

# AGENDA



PLANNING AND ZONING COMMISSION MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
MAY 12, 2020 IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

*THE ROCKWALL PLANNING AND ZONING COMMISSION MEETING WILL BE HELD IN-PERSON AT ROCKWALL CITY HALL; HOWEVER, AS AN ALTERNATIVE TO ATTENDING THE MEETINGS APPLICANTS, CITIZENS AND INTERESTED PARTIES MAY JOIN REMOTELY VIA ZOOM (AUDIO PARTICIPATION ONLY). CITIZENS AND INTERESTED PARTIES MAY SUBMIT COMMENTS BY EMAIL.*

## SUBMIT COMMENTS VIA EMAIL

Citizens are encouraged to submit public forum comments at least 30 minutes in advance of the meeting by emailing them to [Planning@Rockwall.com](mailto:Planning@Rockwall.com). Please include your name and address when submitting comments. Also, please be concise and limit your comments so that it may be read within three (3) minutes.

## CITIZENS WATCHING THE MEETING

The public may watch the meeting *live* online by visiting the following link: <http://www.rockwall.com/meetings/video.asp>

NOTE: Please do not try to watch the meeting live and participate via ZOOM at the same time. There is a timing difference between the two streams. If you feel you need to watch live and also participate (as an applicant *only*) in the meeting via ZOOM, please mute the live stream audio (*as it is delayed compared to ZOOM*).

## APPLICANTS AND CITIZENS PARTICIPATING IN THE MEETING

Applicants and citizens that wish to participate in the meeting virtually by joining with ZOOM, either via a computer, mobile device, and or telephone should follow the following instructions:

- (1) Register in advance to participate in the Planning and Zoning Commission Work Session meeting at this link: [https://us02web.zoom.us/webinar/register/WN\\_CwSi49flQTck3xGzAaurtQ](https://us02web.zoom.us/webinar/register/WN_CwSi49flQTck3xGzAaurtQ).
- (2) After registering, you will receive a confirmation email containing information about joining the meeting. Alternatively, you can join via telephone at:

US: (301) 715-8592 or (312) 626-6799 or (888) 788-0099  
Webinar ID: 841-7497-1526

*NOTE:* Once the agenda item you would like to speak on has been presented by staff, you may hit the raise hand button (or press \*9 for telephone participants) to request to speak or to cancel your request. You will be acknowledged and prompted to provide comments when it is your turn to speak during the meeting.

*SPECIAL NOTES:* Only the two-way 'audio' feature of ZOOM will be utilized during the meeting. No ZOOM video will be used. If you are watching remotely via the live stream, please note there is a seven (7) second delay, whereas, ZOOM is in real time.

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### (I) CALL TO ORDER

### (II) OPEN FORUM

### (III) APPOINTMENTS

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

### (IV) CONSENT AGENDA

- (2) Approval of Minutes for the April 28, 2020 Planning and Zoning Commission meeting.

(V) PUBLIC HEARING ITEMS

(3) **Z2020-011 (RYAN MILLER)**

Hold a public hearing to discuss and consider a request by Marlyn Roberts for the approval of a Specific Use Permit (SUP) for an *accessory building that exceeds the maximum square footage and height* on an 0.1865-acre parcel of land identified as Lot 5, Block D, Waterstone Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 323 Julian Drive, and take any action necessary.

(4) **Z2020-016 (DAVID GONZALES)**

Hold a public hearing to discuss and consider a request by Chris Kehrer of Titan Contractors on behalf of the owner David Choate for the approval of a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit and Carport* that does not conform to the requirements of the Unified Development Code (UDC) on a one (1) acre parcel of land identified as Lot 8, Block B, Zion Hill Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 1 (SF-1) District, addressed as 844 Zion Hill Circle, and take any action necessary.

(VI) ACTION ITEMS

(5) **SP2020-006 (RYAN MILLER)**

Discuss and consider a request by Jared Helmberger, PE of Epsilon Land Development on behalf of Jim Vaudagna of Dallas East for the approval of a Site Plan for a *strip retail center and daycare facility* on a 6.28-acre parcel of land identified as Lot 5 of the Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located on the southside of E. Ralph Hall Parkway west of the intersection of E. Ralph Hall Parkway and S. Goliad Street [SH-205], and take any action necessary.

(VII) DISCUSSION ITEMS

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

- P2020-018: Replat for Lots 2 & 3, Block D, Ellis Centre, Phase Two Addition **(APPROVED)**
- Z2020-009: SUP for a New and/or Used Motor Vehicle Dealership/Showroom for Interstate Cars **(APPROVED; 1<sup>st</sup> READING)**
- Z2020-010: SUP for an Accessory Building for 204 Lakehill Drive **(APPROVED; 1<sup>st</sup> READING)**
- Z2020-012: SUP for a Residential Infill in an Established Subdivision for 706 Sherman Street **(APPROVED; 1<sup>st</sup> READING)**
- Z2020-014: SUP for a Residential Infill in an Established Subdivision for 328 Harborview Drive **(APPROVED; 1<sup>st</sup> READING)**

(VIII) 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 Gamez, 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 May 8, 2020 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 MEETING  
CITY HALL, 385 SOUTH GOLIAD, ROCKWALL, TEXAS  
APRIL 28, 2020 AT 6:00 PM VIA ZOOM

2 *IN LIEU OF ATTENDING IN PERSON AND IN AN EFFORT TO COMPLY WITH CDC RECOMMENDATIONS REGARDING*  
3 *SOCIAL DISTANCING, SPECIAL NOTES PERTAINING TO “REMOTELY” OR “VIRTUALLY” PARTICIPATING IN TONIGHT’S*  
4 *PLANNING AND ZONING COMMISSION WORK SESSION MEETING ARE AS FOLLOWS:*

## 6 SUBMIT COMMENTS VIA EMAIL

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9 [Planning@Rockwall.com](mailto:Planning@Rockwall.com). Please include your name and address when submitting comments. Also, please be concise and limit your  
10 comments so that it may be read within three (3) minutes.

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17 streams. If you feel you need to watch live and also participate (as an applicant *only*) in the meeting via ZOOM, please mute the live stream  
18 audio (*as it is delayed compared to ZOOM*).

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23 telephone should follow the following instructions:

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26 [https://us02web.zoom.us/webinar/register/WN\\_qCQILHbvTrmTKPdD\\_xjmmw](https://us02web.zoom.us/webinar/register/WN_qCQILHbvTrmTKPdD_xjmmw)

28 (2) After registering, you will receive a confirmation email containing information about joining the meeting. Alternatively, you can join via  
29 telephone at:

31 US: (301) 715-8592 or (312) 626-6799 or (888) 788-0099  
32 Webinar ID: 883-0444-4100

34 *NOTE*: Once the agenda item you would like to speak on has been presented by staff, you may hit the raise hand button (or press \*9 for  
35 telephone participants) to request to speak or to cancel your request. You will be acknowledged and prompted to provide comments  
36 when it is your turn to speak during the meeting.

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39 watching remotely via the live stream, please note there is a seven (7) second delay, whereas, ZOOM is in real time.

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### 42 I. CALL TO ORDER

44 **Chairman Eric Chodun called the meeting to order at 6:21 PM. The Commissioners present at the meeting were Jerry Welch, John Womble, Annie Fishman, Sedric Thomas, Tracey Logan, and Mark Moeller. Staff members present were Planning and Zoning Director Ryan Miller, Planning and Zoning Manager David Gonzales, and City Engineer Amy Williams. Absent from the meeting were Planning and Zoning Coordinator Angelica Gamez, and Civil Engineers Sarah Johnston and Jeremy White.**

### 50 II. OPEN FORUM

52 **Chairman Chodun explained how open forum is conducted and asked if anyone wished to speak to come forward at this time. There being no one coming forward, Chairman Chodun closed the open forum.**

### 55 III. APPOINTMENTS

- 57 1. Appointment with the Director of Planning and Zoning to receive the Architectural Review Board's recommendations  
58 and comments for items on the agenda requiring architectural review.  
59

60 Planning and Zoning Director Ryan Miller gave a brief summary of the recommendations provided by the Architectural  
61 Review Board (ARB).  
62

63 IV. CONSENT AGENDA  
64

- 65 2. Approval of Minutes for the April 14, 2020 Planning and Zoning Commission meeting.  
66

67 3. **P2020-018 (DAVID GONZALES)**

68 Consider a request by Matthew Gardner of Halff Associates on behalf of Reid Caldwell for the approval of a Replat for Lots 2 & 3,  
69 Block D, Ellis Centre, Phase Two Addition being a 0.7.02-acre parcel of land identified as Lot 1, Block D, Ellis Centre, Phase Two  
70 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, located at the terminus of Alpha Drive, and  
71 take any action necessary.  
72

73 **Vice-Chairman Welch made a motion to approve the consent agenda. Commissioner Thomas seconded the motion which  
74 passed by a vote of 7-0.**  
75

76 V. PUBLIC HEARING ITEMS  
77

78 4. **Z2020-009 (DAVID GONZALES)**

79 Hold a public hearing to discuss and consider a request by Brian Parsons on behalf of J. R. Fleming Investments for the approval  
80 of a Specific Use Permit (SUP) for a New and/or Used Indoor Motor Vehicle Dealership/Showroom on an 11.153-acre parcel of  
81 land identified as Lot 9, Block D, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light  
82 Industrial (LI) District, addressed as 2635 Observation Trail, Suite 110, and take any action necessary.  
83

84 **Planning and Zoning Director Ryan Miller provided a brief summary in regards to the request. The applicant, Brian Parsons  
85 on behalf of J. R. Fleming Investments, is requesting the approval of a Specific Use Permit (SUP) to allow a New and/or  
86 Used Indoor Motor Vehicle Dealership/Showroom on the subject property. The applicant's letter requesting the SUP  
87 indicates the indoor motor vehicle showroom includes a private collection of antique and/or special interest vehicles. The  
88 business model is generally internet based with on hand inventory that is limited to the interior of the buildings showroom  
89 floor. In addition, the applicant has indicated that only five (5) to ten (10) vehicles will be sold per year. Additionally, the  
90 applicant's letter submitted with the SUP request indicates the area to be approximately 10,000 square feet within a 250,000  
91 square foot building. If approved, the SUP would be limited to the enclosed 10,000 square foot building area designated in  
92 the ordinance and addressed as 2610 Observation Trail, Suite 110. Per the Specific Use Permit (SUP) ordinance the  
93 proposed land use could not expand beyond Suite 110, within the 228,000 square foot building. According to the Unified  
94 Development Code (UDC), the applicant appears to be in conformance with the requirements. Staff should also note that  
95 the Rockwall Economic Development Corporation (REDC) has contacted staff to state that they were not opposed to the  
96 applicant's request. Based on this, the applicant's request does not appear to negatively impact the subject property or  
97 surrounding properties; however, approval of this request is a discretionary decision for the City Council, pending a  
98 recommendation from the Planning and Zoning Commission. Staff mailed 23 notices to property owners and residents  
99 within 500-feet of the subject property. As a note, there are no Homeowner's Associations (HOA's) or Neighborhood  
100 Organizations located within 1,500-feet of the subject property participating in the notification program. At the time this  
101 case memo was drafted staff had not received any notices regarding the applicant's request.**

102 **Chairman Chodun opened the public hearing and asked if anyone wished to speak to come forward and do so, there being  
103 no one indicating such; Chairman Chodun closed the public hearing and brought the item back to the Commission for  
104 discussion or action.**  
105

106 **Vice-Chairman Welch made a motion to approve item Z2020-009. Commissioner Thomas seconded the motion which  
107 passed by a vote of 7-0.**  
108

109 **Chairman Chodun then advised the applicant that his case would be presented May 4, 2020 at the City Council meeting.**  
110

111 5. **Z2020-010 (RYAN MILLER)**

112 Hold a public hearing to discuss and consider a request by Edwin Echols for the approval of a Specific Use Permit (SUP) for an  
113 accessory building that exceeds the maximum square footage and height on an 0.28-acre parcel of land identified as Lot 17,  
114

115 Block B, Lakeridge Park Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, addressed  
116 as 204 Lakehill Drive, and take any action necessary.  
117

118 Planning and Zoning Director Ryan Miller provided a brief summary in regards to the request. The applicant is requesting  
119 an accessory building that exceeds the maximum size for accessory structures in a Single-Family 10 (SF-10) District. The  
120 Unified Development Code (UDC) allows a total of two (2) accessory building each being 144 square feet in size or one  
121 accessory building that is 144 square feet and one detached garage that is 625 square feet. The accessory structures are  
122 permitted to being fifteen (15) feet in height and had to be set up from all property lines by a minimum of three (3) feet. In  
123 addition, the structures should be architecturally compatible with the primary structure and be situated behind the primary  
124 structure so they are not visible from the street. Any structures not meeting those requirements are required to obtain a  
125 Specific Use Permit. The applicant is proposing a 14 foot by 24 foot structure with a 6 foot by 14 foot porch, which adds up  
126 to a total of 14 feet by 30 feet or 420 square feet, which exceeds the maximum size by 276 square feet. The overall height of  
127 the structure will be 17 feet and 7 inches and the exterior will be clad in wood siding with the roof utilizing the matching  
128 asphalt shingles making it complementary to the primary structure. Mr. Miller added that all Specific Use Permits were a  
129 discretionary decision to the Planning and Zoning Commission and, as a result, staff mailed 41 notices to property owners  
130 and occupants within 500-feet of the subject property. Staff also notified the Lakeside Village and Turtle Cove  
131 Homeowner's Associations (HOA), which are the only HOA/Neighborhood Organizations that are within 1,500-feet of the  
132 subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject  
133 property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code  
134 (UDC). At the time this report was drafted, staff received three (3) notices and two (2) online input forms (*from the same*  
135 *address*) in favor of the applicant's request and one (1) notice opposed to the applicant's request. Mr. Miller advised the  
136 Commission that the applicant and Staff were present to answer any questions.  
137

138 Chairman Chodun asked if there were any questions for Staff.

139 Commissioner Logan had a question in regards to the neighborhood notification responses that were returned.

140 Chairman Chodun asked if the applicant was present online.

141 Edwin Echols (applicant)

142 Mr. Echols added further details in regards to the request.

143 Chairman Chodun asked if there were any other questions for the applicant.

144 Chairman Chodun opened the public hearing and asked if anyone wished to speak to come forward and do so, there being  
145 no one indicating such; Chairman Chodun closed the public hearing and brought the item back to the Commission for  
146 discussion or action.  
147

148 Commissioner Fishman made a motion to approve item Z2020-010 with staff recommendations. Commissioner Thomas  
149 seconded the motion which passed by a vote of 6-1 with Commissioner Logan dissenting.

150 Chairman Chodun then advised the applicant that his case would be presented May 4, 2020 at the City Council meeting.

151 6. **Z2020-012 (RYAN MILLER)**

152 Hold a public hearing to discuss and consider a request by Ryszard M. Waszczuk of Richard Expo on behalf of Vartan Jizmejian  
153 for the approval of a Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for the purpose of constructing a  
154 single-family home on a 0.1030-acre parcel of land identified as Lot 4, Block 111, B. F. Boydston Addition, City of Rockwall,  
155 Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay  
156 (SRO) District, addressed as 706 Sherman Street, and take any action necessary.  
157

158 Planning and Zoning Director Ryan Miller provided a brief summary in regards to the request. He explained that the  
159 applicant is requesting a Specific Use Permit for Residential Infill in an Established Subdivision for the purpose of  
160 constructing a single family home. According to the Unified Development Code, an established subdivision is defined as  
161 five (5) or more lots that are more than 90% developed and that have been in existence for ten (10) years. Also, according  
162 to the Permissible Use charts, the Residential Infill in or adjacent to an Established subdivision requires an SUP on all of  
163 our Residential districts. The Unified Development Code goes on to say that the Planning and Zoning Commission and City  
164 Council shall consider the proposed size, location, and architecture of the home with the existing housing. Mr. Miller  
165 explained what was provided in their packets such as picture of the proposed housing with the existing. The applicant is  
166 requesting a kind of variance in regards to the garage. The garage requirements for the City require that the garage be set

175 back twenty (20) feet behind the front façade if it's facing towards the street. In this case, the garage is twenty (20) feet in  
176 front of the front facade. Mr. Miller pointed out that the cases heard last times on the adjacent property had the same  
177 housing plan and it is not abnormal in the Southside District. With that, Mr. Miller told the Commission has the Specific Use  
178 Permits are discretionary to the Planning and Zoning Commission. We sent out 87 notices to the occupants and property  
179 owners within 500 feet of the property and there were no HOA's to notify. We only received one notice email in favor of the  
180 request and one in opposition.

181  
182 Chairman Chodun asked if the applicant was present online.

183  
184 Ryszard M. Waszcuk (applicant)

185  
186 Mr. Waszcuk came on the line and provided further details in regards to his request. He explained that his design for the  
187 residence was for a single family residence and not a duplex. Mr. Miller came forward and also explained what the  
188 definition for a duplex was for clarification purposes.

189  
190 Chairman Chodun opened the public hearing and asked if anyone wished to speak to come forward and do so, there being  
191 no one indicating such; Chairman Chodun closed the public hearing and brought the item back to the Commission for  
192 discussion or action.

193  
194 Commissioner Thomas made a motion to approve item Z2020-012 with Staff recommendations. Commissioner Womble  
195 seconded the motion which passes by a vote of 7-0.

196  
197 Chairman Chodun then advised the applicant that his case would be presented May 4, 2020 at the City Council meeting.

198  
199  
200 **7. Z2020-014 (DAVID GONZALES)**

201 Hold a public hearing to discuss and consider a request by Alejandro Portocarrero for the approval of a Specific Use Permit (SUP)  
202 for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.23-acre parcel of  
203 land identified as Lot 24, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned  
204 Development District 8 (PD-8) for single-family land uses, addressed as 328 Harborview Drive, and take any action necessary.  
205

206 Planning and Zoning Director Ryan Miller provided a brief summary in regards to the request. The applicant is requesting  
207 a Residential Infill in an Established Subdivision. An established subdivision is defined as five (5) or more lots that are  
208 more 90% developed and that have been in existence for ten (10) years as it states in the Unified Development Code. As  
209 with the last case, the size, location, and architecture of the home must be compared to the existing homes in the  
210 neighborhood. In this case, the applicant is proposing a modern architecture home and there is at least another modern  
211 architecture residence in the adjacent lots. Due to it being located within a planned development, there are height  
212 regulations to be followed. In this case, the applicant and the home do fall within conformance with the current ordinance.  
213 Mr. Miller explained to the Commission that 115 notices were sent out to owners and occupants within 500 feet as well as  
214 the Chandlers Landing HOAs (The Cabanas at Chandlers Landing, Match Point Townhomes, and the Spyglass Homeowner  
215 Association). Prior to the meeting, we had received a neighbor opposing the request due to density. With that, Mr. Miller  
216 advised the Commission that the applicant and staff were available to answer any questions.

217  
218 Chairman Chodun asked if anyone had any questions for Staff.

219  
220 Commissioner Womble asked about the lots existing grade which is about 6-8 feet below the rest of the houses. Mr. Miller  
221 explained that the applicant would have to create a pad elevation first and then, once it's created, that will establish the  
222 maximum height for the ordinance. The applicant has already provided the Building department with plans already  
223 showing how they'll meet that pad elevation height and their proposed request is in conformance with that.

224  
225 Commissioner Fishman asked Mr. Miller if some of the existing homes had to go through Planning and Zoning for  
226 approval since they were all architecturally different. Mr. Miller explained that this new regulation of obtaining a Specific  
227 Use Permit came into play on September 1, 2019, and therefore the existing homes did not have to go through the process.  
228 This new rule of obtaining an SUP was created to give the Commission discretionary oversight over development.  
229 However, Chandlers Landing has a wide range of architecture throughout from homes that have been built since its  
230 inception in the 1970s all the way to present day.

231  
232 Chairman Chodun asked if the applicant was present or on the line.

233  
234 Alejandro Portocarrero (applicant)

236 Mr. Portocarrero came on and stated that he was available to answer any questions the Commission had.

237  
238 Chairman Chodun opened the public hearing and asked if anyone wished to speak to come forward and do so, there being  
239 no one indicating such; Chairman Chodun closed the public hearing and brought the item back to the Commission for  
240 discussion or action.

241  
242 Commissioner Fishman made a motion to approve item Z2020-014 with Staff recommendations. Commissioner Thomas  
243 seconded the motion which passes by a vote of 7-0.

244 Chairman Chodun then advised the applicant that his case would be presented May 4, 2020 at the City Council meeting.

245  
246  
247 8. **Z2020-015 (RYAN MILLER) [APPLICANT REQUESTING WITHDRAWAL]**

248 Hold a public hearing to discuss and consider a request by Stephen Doyle of Structured Real Estate on behalf of Luke Alverson of  
249 Capstar Holding Corporation for the approval of a Zoning Change from a Commercial (C) District and a Light Industrial (LI) District  
250 to a Planned Development District (PD) for a 55.80-acre tract of land identified as Tract 22, 22-2, & 24 of the R. Irvine Survey,  
251 Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District and Light Industrial (LI) District,  
252 generally located at the southeast corner of the intersection of Corporate Crossing [FM-549] and the IH-30 Frontage Road, and  
253 take any action necessary.  
254

255 Chairman Chodun indicated the applicant has requested to withdraw the case and Planning and Zoning Director Ryan  
256 Miller added that since this was an advertised public hearing then it requires action by the Planning and Zoning  
257 Commission. Chairman Chodun then asked if there was a reason given for the withdrawal. Mr. Miller explained that the  
258 applicant is working with the seller of the property to assure the sale of the land and they also needed additional time to  
259 work with Staff through some of the issues with the Planned Development district. The applicant did reassure Mr. Miller  
260 that they do intend to resubmit at a later date. Chairman Chodun asked if there had been any notices in favor or opposed  
261 to the case but there were none.  
262

263 Commissioner Logan made a motion to accept the withdrawal of item Z2020-015. Commissioner Thomas seconded the  
264 motion which passed by a vote of 7-0.  
265

266 VI. ACTION ITEMS

267  
268 9. **SP2020-004 (DAVID GONZALES)**

269 Discuss and consider a request by Jason Miller of Boucher Design Group on behalf of Peter Sisan of SDI Rockwall Holdings, LLC  
270 for the approval of a Site Plan for a *strip retail center* on a 0.918-acre tract of land being identified as Lot 1, Block A, Mr. M.  
271 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District  
272 land uses, situated within the Scenic Overlay (SOV) District, addressed as 2901 Ridge Road, and take any action necessary.  
273

274 Planning and Zoning Director Ryan Miller provided a brief summary in regards to the request. The applicant is proposing to  
275 demolish the existing building to provide for a strip retail center that is approximately 5,400 square feet. This property is  
276 also located in the Ridge Road Overlay district and as a result is subject to Planned Development 9 (PD-9) District  
277 requirements as well as the Overlay district requirements. In this case, the applicant does meet the majority of those  
278 requirements with the exceptions that are to be provided. Mr. Miller advised the Commission that there are several trees on  
279 this property and the applicant's landscape plan does not indicate that they will be removing any of those trees. The  
280 applicant is requesting variances to the building articulation requirements also. The Overlay District requires that all  
281 buildings that are less than 6,000 square feet be required to have a pitched roof which is not shown by the applicant. Also,  
282 the back and sides of the building are not finished with the architectural detailing as the front side is. The Planning and  
283 Zoning Commission is the approving body for all variances and exceptions with any approval of these consisting of at  
284 least four (4) in the affirmative and with three (3) votes approving of the decision. Mr. Miller then advised the Commission  
285 that the applicant and staff were present and available to answer any questions.  
286

287 Chairman Chodun asked if anyone had any questions for Staff.  
288

289 Commissioner Womble asked if this building was going to be a complete demolition from the ground up or if it was going  
290 to be a renovation. Mr. Miller then answered that this was going to be built from the ground up after the existing building is  
291 demolished. Mr. Womble then asked if there are any environmental concerns with it being an old gas station but Mr. Miller  
292 assured him there wouldn't be.  
293

294 Chairman Chodun asked if the applicant was present or online.  
295

296 Jason Miller (applicant)  
297 6802 Male Ridge Street  
298 Suite 200  
299 Bellaire, TX 77401

300  
301 Mr. Miller came on the line and provided further details in regards to his requests.

302  
303 Chairman Chodun asked if anyone had any questions for the applicant.

304  
305 Commissioner Thomas asked for any indication on what type of tenants are to be expected. Mr. Jason Miller answered that  
306 he didn't have any specifics but at least half of the building would be a fast casual food restaurant and the other two  
307 spaces were to be more service user such as an eye doctor's office.

308  
309 Chairman Chodun asked if anyone wished to speak to come forward and do so, there being no one indicating such;  
310 Chairman Chodun brought the item back to the Commission for discussion or action.

311  
312 Commissioner Thomas made a motion to approve item SP2020-004. Commissioner Womble seconded the motion which  
313 passed by a vote of 7-0.

314  
315 10. SP2020-006 (RYAN MILLER) **[POSTPONED TO THE MAY 12, 2020 PLANNING AND ZONING COMMISSION MEETING]**  
316 Discuss and consider a request by Jared Helmberger, PE of Epsilon Land Development on behalf of Jim Vaudagna of Dallas East  
317 for the approval of a Site Plan for a *strip retail center and daycare facility* on a 6.28-acre parcel of land identified as Lot 5 of the  
318 Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally  
319 located on the southside of E. Ralph Hall Parkway west of the intersection of E. Ralph Hall Parkway and S. Goliad Street [SH-  
320 205], and take any action necessary.

321  
322 Planning and Zoning Director Ryan Miller advised the Commission that item SP2020-006 had been postponed to the next  
323 meeting so no discussion or action was needed.

324  
325 VII. DISCUSSION ITEMS

326  
327 11. Z2020-011 (RYAN MILLER)  
328 Hold a public hearing to discuss and consider a request by Marlyn Roberts for the approval of a Specific Use Permit (SUP) for an  
329 *accessory building that exceeds the maximum square footage and height* on an 0.1865-acre parcel of land identified as Lot 5,  
330 Block D, Waterstone Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District,  
331 addressed as 323 Julian Drive, and take any action necessary.

332  
333 Planning and Zoning Director Ryan Miller advised the Commission that the applicant was present online and would be  
334 addressing his case.

335  
336 Mr. Miller advised the Commission that the applicant provided a letter outlining his request. A draft ordinance will be put  
337 together and brought back to the Commission. It does appear that the requested shed does meet the majority of the  
338 requirements with the exception of the size and they will bring back a new analysis at the next meeting.

339  
340 Marlyn Roberts (applicant)  
341 323 Julian Drive  
342 Rockwall, TX 75087

343  
344 Vice-Chairman Welch added that he drove by the property and the shed was of massive size and he could not even tell that  
345 there was a backyard. He then asked if the only options the applicant had if the item was to be declined tonight were to go  
346 before City Council or be torn down. Mr. Miller answered that those were the only options.

347  
348 The Commission was unable to make contact with the applicant.

349  
350 Chairman Chodun asked if there were any other questions.

351  
352 There being no further questions Chairman Chodun indicated the case will return to the Commission for action at the next  
353 scheduled meeting.

354  
355 12. Z2020-016 (DAVID GONZALES)



356 Hold a public hearing to discuss and consider a request by Chris Kehrer of Titan Contractors on behalf of the owner David Choate  
357 for the approval of a *Specific Use Permit (SUP)* for a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* and *Carpport*  
358 that does not conform to the requirements of the Unified Development Code (UDC) on a one (1) acre parcel of land identified as  
359 Lot 8, Block B, Zion Hill Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 1 (SF-1) District, addressed as  
360 844 Zion Hill Circle, and take any action necessary.  
361

362 **Planning and Zoning Director Ryan Miller provided a brief summary in regards to the request. He also reminded the**  
363 **Commission that this came before them for a zoning change at the last meeting and it was approved to go from an**  
364 **Agricultural (AG) District to a Single- Family 1 (SF-1) District. The reason why the applicant is pursuing this is the**  
365 **property owner hired a contractor to build an accessory structure. A building permit was submitted but the structure that**  
366 **was built did not meet anything that was on that building permit. It is a detached unit that had been plumbed out. Once**  
367 **the Building Inspector realized this did not conform to the building permit, then it was turned over to the Planning and**  
368 **Zoning department which is why the applicant is in the final zoning phase requesting a Specific Use Permit for the guest**  
369 **quarters and secondary living unit. The applicant also has a carport that exceeds the maximum size by quite a bit. Mr.**  
370 **Miller then turned it over to the applicant which is the contractor.**

371  
372 **Chris Kehrer (applicant/contractor)**  
373 **410 Normandy Lane**  
374 **Heath, TX 75032**  
375

376 **Mr. Kehrer added further details in regards to his case. He explained that plumbing was added and that they were**  
377 **planning on attaching the structure to the rest of the house. The residents had pre-existing hail damage to their existing**  
378 **house and so the structure was built. The structure is overhanging right now to be able to get attached to the primary**  
379 **home. Since Mr. Kehrer did not handle the new roof for the old house, then he did not attach the new structure to the**  
380 **existing one. The applicant then advised that he was available to answer any questions.**  
381

382 **Chairman Chodun asked if there were any plans or specs available showing the finished result with the structure being**  
383 **attached but the applicant said there were not.**  
384

385 **Chairman Chodun then asked if there were any questions for the applicant.**  
386

387 **Vice-Chairman Welch asked if there were any additional structures going in with the house but the applicant said**  
388 **nothing else but the septic tank was going in.**  
389

390 **Planning and Zoning Director Ryan Miller advised the Commission that a timeline of events will be provided to the**  
391 **Commission as to how the construction and the rest of the project began on this property.**  
392

393 **Mr. Kehrer then added that if the carport was too big then they had some ideas on how to reduce that with some**  
394 **ornamental porch fencing that they can wrap around across the front and leave the garage doors open. This will drop the**  
395 **carport size to roughly 1,100 square feet versus what it is now which is 1,620 square feet.**  
396

397 **Chairman Chodun asked if there were any other questions.**  
398

399 **There being no further questions, Chairman Chodun indicated that the case will return to the Commission for action at**  
400 **the next scheduled meeting.**  
401

402 13. Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER)  
403

- 404 ✓ P2020-012: Replat for Lots 4 & 5, Block A, Landing Point Addition [APPROVED]
- 405 ✓ P2020-013: Final Plat for Lots 1 & 2, Block A, Shoreline Marriott Addition [APPROVED]
- 406 ✓ P2020-014: Replat for Lot 2, Block B, Harbor District Addition [APPROVED]
- 407 ✓ P2020-015: Replat for Lot 24, Block A, Presbyterian Hospital of Rockwall Addition [APPROVED]
- 408 ✓ P2020-016: Replat for Lot 1, Block L, Lake Rockwall Properties Development No. 2 Addition [APPROVED]
- 409 ✓ P2020-017: Replat for Lot 9, Block A, Lakeshore Commons Addition [APPROVED]
- 410 ✓ MIS2020-006: Exception to the Undergrounding Requirements for Utilities for the Northgate Subdivision [APPROVED]
- 411

412 **Planning and Zoning Director Ryan Miller provided a brief update about the outcome of the above referenced cases at the**  
413 **City Council meeting.**  
414

415 VIII. ADJOURNMENT  
416

417 **Chairman Chodun adjourned the meeting at 7:22 p.m.**

418  
419 PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this \_\_\_\_\_  
420 \_\_\_\_\_ day of \_\_\_\_\_, 2020.

421  
422  
423 \_\_\_\_\_  
424 Eric Chodun, Chairman

425 Attest:

426  
427 \_\_\_\_\_  
428 Angelica Gamez, Planning and Zoning Coordinator  
429



TO: Planning and Zoning Commission  
DATE: May 12, 2020  
APPLICANT: Marlyn Roberts  
CASE NUMBER: Z2020-011; *Specific Use Permit for an Accessory Building at 323 Julian Drive*

---

### SUMMARY

Hold a public hearing to discuss and consider a request by Marlyn Roberts for the approval of a Specific Use Permit (SUP) for an accessory building that exceeds the maximum square footage and height on an 0.1865-acre parcel of land identified as Lot 5, Block D, Waterstone Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 323 Julian Drive, and take any action necessary.

### BACKGROUND

The subject property was originally annexed into the City of Rockwall on September 5, 1960 by *Ordinance No. 60-02*. According to the City's historic zoning maps the subject property was zoned Multi-Family 1 (MF-1) District as of January 3, 1972. By May 16, 1983, this designation had changed to Multi-Family 15 (MF-15) District. On July 11, 1994, the City Council approved a zoning change [*Case No. PZ1994-002-01; Ordinance No. 94-24*] changing the zoning from Multi-Family 15 (MF-15) District to a Single-Family 7 (SF-7) District. Following this approval, a final plat [*Case No. PZ1994-011-01*] was approved by the City Council for the Waterstone Estates Subdivision, which was filed with Rockwall County on November 30, 1994. This plat established the subject property as Lot 5, Block D, Waterstone Estates Addition. According to the Rockwall Central Appraisal District (RCAD), a 2,179 SF single-family home -- *with 1,779 SF of conditioned space* -- was constructed on the subject property in 1997.

On March 30, 2020, the applicant's builder -- *Ulrich Barn Builders, LLC* -- submitted a building permit requesting to build a 12-foot by 16-foot (*or 192 SF*) accessory building. This permit was denied on April 7, 2020 by the Building Inspections Department, and an email was sent to Ulrich Bard Builders, LLC notifying them that the proposed accessory building would require a Specific Use Permit (SUP). According to the applicant's letter the building was delivered and installed on April 9, 2020. The applicant has indicated that he was unaware that the builder had not obtained a building permit. The applicant goes on to state that Ulrich Barn Builders, LLC contacted him on April 15, 2020 to let him know that he needed to apply for a Specific Use Permit (SUP).

### PURPOSE

The property owner and applicant -- *Marlyn Roberts* -- is requesting the approval of a Specific Use Permit (SUP) to permit a previously constructed accessory building that exceeds the maximum square footage permitted for accessory buildings as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC).

### ADJACENT LAND USES AND ACCESS

The subject property is addressed as 323 Julian Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the remainder of the Waterstone Estates Subdivision, which is zoned Single-Family 7 (SF-7) District. Beyond this is a greenbelt followed by railroad right-of-way owned by the *M. K. & T. Railroad*. North of the railway is a mixed-use development (*i.e. Rockwall Commons*) zoned Planned Development District 1 (PD-1) for General Retail (GR) District and Multi-Family 14 (MF-14) District land uses.

