AGENDA

PLANNING AND ZONING COMMISSION WORK SESSION MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
***MAY 26, 2026* 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

(II) APPOINTMENTS

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

(III) OPEN FORUM

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

(IV) CONSENT AGENDA

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

(2) Approval of the Minutes for the *April 16, 2026* Planning and Zoning Commission meeting.

(3) **P2026-019 (ANGELICA GUEVARA)**
Consider a request by Javier Silva of JMS Custom Homes, LLC on behalf of Ruben Fragoso of Sixfold Ventures, LLC for the approval of a *Final Plat* for Lot 1, Block A, Sixfold Addition being a 0.15-acre tract of land identified as Block 48B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 213 S. Clark Street, and take any action necessary.

(4) **SP2026-016 (HENRY LEE)**
Discuss and consider a request by Valarie Williamson of Johnson Volk Consulting on behalf of Brian Cramer of Corson Cramer Development for the approval of a *Site Plan* for an *Amenity Center* for the Southside Hills Subdivision situated on a 1.099-acre portion of a larger 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.

(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.

(5) **MIS2026-009 (BETHANY ROSS)**
Discuss and consider a request by Erin Neill for the approval of a *Miscellaneous Case* for a *Minor Waiver* to the Downtown (DT) District requirements on a 0.115-acre tract of land identified as Lot 6B and a portion of Lot 7A, Block J, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 107 N. Goliad Street, and take any action necessary.

(6) **MIS2026-010 (ANGELICA GUEVARA)**
Discuss and consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of a *Miscellaneous Case* for an *Exception* to the *Fence Standards* on a 0.42-acre parcel of land identified as Lot 1, Block 1, Shaw Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 403-B S. Clark Street, and take any action necessary.

(7) 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.

(VI) 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 June 9, 2026.

(8) **Z2026-027 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by James Roland of JR Hilltop Homes on behalf of Leon and Gracie Walker for the approval of a *Zoning Change* from Agricultural (AG) District to Single-Family 16 (SF-16) District for a 0.651-acre parcel of land identified as Lot 17 of the Maytona Ranch Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 1204 Marilyn Jayne Lane, and take any action necessary.

(9) **Z2026-028 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by Elliott Huff for the approval of a *Zoning Change* from Agricultural (AG) District to Single-Family 1 (SF-1) District for a four (4) acre tract of land identified as Tract 22-07 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 520 Cornelius Road, and take any action necessary.

(10) **Z2026-029 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Ariel Palacios for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified as Lot 2, Block G, Lake Rockwall Estates East 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.

(11) **SP2026-013 (BETHANY ROSS)**
Discuss and consider a request by Kevin Patel of Triangle Engineering on behalf of Mohib Masani of MACA Development, LLC for the approval of a *Site Plan* for *Office/Warehouse Building* on a 4.07-acre tract of land identified as a portion of Lot 9, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located west of the intersection of Capital Boulevard and Data Drive, and take any action necessary.

(12) **SP2026-014 (BETHANY ROSS)**
Discuss and consider a request by Mathew Smith of Strohmeyer Architects, Inc. on behalf of Dan Bobst for the approval of a *Site Plan* for *Office Building* on a 4.6540-acre parcel of land identified as Lot 1, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 5133 S. FM-549, and take any action necessary.

(13) **SP2026-015 (HENRY LEE)**
Discuss and consider a request by Thong Thai of B + A Architecture, LLC on behalf of Kim Lien Thi Nguyen of Beauty Legacy, LLC for the approval of a *Site Plan* for a *Strip Retail Center* on a 0.976-acre parcel of land identified as Lot 8, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2200 Ridge Road [*FM-740*], and take any action necessary.

(14) **SP2026-017 (HENRY LEE)**
Discuss and consider a request by Mitchell Mulholland of Cross Engineering Consultants, Inc. on behalf of Kris Ramji of Providence Village Neighborhood Shops on 380 by Slate, LLC and SV Rockwall, LLC for the approval of a *Site Plan* for two (2) *Commercial/Retail Buildings* on a 3.854-acre portion of a larger 11.836-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.

(15) **SP2026-018 (BETHANY ROSS)**
Discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Mike Wurster of Subtle Grounds, LLC for the approval of a *Site Plan* for a *Restaurant with Drive-Through or Drive-In* on a 2.50-acre portion of a larger 4.50-acre parcel of land identified as Lot 1, Block A, Boardwalk Development Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, zoned Planned Development District 71 (PD-71) for limited Commercial (C) District land uses, generally located at the northwest corner of the intersection of Park Hills Boulevard and John King Boulevard, and take any action necessary.

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

- P2026-015: Final Plat for Phase 3 of the Saddle Star Subdivision **(APPROVED)**
- Z2026-011: Specific Use Permit (SUP) for Big-Tex Trailers **(1ST READING; APPROVED)**
- Z2026-015: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for 451 Cornelius Road **(1ST READING; APPROVED)**
- Z2026-016: Specific Use Permit (SUP) for a *Church/House of Worship* **(TABLED TO THE JUNE 15, 2026 MEETING)**
- Z2026-017: Specific Use Permit (SUP) for *Outdoor Commercial Amusement/Recreation* and *a Structure Exceeding 60-Feet in Height* for a Golf Driving Range **(1ST READING; APPROVED)**
- Z2026-018: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for 804 Kernodle Street **(TABLED TO THE JUNE 1, 2026 MEETING)**
- Z2026-019: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for 806 Kernodle Street **(TABLED TO THE JUNE 1, 2026 MEETING)**
- Z2026-020: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for 508 Munson Street **(TABLED TO THE JUNE 1, 2026 MEETING)**
- Z2026-021: Zoning Change (AG to LI) for 4571 SH-276 **(1ST READING; APPROVED)**
- Z2026-022: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for 401 Cornelius Road **(1ST READING; APPROVED)**
- Z2026-023: Specific Use Permit (SUP) for an *Accessory Structure* for 304 E. Bourn Street **(DENIED)**
- Z2026-024: Zoning Change (C to HC) for 960 Sids Road **(1ST READING; APPROVED)**
- Z2026-025: Specific Use Permit (SUP) for a *Freestanding Commercial Antenna of Public Land* for the NTMWD **(1ST READING; APPROVED)**

(VII) ADJOURNMENT

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

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

I, 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 *May 20, 2026* at 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

MINUTES

PLANNING AND ZONING COMMISSION PUBLIC HEARING MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
***MAY 12, 2026* 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 Vice-Chairman John Hagaman, Ellis Bentley, Douglas Roth, David Schoen and Galen Hilliard. Commissioners absent were Carin Brock Staff members present were Director of Planning and Zoning Ryan Miller, Senior Planner Henry Lee, Senior Planner Bethany Ross, Planning Technician Angelica Guevara, Planning Coordinator Melanie Zavala. City Engineer Amy Williams and Assistant City Engineer Jonathan Browning. Staff absent were 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

Kathy Johnson
605 Winding Ridge Lane
Rockwall, TX 75032

Mrs. Johnson came forward and expressed concern regarding the rapid growth of Rockwall and its impact on traffic, infrastructure, and the overall character of the community. She stated that residents are frustrated with continued approvals of subdivisions, apartments, retail, and commercial developments despite prior public opposition. Mrs. Johnson urged City officials and the Planning and Zoning Commission to pause additional development until roadway and infrastructure improvements are completed and asked officials to consider their long-term vision for the future of the community.

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 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 *April 28, 2026* Planning and Zoning Commission meeting.**

2. **P2026-015 (HENRY LEE)**
Discuss and consider a request by Pat Atkins of KPA Consulting on behalf of Rockwall King 15, LLC for the approval of a *Final Plat* for Phase 3 of the Saddle Star South Subdivision consisting of 26 single-family residential lots on a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development 79 (PD-79) for Single-Family 10 (SF-10) District land uses, situated within SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located northeast of the intersection of Featherstone Drive and John King Boulevard, and take any action necessary.

3. **SP2026-011 (HENRY LEE)**
Discuss and consider a request by Pat Atkins of KPA Consulting on behalf of Rockwall King 15, LLC for the approval of a *Site Plan* for Phase 3 of the Saddle Star South Subdivision consisting of 26 single-family residential lots on a 14.995-acre tract of land identified as Tract 1-03 of the P. B. Harrison Survey, Abstract No. 97, City of Rockwall, Rockwall County, Texas, zoned Planned Development 79 (PD-79) for Single-Family 10 (SF-10) District land uses, situated within SH-205 By-Pass Overlay (SH-205 BY-OV) District, generally located northeast of the intersection of Featherstone Drive and John King Boulevard, and take any action necessary.

Vice-Chairman John Hagaman announced that, following his election to the Rockwall City Council as Council Member Place 4, and upon the advice of the City Attorney, he would recuse himself from participation, deliberation, and voting on matters before the Planning and Zoning Commission that may later come before the City Council during the transition period. The Commissioner expressed appreciation to City staff and fellow commissioners for their professionalism, support, and service. He also thanked the citizens of Rockwall for their participation in the public process and encouraged continued involvement in local government and civic engagement.

Commissioner Roth made a motion to approve the Consent Agenda. Commissioner Bentley seconded the motion which passed by a vote of 5-0.

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 Request to Address the Planning and Zoning Commission (i.e. the yellow forms available at the podium or from staff). The Planning and Zoning Commission Chairman will call upon you to come forward at the proper time or will ask if anyone in the audience would like to speak. Please limit all comments to three (3) minutes out of respect for the time of other citizens.

4. **Z2026-011 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by Grant Young of Big-Tex Trailers on behalf of Raymond Jowers of Jowers, Inc. for the approval of a *Specific Use Permit (SUP)* amending *Ordinance No. 20-01* and allowing outside storage adjacent to IH-30 on a 4.4317-acre tract of land identified as Tract 22-01 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 2260 E. IH-30, and take any action necessary.

Senior Planner Henry Lee explained that the subject property is zoned Light Industrial District and that the Specific Use Permit was originally approved in 2007 with a three-year expiration period due to concerns regarding the long-term appropriateness of the use. Staff stated that the SUP had since been extended five times and was returning for further consideration. The applicant requested approval to complete paving, landscaping, detention, sewer, and water improvements and provided an updated timeline consisting of three months for redesign work and one year for construction, followed by an additional eight-year extension of the SUP. Staff also noted that public notices were mailed out to property owners and occupants within 500 feet of the property and that no responses had been received regarding the request.

Commissioner Bentley asked how the applicant proposed to obtain water and sewer service without the necessary easements from adjacent properties.

Commissioner Roth asked if the original request was for 10 years.

Commissioner Hillard asked if there was anything that was not in compliance.

Dub Douphrate
2235 Ridge Road
Rockwall, TX 75032

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

Commissioner Roth asked why they are still requesting to push it out more.

Commissioner Bentley asked what would take a year.

Commissioner Hilliard asked if the business they have currently would be appropriate for the location.

Chairman Dr. Conway opened the public hearing 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 public hearing and brought the item back to Commission for discussion or action.

Commissioner Bentley asked if the Commission would be willing to approve 15 months.

Commissioner Schoen made a motion to approve Z2026-011 with the stipulation of the SUP expiring in 5 years plus the 15 months that the applicant has requested. Commissioner Roth seconded the notion which passed by a vote of 5-0.

5. **Z2026-015 (BETHANY ROSS)**
Hold a public hearing to discuss and consider a request by Akhil D. Vats 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 1.59-acre parcel of land identified as Lot 5, Block A, Peoples Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 451 Cornelius Road, and take any action necessary.

Senior Planner Bethany ross provided a brief summary in regard to the applicants request. The subject property is located within the Peoples Tract Addition and is zoned Single-Family Estate 1.5 District. The applicant is requesting a Specific Use Permit for residential infill adjacent to an established subdivision. The proposed home meets all density and dimensional requirements, with the exception of the roof pitch requirement. Staff noted that this is typical for a more modern-style home, such as the one proposed. Staff also completed a comparison of the existing homes within the surrounding area, which was included in the meeting packet. On April 21, 2026, staff mailed 84 notices to property owners and occupants within 500 feet of the subject property, and at the time of the report, no responses had been received.

Scott Phillips
810 Aroco Bend
Princeton, TX 75407

Mr. Phillips came forward and provided details in regards to the applicants request.

Chairman Dr. Conway opened the public hearing 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 public hearing and brought the item back to Commission for discussion or action.

Commissioner Schoen made a motion to approve Z2026-015. Commissioner Hilliard seconded the motion which passed by a vote of 5-0.

6. **Z2026-016 (RYAN MILLER) [*THE APPLICANT HAS REQUESTED TO TABLED THIS CASE TO JUNE 9, 2026*]**
Hold a public hearing to discuss and consider a request by Bilal Mashhood on behalf of Abdul Khan of Center for Peace and Mercy for the approval of a *Specific Use Permit (SUP)* for a *Church/House of Worship* on a 2.681-acre tract of land identified as Tract 10-01 & 22 of the E. P. G. Chisum Survey, Abstract No. 64, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, generally located on the north side of Turtle Cove Boulevard, north of the intersection of Turtle Cove Boulevard and Ridge Road [*FM-740*], and take any action necessary.

Chairman Dr. Conway moved to table Z2026-016 to the June 9, 2026 meeting. Commissioner Schoen seconded the motion. The motion to table carried unanimously 5-0.

7. **Z2026-017 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by Anthony Winkler of Calabrese & Winkler Holdings on behalf of David Naylor of Rayburn Electric for the approval of a *Specific Use Permit (SUP)* for *Outdoor Commercial Amusement/Recreation* and a *Structure Exceeding 60-Feet in Height in a Commercial (C) District* for a *Golf Driving Range* on a 39.525-acre parcel of land identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [*SH-205*], and take any action necessary.

Senior planner Henry Lee provided a brief summary in regard to the applicants request. Staff noted that the project may appear familiar to the Commission, as similar proposals had previously been reviewed on parcels closer to Interstate 30 near Fit Sport Life Boulevard. The applicant is requesting a Specific Use Permit for outdoor commercial amusement and to exceed the maximum height requirement of 60 feet within a commercial district. Specifically, the request is for the poles supporting the driving range netting, which are proposed at a maximum height of 200 feet. Staff noted that the maximum height permitted through a Specific Use Permit within the commercial district is 240 feet. In addition to the driving range, the applicant is proposing miniature golf, indoor commercial amusement in the form of an arcade and bowling alley, restaurants, and a banquet event facility. Staff reviewed the preliminary parking calculations and noted that, based on the approximate square footage provided, the development would require approximately 248 parking spaces, while the applicant is currently showing 193 spaces. Staff clarified that approval of the Specific Use Permit would not constitute approval of a parking variance, and parking compliance would be addressed during the site plan review process. Staff further noted that the size of the property provides opportunities for additional parking to be added if necessary. Staff stated that notices were mailed on April 26, 2026, to 94 property owners and occupants within 500 feet of the subject property. At the time of the report, staff had received 11 notices in opposition and three in favor. Staff also provided distance exhibits in response to concerns regarding proximity to neighboring residential properties. The nearest neighborhood to the northwest is approximately 900 to 1,000 feet from the proposed use area, while properties to the east are approximately 230 to 300 feet away across a future six-lane highway. Staff noted that the Comprehensive Plan designates the area for future commercial retail development and encourages unique destination-type developments within the City of Rockwall, which the proposal appears to support. Staff concluded by stating that the request is a discretionary decision for the City Council and that the item is before the Planning and Zoning Commission for recommendation.

Commissioner Hilliard asked if this was already approved for I-30.

Anthony Winkler
637 Calvin Drive
Heath, TX 75032

The applicant stated that the proposal is intended to be an entertainment center featuring dining and an event hall, which he believes is needed within the city. He explained that the development would be a family-oriented establishment rather than a franchise and would include several dining options, including a sports bar, a higher-end restaurant, and an eatery. The applicant also noted that the project would include an event hall with seating for approximately 350 people to accommodate weddings, business meetings, training sessions, and seminars. Additional amenities would include duck pin bowling, which the applicant stated is not currently available within approximately an hour of the area, as well as an arcade, driving range, and miniature golf.

Commissioner Roth asked how long the driving range would be.

Commissioner Schoen asked if there would be light pollution and sound pollution.

David Naylor
950 Sids Road
Rockwall, TX 75087

Mr. Naylor came forward and explained they are not planning on moving the tress since they're in the floodplain

Chairman Dr. Conway opened the public hearing and asked if anyone who wished to speak to come forward at this time.

Justin Hoffel
760 Pebble Creek Lane
Rockwall, TX 75032

Mr. Hoffel expressed concerns about both the visual impact of the proposed development and the increase in traffic it could generate along Ralph Hall Parkway. He stated that traffic in the area has already become significantly worse over the past several years, with many drivers using nearby residential streets as alternate routes. The speaker explained that traffic delays at the intersection of Ralph Hall Parkway and SH 205 are already lengthy, often requiring several light cycles to get through the intersection, and believed the proposed entertainment development would further

increase congestion due to the large number of parking spaces required for the site. He also expressed concerns about the appearance of the driving range netting, stating that although existing trees may block views of the building itself, nearby residents would still have to look at the tall netting structure from their backyards. He stated that many residents in the adjacent neighborhood do not support the proposal because of its proximity to their homes and felt the project would be more appropriate closer to Interstate 30. He also questioned whether the development would truly provide a unique entertainment experience, noting that similar amenities such as bowling, restaurants, and sports bars already exist nearby, although not miniature golf or a driving range.

Derek Bradley
772 Pebble Creek Lane
Rockwall, TX 75032

Mr. Bradley stated that they shared many of the same concerns previously mentioned by other residents, particularly regarding noise, lighting, traffic, and the visual impact of the proposed development. He explained that they intentionally did not purchase a home near a golf course and were concerned about now having a driving range adjacent to their property. Additional concerns were expressed regarding the proposed 200-foot poles and netting, as well as the increased traffic expected from both the development and additional nearby residential growth. He also raised concerns about potential late-night noise, including loud music and activity associated with a Top Golf-style entertainment facility, particularly on weekend evenings. Mr. Bradley concluded by stating their opposition to the request.

Jeffrey Lowe
2506 Cedarwood Trail
Rockwall, TX 75032

Mr. Lowe stated that they purchased their property at a premium due to its location adjacent to the greenbelt, open field, and existing tree line. He explained that the natural views and dark nighttime conditions were significant factors in their decision to purchase the home. He expressed appreciation that the floodplain and tree corridor along Buffalo Creek would remain undisturbed, noting concerns about the environmental impact if the area were altered or filled. However, he stated concerns regarding the proposed 60-foot poles, 200-foot netting, and associated lighting, explaining that the development would significantly change the current character of the area and the views from their home at night. The speaker indicated that instead of seeing a dark natural landscape, they would be exposed to lighting and visual impacts from the proposed entertainment facility. Mr. Lowe stated opposition to the project in its entirety, explaining that they may have been more supportive of a lower-intensity commercial development such as restaurants or retail along the frontage road, but did not believe the proposed netting and lighting were appropriate for the location.

Alan Raines
751 Black Oak Lane
Rockwall, TX 75087

Mr. Raines stated that while they understood the potential economic benefits of the proposed Topgolf-style development, they chose to live in the area because they believed it was a desirable place to raise their five children and invest in their property. He urged the Commission to carefully consider the impact the project could have on nearby residents, expressing concerns that the development could negatively affect surrounding property values and the quality of life for neighboring homeowners.

David Nelson
808 River Rock Island
Rockwall, TX 75032

Mr. Nelson stated that, based on familiarity with the existing tree line and surrounding area, they believed the proposed driving range netting would still be visible from their property due to the line of sight toward the northwest corner of the structure. He explained that they moved their family from Mesquite to Rockwall approximately 18 years ago in part because of the educational opportunities and the natural character of the area. He noted that the adjacent greenbelt and wooded area were major factors in selecting their property, with the understanding that the area would remain preserved and free from significant development. He acknowledged that utility infrastructure had been installed within the corridor while maintaining the natural watershed and tree line. However, he expressed concerns that no watershed engineering reports, tree impact studies, or tree removal analyses had been presented as part of the proposal. Additional concerns were raised regarding increased stormwater runoff from the large parking area and the ability of detention facilities to adequately manage drainage, particularly given existing flooding concerns at the Sids and Mims intersection during heavy rain events. He also stated that the natural area is pristine and should remain preserved and further expressed the opinion that the proposal does not align with the City's long-term planning vision. Mr. Nelson concluded by stating firm opposition to the development and thanked the Commission for their time and service.

Kathy Wacker
309 Featherstone Drive
Rockwall, TX 75087

Mrs. Wacker stated that they were surprised to learn the proposal included a 200-foot-high netting structure visible from SH 205 and believed the height and scale of the facility were unreasonable for the area. She expressed the opinion that Interstate 30 would be a more appropriate location for this type of entertainment development. She emphasized that many families had built homes in the surrounding area with the expectation that they would not be located adjacent to a large driving range facility with tall netting, lighting, increased noise, and additional traffic. Concerns were also raised regarding existing traffic congestion along SH 205, particularly for northbound and southbound travel, with also describing current traffic

conditions as already difficult due to delays at traffic signals. Mrs. Wacker concluded by stating opposition to the proposal and reiterated the belief that the development would be better suited along Interstate 30 or in a less residential area.

Brian Schwartz
2735 Capstone Way
Rockwall, TX 75087

Mr. Schwartz stated that their property is located along Mims Road and expressed concerns about the increasing traffic in the area. He explained that Mims Road has become a major thoroughfare in recent years and is significantly busier than when they originally purchased their property. He believed the proposed development would add even more traffic to the surrounding roadways, particularly from vehicles traveling along Sids Road and using Mims Road to access northbound routes. He further stated that traffic conditions worsened after the connection between Highway 276 and Sids Road was completed, describing Mims Road as having become a "racetrack" on Friday and Saturday nights due to speeding vehicles. He also expressed concerns regarding the noise associated with traffic activity in the area and concluded by stating opposition to the proposed development.

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 to Commission for discussion or action.

Mr. Bentley asked what the time frame was.

Mr. Winkler explained they are hoping to start by the fourth quarter and open by the fourth quarter of 27.

Commissioner Roth asked they were needing a SUP.

Commissioner Schoen asked if the intent for traffic to enter the site directly from SH 205, or will access to the property be provided through Sids Road.

Commissioner Schoen made a motion to approve Z2026-017. Commissioner Bentley seconded the motion which passed by a vote of 3-2 with Commissioner Roth and Conway dissenting

8. **Z2026-018 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes 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 0.161-acre parcel of land identified as Lot 3, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 804 Kernodle Street, and take any action necessary.

Planning Technician Angelica Guevara stated that the proposed single-family home meets all density and dimensional requirements for property zoned Single-Family 7 District, with the exception of the garage setback requirement. Staff explained that the applicant is proposing a front-entry garage that extends approximately 4 1/4 inches in front of the front façade of the home rather than meeting the required setback of 20 feet behind the front façade. Staff further noted that this type of garage orientation is not uncommon among newer homes in the surrounding area. Staff stated that on April 21, 2026, notices were mailed to 95 property owners and occupants within 500 feet of the subject property and that, at the time of the report, two notices in opposition had been received. Staff also noted that a housing analysis and draft ordinance were included in the meeting packet.

Javier Silva
58 Windsor Drive
Rockwall, TX 75032

Mr. Silva came forward and provided additional details in regard to his request.

Chairman Dr. Conway opened the public hearing 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 public hearing and brought the item back to Commission for discussion or action.

Commissioner Bentley made a motion to approve Z2026-018. Commissioner Hilliard seconded the motion which passed by a vote of 5-0.

9. **Z2026-019 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes 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 0.161-acre parcel of land identified as Lot 2, Block A, Kinsey Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 806 Kernodle Street, and take any action necessary.

Planning Technician Angelica Guevara stated that the applicant is again requesting approval of a Specific Use Permit for the construction of a single-family home on the subject property. Staff explained that, similar to the previous request, the proposed home meets all density and dimensional requirements of the Unified Development Code, with the exception of the garage setback requirement. Staff noted that the proposed garage is oriented approximately 6 feet, 3 1/2 inches in front of the front façade of the home, rather than meeting the required setback of 20 feet behind the front façade. Staff further stated that this type of garage orientation is not atypical for the surrounding area. Staff also noted that notices were mailed to property owners and occupants within 500 feet of the subject property and that one notice in favor and three notices in opposition to the request were received.

Chairman Dr. Conway opened the public hearing 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 public hearing and brought the item back to Commission for discussion or action.

Commissioner Roth made a motion to approve Z2026-019. Commissioner Bentley seconded the motion which passed by a vote of 5-0.

10. **Z2026-020 (ANGELICA GUEVARA)**

Hold a public hearing to discuss and consider a request by Javier Silva of JMS Custom Homes 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 0.138-acre tract of land identified as Block 52C of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 508 Munson Street, and take any action necessary.

Planning Technician Angelica Guevara stated that the applicant is again requesting approval of a Specific Use Permit for the purpose of constructing a single-family home on the subject property. Staff explained that the existing lot does not meet the required lot depth; however, the property is a lot of record and is therefore considered a legally nonconforming lot. Staff further stated that the proposed single-family home meets all density and dimensional requirements of the Unified Development Code for the district, with the exception of the garage setback requirement. In this case, the proposed garage is oriented approximately 4 feet, 6 1/2 inches behind the front façade of the home, rather than meeting the required setback of 20 feet behind the front façade. Staff also noted that notices were mailed to property owners and occupants within 500 feet of the subject property and that one notice in favor of the applicant's request had been received.

Chairman Dr. Conway opened the public hearing 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 public hearing and brought the item back to Commission for discussion or action.

Commissioner Roth made a motion to approve Z2026-020. Commissioner Bentley seconded the motion which passed by a vote of 5-0.

11. **Z2026-021 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Ron Hawkins for the approval of a *Zoning Change* from an Agricultural (AG) District to a Light Industrial (LI) District for a 9.9398-acre tract of land identified as Tract 3 of the J. H. Bailey Survey, Abstract No. 34, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-276 Overlay (SH-276 OV) District, addressed as 4571 SH-276, and take any action necessary.

Senior Planner Bethany Ross Staff stated that the subject property was annexed in 2008 as a legally nonconforming garden supply and plant nursery. Staff explained that in December 2025, the applicant met with staff after it was discovered that a banquet facility and coffee shop had been established on the property without the issuance of a Certificate of Occupancy. Following that meeting, staff determined that the appropriate course of action would be to request that City Council allow banquet facilities by Specific Use Permit within the Light Industrial District. Staff noted that City Council directed staff to pursue the text amendment on January 5, 2026, and subsequently approved the amendment on March 2, 2026. Staff further stated that the applicant is now requesting approval of a zoning change from Agricultural District to Light Industrial District. Staff noted that the request is consistent with the Future Land Use Plan contained within the Comprehensive Plan. On April 21, 2026, staff mailed 28 notices to property owners and occupants within the notification area and received one notice in opposition to the request. Staff also explained that if the zoning change is approved, the applicant will be required to submit a Specific Use Permit application, site plan, and final plat for the property, as well as obtain building permits for any structures constructed without permits.

Ron Hawkins
4571 SH-276
Rockwall, TX 75032

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

Commissioner Hilliard asked if he is changing the zoning to facilitate his business.

Chairman Dr. Conway opened the public hearing 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 public hearing and brought the item back to Commission for discussion or action.

Commissioner Bentley made a motion to approve Z2025-021. Commissioner Roth seconded the motion which passed by a vote of 5-0.

12. **Z2026-022 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Ankit Parmar 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 1.59-acre parcel of land identified as Lot 4, Block A, Peoples Tract Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family Estate 1.5 (SFE-1.5) District, addressed as 401 Cornelius Road, and take any action necessary.

Senior Planner Bethany Ross stated that the subject property is located within the Peoples Tract Addition and is zoned Single-Family Estate 1.5 District. The applicant is requesting a Specific Use Permit for residential infill adjacent to an established subdivision. Staff explained that the proposed home meets all density and dimensional requirements, with the exception of the side-entry garage and roof pitch requirements. Staff noted that side-entry garages are typical for larger lots and that lower roof pitches are more common for modern-style homes such as the one proposed. Staff also completed a comparison of existing homes in the surrounding area, which was included in the meeting packet. On April 21, 2026, staff mailed 82 notices to property owners and occupants within 500 feet of the subject property, and no responses were received.

Commissioner Roth asked if it is the same builder to the adjacent house.

Scott Phillips

810 Aroco Bend
Princeton, TX 75407

Chairman Dr. Conway opened the public hearing 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 public hearing and brought the item back to Commission for discussion or action.

Commissioner Schoen made a motion to approve Z2026-022. Commissioner Hilliard seconded the motion which passed by a vote of 5-0.

13. **Z2026-023 (ANGELICA GUEVARA)**
Hold a public hearing to discuss and consider a request by Samuel Angel Hernandez Ramirez for the approval of a *Specific Use Permit (SUP)* for an existing *Accessory Structure* on a 0.344-acre parcel of land identified as Lot 48 of the Canup 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 304 E. Bourn Street, and take any action necessary.

Planning Technician Angelica Guevara stated that the applicant is requesting approval of a Specific Use Permit for an existing accessory structure located on the subject property. Staff explained that the Building Inspections Department initially notified staff that an unpermitted structure was under construction and exceeded the maximum allowable size requirements, prompting the applicant to submit a Specific Use Permit application to bring the structure into compliance. During the review process, staff also became aware of an additional unpermitted structure on the property; however, the applicant has since submitted a building permit application for that structure. Based on the submitted site plan and building elevations, staff noted that the existing accessory structure measures approximately 24 feet by 10 feet, is located within the rear yard, has an overall height of 10 feet, and is currently supported on concrete blocks. Staff further explained that the structure does not meet the required separation distance between structures. To address this issue, the applicant revised the site plan to reduce the structure size by 4 feet, resulting in a revised total size of 200 square feet in order to achieve compliance with the minimum separation requirement. Staff also noted that if the request is approved, no additional accessory structures would be permitted on the property. On April 21, 2026, staff mailed 123 notices to property owners and occupants within 500 feet of the subject property and, at the time of the report, had received one notice in opposition to the request.

Sam Hernandez
304 E Borun Street
Rockwall TX 75087

Mr. Hernandez explained that the accessory structure was constructed to serve as a private gym space for his son to practice boxing. The applicant stated that his son no longer wanted to train at a public gym, so boxing equipment was initially placed in the garage. However, after concerns about damage to vehicles stored in the garage, the applicant decided to construct a separate structure in the backyard for boxing practice and training purposes. The applicant acknowledged that the structure was built prior to obtaining approval and stated that he would like the opportunity to bring the structure into compliance and continue using it if the request is approved.

Commissioner Bentley asked if the building is originally supposed to be on concrete slab.

Commissioner Schoen asked whether the applicant was also requesting a variance to allow the structure to remain without a concrete foundation.

Chairman Dr. Conway opened the public hearing 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 public hearing and brought the item back to Commission for discussion or action.

Commissioner Bentley asked if it has electricity.

Commissioner Schoen denied Z2026-023 without prejudice. Commissioner Bentley seconded the motion which was denied without prejudice by a vote of 5-0.

14. **Z2026-024 (HENRY LEE)**
Hold a public hearing to discuss and consider a request by Stephen Geiger for the approval of a *Zoning Change* from a Commercial (C) District to a Heavy Commercial (HC) District for a 1.50-acre tract of land identified as Tract 8-02 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 960 Sids Road, and take any action necessary.

Senior Planner Henry Lee stated that the subject property is located southwest of the Specific Use Permit request for outdoor recreation that had been presented earlier in the meeting. The applicant is requesting approval of a zoning change from Commercial District to Heavy Commercial District. Staff explained that the Comprehensive Plan recommends preserving existing development patterns in the area and discouraging the encroachment of incompatible land uses. In this case, staff noted that the proposed zoning request appears to align with the intent of the Comprehensive Plan because it would bring the property into greater conformity with the surrounding zoning classifications. Staff also noted that if the property is developed in the future, the applicant would be required to construct all necessary infrastructure improvements associated with the development. Staff further stated that notices were mailed on April 21, 2026, to 14 property owners and occupants within the notification area and that one notice in favor of the request had been received.

Commissioner Schoen asked if the property was next to the Rockwall ISD bus barn.

David Naylor
950 Sids Road
Rockwall, TX 75032

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

Chairman Dr. Conway opened the public hearing 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 public hearing and brought the item back to Commission for discussion or action.

Commissioner Bentley made a motion to approve Z2026-024.Commissioner Hilliard seconded the motion which passed by a vote of 5-0.

15. **Z2026-025 (BETHANY ROSS)**

Hold a public hearing to discuss and consider a request by Eric Williams of Teague, Nall, & Perkins on behalf of Elisa Cardona of the North Texas Municipal Water District (NTMWD) for the approval of a *Specific Use Permit (SUP)* for *Freestanding Commercial Antenna* on *Public Property* on a 0.40-acre tract of land identified as a portion of Tract 3 of the T. R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 80 (PD-80) for Single-Family 10 (SF-10) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV)) District, generally located on the west side of John King Boulevard north of the intersection of John King Boulevard and FM-552, and take any action necessary.

Senior Paler Bethany Ross stated that the subject property is zoned Planned Development District 80 for Single-Family 10 District land uses and is located within the SH-205 Bypass Overlay District. The applicant is requesting approval of a Specific Use Permit for a commercial freestanding antenna on public property. Staff explained that commercial freestanding antennas located on public property are permitted by right; however, they are required to comply with the maximum height permitted within the underlying Single-Family 10 District. In this case, the proposed antenna exceeds the maximum allowable height by 14 feet, thereby necessitating approval through the Specific Use Permit process. Staff further noted that a Specific Use Permit is a discretionary decision by the City Council following a recommendation from the Planning and Zoning Commission. Staff stated that on April 21, 2026, notices were mailed to eight property owners and occupants within 500 feet of the subject property, and notice was also provided to the Breezy Hill Estates Homeowners Association, which is the only HOA located within 1,500 feet of the property. At the time of the report, staff had not received any notices in favor of or opposition to the request.

Eric Williams
8177 Midtown Boulevard
Dallas TX , 75231

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

Elisa Cardona
250 Madrone Lane
Princeton, Texas.

Mrs. Cardona came forward and explained they would need a taller tower to transmit back to Wylie.

Chairman Dr. Conway opened the public hearing and asked if anyone who wished to speak to come forward at this time.

Bryan Givіden
602 Calm Crest Drive
Rockwall, TX 75087

Mr. Bryan came forward and explained he was in opposition of this request.

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 to Commission for discussion or action.
Commissioner Schoen made a motion to approve Z2026-025. Commissioner Bentley seconded the motion which passed by a vote of 5-0.

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.

16. **SP2026-012 (BETHANY ROSS) [*THE APPLICANT HAS TABLED THIS CASE TO JUNE 9, 2026*]**

Discuss and consider a request by Paul Cragun of Cumulus Design on behalf of Sam Mota of MGD 276 Business Park, LLC for the approval of a *Site Plan* for *Commercial/Office Building* on a 3.8-acre tract of land identified as Tract 2-5 of the J. Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for General Retail (GR) District land uses, situated within the SH-276 Overlay (SH-276 OV) District, located at the northwest corner of the intersection of Old SH-276 and T. L. Townsend Drive, and take any action necessary.

VI. DISCUSSION ITEMS

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

- P2026-013: Replat for Lot 5, Block A, Las Primeras Addition **(APPROVED)**
- P2026-014: Replat for Lot 4, Block A, REC Campus Addition **(APPROVED)**
- P2026-016: Replat for Lot 2, Block A, Rockwall County YMCA of Metropolitan Dallas Addition **(APPROVED)**
- Z2026-011: Specific Use Permit (SUP) for *Outside Storage* for 2260 E. IH-30 **(TABLED TO THE MAY 18, 2026)**

- Z2026-012: Text Amendment to Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) **(2ND READING; APPROVED)**
- Z2026-013: Zoning Change Amending Planned Development District 76 (PD-76) **(2ND READING; APPROVED)**
- Z2026-014: Zoning Change Amending Planned Development District 46 (PD-46) **(DENIED)**

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

VII. ADJOURNMENT

Chairman Dr. Conway adjourned the meeting at 8:10PM

PASSED AND APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL, Texas, this _____ day of _____, 2026.

Dr. Jean Conway, Chairman

Attest:

Melanie Zavala, Planning Coordinator

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:	May 26, 2026
APPLICANT:	Javier Silva of JMS Custom Homes, LLC
CASE NUMBER:	P2026-019; *Final Plat for Lot 1, Block A, Sixfold Addition*

SUMMARY

Consider a request by Javier Silva of JMS Custom Homes, LLC on behalf of Ruben Fragoso of Sixfold Ventures, LLC for the approval of a *Final Plat* for Lot 1, Block A, Sixfold Addition being a 0.15-acre tract of land identified as Block 48B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 213 S. Clark Street, and take any action necessary.

PLAT INFORMATION

☑ *Purpose.* The applicant is requesting the approval of a *Final Plat* for a .015-acre tract of land [*i.e. Block 48B of the B. F. Boydston Addition*] for the purpose of establishing the necessary easements for the development of a single-family home on the subject property.

