

AGENDA



PLANNING AND ZONING COMMISSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
OCTOBER 11, 2022 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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

(I) **CALL TO ORDER**

(II) **APPOINTMENTS**

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

(III) **OPEN FORUM**

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

(IV) **CONSENT AGENDA**

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

- (2) Approval of minutes for the September 27, 2022 Planning and Zoning Commission meeting.

(3) **P2022-046 (BETHANY ROSS)**

Discuss and consider a request by Robert Alexander for the approval of a Final Plat for Lots 1 & 2, Block A, Alexander Addition being a 5.0095-acre tract of land identified as Tract 39-01 of the McFadgin Survey, Abstract No. 142, Rockwall County, Texas, situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, addressed as 2320 S. Munson Road, and take any action necessary.

(4) **P2022-047 (HENRY LEE)**

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

(5) **P2022-048 (HENRY LEE)**

Discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a Master Plat for the Terraces Subdivision consisting of 263 single-family residential lots on a 115.804-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

(6) **P2022-049 (HENRY LEE)**

Discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a Preliminary Plat for the Terraces Subdivision consisting of 263 single-family residential lots on a 115.804-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

(V) PUBLIC HEARING ITEMS

This is a time for anyone to speak concerning their issues with a public hearing case. If you would like to speak regarding an item listed in this section, please submit a Request to Address the Planning and Zoning Commission (i.e. the yellow forms available at the podium or from staff). The Planning and Zoning Commission Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would like to speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.

(7) **Z2022-044 (RYAN MILLER)**

Hold a public hearing to discuss and consider approval of a Text Amendment to Article 02, *Development Review Authority*, of the Unified Development Code (UDC) [Ordinance No. 20-02] and Article III, *Boards, Commissions, Committees*, of Chapter 2, *Administration*, of the Municipal Code of Ordinances, and take any action necessary.

(8) **Z2022-045 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Tony Trammel for the approval of a Specific Use Permit (SUP) for *Solar Panels* exceeding 1,000 SF of coverage on a residential home situated on a 0.1947-acre parcel of land identified as Lot 20, Block D, Lynden Park Estates Subdivision, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17) for Single Family 7 (SF-7) District land uses, addressed as 125 Lanshire Drive, and take any action necessary.

(9) **Z2022-046 (RYAN MILLER)**

Hold a public hearing to discuss and consider approval of a Text Amendment to Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02], and take any action necessary.

(VI) ACTION ITEMS

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

(10) **SP2022-043 (BETHANY ROSS) [WITHDRAWN BY APPLICANT]**

Discuss and consider a request by Paul Cragun of Cumulus Design on behalf of Campfire Shops, LLC for the approval of a Site Plan for a *Carwash, Restaurant, and Commercial/Retail Shopping Center* on a 2.003-acre parcel of land identified Lot 4, Block A, Wal-Mart Super Center Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated along the east side of White Hills Drive south of Suncrest Drive, and take any action necessary.

(11) **SP2022-045 (HENRY LEE) [WITHDRAWN BY APPLICANT]**

Discuss and consider a request by Allen Anderson of Adlor Enterprises, LLC for the approval of a Site Plan for a *Restaurant* on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District, addressed as 902 & 906 S. Goliad Street [SH-205], and take any action necessary.

(12) **SP2022-050 (HENRY LEE)**

Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects on behalf of Brad Bacon of Bacon Property, LLC for the approval of an Amended Site Plan for an existing *Office/Warehouse* facility on a 0.50-acre parcel of land identified as Lot 1, Block A, Bacon Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2055 Kristy Lane, and take any action necessary.

(13) **SP2022-051 (HENRY LEE)**

Discuss and consider a request by Terry Lee of A-1 Services on behalf of Don Rakow and Don Sryqley of S & A Systems, Inc. for the approval of an Amended Site Plan for an existing *Office/Manufacturing* facility on a two (2) acre parcel of land identified as Lot 1, Block 1, Pott Shrigley Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 43 (PD-43) for Commercial (C) District land uses, addressed as 922 Sids Road, and take any action necessary.

(14) **SP2022-052 (BETHANY ROSS)**

Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects on behalf of Susan Gamez of Everybody Massage for the approval of an Amended Site Plan for an existing *Massage Therapist* facility on a 0.48-acre tract of land identified as Lot 1, Block A, Everybody Massage Addition, City of Rockwall, Rockwall County, Texas, zoned Residential Office (RO) District, addressed as 2001 Ridge Road, and take any action necessary.

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

- P2022-050: Final Plat for Lots 1 & 2, Block A, Boys and Girls Club Addition **(APPROVED)**

- Z2022-039: Zoning Change (AG to PD) for the Southside Hills Subdivision (**APPROVED; 2ND READING**)
- Z2022-041: SUP for a *Golf Driving Range* (**APPROVED; 2ND READING**)
- Z2022-040: SUP for a *Restaurant with Drive-Through or Drive-In* (**APPROVED; 2ND READING**)
- Z2022-043: Text Amendment to Article 09, *Tree Preservation*, of the UDC (**APPROVED; 2ND READING**)

(VII) ADJOURNMENT

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

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

I, Angelica Guevara, 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 October 7, 2022 at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS
SEPTEMBER 27, 2022 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

2 **NOTES:** [1] ADDITIONAL CASE INFORMATION CAN BE FOUND AT
3 [HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases), AND [2] TO PROVIDE INPUT ON A ZONING OR
4 SPECIFIC USE PERMIT CASE PLEASE [CLICK HERE](#) OR CLICK ON THE LINK ABOVE AND USE THE ZONING AND SPECIFIC USE PERMIT INPUT
5 FORM ON THE CITY'S WEBSITE.
6

7 I. CALL TO ORDER

8
9 **Chairman Thomas called the meeting to order at 6:00 PM. Commissioners present were John Womble, Jean Conway, Brian Llewellyn, Ross Hustings, and Derek Deckard. Absent from the meeting was Jerry Welch. Staff members present were Director of Planning and Zoning Ryan Miller, Planners Henry Lee and Bethany Ross, Planning Coordinator Angelica Guevara, City Engineer Amy Williams, Civil Engineer Sarah Johnston, and Assistant City Engineer Jonathan Browning.**
12

14 II. APPOINTMENTS

16 1. Appointment with the Architectural Review Board (ARB) Chairman to receive the Architectural Review Board's recommendations and comments for items on
17 the agenda requiring architectural review.
18

19 **A representative from the Architectural Review Board gave a brief explanation concerning the agenda items that were discussed at the Architectural Review Board meeting.**
20

22 III. OPEN FORUM

23
24 *This is a time for anyone to address the Planning and Zoning Commission on any topic that is not already listed on the agenda for a public hearing. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Planning and Zoning Commission is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.*
27

29 **Chairman Thomas explained how open forum is conducted and asked if anyone wished to speak to come forward at this time; there being no one indicating such, Chairman Thomas closed the open forum.**
30

32 IV. CONSENT AGENDA

33
34 *These agenda items are administrative in nature or include cases that meet all of the technical requirements stipulated by the Unified Development Code (UDC) and Chapter 38, Subdivisions, of the Municipal Code of Ordinances, and do not involve discretionary approvals.*
36

37 2. Approval of minutes for the September 13, 2022 Planning and Zoning Commission meeting.
38

39 3. P2022-050 (ANGELICA GUEVARA)

40 Discuss and consider a request by the City of Rockwall for the approval of a Final Plat for Lots 1 & 2, Block A, Boys and Girls Club of Rockwall Addition being
41 a 5.812-acre tract of land identified as Tract 9 of the M. B. Jones Survey, Abstract No. 122, Rockwall County, Texas, zoned General Retail (GR) District, situated
42 within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located at the southwest corner of the intersection of John King Boulevard and FM-1141, and take
43 any action necessary.
44

45 **Commissioner Conway made a motion to approve the consent agenda. Commissioner Llewellyn seconded the motion which passed by a vote of 6-0.**
46

48 V. DISCUSSION ITEMS

49
50 *These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these cases can take place when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the following cases is October 11, 2022.*
53

55 4. Z2022-044 (RYAN MILLER)

56 Hold a public hearing to discuss and consider approval of a Text Amendment to Article 02, Development Review Authority, of the Unified Development Code (UDC) [Ordinance No. 20-02] and Article III, Boards, Commissions, Committees, of Chapter 2, Administration, of the Municipal Code of Ordinances, and take any action necessary.
59

60 **Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the request. The City Council gave staff the direction to change the requirements for the Historic Preservation Advisory Board. This text amendment will take off the specific job titles for board members and allow anybody who is interested in Historic Preservation to serve on the Board. In addition, staff also removed both the Historic and Architectural Review Board from the zoning code or UDC and moved that to the Municipal Code of Ordinances.**
63
64

65 **Chairman Thomas advised that this item will return to the Commission for discussion or action on October 11, 2022.**

66

67 **5. Z2022-045 (BETHANY ROSS)**

68 Hold a public hearing to discuss and consider a request by Tony Trammel for the approval of a *Specific Use Permit (SUP)* for *Solar Panels* exceeding 1,000 SF
69 of coverage on a residential home situated on a 0.1947-acre parcel of land identified as Lot 20, Block D, Lynden Park Estates Subdivision, Phase 3, City of
70 Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17) for Single Family 7 (SF-7) District land uses, addressed as 125 Lanshire
71 Drive, and take any action necessary.

72

73 **Planner Bethany Ross provided a brief summary in regards to the request. The applicant is requesting more than the allowed 1,000 SF of solar panels**
74 **on a single-family home.**

75

76 **Vice-Chairman Deckard asked if the applicant gave a reason as to why they are exceeding the allowed amount.**

77 **Chairman Thomas asked if the home was within an HOA.**

78 **Commissioner Womble asked if there was a reason as to why there is a limit on the solar panels.**

79

80 **Chairman Thomas advised that this item will return to the Commission for discussion or action on October 11, 2022.**

81

82 **6. Z2022-046 (RYAN MILLER)**

83 Hold a public hearing to discuss and consider approval of a *Text Amendment* to Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance*
84 *No. 20-02*], and take any action necessary.

85

86 **Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the request. The City Council tasked Staff on different objectives**
87 **such as changing the variance process. There are a couple of areas where staff missed references to City Council approval for things that should**
88 **be approved by the Planning and Zoning Commission.**

89

90 **Chairman Thomas advised that this item will return to the Commission for discussion or action on October 11, 2022.**

91

92 **7. P2022-046 (BETHANY ROSS)**

93 Discuss and consider a request by Robert Alexander for the approval of a *Final Plat* for Lots 1 & 2, Block A, Alexander Addition being a 5.0095-acre tract of land
94 identified as Tract 39-01 of the McFadgin Survey, Abstract No. 142, Rockwall County, Texas, situated within the Extraterritorial Jurisdiction (ETJ) of the City of
95 Rockwall, addressed as 2320 S. Munson Road, and take any action necessary.

96

97 **Planner Bethany Ross advised that this case needs to be reviewed by Rockwall County but will return on Consent Agenda at the next meeting on**
98 **October 11, 2022.**

99

100 **8. P2022-047 (HENRY LEE)**

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

107

108 **Planner Henry Lee advised that this case will need to go before Parks Board on October 4, 2022.**

109

110 **Chairman Thomas advised that this item will return to the Commission for discussion or action on October 11, 2022.**

111

112 **9. P2022-048 (HENRY LEE)**

113 Discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a *Master Plat* for
114 the Terraces Subdivision consisting of 263 single-family residential lots on a 115.804-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey,
115 Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall
116 County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the
117 SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

118

119 **Planner Henry Lee advised that this case will need to go before Parks Board on October 4, 2022.**

120

121 **Chairman Thomas advised that this item will return to the Commission for discussion or action on October 11, 2022.**

122

123 **10. P2022-049 (HENRY LEE)**

124 Discuss and consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a *Preliminary Plat*
125 for the Terraces Subdivision consisting of 263 single-family residential lots on a 115.804-acre tract of land being identified as Tract 4-01 of the M. B. Jones
126 Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall,
127 Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated
128 within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

129

130 **Planner Henry Lee advised that this case will need to go before Parks Board on October 4, 2022.**

131

132 **Chairman Thomas advised that this item will return to the Commission for discussion or action on October 11, 2022.**

133
134
135
136
137
138
139
140
141
142
143
144
145
146
147
148
149
150
151
152
153
154
155
156
157
158
159
160
161
162
163
164
165
166
167
168
169
170
171
172
173
174
175
176
177
178
179
180
181
182
183
184
185
186
187
188
189
190
191
192
193
194
195
196
197
198
199

11. **SP2022-049 (BETHANY ROSS)**

Discuss and consider a request by Mike Ruibal of Ruibal's Garden Center for the approval of a Site Plan for a Garden Supply/Plant Nursery on a 2.98-acre tract of land identified as Lots 12 & 12-1 of the Rainbow Acres Subdivision, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 207 Ranch Trail, and take any action necessary.

Chairman Thomas advised that this case has been withdrawn by the applicant.

12. **SP2022-050 (HENRY LEE)**

Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects on behalf of Brad Bacon of Bacon Property, LLC for the approval of an Amended Site Plan for an existing Office/Warehouse facility on a 0.50-acre parcel of land identified as Lot 1, Block A, Bacon Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2055 Kristy Lane, and take any action necessary.

Planner Henry Lee provided a brief summary of the variances requested by the applicant.

Jeff Carroll
750 E. Interstate 30
Rockwall, TX 75087

Mr. Carroll came forward and provided additional details in regard to the request.

Chairman Thomas advised that this item will return to the Commission for discussion or action on October 11, 2022.

13. **SP2022-051 (HENRY LEE)**

Discuss and consider a request by Terry Lee of A-1 Services on behalf of Don Rakow and Don Sryqley of S & A Systems, Inc. for the approval of an Amended Site Plan for an existing Office/Manufacturing facility on a two (2) acre parcel of land identified as Lot 1, Block 1, Pott Shrigley Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 43 (PD-43) for Commercial (C) District land uses, addressed as 922 Sids Road, and take any action necessary.

Planner Henry Lee explained that staff is currently working thru comments with the applicant. He also mentioned that the Architectural Review Board recommended approval of the case.

Don Rakow
1845 Oak Bend Drive
Rockwall, TX 75087

Mr. Rakow came forward and provided additional details in regard to the request.

Chairman Thomas advised that this item will return to the Commission for discussion or action on October 11, 2022.

14. **SP2022-052 (BETHANY ROSS)**

Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects on behalf of Susan Gamez of Everybody Massage for the approval of an Amended Site Plan for an existing Massage Therapist facility on a 0.48-acre tract of land identified as Lot 1, Block A, Everybody Massage Addition, City of Rockwall, Rockwall County, Texas, zoned Residential Office (RO) District, addressed as 2001 Ridge Road, and take any action necessary.

Planner Bethany Ross provided a brief background in regard to the request. The applicant is requesting to expand the building to allow some more rooms for the massage therapist's office. The applicant will also be requesting an exception for one (1) parking space. Planner Ross advised that the Architectural Review Board did recommend approval of the case.

Jeff Carroll
750 E. Interstate 30
Rockwall, TX 75087

Mr. Carroll came forward and provided additional details in regard to the request.

Chairman Thomas advised that this item will return to the Commission for discussion or action on October 11, 2022.

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

- P2022-012: Final Plat for Lots 1-3, Block A, Arkoma Addition [APPROVED]
- P2022-037: Preliminary Plat for the Quail Hollow Subdivision [APPROVED]
- P2022-039: Master Plat for the Quail Hollow Subdivision [APPROVED]
- P2022-040: Final Plat for Lots 1-3, Block A, Garcia-Herrera Addition [APPROVED]
- P2022-041: Preliminary Plat for Lots 1-4, Block A, REC Campus Addition [APPROVED]
- P2022-042: Preliminary Plat for the Homestead Subdivision [APPROVED]
- P2022-043: Master Plat for the Homestead Subdivision [APPROVED]
- SP2022-044: Exception for Building Height for a Mini-Warehouse Facility [APPROVED]

- 200 • Z2022-039: Zoning Change (AG to PD) for the Southside Hills Subdivision [APPROVED; 1ST READING]
- 201 • Z2022-040: SUP for a *Guest Quarters/Secondary Living Unit* at 2175 Arrowhead Court [DENIED]
- 202 • Z2022-041: SUP for a *Golf Driving Range* [APPROVED; 1ST READING]
- 203 • Z2022-040: SUP for a *Restaurant with Drive-Through or Drive-In* [APPROVED; 1ST READING]
- 204 • Z2022-043: Text Amendment to Article 09, *Tree Preservation*, of the UDC [APPROVED; 1ST READING]

205
206 **Director of Planning and Zoning Ryan Miller provided a brief update about the outcome of the above referenced cases at the City Council meeting.**

207
208 VI. ADJOURNMENT

209
210 **Chairman Thomas adjourned the meeting at 6:27 pm.**

211
212 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____
213 _____, 2022.

214
215
216 _____
217 Sedric Thomas, Chairman

218 Attest:
219 _____
Angelica Guevara, Planning Coordinator



TO: Planning and Zoning Commission
DATE: October 11, 2022
APPLICANT: Robert Alexander
CASE NUMBER: P2022-046; *Final Plat for Lots 1 & 2, Block A, Alexander Addition*

SUMMARY

Consider a request by Robert Alexander for the approval of a Final Plat for Lots 1 & 2, Block A, Alexander Addition being a 5.0095-acre tract of land identified as Tract 39-01 of the McFadgin Survey, Abstract No. 142, Rockwall County, Texas, situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall, addressed as 2320 S. Munson Road.

PLAT INFORMATION

- The applicant is requesting the approval of a Final Plat for a 5.0095-tract of land (*i.e. Tract 39-01 of the McFadgin Survey, Abstract No. 142*) for the purpose of subdividing the subject property to create two (2) parcels of land (*i.e. Lots 1 & 2, Block A, Alexander Addition*). .
- The subject property is situated within the Extraterritorial Jurisdiction (ETJ) of the City of Rockwall and is subject to the requirements of the *Interim Interlocal Cooperation Agreement between Rockwall County and the City of Rockwall for Subdivision Regulation in the City of Rockwall's Extraterritorial Jurisdiction (ETJ)*. On September 19, 2022 -- *in accordance with this agreement* --, staff sent Rockwall County the Final Plat for review. The County has reviewed the Final Plat with no revisions verbally returning comments on September 23, 2022.
- The surveyor has completed the majority of the technical revisions requested by staff, and this Final Plat -- *conforming to the requirements for plats as stipulated by the Subdivision Regulation for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City* -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the *Conditions of Approval* section below.
- 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 Regulation for Review of Plats in the Extraterritorial Jurisdiction (ETJ) of the City*.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Final Plat, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e. Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and
- (2) Any construction resulting from the approval of this Final Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO. P2022-046

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A **\$1,000.00** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2320 S. MUNSON ROYSE CITY TX 75189
 SUBDIVISION S. McFADGIN Tract 39-01 5 acres BLOCK
 GENERAL LOCATION Corner of Poetry Rd & Munson

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING residential A-2 CURRENT USE 5 acres with 2 trailers
 PROPOSED ZONING residential A-2 PROPOSED USE 3 acres with 1 trailer
 ACREAGE 5 acres LOTS [CURRENT] LOTS [PROPOSED] 3 acres

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input checked="" type="checkbox"/> OWNER	<u>Robert Alexander</u>	<input type="checkbox"/> APPLICANT	<u>Robert Alexander</u>
CONTACT PERSON	<u>Robert or Jeanne Alexander</u>	CONTACT PERSON	<u>Robert Alexander</u>
ADDRESS	<u>5222 Duran Dr</u>	ADDRESS	<u>5222 Duran Dr</u>
CITY, STATE & ZIP	<u>Royse City TX 75189</u>	CITY, STATE & ZIP	<u>Royse City TX 75189</u>
PHONE	<u>214-784-5522</u>	PHONE	<u>214-784-5522</u>
E-MAIL	<u>homers1@live.com</u>	E-MAIL	<u>homers1@live.com</u>

NOTARY VERIFICATION [REQUIRED]

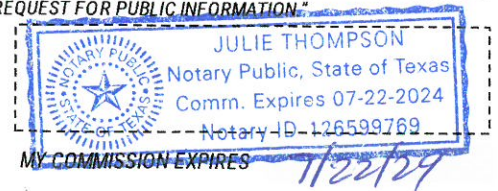
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Robert Alexander [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

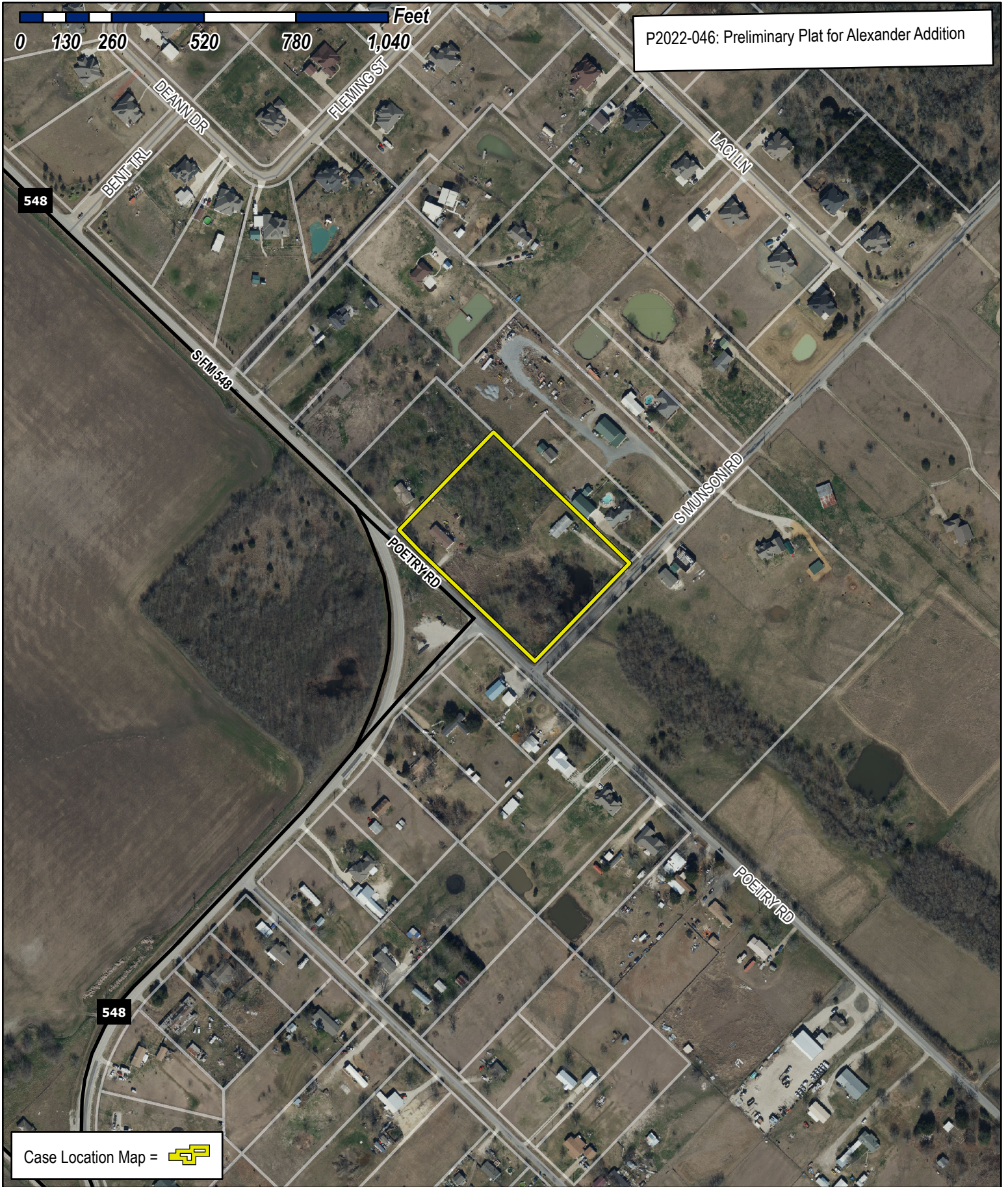
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF SEP, 2022


OWNER'S SIGNATURE Robert Alexander

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Julie Thompson





P2022-046: Preliminary Plat for Alexander Addition

Case Location Map = 

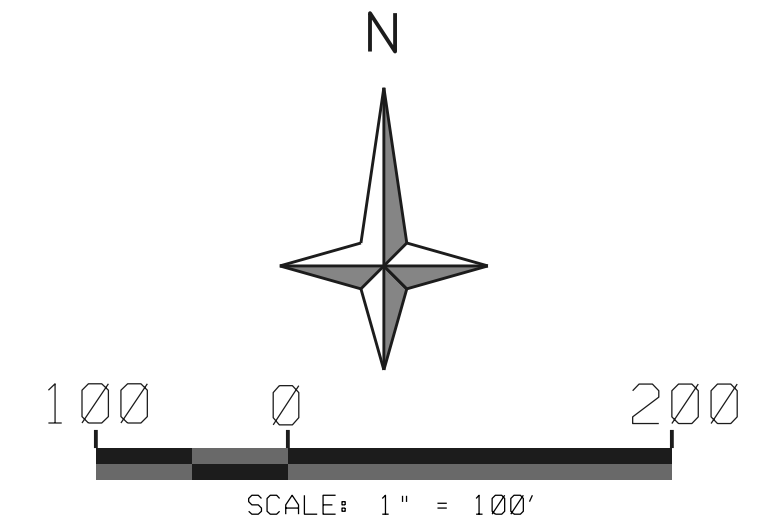


City of Rockwall

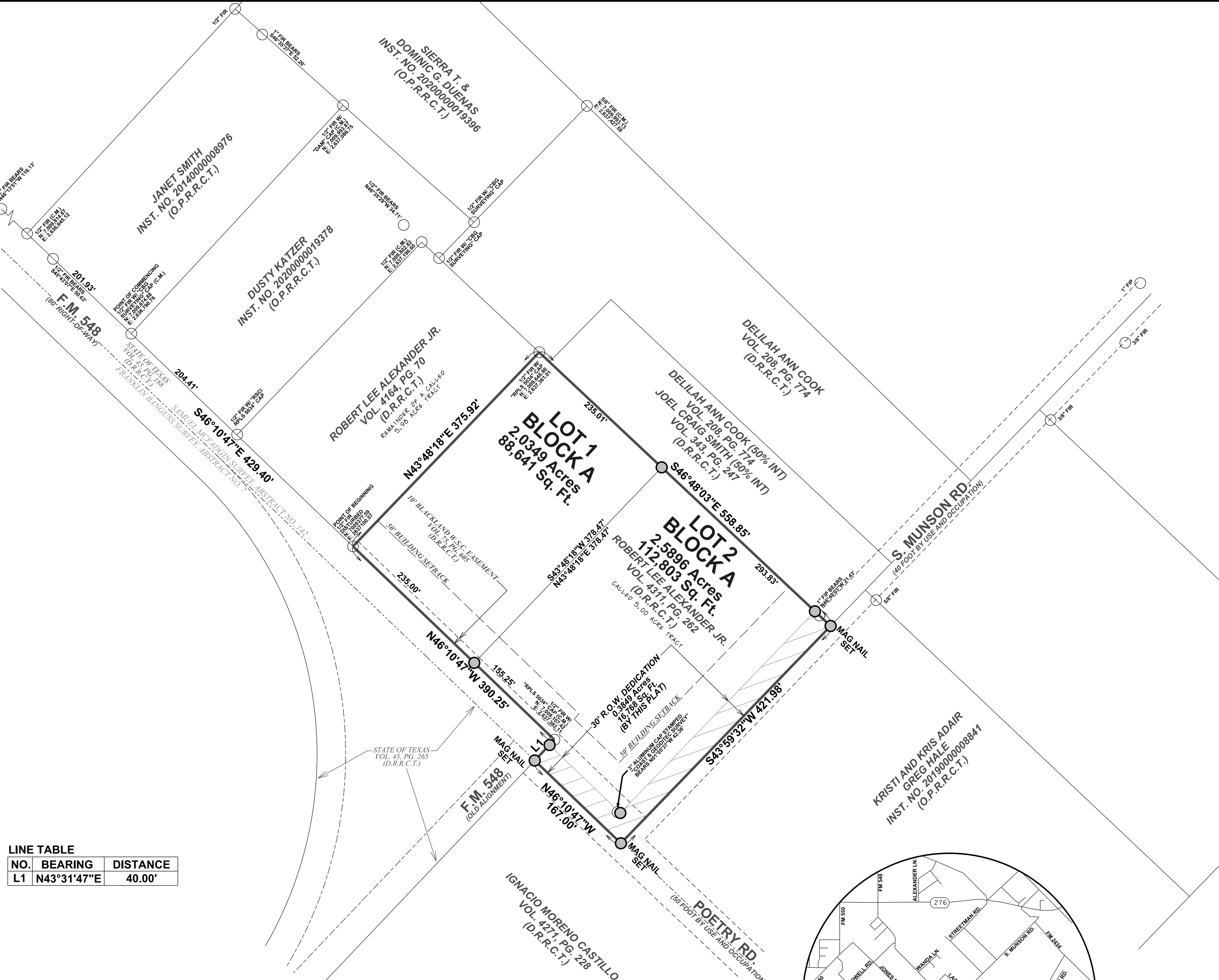
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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





- General Notes:
1. 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.
 2. Property owner shall be responsible for maintaining, repairing, and replacing all systems within the drainage and detention easement.
 3. Bearings are referenced to the State Plane Coordinate System, Zone 4202, NAD 83.
 4. Subject property lies in Zone "X", unshaded, an area(s) determined to be outside the 0.2% annual chance floodplain, as depicted on FEMA FIRM Panel Number 48397C0065L, dated September 26, 2008.
 5. Total of two (2) lots to be created by this plat.
 6. Property will be affected by a twenty (20) foot Farmers Electric Co-Op Blanket Easement.

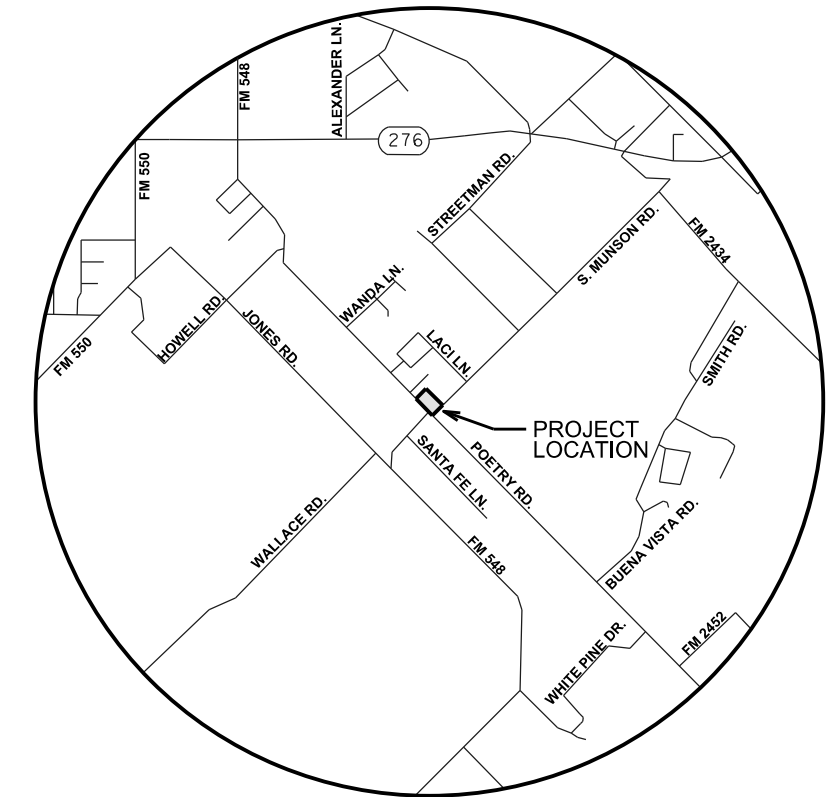


LINE TABLE

NO.	BEARING	DISTANCE
L1	N43°31'47"E	40.00'

LEGEND

○	Monument Found	INST. NO.	Instrument Number
●	1/2" Set Iron Rod (W/Red PJB SURVEYING Cap) Unless otherwise noted	VOL.	Volume
FIR	Found Iron Rod	PG.	Page
FIRC	Found Iron Rod with Cap	R.O.W.	Right-of-Way
FIP	Found Iron Pipe	----	Abstract Line
(C.M.)	Controlling Monument	=====	Boundary Line
FND	Found	-----	Lot Line
O.P.R.R.C.T.	Official Public Records of Rockwall County Texas	-----	Center Line
D.R.R.C.T.	Deed Records of Rockwall County Texas	-----	Easement Line
P.R.R.C.T.	Plat Records of Rockwall County Texas	▨	Right-Of-Way Dedication



FINAL PLAT
OF
ALEXANDER ADDITION
LOTS 1 AND 2, BLOCK A, BEING 5.0095 ACRES
2 LOTS (218,213.82 SQUARE FEET)
SITUATED IN THE
SAMUEL MCFADGIN SURVEY, ABSTRACT NO. 142
IN THE
CITY OF ROCKWALL E.T.J.
ROCKWALL COUNTY, TEXAS

SURVEYOR
PJB SURVEYING, LLC
TBPLS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-6669

OWNER/SUBDIVIDER
ROBERT LEE ALEXANDER JR.
5222 DURAN DR.
ROYSE CITY, TX 75189

OWNER'S CERTIFICATION
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS ROBERT LEE ALEXANDER JR., BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

Being all of a tract of land situated in the Samuel McFadgin Survey, Abstract No. 142, in the City of Rockwall Extraterritorial Jurisdiction, Rockwall County, Texas, described in deed to Robert Lee Alexander Jr., recorded in Volume 4311, Page 262 in the Deed Records of Rockwall County, Texas (D.R.R.C.T.), and being more particularly described as follows:

COMMENCING at a 1/2-inch iron rod with cap stamped "CBG SURVEYING" found in the north Right-Of-Way line of F.M. 548 (80 foot Right-Of-Way) and at the south corner of a tract of land described in deed to Janet Smith, recorded in Instrument No. 20140000008976 in the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), and the west corner of a tract of land described in deed to Dusty Katzer, recorded in Instrument No. 20200000019378 (O.P.R.R.C.T.), from which a 1/2-inch iron rod (controlling monument) found at the west corner of a 5.98 acre tract of land described in deed to Robert Lee Alexander Jr., recorded in Volume 4164 Page 70, bears North 46 degrees 12 minutes 43 seconds West, a distance of 201.93 feet;

THENCE South 46 degrees 10 minutes 47 seconds East, with the northeast line of said F.M. 548 and the southwest line of the Katzer tract, passing at a distance of 204.41 feet a 1/2-inch iron rod with cap stamped "RPLS 5034" found at the south corner of the Katzer tract and continuing for a total distance of 429.40 feet to a disturbed 1/2-inch iron rod found at the south corner of said 5.98 acre tract and the west corner of a called 5.00 acre tract of land described in deed to Robert Lee Alexander Jr., recorded in Volume 4311 Page 262 (D.R.R.C.T.), and being the POINT OF BEGINNING;

THENCE North 43 degrees 48 minutes 18 seconds East, departing the north line of said F.M. 548 and with the northeast line of said 5.00 acre tract and the southwest line of said 5.98 acre tract, a distance of 375.92 feet to a 1/2-inch iron rod with cap stamped "RPLS 5034" found at the northwest corner of said 5.00 acre tract and the northeast corner of said 5.98 acre tract;

THENCE South 46 degrees 48 minutes 03 seconds East, departing the southwest line of said 5.98 acre tract and with the northeast line of said 5.00 acre tract, a distance of 558.85 feet to a Mag Nail set in the centerline of South Munson Road (40 foot by use and occupation) and the northwest line of a tract of land described in deed to Kristi and Kris Adair, recorded in Instrument No. 20190000008841 (O.P.R.R.C.T.), and being the south corner for a tract of land described in deed to Delilah Ann Cook, recorded in Volume 208 Page 774 (D.R.R.C.T.) and Joel Craig Smith, 50% interest, recorded in Volume 343 Page 247 (D.R.R.C.T.) from which a 1-inch iron pipe found bears North 46 degrees 48 minutes 03 seconds West, a distance of 21.43 feet;

THENCE South 43 degrees 59 minutes 32 seconds West, with the centerline of said South Munson Road and the southeast line of said 5.00 acre tract, a distance of 421.98 feet to a Mag Nail set at the south corner of said 5.00 acre tract, being in the centerline of said South Munson Road and in the centerline of Poetry Road (50 foot by use and occupation);

THENCE North 46 degrees 10 minutes 47 seconds West, departing the centerline of south Munson Road and with the centerline of said Poetry Road and the southwest line of said 5.00 acre tract, a distance of 167.00 feet to a Mag Nail set in the centerline of said Poetry Road and being the most northerly corner of a tract of land described in deed to Ignacio Moreno Castillo, recorded in Volume 4271 Page 228 (D.R.R.C.T.);

THENCE North 43 degrees 31 minutes 47 Seconds East, departing the centerline of said Poetry Road and with the northwest line of said 5.00 acre tract, a distance of 40.00 feet to a 1/2-inch iron rod with cap stamped "RPLS 5034" (controlling monument) found in the north line of said F.M. 548 and the south line of said 5.00 acre tract;

THENCE North 46 degrees 10 minutes 47 seconds East, continuing with the north line of said F.M. 548 and the south line of said 5.00 acre tract, passing at a distance of 155.25 feet a 1/2-inch iron rod with cap set, and continuing for a total distance of 390.25 feet to the POINT OF BEGINNING and containing 5.0095 acres of land.

STANDARD CITY SIGNATURE BLOCK

Planning & Zoning Commission, Chairman _____ Date _____

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

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 OUT HANDS, this ____ day of _____, ____.

Mayor, City of Rockwall _____ City Secretary of Rockwall _____

City Engineer _____

ROCKWALL COUNTY JUDGE SIGNATURE BLOCK

Rockwall County Judge _____ Date _____

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS
COUNTY OF ROCKWALL

We, the undersigned owners of the land shown on this plat, and designated herein as ALEXANDER 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 ALEXANDER ADDITION 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 of using same. We also understand the following:

- No buildings shall be constructed or placed upon, over, or across the utility easements described herein.
- 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 to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaiing, 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.
- 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.
- The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 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.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost 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 dedicatons 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.

Robert Lee Alexander Jr. _____

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Robert Lee Alexander Jr., 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 under my hand and seal of office, this _____ day of _____, 2022.

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

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Dwayne H. Copeland, R.P.L.S. 5470, 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 place under my personal supervision.

PRELIMINARY

Dwayne H. Copeland
Texas Registered Professional Land Surveyor No. 5470

FINAL PLAT
OF
ALEXANDER ADDITION
LOTS 1 AND 2, BLOCK A, BEING 5.0095 ACRES
2 LOTS (218,213.82 SQUARE FEET)
SITUATED IN THE
SAMUEL MCFADGIN SURVEY, ABSTRACT NO. 142
IN THE
CITY OF ROCKWALL E.T.J.
ROCKWALL COUNTY, TEXAS

SURVEYOR
PJB SURVEYING, LLC
TBPLS NO. 10194303
200 W. BELMONT, SUITE D
ALLEN, TEXAS 75013
972-649-6669

OWNER/SUBDIVIDER
ROBERT LEE ALEXANDER JR.
5222 DURAN DR.
ROYSE CITY, TX 75189



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: October 11, 2022
APPLICANT: Ryan Joyce; *Michael Joyce Properties*
CASE NUMBER: P2022-047; *Preliminary Plat for the Park Hills Subdivision*

SUMMARY

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

PLAT INFORMATION

- The purpose of the applicant's request is to Preliminary Plat a 65.309-acre parcel of land (*i.e. Oak Creek Subdivision; Tract 6 of the G. W. Redlin Survey, Abstract No. 183; being portions of Tracts 1 & 6-1 of the G. W. Redlin Survey, Abstract No. 183*) to show the future establishment of 144 single-family residential lots and ten (10) open space lots (*i.e. Lots 1-20, Block A; Lots 1-8, Block B; Lots 1-27, Block C; Lots 1-52, Block D; Lots 1-27, Block E; Lots 1-22, Block F Park Hills Subdivision*). The proposed Preliminary Plat also lays out the necessary easements (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) for the future development of the residential subdivision.
- A portion of the subject property was annexed by the City Council on February 6, 1961 through the adoption of *Ordinance No. 60-01 [Case No. A1960-001]*. Based on the January 3, 1972 *Historic Zoning Maps*, this portion of the subject property was rezoned from an Agricultural (AG) District to a Light Industrial (LI) District at some point between February 6, 1961 and January 3, 1972. On January 9, 1984 the City Council approved *Ordinance No. 84-06* changing the zoning of a portion of the subject property from a Light Industrial (LI) District to a Two-Family (2F) District for the purpose of facilitating a townhome development [*Case No. 1983-048-01*]. Approved concurrently with this zoning change, the City Council also approved a Preliminary Plat [*Case No. 1983-049-01*] and Site Plan [*Case No. 1983-049-02*] for the townhome development. On April 10, 1984 a Final Plat for the Oak Creek Subdivision, consisting of 78 townhome lots on 18.37-acres, was filed with Rockwall County. The balance of the subject property was annexed into the City of Rockwall on March 16, 1998 by *Ordinance No. 98-10 [Case No. A1998-001]*. At the time of annexation this property was zoned Agricultural (AG) District. On September 6, 2022, the City Council approved a rezoning of the subject property from an Agricultural (AG) District, Light Industrial (LI) District, and Two-Family (2F) District to Planned Development District 97 (PD-97) [*Ordinance No. 22-46; Case No. Z2022-037*] for Single-Family 8.4 (SF-8.4) District land uses.
- On October 4, 2022, the Parks and Recreation Board failed to meet the quorum requirements for their regularly scheduled meeting. In accordance with Section 38-55(c) of Article II, Parks and Recreation Board, of the Municipal Code of Ordinances staff is bringing the Parks and Recreation Department's recommendations forward to the Planning and Zoning Commission for consideration and recommendation to the City Council. Please note that a minimum of five (5) votes in the affirmative is required to pass these recommendations on to the City Council. In addition, due to the requirements of Chapter 212 of the Texas Local Government Code -- *specifically the requirements adopted with HB3167 (i.e. the shot clock bill)* -- these cases will not be reconsidered by the Parks and Recreation Board. The recommendations are as follows:

- (1) The property owner shall pay pro-rata equipment fees of \$89,424.00 (i.e. \$621.00 x 144 Lots), which will be due prior to the issuance of a building permit.
 - (2) The property owner shall pay cash-in-lieu of land fees of \$94,464.00 (i.e. \$656.00 x 144 Lots), which will be due prior to the issuance of a building permit.
- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the 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 a Preliminary Plat for the *Park Hills Subdivision*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (i.e. *Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and,
- (2) The development shall adhere to the Parks and Recreation Department's recommendations as outlined above in this case memo; and,
- (3) Any construction resulting from the approval of this Preliminary Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS John King Blvd, Rockwall, TX 75087
 SUBDIVISION ABS A0183, G W Redlin Tract 1, 6-1, 6 LOT BLOCK
 GENERAL LOCATION Southwest of Intersection at John King Blvd & Williams Street (Hwy 66)

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Planned Development PD-97 CURRENT USE Planned Development PD-97
 PROPOSED ZONING PROPOSED USE
 ACREAGE 65.309 LOTS [CURRENT] ~~132~~ 144 LOTS [PROPOSED]

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input type="checkbox"/> OWNER	Rockwall Property Corp	<input checked="" type="checkbox"/> APPLICANT	Michael Joyce Properties
CONTACT PERSON	Bill Bricker	CONTACT PERSON	Ryan Joyce
ADDRESS	305 Park Place Blvd	ADDRESS	767 Justin Road
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE		PHONE	512-965-6280
E-MAIL		E-MAIL	ryan@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1177.64 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF September 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

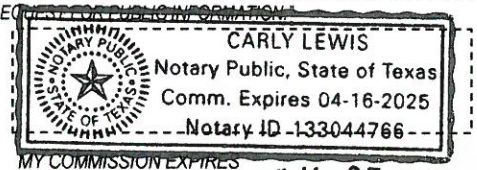
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF September, 2022

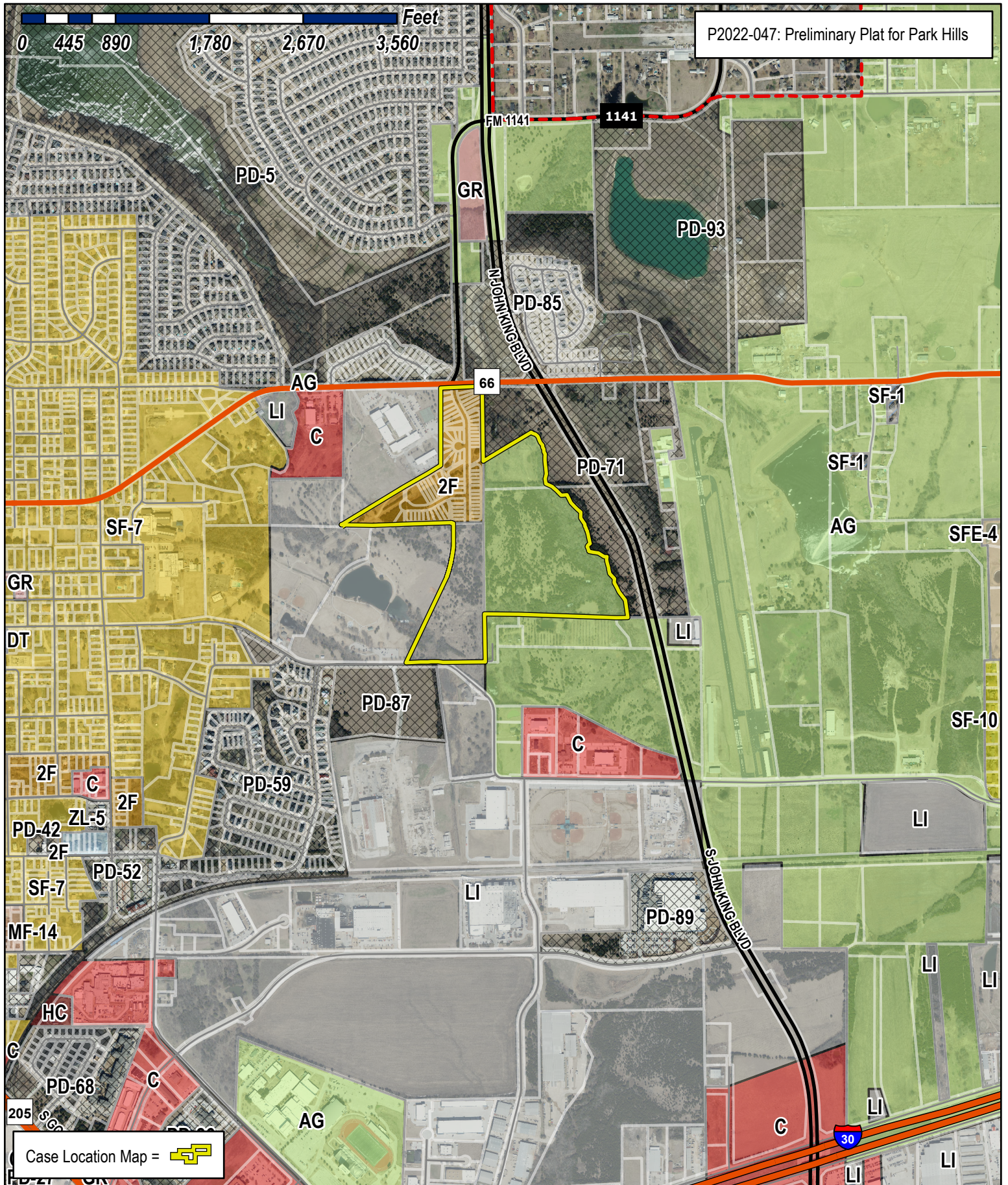
OWNER'S SIGNATURE

CB Bricker

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Ryan





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.





September 16, 2022

Re: Park Hills subdivision, City of Rockwall

To Whom It May Concern:

The Park Hills development will be constructed in a single phase. Due to this, we request the master plat requirement be waived and considered with the preliminary plat. Please let me know if you have any questions or need additional information.

SINCERELY,

A handwritten signature in blue ink, appearing to read 'Meredith Joyce', is written over the typed name.

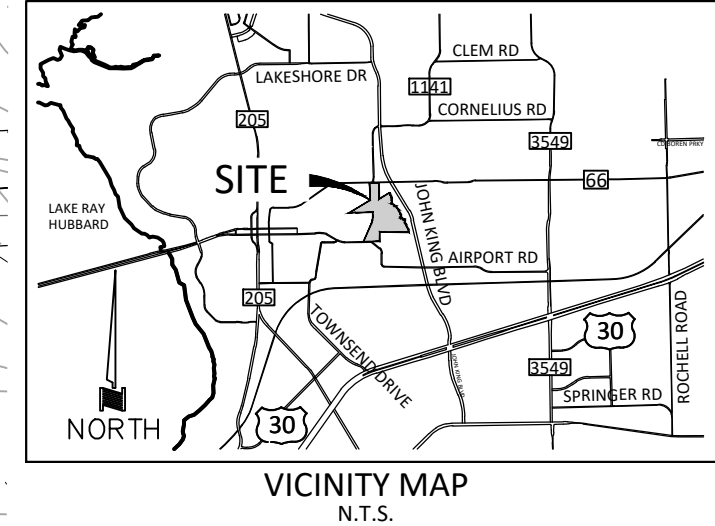
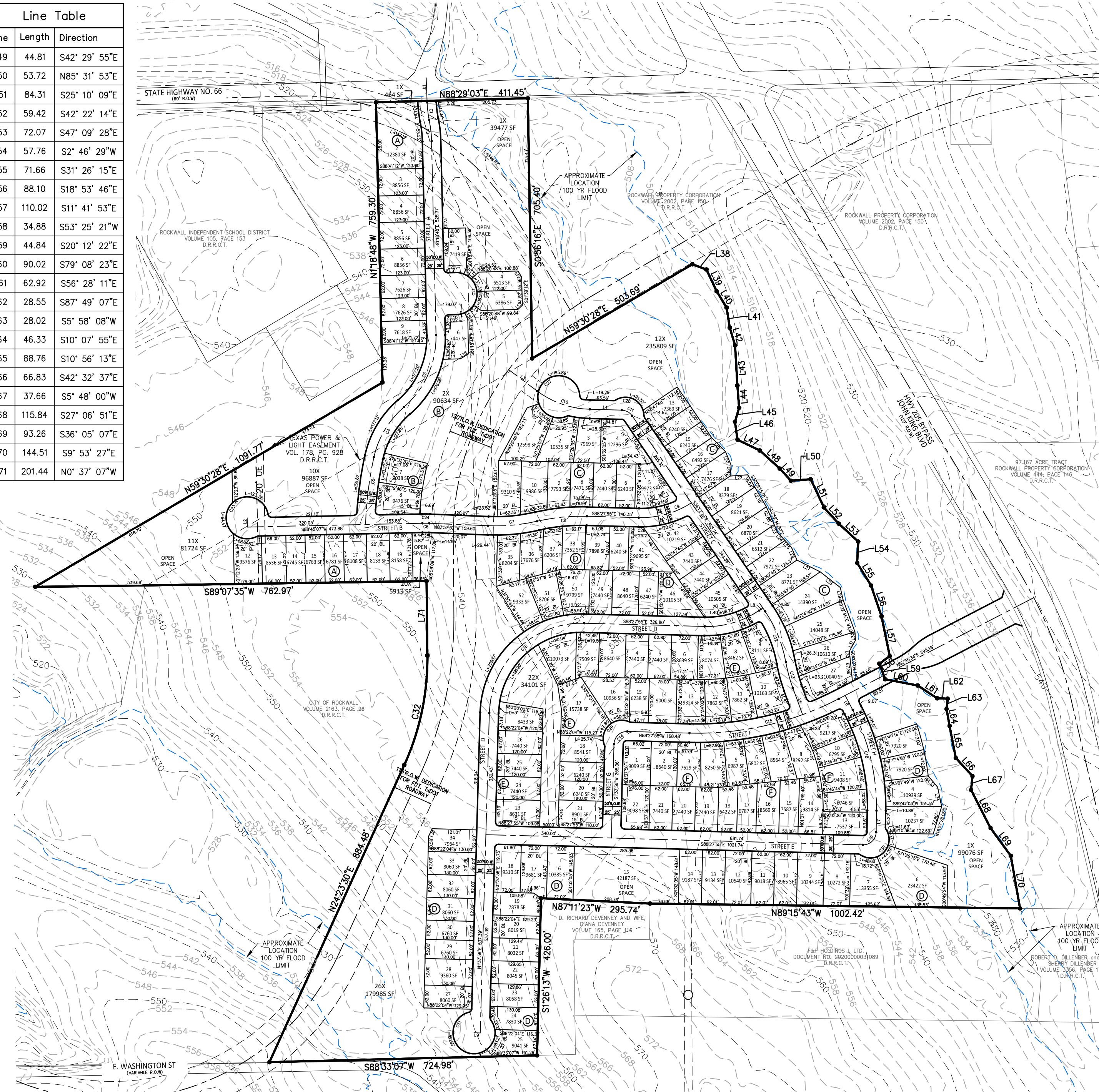
MEREDITH JOYCE
MICHAEL JOYCE PROPERTIES
MEREDITH@MICHAELJOYCEPROPERTIES.COM
512-694-6394

Line	Length	Direction
L1	65.23	S2° 04' 28"E
L2	25.00	N1° 14' 53"W
L3	95.91	N53° 06' 26"W
L4	86.48	S88° 27' 55"E
L5	77.75	S20° 01' 20"E
L6	44.07	S0° 49' 24"W
L7	58.14	S0° 49' 24"W
L8	12.44	N55° 47' 40"E
L9	17.00	N88° 22' 04"W
L10	20.00	S21° 51' 16"W
L11	27.29	S46° 30' 22"W
L12	19.00	N30° 30' 04"W
L13	16.52	N46° 40' 48"E
L14	25.17	N56° 06' 27"W
L15	20.00	N24° 28' 52"W
L16	26.26	S59° 28' 51"W
L17	47.17	S88° 20' 48"W
L18	33.34	S70° 54' 01"W
L19	52.90	S44° 46' 36"E
L20	40.25	S22° 05' 32"E
L21	29.15	S4° 49' 15"W
L22	47.55	N86° 10' 29"E
L23	24.20	S23° 52' 46"E
L24	28.53	S43° 06' 53"E

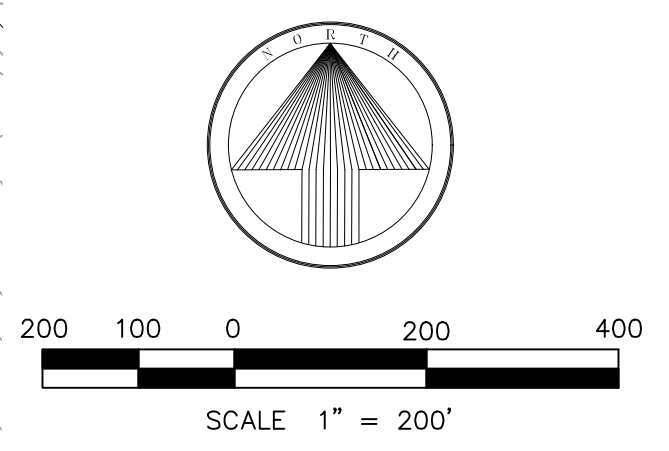
Line	Length	Direction
L25	26.13	S43° 06' 53"E
L26	36.88	S23° 03' 47"E
L27	70.81	S63° 05' 21"E
L28	68.69	S52° 08' 24"E
L29	34.60	S12° 49' 43"E
L30	22.92	S3° 57' 54"E
L31	34.78	S28° 45' 30"W
L32	13.63	S6° 02' 04"E
L33	39.95	N39° 43' 05"W
L34	53.70	N11° 48' 15"W
L35	23.50	N54° 21' 56"W
L36	23.23	N24° 23' 30"E
L37	11.12	S22° 52' 40"E
L38	40.60	S69° 21' 48"E
L39	64.89	S25° 06' 25"E
L40	51.80	S31° 25' 37"E
L41	55.61	S9° 09' 13"E
L42	49.61	S16° 55' 05"E
L43	109.33	S3° 11' 20"E
L44	60.49	S4° 27' 24"E
L45	39.76	S16° 19' 49"W
L46	48.89	S8° 12' 45"E
L47	66.87	S64° 09' 47"E
L48	73.04	S47° 50' 45"E

Line	Length	Direction
L49	44.81	S42° 29' 55"E
L50	53.72	N85° 31' 53"E
L51	84.31	S25° 10' 09"E
L52	59.42	S42° 22' 14"E
L53	72.07	S47° 09' 28"E
L54	57.76	S2° 46' 29"W
L55	71.66	S31° 26' 15"E
L56	88.10	S18° 53' 46"E
L57	110.02	S11° 41' 53"E
L58	34.88	S53° 25' 21"W
L59	44.84	S20° 12' 22"E
L60	90.02	S79° 08' 23"E
L61	62.92	S56° 28' 11"E
L62	28.55	S87° 49' 07"E
L63	28.02	S5° 58' 08"W
L64	46.33	S10° 07' 55"E
L65	88.76	S10° 56' 13"E
L66	66.83	S42° 32' 37"E
L67	37.66	S5° 48' 00"W
L68	115.84	S27° 06' 51"E
L69	93.26	S36° 05' 07"E
L70	144.51	S9° 53' 27"E
L71	201.44	N0° 37' 07"W

Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	49.54	300.00	009°27'43"	49.49	S06° 48' 19"E
C2	57.99	325.00	010°13'22"	57.91	N06° 25' 29"W
C3	221.02	250.00	050°39'11"	213.89	N24° 00' 47"E
C4	161.03	250.00	036°54'16"	158.26	S30° 53' 14"W
C5	183.88	988.00	010°39'49"	183.62	S07° 06' 12"W
C6	18.94	300.00	003°37'01"	18.93	N89° 26' 22"W
C7	133.38	500.00	015°17'05"	132.99	N84° 43' 36"E
C8	136.19	540.00	014°27'02"	135.83	S84° 18' 34"W
C9	150.33	250.00	034°27'13"	148.08	N74° 18' 29"E
C10	154.28	250.00	035°21'28"	151.84	S70° 47' 11"E
C11	33.15	35.00	054°15'35"	31.92	S61° 20' 07"E
C12	149.06	355.00	024°03'27"	147.97	N22° 10' 36"W
C13	72.38	420.00	009°52'27"	72.29	S15° 05' 06"E
C14	54.92	35.00	089°54'09"	49.46	S46° 35' 01"W
C15	419.26	830.00	028°56'31"	414.82	N77° 03' 50"E
C16	392.27	250.00	089°54'09"	353.25	S46° 35' 01"W
C17	155.95	250.00	035°44'25"	153.43	N73° 39' 53"E
C18	283.31	575.00	028°13'51"	280.46	N13° 17' 31"W
C19	55.41	35.00	090°42'41"	49.80	N46° 10' 45"E
C20	23.39	57.00	023°30'28"	23.22	N79° 53' 58"W
C21	39.59	57.00	039°47'58"	38.80	N13° 59' 34"E
C22	22.71	57.00	022°49'40"	22.56	N76° 55' 58"E
C23	94.47	57.00	094°57'30"	84.02	S01° 12' 23"E
C24	20.52	325.00	003°37'01"	20.51	N89° 26' 22"W
C25	17.36	275.00	003°37'01"	17.36	N89° 26' 22"W
C26	12.15	275.00	002°31'54"	12.15	S89° 43' 52"E
C27	195.89	57.00	196°54'17"	112.76	N79° 21' 10"E
C28	91.30	50.00	104°37'28"	79.14	N69° 42' 37"W
C29	42.80	50.00	049°02'53"	41.51	S32° 05' 31"W
C30	44.29	50.00	050°44'52"	42.85	N43° 56' 11"E
C31	180.65	57.00	181°35'20"	113.99	S14° 44' 47"E
C32	305.56	700.00	025°00'38"	303.14	N11° 53' 11"E



- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - ⊙ 1/2" IRF (unless otherwise noted)
- AC Acre
 BL Building Line
 C1 Curve No.
 <CM> Control Monument
 DE Drainage Easement
 DUE Drainage Utility Easement
 Esmt Easement
 L1 Line No.
 SF Square Feet
 UE Utility Easement
 VAM Visibility Easement
 D.R.R.C.T.= Deed Records of Rockwall County, Texas



**PRELIMINARY PLAT
 PARK HILLS**

LOTS 1-20, BLOCK A; LOTS 1-8, BLOCK B;
 LOTS 1-27, BLOCK C; LOTS 1-52, BLOCK D;
 LOTS 1-27, BLOCK E; LOTS 1-22, BLOCK F;
 65.309 ACRES OR 2,844,879.13 SQ. FT.
 144 SINGLE FAMILY LOTS AND
 10 OPEN SPACE LOTS

SITUATED WITHIN THE
 GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183
 CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS
 P2022-XXX

September 14, 2022
 SHEET 1 OF 2

BENCHMARKS

1. MONUMENT NO. 1
 ELEVATION = 300.00'

2. MONUMENT NO. 2
 ELEVATION = 300.00'

Owner/Applicant:
 Michael Joyce Properties
 3767 Justin Road
 Rockwall, Texas 75087
 Phone: 512-965-6280

Engineer/Surveyor:
 Johnson Volk Consulting, Inc.
 704 Central Parkway East, Suite 1200
 Plano, Texas 75074
 Phone: 972-201-3102
 Contact: Joel Richey, PE

**JOHNSON VOLK
 CONSULTING**

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

**LEGAL DESCRIPTION:
65.309 ACRES**

BEING a tract of land situated in the GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183, City of Rockwall, Rockwall County, Texas and being all of OAK CREEK, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 201, Plat Records, Rockwall County, Texas and being part of those tracts of land described in Deed to Rockwall Property Corporation, as recorded in Volume 444, Page 146 and Volume 2002, Page 150, Deed Records, Rockwall County, Texas and being all of that tract of land described in Deed to Rockwall Property Corporation, as recorded in Volume 2051, Page 53, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the south line of State Highway No. 66, a 60 foot right-of-way, for the common northwest corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northeast corner of that tract of land described in Deed to Rockwall Independent School District, as recorded in Volume 105, Page 153, Deed Records, Rockwall County, Texas;

THENCE North 88 degrees 29 minutes 03 seconds East, with said south line, a distance of 411.45 feet to a wood post found for the common northeast corner of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53 and northwest corner of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150;

THENCE South 00 degrees 56 minutes 16 seconds East, leaving said south line and with the common west line of said Rockwall Property Corporation tract recorded in Volume 2002, Page 150 and east line of said OAK CREEK Addition and said Rockwall Property Corporation tract recorded in Volume 2051, Page 53, a distance of 705.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said common line, a distance of 503.69 feet to a point for corner;

THENCE South 69 degrees 21 minutes 48 seconds East, a distance of 40.60 feet to a point for corner;

THENCE South 25 degrees 06 minutes 25 seconds East, a distance of 64.89 feet to a point for corner;

THENCE South 31 degrees 25 minutes 37 seconds East, a distance of 51.80 feet to a point for corner;

THENCE South 09 degrees 09 minutes 13 seconds East, a distance of 55.61 feet to a point for corner;

THENCE South 16 degrees 55 minutes 05 seconds East, a distance of 49.61 feet to a point for corner;

THENCE South 03 degrees 11 minutes 20 seconds East, a distance of 109.33 feet to a point for corner;

THENCE South 04 degrees 27 minutes 24 seconds East, a distance of 60.49 feet to a point for corner;

THENCE South 16 degrees 19 minutes 49 seconds West, a distance of 39.76 feet to a point for corner;

THENCE South 08 degrees 12 minutes 45 seconds East, a distance of 48.89 feet to a point for corner;

THENCE South 64 degrees 09 minutes 47 seconds East, a distance of 66.87 feet to a point for corner;

THENCE South 47 degrees 50 minutes 45 seconds East, a distance of 73.04 feet to a point for corner;

THENCE South 42 degrees 29 minutes 55 seconds East, a distance of 44.81 feet to a point for corner;

THENCE North 85 degrees 31 minutes 53 seconds East, a distance of 53.72 feet to a point for corner;

THENCE South 25 degrees 10 minutes 09 seconds East, a distance of 84.31 feet to a point for corner;

THENCE South 42 degrees 22 minutes 14 seconds East, a distance of 59.42 feet to a point for corner;

THENCE South 47 degrees 09 minutes 28 seconds East, a distance of 71.66 feet to a point for corner;

THENCE South 02 degrees 46 minutes 29 seconds West, a distance of 57.76 feet to a point for corner;

THENCE South 31 degrees 26 minutes 15 seconds East, a distance of 71.66 feet to a point for corner;

THENCE South 18 degrees 53 minutes 46 seconds East, a distance of 88.10 feet to a point for corner;

THENCE South 11 degrees 41 minutes 53 seconds East, a distance of 110.02 feet to a point for corner;

THENCE South 53 degrees 25 minutes 21 seconds West, a distance of 34.88 feet to a point for corner;

THENCE South 20 degrees 12 minutes 22 seconds East, a distance of 44.84 feet to a point for corner;

THENCE South 79 degrees 08 minutes 23 seconds East, a distance of 90.02 feet to a point for corner;

THENCE South 56 degrees 28 minutes 11 seconds East, a distance of 62.92 feet to a point for corner;

THENCE South 87 degrees 49 minutes 07 seconds East, a distance of 28.55 feet to a point for corner;

THENCE South 05 degrees 58 minutes 08 seconds West, a distance of 28.02 feet to a point for corner;

THENCE South 10 degrees 07 minutes 55 seconds East, a distance of 46.33 feet to a point for corner;

THENCE South 10 degrees 56 minutes 13 seconds East, a distance of 88.76 feet to a point for corner;

THENCE South 42 degrees 32 minutes 37 seconds East, a distance of 66.83 feet to a point for corner;

THENCE South 05 degrees 48 minutes 00 seconds West, a distance of 37.66 feet to a point for corner;

THENCE South 27 degrees 06 minutes 51 seconds East, a distance of 115.84 feet to a point for corner;

THENCE South 36 degrees 05 minutes 07 seconds East, a distance of 93.26 feet to a point for corner;

THENCE South 09 degrees 53 minutes 27 seconds East, a distance of 144.51 feet to a point for corner in the common south line of said Rockwall Property Corporation tract recorded in Volume 444, Page 146 and north line of that tract of land described in Deed to Robert O. Dillender and wife, Sherry Dillender, as recorded in Volume 3356, Page 177, Deed Records, Rockwall County, Texas;

THENCE Westerly, with said south line, the following four (4) courses and distances:

North 89 degrees 15 minutes 43 seconds West, a distance of 1,002.42 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to F&F Holdings I, Ltd., as recorded in Document No. 2020000031089, Deed Records, Rockwall County, Texas and northeast corner of that tract of land described in Deed to D. Richard Devenney and wife, Diana Devenney, as recorded in Volume 165, Page 116, Deed Records, Rockwall County, Texas;

North 87 degrees 11 minutes 23 seconds West, a distance of 295.74 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an interior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 01 degrees 26 minutes 13 seconds West, a distance of 426.00 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common southwest corner of said D. Richard Devenney and wife, Diana Devenney tract and an exterior ell corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146;

South 88 degrees 33 minutes 07 seconds West, a distance of 724.98 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found in the north line of Washington Street, a variable width right-of-way, for the common southwest corner of said Rockway Property Corporation tract recorded in Volume 444, Page 146 and southeast corner of that tract of land described in Deed to City of Rockwall, as recorded in Volume 2163, Page 96, Deed Records, Rockwall County, Texas;

THENCE Northerly, with the east line of said City of Rockwall tract, the following three (3) courses and distances:

North 24 degrees 23 minutes 30 seconds East, a distance of 884.48 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found at the beginning of a curve to the left having a central angle of 25 degrees 00 minutes 38 seconds, a radius of 700.00 feet and a chord bearing and distance of North 11 degrees 53 minutes 11 seconds East, 303.14 feet;

Northerly, with said curve to the left, an arc distance of 305.56 feet to a 1/2 inch iron rod with a red plastic cap stamped "SPARK SURVEY" found for corner;

North 00 degrees 37 minutes 07 seconds West, a distance of 201.44 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northeast corner of said City of Rockwall tract and an exterior ell corner of said Rockwall Property Corporation tract recorded in Volume 444, Page 146;

THENCE South 89 degrees 07 minutes 35 seconds West, a distance of 762.97 feet to a 3/8 inch iron rod found for the common northwest corner of said City of Rockwall tract and northeast corner of MUNICIPAL PARK ADDITION, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Cabinet B, Slide 49, Plat Records, Rockwall County, Texas;

THENCE South 89 degrees 15 minutes 52 seconds West, with the north line of said MUNICIPAL PARK ADDITION, a distance of 297.37 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southwest corner of the above mentioned OAK CREEK Addition;

THENCE North 59 degrees 30 minutes 28 seconds East, leaving said north line and with the west line of said OAK CREEK Addition, a distance of 1,091.77 feet to a 1/2 inch iron rod found for corner;

THENCE North 01 degrees 18 minutes 48 seconds West, continuing with said west line, a distance of 759.30 feet to the POINT OF BEGINNING and containing 65.309 acres of land, more or less.

SCHEDULE B NOTES:

10e. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 33, PAGE 256, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10f. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 33, PAGE 267, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10g. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 33, PAGE 268, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10h. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 40, PAGE 193, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10i. EASEMENT TO STATE OF TEXAS RECORDED IN VOLUME 45, PAGE 266, DEED RECORDS, ROCKWALL, COUNTY, TEXAS. (AS SHOWN ON SURVEY)

10j. EASEMENT TO STATE OF TEXAS RECORDED IN VOLUME 46, PAGE 249, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (AS SHOWN ON SURVEY)

10k. EASEMENT TO NORTH TEXAS MUNICIPAL WATER DISTRICT RECORDED IN VOLUME 54, PAGE 199, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10l. EASEMENT TO NORTH TEXAS MUNICIPAL WATER DISTRICT RECORDED IN VOLUME 54, PAGE 394, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10m. EASEMENT TO CITY OF ROCKWALL RECORDED IN DOCUMENT NO. 2019-4112, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (AS SHOWN ON SURVEY)

NOTES:

1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF S29°53'54"E, 2,758.60'.

2. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND ZONE A, DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NOS. 48397C0030L AND 48397C0035L, DATED SEPTEMBER 26, 2008 FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS.

3. SURVEYOR ADDRESSED ONLY THOSE ITEMS LISTED IN TITLE RESOURCES GUARANTY COMPANY'S COMMITMENT FOR TITLE INSURANCE, G.F. NO. 22135356-10GH, EFFECTIVE DATE FEBRUARY 16, 2022 AND ISSUED FEBRUARY 22, 2022. NO FURTHER RESEARCH WAS PERFORMED BY SURVEYOR.

4. VISIBLE IMPROVEMENTS/UTILITIES WERE NOT LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY.

5. FENCES SHOWN HEREON ARE GRAPHIC ONLY AND MAY MEANDER BETWEEN MEASURED LOCATIONS.

6. THE ACREAGE TOTALS AS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THIS SURVEY. THEY DO NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.

7. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE PARTIES CERTIFIED TO HEREON AND REMAINS THE PROPERTY OF THE SURVEYOR. THE UNAUTHORIZED USE OR REUSE OF THIS SURVEY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SURVEYOR IS NOT PERMITTED. THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE CERTIFIED PARTIES OR FOR ANY UNINTENDED USE WILL REMOVE SURVEYOR FROM BURDEN OF ANY DAMAGES INCURRED.

8. THE TERM "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON INDICATES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED; AND IS EXCLUSIVELY TO THE PARTIES INVOLVED IN AND LIMITED TO THE TRANSACTION CLOSING AT THE TITLE COMPANY INDICATED HEREON.

Owner/Applicant:
Michael Joyce Properties
3767 Justin Road
Rockwall, Texas 75087
Phone: 512-965-6280

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Joel Richey, PE

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

SURVEYOR'S CERTIFICATE:

To MRJOYCE, LLC; MIKE L. PEOPLES; ALLEGIANCE TITLE COMPANY; and TITLE RESOURCES GUARANTY COMPANY:

I, Ryan S. Reynolds, a Registered Professional Land Surveyor in the State Of Texas, do hereby certify that this plat is based on an actual on the ground survey made under my direct supervision and all corners are monumented as shown hereon. Except as shown, there are no visible encroachments, conflicts or protrusions apparent on the ground.