South: Directly south of the subject property is W. Yellow Jacket Lane, which is identified as a 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 a congregate care facility (*i.e. Liberty Heights Retirement Community*) and a multi-family apartment complex (*i.e. the Missions Rockwall Apartments*). These properties are zoned General Retail (GR) District and Multi-Family 14 (MF-14) District.

East: Directly east of the subject property is the remainder of the Waterstone Estates Subdivision, which is zoned Single-Family 7 (SF-7) District. Beyond this are two (2) multi-family apartment complexes (*i.e. Sonoma Court and Pebblebrook Apartment Complexes*). These properties are zoned Multi-Family 14 (MF-14) District and Planned Development District 39 (PD-39) for Multi-Family 15 (MF-15) District land uses.

West: Directly west of the subject property is the remainder of the Waterstone Estate Subdivision, which is zoned Single-Family 7 (SF-7) District. Beyond this is the *Spring Sports Complex*, which is owned by the Rockwall Independent School District (RISD). These properties are zoned Single Family 7 (SF-7) District.

### CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, letter, and drawings requesting to permit a previously constructed 12-foot by 16-foot (*i.e. 192 SF*) accessory building. Per the drawings provided by the applicant the accessory building has a gambrel roof with a total height of ~11-feet, 8-inches. The exterior of the accessory building is clad in a composite siding and the roof utilizes an asphalt shingle that is similar to the asphalt shingle used on the primary structure. The building is situated at the rear of the subject property, adjacent to the alleyway, behind a six (6) foot tall wood fence. The building is setback approximately five (5) feet from the southern and eastern property lines. The accessory building is slightly visible from W. Yellow Jacket Lane; however, it should be pointed out that the property located directly east of the subject property (*i.e. 327 Julian Drive*) has an accessory building that is approximately the same size, and has the same visibility as the accessory building on the subject property.

### CONFORMANCE WITH THE CITY'S CODES

According to Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the Single-Family 7 (SF-7) District allows a total of two (2) accessory buildings each being 144 SF in size or one (1) accessory building at 144 SF in size and one (1) detached garage at 625 SF in size. In addition, accessory buildings are limited to a maximum height of 15-feet and a minimum setback of three (3) feet from all property lines. This section of the code goes on to state, "(a)ccessory buildings and structures shall be architecturally compatible with the primary structure, and be situated behind the front façade of the primary structure ... [and] (a)ccessory buildings and structures not meeting the size requirements stipulated by this section shall require a Specific Use Permit (SUP)."

### STAFF ANALYSIS

In this case, the applicant's request conforms with the setback and height requirements for accessory buildings; however, the proposed size of the accessory building exceeds the maximum permissible size by 48 SF. Staff should note that, while it is debatable whether the accessory building is architecturally compatible with the primary structure, it will be situated behind the primary structure and only slightly visible from W. Yellow Jacket Lane. Additionally, there is a similar structure on the adjacent property, which has similar visibility to the accessory structure on the subject property. With this being said, approval of a Specific Use Permit (SUP) request is discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

### NOTIFICATIONS

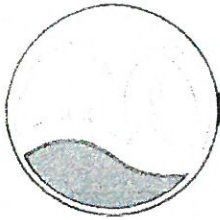
On April 28, 2020, staff mailed 61 notices to property owners and occupants within 500-feet of the subject property. Staff also notified the Waterstone Estates Homeowner's Association (HOA), which is the only HOA/Neighborhood Organization that is within 1,500-feet of the subject property participating 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 drafted staff had received two (2) response in favor of the applicant's request.

### CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to for a Specific Use Permit (SUP) for an accessory building that exceeds the maximum permissible size, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and which are detailed as follows:
  - (a) The *Accessory Building* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of the Specific Use Permit (SUP) ordinance; and
  - (b) The *Accessory Building* shall not exceed a maximum size of 192 SF; and
  - (c) The subject property shall not have more than one (1) accessory building.
- (2) The applicant will need to apply for a building permit from the Building Inspections Department; and
- (3) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



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

**STAFF USE ONLY**  
 PLANNING & ZONING CASE NO. 22020-011  
**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 Plan/Elevations/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 (\$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.

**PROPERTY INFORMATION [PLEASE PRINT]**

Address 323 Julian dr. 323  
 Subdivision Water Stone Lot 5 Block D  
 General Location 323 Julian dr.

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

Current Zoning Current Use  
 Proposed Zoning Proposed Use  
 Acreage Lots [Current] Lots [Proposed]

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB316Z 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	Marlyn Roberts	<input checked="" type="checkbox"/> Applicant	Marlyn Roberts
Contact Person	Marlyn Roberts	Contact Person	same as owner
Address	323 Julian dr.	Address	same as owner
City, State & Zip	Rockwall, Texas 75087	City, State & Zip	
Phone	214-926-7494	Phone	
E-Mail	mbr@att.net	E-Mail	

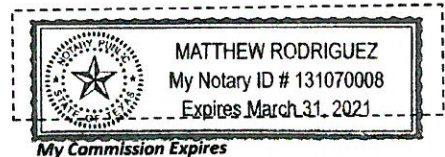
**NOTARY VERIFICATION [REQUIRED]**

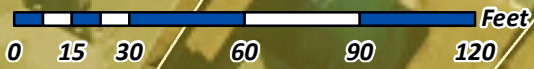
Before me, the undersigned authority, on this day personally appeared Marlyn Roberts [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 215.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 04 day of April, 20 20. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 16<sup>th</sup> day of April, 20 20.

Owner's Signature Marlyn Roberts  
 Notary Public in and for the State of Texas Matthew Rodriguez





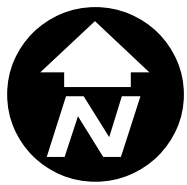
Z2020-011- SUP FOR 323 JULIAN DRIVE  
ZONING - LOCATION MAP =



# City of Rockwall

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

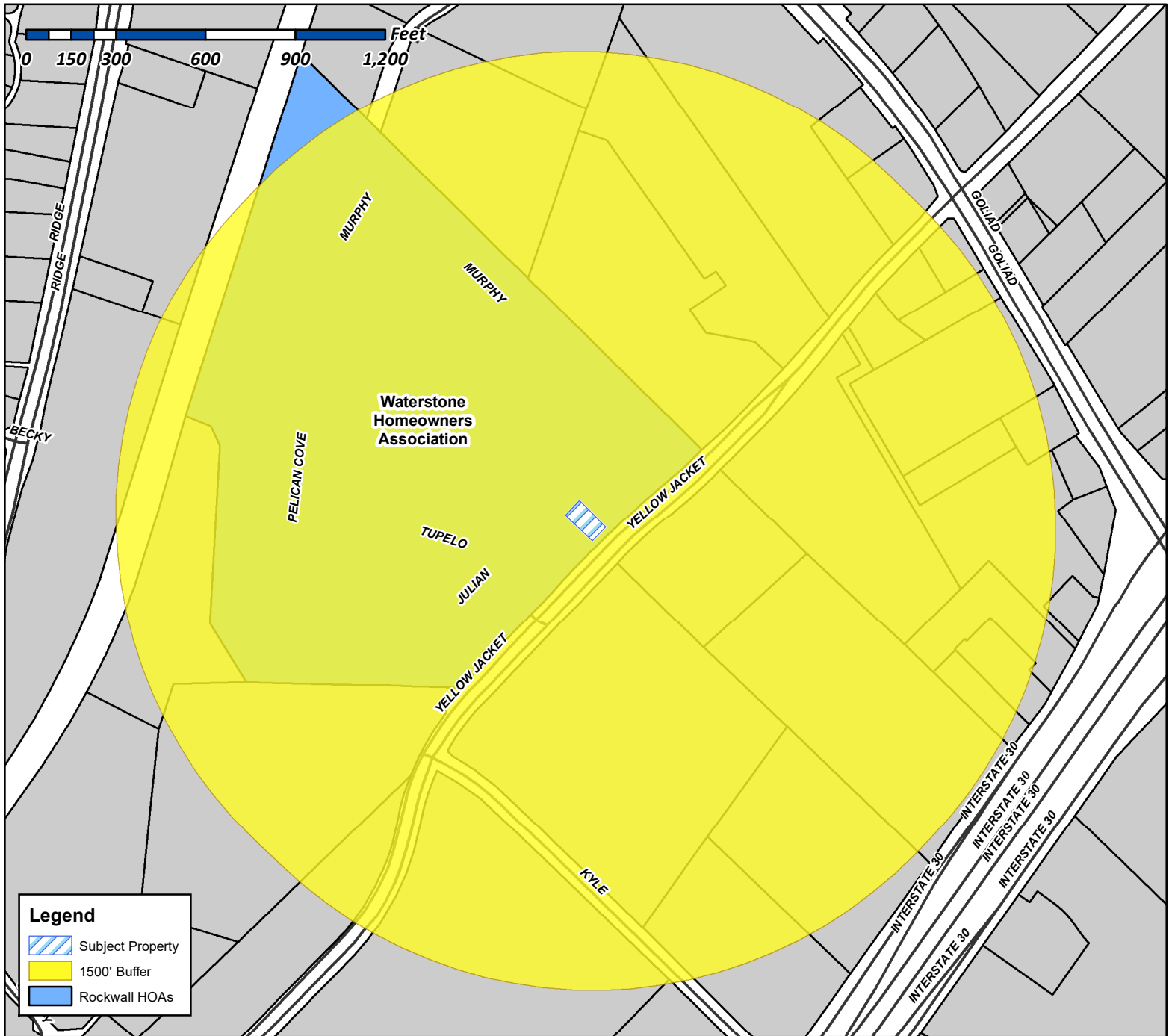




# City of Rockwall

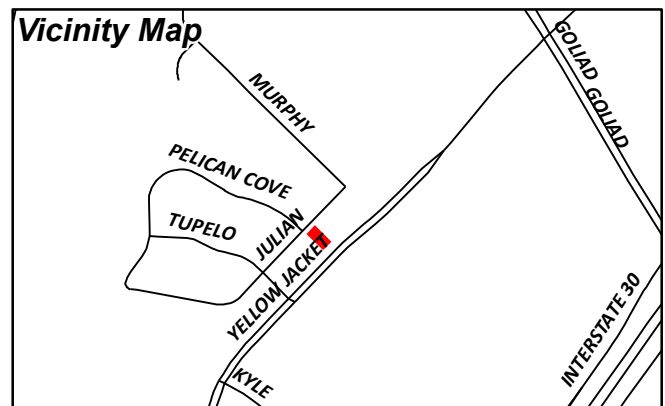
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
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**Case Number:** Z2020-011  
**Case Name:** SUP for 323 Julian Drive  
**Case Type:** Specific Use Permit  
**Zoning:** Single-Family (SF-7) District  
**Case Address:** 323 Julian Drive

**Date Created:** 4/17/2020  
 For Questions on this Case Call (972) 771-7745





**From:** [Gamez, Angelica](#)  
**Cc:** [Miller, Ryan](#); [Gonzales, David](#)  
**Subject:** Neighborhood Notification Program  
**Date:** Wednesday, April 22, 2020 10:10:30 AM  
**Attachments:** [HOA Map \(04.20.2020\).pdf](#)  
[Public Notice \(04.20.2020\).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 [May 1, 2020](#). The Planning and Zoning Commission will hold a virtual public meeting on [Tuesday, May 12, 2020 at 6:00 PM](#), and the City Council will hold a virtual public meeting on [Monday, May 18, 2020 at 6:00 PM](#). Both hearings will take place virtually at 6:00 PM and be available for viewing online via "Zoom".

In compliance with CDC recommendations regarding social distancing and in accordance with state and local proclamations limiting the size of public gatherings, these meetings will be held virtually and not in person. All interested parties are encouraged to submit public comments via email to [Planning@rockwall.com](mailto: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. Alternatively, interested parties may participate in the meeting virtually through "Zoom". For instructions on how to participate please email [Planning@rockwall.com](mailto:Planning@rockwall.com). For all questions concerning these cases or the City's new virtual meeting format, please contact the City of Rockwall Planning and Zoning Department staff at (972) 771-7745. Additional information on all current development cases can be found on the City's website: <https://sites.google.com/site/rockwallplanning/development/development-cases>.

Case No. Z2020-011: SUP for 323 Julian Drive

Hold a public hearing to discuss and consider a request by Marlyn Roberts for the approval of a Specific Use Permit (SUP) for an accessory building that exceeds the maximum square footage and height on an 0.1865-acre parcel of land identified as Lot 5, Block D, Waterstone Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 323 Julian Drive, and take any action necessary.

Thank you,

*Angelica Gamez*

Planning & Zoning Coordinator

City of Rockwall

972.771.7745 Office

972.772.6438 Direct

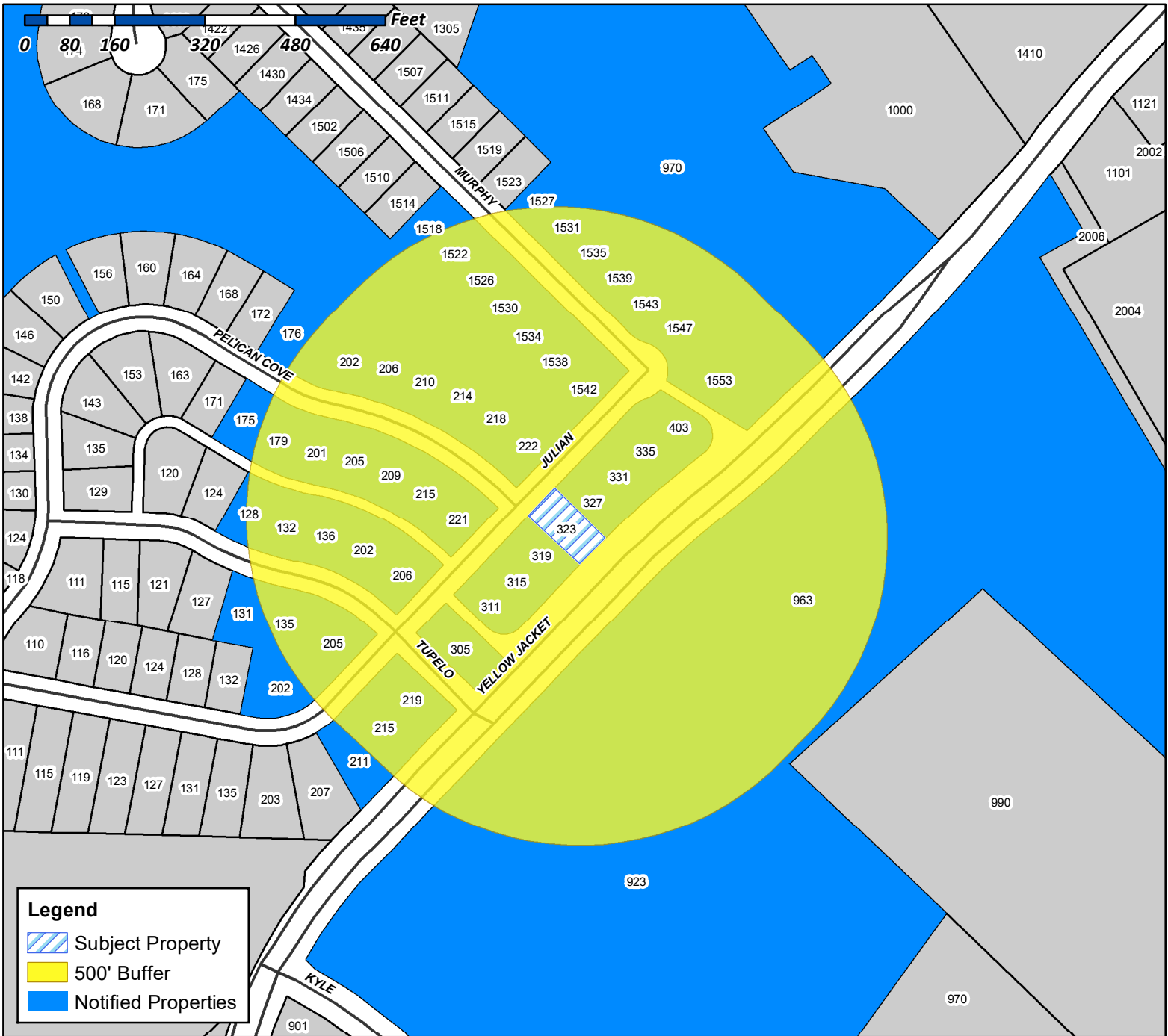
<http://www.rockwall.com/planning/>



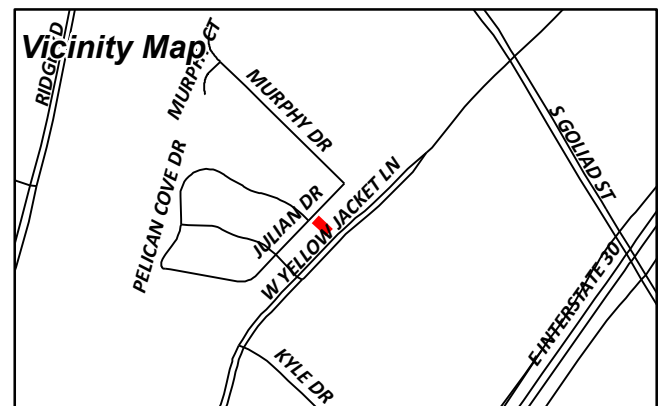
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**Case Number:** Z2020-011  
**Case Name:** SUP for 323 Julian Drive  
**Case Type:** Specific Use Permit (SUP)  
**Zoning:** Single-Family (SF-7) District  
**Case Address:** 323 Julian Drive



**Date Created:** 4/21/2020

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

WHITEHEAD DARRY M & KELLI D  
128 TUPELO DR  
ROCKWALL, TX 75087

FOLSOM JERRY L & JACQUELINE  
13 NW 69TH ST  
LAWTON, OK 73505

WILLIAMS CELIA  
131 TUPELO DR  
ROCKWALL, TX 75087

ANDERSON STEVEN  
132 TUPELO DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
135 TUPELO  
ROCKWALL, TX 75087

LANE JAMES DALE  
136 TUPELO DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1518 MURPHY  
ROCKWALL, TX 75087

PENNELL CHRISTOPHER D  
1522 MURPHY DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
1526 MURPHY  
ROCKWALL, TX 75087

CHARLES WILLIAM FOX TRUST  
C/O WANDA E FOX  
1527 MURPHY  
ROCKWALL, TX 75087

JONCZAK LAWRENCE J & REBECCA  
1530 MURPHY DR  
ROCKWALL, TX 75087

ALLEN CHRISTINE D  
1531 MURPHY DR  
ROCKWALL, TX 75087

ALVAREZ KENETH & JO ANNA  
1534 MURPHY DR  
ROCKWALL, TX 75087

BARBIERI MARTHA JO  
1535 MURPHY DR  
ROCKWALL, TX 75087

HOUSE MICHAEL  
1538 MURPHY DR  
ROCKWALL, TX 75087

JODAN JASON T  
1539 MURPHY DRIVE  
ROCKWALL, TX 75087

BIERSTEDT MARK A  
1542 MURPHY DR  
ROCKWALL, TX 75087

WARDELL CHASE AND KRISTA  
1543 MURPHY RD  
ROCKWALL, TX 75087

JACKSON SHERAH  
1547 MURPHY DR  
ROCKWALL, TX 75087

NOP SOPHA  
1553 MURPHY DR  
ROCKWALL, TX 75087

SONOMA COURT LTD  
1603 LBJ FWY SUITE 300  
DALLAS, TX 75234

EUBANKS RANDALL S & MARY K  
175 PELICAN COVE DR  
ROCKWALL, TX 75087

CUMMINGS MATTHEW L AND AMANDA L  
176 PELICAN COVE DRIVE  
ROCKWALL, TX 75087

2018 R C HUFFMAN REVOCABLE TRUST  
ROBERT CURTIS HUFFMAN AND CATARINA  
MARIA HUFFMAN-TRUSTEES  
179 PELICAN COVE DRIVE  
ROCKWALL, TX 75087

STRADMANN IVO MOYANO  
1918 STERLING CT  
ROCKWALL, TX 75032

STEINBERGER DANE &  
SHANNON HOLTON  
201 PELICAN COVE DR  
ROCKWALL, TX 75087

IADANZA LIVING TRUST  
THOMAS JOHN IADANZA AND SUSANNE MARIE  
IADANZA-TRUSTEES  
202 JULIAN DR  
ROCKWALL, TX 75087

NANCARROW GREGORY J & LYNN G  
202 PELICAN COVE DR  
ROCKWALL, TX 75087

COLBERT MICHAEL DON & KELLY J  
202 TUPELO DRIVE  
ROCKWALL, TX 75087

MURPHY STEVEN D AND ELIZABETH R  
205 PELICAN COVE DR  
ROCKWALL, TX 75087

VEGA JOHN & PAM  
205 TUPELO DR  
ROCKWALL, TX 75087

JEFFREY BRUCE & LOUISE  
206 PELICAN COVE DR  
ROCKWALL, TX 75087

CASTRO ERNESTO & KATHARINA  
206 TUPELO DR  
ROCKWALL, TX 75087

BRAMAN BRIAN K & ELIZABETH T  
209 PELICAN COVE DR  
ROCKWALL, TX 75087

JOHNSON STEVE  
210 PELICAN COVE DR  
ROCKWALL, TX 75087

WHITTAKER SANDRA  
211 JULIAN DR  
ROCKWALL, TX 75087

LUEB KEVIN J & AMANDA M &  
LYNNE M LUEB  
214 PELICAN COVE DR  
ROCKWALL, TX 75087

HARPER EMILY ERIN  
215 JULIAN DR  
ROCKWALL, TX 75087

BERRY W A & MARIFLOYD  
215 PELICAN COVE DR  
ROCKWALL, TX 75087

CRAWFORD GAIL LYNN  
218 PELICAN COVE DR  
ROCKWALL, TX 75087

SHIELDS GREGORY GILBERT AND  
CHARLENE SHIELDS  
219 JULIAN DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
221 PELICAN COVE  
ROCKWALL, TX 75087

CHILES LARRY & KAY  
222 PELICAN COVE DR  
ROCKWALL, TX 75087

ROBERTS MARLYN & BARBARA  
2325 S. GOLIAD ST  
ROCKWALL, TX 75032

GRAHAM STEVEN W & JACQUELYNN  
305 JULIAN DR  
ROCKWALL, TX 75087

GEIGER DONALD M  
311 JULIAN DRIVE  
ROCKWALL, TX 75087

LEWIS ROCIE L  
315 JULIAN  
ROCKWALL, TX 75087

CHABROL JASON A  
319 JULIAN DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
323 JULIAN  
ROCKWALL, TX 75087

STEVENS MARK R  
327 JULIAN DR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
331 JULIAN  
ROCKWALL, TX 75087

PATEL MUKESH & MINAL  
335 JULIAN DR  
ROCKWALL, TX 75087

FALLS DAVID & TERRI  
3608 LAKESIDE DR  
ROCKWALL, TX 75087

BEDFORD LUKE FOSTER AND KYLEE  
403 JULIAN DRIVE  
ROCKWALL, TX 75087

IX MC 923 YELLOW JACKET LANE LP  
C/O STARWOOD CAPITAL GROUP GLOBAL LP  
591 W PUTNAM AVE  
GREENWICH, CT 6830

IOSIFESCU SORIN  
820 GRAY FOX DR  
MCKINNEY, TX 75071

CURRENT RESIDENT  
923 YELLOW JACKET  
ROCKWALL, TX 75087

ROCKWALL RETIREMENT RESIDENCE LLC  
C/O HAWTHORN DEVELOPMENT LLC  
9310 NE VANCOUVER MALL DR SUITE 200  
VANCOUVER, WA 98662

CURRENT RESIDENT  
963 W. YELLOWJACKET  
ROCKWALL, TX 75087

CURRENT RESIDENT  
970 W .YELLOW JACKET  
ROCKWALL, TX 75087

GONZALES LISA BROOKS  
PO BOX 23  
KEMP, TX 75143



# NOTICE OF PUBLIC HEARING

## CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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

To Whom It May Concern:

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

**Case No. Z2020-011: SUP for 323 Julian Drive**

*Hold a public hearing to discuss and consider a request by Marlyn Roberts for the approval of a Specific Use Permit (SUP) for an accessory building that exceeds the maximum square footage and height on an 0.1865-acre parcel of land identified as Lot 5, Block D, Waterstone Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 323 Julian 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, 5/12/2020 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 5/18/2020 at 6:00 p.m.** Both hearings will take place virtually and be available for viewing online via "Zoom".

In compliance with CDC recommendations regarding social distancing and in accordance with state and local proclamations limiting the size of public gatherings, these meetings will be held virtually and not in person. As an interested property owner, you are encouraged to submit public comments via email to [Planning@rockwall.com](mailto: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. Alternatively, you may fill out and return this form to:

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

All comments received by staff will be read into the record during each of the public hearings. Alternatively, interested parties may participate in the meeting virtually through "Zoom". For instructions on how to participate please email [Planning@rockwall.com](mailto:Planning@rockwall.com). For all questions concerning these cases or the City's new virtual meeting format, please contact the City of Rockwall Planning and Zoning Department staff at (972) 771-7745.

Your comments must be received by **5/18/2020** to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:  
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases)

PLEASE RETURN THE BELOW FORM

**Case No. Z2020-011: SUP for 323 Julian Drive**

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 RETURN THE DEED

Case No. Z2020-011: SUP for 323 Julia.

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.

I think it will be unobstructed

Name:

Amanda & Matthew Cummings

Address:

176 Pelican Cove Dr Rockwall

**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.

*Notice of Public Hearing • City of Rockwall • 385 South Goliad Street • Rockwall, TX 75087 • [P] (972) 771-7745 • [F] (972) 771-7748*



# NOTICE OF PUBLIC HEARING CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

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Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



**MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:**  
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases)

--- PLEASE RETURN THE BELOW FORM -----

**Case No. Z2020-011: SUP for 323 Julian Drive**

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.

Blank area for handwritten comments.

Name: Steve Anderson

Address: 132 Tupelo Drive Rockwall, TX. 75087

**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.



*On or about March 7, 2020 I agreed to purchase a storage building Ulrich barn builders, llc. During the sale conversation it was agreed that Ulrich would get the permit from the city and I would pay the permit fee and pay the management fee to pull permits at city I paid \$175.00 for them to do this. The discussion about them getting the permit was discussed a lot.*

*The building was to be delivered on or about April 1, 2020. I called on March 31, 2020 to check on delivery was told that Ulrich did not have the permit at that time and would have to reschedule would call me at a later date. They called and said that it would deliver on 4/09/2020. It was delivered that day after the building was set up and leveled and everything was completed the driver said due to cov-19 rather than sign the paper at that time they said it would be done by email I did ask him if I could get a copy of the permit he said it would be email to me with the rest of the paper work I received an email on about 04/15/2020 I received an email telling me that had received an email from the city that I had to get an sup. I replied*

---

*building was delivered. Not happy about but here I am.*

*I hope planning will help me move forward and have to*

*remove the fences again will help anyway I can*

*Thank you for your time.*

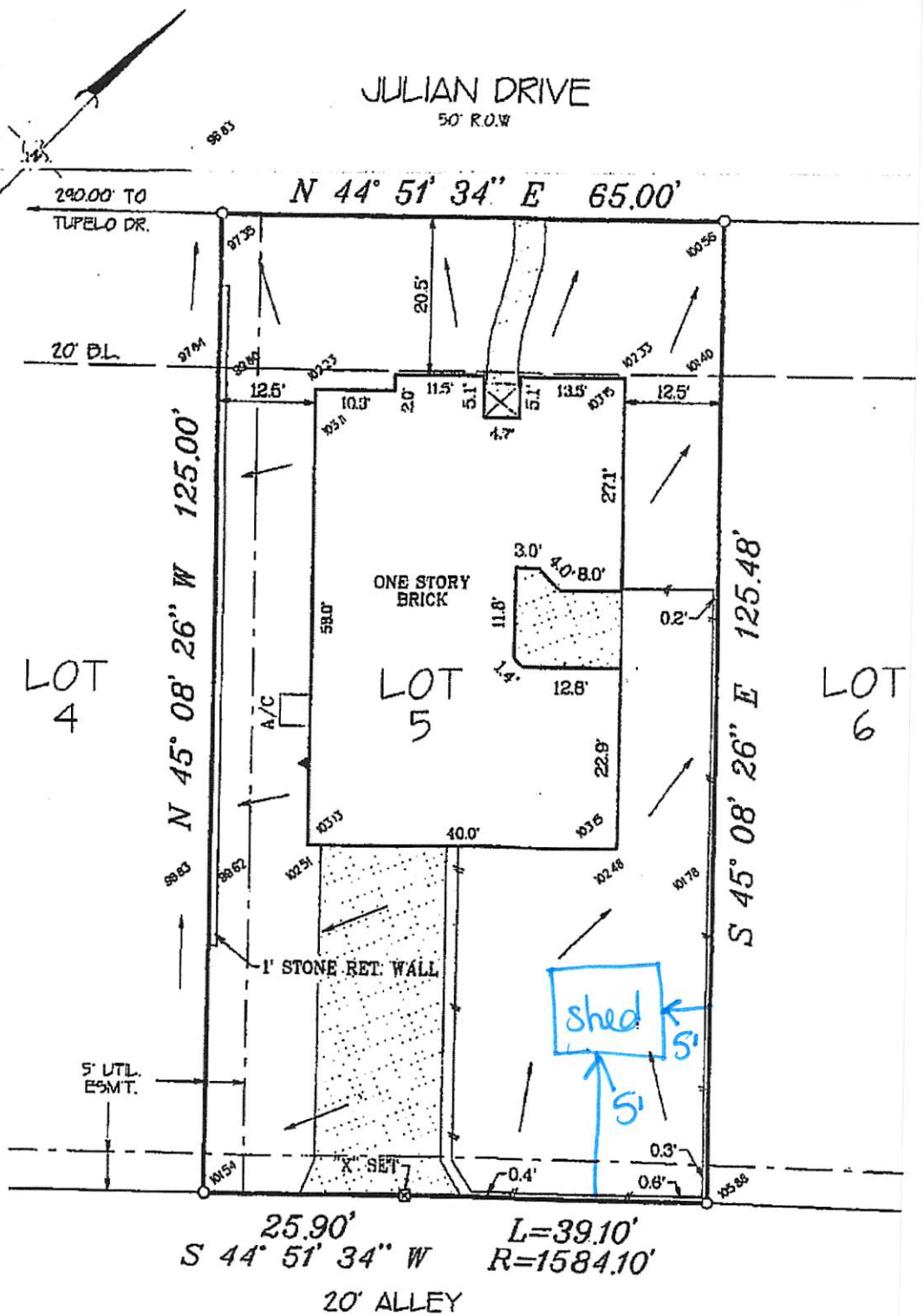
*Marlyn Roberts*

*Marlyn Roberts*

---

# SURVEY PLAT

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. 323 JULIAN DRIVE in the city of ROCKWALL, Texas Lot No. 5 Block No. D of WATERSTONE ESTATES ADDITION on Addition to the City of ROCKWALL, ROCKWALL COUNTY, Texas, according to the PLAT RECORDS thereof recorded in Cabinet C, Slide 237, of the MAP Records of ROCKWALL County, Texas.



EASEMENTS RECORDED IN THE FOLLOWING VOLUMES AND PAGES DO NOT AFFECT THE ABOVE DESCRIBED PROPERTY:  
VOLUME 39, PAGE 223    VOLUME 28, PAGE 9

NOTE: BEARINGS ARE BASED ON RECORDED PLAT

NOTE: According to the F.I.R.M. in Community Panel No. 480547 0005C, this property does lie in Zone X and does not lie within the 100 year flood zone.

To FIRST AMERICAN Title Company in connection with the transaction described in GF. 97036271  
Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersign and the plat hereon is a correct and accurate representation of the property lines and dimensions as indicated; location and types of buildings are as shown; EXCEPT AS SHOWN all improvements are located within the boundaries the distance indicated and there are no visible and apparent encroachments or protrusions on the ground.