☑ *Background.* The subject property was annexed prior to 1934 based on the April 1934 Sanborn Map. According to the City's historic zoning maps, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. Based on the May 16, 1983 zoning map, this designation changed to a Single-Family 7 (SF-7) District between January 3, 1972 and May 15, 1983. Based on aerial images, an existing single-family home was situated on the subject property as of February 2014; however, this home was removed from the property through a demolition permit [*DEM2014-009*], which was issued on July 22, 2014. On August 14, 2014, the Board of Adjustments (BOA) approved *Order No. BOA 2014-5-V* approving a variance to reduce the front yard setback from 20-feet to ten (10) feet; however, no building permit was submitted associated with this request. On March 16, 2026, the City Council approved *Ordinance No. 26-12, S-394* [*i.e. Case No. Z2026-008*] to allow the construction of a single-family home on the subject property.

☑ *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 *Lot 1, Block A, Sixfold 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 ***Replat*** 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

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 5/21/2026

PROJECT NUMBER: P2026-019
PROJECT NAME: Replat for Lot 1, Block A, Sixfold Addition
SITE ADDRESS/LOCATIONS: 213 South Clark Street, Rockwall, TX, 75087

CASE CAPTION: Consider a request by Javier Silva of JMS Custom Homes, LLC on behalf of Ruben Fragoso of Sixfold Ventures, LLC for the approval of a Final Plat for Lot 1, Block A, Sixfold Addition being a 0.15-acre tract of land identified as Block 48B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 213 S. Clark Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	05/19/2026	Approved w/ Comments

05/19/2026: P2026-019: Final Plat for Lot 1, Block A, Sixfold 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 1, Block A, Sixfold Addition being a 0.15-acre tract of land identified as Block 48B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 213 S. Clark Street.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (P2026-019) in the lower right-hand corner of all pages on future submittals.

M.4 Please label all existing and proposed easements relative to the site and include the type, width, and purpose. (Section 38-7, Subdivision and Platting Procedures, of the Municipal Code of Ordinances)

I.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.

I.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: May 26, 2026
City Council Meeting: June 1, 2026

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	05/20/2026	Approved w/ Comments

05/20/2026: 1. Provide a 10' utility easement along both roadway frontages.

General Items:
- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
- Existing flow patterns must be maintained.
- Lot to lot drainage is not allowed.
- 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 the 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 6" sewer main along Hartman St available for use.
- There is an existing 8" water main along S Clark St available for use.
- 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.
- An engineered reinforced concrete pipe must be designed and installed as a culvert with concrete headwalls. Minimum of 18" culvert (if needed). Size and slope will need to be engineered to have capacity for the 100-year storm event
- No rock, 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	05/21/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/19/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/18/2026	Approved

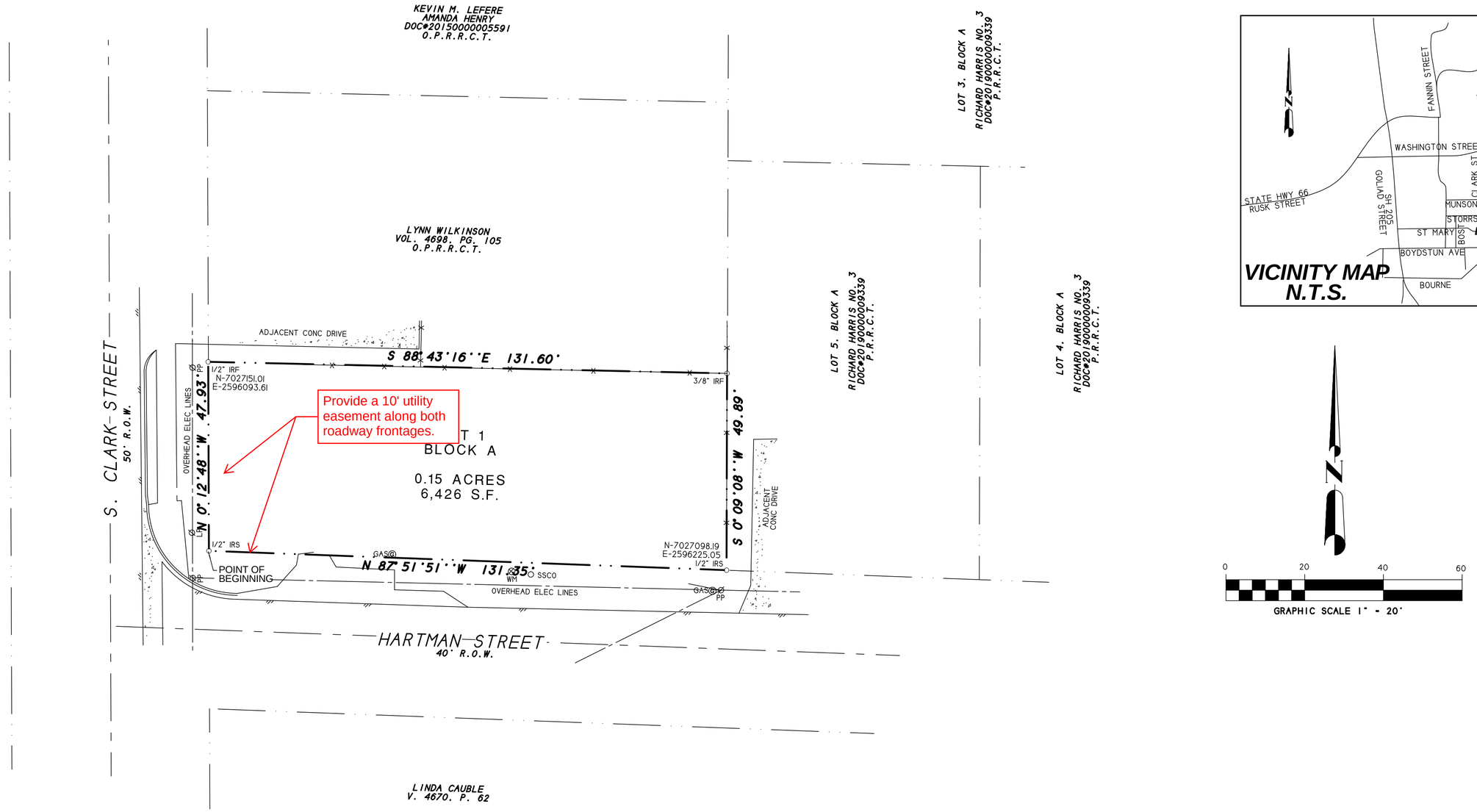
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/18/2026	Approved

No Comments



SURVEYOR'S NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030 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 IN VOL. 104, P. 498, D.R.R.C.T.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

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).

General Items:
- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
- Existing flow patterns must be maintained.
- Lot to lot drainage is not allowed.
- 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 the 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 6" sewer main along Hartman St available for use.
- There is an existing 8" water main along S Clark St available for use.
- 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.
- An engineered reinforced concrete pipe must be designed and installed as a culvert with concrete headwalls. Minimum of 18" culvert (if needed). Size and slope will need to be engineered to have capacity for the 100-year storm event
- No rock, gravel, or asphalt allowed in any area.
- Additional comments may be provided at time of Building Permit.

FINAL PLAT

LOT 1, BLOCK A SIXFOLD ADDITION

BEING ONE (1) LOT
0.15 ACRES OR 6,426 S.F.
SITUATED IN THE
B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNERS:

SIXFOLD VENTURES LLC
RUBEN FRAGASO
1321 CRESCENT COVE DRIVE
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE APRIL 29, 2026
SCALE 1" = 20' FILE # 20140255-FP
CLIENT JMS

CITY CASE NO. P2026-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, SIXFOLD VENTURES LLC, BEING THE OWNER OF A TRACT OF land in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being that tract of land as described in a Warranty deed from Sherman P. Sparks to Billy Ray Crawford and Linda K. Crawford, dated August 31, 1972 and being recorded in Volume 104, Page 498 of the Deed Records of Rockwall County, Texas, and conveyed to Sixfold Ventures LLC by Deed recorded in Document no. 20260000002365, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner at the intersection of the east right-of-way line of S. Clark Street with the north right-of-way line of Hartman Street, at the southwest corner of said Crawford tract;

THENCE N. 00 deg. 12 min. 48 sec. W. along the east right-of-way line of S. Clark Street, a distance of 47.93 feet to a 1/2" iron rod found for corner;

THENCE S. 88 deg. 43 min. 16 sec. E. a distance of 131.60 feet to a 3/8" iron rod found for corner in the west line of Lot 5, Block A, RICHARD HARRIS NO 3 ADDITION, an Addition to the City of Rockwall, Texas according to the Plat thereof recorded in Document no. 20190000009339, Plat Records of Rockwall County, Texas;

THENCE S. 00 deg. 09 min. 08 sec. W. along the west line of said Lot 2, a distance of 49.89 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the north right-of-way line of Hartman Street;

THENCE N. 87 deg. 51 min. 51 sec. W. along said right-of-way line, a distance of 131.35 feet to the POINT OF BEGINNING and containing 6,426 square feet or 0.15 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 LOT 1, BLOCK A, SIXFOLD 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 LOT 1, BLOCK A, SIXFOLD ADDITION 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;

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 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.

5. 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.

_____
RUBEN FRAGASO
for SIXFOLD VENTURES LLC

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared RUBEN FRAGASO, 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 _____, 20__.

_____ _____
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

STATE OF TEXAS · REGISTERED · HAROLD D. FETTY III · 5034 · PROFESSIONAL · LAND SURVEYOR

APPROVED: I hereby certify that the above and foregoing subdivision plat of LOT 1, BLOCK A, SIXFOLD ADDITION, 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 _____ ,_____.

_____ _____
Mayor of City of Rockwall Planning and Zoning Commission Chairman

_____ _____
City Secretary Ciity Engineer

FINAL PLAT

LOT 1, BLOCK A SIXFOLD ADDITION

BEING ONE (1) LOT
0.15 ACRES OR 6,426 S.F.

SITUATED IN THE
B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNERS:

SIXFOLD VENTURES LLC
RUBEN FRAGASO
1321 CRESCENT COVE DRIVE
ROCKWALL, TEXAS 75087

SHEET 2 OF 2

SURVEY DATE APRIL 29, 2026
SCALE 1" = 20' FILE # 20140255-FP
CLIENT JMS

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO. P2026-

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 ($500.00 + $20.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ FINAL PLAT ($500.00 + $20.00 ACRE) [1]
- ☒ REPLAT ($500.00 + $20.00 ACRE) [1&3]
- ☐ AMENDING OR MINOR PLAT ($500.00)
- ☐ PLAT REINSTATEMENT REQUEST ($200.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($1,000.00 + $20.00 ACRE) [1&2]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($500.00) [2]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($200.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] ($200.00) [2]
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] ($1,000.00) [2]

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($1,000.00 + $20.00 ACRE) [1&3]
- ☐ SPECIFIC USE PERMIT [RESIDENTIAL] ($200.00 + $20.00 ACRE) [1,2&3]
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] ($1,000.00 + $20.00 ACRE) [1,2&3]
- ☐ PLANNED DEVELOPMENT DISTRICT ($1,500.00 + $20.00 ACRE) [1&3]
- ☐ PD DEVELOPMENT PLANS ($1,500.00 + $20.00 ACRE) [1&3]

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 ***$2,500.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.
[3]: AN ADDITIONAL FEE OF ***$150.00*** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	213 S. Clark ST. Rockwall TX 75087				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION					

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	Sixfold Ventures LLC	☒ APPLICANT	Javier Silva
CONTACT PERSON	Ruben Fragaso	CONTACT PERSON	[redacted]
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP	[redacted]	CITY, STATE & ZIP	[redacted]
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ruben Fragaso [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 $ 520.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 14 *DAY OF* May, 2026. *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF May 2026

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MANUEL GARCIA
Notary ID #131528836
My Commission Expires
July 31, 2029

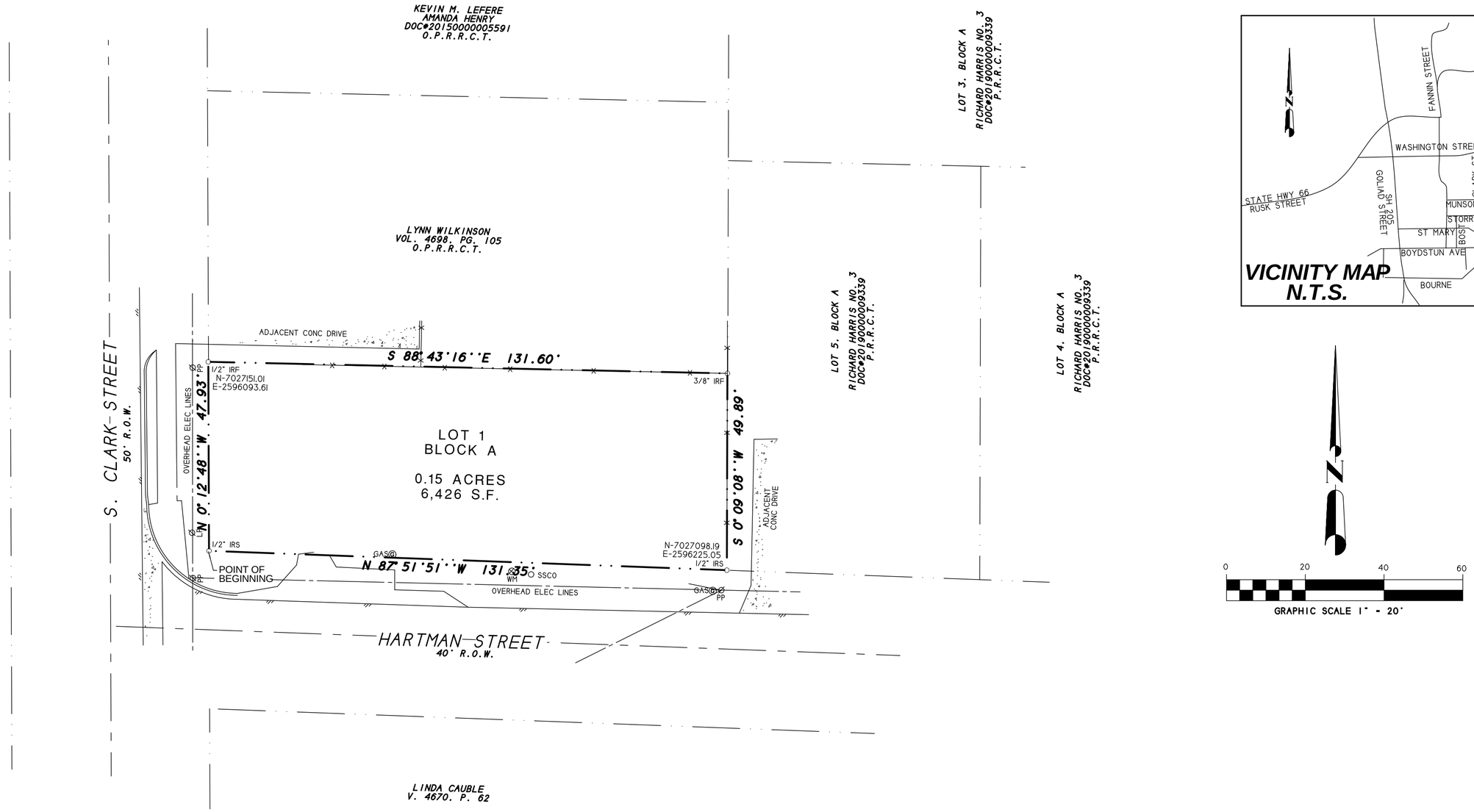
MY COMMISSION EXPIRES July 31, 2029



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.



SURVEYOR'S NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48397C0030 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 IN VOL. 104, P. 498, D.R.R.C.T.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

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).

FINAL PLAT

LOT 1, BLOCK A
SIXFOLD ADDITION

BEING ONE (1) LOT
0.15 ACRES OR 6,426 S.F.
SITUATED IN THE
B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNERS:

SIXFOLD VENTURES LLC
RUBEN FRAGASO
1321 CRESCENT COVE DRIVE
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE APRIL 29, 2026
SCALE 1" = 20' FILE # 20140255-FP
CLIENT JMS

CITY CASE NO. P2026-

OWNER'S CERTIFICATE
(Public Dedication)

STATE OF TEXAS
COUNTY OF ROCKWALL

WHEREAS, SIXFOLD VENTURES LLC, BEING THE OWNER OF A TRACT OF land in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, County of Rockwall, State of Texas, said tract being described as follows:

All that certain lot, tract or parcel of land situated in the B.F. BOYDSTUN SURVEY, ABSTRACT NO. 14, City of Rockwall, Rockwall County, Texas, and being that tract of land as described in a Warranty deed from Sherman P. Sparks to Billy Ray Crawford and Linda K. Crawford, dated August 31, 1972 and being recorded in Volume 104, Page 498 of the Deed Records of Rockwall County, Texas, and conveyed to Sixfold Ventures LLC by Deed recorded in Document no. 20260000002365, Official Public Records, Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner at the intersection of the east right-of-way line of S. Clark Street with the north right-of-way line of Hartman Street, at the southwest corner of said Crawford tract;

THENCE N. 00 deg. 12 min. 48 sec. W. along the east right-of-way line of S. Clark Street, a distance of 47.93 feet to a 1/2" iron rod found for corner;

THENCE S. 88 deg. 43 min. 16 sec. E. a distance of 131.60 feet to a 3/8" iron rod found for corner in the west line of Lot 5, Block A, RICHARD HARRIS NO 3 ADDITION, an Addition to the City of Rockwall, Texas according to the Plat thereof recorded in Document no. 20190000009339, Plat Records of Rockwall County, Texas;

THENCE S. 00 deg. 09 min. 08 sec. W. along the west line of said Lot 2, a distance of 49.89 feet to a 1/2" iron rod with yellow plastic cap stamped "RPLS 5034" set for corner in the north right-of-way line of Hartman Street;

THENCE N. 87 deg. 51 min. 51 sec. W. along said right-of-way line, a distance of 131.35 feet to the POINT OF BEGINNING and containing 6,426 square feet or 0.15 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 LOT 1, BLOCK A, SIXFOLD 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 LOT 1, BLOCK A, SIXFOLD ADDITION 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;

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 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.

5. 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.

_____
RUBEN FRAGASO
for SIXFOLD VENTURES LLC

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared RUBEN FRAGASO, 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 _____, 20__.

_____ _____
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

STATE OF TEXAS · REGISTERED · HAROLD D. FETTY III · 5034 · PROFESSIONAL · LAND SURVEYOR

APPROVED: I hereby certify that the above and foregoing subdivision plat of LOT 1, BLOCK A, SIXFOLD ADDITION, 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 _____ ,_____.

_____ _____
Mayor of City of Rockwall Planning and Zoning Commission Chairman

_____ _____
City Secretary Ciity Engineer

FINAL PLAT

LOT 1, BLOCK A SIXFOLD ADDITION

BEING ONE (1) LOT
0.15 ACRES OR 6,426 S.F.

SITUATED IN THE
B.F. BOYDSTUN SURVEY
ABSTRACT NO. 14
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNERS:

SIXFOLD VENTURES LLC
RUBEN FRAGASO
1321 CRESCENT COVE DRIVE
ROCKWALL, TEXAS 75087

SHEET 2 OF 2

SURVEY DATE APRIL 29, 2026
SCALE 1" = 20' FILE # 20140255-FP
CLIENT JMS

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 10150900
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY CASE NO. P2026-

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:	May 26, 2026
SUBJECT:	SP2026-016; *PD Site Plan for the Southside Hills Subdivision Amenity Center*

The applicant, Valerie Williamson of Johnson Volk Consulting, is requesting the approval of a site plan for the amenity center within the Southside Hills Subdivision. The Southside Hills Subdivision is situated on a 262.94-acre tract of land (*i.e. Tracts 17-13, 17-14, 17-15, 17-16, & 40-8 of the W. W. Ford Survey, Abstract No. 80*) that is generally located on the east side of SH-205 [*S. Goliad Street*] south of the intersection of SH-205 and FM-549. Phase 1 of the Southside Hills Subdivision was approved for a *Final Plat* [*Case No. P2025-028*] and a *PD Site Plan* [*Case No. SP2025-036*] in accordance with the submittal schedule contained in the Planned Development District ordinance. As part of this site plan application, the applicant has submitted a site plan, landscape plan, photometric plan, and building elevations for the proposed amenity center.

The site plan submitted by the applicant indicates a restroom building, three (3) shade structures, a swimming pool, a fire pit, and an event lawn will be constructed on the subject property. In addition, the site plan details the location of all sidewalks and all fence types associated with the development. The landscape plan shows that all of the required landscaping as stipulated by the Planned Development District ordinance will be provided, and that the pool equipment will be screened in accordance with the requirements of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC). The proposed building elevations conform to the material and roof pitch requirements stipulated by the Planned Development District ordinance. The submitted site plan, landscape plan, photometric plan, and building elevations all conform to the applicable technical requirements contained in Planned Development District 99 (PD-99) and the Unified Development Code (UDC). Since the proposed site plan conforms to the technical requirements, this case is being placed on the consent agenda. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the *May 26, 2026* Planning and Zoning Commission meeting.

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 5/21/2026

PROJECT NUMBER: SP2026-016
PROJECT NAME: Site Plan for Southside Hills Amenity Center
SITE ADDRESS/LOCATIONS: 2305 Southside Hills, Rockwall, TX 75032

CASE CAPTION: Discuss and consider a request by Valarie Williamson of Johnson Volk Consulting on behalf of Brian Cramer of Corson Cramer Development for the approval of a Site Plan for an Amenity Center for the Southside Hills Subdivision situated on a 1.099-acre portion of a larger 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	05/21/2026	Needs Review

05/21/2026: 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 an Amenity Center for the Southside Hills Subdivision situated on a 1.099-acre portion of a larger 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.

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 (SP2026-016) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC).

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC) and Planned Development District 99 (PD-99).

M.5 Landscape Plan:
(1) All shrubs shall be a minimum of five (5) gallon. (Article 08, UDC)
(2) Artificial turf requires the approval of an exception from the Planning and Zoning Commission. The artificial turf must be "...integral to the operations of the proposed non-residential land use or where it will serve as an on-site amenity to the nonresidential land use." (Article 08, UDC)

M.6 Building Elevations:
(1) Please wrap the first four (4) feet of the canopy supports with stone. (PD-99)

I.7 Please note that failure to address all comments provided by staff by 3:00 PM on June 2, 2026 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.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 June 2, 2026.

I.9 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on May 26, 2026.

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 prefers that a representative(s) 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	05/20/2026	Approved w/ Comments

05/20/2026: 1. Plumber must provide all reducers...not the City
2. "Testable" double check
3. Parallel parking to be 22'x9'
4. Will require a testable backflow device
5. Sidewalk needs to be away from curb at least 3'

General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees for any public improvements
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width (if needed) is 20' for new easements.
- No structures, including walls, are allowed in easements.
- Retaining walls (if needed) 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 with easements.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering site/civil plan review.
- Additional comments may be provided at the time of Building Permit.

Drainage Items:
- Existing flow patterns must be maintained.
- 4:1 maximum side slopes.
- No grate inlets allowed.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems and flow path.

Water and Wastewater Items:
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole. If sewer is needed, sewer impact fee will need to be paid.
- Any utility connection made underneath of an existing public 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 (if needed).
- Water to be 10' separated from storm and sewer lines.

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".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	05/21/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/19/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/18/2026	Approved w/ Comments

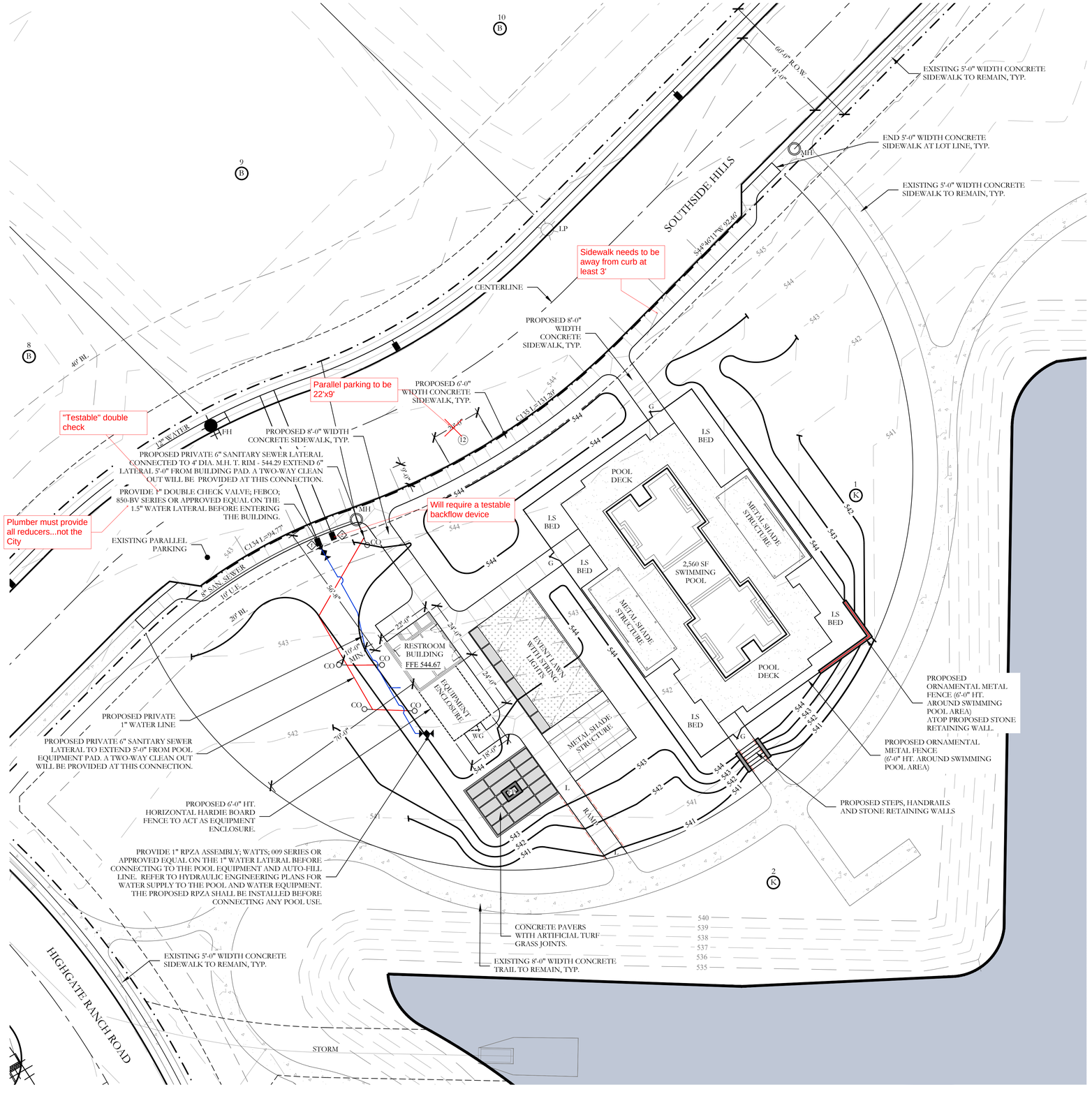
05/18/2026: Assigned address will be 2305 Southside Hills, Rockwall, TX 75032

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/18/2026	Approved w/ Comments

05/18/2026: 1. Better species of turfgrass available such as Tif Tuf and Tahoma 31 that are more drought, shade, cold and wear tolerant.



LEGEND

- EXISTING PARKING C
- EXISTING FIRE HYDR
- EXISTING SANITARY
- EXISTING LIGHT POL
- EXISTING WATER MA
- EXISTING SANITARY
- RIGHT-OF-WAY
- 544 EXISTING CONTOUR
- 544 PROPOSED CONTOU
- FFE 544.67 FINISHED FLOOR EL
- EXISTING 1" DOMEST
- EXISTING 1" IRRIGAT
- PROPOSED STONE RE
- ORNAMENTAL META (6'-0" HT. AROUND SW
- ORNAMENTAL META ATOP RETAINING W (6'-0" HT. AROUND SW
- G 1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING METAL GATE
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- FP PROPOSED FIRE PIT
- 42" HT. ORNAMENTAL METAL HANDRAIL
- PROPOSED PRIVATE 6" SAN. SANITARY SEWER LATERAL
- PROPOSED PRIVATE 1" WATER LINE

WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER DOM	METER IRR.	SAN. SEWER SIZE
1	1"		X		8"
2		1"		X	

SITE PLAN NOTES:

- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY.
- EXISTING STANDARD PARKING SPACES SHALL BE A MINIMUM OF 9'-0" WIDTH x 20'-0" LENGTH.
- THE POOL FENCING SHALL BE 6'-0" HT. ORNAMENTAL METAL FENCE.
- ALL VEHICULAR AND SIDEWALK PAVING SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE HOA.

NOTE: RETAINING WALLS OVER 3' IN HEIGHT WILL NEED TO BE ENGINEERED AND A RETAINING WALL PERMIT APPLICATION SHALL BE SUBMITTED TO THE ENGINEERING DEPARTMENT FOR REVIEW.

General Items:
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- 4% Engineering Inspection Fees for any public improvements
- Impact Fees (Water, Wastewater & Roadway)
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- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

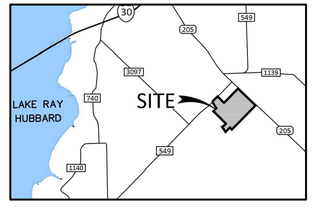
APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, _____.

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning



LOCATION MAP
NOT TO SCALE

N

20 10 0 20

SCALE 1" = 20'

SITE PLAN
SOUTHSIDE HILLS, PHASE I
LOT 1, BLOCK K
~AMENITY CENTER~

BEING 1.099 ACRES SITUATED WITHIN W.W. FORD SURVEY, ABSTRACT NO. 80 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

REGISTERED LANDSCAPE ARCHITECT · VALERIE WILLIAMSON · 3767 · STATE OF TEXAS

May 15, 2026

OWNER / DEVELOPER:
CORSON CRAMER DEVELOPMENT
4925 GREENVILLE AVENUE, SUITE 604
DALLAS, TEXAS 75206
PH. 214-734-5924
CONTACT: BRAIN CRAMER

LANDSCAPE ARCHITECT/CIVIL ENGINEER:
JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST, SUITE 1200
PLANO, TEXAS 75074
PH. 972-269-2795
CONTACT: VALERIE WILLIAMSON, RLA, LI

CITY CASE NUMBER TBD - SOUTHSIDE HILLS PHASE 1 AMENITY CENTER

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☑ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: Amenity Center within Southside Hills

SUBDIVISION: Southside Hills — LOT: 1 — BLOCK: k

GENERAL LOCATION: Along Southside Hills between Lochstone Drive and Highgate Ranch Road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Single Family Residential — CURRENT USE: Private Recreation Center

PROPOSED ZONING: Single Family Residential — PROPOSED USE: Private Recreation Center

ACREAGE: 1.099 — LOTS [CURRENT]: 1 — LOTS [PROPOSED]: 1

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

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

☐ OWNER	Corson Cramer Development	☐ APPLICANT	Johnson Volk Consulting
CONTACT PERSON	Brian Cramer	CONTACT PERSON	Valerie Williamson
ADDRESS	[redacted]	ADDRESS	[redacted]
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 Brian Cramer [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 $ 271.80 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 15 *DAY OF* May, 2026. *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

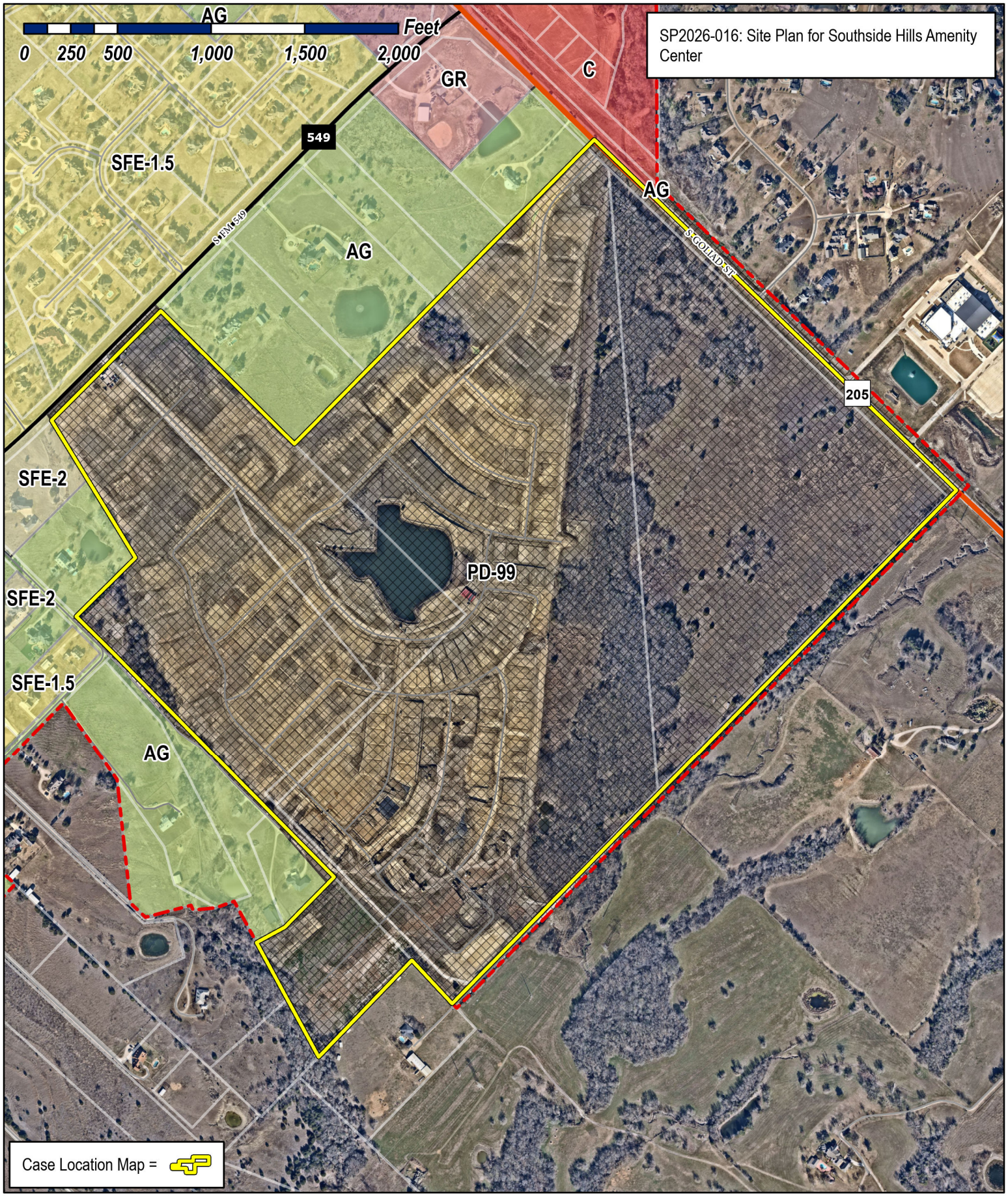
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 *DAY OF* May, 2026

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Belinda Lahar

MY COMMISSION EXPIRES 5-27-2026

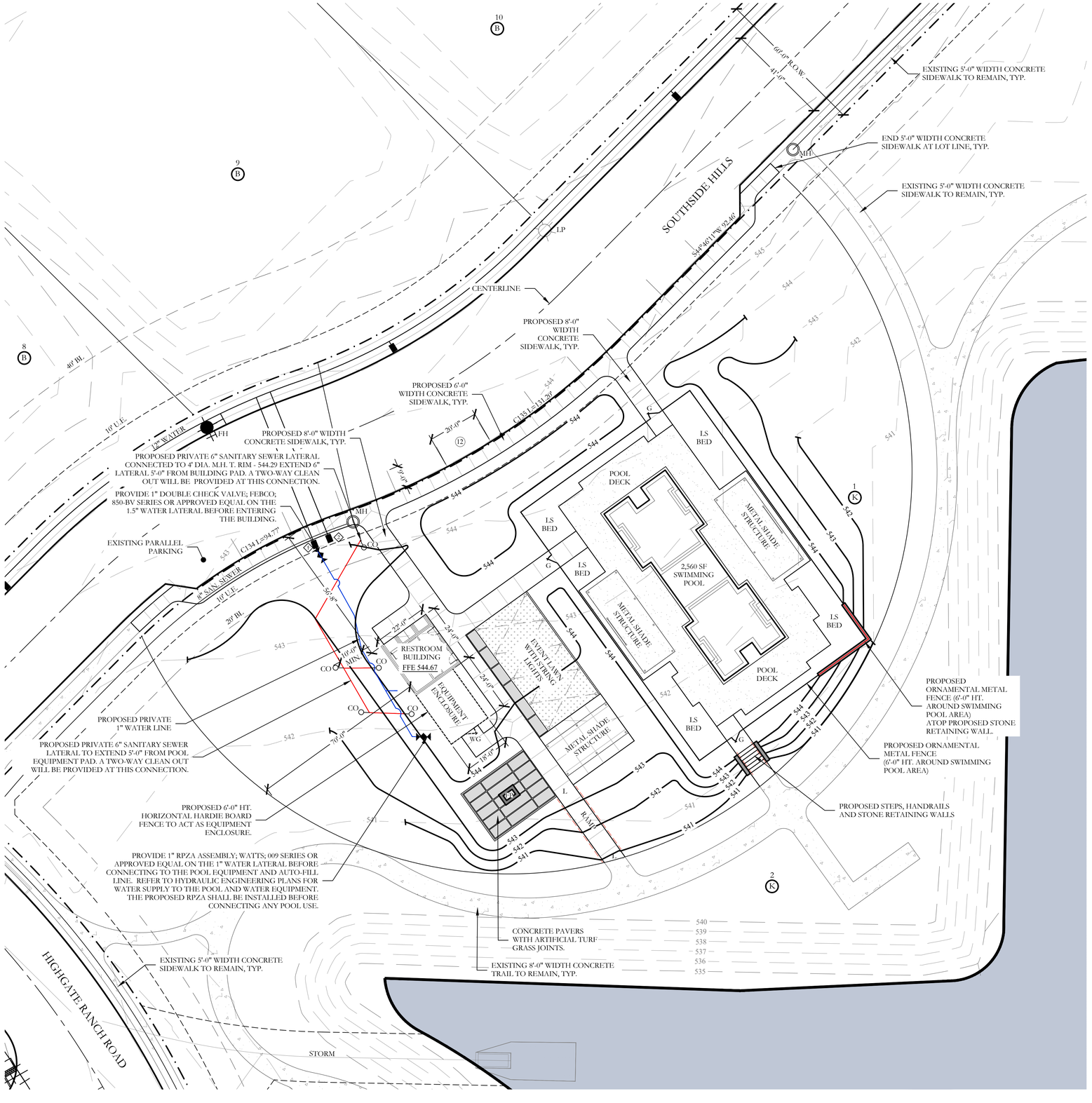
NOTARY PUBLIC STATE OF TEXAS
BELINDA BARTON LAHAR
Notary ID #11426361
My Commission Expires
May 27, 2026



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.



