPE TABULATIONS
THE CITY OF ROCKWALL, TEXAS

STREET LANDSCAPING

- 10' wide landscape buffer with one tree per 50 l.f.

INDUSTRIAL BLVD.: 789 l.f.	
Required (16) trees, 3" cal.	Provided (18) trees, 4" cal.
AIRPORT RD.: 248 l.f.	
Required (5) trees, 3" cal.	Provided (5) trees, 4" cal.

PARKING LOT LANDSCAPING

- 5% of the interior parking lot shall be landscape.
- One (1) tree for every ten (10) parking spaces.
- 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. (8%) (9) trees

SITE LANDSCAPING

- 10% of the total site shall be landscaped for LIGHT INDUSTRIAL.
- 100% of the total requirements shall be located in the front of and along side buildings for LIGHT INDUSTRIAL.

Total site: 11.37 AC; 495,340 s.f.	
Required 49,544 s.f. (10%) (109) trees	Provided 263,091 s.f. (53%) 168,824 s.f. (100%) (15) trees

DETENTION BASIN REQUIREMENTS

- A minimum of one (1) tree for every 750 s.f. of dry land area.

Dry Land Area: 11,107 s.f.	
Required (15) trees	Provided (15) trees

PLANT LEGEND

SYMBOL	COMMON NAME
AB	Dwarf Abelia 'Edward Goucher'
AN	Andorra Juniper
BC	Bald Cypress
BO	Bur Oak
CE	Cedar Elm
CO	Chinkapin Oak
ERC	Eastern Redcedar
IH	Indian Hawthorne 'Clara'
LE	Lacebark Elm
LO	Live Oak
MFG	Mexican Feathergrass
SO	Shumard Red Oak

REFER TO L2.03 FOR PLANT LIST

GENERAL LAWN NOTES

- CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
- CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS SHALL BE FINE GRADED. IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
- CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLods, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

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 SOD 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.

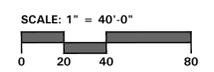
HYDROMULCH NOTES

- CONTRACTOR SHALL SCARIFY, RIP AND LOOSEN ALL AREAS TO BE HYDROMULCHED TO A MINIMUM DEPTH OF 4" PRIOR TO TOPSOIL AND HYDROMULCH INSTALLATION.
- BERMUDAGRASS SEED SHALL BE EXTRA HULLED AND TREATED LAWN TYPE. SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL MEET STATE LAW REQUIREMENTS.
- FIBER SHALL BE ONE HUNDRED PERCENT (100%) WOOD CELLULOSE FIBER, DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AS MANUFACTURED BY 'CONWEB' OR EQUAL.
- FIBER TACK SHALL BE DELIVERED TO THE SITE IN ITS ORIGINAL UNOPENED CONTAINER AND SHALL BE 'TERRO-TACK ONE', AS MANUFACTURED BY GROWERS, INC. OR EQUAL.
- HYDROMULCH WITH BERMUDAGRASS SEED AT A RATE OF TWO (2) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.
- USE A 4'X8' BATTER BOARD AGAINST ALL BED AREAS.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MAY 1, ALL HYDROMULCH AREAS TO BE WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET. CONTRACTOR SHALL BE REQUIRED TO RE-HYDROMULCH WITH BERMUDAGRASS THE FOLLOWING GROWING SEASON AS PART OF THIS CONTRACT.
- ALL LAWN AREAS TO BE HYDROMULCHED SHALL BE ESTABLISHED AT A MINIMUM OF ONE (1) INCH AND AT A MINIMUM COVERAGE OF SEVENTY-FIVE (75%) PERCENT FOR DISTURBED AREAS PRIOR TO THE RELEASE OF A CERTIFICATE OF OCCUPANCY (CO).