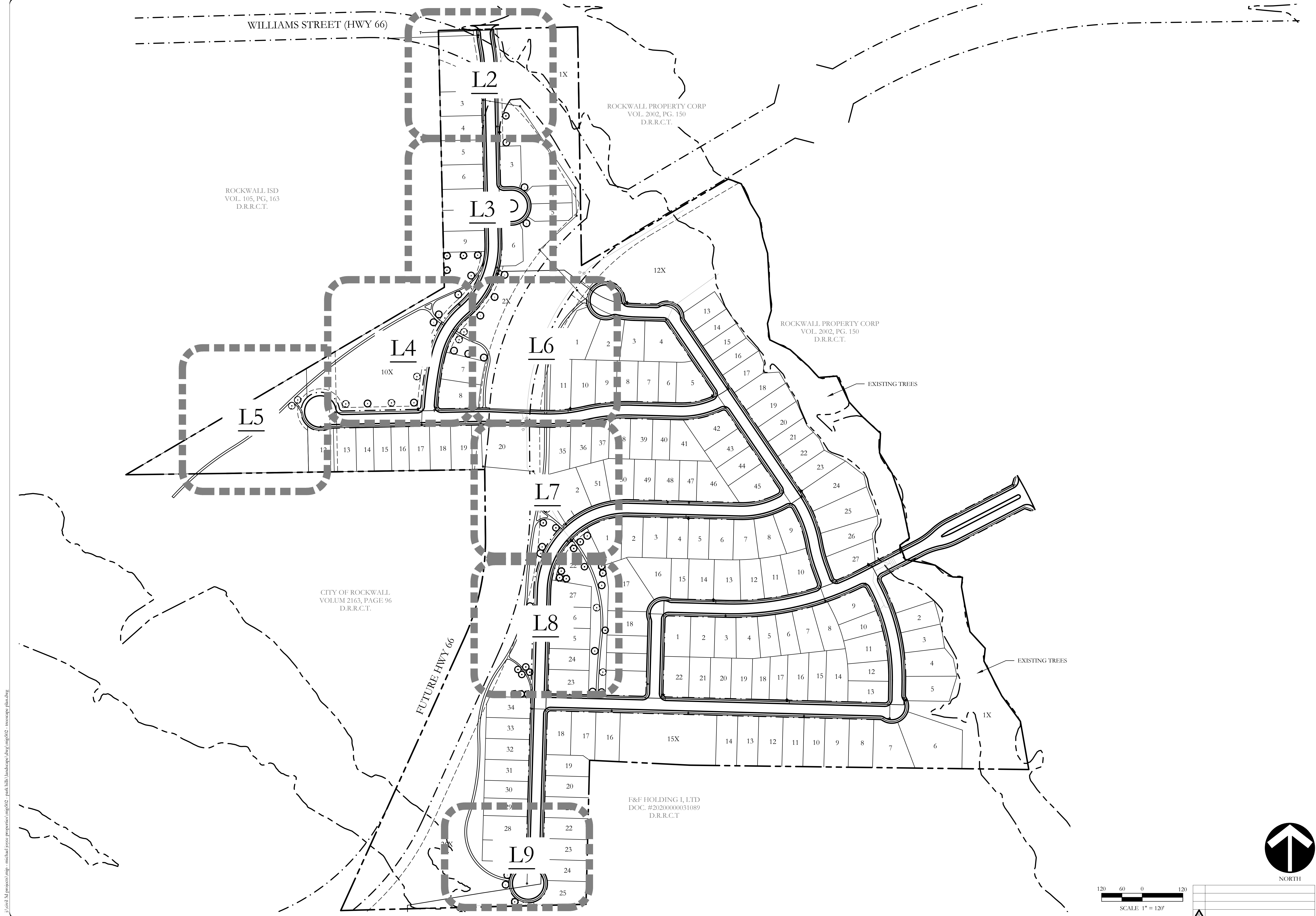
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

**RYAN S. REYNOLDS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6385**

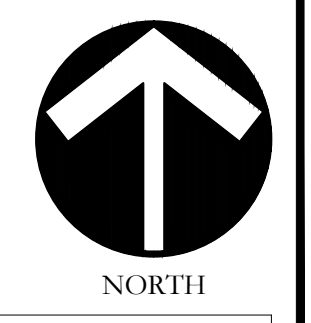
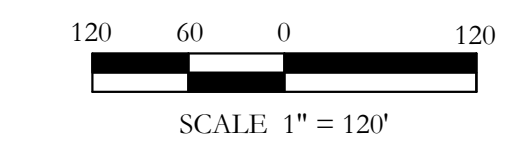
SURVEYED ON THE GROUND: XXXX XX, 2022

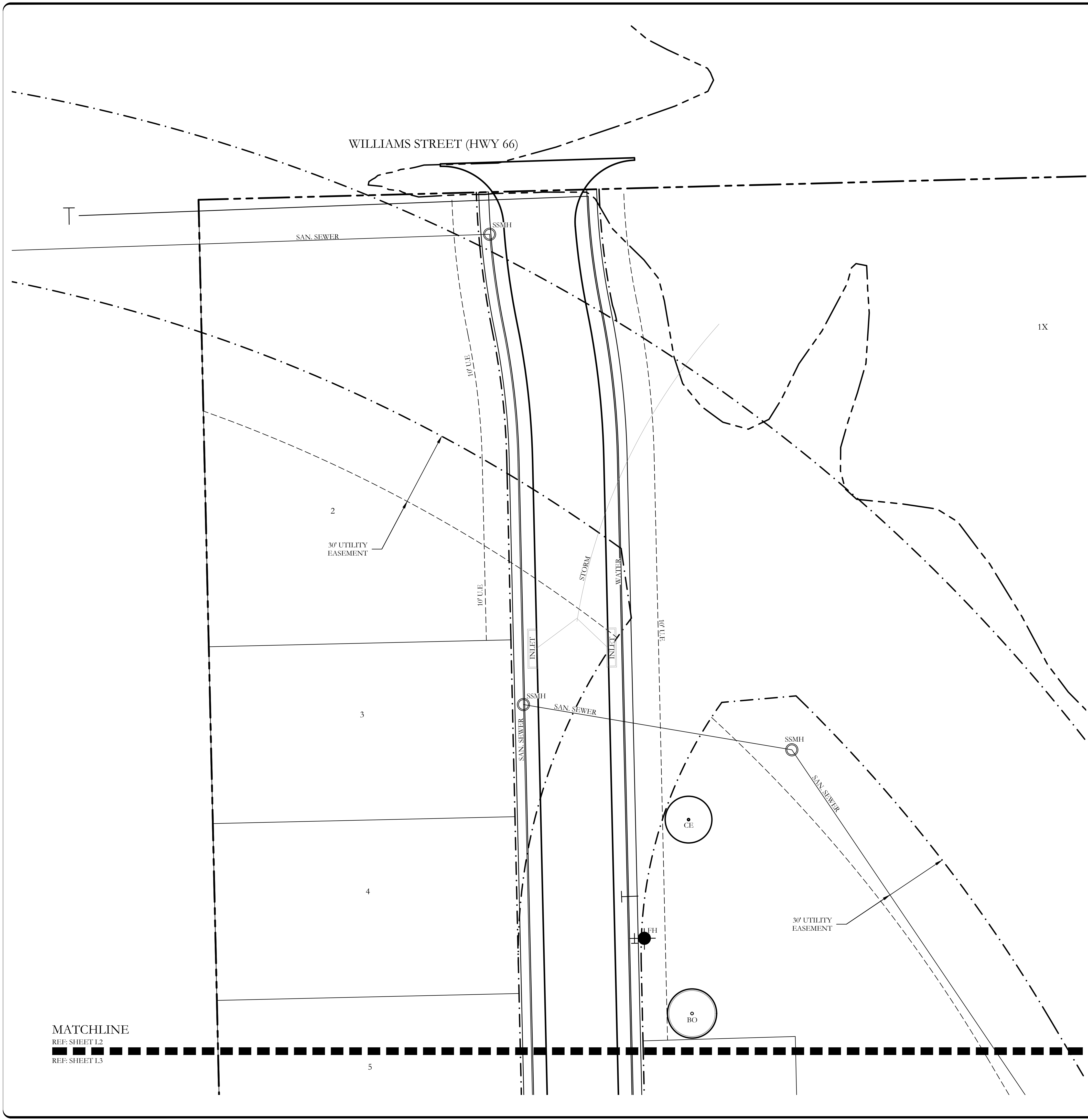
**PRELIMINARY PLAT
PARK HILLS**
LOTS 1-20, BLOCK A; LOTS 1-8, BLOCK B;
LOTS 1-27, BLOCK C; LOTS 1-52, BLOCK D;
LOTS 1-27, BLOCK E; LOTS 1-22, BLOCK F;
65.309 ACRES OR 2,844,879.13 SQ. FT.
144 SINGLE FAMILY LOTS AND
10 OPEN SPACE LOTS
SITUATED WITHIN THE
GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183
**CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS**
P2022-XXX

September 14, 2022
SHEET 2 OF 2



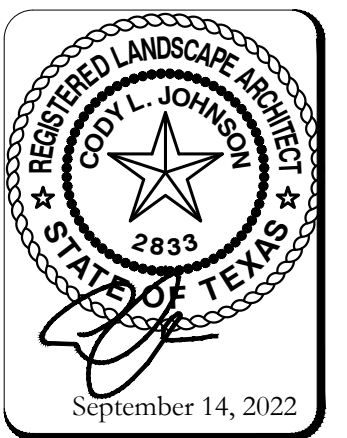
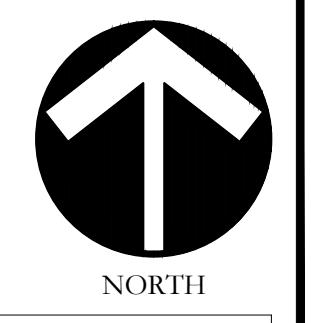
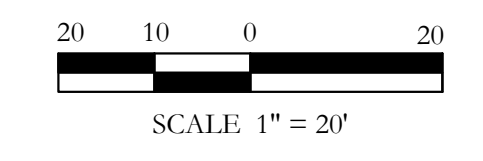
E:\level_3\projects\imp - michael joyce\properties\imp062 - park hills\landscape\dwg\imp062 - treescape plan.dwg



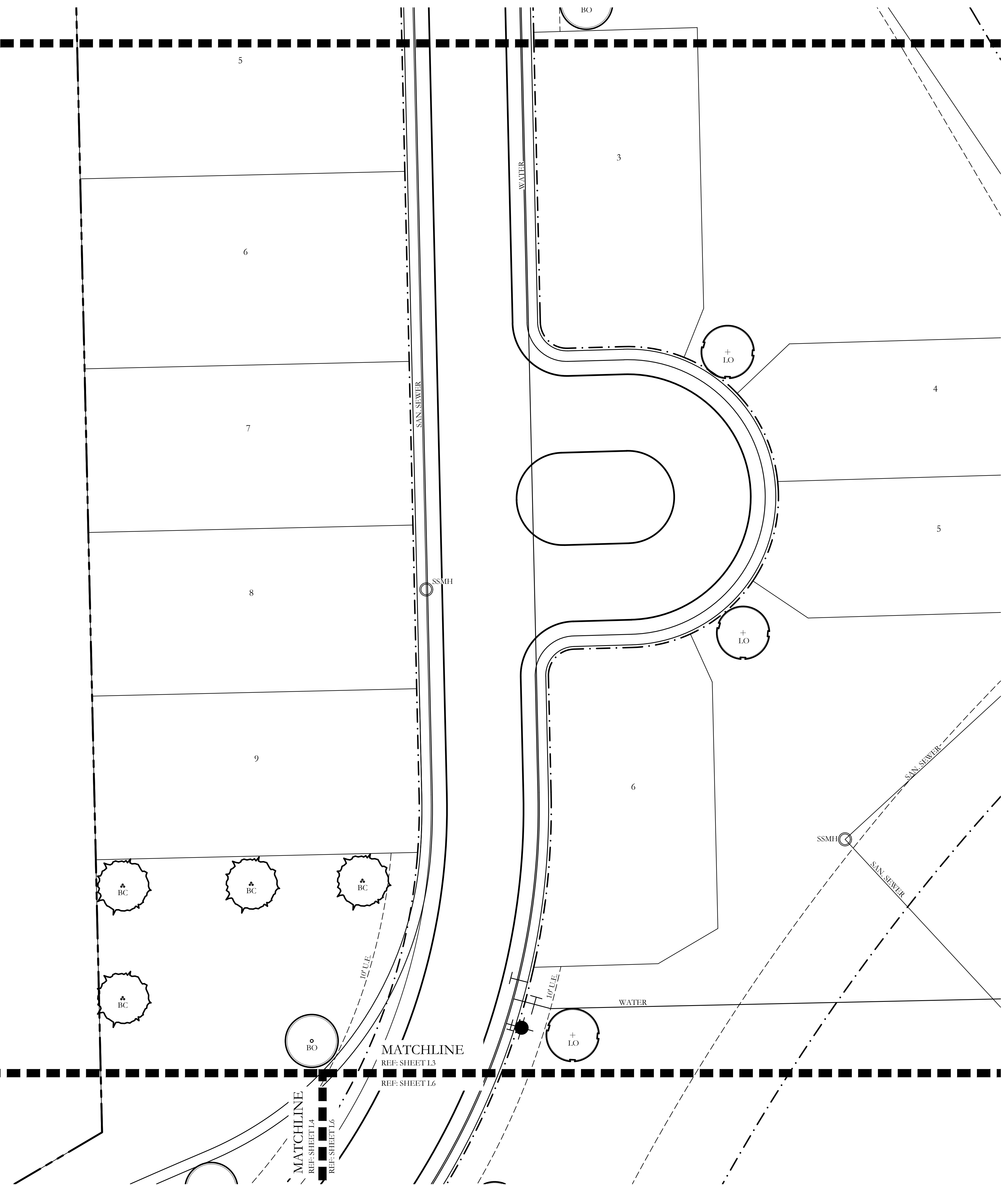


PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN

MATCHLINE
 REF: SHEET L2
 REF: SHEET L3



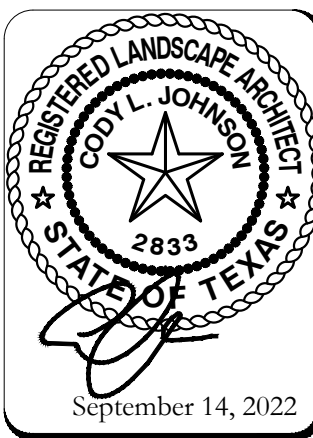
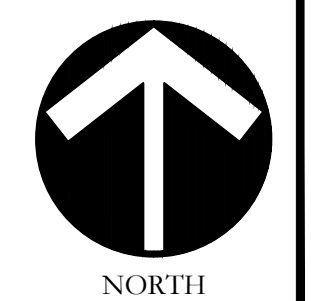
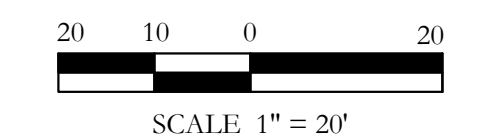
MATCHLINE
REF: SHEET L2
REF: SHEET L3

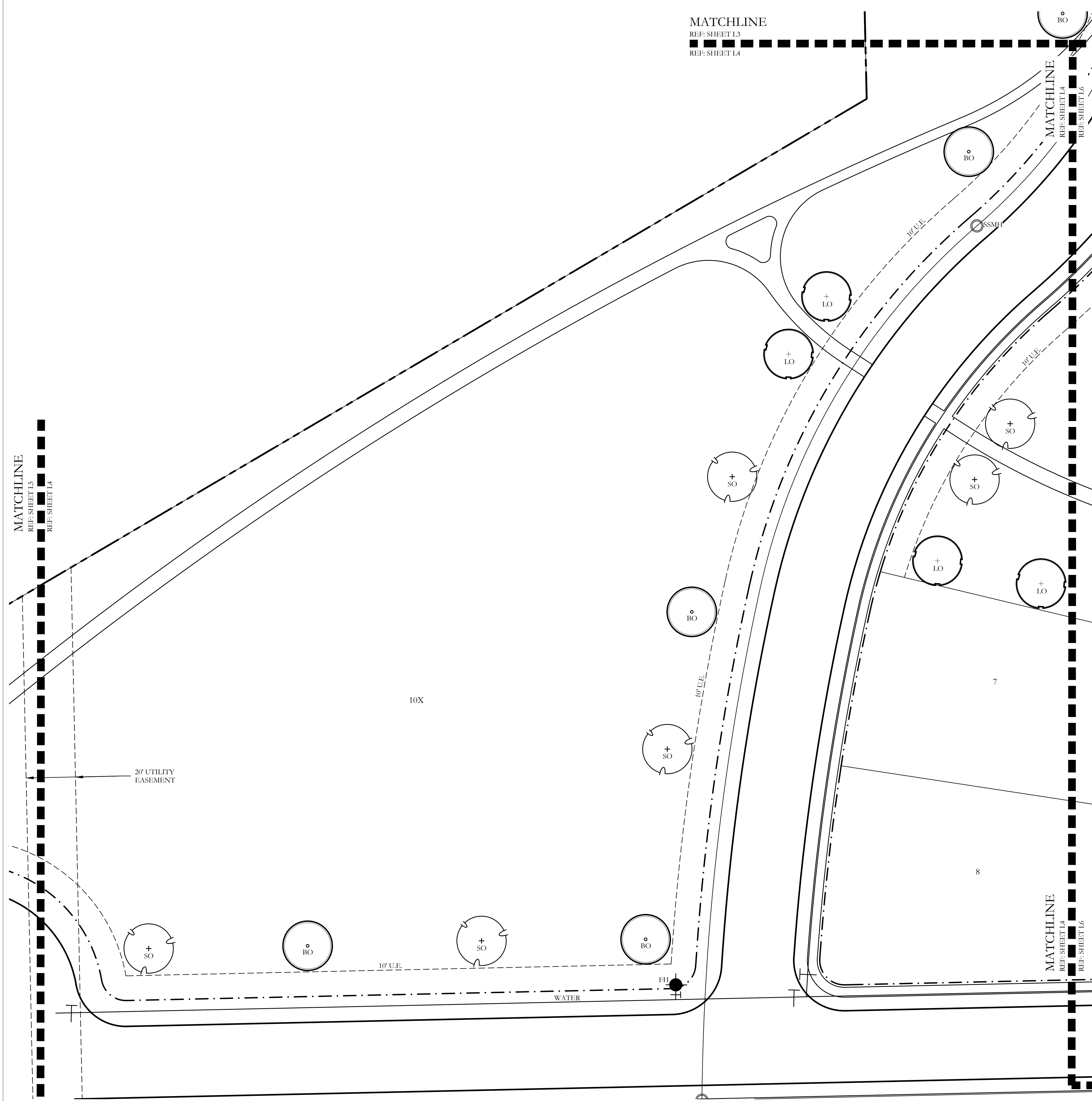


PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN

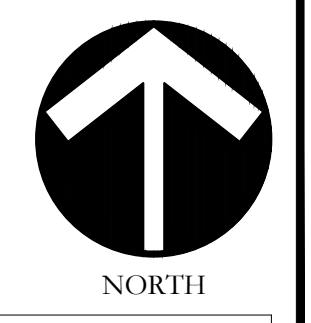
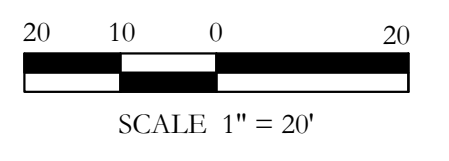
MATCHLINE
REF: SHEET L3
REF: SHEET L4

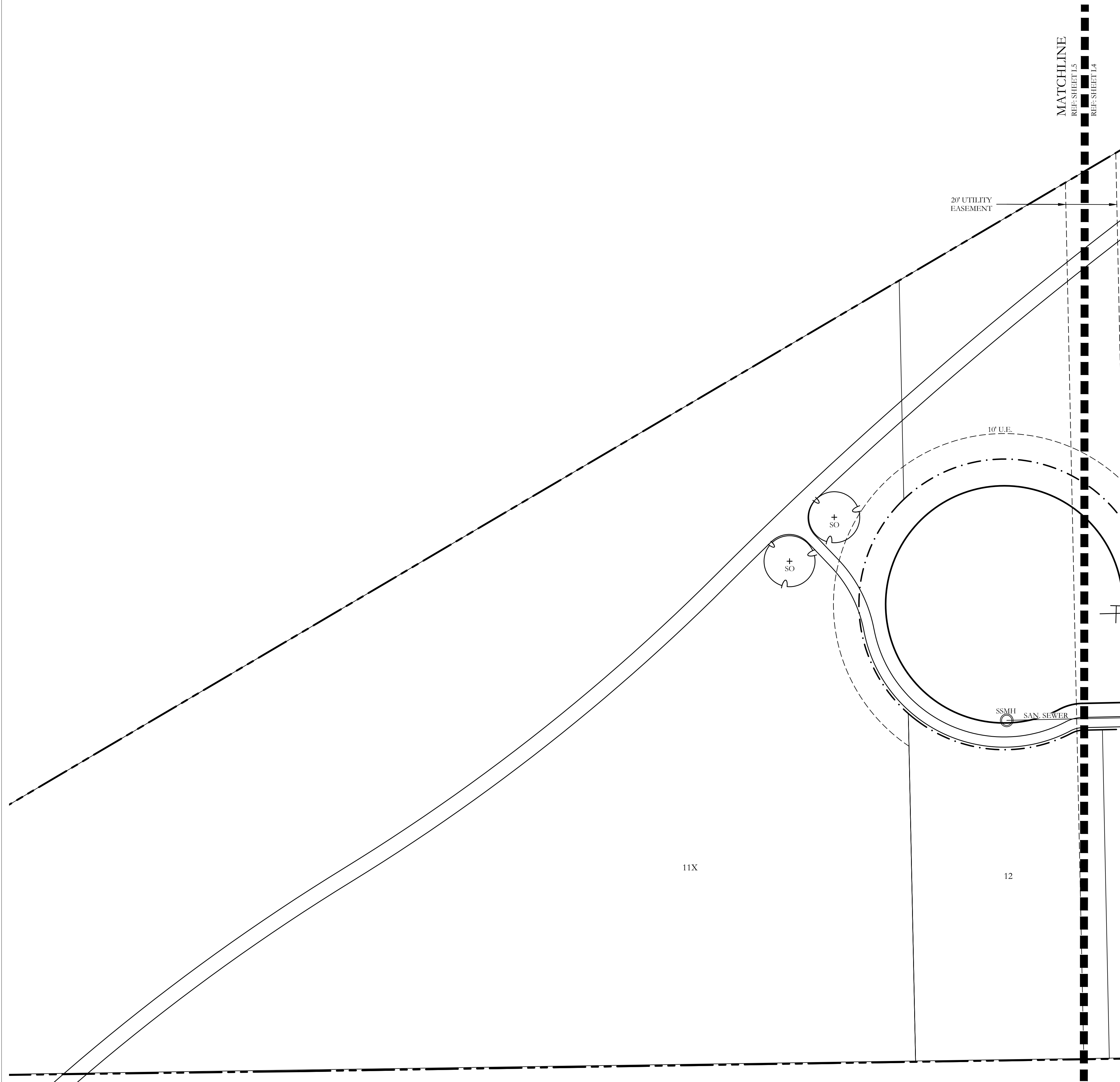
MATCHLINE
REF: SHEET L3
REF: SHEET L6



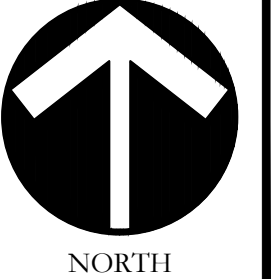
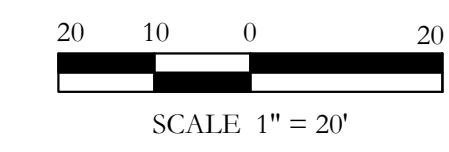


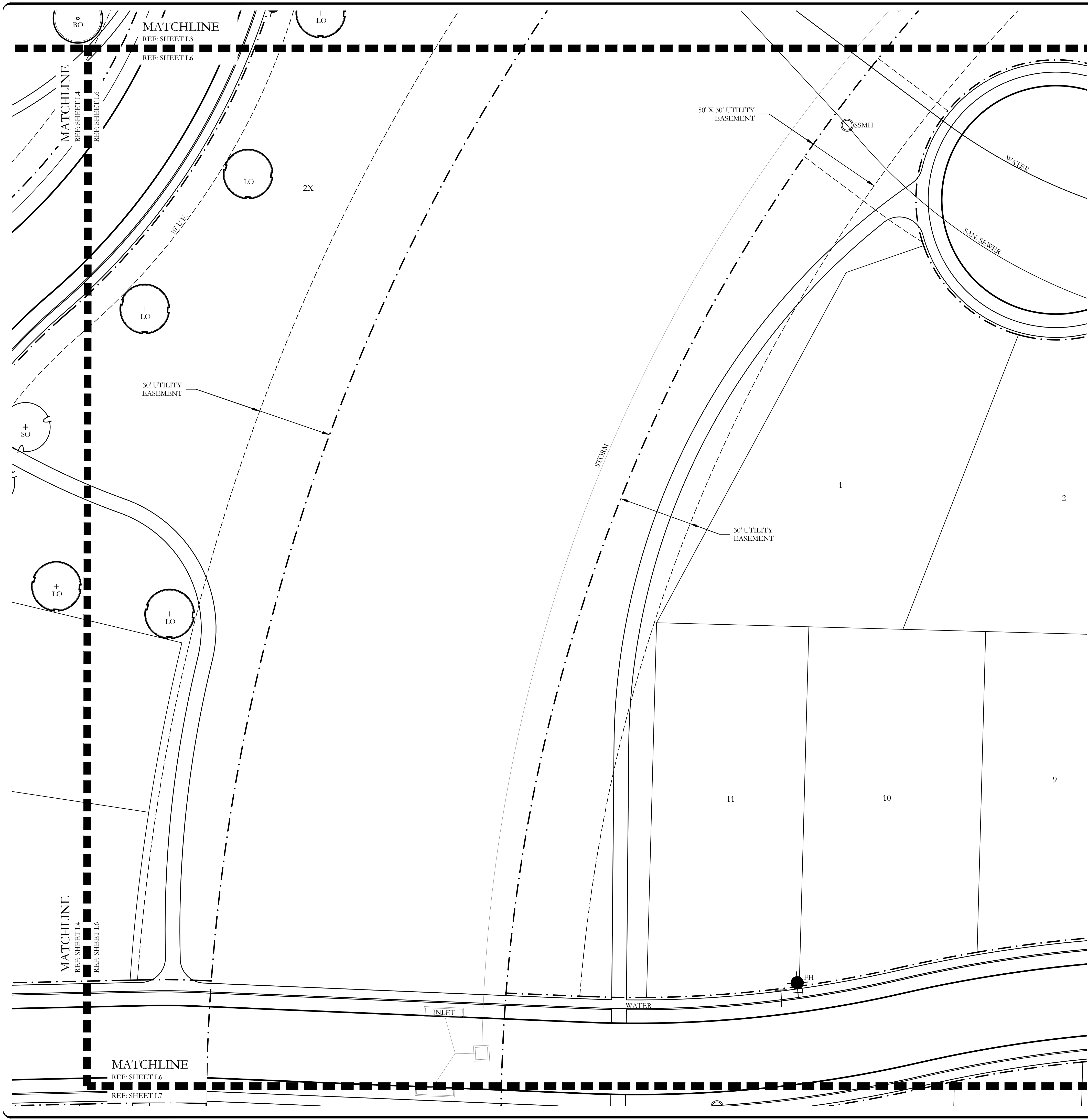
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN



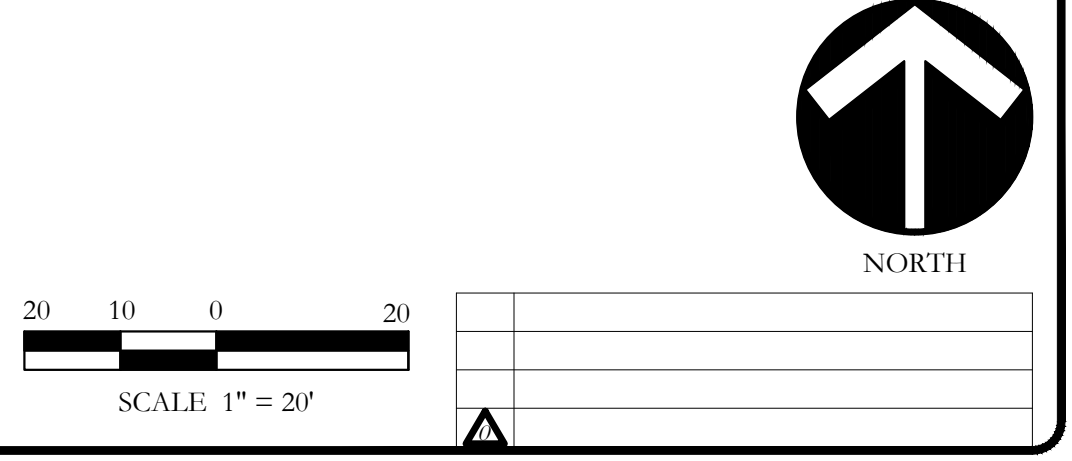


PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN

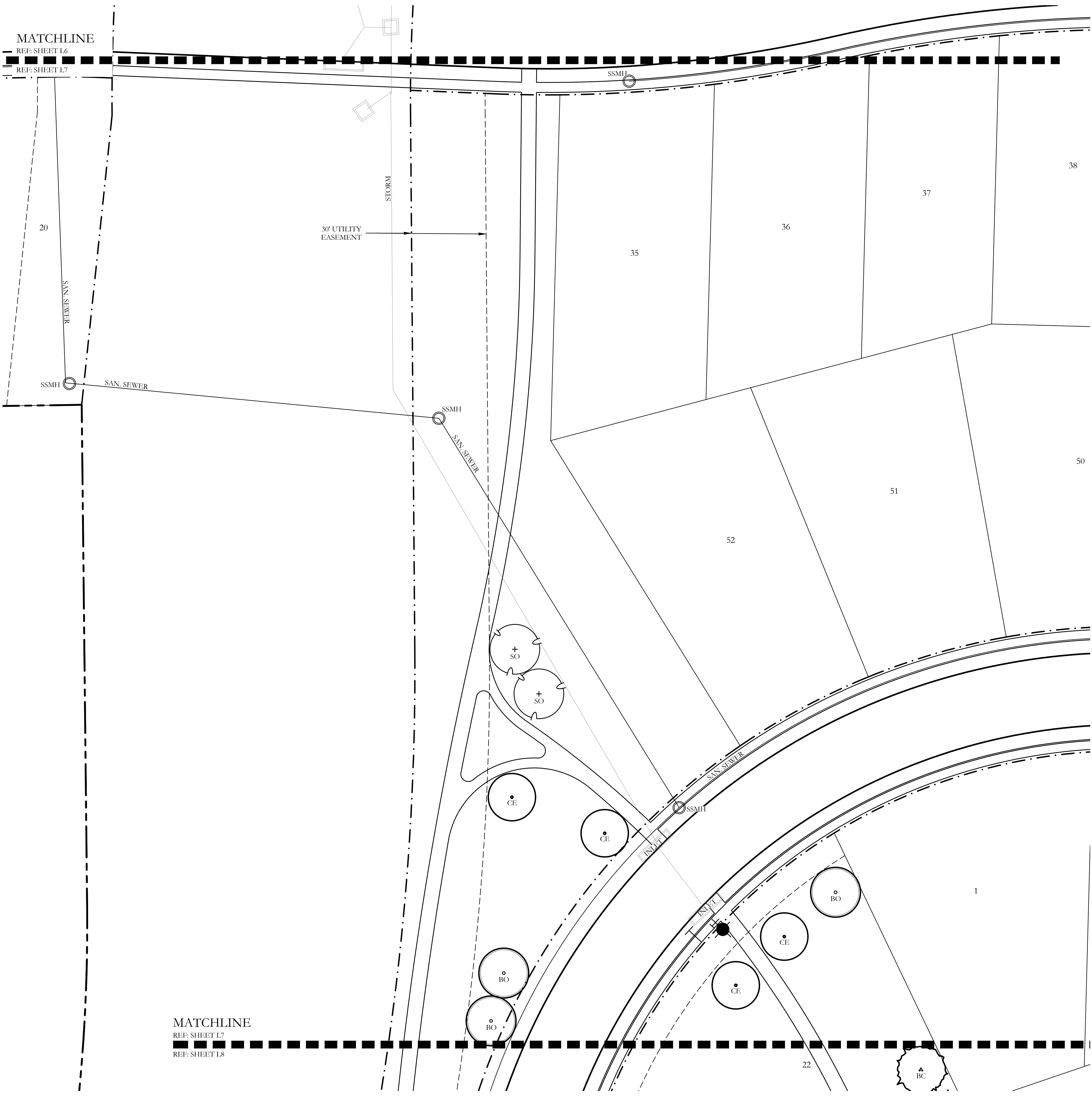




PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN

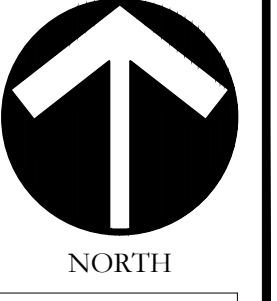
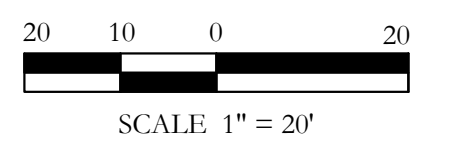


MATCHLINE
REF: SHEET L6
REF: SHEET L7



MATCHLINE
REF: SHEET L7
REF: SHEET L8

PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN



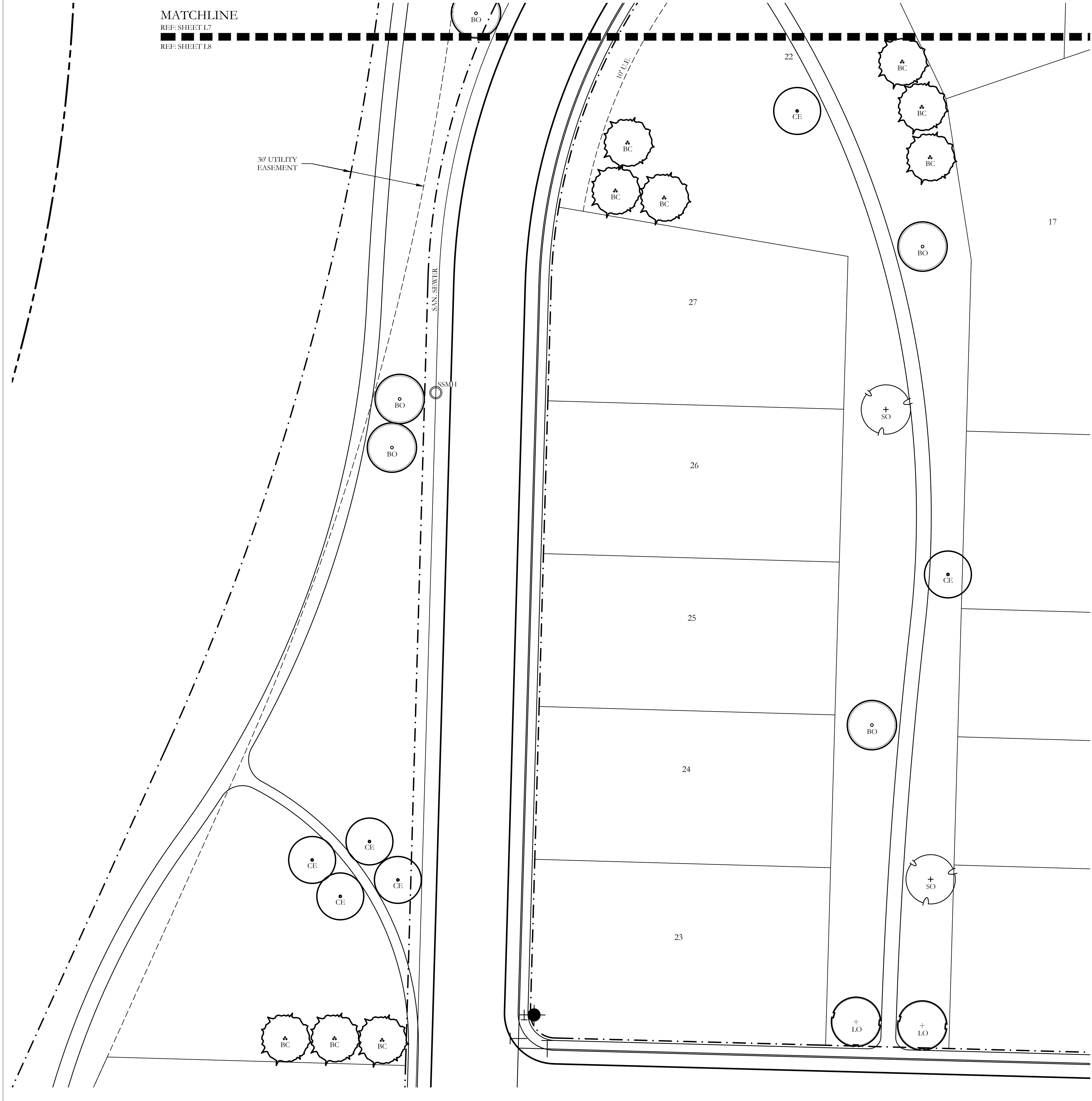
MATCHLINE
 REF: SHEET L7
 REF: SHEET L8

30' UTILITY
 EASEMENT

SAN. SEWER

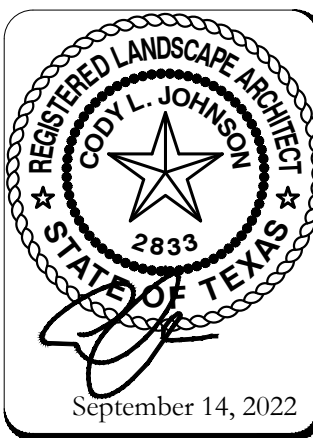
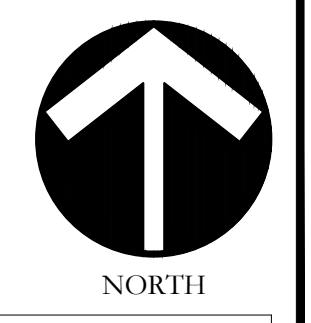
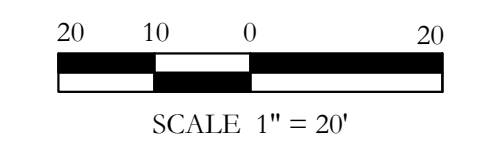
SSMH

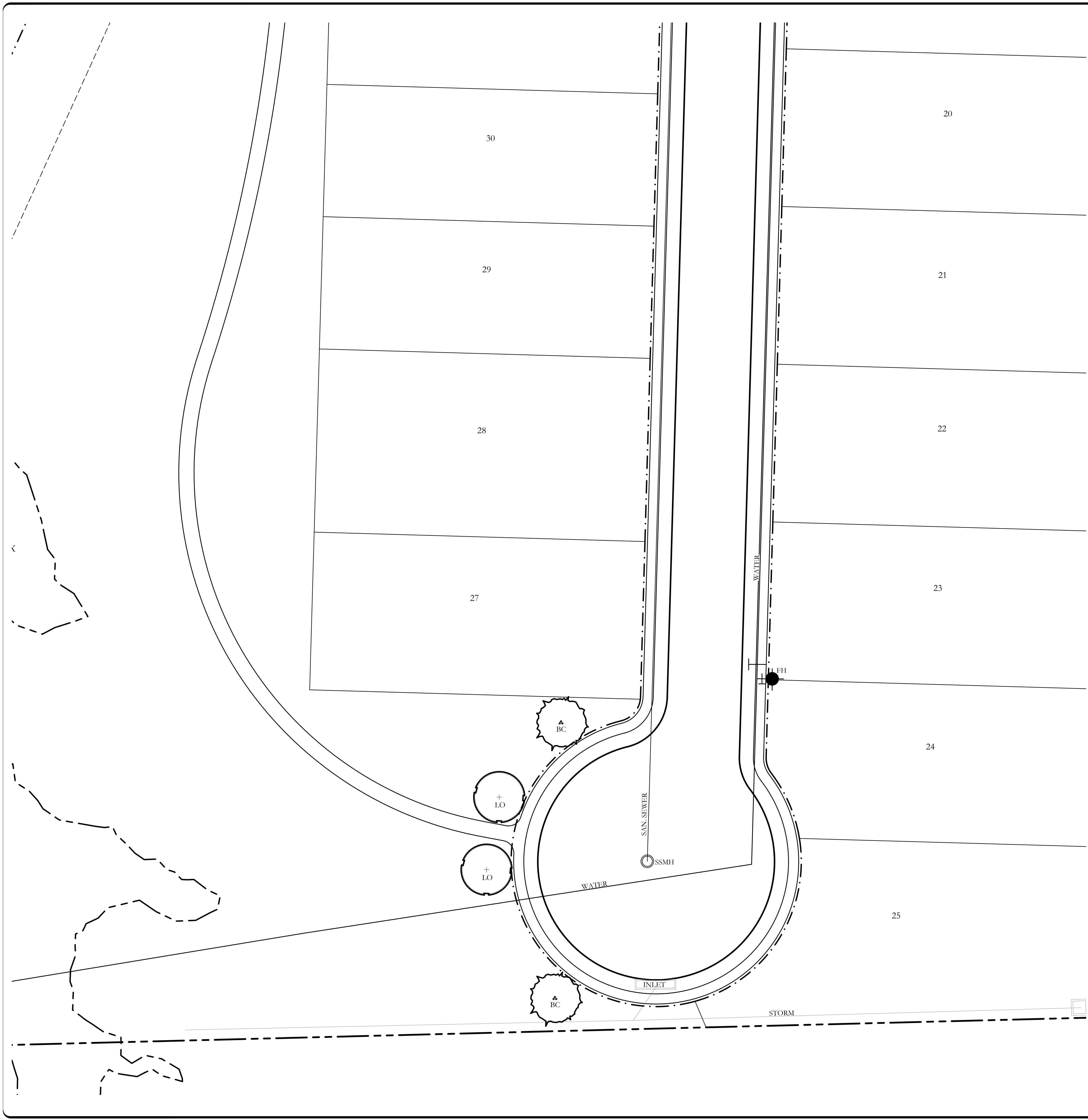
10' L.I.E.



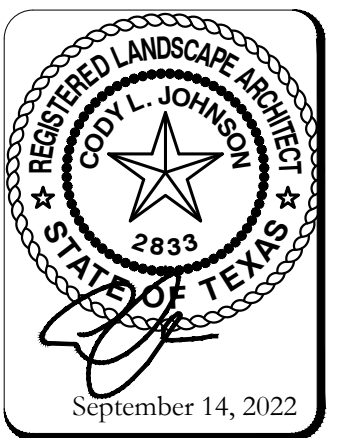
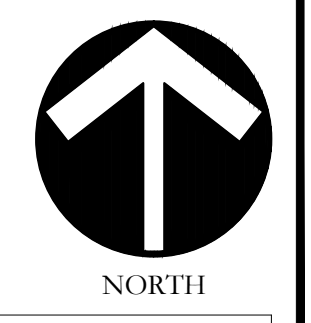
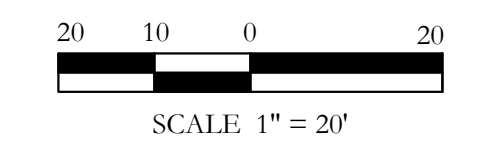
PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN

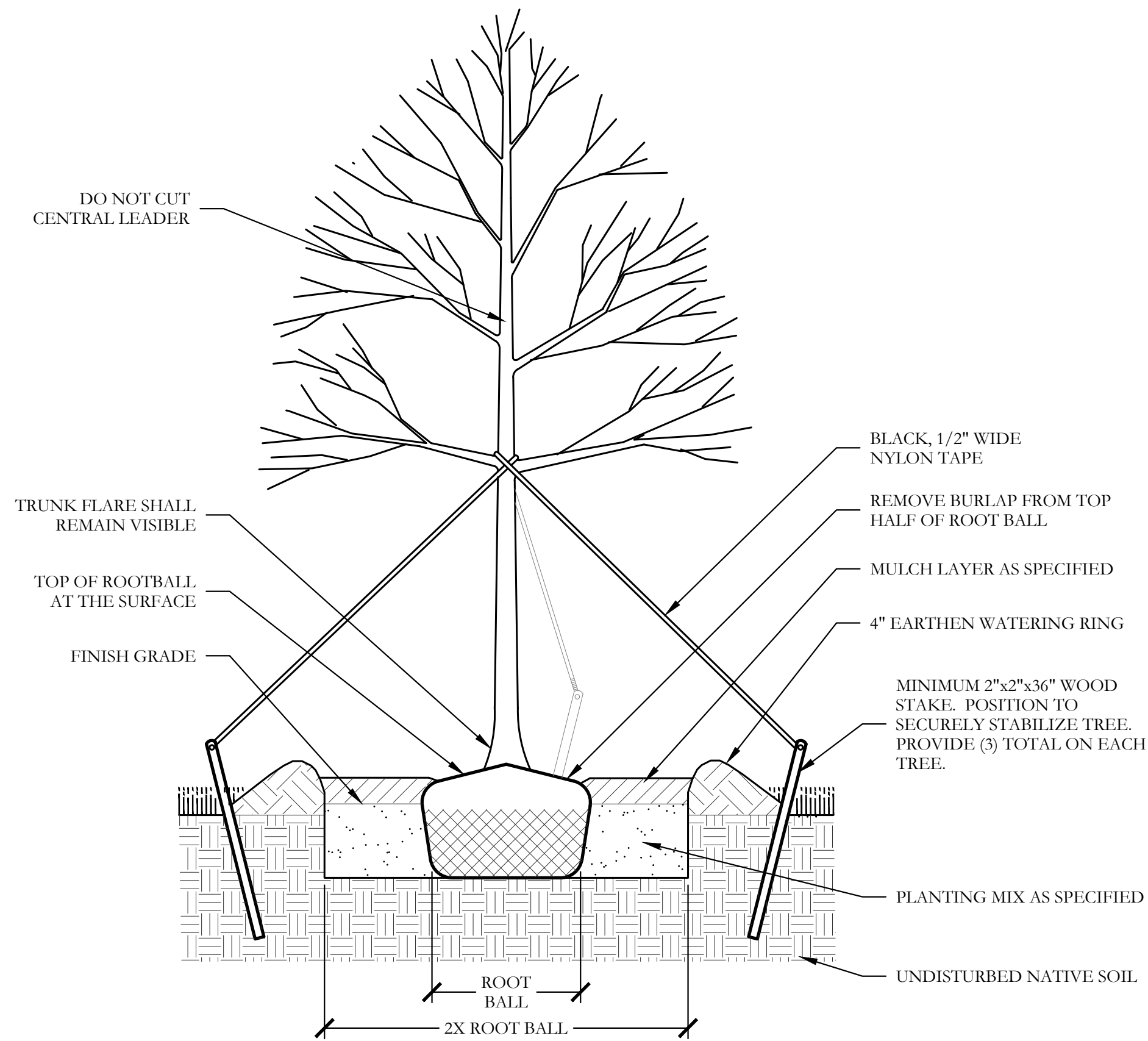




PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN



PLANT LIST						
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	14	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	12	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	13	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	11	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BC	15	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.



1 TYPICAL TREE PLANTING SECTION NOT TO SCALE

GENERAL LANDSCAPE NOTES

INSPECTIONS:

- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
- THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:

- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC ROW VISIBILITY REQUIREMENTS.
- UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
- STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
- THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z601-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
- TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AN ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
- ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
- VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
- THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
- IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES, SHALL BE FED FROM STUBBED LATERALS OR BULL-HEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
- NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

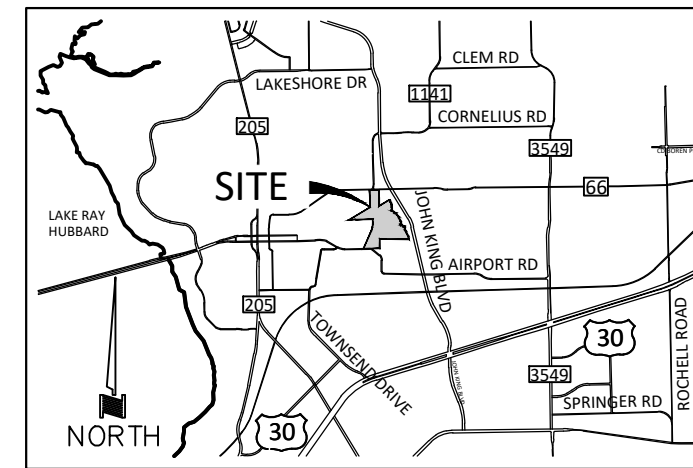
MAINTENANCE STANDARDS:

- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:

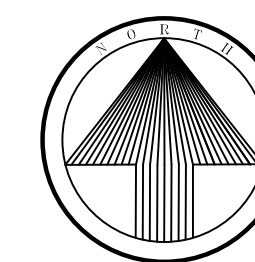
- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL, BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
- NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
- NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
- VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
- GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
- NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
- ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
- ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.

ULTIMATE DRAINAGE RUNOFF TABLE										
AREA ID	AREA (ac)	RUNOFF COEFF.	C*A	TC	I10	Q10	I25	Q25	I100	Q100
A-1	6.02	0.5	3.01	10	7.1	21.37	8.3	24.98	9.8	29.50
B-1	1.65	0.5	0.825	10	7.1	5.86	8.3	6.85	9.8	8.09
B-2	5.18	0.5	2.59	10	7.1	18.39	8.3	21.50	9.8	25.38
C-1	2.57	0.5	1.285	10	7.1	9.12	8.3	10.67	9.8	12.59
C-2	3.20	0.5	1.6	10	7.1	11.36	8.3	13.28	9.8	15.68
C-3	2.50	0.5	1.25	10	7.1	8.88	8.3	10.38	9.8	12.25
C-4	4.01	0.5	2.005	10	7.1	14.24	8.3	16.64	9.8	19.65
C-5	6.49	0.5	3.245	10	7.1	23.04	8.3	26.93	9.8	31.80
D-1	5.82	0.5	2.91	10	7.1	20.66	8.3	24.15	9.8	28.52
D-2	5.96	0.5	2.98	10	7.1	21.16	8.3	24.73	9.8	29.20
E-1	3.25	0.5	1.625	10	7.1	11.54	8.3	13.49	9.8	15.93
E-2	2.45	0.5	1.225	10	7.1	8.70	8.3	10.17	9.8	12.01
E-3	1.73	0.5	0.865	10	7.1	6.14	8.3	7.18	9.8	8.48
OS-1	4.61	0.5	2.305	10	7.1	16.37	8.3	19.13	9.8	22.59
OS-2	2.37	0.5	1.185	10	7.1	8.41	8.3	9.84	9.8	11.61
OS-3	5.55	0.5	2.775	10	7.1	19.70	8.3	23.03	9.8	27.20
OS-4	2.70	0.5	1.35	10	7.1	9.59	8.3	11.21	9.8	13.23
OS-5	1.19	0.5	0.595	10	7.1	4.22	8.3	4.94	9.8	5.83



VICINITY MAP
N.T.S.

- C-1
22.64 AC
- DRAINAGE AREA DESIGNATION
- DRAINAGE AREA SIZE (AC.)
- PROPOSED DRAINAGE AREA DIVIDE
- DIRECTION OF FLOW
- STORM DRAIN LINE & INLET
- EXISTING CONTOUR



SCALE 1" = 200'

PRELIMINARY DRAINAGE PLAN PARK HILLS

LOTS 1-20, BLOCK A; LOTS 1-8, BLOCK B;
LOTS 1-27, BLOCK C; LOTS 1-52, BLOCK D;
LOTS 1-27, BLOCK E; LOTS 1-22, BLOCK F;
65.309 ACRES OR 2,844,879.13 SQ. FT.
144 SINGLE FAMILY LOTS AND
10 OPEN SPACE LOTS
SITUATED WITHIN THE
GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2022-XXX

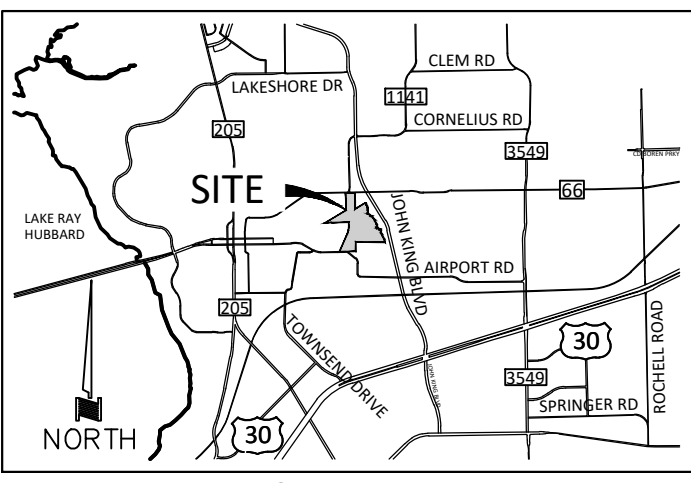
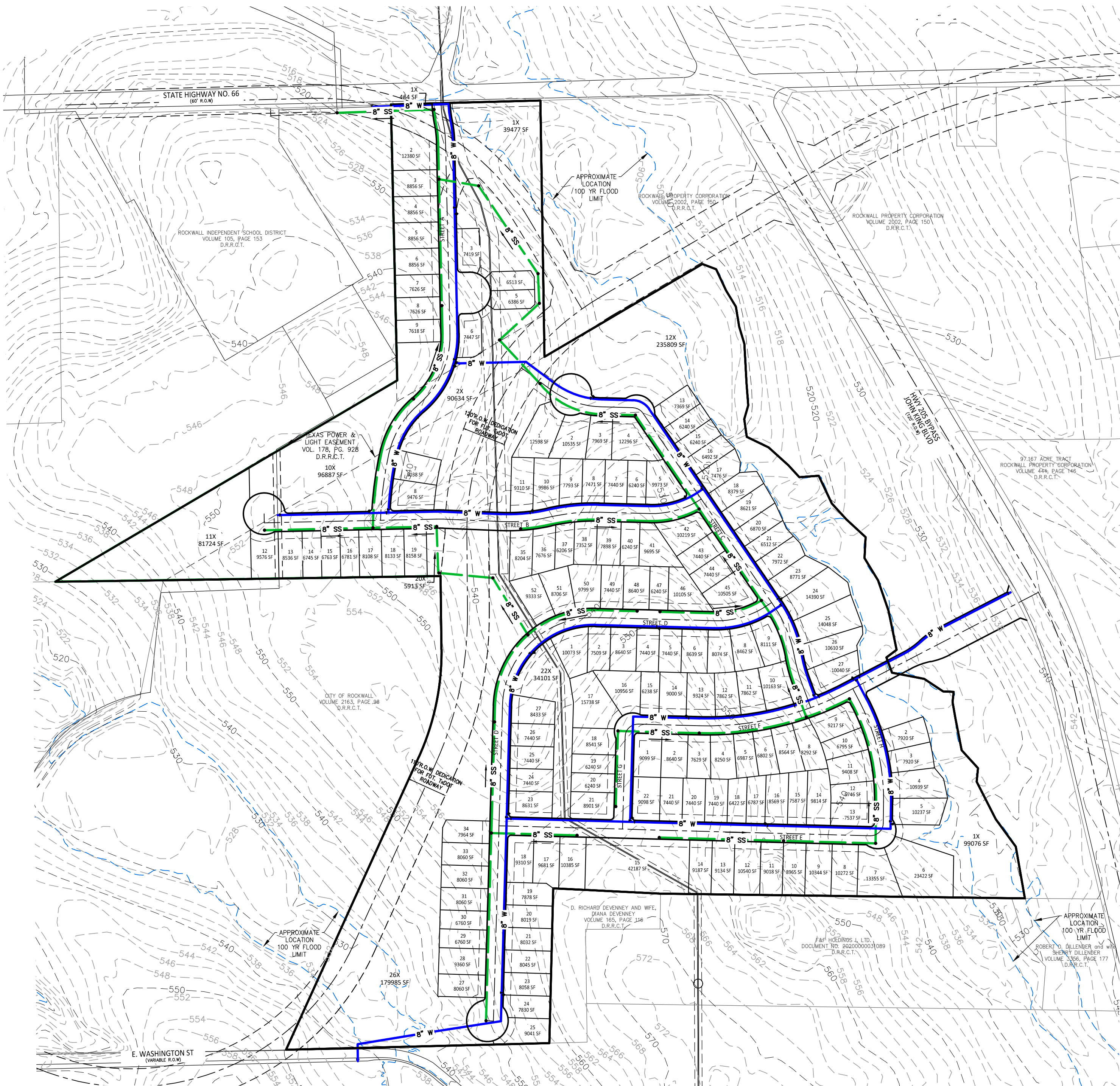
September 14, 2022

BENCHMARKS	
1.	MONUMENT NO. 1 ELEVATION = XXXXX'
2.	MONUMENT NO. 2 ELEVATION = XXXXX'

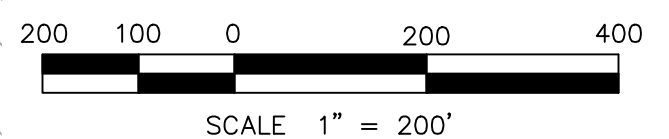
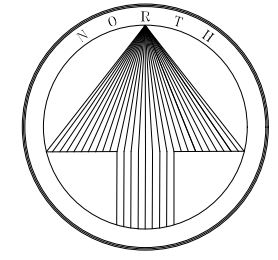
Owner/Applicant:
Michael Joyce Properties
3767 Justin Road
Rockwall, Texas 75087
Phone: 512-965-6280

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Joel Richey, PE

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



- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - ⊙ 1/2" IRF (unless otherwise noted)
- AC Acre
 BL Building Line
 C1 Curve No.
 <CM> Control Monument
 DE Drainage Easement
 DUE Drainage Utility Easement
 Esmt Easement
 L1 Line No.
 SF Square Feet
 UE Utility Easement
 VAM Visibility Easement
 D.R.R.C.T.= Deed Records of Rockwall County, Texas



BENCHMARKS

1. MONUMENT NO. 1
ELEVATION = XXX.XX'
2. MONUMENT NO. 2
ELEVATION = XXX.XX'

**PRELIMINARY UTILITY PLAN
 PARK HILLS**

LOTS 1-20, BLOCK A; LOTS 1-8, BLOCK B;
 LOTS 1-27, BLOCK C; LOTS 1-52, BLOCK D;
 LOTS 1-27, BLOCK E; LOTS 1-22, BLOCK F;
 65.309 ACRES OR 2,844,879.13 SQ. FT.

144 SINGLE FAMILY LOTS AND
 10 OPEN SPACE LOTS
 SITUATED WITHIN THE
 GEORGE W. REDLIN SURVEY, ABSTRACT NO. 183
 CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS
 P2022-XXX

September 14, 2022
 SHEET 1 OF 2

Owner/Applicant:
 Michael Joyce Properties
 3767 Justin Road
 Rockwall, Texas 75087
 Phone: 512-965-6280

Engineer/Surveyor:
 Johnson Volk Consulting, Inc.
 704 Central Parkway East, Suite. 1200
 Plano, Texas 75074
 Phone: 972-201-3102
 Contact: Joel Richey, PE

**JOHNSON VOLK
 CONSULTING**

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



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: October 11, 2022
APPLICANT: Ryan Joyce; *Michael Joyce Properties*
CASE NUMBER: P2022-048; *Master Plat for the Terraces Subdivision*

SUMMARY

Consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a Master Plat for the Terraces Subdivision consisting of 263 single-family residential lots on a 115.804-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary.

PLAT INFORMATION

- The purpose of the applicant's request is to Master Plat a 115.804-acre parcel of land (*i.e. Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72*) to show the phasing for a future 263 single-family residential subdivision that will include eight (8) open space lots (*i.e. Lots 1-25, Block A; Lots 1-60, Block B; Lots 1-24, Block C; Lots 1-16, Block D; Lots 1-32, Block E; Lots 1-13, Block F; Lots 1-8, Block G; Lots 1-31, Block H; Lots 1-18, Block I; Lots 1-23 Block J; Lots 1-22, Block K, Terraces Subdivision*). The proposed Master Plat also lays out the necessary easements (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) for the future development of the residential subdivision. Staff should note that the applicant has submitted a *Preliminary Plat* [*i.e. Case No. P2022-049*] concurrently with this *Master Plat*.
- The subject property was annexed on March 16, 1998 by *Ordinance No. 98-10* [*Case No. A1998-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is: [1] a 2,500 SF single-family home constructed in 1958, [2] a ~1,856 SF covered porch constructed in 1958, [3] a 400 SF storage building constructed in 1900, and [4] a 96 SF storage building with a 240 SF covered canopy constructed in 2007. On April 18, 2022, the City Council approved a zoning change [*Case No. Z2022-010; Ordinance No. 22-22*] for the subject property from Agricultural (AG) District to Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses. On May 16, 2022, the City Council approved a preliminary plat [*Case No. P2022-015*] and a master plat [*Case No. P2022-016*] for the subject property.
- On October 4, 2022, the Parks and Recreation Board failed to meet the quorum requirements for their regularly scheduled meeting. In accordance with Section 38-55(c) of Article II, Parks and Recreation Board, of the Municipal Code of Ordinances staff is bringing the Parks and Recreation Department's recommendations forward to the Planning and Zoning Commission for consideration and recommendation to the City Council. Please note that a minimum of five (5) votes in the affirmative is required to pass these recommendations on to the City Council. In addition, due to the requirements of Chapter 212 of the Texas Local Government Code -- *specifically the requirements adopted with HB3167 (i.e. the shot clock bill)* -- these cases will not be reconsidered by the Parks and Recreation Board. The recommendations are as follows.

(1) The property owner shall use the pro-rata equipment fees of \$151,751.00 (*i.e. \$577.00 x 263 Lots*).

- (2) The cash-in-lieu of land fees of \$160,167.00 (i.e. \$609.00 x 263 Lots) will be used to provide amenity to the four (4) acre tract of land (i.e. *Tract 13-01 of the W. M. Dalton Survey, Abstract No. 72*) owned by the City of Rockwall north of the subject property in accordance with *Ordinance No. 22-22 (i.e. Planned Development District 93 [PD-93])*.
- (3) The property owner shall provide receipts to the Director of Parks and Recreation showing that the amenities provided are equal to or greater than the fees assessed.

- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the 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 a Master Plat for the *Terraces Subdivision*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (i.e. *Engineering, Planning and Fire Department*) shall be addressed prior to submittal of civil engineering plans; and,
- (2) The development shall adhere to the Parks and Recreation Department's recommendations as outlined above in this case memo; and,
- (3) Any construction resulting from the approval of this Master Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

P2022-048

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) †
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) †
- FINAL PLAT (\$300.00 + \$20.00 ACRE) †
- REPLAT (\$300.00 + \$20.00 ACRE)
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) †
- AMENDED SITE PLANELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) †
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) † & ‡
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) †

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ‡

NOTES:

†: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
‡: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1649 FM 1141, Rockwall, TX 75087

SUBDIVISION ABS A0122, MB Jones, Tract 4-01

LOT

BLOCK

GENERAL LOCATION Approximately 1250 feet east of the intersection John King and FM 1141 South of 1141

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Planned Development PD-93

CURRENT USE Planned Development PD-93

PROPOSED ZONING

PROPOSED USE

ACREAGE 115.804

LOTS [CURRENT] 1

LOTS [PROPOSED]

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER TM Terraces, LLC

APPLICANT Michael Joyce Properties

CONTACT PERSON Bret Pedigo

CONTACT PERSON Ryan Joyce

ADDRESS 4416 W. Lovers Lane, Suite 200

ADDRESS 767 Justin Road

CITY, STATE & ZIP Dallas, TX 76209

CITY, STATE & ZIP Rockwall, TX 75087

PHONE

PHONE 512-965-6280

E-MAIL

E-MAIL ryan@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

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

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1637.05 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF SEPTEMBER 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

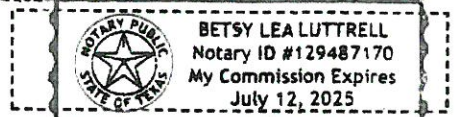
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF September, 2022

OWNER'S SIGNATURE

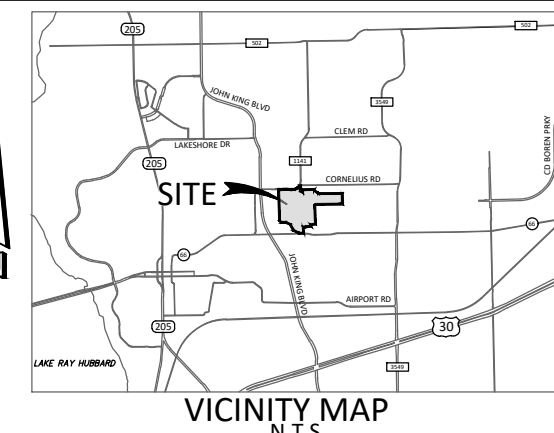
Bret L. Pedigo

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

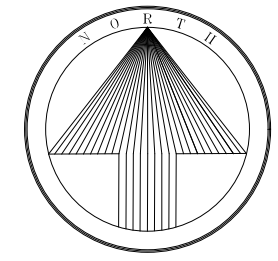
Betsy Lea Luttrell



MY COMMISSION EXPIRES 07.12.2025



- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - 1/2" IRF (unless otherwise noted)
 - Phase Line
 - AC Acre
 - BL Building Line
 - C1 Curve No.
 - <CM> Control Monument
 - DE Drainage Easement
 - DUE Drainage Utility Easement
 - Esmt Easement
 - L1 Line No.
 - SF Square Feet
 - UE Utility Easement
 - VE Visibility Easement
 - D.R.R.C.T.= Deed Records of Rockwall County, Texas



SCALE 1" = 200'

MASTER PLAT TERRACES

LOTS 1-25, BLOCK A; LOTS 1-60, BLOCK B; LOTS 1-24, BLOCK C; LOTS 1-16, BLOCK D; LOTS 1-32, BLOCK E; LOTS 1-13, BLOCK F; LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H; LOTS 1-18, BLOCK I; LOTS 1-23, BLOCK J; LOTS 1-22, BLOCK K

115.804 ACRES OR 5,044,436.68 SQ. FT.

263 SINGLE FAMILY LOTS AND 8 OPEN SPACE LOTS

SITUATED WITHIN A PORTION OF TRACTS 25-1, 26, 10-02 & 10-03 AND ALL OF TRACT 13 & 25 OF THE WILLIAM DALTON SURVEY, ABSTRACT NO. 72 AND TRACT 4 & 4-01 OF THE M.B. JONES SURVEY, ABSTRACT NO. 122

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

P2022-XXX
September 12, 2022

OPEN SPACE	ACRES
FLOOD PLAIN	29.72
OTHER	14.27
TOTAL	44.24
OPEN SPACE RATIO*	
$[(29.72/2) + 14.27] / 115.80$	= 25.2%

*ASSUMING HALF OF FLOODPLAIN

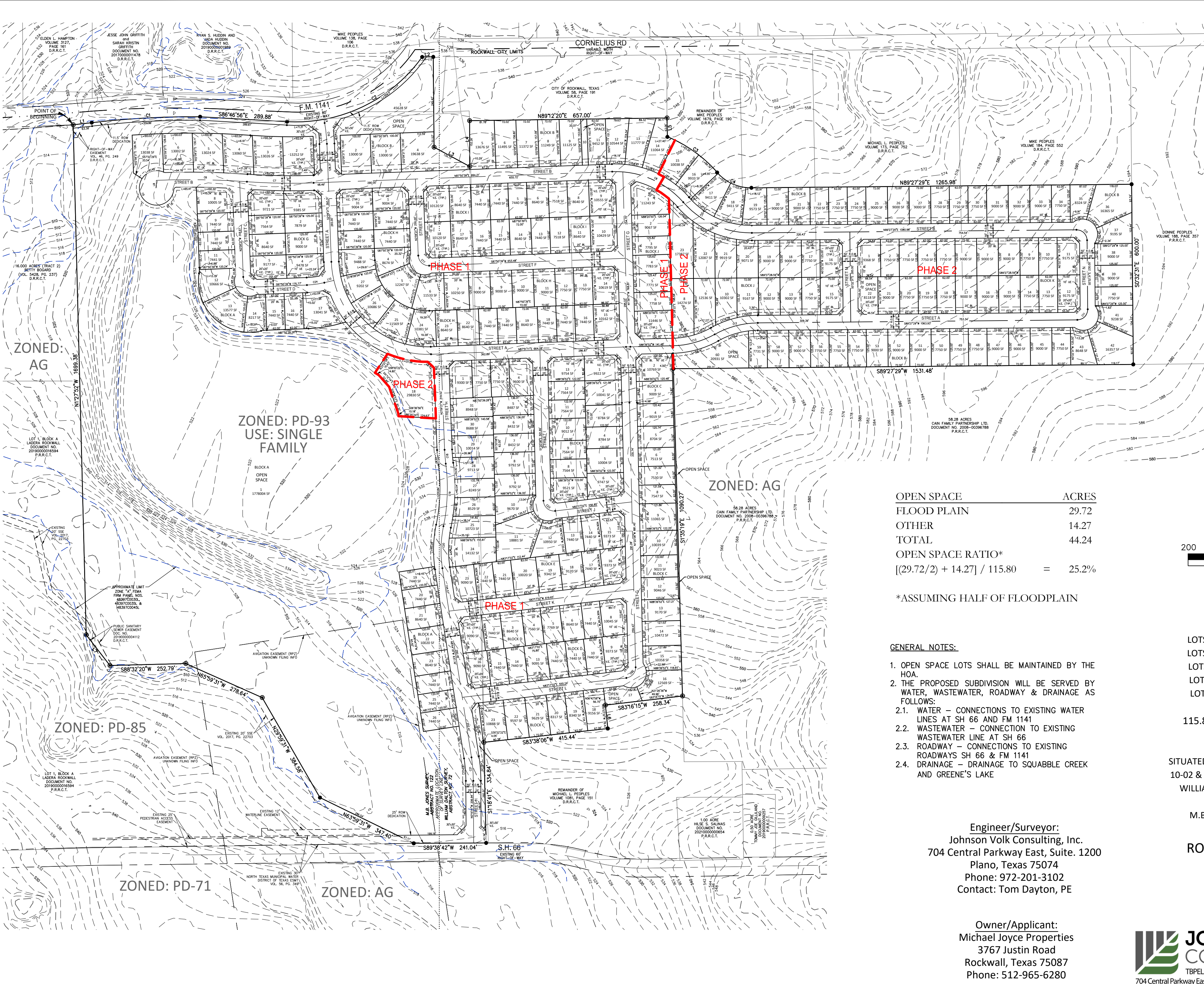
GENERAL NOTES:

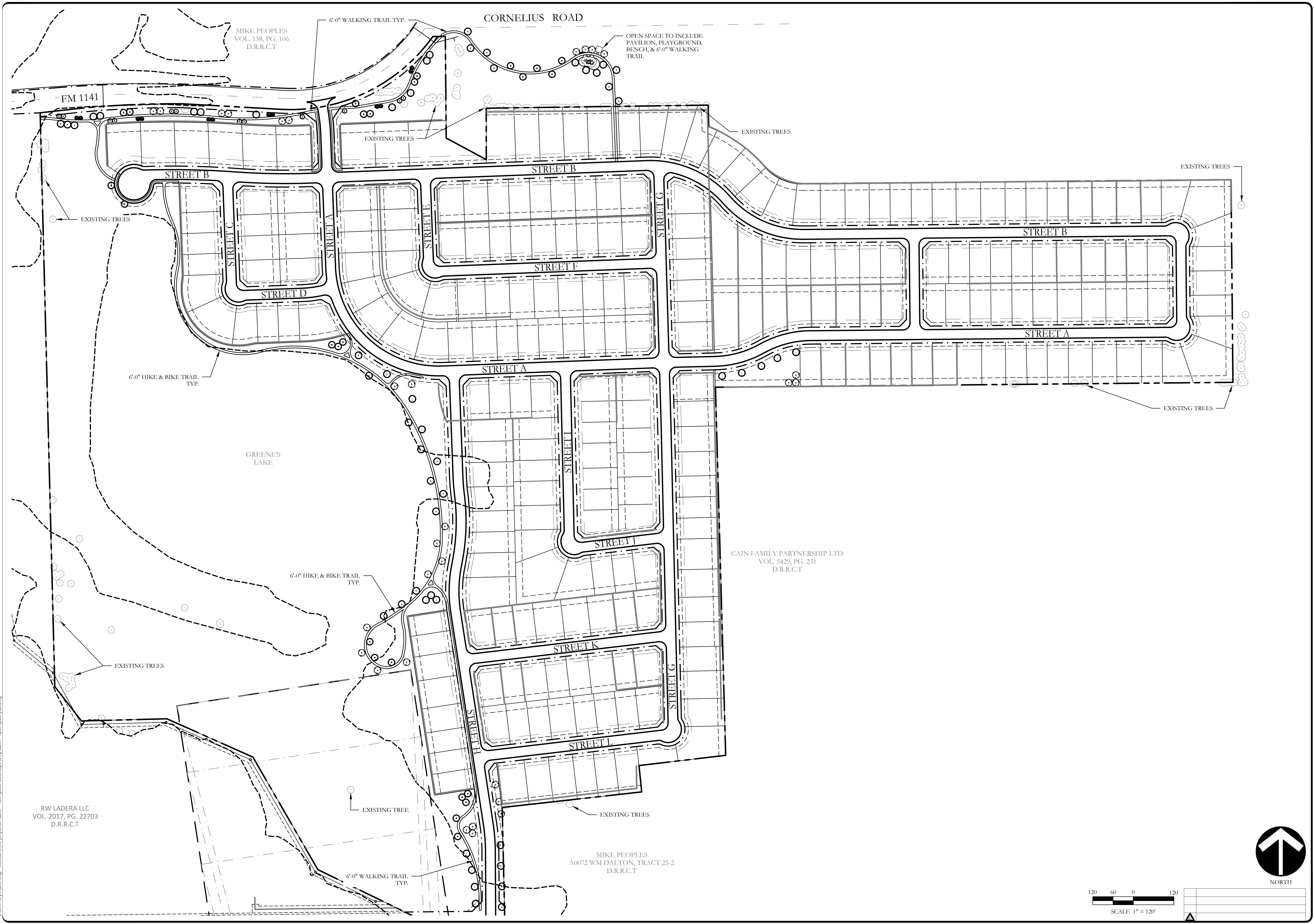
1. OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.
2. THE PROPOSED SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY & DRAINAGE AS FOLLOWS:
 - 2.1. WATER – CONNECTIONS TO EXISTING WATER LINES AT SH 66 AND FM 1141
 - 2.2. WASTEWATER – CONNECTION TO EXISTING WASTEWATER LINE AT SH 66
 - 2.3. ROADWAY – CONNECTIONS TO EXISTING ROADWAYS SH 66 & FM 1141
 - 2.4. DRAINAGE – DRAINAGE TO SQUABBLE CREEK AND GREENE'S LAKE

Engineer/Surveyor:
 Johnson Volk Consulting, Inc.
 704 Central Parkway East, Suite. 1200
 Plano, Texas 75074
 Phone: 972-201-3102
 Contact: Tom Dayton, PE

Owner/Applicant:
 Michael Joyce Properties
 3767 Justin Road
 Rockwall, Texas 75087
 Phone: 512-965-6280

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





P:\civil_3d\projects\imp_michael_joyce_properties\2215_vallis_green_landscape\dwg\2215_open_space_plant.dwg
 P:\civil_3d\projects\imp_michael_joyce_properties\2215_vallis_green_landscape\dwg\2215_open_space_plant.dwg

RW LADERA LLC
 VOL. 2017, PG. 22703
 D.R.R.C.T

GREENE'S LAKE

CAIN FAMILY PARTNERSHIP LTD
 VOL. 5429, PG. 231
 D.R.R.C.T

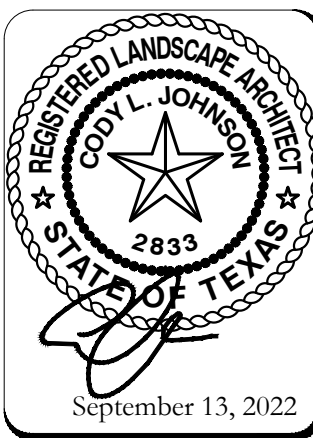
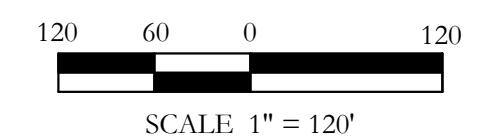
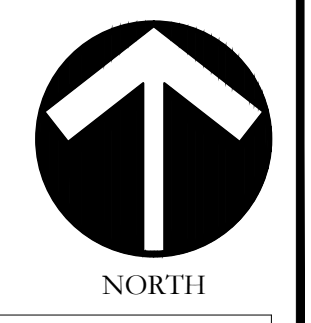
MIKE PEOPLES
 A0072 WM DALTON, TRACT 25-2
 D.R.R.C.T

MIKE PEOPLES
 VOL. 138, PG. 106
 D.R.R.C.T

FM 1141

CORNELIUS ROAD

OPEN SPACE TO INCLUDE
 PAVILION, PLAYGROUND,
 BENCH, & 6'-0" WALKING
 TRAIL





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: October 11, 2022
APPLICANT: Ryan Joyce; *Michael Joyce Properties*
CASE NUMBER: P2022-049; *Preliminary Plat for the Terraces Subdivision*

SUMMARY

Consider a request by Ryan Joyce on Michael Joyce Properties on behalf of Bret Pedigo of TM Terraces, LCC for the approval of a Preliminary Plat for the Terraces Subdivision consisting of 263 single-family residential lots on a 115.804-acre tract of land being identified as Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District and Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses, situated within the SH-66 Overlay (SH-66 OV) District, located south of the intersection of Cornelius Road and FM-1141, and take any action necessary..

PLAT INFORMATION

- The purpose of the applicant's request is to Preliminary Plat a 115.804-acre parcel of land (*i.e. Tract 4-01 of the M. B. Jones Survey, Abstract No. 122 and Tracts 13 & 25 and a portion of Tracts 10-02, 10-03, 25-1 & 26 of the W. M. Dalton Survey, Abstract No. 72*) to show the future establishment of a 263 single-family residential subdivision that will include and eight (8) open space lots (*i.e. Lots 1-25, Block A; Lots 1-60, Block B; Lots 1-24, Block C; Lots 1-16, Block D; Lots 1-32, Block E; Lots 1-13, Block F; Lots 1-8, Block G; Lots 1-31, Block H; Lots 1-18, Block I; Lots 1-23 Block J; Lots 1-22, Block K, Terraces Subdivision*). The proposed Preliminary Plat also lays out the necessary easements (*e.g. fire lane, public access/right-of-way, utilities, and drainage*) for the future development of the residential subdivision. Staff should note that the applicant has submitted a *Master Plat* [*i.e. Case No. P2022-048*] concurrently with this Preliminary Plat.
- The subject property was annexed on March 16, 1998 by *Ordinance No. 98-10* [*Case No. A1998-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is: [1] a 2,500 SF single-family home constructed in 1958, [2] a ~1,856 SF covered porch constructed in 1958, [3] a 400 SF storage building constructed in 1900, and [4] a 96 SF storage building with a 240 SF covered canopy constructed in 2007. On April 18, 2022, the City Council approved a zoning change [*Case No. Z2022-010; Ordinance No. 22-22*] for the subject property from Agricultural (AG) District to Planned Development District 93 (PD-93) for Single-Family 10 (SF-10) District land uses. On May 16, 2022, the City Council approved a preliminary plat [*Case No. P2022-015*] and a master plat [*Case No. P2022-016*] for the subject property.
- On October 4, 2022, the Parks and Recreation Board failed to meet the quorum requirements for their regularly scheduled meeting. In accordance with Section 38-55(c) of Article II, Parks and Recreation Board, of the Municipal Code of Ordinances staff is bringing the Parks and Recreation Department's recommendations forward to the Planning and Zoning Commission for consideration and recommendation to the City Council. Please note that a minimum of five (5) votes in the affirmative is required to pass these recommendations on to the City Council. In addition, due to the requirements of Chapter 212 of the Texas Local Government Code -- *specifically the requirements adopted with HB3167 (i.e. the shot clock bill)* -- these cases will not be reconsidered by the Parks and Recreation Board. The recommendations are as follows:

- (1) The property owner shall use the pro-rata equipment fees of \$151,751.00 (*i.e. \$577.00 x 263 Lots*).

- (2) The cash-in-lieu of land fees of \$160,167.00 (*i.e.* \$609.00 x 263 Lots) will be used to provide amenity to the four (4) acre tract of land (*i.e.* Tract 13-01 of the W. M. Dalton Survey, Abstract No. 72) owned by the City of Rockwall north of the subject property in accordance with Ordinance No. 22-22 (*i.e.* Planned Development District 93 [PD-93]).
- (3) The property owner shall provide receipts to the Director of Parks and Recreation showing that the amenities provided are equal to or greater than the fees assessed.

