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

(I) CALL TO ORDER

(II) APPOINTMENTS

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

(III) OPEN FORUM

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

(IV) CONSENT AGENDA

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

(2) Approval of the Minutes for the <u>September 9, 2025</u> Planning and Zoning Commission meeting.

(3) **P2025-031 (HENRY LEE)**

Consider a request by John McKinney of M & J Ranch Trail Holdings, LLC for the approval of a *Final Plat* for Lots 23 & 24, Block A, Rainbo Acres Addition being a 9.76-acre parcel of land identified as a portion of Lot 18 of the Rainbo Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 365 Ranch Trail, and take any action necessary.

(4) P2025-033 (BETHANY ROSS)

Consider a request by Alejandro Perales on behalf of Ariel Palacios for the approval of a <u>Final Plat</u> for Lot 2, Block G, Lake Rockwall Estates East Addition being an 0.17-acre parcel of land identified as Lot 910-A0 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses, addressed as 178 Lynne Drive, and take any action necessary.

(5) **P2025-034 (BETHANY ROSS)**

Consider a request by Jake Hodges of Kimley-Horn & Associated on behalf of Jeff Brockette of Vue Realty Group, LLC for the approval of a *Final Plat* for Lots 1 & 2, Block A, Rockwall Medical Building Addition being an 8.4841-acre tract of land identified as Tract 2-2 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the southeast corner of the intersection of S. Goliad Street [SH-205] and SH-276, and take any action necessary.

(6) **P2025-035 (BETHANY ROSS)**

Consider a request by Ankit Parmar of Adat Construction LLC for the approval of a <u>Replat</u> for Lot 9, Block A, Ellis Centre Phase 2 Addition being a 0.70-acre parcel of land being identified as Lot 6, Block A, Ellis Centre Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1940 Alpha Drive, and take any action necessary.

(V) PUBLIC HEARING ITEMS

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

(7) **Z2025-053 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of RHC 1 Properties, LLC for the approval of a <u>Specific Use Permit (SUP)</u> for a <u>Carwash</u> on a 2.008-acre tract of land identified as a portion of Lot 1, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 Ridge Road [FM-740], and take any action necessary.

(8) **Z2025-057 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Kiew Kam of Triangle Engineering, LLC on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a <u>Specific Use Permit (SUP)</u> for a <u>Residence Hotel</u> on a 2.819-acre portion of a larger 4.767-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located east of the intersection of FM-549 and Fit Sport Life Boulevard, and take any action necessary.

(9) **Z2025-059 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by William Andrew Solomon of KRE 15, LLC for the approval of a <u>Zoning Change</u> from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses on a 105.1004-acre tract of land identified as Tract 4 of the J. R. Marrs Survey, Abstract No. 152, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the south side of SH-276 west of the intersection of SH-276 and E. FM-550, and take any action necessary.

(VI) ACTION ITEMS

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

(10) SP2025-029 (HENRY LEE) [THE APPLICANT HAS TABLED THIS CASE TO OCTOBER 14, 2025]

Discuss and consider a request by Pene Sherman of P. Sherman Construction on behalf of Adam Mitchell for the approval of a <u>Site Plan</u> for an existing Office/Warehouse building on a two (2) acre tract of land identified as Tract 23-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 3920 IH-30, and take any action necessary.

(11) SP2025-032 (HENRY LEE)

Discuss and consider a request by Hooman Sedaghat of Buildeng, LLC on behalf of Salvador Salcedo for the approval of a <u>Site Plan</u> for an Office/Warehouse Building on a 0.45-acre parcel of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, being zoned Light Industrial (LI) District, addressed as 855 Whitmore Drive, and take any action necessary.

(12) SP2025-033 (BETHANY ROSS)

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Kim Timpa for the approval of a <u>Site Plan</u> for an Office Building on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District land uses, addressed as 906 S. Goliad Street [SH-205], and take any action necessary.

(13) MIS2025-013 (HENRY LEE)

Discuss and consider a request by Brad Helmer of Heritage Christian Academy (HCA) for the approval of a <u>Miscellaneous Case</u> for an *Exception* to the *Fence Requirements* for a 6.626-acre parcel of land identified as Lot 2, Block A, Heritage Christian Academy, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 27 (PD-27) for Multi-Family 15 (MF-15) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1408 S. Goliad Street, and take any action necessary.

(14) MIS2025-014 (BETHANY ROSS)

Discuss and consider a request by Kristin & Joshua Whitaker for the approval of a <u>Miscellaneous Case</u> for a <u>Front Yard Fence</u> on a 0.3880-acre parcel of land identified as Lot 7, Block M, The Shores Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 3 (PD-3) for Single Family 10 (SF-10) District land uses, addressed as 1000 Ridge Road Court, and take any action necessary.

(VII) DISCUSSION ITEMS

These items are for discussion between staff and the Planning and Zoning Commission and relate to administrative information and/or cases that will come forward for action or public hearing at a future Planning and Zoning Commission meeting. Public comment on these

cases can take place when these items are considered for action by the Planning and Zoning Commission. The anticipated Planning and Zoning Commission public hearing and/or action date for the following cases is October 14, 2025.

(15) **Z2025-062 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Sairong Cheng of Joyful Claw, LLC on behalf of Jeff Carter of PA Harbor Retail, LLC for the approval of a <u>Specific Use Permit (SUP)</u> for <u>Indoor Commercial Amusement/Recreation</u> on a portion of a 12.89-acre parcel of land identified as Lot 8, Block A, the Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7) for limited General Retail (GR) District land uses, addressed as 2071 Summer Lee Drive, Suite R103, and take any action necessary.

(16) **Z2025-063 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by T. J. Mutcherson for the approval of a <u>Specific Use Permit (SUP)</u> for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.16-acre tract of land identified as a Tract 36 of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 902 Aluminum Plant Road, and take any action necessary.

(17) **Z2025-064 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Phillip Craddock of Craddock Architecture, PLLC on behalf of Clay Shipman of Shipman Fire Protection for the approval of a <u>Specific Use Permit (SUP)</u> to exceed the <u>Maximum Permissible Height in a Commercial (C) District</u> on a 5.104-acre tract of land identified as Lot 19, Block A, La Jolla Pointe Addition and Lots 10 & 24, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) District, addressed as 1020 La Jolla Pointe Drive.

(18) **Z2025-065 (HENRY LEE)**

Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects on behalf of D. W. Bost of JBR2, LLC for the approval of an <u>Specific Use Permit (SUP)</u> for a <u>Retail Store with Gasoline Sales that has more than Two (2) Dispensers</u> on a 2.59-acre parcel of land identified as Lot 2, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, generally located at the south corner of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary.

(19) **P2025-032 (HENRY LEE)**

Discuss and consider a request by Dean & Tina Sweat for the approval of a <u>Final Plat</u> for Lots 1 & 2, Block A, Sweat Addition for an 8.67-acre tract of land identified as Tract 23-2 of the S. McFadgin Survey, Abstract No. 142, City of Rockwall, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 200 Sabine Creek Road, and take any action necessary.

(20) SP2025-039 (HENRY LEE)

Discuss and consider a request by Keaton Mai of the Dimension Group on behalf of Michael Hampton of Creekside Commons Crossing LP for the approval of a <u>Site Plan</u> for a <u>Restaurant with 2,000 SF or More with Drive-Through</u> on a 0.936-acre parcel of land identified as a portion of Lot 18, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located east of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary.

- (21) Director's Report of post City Council meeting outcomes for development cases (RYAN MILLER).
 - P2025-028: Final Plat for Phase 1 of the Southside Hills Subdivision (APPROVED)
 - P2025-029: Replat for Lots 7 & 8, Block J, Sanger Addition (APPROVED)
 - P2025-030: Replat for Lots 3 & 4, Block A, Industrial Boulevard Addition (APPROVED)
 - Z2025-049: Text Amendment to Article 06, Parking and Loading, of the UDC for Garage Orientations (2ND READING; APPROVED)
 - Z2025-050: Text Amendment to Article 11, Development Applications and Review Procedures, of the UDC for Failure to Appear (1st READING; APPROVED)
 - Z2025-051: Text Amendment to Article 12, Enforcement, of the UDC for the Expiration of Building Permits (1ST READING; APPROVED)
 - Z2025-052: Text Amendment to Article 05, District Development Standards, of the UDC for the Southside Residential Neighborhood Overlay (SRO) District (1ST READING; APPROVED)
 - Z2025-053: Specific Use Permit (SUP) for a Carwash (REMANDED BACK TO THE PLANNING AND ZONING COMMISSION)
 - Z2025-054: Specific Use Permit (SUP) for a Carport and Accessory Structure at 2389 Saddlebrook Lane (1st READING; APPROVED)
 - Z2025-055: PD Development Plan for a Medical Office Building at 1301 S. Goliad Street (1ST READING; APPROVED)

- Z2025-056: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 308 Harborview Drive (1ST READING; APPROVED)
- Z2025-057: Specific Use Permit (SUP) for a Residence Hotel (REMANDED BACK TO THE PLANNING AND ZONING COMMISSION)
- Z2025-058: Specific Use Permit (SUP) for an Accessory Structure at 2310 Sarah Drive (1st READING; APPROVED)
- Z2025-059: Zoning Change (AG to PD for SF-1) for a Residential Subdivision (REMANDED BACK TO THE PLANNING AND ZONING COMMISSION)
- Z2025-060: Specific Use Permit (SUP) for an Accessory Structure at 710 Hartman Street (1ST READING; APPROVED)
- Z2025-061: Zoning Change (MF-14 to SF-7) in the Southside Residential Neighborhood Overlay (SRO) District (1ST READING; APPROVED)

(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, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on <u>September 24, 2025</u> at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

NOTES ABOUT PUBLIC PARTICIPATION = RED

(I) CALL TO ORDER

(II) OPEN FORUM

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

(III) ACTION AGENDA

(1) SP2025-032 (HENRY LEE)

Discuss and consider a request by Hooman Sedaghat of Buildeng, LLC on behalf of Salvador Salcedo for the approval of a <u>Site Plan</u> for an *Office/Warehouse Building* on a 0.45-acre parcel of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, being zoned Light Industrial (LI) District, addressed as 855 Whitmore Drive, and take any action necessary.

(2) SP2025-033 (BETHANY ROSS)

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Kim Timpa for the approval of a <u>Site Plan</u> for an Office <u>Building</u> on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District land uses, addressed as 906 S. Goliad Street [SH-205], and take any action necessary

(3) SP2025-039 (HENRY LEE)

Discuss and consider a request by Keaton Mai of the Dimension Group on behalf of Michael Hampton of Creekside Commons Crossing LP for the approval of a <u>Site Plan</u> for an Restaurant with 2,000 SF or More with Drive-Through on a 0.936-acre parcel of land identified as a portion of Lot 18, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located east of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary.

(4) SP2025-040 (HENRY LEE)

Discuss and consider a request by Louis Clark or KINOD LLC on behalf of Michael Guerrrero of Atticus Summer Lee Townhomes LLC for the approval of a <u>Site Plan</u> for Townhomes on a 4.08-acre parcel of land identified as Lot 4, Block A, Harbor Village Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the *Residential Subdistrict* and the Scenic Overlay District (SOV), generally located southeast of the intersection of Summer Lee Drive and Glen Hill Way, and take any action necessary.

(IV) <u>ADJOURNMENT</u>

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Government Code §551.071 (Consultation with City Attorney).

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

I, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on <u>September 24, 2025</u> prior to 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.



PLANNING AND ZONING COMMISSION WORK SESSION MEETING CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS <u>SEPTEMBER 9, 2025</u> IN THE CITY COUNCIL CHAMBERS AT 6:00 PM

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

I.CALL TO ORDER

Chairman. Dr. Jean Conway called the meeting to order at 6:00PM. Commissioners present were Ross Husting, John Hagaman, Carin Brock, Ellis Bentley, Douglas Roth and David Schoen. Staff members present were Director of Planning and Zoning Ryan Miller, Senior Planner Henry Lee, Senior Planner Bethany Ross, Planning Coordinator Melanie Zavala and Assistant City Engineer Jonathan Browning Staff absent were Planning Technician Angelica Guevara, City Engineer Amy Williams and Civil Engineer Madelyn Price.

II.OPEN FORUM

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

Chairman Dr. Conway explained how the open forum is conducted and asked if anyone who wished to speak to come forward at this time. There being no one indicating such Chairman Dr. Conway closed the open forum.

III.CONSENT AGENDA

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

1. Approval of Minutes for the August 26, 2025 Planning and Zoning Commission meeting.

2. P2025-028 (HENRY LEE)

Consider a request by Brian Cramer of CCD – Rockwall, LLC for the approval of a <u>Final Plat</u> for Phase 1 of the Southside Hills Subdivision consisting of 284 single-family residential lots on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, located on the east side of SH-205 [S. Goliad Street] south of the intersection of SH-205 and FM-549, and take any action necessary.

3. P2025-029 (ANGELICA GUEVARA)

Consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of a <u>Replat</u> for Lots 7 & 8, Block J, Sanger Addition being a 0.23-acre tract of land identified as a portion of Lot 2, Block J, Sanger Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, addressed as 803 & 805 Sam Houston Street, and take any action necessary.

4. P2025-030 (BETHANY ROSS)

Consider a request by Nick Keran of Urban Strategy on behalf of Sherif Sharawi of Rockwall Steel Co., Inc. for the approval of a <u>Replat</u> for Lots 3 & 4, Block A, Industrial Boulevard Addition being a 55.192-acre tract of land identified as Lot 2, Block A, Industrial Boulevard Addition and Tract 3 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, generally located on the east side of Industrial Boulevard north of the IH-30 Frontage Road, and take any action necessary.

5. SP2025-036 (HENRY LEE)

Discuss and consider a request by Brian Cramer of CCD – Rockwall, LLC for the approval of a <u>Site Plan</u> for Phase 1 of the Southside Hills Subdivision consisting of 284 single-family residential lots on a 262.94-acre tract of land identified as Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 99 (PD-99) for Single-Family 10 (SF-10) and limited General Retail (GR) District land uses, located on the east side of SH-205 [S. Goliad Street] south of the intersection of SH-205 and FM-549, and take any action necessary.

Commissioner Hustings made a motion to approve the Consent Agenda. Commissioner Hagaman seconded the motion which passed by a vote of 7-0.

IV. PUBLIC HEARING ITEMS

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

6. **Z2025-050** (RYAN MILLER)

Hold a public hearing to discuss and consider a <u>Text Amendment</u> to Article 11, <u>Development Applications and Review Procedures</u>, of the Unified Development Code (UDC) for the purpose of establishing requirements that relate to an applicant's failure to appear at a public hearing, and take any action necessary.

Director of Planning and Zoning Ryan Miller explained that this is a City initiated request to amend Article 11 of the Unified Development Code (UDC). The amendment specifically addresses situations where applicants fail to appear at scheduled public hearings. Over the past year, staff has observed multiple instances of applicant no-shows before various Boards and Commissions, including the Planning and Zoning Commission, Historic Preservation Advisory Board (HPAB), and City Council. These absences hinder the decision-making bodies ability to ask questions, receive clarifications, and properly deliberate on cases. To address this, the City Attorney has recommended a provision be added to Article 11. The proposed language states: "Failure of an applicant to appear before the City Council, Planning and Zoning Commission, Historic Preservation Advisory Board (HPAB), or Board of Adjustments (BOA) for any hearing without an approved delay from the Director of Planning and Zoning or his/her designee shall constitute sufficient grounds for the City Council, Planning and Zoning Commission, HPAB, or BOA to deny the application. "The provision allows flexibility, permitting applicants to request and receive an approved delay from the Director of Planning and Zoning without incurring penalties or fees. This amendment has been processed in compliance with the notice provisions of Article 11 of the UDC and state law. A 15-day public notice was also published in the Rockwall Herald Banner prior to this meeting.

Chairman Dr. Conway asked if anyone who wished to speak to come forward at this time, there being no one indicating such; Chairman Dr. Conway closed the Public hearing and brought the item back for discussion or action.

Commissioner Hustings made a motion to approve Z2025-050. Commissioner Schoen seconded the motion which was approved by a vote of 7-0.

7. **Z2025-051** (RYAN MILLER)

Hold a public hearing to discuss and consider a <u>Text Amendment</u> to Article 12, <u>Enforcement</u>, of the Unified Development Code (UDC) for the purpose of establishing an expiration date for building permits that are dormant or show little progress towards completion, and take any action necessary.

Director of Planning and Zoning Ryan Miller explained that this is a City-initiated Text Amendment to the Unified Development Code (UDC), specifically to Article 12 Enforcement. The proposed amendment addresses the expiration of building permits. Currently, under the International Building Code, building permits issued by the City of Rockwall are valid for 180 days and remain active as long as progress is being made. Extensions may be granted in 180-day increments when justifiable cause is shown. While this system provides flexibility, it has also resulted in projects remaining incomplete for extended periods, sometimes well over a year, leaving adjacent property owners affected by ongoing or stagnant construction. To address this issue, the City Attorney has recommended adding new language to Article 12 that would establish clear expiration provisions. Specifically, the amendment proposes that: "Any building permit issued by the City of Rockwall on or after October 6, 2025, shall expire six (6) months from the date of issuance if, at that time, the permit did not include an expiration date and no progress has been made toward project completion, as determined by the Chief Building Official. "For permits issued before October 6, 2025 (the proposed adoption date of the ordinance), the amendment states that they will expire two years from the date of issuance if the project is not substantially complete. To extend a permit, the applicant must submit a written request prior to expiration and demonstrate substantial progress. The Chief Building Official will have sole discretion to approve or deny extension requests. If denied, the applicant may appeal the decision to the Board of Adjustments as an administrative appeal. The intent of this amendment is not to penalize property owners but rather to give the City a tool to address dormant or neglected projects that negatively impact surrounding neighborhoods and property owners. Staff anticipates that this authority will be used sparingly and only in extreme cases, serving as a way to encourage property owners to be good neighbors. This amendment has been processed in accordance with the public notice requirements of the UDC and State Law, and a 15-day public notice was published in the Rockwall Herald Banner in advance of this meeting.

Commissioner Hagaman asked if this was just for the building permit.

Commissioner Bentley asked if there were issues in this regard.

Commissioner Brock mentioned that she was struggling with the provisions and asked if this has been a problem with builders not finishing projects.

Commissioner Schoen asked if this would include all permits.

Chairman Dr. Conway asked if anyone who wished to speak to come forward at this time, there being no one indicating such; Chairman Dr. Conway closed the Public hearing and brought the item back for discussion or action.

Commissioner Hagaman made a motion to approve Z2025-051. Commissioner Hustings seconded the motion which passed by a vote of 5-2 with Commissioner Brock and Bentley dissenting,

8. **Z2025-052** (RYAN MILLER)

Hold a public hearing to discuss and consider a <u>Text Amendment</u> to Subsection 06.05, Southside Residential Neighborhood Overlay (SRO) District, of Article 05, District Development Standards, of the Unified Development Code (UDC) for the purpose of making changes to the boundary and development requirements of the Southside Residential Neighborhood Overlay (SRO) District, and take any action necessary.

Director of Planning and Zoning Ryan Miller explained that the proposed changes represent a City initiated amendment to the Southside Residential Neighborhood Overlay (SRO) District. In June of this year, the City Council directed staff to review the overlay district and return with recommendations for potential updates. Staff presented their findings to the Council in August, which included three key proposals: adjusting the overlay boundaries to exclude commercially zoned properties, eliminating the reduced development standards in favor of applying the underlying zoning regulations, and rezoning the multi-family tract within the district to Single-Family 7 (SF-7) in order to create greater consistency. The City Council agreed with staff's recommendations and directed them to proceed. Due to the procedural requirements of the Unified Development Code and state law, these changes will be processed as two separate cases. The first will address the boundary adjustment and the removal of reduced standards, while the second will handle the proposed rezoning of the multi-family tract. The Southside Residential Neighborhood Overlay District

 was originally adopted in 1996 at the request of neighborhood representatives. It was designed to function as a preservation tool that allowed flexibility for infill and redevelopment while maintaining the established residential character of the Southside neighborhood. Over time, the district has undergone a few modifications, including a 2016 amendment initiated by the City Council that refined the procedures for special requests and removed the Council's ability to grant land use changes without a formal zoning process. Currently, the overlay district encompasses approximately 44 acres and includes about 145 properties. Roughly 75 percent of the area is zoned SF-7, with smaller portions zoned Planned Development 52 (PD-52) and Commercial (C). The inclusion of commercially zoned properties has been re-evaluated, as the overlay provides no additional regulations, protections, or incentives for those properties. Their presence within the district does not support the overlay's intended purpose and instead results in an unnecessarily expanded boundary. The goal of the proposed amendment is to realign the overlay district with its original purpose as a preservation mechanism to support and protect the residential character of the Southside neighborhood.

Chairman Dr. Conway asked if anyone who wished to speak to come forward at this time, there being no one indicating such; Chairman Dr. Conway closed the Public hearing and brought the item back for discussion or action.

Commissioner Bentley made a motion to approve Z2025-052. Commissioner Hustings seconded the motion which was approved by a vote of 7-0.

9. **Z2025-053** (BETHANY ROSS)

Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of RHC 1 Properties, LLC for the approval of a <u>Specific Use Permit (SUP)</u> for a <u>Carwash</u> on a 2.008-acre tract of land identified as a portion of Lot 1, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 Ridge Road [FM-740], and take any action necessary.

Senior Planner Bethany Ross provided a brief summary regarding the applicant's request. A car wash is permitted by right in Commercial (C) Districts, but requires a Specific Use Permit (SUP) when located within the City's Scenic Overlay District. The purpose of this overlay district is to ensure that development along the City's primary commercial corridors reflects high-quality architectural and site design standards. The applicant's request is identical to a SUP previously approved in 2017, which expired in 2021 due to inactivity. Since that time, there have been no zoning changes or major shifts in adjacent land uses that would affect land use compatibility. The surrounding area continues to be dominated by Commercial zoning, including high-intensity retail uses to the south, medical offices to the east, and smaller commercial developments to the north and west. From a design standpoint, the proposed concept plan complies with the Unified Development Code (UDC) standards for a Full-Service Car Wash and Auto Detail. However, the building elevations do not fully comply with the Scenic Overlay District Standards. Any future Site Plan application will require review by the Architectural Review Board and Planning and Zoning Commission to ensure full compliance with current design requirements. This is ultimately a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission. On August 20, 2025, staff mailed 62 notices to property owners and occupants within 500 feet of the subject property, as well as to the Turtle Cove HOA the only homeowners' association within 1,500 feet participating in the City's Neighborhood Notification Program. As of this time, no responses have been received in favor or opposition to the request.

Dub Douphrate 2235 Ridge Road Rockwall, TX 75087

Mr. Douphrate came forward and explained that the delay in moving the project forward in 2017 was due to the time it took to acquire an easement from the Race Track property, a process that ultimately took about three years. This delay caused the original Specific Use Permit (SUP) to expire, as it was only valid for one year.

Commissioner Roth asked if they are ready to move the process forward.

Chairman Dr. Conway asked if anyone who wished to speak to come forward at this time, there being no one indicating such; Chairman Dr. Conway closed the Public hearing and brought the item back for discussion or action.

Chairman Dr. Conway explained that the request for a Specific Use Permit (SUP) is not simply for a new business, but specifically for a car wash a type of business that is already abundant in the city. She noted there are currently five car washes operating, with a sixth planned at Fuel City. More importantly, she emphasized that this request is located within the Scenic Overlay District on Ridge Road, a fully treed area rich in native foliage particularly in the triangle where Yellowjacket and Ridge Road converge. While there is an existing auto repair shop at the southern end of this property, which was originally approved as an oil change business, it has since changed hands and operations. That business already negatively impacts the visual character of the area, with open auto bays facing the street and vehicles often lining the driveway and adjacent property. Chairman Dr. Conway expressed concern that this proposal would further commercialize the area, requiring the removal of trees and native vegetation to make way for yet another car wash. Although this project had been approved a few years ago, it was never developed. In the meantime, the city's population has grown, placing increased strain on infrastructure. She urged the council to consider the cumulative impact of each zoning

vegetation to make way for yet another car wash. Although this project had been approved a few years ago, it was never developed. In the meantime, the city's population has grown, placing increased strain on infrastructure. She urged the council to consider the cumulative impact of each zoning approval. In this case, approving the SUP would not only increase traffic at an already busy intersection but would also contribute to the loss of one of the few remaining naturally beautiful areas along Ridge Road. She strongly believes it is the council's responsibility to protect the integrity of the Scenic Overlay District especially given the already disproportionate number of car washes in the City. Chairman Dr. Conway concluded by stating her firm opposition to further degrading the scenic quality of this protected area for a redundant commercial use.

Commissioner Brock asked if this was in a Commercial District already.

Director of Planning and Zoning Ryan Miller explained that the property is located in a Commercial District, where a car wash is a permissible use. However, the requirement for a Specific Use Permit (SUP) is driven by the fact that the property is also within the Scenic Overlay, which requires a SUP for car washes and gas stations.

Commissioner Schoen asked if this was the same Site Plan that was previously approved in the SUP.

Commissioner Hagaman explained that only the square that is fronting Ridge Road would be the development side.

Commissioner Hustings asked if there will be another approval.

Director of Planning and Zoning explained that if this gets approved they would have to come back and submit a Site Plan.

Commissioner Hustings asked if they will show materials that they will be using.

Chairman Dr. Conway made a motion to deny case Z2025-053; however, the motion failed due to the lack of a second. Subsequently, Commissioner Hagaman made a motion to approve Z2025-053, which was seconded by Commissioner Hustings. The motion passed with a 6–1 vote, with Chairman Dr. Conway dissenting.

10. Z2025-054 (ANGELICA GUEVARA)

Hold a public hearing to discuss and consider a request by Stephen B. Duncan for the approval of a <u>Specific Use Permit (SUP)</u> for a <u>Carport and Accessory Building</u> on a one (1) acre parcel of land identified as Lot 18, Block B, Saddlebrook Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 16 (SF-16) District, addressed as 2389 Saddlebrook Lane, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the applicants request. The applicant is requesting a Specific Use Permit (SUP) to allow the structure specifically a carport and detached garage that exceeds the maximum size permitted by the unified development code (UDC). To provide a bit of context to the applicant's request the Saddlebrook Estates subdivision was platted in 1985 and annexed into the City of Rockwall in 1999 in 2001 the subdivision was zoned from an Agricultural District to a Single-family 16 (SF-16) district. According to the Rockwall Central Appraisal District currently existing on the subject property 3,663 single-family home and 192 SF accessory structure that were both constructed in 2002. The applicant is proposing to construct a 26 x 73 foot or 1898 SF accessory structure. The proposed detached garage will be located at the end of the existing driveway and will be replacing the existing 192 SF accessory structure. It will be located 6-feet from the side yard property line and over 90 feet from the rear property line. It will be more then 20 feet behind the front façade of the building. The overall building height of the structure will be 16 feet 6 inches but the effective height will be 13 feet 3 inches at the midpoint, which is what staff will look at. In addition, the detached garage has to be connected to a concrete drivable approach. In this case the applicant meets all the applicable design criteria with the exception of proposed size of the structure. Specifically, the proposed carport will be 736 SF or 236 SF larger then what is permitted by the Unified Development Code (UDC). Staff should point out that there are several accessory structures that are of comparable size and architecture within the Saddlebrook estate Subdivision. Staff mailed out 28 notices to property owners and occupants within 500 feet of the subject property on August 21st.

Stephen Duncan 2389 Saddlebrook Lane Rockwall, TX 75087

Mr. Duncan came forward and provided additional details in regards to his request.

Chairman Dr. Conway asked if anyone who wished to speak to come forward at this time, there being no one indicating such; Chairman Dr. Conway closed the Public hearing and brought the item back for discussion or action.

Commissioner Hustings made a motion to approve Z2025-054. Commissioner Schoen seconded the motion which passed by a vote of 7-0.

11. **Z2025-055** (HENRY LEE)

Hold a public hearing to discuss and consider a request by Lisa Deaton of Palm Development Partners, LLC on behalf of Donna Perry of East Shore J/V for the approval of a <u>PD Development Plan</u> for <u>Medical Office Building</u> on a 1.4384-acre parcel of land identified as Lot 27, Block A, The Standard-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 68 (PD-68) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1301 S. Goliad Street [SH-205], and take any action necessary.

Senior Planner Henry Lee provided a brief overview of the applicant's request. The applicant is seeking approval for a PD (Planned Development) plan at this stage and will return later with a formal site plan. Based on the current concept plan, the applicant is proposing a one-story 10,377 SF medical office with a private sports court. Per parking standards, two parking spaces are required. Additionally, the applicant is requesting to install a vinyl fence around the private sports court. Staff notes that similar requests have been approved in the past. However, this fencing request will not be included in the PD plan at this time. Instead, any required variances will be addressed during the site plan review process. Staff mailed out notices on August 21 and at this time there have been no notices in return.

Lisa Deaton 23134 Highway 22 N Yuma, TX 38390

 Mrs. Deaton came forward and explained this would be an adolescent therapy.

Chairman Dr. Conway asked if anyone who wished to speak to come forward at this time.

265 Patricia Williams 266 612 Prosperity Court 267 Rockwall, TX 751087

Mrs. Williams came forward and expressed traffic concerns and asked if there would be people staying overnight.

Mrs. Deaton explained there would not be anybody staying overnight.

Linda Johnson 626 Community Lane Rockwall, TX 75032

Mrs. Johnson came forward and expressed her concerns in regards to traffic and the turning lane.

Senior Planner Henry Lee explained they will not be going through Goliad.

Alan Johnson 626 Community Lane Rockwall, TX 75032

Mr. Johnson came forward and expressed his concerns as well to traffic issues.

Chairman Dr. Conway asked if anyone else who wished to speak to come forward at this time, there being no one indicating such; Chairman Dr. Conway closed the Public hearing and brought the item back for discussion or action.

Commissioner Brock asked if this would be a singular tenant or multi-tenant.

Commissioner Schoen made a motion to approve Z2025-055. Commissioner Hustings seconded the motion which passed by a vote of 7-0.

12. **Z2025-056** (ANGELICA GUEVARA)

Hold a public hearing to discuss and consider a request by Nahomi Anaya on behalf of Dustin Fox for the approval of a <u>Specific Use Permit (SUP)</u> for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.368-acre tract of land identified as a Lot 15, Block C, Harbor Landing, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 8 (PD-8), addressed as 308 Harborview Drive, and take any action necessary.

Director of Planning and Zoning, Ryan Miller, provided a brief summary regarding the applicant's request. The applicant is seeking a Special Use Permit (SUP) for a residential infill project within an established subdivision, with the intent to construct a 3,995 square-foot, two-story single-family home. The proposed home appears to be consistent with the design and scale of newer, more modern homes located in the Harborview Landing phase of the Chandler's Landing subdivision. The proposed residence meets the majority of the applicable zoning requirements, with the exception of the garage orientation and roof pitch. The proposed roof pitch is 2:12, whereas the general residential development standards require a minimum pitch of 3:12. These deviations are not considered atypical. On August 21 staff mailed out notices to property owners and occupants within 500 feet of the subject property. Staff has not received any notices in return.

Nahomi Anaya 5225 Maple Avenue Dallas, TX 75205

Mrs. Anaya came forward and explained they are wanting to do the garage with the variance and explained it was submitted to the HOA.

Chairman Dr. Conway asked if anyone who wished to speak to come forward at this time, there being no one indicating such; Chairman Dr. Conway closed the Public hearing and brought the item back for discussion or action.

Commissioner Roth made a motion to approve Z2025-056. Commissioner Schoen seconded the motion which passed by a vote of 7-0.

13. **Z2025-057** (BETHANY ROSS)

Hold a public hearing to discuss and consider a request by Kiew Kam of Triangle Engineering, LLC on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a <u>Specific Use Permit (SUP)</u> for a <u>Residence Hotel</u> on a 2.819-acre portion of a larger 4.767-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located east of the intersection of FM-549 and Fit Sport Life Boulevard, and take any action necessary.

Senior Planner Bethany Ross provided a brief summary regarding the applicant's request. In December 2024, the City Council approved a Specific Use Permit (SUP) for a Residence Hotel on this property. However, the applicant never submitted a Site Plan, and the SUP is set to expire in December of this year. Recently, a new applicant approached staff with a revised configuration for the Residence Hotel. Since the new proposal differs from the concept plan approved under the original SUP, a new request is being submitted. The applicant has provided a concept plan for a Residence Hotel and a Restaurant. According to the concept plan, the proposed hotel will consist of a four-story building with a 14,204-square-foot building footprint and a total of 96 guest rooms. The overall building will total 56,816 square feet across all floors. The concept plan also shows the proposed location of parking and the restaurant. Although a restaurant is an allowed by-right land use within a Commercial (C) District, the applicant included it in the concept plan, and staff verified that the parking meets the City's requirements. A Residence Hotel requires a Specific Use Permit (SUP) within a Commercial (C) District. The purpose of this requirement is to recognize that a Residence Hotel may not be appropriate in all areas zoned Commercial (C). Staff notes that the applicant will be required to meet all building and landscape requirements as outlined in the Unified Development Code (UDC) at the time of Site Plan approval. It's important to note that approval of a SUP is a discretionary decision made by the City Council following a recommendation from the Planning and Zoning Commission. On August 20, 2025, staff mailed nine (9) notices to property owners and

occupants within 500 feet of the subject property. There are no Homeowners Associations or Neighborhood Associations within 1,500 feet participating in the Neighborhood Notification Program. As of now, staff has not received any responses in support of or in opposition to the request.

Kiew Kam 1782 McDermott Avenue Allen, TX 75013

Mr. Kam came forward and provided additional details in regards to the request.

Chairman Dr. Conway asked if anyone who wished to speak to come forward at this time, there being no one indicating such; Chairman Dr. Conway closed the Public hearing and brought the item back for discussion or action.

Commissioner Roth asked if they are adding a restaurant facility.

Commissioner Brock made a motion to approve Z2025-057. Commissioner Roth seconded the motion which passed by a vote of 7-0.

14. Z2025-058 (ANGELICA GUEVARA)

Hold a public hearing to discuss and consider a request by Leonard and Debra Lynskey for the approval of a <u>Specific Use Permit (SUP)</u> for an *Accessory Structure* that exceeds the maximum size on a 0.445-acre parcel of land identified as Lot 17, Block F, Saddle Star Estates South, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 79 (PD-79) for Single-Family 8.4 (SF-8.4) District land uses, addressed as 2310 Sarah Drive, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the applicants request. The applicant is requesting to allow a 23 x 30 foot or 690 SF detached covered porch in the rear yard. The proposed detached garage covered porch will be constructed out of cedar and have asphalt shingle roof to match the primary structure All the materials will be complimentary to the primary structure. The request does not appear it will have a negative impact to adjacent properties. Staff mailed out notices to property owners and occupants within 500 feet of the subject property. Staff received 2 notices in favors of the applicants request.

Dave Ramey 3102 Morning Dove McKinney, TX 75072

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

Chairman Dr. Conway asked if anyone who wished to speak to come forward at this time, there being no one indicating such; Chairman Dr. Conway closed the public hearing and brought the item back for discussion or action.

Commissioner Hagaman made a motion to approve Z2025-058. Commissioner Schoen seconded the motion which passed by a vote of 7-0.

15. **Z2025-059** (HENRY LEE)

Hold a public hearing to discuss and consider a request by William Andrew Solomon of KRE 15, LLC for the approval of a <u>Zoning Change</u> from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses on a 105.1004-acre tract of land identified as Tract 4 of the J. R. Marrs Survey, Abstract No. 152, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the south side of SH-276 west of the intersection of SH-276 and E. FM-550, and take any action necessary.

Senior Planner Henry Lee provided a brief overview of the applicant's request. The applicant is seeking a zoning change from Agricultural District to a Planned Development (PD) to allow for Single-Family 1 land uses. The proposal includes the development of 10 Type B lots featuring a Type A product, with minimum lot sizes. The development will also include designated open space areas. Although the proposed rear roadway does not currently connect to an existing street, City Code requires that such connections be included at the time of construction, and the applicant will be complying with this requirement. The homes will feature decorative doors and flat-front designs. The development will not utilize city utilities; instead, all lots will be served by individual septic systems. According to the Comprehensive Plan, the property is currently designated for single-family residential use, with the proposed zoning change aligning with the vision for low-density development and medium-sized lots. The project will result in a mix of single-family housing types and is consistent with existing land use policies. Final approval will be subject to review by the Planning and Zoning Commission.

William Solomon 2912 Legacy Drive Plano, TX 75024

Mr. Solomon came forward and provided additional details regarding the request.

Commissioner Hagaman asked if they would be opposed to having three garages.

Commissioner Bentley asked if it was a gated community.

Director of Planning and Zoning Ryan Milller asked the applicant if they will incorporate the side entry into the PD.

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Chairman Dr. Conway asked if anyone who wished to speak to come forward at this time, there being no one indicating such; Chairman Dr. Conway closed the public hearing and brought the item back for discussion or action.

Commissioner Brock asked if there were utilities in the area.

Commissioner Hagaman made a motion to approve Z2025-059 with the changes of one acre lots with a minimum of 3,000SF and acre and a half lots 3,250 SF and all lots have three car garages. Commissioner Schoen seconded the motion which passed by a vote of 7-0.

16. **Z2025-060 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Anthony Rendon on behalf of Marcelino Rendon for the approval of a Specific Use Permit (SUP) for an Accessory Structure on a 0.570-acre parcel of land identified as Lot 1 of the Hurst Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, situated within the Old Town Rockwall (OTR) Historic District, addressed as 710 Hartman Street, and take any action necessary.

Senior Planner Bethany Ross provided a brief summary regarding the applicant's request. The applicant is requesting a Specific Use Permit (SUP) to allow for a 900-square-foot detached garage. The proposed garage will be located in the backyard of the subject property, approximately 60 feet from the primary residence. The structure will be clad in metal and as conditioned by the Historic Preservation Advisory Board on August 21, 2025, must match the color of the existing home. The applicant has submitted a concept plan and building elevations that comply with all requirements for a detached garage within the Single-Family 7 (SF-7) District—except for the size of the structure, which exceeds the permitted maximum and is the basis for the SUP request. The applicant has also indicated that the three existing accessory structures on the property will be removed to accommodate the new garage. It should be noted that a Specific Use Permit (SUP) is a discretionary decision made by the City Council following a recommendation from the Planning and Zoning Commission. On August 20, 2025, staff mailed 75 notices to property owners and occupants within 500 feet of the subject property and notified the Stoney Hollow HOA, which is the only HOA within 1,500 feet participating in the Neighborhood Notification Program. At this time, staff has received one (1) response in favor of the applicant's request.

Marcelino Rendon 710 Hartman Street Rockwall, TX 75087

Mr. Rendon expressed it was time to build something and add storage.

Chairman Dr. Conway asked if anyone who wished to speak to come forward at this time, there being no one indicating such; Chairman Dr. Conway closed the public hearing and brought the item back for discussion or action.

Commissioner Hustings made a motion to approve Z2025-060. Commissioner Schoen seconded the motion which passed by a vote of 7-0.

17. **Z2025-061** (RYAN MILLER)

Hold a public hearing to discuss and consider a request by the City of Rockwall for the approval of a Zoning Change from Multi-Family 14 (MF-14) District to a Single-Family 7 (SF-7) District for a 2.56-acre parcel of land identified as [1] Lot 1A, 2A, 1B, 2B & 1C and a portion of Lots 3 & 4, Block H, Sanger Addition, [2] Lots 1 & 2, Block A, M & M Johnson Addition, [3] Lots 1 & 2, Block A, Rios Buffington Addition, and [4] Lots 1 & 2, Block A, RHDC Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the Southside Residential Neighborhood Overlay (SRO) District, bounded by E. Ross Street, Davy Crockett, Peters Colony, and E. Bourn Street, and take any action necessary.

Director of Planning and Zoning Ryan Miller provided a brief summary in regard to the case. As discussed earlier this evening, staff brought several recommendations to City Council on August 18th concerning the Overlay District. One of those recommendations was to initiate a zoning change for this property from MF-14 to Single Family-7 (SF-7) District. With the removal of the commercial properties also recommended for approval tonight, the MF-14 district would remain as a pocket within the overlay, which runs counter to the intent of preserving the residential character of the South Side District. The subject property includes 10 parcels and contains a mix of land uses: four single-family homes, two duplexes, one triplex, two vacant lots, and the Gloria Williams Pool and Park facility. Historically, this area was zoned Multifamily-1 in the 1970s, later evolving to MF-15 and ultimately MF-14. The South Side Overlay District, established in 1996, was created to preserve the area's character while allowing flexibility for infill development. Currently, approximately 75% of the district is zoned SF-7-a figure that would increase with the removal of commercial zoning. Additionally, the current Comprehensive Plan designates this area as Medium Density Residential; thus, the proposed zoning change would bring the property more in line with the Plan's goals. As this is a zoning case, notices were sent to all property owners and occupants within 500 feet, along with a separate letter to directly affected property owners explaining the proposed change and process. To date, only one response has been received, and it was in support of the proposed city-initiated zoning.

Commissioner Brock asked if this would affect anybody residing there currently.

Commissioner Brock asked if they're sold to rentals would the land use continue.

Commissioner Hagaman asked if they burn down would they be able to rebuild.

Director of Planning and Zoning explained they have two options develop in accordance to requirements. The second option is Board of Adjustments. Specifically, here's cases where legally nonconforming structures are damaged beyond 50% fair market value and there's a relief process for them to request to rebuild in the existing format through that board.

Chairman Dr. Conway asked if anyone who wished to speak to come forward at this time.

David Honzell

Mr. Honzell came forward and expressed that the issue of property taxes could be debated, stating it was due to the property's multi-family zoning designation. He further explained that the lot in question is small and that the zoning was a key factor in their decision to purchase the property.

Chairman Dr. Conway asked if anyone else who wished to speak to come forward at this time, there being no one indicating such; Chairman Dr. Conway closed the public hearing and brought the item back for discussion or action.

Commissioner Hagaman made a motion to approve Z2025-061 with the recommendation of 2F instead of Single-Family 7 (SF-7) District. Commissioner Schoen seconded the motion which passed by a vote of 7-0.

V.ACTION ITEMS

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

18. P2025-027 (HENRY LEE) [THE APPLICANT HAS TABLED THIS CASE TO SEPTEMBER 30, 2025]

Discuss and consider a request by Joshua Ince of Kirkman Engineering on behalf of Kris Ramji of Slate Commercial for the approval of a <u>Preliminary Plat</u> for Lots 1-8 & 2X, Block 1, Rockwall Retail Addition being an 11.78-acre tract of land identified as Tract 5-3 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 45 (PD-45) for General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the SH-276 Overlay (SH-276 OV) District, located at the southeast corner of the intersection of John King Boulevard and SH-276, and take any action necessary.

19. SP2025-029 (HENRY LEE) [THE APPLICANT HAS TABLED THIS CASE TO SEPTEMBER 30, 2025]

Discuss and consider a request by Pene Sherman of P. Sherman Construction on behalf of Adam Mitchell for the approval of a <u>Site Plan</u> for an existing Office/Warehouse building on a two (2) acre tract of land identified as Tract 23-01 of the R. Irvine Survey, Abstract No. 120, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 3920 IH-30, and take any action necessary.

20. SP2025-033 (BETHANY ROSS) [THE APPLICANT HAS TABLED THIS CASE TO SEPTEMBER 30, 2025]

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Kim Timpa for the approval of a <u>Site Plan</u> for an Office Building on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District land uses, addressed as 906 S. Goliad Street [SH-205], and take any action necessary.

21. SP2025-034 (BETHANY ROSS)

Discuss and consider a request by Trey Peavy of RTT PCI, LLC for the approval of an <u>Amended Site Plan</u> for <u>Outside Storage</u> in conjunction with an existing <u>Manufacturing Building</u> on a 12.00-acre parcel of land identified as Lot 3, Block B, Rockwall Technology Park, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 2975 Discovery Boulevard, and take any action necessary.

Senior Planner Bethany Ross provided a brief summary regarding the applicant's request. A site plan was approved in 2014 for the construction of a 173,000-square-foot industrial facility on the subject property. On May 6, 2025, the applicant submitted a Certificate of Occupancy (CO) that indicated there would be outside storage on the site. However, neither the previously issued COs nor the approved site plan included any delineation for outside storage. Based on historical aerial imagery, it appears that outside storage has existed on the property since the facility opened in 2015. During the review of the current CO, staff informed the applicant that an amended site plan would be required to formally delineate the existing outside storage. The applicant submitted the amended site plan on August 15, 2025. This plan includes the delineation of the existing outside storage area as well as enhanced landscaping to increase screening along Springer Road. According to the Unified Development Code (UDC), outside storage must be fully screened from any right-of-way or adjacent property. While this is typically achieved with CMU (concrete masonry unit) walls, the Planning and Zoning Commission may approve alternative screening methods. In this case, the applicant is requesting an exception to the standard requirements and is proposing a landscape screening that includes: Five (5) cedar trees along the west property line, Three (3) Arizona cypress trees, Two (2) vitex trees, and. Four (4) large ornamental grasses in the area just outside the existing CMU wall that screens the west side of the building.

Commissioner Hustings made a motion to approve SP2025-034. Commissioner Schoen seconded the motion which passed by a vote of 7-0.

22. Hold an election to elect a Vice-Chairman for the Planning and Zoning Commission in accordance with Subsection 03.03(B) of Article 02, *Development Review Authority*, of the Unified Development Code (UDC), and take any action necessary.

Commissioner Bentley nominated Commissioner Hagaman. Commissioner Schoen seconded the motion which passed by a vote of 6-1 with Commissioner Hustings dissenting

VI. DISCUSSION ITEMS

- 23. <u>Director's Report</u> of post City Council meeting outcomes for development cases (RYAN MILLER).
- MIS2025-012: Special Request for 203 Lynn Drive (DENIED)
- Z2025-049: Text Amendment to Article 06, Parking and Loading, of the UDC (1ST READING; APPROVED)
- Z2025-044: Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 5405 Ranger Drive (2ND READING; APPROVED)

539 540	• Z2025-045: Specific Use Permit (SUP) fo	Residential Infill in an Established Subdivision for 606 Ross Street (2ND READING; APPROVED)	
541 542	VII. <u>ADJOURNMENT</u>		
543 544	Chairman Dr. Conway adjourned the mee	ting at 8:47PM	
545 546 547	PASSED AND APPROVED BY THE PLANN , 2025.	ING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this day of	_
548 549		Dr. Jean Conway, Chairman	
550 551	Attest:	<u> </u>	
552 553	Melanie Zavala, Planning Coordinator		
554 555			



PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

DATE: September 30, 2025

APPLICANT: John McKinney; M&J Ranch Trail Holdings, LLC.

CASE NUMBER: P2025-031; Replat for Lots 23 & 24, Block A, Rainbo Acres Addition

SUMMARY

Consider a request by John McKinney of M & J Ranch Trail Holdings, LLC for the approval of a Final Plat for Lots 23 & 24, Block A, Rainbo Acres Addition being a 4.986-acre parcel of land identified as a portion of Lot 18 of the Rainbo Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 365 Ranch Trail, and take any action necessary.

PLAT INFORMATION

- ☑ Purpose. The applicant is requesting the approval of a Replat for a 4.986-acre tract of land [i.e. A portion of Lot 18 of the Rainbo Acres Addition for the purpose of dedicating easements for the development of the Office Building on the subject property and creating one (1) additional lot [i.e. Lots 23 & 24, Block A, Rainbo Acres Addition].
- ☑ Background. On October 25, 1962, a final plat was filed with Rockwall County that establish the subject property as Lot 18 and the south portion of Lot 19, of the Rainbo Acres Addition. The subject property was annexed into the City of Rockwall on May 17, 2004 [Case No. A2004-001] by Ordinance No. 04-34. At the time of annexation the subject property was zoned Agricultural (AG) District. On December 2, 2013, the City Council approved a rezoning request [Case No. Z2013-030] for the subject property changing the zoning from an Agricultural (AG) District to a Commercial (C) District. The Planning and Zoning Commission has previously approved two (2) site plans [Case No. SP2019-003 & SP2019-043], however the subject property has remained vacant since the time of annexation. On March 14, 2023, the Planning and Zoning approved a site plan [Case No. SP2023-007] to allow the construction of an Office Building on the subject property. Following this approval, the Planning and Zoning Commission approved amended site plan [Case No. SP2024-022] that amended the building elevations for the approved Office Building.
- Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional Approval. Conditional approval of this Replat by the City Council shall constitute approval subject to the conditions stipulated in the Conditions of Approval section below. With the exception of the items listed in the Conditions of Approval section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, Subdivisions, of the Municipal Code of Ordinances.

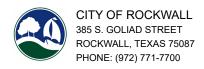
CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the Replat for Lots 23 & 24, Block A, Rainbo Acres Addition, staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,

2)	Any construction resulting from the approval of this <u>Replat</u> shall conform to the requirements set forth by the Unifie Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopte engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the stat and federal government.	d

PROJECT COMMENTS



DATE: 9/22/2025

PROJECT NUMBER: P2025-031

PROJECT NAME: Replat for Lots 18A & 18B, Rainbo Acres Addition

SITE ADDRESS/LOCATIONS: 365 Ranch Trail, Rockwall, TX, 75032

CASE CAPTION: Consider a request by John McKinney of M & J Ranch Trail Holdings, LLC for the approval of a Final Plat for Lots 23 & 24, Block A,

Rainbo Acres Addition being a 9.76-acre parcel of land identified as a portion of Lot 18 of the Rainbo Acres Addition, City of Rockwall,

Rockwall County, Texas, zoned Commercial (C) District, addressed as 365 Ranch Trail, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PLANNING	Henry Lee	09/22/2025	Approved w/ Comments	

09/22/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request for the approval of a Replat for Lots 23 & 24, Block A, Rainbo Acres Addition being a 9.76-acre parcel of land identified as a portion of Lot 18 of the Rainbo Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 365 Ranch Trail.
- 1.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.
- M.3 For reference, include the case number (P2025-031) in the lower right-hand corner of all pages on future submittals.
- M.4 Please correct the Title Block to the following:

Final Plat

Lots 23 & 24, Block A

Rainbo Acres Addition

Being a Replat of

Lot 18, Block A

Rainbo Acres Addition

Being

2 Lots

4.986-Acres or 217,178 SF

Situated in the

W. W. Ford Survey, Abstract No. 80

City of Rockwall, Rockwall County, Texas

M.5 Lots must be number sequentially within the same subdivision. In this case, please correct the lots to Lots 23 and 24. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

- M.6 Please remove the building setback from the plat. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)
- M.7 Please indicate the proposed corner clips and any subsequent dedication. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)
- M.8 Please confirm the description of the first curve in the Owner's Certificate. It appears to be different that what is shown on the plat. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)
- M.9 Please update the General Notes to be in conformance with the Subdivision Ordinance (i.e. Section 38-7(1)(A)(1)). (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)
- M.10 Please update the signature block to be in conformance with the Replat signature block provided in the Subdivision Ordinance. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)
- M.11 The surveyor does not need a notary, as their seal serves this purpose. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)
- I.12 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.
- I.13 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

Planning and Zoning: September 30, 2025 City Council Meeting: October 6, 2025

I.14 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request. Once the Replat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
ENGINEERING	Madelyn Price	09/17/2025	Approved w/ Comments	

09/17/2025: 1. Add City platting notes and language.

- 2. Water Easement.
- 3. List the 100yr WSEL of detention area.
- 4. Need bearing and distances.
- 5. Detention area does not match engineering plans.
- 6. Water
- 7. Call out minimum FFE based on both detention pond elevations.
- 8. List the 100yr WSEL of detention area.

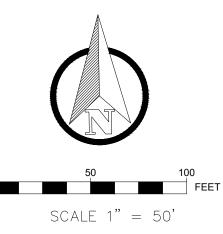
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
BUILDING	Craig Foshee	09/19/2025	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
FIRE	Ariana Kistner	09/17/2025	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	

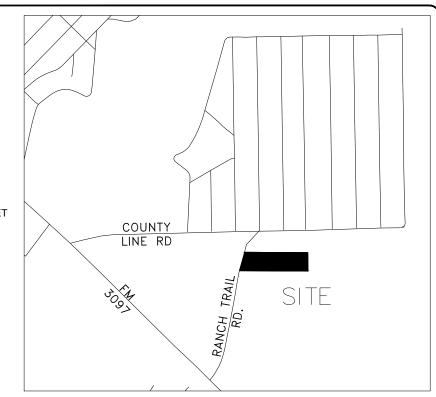
GIS	Lance Singleton	09/15/2025	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
POLICE	Chris Cleveland	09/15/2025	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PARKS	Travis Sales	09/15/2025	Approved	

No Comments

- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE SUBJECT PROPERTY NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION
- REGARDING OWNERSHIP OF TITLE. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGEMENT BY THE SURVEYOR, WHICH IS HIS BEST KNOWLEDGE, INFORMATION AND BELIEF.
- SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
- THE FINDINGS AND OPINIONS OF CES, REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR PRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT EXPRESS WRITTEN CONSENT OF CES, IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. CES SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2025. ALL RIGHTS RESERVED.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF TITLE REPORT, CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON, THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- ELEVATIONS AND DIRECTIONAL CONTROL ARE BASED ON NAD83 TX N CENTRAL 4202, NAVD88(GEOID 18) GPS OBSERVATIONS

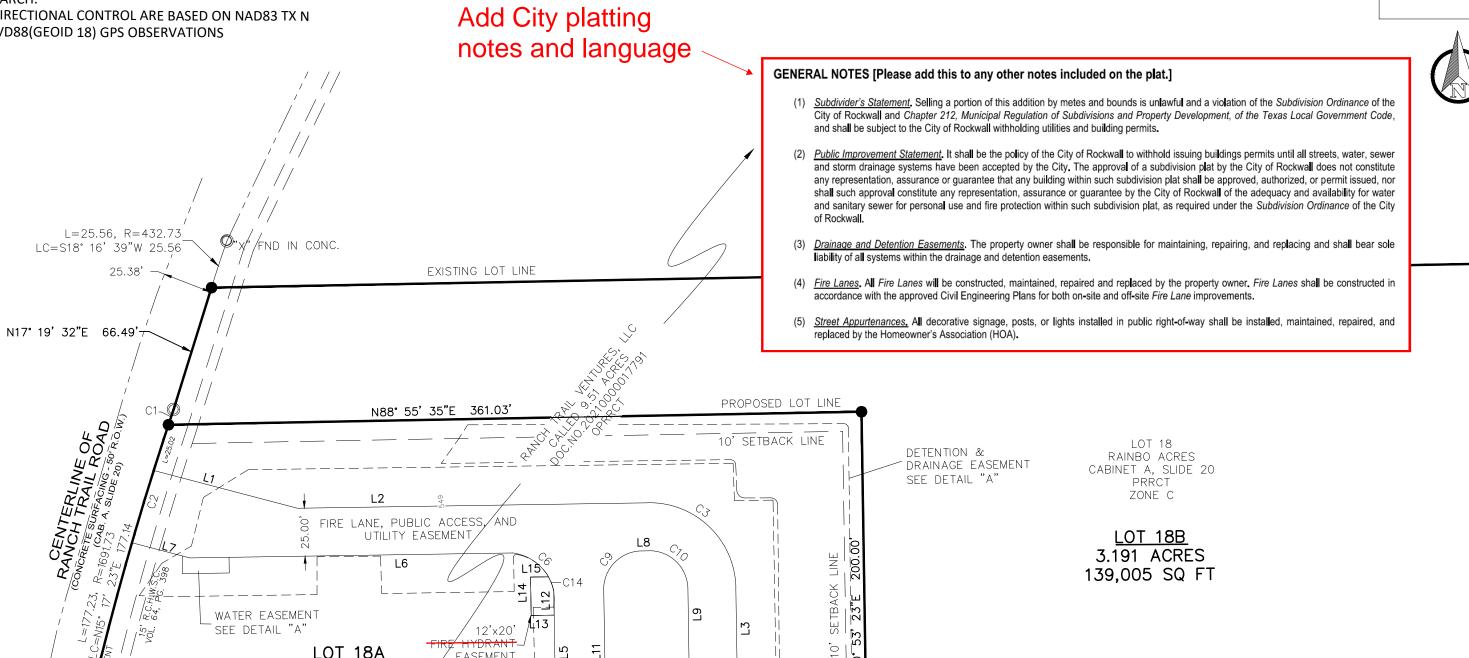
- 8. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER, AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF THE PLAT BY CITY DOES NOT CONSTITUTE AND REPRESENTATION, ASSURANCE, OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE, OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER **ORDINANCE 83-53**
- SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" BY THE SECRETARY OF HOUSING & DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. FEMA-MAP 48397C 0040L, EFFECTIVE DATE OF 09-26-2008, FOR COMMUNITY PANEL NO. 480547, CITY OF ROCKWALL, TEXAS.THIS FLOOD STATEMENT SHALL NOT INCUR ANY LIABILITY UPON THE PART OF THE SURVEYOR.
- 10. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIRS, AND/OR REPLACEMENTS OF DRAINAGE AND DETENTION EASEMENTS ON SITE.





VICINITY MAP N.T.S.

Q (C.M.)



Line Table		
Line #	Direction	Length
L1	S75° 16' 20"E	77.45
L2	N89° 06' 37"E	182.62
L3	S0° 53' 23"E	59.74
L4	S89° 06' 37"W	5.81'
L5	NO* 53' 23"W	59.33'
L6	S89° 06' 37"W	167.98
L7	N75* 16' 20"W	31.16'
L8	N89° 06' 37"E	3.80'
L9	S0° 53' 23"E	59.74
L10	S89° 06' 37"W	3.80'
L11	NO* 53' 23"W	59.74
L12	N0° 53' 23"W	9.88'
L13	N89° 06' 37"E	12.00'
L14	S0° 53′ 23″E	15.00'

L15 S89° 06' 37"W | 10.51'

25.02

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	8.38'	1691.73	0.28	N18° 25' 58"E	8.38'
C2	39.32	1691.73	1.33	S16° 46' 40"W	39.32'
С3	70.69	45.00'	90.00	S45° 53' 23"E	63.64'
C4	70.69	45.00'	90.00	S44° 06' 37"W	63.64'
C5	69.70	45.01'	88.72	N45° 15' 06"W	62.94'
C6	31.59'	25.00'	72.39	N47* 10' 07"W	29.53'
C7	19.86	50.00'	22.75	N79* 30' 45"W	19.73'
C8	42.29	25.00'	96.92	S63° 24' 14"W	37.43'
С9	31.42'	20.00'	90.00	N44° 06' 37"E	28.28'
C10	31.42'	20.00'	90.00	S45° 53' 23"E	28.28'
C11	31.42'	20.00'	90.00	S44° 06' 37"W	28.28'
C12	31.42'	20.00'	90.00	N45° 53' 23"W	28.28'
C13	28.99	1691.73	0.98	N17° 08' 16"E	28.99'
C14	5.34'	25.00'	12.23	N17° 05' 21"W	5.33'

P.O.B.

N: 7008727.2204

LOT 18A

1.795 ACRES

78,173 SQ FT

DETENTION & DRAINAGE EASEMENT

EASEMENT

- = 26.00'

EPIC ROCKWALL VENTURES, LLC

CALLED 3.00 ACRES

DOC.NO.20140000008431

OPRRCT

Water

SEE DETAIL "A"

Easement

LECENID

L10

25.00'

	LEGEND			
	1/2" IRON REBAR FOUND			
0	UNLESS OTHERWISE NOTED			
	IRON ROD SET			
	WITH CAP STAMPED			
	"CES 10194747"			
	UNLESS OTHERWISE NOTED			
IPF	IRON PIPE FOUND			
OPPOST	OFFICIAL PUBLIC RECORDS			
OPRRCT	OF ROCKWALL COUNTY, TX			
DDDCT	PLAT RECORDS OF			
PRRCT	ROCKWALL COUNTY, TX			
(C.M.)	CONTROL MONUMENT			

SURVEYOR/ENGINEER:

LOT 17

RAINBO ACRES

CABINET A, SLIDE 20

ZONE C

OWNER:

8" CEDAR TREE

-\$88° 07' 56"W 0.52'

1/2" IRS BRS.

S88° 55' 35"W 839.35'

JACOB HOLMES (SURVEYOR) MITCH LENAMOND (ENGINEER) CORNERSTONE ENGINEERING & SURVEYING P.O. BOX 1439 MANSFIELD, TX 76063 (817) 940-6027

423.22'

EPIC ROCKWALL VENTURES, LLC

CALLED 2.04 ACRES

DOC.NO.20140000008432

RAINBO ACRES ADDITION, LOT 18

REPLAT OF

1/2" IPF (C.M.)

2598373.6050

N: 7008742.6640—

LOTS 18A & 18B 2 LOTS 4.986 ACRES / 217,178 SQ FT SITUATED IN THE **CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS**

SHEET 1 OF 3

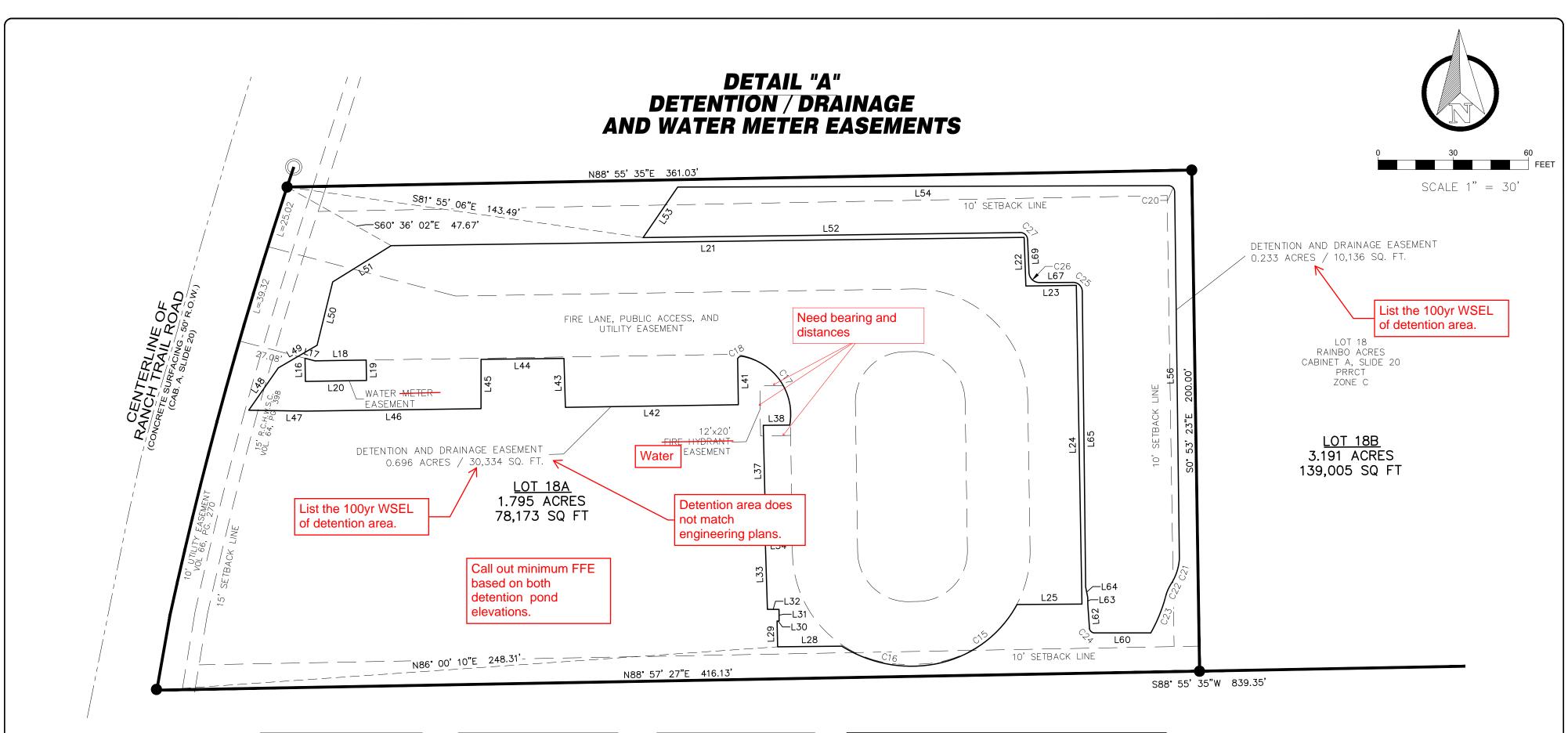
CORNERSTONE **ENGINEERING & SURVEYING**

ENGINEER FIRM NO. 24969 SURVEY FIRM NO. 10194747 P.O. BOX 1439, MANSFIELD, TX 76063 OFFICE (817) 940-6027



JOHN MCKINNEY RANCH TRAIL VENTURES, LLC 315 RANCH TRAIL ROCKWALL, TEXAS 75032

DATE PREPARED: 9/11/2025



F	G	F	N	D	

1/2" IRON REBAR FOUND UNLESS OTHERWISE NOTED

IRON ROD SET
WITH CAP STAMPED
"CES 10194747"
UNLESS OTHERWISE NOTED

IRON PIPE FOUND IPF

OFFICIAL PUBLIC RECORDS

OPPROCES

OF ROCKWALL COUNTY, TX

PLAT RECORDS OF ROCKWALL COUNTY, TX

OPRRCT

CONTROL MONUMENT (C.M.)

WATER SURFACE ELEVATION WSEL

Line Table				
Line #	Direction	Length		
L16	N0° 53′ 23″W	9.24'		
L17	S75° 16' 20"E	4.08'		
L18	N89° 06' 37"E	20.44		
L19	S0° 53' 23"E	8.14'		
L20	S89° 06' 37"W	24.38'		
L21	N89° 15' 12"E	252.57		
L22	S2° 03' 42"E	19.42'		
L23	N89° 16' 02"E	20.12'		
L24	S1° 00' 43"E	127.20'		
L25	S89° 38' 30"W	25.87'		
L28	S89° 28′ 27"W	25.63		
L29	N1° 10' 29"W	10.27		
L30	N88° 04' 05"E	0.83		
L31	NO* 41' 33"W	4.63'		
L32	N89° 42' 00"W	4.64'		
L33	N1° 44' 43"W	28.01'		
L34	N89° 16′ 48″E	10.63'		
L35	N0° 23′ 55″W	9.28'		
L36	S87° 50' 08"W	10.55		

L37 N1° 16′ 14″W 36.42′

Line #	Direction	Length
L38	N89° 30' 51"E	10.55
L41	S0° 52' 00"E	18.31'
L42	S89° 08' 10"W	69.01'
L43	N1° 41′ 43″W	19.54'
L44	S89° 19' 50"W	33.08'
L45	S0° 02' 17"W	19.66'
L46	S89° 11' 25"W	69.70'
L47	N89° 07' 31"W	22.98'
L48	N34° 55' 13"E	20.60'
L49	N59° 41′ 43″E	17.91'
L50	N13° 51' 17"E	26.03
L51	N58° 10' 36"E	27.45
L52	S89° 14' 40"W	150.16
L53	N34° 24′ 44″E	24.40'
L54	N89° 49′ 37"E	195.97
L56	S0° 43' 44"E	146.52
L60	S89° 58' 19"W	22.64
L62	N4° 00' 20"W	9.30'

L63 N0° 53′ 23″W 3.08′

L64 N11° 24' 34"W 4.19'

Line Table

Line Table				
Direction	Length			
N0° 38' 52"W	118.14			
S89° 47' 20"W	12.87'			
N2° 25' 23"W	12.96'			
	Direction N0° 38′ 52″W S89° 47′ 20″W			

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C15	40.53	46.72	49.70	S53° 12' 29"W	39.27
C16	40.07	52.03'	44.12	N79° 51' 01"W	39.09'
C17	37.06	23.53'	90.24	N34° 38′ 30″W	33.34'
C18	2.27'	1.61'	81.13	S61° 21' 10"W	2.09'
C20	3.90'	2.45'	91.40	S41° 29' 55"E	3.50'
C21	9.73'	21.28'	26.19	S17° 33' 04"W	9.64'
C22	5.25'	18.10'	16.63	S26° 10′ 34″W	5.23'
C23	16.68	62.16	15.38	S21° 44' 05"W	16.63'
C24	2.83'	2.14'	75.92	N44° 57' 54"W	2.63'
C25	5.92'	3.64'	93.30	N50° 02' 58"W	5.29'
C26	6.51'	4.15'	89.84	N47° 42′ 34″W	5.86'
C27	5.09'	2.90'	100.72	N46° 54' 27"W	4.46'

SURVEYOR/ENGINEER:

JACOB HOLMES (SURVEYOR)
MITCH LENAMOND (ENGINEER)
CORNERSTONE ENGINEERING & SURVEYING
P.O. BOX 1439
MANSFIELD, TX 76063
(817) 940-6027

OWNER:

JOHN MCKINNEY RANCH TRAIL VENTURES, LLC 315 RANCH TRAIL ROCKWALL, TEXAS 75032

DATE PREPARED: 9/11/2025

REPLAT OF

RAINBO ACRES ADDITION, LOT 18

LOTS 18A & 18B
2 LOTS
4.986 ACRES / 217,178 SQ FT
SITUATED IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET 2 OF 3

CORNERSTONE ENGINEERING & SURVEYING





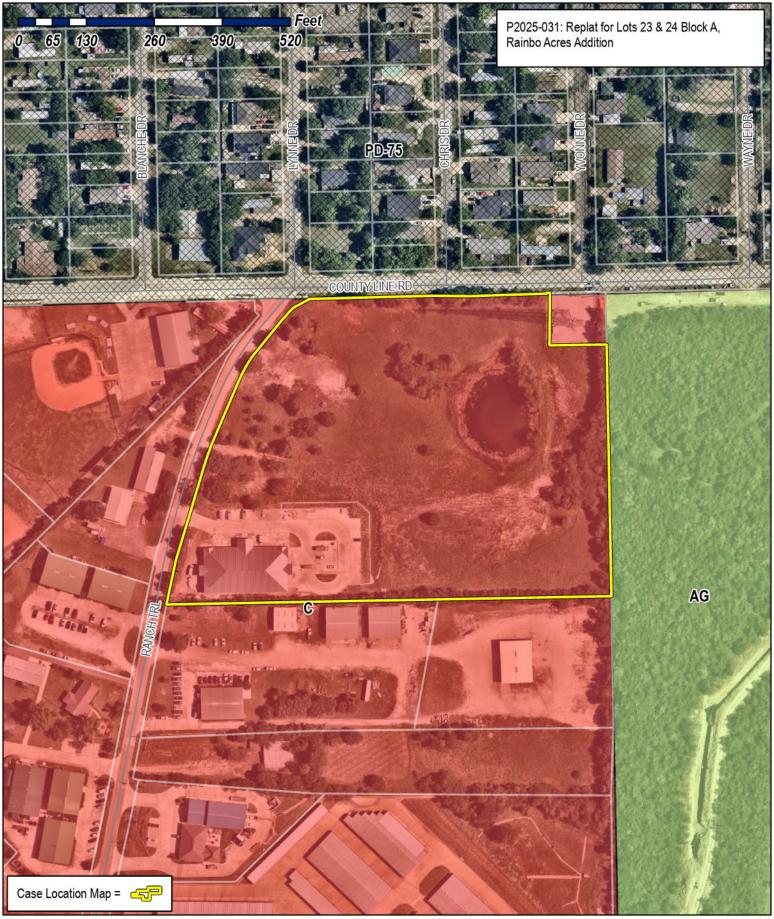
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DEVELOPMENT APPLICATION

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

PLANNING	& ZONING CASE NO.
NOTE: THE CITY UNTIL SIGNED BE	APPLICATION IS NOT CONSIDERED ACCEPTED BY THE THE PLANNING DIRECTOR AND CITY ENGINEER HAVE LOW.
DIRECTOR	OF PLANNING:
CITYENGIN	FFR:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX] PLATTING APPLICATION FEES: ZONING APPLICATION FEES: ■ MASTER PLAT (\$100.00 + \$15.00 ACRE) 1 ■ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹ ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) 1 ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 182 FINAL PLAT (\$300.00 + \$20.00 ACRE) 1 PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) 1 REPLAT (\$300.00 + \$20.00 ACRE) 1 OTHER APPLICATION FEES: ☐ AMENDING OR MINOR PLAT (\$150.00) ☐ TREE REMOVAL (\$75.00) ☐ PLAT REINSTATEMENT REQUEST (\$100.00) ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) 2 SITE PLAN APPLICATION FEES: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) 1 PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00) A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PROPERTY INFORMATION [PLEASE PRINT] 365 RANCH TRAIL, ROCKWALL ADDRESS 75032 SUBDIVISION **BLOCK** GENERAL LOCATION BETWEEN HOLDON RD AND COUNTY LINE RD 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 HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE. OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED] OWNER MEJ RANCH TRAIL HOLDINGS LIC APPLICANT CONTACT PERSON JOHN MCKINNEY CONTACT PERSON JOHN MCKINNEY **ADDRESS** ADDRESS CITY, STATE & ZIP CITY, STATE & ZIP PHONE PHONE E-MAIL E-MAIL NOTARY VERIFICATION [REQUIRED] BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED TO HE MCKINGEY [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 , 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 REQUE JESSICA NAOMI YANEZ GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE Notary Public, State of Texas OWNER'S SIGNATURE Comm. Expires 01/23/2027 Notary ID 13416034-3 -





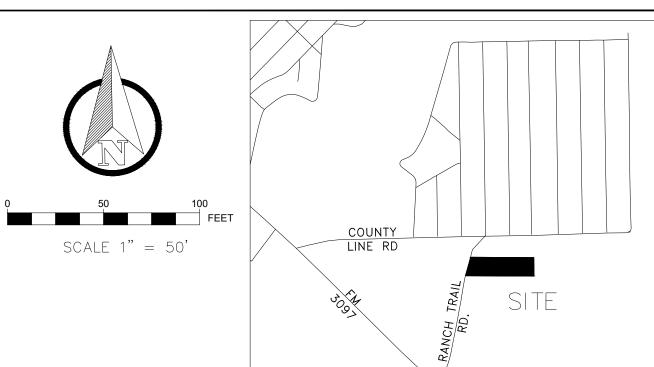
City of Rockwall Planning & Zoning Department 385 S. Goliad Street

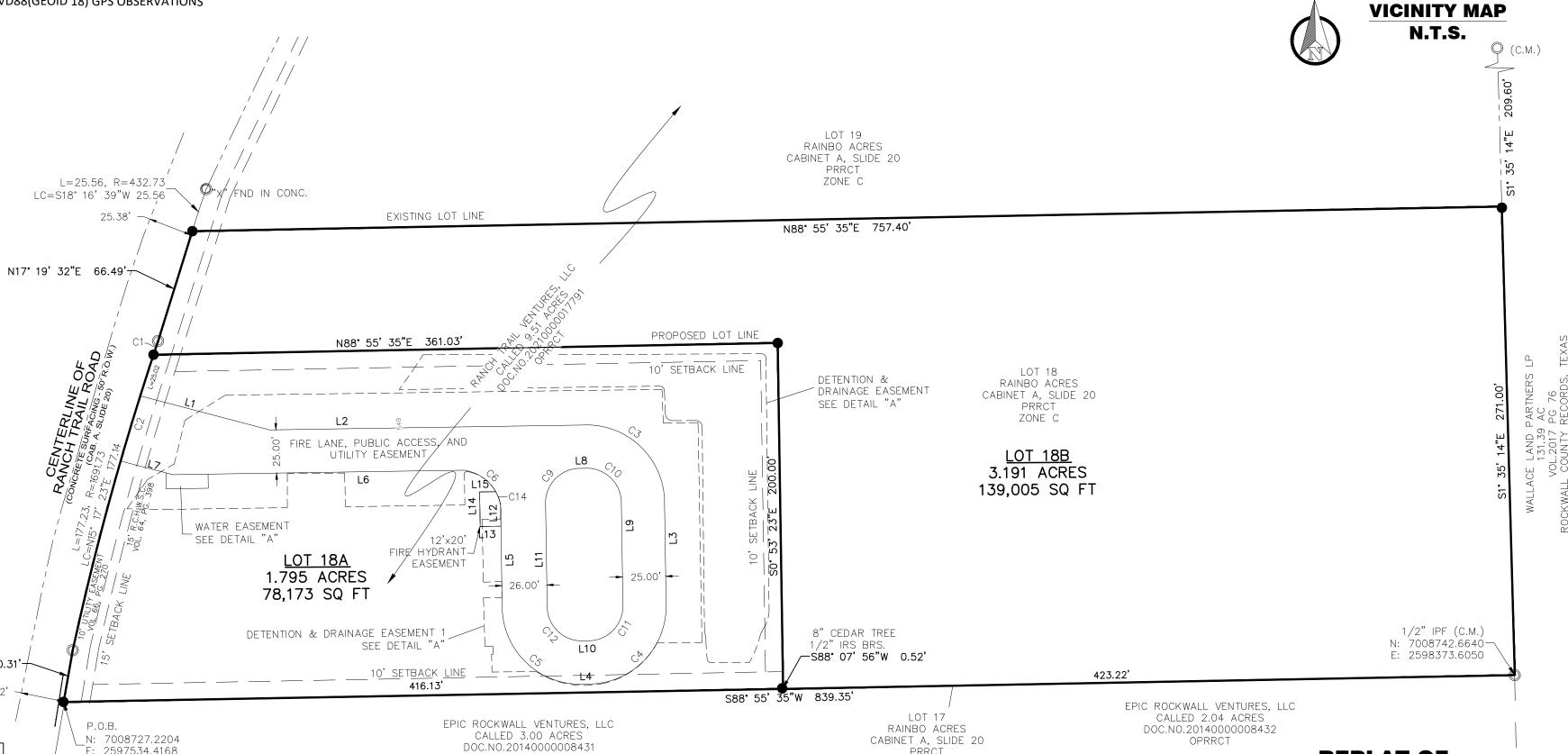
Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees.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



- THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE SUBJECT PROPERTY NOTHING IN THIS SURVEY IS INTENDED TO EXPRESS AN OPINION
- REGARDING OWNERSHIP OF TITLE. THE WORD CERTIFY IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGEMENT BY THE SURVEYOR, WHICH IS HIS BEST
- KNOWLEDGE, INFORMATION AND BELIEF. SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY.
- THE FINDINGS AND OPINIONS OF CES, REFLECTED HEREON ARE PRIVILEGED, CONFIDENTIAL AND INTENDED FOR THE USE OF THE INDIVIDUAL OR ENTITY FOR WHOM THIS WORK WAS PREPARED. IT IS UNDERSTOOD THAT THE USE OF, RELIANCE ON, OR PRODUCTION OF SAME, IN WHOLE OR IN PART, BY OTHERS WITHOUT EXPRESS WRITTEN CONSENT OF CES, IS PROHIBITED AND WITHOUT WARRANTY, EXPRESS OR IMPLIED. CES SHALL BE HELD HARMLESS AGAINST DAMAGES OR EXPENSES RESULTING FROM SUCH UNAUTHORIZED USE, RELIANCE OR REPRODUCTION. COPYRIGHT 2025. ALL RIGHTS RESERVED.
- THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF TITLE REPORT, CERTAIN EASEMENTS AND/OR BUILDING LINES MAY HAVE BEEN GRANTED WHICH ARE NOT REFLECTED HEREON, THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
- ELEVATIONS AND DIRECTIONAL CONTROL ARE BASED ON NAD83 TX N CENTRAL 4202, NAVD88(GEOID 18) GPS OBSERVATIONS

- 8. IT SHALL BE THE POLICY OF THE CITY OF ROCKWALL TO WITHHOLD ISSUING BUILDING PERMITS UNTIL ALL STREETS, WATER, SEWER, AND STORM DRAINAGE SYSTEMS HAVE BEEN ACCEPTED BY THE CITY. THE APPROVAL OF THE PLAT BY CITY DOES NOT CONSTITUTE AND REPRESENTATION, ASSURANCE, OR GUARANTEE THAT ANY BUILDING WITHIN SUCH PLAT SHALL BE APPROVED, NOR SHALL SUCH APPROVAL CONSTITUTE ANY REPRESENTATION, ASSURANCE, OR GUARANTEE BY THE CITY OF THE ADEQUACY AND AVAILABILITY FOR WATER FOR PERSONAL USE AND FIRE PROTECTION WITHIN SUCH PLAT, AS REQUIRED UNDER **ORDINANCE 83-53**
- SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF "X" BY THE SECRETARY OF HOUSING & DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. FEMA-MAP 48397C 0040L, EFFECTIVE DATE OF 09-26-2008, FOR COMMUNITY PANEL NO. 480547, CITY OF ROCKWALL, TEXAS.THIS FLOOD STATEMENT SHALL NOT INCUR ANY LIABILITY UPON THE PART OF THE SURVEYOR.
- 10. PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIRS, AND/OR REPLACEMENTS OF DRAINAGE AND DETENTION EASEMENTS ON SITE.





	Line Table	
Line #	Direction	Length
L1	S75* 16' 20"E	77.45'
L2	N89° 06' 37"E	182.62
L3	S0° 53' 23"E	59.74
L4	S89° 06' 37"W	5.81'
L5	NO 53 23"W	59.33'
L6	S89* 06' 37"W	167.98
L7	N75° 16' 20"W	31.16'
L8	N89° 06' 37"E	3.80'
L9	S0° 53' 23"E	59.74
L10	S89° 06' 37"W	3.80'
L11	N0° 53' 23"W	59.74
L12	NO* 53' 23"W	9.88'
L13	N89° 06' 37"E	12.00'
L14	S0° 53' 23"E	15.00'
L15	S89° 06′ 37″W	10.51

25.02

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	8.38'	1691.73	0.28	N18° 25' 58"E	8.38'
C2	39.32	1691.73	1.33	S16° 46' 40"W	39.32'
C3	70.69	45.00'	90.00	S45° 53' 23"E	63.64
C4	70.69	45.00'	90.00	S44° 06' 37"W	63.64'
C5	69.70'	45.01'	88.72	N45° 15' 06"W	62.94'
C6	31.59'	25.00'	72.39	N47* 10' 07"W	29.53'
C7	19.86'	50.00'	22.75	N79* 30' 45"W	19.73'
C8	42.29'	25.00'	96.92	S63° 24' 14"W	37.43'
С9	31.42'	20.00'	90.00	N44° 06' 37"E	28.28'
C10	31.42'	20.00'	90.00	S45° 53' 23"E	28.28'
C11	31.42'	20.00'	90.00	S44° 06' 37"W	28.28'
C12	31.42'	20.00'	90.00	N45° 53' 23"W	28.28'
C13	28.99'	1691.73	0.98	N17° 08' 16"E	28.99'
C14	5.34'	25.00'	12.23	N17° 05' 21"W	5.33'

N: 7008727.2204

LEGEND

OPRRCT

	1/2" IRON REBAR FOUND UNLESS OTHERWISE NOTED
•	IRON ROD SET WITH CAP STAMPED "CES 10194747" UNLESS OTHERWISE NOTED
IPF	IRON PIPE FOUND
OPRRCT	OFFICIAL PUBLIC RECORDS OF ROCKWALL COUNTY, TX
PRRCT	PLAT RECORDS OF ROCKWALL COUNTY, TX
(C.M.)	CONTROL MONUMENT

SURVEYOR/ENGINEER:

JACOB HOLMES (SURVEYOR) MITCH LENAMOND (ENGINEER) CORNERSTONE ENGINEERING & SURVEYING P.O. BOX 1439 MANSFIELD, TX 76063 (817) 940-6027 OWNER: JOHN MCKINNEY

CABINET A, SLIDE 20

ZONE,C

RANCH TRAIL VENTURES, LLC 315 RANCH TRAIL ROCKWALL, TEXAS 75032

DATE PREPARED: 9/11/2025

REPLAT OF

RAINBO ACRES ADDITION, LOT 18

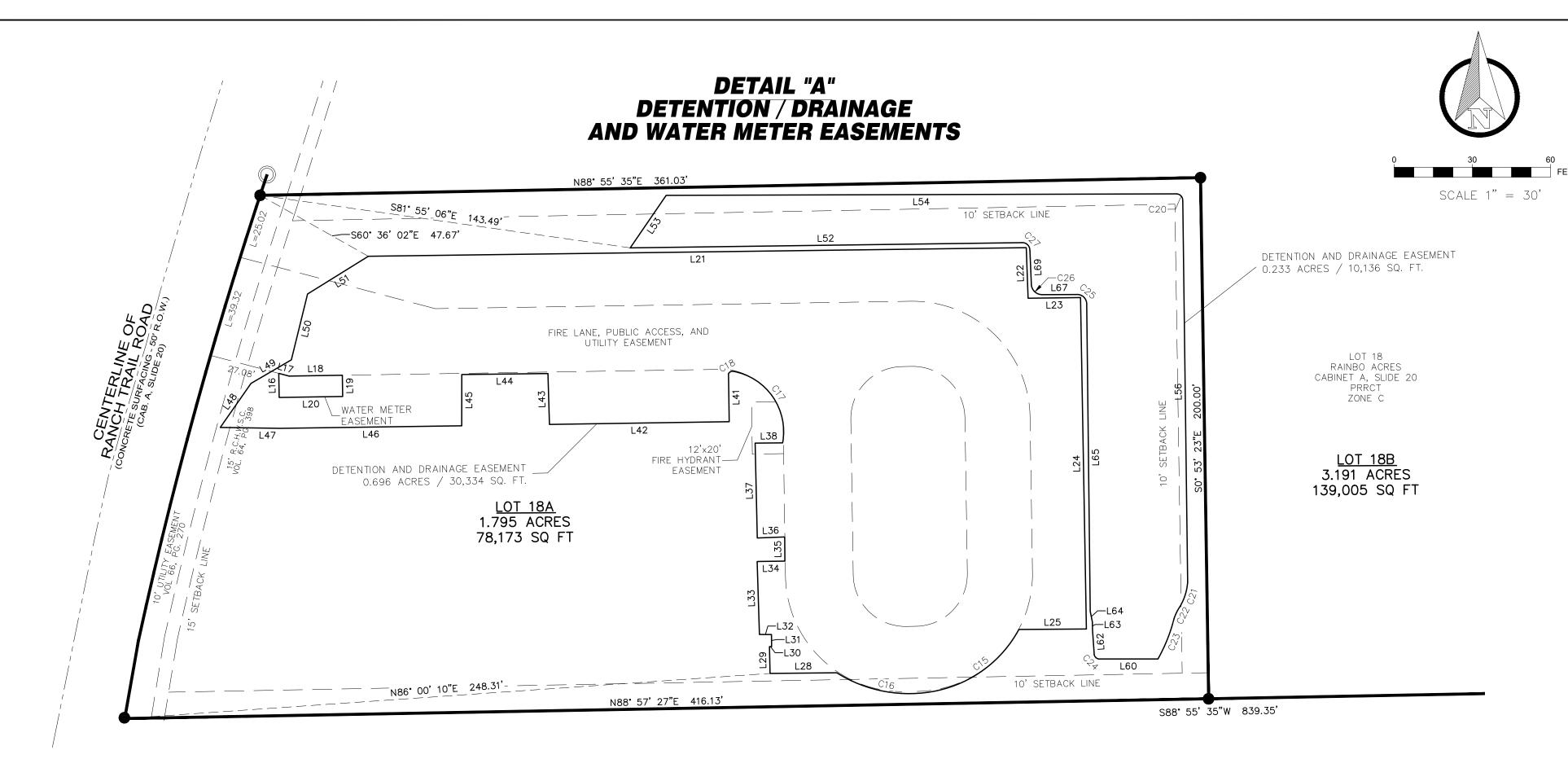
LOTS 18A & 18B 2 LOTS 4.986 ACRES / 217,178 SQ FT SITUATED IN THE CITY OF ROCKWALL **ROCKWALL COUNTY, TEXAS**

SHEET 1 OF 3

CORNERSTONE **ENGINEERING & SURVEYING**

OPRRCT





EGEND

1/2" IRON REBAR FOUND
UNLESS OTHERWISE NOTED

IRON ROD SET
WITH CAP STAMPED
"CES 10194747"
UNLESS OTHERWISE NOTED

IRON PIPE FOUND IPF

OFFICIAL PUBLIC RECORDS

OF ROCKWALL COUNTY, TX

PLAT RECORDS OF ROCKWALL COUNTY, TX

OPRRCT

CONTROL MONUMENT (C.M.)

WATER SURFACE ELEVATION WSEL

Line Table					
Line #	Direction	Length			
L16	N0° 53′ 23″W	9.24'			
L17	S75° 16' 20"E	4.08'			
L18	N89° 06' 37"E	20.44			
L19	S0° 53′ 23″E	8.14'			
L20	S89° 06' 37"W	24.38'			
L21	N89° 15' 12"E	252.57			
L22	S2* 03' 42"E	19.42'			
L23	N89° 16' 02"E	20.12'			
L24	S1° 00' 43"E	127.20'			
L25	S89° 38' 30"W	25.87			
L28	S89° 28' 27"W	25.63'			
L29	N1° 10′ 29″W	10.27			
L30	N88° 04' 05"E	0.83'			
L31	NO° 41' 33"W	4.63'			
L32	N89° 42' 00"W	4.64'			
L33	N1° 44' 43"W	28.01'			
L34	N89° 16' 48"E	10.63'			
L35	N0° 23′ 55″W	9.28'			
L36	S87° 50' 08"W	10.55			
L37	N1° 16' 14"W	36.42			

	Line Table	
ine #	Direction	Length
L38	N89° 30' 51"E	10.55
L41	S0° 52' 00"E	18.31'
L42	S89° 08' 10"W	69.01
L43	N1° 41' 43"W	19.54
L44	S89° 19' 50"W	33.08'
L45	S0° 02' 17"W	19.66'
L46	S89° 11' 25"W	69.70'
L47	N89° 07' 31"W	22.98'
L48	N34° 55' 13"E	20.60'
L49	N59° 41′ 43″E	17.91'
L50	N13° 51' 17"E	26.03'
L51	N58° 10' 36"E	27.45
L52	S89° 14' 40"W	150.16
L53	N34° 24' 44"E	24.40'
L54	N89° 49′ 37″E	195.97
L56	S0° 43′ 44″E	146.52
L60	S89° 58' 19"W	22.64'
L62	N4° 00' 20"W	9.30'
L63	N0° 53' 23"W	3.08'
L64	N11° 24' 34"W	4.19'

Line Table				
Line #	Direction	Length		
L65	N0° 38' 52"W	118.14		
L67	S89° 47' 20"W	12.87'		
L69	N2° 25' 23"W	12.96'		

Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C15	40.53'	46.72'	49.70	S53° 12' 29"W	39.27
C16	40.07	52.03'	44.12	N79° 51' 01"W	39.09'
C17	37.06	23.53'	90.24	N34° 38′ 30″W	33.34'
C18	2.27'	1.61'	81.13	S61° 21' 10"W	2.09'
C20	3.90'	2.45'	91.40	S41° 29' 55"E	3.50'
C21	9.73'	21.28'	26.19	S17° 33' 04"W	9.64'
C22	5.25'	18.10'	16.63	S26° 10′ 34″W	5.23'
C23	16.68	62.16	15.38	S21° 44' 05"W	16.63'
C24	2.83'	2.14'	75.92	N44° 57' 54"W	2.63'
C25	5.92'	3.64'	93.30	N50° 02' 58"W	5.29'
C26	6.51'	4.15'	89.84	N47° 42' 34"W	5.86'
C27	5.09'	2.90'	100.72	N46° 54' 27"W	4.46'

SURVEYOR/ENGINEER:

JACOB HOLMES (SURVEYOR)
MITCH LENAMOND (ENGINEER)
CORNERSTONE ENGINEERING & SURVEYING
P.O. BOX 1439
MANSFIELD, TX 76063
(817) 940-6027

OWNER:

JOHN MCKINNEY
RANCH TRAIL VENTURES, LLC
315 RANCH TRAIL
ROCKWALL, TEXAS 75032

DATE PREPARED: 9/11/2025

REPLAT OF

RAINBO ACRES ADDITION, LOT 18

LOTS 18A & 18B
2 LOTS
4.986 ACRES / 217,178 SQ FT
SITUATED IN THE
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

SHEET 2 OF 3

CORNERSTONE ENGINEERING & SURVEYING



OWNERS CERTIFICATE STATE OF TEXAS

COUNTY OF ROCKWALL

WHEREAS M & J RANCH TRAIL HOLDINGS, LLC is the owner of Lot 18 of the RAINBO ACRES ADDITION, an addition to the City of Rockwall, Texas According to the plat recorded in Cabinet A, Slide 20, of the Plat Records of Rockwall County Texas, same being a portion of a called 9.51 acre tract as described in the deed to Ranch Trail Ventures, LLC, recorded in Document No. 20210000017791 of the Official Public Records of Rockwall County, Texas, (OPRRCT), situated in the W.W. FORD SURVEY, A-80, within the City of Rockwall, Rockwall County, Texas, and being further described by metes and bounds as follows:

BEGINNING at a 1/2" iron rod found in the East right of way line of Ranch Trail Rd (50' ROW), for the Southwest corner of said Lot 18, same being the Northwest corner of Lot 17 of said RAINBO ACRES ADDITION, and being the Northwest corner of a 3.00 acre tract described in a deed to Epic Rockwall Ventures, LLC recorded in Doc. No. 20140000008431 (OPRRCT);

THENCE along the East ROW line of said Ranch Trail Rd. in common with the West line of said Lot 18, as follows:

North 09° 58′ 58″ East, 30.31 feet to a 1/2″ iron rod found, and being at the beginning of a curve to the right whose radius is 1691.73 feet, and

along said curve a distance of 185.61 feet to 1/2" iron rod found, the long chord of said curve is North 15° 25' 54" East 185.51, and

North 17° 19' 32" East, 66.49 feet to a 1/2" iron rod set with an yellow cap stamped "CES 10194747" for the Northwest corner of said Lot 18, same being the Southwest corner of Lot 19 of said RAINBO

THENCE along the South line of said Lot 19 in common with the North line of said Lot 18, North 88° 55' 35" East a distance of 757.40 feet to a 1/2" iron rod set with an yellow cap stamped "CES 10194747" for the common east corner of same, same being in the West line of a 131.39 acre tract described in a deed to Wallace Land Partners L P, and recorded in Vol. 2017 Pg. 76 Rockwall County Records, Texas;

THENCE along the West line of said 131.39 acre tract, common with the East line of said Lot 18, South 01° 35' 14" East a distance of 271.00 feet to a 1/2" iron pipe found for the Southeast corner Said Lot 18, same being the Northeast corner of Lot 17, and the Northeast corner of a called 2.04 acre tract described in a deed to Epic Rockwall Ventures, LLC recorded in Doc. No, 20140000008432 (OPRRCT);

THENCE along the said common line, and continuing with the North line of said 3.00 acre Tract, South 88° 55' 35" West a distance of 839.35 feet to the POINT OF BEGINNING containing 217,178 square feet or 4.986 acres, as surveyed.

SURVEYORS CERTIFICATE

I, Jacob N. Holmes, a Registered Professional Land Surveyor, licensed by the State of Texas, do hereby certify that I have prepared this plat from an actual survey of the land and that the corner monuments shown hereon were found and/or properly placed under supervision in accordance with the platting rules and regulations of the City of Forney, Kaufman County, Texas. WITNESS MY HAND AT BELL COUNTY, TEXAS this the _____ day of _____2025

PRELIMINARY	/ FOR	REVIE	W ON	V
I ILLEIMINAN		IVEVIE		- '
NOT FOR RE	-CORI	DING -	9/11/2	5
	:		· · · · · · ·	_

Texas Registered Professional Land Surveyor # 6482

State of Texas

County of	

Before me, the undersigned, a notary public for said County and State, appeared Jacob N. Holmes, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed.

	, Texas.
Chairman	
Planning & Zoning Commission	Dute
APPROVED:	
I hereby certify that the above a	and foregoing plat of RAINBO ACRES ADDITION, LOT 18, an addition was approved by the City Council of the City of Rockwall on the , 2025
I hereby certify that the above at to the City of Rockwall, Texas, very day of	vas approved by the City Council of the City of Rockwall on the
I hereby certify that the above a to the City of Rockwall, Texas, we day of	vas approved by the City Council of the City of Rockwall on the , 2025 aless the approved plat for such addition is recorded in the office of exas, within one hundred eighty (180) days from the said date of

OWNERS DEDICATION STATE OF TEXAS **COUNTY OF ROCKWALL**

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

OWNERS M & J RANCH TRAIL HOLDINGS, LLC

THAT, M&J RANCH TRAIL HOLDINGS, LLC., the undersigned owner of the land shown on this plat. and designated herein as RAINBO ACRES ADDITION, LOT 18, an addition to the City of Rockwall Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the RAINBO ACRES ADDITION, LOT 18, addition have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone
- 3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- 4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- 6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

	State of Texas			
Witness our hands on day of 2025	County of			
Witness our hands on day of , 2025.	Before me, the undersigned , a notary public for sai me to be the person whose name is subscribed to the the same for the purposes and considerations there	he foregoing instrumen		
	GIVEN MY HAND AND SEAL OF OFFICE this the	day of	2025.	
MICHAEL DAUL - OWNER				
JOHN McKINNEY - OWNER	Notary Public in and for the County of	, Texas.		
	State of Texas			
	County of			
	Before me, the undersigned, a notary public for sai me to be the person whose name is subscribed to t the same for the purposes and considerations there	he foregoing instrumen		
	GIVEN MY HAND AND SEAL OF OFFICE this the	day of	2025.	
	Notary Public in and for the County of			

REPLAT OF

SURVEYOR/ENGINEER:

JACOB HOLMES (SURVEYOR) MITCH LENAMOND (ENGINEER) **CORNERSTONE ENGINEERING & SURVEYING** P.O. BOX 1439 MANSFIELD, TX 76063 (817) 940-6027

OWNER:

JOHN MCKINNEY / MICHAEL DUAL M & J RANCH TRAIL HOLDINGS, LLC 315 RANCH TRAIL ROCKWALL, TEXAS 75032

DATE PREPARED: 9/11/2025

RAINBO ACRES ADDITION, LOT 18

LOTS 18A & 18B 2 LOTS 4.986 ACRES / 217,178 SQ FT SITUATED IN THE **CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS**

SHEET 3 OF 3

CORNERSTONE ENGINEERING & SURVEYING





CITY OF ROCKWALL PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

DATE: September 30, 2025

APPLICANT: Ariel Palacios

CASE NUMBER: P2025-033; Final Plat for Lot 2, Block G, Lake Rockwall Estates East Addition

SUMMARY

Consider a request by Alejandro Perales on behalf of Ariel Palacios for the approval of a <u>Final Plat</u> for Lot 2, Block G, Lake Rockwall Estates East Addition being an 0.17-acre parcel of land identified as Lot 910-A0 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses, addressed as 178 Lynne Drive, and take any action necessary.

PLAT INFORMATION

- ☑ <u>Purpose.</u> The applicant is requesting the approval of a <u>Final Plat</u> for a 0.17-acre parcel of land (i.e. Lot 910-A0, of the Rockwall Lake Estates #2 Addition) for the purpose of dedicating the necessary easements for the construction of a single-family home.
- ☑ <u>Background.</u> The subject property was originally platted as Lot 910-A with the Rockwall Lake Properties Development No. 2 Addition, which was filed with Rockwall County on April 23, 1968. On February 17, 2009, the subject property -- along with the rest of the Lake Rockwall Estates Subdivision -- was annexed into the City of Rockwall by Ordinance No. 09-07. On September 21, 2009, the City Council rezoned the Lake Rockwall Estates Subdivision from an Agricultural (AG) District to Planned Development District 75 (PD-75) [Ordinance No. 09-37] for Single-Family 7 (SF-7) District land uses. On January 4, 2016, the City Council amended Planned Development District 75 (PD-75) with Ordinance No. 16-01, which made changes to the Consideration of a Special Request section of the ordinance. At the time of annexation, there was a 1,064 SF mobile home situated on the subject property; however, based on the City's aerial images this structure was removed between 2023-2024. On February 3, 2025, the City Council approved a Specific Use Permit (SUP) [Case No. Z2024-064] by Ordinance No. 25-08 (S-353) for the purpose of constructing a single-family home on the subject property.
- ☑ <u>Conformance to the Subdivision Ordinance.</u> The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ <u>Conditional Approval.</u> Conditional approval of this <u>Final Plat</u> by the City Council shall constitute approval subject to the conditions stipulated in the <u>Conditions of Approval</u> section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances.

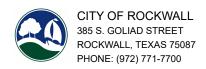
CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the <u>Final Plat</u> for Lot 2, <u>Block G</u>, <u>Lake Rockwall Estates East Addition</u>, staff would propose the following conditions of approval:

(1) All technical comments from the Engineering, Planning and Fire Departments shall be addressed prior to the filing of this plat; and,

2)	Any construction resulting from the approval of this <u>Final Plat</u> shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted
	engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PROJECT COMMENTS



DATE: 9/19/2025

PROJECT NUMBER: P2025-033

PROJECT NAME: Final Plat for Lot 2, Block G, Lake Rockwall Estates East Addition

SITE ADDRESS/LOCATIONS: 178 Lynne Drive, Rockwall, TX, 75032

CASE CAPTION: Consider a request by Alejandro Perales on behalf of Ariel Palacios for the approval of a Final Plat for Lot 2, Block G, Lake Rockwall

Estates East Addition being an 0.17-acre parcel of land identified as Lot 910-A0 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses,

addressed as 178 Lynne Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PLANNING	Bethany Ross	09/19/2025	Approved w/ Comments	

09/19/2025: P2025-033; Final Plat for Lot 2, Block G, Lake Rockwall Estates East Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request for the approval of a Final Plat for Lot 2, Block G, Lake Rockwall Estates East Addition being an 0.17-acre parcel of land identified as Lot 910-A0 of the Rockwall Lake Estates #2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 75 (PD-75) for Single Family 7 (SF-7) District land uses, and addressed as 178 Lynne Drive.
- I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
- M.3 For reference, include the case number (P2025-033) in the lower right-hand corner of all pages on future submittals.
- M.4 Please change the title block as follows:

Final Plat Lots 2, Block G,

Lake Rockwall Estates East Addition

Being a Replat of Lot 910-A0

of the Rockwall Lake Estates #2 Addition

Situated within the Glover Wells Survey, Abstract No. 219

City of Rockwall, Rockwall County, Texas

- M.5 Please remove all trees and buildings from the plat. (Chapter 38.7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)
- M.6 Please remove any language about a preliminary plat. This is a final plat. (Chapter 38.7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)
- M.7 Please update the language in the Owner's Certificate to reflect the updated Subdivision name. (Chapter 38.7, Subdivision and Platting Procedures, of the Municipal Code of

- M.8 Record owners of contiguous parcels of subdivided land. (Chapter 38.7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)
- M.9 Provide the correct format for the following General Notes (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):
- (1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- (2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- (3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- (4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
- M.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections, and provide any additional information that is requested by staff. Revisions for this case will be due as soon as possible or within 30 days of approval.
- I.11 Please note that scheduled meetings for this case:
- (1) Planning and Zoning Meeting will be held on September 30, 2025
- (2) City Council meeting will be held on October 6, 2025.
- I.12 Although this item will be on the Consent Agenda for the meetings, staff recommends that a representative be present for the meetings as scheduled above, but is not required. The Planning and Zoning and City Council meetings will be held in the City's Council Chambers, and are scheduled to begin at 6:00 PM.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	09/17/2025	Approved w/ Comments

09/17/2025: 1. Label all building setbacks.

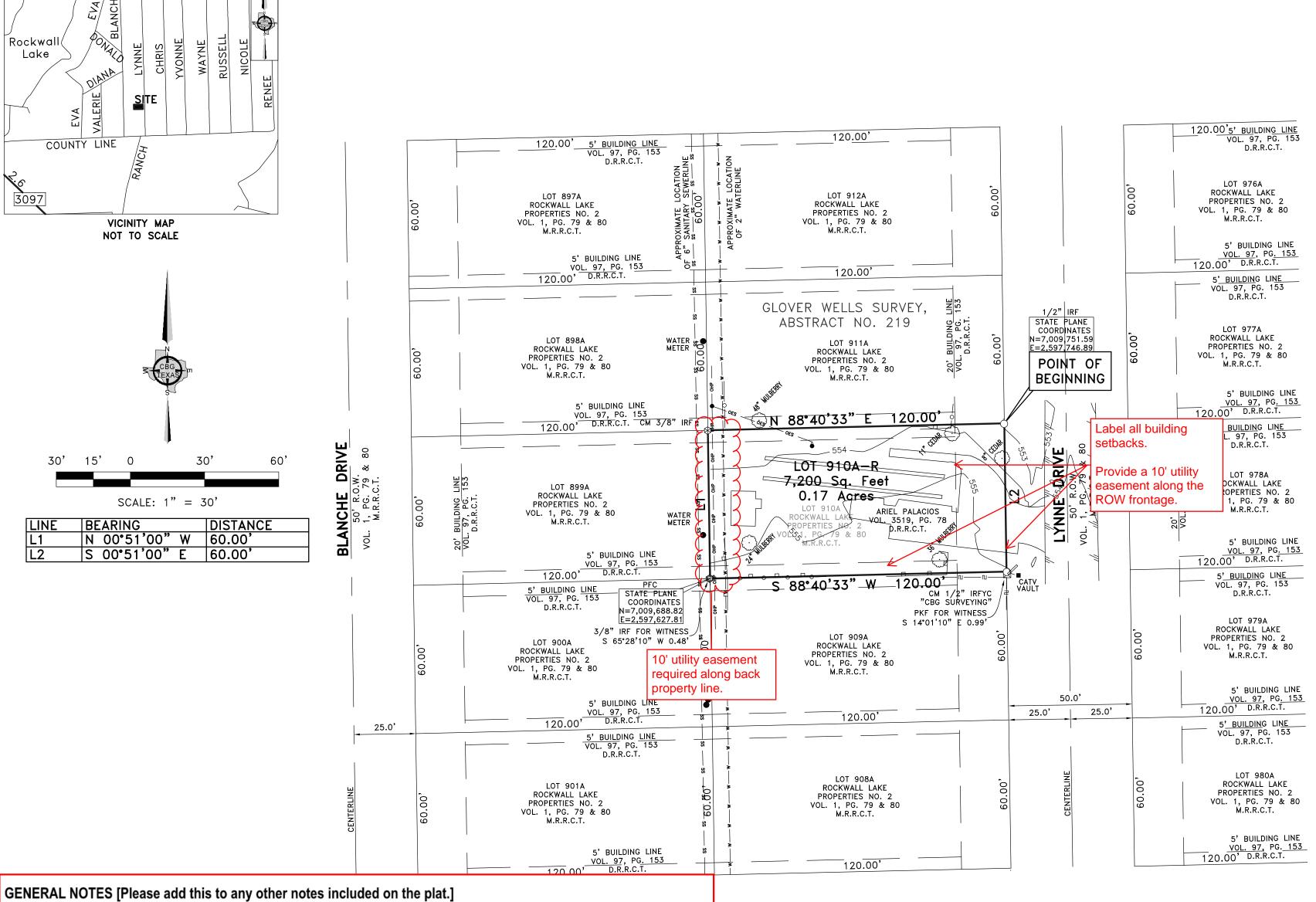
- 2. Provide a 10' utility easement along the ROW frontage.
- 3. 10' utility easement required along back property line.
- 4. Include the latest general notes on the plat that are applicable.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
BUILDING	Craig Foshee	09/19/2025	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
FIRE	Ariana Kistner	09/17/2025	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
GIS	Lance Singleton	09/15/2025	Approved	

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
POLICE	Chris Cleveland	09/15/2025	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PARKS	Travis Sales	09/15/2025	Approved	

No Comments



LEGEND: IRF = IRON ROD FOUND

Ordinance 83-54.

IRF YC = 1/2 INCH IRON ROD FOUND WITH YELLOW CAP
PKF = PK NAIL FOUND FOR CORNER

PRF = PK NAIL FOUND FOR CORNER
CM = CONTROLLING MONUMENT
VOL. = VOLUME
PG. = PAGE
R.O.W. = RIGHT-OF-WAY
SQ. FT. = SQUARE FEET
M.R.R.C.T. = MAP RECORDS, ROCKWALL COUNTY, TEXAS
D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS

NOTE: It shall be the policy of the City of Rockwall to

City does not constitute any representation, assurance

or guarantee that any building within such plat shall

be approved, authorized or permit therefore issued. nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy

and availability for water for personal use and fire

protection within such plat, as required under

withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the

(SHEET 1 OF 2)

PRELIMINARY PLAT PALACIOS ADDITION LOT 910A-R,

BEING A REPLAT OF

LOT 910A, ROCKWALL LAKE PROPERTIES NO. 2 SAME BEING A 0.17 ACRES (7,200 S.F.) TRACT OF LAND SITUATED WITHIN THE GLOVER WELLS SURVEY, ABSTRACT NO. 219 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



PLANNING & SURVEYING Main Office 1413 E. I-30, Ste. 7 Garland, TX 75048

SCALE: 1"=30' / DATE: 7/21/2025 / JOB NO. 2414765-01 / DRAWN BY: JLA

CASE NO. P2025-____

- <u>Subdivider's Statement.</u> Selling a portion of this addition by metes and bounds is unlawful and a violation of the <u>Subdivision Ordinance</u> of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.
- (2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- <u>Drainage and Detention Easements</u>. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- <u>Fire Lanes</u>. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
- Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

Include the latest general notes on the plat that are applicable.

> **OWNER: ARIEL PALACIOS** 406 E. R ELLIS, ROCKWALL, TEXAS 75087 PHONE: (972) 800 3628

EMAIL: BEBEPEKENITO@GMAIL.COM

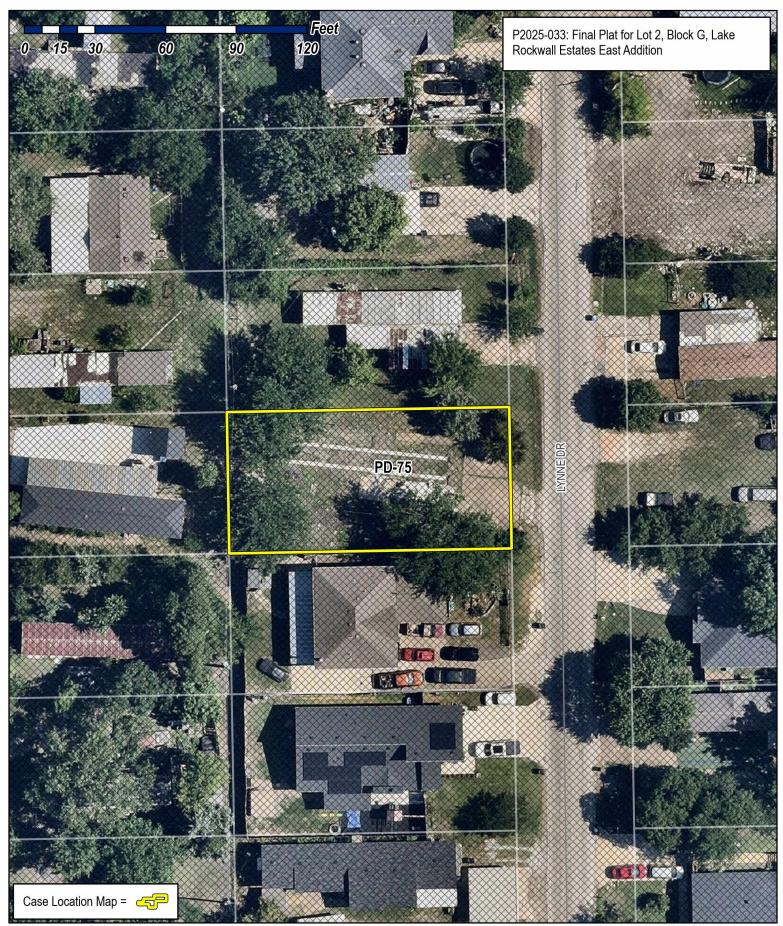


DEVELOPMENT APPLICATION

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

PLANNING & ZONING CAS	E NO.
<u>NOTE:</u> THE APPLICATION IS CITY UNTIL THE PLANNING SIGNED BELOW.	S NOT CONSIDERED ACCEPTED BY THE DIRECTOR AND CITY ENGINEER HAVE
DIRECTOR OF PLANNING:	COLUMN TO A REPORT OF THE PARTY
CITY ENGINEED.	

	/	vall, Texas 75					TOR OF PLAN NGINEER:	NING:			
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PLEASE CHECK THE PLATTING APPLIC MASTER PLAT PRELIMINARY FINAL PLAT (\$300.0 AMENDING OR PLAT REINSTAT SITE PLAN APPLIC AMENDED SITE	CATION FEE: (\$100.00 + \$: PLAT (\$200.0 300.00 + \$20.00 A MINOR PLA: TEMENT REC CATION FEE: 50.00 + \$20.00	S: 15.00 ACRE) 1 10 + \$15.00 ACRE) 00 ACRE) 1 CRE) 1 T (\$150.00) QUEST (\$100.00) S: D ACRE) 1	DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]: ZONING APPLICATION FEES: ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹ ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹ ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹ OTHER APPLICATION FEES: ☐ TREE REMOVAL (\$75.00) ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ² NOTES: ¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. ²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.								
PROPERTY INFO	ORMATIO	N [PLEASE PRINT]									
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PROPOSED ZONING					PROPOSED	USE					
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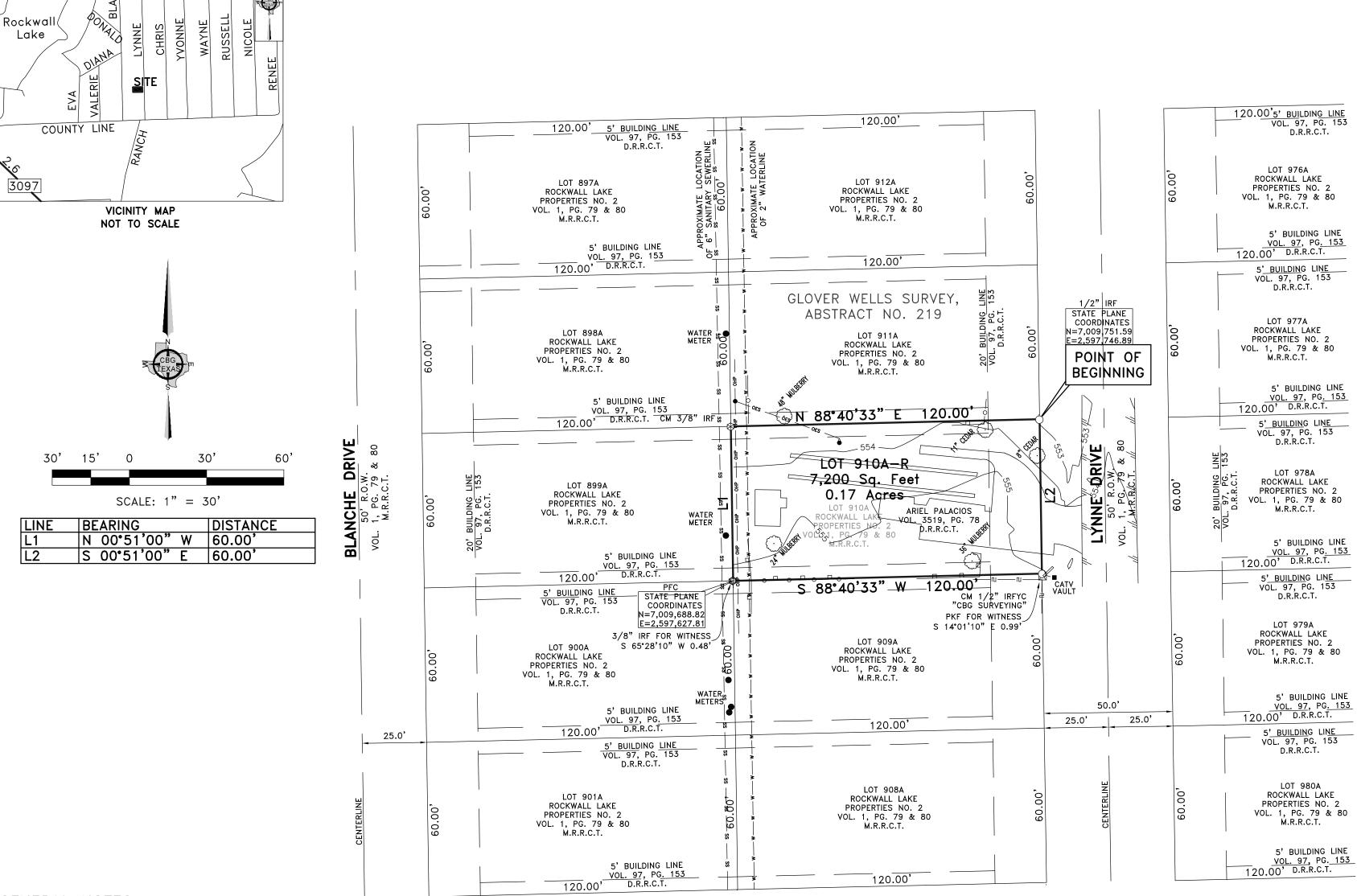




City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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





GENERAL NOTES:

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 2) THE PURPOSE OF THIS REPLAT IS TO CREATE 1 LOT OUT OF 1 LOT FOR DEVELOPMENT.
- 3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND THE STRUCTURE DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE, EFFECTIVE 09/26/2008.
- 5) PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL DRAINAGE AND DETENTION SYSTEMS IN EASEMENTS.
- 6) NO IMPROVEMENTS OR STRUCTURES ALLOWED IN THE FLOODPLAIN OR DRAINAGE EASEMENT WITHOUT CITY APPROVED FLOOD STUDY.
- 7) PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 97, PG. 153

OWNER: ARIEL PALACIOS 406 E. R ELLIS, ROCKWALL, TEXAS 75087 PHONE: (972) 800 3628 EMAIL: BEBEPEKENITO@GMAIL.COM

(SHEET 1 OF 2)

LEGEND: IRF = IRON ROD FOUND

Ordinance 83-54.

IRF = IRON ROD FOUND
IRF YC = 1/2 INCH IRON ROD FOUND WITH YELLOW CAP
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PRELIMINARY PLAT PALACIOS ADDITION LOT 910A-R,

BEING A REPLAT OF

LOT 910A, ROCKWALL LAKE PROPERTIES NO. 2 SAME BEING A 0.17 ACRES (7.200 S.F.) TRACT OF LAND SITUATED WITHIN THE GLOVER WELLS SURVEY, ABSTRACT NO. 219 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



PLANNING & SURVEYING Main Office 1413 E. I-30, Ste. 7 Garland, TX 75048 P 214.349.9485

SCALE: 1"=30' / DATE: 7/21/2025 / JOB NO. 2414765-01 / DRAWN BY: JLA

CASE NO. P2025-____

OWNER'S DEDICATION

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS Ariel Palacios are the owners of a tract of land situated in the Glover Wells Survey, Abstract Number 219, same being Lot 910A, Rockwall Lake Properties, an Addition to the City of Rockwall, Rockwall County, Texas, according to the Plat thereof recorded in Volume 1, Page 79 & 80, Map Records, Rockwall County, Texas, also being a tract of land conveyed to Ariel Palacios by Deed recorded in Volume 3519, Page 78, Deed Records, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING at a 1/2 inch iron rod found for corner, said corner being the Southeast corner of Lot 911A, of said Rockwall Lake Properties No. 2 Addition, same being along the West right—of—way line of Lynne Drive (a 50 foot right-of-way) recorded in Volume 1, Page 79 &80, Map Records, Rockwall County, Texas;

THENCE South 00 degrees 51 minutes 00 seconds East, along the West right-of-way line of said Lynne Drive, a distance of 60.00 feet to 1/2 inch iron rod found with yellow cap stamped "CBG" Surveying" for corner, said corner being the Northeast corner of Lot 909A, of said Rockwall Lake Properties No. 2 Addition, from which a PK nail found bears South 14 degrees 01 minutes 10 seconds East, a distance of 0.99 feet for witness;

THENCE South 88 degrees 40 minutes 33 seconds West, along the North line of said Lot 909A, a distance of 120.00 feet to a point for corner, said corner being the Southeast corner of Lot 899A, of said Rockwall Lake Properties No. 2 Addition, from which a 3/8 inch iron rod found bears South 65 degrees 28 minutes 10 seconds West, a distance of 0.48 feet for witness;

THENCE North 00 degrees 51 minutes 00 seconds West, along the East line of said Lot 899A, a distance of 60.00 feet to a 3/8 inch iron rod found for corner, said corner being the Southwest corner of said Lot 911A:

THENCE North 88 degrees 40 minutes 33 seconds East, along the South lint of said Lot 120.00 feet to the POINT OF BEGINNING and containing 7,200 square feet and or 0.17 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL

We the undersigned owner(s) of the land shown on this plat, and designated herein as the PALACIOS ADDITION, LOT 910A-R, an addition to Rockwall County, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in the PALACIOS ADDITION, LOT 910A-R, have been notified and signed this plat.

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

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- 3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- 4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- 6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

Ariel Palacios (Owner)

STATE OF TEXAS COUNTY OF ROCKWALL

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

Given upon my hand and seal of office this 2025.

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SURVEYOR'S CERTIFICATE:

NOW. THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

Dated this the_____, day of _____, 2025.

RELEASED FOR REVIEW 07/21/2025 PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS COUNTY OF ROCKWALL

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

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

Mayor of the City of Rockwall Chairman	Planning and Zoning Commission

City Secretary	City Engineer

(SHEET 2 OF 2)

PRELIMINARY PLAT PALACIOS ADDITION LOT 910A-R. BEING A REPLAT OF

LOT 910A, ROCKWALL LAKE PROPERTIES NO. 2 SAME BEING A 0.17 ACRES (7.200 S.F.) TRACT OF LAND SITUATED WITHIN THE GLOVER WELLS SURVEY, ABSTRACT NO. 219 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



PLANNING & SURVEYING Main Office 1413 E. I-30, Ste. 7 Garland, TX 75048

SCALE: 1"=30' / DATE: 7/21/2025 / JOB NO. 2414765-01 / DRAWN BY: JLA

CASE NO. P2025-____

GENERAL NOTES:

- 1) THE BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS COORDINATE SYSTEM OF 1983, NORTH CENTRAL ZONE, (4202) GEODETIC BEARING ESTABLISHED BY GPS MEASUREMENTS.
- 2) THE PURPOSE OF THIS REPLAT IS TO CREATE 1 LOT OUT OF 1 LOT FOR DEVELOPMENT.
- 3) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
- 4) ACCORDING TO THE F.I.R.M. IN MAP NO. 48397C0040L, THIS PROPERTY DOES LIE IN ZONE X AND THE STRUCTURE DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE, EFFECTIVE 09/26/2008.
- 5) PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE, REPAIR, AND RECONSTRUCTION OF ALL DRAINAGE AND DETENTION SYSTEMS IN EASEMENTS.
- 6) NO IMPROVEMENTS OR STRUCTURES ALLOWED IN THE FLOODPLAIN OR DRAINAGE EASEMENT WITHOUT CITY APPROVED FLOOD STUDY.
- 7) PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 97, PG. 153

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

OWNER: ARIEL PALACIOS 406 E. R ELLIS, ROCKWALL, TEXAS 75087

PHONE: (972) 800 3628 EMAIL: BEBEPEKENITO@GMAIL.COM



PLANNING AND ZONING DEPARTMENT

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

TO: Planning and Zoning Commission

DATE: September 30, 2025

APPLICANT: Jake Hodges; Kimley-Horn and Associates

CASE NUMBER: P2025-034; Final Plat for Lots 1 & 2, Block A, Rockwall Medical Building Addition

SUMMARY

Consider a request by Jake Hodges of Kimley-Horn & Associated on behalf of Jeff Brockette of Vue Realty Group, LLC for the approval of a Final Plat for Lots 1 & 2, Block A, Rockwall Medical Building Addition being an 8.4841-acre tract of land identified as Tract 2-2 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the southeast corner of the intersection of S. Goliad Street [SH-205] and SH-276, and take any action necessary.

PLAT INFORMATION

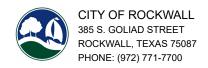
- ☑ Purpose. The applicant is requesting the approval of a Final Plat for an 8.4841-acre tract of land (i.e. Tract 2-2, of the W.H. Barnes Survey, Abstract No. 26) for the purpose of creating two (2) lots (i.e. Lots 1 & 2, Block A, Rockwall Medical Building Addition) on the subject property, and dedicating the necessary easements for the construction of a Medical Office Building.
- ☑ Background. The subject property was annexed on September 16, 1974 by Ordinance No. 74-23 [Case No. A1974-003]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On November 4, 1974, the City Council approved a zoning change from an Agricultural (AG) District to Planned Development District 10 (PD-10) [Ordinance No. 74-32] for Townhouse and Cluster Homes on the subject property. On February 19, 1996, the City Council approved an amendment to Planned Development District 10 [Ordinance No. 96-03], which superseded the previous ordinance [Ordinance No. 74-32] and re-designated the subject property for Commercial (C) District land uses. On April 3, 2000, the City Council approved an additional amendment to the Planned Development District 10 (PD-10) [Ordinance No. 00-08], which superseded the previous ordinance [Ordinance No. 96-03] and amended the concept plan for the Planned Development District. On August 3, 2020, the City Council approved an amendment to Planned Development District 10 (PD-10), which consolidated all of the regulating ordinances into one (1) regulating ordinance [Ordinance No. 20-30]. The subject property has remained vacant since annexation. On November 26, 2024, the Planning and Zoning Commission approved a site plan [Case No. SP2024-043] for a medical office building on a portion (i.e. Lot 1, Block A, Rockwall Medical Office Building Addition) of the subject property. On May 27, 2025, the Planning and Zoning Commission approved a Site Plan [Case No. SP2025-017] for a medical office building on a different portion of the property (i.e. Lot 2, Block A, Rockwall Medical Office Building).
- ☑ Conformance to the Subdivision Ordinance. The surveyor has completed the majority of the technical revisions requested by staff, and this plat -- conforming to the requirements for plats as stipulated by the Chapter 38, Subdivisions, of the Municipal Code of Ordinances -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ Conditional Approval. Conditional approval of this Final Plat by the City Council shall constitute approval subject to the conditions stipulated in the Conditions of Approval section below.
- With the exception of the items listed in the Conditions of Approval section of this case memo, this plat is in substantial compliance with the requirements of Chapter 38, Subdivisions, of the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the *Final Plat* for *Lots 1 & 2, Block A, Rockwall Medical Office Building Addition*, staff would propose the following conditions of approval:

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

PROJECT COMMENTS



DATE: 9/19/2025

PROJECT NUMBER: P2025-034

PROJECT NAME: Final Pla for Lots 1-2, Block A, Rockwall Medical Building Addition SITE ADDRESS/LOCATIONS: E Corner of the Intersection of S. Goliad Street and SH 276

CASE CAPTION: Consider a request by Jake Hodges of Kimley-Horn & Associated on behalf of Jeff Brockette of Vue Realty Group, LLC for the

approval of a Final Plat for Lots 1 & 2, Block A, Rockwall Medical Building Addition being an 8.4841-acre tract of land identified as Tract 2-2 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the

southeast corner of the intersection of S. Goliad Street [SH-205] and SH-276, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PLANNING	Bethany Ross	09/19/2025	Approved w/ Comments	

09/19/2025: P2025-034: Final Plat for Lots 1 & 2, Block A, Rockwall Medical Building Addition Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request for the approval of a Final Plat for Lots 1 & 2, Block A, Rockwall Medical Building Addition being an 8.4841-acre tract of land identified as Tract 2-2 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the southeast corner of the intersection of S. Goliad Street [SH-205] and SH-276.
- 1.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
- M.3 For reference, include the case number (P2025-034) in the lower right-hand corner of all pages on future submittals.
- M.4 Please correct the Title Block to say Lots 1 & 2 instead of Lots 1-2. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)
- 1.5 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.
- 1.6 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

Planning and Zoning Meeting: September 30, 2025

City Council Meeting: October 6, 2025

I.7 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request. Once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

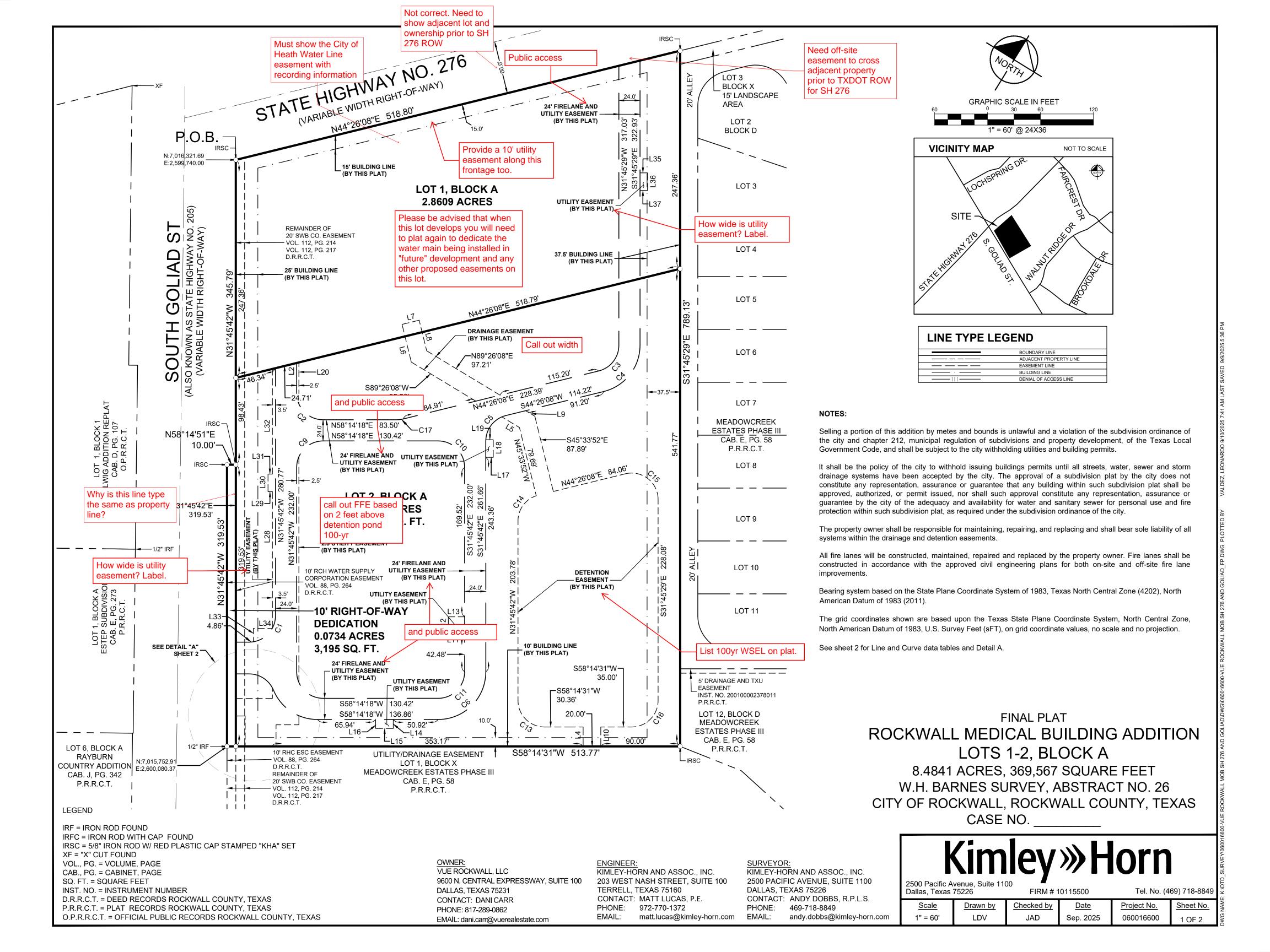
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	09/17/2025	Approved w/ Comments

09/17/2025: 1. Not correct. Need to show adjacent lot and ownership prior to SH 276 ROW.

- 2. Must show the City of Heath Water Line easement with recording information
- 3. Public access
- 4. Provide a 10' utility easement along this frontage too.
- 5. Need off-site easement to cross adjacent property prior to TXDOT ROW for SH 276
- 6. Please be advised that when this lot develops you will need to plat again to dedicate the water main being installed in "future" development and any other proposed easements on this lot.
- 7. How wide is utility easement? Label.
- 8. Call out width
- 9. and public access
- 10. call out FFE based on 2 feet above detention pond 100-yr
- 11. Why is this line type the same as property line?
- 12. How wide is utility easement? Label.
- 13. and public access
- 14. List 100yr WSEL on plat.
- 15. Easement layout may change with Engineering plan release.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
BUILDING	Craig Foshee	09/19/2025	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
FIRE	Ariana Kistner	09/17/2025	Approved	
No Comments				
	DEVIEWED.	DATE OF BEVIEW	CTATUS OF PROJECT	
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
GIS	Lance Singleton	09/15/2025	Approved	
N - 0				
No Comments				
No Comments DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
	REVIEWER Chris Cleveland	DATE OF REVIEW 09/15/2025	STATUS OF PROJECT Approved	
DEPARTMENT				
DEPARTMENT POLICE				

No Comments



STATE OF TEXAS COUNTY OF ROCKWALL §

WHEREAS VUE ROCKWALL, LLC are the owners of a tract of land situated in the W.H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas and being all of a called 8.4841 acre tract described in Special Warranty Deed with Vendor's Lien to VUE ROCKWALL, LLC, recorded in Instrument No. 2024000016636, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with red plastic cap stamped "KHA" set at the west corner of said 8.4841 acre tract, at the intersection of the northeast right-of-way line of South Goliad St. (also known as State Highway No. 205, variable width right-of-way) and the southeast right-of-way line of State Highway No. 276 (variable width right-of-way);

THENCE North 44°26'08" East, with said southeast right-of-way line of State Highway No. 276, a distance of 518.80 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the north corner of said 8.4841 acre tract and the west corner of Meadowcreek Estates Phase III, recorded in Cabinet E, Page 58, Plat Records, Rockwall County, Texas;

THENCE departing said southeast right-of-way line of State Highway No. 276, with the southwest and northwest lines of said Meadowcreek Estates Phase III, the following courses and distances:

South 31°45'29" East, a distance of 789.13 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the east corner of said 8.4841 acre tract:

South 58°14'31" West, a distance of 513.77 feet to a 1/2" iron rod found for the south corner of said 8.4841 acre tract, in said northeast right-of-way line of South Goliad St.;

THENCE with said northeast right-of-way line of South Goliad St, the following courses and distances:

North 31°45'42" West, a distance of 319.53 feet to a 5/8" iron rod with red plastic cap stamped "KHA"

DETAIL A

SCALE 1" = 30'

2.5' UTILITY **EASEMENT**

(BY THIS PLAT)

North 58°14'51" East, a distance of 10.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set

North 31°45'42" West, a distance of 345.79 feet to the **POINT OF BEGINNING** and containing 369,567 square feet or 8.4841 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

OWNERS DEDICATION:

COUNTY OF ROCKWALL

STATE OF TEXAS

I, VUE ROCKWALL, LLC, the undersigned owner of the land shown on this plat, and designated herein as the ROCKWALL MEDICAL BUILDING ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed, except those created by separate instrument, which are governed by the terms of such separate instruments. We further certify that all other parties who have a mortgage or lien interest in the ROCKWALL MEDICAL BUILDING ADDITION have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. except those created by separate instrument, which are governed by the terms of such separate instruments. We also understand the following:

- No buildings shall be constructed or placed upon, over, or across the off-site and on-site utility easements as described herein.
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer/property owner and subdivision engineer shall bear total responsibility for storm drain
- The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

VUE ROCKWALL, LLC

A TEXAS LIMITED LIABILITY COMPANY

Property Owner Signature Easement layout may change with OF TEXAS § Y OF ROCKWALL § Engineering plan

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this

EMAIL:

Notary Public in and for the State of

SURVEYOR'S STATEMENT:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

Dated this the

J. ANDY DOBBS Registered Professional Land Surveyor No. 6196

KIMLEY-HORN AND ASSOC., INC. 2500 Pacific Ave., Suite 1100 Dallas, Texas 75226 469-718-8849

andy.dobbs@kimley-horn.com

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

PRELIMINARY

STATE OF TEXAS COUNTY OF DALLAS §

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. ANDY DOBBS known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this day of

Notary Public in and for the State of Texas

	SIGNATURE BLOCK
APPROVED:	
	subdivision Plat was reviewed by the Planning and Zoning Commission and approved exas for the preparation of a Final Plat on the day of
Mayor of the City of Rockwall	——————————————————————————————————————
City Secretary	 City Engineer

CURVE TABLE				CUF	RVE TABLE						
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	30.00'	47.12'	N13°14'18"E	42.43'	C10	90°00'00"	30.00'	47.12'	N76°45'42"W	42.43'
C2	90°00'00"	30.00'	47.12'	S76°45'42"E	42.43'	C11	90°00'00"	30.00'	47.12'	N13°14'18"E	42.43'
C3	76°11'37"	30.00'	39.89'	N06°20'19"E	37.02'	C12	90°00'00"	30.00'	47.12'	S76°45'42"E	42.43'
C4	76°11'37"	54.00'	71.81'	S06°20'19"W	66.64'	C13	89°59'47"	30.00'	47.12'	N76°45'36"W	42.43'
C5	76°11'50"	30.00'	39.90'	S06°20'13"W	37.02'	C14	71°53'52"	30.00'	37.65'	N04°11'14"E	35.22'
C6	90°00'00"	54.00'	84.82'	S13°14'18"W	76.37'	C15	103°48'23"	30.00'	54.35'	S83°39'41"E	47.22'
C7	67°25'08"	54.00'	63.54'	N88°03'08"W	59.94'	C16	90°00'00"	30.00'	47.12'	S13°14'31"W	42.43'
C8	67°25'08"	30.00'	35.30'	N88°03'08"W	33.30'	C17	13°48'10"	30.00'	7.23'	S51°20'13"W	7.21'
C9	90°00'00"	30.00'	47.12'	S13°14'18"W	42.43'						

FINAL PLAT **ROCKWALL MEDICAL BUILDING ADDITION** LOTS 1-2, BLOCK A

8.4841 ACRES, 369,567 SQUARE FEET W.H. BARNES SURVEY, ABSTRACT NO. 26 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS CASE NO.

FIRM # 10115500

Tel. No. (469) 718-8849

Checked by Project No. Sheet No. JAD 060016600 2 OF 2 N/A LDV Sep. 2025

UTILITY EASEMENT — (BY THIS PLAT) 10.60'-L22 10.00'-30.00' LINE TABLE LINE TABLE LINE TABLE NO. BEARING LENGTH NO. BEARING LENGTH NO. BEARING LENGTH L1 L17 | S58°14'01"W 8.50' L33 N31°45'42"W N58°14'18"F 15.00' 15.12' L2 S31°45'42"E 34.41' L18 S31°45'59"E 20.00' L34 N58°14'18"E 21.44' L3 | S58°14'18"W 15.00' L19 N58°14'01"E 8.45' L35 N58°14'31"E 8.50' L4 N31°45'29"W 22.00' L20 S31°45'42"E 47.02' L36 S31°45'29"E 20.00' L5 23.33' L21 S31°45'42"E 24.50' L37 S58°14'31"W I S89°26'08"W L6 N45°33'52"W 44.05' L22 S58°14'18"W 25.90' L7 N44°26'08"E 20.00' L23 S31°45'42"E 10.28' L8 S45°33'52"E 35.76' 124 S58°14'18"W 10.60' L9 N89°26'08"E 12.17' L25 N31°45'42"W 34.50' L10 | S31°45'29"E N58°14'18"E L11 | S58°14'18"W 18.46' L27 N31°45'42"W L12 N31°45'42"W L28 N31°45'42"W 20.00' 154.74' L13 N58°14'18"E L29 S58°14'03"W 18.46' 5.00'

L30

N31°45'57"W

N58°14'03"E

L32 N31°45'42"W

20.00'

5.00'

119.24'

10.14'

20.00'

10.12'

L14 S31°45'29"E

L15 | S58°14'31"W

L16 N31°45'29"W

OWNER: VUE ROCKWALL, LLC 9600 N. CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TEXAS 75231 CONTACT: DANI CARR PHONE: 817-289-0862

EMAIL: dani.carr@vuerealestate.com

ENGINEER: KIMLEY-HORN AND ASSOC., INC. 203 WEST NASH STREET, SUITE 100 TERRELL, TEXAS 75160 CONTACT: MATT LUCAS, P.E.

