AGENDA PLANNING AND ZONING COMMISSION WORK SESSION City Hall, 385 South Goliad, Rockwall, Texas Council Chambers September 24, 2019 6:00 P.M.

CALL TO ORDER

OPEN FORUM

CONSENT AGENDA

- 1. Approval of Minutes for the <u>August 27, 2019</u> Planning and Zoning Commission meeting.
- 2. P2019-037 (Korey)

Consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Carla Rankin Real Estate Holding for the approval of a final plat for Lot 1, Block A, Rankin Addition being a 0.29-acre tract of land identified as Tract 22 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Residential Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 4035 N. Goliad Street [*SH-205*], and take any action necessary.

3. P2019-038 (David)

Consider a request by Bryon Connally of CBG Surveying Texas, LLC on behalf of Shannon McCord Riddell for the approval of a replat for Lot 1, Block A, Goliad-Riddle Addition being a 0.4079-acre tract of land identified as Lot C, Block 117, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 501 S. Goliad Street, and take any action necessary.

APPOINTMENTS

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

DISCUSSION ITEMS

5. Z2019-021 (David)

Hold a public hearing to discuss and consider a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners Gwen Reed, Saddle Star South Holdings, LLC, and CDT Rockwall/2017, LLC for the approval of a zoning amendment to Planned Development District 79 (PD-79) [*Ordinance No. 16-39*] for the purpose of amending the development standards and concept plan on a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned 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 south of Featherstone Drive, and take any action necessary.

6. Z2019-022 (Korey)

Hold a public hearing to discuss and consider a request by Marty Wright for the approval of a Specific Use Permit (SUP) for an accessory building on a one (1) acre tract of land identified as Lot 10, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2340 Saddlebrook Lane, and take any action necessary.

7. Z2019-024 (David)

Hold a public hearing to discuss and consider a request by Adam Buczek of Stone Creek Balance, LTD for the approval of a zoning amendment to Planned Development District 70 (PD-70) for the purpose of changing the number of hard-edged retention ponds required for the residential subdivision being a ~336-acre tract of land identified as the Stone Creek Subdivision and being situated within the W. T. Deweese Survey, Abstract No. 71 and the S. King Survey, Abstract No 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) and SH-205 By-Pass Overlay (SH-205 BY-OV) Districts, generally located at the southeast corner of the intersection of FM-552 and SH-205 [*N. Goliad Street*], and take any action necessary.

8. SP2019-035 (Korey)

Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of the owner for the approval of a site plan for the expansion of an existing Minor Auto Repair Garage on a 1.1107-acre parcel of land identified as Lot 4, Block 1, Horizon Village Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 2581 Horizon Road [*FM-3097*], and take any action necessary.

9. SP2019-037 (David)

Discuss and consider a request by Anna C. Blackwell of Carrillo Engineering, LLC on behalf of Eddie Martin of Retail Partners, LLC for the approval of a site plan for a strip retail center on a 1.1755-acre parcel of land identified as Lot 26 of the Lake Ridge Estates Addition, City of Rockwall, Rockwall County, Texas, situated within the *Ridge Road Retail Subdistrict* of Planned Development District 32 (PD-32), located within the Scenic Overlay (SOV) District, addressed as 2930 Ridge Road [*FM-740*], and take any action necessary.

10. Director's Report of post Council meeting outcomes of Planning & Zoning cases (Ryan).

- ✓ P2019-017: Preliminary Plat for the Emerson Farms Addition [Approved]
- ✓ P2019-031: Final Plat for Saddle Star South, Phase 1 Addition [Approved]
- ✓ P2019-033: Replat for Lot 47, Block D, Park Place West, Phase II Addition 1 [Approved]
- ✓ Z2019-017: Zoning Change (AG to PD) for Townhomes (*1st Reading*) [*Withdrawn*]
- ✓ Z2019-018: Amendment to Planned Development District 5 (PD-5) (1st Reading) [Approved]
- ✓ Z2019-019: Specific Use Permit (SUP) for a Freestanding Commercial Antenna (1st Reading) [Withdrawn]
- ✓ Z2019-020: Zoning Change (AG to C) for the Panzner Addition (1st Reading) [Approved]

ADJOURNMENT

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

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

I, Laura Morales, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on the 20th day of September 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 September 24, 2019 5:00 PM

CALL TO ORDER

OPEN FORUM

CONSENT AGENDA

1. SP2019-038 (David)

Consider a request for the approval of an amended site plan for an existing restaurant (*i.e. Braum's Ice Cream & Dairy Store*) on a 1.30-acre parcel of land identified as Lot 1A, Block A, Braum's Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the SH-205 Overlay (SH-205 OV) District, and addressed as 1820 S. Goliad Street., and take any action necessary.

ACTION ITEMS

2. SP2019-035 (Korey)

Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of the owner for the approval of a site plan for the expansion of an existing Minor Auto Repair Garage on a 1.1107-acre parcel of land identified as Lot 4, Block 1, Horizon Village Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 2581 Horizon Road [*FM-3097*], and take any action necessary.

3. SP2019-037 (David)

Discuss and consider a request by Anna C. Blackwell of Carrillo Engineering, LLC on behalf of Eddie Martin of Retail Partners, LLC for the approval of a site plan for a strip retail center on a 1.1755-acre parcel of land identified as Lot 26 of the Lake Ridge Estates Addition, City of Rockwall, Rockwall County, Texas, situated within the *Ridge Road Retail Subdistrict* of Planned Development District 32 (PD-32), located within the Scenic Overlay (SOV) District, addressed as 2930 Ridge Road [*FM-740*], and take any action necessary.

ADJOURNMENT

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

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

I, 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 20th day of September 2019, by 5:00 p.m., and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

2		MINUTES
3 4		PLANNING AND ZONING COMMISSION WORK SESSION City Hall, 385 South Goliad, Rockwall, Texas
5		Council Chambers
6 7		August 27, 2019
8		6:00 P.M.
9 10	Ι.	CALL TO ORDER
11 12		Vice-Chairman Eric Chodun called the meeting to order at 6:00 p.m. The Commissioners present
13 14		at the meeting were, Jerry Welch, Tracey Logan, Mark Moeller and Sedrick Thomas. Absent from the meeting was Annie Fishman and John Womble. Staff members present were Planning Director,
15		Ryan Miller, Planning Manager, David Gonzales, Planning Coordinator, Laura Morales, City
16 17		Engineer, Amy Williams, and Civil Engineer Sarah Hager.
18 19	II.	OPEN FORUM
20 21 22 23		Vice-Chairman Chodun explained how Open Forum is conducted and asked if anyone wished to speak to come forward at this time. There being no one coming forward to speak Vice-Chairman Chodun closed the open forum.
24	III.	CONSENT AGENDA
25 26 27		1. Approval of Minutes for the July 30, 2019 Planning and Zoning Commission meeting.
28		2. P2019-032
29 30		Consider a request by Jay and Terri Bedford of A. J. Bedford Group, Inc. on behalf of Raymond Jowers for the approval of a replat for Lot 8, Block A, Bodin Industrial Addition being a 2.029-acre parcel of land
31 32		identified as Lot 7, Block A, Bodin Industrial Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, addressed as 2040 Kristy Lane, and take any action necessary.
33 34		3. P2019-034
35		Consider a request by Matt Atkins of Engineering Concepts on behalf of Scott Lewis of RRDC, LTD. for
36 37		the approval of a replat for Lots 29-33, Block A, Whisper Rock Addition being a 1.177-acre tract of land currently identified as Lots 1-5, Block A, Whisper Rock Addition, City of Rockwall, Rockwall County,
38		Texas, zoned Planned Development District 47 (PD-47) for Single-Family 10 (SF-10) District land uses,
39 40		situated within the Scenic Overlay (SOV) District, addressed as 1206, 1210, 1214, 1218 & 1222 Whisper Rock Drive, and take any action necessary.
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42 43		4. P2019-036 Consider a request by Price Pointer of TCB Construction Group, LLC for the approval of a replat for Lot
44		1, Block A, TCB Addition being a 0.23-acre parcel of land identified as Block 20B of the Amick Addition,
45 46		City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District, addressed as 505 N. Goliad Street, and take any action necessary.
47		
48 49		5. SP2019-034 Consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Suresh Shridharani of Harlan
50		Properties, Inc. for the approval of a site plan for the Emerson Farms Subdivision containing 107 single-
51 52		family residential lots on a 138.756-acre tract of land identified as Tract 1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 76 (PD-
53		76) for Single Family 1 (SF-1) District land uses, generally located on the east side of Dowell Road south
54 55		of the intersection of SH-276 and Dowell Road, and take any action necessary.
56		Commissioner Welch made a motion to approve the consent agenda. Commissioner Logan
57 58		seconded the motion which passed by a vote of 5-0 with Commissioners Womble and Fishman absent.
59 60	IV.	APPOINTMENTS
61 62		6. Appointment with Architectural Review Board representative to receive the Board's recommendations

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

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- 64 Architectural Review representative gave a brief explanation concerning agenda items that were 65 discussed at the Architectural Review Board meeting.
- 66 67 Vice-Chairman Chodun indicated agenda item #7 would be moved to the end of the agenda.

69 V. ACTION ITEMS

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7. Hold an election to elect a Chairman and Vice-Chairman for the Planning and Zoning Commission.

Commissioner Moeller nominated Vice-Chairman Chodun for Chairman of the Commission. Commissioner Logan seconded the motion which passed by a vote of 5-0 with Commissioners Fishman and Womble absent. Commissioner Moeller made a motion to nominate Commissioner Welch as Vice-Chairman. Commissioner Thomas seconded the motion which passed by a vote of 5-0 with Commissioners Fishman and Womble absent.

- 79 80 VI. DISCUSSION ITEMS
 - 8. Z2019-017

Hold a public hearing to discuss and consider a request by Lance Tyler of Marc Development, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Two-Family (2F) District land uses to allow townhomes on a 1.27-acre tract of land identified as Tract 29 & 29-1 of the S. S. McCurry Survey, Abstract No. 146, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, addressed as 1451 FM-1141, and take any action necessary.

- Vice Chairman Chodun asked the applicant to come forward and speak.
- Lance Tyler 1501 The Rock Rockwall, TX

Mr. Tyler came forward and provided information and background pertaining to his request. Mr. Tyler indicated he was available for questions.

Vice-Chairman Chodun asked for questions from the Commission. Commissioner Logan asked in regards to the access. Commissioner Moeller shared concern with the high density and rear driveway being the only access for parking. Commissioner Welch asked in regards to the design.

- There being no further questions Vice-Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.
 - 9. Z2019-018

Hold a public hearing to discuss and consider a request by Rob Whittle for the approval of an amendment to Planned Development District 5 (PD-5) to change the garage setback requirements for an 11.003-acre tract of land identified as Lots 1-40, Block A, the Highlands Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5) for Zero Lot Line (ZL-5) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located at the northwest corner of the intersection of SH-66 and FM-1114, and take any action necessary.

- Planning Director, Ryan Miller, provided a brief summary and background of the request. Mr. Miller
 indicated that the applicant was present and available for questions as well as staff.
- 117 Vice Chairman Chodun asked the applicant to come forward and speak.
- 118
 Rob Whittle

 119
 Rob Whittle

 120
 P.O. Box 369

 121
 Rockwall, TX
- 121 Rockwall, T) 122
- Mr. Whittle came forward and provided additional information in regards to the request. Mr. Whittle
 indicated he was available for questions.
- 126 Vice-Chairman Chodun asked for questions from the Commission.

127	There being no questions Vice-Chairman Chodun indicated the case will return to the Commission
128	for action at the next scheduled meeting.
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130	10. Z2019-019
131	Hold a public hearing to discuss and consider a request by Doug Henderson of Crafton Communications,
132	Inc. for the approval of a Specific Use Permit (SUP) allowing a Freestanding Commercial Antenna on a
133	0.0055-acre portion of a larger 1.24-acre parcel of land, identified as Lot 9, Block A, Horizon Ridge Center
134	Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for
135	General Retail (GR) District land uses, addressed as 920 Rockwall Parkway, and take any action
136	necessary.
137	necessary.
138	Vice Chairman Chodun asked the applicant to come forward and speak.
139	
140	Doug Henderson
141	1870 Crown Drive
142	Dallas, TX
143	
144	Mr. Henderson came forward and provided a brief summary of the request. He indicated he was
145	available for questions.
146	available for questions.
	Vise Obsime a Obside a shed for available from the Osmanissian Osmanissian on Welsh school if
147	Vice-Chairman Chodun asked for questions from the Commission. Commissioner Welch asked if
148	the subject property is owned by the City of Rockwall. Senior Planner, Korey Brooks, indicated
149	that the city tower is in a city facility. The request is to add an additional tower with the existing
150	one remaining on the site. Commissioner Moeller asked in regards to the platforms within the
151	tower.
152	
153	There being no further questions Vice-Chairman Chodun indicated the case will return to the
154	Commission for action at the next scheduled meeting.
155	Commission for decion at the next scheduled meeting.
	11 70040 000
156	11. Z2019-020
157	Hold a public hearing to discuss and consider a request by Todd Panzner for the approval of a zoning
158	change from an Agricultural (AG) District to a Commercial (C) District for a 11.85-acre tract of land
159	identified as Tract 1-1 of the J. H. Bailey Survey, Abstract No. 22, City of Rockwall, Rockwall County,
160	Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally
161	located south of the intersection of Green Circle and SH-276, and take any action necessary.
162	
163	Vice Chairman Chodun asked the applicant to come forward and speak.
164	
165	Todd Panzner
166	
	1600 Eldridge Parkway
167	Houston, TX
168	
169	Mr. Panzner came forward and provided brief comments in regards to details pertaining to the
170	request and indicated he was available for questions.
171	
172	There being no questions Vice-Chairman Chodun indicated the case will return to the Commission
173	for action at the next scheduled meeting.
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175	12. P2019-017
176	Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Suresh
177	Shridharani of Harlan Properties, Inc. for the approval of a preliminary plat for the Emerson Farms
178	Subdivision containing 107 single-family residential lots on a 138.756-acre tract of land identified as Tract
179	1 of the J. Lockhart Survey, Abstract No. 137, City of Rockwall, Rockwall County, Texas, zoned Planned
180	Development District 76 (PD-76) for Single Family 1 (SF-1) District land uses, generally located on the
181	east side of Dowell Road south of the intersection of SH-276 and Dowell Road, and take any action
182	necessary.
183	-
184	Senior Planner, Korey Brooks provided brief comments in regards to the request. The case is
185	before the Commission because it will go before the Parks Board to access fees and will be on
186	the consent agenda at the next scheduled meeting.
187	the concern againar at the next concarion mouthly.
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188 189 190	There being no questions Vice-Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.
191	13. P2019-031
192	Consider a request by Pat Atkins of the Saddle Star Land Development, LLC on behalf of the owner Jeff
193	Kennemer of the Saddle Star Land Development, LLC for the approval of a final plat for Phase 1 of the
194	Saddle Star South Subdivision containing 66 single-family residential lots on a 26.411-acre tract of land
195	identified as a portion of a larger 44.292-acre tract of land identified as Tract 2-03 of the P. B. Harrison
196	Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development District
197 198	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
199	Featherstone Drive John King Boulevard, and take any action necessary.
200	r saunsistene Erre teinin hing Bealeraia, and ante any action necessary.
201	Planning Manager, David Gonzales, shared that the purpose for discussion on the request is due
202	to some adjustments that needed to be made to some of the lots within the subdivision and those
203	as well as comments that staff has forwarded are being worked on by the applicant. The item will
204 205	be on the consent agenda at the next scheduled meeting.
205	Mr. Gonzales indicated that the applicant was present and available for questions as well as staff.
207	
208 209	Vice-Chairman Chodun asked for questions from the Commission.
210	There being no questions Vice-Chairman Chodun indicated the case will return to the Commission
211	for action at the next scheduled meeting.
212	
213 214	14 00010 000
214 215	14. P2019-033 Consider a request by Bill Bricker of Columbia Development Company, LLC on behalf of David and Laura
216	Cline for the approval of a replat for Lot 47, Block D, Park Place West Phase II Addition being a 0.184-
217	acre parcel of land being currently identified as Lot 20, Block D, Park Place West Phase II Addition, City
218	of Rockwall, Rockwall County, Texas, zoned Planned Development District 59 (PD-59) for Single-Family
219 220	7 (SF-7) District land uses, addressed as 408 Jordan Farm Circle, and take any action necessary.
220	Senior Planner, Korey Brooks, shared that the case was on the agenda due to issues with the
222	easements and should the issues be resolved it will be on the consent agenda at the next
223	scheduled meeting.
224	Ma Davida india (afferenza andilable for any others) (in a Nilas Obsimum Obsidance shed for any others)
225 226	Mr. Brooks indicated staff was available for questions. Vice-Chairman Chodun asked for questions from the Commission.
227	
228	There being no questions Vice-Chairman Chodun indicated the case will return to the Commission
229	for action at the next scheduled meeting.
230	
231 232	15. P2019-035
232	Discuss and consider a request by Chase Finch of Corwin Engineering, Inc. on behalf of Adam Buczek
233	of Stone Creek Phase 10, LTD for the approval of a final plat for Stone Creek, Phase X containing 118
235	single-family residential lots on a 36.428-acre tract of land identified as a portion of Tract 3 of the S. King
236	Survey, Abstract No. 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District
237	70 (PD-70) for Single Family-10 (SF-10) District land uses, located at the southwest corner of the
238	intersection of Featherstone Drive and John King Boulevard, and take any action necessary.
239 240	Planning Manager, David Gonzales, shared that the applicant indicated they would like to withdraw
240	the application and no action is necessary from the Commission. Mr. Gonzales indicated staff was
242	available for questions.
243	
244 245	Vice-Chairman Chodun asked for questions from the Commission.
245 246	There being no questions Vice-Chairman Chodun indicated the case will return to the Commission
247	for action at the next scheduled meeting.
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250	16. SP2019-030
251	Discuss and consider a request by David A. Morales of Pross Design Group, Inc. on behalf of Carolina
252	Molina of Alvaplast US (SPR Packaging) for the approval of a site plan for an expansion of an existing
253	office/warehouse/manufacturing facility on a 10.1893-acre tract of land identified Lot 2, Block A, SPR
254	Packaging Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District,
255	addressed as 1480 Justin Road, and take any action necessary.
256	
257	Planning Manager, David Gonzales, shared that the Architectural Review Board reviewed the site
258	plan and forwarded a recommendation of approval along with the variances and exceptions being
259	requested. Mr. Gonzales indicated that the applicant was present and available for questions as
260	well as staff.
261	
262	Vice Chairman Chodun asked the applicant to come forward and speak.
263	
264	Bobby Pross
265	4050 Wayne's Brick Road
266	Dallas, TX
267	
268	Mr. Broose some forward and provided comments in regards to the request and indicated he was
	Mr. Pross came forward and provided comments in regards to the request and indicated he was
269	available for questions.
270	
271	Vice-Chairman Chodun asked for questions from the Commission.
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273	There being no questions Vice-Chairman Chodun indicated the case will return to the Commission
274	for action at the next scheduled meeting.
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	47. 00040.004
277	17. SP2019-031
278	Discuss and consider a request by Ryan Moorman of R. D. Moorman, Inc. for the approval of a site plan
279	for an office building on a 1.244-acre parcel of land identified as Lot 22, Rainbow Acres Addition, City or
280	Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 259 Ranch Trail, and
281	take any action necessary.
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283	Vice Chairman Chodun asked the applicant to come forward and speak.
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285	Ryan Moorman
286	417 Windermere
287	Heath, TX
288	· · · · · · · · · · · · · · · · · · ·
289	Mr. Moorman came forward and provided comments pertaining to the request for approval of a
290	site plan for an office building. Mr. Moorman indicated he was available for questions.
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292	There being no questions Vice-Chairman Chodun indicated the case will return to the
293	Commission for action at the next scheduled meeting.
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295	18. SP2019-033
296	Discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf of Dan
297	Bobst of J-BR2, LLC for the approval of a site plan for a strip retail center and restaurant on a 2.893-acre
298	parcel of land identified as Lot 1, Block B, Harbor District Addition, City of Rockwall, Rockwall County,
299	Texas, situated within the Hillside Sub-District of Planned Development District 32 (PD-32), located within
300	the IH-30 Overlay (IH-30 OV) District, located at the southwest corner of the intersection of the IH-30
301	frontage road and Sunset Ridge Drive, and take any action necessary.
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304	Vice Chairman Chodun asked the applicant to come forward and speak.
305	
306	Jimmy Strohmeyer
307	2701 Sunset Ridge
308	Rockwall, TX
309	
307	

310 311		Mr. Strohmeyer came forward and provided comments pertaining to the request for approval of the site plan for a strip retail center and restaurant they are bringing forward. Mr. Strohmeyer
312		indicated he was available for questions.
313		
314 315		There being no questions Vice-Chairman Chodun indicated the case will return to the Commission for action at the next scheduled meeting.
315		for action at the next scheduled meeting.
317		
318		19. Director's Report of post Council meeting outcomes of Planning & Zoning cases.
319		
320		 P2019-029: Preliminary Plat for the Northgate Subdivision [Approved]
321		✓ P2019-026: Master Plat for the Northgate Subdivision [<i>Approved</i>]
322		✓ Z2019-015: SUP for a Minor Automotive Facility [<i>Approved</i>]
323 324		✓ Z2019-016: Legislative Update Text Amendment (1 st Reading) [Approved]
325		Planning Director, Ryan Miller, provided a brief update about the outcome of the above referenced
326		case at the City Council meeting.
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329	VII.	ADJOURNMENT
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331 332		Chairman Chodun adjourned the meeting at 6:54 p.m.
332 333		
334		PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF
335		ROCKWALL, Texas, this day of, 2019.
		NOCKWALL, Texas, this day of, 2019.
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337 338		
339		Eric Chodun, Chairman
340		Ene Griodun, Ghairman
341		Attest:
342		
343		
344		Laura Morales, Planning Coordinator
345		
346		
347 348		20. Capital Improvements Advisory Committee Meeting (CIAC) [6:30 PM]
349		

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

то:	Planning and Zoning Commission
DATE:	September 24, 2019
APPLICANT:	Dub Douphrate; Douphrate & Associates, Inc.
CASE NUMBER:	P2019-037; Lot 1, Block A, Rankin Addition

<u>SUMMARY</u>

Consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Carla Rankin Real Estate Holding for the approval of a final plat for Lot 1, Block A, Rankin Addition being a 0.29-acre tract of land identified as Tract 22 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Residential Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 4035 N. Goliad Street [SH-205], and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting to final plat a 0.29-acre tract of land (*i.e. Tract 22, of the J. Strickland Survey, Abstract No. 187*) into one (1) lot (*i.e. Lot 1, Block A, Rankin Addition*) for the purpose of converting a single-family home into an office.
- ☑ The subject property was annexed in 1983 [*Ordinance No. 83-57*] and currently contains a singlefamily home. On June 25, 2019, the Planning and Zoning Commission approved a site plan [*Case No. SP2019-020*] for the purpose of converting a single-family home into an office.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat conforming to the requirements for final plats as stipulated by 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.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the final plat for *Lot 1*, *Block A, Rankin Addition*, staff would propose the following conditions of approval:

- (1) The final plat shall conform to all requirements stipulated by the Planning, Engineering and Fire Departments;
- (2) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Project Plan Review History



Project Number Project Name Type Subtype Status	P2019-037 Rankin Office PLAT FINAL Staff Review	Owner Applicant	CLARK, E DUB DO	BRUCE UPHRATE		Applied Approved Closed Expired Status	9/13/2019	КВ
Site Address 4035 N GOLIAD		City, State Zip ROCKWALL, TX 75087				Zoning		
Subdivision CASTLE RIDGE PH	11	Tract 22	Block	Lot No 22	Parcel No 0187-0000-0022-00	General Pl 0-OR	an	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
BUILDING	Russell McDowell	9/13/2019	9/20/2019	9/17/2019	4 APPROVED	
ENGINEERING	Sarah Johnston	9/13/2019	9/20/2019	9/20/2019	7 APPROVED	
FIRE	Ariana Hargrove	9/13/2019	9/20/2019	9/20/2019	7 APPROVED	
GIS	Lance Singleton	9/13/2019	9/20/2019	9/17/2019	4 APPROVED	
PLANNING	Korey Brooks	9/13/2019	9/20/2019	9/18/2019	5 COMMENTS	Comments

Type of Review / Notes Contact Sent Due Received El	Elapsed Status Remarks
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P2019-037; Lot 1, Block A, Rankin Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Carla Rankin Real Estate Holding for the approval of a final plat for Lot1, Block A, Rankin Addition being a 0.29-acre tract of land identified as Tract22 of the J. Strickland Survey, Abstract No. 187, City of Rockwall, Rockwall County, Texas, zoned Residential Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 4035 N. Goliad Street [SH-205]

1.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.

M.3 For reference, include the case number (P2019-037) in the lower right-hand corner of all pages on future submittals.

1.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC).

M.5 Please make the following clarifications on the replat to ensure staff can properly review this project and convey all of the required elements to the Cit's boards and commissions:

(1) Please label the Point of Beginning

(2) Please show and label front setback and Landscape buffer.

(3) Show and label adjacent properties. It is not necessary to show Glenmere Court.

(4) Can this plat be reduced to one page?

(5) Please note, the graphic scale is off.

I.6 Please note that failure to address all comments provided by staff by5:00 PM on October 1, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.

1.7 Staff has identified the aforementioned items necessary to continue the submittal process Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on October 1, 2019; The Planning & Zoning Meeting September 26, 2019.





City of Rockwall Planning & Zoning Department 385 S. Goliad Street

Planning & Zoning Departm 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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GENERAL NOTES:

STATE HIGHWAY 205 N. GOLIAD STREET N. GOLIAD STREET

S 22°31'44" E

20.60'

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 bee accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on document recorded in Clerk File #2019000000444 or the Official Public Records, Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0030L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor



FINAL PLAT RANKIN ADDITION LOT 1, BLOCK A BEING 0.320 ACRES LOCATED IN THE J. STRICKLAND SURVEY, ABSTRACT NO. 187 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Scale: 1" = 30'

Date: July 7, 2019

Technician:Bedford

Drawn By: Bedford

necked By: A.J. Bedfor

P.C.: Cryer/Spradling

Job. No. 658-006

GF No.

301 N. Alamo Rd. * Rockwall, Texas 75087 (972) 722-0225 , www.ajbedfordgroup.com, ajb@ajbedfordgroup.c

A J Bedford Group, Inc.

Registered Professional Land Surveyors

TBPLS REG#10118200

File: RANKIN ADDITION FINAL PLAT

Engineer: DOUPHRATE & ASSOCIATES, INC. TEXAS REGISTERED ENGINEERING FIRM F-886 2235 RIDGE ROAD ROCKWALL, TEXAS 75087 972-771-9004 Owner:

Sheet:

1

of: 2

807 MOUNTCASTLE DRIVE ROCKWALL, TEXAS 75087

CARLA RANKIN REAL ESTATE HOLDINGS LLC

STATE OF TEXAS COUNTY OF ROCKWALL

BEING a 0.320 acre tract of land situated in the J. STRICKLAND SURVEY, ABSTRACT NO. 187, in the City of Rockwall, Rockwall Dallas, County, Texas and being part of a conveyed to CARLA RANKIN REAL ESTATE HOLDINGS, LLC according to the document recorded in Clerk File #20190000004444 of the Official Public Records of Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a ½ inch iron rod found for southwest corner of the herein described tract of land and being located in the east line of <u>CASTLE RIDGE ESTATES, PHASE 1</u> recorded in CABINET G, SLIDE 85 of the Official Public Records of Rockwall County, Texas;

THENCE with the east line of said CASTLE RIDGE ESTATES, PHASE 1, **NORTH 02°01'03" WEST** a distance of **96.42** feet to a ½ inch iron rod found for corner;

THENCE departing the east line of said Castle Ridge Estates, **NORTH 70°47'05" EAST** a distance of **8.82** feet to a 5/8 inch iron rod set for corner;

THENCE NORTH 64°08'34" EAST a distance of **124.58** feet to a ½ inch iron rod found is the west line of STATE HIGHWAY 205 (NORTH GOLIAD STREET) and being the beginning of a curve to the left having a radius of 2,915.00 and a chord bearing of South 22°44'15" East;

THENCE along the west line of said STATE HIGHWAY 205 (NORTH GOLIAD STREET) as follows:

Continuing with said curve to the left through a central angle of **01°31'00**" for an arc length of **77.16** feet to a 5/8 inch iron rod set for corner;

SOUTH 22°31'44" EAST a distance of 20.60 feet to a ½ inch iron rod found for corner;

THENCE departing the west line of said STATE HIGHWAY 205 (NORTH GOLIAD STREET), **SOUTH 67°43'14" WEST** a distance of **167.25** feet to a ½ iron rod found for corner in the east line of said CASTLE RIDGE ESTATES, PHASE 1;

THENCE along the east line of said CASTLE RIDGE ESTATES, PHASE 1, NORTH 02°01'03" WEST a distance of **96.42** feet to the **POINT OF BEGINNING**;

CONTAINING within these metes and bounds **0.320 acre or 14,001 square feet** of land more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: STATE OF TEXAS COUNTY OF ROCKWALL

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

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.

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

7. Property owner is responsible for maintenance, repair, and replacement of all detention/drainage facilities in easements;

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

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

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

CARLA RANKIN REAL ESTATE HOLDINGS, LLC

Name: Title:

STATE OF TEXAS COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this _____ day of _____

Notary Public in and for the State of Texas

GENERAL NOTES:

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 bee accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

The use of the word "certify or certificate" used hereon constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

Basis of Bearings: Bearings are based on document recorded in Clerk File #2019000000444 or the Official Public Records, Rockwall County, Texas.

FLOOD STATEMENT: According to Community Panel No. 48397C0030L, dated September 26, 2008 of the Federal Emergency Management Agency, National Flood Insurance Program map this property is within Flood Zone "X", which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This statement shall not create liability on the part of the Surveyor RECOMMENDED FOR FINAL APPROVA

Planning and Zoning Com

APPROVED

I hereby certify that the at the City Council of the City

This approval shall be inva Clerk of Rockwall, County, WITNESS OUR HANDS, thi

Mayor, City of Rockwall

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Austin J. Bedford, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

"Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document"

Austin J. Bedford Registered Professional Land Surveyor No. 4132 jay@ajbedfordgroup.com A.J. Bedford Group, Inc. 301 North Alamo Road Rockwall, Texas 75087

_____, 2019

Case No.: P

FINAL PLAT RANKIN ADDITION LOT 1, BLOCK A BEING 0.320 ACRES LOCATED IN THE J. STRICKLAND SURVEY, ABSTRACT NO. 187 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



AL APPRO	VAL		
mission	Date		
	foregoing plat of an additic wall on the day of	•	
	s the approved plat for such ithin one hundred eighty (1		
is	day of	_, 2019.	

City Secretary

City Engineer



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:	September 24, 2019
APPLICANT:	Bryon Connally; CBG Surveying Texas, LLC
CASE NUMBER:	P2019-038; Lot 1, Block A, Goliad-Riddell Addition

SUMMARY

Consider a request by Bryon Connally of CBG Surveying Texas, LLC on behalf of Shannon McCord Riddell for the approval of a replat for Lot 1, Block A, Goliad-Riddle Addition being a 0.4079-acre tract of land identified as Lot C, Block 117, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 501 S. Goliad Street, and take any action necessary.

PLAT INFORMATION

- ☑ The applicant is requesting the approval of a replat for a 0.4079-acre parcel of land [*i.e. Lot 1, Block A, Goliad-Riddell Addition*] for purpose of establishing a drainage & detention easement for the in conjunction with the expansion of the existing building on the subject property. The *subject property* is zoned General Retail (GR) District and addressed as 501 S. Goliad Street.
- ☑ On August 13, 2019, the Planning and Zoning Commission approved a site plan [*i.e.SP2019-029*] for the purpose of expanding an existing personal service facility [*i.e. Jour Salon & Spa*] subject property. The proposed expansion will increase the total square footage of the existing structure to 3,448 SF (*i.e. an increase of 736 SF*). According to the Rockwall Central Appraisal District (RCAD) records, the existing structure was constructed in 1990.
- ☑ The surveyor has completed the majority of the technical revisions requested by staff, and this plat conforming to the requirements for final plats as stipulated by 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.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the replat for *Lot 1, Block A, Goliad-Riddell 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) Any construction resulting from the approval of this plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.





Project Name Type Subtype	22019-038 Lot 1, Block A, Goliad-Riddlo PLAT REPLAT P&Z HEARING	e Addition	Owne Appli		MCCORE CBG SUR	-	NON , TEXAS LLC	2	Applied Approved Closed Expired Status	9/13/2019 9/20/2019	KB DG
Site Address		City, State Zi	•								
501 S GOLIAD		ROCKWALL,	TX 75087						Zoning		
Subdivision		Tract			Block	Lot N	0	Parcel No	General Pla	in	
CARABAJAL		С			117	С		3140-0117-000C-00-0F	2		
Type of Review / Note BUILDING	es Contact Russell McDowell	Sent 9/13/2019	Due 9/20/2019	Receive 9/17/2	-	Elapsec 4	I Status APPROVE	D	Remarks		
							-				
ENGINEERING (9/20/2019 12:0	Sarah Johnston 7 PM SJ)	9/13/2019	9/20/2019	9/20/2		7	COMMEN				
(9/20/2019 12:0 M - Need easem M - Remove con	7 PM SJ) ent bearings and distances tours and trees.	for outfall to	ROW and de	tention p	019 oond.	7	COMMEN	ITS	asements "		
(9/20/2019 12:0 M - Need easem M - Remove con	7 PM SJ) ent bearings and distances	for outfall to esponsible fo	ROW and de	tention p ance rep	019 oond. oair, and i	7	COMMEN	ITS rainage and detention e	asements."	1	
(9/20/2019 12:0 M - Need easem M - Remove con M - Add note, "5	7 PM SJ) ent bearings and distances tours and trees. 5. Property owner shall be r	for outfall to esponsible fo	ROW and de r all mainten 9/20/2019	tention p ance rep 9/20/2	019 bond. bair, and r 019	7 reconstr	COMMEN uction of d	ITS rainage and detention e D	asements."		

Type of Review / Notes	Contact	Sent
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Due

(9/20/2019 9:38 AM DG)

P2019-038: Replat – Goliad-Riddell Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request for the approval of a replat for Lot1, Block A, Goliad-Riddle Addition being a 0.4079-acre tract of land identified as Lot C, Block 117, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 501 S. Goliad Street.

Received

I.2 For questions or comments concerning this case, please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (P2019-038) in the lower right hand corner of all pages on future submittals.

I.4 The final plat shall conform to all standards and requirements of the Unified Development Code(UDC), and staff comments provided by the Planning Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document

M.5 Correct Title Block to read as follows: Final Plat GOLIAD-RIDDELL ADDITION Lot 1, Block A 17,769 Sq. Ft. / 0.4079-acres Being a replat of Lots C, Block 117, BF Boydston Addition, Situated in the E.P. Gaines Chisum Survey, Abstract No. 64 City of Rockwall, Rockwall County, Texas

1.6 Provide a label indicating the center line of both street rights-of-way (i.e. S. Goliad Street & Storrs Street).

M.7 Remove the following improvements from the plat as these items are not associated with a final plat (Sec. 38-10, Final Plat, Art. I, UDC):

- 1) Remove building footprint.
- 2) Remove parking lot improvements and striping detail
- 3) Remove all tree detail and symbols.
- 4) Remove retaining wall detail

M.8 Provide the following information on the plat (Sec. 38-10, Final Plat, Art. I, UDC):

- 1) Provide a label for the addition's name above Lot 1, Block A (i.e. Goliad-Riddell Addition).
- 2) Delineate and label building setbacks adjacent to streets.
- 3) Delineate and label all easements (i.e. existing and proposed).
- 4) Delineate and label the street rights-of-way (i.e. Storrs Street).
- 5) Use a lighter gray scale for contour lines (or dashed lines).

1.9 Staff has identified the aforementioned items necessary to continue the submittal process Please make these revisions and corrections, and provide any additional information that is requested Revisions for this case will be due on October 1, 2019; however, it is encouraged for the applicants to submit revisions as soon as possible to give staff ample time to review the case for compliance Please provide one (1) large copy [18" X 24" FOLDED] and one PDF version for a final

Type of Review / Notes Contact	Sent	Due	Received	Elapsed Status	Remarks
review by staff.					

I.10 The Planning and Zoning meeting will be held on September 24, 2019. This case will be on the Consent Agenda.

I.11 The City Council meeting will be held on October 7, 2019. This case will be on the Consent Agenda.

I.12 Please note that once the plat has been approved by the Planning and Zoning Commission and City Council, all staff comments are to be addressed and all revisions are to be approved (by staff) prior to the plat being submitted on mylar for filing.

I.13 Staff recommends that a representative be present for the meetings as scheduled above The meetings will be held in the City's Council Chambers and begin at 6:00 p.m.



GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS. 2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT. 3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN PROJECTION. 4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS 40' YEAR FLOOD ZONE. REPAIRED BY PROPERTY OWNER. 5. Property owner shall be responsible for all maintenance repair, and reconstruction of drainage and detention easements. 568 1/2" IRF — онр — 167.06' STATE PLAN COORS N=7,026,255.53 E=2,594,455.97 -570-571_ -572-Remove Contours, Trees 20.25

> LEGEND: IRS IRON ROD SET WITH YELLOW PLASTIC CAP STAMPED "CBG SURVEYING" 1/2 IRF 1/2 INCH IRON ROD FOUND CONTROLLING MONUMENT СМ NORTHING Ν EASTING Е VOL VOLUME PG PAGE RIGHT-OF-WAY R.O.W. CAB. CABINET SQ.FT. SQUARE FEET D.R.R.C.T. DEED RECORDS, ROCKWALL COUNTY, TEXAS R.R.R.C.T. PLAT RECORDS, ROCKWALL COUNTY, TEXAS

> > (SHEET 1 OF 2)

REPLAT GOLIAD-RIDDELL ADDITION LOT 1, BLOCK A 17,769 SQ.FT. / 0.4079 ACRES E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



PLANNING & SURVEYING Main Office 12025 Shiloh Road, Ste. 230 Dallas, TX 75228 P 214.349.9485 www.cbginctx.com

SCALE: 1"=20' / DATE: 8/16/2019 / JOB NO. 1912983-1PLAT / DRAWN BY: CC

CASE NO. _

GENERAL NOTES:

1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202)

DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO

PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100

5) DRAINAGE/DETENTION EASEMENT SHALL BE OWNED, MAINTAINED,



≥

.0°

S00°13'

CM 1/2" IRF

C. STEPHEN BAXTER & SHAWN RENAE BAXTER

INST. NO. 20190000003588 O.P.R.R.C.T.