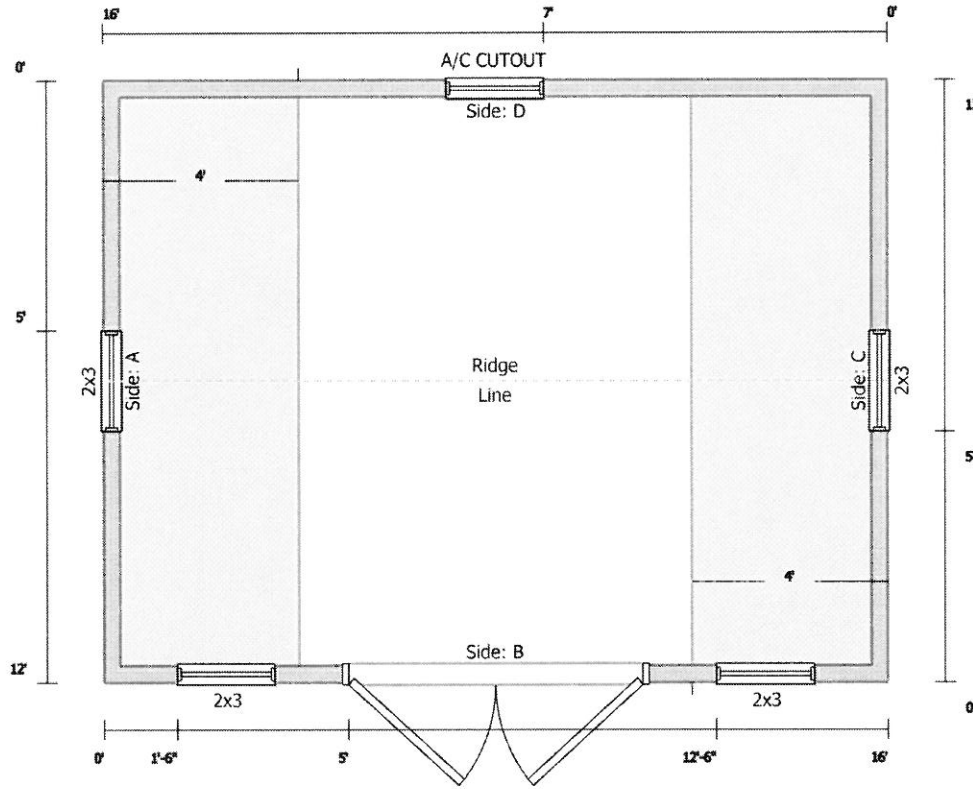


# 12x16 Premier Lofted Barn

Customer: Marlyn Roberts

Due Date:  
 Sale Date: 03/07/2020  
 Ship Via: Truck Delivery

## BUILD ORDER



Serial:	
Siding Color: Deep Walnut	
Trim Color: Cream Delight	
Roofing: Weathered Wood Shingle	
(1) 5x5 Metal Frame Ramp with Cedar Treads	
Wood Fence Removal (up to 2 panels - 1 post)	
Position A1: 2x3 Bronze Window	
Position B1: 2x3 Bronze Window	
Position B2: 72" Double Shed Doors	
Position B3: 2x3 Bronze Window	
Position C1: 2x3 Bronze Window	
Position D1: 24 in. Wide x 24 in. Tall AC Cutout	
<b>Inspection Report</b>	
Nailing pattern	
Nails clipped	
No cull studs showing	
Roof fasteners properly installed	
Siding fasteners properly installed	
Paint Touchup	
Doors squared and spaced	
Building swept out	
Serial plates installed	
By:	

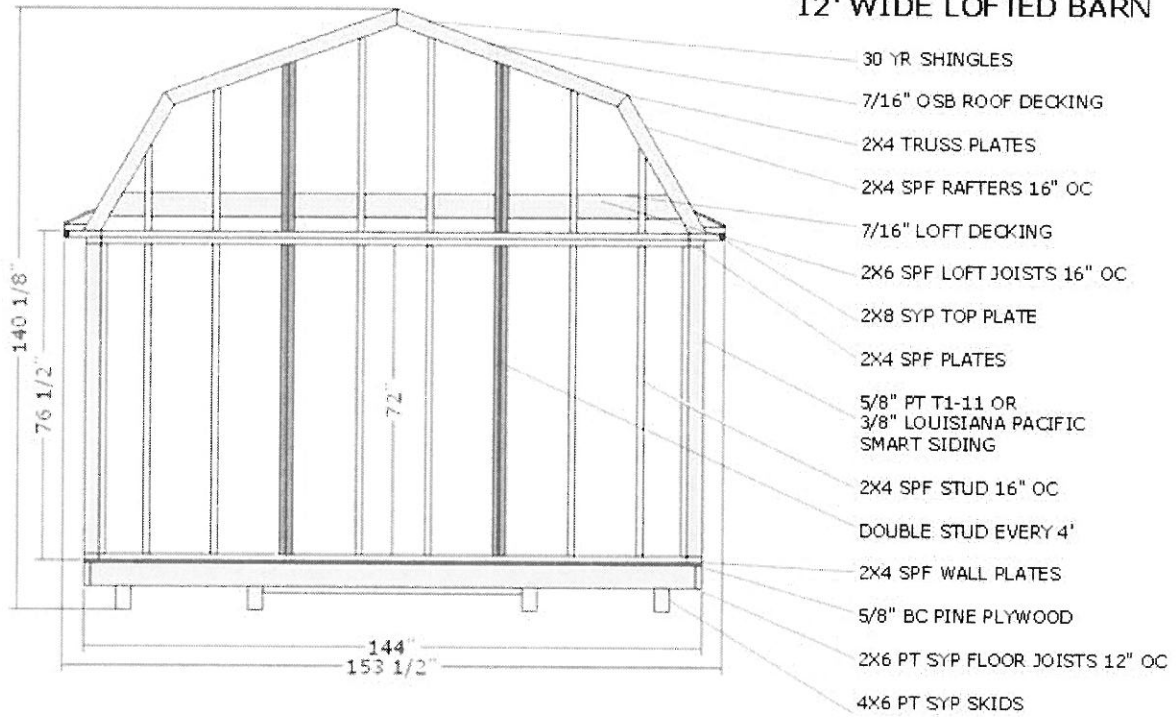
By signing this document, I agree that the above layout is correct, and I understand there will be additional charges for any changes or extra features.

x Marlyn Roberts  
 Customer Signature

Marlyn Robert  
 Print Name

03 / 09 / 2020  
 Date

# 12' WIDE LOFTED BARN





Ulrich Barn Builders, LLC  
ulrichbarns.com | (817) 645-1122

# SALES ORDER

**CUSTOMER**

Marlyn Roberts  
323 Julian Dr  
Rockwall, TX 75087  
214-926-7494  
972-771-9342  
mbrr@att.net

**SHIP TO**

323 Julian Dr  
Rockwall, TX 75087  
VIA: Truck Delivery  
FROM WH: MAIN  
TYPE: New Build  
SERIAL:

DATE: 03/07/2020

ORDER: 12238

ORDER TYPE: Cash Sale

STORE: Ft Worth - Corporate Store

SALES REP: Greg Stubbs

EMAIL: greg.stubbs@ulrichbarns.com

Configuration	Amount
<b>12x16 Premier Lofted Barn</b>	\$7,943.68
<b>Standard Features: 6'6" Sidewalls, Easy Access Wrap Loft, Exclusive Ulrich Heavy Duty Hardware, Heavy Duty Diamond Plate Door Threshold, Standard 72" Double Doors, Premium Ridge and Eave Vent System.</b>	\$0.00
<b>Credit for Included Options: (1) 72" Double Shed Door</b>	(\$295.00)
<b>Position A1: 2x3 Bronze Window</b>	\$150.00
<b>Position B1: 2x3 Bronze Window</b>	\$150.00
<b>Position B2: 72" Double Shed Doors</b>	\$295.00
<b>Position B3: 2x3 Bronze Window</b>	\$150.00
<b>Position C1: 2x3 Bronze Window</b>	\$150.00
<b>Position D1: 24 in. Wide x 24 in. Tall AC Cutout</b>	\$50.00
<b>Siding Color: Deep Walnut</b>	\$0.00
<b>Trim Color: Cream Delight</b>	\$0.00
<b>Roofing: Weathered Wood Shingle</b>	\$0.00
<b>(1) 5x5 Metal Frame Ramp with Cedar Treads</b>	\$295.00
<b>Management fee to pull permits at city (DOES NOT include actual permit fees which the Customer agrees to pay directly to the city or reimburse the Company)</b>	\$175.00
<b>Wood Fence Removal (up to 2 panels - 1 post)</b>	\$145.00

Pricing	Amount
<b>BASE PRICE:</b>	\$7,943.68
<b>TOTAL OPTIONS:</b>	\$1,265.00
<b>PROMO DISCOUNT:</b>	(\$238.00)
<b>CASH DISCOUNT:</b>	(\$556.06)
<b>CREDIT TOWARD UPGRADES:</b>	(\$397.00)
<b>MGR DISC:</b>	(\$397.00)
<b>EMP DISC:</b>	(\$397.00)
<b>RGF ADJUSTMENT</b>	(\$296.00)
<b>TOTAL DISCOUNTS:</b>	(\$2,281.06)
<b>SUBTOTAL:</b>	\$6,927.62
<b>TAX:</b>	\$571.53
<b>TOTAL ORDER:</b>	\$7,499.15
<b>Payment</b>	<b>Amount</b>
<b>PAYMENT 880011347</b>	(\$3,749.58)
<b>DUE UPON DELIVERY:</b>	\$3,749.57
<b>AMT DUE TO PLACE ORDER:</b>	\$3,749.58

**Terms & Conditions - Permits and Restrictions:** Ulrich Barn Builders, LLC and its agents are not responsible for permits, setbacks, restrictions, easements, or covenants. Please contact your local codes department and/or Homeowners. Customer is responsible to comply with all codes, setbacks, restrictions, easements, covenants, codes, or any other restrictions that may apply. Delivery: We reserve the right to reschedule delivery due to unsuitable weather and/or ground conditions, or other unforeseeable circumstances. Customer is responsible for adequate access to the building site and the path to the site free and clear of sprinkler systems, septic systems, etc. Ulrich Barn Builders, LLC is not responsible for yard or driveway damage. Delivery includes one trip; additional trips may incur charges to the customer. **Change Order Policy:** Any changes made to this order after submission will be billed at regular upgrade/change costs if applicable plus a \$100.00 change order fee. **Cancellation Policy:** Cancelled orders will be handled in the following manner. New build items if cancelled before construction begins or in stock inventory items 24 hours before delivery, will have a full refund, otherwise there will be a 15% cancellation fee on cash orders and no refund of down payment on rent to own sales. Ulrich Barn Builders, LLC reserves the right to cancel an order. I, the customer, have read the disclosure(s) above and fully accept the terms provided therein.

X Marlyn Roberts  
Customer Signature

Marlyn Robert  
Print Name

03 / 09 / 2020  
Date

# Premier Building Features

## Floor System:

- 4x6 Treated Runners
- Floor joists - 2x6 Treated 12" on center
- 12" black plastic on plywood seams
- 5/8 BC Plywood Floor on all sheds
- ¾ Treated Plywood on all garages
- Hurricane Ties on outer skids

## Wall System:

- 2x4 for wall plates
- 2x4 for wall studs 16" O.C
- 2x8 top plate. (Cottage Shed only gets 2x8 on back. Double 2x4 on the front)
- 50 year 3/8" Smart Panel © 8" O.C. Siding

## Roof system:

- 2x4 for all trusses
- 2x4 truss plates on all truss joints
- 7/16" OSB for Roof Decking
- Premium full-length Ridge and Eave vents
- Brown Drip edge
- Dimensional Weathered Wood Shingles
- Hurricane Ties at truss/top plate
- Roof pitch 5/12

## Loft System *(Lofted Barns only)*

- Loft Joists:
- 8', 10', 12' and 14' wide use 2x6
- 16' wide use 2x8
- 7/16" OSB for Loft Decking

## Trim/Windows/Doors:

- 1x Smart© Trim
- 6'x6' Double Barn doors
- Shutters and Flower Boxes on Windows
- Loft door trim only (nonfunctional)
- Black Powder Coated Heavy duty strap hinges (4 bolts and 2 lags per hinge)
- Black Powder Coated Heavy-duty handle
- The building is painted with Sherwin Williams Duration Satin Paint

CITY OF ROCKWALL

ORDINANCE NO. 20-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 AN *ACCESSORY BUILDING* THAT EXCEEDS THE MAXIMUM ALLOWABLE SIZE ON A 0.1865-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 5, BLOCK D, WATERSTONE ESTATES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Marlyn Roberts for the approval of a Specific Use Permit (SUP) to allow an *Accessory Building* that exceeds the maximum allowable size on a 0.1865-acre parcel of land being described as Lot 5, Block D, Waterstone Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 323 Julian Drive, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (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) allowing an *Accessory Building* as stipulated by Subsection 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, 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 07.04, *Accessory Structure Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 20-20*] -- as heretofore amended and as may be amended in the future --, and the following conditions:



## 2.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of an *Accessory Building* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The *Accessory Building* shall generally conform to the concept plan and the conceptual building elevations depicted in *Exhibits 'B' & 'C'* of this ordinance.
- (2) The *Accessory Building* shall not exceed a maximum size of 192 SF.
- (3) The subject property shall not have more than one (1) accessory building.

## 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 compliance to the following:

- (1) Upon obtaining a building permit, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

**SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**SECTION 7.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1<sup>ST</sup> DAY OF JUNE, 2020.**

---

Jim Pruitt, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: May 18, 2020

2<sup>nd</sup> Reading: June 1, 2020

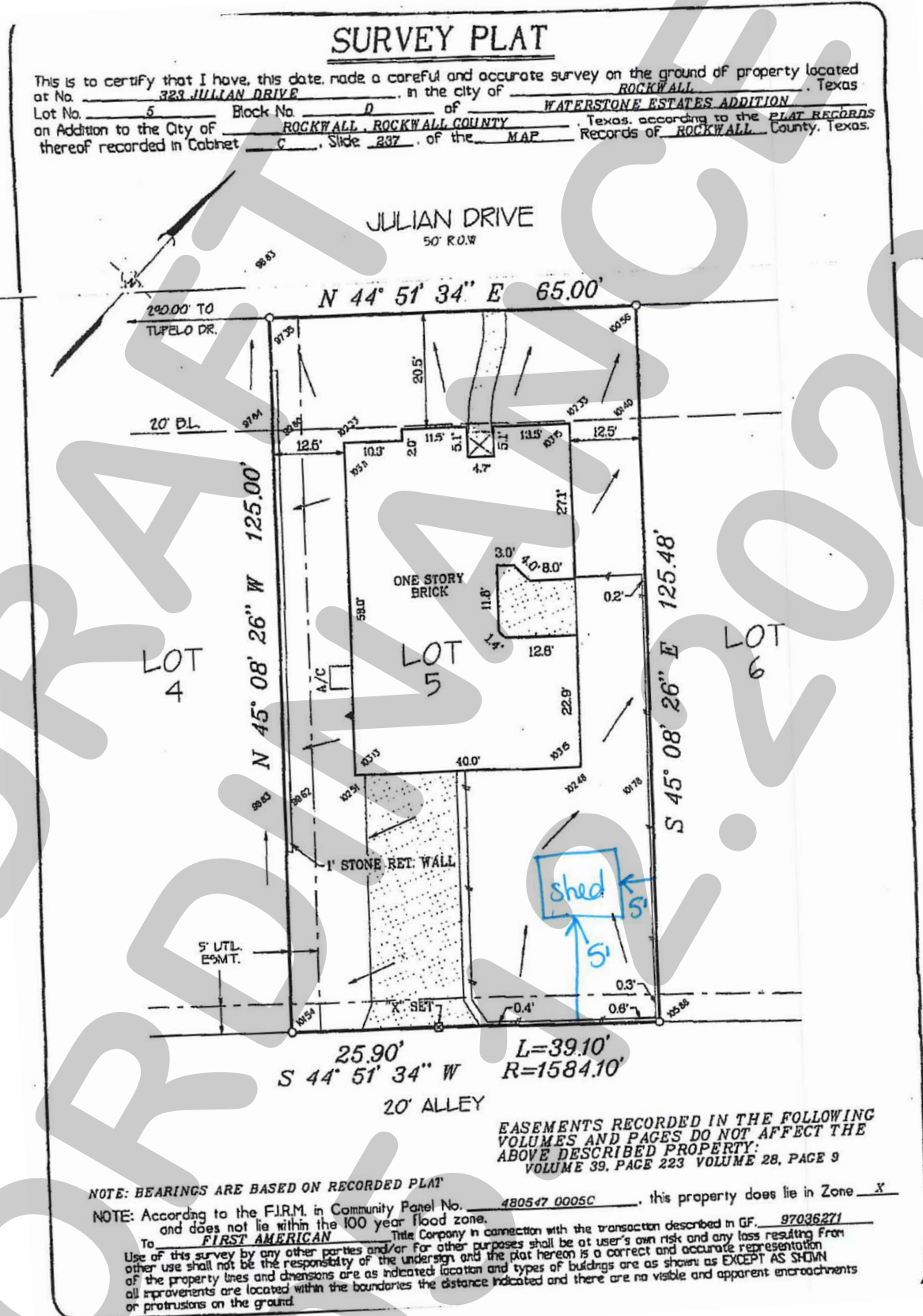
**Exhibit 'A'**  
**Zoning Exhibit**

Address: 323 Julian Drive

Legal Description: Lot 5, Block D, Waterstone Estates Addition

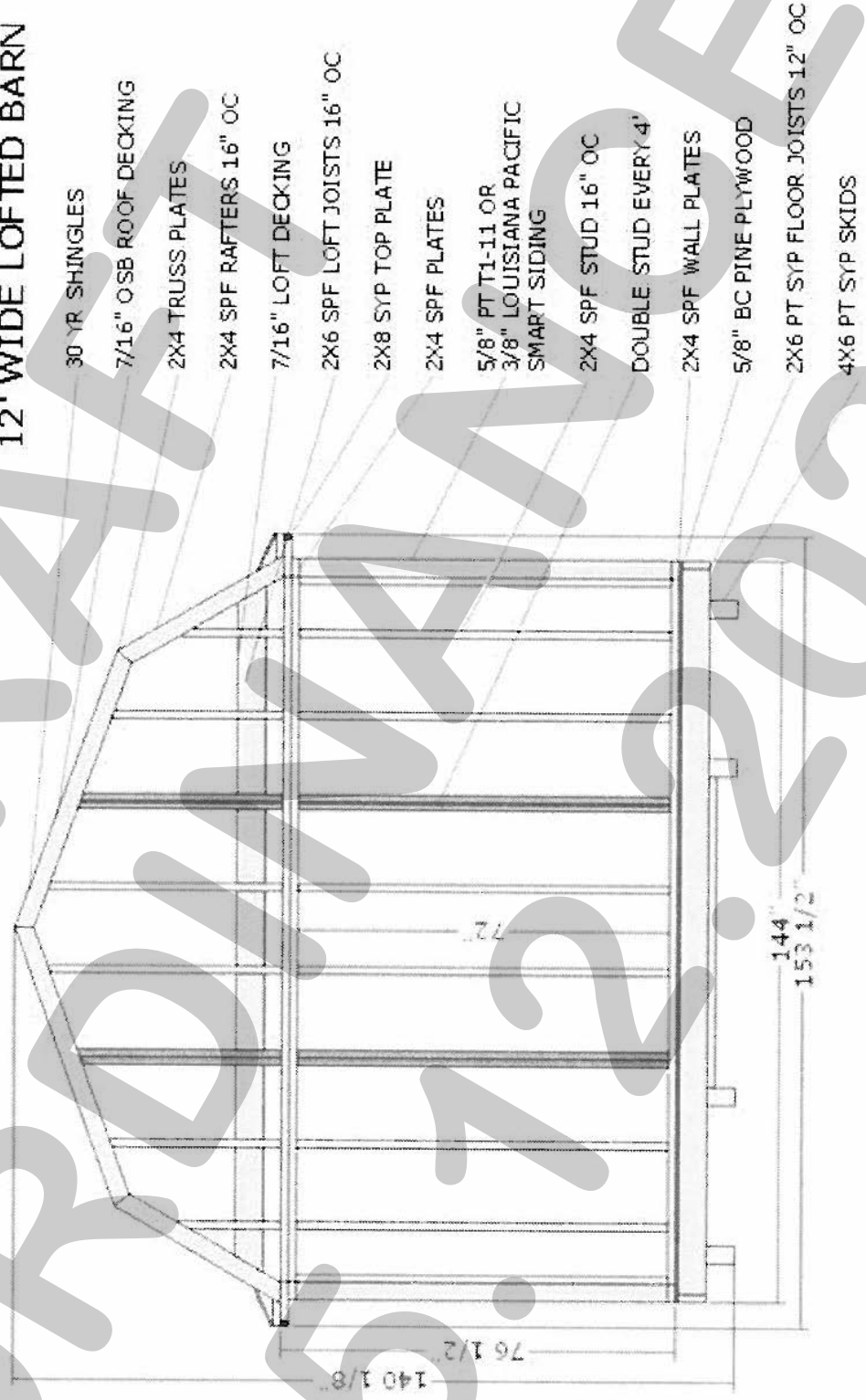


**Exhibit 'B':  
Concept Plan**



**Exhibit 'C':**  
*Conceptual Building Elevations*

**12' WIDE LOFTED BARN**



30-YR SHINGLES

7/16" OSB ROOF DECKING

2X4 TRUSS PLATES

2X4 SPF RAFTERS 16" OC

7/16" LOFT DECKING

2X6 SPF LOFT JOISTS 16" OC

2X8 SYP TOP PLATE

2X4 SPF PLATES

5/8" FT T1-11 OR  
 3/8" LOUISIANA PACIFIC  
 SMART SIDING

2X4 SPF STUD 16" OC

DOUBLE STUD EVERY 4'

2X4 SPF WALL PLATES

5/8" BC PINE PLYWOOD

2X6 PT SYP FLOOR JOISTS 12" OC

4X6 PT SYP SKIDS



**CITY OF ROCKWALL**  
**PLANNING AND ZONING COMMISSION CASE MEMO**

PLANNING AND ZONING DEPARTMENT  
385 S. GOLIAD STREET • ROCKWALL, TX 75087  
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

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**TO:** Planning and Zoning Commission  
**DATE:** May 12, 2020  
**APPLICANT:** Chris Kehrer; *Titan Contractors*  
**CASE NUMBER:** Z2020-016; *SUP for a Secondary Living Unit/Guest Quarters/Accessory Dwelling Unit and Carport at 844 Zion Hill Circle*

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**SUMMARY**

Hold a public hearing to discuss and consider a request by Chris Kehrer of Titan Contractors on behalf of the owner David Choate for the approval of a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* and *Carport* that does not conform to the requirements of the Unified Development Code (UDC) on a one (1) acre parcel of land identified as Lot 8, Block B, Zion Hill Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 1 (SF-1) District, addressed as 844 Zion Hill Circle, and take any action necessary.

**BACKGROUND**

The City Council approved *Ordinance No. 10-01*, annexing the subject property on January 4, 2010, and assigning the property a classification of Agricultural (AG) District. According to Rockwall Central Appraisal District (RCAD) records, the primary structure on the subject property was constructed in 1978, has a 1,988 SF main living area, a 483 SF attached garage, and two (2) covered porches (*i.e. 240 SF & 160 SF*). On November 27, 2019, the applicant -- *who is the contractor and not the property owner* -- submitted a building permit proposing the construction of a ~4,812 SF accessory structure that consisted of a 1,620 SF carport, a 792 SF covered porch, and a 2,400 SF detached garage. During the permit review process, the applicant was informed that the size of the carport and detached garage would require a Specific Use Permit (SUP), unless the plans were revised to reduce the size of the carport to 500 SF or less and either [1] reduce the detached garage to 625 SF or less, or [2] attach the entire structure to the primary structure. In late January 2020, the applicant submitted revised plans proposing to remove the carport and add an eight (8) foot awning attaching the structure to the primary structure. On February 7, 2020, the Building Inspections Department issued a building permit based on the revised plans; however, later the same day a Building Inspector reported that the applicant had already constructed the majority of the building based on the plans that were provided with the original building permit (*i.e. a 2,400 SF detached garage with a 1,620 SF carport*), and a *Stop Work Order* was issued by the Building Inspections Department. It should be noted, that at the time the *Stop Work Order* was issued, the Building Inspector noted that the detached garage was built as a secondary guest quarters (*i.e. it incorporated air-conditioned space and plumbing*). Staff should also note that the property owner was unaware that a building permit had not been issued for the structure. Based on these events the Building Inspections Department issued three (3) citations to the contractor (*i.e. the applicant*) on the grounds of failure to comply with the construction standards. The Planning and Zoning Department had recommended that the applicant request approval of the structure as it was built by adhering to the following steps by: [1] that the property be rezoned from an Agricultural (AG) District to a Single-Family One (SF-1) District, and [2] the applicant request a Specific Use Permit (SUP) for an oversized carport and secondary living unit/guest quarters/accessory dwelling unit. On April 6, 2020, the City Council approved *Ordinance No. 20-06* that rezoned the subject property from an AG to SF-1 District, completing step [1]. On April 7, 2020, the applicant submitted an application requesting a SUP in accordance with the Planning and Zoning Department's recommendation, and has provided photos of the proposed structure and nearby structures within the neighborhood. It should be noted that the applicant was allowed to install windows on the proposed structure since the rezoning in order to protect the interior from any weather events.

## PURPOSE

On April 7, 2020, the applicant -- *Chris Kehrer* -- submitted an application requesting a Specific Use Permit (SUP) to allow for a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* and *Carport* that does not conform to the requirements of the Unified Development Code (UDC). The subject property is zoned Single-Family One (SF-1) District for residential land uses.

## ADJACENT LAND USES AND ACCESS

The subject property is addressed as 844 Zion Hill Circle. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are single-family homes located within the Zion Hills Subdivision followed by a vacant tract of land. These properties are zoned Agricultural (AG) District with the exception of two (2) of the properties, which are zoned Single Family 1 (SF-1) District. Beyond this is Cornelius Road, which is identified as an M4U (*major collector, four [4] lane, undivided roadway*) according to the City's Master Thoroughfare Plan. This roadway delineates the corporate limits of the City of Rockwall.

South: Directly south of the subject property are single-family homes located within the Zion Hills Subdivision that are zoned Agricultural (AG) District. Beyond the single-family homes is SH-66, which is identified as a TXDOT4D (*Texas Department of Transportation, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan.

East: Directly east of the subject property is a single-family home located within the Zion Hills Subdivision followed by FM-3549 [*i.e. N. Stodghill Road*], which is identified as a TXDOT4D (*Texas Department of Transportation, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. This roadway delineates the corporate boundaries of the City of Rockwall. All of these properties are zoned Agricultural (AG) District.

West: Directly west of the subject property are single-family homes located within the Zion Hills Subdivision followed by two (2) landscaping businesses (*i.e. North Texas Lawns & Landscape and Landscape Source*) located along SH-66. These properties are zoned Agricultural (AG) District.

## CHARACTERISTICS OF THE REQUEST

In April of this year, the applicant rezoned the subject property from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for the purpose of requesting a Specific Use Permit (SUP) for a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* and *Carport*. This was the result of the applicant not pulling a building permit prior to constructing an accessory structure. Staff should note that the size of the addition (*i.e. 4,752 SF*) exceeds the size of the primary structure (*i.e. 2,871 SF*); however, the applicant can choose to redesign the structure and integrally attach it to the primary structure through a breezeway, which would alleviate the need for a SUP for the secondary living unit/guest quarters/accessory dwelling unit (a SUP would still be required for the carport). Regardless of how this is remedied, the applicant will be required to submit updated plans to the Building Inspections Department that reflect exactly what was and/or will be constructed on the property.

## CONFORMANCE WITH THE CITY'S CODES

According to Subsection 03.05, *Single-Family 1 (SF-1) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Single-Family 1 (SF-1) District is the proper zoning classification for larger, single-family lots that are a minimum of one (1) acre in size ... (t)hese developments are typically in the City's hinterland, away from higher density residential developments and non-residential developments; however, they may be used in areas closer to the periphery of the City's developed areas, where they will serve as a logical transition to an estate or rural area." In this case, the Zion Hills Subdivision was annexed into the City in 2010 and consists of lots that are one (1) acre or greater. Staff should note that the majority of the properties in the Zion Hills Subdivision are still zoned Agricultural (AG) District; however, two (2) properties (*i.e. 825 & 853 Zion Hills Circle*) have been rezoned to Single-Family 1 (SF-1) District. The purpose for rezoning these two (2) properties was to allow the addition of accessory structures on the properties (*i.e. one [1] accessory building by SUP -- 825 Zion Hills Circle; and, one [1] guest quarters/secondary living unit by right -- 853 Zion Hills Circle*).

According to the Subsection 07.04, of Article 05, of the Unified Development Code (UDC), accessory building and accessory structures shall be accessory to a residential use and located on the same lot, and only two (2) accessory structures are

permitted per single-family lot, with the exception of carports that are integrated into the main accessory structure. In addition, if there is an existing accessory building greater than 625 SF, no additional accessory buildings or structures are permitted. Should the SUP be approved, this will be the only accessory building allowed on the subject property. In the Single-Family 1 (SF-1) District, an accessory structure is limited to 144 SF and a detached garage limited to 625 SF with a maximum height of 15-feet, without the need to obtain a Specific Use Permit (SUP). Additionally, a carport is limited to 500 SF and a maximum of 15-feet in height. In this case, the applicant is proposing one (1), ~4,812 SF structure that incorporates a living quarters, detached garage, carport, and covered patio that do not conform to the requirements of the Unified Development Code (UDC) and requires approval of a Specific Use Permit (SUP). It should be known that covered porches that are attached to the primary structure are exempt from the size restrictions, but are required to meet the same setbacks as the primary structure. In this case, the covered patio (i.e. 792 SF) is in conformance with the UDC.

## STAFF ANALYSIS

When analyzing the applicant's request to allow for the ~4,812 SF *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* and *Carport*, staff should note that the existing primary structure equals 2,871 SF under roof, which means that overall the new accessory structure is ~68% greater in size than the existing primary structure. According to the Unified Development Code (UDC), the maximum allowable size for an accessory structure in a Single-Family 1 (SF-1) District is 625 SF for a detached garage, 144 SF for an accessory structure, and 500 SF for a carport without requiring a SUP; however, the applicant is exceeding the size limitation for all of these by incorporating multiple accessory uses into a single building (i.e. a living quarters, detached garage, carport, and covered patio).. Based on the information provided to staff, this requires approval of a Specific Use Permit (SUP) to allow for the accessory structure, secondary living unit/guest quarters/accessory dwelling unit, and carport. Staff should point out that if the applicant had tied in and integrally attached the structure to the primary structure as depicted in the second building permit that had been submitted to the City, the only item requiring a SUP would be the 1,620 SF carport. As a note, if the structure is not integrally tied in with the primary structure, the applicant will be required to submit an application to appear before the Board of Adjustment (BOA) requesting a variance to the ten (10) foot separation requirement between structures. This has been added as a condition of approval of the SUP. With that being said, the approval of this request is a discretionary decision for the City Council, pending a recommendation by the Planning and Zoning Commission.

## NOTIFICATIONS

On April 28, 2020, staff notified 29 property owners and occupants within 500-feet of the subject property. There are no Homeowners Associations (HOA's)/Neighborhood Associations within 1,500-feet of the subject property participating in the HOA/Neighborhood Notification Program. At the time this report was written, staff had not received any notices regarding 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) that allows for a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* and *Carport*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the SUP ordinance and which are detailed as follows:
  - a) The *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* and *Carport* shall generally conform to the site plan and building elevations depicted in *Exhibits 'B' & 'C'* of the draft ordinance.
  - b) The *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* and *Carport* shall be ancillary to the existing single-family home and not be utilized for a non-residential land use.
  - c) The *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* shall not exceed 2,345 SF.
  - d) The *Carport* shall not be exceed 1,620 SF.
  - e) The accessory structure shall not exceed 4,755 SF in total size.



- f) No additional accessory structures shall be permitted on the *Subject Property*.
  - g) The *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* and *Carport* shall not be sold or conveyed separately without meeting the requirements of the Unified Development Code (UDC).
  - h) The *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* and *Carport* are subject to administrative review in the event that the *Subject Property* is sold, conveyed, or altered in any manner.
- (2) Within 60 days of approval of the Specific Use Permit (SUP), the applicant must revise and obtain a building permit from the Building Inspections Department prior to commencing any work on the structure;
- (3) Within 60 days of approval of the Specific Use Permit (SUP), if the applicant does not revise and/or obtain a building permit that integrally ties in the *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* and *Carport* with the existing primary structure, the applicant will be required to obtain a written order from the Board of Adjustment (BOA) that will allow for the structure to be within the 10-feet of the primary structure as constructed.
- (4) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. 22020-016

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

### Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 844 Zion Hill Circle  
 Subdivision Zion Hill Lot B Block B  
 General Location Hwy 66 & CR 3549

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

Current Zoning SF 1 Current Use SF 1 Residential Private  
 Proposed Zoning NA Proposed Use Residential Private  
 Acreage 1 Acre 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 type="checkbox"/> Owner <u>David Cheate</u>	<input checked="" type="checkbox"/> Applicant <u>Titan Contractors</u>
Contact Person <u>David Cheate</u>	Contact Person <u>Chris Kehrer</u>
Address <u>844 Zion Hill Circle</u>	Address <u>410 Normandy Ln</u>
City, State & Zip <u>Rockwall, TX 75087</u>	City, State & Zip <u>Heath, TX 75032</u>
Phone <u>214-869-3318</u>	Phone <u>214-900-2517</u>
E-Mail <u>Alertdrain@yahoo.com</u>	E-Mail <u>Chris@TitanContractors.net</u>

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared David Cheate [Owner] the undersigned, who stated the information on this application to be true and certified the following:

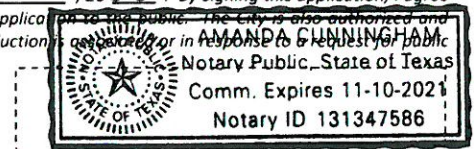
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$215.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 7 day of April, 2020. By signing this application, 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 necessary in response to a public information request."

Given under my hand and seal of office on this the 7 day of April, 2020.