PHONE: 972-770-1372 matt.lucas@kimley-horn.com

2500 PACIFIC AVENUE, SUITE 1100 DALLAS, TEXAS 75226 CONTACT: ANDY DOBBS, R.P.L.S. 469-718-8849

KIMLEY-HORN AND ASSOC., INC.

PHONE: EMAIL:

SURVEYOR:

andy.dobbs@kimley-horn.com

Dallas, Texas 75226



DEVELOPMENT APPLICATION

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

STAFF (JSE	ONLY	
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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 1	O INDICATE THE TYPE OF	DEVELOPMENT REC	QUEST [SELECT ONLY ONE B	OX]:
☐ PRELIMINARY ☐ FINAL PLAT (\$ ☐ REPLAT (\$300. ☐ AMENDING OF ☐ PLAT REINSTA SITE PLAN APPLI ☐ SITE PLAN (\$2	(\$100.00 + \$15.00 ACRE) 1 PLAT (\$200.00 + \$15.00 ACRE) 300.00 + \$20.00 ACRE) 1 00 + \$20.00 ACRE) 1 R MINOR PLAT (\$150.00) ITEMENT REQUEST (\$100.00)		☐ SPECIFIC US ☐ PD DEVELOP OTHER APPLIC. ☐ TREE REMO! ☐ VARIANCE R NOTES: ☐ IN DETERMINING TI PER ACRE AMOUNT. ≥ A \$1,000.00 FEE V	NGE (\$200.00 + \$15.00 ACRE) BE PERMIT (\$200.00 + \$15.00 A PMENT PLANS (\$200.00 + \$15. ATION FEES:	ACRE) 1 8 2 00 ACRE) 1 NS (\$100.00) 2 EAGE WHEN MULTIPLYING BY THE CRE, ROUND UP TO ONE (1) ACRE. N FEE FOR ANY REQUEST THAT
PROPERTY INF	ORMATION [PLEASE PRINT]				
ADDRES	S E Corner of the in	tersection of S G	oliad St and S	H 276	
SUBDIVISIO	N Unplatted - W.H.	Barnes Survey, A	bstract No. 26	LOT N/A	BLOCK N/A
GENERAL LOCATIO	N E Corner of the in	tersection of S G	oliad St and S	H 276	
ZONING, SITE P	LAN AND PLATTING IN	IFORMATION [PLEASE	PRINT]		
CURRENT ZONIN	G PD-10		CURRENT USE	Undeveloped	
PROPOSED ZONIN	G PD-10		PROPOSED USE	Medical Office	
ACREAG	E 8.4841	LOTS [CURRENT]	N/A	LOTS [PROPOSED	0] 2
REGARD TO ITS	D PLATS: BY CHECKING THIS BE APPROVAL PROCESS, AND FAIL DENIAL OF YOUR CASE.	OX YOU ACKNOWLEDGE TH URE TO ADDRESS ANY OF S	AT DUE TO THE PASS/ TAFF'S COMMENTS BY	AGE OF <u>HB3167</u> THE CITY NO L THE DATE PROVIDED ON THE L	ONGER HAS FLEXIBILITY WITH DEVELOPMENT CALENDAR WILL
OWNER/APPLIC	ANT/AGENT INFORMA	TION [PLEASE PRINT/CHE			RE REQUIRED]
□ OWNER	Vue Realty Group,	LLC	M APPLICANT	Kimley-Horn	
	Jeff Brockette		CONTACT PERSON	Jake Hodges	
ADDRESS	2000410 1115		ADDRESS		T.

NOTARY VERIFICATION [REQUIRED]

CITY, STATE & ZIP

PHONE

E-MAIL

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING

[OWNER] THE UNDERSIGNED, WHO

BY 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 DAY OF 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.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

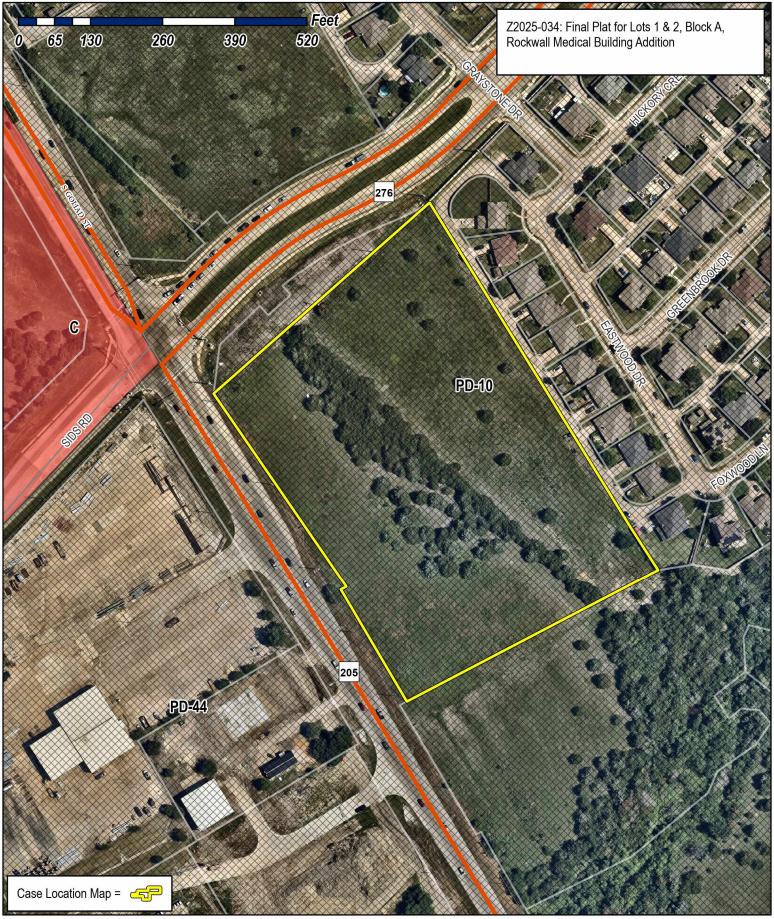


CITY, STATE & ZIP

PHONE E-MAIL

> KELLEY L TOMLINSON Notary ID #133133189 My Commission Expires June 2, 2029

MY COMMISSION EXPIRES

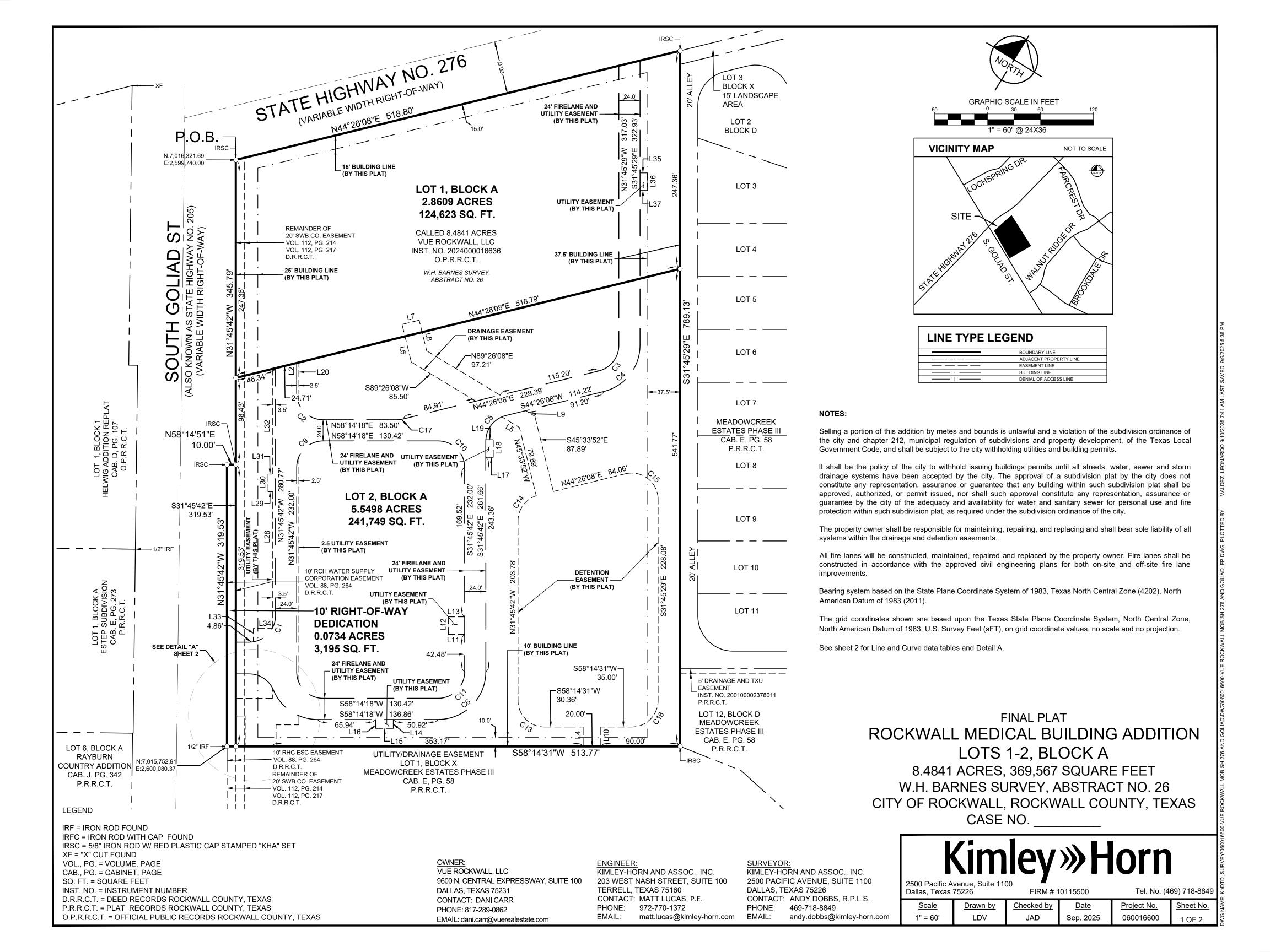




City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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





WHEREAS VUE ROCKWALL, LLC are the owners of a tract of land situated in the W.H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas and being all of a called 8.4841 acre tract described in Special Warranty Deed with Vendor's Lien to VUE ROCKWALL, LLC, recorded in Instrument No. 2024000016636, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod with red plastic cap stamped "KHA" set at the west corner of said 8.4841 acre tract, at the intersection of the northeast right-of-way line of South Goliad St. (also known as State Highway No. 205, variable width right-of-way) and the southeast right-of-way line of State Highway No. 276 (variable width right-of-way);

THENCE North 44°26'08" East, with said southeast right-of-way line of State Highway No. 276, a distance of 518.80 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the north corner of said 8.4841 acre tract and the west corner of Meadowcreek Estates Phase III, recorded in Cabinet E, Page 58, Plat Records, Rockwall County, Texas;

THENCE departing said southeast right-of-way line of State Highway No. 276, with the southwest and northwest lines of said Meadowcreek Estates Phase III, the following courses and distances:

South 31°45'29" East, a distance of 789.13 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set for the east corner of said 8.4841 acre tract;

South 58°14'31" West, a distance of 513.77 feet to a 1/2" iron rod found for the south corner of said 8.4841 acre tract, in said northeast right-of-way line of South Goliad St.;

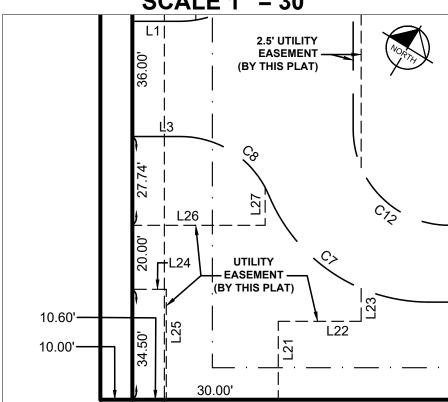
THENCE with said northeast right-of-way line of South Goliad St, the following courses and distances:

North 31°45'42" West, a distance of 319.53 feet to a 5/8" iron rod with red plastic cap stamped "KHA"

North 58°14'51" East, a distance of 10.00 feet to a 5/8" iron rod with red plastic cap stamped "KHA" set

North 31°45'42" West, a distance of 345.79 feet to the **POINT OF BEGINNING** and containing 369,567 square feet or 8.4841 acres of land.

DETAIL A SCALE 1" = 30'



LINI	ETABLE		LINI	E TABLE		LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENG
L1	N58°14'18"E	15.00'	L17	S58°14'01"W	8.50'	L33	N31°45'42"W	15.12
L2	S31°45'42"E	34.41'	L18	S31°45'59"E	20.00'	L34	N58°14'18"E	21.44
L3	S58°14'18"W	15.00'	L19	N58°14'01"E	8.45'	L35	N58°14'31"E	8.50
L4	N31°45'29"W	22.00'	L20	S31°45'42"E	47.02'	L36	S31°45'29"E	20.00
L5	S89°26'08"W	23.33'	L21	S31°45'42"E	24.50'	L37	S58°14'31"W	8.50
L6	N45°33'52"W	44.05'	L22	S58°14'18"W	25.90'			
L7	N44°26'08"E	20.00'	L23	S31°45'42"E	10.28'			
L8	S45°33'52"E	35.76'	L24	S58°14'18"W	10.60'			
L9	N89°26'08"E	12.17'	L25	N31°45'42"W	34.50'			
L10	S31°45'29"E	22.00'	L26	N58°14'18"E	41.50'			
L11	S58°14'18"W	18.46'	L27	N31°45'42"W	11.81'			
L12	N31°45'42"W	20.00'	L28	N31°45'42"W	154.74'			
L13	N58°14'18"E	18.46'	L29	S58°14'03"W	5.00'			
L14	S31°45'29"E	10.14'	L30	N31°45'57"W	20.00'			
L15	S58°14'31"W	20.00'	L31	N58°14'03"E	5.00'			

L32 N31°45'42"W 119.24'

L16 N31°45'29"W

10.12'

OWNERS DEDICATION:

STATE OF TEXAS COUNTY OF ROCKWALL §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

I, VUE ROCKWALL, LLC, the undersigned owner of the land shown on this plat, and designated herein as the ROCKWALL MEDICAL BUILDING ADDITION to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown on the purpose and consideration therein expressed, except those created by separate instrument, which are governed by the terms of such separate instruments. We further certify that all other parties who have a mortgage or lien interest in the ROCKWALL MEDICAL BUILDING ADDITION have been notified and signed this plat. We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same, except those created by separate instrument, which are governed by the terms of such separate instruments. We also understand the following:

- No buildings shall be constructed or placed upon, over, or across the off-site and on-site utility easements
- Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- The developer/property owner and subdivision engineer shall bear total responsibility for storm drain
- The developer/property owner shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

VUE ROCKWALL, LLC A TEXAS LIMITED LIABILITY COMPANY

STATE OF TEXAS § COUNTY OF ROCKWALL §

Property Owner Signature

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE this

Notary Public in and for the State of

SURVEYOR'S STATEMENT:

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

Dated this the

J. ANDY DOBBS

Registered Professional Land Surveyor No. 6196 KIMLEY-HORN AND ASSOC., INC. 2500 Pacific Ave., Suite 1100

469-718-8849

Dallas, Texas 75226

STATE OF TEXAS

APPROVED:

Mayor of the City of Rockwall

COUNTY OF DALLAS §

andy.dobbs@kimley-horn.com

PRELIMINARY THIS DOCUMENT SHALL NOT BE RECORDED FOR

ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL

SURVEY DOCUMENT

BEFORE ME, the undersigned, a Notary Public in and for the said County and State, on this day personally appeared J. ANDY DOBBS known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the

same for the purpose therein expressed and under oath stated that the statements in the foregoing certificate are true.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this day of

Notary Public in and for the State of Texas

SIGNATURE BLOCK

l hereby certify that the above and forgoing Subdivision Plat was reviewed by the Planning and Zoning Commission and approved by the City Council of the City of Rockwall, Texas for the preparation of a Final Plat on the _____ day of _ 202____.

Planning and Zoning Commission Chairman

City Secretary City Engineer

CUF	CURVE TABLE			CURVE TABLE							
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	90°00'00"	30.00'	47.12'	N13°14'18"E	42.43'	C10	90°00'00"	30.00'	47.12'	N76°45'42"W	42.43'
C2	90°00'00"	30.00'	47.12'	S76°45'42"E	42.43'	C11	90°00'00"	30.00'	47.12'	N13°14'18"E	42.43'
С3	76°11'37"	30.00'	39.89'	N06°20'19"E	37.02'	C12	90°00'00"	30.00'	47.12'	S76°45'42"E	42.43'
C4	76°11'37"	54.00'	71.81'	S06°20'19"W	66.64'	C13	89°59'47"	30.00'	47.12'	N76°45'36"W	42.43'
C5	76°11'50"	30.00'	39.90'	S06°20'13"W	37.02'	C14	71°53'52"	30.00'	37.65'	N04°11'14"E	35.22'
C6	90°00'00"	54.00'	84.82'	S13°14'18"W	76.37'	C15	103°48'23"	30.00'	54.35'	S83°39'41"E	47.22'
C7	67°25'08"	54.00'	63.54'	N88°03'08"W	59.94'	C16	90°00'00"	30.00'	47.12'	S13°14'31"W	42.43'
C8	67°25'08"	30.00'	35.30'	N88°03'08"W	33.30'	C17	13°48'10"	30.00'	7.23'	S51°20'13"W	7.21'
C9	90°00'00"	30.00'	47.12'	S13°14'18"W	42.43'						

FINAL PLAT ROCKWALL MEDICAL BUILDING ADDITION LOTS 1-2, BLOCK A

8.4841 ACRES, 369,567 SQUARE FEET W.H. BARNES SURVEY, ABSTRACT NO. 26 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS CASE NO.

Dallas, Texas 75226

FIRM # 10115500

Tel. No. (469) 718-8849

Drawn by Checked by Project No. Sheet No. JAD Sep. 2025 060016600 2 OF 2 N/A LDV

OWNER: VUE ROCKWALL, LLC 9600 N. CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TEXAS 75231 CONTACT: DANI CARR PHONE: 817-289-0862

EMAIL: dani.carr@vuerealestate.com

ENGINEER: KIMLEY-HORN AND ASSOC., INC. 203 WEST NASH STREET, SUITE 100 TERRELL, TEXAS 75160 CONTACT: MATT LUCAS, P.E.

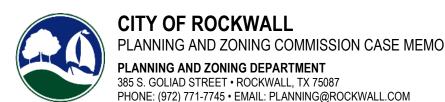
PHONE: 972-770-1372 matt.lucas@kimley-horn.com

CONTACT: ANDY DOBBS, R.P.L.S. PHONE: 469-718-8849

SURVEYOR: KIMLEY-HORN AND ASSOC., INC. 2500 PACIFIC AVENUE, SUITE 1100 DALLAS, TEXAS 75226

> EMAIL: andy.dobbs@kimley-horn.com

EMAIL:



TO: Planning and Zoning Commission

DATE: September 30, 2025

APPLICANT: Ankit Pamar; *Adat Construction LLC.*

CASE NUMBER: P2025-035; Replat for Lot 9, Block A, Ellis Centre Phase 2

SUMMARY

Consider a request by Ankit Parmar of Adat Construction LLC for the approval of a <u>Replat</u> for Lot 9, Block A, Ellis Centre Phase 2 Addition being a 0.70-acre parcel of land being identified as Lot 6, Block A, Ellis Centre Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1940 Alpha Drive, and take any action necessary.

PLAT INFORMATION

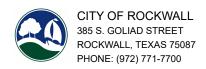
- ☑ <u>Purpose.</u> The applicant is requesting approval of a <u>Replat</u> for a 0.70-acre parcel of land (i.e. Lot 6, Block A, Ellis Centre Phase 2 Addition) to establish the necessary easements for the construction of a medical office building on the subject property.
- Background. The subject property was annexed on November 30, 1959 by Ordinance No. 60-01 [Case No. A1960-001]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the 1983 zoning map the subject property was still zoned Agricultural (AG) District as of May 16, 1983. On December 5, 1983 the City Council approved a zoning change [Case No. PZ1983-035-01; Ordinance No. 83-61] for the subject property changing the zoning from an Agricultural (AG) District to a Light Industrial (LI) District. On October 13, 1983, the Planning and Zoning Commission approved a site plan [Case No. PZ1983-041-01] for an office park -- including the subject property -- along Alpha Drive. Following this approval, a final plat [Case No. PZ1984-014-01] was filed on February 15, 1985 establishing the subject property as a portion of Lot 1, Block A, Ellis Centre Addition. On May 18, 1987, the City Council approved a replat [Case No. PZ1987-037-01] of Lot 1, Block A, Ellis Centre Addition establishing Lot 1R, Block A, Ellis Centre Addition. On January 7, 2019, the City Council again approved a replat [Case No. P2018-046] containing the subject property and establishing the current boundaries of the subject property (i.e. Lot 6, Block A, Ellis Centre #2 Addition). On July 14, 2020, the Planning and Zoning Commission approved a site plan [Case No. SP2020-010] for a medical office building. This site plan was never executed and expired on July 14, 2022. On March 12, 2024, the Planning and Zoning Commission approved a site plan [Case No. SP2024-005] for a medical office building on the subject property.
- ☑ <u>Conformance to the Subdivision Ordinance.</u> The surveyor has completed the majority of the technical revisions requested by staff, and this <u>Replat</u> -- conforming to the requirements for plats as stipulated by the Subdivision Ordinance in the <u>Municipal Code of Ordinances</u> -- is recommended for conditional approval pending the completion of final technical modifications and submittal requirements.
- ☑ <u>Conditional Approval.</u> Conditional approval of this <u>Replat</u> by the City Council shall constitute approval subject to the conditions stipulated in the <u>Conditions of Approval</u> section below.
- ☑ With the exception of the items listed in the *Conditions of Approval* section of this case memo, this plat is in substantial compliance with the requirements of the *Subdivision Ordinance* in the Municipal Code of Ordinances.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the <u>Replat</u> for Lot 9, Block A, Ellis Centre Phase 2 Addition, staff would propose the following conditions of approval:

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

PROJECT COMMENTS



DATE: 9/19/2025

PROJECT NUMBER: P2025-035

PROJECT NAME: Final Plat for Ellis Medical Center

SITE ADDRESS/LOCATIONS: 1940 Alpha Drive, Rockwall, TX, 75087

CASE CAPTION: Consider a request by Ankit Parmar of Adat Construction LLC for the approval of a Replat for Lot 9, Block A, Ellis Centre Phase 2

Addition being a 0.70-acre parcel of land being identified as Lot 6, Block A, Ellis Centre Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1940 Alpha

Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PLANNING	Bethany Ross	09/19/2025	Approved w/ Comments	

09/19/2025: P2025-035: Replat for Lot 9, Block A, Ellis Centre Phase Two

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

- I.1 This is a request for the approval of a Replat for Lot 9, Block A, Ellis Centre Phase 2 Addition being a 0.70-acre parcel of land being identified as Lot 6, Block A, Ellis Centre Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1940 Alpha Drive.
- I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
- M.3 For reference, include the case number (P2025-035) in the lower right-hand corner of all pages on future submittals.
- M.4 Please correct the Title Block to the following:

FINAL PLAT
LOT 9, BLOCK A

ELLIS CENTRE PHASE 2

BEING A REPLAT OF
LOT 6, BLOCK A,

ELLIS CENTRE PHASE TWO
ONE (1) LOT
0.70-ACRES OR 30,525 SF
SITUATED WITHIN THE A. HANNA SURVEY, ABSTRACT NO. 99
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

- M.5 Provide the correct format for the following General Notes (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances):
- (1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212,

Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

- (2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.
- (3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.
- (4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.
- M.6 Please provide the following Surveyor's/Registered Engineer Signature Block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, [SURVEYOR'S NAME], do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

SURVEYOR SIGNATURE [OR] REGISTERED ENGINEER REGISTERED PUBLIC SURVEYOR NO. [OR] PROFESSIONAL ENGINEER NO.

M.7 Please provide the following Signature Block. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

APPROVED: I hereby certify that the above and forgoing subdivision plat -- being an addition to the City of Rockwall, Texas -- was approved by the City Council of the City of Rockwall, Texas on the [DAY] day of [MONTH], [YEAR].

MAYOR OF THE CITY OF ROCKWALL	
PLANNING AND ZONING COMMISSION CHAI	RMAN
CITY SECRETARY	
CITY ENGINEER	

M.8 Provide the Owner's Certificate language provided in the plat wording document attached. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances).

- I.9 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.
- I.10 The projected meeting dates for this case are as follows:

Planning and Zoning Commission: September 30, 2025

City Council: October 6, 2025

I.11 Please note that once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved

pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

boing mod.				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
ENGINEERING	Madelyn Price	09/17/2025	Approved w/ Comments	
09/17/2025: 1. List 100 yr WSI	EL of detention areas. Call out minimum FFE.			
2. Provide 10' utility easement	along frontage.			
Existing or proposed? Clarify	//label. Need to provide bearings and distances	for all proposed easements.		
4. Include the latest general no	tes on the plat that are applicable.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
BUILDING	Craig Foshee	09/19/2025	Approved	
No Comments				_
DEDARTMENT	DEV/ENVED	DATE OF DEVIEW	OTATILO OF DDO IFOT	
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
FIRE	Ariana Kistner	09/17/2025	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
GIS	Lance Singleton	09/15/2025	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
POLICE	Chris Cleveland	09/15/2025	Approved	

DATE OF REVIEW

09/15/2025

STATUS OF PROJECT

Approved

No Comments

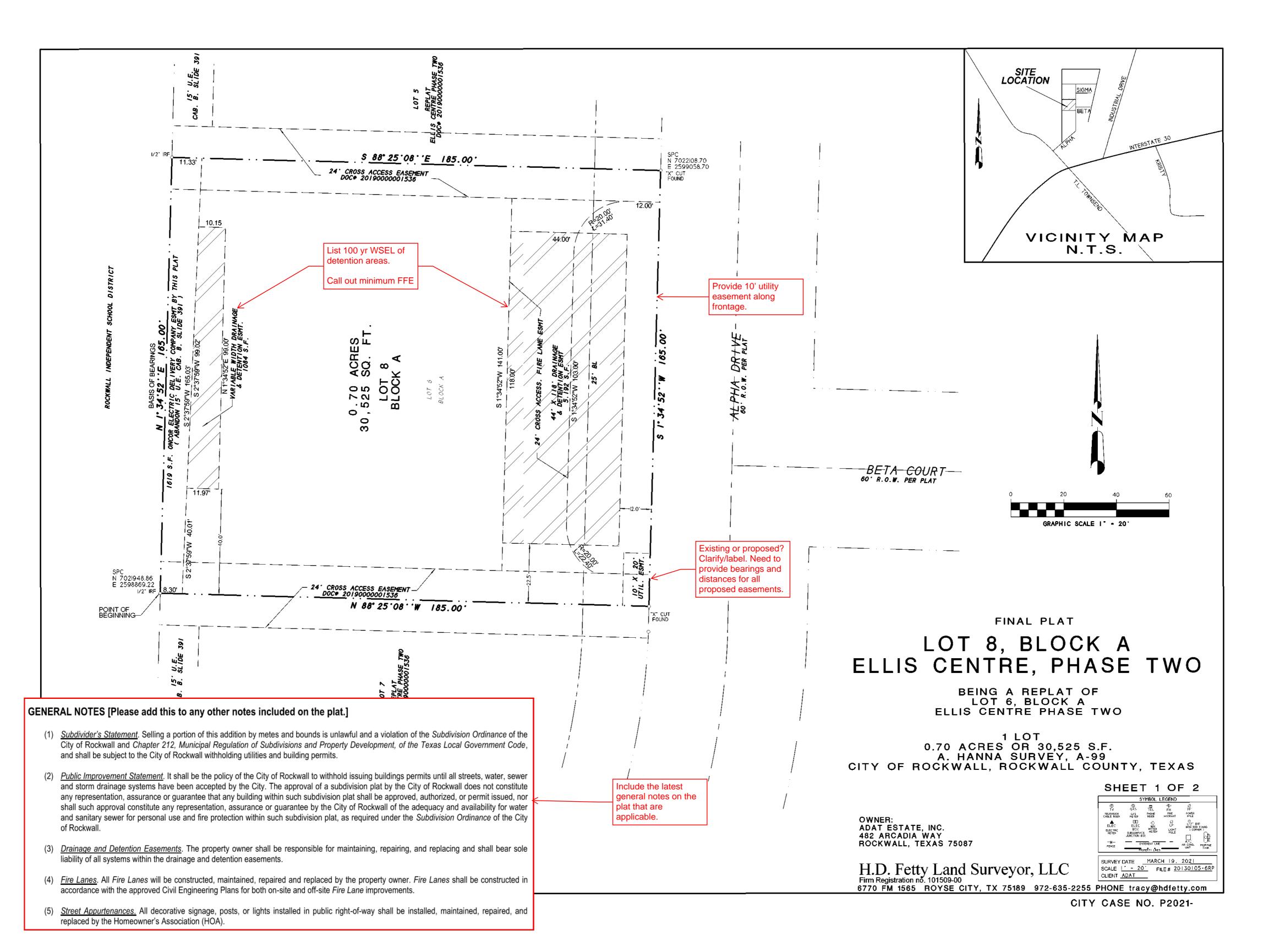
PARKS

DEPARTMENT

No Comments

REVIEWER

Travis Sales





DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department 385 S. Goliad Street Pockwall Toyas 75087

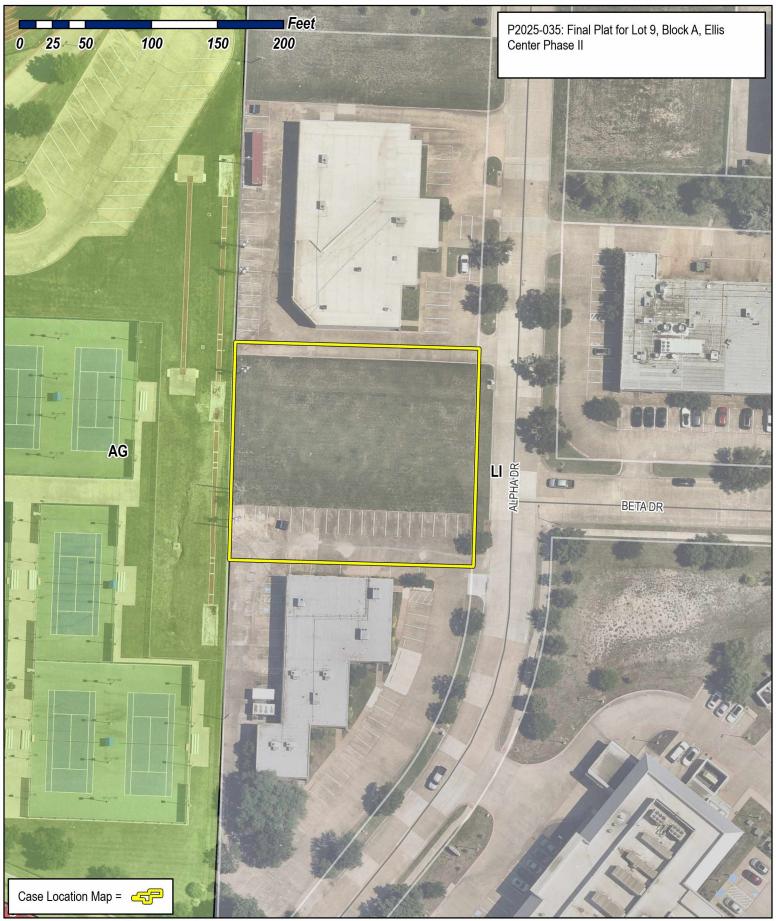
PLANNI	ZONING CASE NO.
	EAPPLICATION IS NOT CONSIDERED ACCEPTED BY THE L. THE PLANNING DIRECTOR AND CITY ENGINEER HAVE ELOW.
DIRECTOR	OF PLANNING:

	Ruckwall, Texas 7500	01	CITY	ENGINEER	t:		e, that he	
PLEASE CHECK THE	APPROPRIATE BOX BELOW TO	INDICATE THE TYPE OF	DEVELOPMENT REC	QUEST [S	ELECT	ONLY ONE BOX]:	
☐ PRELIMINARY ☐ FINAL PLAT (\$3 ☐ REPLAT (\$300. ☐ AMENDING OR ☐ PLAT REINSTA SITE PLAN APPLI ☐ SITE PLAN (\$25	(\$100.00 + \$15.00 ACRE) 1 PLAT (\$200.00 + \$15.00 ACRE) 1 300.00 + \$20.00 ACRE) 1 00 + \$20.00 ACRE) 1 MINOR PLAT (\$150.00) TEMENT REQUEST (\$100.00)	PING PLAN (\$100.00)	☐ PD DEVELOF OTHER APPLIC ☐ TREE REMO¹ ☐ VARIANCE R MOTES: ¹: IN DETERMINING TI PER ACRE AMOUNT. ?: A \$1,000.00 FEE N	ANGE (\$20 SE PERMI PMENT PL ATION FE VAL (\$75.1 PEQUEST/ HE FEE, PLE FOR REQUES WILL BE ADI	00.00 + T (\$200 LANS (\$ EES: 00) SPECI/ ASE USE STS ON L DED TO	AL EXCEPTIONS THE EXACT ACREAGES THAN ONE ACRE.	ACRE) 1 (\$100.00) 2 E WHEN MULTIP ROUND UP TO CEE FOR ANY RE	ONE (1) ACRE. EQUEST THAT
PROPERTY INFO	ORMATION [PLEASE PRINT]							
ADDRES	s 1940 Alpha Dr., Ro	ockwall, TX 7540	7					
SUBDIVISIO	ELLIS CENTRE P	HASE TWO		ι	.OT	6	BLOCK	Α
GENERAL LOCATION	At the intersection	of Alpha Dr. and						
ZONING, SITE P	LAN AND PLATTING INI	FORMATION (PLEASE	PRINT]					
CURRENT ZONING	3 L1		CURRENT USE	L1				
PROPOSED ZONING	L1		PROPOSED USE	L1				
ACREAG	0.70	LOTS [CURRENT]	1		LOT	S [PROPOSED]	1	
REGARD TO ITS	D PLATS: BY CHECKING THIS BO APPROVAL PROCESS, AND FAILUI DENIAL OF YOUR CASE.							
	ANT/AGENT INFORMAT	TON [PLEASE PRINT/CHE	CK THE PRIMARY CON	TACT/ORIO	SINAL S	IGNATURES ARE	REQUIRED]	
☑ OWNER	Adat Construction LLC		☑ APPLICANT			ction LLC		
CONTACT PERSON	Ankit Parmar	C	CONTACT PERSON	Ankit Pa	armar			
ADDRESS			ADDRESS					
CITY, STATE & ZIP	Rockwall, TX 75087		CITY, STATE & ZIP	Rockwa	ıll, TX	75087		
PHONE	20 BALL							
			E-MAIL					
STATED THE INFORMAT	RSIGNED AUTHORITY, ON THIS DAT ION ON THIS APPLICATION TO BET I AM THE OWNER FOR THE PURPOS TO COVER THE COS	RUE AND CERTIFIED THE F	INFORMATION SUBMITT BEEN PAID TO THE CITY	OF ROCK	WALL ON	E AND CORRECT; /	AND THE APPL	DAY OF
SUBMITTED IN CONJUNCT	D WITHIN THIS APPLICATION TO 1 TON WITH THIS APPLICATION, IF SUC	THE PUBLIC. THE CITY IS A TH REPRODUCTION IS ASSOC	LSO AUTHORIZED AND IATED OR IN RESPONSE	PERMITTI TO A REQU	ED TO	REPRODUCE ANY	COPYRIGHTEL	
GIVEN UNDER MY HAND	AND SEAL OF OFFICE ON THIS TH	DE DAYOF SEPT	1mb1r, 2025			S. V.	HANIE N. TOR Notary Public ATE OF TEXA 0# 132432642	
		Y- ()		125	W 001	Saster	J# 132432642	

NOTARY WITHOUT BOND DEVELOPMENT APPLICATION • CITY O ROCKWALL • 385 SOUTH GOLIAD STREET • ROCKWALL, TX 75087 • [P] (972) 771-7745

Jones

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



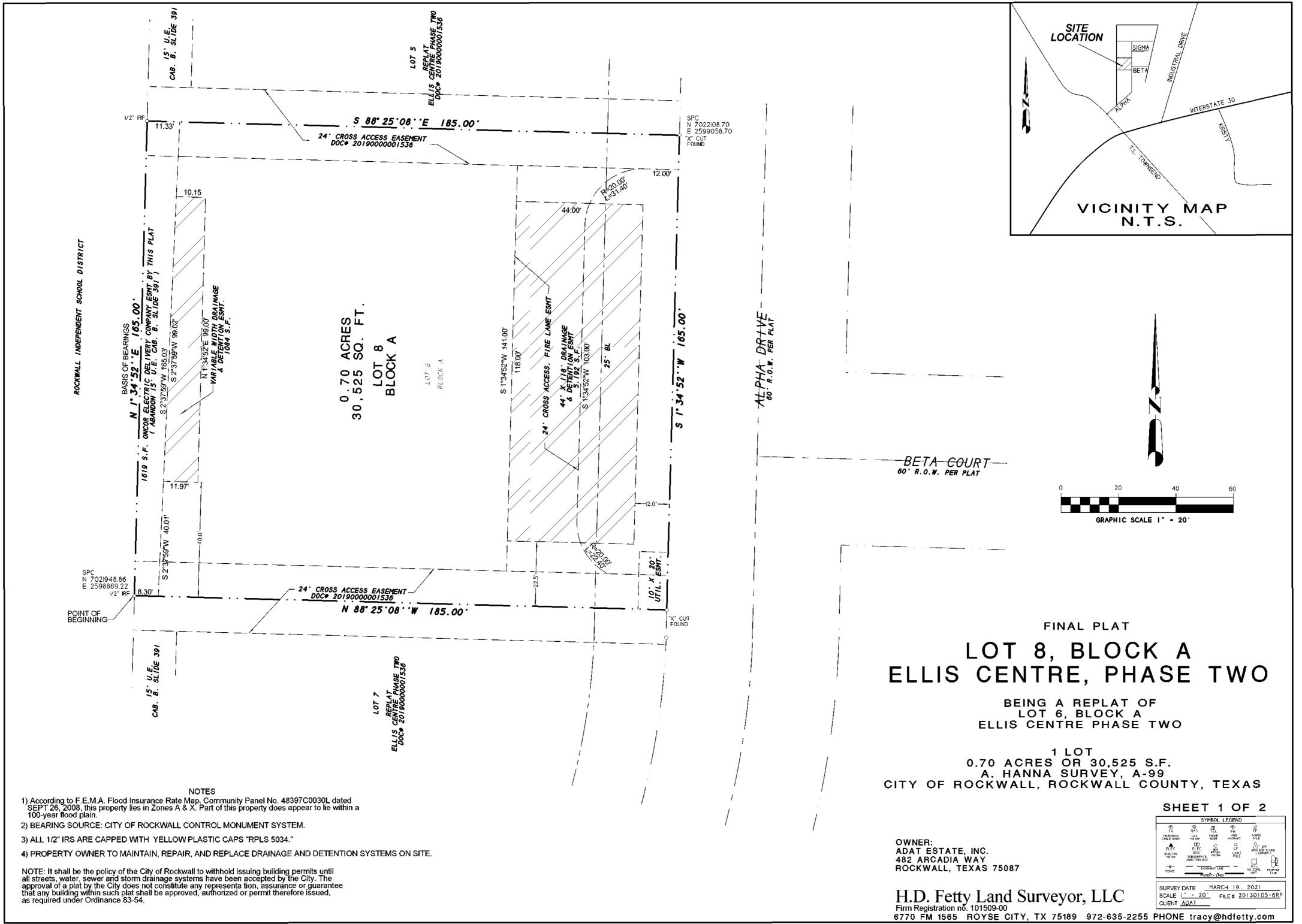


City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

(P): (972) 771-7745 (W): www.rockwall.com

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





OWNER'S CERTIFICATE (Public Dedication)

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS ADAT ESTATE, INC. BEING THE OWNERS OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

BEING Lot 6, Block A, of Ellis Centre, Phase Two, Lot 5, 6 & 7, Block A, an Addition to the City of Rockwall , County, Texas, according to the Plat thereof recorded in Document no. 2019000001536, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at an "X" found chiseled in concrete for corner in the west right-of-way line of Alpha Drive, at the southeast corner of said Lot 6, Block A;

THENCE N. 88 deg. 25 min. 08 sec. W. a distance of 185.00 feet to a 1/2" iron rod found for corner at the southwest corner of Lot 6 and northwest corner of Lot 7, Block A;

THENCE N. 01 deg. 34 min. 52 sec. E. along the west line of said Lot 6, Block A, a distance of 165.00 feet to a 1/2" iron rod found for corner at the northwest corner of said Lot 6, Block A and southwest corner of Lot 5;

THENCE S. 88 deg. 25 min. 08 sec. E. along the north line of Lot 6, Block A, a distance of 185.00 feet to an "X" found chiseled in concrete for corner at the notheast corner of Lot 6, Block A and at the southeast corner of Lot 7, Block A and in the west right-of-way line of Alpha Drive;

THENCE S. 01 deg. 34 min. 52 sec. W. along said right-of-way line, a distance of 165.00 feet to the POINT OF BEGINNING and containing 30,525 square feet or 0.70 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL

We the undersigned owners of the land shown on this plat, and designated herein as LOT 8, BLOCK A, ELLIS CENTRE, PHASE TWO, an Addition to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. We further certify that all other parties who have a mortgage or lien interest in LOT 8, BLOCK A, ELLIS CENTRE, PHASE TWO, have been notified and signed this plat.

We understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same.

We also understand the following;

- 1. No buildings shall be constructed or placed upon, over, or across the utility
- 2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maint aining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
- 3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
- 4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- 5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
- 6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Roc kwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, sto rm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

for ADAT ESTATE, LLC

STATE OF TEXAS COUNTY OF ____

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

Given upon my hand and seal of office this _____day of _____, __

Notary Public in and for the State of Texas

My Commission Expires:

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold D. Fetty, III Registered Professional Land Surveyor No. 5034 HAROLD D. FETTY III

OFFESSION

O

RECOMMENDED	EUD EINIVI	$\Lambda DDDO \backslash / \Lambda I$

Planning and Zoning Commission Date

APPROVED

WITNESS OUR HANDS, this _____ day of _____

Mayor, City of Rockwall

I hereby certify that the above and foregoing plat of LOT 8, BLOCK A, ELLIS CENTRE, PHASE TWO, an addition to the City of Rockwall, Texas, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the ____ day of _______,

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

Said addition shall be subject to all the requirements of the Subdivision Regulations of the City of Rockwall.

City Engineer Date

FINAL PLAT

City Secretary City of Rockwall

LOT 8, BLOCK A ELLIS CENTRE, PHASE TWO

BEING A REPLAT OF LOT 6, BLOCK A ELLIS CENTRE PHASE TWO

1 LOT 0.70 ACRES OR 30,525 S.F. A. HANNA SURVEY, A-99 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

SHEET 2 OF 2

© GS TEL FH PP
TELEVISION GAS PHONE FIRE POWER
CABLE RISER METER RISER HYDRANT POLE

EASEMENT LINE

SYMBOL LEGEND

LIGHT POLE

OWNER: ADAT ESTATE, INC. 482 ARCADIA WAY ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC Firm Registration no. 101509-00

SURVEY DATE MARCH 19. 2021

SCALE 1 - 20 FILE # 20130105-6RP

CLIENT ADAT

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

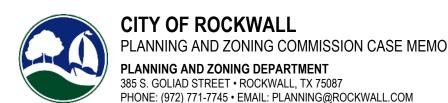
TO: Planning and Zoning Commission FROM: Bethany Ross, Senior Planner

DATE: September 30, 2025

SUBJECT: Z2025-053; Specific Use Permit for a Full-Service Carwash

On September 15, 2025, the City Council voted 7–0 to remand *Case No. Z2025-053* back to the Planning and Zoning Commission. The purpose of this action was to allow the applicant additional time to address the following requests of the City Council: [1] revise the building elevations to comply with the *General Overlay District Standards* contained in Article 05, *District Development Standards*, of the Unified Development Code (UDC), and [2] provide an exhibit showing the locations of the detention areas and the trees that will be preserved after development. Based on this direction, the applicant has provided staff with updated building elevations that comply with the *General Overlay District Standards* and an exhibit showing the site plan (*including the proposed detention ponds*) overlaid onto an aerial of the site showing the existing tree locations. These exhibits have been included in the attached packet. In addition, staff has included the building elevations in the draft ordinance and conformance to these elevations required as an operational condition of this case.

Pursuant to Subsection 02.03, Submitting Additional Information, of Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), "(i)n the event new evidence develops between the date of the public hearing by the Planning and Zoning Commission and the hearing of the City Council on any zoning change, Specific Use Permit (SUP), or text amendment, or if for any other valid reason a person wishes to present new evidence to the City Council -- which was not presented to the Planning and Zoning Commission -- the City Council shall refer the zoning change, Specific Use Permit (SUP), or text amendment back to the Planning and Zoning Commission for a further public hearing to consider the new evidence." As a reminder, the Planning and Zoning Commission recommended approval of this case on September 9, 2025 by a vote of 6-1, with Commissioner Conway dissenting. Should the Commission have any questions, staff will be available at the <u>September 30, 2025</u> meeting.



TO: Planning and Zoning Commission

DATE: September 30, 2025

APPLICANT: Dub Douphrate; Douphrate and Associates

CASE NUMBER: Z2025-053; Specific Use Permit (SUP) for a Full-Service Car Wash and Auto Detail

SUMMARY

Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of RHC 1 Properties, LLC for the approval of a <u>Specific Use Permit (SUP)</u> for a *Full-Service Carwash* on a 2.008-acre tract of land identified as a portion of Lot 1, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 Ridge Road [*FM-740*], and take any action necessary.

BACKGROUND

On November 7, 1960, the City Council approved the annexation of the subject property by adopting *Ordinance No. 60-04*. [Case No. A1960-004]. According to the January 3, 1972 zoning map the subject property was zoned Multi-Family 1 (MF-1) District and Commercial (C) District. At some point between January 3, 1972 and May 16, 1983 the subject property was rezoned to Multi-Family 15 (MF-15) District and Commercial (C) District. At some point between May 16, 1983 and December 7, 1993 the subject property was rezoned to Commercial (C) District. This remains the current zoning designation of the subject property. On July 28, 2003, the City Council approved a plat for the subject property establishing it as Lot 1, Block A, The Woods at Rockwall addition. On February 6, 2017, City Council approved a Specific Use Permit (SUP) [Case No. Z2016-044] for a Full-Service Carwash by Ordinance No. 17-09, S-162. On December 18, 2017, the City Council approved a Site Plan [Case No. SP2017-039] for a Full-Service Carwash. On January 7, 2019, the City Council approved a Final Plat [Case No. P2018-044] for the subject property for the purpose of establishing the necessary easements for the development of a Full-Service Carwash; however, this plat was never filed with Rockwall County. On May 28, 2021, the applicant was sent a letter notifying them of the expiration of their Specific Use Permit (SUP) [Ordinance No. 17-09, S-162], Site Plan, and Final Plat due to inactivity. Staff has included this letter for reference within the packet.

PURPOSE

The applicant -- Dub Douphrate of Douphrate and Associates -- is requesting the approval of a Specific Use Permit (SUP) to allow a Full-Service Car Wash and Auto Detail to be established on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located at 2215 Ridge Road. The land uses adjacent to the subject property are as follows:

North:

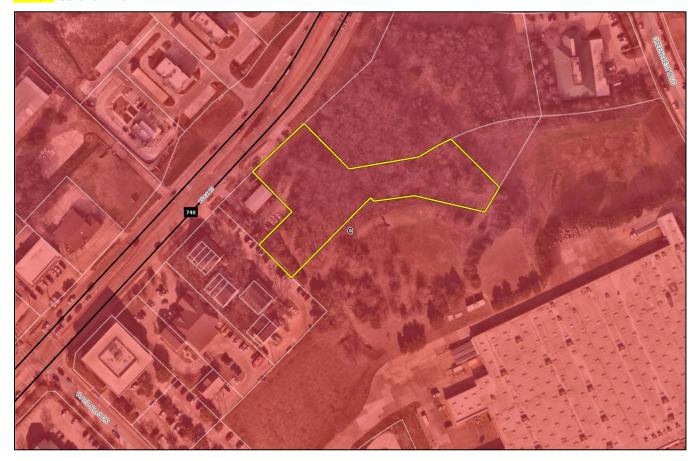
Directly north of the subject property is a 2.47-acre parcel of land (*i.e.* Lot 3, Block A, The Woods at Rockwall), which is currently vacant and zoned Commercial (C) District. Beyond this is the intersection of W. Yellow Jacket Lane and Ridge Road [FM-740]. Both of these roadways are identified as an A4D (*i.e.* Arterial, four [4] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 1.129-acre parcel of land developed with a commercial/retail strip center zoned Commercial (C) District. Beyond this is Old Country Road, which is identified as a R2 (*i.e.* residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an undeveloped 9.24-acre tract of land zoned Commercial (C) District.

<u>South</u>: Directly south of the subject property is a 25.9263-acre parcel of land developed with a *Grocery Store* (*i.e. Walmart Superstore*) zoned Commercial (C) District. Beyond this is the frontage of IH-30, which is identified as a TXDOT6D (*i.e. Texas Department of Transportation principle arterial, six* [6] lane roadway).

East: Directly east of the subject property 2.47-acre parcel of land (i.e. Lot 3, Block A, The Woods at Rockwall), which is currently vacant and zoned Commercial (C) District. Beyond this is a 1.1988-acre parcel of land developed with a Medical Office (i.e. Rockwall Surgery Center) zoned Commercial (C) District. Beyond this is Greencrest Boulevard, which is identified as a Minor Collector on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 35.295-acre parcel of land developed with a High School (i.e. Rockwall High School) zoned Commercial (C) District.

<u>West</u>: Directly west of the subject property is Ridge Road [FM-740], which is identified as a M4D (i.e. major collector, four [4] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Sky Ridge Addition, which consists of six (6) parcels of land zoned Commercial (C) District. Beyond this is 2.95-acre parcel of land developed with a House of Worship (i.e. Great Faith Church) zoned Commercial (C) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, concept plan, and building elevations depicting the layout of a *Full-Service Car Wash and Auto Detail*. The proposed carwash will consist of a single entrance tunnel that has three (3) lanes of queuing. Based on the concept plan, the carwash tunnel will be oriented so that the entrance of the tunnel will be parallel to Ridge Road [*FM-740*]. Staff should note, the concept plan provided by the applicant is the same concept plan that was approved by February 6, 2017 by *Ordinance No. 17-09*, *S-162*.

CONFORMANCE WITH THE CITY'S CODES

According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Full-Service Car Wash and Auto Detail* requires a Specific Use Permit (SUP) in the Scenic Overlay (SOV District) District. In addition, Subsection 02.03.(H)(4), *Conditional Land Use Standards*, of Article 04, *Permissible Use Charts*, of the Unified Development Code (UDC) also provides the following requirements relating to regulating the land use:

- (a) Entrances and exits to the car wash shall not directly face any public right-of-way. On corner sites, car wash entrances or exits shall not open toward the street with the highest traffic volume.
- (b) The car wash shall be set back a minimum of 50-feet from any street frontage.

In this case, the submitted concept plan conforms to the conditional land use standards required for a *Full-Service Car Wash* and *Auto Detail*. With the approval of the original Specific Use Permit (SUP) [*Ordinance No. 17-09, S-162*], the City Council made a motion that added a condition of approval that the applicant provide additional landscape screening along the southern property line adjacent to Lot 1, Block A, Lakewood Park Addition. Staff has included this condition of approval within the *Draft Ordinance* as well and provided an exhibit showing the increased landscaping. Staff should note that the submitted building elevations do not appear to meet the minimum material standards of the Scenic Overlay (SOV) District and will need to be reviewed by the Architectural Review Board (ARB) and Planning and Zoning Commission at the time of site plan; however, these elevations were the same elevations that were approved with the original site plan [*i.e. SP2017-039*].

STAFF ANALYSIS

The subject property is located within the Scenic Overlay (SOV District) District, which requires a Specific Use Permit (SUP) for a *Full-Service Car Wash and Auto Detail*. The intent of this overlay is to ensure that development along the City's primary commercial corridors reflects high-quality architectural and site design standards, given their visibility and role as major entry points into Rockwall. According to Subsection 02.02, *Specific Use Permit* (SUP), of Article 11, *Development Applicants and Review Procedures*, of the Unified Development Code (UDC), "(t)he purpose of a Specific Use Permit (SUP) is to allow discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district, but may become compatible with the addition of special provisions, conditions or restrictions." It shall be the discretion of the City Council -- pending a recommendation from the Planning and Zoning Commission -- to determine if the subject property is a compatible site for a *Full-Service Car Wash and Auto Detail*.

The applicant's request is identical to the Specific Use Permit (SUP) approved in 2017 and subsequently expired in 2021 due to inactivity. Since that time, there have been no zoning changes or significant shifts in adjacent land uses that would materially alter the land use compatibility analysis. The immediate surroundings remain dominated by Commercial (C) District zoning, including high-intensity retail uses to the south (Walmart Superstore), medical office to the east, and smaller commercial developments to the north and west. This context provides a degree of compatibility with the proposed use, particularly given its orientation along Ridge Road [FM-740], a major collector roadway.

From a design perspective, the proposed concept plan complies with the conditional standards outlined in the Unified Development Code (UDC) for *Full-Service Car Washes*. Entrances and exits are oriented away from Ridge Road, and the required 50-foot setback is observed. The proposed queuing lanes provide sufficient on-site circulation to prevent stacking into the public right-of-way; however, as mentioned previously the building elevations do not fully conform with Scenic Overlay (SOV) District architectural material requirements. Although the applicant has resubmitted the previously approved elevations, any future Site Plan application will require review by the Architectural Review Board (ARB) and Planning and Zoning Commission to ensure compliance with current standards.

Operationally, the carwash has the potential to generate moderate levels of traffic, noise, and light spillover, particularly during peak operating hours. These impacts are mitigated in part by the site's adjacency to commercial developments and by the recommended three (3) tiered landscape screening along the southern property line. This landscaping condition was previously imposed by City Council in 2017 and is again recommended as part of this Specific Use Permit (SUP). It will serve to buffer the car wash from nearby properties and uphold the intent of the Scenic Overlay (SOV) District. Staff should note that a noise study will also be required as part of the Site Plan process.

With all that being said, this is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. Should the Planning and Zoning Commission choose to recommend approval of the applicant's request, staff has included conditions of approval described below and outlined within the *Draft Ordinance* contained in your packet.

NOTIFICATIONS

On August 20, 2025, staff mailed 62 notices to property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Turtle Cove Homeowners Association (HOA), which is the only HOA's or Neighborhood Organization within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any returned notices in regard to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a <u>Specific Use Permit</u> (<u>SUP</u>) for a *Full-Service Carwash and Auto Detail 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 development of the *Subject Property* shall generally conform to the <u>Site Plan</u> as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
 - (b) The Carwash shall be setback a minimum of 50-feet from Ridge Road, and,
 - (c) The Subject Property shall incorporate and maintain three (3) tiered screening along the southern property line adjacent to Lot 1, Block A, Lakewood Park Addition.
 - (d) The development of the subject property shall generally conform to the Building Elevations contained in Exhibit 'C' of this ordinance; however, the proposed carwash shall be subject to all of the General Overlay District Standards as stipulated by Article 05, District Development Standards, of the Unified Development Code (UDC). Review for conformance to these requirements shall be completed with the site plan submittal. In addition, a recommendation by the Architecture Review Board (ARB) shall be required prior to approval of the building elevations by the Planning and Zoning Commission.
- (2) Any construction resulting from the approval of this <u>Specific Use Permit (SUP)</u> 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.

PLANNING AND ZONING COMMISSION

On September 9, 2025, the Planning and Zoning Commission approved a motion to approve the <u>Specific Use Permit (SUP)</u> by a vote of 6-1, with Commissioner Conway dissenting.

CITY COUNCIL

On September 30, 2025, the City Council approved a motion to remand the <u>Specific Use Permit (SUP)</u> back to the Planning and Zoning Commission by a vote of 7-0.



DEVELOPMENT APPLICATION

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

IAFF	USE	ONLY	

PLANNING & ZONING CASE NO.

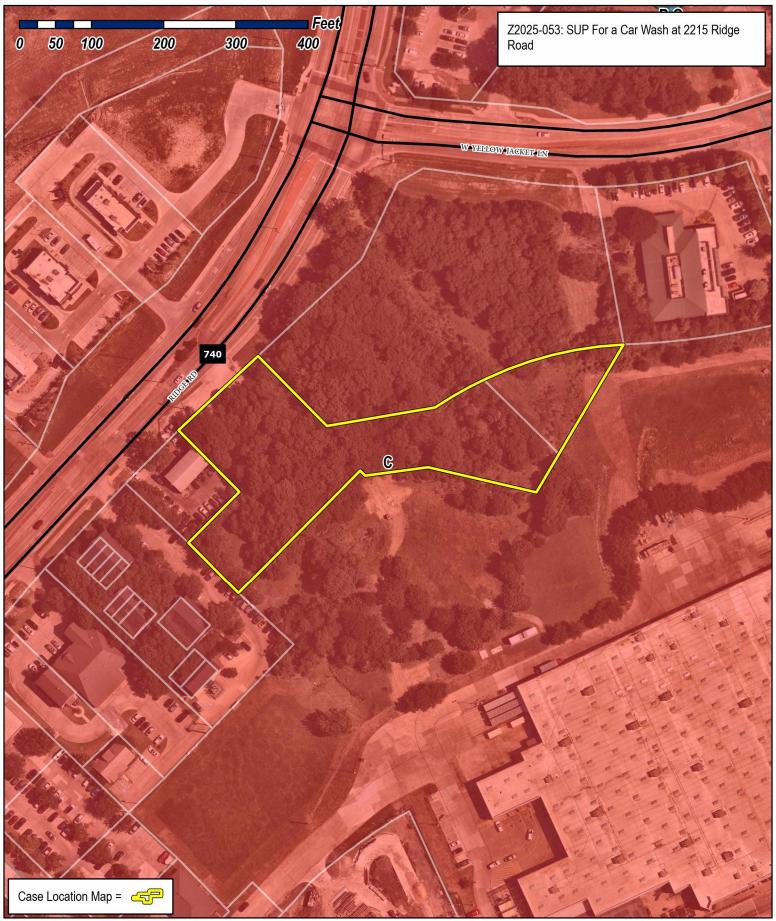
<u>NOTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE AP	PROPRIATE BOX BELOW TO INDICATE THE TYPE O	OF DEVELOPMENT REQ	OUEST [SELECT ONLY ONE BOX]:		
☐ PRELIMINARY PL ☐ FINAL PLAT (\$300 ☐ REPLAT (\$300.00 ☐ AMENDING OR MI ☐ PLAT REINSTATE SITE PLAN APPLICA ☐ SITE PLAN (\$250.00	100.00 + \$15.00 ACRE) 1 AT (\$200.00 + \$15.00 ACRE) 1 .00 + \$20.00 ACRE) 1 + \$20.00 ACRE) 1 NOR PLAT (\$150.00) MENT REQUEST (\$100.00)	☐ ZONING CHA SPECIFIC US. ☐ PD DEVELOP OTHER APPLICA ☐ TREE REMOV. ☐ VARIANCE RE NOTES: : IN DETERMINING TH PER ACRE AMOUNT. F : A \$1,000.00 FEE W	ZONING APPLICATION FEES: ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹ ☑ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹ 82 ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹ OTHER APPLICATION FEES: ☐ TREE REMOVAL (\$75.00) ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²		
		PERMIT.			
PROPERTY INFOR	MATION [PLEASE PRINT]				
ADDRESS					
SUBDIVISION	Leplat of the Woods at Rock	wall Addu.	LOT 4 BLOCK A		
	Ridge Rd south of Yel				
ZONING, SITE PLA	IN AND PLATTING INFORMATION [PLEAS	E PRINT]			
CURRENT ZONING	Commercial	CURRENT USE			
PROPOSED ZONING	Commercial	PROPOSED USE	Car Wash		
ACREAGE	2.008 LOTS [CURRENT		LOTS [PROPOSED]		
SITE PLANS AND P REGARD TO ITS API RESULT IN THE DEN	PROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF	HAT DUE TO THE PASSA STAFF'S COMMENTS BY	IGE OF <u>HB3167</u> THE CITY NO LONGER HAS FLEXIBILITY WITH THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL		
OWNER/APPLICAN	NTIAGENT-INFORMATION (PLEASE PRINT/CH	ECK THE PRIMARY CONT	ACT/ORIGINAL SIGNATURES ARE REQUIRED]		
e contract of the contract of	RAC 1 Properties, LLC	☐ APPLICANT	Douphrate EAsson . Inc.		
CONTACT PERSON		CONTACT PERSON	Dub Douphrate		
ADDRESS		ADDRESS			
CITY, STATE & ZIP		CITY, STATE & ZIP			
PHONE		PHONE			
E-MAIL		E-MAIL			
	ATION [REQUIRED] GNED AUTHORITY, ON THIS DAY PERSONALLY APPEARE I ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE		[OWNER] THE UNDERSIGNED, WHO		
S INFORMATION CONTAINED I	TO COVER THE COST OF THIS APPLICATION, HA 2025. BY SIGNING THIS APPLICATION, I AGRE	S BEEN PAID TO THE CITY TE THAT THE CITY OF ROO ALSO AUTHORIZED AND	XWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION		
GIVEN UNDER MY HAND AN	ID SEAL OF OFFICE ON THIS THE DAY OF TW	ly 2025	NATHAN ALEXANDER BENKE		
NOTARY PUBLIC IN AND FO	OWNER'S SIGNATURE OR THE STATE OF TEXAS		Notary ID #134901258 My Commission Expires MY OMMISSION EXPIRES NOT SHOULD BE MAN 19 2928 L 2008		

DEVELOPMENT APPLICATION • CITY OF ROCKWALL • 385 SOUTH GOLIAD STREET • ROCKWALL, TX 75087 • [P] (972) 771-7745





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

(P): (972) 771-7745 (W): www.rockwall.com

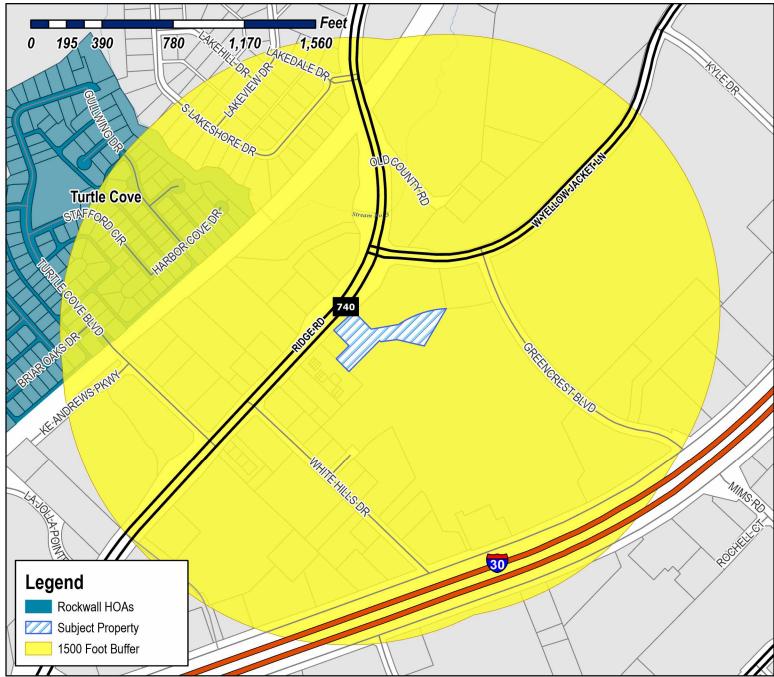
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Case Number: Z2025-053

Case Name: SUP for a Car Wash at 2215

Case Type: Ridge Road

Zoning

Zoning: Commercial (C) District

Case Address: 2215 Ridge Road

Date Saved: 8/14/2025

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



From: Zavala, Melanie

Cc: Miller, Ryan; Lee, Henry; Ross, Bethany; Guevara, Angelica

Subject: Neighborhood Notification Program [Z2025-053]

Date: Thursday, August 21, 2025 8:09:24 AM **Attachments:** Public Notice (08.19.2025).pdf

Public Notice (08.19.2025).pdf HOA Map (08.15.2025).pdf

HOA/Neighborhood Association Representative:

Per your participation in the <u>Neighborhood Notification Program</u>, 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 <u>Friday</u>, <u>August 22</u>, <u>2025</u>. The Planning and Zoning Commission will hold a public hearing on <u>Tuesday</u>, <u>September 9</u>, <u>2025</u> at 6:00 <u>PM</u>, and the City Council will hold a public hearing on <u>Monday</u>, <u>September 15</u>, <u>2025</u> at 6:00 <u>PM</u>. Both hearings will take place at 6:00 <u>PM</u> at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2025-053: SUP for a Carwash

Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of RHC 1 Properties, LLC for the approval of a <u>Specific Use Permit (SUP)</u> for a Carwash on a 2.008-acre tract of land identified as a portion of Lot 1, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 Ridge Road [FM-740], and take any action necessary.

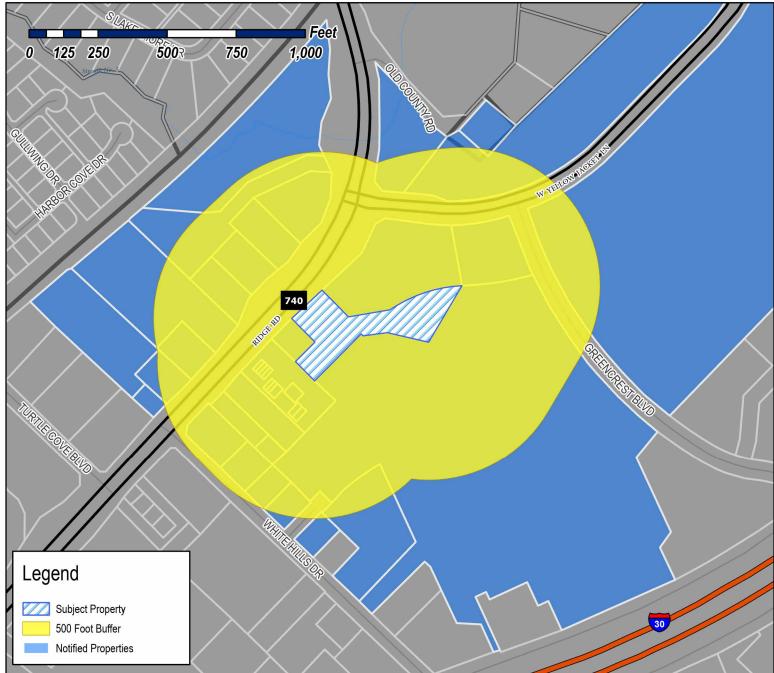
Melanie Zavala

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall 385 S. Goliad Street | Rockwall, TX 75087 Planning & Zoning Rockwall 972-771-7745 Ext. 6568



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





Case Number: Z2025-053

Case Name: SUP for a Car Wash at 2215

Ridge Road

Case Type: Zoning

Zoning: Commercial (C) District

Case Address: 2215 Ridge Road

Date Saved: 8/14/2025

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



CHACKO & ABRAHAM INVESTMENTS LLC 1007 N. BLUFFVIEW DR LUCAS, TX 75002 7.1 RIDGE LLC 106 E Rusk St Ste 200 Rockwall, TX 75087 7.1 RIDGE LLC 106 E Rusk St Ste 200 Rockwall, TX 75087

BIGTX 825 W YELLOWJACKET LANE LLC 12007 SAN CHALIFORD CT TAMPA, FL 33607 TRAVELERS PLAZA LLC 1324 SOMERSET COURT ROCKWALL, TX 75032 JARA PARTNERS LTD 1425 HUNTERS GLEN ROYSE CITY, TX 75189

MOURIER LAND INVESTMENT CORPORATION 1430 Blue Oaks Blvd Ste 190 Roseville, CA 95747 FRANK RUSSELL 15 PRINGLE LANE ROCKWALL, TX 75087

FRANK RUSSELL 15 PRINGLE LANE ROCKWALL, TX 75087

MEHL ROBERT F III & JOAN 1545 RUNNING CEADER CT CHARLOTTESVILLE, VA 22911 DGR ASSOCIATES INC A MISSOURI CORP 1710 WEISKOPF DR HEATH, TX 75032 DGR ASSOCIATES INC A MISSOURI CORP 1710 WEISKOPF DR HEATH, TX 75032

DGR ASSOCIATES INC A MISSOURI CORP 1710 WEISKOPF DR HEATH, TX 75032 2224 RIDGE ROAD LLC 1915 Westridge Dr Irving, TX 75038 2210 RIDGE ROAD LLC 1915 Westridge Dr Irving, TX 75038

MOUNTAINPRIZE INC ATTN: PROPERTY TAX DEPT 200 Galleria Pkwy SE Ste 900 Atlanta, GA 30339

RESIDENT 2001 RIDGE RD HEATH, TX 75032 RESIDENT 2135 RIDGE RD Agoura Hills, CA 91301

RESIDENT 2200 RIDGE RD GARLAND, TX 75044 RESIDENT 2205 RIDGE RD Atlanta, GA 30339 RESIDENT 2210 RIDGE RD Irving, TX 75038

RESIDENT 2215 RIDGE RD ROCKWALL, TX 75087 RESIDENT 2224 RIDGE RD Irving, TX 75038 RESIDENT 2225 RIDGE RD SACHSE, TX 75048

RESIDENT 2230 RIDGE RD Roseville, CA 95747 RESIDENT 2231 RIDGE RD ROYSE CITY, TX 75189 RESIDENT 2231 RIDGE RD ROYSE CITY, TX 75189

RESIDENT 2231 RIDGE RD ROYSE CITY, TX 75189 RESIDENT 2231 RIDGE RD ROYSE CITY, TX 75189 RESIDENT 2231 RIDGE RD ROYSE CITY, TX 75189 RESIDENT 2233 RIDGE RD HEATH, TX 75032 RESIDENT 2233 RIDGE RD HEATH, TX 75032 RESIDENT 2233 RIDGE RD HEATH, TX 75032

RESIDENT 2235 RIDGE RD Rockwall, TX 75087 DOUPHRATE PROPERTIES INC 2235 Ridge Rd Ste 200 Rockwall, TX 75087 RESIDENT 2237 RIDGE RD CHARLOTTESVILLE, VA 22911

RESIDENT 2245 RIDGE RD HEATH, TX 75032

RESIDENT 2249 RIDGE RD LUCAS, TX 75002 RESIDENT 2251 RIDGE RD Dallas, TX 75204

RESIDENT 2255 RIDGE RD Rockwall, TX 75087 MMF INVESTMENTS LLC 2255 Ridge Rd Ste 333 Rockwall, TX 75087 RESIDENT 2304 RIDGE RD ROCKWALL, TX 75087

HUDSPETH FREDERICK WARD ESTATE NONA MAHAFFY HUDSPETH INDEPENDENT EXECUTOR 2304 RIDGE RD ROCKWALL, TX 75087

RESIDENT 2306 RIDGE RD San Antonio, TX 78240 RESIDENT 2308 RIDGE RD Rockwall, TX 75087

SPILLMAN DENTAL PROPERTIES LLC 2308 Ridge Rd Ste B Rockwall, TX 75087 RESIDENT 2310 RIDGE RD ROCKWALL, TX 75087 MFR PROPERTIES LLC AND YELLOW JACKET PLAZA LLC 28632 Roadside Dr Ste 270 Agoura Hills, CA 91301

BEAUTY LEGACY LLC 3509 RIM FIRE DRIVE GARLAND, TX 75044 2251 RIDGE ROAD LLC 4131 N Central Expy Ste 450 Dallas, TX 75204 LAKEWOOD PROPERTIES LLC 457 LAURENCE DR #166 HEATH, TX 75032

RESIDENT 600 TURTLE COVE BLVD ROCKWALL, TX 75087 GAMEZ SUSAN AND VICTOR BALDERAS 602 LAURENCE HEATH, TX 75032 THE TWO SHORT, LP A TEXAS LIMITED PARTNERSHIP 603 WHITE HILLS DR STE A ROCKWALL, TX 75087

BANNA ROCKWALL REALTY LLC 6403 CRESTMOOR LN SACHSE, TX 75048 SHEIKHA INVESTMENTS LLC 7515 FOREST BEND DRIVE PARKER, TX 75002 RESIDENT 782 I30 BENTONVILLE, AR 72716

RESIDENT 825 YELLOW JACKET LN TAMPA, FL 33607 ROCKWALL ALIGNED REI LP 8637 Fredericksburg Rd Ste 360 San Antonio, TX 78240 CENTERS FOR PEACE AND MERCY, INC P.O. BOX 615 ROCKWALL, TX 75087 ALMLAM REAL ESTATE LLC PO BOX 755 ROCKWALL, TX 75087 WAL-MART REAL ESTATE BUSINESS TRUST PO BOX 8050 MS 0555 BENTONVILLE, AR 72716 Property Owner and/or Resident of the City of Rockwall:

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

Z2025-053: Specific Use Permit (SUP) for a Carwash

Hold a public hearing to discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of RHC 1 Properties, LLC for the approval of a <u>Specific Use Permit (SUP)</u> for a Carwash on a 2.008-acre tract of land identified as a portion of Lot 1, Block A, the Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 Ridge Road [FM-740], 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 <u>Tuesday, September 9, 2025 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday, September 15, 2025 at 6:00 PM</u>. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Bethany Ross

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

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

Your comments must be received by Monday, September 15, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP

Director of Planning & Zoning



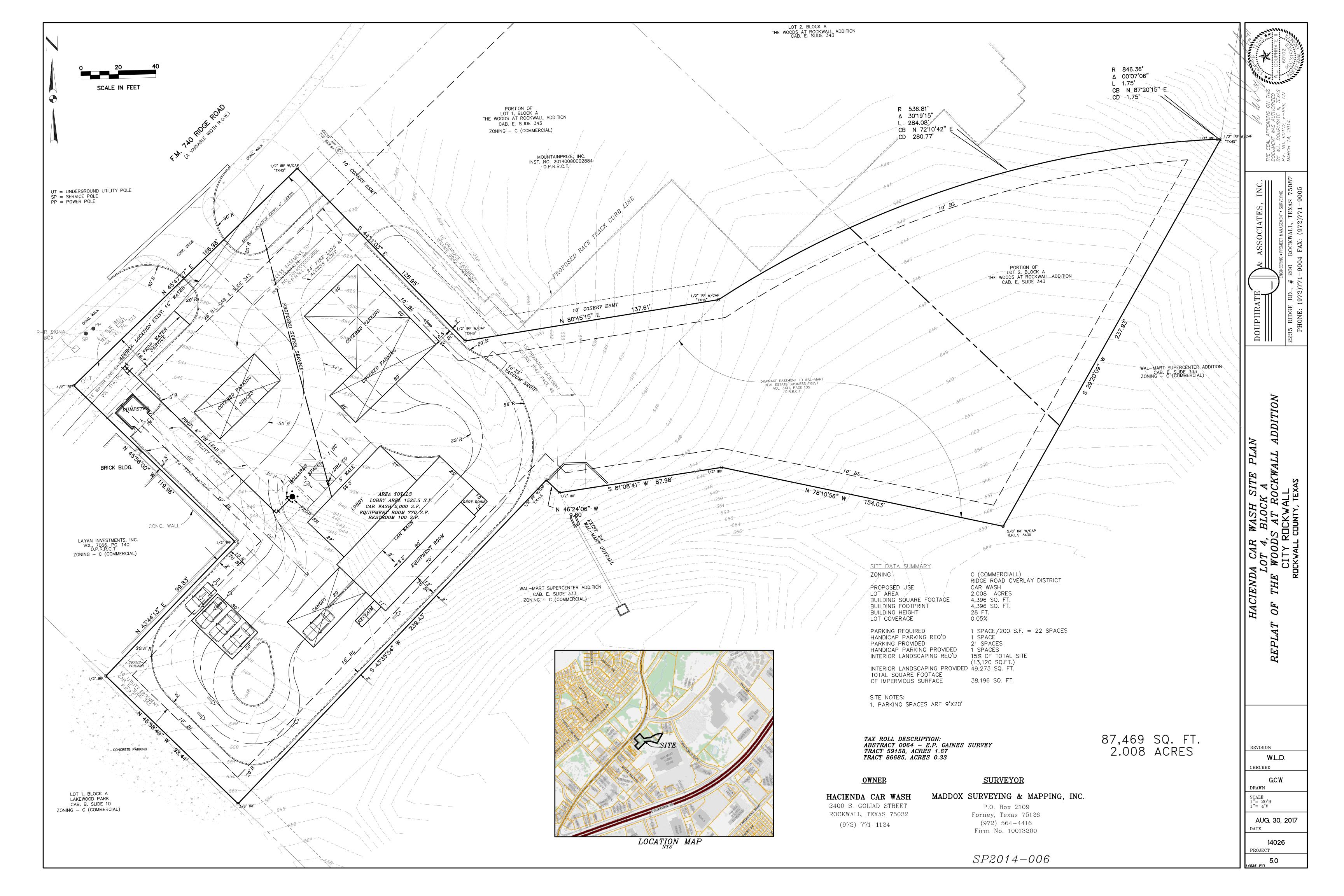


MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases
- · - PLEASE RETURN THE BELOW FORM - · - · - · - · - · - · - · - · - · -
Case No. Z2025-053: Specific Use Permit (SUP) for a Carwash
Please place a check mark on the appropriate line below:
☐ I am in favor of the request for the reasons listed below.
☐ I am opposed to the request for the reasons listed below.
Name:
Address:

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

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

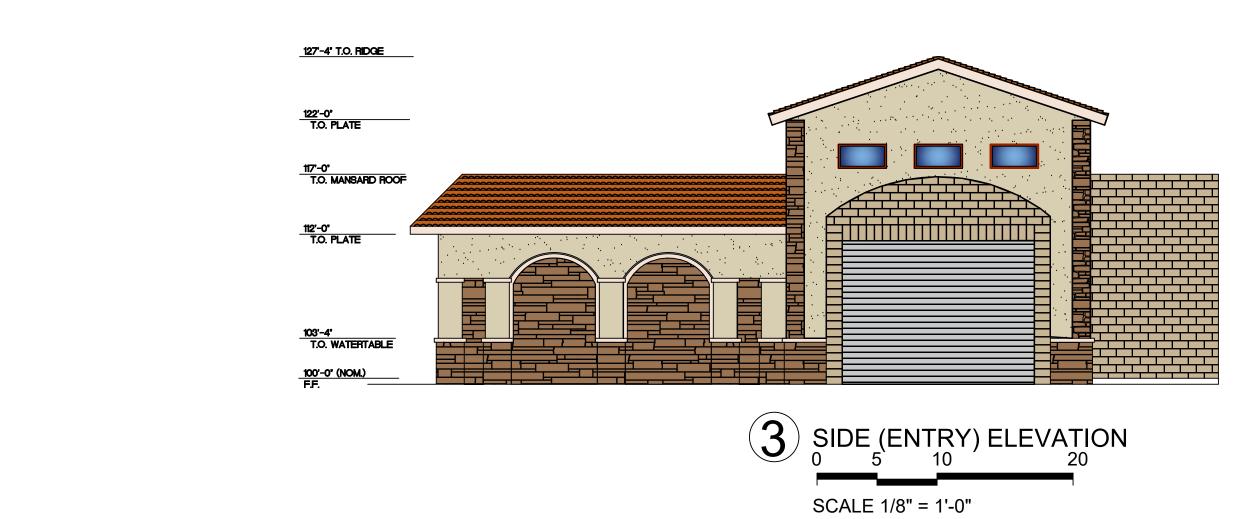




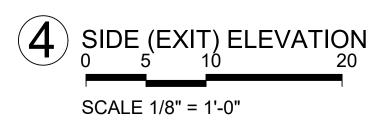
EXTERIC	R MA	TERIAL	CALC	ULATI	ONS					
FACADE	01 REAR I	ELEVATION	02 FRONT	ELEVATION	03 SIDE ENTR	Y ELEVATION	04 SIDE EXI	T ELEVATION	TOTAL OF A	II ELEVATIONO
PRIMARY / SECONDARY	SECONDA	ARY FACADE	PRIMAR	/ FACADE	PRIMARY	FACADE	SECONDA	RY FACADE	TOTAL OF A	LL ELEVATIONS
MATERIALS	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE	AREA S.F.	PERCENTAGE
TOTAL AREA	1,523SQ FT	100%	1,718 SQ FT	100%	1,161 SQ FT	100%	1,161 SQ FT	100%	7,110 SQ FT	100%
DOORS & WINDOWS	368 SQ FT	24%	198 SQ FT	12%	312 SQ FT	27%	218 SQ FT	13%	1,096 SQ FT	15%
ELEV. SQ. FOOTAGE (EXCLUSIVE OF DOORS & WINDOWS)	1,849 SQ FT	76%	1,520 SQ FT	88%	849 SQ FT	73%	1,108 SQ FT	87%	6,014 SQ FT	85%
SPLIT FACE CMU	543 SQ FT	36%	0 SQ FT	0%	185 SQ FT	16%	292 SQ FT	25%	3,920 SQ FT	55%
STONE	84 SQ FT	6%	463 SQ FT	27%	296 SQ FT	25%	165 SQ FT	14%		
STONE IN STUCCO @ 20%	101 SQ FT		170 SQ FT		84 SQ FT		86 SQ FT		0 SQ FT	
STUCCO	503SQ FT	34%	1,057 SQ FT	61%	368 SQ FT	32%	565 SQ FT	48%	2,094 SQ FT	30%

OLD BUILDIN	IG EL	_EVA1	TIONS
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MAT	MATERIAL LEGEND					
	MATERIAL	COLOR	NOTES:			
ST - 1	STONE : ACME NATURAL STONE	MOSS BUILDERS	TYP. FIELD STONE			
STC - 1	STUCCO : DRYVIT - SAND PEBBLE	464 LITE CINNAMON	TYP. FIELD STUCCO			
STC - 2	STUCCO : DRYVIT - SAND PEBBLE	423A FRENCH VANILLA	TYP. ACCENT STUCCO			
P - 1	EXTERIOR PAINT: TO MATCH STUCCO	TOMATCH STUCCO	TYP. PAINT FOR ALL PAINTED ELEMANTS			
CMU - 1	SPLIT FACE CMU : FEATHERLITE	SAHARA TAN	TYP. SPLIT FACE CMU			
RF - 1	BARREL TILE : GERARD - BARREL VAULT TILE	SANTA FE	TYP. ROOFING MATERIAL			
RF - 2	METAL ROOFING:MEULER R-PANEL	GALVALUME	TYP. WINDOW AND DOOR FINSH			
AL - 1	DOOR / WINDOW:	POWDER COAT BRONZE	TYP. WINDOW AND DOOR FINSH			
AL - 2	ROLL UP DOORS:	GALVALUME	TYP. ROLL UP DOOR FINSH			

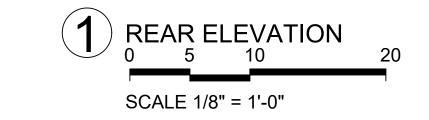




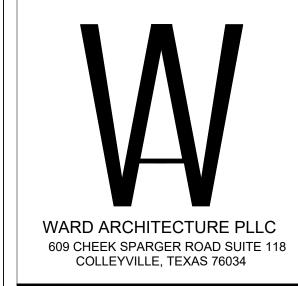


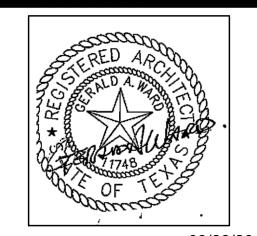






PRONT ELEVATION 10





NDA CAR WASH DR. ROCKWALL, TX 7508

HACIEN 2215 RIDGE I

RLB
GAV
17-16
08/28/2018
Description
-

Issued: REVIEW SET
Sheet Title

ELEVATIONS

A3.00
Sheet Number

-Standing Seam Metal Roof

Austin Stone	839 SF	37%
Stucco	293 SF	13%
Thin Brick - Gray	1,134 SF	50%
Grand total	2,267 SF	•

PERCENTAGE CALCULATION DOES NOT INCLUDE DOOR AND WINDOW AREAS

ARCHITECTURAL ELEMENTS

1. RECESSES / PROJECTIONS
2. PEAKED ROOF FORMS
3. OUTDOOR PATIOS
4. DISPLAY WINDOWS
5. ARTICULATED CORNICE LINE
6. OFFSETS AND REVEALS EXPRESSING ARCHITECTURAL BAYS
7. VARIED ROOF HEIGHTS E.I.F.S. Cornice 22' - 0" -Standing Seam Metal Roof

-Standing Seam Metal Roof

North (Faces Ridge Road)
3/16" = 1'-0"

Framed Opening

Thin Brick - Gray-

Austin Stone-

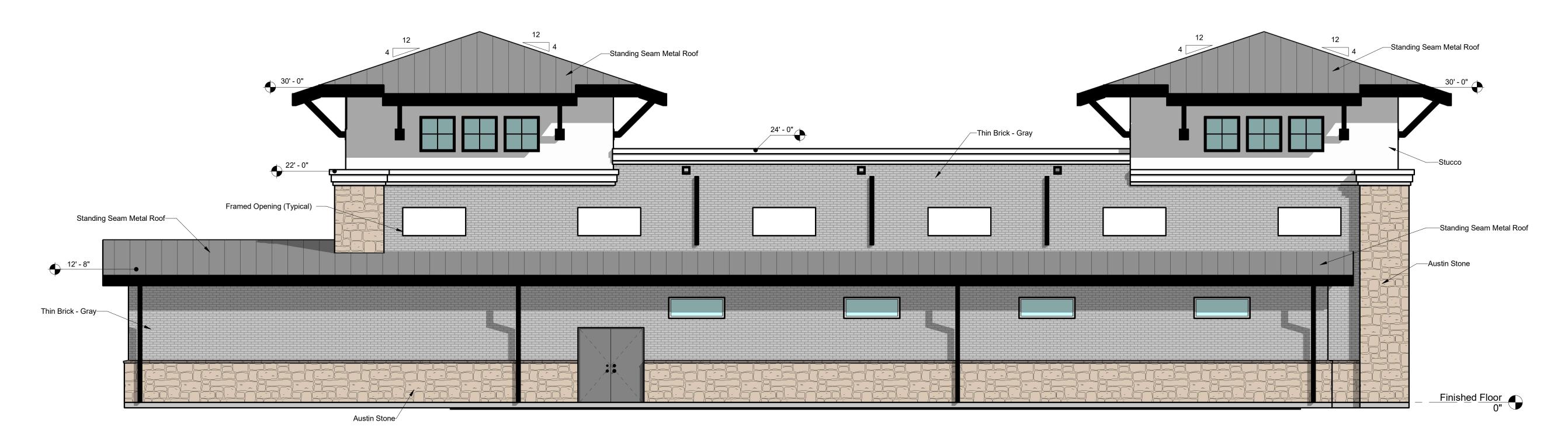
4'-0"

(Typical)

Standing Seam Metal Roof—

ges - South F	acade
Material: Area	Percentage
582 SF	24%
294 SF	12%
1,595 SF	65%
	Area 582 SF

PERCENTAGE CALCULATION DOES NOT INCLUDE DOOR AND WINDOW AREAS



SIGNAGE -

South (Faces Retaining Wall)
3/16" = 1'-0"

ALL ELEVATIONS FROM FINISHED FLOOR (0'-0") UNLESS NOTED OTHERWISE

zatto design,

REVISION SCHEDULE ID DATE DESCRIPTION D BY

CAR WASH 2215 RIDGE ROAD ROCKWALL, TX 75087

DESIGNED: DZ CHECKED: APPROVED: DΖ

TITLE Elevations

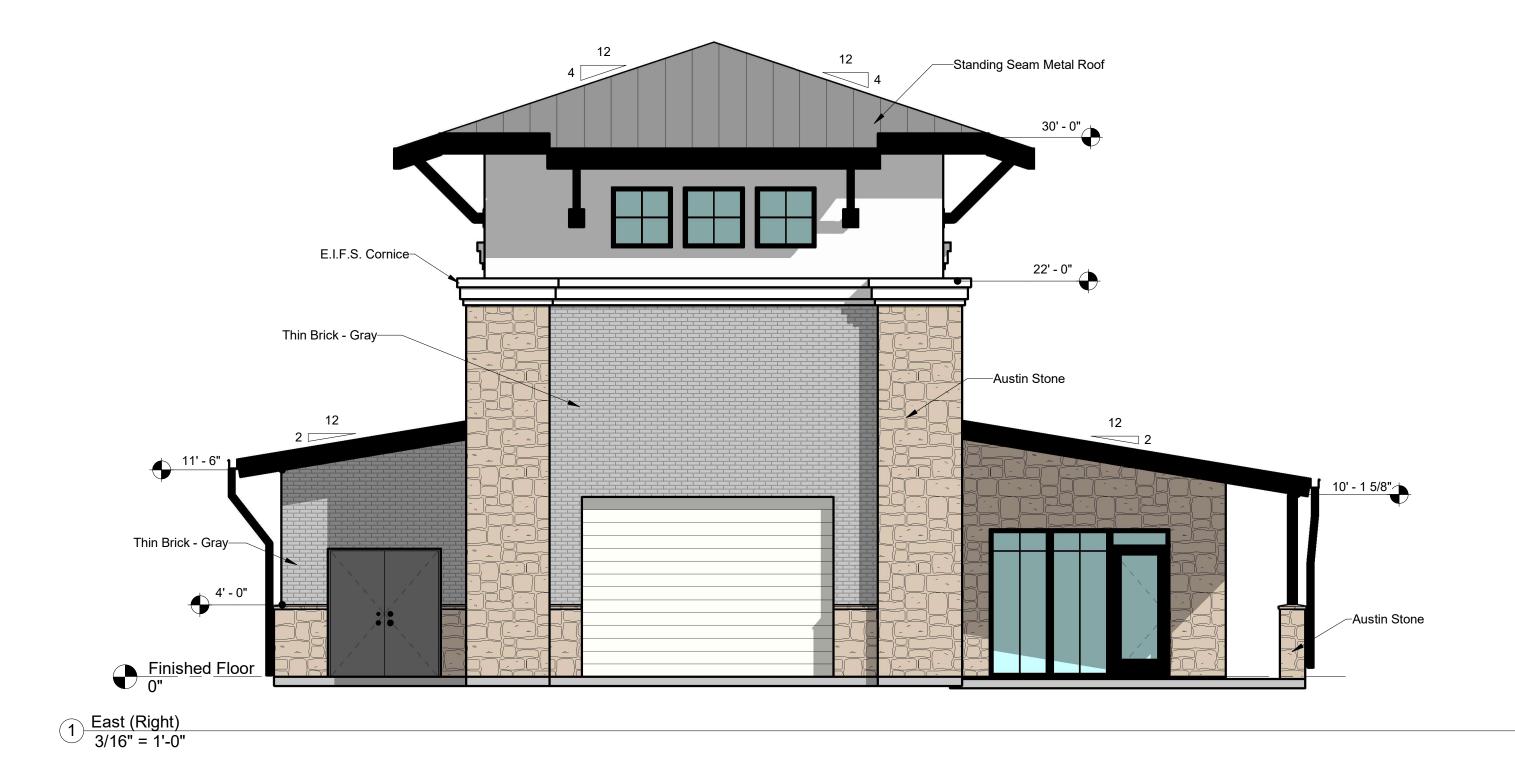
DATE:

17SEP25

SHEET

A-201

PROJECT NUMBER 25-145

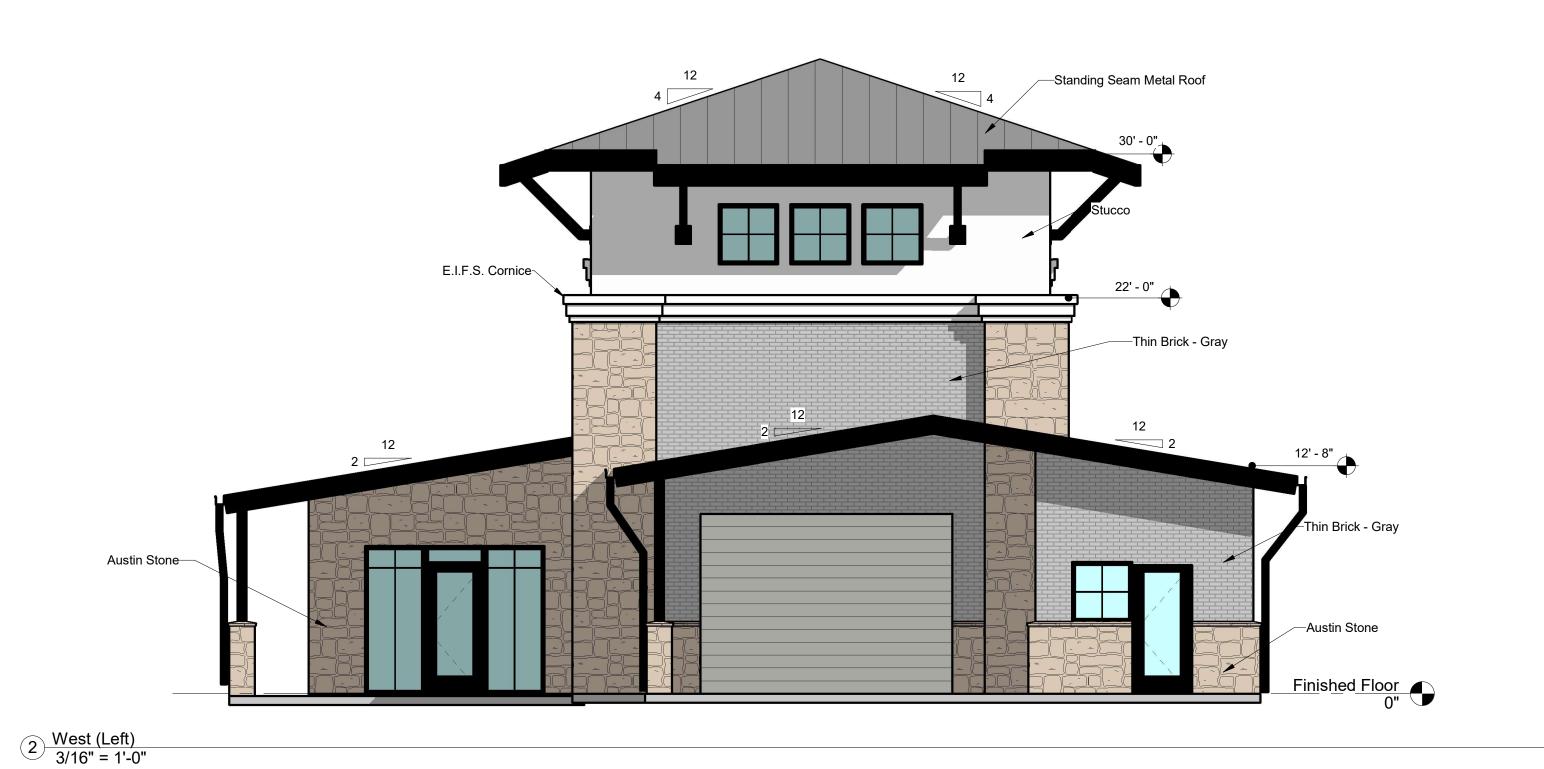


Material Percentages - East Facade			
Material: Description	Material: Area	Percentage	
Austin Stone	353 SF	44%	
01	147 SF	18%	
Stucco	1	1	
Stucco Thin Brick - Gray	302 SF	38%	

PERCENTAGE CALCULATION DOES NOT INCLUDE DOOR AND WINDOW AREAS

ARCHITECTURAL ELEMENTS

- 1. RECESSES / PROJECTIONS
 2. PEAKED ROOF FORMS
 3. OUTDOOR PATIOS
 4. DISPLAY WINDOWS
 5. ARTICULATED CORNICE LINE
 6. OFFSETS AND REVEALS EXPRESSING ARCHITECTURAL BAYS
 7. VARIED ROOF HEIGHTS

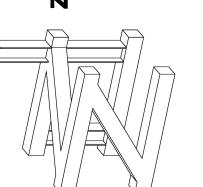


Material Percentages - West Facade			
Material: Description	Material: Area	Percentage	
Austin Stone	355 SF	45%	
Stucco	147 SF	18%	
Thin Brick - Gray	296 SF	37%	
Grand total	798 SF		

PERCENTAGE CALCULATION DOES NOT INCLUDE DOOR AND WINDOW AREAS

ALL ELEVATIONS FROM FINISHED FLOOR (0'-0") UNLESS NOTED OTHERWISE

zatto design, l



REVISION SCHEDULE ID DATE DESCRIPTION D BY

DESIGNED: DZ CHECKED: APPROVED: DZ DATE:

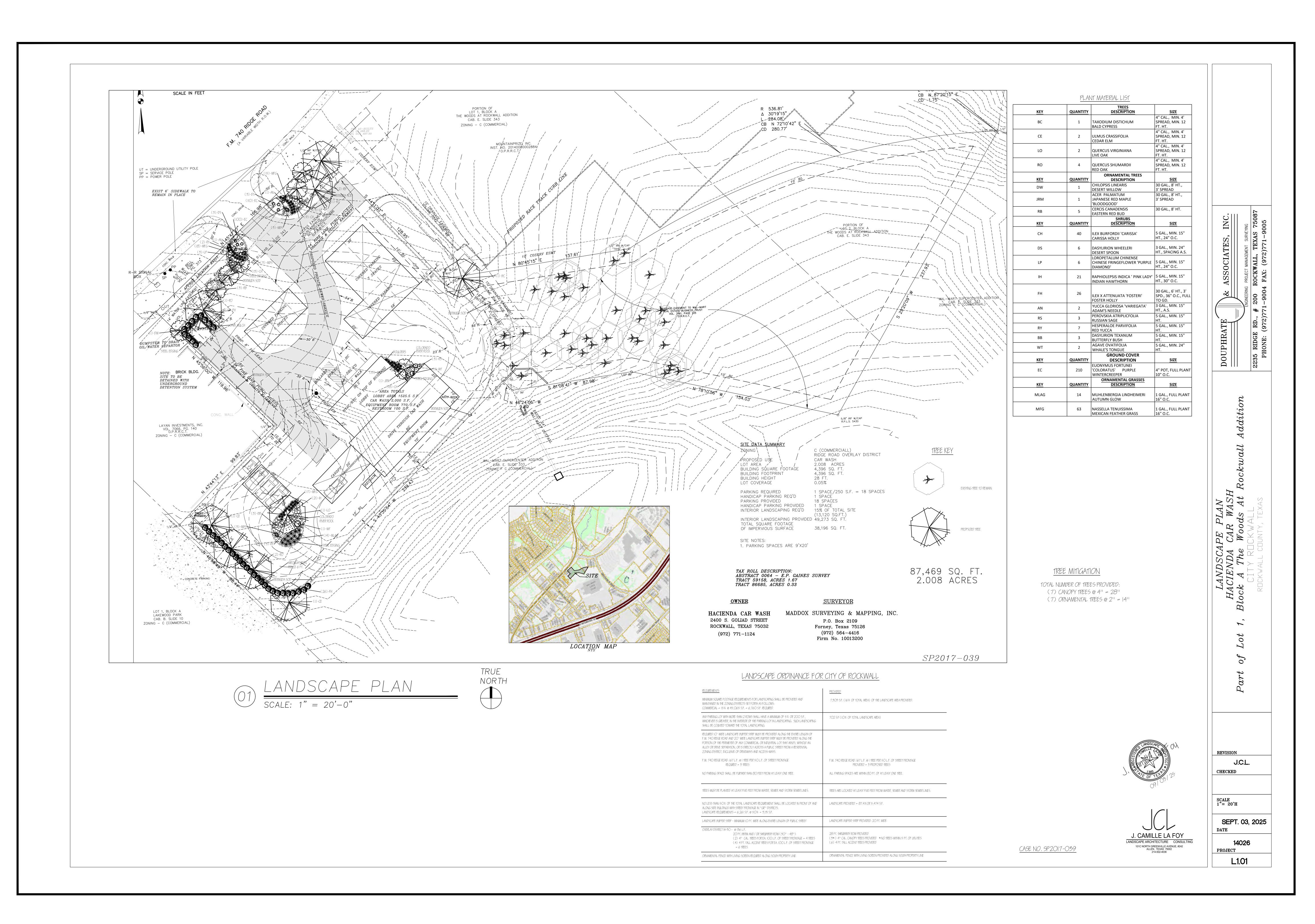
TITLE Elevations

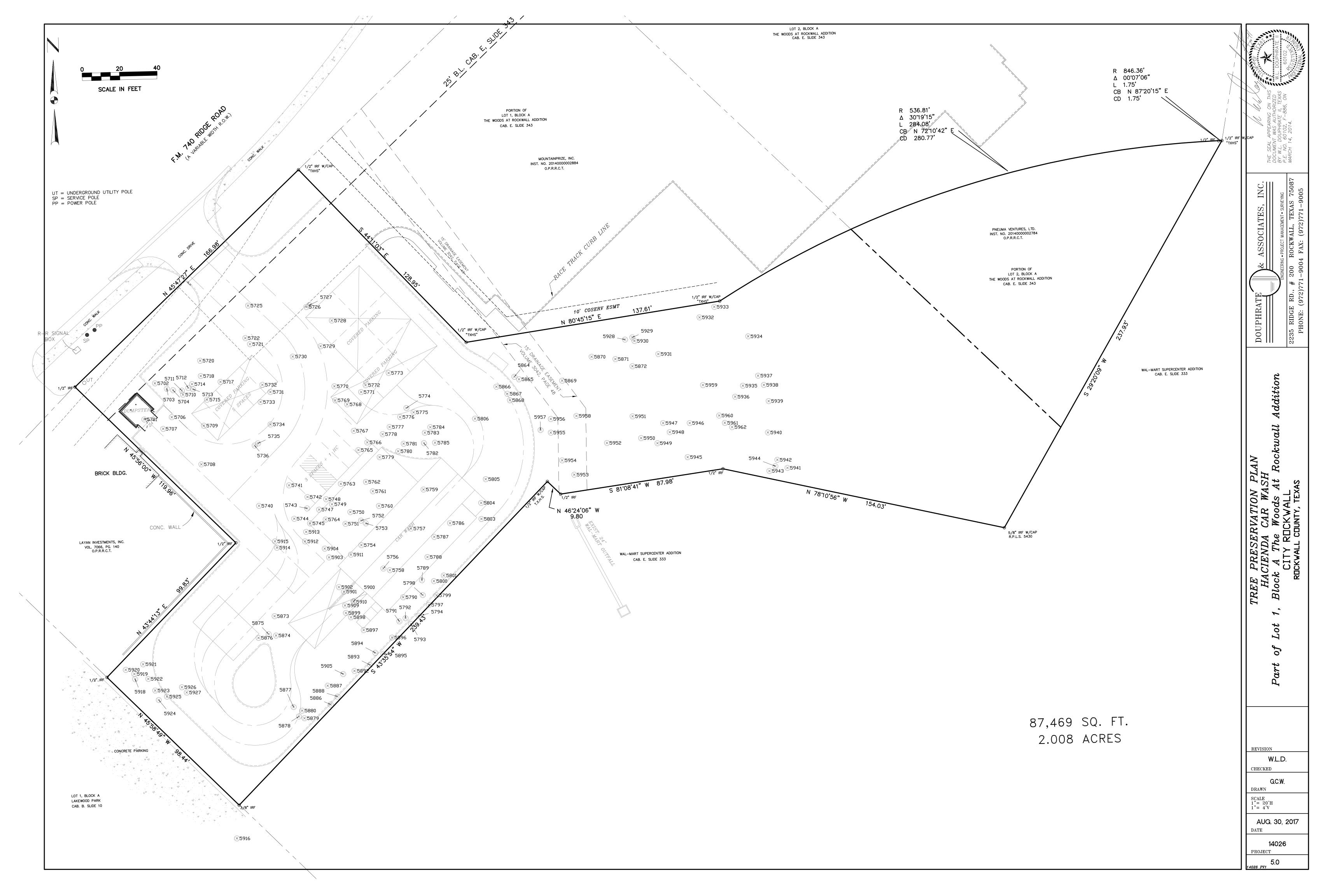
17SEP25

SHEET

A-202

PROJECT NUMBER 25-145





Hacienda Carwash Tree List			TREE INCHES	
TREE #	DIAMETER (in)	TREE TYPE	TO BE REMOVED	
5701	18	OAK	18	
5702	20	OAK	20	
5703	12	OAK	12	
5704	12	OAK	12	
5706	10	OAK	10	
5707	12	CEDAR	12	
5708	12	OAK	12	
5709	12	OAK	12	
5710	16	OAK	16	
5711	6	OAK	6	
5712	10	OAK	10	
5713	6	OAK	6	
5714	4	OAK	4	
5715	4	OAK	4	
	8		8	
5717		OAK		
5718	6	OAK	6	
5720	6	OAK	6	
5721	12	OAK	12	
5722	8	OAK	8	
5725	8	OAK	8	
5726	10	OAK	10	
5727	10	OAK	10	
5728	12	CEDAR	12	
5729	10	OAK	10	
5730	12	OAK	12	
5731	4	OAK	4	
5732	4	OAK	4	
5733	12	OAK	12	
5734	4	OAK	4	
5735	8	OAK	8	
5736	4	OAK	4	
5740	10	OAK	10	
5741	8	OAK	8	
5742	6	OAK	6	
5743	8	OAK	8	
5744	6	OAK	6	
5745	8	OAK	8	
5746	16	OAK	16	
5747	8	OAK	8	
5748	4	OAK	4	
5749	6	OAK	6	
5750	4	ELM CEDAR	4	
5751	8	OAK	8	
5752	8	OAK	8	
5753	8	OAK	8	
5754	14	OAK	14	
5756	4	OAK	4	
5757	8	OAK	8	
5758	6	OAK	6	
5759	30	OAK	30	
5760	8	OAK	8	
5761	6	OAK	6	
5762	6	OAK	6	
5763	10	ELM CEDAR	10	
5765	6	OAK	6	
5766	6	OAK	6	

			TREE IN CHES
TREE#	DIAMETER (in)	TREE TYPE	TO BE REMOVED
T. INCHES	638		638
5781	6	OAK	6
5782	14	OAK	14
5783	8	OAK	8
5784	14	ELM CEDAR	14
5785	8	OAK	8
5786	6	ELM CEDAR	6
5787	4	OAK	4
5788	10	OAK	10
5789	12	OAK	12
5790	6	OAK	6
5791	6	ELM CEDAR	6
5792	4	OAK	4
5793	14	ELM CEDAR	14
5794	4	ELM CEDAR	4
5797	4	ELM CEDAR	4
5798	6	ELM CEDAR	6
5799	14	OAK	14
5800	4	ELM CEDAR	4
5801	6	ELM CEDAR	6
5803	6	OAK	6
5804	10	OAK	10
5805	12	OAK	12
5806	4	OAK	4
5864	8	OAK	8
5865	4	OAK	4
5866	6	OAK	6
5867	4	OAK	4
5868	6	OAK	6
5869	8	OAK	0
5870	12	OAK	
5871	10	ELM CEDAR	
5872	14	ELM CEDAR	
5873	16	OAK	16
	6		6
5874	8	OAK	8
5875		OAK	
5876	4	OAK	4
5877	6	OAK	6
5878	6	OAK	6
5879	8	ELM CEDAR	8
5880	4	OAK	4
5886	4	OAK	4
5887	4	OAK	4
5888	6	ELM CEDAR	6
5891	4	OAK	4
5892	4	OAK	4
5893	10	OAK	10
5894	8	OAK	8
5895	8	OAK	8
5896	12	OAK	12
5897	16	OAK	16
5898	8	ELM CEDAR	8
5899	10	OAK	10
5900	18	OAK	18
5901	4	ELM CEDAR	4
5902	12	ELM CEDAR	12
5903	10	ELM CEDAR	10
5904	10	OAK	10
5905	6	ELM CEDAR	6

			TREE INCHES
TREE#	DIAMETER (in)	TREE TYPE	TO BE REMOVED
S.T. INCHES	1180		1136
5923	10	OAK	10
5924	6	OAK	6
5925	10	OAK	10
5926	4	OAK	4
5927	12	CEDAR	12
5928	12	CEDAR	
5929	12	CEDAR	
5930	12	CEDAR	
5931	12	OAK	
5932	10	OAK	
5933	10	OAK	
5934	10	ОАК	
5935	12	OAK	
5936	12	CEDAR	
5937	10	OAK	
5938	8	OAK	
5939	10	OAK	
5940	10	OAK	
5941	16	OAK	
5942	10	OAK	
5943	10	OAK	
5944	10	OAK	
5945	8	OAK	
5946	12	ELM CEDAR	
5947	8	ELM CEDAR	
5948	14	OAK	
5949	14	OAK	
5950	16	ELM CEDAR	
5951	6	ELM CEDAR	
5952	8	OAK	
5953	16	OAK	
5954	14	OAK	
5955	10	OAK	10
5956	8	OAK	
5957	6	OAK	6
5958	8	OAK	
5959	12	ELM CEDAR	
5960	10	OAK	
5961	10	OAK	
5962	10	OAK	
TOTALINCHES	1598	TOTAL INCHES TO BE REMOVED	1194

REVISION

CHECKED

DRAWN SCALE 1"= 20'H 1"= 4'V

AUG. 30, 2017

PROJECT

5.0

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

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 A FULL-SERVICE CARWASH WITHIN THE SCENIC OVERLAY (SOV) DISTRICT ON A 2.008-ACRE PARCEL OF LAND IDENTIFIED AS A PORTION OF LOT 1, BLOCK A, THE WOODS AT ROCKWALL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED IN EXHIBIT 'A' AND EXHIBIT 'B' 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 Dub Douphrate of Douphrate and Associates on behalf of RHC 1 Properties, LLC for the approval of a <u>Specific Use Permit (SUP)</u> for a *Full-Service Carwash* on a 2.008-acre parcel of land identified Lot 1, Block A, The Woods at Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2215 Ridge Road [*FM-740*], and being more specifically depicted in *Exhibit 'A'* and *Exhibit 'B'* 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. 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) to allow a Full-Service Carwash within the Scenic Overlay (SOV) District in accordance with Article 04, Permissible Uses, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the Subject Property; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.01, *Commercial (C) District*, and Subsection 06.08, *Scenic Overlay (SOV) District*, of Article 05, *District Development Standards* of the Unified Development Code (UDC) [Ordinance

No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of the *Full-Service Carwash* on the *Subject Property* and conformance to these conditions is required for continued operation:

- 1) The development of the *Subject Property* shall generally conform to the <u>Site Plan</u> as depicted in *Exhibit 'B'* of this ordinance.
- 2) The Carwash shall be setback a minimum of 50-feet from Ridge Road, and,
- 3) The Subject Property will incorporate and maintain three-tiered screening along the southern property line adjacent to Lot 1, Block A, Lakewood Park Addition.
- 4) The development of the subject property shall generally conform to the *Building Elevations* contained in *Exhibit* 'C' of this ordinance; however, the proposed *carwash* shall be subject to all of the *General Overlay District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC). Review for conformance to these requirements shall be completed with the site plan submittal. In addition, a recommendation by the Architecture Review Board (ARB) shall be required prior to approval of the building elevations by the Planning and Zoning Commission.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].
- **SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.
- **SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.
- **SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.
- **SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of

any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 29TH DAY OF OCTOBER, 2025.

	Tim McCallum	, Mayor
ATTEST:		
Kristy Teague, City Secretary		
APPROVED AS TO FORM:		
Frank J. Garza, City Attorney		
1 st Reading: October 6, 2025		

2nd Reading: October 29, 2025

Exhibit 'A' Location Map

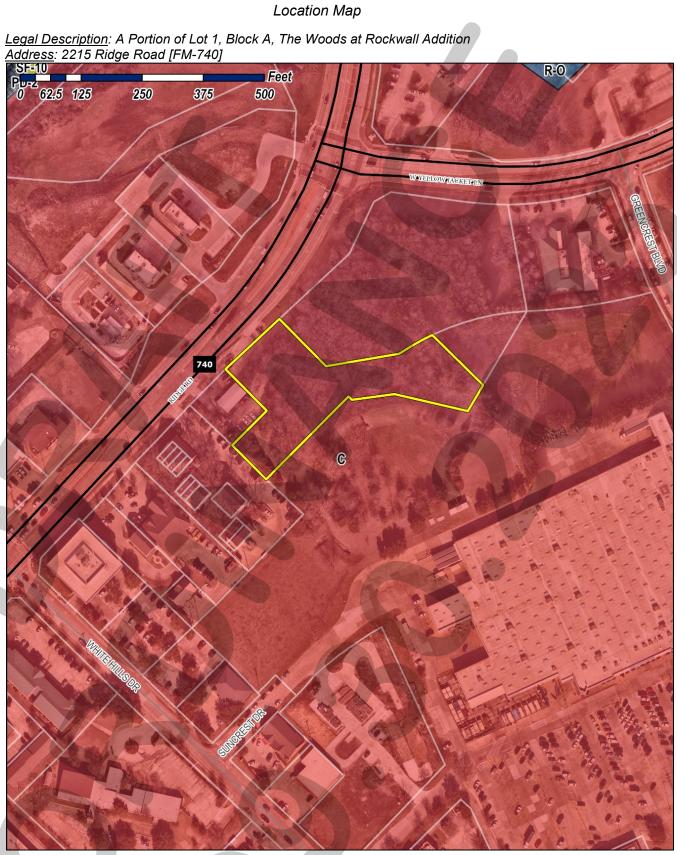


Exhibit 'B':
Site Plan

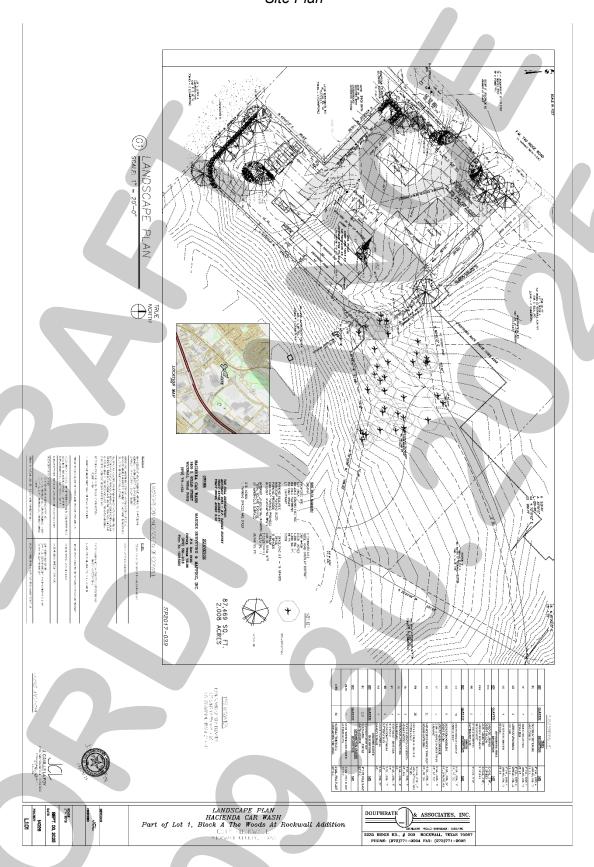


Exhibit 'C'Building Elevations

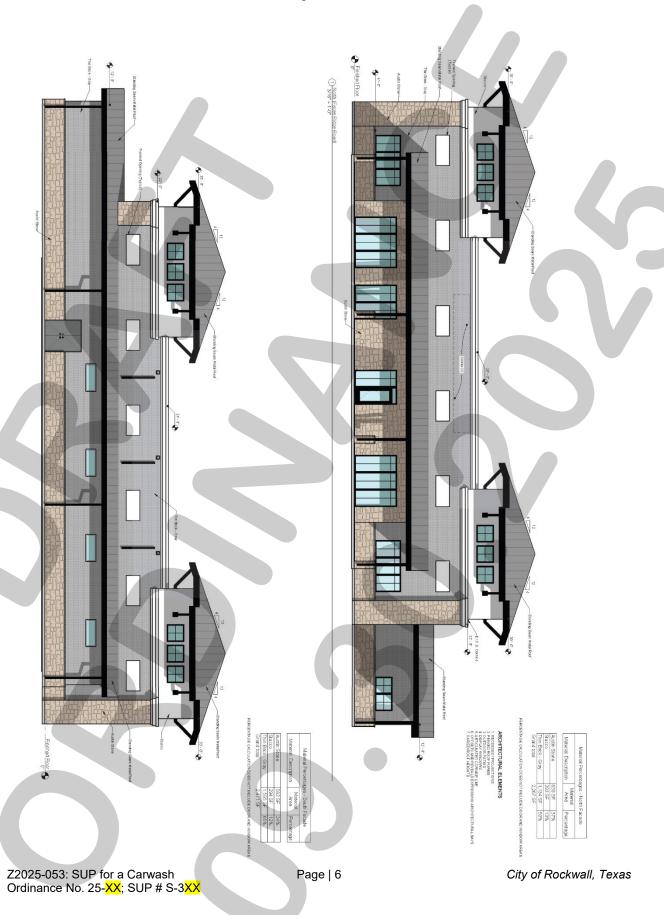


Exhibit 'C':Building Elevations







CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission FROM: Bethany Ross, Senior Planner

DATE: September 30, 2025

SUBJECT: Z2025-057; Specific Use Permit for a Combination Residence Hotel

On September 15, 2025, the City Council voted 7–0 to remand *Case No. Z2025-057* back to the Planning and Zoning Commission. The purpose of this action was to allow the applicant additional time to address the following requests of the City Council: [1] the inclusion of language in the draft ordinance that requires the building elevations to comply with the *General Overlay District Standards* contained in Article 05, *District Development Standards*, of the Unified Development Code (UDC), and [2] -- per the applicant's request -- a list of *Affiliation Names* that the *Limited Service Hotel/Residential Hotel* could be changed to in the future if the brand changes per most recent *STR Chain Scale*. The applicant provided both of these items and staff has provided language in the draft ordinance that states "(i)n the event that the combination *Limited-Service Hotel* and *Residence Hotel* changes *Affiliation Name* as highlighted on the *STR Chain Scales* depicted in *Exhibit 'E'* of this ordinance [the Specific Use Permit (SUP) ordinance], the new *Affiliation Name* shall be of a *Scale ID* of 1-5 as stated on the most recent *STR Chain Scale* contained in this exhibit..." In addition, staff has updated the draft ordinance with an operational condition that requires the future building elevations to adhere to the *General Overlay District Standards* of the Unified Development Code (UDC).

Pursuant to Subsection 02.03, Submitting Additional Information, of Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), "(i)n the event new evidence develops between the date of the public hearing by the Planning and Zoning Commission and the hearing of the City Council on any zoning change, Specific Use Permit (SUP), or text amendment, or if for any other valid reason a person wishes to present new evidence to the City Council—which was not presented to the Planning and Zoning Commission—the City Council shall refer the zoning change, Specific Use Permit (SUP), or text amendment back to the Planning and Zoning Commission for a further public hearing to consider the new evidence." As a reminder, the Planning and Zoning Commission recommended approval of this case on September 9, 2025 by a vote of 7-0. Should the Commission have any questions, staff will be available at the <u>September 30</u>, 2025 meeting.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

DATE: September 30, 2025

APPLICANT: Kiew Kam; *Triangle Engineering, LLC.*

CASE NUMBER: Z2025-057; Specific Use Permit (SUP) for a Residence Hotel

SUMMARY

Hold a public hearing to discuss and consider a request by Kiew Kam of Triangle Engineering, LLC on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a <u>Specific Use Permit (SUP)</u> for a <u>Residence Hotel</u> on a 2.819-acre portion of a larger 4.767-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located east of the intersection of FM-549 and Fit Sport Life Boulevard, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on July 21, 1997 by *Ordinance No.* 97-14 [Case No. A1997-001]. Based on the City's historical zoning maps, the subject property was zoned from an Agricultural (AG) District to a Commercial (C) District at some time between annexation and April 5, 2005. On May 17, 2021, the City Council approved a preliminary plat (*i.e. Case No. P2021-020*) showing the subject property as being a portion of a future 4.767-acre parcel of land identified as Lot 2, Block A, Fit Sport Life Addition. Following this approval, on August 2, 2021, the City Council approved a final plat (*i.e. Case No. P2021-043*) establishing the subject property as a portion of Lot 2, Block B, Fit Sport Life Addition. The subject property was replatted (*i.e. Case No. P2021-061*) as a portion of Lot 6, Block B, Fit Sport Life Addition by the City Council on December 6, 2021. The subject property has remained vacant since its annexation into the City of Rockwall. On June 17, 2024, the City Council denied a Specific Use Permit (SUP) for a *Residence Hotel* [Case No. Z2024-023] without prejudice to allow the applicant to change the plan and resubmit the request. On December 2, 2024, the City Council approved a *Specific Use Permit (SUP)* for a *Residence Hotel*, which will expire on December 2, 2025. The applicant has not submitted a Site Plan for the *Residence Hotel* that was approved; However, recently, a new applicant approached staff about a different configuration for the *Residence Hotel* on the subject property. Since the proposed configuration would differ from the concept plan approved in the Specific Use Permit (SUP) ordinance, staff instructed the applicant to amend the approved Specific Use Permit (SUP).

PURPOSE

On August 15, 2025, the applicant -- *Kiew Kam of Triangle Engineering, LLC..* -- submitted an application requesting a Specific Use Permit (SUP) for a *Residence Hotel* for the purpose of constructing a 14,204 SF LaQuinta Hampton Extended Stay Hotel on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located east of the intersection of FM-549 and Fit Sport Life Boulevard. The land uses adjacent to the subject property are as follows:

North:

Directly north of the property is a 12.868-acre tract of land (*i.e. Tract 22-2*, of the R Irvine Survey, Abstract No. 120), zoned Commercial (C) District. Beyond this are the eastbound lanes of the IH-30 Frontage Road, followed by the main lanes of IH-30, and the westbound lanes of the IH-30 Frontage Road. Continuing north are two (2) vacant tracts of land (*i.e. Tract 10-3 [8.23-acres] and Tract 10 [14.8-acres] of the R. Irvine Survey, Abstract No. 120*) that are zoned Commercial (C) District. Beyond this are the corporate limits for the City of Rockwall.

South: Directly south of the subject property is a vacant tract of land identified as Lot 1, Block B, Rockwall Technology Park, Phase IV Addition. This land is zoned Light Industrial (LI) District, is owned by the Rockwall Economic Development Corporation (REDC), and currently serves as the regional detention system for Phase 2 of the Rockwall Technology Park. Continuing south, and adjacent to this tract of land, is Capital Boulevard, which is identified as a R2U (i.e. residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) large industrial facilities (i.e. Pratt Industries and Lollicup), which are zoned Light Industrial (LI) District. Beyond this is Discovery Boulevard, 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.

<u>East</u>: Directly east of the subject property is a 6.3770-acre parcel of land identified as Lot 5, Block B, Fit Sport Life Addition and zoned Commercial (C) District. This property is developed with a sports facility (*i.e. AmeriSports*). Beyond this is a 20.51-acre tract of land (*i.e. Tract 22, of the R. Irvine Survey*) zoned Commercial (C) District. North of this tract of land is a 4.317-acre tract of land (*i.e. Tract 22-01 of the R. Irvine Survey*), which is occupied by Big-Tex Trailers and that is zoned Light Industrial (LI) District.

<u>West</u>: Directly west of the subject property is the remainder of a 1.948-acre portion of the larger 4.767-acre parcel of land (*i.e. Lot 6, Block B, Fit Sport Life Addition*), which is being developed with a *Retail Store with Gasoline Sales* (*i.e. 7/11*). This remainder lot is zoned Commercial (C) District. Beyond this is Corporate Crossing, which is identified as a A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 6.1917-acre parcel of land (*i.e. Love's Country Store*) followed by two (2) vacant tracts of land (*i.e. Tract 9-9 [1.898-acres] and Tract 9-11 [1.30-acres of the J Lockhart Survey, Abstract No. 134]*), and a 3.0654-acre parcel of land identified as Lot 1, Block 1, Ya-Hoo Subdivision (*i.e. Photo Technologies*). All of these properties are zoned Light Industrial (LI) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan for a *Residence Hotel* and *Restaurant* (see *Figure 1*). According to the concept plan, the proposed hotel will consist of a four (4) story building with a 14,204 SF building footprint and a total of 96 guest rooms. The total proposed square footage of all the floors is 56,816 SF. In addition to the *Residence Hotel*, the concept plan (see *Figure 1*) also shows the location of the parking areas and a restaurant. The proposed facility will have access off of Fit Sport Life Boulevard and a cross access easement from the western and eastern properties (*i.e. the 7/11 Gas Station and the AmeriSports Facility*). Although a *Restaurant* is an allowed by-right land use within a Commercial (C) District, the applicant did include it within the *Concept Plan* provided by the applicant to verify that the parking met the City's requirements.

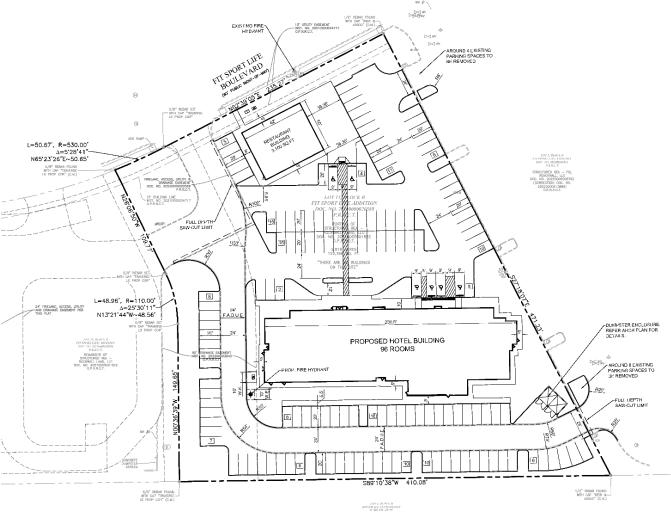


FIGURE 1. CONCEPT PLAN

CONFORMANCE WITH THE CITY'S CODES

According to Article 13, *Definitions*, of the Unified Development Code (UDC), a *Residence Hotel* is defined as "(a) hybrid lodging establishment that combines the elements of traditional hotels with long-term residential accommodations. Residence hotels typically offer full furnished, apartment style units equipped with kitchens or kitchenettes, living areas, and separate bedrooms, providing guests with a home-like environment during their stay. These establishments cater to both short-term and extended-stay guests, offering flexible accommodations for travelers, corporate clients, and individuals in need of temporary housing solutions. Residence hotels often provide additional amenities such as housekeeping services, on-site laundry facilities, fitness centers, business centers, and communal spaces to enhance the guest experience." In this case, the proposed *Residence Hotel* will incorporate kitchen facilities, be fully furnished, and have internal corridors leading to the doorways for each unit. According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Residence Hotel* requires a Specific Use Permit (SUP) in a Commercial (C) District. The purpose of this requirement is to acknowledge that a *Residence Hotel* may <u>not</u> be appropriate within all areas of the City that are zoned Commercial (C) Districts. In addition, according to Subsection 07.03, *Non-Residential District Development Standards*, of Article 05, *District Development Standards*,

of the Unified Development Code (UDC), the maximum height for a building in a Commercial (C) District is 60-feet; however, the building height may be increased up to 240 feet if approved through a Specific Use Permit (SUP). In this case, the applicant is requesting a building height of 60-feet.

Staff should note that the provided concept plan currently conforms to the parking requirements for a *Residence Hotel* and *Restaurant*. Specifically, Article 06, *Parking and Loading*, of the Unified Development Code (UDC) requires that a *Hotel* provide one (1) parking space per each unit and 50.00% of the accessory uses provided in the *Hotel*. Based on the provided concept plan, the required parking for the proposed *Residence Hotel* is 116 parking spaces. Staff calculated this as follows:

Residence Hotel:

- 96 Guest Rooms (1/1) = 96 parking spaces
- Storage Uses (1/1,000 SF @ 348 SF) = 1 parking space
- Office (1/300 SF @ 713 SF) = 2 parking spaces
- Restaurant (1/250 SF @ 1,688 SF) = 7/2 (as Accessory Use) = 9 parking spaces
- Fitness Center and Pool [i.e. Health Club] (1/200 SF @ 2,898 SF) = 15/2 (as Accessory Use) = 8 parking spaces Restaurant: (1/200 SF @ 3,100 SF) = 31 parking spaces

TOTAL: 147 Parking Spaces

Currently, the concept plan shows the provision of 147 parking spaces which meets the required parking spaces for the proposed uses.

OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Future Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is situated within the *IH-30 Corridor District* and is designated for *Special Commercial Corridor* land uses. This land use designation is defined as being "...intended to provide an area for commercial/retail and regional commercial/retail activity centers that are intended to support and serve the entire region..." According to the *District Strategies* for the *IH-30 Corridor District* properties designated for *Special Commercial Corridor* land uses "...will continue to be the City's primary retail corridor in the future..." and "...large commercial centers should incorporate green space or open space at the center of the development that can be used to provide amenity or break up large parking fields." In this case, the applicant is proposing a *Residence Hotel* that will complement the surrounding uses. Currently, there is an *Indoor Sports Facility* adjacent to the subject property that attracts many families form outside of the City through tournaments and league play. Based on this, the proposed facility appears to conform to the OURHometown Vision 2040 Comprehensive Plan.

STAFF ANALYSIS

The concept plan provided by the applicant generally meets the requirements of the Unified Development Code (UDC) with the exception of the submitted building elevations which do not meet the *General Overlay District Standards*. In addition, the applicant's request appears to conform to the OURHometown Vision 2040 Comprehensive Plan. Staff should point out that the applicant will be subject to the building and landscape requirements outlined in the *General Overlay District Standards* and Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) at the time of site plan approval. The applicant will also be required to provide building elevations at the time of site plan to allow the Architectural Review Board (ARB) and the Planning and Zoning Commission to make recommendations and approvals related to the design of the building. With this being said, a request for a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. As mentioned previously, the *Restaurant* portion of this request is not a discretionary decision for the City Council since a restaurant is an allowed *by-right* land use within a Commercial (C) District. That being said, because the applicant chose to include it with the rest of the request, it does add intensity to the property and therefore becomes part of what must be considered under this case.

NOTIFICATIONS

On August 20, 2025, staff mailed nine (9) notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOA's)/Neighborhood Associations 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 has not received any responses in favor or opposition of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a <u>Specific Use Permit</u> (SUP) for a Residence Hotel on the subject property, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance for the development of a combination *Limited-Service Hotel* and *Residence Hotel*.
 - (b) The development of the subject property shall generally conform to the *Conceptual Building Elevations* contained in *Exhibit* 'C' of this ordinance; however, the proposed combination *Limited-Service Hotel* and *Residence Hotel* shall be subject to all of the *General Overlay District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC). Review for conformance to these requirements shall be completed with the site plan submittal. In addition, a recommendation by the Architecture Review Board (ARB) shall be required prior to approval of the building elevations by the Planning and Zoning Commission. The approval of this Specific Use Permit (SUP) shall <u>not</u> constitute the approval of variances or exceptions to any of the standards stipulated by the Unified Development Code (UDC) with regard to the design of the combination *Limited-Service Hotel* and *Residence Hotel*.
 - (c) The maximum overall height of the combination *Limited-Service Hotel* and *Residence Hotel* shall not exceed four (4) stories or 60-feet as depicted in *Exhibit* 'C' of this ordinance.
 - (d) The room composition of the proposed *Limited-Service Hotel/Residence Hotel* shall be subject to the *Room Composition Table* depicted in *Exhibit 'D'* of this ordinance.
 - (e) In the event that the combination *Limited-Service Hotel* and *Residence Hotel* changes *Affiliation Name* as highlighted on the *STR Chain Scales* depicted in *Exhibit 'E'* of this ordinance, the new *Affiliation Name* shall be of a *Scale ID* of 1-5 as stated on the most recent *STR Chain Scale* contained in this exhibit.
- (2) The applicant will be required to submit a site plan with building elevations, a material sample board, a landscape plan, and photometric plan prior to the submittal of engineering plans or the issuance of a building permit.
- (3) Any construction resulting from the approval of this <u>Specific Use Permit (SUP)</u> 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.

PLANNING AND ZONING COMMISSION

On September 9, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the <u>Specific Use</u> *Permit (SUP)* by a vote of 7-0.

CITY COUNCIL

On September 30, 2025, the City Council approved a motion to remand the <u>Specific Use Permit (SUP)</u> back to the Planning and Zoning Commission by a vote of 7-0.