167.00'

167.00'

OWNER: SHANNON McCORD RIDDELL 501 S. GOLIAD STREET ROCKWALL, TEXAS 75087 972-979-0866 SHANNON@LITTLETIPSYBOUTIQUE.COM

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS, Shannon McCord Riddell, a married woman, being the owner of a tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64 and being that same tract of land conveyed to Shannon McCord Riddell by General Warranty Deed recorded in Instrument No. 20140000018421, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod stamped "5034" found at the Northwest corner of Lot 1, Block A of Carabajal Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the map recorded in Volume G, Page 116, Map Records, Rockwall County, Texas, said point being on the East right-of-way line of S. Goliad Street (variable width right-of-way);

THENCE North 00 degrees 03 minutes 27 seconds East, along said East right-of-way line of said S. Goliad Street, a distance of 101.48 feet to an "X" found at a corner clip;

THENCE North 50 degrees 45 minutes 23 seconds East, along said corner clip, a distance of 26.39 feet to a 3/8 inch iron rod found for corner on the South right-of-way line of Storrs Street (public right-of-way);

THENCE North 89 degrees 12 minutes 05 seconds East, along said South right-of-way line of said Storrs Street, a distance of 130.41 feet to a 1/2 inch iron rod found at the Northwest corner of a tract of land conveyed to Craig Merritt by Deed recorded in Instrument No. 20170000016401, Official Public Records, Rockwall County, Texas, said corner being in the South right-of-way line of said Storrs Street;

THENCE South 00 degrees 13 minutes 30 seconds West, along the West line of said Merritt tract, a distance of 120.25 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Merritt tract, also being the Northwest corner of a tract of land conveyed to C. Stephen Baxter and Shawn Renae Baxter by Deed recorded in Instrument No. 2019000003588, Official Public Records, Rockwall County, Texas, said corner also being the Northeast corner of said Lot 1, Block A, Carabajal Addition;

THENCE North 89 degrees 54 minutes 08 seconds West, along the North line of said Lot 1, Block A, Carabajal Addition, a distance of 150.47 feet to the POINT OF BEGINNING and containing 17.769 square feet or 0.4079 of an acre of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the GOLIAD-RIDDELL ADDITION, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks. water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the GOLIAD-RIDDELL ADDITION have been notified and signed this plat.

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

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns personal supervision. and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development. Dated this the_____ day of _____, 2019.

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

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

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

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

By: ______ Shannon McCord Riddell, (Owner)

STATE OF TEXAS COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this _____day of_____, 2019.

By:

printed name:

Notary Public in and for the State of Texas

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my

RELEASED FOR REVIEW 8/8/19 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. Bryan Connally

Texas Registered Professional Land Surveyor No. 5513

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the Council of the City of Rockwall on the _____ day of _____ 2019.

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

WITNESS OUR HANDS, this _____ day of _____, 2019.

Mayor, City of Rockwall

City Secretary

APPROVED

City Engineer

(SHEET 2 OF 2)

REPLAT GOLIAD-RIDDELL ADDITION LOT 1, BLOCK A 17,769 SQ.FT. / 0.4079 ACRES E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



PLANNING & SURVEYING Main Office 12025 Shiloh Road, Ste. 230 Dallas, TX 75228 P 214.349.9485 TING TEXAS LLC *F 214.349.2216* www.cbginctx.com

OWNER: SHANNON McCORD RIDDELL 501 S. GOLIAD STREET ROCKWALL, TEXAS 75087 972-979-0866 SHANNON@LITTLETIPSYBOUTIQUE.COM

SCALE: 1"=20' / DATE: 8/16/2019 / JOB NO. 1912983-1PLAT / DRAWN BY: CC

CASE NO. ____





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.





GENERAL NOTES: 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.

2) THE PURPOSE OF THIS PLAT IS TO CREATE 1 LOT.

3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.

4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.

5) DRAINAGE/DETENTION EASEMENT SHALL BE OWNED, MAINTAINED, REPAIRED BY PROPERTY OWNER.



CRAIG MERRITT, AN UNMARRIED MAN

40'

568

-570-

571_

-572-

1/2" IRF

N

20.

~

30**"**

S00°13'

CM 1/2" IRF

20

_ ОНР _____

167.06'

STATE PLAN COORS N=7,026,255.53 E=2,594,455.97

LEGEND:

IRS	IRON ROD SET WITH YELLOW PLASTIC CAP
	STAMPED "CBG SURVEYING"
1/2 IRF	1/2 INCH IRON ROD FOUND
СМ	CONTROLLING MONUMENT
N	NORTHING
E	EASTING
VOL	VOLUME
PG	PAGE
R.O.W.	RIGHT-OF-WAY
CAB.	CABINET
SQ.FT.	SQUARE FEET
D.R.R.C.T.	DEED RECORDS, ROCKWALL COUNTY, TEXAS
R.R.R.C.T.	PLAT RECORDS, ROCKWALL COUNTY, TEXAS

(SHEET 1 OF 2)

REPLAT GOLIAD-RIDDELL ADDITION LOT 1, BLOCK A 17,769 SQ.FT. / 0.4079 ACRES E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



PLANNING & SURVEYING Main Office 12025 Shiloh Road, Ste. 230 Dallas, TX 75228 P 214.349.9485 www.cbginctx.com

OWNER: SHANNON McCORD RIDDELL 501 S. GOLIAD STREET ROCKWALL, TEXAS 75087 972-979-0866 SHANNON@LITTLETIPSYBOUTIQUE.COM

167.00'

167.00'

C. STEPHEN BAXTER &

SHAWN RENAE BAXTER INST. NO. 20190000003588 O.P.R.R.C.T.

SCALE: 1"=20' / DATE: 8/16/2019 / JOB NO. 1912983-1PLAT / DRAWN BY: CC

CASE NO. __

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS, Shannon McCord Riddell, a married woman, being the owner of a tract of land situated in the E.P. Gaines Chisum Survey, Abstract No. 64 and being that same tract of land conveyed to Shannon McCord Riddell by General Warranty Deed recorded in Instrument No. 20140000018421, Official Public Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod stamped "5034" found at the Northwest corner of Lot 1, Block A of Carabajal Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the map recorded in Volume G, Page 116, Map Records, Rockwall County, Texas, said point being on the East right-of-way line of S. Goliad Street (variable width right-of-way);

THENCE North 00 degrees 03 minutes 27 seconds East, along said East right-of-way line of said S. Goliad Street, a distance of 101.48 feet to an "X" found at a corner clip;

THENCE North 50 degrees 45 minutes 23 seconds East, along said corner clip, a distance of 26.39 feet to a 3/8 inch iron rod found for corner on the South right-of-way line of Storrs Street (public right-of-way);

THENCE North 89 degrees 12 minutes 05 seconds East, along said South right-of-way line of said Storrs Street, a distance of 130.41 feet to a 1/2 inch iron rod found at the Northwest corner of a tract of land conveyed to Craig Merritt by Deed recorded in Instrument No. 20170000016401, Official Public Records, Rockwall County, Texas, said corner being in the South right-of-way line of said Storrs Street;

THENCE South 00 degrees 13 minutes 30 seconds West, along the West line of said Merritt tract, a distance of 120.25 feet to a 1/2 inch iron rod found for corner, said corner being the Southwest corner of said Merritt tract, also being the Northwest corner of a tract of land conveyed to C. Stephen Baxter and Shawn Renae Baxter by Deed recorded in Instrument No. 2019000003588, Official Public Records, Rockwall County, Texas, said corner also being the Northeast corner of said Lot 1, Block A, Carabajal Addition;

THENCE North 89 degrees 54 minutes 08 seconds West, along the North line of said Lot 1, Block A, Carabajal Addition, a distance of 150.47 feet to the POINT OF BEGINNING and containing 17.769 square feet or 0.4079 of an acre of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the GOLIAD-RIDDELL ADDITION, an addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks. water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the GOLIAD-RIDDELL ADDITION have been notified and signed this plat.

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

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.

2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.

3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.

4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.

5. The developer shall be responsible for the necessary facilities to provide drainage patterns personal supervision. and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development. Dated this the_____ day of _____, 2019.

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

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

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

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

By: ______ Shannon McCord Riddell, (Owner)

STATE OF TEXAS COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this _____day of_____, 2019.

By:

printed name:

Notary Public in and for the State of Texas

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Bryan Connally, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my

RELEASED FOR REVIEW 8/8/19 PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT. Bryan Connally

Texas Registered Professional Land Surveyor No. 5513

RECOMMENDED FOR FINAL APPROVAL

Planning and Zoning Commission

Date

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the Council of the City of Rockwall on the _____ day of_____ 2019.

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

WITNESS OUR HANDS, this _____ day of _____, 2019.

Mayor, City of Rockwall

City Secretary

APPROVED

City Engineer

(SHEET 2 OF 2)

REPLAT GOLIAD-RIDDELL ADDITION LOT 1, BLOCK A 17,769 SQ.FT. / 0.4079 ACRES E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



PLANNING & SURVEYING Main Office 12025 Shiloh Road, Ste. 230 Dallas, TX 75228 P 214.349.9485 TING TEXAS LLC *F 214.349.2216* www.cbginctx.com

OWNER: SHANNON McCORD RIDDELL 501 S. GOLIAD STREET ROCKWALL, TEXAS 75087 972-979-0866 SHANNON@LITTLETIPSYBOUTIQUE.COM

SCALE: 1"=20' / DATE: 8/16/2019 / JOB NO. 1912983-1PLAT / DRAWN BY: CC

CASE NO. ____

Project Plan Review History



Project Name Type Subtype	Z2019-021 Saddle Star South ZONING PD P&Z HEARING		Owner Applicant	R, & R HA	ANCE IN	VESTMENTS LP	Applied Approved Closed Expired Status	9/13/2019 9/20/2019	KB DG
Site Address JOHN KING BLVD		City, State Zip ROCKWALL, TX 7	5087				Zoning		
Subdivision GIDEON GROVE		Tract 2-03		Block	Lot N 2-03	o Parcel No 0097-0000-0002-0	General Pla 93-0R	an	
Type of Review / Not	es Contact	Sent Due	Recei	ved	Elapsed	Status	Remarks		
Building Inspecons	De; Russell McDowell	9/17/2019	9/17,	/2019		APPROVED			
 I - Drainage and I - Per the Stone I - Root barriers I - 4% Engineerir I - Impact Fees I - Retaining wall I - Cul-de-sac to I - Must have De I - Site plan - Mu I - Stoney Hollov I - Need right to 	to be installed along Joh deten. on easements to b y Hollow Li Station repo are required for trees in r ng Fee s 3' and over must be eng have a 47.5'R paving and 5 tention. Manning's C-valv st show exisng /propose v Li St ation pro-rata serve letter water release	be maintaned by the rt dated 4-22-2019, oadway medians. gineered. all retainin 57.5'R for ROW. e is per zoning. Drain d water and sewer e from Mt.Zion ph2 a	er Master Plar HOA. phase 3 will ov g walls to be ro nage basins wi nd ph3.	n) erload the li ock or stone th 20 acres o	e face. N		Comment method. Reviev	-	
FIRE	Ariana Hargrove	9/13/2019 9/2	0/2019 9/20,	/2019	7	APPROVED			
PLANNING	David Gonzales	9/13/2019 9/2	0/2019 9/20,	/2019	7	COMMENTS	See comm	nents	

Type of Review / Notes	Contact	Sent
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Due

(9/20/2019 11:43 AM DG)

Z2019-021: Amendment to PD-79 Saddle Star South Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments).

I.1 This is a request for the approval of a zoning amendment to Planned Development District79 (PD-79) [Ordinance No. 16-39] for the purpose of amending the development standards and concept plan on a 70.408-acre tract of land identified as Tracts1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned 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 south of Featherstone Drive

I.2 For questions or comments concerning this case, please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (Z2019-021) in the lower right hand corner of all pages on future submittals.

1.4 The proposed zoning change shall conform to all standards and requirements of the Unified Development Code(UDC), staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.

M.5 If approved, any development shall conform to all standards and requirements of Article V, of the Unified Development Code (UDC); including Planned Development District 79 (PD-79), SH-205 By-Pass Overlay (SH-205 BY-OV) District, and the General Residential District Standards.

M.6 Provide staff with an updated Concept Plan and make changes to the Land Use Data Table indicating the changes per the draft ordinance regarding the number of lots for the development, density of dwelling units per acre (i.e. du/ac), and the percentage & acres of open space provided.

I.7 Please review the attached draft ordinance prior to the September24, 2019 Planning & Zoning Commission meeting, and provide staff with your markups by October 1, 2019. Additionally, please provide staff with a letter of consent regarding the changes to the draft ordinance

1.8 Staff has identified the aforementioned items necessary to continue the submittal process Please make these revisions and corrections, and provide any additional information that is requested Revisions for this case will be due on October 1, 2019; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the October 8, 2019 Planning & Zoning Meeting. The Planning & Zoning Work Session meeting will be held on September 24, 2019.

1.9 The projected City Council meeting dates for this case will be October 21, 2019 [1st Reading] & November 4, 2019 [2nd Reading].

1.10 Staff recommends that a representative be present for the meetings as scheduled above Failure to have a representative present for the scheduled meetings may result in a delay of the request. The meetings will be held in the City's Council Chambers and begin at 6:00 p.m.









City of Rockwall Planning & Zoning Department 385 S. Goliad Street

Planning & Zoning Departme 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.





Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



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QUAIL RUN

TABE

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7

AL RUN



Date Created: 9/13/2019 For Questions on this Case Call (972) 771-7745



Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





Case Number:Z2019-021Case Name:Amendment to PD-79Case Type:ZoningZoning:Planned Development DistrictCase Address:East of John King & South of FM 552



Date Created: 9/13/2019 For Questions on this Case Call (972) 771-7745

PACESETTER HOMES LLC 14400 THE LAKES BLVD BUILDING C, SUITE 200 AUSTIN, TX 78660

CITY OF ROCKWALL 205 W RUSK ST ROCKWALL, TX 75087 REED GWENDOLYN 3076 HAYS RD ROCKWALL, TX 75087

REED GWENDOLYN 3076 HAYS LN ROCKWALL, TX 75087 ROCKWALL I S D 625 FM552 ROCKWALL, TX 75087 CDT ROCKWALL/2017 LLC 6925 FM 2515 KAUFMAN, TX 75142

SKORBURG CO. ATTN: JOHN ARNOLD 8214 WESTCHESTER DR SUITE 710 DALLAS, TX 75225 RANDA BARTON HANCE LIVING TRUST AND LARRY HANCE 963 W YELLOW JACKET LN APT 107 ROCKWALL, TX 75087

R & R HANCE INVESTMENTS LP 963 W YELLOW JACKET LN ROCKWALL, TX 75087



NOTICE OF PUBLIC HEARING CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT PHONE: (972) 771-7745

To Whom It May Concern:

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

EMAIL: PLANNING@ROCKWALL.COM

Case No. Z2019-021: Saddle Star South

Hold a public hearing to discuss and consider a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners Gwen Reed, Saddle Star South Holdings, LLC, and CDT Rockwall/2017, LLC for the approval of a zoning amendment to Planned Development District 79 (PD-79) [Ordinance No. 16-39] for the purpose of amending the development standards and concept plan on a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned 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 south of Featherstone Drive, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday**, **10/8/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday**, **10/21/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

David Gonzales Rockwall Planning and Zoning Dept. 385 S. Goliad Street Rockwall, TX 75087

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

Your comments must be received by 10/21/2019 to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP Director of Planning & Zoning





MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

- - - PLEASE RETURN THE BELOW FORM

Case No. Z2019-021: Saddle Star South

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

Name:

Address:

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

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

SADDLE STAR LAND DEVELOPMENT L.L.C.

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

9-13-19

RYAN C. MILLER AICP , DAVID GONZALES AICP

DIRECTOR OF PLANNING /CITY OF ROCKWALL

385 S. GOLIAD STREET

ROCKWALL, TEXAS 75087

LETTER OF EXPLANATION

RE: SADDLE STAR SOUTH-70.408 ACRES –OWNER - C.D.T-2017 L.L.C.-Saddle Star South Holdings, LLC And Gwendolyn Reed

ROCKWALL , ROCKWALL COUNTY , TEXAS

DEAR MR. MILLER ,GONZALES

WE ARE THE SAID AUTHORIZED REPRESENATIVES OF THE OWNERS OF THE 70.408 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 PLANNED DEVELOMENT REQUEST . OUR REQUEST IS ADDING THE ADDITIONAL 14.995 ACRES TO THE OVERALL SADDLE STAR SOUTH DEVELOPMENT .

THIS ADDITION WILL REPRESENT THE 80'X125' PRODUCT ALL OTHER REQUIREMENTS WITHIN THE ORIGINAL PLANNED DEVELOPMENT WILL REMAIN THE SAME.

SINCERELY

Pat Atkins

PAT ATKINS-DIRECTOR-SADDLE STAR





TRACT ONE

BEING 44.292 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being part of two tracts of land, the "First Tract" being a called 32.5 acres and the "Second Tract" being a called 32 acres, described in a Special Warranty Deed to R & R Hance Investments, L.P., recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 of the Deed Records of Rockwall County, Texas (DRRCT), SAVE AND EXCEPT the called "Parcel 16 (Parts 1 and 2)" conveyed to the City of Rockwall, recorded as Instrument No. 2007-00380919 and in Volume 5124, Page 210 (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod stamped, "6081," found for corner in the northeasterly right-ofway line of John Kind Boulevard (variable width right-of-way) at the common north corner of said "Part 1" of Parcel 16 and called "Parcel 15" conveyed to the City of Rockwall, recorded as Instrument No. 2009-00424601 and in Volume 5951, Page 84 (DRRCT), said point also being in the common line of said "First Tract" and a called 29.185 acre tract of land conveyed to Gideon Grove Ltd., recorded as Instrument No. 20150000014609 of the Official Public Records of Rockwall County, Texas;

THENCE North 72°06'44" West along the common northeasterly line of said John Kind Boulevard and said Part 1, a distance of 1,126.56 feet to a point for corner at the beginning of a tangent curve to the right, having a radius of 1,140.00 feet and a chord which bears North 44°02'06" West, a distance of 1,073.12 feet;

THENCE in the northwesterly direction along said curve to the right, and last mentioned common line, through a central angle of 56°09'19", an arc distance of 1,117.31 feet to a 1/2" iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve and at the most northerly corner of said Part 1;

THENCE North 00°38'27" West continuing along the east right-of-way line of said John Kind Boulevard, a distance of 261.96 feet to a "PK" nail set for corner at the southwest corner of said Part 2;

THENCE North 89°38'44" East along the south line of said Part 2, a distance of 50.00 feet to a 1/2" iron rod with a yellow cap found for the southeast corner thereof;
THENCE North 00°38'27" West along the east line of said Part 2, a distance of 40.00 feet to a 1/2" iron rod with a yellow cap found for the northeast corner thereof in the north line of said Second Tract and being in the south line of a tract of land conveyed to Randy and Gwen Reed, recorded in Volume 260, Page 1 (DRRCT);

THENCE North 89°38'05" East along the common line of last mentioned tracts, at 1,051.89 feet passing a 1/2" iron rod found for the southeast corner of said Reed tract common to the southwest corner of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), and continuing along the north line of said Second Tract and the south line of said Park Ridge Estates, a total distance of 1,736.25 feet to a 3/8" iron rod found for the common east corner thereof, and being in the west line of Block A of Windmill Valley Subdivision, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 157 (PRRCT);

THENCE South 01°17'27" East along the common line of said Second Tract and said Block A, a distance of 669.75 feet to a 1/2" iron rod found for the southwest corner of said Block A, and being the northwest corner of said 29.185 acre tract;

THENCE South 01°30'45" East along the west line of said 29.185 acre tract and partially along the east lines of said First Tract and said Second Tract, a distance of 761.52 feet to the PLACE OF BEGINNING and Containing 44.292 acres, or 1,929,345 square feet, of land.

TRACT TWO

BEING 11.121 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being all of a called 11.126 acre tract of land described in a Warranty Deed with Vendor's Lien to Randy Reed and wife, Gwen Reed, recorded in Volume 260, Page 1 of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner near the edge of an asphalt surface in the east margin of Hays Road, said point also being the common west corner of said Reed tract and a tract of land conveyed to Stephen L. Branch and Judy C. Branch, recorded in Volume 234, Page 527 (DRRCT);

THENCE North 89°26'12" East along the common line of last mentioned tracts, a distance of 1,092.52 feet to a 1/2" iron rod found for the common east corner thereof, and being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT);

THENCE South 00°30'07" East along the common line of said Reed tract and said Park Ridge Estates, a distance of 446.60 feet to a 1/2" iron rod found for the common south corner thereof, and being in the north line of a called 32 acre tract described in a Special Warranty Deed to R & R Hance Investments, L.P., as "Second Tract," recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 (DRRCT);

THENCE South 89°38'05" West along the common line of said Second Tract and said Reed tract, a distance of 1,086.19 feet to a 1/2" iron rod found at the southwest corner of said Reed tract and being in the east margin of said Hays Road;

THENCE North 01°19'17" West along the west line of said Reed tract and the east line of said Hays Road, a distance of 442.88 feet to the PLACE OF BEGINNING and Containing 11.121 acres, or 484,450 square feet, of land.

TRACT THREE

BEING 14.955 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and all of a called 15.00 acre tract of land described in a Warranty Deed to Steve L. Branch and wife Judy C. Branch, recorded in Volume 234, Page 527 of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the original Hays Road at the common west corner of said 15.00 acre tract and a tract of land described in a deed to Randy and Gwen Reed, recorded in Volume 260, Page 1 (DRRCT);

THENCE North 01°10'15" West, continuing along and within Hays Road and with the west line of said 15.00 acre Branch tract, a distance of 596.15 feet, to a 1/2" iron rod found for corner at the northwest corner thereof, common to the southwest corner of a called 15.00 acre tract of land described in a deed to Gerald Glen Cox and wife Rosalba Cox, recorded in Volume 3295 Page 9, (DRRCT);

THENCE North 89°26'26" East, along the common line of last mentioned tracts, a distance of 1,099.11 feet, to a point for corner at the common east corner thereof, and also being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), from which a 1/2" iron rod with a yellow cap stamped "5034" bears South 68°26'26" West, a distance of 0.18 feet;

THENCE South 00°32'13" East, along the common line of said Branch tract and said Park Ridge Estates, a distance of 596.04 feet, to a 1/2" iron rod found for corner at the southeast corner thereof, common to the northeast corner of said Reed tract;

THENCE South 89°26'12" West, along the common line of last mentioned tracts, a distance of 1,092.52 feet to PLACE OF BEGINNING and Containing 653,191 square feet, or 14.995 acres of land.

CITY OF ROCKWALL

ORDINANCE NO. <u>19-XX</u>

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL. AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND PLANNED DEVELOPMENT DISTRICT 79 (PD-79) [ORDINANCE NO. 16-39] FOR THE PURPOSE OF AMENDING THE DEVELOPMENT STANDARDS AND CONCEPT PLAN ON A 70.408-ACRE TRACT OF LAND, ZONED PLANNED DEVELOPMENT DISTRICT 79 (PD-79) FOR SINGLE FAMILY 8.4 (SF-8.4) DISTRICT LAND USES, BEING IDENTIFIED AS TRACTS 1, 1-03, 1-5 & 2-03 OF THE P. B. HARRISON SURVEY, ABSTRACT NO. 97, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A'; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE: PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A **REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the City has received a request by Pat Atkins of KPA Consulting, Inc. on behalf of the owners Gwen Reed, Saddle Star South Holdings, LLC, and CDT Rockwall/2017, LLC for the purpose of amending Planned Development District 79 (PD-79) [*Ordinance No. 16-39*] in order to change the development standards and concept plan for a 70.408-acre tract of land identified as Tracts 1, 1-03, 1-5 & 2-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned 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, generally located east of the intersection of Featherstone Drive and John King Boulevard, and more fully described in *Exhibit 'A'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that Planned Development District 79 [*Ordinance No. 16-39*] and the Unified Development Code [*Ordinance No. 04-38*] should be amended as follows:

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

Section 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 16-39*;

Section 2. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

Section 3. That development of the *Subject Property* shall generally be in accordance with the *Planned Development Concept Plan*, described in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 4. That development of the *Subject Property* shall generally be in accordance with the *Development Standards*, described in *Exhibit 'C'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'C'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

Section 5. That development of the *Subject Property* shall be in conformance with the schedule listed below (*except as set forth below with regard to simultaneous processing and approvals*).

- (a) The procedures set forth in the City's subdivision regulations on the date this ordinance is approved by the City, as amended by this ordinance (*including Subsections 5(b) through 5(g) below*), shall be the exclusive procedures applicable to the subdivision and platting of the *Subject Property*.
- (b) The following plans and plats shall be required in the order listed below (*except as set forth below with regard to simultaneous processing and approvals*). The City Council shall act on an application for an *Open Space Master Plan* in accordance with the time period specified in *Section 212.009* of the *Texas Local Government Code*.
 - (1) Open Space Master Plan
 - (2) Master Plat
 - (3) PD Site Plan
 - (4) Preliminary Plat
 - (5) Final Plat
- (c) Open Space Master Plan. An Open Space Master Plan for the Subject Property, prepared in accordance with this ordinance and consistent with the Planned Development Concept Plan, and shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.
- (d) *Master Plat.* A *Master Plat* for the *Subject Property* shall be submitted and shall identify the proposed timing of each phase of the proposed development. A *Master Plat* application may be processed by the City concurrently with a *Open Space Master Plan* for the development.
- (e) *PD Site Plan.* A *PD Site Plan* covering all of the *Subject Property* shall be submitted and shall identify all site/landscape/hardscape plan(s) for all open space, neighborhood parks, trail systems, street buffers and entry features. A *PD Site Plan* application may be processed by the City concurrently with a *Preliminary Plat* application for the development.
- (f) *Preliminary Plat.* A *Preliminary Plat* covering all of the *Subject Property* shall be submitted and shall include a *Treescape Plan.* A *Preliminary Plat* application may be processed by the City concurrently with a *PD Site Plan* application for the development.
- (g) *Final Plat.* Prior to the issuance of any building permits, a *Final Plat*, conforming to the *Preliminary Plat*, for all of the *Subject Property* shall be submitted for approval.

Section 6. That 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 offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

Section 7. That if any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable;

Section 8. The standards in this ordinance shall control in the event of a conflict between this ordinance and any provision of the Unified Development Code or any provision of the City Code, ordinance, resolution, rule, regulation, or procedure that provides a specific standard that is different from and inconsistent with this ordinance. References to zoning district regulations or other standards in the Unified Development Code (including references to the *Unified Development Code*), and references to overlay districts, in this ordinance or any of the Exhibits hereto are those in effect on the date this ordinance was passed and approved by the City Council of the City of Rockwall, Texas;

Section 9. That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 4TH DAY OF NOVEMBER, 2019.

ATTEST:	Jim Pruitt, A	Mayor
Kristy Cole, City Secretary		
APPROVED AS TO FORM:		
Frank J. Garza, City Attorney		
1 st Reading: <u>October 21, 2019</u>		
2 nd Reading: <u>November 4, 2019</u>		
Z2019-021: South Saddle Star Estates Ordinance No. 19- <mark>XX</mark> ; PD-79	Page 3	City of Rockwall, Texas

Exhibit 'A':

Legal Description and Survey

<u> TRACT 1:</u>

BEING 44.292 acres of land situated in the P. B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being part of two tracts of land, the "*First Tract*" being a called 32.5 acres and the "*Second Tract*" being a called 32 acres, described in a Special Warranty Deed to R & R Hance Investments, LP., recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 of the Deed Records of Rockwall County, Texas (DRRCT), SAVE AND EXCEPT the called "Parcel 16 (Parts 1 and 2)" conveyed to the City of Rockwall, recorded as Instrument No. 2007-00380919 and in Vol u me 5124, Page 210 (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" capped iron rod stamped, "6081," found for corner in the northeasterly right-of-way line of John King Boulevard (120' right-of-way) at the com mon north corner of said "Part 1" of Parcel 16 and called "Parcel 15" conveyed to the City of Rockwall, recorded as Instrument No. 2009-00424601 and in Volume 5951, Page 84 (DRRCT), said point also being in the common line of said "First Tract" and a called 29.185 acre tract of land conveyed to Gideon Grove Ltd., recorded as Instrument No. 20150000014609 of the Official Public Records of Rockwall County, Texas;

THENCE North 72°06'44" West along the common northeasterly line of said John King Boulevard and said Part 1, a distance of 1,126.56 feet to a point for corner at the beginning of a tangent curve to the right, having a radius of 1,140.00 feet and a chord which bears North 44° 02' 06" West, a distance of 1,073.12-feet;

THENCE in the northwesterly direction along said curve to the right, and last mentioned common line, through a central angle of 56°09'19", an arc distance of 1,117.31-feet to a 1/2" iron rod with a yellow cap stamped, "RPLS 3963," set for corner at the end of said curve and at the most northerly corner of said Part 1;

THENCE North 00°38'27" West continuing along the east right-of-way line of said John King Boulevard, a distance of 261.96 feet to a "PK" nail set for corner at the southwest corner of said Part 2;

THENCE North 89°38'44" East along the south line of said Part 2, a distance of 50.00 feet to a 1/2" iron rod with a yellow cap found for the southeast corner thereof;

THENCE North 00°38'27" West along the east line of said Part 2, a distance of 40.00 feet to a 1/2" iron rod with a yellow cap found for the northeast corner thereof in the north line of said Second Tract and being in the south line of a tract of land conveyed to Randy and Gwen Reed, recorded in Volume 260, Page 1 (DRRCT);

THENCE North 89°38'05" East along the common line of last mentioned tracts, at 1,051.89 feet passing a 1/2" iron rod found for the southeast corner of said Reed tract com mon to the southwest corner of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), and continuing along the north line of said Second Tract and the south line of said Park Ridge Estates, a total distance of 1,736.25 feet to a 3/8" iron rod found for the com mon east corner thereof, and being in the west line of Block A of Windmill Valley Subdivision, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 157 (PRRCT);

THENCE South 01°17'27" East along the common line of said Second Tract and said Block A, a distance of 669.75 feet to a 1/2" iron rod found for the southwest corner of said Block A, and being the northwest corner of said 29.185 acre tract;

THENCE South 01°30'45" East along the west line of said 29.185-acre tract and partially along the east lines of said First Tract and said Second Tract, a distance of 761.52 feet to the PLACE OF BEGINNING and Containing 44.292 acres, or 1,929,345 square feet, of land.

Exhibit 'A':

Legal Description and Survey

TRACT 2:

BEING 11.121 acres of land situated in the P. B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and being all of a called 11.126 acre tract of land described in a Warranty Deed with Vendor's Lien to Randy Reed and wife, Gwen Reed, recorded in Volume 260, Page 1 of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner near the edge of an asphalt surface in the east margin of Hays Road, said point being the common west corner of said Reed tract and a tract of land conveyed to Stephen L. Branch and Judy C. Branch, recorded in Volume 234, Page 527 (DRRCT);

THENCE North 89°26'12" East along the common line of last mentioned tracts, a distance of 1,092.52feet to a 1/2" iron rod found for the common east corner thereof, and being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT);

THENCE South 00°30'07" East along the common line of said Reed tract and said Park Ridge Estates, a distance of 446.60 feet to a 1/2" iron rod found for the common south corner thereof, and being in the north line of a called 32 acre tract described, in a Special Warranty Deed to R & R Hance Investments, L.P., as "*Second Tract*," recorded as Instrument No. 2008-00396963 and in Volume 5433, Page 49 (DRRCT);

THENCE South 89°38'05" West along the common line of said Second Tract and said Reed tract, a distance of 1,086.19-feet to a 1/2" iron rod found at the southwest corner of said Reed tract and being in the east margin of said Hays Road;

THENCE North 01°19'17" West along the west line of said Reed tract and the east line of said Hays Road, a distance of 442.88-feet to the PLACE OF BEGINNING and Containing 11.121-acres, or 484,450 square feet, of land.

<u> TRACT 3:</u>

BEING 14.955 acres of land situated in the P.B. Harrison Survey, Abstract No. 97, Rockwall County, Texas, and all of a called 15.00 acre tract of land described in a Warranty Deed to Steve L. Branch and wife Judy C. Branch, recorded in Volume 234, Page 527 of the Deed Records of Rockwall County, Texas (DRRCT), and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner in the original Hays Road at the common west corner of said 15.00 acre tract and a tract of land described in a deed to Randy and Gwen Reed, recorded in Volume 260, Page 1 (DRRCT);

THENCE North 01°10'15" West, continuing along and within Hays Road and with the west line of said 15.00 acre Branch tract, a distance of 596.15 feet, to a 1/2" iron rod found for corner at the northwest corner thereof, common to the southwest corner of a called 15.00 acre tract of land described in a deed to Gerald Glen Cox and wife Rosalba Cox, recorded in Volume 3295 Page 9, (DRRCT);

THENCE North 89°26'26" East, along the common line of last mentioned tracts, a distance of 1,099.11 feet, to a point for corner at the common east corner thereof, and also being in the west line of Park Ridge Estates, an addition to the City of Rockwall, according to the Plat thereof recorded in Cabinet A, Page 390 of the Plat Records of Rockwall County, Texas (PRRCT), from which a 1/2" iron rod with a yellow cap stamped "5034" bears South 68°26'26" West, a distance of 0.18 feet;

Exhibit 'A':

Legal Description and Survey

THENCE South 00°32'13" East, along the common line of said Branch tract and said Park Ridge Estates, a distance of 596.04 feet, to a 1/2" iron rod found for corner at the southeast corner thereof, common to the northeast corner of said Reed tract;

THENCE South 89°26'12" West, along the common line of last mentioned tracts, a distance of 1,092.52 feet to PLACE OF BEGINNING and Containing 653,191 square feet, or 14.995 acres of land.

Z2019-021: South Saddle Star Estates Ordinance No. 19-XX; PD-79 Page 6

City of Rockwall, Texas

Exhibit 'B': Concept Plan



Exhibit 'C':

Development Standards

Development Standards.

- 1. Permitted Uses. Unless specifically provided by this Planned Development ordinance, only those uses permitted within the Single Family 8.4 (SF-8.4) District, as stipulated by the *Permissible Use Charts* contained in Article IV, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
- 2. Lot Composition and Layout. The lot layout and composition shall generally conform to the Concept Plan depicted in Exhibit 'B' and stated in Table 1, which is as follows:

Table 1: Lot Composition

Lot Type	Minimum Lot Size (FT)	Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)	
Α	70' x 125'	8,750 SF	176	100.00%	
	Λ	Maximum Permitted Units:	<mark>176</mark>	100.00%	-

3. Density and Dimensional Requirements. Unless specifically provided by this Planned Development ordinance, the development standards stipulated by the Single Family 8.4 (SF-8.4) District, as specified by Article V, District Development Standards, of the Unified Development Code are applicable to all development on the Subject Property. The maximum permissible density for the Subject Property shall not exceed 2.499 dwelling units per gross acre of land; however, in no case should the proposed development exceed 176 units. All lots shall conform to the standards depicted in Table 2, which is as follows:

Table 2: Lot Dimensional Requirements

Minimum Lot Width ⁽¹⁾	70'	
Minimum Lot Depth	125'	
Minimum Lot Area	8,750 SF	
Minimum Front Yard Setback ^{(2) & (5)}	20'	
Minimum Side Yard Setback	5'	
Minimum Side Yard Setback (Adjacent to a Street) (2) & (5)	10'	
Minimum Length of Driveway Pavement	25'	
Maximum Height ⁽³⁾	30'	
Minimum Rear Yard Setback ⁽⁴⁾	20'	
Minimum Area/Dwelling Unit (SF)	2,700 SF	
Maximum Lot Coverage	65%	
Permitted Encroachment into Required Setbacks ⁽⁵⁾	Allowed	

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].
- 4. Building Standards. All development shall adhere to the following building standards:

Exhibit 'C':

Development Standards

- (a) Masonry Requirement. The minimum masonry requirement for the exterior façades of all buildings shall be 90%. For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementaceous fiberboard horizontal lap-siding (e.g. HardiBoard or Hardy Plank) and, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) may be used for up to 50% of the masonry requirement; however, stucco (*i.e. three [3] part stucco or a comparable -- to be determined by staff*) shall be permitted through a Specific Use Permit (SUP) only.
- (b) Roof Pitch. A minimum of an 8:12 roof pitch is required on all structures with the exception of sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
- (c) Garage Orientation. A minimum of 35% of garages shall be oriented in a traditional swing (or j-swing) configuration. The remainder of garages maybe configured in a front entry configuration with a minimum setback of 20-feet (i.e. allowing the garage to be flush with the front façade of the primary structure). In this case the front façade of the primary structure does not include a permitted encroachment (e.g. a porch, sunroom, etcetera) allowed in Table 2 above.
- 5. Anti-Monotony Restrictions. The development shall adhere to the Anti-Monotony Matrix depicted in Table 3 below (for spacing requirements see the illustration below).

Table 3 : Anti-Monotony Matrix

Lot Type	Minimum Lot Size	Elevation Features	
A	70' x 125'	(1), (2), (3), (4)	

- Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.
- (2) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or on John King Boulevard shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following two (2) items deviate:
 - (a) Number of Stories
 - (b) Permitted Encroachment Type and Layout
 - (c) Roof Type and Layout
 - (d) Articulation of the Front Façade
- (3) Permitted encroachments (*i.e. porch and sunroom*) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.

Exhibit 'C': Development Standards

(4) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (*3-Tab Roofing Shingles are prohibited*).



Illustration 1: Properties line up on the opposite side of the street. Where RED is the subject property.

Illustration 2: Properties do not line up on opposite side of the street. Where RED is the subject property.