- The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- *conforming to the requirements for plats as stipulated by the 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 a Preliminary Plat for the *Terraces Subdivision*, staff would propose the following conditions of approval:

- (1) All technical comments from City Staff (*i.e.* Engineering, Planning and Fire Department) shall be addressed prior to submittal of civil engineering plans; and,
- (2) The development shall adhere to the Parks and Recreation Department's recommendations as outlined above in this case memo; and,
- (3) Any construction resulting from the approval of this Preliminary Plat shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) †
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) †
- FINAL PLAT (\$300.00 + \$20.00 ACRE) †
- REPLAT (\$300.00 + \$20.00 ACRE)
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) †
- AMENDED SITE PLANELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) †
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) † & ‡
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) †

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ‡

NOTES:

† IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
‡ A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1649 FM 1141, Rockwall, TX 75087

SUBDIVISION ABS A0122, MB Jones, Tract 4-01

LOT

BLOCK

GENERAL LOCATION Approximately 1250 feet east of the intersection John King and FM 1141 South of 1141

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Planned Development PD-93

CURRENT USE Planned Development PD-93

PROPOSED ZONING

PROPOSED USE

ACREAGE 115.804

LOTS [CURRENT]

LOTS [PROPOSED] 263

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER TM Terraces, LLC

APPLICANT Michael Joyce Properties

CONTACT PERSON Bret Pedigo

CONTACT PERSON Ryan Joyce

ADDRESS 4416 W. Lovers Lane, Suite 200

ADDRESS 767 Justin Road

CITY, STATE & ZIP Dallas, TX 76209

CITY, STATE & ZIP Rockwall, TX 75087

PHONE

PHONE 512-965-6280

E-MAIL

E-MAIL ryan@michaeljoyceproperties.com

NOTARY VERIFICATION [REQUIRED]

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

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1937.06 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF September 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

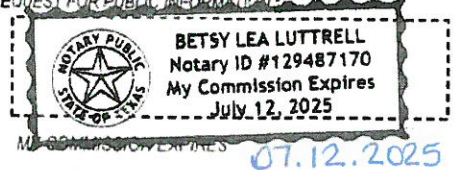
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF September, 2022

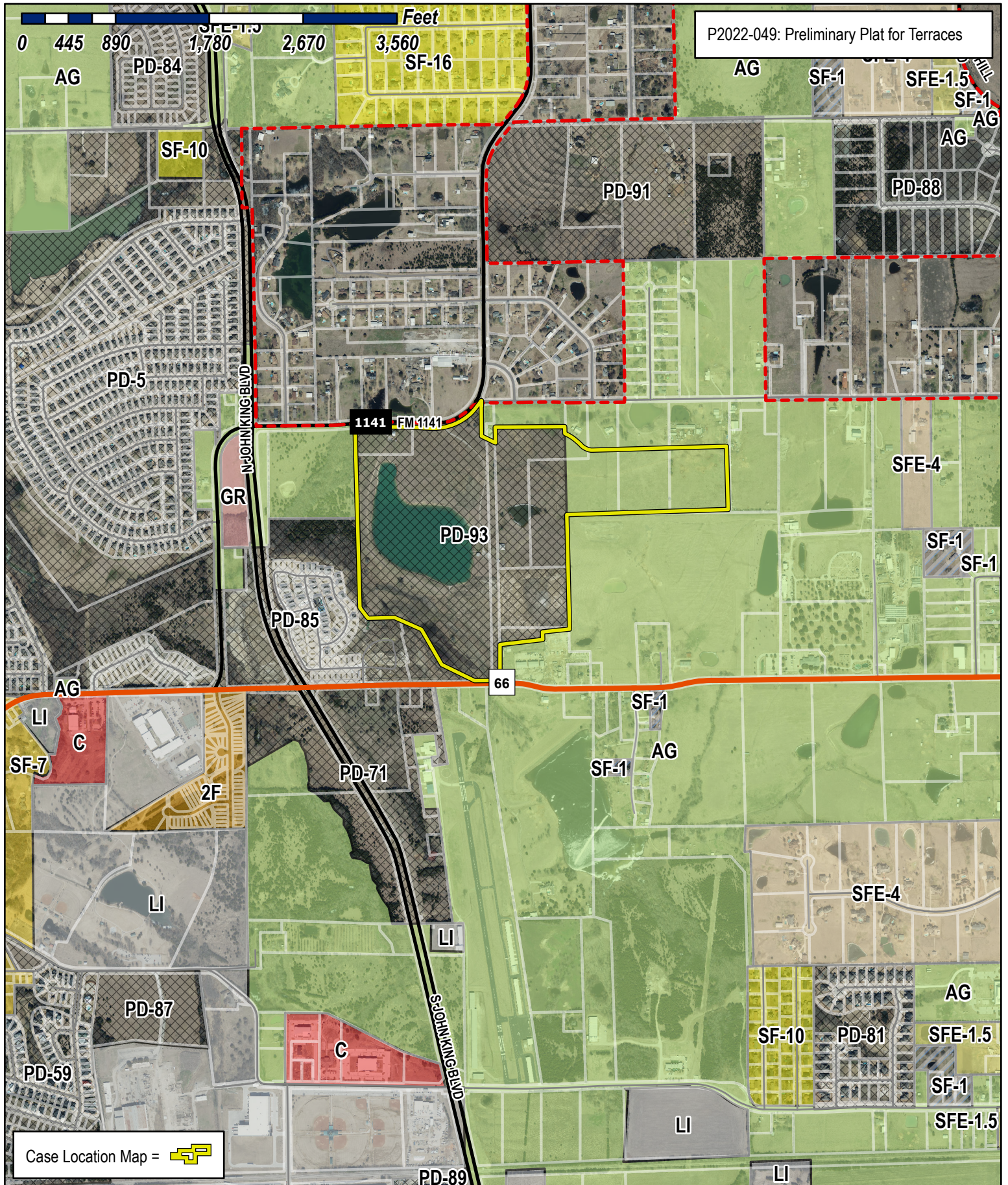
OWNER'S SIGNATURE


Bret L. Pedigo

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Betsy Lea Luttrell





Case Location Map = 

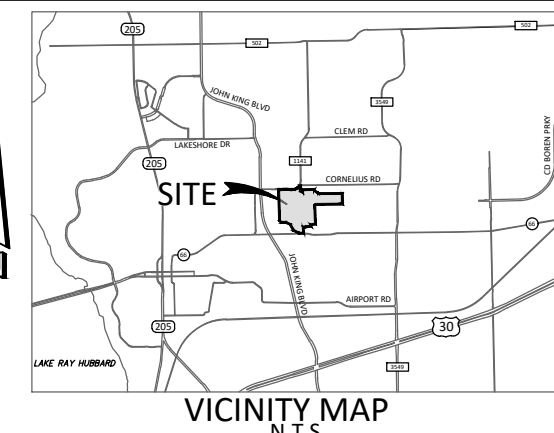


City of Rockwall

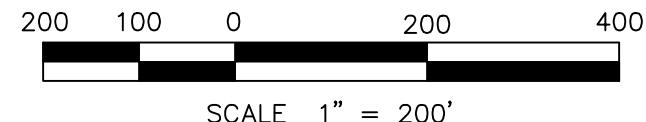
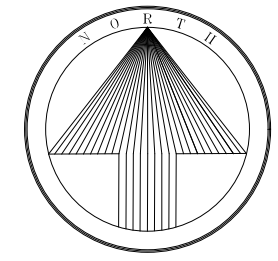
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

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





- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - 1/2" IRF (unless otherwise noted)
 - AC Acre
 - BL Building Line
 - C1 Curve No.
 - <CM> Control Monument
 - DE Drainage Easement
 - DUE Drainage Utility Easement
 - Esmt Easement
 - L1 Line No.
 - SF Square Feet
 - UE Utility Easement
 - VE Visibility Easement
 - D.R.R.C.T.= Deed Records of Rockwall County, Texas



SCALE 1" = 200'

PRELIMINARY PLAT TERRACES

LOTS 1-25, BLOCK A; LOTS 1-60, BLOCK B;
 LOTS 1-24, BLOCK C; LOTS 1-16, BLOCK D;
 LOTS 1-32, BLOCK E; LOTS 1-13, BLOCK F;
 LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H;
 LOTS 1-18, BLOCK I; LOTS 1-23, BLOCK J;
 LOTS 1-22, BLOCK K

115.804 ACRES OR 5,044,436.68 SQ. FT.
 263 SINGLE FAMILY LOTS AND
 8 OPEN SPACE LOTS

SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
 10-02 & 10-03 AND ALL OF TRACT 13 & 25 OF THE
 WILLIAM DALTON SURVEY, ABSTRACT NO. 72
 AND TRACT 4 & 4-01 OF THE
 M.B. JONES SURVEY, ABSTRACT NO. 122

**CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS**

P2022-XXX
 September 12, 2022
 SHEET 1 OF 2

OPEN SPACE	ACRES
FLOOD PLAIN	29.72
OTHER	14.27
TOTAL	44.24
OPEN SPACE RATIO*	
$[(29.72/2) + 14.27] / 115.80$	= 25.2%

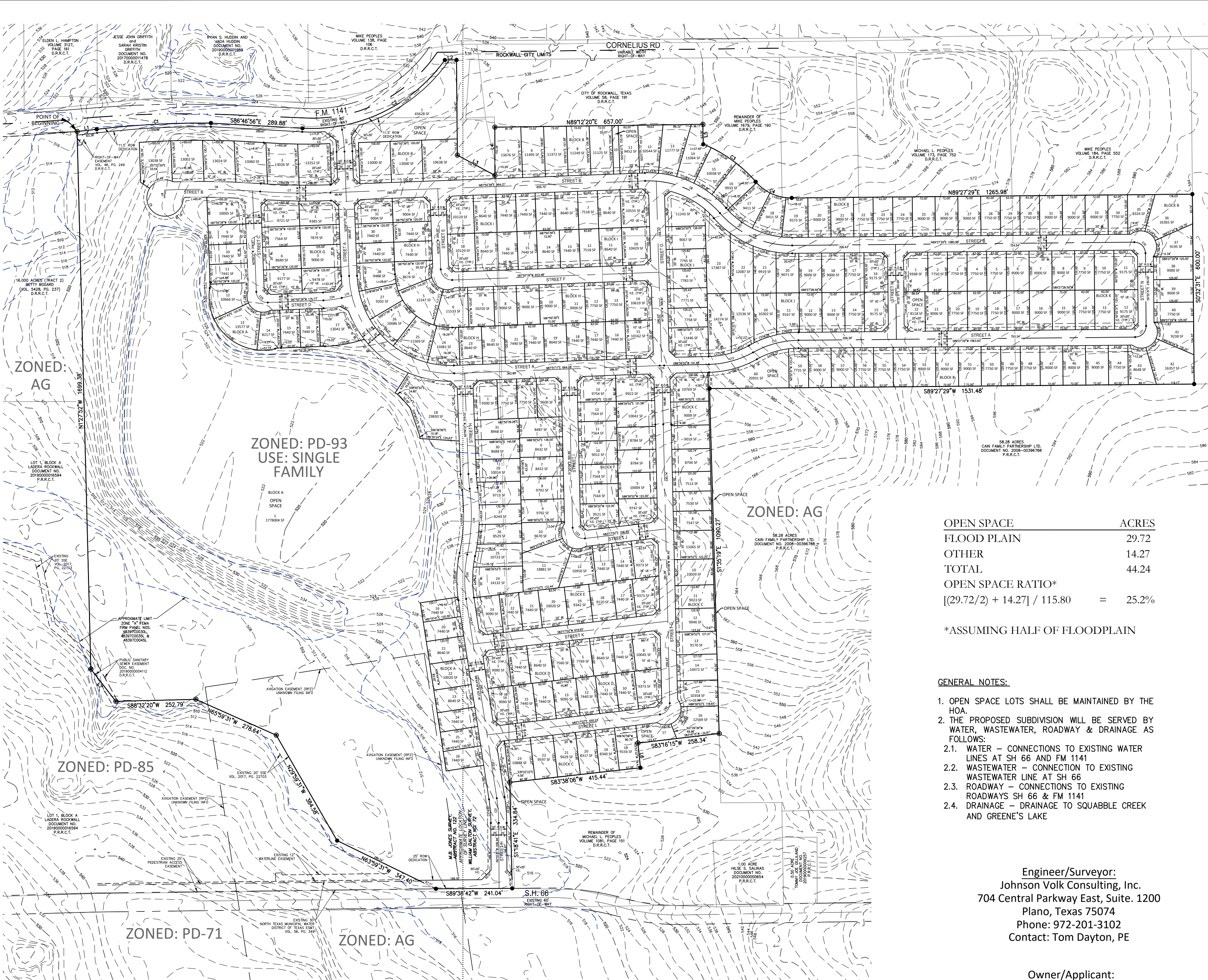
*ASSUMING HALF OF FLOODPLAIN

GENERAL NOTES:

1. OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.
2. THE PROPOSED SUBDIVISION WILL BE SERVED BY WATER, WASTEWATER, ROADWAY & DRAINAGE AS FOLLOWS:
 - 2.1. WATER – CONNECTIONS TO EXISTING WATER LINES AT SH 66 AND FM 1141
 - 2.2. WASTEWATER – CONNECTION TO EXISTING WASTEWATER LINE AT SH 66
 - 2.3. ROADWAY – CONNECTIONS TO EXISTING ROADWAYS SH 66 & FM 1141
 - 2.4. DRAINAGE – DRAINAGE TO SQUABBLE CREEK AND GREENE'S LAKE

Engineer/Surveyor:
 Johnson Volk Consulting, Inc.
 704 Central Parkway East, Suite. 1200
 Plano, Texas 75074
 Phone: 972-201-3102
 Contact: Tom Dayton, PE

Owner/Applicant:
 Michael Joyce Properties
 3767 Justin Road
 Rockwall, Texas 75087
 Phone: 512-965-6280



ZONED: AG

ZONED: PD-93
 USE: SINGLE FAMILY

ZONED: AG

ZONED: PD-85

ZONED: PD-71

ZONED: AG

LEGAL DESCRIPTION:

BEING a tract of land situated in the WILLIAM DALTON SURVEY, ABSTRACT NO. 72 and the M.B. JONES SURVEY, ABSTRACT NO. 122, City of Rockwall, Rockwall County, Texas and being part of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 173, Page 752, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 184, Page 522, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike L. Peoples, as recorded in Volume 850, Page 15, Deed Records, Rockwall County, Texas and being part of that tract of land described as 0.64 Acre Tract in Deed to Mike Peoples, as recorded in Volume 138, Page 106, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Mike Peoples, as recorded in Volume 1679, Page 190, Deed Records, Rockwall County, Texas and being part of that tract of land described in Deed to Michael L. Peoples, as recorded in Volume 1081, Page 151, Deed Records, Rockwall County, Texas and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found in the south line of Farm to Market Road No. 1141, an 80 foot right-of-way, for the northwest corner of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE Easterly, with said south line, the following four (4) courses and distances:

North 83 degrees 33 minutes 49 seconds East, a distance of 62.35 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the right having a central angle of 07 degrees 20 minutes, a radius of 2,824.93 feet and a chord bearing and distance of North 86 degrees 53 minutes 49 seconds East, 361.32 feet;

Easterly, with said curve to the right, an arc distance of 361.57 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

South 86 degrees 46 minutes 56 seconds East, a distance of 289.88 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the beginning of a curve to the left having a central angle of 57 degrees 36 minutes 49 seconds, a radius of 517.68 feet and a chord bearing and distance of North 64 degrees 24 minutes 40 seconds East, 498.90 feet;

Northeasterly, with said curve to the left, an arc distance of 520.55 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner at the intersection of said south line with the south line of Cornelius Road, a 60 foot right-of-way;

THENCE North 89 degrees 31 minutes 25 seconds East, leaving said south line of Farm to Market Road No. 1141 and with said south line of Cornelius Road, a distance of 37.01 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 00 degrees 29 minutes 15 seconds East, leaving said south line and generally with an existing fence, a distance of 300.96 feet to a fence corner post found for corner;

THENCE South 61 degrees 44 minutes 36 seconds East, generally with an existing fence, a distance of 134.73 feet to a fence corner post found for corner;

THENCE North 00 degrees 05 minutes 20 seconds West, generally with an existing fence, a distance of 152.26 feet to a fence corner post found for an exterior ell corner of that tract of land described in Deed to City of Rockwall, Texas, as recorded in Volume 58, Page 191, Deed Records, Rockwall County, Texas;

THENCE North 89 degrees 12 minutes 20 seconds East, with the south line of said City of Rockwall, Texas tract and generally with an existing fence, a distance of 657.00 feet to a fence corner post found for the southeast corner of said City of Rockwall, Texas tract;

THENCE South 01 degrees 28 minutes 22 seconds East, a distance of 63.06 feet to a point for corner at the beginning of a non-tangent curve to the right having a central angle of 26 degrees 09 minutes 34 seconds, a radius of 450.00 feet and a chord bearing and distance of South 54 degrees 21 minutes 52 seconds East, 203.68 feet;

THENCE Southeasterly, with said curve to the right, an arc distance of 205.46 feet to a point for corner at the beginning of a reverse curve to the left having a central angle of 49 degrees 15 minutes 27 seconds, a radius of 150.00 feet and a chord bearing and distance of South 65 degrees 54 minutes 48 seconds East, 125.02 feet;

THENCE North 89 degrees 27 minutes 29 seconds East, a distance of 1,265.98 feet to a point for corner;

THENCE South 00 degrees 32 minutes 31 seconds East, a distance of 600.00 feet to a point for corner;

THENCE South 89 degrees 27 minutes 29 seconds West, a distance of 1,531.48 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the common northwest corner of that tract of land described in Deed to Cain Family Partnership Ltd., as recorded in Document No. 2008-00396788, Deed Records, Rockwall County, Texas and an interior ell corner of said Mike Peoples tract recorded in Volume 1679, Page 196;

THENCE South 01 degrees 35 minutes 19 seconds East, a distance of 1,090.27 feet to a fence corner post found for corner in the common east line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and west line of said Cain Family Partnership Ltd. tract;

THENCE South 83 degrees 16 minutes 15 seconds West, leaving said common line and generally with an existing fence, a distance of 258.34 feet to a fence corner post found for corner;

THENCE South 05 degrees 53 minutes 32 seconds East, generally with an existing fence, a distance of 78.43 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

THENCE South 83 degrees 38 minutes 06 seconds West, a distance of 415.44 feet to a fence corner post found for corner in the common west line of said Michael L. Peoples tract recorded in Volume 1081, Page 151 and east line of said Mike L. Peoples tract recorded in Volume 850, Page 15;

THENCE South 01 degrees 18 minutes 41 seconds East, with said common line, a distance of 334.84 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set in the north line of State Highway No. 66, a variable width right-of-way, for the common southeast corner of said Mike L. Peoples tract recorded in Volume 850, Page 15 and southwest corner of said Michael L. Peoples tract recorded in Volume 1081, Page 151;

THENCE South 89 degrees 38 minutes 42 seconds West, with said north line, a distance of 241.04 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for the southeast corner of Lot 1, Block A of LADERA ROCKWALL, an Addition to the City of Rockwall, Rockwall County, Texas according to the Plat thereof recorded in Document No. 20190000016594, Plat Records, Rockwall County, Texas;

THENCE Northwesterly, with the north line of said Lot 1, the following five (5) courses and distances:

North 63 degrees 59 minutes 31 seconds West, leaving said north line of State Highway No. 66, a distance of 347.40 feet to a 1/2 inch iron rod with a yellow plastic cap stamped "JVC" set for corner;

North 29 degrees 59 minutes 31 seconds West, a distance of 384.58 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 65 degrees 59 minutes 31 seconds West, a distance of 278.64 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

South 88 degrees 32 minutes 20 seconds West, a distance of 252.79 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found for corner;

North 37 degrees 46 minutes 31 seconds West, a distance of 128.78 feet to a 1-inch red boundary marker stamped "G&A MCADAMS CO" found in the west line of said Mike L. Peoples tract recorded in Volume 850, Page 15 for an interior ell corner of said Lot 1;

THENCE North 01 degrees 27 minutes 52 seconds West, with said west line, a distance of 1,699.38 feet to the POINT OF BEGINNING and containing 115.804 acres of land, more or less.

SURVEYOR'S CERTIFICATE:

To MRJOYCE, LLC; MIKE L. PEOPLES; ALLEGIANCE TITLE COMPANY; and TITLE RESOURCES GUARANTY COMPANY:

I, Ryan S. Reynolds, a Registered Professional Land Surveyor in the State Of Texas, do hereby certify that this plat is based on an actual on the ground survey made under my direct supervision and all corners are monumented as shown hereon. Except as shown, there are no visible encroachments, conflicts or protrusions apparent on the ground.

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.

RYAN S. REYNOLDS
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 6385

SURVEYED ON THE GROUND: FEBRUARY 28, 2022

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C1	361.57	2824.93	007°20'00"	361.32	N86° 53' 49"E
C2	520.55	517.68	057°36'49"	498.90	N64° 24' 40"E
C3	205.46	450.00	026°09'34"	203.68	S54° 21' 52"E
C4	128.96	150.00	049°15'27"	125.02	S65° 54' 48"E
C5	206.84	57.50	206°06'05"	112.03	S70° 18' 45"E
C6	302.10	2615.00	006°37'09"	301.94	N89° 09' 35"W
C7	222.86	2025.00	006°18'20"	222.74	S89° 00' 11"E
C8	266.36	300.00	050°52'16"	257.70	N66° 43' 13"W
C9	257.91	300.00	049°15'27"	250.04	S65° 54' 48"E
C10	54.98	35.00	090°00'00"	49.50	S45° 32' 31"E
C11	54.98	35.00	090°00'00"	49.50	S44° 27' 29"W
C12	150.13	300.00	028°40'22"	148.57	S75° 07' 18"W
C13	145.98	300.00	027°52'46"	144.54	N74° 43' 30"E
C14	14.32	1000.00	000°49'13"	14.32	S88° 15' 16"W
C15	502.66	320.00	090°00'01"	452.55	S47° 09' 21"E
C16	69.85	500.00	008°00'17"	69.80	N06° 09' 29"W
C17	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E
C18	46.57	500.00	005°20'11"	46.55	S04° 49' 26"E
C19	209.21	625.00	019°10'45"	208.24	N02° 05' 51"E
C20	140.82	395.00	020°25'33"	140.07	S01° 28' 27"W

Curve Table					
Curve #	Length	Radius	Delta	Chord Length	Chord Bearing
C21	78.53	535.00	008°24'38"	78.46	N04° 32' 00"W
C22	51.69	35.00	084°37'10"	47.12	N40° 58' 27"E
C23	58.26	35.00	095°22'50"	51.77	S49° 01' 33"E
C24	58.61	300.00	011°11'35"	58.51	N82° 14' 52"E
C25	54.98	35.00	090°00'00"	49.50	S47° 09' 21"E

Line Table		
Line	Length	Direction
L1	62.35	N83° 33' 49"E
L2	37.01	N89° 31' 25"E
L3	134.73	S61° 44' 36"E
L4	152.26	N0° 05' 20"W
L5	63.06	S1° 28' 22"E
L6	78.43	S5° 53' 32"E
L7	128.78	N37° 46' 31"W
L8	25.18	N2° 26' 57"W
L9	12.35	S10° 09' 37"E
L10	32.71	S76° 39' 04"W
L11	37.01	N89° 31' 25"E
L12	37.01	N89° 31' 25"E

SCHEDULE B NOTES:

10e. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 33, PAGE 256, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10f. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 33, PAGE 267, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10g. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 33, PAGE 268, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10h. EASEMENT TO TEXAS POWER & LIGHT RECORDED IN VOLUME 40, PAGE 193, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10i. EASEMENT TO STATE OF TEXAS RECORDED IN VOLUME 45, PAGE 266, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (AS SHOWN ON SURVEY)

10j. EASEMENT TO STATE OF TEXAS RECORDED IN VOLUME 46, PAGE 249, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (AS SHOWN ON SURVEY)

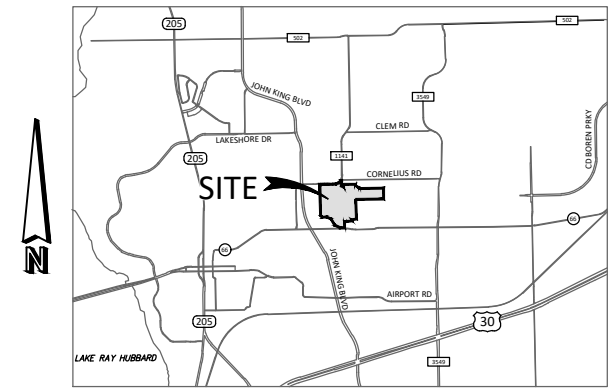
10k. EASEMENT TO NORTH TEXAS MUNICIPAL WATER DISTRICT RECORDED IN VOLUME 54, PAGE 199, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10l. EASEMENT TO NORTH TEXAS MUNICIPAL WATER DISTRICT RECORDED IN VOLUME 54, PAGE 394, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (DESCRIPTION TOO VAGUE TO LOCATE)

10m. EASEMENT TO CITY OF ROCKWALL RECORDED IN DOCUMENT NO. 2019-4112, DEED RECORDS, ROCKWALL COUNTY, TEXAS. (AS SHOWN ON SURVEY)

Owner/Applicant:
Michael Joyce Properties
3767 Justin Road
Rockwall, Texas 75087
Phone: 512-965-6280

Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Joel Richey, PE



VICINITY MAP
N.T.S.

NOTES:

1. BASIS OF BEARINGS DERIVED FROM THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE. DIRECTION FOR CONTROL ESTABLISHED THROUGH <CM1> AND <CM2> HAVING A BEARING AND DISTANCE OF S29°53'54"E, 2,758.60'.

2. THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED), DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AND ZONE A, DEFINED AS "SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NOS. 48397C0030L AND 48397C0035L, DATED SEPTEMBER 26, 2008 FOR ROCKWALL COUNTY, TEXAS AND INCORPORATED AREAS.

3. SURVEYOR ADDRESSED ONLY THOSE ITEMS LISTED IN TITLE RESOURCES GUARANTY COMPANY'S COMMITMENT FOR TITLE INSURANCE, G.F. NO. 22135356-10GH, EFFECTIVE DATE FEBRUARY 16, 2022 AND ISSUED FEBRUARY 22, 2022. NO FURTHER RESEARCH WAS PERFORMED BY SURVEYOR.

4. VISIBLE IMPROVEMENTS/UTILITIES WERE NOT LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED FOR THIS SURVEY.

5. FENCES SHOWN HEREON ARE GRAPHIC ONLY AND MAY MEANDER BETWEEN MEASURED LOCATIONS.

6. THE ACREAGE TOTALS AS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THIS SURVEY. THEY DO NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.

7. THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR THE PARTIES CERTIFIED TO HEREON AND REMAINS THE PROPERTY OF THE SURVEYOR. THE UNAUTHORIZED USE OR REUSE OF THIS SURVEY WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE SURVEYOR IS NOT PERMITTED. THE USE OF THIS SURVEY BY ANYONE OTHER THAN THE CERTIFIED PARTIES OR FOR ANY UNINTENDED USE WILL REMOVE SURVEYOR FROM BURDEN OF ANY DAMAGES INCURRED.

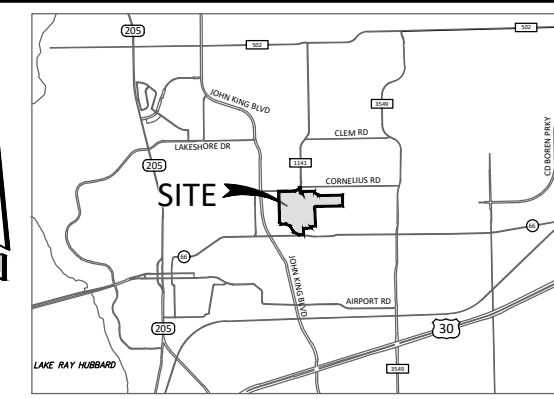
8. THE TERM "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON INDICATES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED, AND IS EXCLUSIVELY TO THE PARTIES INVOLVED IN AND LIMITED TO THE TRANSACTION CLOSING AT THE TITLE COMPANY INDICATED HEREON.

**PRELIMINARY PLAT
TERRACES**

LOTS 1-25, BLOCK A; LOTS 1-60, BLOCK B;
LOTS 1-24, BLOCK C; LOTS 1-16, BLOCK D;
LOTS 1-32, BLOCK E; LOTS 1-13, BLOCK F;
LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H;
LOTS 1-18, BLOCK I; LOTS 1-23, BLOCK J;
LOTS 1-22, BLOCK K
115.804 ACRES OR 5,044,436.68 SQ. FT.
263 SINGLE FAMILY LOTS AND
8 OPEN SPACE LOTS

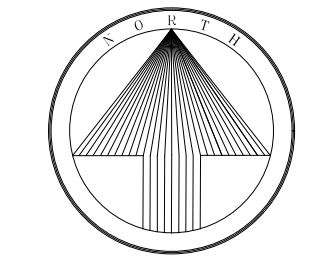
SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
10-02 & 10-03 AND ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
AND TRACT 4 & 4-01 OF THE
M.B. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2022-XXX
September 12, 2022
SHEET 2 OF 2





VICINITY MAP
N.T.S.

- LEGEND**
- Point of Curvature or Tangency on Center Line
 - 1/2" Iron rod set with a yellow plastic cap stamped "JVC" (unless otherwise noted)
 - ⊙ 1/2" IRF (unless otherwise noted)
- AC Acre
BL Building Line
C1 Curve No.
<CM> Control Monument
DE Drainage Easement
DUE Drainage Utility Easement
Esmt Easement
L1 Line No.
SF Square Feet
UE Utility Easement
VAM Visibility Easement
D.R.R.C.T. = Deed Records of Rockwall County, Texas



SCALE 1" = 200'

**PRELIMINARY UTILITY PLAN
TERRACES**

LOTS 1-25, BLOCK A; LOTS 1-60, BLOCK B;
LOTS 1-24, BLOCK C; LOTS 1-16, BLOCK D;
LOTS 1-32, BLOCK E; LOTS 1-13, BLOCK F;
LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H;
LOTS 1-18, BLOCK I; LOTS 1-23, BLOCK J;
LOTS 1-22, BLOCK K
115.804 ACRES OR 5,044,436.68 SQ. FT.
263 SINGLE FAMILY LOTS AND
8 OPEN SPACE LOTS
SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
10-02 & 10-03 AND ALL OF TRACT 13 & 25 OF THE
WILLIAM DALTON SURVEY, ABSTRACT NO. 72
AND TRACT 4 & 4-01 OF THE
M.B. JONES SURVEY, ABSTRACT NO. 122
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
P2022-XXX

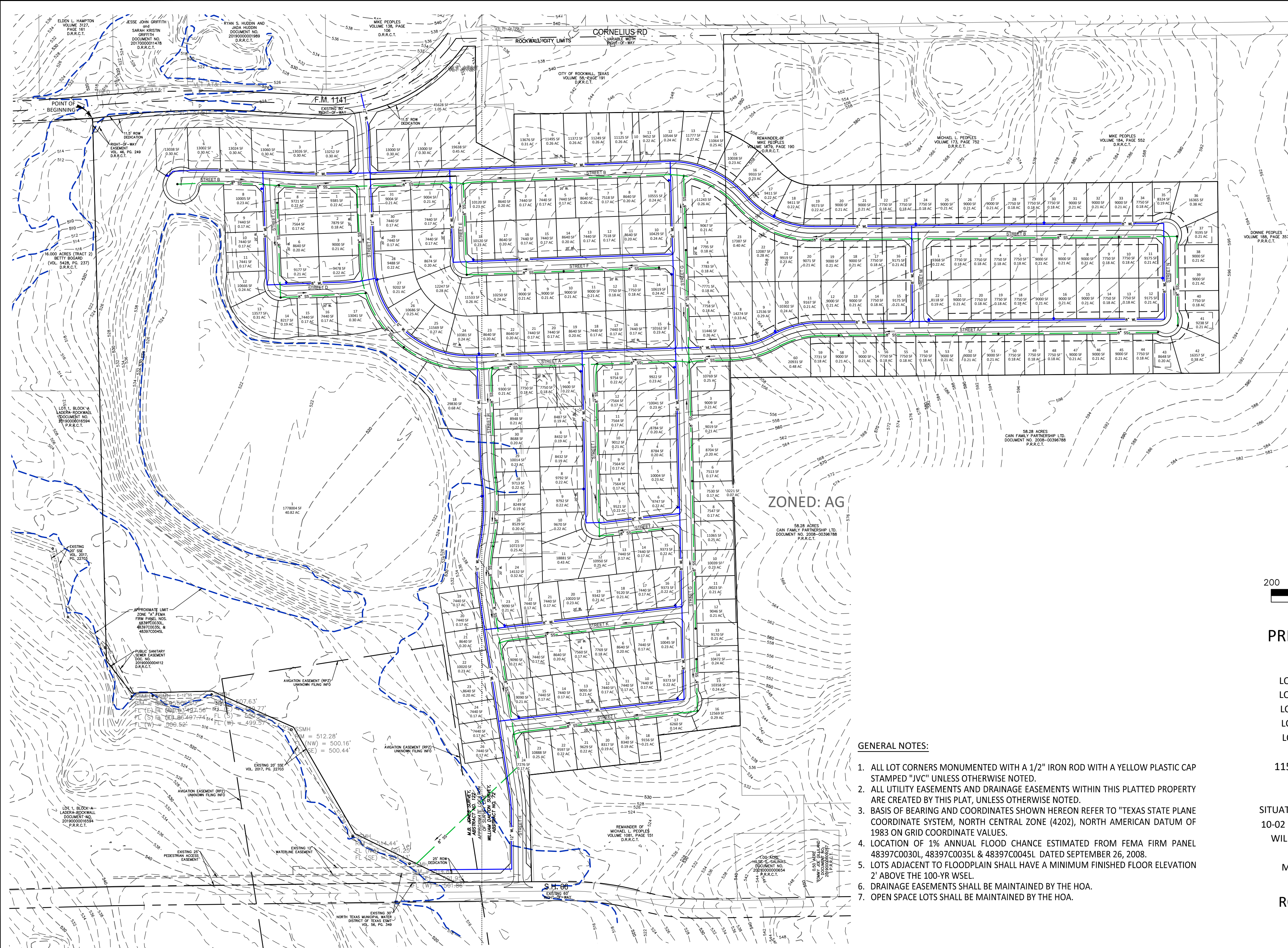
September 12, 2022

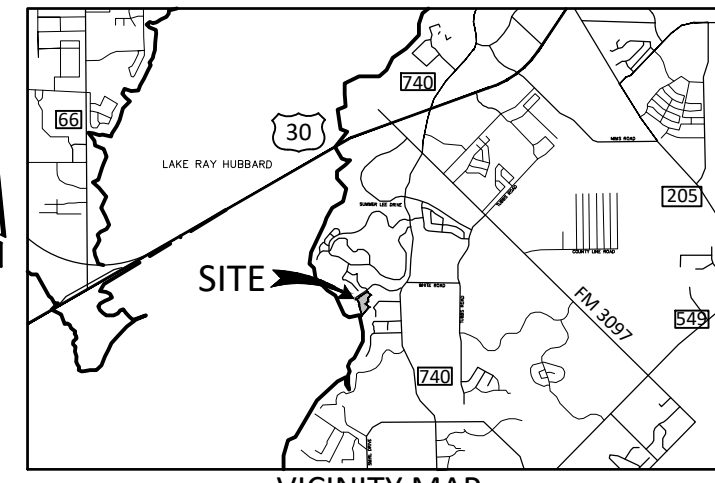
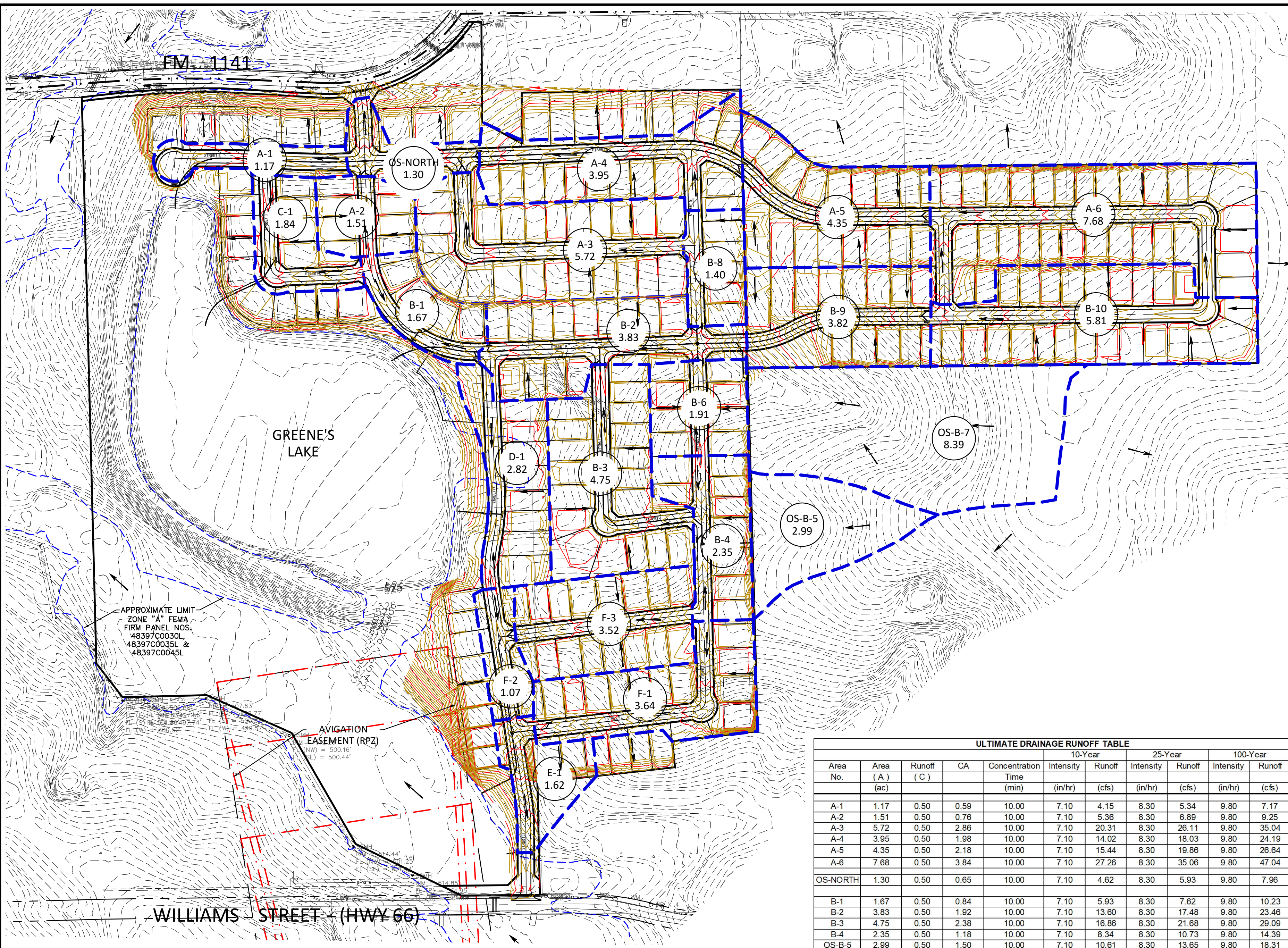
GENERAL NOTES:

1. ALL LOT CORNERS MONUMENTED WITH A 1/2" IRON ROD WITH A YELLOW PLASTIC CAP STAMPED "JVC" UNLESS OTHERWISE NOTED.
2. ALL UTILITY EASEMENTS AND DRAINAGE EASEMENTS WITHIN THIS PLATTED PROPERTY ARE CREATED BY THIS PLAT, UNLESS OTHERWISE NOTED.
3. BASIS OF BEARING AND COORDINATES SHOWN HEREON REFER TO "TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE (4202), NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES.
4. LOCATION OF 1% ANNUAL FLOOD CHANCE ESTIMATED FROM FEMA FIRM PANEL 48397C0030L, 48397C0035L & 48397C0045L. DATED SEPTEMBER 26, 2008.
5. LOTS ADJACENT TO FLOODPLAIN SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION 2' ABOVE THE 100-YR WSEL.
6. DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE HOA.
7. OPEN SPACE LOTS SHALL BE MAINTAINED BY THE HOA.

Owner/Applicant:
Michael Joyce Properties
3767 Justin Road
Rockwall, Texas 75087
Phone: 512-965-6280

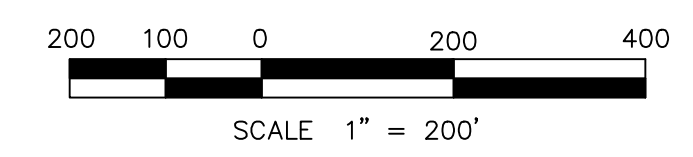
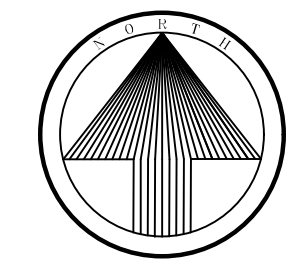
Engineer/Surveyor:
Johnson Volk Consulting, Inc.
704 Central Parkway East, Suite. 1200
Plano, Texas 75074
Phone: 972-201-3102
Contact: Joel Richey, PE





LEGEND

- C-1
22.64 AC DRAINAGE AREA DESIGNATION
DRAINAGE AREA SIZE (AC.)
- PROPOSED DRAINAGE AREA DIVIDE
- DIRECTION OF FLOW
- STORM DRAIN LINE & INLET
- EXISTING CONTOUR
- PROPOSED CONTOUR



**PRELIMINARY DRAINAGE PLAN
TERRACES**

LOTS 1-25, BLOCK A; LOTS 1-60, BLOCK B;
 LOTS 1-24, BLOCK C; LOTS 1-16, BLOCK D;
 LOTS 1-32, BLOCK E; LOTS 1-13, BLOCK F;
 LOTS 1-8, BLOCK G; LOTS 1-31, BLOCK H;
 LOTS 1-18, BLOCK I; LOTS 1-23, BLOCK J;
 LOTS 1-22, BLOCK K
 115.804 ACRES OR 5,044,436.68 SQ. FT.
 263 SINGLE FAMILY LOTS AND
 8 OPEN SPACE LOTS

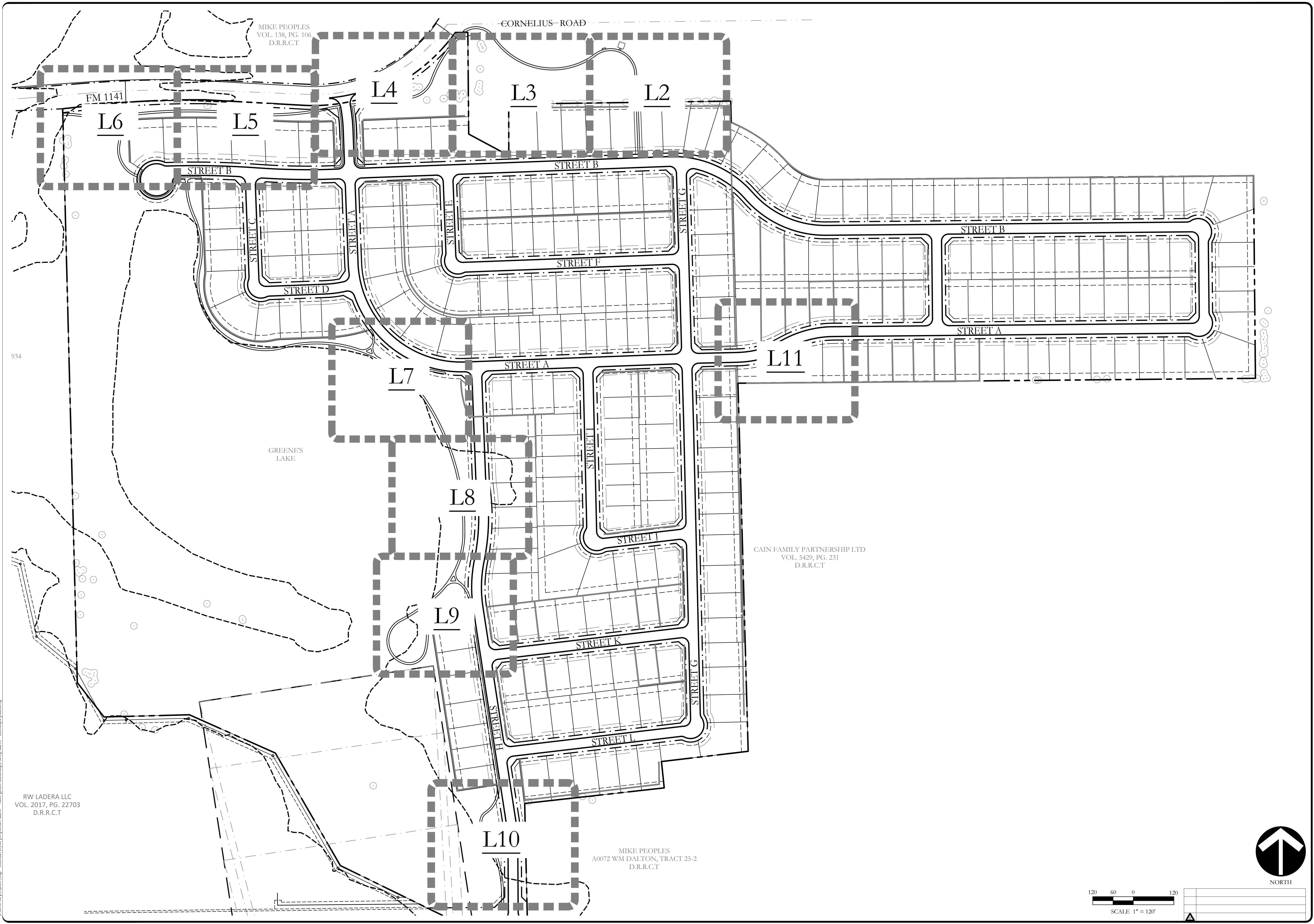
SITUATED WITHIN A PORTION OF TRACTS 25-1, 26,
 10-02 & 10-03 AND ALL OF TRACT 13 & 25 OF THE
 WILLIAM DALTON SURVEY, ABSTRACT NO. 72
 AND TRACT 4 & 4-01 OF THE
 M.B. JONES SURVEY, ABSTRACT NO. 122
**CITY OF ROCKWALL,
 ROCKWALL COUNTY, TEXAS**
 P2022-XXX
 September 09, 2022

ULTIMATE DRAINAGE RUNOFF TABLE										
Area No.	Area (A) (ac)	Runoff (C)	CA	Concentration Time (min)	10-Year		25-Year		100-Year	
					Intensity (in/hr)	Runoff (cfs)	Intensity (in/hr)	Runoff (cfs)	Intensity (in/hr)	Runoff (cfs)
A-1	1.17	0.50	0.59	10.00	7.10	4.15	8.30	5.34	9.80	7.17
A-2	1.51	0.50	0.76	10.00	7.10	5.36	8.30	6.89	9.80	9.25
A-3	5.72	0.50	2.86	10.00	7.10	20.31	8.30	26.11	9.80	35.04
A-4	3.95	0.50	1.98	10.00	7.10	14.02	8.30	18.03	9.80	24.19
A-5	4.35	0.50	2.18	10.00	7.10	15.44	8.30	19.86	9.80	26.64
A-6	7.68	0.50	3.84	10.00	7.10	27.26	8.30	35.06	9.80	47.04
OS-NORTH	1.30	0.50	0.65	10.00	7.10	4.62	8.30	5.93	9.80	7.96
B-1	1.67	0.50	0.84	10.00	7.10	5.93	8.30	7.62	9.80	10.23
B-2	3.83	0.50	1.92	10.00	7.10	13.60	8.30	17.48	9.80	23.46
B-3	4.75	0.50	2.38	10.00	7.10	16.86	8.30	21.68	9.80	29.09
B-4	2.35	0.50	1.18	10.00	7.10	8.34	8.30	10.73	9.80	14.39
OS-B-5	2.99	0.50	1.50	10.00	7.10	10.61	8.30	13.65	9.80	18.31
B-6	1.91	0.50	0.96	10.00	7.10	6.78	8.30	8.72	9.80	11.70
OS-B-7	8.39	0.50	4.20	10.00	7.10	29.78	8.30	38.30	9.80	51.39
B-8	1.40	0.50	0.70	10.00	7.10	4.97	8.30	6.39	9.80	8.58
B-9	3.82	0.50	1.91	10.00	7.10	13.56	8.30	17.44	9.80	23.40
B-10	5.81	0.50	2.91	10.00	7.10	20.63	8.30	26.52	9.80	35.59
C-1	1.84	0.50	0.92	10.00	7.10	6.53	8.30	8.40	9.80	11.27
D-1	2.82	0.50	1.41	10.00	7.10	10.01	8.30	12.87	9.80	17.27
E-1	1.62	0.50	0.81	10.00	7.10	5.75	8.30	7.40	9.80	9.92
F-1	3.64	0.50	1.82	10.00	7.10	12.92	8.30	16.62	9.80	22.30
F-2	1.07	0.50	0.54	10.00	7.10	3.80	8.30	4.88	9.80	6.55
F-3	3.52	0.50	1.76	10.00	7.10	12.50	8.30	16.07	9.80	21.56

BENCHMARKS:
 MONUMENT NO. 1:
 XXXX
 XXXX
 MONUMENT NO. 2:
 XXXX
 XXXX

Owner/Applicant:
 MRJOYCE, LLC
 Ryan Joyce
 767 Justin Road
 Rockwall, Texas 75087
 Phone: 512-965-6280

Engineer/Surveyor:
 Johnson Volk Consulting, Inc.
 704 Central Parkway East, Suite 1200
 Plano, Texas 75074
 Phone: 972-201-3100
 Contact: Tom Dayton, PE



MIKE PEOPLES
VOL. 138, PG. 106
D.R.R.C.T

FM 1141

CORNELIUS ROAD

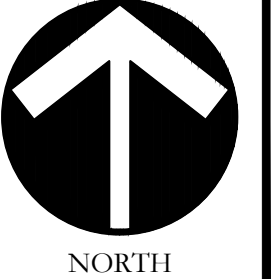
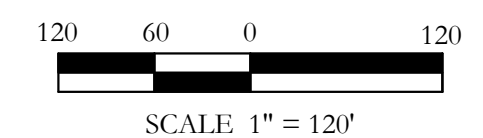
GREENE'S
LAKE

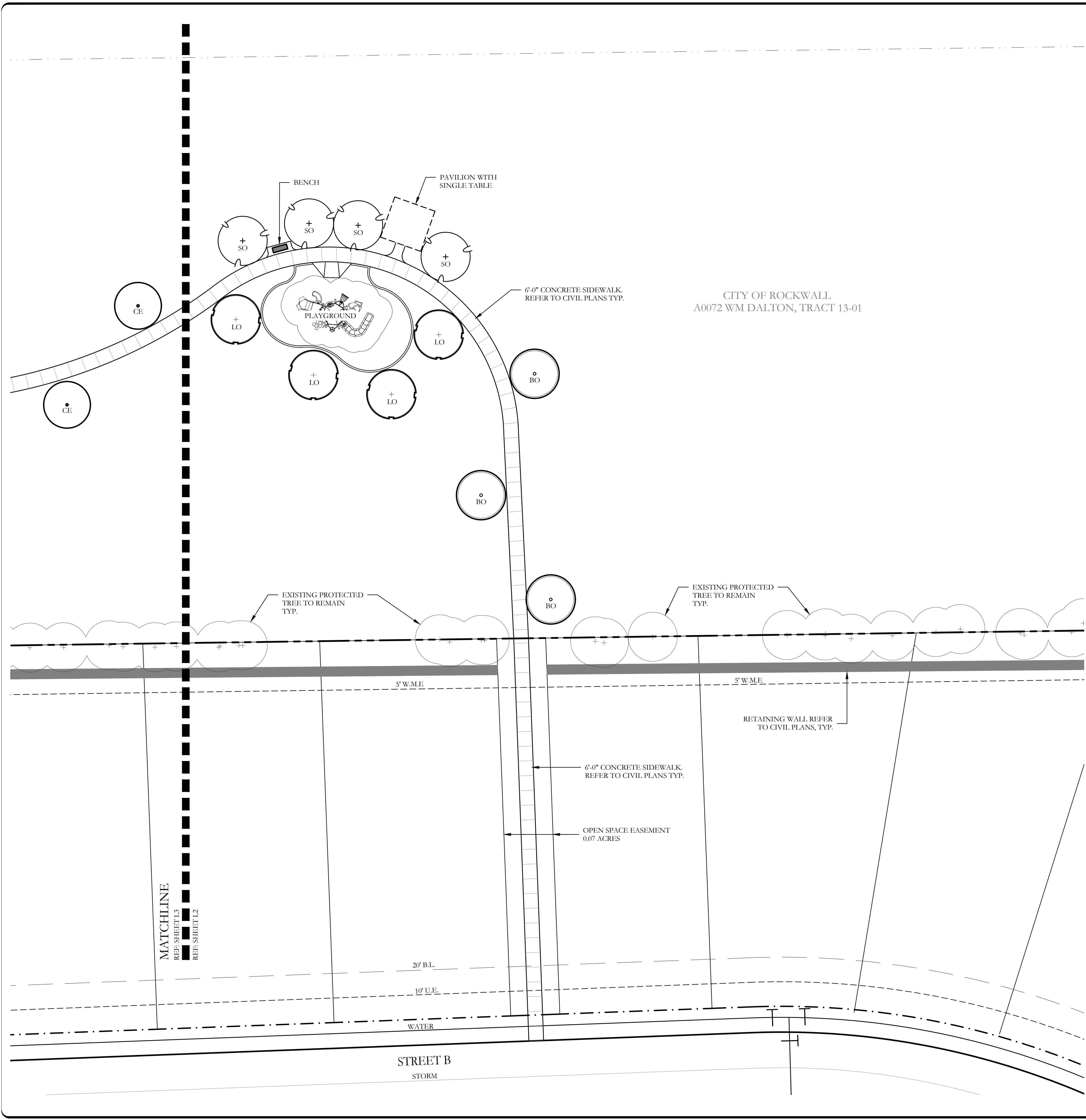
CAIN FAMILY PARTNERSHIP LTD
VOL. 5429, PG. 231
D.R.R.C.T

MIKE PEOPLES
A0072 WM DALTON, TRACT 25-2
D.R.R.C.T

RW LADERA LLC
VOL. 2017, PG. 22703
D.R.R.C.T

P:\level_3\projects\imp - michael jayce\properties\2215 - vallis green landscape\img\2215 - treescape plan.dwg

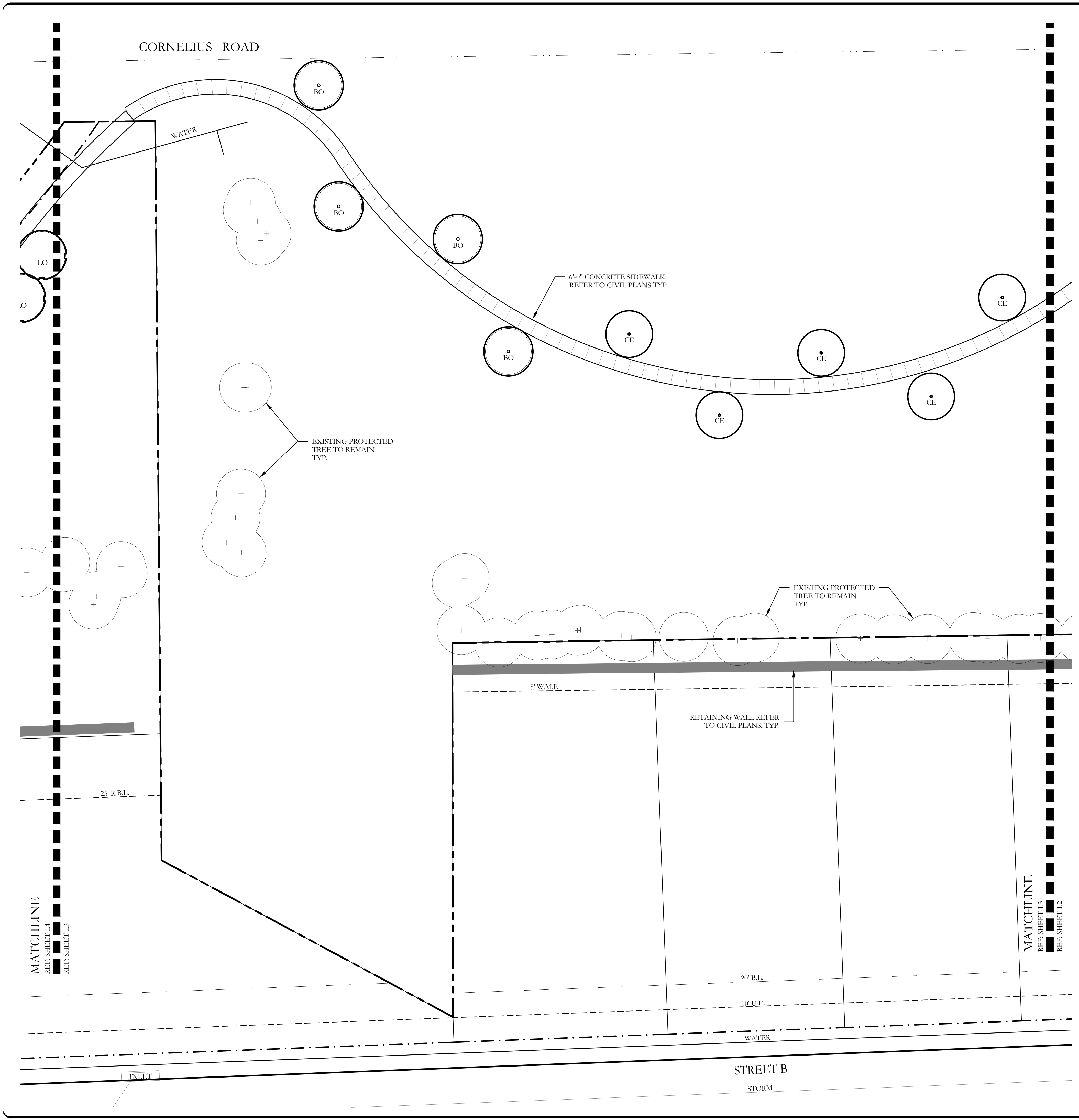




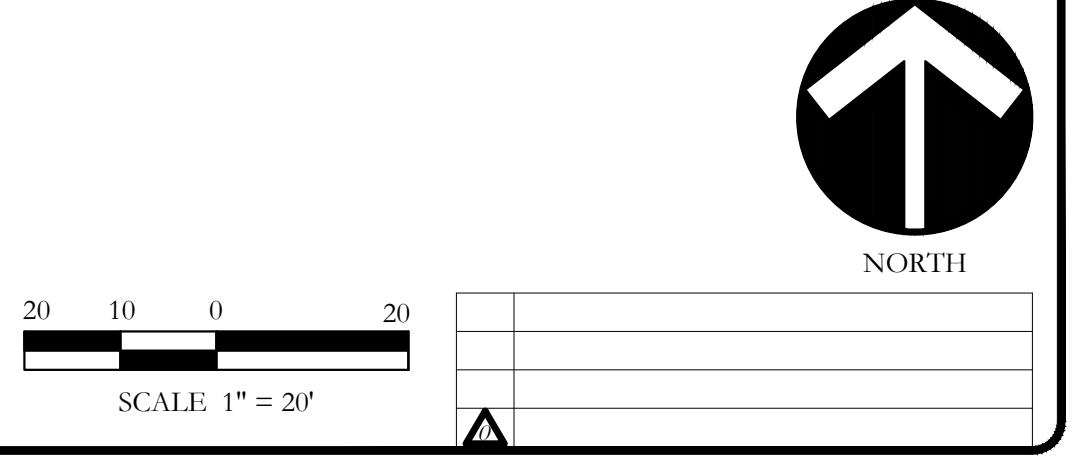
CITY OF ROCKWALL
A0072 WM DALTON, TRACT 13-01

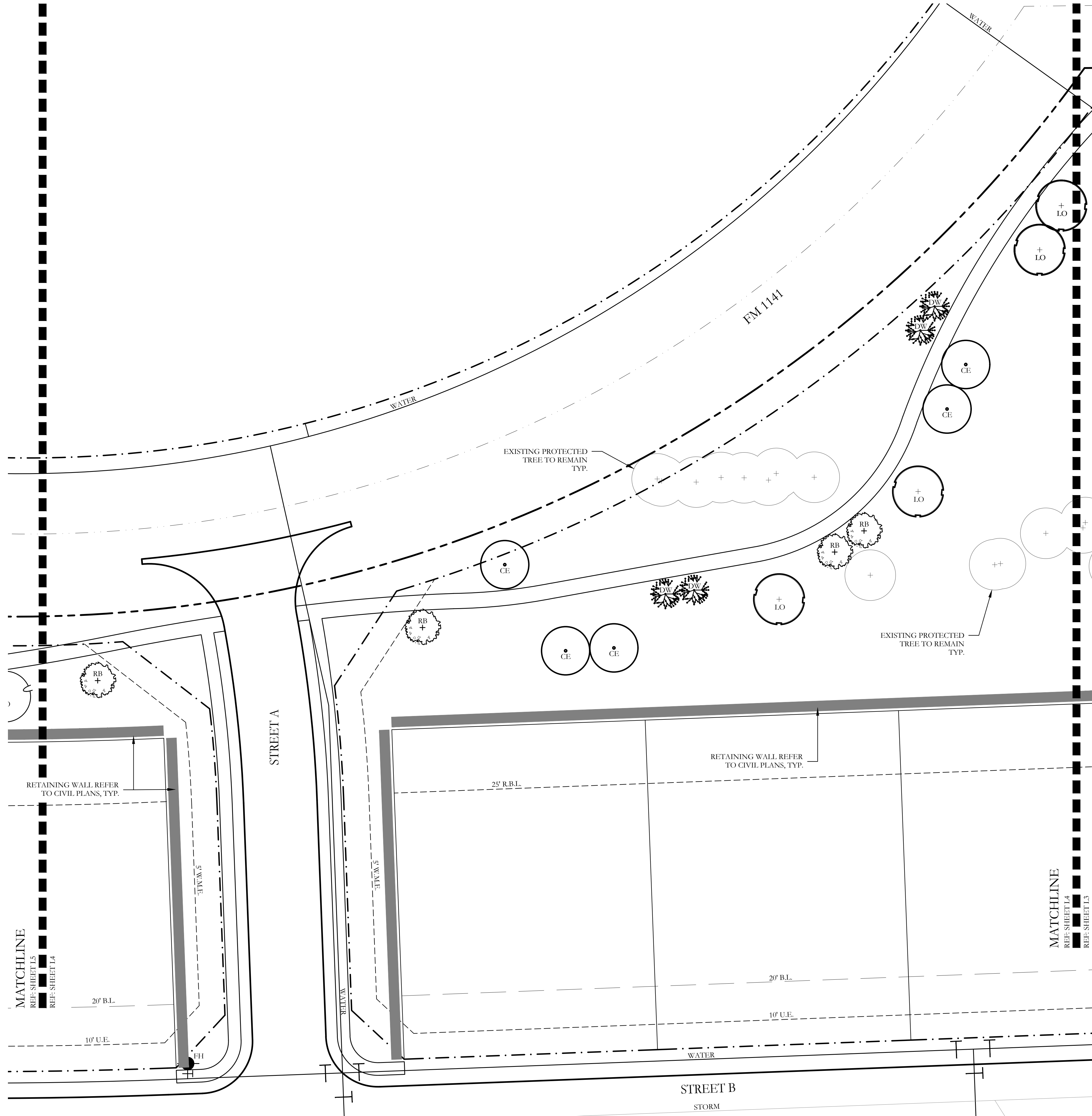
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN



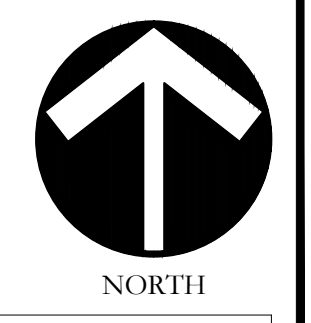
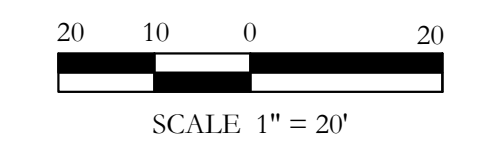


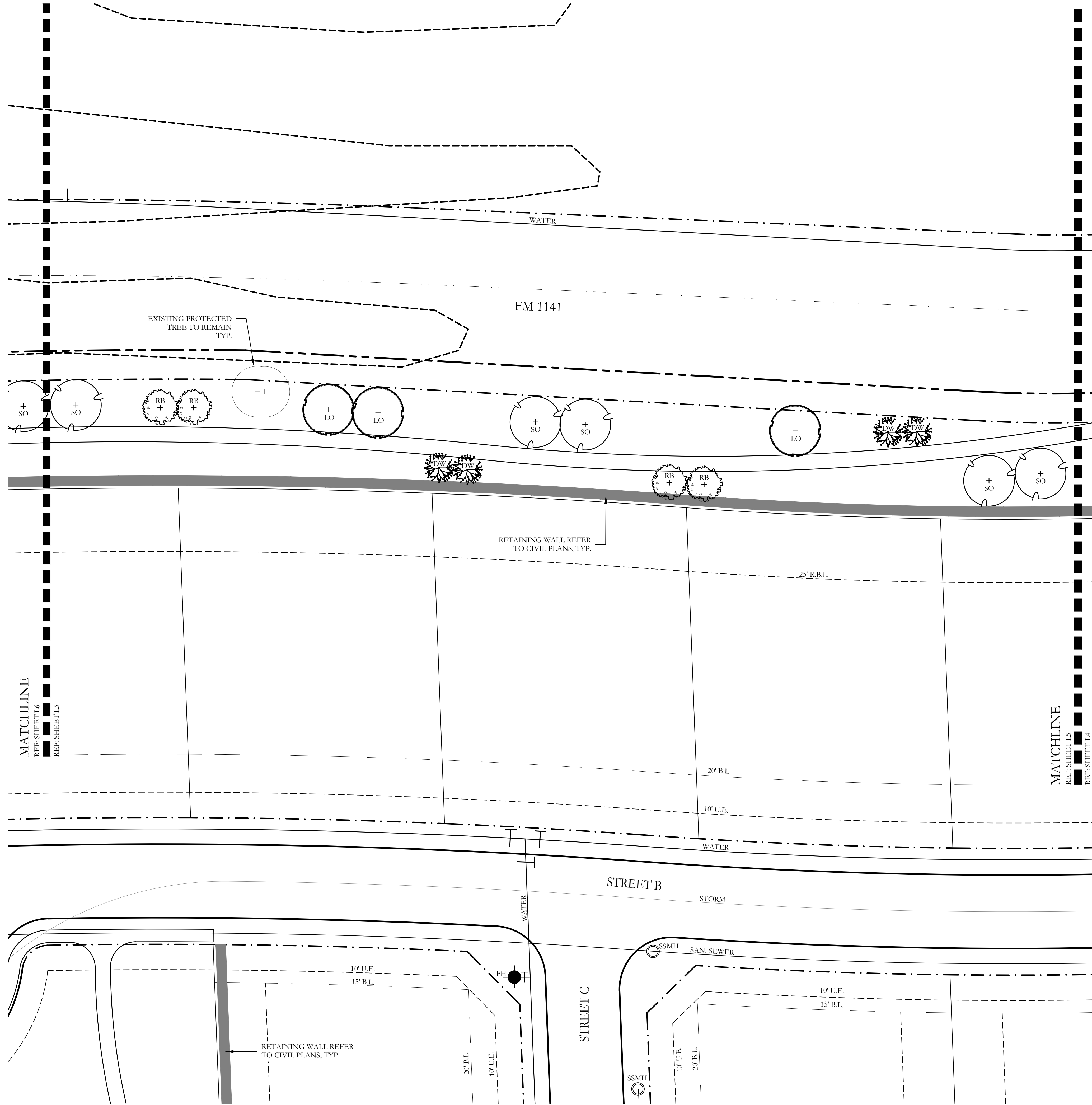
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN



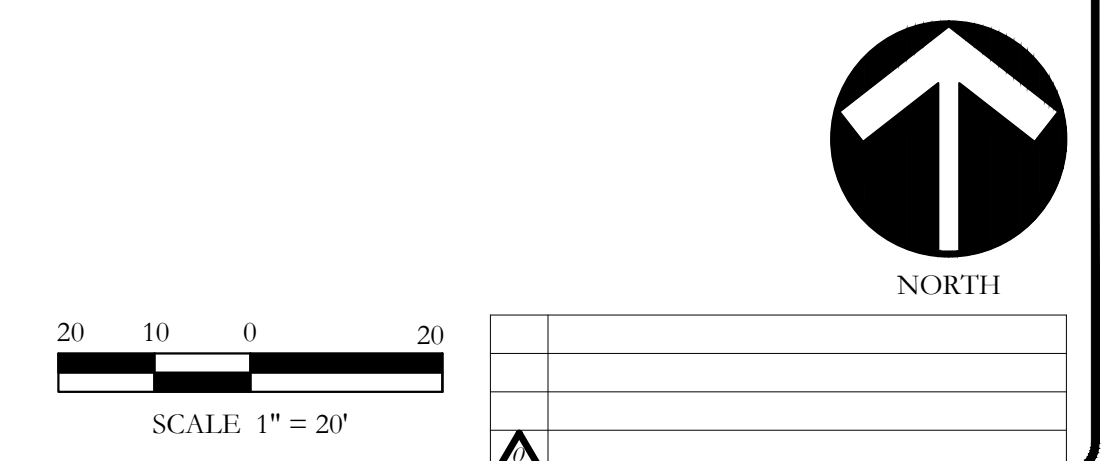


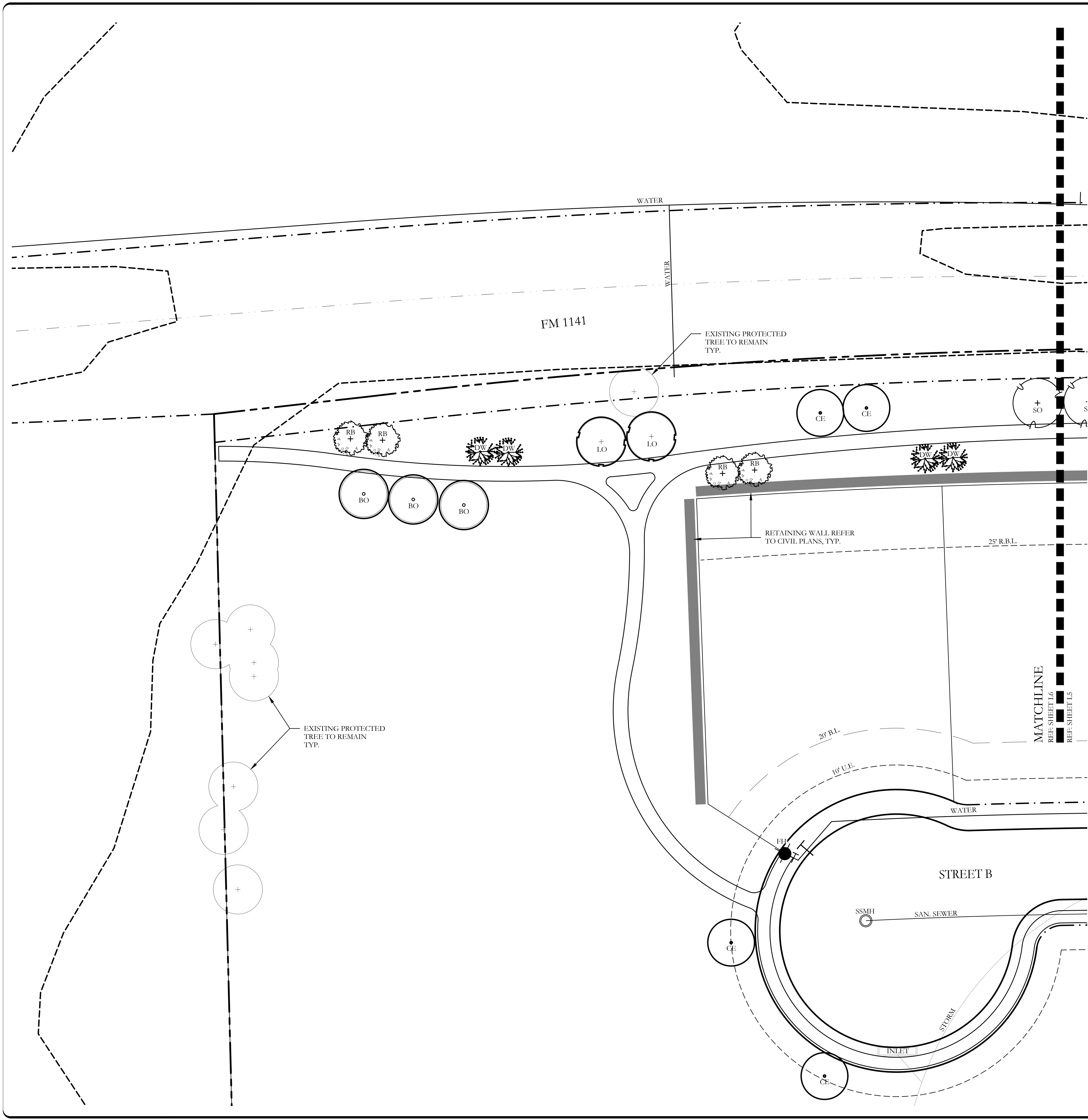
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN



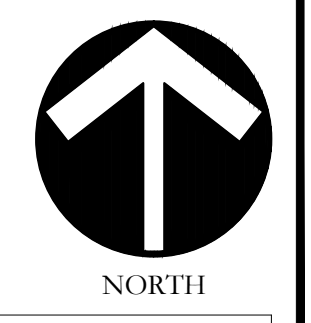
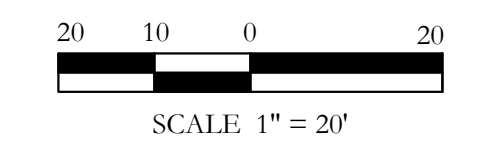


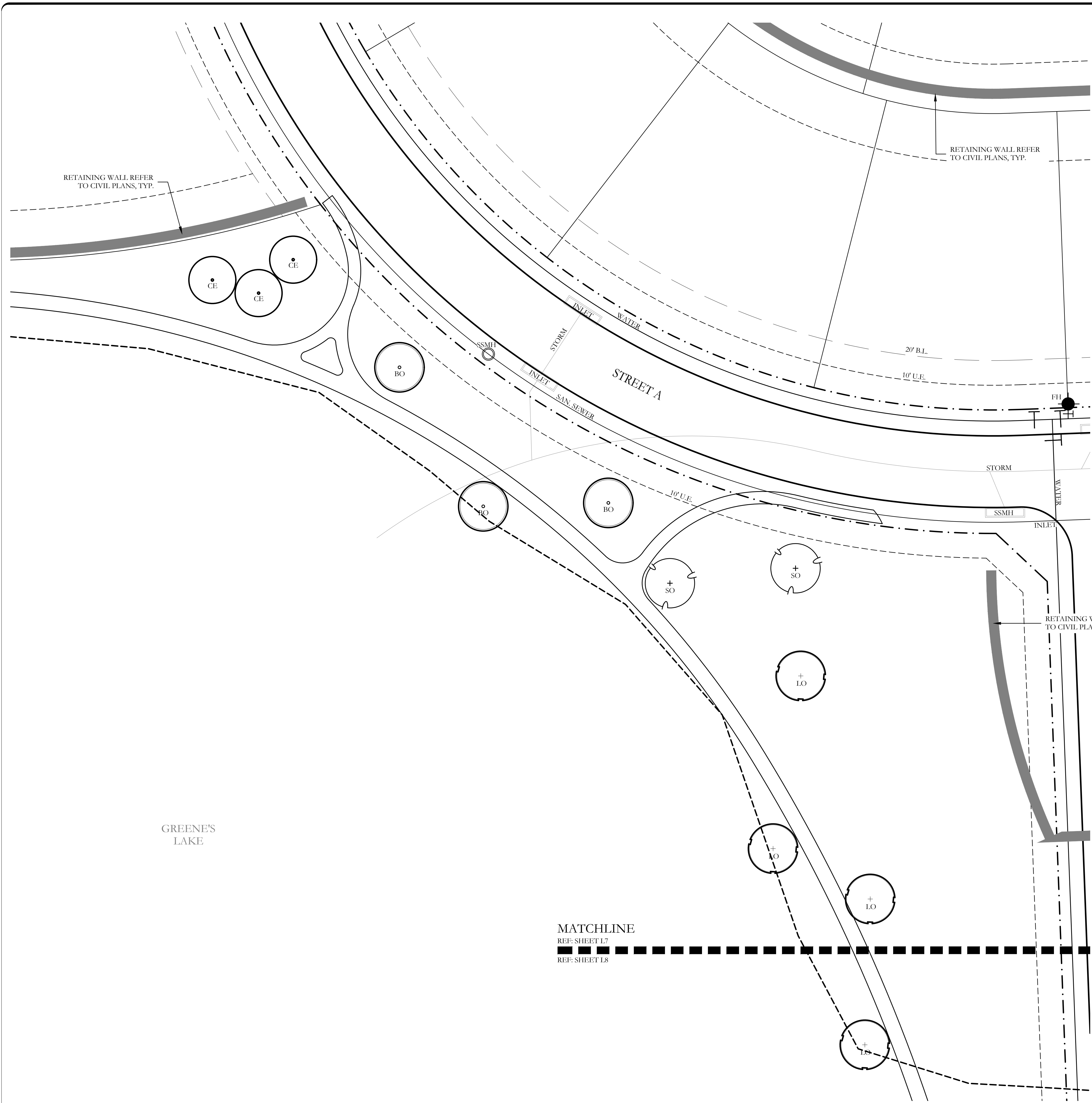
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN





PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN

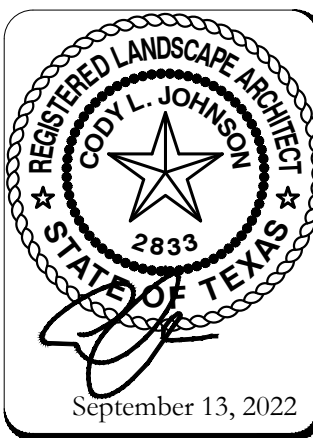
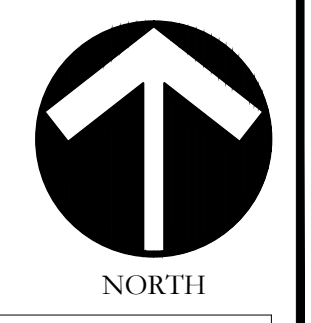
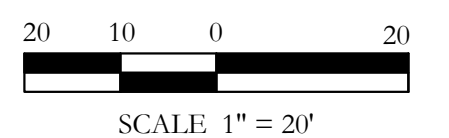




PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN

GREENE'S LAKE

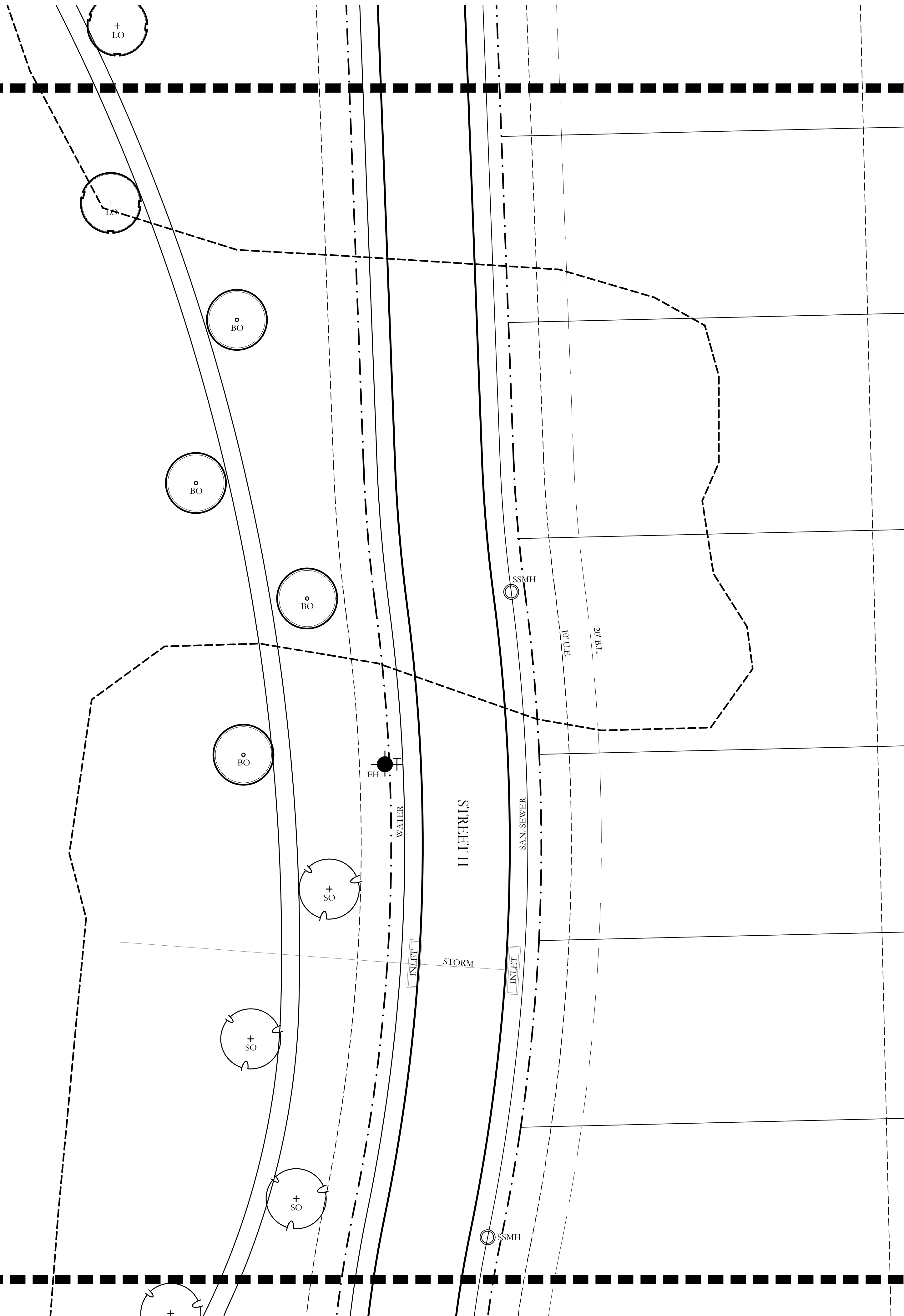
MATCHLINE
 REF: SHEET L7
 REF: SHEET L8



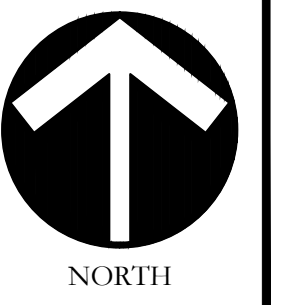
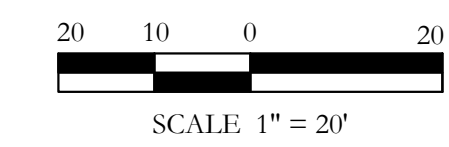
MATCHLINE
REF: SHEET L7
REF: SHEET L8

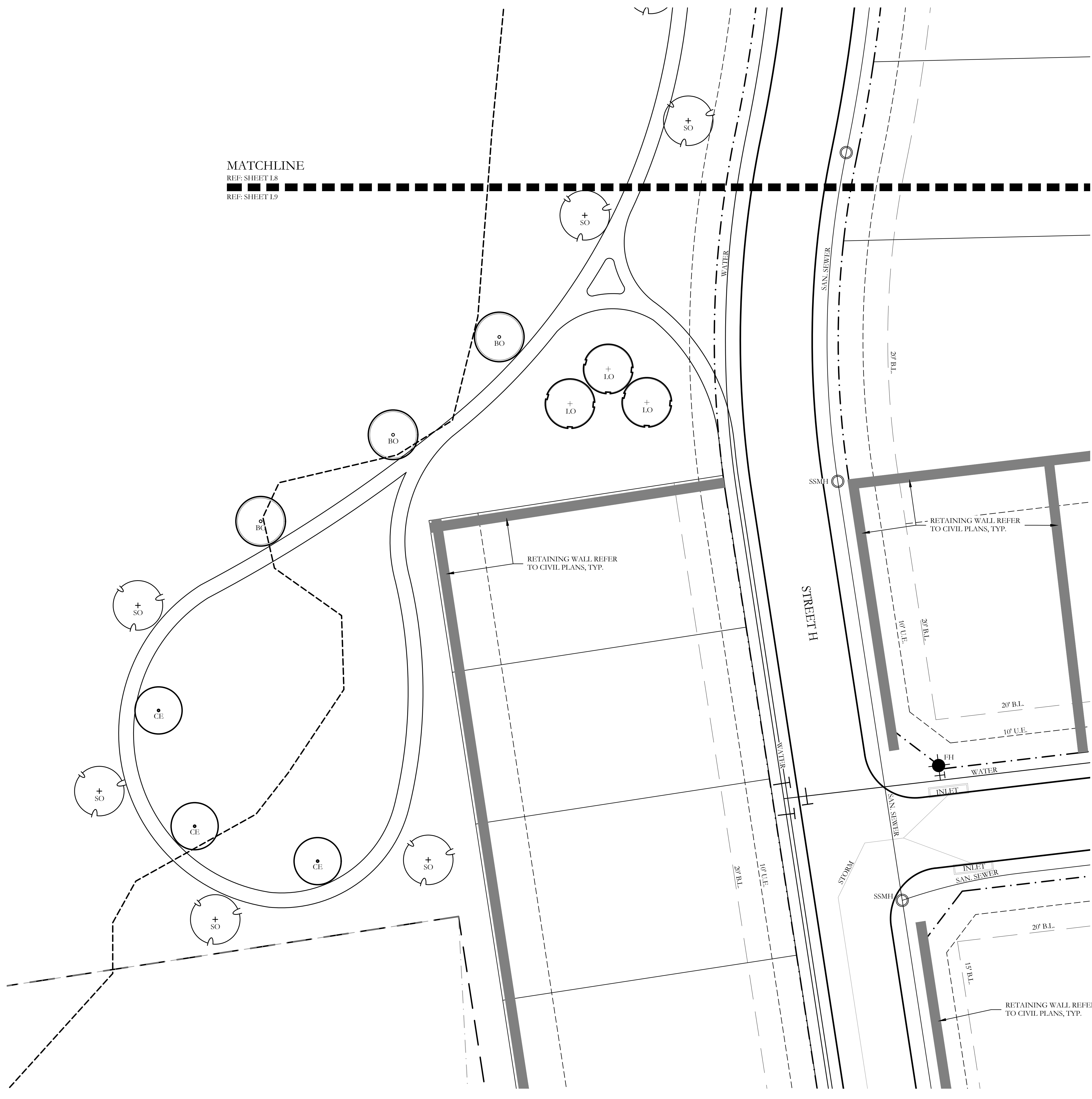
GREENE'S
LAKE

MATCHLINE
REF: SHEET L8
REF: SHEET L9



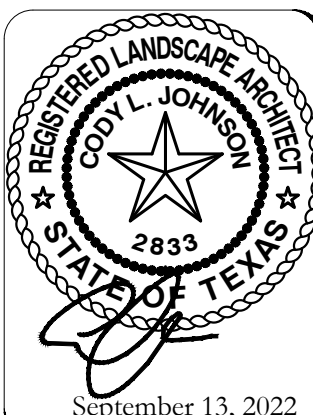
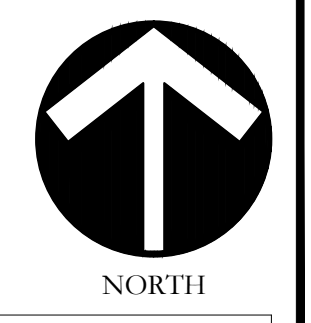
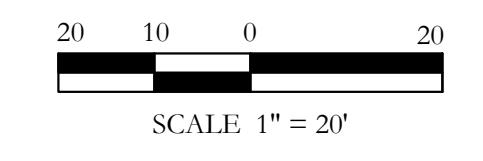
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN





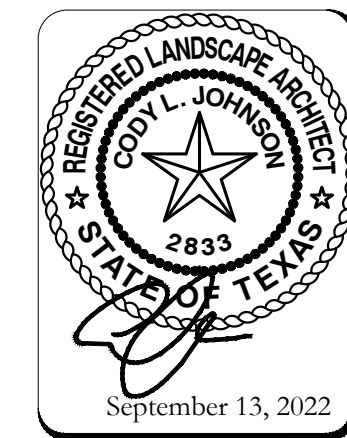
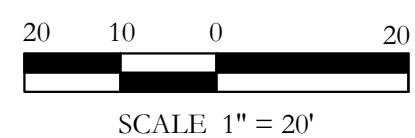
MATCHLINE
 REF: SHEET L8
 REF: SHEET L9

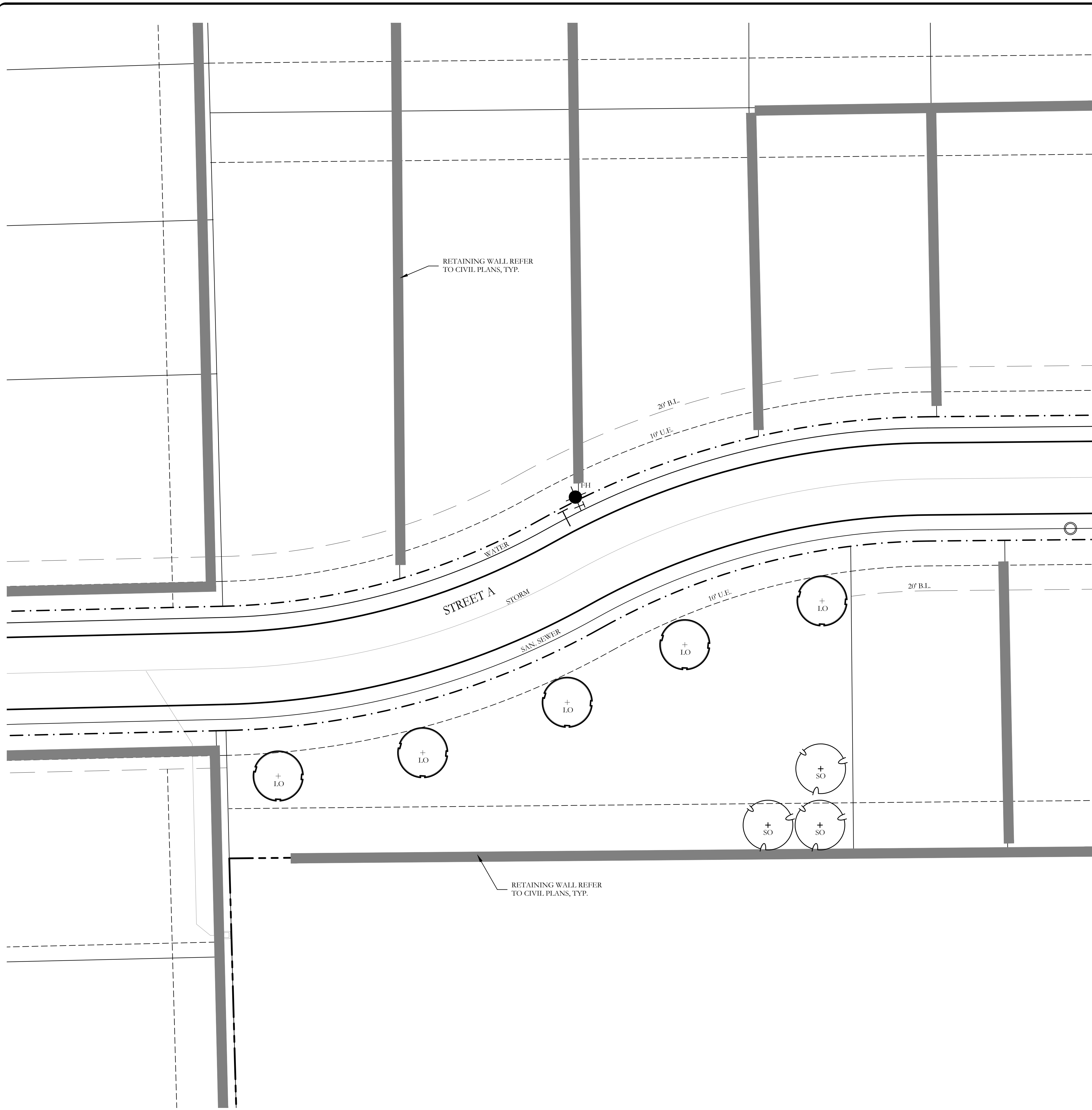
PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN



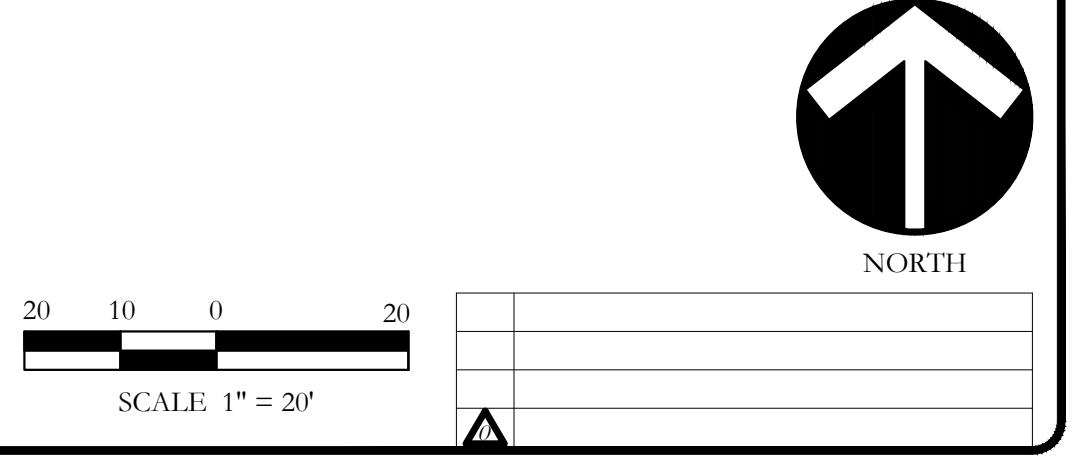


PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN





PLANT LEGEND					
SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
	LO	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN
	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN



LANDSCAPE PROVIDED

FM 1141 ROAD.
 MINIMUM TEN (10) FOOT LANDSCAPE BUFFER PROVIDED
 1 - 4" CAL. CANOPY TREE & 1 ACCENT TREE / 50 LF OF LINEAR FRONTAGE
 1204 LF OF FRONTAGE / 50 LF = 24 - 4" CAL. TREES & 24 ACCENT TREES REQUIRED
 PROVIDED: 25 - 4" CALIPER CANOPY TREES & 24 ACCENT TREES PROVIDED

TREE MITIGATION

173 CAL. INCHES REMOVED
 119 - 4" CAL. CANOPY TREES & 24 - 2" CAL. ACCENT TREES = 476 CAL. INCHES REPLACED.

PLANT LIST						
KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
LO	29	LIVE OAK	QUERCUS VIRGINIANA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
SO	29	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BO	24	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	25	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
DW	12	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
RB	12	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.