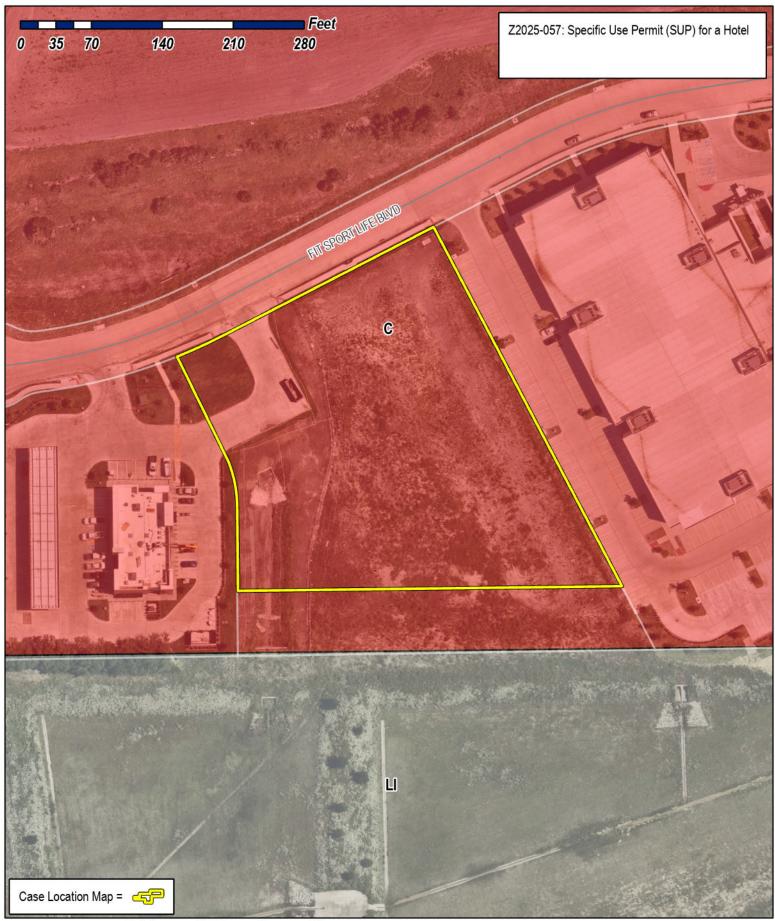
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DEVELOPMENT APPLICATION

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

PLANNING & ZONING CASE	NO.
	S NOT CONSIDERED ACCEPTED BY THE DIRECTOR AND CITY ENGINEER HAVE
DIRECTOR OF PLANNING:	
CITY ENGINEER:	

			-				
PLEASE CHECK THE	APPROPRIATE BOX BELOW TO INDIC	ATE THE TYPE OF L	DEVELOPMENT REQ	UEST [SELECT C	ONLY ONE BOX	7:	
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)		ZONING APPLICATION FEES: ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ☐ OTHER APPLICATION FEES: ☐ TREE REMOVAL (\$75.00) ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) 2					
	CATION FEES: 50.00 + \$20.00 ACRE) ¹ E PLAN/ELEVATIONS/LANDSCAPING P	LAN (\$100.00)	NOTES: 1: IN DETERMINING THE PER ACRE AMOUNT. FEE W. \$1,000.00 FEE W.	HE FEE, PLEASE USE T FOR REQUESTS ON LES VILL BE ADDED TO TH CTION WITHOUT OR N	HE EXACT ACREAGI SS THAN ONE ACRE, HE APPLICATION FE	E WHEN MULTIPLY ROUND UP TO ON EE FOR ANY REQ	E (1) ACRE. UEST THAT
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ADDRES	s 3005 Fit Sport Life Blvd	l, Rockwall, T.	X				
SUBDIVISIO	N FIT SPORT LIFE ADDI	TION		LOT	13	BLOCK	В
GENERAL LOCATIO	N The 2.819 acres lot is lo	cated western	of 3101 Fit Spo	ort Life Blvd	, Rockwall	TX	
ZONING, SITE P	LAN AND PLATTING INFORM	MATION (PLEASE F	PRINT				
CURRENT ZONIN	G Commercial w/ FM 549	Overlay	CURRENT USE	Vacant			
PROPOSED ZONIN	G Commercial w/ FM 549	Overlay	PROPOSED USE	Hotel & Re	etail/Restau	rant	
ACREAG	E 2.819	LOTS [CURRENT]	1	LOTS	[PROPOSED]	1	
REGARD TO ITS	D PLATS: BY CHECKING THIS BOX YOU APPROVAL PROCESS, AND FAILURE TO A DENIAL OF YOUR CASE.	ACKNOWLEDGE THA ADDRESS ANY OF STA	T DUE TO THE PASSA AFF'S COMMENTS BY	AGE OF <u>HB3167</u> TH THE DATE PROVID	HE CITY NO LON DED ON THE DEV	IGER HAS FLEX ELOPMENT CA	(IBILITY WITH LENDAR WILL
OWNER/APPLIC	ANT/AGENT INFORMATION	PLEASE PRINT/CHEC	K THE PRIMARY CONT	FACT/ORIGINAL SIG	GNATURES ARE	REQUIRED]	
	Structured REA-Rockwa		☑ APPLICANT	Kiew Kam			g LLC)
CONTACT PERSON	Conor Keilty, AIA	÷. Co	ONTACT PERSON	Kiew Kam			
ADDRESS		37	ADDRESS				
CITY, STATE & ZIP			CITY, STATE & ZIP				
PHONE			PHONE				
E-MAIL			E-MAIL				
BEFORE ME, THE UNDE	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS DAY PERS TION ON THIS APPLICATION TO BE TRUE A	ONALLY APPEARED _ ND CERTIFIED THE FO	CONOR KET	LTY	[OWNER]	THE UNDERS	IGNED, WHO
ACUST NFORMATION CONTAINS SUBMITTED IN CONJUNC	TIAM THE OWNER FOR THE PURPOSE OF TH. TO COVER THE COST OF TH. 20 1 BY SIGNING THIS AIDED WITHIN THIS APPLICATION, IF SUCH REPROPERTION WITH THIS APPLICATION, IF SUCH REPROPERTIES AND SEAL OF OFFICE ON THIS THE	IS APPLICATION, HAS B PPLICATION, I AGREE T BLIC. THE CITY IS AL	EEN PAID TO THE CITY THAT THE CITY OF ROC SO AUTHORIZED AND	OF ROCKWALL ON CKWALL (I.E. "CITY") PERMITTED TO REQUES PRO	THIS THE I	AND PERMITTEL COPYRIGHTED TORSMIVANIA - N Cagno, Notary S County	DAY OF TO PROVIDE INFORMATION lotary Seal
	OWNER'S SIGNATURE	7	8	My	commission e Commission	xpires March number 13998	6, 2028 383
NOTARY PUBLIC IN AND	FOR THE STATE OF TEXAS	allotten	Calcago	W MY COMM	ISSION EXPIRES	03/6	20/28
D	EVELOPMENT APPLICATION . CITY OF RO	OCKWALL • 385 SOUT	H GOLIAD STREET . R	OCKWALL, TX 750	87 • [P] (972) 77	71-7745	





City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (D): (070) 774 7745

(P): (972) 771-7745 (W): www.rockwall.com

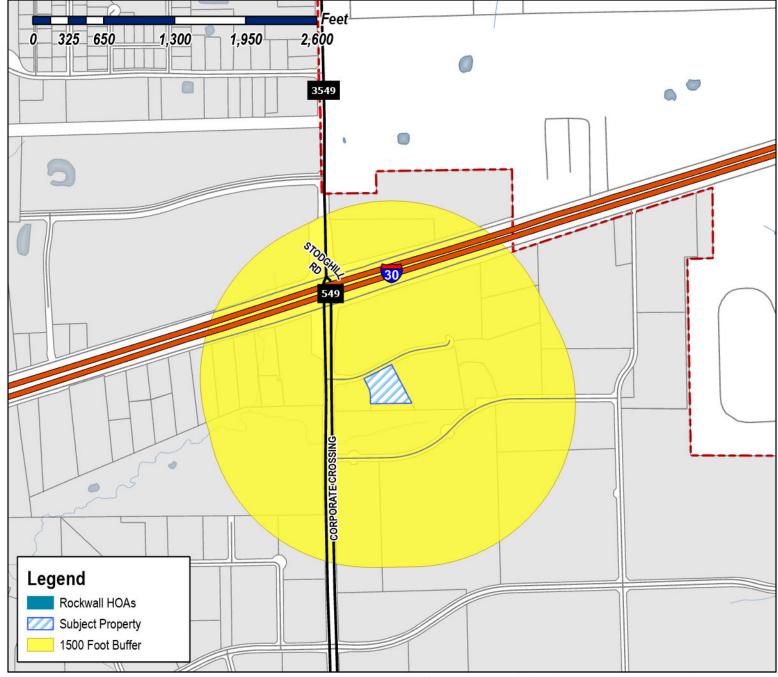
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





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Case Number: Z2025-057 Case Name: SUP for a Hotel

Case Type: Zoning

Zoning: Commercial (C) District 3005 Fit Sport Life Blvd

Date Saved: 8/19/2025

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





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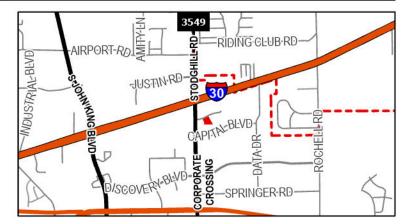
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Case Type: Zoning

Zoning: Commercial (C) District 3005 Fit Sport Life Blvd

Date Saved: 8/19/2025

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



STRUCTURED REA- ROCKWALL LAND LLC 1200 CORPORATE CROSSING ROCKWALL, TX 75087 WESTCORE BRAVO ROCKWALL LLC 1515 CORPORATE CROSSING ROCKWALL, TX 75087 LOVE'S COUNTRY STORES INC 1990 E 130 ROCKWALL, TX 75087

STRUCTURED REA FSL ROCKWALL LLC 3101 FIT SPORT LIFE BLVD ROCKWALL, TX 75087 STRUCTURED REA- ROCKWALL LAND LLC 3104 E Camelback Rd PHOENIX, AZ 85016 CAPITAL BOULEVARD VENTURE LLC AND 3201 CAPITAL BLVD GLOBAL WELLS INVESTMENT GROUP LLC ROCKWALL, TX 75087

WESTCORE BRAVO ROCKWALL LLC 4350 La Jolla Village Dr Ste 900 San Diego, CA 92122 ROCKWALL ECONOMIC DEVELOPMENT
CORPORATION
P O BOX 968
ROCKWALL, TX 75087

LOVE'S COUNTRY STORES INC PO BOX 26210 OKLAHOMA CITY, OK 73126 Property Owner and/or Resident of the City of Rockwall:

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

Z2025-057: SUP for a Residence Hotel

Hold a public hearing to discuss and consider a request by Kiew Kam of Triangle Engineering, LLC on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a <u>Specific Use Permit (SUP)</u> for a Residence Hotel on a 2.819-acre portion of a larger 4.767-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located east of the intersection of FM-549 and Fit Sport Life Boulevard, 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 <u>Tuesday, September 9, 2025 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday, September 15, 2025 at 6:00 PM</u>. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Bethany Ross

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

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

Your comments must be received by Monday, September 15, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP

Director of Planning & Zoning

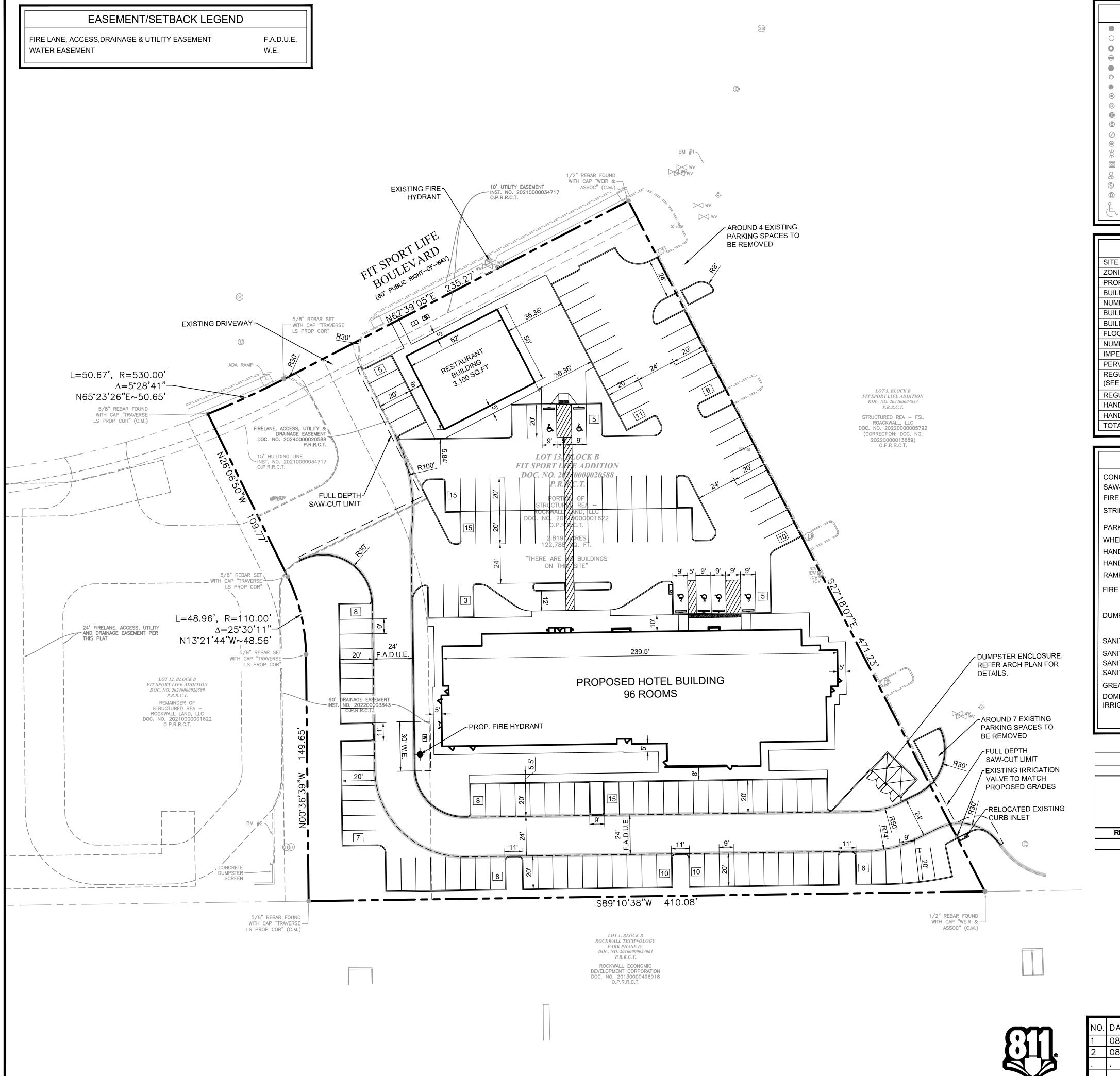


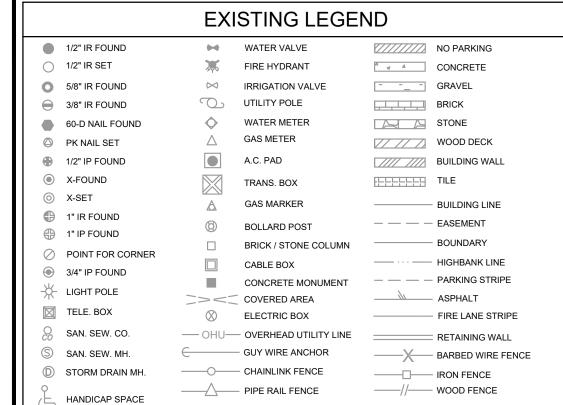


10 ME WEE	JJIIL	TELINGES D	6 T .
MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development/	ient-ca	ases	
- · - PLEASE RETURN THE BELOW FORM - · - · - · - · - · - · - · - · - · -			
Case No. Z2025-057: SUP for a Residence Hotel			
Please place a check mark on the appropriate line below:			
☐ I am in favor of the request for the reasons listed below.			
☐ I am opposed to the request for the reasons listed below.			
Name:			
Address:			

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

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

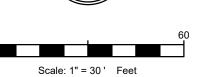


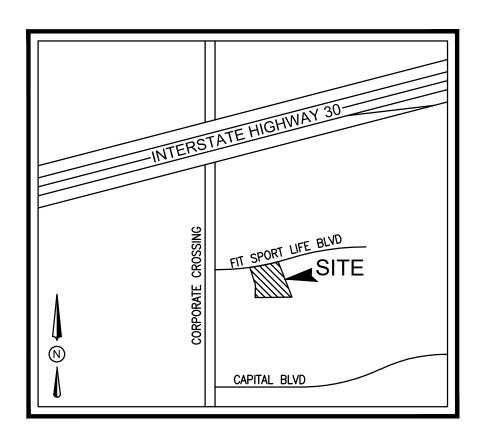


SITE DATA SUMMARY TABLE				
SITE ACREAGE:	2.819 ACRES (122,788S.F.)			
ZONING:	COMMERCIAL W FM549 OVERLAY			
PROPOSED USE:	HOTEL & RESTAURANT			
BUILDING FOOTPRINT AREA:	14,204 S.F. (HOTEL) & 3,100 S.F.(RESTAURANT)			
NUMBER OF STORIES:	1			
BUILDING HEIGHT:	SEE FACADE PLAN			
BUILDING COVERAGE:	0.14:1			
FLOOR AREA RATIO:				
NUMBER OF GUEST ROOMS:	96			
IMPERVIOUS AREA:	94,298 S.F. (76.8%)			
PERVIOUS/LANDSCAPE AREA:	28,490 S.F. (23.2%)			
REGULAR PARKING REQUIRED: (SEE PARKING CALCULATION TABLE)	147 SPACES			
REGULAR PARKING PROVIDED:	141 SPACES			
HANDICAP PARKING REQUIRED:	5 SPACES (1 VAN ACCESSIBLE)			
HANDICAP PARKING PROVIDED:	6 SPACES (2 VAN ACCESSIBLE)			
TOTAL PARKING PROVIDED:	147 SPACES			

SITE LEG	END
CONCRETE CURB	
SAW-CUT LINE	
FIRE LANE	
STRIPING	
PARKING SPACES	X
WHEEL STOPS	_
HANDICAP LOGO	& .
HANDICAP SIGN	•
RAMP	
FIRE HYDRANT	-
DUMPSTER	
SANITARY SEWER MANHOLE	©
SANITARY SEWER CLEANOUT	©
SANITARY SEWER DOUBLE CLEANOUT SANITARY SEWER SAMPLE PORT	©©
GREASE TRAP	0 0
DOMESTIC WATER METER IRRIGATION METER	™







VICINITY MAP N.T.S.

SITE GENERAL NOTES

- 1. ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR
- LOCAL JURISDICTION STANDARDS. 2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF
- REPAIRING THE UTILITY. 3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH
- 4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
- 5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- 6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING. 7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE
- ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
- 8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

		PARKING CAL	CULATIONS	
		NUMBER/AREA (SQ.FT)	REQUIRED PARKING RATIO	REQUIRED PARKING#
	GUEST ROOMS	96	1 PER GUEST ROOM	96
	FITNESS CENTER+POOL	2,898 SQ.FT	1 PER 200 SQ. FT X 0.5	8
HOTEL	RESTAURANT AREA	1,688 SQ.FT	1 PER 100 SQ.FT X 0.5	9
	OFFICE SPACE	713 SQ.FT	1 PER 300 SQ.FT X 0.5	2
	STORAGE	348 SQ.FT	1 PER1,000SQ.FTX 0.5	1
RESTAURANT	Restaurant	3,100 SQ.FT	1 PER 100 SQ.FT	31
TOTAL				147

08/25/2025



CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS 75032 FIT SPORT LIFE ADDITION LOT 13, BLOCK B



ENGINEERING LLC
T: 469.331.8566 F: 469.213.7145 E: info@triangle-engr W: triangle-engr.com O: 1782 W. McDermott Drive, Allen, T
ning Civil Engineering Construction Ma

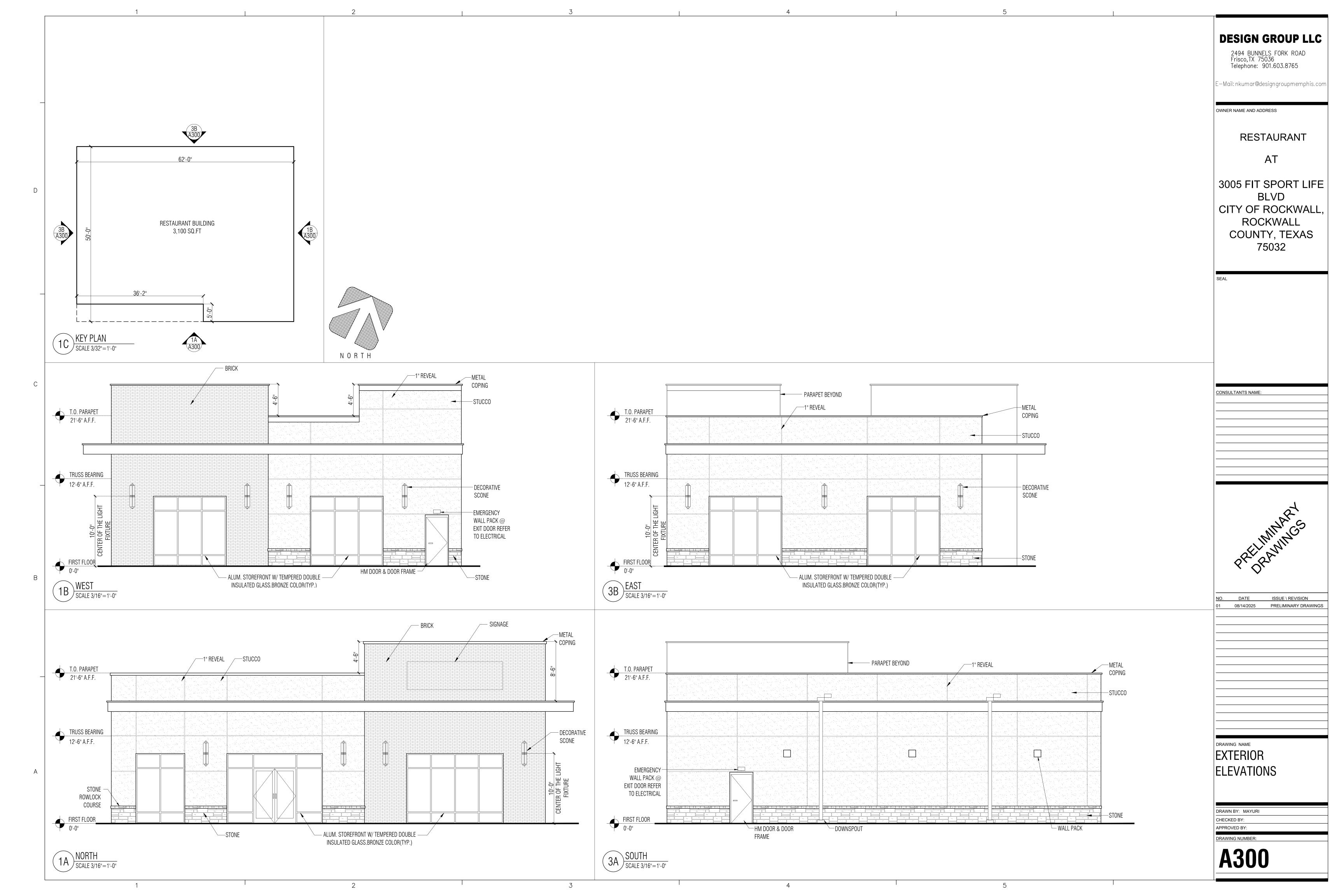
o@triangle-engr.com t Drive, Allen, TX 75013 truction Management P.E. DES. DATE SCALE PROJECT NO. SHEET NO. KK X 08-25-25 SEE SCALE BAR C-3.0 TX. P.E. FIRM #11525

<u>-</u> -	DESCRIPTION	BY	SSETTIMINION OF
14-25	1st SUP SUBMITTAL	X	25
25-25	2nd SUP SUBMITTAL	Χ	3 *:11
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	•		9200
•	•		INSTONAL
			Million

Know what's **below.**

Call before you dig.







ROC	M T	YPE LEGEND		LA QU	INTA / HAV	VTHORNE S	UITES
				FLC	OR		TOTAL
DESCRIP	NOIT		1ST	2ND	3RD	4TH	
	-	KING ROOM	0	3	4	9	16
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	8	ACCESSIBLE KING ROOM WITH TUB	0	0	0	1	1
	Se Se	ACCESSIBLE AND ADA COMMUNICATION KING ROOM WITH ROLL-IN SHOWER	1	0	0	0	1
	~	TOTALS	1	5	5	11	22 🖔
		QUEEN / QUEEN ROOM	0	7	7	7	21
4	M EN	ADA COMMUNICATION QUEEN / QUEEN ROOM	2	0	0	0	2
Ę	QUEEN/ QUEEN ROOM	ACCESSIBLE QUEEN / QUEEN ROOM WITH TUB	1	1	0	0	
LA QUINTA	0 -	TOTALS	3	8	7	7	25
0	0	KING EXTENDED	0	5	5	0	10
	D G	ADA COMMUNICATION KING EXTENDED	2	0	0	0	2
	KING	ACCESSIBLE KING EXTENDED WITH TUB	0	0	1	0	1
	X	TOTALS	2	5	6	0	13 🕺
	TOTAL P	OOM COUNT - LA QUINTA	6	18	18	18	60
	TOTAL ACC	CESSIBLE GUEST ROOMS	2	1	1	1	5
	TOTAL AD	A COMMUNICATION GUEST ROOMS	5	2	1	1	9
	Σ	KING ROOM	0	5	6	6	17
	ROOM	ADA COMMUNICATION KING ROOM	0	1	0	0	1
	5	ACCESSIBLE KING ROOM WITH TUB	0	0	0	1	1
	KING	TOTALS	0	6	6	7	19 🖔
ES		QUEEN / QUEEN ROOM	0	4	3	4	11
<u> </u>	N N N	ADA COMMUNICATION QUEEN / QUEEN ROOM	0	0	1	0	1
S	QUEEN/ QUEEN ROOM	ACCESSIBLE QUEEN / QUEEN ROOM WITH TUB	0	1	1	0	2
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O	Σ	ONE BEDROOM SUITE	0	0	1	0	1
E	00 円	ADA COMMUNICATION ONE BEDROOM SUITE	0	0	0	1	1
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H	1.86	TOTALS	0	1	1	1	3 %
	TOTAL R	ROOM COUNT - HAWTHORNE SUITES	0	12	12	12	36
	TOTAL ACC	CESSIBLE GUEST ROOMS	0	2	1	1	4
	No. of the last of	A COMMUNICATION GUEST ROOMS	0	1	1	1	3



United Kingdom

Blue Fin Building 110 Southwark Street London SE1 0TA

Phone: +44 (0)20 7922 1930 Fax: +44 (0)20 7922 1931

www.str.com

United States

735 East Main Street Hendersonville TN 37075

Phone: +1 (615) 824 8664 Fax: +1 (615) 824 3848

www.str.com

STR Chain Scales

Scale ID Chain Scale	Affiliation Name	Aff Parent Company Name	United States
1 Luxury Chains	1 Hotel	SH Hotels & Resorts	X
1 Luxury Chains	21c Museum Hotel	Accor	X
1 Luxury Chains	AKA	Korman Communities	X
1 Luxury Chains	Alila	Hyatt Corporation	X
1 Luxury Chains	Aman	Aman Group S.A.R.L.	X
1 Luxury Chains	Andaz	Hyatt Corporation	X
1 Luxury Chains	Auberge Resorts Collection	Auberge Resorts, LLC	X
1 Luxury Chains	Belmond Hotels	Belmond Management Ltd	X
1 Luxury Chains	Bulgari	Marriott International	X
1 Luxury Chains	Conrad	Hilton Worldwide	X
1 Luxury Chains	Corinthia	Corinthia Hotels International	X
1 Luxury Chains	Delano	Accor	X
1 Luxury Chains	Destination by Hyatt	Hyatt Corporation	X
1 Luxury Chains	Dorchester Collection	Dorchester Collection	X
1 Luxury Chains	Edition	Marriott International	X
1 Luxury Chains	Faena	Accor	X
1 Luxury Chains	Fairmont	Accor	X
1 Luxury Chains	Firmdale	Firmdale Hotels PLC	x
1 Luxury Chains	Four Seasons	Four Seasons Hotels Limited	x
1 Luxury Chains	Grand Hyatt	Hyatt Corporation	X
1 Luxury Chains	Hilton White Label Luxury	Hilton Worldwide	X
1 Luxury Chains	IHG White Label Luxury	IHG Hotels & Resorts	X
1 Luxury Chains	InterContinental	IHG Hotels & Resorts	X
1 Luxury Chains	JW Marriott	Marriott International	X
1 Luxury Chains	Kirkwood Collection	Kirkwood Collection	X
1 Luxury Chains	Langham	Great Eagle Hospitality	X
1 Luxury Chains	Loews	Loews Hotels & Co	X
1 Luxury Chains	Lotte Hotel	Lotte Hotels & Resorts	X
1 Luxury Chains	Luxury Collection	Marriott International	X
1 Luxury Chains	LXR Hotels & Resorts	Hilton Worldwide	X
1 Luxury Chains	Mandarin Oriental	Mandarin Oriental Hotel Group Limited	X
1 Luxury Chains	MGallery Collection	Accor	X
1 Luxury Chains	Miraval	Hyatt Corporation	X
1 Luxury Chains	Mondrian	Accor	X
1 Luxury Chains	Montage	Montage International	X
1 Luxury Chains	Nobu Hotels	Nobu Hospitality	X
1 Luxury Chains	Oetker Collection	Oetker Collection	X
1 Luxury Chains	One & Only	Kerzner	X
1 Luxury Chains	Park Hyatt	Hyatt Corporation	X
1 Luxury Chains	Pendry	Montage International	X
1 Luxury Chains	Raffles	Accor	X
1 Luxury Chains	Regent	IHG Hotels & Resorts	X
1 Luxury Chains	Registry Collection Hotels	Wyndham Hotels & Resorts	X
1 Luxury Chains	Ritz-Carlton	Marriott International	X
1 Luxury Chains	RockResorts	RockResorts	X
1 Luxury Chains	Rosewood	Rosewood Hotel Group	X
1 Luxury Chains	Signia by Hilton	Hilton Worldwide	X
1 Luxury Chains	Six Senses	IHG Hotels & Resorts	X
1 Luxury Chains			X
	Sixty Hotels SLS	Sixty Hotels LLC	X
1 Luxury Chains		Accor	
1 Luxury Chains	Sofitel St. Pagin	Accor	X
1 Luxury Chains	St. Regis	Marriott International	X
1 Luxury Chains	Taj	The Indian Hotels Company Limited	X
1 Luxury Chains	The Doyle Collection	The Doyle Collection	X
1 Luxury Chains	The Perinsula	The Peninsula Hotels	X
1 Luxury Chains	The Prince	Seibu Prince Hotels Worldwide Inc.	X
1 Luxury Chains	The Unbound Collection	Hyatt Corporation	X
1 Luxury Chains	Thompson Hotels	Hyatt Corporation	X

1 Luxury Chains	Trump International	Trump Organization	X
1 Luxury Chains	Under Canvas	Under Canvas	X
1 Luxury Chains	Viceroy	Viceroy Hotel Management, LLC	X
1 Luxury Chains	Vignette Collection	IHG Hotels & Resorts	X
1 Luxury Chains	Virgin Hotels	Virgin Management Ltd.	X
1 Luxury Chains	W Hotel	Marriott International	X
1 Luxury Chains	Waldorf Astoria	Hilton Worldwide	X
· ·			
1 Luxury Chains	WorldHotels Luxury	BWH Hotels	X
2 Upper Upscale Chains	Ace Hotel	Ace Hotel Group	X
2 Upper Upscale Chains	Apartments by Marriott	Marriott International	X
2 Upper Upscale Chains	Autograph Collection	Marriott International	X
2 Upper Upscale Chains	Bunkhouse	Hyatt Corporation	X
2 Upper Upscale Chains	Canopy by Hilton	Hilton Worldwide	X
2 Upper Upscale Chains	Club Quarters	Shared Mutual Services dba Club Quarters	X
		·	
2 Upper Upscale Chains	Curio Collection by Hilton	Hilton Worldwide	X
2 Upper Upscale Chains	Disney's Deluxe Resorts	The Walt Disney Company	X
2 Upper Upscale Chains	Dolce Hotels & Resorts	Wyndham Hotels & Resorts	X
2 Upper Upscale Chains	Dream Hotels	Hyatt Corporation	X
2 Upper Upscale Chains	Embassy Suites by Hilton	Hilton Worldwide	X
2 Upper Upscale Chains	Gaylord	Marriott International	X
		Hilton Worldwide	X
2 Upper Upscale Chains	Graduate Hotel		
2 Upper Upscale Chains	Great Wolf Lodge	Great Wolf Resorts Holdings, Inc.	X
2 Upper Upscale Chains	Hard Rock	Hard Rock International	X
2 Upper Upscale Chains	Hilton	Hilton Worldwide	X
2 Upper Upscale Chains	Hilton Grand Vacations	Hilton Grand Vacations	X
2 Upper Upscale Chains	Hilton White Label Upper Upscale	Hilton Worldwide	X
	11 1	IHG Hotels & Resorts	
2 Upper Upscale Chains	Hotel Indigo		X
2 Upper Upscale Chains	Hotel Nikko	Okura Nikko Hotel Management Co.,Ltd.	X
2 Upper Upscale Chains	Hyatt	Hyatt Corporation	X
2 Upper Upscale Chains	Hyatt Centric	Hyatt Corporation	X
2 Upper Upscale Chains	Hyatt Regency	Hyatt Corporation	X
2 Upper Upscale Chains	Hyde	Accor	X
2 Upper Upscale Chains	IHG White Label Upper Upscale	IHG Hotels & Resorts	X
2 Upper Upscale Chains	JdV by Hyatt	Hyatt Corporation	X
2 Upper Upscale Chains	Kasa	Kasa Living, Inc.	X
2 Upper Upscale Chains	Kimpton	IHG Hotels & Resorts	X
2 Upper Upscale Chains	Le Meridien	Marriott International	X
2 Upper Upscale Chains	Life House	Lark Hotels LLC	X
- '' '			X
2 Upper Upscale Chains	Magnolia	CoralTree Hospitality	
2 Upper Upscale Chains	Margaritaville	Margaritaville Hospitality Group	X
2 Upper Upscale Chains	Marriott	Marriott International	X
2 Upper Upscale Chains	Marriott Conference Center	Marriott International	X
2 Upper Upscale Chains	Marriott Vacation Club	Marriott Vacations Worldwide	X
2 Upper Upscale Chains	Mint House	Mint House	X
2 Upper Upscale Chains	Morgans Originals	Accor	X
2 Upper Upscale Chains	NH Collection	Minor Hotel Group Limited	X
2 Upper Upscale Chains	Omni	Omni Hotels & Resorts	X
2 Upper Upscale Chains	Outrigger Resorts	OUTRIGGER Resorts & Hotels	X
2 Upper Upscale Chains	Pullman	Accor	X
2 Upper Upscale Chains	Radisson Blu by Choice	Choice Hotels International, Inc.	X
2 Upper Upscale Chains	Radisson Individuals by Choice	Choice Hotels International, Inc.	X
	·		
2 Upper Upscale Chains	Radisson RED by Choice	Choice Hotels International, Inc.	X
A		Marriott International	X
2 Upper Upscale Chains	Renaissance		
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2 Upper Upscale Chains	Royal Sonesta Sandman Signature Sheraton Hotel Sheraton Vacation Club Silver Cloud Starhotels	Northland Properties Marriott International Marriott Vacations Worldwide Silver Cloud Hotels Starhotels Finanziaria S.r.l.	x x x x x
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2 Upper Upscale Chains	Royal Sonesta Sandman Signature Sheraton Hotel Sheraton Vacation Club Silver Cloud Starhotels Swissotel Tapestry Collection by Hilton The Guild	Northland Properties Marriott International Marriott Vacations Worldwide Silver Cloud Hotels Starhotels Finanziaria S.r.l. Accor Hilton Worldwide The Guild	x x x x x x x x x x x x x x x x x x x
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2 Upper Upscale Chains	Royal Sonesta Sandman Signature Sheraton Hotel Sheraton Vacation Club Silver Cloud Starhotels Swissotel Tapestry Collection by Hilton The Guild The Hoxton The Marmara	Northland Properties Marriott International Marriott Vacations Worldwide Silver Cloud Hotels Starhotels Finanziaria S.r.l. Accor Hilton Worldwide The Guild Accor The Marmara Collection	x
2 Upper Upscale Chains	Royal Sonesta Sandman Signature Sheraton Hotel Sheraton Vacation Club Silver Cloud Starhotels Swissotel Tapestry Collection by Hilton The Guild The Hoxton	Northland Properties Marriott International Marriott Vacations Worldwide Silver Cloud Hotels Starhotels Finanziaria S.r.l. Accor Hilton Worldwide The Guild Accor	X X X X X X X X X X X X X X X X X X
2 Upper Upscale Chains	Royal Sonesta Sandman Signature Sheraton Hotel Sheraton Vacation Club Silver Cloud Starhotels Swissotel Tapestry Collection by Hilton The Guild The Hoxton The Marmara	Northland Properties Marriott International Marriott Vacations Worldwide Silver Cloud Hotels Starhotels Finanziaria S.r.l. Accor Hilton Worldwide The Guild Accor The Marmara Collection	x
2 Upper Upscale Chains	Royal Sonesta Sandman Signature Sheraton Hotel Sheraton Vacation Club Silver Cloud Starhotels Swissotel Tapestry Collection by Hilton The Guild The Hoxton The Marmara The Standard	Northland Properties Marriott International Marriott Vacations Worldwide Silver Cloud Hotels Starhotels Finanziaria S.r.l. Accor Hilton Worldwide The Guild Accor The Marmara Collection Hyatt Corporation	X X X X X X X X X X X X X X X X X X
2 Upper Upscale Chains	Royal Sonesta Sandman Signature Sheraton Hotel Sheraton Vacation Club Silver Cloud Starhotels Swissotel Tapestry Collection by Hilton The Guild The Hoxton The Marmara The Standard Tribute Portfolio Unscripted	Northland Properties Marriott International Marriott Vacations Worldwide Silver Cloud Hotels Starhotels Finanziaria S.r.l. Accor Hilton Worldwide The Guild Accor The Marmara Collection Hyatt Corporation Marriott International Hyatt Corporation	X X X X X X X X X X X X X X X X X X X
2 Upper Upscale Chains	Royal Sonesta Sandman Signature Sheraton Hotel Sheraton Vacation Club Silver Cloud Starhotels Swissotel Tapestry Collection by Hilton The Guild The Hoxton The Marmara The Standard Tribute Portfolio	Northland Properties Marriott International Marriott Vacations Worldwide Silver Cloud Hotels Starhotels Finanziaria S.r.l. Accor Hilton Worldwide The Guild Accor The Marmara Collection Hyatt Corporation Marriott International	X X X X X X X X X X X X X X X X X X X

2 Upper Upscale Chains	Westin Vacation Club	Marriott Vacations Worldwide	X
2 Upper Upscale Chains	WorldHotels Crafted	BWH Hotels	X
	WorldHotels Clarted WorldHotels Elite	BWH Hotels	X
2 Upper Upscale Chains			X
2 Upper Upscale Chains	Wyndham Grand	Wyndham Hotels & Resorts	
3 Upscale Chains	AC Hotels by Marriott	Marriott International	X
3 Upscale Chains	Aiden by Best Western	BWH Hotels	X
3 Upscale Chains	aloft Hotel	Marriott International	X
3 Upscale Chains	APA Hotel	APA GROUP Co., Ltd.	X
3 Upscale Chains	Ascend Collection	Choice Hotels International, Inc.	X
3 Upscale Chains	Aston Hotel	Aqua-Aston Hospitality, LLC	X
3 Upscale Chains	Axel Hotel	Axel Corporation Grupo Hotelero, S.L.	X
3 Upscale Chains	Ayres	Ayres Hotels	X
3 Upscale Chains	Best Western Premier	BWH Hotels	X
3 Upscale Chains	BW Premier Collection	BWH Hotels	X
	Cambria Hotels	Choice Hotels International, Inc.	X
3 Upscale Chains		·	
3 Upscale Chains	Canad Inn	Canad Inns	X
3 Upscale Chains	Caption by Hyatt	Hyatt Corporation	X
3 Upscale Chains	Choice White Label Upscale	Choice Hotels International, Inc.	X
3 Upscale Chains	citizenM	citizenM Operations Holding B.V.	X
3 Upscale Chains	Coast Hotels	Coast Hotels Limited	X
3 Upscale Chains	Compass by Margaritaville	Margaritaville Hospitality Group	X
3 Upscale Chains	Courtyard	Marriott International	X
3 Upscale Chains	Crowne Plaza	IHG Hotels & Resorts	X
	Delta Hotel		X
3 Upscale Chains		Marriott International	
3 Upscale Chains	Disney's Moderate Resorts	The Walt Disney Company	X
3 Upscale Chains	DoubleTree by Hilton	Hilton Worldwide	X
3 Upscale Chains	Drury Inn & Suites	Drury Development Corporation	X
3 Upscale Chains	Drury Plaza Hotel	Drury Development Corporation	X
3 Upscale Chains	Eaton	Great Eagle Hospitality	X
3 Upscale Chains	element	Marriott International	X
3 Upscale Chains	Eurostars	Eurostars Hotel Company S.L.	X
3 Upscale Chains	EVEN Hotels	IHG Hotels & Resorts	X
· ·	Executive Hotel	Executive Hotels and Resorts	X
3 Upscale Chains			
3 Upscale Chains	Four Points by Sheraton	Marriott International	X
3 Upscale Chains	Generator Hostel	Generator Hostels	X
3 Upscale Chains	Grand America	Grand America Hotels & Resorts, Inc.	X
3 Upscale Chains	Hilton Garden Inn	Hilton Worldwide	X
3 Upscale Chains	Hilton White Label Upscale	Hilton Worldwide	X
3 Upscale Chains	Holiday Inn Club Vacations	IHG Hotels & Resorts	X
3 Upscale Chains	Homewood Suites by Hilton	Hilton Worldwide	X
3 Upscale Chains	Hotel RL	Sonesta International Hotels Corp	X
3 Upscale Chains	Hyatt House	Hyatt Corporation	X
· ·		Hyatt Corporation	X
3 Upscale Chains	Hyatt Place		
3 Upscale Chains	Iberostar Waves	Iberostar Hotels & Resorts	X
3 Upscale Chains	IHG White Label Upscale	IHG Hotels & Resorts	X
3 Upscale Chains	Innside by Melia	Melia Hotels International, S.A	X
3 Upscale Chains	Larkspur Landing	Larkspur Landing	X
3 Upscale Chains	Legacy Vacation Club	Legacy Vacation Club Services, LLC	X
3 Upscale Chains	Mantra	Accor	Х
3 Upscale Chains	Melia	Melia Hotels International, S.A	X
3 Upscale Chains	Millennium	Millennium Hotels & Resorts (MHR)	X
•	Miyako	Kintetsu Group Holdings Co. Ltd	X
3 Upscale unains		tetaa a.oup molamiga co. Eta	155
3 Upscale Chains		Hilton Worldwide	V
3 Upscale Chains	Motto by Hilton	Hilton Worldwide	X
3 Upscale Chains 3 Upscale Chains	Motto by Hilton Mysk by Shaza	Shaza Hotels	Х
3 Upscale Chains 3 Upscale Chains 3 Upscale Chains	Motto by Hilton Mysk by Shaza Novotel	Shaza Hotels Accor	X X
3 Upscale Chains 3 Upscale Chains	Motto by Hilton Mysk by Shaza	Shaza Hotels	Х
3 Upscale Chains 3 Upscale Chains 3 Upscale Chains	Motto by Hilton Mysk by Shaza Novotel	Shaza Hotels Accor	X X
3 Upscale Chains 3 Upscale Chains 3 Upscale Chains 3 Upscale Chains	Motto by Hilton Mysk by Shaza Novotel Pestana	Shaza Hotels Accor Pestana Management, S.A.	X X X
3 Upscale Chains	Motto by Hilton Mysk by Shaza Novotel Pestana Pestana CR7	Shaza Hotels Accor Pestana Management, S.A. Pestana Management, S.A.	X X X X
3 Upscale Chains	Motto by Hilton Mysk by Shaza Novotel Pestana Pestana CR7 Radisson by Choice Residence Inn	Shaza Hotels Accor Pestana Management, S.A. Pestana Management, S.A. Choice Hotels International, Inc. Marriott International	X X X X X X
3 Upscale Chains	Motto by Hilton Mysk by Shaza Novotel Pestana Pestana CR7 Radisson by Choice Residence Inn RIU Plaza	Shaza Hotels Accor Pestana Management, S.A. Pestana Management, S.A. Choice Hotels International, Inc. Marriott International Riu Hotels & Resorts	x x x x x x x x x
3 Upscale Chains	Motto by Hilton Mysk by Shaza Novotel Pestana Pestana CR7 Radisson by Choice Residence Inn RIU Plaza Sonesta Hotel	Shaza Hotels Accor Pestana Management, S.A. Pestana Management, S.A. Choice Hotels International, Inc. Marriott International Riu Hotels & Resorts Sonesta International Hotels Corp	X X X X X X X X X X X X X X X X X X X
3 Upscale Chains	Motto by Hilton Mysk by Shaza Novotel Pestana Pestana CR7 Radisson by Choice Residence Inn RIU Plaza Sonesta Hotel Sonesta Select	Shaza Hotels Accor Pestana Management, S.A. Pestana Management, S.A. Choice Hotels International, Inc. Marriott International Riu Hotels & Resorts Sonesta International Hotels Corp Sonesta International Hotels Corp	X X X X X X X X X X X X X X X X X X X
3 Upscale Chains	Motto by Hilton Mysk by Shaza Novotel Pestana Pestana CR7 Radisson by Choice Residence Inn RIU Plaza Sonesta Hotel Sonesta Select SpringHill Suites	Shaza Hotels Accor Pestana Management, S.A. Pestana Management, S.A. Choice Hotels International, Inc. Marriott International Riu Hotels & Resorts Sonesta International Hotels Corp Sonesta International Hotels Corp Marriott International	X X X X X X X X X X X X X X X X X X X
3 Upscale Chains	Motto by Hilton Mysk by Shaza Novotel Pestana Pestana CR7 Radisson by Choice Residence Inn RIU Plaza Sonesta Hotel Sonesta Select	Shaza Hotels Accor Pestana Management, S.A. Pestana Management, S.A. Choice Hotels International, Inc. Marriott International Riu Hotels & Resorts Sonesta International Hotels Corp Sonesta International Hotels Corp	X X X X X X X X X X X X X X X X X X X
3 Upscale Chains	Motto by Hilton Mysk by Shaza Novotel Pestana Pestana CR7 Radisson by Choice Residence Inn RIU Plaza Sonesta Hotel Sonesta Select SpringHill Suites	Shaza Hotels Accor Pestana Management, S.A. Pestana Management, S.A. Choice Hotels International, Inc. Marriott International Riu Hotels & Resorts Sonesta International Hotels Corp Sonesta International Hotels Corp Marriott International	X X X X X X X X X X X X X X X X X X X
3 Upscale Chains	Motto by Hilton Mysk by Shaza Novotel Pestana Pestana CR7 Radisson by Choice Residence Inn RIU Plaza Sonesta Hotel Sonesta Select SpringHill Suites Staybridge Suites	Shaza Hotels Accor Pestana Management, S.A. Pestana Management, S.A. Choice Hotels International, Inc. Marriott International Riu Hotels & Resorts Sonesta International Hotels Corp Sonesta International Hotels Corp Marriott International IHG Hotels & Resorts	X X X X X X X X X X X X X X X X X X X
3 Upscale Chains	Motto by Hilton Mysk by Shaza Novotel Pestana Pestana CR7 Radisson by Choice Residence Inn RIU Plaza Sonesta Hotel Sonesta Select SpringHill Suites Staybridge Suites Stoney Creek	Shaza Hotels Accor Pestana Management, S.A. Pestana Management, S.A. Choice Hotels International, Inc. Marriott International Riu Hotels & Resorts Sonesta International Hotels Corp Sonesta International Hotels Corp Marriott International IHG Hotels & Resorts Embergrove Hospitality Group	X X X X X X X X X X X X X X X X X X X
3 Upscale Chains	Motto by Hilton Mysk by Shaza Novotel Pestana Pestana CR7 Radisson by Choice Residence Inn RIU Plaza Sonesta Hotel Sonesta Select SpringHill Suites Staybridge Suites Stoney Creek Tempo by Hilton	Shaza Hotels Accor Pestana Management, S.A. Pestana Management, S.A. Choice Hotels International, Inc. Marriott International Riu Hotels & Resorts Sonesta International Hotels Corp Sonesta International Hotels Corp Marriott International IHG Hotels & Resorts Embergrove Hospitality Group Hilton Worldwide	X X X X X X X X X X X X X X X X X X X
3 Upscale Chains	Motto by Hilton Mysk by Shaza Novotel Pestana Pestana CR7 Radisson by Choice Residence Inn RIU Plaza Sonesta Hotel Sonesta Select SpringHill Suites Staybridge Suites Stoney Creek Tempo by Hilton Vacation Condos by Outrigger	Shaza Hotels Accor Pestana Management, S.A. Pestana Management, S.A. Choice Hotels International, Inc. Marriott International Riu Hotels & Resorts Sonesta International Hotels Corp Sonesta International Hotels Corp Marriott International IHG Hotels & Resorts Embergrove Hospitality Group Hilton Worldwide OUTRIGGER Resorts & Hotels	X X X X X X X X X X X X X X X X X X X

3 Upscale Chains	WorldHotels Distinctive	BWH Hotels	X
3 Upscale Chains	Wyndham	Wyndham Hotels & Resorts	X
3 Upscale Chains	Wyndham Vacation Resort	Travel + Leisure	X
3 Upscale Chains	YOTEL	Yotel Limited	X
4 Upper Midscale Chains	Aqua Hotels & Resorts	Aqua-Aston Hospitality, LLC	X
4 Upper Midscale Chains	Atwell Suites	IHG Hotels & Resorts	X
4 Upper Midscale Chains	Best Western Executive Residency	BWH Hotels	X
4 Upper Midscale Chains	Best Western Plus	BWH Hotels	X
4 Upper Midscale Chains	Boarders Inn & Suites	Cobblestone Hotels, LLC	X
- ''		· ·	X
4 Upper Midscale Chains	BW Signature Collection	BWH Hotels	
4 Upper Midscale Chains	Centerstone Hotels	Cobblestone Hotels, LLC	X
4 Upper Midscale Chains	Chase Suites	The Hardage Group	X
4 Upper Midscale Chains	Choice White Label Upper Midscale	Choice Hotels International, Inc.	X
4 Upper Midscale Chains	Citadines	Ascott International Management (2001) Pte Ltd	X
4 Upper Midscale Chains	Clarion	Choice Hotels International, Inc.	X
4 Upper Midscale Chains	Clarion Pointe	Choice Hotels International, Inc.	X
4 Upper Midscale Chains	Cobblestone	Cobblestone Hotels, LLC	X
4 Upper Midscale Chains	Comfort	Choice Hotels International, Inc.	X
4 Upper Midscale Chains	Comfort Inn	Choice Hotels International, Inc.	X
4 Upper Midscale Chains	Comfort Suites	Choice Hotels International, Inc.	X
	Country Inn & Suites by Choice	Choice Hotels International, Inc.	X
4 Upper Midscale Chains	, ,	<u>'</u>	
4 Upper Midscale Chains	Disney's Value Resorts	The Walt Disney Company	X
4 Upper Midscale Chains	DoubleTree Club	Hilton Worldwide	X
4 Upper Midscale Chains	Fairfield Inn	Marriott International	X
4 Upper Midscale Chains	Fireside Inn & Suites	Lafayette Hotels	X
4 Upper Midscale Chains	GLo Best Western	BWH Hotels	X
4 Upper Midscale Chains	GrandStay Hotels	GrandStay Hospitality, LLC	X
	Hampton by Hilton		X
4 Upper Midscale Chains	' '	Hilton Worldwide	
4 Upper Midscale Chains	Handwritten Collection	Accor	X
4 Upper Midscale Chains	Holiday Inn	IHG Hotels & Resorts	X
4 Upper Midscale Chains	Holiday Inn Express	IHG Hotels & Resorts	X
4 Upper Midscale Chains	Home2 Suites by Hilton	Hilton Worldwide	X
4 Upper Midscale Chains	Hyatt Studios	Hyatt Corporation	X
4 Upper Midscale Chains	IHG White Label Upper Midscale	IHG Hotels & Resorts	X
4 Upper Midscale Chains	Isle of Capri	Caesars Entertainment Corporation	X
4 Upper Midscale Chains	La Quinta Inns & Suites	Wyndham Hotels & Resorts	X
4 Upper Midscale Chains	Magnuson Grand	Magnuson Companies LLC	X
4 Upper Midscale Chains	Mama Shelter	Accor	X
4 Upper Midscale Chains	Motel One	Motel One Group	X
4 Upper Midscale Chains	MOXY	Marriott International	X
4 Upper Midscale Chains	Oxford Suites	Oxford Collection	X
		Choice Hotels International, Inc.	X
4 Upper Midscale Chains	Quality		
4 Upper Midscale Chains	Red Lion Hotel	Sonesta International Hotels Corp	X
4 Upper Midscale Chains	Selina	Selina Management Panama, S.A.	X
4 Upper Midscale Chains	Shilo Inn	Shilo Management Corp.	X
4 Upper Midscale Chains	Sonesta ES Suites	Sonesta International Hotels Corp	X
4 Upper Midscale Chains	Sonesta Essential	Sonesta International Hotels Corp	X
4 Upper Midscale Chains	The Red Collection	Red Roof Franchising, LLC	X
4 Upper Midscale Chains	TownePlace Suites	Marriott International	X
4 Upper Midscale Chains	Trademark Collection by Wyndham	Wyndham Hotels & Resorts	X
4 Upper Midscale Chains	Tryp by Wyndham	Wyndham Hotels & Resorts	X
4 Upper Midscale Chains	WaterWalk Extended Stay by Wyndham	Wyndham Hotels & Resorts	X
4 Upper Midscale Chains	Westgate	Westgate Resorts	X
4 Upper Midscale Chains	Wyndham Garden	Wyndham Hotels & Resorts	Х
5 Midscale Chains	A Victory	A Victory Hotels International	X
5 Midscale Chains	American	Wyndham Hotels & Resorts	X
		·	
5 Midscale Chains	Avid	IHG Hotels & Resorts	X
5 Midscale Chains	Baymont	Wyndham Hotels & Resorts	X
5 Midscale Chains	Best Western	BWH Hotels	X
5 Midscale Chains	Candlewood Suites	IHG Hotels & Resorts	X
5 Midscale Chains	Choice White Label Midscale	Choice Hotels International, Inc.	X
	City Express by Marriott	Marriott International	X
	Later and the second se	Jasper Rooms	X
5 Midscale Chains			IA.
5 Midscale Chains 5 Midscale Chains	Coratel Inn & Suites	· '	
5 Midscale Chains 5 Midscale Chains 5 Midscale Chains	Coratel Inn & Suites Crystal Inn	Crystal Inn	Х
5 Midscale Chains 5 Midscale Chains 5 Midscale Chains 5 Midscale Chains	Crystal Inn & Suites Crystal Inn Everhome Suites	Crystal Inn Choice Hotels International, Inc.	x x
5 Midscale Chains 5 Midscale Chains 5 Midscale Chains	Coratel Inn & Suites Crystal Inn	Crystal Inn	Х
5 Midscale Chains 5 Midscale Chains 5 Midscale Chains 5 Midscale Chains	Crystal Inn & Suites Crystal Inn Everhome Suites	Crystal Inn Choice Hotels International, Inc.	x x
5 Midscale Chains 5 Midscale Chains 5 Midscale Chains 5 Midscale Chains 5 Midscale Chains	Coratel Inn & Suites Crystal Inn Everhome Suites Extend-a-Suites	Crystal Inn Choice Hotels International, Inc. Extend-a-Suites	X X X

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S Midscale Chains Another Substitute Sometal International Hotels Corp Midscale Chains Magruson Magru		Garner		
5 Midscale Chaine 6 Midscale Chaine 7 Midscale Chaine 8 Midscale Chaine 8 Midscale Chaine 8 Midscale Chaine 8 Midscale Chaine 9 Midscale Chaine 8 Midscale Chaine 1 Midscale C	5 Midscale Chains	GreenTree Inn	GreenTree Hospitality Group Ltd. 2	X
S Midscale Chaine S Midscale C	5 Midscale Chains	GuestHouse	Sonesta International Hotels Corp	X
S Midscale Chains S Midscale Chains S Midscale Chains S Midscale Chains Midsca	5 Midscale Chains	Hawthorn Suites by Wyndham	Wyndham Hotels & Resorts	X
S Midscale Chains S Midscale Chains S Midscale Chains S Midscale Chains Midsca	5 Midscale Chains	IHG White Label Midscale	IHG Hotels & Resorts	X
S Middecale Chaine S Middecale C		InnSuites Hotel	InnSuites Hospitality	X
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S Midscale Chains Ramada Wordham Indexs & Resorts Midscale Chains Midscale Chains S Midscale Chains	5 Midscale Chains	Palace Inn	Palace Inn Group	X
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6 Fronomy Chains Motel 6 G6 Hospitality LLC	·		•	
200 Hospitality LLC	6 Economy Chains	Motel 6	G6 Hospitality LLC	X
6 Economy Chains National 9 National 9 National 9 Inns X	6 Economy Chains	National 9	National 9 Inns	X
6 Economy Chains OYO Oravel Stays Private Limited X	6 Economy Chains	ОУО	Oravel Stays Private Limited	X
6 Economy Chains OYO Townhouse Oravel Stays Private Limited X		OYO Townhouse	1	
6 Economy Chains Passport Inn Hospitality International, Inc. X			1	
6 Economy Chains Red Carpet Inn Hospitality International, Inc. X	· ·			
	·	·		
6 Economy Chains Red Roof Inn Red Roof Franchising, LLC X	·			
6 Economy Chains Red Roof PLUS+ Red Roof Franchising, LLC X				
6 Economy Chains Rodeway Inn Choice Hotels International, Inc. X	6 Economy Chains	Rodeway Inn	Choice Hotels International, Inc.	X

6 Economy Chains	Scottish Inn	Hospitality International, Inc.	X
6 Economy Chains	Select Inn	Advantage Hotels, Inc	X
6 Economy Chains	Siegel Select	The Siegel Group	X
6 Economy Chains	Siegel Suite	The Siegel Group	X
6 Economy Chains	Studio 6	G6 Hospitality LLC	X
6 Economy Chains	Suburban Studios	Choice Hotels International, Inc.	X
6 Economy Chains	Super 8	Wyndham Hotels & Resorts	X
6 Economy Chains	SureStay	BWH Hotels	X
6 Economy Chains	SureStay Collection	BWH Hotels	X
6 Economy Chains	SureStay Plus	BWH Hotels	X
6 Economy Chains	SureStay Studio	BWH Hotels	X
6 Economy Chains	Travelodge	Wyndham Hotels & Resorts	X
6 Economy Chains	Vagabond Inn	Vagabond Inn Corporation	X
6 Economy Chains	WoodSpring Suites	Choice Hotels International, Inc.	X

Brands/Chains are slotted by Chain Scale based on the previous year's annual system wide (global) Average Daily Rate and other factors. Rate ranges defining each Chain Scale

are determined by STR.

If you have questions about the Chain Scales, please email support@str.com (North America) or hotelinfo@str.com (Outside North America).

Source: 2025 STR, LLC / STR Global, Ltd. trading as STR. © CoStar Group

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

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) FOR A COMBINATION LIMITED-SERVICE **HOTEL AND RESIDENCE HOTEL ON A 2.819-ACRE PORTION** OF A LARGER 4.767-ACRE PARCEL OF LAND IDENTIFIED AS LOT 6, BLOCK B, FIT SPORT LIFE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBITS 'A' AND 'B' 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 PROVIDING FOR A REPEALER PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Kiew Kam of Triangle Engineering, LLC. on behalf of Conor Keilty, AIA of Structured REA-Rockwall Land, LLC for the approval of a <u>Specific Use Permit (SUP)</u> for a combination <u>Limited-Service Hotel</u> and <u>Residence Hotel</u> on a 2.819-acre portion of a larger 4.767-acre parcel of land identified as Lot 6, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the FM-549 Overlay (FM-549 OV) District, generally located east of the intersection of FM-549 and Fit Sport Life Boulevard, and being more specifically described and depicted in <u>Exhibits</u> 'A' and 'B' of this ordinance, which herein after shall be referred to as the <u>Subject Property</u> 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 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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 24-48, S-348*; and,

SECTION 2. 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) for a combination *Limited-Service Hotel* and *Residence Hotel* as stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 04.01, *General Commercial District Standards*; Subsection 04.05, *Commercial (C) District*; Subsection 06.02, *General Overlay District Standards*; and, Subsection 06.13, *FM-549 Overlay 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 --, and with the following conditions:

3.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a combination *Limited-Service Hotel* and *Residence Hotel on* the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The development of this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance for the development of a combination *Limited-Service Hotel* and *Residence Hotel*.
- (2) The development of the subject property shall generally conform to the *Conceptual Building Elevations* contained in *Exhibit 'C'* of this ordinance; however, the proposed combination *Limited-Service Hotel* and *Residence Hotel* shall be subject to all of the *General Overlay District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC). Review for conformance to these requirements shall be completed with the site plan submittal. In addition, a recommendation by the Architecture Review Board (ARB) shall be required prior to approval of the building elevations by the Planning and Zoning Commission. The approval of this Specific Use Permit (SUP) shall *not* constitute the approval of variances or exceptions to any of the standards stipulated by the Unified Development Code (UDC) with regard to the design of the combination *Limited-Service Hotel* and *Residence Hotel*.
- (3) The maximum overall height of the combination *Limited-Service Hotel* and *Residence Hotel* shall not exceed four (4) stories or 60-feet as depicted in *Exhibit 'C'* of this ordinance.
- (4) The room composition of the proposed *Limited-Service Hotel/Residence Hotel* shall be subject to the *Room Composition Table* depicted in *Exhibit 'D'* of this ordinance.
- (5) In the event that the combination *Limited-Service Hotel* and *Residence Hotel* changes *Affiliation Name* as highlighted on the *STR Chain Scales* depicted in *Exhibit 'E'* of this ordinance, the new *Affiliation Name* shall be of a *Scale ID* of *1-5* as stated on the most recent *STR Chain Scale* contained in this exhibit.

3.2. 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 *Certificate of Occupancy (CO)* and/or building permit, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (after proper notice) initiate proceedings to revoke the Specific Use

Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. 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 6. 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 7. 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 8. 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 20TH DAY OF OCTOBER, 2025.

ATTEST:	Tim McCallum, <i>Mayor</i>
Kristy Teague, City Secretary	
APPROVED AS TO FORM:	
Frank J. Garza, <i>City Attorney</i>	
1 st Reading: October 6, 2025	
247	
2 nd Reading: October 20, 2025	

Exhibit 'A' Legal Description

BEING a tract of land located in the Robert Boyd Irvine Survey, Abstract No. 120, Rockwall County, Texas, being a portion of Lot 6, Block B, Fit Sport Life Addition, an addition to the City of Rockwall, Rockwall County, Texas according to the plat recorded in Instrument No. 2022000003843, official public records, Rockwall County, Texas (O.P.R.C.C.T.), and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod with cap stamped "Wier & Assoc Inc", in the south right-of-way line of Fit Sport Life Boulevard (a 60' right-of-way), said iron rod being the northeast corner of said Lot 6 and the northwest corner of Lot 5, Block B of said Fit Sport Life Addition;

THENCE S 27°18"10' E, departing the south right-of-way line of said Fit Sport Life Boulevard, along the east line of said Lot 6 and the west line of said Lot 5, a distance of 471.23 feet to a ½" iron rod found with a cap stamped "Wier & Assoc Inc", in the north line of Lot 1, Block B, Rockwall Technology Park Phase IV, an addition to the City of Rockwall. Rockwall County, Texas according to the plat recorded in Instrument No. 20160000023061, O.P.R.R.C.T., said iron being the southeast corner of said Lot 6 and the southwest corner of said Lot 5.

THENCE S 89°10"38' W, along the south line of said Lot 6 and the north line of said Lot 1, a distance of 410.08 feet to a point;

THENCE N 00°36"39' W, departing the south line of said Lot 6 and the north line of said Lot 1, a distance of 149.65 feet to a point, being the beginning of a curve to the left;

THENCE Northwesterly, an arc length of 48.96 feet along said curve to the left, having a radius of 110.00 feet, a delta angle of 25°30"11', and a chord bearing N 13°21"44' W, a distance of 48.56 feet to a point;

THENCE N 26°06"50' W, a distance of 109.76 feet to a point in the north line of said Lot 6 and in the south right-of-way line of said Fit Sport Life Boulevard, being the beginning of a non-tangent curve to the left;

THENCE Northeasterly, an arc length of 50.67 feet along the north line of said Lot 6, the south right-of-way line of said Fit Sport Life Boulevard, and said curve to the left, having a radius of 530.00 feet, a delta angle of 05°28"40', and a chord bearing of N 65°23"25' E, a distance of 50.65 feet to a ½" iron rod found with a cap stamped "Wier & Assoc Inc";

THENCE N 62°39"05' E, continuing along the north line of said Lot 6 and the south right-of-way line of said Fit Sport Life Boulevard, a distance of 235.27 feet to the place of beginning and containing 2.819 acres (122,785 square feet) of land, more or less.

Exhibit 'B'
Concept Plan

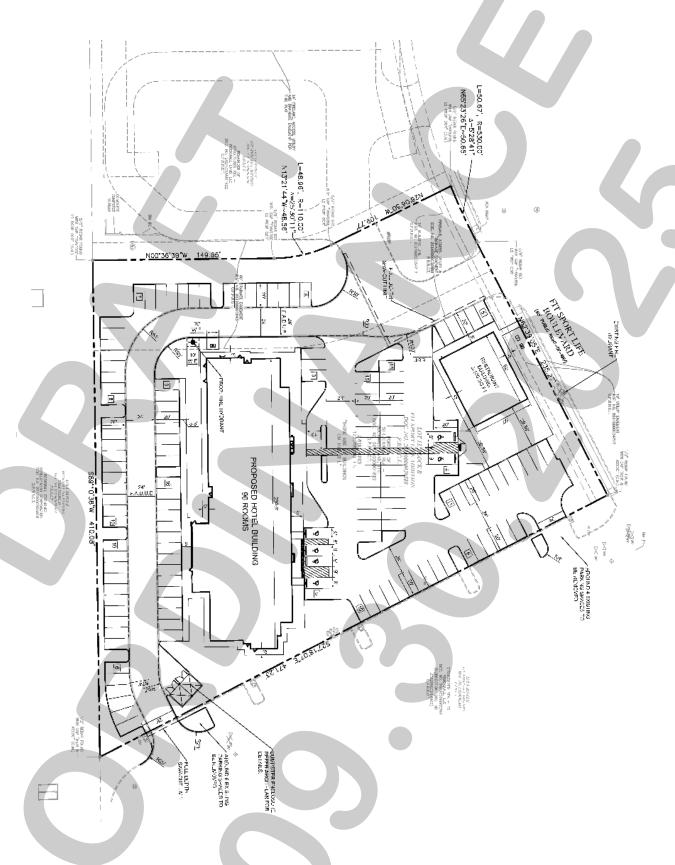


Exhibit 'C'Conceptual Building Elevations

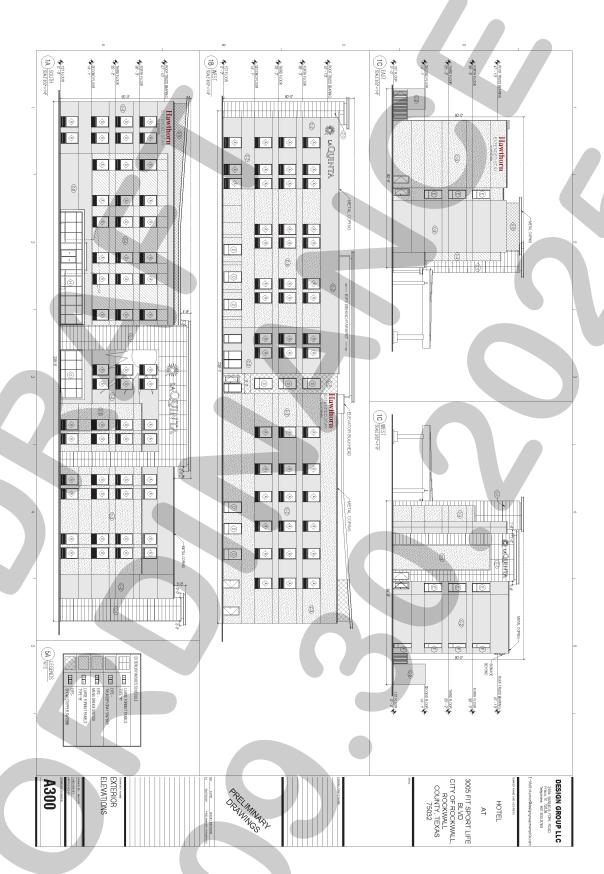


Exhibit 'D': Room Composition Table

ROC	T M	YPE LEGEND		IA OU	INTA / HAV	VTHORNE S	UITES
		TFE LEGEND		FLO	OOR		TOTAL
ESCRIP	NOIT		1ST	2ND	3RD	4TH	
	_	KING ROOM	0	3	4	9	16
	KING ROOM	ADA COMMUNICATION KING ROOM	0	2	1	1	4
	8	ACCESSIBLE KING ROOM WITH TUB	0	0	0	1	1
	NS NS	ACCESSIBLE AND ADA COMMUNICATION KING ROOM WITH ROLL-IN SHOWER	1	0	0	0	1
	~	TOTALS	1	5	5	11	22
		QUEEN / QUEEN ROOM	0	7	7	7	21
_	Z Z Z	ADA COMMUNICATION QUEEN / QUEEN ROOM	2	0	0	0	2
1	QUEEN/ QUEEN ROOM	ACCESSIBLE QUEEN / QUEEN ROOM WITH TUB	1	1	0	0	
A QUINTA	90-	TOTALS	3	8	7	7	25
1 Q	0	KING EXTENDED	0	5	5	0	10
7	KING	ADA COMMUNICATION KING EXTENDED	2	0	0	0	2
	KING	ACCESSIBLE KING EXTENDED WITH TUB	0	0	1	0	1
	×	TOTALS	2	5	6	0	13
	TOTAL R	TOTAL ROOM COUNT - LA QUINTA		18	18	18	60
	TOTAL ACC	CESSIBLE GUEST ROOMS	2	1	1	1	5
	TOTAL AD	A COMMUNICATION GUEST ROOMS	5	2	1	1	9
	Σ	KING ROOM	0	5	6	6	17
	8	ADA COMMUNICATION KING ROOM	0	1	0	0	1
	KING ROOM	ACCESSIBLE KING ROOM WITH TUB	0	0	0	1	1
	X	TOTALS	0	6	6	7	19
ES		QUEEN / QUEEN ROOM	0	4	3	4	1:
5	QUEEN/ QUEEN ROOM	ADA COMMUNICATION QUEEN / QUEEN ROOM	0	0	1	0	1
S	S S S	ACCESSIBLE QUEEN / QUEEN ROOM WITH TUB	0	1	1	0	2
HAWTHORNE SUITES	0	TOTALS	0	5	5	4	14
Ö	Σ	ONE BEDROOM SUITE	0	0	1	0	1
<u></u>	EDROOM	ADA COMMUNICATION ONE BEDROOM SUITE	0	0	0	1	1
≥ /	EDROC SUITE	ACCESSIBLE ONE BEDROOM SUITE	0	1	0	0	1
H	18	TOTALS	0	1	1	1	3
	TOTAL R	ROOM COUNT - HAWTHORNE SUITES	0	12	12	12	3
	TOTAL ACC	CESSIBLE GUEST ROOMS	0	2	1	1	4
	TOTAL AD	A COMMUNICATION GUEST ROOMS	0	1	1	1	3



United Kingdom Blue Fin Building 110 Southwark Street London SE1 0TA Phone: +44 (0)20 7922 1930 Fax: +44 (0)20 7922 1931 www.str.com United States 735 East Main Street Hendersonville TN 37075 Phone: +1 (615) 824 8664 Fax: +1 (615) 824 3848 www.str.com

STR Chain Scales

Scale ID Chain Scale	Affiliation Name	Aff Parent Company Name	United States
1 Luxury Chains	1 Hotel	SH Hotels & Resorts	X
1 Luxury Chains	21c Museum Hotel	Accor	X
1 Luxury Chains	AKA	Korman Communities	X
1 Luxury Chains	Alila	Hyatt Corporation	Х
1 Luxury Chains	Aman	Aman Group S.A.R.L.	X
1 Luxury Chains	Andaz	Hyatt Corporation	X
1 Luxury Chains	Auberge Resorts Collection	Auberge Resorts, LLC	X
1 Luxury Chains	Belmond Hotels	Belmond Management Ltd	X
1 Luxury Chains	Bulgari	Marriott International	X
1 Luxury Chains	Conrad	Hilton Worldwide	X
1 Luxury Chains	Corinthia	Corinthia Hotels International	X
1 Luxury Chains	Delano	Accor	X
1 Luxury Chains	Destination by Hyatt	Hyatt Corporation	X
1 Luxury Chains	Dorchester Collection	Dorchester Collection	X
1 Luxury Chains	Edition	Marriott International	х
1 Luxury Chains	Faena	Accor	X
1 Luxury Chains	Fairmont	Accor	X
1 Luxury Chains	Firmdale	Firmdale Hotels PLC	x
1 Luxury Chains	Four Seasons	Four Seasons Hotels Limited	X
1 Luxury Chains	Grand Hyatt	Hyatt Corporation	X
1 Luxury Chains	Hilton White Label Luxury	Hilton Worldwide	X
1 Luxury Chains	IHG White Label Luxury	IHG Hotels & Resorts	X
1 Luxury Chains	InterContinental	IHG Hotels & Resorts	X
1 Luxury Chains	JW Marriott	Marriott International	X
1 Luxury Chains	Kirkwood Collection	Kirkwood Collection	X
1 Luxury Chains	Langham	Great Eagle Hospitality	x
1 Luxury Chains	Loews	Loews Hotels & Co	x
1 Luxury Chains	Lotte Hotel	Lotte Hotels & Resorts	x
1 Luxury Chains	Luxury Collection	Marriott International	X
1 Luxury Chains	LXR Hotels & Resorts	Hilton Worldwide	X
1 Luxury Chains	Mandarin Oriental	Mandarin Oriental Hotel Group Limited	X
1 Luxury Chains	MGallery Collection	Accor	X
1 Luxury Chains	Miraval	Hyatt Corporation	X
			X
1 Luxury Chains	Mondrian	Accor	x
1 Luxury Chains 1 Luxury Chains	Montage	Montage International	X
	Nobu Hotels	Nobu Hospitality	X
1 Luxury Chains	Oetker Collection	Oetker Collection	X
1 Luxury Chains	One & Only	Kerzner	
1 Luxury Chains	Park Hyatt	Hyatt Corporation	X
1 Luxury Chains	Pendry	Montage International	X
1 Luxury Chains	Raffles	Accor	X
1 Luxury Chains	Regent	IHG Hotels & Resorts	X
1 Luxury Chains	Registry Collection Hotels	Wyndham Hotels & Resorts	X
1 Luxury Chains	Ritz-Carlton	Marriott International	X
1 Luxury Chains	RockResorts	RockResorts	X
1 Luxury Chains	Rosewood	Rosewood Hotel Group	X
1 Luxury Chains	Signia by Hilton	Hilton Worldwide	X
1 Luxury Chains	Six Senses	IHG Hotels & Resorts	X
1 Luxury Chains	Sixty Hotels	Sixty Hotels LLC	X
1 Luxury Chains	SLS	Accor	X
1 Luxury Chains	Sofitel	Accor	X
1 Luxury Chains	St. Regis	Marriott International	X
1 Luxury Chains	Taj	The Indian Hotels Company Limited	X
1 Luxury Chains	The Doyle Collection	The Doyle Collection	X
1 Luxury Chains	The Peninsula	The Peninsula Hotels	X
1 Luxury Chains	The Prince	Seibu Prince Hotels Worldwide Inc.	X
1 Luxury Chains	The Unbound Collection	Hyatt Corporation	X
1 Luxury Chains	Thompson Hotels	Hyatt Corporation	X

		SIRC	nain Scales	
	1 Luxury Chains	Trump International	Trump Organization	x
	1 Luxury Chains	Under Carwas	Under Canvas	x
	1 Luxury Chains	Viceroy	Viceroy Hotel Management, LLC	x
	1 Luxury Chains 1 Luxury Chains	Vignette Collection	IHG Hotels & Resorts	X X
	1 Luxury Chains 1 Luxury Chains	Virgin Hotels W Hotel	Virgin Management Ltd. Marriott International	X
	1 Luxury Chains	Waldorf Astoria	Hilton Worldwide	x
	1 Luxury Chains	WorldHotels Luxury	BWH Hotels	X
	2 Upper Upscale Chains	Ace Hotel	Ace Hotel Group	X
	2 Upper Upscale Chains	Apartments by Marriott	Marriott International	X
	2 Upper Upscale Chains 2 Upper Upscale Chains	Autograph Collection Bunkhouse	Marriott International Hyatt Corporation	x
	2 Upper Upscale Chains	Canopy by Hilton	Hilton Worldwide	x
	2 Upper Upscale Chains	Club Quarters	Shared Mutual Services dba Club Quarters	x
	2 Upper Upscale Chains	Curio Collection by Hilton	Hilton Worldwide	х
	2 Upper Upscale Chains	Disney's Deluxe Resorts	The Walt Disney Company	X
	2 Upper Upscale Chains	Dolce Hotels & Resorts	Wyndham Hotels & Resorts	x x
	2 Upper Upscale Chains	Dream Hotels Embassy Suites by Hilton	Hyatt Corporation Hilton Worldwide	X
	2 Upper Upscale Chains 2 Upper Upscale Chains	Gaylord	Marriott International	x
	2 Upper Upscale Chains	Graduate Hotel	Hilton Worldwide	X
	2 Upper Upscale Chains	Great Wolf Lodge	Great Wolf Resorts Holdings, Inc.	x
	2 Upper Upscale Chains	Hard Rock	Hard Rock International	X
	2 Upper Upscale Chains	Hilton	Hilton Worldwide	x
	2 Upper Upscale Chains	Hilton Grand Vacations	Hilton Grand Vacations	X
	2 Upper Upscale Chains 2 Upper Upscale Chains	Hilton White Label Upper Upscale Hotel Indigo	Hilton Worldwide IHG Hotels & Resorts	X X
	2 Upper Upscale Chains	Hotel Nikko	Okura Nikko Hotel Management Co.,Ltd.	X
	2 Upper Upscale Chains	Hyatt	Hyatt Corporation	X
	2 Upper Upscale Chains	Hyatt Centric	Hyatt Corporation	X
	2 Upper Upscale Chains	Hyatt Regency	Hyatt Corporation	X
	2 Upper Upscale Chains	Hyde	Accor	X
	2 Upper Upscale Chains 2 Upper Upscale Chains	IHG White Label Upper Upscale JdV by Hyatt	IHG Hotels & Resorts Hyatt Corporation	X
	2 Upper Upscale Chains	Kasa	Kasa Living, Inc.	x
	2 Upper Upscale Chains	Kimpton	IHG Hotels & Resorts	x
	2 Upper Upscale Chains	Le Meridien	Marriott International	x
	2 Upper Upscale Chains	Life House	Lark Hotels LLC	X
	2 Upper Upscale Chains	Magnolia	CoralTree Hospitality	x
_	2 Upper Upscale Chains	Margaritaville	Margaritaville Hospitality Group Marriott International	x
	2 Upper Upscale Chains 2 Upper Upscale Chains	Marriott Marriott Conference Center	Marriott International	X
	2 Upper Upscale Chains	Marriott Vacation Club	Marriott Vacations Worldwide	X
	2 Upper Upscale Chains	Mint House	Mint House	x
	2 Upper Upscale Chains	Morgans Originals	Accor	X
	2 Upper Upscale Chains	NH Collection	Minor Hotel Group Limited	X
	2 Upper Upscale Chains	Omni	Omni Hotels & Resorts	X
4	2 Upper Upscale Chains	Outrigger Resorts Pullman	OUTRIGGER Resorts & Hotels Accor	x x
	2 Upper Upscale Chains 2 Upper Upscale Chains	Radisson Blu by Choice	Choice Hotels International, Inc.	x
	2 Upper Upscale Chains	Radisson Individuals by Choice	Choice Hotels International, Inc.	x
	2 Upper Upscale Chains	Radisson RED by Choice	Choice Hotels International, Inc.	x
	2 Upper Upscale Chains	Renaissance	Marriott International	X.
	2 Upper Upscale Chains	Royal Sonesta	Sonesta International Hotels Corp	X
	2 Upper Upscale Chains	Sandman Signature Sheraton Hotel	Northland Properties	X X
	2 Upper Upscale Chains 2 Upper Upscale Chains	Sheraton Vacation Club	Marriott International Marriott Vacations Worldwide	X X
	2 Upper Upscale Chains	Silver Cloud	Silver Cloud Hotels	X
	2 Upper Upscale Chains	Starhotels	Starhotels Finanziaria S.r.l.	x
	2 Upper Upscale Chains	Swissotel	Accor	x
	2 Upper Upscale Chains	Tapestry Collection by Hilton	Hilton Worldwide	X
	2 Upper Upscale Chains	The Guild	The Guild	X
	2 Upper Upscale Chains	The Hoxton The Marmara	Accor The Marmara Collection	X X
	2 Unner Unecole Chains		THE WAI MAIA CORECTOR	ΙΛ.
	2 Upper Upscale Chains 2 Upper Upscale Chains		Hyatt Corporation	X
	2 Upper Upscale Chains	The Standard Tribute Portfolio	Hyatt Corporation Marriott International	x x
		The Standard		
	2 Upper Upscale Chains 2 Upper Upscale Chains 2 Upper Upscale Chains 2 Upper Upscale Chains	The Standard Tribute Portfolio	Marriott International Hyatt Corporation Valencia Hotel Group	x x x
	2 Upper Upscale Chains 2 Upper Upscale Chains 2 Upper Upscale Chains	The Standard Tribute Portfolio Unscripted	Marriott International Hyatt Corporation	x x

	SIR	Chain Scales	
2 Upper Upscale Chains	Westin Vacation Club	Marriott Vacations Worldwide	X
2 Upper Upscale Chains 2 Upper Upscale Chains	WorldHotels Crafted WorldHotels Elite	BWH Hotels BWH Hotels	X X
2 Upper Upscale Chains	Wyndham Grand	Wyndham Hotels & Resorts	x _
3 Upscale Chains	AC Hotels by Marriott	Marriott International	X
3 Upscale Chains	Aiden by Best Western	BWH Hotels	x
3 Upscale Chains	aloft Hotel	Marriott International	X
3 Upscale Chains	APA Hotel	APA GROUP Co., Ltd.	x
3 Upscale Chains	Ascend Collection	Choice Hotels International, Inc.	x
3 Upscale Chains	Aston Hotel	Aqua-Aston Hospitality, LLC	X
3 Upscale Chains 3 Upscale Chains	Axel Hotel Ayres	Axel Corporation Grupo Hotelero, S.L. Ayres Hotels	x
3 Upscale Chains	Best Western Premier	BWH Hotels	x
3 Upscale Chains	BW Premier Collection	BWH Hotels	X
3 Upscale Chains	Cambria Hotels	Choice Hotels International, Inc.	x
3 Upscale Chains	Canad Inn	Canad Inns	х
3 Upscale Chains	Caption by Hyatt	Hyatt Corporation	x
3 Upscale Chains	Choice White Label Upscale	Choice Hotels International, Inc.	x
3 Upscale Chains	citizenM	citizenM Operations Holding B.V.	X
3 Upscale Chains	Coast Hotels	Coast Hotels Limited	X
3 Upscale Chains 3 Upscale Chains	Compass by Margaritaville Courtyard	Margaritaville Hospitality Group Marriott International	x x
3 Upscale Chains	Crowne Plaza	IHG Hotels & Resorts	X
3 Upscale Chains	Delta Hotel	Marriott International	x
3 Upscale Chains	Disney's Moderate Resorts	The Walt Disney Company	x
3 Upscale Chains	DoubleTree by Hilton	Hilton Worldwide	x
3 Upscale Chains	Drury Inn & Suites	Drury Development Corporation	X
3 Upscale Chains	Drury Plaza Hotel	Drury Development Corporation	x
3 Upscale Chains	Eaton	Great Eagle Hospitality	x
3 Upscale Chains	element	Marriott International	X
3 Upscale Chains 3 Upscale Chains	Eurostars EVEN Hotels	Eurostars Hotel Company S.L. IHG Hotels & Resorts	x x
3 Upscale Chains	Executive Hotel	Executive Hotels and Resorts	x x
3 Upscale Chains	Four Points by Sheraton	Marriott International	X
3 Upscale Chains	Generator Hostel	Generator Hostels	x
3 Upscale Chains	Grand America	Grand America Hotels & Resorts, Inc.	x
3 Upscale Chains	Hilton Garden Inn	Hilton Worldwide	X
3 Upscale Chains	Hilton White Label Upscale	Hilton Worldwide	x
3 Upscale Chains	Holiday Inn Club Vacations	IHG Hotels & Resorts	x
3 Upscale Chains	Homewood Suites by Hilton	Hilton Worldwide	X
3 Upscale Chains 3 Upscale Chains	Hotel RL Hyatt House	Sonesta International Hotels Corp Hyatt Corporation	X X
3 Upscale Chains	Hyatt Place	Hyatt Corporation	x
3 Upscale Chains	Iberostar Waves	Iberostar Hotels & Resorts	X
3 Upscale Chains	IHG White Label Upscale	IHG Hotels & Resorts	x
3 Upscale Chains	Innside by Melia	Melia Hotels International, S.A	X
3 Upscale Chains	Larkspur Landing	Larkspur Landing	x
3 Upscale Chains	Legacy Vacation Club	Legacy Vacation Club Services, LLC	X
3 Upscale Chains	Mantra	Accor	x
3 Upscale Chains 3 Upscale Chains	Melia Millennium	Melia Hotels International, S.A Millennium Hotels & Resorts (MHR)	X
3 Upscale Chains	Miyako	Kintetsu Group Holdings Co. Ltd	x
3 Upscale Chains	Motto by Hilton	Hilton Worldwide	x
3 Upscale Chains	Mysk by Shaza	Shaza Hotels	x
3 Upscale Chains	Novotel	Accor	x
3 Upscale Chains	Pestana	Pestana Management, S.A.	X
3 Upscale Chains	Pestana CR7	Pestana Management, S.A.	X
3 Upscale Chains	Radisson by Choice	Choice Hotels International, Inc.	X
3 Upscale Chains	Residence Inn	Marriott International	X
3 Upscale Chains 3 Upscale Chains	RIU Plaza Sonesta Hotel	Riu Hotels & Resorts Sonesta International Hotels Corp	x
3 Upscale Chains	Sonesta Fiotei	Sonesta International Hotels Corp	X
3 Upscale Chains	SpringHill Suites	Marriott International	x
3 Upscale Chains	Staybridge Suites	IHG Hotels & Resorts	x
3 Upscale Chains	Stoney Creek	Embergrove Hospitality Group	x
3 Upscale Chains	Tempo by Hilton	Hilton Worldwide	Х
3 Upscale Chains	Vacation Condos by Outrigger	OUTRIGGER Resorts & Hotels	X
3 Upscale Chains	Vib	BWH Hotels	X
3 Upscale Chains 3 Upscale Chains	Voco Westmark	IHG Hotels & Resorts Westmark Hotels	X
о расые спапа	TO COLUMN		^

		377.0	orialir Scales	
	3 Upscale Chains	WorldHotels Distinctive	BWH Hotels	Х
	3 Upscale Chains	Wyndham	Wyndham Hotels & Resorts	x
	3 Upscale Chains 3 Upscale Chains	Wyndham Vacation Resort YOTEL	Travel + Leisure Yotel Limited	X X
	4 Upper Midscale Chains	Aqua Hotels & Resorts	Aqua-Aston Hospitality, LLC	x
	4 Upper Midscale Chains	Atwell Suites	IHG Hotels & Resorts	X
	4 Upper Midscale Chains	Best Western Executive Residency	BWH Hotels	x
	4 Upper Midscale Chains	Best Western Plus	BWH Hotels	X
	4 Upper Midscale Chains	Boarders Inn & Suites	Cobblestone Hotels, LLC	X
	4 Upper Midscale Chains	BW Signature Collection	BWH Hotels	x
	4 Upper Midscale Chains	Centerstone Hotels	Cobblestone Hotels, LLC	X
	4 Upper Midscale Chains 4 Upper Midscale Chains	Chase Suites Choice White Label Upper Midscale	The Hardage Group Choice Hotels International, Inc.	X X
	4 Upper Midscale Chains	Citadines	Ascott International Management (2001) Pte L	
	. oppor masoure chams		it is a second of the court of the cou	
	4 Upper Midscale Chains	Clarion	Choice Hotels International, Inc.	x
	4 Upper Midscale Chains	Clarion Pointe	Choice Hotels International, Inc.	x
	4 Upper Midscale Chains	Cobblestone	Cobblestone Hotels, LLC	×
	4 Upper Midscale Chains 4 Upper Midscale Chains	Comfort Comfort Inn	Choice Hotels International, Inc. Choice Hotels International, Inc.	X X
	4 Upper Midscale Chains 4 Upper Midscale Chains	Comfort Suites	Choice Hotels International, Inc.	×
	4 Upper Midscale Chains	Country Irin & Suites by Choice	Choice Hotels International, Inc.	x
	4 Upper Midscale Chains	Disney's Value Resorts	The Walt Disney Company	x
	4 Upper Midscale Chains	DoubleTree Club	Hilton Worldwide	х
	4 Upper Midscale Chains	Fairfield Inn	Marriott International	х
	4 Upper Midscale Chains	Fireside Inn & Suites	Lafayette Hotels	X
	4 Upper Midscale Chains	GLo Best Western	BWH Hotels	x
	4 Upper Midscale Chains	GrandStay Hotels	GrandStay Hospitality, LLC	X
	4 Upper Midscale Chains	Hampton by Hilton	Hilton Worldwide	X
4	4 Upper Midscale Chains 4 Upper Midscale Chains	Handwritten Collection Holiday Inn	Accor IHG Hotels & Resorts	x x
	4 Upper Midscale Chains	Holiday Inn Express	IHG Hotels & Resorts	X
	4 Upper Midscale Chains	Home2 Suites by Hilton	Hilton Worldwide	X
	4 Upper Midscale Chains	Hyatt Studios	Hyatt Corporation	x
	4 Upper Midscale Chains	IHG White Label Upper Midscale	IHG Hotels & Resorts	x
	4 Upper Midscale Chains	Isle of Capri	Caesars Entertainment Corporation	X.
	4 Upper Midscale Chains	La Quinta Inns & Suites	Wyndham Hotels & Resorts	X
	4 Upper Midscale Chains	Magnuson Grand	Magnuson Companies LLC	X
	4 Upper Midscale Chains	Mama Shelter	Accor	X
	4 Upper Midscale Chains	Motel One MOXY	Motel One Group Marriott International	x
	4 Upper Midscale Chains 4 Upper Midscale Chains	Oxford Suites	Oxford Collection	X
	4 Upper Midscale Chains	Quality	Choice Hotels International, Inc.	x
	4 Upper Midscale Chains	Red Lion Hotel	Sonesta International Hotels Corp	x
	4 Upper Midscale Chains	Selina	Selina Management Panama, S.A.	х
	4 Upper Midscale Chains	Shilo Inn	Shilo Management Corp.	х
	4 Upper Midscale Chains	Sonesta ES Suites	Sonesta International Hotels Corp	X
	4 Upper Midscale Chains	Sonesta Essential	Sonesta International Hotels Corp	x
	4 Upper Midscale Chains	The Red Collection	Red Roof Franchising, LLC	X
	4 Upper Midscale Chains	TownePlace Suites	Marriott International	X
	4 Upper Midscale Chains 4 Upper Midscale Chains	Trademark Collection by Wyndham Tryp by Wyndham	Wyndham Hotels & Resorts Wyndham Hotels & Resorts	x
	4 Upper Midscale Chains	WaterWalk Extended Stay by Wyndham	Wyndham Hotels & Resorts	X
	4 Upper Midscale Chains	Westgate	Westgate Resorts	x
	4 Upper Midscale Chains	Wyndham Garden	Wyndham Hotels & Resorts	x
	5 Midscale Chains	A Victory	A Victory Hotels International	x
	5 Midscale Chains	American	Wyndham Hotels & Resorts	X
	5 Midscale Chains	Avid	IHG Hotels & Resorts	x
	5 Midscale Chains	Baymont	Wyndham Hotels & Resorts	X
	5 Midscale Chains	Best Western	BWH Hotels	X
	5 Midscale Chains 5 Midscale Chains	Candlewood Suites	IHG Hotels & Resorts Choice Hotels International, Inc.	X X
	5 Midscale Chains 5 Midscale Chains	Choice White Label Midscale City Express by Marriott	Marriott International	X
	5 Midscale Chains	Coratel Inn & Suites	Jasper Rooms	X
	5 Midscale Chains	Crystal Inn	Crystal Inn	x
	5 Midscale Chains	Everhome Suites	Choice Hotels International, Inc.	x
	5 Midscale Chains	Extend-a-Suites	Extend-a-Suites	X
	5 Midscale Chains	Extended Stay America Premier Suites	Extended Stay America	X
	5 Midscale Chains	Extended Stay America Suites	Extended Stay America	X
	5 Midscale Chains	FairBridge Inn	Fairbridge Hotels International	x

	SIF	R Chain Scales	
5 Midscale Chains	FairBridge Inn Express	Fairbridge Hotels International	X
5 Midscale Chains	Garner	IHG Hotels & Resorts	X
5 Midscale Chains	GreenTree Inn	GreenTree Hospitality Group Ltd. 2	x
5 Midscale Chains	GuestHouse	Sonesta International Hotels Corp	X
5 Midscale Chains	Hawthorn Suites by Wyndham	Wyndham Hotels & Resorts	x
5 Midscale Chains	IHG White Label Midscale	IHG Hotels & Resorts	x
5 Midscale Chains	InnSuites Hotel	InnSuites Hospitality	x
5 Midscale Chains	LivSmart Studios by Hilton	Hilton Worldwide	X
5 Midscale Chains	Loyalty Inn	Fairbridge Hotels International	X
5 Midscale Chains	Magnuson	Magnuson Companies LLC	x
5 Midscale Chains	MainStay Suites	Choice Hotels International, Inc.	X
5 Midscale Chains	My Place	My Place Hotels of America	X
5 Midscale Chains	Palace Inn	Palace Inn Group	x
5 Midscale Chains	Park Inn by Choice	Choice Hotels International, Inc.	X
5 Midscale Chains	Pear Tree Inn	Drury Development Corporation	X
5 Midscale Chains 5 Midscale Chains	Quality Inn Ramada	Choice Hotels International, Inc.	X
5 Midscale Chains 5 Midscale Chains	Red Lion Inn & Suites	Wyndham Hotels & Resorts Sonesta International Hotels Corp	X X
5 Midscale Chains 5 Midscale Chains	Signature Inn	Sonesta International Hotels Corp	X
5 Midscale Chains	Sleep Inn	Choice Hotels International, Inc.	X
5 Midscale Chains	Sonesta Simply Suites	Sonesta International Hotels Corp	X
5 Midscale Chains	Spark by Hilton	Hilton Worldwide	X
5 Midscale Chains	Stayable Suites	Stayable Suites	x
5 Midscale Chains	stayAPT Suites	LG AS Franchisor LLC	x
5 Midscale Chains	StudioRes	Marriott International	x
5 Midscale Chains	Tru by Hilton	Hilton Worldwide	x
5 Midscale Chains	Uptown Suites	InTown Suites	X
5 Midscale Chains	Vista	Advantage Hotels, Inc	X
5 Midscale Chains	Wingate by Wyndham	Wyndham Hotels & Resorts	X
6 Economy Chains	Affordable Suites of America	LG AS Franchisor LLC	X
6 Economy Chains	America's Best Inn	Sonesta International Hotels Corp	X
6 Economy Chains	Americas Best Value Inn	Sonesta International Hotels Corp	X
6 Economy Chains	AmeriVu Inn & Suites	AmeriVu Inn and Suites	X
6 Economy Chains	B&B Hotel	B&B Hotels Budget Host	x x
6 Economy Chains 6 Economy Chains	Budget Host Budget Suites of America	Budget Suites Of America	X
6 Economy Chains	Budgetel	AmeriVu Inn and Suites	Î
6 Economy Chains	Capital O	Oravel Stays Private Limited	X
6 Economy Chains	Choice White Label Economy	Choice Hotels International, Inc.	X
6 Economy Chains	Country Hearth Inn	Sonesta International Hotels Corp	x
6 Economy Chains	Days Inn	Wyndham Hotels & Resorts	x
6 Economy Chains	Downtowner Inn	Hospitality International, Inc.	x
6 Economy Chains	ECHO Suites Extended Stay by Wyndham	Wyndham Hotels & Resorts	X
6 Economy Chains	Econo Lodge	Choice Hotels International, Inc.	X
6 Economy Chains	Efficiency Lodge	Natson Hotel Management	X
6 Economy Chains	Extended Stay America Select Suites	Extended Stay America	X
6 Economy Chains	E-Z 8	E-Z 8 Motels, Inc.	X
6 Economy Chains	Good Nite Inn	Artemis Hospitality	X
6 Economy Chains	Great Western	Great Western Inn	X
6 Economy Chains	Henn na Hotel	H.I.S. Hotel Holdings Co. Ltd.	X
6 Economy Chains 6 Economy Chains	HomeTowne Studios by Red Roof Howard Johnson	Red Roof Franchising, LLC Wyndham Hotels & Resorts	X X
6 Economy Chains	InTown Suites	InTown Suites	X
6 Economy Chains	Jameson Inn	Sonesta International Hotels Corp	X
6 Economy Chains	Key West Inn	Cobblestone Hotels, LLC	X
6 Economy Chains	Knights Inn	Sonesta International Hotels Corp	X
6 Economy Chains	Lite Hotels	Aqua-Aston Hospitality, LLC	x
6 Economy Chains	LivAway Suites	LivAway Suites	X
6 Economy Chains	M Star	Magnuson Companies LLC	x
6 Economy Chains	Master Hosts Inns	Hospitality International, Inc.	X
6 Economy Chains	Microtel Inn & Suites by Wyndham	Wyndham Hotels & Resorts	X
6 Economy Chains	Motel 6	G6 Hospitality LLC	X
6 Economy Chains	National 9	National 9 Inns	X
6 Economy Chains	ОУО	Oravel Stays Private Limited	X
6 Economy Chains	OYO Townhouse	Oravel Stays Private Limited	X
6 Economy Chains	Passport Inn	Hospitality International, Inc.	X
6 Economy Chains	Red Carpet Inn	Hospitality International, Inc.	X
6 Economy Chains	Red Roof Inn	Red Roof Franchising, LLC	X
6 Economy Chains 6 Economy Chains	Red Roof PLUS+	Red Roof Franchising, LLC Choice Hotels International, Inc.	X X
o cconomy criains	Rodeway Inn	Choice moters international, Fig.	ΙΔ

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6 Economy Chains	Scottish Inn	Hospitality International, Inc.	X
6 Economy Chains	Select inn	Advantage Hotels, Inc	X
6 Economy Chains	Siegel Select	The Siegel Group	X
6 Economy Chains	Siegel Suite	The Siegel Group	X
6 Economy Chains	Studio 6	G6 Hospitality LLC	x
6 Economy Chains	Suburban Studios	Choice Hotels International, Inc.	X
6 Economy Chains	Super 8	Wyndham Hotels & Resorts	X
6 Economy Chains	SureStay	BWH Hotels	X
6 Economy Chains	SureStay Collection	BWH Hotels	X
6 Economy Chains	SureStay Plus	BWH Hotels	x
6 Economy Chains	SureStay Studio	BWH Hotels	X
6 Economy Chains	Travelodge	Wyndham Hotels & Resorts	X
6 Economy Chains	Vagabond Inn	Vagabond Inn Corporation	x
6 Economy Chains	WoodSpring Suites	Choice Hotels International, Inc.	X

Brands/Chains are slotted by Chain Scale based on the previous year's annual system wide (global) Average Daily Rate and other factors. Rate ranges defining each Chain Scale are determined by STR.

If you have questions about the Chain Scales, please email support@str.com (North America) or hotelinfo@str.com (Outside North America).

Source: 2025 STR, LLC / STR Global, Ltd. trading as STR. © CoStar Group



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

FROM: Henry Lee, Senior Planner

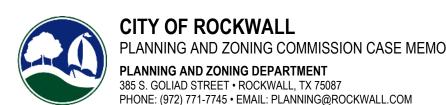
DATE: September 30, 2025

SUBJECT: Z2025-059; Zoning Change (AG to PD)

On September 15, 2025, the City Council voted 7–0 to remand *Case No. Z2025-059* back to the Planning and Zoning Commission. The purpose of this action was to allow the applicant additional time to incorporate the following requested revisions: [1] a subdivision amenity package, [2] increased anti-monotony standards, [3] more substantial entry monumentation, and [4] the inclusion of side entry garages. Based on the feedback provided by the City Council at this meeting, the applicant has made the following changes to the proposed Planned Development District:

- (1) The applicant has included a location for two (2) covered pickleball courts on the concept plan and provided an image showing what this site amenity will generally look like at the time of construction.
- (2) The applicant has provided increased anti-monotony standards that stipulate for every 25 homes constructed there shall not be more than one (1) matching building elevation. This means that the proposed development will only have the ability to provide two (2) of the same elevation throughout the subdivision. In addition, the anti-monotony standards have been changed to stipulate that four (4) differing elements -- as opposed to three (3) differing elements -- are required to determine if a home is substantially different.
- (3) The applicant has incorporated an exhibit of a more substantial entry monument sign into the Planned Development District ordinance than was previously provided.
- (4) The applicant has agreed to include side entry garage configurations into the Planned Development District ordinance.

In accordance with the revised plans provided to staff, the draft ordinance has been corrected to reflect the proposed changes. Pursuant to Subsection 02.03, Submitting Additional Information, of Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), "(i)n the event new evidence develops between the date of the public hearing by the Planning and Zoning Commission and the hearing of the City Council on any zoning change, Specific Use Permit (SUP), or text amendment, or if for any other valid reason a person wishes to present new evidence to the City Council — which was not presented to the Planning and Zoning Commission — the City Council shall refer the zoning change, Specific Use Permit (SUP), or text amendment back to the Planning and Zoning Commission for a further public hearing to consider the new evidence." Accordingly, the Planning and Zoning Commission will be required to review the new evidence presented by the applicant and make a recommendation to the City Council. As a reminder, the Planning and Zoning Commission recommended approval of the previous Planned Development District ordinance on September 9, 2025 by a vote of 7-0. Staff should also note that the additional recommendations (i.e. the increase home sizes and minimum of three [3] car garages) approved by the Planning and Zoning Commission at this meeting have also been incorporated into the draft ordinance. Should the Planning and Zoning Commission have any questions, staff will be available at the September 30, 2025 meeting.



TO: Planning and Zoning Commission

DATE: September 30, 2025

APPLICANT: William Andrew Solomon; *KRE 15, LLC*CASE NUMBER: Z2025-059; *Zoning Change (AG to PD)*

SUMMARY

Hold a public hearing to discuss and consider a request by William Andrew Solomon of KRE 15, LLC for the approval of a <u>Zoning Change</u> from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses on a 105.285-acre tract of land identified as Tract 4 of the J. R. Marrs Survey, Abstract No. 152, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the south side of SH-276 west of the intersection of SH-276 and E. FM-550, and take any action necessary.

BACKGROUND

The subject property was annexed on December 22, 2008 by *Ordinance No. 08-65* [Case No. A2008-003]. At the time of annexation, the subject property was zoned Agricultural (AG) District. There have been no changes to the zoning designation, and the subject property has remained vacant since annexation.

PURPOSE

On August 15, 2025, the applicant -- William Andrew Solomon of KRE 15, LLC -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses. Specifically, the applicant is proposing to entitle the subject property for a 54-lot single-family, residential subdivision that will consist of two (2) lot sizes (i.e. [A] 44, 100' x 200' lots; and [B] 10, 150' x 250' lots).

ADJACENT LAND USES AND ACCESS

The subject property is generally located on the south side of SH-276, west of the intersection of SH-276 and E. FM-550. The land uses adjacent to the subject property are as follows:

<u>North</u>: Directly north of the subject property are the corporate limits for the City of Rockwall. Beyond this is SH-276, which is identified as a P6D (*i.e. primary arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are properties located within the City of Rockwall's Extraterritorial Jurisdiction (ETJ).

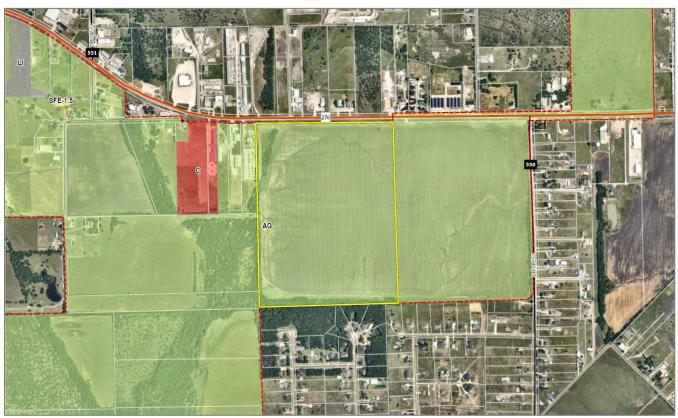
<u>South</u>: Directly south of the subject property are the corporate limits for the City of Rockwall. Beyond this are properties located within the City of Rockwall's Extraterritorial Jurisdiction (ETJ).

East: Directly east of the subject property is a vacant 105.925-acre tract of land (i.e. Tract 10-1 of the J. R. Marrs Survey, Abstract No. 152) zoned Agricultural (AG) District. Beyond this are the corporate limits for the City of Rockwall.

<u>West</u>: Directly west of the subject property are four (4) tracts of land (i.e. Tract 1-5, 1-6, 1-7, & 1-9 of the J. H. Bailey Survey, Abstract No. 22) that face onto SH-276, which are developed with non-residential land uses zoned Agricultural (AG) District. Beyond this is a 3.8725-acre parcel of land (i.e. Lot 1, Block A, Rockwall Friendship Baptist Church) developed with a Church/House of Worship, zoned Commercial (C) District. Following this is a vacant 11.8161-acre tract of land (i.e. Tract 1-1 of the J. H. Bailey Survey, Abstract No. 22) zoned Commercial (C)

District. To the west and south of these properties are several tracts of land that are either vacant or have a single-family home constructed on them. Beyond this is Zollner Road, which is identified as a M4U (*i.e. major arterial, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

<u>MAP 1</u>: LOCATION MAP
<u>YELLOW</u>: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant has submitted a concept plan and development standards for the proposed residential subdivision. The concept plan shows that the 105,285-acre subject property will be divided into 84,228-acres of land consisting of 54 residential lots. and 21.057-acres of open space. The proposed 54 single-family residential lots will consist of two (2) lot types; [1] 44 Type 'A' lots that are a minimum of 100' x 200' with a minimum square footage of 43,560 SF, and [2] ten (10) Type 'B' lots that are a minimum of 150' x 250' with a minimum square footage of 63,340 SF. This translates to a gross residential density of 0.513 dwelling units per gross acre for the total development (i.e. 0.60 dwelling units on the net acre -- 105.85-acres - 15.89-acres of floodplain = 89.385-acres: 54 lots/89.385-acres = 0.60406 dwelling units per net acre). The minimum dwelling unit size (i.e. air-condition space only) will range from 3,000 SF to 3,250 SF. With regard to the proposed housing product, staff has incorporated the anti-monotony standards from the Unified Development Code (UDC) and masonry requirements similar to other Planned Development Districts into the proposed Planned Development District ordinance. Specifically, the ordinance will require a minimum of 100.00% masonry; however, the Planned Development District ordinance will also incorporate provisions that allow up to 80.00% cementitious fiberboard utilized in a horizontal lap-siding, board-and-batten siding, or decorative pattern to allow a more Traditional Neighborhood Design product (also referred to as Gingerbread or Modern Farmhouse -- similar to what is allowed in the Somerset Park Subdivision). The proposed subdivision will be subject to the land uses and density and dimensional requirements stipulated for properties within a Single-Family 1 (SF-1) District unless otherwise specified in the Planned Development District ordinance. The following is a summary of the lot composition and density and dimensional standards contained in the proposed Planned Development District ordinance:

TABLE 1: LOT COMPOSITION

_	LOT TYPE	MINIMUM LOT SIZE (FT)	MINIMUM LOT SIZE (SF)	DWELLING UNITS (#)	DWELLING UNITS (%)
	А	100' x 200'	43,560 SF	44	81.48%
	В	150' x 250'	63,340 SF	10	18.52%
-				54	100.00%

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

LOT TYPE (SEE CONCEPT PLAN) ▶	Α	В
MINIMUM LOT WIDTH (1)	100'	150'
MINIMUM LOT DEPTH	200'	250'
MINIMUM LOT AREA (SF)	43,560 SF	63,340 SF
MINIMUM FRONT YARD SETBACK ^{(2), (5)}	30'	30'
MINIMUM SIDE YARD SETBACK	10'	15'
MINIMUM SIDE YARD SETBACK (ADJACENT TO A STREET) (2), (5) & (6)	15'	20'
MINIMUM LENGTH OF DRIVEWAY PAVEMENT	20'	20'
MAXIMUM HEIGHT (3)	36'	36'
MINIMUM REAR YARD SETBACK (4)	10'	10'
MINIMUM AREA/DWELLING UNIT (SF) (7)	3,000 SF	3,250 SF
MAXIMUM LOT COVERAGE	40%	40%
MINIMUM GARAGE PARKING SPACES	3	3

GENERAL NOTES:

- 1: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line provided that the lot width will be met at the *front yard* and *rear yard building setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- 2: The location of the front yard building setback as measured from the front property line.
- 3: The maximum height shall be measured to the eave or top plate (whichever is greater) of the single-family home.
- 4: The location of the rear yard building setback as measured from the rear property line.
- 5: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *front yard building setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *side yard setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.
- 6: All *corner lots* that back to a lot that fronts onto the same street that the *corner lot* sides to (*i.e.* a *keystone lot*), shall have a side setback that is equal to the front setback of the fronting lot. in addition, no solid fence *shall be situated within this setback*.
- 7: Air-conditioned space.

The proposed concept plan shows that the development will consist of 21.057-acres of private open space -- where 15.89-acres are floodplain -- representing 20.00% (i.e. [15.89-acres of floodplain/2] + 13.36 = 21.057-acres/105.285-acres gross = 20.00%) of the site being dedicated to open space/amenity. This meets the total open space of 20.00% required by Article 10, Planned Development District Standards, of the Unified Development Code (UDC). In addition, the proposed development will incorporate a minimum of a 70-foot landscape buffer with an eight (8) foot meandering trail along SH-276. The concept plan also depicts the provision of an eight (8) foot trail system that will be provided throughout the development to connect the future residential lots with the private open spaces. All of these items have been included into the proposed Planned Development District ordinance and will be requirements of the proposed subdivision.

<u>INFRASTRUCTURE</u>

Based on the applicant's concept plan and the proposed density, the following infrastructure is required to be constructed to provide adequate public services for the proposed development:

(1) <u>Roadways</u>. All residential streets are required to be constructed to an R2 (*i.e.* residential, two [2] lane, undivided roadway) standard, which is a 29-foot back-to-back concrete street center within a 50-foot right-of-way with a minimum five (5) foot concrete sidewalk on either side of the street, unless otherwise required by the Planned Development District Ordinance. All residential streets are required to be curb and gutter. With regard to the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the applicant will be required to construct the following:

(a) <u>Unnamed Roadway Extending along the Southern Property Line</u>. This unnamed roadway is identified as a <u>Minor Collector</u>, which is a 41-foot <u>back-to-back</u> concrete street center within a 60-foot right-of-way with a minimum of a five
 (5) foot concrete sidewalk constructed on either side of the roadway, unless otherwise required by the Planned Development District Ordinance.

All of these streets are required to be curb and gutter, and any medians are required to be curbed with the streets draining away from the medians. In addition to these roadways, the applicant will be required to perform a Traffic Impact Analysis (TIA) that is prepared in accordance with the requirements of the Engineering Department's *Design and Construction Manual*.

- (2) <u>Wastewater</u>. The applicant is requesting to utilize *On-Site Sewer Facilities* (OSSF) for this development. If the applicant is not approved for this request, the applicant need to provide sewer facilities in accordance with the City's Master Wastewater Collection Plan.
- (3) <u>Water</u>. At a minimum, the applicant will be required to loop an eight (8) inch water line on-site to the property lines, install a minimum 12-inch water line, and dedicate any necessary easements in accordance with the City's Master Water Distribution Plan. The City will also need a letter from *Blackland Water Supply Corporation* (WSC) stating that Blackland WSC can provide the City's required fire flows and pressures.
- (4) <u>Drainage</u>. The applicant shall be required to perform a flood study to delineate the fully developed 100-year localized floodplain for all ponds, creeks or streams, and draws on the subject property. Detention will be required and sized per the Engineering Standards of Design and Construction, and be situated <u>outside</u> the floodplain. The applicant will also be required to perform a Wetlands and Waters of the United States (WOTUS) study for any existing ponds and waterways on the subject property. Any changes to the existing floodplain will require approval from the City and FEMA. All residential lots shall be exclusive of the erosion hazard setback and the floodplain.

CONFORMANCE TO THE CITY'S CODES

The proposed Planned Development District conforms to the majority of the City's code requirements; however, it should be noted that the development standards contained within the Planned Development District ordinance deviate from the requirements of the Unified Development Code (UDC), the Municipal Code of Ordinances, and the Engineering Department's Standards of Design and Construction Manual in the following ways:

(1) <u>Alleyways</u>. The Engineering Department's Standards of Design and Construction Manual stipulates that "(a)lleys shall be provided in all residential areas and shall be paved with steel reinforced concrete..." The code does grant the City Council the ability to "... waive the residential alley requirement, if it is in the best interest of the City." [Page 14; Section 2.11 of the Standards of Design and Construction Manual]

<u>Applicant's Response</u>: In lieu of providing the required alleyways, the applicant is proposing to provide 100.00% *J-Swing* or *Traditional Swing* garages. As a compensatory measure the applicant is proposing to provide additional architectural elements into all garage configurations in the form of decorative wood doors or wood overlays on insulated metal doors with carriage style hardware.

With regard to the applicant's request for *On-Site Sewage Facilities* (OSSF), the City Rockwall has an Interlocal Agreement with Rockwall County for OSSF inspections. Per this agreement, Rockwall County will issue permits and perform OSSF inspections on new and existing septic systems per the County's *Rules for Regulation of On-Site Sewage Facilities*, which stipulates a minimum lot size of 1½-acres. According to Subsection 44-243(d) of Article IV, *Sewers and Sewage Disposal*, of the Municipal Code of Ordinances, "(n)o permit for the installation of an on-site sewage facility (OSSF) will be issued for property of less than 1½-acre, unless an exception is granted by the City Council on the grounds that undue hardship will be created if said lot is not connected to an OSSF." Staff should note that Rockwall County has stated that they will *not* inspect OSSF's that are on lots less than 1½-acres. It should also be noted that the City Council has granted OSSF systems for developments (e.g. Planned Development District 76 [PD-76], Planned Development District 78 [PD-78], and Planned Development District 104 [PD-104]) proposing lots less than 1½-acre in size, but greater than one (1) acre when the developer proposes [1] the OSSF systems are designed by a licensed OSSF professional (i.e. licensed engineer, sanitarian, etc.), [2] a stamped and signed copy of the OSSF plan indicating the full limits of the septic field be submitted to the City at the time of

building permit on a *lot-by-lot* basis, and [3] all OSSF are inspected by a City approved inspector. In this case, the applicant is requesting to install OSSF's on lots 1.00-acre and greater (*with the majority of the lots being less than* 1½-acre in size), and has included language generally in compliance with the aforementioned stipulations. In addition, the applicant has included language that will [1] ensure all *Septic Systems* shall be designed by a licensed *On-Site Sewage Facility (OSSF)* professional (e.g. licensed engineer, sanitarian, etcetera), [2] ensure that a stamped and signed copy of the *Septic System* plans indicating the full limits of the septic field shall be submitted to the city at the time of building permit on a *lot-by-lot* basis, and [3] all *Septic Systems* shall be inspected and approved by the City's chosen inspector. The applicant has stated the reason for the OSSF request is due to the availability of sewer.

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 *South Central Estates District* and is designated for *Commercial/Retail* and *Medium Density Residential* land uses. The plan defines *Medium Density Residential* land uses as residential subdivisions that are "... greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (3½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses." In addition, the Comprehensive Plan defines increased amenity as, "... developments that provide some

TABLE 3: DENSITY CALCULATIONS FOR NET AND GROSS

	ACREAGE CALCUI	LATIONS				
Ī	DEVELOPABLE RE	SIDENTIAL .	ACREAG	E		89.395
	RESIDENTIAL FLO	ODPLAIN AC	CREAGE			15.89
	GROSS ACREAGE				1	05.285
Ī	TOTAL RESIDENTI	AL LOTS				54
	DENSITY CALCUL	ATIONS				
Ī	GROSS DENSITY					0.513
	NET DENSITY (1)					0.604
٨	OTES:					
1	RESIDENTIAL	DENSITY	LESS	FLOODPLAIN	IN	THE

1: RESIDENTIAL DENSITY LESS FLOODPLAIN IN THE RESIDENTALLY ZONED AREA

of the following: (1) open space beyond the required 20%, (2) a golf course and/or other comparable recreation facilities, (3) amenity/recreation facilities, (4) school site integration, (5) dedication or development of park land beyond the required park land dedication, (6) additional development of trails, (7) other amenities deemed appropriate by the City Council." In addition, according to Subsection 01.04, *Calculation of Density*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he calculation of allowable density for residential developments shall be based on the *gross* site area including right-of-way, floodplain, open space and public/private parks that will be dedicated to the City or preserved and maintained by some other mechanism." In this case the applicant is proposing a total gross density of *0.513* dwelling units per acre [*i.e. 54/105.285* = *0.51289 or 0.513*]. Based on this, the applicant's request is in conformance with the required density for the *Medium Density Residential* land use; however, the applicant's request is *not* in conformance with the *Commercial/Retail* land use designation. Given that the density is less than two (2) units per gross acre, the proposed residential subdivision would be better classified as *Low Density Residential*. Based on this the applicant is requesting to change the land use designation of the subject property from *Medium Density Residential* and *Commercial/Retail* to *Low Density Residential*. This proposed change would constitute a change in the Future Land Use Plan, which is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

Looking at the pertinent *District Strategies* for the <u>South Central Estate District</u> and how the proposed concept plan conforms to these strategies, staff identified the following:

(1) <u>Suburban Residential</u>. This <u>District</u> has several large tracts of land that can support highly amenitized master planned communities. Any new <u>Suburban Residential</u> developments should include a mix of larger to mid-sized lots. In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (e.g. larger lots or a large landscape buffer) adjacent to the existing subdivision. Due to the availability of infrastructure residential in this area may also be suitable for 1½-acre lots with septic systems.

<u>Staff Response</u>: The submitted *Concept Plan* does not provide any amenities for the subdivision, with the exception of the eight (8) trail network and the open space; however, these items are required by Article 10, *Planned Development Regulations*, of the Unified Development Code (UDC). In addition, the proposed lot mix does not provide a variety of larger to mid-sized lots. That being said -- *given that the proposed subdivision will have OSSF* -- this limits the ability to provide mid-sized lots. In addition, at their work session on August 26, 2025, the Planning and Zoning Commission requested that the applicant remove the enclosed amenity center and pool proposed by the applicant with the original

- request. Based on this direction from the Planning and Zoning Commission, staff has determined that the proposed *Concept Plan* can be considered to be conforming with this *District Strategy*.
- (2) <u>Commercial Land Uses</u>. Due to the anticipated alignment of the Outer Loop (*i.e. current alignment of FM-548*), the <u>Commercial/Retail</u> centers along SH-276 are ideal for larger scale retail businesses and restaurants that could support any office or residential development in the area. These areas could also provide neighborhood service uses intended to allow smaller commercial uses that can support adjacent residential land uses.
 - <u>Staff Response</u>: The proposed *Concept Plan* does <u>not</u> incorporate any <u>Commercial/Retail</u> zoning, and based on this is <u>not</u> considered to be conforming with this *District Strategy*.

With regard to the policies and goals for residential and commercial development contained in the Comprehensive Plan, the applicant's request incorporates the majority of the residential policies and goals (e.g. minimum of six [6] foot side yard setbacks on all lot types, traditional swing or J-swing garages, etc.); however, by virtue of not incorporating <u>Commercial/Retail</u> in the Concept Plan, the applicant's request does not meet any of the policies and goals set forth by the Comprehensive Plan for non-residential development. That being said, staff has identified the following residential non-conformities of the original concept plan and provided the following recommendations to the applicant:

- (1) <u>CH. 1; Section 2.02; Goal #2 | Policy #1 (Page 1-2)</u>. Where residential uses are proposed through a Planned Development District that abuts an existing residential development, the proposed lots should be the same or a compatible size as the existing lots or be buffered by open space, trails, sidewalks, natural screening, or a roadway.
 - <u>Staff's Response</u>: The residential subdivisions adjacent to the subject property are not located within the City of Rockwall; however, the proposed subdivision appears to be similar in design to the adjacent subdivisions.
- (2) <u>CH. 1; Section 2.02; Goal #2 | Policy #3 (Page 1-2)</u>. Existing development patterns and surrounding conditions (e.g. lot size, architectural style, public improvements, etc.) should be considered in conjunction with this Comprehensive Plan to determine the appropriate zoning designation for a property.
 - <u>Staff's Response</u>: The residential subdivisions adjacent to the subject property are not located within the City of Rockwall; however, the proposed subdivision appears to be similar in design to the adjacent subdivisions. In addition, the proposed concept plan appears to be generally compatible to other new large lot (*i.e.* one [1] acre and greater) subdivisions within the City of Rockwall.
- (3) <u>CH. 8; Section 2.02; Goal #1 | Policy #1 (Page 8-2)</u>. All new developments should include a range of high quality, well-constructed, and appropriately planned residential unit types.
 - <u>Staff's Response</u>: Based on the proposed *Concept Plan*, there is one (1) acre to 1½-acre lot product being proposed. The Planning and Zoning Commission and City Council will determine whether this represents an acceptable range of unit types.
- (4) <u>CH. 8; Section 2.03; Goal #1 | Policy #2 (Page 8-3)</u>. To maximize the value of properties that are directly adjacent to or across the street from a park and/or public open space, and should not back or side to the park and/or open space. If homes face onto a park and/or public open space and there is no public street, then the homes should be accessed via a mew-type street design.
 - <u>Staff's Response</u>: Homes adjacent to open spaces should face onto the open space -- instead of being oriented so that the side or rear yard faces the open space --, and be accessible by a single-loaded street. Currently, the proposed Concept Plan has two (2) lots facing onto open space and six (6) lots with the side yard facing the open space. Based on this, the proposed Concept Plan could do a better job of facing homes onto open spaces as opposed to siding the homes towards these open spaces.

Taking into account the applicant's concept plan and other submitted exhibits, the proposed density, and the development standards, the request *does* appear to be in conformance with the majority of the goals and policies of the OURHometown Vision 2040 Comprehensive Plan and the development standards of the Unified Development Code (UDC); however, the

changes to the Future Land Use Map and the nature of this Planned Development District makes this request a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On August 22, 2025, staff mailed nine (9) notices to property owners and occupants within 500-feet of the subject property. Staff did not notify any Homeowner's Associations (HOAs), as there are not any HOAs 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 not received any returned notices in regard to the applicants request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request to rezone the subject property from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the concept plan and development standards contained in the Planned Development District ordinance.
- (2) By approving this <u>Zoning Change</u>, the City Council will effectively be approving changes to the Comprehensive Plan and Future Land Use Map. Specifically, this will change the designation of the subject property from <u>Medium Density Residential</u> and <u>Commercial/Retail</u> to a <u>Low Density Residential</u> designation.
- (3) Any construction resulting from the approval of this <u>Zoning Change</u> 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.

PLANNING AND ZONING COMMISSION

On September 9, 2025, the Planning and Zoning Commission approved a motion to recommend approval of the zoning change by a vote of 7-0, with the condition that all garages shall be a minimum of three (3) car, and Type A lots shall have a minimum home size of 3,000 SF and Type B lots shall have a minimum home size of 3,250 SF. Based on the conditions recommended by the Planning and Zoning Commission, staff has made the necessary changes to the case memo and the draft ordinance.

CITY COUNCIL

On September 15, 2025, the City Council approved a motion to remand the zoning change back to the Planning and Zoning Commission by a vote of 7-0. The purpose of this action was to allow the applicant additional time to incorporate the following requested revisions: [1] a subdivision amenity package, [2] increased anti-monotony standards, [3] more substantial entry monumentation, and [4] the inclusion of side entry garages.



DEVELOPMENT APPLICATION

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

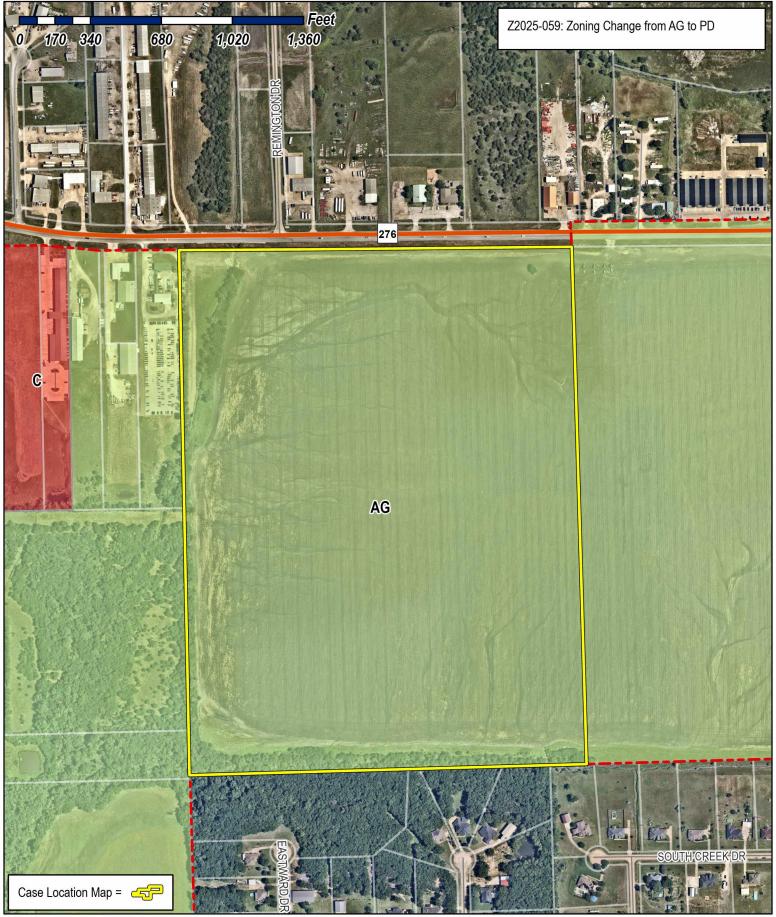
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P	ANN	ING	& ZO	NING	CASE	NO

<u>NOTE:</u> 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 APP	PROPRIATE BOX BELOW TO	INDICATE THE TYPE OF D	DEVELOPMENT REQU	JEST ISELECT ONLY ONE BOXI:	Q
PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF D PLATTING APPLICATION FEES: MASTER PLAT (\$100.00 + \$15.00 ACRE) 1 PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) 1 FINAL PLAT (\$300.00 + \$20.00 ACRE) 1 REPLAT (\$300.00 + \$20.00 ACRE) 1 AMENDING OR MINOR PLAT (\$150.00) PLAT REINSTATEMENT REQUEST (\$100.00)		ZONING APPLICATION FEES: ZONING CHANGE (\$200.00 + \$15.00 ACRE) 1 SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1 PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) 1 OTHER APPLICATION FEES: TREE REMOVAL (\$75.00)			
SITE PLAN APPLICAT	TION FEES:	PING PLAN (\$100.00)	NOTES: 1: IN DETERMINING THE PER ACRE AMOUNT. F	QUEST/SPECIAL EXCEPTIONS FEE, PLEASE USE THE EXACT ACREAGE V OR REQUESTS ON LESS THAN ONE ACRE, LL BE ADDED TO THE APPLICATION FEE TION WITHOUT OR NOT IN COMPLIANCE	WHEN MULTIPLYING BY THE ROUND UP TO ONE (1) ACRE.
PROPERTY INFOR	MATION [PLEASE PRINT]				
ADDRESS	Highway 276 Roy	se City Texas 75	189		
SUBDIVISION				LOT	BLOCK
GENERAL LOCATION					
ZONING, SITE PLA	N AND PLATTING INF	ORMATION [PLEASE P	RINT]		
CURRENT ZONING	Agriculture		CURRENT USE	Agriculture	
PROPOSED ZONING	SF-1		PROPOSED USE	Single family home	
ACREAGE	105.285	LOTS [CURRENT]	1	LOTS [PROPOSED]	58
SITE PLANS AND PL REGARD TO ITS APP RESULT IN THE DENI	NOVAL FROUEDS, AUGU FAILUR	YOU ACKNOWLEDGE THAT E TO ADDRESS ANY OF STA	DUE TO THE PASSA FF'S COMMENTS BY T	GE OF <u>HB3167</u> THE CITY NO LONG HE DATE PROVIDED ON THE DEVE	GER HAS FLEXIBILITY WITH ELOPMENT CALENDAR WILI
OWNER/APPLICAN	T/AGENT INFORMATI	ION [PLEASE PRINT/CHECK	THE PRIMARY CONTA	CT/ORIGINAL SIGNATURES ARE RE	FOLIREDI
□ OWNER			☑ APPLICANT	KRE 15 LLC	
CONTACT PERSON		CC	ONTACT PERSON	William Solomon	
ADDRESS			ADDRESS		
CITY, STATE & ZIP		C	ITY, STATE & ZIP		
PHONE			PHONE		
E-MAIL			E-MAIL		
NOTARY VERIFICA BEFORE ME, THE UNDERSIG STATED THE INFORMATION	TION [REQUIRED] SMED AUTHORITY, ON THIS DAY ON THIS APPLICATION TO BE TR	PERSONALLY APPEARED _ RUE AND CERTIFIED THE FO	William So		THE UNDERSIGNED, WHO
INFORMATION CONTAINED W	. 20 BY SIGNING TH	OF THIS APPLICATION, HAS BE HIS APPLICATION, I AGREE TH HE PUBLIC THE CITY IS ALS	IAT THE CITY OF ROCK	HEREIN IS TRUE AND CORRECT; AND FROCKWALL ON THIS THE WALL (I.E. "CITY") IS AUTHORIZED A PERMITTED TO REPRODUCE ANY O O A REQUEST FOR PUBLIC INFORMA	DAY OF
GIVEN UNDER MY HAND AND	SEAL OF OFFICE ON THIS THE	15th DAY OF Augus	2025	Kathle Ann Notary Public St My Appt Expires	
NOTARY PUBLIC IN AND FOR	Your 12	Kather am Hor	Cines	MY COMMISSION EXPIRES	08/13/20





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

(P): (972) 771-7745 (W): www.rockwall.com

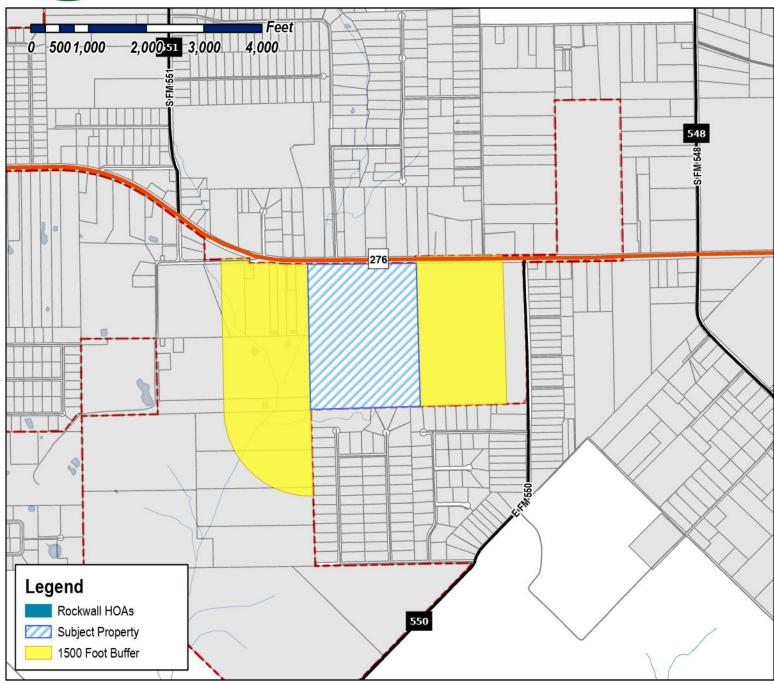
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





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Case Number: Z2025-059

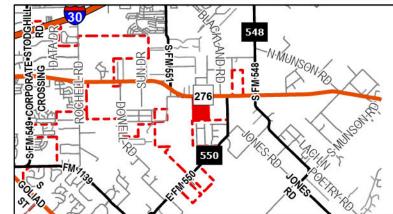
Case Name: Zoning Change from AG to PD

Case Type: Zoning

Zoning: Agricultural (AG) District Case Address: State Highway 276

Date Saved: 8/15/2025

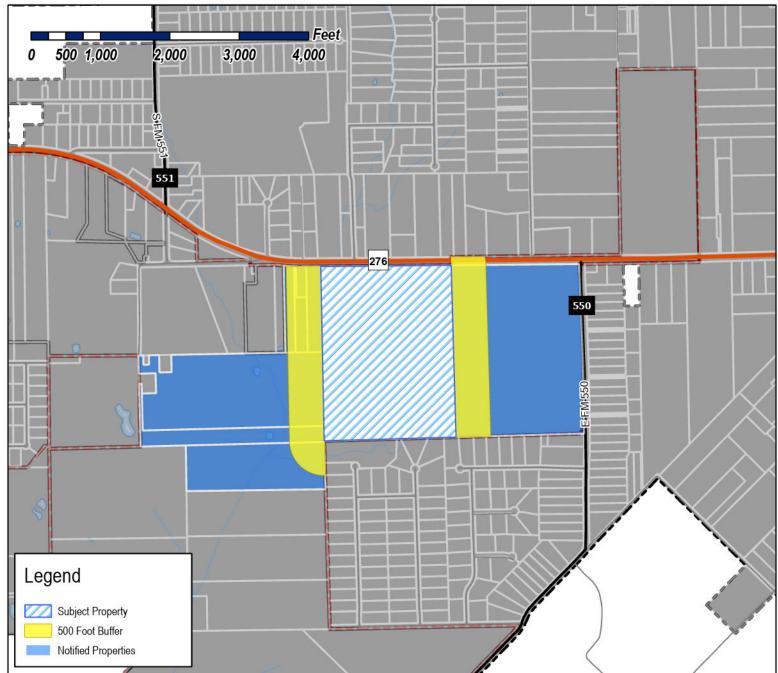
For Questions on this Case Call (972) 771-7745





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





Case Number: Z2025-059

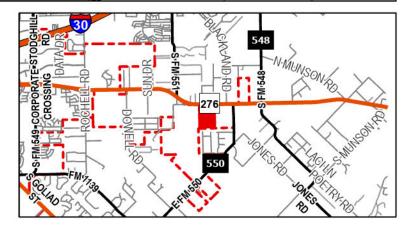
Case Name: Zoning Change from AG to PD

Case Type: Zoning

Zoning: Agricultural (AG) District Case Address: State Highway 276

Date Saved: 8/15/2025

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



LITHIA REAL ESTATE INC 150 N BARTLETT STREET MEDFORD, OR 97501 LA-DF INVESTMENT FUND 9 LLC 212 S Palm Ave Ste 200 Alhambra, CA 91801 GLOVER KERRY C AND JOANN 3901 OAK POINT DR CROSSROADS, TX 76227

KRE 15 LLC 4512 LEGACY DR STE 100 PLANO, TX 75024 VICENTE AUSENCIO AND MARISOL AND 509 RIGGS CIRCLE MESQUITE, TX 75149 MULLEN ADVENTURES LLC 5677 STATE HIGHWAY 276 ROYSE CITY, TX 75189

JAY & PAM PROPERTIES LLC 5707 STATE HIGHWAY 276 ROYSE CITY, TX 75189 SIGN OF QUALITY LLC 5707 STATE HIGHWAY 276 ROYSE CITY, TX 75189 KENNEDY RICKEY EDMOND 9912 COUNTY ROAD 2426 TERRELL, TX 75160 Property Owner and/or Resident of the City of Rockwall:

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

Z2025-059: Zoning Change from AG to PD

Hold a public hearing to discuss and consider a request by William Andrew Solomon of KRE 15, LLC for the approval of a Zoning Change from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses on a 105.1004-acre tract of land identified as Tract 4 of the J. R. Marrs Survey, Abstract No. 152, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, generally located on the south side of SH-276 west of the intersection of SH-276 and E. FM-550, 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 <u>Tuesday, September 9, 2025 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday, September 15, 2025 at 6:00 PM</u>. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Henry Lee

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

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

Your comments must be received by Monday, September 15, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP

Director of Planning & Zoning





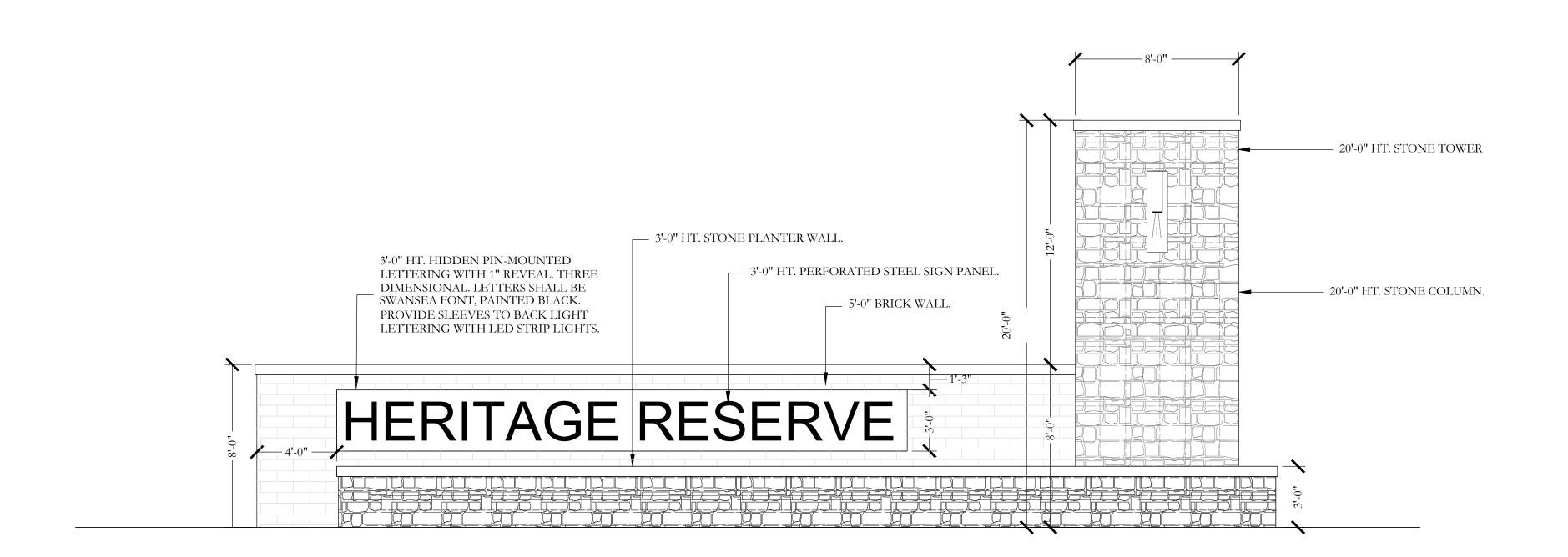
To the wo	
MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development/	ment-cases
- · - PLEASE RETURN THE BELOW FORM - · - · - · - · - · - · - · - · - · -	
Case No. Z2025-059: Zoning Change from AG to PD	
Please place a check mark on the appropriate line below:	
☐ I am in favor of the request for the reasons listed below.	
☐ I am opposed to the request for the reasons listed below.	
Name:	
Address:	

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

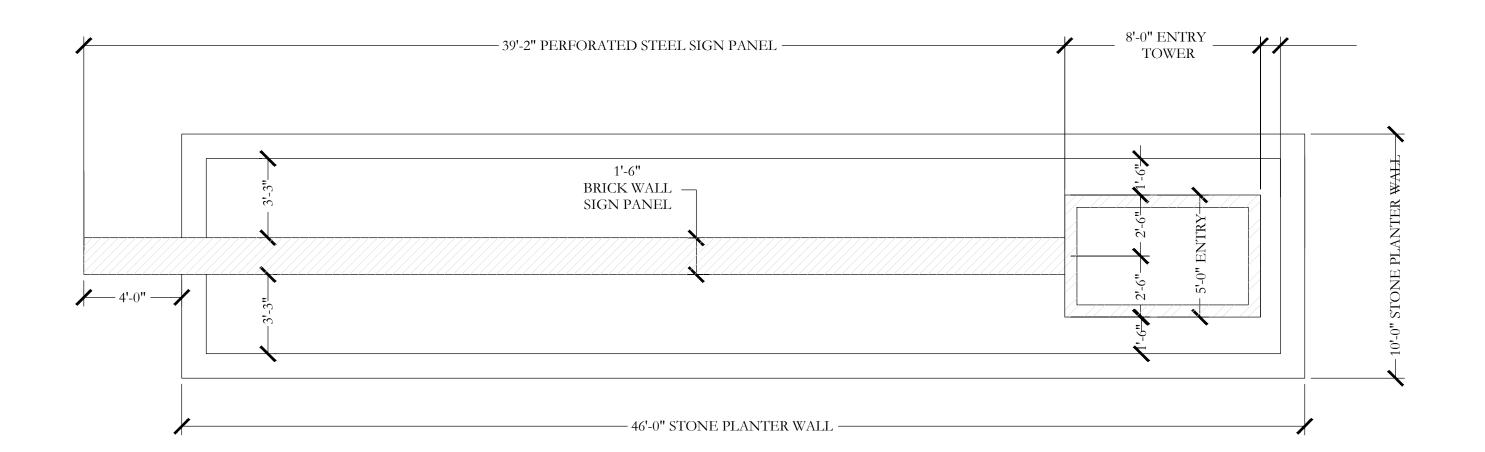
PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE







1 MAIN ENTRY MONUMENT ELEVATION



2 MAIN ENTRY MONUMENT PIER LAYOUT PLAN

PLAN DEVELOPMENT

PROJECT:

ROCKWALL PROPERTY
105 ACRES

NO. 152, CITY OF ROYSE CITY, ROCKWALL COUNTY, TEXAS

SHEET TITLE

ENTRY SIGN MONUMENT

DRAWN BY
HASTI

PROJECT DATE
PROJECT DATE
SEP 2025

PROJECT NO.
REV. NO:
SEP 2025

REVISION NO.

THESE CIVIL DRAWINGS HAVE BEEN PREPARED FOR CIVIL DESIGN ONLY. STRUCTURAL, ARCHITECT, MECHANICAL, AND OTHER RELATED ENGINEERING DESIGN AND SPECIFICATIONS ARE THE RESPONSIBILTY OF THE RESPECTIVE ENGINEERS. COMPLIANCE TO THESE DRAWINGS WILL BE THE RESPONSIBILTY OF THE GENERAL CONTRACTOR. ALL MEASURMENTS SHALL BE VERIFIED BY THE CONTRACTORS DOING THE RESPECTIVE WORK.

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OPTIMA

DESIGN & ENGINEERING PLLC

2808 WILDCREEK CT,KELLER TEXAS

TEL. (817) 466-6503

TEXAS FIRM REGISTRATION NO. F-23565 EMAIL:P.ALIKHANI@OPTIMAENGINEER.COM

REVISION

SHEET NO.



05 FUTURE LAND USE PLAN 01 LAND USE PLAN DESIGNATIONS

01.01 RESIDENTIAL O









LOW DENSITY RESIDENTIAL (LDR)

The Low Density Residential land use category consists of residential subdivisions that are two (2) units per gross acre or less; however, a density of up to two and one-half (2½) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (see Chapter 8, Residential Developments, of this Comprehensive Plan).

DESIGNATION CHARACTERISTICS

- Primary Land Uses: Suburban, Estate and Rural Residential (i.e. Single-Family Detached Homes)
- Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- Zoning Districts: All Single-Family Estate (SFE) Districts (i.e. SFE 1.5, 2.0 & 4.0), certain Planned Development (PD) Districts and the Single-Family One (SF-1) District.

EXISTING LAND USE EXAMPLES

- Breezy Hill Subdivision
- Stone Creek Subdivision
- 3 Oaks of Buffalo Way Subdivision

RESIDENTIAL DENSITY CHART





MEDIUM DENSITY RESIDENTIAL (MDR)

The Medium Density Residential land use category consists of residential subdivisions that are greater than two and one-half (2½) units per gross acre, but not higher than three (3) units per gross acre; however, a density of up to three and one-half (31/2) units per gross acre may be permitted for developments that incorporate increased amenity and a mix of land uses (see Chapter 8, Residential Developments, of this Comprehensive Plan).

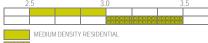
DESIGNATION CHARACTERISTICS

- Primary Land Uses: Suburban Residential (i.e. Single-Family Detached Homes)
- Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- Zoning Districts: Certain Planned Development (PD) Districts and the Single-Family 16 (SF-16) District

EXISTING LAND USE EXAMPLES

- Caruth Lakes Subdivision
- 2 Lago VistaSubdivision
- Park Place Subdivision

RESIDENTIAL DENSITY CHART



MEDIUM DENSITY RESIDENTIAL WITH INCREASED AMENITY

HIGH DENSITY RESIDENTIAL (HDR)

The High Density Residential land use category may consist of single-family residential homes, duplexes, townhomes, apartments, lofts, condominiums or other forms of housing that exceed three and one-half (3½) units per gross acre. These developments should contain increased amenities and open space, and incorporate pedestrian connectivity to adjacent land uses.