Owner's Signature David E. Cheate


Notary Public in and for the State of Texas

Amanda Cunningham



My Commission Expires 11-10-2021

0 37.5 75 150 225 300 Feet

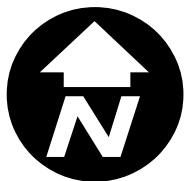
Z2020-016- SUP FOR 844 ZION HILL CIRCLE  
ZONING - LOCATION MAP = 



# City of Rockwall

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

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

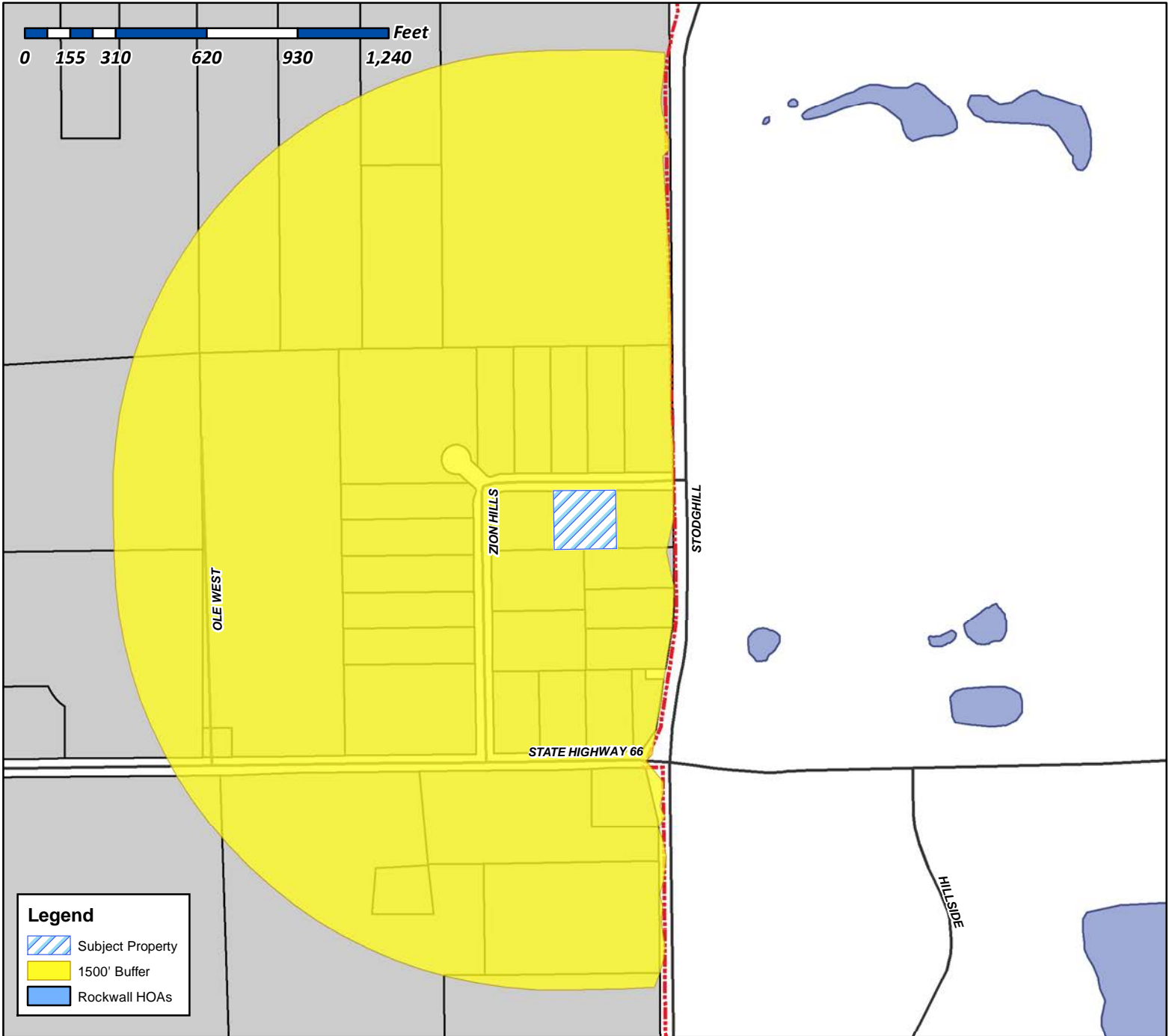




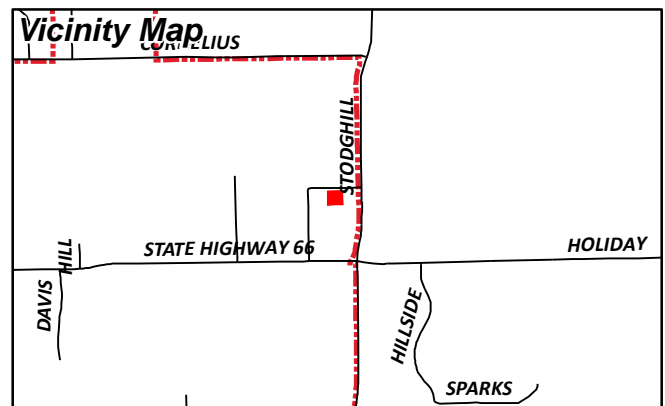
# City of Rockwall

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385 S. Goliad Street  
Rockwall, Texas 75087  
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**Case Number:** Z2020-016  
**Case Name:** SUP for 844 Zion Hill Circle  
**Case Type:** Zoning  
**Zoning:** Single-Family 1 (SF-1) District  
**Case Address:** 844 Zion Hill Circle



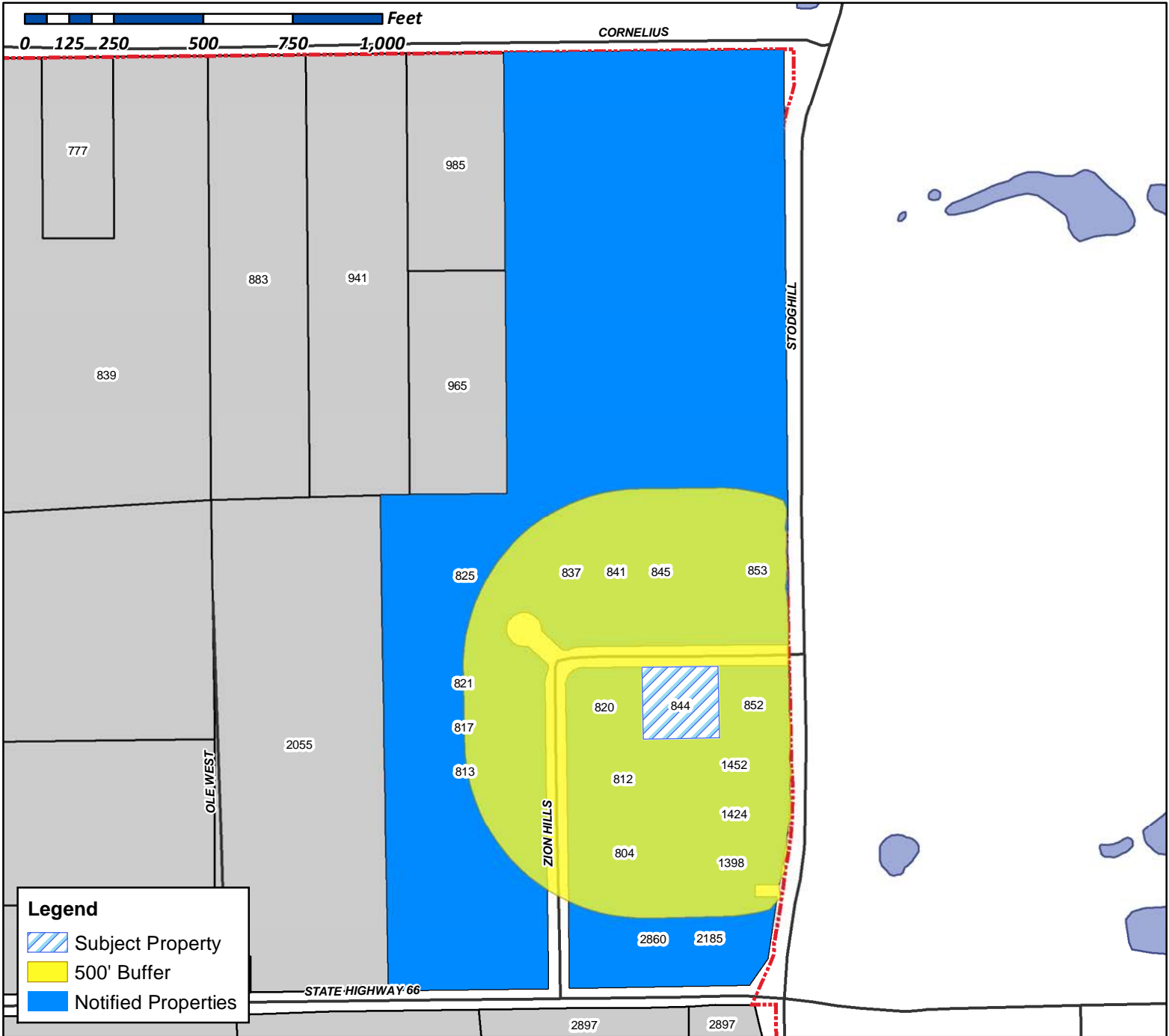
**Date Created:** 4/20/2020  
 For Questions on this Case Call (972) 771-7745



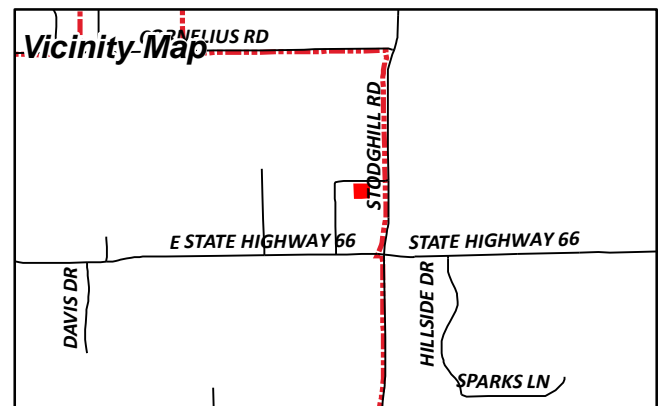
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**Case Number:** Z2020-016  
**Case Name:** SUP for 844 Zion Hill Circle  
**Case Type:** Zoning  
**Zoning:** Single-Family 1 (SF-1) District  
**Case Address:** 844 Zion Hill Circle



**Date Created:** 4/20/2020

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



# NOTICE OF PUBLIC HEARING

## CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

PHONE: (972) 771-7745  
EMAIL: [PLANNING@ROCKWALL.COM](mailto:PLANNING@ROCKWALL.COM)

To Whom It May Concern:

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

**Case No. Z2020-016: SUP for 844 Zion Hill Circle**

*Hold a public hearing to discuss and consider a request by Chris Kehrer of Titan Contractors on behalf of the owner David Choate for the approval of a Specific Use Permit (SUP) for a Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit that does not conform to the requirements of the Unified Development Code (UDC) on a one (1) acre parcel of land identified as Lot 8, Block B, Zion Hill Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 1 (SF-1) District, addressed as 844 Zion Hill Circle, 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, 5/12/2020 at 6:00 p.m.**, and the City Council will hold a public hearing on **Monday, 5/18/2020 at 6:00 p.m.** Both hearings will take place virtually and be available for viewing online via "Zoom".

In compliance with CDC recommendations regarding social distancing and in accordance with state and local proclamations limiting the size of public gatherings, these meetings will be held virtually and not in person. As an interested property owner, you are encouraged to submit public comments via email to [Planning@rockwall.com](mailto: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. Alternatively, you may fill out and return this form to:

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

All comments received by staff will be read into the record during each of the public hearings. Alternatively, interested parties may participate in the meeting virtually through "Zoom". For instructions on how to participate please email [Planning@rockwall.com](mailto:Planning@rockwall.com). For all questions concerning these cases or the City's new virtual meeting format, please contact the City of Rockwall Planning and Zoning Department staff at (972) 771-7745.

Your comments must be received by **5/18/2020** to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



**MORE INFORMATION ON THIS CASE CAN BE FOUND ON THE CITY'S WEBSITE:**  
[HTTPS://SITES.GOOGLE.COM/SITE/ROCKWALLPLANNING/DEVELOPMENT/DEVELOPMENT-CASES](https://sites.google.com/site/rockwallplanning/development/development-cases)

PLEASE RETURN THE BELOW FORM

**Case No. Z2020-016: SUP for 844 Zion Hill Circle**

**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

CURRENT RESIDENT  
1398 FM 3549 STODGHILL #3210  
ROCKWALL, TX 75087

WEYGANDT DIANE M AND  
MEGAN WOOD  
1424 N FM 3549 STODGHILL ROAD  
ROCKWALL, TX 75087

BROWN JEFFREY C & LISA  
1452 FM 3549 STODGHILL RD  
ROCKWALL, TX 75087

VECELLIO FRANCIS  
1470 S JOHN KING BLVD #3210  
ROCKWALL, TX 75032

CURRENT RESIDENT  
2185 WILLIAMS  
ROCKWALL, TX 75087

CURRENT RESIDENT  
2860 HWY 66  
ROCKWALL, TX 75087

TA LAND HOLDINGS LLC  
2897 STATE HIGHWAY 66  
ROCKWALL, TX 75087

TA LAND HOLDINGS LLC  
2897 STATE HIGHWAY 66  
ROCKWALL, TX 75087

KEMP MARY CAYCE ERSKINE WILLIAMS  
4501 EDMONDSON AVE  
DALLAS, TX 75205

LAKE RAY HUBBARD BIBLE CHURCH  
INC  
801 ZION HILL CIR  
ROCKWALL, TX 75087

WHITE CHRISTOPHER AND CLAUDIA  
804 ZION HILL CIR  
ROCKWALL, TX 75087

KIRK JEREMY C AND STEPHANIE A  
812 ZION HILL CIR  
ROCKWALL, TX 75087

LE THAO THI PHUONG HONG  
813 ZION HILL CIR  
ROCKWALL, TX 75087

CODY OLIVIA L & STEPHEN H  
817 ZION HILL CIR  
ROCKWALL, TX 75087

FITZPATRICK ORAL L & BARBARA  
820 ZION HILL CIR  
ROCKWALL, TX 75087

MILLER CHARLES E & BETTY M  
821 ZION HILL CIR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
825 ZION HILL  
ROCKWALL, TX 75087

MURPHY ROCKY SR & DEBRA J  
837 ZION HILL CIR  
ROCKWALL, TX 75087

HOLCOMB FRED G & CAROL  
841 ZION HILL CIR  
ROCKWALL, TX 75087

CHOATE DAVID E ET UX  
844 ZION HILL CIR  
ROCKWALL, TX 75087

AKARD DANNY AND CATHY  
845 ZION HILL CIR  
ROCKWALL, TX 75087

BROWN DAVID C & LINDA K  
852 ZION HILL CIR  
ROCKWALL, TX 75087

CURRENT RESIDENT  
853 ZION HILL  
ROCKWALL, TX 75087

WOODY JESSYE JEAN  
PO BOX 315  
FATE, TX 75132

LAKE RAY HUBBARD CHURCH  
PO BOX 698  
ROCKWALL, TX 75087

HARLE REUBIN E  
PO BOX 912  
ROCKWALL, TX 75087

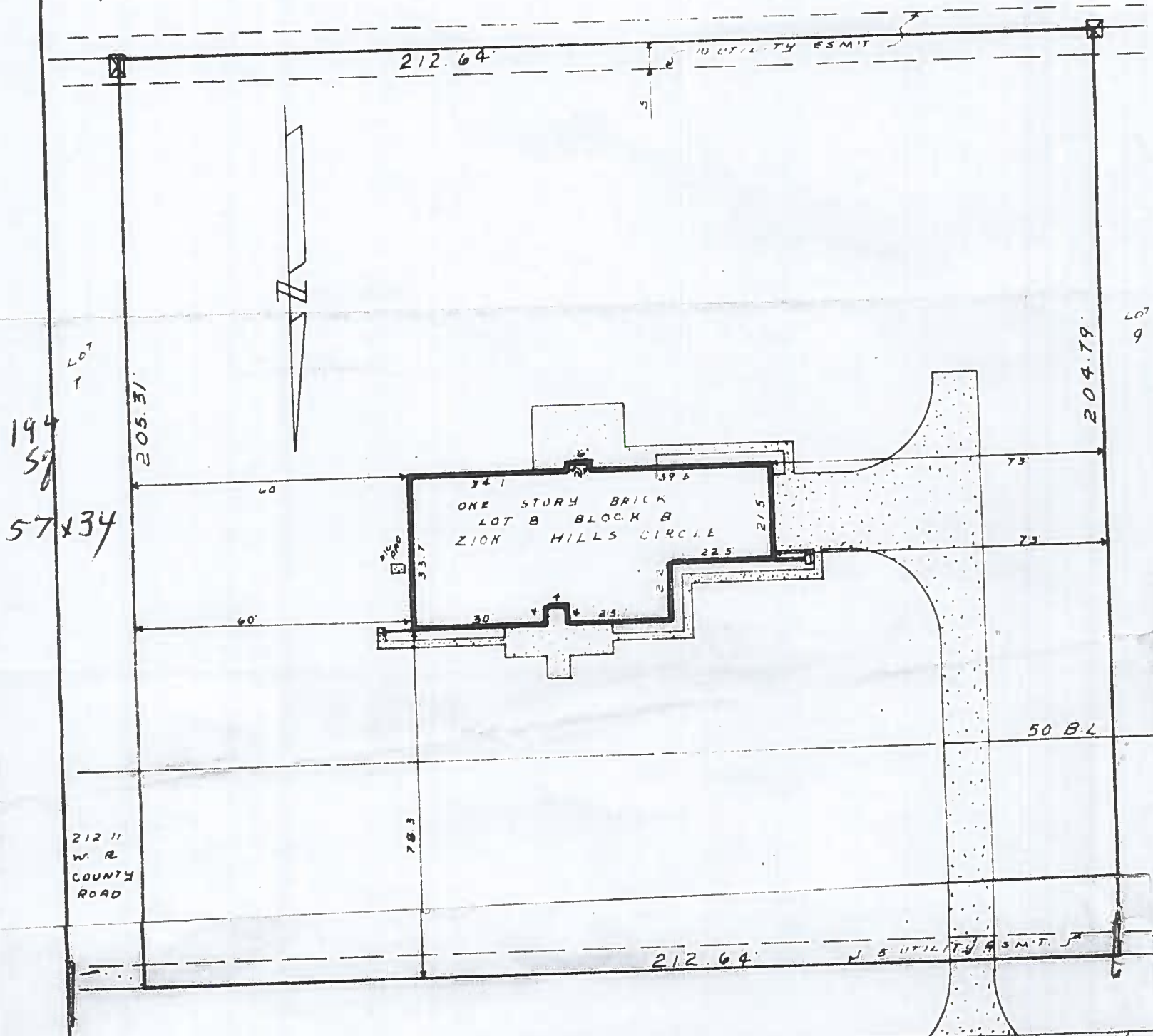
**SURVEY PLAT**

**TO ALL PARTIES INTERESTED IN PREMISES SURVEYED:—**

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. Zion Hills Circle in the City of County of Rockwall, being described

as follows:

Lot No. B, Block No. P, City Block No. \_\_\_\_\_  
 of Zion Hill Estates, an addition to the City of County of Rockwall  
 Texas, according to the Filed plat thereof recorded in Vol. \_\_\_\_\_, at page 23 of the Plat  
 Map Deed Records of Rockwall County, Texas



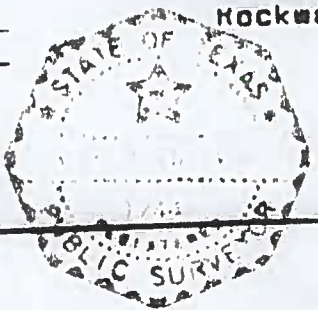
**ZION HILLS CIRCLE**

The plat hereon is a true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat; the size, location, and type of buildings and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distances indicated, and that the distance from the nearest intersecting street, or road, is as shown on said plat.

**THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN**

SCALE: 1" = 30'  
 DATE: 5-10-79  
 RE-SURVEY: \_\_\_\_\_

Bob O. Brown Land Surveyor  
 302 W. 3rd St. Rockwall, Texas 75087  
 Rockwall 722-3036 Dallas 226-7522



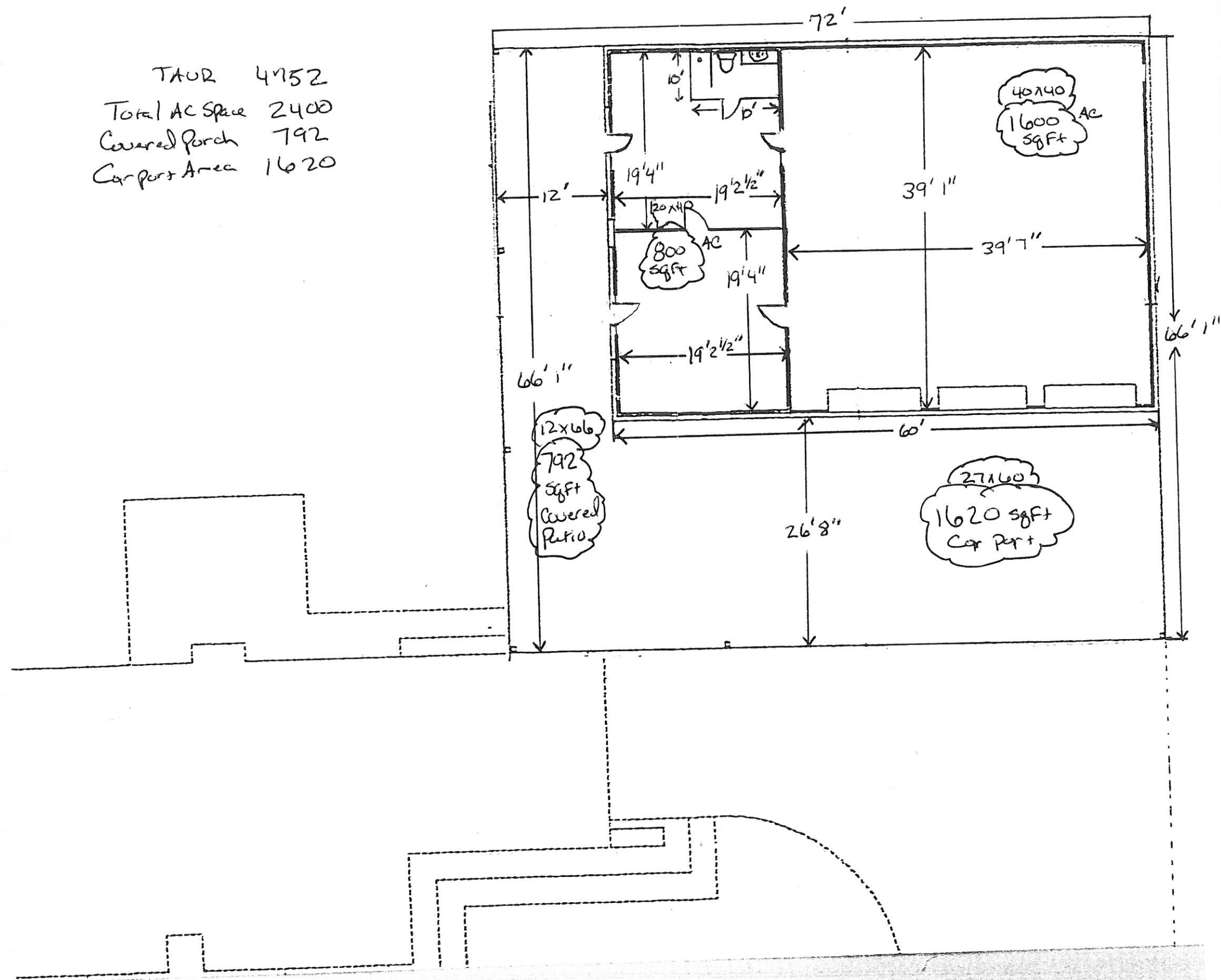
*Bob O. Brown*  
 Registered Public Surveyor

DRAWN	CHECKED





TAUR 4752  
 Total AC Space 2400  
 Covered Porch 792  
 Carport Area 1620





















CITY OF ROCKWALL

ORDINANCE NO. 20-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A GUEST QUARTERS/SECONDARY LIVING UNIT/ACCESSORY DWELLING UNIT AND CARPORT FOR A ONE (1) ACRE PARCEL OF LAND IDENTIFIED AS LOT 8, BLOCK B, ZION HILL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, ADDRESSED AS 844 ZION HILL CIRCLE AND BEING MORE SPECIFICALLY DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Kris Kehrer of Titan Contractors for the approval of a Specific Use Permit (SUP) to allow a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit and Carport* on a one (1) acre parcel of land identified as Lot 8, Block B, Zion Hill Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 1 (SF-1) District, addressed as 844 Zion Hill Circle, and being more specifically depicted in Exhibit 'A' of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 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) allowing a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit and Carport*, as stipulated by Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Section 07, *District Development Standards*, of Article 05, *District Development Standards*, 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 03.01, *General Residential District Standards*, and Subsection 03.05, *Single-Family 1 (SF-1) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and as may be amended in the future --, with the following additional conditions:

## 2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* and *Carport* on the *Subject Property* and conformance to these conditions is required for continued use of the structure:

- 1) The *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* and *Carport* shall generally conform to the site plan and building elevations depicted in *Exhibits 'B' & 'C'* of this ordinance.
- 2) The *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* and *Carport* shall be ancillary to the existing single-family home and not be utilized for a non-residential land use.
- 3) The *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* shall not exceed 2,345 SF.
- 4) The *Carport* shall not be exceed 1,620 SF.
- 5) The accessory structure shall not exceed 4,755 SF in total size.
- 6) No additional accessory structures shall be permitted on the *Subject Property*.
- 7) The *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* and *Carport* shall not be sold or conveyed separately without meeting the requirements of the Unified Development Code (UDC).
- 8) The *Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit* and *Carport* are subject to administrative review in the event that the *Subject Property* is sold, conveyed, or altered in any manner.

## 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) [Ordinance No. 20-02] will require compliance to the following:

- 1) Upon obtaining a building permit, should the homeowner fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 2.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC).

**SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**SECTION 7.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1<sup>ST</sup> DAY OF JUNE, 2020.**

\_\_\_\_\_  
Jim Pruitt, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

1<sup>st</sup> Reading: May 18, 2020

2<sup>nd</sup> Reading: June 1, 2020

**Exhibit 'A'**  
**Zoning Exhibit**

Address: 844 Zion Hill Circle

Legal Description: Lot 8, Block B, Zion Hill Addition

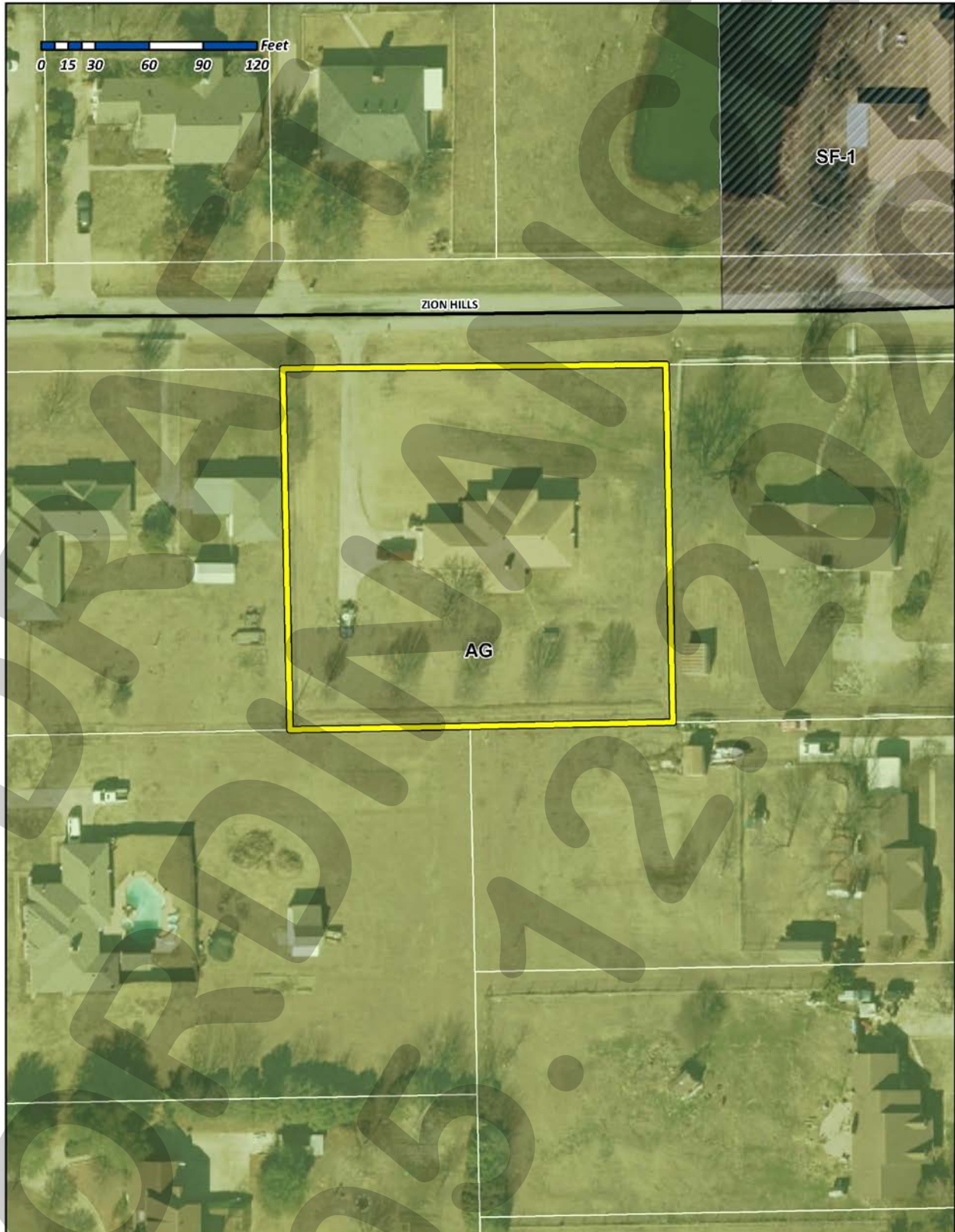
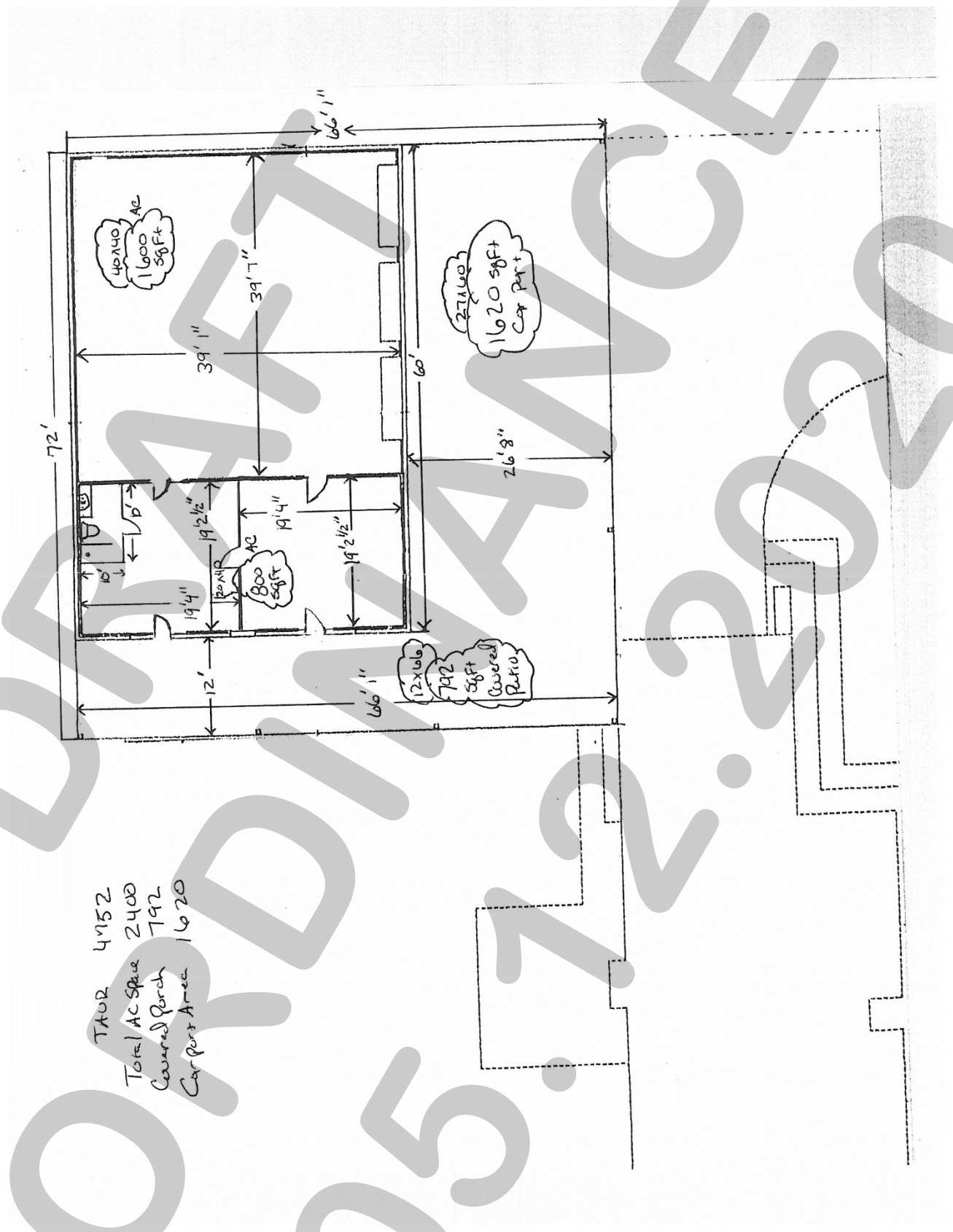


Exhibit 'B'  
Site Plan



TAOR 4752  
 Total AC Spce 2400  
 Covered Porch 742  
 Carport Area 1620

**Exhibit 'C'**  
*Building Elevations*





**Exhibit 'C'**  
*Building Elevations*





# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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TO: Planning and Zoning Commission  
DATE: April 28, 2020  
APPLICANT: Jared Helmberger, PE; *Epsilon Land Development*  
CASE NUMBER: SP2020-006; *Site Plan for Pinnacle Montessori Academy*

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### SUMMARY

Discuss and consider a request by Jared Helmberger, PE of Epsilon Land Development on behalf of Jim Vaudagna of Dallas East for the approval of a Site Plan for a strip retail center and daycare facility on a 6.28-acre parcel of land identified as Lot 5 of the Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located on the southside of E. Ralph Hall Parkway west of the intersection of E. Ralph Hall Parkway and S. Goliad Street [SH-205], and take any action necessary.

### BACKGROUND

On December 7, 1981, the City Council approved *Ordinance No. 81-33 [Case No. A1981-002]* annexing the subject property into the City of Rockwall. On January 4, 1982, the subject property was rezoned to Planned Development District 14 (PD-14) [*Ordinance No. 82-02*] for office, retail, light industrial, warehousing, hotels, medical facilities, and restaurant land uses as part of a zoning change that included 100.0-acres of land. Planned Development District 14 (PD-14) was amended on December 5, 1983 by *Ordinance No. 83-60* to change the site plan. This ordinance was again amended on October 5, 2009 by *Ordinance No. 09-42 [Case No. Z2009-016]* changing the designation from Planned Development District 14 (PD-14) to Commercial (C) District. The subject property remains zoned Commercial (C) District and is currently vacant.

### PURPOSE

The applicant -- *Jared Helmberger, PE of Epsilon Land Development* -- is requesting the approval of a site plan for a daycare facility and a strip retail center on the subject property.

### ADJACENT LAND USES AND ACCESS

The subject property is located on the southside of E. Ralph Hall Parkway, west of the intersection of E. Ralph Hall Parkway and S. Goliad Street (SH-205). The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is E. Ralph Hall Parkway, which is identified as a 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. Beyond this is a portion of a large retail shopping center (*i.e. the Plaza at Rockwall*), which is situated on a 30.891-acre parcel of land identified as Lot 6, Block A, Rockwall Business Park East Addition. This property is zoned Commercial (C) District and situated within the IH-30 Overlay (IH-30 OV) District.

South: Directly south of the subject property is a 31.03-acre vacant tract of land (*i.e. Tract 18 of the J. D. McFarland Survey, Abstract No. 145*) and a couple of residential lots from the Flagstone Estates Subdivision. The vacant tract of land is zoned Commercial (C), and the Flagstone Estates Subdivision is zoned Planned Development District 54 (PD-54) for Single-Family 10 (SF-10) District land uses.