GENERAL LANDSCAPE NOTES

INSPECTIONS:

- NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
- THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
- THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:

- PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC ROW VISIBILITY REQUIREMENTS.
- UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.
- STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.
- THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.
- TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS.
- A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE.
- TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.
- ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH.
- NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL SHALL BE LABORATORY TESTED BY AN ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

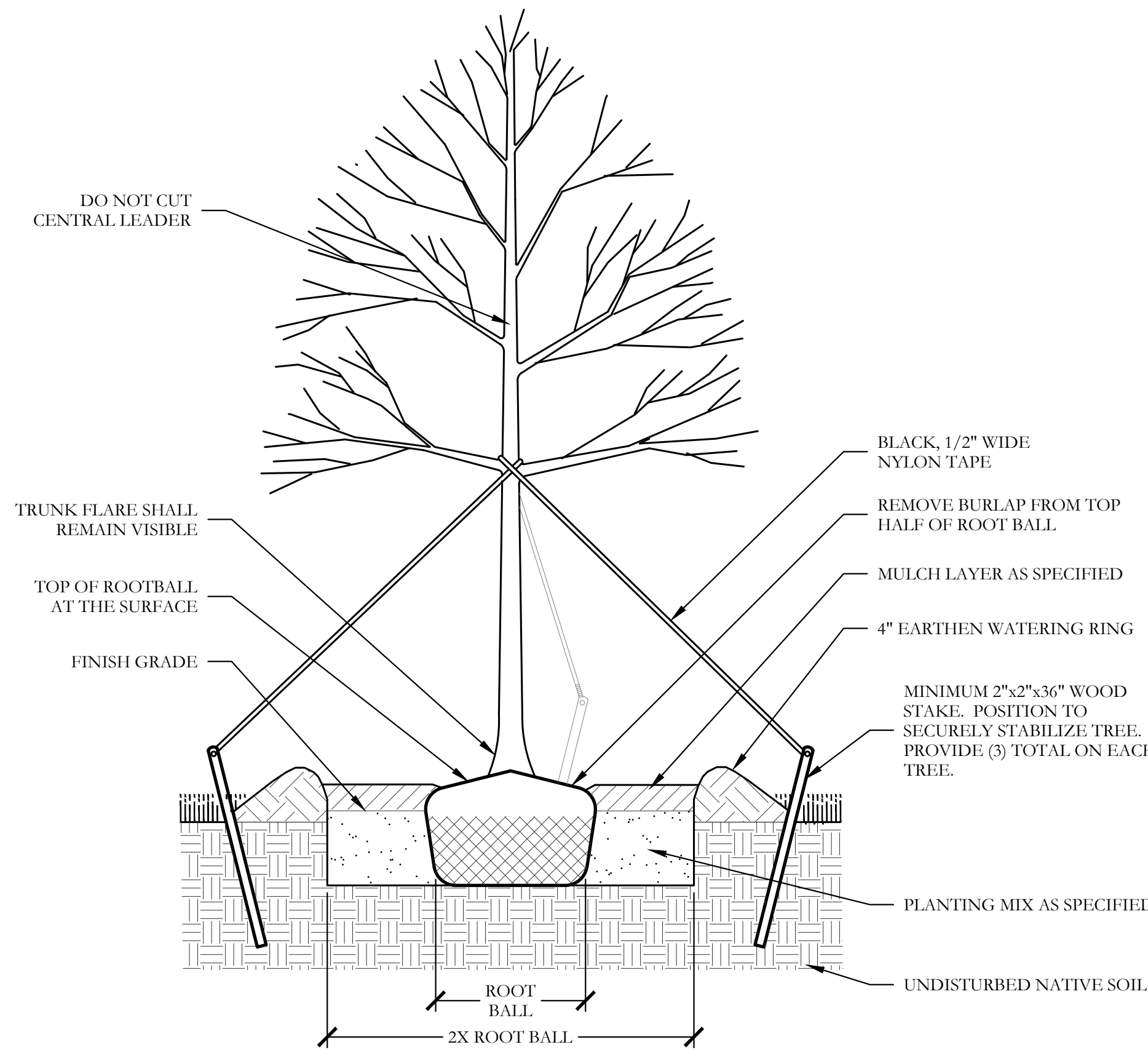
- ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE IRRIGATION SYSTEM.
- IRRIGATION OVER SPRAY ON STREETS AND WALKS IS PROHIBITED.
- MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW.
- ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION.
- VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES.
- THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE (MINIMUM).
- IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES, SHALL BE FED FROM STUBBED LATERALS OR BULL-HEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.
- NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:

- THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF THE YEAR.
- LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.
- TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:

- CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
- ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL, BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
- PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.
- NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.
- NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.
- VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE DRIP LINE.
- GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.
- NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE CITY.
- ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE.
- ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED.



1 TYPICAL TREE PLANTING SECTION NOT TO SCALE

P:\civil_3\projects\imp - michael Joyce\properties\2215 - vallis green\landscape\04p1\2215 - treescape_planning.dwg

CITY OF ROCKWALL
A0072 WM DALTON, TRACT 13-01

MATCHLINE
REF. SHEET TRS
REF. SHEET TRC

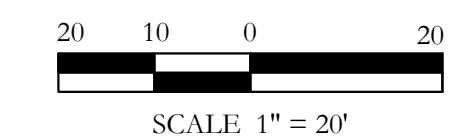
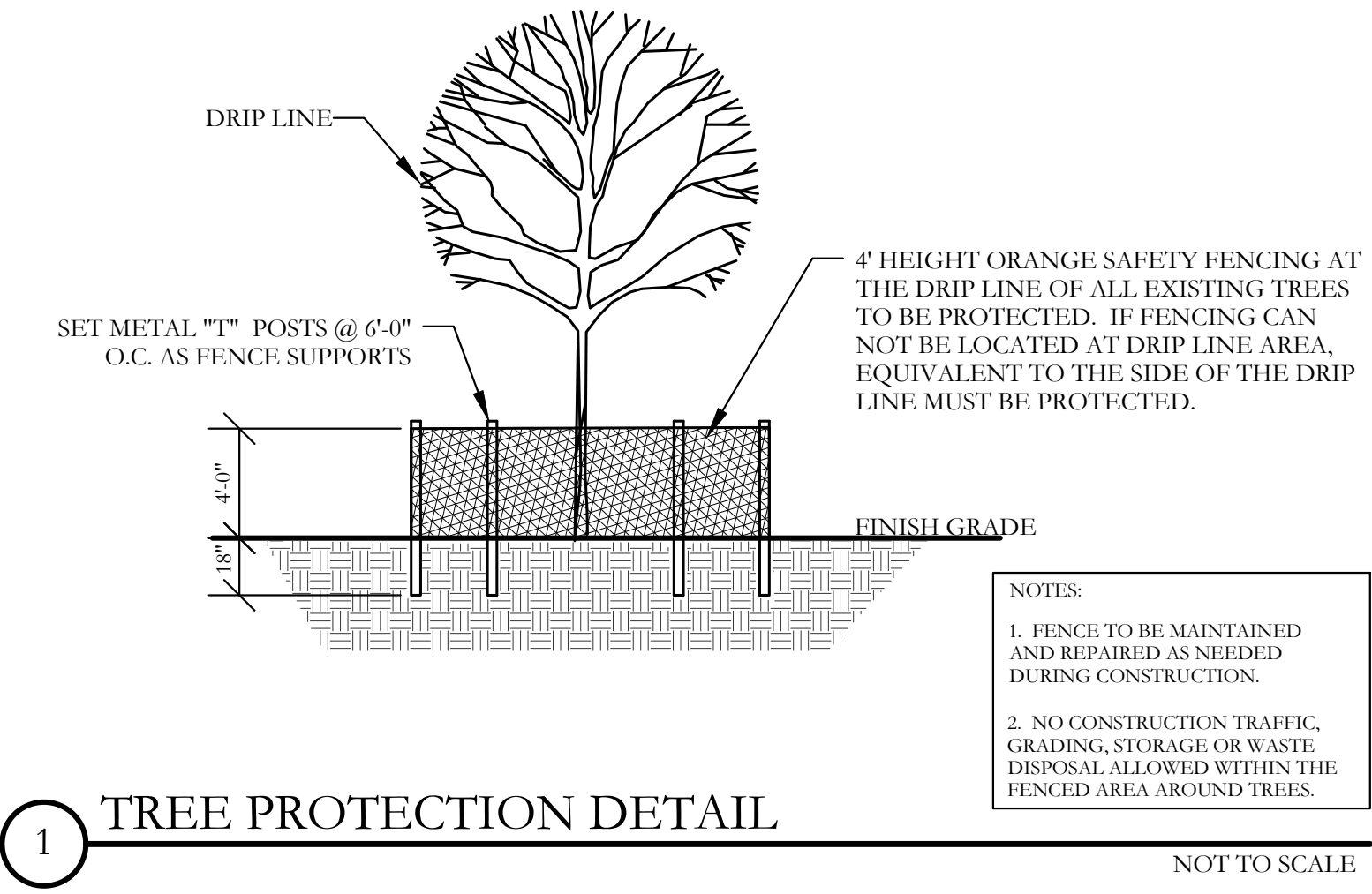


LEGEND

- 7 EXISTING TREE TO BE REMOVED
- 23 EXISTING TREE TO REMAIN
- 32 EXISTING TREE LOCATED OFF-SITE TO REMAIN
- TREE PROTECTION FENCE, TYP.

TREE PROTECTION NOTES

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



P:\civil_3\projects\imp - michael jayce\properties\2215 - vallis green landscape\dwg\2215 - tree survey plan.dwg

F:\level_3\projects\imp - michael joyce\properties\2215 - vallis green landscape\dwg\2215 - tree survey plan.dwg

2



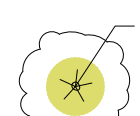
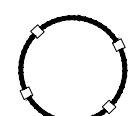
MATCHLINE
REF: SHEET TR4
REF: SHEET TR5

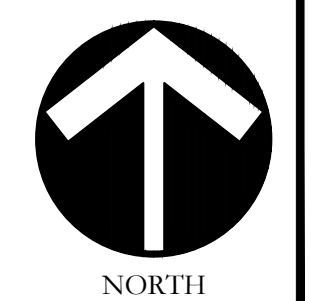
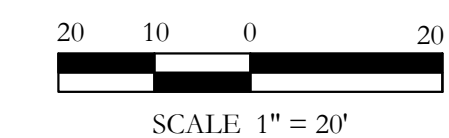
CITY OF ROCKWALL
A0072 WM DALTON, TRACT 13-01

MATCHLINE
REF: SHEET TR3
REF: SHEET TR2



LEGEND




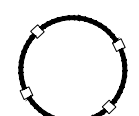
-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  32 EXISTING TREE LOCATED OFF-SITE TO REMAIN
-  TREE PROTECTION FENCE, TYP.

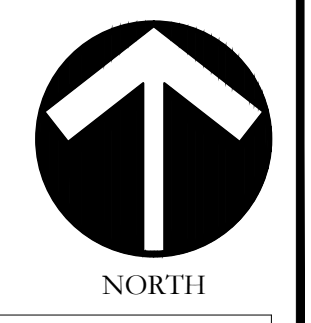
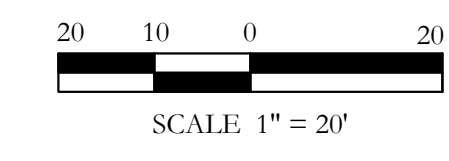
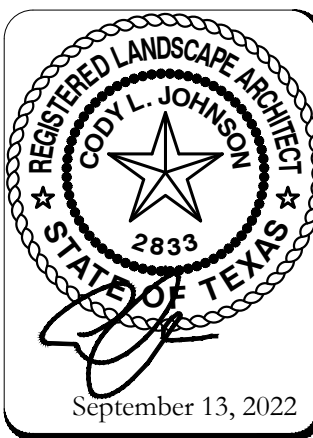


F:\level_3\projects\imp - michael jayce\properties\2215 - wallis green landscape.dwg(2215 - tree survey plan.dwg



LEGEND

-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  32 EXISTING TREE LOCATED OFF-SITE TO REMAIN
-  TREE PROTECTION FENCE, TYP.




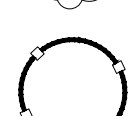


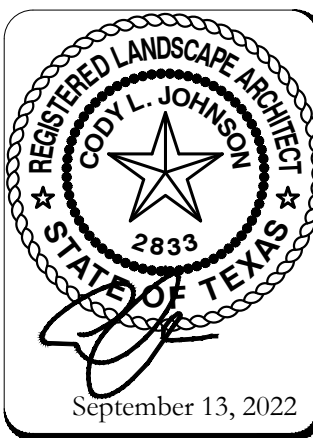
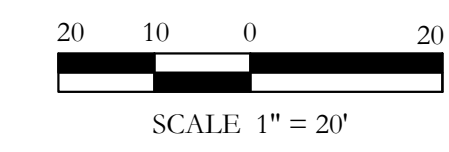
F:\level_3\projects\imp - michael jayce\properties\2215 - vallis green\landscape\dwg\2215 - tree survey\plan.dwg

MATCHLINE
REF: SHEET TR6
REF: SHEET TR5



LEGEND




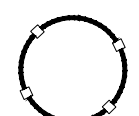
-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  32 EXISTING TREE LOCATED OFF-SITE TO REMAIN
-  TREE PROTECTION FENCE TYP.

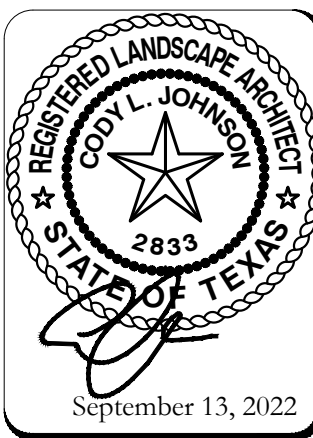
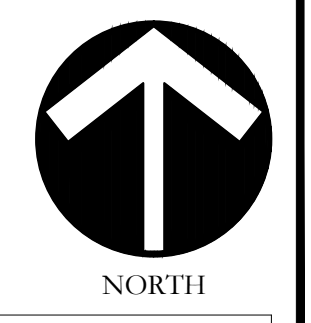
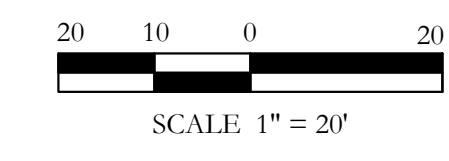


F:\level_3\projects\imp - michael jayce\properties\2215 - wallis green landscape.dwg, 2215 - tree survey plan.dwg

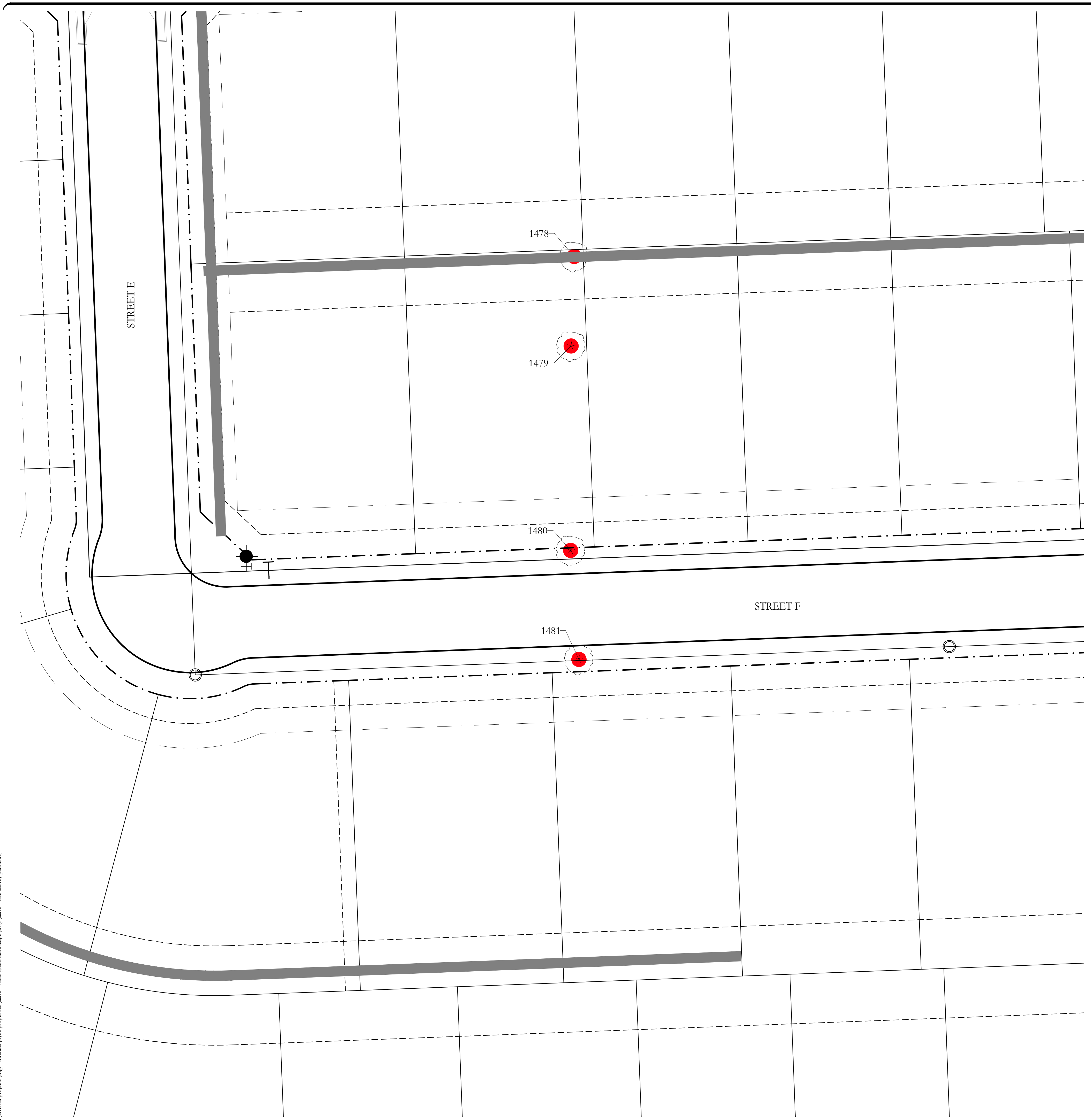


LEGEND




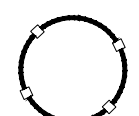
-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  32 EXISTING TREE LOCATED OFF-SITE TO REMAIN
-  TREE PROTECTION FENCE TYP.

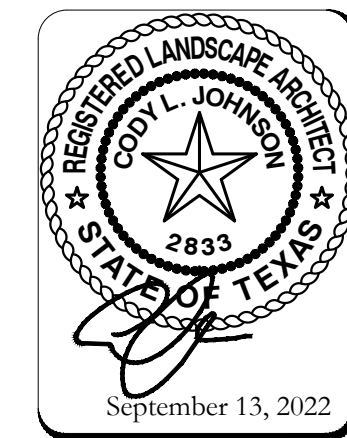
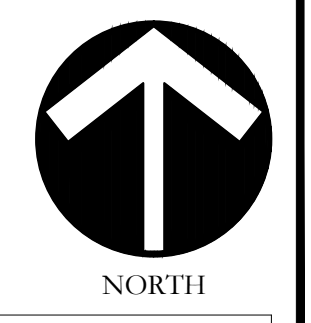
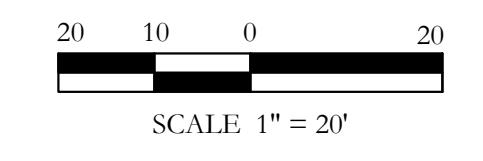


F:\level_3\projects\imp - michael jayce\properties\2215 - vallis green\landscape\dwg\2215 - tree survey plan.dwg




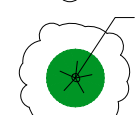

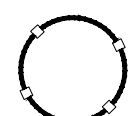
LEGEND

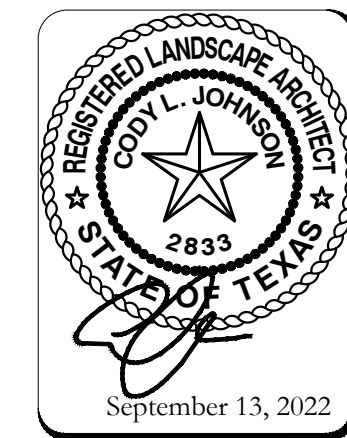
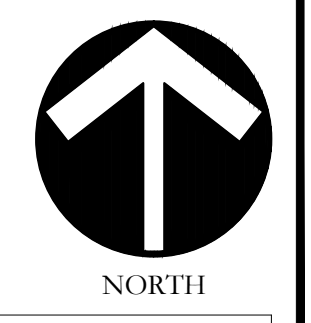
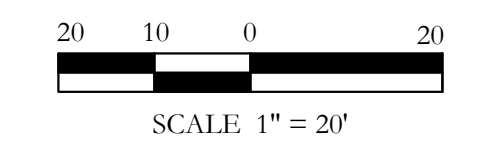
-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  32 EXISTING TREE LOCATED OFF-SITE TO REMAIN
-  TREE PROTECTION FENCE TYP.





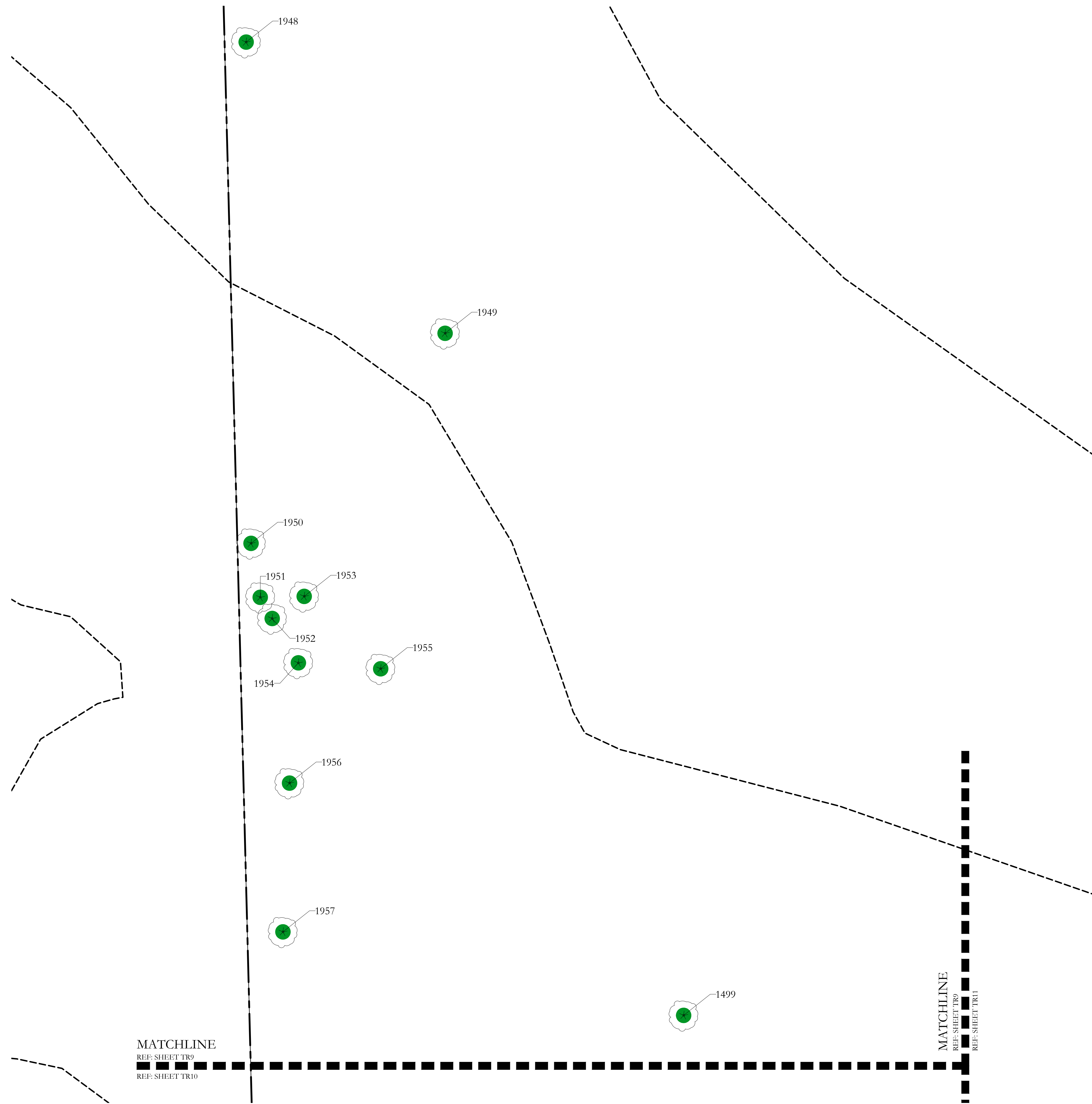
LEGEND

-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  32 EXISTING TREE LOCATED OFF-SITE TO REMAIN
-  TREE PROTECTION FENCE TYP.



P:\level_3\projects\imp - michael joyce\properties\2215 - vallis green\landscape\dwg\2215 - tree survey plan.dwg




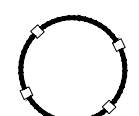
F:\level_3\projects\imp - michael jones\properties\2215 - wallis green\landscape\dwg\2215 - tree survey plan.dwg

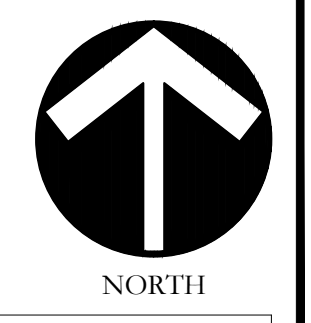
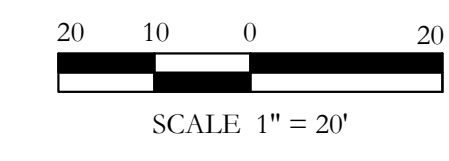


MATCHLINE
REF: SHEET TR9
REF: SHEET TR10

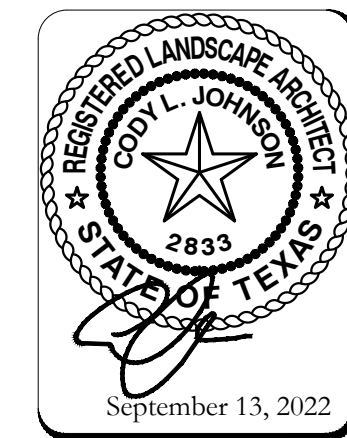
MATCHLINE
REF: SHEET TR9
REF: SHEET TR11

LEGEND

-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  32 EXISTING TREE LOCATED OFF-SITE TO REMAIN
-  TREE PROTECTION FENCE TYP.



SCALE:
1" = 20'
One Inch
JVC No 2215



TREE SURVEY PLAN
TREE SURVEY PLAN

VALLIS GREENE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

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

F:\civil_3d\projects\imp - michael joyce\properties\2215 - wallis green\landscape\dwg\2215 - tree survey plan.dwg

MATCHLINE
REF: SHEET TR9
REF: SHEET TR10

MATCHLINE
REF: SHEET TR9
REF: SHEET TR11

MATCHLINE
REF: SHEET TR10
REF: SHEET TR11

1499


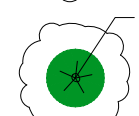

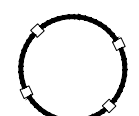
1959
1958
1966
1965
1964
1962
1960
1963
1961

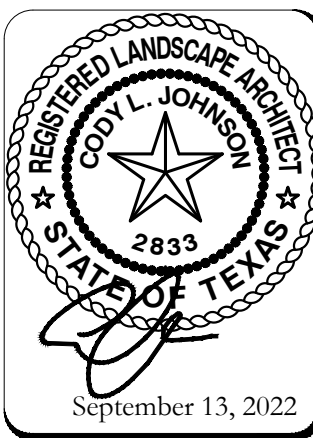
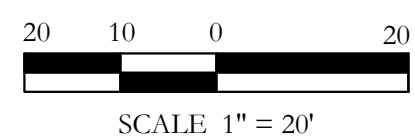
1938

1500

1937

LEGEND




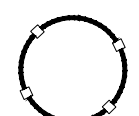
-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  32 EXISTING TREE LOCATED OFF-SITE TO REMAIN
-  TREE PROTECTION FENCE TYP.

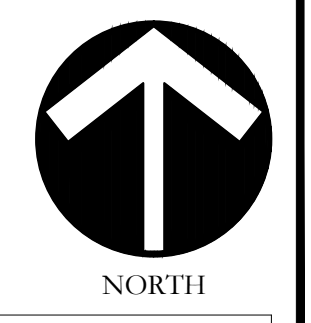
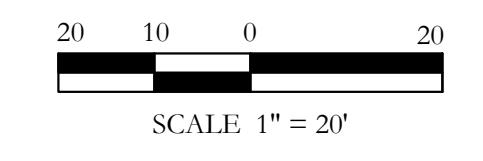


F:\level_3\projects\imp - michael jayce\properties\2215 - vallis green\landscape\dwg\2215 - tree survey plan.dwg

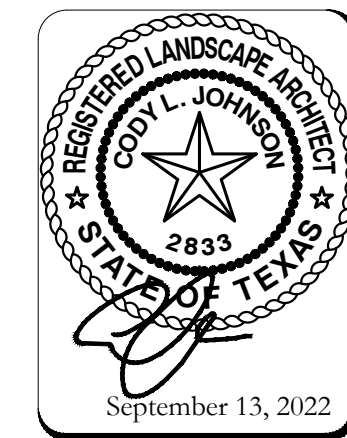


LEGEND

-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  32 EXISTING TREE LOCATED OFF-SITE TO REMAIN
-  TREE PROTECTION FENCE TYP.



SCALE:
1" = 20'
One Inch
JVC No 2215



TREE SURVEY PLAN
TREE SURVEY PLAN

VALLIS GREENE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

JOHNSON VOLK CONSULTING
 JBPELS Engineering Firm No. 11962 / Land Surveying Firm No. 10194033
 704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100


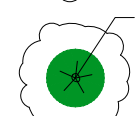

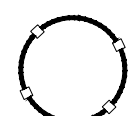
F:\level_3\projects\imp - michael jayce\properties\2215 - vallis green\landscape\dwg\2215 - tree survey plan.dwg

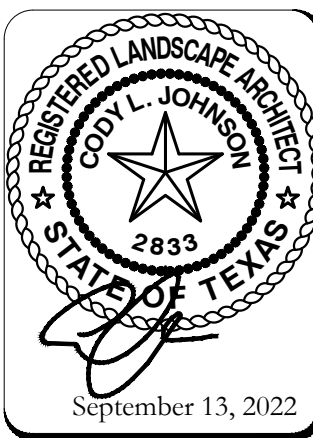
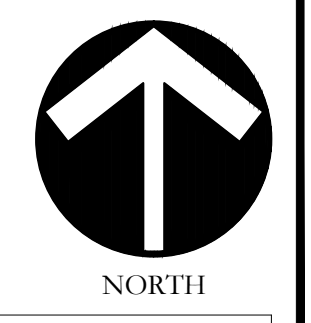
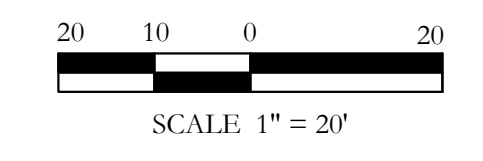


1495

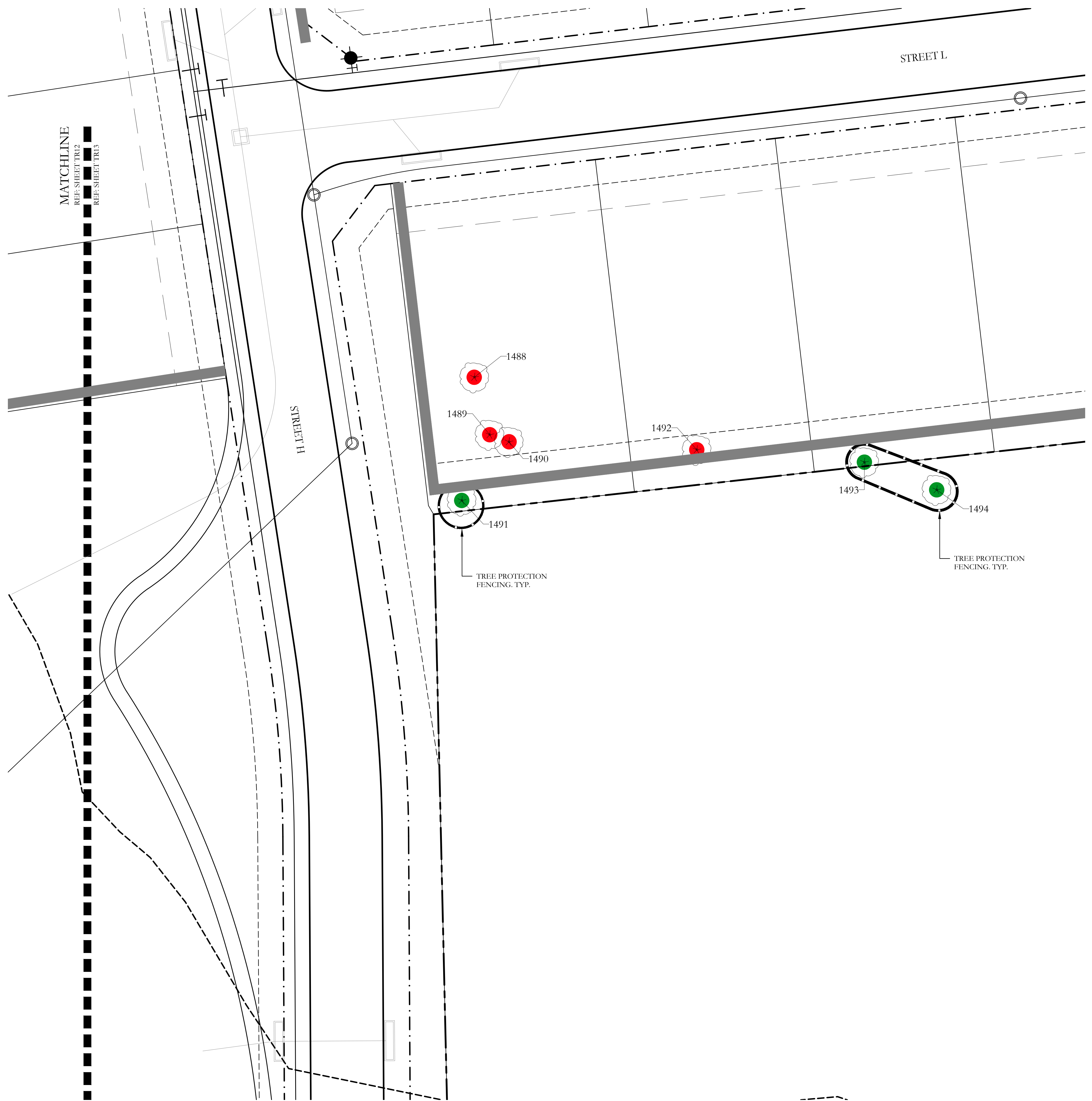
MATCHLINE
REF-SHEET TR12
REF-SHEET TR13

LEGEND




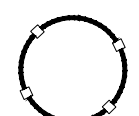
-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  32 EXISTING TREE LOCATED OFF-SITE TO REMAIN
-  TREE PROTECTION FENCE TYP.

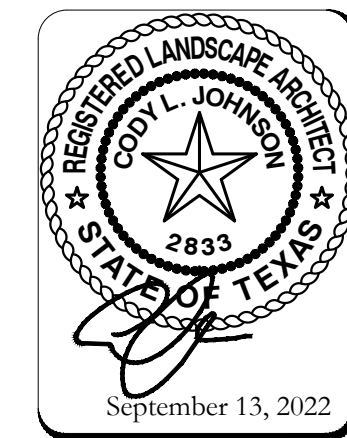
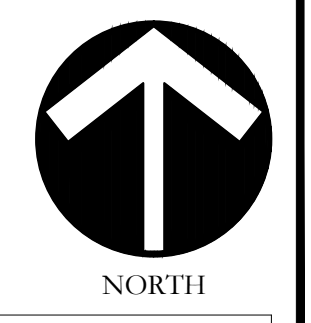
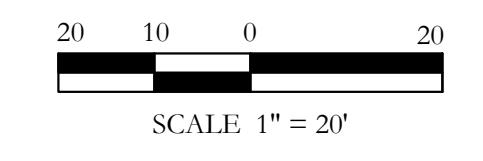


F:\level_3\projects\imp - michael jayce\properties\2215 - vallis green\landscape\dwg\2215 - tree survey plan.dwg



LEGEND




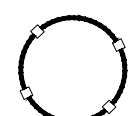
-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  32 EXISTING TREE LOCATED OFF-SITE TO REMAIN
-  TREE PROTECTION FENCE. TYP.

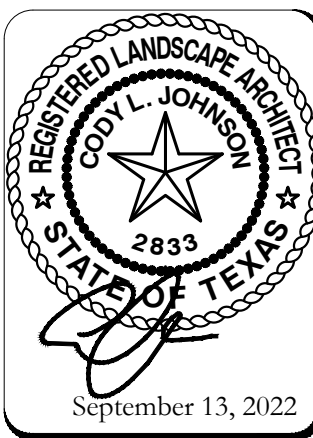
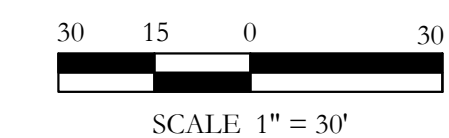


F:\level_3\projects\imp - michael jones\properties\2215 - wallis green\landscape\dwg\2215 - tree survey plan.dwg

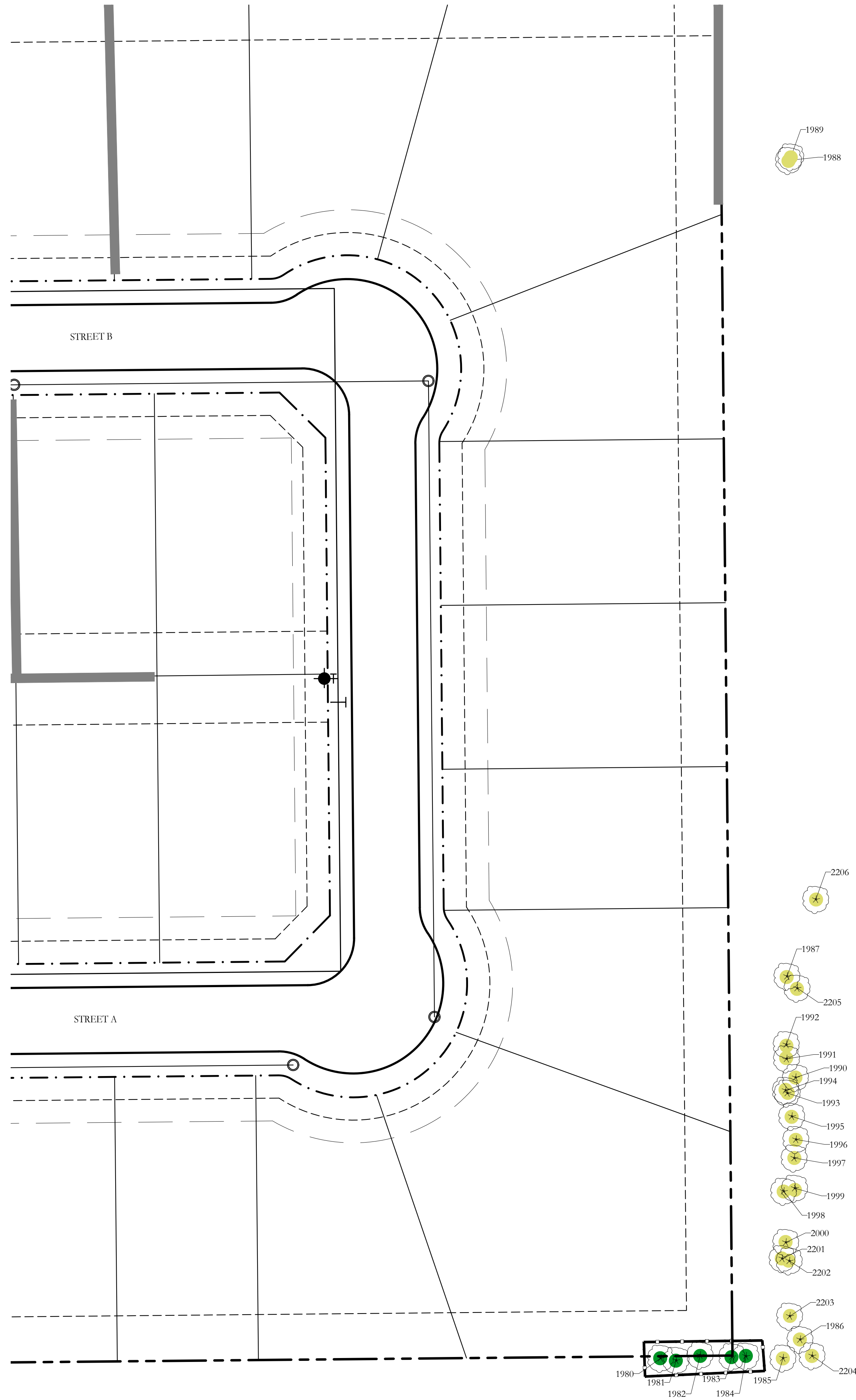


LEGEND




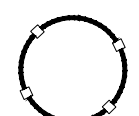
-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  32 EXISTING TREE LOCATED OFF-SITE TO REMAIN
-  TREE PROTECTION FENCE TYP.

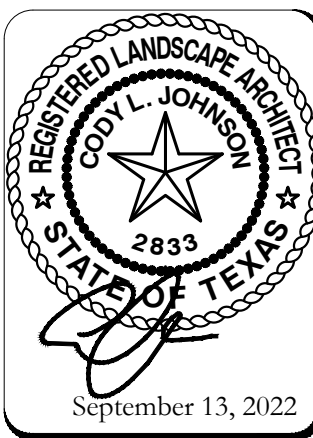
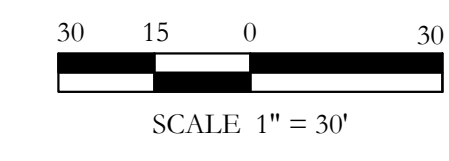


F:\level_3\projects\imp - michael jayce properties\2215 - vallis green landscape\dwg\2215 - tree survey plan.dwg



LEGEND

-  7 EXISTING TREE TO BE REMOVED
-  23 EXISTING TREE TO REMAIN
-  32 EXISTING TREE LOCATED OFF-SITE TO REMAIN
-  TREE PROTECTION FENCE TYP.



Tree ID Number	Diameter at Breast Height (DBH) (inches)	Common Name	Scientific Name	Protected Tree?	Condition	Comment	Location	Remove or Remain	Mitigation Required, Percentage	Mitigation Required in Caliper Inches
1401	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1402	10.8	Eastern Red Cedar	Juniperus virginiana	No	Healthy	Multi-trunk		Remain		0.0
1403	8.4	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1404	10.8	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1405	7.2	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1406	14.4	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1407	13.2	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1408	8.4	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1409	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1410	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1411	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1412	1.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1413	7.2	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1414	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1415	8.4	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1416	7.2	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1417	7.2	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1418	10.8	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1419	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remove	0%	0.0
1420	8.4	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1421	10.8	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1422	6.0	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1423	6.0	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1424	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1425	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1426	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1427	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1428	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1429	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1430	26.4	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1431	8.4	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1432	9.6	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1433	26.4	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1434	22.8	Hackberry	Juniperus virginiana	Yes	Healthy			Remain		0.0
1435	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1436	6.0	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1437	13.2	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1438	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1439	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1440	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1441	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1442	8.4	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1443	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1444	7.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1445	16.8	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy			Remain		0.0
1446	7.2	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1447	7.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1448	10.8	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1449	9.6	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1450	8.4	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1451	13.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1452	10.8	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1453	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1454	25.0	Hackberry	Celtis occidentalis	Yes	Healthy	Multi-trunk		Remain		0.0
1455	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1456	9.6	Osage Orange	Machra Pomifera	Yes	Healthy			Remain		0.0
1457	12.0	Osage Orange	Machra Pomifera	Yes	Healthy			Remain		0.0
1458	26.4	Osage Orange	Machra Pomifera	Yes	Healthy	Multi-trunk		Remain		0.0
1459	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1460	12.0	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1461	16.8	Cedar Elm	Ulmus crassifolia	Yes	Healthy	Multi-trunk		Remain		0.0
1462	10.8	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1463	10.8	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1464	12.0	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1465	12.0	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1466	13.2	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1467	18.0	Cedar Elm	Ulmus crassifolia	Yes	Healthy	Multi-trunk		Remain		0.0
1468	7.2	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1469	14.4	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1470	13.2	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1471	13.2	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0

Tree ID Number	Diameter at Breast Height (DBH) (inches)	Common Name	Scientific Name	Protected Tree?	Condition	Comment	Location	Remove or Remain	Mitigation Required, Percentage	Mitigation Required in Caliper Inches
1472	16.8	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1473	10.8	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1474	7.2	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1475	21.6	Cedar Elm	Ulmus crassifolia	Yes	Healthy	Multi-trunk		Remain		0.0
1476	10.8	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1477	9.6	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1478	13.2	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	6.6
1479	18.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	9.0
1480	20.4	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	10.2
1481	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	6.0
1482	19.2	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remove	50%	9.6
1483	8.4	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remove	100%	8.4
1484	7.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remove	100%	7.2
1485	14.4	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remove	50%	7.2
1486	20.4	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remove	50%	10.2
1487	9.6	Hackberry	Celtis occidentalis	No	Healthy	Multi-trunk		Remove	0%	0.0
1488	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remove	50%	6.0
1489	10.8	Hackberry	Celtis occidentalis	No	Healthy			Remove	0%	0.0
1490	8.4	Hackberry	Celtis occidentalis	No	Healthy			Remove	0%	0.0
1491	8.4	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1492	14.4	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy			Remove	50%	7.2
1493	16.8	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1494	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1495	44.4	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1496	6.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1497	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1498	42.0	Cedar Elm	Ulmus crassifolia	Yes	Damaged			Remain		0.0
1499	19.2	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1500	24.0	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1937	37.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1938	22.8	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1939	12.0	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1940	6.0	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1941	7.2	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1942	6.0	Cedar Elm	Ulmus crassifolia	No	Healthy			Remain		0.0
1943	12.0	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1944	26.4	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1945	8.4	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1946	24.0	Pecan	Carya illinoensis	Yes	Healthy			Remain		0.0
1947	22.8	Pecan	Carya illinoensis	Yes	Healthy			Remain		0.0
1948	10.8	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1949	31.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1950	22.8	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1951	14.4	Cedar Elm	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1952	21.6	Green Ash	Ulmus crassifolia	Yes	Healthy			Remain		0.0
1953	14.4	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1954	24.0	Pecan	Carya illinoensis	Yes	Healthy			Remain		0.0
1955	21.6	Pecan	Carya illinoensis	Yes	Healthy			Remain		0.0
1956	9.6	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1957	13.2	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy			Remain		0.0
1958	20.4	Green Ash	Fraxinus pennsylvanica	Yes	Healthy	Multi-trunk		Remain		0.0
1959	7.2	Eastern Red Cedar	Juniperus virginiana	No	Healthy			Remain		0.0
1960	10.8	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1961	37.2	Hackberry	Celtis occidentalis	Yes	Healthy	Multi-trunk		Remain		0.0
1962	8.4	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1963	13.2	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy			Remain		0.0
1964	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1965	9.6	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1966	7.2	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1967	16.8	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1968	13.2	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1969	13.5	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remove	100%	13.5
1970	24.0	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remove	100%	24.0
1971	15.0	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy			Remove	50%	7.5
1972	13.0	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy			Remove	50%	6.5
1973	12.0	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy			Remove	50%	6.0
1974	26.0	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy			Remove	50%	13.0
1975	29.0	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy			Remove	50%	14.5
1976	9.0	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1977	8.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1978	24.0	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1979	9.0	Green Ash	Fraxinus pennsylvanica	Yes	Healthy			Remain		0.0
1980	12.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1981	11.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1982	11.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1983	14.0	Hackberry	Celtis occidentalis	Yes	Healthy			Remain		0.0
1984	8.0	Hackberry	Celtis occidentalis	No	Healthy			Remain		0.0
1985	21.0	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy	Multi-trunk	Off-Site	Remain		0.0
1986	8.0	Green Ash	Fraxinus pennsylvanica	Yes	Healthy		Off-Site	Remain		0.0
1987	15.0	Eastern Red Cedar	Juniperus virginiana	Yes	Healthy		Off-Site	Remain		0.0
1988	10.0	Green Ash	Fraxinus pennsylvanica	Yes	Healthy		Off-Site			



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

FROM: Ryan Miller, *Director of Planning and Zoning*

DATE: October 11, 2022

SUBJECT: Z2022-044; *Amendment to Article 02, Development Review Authority, of the UDC and Article III, Boards, Commissions, Committees, of Chapter 2, Administration, of the Municipal Code of Ordinances.*

On September 6, 2022, the City Council directed staff to make changes to the qualification requirements for appointments to the Historic Preservation Advisory Board (HPAB). In response to this direction, staff has prepared an amendment that will remove the requirement that the HPAB's membership consist of: [1] an architect, planner or representative of a design profession, [2] a member of the Rockwall County Historical Foundation, [3] a general contractor, [4] an owner of property within a historic district, and [5] three (3) citizens of Rockwall interested in historic preservation. In addition, staff has removed the HPAB and Architectural Review Board's (ARB) organizational requirements from Article 02, *Development Review Authority*, of the Unified Development Code (UDC) and placed them into Article III, *Boards, Commissions, Committees*, of Chapter 2, *Administration*, of the Municipal Code of Ordinances.

A redlined copy of the proposed changes along with a draft ordinance has been provided in the attached packet. In accordance with Subsection 02.01(C) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning is bringing forward the proposed text amendment to the City Council for consideration, and -- *in accordance with Section 02.04(B) of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC)* -- staff is bringing the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council. The schedule for this text amendment is as follows:

~~Planning and Zoning Commission Work Session: September 27, 2022~~

Planning and Zoning Commission Public Hearing: October 11, 2022

City Council Public Hearing/First Reading: October 17, 2022

City Council Second Reading: November 7, 2022

Staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Should the Planning and Zoning Commission have any questions staff will be available at the meeting on October 11, 2022.



SECTION 05 | HISTORIC PRESERVATION ADVISORY BOARD

SUBSECTION 05.01: ORGANIZATION

For requirements concerning the Historic Preservation Advisory Board see Division 3, *Historic Preservation Advisory Board*, of Article III, *Boards, Commissions, Committees*, of Chapter 2, *Administration*, of the Municipal Code of Ordinances.

~~(A) *Membership*. There is hereby created a Historic Preservation Advisory Board (HPAB) which shall serve as an advisory body to the City Council. Such board shall consist of seven (7) members to be appointed by the City Council.~~

~~(B) *Term of Office; Qualifications*. The members shall be appointed for a term of two (2) years with staggered terms and shall be removable by the City Council. Their terms of office shall expire on the last day of July or when their successor has been appointed. In the event that a vacancy occurs prior to the expiration of a full term, the City Council shall appoint a new member to complete the unexpired term. Any member may be reappointed by the City Council upon completion of a term to which he has been appointed. The membership shall include:~~

- ~~(1) An architect, planner or representative of a design profession;~~
- ~~(2) A member of the Rockwall County Historical Foundation;~~
- ~~(3) A general contractor;~~
- ~~(4) An owner of property within a historic district;~~
- ~~(5) Three (3) citizens of Rockwall interested in historic preservation.~~

~~(C) All board members, regardless of background, shall have a known and demonstrated interest, competence or knowledge of historic preservation within the City. All members must be residents of Rockwall County.~~

~~(D) *Duties*. The duties of the Historic Preservation Advisory Board (HPAB) are as follows:~~

- ~~(1) Provide professional recommendations to the City Council and Planning and Zoning Commission as required, regarding site plans, building alternatives, and building plans proposed within the City Historic Overlay (HOV) District. The Historic Preservation Advisory Board (HPAB) shall review site plans and building elevations placed before them within the time frame allowed for processing applications prior to submission to the Planning and Zoning Commission or City Council. The Historic Preservation Advisory Board (HPAB) shall prepare a written assessment of the proposed project regarding compliance with approved guidelines for development within the district, and its applicability in preserving and enhancing the history and culture of the district.~~
- ~~(2) Research, document and maintain in the official files of the City detailed information regarding the original construction and architecture of the district.~~
- ~~(3) Develop and maintain guidelines regarding development and redevelopment within the district including architectural design, materials selections, building styles and other pertinent design considerations. The proposed guidelines shall be submitted to~~

~~the Planning and Zoning Commission and City Council for approval.~~

- ~~(4) Adopt rules and procedures as necessary to provide for the orderly conduct of board meetings.~~
- ~~(5) Recommend the boundaries of historic districts.~~
- ~~(6) Increase public awareness of the value of historic, cultural, and architectural preservation by encouraging and participating in public education programs developed by the historic preservation office.~~
- ~~(7) Provide recommendations to the Planning and Zoning Commission and City Council concerning the historic preservation impact of proposed, announced or commenced actions by federal, state or local authorities that affect streets, alleys, publicly maintained utilities and any other public spaces, areas, improvements, other features or zoning within, around or through any district.~~
- ~~(8) Make recommendations to the City for the employment of staff and professional consultants as necessary to carry out the duties of the HPAB.~~
- ~~(9) Review and act on the designation of landmarks and the delineation of districts, which shall be ratified by the City Council.~~
- ~~(10) Recommend and confer recognition upon the owners of landmarks or properties within districts by means of certificates, plaques, or markers.~~
- ~~(11) Review and recommend to City Council and other applicable City Boards and Commissions all proposed changes to the Unified Development Code (UDC), building code, general plan or other adopted policies of the City that may affect the purpose of the Article.~~
- ~~(12) Conduct public hearings and provide comment on buildings, objects, sites, structures, and districts for nomination to the National Register of Historic Places to the Texas Historic Commission. Such recommendations shall be guided by the criteria established in the National Historic Preservation Act of 1966, as amended.~~
- ~~(13) Implement and maintain a system of survey or inventory of significant historic, architectural, and cultural landmarks and all properties located within designated districts located in the City. Such information shall be maintained securely, made accessible to the public and should be updated at least every ten (10) years.~~
- ~~(14) Monitor and report to the Texas Historical Commission all actions affecting any recorded Texas historic landmark, state archaeological landmark, national register property and any locally designated landmark, as deemed necessary.~~
- ~~(15) Create sub-committees from among its membership and delegate to these committees' responsibilities to carry out the purposes of this Article.~~
- ~~(16) Maintain written meeting minutes which are recorded by staff and demonstrate all actions taken by the HPAB and the reasons for taking such actions.~~



~~(17) Increase public awareness of the value of historic, cultural, and architectural preservation by developing and participating in public education programs.~~

~~(18) Review and act on all Certificates of Appropriateness (COA) applications for compliance with adopted design guidelines pursuant to this Article.~~

~~(19) Review and act on all appeals on action taken by the Historic Preservation Officer (HPO) regarding the administrative review of Certificates of Appropriateness (COA) applications for compliance with adopted design guidelines pursuant to this Article.~~

~~(20) Develop, prepare and adopt specific design guidelines which shall be ratified by the City Council, for use in the review of all Certificates of Appropriateness (COA) applications.~~

~~(21) Prepare and submit annually to the City Council a report summarizing budget costs, goals and objectives and work completed during the previous year, as well as anticipated budgetary requests.~~

~~(22) Provide recommendations to the City concerning the utilization of state, federal, or private funds to promote the preservation of landmarks and districts within the City.~~

~~(23) Recommend to City Council the acquisition of endangered landmarks by demolition where its preservation is essential to the purpose of this Article and where private preservation is not feasible.~~

~~(24) Propose incentive program(s) to City Council for local property owners of historic landmarks or within local districts.~~

~~(25) Review and act on all city preservation related incentive program applications involving work on landmarks and districts for compliance with adopted design guidelines pursuant to this Article.~~

~~(26) Accept on behalf of the City government donations of preservation easements and development rights as well as any other gift of value for the purpose of historic preservation, subject to the approval of City Council.~~

~~(E) Officers. The Historic Preservation Advisory Board (HPAB) shall elect a chairman and vice chairman at the first meeting in August or at the first meeting thereafter for a term of one (1) year. The Historic Preservation Officer (HPO) shall be secretary of the Historic Preservation Advisory Board (HPAB) and an ex-officio member.~~

~~(F) Voting; Meetings. Each member in attendance shall have a vote on plans submitted to the Historic Preservation Advisory Board (HPAB) with that vote reported to the Planning and Zoning Commission. Any member professionally or financially involved in matters pending before the Historic Preservation Advisory Board (HPAB) shall abstain from any discussion, consideration or vote on that item and shall leave the room during such discussion and consideration. Meetings of the Historic Preservation Advisory Board (HPAB) shall be called as needed by the Historic Preservation Officer.~~

~~(G) Attendance. If a member has three (3) consecutive absences that are not excused by the Historic Preservation Advisory Board (HPAB), or is absent from more than 25% of the meetings, he or she may be removed from the Historic Preservation Advisory Board~~

~~(HPAB); however, if absent from 50% of the meetings in any calendar year, the member will automatically be removed from the Historic Preservation Advisory Board (HPAB).~~

SUBSECTION 05.02: DESIGNATION OF LANDMARKS IN THE CITY

~~(A) The Historic Preservation Advisory Board (HPAB) may recommend to the Planning and Zoning Commission and the City Council that certain properties be *landmark districts* and that specific areas be designated as *historic districts* as provided for in [Subsection 06.03, Historic Overlay \(HO\) District, of Article 05, District Development Standards](#).~~

SUBSECTION 05.03: CERTIFICATES OF APPROPRIATENESS (COA)

~~For requirements concerning Certificates of Appropriateness (COA) see [Section 06, Certificates of Appropriateness \(COA\), of Article 11, Development Applications and Review Procedures](#).~~

SECTION 06 | ARCHITECTURAL REVIEW BOARD

SUBSECTION 06.01: ORGANIZATION

~~For requirements concerning the Architectural Review Board see [Division 4, Architectural Review Board, of Article III, Boards, Commissions, Committees, of Chapter 2, Administration, of the Municipal Code of Ordinances](#).~~

SUBSECTION 06.01: CREATED

~~There is hereby created an Architectural Review Board (ARB) which shall serve as an advisory body to the Planning and Zoning Commission. Such board shall consist of seven (7) members to be appointed by the City Council after recommendation of the Planning and Zoning Commission.~~

SUBSECTION 06.02: TERMS OF OFFICE; QUALIFICATIONS

~~(A) Term. The members shall be appointed for a term of two (2) years with staggered terms and shall be removable for cause by the City Council. Their terms of office shall expire on the last day of July or when their successor has been appointed. In the event that a vacancy occurs prior to the expiration of a full term the City Council shall appoint a new member to complete the unexpired term. Any member may be reappointed by the City Council upon completion of a term to which he has been appointed.~~

~~(B) Qualifications. At least one (1) member shall be a registered architect in the State of Texas. Other members are chosen for qualifications and training in related fields such as landscape architecture, interior or exterior design, municipal planning, municipal government and other professions with related disciplines or civic interest.~~

~~(C) Attendance. If a member has three (3) consecutive absences that are not excused by the Architectural Review Board (ARB), or is absent from more than 25% of the meetings, he may be removed from the Architectural Review Board (ARB); however, if absent from 50% of the meetings in any calendar year, the member will automatically be removed from the Architectural Review Board (ARB).~~

SUBSECTION 06.03: DUTIES



~~The purpose of the Architectural Review Board (ARB) is to provide professional recommendations to the Planning and Zoning Commission and the Director of Planning and Zoning regarding site plans and building elevations submitted within any zoning district as may be required. Meetings of the Architectural Review Board (ARB) shall be called as needed. The Architectural Review Board (ARB) shall review site plans and building elevations placed before them within the time frame allowed for processing applications prior to submission to the Planning and Zoning Commission. The review shall evaluate compatibility with existing topography, scenic corridors and landscaping, and with the goals and objectives established in the applicable Overlay District and/or Planned Development (PD) District, the Comprehensive Plan and applicable provisions of the urban design guidelines. The Architectural Review Board (ARB) shall make recommendations on design changes based on its professional experience and knowledge. The Planning and Zoning Commission shall consider the Architectural Review Board's (ARB's) recommendations in its deliberation of the proposed development. The Planning and Zoning Commission may include recommended changes in the proposed building elevations and site plan based upon the recommendations of the Architectural Review Board (ARB) in its recommendation to the City Council, if applicable.~~

~~SUBSECTION 06.04: OFFICERS~~

~~The Architectural Review Board (ARB) shall elect a chairman and vice-chairman at the first meeting in August or at the first meeting thereafter for a term of one (1) year. The Director of Planning and Zoning shall be secretary of the Architectural Review Board (ARB) and an ex officio member.~~

~~SUBSECTION 06.05: VOTING~~

~~Each member in attendance shall have a vote on plans submitted to the Architectural Review Board (ARB) with that vote being reported to the Planning and Zoning Commission. Any member professionally or financially involved in matters pending before the Architectural Review Board (ARB) shall abstain from any discussion, consideration or vote on that item and shall leave the room during such discussion and consideration.~~

SECTION 07 | DIRECTOR OF PLANNING AND ZONING

SUBSECTION 07.01: QUALIFICATIONS

- (A) The Director of Planning and Zoning must be a member in good standing of AICP, AIA or PE.
- (B) The Director of Planning and Zoning or his/her designee shall serve as the Zoning Administrator.

SUBSECTION 07.02: POWERS AND DUTIES

- (A) The Director of Planning and Zoning shall have the following powers and duties:
 - (1) To make recommendations and provide assistance to the City Council and Planning and Zoning Commission concerning exercise of their responsibilities under the Unified Development Code (UDC);
 - (2) To develop and recommend to the Planning and Zoning Commission, and the City Council, a Comprehensive Plan for

the City or any amendments to the plan and to propose actions to implement the plan;

- (3) To coordinate all planning relating to the City's Comprehensive Plan;
- (4) To submit recommendations to the Planning and Zoning Commission and City Council on request for zoning changes, variances and exceptions;
- (5) To render such administrative decisions as are required of the Director of Planning and Zoning by the Unified Development Code (UDC);
- (6) To perform such other duties as may be prescribed by ordinance or directed by the City Council or Planning and Zoning Commission.

SECTION 08 | HISTORIC PRESERVATION OFFICER

SUBSECTION 08.01: APPOINTMENT

The City Manager shall appoint a qualified staff person, to serve as Historic Preservation Officer (HPO). This officer shall administer the historic preservation provisions of the Unified Development Code (UDC) and advise the Historic Preservation Advisory Board (HPAB) on matters submitted to it.

SUBSECTION 08.02: POWER AND DUTIES

In addition to serving as a representative to the Historic Preservation Advisory Board (HPAB), the Historic Preservation Officer (HPO) shall:

- (A) Coordinate the City's preservation activities with those of state and federal agencies and with local, state, and national non-profit preservation organizations.
- (B) Administer the Unified Development Code (UDC) and advise the HPAB on matters submitted to it.
- (C) To maintain and hold open for public inspection all documents and records pertaining to the provisions of this Article.
- (D) Receive and review all applications pursuant to this Article to ensure their completeness.
- (E) Review and act on all Certificates of Appropriateness (COA) applications subject to administrative review pursuant to this Article.
- (F) Review and forward with any recommendations for all applications for a Certificate of Appropriateness (COA) subject to review by the Historic Preservation Advisory Board (HPAB) pursuant to this Article.
- (G) Ensure proper posting and noticing of all Historic Preservation Advisory Board (HPAB) meetings, schedule applications for Historic Preservation Advisory Board (HPAB) review, provide packets to its members prior to the meetings, record meeting minutes and facilitate all Historic Preservation Advisory Board (HPAB) meetings.
- (H) Review and help coordinate the City's preservation and urban design activities with those of local, state and federal agencies and with local, state, and national preservation organizations in the private sector.

CITY OF ROCKWALL

ORDINANCE NO. ~~22-XX~~

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE CODE OF ORDINANCES AND UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE III, *BOARDS, COMMISSIONS, COMMITTEES*, OF CHAPTER 2, *ADMINISTRATION*, OF THE MUNICIPAL CODE OF ORDINANCES AND ARTICLE 02, *DEVELOPMENT REVIEW AUTHORITY*, OF THE UNIFIED DEVELOPMENT CODE (UDC) AS DEPCITED IN *EXHIBITS 'A' & 'B'* OF THIS ORDINANCE; 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, an amendment to the City of Rockwall's Municipal Code of Ordinances and the Unified Development Code [*Ordinance No. 20-02*] has been initiated by the City Council of the City of Rockwall to amend Article III, *Boards, Commissions, Committees*, of Chapter 2, *Administration*, of the Municipal Code of Ordinances and Article 02, *Development Review Authority*, of the Unified Development Code [*Ordinance No. 20-02*]; 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 city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Municipal Code of Ordinances and the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That Article III, *Boards, Commissions, Committees*, of Chapter 2, *Administration*, of the Municipal Code of Ordinances of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance;

SECTION 2. That Article 02, *Development Review Authority*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'B'* of this ordinance;

SECTION 3. 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 4. 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 Municipal Code of Ordinances and/or Unified Development Code [*Ordinance No. 20-02*], 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 5. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS
THE 7TH DAY OF NOVEMBER, 2022.

Kevin Fowler, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: October 17, 2022

2nd Reading: November 7, 2022

DIVISION 3. HISTORIC PRESERVATION ADVISORY BOARD

SECTION 2-79. MEMBERSHIP

There is hereby created a Historic Preservation Advisory Board (HPAB) which shall serve as an advisory body to the City Council. Such board shall consist of seven (7) members to be appointed by the City Council.

SECTION 2-80. TERM OF OFFICE; QUALIFICATIONS.

- (1) Term of Office. The members shall be appointed for a term of two (2) years with staggered terms and shall be removable by the City Council. Their terms of office shall expire on the last day of July or when their successor has been appointed. In the event that a vacancy occurs prior to the expiration of a full term, the City Council shall appoint a new member to complete the unexpired term. Any member may be reappointed by the City Council upon completion of a term to which he has been appointed.
- (2) Qualification. All board members, regardless of background, shall have a known and demonstrated interest, competence of knowledge of historic preservation within the City. All members must be residents of the City of Rockwall.

SECTION 2-81. DUTIES.

The duties of the Historic Preservation Advisory Board (HPAB) are as follows:

- (1) Provide professional recommendations to the City Council and Planning and Zoning Commission as required, regarding site plans, building alternatives, and building plans proposed within the City Historic Overlay (HOV) District. The Historic Preservation Advisory Board (HPAB) shall review site plans and building elevations placed before them within the time frame allowed for processing applications prior to submission to the Planning and Zoning Commission or City Council. The Historic Preservation Advisory Board (HPAB) shall prepare a written assessment of the proposed project regarding compliance with approved guidelines for development within the district, and its applicability in preserving and enhancing the history and culture of the district.
- (2) Research, document and maintain in the official files of the City detailed information regarding the original construction and architecture of the district.
- (3) Develop and maintain guidelines regarding development and redevelopment within the district including architectural design, materials selections, building styles and other pertinent design considerations. The proposed guidelines shall be submitted to the Planning and Zoning Commission and City Council for approval.
- (4) Adopt rules and procedures as necessary to provide for the orderly conduct of board meetings.
- (5) Recommend the boundaries of historic districts.
- (6) Increase public awareness of the value of historic, cultural, and architectural preservation by encouraging and participating in public education programs developed by the historic preservation office.
- (7) Provide recommendations to the Planning and Zoning Commission and City Council concerning the historic preservation impact of proposed, announced or commenced actions by federal, state or local authorities that affect streets, alleys, publicly-maintained utilities and any other public spaces, areas, improvements, other features or zoning within, around or through any district.

Exhibit 'A'

*Article III, Boards, Commissions, Committees, of
Chapter 2, Administration, of the Municipal Code of Ordinances*

- (8) Make recommendations to the City for the employment of staff and professional consultants as necessary to carry out the duties of the HPAB.
- (9) Review and act on the designation of landmarks and the delineation of districts, which shall be ratified by the City Council.
- (10) Recommend and confer recognition upon the owners of landmarks or properties within districts by means of certificates, plaques, or markers.
- (11) Review and recommend to City Council and other applicable City Boards and Commissions all proposed changes to the Unified Development Code (UDC), building code, general plan or other adopted policies of the City that may affect the purpose of the Article.
- (12) Conduct public hearings and provide comment on buildings, objects, sites, structures, and districts for nomination to the National Register of Historic Places to the Texas Historic Commission. Such recommendations shall be guided by the criteria established in the National Historic Preservation Act of 1966, as amended.
- (13) Implement and maintain a system of survey or inventory of significant historic, architectural, and cultural landmarks and all properties located within designated districts located in the City. Such information shall be maintained securely, made accessible to the public and should be updated at least every ten (10) years.
- (14) Monitor and report to the Texas Historical Commission all actions affecting any recorded Texas historic landmark, state archaeological landmark, national register property and any locally designated landmark, as deemed necessary.
- (15) Create sub-committees from among its membership and delegate to these committees' responsibilities to carry out the purposes of this Article.
- (16) Maintain written meeting minutes which are recorded by staff and demonstrate all actions taken by the HPAB and the reasons for taking such actions.
- (17) Increase public awareness of the value of historic, cultural, and architectural preservation by developing and participating in public education programs.
- (18) Review and act on all Certificates of Appropriateness (COA) applications for compliance with adopted design guidelines pursuant to this Article.
- (19) Review and act on all appeals on action taken by the Historic Preservation Officer (HPO) regarding the administrative review of Certificates of Appropriateness (COA) applications for compliance with adopted design guidelines pursuant to this Article.
- (20) Develop, prepare and adopt specific design guidelines which shall be ratified by the City Council, for use in the review of all Certificates of Appropriateness (COA) applications.
- (21) Prepare and submit annually to the City Council a report summarizing budget costs, goals and objectives and work completed during the previous year, as well as anticipated budgetary requests.
- (22) Provide recommendations to the City concerning the utilization of state, federal, or private funds to promote the preservation of landmarks and districts within the City.
- (23) Recommend to City Council the acquisition of endangered landmarks by demolition where its preservation is essential to the purpose of this Article and where private preservation is not feasible.

Exhibit 'A'
*Article III, Boards, Commissions, Committees, of
Chapter 2, Administration, of the Municipal Code of Ordinances*

- (24) Propose incentive program(s) to City Council for local property owners of historic landmarks or within local districts.
- (25) Review and act on all city preservation-related incentive program applications involving work on landmarks and districts for compliance with adopted design guidelines pursuant to this Article.
- (26) Accept on behalf of the City government donations of preservation easements and development rights as well as any other gift of value for the purpose of historic preservation, subject to the approval of City Council.

SECTION 2-82. OFFICERS.

The Historic Preservation Advisory Board (HPAB) shall elect a chairman and vice-chairman at the first meeting in August or at the first meeting thereafter for a term of one (1) year. The Historic Preservation Officer (HPO) shall be secretary of the Historic Preservation Advisory Board (HPAB) and an ex-officio member.

SECTION 2-83. VOTING.

Each member in attendance shall have a vote on plans submitted to the Historic Preservation Advisory Board (HPAB) with that vote reported to the Planning and Zoning Commission. Any member professionally or financially involved in matters pending before the Historic Preservation Advisory Board (HPAB) shall abstain from any discussion, consideration or vote on that item and shall leave the room during such discussion and consideration. Meetings of the Historic Preservation Advisory Board (HPAB) shall be called as needed by the Historic Preservation Officer.

SECTION 2-84. ATTENDANCE.

If a member has three (3) consecutive absences that are not excused by the Historic Preservation Advisory Board (HPAB), or is absent from more than 25% of the meetings, he or she may be removed from the Historic Preservation Advisory Board (HPAB); however, if absent from 50% of the meetings in any calendar year, the member will automatically be removed from the Historic Preservation Advisory Board (HPAB).

DIVISION 4. ARCHITECTURAL REVIEW BOARD

SECTION 2-85. MEMBERSHIP.

There is hereby created an Architectural Review Board (ARB) which shall serve as an advisory body to the Planning and Zoning Commission. Such board shall consist of seven (7) members to be appointed by the City Council after recommendation of the Planning and Zoning Commission.

SECTION 2-86. TERM OF OFFICE; QUALIFICATIONS.

- (1) Term of Office. The members shall be appointed for a term of two (2) years with staggered terms and shall be removable for cause by the City Council. Their terms of office shall expire on the last day of July or when their successor has been appointed. In the event that a vacancy occurs prior to the expiration of a full term the City Council shall appoint a new member to complete the unexpired term. Any member may be reappointed by the City Council upon completion of a term to which he has been appointed.
- (2) Qualification. At least one (1) member shall be a registered architect in the State of Texas. Other members are chosen for qualifications and training in related fields such as landscape architecture, interior or exterior design, municipal planning, municipal government and other professions with related disciplines or civic interest.

Exhibit 'A'
*Article III, Boards, Commissions, Committees, of
Chapter 2, Administration, of the Municipal Code of Ordinances*

SECTION 2-87. DUTIES.

The purpose of the Architectural Review Board (ARB) is to provide professional recommendations to the Planning and Zoning Commission and the Director of Planning and Zoning regarding site plans and building elevations submitted within any zoning district as may be required. Meetings of the Architectural Review Board (ARB) shall be called as needed. The Architectural Review Board (ARB) shall review site plans and building elevations placed before them within the time frame allowed for processing applications prior to submission to the Planning and Zoning Commission. The review shall evaluate compatibility with existing topography, scenic corridors and landscaping, and with the goals and objectives established in the applicable Overlay District and/or Planned Development (PD) District, the Comprehensive Plan and applicable provisions of the urban design guidelines. The Architectural Review Board (ARB) shall make recommendations on design changes based on its professional experience and knowledge. The Planning and Zoning Commission shall consider the Architectural Review Board's (ARB's) recommendations in its deliberation of the proposed development. The Planning and Zoning Commission may include recommended changes in the proposed building elevations and site plan based upon the recommendations of the Architectural Review Board (ARB) in its recommendation to the City Council, if applicable.

SECTION 2-88. OFFICERS.

The Architectural Review Board (ARB) shall elect a chairman and vice-chairman at the first meeting in August or at the first meeting thereafter for a term of one (1) year. The Director of Planning and Zoning shall be secretary of the Architectural Review Board (ARB) and an ex-officio member.

SECTION 2-89. VOTING.

Each member in attendance shall have a vote on plans submitted to the Architectural Review Board (ARB) with that vote being reported to the Planning and Zoning Commission. Any member professionally or financially involved in matters pending before the Architectural Review Board (ARB) shall abstain from any discussion, consideration or vote on that item and shall leave the room during such discussion and consideration.

SECTION 2-90. ATTENDANCE.