DESIGNATION CHARACTERISTICS

- Primary Land Uses: Suburban and Urban Residential (i.e. Single-Family Detached, Single-Family Attached, Zero Lot Line Homes, Townhomes, Duplexes, Condominiums and Multi-Family Apartments)
- Secondary Land Uses: Amenities, Parks, Open Space, and Institutional/Civic Land Uses
- Zoning Districts: Certain Planned Development (PD) Districts, Single-Family 10 (SF-10) District, Single-Family 8.4 (SF-8.4) District, Single-Family 7 (SF-7) District, Zero Lot Line (ZL-5) District, Two Family (2F) District, and the Multi-Family 14 (MF-14) District.

EXISTING LAND USE EXAMPLES

- 1 Turtle Cove Subdivision
- Sixteen50 @ Lake Ray Hubbard Apartments

3 Mission Rockwall Apartment Complex

RESIDENTIAL DENSITY CHART



NOTE: HIGH DENSITY RESIDENTIAL REQUIRES INCREASED AMENITY

















<u>LEGEND:</u>				
	Land Use NOT Permitted			
Р	Land Use Permitted By-Right			
Р	Land Use Permitted with Conditions			
S	Land Use Permitted Specific Use Permit (SUP)			
Х	Land Use Prohibited by Overlay District			
А	Land Use Permitted as an Accessory Use			

PERMITTED LAND USES IN A SINGLE-FAMILY 1 (SF-1) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference [Article 04, Permissible Uses]	SINGLE FAMILY 1 (SF-1) DISTRICT
AGRICULTURAL AND ANIMAL RELATED LAND USES	2.02(A)	2.03(A)	
Agricultural Uses on Unplatted Land	<u>(1)</u>		Р
Private Horse Corral or Stable	<u>(10)</u>	<u>(6)</u>	S
Community Garden	(11)	<u>(7)</u>	S
Urban Farm	<u>(12)</u>	<u>(8)</u>	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Residential Accessory Building or Structure	<u>(1)</u>	<u>(1)</u>	Р
Residential Garage	<u>(7)</u>	<u>(4)</u> & <u>(5)</u>	А
Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit	<u>(8)</u>	<u>(6)</u>	А
Home Occupation	<u>(9)</u>	<u>(7)</u>	Р
Portable Building	<u>(15)</u>	<u>(10)</u>	Р
Residential Infill in an Established Subdivision	<u>(16)</u>	<u>(11)</u>	S
Short-Term Rental (Owner-Occupied, Single-Family Home, Townhome, or Duplex)	(17)	(12)	Р
Short-Term Rental (Non-Owner-Occupied, Single-Family Home, Townhome, or Duplex)	<u>(17)</u>	<u>(13)</u>	Р
Short-Term Rental (Apartment or Condominium)	(17)	<u>(14)</u>	Р
Single-Family Detached Structure	<u>(19)</u>	<u>(16)</u>	Р
Private Swimming Pool	<u>(21)</u>		А
Private Sports Court with Standalone or Dedicated Lighting	<u>(22)</u>	<u>(18)</u>	S
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Church/House of Worship	<u>(4)</u>	<u>(2)</u>	S
Daycare with Seven (7) or More Children	<u>(9)</u>	<u>(4)</u>	S
Group or Community Home	(11)	<u>(5)</u>	Р
Public or Private Primary School	<u>(21)</u>	<u>(7)</u>	S
Public or Private Secondary School	(22)	(8)	S
Temporary Education Building for a Public or Private School	(23)	<u>(9)</u>	S
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Public or Private Community or Recreation Club as an Accessory Use	<u>(4)</u>		S
Private Country Club	<u>(5)</u>		S
Temporary Fundraising Events by Non-Profit	<u>(7)</u>	<u>(4)</u>	Р
Public Park or Playground	<u>(12)</u>		Р
Tennis Courts (i.e. Not Accessory to a Public or Private Country Club)	<u>(14)</u>		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Temporary Real Estate Sales Office	<u>(27)</u>		Р
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Temporary On-Site Construction Office	<u>(18)</u>	<u>(6)</u>	Р
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	<u>(2)</u>	<u>(2)</u>	Р
Mining and Extraction of Sand, Gravel, Oil and/or Other Materials	<u>(12)</u>	<u>(5)</u>	S
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	

LEGEND: Land Use NOT Permitted P Land Use Permitted By-Right P Land Use Permitted with Conditions S Land Use Permitted Specific Use Permit (SUP) X Land Use Prohibited by Overlay District A Land Use Permitted as an Accessory Use

PERMITTED LAND USES IN A SINGLE-FAMILY 1 (SF-1) DISTRICT

LAND USE SCHEDULE	LAND USE DEFINITION REFERENCE [Reference Article 13, Definitions]	CONDITIONAL USE REFERENCE Reference [Article 04, Permissible Uses]	SINGLE FAMILY 1 (SF-1) DISTRICT
Antenna for a Residential Property	(2)	<u>(1)</u>	A
Antenna for an Amateur Radio	<u>(3)</u>	<u>(2)</u>	A
Antenna Dish	<u>(4)</u>	(3)	A
Utilities (Non-Municipally Owned or Controlled), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	<u>(10)</u>		S
Municipally Owned or Controlled Facilities, Utilities and Uses (Includes Utilities with a Franchise Utility Agreement with the City of Rockwall)	<u>(11)</u>		Р
Private Streets	<u>(12)</u>		S
Railroad Yard or Shop	<u>(14)</u>		S
Satellite Dish	<u>(16)</u>		A
Solar Energy Collector Panels and Systems	<u>(17)</u>	<u>(7)</u>	A
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S

17 SOUTH CENTRAL ESTATES DISTRICT

DISTRICT DESCRIPTION

The South Central Estates District has the potential to have a mixture of land uses, but is currently relatively undeveloped. The district does have a low density (i.e. Equestrian Meadows) and a medium density (i.e. West View) subdivision situated within the southern portions of the district. Along SH-276, there are currently some transitional commercial land uses and residential homes situated on long narrow lots. This district is projected to transition to more intense commercial land uses along SH-276, but still maintain estate and rural residential land uses south of SH-276. Much of the areas along SH-276 will depend on the viability and alignment of the future Outer Loop.

POINTS OF REFERENCE

- A. Equestrian Meadows Subdivision
- B. Westhaven Subdivision

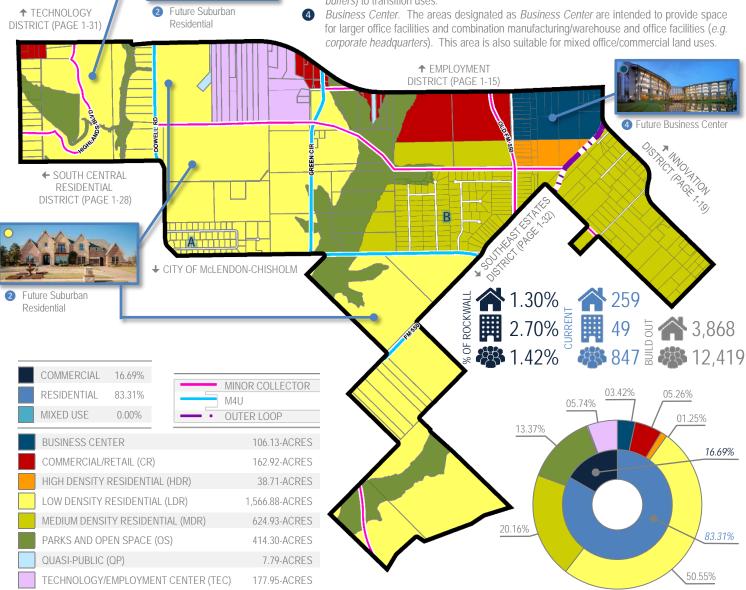
LAND USE PALETTES

□ Current Land Use□ Future Land Use

DISTRICT STRATEGIES

Taking into account that the *South Central Estates District* has a large amount of mostly vacant or raw land with limited access to infrastructure (*i.e. water and wastewater facilities*), the following are the recommended strategies for this district:

- Opportunity Zone (Intersection of SH-276 & FM-548). When constructed this intersection will be a major land use node in the district and have the potential to provide employment and professional campus land uses mixed with entertainment, restaurant and retail land uses that can create an "18-Hour" environment (i.e. an environment that provides the ability to live, work, shop and dine).
- 2 Suburban Residential. The district has several large tracts of land that can support highly amenitized master planned communities. Any new Suburban Residential developments should include a mix of larger to mid-sized lots. In addition, newer subdivisions adjacent to existing larger lot subdivisions should provide a transition (e.g. larger lots or a large landscape buffer) adjacent to the existing subdivision. Due to the availability of infrastructure residential in this area may also be suitable for 1½-acre lots with septic systems.
- 3 Commercial/Retail Centers. Due to the anticipated alignment of the Outer Loop (i.e. current alignment of FM-548), the commercial/retail centers along SH-276 are ideal for larger scale retail businesses and restaurants that could support any office or residential development in the area. These areas could also provide neighborhood service uses intended to allow smaller commercial uses that can support adjacent residential land uses. All commercial developments should incorporate appropriate screening (e.g. berms, landscaping and large buffers) to transition uses.



CITY OF ROCKWALL

ORDINANCE NO. 25-XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO CHANGE THE ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO PLANNED DEVELOPMENT DISTRICT XX (PD-XX) FOR SINGLE-FAMILY 1 (SF-1) DISTRICT LAND USES ON THE SUBJECT PROPERTY, BEING A 105.285-ACRE TRACT OF LAND IDENTIFIED AS TRACT 4 OF THE J. R. MARRS SURVEY, ABSTRACT NO. 152, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED HEREIN BY EXHIBIT 'A' AND DEPICTED HEREIN BY EXHIBIT 'B'; 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 William Andrew Solomon of KRE 15, LLC for the approval of a zoning change from an Agricultural (AG) District to a Planned Development District for Single-Family 1 (SF-1) District land uses on a 105.285-acre tract of land identified as Tract 4 of the J. R. Marrs Survey, Abstract No. 152, City of Rockwall, Rockwall County, Texas, more fully described in *Exhibit 'A'* and depicted in *Exhibit 'B'* of this ordinance, which hereinafter shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally and to all persons interested in and situated in the affected area, and in the vicinity thereof, and the governing body in the exercise of its legislative discretion, has concluded that the Unified Development Code [Ordinance No. 20-02] should be amended as follows:

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

SECTION 1. That the *Subject Property* shall be used only in the manner and for the purposes authorized by this Planned Development District Ordinance and the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting this zoning change, and as maybe amended in the future;

SECTION 2. That development of the *Subject Property* shall generally be in accordance with the *Concept Plan*, depicted in *Exhibit 'B'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'B'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 3. That development of the *Subject Property* shall generally be in accordance with the *Density and Development Standards*, outlined in *Exhibit 'D'* of this ordinance, attached hereto and incorporated herein by reference as *Exhibit 'D'*, which is deemed hereby to be a condition of approval of the amended zoning classification for the *Subject Property*;

SECTION 4. That a *Master Parks and Open Space Plan* for the *Subject Property*, prepared in accordance with this ordinance and consistent with the *Planned Development Concept Plan* described in *Exhibit 'B'* of this ordinance, shall be considered for approval by the City Council following recommendation of the Parks and Recreation Board.

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

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

SECTION 6. That any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *Two Thousand Dollars* (\$2,000.00) for each offense and each and every day such offense shall continue shall be deemed to constitute a separate offense;

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

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

SECTION 9. That this ordinance shall take effect immediately from and after its passage;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 20th DAY OF OCTOBER, 2025.

ATTEST:	Tim McCallum, Mayor
Kristy Teague, City Secretary	
APPROVED AS TO FORM:	
Frank J. Garza, City Attorney	
1 st Reading: <u>October 6, 2025</u>	
2 nd Reading: October 20, 2025	

Exhibit 'A':

Legal Description

Being a 105.285-acre tract of land situated in the Jeremiah R. Marrs Survey, Abstract No. 152, City of Royse City, Rockwall County, Texas, being all of a tract of land conveyed to Zollner-Brooks Family, LP, a Texas limited partnership, by Warranty Deed Without Title Examination, recorded in Document No. 2011-00448588 and Document No. 2011-00448587, of the Official Public Records of Rockwall County, Texas (O.P.R.R.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8-inch iron rod with cap stamped "TxDOT" (controlling monument (CM)) found on the northeasterly corner of said Zollner tract, being on the southerly right-of-way line of State Highway 276 (a variable width right-of-way) and being on the westerly line of a tract of land conveyed to LA-DF Investment Fund 9, LLC, by Special Warranty Deed, recorded in Volume 1283, Page 238, O.P.R.R.C.T.;

THENCE South 01 degrees 12 minutes 50 seconds East, along the common easterly line of said Zollner tract and the westerly line said LA-DF tract, a distance of 2,466.10 feet to a 1/2 inch iron rod (CM) found on the common southeasterly corner of said Zollner tract and the southwesterly corner of said LA-DF Investment tract, said iron rod also being on the northerly line of Lot 7, of Westview Addition, No. 3, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 321, O.P.R.R.C.T.;

THENCE South 89 degrees 16 minutes 10 seconds West, along the common southerly line of said Zollner tract, the northerly line of said Lot 7, Westview Addition, No. 3 plat, the northerly line of Lots 20–22, of Westview Addition, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 48, O.P.R.R.C.T. and the northerly line of Lot 15, of Westview Addition, Phase Two, an addition to the City of Royse City, Rockwall County, Texas, according to the plat thereof recorded in Cabinet F, Slide 59, O.P.R.R.C.T., a distance of 1,865.89 feet to a 5/8 inch iron rod with cap stamped "Traverse LS Prop Cor" set on the common southwesterly corner of said Zollner tract, and the northwesterly corner of said Lot 15, said iron rod set also being on the easterly line of a tract of land conveyed to Rickey Edmond Kennedy and wife, Sandra Ann Kennedy, by Warranty Deed With Vendor's Lien, recorded in Volume 147, Page 803, O.P.R.R.C.T.;

THENCE North 00 degrees 58 minutes 51 Seconds West, along the common westerly line of said Zollner tract, and the easterly line of said the Kennedy tract, the easterly line of a tract of land conveyed to Kerry C. Glover and Joann Glover, by General Warranty Deed, recorded in Document No. 20210000022531, O.P.R.R.C.T. and the easterly line of a tract of land conveyed to Terry Hashert d/b/a Southwest Car Care, by Warranty Deed With Vendor's Lien, recorded in Document No. 2007-00387668, O.P.R.R.C.T., a distance of 2,448.51 feet to a 5/8-inch iron rod with cap stamped "TxDOT" (CM) found for corner;

THENCE departing said Terry Hashert tract and along the common northerly line of said Zollner tract and the southerly right-of-way line of said State Highway 276 the following three (3) calls:

- (1) North 89 degrees 27 minutes 03 seconds East, a distance of 373.60 feet to a point for corner from which a 5/8-inch iron rod found bears at North 35 degrees 59 minutes 02 seconds East 0.31';
- (2) North 44 degrees 59 minutes 51 seconds East, a distance of 35.11 feet to a 5/8-inch iron rod with cap stamped "TxDOT" (CM);
- (3) North 89 degrees 29 minutes 51 seconds East, a distance of 1,457.05 feet to the **POINT OF BEGINNING** and containing 105.285 acres of land (4,586,232 square feet), more or less.

Exhibit 'B': Concept Plan

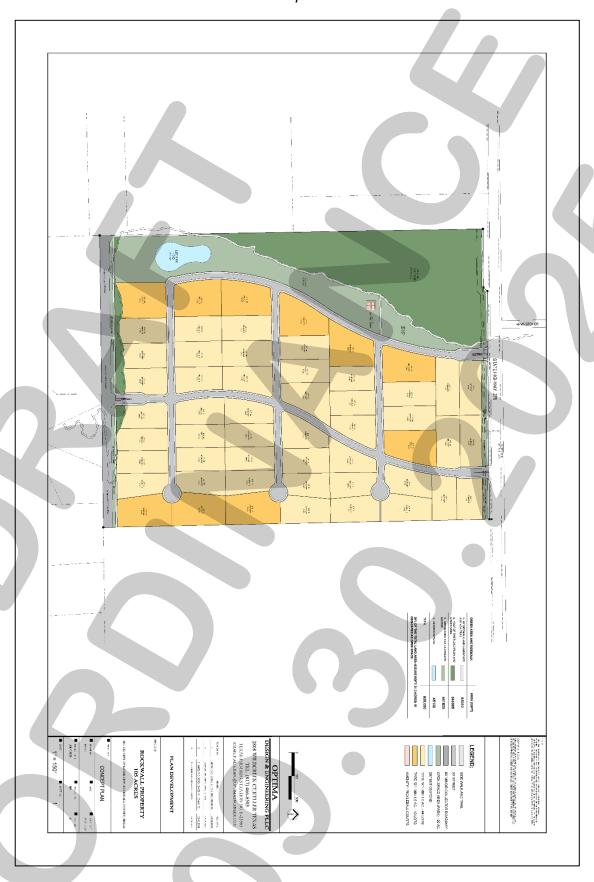


Exhibit 'C': Trail Plan



Density and Development Standards

- (1) <u>Permitted Uses</u>. Unless specifically provided by this Planned Development District ordinance, only those uses permitted within the Single Family 1 (SF-1) District, as stipulated by the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC), are allowed on the *Subject Property*.
- (2) <u>Lot Composition and Layout</u>. The lot layout and composition shall generally conform to the Concept Plan depicted in Exhibit 'B' and stated in Table 1, which is as follows:

TABLE 1: LOT COMPOSITION

Lot Type	Minimum Lot Size	(FT) Minimum Lot Size (SF)	Dwelling Units (#)	Dwelling Units (%)
Α	100' x 200'	43,560 SF	44	81.48%
В	150' x 250'	63,340 SF	10	18.52%
		Maximum Permitted Units:	54	100.00%

(3) <u>Density and Dimensional Requirements</u>. Unless specifically provided by this Planned Development District ordinance, the development standards stipulated by the Single Family 1 (SF-1) District, as specified by Article 05, *District Development Standards*, of the Unified Development Code (UDC) are applicable to all development on the *Subject Property*. The maximum permissible density for the *Subject Property* shall not exceed <u>0.513</u> dwelling units per gross acre of land; however, in no case should the proposed development exceed <u>54</u> units. All lots shall conform to the standards depicted in *Table 2*, which are as follows:

TABLE 2: LOT DIMENSIONAL REQUIREMENTS

Lot Type (see Concept Plan) ▶	A	В
Minimum Lot Width (1)	100'	150'
Minimum Lot Depth	200'	250'
Minimum Lot Area	43,560 SF	63,340 SF
Minimum Front Yard Setback (2) & (5)	30'	30'
Minimum Side Yard Setback	10'	10'
Minimum Side Yard Setback Adjacent to a Street (2), (5), & (6)	15'	20'
Minimum Rear Yard Setback (4)	10'	10'
Minimum Rear Yard Setback Adjacent to a Street (4)	20'	20'
Minimum Length of Driveway Pavement	30'	30'
Maximum Height ⁽³⁾	36'	36'
Minimum Area/Dwelling Unit (SF) (7)	3,000 SF	3,250 SF
Maximum Lot Coverage	40%	40%
Minimum Garage Parking Spaces	3	3

General Notes:

- 1: Lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may have the front lot width reduced by 20% as measured at the front property line and the rear lot width reduced provided that the lot width will be met at the *Front Yard* and *Rear Yard Building Setback*. Additionally, the lot depth on lots fronting onto curvilinear streets, cul-de-sacs and eyebrows may be reduced by up to ten (10) percent, but shall meet the minimum lot size for each lot type referenced in *Table 1*.
- 2: The location of the Front Yard Building Setback as measured from the front property line.
- 3: The *Maximum Height* shall be measured to the eave or top plate (*whichever is greater*) of the single-family home.
- 4: The location of the Rear Yard Building Setback as measured from the rear property line.
- 5: Sunrooms, porches, stoops, bay windows, balconies, masonry clad chimneys, eaves and similar architectural features may encroach beyond the *Front Yard Building Setback* by up to ten (10) feet for any property; however, the encroachment shall not exceed five (5) feet on *Side Yard Setbacks*. A sunroom is an enclosed room no more than 15-feet in width that has glass on at least 50% of each of the encroaching faces.
- 6: All *Corner Lots* that back to a lot that fronts onto the same street that the *Corner Lot* sides to (*i.e. a Keystone Lot*), shall have a side setback that is equal to the front setback of the fronting lot. In addition, no solid fence shall be situated within this setback.
- 7: Air-Conditioned Space.

- (4) Building Standards. All development shall adhere to the following building standards:
 - (a) <u>Masonry Requirement</u>. The minimum masonry requirement for the exterior façade of all buildings shall be 100.00% (excluding dormers and walls over roof areas). For the purposes of this ordinance, the masonry requirement shall be limited to full width brick, natural stone, and cast stone. Cementitious fiberboard (e.g. HardiBoard or Hardy Plank) in a horizontal lap-siding, board-and-batten siding, or a decorative pattern (see examples below) may be used for up to 80.00% of the masonry requirement; however, administrative approval from the Director of Planning and Zoning may be requested for housing plans that utilize cementitious fiberboard in excess of 80.00% of the masonry requirement on a case-by-case basis.

FIGURE 1: EXAMPLES OF CEMENTITIOUS FIBERBOARD





FIGURE 2: EXAMPLES OF BOARD AND BATTEN





FIGURE 3: EXAMPLES OF BRICK





Exhibit 'D':Density and Development Standards

FIGURE 4: EXAMPLES OF HORIZONTAL LAP





- (b) <u>Roof Pitch</u>. A minimum of an 8:12 roof pitch is required on all structures with the exception of dormers, sunrooms and porches, which shall have a minimum of a 4:12 roof pitch.
- (c) <u>Garage Orientation and Garage Doors</u>. This development shall adhere to the following garage design and orientation requirements:
 - (1) All lots as depicted in *Exhibit 'B'* may be oriented in a swing (*i.e. traditional swing or j-swing*), side entry, or recessed front entry garage configurations as defined in Article 13, *Definitions*, of the Unified Development Code (UDC). In a swing garage configuration, a second (*single or double*) garage door facing the street is permitted if it is behind the width of the double garage door in the swing configuration. Side entry garage configurations shall require a minimum driveway width of 20-feet.
 - (2) All garage configurations not conforming to the aforementioned garage configurations shall meet the requirements stipulated by Article 06, *Parking and Loading*, of the Unified Development Code (UDC). In addition, all garage configurations shall have upgraded finishes that consist of the following architectural elements: [1] coach lighting, [2] decorative wood doors or wood overlays on insulated metal doors, [3] include two (2) of the upgraded or enhanced finishes from *Figured 6 & 7* below, and [4] driveways that are constructed with ornamental stamped concrete brick pavers, stained finished, or salt finished. [see *Figures 5 7* for examples of the aforementioned garage and driveway features].

Exhibit 'D': Density and Development Standards

FIGURE 5. EXAMPLE OF COACH LIGHTING



FIGURE 6: EXAMPLES OF UPGRADED OR ENHANCED FINISHES









DIVIDED BAYS

CARRIAGE HARDWARE CEDAR CLADDING

ORNAMENTAL PAVING

FIGURE 7: EXAMPLES OF UPGRADED GARAGES



Density and Development Standards

(5) <u>Anti-Monotony Restrictions</u>. The development shall adhere to the Anti-Monotony Matrix depicted in *Table 3* below (for minimum spacing requirements for the same or similar homes see Figures 8 & 9 below); however, only one (1) home per 25 homes may utilize the same or a similar building elevation that does <u>not</u> meet the requirements of Subsection (5)(b) below.

TABLE 3: ANTI-MONOTONY MATRIX

Lot Type	Minimum Lot Size	Elevation Features
Α	100' x 200'	(1), (2), (3), (4), (5)
В	150' x 250'	(1), (2), (3), (4), (5)

- (a) Identical brick blends or paint colors may not occur on adjacent (*side-by-side*) properties along any block face without at least five (5) intervening homes of differing materials on the same side of the street beginning with the adjacent property and six (6) intervening homes of differing materials on the opposite side of the street.
- (b) Front building elevations shall not repeat along any block face without at least five (5) intervening homes of differing appearance on the same side of the street and six (6) intervening homes of differing appearance on the opposite side of the street. The rear elevation of homes backing to open spaces or roadways shall not repeat without at least five (5) intervening homes of differing appearance. Homes are considered to have a differing appearance if any of the following four (4) items deviate:
 - (1) Number of Stories
 - (2) Permitted Encroachment Type and Layout
 - (3) Roof Type and Layout
 - (4) Articulation of the Front Façade
 - (5) Garage Orientation
- (c) Permitted encroachment (*i.e.* porches and sunroom) elevations shall not repeat or be the same along any block face without at least five (5) intervening homes of sufficient dissimilarity on the same side of the street beginning with the home adjacent to the subject property and six (6) intervening homes beginning with the home on the opposite side of the street.
- (d) Each phase of the subdivision will allow for a maximum of four (4) compatible roof colors, and all roof shingles shall be an architectural or dimensional shingle (3-Tab Roofing Shingles are prohibited).

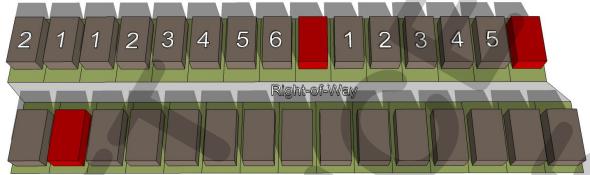
<u>FIGURE 8</u>: PROPERTIES LINE UP ON THE OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.



Exhibit 'D':

Density and Development Standards

<u>FIGURE 9</u>: PROPERTIES DO NOT LINE UP ON OPPOSITE SIDE OF THE STREET. WHERE RED IS THE SUBJECT PROPERTY.



- (6) <u>Fencing Standards</u>. All individual residential fencing and walls shall be architecturally compatible with the design, materials and colors of the primary structure on the same lot, adhere to the *Concept Plan* depicted in *Exhibit 'B'*, and meet the following standards:
 - (a) <u>Front Yard Fences</u>. Front yard fences shall be prohibited.
 - (b) <u>Wrought Iron/Tubular Steel</u>. All lots shall be required to install a wrought iron or tubular steel fence as depicted in the *Concept Plan* in *Exhibit 'B'* of this ordinance. Wrought iron/tubular steel fences shall be six (6) feet in height. In addition, lots located along the perimeter of roadways (i.e. SH-276 or a roadway larger than a Residential Street) shall provide masonry columns evenly spaced along the side and/or rear property line with columns not exceeding 45-foot centers -- that begin at the rear of the property line.
 - (c) <u>Corner Lots</u>. Corner lot fences (*i.e.* adjacent to the street) shall provide masonry columns evenly spaced along the side and/or rear property line with columns not exceeding 45-foot centers -- that begin at the rear of the property line. A six (6) foot wrought iron fence shall be required between the masonry columns along the side and/or rear lot adjacent to a street. The property owner shall be required to maintain both sides of the fence.
 - (d) <u>Fence in Easements</u>. No fencing shall be constructed in or across a franchise utility or the City of Rockwall's easements.
- (7) Landscape and Hardscape Standards.
 - (a) <u>Landscape</u>. Landscaping shall be reviewed and approved with the *PD Site Plan*. All Canopy/Shade Trees planted within this development shall be a minimum of four (4) caliper inches in size, all Accent/Ornamental/Under-Story Trees shall be a minimum of four (4) feet in total height, and all shrubs shall be a minimum of five (5) gallons.
 - (1) <u>Landscape Buffer Adjacent to SH-276</u>. A minimum of a 70-foot landscape buffer shall be provided along SH-276 (*outside of and beyond any required right-of-way dedication*), and shall incorporate ground cover, an undulating *built-up* berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. A meandering eight (8) foot trail shall be constructed within the 70-foot landscape buffer. All residential lots backing to SH-276 shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines in the landscape buffer.

Exhibit 'D':

Density and Development Standards

- (2) <u>Landscape Buffer Adjacent to Minor Collectors</u>. A minimum of a 30-foot landscape buffer shall be provided along SH-276 (outside of and beyond any required right-ofway dedication), and shall incorporate ground cover, an undulating built-up berm, and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 48-inches each. In addition, three (3) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. An eight (8) foot trail shall be constructed within the 30-foot landscape buffer. All residential lots backing to a *Minor Collector* shall also incorporate an additional row of evergreen shrubs adjacent to the wrought-iron fencing along the rear property lines in the landscape buffer.
- (3) <u>Landscape Buffer Adjacent to Amenity Center</u>. A minimum of a ten (10) foot landscape buffer shall be provided along the roadway adjacent to the amenity center. This landscape buffer shall incorporate ground cover and shrubbery along the entire length of the adjacent street frontage. In addition, one (1) canopy tree and one (1) accent tree shall be planted per 50-linear feet.
- (b) <u>Street Trees</u>. The Homeowner's Association (HOA) shall be responsible for the maintenance of all street trees and will be required to maintain a minimum of 14-feet vertical clearance height for any trees overhanging a public right-of-way. Street trees shall be planted a minimum of five (5) feet from public water, sanitary sewer and storm lines that are less than ten (10) inches in size, and ten (10) feet from public water, sanitary sewer, and storm lines that are ten (10) inches and greater. In addition, no street trees shall be allowed to be located within public right-of-way. All street trees shall be reviewed with the *PD Site Plan*.
- (c) <u>Residential Lot Landscaping</u>. Prior to the issuance of a Certificate of Occupancy (CO), any residential lots depicted on *Exhibit 'B'* shall be landscaped with a minimum of two (2), four (4) inch caliper canopy trees (as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]) within the front yard. In addition, corner lots shall be required to add a minimum of two (2), four (4) inch caliper canopy trees (as measured per Article 08, Landscape and Fence Standards, of the Unified Development Code [UDC]) within the side yard facing the street.
- (d) <u>Irrigation Requirements</u>. Irrigation shall be installed for all required landscaping located within detention areas, common areas, landscape buffers and/or open space. Irrigation installed in these areas shall be designed by a Texas licensed irrigator or landscape architect and shall be maintained by the Homeowner's Association (HOA).
- (e) <u>Hardscape</u>. Hardscape plans indicating the location of all sidewalks and trails shall be reviewed and approved with the *PD Site Plan*.
- (8) <u>Streets</u>. All streets (excluding drives, fire lanes and private parking areas) shall be built according to City street standards.
- (9) <u>Lighting</u>. Light poles shall not exceed 20-feet in total height (i.e. base and lighting standard). All fixtures shall be directed downward and be positioned to contain all light within the development area.
- (10) <u>Sidewalks</u>. All sidewalks adjacent to a street shall be a maximum of two (2) feet inside the right-of-way line and be five (5) feet in overall width; however, trails adjacent to residential

Exhibit 'D':

Density and Development Standards

lots -- as depicted in Exhibit 'C' of this ordinance -- shall be eight (8) feet in width and shall be permitted to extend up to two (2) feet outside the right-of-way, inside the residential lot, in a pedestrian access easement.

- (11) <u>Buried Utilities</u>. New distribution power-lines required to serve the <u>Subject Property</u> and the existing power-lines adjacent to SH-276 shall be placed underground, whether such lines are located internally or along the perimeter of the <u>Subject Property</u>, unless otherwise authorized by the City Council. Temporary power-lines constructed across undeveloped portions of the <u>Subject Property</u> to facilitate development phasing and looping may be allowed above ground, but shall not be considered existing lines at the time the area is developed, and if they are to become permanent facilities, such lines shall be placed underground pursuant to this paragraph. Franchise utilities shall be placed within a ten (10) foot public utility easement behind the sidewalk, between the home and the property line.
- (12) <u>On-Site Sewage Facilities</u>. Septic Systems are permitted pending conformance to the following standards:
 - (a) All Septic Systems shall be designed by a licensed On-Site Sewage Facility (OSSF) professional (e.g. licensed engineer, sanitarian, etcetera).
 - (b) A stamped and signed copy of the *Septic System* plans indicating the full limits of the septic field shall be submitted to the city at the time of building permit on a *lot-by-lot* basis.
 - (c) All Septic Systems shall be inspected and approved by the City's chosen inspector.
- (13) Open Space. The development shall consist of a minimum of 20.00% open space (or a minimum of 21.057 acres -- as calculated by the formula stipulated in the Comprehensive Plan), and generally conform to the Concept Plan contained in Exhibit 'B' of this ordinance. All open space areas (including landscape buffers) shall be included in the open space calculation, and maintained by the Homeowner's Association (HOA).
- (14) <u>Trails</u>. A minimum of an eight (8) foot concrete trail system shall be constructed generally in the same location as the trail system depicted in *Exhibit 'C'* of this ordinance.
- (15) <u>Amenities</u>. Amenities shall be constructed in generally the same area as depicted in *Exhibit* 'C' of this ordinance. In addition, the proposed amenity -- as depicted in *Exhibit* 'C' of this ordinance -- shall include at a minimum two (2) covered pickleball courts that generally conform to *Figure 10*. All amenities provided with this development shall be maintained by the Homeowner's Association (HOA). The final design and layout of the proposed amenities shall be approved with the *PD Site Plan*.

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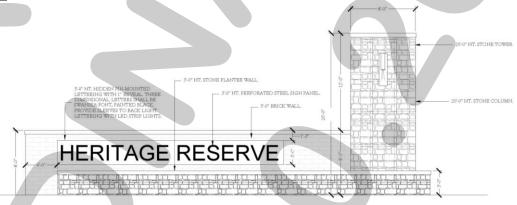
Exhibit 'D':Density and Development Standards

FIGURE 10: RENDERING OF THE PROPOSED COVERED PICKLEBALL COURTS.

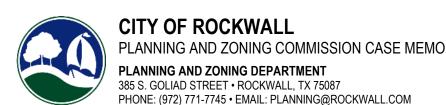


(16) <u>Neighborhood Signage and Enhancements</u>. Permanent subdivision identification signage shall be required at all major entry points for the proposed subdivision. Final design and location of any entry features shall be reviewed and approved with the *PD Site Plan*; however, the signage shall generally conform to *Figure 11* below. The developer shall provide enhanced landscaping areas at all entry points to the *Subject Property*. The final design of these areas shall be provided on the *PD Site Plan*.

FIGURE 11: THE PROPOSED SUBDIVISION SIGNAGE.



- (17) <u>Homeowner's Association (HOA)</u>. A Homeowner's Association (HOA) shall be created to enforce the restrictions established in accordance with the requirements of *Section 38-15* of the *Subdivision Regulations* contained within the Municipal Code of Ordinances of the City of Rockwall. The HOA shall also maintain all private neighborhood parks, trails, open space and common areas (*including drainage facilities*), floodplain areas, irrigation, landscaping, screening fences, parallel parking and neighborhood signage associated with this development. These areas are required to be delineated on the *PD Site Plan*.
- (18) <u>Variances</u>. The variance procedures and standards for approval that are set forth in the Unified Development Code (UDC) shall apply to any application for variances to this ordinance.



TO: Planning and Zoning Commission

DATE: September 30, 2025

APPLICANT: Hooman Sedaghat; *Buildeng, LLC*

CASE NUMBER: SP2025-032; Site Plan for 855 Whitmore Drive

SUMMARY

Discuss and consider a request by Hooman Sedaghat of Buildeng, LLC on behalf of Salvador Salcedo for the approval of a <u>Site Plan</u> for an <u>Office/Warehouse Building</u> on a 0.45-acre parcel of land identified as Lot 10, Block A, Municipal Industrial Park Addition, City of Rockwall, Rockwall County, Texas, being zoned Light Industrial (LI) District, addressed as 855 Whitmore Drive, and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on June 20, 1959 by *Ordinance No. 59-02* [Case No. A1959-002]. According to the January 3, 1972 zoning map the subject property was zoned Light Industrial (LI) District, which remains the zoning designation of the subject property today. In March of 1978, the subject property was platted establishing it as Lot 1, Block A, Municipal Industrial Park Addition. On March 19, 2007, the City Council approved a replat [Case No. P2007-008] that establish the subject property as Lot 8, Block A, Municipal Industrial Park Addition. On May 2, 2016, the City Council approved an additional replat [Case No. P2016-017] that establish the subject property as Lot 10, Block A, Municipal Industrial Park Addition. On November 14, 2023, the Planning and Zoning Commission denied a site plan request [Case No. SP2023-032] for an Office/Warehouse Building due to a recommendation of denial from the Architectural Review Board (ARB) and the failure to provide compensatory measures. On March 15, 2024 the applicant submitted a site plan request [Case No. SP2024-006] for a similar request, which was ultimately withdrawn on May 9, 2024. Following this withdraw, the applicant submitted a subsequent site plan request [Case No. SP2024-032] on June 14, 2024. On July 9, 2024, the Planning and Zoning Commission denied the site plan request due to the requested exception to the Off-Street Loading Dock screening requirements. The subject property has remained vacant since the time of annexation.

PURPOSE

On July 18, 2025, the applicant -- Hooman Sedaghat of Buildeng, LLC -- submitted an application requesting the approval of a <u>Site Plan</u> for the purpose of constructing an Office/Warehouse Building on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 855 Whitmore Drive. The land uses adjacent to the subject property are as follows:

North:

Directly north of the subject property is a vacant 1.747-acre tract of land (*i.e. Tract 24 of the R. Ballard Survey, Abstract No. 29*) zoned Light Industrial (LI) District. Beyond this is a vacant 1.83-acre tract of land (*i.e. Tract 14 of the R. Ballard Survey, Abstract No. 29*) zoned Light Industrial (LI) District. Following this is a 100-foot right-of-way owned by the *Union Pacific/Dallas Garland NE Railroad*. North of this is Phase 3 of the Park Place Subdivision, which consists of 85 residential lots and is zoned Planned Development District 59 (PD-59) for Single-Family 7 (SF-7) District land uses.

South:

Directly south of the subject property is Whitmore Drive, which is identified as a R2 (*i.e.* residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a vacant 15.7017-acre tract of land (*i.e.* Tract 20-1 of the A. Hanna Survey,

Abstract No. 99) zoned Light Industrial (LI) District. Following this is Justin Road, which is identified as a A4D (*i.e.* major arterial, four [4] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a vacant 0.96-acre parcel of land (i.e. Lot 11, Block A, Municipal Industrial Park Addition) zoned Light Industrial (LI) District. Beyond this is a 3.35-acre parcel of land (i.e. Lot 5, Block A, Municipal Industrial Park Addition) developed with a maintenance building for Rockwall County that is zoned Light Industrial (LI) District. Following this is Whitmore Drive, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

<u>West</u>: Directly west of the subject property is a 1.19-acre parcel of land (*i.e.* Lot 9, Block A, Municipal Industrial Park Addition) developed with a Bail Bond Service that is zoned Light Industrial (LI) District. Beyond this is T. L. Townsend Drive, which is identified as a A4D (*i.e.* major arterial, four [4] lane, divided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is a 13.368-acre parcel of land (*i.e.* Lot 2, Block A, Rockwall County Law Enforcement Center Addition) developed with the Rockwall County Detention Center, which is zoned Commercial (C) District and Light Industrial (LI) District.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, Land Use Schedule, of Article 04, Permissible Uses, of the Unified Development Code (UDC), an Office/Warehouse Building is a permitted by-right land use in a Light Industrial (LI) District. The submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Light Industrial (LI) District with the exception of the items noted in the Variances and Exceptions Requested by the Applicant section of this case memo. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	Zoning District Standards	Conformance to the Standards
Minimum Lot Area	12,500 SF	X=19,737 SF; In Conformance
Minimum Lot Frontage	100-Feet	X= 120.95-feet; In Conformance
Minimum Lot Depth	125-Feet	X=160-feet; In Conformance
Minimum Front Yard Setback	25-Feet	X>25-feet; In Conformance
Minimum Rear Yard Setback	10-Feet	X>10-feet; In Conformance
Minimum Side Yard Setback	15-Feet	X>15-feet; In Conformance
Maximum Building Height	60-Feet	X=28.1-feet; In Conformance
Max Building/Lot Coverage	60%	X=25.27%; In Conformance
Minimum Number of Parking Spaces	1 Parking Space/300 SF (Office) 1 Parking Space/500 SF (Light Manufacturing) Total: 11 Parking Spaces	X=11; In Conformance
Minimum Landscaping Percentage	15%	X=44%; In Conformance
Maximum Impervious Coverage	90-95%	X=56%; In Conformance

TREESCAPE PLAN

The treescape plan provided by the applicant indicates a total of 40 caliper inches will be removed from the site during construction. Based on the landscape requirements, the applicant is providing 112 caliper inches of canopy trees on site, which will satisfy the required tree mitigation.

CONFORMANCE WITH THE CITY'S CODES

The applicant is requesting to construct an *Office/Warehouse Building* on the subject property. According to Subsection 02.02(J)(7), *Wholesale, Distribution and Storage Land Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), a Warehouse/Distribution Center is defined as a "... building used primarily for the storage and distribution of goods, merchandise, supplies, and equipment including wholesalers which display, sell, and distribute merchandise to business representatives for resale ..." In addition, Subsection 02.02(D)(2), *Office and Professional Uses*, of Article 13, *Definitions*, of

the Unified Development Code (UDC), an *Office Building* is defined as a "...(a) facility that provides executive, management, administrative, or professional services ... but not involving the sale of merchandise except as incidental to a permitted use..." In this case, the applicant's request for an *Office/Warehouse Building* is permitted by right according to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

According to Subsection 05.01, Landscape Buffers, of Article 05, District Development Standards, of the Unified Development Code (UDC), "(a) minimum of a ten (10) foot wide landscape buffer shall be required along the entire length of any non-residential lot that abuts a public right-of-way ..." and all buffers shall incorporate a berm, and one (1) canopy tree and one (1) accent tree per 50-linear feet of frontage. In this case, the applicant is incorporating the required shrubs and berm; however, they are not providing the required canopy and accent trees. Given this, staff has included a condition of approval that requires the applicant to provide a landscape plan to staff that conforms to the landscape buffer requirements prior to the acceptance of civil engineering plans.

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

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following exceptions:

- (1) Off-Street Loading Docks. According to Subsection 1.05, Screening Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), "(o)ff-street loading docks must be screened from all public streets, any residential zoning district or residentially used property, and any parks and open space that abuts or is directly across a public street or alley from the subject property. The screening must be at least six (6) feet in height and shall be provided by using a masonry wall (excluding tilt wall or concrete masonry units [CMU] unless integral to the buildings design and otherwise approved by the Planning and Zoning Commission) and Canopy Trees on 20-foot centers." In this case, the proposed building elevations indicate two (2) loading docks facing directly onto Whitmore Drive. In addition, the applicant has not proposed any screening methods. This will require an exception from the Planning and Zoning Commission.
- (2) <u>Articulation</u>. According to Subsection 01.05, General Industrial District Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), all industrial buildings shall meet the primary and secondary articulation requirements outlined in Figure 13, Industrial Building Articulation Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC). In this case, the primary façade facing onto Whitmore Drive, does <u>not</u> meet the primary articulation standards. This will require and <u>exception</u> from the Planning and Zoning Commission.

According to Subsection 09, Exceptions and Variances, of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant variances and exceptions to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship. In addition, the code requires that the applicant provide compensatory measures that directly offset the requested variances and exceptions. At this time the applicant is <u>not</u> proposing any compensatory measures. Staff should note that the previous submittal was denied due to the requested off-street loading dock screening exception that also did not have compensatory measures. In addition, in the previous case has one (1) bay door facing the street and one (1) bay door on the side. In this case, both bay doors now face the street. That being said, requests for exceptions and variances to the General Standards and Engineering Standards of Design and Construction are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (e.g. six [6] out of the seven [7] commissioners) -- with a minimum of four (4) votes in the affirmative -- is required for the approval of a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the <u>Central District</u>. The <u>Central District</u> "...is composed of a wide range of land uses that vary from single-family to industrial." The Future Land Use Map contained in the OURHometown Vision 2040 Comprehensive Plan, indicates that the subject property should be developed with industrial land uses. In this case, the applicant is proposing an <u>Office/Warehouse Building</u>. Based on this, the applicant's land use appears to conform with the Comprehensive Plan; however, Chapter 09, Non-Residential, of the OURHometown Vision 2040 Comprehensive Plan states that staff should "... encourage high quality and inspiring architecture throughout the City..." The OURHometown Vision 2040 Comprehensive Plan goes on to state that "(I)ong, blank wall facades on all nonresidential buildings should be subdivided with vertical breaks - or 'articulated' in architectural terms --, and architectural elements should be incorporated to reflect a scale and rhythm that is more traditional of a small-town." In this case, the applicant is requesting exceptions to building articulation and off-street loading dock screening requirements and has failed to provide any relief to the proposed building. The lack of design appears to conflict with the goals for non-residential buildings contained in the Comprehensive Plan. Based on this the applicant's proposal <u>does not</u> appear to meet the vision of the Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On July 29, 2025, the Architectural Review Board (ARB) reviewed the proposed building elevations and made the recommendations that the bay doors be moved to the side or rear of the building, and to include additional store front glass on the front of the building. The applicant has <u>not</u> incorporated the requested changes. The Architectural Review Board (ARB) will review the updated building elevations prior to the <u>September 30, 2025</u> and provide a recommendation to the Planning and Zoning Commission.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's <u>Site Plan</u> for the construction of an Office/Warehouse Building on the subject property, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans; and,
- (2) A Landscape Plan conforming to the landscape buffer requirements shall be submitted and approved by staff prior to the acceptance of civil engineering plans; and,
- (3) Any construction resulting from the approval of this <u>Site Plan</u> 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.



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DEVELOPMENT APPLICATION

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

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:

	Rockwall, Texas 75087	CITY ENGINEER		ALL STOPPING	
PLEASE CHECK THE AF	PPROPRIATE BOX BELOW TO INDICATE THE TYPE (OF DEVELOPMENT REQUEST [S	ELECT ONLY ONE BOX	():	
☐ PRELIMINARY PL ☐ FINAL PLAT (\$300.00 ☐ REPLAT (\$300.00 ☐ AMENDING OR M ☐ PLAT REINSTATE SITE PLAN APPLICA DV SITE PLAN (\$250.00)	100.00 + \$15.00 ACRE) 1 AT (\$200.00 + \$15.00 ACRE) 1 0.00 + \$20.00 ACRE) 1 + \$20.00 ACRE) 1 INOR PLAT (\$150.00) MENT REQUEST (\$100.00)	ZONING APPLICATION F ZONING CHANGE (\$20) SPECIFIC USE PERMIT PD DEVELOPMENT PL OTHER APPLICATION FE TREE REMOVAL (\$75.1) VARIANCE REQUEST/ NOTES: I'N DETERMINING THE FEE, PLE PER ACRE AMOUNT, FOR REQUEST/ A \$1,000.00 FEE WILL BE ADD INVOLVES CONSTRUCTION WITH PERMIT.	00.00 + \$15.00 ACRE) 1 T (\$200.00 + \$15.00 AC ANS (\$200.00 + \$15.00 EES: 00) SPECIAL EXCEPTIONS ASE USE THE EXACT ACREAC STS ON LESS THAN ONE ACRE SED TO THE APPLICATION F	ACRE) 1 6 (\$100.00) 2 6 WHEN MULTIPLYING BY 1, ROUND UP TO ONE (1) ACRE FOR ANY REQUEST	CRE. THAT
PROPERTY INFOR	RMATION [PLEASE PRINT]				
ADDRESS	855 E Whitmore Dr			A Property	
SUBDIVISION	Municipal Ind Park		от 10	BLOCK A	
GENERAL LOCATION					
ZONING, SITE PLA	AN AND PLATTING INFORMATION [PLEAS	SE PRINT]			
CURRENT ZONING	light Industrial	CURRENT USE			
PROPOSED ZONING	light Industrial	PROPOSED USE			
ACREAGE	0.45 acres LOTS CURRENT	0.45 acres	LOTS [PROPOSED]	0.45 acr	es
SITE PLANS AND P REGARD TO ITS API RESULT IN THE DEN	LATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE T PROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF IIAL OF YOUR CASE.	HAT DUE TO THE PASSAGE OF <u>HI</u> STAFF'S COMMENTS BY THE DATE	<u>B3167</u> THE CITY NO LOF PROVIDED ON THE DEV	NGER HAS FLEXIBILIT VELOPMENT CALENDA	Y WITH AR WILL
OWNER/APPLICAN	NT/AGENT INFORMATION [PLEASE PRINT/CH	ECK THE PRIMARY CONTACT/ORIG	INAL SIGNATURES ARE	REQUIRED]	
□ OWNER	Salvador Salcedo	□ APPLICANT Q	vildena	LLC	TIME
CONTACT PERSON	Salvador Salcedo	CONTACT PERSON H	0 -	edaghat	
ADDRESS	210 Cedar Tree In		663 San fe	/	
OLTY OTATE A TIP		St	unit 46		~
CITY, STATE & ZIP PHONE			pustan, 7	× 1/05	1
E-MAIL		PHONE E-MAIL			
AOTABY VEDICA	ATION (REQUIRED)		_	Ų.	
SEFORE ME, THE UNDERSK	N TON [REQUIRED] GNED AUTHORITY, ON THIS DAY PERSONALLY APPEARE! I ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE	Salvador Salced	10 [OWNER]	THE UNDERSIGNED	, WHO
	M THE OWNER FOR THE PURPOSE OF THIS APPLICATION; AL TO COVER THE COST OF THIS APPLICATION, HA BY SIGNING THIS APPLICATION, I AGRE	S BEEN PAID TO THE CITY OF ROCKW E THAT THE CITY OF ROCKWALL (LE	ALL ON THIS THE	AND PERMITTED TO P	DAY OF
NFORMATION CONTAINED V UBMITTED IN CONJUNCTION	MITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS I WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSO	ALSO AUTHORIZED AND PERMITTE	D TO REPRODUCE ANY	COPYRIGHTED INFORI	WATION
IVEN UNDER MY HAND AN	D SEAL OF OFFICE ON THIS THE 13 DAY OF JULY	<u>1e</u> 20 <u>25</u>	Not My	HERESA L. MOSS ary ID #130926177 Commission Expires ecember 8, 2028	

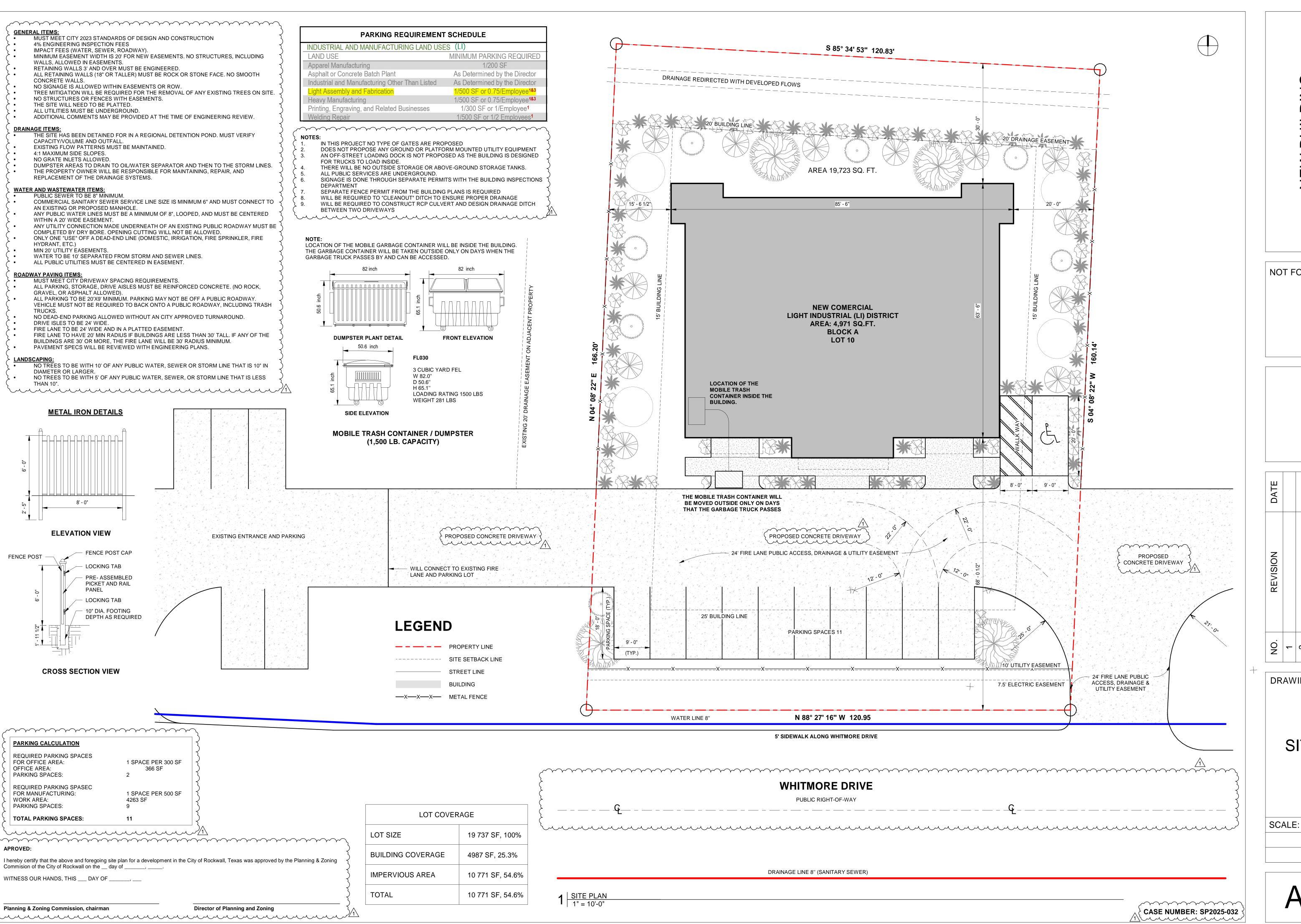




City of Rockwall Planning & Zoning Department 385 S. Goliad Street

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





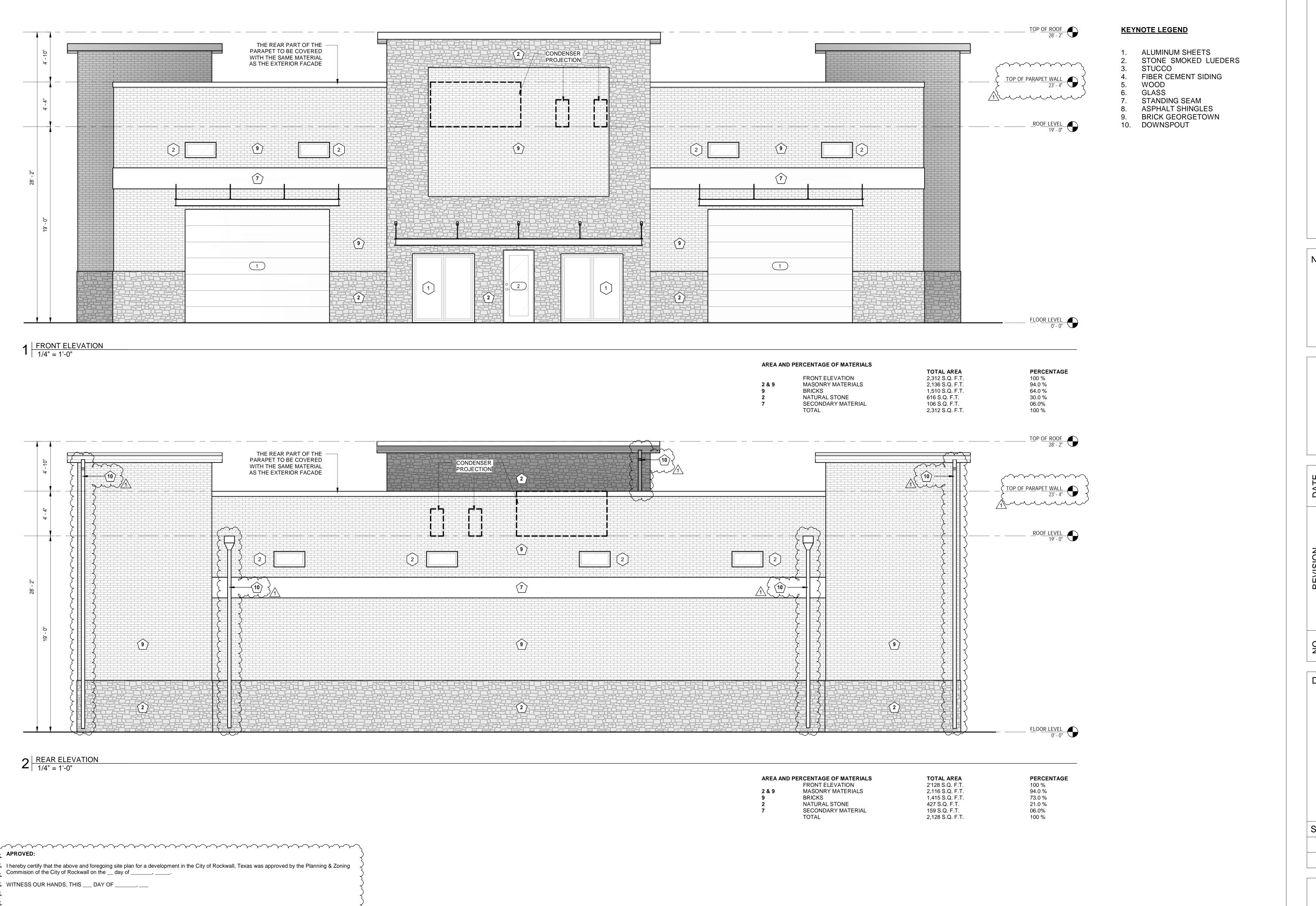
NOT FOR CONSTRUCTION

- | 2 | 8 | 4 | 5 | 6 | 7 | 8

DRAWING TITLE:

SITE PLAN

As indicated



Planning & Zoning Commission, chairman

Director of Planning and Zoning

NEW BUILDING 855 Whitmore Dr, Rockwall, TX 75087

NOT FOR CONSTRUCTION

DRAWING TITLE:

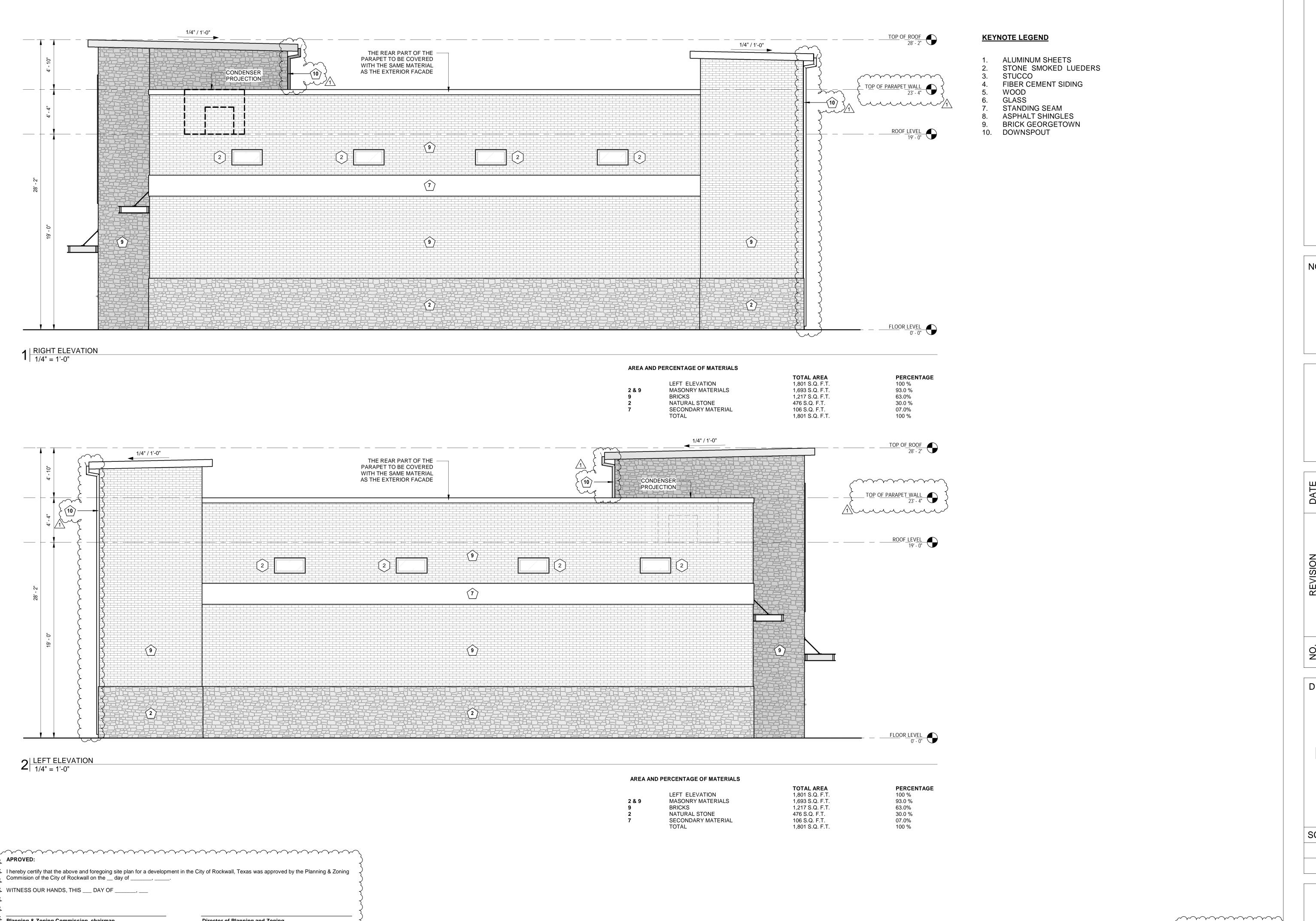
ELEVATIONS

SCALE:

CASE NUMBER: SP2025-032

1/4" = 1'-0"

A2.01



Planning & Zoning Commission, chairman

Director of Planning and Zoning

Whitmore Dr, Rockwall, TX 75087 **NEW BUILDING**

NOT FOR CONSTRUCTION

DRAWING TITLE:

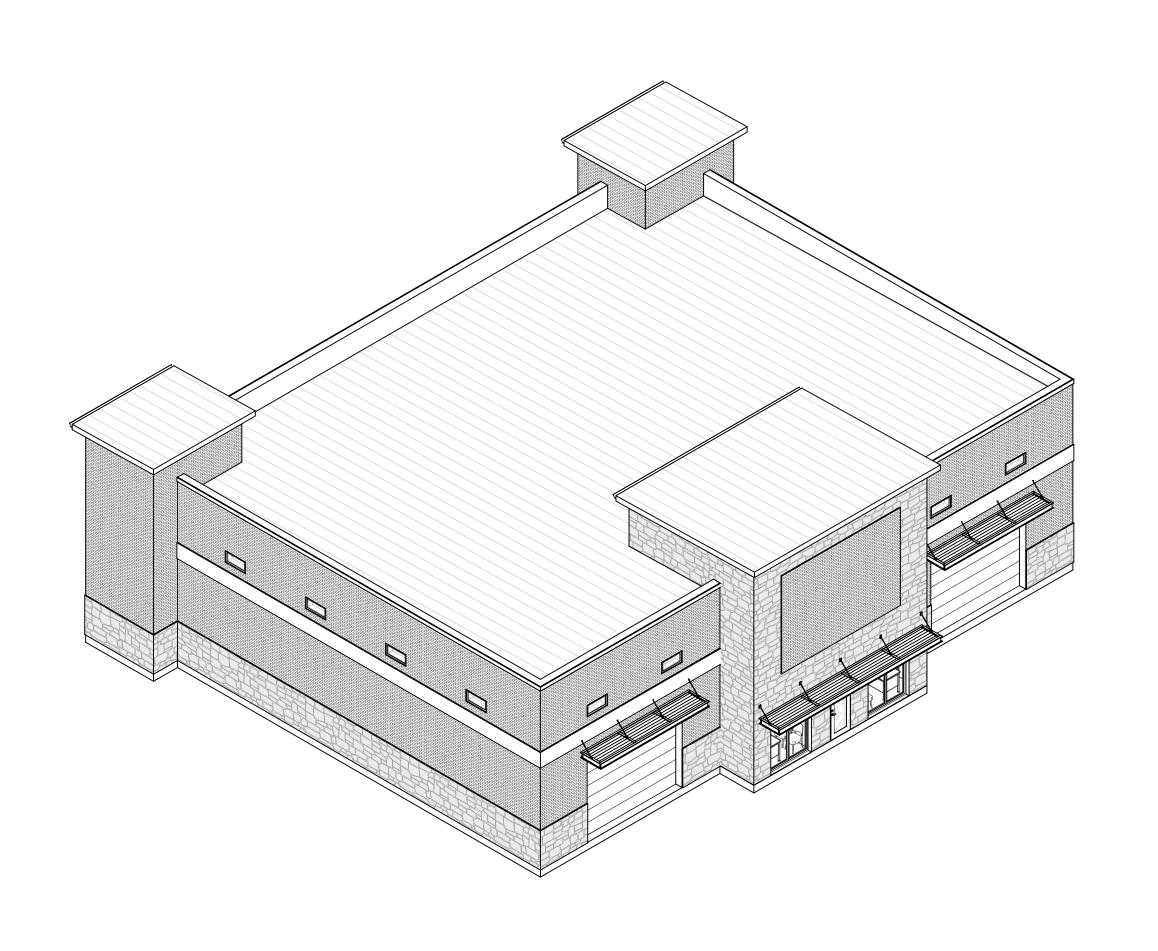
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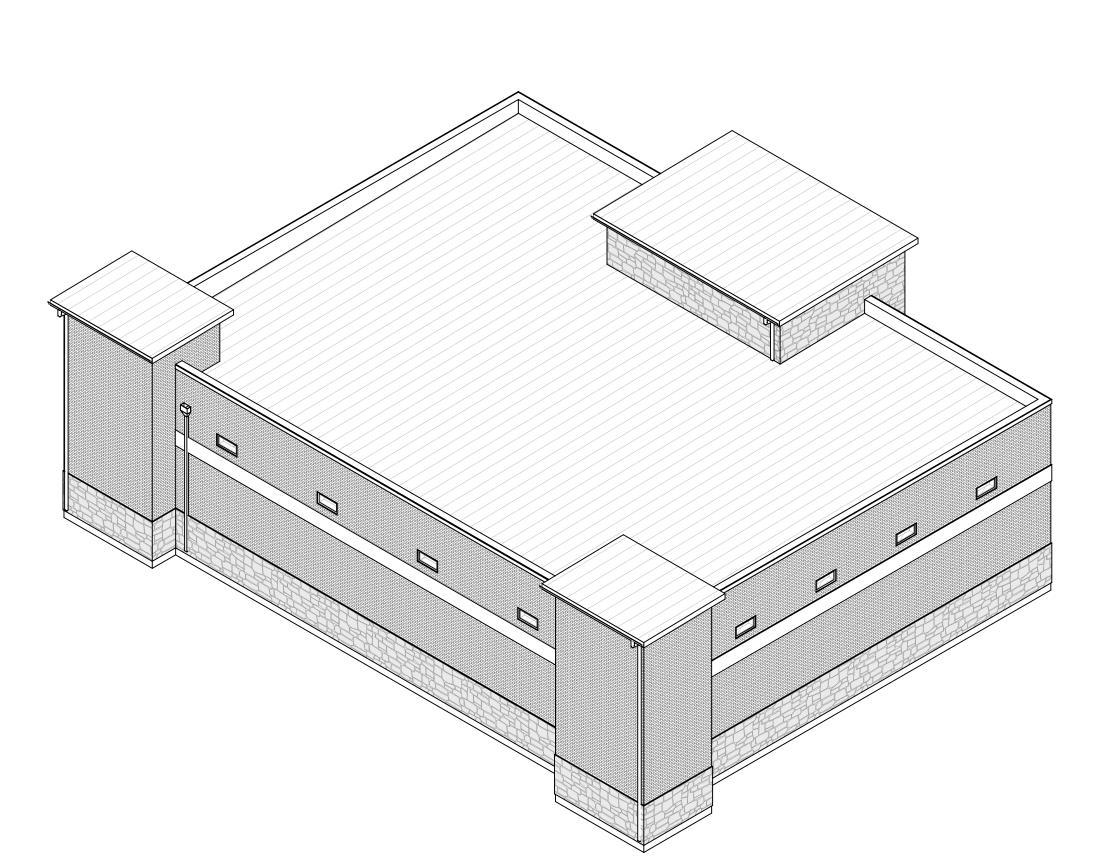
SCALE:

CASE NUMBER: SP2025-032

1/4" = 1'-0"



ISOMETRIC VIEW 1



APROVED:

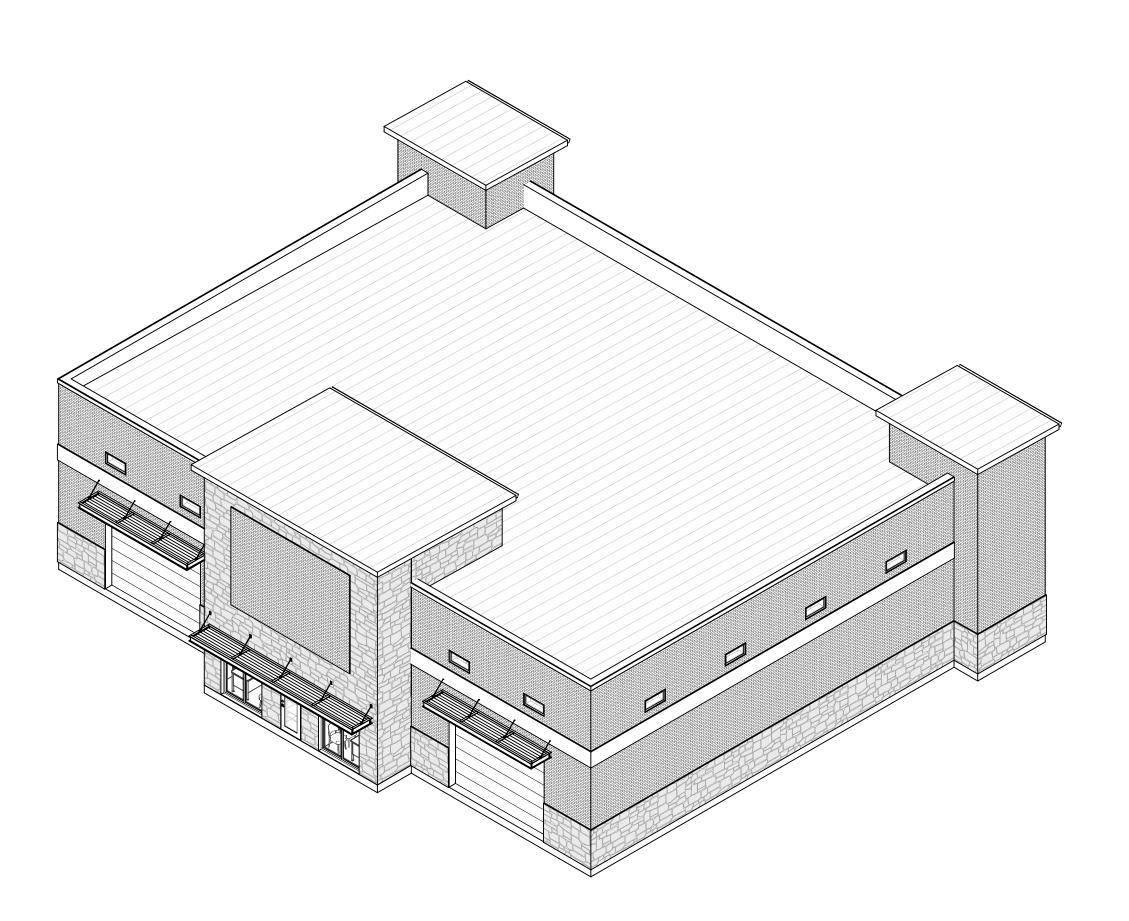
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning & Zoning Commission of the City of Rockwall on the __ day of ______, ____.

WITNESS OUR HANDS, THIS ___ DAY OF ______, ____

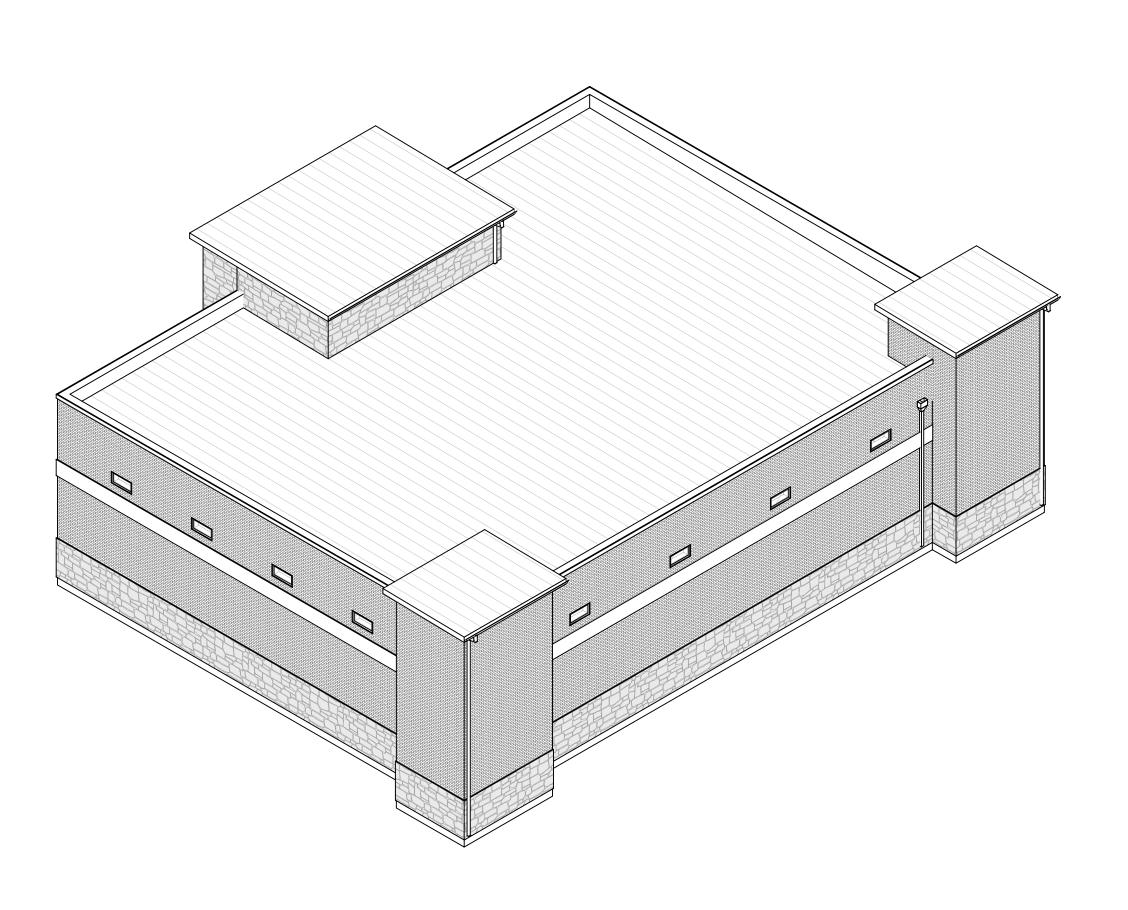
Director of Planning and Zoning

Planning & Zoning Commission, chairman

____ISOMETRIC VIEW 3



ISOMETRIC VIEW 2



ISOMETRIC VIEW 4

NEW BUILDING
355 Whitmore Dr, Rockwall,

NOT FOR CONSTRUCTION

DRAWING TITLE:

3D VIEWS

SCALE:

A9.01

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTINGA PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WTI THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETALS WITH THIS PROJECT, 2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO 3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.

- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +10. OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETALED INSTRUCTION
- ON TURF AREA AND PLANTING BED PREPARATION: CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS. AND CONSTRUCT ANO MAINTAN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL. REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRANACE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE, GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING. POTENTIAL.
- THELANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WIL BE NEEDED. TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOL AMENDMENTS TO BE ADDED (BASED NA SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISED.
- ENSURE THAT THE FINISH GRADE IN SHARE AREAS IMMEDIATELY ADJACENT TO LIS AND OTHER WALKING SURFACE, AFTER INSTALLING SOIL AMENDMENTS, 15 3" BELOW THE ADJACENT FINISH SURFACE. IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIVATELY 18* AWAY FROM THE WALES,
- ENSURE THAT THE FINISH GRADE IN SHARE AREAS IMMEDIATELY ADJACENT TO ALIS AND OTHER WALKING SURFACE, AFTER INSTALLING SOIL AMENDMENTS, 15 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE
- ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALK AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, 18 Y" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 19" AY

GRADING PLANS, AT APPROXIVATELY 18* AWAY FROM THE WALES,

SHOULD ANY CONFLICTS ANDIOR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL MMEDIATELY BRING SUCH EMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OVNER.

4. ALLPLANTLOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTINO. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (E, MINIMUM PLANT QUANTTIES, PLANTING METHODS, TREE PROTECTION METHODS,

- THE LANDSCAPE CONTRACTOR 15 RESPONSIBLE FOR DETERMINING PLANT GUANTITIES: PLANT QUANTITES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND. THE PLANT QUANTITY AS SHOWIN ON THE PLAN (FOR INDIVIDUAL
- SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVALABLE, THE LANDSCAPE CONTRACTOR SHALL
- NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VA PROPER CHANNELS). THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS, OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE ONNERIOWNER'S. REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE.

5. THE CONTRACTOR SHALL MANTA THE LANDSCAPE IN A HEALTHY CONDITION FOR 50 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF. ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF TE MAINTENANCE PERIOD, SEE SPECIFICATIONS AND DETALS FOR FURTHER REQUIREMENTS.

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR. 2. THEIRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE. 3. ALLNON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.

4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE. 5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS 6. ALLIRRIGATION SHALL MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL'S UDC (SUBSECTION 05.04, OF ARTICLE

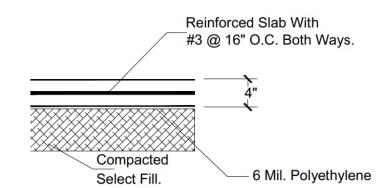
(A) PORTLAND CEMENT SHALL BE AS PER N.C.T.C.O.G. ITEM 303.2.2
(B) UP-TO 20% (BY WEIGHT) OF THE CEMENT CONTENT MAY BE REPLACED WITH TYPE C FLY ASH. FLY ASH REPLACEMENT SHALL BE 1.25 POUNDS PER 1.0 POUND OF CEMENT REDUCTION, ALSO REFER TO N.C.T.C.O.G. ITEM 303 (C) AGGREGATES SHALL BE AS PER N.C.T.C.O.G. ITEM 303.2.1. RIVER ROCK OR BLENDED AGGREGATES SHALL NOT BE

(D) MANUFACTURED SAND SHALL NOT EXCEED 20% OF THE TOTAL SAND CONTENT IN THE ONCRETE MIX DESICN. (E) CONCRETE FOR ALL PAVING AND CURBS WITHIN THE RIGHT-OF-WAY SHALL HAVE A MINIMUM 5 1/2 SACK/CUBIC YARD OF CEMENT CONTENT AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4.000 PSI WHEN TESTED AT THE AGE OF 28 DAYS. HAND PLACED CONCRETE SHALL HAVE A MINIMUM 6 1/2 SACK/CUBIC YARD OF CEMENT CONTENT AND MINIMUM COMPRESSIVE STRENGTH OF 4500 PSI.

(F) THE DESIGN ENGINEER SHALL APPROVE THE CONCRETE MIX DESIGN IN WRITING PRIOR TO USE (G) PAVEMENT CURBS SHALL BE POURED MONOLITHICALLY. PLEASE REFER TO N.C.T.C.O.G. ITEM. 303.5.2.4. (H) STAMP OR DIE PROJECT PAVING LIMITS INCLUDING ALL STREET INTERSECTIONS TO N.C.T.C.O.G. ITEM. 303.4.2.3 AND

DETAIL ON THIS SHEET. (I) THERE SHALL BE ZERO TOLERANCES FOR CONCRETE STRENGTH AND DEPTH. NO VARIANCES ARE ALLOWED. ANY AREAS OF (J) DEFICIENCY SHALL BE PROVED. REMOVED AND REPLACED. ALL CURBS AND GUTTERS SHALL BE POURED IN ONE COURSE, CONSTRUCTION CONCRETE SHALL BE PLACED IN FORMS ON COMPACTED, WETTED SUBGRADE AND SHALL BE TAMPED AND SPADED UNTIL MORTAR COVERS THE ENTIRE SURFACE. TAMPING AND SPADING OF NEWLY POURED CONCRETE SHALL BE GIVEN SPECIAL ATTENTION TO ENSURE ADEQUATE COMPACTION AND SURFACES FREE OF HONEYCOMBS.

PLEASE REFER TO ITEM 303.5.8 AND 303.2.12.1.1 OF THE N.C.T.C.O.G. SPECIFICATIONS THE CONTRACTOR SHALL USE A WHITE PIGMENTED UQUID CURING COMPOUND AS PER N.C.T.C.O.G. ITEM 303.5.8. AND 303.2.12.1.1





WITNESS OUR HANDS, THIS ___ DAY OF _____, ___

REFERENCE CONCRETE

KEI EKENOE OOF	OKLIL	
MIX DESING	MASS PER M ³	C1-270- FA10-W165
CLINKER 1: CEM1	52.5R KG	270
FLY ASH (EN 450)	KG	10
WATER `	KG	162
SUPERPLASTICIZ	ER KG	2.8
RIVER SAND 0-2 r	nm KG	597
RIVER GRAVEL 2-	-8mm KG	446
RIVER GRAVEL 8-	·16mm KG	847
\M//		0.64

APROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning & Zoning Commision of the City of Rockwall on the __ day of _____, ____.

Planning & Zoning Commission, chairman **Director of Planning and Zoning**

LANDSCAPE STANDARDS

05.02 LANDSCAPE REQUIREMENTS LIGHT INDUSTRIAL (LI)

2,960 SQ.FT, (15%) TOTAL SITE AREA: LANDSCAPE AREA REQUIRED TOTAL SITE: 8,516 SQ.FT, (43%) LANDSCAPE PROVIDED, TOTAL SITE:

LOCATION OF LANDSCAPING:

A MINIMUM OF 100% OF THE TOTAL REQUIRED LANDSCAPING SHALL BE LOCATED IN FRONT OF AND ALONG THE SIDE OF BUILDINGS WITH STREET FRONTAGES 2,960 SQ.FT X 100% = 2,960 SQ.FT

LANDSCAPE AREAS IN FRONT & SIDES OF BUILDINGS:

MIN. SIZE OF AREAS

ALL REQUIRED LANDSCAPING SHALL BE NO LESS THAN FIVE (5) FEET WIDE AND BE A MINIMUM OF 25 SF IN AREA UNLESS IT IS WITHIN TEN (10) FEET OF A BUILDING ON THE SAME LOT.

DETENTION BASIN:

DETENTION BASINS SHALL BE LANDSCAPED IN A NATURAL MANNER USING GROUND COVER, GRASSES, SHRUBS, BERMS, AND ACCENT AND CANOPY TREES. THERE SHALL BE A MINIMUM OF ONE (1) CANOPY TREE PER 750 SF AND ONE (1) ACCENT TREE PER 1,500 SF OF

DETENTION AREA. 1.500 SQ. FT

LANDSCAPING.

3,960 SQ.FT, (46%)

PROPOSED DETENTION BASIN: CANOPY TREES REQUIRED: 2,960 SQ. FT. / 750 SQ. FT. = 2 CANOPY TREE CANOPY TREES PROVIDED: 2,960 SQ. FT. / 1,500 SQ. FT = 1 ACENT TREE ACCENT TREES REQUIRED: ACCENT TREES PROVIDED:

PARKING LOT LANDSCAPING

PARKING LOTS WITH MORE THAN TWO (2) ROWS OF PARKING SPACES (I.E. ONE [1] DRIVE ISLE WITH ROWS OF PARKING ON EITHER SIDE) SHALL HAVE A MINIMUM FOR FIVE (5%) PERCENT OR 200 SF OF LANDSCAPING -WHICHEVER IS GREATER -- IN THE INTERIOR OF THE PARKING LOT AREA. SUCH LANDSCAPING SHALL BE

COUNTED TOWARD THE TOTAL REQUIRED

PROPOSED PARKING AREA: REQ. PARKING AREA LANDSCAPING:

2,140 SQ. FT 60 SQ. FT. OR 200 SQ. FT. PROPOSED PARKING LOT LANDSCAPING:

> (1) LARGE CANOPY TREE FOR EVERY TEN (10) PARKING SPACES SHALL BE REQUIRED TO BE PLANTED INTERNAL TO THE PARKING AREAS. (3) NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO THE EDGE

TREES REQUIRED: TREES PROVIDED:

PARKING SPACES:

1 LARGE CANOPY TREE 3 LARGE CANOPY TREE

05.02 LANDSCAPE BUFFERS - NON-RESIDENTIAL REQ. ABUTTING A PUBLIC RIGHT-OF-WAY:

INDUSTRIAL/OFFICE/TECHNOLOGY LAND USES: 50-FEET ALL LANDSCAPE BUFFERS SHALL INCORPORATE GROUND COVER, A BUILT-UP BERM AND SHRUBBERY OR A COMBINATION THEREOF ALONG THE ENTIRE LENGTH OF THE FRONTAGE. BERMS AND SHRUBBERY SHALL EACH HAVE MINIMUM HEIGHT OF 30-INCHES AND A MAXIMUM HEIGHT OF 48-

4207" STREET FRONTAGE REQUIRED PLANTING: PROVIDED 10' BUFFER:

SHRUBS

FOUR (2) ACCENT TREES SHALL BE PLANTED PER 100-FEET OF LINEAR FRONTAGE ALONG THE PRIMARY ROADWAY.

BASED ON CITY OF ROCKWALL | UNIFIED DEVELOPMENT CODE

INCHES. IN ADDITION.

TWO (1) CANOPY TREES

	P	PLAN	T SCHEDU	LE		
CODE	TREE S	QTY	BOTANICAL / COMMON NAME	CAL.	CONT.	SIZE
QB		4	QUERCUS MACROCARPA / BUR OAK	4" CAL	CONT.	14' MIN
АМ		4	ACER SACCHARUM 'CADDO'/ CADDO MAPLE	4" CAL	CONT.	12' MIN
PA		13	PINUS ELDARICA /AFGHAN PINE	4" CAL	CONT.	12' MIN
AS	Thuman o what was a state of the state of th	8	ACER TRUNCATUM/ SHANTUNG MAPLE	4" CAL	CONT.	12' MIN
CODE	SHRUB S	QTY	BOTANICAL / COMMON NAME	CONTAI NER	SPACING	SIZE
ID		76	ILEX VOMITORIA 'NANA' / DWARF YAUPON HOLLY	5 GAL.	36" OC	24" MIN
JJ	*	74	JUNIPERUS SP. /JUNIPER	5 GAL.	36" OC	24" MIN
CODE	GROUND COVERS	<u>QTY</u>	BOTANICAL / COMMON NAME	CONT	SPACING	SIZE
СВ		8,516 SQ.FT	CYNODON DACTYLON / BERMUDA GRASS	SOND		

Equation for the calculation and sizing of wet ponds

WQv = water quality protection volume (acre-feet)

event is 1.5 inches. Therefore, WQv

Rv = volumetric runoff coefficient

A = total drainage area (acres)

WQv = 1.5 Rv A (1.2)

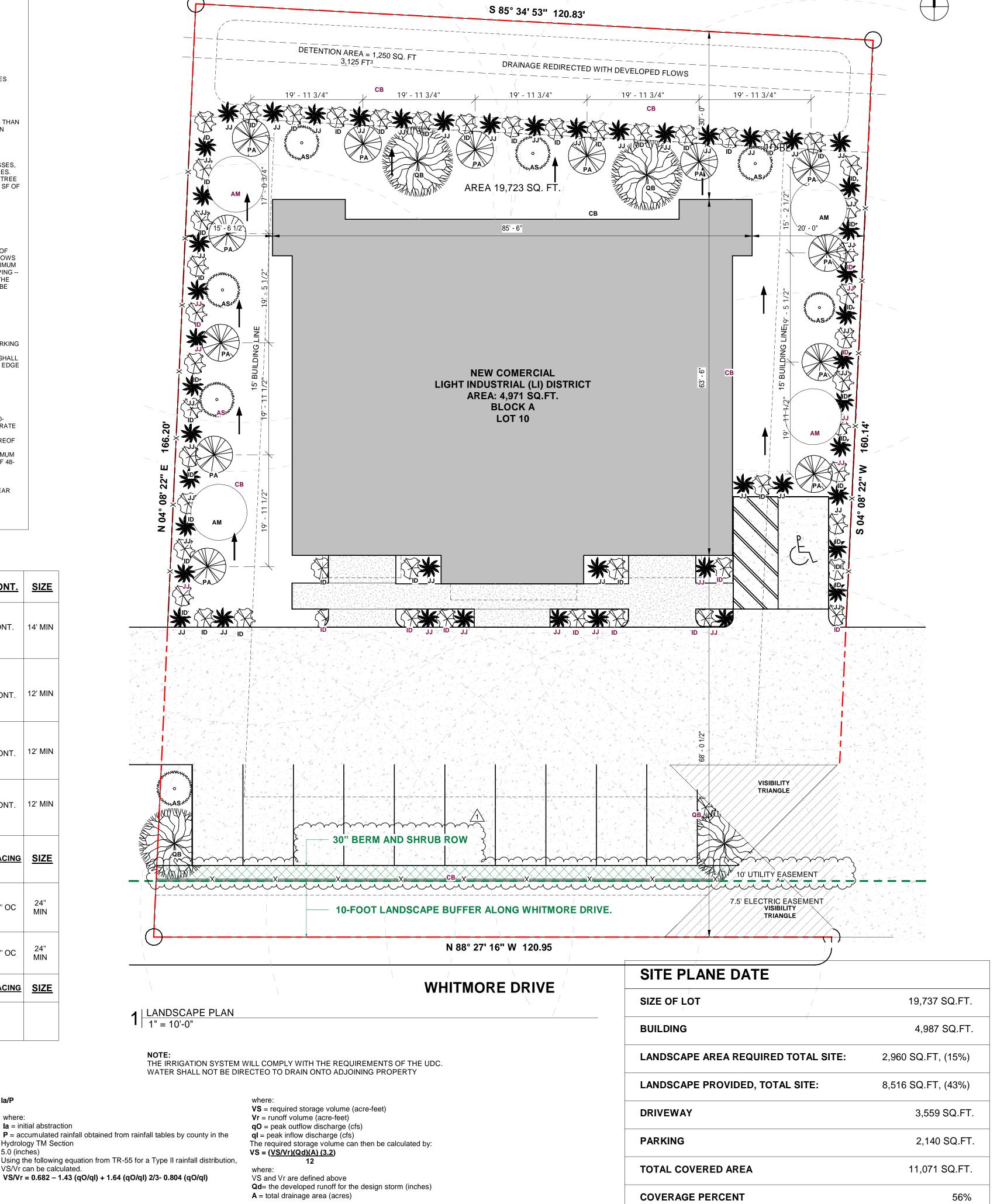
IA = 200/CN - 2

la = initial abstraction

CN = curve number

is calculated using the following formula:

For North Central Texas, the average 85th percentile annual rainfall



la = initial abstraction **P** = accumulated rainfall obtained from rainfall tables by county in the Hydrology TM Section 5.0 (inches)

VS/Vr can be calculated.

0 \Box \geq Š

NOT FOR CONSTRUCTION

- | 0 | 8 | 4 | 0 | 0 | 1 | 8

DRAWING TITLE:

LANDSCAPE PLAN

SCALE: As indicated

A5.01

CASE NUMBER: SP2025-032

TREE PROTECTION SPECIFICATIONS

MATERIALS

- " FABRIC: 4 FOOT HIGH ORANGE PLASTIC FENCING AS SHOWN ON THE PLANS AND SHALL BE WOVEN WITH 2 INCH MESH OPENINGS SUCH THAT IN 'AVERTICAL DIMENSION OF 23 INCHES ALONG THE DIAGONALS OF THE OPENINGS THERE SHALL BE AT LEAST 7 MESHES.
- POSTS: POSTS SHALL BE A MINIMUM OF 72 INCHES LONG AND STEEL T 'SHAPED WITH A MINIMUM WEIGHT OF
- 1.3 POUNDS PER LINEAR FOOT. TIE WIRE WIRE FOR ATTACHING THE FABRIC TO THE T-POSTS SHALL BE NOT LESS THAN NO. 12 GAUGE
- USED MATERIALS: PREVIOUSLY-USED MATERIALS, MEETING THE ABOVE REQUIREMENTS AND WHEN APPROVED BY THE OWNER, MAY BE USED.

CONSTRUCTION METHODS

- ALL TREES AND SHRUBS SHOWN TO REMAIN WITHIN THE PROXIMITY OF THE CONSTRUCTION SITE SHALL BE PROTECTED PRIOR TO BEGINNING ANY DEVELOPMENT ACTIVITY.
- EMPLOY THE SERVICES OF AN ISA (INTERNATIONAL SOCIETY OF 'ARBORICULTURE) CERTIFIED ARBORIST AND OBTAIN ALL REQUIRED PERMITS TO PRUNE THE EXISTING TREES FOR CLEANING, RAISING AND. THINNING, AS MAY BE REQUIRED.
- PROTECTIVE FENCING SHALL BE ERECTED OUTSIDE THE CRITICAL ROOT. ZONE (GR EQUAL TO FROM THE TRUNK FOR EVERY 1° OF DEH) AT LOCATIONS SHOWN IN THE PLANS OR AS DIRECTED BY THE LANDSCAPE ONSULTANT ANDIOR CITY ARBORIST, AND IN ACCORDANCE WITH THE. DETAILS SHOWN ON THE PLANS. FENCING SHALL BE MAINTAINED AND REPAIRED BY THE CONTRACTOR DURING SITE CONSTRUCTION. TREES
- IN CLOSE PROXIMITY SHALL BE FENCED TOGETHER, RATHER THAN INDIVIDUALLY. PROTECTIVE FENCE LOCATIONS IN CLOSE PROXIMITY TO STREET INTERSECTIONS OR DRIVES SHALL ADHERE TO THE APPLICABLE JURISDICTION'S SIGHT DISTANCE CRITERIA.
- THE PROTECTIVE FENCING SHALL BE ERECTED BEFORE SITE WORK COMMENCES AND SHALL REMAIN IN PLAGE DURING THE ENTIRE. CONSTRUCTION PHASE. THE INSTALLATION POSTS SHALL BE PLACED EVERY § FEET ON CENTER AND EMBEDDED TO 18 INCHES DEEP. MESH FABRIC SHALL BE ATTACHED TO THE INSTALLATION POSTS BY THE USE OF SUFFICIENT WIRE TIES TO SECURELY FASTEN THE FABRIC TO THE T-POSTS TO HOLD THE FABRIC INA 'STABLE AND UPRIGHT POSITION.
- WITHN THE CRZ. DO NOT CLEAR, FILL OR GRADE IN THE CRZ OF ANY TREE. DO NOT STORE, STOCKPILE OR DUMP ANY JOB MATERIAL, SOIL OR RUBBISH UNDER THE SPREAD OF
- DO NOT PARK OR STORE ANY EQUIPMENT OR SUPPLIES UNDER THE TREE CANOPY. DO NOT SET UP ANY CONSTRUCTION OPERATIONS UNDER THE TREE
- CANOPY (SUCH AS PIPE CUTTING AND THREADING, MORTAR MIXING, FAINTING OR LUMBER CUTTING). DO NOT NAIL OR ATTACH TEMPORARY SIGNS METERS, SWITCHES, IRES, BRACING OR ANY OTHER
- ONOT PERT RUNOFF FROM WASTE MATERIALS INCLUDING. SOLVENTS, CONCRETE WASHOUTS, ASPHALT TACK COATS (MC-30 OIL), ETC. TO ENTER THE CRZ. BARRIERS ARE TO BE PROVIDED TO. PREVENT SUCH RUNOFF SUBSTANCES FROM ENTERING THE CRZ WHENEVER POSSIBLE. INCLUDING IN AN AREA WHERE RAIN OR 'SURFACE WATER COULD CARRY SUCH MATERIALS TO THE ROOT
- ROUTE UNDERGROUND UTILITIES TO AVOID THE CRZ. IF DIGGING IS UNAVOIDABLE, BORE THE ROOTS, OR HAND DIG TO AVOID SEVERING THEM,
- WHERE EXCAVATION IN THE VICINITY OF TREES MUST OCCUR, SUCH AS FOR IRRIGATION INSTALLATION. PROCEED WITH CAUTION, AND USING HAND TOOLS ONLY.
- THE CONTRACTOR SHALL NOT GUT ROOTS LARGER THAN ONE INGH IN DIAMETER WHEN EXCAVATION OCCURS NEAR EXISTING TREES. ALL ROOTS LARGER THAN ONE INCH IN DIAMETER ARE TO BE CUT CLEANLY. FOR OAKS ONLY. ALL WOUNDS SHALL BE PAINTED WITH WOUND SEALER WITHIN 30 MINUTES
- REMOVE ALL TREES, SHRUBS OR BUSHES TO BE CLEARED FROM PROTECTED ROOT ZONE AREAS TREES DAMAGED OR KILLED DUE TO CONTRACTOR'S NEGLIGENCE DURING. CONSTRUCTION
- SHALL BE MITIGATED AT THE CONTRACTOR'S EXPENSE AND TO THE PROJECT OWNER'S AND LOCAL JURISDICTION'S SATISFACTION. ANY TREE REMOVAL SHALL BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO
- ITS REMOVAL, AND THE CONTRACTOR SHALL HAVE ALL REQUIRED PERMITS FOR SUCH COVER EXPOSED ROOTS AT THE END OF EACH DAY WITH SOIL, MULCH OR WET BURLAP.
- IN CRITICAL ROOT ZONE AREAS THAT CANNOT BE PROTECTED DUING CONSTRUCTION AND WHERE HEAVY TRAFFIC IS ANTICIPATED, COVER THE SOIL WITH EIGHT INCHES OF ORGANIC MULCH TO MINMIZE SOIL COMPACTION. THIS EIGHT INCH DEPTH OF MULGH SHALL BE MAINTAINED. THROUGHOUT CONSTRUCTION.
- WATER ALL TREES IMPACTED BY CONSTRUCTION ACTIVITIES, DEEPLY ONCE AWEEK DURING PERIODS OF HOT DRY WEATHER. SPRAY TREE CROWNS WITH WATER PERIODICALLY TO REDUGE DUST ACCUMULATION ON THE LEAVES.
- WHEN INSTALLING CONCRETE ADJAGENT TO THE ROOT ZONE OF A TREE, USE A PLASTIC VAPOR BARRIER BEHIND THE CONCRETE TO PROHIBIT LEACHING OF LIME INTO THE SOIL. CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL TREE PROTECTION FENCING WHEN ALL
- THREATS TO THE EXISTING TREES FROM CONSTRUCTION RELATED ACTIVITIES HAVE BEEN REMOVED.

TREE PROTECTION GENERAL NOTES

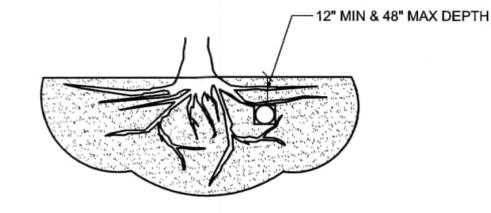
- PRIOR TO THE LAND CLEARING STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL CLEARLY MARK ALL PROTECTED TREES FOR WHICH A TREE REMOVAL PERMIT HAS NOT BEEN ISSUED AND SHALL ERECT BARRIERS FOR THE PROTECTION OF THE TREES ACCORDING TO THE FOLLOWING:
- AROUND AN AREA AT OR GREATER THAN A SIX-FOOT RADIUS OF ALL SPECIES OF MANGROVES AND PROTECTED CABBAGE PALMS:
- AROUND AN AREA AT OR GREATER THAN THE FULL DRIPLINE OF ALL PROTECTED NATIVE PINES; AROUND AN AREA AT OR GREATER THAN TWO-THIRDS OF THE DRIPLINE OF ALL OTHER PROTECTED
- NO PERSON SHALL ATTACH ANY SIGN, NOTICE OR OTHER OBJECT TO ANY PROTECTED TREE OR FASTEN ANY WIRES, CABLES, NAILS OR SCREWS TO ANY PROTECTED TREE IN ANY MANNER THAT COULD PROVE HARMFUL TO THE PROTECTED TREE, EXCEPT AS NECESSARY IN CONJUNCTION WITH ACTIVITIES IN THE PUBLIC INTEREST.
- DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT THE CLEANING OF EQUIPMENT OR MATERIAL WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OR ON THE NEARBY GROUND OF ANY TREE OR GROUP OF TREES WHICH IS TO BE PRESERVED. WITHIN THE OUTSIDE PERIMETER OF THE CROWN (DRIPLINE) OF ANY TREE OR ON NEARBY GROUND, THE CONTRACTOR SHALL NOT CAUSE OR PERMIT STORAGE OF BUILDING MATERIAL AND/OR EQUIPMENT, OR DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF THE TREE.
- NO PERSON SHALL PERMIT ANY UNNECESSARY FIRE OR BURNING WITHIN 30 FEET OF THE DRIPLINE OF A PROTECTED TREE
- ANY LANDSCAPING ACTIVITIES WITHIN THE BARRIER AREA SHALL BE ACCOMPLISHED WITH HAND LABOR.
- PRIOR TO ISSUING A CERTIFICATE OF OCCUPANCY OR COMPLIANCE FOR ANY DEVELOPMENT, BUILDING OR STRUCTURE, ALL TREES DESIGNATED TO BE PRESERVED THAT WERE DESTROYED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR WITH TREES OF EQUIVALENT DIAMETER AT BREAST HEIGHT TREE CALIPER AND OF THE SAME SPECIES AS SPECIFIED BY THE CITY ADMINISTRATOR, BEFORE OCCUPANCY OR USE, UNLESS APPROVAL FOR THEIR REMOVAL HAS BEEN GRANTED UNDER PERMIT.
- THE CITY ADMINISTRATOR MAY CONDUCT PERIODIC INSPECTIONS OF THE SITE DURING LAND CLEARANCE AND CONSTRUCTION.
- IF, IN THE OPINION OF THE CITY ADMINISTRATOR, DEVELOPMENT ACTIVITIES WILL SO SEVERELY STRESS SLASH PINES OR ANY OTHER PROTECTED TREE SUCH THAT THEY ARE MADE SUSCEPTIBLE TO INSECT ATTACK, PREVENTATIVE SPRAYING OF THESE TREES BY THE CONTRACTOR MAY BE REQUIRED.

TREE PROTECTION FENCE TO BE ERECTED IN LINE WITH ROOT PRUNING LIMITS, SEE DETAILS AND SPECIFICATIONS FOR TREE PROTECTION EXISTING GRADE FENCE REQUIREMENTS TRENCH (6" WIDE MAX.) 24" MIN DEPTH OR AS DETERMINED AT PRE-CONSTRUCTION MEETING.

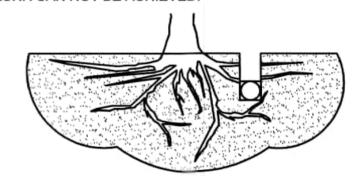
ROOT PRUNING DETAIL

TREES THAT ARE MARKED TO BE PRESERVED ON A SITE PLAN AND FOR WHICH UTILITIES MUST PASS TROUGH THEIR ROOT PROTECTION ZONES MAY REQUIRE TUNNELING AS OPPOSED TO OPEN TRENCHES. THE DECISION TO TUNNEL WILL BE DETERMINED ON A CASE BY CASE BASIS BY THE ENGINEER.

TUNNELS SHALL BE DUG THROUGH THE ROOT PROTECTION ZONE IN ORDER TO MINIMIZE ROOT DAMAGE.



TUNNEL TO MINIMIZE ROOT DAMAGE (TOP) AS OPPOSED TO SURFACE-DUG TRENCHES IN ROOT PROTECTION ZONE WHEN THE 5' MINIMUM DISTANCE FROM TRUNK CAN NOT BE ACHIEVED.

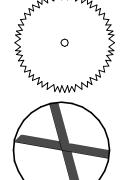


OPEN TRENCHING MAY BE USED IF EXPOSED TREE ROOTS DO NOT EXCEED 3" OR ROOTS CAN BE BENT BACK.

BORING THROUGH ROOT PROTECTION ZONE

NOTE: ALL TREE TRIMMING MUST BE APPROVED BY THE OWNER AND LOCAL JURISDICTION PRIOR TO COMMENCEMENT OF WORK. ALL TREE TRIMMING MUST BE DONE BY AN ISA CERTIFIED ARBORIST IN ACCORDANCE WITH LOCAL TREE PRESERVATION ORDINANCE.

EXISTING TREE LEGEND



EXISTING TREE OFF SITE

SPECIES

RED OAK

EXISTING TREE TO BE REMOVED

TREESCAPE PLAN SPRADSHEET

DISEASE

(Y/N)

PROTECT OR | TREE HEALTH

REMOVE

REMOVE

TREE MIGRATION SUMMARY

TOTAL MIGRATION REQUIRED: PROPOSED CODE REQUIRED TREES: 19" **BALANCE OF MITIGATION:** 14" 4" CAL. MITIGATION TREES (5) ON SITE 21"

CALIPER

19,737 SQ.FT. SIZE OF LOT 4,987 SQ.FT. BUILDING LANDSCAPE AREA REQUIRED TOTAL SITE: 2,960 SQ.FT, (15%) LANDSCAPE PROVIDED, TOTAL SITE: 8,516 SQ.FT, (43%) DRIVEWAY 3,559 SQ.FT. **PARKING** 2,140 SQ.FT. **TOTAL COVERED AREA** 11,071 SQ.FT.

COVERAGE PERCENT

A6.01

As indicated

- | 0 | 8 | 4 | 0 | 0 | 1 | 8

TREESCAPE

PLAN

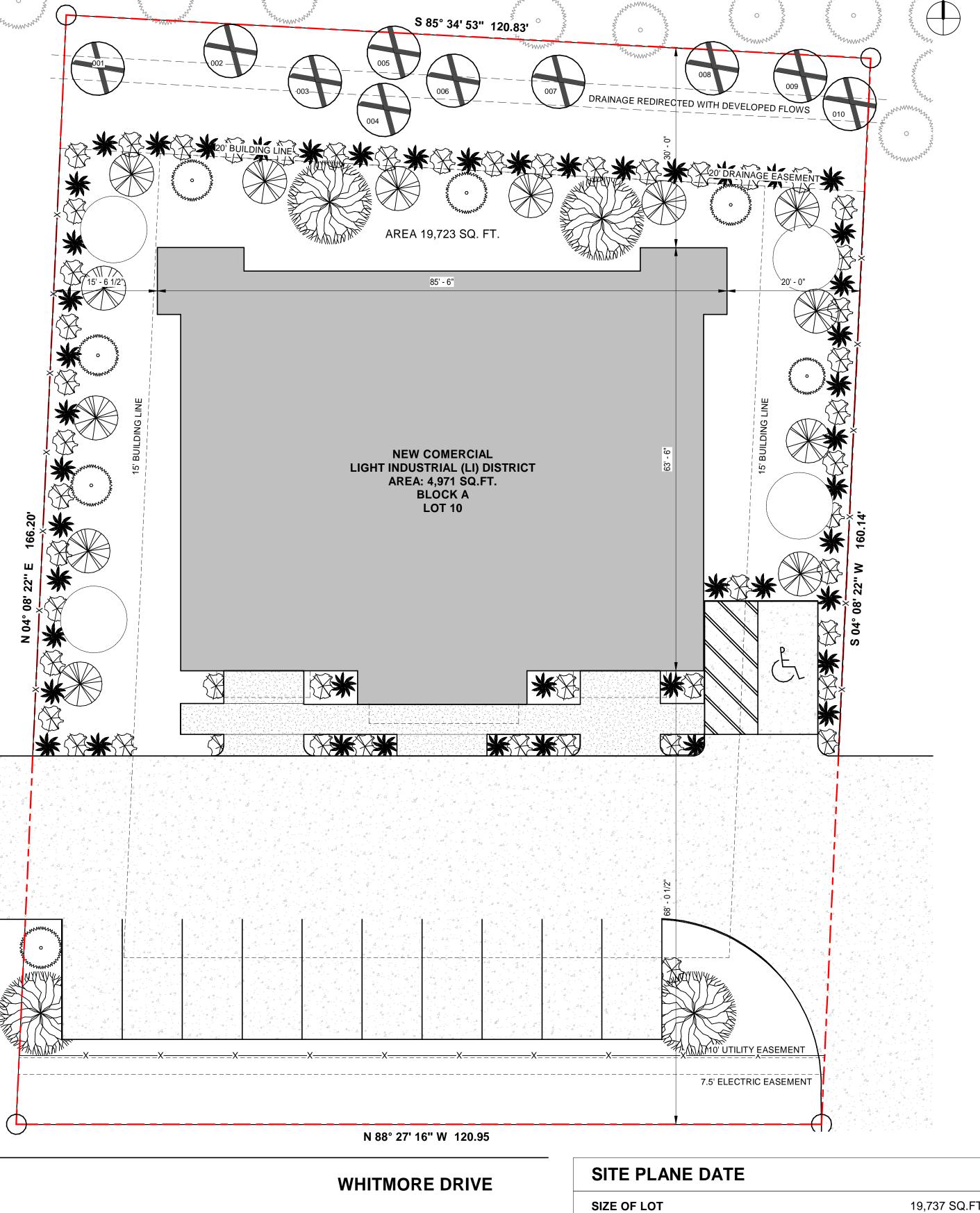
DRAWING TITLE:

SCALE:

56%

CASE NUMBER: SP2025-032

NOT FOR CONSTRUCTION



1 | TREESCAPE PLAN | 1" = 10'-0"

INSECT

(Y/N)

STRUCTURAL

TOTAL:

MITIGATION

REQUIRED

40"

γ

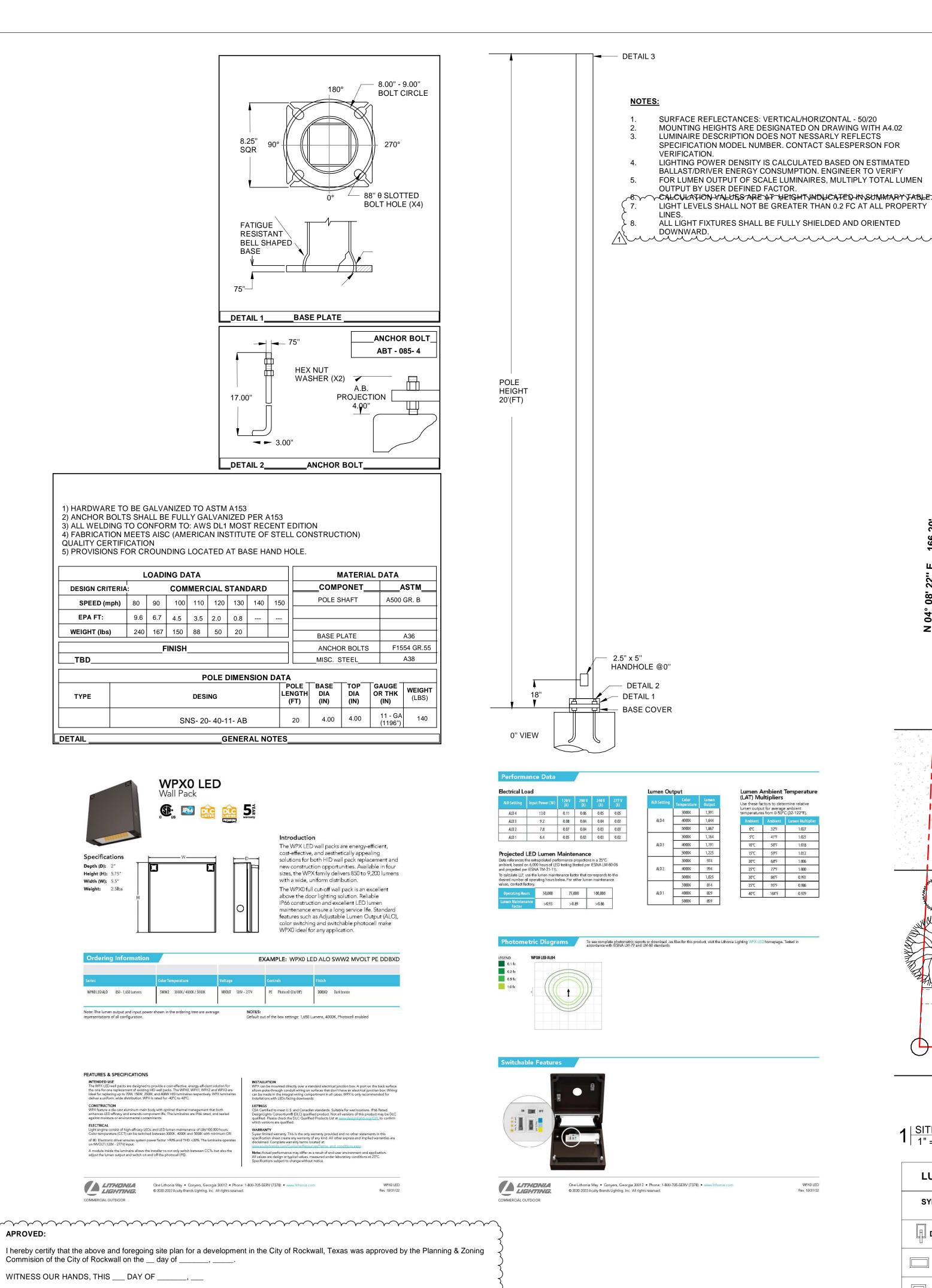
APROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning & Zoning Commision of the City of Rockwall on the __ day of _____, ____.

WITNESS OUR HANDS, THIS ___ DAY OF _____, ___

Planning & Zoning Commission, chairman

Director of Planning and Zoning



QUALITY CERTIFICATION

DESIGN CRITERIA:

Specifications

Depth (D): 2"

Height (H): 5.75"

Width (W): 5.5"

Weight: 2.5lbs

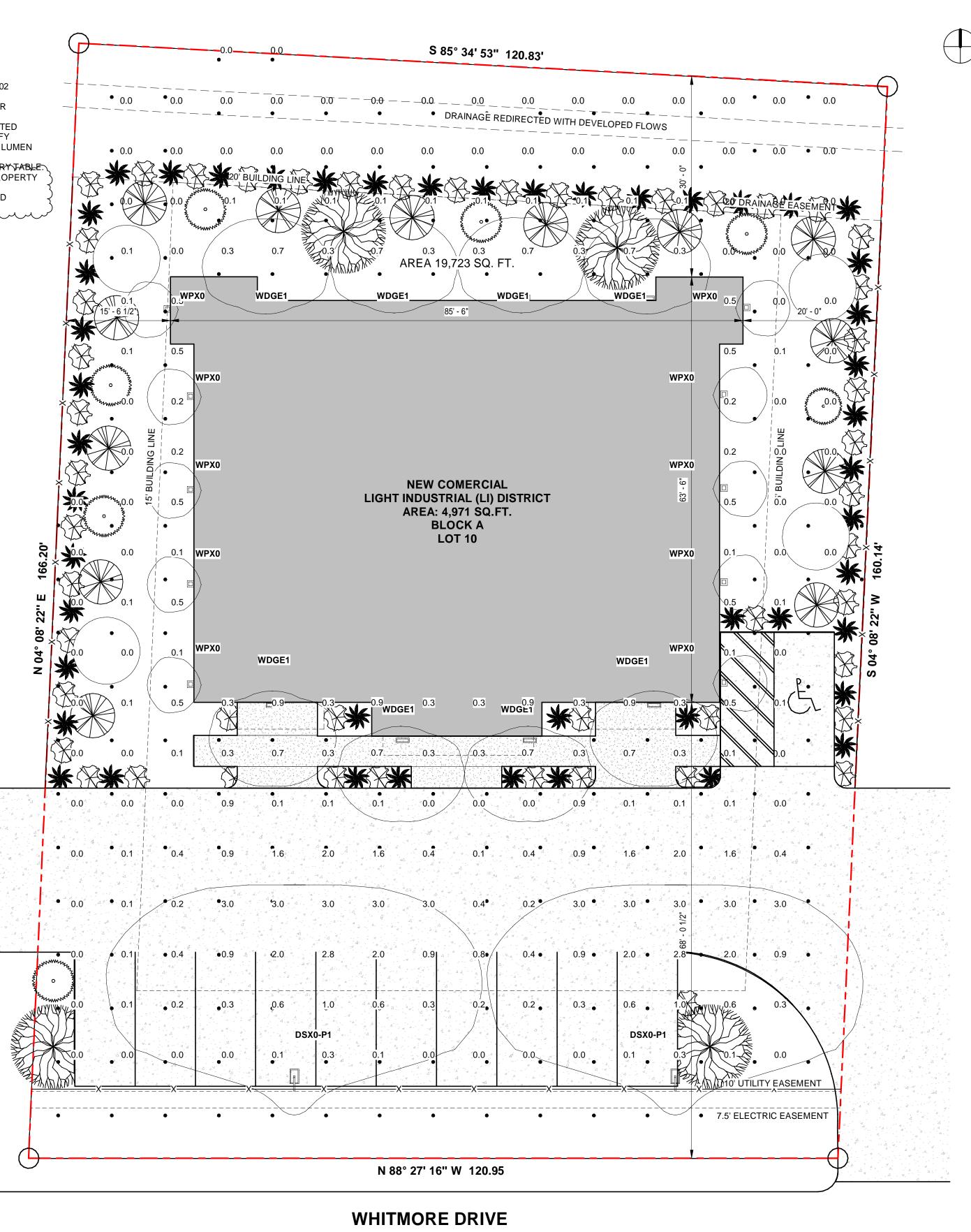
FEATURES & SPECIFICATIONS

Director of Planning and Zoning

APROVED:

Planning & Zoning Commission, chairman

TBD



1 | SITE PHOTOMETRICS PLAN **I** 1" = 10'-0"

LUMINAIF	RE SCHE	DULE						
SYMBOL	TYPE	QTY	MANUFACTURER / CATALOG NUMBER	TOTAL LUMEN OUTPUT	TOTAL INPUT WATTS	BALLAST FACTOR	LIGHT LOST FACTOR	USER DEFINED FACTOR
DSX0-P1	Р	2	2 DSX0 LED P6 40K 70CRI T3M MVOLT SPA NLTAIR2 PIRHN DDBXD / D-SERIES SIZE 0 LED AREA LUMINAIRE (LITHONIALIGHTING)	8,800	68.11	1.000	0.850	1.000
WDGE1	w	8	WDGE1 LED P2 40K 80CRI VF MVOLT SRM PE DDBXD / WDGE1 LED ARCHITECTURAL WALL SCONCE (LITHONIALIGHTING)	7,200	24	1.000	0.800	1.000
WPX0	w	10	WPX0 LED ALO SWW2 MVOLT PE DDBXD / WPX0 LED WALL PACK (LITHONIALIGHTING)	6,940	20	1.000	0.850	1.000

CASE NUMBER: SP2025-032

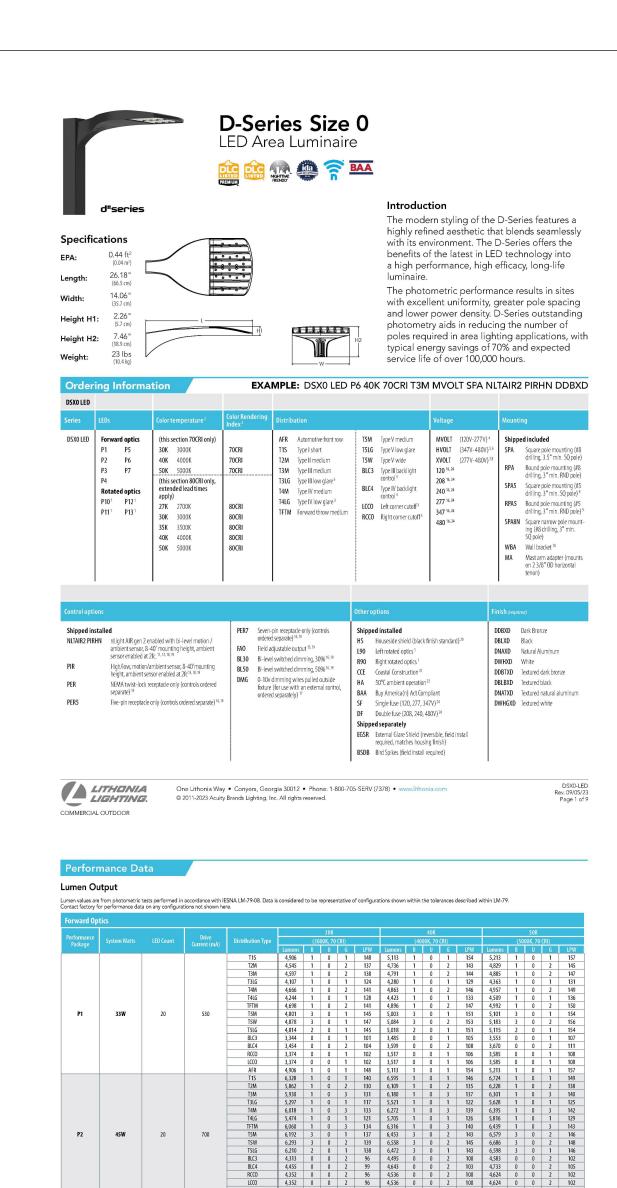
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NOT FOR CONSTRUCTION

DRAWING TITLE:

SITE PHOTO -METRICS & **DETAILS**

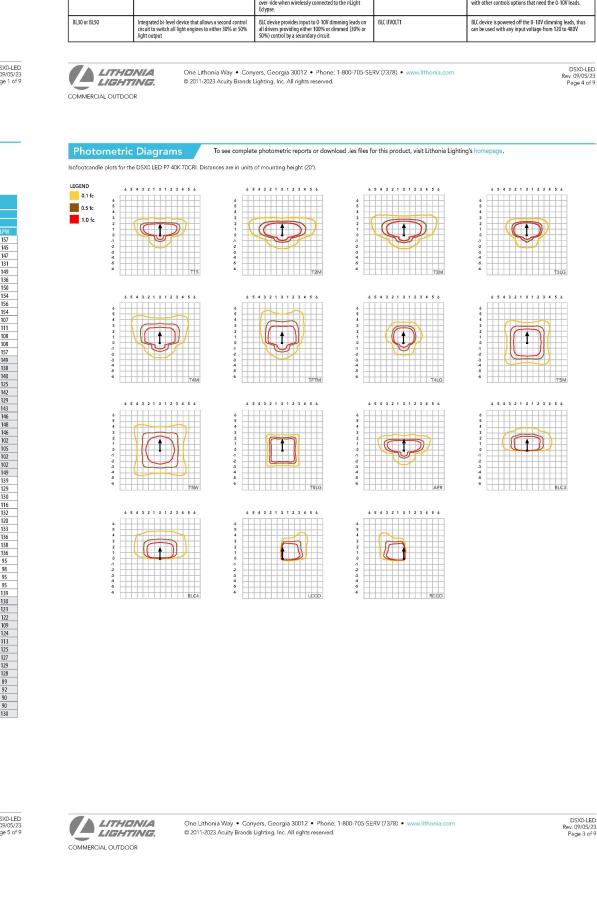
SCALE: As indicated



One Lithonia Way . Conyers, Georgia 30012 . Phone: 1-800-705-SERV (7378) . www.lithonia.com

LITHONIA LIGHTING.

COMMERCIAL OUTDOOR



Lumen Ambient Temperature (LAT) Multipliers

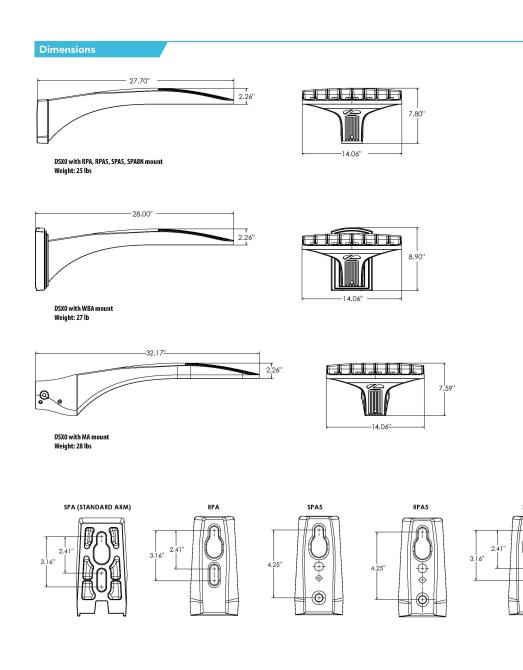
Projected LED Lumen Maintenance

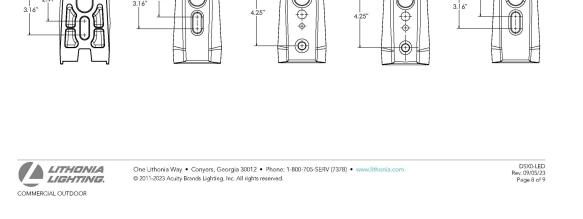
Controls Options

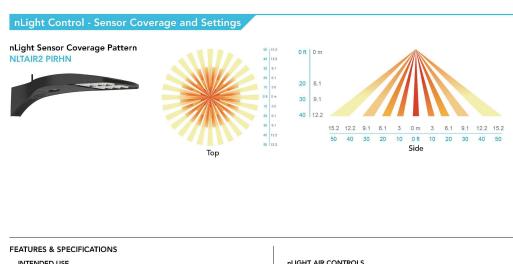
Electrical Load

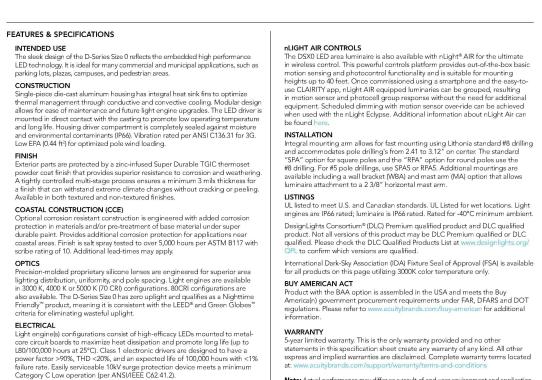
LED Color Temperature / Color Rendering Multipliers

Wattage 120V 208V 240V 277V 347V 480V







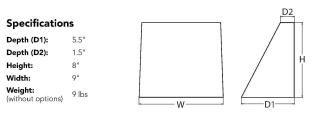


STANDARD CONTROLS

COMMERCIAL OUTDOOR

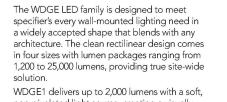




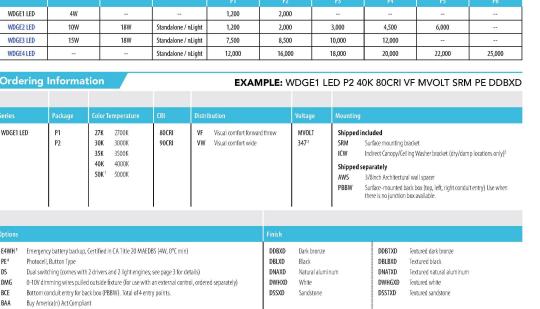


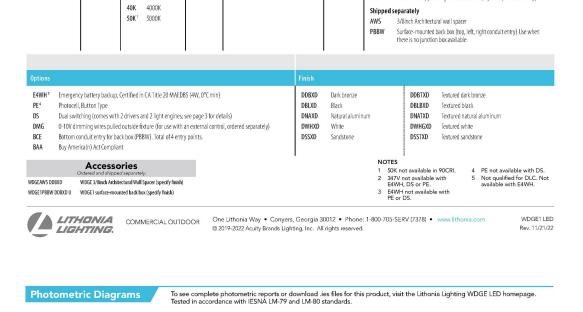
NDGE LED Family Overview

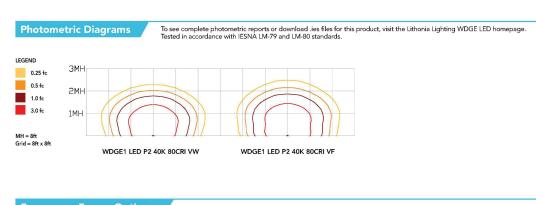
90minutes.



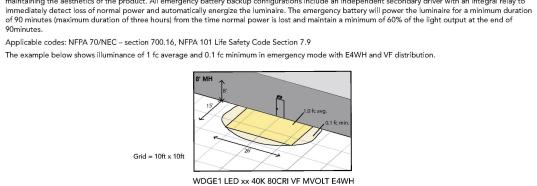
Lumens (4000K)	
wolution. WDGE1 delivers up to 2,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. The compact size of WDGE1, with its integrated emergency battery backup option, makes it an ideal over-the-door wall-mounted lighting solution.	
solution	

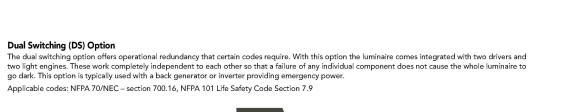






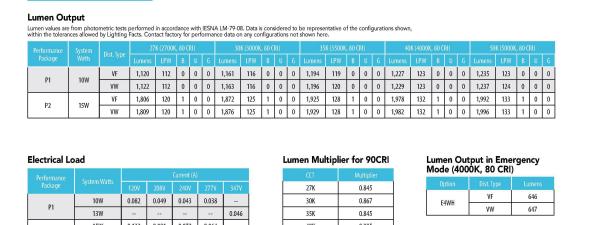
The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to











LITHDINA
COMMERCIAL OUTDOOR
COMM

D = 1.75"

INSTALLATION

A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in day and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

USTINGS

CSA certified to U.S. and Ganadian standards. Luminaire is IP66 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient. DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Daris Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this approval in the product of the pro

BUY AMERICAN ACT
Product with the BAA option is assembled in the USA and meets the Buy America(n) government
procurement requirements under FAR, DFARS and DOT regulations.
Please refer to www.acuitybrands.com/buy-american for additional information.

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

page utilizing 2700K and 3000K color temperature only and SRM mounting only.

H = 8"

E4WH – 4W Emergency Battery Backup

AWS - 3/8inch Architectural Wall Spacer

INTEMDED USE
Common architectural look, with dean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial

D = 5.5"

H = 8"

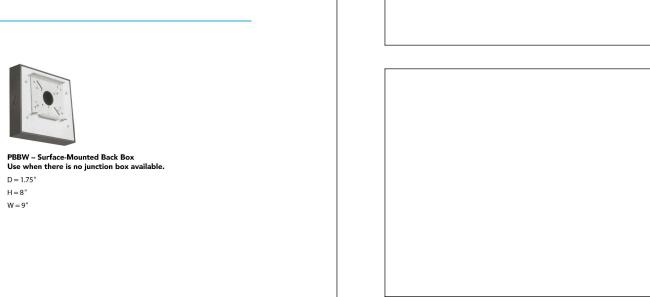
H = 4.4"

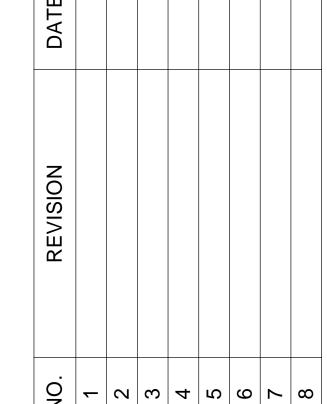
W = 7.5"

FEATURES & SPECIFICATIONS

	determine relative lumer	re (LAT) Multipliers output for average ambient
Am	bient	Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99







ockw

Dr, 508

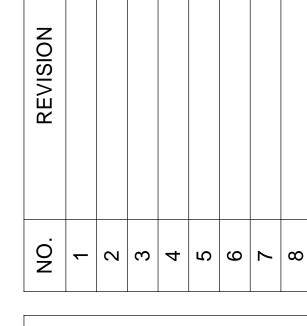
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Whitmo T.

NOT FOR CONSTRUCTION

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DRAWING TITLE:

PHOTO -**METRICS DETAILS**

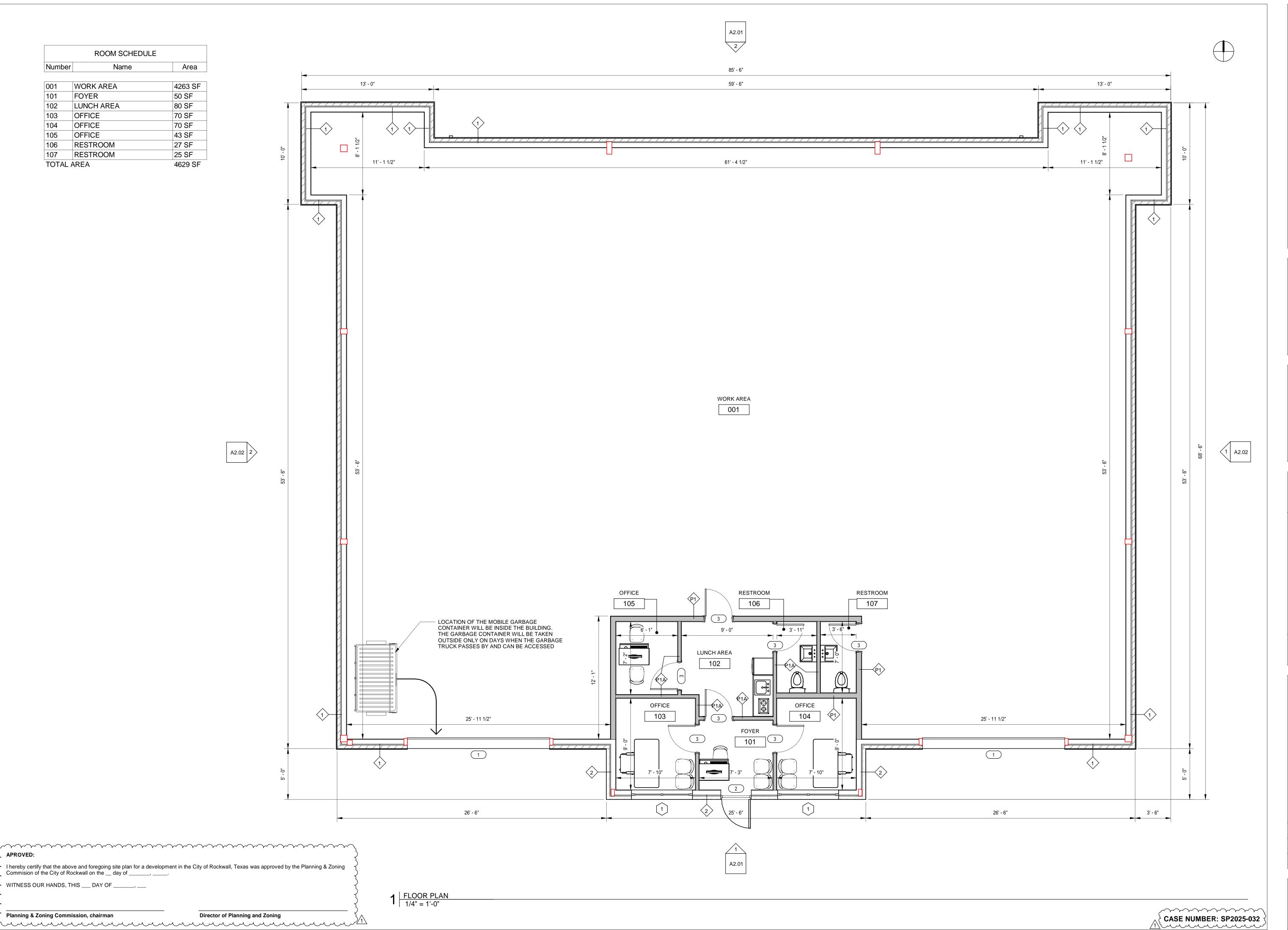
SCALE:

APROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas was approved by the Planning & Zoning Commision of the City of Rockwall on the __ day of _____, ____. WITNESS OUR HANDS, THIS ___ DAY OF ____, ___ Planning & Zoning Commission, chairman Director of Planning and Zoning

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CASE NUMBER: SP2025-032

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NEW BUILDING 55 Whitmore Dr, Rockwall, TX 75087

NOT FOR CONSTRUCTION

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DRAWING TITLE:

FLOOR PLAN

SCALE: 1/4" = 1'-0"

A1.02



PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

DATE: September 30, 2025

APPLICANT: Dub Douphrate; Douphrate and Associates **CASE NUMBER:** SP2025-033; Site Plan for Timpa Law Office

SUMMARY

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Kim Timpa for the approval of a Site Plan for an Office Building on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District land uses, addressed as 906 S. Goliad Street [SH-205], and take any action necessary.

BACKGROUND

The subject property is considered to be a part of the Original Town Rockwall, and was annexed prior to 1934 based on the August 25, 1934 Sanborn Maps. According to the January 3, 1972 zoning map, the subject property was zoned Single-Family 2 (SF-2) District. At some point between January 3, 1972 and May 16, 1983, the subject property was rezoned to a Single-Family 10 (SF-10) District according to the 1983 zoning map. The subject property retained the Single-Family 10 (SF-10) District zoning designation until September 6, 2005 when the City Council approved Planned Development District 62 (PD-62) by adopting Ordinance No. 05-42 [Case No. Z2005-031]. This Planned Development District re-designated the subject property for General Retail (GR) District land uses. In addition, the Planned Development District also re-designated the 0.7329-acre tract of land directly west of the subject property for Zero Lot Line (ZLL-5) District land uses. At the time of the zoning change, situated on the 0.7329-acre tract of land was an existing 2,773 SF single-family home that was constructed in 1980. This tract of land, along with the subject property, were platted into Lots 1-3, Block A (i.e. the 0.7329-acre tract of land) and Lot 1, Block B (i.e. the subject property), Jack Canup Addition (Case No. P2006-040), which was filed with Rockwall County on April 11, 2007. The two (2) undeveloped lots west of the subject property (i.e. Lots 1 & 2, Block A, Jack Canup Addition) were developed with single-family homes in 2016. The subject property was vacant at the time the area was rezoned to Planned Development District 62 (PD-62), and has remained vacant since.

PURPOSE

On August 15, 2025, the applicant -- Dub Douphrate of Douphrate and Associates -- submitted an application requesting the approval of a Site Plan for the purpose of constructing an Office Building on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 906 S. Goliad Street [SH-205]. The land uses adjacent to the subject property are as follows:

North:

Directly north of the subject property is W. Bourn Avenue, which is identified as a R2 (i.e. residential, two [2] lane. undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this roadway is a 1.8046-acre parcel of land (i.e. Lot 14, Block M, Sanger Addition) that serves as an overflow parking lot for the First Baptist Church of Rockwall. The parking lot is zoned General Retail (GR) District. West of this land use, and northwest of the subject property, are eight (8) single-family homes (i.e. Lots 6- 13. Block M. Sanger Addition) that are zoned Zero Lot Line (ZLL-5) District.

<u>South</u>: Directly south of the subject property is a 15-foot undeveloped alleyway. Beyond this are 13 single-family residential lots (*i.e.* Lots 1-6, Block 1 and Lots 1-7, Block 2, L&W Addition) with 13 single-family homes situated on them. All of these properties are zoned Single-Family 10 (SF-10) District.