East: Directly east of the subject property is a 6.036-acre parcel of land (*i.e. Lot 1, Block C, Rockwall Business Park East Addition*), which is currently occupied with a mini-warehouse facility (*i.e. the Vault Self-Storage*). Beyond this is a

1.6764-acre parcel of land (i.e. Lot 1, Block B, Rockwall Business Park East Addition), which is occupied by a strip retail center and a carwash (i.e. Hacienda Carwash). All of these properties are zoned Commercial (C) District.

West: Directly west of the subject property is the Flagstone Addition, which is an 81-lot single-family residential subdivision. Also, directly west of the subject property are two (2) retail/office buildings (i.e. Salons Elite and Signature Signs and Graphics). All of these properties are zoned Planned Development District 54 (PD-54) for Single-Family 10 (SF-10) District and Commercial (C) District land uses.

**DENSITY AND DIMENSIONAL REQUIREMENTS**

The applicant is proposing to construct an 11,367 SF daycare facility and a 5,998 SF multi-tenant strip retail building. The site plan shows that the subject property will be subdivided into two (2) lots (i.e. Lot 5A = 2.65-Acres & Lot 5B = 3.63-Acres) with the improvements all being on Lot 5A. Both properties will take access along Ralph Hall Parkway at existing median openings. The applicant will be required to construct a left turn lane at each opening per the City’s standards. With the exception of the variances being requested the submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Commercial (C) District. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>10,000 SF</i>	<i>115.390 SF or 2.65-Acres; In Conformance</i>
<i>Minimum Lot Frontage</i>	<i>60’</i>	<i>~266.50; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>100’</i>	<i>466.79’ – 411.33’; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>15’</i>	<i>30.3’; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>10’</i>	<i>X &gt; 10’; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>10’</i>	<i>X &gt; 10’; In Conformance</i>
<i>Minimum Side Yard Setback Adjacent to Residential</i>	<i>20’</i>	<i>X &gt; 20’; In Conformance</i>
<i>Maximum Building Height</i>	<i>60’</i>	<i>24’ &amp; ~25’; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>60%</i>	<i>15.05%; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>1/250 SF &amp; 1/300 SF (62)</i>	<i>69 Parking Spaces; In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>20%</i>	<i>21%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>85%-90%</i>	<i>50.21%; In Conformance</i>

**TREESCAPE PLAN**

According to the Treescape Plan submitted by the applicant there are a total of 4,975-caliper inches of tree on-site. The proposed development will require 2,064-caliper inches of tree to be removed from the site. Based on the applicant’s landscape plan a total of 216-caliper inches of trees will be planted on the subject property with the development of the daycare and strip retail buildings. This will leave a balance of 66-caliper inches, which will need to be satisfied prior to the issuance of a building permit. According to Subsection 03.04, *Treescape Plan Review Process*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), “(a)s part of the treescape plan review process, the City has the right to request changes or adjustments in the layout and design of a development to save trees.” In this case, staff does not have any additional recommendations for the Planning and Zoning Commission concerning the submitted treescape plan.

**CONFORMANCE WITH THE CITY’S CODES**

According to the Unified Development Code (UDC), “(t)he Commercial (C) District is the proper zoning classification for most types of commercial development (e.g. larger shopping centers at major intersections, commercial strips along arterial roadways, etc.) ... the noise, traffic, litter, late night hours, and other influences that could be harmful to neighborhoods require adequate buffering and mitigating factors when locating adjacent to residential areas.” In this case, the applicant does have adjacency to the Flagstone Estates Subdivision along the western property line of the subject property; however, the applicant is proposing to mitigate any negative effects of the proposed commercial use by incorporating a six (6) foot tall masonry screening wall along this property line and planting canopy trees on 20-foot centers. In addition, the building will be setback more than 30-feet from the property line and the applicant has oriented the building so that the play areas will face away from the residential subdivision. Staff should note that this screening standard conforms to the screening requirements contained in Subsection 05.02, *Landscape Screening*, of Article 08, *Landscape and Fence Standards*, of the UDC.

The UDC goes on to state that “(a)reas should not be zoned to Commercial (C) District unless they are located on or close to an arterial or major collector that is capable of carrying the additional traffic generated by land uses in this district.” A major reason the subject property is currently zoned Commercial (C) District is due to its adjacency to E. Ralph Hall Parkway, which is identified as a 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 and currently carries high volumes of traffic. The proposed land use and development appears to conform to the purpose and intent of the commercial district.

**VARIANCES/EXCEPTIONS REQUESTED BY THE APPLICANT**

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

(1) Building Articulation.

- (a) Primary Building Facades. According to Subsection 04.01(C)(1) of Article 05, District Development Standards, of the Unified Development Code (UDC), “(a) primary building façade is any building façade that has a primary entryway for a business or that has an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residential zoning district or residentially used property.” Specifically, a wall cannot extend three (3) times the walls height without having a primary architectural/entryway element. In this case, the west elevation of the daycare facility is directly adjacent to the Flagstone Estates Subdivision, and does not incorporate any vertical or horizontal projections. In addition, the strip retail building does not provide any horizontal projecting elements that would qualify as a primary architectural/entryway element on the south.
  
- (b) Secondary Building Facades. According to Subsection 04.01(C)(2) of Article 05, District Development Standards, of the Unified Development Code (UDC), “(a) secondary building façade is any building façade that does not have a primary entryway or an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residential zoning district or residentially used property.” Specifically, a wall cannot extend three (3) times the walls height without having an architectural element. In this case, the south elevation of the daycare facility does not incorporate any vertical or horizontal projections. In addition, the strip retail building does not provide any horizontal projecting elements that would qualify as an architectural element on the north, west, and east elevations.

According to Subsection 09.01, *Exceptions to the General Standards*, “...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 (UDC) would create an undue hardship.” To request an exception the code goes on to require that a minimum of two (2) compensatory measures be provided for each exception requested. The purpose of the compensatory measures is to try to directly off-set the impact of requested exception. In this case the applicant has submitted a letter stating that they will be providing [ 7] 21% stone on the strip retail building, [2] 30% stone on the daycare facility, [3] a 20-foot landscape buffer in lieu of the required ten (10) foot landscape buffer, and [4] additional landscaping above and beyond the minimum requirements. These exceptions and the proposed compensatory measures are discretionary decisions for the Planning and Zoning Commission and require approval by a ¾-majority of those members present. In the event that the exception is denied, the applicant has the ability to appeal the Planning and Zoning Commission’s decision to the City Council by filing a written request with the Planning and Zoning Department.

**CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

According to the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Southwest Residential District. This district “...contains a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses ...” In addition, the property is designated for Commercial/Retail land uses, which are “...characterized by single to multi-tenant commercial retail centers along major arterials ...”. In this case, the applicant’s request appears to conform with all applicable guidelines of the Comprehensive Plan.

### ARCHITECTURAL REVIEW BOARD (ARB):

On April 14, 2020, staff solicited responses from the Architectural Review Board (ARB) concerning the applicant's submittal (*as a note a regular meeting was not held on April 14, 2020 due to the CDC's recommendations concerning COVID-19*). The email responses from the board indicated that the daycare building needed to tone down the entry element at the front of the property and that both buildings needed to better incorporate horizontal and vertical articulation into their design. Based on this information, the applicant revised the elevations and resubmitted on April 21, 2020. On April 28, 2020, the Architectural Review Board (ARB) held a virtual meeting to discuss this project. At this meeting the board requested that the applicant better define the blue color being used on the doors and canopies and protrude the front columns to provide a more articulation in the front façade of the retail building. The board did not have any comments concerning the daycare facility. The applicant has indicated that he will make all of the necessary changes requested by the board and resubmit revised elevations for the ARB's review and recommendation at the April 28, 2020 meeting.

### CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for the approval of a site plan for a daycare facility and strip retail building, then staff would propose the following conditions of approval:

- (1) Prior to the issuance of a building permit the applicant will need to replat the property in conformance to the approved site plan dedicating all required access easements;
- (2) Prior to the issuance of a building permit the tree mitigation balance will need to be satisfied by either [ 7] planting the required number of trees on the subject property, [ 2] providing the Parks Department with the required number of trees, or [ 3] paying 20% of the balance into the City's tree fund and planting the remaining balance on site or providing it to the Parks Department; and,
- (3) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY  
PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

### Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address: N/A

Subdivision: Rockwall Business Park East Lot: 5 Block: —

General Location: 900 E. Ralph Hall Parkway

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

Current Zoning: C Current Use: Undeveloped

Proposed Zoning: C Proposed Use: Day-Care / Retail

Acreage: 6.28 Ac Lots [Current]: 1 Lots [Proposed]: 2

**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: <u>Dallas East</u>	<input checked="" type="checkbox"/> Applicant: <u>Epsilon Land Development</u>
Contact Person: <u>Jim Vaudagna</u>	Contact Person: <u>Jared Helmberger, P.E.</u>
Address: <u>1445 W. San Carlos St.</u>	Address: <u>811 S. Central Expwy #306</u>
City, State & Zip: <u>San Jose, CA 95126</u>	City, State & Zip: <u>Richardson, TX 75080</u>
Phone: _____	Phone: <u>469-834-9979</u>
E-Mail: _____	E-Mail: <u>jhelmberger@epsilon-land.com</u>

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared JAMES VAUDAGNA [Owner] the undersigned, who stated the information on this application to be true and certified the following:

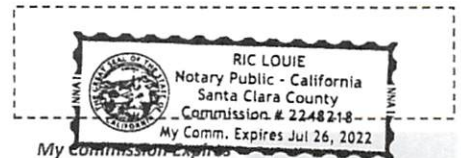
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the 10 day of MARCH, 2020. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 10 day of MARCH, 2020.


Owner's Signature

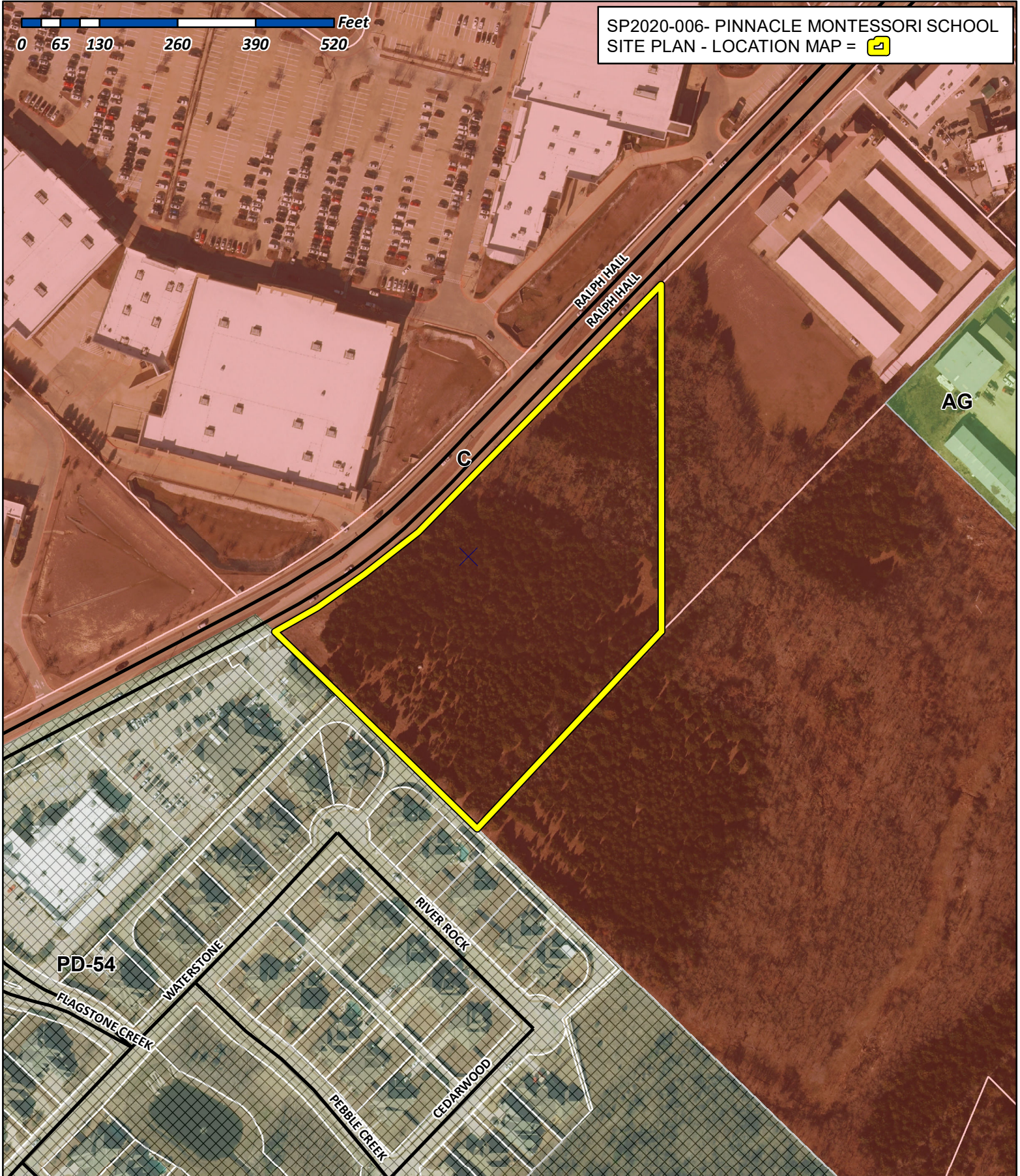
Notary Public in and for the State of Texas

CALIFORNIA



0 65 130 260 390 520 Feet

SP2020-006- PINNACLE MONTESSORI SCHOOL  
SITE PLAN - LOCATION MAP = 



# City of Rockwall

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



**Applicant:** Epsilon Land Development  
811 S. Central Expressway, #306  
Richardson, TX 75080

**On behalf of:** Pinnacle Montessori Academy Franchise  
100 N. Central Expressway, #1005  
Richardson, TX 75080

**Date:** 05-06-2020

**Subject:** Variance Request – Pinnacle Montessori of Rockwall

The Pinnacle Montessori Academy Franchise is excited to bring our childcare center to the City of McKinney. Our schools are recognized for providing high quality, traditional Montessori programs for children 6 weeks to 9 years. Pinnacle Montessori's consistent recognition as a leading Montessori school in Texas is a testament to the dedication we have to our children and parents. The passion and commitment of our staff has helped us to become a premier childcare center. Our mission is to nurture the potential of the whole child and cultivate the growth of a diverse, international community. We provide a respectful and peaceful Montessori environment that promotes academic excellence.

We are currently under contract to purchase 2.65 gross acres, along Ralph Hall Parkway. The property is proposed to be developed as one lot, with a single owner. Two buildings are proposed on site: a ~12,000 SF Montessori Child Care Center and a ~6,000 SF "After-School" retail shell building. The "After-School" building will be designed as a retail shell building, and will be leased out to vendors that provide a complimentary use to the Child Care Center (i.e., karate class, dance class, tutoring).

To develop the site, we formally request two variances – one for each building, as they don't strictly adhere to the vertical and horizontal articulation set forth by the City. We've take measures to meet the recommendations from the Architecture Review Board, however, it is important to our Franchise Clients that their product adhere to a specific corporate standard.

To compensate for these variance requests we've proposed the following measures:

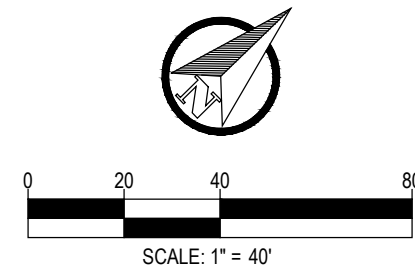
- We are proposing 21% stone façade on the After School Building (With 40% façade coverage on the rear and sides)
- We are proposing 30% stone façade on the Montessori School Building
- We are proposing a 20' landscape buffer adjacent to Ralph Hall, in lieu of the 10' required
- We are proposing additional landscaping measures, beyond the minimum requirements

We appreciate your time and consideration reviewing these matters.

Sincerely,

Jared Helmberger, P.E.  
Vice President of Engineering  
[jhelmberger@epsilon-land.com](mailto:jhelmberger@epsilon-land.com)





**REVISIONS**

#	DATE	COMMENTS

PROFESSIONAL SEAL

THESE PLANS WERE PREPARED UNDER THE GUIDANCE OF JARED HELMBERGER, P.E. #139281 AND ARE CONSIDERED PRELIMINARY AND ARE NOT TO BE USED FOR CONSTRUCTION.

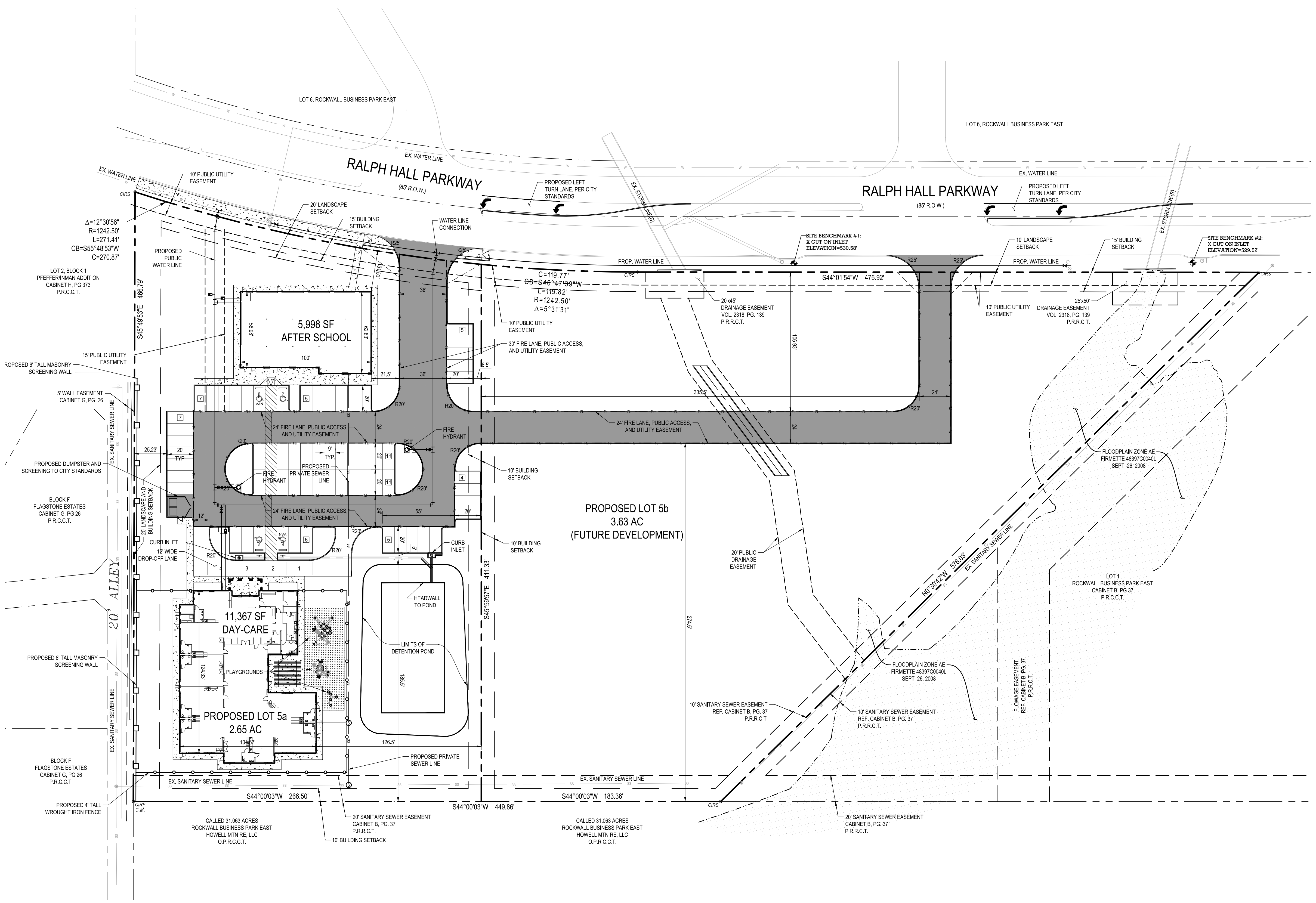
CLIENT INFORMATION

**Lakeside Kids, LLC**  
 5909 Beth Drive  
 Plano, TX 75093

PROJECT INFORMATION

**PINNACLE MONTESSORI ACADEMY ROCKWALL**  
 E. RALPH HALL PARKWAY AND PLAZA DRIVE  
 ROCKWALL, TEXAS

SHEET TITLE  
**SITE PLAN**  
 SHEET NUMBER  
**C1.00**  
 ISSUE DATE: 05-06-2020



**LEGEND**

PROPERTY LINE	---
ADJACENT PROPERTY LINE	- - - -
EASEMENT LINE	- . - . - .
FLOODPLAIN LINE	~~~~~
EXISTING SANITARY SEWER LINE	==
EXISTING WATER LINE	==
PROPOSED SANITARY SEWER LINE	==
PROPOSED WATER LINE	==
PROPOSED STORM LINE	==
PROPOSED 6' SCREENING FENCE	○ ○ ○ ○
PROPOSED 4' WROUGHT IRON FENCE	○ ○ ○ ○
PROPOSED FIRE LANE	FL
PARKING COUNT	

**ZONING DATA**

ZONING:	C <sup>0</sup> COMMERCIAL
LAND USE:	DAY-CARE, RETAIL, OFFICE
OVERLAY DISTRICT:	N/A
FRONT BUILDING SETBACK:	15 FEET
REAR BUILDING SETBACK:	10 FEET
SIDE (WEST) BUILDING SETBACK:	20 FEET
SIDE (EAST) BUILDING SETBACK:	10 FEET
FRONT LANDSCAPE SETBACK:	20 FEET
SIDE (WEST) LANDSCAPE SETBACK:	20 FEET
MAX BUILDING HEIGHT:	3 STORIES OR 45 FEET
PARKING RATIO FOR DAY-CARE:	1 SPACE PER 300 SQUARE FEET
PARKING RATIO FOR RETAIL/OFFICE:	1 SPACE PER 250 SQUARE FEET

**SITE DATA**

LOT AREA (PROPOSED LOT 5a)	AREA (SF)	AREA (AC)	AREA (%)
115,390	2.65	-	-
158,147	3.63	-	-
17,367	0.39	15.05%	-
-	-	-	-
57,937	1.33	50.21%	-
11,302	0.26	7.14%	-

- GENERAL NOTES**
- ALL DIMENSIONS ARE TO FACE OF CURB, UNLESS OTHERWISE NOTED.
  - ALL RADII ARE 2' UNLESS OTHERWISE NOTED.
  - REFERENCE ARCHITECTURE PLANS FOR EXACT BUILDING DIMENSIONS.
  - FIRE LANE IS TO BE STRIPED IN ACCORDANCE WITH CITY STANDARDS.
  - ALL ADA ROUTES AND RAMPS ARE TO BE CONSTRUCTED TO ADA MINIMUM REQUIREMENTS.
  - ADA PARKING SPACES AND LOADING ZONES ARE TO BE CONSTRUCTED TO ADA MINIMUM REQUIREMENTS.
  - CONTRACTOR TO VERIFY EXISTING SITE CONDITIONS PRIOR TO COMMENCING CONSTRUCTION.
  - MECHANICAL EQUIPMENT SHALL BE ROOF MOUNTED.

**PARKING DATA**

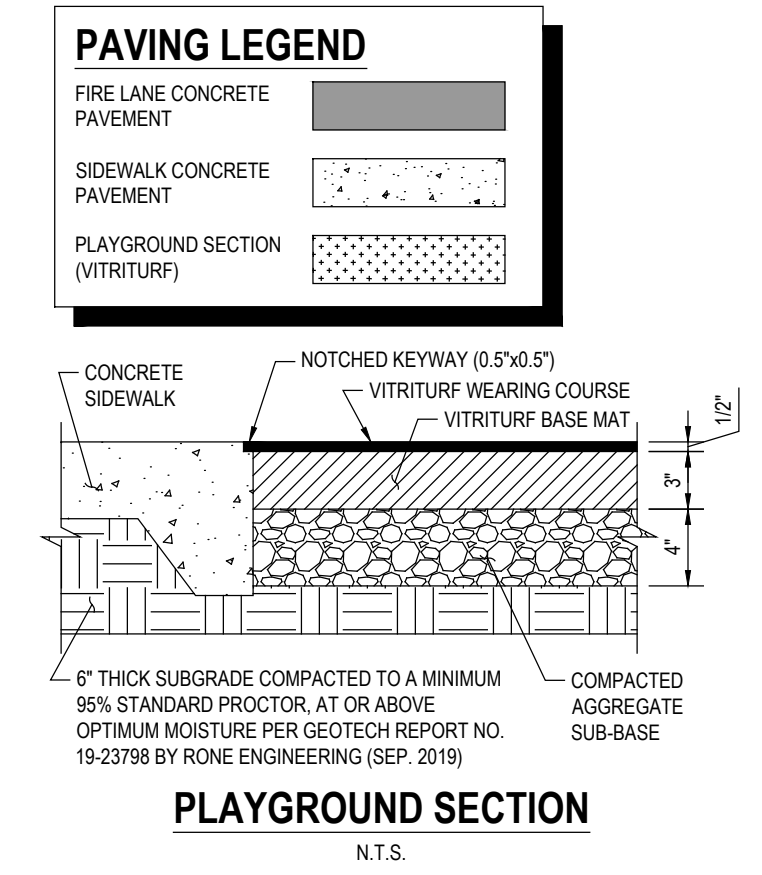
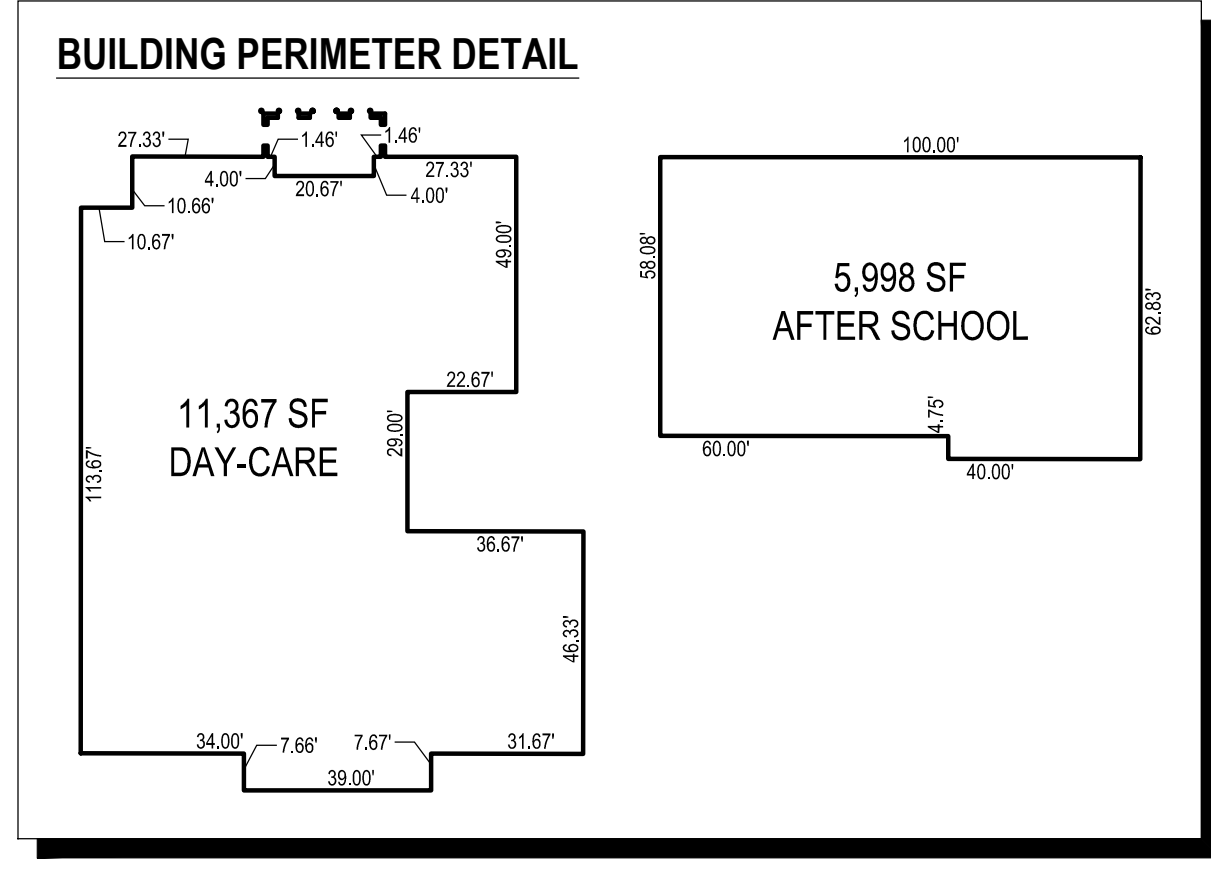
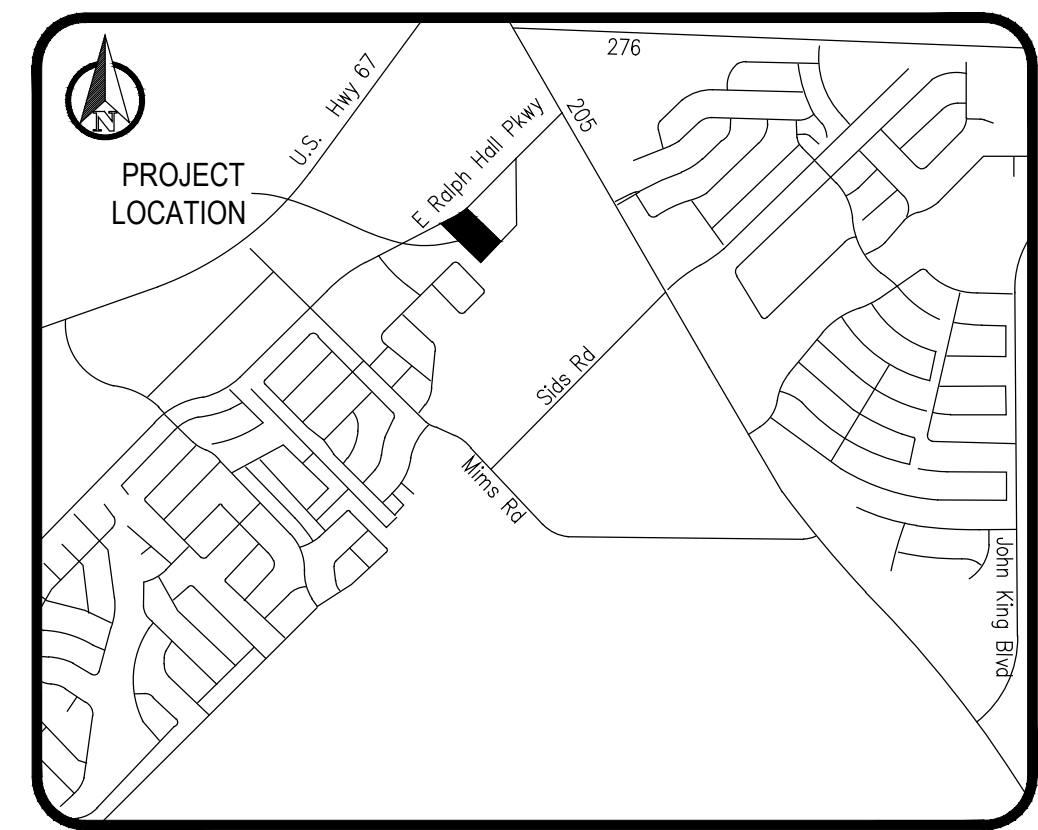
DAY-CARE:	1 SPACE PER 300 SF	38 SPACES REQUIRED
RETAIL/OFFICE:	1 SPACE/250 SQUARE FEET	24 SPACES REQUIRED
TOTAL SPACES REQUIRED:		62 SPACES REQUIRED
TOTAL SPACES PROVIDED:		62 SPACES PROVIDED
HANDICAP SPACES REQUIRED:	3 SPACES REQUIRED	
VAN SPACES REQUIRED:	1 SPACE REQUIRED	



**BENCHMARKS**

BENCHMARK #1: AN "X" CUT ON TOP OF THE NORTHEAST CORNER OF AN INLET LOCATED 358' ± FROM THE NORTHWEST CORNER OF LOT 5 IN THE EAST RIGHT-OF-WAY LINE OF RALPH HALL PARKWAY. ELEVATION: 830.58'

BENCHMARK #2: AN "X" CUT ON TOP OF THE SOUTHEAST CORNER OF AN INLET LOCATED 51' ± FROM THE NORTHWEST CORNER OF LOT 5 IN THE EAST RIGHT-OF-WAY LINE OF RALPH HALL PARKWAY. ELEVATION: 529.52'



**APPROVED:**  
 I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE ROCKWALL PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

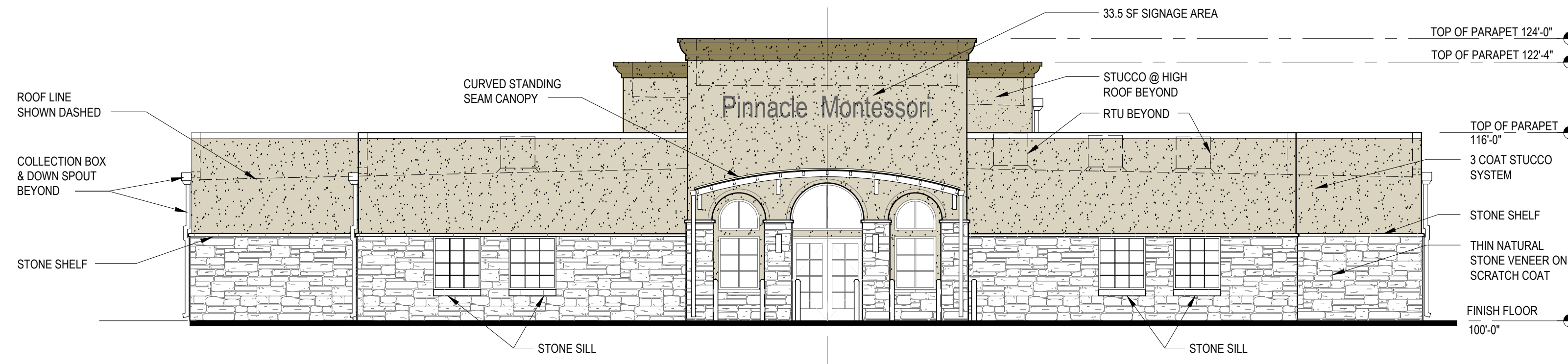
WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