6.

- *Fencing Standards.* All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, and meet the following standards:
 - (a) Wood Fences. All wood fences shall be constructed of a standard fencing material (*minimum of ½*" thickness or better; spruce fencing will not be allowed), and use fasteners that are hot dipped galvanized or stainless steel. Wood fences facing onto a street shall be painted and/or stained and sealed with all pickets being placed on the *public side* facing the street. All wood fences shall be smooth-finished, free of burs and splinters, and be a maximum of six (6) feet in height.
 - (b) Wrought Iron/Tubular Steel. Lots located along the perimeter of roadways, abutting open spaces, greenbelts and parks shall be required to install a wrought iron or tubular steel fence. Wrought iron/tubular steel fences can be a maximum of six (6) feet in height.
 - (c) Corner Lots. Corner lots fences (*i.e. adjacent to the street*) shall provide masonry columns at 45-feet off center spacing that begins at the rear of the property line. A maximum of six (6) foot solid *board-on-board panel* fence constructed utilizing cedar

Exhibit 'C':

Development Standards

fencing shall be allowed between the masonry columns along the side and/or rear lot adjacent to a street. In addition, the fencing shall be setback from the side property line adjacent to a street a minimum of five (5) feet. The property owner shall be required to maintain both sides of the fence.

(d) Solid Fences (including Wood Fences). All solid fences shall incorporate a decorative top rail or cap detailing into the design of the fence.

7. Landscape and Hardscape Standards.

- (1) Landscape. Landscaping shall be reviewed and approved with the PD Site Plan. All Canopy/Shade Trees planted within this development shall be a minimum of four (4) caliper inches in size and all Accent/Ornamental/Under-Story Trees shall be a minimum of four (4) feet in total height. The following tree species are approved for planting within this subdivision:
 - (a) Canopy/Shade Trees. Bald Cyprus, Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Alle Elm, Chinese Pistachio, Shumard Oak, Sycamore, and Burr Oak.
 - (b) Accent/Ornamental/Under-Story Trees. Texas Redbud, Eve's Necklace, Mexican Plum, Downy Hawthorn, Crepe Myrtle, Texas Mountain Laurel, Vitex, and Desert Willow.
- (2) Landscape Buffers. All landscape buffers and plantings located within the buffers shall be maintained by the Homeowner's Association (HOA).
 - (a) Landscape Buffer and Sidewalks (John King Boulevard). A minimum of a 50-foot landscape buffer shall be provided along the frontage of John King Boulevard (outside of and beyond any required right-of-way dedication), and shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. The developer shall also be responsible for the construction of a ten (10) foot curvilinear sidewalk situated within the 50-foot landscape buffer adjacent to John King Boulevard.
- (3) *Streetscape Landscaping.* Prior to the issuance of a Certificate of Occupancy (CO), all residential, single family lots situated within the proposed subdivision shall be landscaped with canopy trees from the list stipulated by *Section 7(1)* of this ordinance in the following sizes and proportions:
 - (i) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of an interior lot.
 - (ii) Two (2), three (3) inch trees measured six (6) inches above the root ball shall be planted in the front yard of a corner lot and two (2), three (3) inch caliper trees shall be planted in the side yard facing the street.

Page 11

Exhibit 'C':

Development Standards

Note: For the purposes of this section only [i.e. Section 7(3)], the term "front yard" includes the area within the dedicated right-of-way for a parkway immediately adjoining the front yard of the lot.

- (4) *Irrigation Requirements*. Irrigation shall be installed for all required landscaping located within common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association.
- (5) *Hardscape*. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the PD Site Plan.
- 8. Street. All streets (excluding drives, fire lanes and private parking areas) shall be built according to City street standards.
- 9. Lighting. Light poles shall not exceed 20-feet in total height (*i.e. base and lighting standard*). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- 10. Sidewalks. At a maximum, all sidewalks adjacent to a street shall begin two (2) feet behind the right-of-way line and be five (5) feet in overall width.
- 11. Buried Utilities. New distribution power-lines required to serve the Subject Property shall be placed underground, whether such lines are located internally or along the perimeter of the Subject Property, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the Subject Property to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
- 12. Open Space. The development shall consist of a minimum of 20% open space (or 14.082-acres), and generally conform to the Concept Plan contained in Exhibit 'B' of this ordinance. All open space areas shall be maintained by the Homeowner's Association (HOA).

Continued on Next Page

13. Trail Rest Area. The developer shall be responsible for the construction of a Trail Rest Area that generally conforms to the rest area depicted in Figure 1 (below).

Figure 1: Trail Rest Area Concept

Z2019-021: South Saddle Star Estates Ordinance No. 19-XX; PD-79 Page 12

City of Rockwall, Texas

Exhibit 'C': Development Standards



- 14. Neighborhood Signage. Permanent subdivision identification signage shall be permitted at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*.
- 15. Homeowner's Association (HOA). A Homeowner's Association shall be created to enforce the restrictions established in accordance with the requirements of Section 38-15 of the Subdivision Regulations contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all neighborhood parks, trails, open space and common areas, irrigation, landscaping, screening fences associated with this development.
- *16. Variances.* The variance procedures and standards for approval that are set forth in the Unified Development Code shall apply to any application for variances to this ordinance.

Page 13

City of Rockwall



9/13/2019 KB

Applied

Project Plan Review History

Project NameSTypeZSubtypeS	2019-022 UP for Accessory Building ONING UP taff Review		Own Appli		T, MARTY ALLEN	& DEBRA MAY	Approved Closed Expired Status
Site Address		City, State Zi	•				Zanina
2340 SADDLEBROOK	. LN	ROCKWALL,	, 1X /508/				Zoning
Subdivision		Tract		Block	Lot No	Parcel No	General Plan
				_	10	4000 0000 0010 00	
SADDLEBROOK ESTA	TES 2	10		В	10	4896-000B-0010-00	D-OR
Type of Review / Note		10 Sent	Due	B Received	10 Elapsed Status	4896-0008-0010-00	D-OR Remarks
			Due 9/20/2019				
Type of Review / Note BUILDING ENGINEERING (9/20/2019 10:22	s Contact Russell McDowell Sarah Johnston AM SJ)	Sent 9/13/2019 9/13/2019	9/20/2019 9/20/2019	Received 9/17/2019 9/20/2019	Elapsed Status 4 APPRC 7 APPRC	DVED DVED	Remarks
Type of Review / Note BUILDING ENGINEERING (9/20/2019 10:22	s Contact Russell McDowell Sarah Johnston AM SJ) illowed in easements. The	Sent 9/13/2019 9/13/2019 re is a utility e	9/20/2019 9/20/2019 easement loc	Received 9/17/2019 9/20/2019 ated on the bacl	Elapsed Status 4 APPRC 7 APPRC	DVED DVED	
Type of Review / Note BUILDING ENGINEERING (9/20/2019 10:22	s Contact Russell McDowell Sarah Johnston AM SJ)	Sent 9/13/2019 9/13/2019 re is a utility e	9/20/2019 9/20/2019	Received 9/17/2019 9/20/2019 ated on the bacl	Elapsed Status 4 APPRC 7 APPRC	OVED OVED od a 15' easement on the	Remarks

Type of Review / Notes Contact Sent Due Received Elapsed Status Remarks	Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
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Z2019-022; SUP for Accessory Building

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Marty Wright for the approval of a Specific Use Permit(SUP) for an accessory building on a one (1) acre tract of land identified as Lot 10, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2340 Saddlebrook Lane.
I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at(972) 772-6434 or email kbrooks@rockwall.com.
M.3 For reference, include the case number (22019-022) in the lower right-hand corner of all pages on future submittals.

1.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC).

M.5 In order to constitute a complete submittal all applications are required to provide the following elements [1] concept plan, [2] survey and legal description, [3] elevations for the proposed accessory building. This application is considered to be complete. M.6 Specific Use Permit (SUP).

1) Please review the draft ordinance and provide comments to staff prior to the Planning and Zoning Meeting on October8, 2019.

I.7 Please note that failure to address all comments provided by staff by5:00 PM on October 1, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.

1.8 Staff has identified the aforementioned items necessary to continue the submittal process Please make these revisions and corrections, and provide any additional information that is requested Revisions for this case will be due on October 1, 2019; The Planning and Zoning Worksession is September 24, 2019 and the Planning & Zoning Meeting is October 8, 2019. The City Council Meetings are October 21, 2019 and November 4, 2019.





City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



City of Rockwall



Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





Case Number:Z2019-022Case Name:SUP for an Accessory BuildingCase Type:ZoningZoning:Single Family 16 (SF-16) DistrictCase Address:2340 Saddlebrook Lane



Date Created: 9/17/2019 For Questions on this Case Call (972) 771-7745



Case Number:Z2019-022Case Name:SUP for an Accessory BuildingCase Type:ZoningZoning:Single Family 16 (SF-16) DistrictCase Address:2340 Saddlebrook Lane



Date Created: 9/17/2019 For Questions on this Case Call (972) 771-7745

CURRENT RESIDENT 1501 THE ROCK ROCKWALL, TX 75087

MUGGEO THOMAS & PATRICIA M 2317 SADDLEBROOK LN ROCKWALL, TX 75087

> CONFIDENTIAL 2325 SADDLEBROOK LN ROCKWALL, TX 75087

WHITE JOHN C & PAMELA E 2332 SADDLEBROOK LN ROCKWALL, TX 75087

THOMAS WILLARD L AND PEGGY J 2337 SADDLEBROOK LANE ROCKWALL, TX 75087

SCHALE WILLIAM AND CORTNEY 2345 SADDLEBROOK LN ROCKWALL, TX 75087

> COX ROBERT & BEVERLY 2356 SADDLEBROOK LN ROCKWALL, TX 75087

BERGER KEVIN M & DEBBIE R 2364 SADDLEBROOK LN ROCKWALL, TX 75087

CURRENT RESIDENT 2369 SADDLEBROOK LN ROCKWALL, TX 75087

ARENAS SEVERIANO & KRISTI L 2377 SADDLEBROOK LN ROCKWALL, TX 75087

TYLER WILLIAM L AND VANITA RAE 1501 THE ROCK ROCKWALL, TX 75087

ROBINSON RONNIE D & VERONICA A 2321 SADDLEBROOK LANE ROCKWALL, TX 75087

AMUNDSON DAVID O & ALICIA K 2328 SADDLEBROOK LN ROCKWALL, TX 75087

YODER DEBRA AND BYRON M GILLORY JR 2333 SADDLEBROOK LANE ROCKWALL, TX 75087

WRIGHT MARTY ALLEN & DEBRA MAY 2340 SADDLEBROOK LN ROCKWALL, TX 75087

> **GRIFFIN STEPHEN I** 2348 SADDLEBROOK LN ROCKWALL, TX 75087

2360 SADDLEBROOK LANE ROCKWALL, TX 75087

ELLIS MELISSA A AND CHIMA O 2372 SADDLEBROOK LN ROCKWALL, TX 75087

COX GERALD GLEN AND ROSALBA CARRASCO 3150 HAYS LN ROCKWALL, TX 75087

CURRENT RESIDENT 1800 E QUAIL RUN RD ROCKWALL, TX 75087

BARON JEFFREY MICHAEL & JEANNE MARIE 2324 SADDLEBROK LANE ROCKWALL, TX 75087

> **BROWN CHRISTOPHER & SHELLEY** 2329 SADDLEBROOK LN ROCKWALL, TX 75087

> > SHACK RANDY & JAMIE 2336 SADDLEBROOK LANE ROCKWALL, TX 75087

TROISE GUTHRIE CHASE 2341 SADDLEBROOK LN ROCKWALL, TX 75087

HARVEY GARY G & KENETA L REVOCABLE LIVING TRUST 2352 SADDLEBROOK LN ROCKWALL, TX 75087

> HARVEY LEE L AND MARIA J PEREIRA 2361 SADDLEBROOK LANE ROCKWALL, TX 75087

STELZER WADE L & MISTY M 2368 SADDLEBROOK LN ROCKWALL, TX 75087

CALDERON ALEJANDRO & ROSARIO 2373 SADDLEBROOK LN ROCKWALL, TX 75087

GILKINSON DOYLE D & LORA A PO BOX 8432 **GREENVILLE, TX 75404**

OROZCO ARTHUR & SANDRA

PROCTOR CAROLYN 2365 SADDLEBROOK LN ROCKWALL, TX 75087



To Whom It May Concern:

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

Case No. Z2019-022: SUP for Accessory Building

EMAIL: PLANNING@ROCKWALL.COM

Hold a public hearing to discuss and consider a request by Marty Wright for the approval of a Specific Use Permit (SUP) for an accessory building on a one (1) acre tract of land identified as Lot 10, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2340 Saddlebrook Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday**, **10/8/2019** at **6:00 p.m.**, and the City Council will hold a public hearing on **Monday**, **10/21/2019** at **6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Korey Brooks Rockwall Planning and Zoning Dept. 385 S. Goliad Street Rockwall, TX 75087

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

Your comments must be received by **10/21/2019** to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP

Director of Planning & Zoning





MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

Case No. Z2019-022: SUP for Accessory Building

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

Name:

Address:

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

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

Planning and zoning:

The situs address is 2340 Saddlebrook Ln. Rockwall, Texas 75087. We hope to build a storage building on our property. The property is 1 acre and currently has our home, pool, cabana, accessory building and all fence is wrought iron and a 8 foot wood fence on the east side that belongs to my neighbor.

What we plan to do is move our current accessory building to the north end of the property and add a storage building just of south of that structure. The proposed storage building will have a slab 30x40. The structure will include 24x40 of storage and a 6x40 porch on the west side. All windows and walk-in doors will be on the porch side and it will include overhead roll up door on the north and south end of the building. Maximun height will be 13 foot 8 inches. Colors will be Sandstone, Brown and wainscot trim on the bottom. No plumbing will be added and electricity will be added at a later time. A 90 foot driveway will be added to meet up with the proposed building at a later time.

We have a building quote from Eversafe Buildings for a total of \$14,245.52 not including the slab. Eversafe has also included the concrete slab recommendations, which I have included in this packet. The slab cost is estimated to be approx. \$9600.00, for a total project cost of approx. \$23,850.00.

In our neighborhood we have other projects that also went past the maximum square footage and one having a second floor and going well above the 15-foot maximum height requirement.

Our use of this building to store several antique cars. The reason for the porch was my wife's idea.

I have included:

Site map of my property indicating proposed building site and feet between borders

Building quote

Recommendation of concrete slab

3D models of proposed storage building

Two photos of current accessory building to be moved

Two photos of proposed site of building

If you need any other information, please call me or email anytime.

Thanks for your time,

Marty and Debra Wright

(214) 717-8203

mwright-1@att.net



















Eversafe steel building quote

From: Bob Fuerstenau (bfuerstenau@eversafebuildings.com)

To: mwright-1@att.net

Date: Thursday, September 12, 2019, 9:44 AM CDT

Hi Marty,

Here is the updated quote for the new building size we spoke about. Let me know if you need anything else.

Thanks,

Bob Fuerstenau Regional Account Manager



Eversafe Buildings A Longlife Steel Buildings company Phone 1-800-374-7106 x387 Fax 1-866-609-5390 <u>bfuerstenau@eversafebuildings.com</u>/ http://www.eversafebuildings.com/





Legal Disclaimer: This communication and any attachments contain information which is confidential and may also be privileged. It is for the exclusive use of the intended recipient(s). If you are not the intended recipient(s) please note that any form of disclosure, distribution, copying or use of this communication or the information in it or in any attachments is strictly prohibited and may be unlawful. Where the content of this email is personal or otherwise unconnected with the firm's or its clients' business, Eversafe Buildings accepts no responsibility or liability for such content. E-mail communications cannot be guaranteed to be secure or error free, as information could be intercepted, corrupted, amended, lost, destroyed, arrive late or incomplete, or contain viruses. We do not accept liability for any such matters or their consequences.



Eversafe Steel Building Proposal (Marty Wright 24x40x10 with 6x40 lean to).pdf 167.9kB



image011.png 487.3kB

	ERSAFE
	LINDAT L
A Longlife	Steel Buildings company

STEEL BUILDING PROPOSAL

EVERSAFE BUILDINGS | 3415 CUSTER RD. SUITE 101 | PLANO, TX 75023



BUILT SAFE BUILT STRONG BUILT TO LAST		7106 FAX: 1-800-374-4694 WWW.EVERSAFEBUILDING		BBB
A Longlife Steel Buildings company CUSTOMER:	QUANTITY		DESCRIPTION	ADGREEPTED BLISBERTA
Marty Wright		B	BUILDING DETAILS	
DATE:		24' x 40' x 10' Garage		
9/12/2019	2	Upgraded Vertical Sidewalls		
	1	Full End - Upgraded Vertical Sheeting		
DDRESS:	1	Full End - Upgraded Vertical Sheeting		
BD		Upgraded Vertical Roof With 6" Overhang (Vertical Roof	Includes Hat Channels & Ridge Can)	
ITY/STATE:			and the statistics of mage capy	
ockwall, TX				
IP:				
5087		IFAN .		
OUNTY:	1	6' x 40' x 8' Roof Only Lean-To (2/12 Pitch Roof)	TO BUILDING DETAILS	
ockwall	1	Sidewall (No Sheeting) - Includes Sidewall Hat Channels		
HONE:		Sidewair (No Sheeting) - includes Sidewair Hat Channels		
214) 717-8203				
-MAIL:		Upgraded Vertical Roof With 6" Overhang		
nwright-1@att.net				
UILDING TYPE: Garage			ACCESSORIES	
	1	9' x 8' Heavy Duty Lockable Roll Up Door		
ROOF SIZE:	1	12' x 9' Heavy Duty Lockable Roll Up Doors (With Chain H	Hoist)	
24' x 41'				
BUILDING SIZE:				
24' x 40'				
VALL HEIGHT:	2	Header Seal for Roll Up Door		
.0'				
OOF PITCH:				
3/12				
OOF TYPE:	2	Heavy Duty Walk Doors With Keyed Lock - 36" x 80" (Soli	d)	
Ipgraded Vertical Roof With 6" Overhang		30" x 30" Single Hung Windows	5,	
		oo xoo shigic halig milaows		
RAME TYPE:				
leavy Duty 14 Gauge Galvanized Steel				
, , , , , , , , , , , , , , , , , , , ,				
RAME SPACING:				
'On Center		Concrete Anchors		
HEETING TYPE:				
eavy Duty 29 Gauge Galvanized Steel				
	Roof Only	1/4 Inch Double Bubble Insulation (B10	1) - \$1,040.00 (Option-Not included in price below)	
ERTIFICATION:			27 - 52,0-0.00 (Option-Not included in price below)	
40 mph/30 psf	1	Fee to Connect Lean-To To Main Building		
		and a state of the		
		Foam Enclosures - Ridge and Eaves		
		M	ISCELLANEOUS	
		Certified Building		
		Generic Stamped Drawings		
		FREE DELIVERY TO JOBSITE		
		FREE INSTALLATION ON YOUR PAD		
		12 MONTH WORKMANSHIP	WARRANTY ON BUILDING INSTALLATION	
			WARRANTY ON FRAMING MATERIALS*** ARRANTY ON SHEETING***	
ſ		Note: Discount Good Until:	Building Price (Before Discount)	644 000 00
		9/19/2019		\$14,827.50
		J \$31 \$443	Discount	-\$1,482.75
				\$0.00
			BUILDING PRICE (AFTER DISCOUNT) Sales Tax (6.75%)	\$13,344.75
			Drawings	\$900.77 \$0.00
			Total	\$14,245.52
1				
REPARED BY:			Due Now**	\$2,135.16
REPARED BY: ob Fuerstenau			Due Now** Remaining Balance after "Due Now" paid (COD)	\$2,135.16 \$12,110.36

*Note: Roll up doors installed on the eave side of the building will require a header for an additional fee.

Concrete Specifications

From: Bob Fuerstenau (bfuerstenau@eversafebuildings.com)

To: mwright-1@att.net

Date: Friday, September 6, 2019, 10:41 AM CDT

Marty,

The concrete slab that we recommend should be/have:

- 4" thick (minimum) w/ a 12"x12" continuous footer
- same exact dimensions as your building frame (e.g. 24'x35')**
- 2,500 PSI concrete (minimum)
- two #5 rebar continuous
- <u>NO</u> wet-set anchors (anchors will be provided at installation)

**If pulling a permit using our generic engineer-stamped drawings, foundation should be 5 5/8" wider than the building frame with a $\frac{3}{4}$ " step down all around.

This e-mail is strictly for the purposes of budgeting and obtaining estimates. Please do not use the information herein as sole guidelines for pouring concrete slab.

Let me know if you have any questions or concerns.

Sincerely,

Propeticion

Bob Fuerstenau Regional Account Manager



Eversafe Buildings A Longlife Steel Buildings company

Phone 1-800-374-7106 x387


CITY OF ROCKWALL

ORDINANCE NO. <u>19-XX</u>

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AMENDING ROCKWALL, TEXAS, THE UNIFIED DEVELOPMENT CODE (UDC) [ORDINANCE NO. 04-38] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW AN ACCESSORY BUILDING THAT EXCEEDS THE MAXIMUM ALLOWABLE SIZE ON A ONE (1)-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 10, BLOCK B, SADDLEBROOK ESTATES #2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS: PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Marty Wright for the approval of a Specific Use Permit (SUP) to allow an *accessory building* that exceeds the maximum allowable size on a one (1)-acre parcel of land being described as Lot 10, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2340 Saddlebrook 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 by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 04-38] 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 an accessory building as stipulated by Subsection 7.04, Accessory Structure Development Standards, of Section 7, District Development Standards, of Article V, District Development Standards, 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 7.04, Accessory Structure Development Standards, of Section 7, District Development Standards, 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 an *accessory building* on the *Subject Property* and conformance to these conditions are required for continued operations:

- 1) The accessory building shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B'* & 'C' of this ordinance;
- 2) The accessory building shall not exceed a maximum size of 960 SF;
- 3) The accessory building shall not exceed an overall height of 15-feet;
- 4) The subject property shall not have more than two (2) accessory buildings;

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 2.05, City *Council Action*, of Article XI, *Zoning Related Applications*, of the Unified Development Code (UDC) will require compliance to the following:

1) Upon obtaining a building permit, should the homeowner 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 2.02.D(3) of Article XI, *Zoning Related Applications*, 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 4TH DAY OF NOVEMBER, 2019.

ATTEST:

Kristy Cole, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: <u>October 24, 2019</u>

2nd Reading: November 4, 2019

Z2019-022: SUP for Accessory Building Ordinance No. 19-XX; SUP # S-1XX

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Jim Pruitt, Mayor

City of Rockwall, Texas

Exhibit 'A' Zoning Exhibit

<u>Address:</u> 2340 Saddlebrook Lane <u>Legal Description:</u> Lot 10, Block B, Saddlebrook Estates #2 Addition



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Exhibit 'B': Concept Plan



Exhibit 'C': Conceptual Building Elevations



Z2019-022: SUP for Accessory Building Ordinance No. 19-XX; SUP # S-1XX Page | 6

City of Rockwall, Texas

Project Plan Review History



							9/20/2019	DG
Site Address	City, State Zip ROCKWALL, TX 7	5087				Zoning		
Subdivision	Tract		Block	Lot No	Parcel No	General Pla	an	
STONE CREEK PH 4 3-27			А	3-27	5112-000A-0027-00-0R			

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks	
BUILDING	Russell McDowell	9/17/2019	9/24/2019	9/17/2019	APPROVED		
ENGINEERING	Sarah Johnston	9/16/2019	9/23/2019	9/20/2019	4 APPROVED		
FIRE	Ariana Hargrove	9/16/2019	9/23/2019	9/20/2019	4 APPROVED		
PLANNING	David Gonzales	9/16/2019	9/23/2019	9/20/2019	4 COMMENTS	See comments	

Type of Review / Notes	Contact
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(9/20/2019 12:01 PM DG)

Z2019-024: Amendment to PD-70 Stone Creek Addition

Please address the following comments (M= Mandatory Comments; I = Informational Comments).

1.1 This is a request for the approval of a zoning amendment to Planned Development District70 (PD-70) for the purpose of changing the number of hard-edged retention ponds required for the residential subdivision being a~336-acre tract of land identified as the Stone Creek Subdivision and being situated within the W. T. Deweese Survey, Abstract No. 71 and the S. King Survey, Abstract No 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, situated within the North SH-205 Overlay (N. SH-205 OV) and SH-205 By-Pass Overlay (SH-205 BY-OV) Districts, generally located at the southeast corner of the intersection of FM-552 and SH-205 [N. Goliad Street].

Received

I.2 For questions or comments concerning this case, please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (Z2019-024) in the lower right hand corner of all pages on future submittals.

1.4 The proposed zoning change shall conform to all standards and requirements of the Unified Development Code(UDC), staff comments provided by the Planning, Engineering, Building Inspections, and Fire Department as indicated in the Project Plan Review document.

M.5 If approved, any development shall conform to all standards and requirements of Article V, of the Unified Development Code (UDC); including Planned Development District 70 (PD-70), SH-205 By-Pass Overlay (SH-205 BY-OV) District, and the General Residential District Standards.

I.6 Please review the draft ordinance -- when received -- prior to the September 24, 2019 Planning & Zoning Commission meeting, and provide staff with your markups by October 1, 2019. Additionally, please provide staff with a letter of consent regarding the changes to the draft ordinance

1.7 Staff has identified the aforementioned items necessary to continue the submittal process Please make these revisions and corrections, and provide any additional information that is requested Revisions for this case will be due on October 1, 2019; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the October 8, 2019 Planning & Zoning Meeting. The Planning & Zoning Work Session meeting will be held on September 24, 2019.

1.8 The projected City Council meeting dates for this case will be October 21, 2019 [1st Reading] & November 4, 2019 [2nd Reading].

1.9 Staff recommends that a representative be present for the meetings as scheduled above Failure to have a representative present for the scheduled meetings may result in a delay of the request. The meetings will be held in the City's Council Chambers and begin at 6:00 p.m.





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:Z2019-024Case Name:Amendment to PD-70Case Type:ZoningZoning:Amendment to PD-70Case Address:S/E Corner of FM 552 & SH 205



Date Created: 9/16/2019 For Questions on this Case Call (972) 771-7745



Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





Case Number:Z2019-024Case Name:Amendment to PD-70Case Type:ZoningZoning:Amendment to PD-70Case Address:Near S/E Corner of FM 552 & SH 205



Date Created: 9/16/2019 For Questions on this Case Call (972) 771-7745

CHIZZONITE CAROL AND RALPH 101 CRESTBROOK DR ROCKWALL, TX 75087

ROCKWALL STONE CREEK ESTATES HOMEOWNERS ASSOCIATION INC C/O NEIGHBORHOOD MANAGEMENT INC 1024 S GREENVILLE AVE SUITE 230 ALLEN, TX 75002

> SHAW KIM A & BETH ANN 105 CHATFIELD DRIVE ROCKWALL, TX 75087

GIDEON CHRISTOPHER M & KIM 106 CHATFIELD DR ROCKWALL, TX 75087

CARRAZCO JUAN B & MIRIAN 107 CHATFIELD DRIVE ROCKWALL, TX 75087

REEG STEPHEN A & AMY N 109 CHATFIELD DR ROCKWALL, TX 75087

HAMPTON GEORGE T & BRENDA J 109 REGAL BLF ROCKWALL, TX 75087

> CURRENT RESIDENT 111 CRESTBROOK DR ROCKWALL, TX 75087

BOLES STEVEN LEE JR AND TINA R 112 CRESTBROOK DR ROCKWALL, TX 75087

FREEMAN BENJAMIN AND DESIREE 113 CRESTBROOK DR ROCKWALL, TX 75087 ZAHARA MARK WAYNE AND JENNIFER M 114 CRESTBROOK DR ROCKWALL, TX 75087

KROGER TEXAS LP 1014 VINE STREET CINCINNATI, OH 45202

SENSOY CENK AND MARNI 103 CRESTBROOK DR ROCKWALL, TX 75087

HERRON HOLLY AND JORDAN 105 CRESTBROOK DR ROCKWALL, TX 75087

WATTS KEVIN C & MELODIE 106 PECAN DRIVE ROCKWALL, TX 75087

SATLER GARY THOMAS AND MICHELLE LYNN 107 CRESTBROOK DR ROCKWALL, TX 75087

> VO KIMBERLY TRAN AND ADAM 109 CRESTBROOK DR ROCKWALL, TX 75087

> > ZUBIK JASON FOSTER 110 CHATFIELD DRIVE ROCKWALL, TX 75087

LEUGERS CHESTER THOMAS & DANI LYNN 111 CHATFIELD DRIVE ROCKWALL, TX 75087

> RHODES KYLE W AND REBECCA 112 REGAL BLUFF ROCKWALL, TX 75087

STEPHENSON ROSS J 113 CHATFIELD DR ROCKWALL, TX 75087

NORWOOD BRYAN CLARK AND JENNIFER ANN 115 CHATFIELD DR ROCKWALL, TX 75087

PARKS ROBERT 102 CHATFIELD ROCKWALL, TX 75087

CECIL CHARLES R & ASHLEY M 104 CHATFIELD DRIVE ROCKWALL, TX 75087

ROCKWALL INDEPENDENT SCHOOL DISTRICT 1050 WILLIAMS ST ROCKWALL, TX 75087

> MOHOTTIGE SHAMANI CHAMPIKA 106 SUNBIRD LN SUNNYVALE, TX 75182

> > CAMPION THOMAS R 108 CHATFIELD DR ROCKWALL, TX 75087

TRAN KHANH-LINH 109 CRESTBROOK DRIVE ROCKWALL, TX 75087

WANLESS ERIC & EILEEN 110 CRESTBROOK DRIVE ROCKWALL, TX 75087

MACKEY EVA M 112 CHATFIELD DR ROCKWALL, TX 75087

SATLER GARY THOMAS AND N 107 CRESTBROOK

HAYNES ANTHONY 115 CRESTBROOK DR ROCKWALL, TX 75087

ERVIN RICHARD L 1155 W WALL ST STE 101 GRAPEVINE, TX 76051

WAGNER PHILLIP AND ALLISON 117 CRESTBROOK DR ROCKWALL, TX 75087

> CONFIDENTIAL 120 CRESTBROOK DR ROCKWALL, TX 75087

JOHNS RUSSELL AND AMY 121 DEVERSON DR ROCKWALL, TX 75087

CURRENT RESIDENT 123 CRESTBROOK DR ROCKWALL, TX 75087

M REA PROPERTIES 2 LLC 1234 TRALEE LN GARLAND, TX 75044

CORLEY SHARRON J 125 DEVERSON DRIVE ROCKWALL, TX 75087

ADAMS JOHN R & DONNA M 129 CRESTBROOK DRIVE ROCKWALL, TX 75087

> LAVALLEE EDWARD J 131 DEVERSON DR ROCKWALL, TX 75087

HOWLETT NEVA RAE 115 REGAL BLUFF ROCKWALL, TX 75087

KUMAR MINU & NITEN 116 CRESTBROOK DRIVE ROCKWALL, TX 75087

REINHARDT JASON AND AMBER 118 CRESTBROOK DR ROCKWALL, TX 75087

RAMOS RAMON A & DELMA P 120 IRELAND CT ROCKWALL, TX 75087

MILLER MAX EDWARD AND KRISTINA R 122 CRESTBROOK DR ROCKWALL, TX 75087

REID DOUGLAS CHARLES AND ELIZABETH 123 DEVERSON DR ROCKWALL, TX 75087

MILLER TIMOTHY L AND DONNA K 124 CRESTBROOK DRIVE ROCKWALL, TX 75087

> KNEE DANIEL AND SARAH 127 CRESTBROOK DR ROCKWALL, TX 75087

WILKE LORETTA AND DAVID 129 DEVERSON DR ROCKWALL, TX 75087

CASTRICONE RICHARD & LEANNE 133 IRELAND CT ROCKWALL, TX 75087 THOMAS SAMSON N & LINDA R 1150 POTTER AVE ROCKWALL, TX 75087

REED RICHARD R AND LINDA S 117 CHATFIELD DR ROCKWALL, TX 75087

VASQUEZ FRANK EDWARD AND JAMIE LEEANN LYNCH 119 CRESTBROOK DR ROCKWALL, TX 75087

HOEFER RUSSELL M & DIANE 121 CRESTBROOK DRIVE ROCKWALL, TX 75087

CULPEPPER DANNA JOHNSON 122 REGAL BLUFF ROCKWALL, TX 75087

HEIDENREICH ERIN K AND ADAM 123 IRELAND COURT ROCKWALL, TX 75087

BACHMAN GREGORY D AND DIANA L 125 CRESTBROOK DR ROCKWALL, TX 75087

2018 D ESTRADA & P GRAHAM-ESTRADA REVOCABLE TRUST DANIEL ESTRADA & PENELOPE CATHERINE GRAHAM-ESTRADA- TRUSTEES 127 DEVERSON DRIVE ROCKWALL, TX 75087

> SCOTT MARK ALAN SR & DOREEN 130 IRELAND CT ROCKWALL, TX 75087

ARMET TED 136 IRELAND COURT ROCKWALL, TX 75087 HARTMANN HOLDINGS LLC 1375 PEBBLE HILLS DRIVE ROCKWALL, TX 75087

> CURRENT RESIDENT 1402 HARVARD DR ROCKWALL, TX 75087

> CURRENT RESIDENT 1408 HARVARD DR ROCKWALL, TX 75087

> CURRENT RESIDENT 1411 HARVARD DR ROCKWALL, TX 75087

> CURRENT RESIDENT 1418 HARVARD DR ROCKWALL, TX 75087

> CURRENT RESIDENT 1423 HARVARD DR ROCKWALL, TX 75087

> CURRENT RESIDENT 1430 HARVARD DR ROCKWALL, TX 75087

CURRENT RESIDENT 1435 HARVARD DR ROCKWALL, TX 75087

FREEMAN TODD MICHAEL 1471 RED WOLF DR ROCKWALL, TX 75087

REDMOND BRIAN AND NICOLE 1475 PLUMMER DR ROCKWALL, TX 75087 BURNETT CATHY J 139 IRELAND COURT ROCKWALL, TX 75087

CURRENT RESIDENT 1405 HARVARD DR ROCKWALL, TX 75087

CURRENT RESIDENT 1409 HARVARD DR ROCKWALL, TX 75087

CURRENT RESIDENT 1414 HARVARD DR ROCKWALL, TX 75087

CURRENT RESIDENT 1419 HARVARD DR ROCKWALL, TX 75087

CURRENT RESIDENT 1426 HARVARD DR ROCKWALL, TX 75087

CURRENT RESIDENT 1431 HARVARD DR ROCKWALL, TX 75087

PACESETTER HOMES LLC 14400 THE LAKES BLVD BUILDING C, SUITE 200 AUSTIN, TX 78660

> STOLL ROBERT AND ANN 1472 MEMORIAL DR ROCKWALL, TX 75087

> ELLER DIANE ELIZABETH 1476 AUDOBON LN ROCKWALL, TX 75087

CURRENT RESIDENT 1401 HARVARD DR ROCKWALL, TX 75087

CURRENT RESIDENT 1406 HARVARD DR ROCKWALL, TX 75087

CURRENT RESIDENT 1410 HARVARD DR ROCKWALL, TX 75087

CURRENT RESIDENT 1415 HARVARD DR ROCKWALL, TX 75087

CURRENT RESIDENT 1422 HARVARD DR ROCKWALL, TX 75087

CURRENT RESIDENT 1427 HARVARD DR ROCKWALL, TX 75087

CURRENT RESIDENT 1434 HARVARD DR ROCKWALL, TX 75087

HAYWORTH AMY AND LYNN ROBINSON 1468 RED WOLF DR ROCKWALL, TX 75087

BENSON LINWOOD AND NANCY 1474 RED WOLF DRIVE ROCKWALL, TX 75087

LANNOYE RACHEL M & MARK C 1477 BRITTANY WAY ROCKWALL, TX 75087 LOPEZ AURELIO A 1477 RED WOLF DR ROCKWALL, TX 75087

TROUSDALE JOHN R 1480 RED WOLF DR ROCKWALL, TX 75087

VIEDA & GONZALEZ 1483 RED WOLF DR ROCKWALL, TX 75087

BEYER ALFRED B & JANET M 1486 RED WOLF DR ROCKWALL, TX 75087

TUTTLE DAVID & CAROLYN 1490 MEMORIAL DR ROCKWALL, TX 75087

PADILLA OSCAR & MELISSA 1493 BRITTANY WAY ROCKWALL, TX 75087

> CURRENT RESIDENT 1501 HARVARD DR ROCKWALL, TX 75087

BOYLES GLYN E & MARY F 1503 BRITTANY WAY ROCKWALL, TX 75087

CURRENT RESIDENT 1508 HARVARD DR ROCKWALL, TX 75087

CURRENT RESIDENT 1513 HARVARD DR ROCKWALL, TX 75087 WATTS KENNETH A & LISA 1478 MEMORIAL DR ROCKWALL, TX 75087

ROCKWALL 205-552 LLC 14801 QUORUM DR SUITE 160 DALLAS, TX 75254

BOTTOMS DEBRA E & CHARLES G 1484 MEMORIAL DR ROCKWALL, TX 75087

> VOLPE JOANN 1488 AUDOBON LN ROCKWALL, TX 75087

HAYNES GEORGE J & CAROLYN J 1491 AUDOBON LN ROCKWALL, TX 75087

> CURRENT RESIDENT 1494 RED WOLF DR ROCKWALL, TX 75087

HELMER KALENA AND BRIAN 1501 AUDOBON LN ROCKWALL, TX 75087

WILLIAMS THOMAS MICHAEL AND PANSY ANITA WILLIAMS 1504 BRITTANY WAY ROCKWALL, TX 75087

> INGRAM AUDRA JOY 1509 AUDOBON LN ROCKWALL, TX 75087

> CURRENT RESIDENT 1514 HARVARD DR ROCKWALL, TX 75087

CASTLEBERRY DANNY LEE & RUTH E 1480 BRITTANY WAY ROCKWALL, TX 75087

> CURRENT RESIDENT 1482 AUDOBON LN ROCKWALL, TX 75087

MILLIGAN FAMILY TRUST CHARLES E MILLIGAN AND CARLA A MILLIGAN TRUSTEES 1485 BRITTANY WAY ROCKWALL, TX 75087

> ELLIS BRIAN & LAUREN 1488 BRITTANY WAY ROCKWALL, TX 75087

MAYO GARY M & LILIAN URBINA-MAYO 1491 RED WOLF DR ROCKWALL, TX 75087

> CASAZZA ALBERT AND ALEXIS K 1496 BRITTANY WAY ROCKWALL, TX 75087

> > CURRENT RESIDENT 1502 HARVARD DR ROCKWALL, TX 75087

> > CURRENT RESIDENT 1507 HARVARD DR ROCKWALL, TX 75087

SCARBOROUGH AUDREY M 1511 BRITTANY WAY ROCKWALL, TX 75087

> HARRIS PATRICIA A 1517 AUDOBON LN ROCKWALL, TX 75087

CURRENT RESIDENT 1519 HARVARD DR ROCKWALL, TX 75087

CURRENT RESIDENT 1526 HARVARD DR ROCKWALL, TX 75087

CURRENT RESIDENT 1600 WANETA DR ROCKWALL, TX 75087

CURRENT RESIDENT 1612 WANETA DR ROCKWALL, TX 75087

CURRENT RESIDENT 1624 WANETA DR ROCKWALL, TX 75087

CURRENT RESIDENT 1651 HARVARD DR ROCKWALL, TX 75087

CURRENT RESIDENT 1706 WANETA DR ROCKWALL, TX 75087

METROPLEX ACQUISITION FUND, LP 1717 WOODSTEAD CT STE 207 THE WOODLANDS, TX 77380

> CURRENT RESIDENT 1722 WANETA DR ROCKWALL, TX 75087

MEGATEL HOMES LLC 1800 VALLEY VIEW LANE SUITE 400 FARMERS BRANCH, TX 75234 CURRENT RESIDENT 1520 HARVARD DR ROCKWALL, TX 75087