<u>East</u>: Directly east of the subject property is the beginning of the S. Goliad Street [SH-205]/Ridge Road [FM-740] split, where a portion of S. Goliad Street proceeds south and a portion of the street splits and turns into Ridge Road. Ridge Road is identified as a M4D (*i.e. major collector, four [4] land, divided roadway*) and S. Goliad Street is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are five (5) parcels of land (*i.e. Lots 1-5, Block A, Canup Addition*) that have two (2) buildings situated on them (*i.e. Mattress Depot and Rockwall Floor Covering*). These five (5) parcels of land are zoned Commercial (C) District.

<u>West</u>: Directly west of the subject property is a 20-foot alleyway that is partially developed. Beyond this are three (3) single-family, residential lots (*i.e. Lots 1-3, Block A, Jack Canup Addition*) with three (3) single-family homes situated on them. These properties are zoned Planned Development District 62 (PD-62) for Zero Lot Line (ZLL-5) District land uses. Beyond these parcels of land is S. Alamo Street, which is designated as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are six (6) single-family residential lots (*i.e. Lots 1-4, Block A and Lots 1-2, Block B, John Spong Subdivision #1*) with five (5) single-family homes situated on them. These lots are followed by the Lake Meadows Subdivision, which consists of 26 residential lots that were established in 1968. All of these properties are zoned Single-Family 10 (SF-10) District.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, Land Use Schedule, of Article 04, Permissible Uses, of the Unified Development Code (UDC), an Office Building is a permitted by-right land use in a General Retail (GR) District. The submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property that is zoned Planned Development District 62 (PD-62) and located within a General Retail (GR) District with the exception of the items noted in the Variances and Exceptions Requested by the Applicant section of this case memo. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	Zoning District Standards	Conformance to the Standards
Minimum Lot Area	6,000 SF	X=1.1308-acres; In Conformance
Minimum Lot Frontage	60-Feet	X= 215.73-feet; In Conformance
Minimum Lot Depth	100-Feet	X=302.42-feet; In Conformance
Minimum Front Yard Setback	15-Feet	X>15-feet; In Conformance
Minimum Rear Yard Setback	10-Feet	X>10-feet; In Conformance
Minimum Side Yard Setback	10-Feet	X>10-feet; In Conformance
Maximum Building Height	36-Feet	X <i>≅</i> 26-feet; In Conformance
Max Building/Lot Coverage	40%	X=10.2%; In Conformance
Minimum Number of Parking Spaces	1 Parking Space/300 SF (16 Required)	X=25; In Conformance
Minimum Landscaping Percentage	20%	X>20.0%; In Conformance
Maximum Impervious Coverage	85-90%	X<85%; In Conformance

TREESCAPE PLAN

The Treescape Plan submitted by the applicant indicates the removal of one (1) hackberry tree measuring 24 caliper inches and one (1) elm tree measuring six (6) caliper inches in size from the subject property as part of the proposed development. Pursuant to Section 05, *Tree Mitigation Requirements*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), hackberry trees are not classified as a protected tree. To offset the proposed tree removal, the applicant's landscape plan provides for the installation of 18 canopy trees, each with being four (4) caliper inches in size, which totals 144 caliper inches of tree being added to the subject property. Accordingly, the proposed landscape plan meets the mitigation requirements of the Unified Development Code (UDC).

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 02.02(D)(2), Office or Medical Office Building, of Article 13, Definitions, of the Unified Development Code (UDC) an Office Building is defined as "(a) facility that provides executive, management, administrative, or professional services not specifically listed elsewhere in Section 01, Land Use Schedule, of Article 04, Permissible Uses, but not involving the sale of merchandise except as incidental to a permitted use. Typical examples include real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, design, engineering, accounting, call centers, and similar offices. Accessory uses may include cafeterias, health facilities, parking, or other amenities primarily for the use of employees in the firm or building." In this case, the applicant is requesting an Office Building, which is permitted by-right according to Section 01, Land Use Schedule, of Article 04, Permissible Uses, of the Unified Development Code (UDC).

According to Subsection 05.02(B), Screening from Residential, of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), "(a)ny non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers. As an alternative, the Planning and Zoning Commission may approve an alternative screening method that incorporates a wrought iron fence and three (3) tiered screening (i.e. [1] small to mid-sized shrubs, large shrubs or accent trees, and canopy trees or [2] evergreen trees and canopy trees) along the entire length of the adjacency The canopy trees shall be placed on 20-foot centers." In this case, the subject property has residential adjacencies along the west and south property lines, where the applicant is proposing a scattered planting of trees and shrubs including an intermittent two (2) foot berm. In lieu of this, staff has added a condition of approval that the applicant provide a landscape plan that meets the three (3) tiered screening requirements of the Unified Development Code (UDC).

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

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following exceptions:

(1) <u>Building Articulation</u>. According to Subsection 04.01 (C)(4), *General Commercial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), a secondary building façade wall length "shall not exceed three (3) times the wall height." In this case, the rear and left building elevation exceeds this requirement. This will require an <u>exception</u> from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

According to Subsection 09.01, Exceptions to the General Standards, of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC), "...an applicant may request the Planning and Zoning Commission grant a variance to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship." In addition, the code requires that the applicant provide compensatory measures that directly offset the requested exceptions. As compensatory measures for this case, the applicant has provided a letter outlining the following compensatory measures: [1] 100.00% masonry, and [2] 55.00% landscaped area (i.e. an increase of 35.00% over the required 20.00%). With this being said, requests for exceptions to the General Commercial District Standards are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (e.g. six [6] out of the seven [7] commissioners) -- with a minimum of four (4) votes in the affirmative -- is required for the approval of a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the <u>South Lakeshore District</u>. The <u>South Lakeshore District</u> is an established district that is significantly developed with medium density, suburban housing. According to strategy #2 in the <u>South Lakeshore District</u> the commercial development in the district is "...intended to support the existing and proposed residential developments and should be

compatible in scale with the adjacent residential structures." In this case, the applicant is proposing an *Office Building* that will be supportive to the existing residential land uses. Based on this, the applicant's proposal appears to conform with the goals and policies of the Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on August 26, 2025, and requested that the applicant double front the building so that it appears to have entrances on to S. Goliad Street and Bourne Street. The applicant has made the requested changes and prior to action being taken on this case the Architectural Review Board will review the building elevations and provide a recommendation to the Planning and Zoning Commission for the <u>September 30, 2025</u> meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's <u>Site Plan</u> for the establishment of an *Office Building* on the subject property, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) The applicant shall provide a three (3) tiered landscaping buffer on the Landscape Plan that meets the requirements listed in Subsection 05.02(B), Screening from Residential, of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC) prior to the submittal of engineering plans.
- (3) The applicant shall provide a Photometric Plan that meets the requirements listed in Section 03, *Outdoor Lighting for Non-Residential Properties*, of Article 07, *Environmental Performance*, of the Unified Development Code (UDC).
- (4) Any construction resulting from the approval of this <u>Site Plan</u> 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.



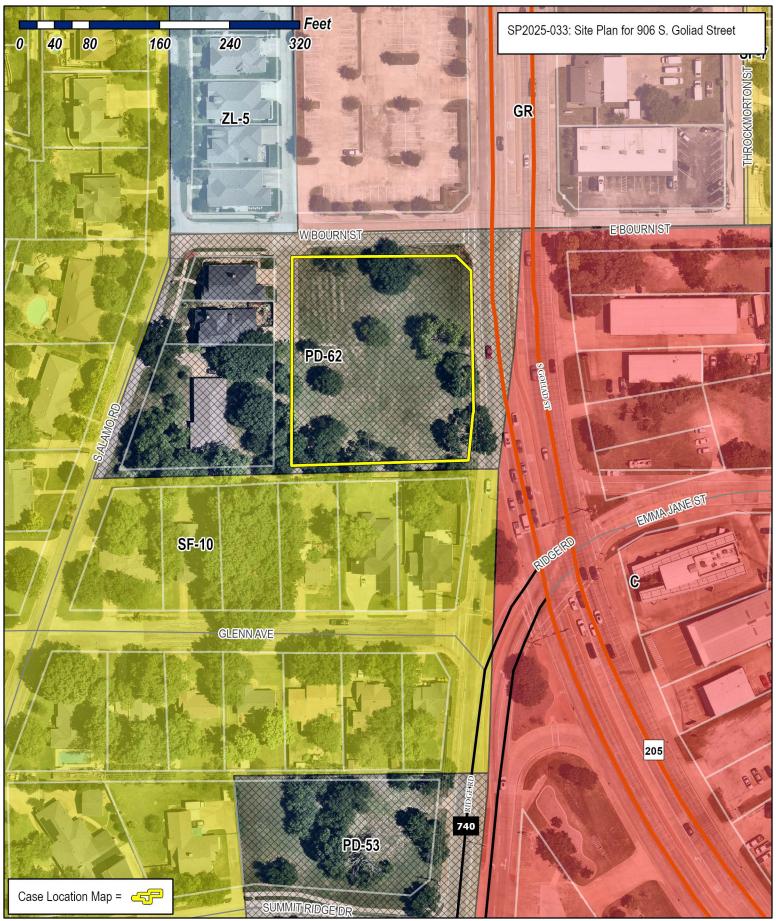
DEVELOPMENT APPLICATION

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

PLANNING ZONING CASE	NO.
NOTE: The PLICATION IS CITY UNTIL THE PLANNING SIGNED BELOW.	NOT CONSIDERED ACCEPTED BY THE DIRECTOR AND CITY ENGINEER HAVE
DIRECTOR OF PLANNING:	
CITY ENGINEER:	

	Nockwall, Texas 75007	CIT	Y ENGINEER:				
PLEASE CHECK THE AP	PROPRIATE BOX BELOW TO INDICATE THE TYPE OF	DEVELOPMENT RI	EQUEST (SELECT ONL)	ONE BOXJ:			
PLATTING APPLICATION FEES: ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹ ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹ ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹ ☐ REPLAT (\$300.00 + \$20.00 ACRE) ¹ ☐ AMENDING OR MINOR PLAT (\$150.00) ☐ PLAT REINSTATEMENT REQUEST (\$100.00)		ZONING APPLICATION FEES: ZONING CHANGE (\$200.00 + \$15.00 ACRE) 1 SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 1 PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) 1 OTHER APPLICATION FEES: TREE REMOVAL (\$75.00) VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) 2					
SITE PLAN APPLICATION FEES: SITE PLAN (\$250.00 + \$20.00 ACRE) 1 AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)		PER ACRE AMOUNT 2: A \$1,000,00 FEE	THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. A \$1.090.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING				
PROPERTY INFORMATION [PLEASE PRINT]							
ADDRESS 906 5. Goliand							
SUBDIVISION			LOT	BLOC	K		
GENERAL LOCATION	Sw Corner of Bourn &	S. Gollad					
ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]							
CURRENT ZONING		CURRENT US					
PROPOSED ZONING		PROPOSED USE					
ACREAGE	LOTS [CURRENT]		LOTS [PRO	OPOSED]			
SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.							
OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]							
□ OWNER	Kim Timpa	•	Douphrate		. lac.		
CONTACT PERSON			Dub Dou	phrate			
ADDRESS		ADDRESS					
CITY, STATE & ZIP		CITY, STATE & ZIP					
PHONE		PHONE	and the same of th				
E-MAIL		E-MAIL		10			
NOTARY VERIFICATION [REQUIRED] BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED 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							
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 13 DAY OF May 2025. OWNER'S SIGNATURE 2025. OWNER'S SIGNATURE 2025. OWNER'S SIGNATURE 2025.							
NOTARY PUBLIC IN AND FO	17/1/	July Are	MY COMMISSIO		135120241		
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DEVELOPMENT APPLICATION • CITY OF ROCKWALL • 385 SOUTH GOLIAD START • ROCKWALL, TX 75087 • [P] (972) 771-7745



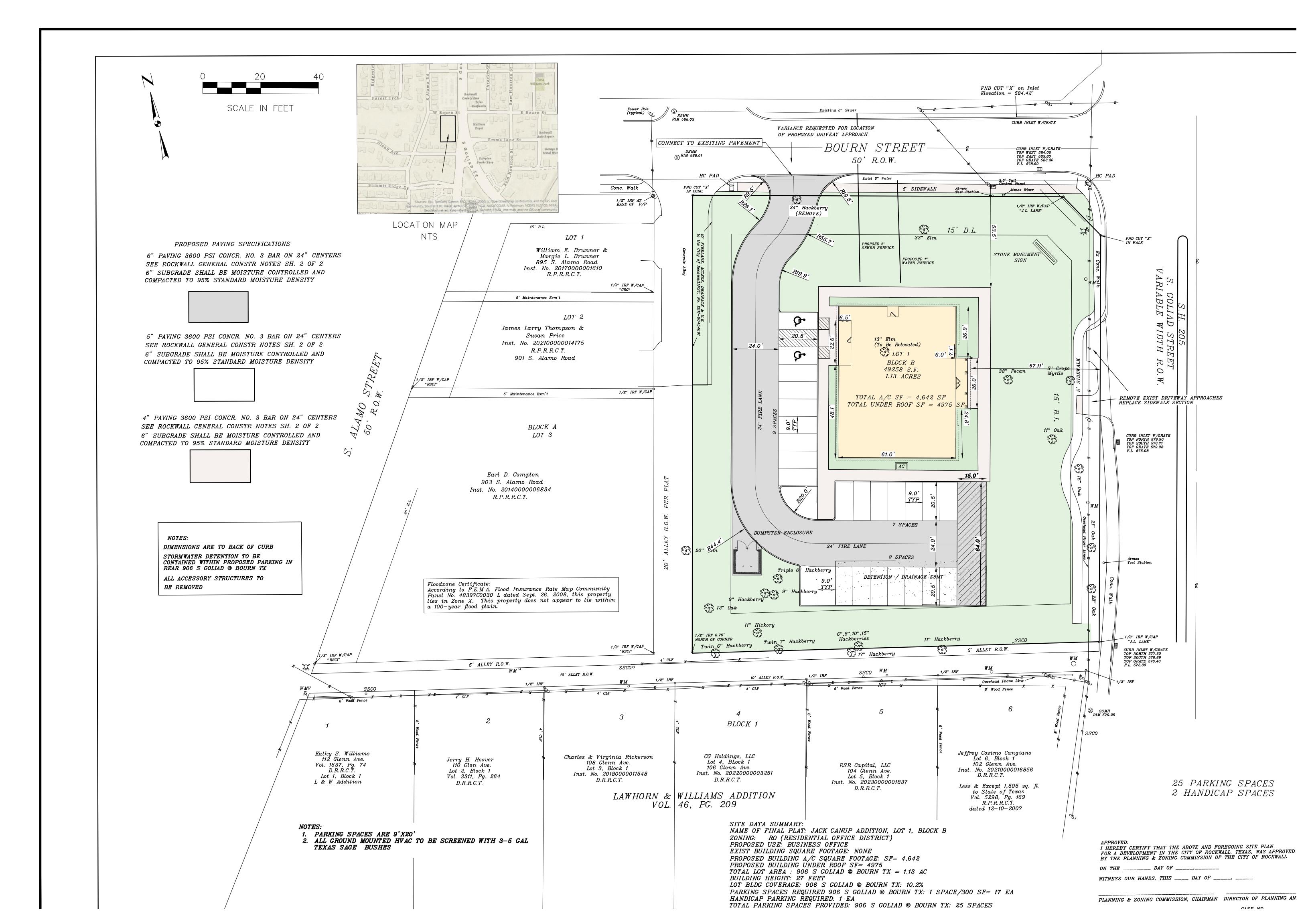


City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087

(P): (972) 771-7745 (W): www.rockwall.com

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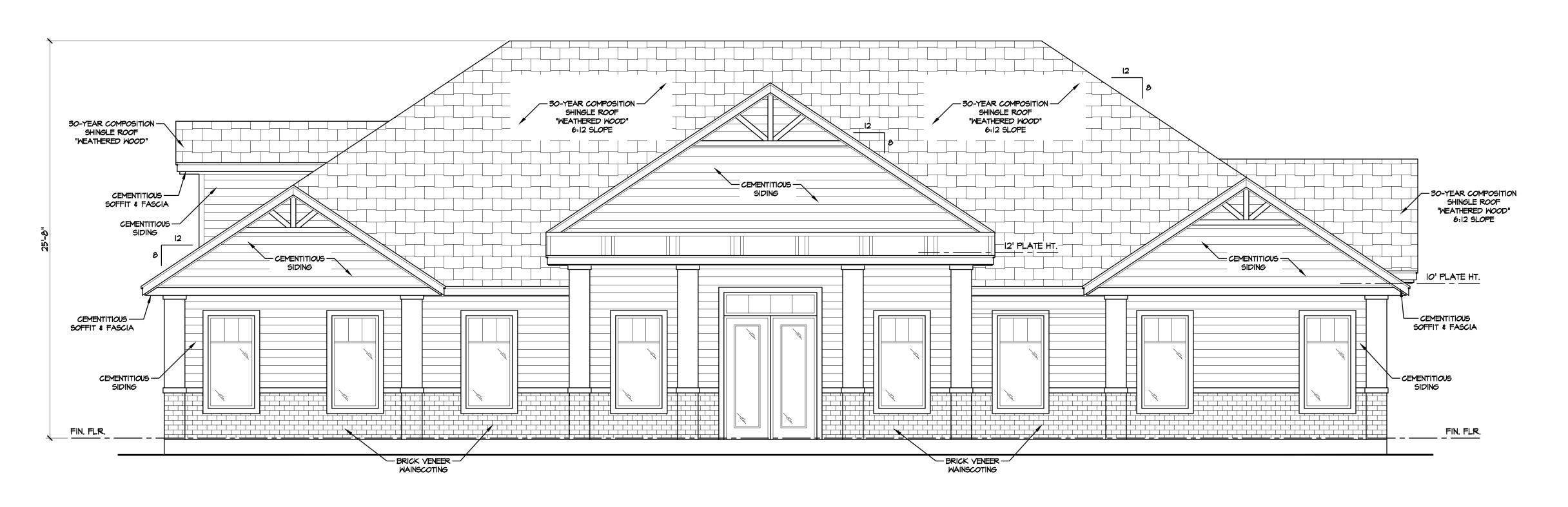




08/05/2025 08/12/2025

DATE

08/12/2025 08/27/2025 09/12/2025



SURFACE AREA CALCULATIONS

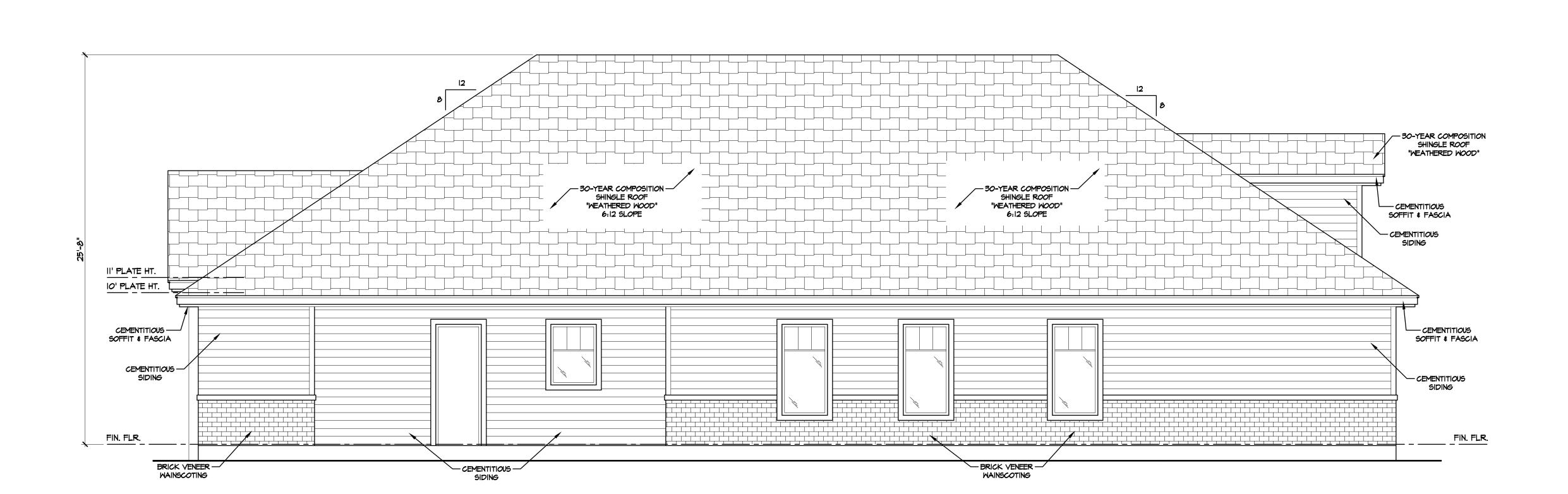
BRICK VENEER = 170 S.F.

CEMENTITIOUS SIDING = 475 S.F.

TOTAL SURFACE AREA = 645 S.F.

FRONT ELEVATION

SCALE: 1/4" = 1'-0"



SURFACE AREA CALCULATIONS

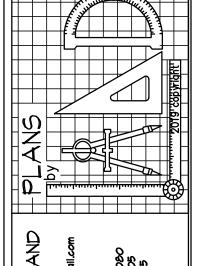
BRICK VENEER = 148 S.F.

CEMENTITIOUS SIDING = 442 S.F.

TOTAL SURFACE AREA = 590 S.F.

REAR ELEVATION

SCALE: 1/4" = 1'-0"



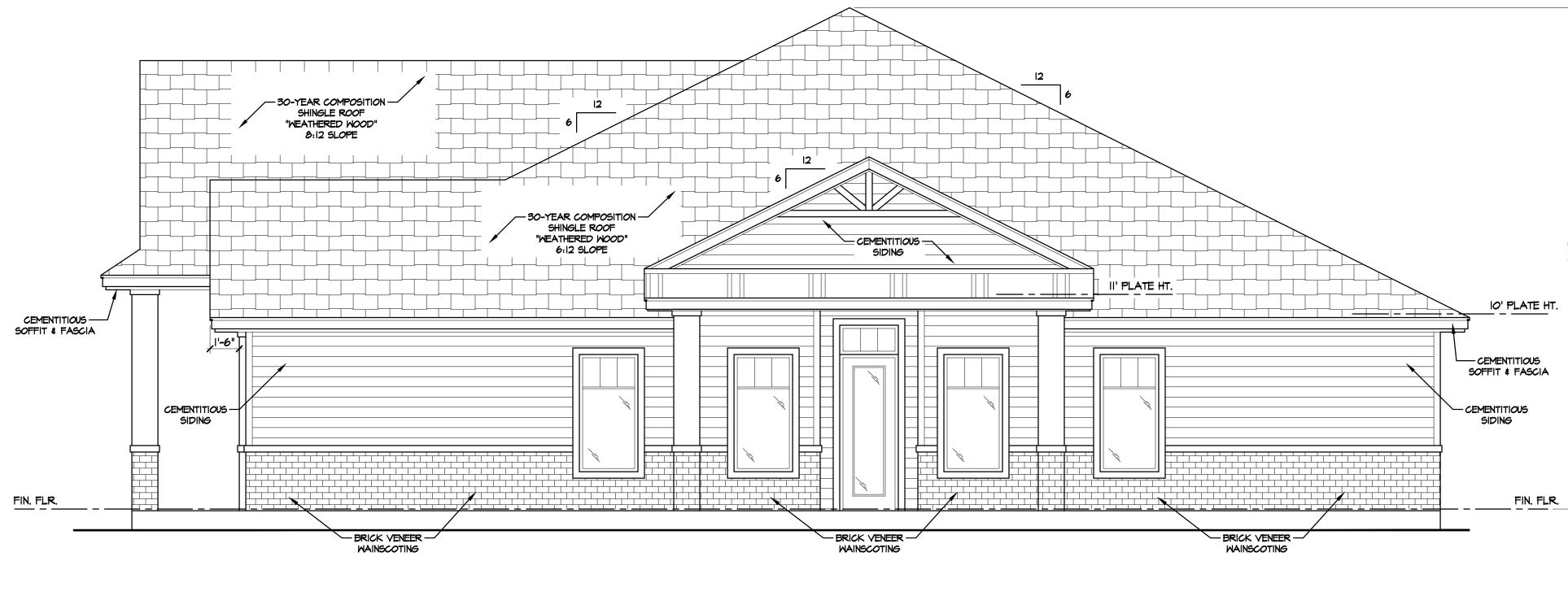
ENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATIO
LETE THIS STRUCTURE. FIELD VERIFY THE ACCURACY OF THESE ON.
DRAWINGS.
E RIGHT TO MODIFY THESE PLANS AS REQUIRED IN THE FIELD.
ANCES, AND RESTRICTIONS APPLY. LIMIT OF DESIGNERS LIABIL

DATE 06/28/2025 07/07/2025 07/08/2025 07/28/2025

08/05/2025

08/12/2025 08/27/2025

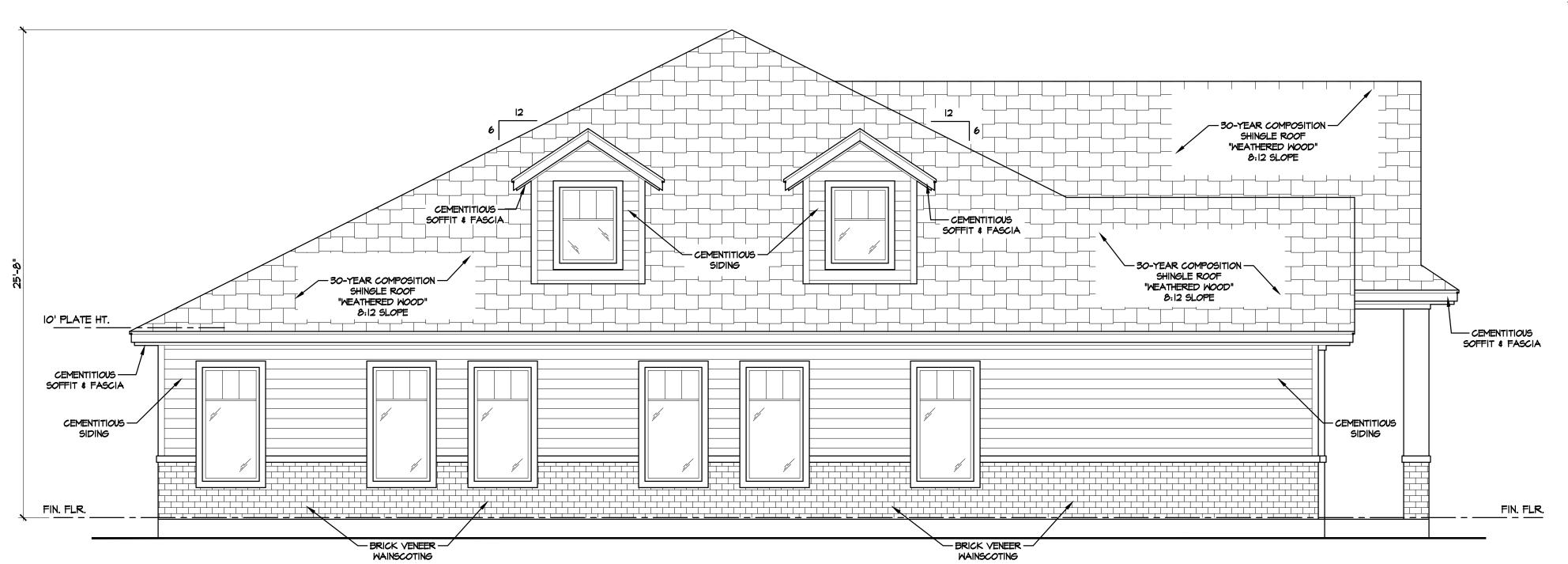
09/12/2025



SURFACE AREA CALCULATIONS BRICK VENEER = 148 S.F. 258 S.F. CEMENTITIOUS SIDING = TOTAL SURFACE AREA =

RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



LEFT ELEVATION

SURFACE AREA CALCULATIONS BRICK VENEER = 153 S.F. CEMENTITIOUS SIDING = 278 S.F. TOTAL SURFACE AREA = 431 S.F. SCALE: 1/4" = 1'-0"

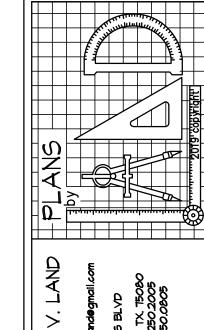
8:12 8:12 8:12 8:12 8:12 8:12 8:12 8:12 8:12 18" O/H 10' PLATE HT. 10' PLATE HT. 12' PLATE HT.

10' PLATE HT.

ROOF PLAN

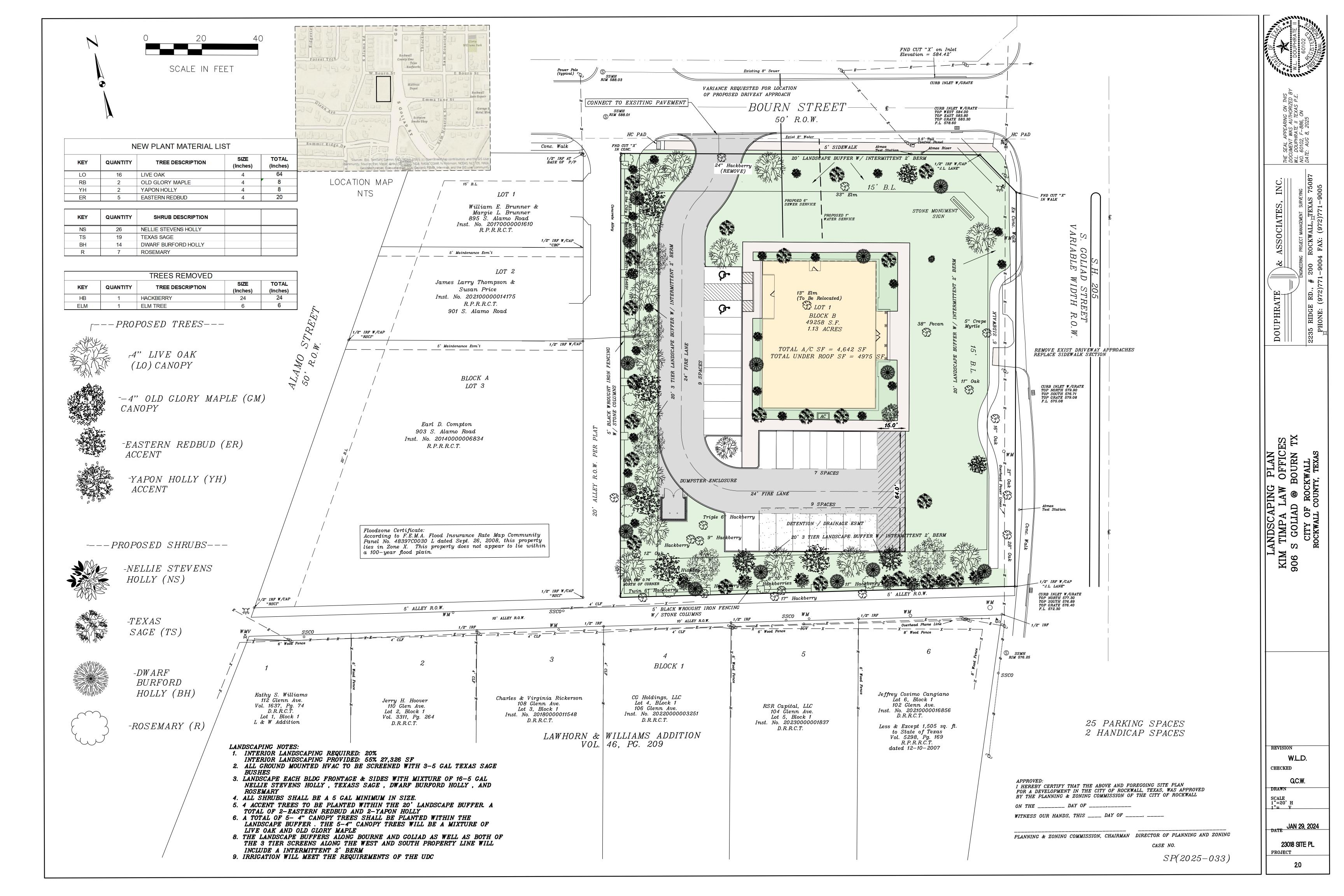
SCALE: 1/8" = 1'-0"

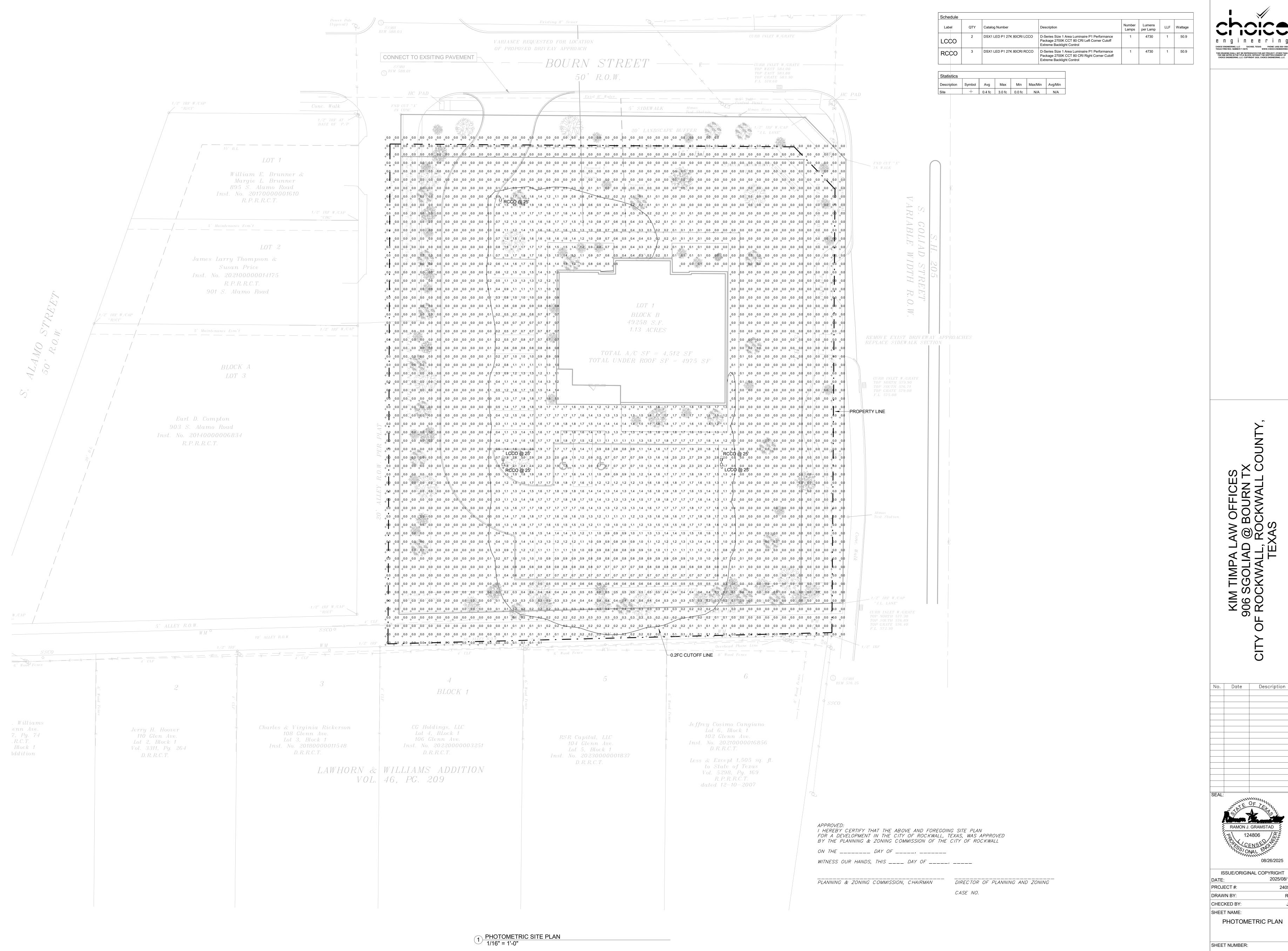
10' PLATE HT.





TIMPA LAW OFFICES





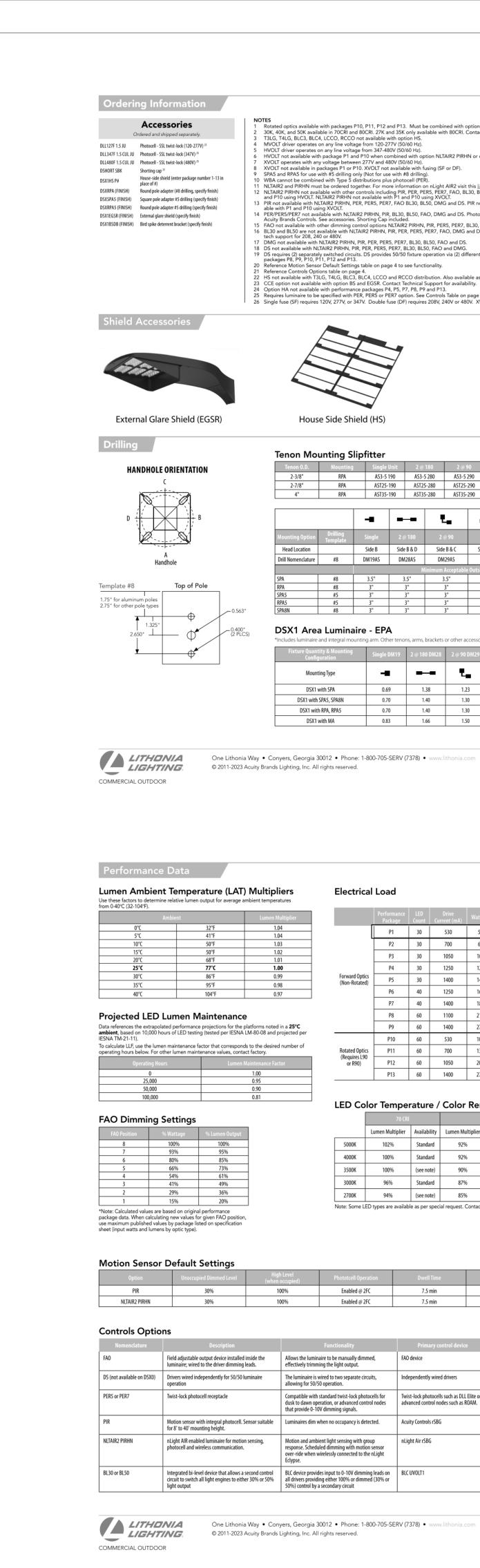
UI IUIUU engineering CHOICE ENGINEERING, LLC SACHSE, TEXAS PHONE: (469) 608-1268 TEXAS FIRM REG. NUMBER F-16876 WWW.CHOICE.ENGINEERING THIS DRAWING SHALL NOT BE REPRODUCED FOR ANY PROJECT, OTHER THAN THE ONE NOTED IN THE TITLE BLOCK, WITHOUT THE WRITTEN CONSENT OF CHOICE ENGINEERING, LLC. COPYRIGHT 2025, CHOICE ENGINEERING, LLC.

AL:	RAMON J. 12	4806 ENS. VAL.		2025	
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	08/26/2025
ISSUE/ORIGINAL	COPYRIGHT
DATE:	2025/08/12
PROJECT #:	24052
DRAWN BY:	RG
CHECKED BY:	JR
SHEET NAME:	

PHOTOMETRIC PLAN

SHEET NUMBER: PH1.0



NOTES

Rotated optics available with packages P10, P11, P12 and P13. Must be combined with option L90 or R90.

Rotated optics available in 70CR1 and 80CR1. 27K and 35K only available with 80CR1. Contact Technical Support for other possible combinations.

T3LG, T4LG, BLC3, BLC4, LCCO, RCCO not available with option HS.

MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).

HVOLT driver operates on any line voltage from 347-480V (50/60 Hz).

HVOLT not available with package P1 and P10 when combined with option NLTAIR2 PIRHN or option PIR.

XVOLT operates with any voltage between 277V and 480V (50/60 Hz).

XVOLT not available in packages P1 or P10. XVOLT not available with fusing (SF or DF).

SPA5 and RPA5 for use with #5 drilling only (Not for use with #8 drilling).

WBA cannot be combined with Type 5 distributions plus photocell (PER).

tech support for 208, 240 or 480V.

17 DMG not available with NLTAIR2 PIRHN, PIR, PER, PERS, PER

 2-3/8"
 RPA
 AS3-5 190
 AS3-5 280
 AS3-5 290
 AS3-5 390
 AS3-5 320
 AS3-5 490

 2-7/8"
 RPA
 AST25-190
 AST25-280
 AST25-290
 AST25-390
 AST25-320
 AST25-490

 4"
 RPA
 AST35-190
 AST35-280
 AST35-290
 AST35-390
 AST35-320
 AST35-490

 Head Location
 Side B
 Side B & D
 Side B & C
 Side B, C & D
 Round Pole Only
 Side A, B, C & D

 Drill Nomenclature
 #8
 DM19AS
 DM29AS
 DM39AS
 DM32AS
 DM49AS

DSX1-LED Rev. 09/05/23 Page 2 of 10

e 120V 208V 240V 277V 347V 480V

P1 30 530 51 0.42 0.24 0.21 0.18 0.15 0.11

P2 30 700 68 0.56 0.33 0.28 0.24 0.20 0.14

P3 30 1050 104 0.85 0.49 0.43 0.37 0.29 0.21

P4 30 1250 125 1.03 0.60 0.52 0.45 0.36 0.26

P5 30 1400 142 1.15 0.66 0.58 0.50 0.40 0.29

P6 40 1250 167 1.38 0.79 0.69 0.60 0.48 0.34

P7 40 1400 188 1.54 0.89 0.77 0.67 0.53 0.38

P8 60 1100 216 1.80 1.04 0.90 0.78 0.62 0.45

P9 60 1400 279 2.31 1.33 1.15 1.00 0.80 0.58

P10 60 530 101 0.84 0.49 0.42 0.37 0.29 0.21

ics P11 60 700 135 1.12 0.65 0.56 0.49 0.39 0.28

P12 60 1050 206 1.72 0.99 0.86 0.74 0.59 0.43 P13 60 1400 279 2.30 1.33 1.15 1.00 0.79 0.57

Lumen Multiplier Availability Lumen Multiplier Availability Lumen Multiplier Availability 5000K 102% Standard 92% Extended lead-time 71% (see note)

100% (see note) 90% Extended lead-time 63% (see note)

3 sec

Twist-lock photocells such as DLL Elite or Pins 4 & 5 to dimming leads on driver, Pins 6 & 7 are

5 min

Cannot be used with other controls options that need the 0-10V leads

Requires two separately switched circuits. Consider nLight AIR as a more cost effective alternative.

Cannot be used with other controls options that need the 0-10V leads.

nLight AIR sensors can be programmed and commissioned from the ground using the CIAIRity Pro app. Cannot be used

with other controls options that need the 0-10V leads. BLC device is powered off the 0-10V dimming leads, thus

can be used with any input voltage from 120 to 480V

capped inside luminaire. Cannot be used with other controls options that need the 0-10V leads.

3000K 96% Standard 87% Extended lead-time 61% (see note) 2700K 94% (see note) 85% Extended lead-time 57% (see note)

Rotated Optics P11 60 700 135 1.12 0.65 0.56 0.49 0.39 0.28

LED Color Temperature / Color Rendering Multipliers

Note: Some LED types are available as per special request. Contact Technical Support for more information.

7.5 min

7.5 min

COMMERCIAL OUTDOOR

House Side Shield (HS)

DSX1 Area Luminaire - EPA

DSX1 with SPA

DSX1 with SPA5, SPA8N

DSX1 with RPA, RPA5

100%

100%

Enabled @ 2FC

Enabled @ 2FC

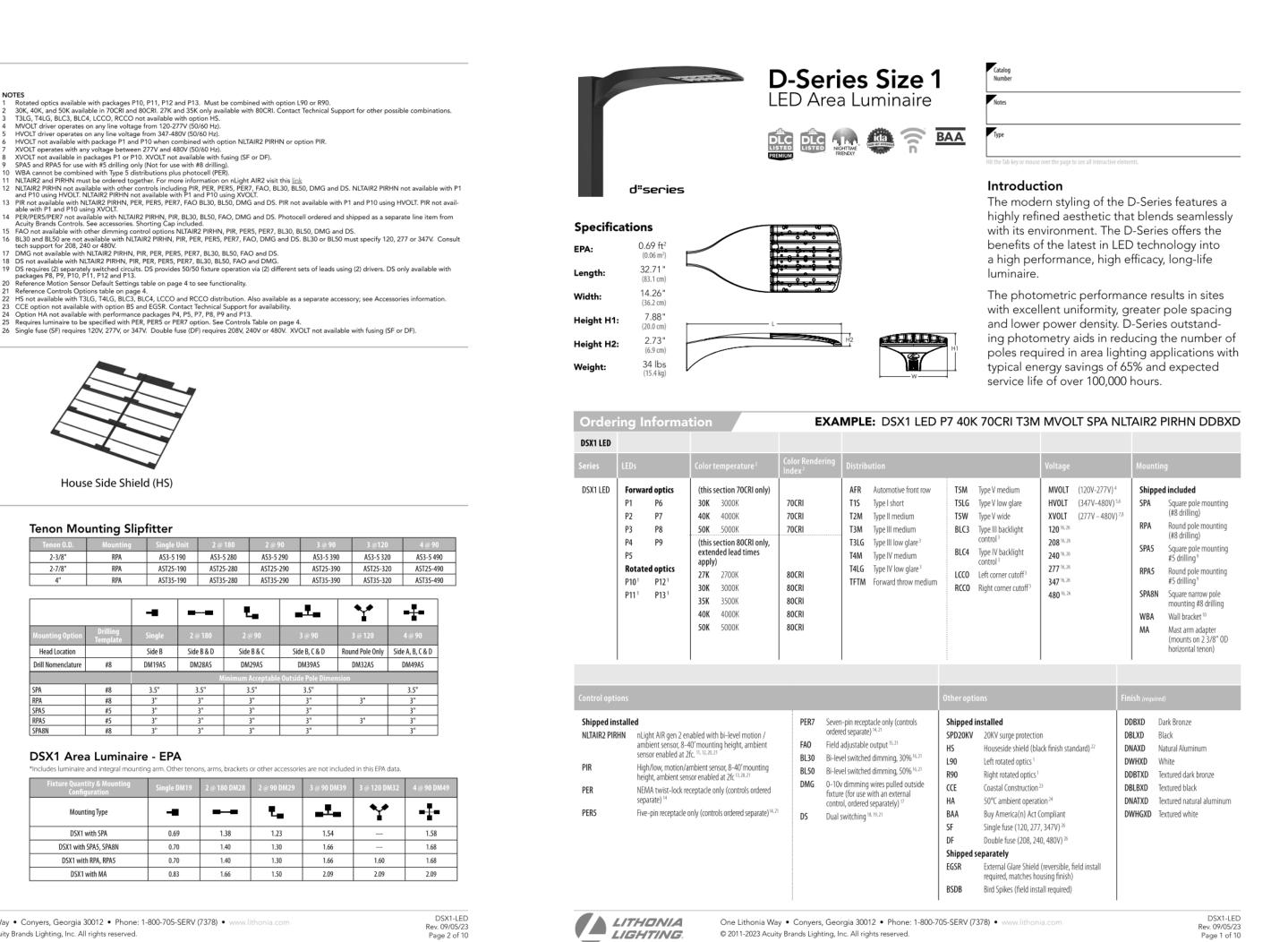
The luminaire is wired to two separate circuits, allowing for 50/50 operation.

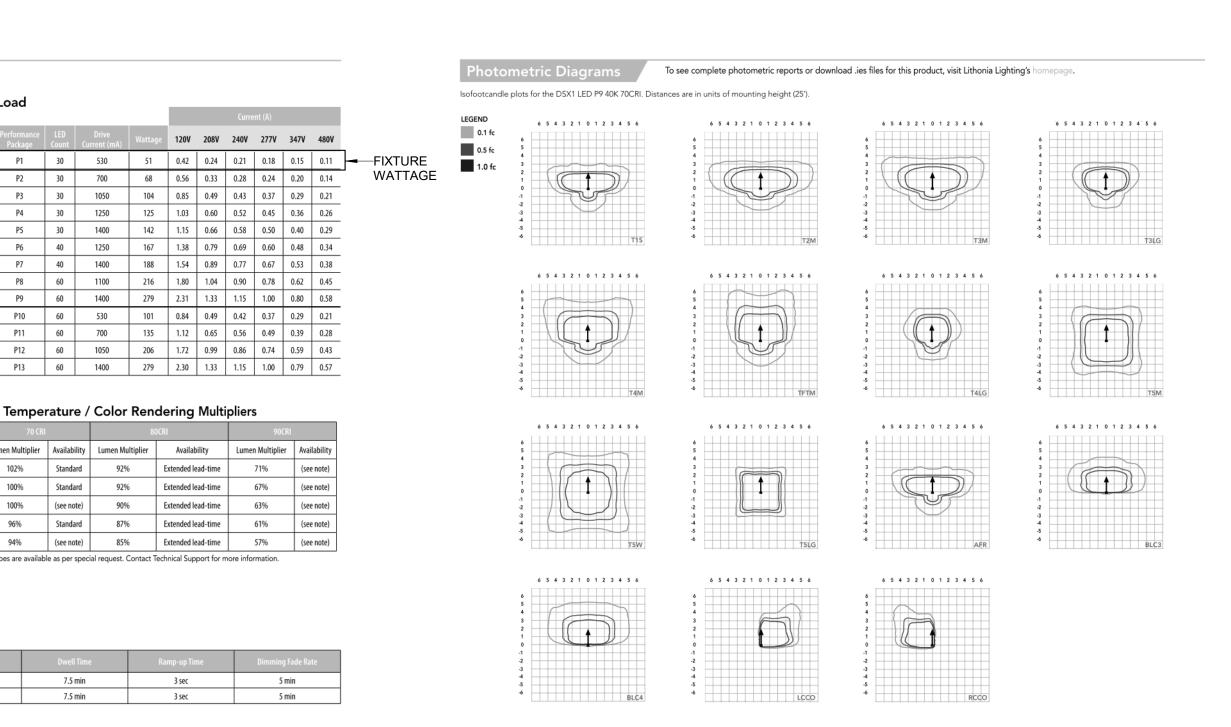
Motion and ambient light sensing with group response. Scheduled dimming with motion sensor

over-ride when wirelessly connected to the nLigh

Compatible with standard twist-lock photocells for dusk to dawn operation, or advanced control nodes that provide 0-10V dimming signals.

Electrical Load









Chaica **UI IUIUU**

engineering

CHOICE ENGINEERING, LLC SACHSE, TEXAS PHONE: (469) 608-1268
TEXAS FIRM REG. NUMBER F-16876 WWW.CHOICE.ENGINEERING

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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

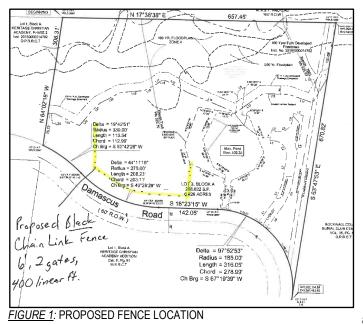
TO: Planning and Zoning Commission

FROM: Henry Lee, Senior Planner

DATE: September 30, 2025

SUBJECT: MIS2025-013; Exception to the Fence Material Standards for HCA

The applicant, Brad Helmer of Heritage Christian Academy, is requesting the approval of an *Exception* to the *Fence Material Standards* to allow for the construction of a fence on the subject property. The subject property is located on a 6.626-acre parcel of land (*i.e. Lot 2, Block A, Heritage Christian Academy Phase 2 Addition*) and is addressed as 1408 S. Goliad Street. According to the site plan provided by the applicant, the proposed fence will be a six (6) foot black vinyl coated chain link fence, and will be adjacent to Damascus Road. Based on the applicant's letter, the proposed fence will go around the physical education/practice field in order to prevent equipment and students from unsafely entering Damascus Road.

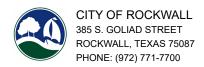


According to Article 13, Definitions, of the Unified Development Code (UDC), a fence is defined as "(a)ny wall or structure of any material for which the purpose is to provide protection from intrusion, both physical and visual, to prevent escape, mark a boundary, enclose, screen, restrict access to, or decorate any lot, building, or structure." In addition, Subsection 08.02, General Fence Standards, Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC) states that black vinyl coated chain link fences shall be permitted in the Heavy Commercial (HC) District, Light Industrial (LI) District, and the Heavy Industrial (HI) District. In this case, the subject property is zoned Planned Development District 27 (PD-27) for Multi-Family 15 (MF-15) District land uses, and is permitted either a masonry or wrought iron fence; however, -- as stated above -- the applicant is requesting an Exception to allow the construction of a black vinyl coated chain link fence. Staff should note that this type of request is not atypical for public and private schools, and that many of

these facilities use similar fencing materials adjacent to athletic or practice fields.

According to Subsection 09.01, Exceptions to the General Standards, of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC), "(u)nless otherwise specified by the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship." In order to approve a request for an Exception, a supermajority vote (i.e. a three-fourths vote of those members present) is required with a minimum of four (4) votes in affirmative. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the meeting on September 30, 2025.

PROJECT COMMENTS



DATE: 9/22/2025

PROJECT NUMBER: MIS2025-013

PROJECT NAME: Exception to Fence Materials Requiremnts
SITE ADDRESS/LOCATIONS: 1408 South Goliad Street, Rockwall, TX, 75087

CASE CAPTION: Discuss and consider a request by Brad Helmer of Heritage Christian Academy (HCA) for the approval of a Miscellaneous Case for

an Exception to the Fence Requirements for a 6.626-acre parcel of land identified as Lot 2, Block A, Heritage Christian Academy, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 27 (PD-27) for Multi-Family 15 (MF-15) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1408 S. Goliad Street, and take

any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
ENGINEERING	Madelyn Price	09/17/2025	Approved	
09/17/2025: Please keep in mi	nd, the proposed fence may not be located in c	r crossing easements. Additional permits may be re	quired for the athletic area.	
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
BUILDING	Craig Foshee	09/19/2025	Approved w/ Comments	
09/19/2025: IF APPROVED, A	SEPARATE FENCE PERMIT IS REQUIRED			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
FIRE	Ariana Kistner	09/17/2025	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
GIS	Lance Singleton	09/03/2025	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
POLICE	Chris Cleveland	09/08/2025	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PARKS	Travis Sales	09/15/2025	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PLANNING	Henry Lee	09/22/2025	Approved w/ Comments	

- I.1 This is a request approval of a Miscellaneous Case for an Exception to the Fence Requirements for a 6.626-acre parcel of land identified as Lot 2, Block A, Heritage Christian Academy, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 27 (PD-27) for Multi-Family 15 (MF-15) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1408 S. Goliad Street.
- 1.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.
- I.3 Subsection 08.02, General Fence Standards, Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC) states that black vinyl coated chain link fences shall be permitted in the Heavy Commercial (HC) District, Light Industrial (LI) District, and the Heavy Industrial (HI) District. In this case, the subject property is zoned Planned Development District 27 (PD-27) for Multi-Family 15 (MF-15) District land uses, and is permitted either a masonry or wrought iron fence. Based on the applicant's letter, they are requesting approval of an exception for a six (6) foot black vinyl coated chain link fence for a physical education/practice field.
- I.4 According to Article 13, Definitions, of the Unified Development Code (UDC), a fence is defined as "(a)ny wall or structure of any material for which the purpose is to provide protection from intrusion, both physical and visual, to prevent escape, mark a boundary, enclose, screen, restrict access to, or decorate any lot, building, or structure."
- 1.5 In this case, the applicant is proposing a six (6) foot, black vinyl coated chain link fence, with two (2) gates...
- I.6 Please note the scheduled meeting for this case:
- 1) Planning & Zoning meeting will be held on September 30, 2025 at 6pm in the council chambers at City Hall.
- I.7 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request.

1903 WEST WEDGEER D BOAT GRANBURY TEXAS 78049

> 05-14-25 Rev. 11-27-23

(817) 798-4039

(469) 472-9192 FAX CONTACT: MIKE GLENN, P.E

6.626 ACRES OR 288,622 SF CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Case No. P2023-026

Sheet 1 of 2

Lol 1, Block A

O.P.R.R.C.T

Notes:

coloning easements,
The Beals for coordinate on this plat is GRID NORTH as established by GPS observation utilizing the Texas Coordinate System of 1983, North Caultal Zone
Selling a parton of this addition by motes and bounds is uslawful and a victation of the Studdiesson Ordinates of the City of Rockwell and Chapter 212, Municipal
Regulation of Studdiessons and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwell withholding utilities and

building parmia.
All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Chill
Engineering Plans for both on-sale and olf-alle Fire Lane improvements.

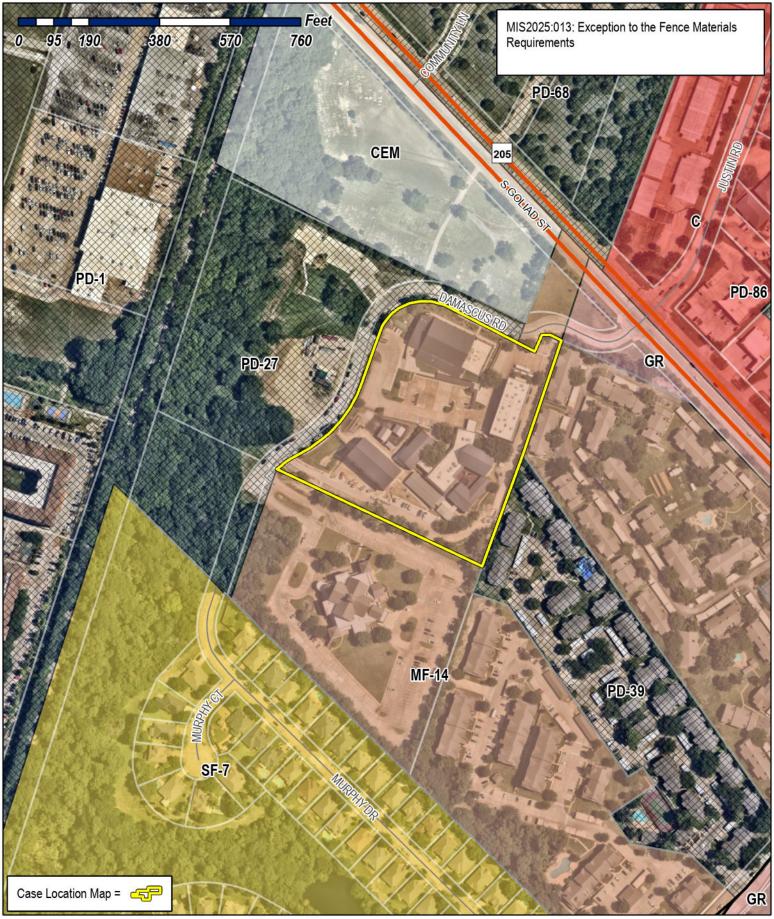


DEVELOPMENT APPLICATION

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

PLANNING & ZONING CAS	SE NO.
NOTE: THE APPLICATION CITY UNTIL THE PLANNIN SIGNED BELOW.	IS NOT CONSIDERED ACCEPTED BY THE IG DIRECTOR AND CITY ENGINEER HAVE
DIRECTOR OF PLANNING	
OTT ENGINEER	

	Rockwall, Texas 75087			CITY ENGINE				
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PHONE				ONE				
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	OWNER'S SIGNATURE	- PAn			No.	K-	pires 07-14-20 ID 13117163	





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

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





September 2, 2025

Ryan Miller, AICP Director of Planning City of Rockwall

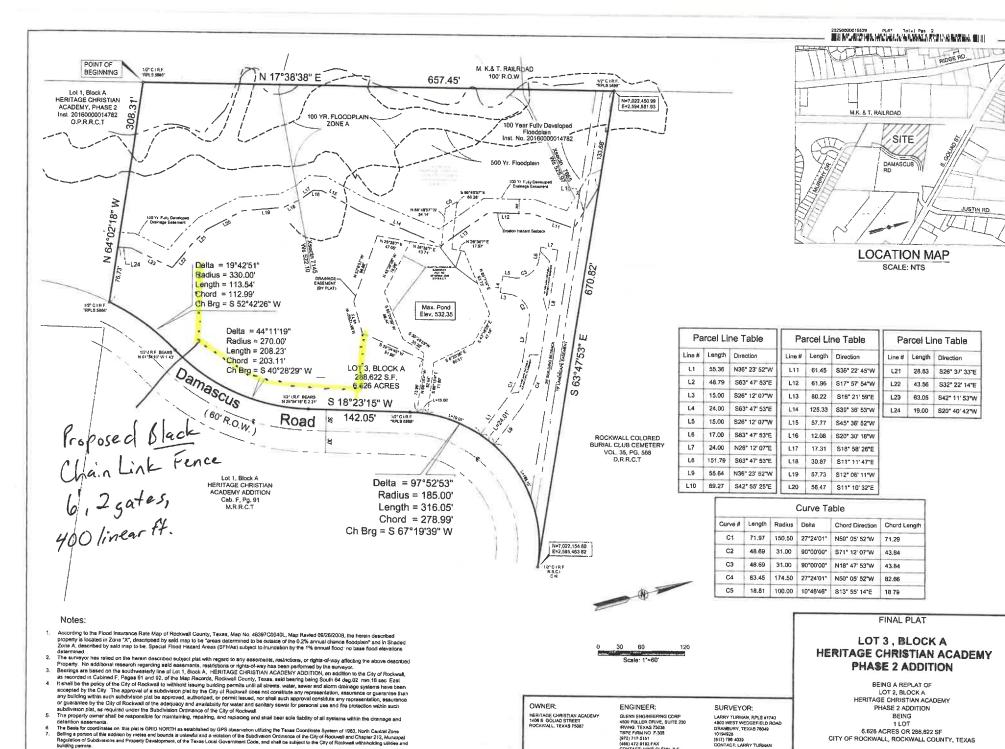
Mr. Miller,

I am submitting a development application to request a variance for a 6' black chain link fence. The area I would like to fence is a field beside Damascus Rd. that will be used for various athletic practices and upper level physical education classes. As such, it is necessary for safety purposes. The fence would keep athletic equipment such as footballs off of Damascus Rd. It would also act as a barrier to keep students from running directly onto Damascus Rd. without stopping and looking for a safe opening in traffic.

Thank you for your consideration of this request.

Sincerely,

Brad Helmer, Ed.D. Head of School



building permits.
All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Chill
Engineering Plans for both on-site and off-site Fire Lane improvements.

Case No. P2023-026 Sheet 1 of 2

6.626 ACRES OR 288,622 SF

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

GRANBURY TEXAS 78049

05-14-25 Rev. 11-27-23

10194928

(469) 472-9192 FAX CONTACT: MIKE GLENN, P.E.

(817) 798-4039



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

FROM: Bethany Ross, Senior Planner

DATE: September 30, 2025

SUBJECT: MIS2025-014; Exception for a Front Yard Fence for 1000 Ridge Road Court

The applicant, Kristin Whitaker, is requesting the approval of an exception for a front yard fence. The subject property is located on a 0.3880-acre parcel of land (*i.e.* Lot 7, Block M, The Shores Phase 1 Addition) and is addressed as 1000 Ridge Road Court. The applicant's fence exhibit indicates that the proposed front yard fence will be: [1] constructed using wrought-iron, [2] and be 48-inches in height.

According to Article 13, Definitions, of the Unified Development Code (UDC), a fence is defined as "(a)ny wall or structure of any material for which the purpose is to provide protection from intrusion, both physical and visual, to prevent escape, mark a boundary, enclose, screen, restrict access to, or decorate any lot, building, or structure." In addition, Subsection 08.03(D)(2) of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC) states that, "(n)o fence shall be constructed in the front yard of a residential property without being granted an exception from the Planning and Zoning Commission..." This section goes on to lay out the criteria to be considered by the Planning and Zoning Commission when reviewing exceptions for front yard fences. This criterion is as follows: (a) the fence is to be 50.00% transparent, (b) the fence does not exceed four (4) feet (or 48-inches) in height, and (c) opaque fences should be prohibited. In this case, the fence is within the height requirement and will be more than 50.00% transparent.

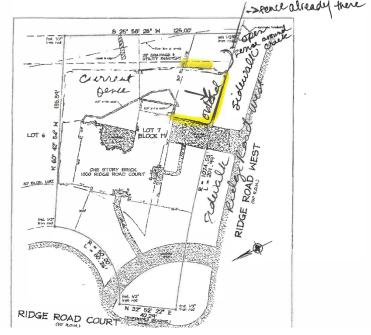
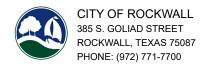


Figure 1: Fence Exhibit

When reviewing this case, staff should point out that there are large screening trees adjacent to the fence on the subject property. In addition, the property directly east of the subject property has a four (4) foot, wrought-iron fence that extends into the front yard of the subject property, which belongs to the Shores Homeowner's Association (HOA). As shown in the survey (see Figure 1), the applicant has indicated that the proposed fence would connect to the existing Shores HOA fence. Staff should also note that the proposed fence does not appear to be intended to enclose or impair visibility of the primary structure. Based on this, the proposed fence does not appear to have a negative impact on the adjacent properties. With this being said, any requests requiring an exception for a front yard fence is discretionary decision for the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the meeting on September 30, 2025.

PROJECT COMMENTS



DATE: 9/19/2025

PROJECT NUMBER: MIS2025-014

PROJECT NAME: Exception for a Front Yard Fence

SITE ADDRESS/LOCATIONS: 1000 Ridge Road Court, Rockwall, TX, 75087

CASE CAPTION: Discuss and consider a request by Kristin & Joshua Whitaker for the approval of a Miscellaneous Case for a Front Yard Fence on a

0.3880-acre parcel of land identified as Lot 7, Block M, The Shores Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 3 (PD-3) for Single Family 10 (SF-10) District land uses, addressed as 1000 Ridge Road Court, and

take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	09/17/2025	Approved
09/17/2025: When applying for drainage easement.	r your fence permit, you will need to provide a s	survey and show the floodplain area. The proposed for	ence cannot encroach into the floodplain area or
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	09/19/2025	Approved w/ Comments
09/19/2025: IF APPROVED A	SEPARATE FENCE PERMIT MUST BE OBTAI	NED FROM THE BUILDING INSPECTION DEPART	MENT
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	09/17/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	09/15/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	09/15/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	09/15/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	09/19/2025	Approved w/ Comments

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

- I.1 This is a request approval of a Miscellaneous Case for a Front Yard Fence for a 0.3880-acre parcel of land identified as Lot 7, Block M, The Shores Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 3 (PD-3) for Single Family 10 (SF-10) District land uses, addressed as 1000 Ridge Road Court.
- I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
- I.3 Subsection 08.03 (D)(2), Fences in the Front Yard, Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC) states:

Fences in the Front Yard. No fence shall be constructed in the front yard of a residential property without being granted an exception from the Planning and Zoning Commission unless specifically permitted by Subsection 08.03(D)(3). For the purposes of this provision the front yard is defined as the area between the front façade of the primary structure and the front property line. The Planning and Zoning Commission may authorize the issuance of an exception for the construction of a front yard fence subject to the following provisions:

- (a) Wood Fences. Wood fences that are 50% transparent shall not exceed 42-inches in height.
- (b) Wrought Iron or Decorative Metal Fences. Wrought iron or decorative metal fences that are 50% transparent shall not exceed 48-inches in height.
- (c) Opaque Fences. Opaque fences are prohibited in the front yard of residential properties.
- I.4 According to Article 13, Definitions, of the Unified Development Code (UDC), a fence is defined as "(a)ny wall or structure of any material for which the purpose is to provide protection from intrusion, both physical and visual, to prevent escape, mark a boundary, enclose, screen, restrict access to, or decorate any lot, building, or structure."
- 1.5 In this case, the applicant is proposing a four (4) foot, wrought-iron fence. In addition, the applicant is also proposing to add double swing gates on the subject property.
- I.6 Please note the scheduled meeting for this case:
- 1) Planning & Zoning meeting will be held on September 30, 2025 at 6pm in the council chambers at City Hall.
- 1.7 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request.

-> senil already there When applying for your fence permit, you will need to provide a survey and show the floodplain area. The proposed 5 25" 58' 28" W 125,00 fence cannot encroach into the floodplain area or drainage easement. 20 DRAINAGE & UTILITY EASEMENT 2 2/ 50 35, LOT 7 Ŕ LOT 6 BLOCK M/ Ş ó z ONE STORY BRICK 1000 RIDGE ROAD COURT 90' BLOG. LINE RIDGE ROAD COURT FERENCE BE (50' ROW)

NOTE: BEARINGS ARE BASED ON PLAT.

HOTE: HOUSE LOCATION NEAR BO' BUILDING LINE.

HOTE THIS SURVEY IS VALID ONLY NETH COIGNAL BIGNATURE IN BLACK RY. THE IS TO CERTIFY that on this date a survey was made on this ground, under my direction and supervision of the property located at 1000 RDES ROAD COURT, and HEING LOT 7 in RICCE M of THE SHORES, PRASE ONE, an Addition to the City of Reckwall, Rockwall County, Texas, according to the Plet thereof recorded in Cabinet A, Slide 259, Kap Records of Rockwall County, Texas. There are no visible encreachments, conflicts or protrusions, except as shawn.

The subject property does not ils within the limits of a 100 year flood hexard zone according to the map published by the Federal Emergency Management Agency, and has a Zone 'X' Rating as shown by map No. 480847 0005 C. dated JUNE 15, 1082. The statement that the property close or does not lie within a 100 year flood zone is not to be taken as a representation that the property will or will not flood. This Europy is not to be used for construction purposes and in for the exclusive use of the hereon maned purchaser, mortgage company, and title company only and this survey is based on and made pursuant to that one certain title commitment under the 6f number shown hereon, provided by the title company of the property of the company.

ACCEPTED BY:

DATE: J. DAUM SAMES A. WRITH PATRICIA K. WHITE BATE 09/10/97 FIELD: 09/09/97 Spekwall County Abstract Tille GP No. 97000746 MAPSCO NO: 200-D POELD: MP 4915 GUS THOUASSON ROLD MESQUETE, TEXAS 76150 PHONE 972-661-7072



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

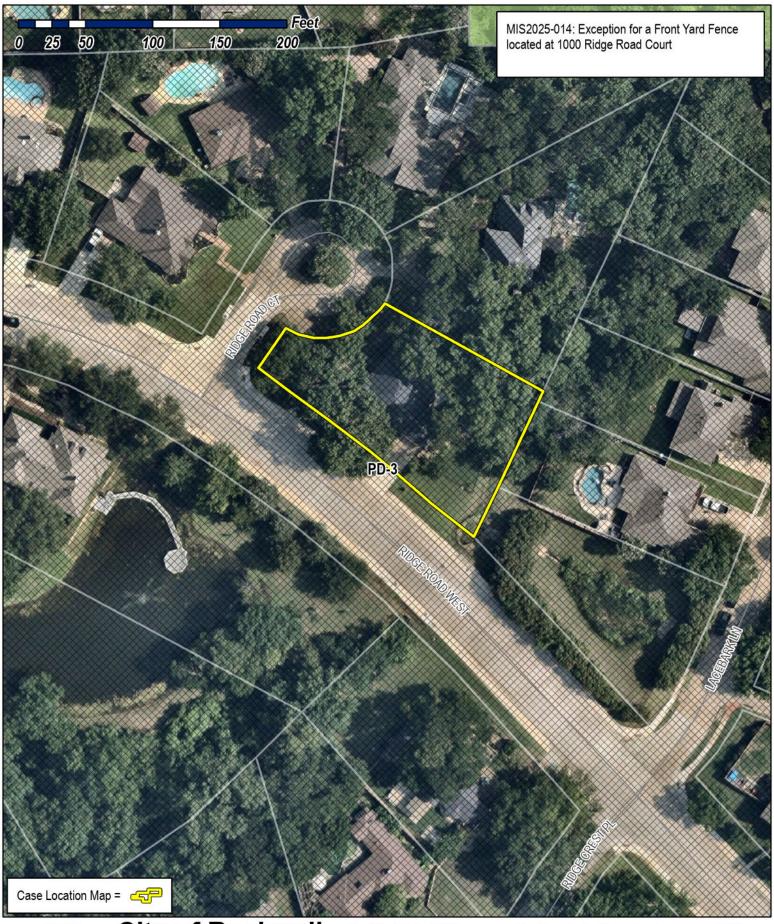
DEVELOPMENT APPLICATION

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

PLANNING & ZONING CASE NO.
<u>NOTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.
DIRECTOR OF PLANNING:
CITY ENGINEER:

ID # 129064821 My Comm. Expires 07-24-2028

	Rockwall, Texas 75087	,			NGINEER:	Annine			-
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□ OWNER	Kristin and Joshua Whitaker		☐ APPLIC	CANT	Kristin an	d Joshi	ua Whitaker		
CONTACT PERSON	Kristin Whitaker		CONTACT PER	SON	Kristin W	hitaker			
ADDRESS			ADDF	RESS					
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E-MAIL			E-	MAIL					
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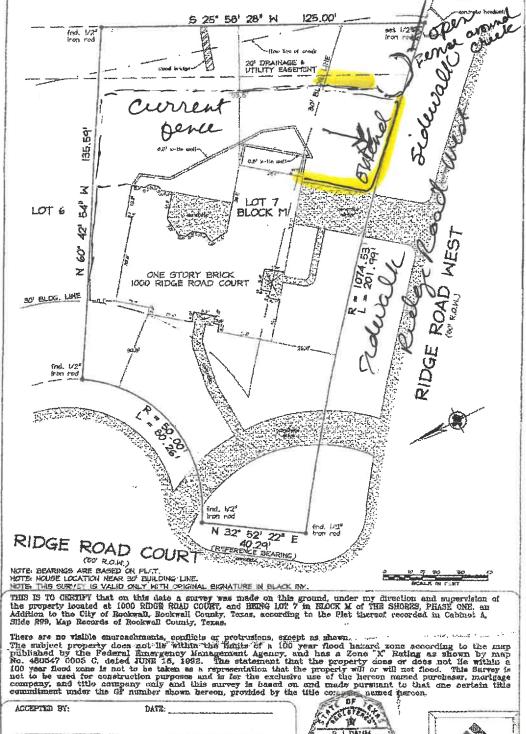


City of Rockwall Planning & Zoning Department 385 S. Goliad Street

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



-> senil already there



AGCEPTED BY:

DATE:

LAMES A. WRITE

PATRICIA K. WHITE

BATE: 09/10/87

FIRED: 09/08/97

ARLESTORN WARIONAL Hank Rockwall

SOCKWALL COUNTY

ARLESTORN WARIONAL HANK ROCKWALL

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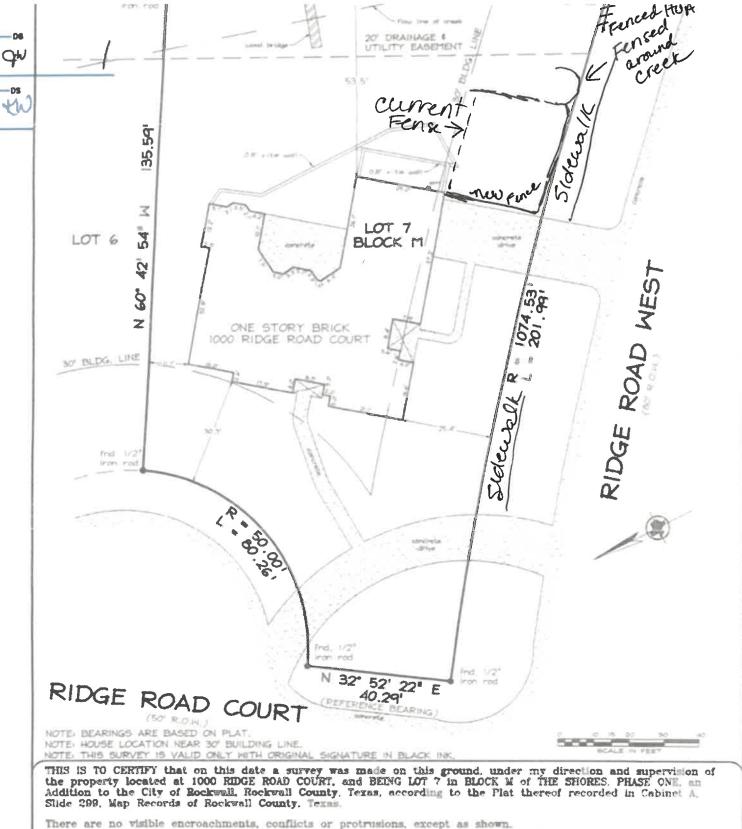
FOR SOCKWALL COUNTY

FOR SOCKWALL COUNTY

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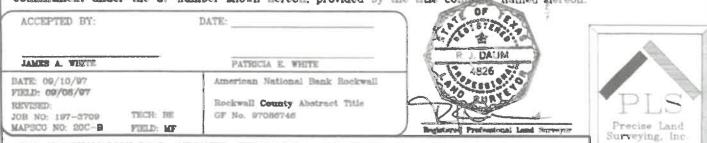
FOR SOCKWALL COUNTY

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4915 GUS THOMASSON ROAD MESQUITE, TEXAS 75150

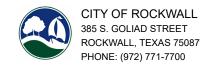
The subject property does not il within the limits of a 100 year flood hazard zone according to the map rublished by the Federal merency Management Agency, and has a Zone "X" Rating as shown by map No. 480547 0005 C, dated JUNE 16, 1992. The statement that the property does or does not lie within 100 year flood zone is not to be taken as a representation that the property will or will not flood. This Survey is not to be used for construction purposes and is for the clusive use of the hereon named purchas morting a company, and title company only and this survey is be ed on and made pursuant to the one certain the commitment under the G number shown hereon, provided by the tile commitment under the G number shown hereon, provided by the life commitment under the general control of the commitment under the G number shown hereon, provided by the life commitment under the general control of the contro



PHONE 972-881-7072

FAX 972-279-1508

PROJECT COMMENTS



DATE: 9/19/2025

PROJECT NUMBER: Z2025-062

PROJECT NAME: SUP for 2071 Summer Lee Drive

SITE ADDRESS/LOCATIONS: 2071 Summer Lee Drive, 103, Rockwall, TX, 75032

CASE CAPTION: Hold a public hearing to discuss and consider a request by Sairong Cheng of Joyful Claw, LLC on behalf of Jeff Carter of PA Harbor

Retail, LLC for the approval of a Specific Use Permit (SUP) for Indoor Commercial Amusement/Recreation on a portion of a

12.89-acre parcel of land identified as Lot 8, Block A, the Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7) for limited General Retail (GR) District land uses, addressed as 2071 Summer Lee Drive,

Suite R103, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
	Bethany Ross	09/19/2025	Approved w/ Comments	

09/19/2025: Z2025-062; Specific Use Permit (SUP) for 2071 Summer Lee Drive Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This request is for the approval of a Specific Use Permit (SUP) for Indoor Commercial Amusement/Recreation on a portion of a 12.89-acre parcel of land identified as Lot 8, Block A, the Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7) for limited General Retail (GR) District land uses, and addressed as 2071 Summer Lee Drive, Suite R103.
- 1.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
- M.3 For reference, include the case number (Z2025-062) in the lower right-hand corner of all pages on future submittals.
- I.4 Indoor Commercial Amusement/Recreation is defined as a "(a)ny enterprise whose main purpose is to provide the general public with a variety of amusing or entertaining activities, including such activities as skating rinks, bowling alleys, video arcades, billiard tables and similar enterprises, but does not include theaters and auditoriums." In this case, the applicant is proposing entertaining activities in the form of arcade games.
- 1.5 The proposed use appears to meet all of the conditional land use standards for Indoor Commercial Amusement/Recreation.
- 1.6 The subject property is zoned Planned Development District 7 (PD-7) for limited General Retail (GR) District Land uses. Indoor Commercial Amusement/Recreation requires the approval of a Specific Use Permit (SUP) in a General Retail (GR) District. The SUP requirement is in place "...to allow discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district, but may become compatible with the addition of special provisions, conditions or restrictions." In this case, the City Council -- pending a recommendation from the Planning and Zoning Commission -- must determine if the proposed Indoor Commercial Amusement/Recreation is compatible with the surrounding businesses.
- M.7 Please review the attached Draft Ordinance prior to the September 30, 2025 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than October 7, 2025. In reviewing the Draft Ordinance, please pay close attention to the operational conditions.

- 1.8 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on October 7, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the October 14, 2025, Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on September 30, 2025.
- 1.9 The projected City Council meeting dates for this case will be October 20, 2025 (1st Reading) and November 3, 2025 (2nd Reading).
- I.10 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
ENGINEERING	Madelyn Price	09/17/2025	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
BUILDING	Bethany Ross	09/19/2025	N/A	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
FIRE	Ariana Kistner	09/17/2025	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
GIS	Lance Singleton	09/15/2025	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
POLICE	Chris Cleveland	09/15/2025	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PARKS	Travis Sales	09/15/2025	Approved	
No Comments				

No Comments

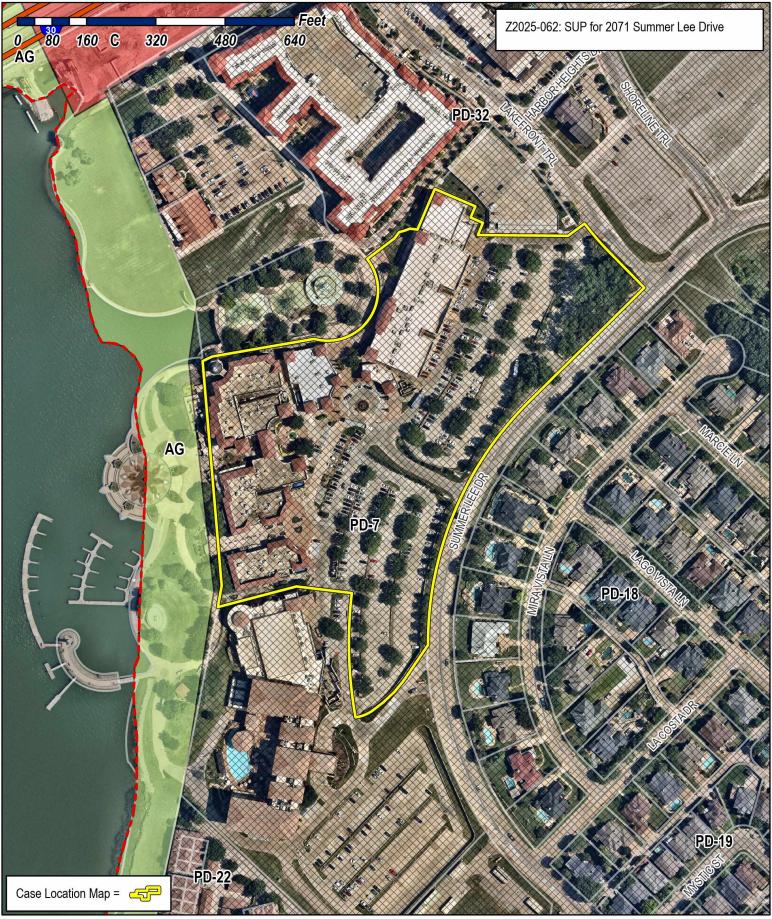


DEVELOPMENT APPLICATION

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

	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:							

Ruckwall, Texas 75087		CITY EN	GINEER:		e file (ce					
PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:										
PLATTING APPLICATION FEES: MASTER PLAT (\$100.00 + \$15.00 ACRE) 1 PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) 1 FINAL PLAT (\$300.00 + \$20.00 ACRE) 1 REPLAT (\$300.00 + \$20.00 ACRE) 1 AMENDING OR MINOR PLAT (\$150.00) PLAT REINSTATEMENT REQUEST (\$100.00) SITE PLAN APPLICATION FEES: SITE PLAN (\$250.00 + \$20.00 ACRE) 1 AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)				ZONING APPLICATION FEES: □ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹ ☑ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹ ☑ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹ OTHER APPLICATION FEES: □ TREE REMOVAL (\$75.00) □ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ² NOTES: ¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (¹) ACRE. ²: A \$1.000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.						
MATION [PLEASE PRINT]										
ADDRESS 2071 Summer Lee Drive, Suite R 103, Rockwall, TX 75032										
Harbor - Rockwall The			LOT 8 BLOCK A			A				
HARBOR - ROCKWALL, THE, BLOC	OK A, LOT 8, ACRES 12.8	94, (REPL	AT 2017)			Alexydi				
ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]										
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	E	-MAIL								
NOTARY VERIFICATION [REQUIRED] BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING: [OWNER] THE UNDERSIGNED, WHO										
"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 DAY OF SEATON OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE DAY OF SEATON OF 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 REQUISITION OF THE PUBLIC OF THE PUBLI										
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IT/AGENT INFORMATION [PLEASE PRINT] PA Harbor Retail, LLC Jeff Carter CONTACT PE ADD ATHER OWNER FOR THE PURPOSE OF THIS APPLICATION, ALS BEEN PAID TO TO THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING: ATHER OWNER FOR THE PURPOSE OF THIS APPLICATION, AS BEEN PAID TO TO THE OWNER FOR THE COST OF THIS APPLICATION, AS BEEN PAID TO TO THE OWNER FOR THE COST OF THIS APPLICATION, AS BEEN PAID TO THE OWNER FOR THE PURPOSE OF THIS APPLICATION IS ASSESSED FOR THE COST OF THE PURPOSE OF THIS APPLICATION IS ASSESSED FOR THE COST OF THE PURPOSE OF THIS APPLICATION IS ASSESSED FOR THE COST OF THE PURPOSE OF THIS APPLICATION IS ASSESSED FOR THE COST OF THE PURPOSE OF THIS APPLICATION IS ASSESSED FOR THE COST OF THE PURPOSE OF THIS APPLICATION IS ASSESSED FOR THE COST OF THE PURPOSE OF THIS APPLICATION IS ASSESSED FOR THE COST OF THE PURPOSE OF THE PURPOSE OF THE PURPOSE OF THE PURPOS	PROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUITED TO FEES: 10.00 + \$15.00 ACRE) 1 17 (820.00 ACRE) 1 18 (20.00 ACRE) 1 18 (20.00 ACRE) 1 19 DD DEVELOPM OTHER APPLICATION OTHER APPLICATION, HAS BEEN PAID TO THE CITY OF PHONE 19 PA HARDOR - ROCKWALL, THE SEOX YOU ACKNOWLEDGE THAT DUE TO THE PRASAGRAPUL OF YOUR CASE. 11 TASS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PRASAGRAPUL OF YOUR CASE. 11 TASS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PRASAGRAPUL OF YOUR CASE. 11 TAGENT INFORMATION IPLEASE PRINTICHECK THE PRIMARY CONTACT PROBLEM. 12 BY GIVEN THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF YOUR CASE. 11 THE OWNER FOR THE PURPOSE OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF YOUR CASE. 11 THE OWNER FOR THE PURPOSE OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF YOUR CASE. 11 THE OWNER FOR THE PURPOSE OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF YOUR CASE. 11 THE OWNER FOR THE PURPOSE OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF YOUR CASE. 11 THE OWNER FOR THE PURPOSE OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF YOUR CASE. 12 APPLICANTORY THIS APPLICATION, TO THE PURPOSE OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF YOUR CASE. 13 APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING: 14 THE OWNER FOR THE PURPOSE OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF YOUR CASE. 15 APPLICATION TO THE PURPOSE OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF YOUR CASE. 16 THE OWNER FOR THE PURPOSE OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF YOUR CASE. 17 A THE OWNER FOR THE PURPOSE OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF YOUR THIS APPLICATION, TO THE PURPOSE OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF THE COST. 19 THE OWNER FOR THE PURPOSE OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF THE COST.	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City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
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(P): (972) 771-7745
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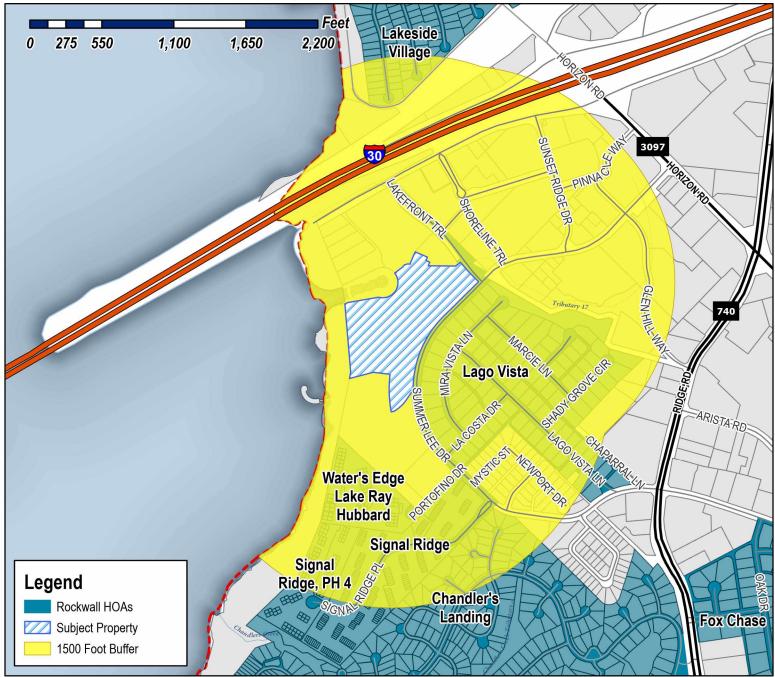
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Case Number: Z2025-062

Case Name: SUP for 2071 Summer Lee Drive

Case Type: Zoning

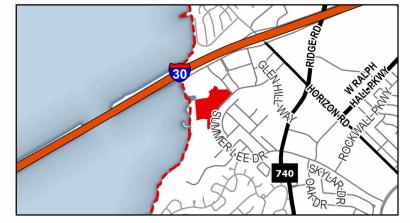
Zoning: Planned Development 7 (PD-7)

District

Case Address: 2071 Summer Lee Drive

Date Saved: 9/10/2025

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



From: Zavala, Melanie

Cc:Miller, Ryan; Lee, Henry; Ross, BethanySubject:Neighborhood Notification Program [Z2025-062]Date:Wednesday, September 17, 2025 11:18:05 AM

Attachments: Public Notice (9.16.2025).pdf

HOA Map (09.16.2025).pdf

HOA/Neighborhood Association Representative:

Per your participation in the <u>Neighborhood Notification Program</u>, 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 <u>Friday, September 19, 2025</u>. The Planning and Zoning Commission will hold a public hearing on <u>Tuesday, October 14, 2025 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday, October 20, 2025 at 6:00 PM</u>. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2025-062: SUP for Indoor Commercial Amusement/Recreation

Hold a public hearing to discuss and consider a request by Sairong Cheng of Joyful Claw, LLC on behalf of Jeff Carter of PA Harbor Retail, LLC for the approval of a <u>Specific Use Permit (SUP)</u> for Indoor Commercial Amusement/Recreation on a portion of a 12.89-acre parcel of land identified as Lot 8, Block A, the Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7) for limited General Retail (GR) District land uses, addressed as 2071 Summer Lee Drive, Suite R103, and take any action necessary.

Thank you,

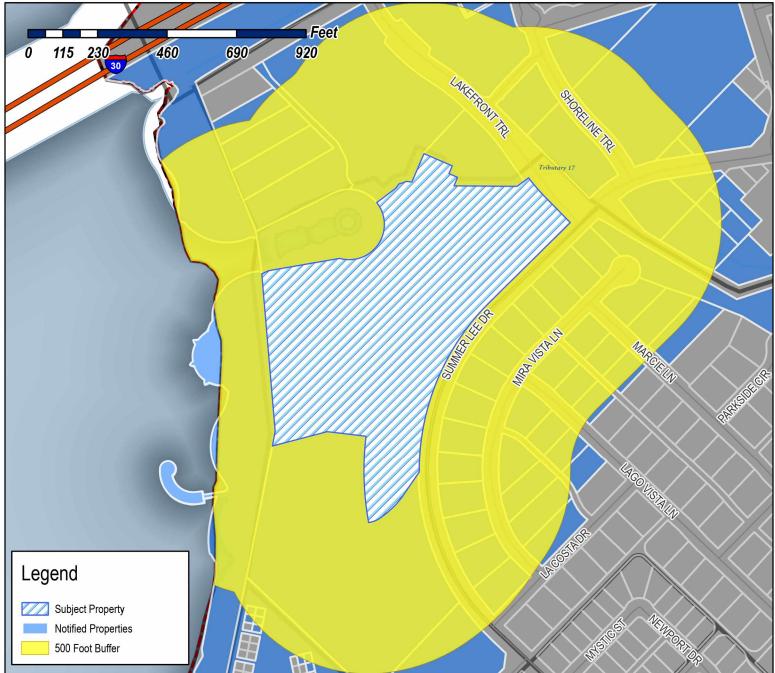
Melanie Zavala

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall 385 S. Goliad Street | Rockwall, TX 75087 | Planning & Zoning Rockwall 972-771-7745 Ext. 6568



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





Case Number: Z2025-062

Case Name: SUP for 2071 Summer Lee Drive

Case Type: Zoning

Zoning: Planned Development 7 (PD-7)

District

Case Address: 2071 Summer Lee Drive

Date Saved: 9/10/2025

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



RESIDENT 1995SUMMER LEEDR ROCKWALL, TX 75087	HARVILLE BRET 2003 PORTOFINO DR ROCKWALL, TX 75032	RESIDENT 201EI30 ROCKWALL, TX 75087
ARKOMA REALTY LTD A TEXAS LTD PARTNERSHIP 203 E INTERSTATE 30 ROCKWALL, TX 75087	ARKOMA REALTY LTD A TEXAS LTD PARTNERSHIP 203 E INTERSTATE 30 ROCKWALL, TX 75087	RESIDENT 203EI30 ROCKWALL, TX 75087
CITY OF ROCKWALL 205 W RUSK ST ROCKWALL, TX 75087	RESIDENT 2055SUMMER LEEDR ROCKWALL, TX 75087	RESIDENT 2057SUMMER LEDR ROCKWALL, TX 75087
RESIDENT 205130 ROCKWALL, TX 75087	BUSTILLO RAFAEL 2197 PORTOFINO DRIVE ROCKWALL, TX 75032	TOMBLIN REGINALD WAYNE AND MARIA EMILY MATHEWS 2201 PORTOFINO DR ROCKWALL, TX 75032
MOORE PATRICIA 2203 PORTOFINO DRIVE ROCKWALL, TX 75032	KURT PFLIEGER REVOCABLE TRUST KURT LORING PFLIEGER - TRUSTEE 2208 PORTOFINO DR ROCKWALL, TX 75032	EWING WENDY L 2212 PORTOFINO DR ROCKWALL, TX 75032
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ROCKWALL LOT 3 OWNER LLC 255 Alhambra Cir Ste 760 Coral Gables, FL 33134	2055 SUMMER LEE ROCKWALL OWNER LLC 255 Alhambra Cir Ste 760 Coral Gables, FL 33134	RESIDENT 2600LAKEFRONTTRAIL ROCKWALL, TX 75087
RESIDENT 2601LAKEFRONTTR ROCKWALL, TX 75087	HARBOR LAKE POINTE INVESTORS LLC 2701 Sunset Ridge Dr Ste 607 Rockwall, TX 75032	101 HUBBARD DR LLC 2701 Sunset Ridge Dr Ste 610 Rockwall, TX 75032
THOMPSON GARY 2730 MIRA VISTA LN ROCKWALL, TX 75032	MCKINNEY MARVIN 2738 MIRA VISTA LANE ROCKWALL, TX 75032	KAPRANTZAS VICTORIA J AND ROSALIE A CRACCHIOLO 2748 MIRA VISTA LANE ROCKWALL, TX 75032

COOLIDGE JONATHAN S & CATHEY M

2756 MIRA VISTA LN

ROCKWALL, TX 75032

DOUGLAS JOETTA & ROY
2766 MIRA VISTA LN
ROCKWALL, TX 75032

BAILEY RICHARD A AND GENA B
2774 MIRA VISTA LN
ROCKWALL, TX 75032

TURNER KATHY BAIRD 2782 MIRA VISTA ROCKWALL, TX 75032 RESIDENT 2782MIRA VISTALN ROCKWALL, TX 75087 SIDEREAS BRENDON L ET UX 2790 MIRA VISTA LN ROCKWALL, TX 75032

KIDD DAVID A AND MARY S SOTELO-KIDD 2800 MIRA VISTA LANE ROCKWALL, TX 75032 RESIDENT 2800LAKEFRONTTRL ROCKWALL, TX 75087 RESIDENT 2800MIRA VISTALN ROCKWALL, TX 75087

YU JOHNNY & HAE SUK 2804 MARCIE LN ROCKWALL, TX 75032

MILLER DARYL & CAMILLE STEARNS 2805 LAGO VISTA LN ROCKWALL, TX 75032 VANHOV ENTERPRISES LLC 2805 MARCIE LANE ROCKWALL, TX 75032

PRESTENBERG W JAY & PATSY R 2806 LAGO VISTA LN ROCKWALL, TX 75032 POLGAR ROBERT PETER & MARLA 2807 MIRA VISTA LN ROCKWALL, TX 75032 RESIDENT 2808MIRA VISTALN ROCKWALL, TX 75087

BUTLER ROVON AND ROSALYN 2813 LAGO VISTA LN ROCKWALL, TX 75032 CASSADY CHARLES P 2814 MARCIE LN ROCKWALL, TX 75032 BENNETT CLIFF AND STELLA 2815 MARCIE LN ROCKWALL, TX 75032

BRADFORD PATRICIA L 2816 LAGO VISTA LN ROCKWALL, TX 75032 JOHNSTON MARK D AND LISA P 2818 MIRA VISTA LN ROCKWALL, TX 75032 RESIDENT 2821LAGO VISTALN ROCKWALL, TX 75087

FRY ROBIN KAY 2822 MARCIE LN ROCKWALL, TX 75032 HOOD ANTOINE M & ROGUE N 2823 MIRA VISTA LN ROCKWALL, TX 75032 NGUYEN LE MINHCHAU AND BRYAN NGUYEN LE AND JESSICA NGUYEN LE 2824 LAGO VISTA LN ROCKWALL, TX 75032

RESIDENT 2825MARCIELN ROCKWALL, TX 75087 MCBANE JANET T AND TRESA LEE MCBANE 2828 MIRA VISTA LN ROCKWALL, TX 75032

TOLBERT MELISSA RENAE 2834 LAGO VISTA LANE ROCKWALL, TX 75032

ROCHA GUADALUPE 2835 Mira Vista Ln Rockwall, TX 75032 WOMBLE JOHN & GINGER 2836 MIRA VISTA LN ROCKWALL, TX 75032 TAGGART FAMILY TRUST
MICHAEL JORDAN TAGGART & KELLY ANNE
TAGGART - TRUSTEES
2843 MIRA VISTA LN
ROCKWALL, TX 75032

SOLERO DANIEL J AND ANDREA 2844 MIRA VISTA LN ROCKWALL, TX 75032 LAKE FRONT TRAIL LP 2850 Shoreline Trl Ste 200 Rockwall, TX 75032 TOP NOTCH LEASING LLC 2900 S Peachtree Rd Balch Springs, TX 75180 RUBY REAL ESTATE, LLC 3000 CUSTER RD STE 270 PMB 1595 PLANO, TX 75075 LAKEFRONT TRAIL ROCKWALL HOTEL LP 3021 RIDGE ROAD A-120 ROCKWALL, TX 75032 RESIDENT 303EI30 ROCKWALL, TX 75087

CITY OF ROCKWALL ATTN;MARY SMITH 385 S GOLIAD ST ROCKWALL, TX 75087 CITY OF ROCKWALL ATTN;MARY SMITH 385 S GOLIAD ST ROCKWALL, TX 75087

CITY OF ROCKWALL 385 S GOLIAD ST ROCKWALL, TX 75087

BPD REALTY GROUP LLC 4515 DORSET RD DALLAS, TX 75229 SARMIENTO FAMILY TRUST 507 AZALEA LN MT PLEASANT, TX 75455 CRABB JESSICA M ESTATE OF C/O BANK OF AMERICA TRUST 575 MARYVILLE CENTRE DR SUITE 511 ST LOUIS, MO 63141

PA HARBOR RETAIL LLC 8222 Douglas Ave Ste 390 Dallas, TX 75225 PA HARBOR RETAIL LLC 8222 Douglas Ave Ste 390 Dallas, TX 75225 ABLON AT HARBOR VILLAGE OWNER LLC 8222 DOUGLAS AVE STE 390 DALLAS, TX 75225

CLEMENTS BOB L PO BOX 1850 MCKINNEY, TX 75070 CULPEPPER /SPATEX JV %GARY SHULTZ PO BOX 190569 DALLAS, TX 75219 CULPEPPER /SPATEX JV %GARY SHULTZ PO BOX 190569 DALLAS, TX 75219

CULPEPPER/SPATEX JV % GARY SHULTZ PO BOX 190569 DALLAS, TX 75219 CULPEPPER /SPATEX JV %GARY SHULTZ PO BOX 190569 DALLAS, TX 75219

ROCKWALL RENTAL PROPERTIES LP PO BOX 818 TERRELL, TX 75160 Property Owner and/or Resident of the City of Rockwall:

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

Z2025-062: SUP for Indoor Commercial Amusement/Recreation

Hold a public hearing to discuss and consider a request by Sairong Cheng of Joyful Claw, LLC on behalf of Jeff Carter of PA Harbor Retail, LLC for the approval of a Specific Use Permit (SUP) for Indoor Commercial Amusement/Recreation on a portion of a 12.89-acre parcel of land identified as Lot 8, Block A, the Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7) for limited General Retail (GR) District land uses, addressed as 2071 Summer Lee Drive, Suite R103, 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 <u>Tuesday, October 14, 2025 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday, October 20, 2025 at 6:00 PM</u>. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Bethany Ross

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

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

Your comments must be received by Monday, October 20, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP

Director of Planning & Zoning





· ·	IO THE MERSITE	
MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/dev	velopment/development-ca	ases
- · - PLEASE RETURN THE BELOW FORM - · - · - · - · - · - · - · - · - · -		
Case No. Z2025-062: SUP for Indoor Commercial Amusement/Recreation		
Please place a check mark on the appropriate line below:		
☐ I am in favor of the request for the reasons listed below.		
☐ I am opposed to the request for the reasons listed below.		
Name:		
Address:		

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

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

Planning & Zoning Commission City of Rockwall 385 S. Goliad St. Rockwall, TX 75087

Re: Specific Use Permit — Joyful Claw (Claw-Arcade Concept) at The Harbor

Honorable Commissioners:

I represent the owners of **Joyful Claw**, a small-format, family-friendly claw machine arcade looking to secure a Special Use Permit at The Harbor. As you know, the Harbor is already positioned as Rockwall's premier lakefront dining and entertainment destination. A family friendly low-impact arcade like Joyful Claw will increase dwell time, bridge mealtime peaks, and activate the waterfront year-round, especially during extreme heat/cold or inclement weather when outdoor options are limited.

Why Joyful Claw compliments The Harbor

- **Pre- and post-meal activation.** Quick, "drop-in" play that pairs naturally with restaurant visits and lakefront strolls—boosting cross-shopping without requiring a large footprint.
- All-ages, all-weather utility. Approachable for children, teens, and adults; creates daytime family activity and safe evening entertainment while respecting the district's ambience.
- **Light operational impact.** Smaller space needs, lighter sound, and modest parking demand—yet visible energy for the District.

How the machines work (Joyful Claw Play & Trade System)

Joyful Claw uses a simple and transparent token-and-trade model designed to maximize guest satisfaction while encouraging repeat play:

- **Purchase tokens** (1 token = 1 play).
- Pricing tiers:
 - \circ \$5 = 5 tokens
 - \circ \$10 = 11 tokens
 - \circ \$20 = 23 tokens
 - 9.50 = 65 tokens
 - \circ \$100 = 135 tokens
- Play & win plushies. Modern claw machines are calibrated to balance fun and attainability. Staff often assist by helping align the claw or ensuring younger children have a positive experience.
- Redeem or exchange prizes. Players may:
 - o Trade in plushies for larger prizes (such as popular Labubu dolls), or
 - o Exchange plushies for Kingdom Coins (1 plushie = 1 Kingdom Coin).

Typical spend patterns (observational)

- Many families start with \$10-\$20 token bundles. For birthdays, special outings, or weekend visits, some families choose to purchase multiple bundles—occasionally spending a few hundred dollars in a single visit or across several visits—to accumulate enough small plush wins to trade up to an aspirational item like a Labubu.
- Because Kingdom Coins can be banked for future visits, guests aren't pressured to complete a trade-up in one session; families can pace spending responsibly while still enjoying immediate wins.

This system allows families to see immediate wins (plushies) while working toward larger aspirational prizes over time—encouraging both excitement and return visits. While claw win rates vary, consistent prize availability and staff support help ensure most guests experience success during their visit.

Major operators are evolving toward crane/claw machines

Even the region's bigger entertainment concepts are expanding into modern claw experiences—an important signal of mainstream appeal. Cidercade Fort Worth recently added a separate, pay-to-play claw/prize redemption area ("new claw arcade expansion"), evolving beyond its traditional all-you-can-play model to meet guest expectations. Round1 (Grapevine Mills), a national chain, actively markets Claw Machines as a core draw, and local visitors consistently praise the crane machine area. This is clear market validation that claw games attract families, refresh easily with new prizes, and drive repeat visits—the same outcomes Joyful Claw aims to deliver at The Harbor.

DFW precedents: locations, tenure, and reviews

- Round1 Bowling & Arcade Grapevine Mills (Grapevine). Opened May 2016; widely recognized for a large crane/claw zone. Public review snapshots show ~4,800 Google reviews with many crane-focused comments.
- Cidercade Fort Worth (TCU/District 90). Opened August 23, 2022; now features a new claw arcade expansion with a room of pay-to-play prize redemption games. Third-party tracking shows ~1,800 Google reviews and strong ratings.
- Side Quest Arcade Firewheel Town Center (Garland). Opened July 2024; operator materials highlight ~40 claw/prize machines. Early Google reviews indicate strong family appeal.
- Clutch-Em (Grand Prairie). Operating since 2022; dedicated claw-machine arcade concept with active local following.
- Nova Claw Carrollton (Old Denton Rd.). Operating since early 2025; dedicated claw arcade focused on trendy plush and blind-box prizes.
- Clawzania Richardson & Arlington. Richardson opened October 2024; Arlington grand opening April 26, 2025. Both are dedicated claw arcades with growing review activity.

Why this matters for The Harbor and Rockwall

- Market validation. The success of anchor-scale operators such as Round1, Cidercade, and Clawzania demonstrates that claw machines are no longer a niche attraction but a mainstream form of entertainment. When large, diversified venues dedicate significant square footage or create entirely new expansions for claw/prize machines, it signals that the demand is both sustained and profitable. These operators have access to guest data, foot traffic analytics, and revenue models at a scale far greater than a single small-format arcade, yet they continue to spotlight claw machines as a growth category. Their investment decisions effectively "de-risk" the concept for Rockwall, showing that Joyful Claw is not experimental but part of a proven national and regional trend with no other competitor stores within the general area. The Harbor can confidently capture this demand by offering a compact, family-friendly version tailored to its waterfront setting.
- **Event synergies.** Prizes and promotions can be themed to concerts, fireworks, and holiday markets—amplifying The Harbor's brand and calendar as well as a birthday or other party type options.
- Complementary economics. Short, add-on visits between dining and shopping increase dwell time and support surrounding restaurants and retailers—without heavy infrastructure or noise.

In summary, **Joyful Claw** offers a light-touch, family-friendly amenity that complements The Harbor's existing restaurants and retail tenants while mirroring successful precedents across DFW. Thank you for your consideration of our SUP request and we look forward to meeting with you on September 30 to discuss our business and any questions you may have in more detail.

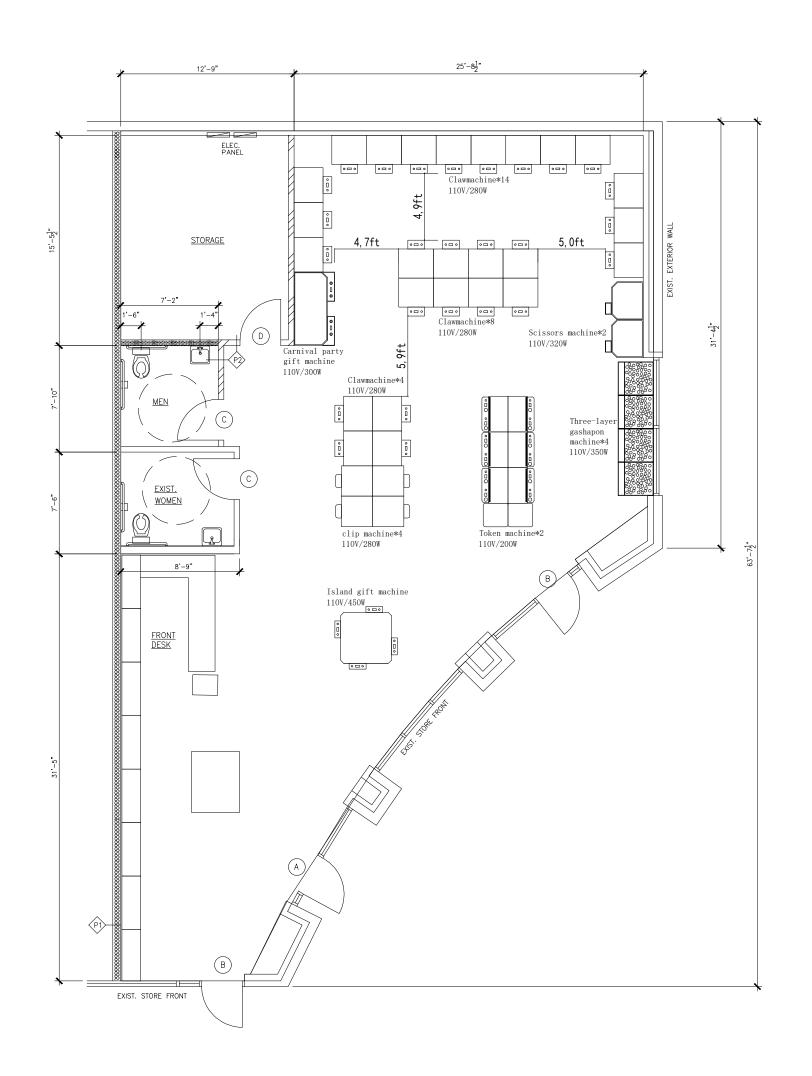
Regards,

Hunter Hayes

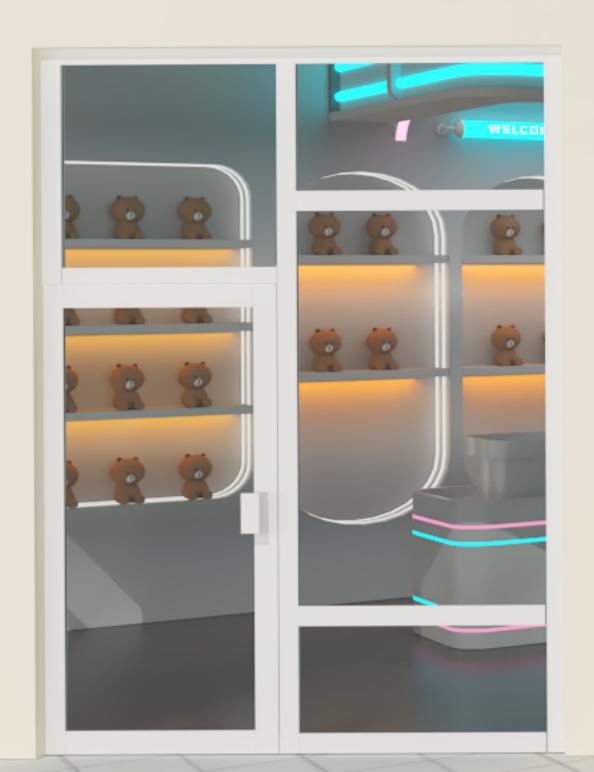
Broker/Representative

hhayes@edge-re.com

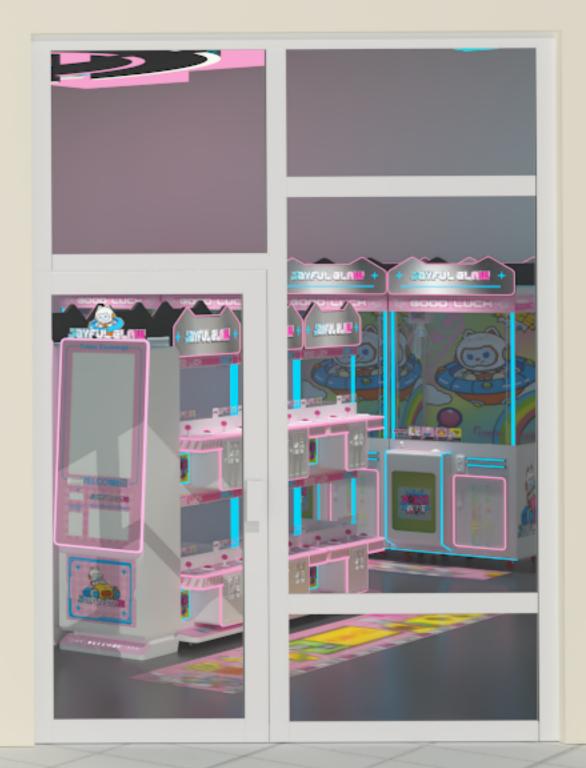
(214) 545-6939











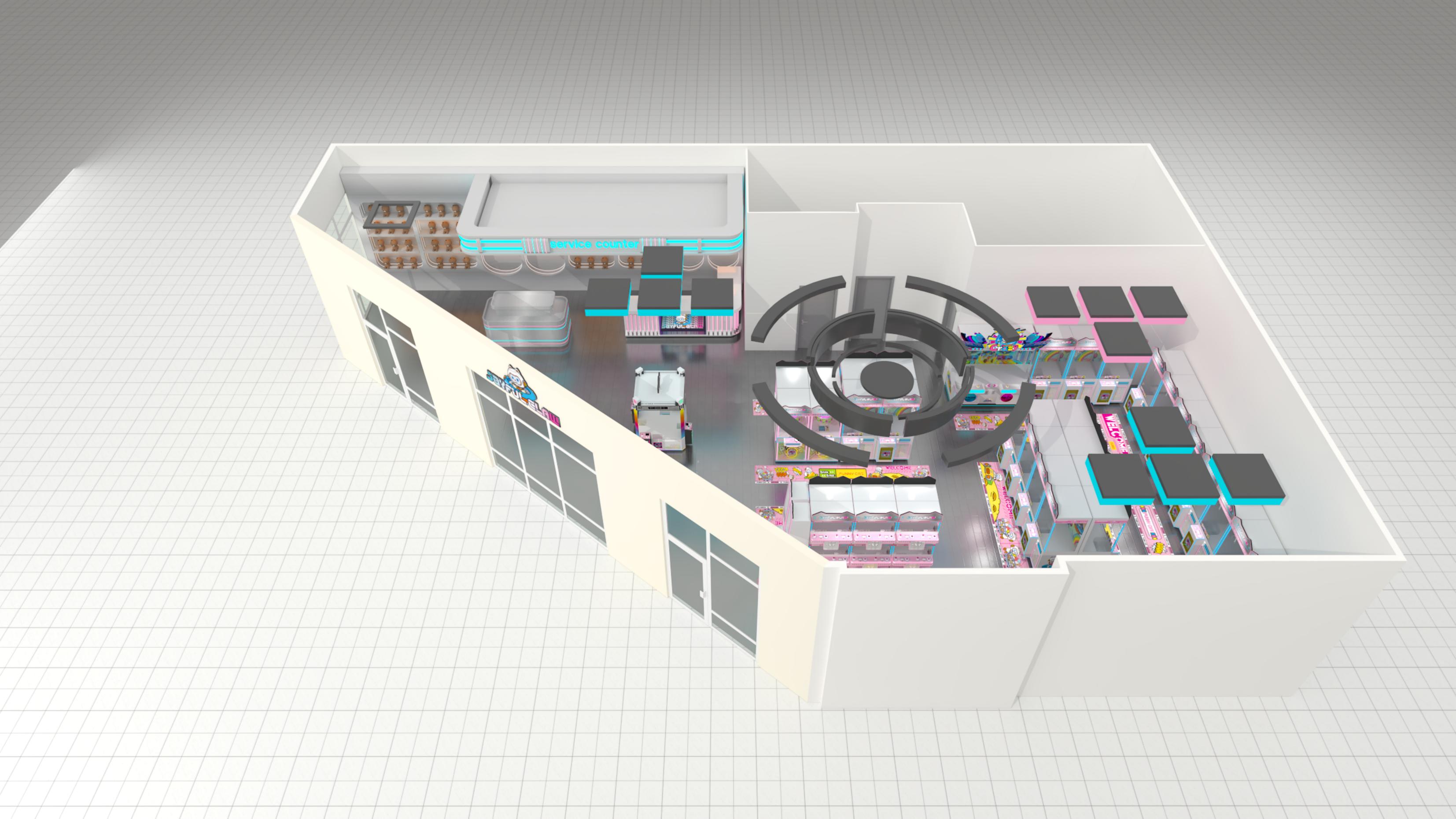


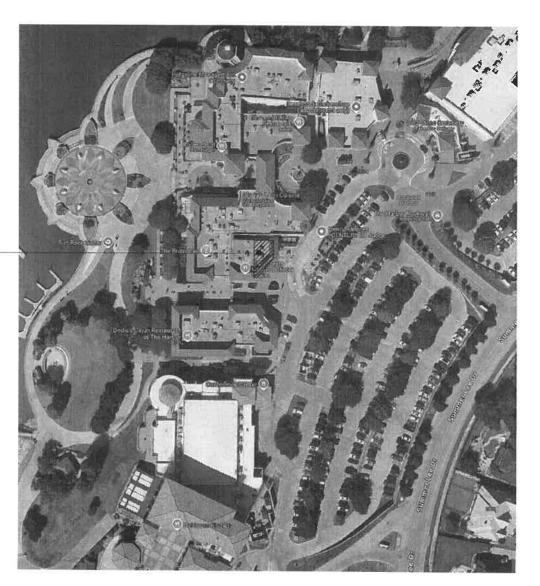












PROJECT LOCATION

立

Joyful Claw
2071 Summer Lee Dr., Suite H103
Rockwell, Texas 75032

SITE PLAN A1.1

01 SITE PLAN

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. <u>S-3XX</u>

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 7 (PD-7) [ORDINANCE NO. 17-11] AND 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 ALLOW INDOOR COMMERCIAL PERMIT (SUP) TO AMUSEMENT/RECREATION ON A PORTION OF A 12.89-ACRE PARCEL OF LAND IDENTIFIED LOT 8, BLOCK A, HARBOR-ROCKWALL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS: AND MORE SPECIFICALLY DEPICTED IN EXHIBIT 'A' AND EXHIBIT 'B' 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 Sairong Cheng of Joyful Claw, LLC. on behalf of Jeff Carter of PA Harbor Retail, LLC. for the approval of a <u>Specific Use Permit (SUP)</u> for <u>Indoor Commercial Amusement/Recreation</u> on a portion of a 12.89-acre parcel of land identified Lot 8, Block A, Harbor-Rockwall Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 7 (PD-7) for limited General Retail (GR) District land uses, addressed as 2071 Summer Lee Drive, and being more specifically depicted in *Exhibit 'A'* and *Exhibit 'B'* 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 Planned Development District 7 (PD-7) [Ordinance No. 17-11] and 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) to allow Indoor Commercial Amusement/Recreation in accordance with Article 04, Permissible Uses, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the Subject Property; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Planned Development District 7 (PD-7) [*Ordinance No. 17-11*]; Subsection 04.04, *General Retail* Z2025-062: SUP for Indoor Commercial

Amusement/Recreation

(GR) District, of Article 05, District Development Standards, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of the *Indoor Commercial Amusement/Recreation* on the *Subject Property* and conformance to these conditions is required for continued operation:

1) The development of the *Subject Property* shall generally conform to the *Floor Plan* as depicted in *Exhibit 'B'* of this ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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

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

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

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF NOVEMBER, 2025.

Tim McCallum, <i>Mayor</i>

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, City Attorney

1st Reading: <u>October 20, 2025</u>

2nd Reading: November 3, 2025

Exhibit 'A' Location Map

<u>Legal Description</u>: A Portion of Lot 8, Block A, Harbor-Rockwall Addition

Address: 2071 Summer Lee Drive





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

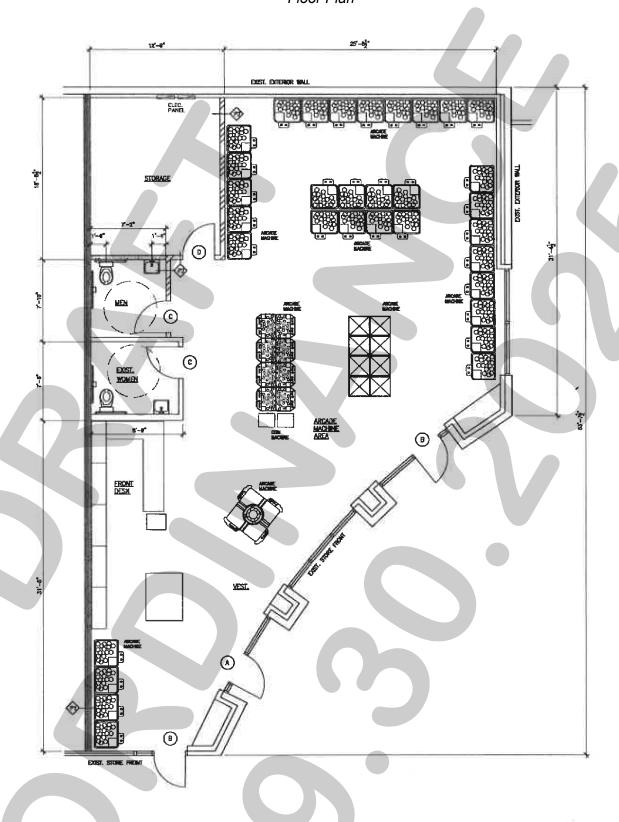
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Z2025-062: SUP for Indoor Commercial Amusement/Recreation

Ordinance No. 25-XX; SUP # S-3XX

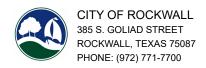
Exhibit 'B': Floor Plan



01 FLOOR PLAN

Z2025-062: SUP for Indoor Commercial Amusement/Recreation Ordinance No. 25-XX; SUP # S-3XX

PROJECT COMMENTS



DATE: 9/19/2025

PROJECT NUMBER: Z2025-063

PROJECT NAME: SUP for a Residential Infill

SITE ADDRESS/LOCATIONS: 902 Aluminum Plant Road, Rockwall, TX, 75087

CASE CAPTION: Hold a public hearing to discuss and consider a request by T. J. Mutcherson for the approval of a Specific Use Permit (SUP) for

Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.16-acre tract of land identified as a Tract 36 of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7

(SF-7) District, addressed as 902 Aluminum Plant Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
	Bethany Ross	09/19/2025	Approved w/ Comments	

09/19/2025: Z2025-063; Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision at 902 Aluminum Plant Road Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This request is for the approval of a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.16-acre tract of land identified as a Tract 36 of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, and addressed as 902 Aluminum Plant Road.
- 1.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6438 or email bross@rockwall.com.
- M.3 For reference, include the case number (Z2025-063) in the lower right-hand corner of all pages on future submittals.
- 1.4 Prior to the issuance of a Building Permit, the applicant shall replat the property to establish the floodplain area.
- I.5 According to Subsection 02.03(B) (11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), an Established Subdivision is defined as any subdivision that [1] consists of five (5) or more lots, [2] that is 90% or more developed, and [3] that has been in existence for more than ten (10) years. In this case, the subject property is situated adjacent to Park Place West Phase 2 which has been in existence since August 8, 2005, consists of 92 lots, and is considered to be more than 90.00% developed.
- I.6 Subsection 02.03(B)(11), Residential Infill in or Adjacent to an Established Subdivision, of Article 05, District Development Standards, of the Unified Development Code (UDC), states that "(i)n reviewing the Specific Use Permit (SUP), the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing in the Established Subdivision ... [and] all housing proposed under this section shall be constructed to be architecturally and visually similar or complimentary to the existing housing in the Established Subdivision."
- M.7 Ordinances. Please review the attached draft ordinance prior to the October 14, 2025 Planning & Zoning Commission meeting, and provide staff with your markups by October 7, 2025.
- 1.8 Revisions. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on October 7, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to

give staff ample time to review the case prior to the October 14, 2025 Planning and Zoning Commission Public Hearing Meeting.

- I.9 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on September 30, 2025, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on October 14, 2025.
- I.10 City Council Meeting Dates. The projected City Council meeting dates for this case will be October 20, 2025 (1st Reading) and November 3, 2025 (2nd Reading).
- I.11 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. PLEASE NOTE THAT THE APPLICANT OR A REPRESENTATIVE WILL NEED TO BE PRESENT FOR THE CASE TO BE CONSIDERED BY THE PLANNING AND ZONING COMMISSION OR CITY COUNCIL.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	09/17/2025	Approved w/ Comments

09/17/2025: 1. House pad must be above the highest adjacent roadway elevation.

2. Water/drainage doesn't flow to Aluminum Plant Road. It is to flow to the west.

General Items:

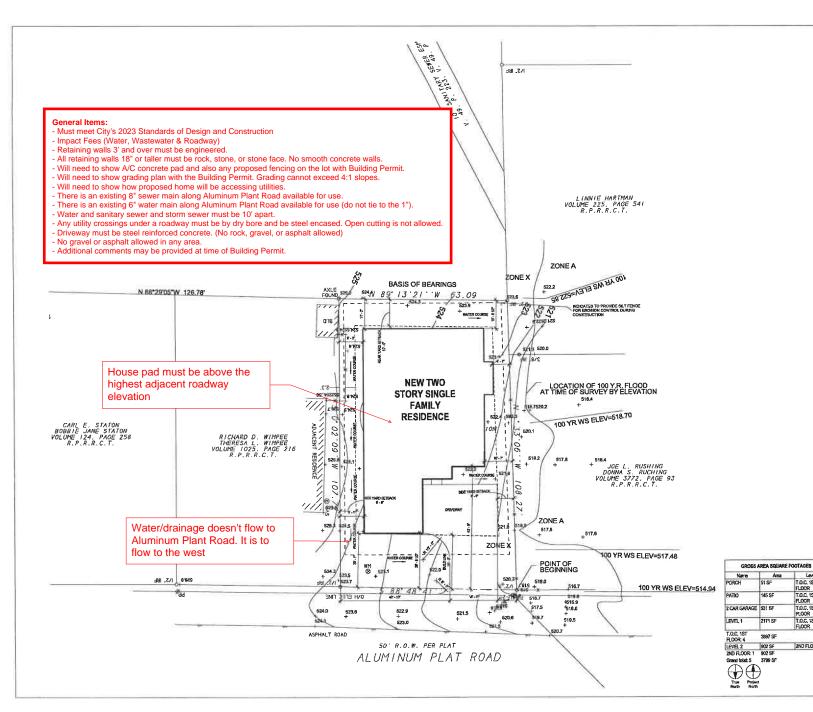
General Items:

- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
- Will need to show A/C concrete pad and also any proposed fencing on the lot with Building Permit.
- Will need to show grading plan with the Building Permit. Grading cannot exceed 4:1 slopes.
- Will need to show how proposed home will be accessing utilities.
- There is an existing 8" sewer main along Aluminum Plant Road available for use.
- There is an existing 6" water main along Aluminum Plant Road available for use (do not tie to the 1").
- Water and sanitary sewer and storm sewer must be 10' apart.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.
- Driveway must be steel reinforced concrete. (No rock, gravel, or asphalt allowed)
- No gravel or asphalt allowed in any area.
- Additional comments may be provided at time of Building Permit.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
BUILDING	Craig Foshee	09/19/2025	Approved	
09/19/2025: ONCE APPROVE	D THEY WILL NEED TO SUBMIT FOR A BUIL	DING PERMIT		
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
FIRE	Ariana Kistner	09/17/2025	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
GIS	Lance Singleton	09/15/2025	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
POLICE	Chris Cleveland	09/15/2025	Approved	
No Comments				

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	09/15/2025	Approved

No Comments





VIZUA L ARCHITECTURE

ALUMINUM HOUSE
02 ALUMINUM PLANT ROAD
ROCKWALL, TEXAS 75087

ARCHITECT

VIZUAL ARCHITECTURE, L JOHNNY LIMONES Info@vizualirchitecture.com

SITE NOTES

POOL DESIGN SHALL REQUESE A REPARATE PERMIT

DENERAL CONTRACTOR TO VERIFY ALL OR ANY

DESKIN TEAM WALL NOT BE HELD LAWLE PRIOR TO ANY ISBUANCE OF BULDING PENUT AND THE GENERAL CONTRACTOR WILL NAVE FIELL LUSBLITY AND RESPONSIBILITY FOR ANY WORK THAT IS DONE.

PROJECT NOTES

FLOOR T.O.C. 1ST FLOOR

T.O.C. 1ST FLOOR

T.O.C. 1ST FLOOR

2ND FLOOR

SITE AREA: ILANGAS SF 0,15 ACRE IULDHO POOT FROM: 2,887 S (HOUSE AND GARAGES) LOT COVERAGE: 41.5%

NET AREA SQUARE FOOTAGES			
ROOM NAME	LEVEL	AREA	
LEVEL 1	T,O,C, 1ST FLOOR	2171 SF	
LEVEL 2	2ND FLOOR	902 SF	
Grand total: 2		3073 SF	



SITE PLAN

CURRENT REVISIO

1111-01



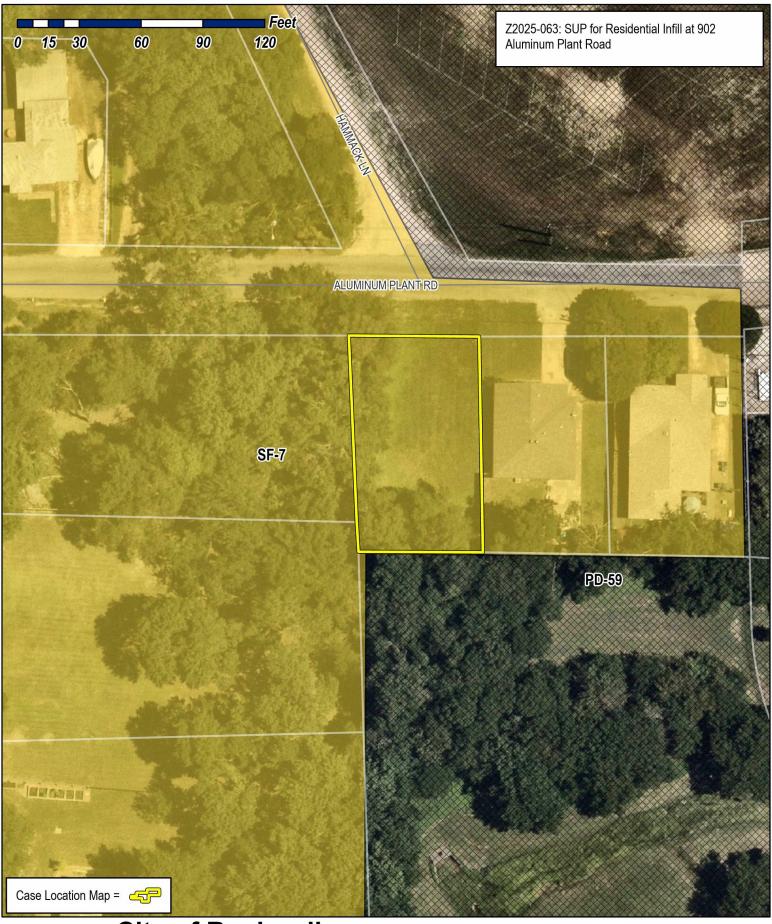
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DEVELOPMENT APPLICATION

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

PLANNING & ZONING CASE	NO.
<u>NOTE:</u> THE APPLICATION IS CITY UNTIL THE PLANNING SIGNED BELOW.	S NOT CONSIDERED ACCEPTED BY THE DIRECTOR AND CITY ENGINEER HAVE
DIRECTOR OF PLANNING:	THE PERSON NAMED IN COLUMN
CITY ENGINEER:	LOS BUSINES NO.

	Hourwall, 16xas 15001	CITY ENG	INEER:	0.1242.50		No.
PLEASE CHECK THE AI	PPROPRIATE BOX BELOW TO INDICATE THE TYPE OF	DEVELOPMENT REQUE	ST [SELECT O	VLY ONE BOX]:		
☐ PRELIMINARY PL ☐ FINAL PLAT (\$300.00 ☐ REPLAT (\$300.00 ☐ AMENDING OR M ☐ PLAT REINSTATE	100.00 + \$15.00 ACRE) 1 AT (\$200.00 + \$15.00 ACRE) 1 0.00 + \$20.00 ACRE) 1 + \$20.00 ACRE) 1 INOR PLAT (\$150.00) MENT REQUEST (\$100.00)	ZONING APPLICATION ZONING CHANGING SPECIFIC USE PROPOSED	E (\$200.00 + \$15 ERMIT (\$200.00 NT PLANS (\$20 DN FEES: (\$75.00)	0+\$15.00 ACR 0.00+\$15.00 A	ĈRE) 1	
SITE PLAN APPLICA SITE PLAN (\$250. AMENDED SITE F		I: IN DETERMINING THE FE PER ACRE AMOUNT. FOR I A \$1,000.00 FEE WILL I INVOLVES CONSTRUCTION PERMIT.	REQUESTS ON LESS BE ADDED TO THE	THAN ONE ACRE, F	ROUND UP TO ONE	(1) ACRE.
PROPERTY INFOR	RMATION [PLEASE PRINT]					
ADDRESS	902 Aluminum Plan	+ Rd Rod	avall,	Tx 75	087	
SUBDIVISION	斯爾斯爾特別的 是斯斯里斯		LOT		BLOCK	
GENERAL LOCATION						
ZONING, SITE PLA	AN AND PLATTING INFORMATION (PLEASE	PRINT]				
CURRENT ZONING		CURRENT USE				
PROPOSED ZONING		PROPOSED USE				
ACREAGE	LOTS [CURRENT]		LOTS	PROPOSED		
REGARD TO ITS AF	PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT PROVIDENCESS, AND FAILURE TO ADDRESS ANY OF STAND OF YOUR CASE.	AT DUE TO THE PASSAGE TAFF'S COMMENTS BY THE	OF <u>HB3167</u> THE DATE PROVIDE	CITY NO LONG D ON THE DEVE	GER HAS FLEXI ELOPMENT CAL	BILITY WITH ENDAR WILL
"	NT/AGENT INFORMATION (PLEASE PRINT/CHE	CK THE PRIMARY CONTACT	ORIGINAL SIGN	IATURES ARE R	EQUIRED]	
☑ OWNER	的影響自然的影響。	☐ APPLICANT				
CONTACT PERSON	1) Mutcherson	CONTACT PERSON	4-24-0			
ADDRESS		ADDRESS				
CITY, STATE & ZII		CITY, STATE & ZIP				
PHONI		PHONE				
E-MAI	<u> </u>	E-MAIL				
	ATION [REQUIRED] IGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED N ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE F	TT Mutch	uson	(<i>OWNER</i>) 1	THE UNDERSIG	ined, who
September	M THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL TO COVER THE COST OF THIS APPLICATION, HAS 20 25 BY SIGNING THIS APPLICATION, I AGREE WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS A N WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCI	BEEN PAID TO THE CITY OF F THAT THE CITY OF ROCKW	ROCKWALL ON TH ALL (I.E. "CITY") IS	IS THE/ S AUTHORIZED A	ひ <u>た</u> ND PERMITTED	DAY OF TO PROVIDE
	ND SEAL OF OFFICE ON THIS THE <u>JO^{tl} Day of</u> Sca	tenber 20 25.	8 SIST	188	Notary Public	8 :
	OWNER'S SIGNATURE				ATE OF TEXA mm. Exp. 05-2	





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

(P): (972) 771-7745 (W): www.rockwall.com

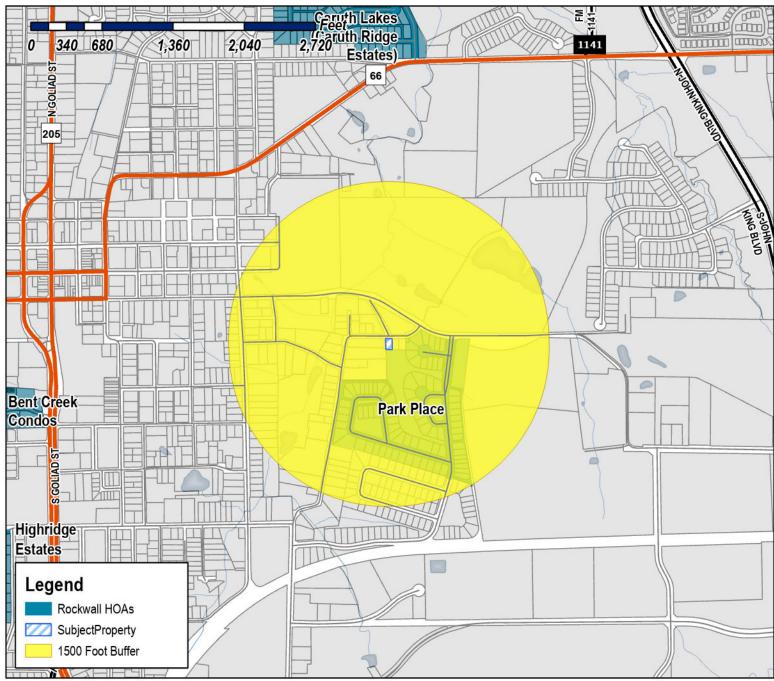
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





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Case Number: Z2025-063

Case Name: SUP for Residential Infill at 902

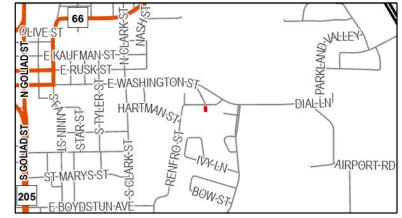
Aluminum Plant Road

Case Type: Zoning

Zoning: Single-Family 7 (SF-7) District Case Address: 902 Aluminum Plant Road

Date Saved: 9/12/2025

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



From: Zavala, Melanie

Cc:Miller, Ryan; Lee, Henry; Ross, BethanySubject:Neighborhood Notification Program [Z2025-063]Date:Wednesday, September 17, 2025 11:08:35 AM

Attachments: Public Notice (09.16.2025).pdf

HOA Map (09.16.2025).pdf

HOA/Neighborhood Association Representative:

Per your participation in the <u>Neighborhood Notification Program</u>, 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 <u>Friday, September 19, 2025</u>. The Planning and Zoning Commission will hold a public hearing on <u>Tuesday, October 14, 2025 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday, October 20, 2025 at 6:00 PM</u>. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

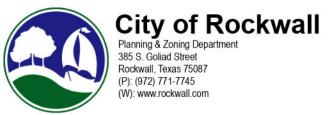
Z2025-063: SUP for a Residential Infill at 902 Aluminum Plant Road

Hold a public hearing to discuss and consider a request by T. J. Mutcherson for the approval of a <u>Specific Use Permit (SUP)</u> for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.16-acre tract of land identified as a Tract 36 of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 902 Aluminum Plant Road, and take any action necessary.