PLANNING & ZONING COMMISSION, CHAIRMAN      DIRECTOR OF PLANNING & ZONING

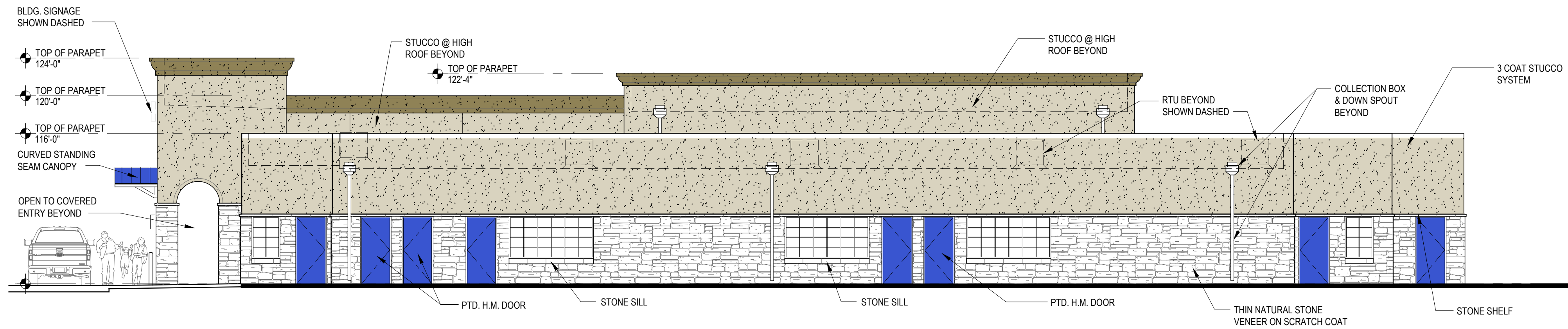
**PROJECT NAME:** PINNACLE MONTESSORI ROCKWALL  
**EXISTING LEGAL DESCRIPTION:** LOT 5, ROCKWALL BUSINESS PARK EAST  
**CASE NUMBER:** SP2020-006  
**CURRENT OWNER:** DALLAS EAST, ATTN: JIM VAUDAGNA  
 1445 W SAN CARLOS ST.  
 SAN JOSE, CA 95126  
**DEVELOPER:** EPSILON LAND DEVELOPMENT, JARED HELMBERGER  
 811 S. CENTRAL EXPRESSWAY, #306  
 RICHARDSON, TX 75080

PROJECT NUMBER: PMA032

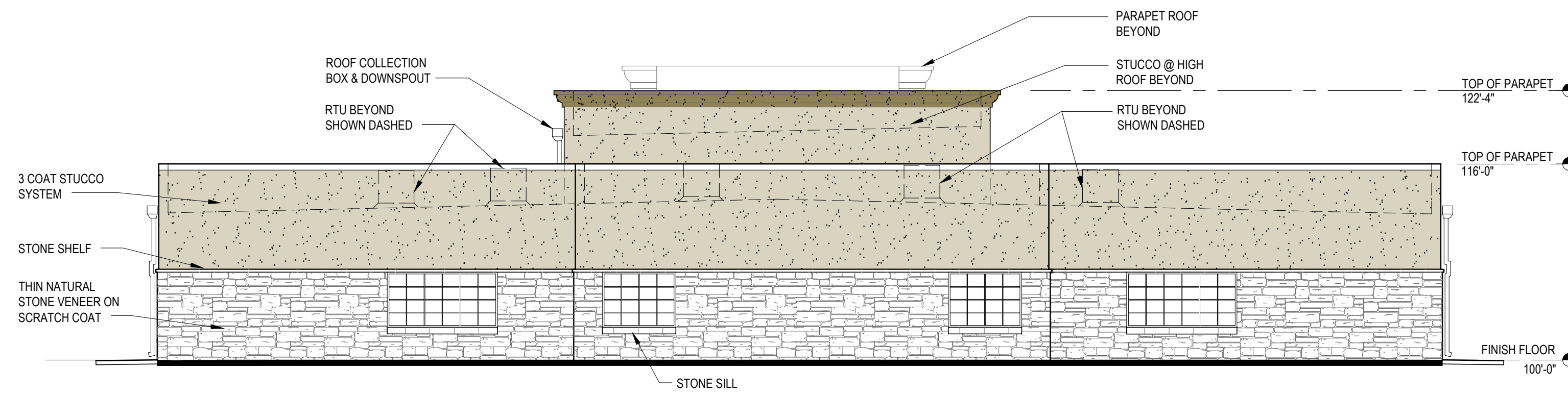
Z:\Architecture\032 Rockwall\A3.0 - SCHOOL BUILDING - EXTERIOR ELEVATIONS Ver B8a.dwg, 4/24/2020 8:56:32 AM



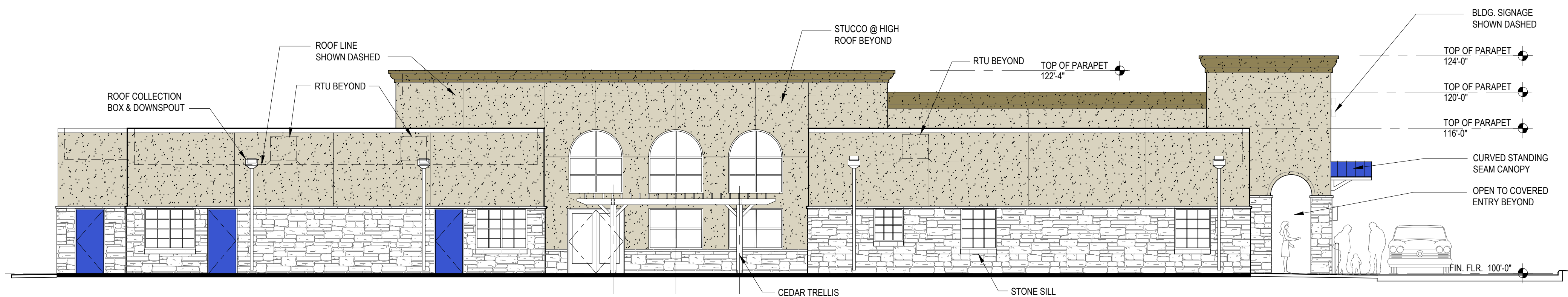
1 NORTH ELEVATION - SCHOOL  
SCALE: 1/8" = 1'-0"  
(STREET ELEVATION)



2 WEST ELEVATION - SCHOOL  
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION - SCHOOL  
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION - SCHOOL  
SCALE: 1/8" = 1'-0"

ELEVATION NOTES

1. PROVIDE 1/2" MINIMUM OF SLOPE AWAY FROM WALL ON TOP SURFACE OF WALL PROJECTIONS.
2. WHERE EXTERIOR WALL MOUNTED LIGHTING PROTRUDES GREATER THAN 4" FROM WALL, BOTTOM OF FIXTURE TO BE 8" ± A.F.F. MAXIMUM.
3. REFER TO CIVIL FOR FINISH FLOOR ELEVATIONS
4. FLASHING, WATERPROOF MEMBRANES, PROPER CAULKS AND SEALANTS (BACKER RODS AS REQUIRED) SHALL BE INSTALLED AROUND ALL WINDOWS, DOORS, ROOF OPENINGS, HORIZONTAL AND VERTICAL JOINTS OF DISSIMILAR MATERIALS, MATERIAL TRANSITIONS, TRIMS AND OTHER WEATHER EXPOSED AREAS.
5. ALL PATIOS, AND SIDEWALKS TO BE SLOPED 1/4 PER FOOT / 2% MAXIMUM IN DIRECTION INDICATED ON PLANS AND AWAY FROM EXTERIOR WALLS.
6. GRADES AROUND ALL EXTERIOR WALLS OF THE BUILDING TO BE 8 INCHES MINIMUM BELOW THE FINISHED FLOOR AND IS TO SLOPE AWAY FROM THE BUILDING.
7. GRADE ELEVATIONS ARE APPROXIMATE. REFER TO CIVIL & DRAWINGS FOR FINAL GRADING.
8. PROJECT ADDRESS SIGNAGE TO BE 12" HT. INDIVIDUAL MOUNT, METAL REVERSE PAN CHANNEL NUMBER, STREET NUMBERS ONLY.
9. SIGNS ARE FOR REFERENCE ONLY. ALL SIGNS SHALL BE REVIEWED AND INSTALLED UNDER SEPARATE PERMIT.

SYMBOL LEGEND - ELEVATIONS

	THIN STONE STONE VENEER		TOP OF PLATE
	STUCCO		TOP OF DECK
	DOOR TAG		TOP OF SLAB
	WINDOW TAG		FINISH FLOOR
	WALL SECTION TAG		
	DETAIL SECTION TAG		

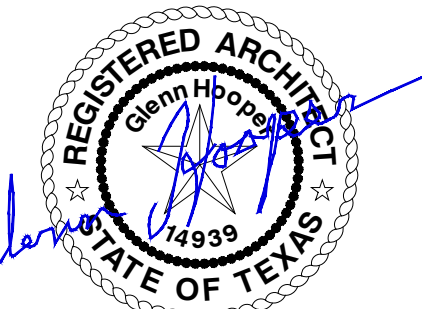
SCHOOL BUILDING

BUILDING MATERIALS	SOUTH	NORTH	EAST	WEST	TOTALS	
	SF	SF	SF	SF	SF	%
STUCCO	1,006	972	1,480	1,529	4,987	57 %
THIN STONE VENEER	600	613	631	601	2,445	28 %
DOORS	0	42	105	168	315	4 %
WINDOWS	134	115	290	146	685	8 %
STONE WINDOW SILLS	17	9	12	18	56	1 %
STONE SHELF	27	25	34	35	121	1 %
STANDING SEAM CANOPY	0	12	9	9	30	1 %
TOTALS	1,784	1,845	2,579	2,524	8,732	100 %

NOTE:  
THIS FACADE PLAN IS FOR CONCEPTUAL PURPOSES ONLY.  
ALL MECHANICAL EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE.  
WHEN PERMITTED EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH BUILDING.  
ALL SIGNAGE AREA AND LOCATIONS ARE SUBJECT TO APPROVAL BY BUILDING INSPECTION DEPARTMENT.

Revisions:

#	DATE	COMMENTS



MAR. 20, 2020  
EXPIRES SEPT. 30, 2020

PROJECT  
PINNACLE  
MONTESSORI  
OF  
ROCKWALL

Site Address:  
E. Ralph Hall and Plaza Drive  
Rockwall, Texas

PROJECT #  
SRC 032

OWNER

Lakeside  
Kids, LLC

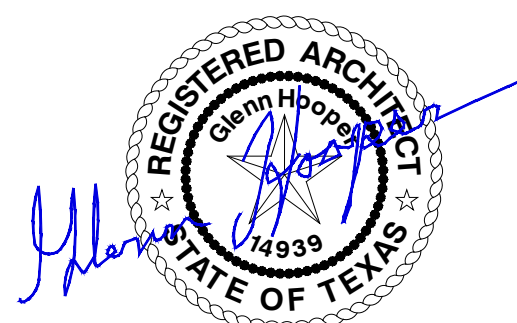
5909 Beth Drive  
Plano, Texas 75093

SHEET TITLE:  
SCHOOL BUILDING -  
EXTERIOR ELEVATIONS

SHEET NO.

A3.0

Revisions:		
#	DATE	COMMENTS
1	5-6-2020	CITY COMMENTS



REGISTERED ARCHITECT  
MAR 20, 2020  
EXPIRES SEPT. 30, 2020

**PROJECT  
PINNACLE  
MONTESSORI  
OF  
ROCKWALL**

Site Address:  
E. Ralph Hall and Plaza Drive  
Rockwall, Texas

PROJECT #  
SRC 032

**OWNER**

**Lakeside  
Kids, LLC**

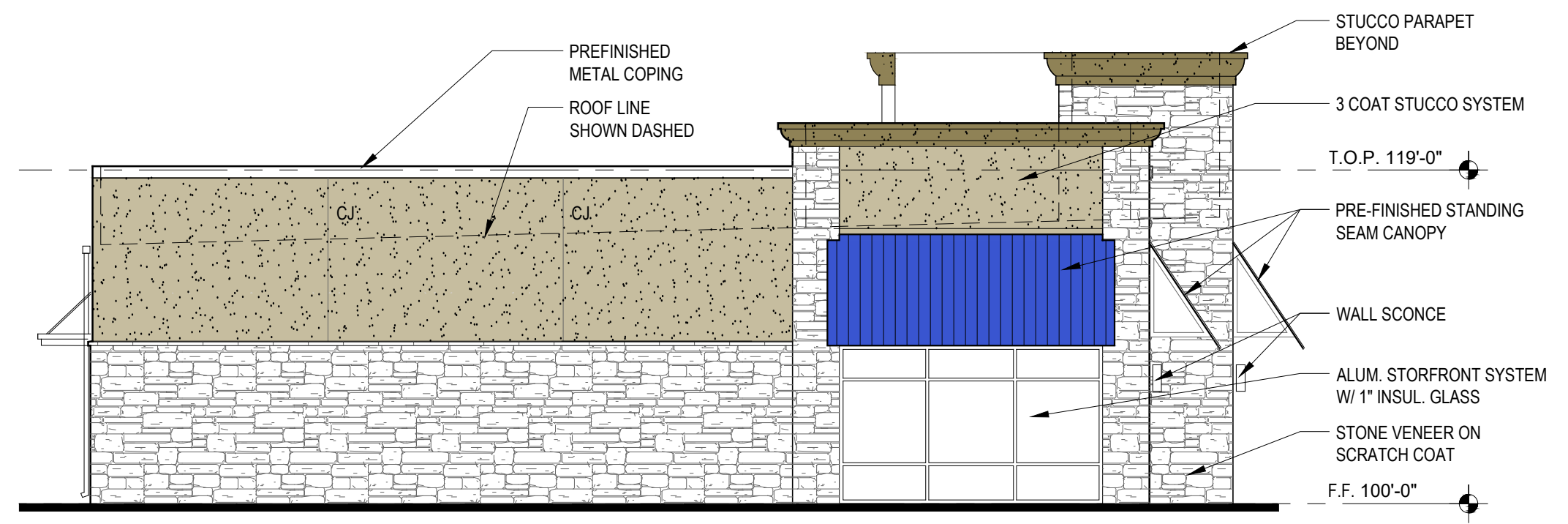
5909 Beth Drive  
Plano, Texas 75093

SHEET TITLE:  
AFTER SCHOOL SHELL BLDG. -  
EXTERIOR ELEVATIONS

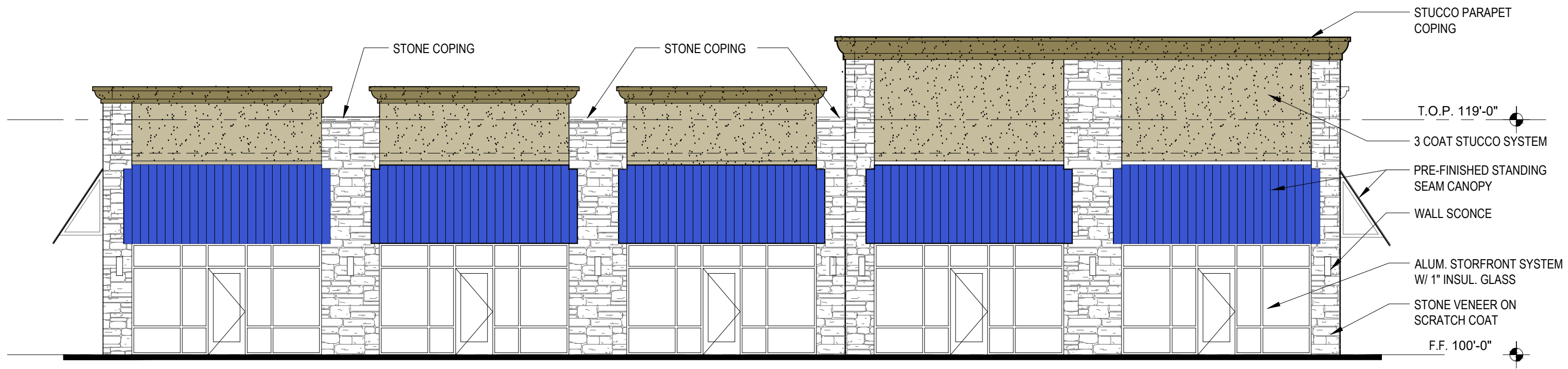
SHEET NO.

**A3.2**

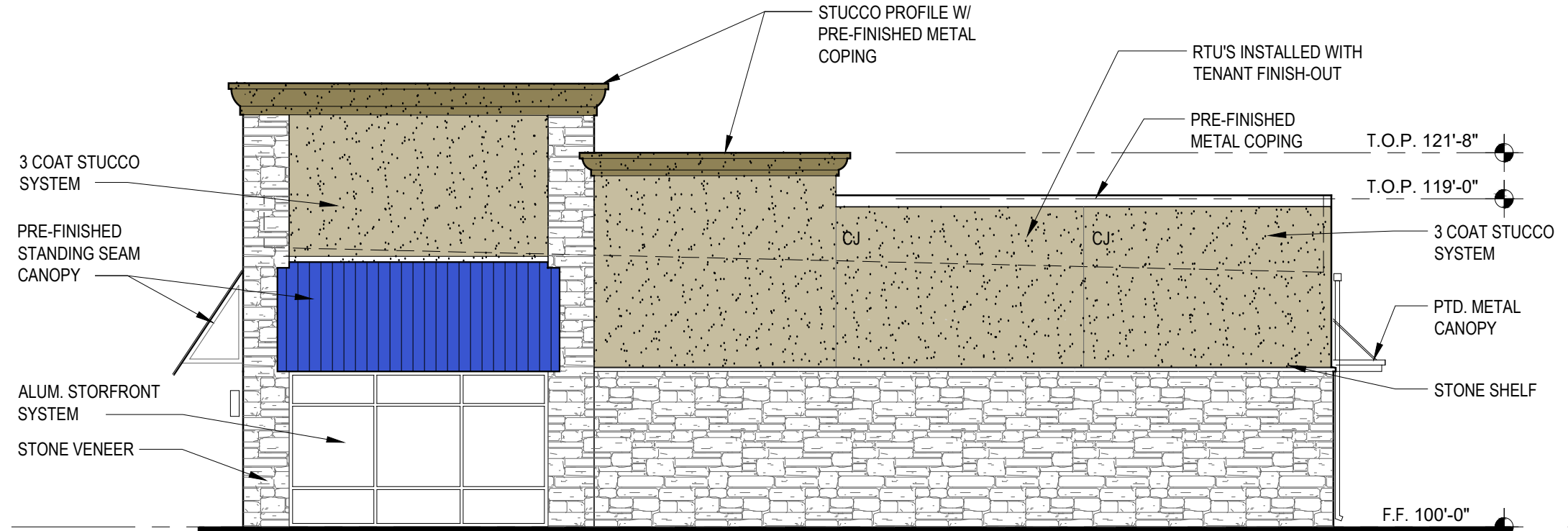
ISSUE DATE: MARCH 20, 2020



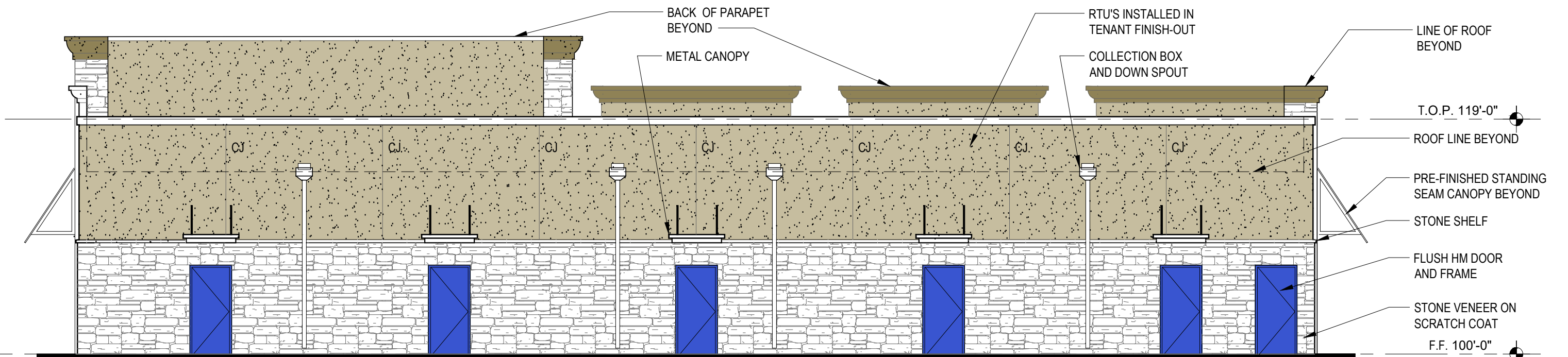
**1 WEST ELEVATION**  
SCALE: 1/8= 1'-0"



**2 SOUTH ELEVATION**  
SCALE: 1/8= 1'-0" FRONT ELEVATION



**3 EAST ELEVATION**  
SCALE: 1/8= 1'-0"



**4 NORTH ELEVATION**  
SCALE: 1/8= 1'-0" STREET ELEVATION

SHELL BUILDING										
BUILDING MATERIALS	NORTH		SOUTH		EAST		WEST		TOTALS	
	SF	%	SF	%	SF	%	SF	%	SF	%
STUCCO	498	39.4 %	498	39.4 %	798	16 %	916	48.5 %	2,710	27.9 %
STONE VENEER	519	41 %	519	41 %	206	4 %	741	39.3 %	1,985	20.4 %
ALUM. WINDOWS	135	10.6 %	135	10.6 %	3,450	68 %	0	0 %	3,951	40.7 %
DOORS	0	0 %	0	0 %	105	6.7 %	126	6.7 %	231	2.4 %
METAL CANOPY	102	8 %	102	8 %	500	24 %	70	3.7 %	774	8 %
STONE SHELF	11	1 %	11	1 %	4	0 %	33	1.8 %	59	0.6 %
TOTALS	1,265	100 %	1,265	100 %	5,060	100 %	1,886	100 %	9,710	100 %

NOTE:  
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WHEN PERMITTED EXPOSED UTILITY BOXES AND CONDUITS SHALL BE PAINTED TO MATCH BUILDING.  
ALL SIGNAGE AREA AND LOCATIONS ARE SUBJECT TO APPROVAL BY BUILDING INSPECTION DEPARTMENT.

# EXTERIOR MATERIAL SAMPLE BOARD

## TRIM COLOR

DOVER WHITE, SW 6385  
PAINTED TRIM BELOW CANOPY

## HM DOORS

HM DOORS - Indigo Batik, SW 7602  
STANDING SEAM CANOPY

## WALL STUCCO

COLOR - STO #16031  
ELEVATION LOCATIONS:  
\* STUCCO ABOVE STONE WAINSCOT  
\* STUCCO FINISH ON FRP ENTRY COLUMN COVERS

## WHITE LIMESTONE

COLOR - HARD WHITE W/ 10% NICOTINE ACCENTS

ELEVATION LOCATIONS:  
- STONE VENEER WAINSCOT  
- 3" x 2'-0" CUT STONE SHELF TRANSITION AT  
BASE OF STUCCO

## WINDOWS

FIBERGLASS SINGLE HUNG WINDOW  
FRAME - WHITE



### PROJECT **Pinnacle Montessori Academy of Rockwall**

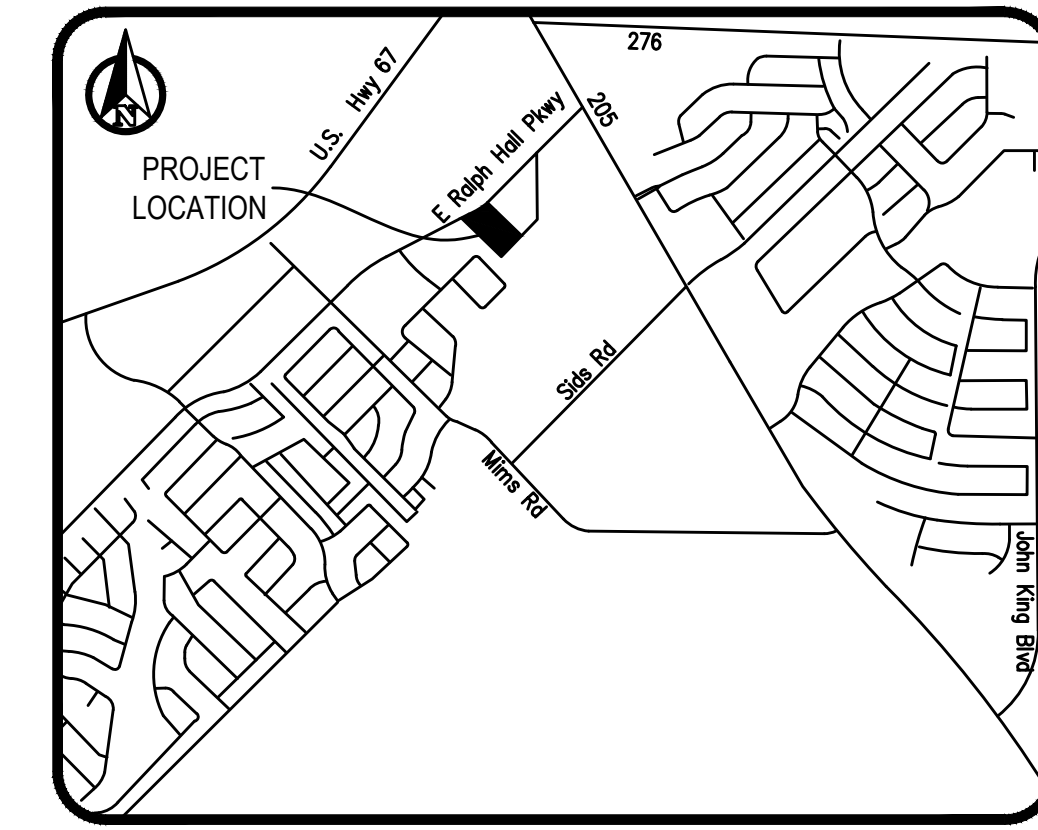
Site Address:  
E. Ralph Hall Parkway and Plaza Drive  
Rockwall, Texas



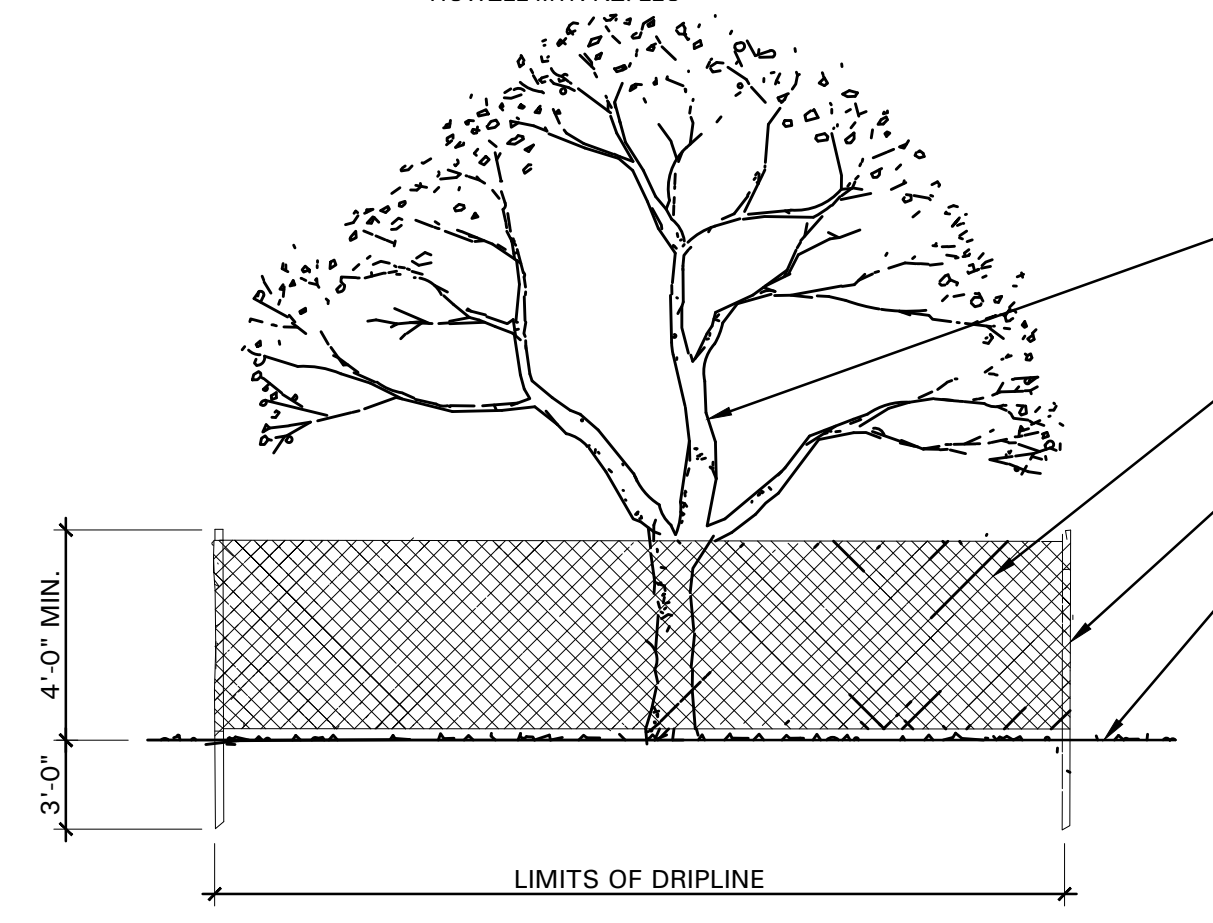
OMEGA DESIGN LLC  
811 SOUTH CENTRAL EXPRESSWAY -  
SUITE 306  
RICHARDSON, TEXAS 75080  
214-462-7330



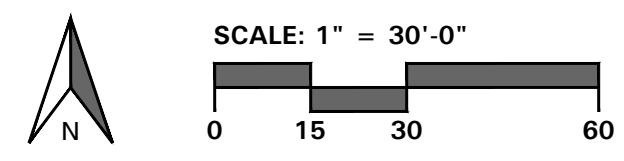
SITE DATA			
	AREA (SFI)	AREA (AC)	AREA (%)
LOT AREA (PROPOSED LOT 5a)	115,390	2.65	-
LOT AREA (PROPOSED LOT 5b)	158,147	3.63	-
BUILDING SIZE (LOT 5a)	17,367	0.39	15.05%
BUILDING SIZE (LOT 5b)	-	-	-
IMPERVIOUS AREA (LOT 5a)	57,937	1.33	50.21%
IMPERVIOUS AREA (LOT 5b)	11,302	0.26	7.14%



- TREE PRESERVATION NOTES**
- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIP LINE (CANOPY) OF TREE.
  - IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION / CONSTRUCTION, NOTIFY OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
  - NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
  - ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
  - NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIP LINE OF ANY TREE.
  - NO EQUIPMENT MAY BE CLEANED OR TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS, SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIP LINE OF A TREE INCLUDING BUT NOT LIMITED TO: PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
  - NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY TREE.
  - NO VEHICULAR / CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIP LINE OF TREES.
  - BORING OF UTILITIES MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.
  - IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
  - ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY OWNER'S AUTHORIZED REPRESENTATIVE PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT OWNER'S AUTHORIZED REPRESENTATIVE WITH 72 HOURS NOTICE TO SCHEDULE ON-SITE MEETING.
  - ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIP LINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4') FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING SHALL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL.
  - WHEN A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE OWNER'S AUTHORIZED REPRESENTATIVE IMMEDIATELY. UNDER NO CIRCUMSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE OWNER'S AUTHORIZED REPRESENTATIVE.