CITY OF ROCKWALL NOTES

- NO TREES WITHIN 5'-0" OF ANY UTILITIES
- IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC

KEY MAP
SCALE: 1" = 700'

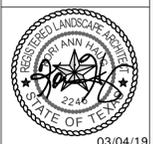


LANDSCAPE PLAN

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- Dallas, Texas 75205
- 214.865.7192 office

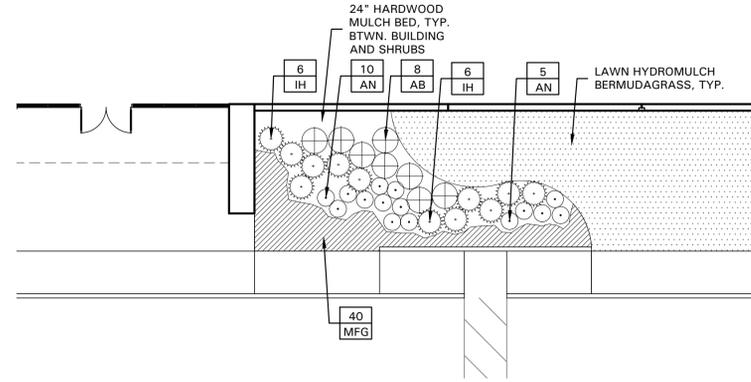
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01 SOUTHEAST ENTRANCE
SCALE: 1" = 10'-0"

PLANT LIST

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
BC	<i>Taxodium distichum</i>	Bald Cypress	12	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
BO	<i>Quercus macrocarpa</i>	Bur Oak	11	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
CE	<i>Ulmus crassifolia</i>	Cedar Elm	14	4" cal.	B&B, 15' ht., 5' spread, 5' branching ht., matching
CO	<i>Quercus muhlenbergii</i>	Chinkapin Oak	11	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
ERC	<i>Juniperus virginiana</i>	Eastern Redcedar	132	3" cal.	B&B or container grown, full to base, 3' spread, 7' ht. min.
LE	<i>Ulmus parvifolia 'Sempervirens'</i>	Lacebark Elm	9	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
LO	<i>Quercus virginiana</i>	Live Oak	107	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
SO	<i>Quercus shumardii</i>	Shumard Red Oak	9	4" cal.	container grown, 15' ht., 5' spread, 5' branching ht., matching
SHRUBS/GROUND COVER					
AB	<i>Abelia grandiflora 'Edward Goucher'</i>	Dwarf Abelia 'Edward Goucher'	8	5 gal.	container full, 24" spread, 36" o.c.
AN	<i>Juniperus tobira 'Andorra'</i>	Andorra Juniper	15	5 gal.	container full, 20" spread, 24" o.c.
IH	<i>Raphiolepis indica 'Clara'</i>	Indian Hawthorne 'Clara'	12	5 gal.	container full, 20" spread, 36" o.c.
MFG	<i>Nassella tenuissima</i> <i>Cynodon dactylon</i>	Mexican Feathergrass Common Bermudagrass	40	1 gal.	container full, 24" o.c. 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.

PLANT LIST BY OTHERS

SYMBOL	BOTANICAL NAME	COMMON NAME	QTY.	SIZE	REMARKS
TREES					
ERC	<i>Juniperus virginiana</i>	Eastern Redcedar	108	3" cal.	B&B or container grown, full to base, 3' spread, 7' ht. min.

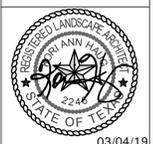
NOTE: ALL TREES SHALL HAVE STRAIGHT TRUNKS AND BE MATCHING WITHIN VARIETIES.
PLANT LIST IS AN AID TO BIDDERS ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES ON PLAN.
ALL HEIGHTS AND SPREADS ARE MINIMUMS. ALL PLANT MATERIAL SHALL MEET OR EXCEED REMARKS AS INDICATED.