Thank you,

Melanie Zavala

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall 385 S. Goliad Street | Rockwall, TX 75087 | Planning & Zoning Rockwall 972-771-7745 Ext. 6568



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Case Number: Z2025-063

Case Name: SUP for Residential Infill at 902

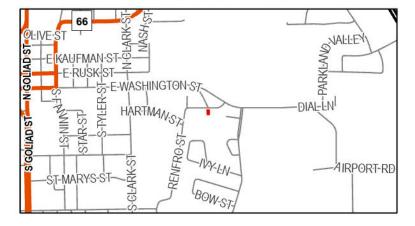
Aluminum Plant Road

Case Type: Zoning

Zoning: Single-Family 7 (SF-7) District 902 Aluminum Plant Road

Date Saved: 9/12/2025

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



HONER PENNY MCNEIL **RESIDENT** LEE WILLIAM R & DEBRA 1001 SAINT CHARLES CT 1002 ST CHARLES CT 1002 SAINT CHARLES CT ROCKWALL, TX 75087 ROCKWALL, TX 75087 ROCKWALL, TX 75087 TROSPER MARK AND GLORIA TROSPER MARK AND GLORIA RESIDENT 1007 ST. CHARLES CT 1007 ST. CHARLES CT 1015 ST CHARLES CT ROCKWALL, TX 75087 ROCKWALL, TX 75087 ROCKWALL, TX 75087 TAYLOR TIMOTHY DAVID AND **IVEY BRUCE AND TINA** FOX DENNIS AND KAREN JUDY HELENE DUBREUIL 1026 ST THOMAS CT 1027 ST THOMAS CT 1023 ST THOMAS COURT ROCKWALL, TX 75087 ROCKWALL, TX 75087 ROCKWALL, TX 75087 **BCL REAL ESTATE LLC** RESIDENT WHITWORTH JULIE A 103 GROSS RD 1030 ST THOMAS CT **1031 ST THOMAS COURT** MESQUITE, TX 75149 ROCKWALL, TX 75087 ROCKWALL, TX 75087 EDWARDS EDWINA W REVOCABLE TRUST EDWARDS EDWINA W REVOCABLE TRUST EDWARDS EDWINA W REVOCABLE TRUST **EDWINA W EDWARDS TRUSTEE EDWINA W EDWARDS TRUSTEE EDWINA W EDWARDS TRUSTEE** 1034 ST THOMAS CT 1034 ST THOMAS CT 1034 ST THOMAS CT ROCKWALL, TX 75087 ROCKWALL, TX 75087 ROCKWALL, TX 75087 BFFR TFRRY LAND JOHNSON RICHARD ERIC AND DIANNA MUNRO RESIDENT CYNTHIA OLSON 1035 SAINT THOMAS CT 1038 ST THOMAS CT 1039 ST THOMAS CT ROCKWALL, TX 75087 ROCKWALL, TX 75087 ROCKWALL, TX 75087 SOMMER RICHELLE AND RICHARD SOUTHERLAND CHRISTOPHER AND JENNIFER RESIDENT 1046 ST THOMAS CT 1042 SAINT THOMAS CT 1043 ST THOMAS COURT ROCKWALL, TX 75087 ROCKWALL, TX 75087 ROCKWALL, TX 75087 TAH MS BORROWER LLC RESIDENT RESIDENT 202 HAMMACK LN 202 RENFRO ST 15771 RED HILL AVE ROCKWALL, TX 75087 ROCKWALL, TX 75087 **TUSTIN, CA 92780**

C/O TRICON AMERICAN HOMES LLC

RESIDENT 203 RENFRO ST ROCKWALL, TX 75087

ESPINOZA MARCELA P AND ROLAND 206 RENFRO ST ROCKWALL, TX 75087

RESIDENT 204 RENFRO ST ROCKWALL, TX 75087

WOOD WILLIAM AND SANDIE 207 WADE DRIVE ROCKWALL, TX 75087

RESIDENT 206 HAMMACK LN ROCKWALL, TX 75087

COLUMBIA EXTRUSIONS CORP ATTN BILL BRICKER 2235 RIDGE RD STE 201 ROCKWALL, TX 75087

LIGHTFOOT MARSHALL K AND CYNTHIA DAWN 256 WINDY LN ROCKWALL, TX 75087 LIGHTFOOT MARSHALL & CYNTHIA 256 WINDY LN ROCKWALL, TX 75087 RESIDENT 301 RENFRO ST ROCKWALL, TX 75087

ZYLKA PROPERTIES LLC 3021 RIDGE ROAD A66 ROCKWALL, TX 75032 CHERRY JOHN T 303 RENFRO STREET ROCKWALL, TX 75087 RESIDENT 305 RENFRO ST ROCKWALL, TX 75087

PARK PLACE WEST HOMEOWNERS ASSOCIATION INC 305 PARK PLACE BLVD ROCKWALL, TX 75087

BLACKWOOD SCOTT W & GLENITA G 3514 LAKESIDE DR ROCKWALL, TX 75087 STRADTMANN TROY H 366 RENFRO ST ROCKWALL, TX 75087

MEYER DAVID JAMES AND ALETA KAY 369 JORDAN FARM CIR ROCKWALL, TX 75087 JOHNSON DANA 373 JORDAN FARM CIRCLE ROCKWALL, TX 75087 RESIDENT 374 RENFRO ST ROCKWALL, TX 75087

YOUNT STEPHEN & PHYLLIS J 377 JORDAN FARM CIR ROCKWALL, TX 75087 SIKES MARK EUGENE AND AMY CHRISTINE 381 JORDAN FARM CIR ROCKWALL, TX 75087 RESIDENT 382 RENFRO ST ROCKWALL, TX 75087

HALL JESSIE MARIE AND JAMIE KATE HALL 382 RENFRO ST ROCKWALL, TX 75087

MOSBY CYNTHIA ANN BURTON 385 JORDAN FARM CIRCLE ROCKWALL, TX 75087 CITY OF ROCKWALL ATTN;MARY SMITH 385 S GOLIAD ST ROCKWALL, TX 75087

CITY OF ROCKWALL 385 S GOLIAD ST ROCKWALL, TX 75087

FAUCON SERGE AND JENNIFER 389 JORDAN FARM CIRCLE ROCKWALL, TX 75087 PEURIFOY REBECCA 393 JORDAN FARM CIR ROCKWALL, TX 75087

LADD CHARLES 397 Jordan Farm Cir Rockwall, TX 75087 RESIDENT 400 RENFRO ST ROCKWALL, TX 75087 CLARK JERRY W & PAMELA 401 RENFRO ST ROCKWALL, TX 75087

MARSHA FREDERICK FAMILY LIVING TRUST
MARSHA R FREDERICK - TRUSTEE
405 JORDAN FARM CIR
ROCKWALL, TX 75087

PRATER SAMUEL LEE AND LAUREN NICOLE 428 COACHLIGHT TRL ROCKWALL, TX 75087 RUFF DAVID & ANNE 6105 LAKESHORE DR ROWLETT, TX 75089

HARNED CHRISTOPHER SHAWN & SHONDA AND RHONDA SUSAN CASKEY 701 LONE RIDER CT ROCKWALL, TX 75087

SWANSON PARKER G AND ABBY M 724 E WASHINGTON STREET ROCKWALL, TX 75087 RESIDENT 801 ALUMINUM PLANT RD ROCKWALL, TX 75087 WISE ALICE 803 ALUMINUM PLANT ROAD ROCKWALL, TX 75087 RESIDENT 805 ALUMINUM PLANT RD ROCKWALL, TX 75087 RESIDENT 815 E WASHINGTON ST ROCKWALL, TX 75087

WARDELL JOHN AND JAKE WARDELL 880 IVY LN ROCKWALL, TX 75087

WARDELL JAKE P AND MEREDITH K 880 SHORES BLVD ROCKWALL, TX 75087 RESIDENT 902 ALUMINUM PLANT RD ROCKWALL, TX 75087

RESIDENT 904 ALUMINUM PLANT RD ROCKWALL, TX 75087 STATON CARL E & BOBBIE JANE 906 ALUMINUM PLANT RD ROCKWALL, TX 75087 RUSHING JOE L & DONNA S 9414 SHEARER ST ROWLETT, TX 75088

RESIDENT 945 E WASHINGTON ST ROCKWALL, TX 75087 2020 T R MARTIN REVOCABLE TRUST
CHARLES TED MARTIN AND RHONDA KAREN
MARTIN- TRUSTEES
995 ST CHARLES COURT
ROCKWALL, TX 75087

HARRIS HOLLI J PO BOX 2191 ROCKWALL, TX 75087 Property Owner and/or Resident of the City of Rockwall:

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

Z2025-063: SUP for a Residential Infill at 902 Aluminum Plant Road

Hold a public hearing to discuss and consider a request by T. J. Mutcherson for the approval of a <u>Specific Use Permit (SUP)</u> for Residential Infill Adjacent to an Established Subdivision for the purpose of constructing a single-family home on a 0.16-acre tract of land identified as a Tract 36 of R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 902 Aluminum Plant Road, 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 <u>Tuesday, October 14, 2025 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday, October 20, 2025 at 6:00 PM</u>. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Bethany Ross

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

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

Your comments must be received by Monday, October 20, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



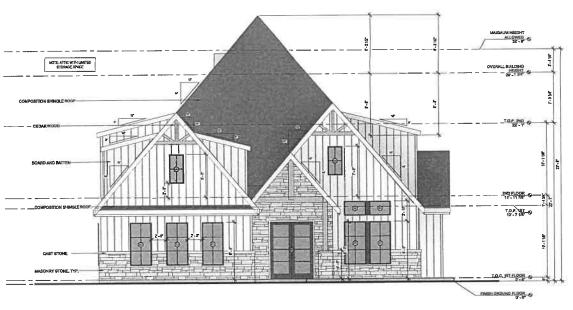


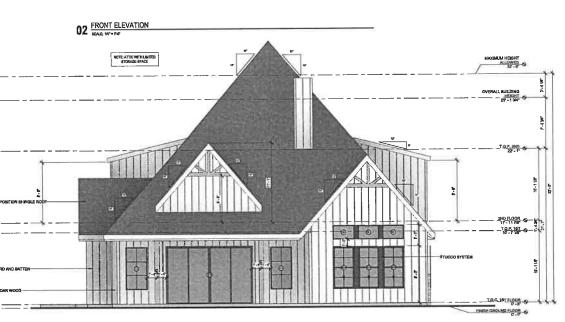
MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

	INIONE IN ONIVIATION ON THIS CASE CAN BE FOUND AT. https://sites.google.com/site/fockwallplathing/development-cases
	PLEASE RETURN THE BELOW FORM — • — • — • — • — • — • — • — • — • —
Case No. Z	2025-063: SUP for a Residential Infill at 902 Aluminum Plant Road
Please plac	ce a check mark on the appropriate line below:
☐ I am in f	favor of the request for the reasons listed below.
☐ I am op	posed to the request for the reasons listed below.
Name:	
Address:	

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

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





01 REAR ELEVATION



ALUMINUM HOUSE 902 ALUMINUM PLANT ROAD ROCKWALL, TEXAS 75087

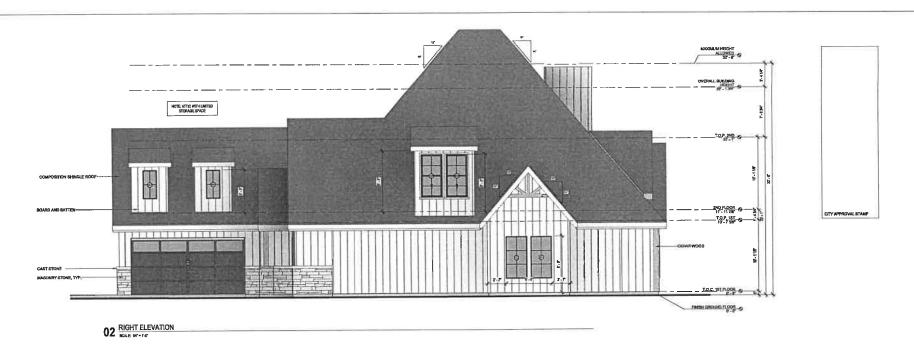
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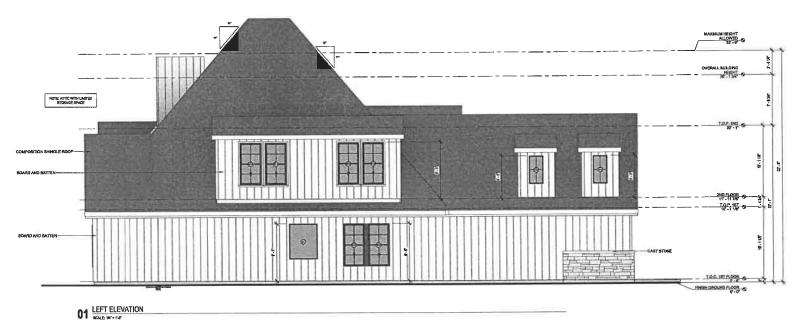


9/9/2025 5:22:19 PM EXTERIOR ELEVATIONS

A5.1

Project # Scale 1111-01







VIZUA L ARCHITECTURE

ARCHITECT
VIZUAL ARCHITECTURE, LLC.
JOHNNY LIMONES
Info@vizualerchitecture.com
www.yizualerchitecture.com

ALUMINUM HOUSE 902 ALUMINUM PLANT ROAD ROCKWALL, TEXAS 75087

CURRENT REVISION

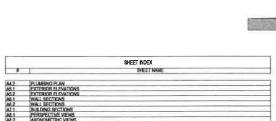


9/9/2025 5:22:25 PM EXTERIOR ELEVATIONS

A5.2

Project # Scale 1111-01 180 - 1'47





ARCHITECT

VIZUAL ARCHITECTURE LLC
1430 DRAGON ST, SUITE 25
DALLAS, TX, 75207
CONTACT; JOHNNY LIMONES
E: JOHNNY@VIZUALARCHITECTURE.COM

COMER SHEET! NOTCH.
SCHEDALES COCK ANN YES
MANDOW DOOR SCHEDALE.
SITE RAN
FLOMBATION PROBILE.
FLOMBATION P





VICINITY MAP

PROJECT NOTES

NET AREA SQUARE FOOTA		
ROOM NAME	LEVEL.	AREA
EVEL 1	T.O.C. 1ST FLOOR	En#
EVEL 2	2ND FLOOR	102 SF

GROSS AREA SQUARE FOOTAGES			
Nome	Area	Lovel	
PORCH	51 SF	T.D.C. 1ST FLOOR	
PATIO	145 SF	T,O,C, 1ST FLOOR	
2 CAR GARAGE	531 SF	T.D.C. 1ST FLOOR	
LEVEL 1	2171 SF	T,O,C, 1ST FLOOR	
T.O.C. 1ST FLOOR: 4	2897 SF		
LEVEL 2	902 SF	2ND FLOOR	
2ND FLOOR: 1	802 SF		

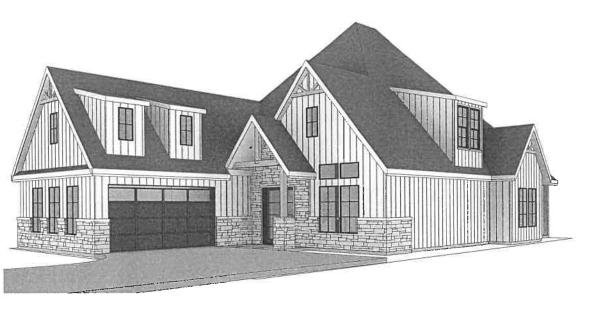
Grand total: 5 3799 SF

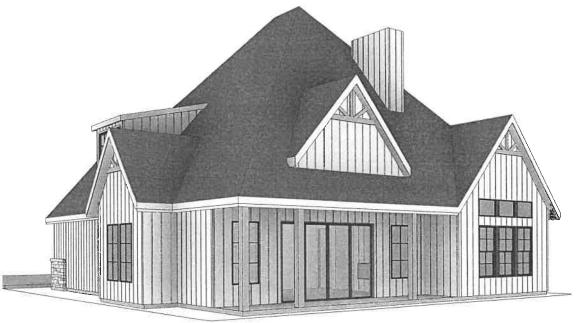


9/9/2025 5:22:08 PM COVER SHEET/ INDEX

THIS IS A NEW TWO STORY SINGLE FAMILY RESIDENCE.

SHEET INDEX







ALUMINUM HOUSE 902 ALUMINUM PLANT ROAD ROCKWALL, TEXAS 75087

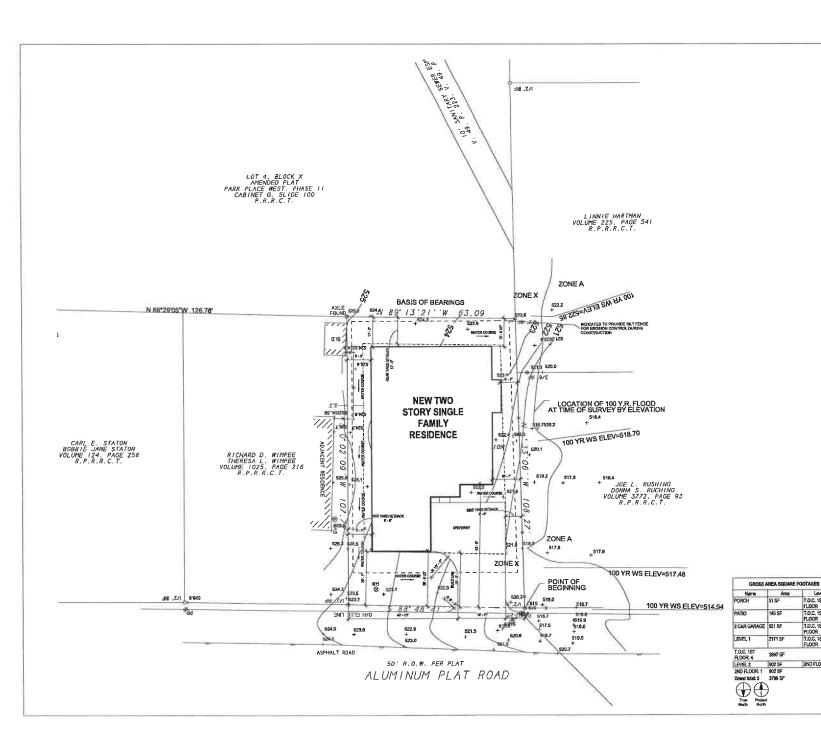
CURRENT REVISION



9/9/2025 5:22:33 PM PERSPECTIVE VIEWS

A8.1

Project # Scale





VIZUAL ARCHITECTURE

ALUMINUM HOUSE 32 ALUMINUM PLANT ROAD ROCKWALL, TEXAS 75087

902/

ARCHITECT VIZUAL ARCHITECTURE, LLC, JOHNNYLMONES http://www.htmlarchinecture.com

SITE NOTES

DESKIN TEAM WALL NOT BE HELD LABILE PRIOR TO ANY BRUANCE OF BUILDING PERMIT AND THE OFDERAL CONTRACTOR WILL HAVE FIELL LABILITY AND NESPONSIBILITY FOR ANY WORK THAT IS DONE.

PROJECT NOTES

FLOOR T.O.C. 1ST FLOOR

T.O.C. 1ST FLOOR T.O.C. 1ST FLOOR

2ND FLOOR

NET AREA SQUARE FOOTAGES			
ROOM NAME	LEVEL	AREA	
LEVEL 1	T.O.C, 1ST FLOOR	2171 SF	
LEVEL 2	2ND FLOOR	902 SF	
Grand total: 2		3073 SF	



CURRENT REVISION

9/9/2025 5:22:10 PM SITE PLAN

1111-01 As indicated

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

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) FOR RESIDENTIAL INFILL ADJACENT TO AN ESTABLISHED SUBDIVISION ON A 0.16-ACRE PARCEL OF LAND, IDENTIFIED AS TRACT 36 OF R. BALLARD SURVEY, ABSTRACT NO. 29, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN **EFFECTIVE DATE.**

WHEREAS, the City has received a request by T.J. Mutcherson for the approval of a <u>Specific Use Permit (SUP)</u> for Residential Infill Adjacent to an Established Subdivision on a 0.16-acre parcel of land identified as Tract 36 of the R. Ballard Survey, Abstract No. 29, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 902 Aluminum Plant Road, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) for Residential Infill Adjacent to an Established Subdivision in accordance with Article 04, Permissible Uses, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the Subject Property; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 03.01, *General Residential District Standards*, and Subsection 03.09, *Single-Family 7 (SF-7) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of a single-family home on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance;
- 3) Once construction of the single-family home has been completed, inspected, and accepted by the City of Rockwall, this Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].
- **SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.
- **SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.
- **SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.
- **SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.
- **SECTION 7.** That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3RD DAY OF NOVEMBER, 2025.

	Tim McCallum, <i>Mayor</i>
ATTEST:	
Kristy Teague, City Secretary	
APPROVED AS TO FORM:	
Frank J. Garza, City Attorney	

1st Reading: October 20, 2025

2nd Reading: *November 3, 2025*

Exhibit 'A':
Location Map

Address: 902 Aluminum Plant Road

Legal Description: Tract 36, of the R. Ballard Survey, Abstract No. 29

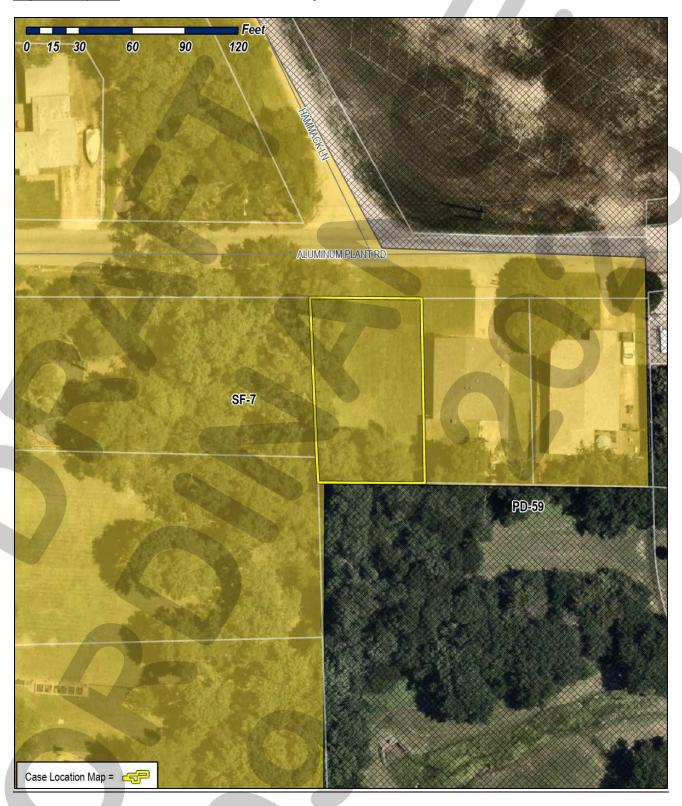


Exhibit 'B':Residential Plot Plan

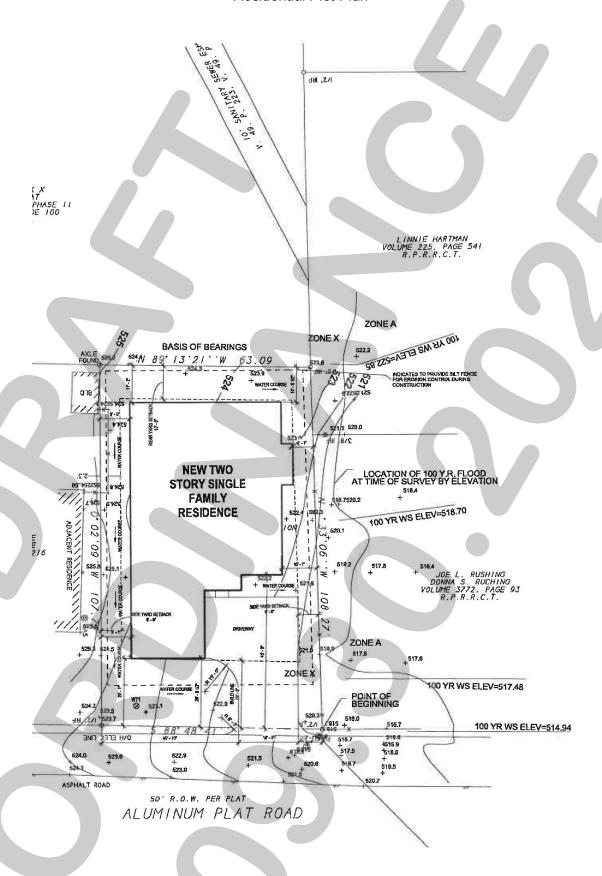


Exhibit 'C':Building Elevations



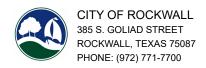
Exhibit 'C':
Building Elevations



Page | 7

01 LEFT ELEVATION

PROJECT COMMENTS



DATE: 9/19/2025

PROJECT NUMBER: Z2025-064

PROJECT NAME: SUP for Exceeding the Height Requirements in the Scenic Overlay District

SITE ADDRESS/LOCATIONS: 1020 La Jolla Pointe Drive, Rockwall, TX, 75087

CASE CAPTION: Hold a public hearing to discuss and consider a request by Phillip Craddock of Craddock Architecture, PLLC on behalf of Clay

Shipman of Shipman Fire Protection for the approval of a Specific Use Permit (SUP) to exceed the Maximum Permissible Height in a Commercial (C) District on a 5.104-acre tract of land identified as Lot 19, Block A, La Jolla Pointe Addition and Lots 10 & 24, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the

Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) District, addressed as 1020 La Jolla Pointe Drive.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
	Bethany Ross	09/19/2025	Approved w/ Comments	

09/19/2025: Z2025-064; Specific Use Permit (SUP) for 1020 La Jolla Drive

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

- I.1 This request is for the approval of a Specific Use Permit (SUP) to exceed the Maximum Permissible Height in a Commercial (C) District on a 5.104-acre tract of land identified as Lot 19, Block A, La Jolla Pointe Addition and Lots 10 & 24, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) District, addressed as 1020 La Jolla Pointe Drive.
- 1.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
- M.3 For reference, include the case number (Z2025-064) in the lower right-hand corner of all pages on future submittals.
- I.4 According to Subsection 07.03, Non-Residential District Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), the maximum height for a structure in a Commercial (C) District is 60-feet; however, the City Council may grant a Specific Use Permit (SUP) for a structure up to 240-feet through a Specific Use Permit (SUP). In this case, the applicant is requesting an Office Building which is 90-feet tall exceeding the Commercial (C) District standards by 30-feet.
- M.5 The parking depicted on the current concept plan is deficient by 17 parking spaces (see table below). Please correct this so that the parking meets the minimum requirements.

	SF	REQUIREMENT	REQUIRED PARKING
EXISTING BUILDING	10,755 SF	1/300 SF	36
EXISTING GARAGE	1,116 SF	1/1,000 SF	2
COFFEE SHOP/RESTAURANT	2,800 SF	1/100 SF	28
OUTDOOR SEATING	750 SF	1/100 SF	8
NEW OFFICE BUILDING	18,000 SF	1/300 SF	60
		TOTAL	134
		PROVIDED	117
		DEFICIENT PARKING	17

M.6 Please review the attached Draft Ordinance prior to the September 30, 2025 Planning and Zoning Commission Work Session meeting, and provide staff with your markups by no later than October 7, 2025.

- I.7 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on October 7, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the October 14, 2025 Planning and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on September 30, 2025.
- I.8 The projected City Council meeting dates for this case will be October 20, 2025 (1st Reading) and November 3, 2025 (2nd Reading).

REVIEWER

I.9 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). A representative(s) must be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

ENGINEERING	Madelyn Price	09/17/2025	Approved w/ Comments	
09/17/2025: Add note that the	site plan that is attached isn't approved. All en	gineering standards must be met at time of site plan.		
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
BUILDING	Craig Foshee	09/19/2025	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
FIRE	Ariana Kistner	09/17/2025	Approved w/ Comments	

DATE OF REVIEW

STATUS OF PROJECT

09/17/2025: Notes:

DEPARTMENT

(IFC D104.1) Buildings exceeding 30 feet or three stories in height shall have not fewer than two means of fire apparatus access for each structure.

(IFC D105.1) Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, approved aerial fire apparatus access roads shall be provided. For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.(IFC D105.3) One or more of the required access routes meeting this condition shall be located not less than 15 feet and not greater than 30 feet from the building and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire code official.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
GIS	Lance Singleton	09/15/2025	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
POLICE	Chris Cleveland	09/15/2025	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PARKS	Travis Sales	09/15/2025	Approved	

No Comments



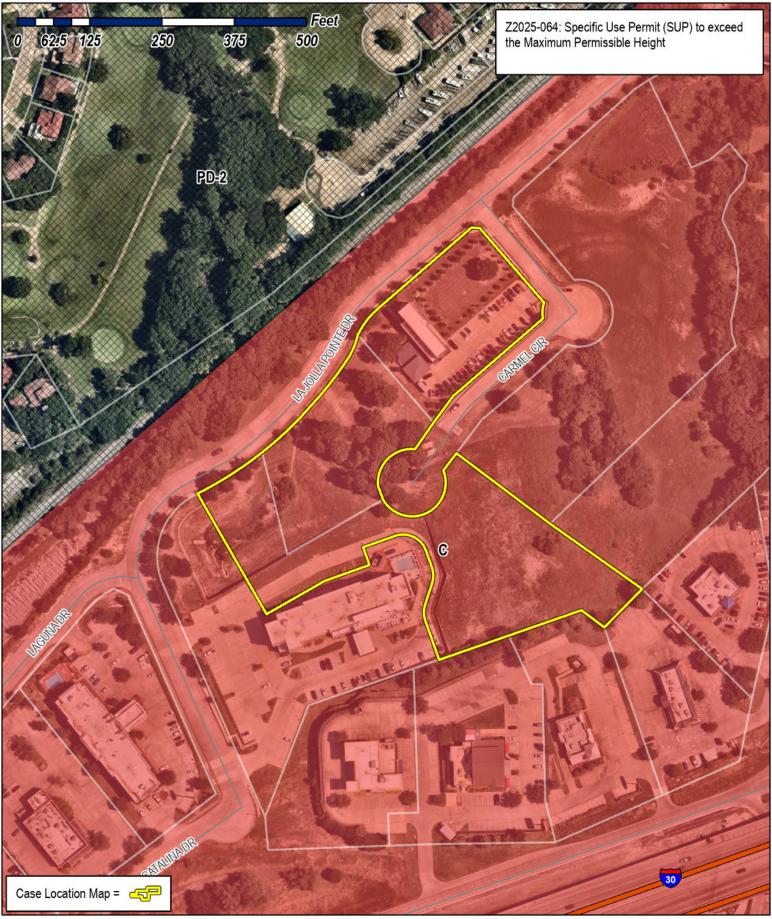
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DEVELOPMENT APPLICATION

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

PLANNING & ZONING CAS	E NO.
	S NOT CONSIDERED ACCEPTED BY THE DIRECTOR AND CITY ENGINEER HAVE
DIRECTOR OF PLANNING:	
OLTY ENGINEED	

	Rockwall, Texas 75087		CITYE	NGINEER:			
PLEASE CHECK THE AP	PROPRIATE BOX BELOW TO INDICATE THE TYPE	OF DEVELOPME	NT REQU	JEST [SELECT (ONLY ONE BOX]	<u></u>	-
PLATTING APPLICATION MASTER PLAT (\$1 PRELIMINARY PLAT (\$300 FINAL PLAT (\$300.00 AMENDING OR MI PLAT REINSTATE SITE PLAN APPLICA SITE PLAN (\$250.0	TION FEES: 100.00 + \$15.00 ACRE) 1 AT (\$200.00 + \$15.00 ACRE) 1 .00 + \$20.00 ACRE) 1 + \$20.00 ACRE) 1 NOR PLAT (\$150.00) MENT REQUEST (\$100.00) TION FEES:	ZONING ZONING ZONING SPEC PD DE OTHER A TREE VARIA NOTES: IN DETER PER ACRE A 2: A \$1,000	APPLICANG CHAN IFIC USE EVELOPM APPLICA REMOVA ANCE RE MINING THE MOUNT. FO	ATION FEES: NGE (\$200.00 + \$ E PERMIT (\$200.00 + \$ E PERMIT (\$200.00 + \$ E PERMIT (\$200.00 + \$ E FEE, PLEASE USE TOOR REQUESTS ON LE LL BE ADDED TO TOOR NOT	S15.00 ACRE) 1 00 + \$15.00 ACR 200.00 + \$15.00 ACR L EXCEPTIONS THE EXACT ACREAGE SES THAN ONE ACRE, HE APPLICATION FE	RE) 1 & 2 ACRE) 1 (\$100.00) ² E WHEN MULTIP ROUND UP TO 0 E FOR ANY RI	ONE (1) ACRE. EQUEST THAT
	RMATION [PLEASE PRINT]						
ADDRESS	1020 LA JOLLA POINTE DRIVE,	ROCKWA	LL IE)	(AS, 7508)			
SUBDIVISION	LA JOLLA POINTE ADDITION			LOT	24,10,19	BLOCK	Α
GENERAL LOCATION	NORTH OF 1-30 EAST OF HORIZON ROAD			1000			
ZONING, SITE PLA	AN AND PLATTING INFORMATION [PLE/	ASE PRINT]					
CURRENT ZONING	C - COMMERCIAL	CURREN	NT USE	OFFICE "B"			
PROPOSED ZONING	C - COMMÉRCIAL	PROPOSE	D USE	OFFICE BUILI	DING / COFFEE	SHOP	
ACREAGE	5,104 TOTAL LOTS [CURREN	NT) 3	1	LOTS	[PROPOSED]		1
REGARD TO ITS AP	PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE PROVAL PROCESS, AND FAILURE TO ADDRESS ANY O NIAL OF YOUR CASE.	THAT DUE TO TH F STAFF'S COMME	E PASSA ENTS BY	GE OF <u>HB3167</u> T THE DATE PROVI	HE CITY NO LON DED ON THE DEV	IGER HAS FL /ELOPMENT (.EXIBILITY WITH CALENDAR WILL
OWNER/APPLICAL	NT/AGENT INFORMATION [PLEASE PRINT/O	CHECK THE PRIMA	RY CONT	ACT/ORIGINAL SI	GNATURES ARE	REQUIRED]	
□ OWNER	SHIPMAN FIRE PROTECTION	APPLI	CANT	CRADDOCK	ARCHITECTUR	E, PLLC	
CONTACT PERSON	CLAY SHIPMAN	CONTACT PE	RSON	PHILLIP CRA	DDOCK		
ADDRESS	1020 LA JOLLA POINTE DRIVE	ADD	RESS	551 EMBAR	GO DR		
CITY, STATE & ZIP	ROCKWALL, TEXAS 75087	CITY, STATE	& ZIP	FATE, TEXA	S 75189		
PHONE	682-223-1922	Pl	HONE	214-952-05	527		
E-MAIL	CLAY@SHIPMAN-FIRE.COM	E	-MAIL	PHILLIP@C	RADDOCKARO	CHITECTURE	.сом
	ATION [REQUIRED] IGNED AUTHORITY, ON THIS DAY PERSONALLY APPEAF N ON THIS APPLICATION TO BE TRUE AND CERTIFIED TI	(LD	CLAY SH	IPMAN	[OWNER]	THE UNDER	RSIGNED, WHO
\$ 276.56 SEPT	M THE OWNER FOR THE PURPOSE OF THIS APPLICATION; , TO COVER THE COST OF THIS APPLICATION, , 20 BY SIGNING THIS APPLICATION, I AG WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IN WITH THIS APPLICATION, IF SUCH REPRODUCTION IS AS	HAS BEEN PAID TO GREE THAT THE CIT IS ALSO AUTHORI	THE CITY Y OF ROC ZED AND	OF ROCKWALL ON CKWALL (I.E. "CITY PERMITTED TO F	THIS THE	AND PERMIT COPYRIGHTE	DAY_OF TED TO PROVIDE
GIVEN UNDER MY HAND A	ND SEAL OF OFFICE ON THIS THE 101 DAY OF SE	PTEMBER	2	5 (SELLE	My Cor	per Peabo mmission Ex 5/9/2028	





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

(P): (972) 771-7745 (W): www.rockwall.com

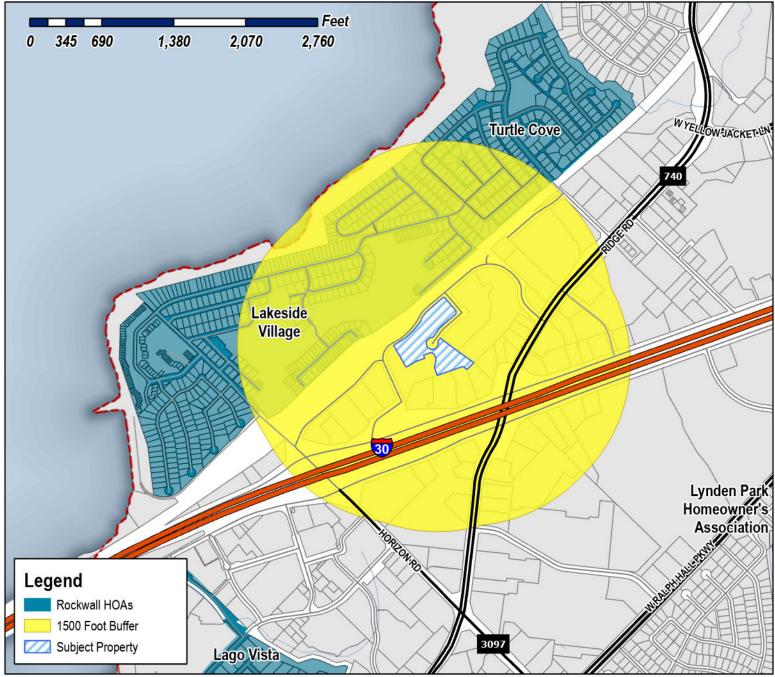
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





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Case Number: Z2025-064

Case Name: SUP to exceed the Maximum

Permissible Height

Case Type: Zoning

Zoning: Commercial (C) District 1020 La Jolla Drive

Date Saved: 9/12/2025

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



From: Zavala, Melanie

Cc:Miller, Ryan; Lee, Henry; Ross, BethanySubject:Neighborhood Notification Program [Z2025-064]Date:Wednesday, September 17, 2025 11:05:33 AM

Attachments: Public Notice (08.19.2025).pdf

HOA Map (09.16.2025).pdf

HOA/Neighborhood Association Representative:

Per your participation in the <u>Neighborhood Notification Program</u>, 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 <u>Friday, September 19, 2025</u>. The Planning and Zoning Commission will hold a public hearing on <u>Tuesday, October 14, 2025 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday, October 20, 2025 at 6:00 PM</u>. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2025-064: SUP to Exceed the Maximum Permissible Height in a Commercial (C) District Hold a public hearing to discuss and consider a request by Phillip Craddock of Craddock Architecture, PLLC on behalf of Clay Shipman of Shipman Fire Protection for the approval of a Specific Use Permit (SUP) to exceed the Maximum Permissible Height in a Commercial (C) District on a 5.104-acre tract of land identified as Lot 19, Block A, La Jolla Pointe Addition and Lots 10 & 24, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) and IH-30 Overlay (IH-30 OV) District, addressed as 1020 La Jolla Pointe Drive.

Thank you,

Melanie Zavala

Planning & Zoning Coordinator | Planning Dept.| City of Rockwall 385 S. Goliad Street | Rockwall, TX 75087

Planning & Zoning Rockwall

972-771-7745 Ext. 6568



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Case Number: Z2025-064

Case Name: SUP to exceed the Maximum

Permissible Height

Case Type: Zoning

Zoning: Commercial (C) District 1020 La Jolla Drive

Date Saved: 9/12/2025

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



FIRE HOUSE RE LLC 1020 LA JOLLA POINTE DR ROCKWALL, TX 75087 SHIPMAN FIRE GROUP INC 1020 LA JOLLA POINTE DRIVE ROCKWALL, TX 75087 ROCKWALL RMKP LP 1033 KINGSBRIDGE LN ROCKWALL, TX 75032

STEAK N SHAKE OPERATIONS, INC C/O THE STEAK N SHAKE COMPANY 107 S Pennsylvania St Ste 400 Indianapolis, IN 46204

RESIDENT 1549 LAGUNA DR ROCKWALL, TX 75087 RESIDENT 1599 LAGUNA DR ROCKWALL, TX 75087

RESIDENT 1600 LA JOLLA POINTE DR ROCKWALL, TX 75087 SHIPMAN CLAY 16001 LA JOLLA POINT DR ROCKWALL, TX 75087 DROBLYN JOHN 16178 COUNTY ROAD 431 LINDALE, TX 75771

RICHARD HARRIS AND JUDY HARRIS FAMILY TRUST RICHARD AND JUDY HARRIS- TRUSTEES 210 GLENN AVENUE ROCKWALL, TX 75087

BROOKS TIM 2602 Ridge Rd Ste 1 Rockwall, TX 75087 RESIDENT 2604 RIDGE RD ROCKWALL, TX 75087

RESIDENT 2608 RIDGE RD ROCKWALL, TX 75087 RESIDENT 2610 RIDGE RD ROCKWALL, TX 75087 RESIDENT 2616 RIDGE RD ROCKWALL, TX 75087

RESIDENT 3002 PRESTON TR ROCKWALL, TX 75087 ROGERS GENTRY 3003 PRESTON COURT ROCKWALL, TX 75087 RESIDENT 3004 PRESTON TR ROCKWALL, TX 75087

MILLER KATHLEEN PALMER 3004 PRESTON CT ROCKWALL, TX 75087 RESIDENT 3005 PRESTON CT ROCKWALL, TX 75087 RESIDENT 3006 PRESTON TR ROCKWALL, TX 75087

HAMBLEY DAVID L JR & CAROL A 3006 PRESTON COURT ROCKWALL, TX 75087 BURK CATHERINE & HOWARD T 3007 PRESTON CT ROCKWALL, TX 75087 RESIDENT 3008 PRESTON TR ROCKWALL, TX 75087

ZUMWALT HAROLD J & VICKY 3009 PRESTON CT ROCKWALL, TX 75087 GANCI GLENN 305 DREW LN HEATH, TX 75032 LOTL HOLDINGS LLC 320 PORTVIEW PLACE ROCKWALL, TX 75032

NERKOWSKI FRANK A & PAMELA JO 3304 AUGUSTA BLVD ROCKWALL, TX 75087 DANIELS BENNIE & GLORIA 3308 AUGUST BLVD ROCKWALL, TX 75087 CYNTHIA AND DOUGLAS BALZER LIVING TRUST DOUGLAS A BALZER AND CYNTHIA S BALZER -TRUSTEES 3312 AUGUSTA BLVD ROCKWALL, TX 75087 REED FRANCES GEAN 3316 AUGUSTA BLVD ROCKWALL, TX 75087 DAVIS LARRY DEAN & KAREN RENEE 3317 Augusta Blvd Rockwall, TX 75087 2024 D E GYER REVOCABLE TRUST
DAVID RAYE GYER & EVELYN CONSTANCE LILLY
GYER - TRUSTEES
3318 AUGUSTA BLVD
ROCKWALL, TX 75087

SNYDER DONALD R AND LAURA J 3319 AUGUSTA BLVD ROCKWALL, TX 75087 HOLLAND CHARLES A & BARBARA K 3321 AUGUSTA BLVD ROCKWALL, TX 75087 RESIDENT 3323 AUGUSTA BLVD ROCKWALL, TX 75087

PARK PLACE REALTY & PROPERTY
MANAGEMENT LLC
3325 AUGUSTA BLVD
ROCKWALL, TX 75087

RESIDENT 4100 VILLAGE DR ROCKWALL, TX 75087 BT CAYMAN LLC 5430 Lyndon B Johnson Fwy Ste 1050 Dallas, TX 75240

RESIDENT 550 LA JOLLA DR ROCKWALL, TX 75087 RESIDENT 550 E 130 ROCKWALL, TX 75087 RESIDENT 560 E I30 ROCKWALL, TX 75087

RESIDENT 568 E 130 ROCKWALL, TX 75087 RESIDENT 578 E 130 ROCKWALL, TX 75087 SL ROCK RIDGE, LP 5950 BERKSHIRE LN STE 700 DALLAS, TX 75225

ROCKWALL CORNER CORPORATION 600 E I-30 ROCKWALL, TX 75087 ROCKWALL INNKEEPERS I LTD 6176 FM 2011 LONGVIEW, TX 75603 PJYK PROPERTIES LLC 6708 EAGLE POINT COURT PLANO, TX 75024

ALLEN TEXAS WHITE TIGER CORPORATION 853 BEAR CROSSING DRIVE ALLEN, TX 75013 ROCKWALL ECONOMIC DEVELOPMENT CORPORATION P O BOX 968 ROCKWALL, TX 75087

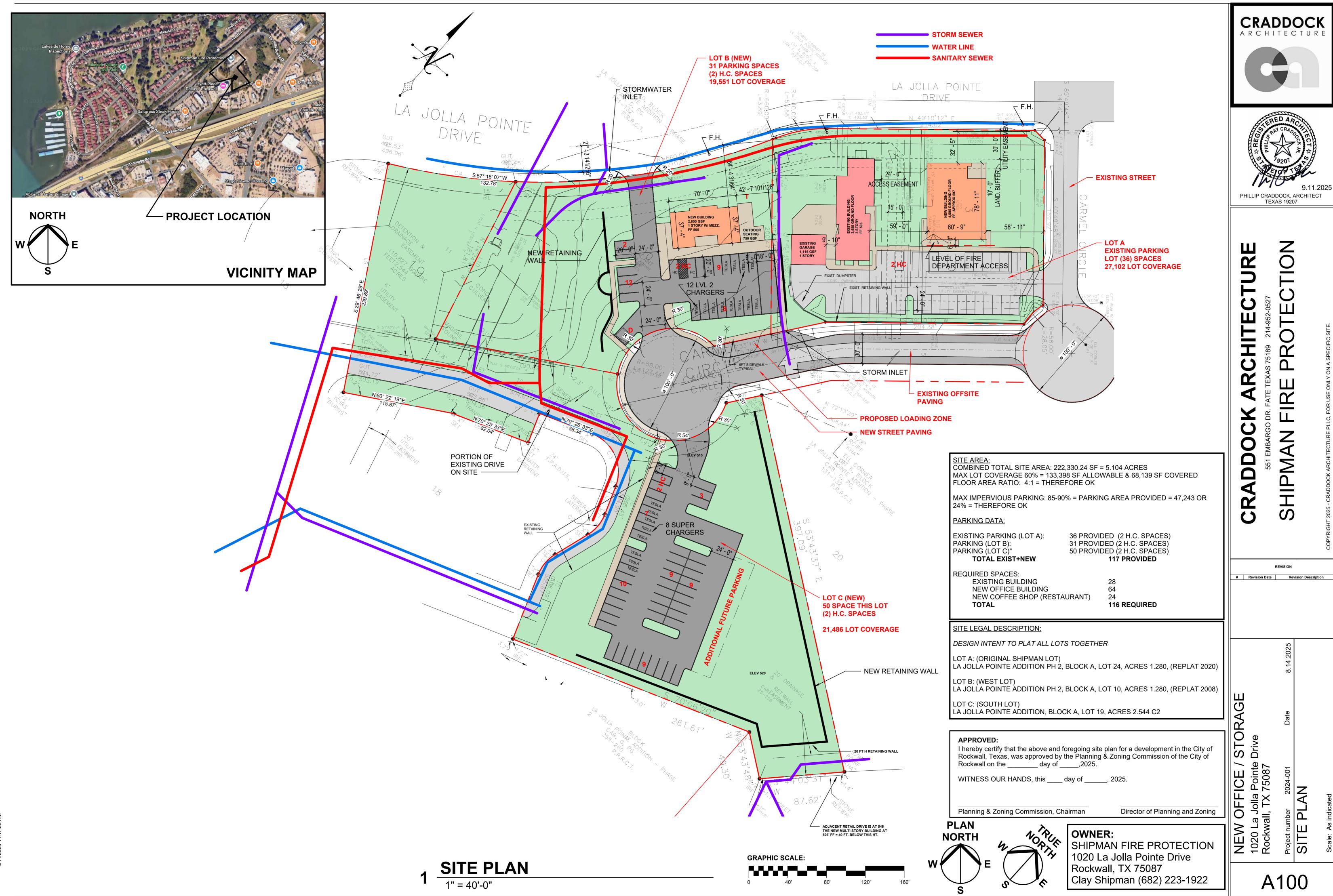
LAKESIDE VILLAGE HOMEOWNERS P.O. BOX 650255 DALLAS, TX 75265

LAKESIDE VILLAGE HOMEOWNERS P.O. BOX 650255 DALLAS, TX 75265 LAKESIDE VILLAGE HOMEOWNERS P.O. BOX 650255 DALLAS, TX 75265 LAKESIDE VILLAGE H O ASSOC P.O. BOX 650255 DALLAS, TX 75265

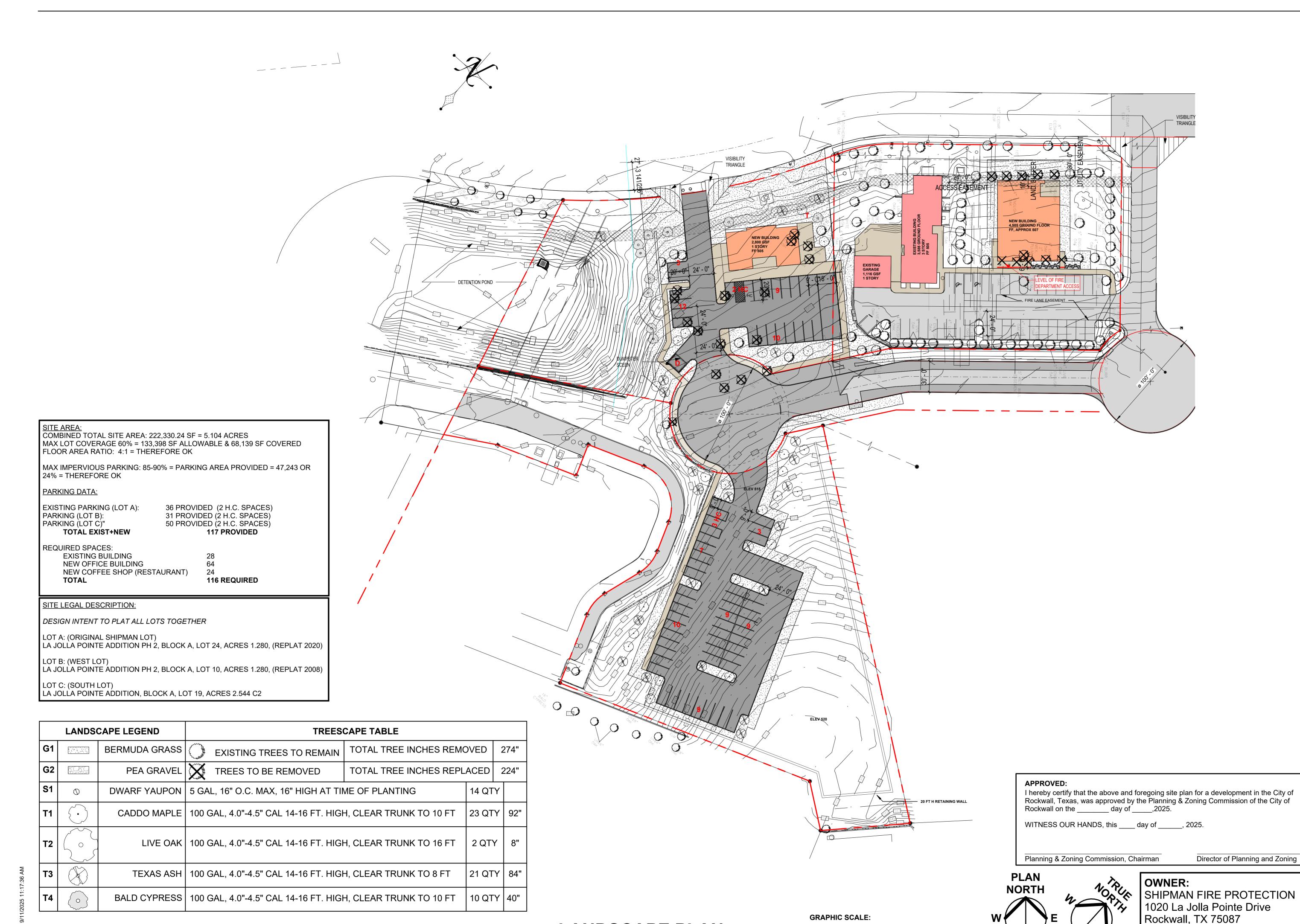
ROBERT H FAMILY TRUST AND BMK FIN CORP AND SHERRI LANE HEWETT AND SUSA C/O IHOP ATTN HAKIM REMA PO Box 12168 Dallas, TX 75225

B&M ALPHA INC PO Box 171754 Arlington, TX 76003 WAFFLE HOUSE INC ATTN: TAX DEPT PO BOX 6450 NORCROSS, GA 30091

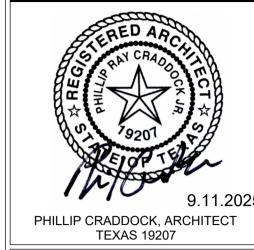
ROCKWALL ECONOMICS DEVELOPMENT
CORPORATION
PO BOX 968
ROCKWALL, TX 75087



/11/2025 11·17·33 AN



CRADDOCK ARCHITECTURE



CRA

Revision Date Revision Description

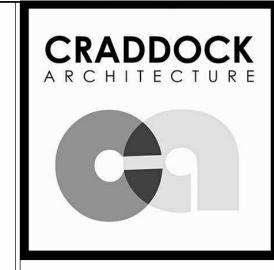
STORAGE Drive

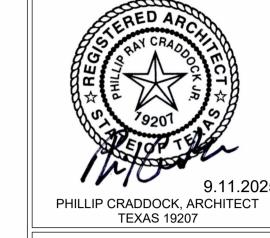
OFFICE

Clay Shipman (682) 223-1922

Point 7508

S AND





ARCHITEC

0 CRAD SHIPN

Revision Date Revision Description

STORAGE Drive

XTERIOR ELEVATIONS Pointe 75087

OFFICE

OWNER:

SOUTH ELEVATION

MATERIAL CALCULA	TIONS	AREA	%		AREA	%
NORTH ELEVATION		5,531		SOUTH ELEVATION	4,701	
MASONRY				MASONRY		
	BRICK & CAST STONE	5,066	91.6%	BRICK & CAST STONE	4,432	94.39
	3 PART STUCCO	464	8.4%	3 PART STUCCO	269	5.79
EAST ELEVATION		6,551		WEST ELEVATION	6,625	
MASONRY				MASONRY		
	BRICK & CAST STONE	6,188	94.5%	BRICK & CAST STONE	6,016	90.8%
	3 PART STUCCO	363	5.5%	3 PART STUCCO	609	9 29

SHIPMAN FIRE PROTECTION

IAL CALCULA	TIONS	AREA	%			AREA	%
LEVATION		5,531		SOUTH ELEVATION		4,701	
MASONRY				MASONRY			
	BRICK & CAST STONE	5,066	91.6%	В	RICK & CAST STONE	4,432	94.3%
	3 PART STUCCO	464	8.4%	3	PART STUCCO	269	5.7%
VATION		6,551		WEST ELEVATION		6,625	
MASONRY				MASONRY			
	BRICK & CAST STONE	6,188	94.5%	В	RICK & CAST STONE	6,016	90.8%
	3 PART STUCCO	363	5.5%	3	PART STUCCO	609	9.2%
					•		

1020 La Jolla Pointe Drive Rockwall, TX 75087 Clay Shipman (682) 223-1922

A600

STANDING SEAM METAL

ROOF (BLACK) -

BRICK #3 (BLACK)

3 PART STUCCO #1 (GRAY)

METAL ROOF TRIM (BLACK)

3 PART STUCCO (WHITE) —

3 PART STUCCO #1 (GRAY)

BRICK #1 (RED) -

BRICK #2 (GRAY)

DARK BRONZE STOREFRONT

BRICK #1 (RED)

BRICK #1 (RED)

BRICK #2 (GRAY) -

BRICK #2 (GRAY)

CAST STONE #2 (GRAY)

3 PART STUCCO #1 (GRAY) -

CAST STONE #1 (WHITE)

CAST STONE #1 (WHITE)

3 PART STUCCO #2 (WHITE)

WEST SIDE ELEVATION

- 3 PART STUCCO (WHITE)

TOWER EAVE 81' - 0"

T.O.S. ROOF 72' - 8"

LEVEL 4 54' - 8"

LEVEL 3 36' - 8"

LEVEL 2 18' - 8"

LEVEL 1 0' - 0"

LEVEL 0 -BASEMENT -12' - 0"

T.O.S. PATIO 51' - 8"

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

WITNESS OUR HANDS, this ____ day of ____, 2025.

Director of Planning and Zoning Planning & Zoning Commission, Chairman

STANDING SEAM METAL

— 3 PART STUCCO #2 (WHITE)

➤ 3 PART STUCCO #1 (GRAY)

─ 3 PART STUCCO #2 (WHITE)

~ 3 PART STUCCO #1 (GRAY)

DARK BRONZE STOREFRONT SYSTEM

LEVEL 3 36' - 8"

LEVEL 2 18' - 8"

LEVEL 1 0' - 0"

LEVEL 0 BASEMENT
-12' - 0"

BRICK #1 (RED)

BRICK #1 (RED)

CAST STONE #1 (WHITE)

CAST STONE #2 (GRAY)

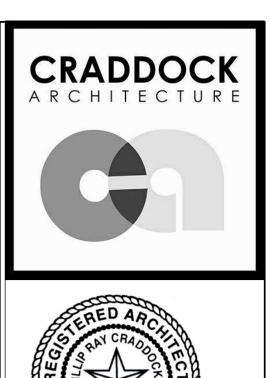
- BRICK #1 (RED)

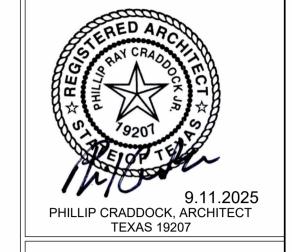
- BRICK #2 (GRAY)

- BRICK #2 (GRAY)

ROOF (BLACK)

- BRICK #3 (BLACK)





ARCHITECTURE

1 SHIPN CRAD

DOC

REVISION # Revision Date Revision Description

STORAGE

XTERIOR ELEVATIONS

Pointe 75087 NEW OF 1020 La Jc Rockwall, ⁻

OFFICE

A601

SHIPMAN FIRE PROTECTION 1020 La Jolla Pointe Drive Rockwall, TX 75087 Clay Shipman (682) 223-1922

Director of Planning and Zoning



MATERIAL CALCULATIONS AREA % AREA % MASONRY 4,432 94.39 269 5.79 **BRICK & CAST STONE BRICK & CAST STONE** 5,066 3 PART STUCCO **BRICK & CAST STONE** 6,188 3 PART STUCCO

GRAPHIC SCALE:

Planning & Zoning Commission, Chairman

OWNER:







APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2025.

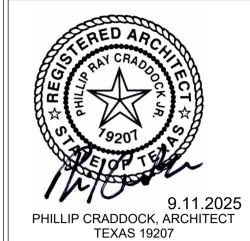
WITNESS OUR HANDS, this ____ day of ____, 2025.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER:

SHIPMAN FIRE PROTECTION 1020 La Jolla Pointe Drive Rockwall, TX 75087 Clay Shipman (682) 223-1922



Revision Date Revision Description

PERSPECTIVES



2 **SOUTH ELEVATION**1/4" = 1'-0"

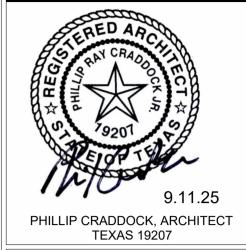


MATERIAL CALCULA	ATIONS	AREA	%
NORTH ELEVATION		2,192	
MASONRY			
	BRICK	1,678	76.6%
WOOD		514	23.49
EAST ELEVATION		1,096	
MASONRY			
	BRICK	865	78.99
WOOD		231	21.19
SOUTH ELEVATION		2,196	
MASONRY			
	BRICK	1,470	66.9%
WOOD		726	33.19
WEST ELEVATION		1,213	
MASONRY			
	BRICK	954	78.6%
WOOD		259	21.49

	going site plan for a development in the City of Planning & Zoning Commission of the City of _,2025.
WITNESS OUR HANDS, this day	of, 2025.

OWNER:
SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087
Clay Shipman (682) 223-1922

CRADDOCK ARCHITECTURE



ARCHITECTURE

CRADDOCK
551 EMBARGO DR. FATE TEXAS 751

SHIPMAN'S

Revision Date Revision Description

Architectural Building Elevations SHIPMAN'S COFFEE 1020 La Jolla Pointe Drive Rockwall, TX 75087



₂ NORTH ELEVATION **1**/4" = 1'-0"

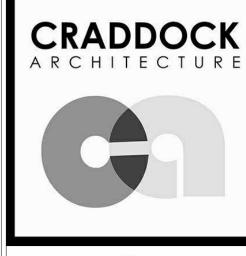


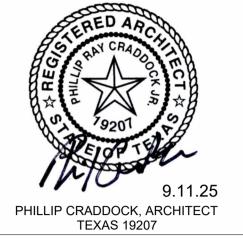
MATERIAL CALCULA	TIONS	AREA	%
NORTH ELEVATION		2,192	
MASONRY			
	BRICK	1,678	76.6%
WOOD		514	23.4%
EAST ELEVATION		1,096	
MASONRY			
	BRICK	865	78.9%
WOOD		231	21.1%
SOUTH ELEVATION		2,196	
MASONRY			
	BRICK	1,470	66.9%
WOOD		726	33.19
WEST ELEVATION		1,213	
MASONRY			
	BRICK	954	78.6%
WOOD		259	21.4%

	proved by the Plannin	te plan for a development in the City of g & Zoning Commission of the City of
WITNESS OUR HANDS	, this day of	, 2025.

OWNER:

SHIPMAN FIRE PROTECTION 1020 La Jolla Pointe Drive Rockwall, TX 75087 Clay Shipman (682) 223-1922





ARCHITECTURE

CRADDOCK
551 EMBARGO DR. FATE TEXAS 751

SHIPMAN'S

Revision Date Revision Description

Architectural Building Elevations

SHIPMAN'S COFFEE 1020 La Jolla Pointe Drive Rockwall, TX 75087







APPROVED:					
hereby certify that the al		0	•	•	,
Rockwall on the	day of		· ·		,

WITNESS OUR HANDS, this ____ day of ____, 2025.

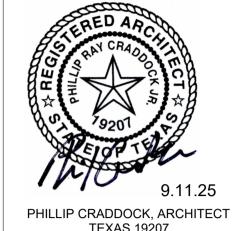
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER:

SHIPMAN FIRE PROTECTION
1020 La Jolla Pointe Drive
Rockwall, TX 75087 Clay Shipman (682) 223-1922

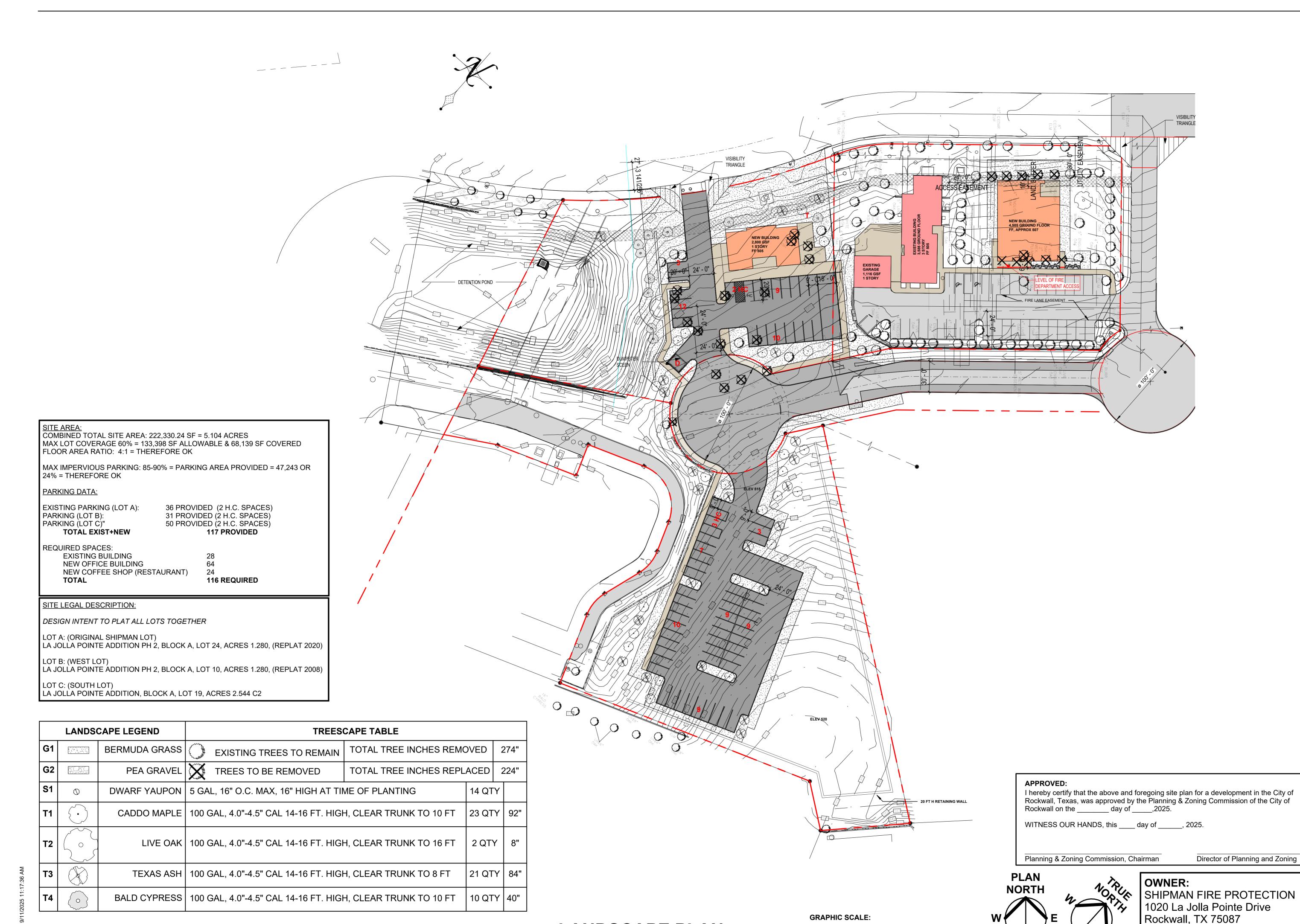
CRADDOCK ARCHITECTURE



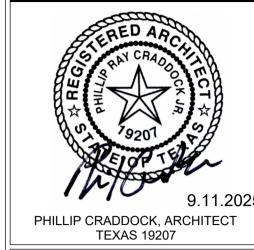
PHILLIP CRADDOCK, ARCHITECT TEXAS 19207

CRADDOCK 551 EMBARGO DR. FATE TEXAS 7518

Revision Date Revision Description



CRADDOCK ARCHITECTURE



CRA

Revision Date Revision Description

STORAGE Drive

OFFICE

Clay Shipman (682) 223-1922

Point 7508

S AND

CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

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 (SUP) TO EXCEED THE MAXIMUM USE PERMIT PERMISSIBLE HEIGHT IN A COMMERCIAL (C) DISTRICT ON A 5.104-ACRE TRACT OF LAND IDENTIFIED AS LOT 19. **BLOCK A, LA JOLLA POINTE ADDITION AND LOTS 10 & 24, BLOCK A, LA JOLLA POINTE, PHASE 2 ADDITION, CITY OF** ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS: PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE: PROVIDING FOR A REPEALER **CLAUSE: PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the City has received a request from Alan Wyatt for the approval of a Specific Use Permit (SUP) to Exceed the Maximum Permissible Height in a Commercial (C) District on a 5.104-acre tract of land identified as Lot 19, Block A, La Jolla pointe addition and Lots 10 & 24, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas and being more specifically described and depicted in Exhibit 'A' of this ordinance, which herein after shall be referred to as the Subject Property and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [Ordinance No. 20-02] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) to Exceed the Maximum Permissible Height in a Commercial (C) District in accordance with Article 04, Permissible Uses, and Article 05, District Development Standards, 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 04.01, *Commercial (C) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and may be amended in the future -- and with the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the construction of an *Office Building* that *Exceeds the Maximum Permissible Height in a Commercial (C) District* and the continued operation of an *Office Building* on the *Subject Property* and conformance to these operational conditions are required:

- 1) The development of a flag pole on the *Subject Property* shall generally conform to the <u>Site Plan</u> as depicted in *Exhibit 'B'* of this ordinance.
- 2) The construction of an *Office Building* on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit* 'C' of this ordinance.
- 3) The proposed *Office Building* shall not exceed a maximum overall height of 91.00-feet as measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the 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 the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the contractor operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].
- **SECTION 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.
- **SECTION 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.
- **SECTION 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.
- **SECTION 6.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.
- **SECTION 7.** That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE $3^{\rm RD}$ DAY OF NOVEMBER, 2025.

	Tim McCallum, <i>Mayor</i>
ATTEST:	
Kristy Teague, City Secretary	
APPROVED AS TO FORM:	
Frank J. Garza, <i>City Attorney</i>	
1st Reading: October 20, 2025	

2nd Reading: *November 3, 2025*

Exhibit 'A'
Location Map

Address: 1020 La Jolla Pointe Drive

<u>Legal Description:</u> Lot 19, Block A, La Jolla Pointe Addition and Lots 10 & 24, Block A, La Jolla Pointe, Phase 2 Addition

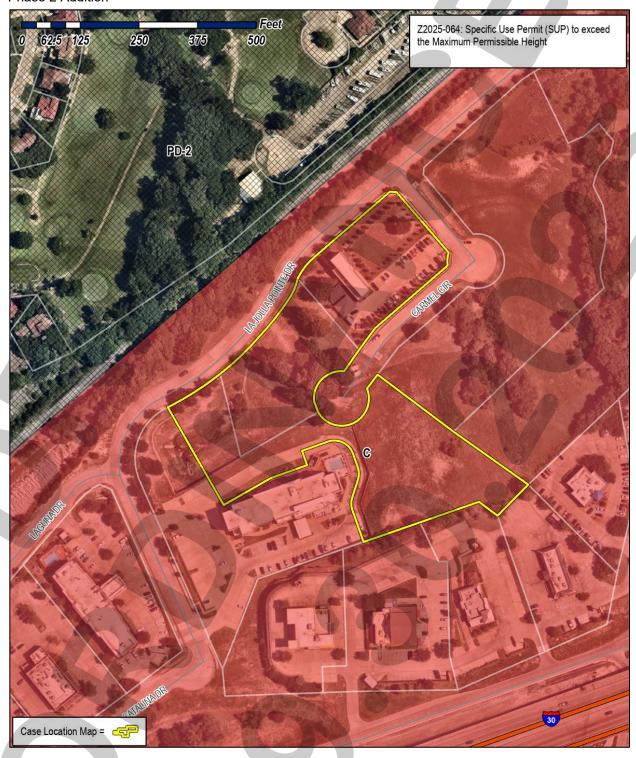


Exhibit 'B'
Site Plan

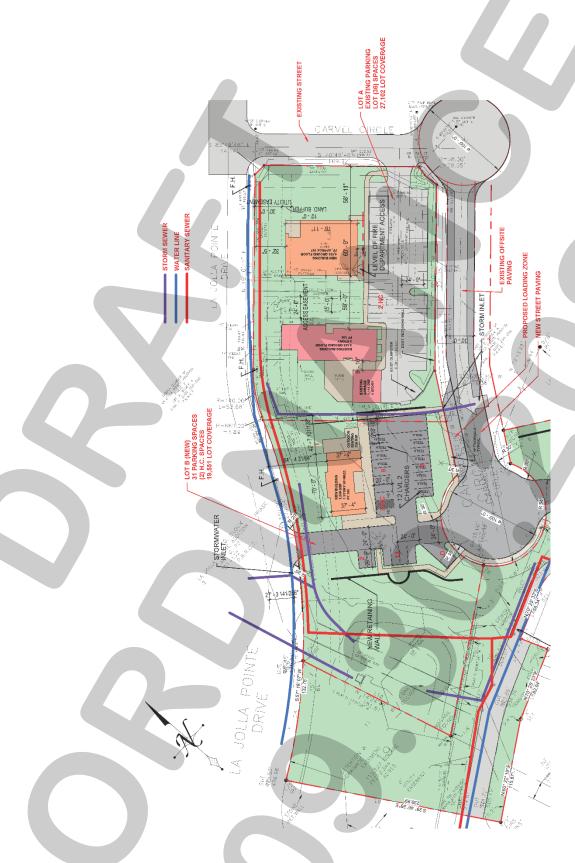


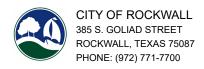
Exhibit 'C':Building Elevations



Exhibit 'C':
Building Elevations



PROJECT COMMENTS



DATE: 9/22/2025

PROJECT NUMBER: Z2025-065

PROJECT NAME: SUP for a Convenince Store with 8 Gas Pumps

SITE ADDRESS/LOCATIONS: Track 14-12 OD the W>W Ford Survey

CASE CAPTION: Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects on behalf of D. W. Bost of

JBR2, LLC for the approval of an Specific Use Permit (SUP) for a Retail Store with Gasoline Sales that has more than Two (2)

Dispensers on a 2.59-acre parcel of land identified as Lot 2, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, generally located at the south corner of the intersection of S. Goliad Street [SH-205] and FM-549, and

take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
	Henry Lee	09/22/2025	Approved w/ Comments	

09/22/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request for the approval of a Specific Use Permit (SUP) for a Retail Store with Gasoline Sales that has more than Two (2) Dispensers on a 2.59-acre parcel of land identified as Lot 2, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, generally located at the south corner of the intersection of S. Goliad Street [SH-205] and FM-549.
- 1.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.
- M.3 For reference, include the case number (Z2025-035) in the lower right-hand corner of all pages on future submittals.
- I.4 According to Subsection 02.02(F)(31), Retail and Personal Service Land Uses, of Article 13, Definitions, of the Unified Development Code (UDC), states that a Retail Store with Gasoline Sales is an "...establishment that engages in the sale of fuel, lubricants, and/or accessories for motor vehicles, and that may have ancillary retail sales of convenience goods. A dispenser in a Retail Store with Gasoline Sales is assumed to serve two (2) standard motor vehicles."
- I.5 The subject property is zoned General Retail (GR) District. In the General Retail (GR) District the Retail Store with Gasoline Sales land use is permitted by Specific Use Permit (SUP). The SUP process allows "...discretionary consideration of certain uses that would typically be considered incompatible within certain locations of a zoning district, but may become compatible with the addition of special provisions, conditions or restrictions." In addition, the Specific Use Permit (SUP) allows the Planning and Zoning Commission and City Council the discretion to consider certain land uses to mitigate for the proliferation of one (1) land use within close proximity to each other. In this case, there is another Retail Store with Gasoline Sales directly north -- on the opposite corner -- of the subject property.
- M.6 According to Subsection 07.03, Non-Residential District Development Standards, of Article 05, District Development Standards, of the Unified Development Code (UDC), "parking should not be located between the front façade and the property line." Please clarify if you will be adjusting the Concept Plan or if you will be requesting an Exception to this requirement.
- I.7 At the time of site plan it will be required that the fuel vents shall be incorporated into the fuel canopy, in accordance with Subsection 02.03 (F)(13), Retail and Personal Service Land Uses, of Article 04, Permissible Uses, of the Unified Development Code (UDC).

- M.8 Ordinances. Please review the attached draft ordinance prior to the September 30, 2025 Planning & Zoning Commission Work Session meeting, and provide staff with your markups by October 7, 2025.
- I.9 Revisions. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on October 7, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the October 14, 2025 Planning and Zoning Commission Public Hearing Meeting.
- I.10 Planning and Zoning Commission Meeting Dates. The Planning and Zoning Commission Work Session Meeting for this case will be held on September 30, 2025, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on October 14, 2025.
- I.11 City Council Meeting Dates. The projected City Council meeting dates for this case will be October 20, 2025 (1st Reading) and November 3, 2025 (2nd Reading).
- I.12 Meeting Times and Place. All meetings will be held at 6:00 PM in the City Council Chambers at 385 S. Goliad Street, Rockwall, Texas 75087. Please note that the applicant or a representative will need to be present for the case to be considered by the Planning and Zoning Commission or City Council.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	09/17/2025	Approved w/ Comments

09/17/2025: 1. Driveways don't meet City or TXDOT spacing

2. No dead end parking allowed

General Items:

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock or stone or rock/stone face. No smooth concrete walls.
- Required 10' utility easement along all street frontages.
- All utilities must be underground.
- The property must be platted.
- No structures or fences within easements or ROW.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required when removing existing trees on the property.
- TXDOT Permit required for all improvements with TXDOT ROW.
- Need to show existing and proposed utilities on the Site Plan.
- Additional comments may be provided at time of Site Plan and Engineering Design.

Drainage Items:

- Existing flow patterns must be maintained.
- Must match the existing flow conditions for the detention outfall or an off site easement is required.
- Detention is required.
- Detention calculations are based on zoning, not land use area.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at the free-board elevation.
- Detention ponds must provide an emergency spillway.
- Detention ponds must be irrigated.

- Detention ponds must be in a drainage easement located at the freeboard elevation.
- No vertical walls are allowed in detention easement.
- No public water or sanitary sewer are allowed in detention easement.
- The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
- No grate inlets allowed.
- 100-year WSEL must be called out for all detention areas.
- Proposed dumpster areas and fuel pump areas must drain to an oil/water separator and then back into the storm drainage system.

Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- The site is currently located within the RCH WSC CCN water district, but must meet all of City of Rockwall's fire flow requirements. Will need a release from RCH for City of Rockwall to serve.
- Must install an 8" sewer main along FM 549, under SH 205, and along "new/proposed" FM 549 to existing manhole. Dedicate Easements along all TXDOT roadways for sewer except where crossing.
- Must install a 12" water main along FM 549 inside site per the City Master Water Plans. Dedicate Easements.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed. Crossing TxDOT roadways will require utility to be steel encased.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.
- 10' utility easement required along all ROW.
- \$978.12/acre sewer pro-rata due. Site maybe subject to additional pro-ratas.

Roadway Paving Items:

- Must meet City and TXDOT driveway spacing requirements. TxDOT spacing requirement is 425' from the intersection on both roadways.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Culverts (if needed) must be engineered.
- TIA is required. Review fees will be assessed.
- Dedicate ROW for FM 549

Landscaping:

DEDARTMENT

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.

DEVIEWED

- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- Landscape berms may not be on top of City utilities or within easements.

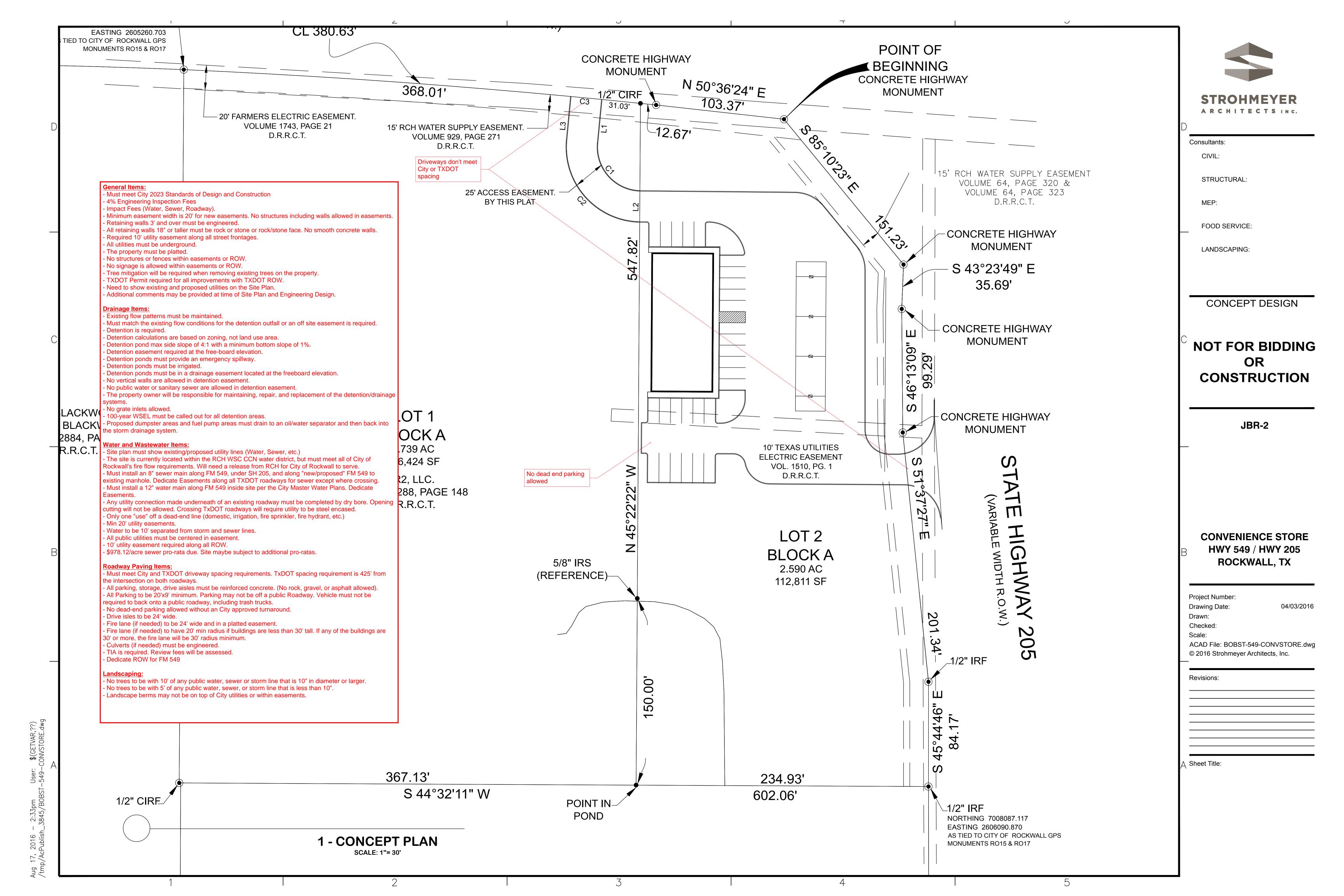
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
BUILDING	Henry Lee	09/22/2025	N/A	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
FIRE	Ariana Kistner	09/17/2025	Approved	
No Comments				

DATE OF DEVICE

CTATUS OF DDO IFOT

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
GIS	Lance Singleton	09/15/2025	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
POLICE	Chris Cleveland	09/15/2025	Approved	
No Comments				
DEDARTMENT	DEV/IEIMED	DATE OF BEVIEW	OTATUO OF PROJECT	
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PARKS	Travis Sales	09/15/2025	Approved	

No Comments





NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DEVELOPMENT APPLICATION

City of Rockwall Planning and Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 STAFF USE ONLY -

PLANNING & ZONING CASE NO.

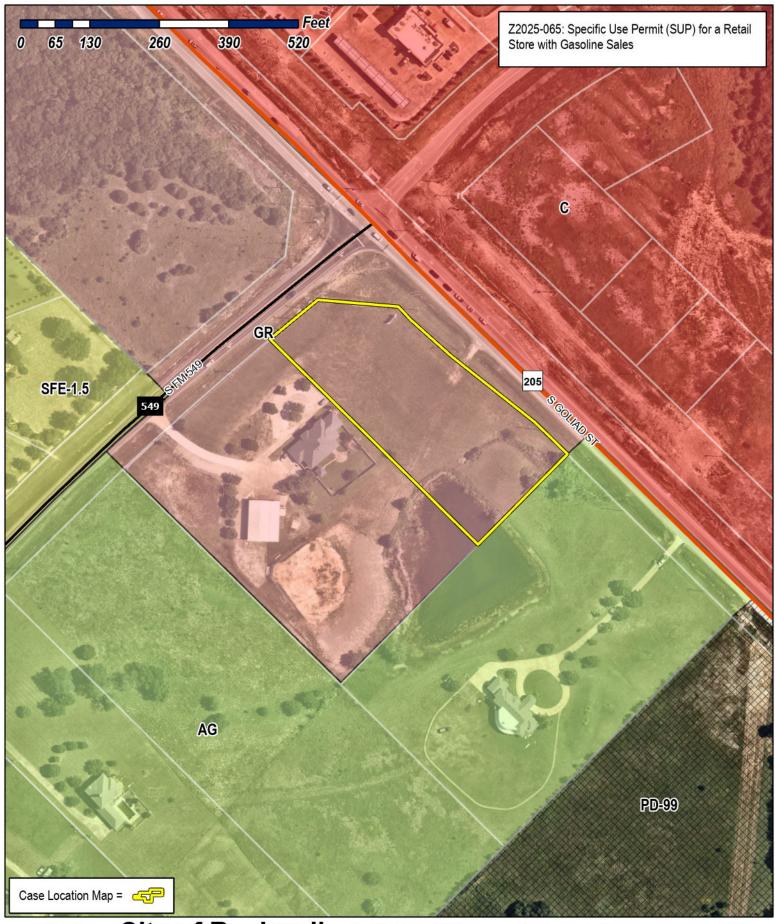
NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF	DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:			
PLATTING APPLICATION FEES: ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)¹ ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹ ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE)¹ ☐ REPLAT (\$300.00 + \$20.00 ACRE)¹ ☐ AMENDING OR MINOR PLAT (\$150.00) ☐ PLAT REINSTATEMENT REQUEST (\$100.00) SITE PLAN APPLICATION FEES: ☐ SITE PLAN (\$250.00 + \$20.00 ACRE)¹ ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)	ZONING APPLICATION FEES: ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹ ☑ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹ 8 2 ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹ OTHER APPLICATION FEES: ☐ TREE REMOVAL (\$75.00) ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ² NOTES: ¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (¹) ACRE. ²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.			
PROPERTY INFORMATION [PLEASE PRINT]				
ADDRESS TRACK 17-12 OD THE W.W. FO	RD SURVEY, ABSTRACT NO. 80			
SUBDIVISION W.W. FORD SURVEY	LOT 2 BLOCK A			
GENERAL LOCATION 549/205				
ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE	PRINT]			
CURRENT ZONING GENERAL RETAIL	CURRENT USE N/A			
PROPOSED ZONING GENERAL RETAIL	PROPOSED USE GR WITH MORE THAN 2 FUEL PUMPS			
ACREAGE 2.59 LOTS [CURRENT]	1 LOTS [PROPOSED] 1			
SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.				
OWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/CHE	ECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]			
GOWNER JBR2, LLC	X APPLICANT STROHMEYER ARCHITECTS			
CONTACT PERSON D.W. BOBST	CONTACT PERSON JIMMY STROHMEYER			
ADDRESS	ADDRESS			
CITY, STATE & ZIP	SITY, STATE & ZIP			
PHONE	PHONE			
E-MAIL	E-MAIL			
NOTARY VERIFICATION [REQUIRED] BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED				
5 238.85 TO COVER THE COST OF THIS APPLICATION, HAS 20 25 BY SIGNING THIS APPLICATION, I AGREE	MARLENA BROYLES			
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 GAYOF SERVE	Notary ID #135030641 My Commission Expires			
OWNER'S SIGNATURE / M////	August 7, 2028			

MY COMMISSION EXPIRES





City of Rockwall Planning & Zoning Department 385 S. Goliad Street Poolwell Taxon 2005

Rockwall, Texas 75087 (P): (972) 771-7745 (W): www.rockwall.com

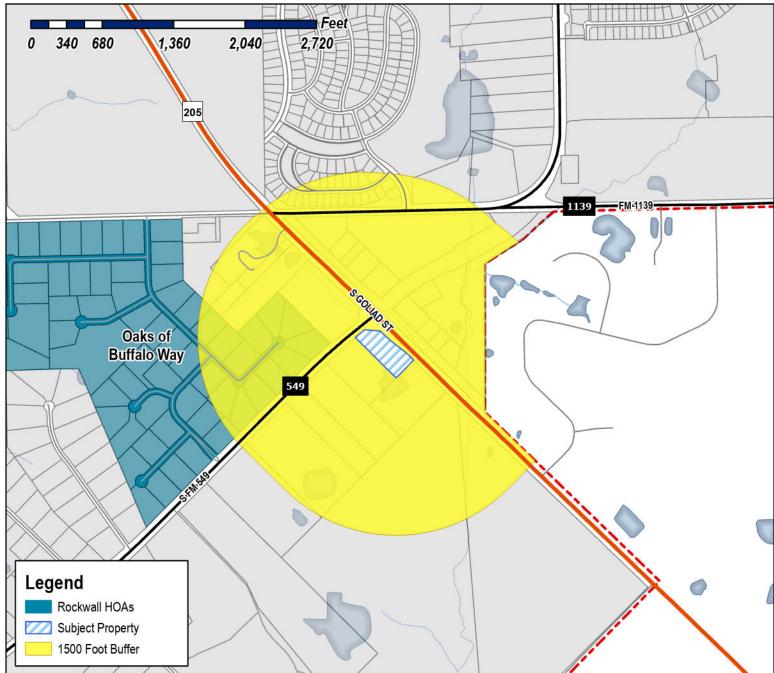
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





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Case Number: Z2025-065

Case Name: SUP for a Retail Store with

Gasoline Sales

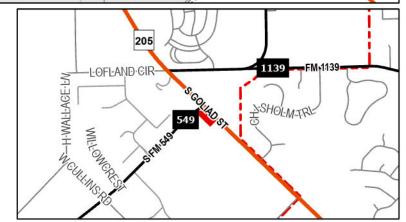
Case Type: Zoning

Zoning: General Retail (GR) District

Case Address: SH 205 and FM 549

Date Saved: 9/22/2025

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



From: Zavala, Melanie

 Cc:
 Miller, Ryan; Lee, Henry; Ross, Bethany

 Subject:
 Neighborhood Notification Program [Z2025-065]

 Date:
 Wednesday, September 17, 2025 10:59:38 AM

Attachments: Public Notice (09.16.2025).pdf

HOA Map (09.12.2025).pdf

HOA/Neighborhood Association Representative:

Per your participation in the <u>Neighborhood Notification Program</u>, 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 <u>Friday, September 19, 2025</u>. The Planning and Zoning Commission will hold a public hearing on <u>Tuesday, October 14, 2025 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday, October 20, 2025 at 6:00 PM</u>. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2025-065: SUP for a Retail Store with Gasoline Sales

Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects on behalf of D. W. Bost of JBR2, LLC for the approval of an <u>Specific Use Permit (SUP)</u> for a Retail Store with Gasoline Sales that has more than Two (2) Dispensers on a 2.59-acre parcel of land identified as Lot 2, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, generally located at the south corner of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action necessary.

Thank you,

Melanie Zavala

Planning & Zoning Coordinator | Planning Dept. | City of Rockwall 385 S. Goliad Street | Rockwall, TX 75087 | Planning & Zoning Rockwall 972-771-7745 Ext. 6568



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Case Number: Z2025-065

Case Name: SUP for a Retail Store with

Gasoline Sales

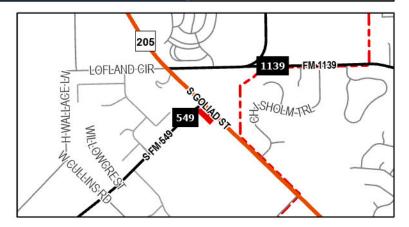
Case Type: Zoning

Zoning: General Retail (GR) District

Case Address: SH 205 and FM 549

Date Saved: 9/22/2025

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



ROCKWALL 205 INVESTORS LLC 1 CANDLELITE TRAIL HEATH, TX 75032 CREEKSIDE COMMONS CROSSING, LP 10755 SANDHILL RD DALLAS, TX 75238 549 CROSSING LP 10755 SANDHILL ROAD DALLAS, TX 75238

THE STATE OF TEXAS, BY AND THROUGH THE TEXAS TRANSPORTATION COMMISSION 125 E 11TH STREET AUSTIN, TX 78701

ROCKWALL HIGHGATE LTD C/O SCOTT ASBURY 13155 Noel Rd Ste 900 Dallas, TX 75240

101 HUBBARD DR LLC 2701 Sunset Ridge Dr Ste 610 Rockwall, TX 75032

NWC 205/549 LTD C/O WEITZMAN 3102 Maple Ave Ste 350 Dallas, TX 75201

BLACKWOOD SCOTT W & GLENITA G 3514 LAKESIDE DR ROCKWALL, TX 75087

RESIDENT 4901 S GOLIAD ST ROCKWALL, TX 75032

RESIDENT 4949 S GOLIAD ST ROCKWALL, TX 75032 ZEB MOHIUDIN DR &
NASREEN ZEB
5128 S STATE HIGHWAY 205
ROCKWALL, TX 75032

RESIDENT 5133 S FM549 ROCKWALL, TX 75032

PHILIP LIVING TRUST 5160 BEAR CLAW LN ROCKWALL, TX 75032 RAPIER MICHAEL L AND NAKIA 5165 BEAR CLAW LANE ROCKWALL, TX 75032 ARNOLD ELISSA THURMOND 5170 BEAR CLAW LN ROCKWALL, TX 75032

RESIDENT 5205 S FM549 ROCKWALL, TX 75032 Property Owner and/or Resident of the City of Rockwall:

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

Z2025-065: SUP for a Retail Store w/ Gasoline Sales

Hold a public hearing to discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects on behalf of D. W. Bost of JBR2, LLC for the approval of an <u>Specific Use Permit (SUP)</u> for a Retail Store with Gasoline Sales that has more than Two (2) Dispensers on a 2.59-acre parcel of land identified as Lot 2, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, generally located at the south corner of the intersection of S. Goliad Street [SH-205] and FM-549, 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 <u>Tuesday, October 14, 2025 at 6:00 PM</u>, and the City Council will hold a public hearing on <u>Monday, October 20, 2025 at 6:00 PM</u>. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Henry Lee

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

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

Your comments must be received by Monday, October 20, 2025 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP

Director of Planning & Zoning

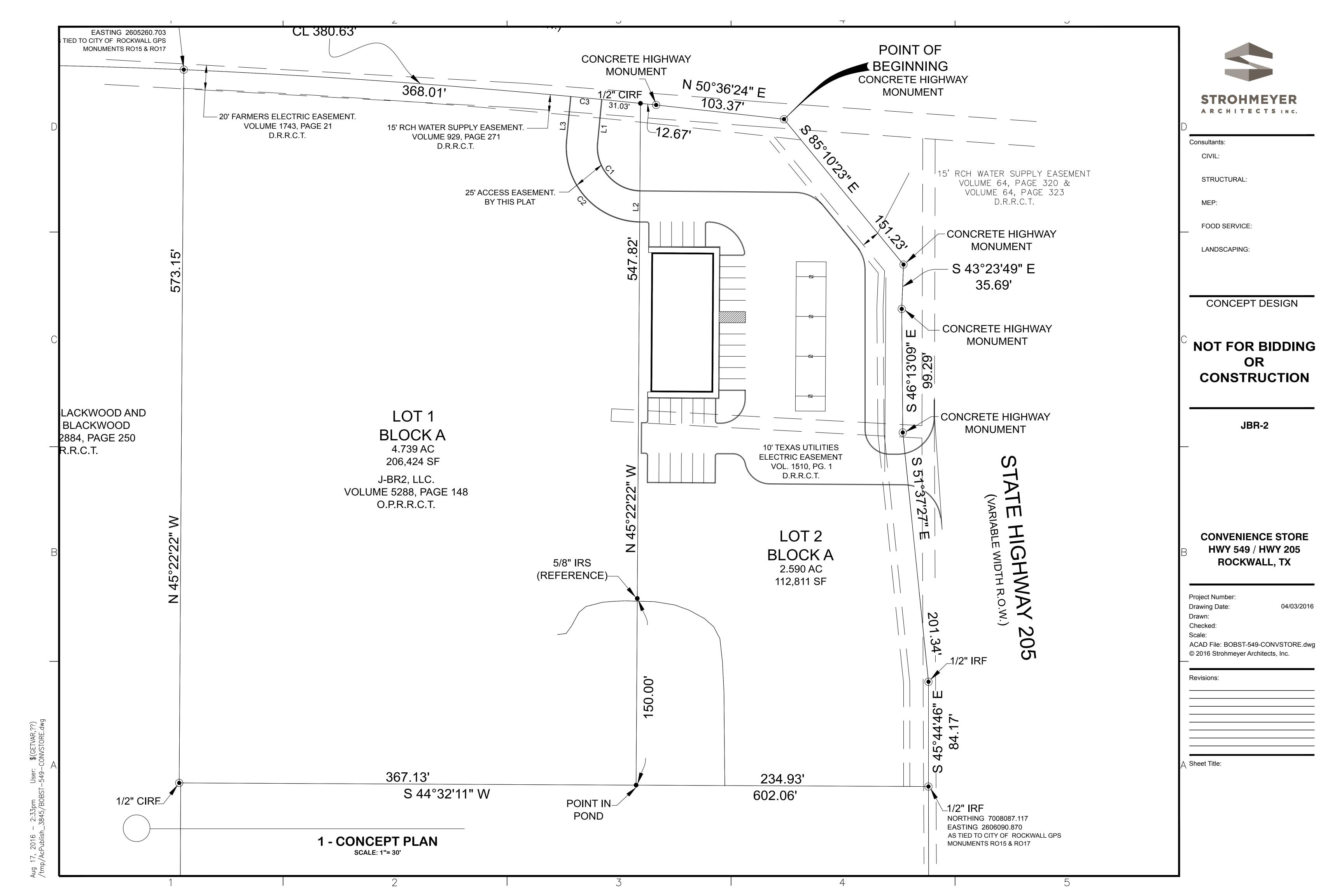


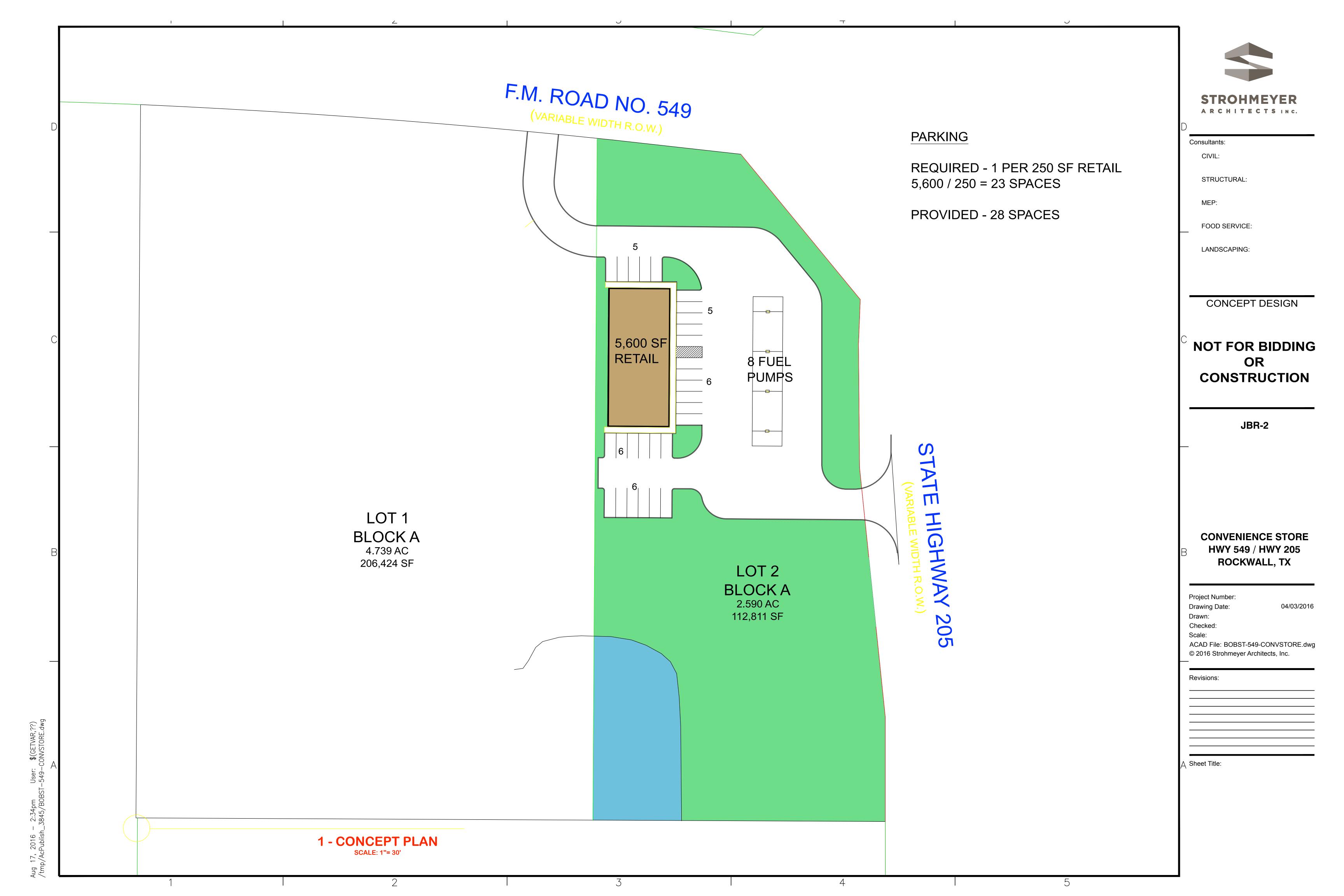


MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases	
- · - PLEASE RETURN THE BELOW FORM - · - · - · - · - · - · - · - · - · -	
Case No. Z2025-065: SUP for a Retail Store w/ Gasoline Sales	
Please place a check mark on the appropriate line below:	
☐ I am in favor of the request for the reasons listed below.	
☐ I am opposed to the request for the reasons listed below.	
Name:	
Address:	

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

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





CITY OF ROCKWALL

ORDINANCE NO. 25-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [ORDINANCE NO. 20-02] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A RETAIL STORE WITH GASOLINE SALES ON A 2.59-ACRE PARCEL OF LAND IDENTIFIED LOT 2, BLOCK A, JBR2 ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR 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, a request has been made by Jimmy Strohmeyer of Strohmeyer Architects on behalf of D. W. Bost of JBR2, LLC for the approval of a <u>Specific Use Permit (SUP)</u> for a <u>Retail Store with Gasoline Sales</u> on a 2.59-acre parcel of land identified as Lot 2, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, generally located at the southwest corner of the intersection of S. Goliad Street [SH-205] and FM-549, and being more specifically described and depicted in <u>Exhibit</u> 'A' of this ordinance, which herein after shall be referred to as the <u>Subject Property</u> 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 [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 approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 16-56, S-157*; and,

SECTION 2. That the Unified Development Code [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 for the construction of a Retail Store with Gasoline Sales as stipulated by Article 04, Permissible Uses, of the Unified Development Code [Ordinance No. 20-02] on the Subject Property; and

SECTION 3. That the *Subject Property* shall be used and developed only in the manner and for the purposes described in this Specific Use Permit (SUP) ordinance and as specifically set forth in Subsection 01.01, *Land Use Schedule*, of Article 04, *Permissible Uses*, and Subsection 04.04, *General Retail (GR) District*, and Subsection 04.01, *General Commercial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall -- as heretofore amended and may be amended in the future -- and Z2025-065: SUP for a Retail Store with

Gasoline Sales

4.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Retail Store with Gasoline Sales* on the *Subject Property* and conformance to these requirements is necessary for continued operations:

- 1) The proposed Retail Store with Gasoline Sales shall generally conform to the Concept Plan depicted in Exhibit 'C' of this ordinance.
- 2) All fuel vents associated with the fuel storage tanks at any *Retail Store with Gasoline Sales* shall be located within the gas canopy, and shall be fully screened and not visible from adjacent properties and/or rights-of-way.
- 3) A wrought iron fence with a berm and three (3) tiered landscaping shall be provided along the southern property line.
- 4) The subject property shall be subject to the *General Overlay District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), and conformance to these requirements shall be verified at the time of *Site Plan* by the Architectural Review Board (ARB) and Planning and Zoning Commission.

4.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

- 1) Upon obtaining a *Building Permit*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].
- **SECTION 5.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.
- **SECTION 6.** 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 7.** 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 8.** 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

Z2025-065: SUP for a Retail Store with Gasoline Sales

ordinance shall remain in full force and effect.

SECTION 9. 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 3rd DAY OF NOVEMBER, 2025.

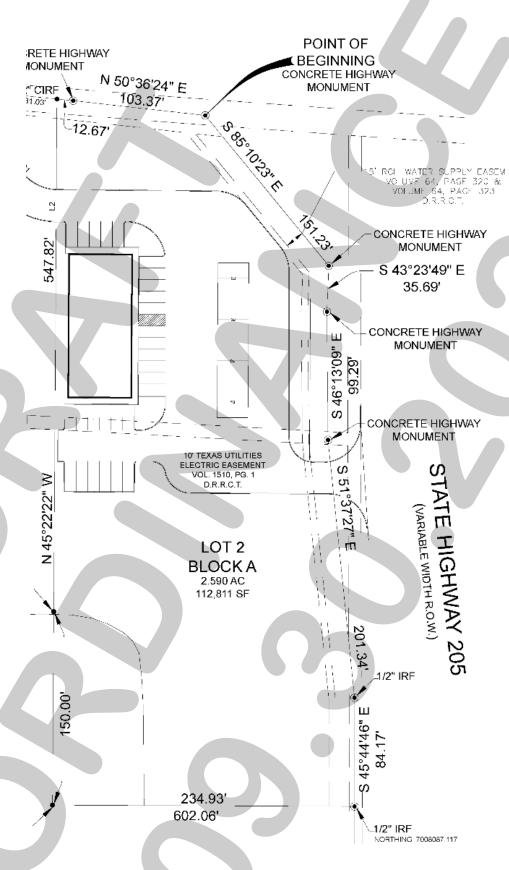
	Tim McCallum, Mayor
ATTEST:	
Kristy Teague, City Secretary	
APPROVED AS TO FORM:	
Frank J. Garza, City Attorney	
1 st Reading: <u>October 20, 2025</u>	
2 nd Reading: <i>November 3, 2025</i>	

Exhibit 'A':
Location Map

Legal Description: Lot 2, Block A, JBR2 Addition

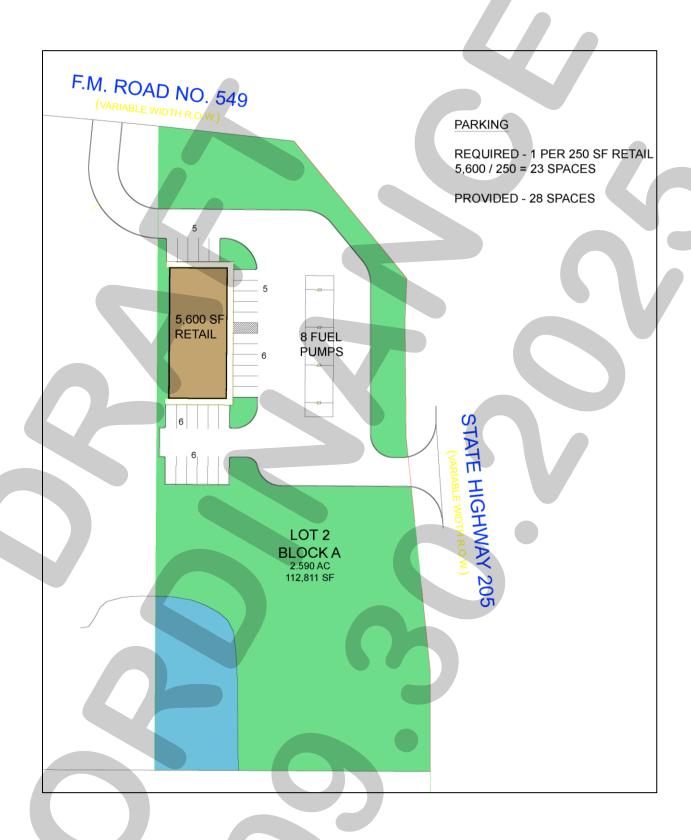


Exhibit 'B': Survey

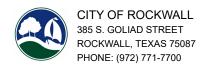


Z2025-065: SUP for a Retail Store with Gasoline Sales
Ordinance No. 25-XX; SUP # S-3XX

Exhibit 'C': Concept Plan



PROJECT COMMENTS



DATE: 9/22/2025

PROJECT NUMBER: P2025-032

PROJECT NAME: Final Plat for Lots 1 & 2, Block A, Sweat Addition SITE ADDRESS/LOCATIONS: 200 Sabine Creek Road, Rockwall County, TX

CASE CAPTION: Discuss and consider a request by Dean & Tina Sweat for the approval of a Final Plat for Lots 1 & 2, Block A, Sweat Addition for an

8.67-acre tract of land identified as Tract 23-2 of the S. McFadgin Survey, Abstract No. 142, City of Rockwall, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 200 Sabine Creek Road, and take any action

necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PLANNING	Henry Lee	09/22/2025	Needs Review	

09/22/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request for the approval of a Final Plat for Lots 1 & 2, Block A, Sweat Addition for an 8.67-acre tract of land identified as Tract 23-2 of the S. McFadgin Survey, Abstract No. 142, City of Rockwall, Rockwall County, Texas, situated within the City of Rockwall's Extraterritorial Jurisdiction (ETJ), addressed as 200 Sabine Creek Road.
- 1.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.
- M.3 For reference, include the case number (P2025-032) in the lower right-hand corner of all pages on future submittals.
- M.4 Please provide the building setbacks adjacent to the street in accordance with the Rockwall County Interlocal Agreement. (Rockwall County Interlocal Agreement)
- M.5 Please provide the signature block as shown in the Rockwall County Interlocal Agreement. (Rockwall County Interlocal Agreement)
- 1.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make all revisions and corrections and return to staff as soon as possible for a subsequent review prior to approval.
- 1.7 All meetings will be held in the Rockwall City Council Chambers at 385 S. Goliad Street at 6:00 PM. The meeting schedule for this case is as follows:

Planning and Zoning Work Session: September 30, 2025

Planning and Zoning Meeting: October 14, 2025

City Council Meeting: October 20, 2025

I.8 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission may have regarding your request. Once the Final Plat has been approved by the Planning and Zoning Commission and City Council, the case will be considered to be conditionally approved pending all of staff's comments from all City Departments and any applicable conditions of approval contained in staff's case memo are addressed prior to the subdivision plat being filed.

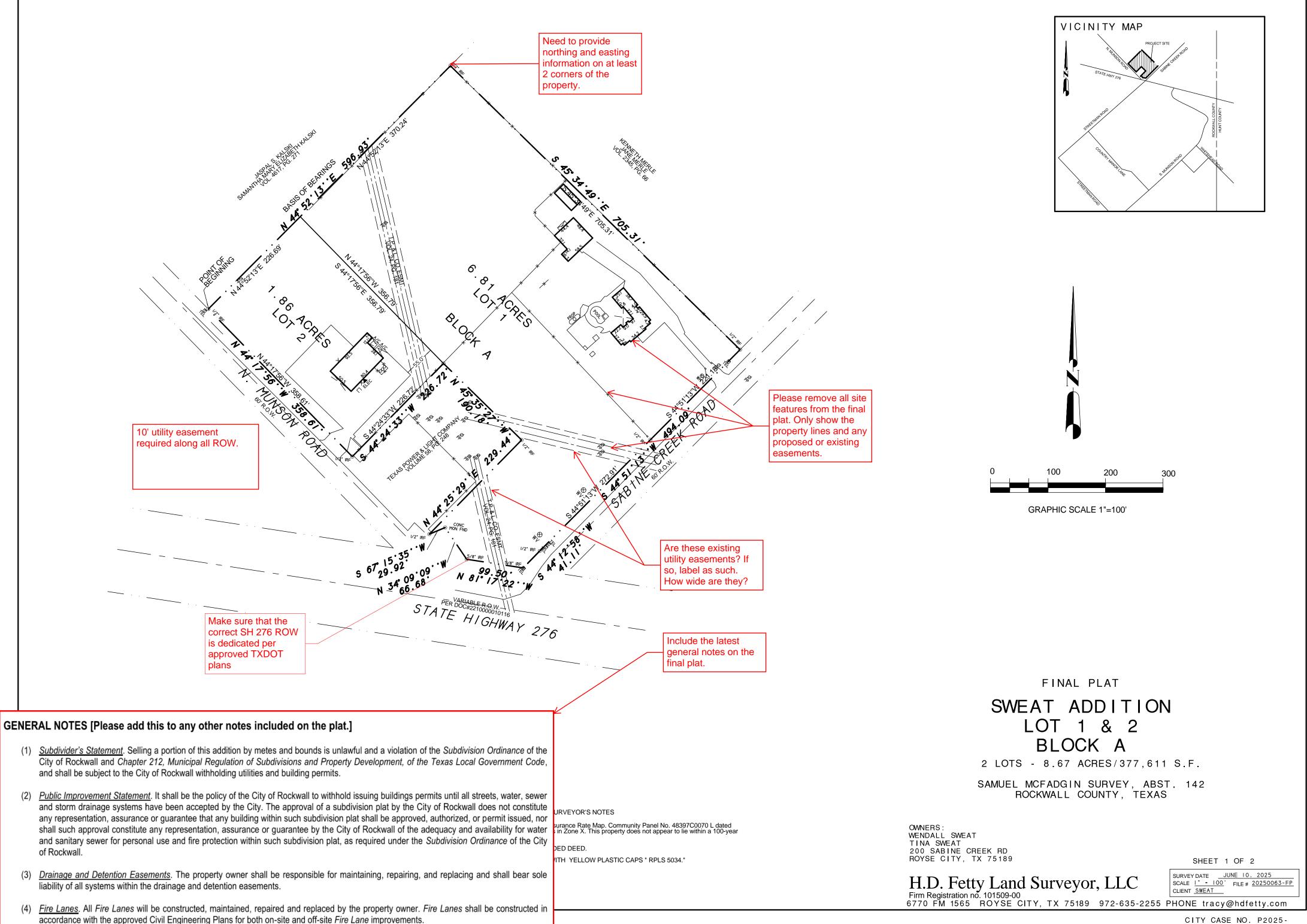
DEPARTMENT REVIEWER DATE OF REVIEW STATUS OF PROJECT

09/17/2025: 1. Need to provide northing and easting information on at least 2 corners of the property.

- 2. Please remove all site features from the final plat. Only show the property lines and any proposed or existing easements.
- 3. Are these existing utility easements? If so, label as such. How wide are they?
- 4. Include the latest general notes on the final plat.
- 5. Make sure that the correct SH 276 ROW is dedicated per approved TXDOT plans
- 6. 10' utility easement required along all ROW.

DEPARTMENT	REVIEWER	DATE OF REVIEW STATUS OF PROJECT		
BUILDING	Craig Foshee	09/19/2025	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
FIRE	Ariana Kistner	09/17/2025	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
GIS	Lance Singleton	09/15/2025	Approved w/ Comments	
09/15/2025: Please tie two cor	rners to State Plane Coordinate Systems (NAD8	32 NCTX 4202, grid)		
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
POLICE	Chris Cleveland	09/15/2025	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PARKS	Travis Sales	09/15/2025	Approved	

No Comments



(5) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and

replaced by the Homeowner's Association (HOA).

CITY CASE NO. P2025-

20

DEVELOPMENT APPLICATION

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

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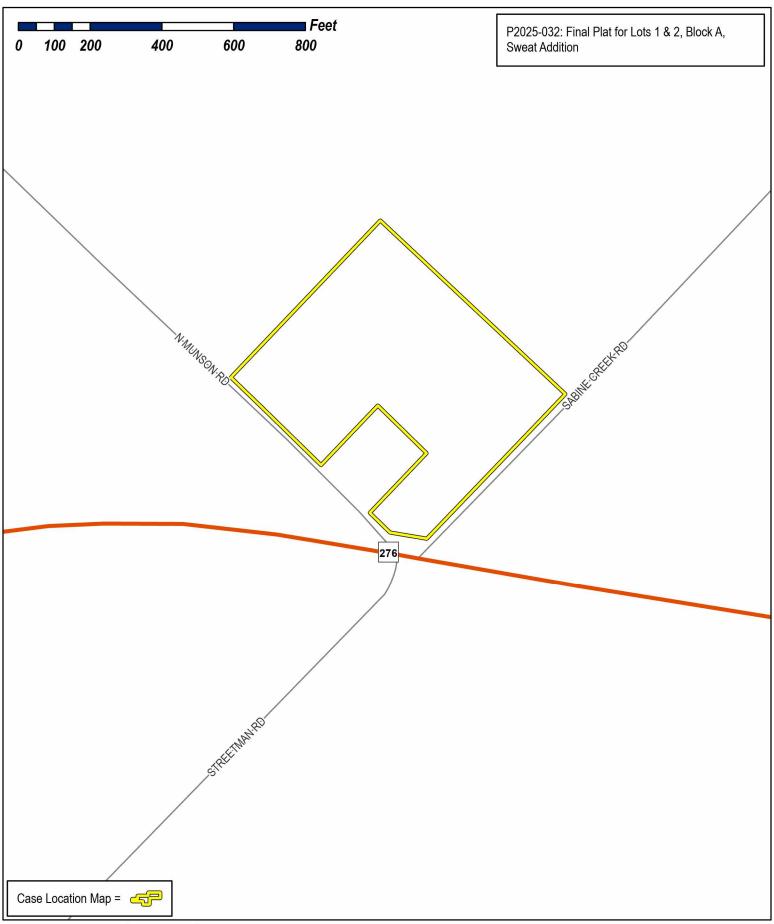
PLANNING & ZONING CASE NO.

MOTE: 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 AP	PROPRIATE BOX BELOW TO INDI	ICATE THE TYPE OF D	EVELOPMENT REQU	UEST (SELECT ON	LY ONE BOX):		
☐ PRELIMINARY PLAT (\$300. ☐ REPLAT (\$300.00 - ☐ AMENDING OR MII ☐ PLAT REINSTATE! SITE PLAN APPLICAT	00.00 + \$15.00 ACRE) \ \(\frac{1}{2}\) \(\frac{2}{2}\) \(\frac{2}\) \(\frac{2}{2}\) \(\frac{2}{2}\) \(\frac{2}{2}\) \(\frac{2}	PLAN (\$100.00)	☐ SPECIFIC USE ☐ PD DEVELOPM OTHER APPLICA ☐ TREE REMOV. ☐ VARIANCE RE MOTES □ IN DETERMINING THE PER ACRE ABIOLATI. TO E. A \$2,000.00 FEE. WILL	NGE (\$200.00 + \$15 E PERMIT (\$200.00 MENT PLANS (\$200 TION FEES:	+\$15.00 ACR 100 +\$15.00 A EXCEPTIONS (EXACT ACREAGE IHAN ONE ACRE, IS APPLICATION FEE	ACRE) 1 (\$100.00) 2 WHEN MULTIPLY ROUNDLY TO DA E FOR ANY REC	EE (1) ACRE. BUEST THAT
PROPERTY INFOR	MATION [PLEASE PRINT]						
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SUBDIVISION	Sweat Addit	4		LOT	1+2	BLOCK	A
GENERAL LOCATION	HWY 276 +	Sabine Cr	celc Rd				
ZONING, SITE PLA	N AND PLATTING INFOR	MATION (PLEASE P	RINT)				
CURRENT ZONING	AG (ETJ)		CURRENT USE				
PROPOSED ZONING	AG (ETT)		PROPOSED USE				
ACREAGE	8.67	LOTS [CURRENT]	0	LOTS (P	ROPOSED]	2	
	LATS: BY CHECKING THIS BOX YOU PROVAL PROCESS, AND FAILURE TO IAL OF YOUR CASE						
OWNER/APPLICAN	IT/AGENT INFORMATION	IPLEASE PRINT/CHECK	THE PRIMARY CONTA	ACT/ORIGINAL SIGNA	ATURES ARE R	EQUIREDI	
	Dean Sweat +7	A .				-	
CONTACT PERSON			NTACT PERSON				
ADDRESS			ADDRESS				
CITY, STATE & ZIP		0	TY, STATE & ZIP				
PHONE			PHONE				
E-MAIL			E-MAIL				
NOTARY VERIFICATION (REQUIRED) BEFORE ME. THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING: [OWNER] THE UNDERSIGNED, WHO							
INFORMATION CONTAINED Y SUBMITTED IN CONJUNCTION	20 BY SIGNING THIS MITHIN THIS APPLICATION TO THE P WITH THIS APPLICATION, IF SUCH REI	THIS APPLICATION HAS BE APPLICATION, I AGREE T UBLIC. THE CITY IS ALL PRODUCTION IS ASSOCIA	EEN PAID TO THE CITY OF HAT THE CITY OF ROCI SO AUTHORIZED AND I TED OR IN RESPONSE T	OF ROOKWALL ON THE RWALL (LE. ICETY) IS	S THE AUTHORIZED A RODUCE AVII C MILIC INFORMAL	ND PERMITED OF INISHIED	DAY OF TO PROMDE NFORMATION LLAN_JR
GIVEN UNDER MY HAND AN	D SEAL OF OFFICE ON THIS THE 2		2025	/ X		Votary ID# : Xpires July 2	
	OWNER'S SIGNATURE We		Gerent	20.95		The Gold S	1202000
NOTARY PUBLIC IN AND FO	R THE STATE OF TEXAS POT	us min	th ()	MY COMMISS	SION EXPIRES	7/23/27	

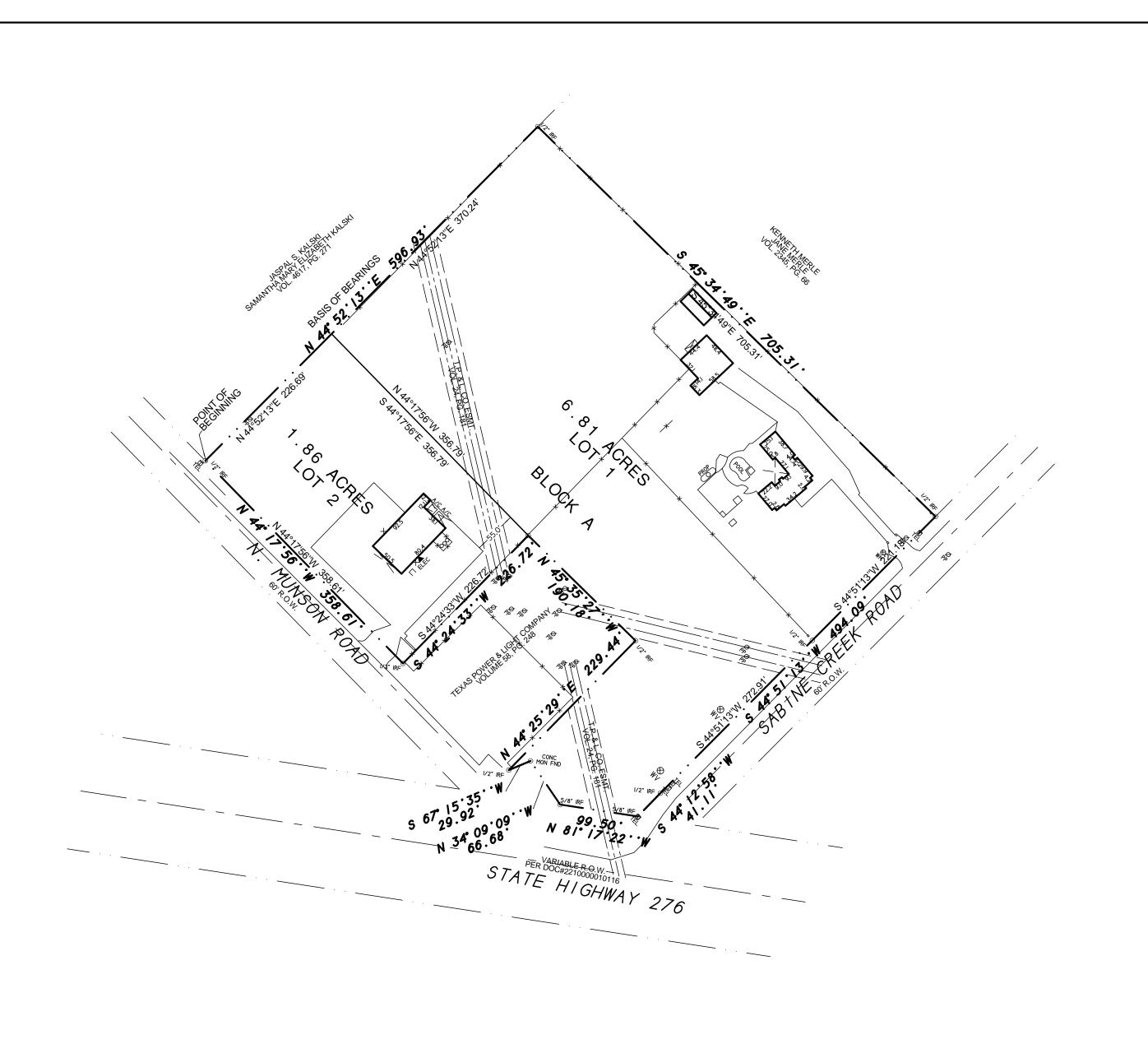


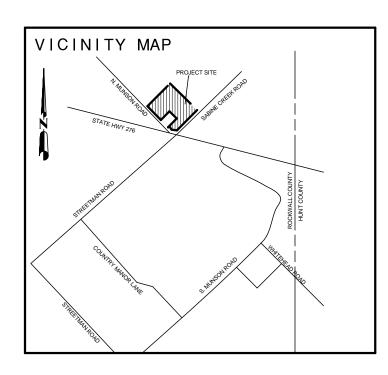


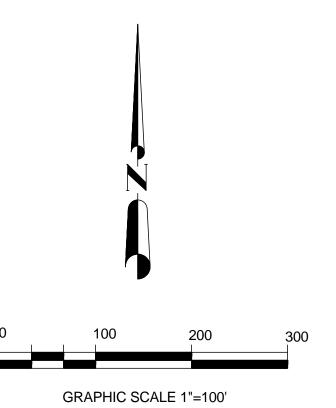
City of Rockwall Planning & Zoning Department 385 S. Goliad Street

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









FINAL PLAT

SWEAT ADDITION LOT 1 & 2 BLOCK A

2 LOTS - 8.67 ACRES/377,611 S.F.

SAMUEL MCFADGIN SURVEY, ABST. 142 ROCKWALL COUNTY, TEXAS

OWNERS: WENDALL SWEAT TINA SWEAT 200 SABINE CREEK RD ROYSE CITY, TX 75189

SHEET 1 OF 2

H.D. Fetty Land Surveyor, LLC

Firm Registration no. 101509-00

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

GENERAL NOTES:

(1) Subdivider's Statement. Selling a portion of this addition by metes and bounds is unlawful and a violation of the Subdivision Ordinance of the City of Rockwall and Chapter 212, Municipal Regulation of Subdivisions and Property Development, of the Texas Local Government Code, and shall be subject to the City of Rockwall withholding utilities and building permits.

(2) Public Improvement Statement. It shall be the policy of the City of Rockwall to withhold issuing buildings permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a subdivision plat by the City of Rockwall does not constitute any representation, assurance or guarantee that; any building within such subdivision plat shall be approved, authorized, or permit issued, nor shall such approval constitute any representation, assurance or guarantee by the City of Rockwall of the adequacy and availability for water and sanitary sewer for personal use and fire protection within such subdivision plat, as required under the Subdivision Ordinance of the City of Rockwall.

(3) Drainage and Detention Easements. The property owner shall be responsible for maintaining, repairing, and replacing and shall bear sole liability of all systems within the drainage and detention easements.

(4) Fire Lanes. All Fire Lanes will be constructed, maintained, repaired and replaced by the property owner. Fire Lanes shall be constructed in accordance with the approved Civil Engineering Plans for both on-site and off-site Fire Lane improvements.

(5) Street Appurtenances. All decorative signage, posts, or lights installed in public right-of-way shall be installed, maintained, repaired, and replaced by the Homeowner's Association (HOA).

SURVEYOR'S NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0070 L dated Sept. 26, 2008, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED DEED.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS " RPLS 5034."

OWNER'S CERTIFICATE

STATE OF TEXAS COUNTY OF ROCKWALL

WHEREAS, WENDALL SWEAT and TINA SWEAT, BEING THE OWNER OF A TRACT OF land in the McFADGIN SURVEY, ABSTRACT NO. 142, County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the SAMUEL McFADGIN SURVEY, ABSTRACT NO. 142, Rockwall County, Texas, and being a partl of a tract of land as described in a Warranty deed to Wendall Sweat and Tina Sweat, as recorded in Volume 1193, Page 188, Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod found for corner at the west corner of Sweat tract and in the northeast right-of-

THENCE N. 44 deg. 52 min. 13 sec. E. along Sweat tract, a distance of 596.93 feet to a 1/2" iron rod found

THENCE S. 45 deg. 34 min. 49 sec. E. a distance of 705.31 feet to a 1/2" iron rod found for corner in the northwest right-of-way of Sabine Creek Road;

THENCE S. 44 deg. 51 min. 13 sec. W. along said right-of-way a distance of 494.09 feet to a 1/2" iron rod

THENCE S. 44 deg. 12 min. 58 sec. W. along said right-of-way, a distance of 41.11 feet to a TXDOT 5/8" iron rod with pink plastic cap found in the north right-of-way of State Highway 276;

THENCE N. 81 deg. 17 min. 22 sec. W. along said right-of-way, a distance of 99.50 feet to a TXDOT 5/8" iron rod with pink plastic cap found for corner;

THENCE N. 34 deg. 09 min. 09 sec. W. a distance of 66.68 feet to a TXDOT concrete monument fond for

THENCE S. 67 deg. 15 min. 35 sec. W. a distance of 29.92 feet to a 1/2" iron rod found for corner;

THENCE N. 44 deg. 25 min. 29 sec. E. a distance fo 229.44 feet to a 1/2' iron rod found for corner;

THENCE N. 45 deg. 35 min. 27 sec. W. a disance of 190.18 feet to a 1/2" iron rod found for corner;

THENCE S. 44 deg. 24 min. 33 sec. W. a distance of 226.72 feet to a 1/2" iron rod found for corner in the northeat right-of-way of N. Munson Road;

THENCE N. 44 deg. 17 min. 56 sec. W. a distane of 358.61 feet to the POINT OF BEGINNING and containing 377,611 square feet or 8.67 acres of land. NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

STATE OF TEXAS COUNTY OF ROCKWALL

I the undersigned owner of the land shown on this plat, and designated herein as LOTS 1 & 2, BLOCK A, SWEAT ADDITION an Addition to the City of Rockwall, Texas and whose name is subscribed hereto, hereby dedicated to the use of public forever all streets, alleys parks water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in LOTS 1 & 2, BLOCK A, SWEAT ADDITION, have been notified and signed this plat.

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

I also understand the following;

Wendall Sweat

- 1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
- 2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of any one. at any time, procuring the permission of anyone.
- 3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasional by the establishment of grade of streets in the subdivision.
- 4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
- The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such properties within the drainage area are not adversely affected by storm drainage from the development.
- 6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers and alleys, all according to the specifications of the City of Rockwall; or

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

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

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

Tina Sweat		
STATE OF TEXAS COUNTY OF ROCKWALL		
Before me, the undersigned authority, on this me to be the person whose name is subscribe ne executed the same for the purpose and con	day personally appeared to the foregoing instraction therein state	ed Wendall Sweat, known to ument, and acknowledged to me that ed.
Given upon my hand and seal of office this	day of	, 2025.
Notary Public		
STATE OF TEXAS COUNTY OF ROCKWALL		
Before me, the undersigned authority, on this me to be the person whose name is subscribe ne executed the same for the purpose and con	day personally appeared to the foregoing instraction therein state	ed Tina Sweat, known to ument, and acknowledged to me that ed.
Given upon my hand and seal of office this	day of	2025

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold D. Fetty, III Registered Professional Land Surveyor No. 5034



APPROVED: I hereby certify that the above and fore SWEAT ADDITION, an addition to the City of Rockw Texas, was approved by the City Council of the City	egoing subdivision plat of LOTS 1 & 2, BLOCK A, vall, Texas, an addition to the City of Rockwall, of Rockwall on the day of
Mayor of City of Rockwall	Planning and Zoning Commission Chairman
City Secretary	Cilty Engineer

STATE OF TEXAS COUNTY OF ROCKWALL
RECOMMENDED FOR FINAL APPROVAL
I, Frank New, County Judge of Rockwall County, Texas, do hereby certify that the foregoing plat was approved and accepted by the Commissioner's Court of Rockwall County on the day of, 2025 as shown of record in the Minutes of said Court.
WITNESS MY HAND AND SEAL OF OFFICE IN ROCKWALL COUNTY, TEXAS, this the day of, 2025.
Frank New Rockwall County Judge
ATTEST:

FINAL PLAT

SWEAT ADDITION LOT 1 & 2 BLOCK A

2 LOTS - 8.67 ACRES/377,611 S.F.

SAMUEL MCFADGIN SURVEY, ABST. 142 ROCKWALL COUNTY, TEXAS

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

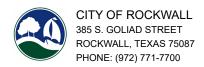
OWNERS: WENDALL SWEAT TINA SWEAT 200 SABINE CREEK RD ROYSE CITY, TX 75189

SHEET 2 OF 2

SURVEY DATE <u>JUNE 10. 2025</u> SCALE <u>I - 100</u> FILE # <u>20250063-FP</u> CLIENT SWEAT

H.D. Fetty Land Surveyor, LLC Firm Registration no. 101509-00

PROJECT COMMENTS



DATE: 9/22/2025

PROJECT NUMBER: SP2025-039

PROJECT NAME: Site Plan for NWC of Hwy 205 and Future FM 549

SITE ADDRESS/LOCATIONS: 3480 S. FM 549, Rockwall, TX 75032

CASE CAPTION: Discuss and consider a request by Keaton Mai of the Dimension Group on behalf of Michael Hampton of Creekside Commons

Crossing LP for the approval of a Site Plan for a Restaurant with 2,000 SF or More with Drive-Through on a 0.936-acre parcel of land

identified as a portion of Lot 18, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located east of the intersection of S. Goliad Street [SH-205] and FM-549, and take any action

necessary.

		DATE OF DEVIEW	OTATUO OF PROJECT	
<u>DEPARTMENT</u>	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PLANNING	Henry Lee	09/22/2025	Needs Review	

09/22/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request for the approval of a Site Plan for a Restaurant with 2,000 SF or More with Drive-Through on a 0.936-acre parcel of land identified as a portion of Lot 18, Block A, Creekside Commons Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, generally located east of the intersection of S. Goliad Street [SH-205] and FM-549.
- I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.
- M.3 For reference, include the case number (SP2025-039) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)
- 1.4 The subject property will be required to be plat in order to establish the new lot lines and easements.
- M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

APPROVED:

I hereby certify that the above and foregoing site plan for a developm	ent in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwa
on the day of,	
WITNESS OUR HANDS, this day of,	
 Planning & Zoning Commission, Chairman	Director of Planning and Zoning

M.6 Site Plan.

- (1) Please indicate the centerline for FM-549. (Subsection 03.04. B, of Article 11, UDC)
- (2) Please provide a sidewalk along FM-549. (Subsection 03.04. B, of Article 11, UDC)

- (3) Please clarify if there will be any proposed fencing. If so, please indicate the location, material, and height. (Subsection 08.02. F, of Article 08, UDC)
- (4) Will there be any ground mounted equipment (this includes transformers)? If so, all ground mounted equipment must be screened with five (5) gallon evergreen shrubs. (Subsection 01.05. C, of Article 05, UDC)
- (5) All roof mounted equipment including vents must be fully screened by the parapet. (Subsection 01.05. C, of Article 05, UDC)
- (6) In the callout for the dumpster enclosure, include that the gate must opaque and self-latching. Wood gates are not permitted. As a side note, please understand that the dumpster enclosure may not face onto a public roadway. (Subsection 01.05. B, of Article 05, UDC)
- (7) Please remove all signage from the site plan. Signage is approved through a separate permitting process. (Subsection 06.02. F, of Article 05, UDC)

M.7 Landscape Plan.

- (1) All shrubs must be a minimum of five (5) gallon. (Subsection 05.03. B, of Article 08, UDC)
- (2) All parking spaces are required to be within 80-feet of a canopy tree. There may be a conflict with the proposed fire hydrant, so keep this requirement in mind. (Subsection 05.03. E, of Article 08, UDC)
- (3) Please provide shrubs along the drive through lane. (Subsection 05.03. E, of Article 08, UDC)
- (4) Please increase the height of the berm and incorporate additional screening shrubs in front of the drive-though exit. (Subsection 05.03. E, of Article 08, UDC)
- (5) Please indicate the height of the proposed berm and extend the berm further west. (Subsection 05.01, of Article 08, UDC)
- (6) Please provide shrubs along the parking spaces that face onto the cross-access drive to reduce headlight glare. (Subsection 05.03. E, of Article 08, UDC)

M.8 Photometric Plan

- (1) To limit the impact of the proposed restaurant and the residential across FM-549, please reduce the FC to 0.0 at the property line adjacent to FM-549. In addition, please further reduce the FC along the west and south west property line, in order to reduce glare onto the internal drive. (Subsection 03.03, of Article 07, UDC)
- (2) Are there any proposed wall packs? If so, please indicate them on the photometric plan and provide the cut sheets. (Subsection 03.03, of Article 07, UDC)

M.9 Building Elevations

- (1) Please note that any rear portion of the parapet that is visible from offsite, the parapet must be finished with the same materials as the forward-facing façade. (Subsection 04.01. of Article 05, UDC)
- (2) Please note that all roof mounted equipment -- including vents -- must be fully screened by the parapet. (Subsection 01.05. C, Article 05, UDC)
- (3) The building elevations met the majority of the articulation requirements, except for the following:
- a. Primary Façade: (1) There is not a Secondary Entry/Arch. Element, (2) The Wall Projections are less than five (5) feet.
- b. Secondary Façades: (1) The Secondary Entry/Arch. Element Width is less than three (3) feet.

These deviations primarily deal with the horizontal articulation or ins-and-outs of the building.

- M.10 At this time, based on the materials submitted, staff has identified several changes to the site, landscape, photometric, and building design that require changes. Any required changes that are not made will be an exception/variance. These exceptions/variances must be approved by the Planning and Zoning Commission.
- M.11 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measures (above and beyond the requirements of the UDC) for each exception or variance is required. In order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures. For every requested exception or variance, two (2) compensatory measures must be provided.
- I.12 Please note that failure to address all comments provided by staff by 3:00 PM on October 7, 2025 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.
- I.13 Please note the scheduled meetings for this case:
- (1) Planning & Zoning meeting/work session meeting will be held on September 30, 2025.
- (2) Planning & Zoning meeting/public hearing meeting will be held on October 14, 2025.
- I.14 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a

representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	09/17/2025	Approved w/ Comments

09/17/2025: 1. Remove all signage. Permitted separately through Building Department

- 2. Sidewalk required along FM549
- 3. Will need an off-site 20' easement
- 4. Fire hydrant to have 5' clearance around (5' from curb). Median will need to be a minimum of 10' wide
- 5. Water main will have to be looped.
- 6. All hydrants and water meters must be in a 20' utility easement.
- 7. Dumpster cannot be accessed by trash trucks when there are vehicles in the drive thru.
- 8. All proposed plantings cannot be within water easements. This is the same location as the proposed hydrant.

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway)
- Minimum easement width is 20' for new easements. No structures, including walls, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- No structures or fences allowed within easements.
- The site will need to be platted if changing existing easements or adding easements.
- All utilities must be underground.
- Additional comments may be provided at the time of Site Plan and Engineering review.

Drainage Items:

- Existing flow patterns must be maintained. The entire site must continue to drain to the existing detention pond in the back of the site.
- Detention is already provided for this site.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- Grate inlets are not allowed.
- No vertical walls allowed in detention or drainage easements.
- No public water or sanitary sewer allowed in detention or drainage easements.
- FFE for all buildings must be called out when adjacent to a detention system or drainage swale. FEE must be a minimum 2' above the 100-year WSEL for the detention system and drainage swale.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- There is an existing 8" sewer main available for use on the southwest side of the site.
- There is also an existing 12" water main located on the other side of FM 549. Crossing will have to be by dry bore, steel encased, and have a TxDOT permit for the crossing. City will apply for permit.
- Any public water lines must be a minimum of 8", looped, and must be centered within a 20' wide easement.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)

- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.