LEGEND

- (12) EXISTING PARKING COUNT
- FH EXISTING FIRE HYDRANT
- MH EXISTING SANITARY SEWER MANHOLE
- LP EXISTING LIGHT POLE
- EXISTING WATER MAIN W/ VALVE
- EXISTING SANITARY SEWER
- RIGHT-OF-WAY
- 544 EXISTING CONTOUR INTERVAL
- 544 PROPOSED CONTOUR INTERVAL
- FFE 544.67 FINISHED FLOOR ELEVATION
- EXISTING 1" DOMESTIC WATER METER
- EXISTING 1" IRRIGATION WATER METER
- PROPOSED STONE RETAINING WALL
- ORNAMENTAL METAL FENCE (6'-0" HT. AROUND SWIMMING POOL AREA)
- ORNAMENTAL METAL FENCE ATOP RETAINING WALL. (6'-0" HT. AROUND SWIMMING POOL AREA)
- G 1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING METAL GATE
- WG 1 - 4'-0" WIDTH SELF LATCHING, SELF CLOSING WOODEN GATE
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- FP PROPOSED FIRE PIT
- 42" HT. ORNAMENTAL METAL HANDRAIL
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WATER METER SCHEDULE

METER ID NUMBER	WATER SERVICE SIZE	WATER METER SIZE	METER		SAN. SEWER SIZE
			DOM	IRR.	
1	1"		X		8"
2		1"		X	

SITE PLAN NOTES:

- NO 100 YEAR FLOOD PLAIN EXISTS ON PROPERTY.
- EXISTING STANDARD PARKING SPACES SHALL BE A MINIMUM OF 9'-0" WIDTH x 20'-0" LENGTH.
- THE POOL FENCING SHALL BE 6'-0" HT. ORNAMENTAL METAL FENCE.
- ALL VEHICULAR AND SIDEWALK PAVING SHOWN ON THESE PLANS SHALL BE MAINTAINED BY THE HOA.

NOTE: RETAINING WALLS OVER 3' IN HEIGHT WILL NEED TO BE ENGINEERED AND A RETAINING WALL PERMIT APPLICATION SHALL BE SUBMITTED TO THE ENGINEERING DEPARTMENT FOR REVIEW.

SITE INFORMATION

SINGLE FAMILY RESIDENTIAL
PROPOSED USE: PRIVATE RECREATION CENTER
LAND AREA: 1.099 ACRES
47,890 SQ. FT.

BUILDING AREA: 1,092.73 SQUARE FEET
BUILDING HEIGHT: 22'-7" (1 STORY)

FLOOR TO AREA: 0.0156:1 [1,092.73/47,890]
LOT COVERAGE: 1.56%

PARKING REQUIRED: 1 PER 250 SF. OF ASSEMBLY SPACE
1,092.73/250=4.37
5 REQUIRED SPACES
PARKING PROVIDED: 12 TOTAL

TOTAL IMPERVIOUS SURFACE: 15,963.59 SF
PROPOSED IMPERVIOUS RATIO: 0.333 OR 33.33%
INTERIOR LANDSCAPE PROVIDED: 31,926.41 SF

POOL DECK SURFACE: 4,999.00 SF

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, _____.

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

LOCATION MAP
NOT TO SCALE

N

20 10 0 20

SCALE 1" = 20'

SITE PLAN
SOUTHSIDE HILLS, PHASE I
LOT 1, BLOCK K
~AMENITY CENTER~

BEING 1.099 ACRES SITUATED WITHIN
W.W. FORD SURVEY, ABSTRACT NO. 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

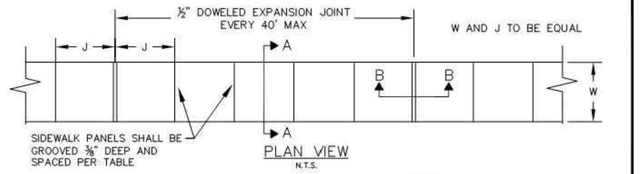
REGISTERED LANDSCAPE ARCHITECT
VALERIE WILLIAMSON
3767
STATE OF TEXAS

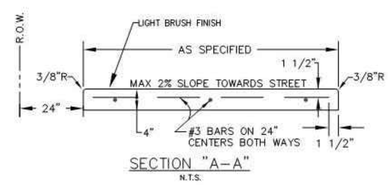
May 15, 2026

OWNER / DEVELOPER:
CORSON CRAMER DEVELOPMENT
4925 GREENVILLE AVENUE, SUITE 604
DALLAS, TEXAS 75206
PH. 214-734-5924
CONTACT: BRAIN CRAMER

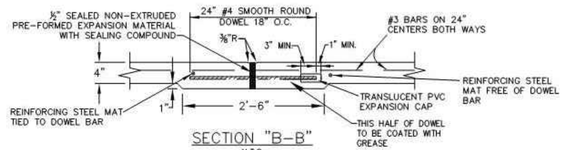
LANDSCAPE ARCHITECT/CIVIL ENGINEER:
JOHNSON VOLK CONSULTING
704 CENTRAL PARKWAY EAST, SUITE 1200
PLANO, TEXAS 75074
PH. 972-269-2795
CONTACT: VALERIE WILLIAMSON, RLA, LI

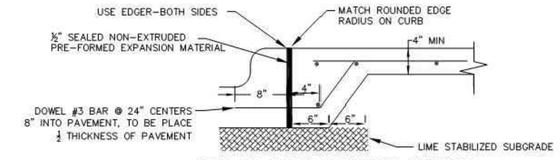
CITY CASE NUMBER TBD - SOUTHSIDE HILLS PHASE 1 AMENITY CENTER



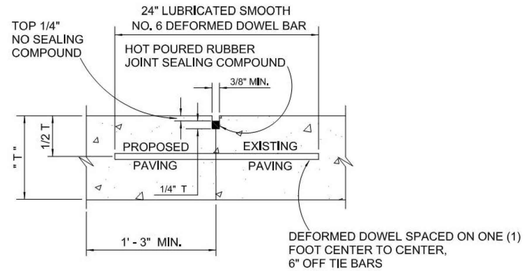


NOTES:
1. CROSS SLOPE OF SIDEWALK SHALL BE NO GREATER THAN 2%.
2. SIDEWALK CONCRETE WITHIN CITY R.O.W. SHALL BE MINIMUM 3,000 PSI (5.5 SACK/C.Y.) CONCRETE.
3. ALL SIDEWALKS SHALL MAINTAIN POSITIVE DRAINAGE.
4. ALL HONEYCOMB IN BACK OD CURB TO BE TROWEL-PLASTERED BEFORE POURING SIDEWALK.
5. MINIMUM WDTH OF 6' IF SIDEWALK ADJACENT TO CURB A LUGGED INTO THE CURB.
6. STEEL WIRE MESH IS NOT ACCEPTABLE.





REINFORCED CONCRETE SIDEWALKS	CITY OF ROCKWALL		
JOINTS AND SPACING		DATE AUG '19	DRAWING NO. R-2170



NOTES: T = PAVEMENT

1. LONGITUDINAL BUTT CONSTRUCTION MAY BE UTILIZED IN PLACE OF LONGITUDINAL HINGED (KEYWAY) JOINT AT CONTRACTORS OPTION.
2. DEFORMED DOWEL BARS SHALL BE DRILLED INTO PAVEMENT HORIZONTALLY BY USE OF A MECHANICAL RIG.
3. DRILLING BY HAND IS NOT ACCEPTABLE, PUSHING DOWEL BARS INTO GREEN CONCRETE NOT ACCEPTABLE.

LONGITUDINAL BUTT JOINT
NOT TO SCALE

REINFORCED CONCRETE PAVEMENT	CITY OF ROCKWALL		
LONGITUDINAL BUTT JOINT		DATE DEC '22	DRAWING NO. R-2051

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, _____.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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

SOUTHSIDE HILLS
PHASE I - AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY

SITE DETAILS

REGISTERED LANDSCAPE ARCHITECT
VALERIE WILLIAMSON
3767
STATE OF TEXAS

May 15, 2026

SCALE:
REFER TO DETAILS
One Inch

JVC No CCD501

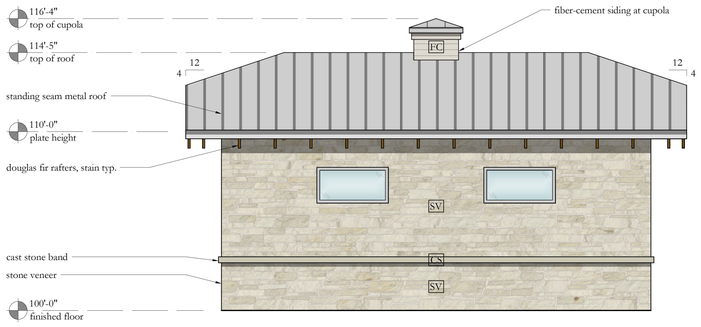
L7

CITY CASE NUMBER TBD - SOUTHSIDE HILLS PHASE 1 AMENITY CENTER

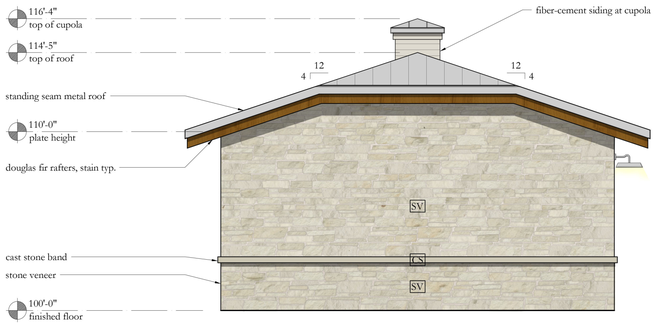
J:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\site plan\ccd501-sp.dwg

BUILDING MATERIAL CALCULATIONS

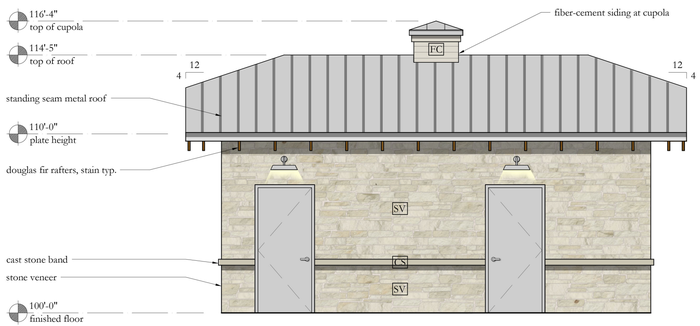
Material	North	Percent	East	Percent	South	Percent	West	Percent
TOTAL SQ FT. (INCLUDING FENESTRATION)	246 S.F.		217 S.F.		246 S.F.		217 S.F.	
FENESTRATION AREA	24 S.F.	-	48 S.F.	-	-	-	16 S.F.	-
TOTAL SQ FT. (EXCLUDING FENESTRATION)	222 S.F.	-	169 S.F.	-	246 S.F.	-	201 S.F.	-
SV - STONE VENEER	127 S.F.	57.21%	160 S.F.	94.67%	237 S.F.	96.34%	190 S.F.	94.53%
CS - CAST STONE	3 S.F.	1.35%	6 S.F.	3.55%	7 S.F.	2.85%	8 S.F.	3.98%
TI - PORCELAIN TILE AT EXTERIOR SHOWER/DRINKING FOUNTAINS	90 S.F.	40.54%	-	-	-	-	-	-
FC - FIBER-CEMENT SIDING AT CUPOLA	2 S.F.	0.90%	3 S.F.	1.78%	2 S.F.	0.81%	3 S.F.	1.49%
DOUGLAS FIR RAFTERS - STAINED TYP. WHERE EXPOSED	-	-	-	-	-	-	-	-
STANDING SEAM METAL ROOF	-	-	-	-	-	-	-	-



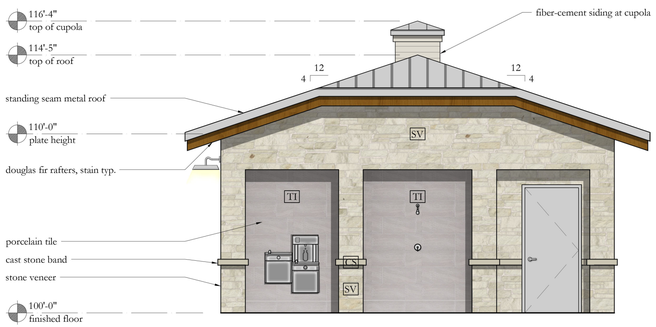
5 WEST ELEVATION - RESTROOM BUILDING
ELEVATION
SCALE: 1/4"=1'-0"



4 SOUTH ELEVATION - RESTROOM BUILDING
ELEVATION
SCALE: 1/4"=1'-0"



3 EAST ELEVATION - RESTROOM BUILDING
ELEVATION
SCALE: 1/4"=1'-0"



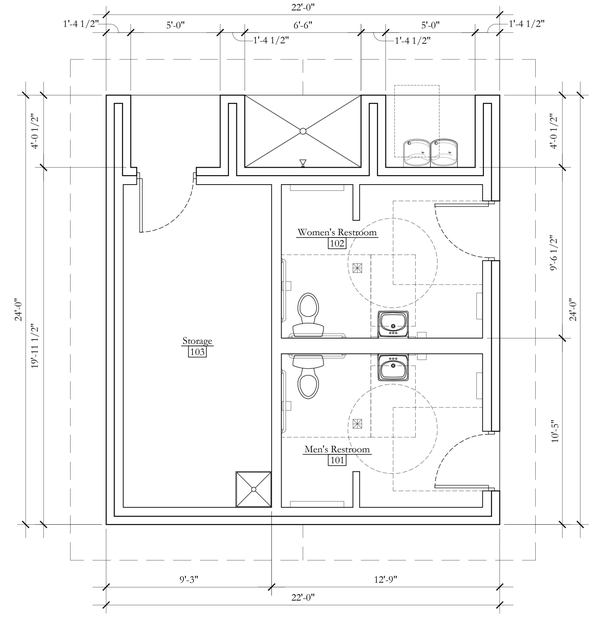
2 NORTH ELEVATION - RESTROOM BUILDING
ELEVATION
SCALE: 1/4"=1'-0"

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, _____.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



1 FLOOR PLAN - RESTROOM BUILDING
PLAN
SCALE: 1/4"=1'-0"

TRUE NORTH

PLAN NORTH

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

SOUTHSIDE HILLS
AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY

FLOOR PLAN AND EXTERIOR ELEVATIONS - RESTROOM BUILDING

SCALE:
REFER TO PLANS
One Inch
JVC No CCD501

A2.00 - SD

j:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\arch\ccd501 - ac arch sheets.dwg

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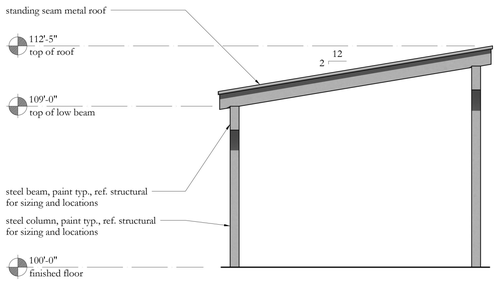
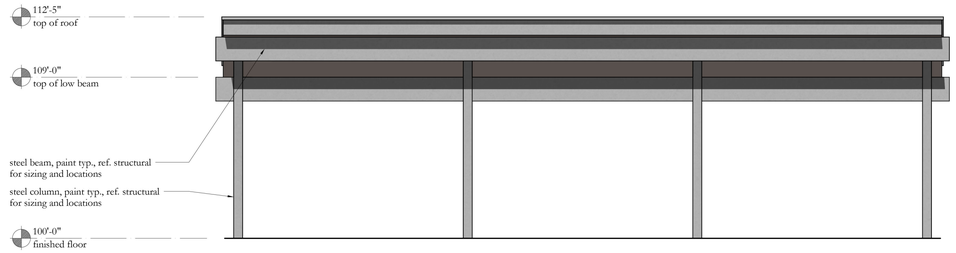
_____ Planning & Zoning Commission, Chairman

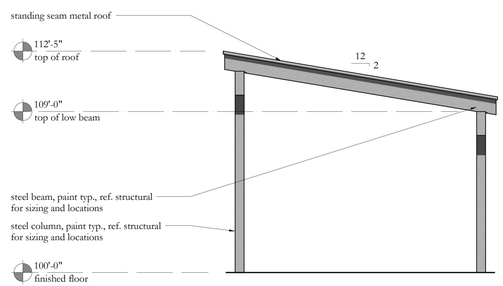
_____ Director of Planning and Zoning



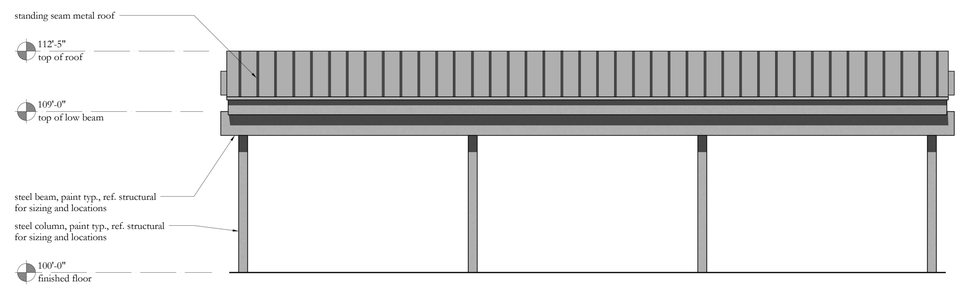
5 EAST ELEVATION - SHADE STRUCTURE
ELEVATION
SCALE: 1/4"=1'-0"



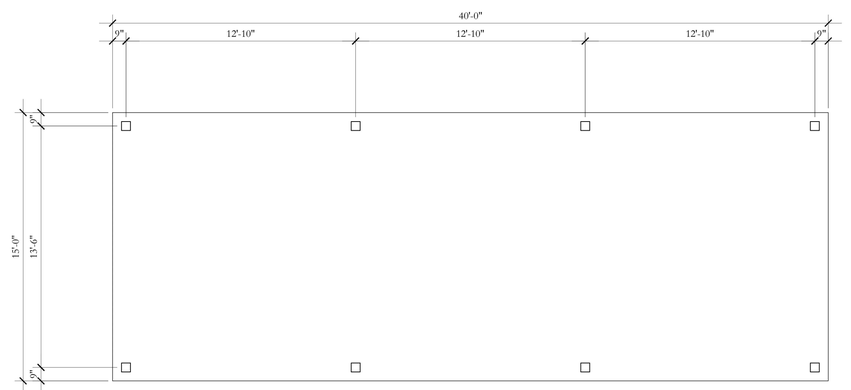
4 NORTH ELEVATION - SHADE STRUCTURE
ELEVATION
SCALE: 1/4"=1'-0"



3 WEST ELEVATION - SHADE STRUCTURE
ELEVATION
SCALE: 1/4"=1'-0"



2 SOUTH ELEVATION - SHADE STRUCTURE
ELEVATION
SCALE: 1/4"=1'-0"



1 FLOOR PLAN - SHADE STRUCTURE
PLAN
SCALE: 1/4"=1'-0"
PLAN NORTH

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

SOUTHSIDE HILLS
AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY

FLOOR PLAN AND EXTERIOR ELEVATIONS - SHADE STRUCTURES

SCALE:
REFER TO PLANS
One Inch
JVC No CCD501

A2.01 - SD

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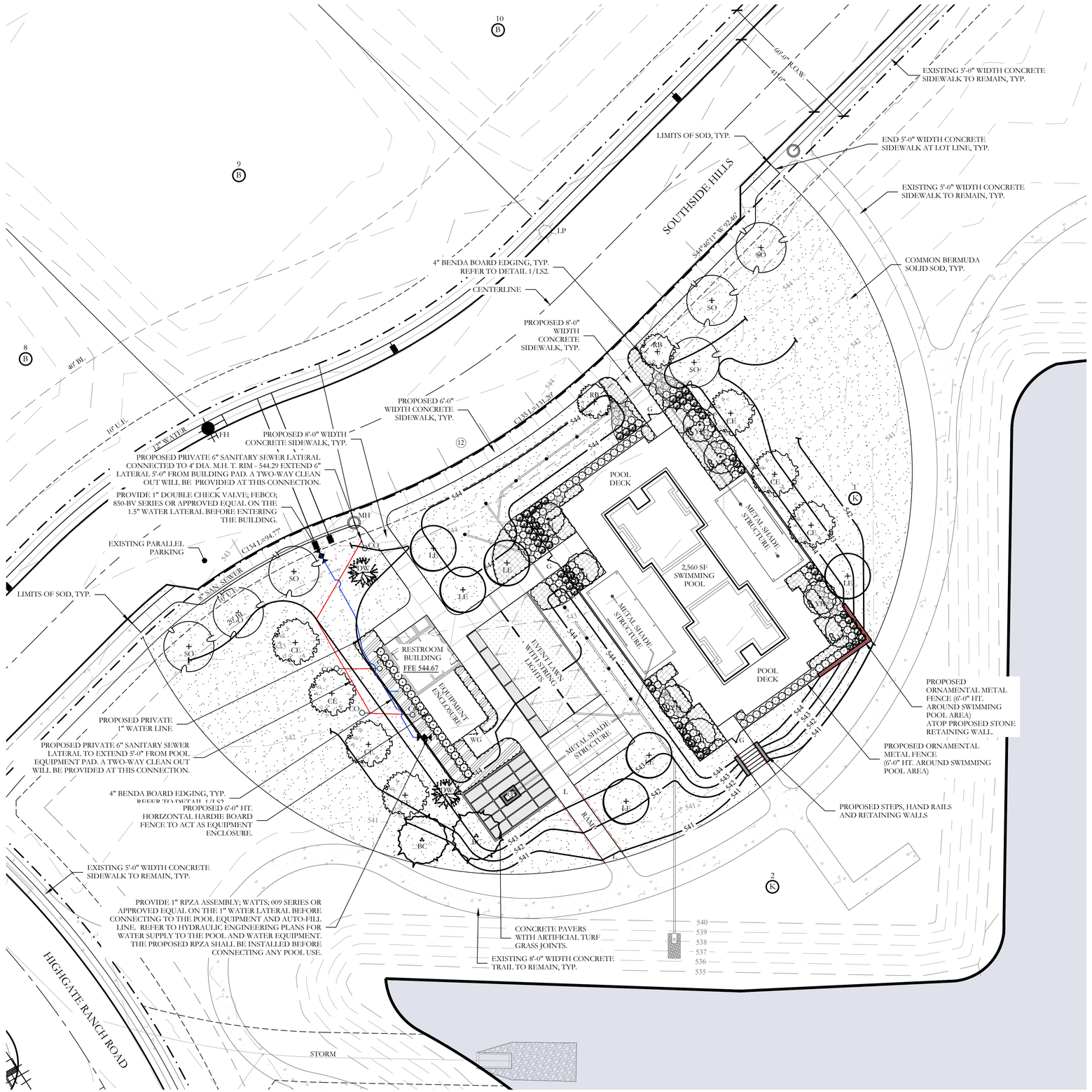

PLANT LEGEND

SYMBOL	KEY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING
SO	SO	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN
BO	BO	BUR OAK	QUERCUS MACROCARPA	4" CALIPER	AS SHOWN
CE	CE	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN
LE	LE	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN
BC	BC	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN
DW	DW	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN
YH	YH	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN
RB	RB	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN
		DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	36" O.C.
		DWARF WAX MYRTLE	MYRICA PUSILLA	5 GALLON	36" O.C.
		UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.
		BRAKE LIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA' PP	5 GALLON	36" O.C.
		PINKIE INDIAN HAWTHORN	RHAPHIOLEPIS INDICA 'PINKIE'	3 GALLON	36" O.C.
		GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.
		LAVENDER COTTON	SANTOLINA CHAMAECYPARISSUS	1 GALLON	36" O.C.
		LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	12" O.C.
		COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD

NOTE: IRRIGATION WILL MEET REQUIREMENTS OF UDC.

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.

SITE INFORMATION

SINGLE FAMILY RESIDENTIAL
PROPOSED USE: PRIVATE RECREATION CENTER
LAND AREA: 1.099 ACRES
47,890 SQ. FT.

BUILDING AREA: 1,092.73 SQUARE FEET
BUILDING HEIGHT: 22'-7" (1 STORY)

FLOOR TO AREA: 0.0156:1 [1,092.73/47,890]
LOT COVERAGE: 1.56%

PARKING REQUIRED: 1 PER 250 SF. OF ASSEMBLY SPACE
1,092.73/250=4.37
5 REQUIRED SPACES
PARKING PROVIDED: 12 TOTAL

TOTAL IMPERVIOUS SURFACE: 15,963.59 SF
PROPOSED IMPERVIOUS RATIO: 0.333 OR 33.33%
INTERIOR LANDSCAPE PROVIDED: 31,926.41 SF

POOL DECK SURFACE: 4,999.00 SF

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, _____.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

20 10 0 20
SCALE 1" = 20'

N

JOHNSON VOLK CONSULTING
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SOUTHSIDE HILLS
PHASE 1 - AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
LANDSCAPE PLAN

REGISTERED LANDSCAPE ARCHITECT
VALERIE WILLIAMSON
3767
STATE OF TEXAS

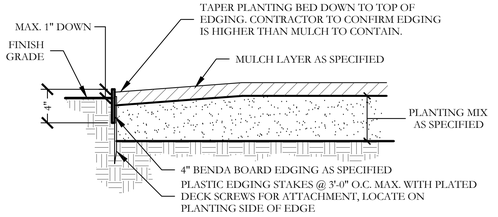
May 15, 2026

SCALE:
1" = 20'
One Inch
JVC No CCD501

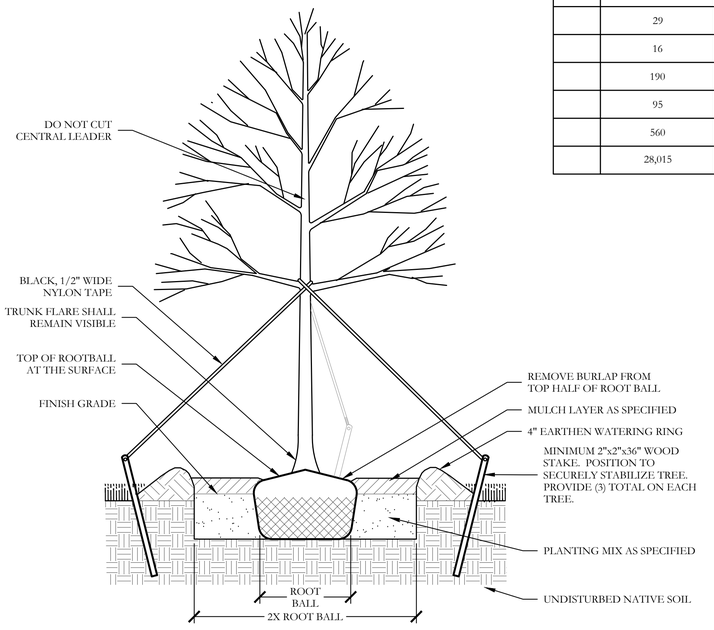
LS1 of 2

CITY CASE NUMBER TBD - SOUTHSIDE HILLS PHASE 1 AMENITY CENTER

C:\civil 3d projects\ccd - comm cramer development\ccd501 - southside hills\landscape\dwg\site plan\ccd501-ls.dwg



1 TYPICAL BED EDGING DETAIL
SECTION — NOT TO SCALE



2 TYPICAL TREE PLANTING
SECTION — NOT TO SCALE

PLANT LIST

KEY	ESTIMATED QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	REMARKS
SO	6	SHUMARD OAK	QUERCUS SHUMARDII	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
CE	7	CEDAR ELM	ULMUS CRASSIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
LE	6	LACEBARK ELM	ULMUS PARVIFOLIA	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
BC	2	BALD CYPRESS	TAXODIUM DISTICHUM	4" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.
DW	2	DESERT WILLOW	CHILOPSIS LINEARIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
YH	8	YAUPON HOLLY	ILEX VOMITORIA	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
RB	2	TEXAS REDBUD	CERCIS CANADENSIS VAR. TEXENSIS	2" CALIPER	AS SHOWN	NURSERY GROWN; FULL HEAD; MINIMUM 8'-0" OVERALL HEIGHT.
	57	DWARF BURFORD HOLLY	ILEX CORNUTA 'DWARF BURFORD'	7 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	27	DWARF WAX MYRTLE	MYRICA PUSILLA	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	29	UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS 'UPRIGHT'	3 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	16	BRAKE LIGHTS RED YUCCA	HESPERALOE PARVIFLORA 'PERPA' PP	5 GALLON	36" O.C.	CONTAINER GROWN; FULL PLANT.
	190	GULF MUHLY GRASS	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	1 GALLON	24" O.C.	CONTAINER GROWN; FULL PLANT.
	95	LAVENDER COTTON	SANTOLINA CHAMAECYPARISSUS	1 GALLON	18" O.C.	CONTAINER GROWN; FULL PLANT.
	560	LIRIOPE GRASS	LIRIOPE MUSCARI	1 GALLON	12" O.C.	CONTAINER GROWN; FULL PLANT.
	28,015	COMMON BERMUDA GRASS	CYNODON DACTYLON	SQUARE FEET	SOLID SOD	MINIMUM 100% COVERAGE ALL AREAS SHOWN

GENERAL LANDSCAPE NOTES

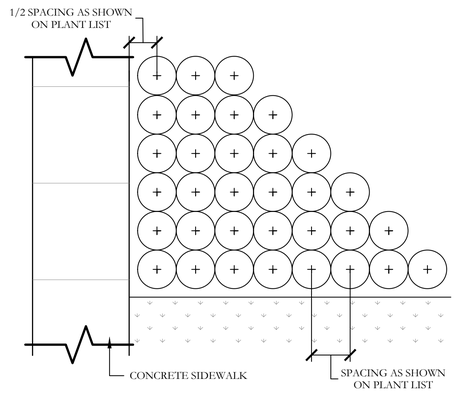
INSPECTIONS:
1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC WORKS DEPARTMENT.
2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.
3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED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

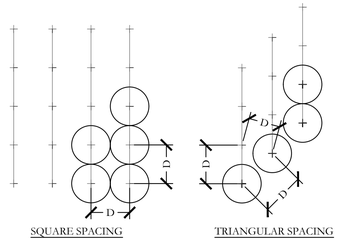
LANDSCAPE STANDARDS:
1. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.
2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES.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

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

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

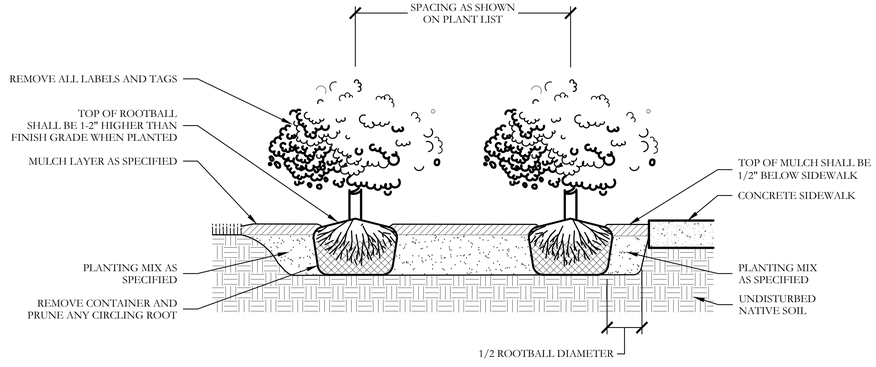
TREE PROTECTION NOTES:
1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR TRANSPLANTING OF ANY TREES.
2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.
3. PRIOR TO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





NOTE:
1. TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS.
2. "D" EQUALS THE SPACING DISTANCE AS SPECIFIED ON THE PLANT LEGEND.