If a member has three (3) consecutive absences that are not excused by the Architectural Review Board (ARB), or is absent from more than 25% of the meetings, he may be removed from the Architectural Review Board (ARB); however, if absent from 50% of the meetings in any calendar year, the member will automatically be removed from the Architectural Review Board (ARB).

SECTION 2-91 – 2-99. RESERVED.

Exhibit 'B'
Article 02, Development Review Authority, of the
Unified Development Code (UDC)

See Next Page ...



SECTION 05 | HISTORIC PRESERVATION ADVISORY BOARD

SUBSECTION 05.01: ORGANIZATION

For requirements concerning the Historic Preservation Advisory Board see Division 3, Historic Preservation Advisory Board, of Article III, Boards, Commissions, Committees, of Chapter 2, Administration, of the Municipal Code of Ordinances.

~~(A) **Membership.** There is hereby created a Historic Preservation Advisory Board (HPAB) which shall serve as an advisory body to the City Council. Such board shall consist of seven (7) members to be appointed by the City Council.~~

~~(B) **Term of Office; Qualifications.** The members shall be appointed for a term of two (2) years with staggered terms and shall be removable by the City Council. Their terms of office shall expire on the last day of July or when their successor has been appointed. In the event that a vacancy occurs prior to the expiration of a full term, the City Council shall appoint a new member to complete the unexpired term. Any member may be reappointed by the City Council upon completion of a term to which he has been appointed. The membership shall include:~~

- ~~(1) An architect, planner or representative of a design profession;~~
- ~~(2) A member of the Rockwall County Historical Foundation;~~
- ~~(3) A general contractor;~~
- ~~(4) An owner of property within a historic district;~~
- ~~(5) Three (3) citizens of Rockwall interested in historic preservation.~~

~~(C) All board members, regardless of background, shall have a known and demonstrated interest, competence or knowledge of historic preservation within the City. All members must be residents of Rockwall County.~~

~~(D) **Duties.** The duties of the Historic Preservation Advisory Board (HPAB) are as follows:~~

- ~~(1) Provide professional recommendations to the City Council and Planning and Zoning Commission as required, regarding site plans, building alternatives, and building plans proposed within the City Historic Overlay (HOV) District. The Historic Preservation Advisory Board (HPAB) shall review site plans and building elevations placed before them within the time frame allowed for processing applications prior to submission to the Planning and Zoning Commission or City Council. The Historic Preservation Advisory Board (HPAB) shall prepare a written assessment of the proposed project regarding compliance with approved guidelines for development within the district, and its applicability in preserving and enhancing the history and culture of the district.~~
- ~~(2) Research, document and maintain in the official files of the City detailed information regarding the original construction and architecture of the district.~~
- ~~(3) Develop and maintain guidelines regarding development and redevelopment within the district including architectural design, materials selections, building styles and other pertinent design considerations. The proposed guidelines shall be submitted to~~

~~the Planning and Zoning Commission and City Council for approval.~~

- ~~(4) Adopt rules and procedures as necessary to provide for the orderly conduct of board meetings.~~
- ~~(5) Recommend the boundaries of historic districts.~~
- ~~(6) Increase public awareness of the value of historic, cultural, and architectural preservation by encouraging and participating in public education programs developed by the historic preservation office.~~
- ~~(7) Provide recommendations to the Planning and Zoning Commission and City Council concerning the historic preservation impact of proposed, announced or commenced actions by federal, state or local authorities that affect streets, alleys, publicly maintained utilities and any other public spaces, areas, improvements, other features or zoning within, around or through any district.~~
- ~~(8) Make recommendations to the City for the employment of staff and professional consultants as necessary to carry out the duties of the HPAB.~~
- ~~(9) Review and act on the designation of landmarks and the delineation of districts, which shall be ratified by the City Council.~~
- ~~(10) Recommend and confer recognition upon the owners of landmarks or properties within districts by means of certificates, plaques, or markers.~~
- ~~(11) Review and recommend to City Council and other applicable City Boards and Commissions all proposed changes to the Unified Development Code (UDC), building code, general plan or other adopted policies of the City that may affect the purpose of the Article.~~
- ~~(12) Conduct public hearings and provide comment on buildings, objects, sites, structures, and districts for nomination to the National Register of Historic Places to the Texas Historic Commission. Such recommendations shall be guided by the criteria established in the National Historic Preservation Act of 1966, as amended.~~
- ~~(13) Implement and maintain a system of survey or inventory of significant historic, architectural, and cultural landmarks and all properties located within designated districts located in the City. Such information shall be maintained securely, made accessible to the public and should be updated at least every ten (10) years.~~
- ~~(14) Monitor and report to the Texas Historical Commission all actions affecting any recorded Texas historic landmark, state archaeological landmark, national register property and any locally designated landmark, as deemed necessary.~~
- ~~(15) Create sub-committees from among its membership and delegate to these committees' responsibilities to carry out the purposes of this Article.~~
- ~~(16) Maintain written meeting minutes which are recorded by staff and demonstrate all actions taken by the HPAB and the reasons for taking such actions.~~



~~(17) Increase public awareness of the value of historic, cultural, and architectural preservation by developing and participating in public education programs.~~

~~(18) Review and act on all Certificates of Appropriateness (COA) applications for compliance with adopted design guidelines pursuant to this Article.~~

~~(19) Review and act on all appeals on action taken by the Historic Preservation Officer (HPO) regarding the administrative review of Certificates of Appropriateness (COA) applications for compliance with adopted design guidelines pursuant to this Article.~~

~~(20) Develop, prepare and adopt specific design guidelines which shall be ratified by the City Council, for use in the review of all Certificates of Appropriateness (COA) applications.~~

~~(21) Prepare and submit annually to the City Council a report summarizing budget costs, goals and objectives and work completed during the previous year, as well as anticipated budgetary requests.~~

~~(22) Provide recommendations to the City concerning the utilization of state, federal, or private funds to promote the preservation of landmarks and districts within the City.~~

~~(23) Recommend to City Council the acquisition of endangered landmarks by demolition where its preservation is essential to the purpose of this Article and where private preservation is not feasible.~~

~~(24) Propose incentive program(s) to City Council for local property owners of historic landmarks or within local districts.~~

~~(25) Review and act on all city preservation related incentive program applications involving work on landmarks and districts for compliance with adopted design guidelines pursuant to this Article.~~

~~(26) Accept on behalf of the City government donations of preservation easements and development rights as well as any other gift of value for the purpose of historic preservation, subject to the approval of City Council.~~

~~(E) Officers. The Historic Preservation Advisory Board (HPAB) shall elect a chairman and vice chairman at the first meeting in August or at the first meeting thereafter for a term of one (1) year. The Historic Preservation Officer (HPO) shall be secretary of the Historic Preservation Advisory Board (HPAB) and an ex-officio member.~~

~~(F) Voting; Meetings. Each member in attendance shall have a vote on plans submitted to the Historic Preservation Advisory Board (HPAB) with that vote reported to the Planning and Zoning Commission. Any member professionally or financially involved in matters pending before the Historic Preservation Advisory Board (HPAB) shall abstain from any discussion, consideration or vote on that item and shall leave the room during such discussion and consideration. Meetings of the Historic Preservation Advisory Board (HPAB) shall be called as needed by the Historic Preservation Officer.~~

~~(G) Attendance. If a member has three (3) consecutive absences that are not excused by the Historic Preservation Advisory Board (HPAB), or is absent from more than 25% of the meetings, he or she may be removed from the Historic Preservation Advisory Board~~

~~(HPAB); however, if absent from 50% of the meetings in any calendar year, the member will automatically be removed from the Historic Preservation Advisory Board (HPAB).~~

SUBSECTION 05.02: DESIGNATION OF LANDMARKS IN THE CITY

~~(A) The Historic Preservation Advisory Board (HPAB) may recommend to the Planning and Zoning Commission and the City Council that certain properties be *landmark districts* and that specific areas be designated as *historic districts* as provided for in [Subsection 06.03, Historic Overlay \(HO\) District, of Article 05, District Development Standards](#).~~

SUBSECTION 05.03: CERTIFICATES OF APPROPRIATENESS (COA)

~~For requirements concerning Certificates of Appropriateness (COA) see [Section 06, Certificates of Appropriateness \(COA\), of Article 11, Development Applications and Review Procedures](#).~~

SECTION 06 | ARCHITECTURAL REVIEW BOARD

SUBSECTION 06.01: ORGANIZATION

~~For requirements concerning the Architectural Review Board see [Division 4, Architectural Review Board, of Article III, Boards, Commissions, Committees, of Chapter 2, Administration, of the Municipal Code of Ordinances](#).~~

SUBSECTION 06.01: CREATED

~~There is hereby created an Architectural Review Board (ARB) which shall serve as an advisory body to the Planning and Zoning Commission. Such board shall consist of seven (7) members to be appointed by the City Council after recommendation of the Planning and Zoning Commission.~~

SUBSECTION 06.02: TERMS OF OFFICE; QUALIFICATIONS

~~(A) Term. The members shall be appointed for a term of two (2) years with staggered terms and shall be removable for cause by the City Council. Their terms of office shall expire on the last day of July or when their successor has been appointed. In the event that a vacancy occurs prior to the expiration of a full term the City Council shall appoint a new member to complete the unexpired term. Any member may be reappointed by the City Council upon completion of a term to which he has been appointed.~~

~~(B) Qualifications. At least one (1) member shall be a registered architect in the State of Texas. Other members are chosen for qualifications and training in related fields such as landscape architecture, interior or exterior design, municipal planning, municipal government and other professions with related disciplines or civic interest.~~

~~(C) Attendance. If a member has three (3) consecutive absences that are not excused by the Architectural Review Board (ARB), or is absent from more than 25% of the meetings, he may be removed from the Architectural Review Board (ARB); however, if absent from 50% of the meetings in any calendar year, the member will automatically be removed from the Architectural Review Board (ARB).~~

SUBSECTION 06.03: DUTIES



~~The purpose of the Architectural Review Board (ARB) is to provide professional recommendations to the Planning and Zoning Commission and the Director of Planning and Zoning regarding site plans and building elevations submitted within any zoning district as may be required. Meetings of the Architectural Review Board (ARB) shall be called as needed. The Architectural Review Board (ARB) shall review site plans and building elevations placed before them within the time frame allowed for processing applications prior to submission to the Planning and Zoning Commission. The review shall evaluate compatibility with existing topography, scenic corridors and landscaping, and with the goals and objectives established in the applicable Overlay District and/or Planned Development (PD) District, the Comprehensive Plan and applicable provisions of the urban design guidelines. The Architectural Review Board (ARB) shall make recommendations on design changes based on its professional experience and knowledge. The Planning and Zoning Commission shall consider the Architectural Review Board's (ARB's) recommendations in its deliberation of the proposed development. The Planning and Zoning Commission may include recommended changes in the proposed building elevations and site plan based upon the recommendations of the Architectural Review Board (ARB) in its recommendation to the City Council, if applicable.~~

~~SUBSECTION 06.04: OFFICERS~~

~~The Architectural Review Board (ARB) shall elect a chairman and vice-chairman at the first meeting in August or at the first meeting thereafter for a term of one (1) year. The Director of Planning and Zoning shall be secretary of the Architectural Review Board (ARB) and an ex officio member.~~

~~SUBSECTION 06.05: VOTING~~

~~Each member in attendance shall have a vote on plans submitted to the Architectural Review Board (ARB) with that vote being reported to the Planning and Zoning Commission. Any member professionally or financially involved in matters pending before the Architectural Review Board (ARB) shall abstain from any discussion, consideration or vote on that item and shall leave the room during such discussion and consideration.~~

SECTION 07 | DIRECTOR OF PLANNING AND ZONING

SUBSECTION 07.01: QUALIFICATIONS

- (A) The Director of Planning and Zoning must be a member in good standing of AICP, AIA or PE.
- (B) The Director of Planning and Zoning or his/her designee shall serve as the Zoning Administrator.

SUBSECTION 07.02: POWERS AND DUTIES

- (A) The Director of Planning and Zoning shall have the following powers and duties:
 - (1) To make recommendations and provide assistance to the City Council and Planning and Zoning Commission concerning exercise of their responsibilities under the Unified Development Code (UDC);
 - (2) To develop and recommend to the Planning and Zoning Commission, and the City Council, a Comprehensive Plan for

the City or any amendments to the plan and to propose actions to implement the plan;

- (3) To coordinate all planning relating to the City's Comprehensive Plan;
- (4) To submit recommendations to the Planning and Zoning Commission and City Council on request for zoning changes, variances and exceptions;
- (5) To render such administrative decisions as are required of the Director of Planning and Zoning by the Unified Development Code (UDC);
- (6) To perform such other duties as may be prescribed by ordinance or directed by the City Council or Planning and Zoning Commission.

SECTION 08 | HISTORIC PRESERVATION OFFICER

SUBSECTION 08.01: APPOINTMENT

The City Manager shall appoint a qualified staff person, to serve as Historic Preservation Officer (HPO). This officer shall administer the historic preservation provisions of the Unified Development Code (UDC) and advise the Historic Preservation Advisory Board (HPAB) on matters submitted to it.

SUBSECTION 08.02: POWER AND DUTIES

In addition to serving as a representative to the Historic Preservation Advisory Board (HPAB), the Historic Preservation Officer (HPO) shall:

- (A) Coordinate the City's preservation activities with those of state and federal agencies and with local, state, and national non-profit preservation organizations.
- (B) Administer the Unified Development Code (UDC) and advise the HPAB on matters submitted to it.
- (C) To maintain and hold open for public inspection all documents and records pertaining to the provisions of this Article.
- (D) Receive and review all applications pursuant to this Article to ensure their completeness.
- (E) Review and act on all Certificates of Appropriateness (COA) applications subject to administrative review pursuant to this Article.
- (F) Review and forward with any recommendations for all applications for a Certificate of Appropriateness (COA) subject to review by the Historic Preservation Advisory Board (HPAB) pursuant to this Article.
- (G) Ensure proper posting and noticing of all Historic Preservation Advisory Board (HPAB) meetings, schedule applications for Historic Preservation Advisory Board (HPAB) review, provide packets to its members prior to the meetings, record meeting minutes and facilitate all Historic Preservation Advisory Board (HPAB) meetings.
- (H) Review and help coordinate the City's preservation and urban design activities with those of local, state and federal agencies and with local, state, and national preservation organizations in the private sector.



TO: Planning and Zoning Commission
DATE: October 11, 2022
APPLICANT: Tony Trammel
CASE NUMBER: Z2022-045; *Specific Use Permit (SUP) for Solar Panels for 125 Lanshire Drive*

SUMMARY

Hold a public hearing to a request by Tony Trammel for the approval of a Specific Use Permit (SUP) for *Solar Panels* exceeding 1,000 SF of coverage on a residential home situated on a 0.1947-acre parcel of land identified as Lot 20, Block D, Lynden Park Estates Subdivision, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17) for Single Family 7 (SF-7) District land uses, addressed as 125 Lanshire Drive, and take any action necessary.

BACKGROUND

The subject property was annexed on May 19, 1986 by *Ordinance No. 86-37 [Case No. A1986-005]*. At the time of annexation, the subject property was a portion of a larger 103.79-acre tract of land (*i.e. Tract 2 of the E.P. Gaines Chisum Survey, Abstract No. 64*), and was zoned Agricultural (AG) District. On December 4, 1995, the subject property was rezoned to Planned Development District 17 (PD-17) for Single Family 7 (SF-7) District land uses. On December 28, 2001, the subject property was platted as Lot 20, Block D, Lynden Park, Phase 3 Addition as part of *Case No. PZ2001-076-01*. According to the Rockwall Central Appraisal District (RCAD), the existing 3,522 SF single-family home situated on the subject property was built in 2005.

PURPOSE

The applicant is requesting the approval of a Specific Use Permit (SUP) for *Solar Panels* exceeding 1,000 SF of coverage on an existing single-family residential home situated on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 125 Lanshire Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Lynden Park Estates, Phase 2 Addition, which was established on December 22, 2000 and consists of 104 single-family residential lots. Beyond this is Lynden Park Estates, Phase 1B Addition, which was established on August 4, 1997 and consists of 27 single-family residential lots. North of this is Lynden Park Estates, Phase 1A Addition, which was also established on June 10, 1997 and consists of 70 single-family residential lots. All of the Lynden Park Estates Subdivision is zoned Planned Development District 17 (PD-17) for Single Family 7 (SF-7) District land uses. Beyond this is W. Ralph Hall Parkway, which is classified as an M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is the continuation of Lynden Park Estates, Phase 3 Addition. Beyond this is Tubbs Road, which is classified as an M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Rockwall Lake Estates, Phase 1 Addition, which was established on June 15, 1956 and is zoned Planned Development District 75 (PD-75).

East: Directly east of the subject property is Lynden Park Estates, Phase 4 Addition, which was established on January 5, 2005 and consists of 94 single-family residential lots. This area is zoned Planned Development District 17 (PD-17) for Single-Family 7 (SF-7) District land uses. Beyond this is a 90.50-acre vacant tract of land, which is a part

of a larger 140.50-acre tract of land (i.e. Tract 3 of the G Wells Survey, Abstract No. 219), which is zoned Agricultural (AG) District.

West: Directly west of the subject property is the Windmill Ridge Estates Subdivision, which was established on September 9, 1962 and consists of 551 single-family residential lots. Beyond this is Horizon Road (i.e. FM 3097), which is classified as a TXDOT4D (i.e. Texas Department of Transportation, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has requested a Specific Use Permit (SUP) for the purpose of installing solar panels that will exceed 1,000 SF of coverage on the existing single-family home. Specifically, the applicant is proposing to install 57 solar panels that will cover 1,150 SF of the 2,722 SF roof.

CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Solar Energy Collector Panels and Systems* as “(a) ground or building-mounted solar collection system consisting of solar photovoltaic cells, panels, or arrays and related equipment that relies upon solar radiation as an energy source for collection, inversion, storage, and distribution of solar energy for electricity generation, and that supplies electrical power independently of an electrical production and distribution network.” The conditional land use standards for *Solar Energy Collector Panels and Systems* are defined in Subsection 02.03(K)(7) of Article 04, *Permissible Uses*, of the UDC. This section states that “(i)n residential zoning districts, the total coverage area of solar energy collector panels shall not exceed 1,000 SF on a single lot.” That section goes on to state that “(a)ny solar energy collector panels or systems not meeting these requirements, or any installation of solar energy systems as the principal use on the property, shall require approval of a Specific Use Permit (SUP).” In this case, the applicant has proposed adding 1,150 SF of solar panels to the existing single-family home, exceeding the 1,000 SF limit by 150 SF. Based on this the applicant's request requires the approval of a Specific Use Permit (SUP).

STAFF ANALYSIS

The applicant's request appears to be in conformance with the majority of the City's requirements regarding *Solar Energy Collector Panels and Systems* however, the Unified Development Code (UDC) does not provide many regulations regarding this land use other than roof square footage. Staff is of the opinion that the original intent for these regulations was to limit visibility of the solar panels from public rights-of-way and adjacent properties. For the purpose of comparing the proposed solar panels for the subject to the solar panels constructed on existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos and an analysis of properties on Brookshore, Burkwood, Haven Ridge, Mapleridge, Rutherford, Pendleton, and Sycamore Drives below. Through the process of analyzing the adjacent properties, staff found that a majority of the solar panels surface area is less than 1,000 SF with the exception of one (1) property, which approved in 2018 with 1,025 SF of coverage at 140 Brookshore Drive. Staff also observed that the majority of the solar panels on these properties were installed on the side or rear of the roofs with the exception of three (3) homes which utilized the front part of the roof. In this case, the applicant is proposing 18 solar panels in the front part of the house, which may be visible from Lanshire Drive as shown in *Figure 1*. With all this being said the approval of a Specific Use Permit (SUP) and the operational conditions contained in the Specific Use Permit (SUP) ordinance are a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

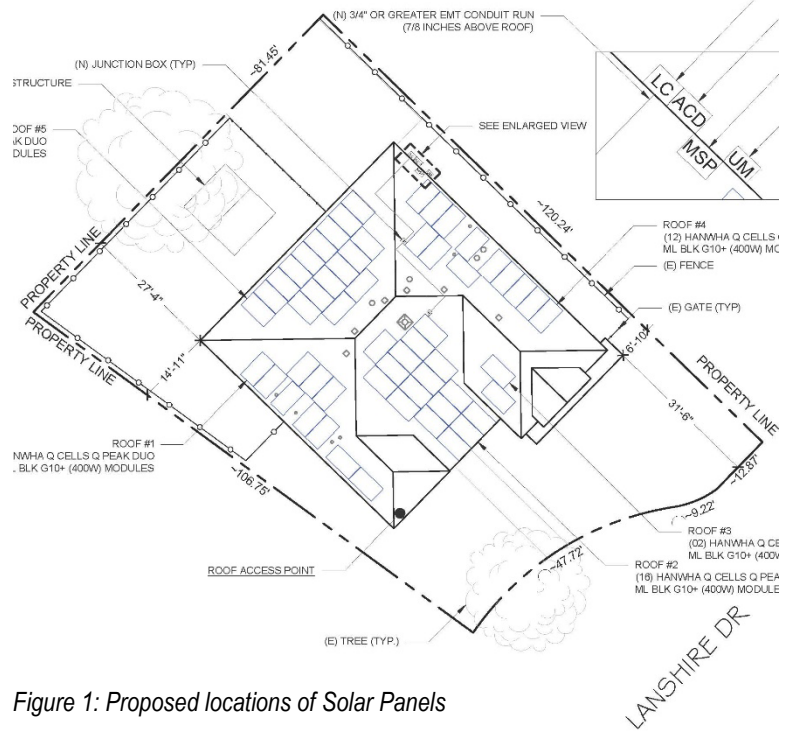
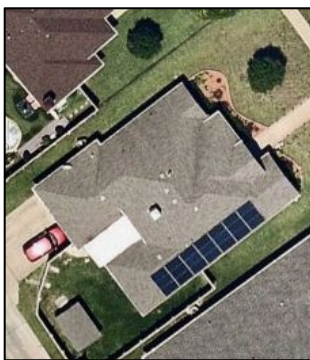


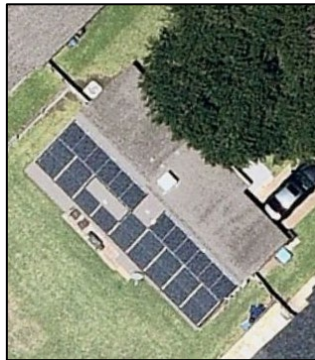
Figure 1: Proposed locations of Solar Panels

In this case, the applicant is proposing 18 solar panels in the front part of the house, which may be visible from Lanshire Drive as shown in *Figure 1*. With all this being said the approval of a Specific Use Permit (SUP) and the operational conditions contained in the Specific Use Permit (SUP) ordinance are a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

Address	Surface Area of Solar Panels (SF)	Year Installed
144 Haven Ridge Drive	478	2015
709 Pendleton Drive	372	2015
3829 Sycamore Lane	451	2017
140 Brookshore Drive	1,025	2018
102 Brookshore Drive	471	2019
117 Rutherford Drive	288	2019
106 Brookshore Drive	360	2021
206 Burkwood Drive	422	2021



709 Pendleton Drive



211 Mapleridge Drive



3829 Sycamore Lane



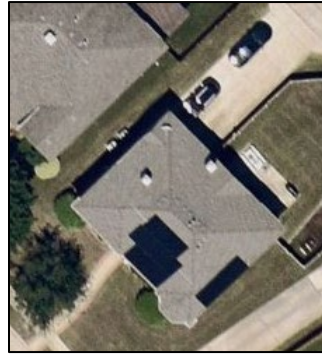
140 Brookshore Drive



102 Brookshore Drive



117 Rutherford Drive



106 Brookshore Drive



206 Burkwood Drive

NOTIFICATIONS

On September 20, 2022, staff mailed 162 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Lynden Park Homeowner's Association (HOA), which was the only HOA or Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff has received one notice in favor of the applicant's request and none in opposition of the applicant's request.

CONDITIONS OF APPROVAL

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

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) 57 solar panels covering a maximum of 1,150 SF shall be permitted to be attached to the roof as shown on the roof plan elevations depicted in *Exhibit 'B'* of the Ordinance.
 - (b) All mechanical equipment (e.g. *micro inverters*) and batteries shall be completely screened from the adjacent properties and rights-of-way.
- (2) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY
PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 125 Lanshire Dr. Rockwall, TX 75032

SUBDIVISION LOT BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING CURRENT USE
 PROPOSED ZONING PROPOSED USE Roof Mounted PV System
 ACREAGE LOTS [CURRENT] LOTS [PROPOSED]

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER APPLICANT Tony Trammell
 CONTACT PERSON CONTACT PERSON Tony Trammell
 ADDRESS ADDRESS 2407 E Loop 820 N
 CITY, STATE & ZIP CITY, STATE & ZIP Fort Worth, TX 76118
 PHONE PHONE 817-616-3152
 E-MAIL E-MAIL tx.permits@gosolnova.com

NOTARY VERIFICATION [REQUIRED]

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

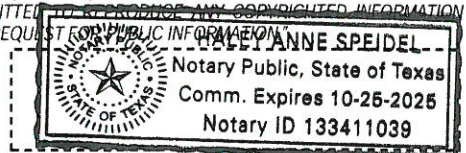
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF September, 20 20.

OWNER'S SIGNATURE

Tony Trammell
Hailey B...

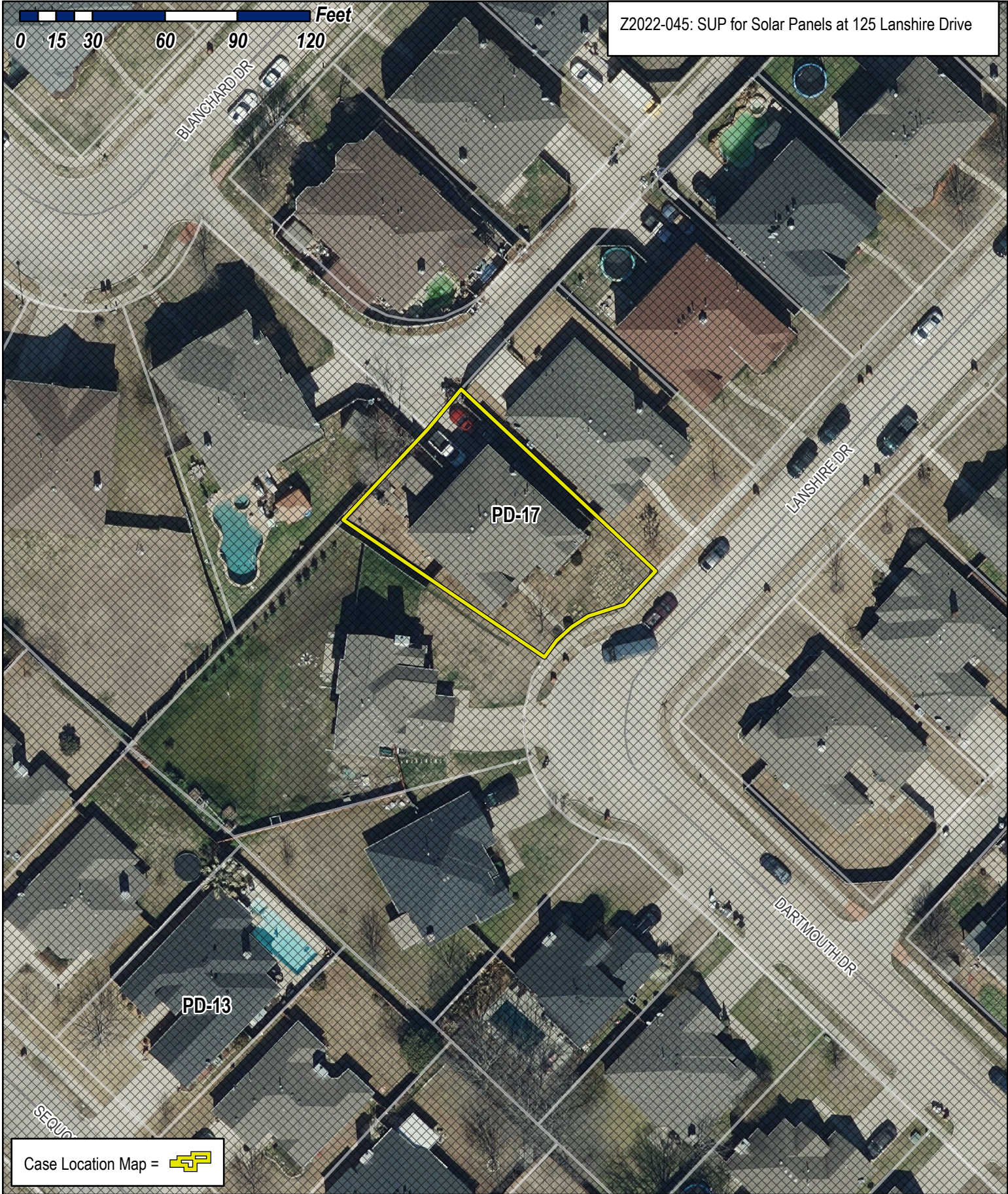
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 10/25/2020

0 15 30 60 90 120 Feet

Z2022-045: SUP for Solar Panels at 125 Lanshire Drive



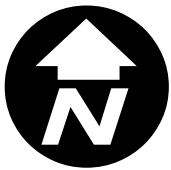
Case Location Map = 



City of Rockwall

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

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

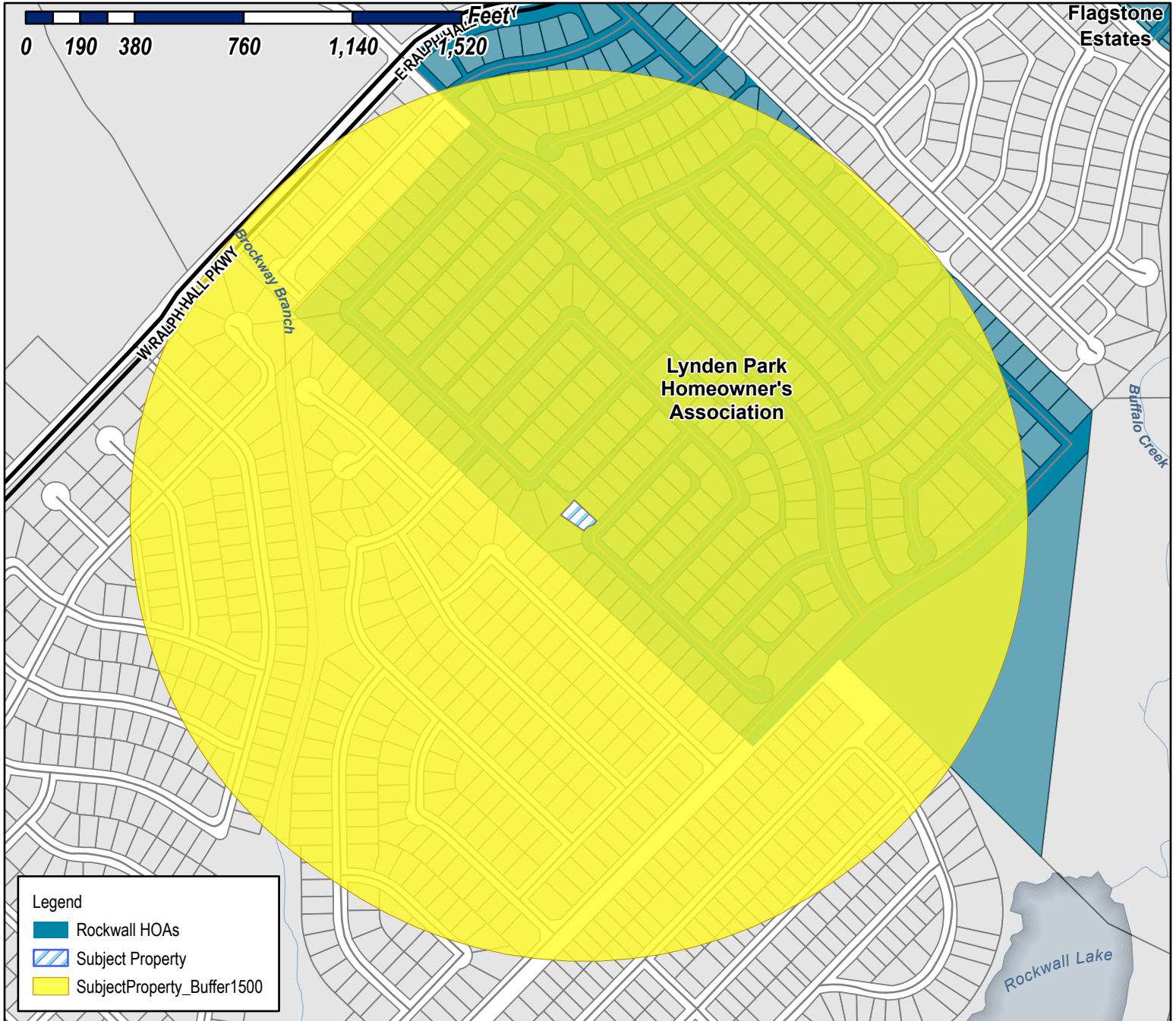




City of Rockwall

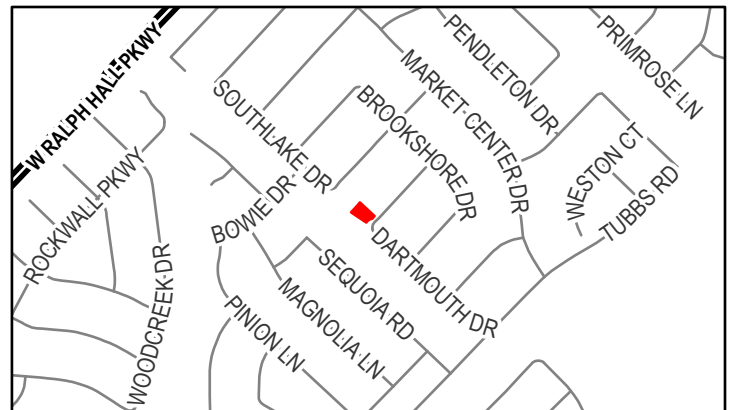
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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: Z2022-045
Case Name: SUP for Solar Panels
Case Type: Zoning
Zoning: Planned Development District 17 (PD-17)
Case Address: 125 Lanshire Drive

Date Saved: 9/16/2022
 For Questions on this Case Call (972) 771-7745



Miller, Ryan

From: Gamez, Angelica
Sent: Tuesday, September 20, 2022 10:15 AM
Cc: Miller, Ryan; Ross, Bethany; Lee, Henry
Subject: Neighborhood Notification Program [Z2022-045]
Attachments: Public Notice Z2022-045.pdf; HOA Map Z2022-045.pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *September 23, 2022*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, October 11, 2022 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, October 17, 2022 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2022-045: SUP for Solar Panels

Hold a public hearing to discuss and consider a request by Tony Trammel for the approval of a *Specific Use Permit (SUP)* for *Solar Panels* exceeding 1,000 SF of coverage on a residential home situated on a 0.1947-acre parcel of land identified as Lot 20, Block D, Lynden Park Estates Subdivision, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17) for Single Family 7 (SF-7) District land uses, addressed as 125 Lanshire Drive, and take any action necessary.

Thank you,

Angelica Guevara

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

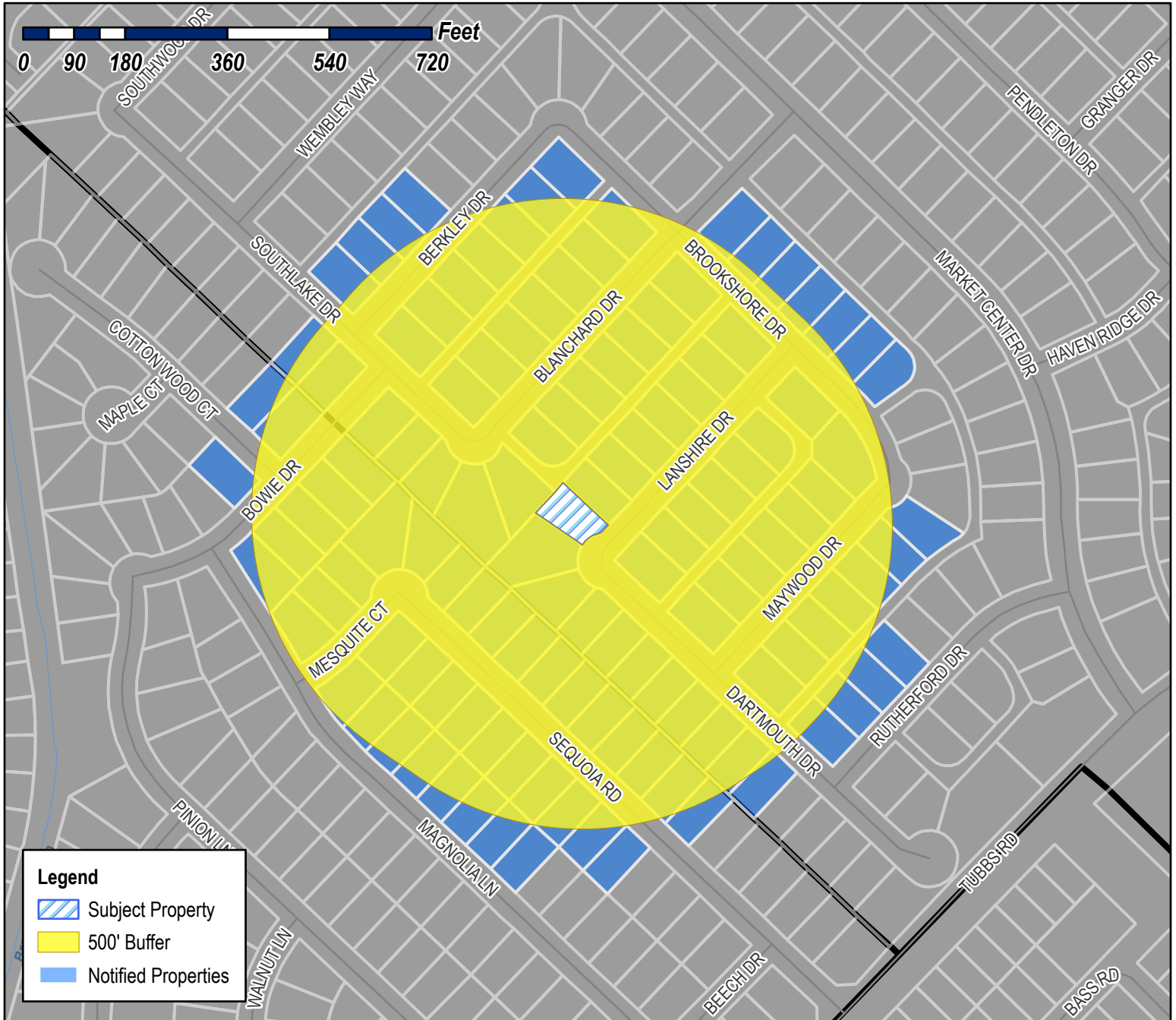
<http://www.rockwall.com/planning/>



City of Rockwall

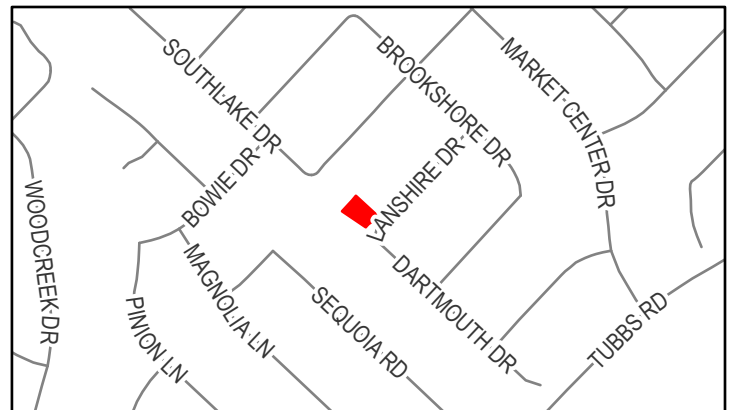
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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: Z2022-045
Case Name: SUP for Solar Panels
Case Type: Zoning
Zoning: Planned Development District 17 (PD-17)
Case Address: 125 Lanshire Drive

Date Saved: 9/16/2022
 For Questions on this Case Call (972) 771-7745



ISYA LIMITED PARTNERSHIP
1018 MOUNT AUBURN
DALLAS, TX 75223

CAMPBELL FLORENCE I
106 BROOKSHORE DR
ROCKWALL, TX 75032

STARNES CHARLES O & LORRAINE K
108 BROOKSHORE DR
ROCKWALL, TX 75032

520 YFLK LLC
110 BROOKSHORE DR
ROCKWALL, TX 75032

OFFILL ROBERT L & CRYSTAL J
110 LANSHIRE DR
ROCKWALL, TX 75032

DELIZ CRYSTAL D
110 MAYWOOD DRIVE
ROCKWALL, TX 75032

ALSAMMAK PROPERTIES LLC- SERIES 3
111 LANSHIRE DR
ROCKWALL, TX 75032

ALSAMMAK AHMED AND
BAN AL TAIE
111 LANSHIRE DRIVE
ROCKWALL, TX 75032

ENRIGHT THOMAS & ROXANNE
111 MAYWOOD DR
ROCKWALL, TX 75032

TATE ANTHONY R
112 MAYWOOD DR
ROCKWALL, TX 75032

GUAJARDO RAUL E & JORDANNE MORROW
112 BROOKSHORE DRIVE
ROCKWALL, TX 75032

PROGRESS RESIDENTIAL BORROWER 16 LLC
113 LANSHIRE DR
ROCKWALL, TX 75032

GONZALEZ VICTOR M
113 MAYWOOD
ROCKWALL, TX 75032

HENDERSON NORMA
114 MAYWOOD DR
ROCKWALL, TX 75032

GALLOWAY STEPHEN J & GWENDOLYN R
114 BROOKSHORE DR
ROCKWALL, TX 75032

LECLERC ANDRE
114 LANSHIRE DR
ROCKWALL, TX 75032

BOYLE HEBRON VICTORIA
115 LANSHIRE DR
ROCKWALL, TX 75032

ELLIS MARK AND
DENISE HENRY
115 MAYWOOD DR
ROCKWALL, TX 75032

RSB TOKEN INVESTMENTS LLC
116 MAYWOOD DR
ROCKWALL, TX 75032

WAFER CHRISTOPHER D & WILANDA L
116 BROOKSHORE DR
ROCKWALL, TX 75032

TRAN NGOC AND XUYEN HUYNH
116 LANSHIRE DR
ROCKWALL, TX 75032

AMERICAN RESIDENTIAL LEASING COMPANY LLC
117 LANSHIRE DR
ROCKWALL, TX 75032

LIMON MARIA ARACELY AND NORBERTO
117 MAYWOOD
ROCKWALL, TX 75032

CLARK ERIC DWAYNE & PATRICIA D
117 RUTHERFORD DR
ROCKWALL, TX 75032

PARAMOUNT LAURELS LLC
118 BROOKSHORE DR
ROCKWALL, TX 75032

VAN HEYST DAUAN N & RANDALL
118 LANSHIRE DR
ROCKWALL, TX 75032

RIDGEWAY RYAN A & HARRIS H JORGENSEN
118 MAYWOOD DRIVE
ROCKWALL, TX 75032

PAGADUAN KEVIN I & DEEJAY
119 LANDSHIRE DRIVE
ROCKWALL, TX 75032

NUNEZ ARMANDO M & DELIA ANGUIANO
119 MAYWOOD
ROCKWALL, TX 75032

SOUMIE NAHNAH P
119 RUTHERFORD DR
ROCKWALL, TX 75032

LOZA FABIOLA ESTRADA
119 SOUTHLAKE DR
ROCKWALL, TX 75032

NGUYEN VINH AND GINA
120 LANSHIRE DR
ROCKWALL, TX 75032

SAMMIS FLEETWOOD & MELONIE
120 MAYWOOD
ROCKWALL, TX 75032

GJD REAL ESTATE LLC- 121 RUTHERFORD SERIES
121 RUTHERFORD DR
ROCKWALL, TX 75032

WILLIAMS LATONYA
121 BLANCHARD DRIVE
ROCKWALL, TX 75032

UKPAI OGBEYALU
121 LANSHIRE DR
ROCKWALL, TX 75032

ANDERSON AMBER
121 MAYWOOD DR
ROCKWALL, TX 75032

MERINO TROY A
122 BERKLEY DRIVE
ROCKWALL, TX 75032

MARROQUIN DOMINGO & CLAUDIA D
122 BLANCHARD DR
ROCKWALL, TX 75032

HOUSER MICKEY AND
JENNIFFER MALABOSA
122 LANSHIRE DRIVE
ROCKWALL, TX 75032

CORUJO JAMES AND JANISS
122 MAYWOOD DR
ROCKWALL, TX 75032

COZART MICHAEL AND CASSANDRA HARRIS-
123 LANSHIRE DR
ROCKWALL, TX 75032

MAREZ SARAH E AND MICHAEL E AND
CYNTHIA ANN HERRERA
123 MAYWOOD
ROCKWALL, TX 75032

JACKSON DALE E
123 RUTHERFORD DR
ROCKWALL, TX 75032

MYLES BOBBY J JR
123 SOUTHLAKE DR
ROCKWALL, TX 75032

CUELLAR JOEL A & MARTHA C
124 LANSHIRE DR
ROCKWALL, TX 75032

SANCHEZ JAYLYN MARIE
124 SEQUOIA ROAD
ROCKWALL, TX 75032

ELKINS THOMAS
125 BLANCHARD DR
ROCKWALL, TX 75032

FISHER CHARLES F JR
125 LANSHIRE DR
ROCKWALL, TX 75032

RASA GABRIEL N & MARIA C
125 SEQUOIA RD
ROCKWALL, TX 75032

NABI NABIULLAH AND SIMIN
126 BERKLEY DRIVE
ROCKWALL, TX 75032

DUNN CLAYTON F AND JILLIAN
126 BLANCHARD
ROCKWALL, TX 75087

AMH 2014-2 BORROWER LLC
127 SOUTHLAKE DR
ROCKWALL, TX 75032

FAY TERRENCE R & RENEE L
127 LANSHIRE DR
ROCKWALL, TX 75032

MARICH GARY C
128 SEQUOIA RD
ROCKWALL, TX 75032

AL BANNA WALID AHMAD
129 BLANCHARD DR
ROCKWALL, TX 75032

HERNANDEZ TERRI
129 SEQUOIA RD
ROCKWALL, TX 75032

SKYLES BRENDA RENEE AND RICHARD ERIC
HYATT
130 BERKLEY DR
ROCKWALL, TX 75032

PEMBERTON DAVID S & SABRINA
130 BLANCHARD DRIVE
ROCKWALL, TX 75032

BANKS LIDIA ELIZABETH & DARREL JAMES
131 SOUTHLAKE DRIVE
ROCKWALL, TX 75032

PARNES DROR & ALEXANDRA
132 MAGNOLIA LN
ROCKWALL, TX 75032

COKELEZ KENAN
132 SEQUOIA ROAD
ROCKWALL, TX 75032

PROPERTY RENAISSANCE INVESTMENTS LLC
1321 UPLAND DR UNIT 6293
HOUSTON, TX 77043

AH4R PROPERTIES TWO LLC
133 BERKLEY DR
ROCKWALL, TX 75032

BUDLONG GARY C & PEGGY B P
LIVING TRUST
133 SEQUOIA RD
ROCKWALL, TX 75032

UDOFIA UKO
133 BLANCHARD DR
ROCKWALL, TX 75032

FALLS DAVID & TERRI
134 BOWIE DR
ROCKWALL, TX 75032

LAM SEAN ANDREW
SREY LAM
134 BERKLEY DR
ROCKWALL, TX 75032

BIRDSONG SERENA AND
BILLY COCHARD
134 BLANCHARD DR
ROCKWALL, TX 75032

FALLS DAVID & TERRI
135 MESQUITE CT
ROCKWALL, TX 75032

BIGGS FREDDIE L & SYLVIA L
135 SOUTHLAKE DR
ROCKWALL, TX 75032

ISYA LIMITED PARTNERSHIP
136 SEQUOIA RD
ROCKWALL, TX 75032

PORTER KRISTEN
136 MAGNOLIA LN
ROCKWALL, TX 75032

FALLS DAVID & TERRI
137 BLANCHARD DR
ROCKWALL, TX 75032

CARRIZALES ERI & LENNY
137 BOWIE DR
ROCKWALL, TX 75032

FKH SFR PROPCO B-HLD, LP
C/O FIRST KEY HOMES LLC
137 SEQUOIA RD
ROCKWALL, TX 75032

WESTERVELT BARBARA
137 BERKLEY DR
ROCKWALL, TX 75032

CHEN QINGSHENG & YAN FENG
138 BERKLEY DR
ROCKWALL, TX 75032

PROPERTY RENAISSANCE INVESTMENTS LLC
138 BLANCHARD DR
ROCKWALL, TX 75032

LACY'S INVESTMENTS ENTERPRISES LLC
138 BOWIE DR
ROCKWALL, TX 75032

FALLS DAVID AND TERRI
139 MESQUITE CT
ROCKWALL, TX 75032

YOUNG SCOTT ALLEN & VETRICA LANITA YOUNG
139 SOUTHLAKE DR
ROCKWALL, TX 75032

POPLAR HILLS LLC SERIES C- 140 MAGNOLIA DR
140 MAGNOLIA LN
ROCKWALL, TX 75032

PETE MICHAEL A & SHANNAN D
140 SEQUOIA RD
ROCKWALL, TX 75032

TYLER MATTHEW
141 SEQUOIA RD
ROCKWALL, TX 75032

DEDNER WANDA G
141 BERKLEY DR
ROCKWALL, TX 75032

MORGAN PAULA
141 BLANCHARD DR
ROCKWALL, TX 75032

<Null>
142 BLANCHARD DR
ROCKWALL, TX 75032

LIGHT JEFFREY A AND LEIGH ANN
142 BOWIE DR
ROCKWALL, TX 75032

JOSEPH STEPHEN K & JESSY
142 BERKLEY DR
ROCKWALL, TX 75032

NGUYEN VINH AND GINA
14264 FAITH DR
FRISCO, TX 75035

ESTATE OF CHARLES W FALLS
DAVID CHARLES FALLS, EXECUTOR
143 MESQUITE CT
ROCKWALL, TX 75032

MURPHREE APRIL L
144 MAGNOLIA LN
ROCKWALL, TX 75032

SEDLAK AMANDA MARIE
144 SEQUOIA ROAD
ROCKWALL, TX 75032

AMBLER ASSOCIATES INC
145 SEQUOIA RD
ROCKWALL, TX 75032

THOMAS MAKIA S
145 BERKLEY DR
ROCKWALL, TX 75032

TATUM LANCE
145 BLANCHARD DR
ROCKWALL, TX 75032

AMH 2014-3 BORROWER LLC
146 BOWIE DR
ROCKWALL, TX 75032

GONZALEZ GRACIELA & ROLANDO
146 BERKLEY DR
ROCKWALL, TX 75032

MURPHY AUDREY LENEY ANDREWS
146 BLANCHARD DR
ROCKWALL, TX 75032

LIGHT JEFF
147 MESQUITE CT
ROCKWALL, TX 75032

ROVILLOS JOHN ISRAEL AMANDE AND GRACE
HALIMA
148 MAGNOLIA LANE
ROCKWALL, TX 75032

FARMER BETTY K
148 SEQUOIA RD
ROCKWALL, TX 75032

MENO ROLAND A & WAYNETTE M
149 SEQUOIA RD
ROCKWALL, TX 75032

AMBLER ASSOCIATES INC
15 CENTER CT
HEATH, TX 75032

PARNES DROR & ALEXANDRA
15 KESTREL COURT
ROCKWALL, TX 75032

PARNES DROR & ALEXANDRA
15 KESTREL CT
HEATH, TX 75032

BOYD SONIA B AND
MACEO R PRICE JR
150 BLANCHARD DRIVE
ROCKWALL, TX 75032

IRISH SARAH K
150 BOWIE DR
ROCKWALL, TX 75032

GARDNER EDWIN & DIANNE
152 MAGNOLIA
ROCKWALL, TX 75032

TUNNELL DAVID AND PENNY
152 SEQUOIA ROAD
ROCKWALL, TX 75032

FALLS TERRI & DAVID
153 SEQUOIA RD
ROCKWALL, TX 75032

CARLSON KEVIN R & NATALIE L
1553 VZ COUNTY ROAD 1213
CANTON, TX 75103

CARSON MICHELE L
156 MAGNOLIA LN
ROCKWALL, TX 75032

SHAH VIREN
156 SEQUOIA
ROCKWALL, TX 75032

CARLSON KEVIN R & NATALIE L
157 SEQUOIA RD
ROCKWALL, TX 75032

BOYLE HEBRON VICTORIA
16 GUMBLE CT
HILLSBOROUGH, NJ 8844

TATE ANTHONY R
160 CROSS OAK LANE
EADS, TN 38028

ABUNDIS ROBERTO AND YADIRA
160 MAGNOLIA LANE
ROCKWALL, TX 75087

MENCHACA JENNIFER
160 SEQUOIA RD
ROCKWALL, TX 75032

SIPES RICKY W
161 SEQUOIA ROAD
ROCKWALL, TX 75032

SUAREZ MARIA J & BETSY M
164 SEQUOIA RD
ROCKWALL, TX 75032

LE THAO M AND
THAI PHAM
168 SEQUOIA ROAD
ROCKWALL, TX 75032

FKH SFR PROPCO B-HLD, LP
C/O FIRST KEY HOMES LLC
1850 PARKWAY PLACE SUITE 900
MARIETTA, GA 30067

LE BUU VAN
220 COTTON WOOD CT
ROCKWALL, TX 75032

SHAFFER LAURA H &
WILLIAM B WATTS
221 DARTMOUTH DR
ROCKWALL, TX 75032

AMERICAN RESIDENTIAL LEASING COMPANY LLC
223 DARTMOUTH DR
ROCKWALL, TX 75032

PARNES DROR & ALEXANDRA
224 COTTON WOOD CT
ROCKWALL, TX 75032

WKB PARTNERS LP
225 DARTMOUTH DR
ROCKWALL, TX 75032

ARELLANO-CRUZ PAULA M AND FELIX
227 DARTMOUTH DR
ROCKWALL, TX 75032

AUSTIN TAMIKA S
229 DARTMOUTH DR
ROCKWALL, TX 75032

RODRIGUEZ ROGELIO
231 DARTMOUTH DR
ROCKWALL, TX 75032

ALSAMMAK PROPERTIES LLC- SERIES 3
233 DARTMOUTH DR
ROCKWALL, TX 75032

DAVIS DONNA B
235 DARTMOUTH DR
ROCKWALL, TX 75032

KIWALE THEREZIA
237 DARTMOUTH DRIVE
ROCKWALL, TX 75032

AMH 2014-2 BORROWER LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

AH4R PROPERTIES TWO LLC
23975 PARK SORRENTO SUITE 300
CALABASAS, CA 91302

TYLER MATTHEW
2683 POTTER ST
EUGENE, OR 97405

BUDLONG GARY C & PEGGY B P
LIVING TRUST
2920 WINAM AVE
HONOLULU, HI 96816

POPLAR HILLS LLC SERIES C- 140 MAGNOLIA DR
30 WINDSOR DRIVE
ROCKWALL, TX 75032

ESTATE OF CHARLES W FALLS
DAVID CHARLES FALLS, EXECUTOR
309 ROOKERY CT
MARCO ISLAND, FL 34145

FALLS DAVID AND TERRI
309 ROOKERY CT
MARCO ISLAND, FL 34145

FALLS DAVID & TERRI
309 ROOKERY CT
MARCO ISLAND, FL 34145

FALLS DAVID & TERRI
309 ROOKERY CT
MARCO ISLAND, FL 34145

FALLS TERRI & DAVID
309 ROOKERY CT
MARCO ISLAND, FL 34145

FALLS DAVID & TERRI
309 ROOKERY CT
MARCO ISLAND, FL 34145

520 YFLK LLC
3105 CORNELL AVENUE
DALLAS, TX 75205

WKB PARTNERS LP
463 KEYSTONE BEND
HEATH, TX 75032

CHEN QINGSHENG & YAN FENG
4715 147TH PL SE
BELLEVUE, WA 98006

LACY'S INVESTMENTS ENTERPRISES LLC
510 HIGHWATER CROSSING
ROCKWALL, TX 75032

LIGHT JEFFREY A AND LEIGH ANN
519 I 30 #140
ROCKWALL, TX 75032

LIGHT JEFF
519 INTERSTATE 30 #140
ROCKWALL, TX 75032

GJD REAL ESTATE LLC- 121 RUTHERFORD SERIES
637 FOREST BEND DRIVE
PLANO, TX 75025

MARICH GARY C
7822 STONEHAVEN LN
ROWLETT, TX 75089

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO, SUITE 300
CALABASAS, CA 91302

AMH 2014-3 BORROWER LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO SUITE 300
CALABASAS, CA 91302

AMERICAN RESIDENTIAL LEASING COMPANY LLC
ATTN: PROPERTY TAX DEPARTMENT 23975
PARK SORRENTO, SUITE 300
CALABASAS, CA 91302

CARRIZALES ERI & LENNY
PO BOX 1244
ROCKWALL, TX 75087

RSB TOKEN INVESTMENTS LLC
PO BOX 1664
ROCKWALL, TX 75087

PROGRESS RESIDENTIAL BORROWER 16 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

HENDERSON NORMA
PO BOX 705
ROCKWALL, TX 75087

PARAMOUNT LAURELS LLC
PO BOX 786
WYLIE, TX 75098

PUBLIC NOTICE



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

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

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

Z2022-045: SUP for Solar Panels

Hold a public hearing to discuss and consider a request by Tony Trammel for the approval of a *Specific Use Permit (SUP)* for Solar Panels exceeding 1,000 SF of coverage on a residential home situated on a 0.1947-acre parcel of land identified as Lot 20, Block D, Lynden Park Estates Subdivision, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17) for Single Family 7 (SF-7) District land uses, addressed as 125 Lanshire 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, October 11, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, October 17, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, October 17, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2022-045: SUP for Solar Panels

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.

Four horizontal grey bars for providing reasons for support or opposition.

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

PUBLIC NOTICE



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

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

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

Z2022-045: SUP for Solar Panels

Hold a public hearing to discuss and consider a request by Tony Trammel for the approval of a Specific Use Permit (SUP) for Solar Panels exceeding 1,000 SF of coverage on a residential home situated on a 0.1947-acre parcel of land identified as Lot 20, Block D, Lynden Park Estates Subdivision, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17) for Single Family 7 (SF-7) District land uses, addressed as 125 Lanshire 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, October 11, 2022 at 6:00 PM, and the City Council will hold a public hearing on Monday, October 17, 2022 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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

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

Your comments must be received by Monday, October 17, 2022 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



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

PLEASE RETURN THE BELOW FORM

Case No. Z2022-045: SUP for Solar Panels

Please place a check mark on the appropriate line below:

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

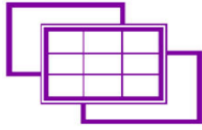
I am opposed to the request for the reasons listed below.

The property owner should be allowed to generate power onsite using solar panels.

Name: Matthew Tyler
Address: 141 Sequoia Rd.

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



30 August 2022

UNIRAC

1411 Broadway Blvd. NE

Albuquerque, NM 87102

REFERENCE: Charles Fisher: 125 Lanshire Dr, Rockwall, TX 75032 USA

Solar Array Installation

To Whom It May Concern:

We have reviewed the existing structure referenced above. The purpose of the review was to evaluate its adequacy to support the proposed installation of solar panels on the roof as shown on the panel layout plan drawings. Based upon our review, we conclude that the existing structure is adequate to support the proposed solar panel installation.

Design Parameter

Code: International Building Code 2015 (IBC 2015)

Risk Category: II

Design wind speed: 115 MPH

Wind exposure category: B

Ground snow load: 5 PSF

Seismic design category: B

Existing Roof Structure

Roof Structure: 2"x4" rafters @24" o.c.

Roofing material: Comp Shingle

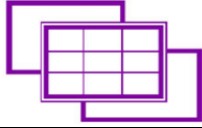
Connection to Roof

Mounting connection: One 5/16 in lag screw w/ min. 2.5 in embedment into framing at max. 72 in o.c. along rails

Two rails per row of panels, evenly spaced; panel length perpendicular to the rails not to exceed 74 in

Conclusions

Based upon our evaluation, we conclude that the existing structure is adequate to support the proposed solar panel installation. In the area of the solar array, other live loads will not be present or will be greatly reduced (2015 IBC, Section 1607.12.5). The glass surface of the solar panels allows for a lower slope factor per ASCE 7, resulting in reduced design snow load on the panels. The stresses of the structural elements, resulting from the altered gravity loads in the area of the solar array are either decreased or increased by no more than 5%. Therefore, the requirements of Section 403.3 of the 2015 IEBC are met and the structure is permitted to remain unaltered.



The solar array will be flush-mounted (not more than 5 in above the roof surface) and parallel to the roof surface. Thus, we conclude that any additional wind loading on the structure related to the addition of the proposed solar array is negligible. The attached calculations verify the capacity of the connections of the solar array to the existing roof against wind (uplift), the governing load case. Regarding seismic loads, we conclude that any additional forces will be small. As per Section 1613.1, Exception-1 of the 2015 IBC, detached one- and two-family dwellings with Seismic Design Category A, B or C or located where the mapped short-period spectral response acceleration, S_s , is less than 0.4 g are exempted from seismic load. Therefore the existing lateral force resisting system can remain unaltered.

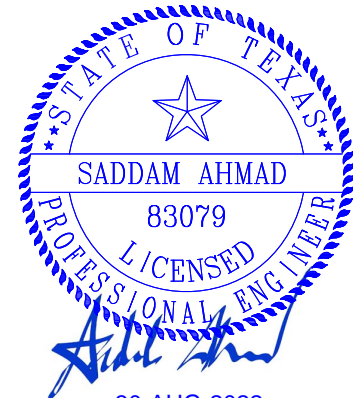
Limitations

Installation of the solar panels must be performed in accordance with manufacturer recommendations. All work performed must be in accordance with accepted industry-wide methods and applicable safety standards. The contractor must notify Engineering Alliance Inc. should any damage, deterioration or discrepancies between the as-built condition of the structure and the condition described in this letter be found. Connections to existing roof framing must be staggered, except at array ends, so as not to overload any existing structural member. The use of solar panel support span tables provided by others are allowed only where the building type, site conditions, site-specific design parameters, and solar panel configuration match the description of the span tables. The design of the solar panel racking (mounts, rails, etc.) and electrical engineering is the responsibility of others. Waterproofing around the roof penetrations is the responsibility of others. Engineering Alliance Inc assumes no responsibility for improper installation of the solar array.

Please feel free to call for any questions or clarifications.

Prepared by

Engineering Alliance, Inc
Sugar Land, TX
Phone: 832 865 4757



30-AUG-2022
Engineering Alliance, Inc
TX Firm Reg. # F-10447



Engineering Alliance, Inc

Project:	Charles Fisher		
Location:	125 Lanshire Dr, Rockwall, TX 75032 USA		
Designer:	SA	Date:	30 August 2022

Calculations per ASCE 7-10
International Building Code 2015 (IBC 2015)

ROOF DEAD LOAD (D):

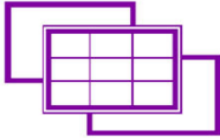
Material	Design material weight (psf)	Increase due to pitch	Material weight (psf)
Comp Shingle	2.23	1.11	2
1/2" Plywood	1.1	1.11	1
Framing	3		3
Insulation	0.5		0.5
1/2" Gypsum Clg.	2.2	1.11	2
M, E & Misc	1.5		1.5
Total Dead Load	10.6		
PV Array Dead Load	3.3	1.11	3

ROOF LIVE LOAD (Lr):

Existing Design Roof Live Load [psf]	20	ASCE 7-10, Table 4-1
Roof Live Load With PV Array [psf]	0	2015 IBC, Section 1607.12.5

SEISMIC LOAD, (E):

Risk category:	II	Table 1.5-1
Seismic Design Category:	B	Table 11.6-2
I_p :	1	Table 1.5-2
Site Class:	D	
R_p :	1.5	Table 13.6-1
S_s :	0.103	
S_1 :	0.055	
a_p :	1	Table 13.6-1
z:	1	ft
h:	1	ft
z/h:	1	
F_a :	1.6	Table 11.4-1
F_v :	2.4	Table 11.4-2
S_{MS} :	0.165	Eqs. 11.4-1
S_{M1} :	0.132	Eqs. 11.4-2
S_{DS} :	0.110	Eqs. 11.4-3
S_{D1} :	0.088	Eqs. 11.4-4



Engineering Alliance, Inc

Project:	Charles Fisher		
Location:	125 Lanshire Dr, Rockwall, TX 75032 USA		
Designer:	SA	Date:	30 August 2022

SITE-SPECIFIC WIND PARAMETERS:

Basic Wind Speed [mph]:	105	
Exposure Category:	B	Sec. 26.7.3
Risk Category:	II	Table 1.5-1
Height of Roof, h [ft]:	30	(Approximate)
Roof Slope [°]:	26	
Site Elevation [ft]:	547	
Comp/Cladding Location:	Gable/Hip Roofs, $7^\circ < \theta \leq 27^\circ$	FIGURE 30.4-2B
Enclosure Classification:	Enclosed Buildings	
Zone 1 GC _p :	0.9	(enter largest abs. value)
Zone 2 GC _p :	1.7	(enter largest abs. value)
Zone 3 GC _p :	2.6	(enter largest abs. value)
α:	7	Table 26.9-1
z _g [ft]:	1200	Table 26.9-1
K _h :	0.70	Table 30.3-1
K _{zt} :	1	Equation 26.8-1
K _d :	0.85	Table 26.6-1
Velocity Pressure, q _h [psf]:	16.81	Equation 30.3-1
GC _{pi} :	0	Table 26.11-1

PRESSURES:

$$p = q_h((GC_p)-(GC_{pi})) \quad (\text{lb/ft}^2) \quad \text{Equation 30.9-1}$$

Zone 1 :	15.1	psf (1.0 W)
Zone 2 :	28.6	psf (1.0 W)
Zone 3 :	43.7	psf (1.0 W)

a [ft] = 3.6



Engineering Alliance, Inc

Project:	Charles Fisher		
Location:	125 Lanshire Dr, Rockwall, TX 75032 USA		
Designer:	SA	Date:	30 August 2022

COMPARE WIND & SEISMIC LOADS FOR CONNECTION (1 Sq. Ft. Section)

Wind Load, W:

Wind pressure, p:	9.1	psf (Zone 1: 0.6 W from wind pressure calculation)
Height, h:	1	ft
Width, w:	1	ft
F _{perp} :	9.1	lb (Uplift)

Seismic Load, E:

0.7 * F _{p,min} :	0.069	lb
0.7 * F _{p,max} :	0.369	lb
0.7 * F _{p,vert} :	0.046	lb
0.7 * F _{p,long} :	0.185	lb
0.7 * F _{p,perp} :	0.122	lb (uplift)

Wind (uplift) Controls Connection Design

CHECK INCREASE IN OVERALL SEISMIC LOADS

SEISMIC:

Seismic Design Category:	B
--------------------------	---

As per Section 1613.1, Exception-1 of the 2015 IBC, Seismic load is Exempted.



Engineering Alliance, Inc

Project:	Charles Fisher		
Location:	125 Lanshire Dr, Rockwall, TX 75032 USA		
Designer:	SA	Date:	30 August 2022

Lag Screw Connection

Tributary Length (in):	74
Max Tributary Width (in):	72

Capacity:

Lag Screw Size[in] :	5/16	NDS Table 2.3.2
C_d :	1.6	
Embedment ¹ [in]:	2.5	NDS Table 12.2A
Grade:	SPF (G = 0.42)	
Capacity [lbs/in]:	205	
Number of Screws in tension:	1	
Prying Coefficient:	1.4	
Total Capacity [lbs]:	586	

Demand:

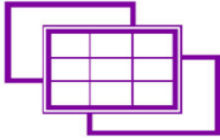
Zone	Pressure (0.6 Wind) (psf)	Max Tributary Width (ft)	Max. Trib. Length (ft)	Max. Trib. Area2 (ft2)	Max. Uplift Force (lbs)
Zone 1 :	6.1	6.0	3.1	18.5	112
Zone 2 :	14.1	6.0	3.1	18.5	262
Zone 3 :	23.2	6.0	3.1	18.5	430

Total Tension Force(lbs):	430
---------------------------	-----

Demand < Capacity: 73.3%, OK

Notes

1. Embedment is measured from the top of the framing member to the beginning of the tapered tip of the lag screw. Embedment in sheathing or other material is not effective. The length of the tapered tip is not part of the embedment length.
2. 'Max. Trib Area' is the product of the 'Max. Tributary Width' (along the rails) and 1/2 the panel width/height (perpendicular to the rails).



Engineering Alliance, Inc

Project:	Charles Fisher		
Location:	125 Lanshire Dr, Rockwall, TX 75032 USA		
Designer:	SA	Date:	30 August 2022

SNOW LOAD (S):

	Existing	w/ Solar Panel Array	
Roof Slope [x:12]:	5.9	5.9	
Roof Slope [°]:	26	26	
Snow Ground Load, p_g [psf]:	5	5	ASCE 7-10, Section 7.2
Surface Roughness Category:	B	B	ASCE 7-10, Table 7-2
Exposure of Roof:	Fully Exposed	Fully Exposed	ASCE 7-10, Table 7-2
Exposure Factor, C_e :	0.9	0.9	ASCE 7-10, Table 7-2
Thermal Factor, C_t :	1.1	1.1	ASCE 7-10, Table 7-3
Risk Category:	II	II	ASCE 7-10, Table 1.5-1
Importance Factor, I_s :	1	1	ASCE 7-10, Table 1.5-2
Flat Roof Snow Load, p_f [psf]:	3	3	ASCE 7-10, Equation 7.3-1
Minimum Roof Snow Load, p_m [psf]:	0	0	ASCE 7-10, Section 7.3.4
Unobstructed Slippery Surface?	NO	YES	ASCE 7-10, Section 7.4
Slope Factor Figure:	Figure 7-2b	Figure 7-2b	ASCE 7-10, Section 7.4
Roof Slope Factor, C_s :	1.00	0.73	ASCE 7-10, Figure 7-2
Sloped Roof Snow Load, p_s [psf]:	3	3	ASCE 7-10, Equation 7.4-1
Design Snow Load, S [psf]:	3	3	

Summary of Loads

	Existing	With PV Array
D [psf]	11	14
Lr [psf]	20	0
S [psf]	3	3

Maximum Gravity Loads:

	Existing	With PV Array	
$(D + Lr) / Cd$ [psf]	24	15	ASCE 7-10, Section 2.4.1
$(D + S) / Cd$ [psf]	12	14	ASCE 7-10, Section 2.4.1

(Cd = Load Duration Factor = 0.9 for D, 1.15 for S, and 1.25 for Lr)

Maximum Gravity Load [psf]:	24	15
-----------------------------	----	----

Ratio Proposed Loading to Current Loading: **63%**

OK

The gravity loads and; thus, the stresses of the structural elements, in the area of the solar array are either decreased or increased by no more than 5%. Therefore, the requirements of Section 403.3 of the 2015 IEBC are met and the structure is permitted to remain unaltered.

PHOTOVOLTAIC ROOF MOUNT SYSTEM

57 MODULES-ROOF MOUNTED - 22.80 kWDC, 16.53 kWAC

125 LANSHIRE DR, ROCKWALL, TX 75032 USA



SOLNOVA
2407 EAST LOOP 820 N, FORT WORTH, TX 76118
LICENSE NO.#: 35151

Regan George

SYSTEM SUMMARY:

- (N) 57 - HANWHA Q CELLS Q PEAK DUO ML BLK G10+ (400W) MODULES
- (N) 57 - ENPHASE ENERGY IQ8PLUS-72-2-US MICRO-INVERTERS
- (N) 02 - JUNCTION BOX
- (E) 200A MAIN SERVICE PANEL WITH (N) 150A MAIN BREAKER
- (N) 100A NON FUSED AC DISCONNECT
- (N) 125A LOAD CENTER

DESIGN CRITERIA:

- ROOF TYPE: - COMP SHINGLE
- NUMBER OF LAYERS: - 01
- ROOF FRAME: - 2"X4" RAFTERS @24" O.C.
- STORY: - TWO STORY
- SNOW LOAD : - 5 PSF
- WIND SPEED :- 115 MPH
- WIND EXPOSURE:- B
- EXPOSURE CATEGORY:- II

GOVERNING CODES:

- 2017 NATIONAL ELECTRICAL CODE (NEC)
- 2015 INTERNATIONAL FIRE CODE (IFC)
- 2015 INTERNATIONAL BUILDING CODE (IBC)
- 2015 INTERNATIONAL RESIDENTIAL CODE (IRC)
- 2015 INTERNATIONAL MECHANICAL CODE (IMC)

SHEET INDEX

PV-0	COVER SHEET
PV-1	SITE PLAN WITH ROOF PLAN
PV-2	ROOF PLAN WITH MODULES
PV-3	ATTACHMENT DETAILS
PV-4	BRANCH LAYOUT
PV-5	ELECTRICAL LINE DIAGRAM
PV-6	ELECTRICAL CALCULATION
PV-6.1	LOAD CALCULATION & PANEL SCHEDULING
PV-7	PLACARDS & WARNING LABELS
PV-8	ADDITIONAL NOTES
PV-9+	EQUIPMENT SPEC SHEETS

CONSTRUCTION NOTE:

A LADDER SHALL BE IN PLACE FOR INSPECTION

THE PV MODULES ARE CONSIDERED NON-COMBUSTIBLE AND THIS SYSTEM IS A UTILITY GRID INTERACTIVE SYSTEM
A GROUNDING ELECTRODE SYSTEM IN ACCORDANCE WITH NEC 690-47 AND 250-50 THROUGH 60 250-166 SHALL BE PROVIDED PER NEC, GROUNDING ELECTRODE SYSTEM OF EXISTING BUILDING MAY BE USED AND BONDED TO AT THE SERVICE ENTRANCE. IF EXISTING SYSTEM IS INACCESSIBLE, OR INADEQUATE, OR IS ONLY METALLIC WATER PIPING, A SUPPLEMENTAL GROUNDING ELECTRODE WILL BE USED AT THE INVERTER LOCATION CONSISTING OF A UL LISTED 8 FT GROUND ROD WITH ACORN CLAMP. GROUNDING ELECTRODE CONDUCTORS SHALL BE NO LESS THAN #8 AWG AND NO GREATER THAN #8 AWG COPPER AND BONDED TO THE EXISTING GROUNDING ELECTRODE TO PROVIDE OR A COMPLETE GROUND.

EACH MODULE WILL BE GROUNDED USING THE SUPPLIED GROUNDING POINTS IDENTIFIED BY THE MANUFACTURER.

EXPOSED NON-CURRENT CARRYING METAL PARTS OF MODULE FRAMES, EQUIPMENT, AND CONDUCTOR ENCLOSURES SHALL BE GROUNDED IN ACCORDANCE WITH 250.134 OR 250.138(A) REGARDLESS OF VOLTAGE.

PROPER ACCESS AND WORKING CLEARANCE AROUND EXISTING AND PROPOSED ELECTRICAL EQUIPMENT WILL BE PROVIDED

ALL SIGNAGE WILL BE INSTALLED AS REQUIRED BY AND 2020 NEC.

HEIGHT OF INTEGRATED AC/DC DISCONNECT SHALL NOT EXCEED 6' 7" PER NEC 240.24

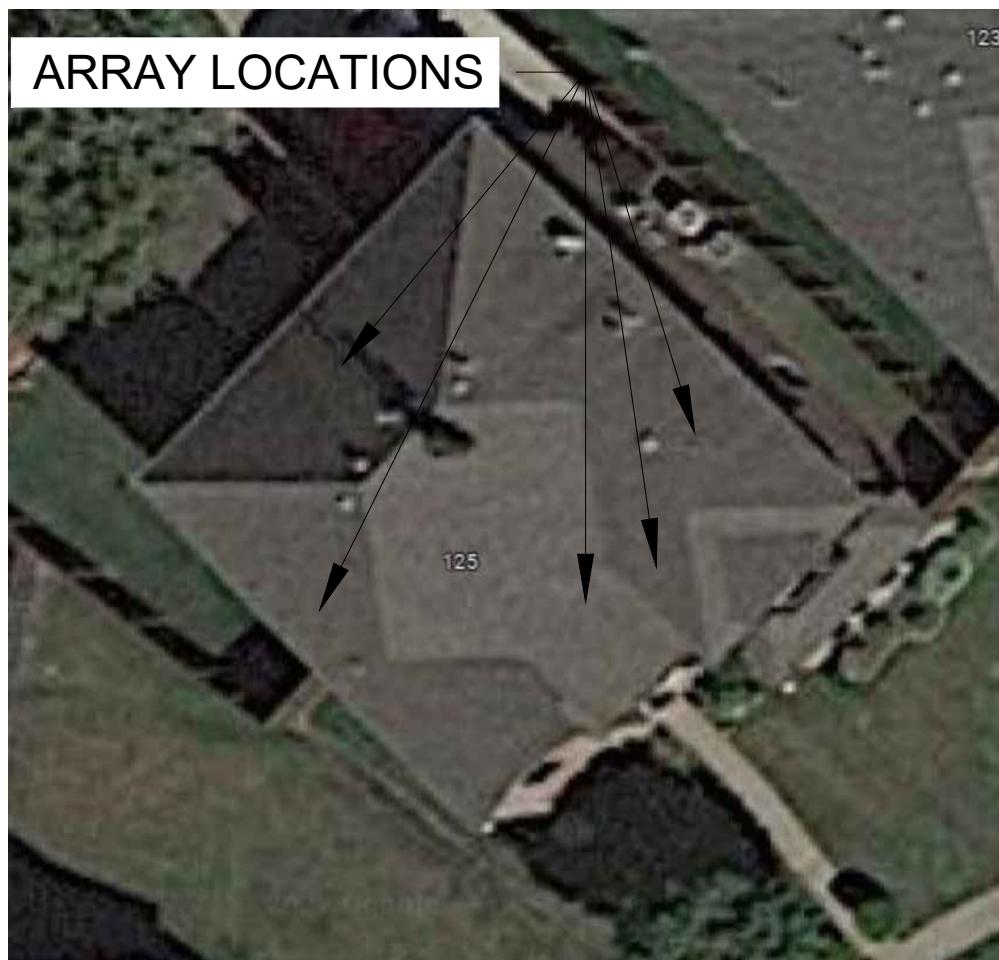
THE GROUNDING ELECTRODE CONDUCTOR SHALL BE PROTECTED FROM PHYSICAL DAMAGE BETWEEN THE GROUNDING ELECTRODE AND THE PANEL (OR INVERTER) IF SMALLER THAN #6 AWG COPPER WIRE PER NEC 250-64B. THE GROUNDING ELECTRODE CONDUCTOR WILL BE CONTINUOUS, EXCEPT FOR SPLICES OR JOINTS AT BUSBARS WITHIN LISTED EQUIPMENT PER NEC 250.64C. ALL EXTERIOR CONDUIT SHALL BE PAINTED TO MATCH ADJACENT SURFACES.

THE PV CONNECTION IN THE PANEL BOARD SHALL BE POSITIONED AT THE OPPOSITE (LOAD) END FROM THE INPUT FEEDER LOCATION OR MAIN CIRCUIT LOCATION. NEC 690.64(B)(7)
SITE CONDITIONS SHALL PREVAIL IF NO SCALE IS GIVEN. DRAWINGS ARE NOT NECESSARILY TO SCALE. ALL DIMENSIONS SHALL BE VERIFIED BY SUBCONTRACTOR UPON COMMENCEMENT OF CONSTRUCTION.