Roadway Paving Items:

- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- Landscape berms may not be on top of City utilities or within easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
BUILDING	Craig Foshee	09/19/2025	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
FIRE	Ariana Kistner	09/17/2025	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
GIS	Lance Singleton	09/15/2025	Approved w/ Comments	
09/15/2025: Address will be 34	180 S. FM 549, Rockwall, TX 75032			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
POLICE	Chris Cleveland	09/15/2025	Approved	
No Comments				
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT	
PARKS	Travis Sales	09/15/2025	Approved w/ Comments	•

09/15/2025: Ensure that all paring spaces are within 80' of tree canopy

There are better species of turfgrass than Tifway 419 Bermuda that are more drought, cold, wear and shade tolerant such as Tif Tuf or Tahoma 31

- 1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- 2. THE IRRIGATION SYSTEM WILL MEET THE REQUIREMENTS OF THE UDC.
- 3. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- 4. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- 5. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT
- 6. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

LANDSCAPE CALCULATIONS

PERMITTING AUTHORITY: CITY OF ROCKWALL, TX ZONING:

ADJACENT ZONING:

TOTAL SITE AREA: LANDSCAPE AREA REQUIRED: LANDSCAPE AREA PROVIDED:

% OF REQ. AREA IN FRONT AND SIDE YARDS: 91.7% (MIN. 50%) IMPERVIOUS AREA ON SITE: 32.157 SF

LANDSCAPE BUFFER ALONG S FM 549, MIN. WIDTH 10'

LENGTH OF FRONTAGE: 192 LF (NOT INCL WIDTH OF DRIVEWAY) **CANOPY TREES REQUIRED:** 4 CANOPY TREES (1 PER 50 LF) CANOPY TREES PROVIDED: 4 CANOPY TREES ACCENT TREES REQUIRED: 4 ACCENT TREES (1 PER 50 LF) ACCENT TREES PROVIDED: 4 ACCENT TREES SHRUBS REQUIRED: 48 SHRUBS PROVIDED

TO BE SHOWN ON GRADING PLAN NOTE: ADDITIONAL SHRUBS HAVE BEEN ADDED TO PROVIDE AN ENHANCED SCREEN AT THE DRIVE

40,751 SF

8,594 SF

8,150 SF (20% OF SITE AREA)

PARKING LOT HEAD LIGHT SCREENING

NOT APPLICABLE - NO HEAD IN PARKING SPACES ARE ADJACENT TO A STREET.

PARKING LOT LANDSCAPING

SIZE OF PARKING AND MANEUVERING AREA: 22,382 SF QUANTITY OF PARKING SPACES: 27 PARKING SPACES

3 CANOPY TREES (1 PER 10 PARKING SPACES) CANOPY TREES REQUIRED: CANOPY TREES PROVIDED: 3 CANOPY TREES NOTE: NO PARKING SPACE MAY BE MORE THAN 80 LF FROM THE TRUNK OF A CANOPY TREE.

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED
- SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT.

ETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED,

BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED

- THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER. 4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE
- METHODS, ETC.) INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL
- SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS)
- THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO
- SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS. CONTRACTOR SHALL PROVIDE AND INSTALL SOLID SOD IN ALL RIGHT-OF-WAYS AND PARKWAYS (UNLESS NOT ALLOWED BY THE LOCAL JURISDICTION) AND SHALL PROVIDE
- WATERING AND MAINTENANCE UNTIL THE TURF IS ESTABLISHED AND HAS BEEN ACCEPTED BY OWNER. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS
- OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD. 7. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING, CURBS, WATER, STORM, OR SANITARY SEWER UTILITIES. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 2" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

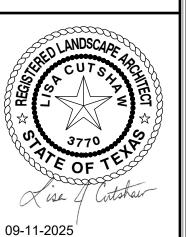
PLANTING & IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

			PLANT SCHEDU	JLE									
SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING							
		TREES											
\odot	CL	4	CHILOPSIS LINEARIS 'TIMELESS BEAUTY'	TIMELESS BEAUTY DESERT WILLOW	MIN. 4' HT.	PER PLAN							
\odot	QB	4	QUERCUS BUCKLEYI	TEXAS RED OAK	MIN. 4" CAL.	PER PLAN							
(A)	UC	3	ULMUS CRASSIFOLIA	CEDAR ELM	MIN. 4" CAL.	PER PLAN							
			SHRU	JBS									
0	AG	21	ABELIA GRINDIFOLIA 'ROSE CREEK'	ROSE CREEK ABELIA	3 GAL.	2' O.C.							
(<u>A</u>)	IV	16	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	3 GAL.	3' O.C.							
<u> </u>	MC	11	MYRICA CERIFERA 'DON'S DWARF'	DON'S DWARF WAX MYRTLE	3 GAL.	4' O.C.							
			GROUND	COVER									
*		7728 SF	SOD: TIFWAY 419	BERMUDA GRASS	SOD								







SHEET

CAUTION NOTICE TO CONTRACTORS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUCH CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. T SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES WHICH CONFLICT WITH THE

PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM
- SPECIALIZING IN LANDSCAPE PLANTING. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE
- REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- B. SCOPE OF WORK WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN
- ON THE LANDSCAPE PLANS, NOTES, AND DETAILS. 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY. TRANSPORTATION AND INSTALLATION OF MATERIALS.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- CONTAINER AND BALLED-AND-BURLAPPED PLANTS FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULLY BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS
- ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS
- TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE
- 4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
- 5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS
- 6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT. MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED
- AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED. SHALL BE REJECTED. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON
- PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER,
- PLANTS, ROOTS, AND SEEDS. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE
- FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A
- QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS
- STAKES: 6' LONG GREEN METAL T-POSTS.
- GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH
- GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

- A. SOIL PREPARATION 1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE WNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST
 - SOIL TESTING: AFTER FINISH GRADES HAVE BEEN ESTABLISHED. CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
 - THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
 - THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR
 - THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
- THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
- TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING: NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
- PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) 15 LBS PER 1,000 "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP
- NITROGEN STABILIZED ORGANIC AMENDMENT 4 CU. YDS. PER 1.000 S.F. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS, PER CU, YD. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE

8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:

- IRON SULPHATE 2 LBS. PER CU. YD. 5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS. a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS
- FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL
- WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH d. AFTER INSTALLING SOIL AMENDMENTS IN SHRUB AREAS, AND IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, ENSURE THAT THE FINISH GRADE IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 3" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
- e. AFTER INSTALLING SOIL AMENDMENTS IN TURF AREAS, ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 1" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE
- ARCHITECT, GENERAL CONTRACTOR, AND OWNER. 6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. SUBMITTALS

- THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE
- SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
- WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED. C. GENERAL PLANTING
- REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
- TRENCHING NEAR EXISTING TREES: a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTION'S TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE
- GRADE AT THE TRUNK) b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD. TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY.
- C. TREE PLANTING TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.

FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT

DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

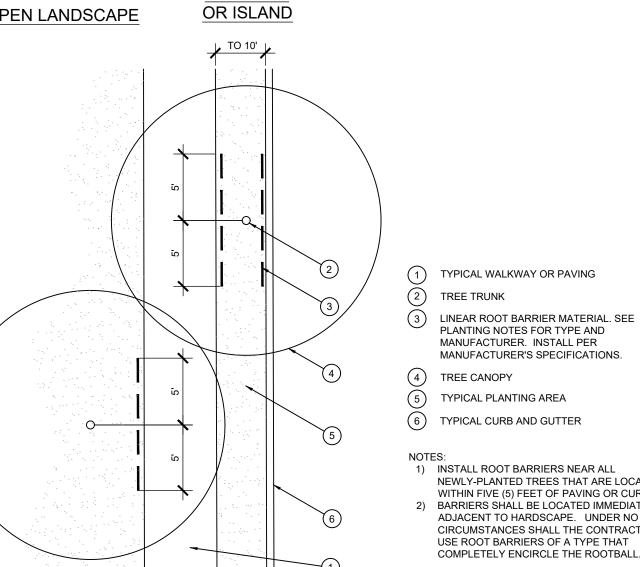
- DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS
- FOUR INCHES ABOVE THE SURROUNDING GRADE. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK. USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED

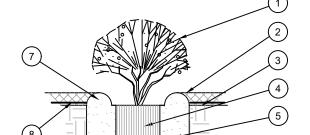
4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO

- TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES: TWO STAKES PER TREE
- 1"-2" TREES THREE STAKES PER TREE 2-1/2"-4" TRFFS TREES OVER 4" CALIPER GUY AS NEEDED
- THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS MULTI-TRUNK TREES NEEDED TO STABILIZE THE TREE UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE.
- COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS). UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PLACE MULCH WITHIN 6" OF THE TRUNK. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
- DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST
- WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING AREAS (EXCEPT FOR SODDED AND SEEDED AREAS), LEAVING NO EXPOSED GROUND.
- SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
 - LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL
- WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT
- LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD. 1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS.
- 2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES, EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL.
- H. CLEAN UP DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE.
- INSPECTION AND ACCEPTANCE UPON COMPLETION OF THE WORK. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN. FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILIT WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S
- SATISFACTION WITHIN 24 HOURS. 3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
- LANDSCAPE MAINTENANCE THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL. HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER. 3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING
- CONDITIONS MUST OCCUR: THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE
- ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE
- NEATLY MOWED. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH
- CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS

- (2) TAPERED STEEL STAKES.
- ig(3ig) MULCH, TYPE AND DEPTH PER PLANS
- (4) FINISH GRADE
- 1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED.



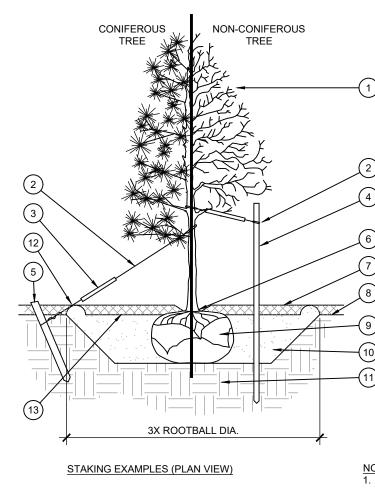


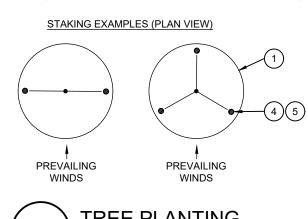


- LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS

- 1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. 2) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT

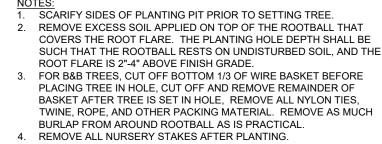
ROOT BARRIER - PLAN VIEW







- TREE CANOPY.
- 2 CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 2 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- (3) 24" X 3/4" P.V.C. MARKERS OVER WIRES.
- 4) GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
- PRESSURE-TREATED WOOD DEADMAN, TWO PER
 - TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND
- 18" MIN. INTO UNDISTURBED SOIL. (6) TRUNK FLARE.
- 7) MULCH, TYPE AND DEPTH PER PLANS. DO NOT PLACE MULCH WITHIN 6" OF TRUNK.
- (8) FINISH GRADE
- 9) ROOT BALL.
- 10) BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- (11) UNDISTURBED NATIVE SOIL.
- (12) 4" HIGH EARTHEN WATERING BASIN
- 13) FINISH GRADE



(1) SHRUB, PERENNIAL, OR ORNAMENTAL GRASS

(5) BACKFILL. AMEND AND FERTILIZE ONLY AS

(6) UNDISTURBED NATIVE SOIL.

(8) WEED FABRIC UNDER MULCH

(7) 3" HIGH EARTHEN WATERING BASIN.

CENTER.

4) ROOT BALL.

3) FINISH GRADE

2) MULCH, TYPE AND DEPTH PER PLANS. PLACE NO

MORE THAN 1" OF MULCH WITHIN 6" OF PLANT

FOR TREES 36" BOX/2.5" CAL. AND LARGER, USE THREE STAKES OR DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE. 6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT



09-11-2025

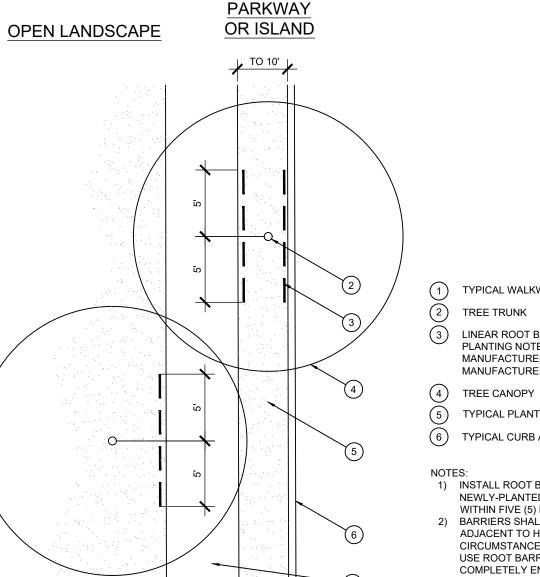
CAUTION NOTICE TO CONTRACTORS

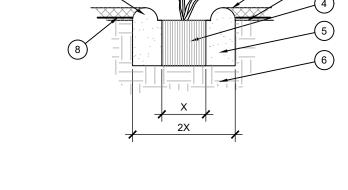
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS

(1) ROLLED-TOP STEEL EDGING PER PLANS.

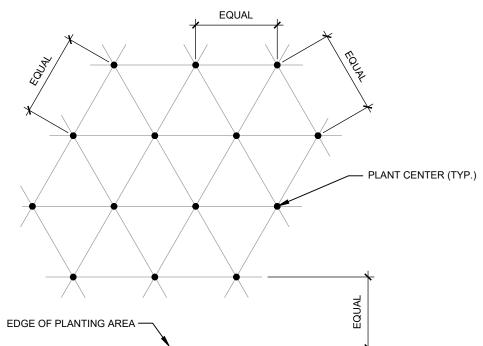
2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE. 3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.







SHRUB AND PERENNIAL PLANTING



NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA: TOTAL AREA / AREA DIVIDER = TOTAL PLANTS

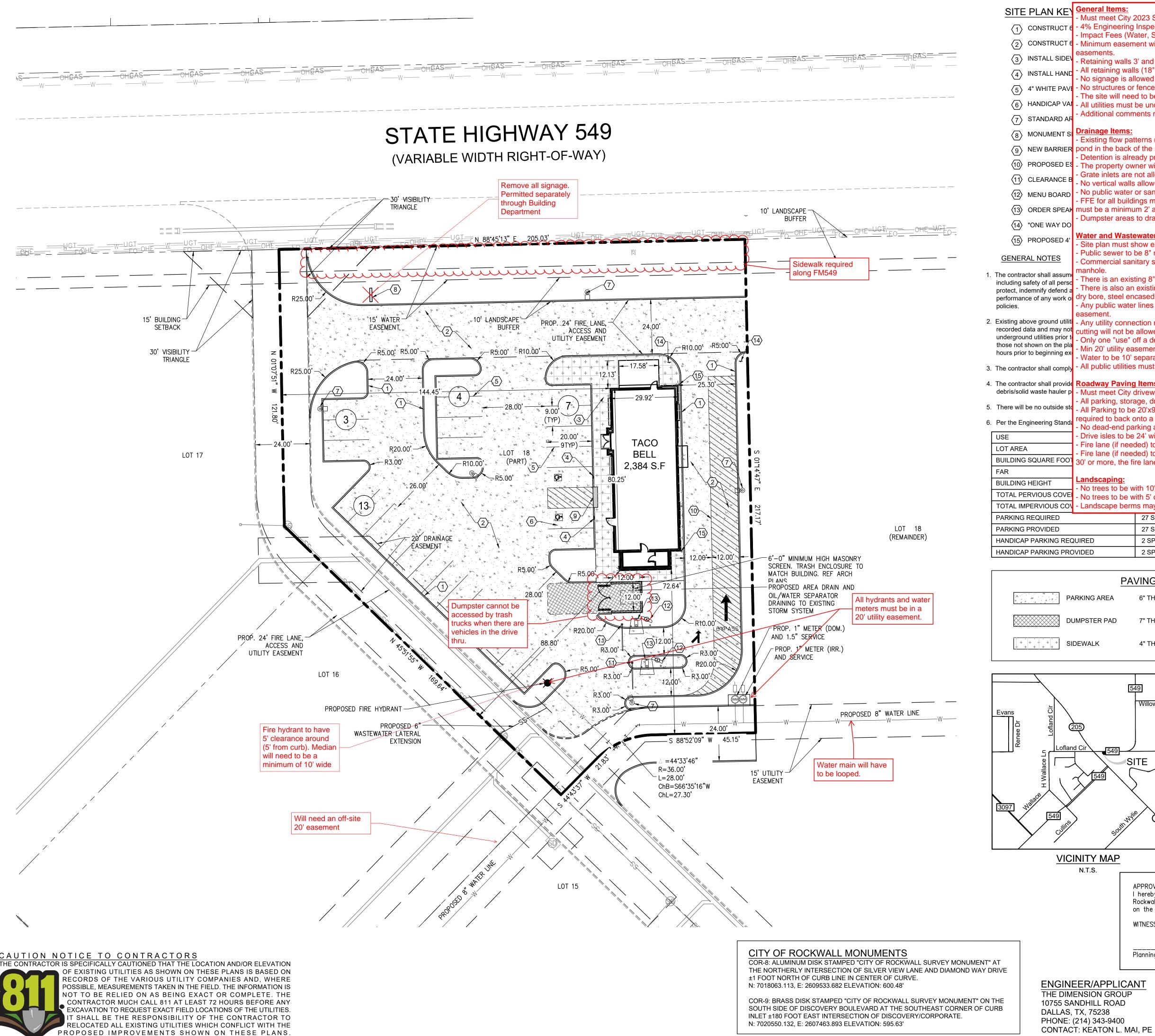
PLANT SPACING	AREA DIVIDER	PLANT SPACING	AREA DIVIDER
6"	0.22	18"	1.95
8"	0.39	24"	3.46
10"	0.60	30"	5.41
12"	0.87	36"	7.79
15"	1 35		

2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER STEP 1: 100 SF/1.95 = 51 PLANTS STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL

PLANT SPACING

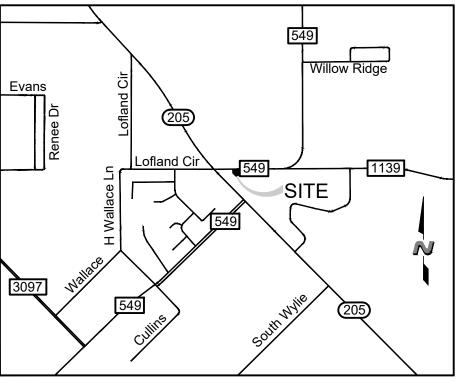
NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUCH CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. T SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.



SITE PLAN KEY General Items: Must meet City 2023 Standards of Design and Construction - 4% Engineering Inspection Fees Impact Fees (Water, Sewer, Roadway) (2) CONSTRUCT 6 - Minimum easement width is 20' for new easements. No structures, including walls, allowed in Retaining walls 3' and over must be engineered. All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls. No signage is allowed within easements or ROW. (5) 4" WHITE PAVE - No structures or fences allowed within easements. The site will need to be platted if changing existing easements or adding easements. (6) HANDICAP VAI - All utilities must be underground. Additional comments may be provided at the time of Site Plan and Engineering review. Existing flow patterns must be maintained. The entire site must continue to drain to the existing detention 9 NEW BARRIER pond in the back of the site. Detention is already provided for this site. The property owner will be responsible for maintaining, repair, and replacement of the drainage systems. Grate inlets are not allowed. No vertical walls allowed in detention or drainage easements. No public water or sanitary sewer allowed in detention or drainage easements. FFE for all buildings must be called out when adjacent to a detention system or drainage swale. FEE ORDER SPEAK must be a minimum 2' above the 100-year WSEL for the detention system and drainage swale. Dumpster areas to drain to oil/water separator and then to the storm lines. Vater and Wastewater Items: Site plan must show existing/proposed utility lines (Water, Sewer, etc.) Public sewer to be 8" minimum. Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed There is an existing 8" sewer main available for use on the southwest side of the site. There is also an existing 12" water main located on the other side of FM 549. Crossing will have to be by dry bore, steel encased, and have a TxDOT permit for the crossing. City will apply for permit. Any public water lines must be a minimum of 8", looped, and must be centered within a 20' wide 2. Existing above ground utilit - Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed. Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.) Min 20' utility easements. Water to be 10' separated from storm and sewer lines. All public utilities must be centered in easement. 4. The contractor shall provide Roadway Paving Items: debris/solid waste hauler p - Must meet City driveway spacing requirements. All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed). - All Parking to be 20'x9' minimum. Parking may not be off a public Roadway. Vehicle must not be equired to back onto a public roadway, including trash trucks. No dead-end parking allowed without an City approved turnaround. Drive isles to be 24' wide. Fire lane (if needed) to be 24' wide and in a platted easement. Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum. No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger. No trees to be with 5' of any public water, sewer, or storm line that is less than 10". Landscape berms may not be on top of City utilities or within easements. 27 SPACES (1/100 G.F.A.) 27 SPACES 2 SPACES



2 SPACES



SITE PLAN

LOT 18, BLOCK A, CREEKSIDE COMMONS **ADDITION**

NWC STATE HIGHWAY 205 & F.M. 549 A 0.936 ACRE TRACT OF LAND IN THE WILLIAM W. FORD SURVEY, ABST. NO 80 CITY OF ROCKWALL, ROCKWALL

COUNTY, TEXAS CITY PROJECT #SP2025-xxx September 11, 2025

VICINITY MAP

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of ____, 2025.

WITNESS OUR HANDS, this ___ day of ____, 2025.

PRUDENT DEVELOPMENT

10755 SANDHILL ROAD

PHONE: (214) 271-4630

DALLAS, TEXAS 75238

Planning & Zoning Commission, Chairman

OWNER

101 E. CHEROKEE STREET JACKSONVILLE. TX 75766 PHONE: (903) 586-1524 **CONTACT: MICHAEL HAMPTON**

DEVELOPER

Director of Planning and Zoning

VALLEY BELLS ENTERPRISES, LLC CONTACT: MIKE STRANSBERRY



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF KEATON L. MAI, P.E. 125077 ON 9/11/2025 IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES

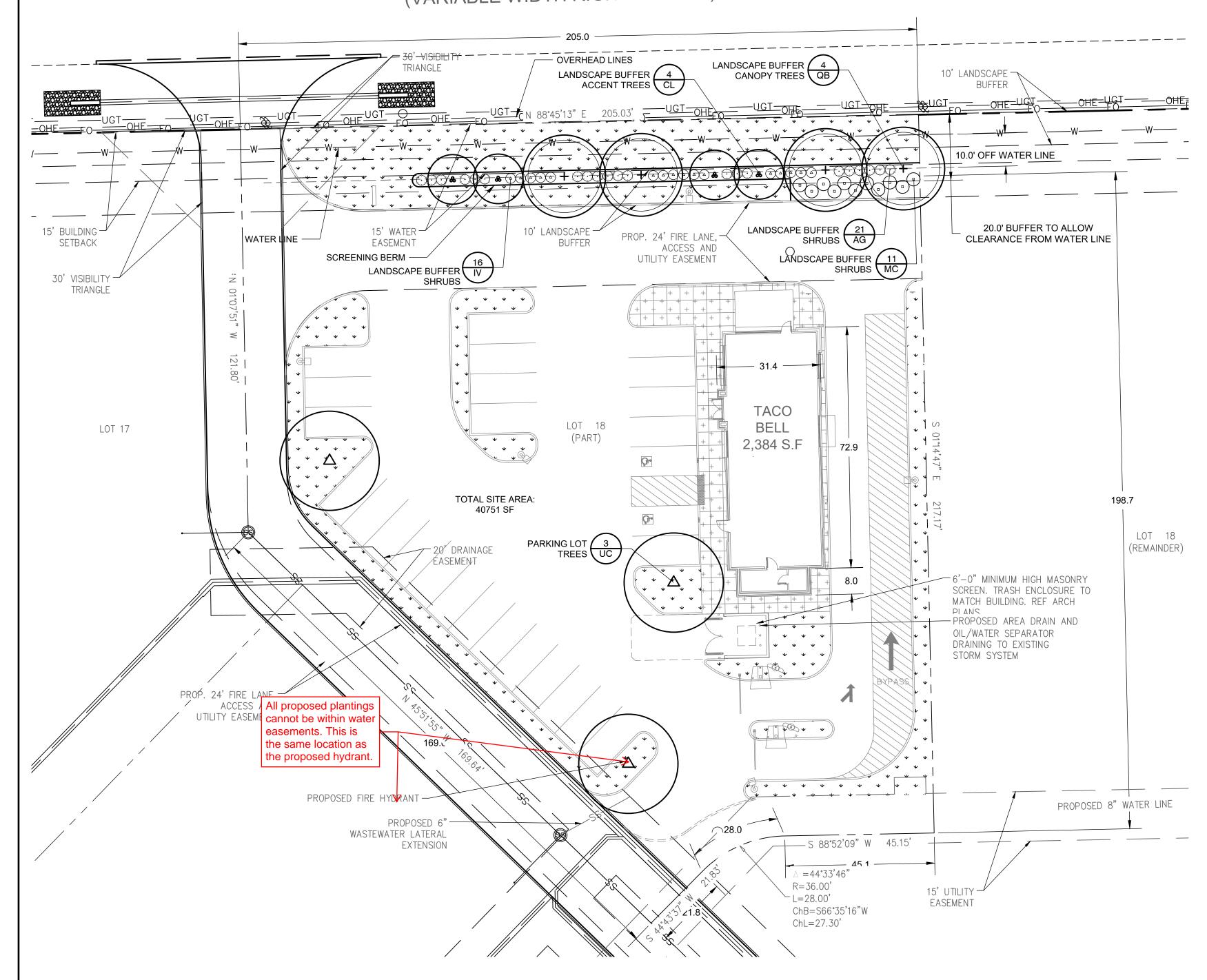
TACO BELL STATE HIGHWAY 205 & FM ROCKWALL, TEXAS 75032

SHEET

C3.0

STATE HIGHWAY 549

(VARIABLE WIDTH RIGHT-OF-WAY)



IRRIGATION CONCEPT

- 1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- 2. THE IRRIGATION SYSTEM WILL MEET THE REQUIREMENTS OF THE UDC.
- 3. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- 4. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- 5. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- 6. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

LANDSCAPE CALCULATIONS

PERMITTING AUTHORITY: CITY OF ROCKWALL, TX **ZONING:**

ADJACENT ZONING:

IMPERVIOUS AREA ON SITE:

TOTAL SITE AREA:

40,751 SF LANDSCAPE AREA REQUIRED: 8,150 SF (20% OF SITE AREA) LANDSCAPE AREA PROVIDED: 8,594 SF % OF REQ. AREA IN FRONT AND SIDE YARDS: 91.7% (MIN. 50%)

LANDSCAPE BUFFER ALONG S FM 549, MIN. WIDTH 10'

192 LF (NOT INCL WIDTH OF DRIVEWAY) LENGTH OF FRONTAGE: **CANOPY TREES REQUIRED:** 4 CANOPY TREES (1 PER 50 LF) CANOPY TREES PROVIDED: 4 CANOPY TREES ACCENT TREES REQUIRED: 4 ACCENT TREES (1 PER 50 LF) ACCENT TREES PROVIDED: 4 ACCENT TREES SHRUBS REQUIRED: 48 SHRUBS PROVIDED

TO BE SHOWN ON GRADING PLAN NOTE: ADDITIONAL SHRUBS HAVE BEEN ADDED TO PROVIDE AN ENHANCED SCREEN AT THE DRIVE

32,157 SF

PARKING LOT HEAD LIGHT SCREENING

NOT APPLICABLE - NO HEAD IN PARKING SPACES ARE ADJACENT TO A STREET

PARKING LOT LANDSCAPING SIZE OF PARKING AND MANEUVERING AREA:

22,382 SF 27 PARKING SPACES QUANTITY OF PARKING SPACES:

CANOPY TREES REQUIRED: 3 CANOPY TREES (1 PER 10 PARKING SPACES) CANOPY TREES PROVIDED: 3 CANOPY TREES NOTE: NO PARKING SPACE MAY BE MORE THAN 80 LF FROM THE TRUNK OF A CANOPY TREE.

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK. THE CONTRACTOR CONFIRMS THAT HE HAS READ. AND WILL COMPLY WITH. THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED
- BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND
- AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED
- ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW
- SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- 4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.)
- THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
- NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS)
- THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- CONTRACTOR SHALL PROVIDE AND INSTALL SOLID SOD IN ALL RIGHT-OF-WAYS AND PARKWAYS (UNLESS NOT ALLOWED BY THE LOCAL JURISDICTION) AND SHALL PROVIDE
- WATERING AND MAINTENANCE UNTIL THE TURF IS ESTABLISHED AND HAS BEEN ACCEPTED BY OWNER. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS
- OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD. 7. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING, CURBS, WATER, STORM, OR SANITARY SEWER UTILITIES. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 2" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

PLANTING & IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

			PLANT SCHEDU	 JLE									
SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING							
		TREES											
\odot	CL	4	CHILOPSIS LINEARIS 'TIMELESS BEAUTY'	TIMELESS BEAUTY DESERT WILLOW	MIN. 4' HT.	PER PLAN							
\odot	QB	4	QUERCUS BUCKLEYI	TEXAS RED OAK	MIN. 4" CAL.	PER PLAN							
•	UC	3	ULMUS CRASSIFOLIA	CEDAR ELM	MIN. 4" CAL.	PER PLAN							
			SHRU	JBS									
0	AG	21	ABELIA GRINDIFOLIA 'ROSE CREEK'	ROSE CREEK ABELIA	3 GAL.	2' O.C.							
(<u>A</u>)	IV	16	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	3 GAL.	3' O.C.							
0	MC	11	MYRICA CERIFERA 'DON'S DWARF'	DON'S DWARF WAX MYRTLE	3 GAL.	4' O.C.							
		GROUNDCOVER											
* * * * * * * * * * * * * * * * * * *		7728 SF	SOD: TIFWAY 419	BERMUDA GRASS	SOD								







09-11-2025

SHEET



CAUTION NOTICE TO CONTRACTORS

OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUCH CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. T SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION

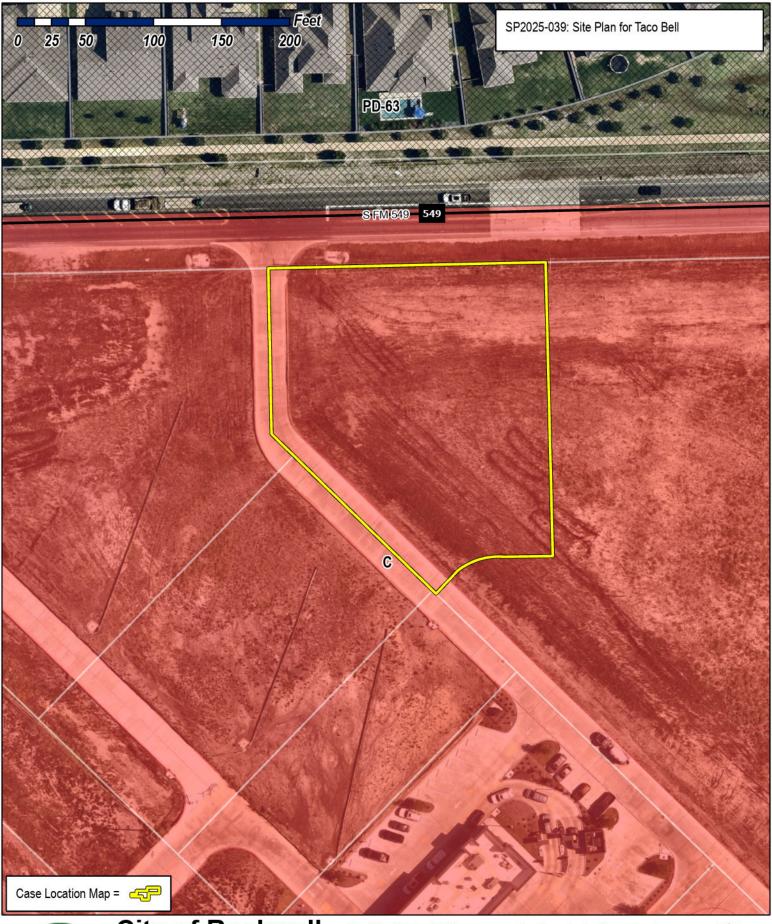


DEVELOPMENT APPLICATION

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

	SE ONLY G & ZONING CASE NO.
NOTE: TO CITY UN SIGNED	HE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE TIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE BELOW.
DIRECTO	R OF PLANNING:

	Rockwall, Texas 75087		L	CITY ENGI	NEER:			
PLEASE CHECK THE	APPROPRIATE BOX BELOW TO INDIC	ATE THE TYPE OF D	DEVELOPMENT	REQUES	ST [SELECT	ONLY ONE BO	XJ:	
PLATTING APPLIC MASTER PLAT PRELIMINARY FINAL PLAT (\$300. AMENDING OR PLAT REINSTA SITE PLAN APPLIC SITE PLAN (\$25	CATION FEES: (\$100.00 + \$15.00 ACRE) ¹ PLAT (\$200.00 + \$15.00 ACRE) ¹ 800.00 + \$20.00 ACRE) ¹ 100 + \$20.00 ACRE) ¹ 1 MINOR PLAT (\$150.00) TEMENT REQUEST (\$100.00)		ZONING AI ZONING ZONING SPECIF PD DEV OTHER AP TREE R VARIAN NOTES: N DETERMIN PER ACRE AMR 3 1,000.00	PPLICATION CHANGE IC USE PE ELOPMEN PLICATION EMOVAL ICE REQUITE OUNT, FOR RE FEE WILL BE	ON FEES: (\$200.00 + \$200.	\$15.00 ACRE) 00 + \$15.00 AC 200.00 + \$15.0 L EXCEPTION THE EXACT ACREA SS THAN ONE ACR THE APPLICATION	1 CRE) ^{1 & 2} 0 ACRE) ¹	IE (1) ACRE. NUEST THAT
PROPERTY INFO	ORMATION [PLEASE PRINT]							
ADDRES	S NWC of Hwy 205 and Future	FM 549						
SUBDIVISIO	N Creekside Commons				LOT	18	BLOCK	Α
GENERAL LOCATIO	NWC of Hwy 205 and Future I	FM 549						
ZONING, SITE P	LAN AND PLATTING INFORM	MATION (PLEASE P	PRINT]					
CURRENT ZONIN	G Commercial (C)		CURRENT	USE	Under	veloped		
PROPOSED ZONIN	G Commercial (C)		PROPOSED	USE	Resta	urant w/ o	drive-throu	gh
ACREAG	0.936	LOTS [CURRENT]	1		LOTS	S [PROPOSED	1	
REGARD TO ITS	D PLATS : BY CHECKING THIS BOX YOU APPROVAL PROCESS. AND FAILURE TO DENIAL OF YOUR CASE.	ACKNOWLEDGE THAT ADDRESS ANY OF STA	T DUE TO THE AFF'S COMMENT	PASSAGE IS BY THE	OF <u>HB3167</u> T DATE PROVI	THE CITY NO LO	ONGER HAS FLE) EVELOPMENT CA	KIBILITY WITH LENDAR WILL
OWNER/APPLIC	ANT/AGENT INFORMATION	[PLEASE PRINT/CHEC	K THE PRIMARY	CONTACT	ORIGINAL S	IGNATURES AR	E REQUIRED)	
☐ OWNER	Creekside Commons Crossing LP		M APPLICA	NT	Th	e Dimension	Group	
CONTACT PERSON	Michael Hampton	CC	ONTACT PERS	ON	Ke	aton Mai		
ADDRESS	ARRES O HILL DI		ADDRE	SS	E N			
CITY, STATE & ZIP		C	CITY, STATE &	ZIP				
PHONE			PHO	NE				
E-MAIL	r		E-M	AIL			.	
BEFORE ME, THE UNDE STATED THE INFORMAT	CATION [REQUIRED] RSIGNED AUTHORITY, ON THIS DAY PERSION ON THIS APPLICATION TO BE TRUE A	IND CERTIFIED THE FO	OLLOWING:		•			
SUD TUMBLE SUD TUMBLE INFORMATION CONTAINS	I AM THE OWNER FOR THE PURPOSE OF T , TO COVER THE COST OF TH , 202 S BY SIGNING THIS A ED WITHIN THIS APPLICATION TO THE PU TION WITH THIS APPLICATION, IF SUCH REP	IIS APPLICATION, HAS B IPPLICATION, I AGREE T BLIC. THE CITY IS AL	BEEN PAID TO TH THAT THE CITY (LSO AUTHORIZE)	ECITY OF F OF ROCKW DAND PEF	ROCKWALL ON ALL (I.E. "CITY RMITTED TO I	THIS THE ") IS AUTHORIZE REPRODUCE AN	ED AND PERMITTED BY COPYRIGHTED	DAY_OF D TO PROVIDE
	AND SEAL OF OFFICE ON THIS THE					A	KATHY BOWEN	116
	OWNER'S SIGNATURE	411					Notary ID # 1033 pires October 23	100 1





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

(P): (972) 771-7745 (W): www.rockwall.com

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





Valley Bell Enterprises, LLC

101 E. Cherokee St. Jacksonville, TX 75766 Phone (903) 586-1524 Fax (903) 586-9644

September 9, 2025

City of Rockwall Attn: Planning Department 385 S. Goliad Rockwall, Texas 75087 *Via Hand Delivery*

RE: Variance Request Letter for Proposed Taco Bell at Creekside Commons in South

Rockwall

To Whom it May Concern:

Valley Bell Enterprises, LLC ("VBE") proposes to construct a Taco Bell with a drive through to be located on a portion of Lot 18 in the Creekside Commons Addition in south Rockwall. The property is approximately 0.936 acres. VBE will develop and then lease the property to Southern Multifoods, LLC, a Taco Bell franchisee with 121 locations in Texas, including the restaurant locations in Lavon, Royse City, and Fate. Southern Multifoods, LLC has also operated the Taco Bell on Ridge Road in Rockwall for over twenty years and wishes to open a second location in Rockwall to serve more members of the community. Drew Durrett is the controlling manager of both VBE and Southern Multifoods, LLC.

In connection with the Planning and Zoning Commission hearing on September 30, 2025, please find enclosed the following information:

- 1. Site Plan
- 2. Landscape Plan
- 3. Photometric Plan
- 4. Lighting Cut Sheets
- 5. Building Elevations Plans
- 6. Material Sample Board

It is VBE's intention to satisfy all the City's ordinances and also match the building materials used by McDonald's and 7-Eleven currently operating in the Creekside Commons development. However, VBE recognizes that the Taco Bell building does not meet the City's ordinance requiring all structures less than 6,000 square feet to have a pitched roof system. Therefore, VBE is respectfully requesting a variance to this ordinance and is proposing the following compensatory measures:

- 1. Roof ladder and hatch will be located internally and invisible from public view
- 2. The front / primary public right of way elevation consists of 48% stone.
- 3. All four elevations consist of more than City minimum 90% masonry requirement.
- 4. Projection length of entry elements on front and side elevations exceeds minimum required.
- 5. Extra elements (Pilasters) added to side entry elevation, pre-pay window on drive-thru elevation, and rear building corner
- 6. Provide a 25' landscape buffer along FM 549 (exceeding the 10' required landscape buffer) to comply with staff's recommendation to provide sufficient planting space outside of the existing utility easements.

Thank you for your consideration, and we look forward to discussing our project further with the City. Should you have any questions or need any additional information, please do not hesitate to contact me at 903-589-2005.

Regards,

Michael A. Stansberry

mil lity

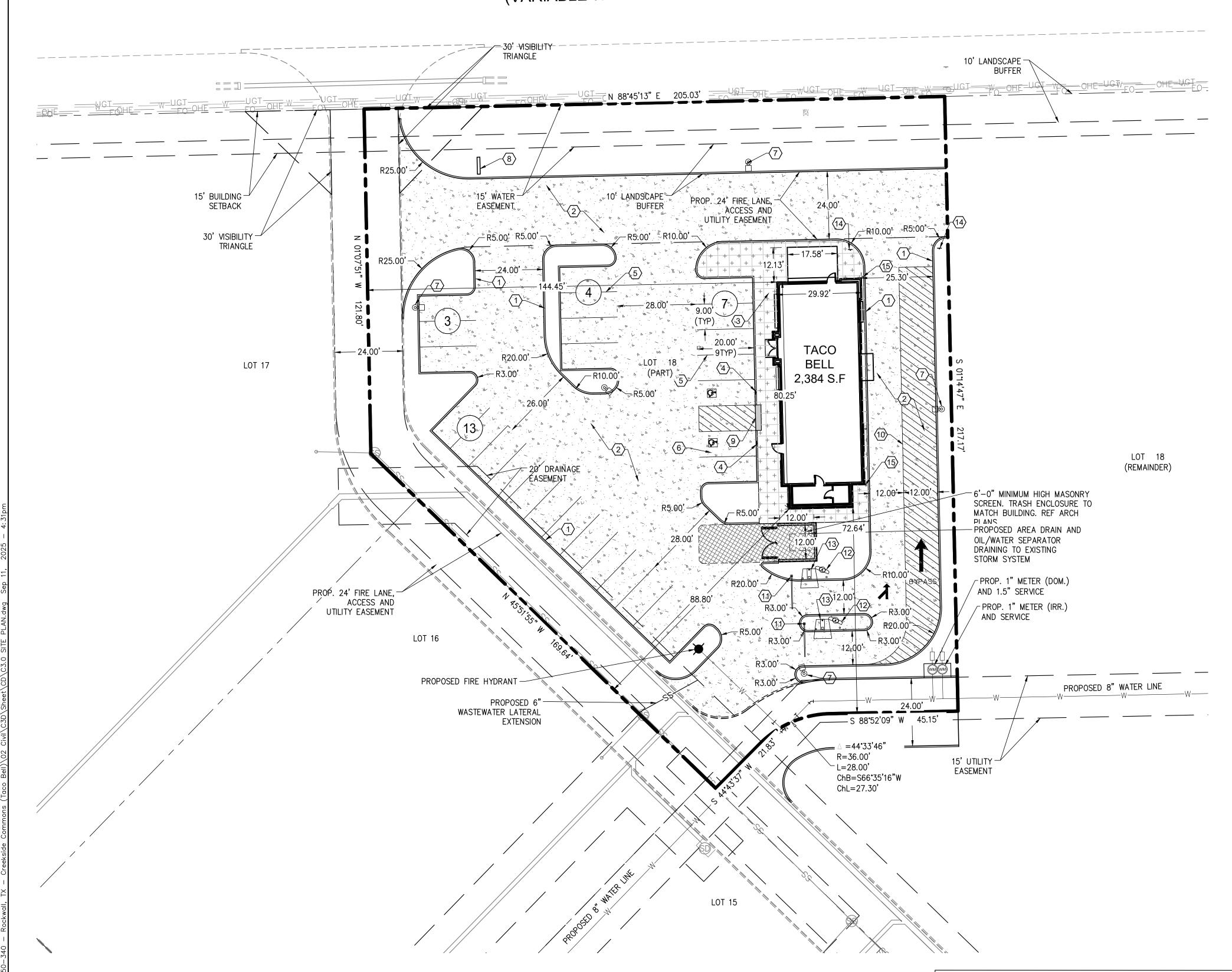
Director of Development, General Counsel

MAS

Enclosures

STATE HIGHWAY 549

(VARIABLE WIDTH RIGHT-OF-WAY)



SITE PLAN KEYNOTES:

- (1) CONSTRUCT 6" CURB & GUTTER
- (2) CONSTRUCT 6" CONCRETE PAVEMENT SECTION
- (3) INSTALL SIDEWALK PAVEMENT
- (4) INSTALL HANDICAP VAN AND CAR SIGN
- (5) 4" WHITE PAVEMENT SOLID PARKING STRIPES
- (6) HANDICAP VAN PARKING
- (7) STANDARD AREA LIGHT POLE
- (8) MONUMENT SIGN
- (9) NEW BARRIER FREE RAMPS
- (10) PROPOSED ESCAPE LANE
- (11) CLEARANCE BAR
- (12) MENU BOARD
- (13) ORDER SPEAKER
- (14) "ONE WAY DO NOT ENTER" SIGN
- (15) PROPOSED 4' BOLLARD

GENERAL NOTES

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

1 INCH = 20 FEET

1. The contractor shall assume sole and complete responsibility for his means and methods of construction, job site conditions and job site safety, including safety of all persons and property. This requirement shall apply continuously and not be limited to working hours. The contractor shall save, protect, indemnify defend and hold harmless the owner, the architect and the engineer from any claim of liability, real or alleged, arising out of the performance of any work on this project. The contractor shall name the owner, the architect and the engineer as "additional insured" on his insurance

2. Existing above ground utilities have been shown based on information shown on a survey of the property. Underground utilities are shown based on

recorded data and may not be complete or exact. The contractor shall be responsible for verifying the locations and depths of all above ground and

those not shown on the plans. The contractor is advised to contact the city and all franchise utility companies, easement holders, etc. at least 48

underground utilities prior to construction. The contractor shall be responsible for damage to existing above ground or underground utilities, including

3. The contractor shall comply with all building codes and regulations, federal, state, county, and city safety codes and inspection requirements.

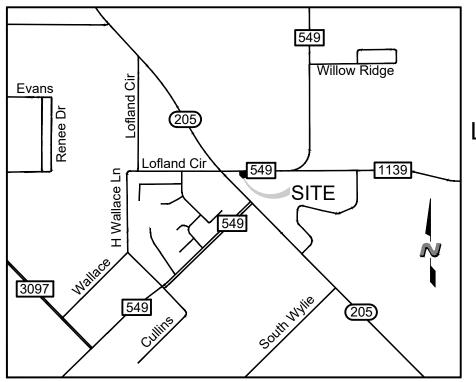
- 4. The contractor shall provide dust protection during construction. All trash and debris shall be picked up at all times. Commercial construction debris/solid waste hauler permit required.
- 5. There will be no outside storage or above ground storage tanks. (Subsection 01.05, of Article 05, UDC)

hours prior to beginning excavation in the vicinity of any underground utility.

6. Per the Engineering Standards of Design and Construction, dumpster areas will need to drain to oil/water separator and then to storm lines.

USE	COMMERCIAL (DRIVE-THRU RESTAURANT)
OT AREA	40,751.89 S.F. (0.936 ACRES)
BUILDING SQUARE FOOTAGE	2,384 S.F.
FAR	0.06:1
BUILDING HEIGHT	23'-0"
TOTAL PERVIOUS COVER	8,743 S.F. OR 21%
TOTAL IMPERVIOUS COVER	32,008 S.F. OR 79%
PARKING REQUIRED	27 SPACES (1/100 G.F.A.)
PARKING PROVIDED	27 SPACES
HANDICAP PARKING REQUIRED	2 SPACES
HANDICAP PARKING PROVIDED	2 SPACES





SITE PLAN

LOT 18, BLOCK A, CREEKSIDE COMMONS **ADDITION**

NWC STATE HIGHWAY 205 & F.M. 549 A 0.936 ACRE TRACT OF LAND IN THE WILLIAM W. FORD SURVEY, ABST. NO 80 CITY OF ROCKWALL, ROCKWALL

COUNTY, TEXAS CITY PROJECT #SP2025-xxx September 11, 2025

VICINITY MAP N.T.S.

> I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of ___, 2025.

WITNESS OUR HANDS, this ___ day of ____, 2025.

PHONE: (214) 271-4630

CONTACT: MICHAEL HAMPTON

Planning & Zoning Commission, Chairman Director of Planning and Zoning

ENGINEER/APPLICANT THE DIMENSION GROUP 10755 SANDHILL ROAD DALLAS, TX, 75238 PHONE: (214) 343-9400

CONTACT: KEATON L. MAI, PE

OWNER PRUDENT DEVELOPMENT 10755 SANDHILL ROAD DALLAS, TEXAS 75238

DEVELOPER VALLEY BELLS ENTERPRISES, LLC 101 E. CHEROKEE STREET JACKSONVILLE, TX 75766 PHONE: (903) 586-1524 CONTACT: MIKE STRANSBERRY

TBPE FIRM REGISTRATION KEATON L. MAI

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF KEATON L. MAI, P.E. 125077 ON 9/11/2025 IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

TACO BELL STATE HIGHWAY 205 & FM ROCKWALL, TEXAS 75032

SHEET

C3.0

CAUTION NOTICE TO CONTRACTORS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON ECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUCH CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ELOCATED ALL EXISTING UTILITIES WHICH CONFLICT WITH THE

PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

CITY OF ROCKWALL MONUMENTS

N: 7018063.113, E: 2609533.682 ELEVATION: 600.48'

COR-8: ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" AT THE NORTHERLY INTERSECTION OF SILVER VIEW LANE AND DIAMOND WAY DRIVE ±1 FOOT NORTH OF CURB LINE IN CENTER OF CURVE.

COR-9: BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE SOUTH SIDE OF DISCOVERY BOULEVARD AT THE SOUTHEAST CORNER OF CURB INLET ±180 FOOT EAST INTERSECTION OF DISCOVERY/CORPORATE. N: 7020550.132, E: 2607463.893 ELEVATION: 595.63'



<u>PAINTING</u>
APPLICATOR MUST DO THEIR DUE DILIGENCE WITH PREPARATION.

PRIMER: 1 COAT SW A24W8300 FINISH: 2 COATS SW A82-100 SERIES, MATCH COLORS FROM MATERIAL SCHEDULE. A-100 EXTERIOR LATEX SATIN.

TYPE MARK	QTY	ITEM DESCRIPTION	LO
TOWER			
V-09.14W	2	14" WHITE CHANNEL LETTERS VERTICAL	A4.1
SIDE ENTRY			
V-04.42	2	42" SWINGING BELL PURPLE LOGO FACE LIT	A4.
V-200.EN	1	SIDE ENTRY AWNING 6' 4" X 4' 0" BLACK	A4.0
DRIVE THRU			
V-101.DT	1	DT AWNING (OVER DT) 9' 0" X 4' 0" BLACK	A4.
V-102.DT	1	DT AWNING (OVER DT) 4' 0" X 4' 0" BLACK	A4.
EYEBROW AWNINGS			
V-202.EN	1	FRONT EYEBROW (WINDOW) 13' 8" X 6" H X 1' 4" D BLACK	A4. ²
V-203.EN	1	DT EYEBROW (WINDOW) 7' 8" L X 6" H X 1' 4" D BLACK	A4.
V-201.EN	1	SIDE ENTRY EYEBROW (WINDOW) 12' L 6" H X 1' 4" D BLACK	A4.0

PAINT NOTES

TYPE MARK	QTY	ITEM DESCRIPTION	LOC
TOWER			
V-09.14W	2	14" WHITE CHANNEL LETTERS VERTICAL	A4.1
SIDE ENTRY			
V-04.42	2	42" SWINGING BELL PURPLE LOGO FACE LIT	A4.1
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V-202.EN	1	FRONT EYEBROW (WINDOW) 13' 8" X 6" H X 1' 4" D BLACK	A4.1
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V-201.EN	1	SIDE ENTRY EYEBROW (WINDOW) 12' L 6" H X 1' 4" D BLACK	A4.0

SIGNAGE

E

SEALERS (REFER TO SPECS)

A. SEALANT AT ALL WALL AND ROOF PENETRATIONS. B. SEALANT AT ALL WINDOW AND DOOR FRAMES AND JAMB. DO NOT SEAL SILL @ WINDOWS. C. APPLY NEOPRENE GASKET (CONT.) BETWEEN BUILDING AND CANOPY. CRITICAL DIMENSIONS

A. REQUIRED CLEAR OPENING WIDTH TO ENSURE COORDINATION WITH STANDARD SIGNAGE/BUILDING ELEMENTS DIMENSIONS. NOTE: NO EXTERIOR SIGNS ARE WITHIN THE SCOPE OF WORK COVERED BY THE BUILDING PERMIT APPLICATION. THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE

MISCELLANEOUS

A. SEE SHEET A1.1 "WINDOW TYPES" FOR WINDOW ELEVATIONS.

INSTALLATION OF ALL EXTERIOR SIGNS AND INSTALLATION OF REQUIRED BLOCKING AND ELECTRICAL CONNECTIONS FOR FINAL APPROVED SIGNS.

GENERAL NOTES

SYMBOL	ITEM/MATERIAL	MANUFACTURER	COLOR
1A	BRICK	ACME BRICK	MUSHROOM BROWN
1B	BRICK	ACME BRICK	EBONY
1C	STONE	BLACKSON BRICK	COTTONWOOD (VERIFY)
2	SCUPPERS & DOWNSPOUTS	-	CYBERSPACE (SW7076) KYNAR 500 COATING
3	HOLLOW METAL DOOR	-	CYBERSPACE (SW7076) KYNAR 500 COATING
4	AWNINGS	SIGNAGE VENDOR	BLACK BY THE SIGNAGE VENDOR
5	METAL PARAPET CAP	-	CYBERSPACE (SW7076) KYNAR 500 COATING
6	STUCCO	-	IMPULSIVE PURPLE (SW6832), SEMI-GLOSS
7	PATIO STRUCTURE	-	RAL 9011 GRAPHITE BLACK

SIDE ELEVATION - WEST - SECONDARY BUILDING FACADE

401 BUILDING SIGN BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL

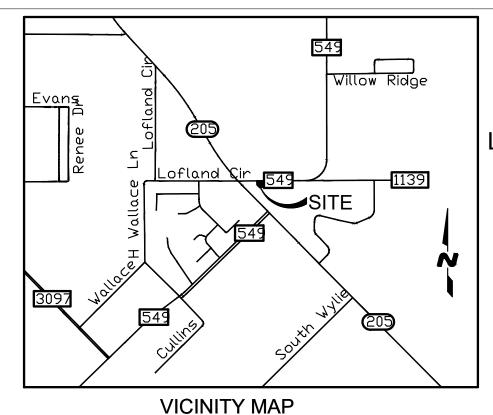
407 METAL CANOPIES BY VENDOR. REQUIRES ELECTRICAL, SEE ELECTRICAL

PLANS. 408 CO2 FILLER VALVE & COVER.

416 HOSE BIB BOX AT 18" A.F.F.

419 EXTERIOR LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.

KEY NOTES



N.T.S.

COLOR RENDERINGS

LOT 18, BLOCK A, CREEKSIDE COMMONS **ADDITION**

NWC STATE HIGHWAY 205 & F.M. 549 A 0.936 ACRE TRACT OF LAND IN THE WILLIAM W. FORD SURVEY, ABST. NO 80 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS CITY PROJECT #SP2025-xxx

August 27, 2025

I hereby certify that the above Color Renderings for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of ___, 2025. WITNESS OUR HANDS, this ___ day of ___, 2025. Planning & Zoning Commission, Chairman Director of Planning and Zoning

ENGINEER/APPLICANT THE DIMENSION GROUP 10755 SANDHILL ROAD DALLAS, TX, 75238 PHONE: (214) 343-9400

CONTACT: KEATON L. MAI, PE

OWNER PRUDENT DEVELOPMENT 10755 SANDHILL ROAD DALLAS, TEXAS 75238 PHONE: (214) 271-4630 CONTACT: MICHAEL HAMPTON DEVELOPER VALLEY BELLS ENTERPRISES, LLC 101 E. CHEROKEE STREET JACKSONVILLE, TX 75766 PHONE: (903) 586-1524 CONTACT: MIKE STRANSBERRY

09-08-25 PLAN DATE:

BUILDING TYPE: END. MED40 PLAN VERSION: SEPT. 2023 BRAND DESIGNER: TBD SITE NUMBER: TBD STORE NUMBER: PA/PM: LS DRAWN BY.: WCS JOB NO.: 25602

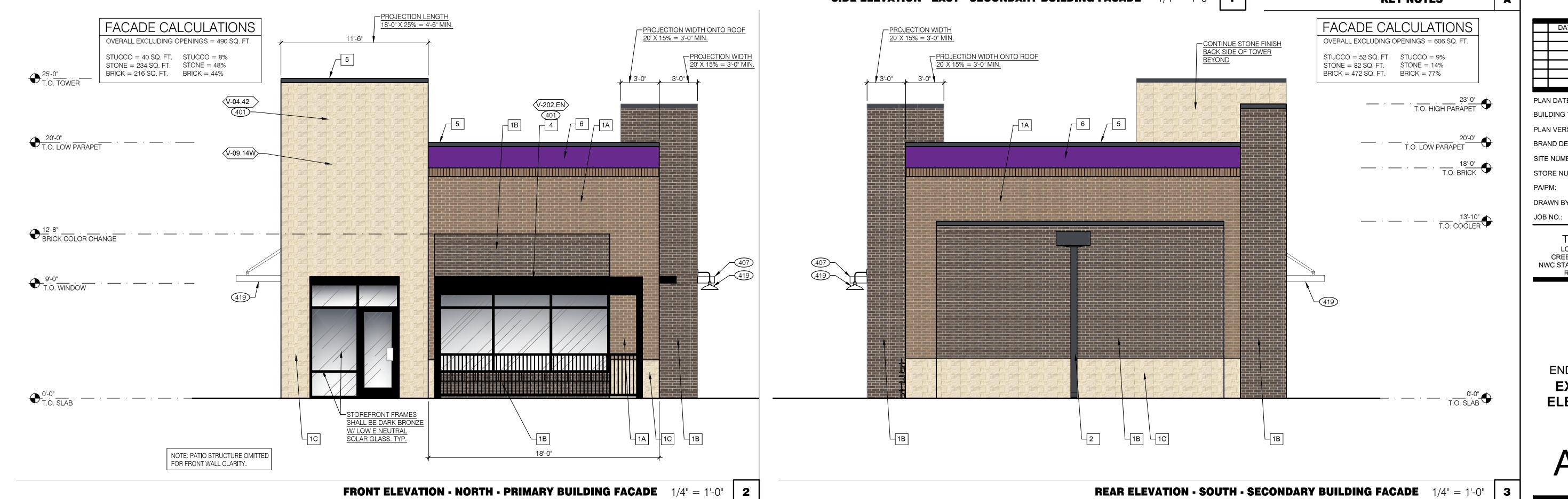
TACO BELL LOT 18, BLOCK A, CREEKSIDE COMMONS NWC STATE HWY 205 & FM 549 ROCKWALL, TX

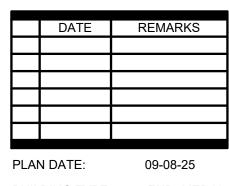


ENDEAVOR 2.0 EXTERIOR ELEVATIONS

C







BUILDING TYPE: END. MED40

PLAN VERSION: SEPT. 2023

BRAND DESIGNER: TBD

SITE NUMBER: TBD

STORE NUMBER: TBD

PA/PM: LS

DRAWN BY.: WCS

TACO BELL
LOT 18, BLOCK A,
CREEKSIDE COMMONS
NWC STATE HWY 205 & FM 549
ROCKWALL, TX

25602

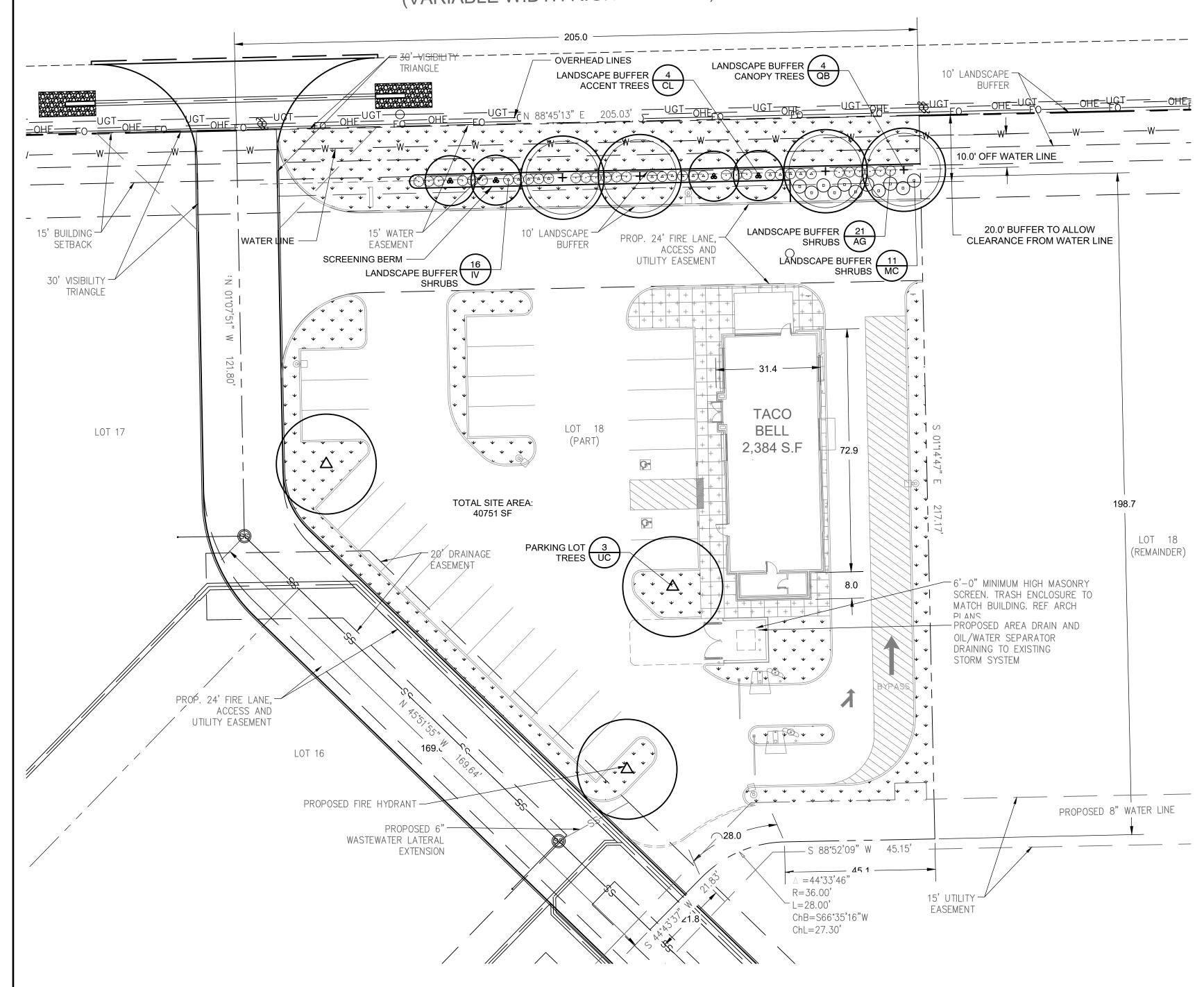


ENDEAVOR 2.0
EXTERIOR
ELEVATIONS

A4.1

STATE HIGHWAY 549

(VARIABLE WIDTH RIGHT-OF-WAY)



IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- 2. THE IRRIGATION SYSTEM WILL MEET THE REQUIREMENTS OF THE UDC.
- 3. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- 4. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- 5. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE
- 6. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

LANDSCAPE CALCULATIONS

PERMITTING AUTHORITY: CITY OF ROCKWALL, TX ZONING: C

ADJACENT ZONING:

0.4224.1

IMPERVIOUS AREA ON SITE:

SHRUBS REQUIRED:

TOTAL SITE AREA:

LANDSCAPE AREA REQUIRED:

40,751 SF

8,150 SF (20% OF SITE AREA)

LANDSCAPE AREA PROVIDED: 8,594 SF % OF REQ. AREA IN FRONT AND SIDE YARDS: 91.7% (MIN. 50%)

LANDSCAPE BUFFER ALONG S FM 549, MIN. WIDTH 10'

LENGTH OF FRONTAGE:

CANOPY TREES REQUIRED:

CANOPY TREES PROVIDED:

ACCENT TREES REQUIRED:

ACCENT TREES PROVIDED:

ACCENT TREES PROVIDED:

4 CANOPY TREES (1 PER 50 LF)

4 CANOPY TREES (1 PER 50 LF)

4 ACCENT TREES (1 PER 50 LF)

4 ACCENT TREES

BERM REQUIRED: TO BE SHOWN ON GRADING PLAN NOTE: ADDITIONAL SHRUBS HAVE BEEN ADDED TO PROVIDE AN ENHANCED SCREEN AT THE DRIVE

32,157 SF

48 SHRUBS PROVIDED

PARKING LOT HEAD LIGHT SCREENING

NOT APPLICABLE - NO HEAD IN PARKING SPACES ARE ADJACENT TO A STREET.

PARKING LOT LANDSCAPING
SIZE OF PARKING AND MANEUVERING AREA: 2

SIZE OF PARKING AND MANEUVERING AREA: 22,382 SF
QUANTITY OF PARKING SPACES: 27 PARKING SPACES

CANOPY TREES REQUIRED: 3 CANOPY TREES (1 PER 10 PARKING SPACES)

CANOPY TREES PROVIDED: 3 CANOPY TREES

NOTE: NO PARKING SPACE MAY BE MORE THAN 80 LF FROM THE TRUNK OF A CANOPY TREE.

GENERAL GRADING AND PLANTING NOTES

. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.

IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED

- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- ON THE GRADING PLANS.

 a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE
- SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
- b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND
- AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.

 c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED,
 THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
- d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- 4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
- b. NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
- c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- 5. CONTRACTOR SHALL PROVIDE AND INSTALL SOLID SOD IN ALL RIGHT-OF-WAYS AND PARKWAYS (UNLESS NOT ALLOWED BY THE LOCAL JURISDICTION) AND SHALL PROVIDE
- WATERING AND MAINTENANCE UNTIL THE TURF IS ESTABLISHED AND HAS BEEN ACCEPTED BY OWNER.

 6. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS
- OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
 7. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING, CURBS, WATER, STORM, OR SANITARY SEWER UTILITIES. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 2" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), OVER LANDSCAPE FABRIC IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

PLANTING & IRRIGATION GUARANTEE

THE LANDSCAPE CONTRACTOR SHALL GUARANTEE THAT ALL NEWLY INSTALLED AND EXISTING PLANTS SHALL SURVIVE FOR ONE YEAR AFTER FINAL OWNER ACCEPTANCE OF THE INSTALLATION WORK. THE CONTRACTOR SHALL ALSO BE RESPONSIBLE FOR APPROPRIATE WATERING OF THE LANDSCAPE THROUGH INSTALLATION OF A PROPERLY DESIGNED IRRIGATION SYSTEM. THE OWNER SHALL APPROVE THE SYSTEM DESIGN BEFORE INSTALLATION OF PLANTS OR IRRIGATION.

			PLANT SCHED	JLE									
SYMBOL	KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	SPACING							
		TREES											
\odot	CL	4	CHILOPSIS LINEARIS 'TIMELESS BEAUTY'	TIMELESS BEAUTY DESERT WILLOW	MIN. 4' HT.	PER PLAN							
\odot	QB	4	QUERCUS BUCKLEYI	TEXAS RED OAK	MIN. 4" CAL.	PER PLAN							
•	UC	3	ULMUS CRASSIFOLIA	CEDAR ELM	MIN. 4" CAL.	PER PLAN							
		•	SHRU	JBS									
0	AG	21	ABELIA GRINDIFOLIA 'ROSE CREEK'	ROSE CREEK ABELIA	3 GAL.	2' O.C.							
۵	IV	16	ILEX VOMITORIA 'NANA'	DWARF YAUPON HOLLY	3 GAL.	3' O.C.							
0	MC	11	MYRICA CERIFERA 'DON'S DWARF'	DON'S DWARF WAX MYRTLE	3 GAL.	4' O.C.							
		GROUNDCOVER											
* * * * * * * * * * * * * * * * * * *		7728 SF	SOD: TIFWAY 419	BERMUDA GRASS	SOD								







DATE REVISION DESCRIPTION BY ALL LINA AND LINA AND ALL LINA AND ALL

ANDSCAPE PLANTING PLAN

TACO BELL

STATE HIGHWAY 205 AND FM 549

SHEET 1



OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUCH CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES WHICH CONFLICT WITH THE

PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION

CAUTION NOTICE TO CONTRACTORS

- A. QUALIFICATIONS OF LANDSCAPE CONTRACTOR ALL LANDSCAPE WORK SHOWN ON THESE PLANS SHALL BE PERFORMED BY A SINGLE FIRM
- SPECIALIZING IN LANDSCAPE PLANTING. A LIST OF SUCCESSFULLY COMPLETED PROJECTS OF THIS TYPE, SIZE AND NATURE MAY BE
- REQUESTED BY THE OWNER FOR FURTHER QUALIFICATION MEASURES. THE LANDSCAPE CONTRACTOR SHALL HOLD A VALID NURSERY AND FLORAL CERTIFICATE ISSUED BY THE TEXAS DEPARTMENT OF AGRICULTURE, AS WELL AS OPERATE UNDER A COMMERCIAL PESTICIDE APPLICATOR LICENSE ISSUED BY EITHER THE TEXAS DEPARTMENT OF AGRICULTURE OR THE TEXAS STRUCTURAL PEST CONTROL BOARD.
- B. SCOPE OF WORK WORK COVERED BY THESE SECTIONS INCLUDES THE FURNISHING AND PAYMENT OF ALL MATERIALS, LABOR, SERVICES, EQUIPMENT, LICENSES, TAXES AND ANY OTHER ITEMS THAT ARE NECESSARY FOR THE EXECUTION, INSTALLATION AND COMPLETION OF ALL WORK, SPECIFIED HEREIN AND / OR SHOWN
- ON THE LANDSCAPE PLANS, NOTES, AND DETAILS. 2. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE LAWS, CODES AND REGULATIONS REQUIRED BY AUTHORITIES HAVING JURISDICTION OVER SUCH WORK, INCLUDING ALL INSPECTIONS AND PERMITS REQUIRED BY FEDERAL, STATE AND LOCAL AUTHORITIES IN SUPPLY. TRANSPORTATION AND INSTALLATION OF MATERIALS.
- THE LANDSCAPE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL UNDERGROUND UTILITY LINES (WATER, SEWER, ELECTRICAL, TELEPHONE, GAS, CABLE, TELEVISION, ETC.) PRIOR TO THE START OF ANY WORK

PRODUCTS

- A. ALL MANUFACTURED PRODUCTS SHALL BE NEW.
- CONTAINER AND BALLED-AND-BURLAPPED PLANTS FURNISH NURSERY-GROWN PLANTS COMPLYING WITH ANSI Z60.1-2014. PROVIDE WELL-SHAPED, FULL) BRANCHED, HEALTHY, VIGOROUS STOCK FREE OF DISEASE, INSECTS, EGGS, LARVAE, AND DEFECTS SUCH AS KNOTS, SUN SCALD, INJURIES, ABRASIONS, AND DISFIGUREMENT. ALL PLANTS WITHIN A SPECIES SHALL HAVE SIMILAR SIZE, AND SHALL BE OF A FORM TYPICAL FOR THE SPECIES. ALL TREES SHALL BE OBTAINED FROM SOURCES WITHIN 200 MILES OF THE PROJECT SITE, AND WITH SIMILAR CLIMACTIC CONDITIONS
- ROOT SYSTEMS SHALL BE HEALTHY, DENSELY BRANCHED ROOT SYSTEMS, NON-POT-BOUND, FREE FROM ENCIRCLING AND/OR GIRDLING ROOTS, AND FREE FROM ANY OTHER ROOT DEFECTS (SUCH AS
- TREES MAY BE PLANTED FROM CONTAINERS OR BALLED-AND-BURLAPPED (B&B), UNLESS SPECIFIED ON THE PLANTING LEGEND. BARE-ROOT TREES ARE NOT ACCEPTABLE
- 4. ANY PLANT DEEMED UNACCEPTABLE BY THE LANDSCAPE ARCHITECT OR OWNER SHALL BE IMMEDIATELY REMOVED FROM THE SITE AND SHALL BE REPLACED WITH AN ACCEPTBLE PLANT OF LIKE TYPE AND SIZE AT THE CONTRACTOR'S OWN EXPENSE. ANY PLANTS APPEARING TO BE UNHEALTHY, EVEN IF DETERMINED TO STILL BE ALIVE, SHALL NOT BE ACCEPTED. THE LANDSCAPE ARCHITECT AND OWNER SHALL BE THE SOLE JUDGES AS TO THE ACCEPTABILITY OF PLANT MATERIAL.
- 5. ALL TREES SHALL BE STANDARD IN FORM, UNLESS OTHERWISE SPECIFIED. TREES WITH CENTRAL LEADERS WILL NOT BE ACCEPTED IF LEADER IS DAMAGED OR REMOVED. PRUNE ALL DAMAGED TWIGS
- 6. CALIPER MEASUREMENTS FOR STANDARD (SINGLE TRUNK) TREES SHALL BE AS FOLLOWS: SIX INCHES ABOVE THE ROOT FLARE FOR TREES UP TO AND INCLUDING FOUR INCHES IN CALIPER, AND TWELVE INCHES ABOVE THE ROOT FLARE FOR TREES EXCEEDING FOUR INCHES IN CALIPER. MULTI-TRUNK TREES SHALL BE MEASURED BY THEIR OVERALL HEIGHT. MEASURED FROM THE TOP OF THE ROOT BALL. WHERE CALIPER MEASUREMENTS ARE USED, THE CALIPER SHALL BE CALCULATED
- AS ONE-HALF OF THE SUM OF THE CALIPER OF THE THREE LARGEST TRUNKS. ANY TREE OR SHRUB SHOWN TO HAVE EXCESS SOIL PLACED ON TOP OF THE ROOT BALL, SO THAT THE ROOT FLARE HAS BEEN COMPLETELY COVERED. SHALL BE REJECTED. SEED: PROVIDE BLEND OF SPECIES AND VARIETIES AS NOTED ON THE PLANS, WITH MAXIMUM PERCENTAGES OF PURITY, GERMINATION, AND MINIMUM PERCENTAGE OF WEED SEED AS INDICATED ON
- PLANS. EACH BAG OF SEED SHALL BE ACCOMPANIED BY A TAG FROM THE SUPPLIER INDICATING THE COMPOSITION OF THE SEED. TOPSOIL: SANDY TO CLAY LOAM TOPSOIL, FREE OF STONES LARGER THAN 1/2 INCH, FOREIGN MATTER,
- PLANTS, ROOTS, AND SEEDS. COMPOST: WELL-COMPOSTED, STABLE, AND WEED-FREE ORGANIC MATTER, pH RANGE OF 5.5 TO 8; MOISTURE CONTENT 35 TO 55 PERCENT BY WEIGHT; 100 PERCENT PASSING THROUGH 3/4-INCH SIEVE; SOLUBLE SALT CONTENT OF 5 TO 10 DECISIEMENS/M; NOT EXCEEDING 0.5 PERCENT INERT CONTAMINANTS AND FREE OF SUBSTANCES TOXIC TO PLANTINGS. NO MANURE OR ANIMAL-BASED PRODUCTS SHALL BE
- FERTILIZER: GRANULAR FERTILIZER CONSISTING OF NITROGEN, PHOSPHORUS, POTASSIUM, AND OTHER NUTRIENTS IN PROPORTIONS, AMOUNTS, AND RELEASE RATES RECOMMENDED IN A SOIL REPORT FROM A
- QUALIFIED SOIL-TESTING AGENCY (SEE BELOW).
- MULCH: SIZE AND TYPE AS INDICATED ON PLANS, FREE FROM DELETERIOUS MATERIALS AND SUITABLE AS A TOP DRESSING OF TREES AND SHRUBS
- STAKES: 6' LONG GREEN METAL T-POSTS.
- GUY AND TIE WIRE: ASTM A 641, CLASS 1, GALVANIZED-STEEL WIRE, 2-STRAND, TWISTED, 0.106 INCH STRAP CHAFING GUARD: REINFORCED NYLON OR CANVAS AT LEAST 1-1/2 INCH WIDE, WITH
- GROMMETS TO PROTECT TREE TRUNKS FROM DAMAGE. STEEL EDGING: PROFESSIONAL STEEL EDGING, 14 GAUGE THICK X 4 INCHES WIDE, FACTORY PAINTED DARK GREEN. ACCEPTABLE MANUFACTURERS INCLUDE COL-MET OR APPROVED EQUAL.
- PRE-EMERGENT HERBICIDES: ANY GRANULAR, NON-STAINING PRE-EMERGENT HERBICIDE THAT IS LABELED FOR THE SPECIFIC ORNAMENTALS OR TURF ON WHICH IT WILL BE UTILIZED. PRE-EMERGENT HERBICIDES SHALL BE APPLIED PER THE MANUFACTURER'S LABELED RATES.

- A. SOIL PREPARATION 1. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE GRADE OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. THE CONTRACTOR SHALL NOTIFY THE WNER IMMEDIATELY SHOULD ANY DISCREPANCIES EXIST
 - SOIL TESTING: AFTER FINISH GRADES HAVE BEEN ESTABLISHED. CONTRACTOR SHALL HAVE SOIL SAMPLES FROM THE PROJECT'S LANDSCAPE AREAS TESTED BY AN ESTABLISHED SOIL TESTING LABORATORY. EACH SAMPLE SUBMITTED TO THE LAB SHALL CONTAIN NO LESS THAN ONE QUART OF SOIL, TAKEN FROM BETWEEN THE SOIL SURFACE AND 6" DEPTH. IF NO SAMPLE LOCATIONS ARE INDICATED ON THE PLANS, THE CONTRACTOR SHALL TAKE A MINIMUM OF THREE SAMPLES FROM VARIOUS REPRESENTATIVE LOCATIONS FOR TESTING.
 - THE CONTRACTOR SHALL HAVE THE SOIL TESTING LABORATORY PROVIDE RESULTS FOR THE FOLLOWING: SOIL TEXTURAL CLASS, GENERAL SOIL FERTILITY, pH, ORGANIC MATTER CONTENT, SALT (CEC), LIME, SODIUM ADSORPTION RATIO (SAR) AND BORON CONTENT.
 - THE CONTRACTOR SHALL ALSO SUBMIT THE PROJECT'S PLANT LIST TO THE LABORATORY ALONG WITH THE SOIL SAMPLES. THE SOIL REPORT PRODUCED BY THE LABORATORY SHALL CONTAIN RECOMMENDATIONS FOR
 - THE FOLLOWING (AS APPROPRIATE): SEPARATE SOIL PREPARATION AND BACKFILL MIX RECOMMENDATIONS FOR GENERAL ORNAMENTAL PLANTS, XERIC PLANTS, TURF, AND NATIVE SEED, AS WELL AS PRE-PLANT FERTILIZER APPLICATIONS AND RECOMMENDATIONS FOR ANY OTHER SOIL RELATED ISSUES. THE REPORT SHALL ALSO PROVIDE A FERTILIZER PROGRAM FOR THE ESTABLISHMENT PERIOD AND FOR LONG-TERM MAINTENANCE.
- THE CONTRACTOR SHALL INSTALL SOIL AMENDMENTS AND FERTILIZERS PER THE SOILS REPORT RECOMMENDATIONS. ANY CHANGE IN COST DUE TO THE SOIL REPORT RECOMMENDATIONS, EITHER INCREASE OR DECREASE, SHALL BE SUBMITTED TO THE OWNER WITH THE REPORT. FOR BIDDING PURPOSES ONLY, THE SOIL PREPARATION SHALL CONSIST OF THE FOLLOWING:
- TURF: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP 8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING: NITROGEN STABILIZED ORGANIC AMENDMENT - 4 CU. YDS. PER 1,000 S.F.
- PREPLANT TURF FERTILIZER (10-20-10 OR SIMILAR, SLOW RELEASE, ORGANIC) 15 LBS PER 1,000 "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE TREES, SHRUBS, AND PERENNIALS: INCORPORATE THE FOLLOWING AMENDMENTS INTO THE TOP
- NITROGEN STABILIZED ORGANIC AMENDMENT 4 CU. YDS. PER 1.000 S.F. 12-12-12 FERTILIZER (OR SIMILAR, ORGANIC, SLOW RELEASE) - 10 LBS, PER CU, YD. "CLAY BUSTER" OR EQUAL - USE MANUFACTURER'S RECOMMENDED RATE

8" OF SOIL BY MEANS OF ROTOTILLING AFTER CROSS-RIPPING:

- IRON SULPHATE 2 LBS. PER CU. YD. 5. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS. a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS
- FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL
- WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH d. AFTER INSTALLING SOIL AMENDMENTS IN SHRUB AREAS, AND IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, ENSURE THAT THE FINISH GRADE IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 3" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE.
- e. AFTER INSTALLING SOIL AMENDMENTS IN TURF AREAS, ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES IS 1" BELOW FINISH GRADE, TAPERING TO MEET FINISH GRADE AT APPROXIMATELY 18" AWAY FROM THE SURFACE. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE
- ARCHITECT, GENERAL CONTRACTOR, AND OWNER. 6. ONCE SOIL PREPARATION IS COMPLETE, THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT THERE ARE NO DEBRIS, TRASH, OR STONES LARGER THAN 1" REMAINING IN THE TOP 6" OF SOIL.

B. SUBMITTALS

- THE CONTRACTOR SHALL PROVIDE SUBMITTALS AND SAMPLES, IF REQUIRED, TO THE LANDSCAPE ARCHITECT, AND RECEIVE APPROVAL IN WRITING FOR SUCH SUBMITTALS BEFORE WORK COMMENCES. SUBMITTALS SHALL INCLUDE PHOTOS OF PLANTS WITH A RULER OR MEASURING STICK FOR SCALE, PHOTOS OR SAMPLES OF ANY REQUIRED MULCHES, AND SOIL TEST RESULTS AND PREPARATION RECOMMENDATIONS FROM THE TESTING LAB (INCLUDING COMPOST AND FERTILIZER RATES AND TYPES, AND OTHER AMENDMENTS FOR TREE/SHRUB, TURF, AND SEED AREAS AS MAY BE
- SUBMITTALS SHALL ALSO INCLUDE MANUFACTURER CUT SHEETS FOR PLANTING ACCESSORIES SUCH AS TREE STAKES AND TIES, EDGING, AND LANDSCAPE FABRICS (IF ANY).
- WHERE MULTIPLE ITEMS ARE SHOWN ON A PAGE, THE CONTRACTOR SHALL CLEARLY INDICATE THE ITEM BEING CONSIDERED. C. GENERAL PLANTING
- REMOVE ALL NURSERY TAGS AND STAKES FROM PLANTS. EXCEPT IN AREAS TO BE PLANTED WITH ORNAMENTAL GRASSES, APPLY PRE-EMERGENT HERBICIDES AT THE MANUFACTURER'S RECOMMENDED RATE.
- TRENCHING NEAR EXISTING TREES: a. CONTRACTOR SHALL NOT DISTURB ROOTS 1-1/2" AND LARGER IN DIAMETER WITHIN THE CRITICAL ROOT ZONE (CRZ) OF EXISTING TREES, AND SHALL EXERCISE ALL POSSIBLE CARE AND PRECAUTION'S TO AVOID INJURY TO TREE ROOTS, TRUNKS, AND BRANCHES. THE CRZ IS DEFINED AS A CIRCULAR AREA EXTENDING OUTWARD FROM THE TREE TRUNK, WITH A RADIUS EQUAL TO 1' FOR EVERY 1" OF TRUNK DIAMETER-AT-BREAST-HEIGHT (4.5' ABOVE THE AVERAGE
- GRADE AT THE TRUNK) b. ALL EXCAVATION WITHIN THE CRZ SHALL BE PERFORMED USING HAND TOOLS. NO MACHINE EXCAVATION OR TRENCHING OF ANY KIND SHALL BE ALLOWED WITHIN THE CRZ. ALTER ALIGNMENT OF PIPE TO AVOID TREE ROOTS 1-1/2" AND LARGER IN DIAMETER. WHERE TREE ROOTS 1-1/2" AND LARGER IN DIAMETER ARE ENCOUNTERED IN THE FIELD. TUNNEL UNDER SUCH ROOTS. WRAP EXPOSED ROOTS WITH SEVERAL LAYERS OF BURLAP AND KEEP MOIST. CLOSE ALL TRENCHES WITHIN THE CANOPY DRIP LINES WITHIN 24 HOURS. ALL SEVERED ROOTS SHALL BE HAND PRUNED WITH SHARP TOOLS AND ALLOWED TO AIR-DRY.
- C. TREE PLANTING TREE PLANTING HOLES SHALL BE EXCAVATED TO MINIMUM WIDTH OF TWO TIMES THE WIDTH OF THE ROOTBALL, AND TO A DEPTH EQUAL TO THE DEPTH OF THE ROOTBALL LESS TWO TO FOUR INCHES. SCARIFY THE SIDES AND BOTTOM OF THE PLANTING HOLE PRIOR TO THE PLACEMENT OF THE TREE. REMOVE ANY GLAZING THAT MAY HAVE BEEN CAUSED DURING THE EXCAVATION OF THE HOLE.

FOR CONTAINER AND BOX TREES, TO REMOVE ANY POTENTIALLY GIRDLING ROOTS AND OTHER ROOT

DO NOT USE ANY SORT OF SEALERS OR WOUND PAINTS.

- DEFECTS, THE CONTRACTOR SHALL SHAVE A 1" LAYER OFF OF THE SIDES AND BOTTOM OF THE ROOTBALL OF ALL TREES JUST BEFORE PLACING INTO THE PLANTING PIT. DO NOT "TEASE" ROOTS
- FOUR INCHES ABOVE THE SURROUNDING GRADE. BACKFILL THE TREE HOLE UTILIZING THE EXISTING TOPSOIL FROM ON-SITE. ROCKS LARGER THAN 1" DIA. AND ALL OTHER DEBRIS SHALL BE REMOVED FROM THE SOIL PRIOR TO THE BACKFILL. SHOULD ADDITIONAL SOIL BE REQUIRED TO ACCOMPLISH THIS TASK. USE STORED TOPSOIL FROM ON-SITE OR IMPORT ADDITIONAL TOPSOIL FROM OFF-SITE AT NO ADDITIONAL COST TO THE OWNER. IMPORTED

4. INSTALL THE TREE ON UNDISTURBED SUBGRADE SO THAT THE TOP OF THE ROOTBALL IS TWO TO

- TOPSOIL SHALL BE OF SIMILAR TEXTURAL CLASS AND COMPOSITION IN THE ON-SITE SOIL. TREES SHALL NOT BE STAKED UNLESS LOCAL CONDITIONS (SUCH AS HEAVY WINDS OR SLOPES) REQUIRE STAKES TO KEEP TREES UPRIGHT. SHOULD STAKING BE REQUIRED, THE TOTAL NUMBER OF TREE STAKES (BEYOND THE MINIMUMS LISTED BELOW) WILL BE LEFT TO THE LANDSCAPE CONTRACTOR'S DISCRETION. SHOULD ANY TREES FALL OR LEAN, THE LANDSCAPE CONTRACTOR SHALL STRAIGHTEN THE TREE, OR REPLACE IT SHOULD IT BECOME DAMAGED. TREE STAKING SHALL ADHERE TO THE FOLLOWING GUIDELINES: TWO STAKES PER TREE
- 1"-2" TREES THREE STAKES PER TREE 2-1/2"-4" TRFFS TREES OVER 4" CALIPER GUY AS NEEDED
- THREE STAKES PER TREE MINIMUM, QUANTITY AND POSITIONS AS MULTI-TRUNK TREES NEEDED TO STABILIZE THE TREE UPON COMPLETION OF PLANTING, CONSTRUCT AN EARTH WATERING BASIN AROUND THE TREE.
- COVER THE INTERIOR OF THE TREE RING WITH MULCH (TYPE AND DEPTH PER PLANS). UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR PLACE MULCH WITHIN 6" OF THE TRUNK. SHRUB, PERENNIAL, AND GROUNDCOVER PLANTING
- DIG THE PLANTING HOLES TWICE AS WIDE AND 2" LESS DEEP THAN EACH PLANT'S ROOTBALL. INSTALL THE PLANT IN THE HOLE. BACKFILL AROUND THE PLANT WITH SOIL AMENDED PER SOIL TEST
- WHEN PLANTING IS COMPLETE, INSTALL MULCH (TYPE AND DEPTH PER PLANS) OVER ALL PLANTING AREAS (EXCEPT FOR SODDED AND SEEDED AREAS), LEAVING NO EXPOSED GROUND.
- SOD VARIETY TO BE AS SPECIFIED ON THE LANDSCAPE PLAN. LAY SOD WITHIN 24 HOURS FROM THE TIME OF STRIPPING. DO NOT LAY IF THE GROUND IS FROZEN.
 - LAY THE SOD TO FORM A SOLID MASS WITH TIGHTLY FITTED JOINTS. BUTT ENDS AND SIDES OF SOD STRIPS - DO NOT OVERLAP. STAGGER STRIPS TO OFFSET JOINTS IN ADJACENT COURSES. ROLL THE SOD TO ENSURE GOOD CONTACT OF THE SOD'S ROOT SYSTEM WITH THE SOIL
- WATER THE SOD THOROUGHLY WITH A FINE SPRAY IMMEDIATELY AFTER PLANTING TO OBTAIN AT
- LEAST SIX INCHES OF PENETRATION INTO THE SOIL BELOW THE SOD. 1. INSTALL MULCH TOPDRESSING, TYPE AND DEPTH PER MULCH NOTE, IN ALL PLANTING AREAS AND TREE RINGS. 2. DO NOT INSTALL MULCH WITHIN 6" OF TREE ROOT FLARE AND WITHIN 24" OF HABITABLE STRUCTURES,

EXCEPT AS MAY BE NOTED ON THESE PLANS. MULCH COVER WITHIN 6" OF CONCRETE WALKS AND

- CURBS SHALL NOT PROTRUDE ABOVE THE FINISH SURFACE OF THE WALKS AND CURBS. MULCH COVER WITHIN 12" OF WALLS SHALL BE AT LEAST 3" LOWER THAN THE TOP OF WALL. H. CLEAN UP DURING LANDSCAPE PREPARATION AND PLANTING, KEEP ALL PAVEMENT CLEAN AND ALL WORK AREAS IN A NEAT, ORDERLY CONDITION
- DISPOSED LEGALLY OF ALL EXCAVATED MATERIALS OFF THE PROJECT SITE. INSPECTION AND ACCEPTANCE UPON COMPLETION OF THE WORK. THE LANDSCAPE CONTRACTOR SHALL PROVIDE THE SITE CLEAN. FREE OF DEBRIS AND TRASH, AND SUITABLE FOR USE AS INTENDED. THE LANDSCAPE CONTRACTOR SHALL THEN REQUEST AN INSPECTION BY THE OWNER TO DETERMINE FINAL ACCEPTABILIT WHEN THE INSPECTED PLANTING WORK DOES NOT COMPLY WITH THE CONTRACT DOCUMENTS, THE

LANDSCAPE CONTRACTOR SHALL REPLACE AND/OR REPAIR THE REJECTED WORK TO THE OWNER'S

- SATISFACTION WITHIN 24 HOURS. 3. THE LANDSCAPE MAINTENANCE PERIOD WILL NOT COMMENCE UNTIL THE LANDSCAPE WORK HAS BEEN RE-INSPECTED BY THE OWNER AND FOUND TO BE ACCEPTABLE. AT THAT TIME, A WRITTEN NOTICE OF FINAL ACCEPTANCE WILL BE ISSUED BY THE OWNER, AND THE MAINTENANCE AND GUARANTEE PERIODS WILL COMMENCE.
- LANDSCAPE MAINTENANCE THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL WORK SHOWN ON THESE PLANS FOR 90 DAYS BEYOND FINAL ACCEPTANCE OF ALL LANDSCAPE WORK BY THE OWNER. LANDSCAPE MAINTENANCE SHALL INCLUDE WEEKLY SITE VISITS FOR THE FOLLOWING ACTIONS (AS APPROPRIATE): PROPER PRUNING, RESTAKING OF TREES, RESETTING OF PLANTS THAT HAVE SETTLED, MOWING AND AERATION OF LAWNS, WEEDING, RESEEDING AREAS WHICH HAVE NOT GERMINATED WELL, TREATING FOR INSECTS AND DISEASES, REPLACEMENT OF MULCH, REMOVAL OF LITTER, REPAIRS TO THE IRRIGATION SYSTEM DUE TO FAULTY PARTS AND/OR WORKMANSHIP, AND THE APPROPRIATE WATERING OF ALL PLANTINGS. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN THE IRRIGATION SYSTEM IN PROPER WORKING ORDER, WITH SCHEDULING ADJUSTMENTS BY SEASON TO MAXIMIZE WATER CONSERVATION.
- SHOULD SEEDED AND/OR SODDED AREAS NOT BE COVERED BY AN AUTOMATIC IRRIGATION SYSTEM, THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR WATERING THESE AREAS AND OBTAINING A FULL. HEALTHY STAND OF PLANTS AT NO ADDITIONAL COST TO THE OWNER. 3. TO ACHIEVE FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD, ALL OF THE FOLLOWING
- CONDITIONS MUST OCCUR: THE LANDSCAPE SHALL SHOW ACTIVE, HEALTHY GROWTH (WITH EXCEPTIONS MADE FOR SEASONAL DORMANCY). ALL PLANTS NOT MEETING THIS CONDITION SHALL BE REJECTED AND REPLACED BY HEALTHY PLANT MATERIAL PRIOR TO FINAL ACCEPTANCE
- ALL HARDSCAPE SHALL BE CLEANED PRIOR TO FINAL ACCEPTANCE SODDED AREAS MUST BE ACTIVELY GROWING AND MUST REACH A MINIMUM HEIGHT OF 1 1/2 INCHES BEFORE FIRST MOWING. HYDROMULCHED AREAS SHALL SHOW ACTIVE, HEALTHY GROWTH. BARE AREAS LARGER THAN TWELVE SQUARE INCHES MUST BE RESODDED OR RESEEDED (AS APPROPRIATE) PRIOR TO FINAL ACCEPTANCE. ALL SODDED TURF SHALL BE
- NEATLY MOWED. WARRANTY PERIOD, PLANT GUARANTEE AND REPLACEMENTS
- THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL TREES, SHRUBS, PERENNIALS, SOD, SEEDED/HYDROMULCHED AREAS, AND IRRIGATION SYSTEMS FOR A PERIOD OF ONE YEAR FROM THE DATE OF THE OWNER'S FINAL ACCEPTANCE (90 DAYS FOR ANNUAL PLANTS). THE CONTRACTOR SHALL REPLACE, AT HIS OWN EXPENSE AND TO THE SATISFACTION OF THE OWNER, ANY PLANTS WHICH DIE IN THAT TIME, OR REPAIR ANY PORTIONS OF THE IRRIGATION SYSTEM WHICH OPERATE IMPROPERLY AFTER THE INITIAL MAINTENANCE PERIOD AND DURING THE GUARANTEE PERIOD, THE LANDSCAPE CONTRACTOR SHALL ONLY BE RESPONSIBLE FOR REPLACEMENT OF PLANTS WHEN PLANT DEATH
- CANNOT BE ATTRIBUTED DIRECTLY TO OVERWATERING OR OTHER DAMAGE BY HUMAN ACTIONS. PROVIDE A MINIMUM OF (2) COPIES OF RECORD DRAWINGS TO THE OWNER UPON COMPLETION OF WORK. A RECORD DRAWING IS A RECORD OF ALL CHANGES THAT OCCURRED IN THE FIELD AND THAT ARE DOCUMENTED THROUGH CHANGE ORDERS, ADDENDA, OR CONTRACTOR/CONSULTANT DRAWING MARKUPS

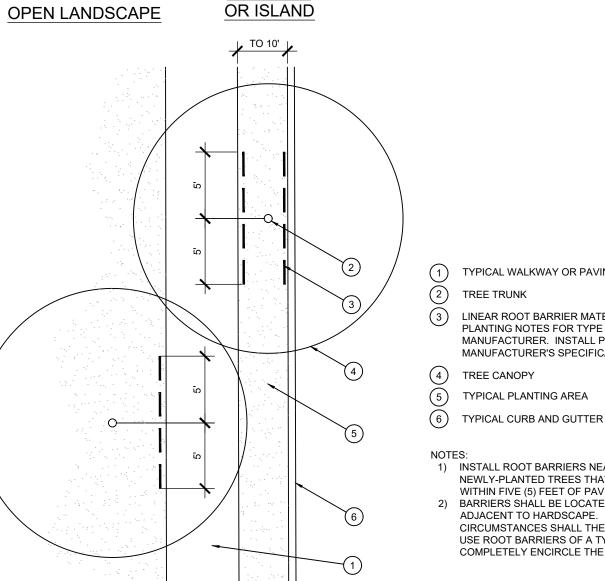
(1) ROLLED-TOP STEEL EDGING PER PLANS.

- (2) TAPERED STEEL STAKES.
- ig(3ig) MULCH, TYPE AND DEPTH PER PLANS

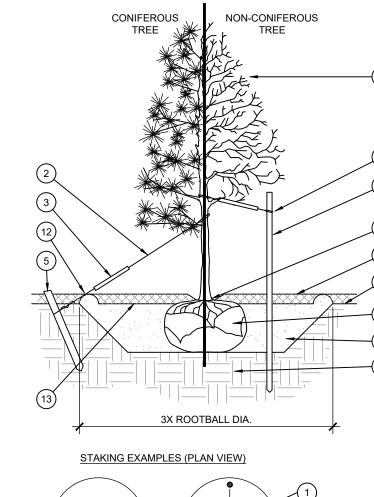
PARKWAY

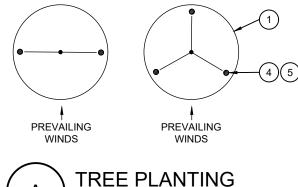
- (4) FINISH GRADE
- 1) INSTALL EDGING SO THAT STAKES WILL BE ON INSIDE OF PLANTING BED. 2) BOTTOM OF EDGING SHALL BE BURIED A MINIMUM OF 1" BELOW FINISH GRADE. 3) TOP OF MULCH SHALL BE 1" LOWER THAN TOP OF EDGING.





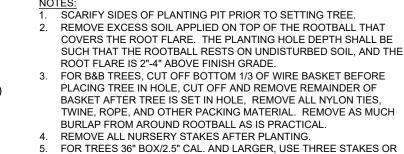
ROOT BARRIER - PLAN VIEW





SCALE: NOT TO SCALE

- TREE CANOPY.
- 2 CINCH-TIES (24" BOX/2" CAL. TREES AND SMALLER) OR 2 GAUGE GALVANIZED WIRE WITH NYLON TREE STRAPS AT TREE AND STAKE (36" BOX/2.5" CAL. TREES AND LARGER). SECURE TIES OR STRAPS TO TRUNK JUST ABOVE LOWEST MAJOR BRANCHES.
- (3) 24" X 3/4" P.V.C. MARKERS OVER WIRES.
- 4) GREEN STEEL T-POSTS. EXTEND POSTS 12" MIN. INTO UNDISTURBED SOIL.
- PRESSURE-TREATED WOOD DEADMAN, TWO PER
 - TREE (MIN.). BURY OUTSIDE OF PLANTING PIT AND
- 18" MIN. INTO UNDISTURBED SOIL. (6) TRUNK FLARE.
- 7) MULCH, TYPE AND DEPTH PER PLANS. DO NOT
- PLACE MULCH WITHIN 6" OF TRUNK. (8) FINISH GRADE
- 9) ROOT BALL.
- 10) BACKFILL. AMEND AND FERTILIZE ONLY AS RECOMMENDED IN SOIL FERTILITY ANALYSIS.
- (11) UNDISTURBED NATIVE SOIL.
- (12) 4" HIGH EARTHEN WATERING BASIN
- 13) FINISH GRADE



(1) SHRUB, PERENNIAL, OR ORNAMENTAL GRASS

(5) BACKFILL. AMEND AND FERTILIZE ONLY AS

(6) UNDISTURBED NATIVE SOIL.

(8) WEED FABRIC UNDER MULCH

(7) 3" HIGH EARTHEN WATERING BASIN.

CENTER.

4) ROOT BALL.

3) FINISH GRADE

2) MULCH, TYPE AND DEPTH PER PLANS. PLACE NO

MORE THAN 1" OF MULCH WITHIN 6" OF PLANT

DEADMEN (AS APPROPRIATE), SPACED EVENLY AROUND TREE. 6. STAKING SHALL BE TIGHT ENOUGH TO PREVENT TRUNK FROM BENDING, BUT LOOSE ENOUGH TO ALLOW SOME TRUNK MOVEMENT



09-11-2025

PLANT CENTER (TYP.

NOTE: ALL PLANTS SHALL BE PLANTED AT EQUAL TRIANGULAR SPACING (EXCEPT WHERE SHOWN ON PLANS AS INFORMAL GROUPINGS). REFER TO PLANT LEGEND FOR SPACING DISTANCE BETWEEN PLANTS.

1) STEP 1: DETERMINE TOTAL PLANTS FOR THE AREA WITH THE FOLLOWING FORMULA: TOTAL AREA / AREA DIVIDER = TOTAL PLANTS

ANT SPACING	AREA DIVIDER	PLANT SPACING	AREA DIVIDER	
6"	0.22	18"	1.95	
8"	0.39	24"	3.46	
10"	0.60	30"	5.41	
12"	0.87	36"	7.79	
15"	1 35			

2) STEP 2: SUBTRACT THE ROW (S) OF PLANTS THAT WOULD OCCUR AT THE EDGE OF THE PLANTED AREA WITH THE FOLLOWING FORMULA: TOTAL PERIMETER LENGTH / PLANT SPACING = TOTAL PLANT SUBTRACTION

EXAMPLE: PLANTS AT 18" O.C. IN 100 SF PLANTING AREA, 40 LF PERIMETER STEP 1: 100 SF/1.95 = 51 PLANTS STEP 2: 51 PLANTS - (40 LF / 1.95 = 21 PLANTS) = 30 PLANTS TOTAL

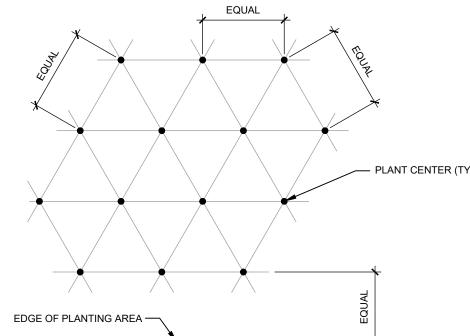
PLANT SPACING

CAUTION NOTICE TO CONTRACTORS THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE

POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUCH CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. T SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATED ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

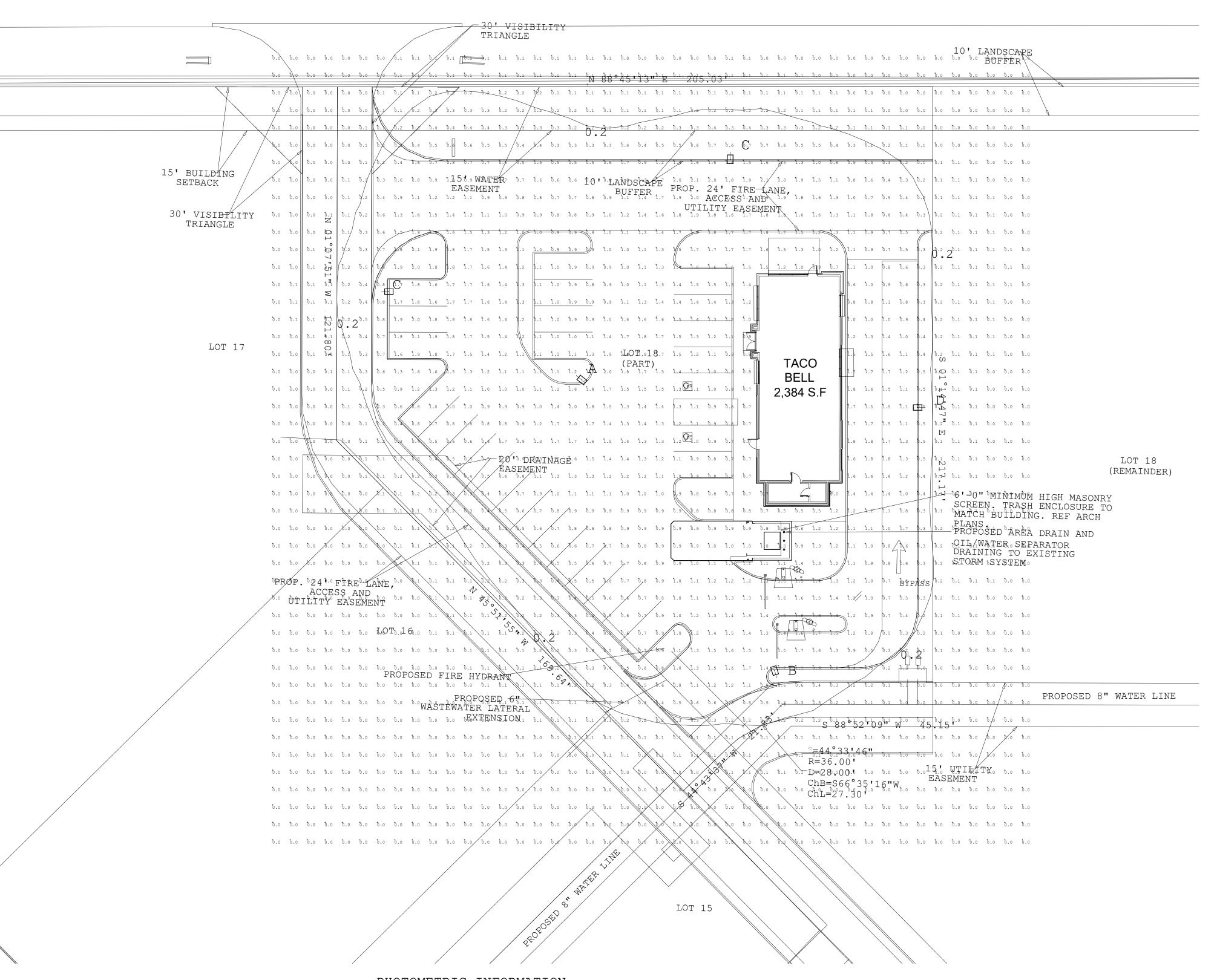
(1) TYPICAL WALKWAY OR PAVING LINEAR ROOT BARRIER MATERIAL. SEE PLANTING NOTES FOR TYPE AND MANUFACTURER. INSTALL PER MANUFACTURER'S SPECIFICATIONS 1) INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. 2) BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

SHRUB AND PERENNIAL PLANTING



STATE HIGHWAY 549

(VARIABLE WIDTH RIGHT-OF-WAY)



SITE PLAN KEYNOTES:

- (1) CONSTRUCT 6" CURB & GUTTER
- (2) CONSTRUCT 6" CONCRETE PAVEMENT SECTION
- (3) INSTALL SIDEWALK PAVEMENT
- $\overline{\langle 4 \rangle}$ INSTALL HANDICAP VAN AND CAR SIGN
- $\langle 5 \rangle$ 4" WHITE PAVEMENT SOLID PARKING STRIPES
- (6) HANDICAP VAN PARKING
- (7) STANDARD AREA LIGHT POLE
- (8) MONUMENT SIGN
- 9 NEW BARRIER FREE RAMPS
- (10) PROPOSED ESCAPE LANE
- (11) CLEARANCE BAR
- (12) MENU BOARD
- (13) ORDER SPEAKER
- (14) "ONE WAY DO NOT ENTER" SIGN
- (15) PROPOSED 4' BOLLARD

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

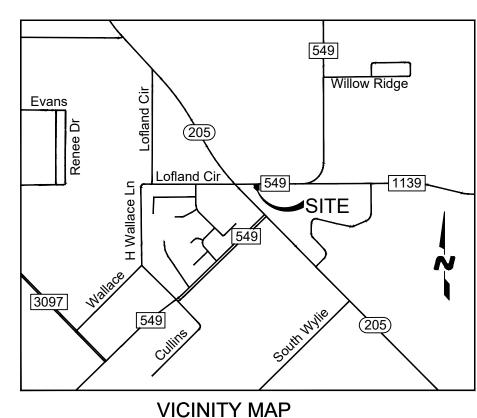
GRAPHIC SCALE

1 INCH = 20 FEET

GENERAL NOTES

- 1. The contractor shall assume sole and complete responsibility for his means and methods of construction, job site conditions and job site safety, including safety of all persons and property. This requirement shall apply continuously and not be limited to working hours. The contractor shall save, protect, indemnify defend and hold harmless the owner, the architect and the engineer from any claim of liability, real or alleged, arising out of the performance of any work on this project. The contractor shall name the owner, the architect and the engineer as "additional insured" on his insurance policies.
- 2. Existing above ground utilities have been shown based on information shown on a survey of the property. Underground utilities are shown based on recorded data and may not be complete or exact. The contractor shall be responsible for verifying the locations and depths of all above ground and underground utilities prior to construction. The contractor shall be responsible for damage to existing above ground or underground utilities, including those not shown on the plans. The contractor is advised to contact the city and all franchise utility companies, easement holders, etc. at least 48 hours prior to beginning excavation in the vicinity of any underground utility.
- 3. The contractor shall comply with all building codes and regulations, federal, state, county, and city safety codes and inspection requirements.
- 4. The contractor shall provide dust protection during construction. All trash and debris shall be picked up at all times. Commercial construction debris/solid waste hauler permit required.
- 5. There will be no outside storage or above ground storage tanks. (Subsection 01.05, of Article 05, UDC)
- 6. Per the Engineering Standards of Design and Construction, dumpster areas will need to drain to oil/water separator and then to storm lines.

USE	COMMERCIAL (DRIVE-THRU RESTAURANT)
LOT AREA	40,751.89 S.F. (0.936 ACRES)
BUILDING SQUARE FOOTAGE	2,384 S.F.
FAR	0.06:1
BUILDING HEIGHT	23'-0"
TOTAL PERVIOUS COVER	8,743 S.F. OR 21%
TOTAL IMPERVIOUS COVER	32,008 S.F. OR 79%
PARKING REQUIRED	27 SPACES (1/100 G.F.A.)
PARKING PROVIDED	27 SPACES
HANDICAP PARKING REQUIRED	2 SPACES
HANDICAP PARKING PROVIDED	2 SPACES



SITE PLAN

LOT 18, BLOCK A, CREEKSIDE COMMONS ADDITION

NWC STATE HIGHWAY 205 & F.M. 549
A 0.936 ACRE TRACT OF LAND IN THE
WILLIAM W. FORD SURVEY, ABST. NO 80
CITY OF ROCKWALL, ROCKWALL

COUNTY, TEXAS CITY PROJECT #SP2025-xxx August 27, 2025

CINITY MA

N.I.S.

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ___ day of ____, 2025.

WITNESS OUR HANDS, this ___ day of ___, 2025.

CONTACT: MICHAEL HAMPTON

Planning & Zoning Commission, Chairman Director of Planning and Zoning

ENGINEER/APPLICANT
THE DIMENSION GROUP
10755 SANDHILL ROAD
DALLAS, TX, 75238
PHONE: (214) 343-9400

CONTACT: KEATON L. MAI, PE

OWNER
PRUDENT DEVELOPMENT
10755 SANDHILL ROAD
DALLAS, TEXAS 75238
PHONE: (214) 271-4630

DEVELOPER
VALLEY BELLS ENTERPRISES, LLC
101 E. CHEROKEE STREET
JACKSONVILLE, TX 75766
PHONE: (903) 586-1524
CONTACT: MIKE STRANSBERRY

THE DIMENSION STATEMENT STATEMENT OF GROUP ARCHITECTURE CIVIL ENGINEERING MED ENGINEERING 10755 SANDHILL ROAD, DALLAS, TEXAS 75238 TEL: 214.343.9400 www.DimensionGroup.com

TICHTING & EQUIPMENT

SEPLANS ARE INSTRUMENTS OF PROFESSIONAL.

DATE REVISION DESCRIPTION BY A CALIFORN BY

TACO BELL C STATE HIGHWAY 205 & FM 54 ROCKWALL, TEXAS 75032

SHEET

LDE-1.0

CAUTION NOTICE TO CONTRACTORS

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OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON

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PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS

PHOTOMETRIC INFORMATION

NOTE: LIGHT LEVEL AT THE PROPERTY LINES NOT TO EXCEED 0.2 FOOT-CANDLE

uminaire Schedule

ymbol Qty Label Arrangement Luminaire LLF CCT Luminaire Mounting Height

--- 1 A SINGLE 9713 0.900 4000K 62 27.5 MRM-LED-09L-SIL-4-UNV-DIM-40-70CRI-BRZ / 4SQ-B3-S11G-25-S-BRZ

--- 1 B SINGLE 7599 0.900 4000K 62 27.5 MRM-LED-09L-SIL-4-UNV-DIM-40-70CRI-BRZ-IH / 4SQ-B3-S11G-25-S-BRZ

--- 2 C SINGLE 10119 0.900 4000K 85 27.5 MRM-LED-12L-SIL-4-UNV-DIM-40-70CRI-BRZ-IH / 4SQ-B3-S11G-25-S-BRZ

--- 1 D SINGLE 8183 0.900 4000K 85 27.5 MRM-LED-12L-SIL-4-UNV-DIM-40-70CRI-BRZ-IL / 4SQ-B3-S11G-25-S-BRZ

--- 1 D SINGLE 8183 0.900 4000K 85 27.5 MRM-LED-12L-SIL-4-UNV-DIM-40-70CRI-BRZ-IL / 4SQ-B3-S11G-25-S-BRZ

CITY OF ROCKWALL MONUMENTS

COR-8: ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" AT THE NORTHERLY INTERSECTION OF SILVER VIEW LANE AND DIAMOND WAY DRIVE ±1 FOOT NORTH OF CURB LINE IN CENTER OF CURVE.

N: 7018063.113, E: 2609533.682 ELEVATION: 600.48'

COR-9: BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE SOUTH SIDE OF DISCOVERY BOULEVARD AT THE SOUTHEAST CORNER OF CURB INLET ±180 FOOT EAST INTERSECTION OF DISCOVERY/CORPORATE.

N: 7020550.132, E: 2607463.893 ELEVATION: 595.63'



Catalog # :	Project :	Type :
Dranarad Du :		Data :

Mirada Medium (MRM)

Outdoor LED Area Light













OVERVIEW								
Lumen Package	7,000 - 55,000							
Wattage Range	48 - 438							
Efficacy Range (LPW)	115 - 162							
Weight lbs(kg)	30 (13.6)							
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI							



QUICK LINKS

Ordering Guide

Performance

Photometrics

Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square or round poles.
- Fixtures are finished with LSI's DuraGrip* polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 37 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 4, 5W, FT, FTA, AM, and LC/RC.
- · Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- · Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, shortcircuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40°C. 55L lumen package rate to +35°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- · Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- · Optional integral passive infrared Bluetooth™ motion. Fixtures operate independently and can be commissioned via iOS or Android configuration app
- LSI's AirLink™ wireless control system options reduce energy and maintenance

costs while optimizing light quality 24/7. (see controls section for more details).

Installation

- · Designed to mount to square or round
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga.
- Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products.

• LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant: with 3000K color temperature selection.
- Title 24 Compliant: see local ordinance for qualification information.
- RoHS compliant
- · Suitable for wet Locations.
- IP66 rated Luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights. org/QPL to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)
- IKO8 rated luminiare per IEC 66262 mechanical impact code



A Have questions? Call us at (800) 436-7800

ORDERING GUIDE Back to Quick Links

TYPICAL ORDER EXAMPLE: MRM LED 36L SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL **Prefix Light Source Lumen Package** Lens Distribution Orientation² **Voltage** MRM - Mirada Medium LED (blank) - standard UNV - Universal Voltage (120-277V) **DIM** - 0-10V Dimming (0-10%) 7L - 7,000 lms, 48W SIL - Silicone 2 - Type 2 Area Light **9L** - 9,000 lms, 62W **3** - Type 3 L- Optics rotated left 90° HV - High Voltage (347-480V) 12L - 12,000 lms, 85W 4 - Type 4 R - Optics rotated right 90° 18L - 18,000 lms, 135W 5W - Type 5 Wide 24L - 24.000 lms, 176W FT - Forward Throw **30L** - 30,000 lms, 232W FTA - Forward Throw Automotive 36L - 36,000 lms, 288W AM - Automotive Merchandise 42L - 42,000 lms, 314W LC - Left Corner 48L - 48,000 lms, 401W RC - Right Corner 55L - 55,000 lms, 438W Custom Lumen Packages¹ **Color Temp Color Rendering Finish Options 50** - 5,000 CCT **70CRI** - 70 CRI **BLK** - Black MSV - Metallic Silver (Blank) - None 40 - 4.000 CCT **BRZ** - Dark Bronze **PLP** - Platinum Plus

Controls (Choose One)

AMB - Phosphor Converted Amber 12

(Blank) - None

30 - 3.000 CCT

Wireless Controls System

ALSC - AirLink Synapse Control System¹³

ALSCS02 - AirLink Synapse Control System with 12-20' Motion Sensor¹³ ALSCS04 - AirLink Synapse Control System with 20-40' Motion Sensor¹³

ALBCS1 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' mounting height) 5 ALBCS2 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' mounting height) 5 Stand-Alone Controls

GMG - Gun Metal Gray

GPT - Graphite

EXT - 0-10v Dimming leads extended to housing exterior CR7P - 7 Pin Control Receptacle ANSI C136.416

SVG - Satin Verde Green

WHT - White

IMSBTL1- Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH)⁵ **IMSBTL2-** Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH)⁵ **Button Type Photocells**

Type: _

PCI120 - 120V PCI208-277 - 208 -277V **PCI347** - 347V

Click here for our glossary

Need more information?

Have additional questions? Call us at (800) 436-7800

IH - Integral Half Louver (Moderate Spill Light Cutoff)²

IL - Integral Louver (Sharp Spill Light Cutoff)²



ACCESSORY ORDERING INFORMATION7

CONTROLS ACCESSORIES	
Description	Order Number
PC120 Photocell for use with CR7P option (120V) ⁸	122514
PC208-277 Photocell for use with CR7P option (208V, 240V, 277V) ⁸	122515
Twist Lock Photocell (347V) for use with CR7P 8	122516
Twist Lock Photocell (480V) for use with CR7P 8	1225180
AirLink 5 Pin Twist Lock Controller (120-277V Only) ⁸	661409
AirLink 7 Pin Twist Lock Controller (120-277V Only) ⁸	661410
AirLink 7 Pin Twist Lock Controller (347-480V)	679948
Shorting Cap for use with CR7P	149328

FUSING OPTIONS ¹¹	
Single Fusing (120V)	
Single Fusing (277V)	See Fusing
Double Fusing (208V, 240V)	Accessory
Double Fusing (480V)	<u>Guide</u>
Double Fusing (347V)	

SHIELDING OPTIONS							
Mirada Small							
Mirada Medium							
Mirada Large	See Shielding						
Zone Medium	<u>Guide</u>						
Zone Large							
Clico Modium							

- 1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
- Not available with 5W distribution 3 Consult Factory for availability
- Not available in HV.
- Motion sensors are field configurable via an app that can be downloaded from your smartphone's native app store. See controls section
- Control device or shorting cap must be ordered separately. See Accessory Ordering Information.

- 7. Accessories are shipped separately and field installed.
- 8. Factory installed CR7P option required. See Options.
- "CLR" denotes finish. See Finish options.
- 10. Only available with ALSC/ALSCH control options.
- Fusing must be located in hand hole of pole. See Fusing Accessory Guide for compatability.
- 12. Only available in 9L, 12L, 18L and 24L Lumen Packages. Consult factory for lead time and availability.
- 13. Not available with 55L Lumen Package.

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ACCESSORIES

MOI	INTING ACCESSORIES	
noc	Universal Mounting Bracket Mounts to ≥ 3" square or round (tapered/straight) poles with (2) mounting hole spaces between 3.5" to 5" Part Number: BKA UMB CLR	
Side Arm	Ouick Mount Plate True one person installation to existing/new contruction poles with hole spaces beteen 2.4 to 4.6" Part Number: BKS PQM B3B5 XX CLR	
	15° Tilt Quick Mount Plate True one person installation to existing/new contruction poles with hole spaces beteen 2.4 to 4.6" Part Number: BKS PQ15 B3B5 XX CLR	
	Adjustable Slipfitter Mounts onto a 2" (51mm) IP, 2.375" (60mm) 0.D. tenon and provides 180° of tilt (max 45° above horizontal) Part Number: BKA ASF CLR	
Tenon / Slipfitter	Square Tenon Top Mounts onto a 2" (51mm) IP, 2.375" (60mm) 0.D. tenon and allows for mounting up to 4 luminaires Part Number: BKA XNM *	
	Square Internal Slipfitter Mounts inside 4" or 5" square pole and allows for mounting up to 4 lumianires Part Number: BKA X_ISF * CLR	
Wall Mount/ Wood Pole	Wall Mount Bracket Mounts onto vertical wall surface (hardware/anchors not included) Part Number: BKS XBO WM CLR	
Wall Mount,	Wood Pole Bracket Mounts onto wooden poles (6" minimum OD, hardware/anchors not inlcuded) Part Number: BKS XBO WP CLR	

SHIELDING, POLES & MISC. ACCESSORIES Integral Louver Field Install Integral Louver provides maximum backlight control by shiedling each individual row of LEDS Part Number: 690981 Integral Half Louver Field Install Integral Half Louver provides great backlight control without impacting front side distribution. Part Number: 743415 **External Shield** External shield blocks view of light source from anyside of luminaire, additional shielding configurations available Part Number: 783607BLK (3") / 776538BLK (6") 14 - 39' steel and aluminum poles in 4", 5" and 6" sizes for retrofit and new construction Part Number: 4SQ/5SQ/6SQ 10 - 30' steel and aluminum poles in 4" and 5" sizes for retrofit and new construction Part Number: 4RP/5RP 20' - 39' steel and aluminum poles for retrofit and new construction Part Number: RTP 10' Linear Bird Spike Kit, 4' recommended per luminaire, includes silcone adhesive and application tool Spike Part Number: 751631 Adhesive Part Number: 751632 Caulk Gun Part Number: 751636

Type: ____

Replace CLR with paint finish description

Replace X with: 3

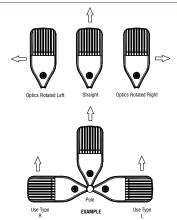
Replace XX with SQ for square pole or RD for round pole (\geq 3" OD)

Replace * with S (Single), D180 (Double @180°), D90 (Double @90°), T90 (Triple), Q90 (Quad)

Replace $_$ with 4 (4" square pole) or 5 (5" square pole)

OPTICS ROTATION

Top View



ACCESSORIES/OPTIONS

Integral Louver (IL) and House-Side Shield (IH)

Integral louver (IL) and half louver (IH) accessory shields available for improved backlight control without sacrificing street side performance. LSI's Integral Louver (IL) and Integral House-Side Shield (IH) options deliver backlight control that significantly reduces spill light behind the poles for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Both options rotate

Luminaire Shown with Integral Louver (IL)



IMSBTL Option

Luminaire Shown with

7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).







PERFORMANCE Back to Quick Links

ELIVERED LUME	113		7,	DOOK CCT		40	OOV CCT		-	DOOK CCT		
umen Package	Distribution	CRI	Delivered Lumens	DOOK CCT Efficacy	BUG Rating	Delivered Lumens	OOK CCT Efficacy	BUG Rating	Delivered Lumens	DOOK CCT Efficacy	BUG Rating	Wattag
	2		9853	159	B2-U0-G2	9853	159	B2-U0-G2	9853	159	B2-U0-G2	
9L	3		9926	160	B2-U0-G2	9926	160	B2-U0-G2	9926	160	B2-U0-G2	1
	4		9178	148	B2-U0-G3	9713	157	B2-U0-G3	9498	153	B2-U0-G3	1
	5W	- - <u>70</u>	9504	153	B3-U0-G2	9504	153	B3-U0-G2	9504	153	B3-U0-G2	-
9L	FT	70	9856	159	B2-U0-G3	9856	159	B2-U0-G3	9856	159	B2-U0-G3	62
	FTA		9900	160	B2-U0-G2	9900	160	B2-U0-G2	9900	160	B2-U0-G2	1
	AM		10019	162	B2-U0-G1	10019	162	B2-U0-G1	10019	162	B2-U0-G1	1
	LC/RC	1	9008	145	B2-U0-G3	9533	154	B2-U0-G3	9321	150	B2-U0-G3	1
	2		13135	155	B3-U0-G2	13135	155	B3-U0-G2	13135	155	B3-U0-G2	
	3		13232	156	B2-U0-G2	13232	156	B2-U0-G2	13232	156	B2-U0-G2	1
	4		12223	144	B2-U0-G3	12935	152	B2-U0-G4	12648	149	B2-U0-G4	1
12L	5W	1	12669	149	B4-U0-G2	12669	149	B4-U0-G2	12669	149	B4-U0-G2	1
	FT	70	13138	155	B2-U0-G3	13138	155	B2-U0-G3	13138	155	B2-U0-G3	85
	FTA		13196	155	B2-U0-G2	13196	155	B2-U0-G2	13196	155	B2-U0-G2	
	AM	13355	157	B2-U0-G2	13355	157	B2-U0-G2	13355	157	B2-U0-G2	1	
	LC/RC	_	11996	141	B2-U0-G3	12695	149	B2-U0-G3	12414	146	B2-U0-G3	-
L L	2		19318	143	B3-U0-G3	19318	143	B3-U0-G3	19318	143	B3-U0-G3	
	3		19461	144	B3-U0-G3	19461	144	B3-U0-G3	19461	144	B3-U0-G3	
	4	70	18013	133	B2-U0-G4	19063	141	B3-U0-G5	18640	138	B3-U0-G5	
	5W		18633	138	B4-U0-G2	18633	138	B4-U0-G2	18633	138	B4-U0-G2	
18L -	FT		19324	143	B3-U0-G3	19324	143	B3-U0-G3	19324	143	B3-U0-G3	135
	FTA		19408	144	B3-U0-G3	19408	144	B3-U0-G3	19408	144	B3-U0-G3	1
	AM	-	19641	145	B3-U0-G2	19641	145	B3-U0-G2	19641	145	B3-U0-G2	1
	LC/RC	-	17679	131	B2-U0-G3	18710	139	B2-U0-G3	18295	136	B2-U0-G3	1
	2		24142	147	B4-U0-G3	25957	147	B4-U0-G3	25957	147	B4-U0-G3	
	3	1	25001	149	B3-U0-G3	26149	149	B3-U0-G3	26149	149	B3-U0-G3	1
	4	-	24396	152	B3-U0-G5	25600	160	B3-U0-G5	25457	159	B3-U0-G5	1
	5W		24327	142	B5-U0-G3	25037	142	B5-U0-G3	25037	142	B5-U0-G3	1
24L	FT	70	24994	148	B3-U0-G3	25964	148	B3-U0-G3	25964	148	B3-U0-G3	176
	FTA	1	24171	148	B3-U0-G3	26077	148	B4-U0-G3	26077	148	B4-U0-G3	1
	AM	-	24939	150	B3-U0-G2	26393	150	B3-U0-G2	26393	150	B3-U0-G2	1
	LC/RC		25884	162	B3-U0-G4	25884	162	B3-U0-G4	25310	158	B3-U0-G4	1
	2		30171	140	B4-U0-G3	32417	140	B4-U0-G3	32417	140	B4-U0-G3	
	3	1	31243	141	B3-U0-G4	32656	141	B3-U0-G4	32656	141	B3-U0-G4	1
	4	1	30631	144	B3-U0-G5	32141	151	B3-U0-G5	31961	150	B3-U0-G5	1
	 5W	1	30402	135	B5-U0-G3	31267	135	B5-U0-G3	31267	135	B5-U0-G3	1
30L -	FT	70	31233	140	B4-U0-G4	32424	140	B4-U0-G4	32424	140	B4-U0-G4	232
	FTA	1	30207	140	B4-U0-G4	32566	140	B4-U0-G4	32566	140	B4-U0-G4	1
	AM	1	3116	142	B4-U0-G3	32960	142	B4-U0-G3	32960	142	B4-U0-G3	1
	LC/RC	1	32498	153	B3-U0-G5	32498	153	B3-U0-G5	31777	149	B3-U0-G5	1

^{*}LEDs are frequently updated therefore values are nominal.





PERFORMANCE (CONT.)

DELIVERED LUMENS	*												
			3	OOOK CCT		40	OOK CCT		5	OOOK CCT			
Lumen Package	Distribution	CRI	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Wattage	
	2		35357	133	B4-U0-G3	38275	133	B4-U0-G3	38275	133	B4-U0-G3		
	3 4		36614	134	B4-U0-G4	38557	134	B4-U0-G4	38557	134	B4-U0-G4		
761	4	4 5W 70 FT AM	35402	139	B3-U0-G5	37148	146	B4-U0-G5	36940	145	B4-U0-G5		
	5W		35627	128	B5-U0-G4	36917	128	B5-U0-G4	36917	128	B5-U0-G4	200	
36L	FT		36602	133	B4-U0-G4	38283	133	B4-U0-G4	38283	133	B4-U0-G4	288	
	FTA		35399	134	B4-U0-G4	38450	134	B4-U0-G4	38450	134	B4-U0-G4		
	AM		36524	135	B4-U0-G3	38916	135	B4-U0-G3	38916	135	B4-U0-G3		
	LC/RC		37561	147	B3-U0-G5	37561	147	B3-U0-G5	36727	144	B3-U0-G5		
	2		41035	131	B5-U0-G4	42602	136	B5-U0-G4	42542	135	B5-U0-G4		
	3		42493	135	B4-U0-G5	44115	140	B4-U0-G5	44053	140	B4-U0-G5		
-	4		41453	132	B4-U0-G5	43497	138	B4-U0-G5	43254	138	B4-U0-G5		
401	5W 70 FT FTA AM	5W	70	41349	132	B5-U0-G4	42927	134	B5-U0-G4	42866	137	B5-U0-G4	71.4
4ZL		1 /0	42481	135	B4-U0-G4	44103	140	B4-U0-G4	44040	140	B4-U0-G4	314	
			41083	131	B4-U0-G4	42652	136	B5-U0-G4	42591	136	B5-U0-G4		
			42389	135	B4-U0-G3	44007	140	B4-U0-G3	43944	140	B4-U0-G3		
	LC/RC		43980	140	B3-U0-G5	43980	140	B3-U0-G5	43004	137	B3-U0-G5		
	2		45133	123	B5-U0-G4	46856	128	B5-U0-G4	46789	128	B5-U0-G4		
-	3		46737	128	B4-U0-G5	48521	133	B4-U0-G5	48452	132	B4-U0-G5		
	4		46006	126	B4-U0-G5	48275	132	B4-U0-G5	48005	131	B4-U0-G5		
401	5W	70	45478	124	B5-U0-G4	47214	129	B5-U0-G4	47147	129	B5-U0-G4	401	
48L	FT	70	46723	128	B4-U0-G5	48507	133	B4-U0-G5	48438	132	B4-U0-G5	401	
	FTA		45187	123	B5-U0-G4	46912	128	B5-U0-G4	46845	128	B5-U0-G4		
	AM		4662	127	B4-U0-G3	48402	132	B4-U0-G3	48333	132	B4-U0-G3		
	LC/RC		48811	133	B4-U0-G5	48811	133	B4-U0-G5	47728	130	B4-U0-G5		
	2		50179	115	B5-U0-G4	52095	119	B5-U0-G4	52021	119	B5-U0-G4		
	3		51963	119	B4-U0-G5	53947	123	B4-U0-G5	53870	123	B4-U0-G5		
	4		51635	119	B4-U0-G5	54181	125	B4-U0-G5	53878	124	B4-U0-G5		
CCI	5W	70	50563	115	B5-U0-G4	52493	120	B5-U0-G4	52418	120	B5-U0-G4	470	
55L	FT	70	50539	115	B4-U0-G5	52468	120	B4-U0-G5	52394	120	B4-U0-G5	438	
	FTA		50239	115	B5-U0-G4	52157	119	B5-U0-G4	52082	119	B5-U0-G4		
	AM		52223	119	B4-U0-G3	54216	124	B4-U0-G3	54139	124	B4-U0-G3		
	LC/RC		54113	124	B4-U0-G5	54113	124	B4-U0-G5	52912	121	B4-U0-G5		

^{*}LEDs are frequently updated therefore values are nominal.



PERFORMANCE (CONT.)

ELECTRICAL	ELECTRICAL DATA (AMPS)*										
Lumens	120V	208V	240V	277V	347V	480V					
9L	0.52	0.30	0.26	0.22	0.18	0.13					
12L	0.71	0.41	0.35	0.31	0.24	0.18					
18L	1.13	0.65	0.56	0.49	0.39	0.28					
24L	1.33	0.77	0.67	0.58	0.46	0.33					
30L	1.78	1.02	0.89	0.77	0.61	0.44					
36L	2.12	1.22	1.06	0.92	0.73	0.53					
42L	2.62	1.51	1.31	1.13	0.90	0.65					
48L	3.05	1.76	1.53	1.32	1.05	0.76					
55L	3.65	2.11	1.83	1.58	1.26	0.91					

RECOMMENDED LUMEN MAINTENANCE ¹ (0-25°C)										
Ambient	Intial ²	25h²	50hr²	75hr²	100hr ²					
9L - 18L	100%	97%	93%	90%	86%					
24L - 48L	100%	95%	89%	84%	79%					
55L	100%	91%	82%	74%	67%					

RECOMMENDED LUMEN MAINTENANCE ¹ (40°C)						
Ambient	Intial ²	25h²	50hr²	75hr²	100hr ²	
9L - 18L	100%	97%	92%	88%	84%	
24L - 48L	100%	94%	87%	80%	74%	

RECOMMENDED LUMEN MAINTENANCE¹ (50°C)						
Ambient	Intial ²	25h²	50hr ²	75hr²	100hr ²	
9L - 18L C	100%	96%	91%	87%	83%	

^{*}Electrical data at 25°C (77°F). Actual wattage may differ by +/-10%

DELIVERED LUMENS*					
		Phosphor Conver	ted Amber (Pe	ak 610mm)	Wattage
Lumen Package	Distribution	Delivered Lumens	Efficacy	BUG Rating	
	2	5848	80	B2-U0-G2	
	3	6018	82	B1-U0-G2	
9L	5W	5471	74	B3-U0-G1	74
9L	FT	5801	79	B1-U0-G2	74
	FTA	5924	81	B1-U0-G1	
	AM	5995	81	B1-U0-G1	
	2	7530	74	B2-U0-G2	
	3	7749	76	B1-U0-G2	
12L	5W	7045	69	B3-U0-G2	102
IZL	FT	7470	73	B2-U0-G2	102
	FTA	7628	75	B2-U0-G2	
	AM	7720	76	B1-U0-G1	
	2	9311	69	B2-U0-G2	
	3	9582	71	B2-U0-G2	
18L	5W	8712	65	B3-U0-G2	135
IOL	FT	9237	68	B2-U0-G2	133
	FTA	9433	70	B2-U0-G2	
	AM	9546	71	B2-U0-G1	
	2	10955	63	B2-U0-G2	
	3	11273	64	B2-U0-G2	
24L	5W	10249	59	B3-U0-G2	175
Z4L	FT	10867	62	B2-U0-G2	1/3
	FTA	11097	63	B2-U0-G2	
	AM	11230	64	B2-U0-G1	

ELECTRICAL DATA - PHOSPHOR CONVERTED AMBER (AMPS)*						
Lumens	120V	208V	240V	277V	347V	480V
9L	0.62	0.36	0.31	0.27	0.21	0.15
12L	0.85	0.50	0.43	0.38	0.30	0.22
18L	1.13	0.65	0.56	0.49	0.39	0.28
24L	1.47	0.85	0.73	0.64	0.51	0.37

^{*}LEDs are frequently updated therefore values are nominal.

^{1.} Lumen maintenance values at 25C are calculated per TM-21 based on LM-80 data and in-situ testing.

In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.

In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing.



PHOTOMETRICS

Back to Quick Links

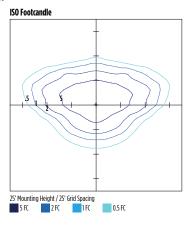
Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

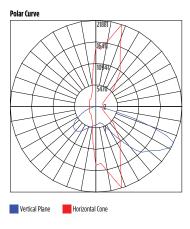
See the individual product page on https://www.lsicorp.com/ for detailed photometric data.