3 TYPICAL SHRUB AND GROUNDCOVER PLANTING
PLAN/SECTION



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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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

SOUTHSIDE HILLS
PHASE 1 - AMENITY CENTER
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

AMENITY CENTER FACILITY
LANDSCAPE SCHEDULE & DETAILS

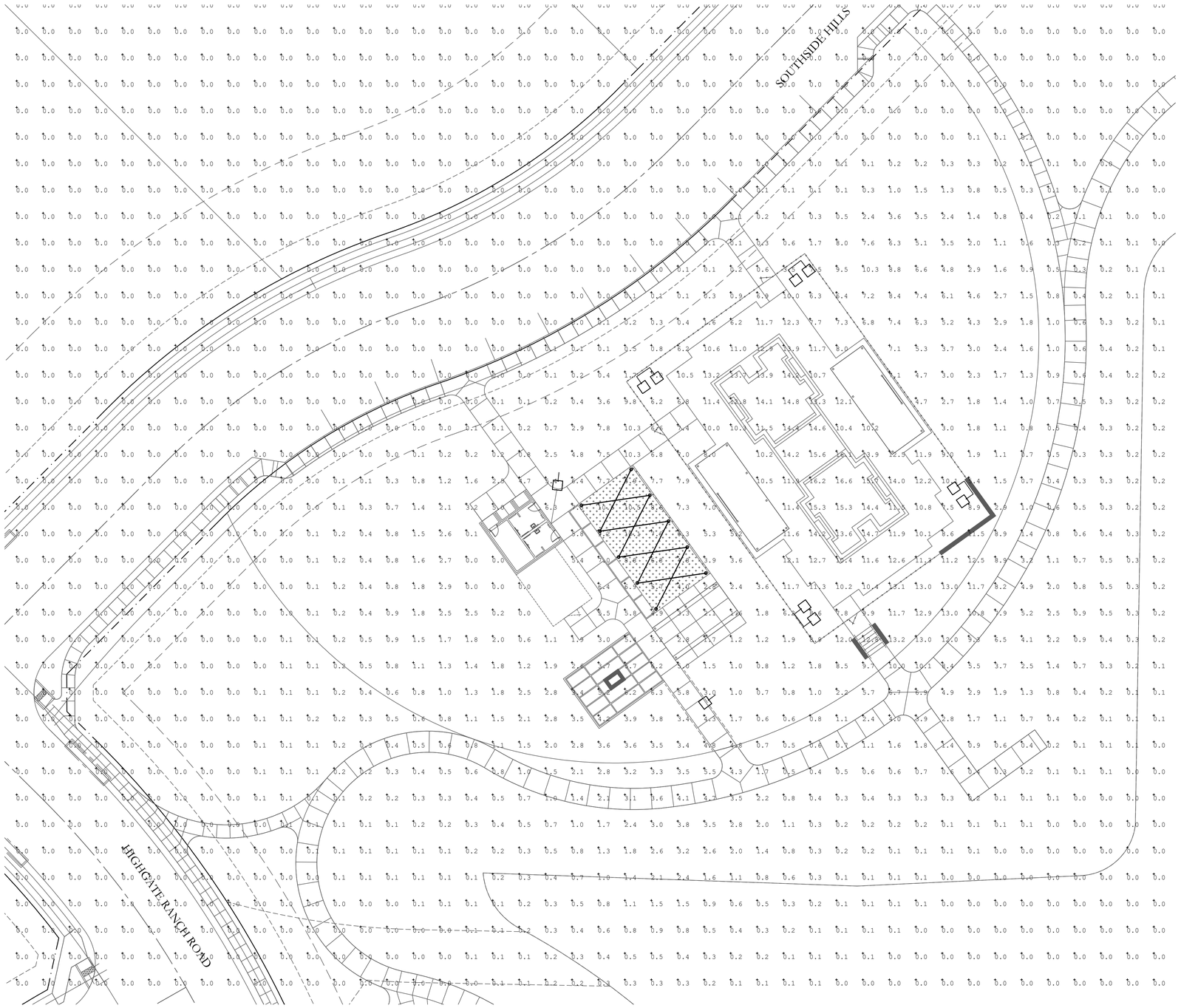
REGISTERED LANDSCAPE ARCHITECT
VALERIE WILLIAMSON
3767
STATE OF TEXAS
May 15, 2026

SCALE:
REFER TO DETAILS
One Inch
JVC No CCD501

LS2 of 2

CITY CASE NUMBER TBD - SOUTHSIDE HILLS PHASE 1 AMENITY CENTER

J:\civil 3d projects\ccd - corson cramer development\ccd501 - southside hills\landscape\dwg\site plan\ccd501-ls.dwg



1 SITE PLAN - PHOTOMETRIC

SCALE: 1" = 20'-0"

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	Tag	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height
	4	S1	Twin	VALM-42L-4F-40K7-IS		0.900	29479	261	2088	25
	1	S2	Single	VALM-42L-4F-40K7-IS		0.900	29479	261	261	25

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, _____.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CONTRACTOR SHALL COORDINATE MEP DRAWINGS WITH ALL OTHER DISCIPLINES

AOS ENGINEERING
Texas Registered Engineering Firm F-9218
5020 Tennyson Parkway - Plano, TX 75024
Dallas / Fort Worth 214.432.3030
Houston 832.532.2007

STATE OF TEXAS
ROSS McFARLAND
108752
LICENSED PROFESSIONAL ENGINEER
5-11-26

Southside Hills Phase 1 Amenity Center

ROCKWALL, TEXAS

Issue: 05-11-2026

Revisions:

Drawing Title:

PHOTOMETRIC - SITE PLAN

AOS JOB # 4928-001-26

Sheet E1.02

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:	May 26, 2026
SUBJECT:	MIS2026-009; *Minor Waiver for 107 N. Goliad Street*

On May 15, 2026, the applicant -- *Erin Neill* -- submitted an application requesting the approval of a *Minor Waiver* to the requirements of the Downtown (DT) District for the purpose of updating the existing façade of the *Office* at 107 N. Goliad Street (*i.e. Hanby Insurance*). According to the applicant's letter, they "…are not planning to change or paint any of the brick. The brick will remain as it is. The proposed signage will be a black insert with our company name." In addition, they will be painting the doors and window trim to match the sign insert. Subsection 04.07(D)(2)(d), *Downtown (DT) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), states that "(t)he dominant color of all buildings (*including above grade parking structures*) shall be muted shades of warm gray, red, green, beige and/or brown. *Black, gold and stark white shall not be used except as an accent color*. There are no restrictions on accent colors which comprise less than one (1) percent of the building face, except that florescent colors are prohibited." Based on the applicant's letter and submitted exhibits, the proposed remodel includes painting more than one (1) percent of the building's front façade black. In this case, the proposed dominate color is not a "…muted shade of warm gray, red, green, beige and/or brown …" and the use of black would exceed the one (1) percent limitation for accent colors established by the Unified Development Code (UDC). This requires a minor waiver to the color requirements of the Downtown (DT) District standards. Staff should note that other properties within the Downtown (DT) District have been painted in black; however, many of these improvements were completed without seeking approval from the Planning and Zoning Commission. With all that being said, a minor waiver is a discretionary decision for the Planning and Zoning Commission. Should the Commission have any questions, staff will be available at the *May 26, 2026* meeting.

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 5/21/2026

PROJECT NUMBER: MIS2026-009
PROJECT NAME: Minor waiver to the Downtown District Requirements
SITE ADDRESS/LOCATIONS: 107 North Goliad Street, Rockwall, TX, 75087

CASE CAPTION: Discuss and consider a request by Erin Neill for the approval of a Miscellaneous Case for a Minor Waiver to the Downtown (DT) District requirements on a 0.115-acre tract of land identified as Lot 6B and a portion of Lot 7A, Block J, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 107 N. Goliad Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	05/20/2026	Approved

05/20/2026: No fences within easements. No other comments.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	05/21/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/19/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	05/19/2026	Approved w/ Comments

05/19/2026: MIS2026-009; Minor Waiver for 107 N Goliad

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

I.1 This is a request for the approval of a Miscellaneous Case for a Minor Waiver to the Downtown (DT) District requirements on a 0.115-acre tract of land identified as Lot 6B and a portion of Lot 7A, Block J, Rockwall OT Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, and addressed as 107 N. Goliad Street.

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 According to Subsection 04.07(C)(2), Downtown District, of Article 05, District Development Standards, of the Unified Development Code (UDC), “(i)n order to provide flexibility and create high quality projects, standards in the Downtown District may receive a waiver from City staff, the Planning and Zoning Commission, and/or the City Council.” In this case, the applicant is requesting approval of a Minor Waiver to the Exterior Building Color.

I.4 Color. “The dominant color of all buildings (including above grade parking structures) shall be muted shades of warm gray, red, green, beige and/or brown. Black, gold and stark white shall not be used except as an accent color. There are no restrictions on accent colors which comprise less than one (1) percent of the building face, except that florescent colors are prohibited.” In this case, the applicant is requesting to paint the accent areas and proposed canopy black which comprises of more than 1% of the building façade. This is depicted in the applicant’s letter and exhibit.

I.5 Please note the scheduled meeting for this case:

1) Planning & Zoning meeting will be held on May 26, 2026 at 6:00 PM in the council chambers at City Hall.

I.6 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.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☑ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	107 N Goliad St.				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION	Downtown Square				

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	Erin Neill	☐ APPLICANT	
CONTACT PERSON		CONTACT PERSON	
ADDRESS	[redacted]	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 Erin Neill [*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 $ 100.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12 *DAY OF* May *20* 26*. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 *DAY OF* May *20* 26.

Karla Lopez
My Commission Expires
9/16/2029
Notary ID 123980521

OWNER'S SIGNATURE Erin Neill

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Karla Lopez

MY COMMISSION EXPIRES 09/16/29



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.

Erin Neill / Hanby Insurance
107 N. Goliad St.
Rockwall, TX 75087

May 12, 2026

Planning and Zoning Commission / City of Rockwall
385 S Goliad St.
Rockwall, TX 75087

RE: 107 N. Goliad St. Front Facade

Dear Members of the Planning and Zoning Commission,

I am writing to explain the rationale for our proposed redesign of the front façade.

The current façade was installed in 1984. The doors and windows are made of wood, and over time, the wood has rotted and deteriorated to the point that we can no longer properly repair or maintain them.

We are also dealing with a security issue. The lock on the current door was state of the art in 1984, but it is now broken. Since that type of lock is no longer manufactured, we must replace the door to install a new, secure locking system.

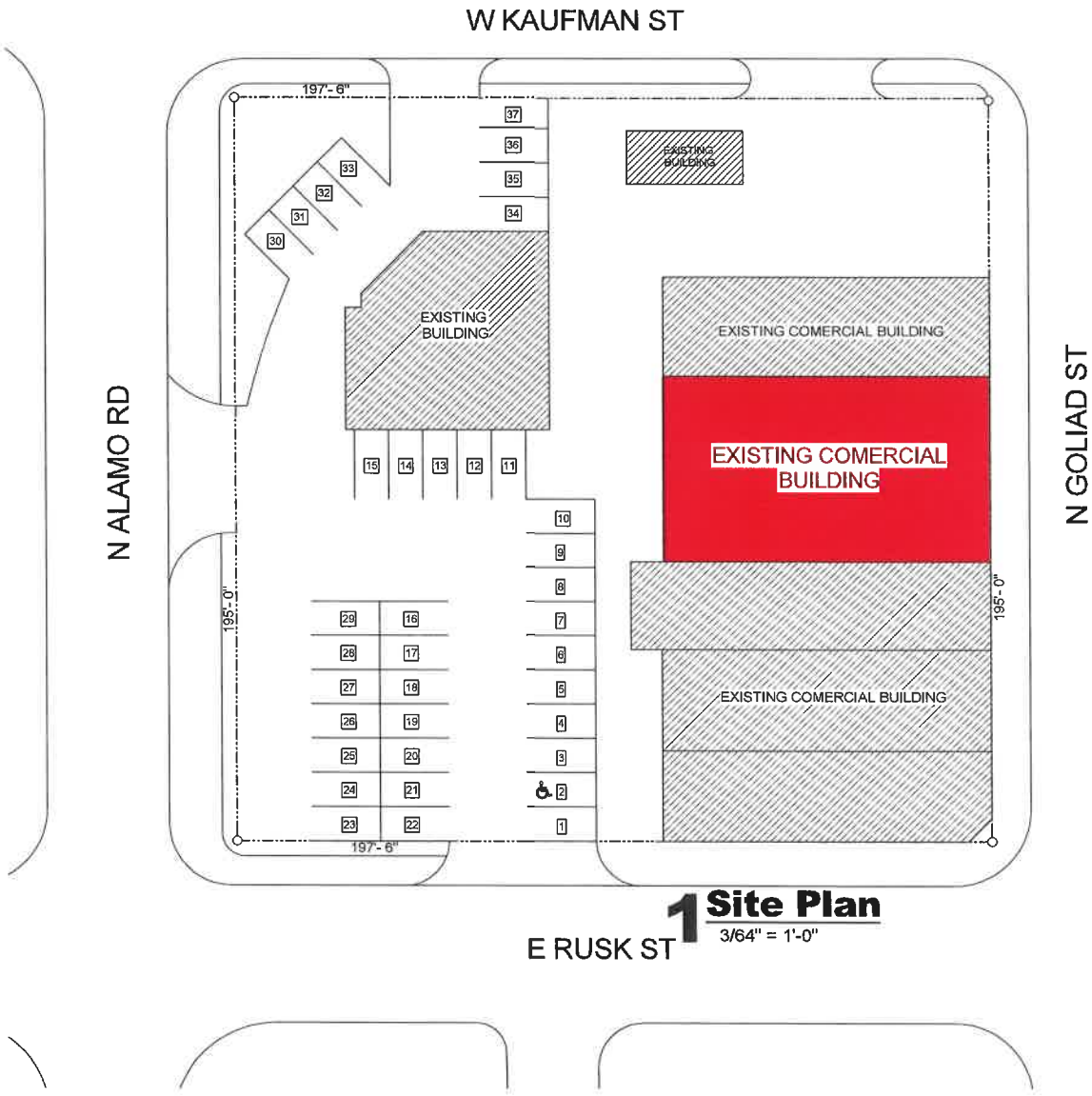
Our goal with this project is to update the building's appearance and modernize the front façade while still paying homage to its original character. The building was originally an auto garage, and the new aluminum doors and windows are intended to honor that history with a clean, classic storefront look.

We are not planning to change or paint any of the brick. The brick will remain as it is. The proposed signage will be a black insert with our company name. We are also not adding any exterior lighting or electrical work with this project.

Overall, this redesign is meant to address the condition of the current doors and windows, improve security, and give the building a refreshed look while still respecting its origins. We appreciate your time and consideration of our request.



Hanby Insurance



1 Site Plan
3/64" = 1'-0"



VICINITY MAP
for reference only

107 N GOLIAD ST ROCKWALL, TX 75087

EXISTING BUILDING	4,500 SQ/FT
LOT AREA	0,115 ACRES

02/04/2026

ARAQUE

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VIEWED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE DIMENSIONS, REVISIONS, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDING OVER ANY PART OF THESE PLANS.

CREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES IN THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

Project Name & Address
107 N GOLIAD ST
ROCKWALL, TX 75087

SITE PLAN

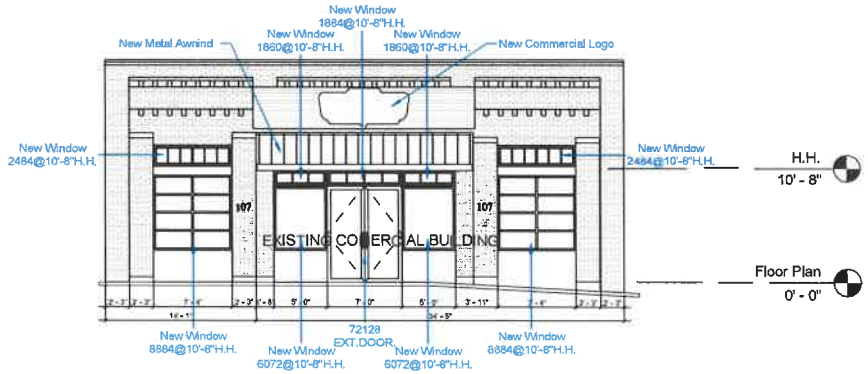
Project number:

Date: 01/29/2026 Scale 3/64" = 1'-0"

Drawn by: Projects & Construction Araque

1



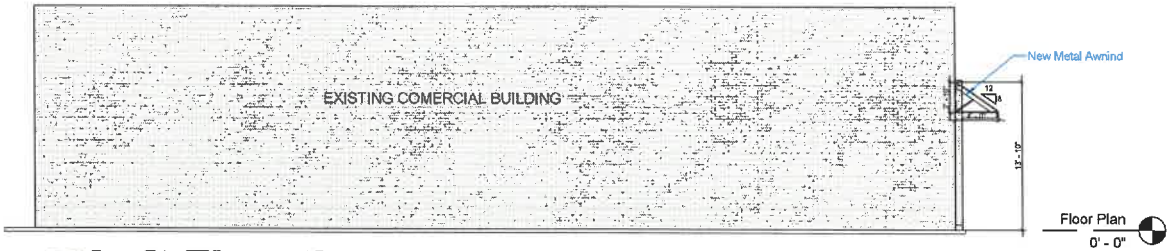


NOTE:
- THE EXISTING WINDOWS WILL BE REPLACED WITH NEW WINDOWS.

- THE EXISTING DOOR WILL BE REPLACED WITH NEW DOOR.

NOTE:
Windows tempered glass.
1. Include the U-Factor for all windows.
2. Comply with International Energy Conservation Code and local amendments.
3. Comply with the SHGC rating, which must be .27or less based on the 2021 International Energy Conservation Code and local amendments.

1 Front Elevation
1/8" = 1'-0"



2 Left Elevation
1/8" = 1'-0"

Kavur Chopa
02/04/2026

ARAQUE

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CREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES IN THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

Project Name & Address

107 N GOLIAD ST
ROCKWALL, TX 75087

ELEVATIONS

Project number:

Date: 01/29/2026 Scale 1/8" = 1'-0"

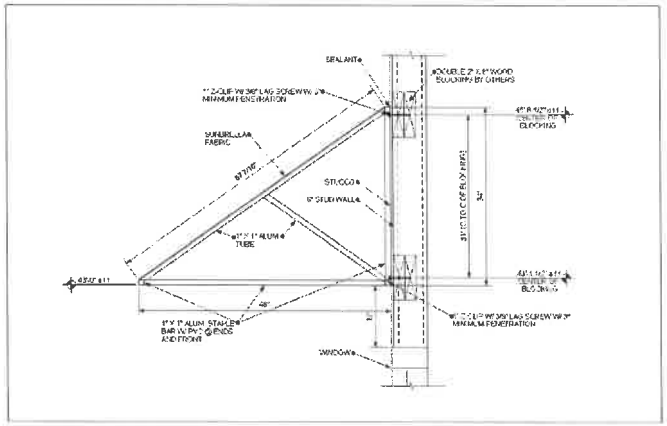
Drawn by: Projects & Construction Araque

6



1 Right Elevation

1/8" = 1'-0"



2 Detail Metal Awnind

3/4" = 1'-0"



ARAQUE

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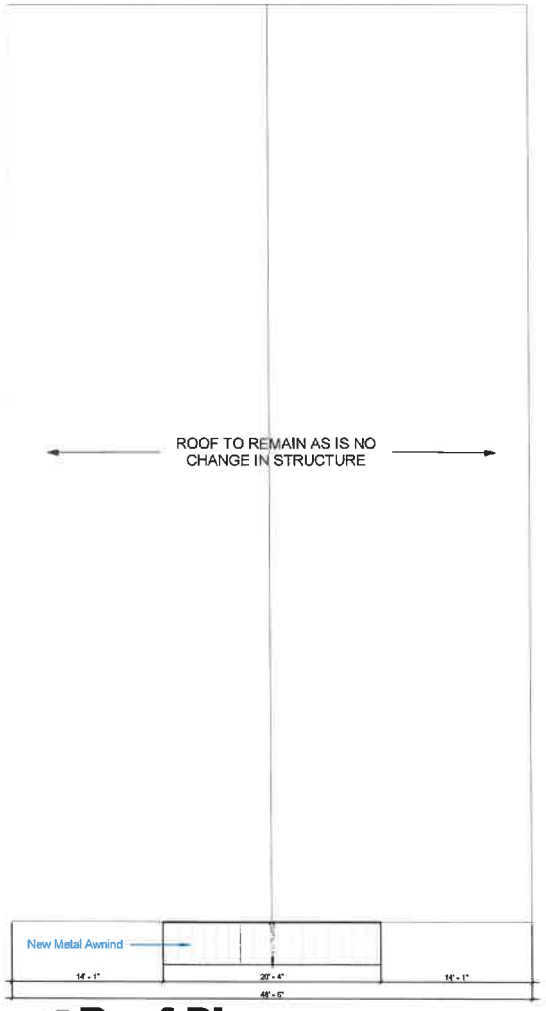
CREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, MAKING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

Project Name & Address

107 N GOLIAD ST
ROCKWALL, TX 75087

ELEVATIONS		
Project number:		6.1
Date: 01/29/2026	Scale As Indicated	
Drawn by: Projects & Construction Araque		



1 Roof Plan

1/8" = 1'-0"

02/04/2026

ARAQUE

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, MYAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDING OVER ANY PART OF THESE PLANS.

GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, WILL NOT ASSUME LIABILITY FOR ANY CHANGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES IN THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

Project Name & Address

107 N GOLIAD ST
ROCKWALL, TX 75087

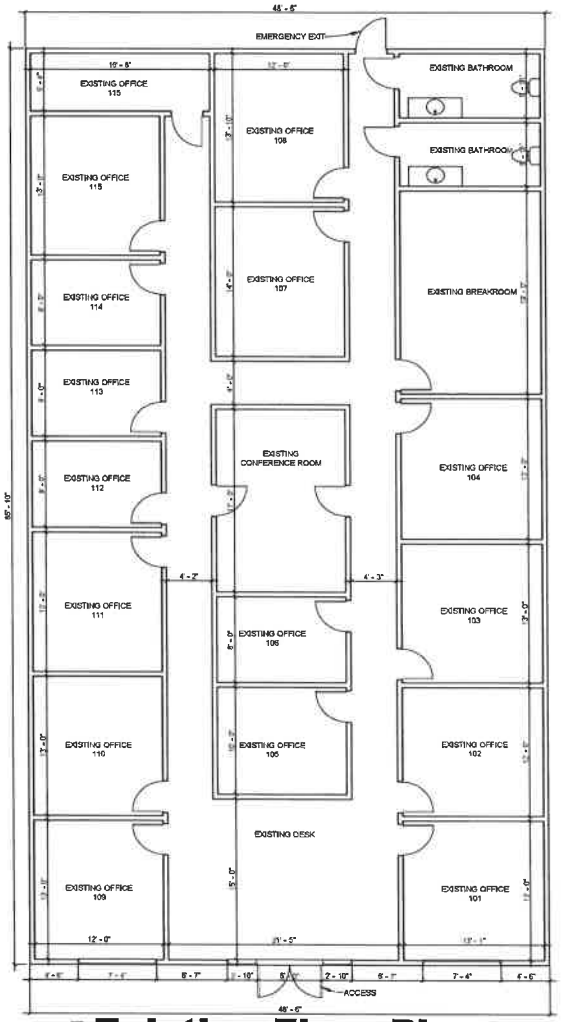
ROOF PLAN

Project number:

Date: 01/29/2026 Scale 1/8" = 1'-0"

Drawn by: Projects & Construction Araque

4



1 Existing Floor Plan

1/8" = 1'-0"

02/04/2026

ARAQUE

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERED SERVICES, HVAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND. NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENCE OVER ANY PART OF THESE PLANS.

GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN DESIGN FROM LOCATIONS, WE CANNOT ASSUME LIABILITY FOR ANY CHANGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONTRACT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATIONS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

Project Name & Address

107 N GOLIAD ST
ROCKWALL, TX 75087

EXISTING FLOOR PLAN

Project number:			
Date:	01/29/2026	Scale	1/8" = 1'-0"
Drawn by: Projects & Construction Araque			

2


ROCKWALL
PROFESSIONAL BUILDING
Hanby
Insurance
972-771-4110
FAMILY LAW
214-234-7522
NEW YORK LIFE
Hanby
Insurance


HANBY INSURANCE
107



ARAQUE

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION INFORMATION NECESSARY TO SUBSTANTIALLY BUILD THIS STRUCTURE. THESE PLANS MUST BE VERIFIED AND CHECKED BY THE BUILDER, HOMEOWNER, AND ALL CONTRACTORS OF THIS JOB PRIOR TO CONSTRUCTION. BUILDER SHOULD OBTAIN COMPLETE ENGINEERING SERVICES, MAC, AND STRUCTURAL BEFORE BEGINNING CONSTRUCTION OF ANY KIND NOTE: ALL FEDERAL, STATE, AND LOCAL CODES AND RESTRICTIONS TAKE PRECEDENT OVER ANY PART OF THESE PLANS.

GREAT CARE AND EFFORT HAVE GONE INTO THE CREATION OF THESE BLUEPRINTS. HOWEVER, BECAUSE OF THE VARIANCE IN GEOGRAPHIC LOCATIONS, WILL NOT ASSUME LIABILITY FOR ANY DAMAGES DUE TO ERRORS, OMISSIONS, OR DEFICIENCIES ON THESE PLANS. OWNER/BUILDER MUST COMPLY WITH LOCAL BUILDING CODES PRIOR TO COMMENCEMENT OF CONSTRUCTION. THE PURCHASE OF THESE PLANS ENTITLES THE BUYER TO CONSTRUCT THIS HOUSE ONLY ONCE. ANY COPYING, TRACING, OR ALTERING OF THESE PLANS IS NOT PERMITTED. VIOLATORS WILL BE SUBJECT TO PROSECUTION UNDER COPYRIGHT LAWS.

Project Name & Address

107 N GOLIAD ST
ROCKWALL, TX 75087

3D RENDER

Project number:

Date: 01/29/2026 Scale

Drawn by: Projects & Construction Araque

7

CITY OF ROCKWALL

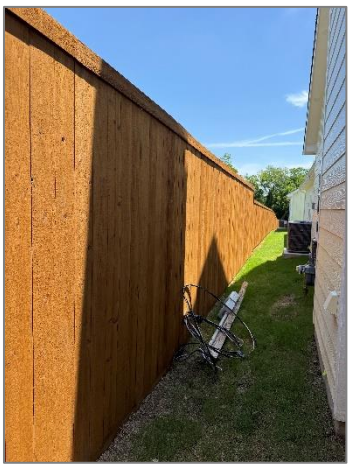
PLANNING AND ZONING COMMISSION MEMORANDUM

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:	Angelica Guevara, *Planning Technician*
DATE:	May 26, 2026
SUBJECT:	MIS2026-010; *Exception to the Fence Standards at 403B S. Clark Street*

The subject property is a 0.42-acre parcel of land (*i.e. Lot 1, Block 1, Shaw Addition*) that is situated within the Shaw Subdivision, and is zoned Single-Family 7 (SF-7) District. The subject property -- *along with the rest of the Shaw Addition* -- was established by the *Final Plat* on July 7, 2012. According to Rockwall County Appraisal District (RCAD), the subject property has a 3,137 SF *single family home* and a 650 SF *guest quarters/secondary living unit* situated on it. Both of these structures were constructed in 2025. On March 3, 2026, the Building Inspections Department issued a *Building Permit* [*i.e.RES2026-797*] for the construction of a fence on the subject property. Upon further review, it was determined that the fence had been constructed incorrectly, as the metal posts -- *required to face the private side of the property* -- were installed facing outward as shown in *Figure 1*. As a result, the applicant submitted a request for an *Exception* to the *Fence Standards*.





FIGURES 1 & 2: EXISTING FENCE SHOWING THE PLACEMENT OF THE METAL POLES THAT ARE WRAPPED IN CEDAR

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, *Residential Fences*, Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) states that, "(a)ll solid fencing shall be constructed utilizing standard cedar fencing materials (*spruce fencing is prohibited*) that are a minimum of ½-inch or greater in thickness. Fences shall be board-on-board panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (*i.e. facing streets, alleys, open space, parks, and/or neighboring properties*). *All posts and/or framing shall be placed on the private side (i.e. facing towards the home) of the fence.* All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited. All solid fences shall incorporate a decorative top rail and/or cap detailing the design of the fence." In this case, the applicant constructed a seven (7) foot cedar fence with metal posts wrapped in cedar. The fence has already been fully installed with the metal posts oriented outward rather than toward the private side of the property, as required by the Unified Development Code (UDC). Staff should note that the posts will have limited visibility from the street, have been wrapped in cedar, and the fence's orientation does *not* appear to adversely impact the surrounding properties; however, the approval of an *Exception* is a 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 *May 26, 2026*.

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 5/21/2026

PROJECT NUMBER: MIS2026-010
PROJECT NAME: Exception for a Fence at 403B S Clark Street
SITE ADDRESS/LOCATIONS: 403B S. Clark Street

CASE CAPTION: Discuss and consider a request by Javier Silva of JMS Custom Homes, LLC for the approval of a Miscellaneous Case for an Exception to the Fence Standards on a 0.42-acre parcel of land identified as Lot 1, Block 1, Shaw Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 403-B S. Clark Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	05/21/2026	Approved

05/21/2026: No fences in easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	05/21/2026	Approved

05/21/2026: Wood Fence is required to be outside the utility easements
Wood Fence is is required to have the smooth side out

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/19/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	05/19/2026	Approved w/ Comments

05/19/2026: MIS2026-010; Exception to the Fence Standards at 403B S. Clark Street

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

I.1 This is a request for the approval of a Miscellaneous Case for an Exception to the Fence Standards on a 0.42-acre parcel of land identified as Lot 1, Block 1, Shaw Addition, City of Rockwall, Rockwall County, Texas, zoned Single-Family 7 (SF-7) District, addressed as 403-B S. Clark Street.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

I.3 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."

I.4 According to Subsection 08.03, Residential Fences, Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC) states that, "(a)ll solid fencing shall be constructed utilizing standard cedar fencing materials (spruce fencing is prohibited) that are a minimum of ½-inch or greater in thickness. Fences shall be board-on-board panel fence that is constructed a minimum of six (6) feet in height and a maximum of eight (8) feet in height. Posts, fasteners, and bolts shall be formed from hot dipped galvanized or stainless steel. All cedar pickets shall be placed on the public side (i.e. facing streets, alleys, open space, parks, and/or neighboring properties). All posts and/or framing shall be placed on the private side (i.e. facing towards the home) of the fence. All wood fences shall be smooth finished, free of burs and splinters, and be stained and sealed on both sides of the fence. Painting a fence with oil or latex based paint shall be prohibited. All solid fences shall incorporate a decorative top rail and/or cap detailing the design of the fence."

I.5 In this case, the applicant has constructed a seven (7) foot, cedar fence with metal posts. However, the metal posts are facing the public side as opposed to the private side. This deviation will require an exception to the fence standards of the UDC from the Planning and Zoning Commission.

I.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: May 26, 2026

I.7 Please note that a representative is required to be present for the meeting to answer any questions the Planning and Zoning Commission and/or City Council may have regarding your request.

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 ($500.00 + $20.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ FINAL PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($500.00 + $20.00 ACRE) [1 & 3]
- ☐ AMENDING OR MINOR PLAT ($500.00)
- ☐ PLAT REINSTATEMENT REQUEST ($200.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($1,000.00 + $20.00 ACRE) [1 & 2]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($500.00) [2]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($200.00)
- ☒ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] ($200.00) [2]
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] ($1,000.00) [2]

No Comment about facade, fences not allowed within easements. Site plan not provided so unsure exactly where this is located. - MP
No fences in easements - AW

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 403-B Rockwall TX 75087
SUBDIVISION: LOT: BLOCK:
GENERAL LOCATION:

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	JMS Custom Homes LLC	☐ APPLICANT	Javier Silva
CONTACT PERSON	Javier Silva	CONTACT PERSON	
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Javier Silva [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 $ 200.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 14 *DAY OF* May, 2026 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 *DAY OF* May 2026

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS
MANUEL GARCIA
Notary ID #131528836
My Commission Expires
July 31, 2029

MY COMMISSION EXPIRES July 31, 2029



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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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]:

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- ☐ FINAL PLAT ($500.00 + $20.00 ACRE) [1]
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SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($1,000.00 + $20.00 ACRE) [1&2]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($500.00) [2]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($200.00)
- ☒ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] ($200.00) [2]
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] ($1,000.00) [2]

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($1,000.00 + $20.00 ACRE) [1&3]
- ☐ SPECIFIC USE PERMIT [RESIDENTIAL] ($200.00 + $20.00 ACRE) [1,2&3]
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] ($1,000.00 + $20.00 ACRE) [1,2&3]
- ☐ PLANNED DEVELOPMENT DISTRICT ($1,500.00 + $20.00 ACRE) [1&3]
- ☐ PD DEVELOPMENT PLANS ($1,500.00 + $20.00 ACRE) [1&3]

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.
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[3]: AN ADDITIONAL FEE OF ***$150.00*** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	403-B Rockwall TX 75087				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION					

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.*

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☐ OWNER	JMS Custom Homes LLC	☐ APPLICANT	Javier Silva
CONTACT PERSON	Javier Silva	CONTACT PERSON	
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP		STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Javier Silva [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 $ 200.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 14 *DAY OF* May, 2026 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 *DAY OF* May 2026

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MANUEL GARCIA
Notary ID #131528836
My Commission Expires
July 31, 2029

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City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 5/21/2026

PROJECT NUMBER: Z2026-027
PROJECT NAME: Zoning Change from AG to SF-16
SITE ADDRESS/LOCATIONS: 1204 Marilyn Jayne Lane, Rockwall, TX, 75087

CASE CAPTION: Hold a public hearing to discuss and consider a request by James Roland of JR Hilltop Homes on behalf of Leon and Gracie Walker for the approval of a Zoning Change from Agricultural (AG) District to Single-Family 16 (SF-16) District for a 0.651-acre parcel of land identified as Lot 17 of the Maytona Ranch Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 1204 Marilyn Jayne Lane, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	05/21/2026	Needs Review

05/21/2026: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Zoning Change from Agricultural (AG) District to Single-Family 16 (SF-16) District for a 0.651-acre parcel of land identified as Lot 17 of the Maytona Ranch Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 1204 Marilyn Jayne Lane.

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 (Z2026-027) in the lower right-hand corner of all pages on future submittals.

M.4 Needed Items. Please provide a survey and a legal description of the subject property. Staff needs these items in order to draft the ordinance for the proposed zoning change.

I.5 Comprehensive Plan. According to the Future Land Use Map contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Northeast Residential District and is designated for Low Density Residential (LDR) land uses. The requested Single-Family 16 (SF-16) District zoning designation is in compliance with this designation, and conforms to the Future Land Use Map.

I.6 Comprehensive Plan. The following District Strategies for the Northeast Residential District are applicable to this zoning request:

1. Suburban Residential. Any new Suburban Residential developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing Suburban Residential in this district.
2. Infill Development. Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.

I.7 Please note that regardless of the submitted request -- if this zoning case is approved -- any development on the subject property will be required to adhere to all applicable requirements of the Unified Development Code (UDC) for a property that is zoned Single-Family 16 (SF-16) District.

M.8 Ordinances. Please review the attached draft ordinance prior to the June 9, 2026 Planning & Zoning Commission meeting, and provide staff with your markups by June 2,

2026.

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 June 2, 2026; 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 June 9, 2026 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 May 26, 2026, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on April 9, 2024.

I.11 City Council Meeting Dates. The projected City Council meeting dates for this case will be June 15, 2026 (1st Reading) and July 6, 2026 (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	05/20/2026	Approved w/ Comments

05/20/2026: General Items:
- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
- Existing flow patterns must be maintained.
- Lot to lot drainage is not allowed.
- 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 the 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.
- 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 rock, 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	05/21/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/19/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/18/2026	Approved

No Comments

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 ($500.00 + $20.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ FINAL PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($500.00 + $20.00 ACRE) [1 & 3]
- ☐ AMENDING OR MINOR PLAT ($500.00)
- ☐ PLAT REINSTATEMENT REQUEST ($200.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($1,000.00 + $20.00 ACRE) [1 & 2]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($500.00) [2]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($200.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] ($200.00) [2]
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] ($1,000.00) [2]

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($1,000.00 + $20.00 ACRE) [1 & 3]
- ☐ SPECIFIC USE PERMIT [RESIDENTIAL] ($200.00 + $20.00 ACRE) [1, 2 & 3]
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] ($1,000.00 + $20.00 ACRE) [1, 2 & 3]
- ☐ PLANNED DEVELOPMENT DISTRICT ($1,500.00 + $20.00 ACRE) [1 & 3]
- ☐ PD DEVELOPMENT PLANS ($1,500.00 + $20.00 ACRE) [1 & 3]

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 ***$2,500.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.
[3]: AN ADDITIONAL FEE OF ***$150.00*** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1204 MARILYN JAYNE LANE			
SUBDIVISION	MAYTONA RANCH EST	LOT	17	BLOCK
GENERAL LOCATION				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	A1	CURRENT USE	A1
PROPOSED ZONING	SF 16	PROPOSED USE	SF 16
ACREAGE	0.651	LOTS [CURRENT]	1
LOTS [PROPOSED]	1		

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

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

☐ OWNER	WALKER, GRACIE + LEON	☐ APPLICANT	JR HILLTOP HOMES
CONTACT PERSON		CONTACT PERSON	JAMES ROLAND
ADDRESS	[redacted]	ADDRESS	[redacted]
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 GRACIE WALKER [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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

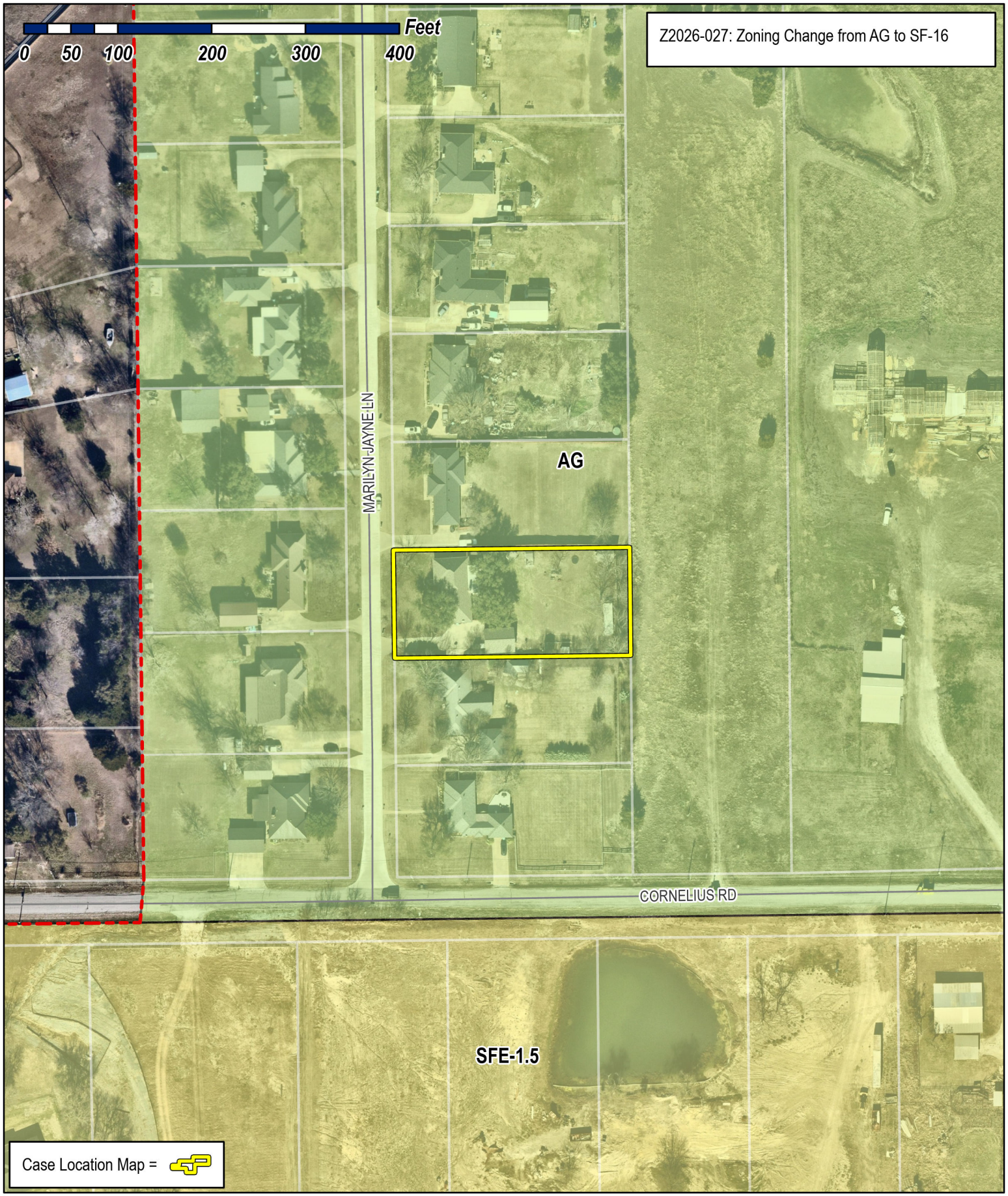
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th *DAY OF* May, 20 26.