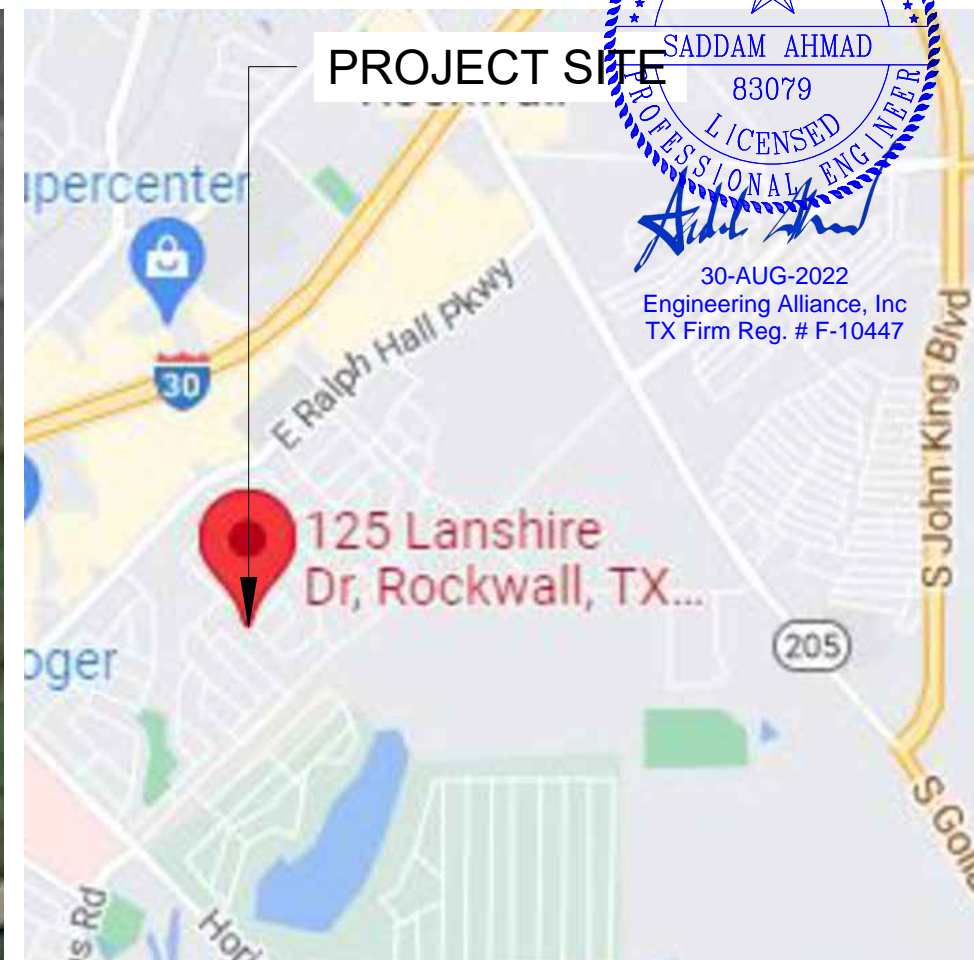
DERATE: (E) 200A MAIN BREAKER TO BE DERATED TO (N) 150A TO ALLOW BACKFEED OF 90A

(E) UTILITY ESID NO: 10443720008968805

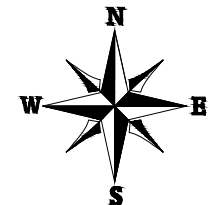
(E) METER NO: 158869664



1 | AERIAL PHOTO
PV-0 | SCALE: NTS



2 | VICINITY MAP
PV-0 | SCALE: NTS



VERSION		
DESCRIPTION	DATE	REV
INITIAL RELEASE	08-29-2022	UR

PROJECT NAME

CHARLES FISHER
125 LANSHIRE DR,
ROCKWALL, TX 75032 USA
APN# 4334000D0020000R
UTILITY: ONCOR
AHJ: CITY OF ROCKWALL

SHEET NAME

COVER SHEET

SHEET SIZE

ANSI B
11" X 17"

SHEET NUMBER

PV-0

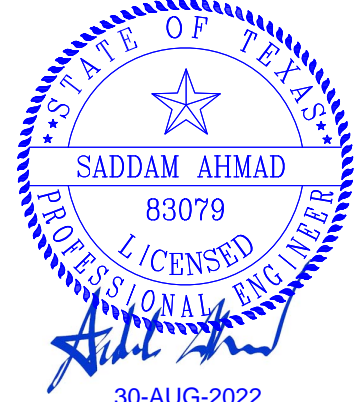
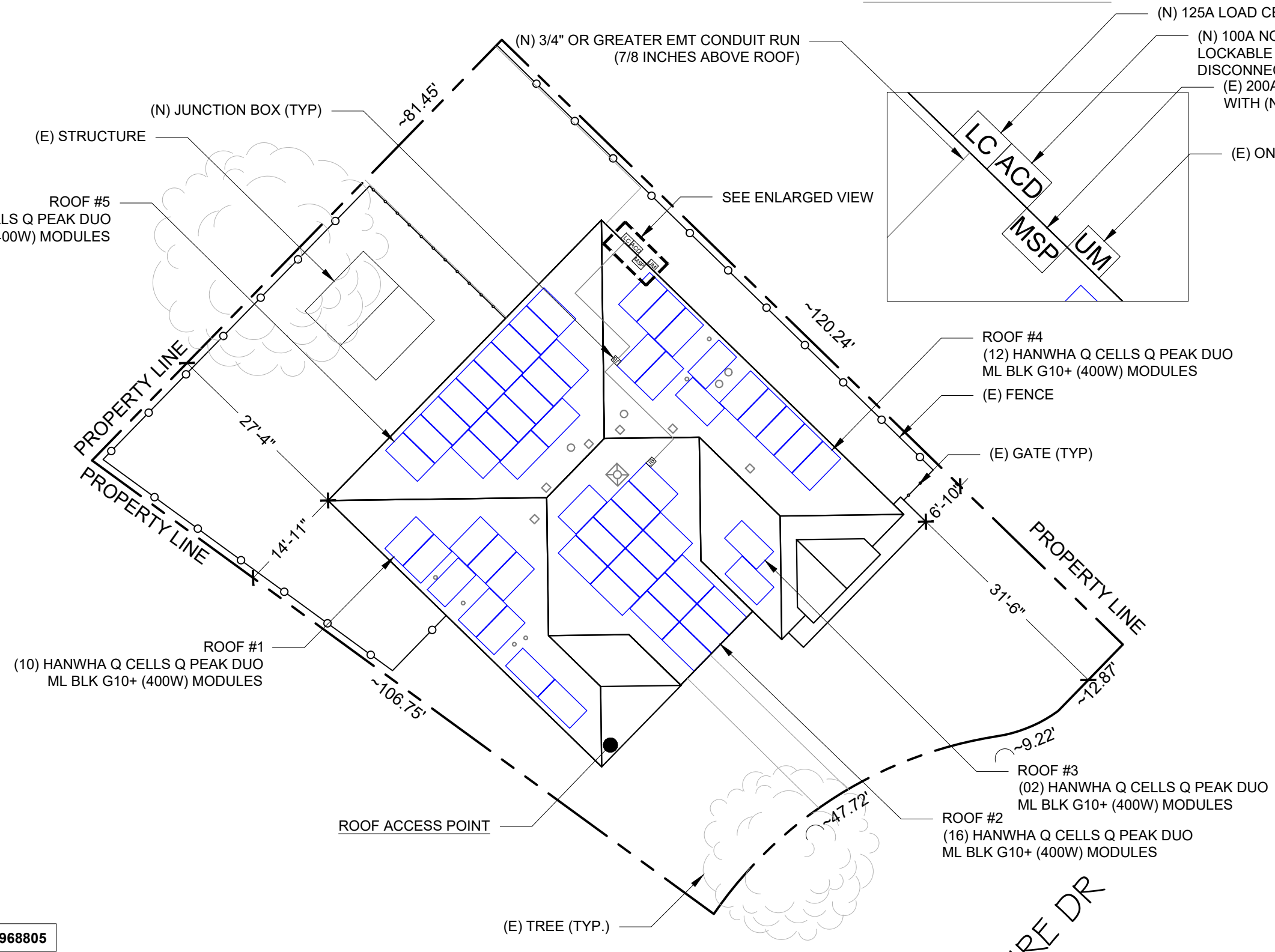
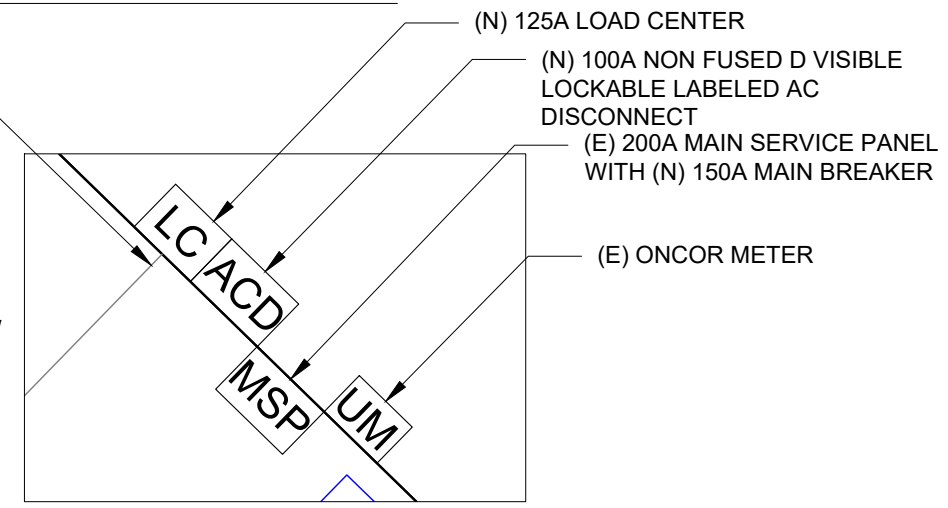
● **ROOF ACCESS POINT** SHALL BE LOCATED IN AREAS THAT DO NOT REQUIRE THE PLACEMENT OF GROUND LADDERS OVER OPENINGS SUCH AS WINDOWS OR DOORS, AND LOCATED AT STRONG POINTS OF BUILDING CONSTRUCTION IN LOCATIONS WHERE THE ACCESS POINT DOES NOT CONFLICT WITH OVERHEAD OBSTRUCTIONS SUCH AS TREE LIMBS, WIRES OR SIGNS.



SOLNOVA
2407 EAST LOOP 820 N, FORT WORTH, TX 76118
LICENSE NO.#: 35151

Regan George

ENLARGED VIEW



30-AUG-2022
Engineering Alliance, Inc
TX Firm Reg. # F-10447

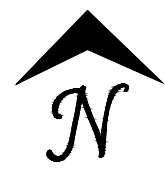
NOTE: THE AC DISCONNECT IS LOCATED WITHIN 10FT OF UTILITY METER

(E) UTILITY ESID NO: 10443720008968805

(E) METER NO: 158869664

1 SITE PLAN WITH ROOF PLAN

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



VERSION		
DESCRIPTION	DATE	REV
INITIAL RELEASE	08-29-2022	UR

PROJECT NAME

CHARLES FISHER
125 LANSHIRE DR,
ROCKWALL, TX 75032 USA
APN# 4334000D002000R
UTILITY: ONCOR
AHJ: CITY OF ROCKWALL

SHEET NAME

SITE PLAN WITH ROOF PLAN

SHEET SIZE

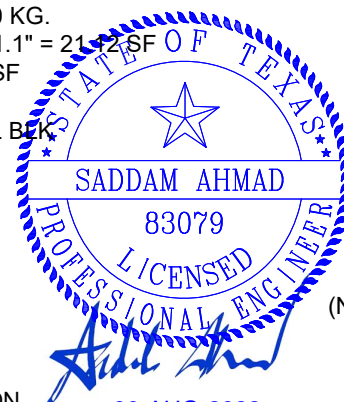
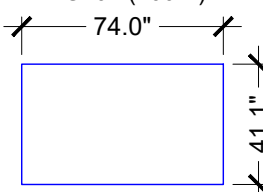
ANSI B
11" X 17"

SHEET NUMBER

PV-1

MODULE TYPE, DIMENSIONS & WEIGHT

NUMBER OF MODULES = 57 MODULES
 MODULE TYPE = HANWHA Q CELLS Q PEAK DUO ML BLK G10+ (400W) MODULES
 MODULE WEIGHT = 48.5 LBS / 22.0 KG.
 MODULE DIMENSIONS = 74.0" X 41.1" = 21.2 SF
 UNIT WEIGHT OF ARRAY = 2.30 PSF
 PHOTOVOLTAIC MODULES
 HANWHA Q CELLS Q PEAK DUO ML BLK G10+ (400W)



NOTE:
 INTERNATIONAL FIRE CODE SECTION 605.11.1.2 FOR RESIDENTIAL R-3 OCCUPANCIES AT LEAST THREE (3) FEET OF CLEARANCE ALONG THE EDGE (RAKE) OF THE ROOF TO A PANEL AND AT LEAST THREE (3) FEET FROM THE RIDGE OF THE ROOF TO A PANEL. PANELS SHALL BE AT LEAST ONE AND ONE-HALF (1-1/2) FEET FROM A VALLEY OR HIP. NO CLEARANCE IS REQUIRED AT THE EAVE.
 INTERNATIONAL FIRE CODE SECTION 605.11.1.2.4 ROOFS WITH HIPS AND VALLEYS - WHERE PANELS ARE TO BE LOCATED ON ONLY ONE SIDE OF A HIP OR VALLEY THAT IS OF EQUAL LENGTH, THE PANELS SHALL BE PERMITTED TO BE PLACED DIRECTLY ADJACENT TO THE HIP OR VALLEY.
 GAS METER LOCATED IN PROXIMITY OF THE PV INSTALLATION, LOAD CENTER, AND/OR DISCONNECTS. DISCONNECTS SHALL BE LOCATED IN COMPLIANCE WITH UTILITY AND THE AHJ (AUTHORITY HAVING JURISDICTION). PV INSTALLATION SHALL COMPLY WITH ALL APPLICABLE CODES.

THE WORKING CLEARANCES AROUND THE EXISTING ELECTRICAL EQUIPMENT AS WELL AS THE NEW ELECTRICAL EQUIPMENT WILL BE MAINTAINED IN ACCORDANCE WITH NEC 110.26.

PLUMBING VENTS, SKYLIGHTS AND MECHANICAL VENTS SHALL NOT BE COVERED, MOVED, RE-ROUTED OR RE-LOCATED.

BILL OF MATERIALS		
EQUIPMENT	QTY	DESCRIPTION
RAIL	33	ECOFASTEN CLICK RAIL 168" DARK
SPLICE	10	BND SPLICE BAR PRO SERIES DRK
MID CLAMP	74	UNIVERSAL AF MID CLAMPS
END CLAMP	80	UNIVERSAL AF END CLAMPS
ATTACHMENT	118	ECOFASTEN CLICKFIT
GROUNDING LUG	20	GROUND LUG

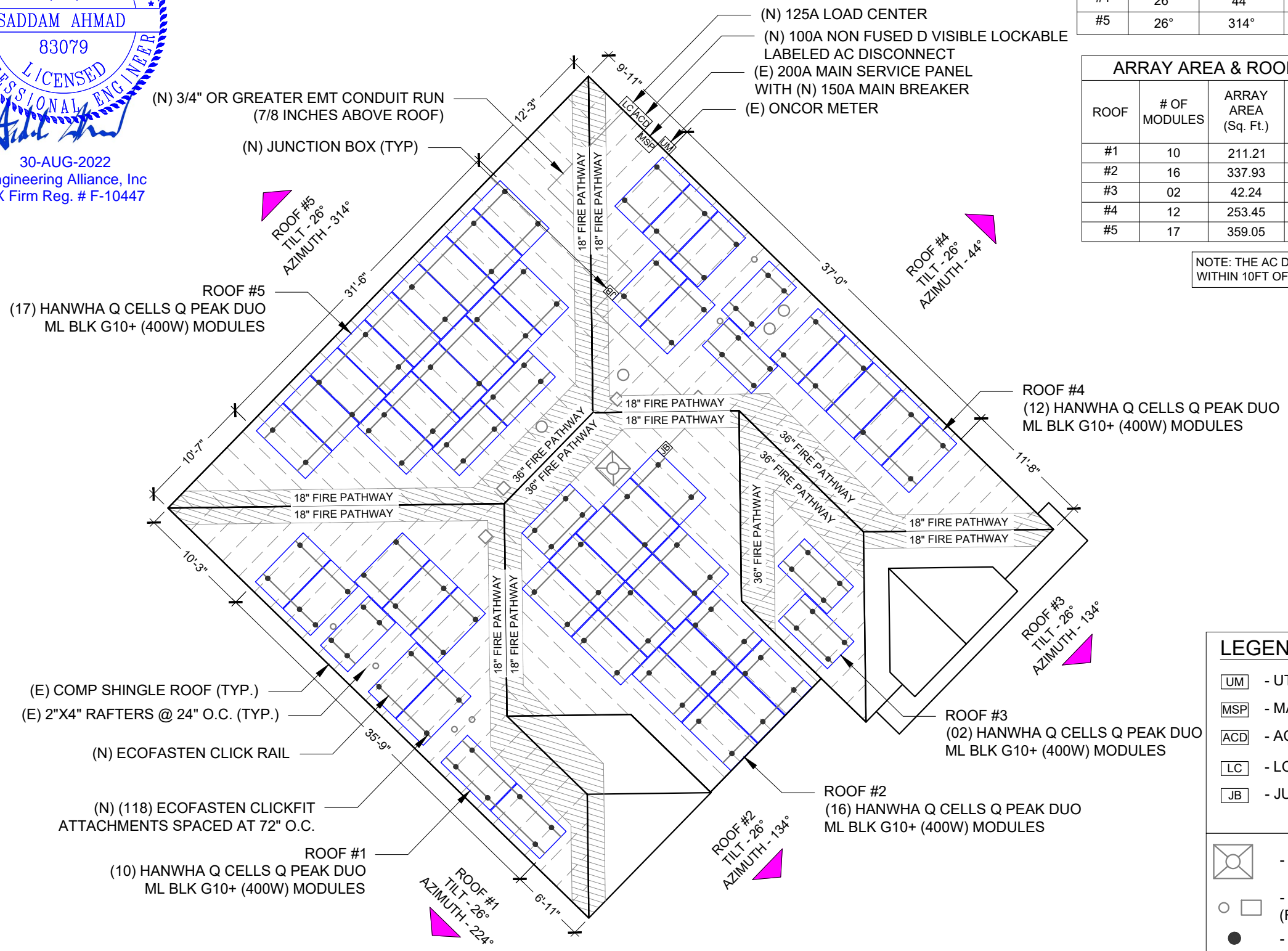
(E) UTILITY ESID NO: 10443720008968805

(E) METER NO: 158869664

ROOF DESCRIPTION				
ROOF TYPE		COMP SHINGLE ROOF		
ROOF	ROOF TILT	AZIMUTH	RAFTERS SIZE	RAFTERS SPACING
#1	26°	224°	2"x4"	24" O.C.
#2	26°	134°	2"x4"	24" O.C.
#3	26°	134°	2"x4"	24" O.C.
#4	26°	44°	2"x4"	24" O.C.
#5	26°	314°	2"x4"	24" O.C.

ARRAY AREA & ROOF AREA CALC'S				
ROOF	# OF MODULES	ARRAY AREA (Sq. Ft.)	ROOF AREA (Sq. Ft.)	ROOF AREA COVERED BY ARRAY (%)
#1	10	211.21	539.16	39.17
#2	16	337.93	639.38	52.85
#3	02	42.24	189.84	22.25
#4	12	253.45	649.38	39.03
#5	17	359.05	705.06	50.93

NOTE: THE AC DISCONNECT IS LOCATED WITHIN 10FT OF UTILITY METER



LEGEND	
[UM]	- UTILITY METER
[MSP]	- MAIN SERVICE PANEL
[ACD]	- AC DISCONNECT
[LC]	- LOAD CENTER
[JB]	- JUNCTION BOX
[Chimney Symbol]	- CHIMNEY
[Vent Symbol]	- VENT, ATTIC FAN (ROOF OBSTRUCTION)
[Attachment Symbol]	- ROOF ATTACHMENT
[Dashed Line]	- RAFTERS
[Dotted Line]	- CONDUIT
[Hatched Area]	- FIRE PATHWAY

NOTE: ACTUAL ROOF CONDITIONS AND RAFTERS (OR SEAM) LOCATIONS MAY VARY. INSTALL PER MANUFACTURER(S) INSTALLATION GUIDELINES AND ENGINEERED SPANS FOR ATTACHMENTS

1 ROOF PLAN WITH MODULES

SCALE: 3/32" = 1'-0"



Regan George

VERSION		
DESCRIPTION	DATE	REV
INITIAL RELEASE	08-29-2022	UR

PROJECT NAME
CHARLES FISHER
 125 LANSHIRE DR,
 ROCKWALL, TX 75032 USA
 APN# 4334000D002000R
 UTILITY: ONCOR
 AHJ: CITY OF ROCKWALL

SHEET NAME
ROOF PLAN WITH MODULES

SHEET SIZE
**ANSI B
 11" X 17"**

SHEET NUMBER
PV-2

(E) UTILITY ESID NO: 10443720008968805

(E) METER NO: 158869664

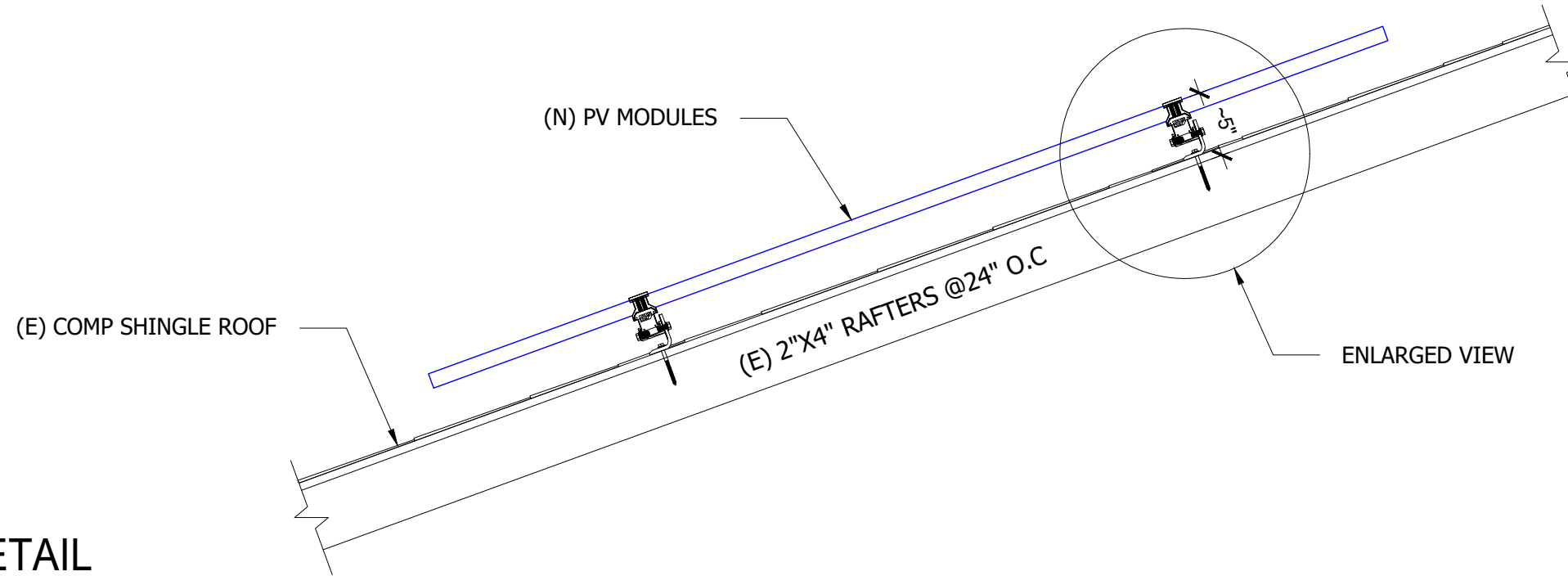


NOTE: ACTUAL ROOF CONDITIONS AND RAFTERS(OR SEAM) LOCATIONS MAY VARY. INSTALL PER MANUFACTURER(S) INSTALLATION GUIDELINES AND ENGINEERED SPANS FOR ATTACHMENTS

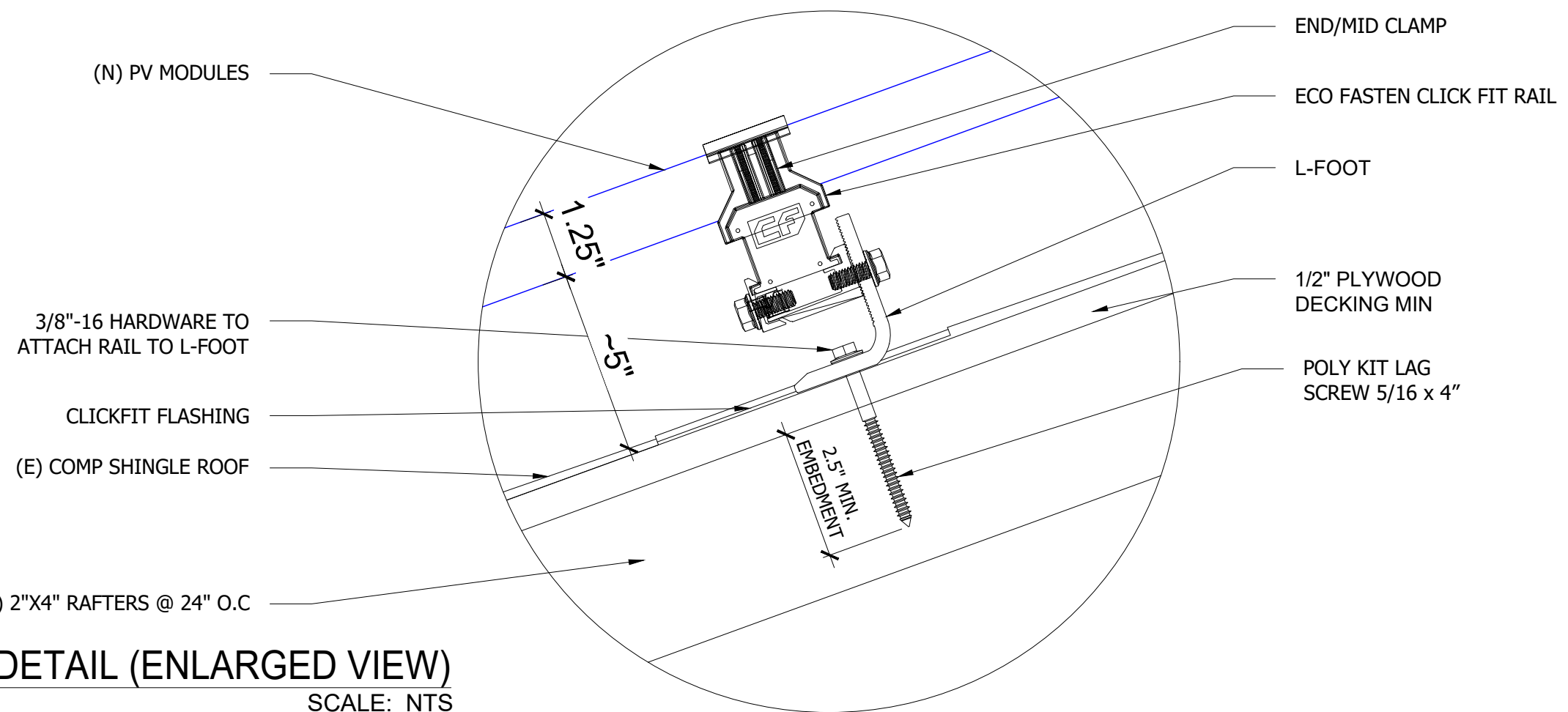


SOLNOVA
2407 EAST LOOP 820 N, FORT WORTH, TX 76118
LICENSE NO.#: 35151

Regan George



1 ATTACHMENT DETAIL
SCALE: NTS



2 ATTACHMENT DETAIL (ENLARGED VIEW)
SCALE: NTS

VERSION		
DESCRIPTION	DATE	REV
INITIAL RELEASE	08-29-2022	UR

PROJECT NAME

CHARLES FISHER
125 LANSHIRE DR,
ROCKWALL, TX 75032 USA
APN# 4334000D002000R
UTILITY: ONCOR
AHJ: CITY OF ROCKWALL

SHEET NAME
ATTACHMENT
DETAIL

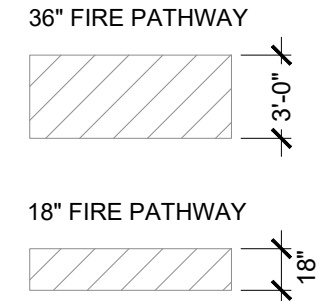
SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-3

(57) HANWHA Q CELLS Q PEAK DUO ML BLK G10+ (400W) MODULES
 (57) ENPHASE ENERGY IQ8PLUS-72-2-US MICRO-INVERTERS
 (02) BRANCHES OF 12 MODULES &
 (03) BRANCHES OF 11 MODULES CONNECTED IN PARALLEL PER BRANCH

(E) UTILITY ESID NO: 10443720008968805

(E) METER NO: 158869664



SOLNOVA
 2407 EAST LOOP 820 N, FORT WORTH, TX 76118
 LICENSE NO.#: 35151

Regan George

VERSION		
DESCRIPTION	DATE	REV
INITIAL RELEASE	08-29-2022	UR

PROJECT NAME

CHARLES FISHER
 125 LANSHIRE DR,
 ROCKWALL, TX 75032 USA
 APN# 4334000D002000R
 UTILITY: ONCOR
 AHJ: CITY OF ROCKWALL

SHEET NAME

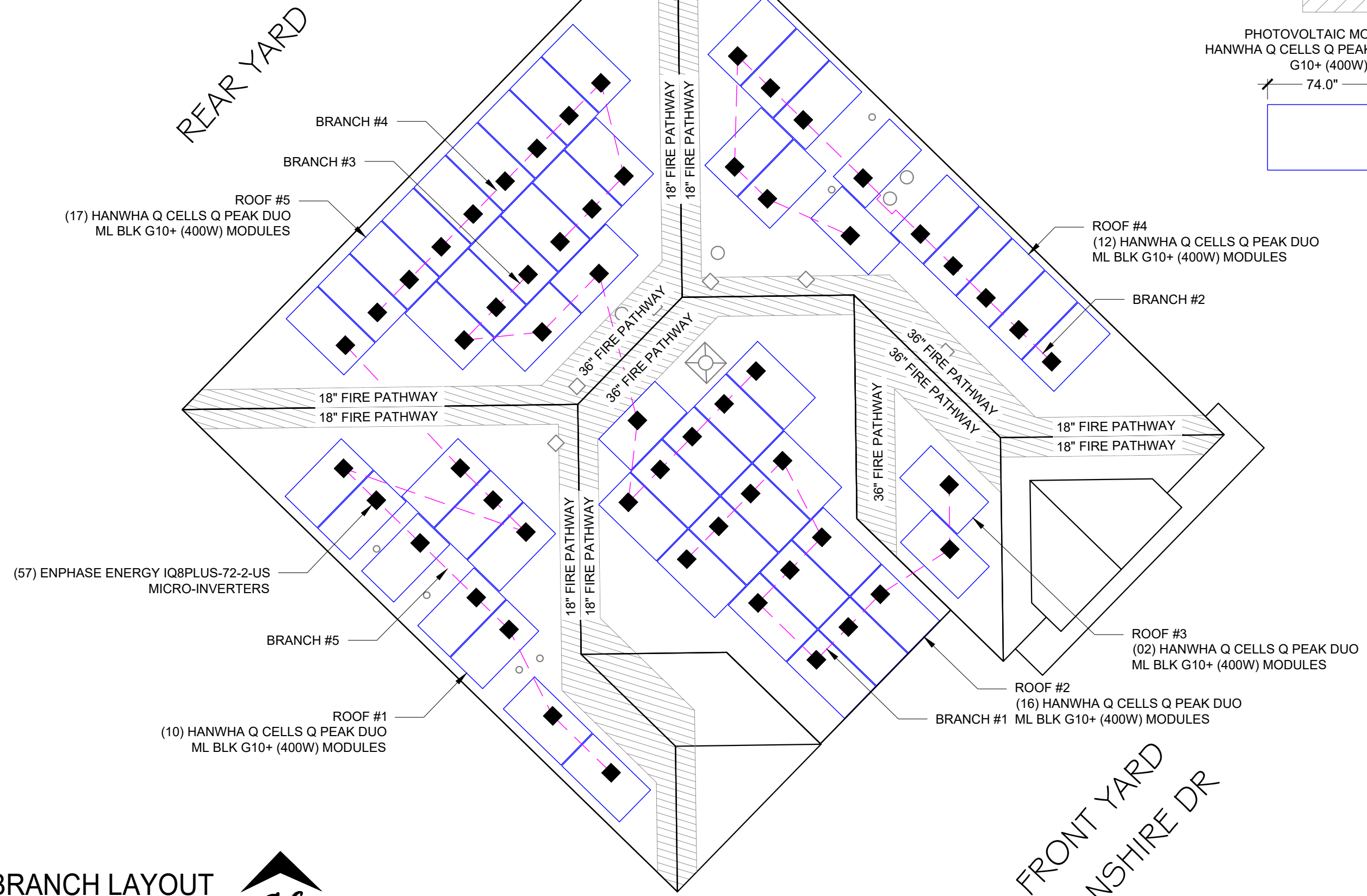
BRANCH LAYOUT

SHEET SIZE
 ANSI B
 11" X 17"

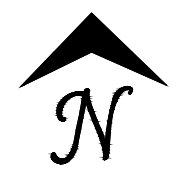
SHEET NUMBER
 PV-4

REAR YARD

FRONT YARD
 LANSHIRE DR



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



(57) HANWHA Q CELLS Q PEAK DUO ML BLK G10+ (400W) MODULES
 (57) ENPHASE ENERGY IQ8PLUS-72-2-US MICRO-INVERTERS
 (02) BRANCHES OF 12 MODULES &
 (03) BRANCHES OF 11 MODULES CONNECTED IN PARALLEL PER BRANCH

SYSTEM SIZE:- 57 x 400W = 22.80 kWDC
 SYSTEM SIZE:- 57 x 290W = 16.53 kWAC

INTERCONNECTION
 120% RULE - NEC 705.12(B)(2)(3)(b)
UTILITY FEED + SOLAR BACKFEED
 150A +90A = 240A
BUSS RATING x 120%
 200A x 120% = 240A

BILL OF MATERIALS

EQUIPMENT	QTY	DESCRIPTION
SOLAR PV MODULE	57	HANWHA Q CELLS Q PEAK DUO ML BLK G10+ (400W) MODULES
INVERTER	57	ENPHASE ENERGY IQ8PLUS-72-2-US MICRO-INVERTERS
JUNCTION BOX	2	600V, 55A MAX, 4 INPUTS, MOUNTED ON ROOF FOR WIRE & CONDUIT TRANSITION
LOAD CENTER	1	125A PV LOAD CENTER
AC DISCONNECT	1	100A NON FUSED, VISIBLE LOCKABLE LABELED AC DISCONNECT, 240VAC, NEMA 3R, UL LISTED.



SOLNOVA
 2407 EAST LOOP 820 N, FORT WORTH, TX 76118
 LICENSE NO.#: 35151

Regan George

VERSION

DESCRIPTION	DATE	REV
INITIAL RELEASE	08-29-2022	UR

PROJECT NAME

CHARLES FISHER
 125 LANSHIRE DR,
 ROCKWALL, TX 75032 USA
 APN# 433400D0020000R
 UTILITY: ONCOR
 AHJ: CITY OF ROCKWALL

SHEET NAME

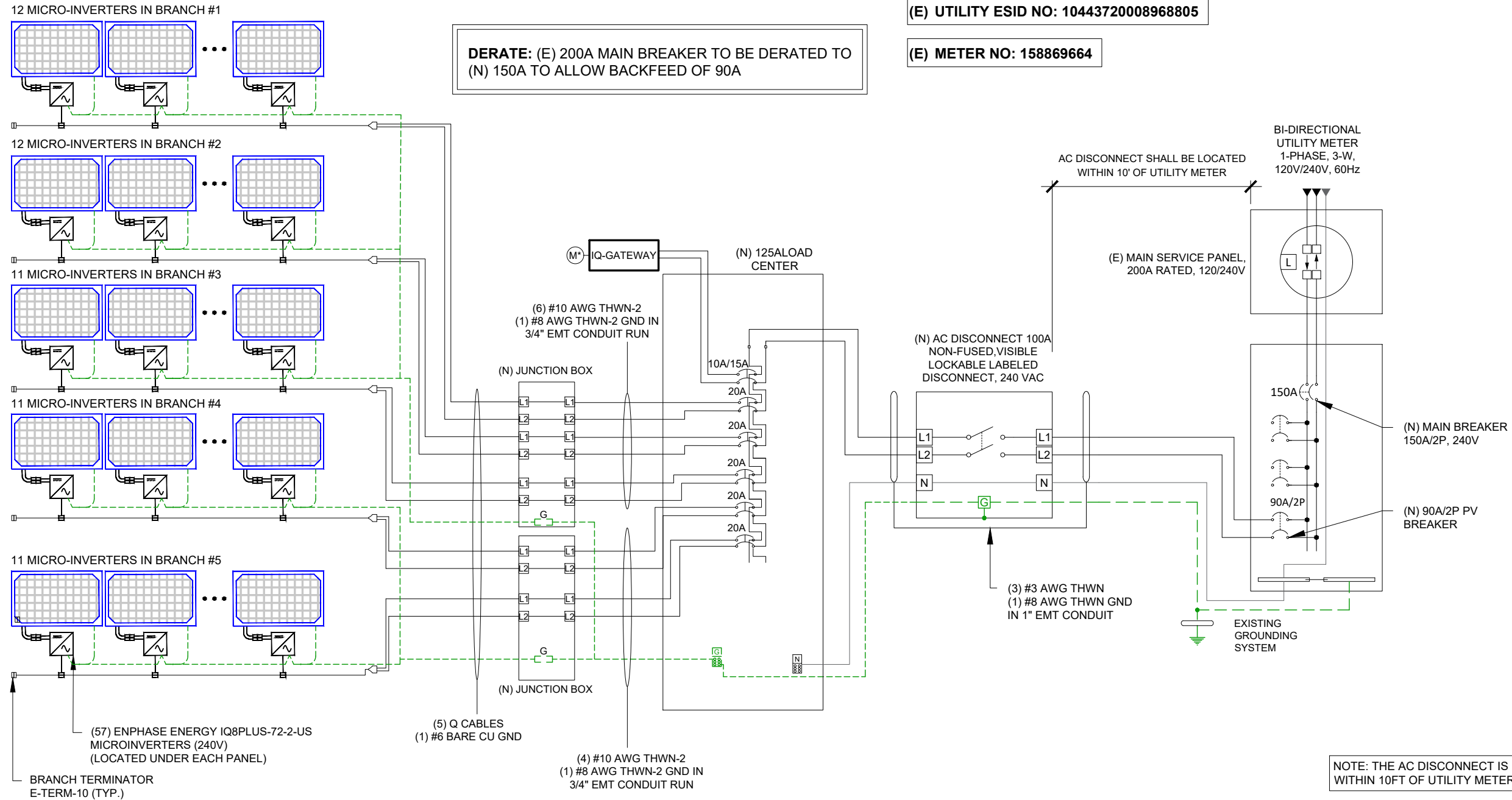
ELECTRICAL LINE DIAGRAM

SHEET SIZE

ANSI B
 11" X 17"

SHEET NUMBER

PV-5



DERATE: (E) 200A MAIN BREAKER TO BE DERATED TO (N) 150A TO ALLOW BACKFEED OF 90A

(E) UTILITY ESID NO: 10443720008968805

(E) METER NO: 158869664

NOTE: THE AC DISCONNECT IS LOCATED WITHIN 10FT OF UTILITY METER

SERVICE INFO.

UTILITY PROVIDER: ONCOR
 MAIN SERVICE VOLTAGE: 240V
 MAIN PANEL BRAND: SQUARE D
 MAIN SERVICE PANEL: (E) 200A
 MAIN CIRCUIT BREAKER RATING: (N) 150A
 MAIN SERVICE LOCATION: NORTH-EAST
 SERVICE FEED SOURCE: UNDERGROUND

THE WORKING CLEARANCES AROUND THE EXISTING ELECTRICAL EQUIPMENT AS WELL AS THE NEW ELECTRICAL EQUIPMENT WILL BE MAINTAINED IN ACCORDANCE WITH NEC 110.26.
 ANY CONDUCTORS EXPOSED TO SUNLIGHT SHALL BE LISTED AS SUNLIGHT RESISTANT. (NEC 300.6 C1, 310.8 D)
 PER NEC REQUIREMENTS GROUNDING CONDUCTORS SMALLER THAN 6AWG SHALL BE PROTECTED IN A CONDUIT, RACEWAY, OR ARMORED PROTECTIVE SHEATHING (NEC 250.64)
 ROOM FOR EQUIPMENT WITHIN 5 FEET FROM MSP
 WIRE RATED AND AMPACITY CALCULATED @ 90°C FOR ROOFTOP INSTALLATION AND ATTIC RUN TO INVERTER
 GAS METER LOCATED IN PROXIMITY OF THE PV INSTALLATION, LOAD CENTER, AND/OR DISCONNECTS. DISCONNECTS SHALL BE LOCATED IN COMPLIANCE WITH UTILITY AND THE AHJ (AUTHORITY HAVING JURISDICTION). PV INSTALLATION SHALL COMPLY WITH ALL APPLICABLE CODES.

NOTE ON CONDUIT:
 ALL CONDUIT SHALL BE EMT 3/4" IN DIAMETER UNLESS OTHERWISE STATED

1 ELECTRICAL LINE DIAGRAM
 SCALE: NTS

SOLAR MODULE SPECIFICATIONS	
MANUFACTURER / MODEL #	HANWHA Q CELLS Q PEAK DUO ML BLK G10+ (400W)MODULES
VMP	37.13
IMP	10.77
VOC	45.30
ISC	11.14
MODULE DIMENSION	74.0"L x 41.1"W x 1.26"D (In Inch)

INVERTER SPECIFICATIONS	
MANUFACTURER / MODEL #	ENPHASE ENERGY IQ8PLUS-72-2-US
NOMINAL OUTPUT VOLTAGE	240 VAC
NOMINAL OUTPUT CURRENT	1.21A

AMBIENT TEMPERATURE SPECS	
WEATHER STATION: DALLAS LOVE FIELD	
RECORD LOW TEMP	-8°
AMBIENT TEMP (HIGH TEMP 2%)	37°
CONDUIT HEIGHT	0.9"
ROOF TOP TEMP.	37°
CONDUCTOR TEMPERATURE RATE (ON ROOF)	90°
CONDUCTOR TEMPERATURE RATE (OFF ROOF)	75°
MODULE TEMPERATURE COEFFICIENT OF Voc	-0.27%/°C

PERCENT OF VALUES	NUMBER OF CURRENT CARRYING CONDUCTORS IN EMT
.80	4-6
.70	7-9
.50	10-20

**AC CONDUCTOR AMPACITY CALCULATIONS:
FROM JUNCTION BOX#1 TO LOAD CENTER:**

AMBIENT TEMPERATURE ADJUSTMENT FOR EXPOSED CONDUIT
 EXPECTED WIRE TEMP (°C): 37°
 TEMP CORRECTION PER TABLE 310.15(B)(2)(a): 0.91
 # OF CURRENT CARRYING CONDUCTORS: 06
 CONDUIT FILL CORRECTION PER NEC 310.15(B)(3)(a): 0.80
 CIRCUIT CONDUCTOR SIZE: 10 AWG
 CIRCUIT CONDUCTOR AMPACITY: 40A

REQUIRED CIRCUIT CONDUCTOR AMPACITY PER NEC 690.8(A&B):
 1.25 X # MICRO-INVERTERS (MAX. BRANCH LENGTH) X MAX OUTPUT CURRENT
 1.25 X 12 X 1.21A = 18.15A

DERATED AMPACITY OF CIRCUIT CONDUCTOR PER NEC TABLE 310.15(B)(2)(a)
 TEMP CORR. PER NEC TABLE 310.15(B)(2)(a) X
 CONDUIT FILL CORR. PER NEC 310.15(B)(3)(a) X
 CIRCUIT CONDUCTOR AMPACITY =
 0.91 X 0.80 X 40 = 29.12A

RESULT SHOULD BE GREATER THAN 18.15A OTHERWISE LESS THE ENTRY FOR CIRCUIT CONDUCTOR SIZE AND AMPACITY

**AC CONDUCTOR AMPACITY CALCULATIONS:
FROM JUNCTION BOX#2 TO LOAD CENTER:**

AMBIENT TEMPERATURE ADJUSTMENT FOR EXPOSED CONDUIT
 EXPECTED WIRE TEMP (°C): 37°
 TEMP CORRECTION PER TABLE 310.15(B)(2)(a): 0.91
 # OF CURRENT CARRYING CONDUCTORS: 04
 CONDUIT FILL CORRECTION PER NEC 310.15(B)(3)(a): 0.80
 CIRCUIT CONDUCTOR SIZE: 10 AWG
 CIRCUIT CONDUCTOR AMPACITY: 40A

REQUIRED CIRCUIT CONDUCTOR AMPACITY PER NEC 690.8(A&B):
 1.25 X # MICRO-INVERTERS (MAX. BRANCH LENGTH) X MAX OUTPUT CURRENT
 1.25 X 12 X 1.21A = 18.15A

DERATED AMPACITY OF CIRCUIT CONDUCTOR PER NEC TABLE 310.15(B)(2)(a)
 TEMP CORR. PER NEC TABLE 310.15(B)(2)(a) X
 CONDUIT FILL CORR. PER NEC 310.15(B)(3)(a) X
 CIRCUIT CONDUCTOR AMPACITY =
 0.91 X 0.80 X 40 = 29.12A

RESULT SHOULD BE GREATER THAN 18.15A OTHERWISE LESS THE ENTRY FOR CIRCUIT CONDUCTOR SIZE AND AMPACITY

**AC CONDUCTOR AMPACITY CALCULATIONS:
FROM LOAD CENTER TO INTERCONNECTION:**

OF INVERTERS: 57
 EXPECTED WIRE TEMP (°C): 37°
 TEMP CORRECTION PER TABLE 310.15(B)(2)(a): 0.88
 # OF CURRENT CARRYING CONDUCTORS: 3
 CONDUIT FILL PER NEC 310.15(B)(3)(a): 1.0
 CIRCUIT CONDUCTOR SIZE: 3 AWG
 CIRCUIT CONDUCTOR AMPACITY: 100A

REQUIRED CIRCUIT CONDUCTOR AMPACITY PER NEC 690.8(B):
 1.25 X # MICRO-INVERTERS X MAX OUTPUT CURRENT =
 1.25 X 1.21 X 57 = 86.21A

DERATED AMPACITY OF CIRCUIT CONDUCTORS PER NEC TABLE 310.16:
 TEMP CORR. PER NEC TABLE 310.15(B)(2)(a) X
 CONDUIT FILL CORR. PER NEC 310.15(B)(3)(a) X
 CIRCUIT CONDUCTOR AMPACITY =
 0.88 X 1.0 X 100 = 91A

RESULT SHOULD BE GREATER THAN 86.21A OTHERWISE LESS THE ENTRY FOR CIRCUIT CONDUCTOR SIZE AND AMPACITY



SOLNOVA
 2407 EAST LOOP 820 N, FORT WORTH, TX 76118
 LICENSE NO.#: 35151

Regan George

VERSION		
DESCRIPTION	DATE	REV
INITIAL RELEASE	08-29-2022	UR

PROJECT NAME

CHARLES FISHER
 125 LANSHIRE DR,
 ROCKWALL, TX 75032 USA
 APN# 4334000D002000R
 UTILITY: ONCOR
 AHJ: CITY OF ROCKWALL

SHEET NAME
 ELECTRICAL CALCULATION

SHEET SIZE
 ANSI B
 11" X 17"

SHEET NUMBER
 PV-6

ELECTRICAL NOTES

- 1.) ALL EQUIPMENT TO BE LISTED BY UL OR OTHER NRTL, AND LABELED FOR ITS APPLICATION.
- 2.) ALL CONDUCTORS SHALL BE COPPER, RATED FOR 600 V AND 90 DEGREE C WET ENVIRONMENT.
- 3.) WIRING, CONDUIT, AND RACEWAYS MOUNTED ON ROOFTOPS SHALL BE ROUTED DIRECTLY TO, AND LOCATED AS CLOSE AS POSSIBLE TO THE NEAREST RIDGE, HIP, OR VALLEY.
- 4.) WORKING CLEARANCES AROUND ALL NEW AND EXISTING ELECTRICAL EQUIPMENT SHALL COMPLY WITH NEC 110.26.
- 5.) DRAWINGS INDICATE THE GENERAL ARRANGEMENT OF SYSTEMS. CONTRACTOR SHALL FURNISH ALL NECESSARY OUTLETS, SUPPORTS, FITTINGS AND ACCESSORIES TO FULFILL APPLICABLE CODES AND STANDARDS.
- 6.) WHERE SIZES OF JUNCTION BOXES, RACEWAYS, AND CONDUITS ARE NOT SPECIFIED, THE CONTRACTOR SHALL SIZE THEM ACCORDINGLY.
- 7.) ALL WIRE TERMINATIONS SHALL BE APPROPRIATELY LABELED AND READILY VISIBLE.
- 8.) MODULE GROUNDING CLIPS TO BE INSTALLED BETWEEN MODULE FRAME AND MODULE SUPPORT RAIL, PER THE GROUNDING CLIP MANUFACTURER'S INSTRUCTION.
- 9.) MODULE SUPPORT RAIL TO BE BONDED TO CONTINUOUS COPPER G.E.C. VIA WEEB LUG OR ILSCO GBL-4DBT LAY-IN LUG.
- 10.) THE POLARITY OF THE GROUNDED CONDUCTORS IS NEGATIVE

1 ELECTRICAL CALCULATION
 SCALE: NTS

⚠ WARNING
ELECTRIC SHOCK HAZARD
 TERMINALS ON THE LINE AND LOAD SIDES MAY BE ENERGIZED IN THE OPEN POSITION

LABEL LOCATION:
 AC & DC DISCONNECT AND SUB PANEL
 (PER CODE: NEC 690.13(B))

⚠ WARNING DUAL POWER SOURCE
SECOND SOURCE IS PHOTOVOLTAIC SYSTEM

LABEL LOCATION:
 MAIN SERVICE PANEL & NET METER
 (PER CODE: NEC 705.12(D)(3), NEC 705.12(B)(3-4) & NEC 690.59)

PHOTOVOLTAIC
AC DISCONNECT

LABEL LOCATION:
 AC DISCONNECT
 NEC 690.13(B)

⚠ CAUTION
PHOTOVOLTAIC SYSTEM CIRCUIT IS BACKFED

LABEL LOCATION:
 MSP
 (PER CODE: NEC 690.13 (F), NEC 705.12(B)(3-4) & NEC 690.59)

RAPID SHUTDOWN SWITCH
FOR SOLAR PV SYSTEM

LABEL LOCATION:
 RAPID SHUTDOWN
 (PER CODE: NEC 690.56(C)(3))

PHOTOVOLTAIC SYSTEM AC DISCONNECT
 RATED AC OPERATING CURRENT 68.97 AMPS
 AC NOMINAL OPERATING VOLTAGE 240 VOLTS

LABEL LOCATION:
 AC DISCONNECT & INVERTER
 (PER CODE: NEC690.54)

⚠ WARNING
POWER SOURCE OUTPUT CONNECTION
DO NOT RELOCATE THIS OVERCURRENT DEVICE

LABEL LOCATION:
 SERVICE PANEL IF SUM OF BREAKERS EXCEEDS PANEL RATING
 (PER CODE: NEC 705.12 (B)(2)(3)(B))

WARNING:PHOTOVOLTAIC POWER SOURCE

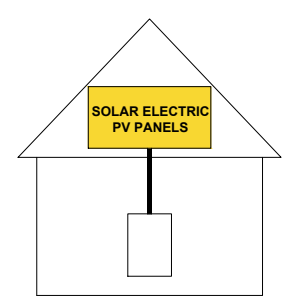
LABEL LOCATION:
 CONDUIT, COMBINER BOX
 (PER CODE: NEC 690.31(G)(3))

MAIN PHOTOVOLTAIC SYSTEM DISCONNECT

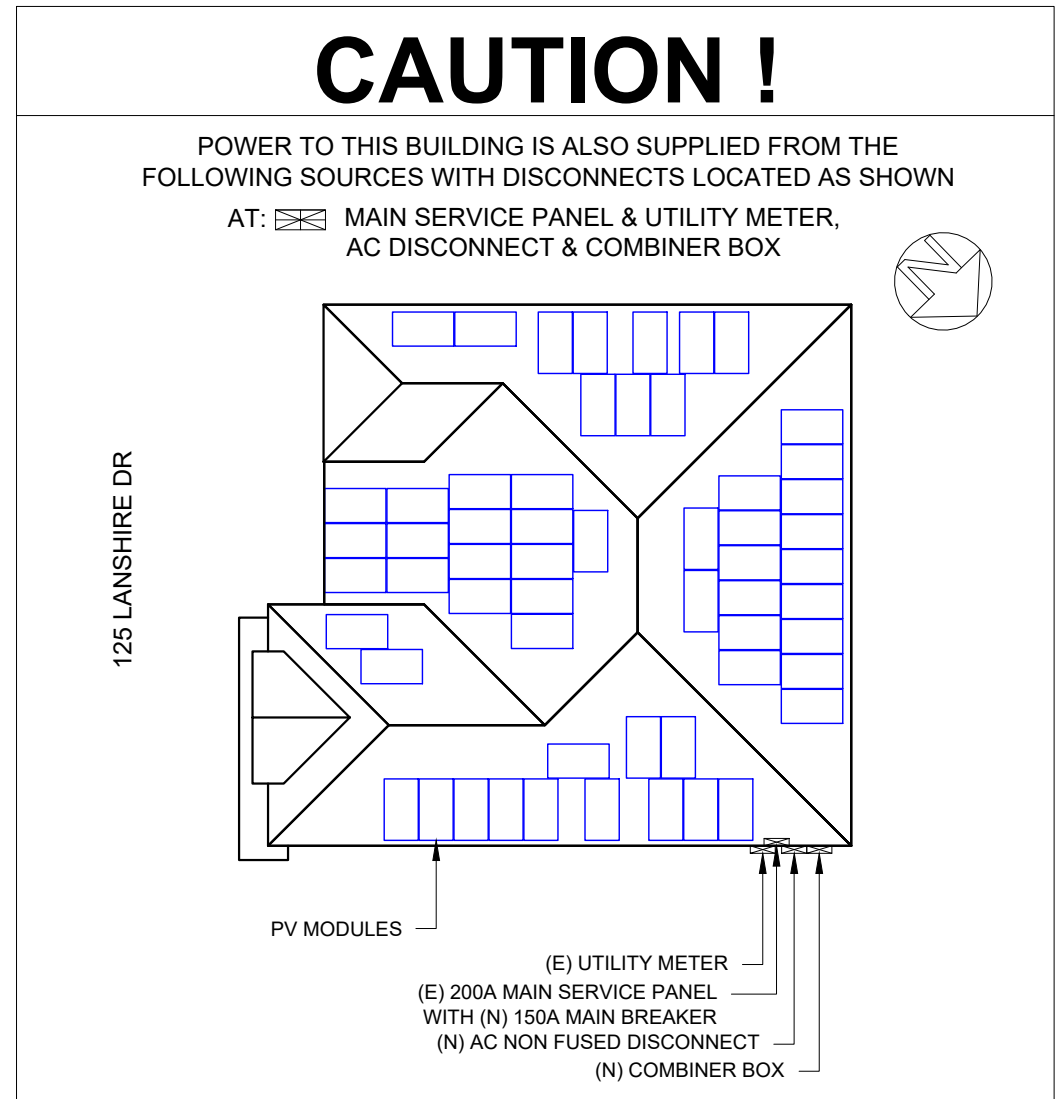
LABEL LOCATION:
 MAIN SERVICE DISCONNECT / UTILITY METER
 (PER CODE: NEC 690.13(B))

SOLAR PV SYSTEM EQUIPPED WITH RAPID SHUTDOWN

TURN RAPID SHUTDOWN SWITCH TO THE "OFF" POSITION TO SHUTDOWN PV SYSTEM AND REDUCE SHOCK HAZARD IN ARRAY



LABEL LOCATION:
 AC DISCONNECT, DC DISCONNECT, POINT OF INTERCONNECTION
 (PER CODE: 605.11.3.1(1) & 690.56(C)(1)(a))



SOLNOVA
 SOLNOVA
 2407 EAST LOOP 820 N, FORT WORTH, TX 76118
 LICENSE NO.#: 35151

Regan George

VERSION		
DESCRIPTION	DATE	REV
INITIAL RELEASE	08-29-2022	UR

PROJECT NAME
 CHARLES FISHER
 125 LANSHIRE DR,
 ROCKWALL, TX 75032 USA
 APN# 4334000D002000R
 UTILITY: ONCOR
 AHJ: CITY OF ROCKWALL

SHEET NAME
 WARNING LABELS & PLACARD

SHEET SIZE
 ANSI B
 11" X 17"

SHEET NUMBER
PV-7

1. EACH MODULE TO BE GROUNDED USING THE SUPPLIED CONNECTION POINT PER MANUFACTURER'S REQUIREMENTS. ALL SOLAR MODULES, EQUIPMENT, AND METALLIC COMPONENTS ARE TO BE BONDED. IF THE EXISTING GROUNDING ELECTRODE SYSTEM CAN NOT BE VERIFIED OR IS ONLY METALLIC WATER PIPING, IT IS THE CONTRACTOR'S RESPONSIBILITY TO INSTALL A SUPPLEMENTAL GROUNDING ELECTRODE.
2. ALL PLAQUES AND SIGNAGE REQUIRED BY THE LATEST EDITION OF NATIONAL ELECTRICAL CODE. LABEL SHALL BE METALLIC OR PLASTIC, ENGRAVED OR MACHINE PRINTED IN A CONTRASTING COLOR TO THE PLAQUE. PLAQUE SHALL BE UV RESISTANT IF EXPOSED TO SUNLIGHT.
3. DC CONDUCTORS SHALL BE RUN IN EMT AND SHALL BE LABELED, "CAUTION DC CIRCUIT" OR EQUIV. EVERY 5 FT.
4. EXPOSED NON-CURRENT CARRYING METAL PARTS OF ELECTRICAL EQUIPMENT SHALL BE GROUNDED IN ACCORDANCE WITH 250.134 OR 250.136(A).
5. CONFIRM LINE SIDE VOLTAGE AT ELECTRIC UTILITY SERVICE PRIOR TO CONNECTING INVERTER. VERIFY SERVICE VOLTAGE IS WITHIN INVERTER VOLTAGE OPERATIONAL RANGE.
6. OUTDOOR EQUIPMENT SHALL BE NEMA-3R RATED OR BETTER.
7. ELECTRICAL CONTRACTOR TO PROVIDE CONDUIT EXPANSION JOINTS AND ANCHOR CONDUIT RUNS AS REQUIRED PER NEC.
8. ALL WIRING MUST BE PROPERLY SUPPORTED BY DEVICES OR MECHANICAL MEANS DESIGNED AND LISTED FOR SUCH USE, AND FOR ROOF-MOUNTED SYSTEMS, WIRING MUST BE PERMANENTLY AND COMPLETELY HELD OFF OF THE ROOF SURFACE. NEC 110.2 - 110.4 / 300.4



SOLNOVA
 2407 EAST LOOP 820 N, FORT
 WORTH, TX 76118
 LICENSE NO.#: 35151

Regan George

VERSION		
DESCRIPTION	DATE	REV
INITIAL RELEASE	08-29-2022	UR

PROJECT NAME

CHARLES FISHER
 125 LANSHIRE DR,
 ROCKWALL, TX 75032 USA
 APN# 4334000D0020000R
 UTILITY: ONCOR
 AHJ: CITY OF ROCKWALL

SHEET NAME

ADDITIONAL NOTES

SHEET SIZE
 ANSI B
 11" X 17"

SHEET NUMBER
 PV-8

powered by
Q.ANTUM DUO Z



Q.PEAK DUO BLK ML-G10+

385-405

ENDURING HIGH PERFORMANCE



BREAKING THE 20% EFFICIENCY BARRIER

Q.ANTUM DUO Z Technology with zero gap cell layout boosts module efficiency up to 20.9%.



THE MOST THOROUGH TESTING PROGRAMME IN THE INDUSTRY

Q CELLS is the first solar module manufacturer to pass the most comprehensive quality programme in the industry. The new "Quality Controlled PV" of the independent certification institute TÜV Rheinland.



INNOVATIVE ALL-WEATHER TECHNOLOGY

Optimal yields, whatever the weather with excellent low-light and temperature behavior.



ENDURING HIGH PERFORMANCE

Long-term yield security with Anti LID Technology, Anti PID Technology¹, Hot-Spot Protect and Traceable Quality Tra.QTM.



EXTREME WEATHER RATING

High-tech aluminum alloy frame, certified for high snow (5400 Pa) and wind loads (4000 Pa).



A RELIABLE INVESTMENT

Inclusive 25-year product warranty and 25-year linear performance warranty².

¹ APT test conditions according to IEC/TS 62804-1:2015, method A (-1500 V, 96h)
² See data sheet on rear for further information.



6 BUSBAR CELL TECHNOLOGY

12 BUSBAR CELL TECHNOLOGY

THE IDEAL SOLUTION FOR:

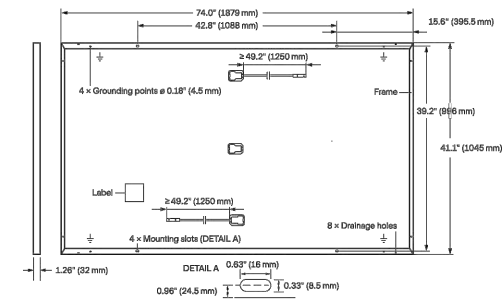


Engineered in Germany



MECHANICAL SPECIFICATION

Format	74.0 in × 41.1 in × 1.26 in (including frame) (1879 mm × 1045 mm × 32 mm)
Weight	48.5 lbs (22.0 kg)
Front Cover	0.13 in (3.2 mm) thermally pre-stressed glass with anti-reflection technology
Back Cover	Composite film
Frame	Black anodized aluminum
Cell	6 × 22 monocrystalline Q.ANTUM solar half cells
Junction Box	2.09-3.98 in × 1.26-2.36 in × 0.59-0.71 in (53-101 mm × 32-60 mm × 15-18 mm), IP67, with bypass diodes
Cable	4 mm ² Solar cable; (+) ≥ 49.2 in (1250 mm), (-) ≥ 49.2 in (1250 mm)
Connector	Stäubli MC4; IP68

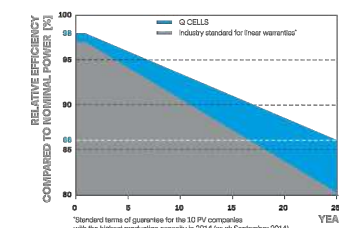


ELECTRICAL CHARACTERISTICS

POWER CLASS		385	390	395	400	405
MINIMUM PERFORMANCE AT STANDARD TEST CONDITIONS, STC ¹ (POWER TOLERANCE +5 W / -0 W)						
Power at MPP ¹	P _{MPP} [W]	385	390	395	400	405
Short Circuit Current ²	I _{SC} [A]	11.04	11.07	11.10	11.14	11.17
Open Circuit Voltage ²	V _{OC} [V]	45.19	45.23	45.27	45.30	45.34
Current at MPP	I _{MPP} [A]	10.59	10.65	10.71	10.77	10.83
Voltage at MPP	V _{MPP} [V]	36.36	36.62	36.88	37.13	37.39
Efficiency ²	η [%]	≥ 19.6	≥ 19.9	≥ 20.1	≥ 20.4	≥ 20.6
MINIMUM PERFORMANCE AT NORMAL OPERATING CONDITIONS, NMOT ²						
Power at MPP	P _{MPP} [W]	288.8	292.6	296.3	300.1	303.8
Short Circuit Current	I _{SC} [A]	8.90	8.92	8.95	8.97	9.00
Open Circuit Voltage	V _{OC} [V]	42.62	42.65	42.69	42.72	42.76
Current at MPP	I _{MPP} [A]	8.35	8.41	8.46	8.51	8.57
Voltage at MPP	V _{MPP} [V]	34.59	34.81	35.03	35.25	35.46

¹ Measurement tolerances P_{MPP} ± 3%; I_{SC}, V_{OC} ± 5% at STC: 1000 W/m², 25 ± 2°C, AM 1.5 according to IEC 60904-3 • ² 800 W/m², NMOT, spectrum AM 1.5

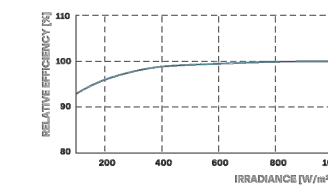
Q CELLS PERFORMANCE WARRANTY



At least 98% of nominal power during first year. Thereafter max. 0.5% degradation per year. At least 93.5% of nominal power up to 10 years. At least 86% of nominal power up to 25 years.

All data within measurement tolerances. Full warranties in accordance with the warranty terms of the Q CELLS sales organisation of your respective country.

PERFORMANCE AT LOW IRRADIANCE



Typical module performance under low irradiance conditions in comparison to STC conditions (25°C, 1000 W/m²)

TEMPERATURE COEFFICIENTS

Temperature Coefficient of I _{SC}	α [%/K]	+0.04	Temperature Coefficient of V _{OC}	β [%/K]	-0.27
Temperature Coefficient of P _{MPP}	γ [%/K]	-0.34	Nominal Module Operating Temperature	NMOT [°F]	109 ± 5.4 (43 ± 3°C)

PROPERTIES FOR SYSTEM DESIGN

Maximum System Voltage V _{sys} [V]	1000 (IEC) / 1000 (UL)	PV module classification	Class II
Maximum Series Fuse Rating [A DC]	20	Fire Rating based on ANSI / UL 61730	TYPE 2
Max. Design Load, Push / Pull ³ [lbs/ft ²]	75 (3600 Pa) / 55 (2660 Pa)	Permitted Module Temperature on Continuous Duty	-40 °F up to +185 °F (-40 °C up to +85 °C)
Max. Test Load, Push / Pull ³ [lbs/ft ²]	113 (5400 Pa) / 84 (4000 Pa)		

³ See Installation Manual

QUALIFICATIONS AND CERTIFICATES

UL 61730, CE-compliant, Quality Controlled PV - TÜV Rheinland, IEC 61215:2016, IEC 61730:2016, U.S. Patent No. 9,893,215 (solar cells).



PACKAGING INFORMATION

Horizontal packaging	76.4 in 1940 mm	43.3 in 1100 mm	48.0 in 1220 mm	1656 lbs 751 kg	24 pallets	24 pallets	32 modules
----------------------	--------------------	--------------------	--------------------	--------------------	---------------	---------------	---------------

Note: Installation instructions must be followed. See the installation and operating manual or contact our technical service department for further information on approved installation and use of this product.

Hanwha Q CELLS America Inc.
400 Spectrum Center Drive, Suite 1400, Irvine, CA 92618, USA | TEL +1 949 748 59 96 | EMAIL inquiry@us.q-cells.com | WEB www.q-cells.us



SOLNOVA
2407 EAST LOOP 820 N, FORT WORTH, TX 76118
LICENSE NO.#: 35151

Regan George

VERSION

DESCRIPTION	DATE	REV
INITIAL RELEASE	08-29-2022	UR

PROJECT NAME

CHARLES FISHER
125 LANSHIRE DR,
ROCKWALL, TX 75032 USA
APN# 4334000D002000R
UTILITY: ONCOR
AHJ: CITY OF ROCKWALL

SHEET NAME

SPEC SHEETS

SHEET SIZE

ANSI B
11" X 17"

SHEET NUMBER

PV-9

Specifications subject to technical changes © Q CELLS Q.PEAK DUO BLK ML-G10+ 385-405 DA_2022-02_Rev01_NA



DATA SHEET



IQ8 and IQ8+ Microinverters

Our newest IQ8 Microinverters are the industry's first microgrid-forming, software-defined microinverters with split-phase power conversion capability to convert DC power to AC power efficiently. The brain of the semiconductor-based microinverter is our proprietary application-specific integrated circuit (ASIC) which enables the microinverter to operate in grid-tied or off-grid modes. This chip is built in advanced 55nm technology with high speed digital logic and has super-fast response times to changing loads and grid events, alleviating constraints on battery sizing for home energy systems.



Part of the Enphase Energy System, IQ8 Series Microinverters integrate with the Enphase IQ Battery, Enphase IQ Gateway, and the Enphase App monitoring and analysis software.



IQ8 Series Microinverters redefine reliability standards with more than one million cumulative hours of power-on testing, enabling an industry-leading limited warranty of up to 25 years.



Connect PV modules quickly and easily to IQ8 Series Microinverters using the included Q-DCC-2 adapter cable with plug-n-play MC4 connectors.



IQ8 Series Microinverters are UL Listed as PV Rapid Shut Down Equipment and conform with various regulations, when installed according to manufacturer's instructions.

© 2022 Enphase Energy. All rights reserved. Enphase, the Enphase logo, IQ8 Microinverters, and other names are trademarks of Enphase Energy, Inc. Data subject to change.

IQ8SP-DS-0002-01-EN-US-2022-03-17

Easy to install

- Lightweight and compact with plug-n-play connectors
- Power Line Communication (PLC) between components
- Faster installation with simple two-wire cabling

High productivity and reliability

- Produce power even when the grid is down*
- More than one million cumulative hours of testing
- Class II double-insulated enclosure
- Optimized for the latest high-powered PV modules

Microgrid-forming

- Complies with the latest advanced grid support**
- Remote automatic updates for the latest grid requirements
- Configurable to support a wide range of grid profiles
- Meets CA Rule 21 (UL 1741-SA) requirements

* Only when installed with IQ System Controller 2, meets UL 1741.

** IQ8 and IQ8Plus supports split phase, 240V installations only.

IQ8 and IQ8+ Microinverters

INPUT DATA [DC]		IQ8-60-2-US	IQ8PLUS-72-2-US
Commonly used module pairings ¹	W	235 – 350	235 – 440
Module compatibility		60-cell/120 half-cell	60-cell/120 half-cell, 66-cell/132 half-cell and 72-cell/144 half-cell
MPPT voltage range	V	27 – 37	29 – 45
Operating range	V	25 – 48	25 – 58
Min/max start voltage	V	30 / 48	30 / 58
Max input DC voltage	V	50	60
Max DC current ² [module Isc]	A		15
Overvoltage class DC port			II
DC port backfeed current	mA		0
PV array configuration		1x1 Ungrounded array; No additional DC side protection required; AC side protection requires max 20A per branch circuit	
OUTPUT DATA [AC]		IQ8-60-2-US	IQ8PLUS-72-2-US
Peak output power	VA	245	300
Max continuous output power	VA	240	290
Nominal (L-L) voltage/range ³	V	240 / 211 – 264	
Max continuous output current	A	1.0	1.21
Nominal frequency	Hz	60	
Extended frequency range	Hz	50 – 68	
AC short circuit fault current over 3 cycles	Arms	2	
Max units per 20 A (L-L) branch circuit ⁴		16	13
Total harmonic distortion		<5%	
Overvoltage class AC port		III	
AC port backfeed current	mA	30	
Power factor setting		1.0	
Grid-tied power factor (adjustable)		0.85 leading – 0.85 lagging	
Peak efficiency	%	97.5	97.6
CEC weighted efficiency	%	97	97
Night-time power consumption	mW	60	
MECHANICAL DATA			
Ambient temperature range		-40°C to +60°C (-40°F to +140°F)	
Relative humidity range		4% to 100% (condensing)	
DC Connector type		MC4	
Dimensions (HxWxD)		212 mm (8.3") x 175 mm (6.9") x 30.2 mm (1.2")	
Weight		1.08 kg (2.38 lbs)	
Cooling		Natural convection – no fans	
Approved for wet locations		Yes	
Pollution degree		PD3	
Enclosure		Class II double-insulated, corrosion resistant polymeric enclosure	
Environ. category / UV exposure rating		NEMA Type 6 / outdoor	
COMPLIANCE			
Certifications		CA Rule 21 (UL 1741-SA), UL 62109-1, UL1741/IEE1547, FCC Part 15 Class B, ICES-0003 Class B, CAN/CSA-C22.2 NO. 107.1-01	
		This product is UL Listed as PV Rapid Shut Down Equipment and conforms with NEC 2014, NEC 2017, and NEC 2020 section 690.12 and C22.1-2018 Rule 64-218 Rapid Shutdown of PV Systems, for AC and DC conductors, when installed according to manufacturer's instructions.	

(1) No enforced DC/AC ratio. See the compatibility calculator at <https://link.enphase.com/module-compatibility>

(2) Maximum continuous input DC current is 10.6A (3) Nominal voltage range can be extended beyond nominal if required by the utility. (4) Limits may vary. Refer to local requirements to define the number of microinverters per branch in your area.

IQ8SP-DS-0002-01-EN-US-2022-03-17



SOLNOVA
2407 EAST LOOP 820 N, FORT WORTH, TX 76118
LICENSE NO.#: 35151

Regan George

VERSION

DESCRIPTION	DATE	REV
INITIAL RELEASE	08-29-2022	UR

PROJECT NAME

CHARLES FISHER
125 LANSHIRE DR,
ROCKWALL, TX 75032 USA
APN# 433400D002000R
UTILITY: ONCOR
AHJ: CITY OF ROCKWALL

SHEET NAME

SPEC SHEETS

SHEET SIZE

ANSI B
11" X 17"

SHEET NUMBER

PV-10

Enphase IQ Combiner 4/4C

X-IQ-AM1-240-4
X-IQ-AM1-240-4C



X-IQ-AM1-240-4C

X-IQ-AM1-240-4



To learn more about Enphase offerings, visit enphase.com

The **Enphase IQ Combiner 4/4C** with Enphase IQ Gateway and integrated LTE-M1 cell modem (included only with IQ Combiner 4C) consolidates interconnection equipment into a single enclosure and streamlines IQ microinverters and storage installations by providing a consistent, pre-wired solution for residential applications. It offers up to four 2-pole input circuits and Eaton BR series busbar assembly.

Smart

- Includes IQ Gateway for communication and control
- Includes Enphase Mobile Connect cellular modem (CELLMODEM-M1-06-SP-05), included only with IQ Combiner 4C
- Includes solar shield to match Enphase IQ Battery aesthetics and deflect heat
- Flexible networking supports Wi-Fi, Ethernet, or cellular
- Optional AC receptacle available for PLC bridge
- Provides production metering and consumption monitoring

Simple

- Centered mounting brackets support single stud mounting
- Supports bottom, back and side conduit entry
- Up to four 2-pole branch circuits for 240 VAC plug-in breakers (not included)
- 80A total PV or storage branch circuits

Reliable

- Durable NRTL-certified NEMA type 3R enclosure
- Five-year limited warranty
- Two years labor reimbursement program coverage included for both the IQ Combiner SKU's
- UL listed



Enphase IQ Combiner 4/4C

MODEL NUMBER

IQ Combiner 4 (X-IQ-AM1-240-4)	IQ Combiner 4 with Enphase IQ Gateway printed circuit board for integrated revenue grade PV production metering (ANSI C12.20 +/- 0.5%) and consumption monitoring (+/- 2.5%). Includes a silver solar shield to match the IQ Battery system and IQ System Controller 2 and to deflect heat.
IQ Combiner 4C (X-IQ-AM1-240-4C)	IQ Combiner 4C with Enphase IQ Gateway printed circuit board for integrated revenue grade PV production metering (ANSI C12.20 +/- 0.5%) and consumption monitoring (+/- 2.5%). Includes Enphase Mobile Connect cellular modem (CELLMODEM-M1-06-SP-05), a plug-and-play industrial-grade cell modem for systems up to 60 microinverters. (Available in the US, Canada, Mexico, Puerto Rico, and the US Virgin Islands, where there is adequate cellular service in the installation area.) Includes a silver solar shield to match the IQ Battery and IQ System Controller and to deflect heat.

ACCESSORIES AND REPLACEMENT PARTS (not included, order separately)

Ensemble Communications Kit COMMS-CELLMODEM-M1-06 CELLMODEM-M1-06-SP-05 CELLMODEM-M1-06-AT-05	- Includes COMMS-KIT-01 and CELLMODEM-M1-06-SP-05 with 5-year Sprint data plan for Ensemble sites - 4G based LTE-M1 cellular modem with 5-year Sprint data plan - 4G based LTE-M1 cellular modem with 5-year AT&T data plan
Circuit Breakers BRK-10A-2-240V BRK-15A-2-240V BRK-20A-2P-240V BRK-15A-2P-240V-B BRK-20A-2P-240V-B	Supports Eaton BR210, BR215, BR220, BR230, BR240, BR250, and BR260 circuit breakers. Circuit breaker, 2 pole, 10A, Eaton BR210 Circuit breaker, 2 pole, 15A, Eaton BR215 Circuit breaker, 2 pole, 20A, Eaton BR220 Circuit breaker, 2 pole, 15A, Eaton BR215B with hold down kit support Circuit breaker, 2 pole, 20A, Eaton BR220B with hold down kit support
EPLC-01	Power line carrier (communication bridge pair), quantity - one pair
XA-SOLARSHIELD-ES	Replacement solar shield for IQ Combiner 4/4C
XA-PLUG-120-3	Accessory receptacle for Power Line Carrier in IQ Combiner 4/4C (required for EPLC-01)
XA-ENV-PCBA-3	Replacement IQ Gateway printed circuit board (PCB) for Combiner 4/4C
X-IQ-NA-HD-125A	Hold down kit for Eaton circuit breaker with screws.

ELECTRICAL SPECIFICATIONS

Rating	Continuous duty
System voltage	120/240 VAC, 60 Hz
Eaton BR series busbar rating	125 A
Max. continuous current rating	65 A
Max. continuous current rating (input from PV/storage)	64 A
Max. fuse/circuit rating (output)	90 A
Branch circuits (solar and/or storage)	Up to four 2-pole Eaton BR series Distributed Generation (DG) breakers only (not included)
Max. total branch circuit breaker rating (input)	80A of distributed generation / 95A with IQ Gateway breaker included
Envy breaker	10A or 15A rating GE/Siemens/Eaton included
Production metering CT	200 A solid core pre-installed and wired to IQ Gateway
Consumption monitoring CT (CT-200-SPLIT)	A pair of 200 A split core current transformers

MECHANICAL DATA

Dimensions (WxHxD)	37.5 x 49.5 x 16.8 cm (14.75" x 19.5" x 6.63"). Height is 21.06" (53.5 cm) with mounting brackets.
Weight	7.5 kg (16.5 lbs)
Ambient temperature range	-40° C to +46° C (-40° to 115° F)
Cooling	Natural convection, plus heat shield
Enclosure environmental rating	Outdoor, NRTL-certified, NEMA type 3R, polycarbonate construction
Wire sizes	<ul style="list-style-type: none"> • 20 A to 50 A breaker inputs: 14 to 4 AWG copper conductors • 60 A breaker branch input: 4 to 1/0 AWG copper conductors • Main lug combined output: 10 to 2/0 AWG copper conductors • Neutral and ground: 14 to 1/0 copper conductors Always follow local code requirements for conductor sizing.
Altitude	To 2000 meters (6,560 feet)

INTERNET CONNECTION OPTIONS

Integrated Wi-Fi	802.11b/g/n
Cellular	CELLMODEM-M1-06-SP-05, CELLMODEM-M1-06-AT-05 (4G based LTE-M1 cellular modem). Note that an Enphase Mobile Connect cellular modem is required for all Ensemble installations.
Ethernet	Optional, 802.3, Cat5E (or Cat 6) UTP Ethernet cable (not included)

COMPLIANCE

Compliance, IQ Combiner	UL 1741, CAN/CSA C22.2 No. 107.1, 47 CFR, Part 15, Class B, ICES 003 Production metering: ANSI C12.20 accuracy class 0.5 (PV production) Consumption metering: accuracy class 2.5
Compliance, IQ Gateway	UL 60601-1/CANCSA 22.2 No. 61010-1

To learn more about Enphase offerings, visit enphase.com

© 2022 Enphase Energy. All rights reserved. Enphase, the Enphase logo, IQ Combiner 4/4C, and other names are trademarks of Enphase Energy, Inc. Data subject to change. 02-14-2022



Regan George

VERSION

DESCRIPTION	DATE	REV
INITIAL RELEASE	08-29-2022	UR

PROJECT NAME

CHARLES FISHER
125 LANSHIRE DR,
ROCKWALL, TX 75032 USA
APN# 4334000D002000R
UTILITY: ONCOR
AHJ: CITY OF ROCKWALL

SHEET NAME

SPEC SHEETS

SHEET SIZE

ANSI B
11" X 17"

SHEET NUMBER

PV-11

Enphase Q Cable and Accessories

The **Enphase Q Cable™** and accessories are part of the sixth generation Enphase IQ System™. These products provide simplicity, reliability, and faster installation times.