- EXISTING TREE LEGEND**
- (Circle with dot) EXISTING TREE TO REMAIN
  - (Circle with cross) EXISTING TREE TO BE REMOVED
  - (Dashed line) TREE PROTECTION FENCING TO REMAIN DURING CONSTRUCTION REFER TO 01/L1.01
- REFER TO PLAN FOR EXISTING TREE TO REMAIN
- SNOW FENCE, ORANGE VINYL CONSTRUCTION FENCE, OR CHAINLINK FENCE
- METAL T-POST PLACED NO FURTHER THAN 8' APART
- EXISTING GRADE TO REMAIN UNDISTURBED



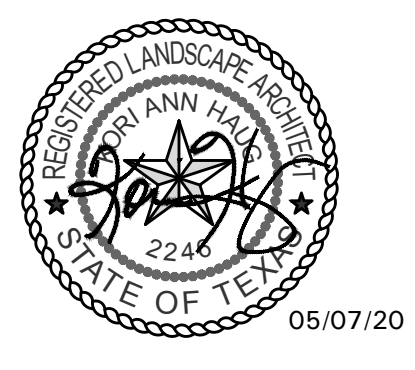
**BELLE FIRMA**

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

**OMEGA DESIGN, LLC**  
 811 S. CENTRAL EXPRESSWAY  
 SUITE 306  
 RICHARDSON, TX 75080

TPBE FIRM NO. F-20145

REVISIONS		
#	DATE	COMMENTS
1	05.06.20	City Comments



OWNER INFORMATION

**Lakeside Kids, LLC**  
 5909 Beth Drive  
 Plano, TX 75093

PROJECT INFORMATION

**PINNACLE MONTESSORI  
 ACADEMY ROCKWALL**  
 E. RALPH HALL PARKWAY AND PLAZA DRIVE  
 ROCKWALL, TEXAS

SHEET TITLE

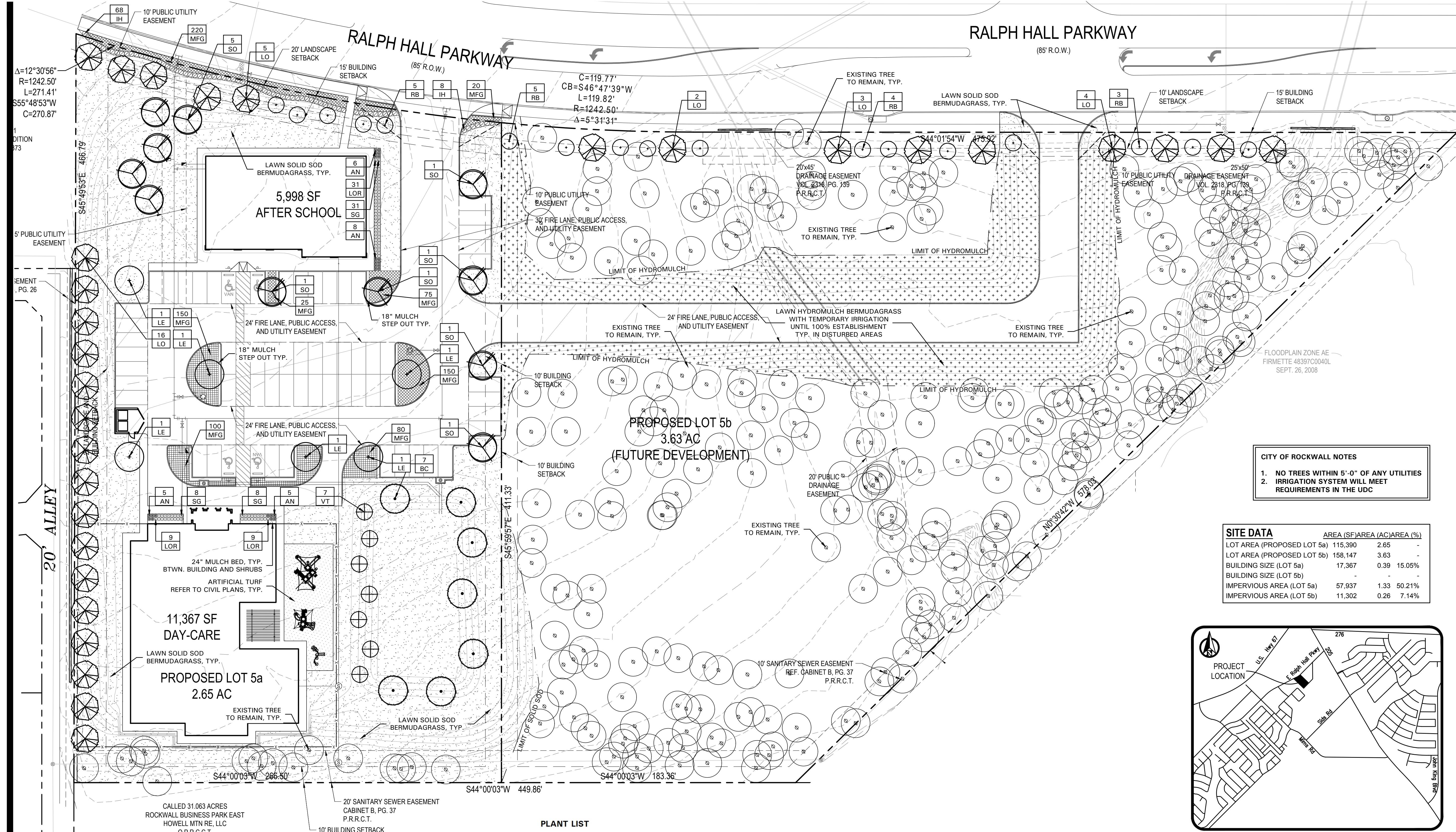
**TREE PRESERVATION PLAN**

SHEET NUMBER

**L1.01**

ISSUE DATE: 03-20-2020





**OMEGA DESIGN, LLC**  
 811 S. CENTRAL EXPRESSWAY  
 SUITE 306  
 RICHARDSON, TX 75080

TPBE FIRM NO. F-20145

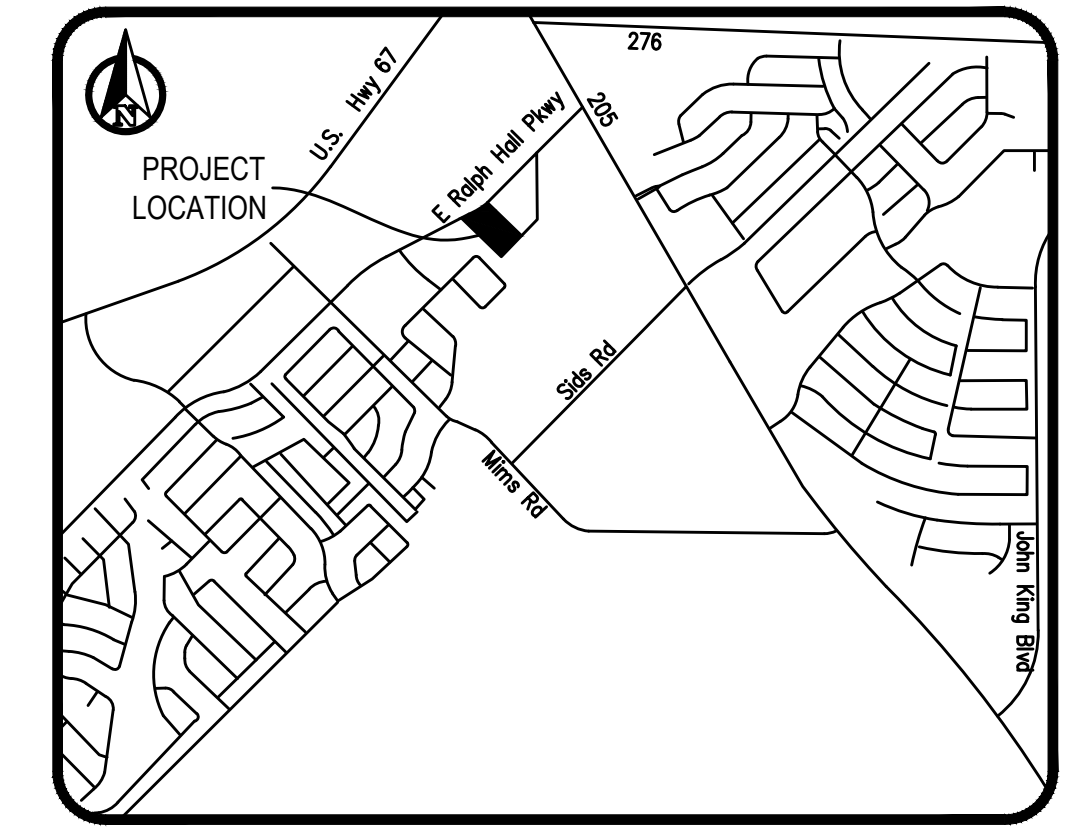
REVISIONS		
#	DATE	COMMENTS
1	05.06.20	City Comments

PROFESSIONAL SEAL  
  
 OWNER INFORMATION

**CITY OF ROCKWALL NOTES**  
 1. NO TREES WITHIN 5'-0" OF ANY UTILITIES  
 2. IRRIGATION SYSTEM WILL MEET REQUIREMENTS IN THE UDC

**SITE DATA**

	AREA (S.F.)	AREA (AC)	AREA (%)
LOT AREA (PROPOSED LOT 5a)	115,390	2.65	-
LOT AREA (PROPOSED LOT 5b)	158,147	3.63	-
BUILDING SIZE (LOT 5a)	17,367	0.39	15.05%
BUILDING SIZE (LOT 5b)	-	-	-
IMPERVIOUS AREA (LOT 5a)	57,937	1.33	50.21%
IMPERVIOUS AREA (LOT 5b)	11,302	0.26	7.14%



**PLANT LIST**

SYMBOL	BOTANICAL NAME	COMMON NAME	TYPE	QTY.	SIZE	REMARKS
<b>TREES</b>						
BC	<i>Taxodium distichum</i>	Bald Cypress	Canopy	7	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
LE	<i>Ulmus parvifolia 'Sempervirens'</i>	Lacinate Elm	Canopy	6	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
LO	<i>Quercus virginiana</i>	Live Oak	Canopy	30	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
RB	<i>Cercis canadensis 'Oklahoma'</i>	Oklahoma Redbud	Canopy	17	30 gal.	container grown, 8' ht., 4' spread min.
SO	<i>Quercus shumardii</i>	Shumard Red Oak	Canopy	11	4" cal.	container grown, 15' ht., 6' spread, 6' branching ht., matching
VT	<i>Vitex agnus-castus</i>	Vitex	Accent	7	2" cal.	B&B or container grown, 8' ht., 4' spread, 3 trunk min.
				Total Canopy Trees:	54	
				Total Accent Trees:	24	
<b>SHRUBS/GROUND COVER</b>						
AN	<i>Juniperus tobinia 'Andorra'</i>	Andorra Juniper		24	5 gal.	container full, 20" spread, 24" o.c.
IH	<i>Raphiolepis indica 'Clara'</i>	Indian Hawthorne 'Clara'		75	5 gal.	container full, 24" spread, 36" o.c.
LOR	<i>Loropetalum chinensis 'Plum Delight'</i>	Loropetalum 'Plum Delight'		49	3 gal.	container full, 18" spread, 24" o.c.
MFG	<i>Nassella tenuissima</i>	Mexican Feathergrass		820	1 gal.	container full, 24" o.c.
SG	<i>Salvia greggii 'Red'</i>	Salvia Greggii 'Red'		47	5 gal.	container full, 20" spread 24" o.c.
	<i>Cynodon dactylon</i>	Common Bermudagrass				solid sod, refer to Solid Sod Notes

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

**PROJECT NAME:** PINNACLE MONTESSORI ROCKWALL  
**EXISTING LEGAL DESCRIPTION:** LOT 5, ROCKWALL BUSINESS PARK EAST  
**CASE NUMBER:** XXXXXXXXXX  
**CURRENT OWNER:** DALLAS EAST, ATTN: JIM VAUDAGNA  
 1445 W SAN CARLOS ST.  
 SAN JOSE, CA 95126  
**DEVELOPER:** EPSILON LAND DEVELOPMENT, JARED HELMBERGER  
 811 S. CENTRAL EXPRESSWAY, #306  
 RICHARDSON, TX 75080

SCALE: 1" = 30'-0"  
  
  
 4245 North Central Expy  
 Suite 501  
 Dallas, Texas 75205  
 214.865.7192 office

**Lakeside Kids, LLC**  
 5909 Beth Drive  
 Plano, TX 75093

PROJECT INFORMATION

**PINNACLE MONTESSORI  
 ACADEMY ROCKWALL**  
 E. RALPH HALL PARKWAY AND PLAZA DRIVE  
 ROCKWALL, TEXAS  
 PROJECT NUMBER: PMA032

SHEET TITLE

LANDSCAPE PLAN

SHEET NUMBER

**L2.01**

ISSUE DATE: 03-20-2020

**LANDSCAPE NOTES**

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR SHALL PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS.
5. CONTRACTOR SHALL CROWN ALL LANDSCAPE ISLANDS TO 6" HEIGHT, TYPICAL AND UNIFORM THROUGHOUT THE SITE.
6. CONTRACTOR SHALL OBTAIN LANDSCAPE ARCHITECT'S APPROVAL OF FINE GRADING, CROWNS, AND BERMS PRIOR TO INSTALLING LANDSCAPE. NOTIFY LANDSCAPE ARCHITECT 72 HOURS IN ADVANCE TO SCHEDULE A SITE VISIT.
7. ALL PLANTING BEDS AND LAWN AREAS SHALL BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS, OR CURBS. CUT STEEL EDGING AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND CURBS.
8. TOP OF MULCH SHALL BE 1/2" MINIMUM BELOW THE TOP OF WALKS AND CURBS.
9. ALL LAWN AREAS SHALL BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.
10. ALL REQUIRED LANDSCAPE AREAS SHALL BE PROVIDED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM WITH RAIN AND FREEZE SENSORS AND EVAPOTRANSPIRATION (ET) WEATHER-BASED CONTROLLERS AND SAID IRRIGATION SYSTEM SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL AND INSTALLED BY A LICENSED IRRIGATOR.
11. CONTRACTOR SHALL PROVIDE BID PROPOSAL LISTING UNIT PRICES FOR ALL MATERIAL PROVIDED.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.

**MAINTENANCE NOTES**

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

**GENERAL LAWN NOTES**

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION.
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
6. CONTRACTOR SHALL PROVIDE AN ADD ALTERNATE PRICE TO INSTALL (2") TWO INCHES OF IMPORTED TOPSOIL ON ALL LAWN AREAS IN LIEU OF USING EXISTING TOPSOIL ON-SITE. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM LAND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
7. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
8. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.

**SOLID SOD NOTES**

1. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY. ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
2. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
3. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
4. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDAGRASS SOD WITH WINTER RYEGRASS. AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

**HYDROMULCH NOTES**

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

**LANDSCAPE TABULATIONS - Lot 5a**  
*THE CITY OF ROCKWALL, TEXAS*

NON-RESIDENTIAL R.O.V. BUFFER  
 1. Ten (10') foot-wide landscape buffer with one tree per fifty (50) I.F. and one accent tree per (50) I.F., to include groundcover, berm, and shrubbery

RALPH HALL PARKWAY: 272 I.F.  
 Required Provided  
 10' wide buffer 20' wide buffer  
 (5) trees, 3" cal. (5) trees, 3" cal.  
 (5) accent trees (5) accent trees

RESIDENTIAL BUFFER  
 1. Twenty (20') foot-wide landscape buffer with one tree per twenty (20) I.F.

Residential Adjacency: 320 I.F.  
 Required Provided  
 20' wide buffer 20' wide buffer  
 (16) trees, 3" cal. (16) trees, 3" cal.

PARKING LOT LANDSCAPING  
 1. Five (5%) percent of the interior parking lot shall be landscape.  
 2. One tree per ten (10) spaces for lots over 20,000 s.f.

Total interior parking lot area: 23,980 s.f.  
 Total parking spaces: 64 spaces

Required Provided  
 1,199 s.f. (5%) 4,288 s.f.  
 (7) trees, 3" cal. (12) trees, 3" cal.

SITE LANDSCAPING  
 1. Fifteen (15%) percent of the total site shall be landscaped for COMMERCIAL.  
 2. Fifty (50%) percent of the total requirements shall be located in the front of and along side buildings for COMMERCIAL.

Total site: 273,538 s.f.

Required Provided  
 41,031 s.f. (15%) 56,373 s.f. (21%)  
 20,516 s.f. (50%) 24,603 s.f. (60%)

DETENTION BASIN LANDSCAPING  
 1. One (1) canopy tree and (1) accent tree per 750 s.f. of dry area.

Detention Basin Area: 5,362 s.f.

Required Provided  
 (7) trees, 3" cal. (7) trees, 3" cal.  
 (7) accent trees (7) accent trees

**LANDSCAPE TABULATIONS - Lot 5b**  
*THE CITY OF ROCKWALL, TEXAS*

NON-RESIDENTIAL R.O.V. BUFFER  
 1. Ten (10') foot-wide landscape buffer with one tree per fifty (50) I.F. and one accent tree per (50) I.F.

RALPH HALL PARKWAY: 596 I.F.  
 Required Provided  
 10' wide buffer 10' wide buffer  
 (12) trees, 3" cal. (9) trees, 3" cal.  
 (12) accent trees (12) accent trees  
 (3) existing trees

**CITY OF ROCKWALL NOTES**

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

**OMEGA DESIGN, LLC**  
 811 S. CENTRAL EXPRESSWAY  
 SUITE 306  
 RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

REVISIONS		
#	DATE	COMMENTS
1	05.06.20	City Comments



OWNER INFORMATION

**Lakeside Kids, LLC**  
 5909 Beth Drive  
 Plano, TX 75093

PROJECT INFORMATION

**PINNACLE MONTESSORI  
 ACADEMY ROCKWALL**  
 E. RALPH HALL PARKWAY AND PLAZA DRIVE  
 ROCKWALL, TEXAS

PROJECT NUMBER: PM1032

SHEET TITLE

LANDSCAPE NOTES

SHEET NUMBER

**L2.02**

ISSUE DATE: 03-20-2020


 SCALE: 1" = 30'-0"  


**BELLE FIRMA**  
 • 4245 North Central Expy  
 • Suite 501  
 • Dallas, Texas 75205  
 • 214.865.7192 office



**SECTION 32 9300 - LANDSCAPE**

**PART 1 - GENERAL**

**1.1 REFERENCED DOCUMENTS**

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

**1.2 DESCRIPTION OF WORK**

- A. Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

1. Planting (trees, shrubs and grasses)
2. Bed preparation and fertilization
3. Notification of sources
4. Water and maintenance until final acceptance
5. Guarantee

**1.3 REFERENCE STANDARDS**

- A. American Standard for Nursery Stock published by American Association of Nurserymen: April 14, 2014 Edition; by American National Standards Institute, Inc. (Z60.1) – plant material
- B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- C. Texas Association of Nurserymen, Grades and Standards
- D. Hortis Third, 1976 - Cornell University

**1.4 NOTIFICATION OF SOURCES AND SUBMITTALS**

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

**1.5 JOB CONDITIONS**

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

**1.6 MAINTENANCE AND GUARANTEE**

- A. Maintenance:
  1. The Landscape Contractor shall be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show healthy growth and satisfactory foliage conditions.
  2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
  3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by the Owner's Authorized Representative will be completed prior to written acceptance.
- B. Guarantee:
  1. Trees, shrubs and groundcover shall be guaranteed for a twelve (12) month period after final acceptance. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry have been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
    - a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
    - b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
    - c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with the contract requirements. All replacements are to be included under "Work" of this section.
  2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
  3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
  4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a complete, undamaged condition and there is a stand of grass in all lawn areas. At that time, the Owner will assume maintenance on the accepted work.

**1.7 QUALITY ASSURANCE**

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

**1.8 PRODUCT DELIVERY, STORAGE AND HANDLING**

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

**PART 2 - PRODUCTS**

**2.1 PLANTS**

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

**2.2 SOIL PREPARATION MATERIALS**

- A. Sandy Loam:
    1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
    2. Physical properties as follows:
      - a. Clay - between 7-27 percent
      - b. Silt - between 15-25 percent
      - c. Sand - less than 52 percent
    3. Organic matter shall be 3%-10% of total dry weight.
  - B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of coarse and fine textured material.
  - C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
  - D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
  - E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown, Living Earth Technologies or approved equal.
  - F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
  - G. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulfur and 4% iron, plus micronutrients.
  - H. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.
- 2.3 MISCELLANEOUS MATERIALS**
- A. Steel Edging: All steel edging shall be 3/16" thick x 4" deep x 16' long with 8 stakes per section, painted black at the factory as manufactured by The J.D. Russell Company and under its trade name DURAEDEG Heavy Duty Steel.
  - B. Staking Material for Shade Trees: refer to details.
  - C. Gravel: Washed native pea gravel, graded 1 inch to 1-1/2 inch.
  - D. Filter Fabric: "Mirafi Mirascope" by Mirafi Construction Products available at Lone Star Products, Inc., (469) 523-0444 or approved equal.
  - E. River Rock: "Colorado" or native river rock, 2" - 4" dia.

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

**PART 3 - EXECUTION**

**3.1 BED PREPARATION & FERTILIZATION**

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

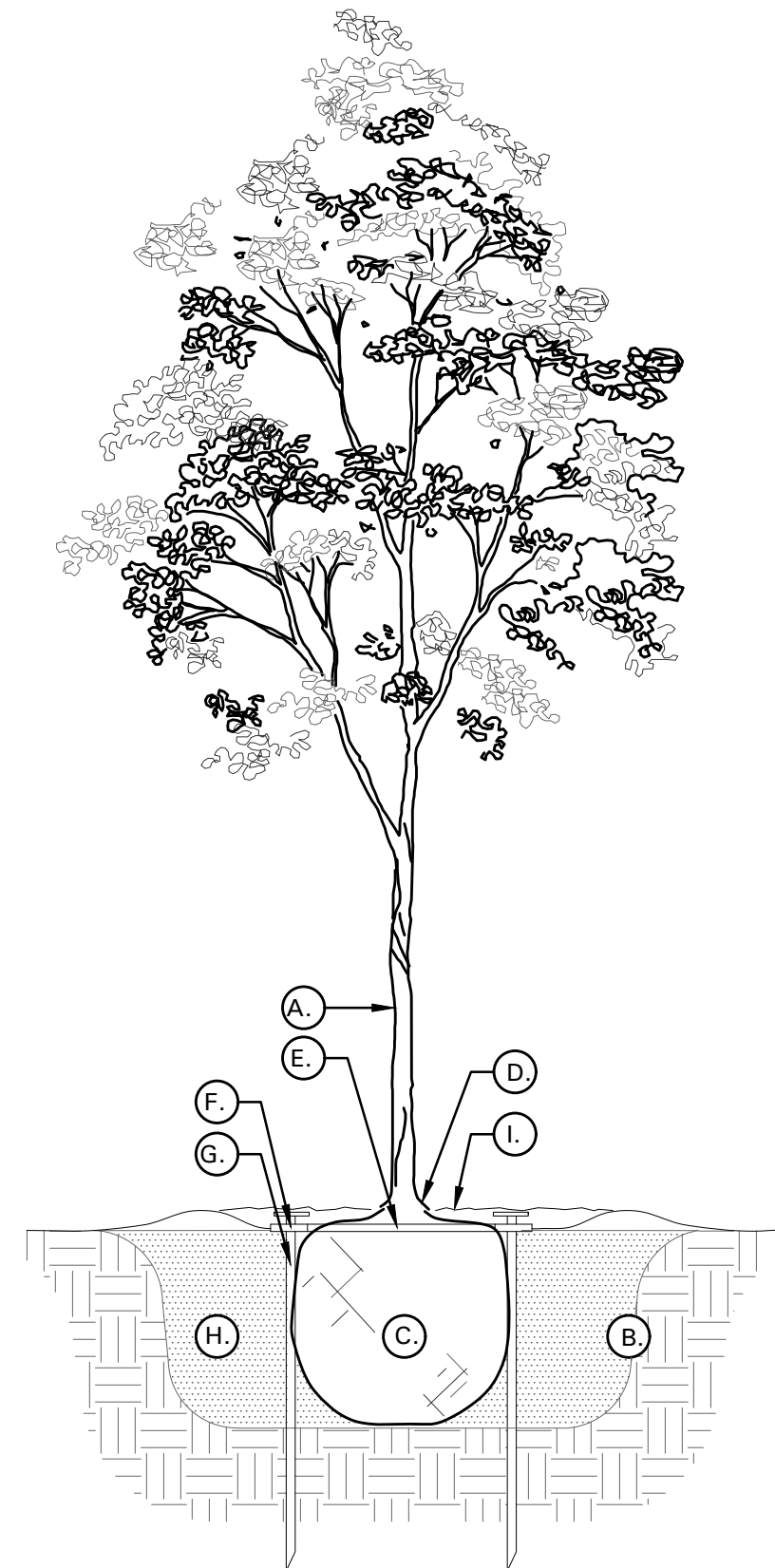
**3.2 INSTALLATION**

- A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- B. Plant materials shall be delivered to the site only after the beds are prepared and areas are ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- C. Position the trees and shrubs in their intended location as per plan.
- D. Notify the Owner's Authorized Representative for inspection and approval of all positioning of plant materials.
- E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.
- F. Shrub and tree pits shall be no less than twenty-four (24") inches wider than the lateral dimension of the earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over three-quarter (¾") inch in diameter. Plants should be thoroughly moist before removing containers.
- G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.
- H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect if the percolation test fails.

**3.3 CLEANUP AND ACCEPTANCE**

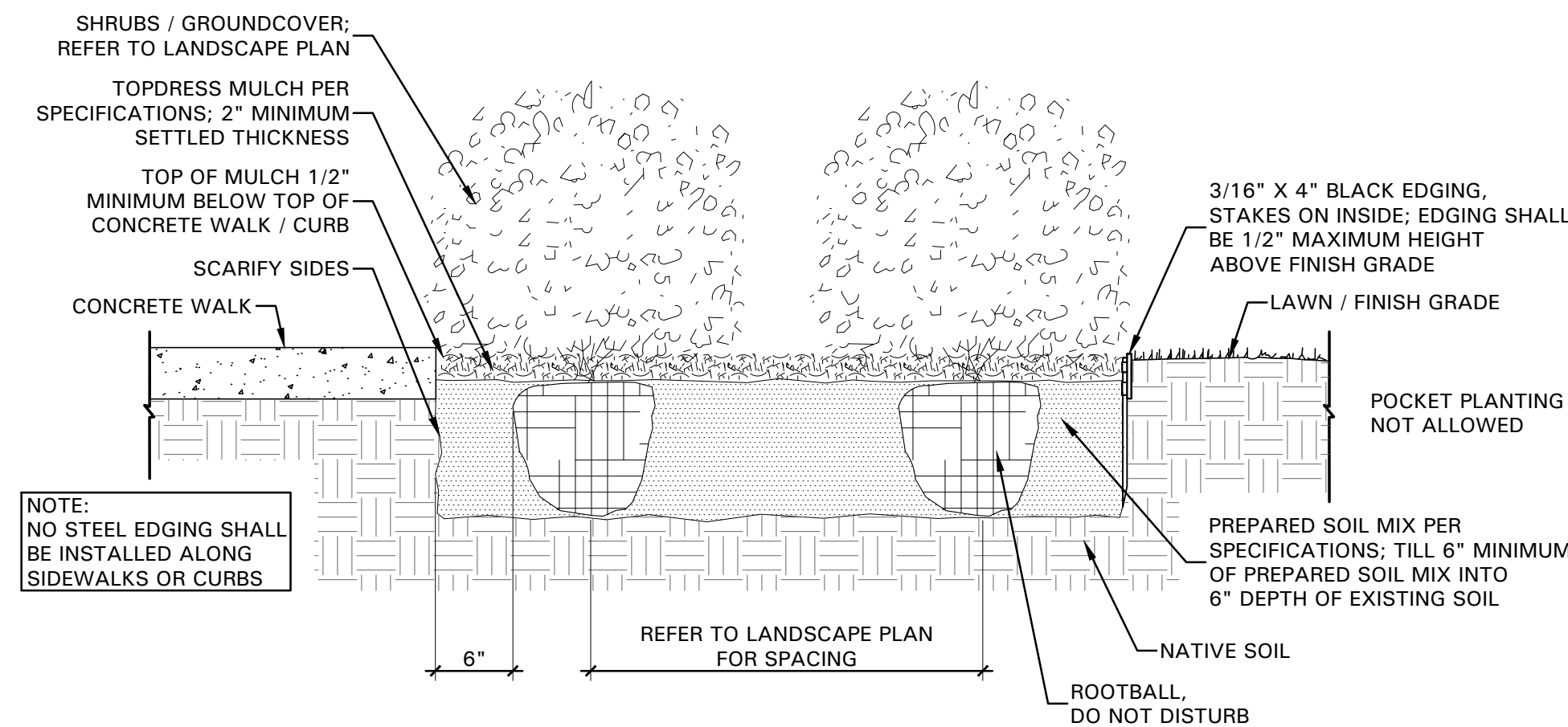
- A. Cleanup: During the work, the premises shall be kept neat and orderly at all times. Storage areas for all materials shall be so organized so that they, too, are neat and orderly. All trash and debris shall be removed from the site as work progresses. Keep paved areas clean by sweeping or hosing them at end of each work day.
- B. Pruning and Mulching: Pruning shall be directed by the Landscape Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by the National Arborist Association.
- C. Dead wood, suckers, broken and badly bruised branches shall be removed. General tipping of the branches is not permitted. Do not cut terminal branches.
- D. Pruning shall be done with clean, sharp tools.
- E. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.
- F. Steel Curbing Installation:
  1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
  2. All steel curbing shall be free of kinks and abrupt bends.
  3. Top of curbing shall be ½" maximum height above final finished grade.
  4. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
  5. Do not install steel edging along sidewalks or curbs.
  6. Cut steel edging at 45 degree angle where edging meets sidewalks or curbs.

END OF SECTION



**TREE PLANTING DETAIL LEGEND AND NOTES**

- A. TREE: TREES SHALL CONFORM WITH LATEST AMERICAN STANDARD FOR NURSERY STOCK. www.anla.org
- B. TREE PIT: WIDTH TO BE AT LEAST TWO (2) TIMES THE DIAMETER OF THE ROOT BALL CENTER TREE IN HOLE & REST ROOT BALL ON UNDISTURBED NATIVE SOIL.
- C. ROOT BALL: REMOVE TOP ½ BURLAP AND ANY OTHER FOREIGN OBJECT; CONTAINER GROWN STOCK TO BE INSPECTED FOR GIRDLING ROOTS.
- D. ROOT FLARE: ENSURE THAT ROOT FLARE IS EXPOSED, FREE FROM MULCH, AND AT LEAST TWO INCHES ABOVE GRADE. TREES SHALL BE REJECTED WHEN GIRDLING ROOTS ARE PRESENT & ROOT FLARE IS NOT APPARENT.
- E. ROOTBALL ANCHOR RING: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. PLACE ROOTBALL ANCHOR RING ON BASE OF ROOTBALL, TRUNK SHOULD BE IN THE CENTER OF THE RING.
- F. ROOT ANCHOR BY TREE STAKE SOLUTIONS.
- G. NAIL STAKE: REFER TO MANUFACTURER'S GUIDELINES FOR SIZING. INSTALL NAIL STAKES WITH HAMMER OR Mallet FIRMLY INTO UNDISTURBED GROUND. DRIVE NAIL STAKES FLUSH WITH "J" BRACKET ADJACENT TO ROOTBALL (DO NOT DISTURB ROOTBALL).
- H. BACKFILL: USE EXISTING NATIVE SOIL (no amendments) WATER THOROUGHLY TO ELIMINATE AIR POCKETS.
- I. MULCH: DOUBLE SHREDDED HARDWOOD MULCH 2" INCH SETTLED THICKNESS, WITH 2" HT. WATERING RING; ENSURE THAT ROOT FLARE IS EXPOSED. BELOW GROUND STAKE SHOULD NOT BE VISIBLE.
- J. TREE STAKES: TREE STAKE SOLUTIONS 'SAFETY STAKE' BELOW GROUND MODEL AVAILABLE FROM: Tree Stake Solutions ATTN: Jeff Tuley (903) 676-6143 jeff@treestakesolutions.com www.treestakesolutions.com OR APPROVED EQUAL. TREES SHALL BE STAKED BELOW GROUND WHERE NECESSARY; ABOVE GROUND STAKING IS EXPRESSLY PROHIBITED.
- K. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN A COPY OF THE MANUFACTURER'S SPECIFICATIONS PRIOR TO INSTALLATION OF TREE STAKES. CONTRACTOR SHALL ADHERE TO MANUFACTURER'S INSTALLATION GUIDELINES, SPECIFICATIONS, AND OTHER REQUIREMENTS FOR TREE STAKE INSTALLATION.



**01 TREE PLANTING DETAIL**  
NOT TO SCALE

**02 SHRUB / GROUNDCOVER DETAIL**  
NOT TO SCALE



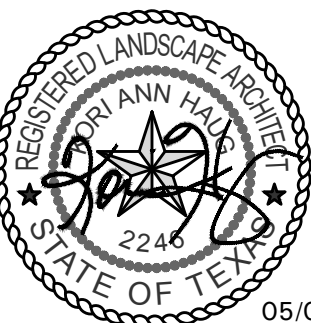
• 4245 North Central Expy  
• Suite 501  
• Dallas, Texas 75205  
• 214.865.7192 office

**OMEGA DESIGN, LLC**  
811 S. CENTRAL EXPRESSWAY  
SUITE 306  
RICHARDSON, TX 75080

TBPE FIRM NO. F-20145

REVISIONS		
#	DATE	COMMENTS
1	05.06.20	City Comments

PROFESSIONAL SEAL



05/07/20

OWNER INFORMATION

**Lakeside Kids, LLC**  
5909 Beth Drive  
Plano, TX 75093

PROJECT INFORMATION

**PINNACLE MONTESSORI  
ACADEMY ROCKWALL**  
E. RALPH HALL PARKWAY AND PLAZA DRIVE  
ROCKWALL, TEXAS

PROJECT NUMBER: PM032

SHEET TITLE

LANDSCAPE  
SPECIFICATIONS  
AND DETAILS

SHEET NUMBER

**L2.03**

ISSUE DATE: 03-20-2020



BLOCK 1  
IMAN ADDITION  
PAGE 373  
C.C.T.

F  
ESTATES  
PAGE 26  
C.C.T.

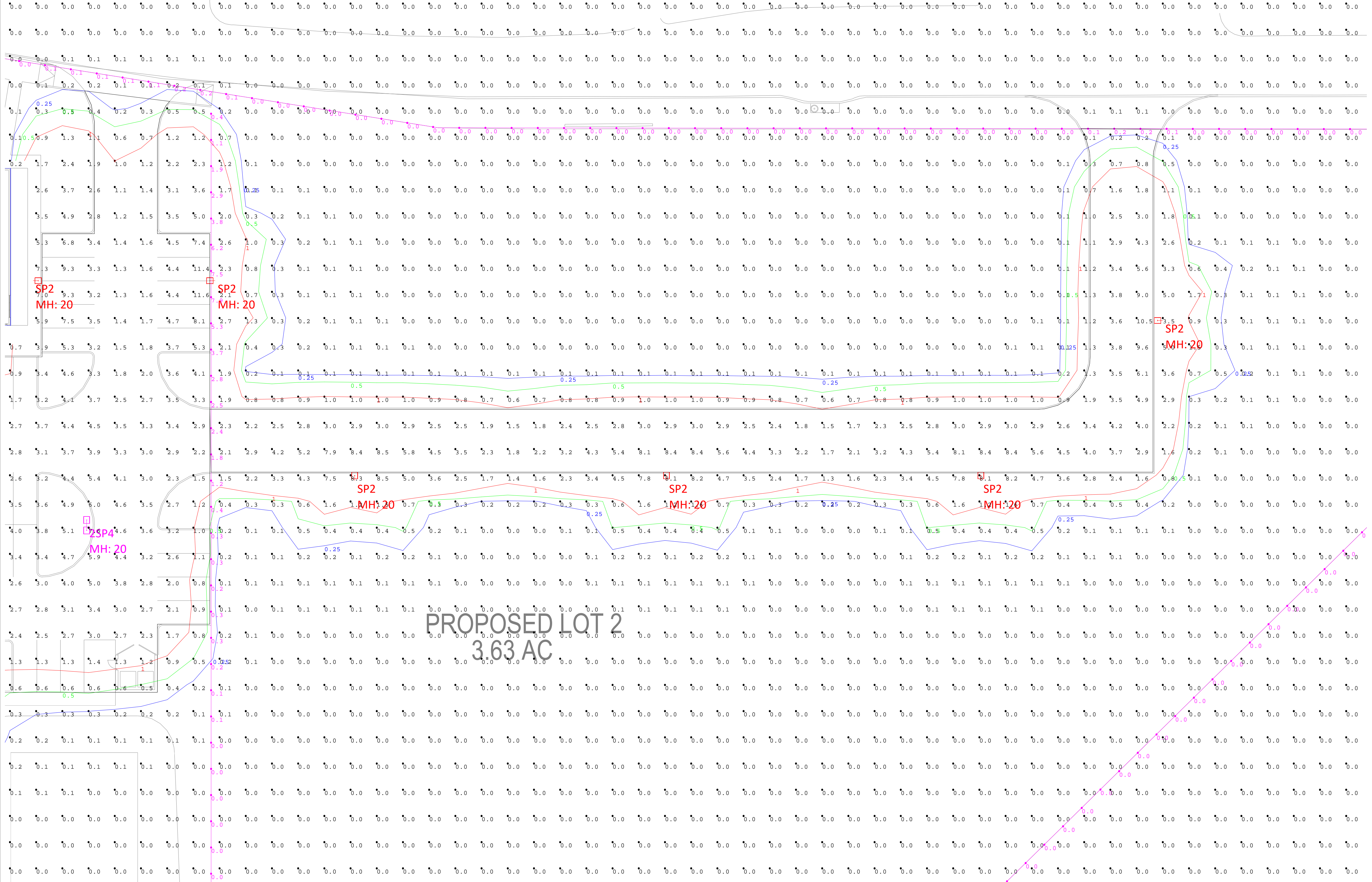
Site - West  
Scale: 1 inch= 20 Ft.