SITE DATA:

CURRENT ZONING:	(L) LIGHT INDUSTRIAL
PROPOSED LAND USE:	OFFICE, WAREHOUSE, MANUFACTURING
TOTAL SITE AREA:	11.37 AC. (495,340 SF)
BUILDING:	
WAREHOUSE:	68,465 SF
FUTURE WAREHOUSE:	74,750 SF
TOTAL:	143,215 SF
PARKING:	
REQUIRED:	
WAREHOUSE (1 SPACE/1000 SF):	68 SPACES
FUTURE WAREHOUSE (1 SPACE/1005F):	75 SPACES
TOTAL REQUIRED:	143 SPACES
PROVIDED:	
FUTURE PROVIDED:	79 SPACES
TOTAL PROVIDED:	165 SPACES
ACCESSIBLE SPACES PROVIDED:	5 SPACES
*SPACES ARE INCLUDED IN TOTAL ABOVE	

drawn:
NAY
checked:
KAT
date:
01/15/19

#	DATE	DESCRIPTION
	02/14/19	CITY COMMENTS
	03/04/19	CITY COMMENTS



pross design group, incorporated
8010 Harvest Hill Road, Suite 160, Dallas, Texas 75248, 972/728-1400

SPR PACKAGING
SPR NORTH
ROCKWALL, TEXAS

LANDSCAPE ENLARGEMENT PLAN

BELLE FIRMA

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- Suite 501
- Dallas, Texas 75205
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SECTION 32 9300 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

- A. Refer to Landscape Plans, notes, details, bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

- A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:
 1. Planting (trees, shrubs and grasses)
 2. Bed preparation and fertilization
 3. Notification of sources
 4. Water and maintenance until final acceptance
 5. Guarantee

1.3 REFERENCE STANDARDS

- A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) - plant material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards
- D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- A. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, crushed stone, steel edging and tree stakes. Samples shall be approved by Owner's Authorized Representative before use on the project.

1.5 JOB CONDITIONS

- A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below final finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the final finish grade of sidewalks, drives and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- B. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- A. Maintenance:
 1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
 2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
 3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.
- B. Guarantee:

- 1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
 - a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
 - b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
 - c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.

- 2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
- 3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
- 4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

- C. Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting. In the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense to the Landscape Contractor.

- 2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
- 3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
- 4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

1.7 QUALITY ASSURANCE

- A. General: Comply with applicable federal, state, county and local regulations governing landscape materials and work.
- B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- C. Selection of Plant Material:
 1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will ensure the purchased materials will meet and / or exceed project specifications.
 2. Substitutions: Do not make plant material substitutions. If the specified landscape material is not obtainable, submit proof of non-availability to Landscape Architect, together with proposal for use of equivalent material. At the time bids are submitted, the Contractor is assumed to have located the materials necessary to complete the job as specified.
 3. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
 4. Measurements: Measure trees with branches and trunks or canes in their normal position. Do not prune to obtain required sizes. Take caliper measurements six inches above ground for trees up to and including 4" caliper size, and twelve inches above ground for larger sizes. Measure main body of all plant material of height and spread dimensions,

do not measure from branch or root tip-to-tip.

- 5. Owner's Authorized Representative shall inspect all plant material with requirements for genus, species, cultivar / variety size and quality.
- 6. Owner's Authorized Representative retains the right to further inspect all plant material upon arrival to the site and during installation for size and condition of root balls and root systems, limbs, branching habit, insects, injuries and latent defects.
- 7. Owner's Authorized Representative may reject unsatisfactory or defective material at any time during the process work. Remove rejected materials immediately from the site and replace with acceptable material at no additional cost to the Owner. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

- A. Preparation:
 1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape and future development.
 2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.
- B. Delivery:
 1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored on site.
 2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
 3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
 4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
 5. Notify Owner's Authorized Representative of delivery schedule 72 hours in advance job site.
 6. Remove rejected plant material immediately from job site.
 7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

- A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Owner's Authorized Representative and his decision as to their acceptability shall be final.
- B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
- C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae, and are to be of specimen quality.
- D. Approval: All plants which are found unsuitable in growth, or are in any unhealthy, badly shaped or undersized condition will be rejected by the Owner's Authorized Representative either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plant as

specified at no additional cost to the Owner.