Enphase Q Cable

- Two-wire, double-insulated Enphase Q Cable is 50% lighter than the previous generation Enphase cable
- Four-wire (three-phase) option also available
- New cable numbering and plug and play connectors speed up installation and simplify wire management
- Link connectors eliminate cable waste



Field-Wireable Connectors

- Easily connect Q cables on the roof without complex wiring
- Make connections from any open connector and center feed any section of cable within branch limits
- Available in male and female connector types

To learn more about Enphase offerings, visit enphase.com/in



Enphase Q Cable Accessories

Q CABLE SPECIFICATIONS

Voltage rating	600V (connector rating up to 250 V)
Cable temperature rating	90° C wet/dry
UV exposure rating	EN ISO 492-2
Environmental protection rating	IEC 60529 IP67
Compliance	RoHS, OIL RES I, CE, UV resistant
Cable insulator rating	H07BQ-F
Flame rating	IEC 60332-1-2

Q CABLE TYPES / ORDERING OPTIONS

Model Number	Max Nominal Voltage	Ampacity Rating	Connector Spacing	PV Module Orientation	Connector Count per Box
Q-25-10-240 (single-phase)	250 VAC	25 A	1.3 m	Portrait	240
Q-25-17-240 (single-phase)	250 VAC	25 A	2.0 m	Landscape (60-cell)	240
Q-25-20-200 (single-phase)	250 VAC	25 A	2.3 m	Landscape (72-cell)	200
Q-25-10-3P-200 (three-phase)	250 VAC	25 A	1.3 m	Portrait	200
Q-25-17-3P-160 (three-phase)	250 VAC	25 A	2.0 m	Landscape (60-cell)	160
Q-25-20-3P-160 (three-phase)	250 VAC	25 A	2.3 m	Landscape (72-cell)	160

ENPHASE Q CABLE ACCESSORIES

Name	Model Number	Description
Raw Q Cable (single-phase)	Q-25-RAW-300	300 meters cable with no connectors
Raw Q Cable (three-phase)	Q-25-RAW-3P-300	300 meters cable with no connectors
Field-wireable connector (male)	Q-CONN-R-10M	Make connections using single-phase cable
Field-wireable connector (male)	Q-CONN-3P-10M	Make connections using three-phase cable
Field-wireable connector (female)	Q-CONN-R-10F	Make connections from any Q Cable (single-phase) open connector
Field-wireable connector (female)	Q-CONN-3P-10F	Make connections from any Q Cable (three-phase) open connector
Cable Clip	ET-CLIP-100	Used to fasten cabling to the racking or to secure looped cabling
Disconnect tool	Q-DISC-10	Disconnect tool for Q Cable connectors, DC connectors, and AC module mount
Disconnect tool	Q-DISC-3P-10	Disconnect tool for three-phase Field wireable connectors
Q Cable sealing caps (female)	Q-SEAL-10	One needed to cover each unused connector on the cabling
Terminator (single-phase)	Q-TERM-R-10	Terminator cap for unused single-phase cable ends
Terminator (three-phase)	Q-TERM-3P-10	Terminator cap for unused three-phase cable ends
Replacement DC Adaptor (MC4)	Q-DCC-2-INT	DC adaptor to MC4 (max voltage 100 VDC)



TERMINATOR

Terminator cap for unused cable ends, sold in packs of ten (Q-TERM-R-10 / Q-TERM-3P-10)



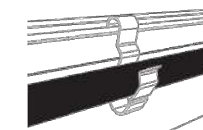
SEALING CAPS

Sealing caps for unused cable connections, sold in packs of ten (Q-SEAL-10)



DISCONNECT TOOL

Plan to use at least one per installation, sold in packs of ten (Q-DISC-10)
 Three-phase model (Q-DISC-3P-10)



CABLE CLIP

Used to fasten cabling to the racking or to secure looped cabling, sold in packs of one hundred (ET-CLIP-100)

To learn more about Enphase offerings, visit enphase.com/in

© 2018 Enphase Energy. All rights reserved. All trademarks or brands used are the property of Enphase Energy, Inc. 2018-11-26



Regan George

VERSION

DESCRIPTION	DATE	REV
INITIAL RELEASE	08-29-2022	UR

PROJECT NAME

CHARLES FISHER
 125 LANSHIRE DR,
 ROCKWALL, TX 75032 USA
 APN# 433400D0020000R
 UTILITY: ONCOR
 AHJ: CITY OF ROCKWALL

SHEET NAME

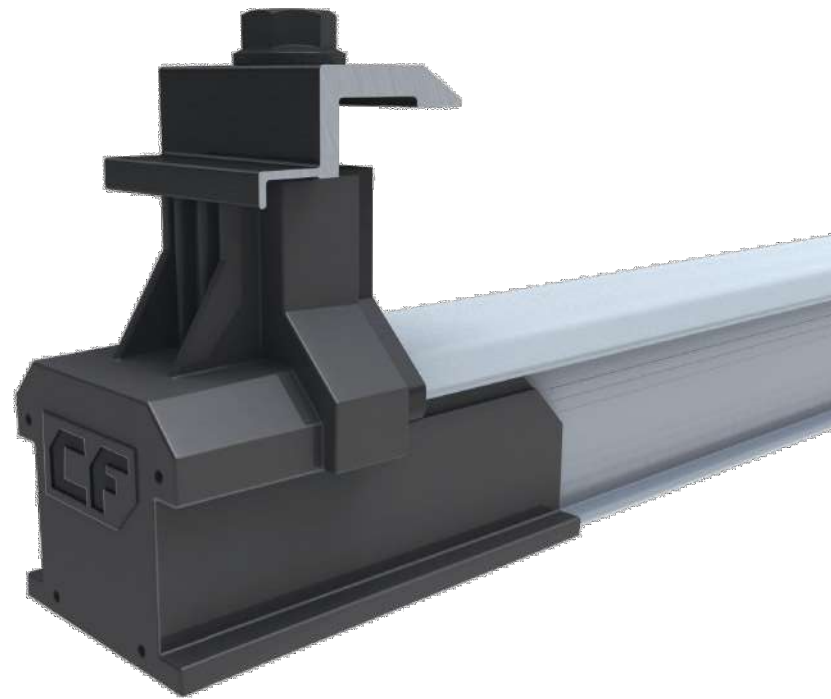
SPEC SHEETS

SHEET SIZE

ANSI B
 11" X 17"

SHEET NUMBER

PV-12



CLICKFIT



INTERNAL SPLICE

Tool-free bonded internal Splice installs in seconds.

MID CLAMP

Click-on mid clamp features integrated bonding pins and fits module frames sized 30-50mm.

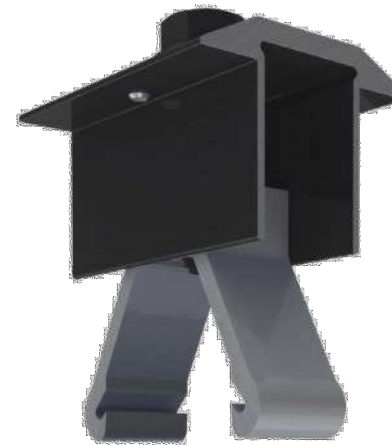
CF MLPE MOUNT

Attach Module Level Power Electronics to the top of the rail.



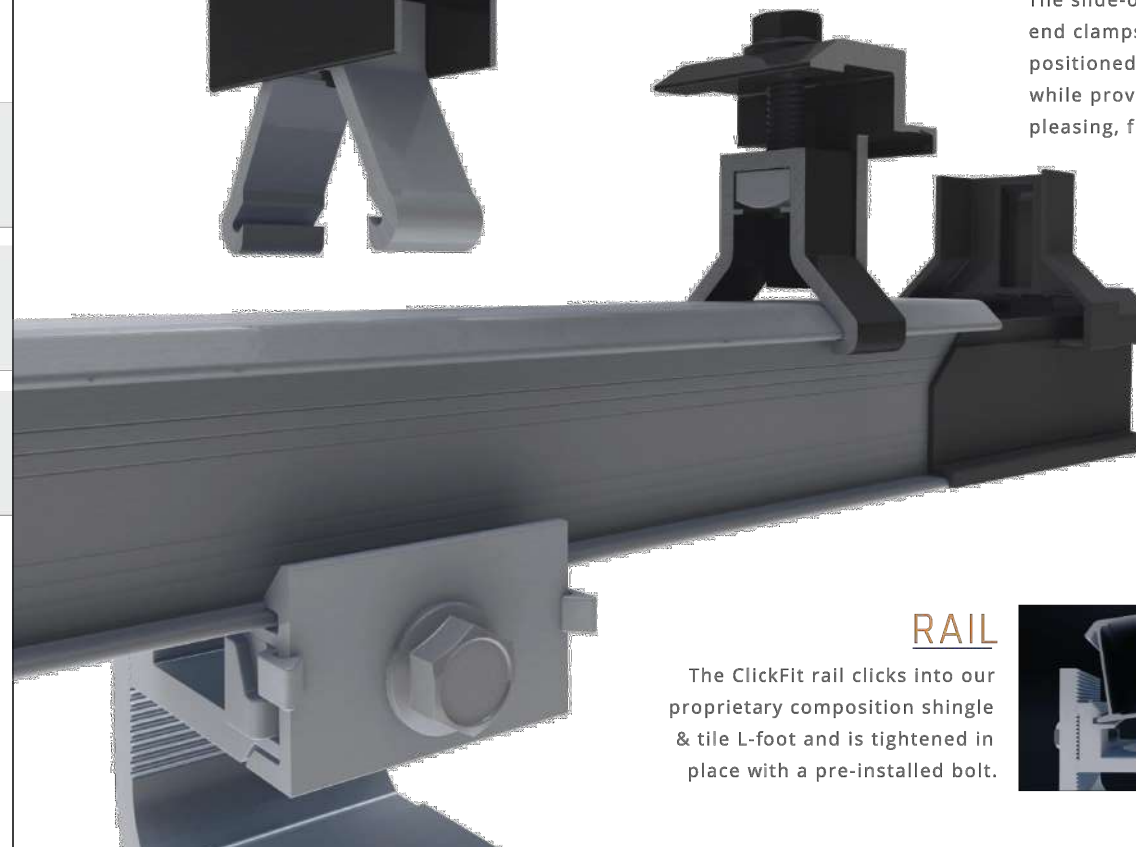
END CLAMP

Click-on end clamp fits module frames sized 30-50mm.



END CAP

The slide-on end caps allow the end clamps to be accurately positioned on the rail in seconds, while providing an aesthetically pleasing, finished install.



RAIL

The ClickFit rail clicks into our proprietary composition shingle & tile L-foot and is tightened in place with a pre-installed bolt.



CLICKFIT

COMPLETE RAIL-BASED RACKING SYSTEM

ClickFit is one of the fastest installing rail-based systems in the industry. Thanks to its Click-In rail assembly, the rails can be connected to any of EcoFasten's composition shingle, tile, and metal roof mounts in seconds without the need for fasteners or tools. The ClickFit system is made of robust materials such as aluminum and coated steel, to ensure corrosion-resistance and longevity. ClickFit conforms to UL 2703 and has been tested in extreme weather conditions including wind, fire, and snow.

FEATURES & BENEFITS

- Pre-installed rail fastening bolt
- Fully integrated bonding
- Click-On Mid & End Clamps
- Compatible with a variety of EcoFasten roof attachments

- Composition Shingle, Tile, Metal**
- Rail-Based**
- Structural-Attach Direct-Attach**



ECOFASTENSOLAR.COM

SOLNOVA

SOLNOVA
2407 EAST LOOP 820 N, FORT WORTH, TX 76118
LICENSE NO.#: 35151

Regan George

VERSION

DESCRIPTION	DATE	REV
INITIAL RELEASE	08-29-2022	UR

PROJECT NAME

CHARLES FISHER
125 LANSHIRE DR,
ROCKWALL, TX 75032 USA
APN# 4334000D002000R
UTILITY: ONCOR
AHJ: CITY OF ROCKWALL

SHEET NAME

SPEC SHEETS

SHEET SIZE

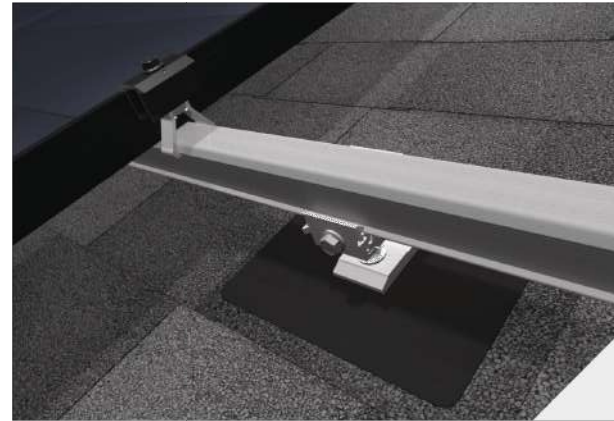
ANSI B
11" X 17"

SHEET NUMBER

PV-13

Regan George

COMPOSITION SHINGLE



Combine the versatile ClickFit L-Foot with the watertight GF-1 flashing for a fast installation on composition shingle roofs.



GF-1 FLASHING & L-FOOT

TILE ROOFS



Use the adjustable ClickFit Tile Hook for attaching the ClickFit system to tile roofs. Works with Flat, S, and W tile profiles.

CLICKFIT TILE HOOK



STANDING SEAM METAL ROOFS



Combine the ClickFit L-Foot with SimpleBlock®-U for a fast installation on standing seam metal roofs.



SIMPLEBLOCK-U

VERSION

DESCRIPTION	DATE	REV
INITIAL RELEASE	08-29-2022	UR

PROJECT NAME

CHARLES FISHER
125 LANSHIRE DR,
ROCKWALL, TX 75032 USA
APN# 4334000D0020000R
UTILITY: ONCOR
AHJ: CITY OF ROCKWALL

SHEET NAME

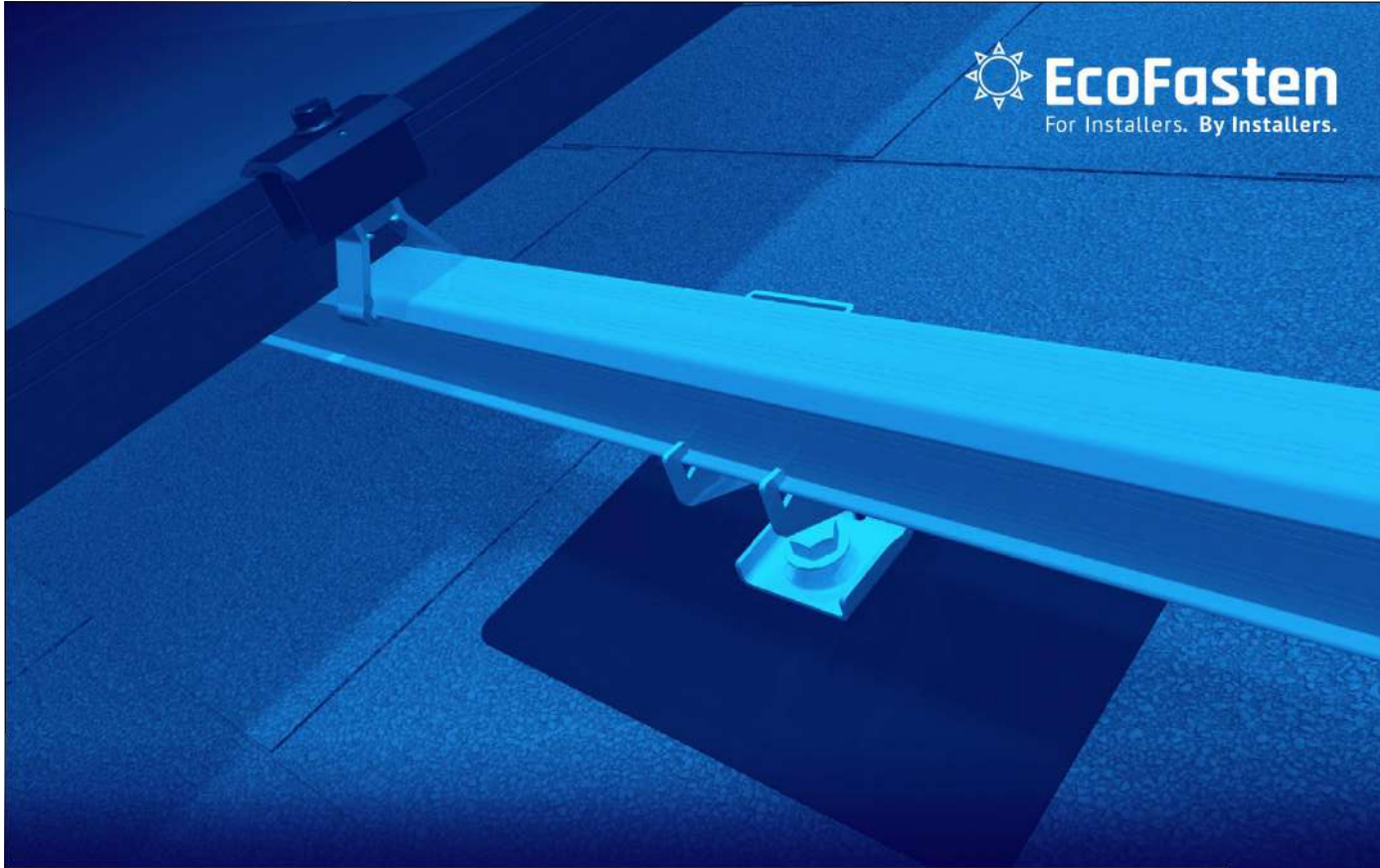
SPEC SHEETS

SHEET SIZE

ANSI B
11" X 17"

SHEET NUMBER

PV-14



COMPLETE RAIL-BASED RACKING SYSTEM

INSTALLATION GUIDE

REVISION DATE: 04/09/21	VERSION: v2.4
--------------------------------	----------------------

MANUFACTURER	LIST OF UL2703 APPROVED MODULES
GCL	GCL modules with 35 mm and 40 mm frames GCL-ab/YY xxx Where "a" can be M or P; "b" can be 3 or 6; and "YY" can be 60, 72, 72H, or 72DH
GigaWatt Solar	Gigawatt modules with 40 mm frames GWxxxYY Where "YY" can be either PB or MB
Hansol	Hansol modules with 35 and 40 frames HSxxxYY-zz Where "YY" can be PB, PD, PE, TB, TD, UB, UD, or UE; and "zz" can be AH2, AN1, AN3, AN4, HH2, HV1, or JH2
Hanwha Solar	Hanwha Solar modules with 40, 45, and 50 mm frames HSLaaP6-YY-1-xxxZ Where "aa" can be either 60 or 72; "YY" can be PA or PB; and "Z" can be blank or B
Hanwha Q CELLS	Hanwha Q CELLS Modules with 32, 35, 40, and 42mm frames aaYY-ZZ-xxx where "aa" can be Q. or B.; "YY" can be PLUS, PRO, PEAK, LINE PRO, LINE PLUS, PLUS DUO or PEAK DUO; and "ZZ" can be G3, G3.1, G4, G4.1, L-G2, L-G2.3, L-G3, L-G3.1, L-G3y, L-G4, L-G4.2, L-G4y, LG4.2/TAA, BFR-G3, BLK-G3, BFR-G3.1, BLK-G3.1, BFR-G4, BFR-G4.1, BFR G4.3, BLK-G4.1, G4/SC, G4.1/SC, G4.1/TAA, G4.1/MAX, BFR G4.1/TAA, BFR G4.1/MAX, BLK G4.1/TAA, BLK G4.1/SC, EC-G4.4, G5, G5/SC, G5/TS, BLK-G5, BLK-G5/SC, BLK-G5/TS, L-G5, L-G5.1, L-G5.2, L-G5.2/H, L-G5.3, G6, G6/SC, G6/TS, G6+, BLK-G6, L-G6, L-G6.1, L-G6.2, L-G6.3, G7, BLK-G6+, BLK-G6+/AC, BLK-G6+/SC, BLK-G6/TS, G6+/TS, BLK-G6+/TS, BLK-G7, G7.2, G8, BLK-G8, G8+, BLK-G8+ L-G7, L-G7.1, L-G7.2, L-G7.3, L-G8, L-G8.1, L-G8.2, L-G8.3, L-G8.3/BFF, ML-G9, BLK ML-G9, ML-G9+, BLK ML-G9+, XL-G9, XL-G9.2 or XL-G9.3
Heliene	Heliene modules with 40 mm frames YYZZxxxA Where "YY" can be 36, 60, 72, or 96; "ZZ" can be M, P, or MBLK; and "A" can be blank, HomePV, or Bifacial
HT-SAAE	HT-SAAE modules with 35 and 40 mm frames HTyy-156Z-xxx Where "yy" can be 60 or 72, "Z" can be M, P, M-C, P-C, M(S), M(VS), M(V), P(V), M(V)-C, P(V)-C

MODULES

Regan George

VERSION		
DESCRIPTION	DATE	REV
INITIAL RELEASE	08-29-2022	UR

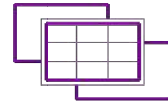
PROJECT NAME

CHARLES FISHER
125 LANSHIRE DR,
ROCKWALL, TX 75032 USA
APN# 4334000D002000R
UTILITY: ONCOR
AHJ: CITY OF ROCKWALL

SHEET NAME
SPEC SHEETS

SHEET SIZE
ANSI B
11" X 17"

SHEET NUMBER
PV-15



Engineering Alliance, Inc

<https://www.eng-alliance.com>

27-June-2022

Unirac
1411 Broadway Blvd. NE
Albuquerque, NM 87101
Tel: 505 242 6411

Attn.: Engineering Department

Subject: Engineering Certification for the Unirac SOLARMOUNT Flush Rail System to Support Photovoltaic Panels.

The Unirac SOLARMOUNT Flush-to-Roof is an extruded aluminum rail system that is engineered to hold most framed solar modules to a roof structure and installed parallel to the roof.

We have reviewed the SOLARMOUNT system, a proprietary mounting system constructed from modular parts which are intended for rooftop installation of solar photovoltaic (PV) panels; and have reviewed the U-Builder 2.0 Online tool. This U-Builder 2.0 software includes analysis for the SOLARMOUNT rails (SM LIGHT rail, SM STANDARD rail, and SM HEAVY DUTY rail) with Standard and Pro Series hardware. All information, data and analysis are in compliance with the following codes, city ordinances, and typical specifications:

- Codes:**
1. ASCE/SEI 7-05, 7-10, 7-16 Minimum Design Loads for Buildings and Other Structures
 2. International Building Code, 2006-2021 Edition w/ Provisions from SEAOC PV-2 2017
 3. International Residential Code, 2006- 2021 Edition w/ Provisions from SEAOC PV-2 2017
 4. AC428, Acceptance Criteria for Modular Framing Systems Used to Support Photovoltaic (PV) Panels, November 1, 2012 by ICC-ES
 5. Aluminum Design Manual, 2015 & 2020 Edition

Following are typical specifications to meet the above code requirements:

Design Criteria:

- Ground Snow Load = 0 - 100 (psf)
- Basic Wind Speed = 85 - 190 (mph)
- Roof Mean Height = 0 - 60 (ft)
- Roof Pitch = 0 - 45 (degrees)
- Exposure Category = B, C & D

For Houston, TX:

- Basic Wind Speed ASD Minimum 110 mph to 147 mph (3-sec gust ASCE 7-05 for IRC)
- Basic Wind Speed LRFD Minimum 142 mph to 190 mph (Vult ASCE 7-10 for IBC)

Attachment Spacing: Per U-Builder 2.0 Engineering report.

Cantilever: The maximum cantilever length is L/3, where "L" is the span noted in the U-Builder 2.0 online Tool.

Clearance: 2" to 10" clear from top of roof to top of PV panel

Tolerance(s): 1.0" tolerance for any specified dimension in this report is allowed for installation

Installation Orientation: See SOLARMOUNT Rail Flush Installation Guide.

4603 April Meadow Way, Sugar Land, TX 77479. Ph: 832 865 4757



SOLNOVA
2407 EAST LOOP 820 N, FORT
WORTH, TX 76118
LICENSE NO.#: 35151

Regan George

VERSION

DESCRIPTION	DATE	REV
INITIAL RELEASE	08-29-2022	UR

PROJECT NAME

CHARLES FISHER
125 LANSHIRE DR,
ROCKWALL, TX 75032 USA
APN# 4334000D002000R
UTILITY: ONCOR
AHJ: CITY OF ROCKWALL

SHEET NAME

SPEC SHEETS

SHEET SIZE

ANSI B
11" X 17"

SHEET NUMBER

PV-16

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW SOLAR PANELS ON A 0.1947-ACRE PARCEL OF LAND IDENTIFIED AS LOT 20, BLOCK D, LYNDEN PARK ESTATES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request by Tony Trammel for the approval of a *Specific Use Permit (SUP)* for *Solar Panels Exceeding 1,000 SF of Coverage on a Residential Home* situated on a 0.1947-acre parcel of land identified as Lot 20, Block D, Lynden Park Estates Subdivision, Phase 3, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 17 (PD-17) for Single Family 7 (SF-7) District land uses, addressed as 125 Lanshire Drive and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

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

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

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allow for *Solar Panels Exceeding 1,000 SF of Coverage on a Residential Home* within Planned Development District 17 (PD-17) as stipulated by Subsection 01.01, *Use of Land and Buildings*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 02.03(K)(7) of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] -- *as heretofore amended and as may be amended in the future* --,

and with the following conditions:

2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of *Solar Panels* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) 57 solar panels covering a maximum of 1,150 SF shall be permitted to be attached to the roof as shown on the roof plan elevations depicted in *Exhibit 'B'*.
- (2) All mechanical equipment (e.g. *micro inverters*) and batteries shall be completely screened from the adjacent properties and rights-of-way.

2.2 COMPLIANCE

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

- 1) Upon obtaining a *Building Permit*, should the property owner subject to these guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7th DAY OF NOVEMBER, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: October 17, 2022

2nd Reading: November 7, 2022

Exhibit 'A'
Zoning Exhibit

Address: 125 Lanshire

Legal Description: Lot 20, Block D, Lynden Park Estates

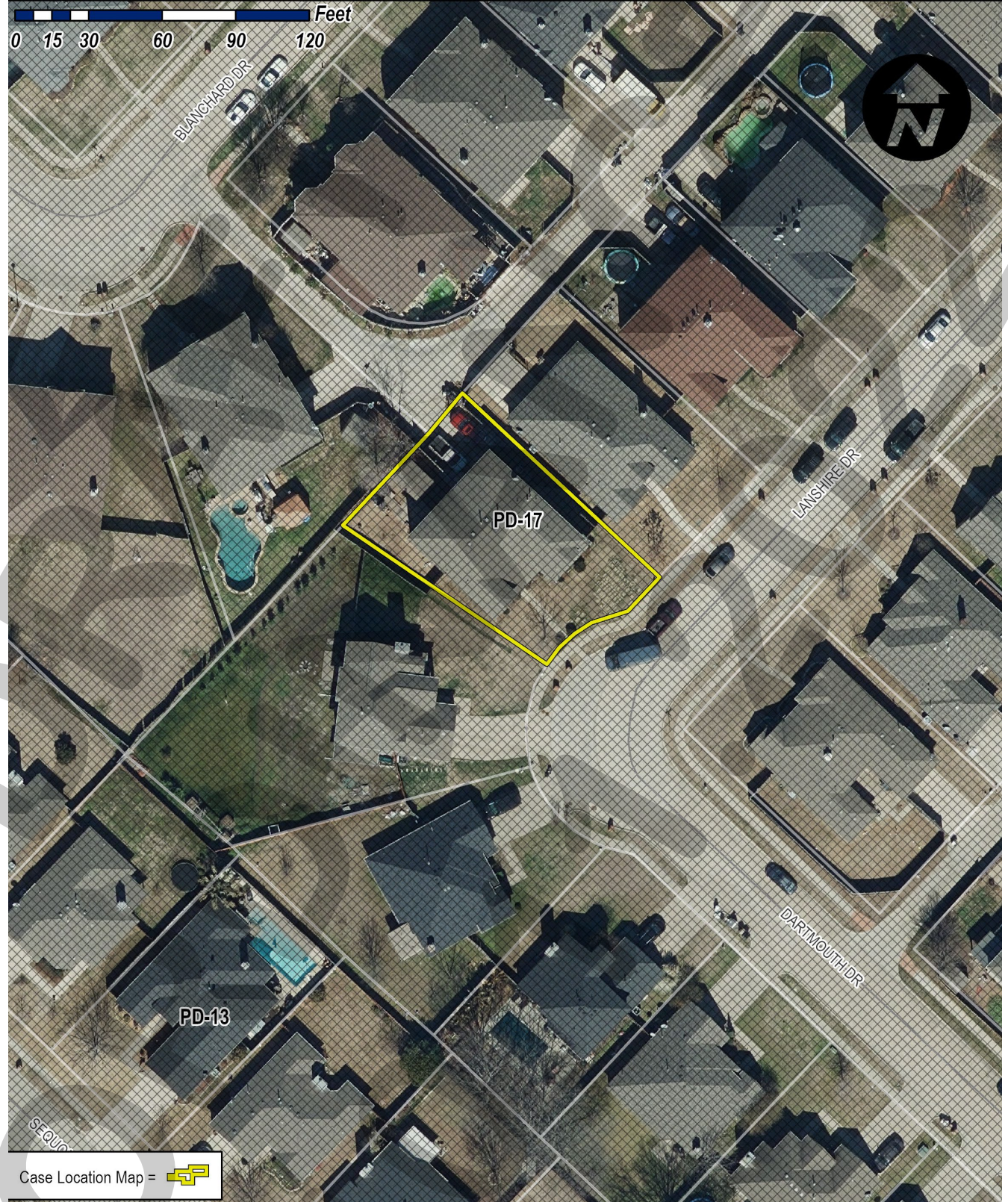
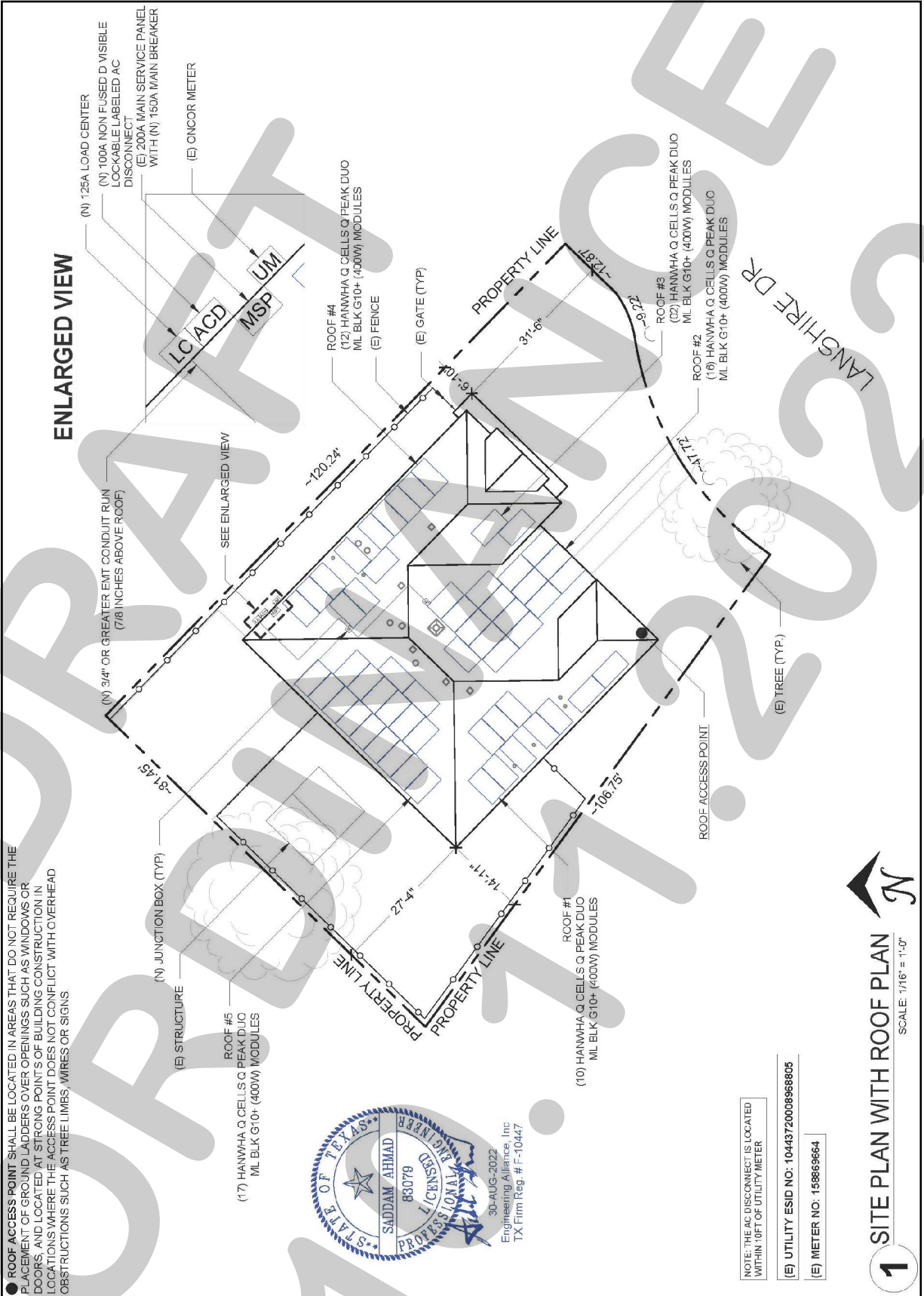


Exhibit 'B'
Roof Plan Elevations



● ROOF ACCESS POINT SHALL BE LOCATED IN AREAS THAT DO NOT REQUIRE THE PLACEMENT OF GROUND LADDERS OVER OPENINGS SUCH AS WINDOWS OR DOORS, AND LOCATED AT STRONG POINTS OF BUILDING CONSTRUCTION IN LOCATIONS WHERE THE ACCESS POINT DOES NOT CONFLICT WITH OVERHEAD OBSTRUCTIONS SUCH AS TREE LIMBS, WIRES OR SIGNS



NOTE: THE AC DISCONNECT IS LOCATED WITHIN 10FT OF UTILITY METER

(E) UTILITY ESID NO: 10443720009686005

(E) METER NO: 158869664



1 SITE PLAN WITH ROOF PLAN
SCALE: 1/16" = 1'-0"



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
FROM: Ryan Miller, *Director of Planning and Zoning*
DATE: October 11, 2022
SUBJECT: Z2022-046; *Amendment to Article 04, Permissible Uses, of the UDC*

On September 19, 2022, the City Council directed staff to make minor changes to Article 04, *Permissible Uses*, of the Unified Development Code (UDC) to correct a procedural requirement associated with the *Conditional Land Use Standards* for the *Mini-Warehouse* land use. Specifically, the *Conditional Land Use Standards* state, “(o)nly single-story units are allowed; however, no multistory buildings will be permitted unless an exception is approved by the Planning and Zoning Commission and City Council.” Staff has changed this to only require approval by the Planning and Zoning Commission as this is a technical requirement. In addition, the *Conditional Land Use Standards* also state, “(n)o direct access from FM-740, SH-205, SH-66, SH-276, FM-3097, FM-552, FM-549 and John King Boulevard. The City Council may consider granting direct access from the above-mentioned roadways after review and determination of the availability to the specific property.” This has also been changed to be an approval of the Planning and Zoning Commission. Staff should note that in 2019 the City Council directed staff to remove the City Council as the approving body for variances and exceptions relating to the technical standards associated with site plans. This was done in favor of allowing the Planning and Zoning Commission to be the approving body, with the City Council acting as an appeals board. These two (2) references were overlooked when staff made the changes to the Unified Development Code (UDC) under Case No. Z2019-016.

In addition, staff has identified a conflict between Subsection 04.02, *Dumping, Excavating or Filling Floodplain*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) and the *Engineering Standards of Design and Construction*. Specifically, Subsection 04.02 states:

Any dump, excavation, storage or filling operation within that portion of a district having a floodplain designation shall require a permit, which must be approved by the City Council, before such operation has is begun. However, if those operations in the floodplain were specifically approved as part of a site plan approval by the City Council, then a permit may be issued by the City Engineer.

Staff is proposing to reword this section as follows:

Any dumping, excavation, storage or filling operation on any property within any district having a floodplain designation or that is within a creek or drain way shall require a permit from the City Engineer prior to the commencement of such activity.

If the changes to Subsection 04.02 are approved, this would bring the two (2) documents (*i.e. the Engineering Standards of Design and Construction Manual and the UDC*) into agreement.

A redlined copy of the proposed changes along with a draft ordinance has been provided in the attached packet. In accordance with Subsection 02.01(C) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), the Director of Planning and Zoning is bringing forward the proposed text amendment to the City Council for consideration, and -- *in accordance with Section 02.04(B) of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC)* -- staff is bringing the proposed amendment forward to the Planning and Zoning Commission for a recommendation to the City Council. The schedule for this text amendment is as follows:

~~Planning and Zoning Commission Work Session: September 27, 2022~~

Planning and Zoning Commission Public Hearing: October 11, 2022

City Council Public Hearing/First Reading: October 17, 2022

City Council Second Reading: November 7, 2022

Staff has sent out a 15-day notice to the Rockwall Herald Banner in accordance with all applicable state laws and Section 02.03(A)(3) of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Should the Planning and Zoning Commission have any questions staff will be available at the meeting on October 11, 2022.



is approved by the Planning and Zoning Commission ~~and City Council~~. If necessary, the office/caretaker residence-unit may exceed one (1) story, but shall not be greater than 36-feet in height.

- (c) A minimum of two (2) parking spaces shall be required for the on-site manager (*i.e. caretaker, resident or otherwise*).
- (d) No direct access from FM-740, SH-205, SH-66, SH-276, FM-3097, FM-552, FM-549 and John King Boulevard. The ~~City Council~~ **Planning and Zoning Commission** may consider granting direct access from the above-mentioned roadways after review and determination of the availability of access to the specific property.
- (e) Perimeter walls shall be provided which face the front, rear and side property lines. Overhead doors shall not face adjacent streets. Perimeter walls facing the front yard shall incorporate architectural features to break up the long repetitive nature of self-storage buildings (e.g. offsets in buildings, variation of materials, and/or variation of heights, etc.). No gutters and downspouts shall be incorporated in the perimeter walls facing the front property line.
- (f) The front, side and rear building set back areas shall be landscaped. Landscaping should be clustered, creating interesting relief from the long repetitive nature of self-storage buildings.
- (g) The facilities shall incorporate the use of perimeter gates that limit access to the storage areas to customers only. Special access for fire and police personnel shall be provided as required.
- (h) All screening fences shall be wrought iron with landscaping/living screen or masonry walls in accordance with the screening requirements contained in [Subsection 05.02, Landscape Screening, of Article 08, Landscape and Fence Standards](#). See-through fencing should be wrought iron, or similar. Chain-link fencing of any kind shall be prohibited.
- (i) Buildings and see-through fencing should be oriented in a manner to restrict the visibility of interior overhead doors and drives from public right-of-way. The color(s) of the garage doors, as well as other doors within the facility, shall compliment the exterior colors of the main building(s).
- (j) The commercial operation of rental trucks and trailers shall be prohibited.
- (k) Businesses shall not be allowed to operate in the individual storage units.
- (l) No outside storage of any kind shall be allowed (including the outside storage of boats, recreational vehicles, and motor or self-propelled vehicles).
- (m) Concrete shall be used for all paving.
- (n) Roofs shall have a minimum pitch of 1:3 and be constructed with a metal standing seam. Mechanical

equipment shall be screened with the roof structure or parapet walls.

- (o) Lighting standards shall be limited to a maximum of 20-feet in height.
 - (p) The residential unit as an accessory to the permitted use shall not exceed 1,600 SF.
- (2) Outside Storage and/or Outside Display.
- (a) Outside Storage and/or Outside Display shall adhere to the requirements of [Subsection 01.05, Screening Standards, of Article 05, District Development Standards](#).
 - (b) No outside storage shall be allowed in any zoning district adjacent to IH-30. However, on property that is zoned Light Industrial (LI) District and adjacent to IH-30, a Specific Use Permit (SUP) may be considered on a case-by-case basis to allow for Outside Storage and/or Outside Display in conjunction with a use that is permitted under [Land Use Schedule](#). A Specific Use Permit (SUP) approved for this use may be subject to time limitations, site/landscaping or building enhancements, or other restrictions deemed appropriate by the Planning and Zoning Commission and City Council.
 - (c) Incidental Display, as defined in [Subsection 02.02\(F\)\(4\)](#), shall not be considered Outside Storage and/or Outside Display, and shall be subject to the requirements of [Subsection 02.02\(F\)\(4\)](#).
- (K) Utilities, Communications and Transportation Land Uses
- (1) Antenna as an Accessory.
- (a) The antenna installation shall comply with the height and area regulations of the applicable zoning district.
 - (b) Administrative approval of the antenna installation shall be required.
 - (c) The antenna will meet all applicable requirements of [Subsection 03.06, Antennas](#).
- (2) Commercial Antenna.
- (a) Located entirely within a non-residential structure as allowed under the applicable zoning district regulations:
 - (1) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building on the site; or the necessary equipment shall be contained entirely within the principal building on the property or in an underground vault.
 - (2) Any necessary equipment building shall be enclosed by a decorative iron fence surrounded by a screening hedge which will achieve a height of at least six (6) feet at maturity or a masonry screening wall at least eight (8) feet in height, compatible in color with the principal building and the equipment building.
 - (3) At least one (1) paved parking space with paved access thereto shall be provided at the antenna location; said parking space need not be reserved exclusively for use in conjunction with the antenna



SUBSECTION 03.06: ANTENNAS

- (A) Construction and Maintenance Requirements. All antenna masts, towers and antenna supports used for television and radio reception or transmission shall be constructed and maintained in accordance with the current National Electrical Code and the Building Code of the City.
- (B) Permit Required. Any person desiring to erect or have erected an antenna more than 25-feet in height above ground level, or an antenna mast 25-feet or less in height but not erected as required by this section, shall make written application to the building inspection department for a permit to erect same. Sufficient plans and specifications, as determined by the Chief Building Official, must accompany each application. It shall be unlawful and a violation of this division to erect, or cause to be erected, or to maintain, or cause to maintain, such antenna mast without first having obtained a permit. It shall be the duty of the permittee to request a final inspection upon completion of the antenna system. Domestic TV antennas are exempt from this section.
- (C) Restrictions and Limitations. All antenna systems constructed and maintained under the provisions of this section shall be subject to the following restrictions and limitations:
 - (1) No such antenna system shall be more than 99-feet in height.
 - (2) The location on the lot of such antenna system shall comply with the requirements of this Unified Development Code insofar as the front building line and side yard building line and requirements are concerned. No portion of an antenna system shall extend beyond the front building line on any lot, and on corner lots the side yard setback requirements shall be adhered to on the side adjacent to a public street, and where the front and side yard requirements are applicable, all portions of such structures shall be within the limits fixed by such requirements.
 - (3) All antenna systems constructed under the provisions of this section shall be maintained so as to at all times comply with the requirements of this section.
 - (4) The regulations contained herein shall not apply to the extent that they have been preempted by specific regulations of the FCC to the contrary.
- (D) Roof-Mounted Equipment. All roof-mounted equipment, including fans, vents, air conditioning units and cooling towers, should be screened to eliminate the view from the ground level of adjacent properties. The screen shall be constructed of materials approved by the Director of Planning and Zoning. Roof-mounted equipment should be placed and finished in a manner which minimizes its visibility from overhead views from nearby buildings and elevated thoroughfare sections.
 - (1) The overall screening height will be the height of the tallest element of roof-mounted equipment.
 - (2) The outside of the screening device should be painted or finished in a similar color to the building facade, trim or roof surface to minimize the visibility of the equipment and screen the view from ground level.

- (3) Roof-mounted equipment and the inside of the screening device should be painted similar to the color of the roof surface in order to minimize the visibility of the equipment and screening device from overhead views.

SECTION 04 | FLOODPLAIN AREAS

SUBSECTION 04.01: PERMITTED USES

The following uses shall be permitted within that portion of a district which is designated as being within a floodplain by the City Engineer, provided they are allowed in the underlying zoning, and that they meet any additional requirements established in the city's floodplain regulations in [Chapter 20, Floods, of the Municipal Code of Ordinances](#):

- (A) Agriculture. Agricultural activities including the ordinary cultivation of land or legal forms of animal husbandry.
- (B) Utilities. Local utilities.
- (C) Parks and Recreation. Public or private parks, community centers, playgrounds, public golf courses.
- (D) Private Recreation. Private commercial open area amusements such as golf courses, driving ranges, archery courses and similar uses when approved by a specific use permit.
- (E) Private Open Space. Private open spaces as part of a Planned Development (PD) District, provided such use does not interfere with the continuity of the city's open space system.

SUBSECTION 04.02: DUMPING, EXCAVATING OR FILLING FLOODPLAIN

Any dumping, excavation, storage or filling operation ~~within that portion of aon any property within any~~ district having a floodplain designation or that is within a creek or drain way shall require a permit ~~from the ,which must be approved by the City Council~~ City Engineer prior to the commencement of such activity, ~~before such operation is begun. However, if those operations in the floodplain were specifically approved as part of a site plan approval by the City Council, then a permit may be issued by the City Engineer.~~

SUBSECTION 04.03: LOCAL FLOODING MAY OCCUR IN OTHER AREAS

The fact that land or property is or is not within a district having a floodplain designation shall not constitute assurance that such land or property is not subject to local flooding and the designation of floodplain in this Unified Development Code (UDC) shall not be so interpreted.

SECTION 05 | TEMPORARY USES AND STRUCTURES

SUBSECTION 05.01: TEMPORARY USES

- (A) This subsection includes by reference all temporary uses listed in the land use chart.
- (B) The temporary use shall not be intrusive or inconsistent with existing land uses in area, or with anticipated land uses that may be constructed during the life of the temporary use.

SUBSECTION 05.02: TEMPORARY USES

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, BY AMENDING ARTICLE 04, *PERMISSIBLE USES*, AS DEPCITED IN *EXHIBIT 'A'* OF THIS ORDINANCE; 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, an amendment to the City of Rockwall's Unified Development Code [*Ordinance No. 20-02*] has been initiated by the City Council of the City of Rockwall to amend Article 04, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*]; 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 city's corporate boundaries, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [*Ordinance No. 20-02*] should be amended as follows:

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

SECTION 1. That Article 04, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended as specifically described in *Exhibit 'A'* of this ordinance;

SECTION 2. 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 3. 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 [*Ordinance No. 20-02*], 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 4. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF NOVEMBER, 2022.

Kevin Fowler, Mayor

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: October 17, 2022

2nd Reading: November 7, 2022

DRAFT
ORDINANCE
10.17.2022

Exhibit 'A'
Article 04, Permissible Uses, of the
Unified Development Code (UDC)

See Next Page ...



is approved by the Planning and Zoning Commission ~~and City Council~~. If necessary, the office/caretaker residence-unit may exceed one (1) story, but shall not be greater than 36-feet in height.

- (c) A minimum of two (2) parking spaces shall be required for the on-site manager (*i.e. caretaker, resident or otherwise*).
- (d) No direct access from FM-740, SH-205, SH-66, SH-276, FM-3097, FM-552, FM-549 and John King Boulevard. The ~~City Council~~ **Planning and Zoning Commission** may consider granting direct access from the above-mentioned roadways after review and determination of the availability of access to the specific property.
- (e) Perimeter walls shall be provided which face the front, rear and side property lines. Overhead doors shall not face adjacent streets. Perimeter walls facing the front yard shall incorporate architectural features to break up the long repetitive nature of self-storage buildings (e.g. offsets in buildings, variation of materials, and/or variation of heights, etc.). No gutters and downspouts shall be incorporated in the perimeter walls facing the front property line.
- (f) The front, side and rear building set back areas shall be landscaped. Landscaping should be clustered, creating interesting relief from the long repetitive nature of self-storage buildings.
- (g) The facilities shall incorporate the use of perimeter gates that limit access to the storage areas to customers only. Special access for fire and police personnel shall be provided as required.
- (h) All screening fences shall be wrought iron with landscaping/living screen or masonry walls in accordance with the screening requirements contained in [Subsection 05.02, Landscape Screening, of Article 08, Landscape and Fence Standards](#). See-through fencing should be wrought iron, or similar. Chain-link fencing of any kind shall be prohibited.
- (i) Buildings and see-through fencing should be oriented in a manner to restrict the visibility of interior overhead doors and drives from public right-of-way. The color(s) of the garage doors, as well as other doors within the facility, shall compliment the exterior colors of the main building(s).
- (j) The commercial operation of rental trucks and trailers shall be prohibited.
- (k) Businesses shall not be allowed to operate in the individual storage units.
- (l) No outside storage of any kind shall be allowed (including the outside storage of boats, recreational vehicles, and motor or self-propelled vehicles).
- (m) Concrete shall be used for all paving.
- (n) Roofs shall have a minimum pitch of 1:3 and be constructed with a metal standing seam. Mechanical

equipment shall be screened with the roof structure or parapet walls.

- (o) Lighting standards shall be limited to a maximum of 20-feet in height.
 - (p) The residential unit as an accessory to the permitted use shall not exceed 1,600 SF.
- (2) Outside Storage and/or Outside Display.
- (a) Outside Storage and/or Outside Display shall adhere to the requirements of [Subsection 01.05, Screening Standards, of Article 05, District Development Standards](#).
 - (b) No outside storage shall be allowed in any zoning district adjacent to IH-30. However, on property that is zoned Light Industrial (LI) District and adjacent to IH-30, a Specific Use Permit (SUP) may be considered on a case-by-case basis to allow for Outside Storage and/or Outside Display in conjunction with a use that is permitted under [Land Use Schedule](#). A Specific Use Permit (SUP) approved for this use may be subject to time limitations, site/landscaping or building enhancements, or other restrictions deemed appropriate by the Planning and Zoning Commission and City Council.
 - (c) Incidental Display, as defined in [Subsection 02.02\(F\)\(4\)](#), shall not be considered Outside Storage and/or Outside Display, and shall be subject to the requirements of [Subsection 02.02\(F\)\(4\)](#).
- (K) Utilities, Communications and Transportation Land Uses
- (1) Antenna as an Accessory.
- (a) The antenna installation shall comply with the height and area regulations of the applicable zoning district.
 - (b) Administrative approval of the antenna installation shall be required.
 - (c) The antenna will meet all applicable requirements of [Subsection 03.06, Antennas](#).
- (2) Commercial Antenna.
- (a) Located entirely within a non-residential structure as allowed under the applicable zoning district regulations:
 - (1) Any necessary equipment building shall be of a material allowed by the applicable zoning district, similar in color and character to the principal building on the site; or the necessary equipment shall be contained entirely within the principal building on the property or in an underground vault.
 - (2) Any necessary equipment building shall be enclosed by a decorative iron fence surrounded by a screening hedge which will achieve a height of at least six (6) feet at maturity or a masonry screening wall at least eight (8) feet in height, compatible in color with the principal building and the equipment building.
 - (3) At least one (1) paved parking space with paved access thereto shall be provided at the antenna location; said parking space need not be reserved exclusively for use in conjunction with the antenna



SUBSECTION 03.06: ANTENNAS

- (A) Construction and Maintenance Requirements. All antenna masts, towers and antenna supports used for television and radio reception or transmission shall be constructed and maintained in accordance with the current National Electrical Code and the Building Code of the City.
- (B) Permit Required. Any person desiring to erect or have erected an antenna more than 25-feet in height above ground level, or an antenna mast 25-feet or less in height but not erected as required by this section, shall make written application to the building inspection department for a permit to erect same. Sufficient plans and specifications, as determined by the Chief Building Official, must accompany each application. It shall be unlawful and a violation of this division to erect, or cause to be erected, or to maintain, or cause to maintain, such antenna mast without first having obtained a permit. It shall be the duty of the permittee to request a final inspection upon completion of the antenna system. Domestic TV antennas are exempt from this section.
- (C) Restrictions and Limitations. All antenna systems constructed and maintained under the provisions of this section shall be subject to the following restrictions and limitations:
 - (1) No such antenna system shall be more than 99-feet in height.
 - (2) The location on the lot of such antenna system shall comply with the requirements of this Unified Development Code insofar as the front building line and side yard building line and requirements are concerned. No portion of an antenna system shall extend beyond the front building line on any lot, and on corner lots the side yard setback requirements shall be adhered to on the side adjacent to a public street, and where the front and side yard requirements are applicable, all portions of such structures shall be within the limits fixed by such requirements.
 - (3) All antenna systems constructed under the provisions of this section shall be maintained so as to at all times comply with the requirements of this section.
 - (4) The regulations contained herein shall not apply to the extent that they have been preempted by specific regulations of the FCC to the contrary.
- (D) Roof-Mounted Equipment. All roof-mounted equipment, including fans, vents, air conditioning units and cooling towers, should be screened to eliminate the view from the ground level of adjacent properties. The screen shall be constructed of materials approved by the Director of Planning and Zoning. Roof-mounted equipment should be placed and finished in a manner which minimizes its visibility from overhead views from nearby buildings and elevated thoroughfare sections.
 - (1) The overall screening height will be the height of the tallest element of roof-mounted equipment.
 - (2) The outside of the screening device should be painted or finished in a similar color to the building facade, trim or roof surface to minimize the visibility of the equipment and screen the view from ground level.

- (3) Roof-mounted equipment and the inside of the screening device should be painted similar to the color of the roof surface in order to minimize the visibility of the equipment and screening device from overhead views.

SECTION 04 | FLOODPLAIN AREAS

SUBSECTION 04.01: PERMITTED USES

The following uses shall be permitted within that portion of a district which is designated as being within a floodplain by the City Engineer, provided they are allowed in the underlying zoning, and that they meet any additional requirements established in the city's floodplain regulations in [Chapter 20, Floods, of the Municipal Code of Ordinances](#):

- (A) Agriculture. Agricultural activities including the ordinary cultivation of land or legal forms of animal husbandry.
- (B) Utilities. Local utilities.
- (C) Parks and Recreation. Public or private parks, community centers, playgrounds, public golf courses.
- (D) Private Recreation. Private commercial open area amusements such as golf courses, driving ranges, archery courses and similar uses when approved by a specific use permit.
- (E) Private Open Space. Private open spaces as part of a Planned Development (PD) District, provided such use does not interfere with the continuity of the city's open space system.

SUBSECTION 04.02: DUMPING, EXCAVATING OR FILLING FLOODPLAIN

Any dumping, excavation, storage or filling operation ~~within that portion of aon any property within any~~ district having a floodplain designation or that is within a creek or drain way shall require a permit ~~from the ,which must be approved by the City Council~~ City Engineer prior to the commencement of such activity, ~~before such operation is begun. However, if those operations in the floodplain were specifically approved as part of a site plan approval by the City Council, then a permit may be issued by the City Engineer.~~

SUBSECTION 04.03: LOCAL FLOODING MAY OCCUR IN OTHER AREAS

The fact that land or property is or is not within a district having a floodplain designation shall not constitute assurance that such land or property is not subject to local flooding and the designation of floodplain in this Unified Development Code (UDC) shall not be so interpreted.

SECTION 05 | TEMPORARY USES AND STRUCTURES

SUBSECTION 05.01: TEMPORARY USES

- (A) This subsection includes by reference all temporary uses listed in the land use chart.
- (B) The temporary use shall not be intrusive or inconsistent with existing land uses in area, or with anticipated land uses that may be constructed during the life of the temporary use.

SUBSECTION 05.02: TEMPORARY USES



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: October 11, 2022
APPLICANT: Jeff Carroll; *Jeff Carroll Architects*
CASE NUMBER: SP2022-050; *Amended Site Plan for Bacon Plumbing*

SUMMARY

Discuss and consider a request by Jeff Carroll of Carroll Architects, Inc. on behalf of Brad Bacon of Bacon Property, LLC for the approval of an Amended Site Plan for an existing *Office/Warehouse* facility on a 0.50-acre parcel of land identified as Lot 1, Block A, Bacon Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2055 Kristy Lane, and take any action necessary.

BACKGROUND

The subject property was annexed on May 5, 1980 by *Ordinance No. 80-09*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On August 4, 1980, the subject property was rezoned from an Agricultural (AG) District to a Light Industrial (LI) District by *Ordinance No. 80-18 (Case No. PZ1980-008-01)*. On April 5, 1979, the City Council approved a final plat that establish the subject property as Lot 1, Block A, Bodin Industrial Tract Addition. On February 11, 2020, the Planning and Zoning Commission approved a site plan (*Case No. SP2019-047*) to allow the construction of a 22,676 SF *Office/Warehouse* facility. On October 5, 2020, the City Council approved to replat (*Case No. P2020-041*) for the subject property establishing it as Lot 1, Block A, Bacon Addition.

PURPOSE

On September 16, 2022, the applicant – *Jeff Carroll of Carroll Architects, Inc.*-- submitted an application requesting the approval of an Amended Site Plan for the purpose of constructing an additional *Office/Warehouse* building on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 2055 Kristy Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are two (2) parcels of land zoned Light Industrial (LI) District (*i.e. 1500 E. Interstate 30 Frontage Road*) and Planned Development District 26 (PD-26) for limited Light Industrial land uses (*i.e. 1510 E. Interstate 30 Frontage Road*). Both of these properties have existing industrial buildings situated on them. Beyond these properties is IH-30.

South: Directly south of the subject property are three (3) parcels of land (*i.e. 2040, 2045, and 2050 Kristy Lane*) developed with Light Industrial land uses that are zoned Light Industrial (LI) District. Beyond these properties is a four (4) acre vacant tract of land located within the Bodin Industrial Tract and zoned Light Industrial (LI) District. Beyond this is S. TL Townsend Drive, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a vacant 21.684-acre tract of land zoned Light Industrial (LI) District. Beyond this is a vacant 2.40-acre tract of land zoned Light Industrial (LI) District. Beyond this is a 32.6546-acre parcel of land zoned Planned Development District 10 (PD-10) for multi-family land uses.

West: Directly west of the subject property are two (2) parcels of land (i.e. 2015 and 2065 Kristy Lane) zoned Light Industrial (LI) District. Beyond this is Kristy Lane, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this are three (3) parcels of land (i.e. 2000, 2010, and 2020 Kristy Lane) zoned Light Industrial (LI) District. These properties have existing light industrial facilities situated on them. Beyond this is a 4.967-acre parcel of land developed with the Eastside Pump Station, zoned Light Industrial (LI) District. Beyond this is S. TL Townsend Drive, which is identified as a M4D (i.e. major collector, four [4] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *Office/Warehouse* facility is a permitted *by-right* land use in a Light Industrial (LI) District. The submitted site plan and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Light Industrial (LI) District with the exception of the items noted in the *Variances and Exceptions Requested by the Applicant* section of this case memo. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	12,500 SF	X=3.57-acres; In Conformance
<i>Minimum Lot Frontage</i>	100-Feet	X= 178-feet; In Conformance
<i>Minimum Lot Depth</i>	125-Feet	X=490-feet; In Conformance
<i>Minimum Front Yard Setback</i>	25-Feet	X>25-feet; In Conformance
<i>Minimum Rear Yard Setback</i>	10-Feet	X=10-feet; In Conformance
<i>Minimum Side Yard Setback</i>	15-Feet	X=15-feet; In Conformance
<i>Maximum Building Height</i>	60-Feet	X=28-feet; In Conformance
<i>Max Building/Lot Coverage</i>	60%	X=14.60%; In Conformance
<i>Minimum Number of Parking Spaces</i>	1 Parking Space/1,000 SF (23 Required) 1 Parking Space/ 300 SF (42 Required) Total = 65 Parking Spaces	X=179; In Conformance
<i>Minimum Landscaping Percentage</i>	20%	X>20.00%; In Conformance
<i>Maximum Impervious Coverage</i>	90-95%	X<90%; In Conformance

TREESCAPE PLAN

No trees are being removed from the subject property. Based on this, no *Treescape Plan* is required.

CONFORMANCE WITH THE CITY’S CODES

Subsection 5.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), states that the “Light Industrial (LI) District is a zoning district intended to create a limited industrial zone that provides for modern types of industrial land uses.” The proposed office/warehouse facility is a permitted land use in the Light Industrial (LI) District. Additionally, the code goes on to say that all operations shall be indoors with no outside storage of materials unless properly screened or buffered. The code also states that “...locations for these types of industrial land uses are typically a minimum of two (2) acres and average of five (5) to ten (10) acres.” In this case, the subject property generally meets these guidelines and is 3.57-acres. It should be noted that staff made the comment to the applicant to continue the landscaping screening down the west property line to properly screen the proposed off-street loading. The applicant has chosen not to address this comment.

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

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following variances:

(1) Architectural Standards.

- (a) Secondary Material. According to Subsection 06.01(C), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(e)ach exterior wall of a building's façade shall consist of a minimum of 90% Primary Materials and/or a maximum of 10% Secondary Materials..." In this case, the applicant has proposed greater than 10% secondary material on each façade of the buildings. This will require a variance from the Planning and Zoning Commission.

(2) Four (4) Sided Architecture.

- (a) Articulation. According to Subsection 06.01 (C), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), for primary building facades a "wall length shall not exceed four (4) times the wall height." In this case, the subject property is located in an overlay district which requires all building façades to follow the primary building façade articulation requirements. Given this the applicant does not meet the wall length requirements on the east and west sides of the proposed building. This will require a variance from the Planning and Zoning Commission.

According to Subsection 09.02, *Variances to the General Overlay Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "...an applicant may request the Planning and Zoning Commission grant a variance to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship." In addition, the code requires that the applicant provide compensatory measures that directly offset the requested exceptions. As compensatory measures for this case, the applicant is proposing to [1] provide stone exceeding 20%, [2] provide greater than 20% landscaped area, [3] provide a vertical element on the rear building elevation, and [4] add an awning over the entry. Staff should note that the increased landscaped area was established per the previous site plan for the subject property (*Case No. SP2019-047*) and cannot be considered compensatory. Requests for variances to the *General Overlay Standards* are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan indicates that the subject property is located within the *IH-30 Corridor District*, which is "... the primary retail corridor for the City of Rockwall. Currently the corridor is approximately 55% developed, with the remaining 45% being vacant or raw land. The Corridor acts as the western gateway for both the City and County of Rockwall, and has land uses that include retail, personal services, medical, and industrial." Additionally, the Special Commercial Corridor designation "...is intended to provide an area for commercial/retail...activity centers that are intended to support and serve the entire region." In this case, the applicant's request does not conform to the development referred to by the Comprehensive Plan, however, the proposed building is an expansion for an existing business that is located in an industrial park that is already zoned for the proposed land use. That being said, the proposed building does not appear to bring the property further out of conformance with the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On September 27, 2022 the Architecture Review Board (ARB) reviewed the proposed building elevations and recommended that the applicant [1] add depth to the projecting element on the south elevation and [2] dress up the rear elevation to better match the front elevation. The applicant has provided updated elevations that will be reviewed by the Architectural Review Board (ARB) prior to the October 11, 2022 Planning and Zoning Commission meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's Amended Site Plan for the establishment of an *Office/Warehouse* on the *subject property*, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) Landscape screening shall be installed along a portion of the west property line to the screen the proposed off-street loading.
- (3) All utility equipment will be screened per Subsection 01.05 (C), *Utility Equipment and Air Conditioning Units*, of Article 05, *District Development Standards*, of the Unified Development Code.
- (4) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY
PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 2055 KRISTY LN.

Subdivision 3.54 AC. BODIN INDUSTRIAL TRACT

Lot 1-m Block

General Location I-30 SERVICE Rd & KRISTY LN

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning LI

Current Use OFFICE / WAREHOUSE

Proposed Zoning SAME

Proposed Use SAME

Acreage 0.50 AC

Lots [Current] 1

Lots [Proposed] 1

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner BACON Property, LLC

Applicant CARROLL Architects, INC

Contact Person BRAD BACON

Contact Person JEFF CARROLL

Address 2055 KRISTY LN.

Address 750 E. I-3

#110

City, State & Zip ROCKWALL, TX 75032

City, State & Zip Rockwall TX 75087

Phone 214.280.2296

Phone 214.632.1762

E-Mail BRAD@EVERYONELOVESBACON.COM

E-Mail JC@CARROLLARCH.COM

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Brad Bacon [Owner] the undersigned, who stated the information on this application to be true and certified the following:

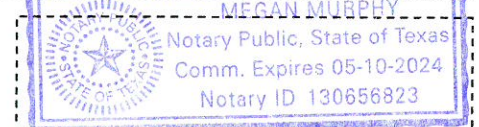
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$_____, to cover the cost of this application, has been paid to the City of Rockwall on this the 16 day of September, 2022. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 16 day of September, 2022

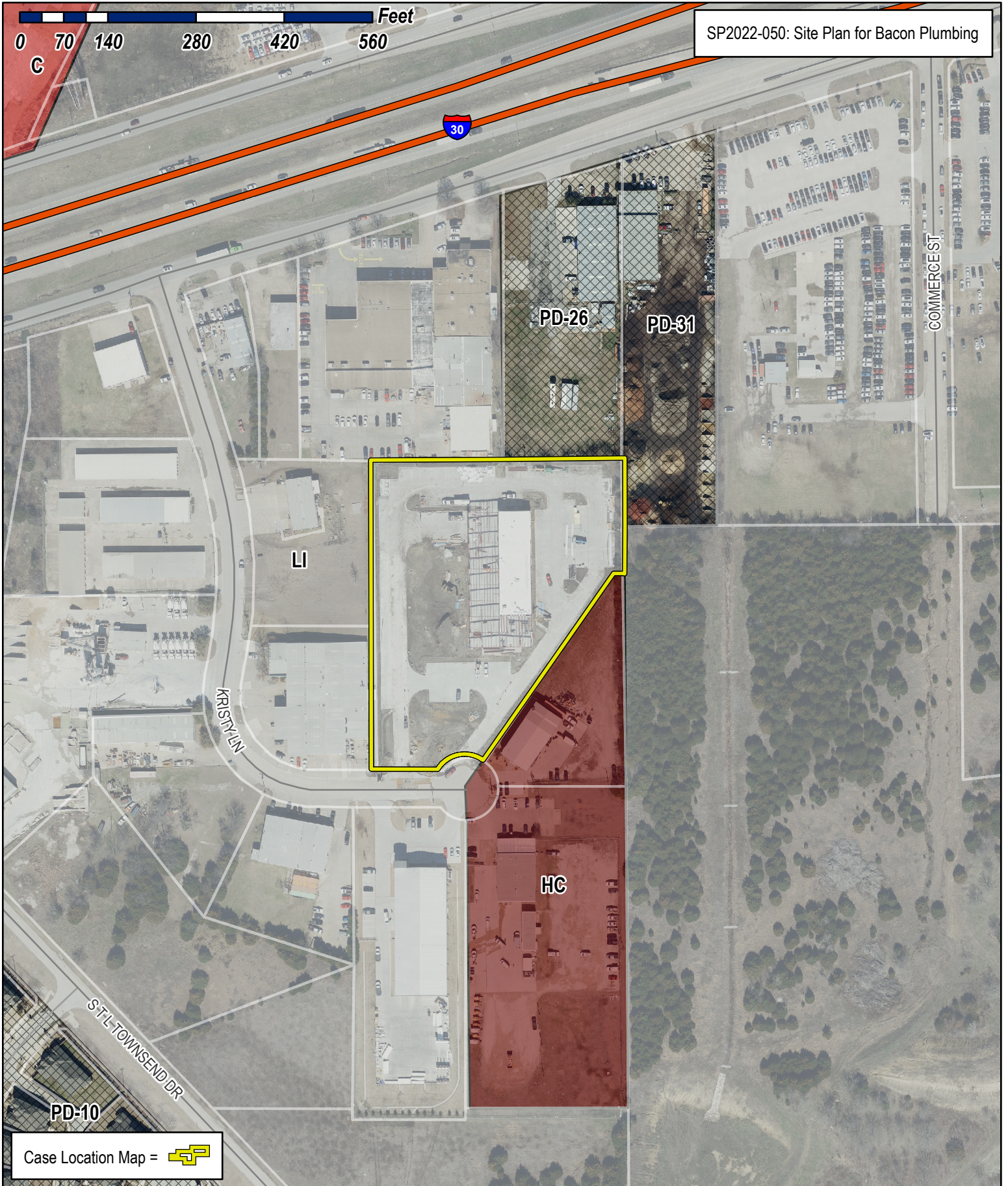
Owner's Signature

Brad Bacon

Notary Public in and for the State of Texas



My Commission Expires 5.10.24



Case Location Map = 



City of Rockwall

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

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





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

September 16, 2022

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

Re: Project Explanation letter
Bacon Phase 2 Project
2055 Kristy Ln
Rockwall, TX. 75032

Mr. Miller,

This letter serves as a summary of the other plans **not** submitted in the typical site plan approval package for submission.

Site Plan Package Submission for Phase 2 Development.

- A) **Landscape Plan, Treescape Plan, Site Lighting Plan.** We understand that the landscape, tree survey, and site lighting plans (photometric plan) were approved during the Phase 1 approval package. These plans were developed on site during phase 1 construction.

Thank you for consideration and reviewing our request.

Sincerely,

A handwritten signature in black ink that reads 'Jeff Carroll' in a cursive script.

Jeffrey Carroll
Carroll Architects, Inc.
President / CEO



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

October 3, 2022

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

Re: SP2022-050 Variance Requested
Bacon Properties Development Phase 2
Rockwall, TX.

Mr. Miller,

This letter serves as a summary of the Request for Variances to the UDC within the I-30 overlay district. The Variances include (1) **Secondary Material greater than 10% material**, (2) **Four-sided Architecture**.

Building Secondary Materials.

We are requesting a variance to increase the Building Secondary Material. We are providing metal siding wall panels exceeding 50% at the east and west side elevations of our new proposed building. The stone material provided for these sides are 20% or more.

Four-sided Architecture.

We are requesting a variance for reducing required materials on the east side of the new building. We are showing the new building expansion and the existing building on the site plan where no one will see between the two buildings. We are also bringing the building materials from the front onto the sides 20'.

Compensatory items we are requesting for these variances.

- A) We have added tower elements for horizontal articulation on the front and rear elevations for street views. We are providing a flat awning at the entry tower to help the articulation.

- B) City Ordinance requires 15% landscaping area. We are proposing 50% which is 3x more than required by zoning code.
- C) We have provided more stone than required. The North elevation = 67%, South elevation = 60%, West elevation = 36%.

Thank you for your consideration and reviewing our request.

Sincerely,

Jeffrey Carroll
Carroll Architects, Inc.
President / CEO



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

September 16, 2022

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

Re: Project Explanation letter
Bacon Phase 2 Project
2055 Kristy Ln
Rockwall, TX. 75032

Mr. Miller,

This letter serves as a summary of the other plans **not** submitted in the typical site plan approval package for submission.

Site Plan Package Submission for Phase 2 Development.

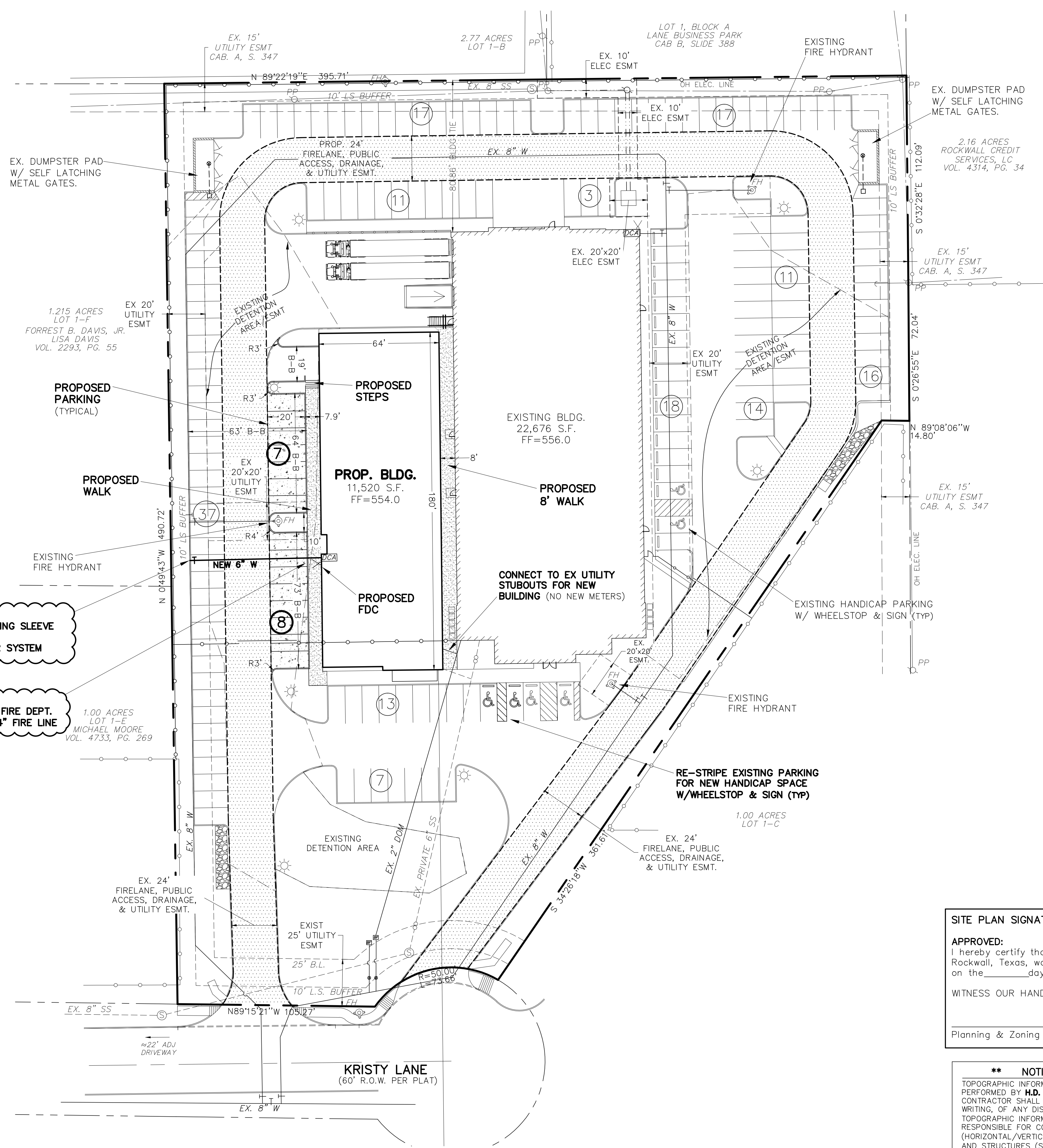
- A) **Landscape Plan, Treescape Plan, Site Lighting Plan.** We understand that the landscape, tree survey, and site lighting plans (photometric plan) were approved during the Phase 1 approval package. These plans were developed on site during phase 1 construction.

Thank you for consideration and reviewing our request.

Sincerely,

A handwritten signature in black ink that reads 'Jeff Carroll' in a cursive script.

Jeffrey Carroll
Carroll Architects, Inc.
President / CEO



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

- PAVING NOTES:**
- 1) NEW PAVING TO BE 6" THICK (SIDEWALK TO BE 4"), 3000 psi, 6 SACK MIX, REINFORCED WITH #3 BARS @ 18" O.C.
 - 2) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +6% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
 - 3) SIDEWALK TO BE 4" THICK CONCRETE, 3000 psi, 5.5 SACK MIX IN R.O.W.
 - 4) NO SAND UNDER PAVING.
 - 5) NO PAVING, INCLUDING SLAB, TO BE INSTALLED UNTIL THE DETENTION SYSTEM(S) ARE FULLY INSTALLED FUNCTIONALLY, PER PLAN, & HAVE ANCHORED SEEDED CURLEX OR SOD ON THE SIDES & BOTTOM OF POND

SITE DATA:

LOT AREA:
3.57 Acres, 155,294 sq.ft.

LOT COVERAGE:
Existing - 14.6%
Proposed - 22.02%

FLOOR TO AREA RATIO:
Existing - 6.85:1
Proposed - 4.54:1

BUILDING AREA:
Existing: 22,676 sq.ft.
Proposed: 11,520 sq.ft.
NEW TOTAL: 34,196 sq.ft.

BUILDING HEIGHT:
1 STORY

PROPOSED USE:
Office/Warehouse

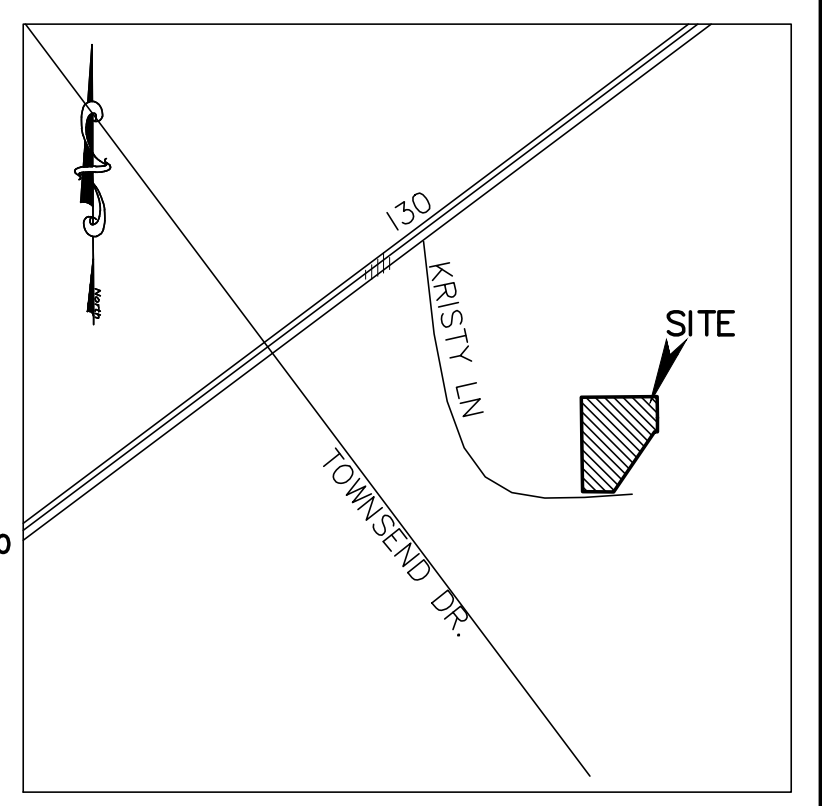
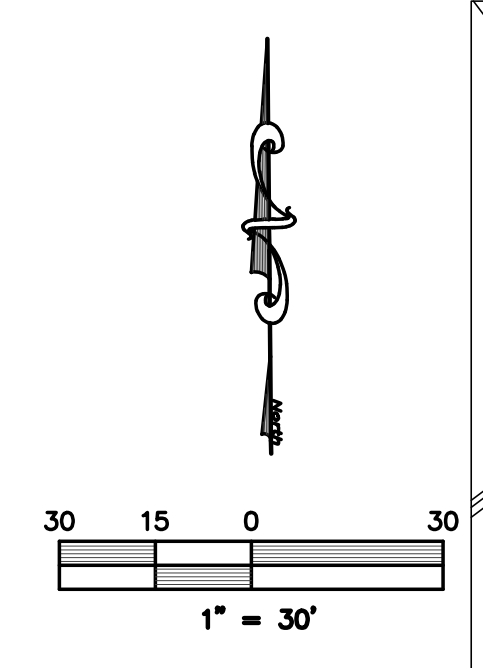
IMPERVIOUS AREA (including buildings):
Existing: 106,733 sq.ft.
Proposed: 17,594 sq.ft.
NEW TOTAL: 124,327 sq.ft.

ZONING:
LI

PARKING:
Required:
Office (1/300sf) = 42
Warehouse (1/1000sf) = 11+12
TOTAL = 65
Provided:
Existing Standard = 159
Proposed = 15
Handicap = 6
Total Provided = 179

LANDSCAPE AREA:
Required: (15%) 23,294 sq.ft.
Existing Provided: 48,561 sq.ft.
Proposed Provided: 30,967 sq.ft.

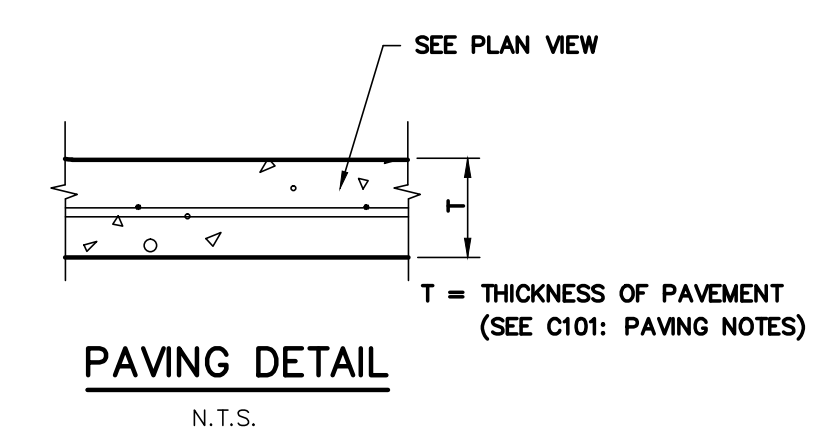
FIRESPRINKLER:
YES
* THERE ARE EXIST. BUILDINGS & TREES ON THIS SITE



LOCATION MAP (NOT TO SCALE)

LEGEND

- = PROPERTY LINE
- - - 460 = EXISTING CONTOURS
- 460 — = PROPOSED CONTOURS
- x 463.00 TC or x 462.50 = PROPOSED SPOT GRADES
tc = TOP OF CURB
ep = EDGE OF PAVEMENT
tw = TOP OF WALL
bw = BOTTOM OF WALL
(ALL SPOT GRADES ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED)
- EX. SS = EXISTING SANITARY SEWER LINE
- EX. W = EXISTING WATER LINE
- FH = EXISTING FIRE HYDRANT
- WM = EXISTING WATER METER
- PP = EXISTING POWER POLE
- LP = EXISTING LIGHT POLE
- T = EX. WATER VALVE
- ⊙ = EXISTING SEWER MANHOLE
- ⊙ = EXISTING GAS METER
- B-B = BACK OF CURB TO BACK OF CURB
- EXIST. or EX. = EXISTING
- PROP. = PROPOSED
- LS = LANDSCAPE
- RCP = REINFORCED CONCRETE PIPE
- min = MINIMUM
- max = MAXIMUM
- ⊙ = PROPOSED FIRE HYDRANT
- = EXISTING FIRELANE



PAVING DETAIL
N.T.S.