OWNER'S SIGNATURE GWalker

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Brooke Bullock

NOTARY PUBLIC STATE OF TEXAS
BROOKE BULLOCK
Notary ID #131813849
My Commission Expires
December 14, 2026

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.

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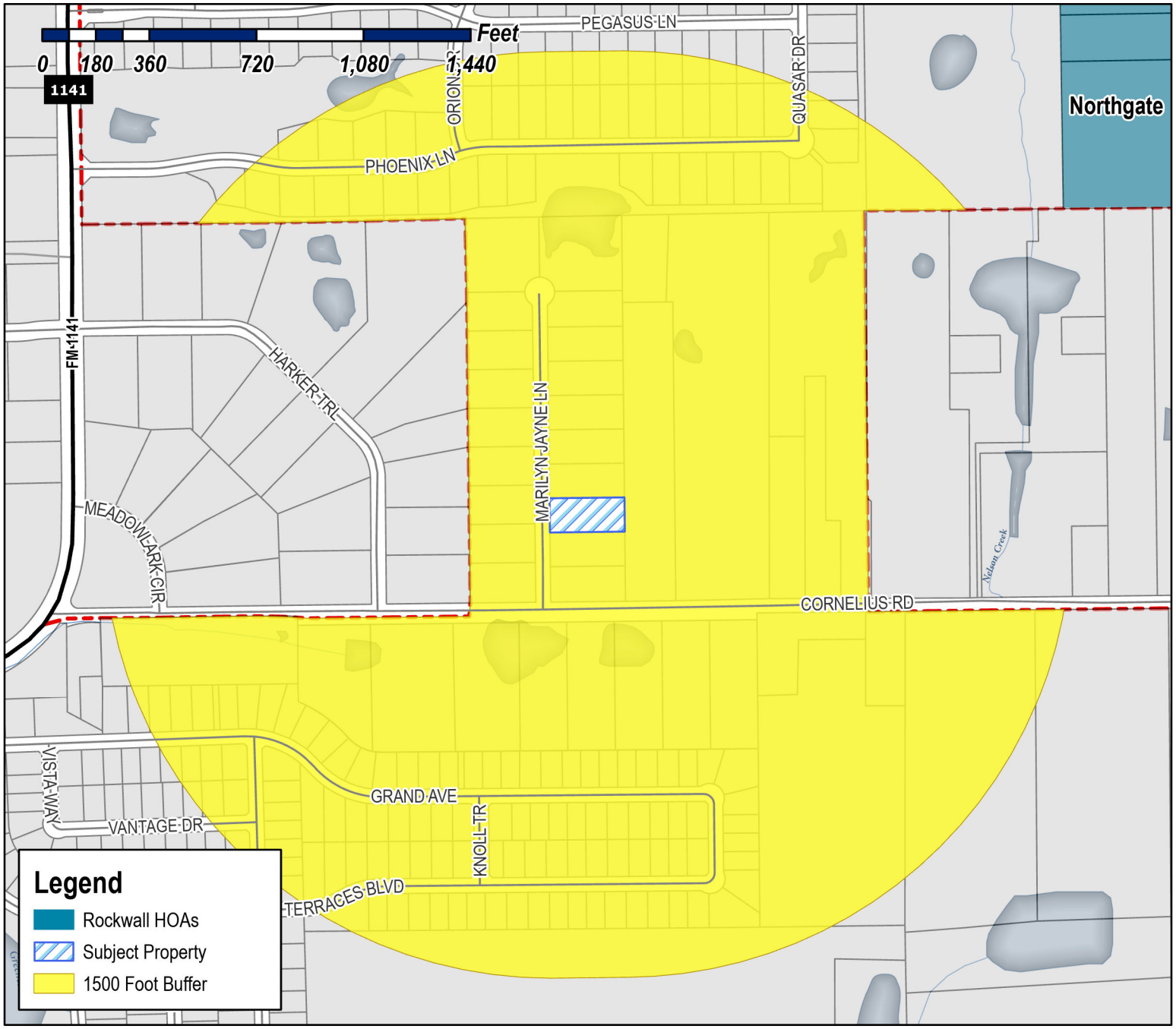
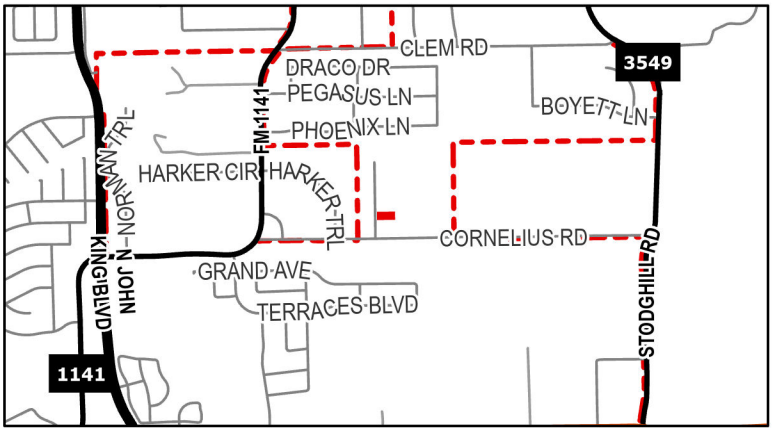


Case Number: Z2026-027
Case Name: Zoning Change from AG to SF-16
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1204 Marilyn Jane



Date Saved: 5/14/2026
For Questions on this Case Call (972) 771-7745

City of Rockwall

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385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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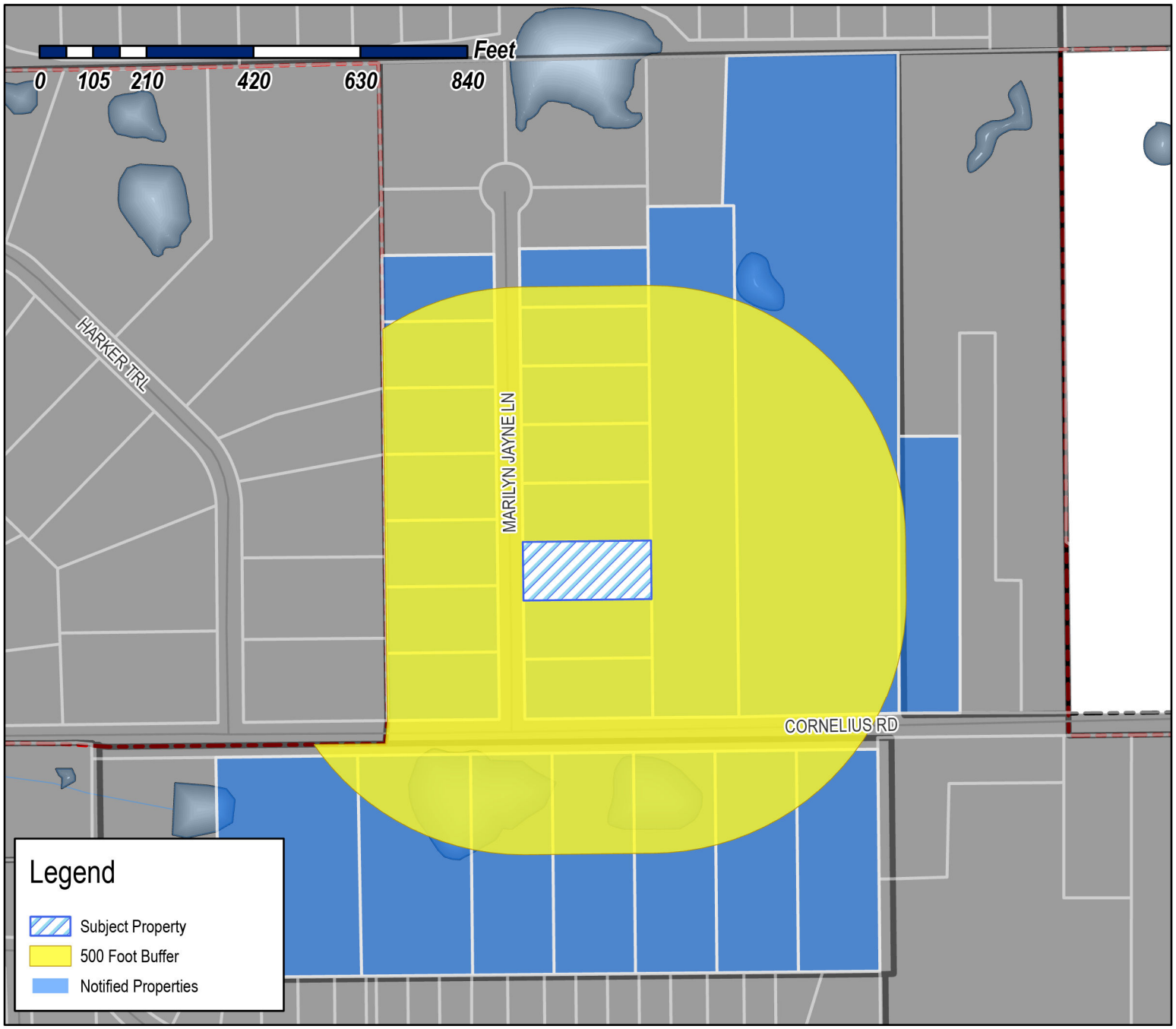

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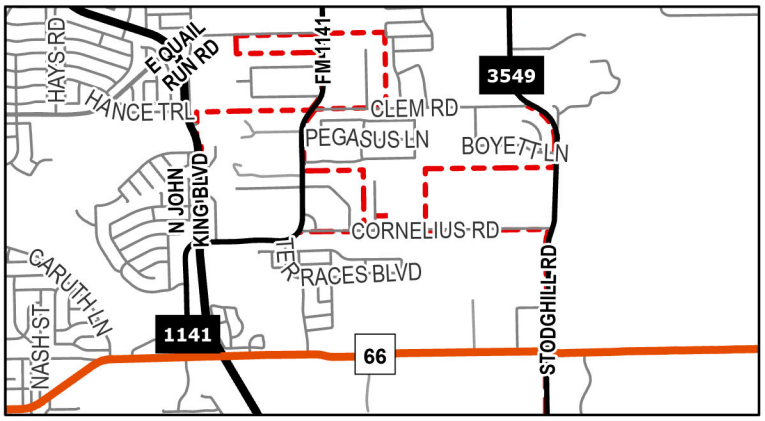


Date Saved: 5/14/2026
For Questions on this Case Call: (972) 771-7745

THOMAS STEPHEN R & SHARON C
1200 MARILYN JAYNE DR
ROCKWALL, TX 75087

RANDY AND KAY WILSON REVOCABLE TRUST
RANDY SCOTT WILSON AND KAY MARIE
WILSON- CO TRUSTEES
1201 MARILYN JAYNE
ROCKWALL, TX 75087

JAMES BRIAN & KIMBERLY
1202 MARILYN JAYNE DR
ROCKWALL, TX 75087

SMITH DANIEL T
1203 MARILYN JAYNE DR
ROCKWALL, TX 75087

WALKER GRACIE & LEON
1204 MARILYN JAYNE DR
ROCKWALL, TX 75087

JAMES DAVID L
1205 MARILYN JAYNE DRIVE
ROCKWALL, TX 75087

COOK ROBERT M ETUX
1206 MARILYN JAYNE DR
ROCKWALL, TX 75087

CANTRELL CARL DEAN
1207 MARILYN JAYNE DR
ROCKWALL, TX 75087

RODRIGUEZ CONRADO JR
1208 MARILYN JAYNE DR
ROCKWALL, TX 75087

BARTON FORRIS WOODROW JR & DIXIE D
1209 MARILYN JAYNE DR
ROCKWALL, TX 75087

EMRA JOHN AND SHERYL AND
PAUL AND KATIE EMRA
1210 MARILYN JAYNE LANE
ROCKWALL, TX 75087

RYLANDER GREGORY L & PAMELA J
1211 MARILYN JAYNE
ROCKWALL, TX 75087

RESIDENT
1212 MARILYN JAYNE LN
ROCKWALL, TX 75087

RESIDENT
1213 MARILYN JAYNE LN
ROCKWALL, TX 75087

RESIDENT
1214 MARILYN JAYNE LN
ROCKWALL, TX 75087

HARGROVE TODD & TONDA
1381 LEEWARD DR
ROCKWALL, TX 75087

SINGH GAGANPREET K AND PAWANPREET
151 STEVENSON DR
FATE, TX 75087

POLK BALEY & BROOKE
333 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
375 CORNELIUS RD
ROCKWALL, TX 75087

PARMAR ANKIT
401 CORNELIUS RD
ROCKWALL, TX 75087

VATS AKHIL
451 CORNELIEUS RD
ROCKWALL, TX 75087

RESIDENT
487 CORNELIUS RD
ROCKWALL, TX 75087

FLEMING HALLIE B
508 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
520 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
525 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
555 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
588 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
600 CORNELIUS RD
ROCKWALL, TX 75087

PEWITT RONNY M & JENNIFER L
668 CORNELIUS RD
ROCKWALL, TX 75087

SOUTHALL MARK P & KATHY L
P. O. BOX 2214
ROCKWALL, TX 75087

ESTATE OF MICHAEL L PEOPLES SR
ANDREA DANLEY - INDEPENDENT EXECUTOR
PO Box 154
Fate, TX 75132

PUBLIC NOTICE

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

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

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

Z2026-027: Zoning Change from AG to SF-16

Hold a public hearing to discuss and consider a request by James Roland of JR Hilltop Homes on behalf of Leon and Gracie Walker for the approval of a *Zoning Change* from Agricultural (AG) District to Single-Family 16 (SF-16) District for a 0.651-acre parcel of land identified as Lot 17 of the Maytona Ranch Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 1204 Marilyn Jayne Lane, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, June 9, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 15 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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, June 15, 2026 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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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. Z2026-027: Zoning Change from AG to SF-16

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

11 NORTHEAST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

1. *Estate and Rural Residential*. The maintenance of the *Estate* and *Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
2. *Suburban Residential*. Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
3. *Infill Development*. Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
4. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
5. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.

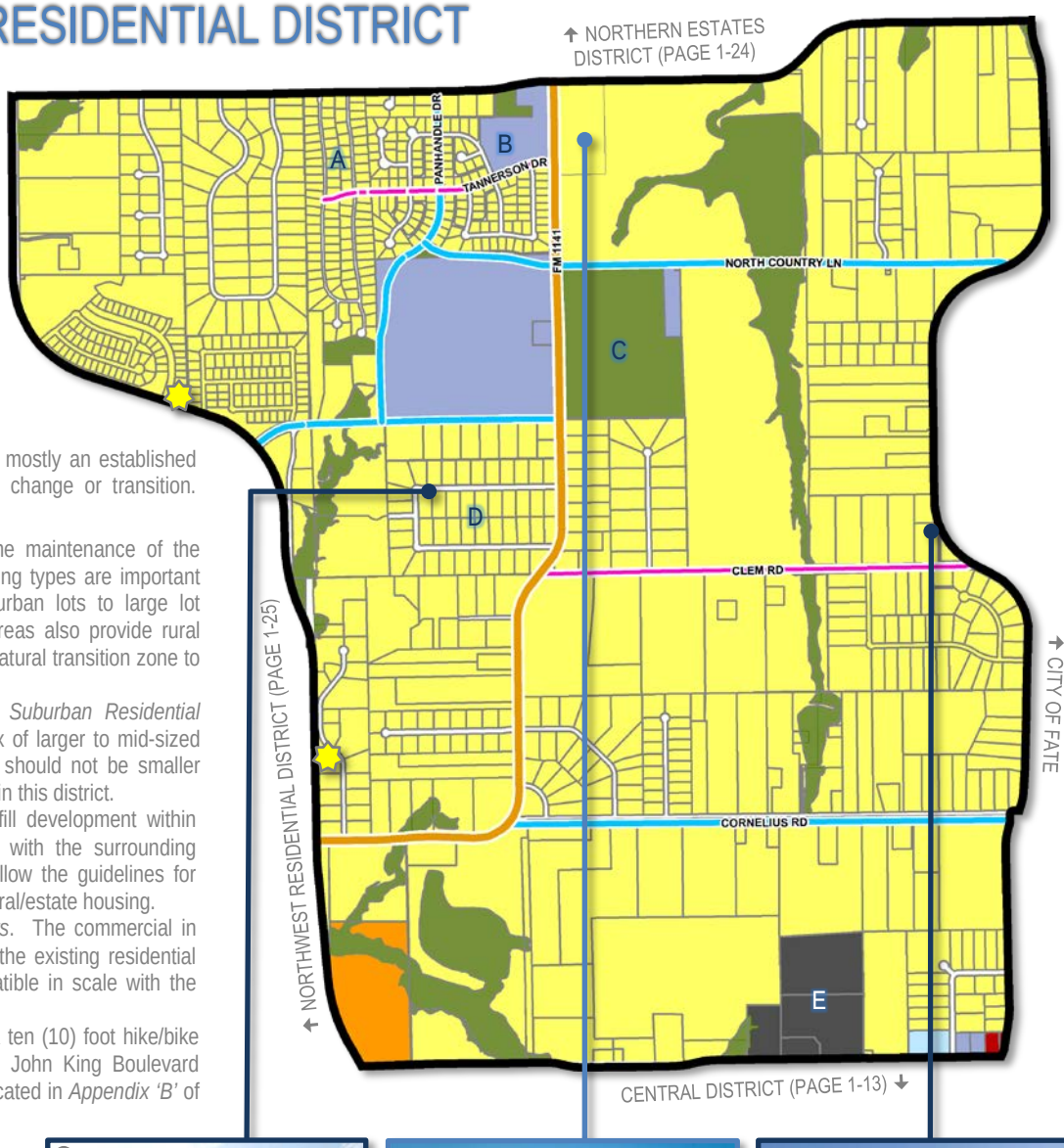
POINTS OF REFERENCE

A. Stoney Hollow Subdivision
B. Celia Hays Elementary School
C. North Country Lane Park
D. Saddlebrook Estates Subdivision
E. Resthaven Funeral Home

LAND USE PALETTES

Current Land Use
Future Land Use

John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon




2 Current Suburban Residential

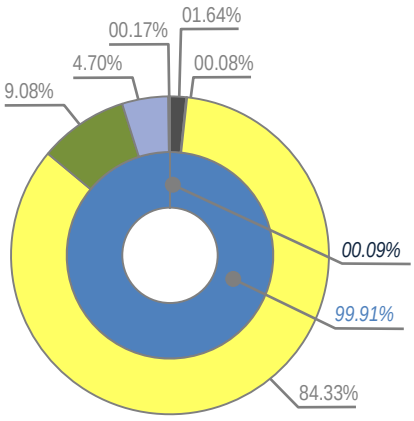

2 Future Suburban Residential


1 Current Rural Residential

BUILD OUT
1,964
5,794

% OF ROCKWALL
3.13%
0.99%
3.10%

CURRENT
625
18
1,844



MINOR COLLECTOR	
M4U	
M4D	

COMMERCIAL	0.09%
RESIDENTIAL	99.91%
MIXED USE	0.00%

CEMETERY (CEM)	32.34-ACRES
COMMERCIAL/RETAIL (CR)	1.52-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,658.33-ACRES
PARKS AND OPEN SPACE (OS)	178.54-ACRES
PUBLIC (P)	92.45-ACRES
QUASI-PUBLIC (QP)	3.25-ACRES

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 16 (SF-16) DISTRICT

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

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 16 (SF-16) DISTRICT

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

CITY OF ROCKWALL

ORDINANCE NO. 26-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 APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY 16 (SF-16) DISTRICT FOR A 0.651-ACRE PARCEL OF LAND IDENTIFIED AS LOT 17 OF THE MAYTONA RANCH ESTATES ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER DEPICTED IN *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 James Roland of JR Hilltop Homes on behalf of Leon and Gracie Walker for the approval of a *Zoning Change* from an Agricultural (AG) District to a Single-Family 16 (SF-16) District for a 0.651-acre parcel of land identified as Lot 17 of the Maytona Ranch Estates Addition, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 1204 Marilyn Jayne Lane, and 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 (UDC) [*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 Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Single-Family 16 (SF-16) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Single-Family 16 (SF-16) District as stipulated in Section 01.01*, Use of Land and Buildings,* of Article 04*, Permissible Uses* and Section 03.01*, General Residential District Standards* and Section 03.06, *Single-Family 16 (SF-16) District*, of Article 05*, District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

DRAFT ORDINANCE 05.20.26

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

SECTION 4. 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 5. 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 (UDC) of the City of Rockwall, Texas, 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; and

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, and all other ordinances of the City of Rockwall not in conflict with 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 6TH DAY OF JULY, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *June 15, 2026*

2nd Reading: *July 6, 2026*

DRAFT ORDINANCE 05.26.2026

Exhibit 'A'
Legal Description

DRAFT
ORDINANCE
05.26.2026

Exhibit 'B'
Survey

DRAFT
ORDINANCE
05.26.2026

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 5/21/2026

PROJECT NUMBER: Z2026-028
PROJECT NAME: Zoning Change from AG to SF1
SITE ADDRESS/LOCATIONS: 520 Cornelius Road, Rockwall, TX, 75087

CASE CAPTION: Hold a public hearing to discuss and consider a request by Elliott Huff for the approval of a Zoning Change from Agricultural (AG) District to Single-Family 1 (SF-1) District for a four (4) acre tract of land identified as Tract 22-07 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 520 Cornelius Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	05/21/2026	Approved

05/21/2026: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Zoning Change from an Agricultural (AG) District to Single-Family 1 (SF-1) District for a four (4) acre tract of land identified as Tract 22-07 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 520 Cornelius Road.

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 (Z2026-028) in the lower right-hand corner of all pages on future submittals.

I.4 Comprehensive Plan. According to the Future Land Use Map contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the Northeast Residential District and is designated for Low Density Residential (LDR) land uses. The requested Single-Family 1 (SF-1) District zoning designation is in compliance with this designation, and conforms to the Future Land Use Map.

I.5 Comprehensive Plan. The following District Strategies for the Northeast Residential District are applicable to this zoning request:

1. Suburban Residential. Any new Suburban Residential developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing Suburban Residential in this district.
2. Infill Development. Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.

I.6 Please note that regardless of the submitted request -- if this zoning case is approved -- any development on the subject property will be required to adhere to all applicable requirements of the Unified Development Code (UDC) for a property that is zoned Single-Family 1 (SF-1) District.

M.7 Ordinances. Please review the attached draft ordinance prior to the June 9, 2026 Planning & Zoning Commission meeting, and provide staff with your markups by June 2, 2026.

I.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 June 2, 2026; 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 June 9, 2026 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 May 26, 2026, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on April 9, 2024.

I.10 City Council Meeting Dates. The projected City Council meeting dates for this case will be June 15, 2026 (1st Reading) and July 6, 2026 (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	05/20/2026	Approved w/ Comments

05/20/2026: General Items:
- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
- Existing flow patterns must be maintained.
- Lot to lot drainage is not allowed.
- 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 the 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.
- 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 rock, gravel, or asphalt allowed in any area.
- Additional comments may be provided at time of Building Permit.
- Need to plat, dedicate 20' water & sewer easement along the eastern property and along Cornelius

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	05/21/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/19/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

PARKS	Travis Sales	05/18/2026	Approved

No Comments

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☑ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	520 Cornelius				
SUBDIVISION		LOT		BLOCK	
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	AG		CURRENT USE	AG	
PROPOSED ZONING	SF1		PROPOSED USE	SF1	
ACREAGE	4	LOTS [CURRENT]	1	LOTS [PROPOSED]	2

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

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

☑ OWNER	Elliott Huff	☐ APPLICANT	
CONTACT PERSON	"	CONTACT PERSON	
ADDRESS	[redacted]	ADDRESS	
CITY, STATE & ZIP		Y, STATE & ZIP	
PHONE		PHONE	
E-MAIL		com E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Elliott Huff [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 $ 200, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF May, 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

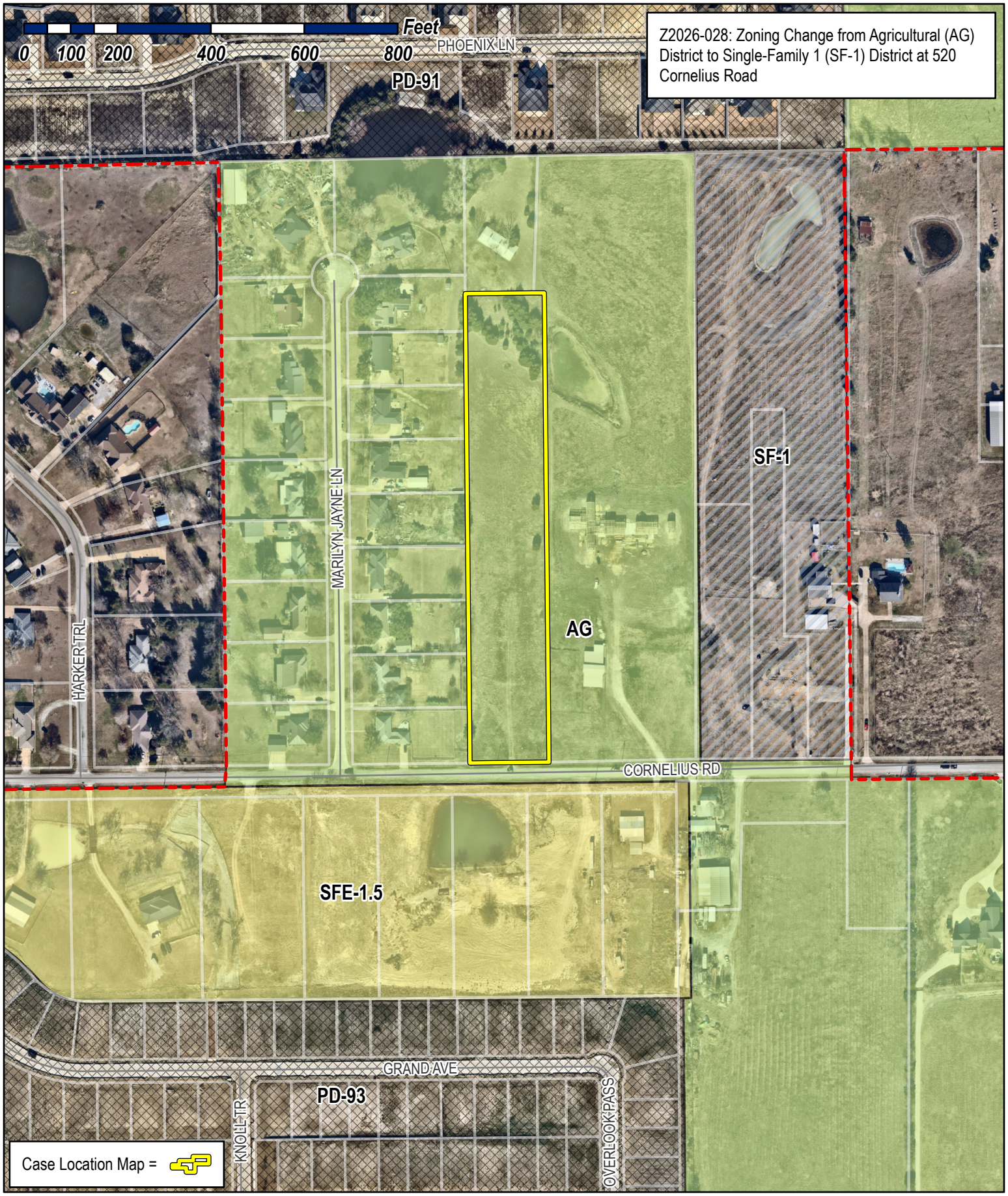
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th DAY OF May, 2026

KRIS J CANNON
Notary ID #134917928
My Commission Expires
May 24, 2028

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [signature]

MY COMMISSION EXPIRES 5/24/28



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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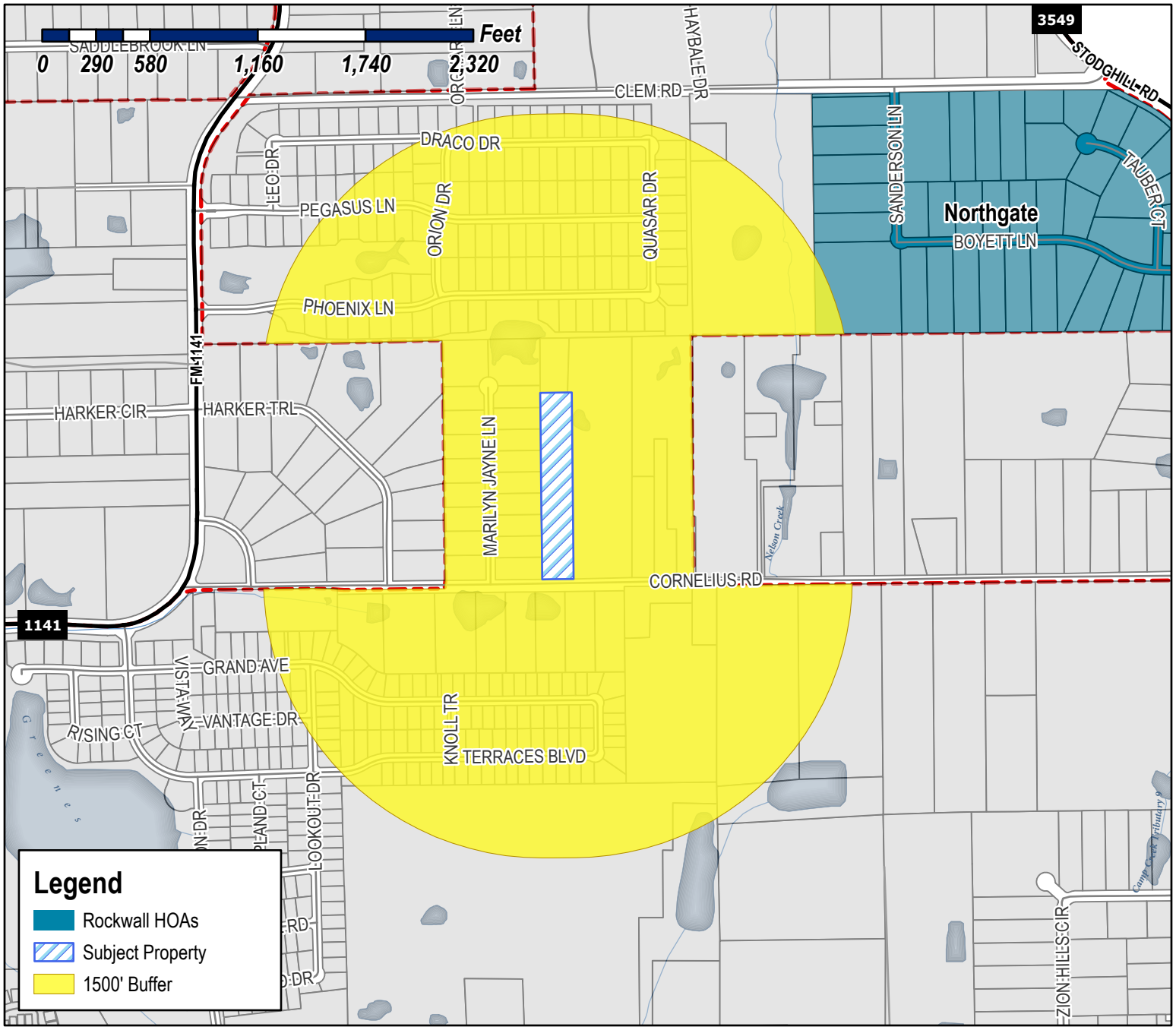
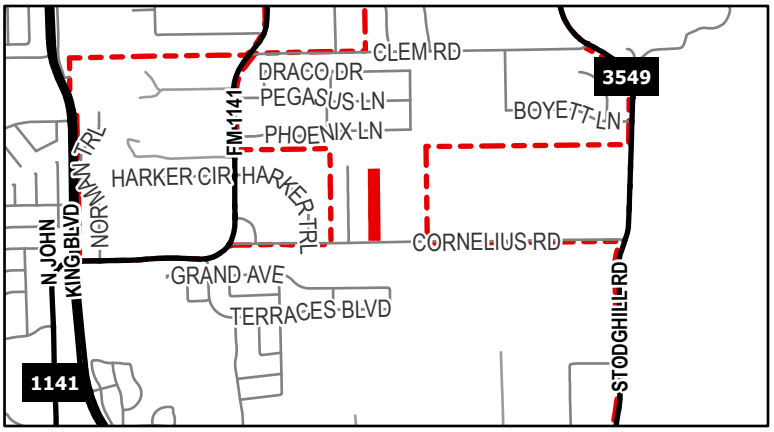


Case Number: Z2026-028
Case Name: Zoning Change from AG to SF-1
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 520 Cornelius Road



Date Saved: 5/14/2026
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 [Z2026-028]
Date:	Tuesday, May 19, 2026 12:01:37 PM
Attachments:	HOA Map (05.15.2026).pdf Public Notice (05.18.2026).pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on Friday, May 22, 2026. The Planning and Zoning Commission will hold a public hearing on Tuesday, June 9, 2026 at 6:00 PM, and the City Council will hold a public hearing on Monday, June 15, 2026 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

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

Z2026-028: Zoning Change from AG to SF-1
Hold a public hearing to discuss and consider a request by Elliott Huff for the approval of a Zoning Change from Agricultural (AG) District to Single-Family 1 (SF-1) District for a four (4) acre tract of land identified as Tract 22-07 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 520 Cornelius 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

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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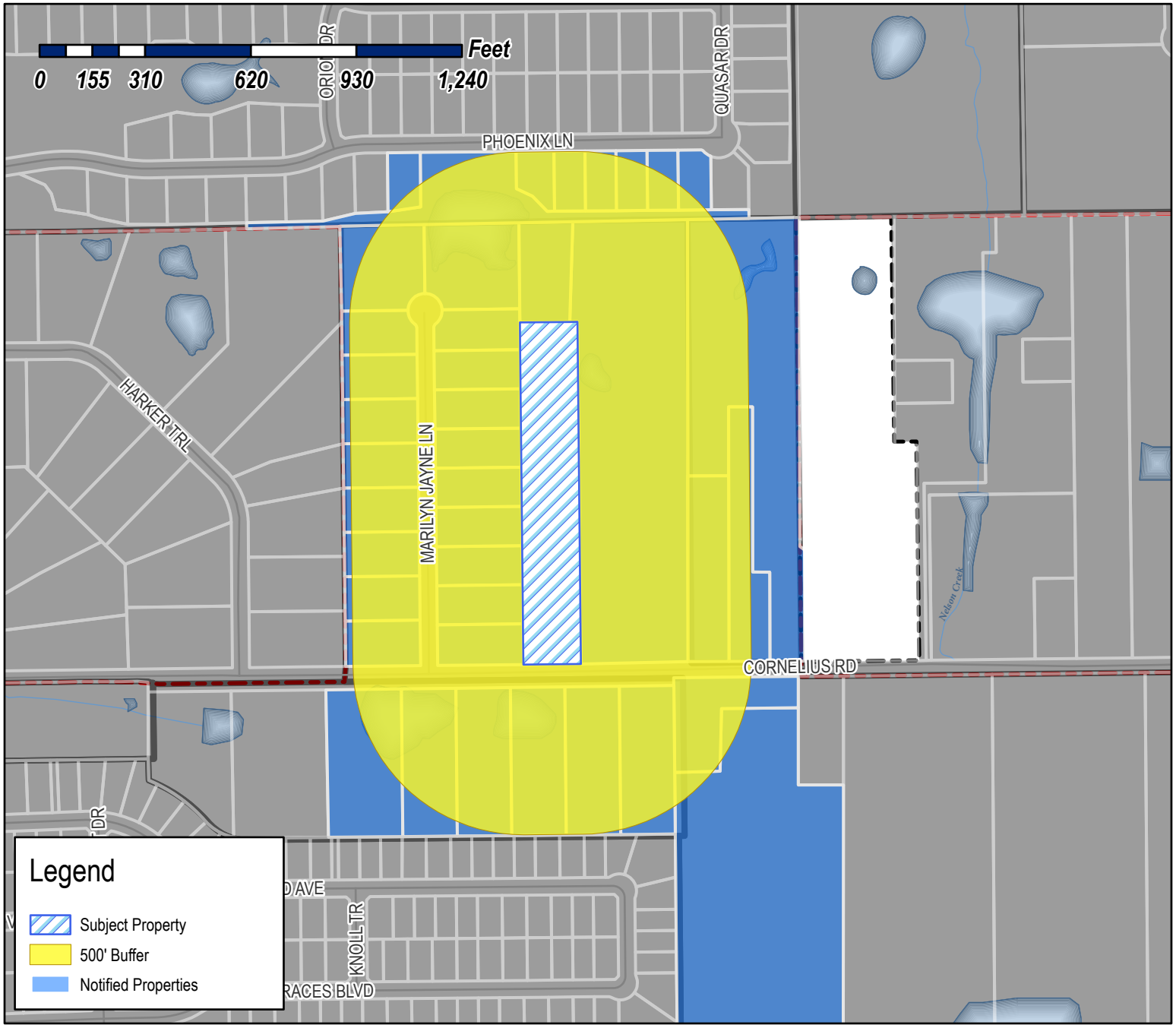