- E. Trees shall be healthy, full-branched, well-shaped, and shall meet the minimum trunk and diameter requirements of the plant schedule. Balls shall be firm, neat, slightly tapered and well wrapped in burlap. Any tree loose in the ball or with a broken root ball at time of planting will be rejected. Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball. (Nomenclature confirms to the customary nursery usage. For clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.)
- F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect prior to final acceptance, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

- A. Sandy Loam:
 1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
 2. Physical properties as follows:
 - a. Clay - between 7-27 percent
 - b. Silt - between 15-25 percent
 - c. Sand - less than 52 percent
 3. Organic matter shall be 3%-10% of total dry weight.
 4. If requested, Landscape Contractor shall provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
- C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown, Living Earth Technologies or approved equal.
- F. Organic Fertilizer: FertiLaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients.
- H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

- A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 6 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEEDGE Heavy Duty Steel.
- B. Staking Material for Shade Trees: refer to details.
- C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.
- D. Filter Fabric: "Mirafi Mirascope" by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.
- E. River Rock: "Colorado" or native river rock, 2" - 4" dia.

- F. Decomposed Granite: Base material shall consist of a natural material mix of granite aggregate not to exceed 1/8" diameter in size and shall be composed of various stages of decomposed earth base.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- B. All planting areas shall be conditioned as follows:
 1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per Manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
 2. All planting areas shall receive a two (2") inch layer of specified mulch.
 3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- C. Grass Areas:
 1. Blocks of sod should be laid joint to joint (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.

3.2 INSTALLATION

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.
- F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than its vertical dimension. Remove and haul from site all rocks and stones over three-quarter (3/4") inch in diameter. Plants should be thoroughly moist before removing containers.
- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.
- H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per

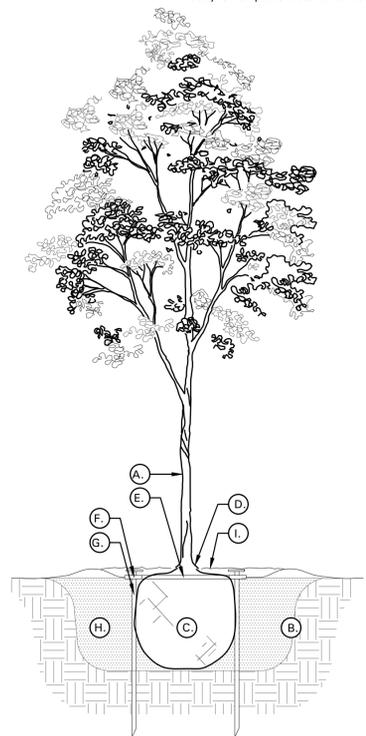
tree planting detail as approved by the Landscape Architect if the percolation test fails.

- I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/2 of the ball, as well as all nylon, plastic string and wire. Container trees will usually be root bound, if so follow standard nursery practice of "root scoring".
- J. Do not wrap trees.
- K. Do not over prune.
- L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.
- M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.
- N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
- O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure trees against seasonal prevailing winds.
- P. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
 1. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
 2. Pruning shall be done with clean, sharp tools.
 3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.
- Q. Steel Curbing Installation:
 1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
 2. All steel curbing shall be free of kinks and abrupt bends.
 3. Top of curbing shall be 1/2" maximum height above final finished grade.
 4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
 5. Do not install steel edging along sidewalks or curbs.
 6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

3.3 CLEANUP AND ACCEPTANCE

- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.