Project Name: PMA Rockwall  
Client: ARIO  
Drawn By: CWelborn  
Project # :  
Date: 5/6/2020  
Version:



THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR COMPLIANCE OF ALL APPLICABLE ENERGY CODES AND LIGHTING QUALITY STANDARDS.

1/2 PARKWAY  
5 W



PROPOSED LOT 2  
3.63 AC

Site - East  
Scale: 1 inch= 20 Ft.

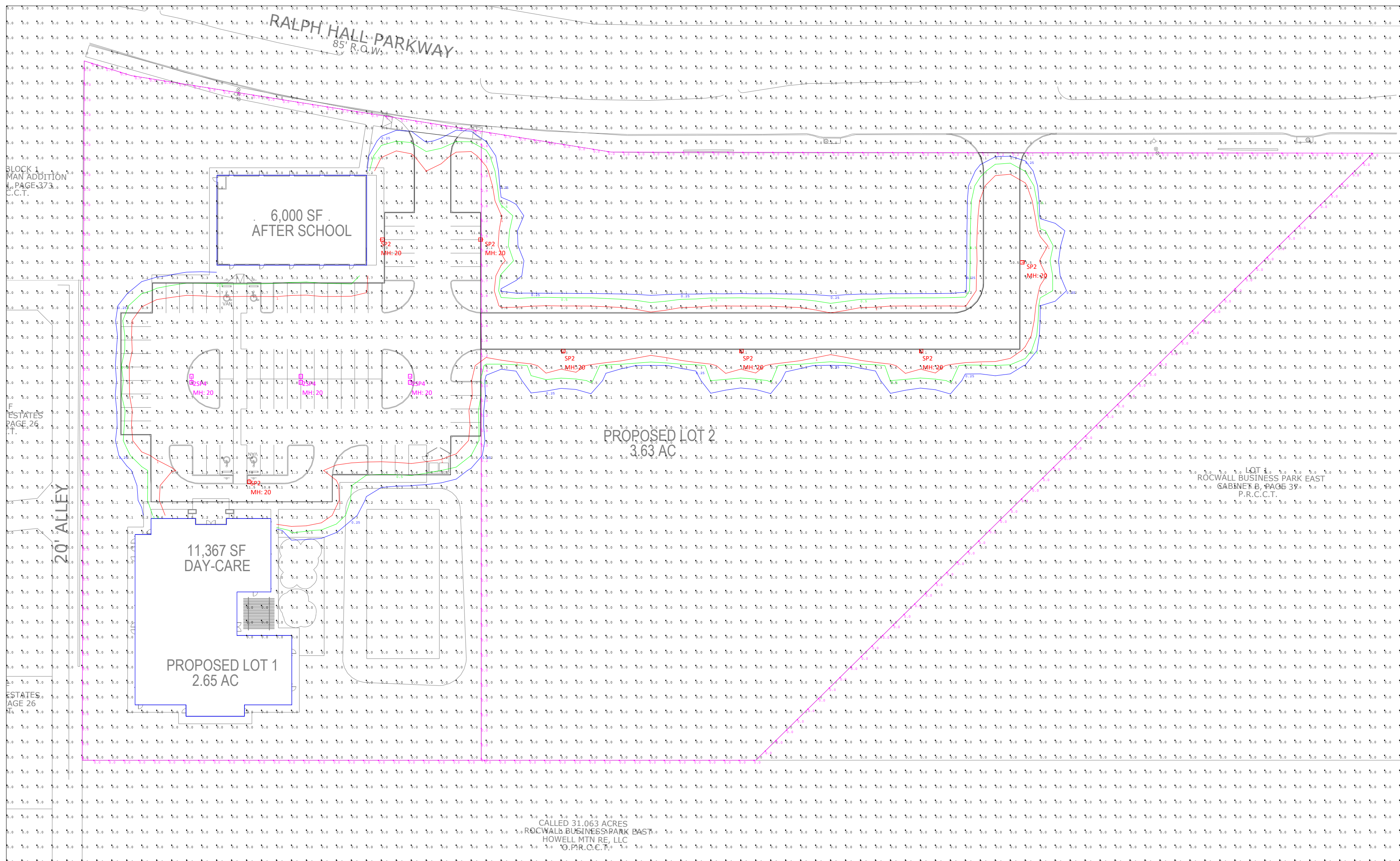
Project Name: PMA Rockwall	Project # :
Client: ARIO	Date: 5/6/2020
Drawn By: CWelborn	Version:



THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR COMPLIANCE OF ALL APPLICABLE ENERGY CODES AND LIGHTING QUALITY STANDARDS.

Luminaire Schedule					LLF	Lum. Lumens	Lum. Watts	Total Watts	Filename
Symbol	Label	Qty	Arrangement	Manufacturer & Part Number					
	2SP4	3	BACK-BACK	BEACON VP-L-64L-135-4K7-4   2@180DEGREES	0.900	14935	130.874	785.244	VP-L-64L-135-4K7-4 (7).ies
	SP2	7	SINGLE	BEACON VP-L-64L-135-4K7-2	0.900	17761	137.6	963.2001	VP-L-64L-135-4K7-2 (3).ies

Calculation Summary										
Label	CalcType	Units	PtSpcLr	PtSpcTb	Avg	Max	Min	Avg/Min	Max/Min	Description
Grade	ILLUMINANCE	Fc	10	10	0.22	11.6	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG
Property Line	ILLUMINANCE	Fc	10	N.A.	0.20	7.9	0.0	N.A.	N.A.	Readings taken at 0'-0" AFG
East Drive	ILLUMINANCE	Fc			3.69	10.5	0.1	36.90	105.00	
Parking Lot & Drives	ILLUMINANCE	Fc			3.00	11.6	0.2	15.00	58.00	



Site - Overall  
Scale: 1 inch= 50 Ft.

- NOTES:
- 1) Fixture Mounting Heights (MH) are indicated next to each fixture.
  - 2) All fixtures labeled with "\_alt" indicates an alternative fixture different from what was listed in the fixture schedule received was used in this calculation
  - 3) All fixtures labeled with "\_ph" indicates that another fixture's IES file was used as a placeholder due to unavailable IES files from the specified Manufacturer.
  - 4) Interior reflectances 80/50/20; exterior reflectances 20% UON.
  - 5) Quantity (QTY) indicated on HLA Luminaire Schedule is for what is included in this calculation study only - Not final counts.
  - 6) Contractor to verify exact fixture quantities and fixture run lengths before ordering.

Project Name: PMA Rockwall  
Client: ARIO  
Drawn By: CWelborn

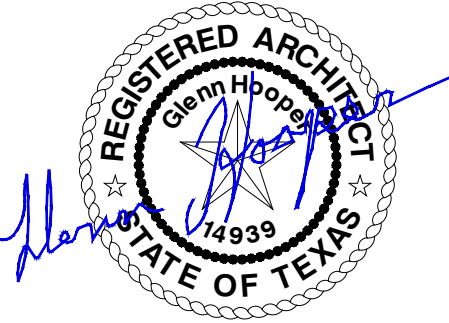
Project # :  
Date: 5/6/2020  
Version:



THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR COMPLIANCE OF ALL APPLICABLE ENERGY CODES AND LIGHTING QUALITY STANDARDS.

Revisions:

#	DATE	COMMENTS



MAR. 20, 2020  
EXPIRES SEPT. 30, 2020

**PROJECT**  
**PINNACLE**  
**MONTESSORI**  
**OF**  
**ROCKWALL**

Site Address:  
E. Ralph Hall and Plaza Drive  
Rockwall, Texas

PROJECT #  
SRC 032

OWNER

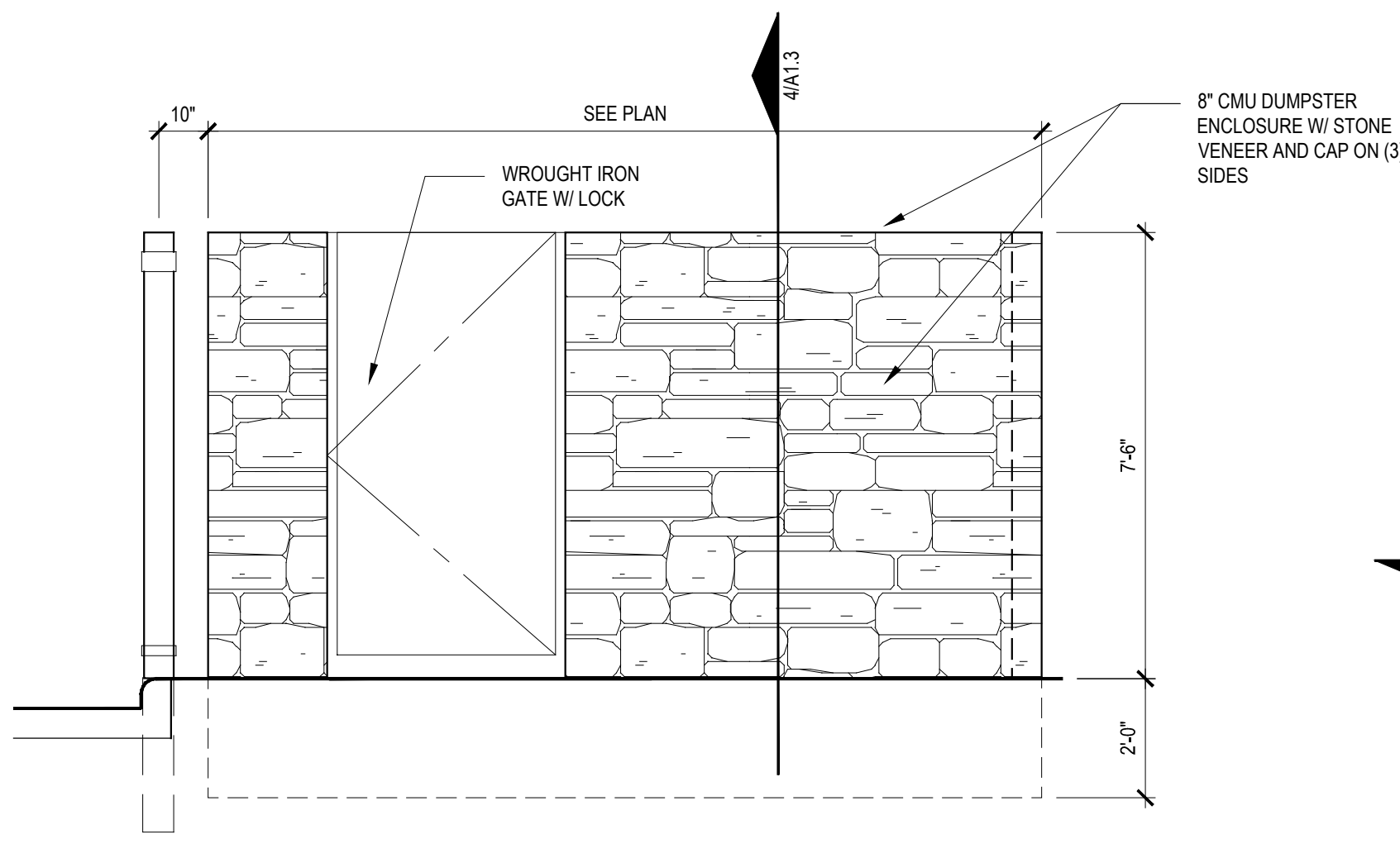
**Lakeside**  
**Kids, LLC**

5909 Beth Drive  
Plano, Texas 75093

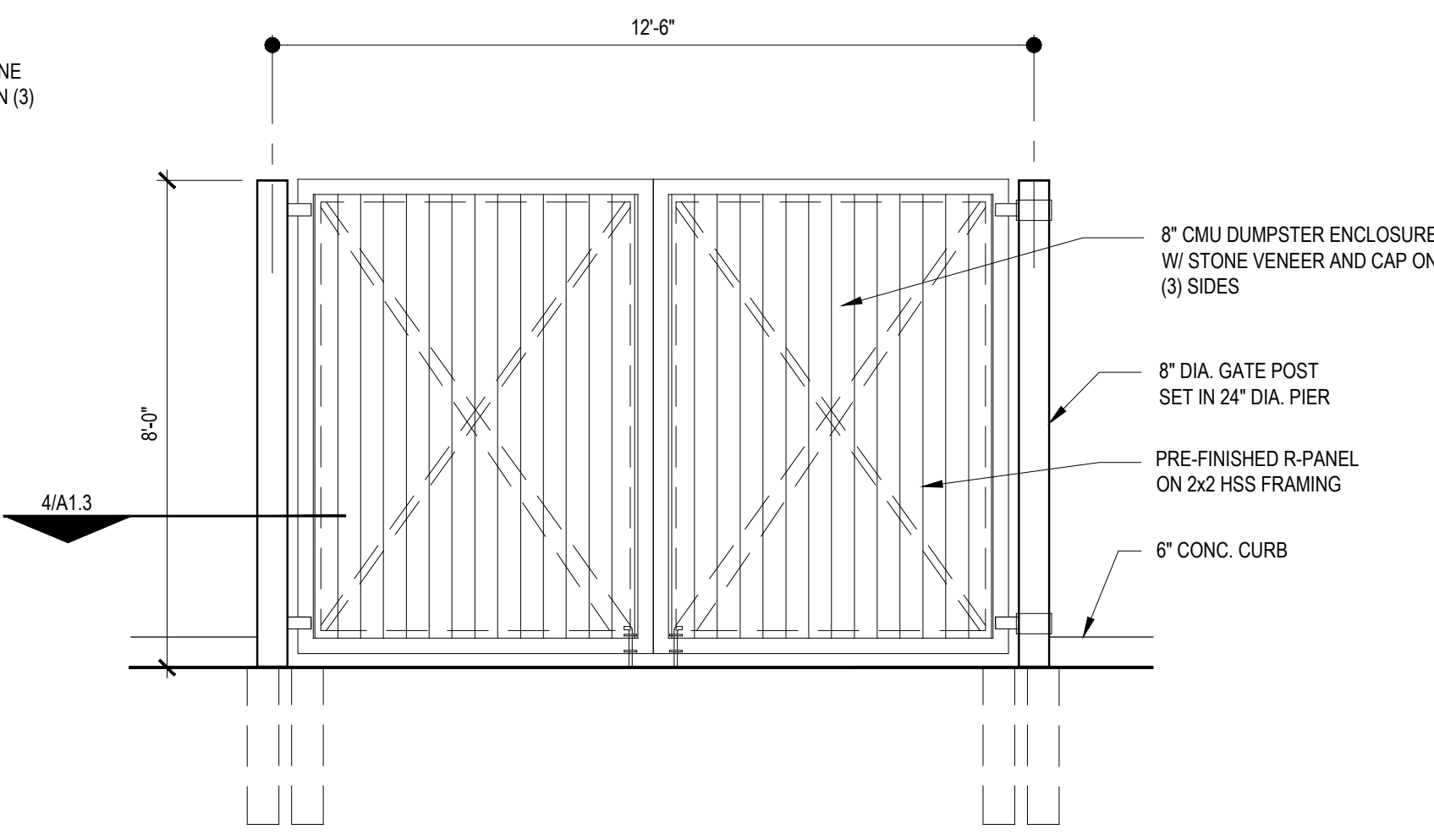
SHEET TITLE:  
SITE DETAILS

SHEET NO.

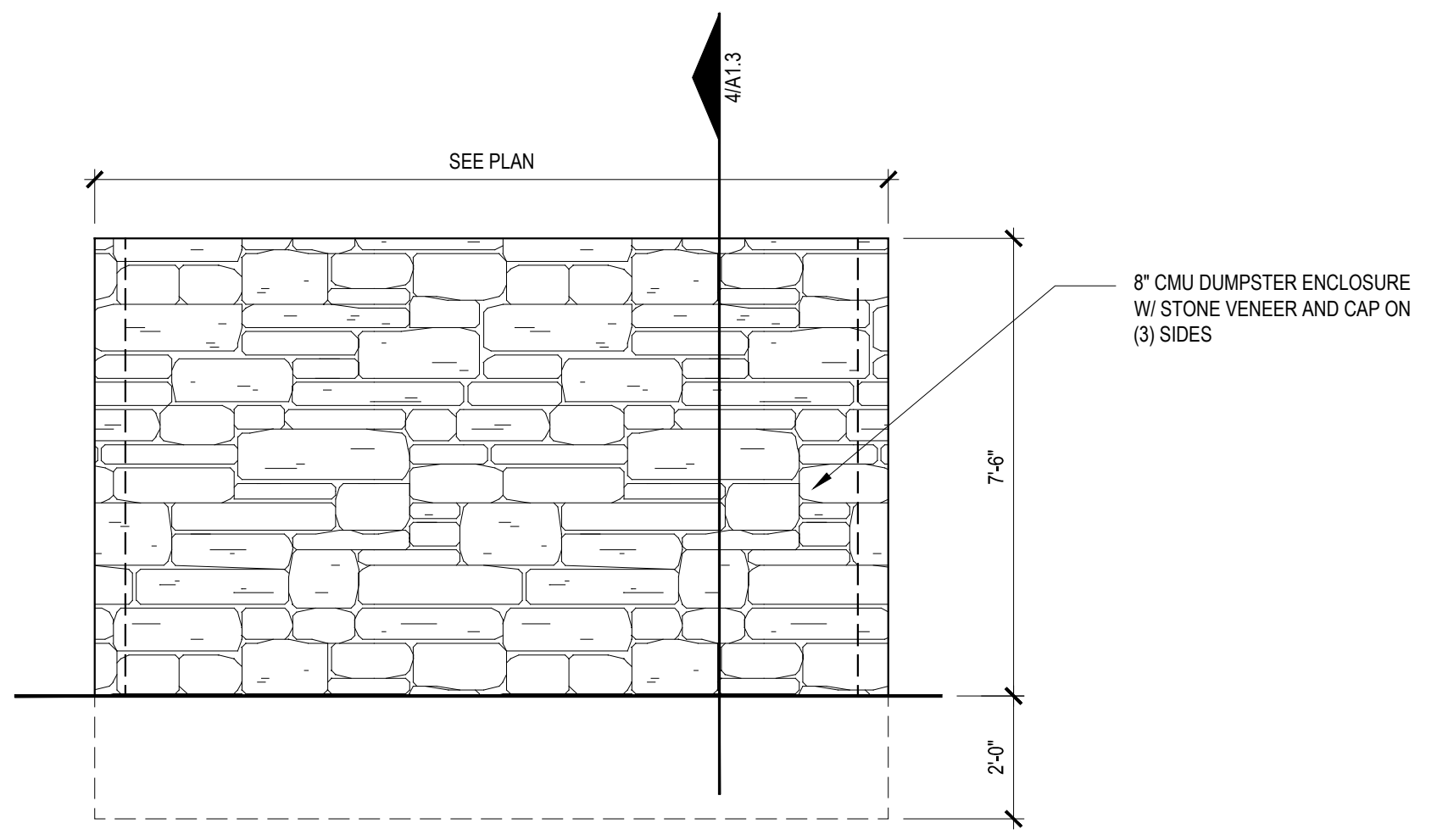
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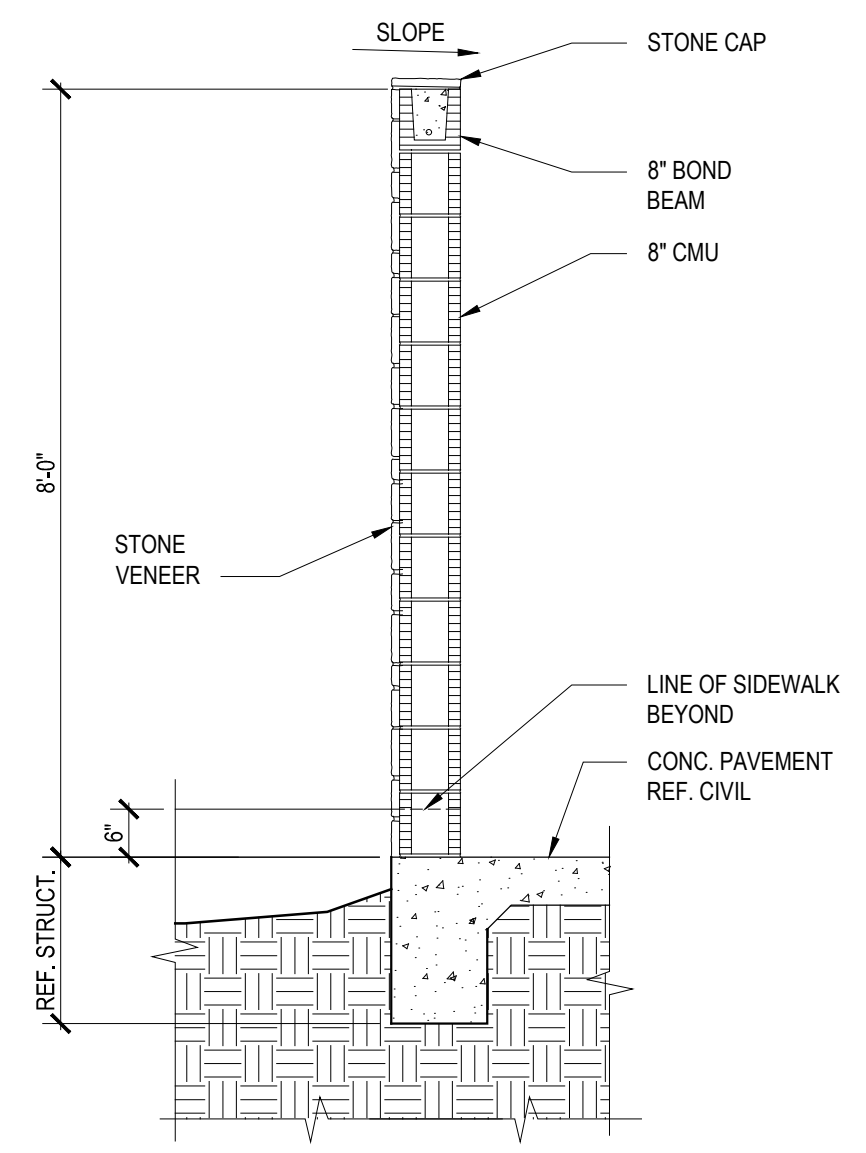
**1 DUMPSTER ENCLOSURE-SIDE**  
SCALE: 3/8= 1'-0"



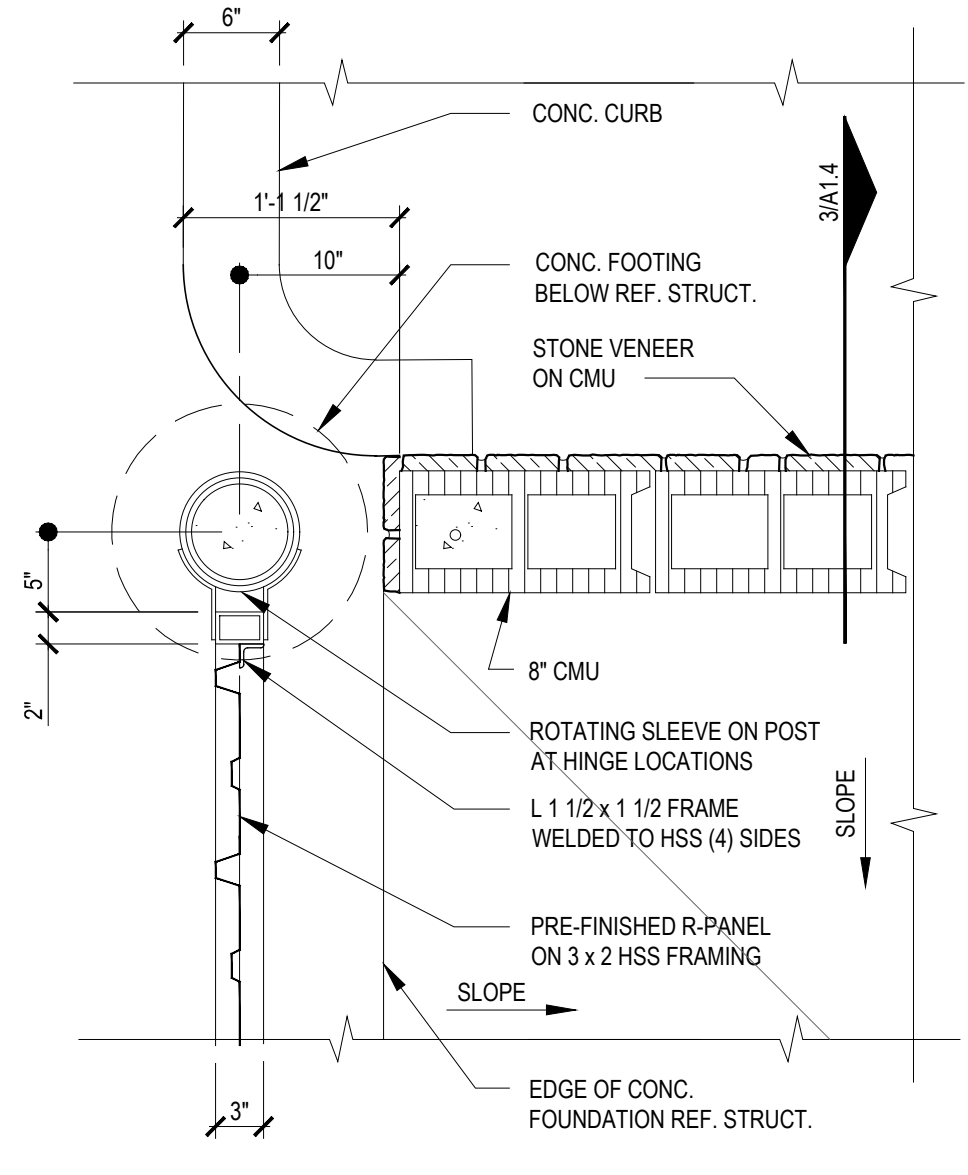
**2 DUMPSTER ENCLOSURE-FRONT**  
SCALE: 3/8= 1'-0"



**3 DUMPSTER ENCLOSURE-REAR**  
SCALE: 3/8= 1'-0"

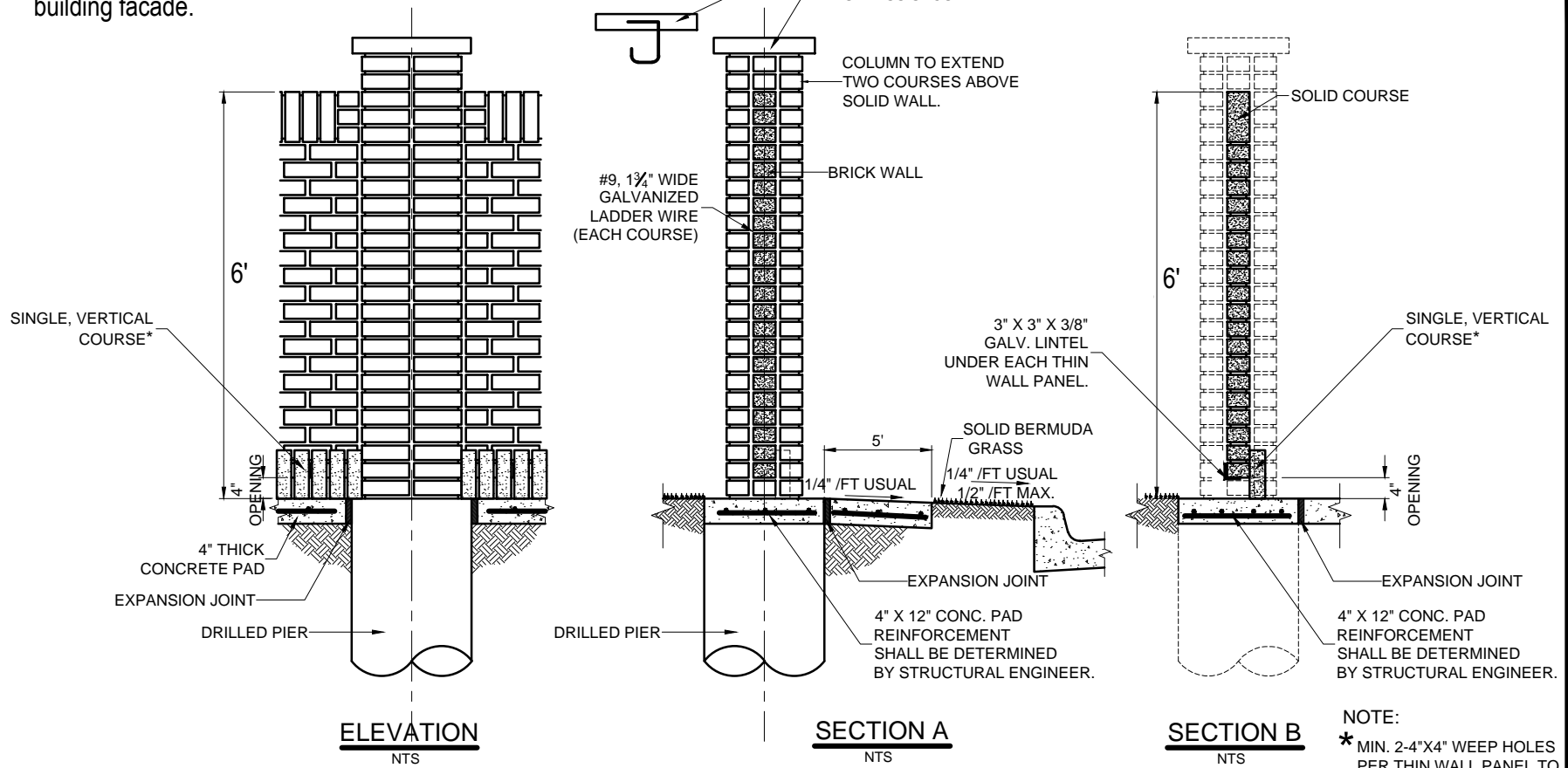


**4 DUMPSTER WALL SECTION**  
SCALE: 1/2= 1'-0"

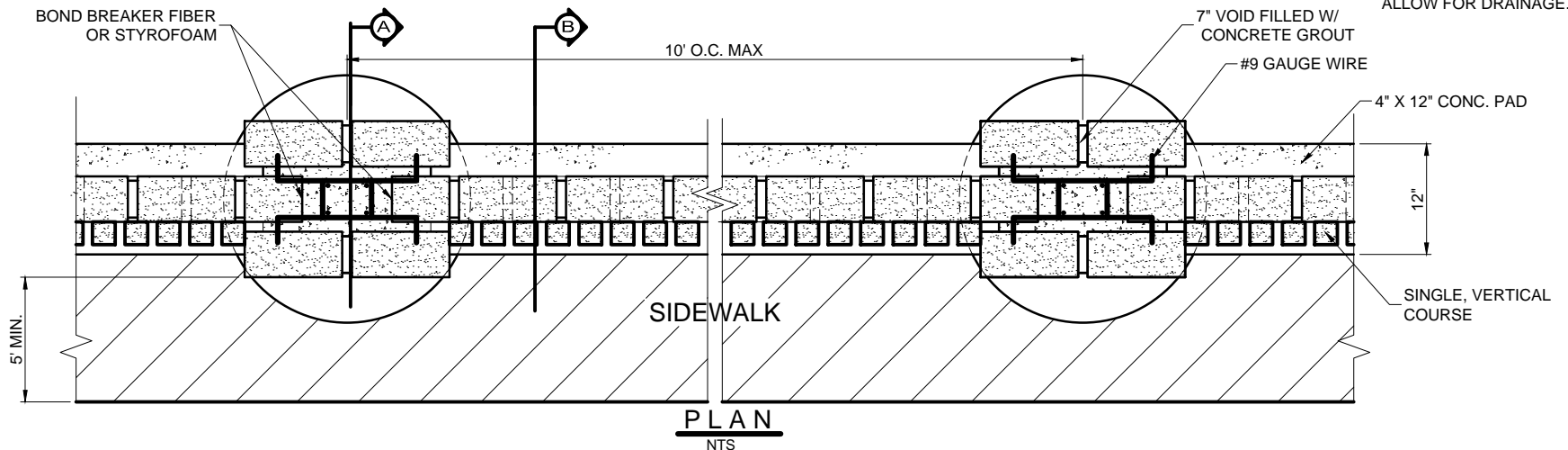


**5 DUMPSTER GATE PLAN DETAIL**  
SCALE: 1"= 1'-0"

Facade of wall is required to match building facade.



NOTE:  
\* MIN. 2-4"X4" WEEP HOLES PER THIN WALL PANEL TO ALLOW FOR DRAINAGE.



BRICK OR STONE SCREENING WALL  
PLAN, ELEVATION & SECTION

DATE:  
SEPT 1991

REV DATE:  
MAY 2017

SHEET:  
SD-R03

STANDARD CONSTRUCTION DETAILS  
SCREENING WALL/RETAINING WALL