Case Number: Z2026-028
Case Name: Zoning Change from AG to SF-1
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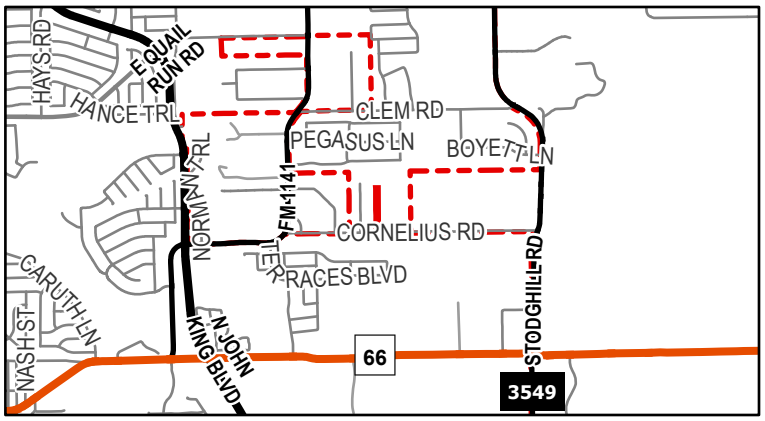


Date Saved: 5/14/2026
For Questions on this Case Call: (972) 771-7745

THOMAS STEPHEN R & SHARON C
1200 MARILYN JAYNE DR
ROCKWALL, TX 75087

RANDY AND KAY WILSON REVOCABLE TRUST
RANDY SCOTT WILSON AND KAY MARIE
WILSON- CO TRUSTEES
1201 MARILYN JAYNE
ROCKWALL, TX 75087

JAMES BRIAN & KIMBERLY
1202 MARILYN JAYNE DR
ROCKWALL, TX 75087

SMITH DANIEL T
1203 MARILYN JAYNE DR
ROCKWALL, TX 75087

WALKER GRACIE & LEON
1204 MARILYN JAYNE DR
ROCKWALL, TX 75087

JAMES DAVID L
1205 MARILYN JAYNE DRIVE
ROCKWALL, TX 75087

COOK ROBERT M ETUX
1206 MARILYN JAYNE DR
ROCKWALL, TX 75087

CANTRELL CARL DEAN
1207 MARILYN JAYNE DR
ROCKWALL, TX 75087

RODRIGUEZ CONRADO JR
1208 MARILYN JAYNE DR
ROCKWALL, TX 75087

BARTON FORRIS WOODROW JR & DIXIE D
1209 MARILYN JAYNE DR
ROCKWALL, TX 75087

EMRA JOHN AND SHERYL AND
PAUL AND KATIE EMRA
1210 MARILYN JAYNE LANE
ROCKWALL, TX 75087

RYLANDER GREGORY L & PAMELA J
1211 MARILYN JAYNE
ROCKWALL, TX 75087

RESIDENT
1212 MARILYN JAYNE LN
ROCKWALL, TX 75087

RESIDENT
1213 MARILYN JAYNE LN
ROCKWALL, TX 75087

RESIDENT
1214 MARILYN JAYNE LN
ROCKWALL, TX 75087

RESIDENT
1215 MARILYN JAYNE LN
ROCKWALL, TX 75087

COUCH MITCHELL E AND PATRICIA M
1216 MARILYN JAYNE DR
ROCKWALL, TX 75087

KELLY JAMES B & DEA S
1217 MARILYN JAYNE DR
ROCKWALL, TX 75087

MENDOZA ROBERT E AND SANDRA J WILKINS
1218 MARILYN JAYNE DR
ROCKWALL, TX 75087

MENDOZA ROBERT E AND SANDRA J WILKINS
1218 MARILYN JAYNE DR
ROCKWALL, TX 75087

HARGROVE TODD & TONDA
1381 LEEWARD DR
ROCKWALL, TX 75087

SINGH GAGANPREET K AND PAWANPREET
151 STEVENSON DR
FATE, TX 75087

CARLOTTA D JACKSON TRUST
CARLOTTA D JACKSON - TRUSTEE
2207 PHOENIX LN
ROCKWALL, TX 75087

RESIDENT
2215 PHOENIX LN
ROCKWALL, TX 75087

RESIDENT
2301 PHOENIX LN
ROCKWALL, TX 75087

NICHOLAS WILLIAM ALLEN & CRYSTAL
2305 PHOENIX LN
ROCKWALL, TX 75087

RESIDENT
2309 PHOENIX LN
ROCKWALL, TX 75087

RESIDENT
2313 PHOENIX LN
ROCKWALL, TX 75087

MARTIN JOSHUA KYLE & STACEY LYNN
2317 PHOENIX LN
ROCKWALL, TX 75087

COLLIER LOYD V & DEBORAH M SUTTON
2321 PHOENIX LN
ROCKWALL, TX 75087

SHADDOCK HOMES LTD
2400 DALLAS PKWY STE 460
PLANO, TX 75093

LEE GREGORY P & LAUREN E
2908 PRESTON TRL
ROCKWALL, TX 75087

RESIDENT
375 CORNELIUS RD
ROCKWALL, TX 75087

PARMAR ANKIT
401 CORNELIUS RD
ROCKWALL, TX 75087

VATS AKHIL
451 CORNELIEUS RD
ROCKWALL, TX 75087

RESIDENT
487 CORNELIUS RD
ROCKWALL, TX 75087

FLEMING HALLIE B
508 N ALAMO RD
ROCKWALL, TX 75087

RESIDENT
520 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
525 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
555 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
588 CORNELIUS RD
ROCKWALL, TX 75087

PEOPLES DONNIE
589 Cornelius Rd
Rockwall, TX 75087

RESIDENT
600 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
614 CORNELIUS RD
ROCKWALL, TX 75087

LEE JAMES H AND BARBARA
628 CORNELIUS RD
ROCKWALL, TX 75087

RESIDENT
657 CORNELIUS RD
ROCKWALL, TX 75087

PEWITT RONNY M & JENNIFER L
668 CORNELIUS RD
ROCKWALL, TX 75087

FALCON PLACE SF LTD
8214 WESTCHESTER DR
DALLAS, TX 75225

SOUTHALL MARK P & KATHY L
P. O. BOX 2214
ROCKWALL, TX 75087

ESTATE OF MICHAEL L PEOPLES SR
ANDREA DANLEY - INDEPENDENT EXECUTOR
PO Box 154
Fate, TX 75132

PUBLIC NOTICE

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

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

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

Z2026-028: Zoning Change from AG to SF-1

Hold a public hearing to discuss and consider a request by Elliott Huff for the approval of a *Zoning Change* from Agricultural (AG) District to Single-Family 1 (SF-1) District for a four (4) acre tract of land identified as Tract 22-07 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 520 Cornelius 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 *Tuesday, June 9, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 15 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

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, June 15, 2026 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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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. Z2026-028: Zoning Change from AG to SF-1

Please place a check mark on the appropriate line below:

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

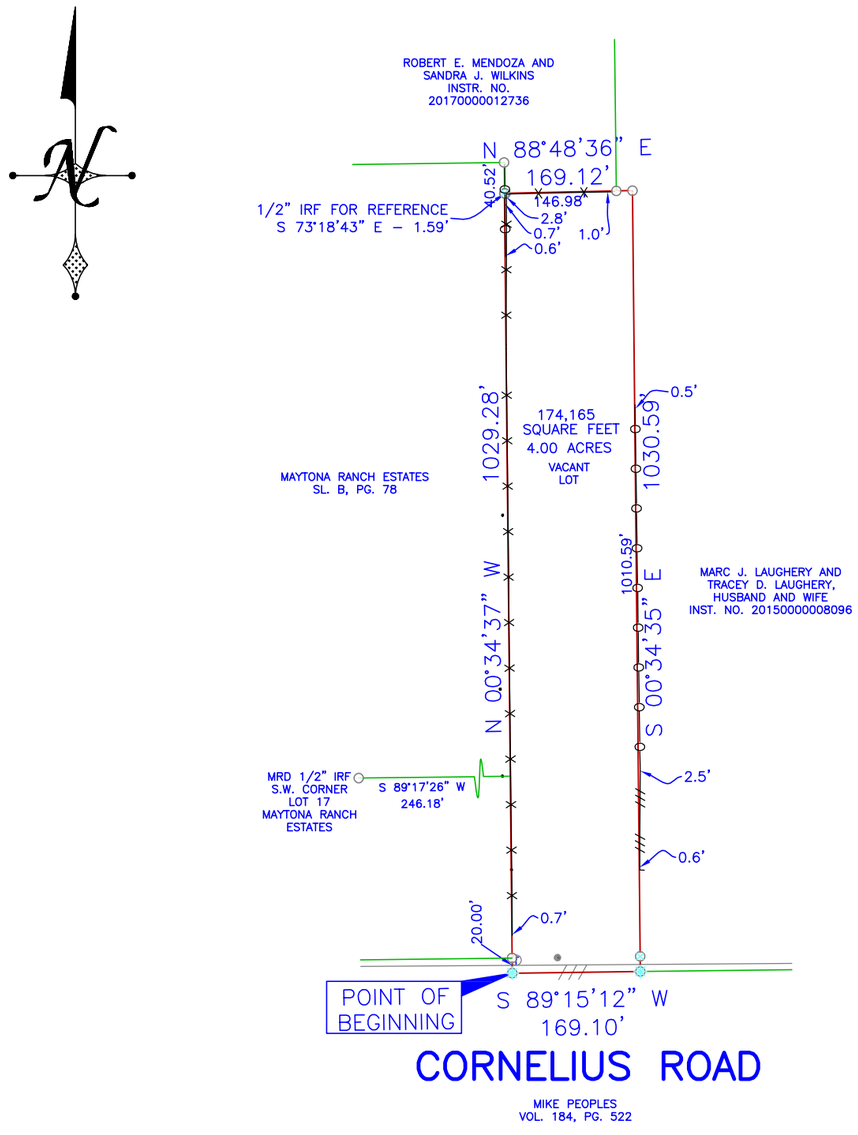
☐ I am opposed to the request for the reasons listed below.

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



7509 PENNRIDGE CIRCLE
ROWLETT, TX 75088

FIRM REGISTRATION NO. 10194366

SURVEY PLAT

Burns Surveying, LLC

BARRY S. RHODES Registered Professional Land Surveyor (214) 326–1090

This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at No. CORNELIUS ROAD, in ROCKWALL COUNTY, Texas.

Being a portion of a tract of land situated in the William Dalton Survey, Abstract No. 72, in Rockwall County, Texas, same being a tract of land conveyed to Donnie Peoples, by deed recorded in Instrument No. 2017000022347, Real Property Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner lying in the North line of a tract of land conveyed to Mike Peoples, by deed recorded in Volume 184, Page 522, Deed Records, Rockwall County, Texas, said point being the Southwest corner of said Donnie Peoples tract and lying in the approximate centerline of Cornelius Road;

THENCE North 00 degrees 34 minutes 37 seconds West, along the East line of said Donnie Peoples tract, passing a 1/2 inch iron rod found online for reference, a distance of 20.00 feet and continuing a total distance of 1029.28 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped "Burns Surveying" for corner, said corner lying along the West line of Maytona Ranch Estates, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Slide B, Page 78, Plat Records, Rockwall County, Texas and being a Southerly Southwest corner of a tract of land conveyed to Robert E. Mendoza and Sandra J. Wilkins, by deed recorded in Instrument No. 20170000012736, Real Property Records, Rockwall County, Texas, from which a 1/2 inch iron rod found bears South 73 degrees 18 minutes 43 seconds East, a distance of 1.59 feet for witness;

THENCE North 88 degrees 48 minutes 36 seconds East, along a South line of said Mendoza/Wilkins tract, passing a 1/2 inch iron rod found online for reference, a distance of 146.98 feet and continuing a total distance of 169.12 feet to a 1/2 inch iron rod found for corner, said corner being an "ell" corner in a tract of land conveyed to Marc J. Laughery and Tracy D. Laughery, husband and wife, by deed recorded in Instrument No. 20150000005096, Real Property Records, Rockwall County, Texas;

THENCE South 00 degrees 34 minutes 35 seconds East, along the West line of said Laughery tract, passing a 1/2 inch iron rod found online for reference, a distance of 1010.59 feet and continuing a total distance of 1030.59 feet to a point for corner, said corner being the Southwest corner of said Laughery tract and lying in the North line of said Peoples tract (Volume 184, Page 522) and lying in the approximate centerline of said Cornelius Road;

THENCE South 89 degrees 15 minutes 12 seconds West, along the approximate centerline of said Cornelius Road, a distance of 169.10 feet to the POINT OF BEGINNING and containing 174,165 square footage and 4.00 acres.

THIS CERTIFICATION DOES NOT TAKE INTO CONSIDERATION ADDITIONAL FACTS THAT AN ACCURATE TITLE SEARCH AND OR EXAMINATION MIGHT DISCLOSE.

BEARINGS BASED ON THE STATE PLANE COORDINATE SYSTEM

The plat hereon is true, correct, and accurate representation of the property as determined by survey, the lines and dimensions of said property being as indicated by the plat: the size, location and type of building and improvements are as shown, all improvements being within the boundaries of the property, set back from property lines the distance indicated, or visible and apparent easements.

TITLE AND ABSTRACTING WORK FURNISHED BY COLBY PEOPLES

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

Scale: 1" = 200'

Date: 05/02/2018

G. F. No.: N/A

Job no.: 201800812

Drawn by: CMR

USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR OTHER PARTIES SHALL BE AT THEIR RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHER FOR ANY LOSS RESULTING THEREFROM.
THIS SURVEY WAS PERFORMED EXCLUSIVELY FOR COLBY PEOPLES

LEGEND

WOOD FENCE	//	TEXT	
CHAIN LINK	—O—	IMPROVEMENTS	
IRON FENCE	///	BOUNDARY LINE	
WIRE FENCE	—X—	EASEMENT SETBACK	
		RESIDENCE	

MRD – MONUMENTS OF RECORD DIGNITY
○ 1/2" IRON ROD FOUND
⊙ 1/2" YELLOW-CAPPED IRON ROD SET
⊡ SET 'X'
□ FOUND 'X'
○ 5/8" IRON ROD FOUND
⊙ POINT FOR CORNER

(C)	– CABLE	(E)	– ELECTRIC
⊙	– CLEAN OUT	PE	– POOL EQUIP
(G)	– GAS METER	●	– POWER POLE
⊕	– FIRE HYDRANT	(T)	– TELEPHONE
(L)	– LIGHT POLE	(W)	– WATER METER
(M)	– MANHOLE	(V)	– WATER VALVE

(UNLESS OTHERWISE NOTED)

STATE OF TEXAS
REGISTERED
BARRY S. RHODES
3691
PROFESSIONAL
LAND SURVEYOR

11 NORTHEAST RESIDENTIAL DISTRICT

DISTRICT DESCRIPTION

The *Northeast Residential District* is characterized by its established low-density residential subdivisions and rural/estate style lots. This district is anticipated to be a future growth center for the City, having several large vacant tracts of land suitable for low-density, residential development. In addition, the City currently owns a large tract of land that will be a northern community park and serve this district in the future.

DISTRICT STRATEGIES

The *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition. The strategies for this district are:

1. *Estate and Rural Residential*. The maintenance of the *Estate* and *Rural Residential* housing types are important to balancing the diversity of suburban lots to large lot housing within the City. These areas also provide rural reserves for the City and create a natural transition zone to the east, towards FM-3549.
2. *Suburban Residential*. Any new *Suburban Residential* developments should include a mix of larger to mid-sized lots. Lots in these developments should not be smaller than existing *Suburban Residential* in this district.
3. *Infill Development*. Residential infill development within this district should be compatible with the surrounding structures and should generally follow the guidelines for low density, suburban housing or rural/estate housing.
4. *Neighborhood/Convenience Centers*. The commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures.
5. *John King Boulevard Trail Plan*. A ten (10) foot hike/bike trail should be incorporated along John King Boulevard with rest stops and signage as indicated in *Appendix 'B'* of this Comprehensive Plan.

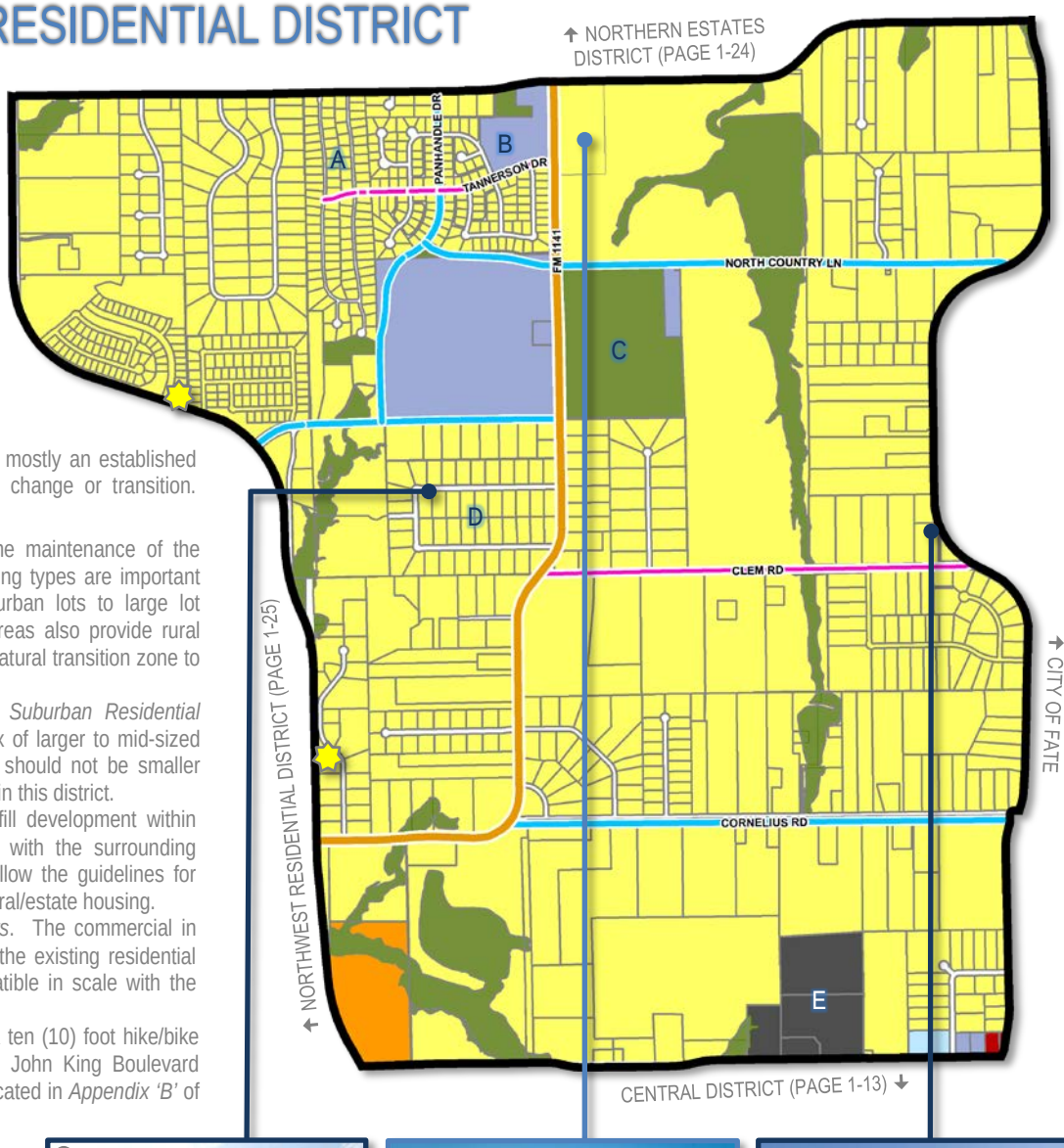
POINTS OF REFERENCE

A. Stoney Hollow Subdivision
B. Celia Hays Elementary School
C. North Country Lane Park
D. Saddlebrook Estates Subdivision
E. Resthaven Funeral Home

LAND USE PALETTES

Current Land Use
Future Land Use

John King Boulevard Trail Plan
Rest Stop/Trailblazer Pylon




2 Current Suburban Residential

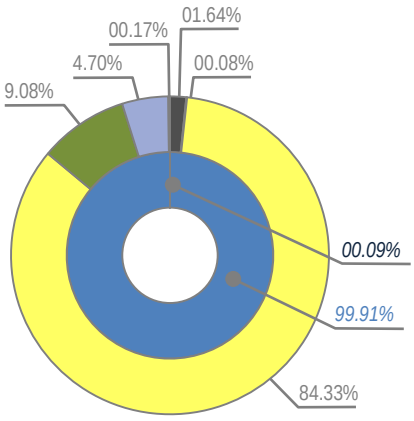

2 Future Suburban Residential


1 Current Rural Residential

BUILD OUT
1,964
5,794

% OF ROCKWALL
3.13%
0.99%
3.10%

CURRENT
625
18
1,844



MINOR COLLECTOR	
M4U	
M4D	

COMMERCIAL	0.09%
RESIDENTIAL	99.91%
MIXED USE	0.00%

CEMETERY (CEM)	32.34-ACRES
COMMERCIAL/RETAIL (CR)	1.52-ACRES
LOW DENSITY RESIDENTIAL (LDR)	1,658.33-ACRES
PARKS AND OPEN SPACE (OS)	178.54-ACRES
PUBLIC (P)	92.45-ACRES
QUASI-PUBLIC (QP)	3.25-ACRES

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 AN 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	(1)		P
Private Horse Corral or Stable	(10)	(6)	S
Community Garden	(11)	(7)	S
Urban Farm	(12)	(8)	S
RESIDENTIAL AND LODGING LAND USES	2.02(B)	2.03(B)	
Residential Accessory Building or Structure	(1)	(1)	P
Residential Garage	(7)	(4) & (5)	A
Guest Quarters/Secondary Living Unit/Accessory Dwelling Unit	(8)	(6)	A
Home Occupation	(9)	(7)	P
Portable Building	(15)	(10)	P
Residential Infill in an Established Subdivision	(16)	(11)	S
Single-Family Detached Structure	(18)	(13)	P
Private Swimming Pool	(20)		A
Private Tennis Court	(21)		S
INSTITUTIONAL AND COMMUNITY SERVICE LAND USES	2.02(C)	2.03(C)	
Church/House of Worship	(4)	(2)	S
Daycare with Seven (7) or More Children	(9)	(4)	S
Group or Community Home	(11)	(5)	P
Public or Private Primary School	(21)	(7)	S
Public or Private Secondary School	(22)	(8)	S
Temporary Education Building for a Public or Private School	(23)	(9)	S
RECREATION, ENTERTAINMENT AND AMUSEMENT LAND USES	2.02(E)	2.03(E)	
Public or Private Community or Recreation Club as an Accessory Use	(4)		S
Private Country Club	(5)		S
Temporary Fundraising Events by Non-Profit	(7)	(4)	P
Public Park or Playground	(12)		P
Tennis Courts (*i.e. Not Accessory to a Public or Private Country Club*)	(14)		S
RETAIL AND PERSONAL SERVICES LAND USES	2.02(F)	2.03(F)	
Temporary Real Estate Sales Office	(25)		P
COMMERCIAL AND BUSINESS SERVICES LAND USES	2.02(G)	2.03(G)	
Temporary On-Site Construction Office	(18)	(6)	P
INDUSTRIAL AND MANUFACTURING LAND USES	2.02(I)	2.03(I)	
Temporary Asphalt or Concrete Batch Plant	(2)	(2)	P
Mining and Extraction of ~~(~~Sand, Gravel, Oil and/or Other Materials~~)~~	(12)	(5)	S
UTILITIES, COMMUNICATIONS AND TRANSPORTATION LAND USES	2.02(K)	2.03(K)	
Antenna~~,~~ as an Accessory	(2)	(1)	S
Antenna~~,~~ for an Amateur Radio	(4)	(3)	A
Antenna Dish	(5)	(4)	A

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 AN 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
Utilities (*Non-Municipally Owned or Controlled*), Including Sanitary Landfill, Water Treatment, and Supply, and Wastewater Treatment	(10)		S
Municipally Owned or Controlled Facilities, Utilities and Uses	(11)		P
Private Streets	(12)		S
Railroad Yard or Shop	(14)		S
Satellite Dish	(16)		A
Solar Energy Collector Panels and Systems	(17)	(7)	A
Utilities Holding a Franchise from the City of Rockwall	(21)		S
Utility Installation Other than Listed	(22)		S
Utility/Transmission Lines	(23)		S
Wireless Communication Tower	(24)		S

CITY OF ROCKWALL

ORDINANCE NO. 26-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 APPROVE A CHANGE IN ZONING FROM AN AGRICULTURAL (AG) DISTRICT TO A SINGLE-FAMILY 1 (SF-1) DISTRICT FOR A 4.00-ACRE TRACT OF LAND IDENTIFIED AS TRACT 22-07 OF THE W. M. DALTON SURVEY, ABSTRACT NO. 72, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AND BEING MORE SPECIFICALLY DESCRIBED IN *EXHIBIT 'A'* AND FURTHER DEPICTED IN *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 Elliott Huff for the approval of a *Zoning Change* from an Agricultural (AG) District to a Single-Family 1 (SF-1) District for a 4.00-acre tract of land identified as Tract 22-07 of the W. M. Dalton Survey, Abstract No. 72, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, addressed as 520 Cornelius Road, and 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 (UDC) [*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 Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, Texas, as heretofore amended, be and the same are hereby amended by amending the zoning map of the City of Rockwall so as to change the zoning of the *Subject Property* from an Agricultural (AG) District to a Single-Family 1 (SF-1) District;

SECTION 2. That the *Subject Property* shall be used only in the manner and for the purposes provided for a Single-Family 1 (SF-1) District as stipulated in Section 01.01*, Use of Land and Buildings,* of Article 04*, Permissible Uses* and Section 03.01*, General Residential District Standards* and Section 03.05, *Single-Family 1 (SF-1) District*, of Article 05*, District Development Standards,* of the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall as heretofore amended, as amended herein by granting of this zoning change, and as maybe amended in the future;

DRAFT 01.21.26

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

SECTION 4. 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 5. 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 (UDC) of the City of Rockwall, Texas, 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; and

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, and all other ordinances of the City of Rockwall not in conflict with 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 6TH DAY OF JULY, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *June 15, 2026*

2nd Reading: *July 6, 2026*

DRAFT ORDINANCE 05.21.2026

Exhibit 'A'
Legal Description

Being a portion of a tract of land situated in the William Dalton Survey, Abstract No. 72, in Rockwall County, Texas, same being a tract of land conveyed to Donnie Peoples, by deed recorded in Instrument No. 2017000022347, Real Property Records, Rockwall County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a point for corner, said corner lying in the North line of a tract of land conveyed to Mike Peoples, by deed recorded in Volume 184, Page 522, Deed Records, Rockwall County, Texas, said point being the Southwest corner of said Donnie Peoples tract and lying in the approximate centerline of Cornelius Road;

THENCE North 00 degrees 34 minutes 37 seconds West, along the East line of said Donnie Peoples tract, passing a 1/2 inch iron rod found online for reference, a distance of 20.00 feet and continuing a total distance of 1029.28 feet to a 1/2 inch iron rod set with a yellow plastic cap stamped "Burns Surveying" for corner, said corner lying along the West line of Maytona Ranch Estates, an Addition to Rockwall County, Texas, according to the Plat thereof recorded in Slide B, Page 78, Plat Records, Rockwall County, Texas and being a Southerly Southwest corner of a tract of land conveyed to Robert E. Mendoza and Sandra J. Wilkins, by deed recorded in Instrument No. 20170000012736, Real Property Records, Rockwall County, Texas, from which a 1/2 inch iron rod found bears South 73 degrees 18 minutes 43 seconds East, a distance of 1.59 feet for witness;

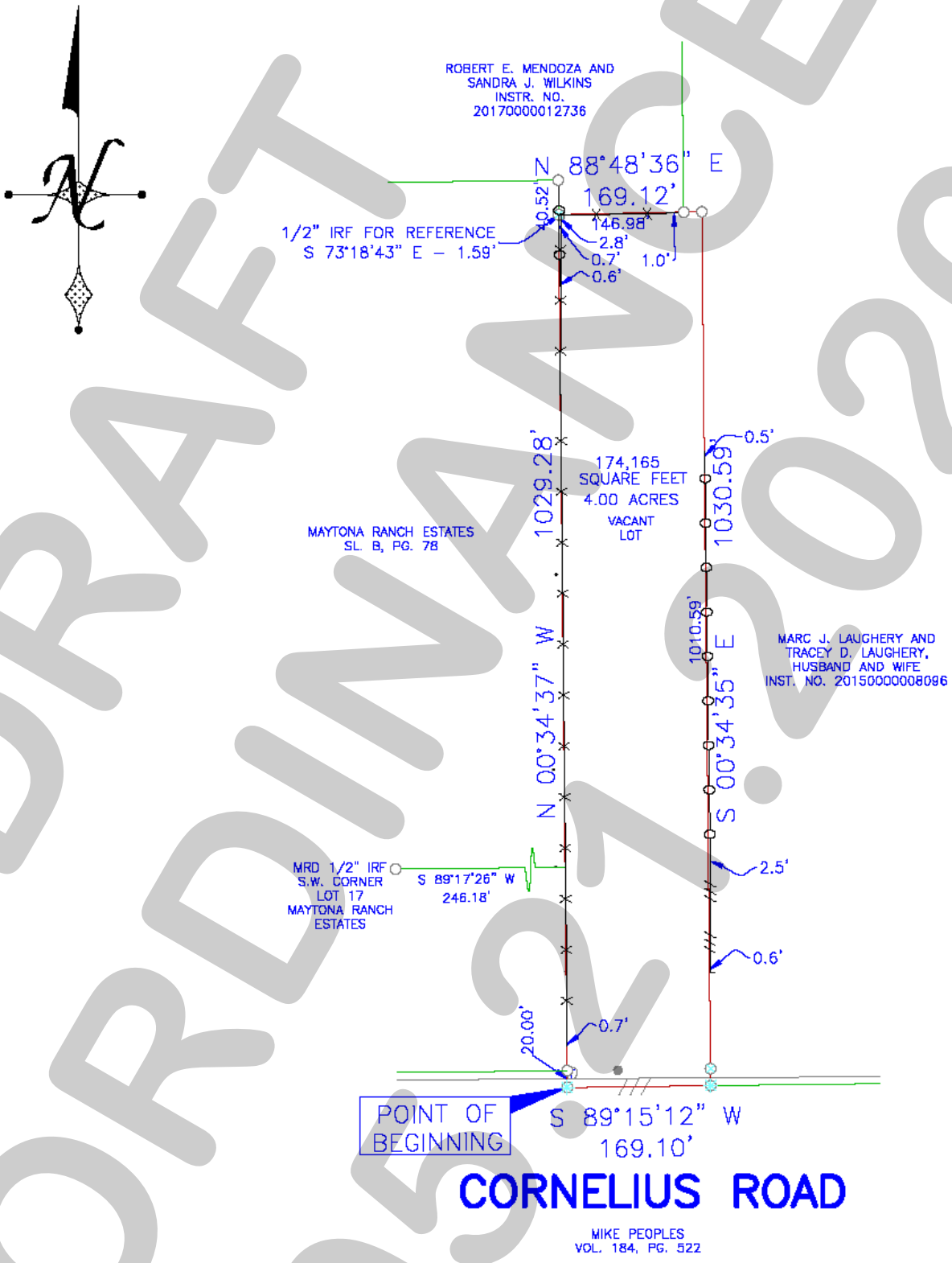
THENCE North 88 degrees 48 minutes 36 seconds East, along a South line of said Mendoza/Wilkins tract, passing a 1/2 inch iron rod found online for reference, a distance of 146.98 feet and continuing a total distance of 169.12 feet to a 1/2 inch iron rod found for corner, said corner being an "ell" corner in a tract of land conveyed to Marc J. Laughery and Tracy D. Laughery, husband and wife, by deed recorded in Instrument No. 20150000005096, Real Property Records, Rockwall County, Texas;

THENCE South 00 degrees 34 minutes 35 seconds East, along the West line of said Laughery tract, passing a 1/2-inch iron rod found online for reference, a distance of 1010.59 feet and continuing a total distance of 1030.59 feet to a point for corner, said corner being the Southwest corner of said Laughery tract and lying in the North line of said Peoples tract (Volume 184, Page 522) and lying in the approximate centerline of said Cornelius Road;

THENCE South 89 degrees 15 minutes 12 seconds West, along the approximate centerline of said Cornelius Road, a distance of 169.10 feet to the **POINT OF BEGINNING** and containing 174,165 square footage and 4.00 acres.

DRAFT ORDINANCE 05.21.2026

Exhibit 'B'
Survey



DRAFT ORDINANCE 05.21.2026

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 5/21/2026

PROJECT NUMBER: Z2026-029
PROJECT NAME: SUP for a Residential Infill
SITE ADDRESS/LOCATIONS: 178 Lynne Drive, Rockwall, TX, 75032

CASE CAPTION: Hold a public hearing to discuss and consider a request by Ariel Palacios for the approval of a Specific Use Permit for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified as Lot 2, Block G, Lake Rockwall Estates East 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
	Angelica Guevara	05/19/2026	Approved w/ Comments

05/19/2026: Z2026-029; Specific Use Permit (SUP) for Residential Infill in an Established Subdivision for 178 Lynne 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 for Residential Infill in an Established Subdivision for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified as Lot 2, Block G of the Lake Rockwall 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.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (Z2026-029) in the lower right-hand corner of all pages on future submittals.

I.4 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 the situated within the Lake Rockwall Estates #2 Subdivision which has been in existence since 1956, consists of more than five (5) lots, and is considered to be more than 90% developed.

I.5 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.”

I.6 Garage Requirements. According to Subsection 04.01(B), Lots Less Than Five Acres, of Article 06, Parking and Loading, garages located in single family districts must be located 20-feet behind the front façade of the building. In the current request, the garage is approximately eleven (11) feet in front of the front façade of the home. While this is not uncharacteristic of the surrounding area, this will be a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

I.7 Exterior Materials. According to Subsection 3.(b), Exterior Materials, of Exhibit ‘C’ of Planned Development District 75 (PD-75) “(b)uildings 120-SF or greater and over ten (10)

feet in height shall have exterior walls constructed of a minimum of 80% standards masonry construction, excluding windows and doors … Hardi-Board or similar cementitious materials may be used on up to 50% of the total masonry requirement. A building with less than 80% standard masonry construction or which utilizes an excess of 50% cementitious material shall require approval by the City Council in accordance with Section 3.C, Consideration of a Special Request, of this Ordinance." In this case, the applicant is proposing a single-family home that is 100% hardie board siding. This will then require approval of a Consideration of a Special Request.

M.8 Ordinances. Please review the attached draft ordinance prior to the June 9, 2026 Planning & Zoning Commission meeting, and provide staff with your markups by June 2, 2026.

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 June 9, 2026; 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 June 9, 2026 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 May 26, 2026, and the Planning and Zoning Commission Public Hearing Meeting for this case will be held on June 9, 2026.

I.11 City Council Meeting Dates. The projected City Council meeting dates for this case will be June 15, 2026 (1st Reading) and July 6, 2026 (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	05/20/2026	Approved w/ Comments

05/20/2026: 1. Provide 10' utility easement along roadway frontage.
2. Show 10' utility easement in the back of the property.