CURRENT RESIDENT 1531 HARVARD DR ROCKWALL, TX 75087

CURRENT RESIDENT 1604 WANETA DR ROCKWALL, TX 75087

CURRENT RESIDENT 1616 WANETA DR ROCKWALL, TX 75087

CURRENT RESIDENT 1639 HARVARD DR ROCKWALL, TX 75087

HUDGENS GERALD FRANK & ROCHELLE EAVONNE 1675 AVONLEA DRIVE ROCKWALL, TX 75087

> CURRENT RESIDENT 1710 WANETA DR ROCKWALL, TX 75087

CURRENT RESIDENT 1718 WANETA DR ROCKWALL, TX 75087

HPA TEXAS SUB 2018-1 ML LLC 180 N STETSON AVE SUITE 3650 CHICAGO, IL 60601

> CURRENT RESIDENT 1804 WANETA DR ROCKWALL, TX 75087

CURRENT RESIDENT 1525 HARVARD DR ROCKWALL, TX 75087

CURRENT RESIDENT 1537 HARVARD DR ROCKWALL, TX 75087

CURRENT RESIDENT 1608 WANETA DR ROCKWALL, TX 75087

CURRENT RESIDENT 1620 WANETA DR ROCKWALL, TX 75087

CURRENT RESIDENT 1645 HARVARD DR ROCKWALL, TX 75087

CURRENT RESIDENT 1702 WANETA DR ROCKWALL, TX 75087

CURRENT RESIDENT 1714 WANETA DR ROCKWALL, TX 75087

NOWELL PHILLIP RUSSELL AND CASEY ELIZABETH O'HEARN 1721 HARVARD DRIVE ROCKWALL, TX 75087

HP TEXAS I LLC DBA HPA TX LLC 180 NORTH STETSON AVENUE SUITE 3650 CHICAGO, IL 60601

> CURRENT RESIDENT 1808 WANETA DR ROCKWALL, TX 75087

CURRENT RESIDENT 1812 WANETA DR ROCKWALL, TX 75087

CHAPMAN BOBBY E II AND AMY L CHAMPMAN **1821 HAINSWORTH DRIVE** ROCKWALL, TX 75087

> ESCOBEDO OMAR & MARIA C **1827 HAINSWORTH DRIVE** ROCKWALL, TX 75087

> > CURRENT RESIDENT 1831 HAINSWORTH DR ROCKWALL, TX 75087

ESCOBEDO CARLOS DAVID **184 RAINTREE CT** ROCKWALL, TX 75087

CURRENT RESIDENT 1856 OAK BEND DR ROCKWALL, TX 75087

CURRENT RESIDENT 1875 OAK BEND DR ROCKWALL, TX 75087

CURRENT RESIDENT 191 E QUAIL RUN RD ROCKWALL, TX 75087

LAPP CALVIN MICHAEL AND REBECCA JEAN 1919 RANDOM OAKS DR ROCKWALL, TX 75087

> **KELLEY ROBERT E & ERIN B** 1941 RANDOM OAKS DR ROCKWALL, TX 75087

CURRENT RESIDENT 1816 WANETA DR ROCKWALL, TX 75087

MOORE MICHAEL RAY JR & STEPHANIE 1823 HAINSWORTH DRIVE ROCKWALL, TX 75087

HUA ALEXANDER AND THU THUY **1829 HAINESWORTH DR** ROCKWALL, TX 75087

> CURRENT RESIDENT 1833 HAINSWORTH DR ROCKWALL, TX 75087

1844 OAK BEND DR ROCKWALL, TX 75087

LEE THERESE M & GREGORY H 1862 OAK BEND DR ROCKWALL, TX 75087

MYERS CHARLES & SHERRY 1876 OAK BEND DRIVE ROCKWALL, TX 75087

1910 RANDOM OAKS DRIVE ROCKWALL, TX 75087

MARSH JAMES C & JOANN 1947 RANDOM OAKS DR ROCKWALL, TX 75087

CURRENT RESIDENT 1820 WANETA DR ROCKWALL, TX 75087

MORGAN RAYMOND L JR AND STEPHANIE L 1825 HAINSWORTH DR ROCKWALL, TX 75087

SLOAN CHRISTOPHER A & MISTI D 1830 OAK BEND DRIVE ROCKWALL, TX 75087

MONTGOMERY BARRY A AND MARY R 1838 OAK BEND DR ROCKWALL, TX 75087

> **BELL JEFFREY A & LARISSA** 1850 OAK BEND DRIVE ROCKWALL, TX 75087

MAPENGO DERECK B AND TERI **1868 OAK BEND DRIVE** ROCKWALL, TX 75087

> NEDELCU MIHAI & AMY **190 RAINTREE CT** ROCKWALL, TX 75087

WEYGANDT DEBORA ANN **1918 RANDOM OAKS DRIVE** ROCKWALL, TX 75087

MENDENHALL SCOTT H & KENDRA W 1935 RANDOM OAKS DR ROCKWALL, TX 75087

> CURRENT RESIDENT 1950 N GOLIAD ROCKWALL, TX 75087

SCHULTZ JENNIFER S & ERIC

MULLET STEPHEN PAUL

MURPHY ANYA ELLEN 1927 RANDOM OAKS DR ROCKWALL, TX 75087

MICHAELS RICHARD A & AUDREY 1953 RANDOM OAKS DR ROCKWALL, TX 75087

> CURRENT RESIDENT 1961 RANDOM OAKS DR ROCKWALL, TX 75087

CURRENT RESIDENT 1979 N GOLIAD ST ROCKWALL, TX 75087

CURRENT RESIDENT 2007 N GOLIAD ROCKWALL, TX 75087

CUMMINGS JIMMIE SCOTT & TRACI R 202 CRESTBROOK DRIVE ROCKWALL, TX 75087

> ARKOMA DEVELOPMENT LLC 203 E INTERSTATE 30 ROCKWALL, TX 75087

WALLER DAVID M & SORAYA E 205 CHATFIELD DRIVE ROCKWALL, TX 75087

> PARK KYOUNG WON 206 CRESTBROOK DRIVE ROCKWALL, TX 75087

WHANNELL TAMMY AND DANIEL J 207 CRESTBROOK DR ROCKWALL, TX 75087

WREN TIMOTHY J AND JENNIFER N 209 CHATFIELD DR ROCKWALL, TX 75087

BROWN LARRY W & DIANE 1954 RANDOM OAKS DR ROCKWALL, TX 75087

PEREZ JOHN & BRITANIE 1966 RANDOM OAKS DR ROCKWALL, TX 75087

KENNET TYLER D AND DONELLE M 200 RAINTREE COURT ROCKWALL, TX 75087

> **CLARK KEVIN & MARY** 201 CHATFIELD DRIVE ROCKWALL, TX 75087

SIMEK JENNIFER L AND DOUGLAS R 203 CHATFIELD DR ROCKWALL, TX 75087

> BROCK MARK F AND CARIN 204 CHATFIELD DRIVE ROCKWALL, TX 75087

MUNDHENK CRAIG AND AYA 205 CRESTBROOK DR ROCKWALL, TX 75087

JANSSEN DENNIS R AND HOLLY E 20607 ORCHARD CT FRANKFORT, IL 60423

> 208 CRESTBROOK DR ROCKWALL, TX 75087

SMITH KYMBERLY D 209 CRESTBROOK DRIVE ROCKWALL, TX 75087

STORMER CLAYTON A 1960 RANDOM OAKS DR ROCKWALL, TX 75087

MANASCO KURT & COURTNEY C 1967 RANDOM OAKS DR ROCKWALL, TX 75087

> CURRENT RESIDENT 2004 N GOLIAD ROCKWALL, TX 75087

BARRICK JONATHAN T 202 CHATFIELD DR ROCKWALL, TX 75087

MAGNESS PATRICK A & MELODY I 203 CRESTBROOK DRIVE ROCKWALL, TX 75087

VAN HORN ANDREW J & ANDREA L 204 CRESTBROOK DRIVE ROCKWALL, TX 75087

> LOVETT TERESA 206 CHATFIELD DRIVE ROCKWALL, TX 75087

BRYANT THOMAS HENRY AND LEA ANN 207 CHATFIELD DR ROCKWALL, TX 75087

OCONNOR MICHAEL TYLER & ASHLEY ELISA 208 CHATFIELD DRIVE ROCKWALL, TX 75087

> SPEIGHT REBECCA L **210 CHATFIELD DRIVE** ROCKWALL, TX 75087

CURRENT RESIDENT

DODD TIMM & JAMIE C 210 CRESTBROOK DRIVE ROCKWALL, TX 75087

CURRENT RESIDENT 211 CRESTBROOK DR ROCKWALL, TX 75087

HARGIS JOHN EDWARD AND JESSICA 2114 BARLASS DRIVE ROCKWALL, TX 75087

> LAPARE DENNIS E & RENEE E 2118 TWIN CREEK LN ROCKWALL, TX 75087

> > CAVAZOS BRUNO 2120 BARLASS DRIVE ROCKWALL, TX 75032

IOHANNESEN TRACE AND AMY 213 CRESTBROOK DR ROCKWALL, TX 75087

> CURRENT RESIDENT 214 CRESTBROOK DR ROCKWALL, TX 75087

WALKER KEVIN W & CHRISTY D 215 CRESTBROOK DRIVE ROCKWALL, TX 75087

DEAN LANTY W & MARY F 216 W QUAIL RUN RD ROCKWALL, TX 75087

CLIFTON JEROME 218 CRESTBROOK DRIVE ROCKWALL, TX 75087

MAZZUCA MICHAEL JR AND JULIE 2100 TWIN CREEK LN ROCKWALL, TX 75087

PAULSEN GORGAS R & SHERRY C 211 CHATFIELD DR ROCKWALL, TX 75087

MILLER DANIEL J & CARLA M 2116 BARLASS DRIVE ROCKWALL, TX 75087

FISKNESS MICHAEL EDWARD AND TARAH CHRISTINE 212 CHATFIELD DR ROCKWALL, TX 75087

> 2124 TWIN CREEK LN ROCKWALL, TX 75087

2130 TWIN CREEK LN ROCKWALL, TX 75087

PANG JOHN J & SUE W 214 CHATFIELD DR ROCKWALL, TX 75087

HEWITT DEREK THOMAS & CAMERON ELISE 216 CRESTBROOK DR ROCKWALL, TX 75087

> HARPER ROBERT AND TARA **217 CHATFIELD DRIVE** ROCKWALL, TX 75087

MCCOLLUM JACK F & JOAN R 219 CRESTBROOK DRIVE ROCKWALL, TX 75087

WETMORE BRENT & CHELSEA 2106 TWIN CREEK LANE ROCKWALL, TX 75087

WALLACE JONATHAN M & KAREN J 2112 TWIN CREEK LN ROCKWALL, TX 75087

> **BRAUN LISA AND BRIAN** 2118 BARLASS DR ROCKWALL, TX 75087

> FLOREZ CINDY ANN 212 CRESTBROOK DRIVE ROCKWALL, TX 75087

WHITEHOUSE TIMOTHY B & HEIKE I **213 CHATFIELD DRIVE** ROCKWALL, TX 75087

> CURRENT RESIDENT 2136 TWIN CREEK LN ROCKWALL, TX 75087

VILLARREAL JOHN E AND KIMBERLY A 215 CHATFIELD DR ROCKWALL, TX 75087

> DEAN LANTY W & MARY F 216 W QUAIL RUN RD ROCKWALL, TX 75087

EVANS RICHARD THOMAS AND TIFFANY DAWN 217 CRESTBROOK DR ROCKWALL, TX 75087

> BURROWS REBECCA 220 CRESTBROOK DRIVE ROCKWALL, TX 75087

CURRENT RESIDENT

COLLINS KIT I

GLEASON JAMES AND ANGELA 221 CRESTBROOK DR ROCKWALL, TX 75087

> SHOWS STEPHEN 2219 HYER DR ROCKWALL, TX 75087

KIM DANIEL TAE HYUN AND WOOJUNG LEE 2221 HYER DR ROCKWALL, TX 75087

> LARSON MELISSA AND ROBERT BRYANT 2226 BARLASS DR ROCKWALL, TX 75087

BALLARD LINDA A 2232 BARLASS DRIVE ROCKWALL, TX 75087

FODGE MATTHEW AND KALLEF 226 SHADY BRANCH DR ROCKWALL, TX 75087

> CURRENT RESIDENT 227 CRESTBROOK DR ROCKWALL, TX 75087

KAMAND INVESTMENTS OF TEXAS 2380 DESERT FALLS LANE ROCKWALL, TX 75087

COSLEY STEVEN M 25129 THE OLD ROAD STE 105 STEVENSON RANCH, CA 91381

HUGHES CLIFTON A III & LADONNA F 2904 GREEN WAY DR ROCKWALL, TX 75087

BUFF PAUL CHRISTOPHER AND STACEY 2906 GREENWAY DR ROCKWALL, TX 75087

2215 HYER DRIVE ROCKWALL, TX 75087

JONES BRADLEY K & SUSAN M

DUMAS DARRELL AND JOHN CERVI 222 CRESTBROOK DRIVE ROCKWALL, TX 75087

CLARK BRADLEY EUGENE & TRACI DEANN 2223 HYER DRIVE ROCKWALL, TX 75087

BOWMAN JOHN D AND BARBARA 2228 BARLASS DR ROCKWALL, TX 75087

REBEL FRANCIS JOSEPH IV AND REGINA 224 SHADY BRANCH DRIVE ROCKWALL, TX 75087

> 2265 NORTH LAKESHORE DR ROCKWALL, TX 75087

MOOMJIAN ASHLEY L AND CHAD A 228 SHADY BRANCH DR ROCKWALL, TX 75087

QUAIL RUN VALLEY OWNERS ASSOC C/O ASSURED MGT INC 2500 LEGACY DR STE 220 FRISCO, TX 75034

> YU YAOYANG AND ZHUE LU 2529 SCENIC DR PLANO, TX 75025

TYREE JEFF & AMBER 2217 HYER DR ROCKWALL, TX 75087

MULLEN SCOTT & KELSEY 2220 BARLASS DR ROCKWALL, TX 75087

MYRICK CHASE AND CHRISTINA 2224 BARLASS DR ROCKWALL, TX 75087

SARTAIN ROBBIE R AND KIM M 2230 BARLASS DR ROCKWALL, TX 75087

WALKER RODGER L AND DEBORAH D 225 CRESTBROOK DRIVE ROCKWALL, TX 75087

> PORTOFINO DRIVE LLC 2266 LAFAYETTE LANDING HEATH, TX 75032

KYLE JOHN K & MARGARET E 2320 FAIRWAY CIRCLE HEATH, TX 75032

ALDI TEXAS LLC 2500 WESTCOURT ROAD **DENTON, TX 76207**

SHORES ON LAKE RAY HUBBARD HOME OWNERS ASSOCIATION 2650 CHAMPIONS ROCKWALL, TX 75087

RUIZ JOHN R III & PATRICIA GREENE 2908 GREEN WAY DRIVE ROCKWALL, TX 75087

CURRENT RESIDENT

BALLARD JUSTIN R AND MELODY K 2910 GREEN WAY DRIVE ROCKWALL, TX 75087

SHERMAN CHRISTOPHER ALLEN 2914 GREEN WAY DRIVE ROCKWALL, TX 75087

> CURRENT RESIDENT 3009 N GOLIAD ST ROCKWALL, TX 75087

DONALDSON MICHAEL J AND TARALYN K 302 IRIS DR ROCKWALL, TX 75087

> CLARK TROY & JANICE 3025 N GOLIAD ST ROCKWALL, TX 75087

GUSSIE JEFFREY S AND JESSICA R 303 CRESTBROOK DRIVE ROCKWALL, TX 75087

> CURRENT RESIDENT 3031 N GOLIAD ST ROCKWALL, TX 75087

FORD RICHARD DAVID AND CLAUDIA 304 SHADY BRANCH DRIVE ROCKWALL, TX 75087

THOMPSON BENJAMIN K AND JESSICA S 305 CRESTBROOK DR ROCKWALL, TX 75087

FERGUSON DAVEY L & SHIRLEY C DAVID W FERGUSON AS JOINT TENANTS 3055 N GOLIAD ST ROCKWALL, TX 75087 CURRENT RESIDENT 2911 GREENWAY DR ROCKWALL, TX 75087

CURRENT RESIDENT 300 NAKOMA DR ROCKWALL, TX 75087

CHIU THOMAS C 301 CRESTBROOK DR ROCKWALL, TX 75087

FREE METHODIST CHURCH OF NORTH AMERICA 302 N GOLIAD ST ROCKWALL, TX 75087

ROSS JODY ALAN & KAREY 3027 N GOLIAD ST ROCKWALL, TX 75087

WHEELER KEITH AND TINA 303 FEATHERSTONE DRIVE ROCKWALL, TX 75087

GREER TIMOTHY K 3033 N GOLIAD ROCKWALL, TX 75087

CURRENT RESIDENT 3045 N GOLIAD RD ROCKWALL, TX 75087

LAM PROPERTY 3051 N GOLIAD ST ROCKWALL, TX 75087

WEST JEFFREY A & CHANTEL M 3059 N GOLIAD STREET ROCKWALL, TX 75087 DEAN KIMBERLEE AND LARRY 2912 GREEN WAY DR ROCKWALL, TX 75087

KHAN ABDUL AND MAIMOONA REVOCABLE LIVING TRUST ABDUL RAHMAN KHAN AND MAIMOONA RAHMAN KHAN CO TRUSTEES 3008 DOVE CREEK LN RICHARDSON, TX 75082