INSTALL:
(1) 8"x6" TAPPING SLEEVE
(1) 6" VALVE
FIRE SPRINKLER SYSTEM

INSTALL:
RPZ IN BLDG W/ FIRE DEPT.
CONNECTION ON 4" FIRE LINE

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

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

SITE PLAN SIGNATURE BLOCK

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

WITNESS OUR HANDS, this _____ day of _____.

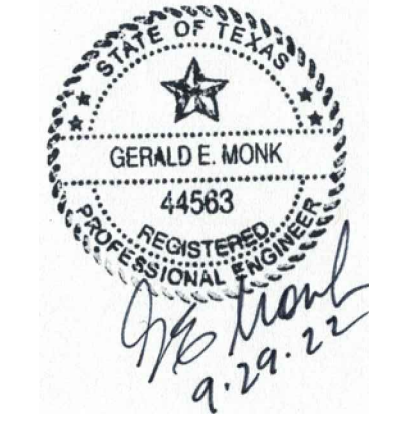
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

**** NOTICE TO CONTRACTORS ****

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

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



CASE # SP2022-050

SITE PLAN

BACON PLUMBING OFFICE PHASE 2

2055 KRISTY LANE
LOT 1-M, BODIN INDUSTRIAL TRACT, 3.54 ACRES
City of Rockwall, Rockwall County, Texas

owner
BACON PROPERTY, LLC
295 Ranch Trail, Rockwall, Texas 75032
Contact: Brad Bacon (972)236-5794

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

REG NO.: F-2567
©2022 by Monk Consulting Engineers, Inc., All Rights Reserved.

date: 9/29/22 scale: 1" = 30' sheet: C101



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: October 11, 2022
APPLICANT: Terry Lee; A-1 Services
CASE NUMBER: SP2022-051; *Amended Site Plan for S&A Systems, Inc.*

SUMMARY

Discuss and consider a request by Terry Lee of A-1 Services on behalf of Don Rakow and Don Srygley of S & A Systems, Inc. for the approval of an Amended Site Plan for an existing *Office/Manufacturing* facility on a two (2) acre parcel of land identified as Lot 1, Block 1, Pott Shrigley Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 43 (PD-43) for Commercial (C) District land uses, addressed as 922 Sids Road, and take any action necessary.

BACKGROUND

The subject property was annexed on May 19, 1986 by *Ordinance No. 86-37 [Case No. A1986-005]*. On October 7, 1996, the City Council approved a final plat to establish the subject property as Lot 1, Block 1, Pott Shrigley Addition [*Case No. PZ1996-062-02*]. On October 15, 1996, the City Council approved to rezone the subject property from Agricultural (AG) District to Planned Development District 43 (PD-43) for Commercial (C) District land uses. According to the Rockwall County Appraisal District (RCAD) there is a 4,855 SF *Office/Manufacturing* facility constructed in 1997 on the subject property.

PURPOSE

On September 16, 2022, the applicant -- *Terry Lee of A-1 Services*-- submitted an application requesting the approval of an Amended Site Plan for the purpose of constructing an *Office/Manufacturing* facility on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 922 Sids Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Sids Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) tracts of land (*i.e. 995 and 1005 Sids Road*) zoned Agricultural (AG) District. The properties currently have single-family homes situated on them. Beyond this are two (2) vacant parcels of land zoned Commercial (C) District.

South: Directly south of the subject property are three (3) parcels of land (*i.e. Rayburn Electric*) zoned Commercial (C) District and Heavy Commercial (HC) District. Beyond this is Mims Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a vacant 11.4699-acre parcel of land (*i.e. Rayburn Electric*) zoned Heavy Commercial (HC) District. Beyond this is an 8.868-acre parcel of land (*i.e. 2670 S. Goliad Street*) zoned Planned Development District 44 (PD-44) for Commercial (C) District land uses. This property is currently occupied with a Trucking Company (*i.e. TransAM Trucking*). Beyond this is a 1.617-acre parcel of land (*i.e. 2686 S. Goliad Street*) zoned Commercial (C) District. Beyond this is S. Goliad Street [*SH-205*], which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is an 18.87-acre parcel of land (i.e. *Rayburn Electric*) zoned Heavy Commercial (HC) District. Beyond this is Sids Road, which is identified as a M4U (i.e. *major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are four (4) tracts of land zoned Commercial (C) District and Heavy Commercial (HC) District. Beyond this is a vacant 20.562-acre parcel of land that serves as open space for Flagstone Estates, zoned Planned Development District 54 (PD-54) for Single-Family 10 (SF-10) District land uses.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *Office/Manufacturing* facility is a permitted *by-right* land use in Planned Development District 43 (PD-43). The submitted site plan, landscape plan, treescape plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District with the exception of the items noted in the *Variations and Exceptions Requested by the Applicant* section of this case memo. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	10,000 SF	X=2.00-acres; In Conformance
<i>Minimum Lot Frontage</i>	60-Feet	X= 248.04-feet; In Conformance
<i>Minimum Lot Depth</i>	100-Feet	X=351.38-feet; In Conformance
<i>Minimum Front Yard Setback</i>	15-Feet	X>15-feet; In Conformance
<i>Minimum Rear Yard Setback</i>	10-Feet	X>10-feet; In Conformance
<i>Minimum Side Yard Setback</i>	10-Feet	X=10-feet; In Conformance
<i>Maximum Building Height</i>	60-Feet	X=24-feet; In Conformance
<i>Max Building/Lot Coverage</i>	60%	X=22.96%; In Conformance
<i>Minimum Number of Parking Spaces</i>	1 Parking Space/1000 SF (10 Required)	X=55; In Conformance
	1 Parking Space/ 300 SF (33 Required) Total = 43 Parking Spaces	
<i>Minimum Landscaping Percentage</i>	20%	X>20.00%; In Conformance
<i>Maximum Impervious Coverage</i>	85-90%	X<85%; In Conformance

TREESCAPE PLAN

The treescape table provided by the applicant indicates that 40-caliper inches of Eastern Red Cedar Trees and 30-caliper inches of Hackberry Trees (i.e. *40 caliper inches + 30 caliper inches = 70 caliper inches*) will be removed from the subject property as a result of the development. According to Section 05, *Tree Mitigation Requirements*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), “(f)or each saved oak, pecan or elm tree(s) 25-inches DBH or greater the mitigation balance can be reduced on an inch-for-inch basis for up to 20% of the total mitigation balance.” In this case the applicant is preserving one (1) 25-caliper inch oak tree. This reduces the applicant’s mitigation balance to 56-caliper inches (i.e. *70 caliper inches X 80% = 56 caliper inches*). The landscape table provided by the applicant indicates that ten (10) six (6) caliper inch trees will be planted. Given this the proposed landscape plan satisfies the mitigation balance.

CONFORMANCE WITH THE CITY’S CODES

Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), states that the “Commercial (C) District is the proper zoning classification for most types of commercial development” and “mostly excludes land uses that are not compatible with retail shopping.” In this case, the proposed office/manufacturing facility would not meet this definition. That being said, Planned Development 43 (PD-43) allows manufacturing and light assembly land uses due to the Heavy Commercial (HC) District land uses surrounding the subject property.

The proposed site plan also generally conforms to the requirements of the *General Commercial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the

exceptions being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following exceptions:

- (1) Roof Design Standards. According to Subsection 04.01, *General Commercial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), all structures with a pitched roof shall have a 6:12 pitch. In this case, the applicant is proposing a 1:12 pitch to match the existing building. This will require an exception from the Planning and Zoning Commission.
- (2) Secondary Building Façade Articulation. According to Subsection 04.01, *General Commercial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "the maximum wall length shall not exceed three (3) times the wall height." In this case, the applicant does not meet the wall length requirements on the north, east, and south sides of the proposed building. This will require an exception from the Planning and Zoning Commission.
- (3) Landscape Buffer. According to Subsection 05.01 (B), *Non-Residential Landscape Buffers*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(a)ll landscape buffers adjacent to a public right-of-way shall incorporate...one (1) canopy tree and one (1) accent tree... per 50-linear feet of frontage along the adjacency." In this case, the applicant is proposing four (4) canopy trees and one (1) accent tree. This will require an exception from the Planning and Zoning Commission.
- (4) Landscape Requirements. According to Subsection 05.03 (E), *Parking Lot Landscaping*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(n)o required parking spaces may be located more than 80-feet from the trunk of a canopy tree." In this case, the applicant's parking does not meet this standard. This will require an exception from the Planning and Zoning Commission.

According to Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "...an applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship." In addition, the code requires that the applicant provide compensatory measures that directly offset the requested exceptions. As compensatory measures, the applicant has proposed [1] planting larger caliper canopy trees, and [2] planting an additional four (4) canopy trees at the rear of the subject property. The applicant indicated that [1] the roof pitch and wall length exceptions are being requested to allow the proposed addition to match the existing building, [2] the landscape buffer exception is being requested due to space constraints along Sids Road, and [3] the parking landscaping exception is being requested because the property owner is planning to expand the parking in the future and does not want to remove trees that are planted with this phase. Requests for exceptions to the *General Commercial Standards* are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (e.g. six [6] out of the seven [7] commissioners) -- with a minimum of four (4) votes in the affirmative -- is required for the approval of a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the Southwest Residential District. The Southwest Residential District "contains a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses...and commercial land uses." According to Strategy #2 in the Southwest Residential District "(t)he areas around Sids Road, National Drive, and Mims Road are some of the only areas in the City that are designated for Commercial/Industrial land uses. As a result, these areas should be protected from the encroachment of incompatible land uses." In this case, the applicant is proposing a building expansion that maintains the current land use. Based on this the applicant's proposal appears to conform with the goals and policies of the Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On September 27, 2022 the Architecture Review Board approved a motion to recommend approval of the Site Plan with a vote of 6-0, with Board Member Miller absent.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's Amended Site Plan for the establishment of an *Office/manufacturing* on the *subject property*, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY

PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
- REPLAT (\$300.00 + \$20.00 ACRE) ¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 922 Sios Rd.

SUBDIVISION POTT SHRIGLEY ADDITION LOT 1 BLOCK 1

GENERAL LOCATION Sios & Goliad Rd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-43 CURRENT USE Light Assyly & FABRICATION

PROPOSED ZONING PD-43 PROPOSED USE Light Assyly & FABRICATION

ACREAGE 2.0 LOTS [CURRENT] _____ LOTS [PROPOSED] _____

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input checked="" type="checkbox"/> OWNER	<u>S & A Systems, Inc.</u>	<input checked="" type="checkbox"/> APPLICANT	<u>A-1 SERVICES</u>
CONTACT PERSON	<u>DON RAKOW/DON SHRIGLEY</u>	CONTACT PERSON	<u>TERRY LEE</u>
ADDRESS	<u>922 Sios Rd.</u>	ADDRESS	<u>1623 S. PEACHTREE ROAD</u>
CITY, STATE & ZIP	<u>Rockwall, Tx. 75082</u>	CITY, STATE & ZIP	<u>Balch Springs, Tx. 75180</u>
PHONE	<u>972-722-1009</u>	PHONE	<u>817-771-3993</u>
E-MAIL	<u>DON.RAKOW@FLEETWATCH.COM</u>	E-MAIL	<u>TERRY@PELTONDNC.COM</u>

NOTARY VERIFICATION [REQUIRED]

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

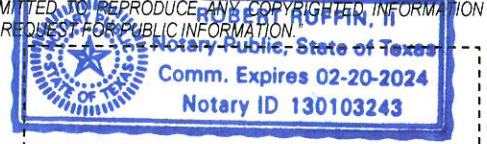
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16 DAY OF SEPTEMBER, 2022. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (THE "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF September, 2022

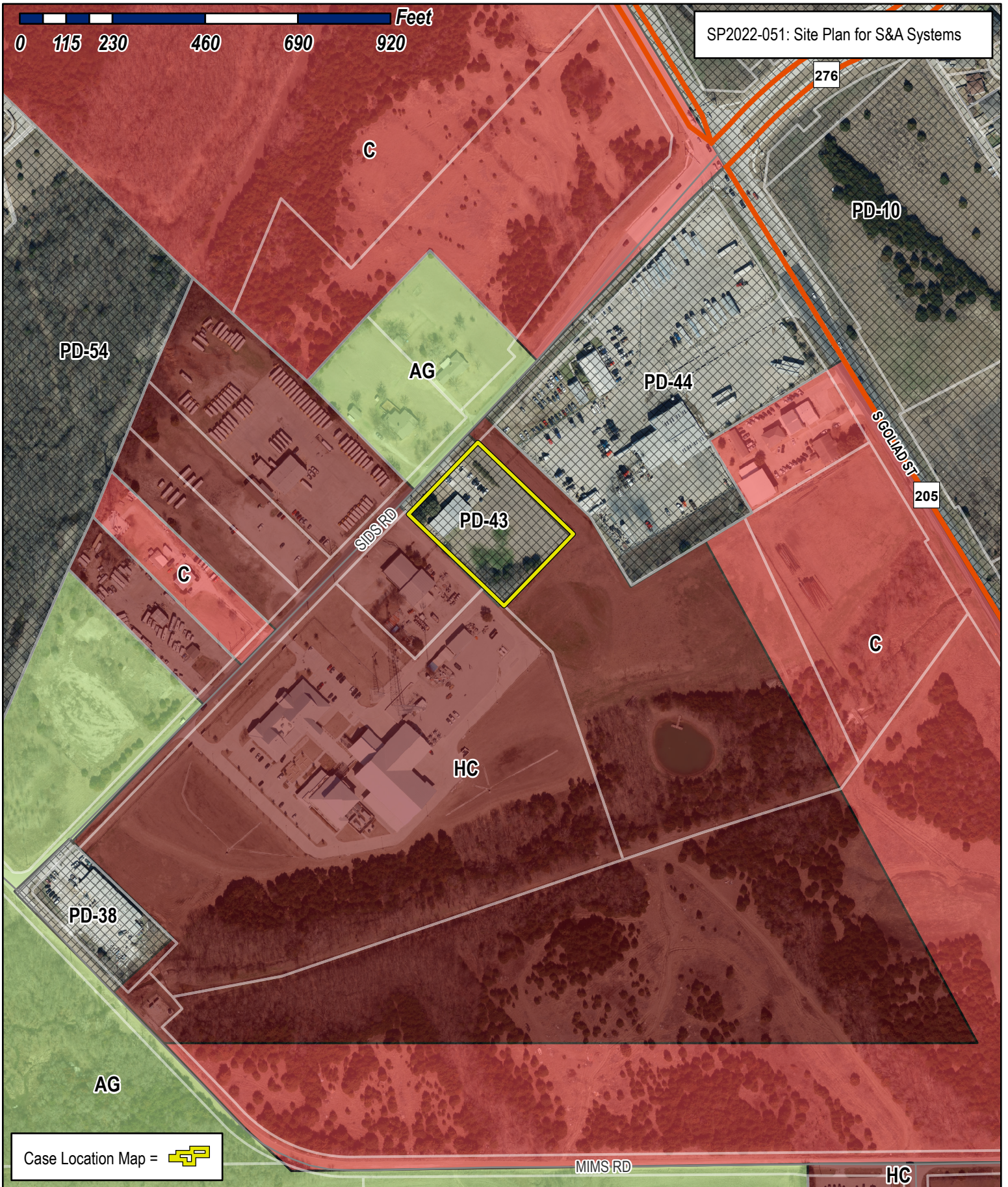
OWNER'S SIGNATURE


J.G. Shrigley

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 02/20/2024



Case Location Map = 



City of Rockwall

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

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



- 1 Table: SITE PLAN
- TOTAL LOT AREA --- 2.0 ACRES / 87,120 sq ft
 - TOTAL BLDG FOOTPRINT --- 20,000 sq ft
 - LOT COVERAGE
 - IMPERVIOUS COVERAGE
 - REQUIRED PARKING AND PROVIDED PARKING
- DISTANCE BETWEEN BLDG AND SW PROPERTY LINE - 15 linear foot
 - BLDG SETBACK
 - EXISTING AND PROPOSED EASEMENTS ARE LOCATED IN THE 22'6" ROAD DEDICATION
 - FIRE LANE, PUBLIC ACCESS AND UTILITY EASEMENT LOCATED ON PLAN
 - ADJACENT STREET AND ADJACENT PROPERTY INDICATED ON CIVIL DWGS
 - ALL PARKING SPACES ADJACENT TO BLDG ARE 20'x9' and ALL OTHERS ARE 18'x9'
 - NO FENCING ON PROPERTY
 - 2'x2' ELECTRIC TRANSFORMER INDICATED ON DRAWING
 - NO ROOF MOUNTED UTILITY EQUIPMENT EXIST
 - NO OUTSIDE STORAGE
 - TRASH/RECYCLING ENCLOSURE SHALL BE 3 SIDED WALL W/ GATE SCREENED BY 9" MATERIALS AS PRIMARY BLDG W/ 5gal shrubs AROUND DUMPSTER PAD (7" CONCRETE PAD)
 - (4) 6"DIA x 7' H BOLLARDS WILL BE PROVIDED AT EACH CORNER OF DUMPSTER PAD

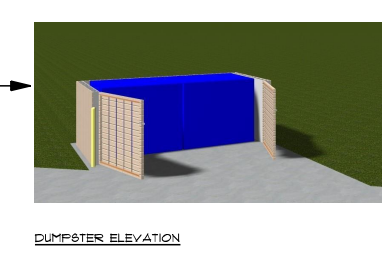
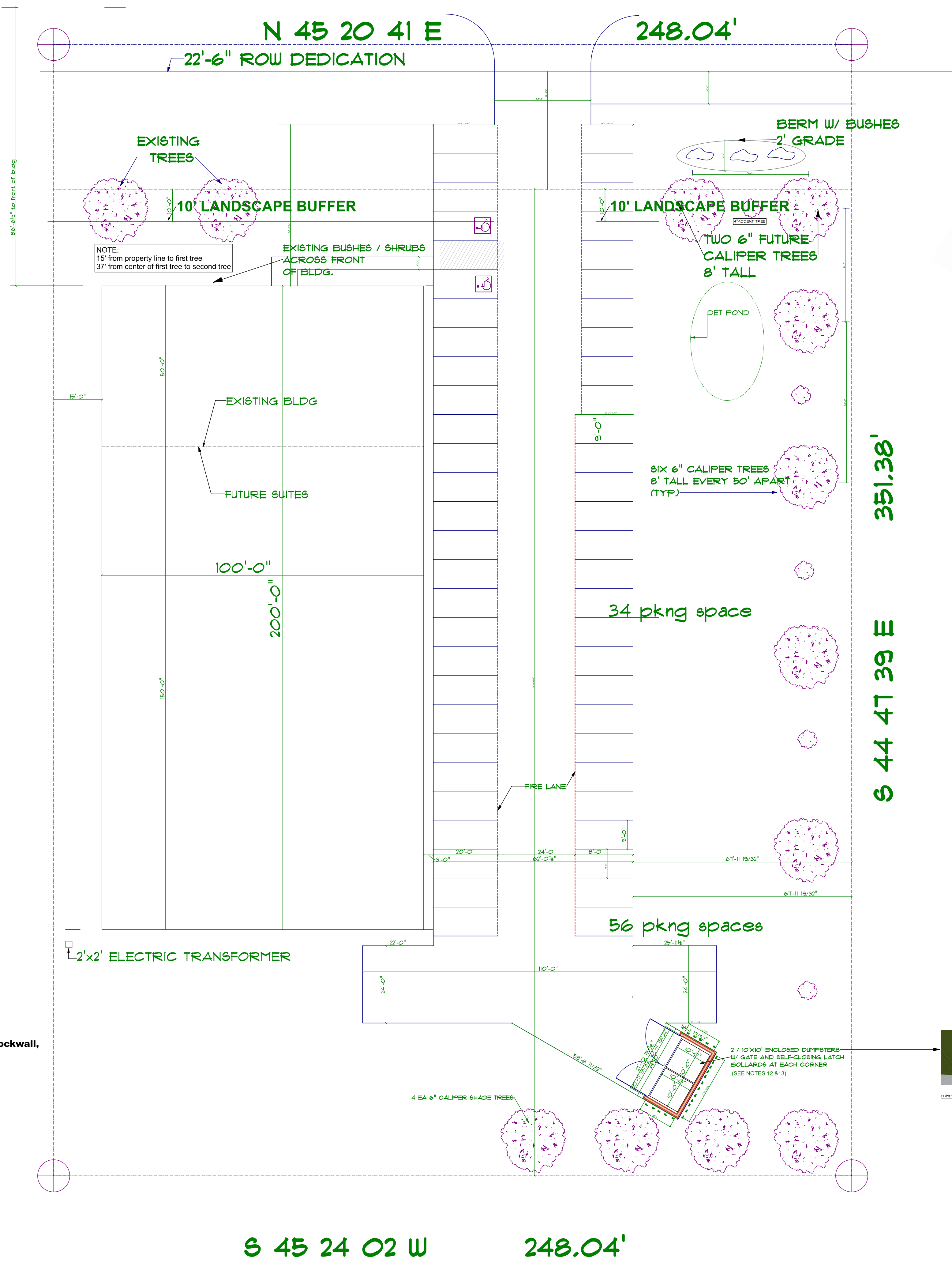
LANDSCAPE & IRRIGATION

A. SHADE TREES --LIVE OAK 4" CALIPER / 8' TALL (EXISTING 2 EA -- NEW TREES 11 EA --)

B. ACCENT TREES - OAK LACE PINE (NEW TREES 12)

MITIGATED TREES: SW CORNER 11 EA --- 70" TOTAL:
 HACKBERRY TREE 30"
 CEDAR TREE 40"

NOTE: all irrigation will meet requirements of the U.D.C. (0503 ART. 08)



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

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

 Planning & Zoning Commission, Chairman

 Director of Planning and Zoning

SITENEW
 SCALE: 0.0547" = 1'-0"

S&A SYSTEMS, INC.
 PHONE: 972-722-1009
 982 Side Rd.
 Rockwall
 Texas
 75082

PHONE: 933-551-9299
 FAX: _____
 MOBILE: _____

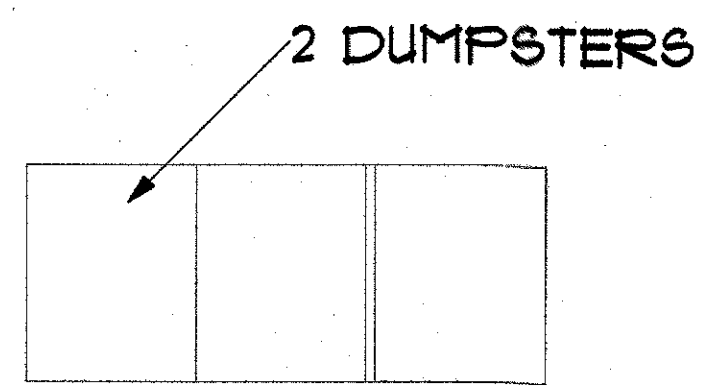
D Designs
 CUSTOM HOME DESIGNS

SCALE: 0.0547" = 1'-0"
 DRAWN BY: Dan Daugherty
 DATE: Tuesday, October 4, 2022

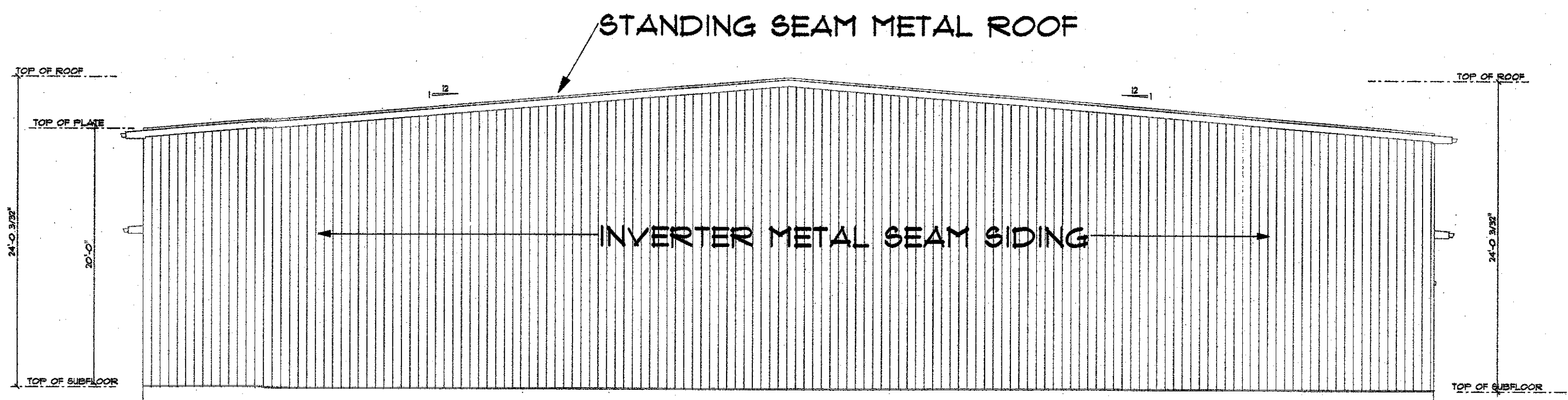
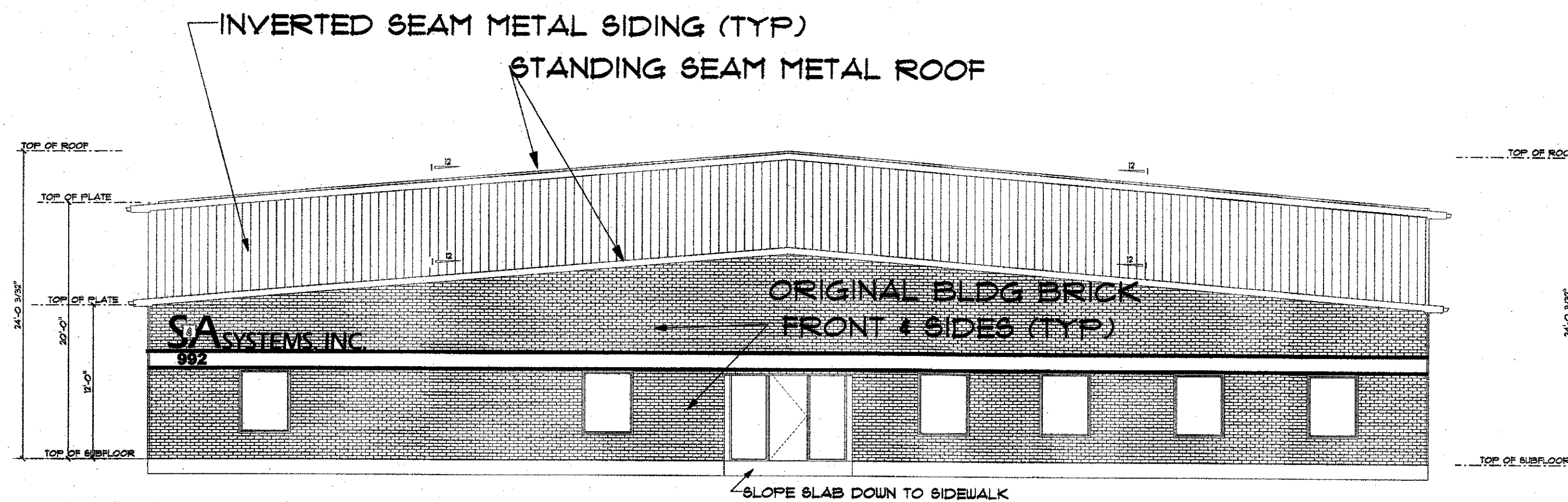
SECTION LETTER: A
 PAGE NUMBERS: 11

APPROVED: _____
 CHECKED BY: _____

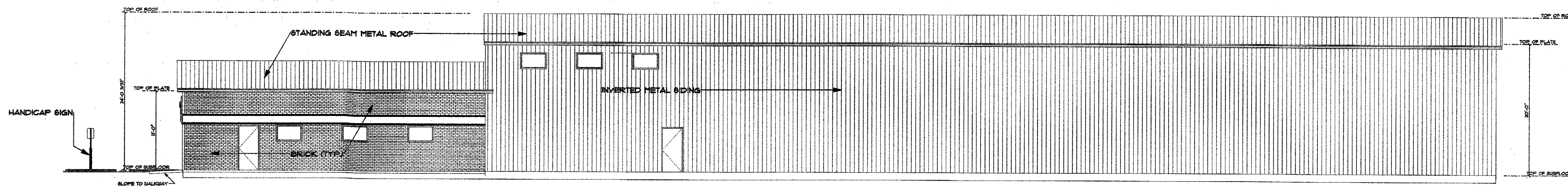
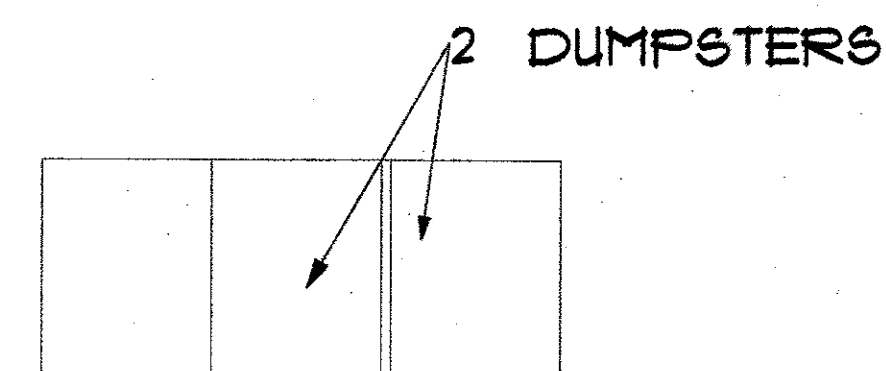
PAGE: 4/5
 SITE PLAN: new



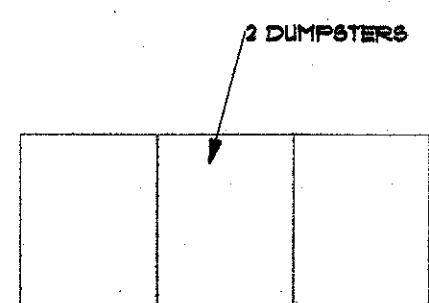
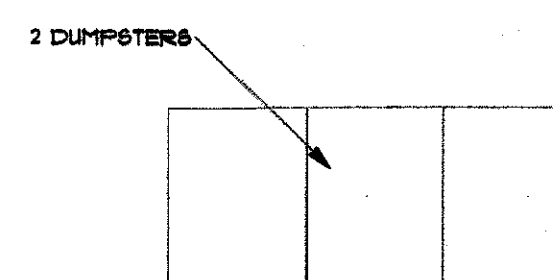
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



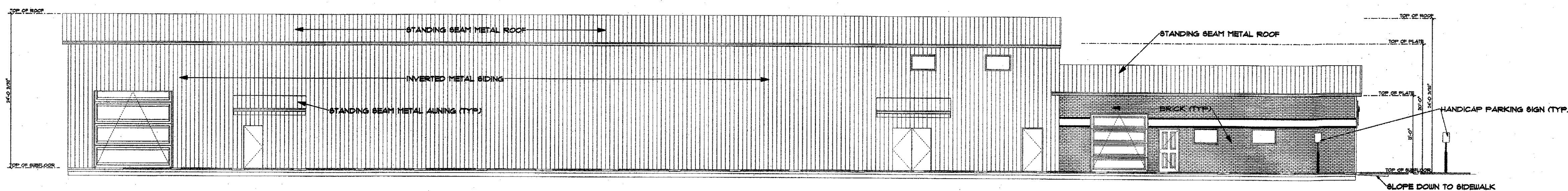
REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1" = 10'-0"



LEFT ELEVATION
SCALE: 1" = 10'-0"



PAGE: 2/5

APPROVED: _____ CHECKED BY: FRONT REAR RIGHT LEFT ELEVATIONS

SECTION LETTER: A11 PAGE NUMBERS: 11

SCALE: As Noted
DRAWN BY: Dan Daugherty
DATE: Wednesday, July 27, 2022

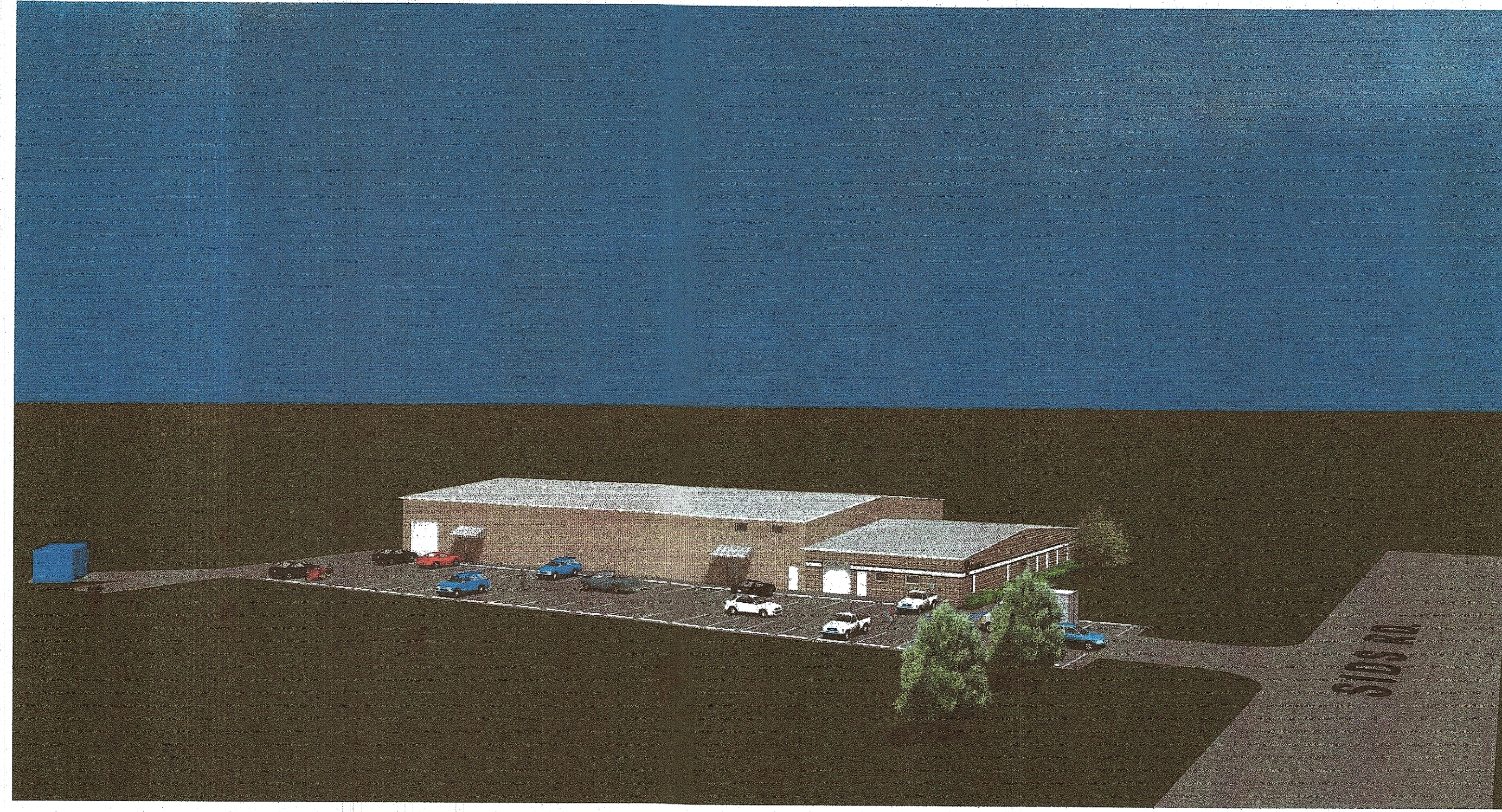
PHONE: 808-521-9289
FAX: _____
MOBILE: _____

D Designs

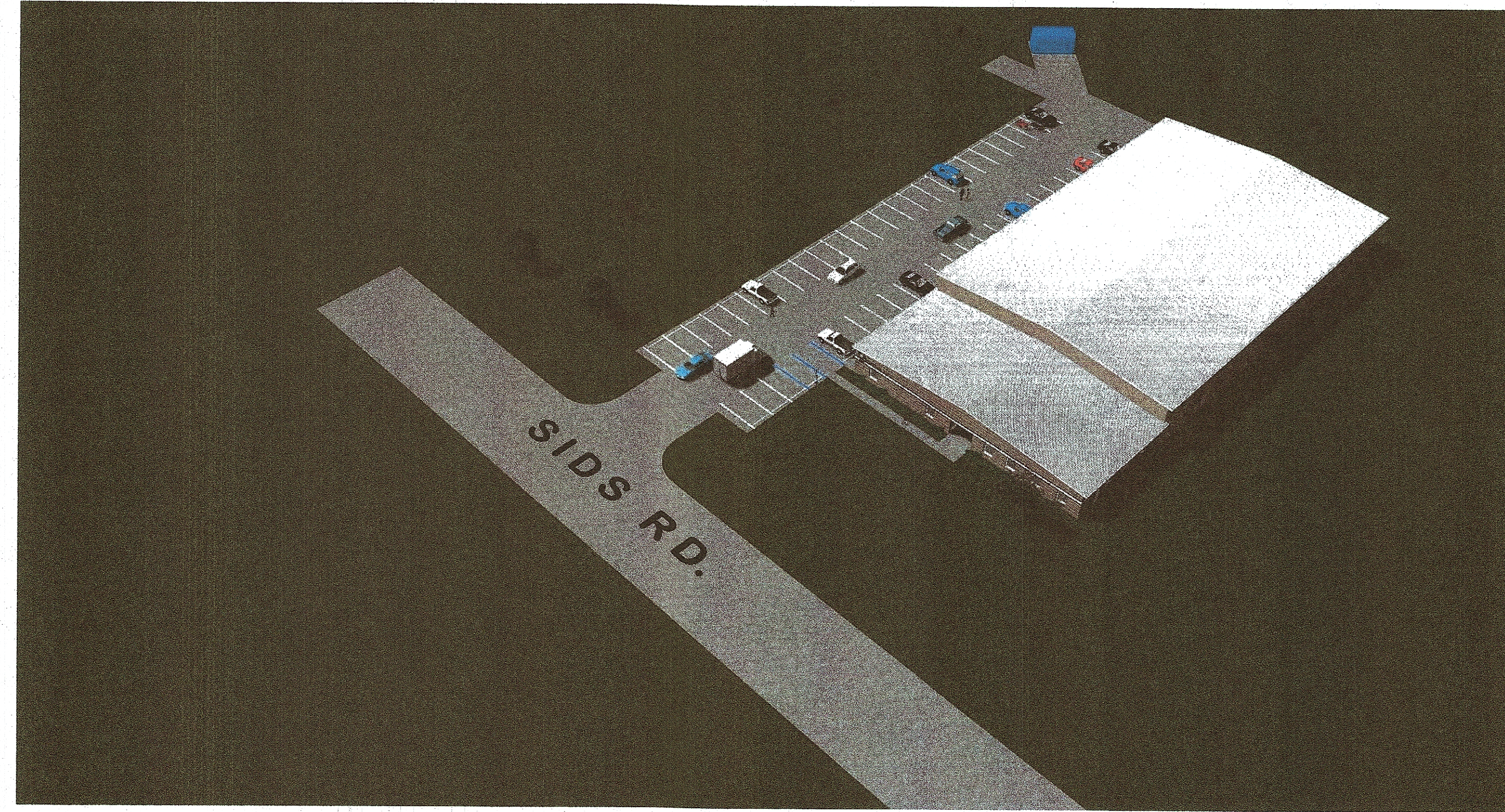
CUSTOM HOME DESIGNS

S&A SYSTEMS, INC.
992 Side Rd.
Rockwall
Texas
75082
PHONE: 972-722-1008
FAX: _____
MOBILE: _____

INITIAL BUILD VIEWS



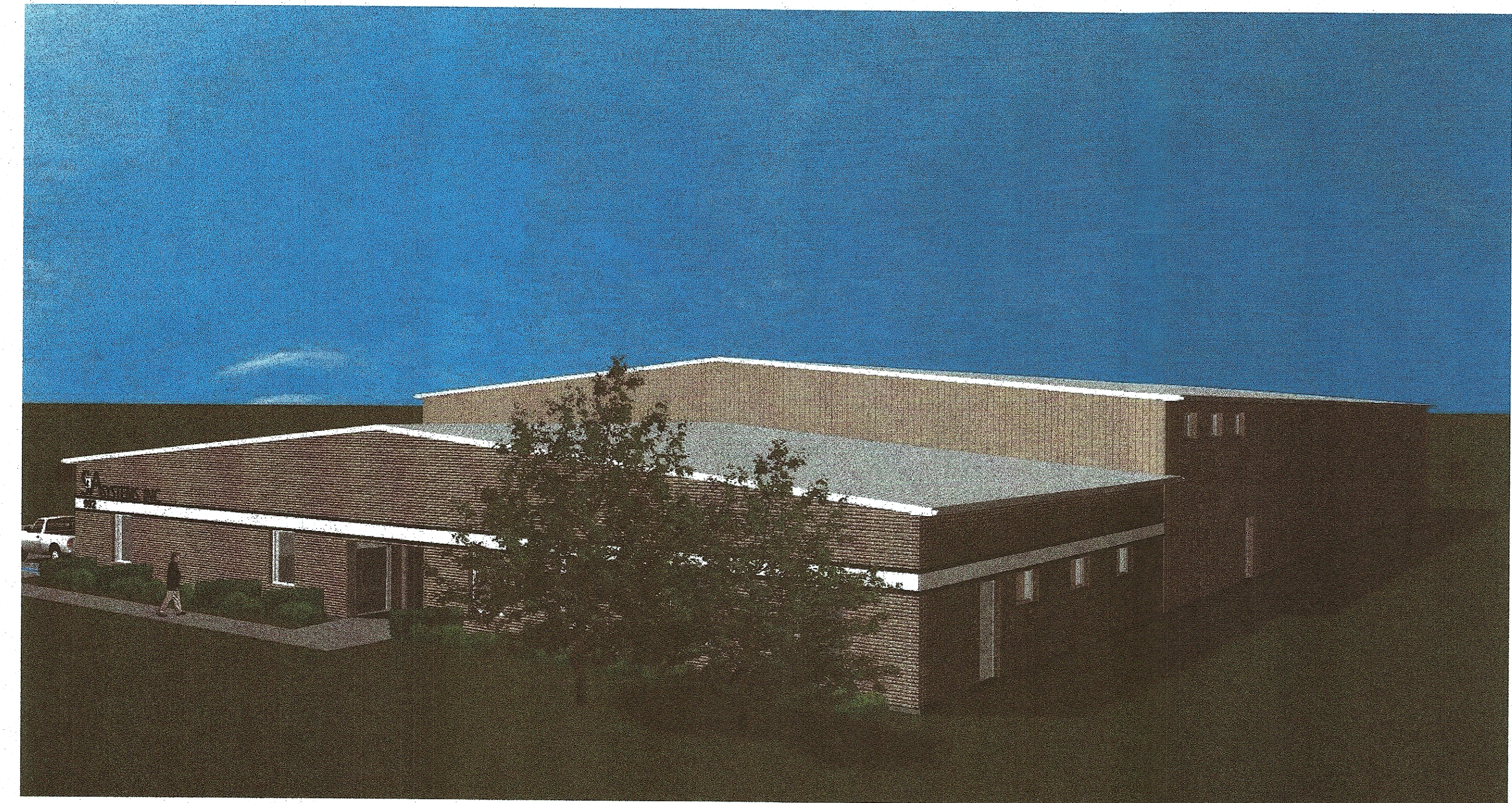
A



B



C



D

S&A SYSTEMS, INC.
992 Side Rd.
Rockwall
Texas
75082

PHONE: 972-722-1009
FAX:
MOBILE:

D Designs
CUSTOM HOME DESIGNS

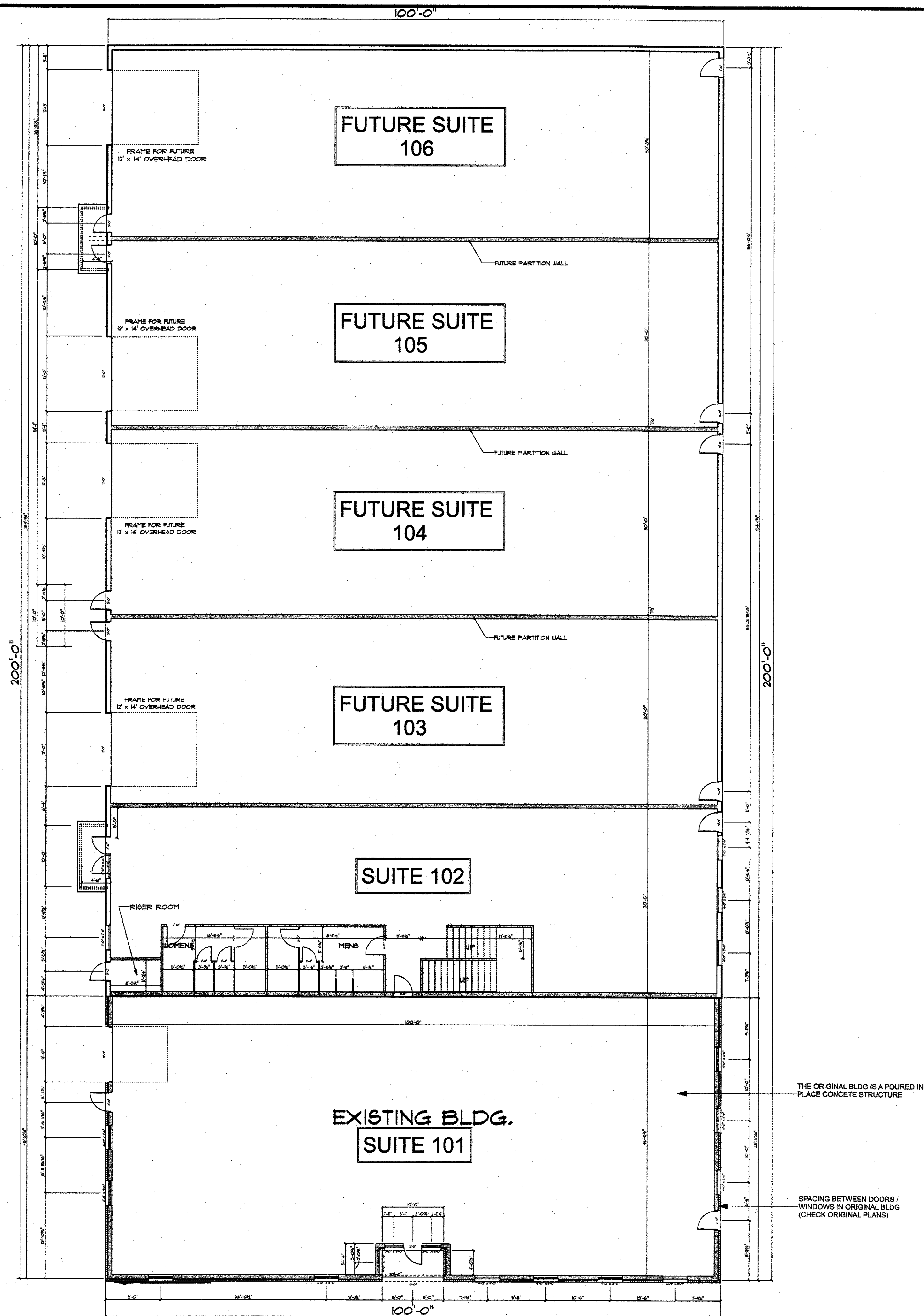
PHONE: 908-821-8298
FAX:
MOBILE:

SCALE: As Noted
DRAWN BY: Dan Daugherty
DATE: Wednesday, July 27, 2022

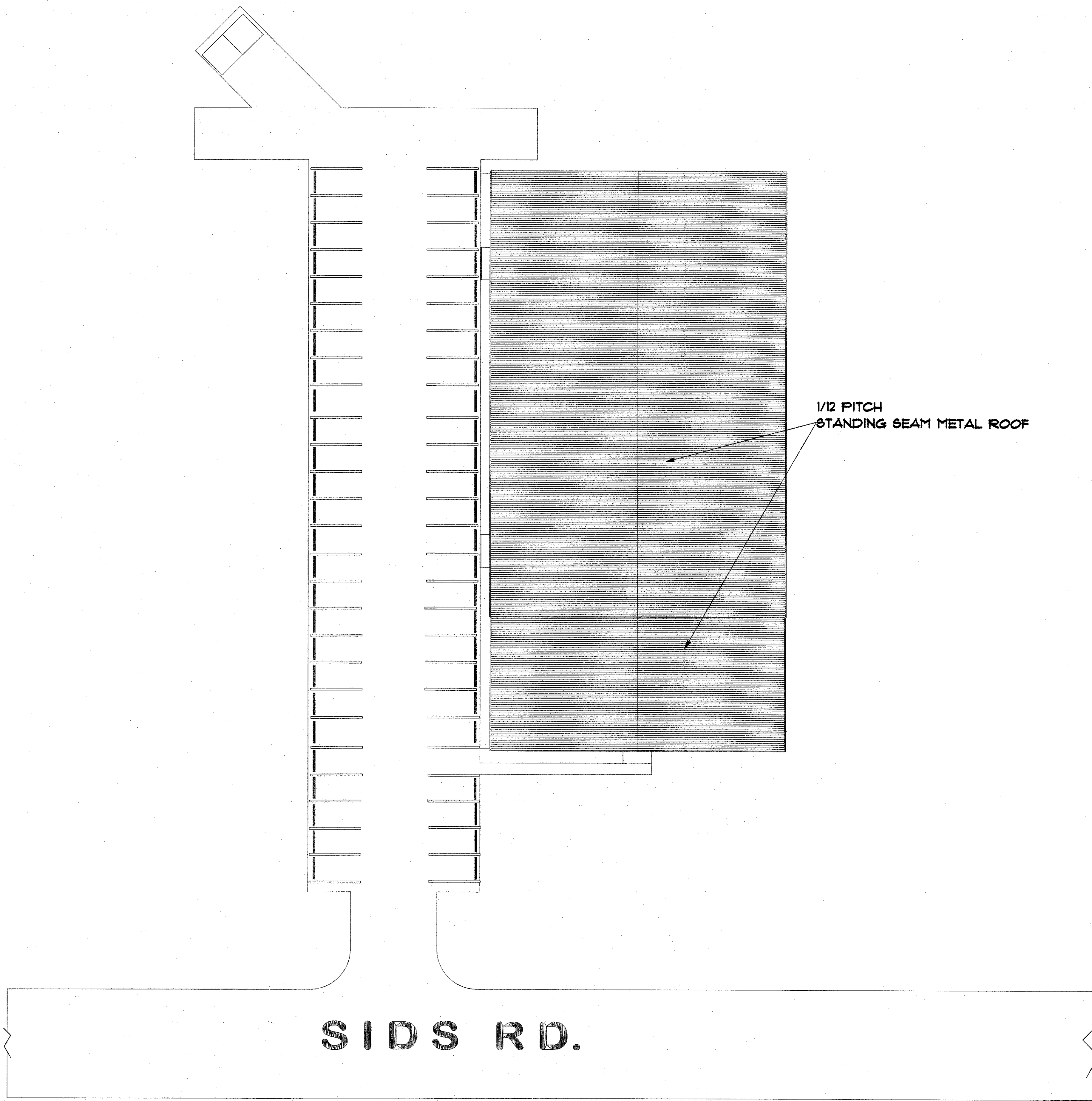
SECTION LETTER
A
PAGE NUMBERS
11

APPROVED: Dan Daugherty
CHECKED BY:

PAGE: 5 / 5
PERSPECTIVE

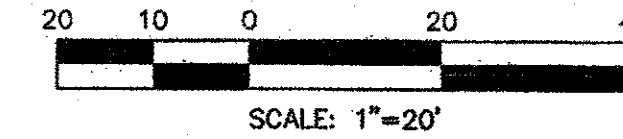
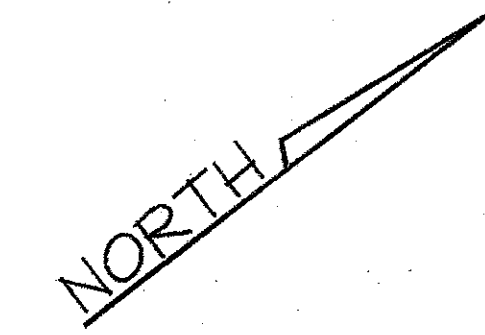
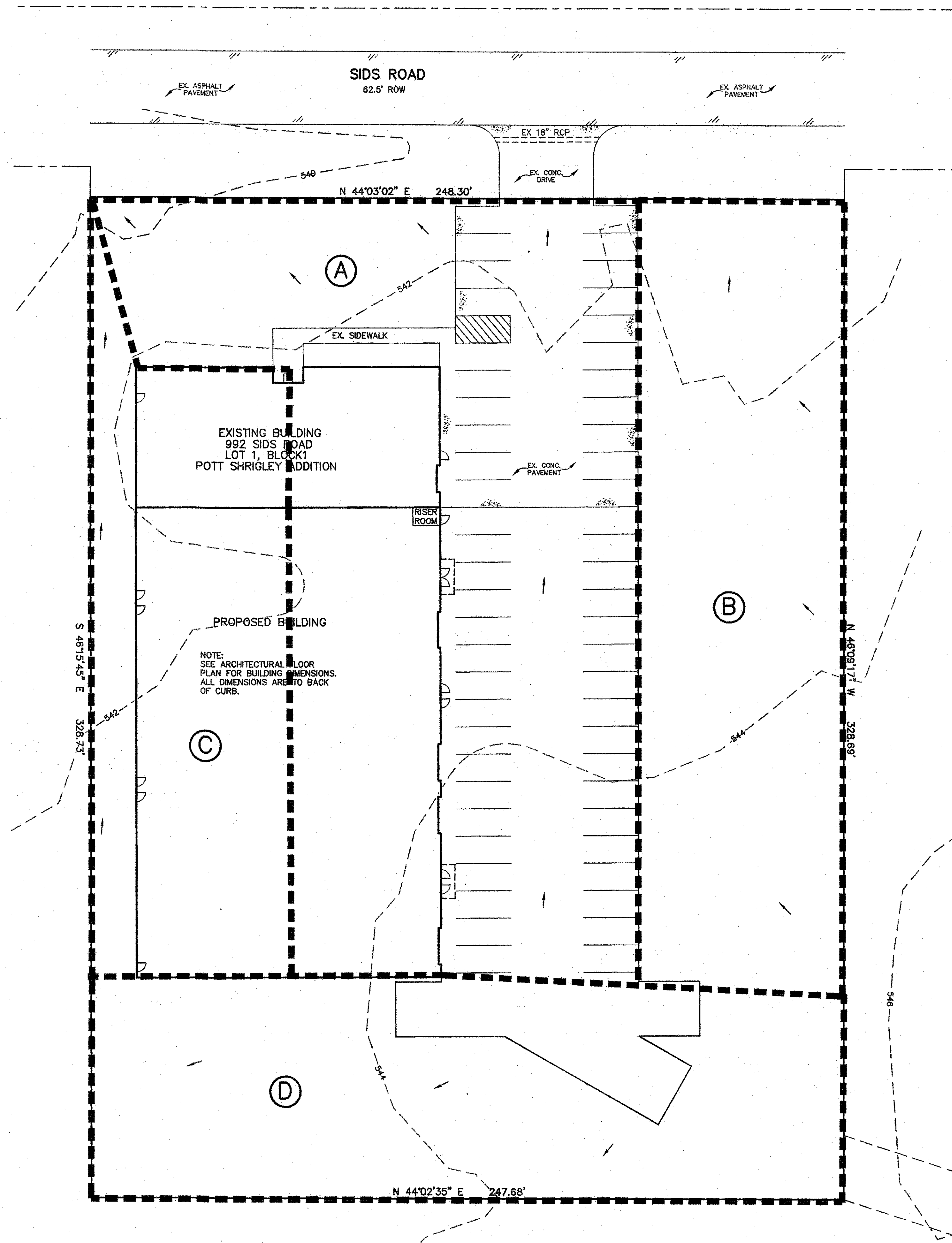


MAIN FLOOR
SCALE: 0.1018" = 1'-0"



TOP ELEVATION
SCALE: 1" = 20'-0"

Z:\projects\2022\2022105 Rockwell\basesite.dwg Sat Aug 20 15:31:41 2022



STORM WATER RUNOFF CALCULATIONS

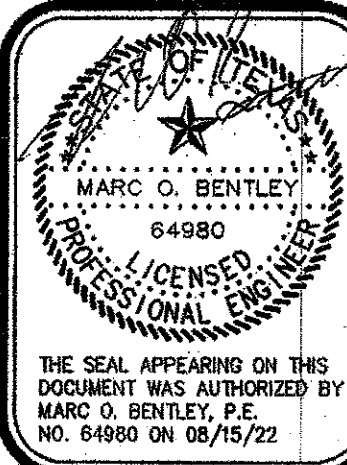
AREA NO.	ACRES	TC (min)	"c"	"I ₁₀₀ " (IN./HR.)	"Q ₁₀₀ " (cfs)	DISCHARGE TO
A	0.77	10	0.9	9.8	6.8	SIDS ROAD
B*	0.40	10	0.9	9.8	3.5	SIDS ROAD
C	0.31	10	0.9	9.8	2.7	SIDS ROAD
D*	0.39	10	0.9	9.8	3.4	ADJACENT PROPERTY

* - INDICATES AREAS TO REMAIN GRASS AND UNDEVELOPED

- LEGEND
- DRAINAGE AREA BOUNDARY
 - DRAINAGE AREA DESIGNATION

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

Marc Bentley, PE
CIVIL ENGINEER
1655 EMERALD BAY
ROCKWALL, TEXAS 75087
PH: 214-957-1106



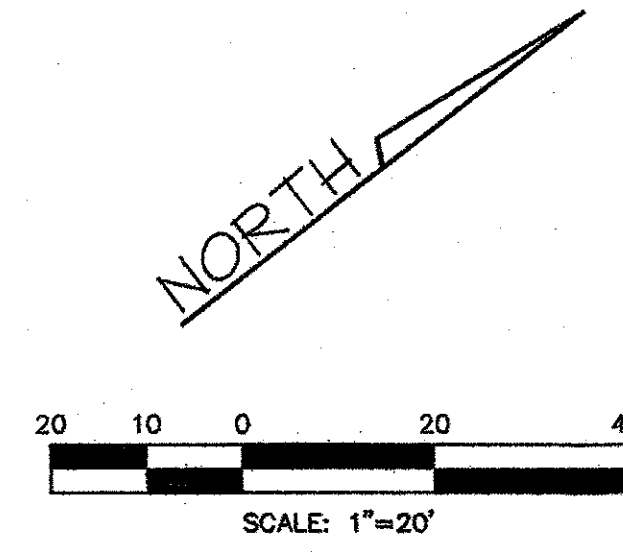
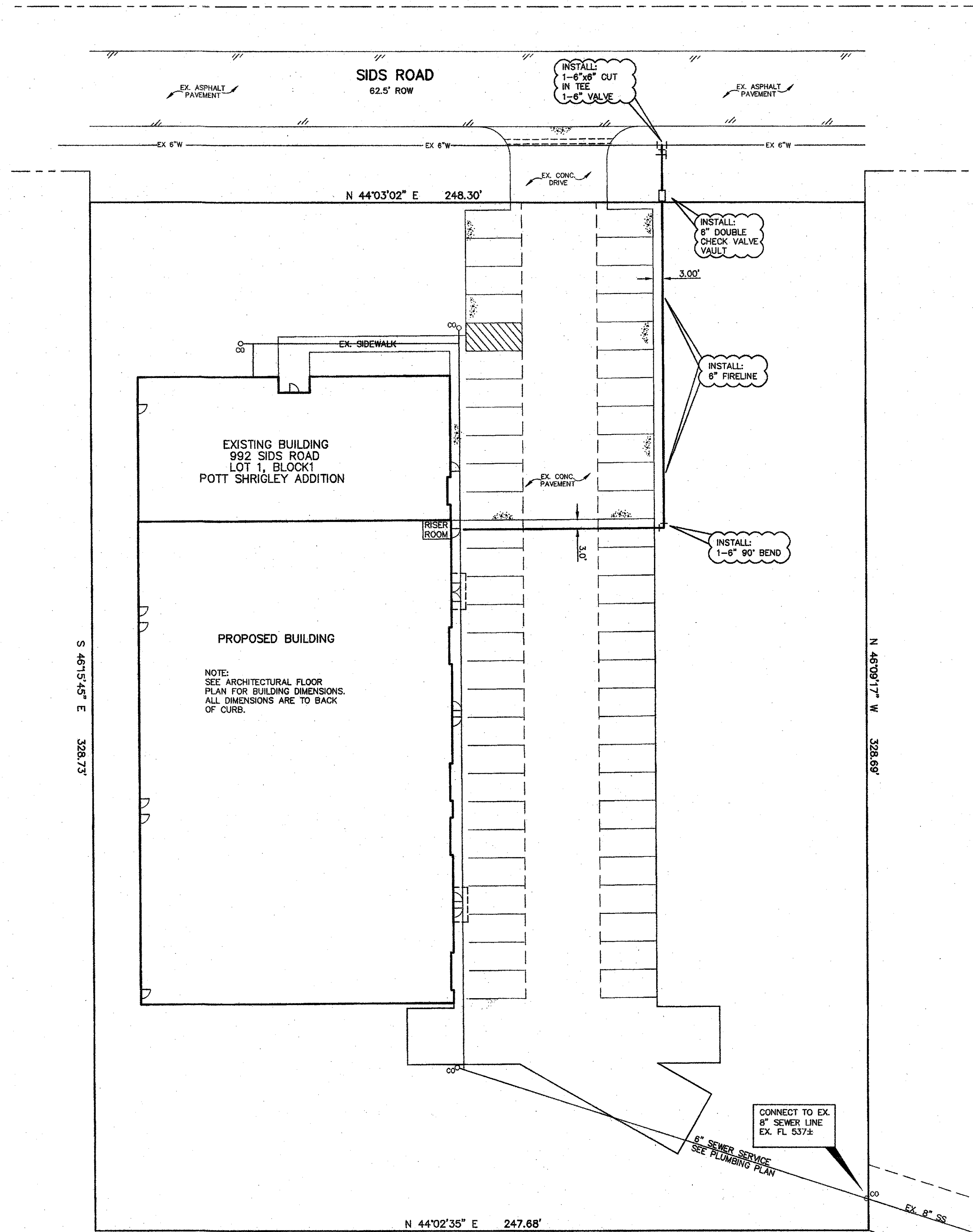
DRAINAGE AREA MAP
S & A SYSTEMS, INC
CITY OF ROCKWALL, TEXAS

No.	Date	Revision

Scale: 1"=20'
File Name: BASESITE
Date: AUG 2022
Project No.: 2022105

Sheet **C3**

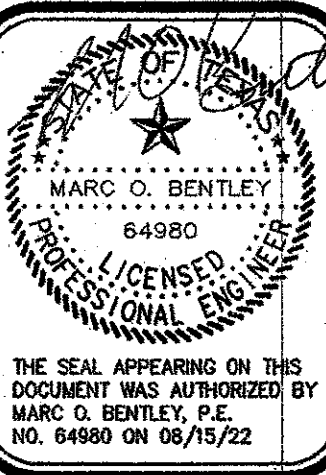
Z:\Projects\2022\202205_Rockwa1\basel1.dwg Sun Aug 14 10:59:07 2022



GENERAL NOTES

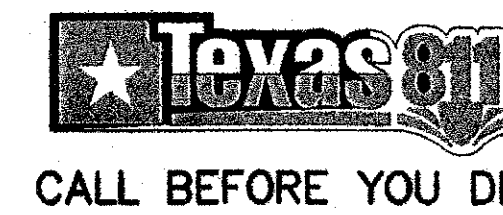
1. All work shall be in accordance with these plans, City of Rockwall Standards and NCTCOG 3rd Edition.
2. Two year maintenance bonds on water and sewer to be furnished by the contractor.
3. Engineering department is to be notified 48 hours prior to any construction.
4. All water lines to have 42 inch minimum cover or as required to clear other utilities.
5. Water mains shall be Class 200 PVC, DR-14, sizes 4" to 15".
6. Fire hydrants shall be Mueller No. 24015 or equal.
7. Manhole rings and covers shall be 400# or bolt on.
8. Contractor shall use PVC SDR 26 Sewer pipe. PVC pipe shall have a maximum deflection of 5% (as per City of Rockwall Specifications.)
9. Valves shall be resilient seat gate valves.
10. Trench excavation for trenches 5 feet or more in depth shall be in accordance with all provisions of Part 1926, Subpart P - Excavations, Trenching and shoring of the Occupational Safety and Health's Standards and Interpretations. It shall be the responsibility of the Contractor to conform to the above stated provisions and to supply Trench Safety Plans if required by the City.
11. The locations of all utilities indicated on the plans are taken from available public records. The exact location and depth of all utilities indicated must be determined by the Contractor. It shall be the duty of the Contractor to ascertain whether any additional facilities other than those shown on the plans may be present.
12. It shall be the responsibility of the Contractor to protect all existing utilities in the construction of this project. Any utilities damaged during the construction of this project shall be repaired at the Contractor's expense.
13. All Reinforced Concrete Pipe shall be Class III.
14. Megalugs at all change in direction
15. Blue EMS locator pads to be installed on the waterline at every bend, service, and valve.
16. Fire hydrants shall have 5' clearance around, and min 3' from back of curb.
17. Water and Sanitary Sewer service lines indicated on this plan are schematic in nature. Contractor / Plumber shall verify location of utilities exiting building prior to installation of service line from meter or main line.
18. Green EMS locator pad shall be installed on sewer line where the service connects to main and at double cleanout.

Marc Bentley, PE
 CIVIL ENGINEER
 1855 EMERALD BAY
 ROCKWALL, TEXAS 75087
 PH: 214-957-1406



WATER/SEWER PLAN
 S & A SYSTEMS, INC
 CITY OF ROCKWALL, TEXAS

No.	Date	Revision



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

Scale: 1"=20'
 File Name: BASESITE
 Date: AUG 2022
 Project No.: 2022105

Sheet
C1



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: October 11, 2022
APPLICANT: Jeff Carroll; *Jeff Carroll Architects*
CASE NUMBER: SP2022-052; *Amended Site Plan for Everybody Massage*

SUMMARY

Consider a request by Jeff Carroll of Jeff Carroll Architects on behalf of Susan Gamez of Everybody Massage for the approval of an *Amended Site Plan* for an existing *Massage Therapist* facility on a 0.48-acre tract of land identified as Lot 1, Block A, Everybody Massage Addition, City of Rockwall, Rockwall County, Texas, zoned Residential Office (RO) District, addressed as 2001 Ridge Road, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on November 7, 1960 by *Ordinance No. 60-04* [Case No. A1960-004]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On October 3, 2016, City Council approved to rezone the subject property from Agricultural (AG) District to Residential Office (RO) District (Case No. Z2016-028; *Ordinance No. 16-55*). On April 25, 2017, the Planning and Zoning Commission approved a site plan (Case No. SP2017-015) to allow the conversion of the existing single-family home to a *Massage Therapist Office* (i.e. *Everybody Massage*). On September 5, 2017, the City Council approved a final plat (Case No. P2017-044) that established the subject property as Lot 1, Block A, Everybody Massage Addition.

PURPOSE

On September 16, 2022, the applicant – *Jeff Carroll of Carroll Architects, Inc.*-- requested the approval of an amended site plan to allow a 1,713 SF addition to the 2,293 SF existing *Massage Therapist Office*.

ADJACENT LAND USES AND ACCESS

The subject property is located at 2001 Ridge Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 9.24-acre vacant tract of land identified as Tract 9, of the D. Atkins Survey, Abstract No. 1, and zoned Commercial (C) District. Beyond this right-of-way for the *Union Pacific Dallas/Garland Northeast Railroad*. Beyond that is a 12.11-acre vacant tract of land identified as Tract 2, of the D Atkins, Abstract No. 1, and zoned Commercial (C) District. North of this is Ridge Road which is identified as a M4D (i.e. *major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is a 7.7045-acre tract of land identified as Tract 10-1, of the J.D. McFarland Survey, zoned Commercial (C) District and developed with a parking lot for Rockwall Independent School District (RISD). Beyond this is W Yellow Jacket Lane which is classified as a M4D (i.e. *major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are two (2) tracts of land identified as tracts 11 and 18, of the D Atkins Survey, Abstract No. 1 and zoned Agricultural (AG) District. Lot 18 is vacant and lot 11 is developed with a single-family home. Beyond this is a 13.134-acre tract of land identified as Tract 9, of the D Atkins Survey, Abstract 1

and developed with a baseball field for Rockwall Independent School District (RISD). Beyond this is W Yellow Jacket Lane which is classified as a M4D (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is Old County Road which is identified as a R2 (*i.e. Residential, Two Lane, Undivided Roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 1.129-acre parcel of land identified as Lot 1, Block A, Yellow Jacket Addition and developed with a *Retail Shopping Center (i.e. Yellow Jacket Plaza)*.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Massage Therapist Office* is a permitted *by-right* land use in a Residential Office (RO) District. The submitted site plan and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Residential Office (RO) District with the exception of the items listed in the *Variations and Exceptions Requested by the Applicant* section of this case memo. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	10,000 SF	20,908.80 SF; <i>In Conformance</i>
<i>Minimum Lot Frontage</i>	60-Feet	147-Feet; <i>In Conformance</i>
<i>Minimum Lot Depth</i>	100-Feet	142.7-Feet; <i>In Conformance</i>
<i>Minimum Front Yard Setback</i>	15-Feet	~30-Feet; <i>In Conformance</i>
<i>Minimum Rear Yard Setback</i>	10-Feet	>45-Feet; <i>In Conformance</i>
<i>Minimum Side Yard Setback</i>	10-Feet	>20-Feet; <i>In Conformance</i>
<i>Maximum Building Height</i>	60-Feet	8-Feet; <i>In Conformance</i>
<i>Max Building/Lot Coverage</i>	60%	19%; <i>In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	14	13; <i>Exception Requested</i>
<i>Minimum Landscaping Percentage</i>	20%	X=72.5%; <i>In Conformance</i>
<i>Maximum Impervious Coverage</i>	85-90%	27.5%; <i>In Conformance</i>

TREESCAPE PLAN

No trees are being removed from the subject property. Based on this, no *Treescape Plan* is required.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 02.02(D)(2), *Office Building*, of Article 13, *Definitions*, of the Unified Development Code (UDC) an *Office Building* is defined as "(a) facility that provides executive, management, administrative, or professional services... but not involving the sale of merchandise except as incidental to a permitted use." In this case, the applicant is requesting a *Massage Therapist Office*, which is permitted by right according to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

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

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following exceptions:

Variances.

- (1) Four-Sided Architecture. According to Article 05, *General Overlay District Development Standards*, of the Unified Development Code (UDC) all building shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In addition, a minimum of one (1) row of trees shall be planted along perimeter of the subject property to the rear of the building. In this case, the proposed building does not meet the wall length requirements on the proposed secondary façades. This will require a variance from the Planning and Zoning Commission.

Exceptions:

- (1) Roof Pitch. According to Subsection 04.01(A)(1) of Article 05, *Development Standards*, of the Unified Development Code (UDC), “(a)ll structures shall have the option of being constructed with either a pitched (minimum of a 6:12 roof pitch), parapet, or mansard roof system as long as the roof system is enclosed on all sides.” In this case, the applicant is proposing a pitch of 4:12. This will require an exception from the Planning and Zoning Commission.
- (2) Parking. According to Subsection 06.05 (Table 5), of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), the parking requirement for an Office Building is 1 parking space per 300 SF. In this case, the applicant is required 14 parking spaces, and is providing 13 parking spaces. This will require an exception from the Planning and Zoning Commission.

According to Section 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission to grant exceptions and variances to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. In addition, the code requires that applicants provide compensatory measures that directly offset the requested exceptions and variances. In this case, as compensatory measures, the applicant is proposing: [1] 100% masonry materials on three (3) sides, [2] three (3) times more than the amount of required landscaping, and [3] a line of existing canopy and accent trees along the south and west property lines. Staff should note that the increased landscaped area and existing trees along the south and west property lines were established before the conversion from residential to residential office and are not compensatory in nature. However, in justification for the variance and exceptions, the proposed addition does incorporate characteristics of the original single-family home, such as roof pitch and architecture, that allows for a seamless appearance for the addition. The applicant has also indicated in their *Variance and Exception Request Letter* that the quantity of massage rooms will not change, rather the existing and proposed rooms will be larger than what is currently provided. Given this, the applicant indicated that the parking demand will not increase. Requests for exceptions and variances are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (e.g. six [6] out of the seven [7] commissioners) -- with a minimum of four (4) votes in the affirmative -- is required for the approval of an exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The OURHometown Vision 2040 Comprehensive Plan indicates the subject property is located within the Scenic District which “is significantly developed and has residential land uses that range from medium to high density.” The area adjacent to Ridge Road represents mixed-use district and includes one of the City’s larger mixed residential/office developments...” The primary land uses in the Live/Work designated areas include professional offices, boutiques, art/music studios, and antique and collectable shops. In this case, the applicant is requesting approval of an amended site plan for an existing *Office Building less than 5,000 SF*. Based on this, the applicant’s request appears to conform to the goals and policies of the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB):

This property, being in the Scenic Overlay (SOV) District, requires the review of the Architecture Review Board. On September 27, 2022, the Architecture Review Board (ARB) reviewed the proposed building elevations and made a motion to recommend approval of the site plan by a vote of 6-0, with Board Member Miller absent.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's request for an amended site plan for an existing restaurant with drive-through, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- (2) Any construction resulting from the approval of this Amended Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

STAFF USE ONLY
PLANNING & ZONING CASE NO.

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)¹
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)¹
- Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

Notes:

¹: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 2001 RIDGE ROAD

Subdivision

Lot

Block

General Location NEC Ridge Rd & YELLOWJACKET RD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Comm/Resid.

Current Use MASSAGE

Proposed Zoning SAME

Proposed Use SAME

Acreage 0.48

Lots [Current] 1

Lots [Proposed] 1

SITE PLANS AND PLATS: By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner EVERYBODY MASSAGE

Applicant CARROLL ARCHITECTS

Contact Person SUSAN GAMEZ

Contact Person JEFF CARROLL

Address 2001 Ridge Rd

Address 750 E. I-30

#110

City, State & Zip ROCKWALL TX 75087

City, State & Zip ROCKWALL, TX 75087

Phone 972.679.6635

Phone 214.632.1762

E-Mail everybodymassage@ATT.NET

E-Mail JCB@CARROLLARCH.COM

NOTARY VERIFICATION [REQUIRED]

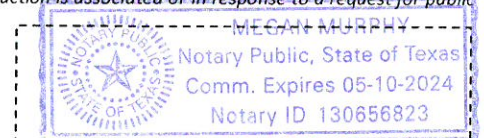
Before me, the undersigned authority, on this day personally appeared Susan Gamez [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the 16 day of September, 20 22. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

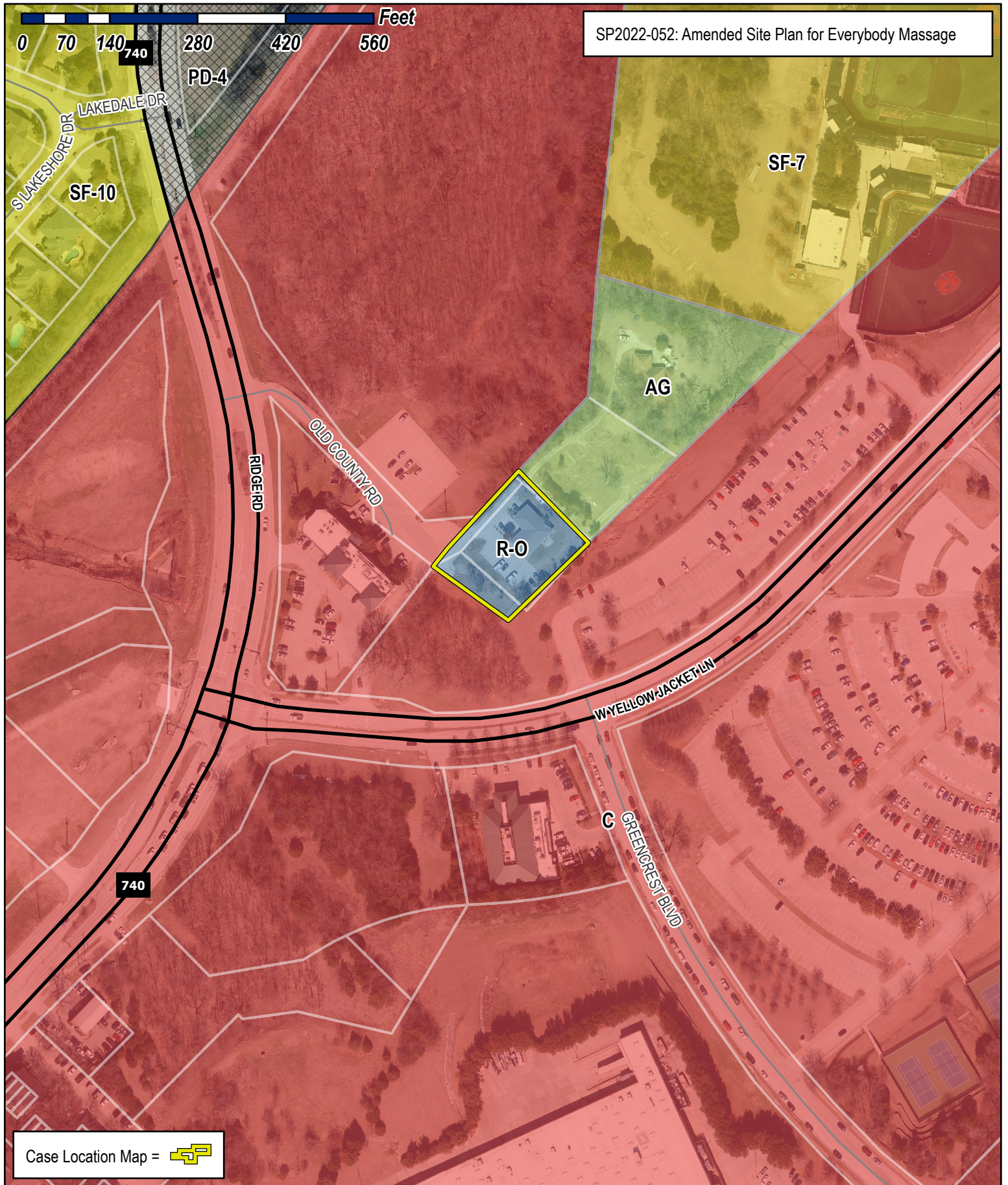
Given under my hand and seal of office on this the 16th day of September, 20 22

Owner's Signature


Notary Public in and for the State of Texas



My Commission Expires 5-10-24



SP2022-052: Amended Site Plan for Everybody Massage

Case Location Map = 



City of Rockwall

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

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





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

October 3, 2022

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

Re: SP2022-052 Exceptions Requested
Everybody Massage Expansion Project
Rockwall, TX.

Mr. Miller,

This letter serves as a summary of the Request for Exceptions to the Unified Development Code (UDC). This includes **(1) Parking Reduction, (2) Roof Pitch, (3) Building Articulation.**

Parking Reduction for (1) parking space.

- A) **Parking Requirement per zoning is 1/ 300 SF.** We are requesting a parking variance for (1) one parking space. The existing residential building was remodeled a couple of years ago and converted into a commercial /residential business. The new expansion would add 7 new relaxing rooms to replace smaller rooms inside the existing space. This expansion will allow for a total of 11 massaging rooms. We are planning to reduce the number of rooms in the existing building by combing smaller rooms together and enlarging the breakroom / laundry rooms.

Building Square Footage,
Existing 2293 SF
Expansion 1,713 SF

Total Building SF – 4,006 SF / 300 = 13.35 parking spaces.
This would typically round up to 14 spaces. We are asking for 13.

Roof Pitch.

We are requesting a variance for reducing required roof pitch to match the existing building. We are showing the new building expansion attached to the existing building on the site plan located at the rear of the existing building. We are also matching the building materials and colors for brick and asphalt singles.

Building Articulation

We are requesting a variance for Building Articulation to match the existing building style of architecture. Since this expansion is on the rear any type of vertical or horizontal articulation will not be seen by public and would not match the existing style.

Compensatory items we are requesting for these variances.

- A) City Ordinance requires 80% masonry. We are providing 100% brick masonry on the 3 sides of the expansion.
- B) City Ordinance requires 10% landscaping area. We are proposing 37.5% which is 3x more than required by zoning code.
- C) There is a line of existing canopy and ornamental trees along the south and west property lines which is more than required by code.

Thank you for your consideration and reviewing our request.

Sincerely,

Jeffrey Carroll
Carroll Architects, Inc.
President / CEO