General Items:
- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
- Existing flow patterns must be maintained.
- Lot to lot drainage is not allowed.
- 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 the 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 6" sewer main located behind the property available for use.
- There is an existing 2" water main located behind the property available for use.
- 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.
- An engineered reinforced concrete pipe must be designed and installed as a culvert with concrete headwalls (if needed). Minimum of 18" culvert (if needed). Size and slope will need to be engineered to have capacity for the 100-year storm event
- No rock, 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	05/21/2026	Approved w/ Comments

05/21/2026: House will need to meet the Masonry Requirements of PD-075

Exterior Materials. Buildings 120-SF of greater and over ten (10) feet in height shall have exterior walls constructed of a minimum of 80% standard masonry construction, excluding windows and doors. In the event that an exterior wall is on a porch, patio, courtyard, or breezeway the wall may be of non-masonry construction. Hardi-Board or similar cementaceous material may be used on up to 50% of the total masonry requirement. A building with less than 80% standard masonry construction or which utilizes an excess of 50% cementaceous material shall require approval by the City Council in accordance with Section 3.C, Consideration of a Special Request, of this Ordinance.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/19/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/18/2026	Approved

No Comments

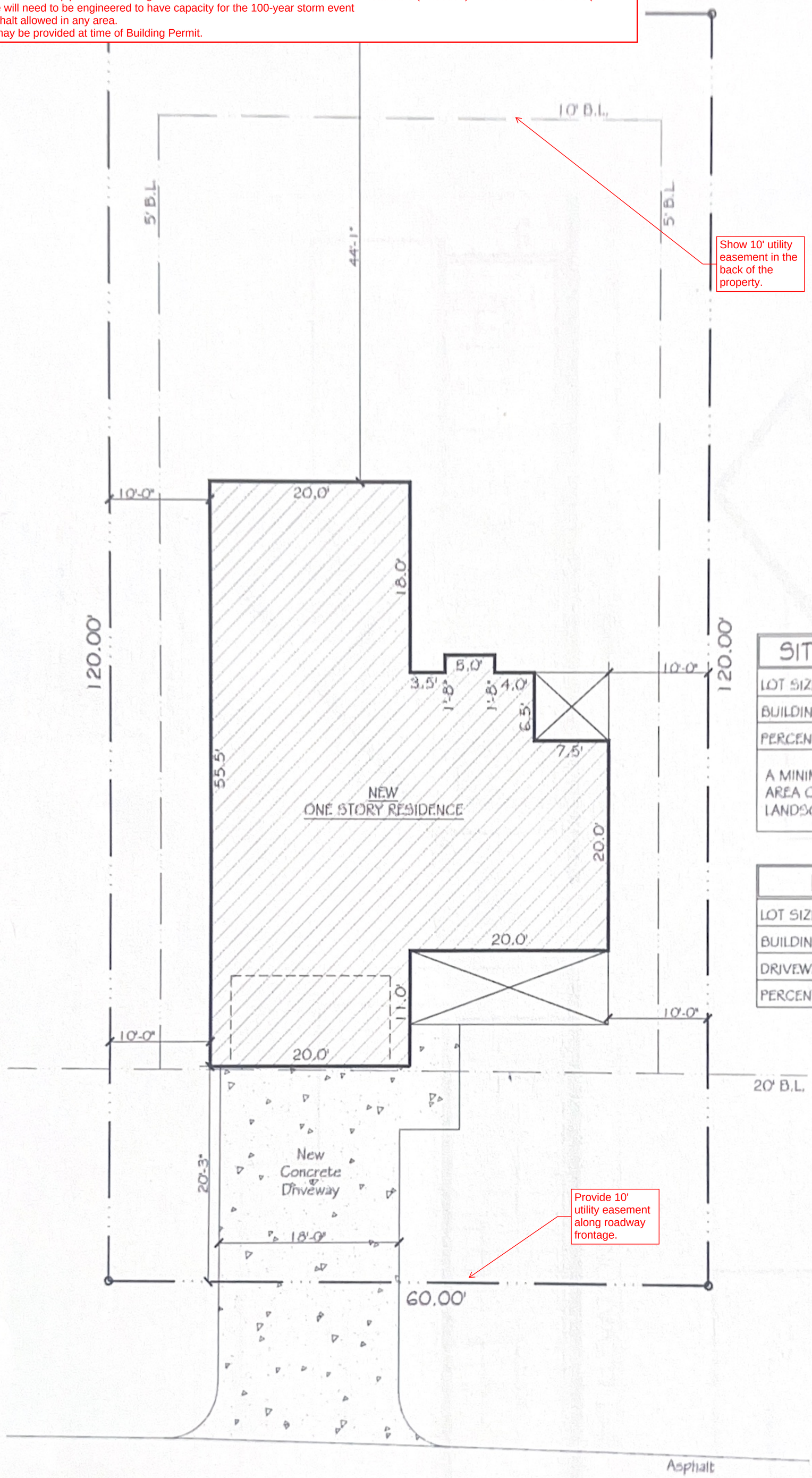
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/18/2026	Approved

No Comments

General Items:
- Must meet City's 2023 Standards of Design and Construction
- Impact Fees (Water, Wastewater & Roadway)
- Existing flow patterns must be maintained.
- Lot to lot drainage is not allowed.
- 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 the 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 6" sewer main located behind the property available for use.
- There is an existing 2" water main located behind the property available for use.
- 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.
- An engineered reinforced concrete pipe must be designed and installed as a culvert with concrete headwalls (if needed). Minimum of 18" culvert (if needed). Size and slope will need to be engineered to have capacity for the 100-year storm event
- No rock, gravel, or asphalt allowed in any area.
- Additional comments may be provided at time of Building Permit.



SITE PLAN INFORMATION	
LOT SIZE	7,200 S.F.
BUILDING AREA	1,788 S.F.
PERCENT LOT COVERED	24.8%
A MINIMUM OF 70% OF THE NON-ROOF AREA OF THE LOT COVERED WILL HAVE LANDSCAPE (GRASS, TREES, ETC.)	

IMPERVIOUS AREA	
LOT SIZE	7,200 S.F.
BUILDING AREA	1,788 S.F.
DRIVEWAY & LEAD SIDEWALK	422 S.F.
PERCENT LOT COVERED	30.6%

LYNNE DRIVE

(50' R.O.W.)

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 ($500.00 + $20.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ FINAL PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($500.00 + $20.00 ACRE) [1&3]
- ☐ AMENDING OR MINOR PLAT ($500.00)
- ☐ PLAT REINSTATEMENT REQUEST ($200.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($1,000.00 + $20.00 ACRE) [1&2]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($500.00) [2]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($200.00)
- ☑ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] ($200.00) [2]
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] ($1,000.00) [2]

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($1,000.00 + $20.00 ACRE) [1&3]
- ☑ SPECIFIC USE PERMIT [RESIDENTIAL] ($200.00 + $20.00 ACRE) [1,2&3]
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] ($1,000.00 + $20.00 ACRE) [1,2&3]
- ☐ PLANNED DEVELOPMENT DISTRICT ($1,500.00 + $20.00 ACRE) [1&3]
- ☐ PD DEVELOPMENT PLANS ($1,500.00 + $20.00 ACRE) [1&3]

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 ***$2,500.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.
[3]: AN ADDITIONAL FEE OF ***$150.00*** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 178 Lynne DR

SUBDIVISION Rockwall Lake Est # 2 LOT 910-AC BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-75 CURRENT USE Single family Residence

PROPOSED ZONING Varvance Request/SUP PROPOSED USE Single Family Residence

ACREAGE 0.17 Acres LOTS [CURRENT] 1 LOTS [PROPOSED] 1

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

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

☑ OWNER	Ariel Palacios	☐ APPLICANT	Same as owner
CONTACT PERSON	Ariel Palacios	CONTACT PERSON	
ADDRESS	[redacted]	ADDRESS	
CITY, STATE & ZIP	[redacted]	Y, STATE & ZIP	
PHONE		PHONE	
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ariel Palacios [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 $ 220.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 14th *DAY OF* May *20*26*. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

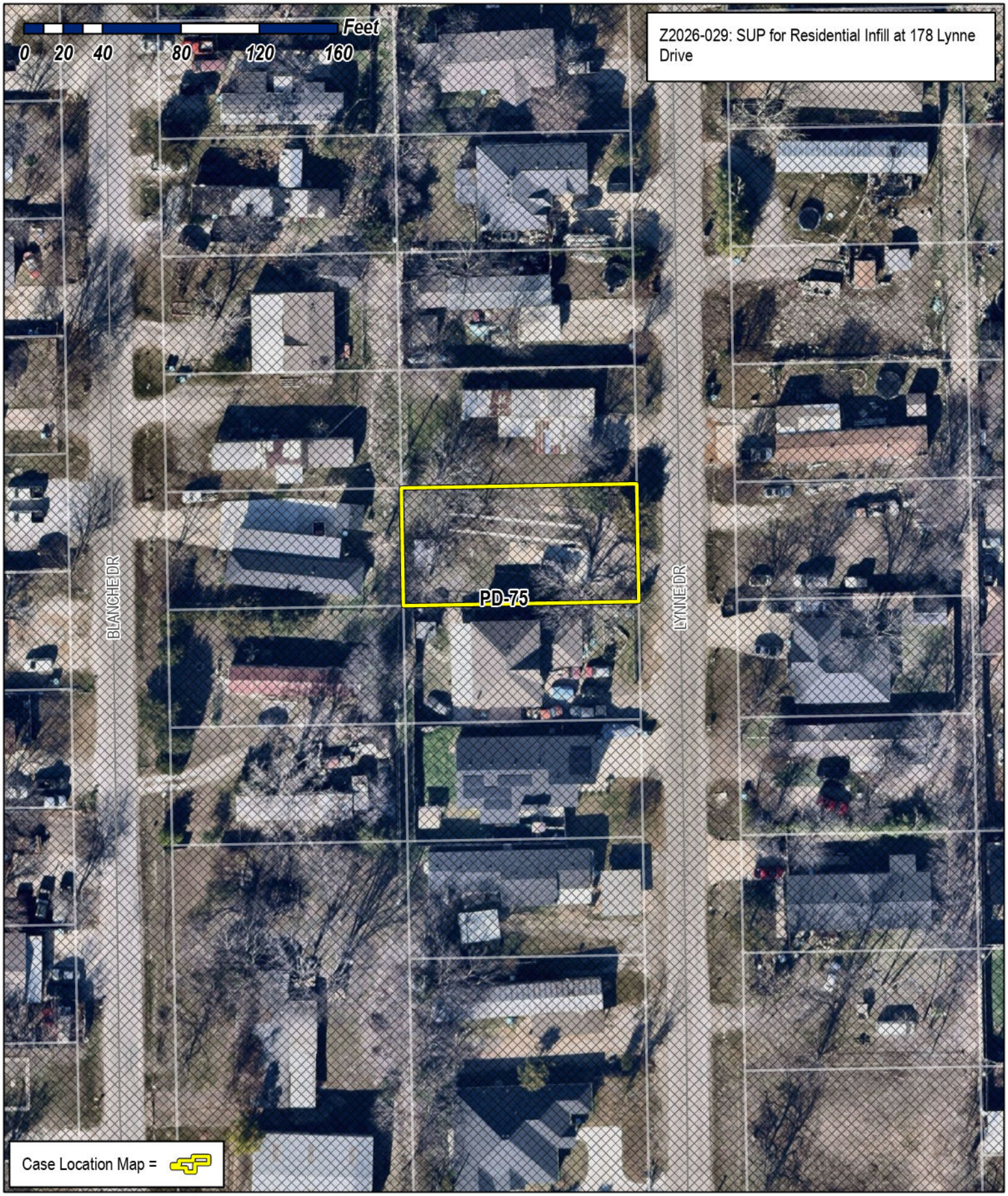
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th *DAY OF* May *20*26.

OWNER'S SIGNATURE Ariel Palacios

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Alma R Guerrero

ALMA R GUERRERO
Notary ID #4926272
My Commission Expires
October 21, 2026

MY COMMISSION EXPIRES 10-21-2026



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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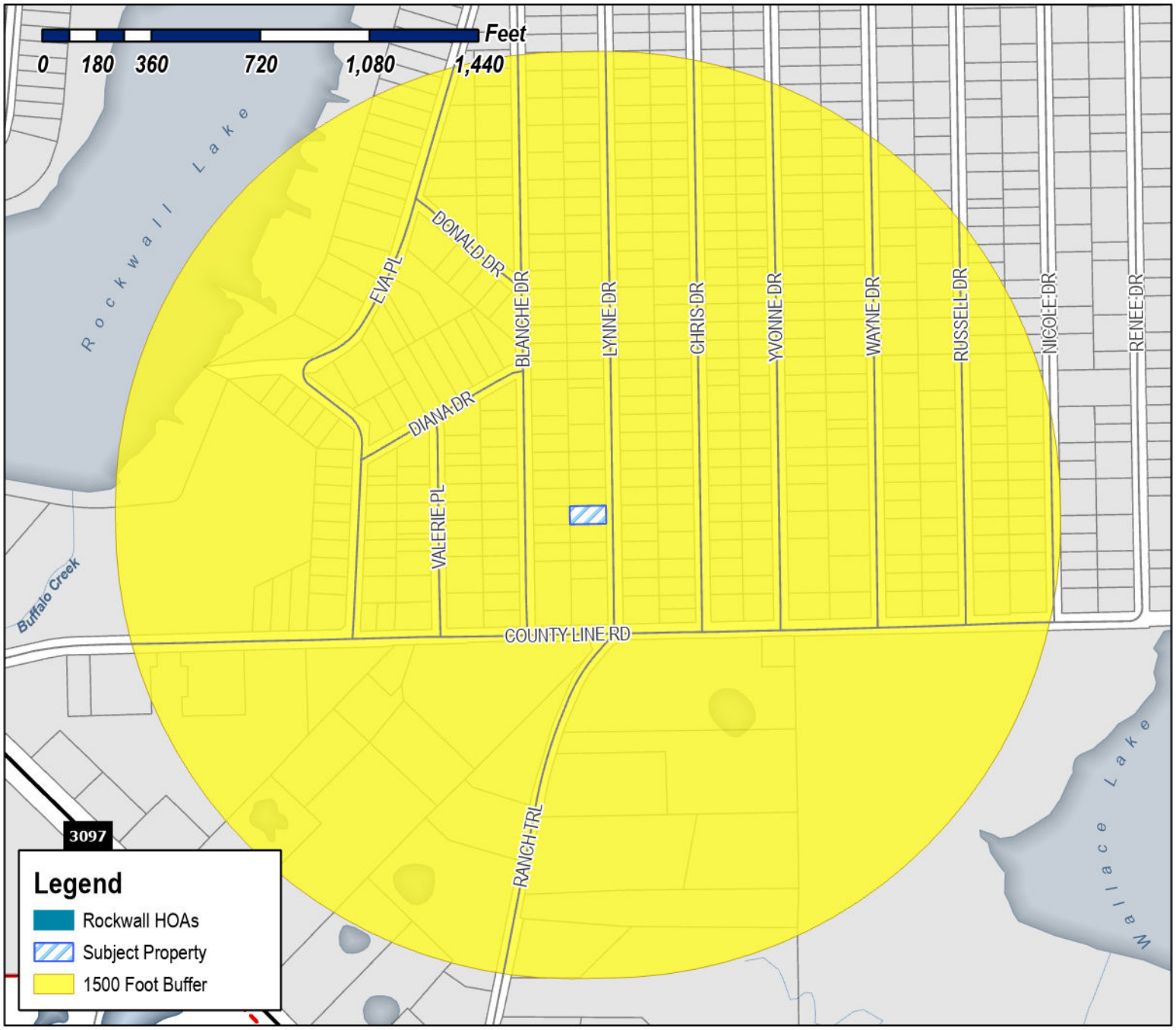
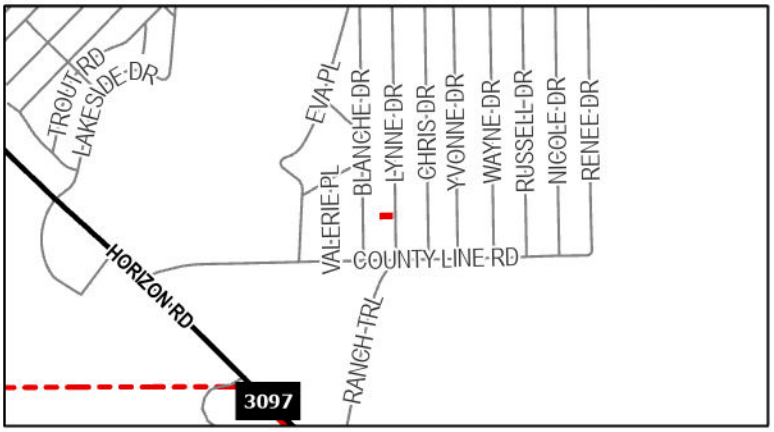


Case Number: Z2026-029
Case Name: SUP for Residential Infill
Case Type: Zoning
Zoning: Planned Development 75 (PD-75) District
Case Address: 178 Lynne Drive



Date Saved: 5/15/2026
For Questions on this Case Call (972) 771-7745

City of Rockwall

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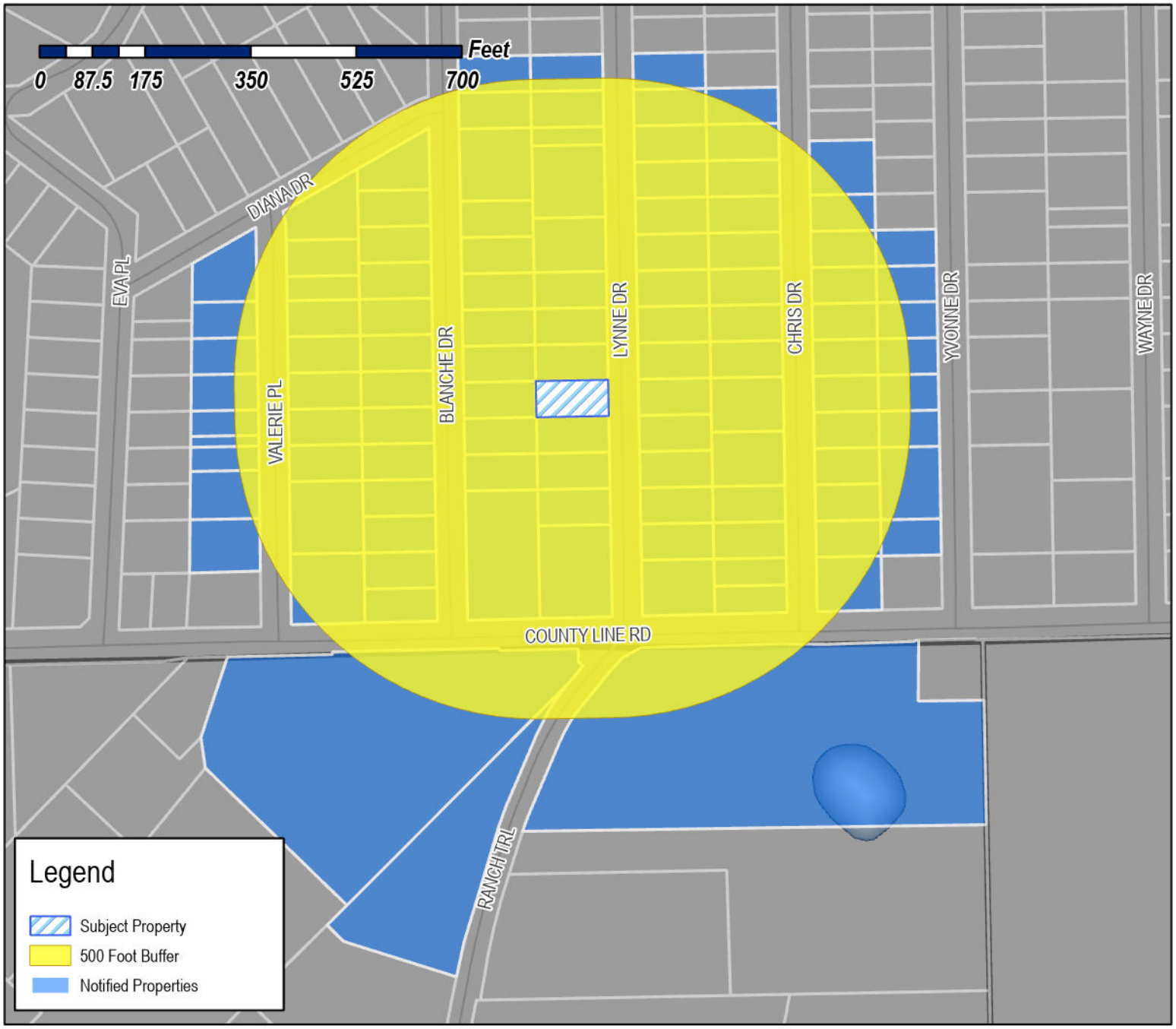

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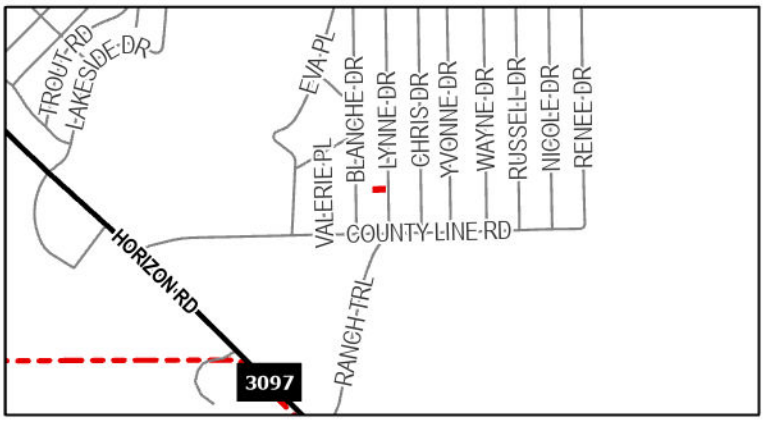

Date Saved: 5/15/2026
For Questions on this Case Call: (972) 771-7745

RESIDENT
109 BLANCHE DR
ROCKWALL, TX 75032

SALAS ALBERTO R & ADELA A
109 VALERIE PL
ROCKWALL, TX 75032

RESIDENT
112 CHRIS DR
ROCKWALL, TX 75032

GAMBOA SOCORRO
114 W RIDGEWOOD DR
GARLAND, TX 75041

CANIZALES ELIDA VILLAREAL
115 CHRIS DR
ROCKWALL, TX 75032

RESIDENT
118 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
120 BLANCHE DR
ROCKWALL, TX 75032

OLIVARES JAIME
1209 QUAIL DR
GARLAND, TX 75040

RESIDENT
121 LYNNE DR
ROCKWALL, TX 75032

GUILLEN EMANUEL FERNANDEZ
1235 VZ COUNTY ROAD 3425
WILLS POINT, TX 75169

FERNANDEZ URBANO
1235 VZ CR3425
WILLS POINT, TX 75169

RESIDENT
124 LYNNE DR
ROCKWALL, TX 75032

MCDONNELL BRANDON THOMAS
124 CHRIS DRIVE
ROCKWALL, TX 75032

RANGEL ADELA
125 CHRIS DR
ROCKWALL, TX 75032

NORTON ANA ESTELA & MITCHELL EVERETT
NORTON
130 Chris Dr
Rockwall, TX 75032

RESIDENT
131 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
132 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
132 VALERIE PL
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HERNANDEZ SONIA BETANCOURT
134 YVONNE DR
ROCKWALL, TX 75032

TORRES DESTINY MARY
134 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
135 CHRIS DR
ROCKWALL, TX 75032

RESIDENT
137 VALERIE PL
ROCKWALL, TX 75032

SANCHEZ ROSA &
ISMAEL PALACIOS
140 CHRIS DR
ROCKWALL, TX 75032

HOLGUIN CECILIA
140 YVONNE DRIVE
ROCKWALL, TX 75032

RESIDENT
143 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
144 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
144 LYNNE DR
ROCKWALL, TX 75032

BETETA RUTH E
1452 GREENBROOK DR
ROCKWALL, TX 75032

ALMARAZ JUAN V DIAZ
147 CHRIS LANE
ROCKWALL, TX 75032

VALDEZ MARY ESTHER
148 VALERIE PL
ROCKWALL, TX 75032

VALDEZ MARIA ESTHER
148 VALERIE PLACE
ROCKWALL, TX 75032

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149 VALERIE PL
ROCKWALL, TX 75032

VARGAS RICARDO
149 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
150 CHRIS DR
ROCKWALL, TX 75032

LUU TRAN M
154 LYNNE DR
ROCKWALL, TX 75032

VAZQUEZ RAMON LOPEZ
156 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
157 LYNNE DR
ROCKWALL, TX 75032

SFR 2025-2 BORROWER LLC
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

RESIDENT
159 CHRIS DR
ROCKWALL, TX 75032

TEPOX FABIOLA DOMINGUEZ
159 VALERIE PL
ROCKWALL, TX 75032

DURAN ROCIO
160 VALERIE PL
ROCKWALL, TX 75032

ZAVALA HUMBERTO & IMELDA
160 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
163 BLANCHE DR
ROCKWALL, TX 75032

HERNANDEZ JOSE O AND MIRIAM G SALAZAR
AND
JESUS HERNANDEZ SALAZAR
164 LYNNE DR
ROCKWALL, TX 75032

LOREDO SUSANA
166 CHRIS DR
ROCKWALL, TX 75032

CHEPETLA ANTHONY
167 LYNNE DRIVE
ROCKWALL, TX 75032

RESIDENT
168 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
168 VALERIE PL
ROCKWALL, TX 75032

ZALOMANTE LLC
1690 LYNN LN
LUCAS, TX 75002

RESIDENT
172 VALERIE PL
ROCKWALL, TX 75032

CARRILLO JORGE
173 CHRIS DR
ROCKWALL, TX 75032

TONG VINCENT
174 SUNRAY CREEK DR
KATY, TX 77493

TONG VINCENT HIEU AND
TIFFANY PHU
174 SUNRAY CREEK DR
KATY, TX 77493

LOC PHU AND VINCENT TONG
174 SUNRAY CREEK DR
KATY, TX 77493

RESIDENT
175 VALERIE PL
ROCKWALL, TX 75032

CASTANEDA NOE A
175 Blanche Dr
Rockwall, TX 75032

RESIDENT
178 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
178 VALERIE PL
ROCKWALL, TX 75032

PALACIOS ARIEL
178 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
179 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
180 YVONNE DR
ROCKWALL, TX 75032

JIMENEZ ALMA RODRIGUEZ
181 CHRIS DR
ROCKWALL, TX 75032

RESIDENT
185 BLANCHE DR
ROCKWALL, TX 75032

ESQUIVEL ZAIDA
186 CHRIS DRIVE
ROCKWALL, TX 75032

RESIDENT
187 VALERIE PL
ROCKWALL, TX 75032

RETANA JOSE L
187 LYNNE DR
ROCKWALL, TX 75032

ALVAREZ FRANCISCO J
190 BLANCHE DR
ROCKWALL, TX 75032

SANCHEZ ALEJANDRO &
KARLA CAMACHO
190 YVONNE DR
ROCKWALL, TX 75032

RESIDENT
192 LYNNE DR
ROCKWALL, TX 75032

JIMENEZ HERIBERTO FERRER AND
CRISTINA MORENO SALAZAR
192 VALERIE PLACE
ROCKWALL, TX 75032

RESIDENT
193 CHRIS DR
ROCKWALL, TX 75032

GARCIA JOSE
195 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
196 CHRIS DR
ROCKWALL, TX 75032

RESIDENT
199 VALERIE PL
ROCKWALL, TX 75032

MELENDEZ HOPE
199 DIANA DR
ROCKWALL, TX 75032

ARROYO MARGARITO &
LUCIA ARROYO-ESPINOSA
202 BLANCHE DR
ROCKWALL, TX 75032

TOVAR JUAN GABRIEL
202 VALERIE PLACE
ROCKWALL, TX 75032

RESIDENT
203 CHRIS DR
ROCKWALL, TX 75032

UNDERWOOD TAMMY M AND
CAITLIN A DAVIS-WILSON
203 LYNNE DRIVE
ROCKWALL, TX 75032

RESIDENT
204 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
204 YVONNE DR
ROCKWALL, TX 75032

TORRES JAIME AND BERNICE
204 CHRIS DR
ROCKWALL, TX 75032

RESIDENT
209 VALERIE PL
ROCKWALL, TX 75032

URBINA ARACELI C
209 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
210 YVONNE DR
ROCKWALL, TX 75032

CRUZ MARIA D AND IGNACIO D
212 LYNNE DR
ROCKWALL, TX 75032

CRUZ IGNACIO
212 LYNNE DR
ROCKWALL, TX 75032

GALLEGOS JOSE GUADALUPE
212 LYNNE DR
ROCKWALL, TX 75032

RICO RUIZ CARLOS AND MARIA
212 VALERIE PL
ROCKWALL, TX 75032

BALDERAS JOSE C GARCIA & ERIKA MARTINEZ
PEREZ
213 CHRIS DRIVE
ROCKWALL, TX 75032

FLORES ALEJANDRO & GABRIELA CERVANTES-OSORNIO
214 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
215 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
216 CHRIS DR
ROCKWALL, TX 75032

RUIZ JOSE C
219 VALERIE PL
ROCKWALL, TX 75032

CARMONA JOEL
221 NICOLE DR
ROCKWALL, TX 75032

MAZARIEGOS ROMULO AND ESTELA
224 YVONNE DR
ROCKWALL, TX 75032

CASTILLO CELIA GURRUSQUIETA
225 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
226 BLANCHE DR
ROCKWALL, TX 75032

GUADALUPE JOSE AND
ANGELA ANN GUTIERREZ
229 BLANCHE DR
ROCKWALL, TX 75032

GUTIERREZ JOSE G & ANGELA A
229 BLANCHE DR
ROCKWALL, TX 75032

SCHULKE VANESSA AND ANTHONY FRESQUEZ
229 Valerie Pl
Rockwall, TX 75032

YANEZ MARIA TERESA
230 CHRIS DR
ROCKWALL, TX 75032

PEREZ FERMIN
230 LYNN DRIVE
ROCKWALL, TX 75032

HERNANDEZ GUILLERMINA
231 CHRIS DRIVE
ROCKWALL, TX 75032

RESIDENT
234 BLANCHE DR
ROCKWALL, TX 75032

CARMONA MARTIN SALVADOR
235 LYNNE DR
ROCKWALL, TX 75032

RAMIREZ MARTHA E
235 LYNNE DRIVE
ROCKWALL, TX 75032

RODRIGUEZ ALMA R
242 CHRIS DRIVE
ROCKWALL, TX 75032

RESIDENT
247 BLANCHE DR
ROCKWALL, TX 75032

GUARDIOLA GUADALUPE J
247 CHRIS DR
ROCKWALL, TX 75032

CARMONA EVELIA
249 LYNNE DR
ROCKWALL, TX 75032

MARTINEZ CARLOS ALONZO
252 CHRIS DR
ROCKWALL, TX 75032

RESIDENT
254 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
262 CHRIS DR
ROCKWALL, TX 75032

SALAZAR-CARMONA MIRIAM GUADALUPE
263 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
265 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
266 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
273 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
276 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
281 BLANCHE DR
ROCKWALL, TX 75032

RESIDENT
283 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
288 LYNNE DR
ROCKWALL, TX 75032

FRANCO RODOLFO &
CARMEN FRANCO
291 Smith Acres Dr
Royse City, TX 75189

QUEVEDO OSCAR F
293 YVONNE
ROCKWALL, TX 75032

RANCH TRAIL VENTURES LLC
315 RANCH TRAIL
ROCKWALL, TX 75032

MAZARIEGOS EDGAR & SONIA I
3248 BLACKLAND RD
ROYSE CITY, TX 75189

PALICIOS MARIA
365 LYNNE DR
ROCKWALL, TX 75032

TOSCANO ANTONIA
378 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
382 RANCH TRL
ROCKWALL, TX 75032

CARMONA JOSE ROBERTO &
MARIA BLANCA RESENDIZ
397 CHRIS DR
ROCKWALL, TX 75032

RESIDENT
405 RANCH TRL
ROCKWALL, TX 75032

RENOVATION SPECIALIST LLC
411 CHRIST DRIVE
ROCKWALL, TX 75032

O S O RENT A PLACE LLC
430 RENEE DR
ROCKWALL, TX 75032

MBA CUSTOM HOMES LLC
430 RENEE DRIVE
ROCKWALL, TX 75032

CORDOVA JUAN JOSE RANGEL
4427 FM 550
ROYSE CITY, TX 75189

RANGEL JUAN
4427 FM 550
ROYSE CITY, TX 75187

RONQUILLO ALMA DELIA
444 Eva Pl
Rockwall, TX 75032

CANADY JERRY ANN
4565 Highway 27 N
Story, AR 71970

DIAZ JOSE LUIS
494 LYNNE DR
ROCKWALL, TX 75032

RESIDENT
505 COUNTY LINE RD
ROCKWALL, TX 75032

BIG LEAGUE SPORTS ACADEMY INC
5508 FOREST LANE
DALLAS, TX 75230

GARCIA MARTIN
590 SUN VALLEY DR
ROYSE CITY, TX 75189

FLORES DAYANARA &
JAMES GLEASON
611 MEADOW DR
ROCKWALL, TX 75032

GUTIERREZ DONATILO & BLANCA
6514 BUNKER HILL CT
ROWLETT, TX 75089

GUEVARA JOSE
6938 STATE HIGHWAY 50
COMMERCE, TX 75428

ROCKWALL HOUSING DEVELOPMENT
CORPORATION
787 HAIL DRIVE
ROCKWALL, TX 75032

GUEVARA CARLOS & MONICA A
802 N ALAMO RD
ROCKWALL, TX 75087

PAVON MARISOL
810 E. DOUGHERTY DR
GARLAND, TX 75041

PERLA SERVICES LLC
827 W 9TH ST
DALLAS, TX 75208

PUBLIC NOTICE

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

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

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

Z2026-029: SUP for Residential Infill

Hold a public hearing to discuss and consider a request by Ariel Palacios for the approval of a *Specific Use Permit* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified as Lot 2, Block G, Lake Rockwall Estates East 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.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, June 9, 2026 at 6:00 PM*, and the City Council will hold a public hearing on *Monday, June 15 2026 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

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

Angelica Guevara
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, June 15, 2026 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

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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. Z2026-029: SUP for Residential Infill

Please place a check mark on the appropriate line below:

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

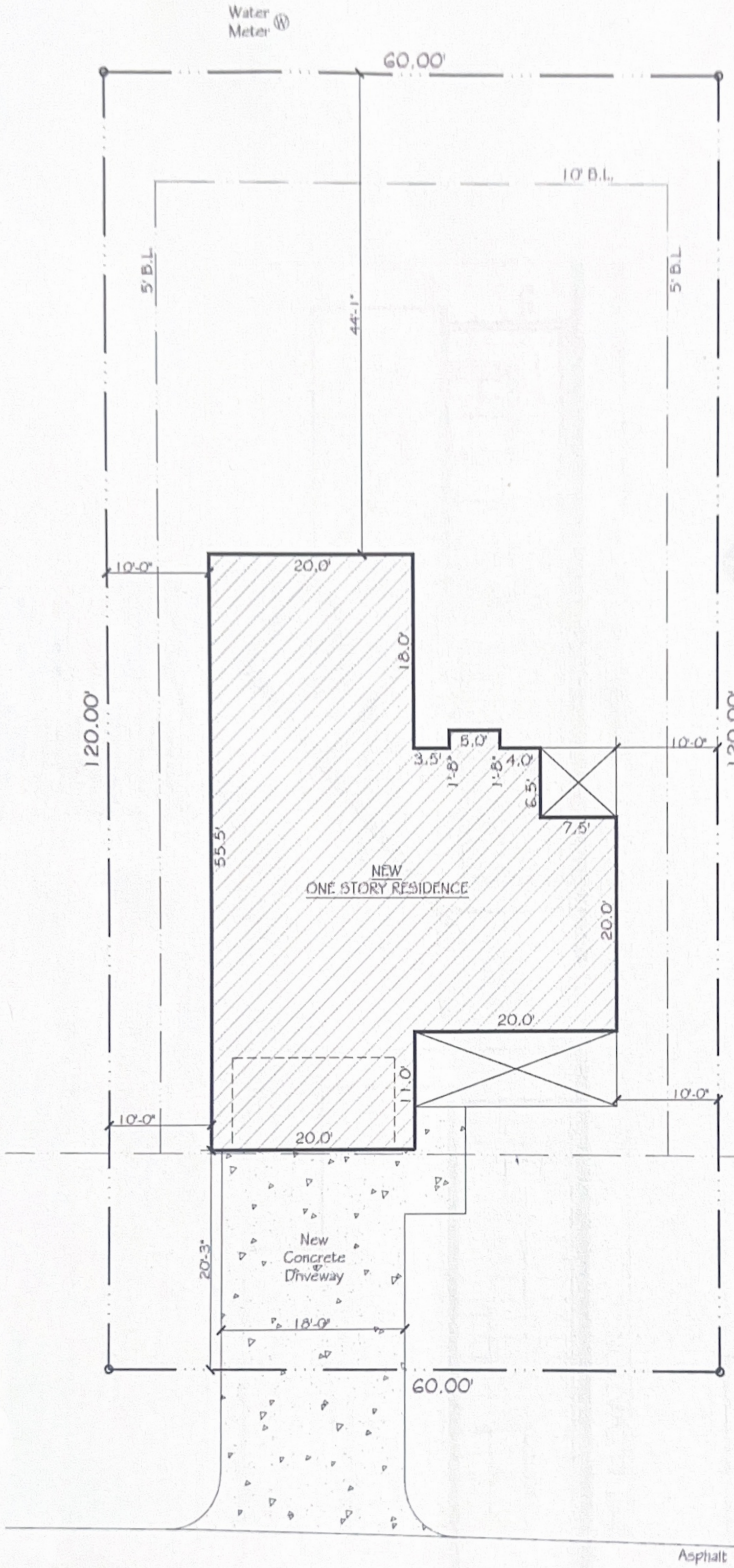
☐ I am opposed to the request for the reasons listed below.