> HARKRIDER MICHAEL & KELLI 301 FEATHERSONE DRIVE ROCKWALL, TX 75087

LEWIS THERESA GAYLE AND KEVIN RAY 302 SHADY BRANCH DR ROCKWALL, TX 75087

> CURRENT RESIDENT 3029 N GOLIAD ST ROCKWALL, TX 75087

> GREER PATRICIA L 3031 N GOLIAD ST ROCKWALL, TX 75087

STERN RANDY AND LISA 304 IRIS DRIVE ROCKWALL, TX 75087

CURRENT RESIDENT 305 FEATHERSTONE DR ROCKWALL, TX 75087

STONE DAVID 3053 N GOLIAD ST ROCKWALL, TX 75087

CURRENT RESIDENT 306 NAKOMA DR ROCKWALL, TX 75087 DRISCOLL SEAN T & SARAH E 306 IRIS DR ROCKWALL, TX 75087

LIU JOHN AND CONNIE Q 3069 N GOLIAD ROCKWALL, TX 75087

CURRENT RESIDENT 3074 N GOLIAD ROCKWALL, TX 75087

FRENCH DONALD 3079 N GOLIAD ST ROCKWALL, TX 75087

WACKER ROBERT W & KATHRYN WACKER JOINT REVOCABLE LIV TRUST **309 FEATHERSTONE DRIVE** ROCKWALL, TX 75087

> CURRENT RESIDENT 3100 STONECREEK DR ROCKWALL, TX 75087

CARRILLO FRANCISCO JR & MELODY APRIL **313 FEATHERSTONE DRIVE** ROCKWALL, TX 75087

COLE HC ROCKWALL TX LLC C/O ROCKWALL REGIONAL HOSPITAL, LLC; ATTN LEGAL DEPT. 3150 HORIZON RD ROCKWALL, TX 75032

> CURRENT RESIDENT 324 NAKOMA DR ROCKWALL, TX 75087

> CURRENT RESIDENT 3251 N GOLIAD ROCKWALL, TX 75087

STEED JASON & NATALIE MARIE 3065 N GOLIAD STREET ROCKWALL, TX 75087

YEH ALEX CHEN-CHU AND CATHERINE LIEW 307 FEATHERSTONE DRIVE ROCKWALL, TX 75087

> **REED GWENDOLYN** 3076 HAYS LN ROCKWALL, TX 75087

SWANK ANTHONY K & KELLI J 308 IRIS DRIVE ROCKWALL, TX 75087

> CURRENT RESIDENT 3090 N GOLIAD

311 FEATHERSTONE DRIVE ROCKWALL, TX 75087

> CLARK ALLAN JR 313 NAKOMA DR ROCKWALL, TX 75087

318 NAKOMA DRIVE ROCKWALL, TX 75087

> CURRENT RESIDENT 325 NAKOMA DR ROCKWALL, TX 75087

CURRENT RESIDENT 3260 N GOLIAD ROCKWALL, TX 75087

CURRENT RESIDENT 3066 N GOLIAD ROCKWALL, TX 75087

CURRENT RESIDENT 3070 N GOLIAD ST ROCKWALL, TX 75087

DIRKSE RICHARD & TAMERA 3077 N GOLIAD ST ROCKWALL, TX 75087

> CURRENT RESIDENT 3084 N GOLIAD ROCKWALL, TX 75087

BAKER CHRISTOPHER D 310 IRIS DRIVE ROCKWALL, TX 75087

HUFF ELLIOTT AND TOBIE **312 NAKOMA DRIVE** ROCKWALL, TX 75087

CURRENT RESIDENT 315 DALTON RD ROCKWALL, TX 75087

CURRENT RESIDENT 319 NAKOMA DR ROCKWALL, TX 75087

CURRENT RESIDENT 3250 N GOLIAD ROCKWALL, TX 75087

WILLIAMS VICKI LYNN 330 NAKOMA DRIVE ROCKWALL, TX 75087

CARLSON CURT AND MARIA

ROCKWALL, TX 75087

CRAWFORD SHAFFN AND KATY

CURRENT RESIDENT 3301 N GOLIAD ROCKWALL, TX 75087

CURRENT RESIDENT 337 NAKOMA DR ROCKWALL, TX 75087

METROPLEX ACQUISITION FUND LP C/O RONALD DRIBBEN 357 MARIAH BAY DRIVE HEATH, TX 75032

> CURRENT RESIDENT 402 MONTROSE DR ROCKWALL, TX 75087

> HENRY KIMI LINN 405 NAKOMA DRIVE ROCKWALL, TX 75087

> CURRENT RESIDENT 408 NAKOMA DR ROCKWALL, TX 75087

LIU BIN AND XIAORUI WEI 4132 NORMANDY AVENUE DALLAS, TX 75087

CURRENT RESIDENT 414 NAKOMA DR ROCKWALL, TX 75087

ZIEGLER RENEE A 417 MIRAMAR DRIVE ROCKWALL, TX 75087

DEFORD JAMES M & MICAELA 419 MIRAMAR DRIVE ROCKWALL, TX 75087 CURRENT RESIDENT 331 NAKOMA DR ROCKWALL, TX 75087

LACOUR JENNIFFER AND RICHARD 342 NAKOMA DRIVE ROCKWALL, TX 75087

GEISENDORFF ALBERT G AND ANN M 3057 N GOLIAD ST ROCKWALL, TX 75087

> CURRENT RESIDENT 402 NAKOMA DR ROCKWALL, TX 75087

CURRENT RESIDENT 407 EMERSON DR ROCKWALL, TX 75087

CURRENT RESIDENT 411 MONTROSE DR ROCKWALL, TX 75087

LIU BIN AND XIAO QUN WEI AND XIAORUI WEI 4132 NORMANDY AVENUE DALLAS, TX 75205

TAYLOR MATTHEW A & MELINDA M 415 MIRAMAR DRIVE ROCKWALL, TX 75087

> CURRENT RESIDENT 419 EMERSON DR ROCKWALL, TX 75087

JAVKER REALTY CORP 42 BOND ST NEW YORK, NY 10012 CURRENT RESIDENT 336 NAKOMA DR ROCKWALL, TX 75087

TRAMMELL LANCE AND JENNIFER 343 NAKOMA DR ROCKWALL, TX 75087

TYSON STEPHANIE AND CARY 401 EMERSON DRIVE ROCKWALL, TX 75087

> CURRENT RESIDENT 403 MONTROSE DR ROCKWALL, TX 75087

> CURRENT RESIDENT 408 MONTROSE DR ROCKWALL, TX 75087

> CURRENT RESIDENT 413 EMERSON DR ROCKWALL, TX 75087

> CURRENT RESIDENT 414 MONTROSE DR ROCKWALL, TX 75087

FUGLER SHANE L 415 NAKOMA DRIVE ROCKWALL, TX 75087

CURRENT RESIDENT 419 MONTROSE DR ROCKWALL, TX 75087

CURRENT RESIDENT 420 MONTROSE DR ROCKWALL, TX 75087 CURRENT RESIDENT 420 NAKOMA DR ROCKWALL, TX 75087

CURRENT RESIDENT 425 EMERSON DR ROCKWALL, TX 75087

MITCHELL JONATHAN & AMY 425 MIRAMAR DRIVE ROCKWALL, TX 75087

> CURRENT RESIDENT 430 EMERSON DR ROCKWALL, TX 75087

> HUTTON WILLIAM 432 NAKOMA DRIVE ROCKWALL, TX 75087

LITTLE GENIUS OF TEXAS LLC 436 QUAIL CREEK DR MURPHY, TX 75094

WILLIAMS HAROLD B & SHARON R 450 COVEY TRL ROCKWALL, TX 75087

NEIGHBORS LEONARD V AND LINDA L 490 BENDING OAKS ROCKWALL, TX 75087

> 599 MIRAMAR LLC 4N650 HIGH MEADOW RD ST CHARLES, IL 60175

CURTIS JOSEPH & THERESA 500 SHADOW OAKS CT ROCKWALL, TX 75087 CLARK MOLLYE N 421 MIRAMAR DRIVE ROCKWALL, TX 75087

CURRENT RESIDENT 425 MONTROSE DR ROCKWALL, TX 75087

CURRENT RESIDENT 426 NAKOMA DR ROCKWALL, TX 75087

CURRENT RESIDENT 431 EMERSON DR ROCKWALL, TX 75087

ASONGWE DANIEL 435 NAKOMA DRIVE ROCKWALL, TX 75087

BRINKMAN DANIEL 437 EMERSON DRIVE ROCKWALL, TX 75087

MAXWELL TRACY AND KASSIE 456 COVEY TR ROCKWALL, TX 75087

CONFIDENTIAL 495 BENDING OAKS TRL ROCKWALL, TX 75087

CURRENT RESIDENT 500 EMERSON DR ROCKWALL, TX 75087

CURRENT RESIDENT 501 BENDING OAKS TR ROCKWALL, TX 75087 NEWTON KEEGAN B AND DIANA T 423 MIRAMAR DR ROCKWALL, TX 75087

> CURRENT RESIDENT 425 NAKOMA DR ROCKWALL, TX 75087

BOLDING MARK AND JULIE 426 MONTROSE DRIVE ROCKWALL, TX 75087

> CURRENT RESIDENT 432 MONTROSE DR ROCKWALL, TX 75087

JOBE BRYAN AND KAREN 436 EMERSON DRIVE ROCKWALL, TX 75087

SOLER JOSEPH 4462 VISTA MEADOW CT MOORPARK, CA 93021

CURRENT RESIDENT 489 BENDING OAKS TRL ROCKWALL, TX 75087

TOWELL KEITH R AND MARTHA M 496 BENDING OAKS TRAIL ROCKWALL, TX 75087

> CONFIDENTIAL 500 NAKOMA DRIVE ROCKWALL, TX 75087

> CURRENT RESIDENT 501 EMERSON DR ROCKWALL, TX 75087

ZOPP THOMAS M & MITZI ANN 502 BENDING OAKS TRL ROCKWALL, TX 75087

> ARRIAGA HENRY 505 HIDDEN OAK LN ROCKWALL, TX 75087

> MUSTAPHA AHMAD 506 EMERSON DR ROCKWALL, TX 75087

> CURRENT RESIDENT 508 COVEY TR ROCKWALL, TX 75087

LEE KEKE AND BAITING WU 5101 SETTLEMENT WAY MCKINNEY, TX 75070

CAMPBELL ROBERT & PATRICIA 512 SANDPIPER LN MESQUITE, TX 75149

SARMIENTO FAMILY LIV REV TRUST ALICIA SARMIENT TRUSTEE 513 BENDING OAKS TRL ROCKWALL, TX 75087

HARTSFIELD MELINDA ANN & BRADLEY GENE 516 SAVANAH CT ROCKWALL, TX 75087

> BODINO LORI ANN 518 EMERSON DRIVE ROCKWALL, TX 75087

HULTQUIST JON J & BETH L 520 SAVANAH COURT ROCKWALL, TX 75087 KOLESNYK OKSANA 502 COVEY TRAIL ROCKWALL, TX 75087

CURRENT RESIDENT 506 NAKOMA DR ROCKWALL, TX 75087

CURRENT RESIDENT 507 EMERSON DR ROCKWALL, TX 75087

ADAMSON KEVIN AND BECKY 509 NAKOMA DRIVE ROCKWALL, TX 75087

YERKS SHAWN AND LISA 512 EMERSON DRIVE ROCKWALL, TX 75032

CURRENT RESIDENT 513 COVEY TRL ROCKWALL, TX 75087

MCMILLAN ROBERT 514 COVEY TRL ROCKWALL, TX 75087

JAMES EDWARD PROBYN IV AND KERSTIN MARIE 517 NAKOMA DRIVE ROCKWALL, TX 75087

> CURRENT RESIDENT 519 EMERSON DR ROCKWALL, TX 75087

CURRENT RESIDENT 521 COVEY TRL ROCKWALL, TX 75087 CURRENT RESIDENT 505 COVEY TRL ROCKWALL, TX 75087

CURRENT RESIDENT 506 SHADOW OAKS CT ROCKWALL, TX 75087

BORN MARK I & SHELLEY L 507 BENDING OAKS TRL ROCKWALL, TX 75087

CURRENT RESIDENT 510 BENDING OAKS TR ROCKWALL, TX 75087

COLL JORGE GUTIERREZ AND LARA CUCURULL RUBIO 512 NAKOMA DRIVE ROCKWALL, TX 75087

> CURRENT RESIDENT 513 EMERSON DR ROCKWALL, TX 75087

JOHNSON NATALIE K 514 SHADOW OAKS COURT ROCKWALL, TX 75087

> CURRENT RESIDENT 518 NAKOMA DR ROCKWALL, TX 75087

> DUPRE EMILY JOY 520 COVEY TRAIL ROCKWALL, TX 75087

BENNETT CANDACE N AND LIONEL 523 NAKOMA DRIVE ROCKWALL, TX 75087

CURRENT RESIDENT 524 EMERSON DR ROCKWALL, TX 75087

HUNT JUNE 526 COVEY TRL ROCKWALL, TX 75087

ANDERSON JERRY AND LEANNE **529 NAKOMA DRIVE** ROCKWALL, TX 75087

SEATON JOSHUA A AND BETTY I EMELIANTSEV 532 COVEY TR ROCKWALL, TX 75087

> **BOWEN JAMES R & CENIA** 538 COVEY TRL ROCKWALL, TX 75087

MACK RYAN M SR & ROBIN L 545 COVEY TRL ROCKWALL, TX 75087

WELLS RENEE LAMBERT & KEVIN M **563 FEATHERSTONE DRIVE** ROCKWALL, TX 75087

BERENS TYLER JOSEPH AND SAMANTHA J 566 FEATHERSTONE DR ROCKWALL, TX 75087

> REED SHANNON AND HEATHER **569 FEATHERSTONE DR** ROCKWALL, TX 75087

MARTINEZ RAMIRO AND MARIA M **571 FEATHERSTONE DR** ROCKWALL, TX 75087

572 FEATHERSTONE DR

FELKNER GEORGE K AND CAROLYN **526 SAVANAH COURT** ROCKWALL, TX 75087

CURRENT RESIDENT

524 NAKOMA DR

ROCKWALL, TX 75087

CURRENT RESIDENT 530 EMERSON DR ROCKWALL, TX 75087

TAYLOR WILLIAM C & JENNIFER L 532 SAVANAH CT ROCKWALL, TX 75087

BURKART RICHARD G & DONNA D 540 SAVANAH CT ROCKWALL, TX 75087

BAKER JUSTIN T AND MORGAN CHAIVRE 550 SAVANAH CT ROCKWALL, TX 75087

> DAVIS DEREK LINN & AMIE LYNN 564 FEATHERSTONE DR ROCKWALL, TX 75087

INGRAM CULLEN AND JERI 567 FEATHERSTONE DRIVE ROCKWALL, TX 75087

KIEHL CHRISTINE MARIE 570 FEATHERSTONE DRIVE ROCKWALL, TX 75087

HEFNER ERICH J AND AMANDA F ROCKWALL, TX 75087

CURRENT RESIDENT 525 EMERSON DR ROCKWALL, TX 75087

HAMILTON LYNDSE K 529 COVEY TR ROCKWALL, TX 75087

CURRENT RESIDENT 531 EMERSON DR ROCKWALL, TX 75087

GIBRALTER JEFFREY H & LACIE L 537 COVEY TRL ROCKWALL, TX 75087

> PAWLIK ROBERT 544 COVEY TR ROCKWALL, TX 75087

PATRICK JAIME A **562 FEATHERSTONE DRIVE** ROCKWALL, TX 75087

HOPSON THOMAS WADE & JUDY ELAINE **565 FEATHERSTONE DRIVE** ROCKWALL, TX 75087

STEIGER CHRISTOPHER M & ALISHA N MOTL 568 FEATHERSTON DR ROCKWALL, TX 75087

> **KIEHL CHRISTINE MARIE 570 FEATHERSTONE DRIVE** ROCKWALL, TX 75087

MERFELD BRIAN R & MEGAN J **573 FEATHERSTONE DR** ROCKWALL, TX 75087

GILMORE PATRICK L AND TINA D **574 FEATHERSTONE DRIVE** ROCKWALL, TX 75087

> PATTERSON RICHARD 578 AMHERST DR ROCKWALL, TX 75087

NGUYEN THIEN AN NGOC AND VAN THUY DANG **582 AMHERST DRIVE** ROCKWALL, TX 75087

STEPHENSON KEVIN AND DIANA E HAYNES **583 MOUNTCASTLE DR** ROCKWALL, TX 75087

> **RIZKALLA MAGDY I AND ANGIE N** 584 BORDEAUX DR ROCKWALL, TX 75087

> WARREN IEREMY LAND ALYSE M 585 BORDEAUX DR ROCKWALL, TX 75087

> > GOLD STAR PROS LLC 5853 FM 36 S QUINLAN, TX 75474

ESCANDOR ROMMEL A **586 DEVERSON DRIVE** ROCKWALL, TX 75087

SOUZA LEVY AND LILI 587 BORDEAUX DR ROCKWALL, TX 75087

MILLER STEVEN & AINE 588 AMHERST DR ROCKWALL, TX 75087

WARRINGTON JASON **575 FEATHERSTONE DRIVE** ROCKWALL, TX 75087

JORDAN JAY A AND COURTNEY L **580 AMHERST DRIVE** ROCKWALL, TX 75087

FINNEY JEFFERY SCOTT AND MARY KIM ROBERTS 582 DEVERSON DR ROCKWALL, TX 75087

> CURRENT RESIDENT 584 MOUNTCASTLE DR ROCKWALL, TX 75087

INGLE BRADY AND LAUREN 584 DEVERSON DR ROCKWALL, TX 75087

ALLEN JOHN D & AMY C 585 DEVERSON DR ROCKWALL, TX 75087

ESPARZA EZEQUIEL JR AND ANGELA MARIE 586 AMHERST DR ROCKWALL, TX 75087

> 586 MIRAMAR DR ROCKWALL, TX 75087

EVANS NATHAN EDWARD & ASHLEY TAYLOR 587 DEVERSON DR ROCKWALL, TX 75087

> VALLADARES ELIA AND YAN **588 BORDEAUX DR** ROCKWALL, TX 75087

PARKER BRADLEY J & JANA C SIMARD **576 FEATHERSTONE DRIVE** ROCKWALL, TX 75087

> ASHLEY MARGARET P 5805 YACHT CLUB ROCKWALL, TX 75032

MUSTAFA MUSTAFA & DIANA AQRABAWI AND MOHAMMAD AQRABAWI **582 MOUNTCASTLE DRIVE** ROCKWALL, TX 75087

> MITCHELL TERRY AND KRISTINE **584 AMHERST DRIVE** ROCKWALL, TX 75087

PINTO ERIC & JENNIFER BUARD 584 MIRAMAR DR ROCKWALL, TX 75087

SATERY JAMES RUSSELL **585 MOUNTCASTLE DRIVE** ROCKWALL, TX 75087

AYERSMAN JAMES L AND WANDA E **586 BORDEAUX DR** ROCKWALL, TX 75087

> **COOK STEPHEN & JO-ANN 586 MOUNTCASTLE DRIVE** ROCKWALL, TX 75087

RIDDLE DANNY R AND CAREN M 587 MOUNTCASTLE DR ROCKWALL, TX 75087

> SARTAIN BRANDON **588 DEVERSON DRIVE** ROCKWALL, TX 75087

MCBROOM NICHOLAS & ANDREA

CULLEN KEVIN M & SHARON T 588 MIRAMAR DR ROCKWALL, TX 75087

MCCURDY ALEXANDER AUSTIN AND ASHLEY CRAIG **589 DEVERSON DRIVE** ROCKWALL, TX 75087

> YOUSFI SHARIQ AND SHAZIA BASIT 590 AMHERST DR ROCKWALL, TX 75087

> > NOEL MARY YVONNE **590 MIRAMAR DRIVE** ROCKWALL, TX 75087

GRATES CHRISTOPHER J JR AND NICOLE **591 DEVERSON DRIVE** ROCKWALL, TX 75087

PURCELL CLOYCE CHAD & RACHEL LYNNE **592 AMHERST DRIVE** ROCKWALL, TX 75087

> SCHERER PAMELA RINAY **592 MIRAMAR DRIVE** ROCKWALL, TX 75087

MCKINNEY KAREN DIANN **593 MIRAMAR DRIVE** ROCKWALL, TX 75087

ROBY GREGSON CARL AND KELLIE NICHOLE 594 BORDEAUX DR ROCKWALL, TX 75087

WHEELER BRADLEY Q AND BARBARA D 595 BORDEAUX DRIVE ROCKWALL, TX 75087

HALE WILLIE & AMY **588 MOUNTCASTLE DR** ROCKWALL, TX 75087

BANKHEAD JAMES II & WENDY 589 MIRAMAR DRIVE ROCKWALL, TX 75087

MATTHEWS KRISTI LEIGH AND ROSS DANIEL III 590 BORDEAUX DR ROCKWALL, TX 75087

> **SKAGGS JUSTIN & KELLY** ROCKWALL, TX 75087

KEYS BRANDON E AND JENNIFER 591 MIRAMAR DRIVE ROCKWALL, TX 75087

592 BORDEAUX DR ROCKWALL, TX 75087

> DENT VICKIE L 593 BORDEAUX DR ROCKWALL, TX 75087

GOODEN EDWARD EARL & ALEXA JO 593 MOUNTCASTLE DRIVE ROCKWALL, TX 75087

HUPP RUSSELL A JR AND RACHELLE L 594 DEVERSON DR ROCKWALL, TX 75087

DYER WILLIAM A AND MARIE E **595 DEVERSON DRIVE** ROCKWALL, TX 75087

CONNELLY ROBERT AND RACQUEL **589 BORDEAUX DRIVE** ROCKWALL, TX 75087

VONGUNDEN ERIC AND XIOMARA 589 MOUNTCASTLE DR ROCKWALL, TX 75087

> JONES MURRAY A & TERRI L **590 DEVERSON DRIVE** ROCKWALL, TX 75087

WARREN ANDREW JAMES AND CHRISTINE 591 BORDEAUX DR ROCKWALL, TX 75087

> STALSBERG RANDY L & SHEILA R **591 MOUNTCASTLE DRIVE** ROCKWALL, TX 75087

> > CRADY KEVIN & APRIL 592 DEVERSON DR ROCKWALL, TX 75087

BRINKLEY RICKY L & LIANE M 593 DEVERSON DR ROCKWALL, TX 75087

> CURRENT RESIDENT 594 AMHERST DR ROCKWALL, TX 75087

ROWE PETER JAMES & SARAH ELISABETH WATSON 594 MIRAMAR DR ROCKWALL, TX 75087

> LESSARD ANNA 595 MIRAMAR DR ROCKWALL, TX 75087

590 MOUNTCASTLE DRIVE

VANPELT RAYMOND J AND PAMELA J

CONFIDENTIAL 595 MOUNTCASTLE DRIVE ROCKWALL, TX 75087

ZHANG QIAO 596 DEVERSON DR ROCKWALL, TX 75087

WARD MATTHEW DAVID 597 DEVERSON DRIVE ROCKWALL, TX 75087

DELONG ERIC AND JENNIFER 598 AMHERST DR ROCKWALL, TX 75087

SAGER DONALD W & MELISSA M 598 MIRAMAR DRIVE ROCKWALL, TX 75087

> ASH KRISTIN 599 DEVERSON DRIVE ROCKWALL, TX 75087

REBAC OF ROCKWALL, LLC 6000 UNIVERSITY AVE STE 350 WEST DES MOINES, IA 50266

> CURRENT RESIDENT 601 NAKOMA DR ROCKWALL, TX 75087

> GERMER JOHN 601 MIRAMAR DR ROCKWALL, TX 75087

> CURRENT RESIDENT 602 NAKOMA DR ROCKWALL, TX 75087

JOHNSON CHRISTOPHER P AND KELLI RENEE 596 AMHERST DR ROCKWALL, TX 75087

> GRADY ANJELA S 596 MIRAMAR DR ROCKWALL, TX 75087

HARDING ERIK LEE & KRISTINA 597 MIRAMAR DR ROCKWALL, TX 75087

BOBBITT CHARLES P III AND CHERYL J 598 BORDEAUX DR ROCKWALL, TX 75087

> CURRENT RESIDENT 599 MIRAMAR DR ROCKWALL, TX 75087

WALTERS BART A AND TIKKA M 599 MOUNTCASTLE DRIVE ROCKWALL, TX 75087

> CURRENT RESIDENT 601 EMERSON DR ROCKWALL, TX 75087

ARAIZA RODOLFO A MARES AND KRISTA KAYLEEN MARES 601 BORDEAUX DR ROCKWALL, TX 75087

DESAI PRANAV MAHESHBHAI AND MEGHANA 601 MOUNTCASTLE DRIVE ROCKWALL, TX 75087

> BORTZ BRIAN R AND TIFFANY A 602 AMHERST DR ROCKWALL, TX 75087

FERGERSON SHIRLEY A AND JOE H 596 BORDEAUX DR ROCKWALL, TX 75087

BRADFORD TODD D AND KARA R 597 BORDEAUX DR ROCKWALL, TX 75087

ANNOR ABIGAIL OSEI AND MICHAEL A ADJETEY 597 MOUNTCASTLE DRIVE ROCKWALL, TX 75087

> TAYLOR MELISSA SUMMER & JOHN 598 DEVERSON DRVIE ROCKWALL, TX 75087

MIGLIACCIO JOSEPH AND KIMBERLY 599 BORDEAUX DR ROCKWALL, TX 75087

> CURRENT RESIDENT 600 MONTROSE DR ROCKWALL, TX 75087

CURRENT RESIDENT 601 MONTROSE DR ROCKWALL, TX 75087

CLAUSSEN BRIAN L 601 DEVERSON DR ROCKWALL, TX 75087

CURRENT RESIDENT 602 EMERSON DR ROCKWALL, TX 75087

DAHAL PUSKAR AND ANJU DHITAL 602 BORDEAUX DR ROCKWALL, TX 75087

GREAVES LARRY 602 COVEY TRL ROCKWALL, TX 75087

AYLOTT JASON M & SHERI L MAXWELL-AYLOTT 603 AMHERST DR ROCKWALL, TX 75087

> SOLDATOVIC DRAGANA & CEDOMIR 603 MIRAMAR LN ROCKWALL, TX 75087

SAUER WAYNE & CARMEN MONIQUE 604 AMHERST DRIVE ROCKWALL, TX 75087

> BERNHARDT KATHY K 604 MIRAMAR DRIVE ROCKWALL, TX 75087

CURRENT RESIDENT 605 NAKOMA DR ROCKWALL, TX 75087

FINNEY BYRON & ELIZABETH 605 DEVERSON DR ROCKWALL, TX 75087

> CURRENT RESIDENT 606 EMERSON DR ROCKWALL, TX 75087

KING BRYAN J AND SHELLY 606 BORDEAUX DR ROCKWALL, TX 75087

CURRENT RESIDENT 607 DEVERSON DR ROCKWALL, TX 75087

KIGER GEORGE WESLEY ESTATE GEORGE KIGER JR INDEPENDENT EXECUTOR 602 DEVERSON DR ROCKWALL, TX 75087

> WELLS MICHAEL JR AND DAWN 603 BORDEAUX DR ROCKWALL, TX 75087

TANG MINH AND HANG NGUYEN 603 MOUNTCASTLE DR ROCKWALL, TX 75087

BUCK ROBERT E AND HALEIGH V 604 BORDEAUX DR ROCKWALL, TX 75087

> CURRENT RESIDENT 605 EMERSON DR ROCKWALL, TX 75087

NGUYEN TRACY 605 AMHERST DRIVE ROCKWALL, TX 75087

ASHMORE CHRIS AND JANELLE 605 MIRAMAR DR ROCKWALL, TX 75087

> 606 NAKOMA DR ROCKWALL, TX 75087

606 DEVERSON DR ROCKWALL, TX 75087

> **KISTLER DANIEL & STACY** 607 AMHERST DRIVE ROCKWALL, TX 75087

TOUGAW RONALD LYNN JR & LAURA JEAN 602 MIRAMAR DRIVE ROCKWALL, TX 75087

> **VO KEVIN & GIANG KIEU PHAM** 603 DEVERSON DR ROCKWALL, TX 75087

> > CURRENT RESIDENT 604 MONTROSE DR ROCKWALL, TX 75087

GUNDERSON RICHARD M AND ROBYN R 604 DEVERSON DR ROCKWALL, TX 75087

> CURRENT RESIDENT 605 MONTROSE DR ROCKWALL, TX 75087

> NEECE DAVID JR 605 BORDEAUX DR ROCKWALL, TX 75087

PATTERSON MICHAEL AND ABBY 605 MOUNTCASTLE DR ROCKWALL, TX 75087

WEIDEMAN RANDY L & DIANNE M 606 AMHERST DRIVE ROCKWALL, TX 75087

SAGRAVES TODD ANDREW & HEATHER AND VIRGINIA CHERYL TALKINGTON 606 MIRAMAR DRIVE ROCKWALL, TX 75087

> CARVAJAL CARLOS H & CYNTHIA H 607 BORDEAUX DRIVE ROCKWALL, TX 75087

CURRENT RESIDENT

BEASLEY COREY BRYAN AND ALICIA DIANE

MONTGOMERY ANDREW J & MAGDALENE G 607 MIRAMAR DRIVE ROCKWALL, TX 75087

> HUNT ROBERT PRESTON 608 AMHERST DRIVE ROCKWALL, TX 75087

KAUR KAMALJEET AND AJEET SINGH 608 DEVERSON DR ROCKWALL, TX 75087

CURRENT RESIDENT 609 MONTROSE DR ROCKWALL, TX 75087

MCGUIRE DANIEL R AND JENNIFER 609 BORDEAUX DR ROCKWALL, TX 75087

LOYA MARK A AND SHIVON P 609 MOUNTCASTLE DR ROCKWALL, TX 75087

WILCOX GRANTLEY & KELLY 610 AMHERST DRIVE ROCKWALL, TX 75087

> BURGIEL BROOKE 610 MIRAMAR DR ROCKWALL, TX 75087

> CURRENT RESIDENT 612 MONTROSE DR ROCKWALL, TX 75087

> CURRENT RESIDENT 613 MONTROSE DR ROCKWALL, TX 75087

HENSON TIA & WILLIAM KENDALL 607 MOUNTCASTLE DRIVE ROCKWALL, TX 75087

DUDLEY DANIEL R AND SHELLEY L 608 BORDEAUX DR ROCKWALL, TX 75087

MCMAHAN THOMAS H & SHANNON J 608 MIRAMAR DRIVE ROCKWALL, TX 75087

> CURRENT RESIDENT 609 NAKOMA DR ROCKWALL, TX 75087

YAKEL DEREC AND KATARZYNA 609 DEVERSON DR ROCKWALL, TX 75087

> CURRENT RESIDENT 610 EMERSON DR ROCKWALL, TX 75087

PRINCE ERVIN F AND PAMELA 610 BORDEAUX DRIVE ROCKWALL, TX 75087

CUNNINGHAM ELISA 611 MOUNTCASTLE DR ROCKWALL, TX 75087

CURRENT RESIDENT 612 NAKOMA DR ROCKWALL, TX 75087

CURRENT RESIDENT 613 NAKOMA DR ROCKWALL, TX 75087 CURRENT RESIDENT 608 MONTROSE DR ROCKWALL, TX 75087

OBIOMA CHIBO & BLOSSOM 608 COVEY TRL ROCKWALL, TX 75087

> CURRENT RESIDENT 609 EMERSON DR ROCKWALL, TX 75087

SMITH JAMES M & SHIRLEY LYNN 609 AMHERST DRIVE ROCKWALL, TX 75087

SUTER ANTHONY AND MELISSA 609 MIRAMAR DRIVE ROCKWALL, TX 75087

> CURRENT RESIDENT 610 NAKOMA DR ROCKWALL, TX 75087

LACEY GARY & KIMBERLY ENGLE 610 DEVERSON DRIVE ROCKWALL, TX 75087

> CURRENT RESIDENT 612 EMERSON DR ROCKWALL, TX 75087

> CURRENT RESIDENT 613 EMERSON DR ROCKWALL, TX 75087

CONFIDENTIAL 613 MOUNTCASTLE DRIVE ROCKWALL, TX 75087

CURRENT RESIDENT 614 EMERSON DR ROCKWALL, TX 75087

CURRENT RESIDENT 616 MONTROSE DR ROCKWALL, TX 75087

CURRENT RESIDENT 617 NAKOMA DR ROCKWALL, TX 75087

CURRENT RESIDENT 620 COVEY TRL ROCKWALL, TX 75087

CURRENT RESIDENT 621 MONTROSE DR ROCKWALL, TX 75087

CURRENT RESIDENT 622 NAKOMA DR ROCKWALL, TX 75087

CURRENT RESIDENT 625 EMERSON DR ROCKWALL, TX 75087

CURRENT RESIDENT 625 NAKOMA DR ROCKWALL, TX 75087

HASEGAWA TETSUYA & PATRICIA EMY AOKI 626 COVEY TRI ROCKWALL, TX 75087

> CURRENT RESIDENT 629 EMERSON DR ROCKWALL, TX 75087

CURRENT RESIDENT 614 NAKOMA DR ROCKWALL, TX 75087

CURRENT RESIDENT 617 EMERSON DR ROCKWALL, TX 75087

CURRENT RESIDENT 618 EMERSON DR ROCKWALL, TX 75087

CURRENT RESIDENT 620 MONTROSE DR ROCKWALL, TX 75087

621 NAKOMA DR ROCKWALL, TX 75087

DREES CUSTOM HOMES LP 6225 N ST HWY 161 #150 **IRVING, TX 75038**

CURRENT RESIDENT 625 FM552 ROCKWALL, TX 75087

626 EMERSON DR ROCKWALL, TX 75087

628 MONTROSE DR

CURRENT RESIDENT 629 MONTROSE DR ROCKWALL, TX 75087

PEOPLES BILLY W JR 614 COVEY TRL ROCKWALL, TX 75087

CURRENT RESIDENT 617 MONTROSE DR ROCKWALL, TX 75087

CURRENT RESIDENT 618 NAKOMA DR ROCKWALL, TX 75087

CURRENT RESIDENT 621 EMERSON DR ROCKWALL, TX 75087

CURRENT RESIDENT 622 EMERSON DR ROCKWALL, TX 75087

CURRENT RESIDENT 624 MONTROSE DR ROCKWALL, TX 75087

CURRENT RESIDENT 625 MONTROSE DR ROCKWALL, TX 75087

CURRENT RESIDENT 626 NAKOMA DR ROCKWALL, TX 75087

PUGH WILLIAM C AND DIANA L 628 PIPPIN LANE KINGSVILLE, TX 78363

> CURRENT RESIDENT 629 NAKOMA DR ROCKWALL, TX 75087

CURRENT RESIDENT

CURRENT RESIDENT ROCKWALL, TX 75087

CURRENT RESIDENT

CURRENT RESIDENT 630 EMERSON DR ROCKWALL, TX 75087

CURRENT RESIDENT 633 EMERSON DR ROCKWALL, TX 75087

CURRENT RESIDENT 634 EMERSON DR ROCKWALL, TX 75087

CURRENT RESIDENT 637 EMERSON DR ROCKWALL, TX 75087

CURRENT RESIDENT 640 MONTROSE DR ROCKWALL, TX 75087

PICHA KEVIN KENNETH AND NANCY LYNN 657 YORK DR ROCKWALL, TX 75087

WLODARCZAK MARCUS ANTHONY AND DANIEL GRANT SHIRLEY 659 YORK DR ROCKWALL, TX 75087

> TEAGUE GREGORY CHARLES 661 FEATHERSTONE DRIVE ROCKWALL, TX 75087

BRITT MATTHEW THOMAS AND SARAH REBECCA 662 HANOVER DR ROCKWALL, TX 75087

BLAIR BRYNN FORBRICH AND CHRISTON MICHAEL 663 HANOVER DR ROCKWALL, TX 75087 CURRENT RESIDENT 630 NAKOMA DR ROCKWALL, TX 75087

CURRENT RESIDENT 633 MONTROSE DR ROCKWALL, TX 75087

CURRENT RESIDENT 634 NAKOMA DR ROCKWALL, TX 75087

CURRENT RESIDENT 637 MONTROSE DR ROCKWALL, TX 75087

CURRENT RESIDENT 641 EMERSON DR ROCKWALL, TX 75087

CONFIDENTIAL 658 FEATHERSTONE DR ROCKWALL, TX 75087

HALL ROBERT E AND PATRICIA A 660 FEATHERSTONE DR ROCKWALL, TX 75087

CARTER FAMILY TRUST RICHARD CARTER AND MARY CARTER TRUSTEES 661 YORK DR ROCKWALL, TX 75087

> GARCIA SANTIAGO DIAZ 662 YORK DR ROCKWALL, TX 75087

OPITZ JEFF AND CAROL 663 YORK DR ROCKWALL, TX 75087 CURRENT RESIDENT 632 MONTROSE DR ROCKWALL, TX 75087

CURRENT RESIDENT 633 NAKOMA DR ROCKWALL, TX 75087

CURRENT RESIDENT 636 MONTROSE DR ROCKWALL, TX 75087

CURRENT RESIDENT 637 NAKOMA DR ROCKWALL, TX 75087

CAMPBELL KEN AND ROSE M 655 YORK DR ROCKWALL, TX 75087

DANG TIET DINH & THANH THI VU DANG 659 FEATHERSTONE DRIVE ROCKWALL, TX 75087

BENNETT DANIELLE ACCARDO AND SEAN M 660 HANOVER DR ROCKWALL, TX 75087

> LLOYD MARK S AND ANGIE L 662 FEATHERSTONE DR ROCKWALL, TX 75087

BINDER TIMOTHY J AND LISSA A 663 FEATHERSTONE DRIVE ROCKWALL, TX 75087

JETER JAMES D AND CAROL L 664 FEATHERSTONE DR ROCKWALL, TX 75087 MOSS MICHAEL ANDREW AND BETH ANN 664 HANOVER DR ROCKWALL, TX 75087

> HALL BRYAN PATRICK 665 HANOVER DR ROCKWALL, TX 75087

OGLE JONATHAN A AND TONI L 667 HANOVER DR ROCKWALL, TX 75087

GLYNN JAMES T AND SALLY A 668 HANOVER DR ROCKWALL, TX 75087

> WINCHEL TANYA M 669 FEATHERSTONE DR ROCKWALL, TX 75087

RICKETTS GREGORY B & DANIELLE E 670 HANOVER DRIVE ROCKWALL, TX 75087

LOFLAND WILLIAM CHRISTOPHER AND LYNDSEY NICOLE 671 HANOVER ROCKWALL, TX 75087

SPRADLING JOHN RYAN AND SARAH KIM 672 HANOVER DR ROCKWALL, TX 75087

> VILLARREAL CRAIG ALAN AND CHARLYN ROBIN HANNA 673 HANOVER DR ROCKWALL, TX 75087

ECKROTE KENNETH R & LESLIE A 674 YORK DRIVE ROCKWALL, TX 75087

RADICIONI WADE AND LISA R 664 YORK DR ROCKWALL, TX 75087

IONITA MIHAI AND LAURA 665 YORK DR ROCKWALL, TX 75087

MARKHAM BRUCE D AND DONNETTA P 667 YORK DR ROCKWALL, TX 75087

POLEY JOHN R AND KATHRYNE L 669 HANOVER DR ROCKWALL, TX 75087

MCLAUGHLIN PATRICK PARKER 670 YORK DR ROCKWALL, TX 75087

ERICKSON JULIA A AND DAVID 671 YORK DR ROCKWALL, TX 75087

DRAKE VERNON EUGENE & TOYA YVETTE 672 YORK DRIVE ROCKWALL, TX 75087

WRIGHT BOBBY PAUL AND MARY L 674 FEATHERSTONE DR ROCKWALL, TX 75087

ALBARELLI REBECCA & GEORGE **675 FEATHERSTONE DRIVE** ROCKWALL, TX 75087

BRAKSTAD BENGT AND THERESA KATHLEEN 665 FEATHERSTONE DR ROCKWALL, TX 75087

GASTON DAVID LEE AND CARRIE ANN 667 FEATHERSTONE DR ROCKWALL, TX 75087

CORL KIMBERLY BETH & JON DEREK 668 FEATHERSTONE DRIVE ROCKWALL, TX 75087

> CURRENT RESIDENT 669 YORK DR ROCKWALL, TX 75087

CURLEE BRET A AND SUSAN L 670 FEATHERSTONE DR ROCKWALL, TX 75087

> BOWERS DON **671 FEATHERSTONE DR** ROCKWALL, TX 75087

WILLIAMS DONALD AND TAMMY 672 FEATHERSTONE DR ROCKWALL, TX 75087

HUYNH TAN KHAH AND THUY THU **673 FEATHERSTONE DR** ROCKWALL, TX 75087

> MILLER JAMES RYAN 674 HANOVER DRIVE ROCKWALL, TX 75087

MARTINEZ CARLOS FERNANDO RODRIGUEZ 675 HANOVER DR ROCKWALL, TX 75087

WEISS DANIEL HERMAN 668 YORK DR ROCKWALL, TX 75087

MUELLER BRYAN SCOTT 676 HANOVER DRIVE ROCKWALL, TX 75087 DORTCH TOMMY C & ELLEN D 676 YORK DRIVE ROCKWALL, TX 75087

TRAN VINCENT VINH & KATHERINE NGOC TU

678 YORK DR

ROCKWALL, TX 75087

WEBER ANDREW JOSEPH AND DANIELLE MARIE WEBER 677 HANOVER DRIVE ROCKWALL, TX 75087

ENGLISH ERIC S AND TEREON DENISE MCCLARIN 678 HANOVER DR ROCKWALL, TX 75087

KANG MINCHUL AND MIYOUNG CHEONG 680 YORK DR ROCKWALL, TX 75087 CDGT ROCKWALL/2016 LLC 6925 FM 2515 KAUFMAN, TX 75142

CURRENT RESIDENT

704 MONTROSE DR

ROCKWALL, TX 75087

CURRENT RESIDENT 700 MONTROSE DR ROCKWALL, TX 75087

GOLIAD REAL ESTATE LLC 7700 EASTERN AVENUE SUITE 705 DALLAS, TX 75209

ERICKSON BRENT D AND JENNIFER 772 BORDEAUX DRIVE ROCKWALL, TX 75087

ATINC MAHMUT GUCLU AND MURUVVET YASEMIN OCAL-775 DEVERSON DR ROCKWALL, TX 75087

KERLEY KATHRYN LEE AND CHARLES VANCE 776 DEVERSON DR ROCKWALL, TX 75087

> CHEEK ASHLEY DAVID & CHRISTIN 776 YORK DRIVE ROCKWALL, TX 75087

PANAK DAVID LEO & LISA RENE 777 HANOVER DRIVE ROCKWALL, TX 75087 BOGERT WILLIAM PAUL AND RENEE 771 BORDEAUX DRIVE ROCKWALL, TX 75087

HUNTER JEFFREY KYLE & RENEE MARIE 774 DEVERSON DRIVE ROCKWALL, TX 75087

> SUN WEI AND BAO AN LI 775 HANOVER DRIVE ROCKWALL, TX 75087

ILLIG ANTHONY A & KRISTIN D 776 MIRAMAR DRIVE ROCKWALL, TX 75087

REED TREVOR LANCE & ADRIENNE 777 BORDEAUX DR ROCKWALL, TX 75087

> CLEVENGER WANDA 777 MIRAMAR DR ROCKWALL, TX 75087

HOPPER MICHAEL ERIC AND TINA CHERIEE 679 HANOVER DR ROCKWALL, TX 75087

> CDT ROCKWALL/2017 LLC 6925 FM 2515 KAUFMAN, TX 75142

> > GREER PATRICIA L 710 BROOKFIELD DR GARLAND, TX 75040

LUPER JUSTIN GARRET 7718 VISTA RIDGE LANE SACHSE, TX 75048

PURSELL NATHANIEL S AND NILAFE R 775 BORDEAUX DRIVE ROCKWALL, TX 75087

> MCDONALD SONDRA S 776 BORDEAUX DR ROCKWALL, TX 75087

COBB ARTHUR AND DEIDRA 776 MOUNTCASTLE DRIVE ROCKWALL, TX 75087

HACKNEY JAMES M AND KATHY Y 777 DEVERSON DR ROCKWALL, TX 75087

BRYANT DENNIS A & ROBYN E 777 MOUNTCASTLE DRIVE ROCKWALL, TX 75087

SUN WEI AND

ROCKWALL, TX 7

771 BORDEAUX DRI ROCKWALL, TX 750
CURRENT RESIDENT 778 DEVERSON DR ROCKWALL, TX 75087

BAILEY LANCE & KALI 778 MIRAMAR DRIVE ROCKWALL, TX 75087

YATES TERRY WILLIAM & CYNTHIA 778 YORK DRIVE ROCKWALL, TX 75087

> **BOYD STEPHEN & SUSAN** 779 MIRAMAR ROCKWALL, TX 75087

CONFIDENTIAL 780 DEVERSON DRIVE ROCKWALL, TX 75087

SOUTHAM MARK LAND LINDA D 780 MOUNTCASTLE DRIVE ROCKWALL, TX 75087

DOBSON JASON M AND KIMBERLY 781 DEVERSON DR ROCKWALL, TX 75087

SAUNDERS RICHARD & STACI 781 MIRAMAR DRIVE ROCKWALL, TX 75087

> WING ABIGAIL E 782 DEVERSON DR ROCKWALL, TX 75087

SIMPSON CODY M & LESLIE 782 MOUNTCASTLE DR ROCKWALL, TX 75087

GOTTLEABER STEVEN AND TERRI 778 BORDEAUX DR ROCKWALL, TX 75087

VELASQUEZ KRISTEN F AND DAYAN I VELASQUEZ ESCUDERO 778 MOUNTCASTLE DRIVE ROCKWALL, TX 75087

FREEMAN COLBY C AND NEISHA E 779 BORDEAUX DR ROCKWALL, TX 75087

HASSAN AKRAM A AND AMAL 779 MOUNTCASTLE DRIVE ROCKWALL, TX 75087

HAMPTON CHRISTOPHER T AND HEATHER M 780 HANOVER DR ROCKWALL, TX 75087

> BIESEL TROY H 780 YORK DRIVE ROCKWALL, TX 75087

JACKSON SHANNON D **781 FEATHERSTONE DRIVE** ROCKWALL, TX 75087

HOLLOWAY SHERYLL 781 MOUNTCASTLE DRIVE ROCKWALL, TX 75087

PATTERSON WILLIAM L JR AND DWAYLA L **REVOCABLE LIVING TRUST** 782 HANOVER DR ROCKWALL, TX 75087

MABRY AMY PEARCE & RUSSELL KYLE 782 YORK DRIVE ROCKWALL, TX 75087

CRUZ SANTIAGO & NINFA E 778 HANOVER DRIVE ROCKWALL, TX 75087

> TAYLOR LAURA 778 OAK HOLLOW ROCKWALL, TX 75087

BUCKNER JUSTIN S AND ELAINE THOAI-ANH NGUYEN 779 DEVERSON DR ROCKWALL, TX 75087

LEE NICHOLAS Q AND SABRINA BH PHUNG 780 BORDEAUX DR ROCKWALL, TX 75087

COULMAN MICHAEL SCOTT & ANASTASIA V 780 MIRAMAR DRIVE ROCKWALL, TX 75087

WILLIAMSON BRENNAN AND SARAH 781 BORDEAUX DR ROCKWALL, TX 75087

HIESTER DAVID LIFE ESTATE AND MADELEINE N HIESTER 781 HANOVER DRIVE ROCKWALL, TX 75087

> PHELAN RYAN PATRICK 782 BORDEAUX DR ROCKWALL, TX 75087

GENTILE JOSEPH C 782 MIRAMAR DRIVE ROCKWALL, TX 75087

OLSON JAMES A AND JEAN V 783 BORDEAUX DR ROCKWALL, TX 75087

BASSETT-FITTOS DENISE A 783 DEVERSON DR ROCKWALL, TX 75087

RENNER KEVIN AND CECILIA 783 MIRAMAR DR ROCKWALL, TX 75087

STANDEN DARREN JOSEPH AND KAREN BONNIE 784 BORDEAUX DR ROCKWALL, TX 75087

784 DEVERSON DR ROCKWALL, TX 75087

JOHNSON EMMA G 784 MIRAMAR DRIVE ROCKWALL, TX 75087

WALSH DEREK AND MICHELLE 785 BORDEAUX DR ROCKWALL, TX 75087

WATTS WILLIAM MARK & LORI LYNN **785 HANOVER DRIVE** ROCKWALL, TX 75087

TBC FAMILY TRUST TONY AND BRENDA CAMPAGNA TRUSTEES 786 BARRYMORE DRIVE ROCKWALL, TX 75087

VAUGHN JESSE & CARLA MICHELLE 786 FEATHERSTONE DR ROCKWALL, TX 75087

PATTERSON MICHAEL WAYNE AND MICHELLE **KEHOE** 786 MOUNTCASTLE DR ROCKWALL, TX 75087

> CURRENT RESIDENT 787 DEVERSON DR ROCKWALL, TX 75087

JOHNSON BART JACOB AND AMANDA DAWN 786 BORDEAUX DR

> **BAILEY ALAN W & SHIRLEY Y** 786 HANOVER DR ROCKWALL, TX 75087

> > RUSSELL WILLIAM 786 YORK DRIVE ROCKWALL, TX 75087

CURRENT RESIDENT 787 FEATHERSTONE DR ROCKWALL, TX 75087

MYERS SHELLI **783 HANOVER DRIVE** ROCKWALL, TX 75087

CONFIDENTIAL **HEATHER A CAMUNE** 784 BARRYMORE DR ROCKWALL, TX 75087

SLOAN JAMES R AND JUDY A GARZA 784 HANOVER DR ROCKWALL, TX 75087

> HALE B CALVIN & PHYLLIS A 784 YORK DR ROCKWALL, TX 75087

CUTLER CLAUDE K & VIVIAN M 785 FEATHERSTONE DR ROCKWALL, TX 75087

MUELLER MICHAEL RAY AND MERRITT 785 MOUNTCASTLE DR ROCKWALL, TX 75087

> HARDWICK GLENDA 786 DEVERSON DR ROCKWALL, TX 75087

WENDEL PAUL AND TERRI 786 MIRAMAR DRIVE ROCKWALL, TX 75087

CURRENT RESIDENT 787 BARRYMORE DR ROCKWALL, TX 75087

ROBERTSON RYAN LYNDLE AND LYNETTE MARIE 787 BORDEAUX DRIVE ROCKWALL, TX 75087

ROCKWALL, TX 75087

GRISWOLD ADAM & ASHLEY 783 MOUNTCASTLE DRIVE ROCKWALL, TX 75087

DANG TANYA AND

BRYANT TRAN

783 FEATHERSTONE DRIVE

ROCKWALL, TX 75087

HOLDEN CHRISTOPHER & SANDRA

784 MOUNTCASTLE DRIVE

ROCKWALL, TX 75087

CALDWELL ERIC AND DEBBIE

785 DEVERSON DR

ROCKWALL, TX 75087

EMERSON JAIME

785 MIRAMAR DRIVE

ROCKWALL, TX 75087

BREYTSPRAAK DONALD JR & NONNIE

LAND GEOFFREY ALLISON & ERNANI MAXINE 787 HANOVER DR ROCKWALL, TX 75087

> MCDONALD BRADLEY NEAL AND JULIE LYNN 788 BARRYMORE DR ROCKWALL, TX 75087

COLLIER MELODEE

787 MIRAMAR DRIVE

ROCKWALL, TX 75087

CONFIDENTIAL 788 HANOVER DR ROCKWALL, TX 75087

BLACKETER LARRY M AND GWENDOLYN HILL

788 YORK DR

ROCKWALL, TX 75087

THOMAS JOHN EARL & ADRIENNE CAPRI 788 MOUNTCASTLE DRIVE ROCKWALL, TX 75087

EVERHART RYAN M AND KARA M GILLILAND 789 BORDEAUX DR ROCKWALL, TX 75087

> MURRAY BRYAN A & SHANNON 789 MIRAMAR DR ROCKWALL, TX 75087

MAGUIRE LINDSAY T & CHRISTOPHER M 790 BARRYMORE DRIVE ROCKWALL, TX 75087

FOWLER DOUGLAS LYNN & ROBIN 790 FEATHERSTONE DR ROCKWALL, TX 75087

> KELLY TIMOTHY 790 YORK DRIVE ROCKWALL, TX 75087

HUGHES JACOB AUSTIN AND CANDICE 791 BORDEAUX DR ROCKWALL, TX 75087 CRUMP GUY AND MELISSA 789 DEVERSON DR

ROCKWALL, TX 75087

DEAN SHELLY & ROBERT 789 MOUNTCASTLE DRIVE ROCKWALL, TX 75087

HAWKINSON JEFFREY S AND MADELINE N 790 BORDEAUX DR ROCKWALL, TX 75087

> HAVENS WILLIAM 790 MIRAMAR DRIVE ROCKWALL, TX 75087

CURRENT RESIDENT 791 FEATHERSTONE DR ROCKWALL, TX 75087

KINSEY SHEARON KAY 791 DEVERSON DR ROCKWALL, TX 75087 OWUSU JOSEPH AND FLAVIA FRIMPONG 787 MOUNTCASTLE DR ROCKWALL, TX 75087

PODINA STEVEN L 788 BORDEAUX DR ROCKWALL, TX 75087

BURGIEL KEVIN THOMAS 788 MIRAMAR DR ROCKWALL, TX 75087

CURRENT RESIDENT 789 FEATHERSTONE DR ROCKWALL, TX 75087

LORTS NANCY J 789 HANOVER DRIVE ROCKWALL, TX 75087

CURRENT RESIDENT 790 HANOVER DR ROCKWALL, TX 75087

GREEN MATTHEW DWAYNE AND TWILA 790 DEVERSON DRIVE ROCKWALL, TX 75087

> KARKHOFF MICHAEL AND JUDY 790 MOUNTCASTLE DRIVE ROCKWALL, TX 75087

BAWCUM ROSS AND TIFFANY 791 BARRYMORE DR ROCKWALL, TX 75087

ALBRITTON MICHAEL H & ELAINE W LIVING TRUST MICHAEL H & ELAINE W ALBRITTON TRUSTEES 791 HANOVER DRIVE ROCKWALL, TX 75087

FFREY S AND MADELINE N

CURRENT RESIDENT 788 DEVERSON DR ROCKWALL, TX 75087

LAKIN RICHARD J & SUSAN C 788 FEATHERSTONE DRIVE ROCKWALL, TX 75087 SCHWISTER TODD J AND APRIL D 791 MIRAMAR DR ROCKWALL, TX 75087

MURPHY MICHAEL & VICKI 792 DEVERSON DR ROCKWALL, TX 75087

KIESCHNICK ROGER 792 MIRAMAR DR ROCKWALL, TX 75087

CURRENT RESIDENT 793 MOUNTCASTLE DR ROCKWALL, TX 75087

SCHLADWEILER DEREK AND SARAH RENAE **793 FEATHERSTONE DRIVE** ROCKWALL, TX 75087

> CURRENT RESIDENT 794 BORDEAUX DR ROCKWALL, TX 75087

SCHROEDER DAVID J & MARGARET D 794 DEVERSON DR ROCKWALL, TX 75087

> VALK CATHLEEN A 794 MIRAMAR DRIVE ROCKWALL, TX 75087

CURRENT RESIDENT 795 FEATHERSTONE DR ROCKWALL, TX 75087

LOTHSCHUTZ PAMELA 795 DEVERSON DR ROCKWALL, TX 75087

TAYLOR SCOTTY LEE AND MEAGAN **791 MOUNTCASTLE DRIVE** ROCKWALL, TX 75087

MOMSEN KIMBERLY MICHELE **792 FEATHERSTONE DR** ROCKWALL, TX 75087

WOODLIFF JACK AND EMMA 792 MOUNTCASTLE DR ROCKWALL, TX 75087

> REEVES ERIC 793 BARRYMORE DR ROCKWALL, TX 75087

HARP CHRISTOPHER J AND PENNY 793 HANOVER DR ROCKWALL, TX 75087

HALE ALAN LEE AND RITA M 794 AMHERST DR ROCKWALL, TX 75087

MULLIS RHETT DANIEL AND SUSAN **794 FEATHERSTONE DR** ROCKWALL, TX 75087

GORDON SCOTT AND MIRANDA 794 MOUNTCASTLE DR ROCKWALL, TX 75087

> CHINN MARK & ELENA 795 AMHERST DR ROCKWALL, TX 75087

NURMI DOUGLAS B & LISA R **795 HANOVER DRIVE** ROCKWALL, TX 75087

PATEL BHAVIK & ASMINI 792 BARRYMORE DRIVE ROCKWALL, TX 75087

DAVISON CHARLES DAVID AND NANCY JOAN 792 HANOVER DR ROCKWALL, TX 75087

WILSON BRANDON CRAIG AND EMILY MARIE 792 YORK DR ROCKWALL, TX 75087

> WEBB CAROLYN K **793 DEVERSON DRIVE** ROCKWALL, TX 75087

COSTELLO NICHOLAS D & MELISSA L 793 MIRAMAR DRIVE ROCKWALL, TX 75087

> LAMB CHANCE DUKE 794 BARRYMORE DR ROCKWALL, TX 75087

EVANS MARCUS EUGENE AND DEANN 794 HANOVER DR ROCKWALL, TX 75087

THERRIEN MICHAEL AND VICTORIA 794 YORK DRIVE ROCKWALL, TX 75087

DOPKINS DANIEL AND JENNIFER 795 BARRYMORE ROCKWALL, TX 75087

DAVIS BOYCE W & MISTY C 795 MIRAMAR DRIVE ROCKWALL, TX 75087

DJUKIC-LUJAN NATALIE A AND FEDERICO I FERREYRA **795 MOUNTCASTLE DRIVE** ROCKWALL, TX 75087

MULLINS KEITH AND ROBIN 796 DEVERSON DR ROCKWALL, TX 75087

VOLL ANDREW W AND JOANNA 796 MIRAMAR DR ROCKWALL, TX 75087

> CURRENT RESIDENT 797 FEATHERSTONE DR ROCKWALL, TX 75087

ARMSTRONG JOHN N AND LAURA L 797 MIRAMAR DR ROCKWALL, TX 75087

LOGWOOD CLINTON G II & DANA C 798 AMHERST DR ROCKWALL, TX 75087

DAVIS JAN ANNETTE AND DARRYL WAYNE 798 YORK DR ROCKWALL, TX 75087

> CURRENT RESIDENT 801 BORDEAUX DR ROCKWALL, TX 75087

HIGGINS SCOTT AND KERRIANNA KNIGHT 801 MOUNTCASTLE DR ROCKWALL, TX 75087

> COSS MARCUS H & KRISTIN N 802 KNOX DRIVE ROCKWALL, TX 75087

CURRY CHRISTOPHER DALE & MICHELLE RENE 802 MIRAMAR DR ROCKWALL, TX 75087

JAMES LANIER BALLARD & ELIZABETH SUTTER BALLARD REVOCABLE LIVING TRUST JAMES LANIER BALLARD & ELIZABETH SUTTER BALLARD TRUSTEES **796 BARRYMORE DRIVE** ROCKWALL, TX 75087