MRM-LED-30L-SIL-2-40-70CRI

Luminaire Data			
Type 2 Distribution			
Description	4000 Kelvin, 70 CRI		
Delivered Lumens	32,416		
Watts	232		
Efficacy	140		
IES Type	Type II - Short		
BUG Rating	B4-U0-G3		

Zonal Lumen Summary				
Zone	Lumens	% Luminaire		
Low (0-30°)	4796	15%		
Medium (30-60°)	19811	61%		
High (60-80°)	7474	23%		
Very High (80-90°)	335	1%		
Uplight (90-180°)	0	0%		
Total Flux	32416	100%		

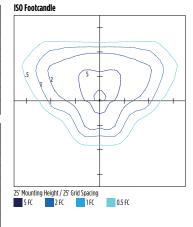


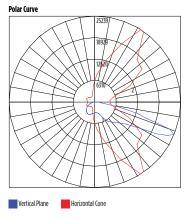


MRM-LED-30L-SIL-3-40-70CRI

Luminaire Data	
Type 3 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,656
Watts	232
Efficacy	141
IES Type	Type III - Short
BUG Rating	B3-U0-G4

Zonal Lumen Summary			
Zone	Lumens	% Luminaire	
Low (0-30°)	3385	10%	
Medium (30-60°)	16250	50%	
High (60-80°)	12430	38%	
Very High (80-90°)	591	2%	
Uplight (90-180°)	0	0%	
Total Flux	32656	100%	

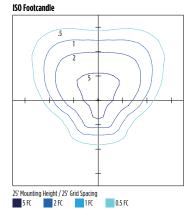


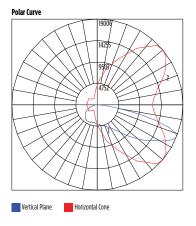


MRM-LED-30L-SIL-FT-40-70CRI

Luminaire Data	
Type FT Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,424
Watts	232
Efficacy	140
IES Type	Type IV - Short
BUG Rating	B3-U0-G4

Zonal Lumen Summary				
Zone	Lumens	% Luminaire		
Low (0-30°)	3952	12%		
Medium (30-60°)	15505	48%		
High (60-80°)	12279	38%		
Very High (80-90°)	688	2%		
Uplight (90-180°)	0	0%		
Total Flux	32424	100%		





Type: ___



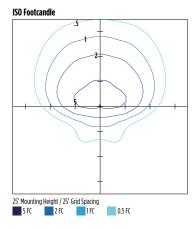
Have questions? Call us at (800) 436-7800

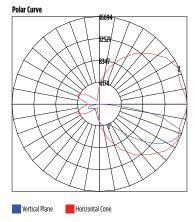
PHOTOMETRICS (CONT)

MRM-LED-30L-SIL-4-40-70CRI

Luminaire Data	
Type 4 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,141
Watts	213
Efficacy	151
IES Type	Type IV - Very Short
BUG Rating	B3-U0-G5

Zonal Lumen Summary			
Zone	Lumens	% Luminaire	
Low (0-30°)	3119	10%	
Medium (30-60°)	13569	42%	
High (60-80°)	13649	42%	
Very High (80-90°)	1804	6%	
Uplight (90-180°)	0	0%	
Total Flux	32141	100%	

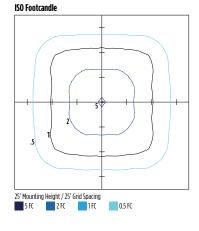


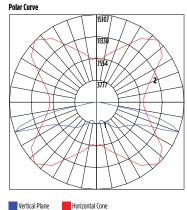


MRM-LED-30L-SIL-5W-40-70CRI

Luminaire Data	
Type 5W Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	31,267
Watts	232
Efficacy	135
IES Type	Type VS - Short
BUG Rating	B5-U0-G3

Zonal Lumen Summary							
Zone Lumens % Luminair							
Low (0-30°)	3138	10%					
Medium (30-60°)	13193	42%					
High (60-80°)	14641	47%					
Very High (80-90°)	296	1%					
Uplight (90-180°)	0	0%					
Total Flux	31267	100%					

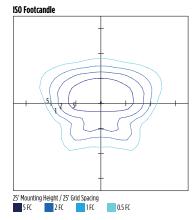


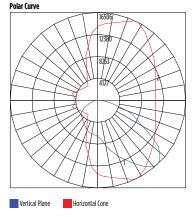


MRM-LED-30L-SIL-FTA-40-70CRI

Luminaire Data	
Type FTA Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,566
Watts	232
Efficacy	140
IES Type	Type VS - Short
BUG Rating	B4-U0-G3

Zonal Lumen Summary							
Zone Lumens % Luminaire							
Low (0-30°)	6986	21%					
Medium (30-60°)	19172	59%					
High (60-80°)	5875	18%					
Very High (80-90°)	534	2%					
Uplight (90-180°)	0	0%					
Total Flux	32566	100%					







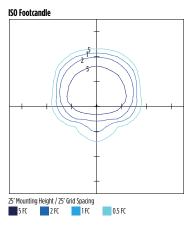
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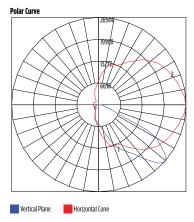
Back to Quick Links

MRM-LED-30L-SIL-AM-40-70CRI

Luminaire Data	
Type AM Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,960
Watts	232
Efficacy	142
IES Type	Type III - Very Short
BUG Rating	B3-U0-G3

Zonal Lumen Summary						
Zone Lumens % Luminaire						
Low (0-30°)	6363	19%				
Medium (30-60°)	22026	67%				
High (60-80°)	4192	13%				
Very High (80-90°)	379	1%				
Uplight (90-180°)	0	0%				
Total Flux	32960	100%				

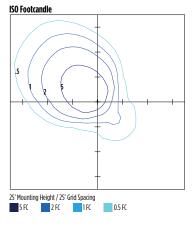


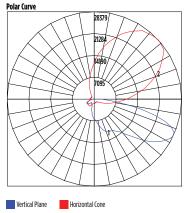


MRM-LED-30L-SIL-LC-40-70CRI

Luminaire Data	
Left Corner Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,498
Watts	213
Efficacy	153
IES Type	N/A
BUG Rating	B3-U0-G5

Zonal Lumen Summary							
Zone Lumens % Luminaire							
Low (0-30°)	5083	16%					
Medium (30-60°)	14808	46%					
High (60-80°)	11603	36%					
Very High (80-90°)	3%						
Uplight (90-180°)	0	0%					
Total Flux	32498	100%					

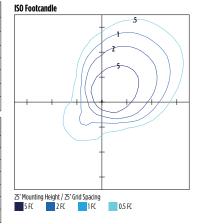


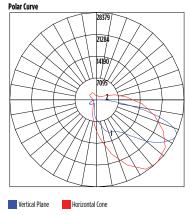


MRM-LED-30L-SIL-RC-40-70CRI

Luminaire Data			
Right Corner Distribution			
Description	4000 Kelvin, 70 CRI		
Delivered Lumens	32,498		
Watts	213		
Efficacy	153		
IES Type	N/A		
BUG Rating	B3-U0-G5		

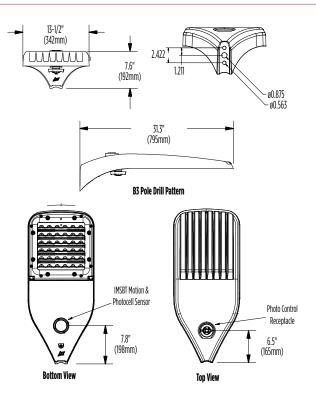
Zonal Lumen Summary						
Zone Lumens % Luminaire						
Low (0-30°)	5083	16%				
Medium (30-60°)	14808	46%				
High (60-80°)	11603	36%				
Very High (80-90°)	1005	3%				
Uplight (90-180°)	0	0%				
Total Flux	32498	100%				





! Have questions? Call us at (800) 436-7800

PRODUCT DIMENSIONS



Luminai	Luminaire EPA Chart					
Tilt Degi	Tilt Degree 0° 15° 30° 45°					
-	Single	0.5	1.0	1.5	1.9	
	D180°	1.0	1.5	1.5	1.9	
٠.	D90°	0.8	1.8	1.9	2.3	
	T90°	1.0	4.0	2.5	2.8	
*	TN120°	1.0	2.9	3.3	3.9	
	Q90°	1.0	4.0	2.5	2.8	





CONTROLS

Integral Bluetooth™ Motion and Photocell Sensor (IMSBTxL)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is IP66 rated for cold and wet locations (-40°F to 167°F). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Click here to learn more details about IMSBT







LEVITON App

Apple

Android

AirLink Blue (ALBCSx)

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

Click here to learn more details about AirLink Blue





AirLink Blue App

Apple

Sensor Sequence of Operations

Standard Programming	On Event	Off Event	On Light Level	Dim Light Level	Daylight Harvesting	Delay To Off	Sensitivity
OMSBTxL/IMSBTxL	Motion	No Motion	100%	N/A	On; Auto Calibration	20 minutes	High
OMS	Motion	No Motion	N/A	N/A	N/A	30 seconds	Auto

Operation	Description
On Event	Trigger that activates lights to turn on; either automatic via motion detected or manually activated via push of button.
Off Event	Trigger that activates lights to turn off; either automatic via no motion detected or manually activated via push of button.
On Light Level	The light level that the fixtures will turn on to when ON EVENT occurs.
Dim Light Level	The light level that the fixtures will dim down to when no motion is detected.
Delay to Dim	The amount of time after which no motion is detected that the fixtures will be triggered to dim down. This sequence is optional, and sensor can be programmed to only trigger the fixture to turn off by entering 100% in this field.
Delay to Off	The amount of time after which no motion is detected that the fixtures will be triggered to turn off. If delay to dim is part of the programmed functionality, this is the amount of time after which no motion is detected after the fixture have already dimmed down.
Sensitivity	The sensitivity can be set to high, medium, low, or auto where applicable. High will detect smaller, simple motions. Low will only detect larger more complex motions. Auto temperature calibration adjusts the PIR sensitivity as ambient temperature rises to increase detection of heat movement through the field of view.

Type: ___



Catalog # :	Project :	Type :
Dranarad Du :		Data :

Mirada Medium (MRM)

Outdoor LED Area Light















OVERVIEW							
Lumen Package	7,000 - 55,000						
Wattage Range	48 - 438						
Efficacy Range (LPW)	115 - 162						
Weight lbs(kg)	30 (13.6)						
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI						



QUICK LINKS

Ordering Guide

Performance

Photometrics

Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square or round poles.
- Fixtures are finished with LSI's DuraGrip* polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 37 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 4, 5W, FT, FTA, AM, and LC/RC.
- · Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- · Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, shortcircuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40°C. 55L lumen package rate to +35°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- · Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- · Optional integral passive infrared Bluetooth™ motion. Fixtures operate independently and can be commissioned via iOS or Android configuration app
- LSI's AirLink™ wireless control system options reduce energy and maintenance

costs while optimizing light quality 24/7. (see controls section for more details).

Installation

- · Designed to mount to square or round
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga.
- Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products.

• LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant: with 3000K color temperature selection.
- Title 24 Compliant: see local ordinance for qualification information.
- RoHS compliant
- · Suitable for wet Locations.
- IP66 rated Luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights. org/QPL to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)
- IKO8 rated luminiare per IEC 66262 mechanical impact code



A Have questions? Call us at (800) 436-7800

ORDERING GUIDE Back to Quick Links

TYPICAL ORDER EXAMPLE: MRM LED 36L SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL **Prefix Light Source Lumen Package** Lens Distribution Orientation² **Voltage** MRM - Mirada Medium LED (blank) - standard UNV - Universal Voltage (120-277V) **DIM** - 0-10V Dimming (0-10%) 7L - 7,000 lms, 48W SIL - Silicone 2 - Type 2 HV - High Voltage (347-480V) Area Light **9L** - 9,000 lms, 62W **3** - Type 3 L- Optics rotated left 90° 12L - 12,000 lms, 85W 4 - Type 4 R - Optics rotated right 90° 18L - 18,000 lms, 135W 5W - Type 5 Wide 24L - 24.000 lms, 176W FT - Forward Throw **30L** - 30,000 lms, 232W FTA - Forward Throw Automotive 36L - 36,000 lms, 288W AM - Automotive Merchandise 42L - 42,000 lms, 314W LC - Left Corner 48L - 48,000 lms, 401W RC - Right Corner 55L - 55,000 lms, 438W Custom Lumen Packages¹ **Color Temp Color Rendering Finish Options 50** - 5,000 CCT **70CRI** - 70 CRI **BLK** - Black MSV - Metallic Silver (Blank) - None

Controls (Choose One)

(Blank) - None

40 - 4.000 CCT

30 - 3.000 CCT

Wireless Controls System

ALSC - AirLink Synapse Control System¹³

AMB - Phosphor Converted Amber 12

ALSCS02 - AirLink Synapse Control System with 12-20' Motion Sensor¹³ **ALSCS04** - AirLink Synapse Control System with 20-40' Motion Sensor¹³

ALBCS1 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' mounting height) 5
ALBCS2 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' mounting height) 5

Stand-Alone Controls

BRZ - Dark Bronze

GPT - Graphite

GMG - Gun Metal Gray

EXT - 0-10v Dimming leads extended to housing exterior **CR7P** - 7 Pin Control Receptacle ANSI C136.41 ⁶

PLP - Platinum Plus

WHT - White

SVG - Satin Verde Green

IMSBTL1- Integral Bluetooth[™] Motion and Photocell Sensor (8-24' MH)^S **IMSBTL2-** Integral Bluetooth[™] Motion and Photocell Sensor (25-40' MH)^S

Button Type Photocells PCI120 - 120V

Type: _

PCI20 - 120V PCI208-277 - 208 -277V PCI347 - 347V

Need more information?
Click here for our glossary

Have additional questions? Call us at (800) 436-7800

IH - Integral Half Louver (Moderate Spill Light Cutoff)2

IL - Integral Louver (Sharp Spill Light Cutoff)2



ACCESSORY ORDERING INFORMATION7

CONTROLS ACCESSORIES	
Description	Order Number
PC120 Photocell for use with CR7P option (120V) ⁸	122514
PC208-277 Photocell for use with CR7P option (208V, 240V, 277V) ⁸	122515
Twist Lock Photocell (347V) for use with CR7P 8	122516
Twist Lock Photocell (480V) for use with CR7P 8	1225180
AirLink 5 Pin Twist Lock Controller (120-277V Only) ⁸	661409
AirLink 7 Pin Twist Lock Controller (120-277V Only)8	661410
AirLink 7 Pin Twist Lock Controller (347-480V)	679948
Shorting Cap for use with CR7P	149328

FUSING OPTIONS ¹¹							
Single Fusing (120V)							
Single Fusing (277V)	See Fusing						
Double Fusing (208V, 240V)	Accessory						
Double Fusing (480V)	<u>Guide</u>						
Double Fusing (347V)]						

SHIELDING OPTIONS							
Mirada Small							
Mirada Medium							
Mirada Large	See Shielding						
Zone Medium	<u>Guide</u>						
Zone Large							
Slica Madium							

- 1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
- Not available with 5W distribution
 Consult Factory for availability
- Consult Factory for avail
- Not available in HV.
- Motion sensors are field configurable via an app that can be downloaded from your smartphone's native app store. See controls section for more details.
- 6. Control device or shorting cap must be ordered separately. See Accessory Ordering Information.

- 7. Accessories are shipped separately and field installed.
- 8. Factory installed CR7P option required. See Options.
- 9. "CLR" denotes finish. See Finish options.
- 10. Only available with ALSC/ALSCH control options.
- Fusing must be located in hand hole of pole. See <u>Fusing Accessory Guide</u> for compatability.
- 12. Only available in 9L, 12L, 18L and 24L Lumen Packages. Consult factory for lead time and availability.
- 13. Not available with 55L Lumen Package.

Have questions? Call us at (800) 436-7800

ACCESSORIES

MOI	JNTING ACCESSORIES	
	Universal Mounting Bracket Mounts to ≥ 3" square or round (tapered/straight) poles with (2) mounting hole spaces between 3.5" to 5" Part Number: BKA UMB CLR	
Side Arm	Ouick Mount Plate True one person installation to existing/new contruction poles with hole spaces beteen 2.4 to 4.6" Part Number: BKS PQM B3B5 XX CLR	
	15° Tilt Quick Mount Plate True one person installation to existing/new contruction poles with hole spaces beteen 2.4 to 4.6" Part Number: BKS PQ15 B3B5 XX CLR	
	Adjustable Slipfitter Mounts onto a 2" (51mm) IP, 2.375" (60mm) 0.D. tenon and provides 180° of tilt (max 45° above horizontal) Part Number: BKA ASF CLR	
Tenon / Slipfitter	Square Tenon Top Mounts onto a 2" (51mm) IP, 2.375" (60mm) 0.D. tenon and allows for mounting up to 4 luminaires Part Number: BKA XNM *	
	Square Internal Slipfitter Mounts inside 4" or 5" square pole and allows for mounting up to 4 lumianires Part Number: BKA X_ISF * CLR	
Wall Mount/ Wood Pole	Wall Mount Bracket Mounts onto vertical wall surface (hardware/anchors not included) Part Number: BKS XBO WM CLR	
Wall Mount,	Wood Pole Bracket Mounts onto wooden poles (6" minimum OD, hardware/anchors not inlcuded) Part Number: BKS XBO WP CLR	

SHIELDING, POLES & MISC. ACCESSORIES Integral Louver Field Install Integral Louver provides maximum backlight control by shiedling each individual row of LEDS Part Number: 690981 Field Install Integral Half Louver provides great backlight control without impacting front side distribution. Part Number: 743415 **External Shield** External shield blocks view of light source from anyside of luminaire, additional shielding configurations available Part Number: 783607BLK (3") / 776538BLK (6") 14 - 39' steel and aluminum poles in 4", 5" and 6" sizes for retrofit and new construction Part Number: 4SQ/5SQ/6SQ 10 - 30' steel and aluminum poles in 4" and 5" sizes for retrofit and new construction Part Number: 4RP/5RP 20' - 39' steel and aluminum poles for retrofit and new construction Part Number: RTP 10' Linear Bird Spike Kit, 4' recommended per luminaire, includes silcone adhesive and application tool Spike Part Number: 751631 Adhesive Part Number: 751632 Caulk Gun Part Number: 751636

Type: ____

Replace CLR with paint finish description

Replace X with: 3

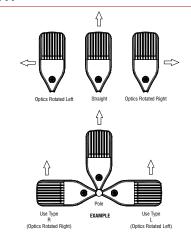
Replace XX with SQ for square pole or RD for round pole (\geq 3" OD)

Replace * with S (Single), D180 (Double @180°), D90 (Double @90°), T90 (Triple), Q90 (Quad)

Replace $_$ with 4 (4" square pole) or 5 (5" square pole)

OPTICS ROTATION

Top View



ACCESSORIES/OPTIONS

Integral Louver (IL) and House-Side Shield (IH)

Integral louver (IL) and half louver (IH) accessory shields available for improved backlight control without sacrificing street side performance. LSI's Integral Louver (IL) and Integral House-Side Shield (IH) options deliver backlight control that significantly reduces spill light behind the poles for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Both options rotate

Luminaire Shown with Integral Louver (IL)



IMSBTL Option

Luminaire Shown with

7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).

Luminaire Shown with CR7P







PERFORMANCE Back to Quick Links

ELIVERED LUME	113		7	DOOK CCT		40	OOV CCT			0004.661		T
umen Package	Distribution	CRI	3000K CCT Delivered Lumens Efficacy BUG Rating		DUC Dating		4000K CCT Delivered Lumens Efficacy BUG Rating		5000K CCT Delivered Lumens Efficacy BUG Rating			Wattage
				-			•			-		
	2	-	9853	159	B2-U0-G2	9853	159	B2-U0-G2	9853	159	B2-U0-G2	_
9L	3		9926	160	B2-U0-G2	9926	160	B2-U0-G2	9926	160	B2-U0-G2	-
	4	70	9178	148	B2-U0-G3	9713	157	B2-U0-G3	9498	153	B2-U0-G3	
	5W		9504	153	B3-U0-G2	9504	153	B3-U0-G2	9504	153	B3-U0-G2	62
	FT		9856	159	B2-U0-G3	9856	159	B2-U0-G3	9856	159	B2-U0-G3	
	FTA		9900	160	B2-U0-G2	9900	160	B2-U0-G2	9900	160	B2-U0-G2	
	AM	AM	10019	162	B2-U0-G1	10019	162	B2-U0-G1	10019	162	B2-U0-G1	
	LC/RC		9008	145	B2-U0-G3	9533	154	B2-U0-G3	9321	150	B2-U0-G3	
	2		13135	155	B3-U0-G2	13135	155	B3-U0-G2	13135	155	B3-U0-G2	
	3		13232	156	B2-U0-G2	13232	156	B2-U0-G2	13232	156	B2-U0-G2	
	4		12223	144	B2-U0-G3	12935	152	B2-U0-G4	12648	149	B2-U0-G4	
121	5W	70	12669	149	B4-U0-G2	12669	149	B4-U0-G2	12669	149	B4-U0-G2	ОГ
12L	FT	70	13138	155	B2-U0-G3	13138	155	B2-U0-G3	13138	155	B2-U0-G3	
	FTA		13196	155	B2-U0-G2	13196	155	B2-U0-G2	13196	155	B2-U0-G2	
	AM	1	13355	157	B2-U0-G2	13355	157	B2-U0-G2	13355	157	B2-U0-G2	
	LC/RC		11996	141	B2-U0-G3	12695	149	B2-U0-G3	12414	146	B2-U0-G3	
	2	70	19318	143	B3-U0-G3	19318	143	B3-U0-G3	19318	143	B3-U0-G3	3 5 2 3
	3		19461	144	B3-U0-G3	19461	144	B3-U0-G3	19461	144	B3-U0-G3	
	4		18013	133	B2-U0-G4	19063	141	B3-U0-G5	18640	138	B3-U0-G5	
	5W		18633	138	B4-U0-G2	18633	138	B4-U0-G2	18633	138	B4-U0-G2	
18L	FT		19324	143	B3-U0-G3	19324	143	B3-U0-G3	19324	143	B3-U0-G3	
	FTA	1	19408	144	B3-U0-G3	19408	144	B3-U0-G3	19408	144	B3-U0-G3	
	AM	1	19641	145	B3-U0-G2	19641	145	B3-U0-G2	19641	145	B3-U0-G2	1
	LC/RC	1	17679	131	B2-U0-G3	18710	139	B2-U0-G3	18295	136	B2-U0-G3	1
	2		24142	147	B4-U0-G3	25957	147	B4-U0-G3	25957	147	B4-U0-G3	
	3	1	25001	149	B3-U0-G3	26149	149	B3-U0-G3	26149	149	B3-U0-G3	1
	4	1	24396	152	B3-U0-G5	25600	160	B3-U0-G5	25457	159	B3-U0-G5	1
	 5W	1	24327	142	B5-U0-G3	25037	142	B5-U0-G3	25037	142	B5-U0-G3	1
24L	FT	70	24994	148	B3-U0-G3	25964	148	B3-U0-G3	25964	148	B3-U0-G3	176
	FTA	1	24171	148	B3-U0-G3	26077	148	B4-U0-G3	26077	148	B4-U0-G3	-
	AM	1	24939	150	B3-U0-G2	26393	150	B3-U0-G2	26393	150	B3-U0-G2	-
	LC/RC	1	25884	162	B3-U0-G4	25884	162	B3-U0-G4	25310	158	B3-U0-G4	-
	2		30171	140	B4-U0-G3	32417	140	B4-U0-G3	32417	140	B4-U0-G3	
	3	1	31243	140	B3-U0-G3	32656	141	B3-U0-G3	32656	141	B3-U0-G3	1
	3 4	-	30631	141	B3-U0-G5	32141	151	B3-U0-G5	31961	150	B3-U0-G5	1
		-	30402		B5-U0-G3	31267		B5-U0-G3	31267		B5-U0-G3	1
30L	5W	70		135			135			135		232
	FT	-	31233	140	B4-U0-G4	32424	140	B4-U0-G4	32424	140	B4-U0-G4	-
	FTA	-	30207	140	B4-U0-G4	32566	140	B4-U0-G4	32566	140	B4-U0-G4	-
	AM AM	-	3116	142	B4-U0-G3	32960	142	B4-U0-G3	32960	142	B4-U0-G3	-
	LC/RC		32498	153	B3-U0-G5	32498	153	B3-U0-G5	31777	149	B3-U0-G5	

^{*}LEDs are frequently updated therefore values are nominal.





PERFORMANCE (CONT.)

DELIVERED LUMENS	*											
			3	OOOK CCT		40	OOK CCT		5	OOOK CCT		
Lumen Package	Distribution	CRI	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Wattage
2 3 4	2		35357	133	B4-U0-G3	38275	133	B4-U0-G3	38275	133	B4-U0-G3	
	3		36614	134	B4-U0-G4	38557	134	B4-U0-G4	38557	134	B4-U0-G4	
	4	4 5W 70 FT FTA AM	35402	139	B3-U0-G5	37148	146	B4-U0-G5	36940	145	B4-U0-G5	
761	5W		35627	128	B5-U0-G4	36917	128	B5-U0-G4	36917	128	B5-U0-G4	200
36L	FT		36602	133	B4-U0-G4	38283	133	B4-U0-G4	38283	133	B4-U0-G4	288
	FTA		35399	134	B4-U0-G4	38450	134	B4-U0-G4	38450	134	B4-U0-G4	
	AM		36524	135	B4-U0-G3	38916	135	B4-U0-G3	38916	135	B4-U0-G3	
	LC/RC		37561	147	B3-U0-G5	37561	147	B3-U0-G5	36727	144	B3-U0-G5	
	2		41035	131	B5-U0-G4	42602	136	B5-U0-G4	42542	135	B5-U0-G4	
	3		42493	135	B4-U0-G5	44115	140	B4-U0-G5	44053	140	B4-U0-G5	
	4		41453	132	B4-U0-G5	43497	138	B4-U0-G5	43254	138	B4-U0-G5	
401	5W	70	41349	132	B5-U0-G4	42927	134	B5-U0-G4	42866	137	B5-U0-G4	314
42L	FT	70	42481	135	B4-U0-G4	44103	140	B4-U0-G4	44040	140	B4-U0-G4	
	FTA		41083	131	B4-U0-G4	42652	136	B5-U0-G4	42591	136	B5-U0-G4	
	AM		42389	135	B4-U0-G3	44007	140	B4-U0-G3	43944	140	B4-U0-G3	
	LC/RC		43980	140	B3-U0-G5	43980	140	B3-U0-G5	43004	137	B3-U0-G5	
	2		45133	123	B5-U0-G4	46856	128	B5-U0-G4	46789	128	B5-U0-G4	
	3		46737	128	B4-U0-G5	48521	133	B4-U0-G5	48452	132	B4-U0-G5	
	4		46006	126	B4-U0-G5	48275	132	B4-U0-G5	48005	131	B4-U0-G5	
401	5W	70	45478	124	B5-U0-G4	47214	129	B5-U0-G4	47147	129	B5-U0-G4	401
48L	FT	70	46723	128	B4-U0-G5	48507	133	B4-U0-G5	48438	132	B4-U0-G5	401
	FTA		45187	123	B5-U0-G4	46912	128	B5-U0-G4	46845	128	B5-U0-G4	
	AM		4662	127	B4-U0-G3	48402	132	B4-U0-G3	48333	132	B4-U0-G3	
	LC/RC		48811	133	B4-U0-G5	48811	133	B4-U0-G5	47728	130	B4-U0-G5	
	2		50179	115	B5-U0-G4	52095	119	B5-U0-G4	52021	119	B5-U0-G4	
	3		51963	119	B4-U0-G5	53947	123	B4-U0-G5	53870	123	B4-U0-G5	
	4		51635	119	B4-U0-G5	54181	125	B4-U0-G5	53878	124	B4-U0-G5	
CCI	5W	70	50563	115	B5-U0-G4	52493	120	B5-U0-G4	52418	120	B5-U0-G4	470
55L	FT	70	50539	115	B4-U0-G5	52468	120	B4-U0-G5	52394	120	B4-U0-G5	438
	FTA		50239	115	B5-U0-G4	52157	119	B5-U0-G4	52082	119	B5-U0-G4	
	AM		52223	119	B4-U0-G3	54216	124	B4-U0-G3	54139	124	B4-U0-G3	
	LC/RC		54113	124	B4-U0-G5	54113	124	B4-U0-G5	52912	121	B4-U0-G5	

^{*}LEDs are frequently updated therefore values are nominal.



PERFORMANCE (CONT.)

ELECTRICAL	ELECTRICAL DATA (AMPS)*										
Lumens	120V	208V	240V	277V	347V	480V					
9L	0.52	0.30	0.26	0.22	0.18	0.13					
12L	0.71	0.41	0.35	0.31	0.24	0.18					
18L	1.13	0.65	0.56	0.49	0.39	0.28					
24L	1.33	0.77	0.67	0.58	0.46	0.33					
30L	1.78	1.02	0.89	0.77	0.61	0.44					
36L	2.12	1.22	1.06	0.92	0.73	0.53					
42L	2.62	1.51	1.31	1.13	0.90	0.65					
48L	3.05	1.76	1.53	1.32	1.05	0.76					
55L	3.65	2.11	1.83	1.58	1.26	0.91					

RECOMMENDED LUMEN MAINTENANCE ¹ (0-25°C)									
Ambient	Intial ²	25h²	50hr²	75hr²	100hr ²				
9L - 18L	100%	97%	93%	90%	86%				
24L - 48L	100%	95%	89%	84%	79%				
55L	100%	91%	82%	74%	67%				

RECOMMENDED LUMEN MAINTENANCE ¹ (40°C)								
Ambient	Intial ²	25h²	50hr²	75hr²	100hr ²			
9L - 18L	100%	97%	92%	88%	84%			
24L - 48L	100%	94%	87%	80%	74%			

RECOMMENDED LUMEN MAINTENANCE¹ (50°C)					
Ambient	Intial ²	25h²	50hr ²	75hr²	100hr ²
9L - 18L C	100%	96%	91%	87%	83%

^{*}Electrical data at 25°C (77°F). Actual wattage may differ by +/-10%

DELIVERED LUMENS*						
Lumen Package Distribution	B' 1 ' 1 ' 1	Phosphor Conver	osphor Converted Amber (Peak 610mm)			
	Delivered Lumens	Efficacy	BUG Rating	Wattage		
	2	5848	80	B2-U0-G2		
	3	6018	82	B1-U0-G2		
01	5W	5471	74	B3-U0-G1	74	
9L	FT	5801	79	B1-U0-G2	74	
	FTA	5924	81	B1-U0-G1		
	AM	5995	81	B1-U0-G1		
	2	7530	74	B2-U0-G2		
	3	7749	76	B1-U0-G2		
101	5W	7045	69	B3-U0-G2	100	
12L	FT	7470	73	B2-U0-G2	102	
	FTA	7628	75	B2-U0-G2		
	AM	7720	76	B1-U0-G1		
	2	9311	69	B2-U0-G2		
	3	9582	71	B2-U0-G2		
18L	5W	8712	65	B3-U0-G2	175	
IBL	FT	9237	68	B2-U0-G2	135	
	FTA	9433	70	B2-U0-G2		
	AM	9546	71	B2-U0-G1		
	2	10955	63	B2-U0-G2		
	3	11273	64	B2-U0-G2		
24L	5W	10249	59	B3-U0-G2	175	
Z4L	FT	10867	62	B2-U0-G2	1/3	
	FTA	11097	63	B2-U0-G2		
	AM	11230	64	B2-U0-G1		

ELECTRICAL D	LECTRICAL DATA - PHOSPHOR CONVERTED AMBER (AMPS)*					
Lumens	120V	208V	240V	277V	347V	480V
9L	0.62	0.36	0.31	0.27	0.21	0.15
12L	0.85	0.50	0.43	0.38	0.30	0.22
18L	1.13	0.65	0.56	0.49	0.39	0.28
24L	1.47	0.85	0.73	0.64	0.51	0.37

^{*}LEDs are frequently updated therefore values are nominal.

^{1.} Lumen maintenance values at 25C are calculated per TM-21 based on LM-80 data and in-situ testing.

In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.

In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing.



PHOTOMETRICS

Back to Quick Links

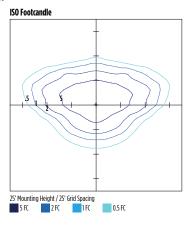
Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

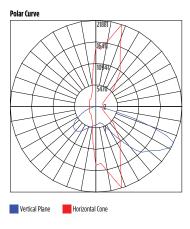
See the individual product page on https://www.lsicorp.com/ for detailed photometric data.

MRM-LED-30L-SIL-2-40-70CRI

Luminaire Data	
Type 2 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,416
Watts	232
Efficacy	140
IES Type	Type II - Short
BUG Rating	B4-U0-G3

Zonal Lumen Summary			
Zone	Lumens	% Luminaire	
Low (0-30°)	4796	15%	
Medium (30-60°)	19811	61%	
High (60-80°)	7474	23%	
Very High (80-90°)	335	1%	
Uplight (90-180°)	0	0%	
Total Flux	32416	100%	

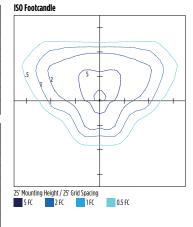


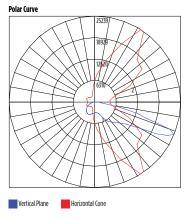


MRM-LED-30L-SIL-3-40-70CRI

Luminaire Data	
Type 3 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,656
Watts	232
Efficacy	141
IES Type	Type III - Short
BUG Rating	B3-U0-G4

Zonal Lumen Summary			
Zone	Lumens	% Luminaire	
Low (0-30°)	3385	10%	
Medium (30-60°)	16250	50%	
High (60-80°)	12430	38%	
Very High (80-90°)	591	2%	
Uplight (90-180°)	0	0%	
Total Flux	32656	100%	

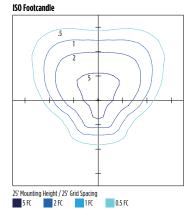


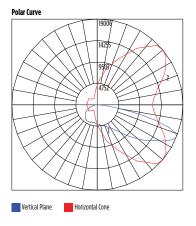


MRM-LED-30L-SIL-FT-40-70CRI

Luminaire Data	
Type FT Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,424
Watts	232
Efficacy	140
IES Type	Type IV - Short
BUG Rating	B3-U0-G4

Zonal Lumen Summary			
Zone Lumens % Luminaire			
Low (0-30°)	3952	12%	
Medium (30-60°)	15505	48%	
High (60-80°)	12279	38%	
Very High (80-90°)	688	2%	
Uplight (90-180°)	0	0%	
Total Flux	32424	100%	





Type: ___



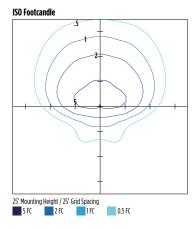
Have questions? Call us at (800) 436-7800

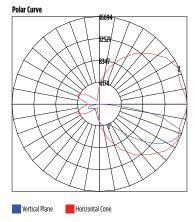
PHOTOMETRICS (CONT)

MRM-LED-30L-SIL-4-40-70CRI

Luminaire Data	
Type 4 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,141
Watts	213
Efficacy	151
IES Type	Type IV - Very Short
BUG Rating	B3-U0-G5

Zonal Lumen Summary			
Zone	Lumens	% Luminaire	
Low (0-30°)	3119	10%	
Medium (30-60°)	13569	42%	
High (60-80°)	13649	42%	
Very High (80-90°)	1804	6%	
Uplight (90-180°)	0	0%	
Total Flux	32141	100%	

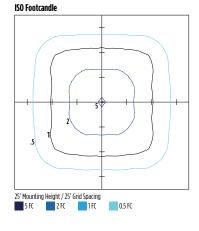


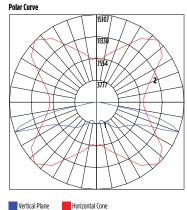


MRM-LED-30L-SIL-5W-40-70CRI

Luminaire Data	
Type 5W Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	31,267
Watts	232
Efficacy	135
IES Type	Type VS - Short
BUG Rating	B5-U0-G3

Zonal Lumen Summary					
Zone Lumens % Luminai					
Low (0-30°)	3138	10%			
Medium (30-60°)	13193	42%			
High (60-80°)	14641	47%			
Very High (80-90°)	296	1%			
Uplight (90-180°)	0	0%			
Total Flux	31267	100%			

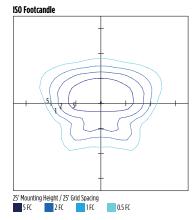


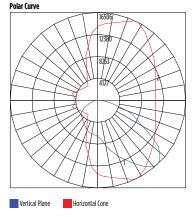


MRM-LED-30L-SIL-FTA-40-70CRI

Luminaire Data	
Type FTA Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,566
Watts	232
Efficacy	140
IES Type	Type VS - Short
BUG Rating	B4-U0-G3

Zonal Lumen Summary					
Zone Lumens % Luminaire					
Low (0-30°)	6986	21%			
Medium (30-60°)	19172	59%			
High (60-80°)	5875	18%			
Very High (80-90°)	534	2%			
Uplight (90-180°)	0	0%			
Total Flux	32566	100%			







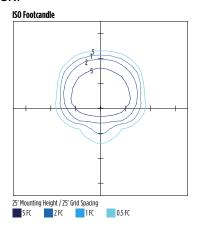
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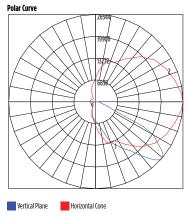
Back to Quick Links

MRM-LED-30L-SIL-AM-40-70CRI

Luminaire Data	
Type AM Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,960
Watts	232
Efficacy	142
IES Type	Type III - Very Short
BUG Rating	B3-U0-G3

Zonal Lumen Summary					
Zone Lumens % Luminairo					
Low (0-30°)	6363	19%			
Medium (30-60°)	22026	67%			
High (60-80°)	4192	13%			
Very High (80-90°)	379	1%			
Uplight (90-180°)	0	0%			
Total Flux	32960	100%			

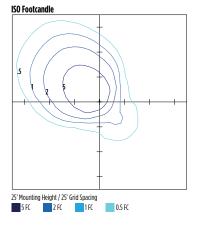


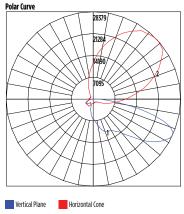


MRM-LED-30L-SIL-LC-40-70CRI

Luminaire Data	
Left Corner Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,498
Watts	213
Efficacy	153
IES Type	N/A
BUG Rating	B3-U0-G5

Zonal Lumen Summary					
Zone Lumens % Luminaire					
Low (0-30°)	5083	16%			
Medium (30-60°)	14808	46%			
High (60-80°)	11603	36%			
Very High (80-90°)	1005	3%			
Uplight (90-180°)	0	0%			
Total Flux	32498	100%			

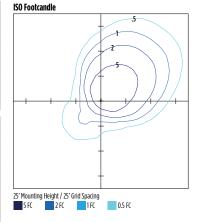


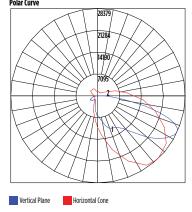


MRM-LED-30L-SIL-RC-40-70CRI

Luminaire Data	
Right Corner Distribution	on
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,498
Watts	213
Efficacy	153
IES Type	N/A
BUG Rating	B3-U0-G5

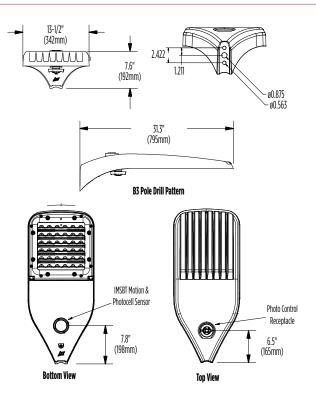
Zonal Lumen Summary					
Zone Lumens % Luminaire					
Low (0-30°)	5083	16%			
Medium (30-60°)	14808	46%			
High (60-80°)	11603	36%			
Very High (80-90°)	1005	3%			
Uplight (90-180°)	0	0%			
Total Flux	32498	100%			





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PRODUCT DIMENSIONS



Luminai	Luminaire EPA Chart				
Tilt Degi	ree	0°	15°	30°	45°
-	Single	0.5	1.0	1.5	1.9
	D180°	1.0	1.5	1.5	1.9
٠.	D90°	0.8	1.8	1.9	2.3
	T90°	1.0	4.0	2.5	2.8
*	TN120°	1.0	2.9	3.3	3.9
	Q90°	1.0	4.0	2.5	2.8





CONTROLS

Integral Bluetooth™ Motion and Photocell Sensor (IMSBTxL)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is IP66 rated for cold and wet locations (-40°F to 167°F). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Click here to learn more details about IMSBT







LEVITON App

Apple

Android

AirLink Blue (ALBCSx)

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

Click here to learn more details about AirLink Blue





AirLink Blue App

Apple

Sensor Sequence of Operations

Standard Programming	On Event	Off Event	On Light Level	Dim Light Level	Daylight Harvesting	Delay To Off	Sensitivity
OMSBTxL/IMSBTxL	Motion	No Motion	100%	N/A	On; Auto Calibration	20 minutes	High
OMS	Motion	No Motion	N/A	N/A	N/A	30 seconds	Auto

Operation	Description
On Event	Trigger that activates lights to turn on; either automatic via motion detected or manually activated via push of button.
Off Event	Trigger that activates lights to turn off; either automatic via no motion detected or manually activated via push of button.
On Light Level	The light level that the fixtures will turn on to when ON EVENT occurs.
Dim Light Level	The light level that the fixtures will dim down to when no motion is detected.
Delay to Dim	The amount of time after which no motion is detected that the fixtures will be triggered to dim down. This sequence is optional, and sensor can be programmed to only trigger the fixture to turn off by entering 100% in this field.
Delay to Off	The amount of time after which no motion is detected that the fixtures will be triggered to turn off. If delay to dim is part of the programmed functionality, this is the amount of time after which no motion is detected after the fixture have already dimmed down.
Sensitivity	The sensitivity can be set to high, medium, low, or auto where applicable. High will detect smaller, simple motions. Low will only detect larger more complex motions. Auto temperature calibration adjusts the PIR sensitivity as ambient temperature rises to increase detection of heat movement through the field of view.

Type: ___



Catalog # :	Project :	Type :
Dranarad Du :		Data :

Mirada Medium (MRM)

Outdoor LED Area Light















OVERVIEW								
Lumen Package	7,000 - 55,000							
Wattage Range	48 - 438							
Efficacy Range (LPW)	115 - 162							
Weight lbs(kg)	30 (13.6)							
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI							



QUICK LINKS

Ordering Guide

Performance

Photometrics

Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square or round poles.
- Fixtures are finished with LSI's DuraGrip* polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 37 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 4, 5W, FT, FTA, AM, and LC/RC.
- · Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- · Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, shortcircuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40°C. 55L lumen package rate to +35°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- · Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- · Optional integral passive infrared Bluetooth™ motion. Fixtures operate independently and can be commissioned via iOS or Android configuration app
- LSI's AirLink™ wireless control system options reduce energy and maintenance

costs while optimizing light quality 24/7. (see controls section for more details).

Installation

- · Designed to mount to square or round
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga.
- Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products.

• LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant: with 3000K color temperature selection.
- Title 24 Compliant: see local ordinance for qualification information.
- RoHS compliant
- · Suitable for wet Locations.
- IP66 rated Luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights. org/QPL to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)
- IKO8 rated luminiare per IEC 66262 mechanical impact code



Language 1 Have questions? Call us at (800) 436-7800

ORDERING GUIDE Back to Quick Links

TYPICAL ORDER EXAMPLE: MRM LED 36L SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL **Prefix Light Source Lumen Package** Lens Distribution Orientation² **Voltage** LED (blank) - standard UNV - Universal Voltage (120-277V) **DIM** - 0-10V Dimming (0-10%) MRM - Mirada Medium 7L - 7,000 lms, 48W SIL - Silicone 2 - Type 2 Area Light 9L - 9,000 lms, 62W **3** - Type 3 L- Optics rotated left 90° HV - High Voltage (347-480V) 12L - 12,000 lms, 85W 4 - Type 4 R - Optics rotated right 90° 18L - 18,000 lms, 135W 5W - Type 5 Wide 24L - 24.000 lms, 176W FT - Forward Throw **30L** - 30,000 lms, 232W FTA - Forward Throw Automotive 36L - 36,000 lms, 288W AM - Automotive Merchandise 42L - 42,000 lms, 314W LC - Left Corner 48L - 48,000 lms, 401W RC - Right Corner 55L - 55,000 lms, 438W Custom Lumen Packages¹ **Color Temp Color Rendering Finish Options 50** - 5,000 CCT **70CRI** - 70 CRI **BLK** - Black MSV - Metallic Silver (Blank) - None 40 - 4.000 CCT **BRZ** - Dark Bronze **PLP** - Platinum Plus

Controls (Choose One)

AMB - Phosphor Converted Amber 12

(Blank) - None

30 - 3.000 CCT

Wireless Controls System

ALSC - AirLink Synapse Control System¹³

ALSCS02 - AirLink Synapse Control System with 12-20' Motion Sensor¹³ **ALSCS04** - AirLink Synapse Control System with 20-40' Motion Sensor¹³

ALBCS1 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' mounting height) 5
ALBCS2 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' mounting height) 5

Stand-Alone Controls

GMG - Gun Metal Gray

GPT - Graphite

EXT - 0-10v Dimming leads extended to housing exterior **CR7P** - 7 Pin Control Receptacle ANSI C136.41 ⁶

SVG - Satin Verde Green

WHT - White

IMSBTL1- Integral Bluetooth[™] Motion and Photocell Sensor (8-24' MH)^S **IMSBTL2-** Integral Bluetooth[™] Motion and Photocell Sensor (25-40' MH)^S

Button Type Photocells PCI120 - 120V

Type: _

PCI20 - 120V PCI208-277 - 208 -277V PCI347 - 347V

Need more information? Click here for our glossary

Have additional questions?
Call us at (800) 436-7800

IH - Integral Half Louver (Moderate Spill Light Cutoff)2

IL - Integral Louver (Sharp Spill Light Cutoff)2



ACCESSORY ORDERING INFORMATION7

CONTROLS ACCESSORIES	
Description	Order Number
PC120 Photocell for use with CR7P option (120V) ⁸	122514
PC208-277 Photocell for use with CR7P option (208V, 240V, 277V) ⁸	122515
Twist Lock Photocell (347V) for use with CR7P 8	122516
Twist Lock Photocell (480V) for use with CR7P 8	1225180
AirLink 5 Pin Twist Lock Controller (120-277V Only) ⁸	661409
AirLink 7 Pin Twist Lock Controller (120-277V Only) ⁸	661410
AirLink 7 Pin Twist Lock Controller (347-480V)	679948
Shorting Cap for use with CR7P	149328

FUSING OPTIONS ¹¹	
Single Fusing (120V)	
Single Fusing (277V)	See Fusing
Double Fusing (208V, 240V)	Accessory
Double Fusing (480V)	<u>Guide</u>
Double Fusing (347V)]

SHIELDING OPTIONS								
Mirada Small								
Mirada Medium								
Mirada Large	See Shielding							
Zone Medium	<u>Guide</u>							
Zone Large								
Clica Madium								

- 1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
- Not available with 5W distribution
 Consult Factory for availability
- Consult Factory for availa
- 4. Not available in HV.
- Motion sensors are field configurable via an app that can be downloaded from your smartphone's native app store. See controls section for more details.
- 6. Control device or shorting cap must be ordered separately. See Accessory Ordering Information.

- 7. Accessories are shipped separately and field installed.
- Factory installed CR7P option required. See Options.
- 9. "CLR" denotes finish. See Finish options.
- 10. Only available with ALSC/ALSCH control options.
- 11. Fusing must be located in hand hole of pole. See Fusing Accessory Guide for compatability.
- 12. Only available in 9L, 12L, 18L and 24L Lumen Packages. Consult factory for lead time and availability.
- 13. Not available with 55L Lumen Package.

Have questions? Call us at (800) 436-7800

ACCESSORIES

MOI	JNTING ACCESSORIES	
	Universal Mounting Bracket Mounts to ≥ 3" square or round (tapered/straight) poles with (2) mounting hole spaces between 3.5" to 5" Part Number: BKA UMB CLR	
Side Arm	Ouick Mount Plate True one person installation to existing/new contruction poles with hole spaces beteen 2.4 to 4.6" Part Number: BKS PQM B3B5 XX CLR	
	15° Tilt Quick Mount Plate True one person installation to existing/new contruction poles with hole spaces beteen 2.4 to 4.6" Part Number: BKS PQ15 B3B5 XX CLR	
	Adjustable Slipfitter Mounts onto a 2" (51mm) IP, 2.375" (60mm) 0.D. tenon and provides 180° of tilt (max 45° above horizontal) Part Number: BKA ASF CLR	
Tenon / Slipfitter	Square Tenon Top Mounts onto a 2" (51mm) IP, 2.375" (60mm) 0.D. tenon and allows for mounting up to 4 luminaires Part Number: BKA XNM *	
	Square Internal Slipfitter Mounts inside 4" or 5" square pole and allows for mounting up to 4 lumianires Part Number: BKA X_ISF * CLR	
Wall Mount/ Wood Pole	Wall Mount Bracket Mounts onto vertical wall surface (hardware/anchors not included) Part Number: BKS XBO WM CLR	
Wall Mount,	Wood Pole Bracket Mounts onto wooden poles (6" minimum OD, hardware/anchors not inlcuded) Part Number: BKS XBO WP CLR	

SHIELDING, POLES & MISC. ACCESSORIES Integral Louver Field Install Integral Louver provides maximum backlight control by shiedling each individual row of LEDS Part Number: 690981 Field Install Integral Half Louver provides great backlight control without impacting front side distribution. Part Number: 743415 **External Shield** External shield blocks view of light source from anyside of luminaire, additional shielding configurations available Part Number: 783607BLK (3") / 776538BLK (6") 14 - 39' steel and aluminum poles in 4", 5" and 6" sizes for retrofit and new construction Part Number: 4SQ/5SQ/6SQ 10 - 30' steel and aluminum poles in 4" and 5" sizes for retrofit and new construction Part Number: 4RP/5RP 20' - 39' steel and aluminum poles for retrofit and new construction Part Number: RTP 10' Linear Bird Spike Kit, 4' recommended per luminaire, includes silcone adhesive and application tool Spike Part Number: 751631 Adhesive Part Number: 751632 Caulk Gun Part Number: 751636

Type: ____

Replace CLR with paint finish description

Replace X with: 3

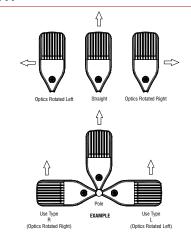
Replace XX with SQ for square pole or RD for round pole (\geq 3" OD)

Replace * with S (Single), D180 (Double @180°), D90 (Double @90°), T90 (Triple), Q90 (Quad)

Replace $_$ with 4 (4" square pole) or 5 (5" square pole)

OPTICS ROTATION

Top View



ACCESSORIES/OPTIONS

Integral Louver (IL) and House-Side Shield (IH)

Integral louver (IL) and half louver (IH) accessory shields available for improved backlight control without sacrificing street side performance. LSI's Integral Louver (IL) and Integral House-Side Shield (IH) options deliver backlight control that significantly reduces spill light behind the poles for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Both options rotate

Luminaire Shown with Integral Louver (IL)



IMSBIE Option

Luminaire Shown with

7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).









PERFORMANCE Back to Quick Links

ELIVERED LUME	113		7	DOOK CCT		40	OOV CCT			0004.661		T
umen Package	Distribution	CRI		OOOK CCT	BUG Rating	Delivered Lumens	OOK CCT	BUG Rating	Delivered Lumens	000K CCT	DUC Dating	Wattage
			Delivered Lumens	Efficacy			Efficacy			Efficacy	BUG Rating	
	2		9853	159	B2-U0-G2	9853	159	B2-U0-G2	9853	159	B2-U0-G2	
	3		9926	160	B2-U0-G2	9926	160	B2-U0-G2	9926	160	B2-U0-G2	
9L	4	_	9178	148	B2-U0-G3	9713	157	B2-U0-G3	9498	153	B2-U0-G3	
	5W	70	9504	153	B3-U0-G2	9504	153	B3-U0-G2	9504	153	B3-U0-G2	62
	FT		9856	159	B2-U0-G3	9856	159	B2-U0-G3	9856	159	B2-U0-G3	
	FTA		9900	160	B2-U0-G2	9900	160	B2-U0-G2	9900	160	B2-U0-G2	
	AM		10019	162	B2-U0-G1	10019	162	B2-U0-G1	10019	162	B2-U0-G1	
	LC/RC		9008	145	B2-U0-G3	9533	154	B2-U0-G3	9321	150	B2-U0-G3	
	2		13135	155	B3-U0-G2	13135	155	B3-U0-G2	13135	155	B3-U0-G2	
	3		13232	156	B2-U0-G2	13232	156	B2-U0-G2	13232	156	B2-U0-G2	
	4		12223	144	B2-U0-G3	12935	152	B2-U0-G4	12648	149	B2-U0-G4	
121	5W	70	12669	149	B4-U0-G2	12669	149	B4-U0-G2	12669	149	B4-U0-G2	ОГ
12L	FT	70	13138	155	B2-U0-G3	13138	155	B2-U0-G3	13138	155	B2-U0-G3	
	FTA	1	13196	155	B2-U0-G2	13196	155	B2-U0-G2	13196	155	B2-U0-G2	
	AM	1	13355	157	B2-U0-G2	13355	157	B2-U0-G2	13355	157	B2-U0-G2	
	LC/RC		11996	141	B2-U0-G3	12695	149	B2-U0-G3	12414	146	B2-U0-G3	
	2	70	19318	143	B3-U0-G3	19318	143	B3-U0-G3	19318	143	B3-U0-G3	135
	3		19461	144	B3-U0-G3	19461	144	B3-U0-G3	19461	144	B3-U0-G3	
	4		18013	133	B2-U0-G4	19063	141	B3-U0-G5	18640	138	B3-U0-G5	
	5W		18633	138	B4-U0-G2	18633	138	B4-U0-G2	18633	138	B4-U0-G2	
18L	FT		19324	143	B3-U0-G3	19324	143	B3-U0-G3	19324	143	B3-U0-G3	
-	FTA	1	19408	144	B3-U0-G3	19408	144	B3-U0-G3	19408	144	B3-U0-G3	1
	AM	1	19641	145	B3-U0-G2	19641	145	B3-U0-G2	19641	145	B3-U0-G2	1
	LC/RC	1	17679	131	B2-U0-G3	18710	139	B2-U0-G3	18295	136	B2-U0-G3	1
	2		24142	147	B4-U0-G3	25957	147	B4-U0-G3	25957	147	B4-U0-G3	
	3	1	25001	149	B3-U0-G3	26149	149	B3-U0-G3	26149	149	B3-U0-G3	1
	4	1	24396	152	B3-U0-G5	25600	160	B3-U0-G5	25457	159	B3-U0-G5	1
	 5W	1	24327	142	B5-U0-G3	25037	142	B5-U0-G3	25037	142	B5-U0-G3	1
24L	FT	70	24994	148	B3-U0-G3	25964	148	B3-U0-G3	25964	148	B3-U0-G3	176
	FTA	1	24171	148	B3-U0-G3	26077	148	B4-U0-G3	26077	148	B4-U0-G3	-
	AM	1	24939	150	B3-U0-G2	26393	150	B3-U0-G2	26393	150	B3-U0-G2	-
	LC/RC	1	25884	162	B3-U0-G4	25884	162	B3-U0-G4	25310	158	B3-U0-G4	-
	2		30171	140	B4-U0-G3	32417	140	B4-U0-G3	32417	140	B4-U0-G3	
	3	1	31243	140	B3-U0-G3	32656	141	B3-U0-G3	32656	141	B3-U0-G3	1
	3 4	-	30631	141	B3-U0-G5	32141	151	B3-U0-G5	31961	150	B3-U0-G5	1
		-	30402		B5-U0-G3	31267		B5-U0-G3	31267		B5-U0-G3	1
30L	5W	70		135			135			135		232
	FT	-	31233	140	B4-U0-G4	32424	140	B4-U0-G4	32424	140	B4-U0-G4	-
	FTA	-	30207	140	B4-U0-G4	32566	140	B4-U0-G4	32566	140	B4-U0-G4	-
	AM AM	-	3116	142	B4-U0-G3	32960	142	B4-U0-G3	32960	142	B4-U0-G3	-
	LC/RC		32498	153	B3-U0-G5	32498	153	B3-U0-G5	31777	149	B3-U0-G5	

^{*}LEDs are frequently updated therefore values are nominal.





PERFORMANCE (CONT.)

DELIVERED LUMENS*												
			3	OOOK CCT		40	OOK CCT		5	OOOK CCT		Wattage
Lumen Package Distri	Distribution	CRI	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	
	2		35357	133	B4-U0-G3	38275	133	B4-U0-G3	38275	133	B4-U0-G3	
	3	36614	134	B4-U0-G4	38557	134	B4-U0-G4	38557	134	B4-U0-G4		
	4		35402	139	B3-U0-G5	37148	146	B4-U0-G5	36940	145	B4-U0-G5	
761	5W	70	35627	128	B5-U0-G4	36917	128	B5-U0-G4	36917	128	B5-U0-G4	200
36L	FT	70	36602	133	B4-U0-G4	38283	133	B4-U0-G4	38283	133	B4-U0-G4	288
	FTA]	35399	134	B4-U0-G4	38450	134	B4-U0-G4	38450	134	B4-U0-G4	
	AM		36524	135	B4-U0-G3	38916	135	B4-U0-G3	38916	135	B4-U0-G3	
	LC/RC		37561	147	B3-U0-G5	37561	147	B3-U0-G5	36727	144	B3-U0-G5	
	2		41035	131	B5-U0-G4	42602	136	B5-U0-G4	42542	135	B5-U0-G4	
	3		42493	135	B4-U0-G5	44115	140	B4-U0-G5	44053	140	B4-U0-G5	
	4		41453	132	B4-U0-G5	43497	138	B4-U0-G5	43254	138	B4-U0-G5	314
401	5W	70	41349	132	B5-U0-G4	42927	134	B5-U0-G4	42866	137	B5-U0-G4	
42L	FT	70	42481	135	B4-U0-G4	44103	140	B4-U0-G4	44040	140	B4-U0-G4	
	FTA		41083	131	B4-U0-G4	42652	136	B5-U0-G4	42591	136	B5-U0-G4	
	AM		42389	135	B4-U0-G3	44007	140	B4-U0-G3	43944	140	B4-U0-G3	
	LC/RC		43980	140	B3-U0-G5	43980	140	B3-U0-G5	43004	137	B3-U0-G5	
-	2		45133	123	B5-U0-G4	46856	128	B5-U0-G4	46789	128	B5-U0-G4	
	3		46737	128	B4-U0-G5	48521	133	B4-U0-G5	48452	132	B4-U0-G5	
	4		46006	126	B4-U0-G5	48275	132	B4-U0-G5	48005	131	B4-U0-G5	
401	5W	70	45478	124	B5-U0-G4	47214	129	B5-U0-G4	47147	129	B5-U0-G4	401
48L	FT	70	46723	128	B4-U0-G5	48507	133	B4-U0-G5	48438	132	B4-U0-G5	401
	FTA		45187	123	B5-U0-G4	46912	128	B5-U0-G4	46845	128	B5-U0-G4	
	AM		4662	127	B4-U0-G3	48402	132	B4-U0-G3	48333	132	B4-U0-G3	
	LC/RC		48811	133	B4-U0-G5	48811	133	B4-U0-G5	47728	130	B4-U0-G5	
	2		50179	115	B5-U0-G4	52095	119	B5-U0-G4	52021	119	B5-U0-G4	
	3		51963	119	B4-U0-G5	53947	123	B4-U0-G5	53870	123	B4-U0-G5	
	4		51635	119	B4-U0-G5	54181	125	B4-U0-G5	53878	124	B4-U0-G5	
CCI	5W	70	50563	115	B5-U0-G4	52493	120	B5-U0-G4	52418	120	B5-U0-G4	470
55L	FT	70	50539	115	B4-U0-G5	52468	120	B4-U0-G5	52394	120	B4-U0-G5	438
	FTA		50239	115	B5-U0-G4	52157	119	B5-U0-G4	52082	119	B5-U0-G4	
	AM		52223	119	B4-U0-G3	54216	124	B4-U0-G3	54139	124	B4-U0-G3	
	LC/RC		54113	124	B4-U0-G5	54113	124	B4-U0-G5	52912	121	B4-U0-G5	

^{*}LEDs are frequently updated therefore values are nominal.



PERFORMANCE (CONT.)

ELECTRICAL	ELECTRICAL DATA (AMPS)*										
Lumens	120V	208V	240V	277V	347V	480V					
9L	0.52	0.30	0.26	0.22	0.18	0.13					
12L	0.71	0.41	0.35	0.31	0.24	0.18					
18L	1.13	0.65	0.56	0.49	0.39	0.28					
24L	1.33	0.77	0.67	0.58	0.46	0.33					
30L	1.78	1.02	0.89	0.77	0.61	0.44					
36L	2.12	1.22	1.06	0.92	0.73	0.53					
42L	2.62	1.51	1.31	1.13	0.90	0.65					
48L	3.05	1.76	1.53	1.32	1.05	0.76					
55L	3.65	2.11	1.83	1.58	1.26	0.91					

RECOMMENDED LUMEN MAINTENANCE ¹ (0-25°C)										
Ambient	Intial ²	25h²	50hr²	75hr²	100hr ²					
9L - 18L	100%	97%	93%	90%	86%					
24L - 48L	100%	95%	89%	84%	79%					
55L	100%	91%	82%	74%	67%					

RECOMMENDED LUMEN MAINTENANCE ¹ (40°C)									
Ambient	Intial ²	25h²	50hr²	75hr²	100hr ²				
9L - 18L	100%	97%	92%	88%	84%				
24L - 48L	100%	94%	87%	80%	74%				

RECOMMENDED LUMEN MAINTENANCE¹ (50°C)									
Ambient	Intial ²	25h²	50hr ²	75hr²	100hr ²				
9L - 18L C	100%	96%	91%	87%	83%				

^{*}Electrical data at 25°C (77°F). Actual wattage may differ by +/-10%

DELIVERED LUMENS*						
Lumen Package	B' 1 ' 1 ' 1	Phosphor Conver				
	Distribution	Delivered Lumens	Efficacy	BUG Rating	Wattage	
	2	5848	80	B2-U0-G2		
	3	6018	82	B1-U0-G2		
01	5W	5471	74	B3-U0-G1	74	
9L	FT	5801	79	B1-U0-G2	74	
	FTA	5924	81	B1-U0-G1		
	AM	5995	81	B1-U0-G1		
	2	7530	74	B2-U0-G2		
	3	7749	76	B1-U0-G2		
101	5W	7045	69	B3-U0-G2	100	
12L	FT	7470	73	B2-U0-G2	102	
	FTA	7628	75	B2-U0-G2		
	AM	7720	76	B1-U0-G1		
	2	9311	69	B2-U0-G2		
	3	9582	71	B2-U0-G2	175	
18L	5W	8712	65	B3-U0-G2		
IBL	FT	9237	68	B2-U0-G2	135	
	FTA	9433	70	B2-U0-G2		
	AM	9546	71	B2-U0-G1		
	2	10955	63	B2-U0-G2		
	3	11273	64	B2-U0-G2		
24L	5W	10249	59	B3-U0-G2	175	
Z4L	FT	10867	62	B2-U0-G2	1/3	
	FTA	11097	63	B2-U0-G2		
	AM	11230	64	B2-U0-G1		

ELECTRICAL DATA - PHOSPHOR CONVERTED AMBER (AMPS)*						
Lumens	120V	208V	240V	277V	347V	480V
9L	0.62	0.36	0.31	0.27	0.21	0.15
12L	0.85	0.50	0.43	0.38	0.30	0.22
18L	1.13	0.65	0.56	0.49	0.39	0.28
24L	1.47	0.85	0.73	0.64	0.51	0.37

^{*}LEDs are frequently updated therefore values are nominal.

^{1.} Lumen maintenance values at 25C are calculated per TM-21 based on LM-80 data and in-situ testing.

In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.

In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing.



PHOTOMETRICS

Back to Quick Links

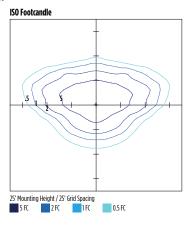
Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

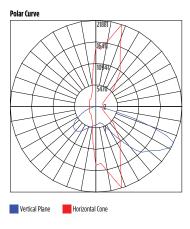
See the individual product page on https://www.lsicorp.com/ for detailed photometric data.

MRM-LED-30L-SIL-2-40-70CRI

Luminaire Data		
Type 2 Distribution		
Description	4000 Kelvin, 70 CRI	
Delivered Lumens	32,416	
Watts	232	
Efficacy	140	
IES Type	Type II - Short	
BUG Rating	B4-U0-G3	

Zonal Lumen Summary				
Zone	Lumens	% Luminaire		
Low (0-30°)	4796	15%		
Medium (30-60°)	19811	61%		
High (60-80°)	7474	23%		
Very High (80-90°)	335	1%		
Uplight (90-180°)	0	0%		
Total Flux	32416	100%		

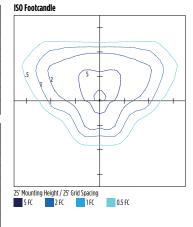


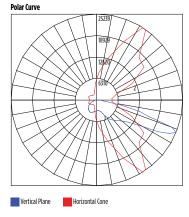


MRM-LED-30L-SIL-3-40-70CRI

Luminaire Data		
Type 3 Distribution		
Description	4000 Kelvin, 70 CRI	
Delivered Lumens	32,656	
Watts	232	
Efficacy	141	
IES Type	Type III - Short	
BUG Rating	B3-U0-G4	

Zonal Lumen Summary				
Zone	Lumens	% Luminaire		
Low (0-30°)	3385	10%		
Medium (30-60°)	16250	50%		
High (60-80°)	12430	38%		
Very High (80-90°)	591	2%		
Uplight (90-180°)	0	0%		
Total Flux	32656	100%		

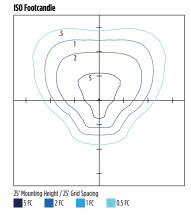


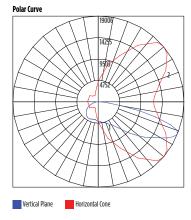


MRM-LED-30L-SIL-FT-40-70CRI

Luminaire Data			
Type FT Distribution			
Description	4000 Kelvin, 70 CRI		
Delivered Lumens	32,424		
Watts	232		
Efficacy	140		
IES Type	Type IV - Short		
BUG Rating	B3-U0-G4		

Zonal Lumen Summary				
Zone	Lumens	% Luminaire		
Low (0-30°)	3952	12%		
Medium (30-60°)	15505	48%		
High (60-80°)	12279	38%		
Very High (80-90°)	688	2%		
Uplight (90-180°)	0	0%		
Total Flux	32424	100%		





Type: ___



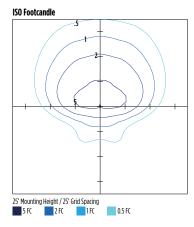
Have questions? Call us at (800) 436-7800

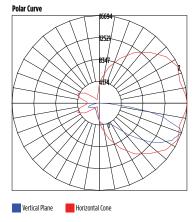
PHOTOMETRICS (CONT)

MRM-LED-30L-SIL-4-40-70CRI

Luminaire Data		
Type 4 Distribution		
Description	4000 Kelvin, 70 CRI	
Delivered Lumens	32,141	
Watts	213	
Efficacy	151	
IES Type	Type IV - Very Short	
BUG Rating	B3-U0-G5	

Zonal Lumen Summary				
Zone	Lumens	% Luminaire		
Low (0-30°)	3119	10%		
Medium (30-60°)	13569	42%		
High (60-80°)	13649	42%		
Very High (80-90°)	1804	6%		
Uplight (90-180°)	0	0%		
Total Flux	32141	100%		

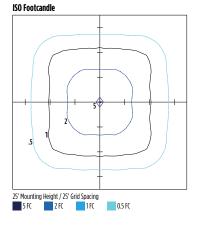


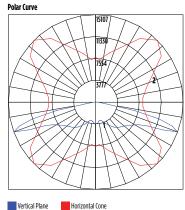


MRM-LED-30L-SIL-5W-40-70CRI

Luminaire Data		
Type 5W Distribution		
Description	4000 Kelvin, 70 CRI	
Delivered Lumens	31,267	
Watts	232	
Efficacy	135	
IES Type	Type VS - Short	
BUG Rating	B5-U0-G3	

Zonal Lumen Summary				
Zone	Lumens	% Luminaire		
Low (0-30°)	3138	10%		
Medium (30-60°)	13193	42%		
High (60-80°)	14641	47%		
Very High (80-90°)	296	1%		
Uplight (90-180°)	0	0%		
Total Flux	31267	100%		

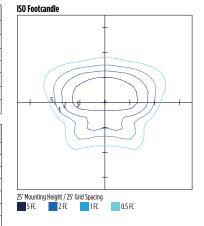


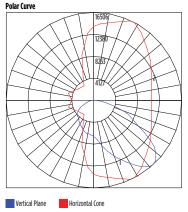


MRM-LED-30L-SIL-FTA-40-70CRI

Luminaire Data	
Type FTA Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,566
Watts	232
Efficacy	140
IES Type	Type VS - Short
BUG Rating	B4-U0-G3

Zonal Lumen Summary					
Zone Lumens % Luminaire					
Low (0-30°)	6986	21%			
Medium (30-60°)	19172	59%			
High (60-80°)	5875	18%			
Very High (80-90°)	534	2%			
Uplight (90-180°)	0	0%			
Total Flux	32566	100%			







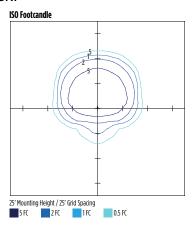
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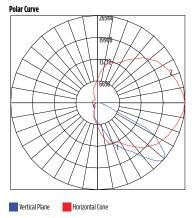
Back to Quick Links

MRM-LED-30L-SIL-AM-40-70CRI

Luminaire Data	
Type AM Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,960
Watts	232
Efficacy	142
IES Type	Type III - Very Short
BUG Rating	B3-U0-G3

Zonal Lumen Summary						
Zone Lumens % Luminaire						
Low (0-30°)	6363	19%				
Medium (30-60°)	22026	67%				
High (60-80°)	4192	13%				
Very High (80-90°)	379	1%				
Uplight (90-180°)	0	0%				
Total Flux	32960	100%				

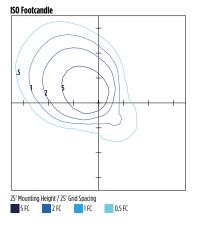


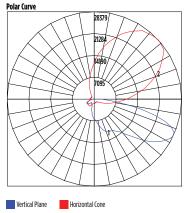


MRM-LED-30L-SIL-LC-40-70CRI

Luminaire Data	
Left Corner Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,498
Watts	213
Efficacy	153
IES Type	N/A
BUG Rating	B3-U0-G5

Zonal Lumen Summary						
Zone Lumens % Luminaire						
Low (0-30°)	5083	16%				
Medium (30-60°)	14808	46%				
High (60-80°)	11603	36%				
Very High (80-90°)	1005	3%				
Uplight (90-180°)	0	0%				
Total Flux	32498	100%				

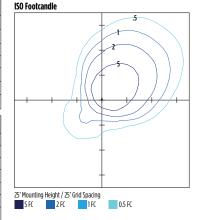


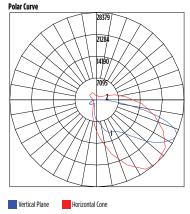


MRM-LED-30L-SIL-RC-40-70CRI

Luminaire Data	
Right Corner Distribution	1
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,498
Watts	213
Efficacy	153
IES Type	N/A
BUG Rating	B3-U0-G5

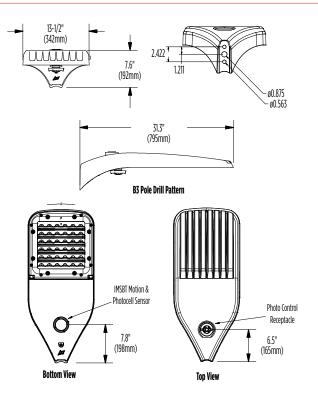
Zonal Lumen Summary						
Zone Lumens % Luminaire						
Low (0-30°)	5083	16%				
Medium (30-60°)	14808	46%				
High (60-80°)	11603	36%				
Very High (80-90°)	1005	3%				
Uplight (90-180°)	0	0%				
Total Flux	32498	100%				





! Have questions? Call us at (800) 436-7800

PRODUCT DIMENSIONS



Luminaire EPA Chart					
Tilt Degr	ee e	0°	15°	30°	45°
-	Single	0.5	1.0	1.5	1.9
	D180°	1.0	1.5	1.5	1.9
٠.	D90°	0.8	1.8	1.9	2.3
	T90°	1.0	4.0	2.5	2.8
,,	TN120°	1.0	2.9	3.3	3.9
-}-	Q90°	1.0	4.0	2.5	2.8



CONTROLS

Integral Bluetooth™ Motion and Photocell Sensor (IMSBTxL)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is IP66 rated for cold and wet locations (-40°F to 167°F). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Click here to learn more details about IMSBT







LEVITON App

Apple

Android

AirLink Blue (ALBCSx)

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

Click here to learn more details about AirLink Blue





AirLink Blue App

Apple

Sensor Sequence of Operations

Standard Programming	On Event	Off Event	On Light Level	Dim Light Level	Daylight Harvesting	Delay To Off	Sensitivity
OMSBTxL/IMSBTxL	Motion	No Motion	100%	N/A	On; Auto Calibration	20 minutes	High
OMS	Motion	No Motion	N/A	N/A	N/A	30 seconds	Auto

Operation	Description
On Event	Trigger that activates lights to turn on; either automatic via motion detected or manually activated via push of button.
Off Event	Trigger that activates lights to turn off; either automatic via no motion detected or manually activated via push of button.
On Light Level	The light level that the fixtures will turn on to when ON EVENT occurs.
Dim Light Level	The light level that the fixtures will dim down to when no motion is detected.
Delay to Dim	The amount of time after which no motion is detected that the fixtures will be triggered to dim down. This sequence is optional, and sensor can be programmed to only trigger the fixture to turn off by entering 100% in this field.
Delay to Off	The amount of time after which no motion is detected that the fixtures will be triggered to turn off. If delay to dim is part of the programmed functionality, this is the amount of time after which no motion is detected after the fixture have already dimmed down.
Sensitivity	The sensitivity can be set to high, medium, low, or auto where applicable. High will detect smaller, simple motions. Low will only detect larger more complex motions. Auto temperature calibration adjusts the PIR sensitivity as ambient temperature rises to increase detection of heat movement through the field of view.

Type: ___



Catalog # :	Project :	Type :
Dranarad Du :		Data :

Mirada Medium (MRM)

Outdoor LED Area Light















OVERVIEW	
Lumen Package	7,000 - 55,000
Wattage Range	48 - 438
Efficacy Range (LPW)	115 - 162
Weight lbs(kg)	30 (13.6)
Control Options	IMSBT, ALB, ALS, 7-Pin, PCI



QUICK LINKS

Ordering Guide

Performance

Photometrics

Dimensions

FEATURES & SPECIFICATIONS

Construction

- Rugged die-cast aluminum housing contains factory prewired driver and optical unit. Cast aluminum wiring access door located underneath.
- Designed to mount to square or round poles.
- Fixtures are finished with LSI's DuraGrip* polyester powder coat finishing process. The DuraGrip finish withstands extreme weather changes without cracking or peeling. Other standard LSI finishes available. Consult factory.
- Shipping weight: 37 lbs in carton.

Optical System

- State-of-the-Art one piece silicone optic sheet delivers industry leading optical control with an integrated gasket to provide IP66 rated sealed optical chamber in 1 component.
- Proprietary silicone refractor optics provide exceptional coverage and uniformity in IES Types 2, 3, 4, 5W, FT, FTA, AM, and LC/RC.
- · Silicone optical material does not yellow or crack with age and provides a typical light transmittance of 93-95%.
- · Zero uplight.
- Available in 5000K, 4000K, and 3000K color temperatures per ANSI C78.377. Also Available in Phosphor Converted Amber with Peak intensity at 610nm.
- Minimum CRI of 70.
- Integral louver (IL) and integral half louver (IH) options available for enhanced backlight control.

Electrical

- High-performance programmable driver features over-voltage, under-voltage, shortcircuit and over temperature protection. Custom lumen and wattage packages available.
- 0-10V dimming (10% 100%) standard.
- Standard Universal Voltage (120-277 Vac) Input 50/60 Hz or optional High Voltage (347-480 Vac).
- L80 Calculated Life: >100k Hours (See Lumen Maintenance chart)
- Total harmonic distortion: <20%
- Operating temperature: -40°C to +50°C (-40°F to +122°F). 42L and 48L lumen packages rated to +40°C. 55L lumen package rate to +35°C.
- Power factor: >.90
- Input power stays constant over life.
- Field replaceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).
- High-efficacy LEDs mounted to metal-core circuit board to maximize heat dissipation
- · Components are fully encased in potting material for moisture resistance. Driver complies with FCC standards. Driver and key electronic components can easily be accessed.

Controls

- · Optional integral passive infrared Bluetooth™ motion. Fixtures operate independently and can be commissioned via iOS or Android configuration app
- LSI's AirLink™ wireless control system options reduce energy and maintenance

costs while optimizing light quality 24/7. (see controls section for more details).

Installation

- · Designed to mount to square or round
- A single fastener secures the hinged door, underneath the housing and provides quick & easy access to the electrical compartment.
- Included terminal block accepts up to 12 ga.
- Utilizes LSI's traditional 3" drill pattern B3 for easy fastening of LSI products.

• LSI LED Fixtures carry a 5-year warranty.

Listings

- Listed to UL 1598 and UL 8750.
- Meets Buy American Act requirements.
- IDA compliant: with 3000K color temperature selection.
- Title 24 Compliant: see local ordinance for qualification information.
- RoHS compliant
- · Suitable for wet Locations.
- IP66 rated Luminaire per IEC 60598.
- 3G rated for ANSI C136.31 high vibration applications are qualified.
- DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights. org/QPL to confirm which versions are qualified.
- Patented Silicone Optics (US Patent NO. 10,816,165 B2)
- IKO8 rated luminiare per IEC 66262 mechanical impact code



Language 1 Have questions? Call us at (800) 436-7800

ORDERING GUIDE Back to Quick Links

TYPICAL ORDER EXAMPLE: MRM LED 36L SIL FTA UNV DIM 50 70CRI ALSCS04 BRZ IL **Prefix Light Source Lumen Package** Lens Distribution Orientation² **Voltage** LED (blank) - standard UNV - Universal Voltage (120-277V) **DIM** - 0-10V Dimming (0-10%) MRM - Mirada Medium 7L - 7,000 lms, 48W SIL - Silicone 2 - Type 2 Area Light 9L - 9,000 lms, 62W **3** - Type 3 L- Optics rotated left 90° HV - High Voltage (347-480V) 12L - 12,000 lms, 85W 4 - Type 4 R - Optics rotated right 90° 18L - 18,000 lms, 135W 5W - Type 5 Wide 24L - 24.000 lms, 176W FT - Forward Throw **30L** - 30,000 lms, 232W FTA - Forward Throw Automotive 36L - 36,000 lms, 288W AM - Automotive Merchandise 42L - 42,000 lms, 314W LC - Left Corner 48L - 48,000 lms, 401W RC - Right Corner 55L - 55,000 lms, 438W Custom Lumen Packages¹ **Color Temp Color Rendering Finish Options 50** - 5,000 CCT **70CRI** - 70 CRI **BLK** - Black MSV - Metallic Silver (Blank) - None 40 - 4.000 CCT **BRZ** - Dark Bronze **PLP** - Platinum Plus **GMG** - Gun Metal Gray **SVG** - Satin Verde Green IH - Integral Half Louver (Moderate Spill Light Cutoff)² **30** - 3.000 CCT

Controls (Choose One)

AMB - Phosphor Converted Amber 12

(Blank) - None

Wireless Controls System

ALSC - AirLink Synapse Control System¹³

ALSCS02 - AirLink Synapse Control System with 12-20' Motion Sensor¹³ **ALSCS04** - AirLink Synapse Control System with 20-40' Motion Sensor¹³

ALBCS1 - AirLink Blue Wireless Motion & Photo Sensor Controller (8-24' mounting height) 5
ALBCS2 - AirLink Blue Wireless Motion & Photo Sensor Controller (25-40' mounting height) 5

Stand-Alone Controls

WHT - White

GPT - Graphite

EXT - 0-10v Dimming leads extended to housing exterior **CR7P** - 7 Pin Control Receptacle ANSI C136.41 ⁶

IMSBTL1- Integral Bluetooth™ Motion and Photocell Sensor (8-24' MH)⁵ **IMSBTL2-** Integral Bluetooth™ Motion and Photocell Sensor (25-40' MH)⁵

Button Type Photocells PCI120 - 120V

Type: _

PCI20 - 120V **PCI208-277** - 208 -277V **PCI347** - 347V



Have additional questions? Call us at (800) 436-7800

IL - Integral Louver (Sharp Spill Light Cutoff)²



ACCESSORY ORDERING INFORMATION7

CONTROLS ACCESSORIES	
Description	Order Number
PC120 Photocell for use with CR7P option (120V) ⁸	122514
PC208-277 Photocell for use with CR7P option (208V, 240V, 277V) ⁸	122515
Twist Lock Photocell (347V) for use with CR7P 8	122516
Twist Lock Photocell (480V) for use with CR7P 8	1225180
AirLink 5 Pin Twist Lock Controller (120-277V Only) ⁸	661409
AirLink 7 Pin Twist Lock Controller (120-277V Only) ⁸	661410
AirLink 7 Pin Twist Lock Controller (347-480V)	679948
Shorting Cap for use with CR7P	149328

FUSING OPTIONS ¹¹	
Single Fusing (120V)	
Single Fusing (277V)	See Fusing
Double Fusing (208V, 240V)	Accessory
Double Fusing (480V)	<u>Guide</u>
Double Fusing (347V)	

	,						
SHIELDING OPTIONS							
Mirada Small							
Mirada Medium							
Mirada Large	See Shielding						
Zone Medium	<u>Guide</u>						
Zone Large							
Slice Medium							

- 1. Custom lumen and wattage packages available, consult factory. Values are within industry standard tolerances but not DLC listed.
- Not available with 5W distribution
 Consult Factory for availability
- Consult Factory for avail
- Not available in HV.
- . Motion sensors are field configurable via an app that can be downloaded from your smartphone's native app store. See controls section for more details.
- 6. Control device or shorting cap must be ordered separately. See Accessory Ordering Information.

- 7. Accessories are shipped separately and field installed.
- 8. Factory installed CR7P option required. See Options.
- 9. "CLR" denotes finish. See Finish options.
- 10. Only available with ALSC/ALSCH control options.
- 11. Fusing must be located in hand hole of pole. See Fusing Accessory Guide for compatability.
- 12. Only available in 9L, 12L, 18L and 24L Lumen Packages. Consult factory for lead time and availability.
- 13. Not available with 55L Lumen Package.

⚠ **Have questions?** Call us at (800) 436-7800

ACCESSORIES

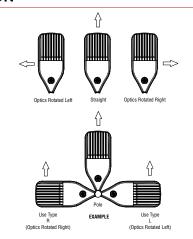
MO	UNTING ACCESSORIES	
	Universal Mounting Bracket Mounts to ≥ 3" square or round (tapered/straight) poles with (2) mounting hole spaces between 3.5" to 5" Part Number: BKA UMB CLR	-
Side Arm	Quick Mount Plate True one person installation to existing/new contruction poles with hole spaces beteen 2.4 to 4.6" Part Number: BKS POM B3B5 XX CLR	
	1	
	15° Tilt Quick Mount Plate True one person installation to existing/new contruction poles with hole spaces beteen 2.4 to 4.6"	
	Part Number: BKS PQ15 B3B5 XX CLR	
	Adjustable Slipfitter Mounts onto a 2" (51mm) IP, 2.375" (60mm) 0.D. tenon and provides 180° of tilt (max 45° above horizontal)	#
	Part Number: BKA ASF CLR	
enon/Slipfitter	Square Tenon Top Mounts onto a 2" (51mm) IP, 2.375" (60mm) 0.D. tenon and allows for mounting up to 4 luminaires	:
声	Part Number: BKA XNM *	
	Square Internal Slipfitter Mounts inside 4" or 5" square pole and allows for mounting up to 4 lumianires Part Number: BKA X_ISF * CLR	
	Wall Mount Bracket	
	Mounts onto vertical wall surface (hardware/anchors not included)	
Wall Mount/ Wood Pole	Part Number: BKS XBO WM CLR	•
Wall Mount,	Wood Pole Bracket Mounts onto wooden poles (6" minimum OD, hardware/anchors not inlcuded) Part Number: BKS XBO WP CLR	
	THE REPORT OF THE PARTY OF THE	

SHIELDING, POLES & MISC. ACCESSORIES Integral Louver Field Install Integral Louver provides maximum backlight control by shiedling each individual row of LEDS Part Number: 690981 Integral Half Louver Field Install Integral Half Louver provides great backlight control without impacting front side distribution. Part Number: 743415 **External Shield** External shield blocks view of light source from anyside of luminaire, additional shielding configurations available Part Number: 783607BLK (3") / 776538BLK (6") 14 - 39' steel and aluminum poles in 4", 5" and 6" sizes for retrofit and new construction Part Number: 4SQ/5SQ/6SQ 10 - 30' steel and aluminum poles in 4" and 5" sizes for retrofit and new construction Part Number: 4RP/5RP 20' - 39' steel and aluminum poles for retrofit and new construction Part Number: RTP **Bird Spikes** 10' Linear Bird Spike Kit, 4' recommended per luminaire, includes silcone adhesive and application tool Spike Part Number: 751631 Adhesive Part Number: 751632 Caulk Gun Part Number: 751636

Type: ____

OPTICS ROTATION

Top View



ACCESSORIES/OPTIONS

Replace * with S (Single), D180 (Double @180°), D90 (Double @90°), T90 (Triple), Q90 (Quad)

Replace XX with SQ for square pole or RD for round pole (≥3" OD)

Replace _ with 4 (4" square pole) or 5 (5" square pole)

Replace CLR with paint finish description

Replace X with: 3

Integral Louver (IL) and House-Side Shield (IH)

Integral louver (IL) and half louver (IH) accessory shields available for improved backlight control without sacrificing street side performance. LSI's Integral Louver (IL) and Integral House-Side Shield (IH) options deliver backlight control that significantly reduces spill light behind the poles for applications with pole locations close to adjacent properties. The design maximizes forward reflected light while reducing glare, maintaining the optical distribution selected, and most importantly eliminating light trespass. Both options rotate

Luminaire Shown with Integral Louver (IL)



IMSBTL Option

Luminaire Shown with

7 Pin Photoelectric Control

7-pin ANSI C136.41-2013 control receptacle option available for twist lock photocontrols or wireless control modules. Control accessories sold separately. Dimming leads from the receptacle will be connected to the driver dimming leads (Consult factory for alternate wiring).







PERFORMANCE Back to Quick Links

ELIVERED LUME	113		7	DOOK CCT		40	OOV CCT			0004.661		T
umen Package	Distribution	CRI		OOOK CCT	BUG Rating	Delivered Lumens	OOK CCT	BUG Rating	Delivered Lumens	000K CCT	DUC Dating	Wattage
			Delivered Lumens	Efficacy			Efficacy			Efficacy	BUG Rating	
	2		9853	159	B2-U0-G2	9853	159	B2-U0-G2	9853	159	B2-U0-G2	_
	3		9926	160	B2-U0-G2	9926	160	B2-U0-G2	9926	160	B2-U0-G2	
	4		9178	148	B2-U0-G3	9713	157	B2-U0-G3	9498	153	B2-U0-G3	
9L	5W	70	9504	153	B3-U0-G2	9504	153	B3-U0-G2	9504	153	B3-U0-G2	62
91.	FT		9856	159	B2-U0-G3	9856	159	B2-U0-G3	9856	159	B2-U0-G3	
	FTA		9900	160	B2-U0-G2	9900	160	B2-U0-G2	9900	160	B2-U0-G2	
	AM		10019	162	B2-U0-G1	10019	162	B2-U0-G1	10019	162	B2-U0-G1	
	LC/RC		9008	145	B2-U0-G3	9533	154	B2-U0-G3	9321	150	B2-U0-G3	
	2		13135	155	B3-U0-G2	13135	155	B3-U0-G2	13135	155	B3-U0-G2	
	3		13232	156	B2-U0-G2	13232	156	B2-U0-G2	13232	156	B2-U0-G2	
	4		12223	144	B2-U0-G3	12935	152	B2-U0-G4	12648	149	B2-U0-G4	
121	5W	70	12669	149	B4-U0-G2	12669	149	B4-U0-G2	12669	149	B4-U0-G2	ОГ
12L	FT	70	13138	155	B2-U0-G3	13138	155	B2-U0-G3	13138	155	B2-U0-G3	85
	FTA	1	13196	155	B2-U0-G2	13196	155	B2-U0-G2	13196	155	B2-U0-G2	
	AM	1	13355	157	B2-U0-G2	13355	157	B2-U0-G2	13355	157	B2-U0-G2	
	LC/RC		11996	141	B2-U0-G3	12695	149	B2-U0-G3	12414	146	B2-U0-G3	
	2	_	19318	143	B3-U0-G3	19318	143	B3-U0-G3	19318	143	B3-U0-G3	135
	3		19461	144	B3-U0-G3	19461	144	B3-U0-G3	19461	144	B3-U0-G3	
	4		18013	133	B2-U0-G4	19063	141	B3-U0-G5	18640	138	B3-U0-G5	
	5W	1	18633	138	B4-U0-G2	18633	138	B4-U0-G2	18633	138	B4-U0-G2	
18L	FT	70	19324	143	B3-U0-G3	19324	143	B3-U0-G3	19324	143	B3-U0-G3	
	FTA	1	19408	144	B3-U0-G3	19408	144	B3-U0-G3	19408	144	B3-U0-G3	1
	AM	1	19641	145	B3-U0-G2	19641	145	B3-U0-G2	19641	145	B3-U0-G2	
	LC/RC	1	17679	131	B2-U0-G3	18710	139	B2-U0-G3	18295	136	B2-U0-G3	
	2		24142	147	B4-U0-G3	25957	147	B4-U0-G3	25957	147	B4-U0-G3	
	3	1	25001	149	B3-U0-G3	26149	149	B3-U0-G3	26149	149	B3-U0-G3	1
	4	1	24396	152	B3-U0-G5	25600	160	B3-U0-G5	25457	159	B3-U0-G5	1
	 5W	1	24327	142	B5-U0-G3	25037	142	B5-U0-G3	25037	142	B5-U0-G3	1
24L	FT	70	24994	148	B3-U0-G3	25964	148	B3-U0-G3	25964	148	B3-U0-G3	176
	FTA	1	24171	148	B3-U0-G3	26077	148	B4-U0-G3	26077	148	B4-U0-G3	-
	AM	1	24939	150	B3-U0-G2	26393	150	B3-U0-G2	26393	150	B3-U0-G2	-
	LC/RC	1	25884	162	B3-U0-G4	25884	162	B3-U0-G4	25310	158	B3-U0-G4	-
	2		30171	140	B4-U0-G3	32417	140	B4-U0-G3	32417	140	B4-U0-G3	
	3	1	31243	140	B3-U0-G3	32656	141	B3-U0-G3	32656	141	B3-U0-G3	1
	3 4	-	30631	141	B3-U0-G5	32141	151	B3-U0-G5	31961	150	B3-U0-G5	1
		-	30402		B5-U0-G3	31267		B5-U0-G3	31267		B5-U0-G3	1
30L	5W	70		135			135			135		232
	FT	-	31233	140	B4-U0-G4	32424	140	B4-U0-G4	32424	140	B4-U0-G4	
	FTA	-	30207	140	B4-U0-G4	32566	140	B4-U0-G4	32566	140	B4-U0-G4	
	AM AM	-	3116	142	B4-U0-G3	32960	142	B4-U0-G3	32960	142	B4-U0-G3	-
	LC/RC		32498	153	B3-U0-G5	32498	153	B3-U0-G5	31777	149	B3-U0-G5	

^{*}LEDs are frequently updated therefore values are nominal.





PERFORMANCE (CONT.)

DELIVERED LUMENS	S*											
			3	3000K CCT 4000K CCT 5000K CCT								
Lumen Package	Distribution	CRI	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Delivered Lumens	Efficacy	BUG Rating	Wattage
	2		35357	133	B4-U0-G3	38275	133	B4-U0-G3	38275	133	B4-U0-G3	
	3		36614	134	B4-U0-G4	38557	134	B4-U0-G4	38557	134	B4-U0-G4	
	4		35402	139	B3-U0-G5	37148	146	B4-U0-G5	36940	145	B4-U0-G5	
701	5W	70	35627	128	B5-U0-G4	36917	128	B5-U0-G4	36917	128	B5-U0-G4	200
36L	FT	//	36602	133	B4-U0-G4	38283	133	B4-U0-G4	38283	133	B4-U0-G4	288
FTA AM LC/RC	FTA		35399	134	B4-U0-G4	38450	134	B4-U0-G4	38450	134	B4-U0-G4	
		36524	135	B4-U0-G3	38916	135	B4-U0-G3	38916	135	B4-U0-G3		
	LC/RC		37561	147	B3-U0-G5	37561	147	B3-U0-G5	36727	144	B3-U0-G5	
	2		41035	131	B5-U0-G4	42602	136	B5-U0-G4	42542	135	B5-U0-G4	
	3		42493	135	B4-U0-G5	44115	140	B4-U0-G5	44053	140	B4-U0-G5	
42L	4		41453	132	B4-U0-G5	43497	138	B4-U0-G5	43254	138	B4-U0-G5	
	5W	70	41349	132	B5-U0-G4	42927	134	B5-U0-G4	42866	137	B5-U0-G4	314
	FT	///	42481	135	B4-U0-G4	44103	140	B4-U0-G4	44040	140	B4-U0-G4	
	FTA		41083	131	B4-U0-G4	42652	136	B5-U0-G4	42591	136	B5-U0-G4	
	AM		42389	135	B4-U0-G3	44007	140	B4-U0-G3	43944	140	B4-U0-G3	
	LC/RC		43980	140	B3-U0-G5	43980	140	B3-U0-G5	43004	137	B3-U0-G5	
	2		45133	123	B5-U0-G4	46856	128	B5-U0-G4	46789	128	B5-U0-G4	
	3		46737	128	B4-U0-G5	48521	133	B4-U0-G5	48452	132	B4-U0-G5	
	4		46006	126	B4-U0-G5	48275	132	B4-U0-G5	48005	131	B4-U0-G5	
48L	5W	70	45478	124	B5-U0-G4	47214	129	B5-U0-G4	47147	129	B5-U0-G4	401
401	FT	//	46723	128	B4-U0-G5	48507	133	B4-U0-G5	48438	132	B4-U0-G5	401
	FTA		45187	123	B5-U0-G4	46912	128	B5-U0-G4	46845	128	B5-U0-G4	
	AM		4662	127	B4-U0-G3	48402	132	B4-U0-G3	48333	132	B4-U0-G3	
	LC/RC		48811	133	B4-U0-G5	48811	133	B4-U0-G5	47728	130	B4-U0-G5	
	2		50179	115	B5-U0-G4	52095	119	B5-U0-G4	52021	119	B5-U0-G4	
	3		51963	119	B4-U0-G5	53947	123	B4-U0-G5	53870	123	B4-U0-G5	
	4		51635	119	B4-U0-G5	54181	125	B4-U0-G5	53878	124	B4-U0-G5	
55L	5W	70	50563	115	B5-U0-G4	52493	120	B5-U0-G4	52418	120	B5-U0-G4	438
331	FT	10	50539	115	B4-U0-G5	52468	120	B4-U0-G5	52394	120	B4-U0-G5	450
	FTA		50239	115	B5-U0-G4	52157	119	B5-U0-G4	52082	119	B5-U0-G4	
	AM		52223	119	B4-U0-G3	54216	124	B4-U0-G3	54139	124	B4-U0-G3	
	LC/RC		54113	124	B4-U0-G5	54113	124	B4-U0-G5	52912	121	B4-U0-G5	

^{*}LEDs are frequently updated therefore values are nominal.



PERFORMANCE (CONT.)

ELECTRICAL	DATA (AMPS)*					
Lumens	120V	208V	240V	277V	347V	480V
9L	0.52	0.30	0.26	0.22	0.18	0.13
12L	0.71	0.41	0.35	0.31	0.24	0.18
18L	1.13	0.65	0.56	0.49	0.39	0.28
24L	1.33	0.77	0.67	0.58	0.46	0.33
30L	1.78	1.02	0.89	0.77	0.61	0.44
36L	2.12	1.22	1.06	0.92	0.73	0.53
42L	2.62	1.51	1.31	1.13	0.90	0.65
48L	3.05	1.76	1.53	1.32	1.05	0.76
55L	3.65	2.11	1.83	1.58	1.26	0.91

RECOMMENDED	RECOMMENDED LUMEN MAINTENANCE¹ (0-25°C)										
Ambient	Intial ²	25h²	50hr²	75hr²	100hr ²						
9L - 18L	100%	97%	93%	90%	86%						
24L - 48L	100%	95%	89%	84%	79%						
55L	100%	91%	82%	74%	67%						

RECOMMENDED	RECOMMENDED LUMEN MAINTENANCE ¹ (40°C)										
Ambient Intial ² 25h ² 50hr ² 75hr ² 100hr ²											
9L - 18L	100%	97%	92%	88%	84%						
24L - 48L	100%	94%	87%	80%	74%						

RECOMMENDED	LUMEN MAINTEN	ANCE¹ (50°C)			
Ambient	Intial ²	25h²	50hr ²	75hr²	100hr ²
9L - 18L C	100%	96%	91%	87%	83%

^{*}Electrical data at 25°C (77°F). Actual wattage may differ by +/-10%

DELIVERED LUME	NS*							
Lumen Package Distribution Phosphor Converted Amber (Peak 610mm) Delivered Lumens Efficacy RIIG Rating								
Lumen Package	Distribution	Delivered Lumens	Efficacy	BUG Rating	Wattage			
	2	5848	80	B2-U0-G2				
a .	3	6018	82	B1-U0-G2				
	5W	5471	74	B3-U0-G1	74			
9L	FT	5801	79	B1-U0-G2	74			
	FTA	5924	81	B1-U0-G1				
	AM	5995	81	B1-U0-G1				
	2	7530	74	B2-U0-G2				
	3	7749	76	B1-U0-G2				
401	5W	7045	69	B3-U0-G2	102			
12L	FT	7470	73	B2-U0-G2	102			
	FTA	7628	75	B2-U0-G2				
	AM	7720	76	B1-U0-G1				
	2	9311	69	B2-U0-G2				
	3	9582	71	B2-U0-G2				
18L	5W	8712	65	B3-U0-G2	135			
IOL	FT	9237	68	B2-U0-G2	155			
	FTA	9433	70	B2-U0-G2				
	AM	9546	71	B2-U0-G1				
	2	10955	63	B2-U0-G2				
	3	11273	64	B2-U0-G2				
24L	5W	10249	59	B3-U0-G2	175			
24L	FT	10867	62	B2-U0-G2	1/3			
	FTA	11097	63	B2-U0-G2				
	AM	11230	64	B2-U0-G1				

ELECTRICAL D	ECTRICAL DATA - PHOSPHOR CONVERTED AMBER (AMPS)*											
Lumens	120V	208V	240V	277V	347V	480V						
9L	0.62	0.36	0.31	0.27	0.21	0.15						
12L	0.85	0.50	0.43	0.38	0.30	0.22						
18L	1.13	0.65	0.56	0.49	0.39	0.28						
24L	1.47	0.85	0.73	0.64	0.51	0.37						

^{*}LEDs are frequently updated therefore values are nominal.

^{1.} Lumen maintenance values at 25C are calculated per TM-21 based on LM-80 data and in-situ testing.

In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times the IESNA LM-80-08 total test duration for the device under testing.

In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times the IESNA LM-80-08 total test duration for the device under testing.



PHOTOMETRICS

Back to Quick Links

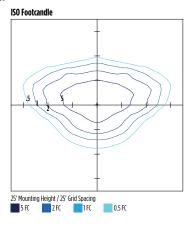
Luminaire photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. As specified by IESNA LM-79-08 the entire luminaire is tested as the source resulting in a luminaire efficiency of 100%.

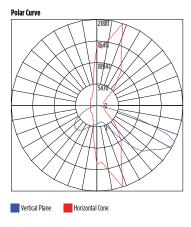
See the individual product page on https://www.lsicorp.com/ for detailed photometric data.

MRM-LED-30L-SIL-2-40-70CRI

Luminaire Data	
Type 2 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,416
Watts	232
Efficacy	140
IES Type	Type II - Short
BUG Rating	B4-U0-G3

Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	4796	15%
Medium (30-60°)	19811	61%
High (60-80°)	7474	23%
Very High (80-90°)	335	1%
Uplight (90-180°)	0	0%
Total Flux	32416	100%

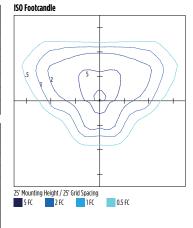


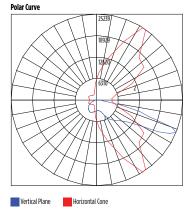


MRM-LED-30L-SIL-3-40-70CRI

Luminaire Data	
Type 3 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,656
Watts	232
Efficacy	141
IES Type	Type III - Short
BUG Rating	B3-U0-G4

Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	3385	10%
Medium (30-60°)	16250	50%
High (60-80°)	12430	38%
Very High (80-90°)	591	2%
Uplight (90-180°)	0	0%
Total Flux	32656	100%

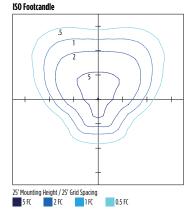


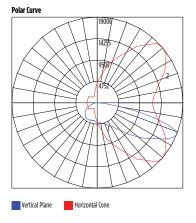


MRM-LED-30L-SIL-FT-40-70CRI

Luminaire Data	
Type FT Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,424
Watts	232
Efficacy	140
IES Type	Type IV - Short
BUG Rating	B3-U0-G4

Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	3952	12%
Medium (30-60°)	15505	48%
High (60-80°)	12279	38%
Very High (80-90°)	688	2%
Uplight (90-180°)	0	0%
Total Flux	32424	100%





Type: ___



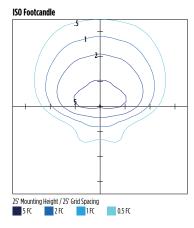
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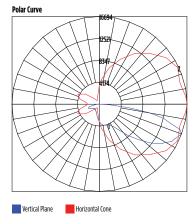
PHOTOMETRICS (CONT)

MRM-LED-30L-SIL-4-40-70CRI

Luminaire Data	
Type 4 Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,141
Watts	213
Efficacy	151
IES Type	Type IV - Very Short
BUG Rating	B3-U0-G5

Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	3119	10%
Medium (30-60°)	13569	42%
High (60-80°)	13649	42%
Very High (80-90°)	1804	6%
Uplight (90-180°)	0	0%
Total Flux	32141	100%

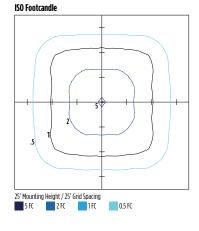


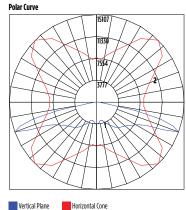


MRM-LED-30L-SIL-5W-40-70CRI

Luminaire Data	
Type 5W Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	31,267
Watts	232
Efficacy	135
IES Type	Type VS - Short
BUG Rating	B5-U0-G3

Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	3138	10%
Medium (30-60°)	13193	42%
High (60-80°)	14641	47%
Very High (80-90°)	296	1%
Uplight (90-180°)	0	0%
Total Flux	31267	100%

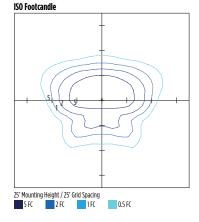


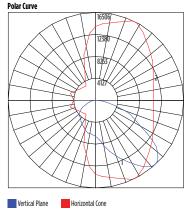


MRM-LED-30L-SIL-FTA-40-70CRI

Luminaire Data	
Type FTA Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,566
Watts	232
Efficacy	140
IES Type	Type VS - Short
BUG Rating	B4-U0-G3

Zonal Lumen Summary		
Zone	Lumens	% Luminaire
Low (0-30°)	6986	21%
Medium (30-60°)	19172	59%
High (60-80°)	5875	18%
Very High (80-90°)	534	2%
Uplight (90-180°)	0	0%
Total Flux	32566	100%







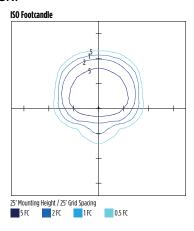
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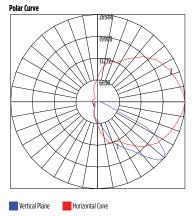
Back to Quick Links

MRM-LED-30L-SIL-AM-40-70CRI

Luminaire Data		
Type AM Distribution		
Description	4000 Kelvin, 70 CRI	
Delivered Lumens	32,960	
Watts	232	
Efficacy	142	
IES Type	Type III - Very Short	
BUG Rating	B3-U0-G3	

Zonal Lumen Summary					
Zone Lumens % Luminaire					
Low (0-30°)	6363	19%			
Medium (30-60°)	22026	67%			
High (60-80°)	4192	13%			
Very High (80-90°)	379	1%			
Uplight (90-180°)	0	0%			
Total Flux	32960	100%			

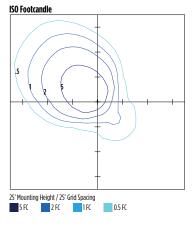


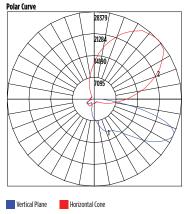


MRM-LED-30L-SIL-LC-40-70CRI

Luminaire Data	
Left Corner Distribution	
Description	4000 Kelvin, 70 CRI
Delivered Lumens	32,498
Watts	213
Efficacy	153
IES Type	N/A
BUG Rating	B3-U0-G5

Zonal Lumen Summary					
Zone Lumens % Luminaire					
Low (0-30°)	5083	16%			
Medium (30-60°)	14808	46%			
High (60-80°)	11603	36%			
Very High (80-90°)	1005	3%			
Uplight (90-180°)	0	0%			
Total Flux	32498	100%			

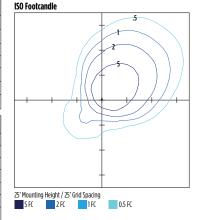


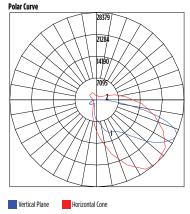


MRM-LED-30L-SIL-RC-40-70CRI

Luminaire Data		
Right Corner Distribution		
Description	4000 Kelvin, 70 CRI	
Delivered Lumens	32,498	
Watts	213	
Efficacy	153	
IES Type	N/A	
BUG Rating	B3-U0-G5	

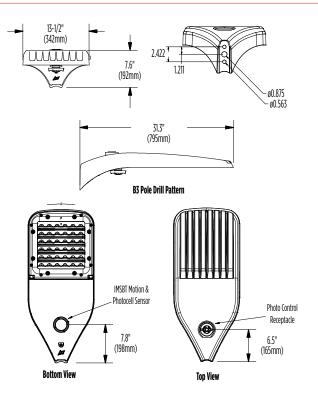
Zonal Lumen Summary						
Zone Lumens % Luminaire						
Low (0-30°)	5083	16%				
Medium (30-60°)	14808	46%				
High (60-80°)	11603	36%				
Very High (80-90°)	1005	3%				
Uplight (90-180°)	0	0%				
Total Flux	32498	100%				





! Have questions? Call us at (800) 436-7800

PRODUCT DIMENSIONS



Luminai	Luminaire EPA Chart				
Tilt Degr	ee	0°	15°	30°	45°
-	Single	0.5	1.0	1.5	1.9
	D180°	1.0	1.5	1.5	1.9
! _	D90°	0.8	1.8	1.9	2.3
.J.	T90°	1.0	4.0	2.5	2.8
**	TN120°	1.0	2.9	3.3	3.9
	Q90°	1.0	4.0	2.5	2.8





CONTROLS

Integral Bluetooth™ Motion and Photocell Sensor (IMSBTxL)

Slim low profile sensor provides multi-level control based on motion and/or daylight. Sensor controls 0-10 VDC LED drivers and is IP66 rated for cold and wet locations (-40°F to 167°F). Two unique PIR lenses are available and used based on fixture mounting height. All control parameters are adjustable via an iOS or Android App capable of storing and transmitting sensor profiles.

Click here to learn more details about IMSBT







LEVITON App

Apple

Android

AirLink Blue (ALBCSx)

Wireless Bluetooth Mesh Outdoor Lighting Control System that provides energy savings, code compliance and enhanced safety/security for parking lots and parking garages. Three key components; Bluetooth wireless radio/sensor controller, Time Keeper and an iOS App. Capable of grouping multiple fixtures and sensors as well as scheduling time-based events by zone. Radio/Sensor Controller is factory integrated into Area/Site, Wall Mounted, Parking Garage and Canopy luminaires.

Click here to learn more details about AirLink Blue





AirLink Blue App

Apple

Sensor Sequence of Operations

Standard Programming	On Event	Off Event	On Light Level	Dim Light Level	Daylight Harvesting	Delay To Off	Sensitivity
OMSBTxL/IMSBTxL	Motion	No Motion	100%	N/A	On; Auto Calibration	20 minutes	High
OMS	Motion	No Motion	N/A	N/A	N/A	30 seconds	Auto

Operation	Description
On Event	Trigger that activates lights to turn on; either automatic via motion detected or manually activated via push of button.
Off Event	Trigger that activates lights to turn off; either automatic via no motion detected or manually activated via push of button.
On Light Level	The light level that the fixtures will turn on to when ON EVENT occurs.
Dim Light Level	The light level that the fixtures will dim down to when no motion is detected.
Delay to Dim	The amount of time after which no motion is detected that the fixtures will be triggered to dim down. This sequence is optional, and sensor can be programmed to only trigger the fixture to turn off by entering 100% in this field.
Delay to Off	The amount of time after which no motion is detected that the fixtures will be triggered to turn off. If delay to dim is part of the programmed functionality, this is the amount of time after which no motion is detected after the fixture have already dimmed down.
Sensitivity	The sensitivity can be set to high, medium, low, or auto where applicable. High will detect smaller, simple motions. Low will only detect larger more complex motions. Auto temperature calibration adjusts the PIR sensitivity as ambient temperature rises to increase detection of heat movement through the field of view.

Type: ___



Catalog # :	Project :	Type :
Prepared By :		Date :

Steel Poles

Square Straight









QUICK LINKS

FEATURES & SPECIFICATIONS

Pole Shaft

- Straight poles are 4", 5", or 6" square.
- Pole shaft is electro-welded ASTM-A500 Grade C steel tubing with a minimum yield strength of 50,000 psi.
- On Tenon Mount steel poles, tenon is 2-3/8" O.D. high-strength pipe. Tenon is 4-3/4" in length.

Hand-Hole

- Standard hand-hole location is 12" above pole base.
- Poles 22' and above have a 3x6 reinforced hand hole.

Base

- Pole base is ASTM-A36 hot-rolled steel plate with a minimum yield strength of 36,000 psi.
- Two-piece square base cover is optional.

Anchor Bolts

- Poles are furnished with anchor bolts featuring zinc-plated double nuts and washers. Galvanized anchor bolts are optional.
- Anchor Bolts conform to ASTM F 1554-07a Grade 55 with a minimum yield strength of 55,000 PSI.

Ground Lug

• Ground lug is standard.

Duplex Receptacle

• Weatherproof duplex receptacle is optional.

Ground Fault Circuit Interrupter

• Self-testing Ground fault circuit interrupter is optional.

Finishes

- Every pole is provided with the DuraGrip Protection System and a 5-year limited warranty:
- When the top-of-the line DuraGrip Plus Protection System is selected, in addition to the DuraGrip Protection System, a non-porous, automotive-grade corrosion coating is applied to the lower portion of the pole interior sealing and further protecting it from corrosion. This option extends the limited warranty to 7 years.

Determining The Luminaire/Pole Combination For Your Application:

- Select luminaire from luminaire ordering information.
- Select bracket configuration if required
- Determine EPA value from luminaire/ bracket EPA chart

- Select Pole Height
- Select MPH to match wind speed in the application area (See windspeed maps).
- Confirm pole EPA equal to or exceeding value of luminaire/bracket EPA
- Consult factory for special wind load requirements and banner brackets.

Pole Vibration Damper

- A pole vibration damper is recommended in open terrain areas of the country where low steady state winds are common.
- Non-tapered poles and lightly loaded poles are more susceptible to destructive vibration if a damper is not installed.

Listings

- UL Listed
- BAA/TAA Compliant





ORDERING GUIDE

TYPICAL ORDER EXAMPLE: 4SQ	B3 S11G 24 S PLP DGP					
Pole Series	Mounting Method	Material	Height ²	Mounting Configuration	Pole Finish	Options
4SQ - 4" x 4" Square Straight Pole (New Build) 5SQ - 5" x 5" Square Straight Pole (New Build) 6SQ - 6" x 6" Square Straight Pole (New Build) 4SQU - 4" x 4" Square Straight Pole (Retrofit) 5SQU - 5" x 5" Square Straight Pole (Retrofit) 6SQU - 6" x 6" Square Straight Pole (Retrofit)	Bolt-On Mount¹ - See pole selection guide for patterns and fixture matches B5 - 5" Traditional Drilling Pattern B3 - 3" Reduced Pattern B2 - 2" Low Profile Drilling Pattern B2R - Raised 2" Low Profile Drilling Pattern (LAL4 ONLY) T - Tenon Mount - See pole selection guide for tenon and fixture/bracket matches I - No Mounting Holes¹	\$116 – 11 Ga. Steel (4\$Q/4\$QU and 5\$Q/5\$QU Only) \$076 – 07 Ga. Steel	8' 10' 12' 13' 14' 15' 16' 17' 17'6" 18' 20' 22' 22'6" 23' 24' 25' 26' 27' 28' 30' 32' 35' 39'	S- Single/Parallel D180 - Double D90 - Double T90 - Triple TN120 - Triple Q90 - Quad ON90 - Quad N - Tenon Mount (Standard Tenon size is 2-3/8" 0.D.)8 (Blank) - Use with I for Mounting Method	BRZ – Bronze BLK – Black PLP – Platinum Plus WHT – White SVG – Satin Verde Green GPT – Graphite MSV – Metallic Silver BZA – Alternate Bronze GMG - Gun Metal Gray	GA – Galvanized Anchor Bolts SF – Single Flood ³ DF – Double Flood ³ DGP – DuraGrip' Plus LAB – Less Anchor Bolts CRXX - Conduit Raceway ⁴

ACCESSORY ORDERING INFORMATION

Need more information? Click here for our glossary

Part Number	Description	
122559CLR	4BC – 4" Square Base Cover	
122561CLR	5BC – 5" Square Base Cover	
122563CLR	6BC – 6" Square Base Cover	
132488CLR	5BC - 5' Square Universal Base Cover	
131252CLR	6BC - 6' Square Universal Base Cover	
122566CLR	ER2 – Weatherproof Duplex Receptacle	
122567CLR	GFI – Ground Fault Circuit Interrupter	
132336	MH5 - mounting Hole Plugs for use with 5" traditional drill pattern (3 set of 3 plugs)	
681126	MH3 - mounting Hole Plugs for use with 3" reduced drill pattern (3 set of 3 plugs)	
725841	MH2 - Mounting Hole Plugs for use with 2" reduced drill pattern (3 sets of 3 plugs)	
172539	Vibration Damper - 4" Square Pole (bolt-on mount only)	
172538	Vibration Damper - 5" Square Pole (bolt-on mount only)	
178361	Vibration Damper - 6" Square Pole (bolt-on mount only)	

ANCHOR BOLT KIT ORDERING INFORMATION

Have additional questions? Call us at (800) 436-7800

Part Number	Description							
AB KIT 122584	4SQ S11G/S07G Anchor Bolts (Steel Plated)							
AB KIT 122609	4SQ S11G/S07G Anchor Bolts (Galvanized)							
AB KIT 1225850	5SQ S11G Anchor Bolts (Steel Plated)							
AB KIT 122610	5SQ S11G Anchor Bolts (Galvanized)							
AB KIT 122586	5SQ S07G Anchor Bolts (Steel Plated)							
AB KIT 122611	5SQ S07G Anchor Bolts (Galvanized)							
AB KIT 122612	6SQ S07G Anchor Bolts (Galvanized)							



^{1 -} See Area Light Brackets - 3" Reduced Drill Pattern and Area Light Brackets - 5" Traditional Drill Pattern Spec Sheets.

^{2 -} Pole heights will have +/- 1/2" tolerance.

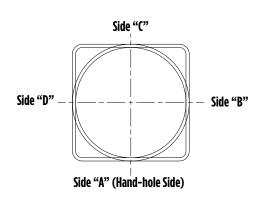
³ - See Flood Lighting Brackets section for choice of FBO brackets.

^{4 -} CR selection must indicate required height and side of pole mounting location. Mounting template required at time of order.



DRILLING LOCATIONS

Sides	A	В	C	D
Hand-hole	Х			
Single	Х			
D180		Χ		χ
D90	Х			Х
DN901				
T90	Х	Χ		Х
TN120 ²				
Q90	Х	Х	Х	Х
QN90 ³				
Single FBO	Х			
Double FBO		Х		Х



- Two locations will be 45° to the left and right of Side A.
 Other two locations will be 120° to the left and right of Side A.
 Two locations will be 45° to the left and right of Side A and two locations will be 135° to the left and right of Side A.

Type : _____

Consult factory for custom variations. Standard SF and DF pole preparations are located 3/4 of the height of the pole from the base, except on 20' poles. Maximum height for SF and DF pole preparations on 20' poles is 13' from the base.

FIXTURE CONFIGURATIONS





















Туре: _____

BOLT CIRCLE

STANDARD BASEPLATE

4" (102mm) square 10-1/8" (257mm) sq. 5" (127mm) square 10-1/8" (257mm) sq.



5" (127mm) square 10-1/8" (257mm) sq.



6" (152mm) square 12" (305mm) sq.



12" (305mm) Dia. Bolt Circle

11" (279mm) Dia. Bolt Circle 11" (279mm) Dia. Bolt Circle 11" (279mm) Dia. Bolt Circle

	` '	, ,	, , , , , , , , , , , , , , , , , , , ,	,
Bolt Circle Designator	В	C	D	J
Bolt Circle	Slotted	Slotted	Slotted	Slotted
	8"- <mark>11"</mark> (203mm-279mm)	9"-11" (229mm-279mm)	9"-11" (229mm-279mm)	12" (305mm)
Anchor Bolt Size	<mark>3/4" x 24"</mark>	3/4" x 24"	1"x30"	1"x30"
	(19mm x 609mm)	(19mm x 609mm)	(25mm x 762mm)	(25mm x 762mm)
Anchor Bolt	<mark>3-1/4"</mark>	3-1/4"	4"	4"
Projection	(83mm)	(83mm)	(102mm)	(102mm)
Base Plate Opening	3-3/4"	4-3/4"	4-5/8"	5-5/8"
for Wireway Entry	(92mm)	(121mm)	(117mm)	(143mm)
Base Plate Dimensions	10-1/8" sq. x 3/4" thk.	10-1/8" sq. x 3/4" thk.	10-1/8" sq. x 1" thk.	12" sq. x 1-1/8" thk.
	(257mm x 19mm)	(257mm x 19mm)	(257mm x 25mm)	(305mm x 29mm)
Pole Gauge	11	11	7	7

Note: Base plate illustrations may change without notice. Do not use for setting anchor bolts. Consult factory for the appropriate anchor bolt template.

UNIVERSAL BASEPLATE

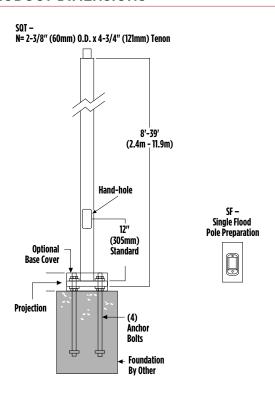
	4" (102mm) square	5" (127mm) square	5" (127mm) square	6" (152mm) square
	10.5" (267mm) sq.	11.125" (283mm) sq.	11.75" (298mm) sq.	12-1/2" (318mm) sq.
	450	550	550	14" (356mm) Dia. Bolt Circle
Bolt Circle Designator	E	F	G	Н
Bolt Circle	Slotted	Slotted	Slotted	Slotted
	9"-12"	10-13"	10-13"	11"-14" (279mm-356mm)
Anchor Bolt Size	3/4" x 24"	3/4x 24"	1"x30"	1"x30"
	(19mm x 609 mm)	(19mm x 609 mm)	(25mm x 762mm)	(25mm x 762mm)
Anchor Bolt Projection	3-1/4"	3-1/4"	4"	4"
	(83 mm)	(83 mm)	(102 mm)	(102mm)
Base Plate Opening	3-3/4"	4-3/4"	4-5/8"	5-5/8"
for Wireway Entry	(92mm)	(121mm)	(130 mm)	(143mm)
Base Plate Dimensions	10-1/2" sq. x 3/4" thk.	11-1/8 sq. x 3/4" thk.	11-3/4" sq. x 1" thk.	12 1/2" sq. x 1 1/8" thk.
	(267 mm x 19 mm)	(283 mm x 19 mm)	(298 mm x 25 mm)	(318mm x 29mm)
Pole Gauge	11	11	7	7

Note: Base plate illustrations may change without notice. Do not use for setting anchor bolts. Consult factory for the appropriate anchor bolt template.

 $^{1-\} Full\ Galvanized\ option\ is\ 1"\ x\ 30"\ straight\ headed\ anchor\ bolt.\ Contact\ factory\ for\ questions$

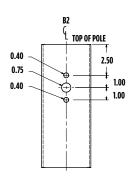


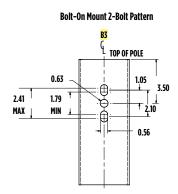
PRODUCT DIMENSIONS

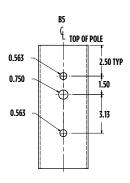


SHIPPING WEIGHTS	
4"(102mm) sq. 11 Ga. is approximately	7.50 lbs./ft.
4"(102mm) sq. 07 Ga. is approximately	10.00 lbs./ft.
5"(127mm) sq. 11 Ga. is approximately	9.00 lbs./ft.
5"(127mm) sq. 07 Ga. is approximately	12.50 lbs./ft.
6"(152mm) sq. 07 Ga. is approximately	15.40 lbs./ft.
Anchor Bolts (3/4" x 24")(19mm x 609mm)	15 lbs. (7kg)/set
Anchor Bolts (1" x 30") (25mm x 762mm)	30 lbs. (14kg)/set

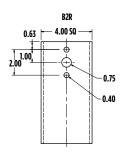
Type : _____

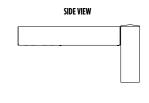






ONLY FOR USE WITH LAL4 PRODUCT B2R- Raised 2" low profile drilling pattern









WIND SPEED

EPA Information

All LSI Industries' poles are guaranteed to meet the EPA requirements listed. LSI Industries is not responsible if a pole order has a lower EPA rating than the indicated wind-loading zone where the pole will be located.

CAUTION: This guarantee does not apply if the pole/bracket/fixture combination is used to support any other items such as flags, pennants, or signs, which would add stress to the pole. LSI Industries cannot accept responsibility for harm or damage caused in these situations.

NOTE: Pole calculations include a 1.3 gust factor over steady wind velocity. Example: poles designed to withstand 80 MPH steady wind will withstand gusts to 104 MPH. EPAs are for locations 100 miles away from hurricane ocean lines. Consult LSI for other areas. Note: Hurricane ocean lines are the Atlantic and Gulf of Mexico coastal areas. For applications in Florida or Canada, consult factory.

no.e1	Mr. 0.2 111 22		BOLT CIRCLE			EPA								
POLE ¹	Mtg. Height Length (ft)	Wall Thick (ga)	Designator	Dia. (in)	Anchor bolt Dia {in}	110 MPH	115 MPH	120 MPH	130 MPH	140 MPH	150 MPH	160 MPH	170 MPH	180 MPH
4" x 11-ga x 12'	12	11	В	8" - 11"	0.75	13.9	12.5	11.3	9.2	7.6	6.3	5.2	4.3	3.6
4" x 11-ga x 14'	14	11	В	8" - 11"	0.75	10.7	9.5	8.5	6.8	5.4	4.4	3.5	2.7	2.1
4" x 11-ga x 16'	16	11	В	8" - 11"	0.75	8.2	7.2	6.4	4.9	3.8	2.9	2.1	1.5	1.0
4" x 11-ga x 18'	18	11	В	8" - 11"	0.75	6.3	5.4	4.7	3.4	2.4	1.6	1.0	0.4	n/a
4" x 11-ga x 20'	20	11	В	8" - 11"	0.75	4.6	3.9	3.2	2.1	1.2	0.6	n/a	n/a	n/a
4" x 11-ga x 22'	22	11	В	8" - 11"	0.75	7.6	6.6	5.7	4.2	3.0	2.0	1.2	0.5	n/a
4" x 11-ga x 24'	24	11	В	8" - 11"	0.75	6.0	5.1	4.3	2.9	1.8	0.9	n/a	n/a	n/a
4" x 11-ga x 26'	26	11	В	8" - 11"	0.75	4.6	3.7	3.0	1.7	0.7	n/a	n/a	n/a	n/a
4" x 7-ga x 14'	14	7	В	8" - 11"	0.75	18.3	16.4	14.9	12.2	10.2	8.5	7.1	5.9	5.0
4" x 7-ga x 16'	16	7	В	8" - 11"	0.75	14.7	13.2	11.8	9.6	7.8	6.3	5.2	4.2	3.4
4" x 7-ga x 18'	18	7	В	8" - 11"	0.75	11.9	10.5	9.3	7.4	5.9	4.6	3.6	2.8	2.1
4" x 7-ga x 20'	20	7	В	8" - 11"	0.75	9.6	8.4	7.4	5.7	4.3	3.2	2.3	1.6	0.9
4" x 7-ga x 22'	22	7	В	8" - 11"	0.75	7.7	6.6	5.7	4.2	3.0	2.0	1.2	0.5	n/a
4" x 7-ga x 24'	24	7	В	8" - 11"	0.75	6.0	5.1	4.3	2.9	1.8	0.9	n/a	n/a	n/a
4″ x 7-ga x 26′	26	7	В	8" - 11"	0.75	4.6	3.7	3.0	1.7	0.7	n/a	n/a	n/a	n/a
4" x 7-ga x 28'²	28	7	В	8" - 11"	0.75	3.3	2.5	1.8	0.7	n/a	n/a	n/a	n/a	n/a
4" x 7-ga x 30'²	30	7	В	8" - 11"	0.75	2.2	1.4	0.8	n/a	n/a	n/a	n/a	n/a	n/a
5" x 11-ga x 14'	14	11	C	9" - 11"	0.75	17.4	15.7	14.1	11.5	9.3	7.7	6.3	5.2	4.2
5" x 11-ga x 16'	16	11	C	9" - 11"	0.75	13.8	12.3	10.9	8.7	6.9	5.5	4.3	3.3	2.5
5" x 11-ga x 18'	18	11	C	9" - 11"	0.75	10.8	9.6	8.4	6.5	4.9	3.7	2.6	1.8	1.1
5" x 11-ga x 20'	20	11	C	9" - 11"	0.75	8.5	7.3	6.3	4.6	3.2	2.1	1.2	0.5	n/a
5" x 11-ga x 22'	22	11	C	9" - 11"	0.75	10.9	9.5	8.3	6.2	4.5	3.2	2.1	1.2	0.5
5" x 11-ga x 24'	24	11	C	9" - 11"	0.75	8.8	7.5	6.4	4.5	3.0	1.8	0.8	n/a	n/a
5" x 11-ga x 26'	26	11	C	9" - 11"	0.75	6.8	5.7	4.6	3.0	1.6	0.6	n/a	n/a	n/a
5" x 11-ga x 28'	28	11	C	9" - 11"	0.75	5.2	4.1	3.2	1.6	0.4	n/a	n/a	n/a	n/a
5" x 11-ga x 30'	30	11	C	9" - 11"	0.75	3.6	2.7	1.8	0.4	n/a	n/a	n/a	n/a	n/a
5" x 7-ga x 20'	20	7	D	9" - 11"	1.00	21.6	19.3	17.3	14.0	11.3	9.2	7.4	6.0	4.8
5" x 7-ga x 22'	22	7	D	9" - 11"	1.00	20.7	18.6	16.6	13.3	10.7	8.5	6.8	5.4	4.2
5" x 7-ga x 24'	24	7	D	9" - 11"	1.00	17.7	15.6	13.8	10.8	8.5	6.6	5.0	3.7	2.6
5″ x 7-ga x 26′	26	7	D	9" - 11"	1.00	14.9	13.1	11.4	8.8	6.6	4.9	3.5	2.3	1.3
5" x 7-ga x 28'	28	7	D	9" - 11"	1.00	12.5	10.9	9.4	6.9	4.9	3.4	2.1	1.0	n/a
5" x 7-ga x 30'	30	7	D	9" - 11"	1.00	10.3	8.9	7.5	5.2	3.4	2.0	0.8	n/a	n/a
5" x 7-ga x 35'	35	7	D	9" - 11"	1.00	6.0	4.8	3.6	1.8	n/a	n/a	n/a	n/a	n/a
6" x 7-ga x 24'	24	7	J	12"	1.00	18.6	16.4	14.3	11.2	8.6	6.5	4.8	3.4	2.2
6" x 7-ga x 26'	26	7	J	12"	1.00	15.6	13.4	11.7	8.8	6.5	4.6	3.0	1.8	0.7
6" x 7-ga x 28'	28	7	J	12"	1.00	12.9	10.9	9.3	6.7	4.6	2.8	1.5	n/a	n/a
6" x 7-ga x 30'	30	7	J	12"	1.00	10.4	8.8	7.3	4.8	2.9	1.3	n/a	n/a	n/a
6" x 7-ga x 32'	32	7	J	12"	1.00	8.3	6.8	5.5	3.1	1.3	n/a	n/a	n/a	n/a
6" x 7-ga x 34'	34	7	J	12"	1.00	6.5	5.0	3.7	1.6	n/a	n/a	n/a	n/a	n/a
6" x 7-ga x 35'	35	7	J	12"	1.00	5.5	4.2	2.9	0.9	n/a	n/a	n/a	n/a	n/a
6" x 7-ga x 39'	39	7	J	12"	1.00	2.3	1.0	n/a						





WIND SPEED

				BOLT CI	RCLE	EPA								
POLE ¹	Mtg. Height Length (ft)	Wall Thick (ga)	Designator	Dia. (in)	Anchor Bolt Dia (in)	110 MPH	115 MPH	120 MPH	130 MPH	140 MPH	150 MPH	160 MPH	170 MPH	180 MPH
5" x 11-ga x 14'	14	11	F	11"	0.75	17.6	15.8	14.2	11.5	9.4	7.7	6.3	5.2	4.3
5" x 11-ga x 14'	14	11	F	13"	0.75	17.6	15.8	14.2	11.5	9.4	7.7	6.3	5.2	4.3
5" x 11-ga x 16'	16	11	F	11"	0.75	13.9	12.2	11.0	8.8	7.0	5.5	4.3	3.4	2.5
5" x 11-ga x 16'	16	11	F	13"	0.75	13.9	12.2	11.0	8.8	7.0	5.5	4.3	3.4	2.5
5" x 11-ga x 18'	18	11	F	11"	0.75	11.0	9.6	8.4	6.5	5.0	3.7	2.7	1.8	1.1
5" x 11-ga x 18'	18	11	F	13"	0.75	11.0	9.6	8.4	6.5	5.0	3.7	2.7	1.8	1.1
5" x 11-ga x 20'	20	11	F	11"	0.75	8.6	7.4	6.4	4.6	3.3	2.2	1.3	0.5	-
5" x 11-ga x 20'	20	11	F	13"	0.75	8.6	7.4	6.4	4.6	3.3	2.2	1.3	0.5	-
5" x 11-ga x 22'	22	11	F	11"	0.75	12.7	11.1	9.6	7.4	5.6	4.1	3.0	2.0	1.1
5" x 11-ga x 22'	22	11	F	12"	0.75	10.3	8.9	7.7	5.7	4.1	2.8	1.8	0.9	-
5" x 11-ga x 22'	22	11	F	13"	0.75	8.6	7.4	6.4	4.6	3.1	2.0	1.1	-	-
5" x 11-ga x 24'	24	11	F	11"	0.75	10.2	8.9	7.6	5.6	4.0	2.6	1.6	0.7	-
5" x 11-ga x 24'	24	11	F	12"	0.75	8.0	6.9	5.8	4.0	2.6	1.5	0.5	-	-
5" x 11-ga x 24'	24	11	F	13"	0.75	6.7	5.5	4.6	3.0	1.7	0.7	-	-	-
5" x 11-ga x 26'	26	11	F	11"	0.75	8.1	6.9	5.8	4.0	2.5	1.3	-	-	-
5" x 11-ga x 26'	26	11	F	12"	0.75	6.2	5.1	4.1	2.6	1.3	-	-	-	-
5" x 11-ga x 26'	26	11	F	13"	0.75	5.0	4.0	3.1	1.6	0.5	-	-	-	-
5" x 11-ga x 28'	28	11	F	11"	0.75	6.3	5.2	4.3	2.5	1.1	-	-	-	-
5" x 11-ga x 28'	28	11	F	12"	0.75	4.6	3.6	2.7	1.2	-	-	-	-	-
5" x 11-ga x 28'	28	11	F	13"	0.75	3.4	2.5	1.7	-	-	-	-	-	-
5" x 11-ga x 30'	30	11	F	11"	0.75	4.7	3.7	2.8	1.2	-	-	-	-	-
5" x 11-ga x 30'	30	11	F	12"	0.75	3.1	2.2	1.4	-	-	-	-	-	-
5" x 11-ga x 30'	30	11	F	13"	0.75	2.0	1.2	0.5	-	-	-	-	-	-
5" x 7-ga x 20'	20	7	G	11"	0.75	19.0	17.0	15.0	12.2	9.7	7.8	6.2	5.0	3.8
5" x 7-ga x 20'	20	7	G	12"	0.75	21.4	19.1	17.1	13.8	11.2	9.1	7.3	5.9	4.7
5" x 7-ga x 20'	20	7	G	13"	0.75	21.4	19.2	17.2	13.9	11.3	9.2	7.4	6.0	4.8
5" x 7-ga x 20'	20	7	G	11"	1	21.7	19.4	17.4	14.0	11.4	9.3	7.5	6.0	4.8
5" x 7-ga x 20'	20	7	G	13"	1	21.7	19.4	17.4	14.0	11.4	9.3	7.5	6.0	4.8
5" x 7-ga x 22'	22	7	G	11"	0.75	16.0	14.1	12.5	9.8	7.6	5.9	4.4	3.3	2.3
5" x 7-ga x 22'	22	7	G	12"	0.75	17.7	15.9	14.2	11.2	8.7	7.0	5.4	4.1	3.0
5" x 7-ga x 22'	22	7	G	13"	0.75	19.9	17.3	15.6	12.6	10.0	8.0	6.3	5.0	3.8
5" x 7-ga x 22'	22	7	G	11"	1	21.0	18.7	16.7	13.4	10.6	8.5	6.8	5.4	4.2
5" x 7-ga x 22'	22	7	G	12"	1	23.4	20.6	18.4	15.0	12.2	9.9	8.0	6.4	5.1
5" x 7-ga x 22'	22	7	G	13"	1	21.3	18.8	17.0	13.7	11.0	8.8	7.0	5.6	4.3
5" x 7-ga x 24'	24	7	G	11"	0.75	13.3	11.6	10.0	7.7	5.7	4.2	2.9	1.9	1.0
5" x 7-ga x 24'	24	7	G	12"	0.75	15.0	13.0	11.6	8.9	6.8	5.1	3.8	2.6	1.7
5" x 7-ga x 24'	24	7	G	13"	0.75	16.6	14.6	12.9	10.2	8.0	6.1	4.6	3.3	2.3
5" x 7-ga x 24'	24	7	G	11"	1	17.5	15.7	13.9	10.9	8.6	6.7	5.0	3.7	2.7
5" x 7-ga x 24'	24	7	G	12"	1	20.0	17.4	15.4	12.3	9.9	7.8	6.0	4.7	3.5
5" x 7-ga x 24'	24	7	G	13"	1	18.1	16.0	14.2	11.0	8.7	6.7	5.3	3.9	2.8
5" x 7-ga x 26'	26	7	G	11"	0.75	10.9	9.3	8.0	5.9	4.1	2.7	1.6	0.6	-
5" x 7-ga x 26'	26	7	G	12"	0.75	12.4	10.9	9.5	7.0	5.1	3.6	2.3	1.3	-
5" x 7-ga x 26'	26	7	G	13"	0.75	14.0	12.3	10.7	8.1	6.0	4.4	3.1	2.0	1.0
5" x 7-ga x 26'	26	7	G	11"	1	15.0	13.2	11.5	8.8	6.7	4.9	3.5	2.3	1.3





WIND SPEED

			BOLT CIRCLE			EPA								
POLE ¹	Mtg. Height Length (ft)	Wall Thick (ga)	Designator	Dia. (in)	Anchor Bolt Dia (in)	110 MPH	115 MPH	120 MPH	130 MPH	140 MPH	150 MPH	160 MPH	170 MPH	180 MPH
5" x 7-ga x 26'	26	7	G	12"	1	17.0	14.8	13.0	10.2	7.9	6.0	4.4	3.1	2.1
5" x 7-ga x 26'	26	7	G	13"	1	15.3	13.5	11.8	9.0	6.8	5.0	3.6	2.5	1.4
5" x 7-ga x 28'	28	7	G	11"	0.75	8.9	7.4	6.3	4.3	2.7	1.4	-	-	-
5" x 7-ga x 28'	28	7	G	12"	0.75	10.2	8.8	7.5	5.3	3.5	2.1	1.0	-	-
5" x 7-ga x 28'	28	7	G	13"	0.75	11.8	10.2	8.8	6.4	4.5	3.0	1.7	0.7	-
5" x 7-ga x 28'	28	7	G	11"	1	12.5	10.9	9.5	7.0	5.0	3.3	2.1	1.0	-
5″ x 7-ga x 28′	28	7	G	12"	1	14.2	12.4	11.0	8.2	6.0	4.3	3.0	1.7	0.8
5" x 7-ga x 28'	28	7	G	13"	1	12.9	11.0	9.7	7.2	5.2	3.6	2.2	1.1	-
5" x 7-ga x 30'	30	7	G	11"	0.75	7.0	5.8	4.7	2.8	1.3	-	-	-	-
5" x 7-ga x 30'	30	7	G	12"	0.75	8.4	7.0	5.8	3.8	2.2	0.9	-	-	-
5" x 7-ga x 30'	30	7	G	13"	0.75	9.7	8.2	7.0	4.8	3.0	1.6	0.5	-	-
5" x 7-ga x 30'	30	7	G	11"	1	10.4	8.8	7.6	5.3	3.4	2.0	0.8	-	-
5" x 7-ga x 30'	30	7	G	12"	1	12.0	10.3	9.0	6.4	4.4	2.9	1.6	0.5	-
5" x 7-ga x 30'	30	7	G	13"	1	10.6	9.1	7.7	5.5	3.6	2.1	1.0	-	-
5" x 7-ga x 35'	35	7	G	11"	0.75	3.2	2.2	1.2	-	-	-	-	-	-
5" x 7-ga x 35'	35	7	G	12"	0.75	4.4	3.2	2.2	0.5	-	-	-	-	-
5" x 7-ga x 35'	35	7	G	13"	0.75	5.5	4.2	3.1	1.3	-	-	-	-	-
5" x 7-ga x 35'	35	7	G	11"	1	6.0	4.8	3.6	1.8	-	-	-	-	-
5" x 7-ga x 35'	35	7	G	12"	1	7.3	6.0	4.8	2.7	1.1	-	-	-	-
5" x 7-ga x 35'	35	7	G	13"	1	6.3	5.0	3.8	1.9	-	-	-	-	-
6" x 7-ga x 24'	24	7	Н	11"	1	16.5	14.4	12.6	9.6	7.2	5.3	3.8	2.5	1.4
6" x 7-ga x 24'	24	7	H	12-1/2"	1	19.8	17.5	15.4	12.0	9.2	7.0	5.3	3.8	2.7
6" x 7-ga x 24'	24	7	H	14"	1	23.0	20.5	18.0	14.3	11.2	8.9	6.9	5.3	3.8
6" x 7-ga x 26'	26	7	Н	11"	1	13.7	11.8	10.2	7.5	5.3	3.6	2.1	1.0	11
6" x 7-ga x 26'	26	7	Н	12-1/2"	1	16.5	14.6	12.6	9.6	7.0	5.2	3.6	2.2	1.1
6" x 7-ga x 26' 6" x 7-ga x 28'	26 28	7	H	14" 11"	1	19.6 11.0	17.3 9.3	15.2 7.8	11.7 5.5	8.9 3.5	6.7 1.9	5.0 0.6	3.5	2.2
6" x 7-ga x 28'	28	7	Н	12-1/2"	1 1	13.8	12.0	10.2	7.5	5.2	3.4	1.9	0.7	-
6" x 7-ga x 28'	28	7	Н	14"	1	16.4	14.5	12.5	9.4	6.9	4.7	3.2	1.8	0.7
6" x 7-ga x 30'	30	7	Н	11"	1	9.0	7.3	6.0	3.6	1.9	0.5	J.Z	1.0	0.7
6" x 7-ga x 30'	30	7	H	12-1/2"	1	11.4	9.6	8.0	5.5	3.4	1.7	-	_	_
6" x 7-ga x 30'	30	7	Н	14"	1	14.0	12.0	10.0	7.2	5.0	3.2	1.6	-	-
6" x 7-ga x 32'	32	7	Н	11"	1	7.0	5.5	4.2	2.0	-	-	-	_	-
6" x 7-ga x 32'	32	7	Н	12-1/2"	1	9.2	7.6	6.0	3.8	1.8	-	-	-	
6" x 7-ga x 32'	32	7	Н	14"	1	11.4	9.7	8.0	5.4	3.2	1.6	-	-	
6" x 7-ga x 34'	34	7	Н	11"	1	5.1	3.7	2.5	0.6	-	-	-	-	-
6" x 7-ga x 34'	34	7	Н	12-1/2"	1	7.2	5.6	4.4	2.2	-	-	-	-	-
6" x 7-ga x 34'	34	7	Н	14"	1	9.3	7.6	6.2	3.6	1.7	-	-	-	-
6" x 7-ga x 35'	35	7	Н	11"	1	4.2	3.0	1.8	-	-	-	-	-	-
6" x 7-ga x 35'	35	7	Н	12-1/2"	1	6.2	4.8	3.6	1.4	-	-	-	-	-
6" x 7-ga x 35'	35	7	Н	14"	1	8.2	6.6	5.2	2.9	1.0	-	-	-	-
6" x 7-ga x 39'	39	7	Н	11"	1	1.0	-	-	-	-	-	-	-	-
6" x 7-ga x 39'	39	7	Н	12-1/2"	1	3.0	1.6	0.5	-	-	-	-	-	-
6" x 7-ga x 39'	39	7	Н	14"	1	4.6	3.3	2.0	-	-	-	-	-	-