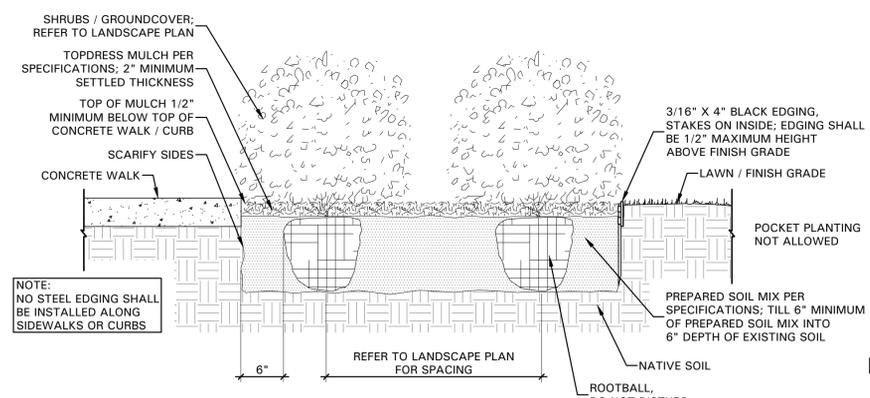
END OF SECTION



TREE PLANTING DETAIL LEGEND AND NOTES

- A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org
- B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL. CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.
- C. ROOT BALL: REMOVE TOP 1/2 BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.
- D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.
- E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK SHOULD BE IN THE CENTER OF THE RING.
- F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.
- G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR Mallet FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "U" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).

- H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.
- I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2 INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.
- J. TREE STAKES: TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM: Tree Stake Solutions ATTN: Jeff Tuley (903) 676-6143 jeff@treestakesolutions.com www.treestakesolutions.com OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.
- K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.

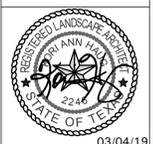


LANDSCAPE SPECIFICATIONS AND DETAILS

4245 North Central Expy
Suite 501
Dallas, Texas 75205
214.865.7192 office



#	DATE	DESCRIPTION
	02/14/19	CITY COMMENTS
	03/04/19	CITY COMMENTS



03/04/19

pross design group, incorporated
2810 Harvest Hill Road, Suite 160, Dallas, Texas 75228 (972) 726-1400

SPR
PACKAGING
SPR NORTH
ROCKWALL, TEXAS

job no
sheet
L2.04



Ordering Information EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA DBXDK

Order	Part	Options	Notes
DSX1 LED	P7	40K	40,000K color temperature
DSX1 LED	T3M	T3M	30° beam spread
DSX1 LED	MVOLT	MVOLT	120VAC MVOLT
DSX1 LED	SPA	SPA	Standard Pole Mount
DSX1 LED	DBXDK	DBXDK	Dark Box Finish

Ordering Information EXAMPLE: DSXW1 LED 20C 1000 50K TFM

Order	Part	Options	Notes
DSXW1 LED	20C	20C	20° beam spread
DSXW1 LED	1000	1000	1000lm output
DSXW1 LED	50K	50K	50,000K color temperature
DSXW1 LED	TFM	TFM	Trim-Free Mount

LUMINAIRE SCHEDULE

Symbol	Label	Qty	Catalog Number	Description	Lamp	File	Lumens	LLF	Watts
SA	12	DSX1 LED P6 50K T4M MVOLT	DSX1 LED P6 50K T4M MVOLT	LED	DSX1_LED_P6_50K_T4M_MVOLT	Absolute	1,000	1.00	163
SB	1	DSX1 LED P6 50K T2M MVOLT	DSX1 LED P6 50K T2M MVOLT	LED	DSX1_LED_P6_50K_T2M_MVOLT	Absolute	1,000	1.00	163
W1	9	DSXW1 LED 20C 700 50K T2S	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE T2S OPTIC, 5000K, @ 100MA	LED	DSXW1_LED_20C_700_50K_T2S_MVOLT	Absolute	1,000	1.00	45.7
W2	7	DSXW1 LED 20C 1000 50K TFM	DSXW1 LED WITH (2) 10 LED LIGHT ENGINES, TYPE TFM OPTIC, 5000K, @ 100MA	LED	DSXW1_LED_20C_1000_50K_TFM	Absolute	1,000	1.00	73.2

STATISTICS

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #3	+	0.8fc	4.4fc	0.0fc	N/A	N/A