CHAMBLESS WILLIAM AND HELEN GOMEZ-SALVADOR 796 HANOVER DR ROCKWALL, TX 75087

> CURRENT RESIDENT 797 AMHERST DR ROCKWALL, TX 75087

TUMULTY TIMOTHY M & KIM A **797 HANOVER DRIVE** ROCKWALL, TX 75087

> CURRENT RESIDENT 798 FEATHERSTONE DR ROCKWALL, TX 75087

TINDALL JACOB 798 MIRAMAR DR ROCKWALL, TX 75087

ROCHE CHRISTOPHER & MELANIE 800 BARRYMORE DR ROCKWALL, TX 75087

> SHULTZ ZACHARY **801 MIRAMAR DRIVE** ROCKWALL, TX 75032

JONES BRYAN M AND MERICHELLE E **802 BARRYMORE DR** ROCKWALL, TX 75087

> DURAN MARCO AND KATIE **802 MOUNTCASTLE DR** ROCKWALL, TX 75087

801 AMHERST DRIVE ROCKWALL, TX 75087

CAMUNE CHRISTOPHER

799 MIRAMAR DRIVE ROCKWALL, TX 75087

MCCORMICK KEVIN & JULIA

LOFTIS JAMES D & CHRISTINE C

802 AMHERST DRIVE

ROCKWALL, TX 75087

CURRENT RESIDENT 798 BARRYMORE DR

TURNER JIMMIE L **796 FEATHERSTONE DR** ROCKWALL, TX 75087

DACUS BRIAN & STACIE

796 AMHERST DRIVE

ROCKWALL, TX 75087

WEMPE MARK STEVEN AND SUSAN SPENCER 796 YORK DR ROCKWALL, TX 75087

LIVINGSTON ERIKA S & JACK E

797 DEVERSON DRIVE

ROCKWALL, TX 75087

ROCKWALL, TX 75087

GINGRAS BRIDGET KANDICE & ETHAN WILLIAM

798 DEVERSON DR

ROCKWALL, TX 75087

PODINA LAUREN ADRIA & MICHAEL 802 YORK DRIVE ROCKWALL, TX 75087

JOHNSON CHANDLER JASON AND AMBER DAWN 803 KNOX DR ROCKWALL, TX 75087

> KHAN MASROOR 804 BARRYMORE DRIVE ROCKWALL, TX 75087

ZHAO WEIDONG AND XIAOLEI WANG 804 MOUNTCASTLE DRIVE ROCKWALL, TX 75087

GODINEZ DAVID R AND KAREN W 805 MIRAMAR DR ROCKWALL, TX 75087

> EVANS DOUGLAS E 806 AMHERST DRIVE ROCKWALL, TX 75087

REY LUIS SR AND JUDY L 806 YORK DR ROCKWALL, TX 75087

AGEE DANIEL B AND LEAH D KING AND STEPHEN C BEUCHAW AND KAREN L BEUCHAW 807 MIRAMAR DRIVE ROCKWALL, TX 75087

FERNANDEZ TERESA SUAREZ AND LUIS OSVALDO 808 KNOX DRIVE ROCKWALL, TX 75087

> ODEYEMI ADETUNJI 808 YORK DR ROCKWALL, TX 75087

CURRENT RESIDENT 803 MIRAMAR DR ROCKWALL, TX 75087

SICILIANO LAURA EDITH 803 MOUNTCASTLE DR ROCKWALL, TX 75087

ANDERSON JEANETTE 804 KNOX DRIVE ROCKWALL, TX 75087

FLORES JORGE & NAOMI SHALIT 804 YORK DRIVE ROCKWALL, TX 75087

PENTON RYAN THOMAS AND JENNIFER ANN 805 MOUNTCASTLE DR ROCKWALL, TX 75087

> HENDERSON ERIC S & MEGAN A 806 KNOX DRIVE ROCKWALL, TX 75087

> > MOBLEY JANET 807 AMHERST DR ROCKWALL, TX 75087

RANKIN CARLA S 807 MOUNTCASTLE DR ROCKWALL, TX 75087

BAILEY JERRY SCOTT & KAREN RENEE 808 MIRAMAR DRIVE ROCKWALL, TX 75087

> CURRENT RESIDENT 809 KNOX DR ROCKWALL, TX 75087

MURPHY MARK R AND BRANDI L 803 AMHERST DR ROCKWALL, TX 75087

SLAMONS JOSEPH LAWRENCE 804 AMHERST DR ROCKWALL, TX 75087

KIM YUN HYUN & JIN HEE JUNG 804 MIRAMAR DRIVE ROCKWALL, TX 75087

> ABOUCHEDID CHARLES A 805 KNOX DRIVE ROCKWALL, TX 75087

CURRENT RESIDENT 806 MOUNTCASTLE DR ROCKWALL, TX 75087

CYPERT LYNDOL & JERE 806 MIRAMAR DRIVE ROCKWALL, TX 75087

STEWART CHRISTOPHER & PRISCILLA 807 KNOX DRIVE ROCKWALL, TX 75087

2018 M J WIEBEL REVOCABLE TRUST MICHAEL JUSTIN WIEBEL AND JAIME LAUREN WIEBEL- TRUSTEES 808 AMHERST DRIVE ROCKWALL, TX 75087

> CHEW CHRISTINA 808 MOUNTCASTLE DR ROCKWALL, TX 75087

GREER KRISTEN N 809 MIRAMAR DR ROCKWALL, TX 75087 WRIGHT EMILY ELIZABETH AND KEVIN MATTHEW 810 KNOX DR ROCKWALL, TX 75087

SHING RICHARD L & IVEY D 810 MIRAMAR DR ROCKWALL, TX 75087 MALONE VICKI MARLA 810 MOUNTCASTLE DRIVE ROCKWALL, TX 75087

MOY BING 811 KNOX DRIVE ROCKWALL, TX 75087 HASSAN ALAA E & PATRICIA ANN HASSAN IBRAHIM 811 MIRAMAR DRIVE ROCKWALL, TX 75087

HERGERT KODY AND ADRIENNE MICHELLE 812 KNOX DRIVE ROCKWALL, TX 75087

WRIGHT EMILY ELIZABETH AND KEVIN MATTHEW 810 KNOX DRIVE ROCKWALL, TX 75087



NOTICE OF PUBLIC HEARING CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT PHONE: (972) 771-7745

EMAIL: PLANNING@ROCKWALL.COM

To Whom It May Concern:

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

Case No. Z2019-024: PD Amendment to PD-70

Hold a public hearing to discuss and consider a request by Adam Buczek of Stone Creek Balance, LTD for the approval of a zoning amendment to Planned Development District 70 (PD-70) for the purpose of changing the number of hard-edged retention ponds required for the residential subdivision being a ~336-acre tract of land identified as the Stone Creek Subdivision and being situated within the W. T. Deweese Survey, Abstract No. 71 and the S. King Survey, Abstract No 131, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for Single-Family 10 (SF-10) District land uses, situated within the North SH-205 OV) and SH-205 By-Pass Overlay (SH-205 BY-OV) Districts, generally located at the southeast corner of the intersection of FM-552 and SH-205 [N. Goliad Street], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on **Tuesday**, **10/8/2019 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday**, **10/21/2019 at 6:00 p.m.** These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

David Gonzales Rockwall Planning and Zoning Dept. 385 S. Goliad Street Rockwall, TX 75087

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

Your comments must be received by 10/21/2019 to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP Director of Planning & Zoning





MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE: HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT-CASES

- - PLEASE RETURN THE BELOW FORM

Case No. Z2019-024: PD Amendment to PD-70

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

Name:

Address:

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

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



September 12, 2019

Mr. Ryan Miller Director of Planning & Zoning 385 S. Goliad Street Rockwall, Texas 75087

Dear Mr. Miller:

Please accept this request for a zoning change to reduce the required number of hard edge retention ponds from four (4) to three (3) as described in Exhibit "C" (Planned Development District No. 70) to PD Ordinance No. 07-13 (as amended by Ordinance No. 09-44), more specifically contained in the last paragraph of Section C ("Standards for District Design and Connectivity"), Paragraph 6(d) (under "Parks and Open Space"). No other changes to the PD are being requested.

The original Stone Creek PD was approved in 2007 that included a requirement to have four (4) hard edge ponds built throughout Stone Creek Estates. The exact location and configuration of the ponds was to be determined at the time of development.

To date, three (3) ponds have been fulfilled: two (2) hard edge retention ponds were constructed with Phase I, and the third pond is located within the 11.3 acre City park that was dedicated to the City of Rockwall in January 2014. An exhibit showing the location of these three (3) existing ponds is included on the attached **Exhibit "A"**. While the pond located in the City park does not have a hard edge, it has been counted towards the PD requirement as it was the City's decision to not install a hard edge to be eligible for a State matching grant for the park. Hence, three (3) of the four (4) hard edge ponds as required by the existing PD have been satisfied.

For additional background on this request, Phase I was constructed in 2007-08, which included two (2) hard edge retention ponds. In 2012, we received notice from the Texas Commission on Environmental Quality ("TCEQ") about changes in surface water regulations that required us to obtain a retroactive permit and make a payment to the TCEQ to avoid being fined in connection with the Phase I ponds.

It is our understanding that the City of Rockwall had to work through similar issues with the TCEQ for other ponds located within the City limits, and since that time, the City and we have agreed that it is in the best interests of both the City and Stone Creek Estates to not construct any additional hard edge ponds to avoid the potential of having future conflicts with the TCEQ.

To avoid potential future issues with the TCEQ, we respectfully request the PD language to be modified per the attached **Exhibit "B"** to reduce the number of hard edge ponds from four (4) to three (3).

In lieu of installing a hard edge around the City park pond and a fourth hard edge pond somewhere that could pose potential future TCEQ issues in the future, we redirected value to Stone Creek residents and the City by enlarging the park dedication area (resulting in fewer lots), and will be finishing the build out of Stone Creek Estates with 32 fewer lots than allowed under the PD (the PD allows a maximum of 918 total SF lots, but the final phase of Stone Creek will result in the build out being only 886 SF lots based on the City approved preliminary plat for the final phase).

We look forward to visiting with the Planning and Zoning Commission and City Council on this proposed amendment to our master planned community.

Sincerely,

EXHIBIT "A"

Three (3) Existing Pond Locations

The single-family zoned land of Stone Creek Estates is outlined in yellow below.

The two (2) existing hard edge retention ponds are outlined in **BLUE**.

The one (1) existing City park pond (no hard edge, but counted toward PD hard edge pond requirement) is outlined in **ORANGE**.



EXHIBIT "B"

Requested Stone Creek PD Language Modification

With respect to Exhibit "C" (Planned Development District No. 70) to PD Ordinance No. 07-13 (as amended by Ordinance No. 09-44), this zoning application requests that the last paragraph of Section C ("Standards for District Design and Connectivity"), Paragraph 6(d) (under "Parks and Open Space") be modified to read as follows:

"Developer shall provide a minimum of three (3) retention ponds in the District with hard edges as generally shown on the Concept Plan. The exact configuration and location of the ponds will be determined at development. All retention pond hard edges shall be similar to the hard edge shown on Appendix C."

Adam Buczek	PICURE			15	A	HARD	EDGE	Arand
From: Sent: To: Subject: Attachments:	Friday, Sej Adam Buc	ek Phase 10		-	-	m> SGO WE SEE ETS	PILIAN ML	Ξ5

Aerial of Phase 1 pond with hard edge. As-built is attached.



Brandon Davidson, P.E.

















City of Rockwall

Project Plan Review History



Project Number Project Name Type Subtype Status	SP2019-035 Kwik Kar SITE PLAN NEED REVISIONS		Own Appli		RHETT BARRY		Applied Approved Closed Expired Status	9/13/2019 9/20/2019	KB
Site Address 2581 HORIZON RI	D	City, State Zi ROCKWALL,	-				Zoning		
Subdivision HORIZON CARWA	SH ADDITION	Tract 4		Block 1	Lot No 4	Parcel No 4011-0001-0004-00-0	General Pla R	n	
Type of Review / No	otes Contact	Sent	Due	Received	Elapsed Status		Remarks		
BUILDING	Russell McDowell	9/13/2019	9/20/2019	9/17/2019	4 APPROV	ED			
I - Drainage to	Sarah Johnston 21 AM SJ) Irea in front of the new adc dumpster must have an oil, curb cut in the one parking	lition as no parl /water separato	or, then drain	arking must be 2 to the storm sy		-			
FIRE (9/20/2019 9:2 Show location See our Civil Pl	Ariana Hargrove	9/13/2019 fire hydrants a nent Guidelines	9/20/2019 nd fire appar for further ir	9/20/2019 atus roadway (finformation, avail	able here:				
GIS	Lance Singleton	9/13/2019	9/20/2019	9/17/2019	4 APPROV	ED			
PLANNING	Korey Brooks	9/13/2019	9/20/2019	9/18/2019	5 COMME	NTS	Comments	5	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
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SP2019-35; Site Plan for Kwik Kar

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Greg Wallis of Mershawn Architects on behalf of the owner for the approval of a site plan for the expansion of an existing Minor Auto Repair Garage on a 1.1107-acre parcel of land identified as Lot 4, Block 1, Horizon Village Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 2581 Horizon Road [FM-3097].

I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at(972) 772-6434 or email kbrooks@rockwall.com. M.3 For reference, include the case number (SP2019-035) in the lower right-hand corner of all pages on future submittals.

1.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC).

M.5 In order to constitute a complete submittal all applications are required to provide the following elements [1] a site plan, [2] landscape plan, [3] building elevations and this submittal is complete

M.6 Site Plan. Please make the following clarifications on the replat to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:

Article IV, Permissible Uses, of the Unified Development Code (UDC)

1.7 Subsection 2.03.H.2, Minor Auto Repair Garage, of Section 2, Conditional Land Use Standards and Definitions, of Article IV, Permissible Uses, of the Unified Development Code (UDC).

The proposed use, a Minor Auto Repair Garage is defined as the following:

a. The replacement of any part or repair of any part that does not require removal of the engine head or pan engine transmission or differential; incidental body and fender work, minor painting and upholstering service. It also includes quick lube type businesses. This applies to only to passenger automobiles and trucks not in excess of 7,000 pounds gross weight.

b. In a General Retail (GR) District, a Minor Auto Repair Garage is permitted as an accessory to a retail use, when the gross floor area of the auto repair and related storage does not exceed 30 percent of the retail sales floor area. If it is a stand-alone use, it shall require a Specific Use Permit (SUP).

c. In a Commercial (C) District, a Minor Auto Repair Garage is permitted as an accessory to a retail use provided all work is conducted wholly within a completely enclosed building. If it is a stand-alone use, it shall require a Specific Use Permit (SUP).

d. Garage doors or bays shall not face the street or a residential lot

e. Vehicles, equipment, parts or inventory shall not be stored outside overnight unless granted by the Planning and Zoning Commission and City Council through a Specific Use Permit (SUP). If permitted all stored items shall be screened from public right-of-way, sidewalks and open space, and any residentially zoned or used property in accordance with the requirements of Article IV, Permissible Uses, and Article VIII, Landscape and Fence Standards.

f. A site plan must be approved prior to issuance of any building permit.

Article V, District Development Standards, of the Unified Development Code (UDC)

M.8 SUBSECTION 1.05: SCREENING STANDARDS

All development shall adhere to the following screening standards

(2) Trash/Recycling Enclosures. Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. The opaque, self-latching gate shall not be constructed utilizing wood fencing materials. If the primary building does not use masonry materials, a masonry material that is complimentary in color

Type of Review / Notes Contact Sent Due Received Elapsed Status Remarks	arks
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and scale shall be utilized. These enclosures shall be located to the side or rear of the primary building, and shall not front on to apublic right-of-way. Every effort shall be made to reduce the visibility of these structures utilizing landscaping and/or the building. All trash/recycling enclosures shall be constructed in conformance to the diagram shown in this section unless otherwise approved/required by the City and/or its contractor for trash services. Please indicate on site plan.
(3) Utility Equipment and Air Condition Units. Pad or roof mounted utility equipment and air conditioning units shall be screened from the view from of any adjacen public streets or properties. Roof mounted utility equipment and air conditioning units shall be screened using a parapet wall that completely impairs the visibility of the equipment, and is constructed on all sides of the building. Ground mounted Utility equipment and air conditioning units shall be screened utilizing plantings, berms, walls matching the main structure, or an architectural feature that is integral to the building's design. Please indicate on site plan.
(4) Aboveground Storage Tanks Aboveground storage tanks shall be screened utilizing walls matching the main structure Screening plans for above ground storage tanks shall be screened utilizing walls matching the main structure screening plans for above ground storage tanks shall generally conform to the diagram below(i.e. incorporate primary screening -- screening wall -- and secondary screening) and be approved by the Planning

M.9 SUBSECTION 1.08: PUBLIC RIGHT-OF-WAY VISIBILITY

and Zoning Commission in conjunction with a site plan. Will this project have any aboveground storage tank?

(A) Street/drive intersection visibility obstruction triangles. A landscape plan showing the plan of the street on both sides of each proposed drive/street to the proposed development with the grades, curb elevations, proposed street/drive locations, and all items (both natural and manmade) within the visibility triangles as prescribed below shall be provided with all site plans, if they are not on engineering plans that are submitted at the same time. this plan shall show no horizontal or verticalrestrictions (either existing or future) within the areas defined below. Please show visibility triangles on the site plan and landscape plan.

(B) Obstruction/interference triangles defined. No fence, wall screen, billboard, sign face, tree or shrub foliage, berm, or any other item, either manmade or natural, shall be erected, planted, or maintained in such a position or place so as to obstruct or interfere within the following minimum standards however, on non-residentially zoned lots, a single pole for mounting a sign may be placed within this area provided the pole does not exceed12-inches in diameter, and provided every portion of the sign has a minimum height clearance of nine (9) feet:

1. Visibility Triangles. Vision at all intersections which intersect at or near right angles shall be clear at elevations between24-inches and nine (9) feet above the top of the curb elevation, within a triangular area formed by extending the two (2) curblines from their point of intersection, for the following minimum distances for the applicable intersection, and connecting these points with an imaginary line, thereby making a triangle. If there are no curbs existing, the triangular area shall be formed by extending the property lines from their point of intersection for a distance as prescribed below, and connecting these points with an imaginary line, thereby making a triangle as shown below.

2. Intersection of two (2) public streets. The minimum required distance from the curb shall be 30-feet and the minimum distance from the property line on streets without a curb shall be 20-feet.

3. Intersection of a public street and an alley. The minimum required distance measured from the property line shall be 15-feet, or 25-feet from street curb.

4. Intersection of private drive and public street. The minimum required distance from the curb shall be 15-feet and the minimum distance from the property line on streets without a curb shall be ten (10) feet. Subsection B is informative

M.10 SECTION 4: COMMERCIAL DISTRICTS

SUBSECTION 4.01: GENERAL COMMERCIAL DISTRICT STANDARDS All commercial development shall conform to the following standards

(C) Building Articulation.

(1) Primary Building Façades. A primary building façade is any building façade that has a primary entryway for a business or that has an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residential zoning district or residentially used property. All commercial buildings shall meet the following standards for articulation on primary building façades

Contact S	Due	Received	Elapsed Status	Remarks

• Wall Length. The maximum wall length shall not exceed three(3) times the wall height without a secondary entryway/architectural element

• Secondary Entryway/Architectural Element Length. The minimum length of the secondary entryway or projecting architectural element shall be 25% of the wall length

• Wall Projection. The minimum wall projection for a primary and/or secondary entryway/architectural element shall be 25% of the wall height

• Primary and/or Secondary Entryway/Architectural Element Width. The minimum width of the primary and/or secondary entryway/architectural element shall extend for twice the required wall projection

- Projection Height. The primary and secondary entryways/architectural element shall extend a minimum of 25% of the wall height above the top of the wall
- Primary Entryway/Architectural Element Length. The primary entryway/architectural element shall meet all of the same projections as the secondary

entryway/architectural element, but shall extend for a minimum of twice the length of the secondary element. Currently, you will need an exception to the building articulation standards for the front and the rear facades

M.11 SUBSECTION 7.03: NON-RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS

Please see the below table and make revisions to include this data on the site data table on each page

Non-Residential District Development Standards

```
*: For development in the Downtown (DT) District see the standards in Section 4.8, Downtown (DT) District.
                                                                                                       Commercial (C) District
Zoning Districts?
Development Standards?
Abbreviation C
Maximum Building Size (SF)
                             N/A
Minimum Lot Requirements Area (SF)
                                         10.000
   Width (Feet) 60
    Depth (Feet) 100
Minimum Setbacks Front (Feet) 154, 5
    Rear (Feet) 10 w/o FRW & Alley
        0 w/ FRW & Alley
    Rear Adjacent Residential (Feet) 6 20 + 1/2H>367
   Side (Feet) 10 w/o FRW
       0 w/ FRW
   Side Adjacent Residential (Feet) 6 20 + 1/2H>367
Between Buildings (Feet) 15 w/o FRW
0 w/ FRW
Building Height [H] (Feet) 609
Maximum Lot Coverage (%)
                            60
Floor Area Ratio (FAR) 4:1
Maximum Impervious Parking (%) 85-90
```

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Minimum Landscaping (%) 25%

M.12 ARTICLE VIII, LANDSCAPE AND FENCE STANDARDS, of the Unified Development Code (UDC) SECTION 2: APPLICATION OF ARTICLE SUBSECTION 2.01: APPLICABILITY

(A) Landscape and Screening.

(1) The landscape and screening provisions of this Article shall apply to:

(a) All new residential or non-residential development within the corporate limits of the City of Rockwall with the exception of the exemptions listed in Subsection 2.01.(A)(2).

(b) The expansion of a non-residential building or structure that increases the existing floor area by 30% or that adds 2,000 SF of floor area.

(c) The expansion of a non-residential parking lot that increases the existing impervious area by 30% or that adds 2,000 SF of impervious coverage. Please note, since b and/or c apply, the landscaping will have to meet standards.

M.13 SECTION 4: APPROVED LANDSCAPING MATERIALS

In satisfying the landscape requirements of this Article, it is recommended that all landscaping utilize high-quality, hardy plant materials. Such plant materials shall adhere to the following requirements:

(A) Approved Planting Materials.

(1) All planting materials should conform to the recommended planting materials outlined in Appendix F, Landscape Guidelines and Requirements; however, alternative tree, shrub, and grass varieties may be approved by the Director of Planning and Zoning pending the submission of a Landscape Plan and/or a written request.

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Received (2) Unless otherwise noted in this Unified Development Code (UDC), the minimum tree and shrub size at the time of installation shall be as follows

(a) Canopy Trees shall be a minimum of four (4) caliper inches at DBH.

- (b) Accent Trees shall be a minimum of four (4) feet in total height.
- (c) Shrubs shall be a minimum of three (3) gallons in size. Please note.

M.14 SECTION 5: LANDSCAPE STANDARDS

SUBSECTION 5.01: LANDSCAPE BUFFERS

The minimum requirements for landscape buffers shall be as follows

(B) Non-Residential Landscape Buffers

(1) Abutting a Public Right-of-Way. A minimum of a ten (10) foot wide landscape buffer shall be required along the entire length of any non-residential lot that abuts a public right-of-way (i.e. collector street, arterial roadway, or alleyway) or a residentially zoned or used property that is located directly across a public street (regardless of the size of the street). All landscape buffers adjacent to a public right-of-way shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a total minimum height of 30-inches. In these areas a minimum of one (1) canopy tree and one (1) accent tree shall be incorporated into the landscape buffer per50-linear feet of frontage along the adjacency. Clustering of trees shall be permitted as long as all required trees are situated within the landscape buffer. Please incorporate into landscape plan

M.15 SUBSECTION 5.02: LANDSCAPE SCREENING

(C) Headlight Screening. Head-in parking adjacent to a street shall incorporate one(1) of the following screening methods to mitigate the potential hazard that headlights may pose for on-streetvehicular traffic

(1) Alternative #1. A minimum of a two (2) foot berm with mature evergreen shrubs along the entire adjacency of the parking areas

(2) Alternative #2. A minimum of a three (2) foot masonry wall with mature shrubs situated between the wall and the right-of-way along the entire adjacency of the parking areas. Please provide one of the options above on landscape plan.

(D) General Screening Requirements. All screening shall meet the following requirements:

(1) Approval of a Screening Plan. Prior to construction of any required screening, a site plan and landscape plan shall be approved by the Planning and Zoning Commission showing the type of screening, the proposed materials, and the plant spacing. In approving screening plans, the Planning and Zoning Commission shall determine:

- (a) If the proposed screening plan will adequately screen the non-residential land use.
- (b) If the proposed screening plantings will withstand the pressures of time and nature Please note.

M.16 SUBSECTION 5.03: LANDSCAPE REQUIREMENTS

(A) Amount of Landscaping. The following landscaping percentages shall be required and shall apply to the total site area to be developed Please note required landscaping below and revise landscape plan accordingly.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
ZONING DISTRICTR	EQUIRED LANDSCAPIN	G (%) REQUIF	RED LANDS	CAPING WITH MA	XIMUM ELIGIBLE CREDITS	(%)
Multi-Family 14 (M	F-14) District 35 22	1/2				
Downtown (DT) Dis	trict See Subsection	4.07, Downtov	wn (DT) Di	strict, of Article V,	District Development Stan	dards
Residential Office (I	RO) District 30 17½					
Neighborhood Serv	vices (NS) District 25	121/2				
General Retail (GR)	District 20 7½					
Commercial (C) Dist	trict 20 7½					
Heavy Commercial	(HC) District 15 23	2				
Light Industrial (LI)	District 15 2 ¹ / ₂					
Heavy Industrial (H) District 10 2½					
(F) Protection of L	andscape Areas. Requi	ed landscape	areas mus	t be protected fro	om vehicular traffic through	the use of a concrete curb or other permanent
barrier. Please note	2					

(G) Landscaping in Landscape Buffers and Public Right-of-Way. All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (i.e. sod -- hydro mulch shall be prohibited in these areas) prior to the issuance of a Certificate of Occupancy (CO). In addition, it shall be the responsibility of the developer to design the irrigation system within the lot to ensure that the grass placed in public right-of-way is watered and maintained, and to ensure that minimal water will be shed on to the street. The designer of the irrigation system shall be approved by the Building Inspections Department prior to installation and acceptance of the project Please note. Your landscape plan references hydromulch.

Additional Comments -Site Plan.

- M.18 Please greyscale all existing pavement, buildings, etc.
- M.19 Please show utilities and easements.
- M.20 Please dimension typical parking space. Is any new parking being added?
- M.21 Please label property line.
- M.22 Please show firelane.
- M.23 Please dimension all drive aisles.
- M.24 Please differentiate existing/proposed on the site data table.
- M.25 Please show centerline of Horizon Road.
- M.26 Please show and label front setback and landscape buffer.
- M.27 Please show actual footprint of new building.
- M.28 Please show and label adjacent properties.

Additional Comments – Landscape Plan

- M.29 Please label the property line
- M.30 Please show and label adjacent properties.
- M.31 Please provide vicinity map.
- M.32 Please provide site data table.
- M.33 Please note, the landscape % for Commercial (C) District is 25% as show above.
- M.34 Please same items as site plan such as parking, utilities, etc. and greyscale.
- M.35 Please note hydromulch is not allowed in ROW landscaping.
- M.36 Please note, the property line adjacent to Horizon Road appears to be off scale. Please check scale.

Type of Review / No	tes Contact
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Due

M.37 Please show and label the 10-foot landscape buffer adjacent to Horizon Road

I.38 Please note that failure to address all comments provided by staff by5:00 PM on October 1, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.

1.39 Staff has identified the aforementioned items necessary to continue the submittal process Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on October 1, 2019.

M.40 Based on your request, your development cycle will consist of meetings with Architectural Review Board(ARB) and the Planning and Zoning Commission. The following is a description of each meeting:

• At the ARB Meeting the Board will review building elevations and make recommendations and discuss any variance/exceptions. This meeting is typically appropriate for the architect and owner. The Board may ask for revisions that will be discussed at the next meeting. The Board may approve your request as submitted. In this case, there will be no additional ARB Meetings.

• At the Planning and Zoning Worksession, your representative will present your request to the Commission and answer any question that may be asked The Commission may ask for additional information. It is recommended that the owner and/or a representative who is familiar with the project attends this meeting

• At the Planning and Zoning Meeting, staff will present your request and discuss relevant ordinances with the Commission The Commission may ask you additional questions. Following, the Commission takes action. If approved, you will be able to move to the Engineering Phase of the Development Process. It is recommended that the owner and/or a representative who is familiar with the project attends this meeting

M.41 Below are the meeting dates for your request A representative is required to attend all meetings

• September 24, 2019 - Architectural Review Board (ARB) Meeting - 5:00 p.m.—immediately before the Planning and Zoning Worksession

• September 24, 2019 – Planning and Zoning Worksession – 6:00 p.m. – immediately following the ARB Meeting.

• October 8, 2019 – 2nd Architectural Review Board (ARB) Meeting (at the discretion of the ARB) – 5:00 p.m. - immediately before the Planning and Zoning Meeting.

• October 8, 2019 – Planning and Zoning Meeting – 6:00 p.m. – immediately following the ARB Meeting.

M.42 Please see standard site plan wording below.

SITE PLAN SIGNATURE BLOCK

APPROVED:

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

WITNESS OUR HANDS, this [DAY] day of [MONTH], [YEAR].

Planning & Zoning Commission, Chairman Director of Planning and Zoning



HORIZON VILLAGE BEING A 1.11 AC. TRACT OF LAND SITUATED IN THE HORIZON VILLAGE ADDITION BLOCK 1 LOT 4 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



S or. ×0. 07 42.19 - 4% Engineering Fees - Impact fees for new taps - Must meet city standards - Must show existing and proposed utilities and your 0 10 20 40 - Label and show all easements. SCALE IN FEET NORTH GENERAL NOTES: 1. 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. 2. IT IS THE SUBCONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.

> OWNER IYM AUTOMOTIVE INC. 2581 HORIZON ROAD ROCKWALL, TEXAS 75032 CASE #SP2019-000

PRICING & CONSTRUCTION

- 3. ANY DISCREPANCIES NOTED BY THE SUBCONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
- AFTER BIDS ARE TURNED IN, THE SUBCONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
- 5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
- 6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

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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.





	A RESIDENTIAL RESTAURANTS	INCTITI		ARCHITECTS	PLIANE. 070 700 0200	FAX : 972-249-2081
	MEDICAL COMMERCIAL		CHURCHES	MERSHAWN		ROCKWALL, TEXAS 75087
						By
						Revision
						No. Date
	KWIK KAR	ROCKWALL, TEXAS			STIE FLAN	
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CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION





PRICING & CONSTRUCTION GENERAL NOTES:

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- 6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

2581 HORIZON ROAD ROCKWALL, TEXAS 75032 CASE #SP2019-000

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COMMERCIAL RESIDENTIAL RESTAURANTS CHES INSTITUTIONAL	VN ARCHITECTS PHONE: 972-722-9302 FAX : 972-249-2081
MEDICAL COMN CHURCHES	2313 RIDGE ROAD #103 ROCKWALL, TEXAS 75087
	Revision By
	No. Date
KWIK KAR ROCKWALL, TEXAS	EXTERIOR ELEVATIONS
Scale: Date: Project No Designed:	1/4" = 1'-0" .:
























		EXISTING	NEW	REQUIRED	PROVIDED
1.	STREET TREES 1 CANDPY PER 50' LINEAR DF R.D.W.	4	1	3	5
2.	LANDSCAPE BUFFER			25′	35′
З.	TOTAL LANDSCAPE AREA 15% REQUIRED			7,257 SF	19,817 SF



	/ RESIDENTIAL RESTAURANTS			ARCHITECTS		FAX : 972-249-2081
	MEDICAL COMMERCIAL		CHURCHES	MERSHAWN	1	ROCKWALL, TEXAS 75087
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INSTALLED WITH A MIN. 4"

EXISTING TREE TO REMAIN (7)

NEW INDIAN HAWTHORNE (10) PLANTS SHALL BE A MINIMUM OF 5-GALLONS & 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.

HORIZON VILLAGE

BEING A 1.11 AC. TRACT OF LAND SITUATED IN THE HORIZON VILLAGE ADDITION BLOCK 1 LOT 4 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

> OWNER IYM AUTOMOTIVE INC. 2581 HORIZON ROAD ROCKWALL, TEXAS 75032 CASE #SP2019-000



NORTH

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City of Rockwall



Project Plan Review History

Project Name Type Subtype	SP2019-037 Ridge Road Retail Center SITE PLAN P&Z HEARING		Own Appli		-	T J & PATRICI ERING, LLC	K HUGHES &	Applied Approved Closed Expired Status	9/13/2019 9/20/2019	KB DG
Site Address 2930 RIDGE RD		City, State Zi ROCKWALL,	•					Zoning		
Subdivision MURPHY PLAZA AD	DITION PH 2	Tract 26		Block	Lot N 26	-	arcel No 1210-0000-0026-00-0R	General Pla	in	
Type of Review / Not	es Contact	Sent	Due	Received	Elapsed	Status		Remarks		
BUILDING	Russell McDowell	9/13/2019	9/20/2019	9/17/2019	4	APPROVED				
ENGINEERING	Sarah Johnston	9/13/2019	9/20/2019	9/20/2019	7	COMMENT	S			

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks					
(9/20/2019 11:07 A	M SJ)										
M - Parking near the building to be 20'x9'. All other parking to be 18'x9'. Standards of Design 2.19											
	M - Must dimension the distance from the driveways to the nearest driveway on either side Standards of Design 2.6										
M - All fire lane radii to be 20' min. This may remove a parking space on the center aisle. Standards of Design 2.19											
M - Driveway radii to be 20' min. Standards of Design 2.19											
M - Dumpster and s	M - Dumpster and screening wall must be out of easements.										
M - No structures ir	easements. This includ	es retaining v	valls and foo [.]	tings. Standar	ds of Design 6.4.1						
M - "Cemetary Road	M - No structures in easements. This includes retaining walls and footings. Standards of Design 6.4.1 M - "Cemetary Road" will be named Glen Hill Way City Thoroughfare Map										
M - Must have a pu	blic access easement fo	r the property	y across Glen	i Hill Way. Star	ndards of Design 2.1	9					
M - Drive across Ge	Inn Hill Way must be tie	ed in at a90-d	egree angle.	Standards of [Design 2.8						
M - Glen Hill Way m	ust have 30' radii onto I	Ridge Road. St	andards of D	Design 2.8							
M - The existing fire	hydrant must have a20	0'x20' easeme	nt establishe	ed. Standards o	of Design 5.3.1						
	er line in Glen Hill Way			-	ine in Ridge Road. V	Vater Master Plan					
	ting utilities and your pl			S.							
M - No trees allowe	d in the ROW. Standard	s of Design 4.	4								
I - Must meet City S	tandards										
I - 4% Inspection fee	2										
I - Impact fees											
I - Parking against tl	ne building to be 20'x9',	all other to b	e 18'x9' minii	mum							
I - Minimum easem	ent is 20' width										
I - Retaining walls 3	and over must be engin	neered									
I - All retaining walls	s to be rock or stone fac	e No smooth	concrete wa	alls.							
•	n to oil/water separator	or grease tra	p before ent	ering the stor	m lines						
I - Concrete to have	-										
I - No sand allowed	under paving. Add note										
FIRE	Ariana Hargrove	9/13/2019	9/20/2019	9/20/2019	7 COMN	/ENTS					
(9/20/2019 9:53 AN	1 AA)										
FDC shall be:											
-facing and visible from the fire lane											
- within 100-feet of a fire hydrant											
	ucted with a minimum c	of a 5-feet clea	ar all-weathe	r path from fir	e lane access						
- installed 18-48 inc	hes above grade.										
(Ord 16-31)											
GIS	Lance Singleton	9/13/2019	9/20/2019	9/17/2019	4 APPRC	OVED See comment					
(9/17/2019 10:12 A	M LS)										
Cemetery Road is n	ow called GLEN HILL WA	AY per ordinar	nce 16-17 (3/	7/2016)							
PLANNING	David Gonzales	9/13/2019	9/20/2019	9/20/2019	7 COMN	VENTS See comments					

Type of Review / Notes	Contact	
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(9/20/2019 8:44 AM DG)

SP2019-037; Site Plan for Ridge Road Retail Center (PD-32)

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

1.1 This is a request for the approval of a site plan for a strip retail center on a1.1755-acre parcel of land identified as Lot 26 of the Lake Ridge Estates Addition, City of Rockwall, Rockwall County, Texas, situated within the Ridge Road Retail Subdistrict of Planned Development District32 (PD-32), located within the Scenic Overlay (SOV) District, addressed as 2930 Ridge Road [FM-740].

Received

1.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at(972) 772-6488 or email dgonzales@rockwall.com.

M.3 For reference, include the case number (SP2019-037) in the lower right-hand corner of all pages on future submittals.

1.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC); including the regulations pertaining to Planned Development District 32 (PD-32) [i.e. Ordinance No. 17-22], Resolution No. 10-40 (Design Guideline of PD-32), and the Development Standards of Article V, that are applicable to the subject property.

1.5 Please note that the property will require a replat prior to the issuance of a building permit.

1.6 Provide Site Data Table on all revised plans (i.e. landscape, treescape, photometric, and site plan).

1.7 Please relabel the proposed street section to Glen Hill Way (i.e. not Cemetery Road) on all revised plans (i.e. landscape, treescape, photometric, site plan).

M.8 Site Plan. Please make the following clarifications on the site plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:

- 1) Please relabel the street to Glen Hill Way (i.e. not Cemetery Road).
- 2) Verify the building square footage. Indicates 7,025 SF. The SF for each unit = 7,195 SF.
- 3) Please label a 20-foot landscape buffer adjacent to Ridge Road(Sec. 6.02.E; Art. V; UDC).
- 4) Will there be a dedicated 24-ft firelane in the parking lot? If so, please label.
- 5) Remove the label "to be abandoned" underneath Cemetery Road.
- 6) Is the chain link fence being removed? If so, please remove label from all other plans.
- 7) Under the Construction Schedule legend, No. 7 indicates a detail for the dumpster enclosure is located on the building elevations. The detail was not provided.

8) The proposed dumpster enclosure is facing Glen Hill Way. According to Subsection 6.02, General Overlay District Standards, of Article V, District Development Standards, of the UDC, dumpster enclosures shall be located to the side or rear of the primary building, and shall not front on to a public right-of-way. Every effort shall be made to reduce the visibility of these structures utilizing landscaping and/or the building. Variance required if not screened or reoriented

9) Parking for a retail (4,592 SF) and restaurant (2603 SF) uses requires as follows: A) Retail Facility - a minimum of one (1) parking space per 250-SF (i.e. 1:250 SF = 18 parking spaces) & B) Restaurant - a minimum of one (1) parking space per 100-SF (i.e. 1:100 SF = 26 parking spaces) of gross floor area. Based on these uses, the proposed 7,025 SF facility requires a minimum of 44 parking spaces. Approval of a variance to Section 5, Off-Street Parking Requirements, of Article VI, Parking and Loading is required by the Planning and Zoning Commission.

10) The proposed parking lot has more than one (1) full row of parking (i.e. two rows of parking with a drive aisle) that is between the primary building façade and the right-of-way (i.e. Ridge Road) and requires a variance. (Subsection 6.02.D.2, Art. V, UDC).

Type of Review / Notes	Contact
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Due

Remarks

M.9 Dumpster Enclosure. According to Subsection 6.02, General Overlay District Standards, of Article V, District Development Standards, of the UDC, Trash/Recycling Receptacles and Dumpster Enclosures. Trash/Recycling Enclosures shall be four (4) sided. These receptacles shall be screened by a minimum eight (8) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. These enclosures shall be located to the side or rear of the primary building, and shall not front on to a public right-of-way. Every effort shall be made to reduce the visibility of these structures utilizing landscaping and/or the building.

1) Provide detail of dumpster meeting the Scenic Overlay District's minimum standard for height, materials, etc. (Sec. 6.02.D.7, Art. V, UDC)

Received

M.10 Streetscape Plan. Please provide a streetscape plan that shows conformance to the requirements of Ordinance No 17-22. According to this ordinance the required streetscape plan shall include cut sheets and product specification sheets indicating the proposed products and a plan indicating the location of all the products.

M.11 Building Elevations. Resolution No. 10-40 lays out three (3) architectural styles (i.e. Tuscan, Traditional, and/or Transitional) that are acceptable within Planned Development District 32 (PD-32). The proposed building elevations do not appear to adhere to any of the recommended architectural styles

M.12 Building Elevations. According to Section 6.2, General Overlay District Standards, of Article V, District Development Standards, of the UDC, each exterior wall of a building's façade shall consist of a minimum of 20% natural or quarried stone. In this case, the submitted building elevations does not appear to have stone incorporated into the building's design. This will require a variance from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

M.13 Building Elevations. Please review the articulation formulas contained in Section 4.01.C of Article V, District Development Standards, of the UDC. The submitted building elevations do not appear to meet all the formulas required for building articulation. This will require a variance from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

I.11 Building Elevations. Please make the following clarifications and changes to the building elevations to ensure staff can properly review this project and convey al of the required elements to the City's boards and commissions:

1) Indicate all HVAC units on the building elevations (i.e. dash-in) so that staff can ensure that they meet the screening requirements dictated by the UDC (Subsection. 1.05.C.3; Art. V; UDC).

- 2) Please provide a detail for the parapet height to determine screening of RTUs.
- 3) Please provide a label for each building elevation's facing direction (i.e. north, south, east, west).
- 4) Provide calculation of building materials as a percentage

M.14 Landscape Plan. Please make the following clarifications and changes to the landscape plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions:

1) Please label a 20-foot landscape buffer adjacent to Ridge Road(Sec. 6.02.E; Art. V; UDC).

2) A minimum of two (2) canopy and four (4) accent trees are required in the 20-foot landscape buffer adjacent to Ridge Road(Sec. 6.02.E; Art. V; UDC). Please indicate conformance to this requirement on the landscape plan and relabel where needed

- 3) Please provide an exhibit showing headlight screening for the head-in parking adjacent to the street (Subsection 5.02(C), Art. VIII, UDC).
- 4) Please provide an exhibit showing that all parking spaces are located within 80-feet from the trunk of a large canopy tree (Sec. 5.9; Art. VIII, UDC).

5) Parking Lot Landscaping – requires one (1), three (3) inch caliper 65 gallon tree be provided for every eight (8) parking spaces and the trees are to be provided in

	Type of Review / Notes Contact	Sent	Due	Received	Elapsed Status	Remarks
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5-ft x 5-ft diamond planters or island planters (Ord. No. 17-22, Exhibit 'F-1', of PD-32) Provide tree leave outs.

6) Parking Lot Landscaping – landscape buffers adjacent to public streets are to consist of trees shrubs, perennial, and/or ornamental grasses in natural groupings. (Ord. No. 17-22, Exhibit 'F-1', of PD-32) Provide exhibit.

7) Please provide an identifying symbol for each tree type to better identify what is being planted

8) Please ghost-in the existing trees in order to distinguish between proposed plantings

9) Under General Planting Notes, number 5 indicates the "City of Canyon". Please change to City of Rockwall.

M.15 Treescape Plan According to Section 3.4, Treescape Plan Review Process, of Article IX, of the UDC, the director of planning and zoning, or his/her designee, shall review the treescape plan and approve the plan per the requirements of this article, or forward any recommendations to the planning and zoning commission As part of the treescape plan review process, the city has the right to request changes or adjustments in the layout and design of a development to save trees The planning and zoning commission will review and approve or disapprove the treescape plan The decision of the planning and zoning commission may be appealed to the city council. The treescape plan requires approval by the Planning and Zoning Commission as submitted

(1) Adjust mitigation inches due for all landscape trees being provided The minimum size required for planting of a canopy tree is four(4) inches. (Sec. 4.A.2, Art VIII, UDC)

M.16 Photometric Plan. Ordinance No. 17-22 stipulates a design standard for all pedestrian scale street lighting and parking lot light fixtures The proposed pedestrian scale street light does appear to conform to the design standards for this district

M.17 Based on the submittal staff has identified the following variances

1) Building Materials. The proposed addition exceeds the maximum permitted percentage of secondary materials and does not include a minimum f20% stone.

- 2) Building Articulation. The proposed addition does not meet the articulation standards established by the UDC
- 3) Dumpster Enclosure. The proposed relocation of the dumpster enclosure faces a public street
- 4) Parking Count. The proposed site does not meet the minimum parking standards.

5) Parking Restrictions. The proposed parking lot has more than one (1) full row of parking (i.e. two (2) rows of parking with a drive aisle) adjacent to Ridge Road and within the Scenic Overlay (SOV) District.

To be able to request a variance an applicant needs to provide a letter stating the justification for each variance requested and indicate a minimum of twq(2) compensatory measures for each that directly tie to off-setting the impact of the variance. Please also note that all of the requested variances will require a simple majority vote for approval Refer to Section 9, of Article XI, of the UDC for examples of compensatory measures.

I.18 Please note that failure to address all comments provided by staff by5:00 PM on September 4, 2019 will result in the automatic denial of the case on the grounds of an incomplete submittal No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.

I.19 Staff has identified the aforementioned items necessary to continue the submittal process Please make these revisions and corrections, and provide any additional information that is requested Revisions for this case will be due on October 1, 2019; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the October 8, 2019 Planning & Zoning Meeting. The Planning & Zoning Work Session meeting will be held on September 24, 2019.

1.20 The Architectural Review Board (ARB) meeting will be held on September 24, 2019 and will begin at 5:00 p.m. in the City's Council Chambers. The ARB will

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks

forward a recommendation to the Planning and Zoning Commission

I.21 Staff recommends that a representative be present for the meetings as scheduled above The Planning and Zoning meeting will be held in the City's Council Chambers and will begin at 6:00 p.m.





SITE DATA						
PROPOSED ZONING	PLANNED DEVELOPMENT COMMERCIAL					
PROPOSED LAND USE	RETAIL / RESTAURANT					
LOT AREA (GROSS)	1.162 ACRES (50,615 SQ FT)					
LOT AREA (NET)	0.8319 ACRES (36,239.12 SQ FT)					
TOTAL BUILDING AREA	7,025 SQUARE FEET					
FLOOR AREA RATIO	7,025 / 36,239 : 19%					
OPEN SPACE	8,792 / 36,239 : 24%					
TOTAL IMPERVIOUS AREA	27,447 / 36,239 : 76%					
REQUIRED PARKING (1/100 SF RESTAURANT) (1/250 RETAIL)	44 SPACES					
PARKING PROVIDED	42 SPACES					
PARKING PROVIDED (ACCESSIBLE)	2 SPACES					
BUILDING HEIGHT	1 STORY, 28'-10" TOTAL HEIGHT					

EXISTING CURB PROPOSED CURB PARKING SPACES IN A ROW PROPOSED 4000 PSI 7" REINFORCED, HEAVY DUTY CONCRETE PAVEMENT PROPOSED 3600 PSI 6" REINFORCED, MEDIUM DUTY CONCRETE PAVEMENT PROPOSED SIDEWALK PAVEMENT PROPOSED LIGHT FIXTURE (REFER TO MEP

	PLAN FOR EXACT LOCATION, TIPE, AND SPECIFICATIONS
o X	PROPOSED PEDESTRIAN-SCALE STREET LIGHT PER CITY STANDARDS AND SPECIFICATIONS

	CONSTRUCTION SCHEDULE
1	HANDICAP RAMPS, BFRs PER CITY STANDARDS AND SPECS.
2	HANDICAP SYMBOL
3	HANDICAP SIGN
4	4' SIDEWALK
5	4" WHITE TRAFFIC STRIPING
6	WHEEL STOP

DUMPSTER WITH 7' MASONRY ENCLOSURE PER DETAILS ON ARCHITECTURAL

> PROJECT BENCHMARK: CITY OF ROCKWALL CONTROL MONUMENTATION MONUMENT NUMBER RESET #1.

> > POSTED ELEV=567.704 (NAVE88)



CASE NUMBER #

SP-1

Sheet



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Т	LIST	(IN	SECTION	6)

	, , , , , , , , , , , , , , , , , , ,							
	BOTANICAL NAME		QTY	SIZE	HEIGHT	SPREAD	ROOT BALL	REMARKS
E	SIZE TREE							
	QUERCUS MUEHLENBERGII TAXODIUM DISTICUM ULMUS CRASSIFOLIA	CHINKAPIN OAK BALD CYPRESS CEDAR ELM	1 14 17	3" CAL. 3" CAL. 3" CAL.	12' - 14' 12' - 14' 10' - 12'	6' - 8' 6' - 8' 6' - 8'	CONTAINER	SINGLE TRUNK AND FULL SINGLE TRUNK AND FULL SINGLE TRUNK - BRANCHED TO GROUND
JM	SIZE TREE							
	CERCIS CANADENSIS 'TEXENSIS' PISTACHE CHINENSIS	TEXAS REDBUD CHINESE PISTACHE	9 11	3" CAL. 3" CAL.	8' - 10' 8' - 10'	4' - 6' 4' - 6'		MULTI-TRUNKED AND FULL MULTI-TRUNKED AND FULL
ß			52					
	AZALEA INDICA 'MRS. G. G. GERBING AZALEA X 'GEORGE L. TABER' ILEX X 'NELLIE R. STEVENS' ILEX ATTENUATA 'SAVANAH LEUCOPHYLLUM VAR. DWARF SILVERADO MIRICA PUSILLA PITTOSPORUM TOBIRA 'WHEELERS DWARF'	MRS. G. G. GERBING AZALEA GEORGE L. TABER AZALEA NELLIE R. STEVEN'S HOLLY SAVANNAH HOLLY SILVERADO DWAF TEAS SAGE DWARF WAX MYRTLE WHEELERS'S DWARF JAPANESE MOCK ORANGE		N/A N/A N/A N/A N/A N/A	18" - 24" 3' 4' 18" 18" 18"	18" - 24" 3' 24" 18" - 24" 18" 18" 18"	15 GALLON 7 GALLON 15 GALLON 3 GALLON 4 GALLON	PLACED AS SHOWN ON PLAN PLACED AS SHOWN ON PLAN
N	COVERS							
	OPPHIOPOGAN INTERMEDIA	AZTEC GRASS		N/A	6" - 8"	6" - 8"	4" POT	FULL MATCHED 6" O.C. TRIA. SPACED
SE	S							
	MJUHLENBERGIA CAPLLARIS 'LENCA' NASSELLA TNEULSSIMA	REGAL MIST® PINK MUHLY GRASS MEXICAN FEATHER GRASSS		N/A N/A	12" - 18" 6" - 8"	12" - 18" 6" - 8"	3 GALLON 1 GALLON	FULL MATCHED 6" O.C. TRIA. SPACED FULL MATCHED 6" O.C. TRIA. SPACED
AL	s					-	-	
	PENTAS LANCEOLATA	MEXICAN PENTA - SOLID COLOR		N/A	6" - 8"	6" - 8"	4" POT	FULL MATCHED 6" O.C. TRIA. SPACED
	CYNODON DACTYTON	COMMON BERMUDA GRASS						SOLID SOD STAGGARED JOINTS
LL	ANEOUS							
4	SHREDDED HARDWOOD MULCH							3 INCH DEPTH PLACE OVER FILTER FABRIC
	BED BOARDER							SEE BOARDER MATERIAL SHEET L-1

GENERAL PLANTING NOTES

- EASEMENTS AND UTILITY LINES PRIOR TO COMMENCING CONSTRUCTION.
- CONSTRUCTION AND DISTRIBUTED TO OWNERS REPRESENTATIVE.

- BIDDING PROJECT. NO PLANTS SUBSTITUTIONS.

- 12. LAWN AREA SHALL HAVE FERTILE AND CLEAN TOP SOIL TILLED 4" DEEP.
- OWNERS REPRESENTATIVE PRIOR TO PLANTING.
- MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING.

LANDSCAPE LEGEND

LARGE NON-CANOPY TREE SHRUB MASSING LAWN AND IRRIGATED AREAS — — STEEL EDGING

1. CONTRACTOR SHALL ADHERE TO CITY CONSTRUCTION REQUIREMENTS INCLUDING BUT NOT LIMITED TO ANY PERMITS, INSPECTIONS, AND METHODS OF MATERIAL INSTALLATION. 2. CONTRACTOR SHALL ADHERE TO ALL AGENCY REQUIREMENTS MEANS AND METHODS OF

3. CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UTILITIES ABOVE AND BELOW GRADE, AS WELL AS FINDING OUT EACH COMPANY'S RESTRICTIONS ON WORKING WITHIN THEIR

4. CONTRACTOR SHALL VERIFY LOCATION OF ALL EXISTING IMPROVEMENTS AND TO NOT DISTURB THOSE THAT ARE OUTSIDE OF THE SCOPE OF WORK. ANY STRUCTURES THAT ARE TO REMAIN WITHIN THE SCOPE OF WORK AREA SHALL NOT BE DAMAGED. PHOTOGRAPHS AND NOTES SHOULD BE MADE FOR ANY EXISTING DAMAGED CONDITIONS PRIOR TO COMMENCING

5. A LANDSCAPE IRRIGATION PLAN SHALL BE PREPARED PRIOR TO LANDSCAPE CONSTRUCTION AND WILL BE DESIGNED BY A TEXAS LICENSED IRRIGATION DESIGNER. ALL PLANTING AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE AND RAIN SENSOR. THE SYSTEM SHALL BE DESIGNED TO MEET THE CITY OF CANYON AND THE STATE OF TEXAS IRRIGATION REQUIREMENTS. THE IRRIGATION INSTALLER SHALL BE A STATE OF TEXAS LICENSED

6. CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE IF THERE ARE ANY WATER RESTRICTIONS AND WHAT IF ANY IMPACT THIS MAY HAVE ON THE INSTALLATION OF PLANT MATERIAL.

7. QUANTITIES SHOWN IN PLANT LIST FOR PLANT MATERIAL AREA PROVIDED AS A COURTESY FOR THE CONTRACTOR. CONTRACTOR SHALL VERIFY PRIOR TO BIDDING THAT THE QUANTITY WILL COVER THE SPECIFIED AREAS AT THE SPACING STATED IN THE PLANT LIST UNDER THE REMARKS COLUMN. IF THERE IS A DIFFERENCE, THE CONTRACTOR SHALL MAKE NOTE ON THEIR BID AND

8. CONTRACTOR SHALL ESTABLISH SOURCES FOR ALL PLANT MATERIAL ON PLANT LIST WHEN 9. CONTRACTOR SHALL BECOME FAMILIAR WITH THE DRAWINGS FOR THIS PROJECT PRIOR TO

10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNERS REPRESENTATIVE OF ANY CONDITION FOUND ON-SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THESE PLANS. 11. ALL NEW PLANTING BEDS SHALL HAVE A MINIMUM SIX (6") INCHES OF BED PREPARATION.

13. GRADING IN PLANTING BEDS SHALL BE SMOOTH AND PROVIDE POSITIVE DRAINAGE. 14. CONTRACTOR SHALL STAKE OUT LOCATION OF ALL TREES, AND SHRUBS FOR APPROVAL BY

15. MULCHING OF SHRUB AND ANY GROUND COVER AREAS SHALL HAVE 3 INCHES OF SHREDDED

16. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH

17. THE PROPERTY OWNER, TENANT AND ANY AGENT THEREOF SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING MATERIALS IN GOOD CONDITION AT ALL TIMES SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE. ANY LANDSCAPING MATERIAL THAT DIES SHALL BE REPLACED WITH HEALTHY MATERIAL WITHIN A REASONABLE TIME. ALL LANDSCAPED AREAS SHALL BE CONTINUOUSLY MAINTAINED FREE OF WEEDS, DEBRIS AND LITTER. WEEDS AND NATURAL UNCULTIVATED GRASS SHALL NOT BE

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(817) 379-9853







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.







PLANNED DEVELOPMENT COMMERCIAL RETAIL / RESTAURANT 1.162 ACRES (50,615 SQ FT) 0.8319 ACRES (36,239.12 SQ 7,025 SQUARE FEET 7,025 / 36,239 : 19% 8,792 / 36,239 : 24% 27,447 / 36,239 : 76% 44 SPACES 42 SPACES PARKING PROVIDED (ACCESSIBLE) 2 SPACES STORY, 28'-10" TOTAL HEIGHT

	EXISTING CURB PROPOSED CURB
9	PARKING SPACES IN A ROW PROPOSED 4000 PSI 7" REINFORCED,
	HEAVY DUTY CONCRETE PAVEMENT PROPOSED 3600 PSI 6" REINFORCED,
	MEDIUM DUTY CONCRETE PAVEMENT PROPOSED SIDEWALK PAVEMENT
	PROPOSED LIGHT FIXTURE (REFER TO MEP PLAN FOR EXACT LOCATION, TYPE, AND SPECIFICATIONS
oX	PROPOSED PEDESTRIAN—SCALE STREET LIGHT PER CITY STANDARDS AND SPECIFICATIONS



sas 93

CONSTRUCTION SCHEDULE HANDICAP RAMPS, BFRs PER CITY STANDARDS AND SPECS. HANDICAP SYMBOL HANDICAP SIGN 4' SIDEWALK 4" WHITE TRAFFIC STRIPING WHEEL STOP DUMPSTER WITH 7' MASONRY ENCLOSURE PER DETAILS ON ARCHITECTURAL ELEVATIONS.

PROJECT BENCHMARK:

CITY OF ROCKWALL CONTROL MONUMENTATION MONUMENT NUMBER RESET #1.

POSTED ELEV=567.704 (NAVE88)







ALL HVAC EQUIPMENT TO BE ON THE ROOF AND SCREENED BY THE PARAPET WALL AND LOCATION ON THE ROOF TO CUT THE VIEW ANGLE RETAINING WALLS TO BE FACED

SH COPYRIGHT 2019

DURANAR® SUNSTORM® Coatings

2-Coat System: Primer & Mica-Containing Color Coat



36. Anodic Clear UC110423F SRI 53

METAL PANEL, METAL PARAPET CAP, STOREFRONT, CANOPIES

ACME BRICK - DENTON PLANT ACCENT BRICK COLOR SOLDIER COURSE



BURNT PUMPKIN

Modular Size Velour Texture Blend DTP100, item **#125786** Also made as: Modular tB

CUSTOM PAINT COLOR FOR HOLLOW METAL DOORS AND FRAMES TO MATCH FIELD BRICK COLOR



ACME BRICK - DENTON PLANT FIELD BRICK COLOR MODULAR RUNNING BOND



EBONY

Modular Size Velour Texture Blend DTP153, item **#128389** Also made as: Modular tB



BRICK MORTAR TO BE COLOR MATCHED TO THE BRICK FOR EACH COLOR TO PRESENT AS A MONOLITHIC LOOK FOR EACH ELEMENT

SITE WALLS TO BE THE STONE ELEMENT IN THE SITE COMPOSITION - BASIS OF DESIGN IS CHOPPED TEXAS LINESTONE



GLAZING 1" INSULATED PANEL: 1/4" Solarban® 70XL Low-E ON CLEAR #2 1/2" ARGON FILLED AIR GAP 1/4" CLEAR ROOF MATERIAL TO BE GAF 45 MIL TPO WHITE SINGLE PLY OR EQUIVALENT OR BETTER, AGED SRI >80



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Т	LIST	(IN	SECTION 6)	

	BOTANICAL NAME		QTY	SIZE	HEIGHT	SPREAD	ROOT BALL	REMARKS
E	SIZE TREE							
	QUERCUS MUEHLENBERGII TAXODIUM DISTICUM ULMUS CRASSIFOLIA	CHINKAPIN OAK BALD CYPRESS CEDAR ELM	1 14 17	3" CAL. 3" CAL. 3" CAL.	12' - 14' 12' - 14' 10' - 12'	6' - 8' 6' - 8' 6' - 8'	CONTAINER	SINGLE TRUNK AND FULL SINGLE TRUNK AND FULL SINGLE TRUNK - BRANCHED TO GROUND
JN	SIZE TREE							
	CERCIS CANADENSIS 'TEXENSIS' PISTACHE CHINENSIS	TEXAS REDBUD CHINESE PISTACHE	9 11	3" CAL. 3" CAL.	8' - 10' 8' - 10'	4' - 6' 4' - 6'		MULTI-TRUNKED AND FULL MULTI-TRUNKED AND FULL
ß			52					
	AZALEA INDICA 'MRS. G. G. GERBING AZALEA X 'GEORGE L. TABER' ILEX X 'NELLIE R. STEVENS' ILEX ATTENUATA 'SAVANAH LEUCOPHYLLUM VAR. DWARF SILVERADO MIRICA PUSILLA PITTOSPORUM TOBIRA 'WHEELERS DWARF'	MRS. G. G. GERBING AZALEA GEORGE L. TABER AZALEA NELLIE R. STEVEN'S HOLLY SAVANNAH HOLLY SILVERADO DWAF TEAS SAGE DWARF WAX MYRTLE WHEELERS'S DWARF JAPANESE MOCK ORANGE		N/A N/A N/A N/A N/A N/A	18" - 24" 3' 4' 18" 18" 18"	18" - 24" 3' 24" 18" - 24" 18" 18" 18"	15 GALLON 7 GALLON 15 GALLON 3 GALLON 4 GALLON	PLACED AS SHOWN ON PLAN PLACED AS SHOWN ON PLAN
N	COVERS							
	OPPHIOPOGAN INTERMEDIA	AZTEC GRASS		N/A	6" - 8"	6" - 8"	4" POT	FULL MATCHED 6" O.C. TRIA. SPACED
SI	S							
	MJUHLENBERGIA CAPLLARIS 'LENCA' NASSELLA TNEULSSIMA	REGAL MIST® PINK MUHLY GRASS MEXICAN FEATHER GRASSS		N/A N/A	12" - 18" 6" - 8"	12" - 18" 6" - 8"		FULL MATCHED 6" O.C. TRIA. SPACED FULL MATCHED 6" O.C. TRIA. SPACED
٩L	s							
	PENTAS LANCEOLATA	MEXICAN PENTA - SOLID COLOR		N/A	6" - 8"	6" - 8"	4" POT	FULL MATCHED 6" O.C. TRIA. SPACED
								``````````````````````````````````````
	CYNODON DACTYTON	COMMON BERMUDA GRASS						SOLID SOD STAGGARED JOINTS
LL	ANEOUS							
-	SHREDDED HARDWOOD MULCH							3 INCH DEPTH PLACE OVER FILTER FABRIC
	BED BOARDER							SEE BOARDER MATERIAL SHEET L-1

# GENERAL PLANTING NOTES

- CONSTRUCTION.
- EASEMENTS AND UTILITY LINES PRIOR TO COMMENCING CONSTRUCTION.
- CONSTRUCTION AND DISTRIBUTED TO OWNERS REPRESENTATIVE.
- IRRIGATION DESIGNER.
- SHOW THE ADDED OR REDUCED COST.
- BIDDING PROJECT. NO PLANTS SUBSTITUTIONS.
- INSTALLATION.
- 12. LAWN AREA SHALL HAVE FERTILE AND CLEAN TOP SOIL TILLED 4" DEEP.
- OWNERS REPRESENTATIVE PRIOR TO PLANTING.
- HARDWOOD MULCH.
- MATERIAL OR PLANTS NOT A PART OF THE LANDSCAPING. CONSIDERED LANDSCAPING.

# LANDSCAPE LEGEND



SHRUB MASSING BEBE LAWN AND IRRIGATED AREAS

— — STEEL EDGING

1. CONTRACTOR SHALL ADHERE TO CITY CONSTRUCTION REQUIREMENTS INCLUDING BUT NOT LIMITED TO ANY PERMITS, INSPECTIONS, AND METHODS OF MATERIAL INSTALLATION. 2. CONTRACTOR SHALL ADHERE TO ALL AGENCY REQUIREMENTS MEANS AND METHODS OF

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13. GRADING IN PLANTING BEDS SHALL BE SMOOTH AND PROVIDE POSITIVE DRAINAGE. 14. CONTRACTOR SHALL STAKE OUT LOCATION OF ALL TREES, AND SHRUBS FOR APPROVAL BY

15. MULCHING OF SHRUB AND ANY GROUND COVER AREAS SHALL HAVE 3 INCHES OF SHREDDED

16. LANDSCAPED AREAS SHALL BE KEPT FREE OF TRASH, LITTER, WEEDS, AND OTHER SUCH

17. THE PROPERTY OWNER, TENANT AND ANY AGENT THEREOF SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE OF ALL LANDSCAPING MATERIALS IN GOOD CONDITION AT ALL TIMES SO AS TO PRESENT A HEALTHY, NEAT AND ORDERLY APPEARANCE. ANY LANDSCAPING MATERIAL THAT DIES SHALL BE REPLACED WITH HEALTHY MATERIAL WITHIN A REASONABLE TIME. ALL LANDSCAPED AREAS SHALL BE CONTINUOUSLY MAINTAINED FREE OF WEEDS, DEBRIS AND LITTER. WEEDS AND NATURAL UNCULTIVATED GRASS SHALL NOT BE

# BERKENBILE

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 Dallas, TX 75202 SOUTHLAKE OFFICE 2355 Johnson Rd Southlake, TX 76092

(817) 379-9853









# EXISTING LANDSCAPE LEGEND

21) EXISTING TREE TO BE REMOVED

Ľ leering, Engin( arrillo  $\bigcirc$ PRELIMINARY NOT FOR CONSTRUCTION THIS DRAWING IS SUBMITTED FOR REVIEW PURPOSES ONLY. IT IS NOT INTENDED FOR PERMITTING OR BIDDING ENGINEER OF RECORD: ANNA C. BLACKWELL, P.E. TX. REG. NO. 97350 26 OT

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	CALIPER INCHES	PROTECTED TREES PRESERVED	PROTECTED TREES REMOVED NOT REQUIRING MITIGATION	PROTECTED TREES REMOVED REPLACE INCH PER INCH	SECONDARY PROTECTED TREE 11-25" 1/2 CAL REPLACE	TREE GREATER 25" CAL. 1:2 REPLACE
CK	17				8.5	
	17			17.0		
	16				8.0	
	12			12.0	C F	
	13 12				6.5 6.0	
5	11				5.5	
6	11				5.5	
6	9			9.0		
	32					64.0
	26 21					52.0 42.0
	21					56.0
REA	10	10				
REA	15	15				
REA	30	30				
REA REA	17 15	17 15				
REA	13	18				
RY ST.	28					56.0
RY ST.	28					56.0
RY ST.	22			22.0		
LOT LOT	20 32			20.0		64.0
LOT	32 27					54.0
LOT	18			18.0		••
LOT	34					68.0
LOT	18			18.0		
REA REA	< 4 < 4		LESS THAN 4" LESS THAN 4"			
REA	< 4 < 4		LESS THAN 4"			
	557	105		116	40	512
FIGAITC	ON CALIP	ER INCHES				668.0
52 TRE	ES AT 3"	CALIPER				156.0





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 Dallas, TX 75202
 SOUTHLAKE OFFICE 2355 Johnson Rd Southlake, TX 76092 (817) 379-9853



## EVICTING THE CLINDT

REE NO.	TREE NAME	TREE LOCATION	CALIPER INCHES	PROTECTED TREES PRESERVED	PROTECTED TREES REMOVED NOT REQUIRING MITIGATION	PROTECTED TREES REMOVED REPLACE INCH PER INCH	SECONDARY PROTECTED TREE 11-25" 1/2 CAL REPLACE	TRE GREATE 25" CAI 1:2 REPLAC
1	CEDAR	LOAD DOCK	17				8.5	
2	ELM	RAMP	17			17.0		
3	HACKBERRY	RAMP	16				8.0	
4	ASH	RAMP	12			12.0		
5	CEDAR	RAMP	13				6.5	
6	CEDAR	RAMP	12				6.0	
7	CEDAR	BUILDING	11				5.5	
8	CEDAR	BUILDING	11				5.5	
9	CEDAR	BUILDING	9			9.0		
10	MULBERRY	BUILDING	32					64.0
11	MULBERRY	BUILDING	26					52.0
12	MULBERRY	BUILDING	21					42.0
13	MULBERRY	BUILDING	28					56.0
14	CEDAR	LANDS AREA	10	10				
15	CEDAR	LANDS AREA	15	15				
16	CEDAR	LANDS AREA	30	30				
17	CEDAR	LANDS AREA	17	17				
18	CEDAR	LANDS AREA	15	15				
19	ELM	LANDS AREA	18	18				
20	MULBERRY	CEMETERY ST.	28					56.0
21	CEDAR	CEMETERY ST.	28					56.0
22	MULBERRY	CEMETERY ST.	22			22.0		
23	MULBERRY	PARKING LOT	20			20.0		
24	MULBERRY	PARKING LOT	32					64.0
25	LIVE OAK	PARKING LOT	27					54.0
26	MULBERRY	PARKING LOT	18			18.0		
27	LIVE OAK	PARKING LOT	34					68.0
28		PARKING LOT	18			18.0		
	CRAPE MYRTLE		< 4		LESS THAN 4"			
	CRAPE MYRTLE		< 4		LESS THAN 4"			
31	CRAPE MYRTLE	LANDS AREA	< 4		LESS THAN 4"			
	TOTALS		557	105		116	40	512

PROVIDED REPLACEMENT 52 TREES AT 3" CALIPER

PRIMARY PROTECTED TREES - 4 INCHES - 25 INCHES

SECONDARY PROTECTED TREES - HACKBERRY & CEI INCH FOR EVERY INCH REMOVED.

FEATURED TREEES - ALL TREES GREAT THAN 25 INCH REMOVED.

# EXISTING LANDSCAPE LEGEND

21 🥘	EXISTING TREE TO BE REMOVED
21	SAVED TREE
	TREE PROTECTION FENCE



105	LESS THAN 4" LESS THAN 4" LESS THAN 4"	18.0	40	68.0 512 668.0	<b>PRELIMINARY</b> NOT FOR CONSTRUCTION THIS DRAWING IS SUBMITTED FOR REVIEW PURPOSES ONLY. IT IS NOT INTENDED FOR PERMITTING OR BIDDING ENGINEER OF RECORD: ANNA C. BLACKWELL, P.E. TX. REG. NO. 97350	<i>OI</i>
EDAR	EPLACED WITH INCH	11 INCHES - 25 INCI	HES DBH - REPLAC		ROCKWALL RETAIL 2930 SOUTH RIDGE ROAD LAKERIDGE ESTATES, LOT 26 ROCKWALL, TEXAS	
TREE					Issue Dates:	
STR 2. ALL 3. ALL 2. OCN 3. ANN 0. CON 2. OCN 3. ANN 0. CON 2. OCN 3. ANN 0. CON 3. ANN 0. CON 3. ANN 0. CON 3. ANN 0. CON 0. CO	This TEES TO REMAIN SHALL'EE PROTECTED: DUE UICHE BAMAGE AND COMPACTION OF SOLUMEET THE TREE. ROTS 2', OR LÄRGER IN BIAMETER MHCH ARE E ER EXCAVATION SHALL BE CUT OF SOUARE WITH RED WITH PRUNING COMPOUND WITHIN THO HOUR DISTURBANCE OF THE SOL WITH IN THE CRITICAL (FIE GRADING WITS ONE WITHIN THE CRITICAL ROOT 2 IE BY HAND, F-WECHANZED EQUIPMENT MUST REACTION, NEENERY SUCH SA & BOBCAT OR UICHT TRACTOR, ROTS. NO EARTH MOVING COLIPMENT WITH TRACTOR, ROTS. NO EARTH MOVING COLIPMENT WITH TRACTOR, NOTATION OR DEMOLITION SHALL BE PLACED. WI EQUIPMENT MAY BE CLEANED OR TOWIC SOLUTIONS COLONATION OR DEMOLITION SHALL BE PLACED. WI EQUIPMENT MAY BE CLEANED OR TOWIC SOLUTIONS STICK, WHES, ON OTHER ATTACHMENTS, COTER, E., MORTAN STICK, WHES, ON OTHER ATTACHMENTS, COTER FOR THA ROUT COME OF THESS. THE STICK BAY BE PERMITED UNDER PROT MINIMUM LENGTH OF A BORE SHALL BE THE WOT THE COTI COME OF THE SHALL BE AND DE PROT MINIMUM LENGTH OF A BORE SHALL BE ARE IN A BE OFFICIENT MAY BE CLEANED OR TOWING SOLUTIONS ROT DUTTION FOR WORK WITH THE DUNDER PROT MINIMUM LENGTH OF A BORE SHALL BE THE WITH LIE BOUT THAT DAY THE COME SHALL BE THE WITH HE COTY OFFIC WORK'S UNDER THE AREA IN A BE OTY OFFIC WORK'S UNDER THE RACE IN A MINIMUM LENGTH OF A SOLE SHALL BE APPROVE MINIMUM LENGTH OF A SOLE SHALL BE APPROVE MINIMUM LENGTH OF AND Y TREE BE THE DIVIN'T ARE (ST WORK'S WITH UNDER THE AREA IN HE COTTACTOR WORK'S UNDER THE REMOVAL'CONT FET ABOVE CRADE TALGONG SHALL BE APPROVE MINIMUM LENGT THE CONTRACTOR SHALL BE APPROVE	2 AND AROUND THE CHITCHLROOT ZONE KPOSED 'AS A RESULT OF TRENCHING OR A SHARP MEDIUM TOOTH SAW AND. S OF INTIAL EXPOSURE ZONE OF PROTECTED THEES MUST BE USED, THIS SHOLD BE DONE WITH UIGHT MTH MINIAL TURNING AND COMPACTION. IS SI ALLOWED WITHN THE CHITCHLROOT I BE APPROVED BY THE CITY OF FORT OR WASTE MATERIALS ACCUMULATED DUE! INTIM THE CHITCAL'ROOT ZONE OF ANY SOR OTHER DOUD CHEMICALS SHALL BE EE, INCLUMING BUT NOT LIMITED TO: PRIMERS, ETC. ANN THOSE OF A PROTECTIVE NATURE LPARKING IS ALLOWED WITHIN THE ECTED TREES IN CERTAIN CIRCUMSTANCES. IN OF THE TREES CONTACTOR WITHIN THE CHITCAL, ROOT ZONE OF A TREE INCLUMING BUT NOT CONTRACTOR. WITH IN THE CONTRACTOR WITHING THE CAN TRUNK AT A HEICHT OF FOUR I FLAGGED BY THE CONTRACTOR WITHIN DI FLE MAN TRUNK AT A HEICHT OF FOUR ED BY OWNER'S AUTHORIZED ON INCLUMING IS ALLOWED WITHING I HAVE PROTECTIVE FENCING LOCATED INF AND THE CONTRACTOR WITHING I HAVE PROTECTIVE FENCING LOCATED INF AND THE CONTRACTOR WITHING I HAVE PROTECTIVE FENCING LOCATED INF ARCTOR SHALL DE INGRE AS INDICATED ON UST BE INSTALLED. PROR AS INDICATED ON UST BE IN			09/13/2019	З

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Notes: I. Surface reflectances: Vertical/Horizontal - 50/20. 2. Calculation values are at height indicated in summary table. 3. Mounting heights are designated on drawing with "MH." 4. Luminaire description does not necessarily reflect specification model number. Contact salesperson for verification.

5. Sylvania lamp data used unless otherwise noted. LED luminaires use integrated photometric lamp data provided by manufacturer.
 6. Lighting power density is calculated based on estimated ballast/driver energy consumption. Engineer to verify.
 7. For lumen output of scaled luminaires, multiply Total Lumen Output by User Defined Factor.

PROJECT: RETAIL SITE IN ROCKWALL TX SALESPERSON: BILL GALVIN SCALE: I" = 20'-0" CALC BY: JK FILE: 190912_RETAIL SITE IN ROCKWALL_V2

•0.0	•0.0	•0.0	•0.0	•0.0	0.0	•0.0	•0.0	•0.0	•0.0	•0.0	•0.0	•0.0	0.0	•0.0	•0.0	•0.0	•0.0	•0.0	•0.0	•0.0	•0.0	0.0	•0.0	•0.0	•0.0	•0.0	•0.0	•0.0	•0.0	•0.0	•0.0	•0.0
•0.0	0.0	•0.0	•0.0	•0.0	•0.0	•0.0	•0.0	•0.0	0.0	•0.0	•0.0	•0.0	•0.0	0.0	•0.0	0.0	•0.0	•0.0	•0.0	•0.0	•0.0	•0.0	•0.0	0.0	•0.0	•0.0	•0.0	•0.0	•0.0	0.0	•0.0	•0.0
•0.0	•0.0	•0.0	•0.0	•0.0	•0.0	•0.0	•0.0	•0.0	0.0	•0.0	•0.0	•0.0	•0.0	•0.0	•0.0	•0.0	•0.0	•0.0	•0.0	•0.0	•0.0	•0.0	•0.0	•0.0	•0.0	•0.0	•0.0	•0.0	•0.0	•0.0	•0.0	•0.0
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•0.0	•0.0	•	•0.0	•0 ⁵ 0 ³	50 <b>0</b> 0 548/50	0.0	7			FFE:	= 5 5 5	5.85		0.1	•0.1	0.2	<u>.</u>	• . 1	0.1	0.1	0.1 0.1	Ø:±	0.0	0.0	•0.0	•0.0	•0.0	•0.0	•0.0	•0.0	•0.0	•0.0
•0.0	•0.0	•0.0	•0_0	0,0	•0_0	50					HW 2		SF		0.2	·						•0.1			0 0							
0.0	•0.0	•0.0	•• ,0	6. 6. 6. 0.	•••						ς,	504	55	•0.2	•0.4	0.7	<b>1</b> .1	<b>1</b> .6	• <b>1</b> .8	•1.1	0.7	•0.4	0.2	<b>0</b> .1	•0.0	•0.0	•0.0	•0.0	0.00	•0.0	•0.0	•0.0
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•0.0	•0.0	•0.0	•0.0	0.0									•0.3	•0.5	•.9	•1.5	2.2	2.7	•3.1	<b>M</b> 3.5	H: 2 2.7	<b>0</b> 1.5	•0.3	•0.1	0.1	•0.0	•0.0	<b>0</b> <b>0</b> .0	•0.0	•0.0	•0.0	•0.0
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•0.0	•0.0	•0.0	•0.0	•0.0				STA 603	0	/	•0.4	•0.7	5 . R 1.0	1.2	1.3	1.1	•0.9	•1.1	<b>1</b> .7	•2.0	1.7	• <u>1</u> .2C	•0.6	•0.3	•0.10.	1 0.0	•0.0	•0.0	•0.0	•0.0	•0.0	0.0
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•0.0	0.0	•0.0	•0.0	<b>8</b> .0	•0.0	•0.0	•0.0			•0 4	•0.7	1.2	•1.9	2.5	2.8	•2.3	•1.8	<b>1</b> .5	•1.1	0.9	•0-7	0.5	0.3	• 0.2 ⁰ .2	<b>1</b> • 0.1	•0.0	•0.0	•0.0	0.0	0.0	•0.0	0.0
•.0	•0.0	•0.0	•0.0	•0.0	•0.0	•0.0 PA	0.1	•0.1	0 3	•0.8	0 1.3	• 1.7	•2.0	2.8	•3.0	<b>3</b> .0	2.7	<b>1</b> .9	1.3	•0.8	0.5	•0.4	0.2	0.1	0.1	•0.0	•0.0	•0.0	•0.0	0.0	•0.0	•0.0
•0.0	•0.0	•0.0	•0.0	•0.0	•0.0	0.0Il	llumina verage	nce (Fc) = 1.56	0.4	• <u>1</u> .0	1.8	2.5	•3.2	•3.8	4.1	•3.2	•2.7	•2.0	•1.4	0.9	•0.5	•0.3	0.1	0.1	0.1	0.0	•0.0	•0.0	•0.0	0.0	•0.0	•0.0
•0.0	•0.0	•0.0	•0.0	•0.0	•0.0	Ma • Mi • O Av	inigum : vg/Min 1	= 5.2 = 0.1 Ratio =	0.2 15.60	•0.6	•1.4	•2.7	•4.2	·5. Å	<b>5A</b> ⁴ .9	<b>°</b> 3.1	2.3	1.7	•1_2	•0.7	•0.4	•0.2 •0.1	0.1	0.1	•0.0	0.0	•0.0	•0.0	•0.0	•0.0	0.0	•0.0
0.0	0.0	•0.0	0.0	•0.0	•0.0	ма •0.0	•0.0	0.1	•0.1	0.3	0.6	<b>1</b> .5	• <b>3</b> .0	4.9	<b>1H :</b> 4.5	<b>20</b> 3.4	•2.1	1.3	0.8	•0.4	0.2	0.11	•0.1	0.1	•0.0	0.0	•0.0	•0.0	•0.0	•0.0	0.0	•0.0
•0.0	•0.0	•0.0	•0.0	•0.0	•0.0	•0.0	•0.0	•0.0	0.1	•0.2	•0.3	0.7	•1.2	2.6	2.7	2.9	•2.0	• 1.3	•0,6	0.3	•0 /D . :	1 0.1	0.1	•0.0	0.0	•0.0	•0.0	•0.0	•0.0	•0.0	0.0	•0.0
•0.0	•0.0	•0.0	•0.0	•0.0	•0.0 •0.0	0.0.0	0.0 0.0	0.0	0.1	•0.1	0.1	0.2	0.4	<b>*0</b> _8	1.1	<b>1</b> .5	•1.5	•1.0	0.5	•0.2	0.1 0.1	•0.0	•0.0	•0.0	•0.0	0.0	•0.0	•0.0	•0.0	•0.0	0.0	•0.0
	//							0.0		0	4							//														
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	REV. [DATE  BY  REVISION DESCRIPTION PROJECT NAME:	PO NUMBER:	date: 101112	dwg by: BM
817-924-7049 FAX ** CONFIDENTIAL**	DESCRIPTION:	QUOTE NUMBER:	scale: qty: NTS	CHKD BY: CKR
THE INFORMATION CONTAINED IN THIS DRAWING IS PROPRIETARY AND CONFIDENTIAL. UNAUTHORIZED DUPLICATION OR DISSEMINATION OF THIS DOCUMENT IS STRICTLY PROHIBITED WITHOUT PRIOR WRITTEN NOTICE FROM AMERICAN LITE POLE.	SQUARE STRAIGHT STEEL ANCHOR BASE	DRAWING NUMBER: SNS-20-40-1		REV:



# **D-Series Size 1**

LED Area Luminaire

d"series





Number			
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Notes			
Туре			
ijpe			

#### Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

A+ Capable options indicated by this color background.

EPA:

Orderir	ng Information		EXAMPLE: DSX1 LED P7 40	0K T3M M	VOLT SPA NLTAIR2 PIRHN DDBXD
DSX1 LED					
Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics        P1      P4      P7        P2      P5      P8        P3      P6      P9        Rotated optics      P10'      P12'        P11'      P13'      P13'	30K      3000 K        40K      4000 K        50K      5000 K	T1SType I shortT5VSType V very shortT2SType II shortT5SType V shortT2MType II mediumT5MType V mediumT3SType III shortT5WType V wideT3MType III mediumBLCBacklight control 2T4MType IV mediumLCCOLeft corner cutoff2TFTMForward throwRCCORight corner cutoff2	MVOLT ³ 120 ⁴ 208 ⁴ 240 ⁴ 277 ⁴ 347 ^{4,5,} 480 ^{4,5}	Shipped included      SPA    Square pole mounting      RPA    Round pole mounting      WBA    Wall bracket      SPUMBA    Square pole universal mounting adaptor ⁶ RPUMBA    Round pole universal mounting adaptor ⁶ Shipped separately    KMA8 DDBXD U      Mast arm mounting bracket adaptor (specify finish) ⁷

Control o	otions			Other	options	Finish (requ	uired)
Shipped NLTAIR2 PIRHN PER PER5 PER7 DMG DS	installed nLight AIR generation 2 enabled ⁸ Network, high/low motion/ambient sensor ⁹ NEMA twist-lock receptacle only (controls ordered separate) ¹⁰ Five-pin receptacle only (controls ordered separate) ^{10,11} Seven-pin receptacle only (controls ordered separate) ^{10,11} 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) ¹² Dual switching ^{12,13,14}	PIR PIRH PIR1FC3V PIRH1FC3V FAO	High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc ^{15,16} High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc ^{15,16} High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc ^{15,16} Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc ^{15,16} Field adjustable output ¹⁴	HS SF DF L90 R90	ped installed House-side shield ¹⁷ Single fuse (120, 277, 347V) ⁴ Double fuse (208, 240, 480V) ⁴ Left rotated optics ¹ Right rotated optics ¹ ped separately Bird spikes ¹⁸ External glare shield ¹⁸	DDBXD DBLXD DNAXD DWHXD DDBTXD DBLBXD DNATXD DWHGXD	Dark bronze Black Natural aluminum White Textured dark bronze Textured black Textured natural aluminum Textured white



COMMERCIAL OUTDOOR

#### **Ordering Information**

Or

#### Accessories

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DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) 19
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) 19
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) 19
DSHORT SBK U	Shorting cap 19
DSX1HS 30C U	House-side shield for P1, P2, P3, P4 and P517
DSX1HS 40C U	House-side shield for P6 and P717
DSX1HS 60C U	House-side shield for P8, P9, P10, P11 and P12 ¹⁷
PUMBA DDBXD U*	Square and round pole universal mounting bracket (specify finish) ²⁰
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) ⁶

For more control options, visit DTL and ROAM online.

NOTES

5

- P10, P11, P12 or P13 and rotated optics (L90, R90) only available together. Not available with HS.
- 2
- MVOLT driver operates on any line voltage from 120-277V (50/60 Hz). Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V. 3 4

- Not available in P1 or P10. Universal mounting brackets intended for retrofit on existing, pre-drilled poles only. 1.5 G vibration load rating per ANCI C136.31. 67
- Must order fixture with SPA option. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included). Must be ordered with PIRHN. Sensor cover available only in dark bronze, black, white and natural aluminum colors.
- 8
- 9 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link. 10 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Not available with DS option. Shorting cap included.
- 11 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Node with integral dimming. 12 Provides 50/50fixture operation via (2) independent drivers. Not available with PER, PER5, PER7, PIR or PIRH. Not available P1, P2, P3, P4 or P5. 13 Requires (2) separately switched circuits with isolated neutrol. See Outdoor Control Technical Guide for details.
- 14 Reference Motion Sensor table on page 4.

- 17 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
- Must be ordered with future for factory pre-drilling.
  Requires luminaire to be specified with PER, PERS or PER7 option. See PER Table on page 3. 20 For retrofit use only.

#### **Options**

#### EGS - External Glare Shield







#### Drilling

#### HANDHOLE ORIENTATION





#### Tenon Mounting Slipfitter**

Tenon O.D.	Mounting	Single Unit	2 @ 180	2 @ 90	3 @120	3 @ 90	4 @ 90
	SPA/RPA	AS3-5 190	AS3-5 280	AS3-5 290	AS3-5 320	AS3-5 390	AS3-5 490
2-3/8"	SPUMBA	AS3-5 190	AS3-5 280	AS4-5 290	AS3-5 320	AS4-5 390	AS4-5 490
	RUPUMBA	AS3-5 190	AS3-5 280		AS3-5 320		
	SPA/RPA	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
2-7/8"	SPUMBA	AST25-190	AST25-280		AST25-320		
	RUPUMBA	AST25-190	AST25-280		AST25-320		
	SPA/RPA	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490
4"	SPUMBA	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490
	RUPUMBA	AST35-190	AST35-280		AST35-320		

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Mounting Option	Drilling Template	Single	2@180	2 @ 90	3 @ 90	3 @ 120	4 @ 90
Head Location		Side B	Side B & D	Side B & C	Side B, C & D	Round Pole Only	Side A, B, C & D
Drill Nomenclature	#8	DM19AS	DM28AS	DM29AS	DM39AS	DM32AS	DM49AS

	Drilling Template		Minimum Acceptable Outside Pole Dimension											
SPA	#8	2-7/8″	2-7/8″	3.5″	3.5″	3″	3.5″							
RPA	#8	2-7/8″	2-7/8″	3.5″	3.5″	3″	3.5″							
SPUMBA	#5	2-7/8″	3″	4″	4″	3.5″	4″							
RPUMBA	#5	2-7/8″	3.5″	5″	5″	3.5″	5″							





To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 1 homepage.

Isofootcandle plots for the DSX1 LED 60C 1000 40K. Distances are in units of mounting height (25').





#### Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40 °C (32-104 °F).

Aml	pient	Lumen Multiplier				
0°C	32°F	1.04				
5°C	41°F	1.04				
10°C	50°F	1.03				
15°C	50°F	1.02				
20°C	68°F	1.01				
25°C	77°F	1.00				
30°C	86°F	0.99				
35°C	95°F	0.98				
40°C	104°F	0.97				

#### **Projected LED Lumen Maintenance**

Data references the extrapolated performance projections for the platforms noted in a **25°C ambient**, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11). To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

Operating Hours	Lumen Maintenance Factor					
0	1.00					
25,000	0.96					
50,000	0.92					
100,000	0.85					

Motion Sensor Default Settings													
Option	State triggered)		Phototcell Operation	Dwell Time	Ramp-up Time	Ramp-down Time							
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min							
*PIR1FC3V or PIRH1FC3V	PIR1FC3V or 3V (37%) 10V (100%)		Enabled @ 1FC	5 min	3 sec	5 min							

							Curre	nt (A)		
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480
	P1	30	530	54	0.45	0.26	0.23	0.19	0.10	0.12
	P2	30	700	70	0.59	0.34	0.30	0.25	0.20	0.16
	P3	30	1050	102	0.86	0.50	0.44	0.38	0.30	0.22
	P4	30	1250	125	1.06	0.60	0.52	0.46	0.37	0.27
Forward Optics (Non-Rotated)	P5	30	1400	138	1.16	0.67	0.58	0.51	0.40	0.29
	P6	40	1250	163	1.36	0.78	0.68	0.59	0.47	0.34
	P7	40	1400	183	1.53	0.88	0.76	0.66	0.53	0.38
	P8	60	1050	207	1.74	0.98	0.87	0.76	0.64	0.49
	P9	60	1250	241	2.01	1.16	1.01	0.89	0.70	0.51
	P10	60	530	106	0.90	0.52	0.47	0.43	0.33	0.27
Rotated Optics	P11	60	700	137	1.15	0.67	0.60	0.53	0.42	0.32
(Requires L90 or R90)	P12	60	1050	207	1.74	0.99	0.87	0.76	0.60	0.46
	P13	60	1250	231	1.93	1.12	0.97	0.86	0.67	0.49

		Controls Options		
Nomenclature	Descripton	Functionality	Primary control device	Notes
FAO	Field adjustable output device installed inside the lumiaire; wired to the driver dimming leads.	Allows the lumiaire to be manually dimmed, effectively trimming the light output.	FAO device	Cannot be used with other controls options that need the 0-10V leads
DS	Drivers wired independantly for 50/50 The luminaire is wired to two separate circuits, allowing for 50/50 operation.		Independently wired drivers	Requires two seperately switched circuits. Consider nLight AIR as a more cost effective alternative.
PER5 or PER7	Twist-lock photocell recepticle	Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.	Twist-lock photocells such as DLL Elite or advanced control nodes such as ROAM.	Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are capped inside luminaire
PIR or PIRH	Motion sensors with integral photocell. PIR for 8-15' mounting; PIRH for 15-30' mounting	Luminaires dim when no occupancy is detected.	Acuity Controls SBOR	Also available with PIRH1FC3V when the sensor photocell is used for dusk-to-dawn operation.
NLTAIR2 PIRHN	nLight AIR enabled luminaire for motion sensing, photocell and wireless communication.	Motion and ambient light sensing with group response. Scheduled dimming with motion sensor over-ride when wirelessly connected to the nLight Eclypse.	nLight Air rSDGR	nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app.

**Electrical Load** 



#### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts Contact factory for performance data on any configurations not shown here.

Forward Op	ptics																								
LED Count	Drive	Power	System	Dist.			30K K, 70 CRI	)				40K K, 70 CRI)					50K ) K, 70 CRI	)							
	Current	Package	Watts	Туре	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW						
				T1S	6,457	2	0	2	120	6,956	2	0	2	129	7,044	2	0	2	130						
				T2S	6,450	2	0	2	119	6,949	2	0	2	129	7,037	2	0	2	130						
				T2M	6,483	1	0	1	120	6,984	2	0	2	129	7,073	2	0	2	131						
				T3S	6,279	2	0	2	116	6,764	2	0	2	125	6,850	2	0	2	127						
				T3M	6,468	1	0	2	120	6,967	1	0	2	129	7,056	1	0	2	131						
				T4M	6,327	1	0	2	117	6,816	1	0	2	126	6,902	1	0	2	128						
30	530	P1	54W	TFTM	6,464	1	0	2	120	6,963	1	0	2	129	7,051	1	0	2	131						
50	550		JTTV	T5VS	6,722	2	0	0	124	7,242	3	0	0	134	7,334	3	0	0	136						
				T5S	6,728	2	0	1	125	7,248	2	0	1	134	7,340	2	0	1	136						
				T5M	6,711	3	0	1	124	7,229	3	0	1	134	7,321	3	0	2	136						
				T5W	6,667	3	0	2	123	7,182	3	0	2	133	7,273	3	0	2	135						
				BLC	5,299	1	0	1	98	5,709	1	0	2	106	5,781	1	0	2	107						
				LCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80						
				RCCO	3,943	1	0	2	73	4,248	1	0	2	79	4,302	1	0	2	80						
				TIS	8,249	2	0	2	118	8,886	2	0	2	127	8,999	2	0	2	129						
				T2S	8,240	2	0	2	118	8,877	2	0	2	127	8,989	2	0	2	128						
				T2M T3S	8,283	2	0	2	118	8,923	2	0	2	127	9,036	2		2	129						
				T3M	8,021 8,263	2	0	2	115 118	8,641 8,901	2	0	2	123 127	8,751 9,014	2	0	2	125 129						
				T3M T4M	8,263	2	0	2	118	8,901	2	0	2	127	9,014 8,818	2	0	2	129						
				TFTM	8,065	2	0	2	115	8,896	2	0	2	124	9,008	2	0	2	120						
30	700	P2	70W	T5VS	8,588	3	0	0	123	9,252	3	0	0	127	9,008	3	0	0	129						
				TSS	8,595	3	0	1	123	9,252	3	0	1	132	9,376	3	0	1	134						
				T5M	8,573	3	0	2	123	9,236	3	0	2	132	9,353	3	0	2	134						
				T5W	8,517	3	0	2	122	9,175	4	0	2	131	9,291	4	0	2	133						
				BLC	6,770	1	0	2	97	7,293	1	0	2	104	7,386	1	0	2	106						
				LCC0	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79						
				RCCO	5,038	1	0	2	72	5,427	1	0	2	78	5,496	1	0	2	79						
			T1S	11,661	2	0	2	114	12,562	3	0	3	123	12,721	3	0	3	125							
				T2S	11,648	2	0	2	114	12,548	3	0	3	123	12,707	3	0	3	125						
				T2M	11,708	2	0	2	115	12,613	2	0	2	124	12,773	2	0	2	125						
				T3S	11,339	2	0	2	111	12,215	3	0	3	120	12,370	3	0	3	121						
				T3M	11,680	2	0	2	115	12,582	2	0	2	123	12,742	2	0	2	125						
				T4M	11,426	2	0	3	112	12,309	2	0	3	121	12,465	2	0	3	122						
30	1050	P3	102W	TFTM	11,673	2	0	2	114	12,575	2	0	3	123	12,734	2	0	3	125						
				TSVS	12,140	3	0	1	119	13,078	3	0	1	128	13,244	3	0	1	130						
				TSS	12,150	3	0	1	119	13,089	3	0	1	128	13,254	3	0	1	130						
							T5M T5W	12,119	4	0	2	119 118	13,056	4	0	2	128 127	13,221	4	0	2	130			
						BLC	12,040 9,570	4	0	2	94	12,970 10,310	4	0	2	127	13,134 10,440	4	0	2	129 102				
						LCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76				
				RCCO	7,121	1	0	3	70	7,671	1	0	3	75	7,768	1	0	3	76						
				T1S	13,435	3	0	3	107	14,473	3	0	3	116	14,657	3	0	3	117						
				T2S	13,421	3	0	3	107	14,458	3	0	3	116	14,641	3	0	3	117						
				T2M	13,490	2	0	2	108	14,532	3	0	3	116	14,716	3	0	3	118						
				T3S	13,064	3	0	3	105	14,074	3	0	3	113	14,252	3	0	3	114						
				T3M	13,457	2	0	2	108	14,497	2	0	2	116	14,681	2	0	2	117						
				T4M	13,165	2	0	3	105	14,182	2	0	3	113	14,362	2	0	3	115						
30	1250	P4	125W	TFTM	13,449	2	0	3	108	14,488	2	0	3	116	14,672	2	0	3	117						
JU	1250	F#	12344	T5VS	13,987	4	0	1	112	15,068	4	0	1	121	15,259	4	0	1	122						
				T5S	13,999	3	0	1	112	15,080	3	0	1	121	15,271	3	0	1	122						
				T5M	13,963	4	0	2	112	15,042	4	0	2	120	15,233	4	0	2	122						
				T5W	13,872	4	0	3	111	14,944	4	0	3	120	15,133	4	0	3	121						
				BLC	11,027	1	0	2	88	11,879	1	0	2	95	12,029	1	0	2	96						
				LCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72						
				RCCO	8,205	1	0	3	66	8,839	1	0	3	71	8,951	1	0	3	72						
				T1S T2S	14,679	3	0	3	106	15,814	3	0	3	115	16,014	3	0	3	116						
				T2S T2M	14,664	3	0	3	106 107	15,797 15,878	3	0	3	114 115	15,997	3	0	3	116 117						
				T3S	14,739 14,274	3	0	3	107	15,878	3	0	3	115	16,079 15,572	3	0	3	117						
				T3M	14,274	2	0	3	105	15,840	3	0	3	115	16,040	3	0	3	115						
				T3M T4M	14,704	2	0	3	107	15,840	3	0	3	112	15,692	3	0	3	110						
				TFTM	14,695	2	0	3	104	15,490	3	0	3	112	16,030	3	0	3	114						
30	1400	P5	138W	TSVS	15,283	4	0	1	111	16,464	4	0	1	119	16,672	4	0	1	121						
				T5S	15,295	3	0	1	111	16,477	4	0	1	119	16,686	4	0	1	121						
				T5M	15,257	4	0	2	111	16,435	4	0	2	119	16,644	4	0	2	121						
				T5W	15,157	4	0	3	110	16,328	4	0	3	118	16,534	4	0	3	120						
				BLC	12,048	1	0	2	87	12,979	1	0	2	94	13,143	1	0	2	95						
										LCC0	8,965	1	0	3	65	9,657	1	0	3	70	9,780	1	0	3	71
					0,905		0	5	05	,051		0	5	70	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		0	5	/1						



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#### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Drive Power Sustem Dist 30K 40K 50K																			
LED Count	Drive Current	Power Package	System Watts	Dist. Type	(3000 K, 70 CRI)					(4000 K, 70 CRI)					(5000 K, 70 CRI)				
					Lumens	В	U	G	LPW	Lumens	В	U	G	LPW	Lumens	В	U	G	LPV
40				T15	17,654	3	0	3	108	19,018	3	0	3	117	19,259	3	0	3	11
				T2S	17,635	3	0	3	108	18,998	3	0	3	117	19,238	3	0	3	11
				T2M	17,726	3	0	3	109	19,096	3	0	3	117	19,337	3	0	3	11
	1250			T3S	17,167	3	0	3	105	18,493	3	0	3	113	18,727	3	0	3	11
		P6	163W	T3M	17,683	3	0	3	108	19,049	3	0	3	117	19,290	3	0	3	11
				T4M	17,299	3	0	3	106	18,635	3	0	4	114	18,871	3	0	4	11
				TFTM	17,672	3	0	3	108	19,038	3	0	4	117	19,279	3	0	4	1
				T5VS	18,379	4	0	1	113	19,800	4	0	1	121	20,050	4	0	1	1
				T5S	18,394	4	0	2	113	19,816	4	0	2	122	20,066	4	0	2	1
				T5M	18,348	4	0	2	113	19,766	4	0	2	121	20,016	4	0	2	1
				T5W	18,228	5	0	3	112	19,636	5	0	3	120	19,885	5	0	3	12
				BLC	14,489	2	0	2	89	15,609	2	0	3	96	15,806	2	0	3	9
				LCC0	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	7
				RCCO	10,781	1	0	3	66	11,614	1	0	3	71	11,761	2	0	3	7
40	1400	Ρ7	183W	T1S	19,227	3	0	3	105	20,712	3	0	3	113	20,975	3	0	3	1
				T2S	19,206	3	0	3	105	20,690	3	0	3	113	20,952	3	0	3	1
				T2M	19,305	3	0	3	105	20,797	3	0	3	114	21,060	3	0	3	1
				T3S	18,696	3	0	3	102	20,141	3	0	3	110	20,396	3	0	4	1
				T3M	19,258	3	0	3	105	20,746	3	0	3	113	21,009	3	0	3	1
				T4M	18,840	3	0	4	103	20,296	3	0	4	111	20,553	3	0	4	1
				TFTM	19,246	3	0	4	105	20,734	3	0	4	113	20,996	3	0	4	1
				T5VS	20,017	4	0	1	109	21,564	4	0	1	118	21,837	4	0	1	1
				T5S	20,033	4	0	2	109	21,581	4	0	2	118	21,854	4	0	2	1
				T5M	19,983	4	0	2	109	21,527	5	0	3	118	21,799	5	0	3	1
				T5W	19,852	5	0	3	108	21,386	5	0	3	117	21,656	5	0	3	1
				BLC	15,780	2	0	3	86	16,999	2	0	3	93	17,214	2	0	3	9
				LCC0	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	7
				RCCO	11,742	2	0	3	64	12,649	2	0	3	69	12,809	2	0	3	7
		P8		T1S	22,490	3	0	3	109	24,228	3	0	3	117	24,535	3	0	3	1
				T2S	22,466	3	0	4	109	24,202	3	0	4	117	24,509	3	0	4	1
				T2M	22,582	3	0	3	109	24,327	3	0	3	118	24,635	3	0	3	1
			207W	T3S	21,870	3	0	4	106	23,560	3	0	4	114	23,858	3	0	4	1
60				T3M	22,527	3	0	4	109	24,268	3	0	4	117	24,575	3	0	4	1
				T4M	22,038	3	0	4	106	23,741	3	0	4	115	24,041	3	0	4	1
				TFTM	22,513	3	0	4	109	24,253	3	0	4	117	24,560	3	0	4	1
	1050			T5VS	23,415	5	0	1	113	25,224	5	0	1	122	25,543	5	0	1	1
				T5S	23,434	4	0	2	113	25,244	4	0	2	122	25,564	4	0	2	1
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	1
				T5W	23,221	5	0	4	112	25,016	5	0	4	121	25,332	5	0	4	1
				BLC	18,458	2	0	3	89	19,885	2	0	3	96	20,136	2	0	3	9
				LCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	7
				RCCO	13,735	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	7
60			241W	T1S	25,575	3	0	3	106	27,551	3	0	3	114	27,900	3	0	3	1
	1250	P9		T2S	25,548	3	0	4	106	27,522	3	0	4	114	27,871	3	0	4	1
				T2M	25,680	3	0	3	107	27,664	3	0	3	115	28,014	3	0	3	1
				T3S	24,870	3	0	4	103	26,791	3	0	4	111	27,130	3	0	4	1
				T3M	25,617	3	0	4	106	27,597	3	0	4	115	27,946	3	0	4	1
				T4M	25,061	3	0	4	100	26,997	3	0	4	112	27,339	3	0	4	1
				TFTM	25,602	3	0	4	101	27,580	3	0	4	112	27,929	3	0	4	1
				T5VS	26,626	5	0	1	110	28,684	5	0	1	119	29,047	5	0	1	1
				T5S	26,648	4	0	2	111	28,707	5	0	2	119	29,070	5	0	2	1
				T5M	26,581	5	0	3	110	28,635	5	0	3	119	28,997	5	0	3	1
				T5W	26,406	5	0	4	110	28,447	5	0	4	118	28,807	5	0	4	1
				BLC	20,400	2	0	3	87	28,447	2	0	3	94	22,898	2	0	3	9
				LCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	7
				RCCO	15,619	2	0	4	65	16,825	2	0	4	70	17,038	2	0	4	7



#### Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

LED Count      Drive      Power      System      Dist.      30K      40K      50K        LED Count      Cruce      Dist.      (3000 K, 70 CRI)      (4000 K, 70 CRI)      (5000 K, 70 CRI)																	50K		
LED Count	Drive Current	Power Package	System Watts	Dist.															
				Туре	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
				T1S	13,042	3	0	3	123	14,050	3	0	3	133	14,228	3	0	3	134
				T2S	12,967	4	0	4	122	13,969	4	0	4	132	14,146	4	0	4	133
				T2M	13,201	3	0	3	125	14,221	3	0	3	134	14,401	3	0	3	136
	530	P10	106W	T3S	12,766	4	0	4	120	13,752	4	0	4	130	13,926	4	0	4	131
				T3M	13,193	4	0	4	124	14,213	4	0	4	134	14,393	4	0	4	136
				T4M	12,944	4	0	4	122	13,945	4	0	4	132	14,121	4	0	4	133
60				TFTM T5VS	13,279 13,372	4	0	4	125 126	14,305 14,405	4	0	4	135 136	14,486 14,588	4	0	4	137
				TSS	13,372	3	0	1	120	14,403	3	0	1	130	14,388	3	0	1	130
				T5M	13,256	4	0	2	125	14,281	4	0	2	135	14,462	4	0	2	13
				T5W	13,137	4	0	3	124	14,153	4	0	3	133	14,332	4	0	3	13
				BLC	10,906	3	0	3	103	11,749	3	0	3	111	11,898	3	0	3	112
				LCC0	7,789	1	0	3	73	8,391	1	0	3	79	8,497	1	0	3	80
				RCCO	7,779	4	0	4	73	8,380	4	0	4	79	8,486	4	0	4	80
60	700	P11	137W	T1S	16,556	3	0	3	121	17,835	3	0	3	130	18,061	4	0	4	132
				T2S	16,461	4	0	4	120	17,733	4	0	4	129	17,957	4	0	4	13
				T2M	16,758	4	0	4	122	18,053	4	0	4	132	18,281	4	0	4	13
				T3S	16,205	4	0	4	118	17,457	4	0	4	127	17,678	4	0	4	12
				T3M T4M	16,748 16,432	4	0	4	122 120	18,042 17,702	4	0	4	132 129	18,271 17,926	4	0	4	13
				TFTM	16,452	4	0	4	120	17,702	4	0	4	129	17,926	4	0	4	13
				T5VS	16,975	4	0	1	123	18,287	4	0	1	133	18,518	4	0	1	13
				T5S	16,832	4	0	1	123	18,133	4	0	2	132	18,362	4	0	2	13
				T5M	16,828	4	0	2	123	18,128	4	0	2	132	18,358	4	0	2	13
				T5W	16,677	4	0	3	122	17,966	5	0	3	131	18,193	5	0	3	13
				BLC	13,845	3	0	3	101	14,915	3	0	3	109	15,103	3	0	3	11
				LCC0	9,888	1	0	3	72	10,652	2	0	3	78	10,787	2	0	3	79
				RCCO	9,875	4	0	4	72	10,638	4	0	4	78	10,773	4	0	4	79
		P12		T1S	22,996	4	0	4	111	24,773	4	0	4	120	25,087	4	0	4	12
				T2S	22,864	4	0	4	110	24,631	5	0	5	119	24,943	5	0	5	12
				T2M	23,277	4	0	4	112	25,075	4	0	4	121	25,393	4	0	4	12
60			207W	T3S	22,509	4	0	4	109	24,248	5	0	5	117	24,555	5	0	5	11
				T3M	23,263	4	0	4	112	25,061	4	0	4	121	25,378	4	0	4	12
				T4M TFTM	22,824 23,414	5	0	5	110 113	24,588 25,223	5	0	5	119 122	24,899 25,543	5	0	5	12
	1050			T5VS	23,414	5	0	1	113	25,225	5	0	1	122	25,545	5	0	1	12
				T5S	23,380	4	0	2	113	25,187	4	0	2	123	25,506	4	0	2	12
				T5M	23,374	5	0	3	113	25,181	5	0	3	122	25,499	5	0	3	12
				T5W	23,165	5	0	4	112	24,955	5	0	4	121	25,271	5	0	4	12
				BLC	19,231	4	0	4	93	20,717	4	0	4	100	20,979	4	0	4	10
				LCCO	13,734	2	0	3	66	14,796	2	0	4	71	14,983	2	0	4	7
				RCCO	13,716	4	0	4	66	14,776	4	0	4	71	14,963	4	0	4	72
60	1250	P13	231W	T1S	25,400	4	0	4	110	27,363	4	0	4	118	27,709	4	0	4	12
				T2S	25,254	5	0	5	109	27,205	5	0	5	118	27,550	5	0	5	11
				T2M	25,710	4	0	4	111	27,696	4	0	4	120	28,047	4	0	4	12
				T3S	24,862	5	0	5	108	26,783	5	0	5	116	27,122	5	0	5	11
				T3M	25,695	5	0	5	111	27,680	5	0	5	120	28,031	5	0	5	12
				Т4М	25,210	5	0	5	109	27,158	5	0	5	118	27,502	5	0	5	11
				TFTM T5VS	25,861 26,043	5	0	5	112	27,860	5	0	5	121 121	28,212	5	0	5	12
				TSS		4	0	1	113	28,056	5	0	2	121	28,411	5	0	2	12
				T5M	25,824 25,818	5	0	3	112	27,819 27,813	5	0	3	120	28,172 28,165	5	0	3	12
				T5W	25,586	5	0	4	112	27,813	5	0	4	119	28,103	5	0	4	12
				BLC	21,241	4	0	4	92	22,882	4	0	4	99	23,172	4	0	4	10
				LCCO	15,170	2	0	4	66	16,342	2	0	4	71	16,549	2	0	4	72
				RCCO	15,150	5	0	5	66	16,321	5	0	5	71	16,527	5	0	5	7



#### 4 Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL[®] controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM[®] or XPoint[™] Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background¹

To learn more about A+, visit <u>www.acuitybrands.com/aplus</u>.

- 1. See ordering tree for details.
- 2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

#### FEATURES & SPECIFICATIONS

#### INTENDED USE

The sleek design of the D-Series Size 1 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and streetscapes.

#### CONSTRUCTION

Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED drivers are mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (1.01 ft²) for optimized pole wind loading.

#### FINISH

Exterior parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

#### OPTICS

Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in standard 3000 K, 4000 K and 5000 K (70 CRI) configurations. The D-Series Size 1 has zero uplight and qualifies as a Nighttime Friendly[™] product, meaning it is consistent with the LEED® and Green Globes[™] criteria for eliminating wasteful uplight.

#### ELECTRICAL

Light engine configurations consist of high-efficacy LEDs mounted to metalcore circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

#### STANDARD CONTROLS

The DSX1 LED area luminaire has a number of control options. Dusk to dawn controls can be utilized via optional NEMA twist-lock photocell receptacles. Integrated motion sensors with on-board photocells feature field-adjustable programing and are suitable for mounting heights up to 30 feet.



The DSX1 LED area luminaire is also available with nLight® AIR for the ultimate in wireless control. This powerful controls platform provides out-of-the-box basic motion sensing and photocontrol functionality and is suitable for mounting heights up to 40 feet. Once commissioned using a smartphone and the easy-to-use CLAIRITY app, nLight AIR equipped luminaries can be grouped, resulting in motion sensor and photocell group response without the need for additional equipment. Scheduled dimming with motion sensor over-ride can be achieved when used with the nLight Eclypse. Additional information about nLight Air can be found here.

#### INSTALLATION

Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 1 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 1 utilizes the AERIS[™] series pole drilling pattern (template #8). NEMA photocontrol receptacle are also available.

#### LISTINGS

UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product.

Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights. org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

#### WARRANTY

5-year limited warranty. Complete warranty terms located at: www.acuitybrands.com/CustomerResources/Terms_and_conditions.aspx

**Note:** Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