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



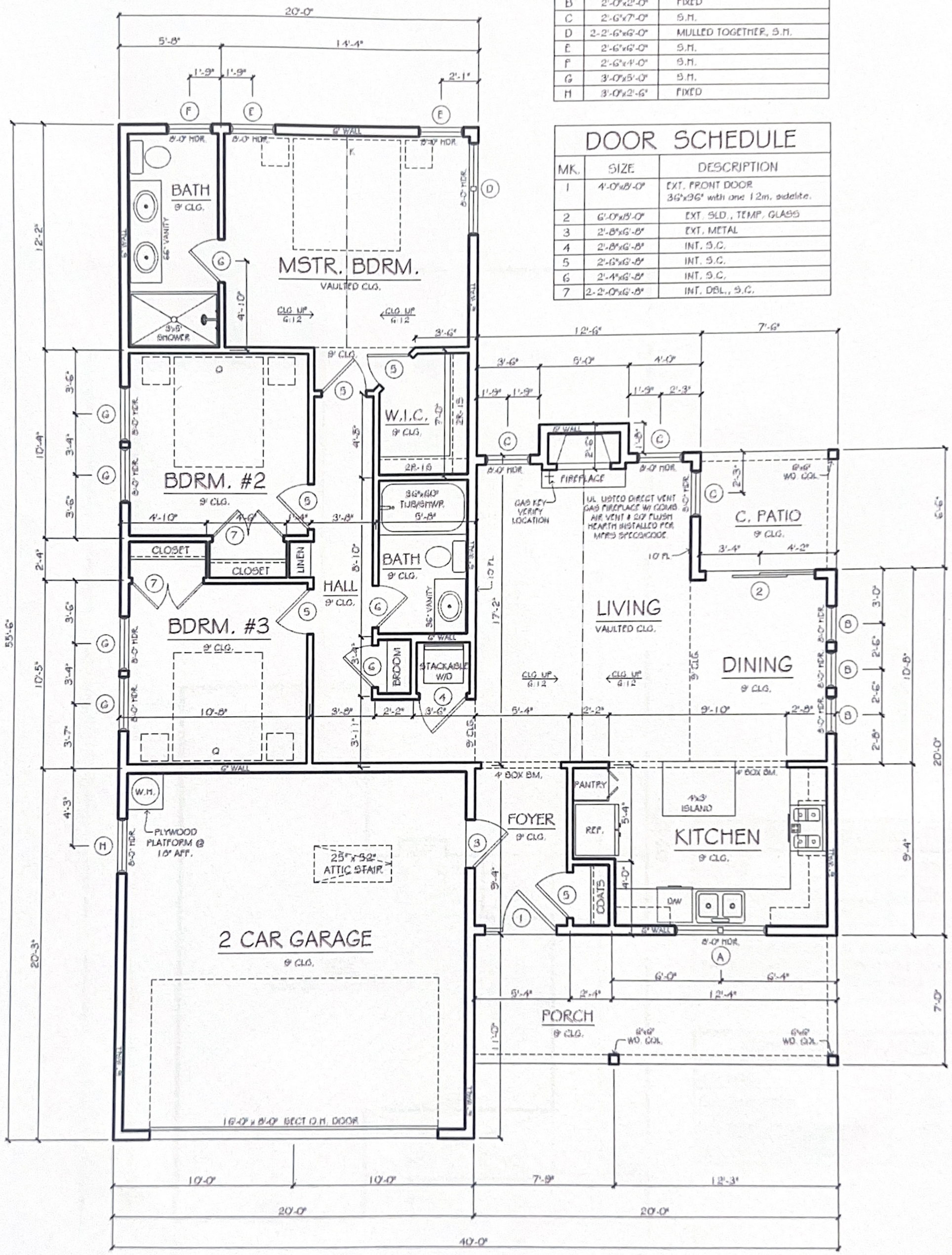
SITE PLAN INFORMATION	
LOT SIZE	7,200 S.F.
BUILDING AREA	1,788 S.F.
PERCENT LOT COVERED	24.8%

A MINIMUM OF 70% OF THE NON-ROOF AREA OF THE LOT COVERED WILL HAVE LANDSCAPE (GRASS, TREES, ETC.)

IMPERVIOUS AREA	
LOT SIZE	7,200 S.F.
BUILDING AREA	1,788 S.F.
DRIVEWAY & LEAD SIDEWALK	422 S.F.
PERCENT LOT COVERED	30.6%

LYNNE DRIVE

(50' R.O.W.)



WINDOW SCHEDULE

MK.	SIZE	DESCRIPTION
A	2-2'-6"x4'-6"	MULLED TOGETHER, S.H.
B	2'-0"x2'-0"	FIXED
C	2'-6"x7'-0"	S.H.
D	2-2'-6"x6'-0"	MULLED TOGETHER, S.H.
E	2'-6"x6'-0"	S.H.
F	2'-6"x4'-0"	S.H.
G	3'-0"x5'-0"	S.H.
H	3'-0"x2'-6"	FIXED

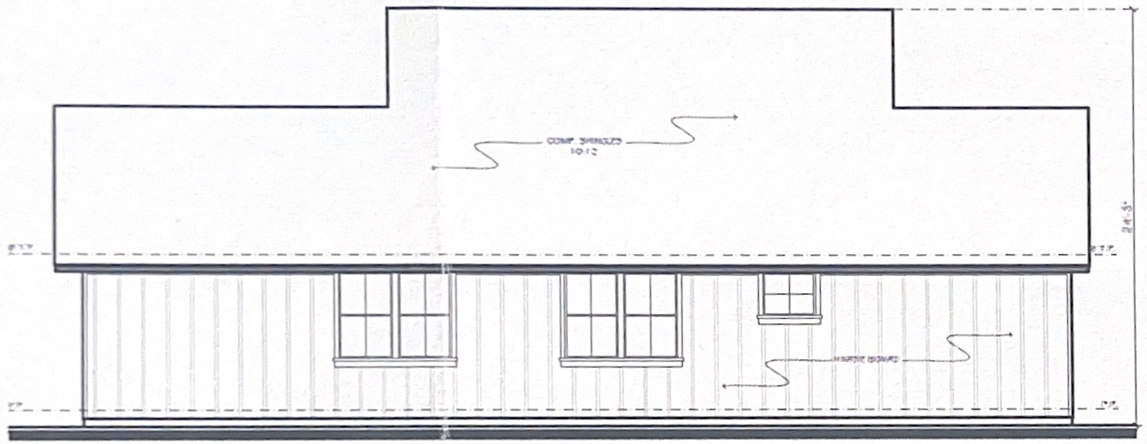
DOOR SCHEDULE

MK.	SIZE	DESCRIPTION
1	4'-0"x8'-0"	EXT. FRONT DOOR 36"x96" with one 12in. sidelite.
2	6'-0"x8'-0"	EXT. SLD., TEMP. GLASS
3	2'-8"x6'-8"	EXT. METAL
4	2'-8"x6'-8"	INT. S.C.
5	2'-6"x6'-8"	INT. S.C.
6	2'-4"x6'-8"	INT. S.C.
7	2-2'-0"x6'-8"	INT. DBL., S.C.

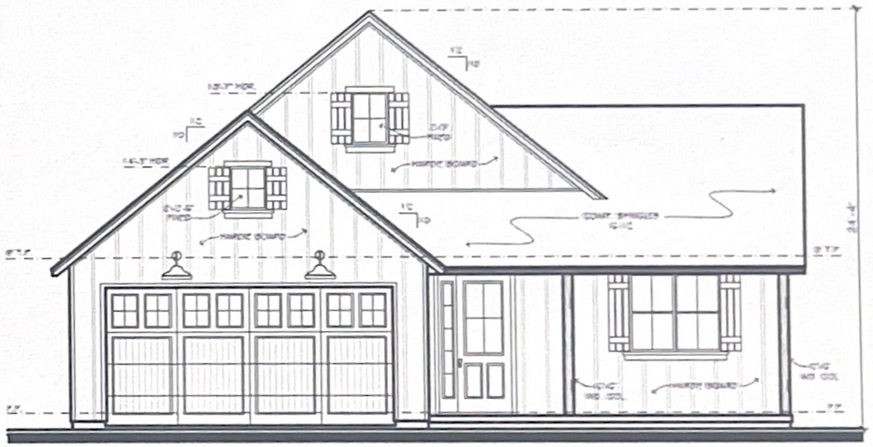
SQUARE FOOTAGE

LIVING AREA	1,197 S.F.
GARAGE	402 S.F.
PORCH / COV. PATIO	189 S.F.
TOTAL UNDER ROOF	1,788 S.F.
OVERALL WIDTH	40'-0"
OVERALL DEPTH	55'-6"

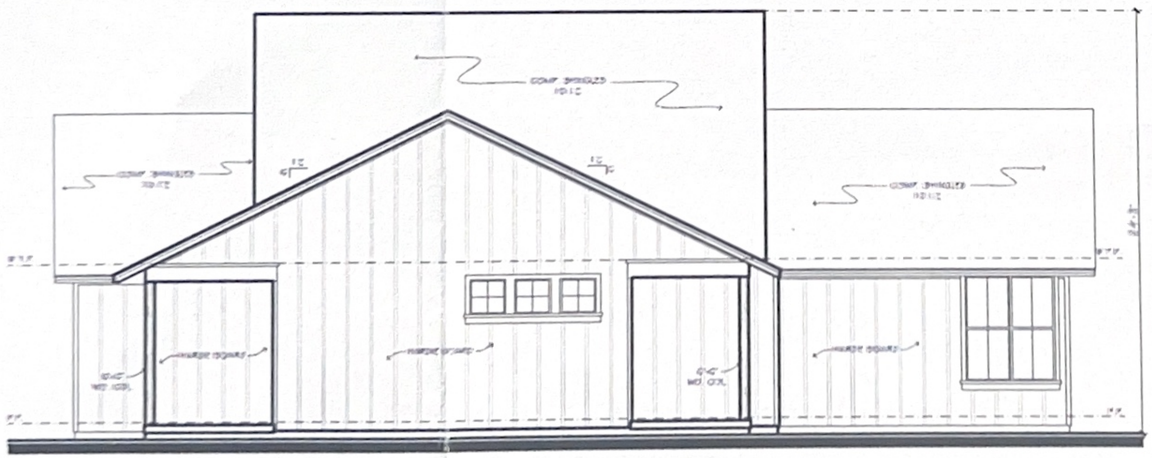
MASONRY CALCULATIONS		
FRONT ELEVATION HARDIE BOARD	184 SF.	100%
RIGHT ELEVATION HARDIE BOARD	460 SF.	100%
LEFT ELEVATION HARDIE BOARD	405 SF.	100%
REAR ELEVATION HARDIE BOARD	237 SF.	100%
TOTAL HOUSE HARDIE BOARD	1,286 SF.	100%



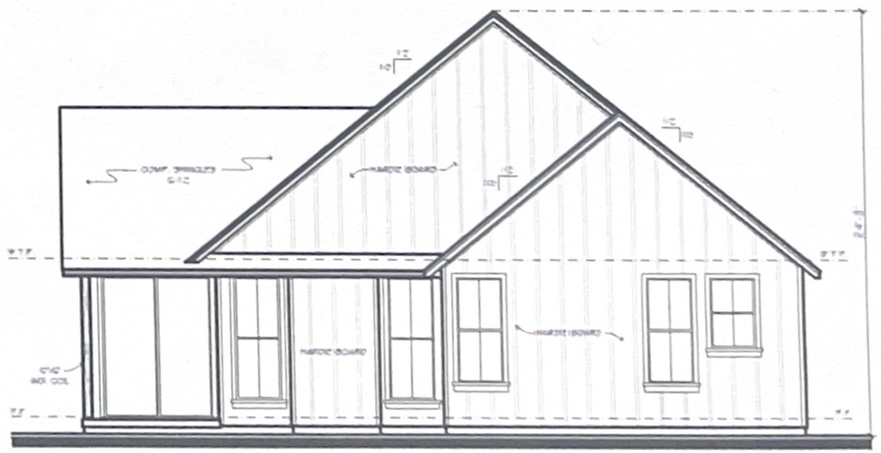
LEFT ELEVATION SCALE: 1/4" = 1'-0"



FRONT ELEVATION SCALE: 1/4" = 1'-0"



RIGHT ELEVATION SCALE: 1/4" = 1'-0"



REAR ELEVATION SCALE: 1/4" = 1'-0"

CITY OF ROCKWALL

HOUSING ANALYSIS FOR CASE NO. Z2026-029

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

ADJACENT HOUSING ATTRIBUTES

ADDRESS	HOUSING TYPE	YEAR BUILT	HOUSE SF	ACCESSORY BUILDING	EXTERIOR MATERIALS
121 Lynne Drive	Vacant	N/A	N/A	*N/A*	N/A
124 Lynne Drive	Single-Family Home	2024	3,158	*N/A*	Brick and Siding
131 Lynne Drive	Vacant	N/A	N/A	*N/A*	N/A
136 Lynne Drive	Modular Home	1982	2,000	*N/A*	Siding
143 Lynne Drive	Modular Home	2019	1,952	*N/A*	Siding
144 Lynne Drive	Modular Home	1980	1,788	*740*	Siding
157 Lynne Drive	Modular Home	1980	1,024	*N/A*	Siding
164 Lynne Drive	Single-Family Home	2004	3,186	*N/A*	Brick and Stone
167 Lynne Drive	Single-Family Home	2017	1,700	*192*	Brick and Stone
178 Lynne Drive	Vacant	N/A	N/A	*N/A*	N/A
179 Lynne Drive	Vacant	N/A	N/A	*N/A*	N/A
187 Lynne Drive	Modular Home	1980	1,064	*400*	Siding
192 Lynne Drive	Modular Home	1982	1,064	*320*	Siding
	AVERAGES:	1996	1,882	413	

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



121 Lynne Drive



124 Lynne Drive

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131 Lynne Drive



136 Lynne Drive

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143 Lynne Drive



144 Lynne Drive



157 Lynne Drive



164 Lynne Drive



167 Lynne Drive



178 Lynne Drive



179 Lynne Drive



187 Lynne Drive



192 Lynne Drive

CITY OF ROCKWALL

ORDINANCE NO. 26-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING PLANNED DEVELOPMENT DISTRICT 75 (PD-75) [*ORDINANCE NO. 16-01*] 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 PERMIT (SUP) FOR RESIDENTIAL INFILL IN AN ESTABLISHED SUBDIVISION TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY HOME ON A 0.1650-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 2, BLOCK G, LAKE ROCKWALL ESTATES EAST 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 by Ariel Palacios for the approval of a *Specific Use Permit (SUP)* for *Residential Infill in an Established Subdivision* for the purpose of constructing a single-family home on a 0.1650-acre parcel of land identified as Lot 2, Block G, Lake Rockwall Estates East 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 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 Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and 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 75 (PD-75) [*Ordinance No. 16-01*] 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) for *Residential Infill in an Established Subdivision* to allow for the construction of a single-family home in 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

DRAFT 03.26.2026

Planned Development District 75 (PD-75) [*Ordinance No. 16-01*] and 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.

DRAFT ORDINANCE 03.26.2026

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 6TH DAY OF FEBRUARY, 2026.

_____
Tim McCallum, *Mayor*

ATTEST:

_____
Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *June 15, 2026*

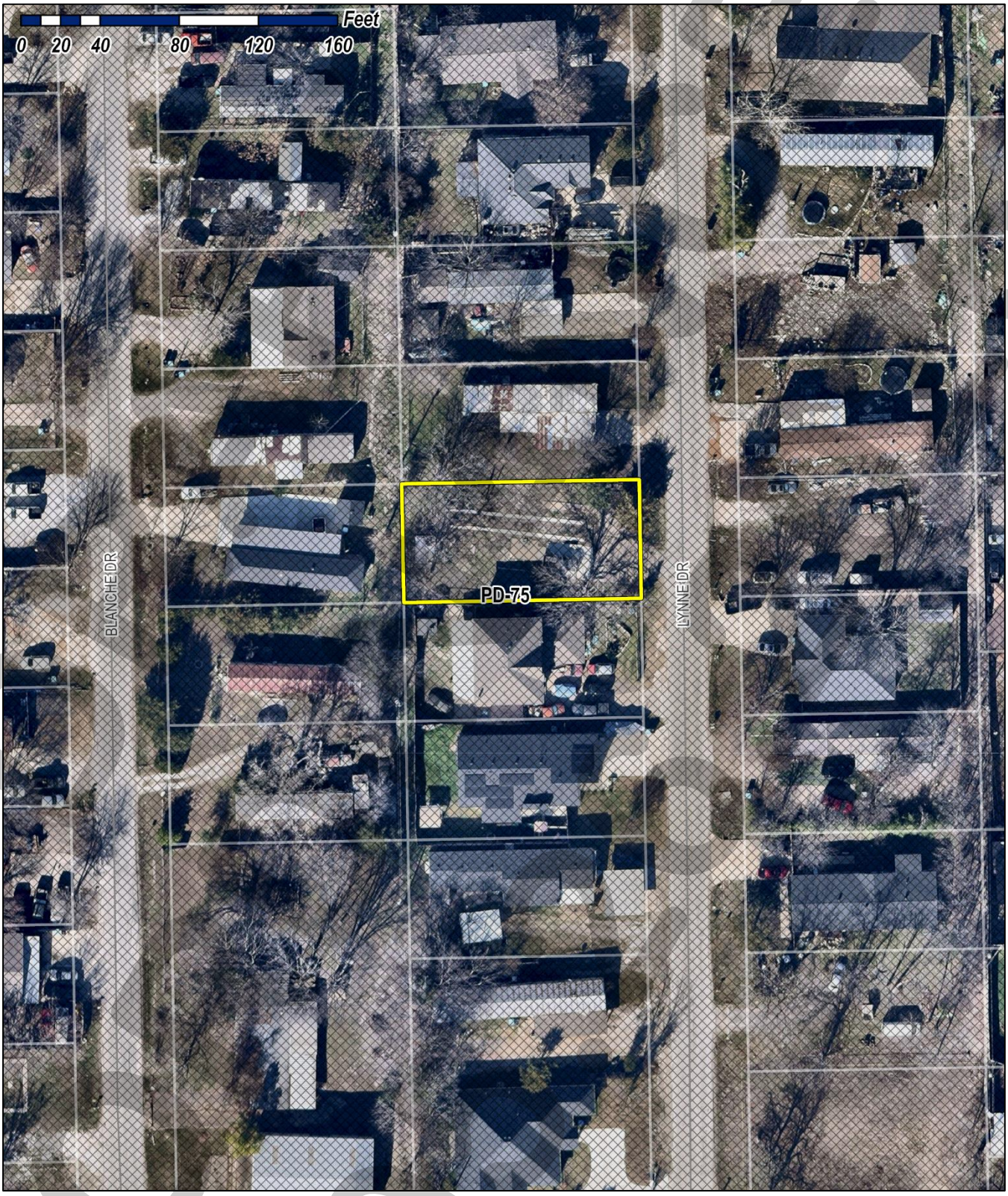
2nd Reading: *July 6, 2026*

DRAFT ORDINANCE 05.26.2026

Exhibit 'A':
Location Map

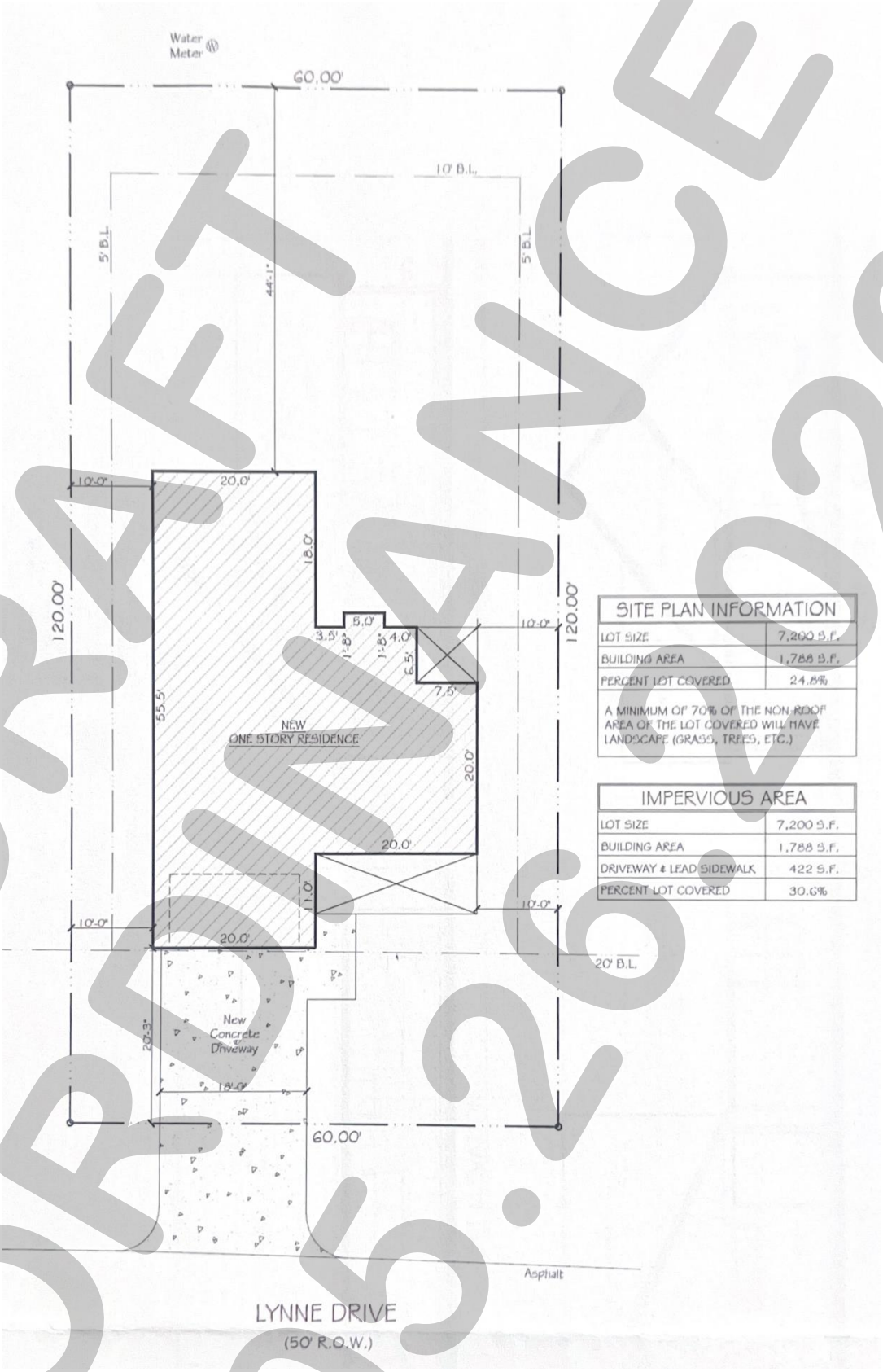
Address: *178 Lynne Drive*

Legal Description: *Lot 2, Block G, Lake Rockwall Estates East Addition*



DRAFT

Exhibit 'B':
Residential Plot Plan

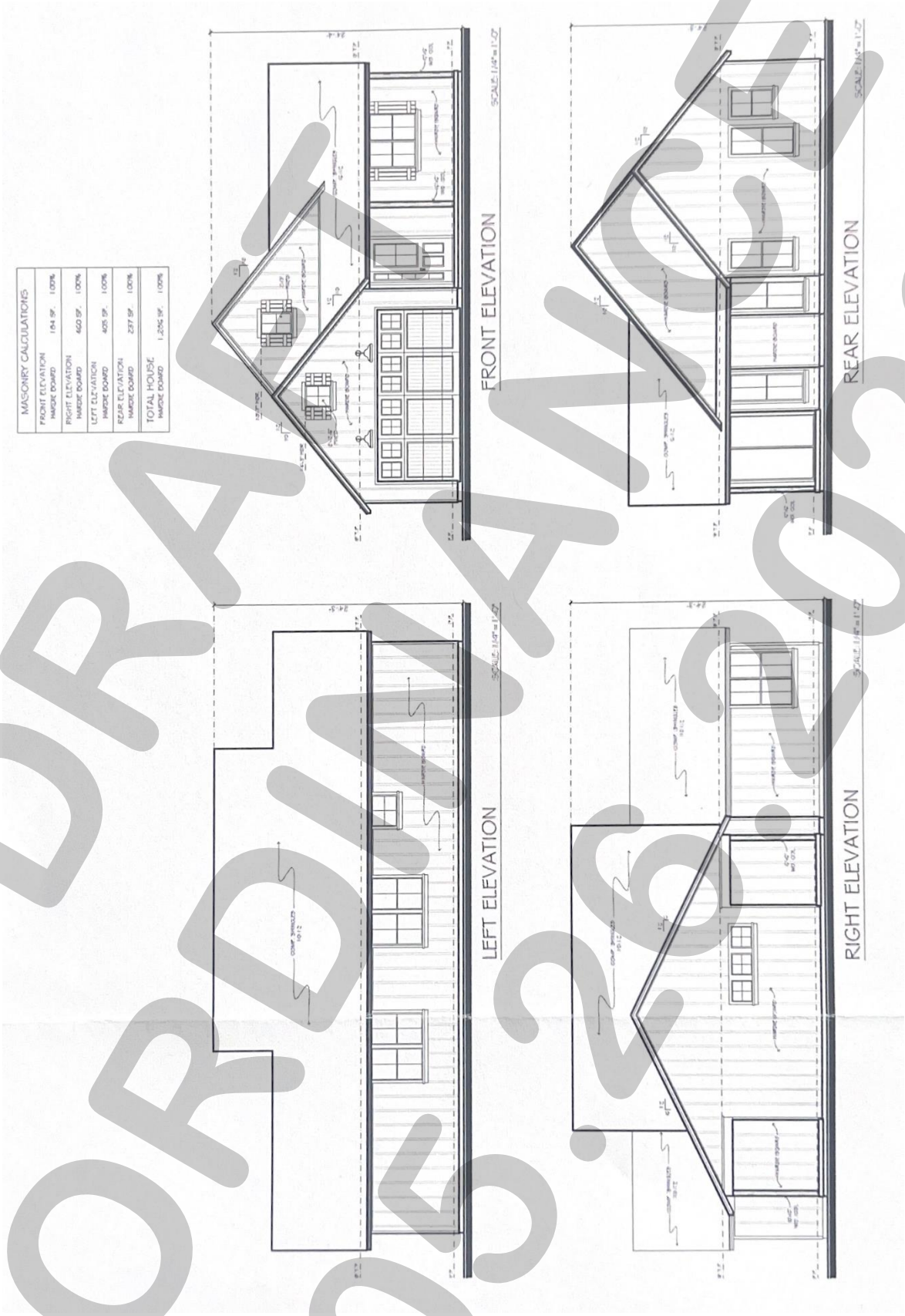


SITE PLAN INFORMATION	
LOT SIZE	7,200 S.F.
BUILDING AREA	1,788 S.F.
PERCENT LOT COVERED	24.8%
A MINIMUM OF 70% OF THE NON-ROOF AREA OF THE LOT COVERED WILL HAVE LANDSCAPE (GRASS, TREES, ETC.)	

IMPERVIOUS AREA	
LOT SIZE	7,200 S.F.
BUILDING AREA	1,788 S.F.
DRIVEWAY & LEAD SIDEWALK	422 S.F.
PERCENT LOT COVERED	30.6%

DRAFT ORDINANCE 05.26.2026

Exhibit 'C':
Building Elevations



DRAFT ORDINANCE 05.26.2026

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 5/21/2026

PROJECT NUMBER: SP2026-013
PROJECT NAME: Site Plan for Maca Flex Industrial
SITE ADDRESS/LOCATIONS: 3260 & 3264 Capital Boulevard (@Data Drive)

CASE CAPTION: Discuss and consider a request by Kevin Patel of Triangle Engineering on behalf of Mohib Masani of MACA Development, LLC for the approval of a Site Plan for Office/Warehouse Building on a 4.07-acre tract of land identified as a portion of Lot 9, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located west of the intersection of Capital Boulevard and Data Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	05/21/2026	Approved w/ Comments

05/21/2026: SP2026-013; Site Plan for Maca Flex Industrial
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Kevin Patel of Triangle Engineering on behalf of Mohib Masani of MACA Development, LLC for the approval of a Site Plan for Office/Warehouse Building on a 4.07-acre tract of land identified as a portion of Lot 9, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located west of the intersection of Capital Boulevard and Data 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 (SP2026-013) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 The subject property will be required to be replatted after the engineering process to establish the new easements.

M.5 Provide the following signature block on each page of all plans. (Subsection 03.04.A, of Article 11, UDC)

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, _____.

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

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

M.6 Site Plan
1) Indicate perimeter dimensions of the building (Subsection 03.04.B, of Article 11, UDC)
2) Indicate any outside storage on site plan. This area should be cross hatched to indicate the limits of the outside storage. (Subsection 01.05(E), Article 05, UDC)

3) A five (5)-foot sidewalk will be required along Capital Boulevard. (Subsection 03.04.B, of Article 11, UDC)
4) No parking is permitted in front of an overhead door. Please show stripping in these areas to indicate this area is not intended for parking.
5) Provide a fence detail for the proposed security fence and gate.
6) Parking spaces that are within a gated area cannot be used to meet the required parking. Please revise your plans and update the parking calculation table.
7) Retaining walls are required to be finished in stone or brick to match the building.
8) Please be aware, the City has seen many of these Light Industrial (LI) District buildings convert over time to General Retail (GR) tenants. General Retail Stores (whether a whole suite or part of the suite) require a Specific Use Permit and higher parking ratios. If these types of tenants apply for Certificates of Occupancy, it will be denied based on [1] it requires an SUP, and [2] insufficient amount of parking.

M.7 Landscape Plan
1) Dumpster enclosures require to be screened by 5-gallon evergreen shrubs. (Subsection 01.05(B), Article 05, UDC)
2) If there is any pad-mounted utility equipment (e.g. transformers), it will need to be screened by 5-gallon evergreen shrubs. (Subsection 01.05(C), of Article 05, UDC)
3) Cluster landscaping along the western property line in front of the gate to screen the visibility of the outside storage areas.
M.8 Treescape Plan
1) The trees proposed to be planted on-site satisfy the mitigation requirements. (Subsection 05.F(1), Article 09, UDC).
M.9 Building Elevations
1) Indicate the elevations that are adjacent to Capital Boulevard.
2) Building does not meet the Light Industrial Building articulation standards. Specifically, the following articulation is required for the primary articulation of the building:
1. Wall Length cannot exceed 104 feet.
2. The Minimum Wall Projection is 6.5 feet.
3. The Minimum Entryway/Architectural Element is 8.5 feet.
4. The Minimum Projection height is 6.5 feet.
5. The Minimum Primary Entryway/Architectural length is 13 feet.
The following articulation is required for the secondary articulation of the building:
1. Wall Length cannot exceed 78 feet.
2. The Minimum Secondary Entryway/Architectural Element Length is 11.7 feet.
3. The Minimum Secondary Entryway/Architectural Element Width is 3.9 feet.
4. The Minimum Projection height is 3.9 feet.
This will require a variance from the Planning and Zoning Commission. (Subsection 06.02.C.5, of Article 05, UDC)
3) The proposed building exceeds the maximum percentage of secondary materials (i.e. 10%). This will require a variance from the Planning and Zoning Commission. (Subsection 06.01.C(1), Article 05, UDC)
4) All structures shall have the option of being constructed with either a pitched (minimum of a 6:12 roof pitch), parapet, or mansard roof system as long as the roof system is enclosed on all sides. (Subsection 05.01(A)2, Article 05, UDC) Provide a parapet on all sides of the building ensuring that the RTUs are screened from any adjacent property or right-of-way including but not limited to IH-30, Corporate Crossing, Data, and Capital. If RTUs are seen from anywhere after the building is built, the building will not receive a Certificate of Occupancy until those are remedied.
5) Provide a note indicating a self-latching gate on the dumpster. (Subsection 01.05.B, of Article 05, UDC)
6) Provide the percentage of stone on each façade. A minimum of 20% stone (i.e. natural or synthetic/cultured) is required on all building façades. (Subsection 05.01.A.1(a)(1), Article 05, UDC)
7) Parapets shall be extended back and finished on the backside, same as front. (Subsection 05.01.A.2, Article 05, UDC)

M.10 Photometric Plan
1) Provide lighting cutsheets for all proposed light fixtures. (Subsection 03.03, Article 07, UDC)
2) The allowable maximum light intensity measured at the property line of a non-residential property is 0.2 FC of one footcandle. (Subsection 03.03.C, of Article 07, UDC) The light levels along the northern property lines exceed the maximum values. Please correct this.

M.11 Staff has identified the following exception associated with the proposed request: [1] Light Industrial Building Articulation and [2] Secondary Materials. Should you decide to request these items as variance(s)/exception(s), please provide a letter that lists the variance(s)/exception(s), why they are being requested, and the subsequent compensatory measures. For each variance/exception requested the UDC requires two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures

include increased articulation, increased architectural elements, more pedestrian amenity, larger landscape planting sizes, etc.

M.12 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.

I.13 Please note that failure to address all comments provided by staff by 3:00 PM on June 2, 2026 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.14 Please note the scheduled meetings for this case:

(1) Planning & Zoning Work Session meeting will be held on May 26, 2026.
(2) Planning & Zoning meeting/public hearing meeting will be held on June 9, 2026.

I.15 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	05/20/2026	Approved w/ Comments

05/20/2026: 1. 10' min. width. Fire hydrants to have 5' clearance around...including parking spaces
2. All public utilities shall be centered in a 20' easement with 10' separation
3. No grate inlets allowed
4. Storm must be separated from sanitary sewer and water mains by 5'.
5. What is this?
6. No grate inlets allowed
7. Install the remainder of 45' back to back roadway
8. Must construction 5' sidewalk along frontage of Capital
9. All easements are a minimum of 20'
10. Wall can't be in an easement. All public utilities centered in a 20' easement with 10' separation

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 and fences, allowed within easements or ROW.
- No signage is allowed within easements or ROW.
- 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.
- Required 10' utility easement along all street frontages.
- All utilities must be underground.
- The property must be platted.
- Tree mitigation will be required when removing existing trees on the property.
- Sidewalk along Capital Blvd required.
- Need to show existing and proposed utilities on the Site Plan.
- Additional comments may be provided at time of Site Plan and Engineering Design.
- Dumpsters should be orientated so that a trash truck can maneuver the properties with the least amount of circling required. May not directly face a roadway.

Paving Items:
- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed in any area.
- All Parking to be 20'x9' minimum. Parallel parking shall be minimum 22'x9'. 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, 15'x64' striped and signed no parking area.
- Drive isles to be minimum 24' wide.
- Fire lane to be minimum 24' wide and in a platted easement.
- Fire lane to have a minimum 20' radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be a minimum 30' radius.
- Culverts for driveways (if needed) will need to be engineered.
- Will have to build the remaining 17' of Capital including all sidewalks along Capital.
-Dedicate remainder of ROW for Capital (approx. 30').
- Must meet driveway width maximum and minimum.
- 10' utility easements required along all roadway frontages.

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- There is an existing 12" water main located at the intersection of Capital Blvd and Data Drive available for use.
- There is an existing 12" water main located on the south side of Capital Blvd available for use with 1-8" stub out under Capital to the north that will need to be extended with the widening of Capital.
- There is an existing 12" water main on the opposite side of Data Dr available for use.
- There is an existing 8" sewer main stub located along Capital Blvd available for use.
- Public sewer to be 8" minimum.
- Sanitary sewer main must be extended to the north to serve northern property.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any utility connection made underneath of an existing City 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. No structures allowed in easements.
- All public utilities must be centered in easement.
- Water to be 10' separated from storm and sewer lines.
- Sewer pro-rata: $2,773.07/acre
- Infrastructure study maybe required depending on use.

Drainage Items:
- Existing flow patterns must be maintained. A portion of the site drains to existing detention pond 2 and another portion drains to a wye inlet at the intersection of Data Drive and Capital Blvd.
- Property drains in multiple directions. Drainage may not be increased towards any direction.
- Detention must be provided for the entire site.
- 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.
- Any modification requirement to existing detention systems will be reviewed with Engineering.
- 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 drainage systems.
- No grate inlets allowed.
- FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
- 100-year WSEL must be called out for detention ponds.
- Dumpster areas shall drain to an oil/water separator and then into the storm system.

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".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

Operation & Maintenance Plan for Structural Control Measures:

The owner or operator of any new development or redeveloped site must develop and implement an Operation and Maintenance Plan (O&M Plan) addressing the maintenance requirements for all structural stormwater control measures installed on site, including but not limited to detention ponds and retention ponds.

The O&M Plan must be submitted to the City for recordkeeping purposes at the time of Engineering. To ensure long-term maintenance regardless of ownership changes, the owner or operator must provide proof that the O&M Plan has been incorporated into the property deed restrictions or Homeowners Association (HOA) covenants, as applicable.

The site owner or operator must maintain the O&M Plan on-site along with documentation of all maintenance activities performed. These records must be made available for review by the City of Rockwall or TCEQ within 24 hours of request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	05/21/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/19/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/18/2026	Approved w/ Comments

05/18/2026: Building 1 will be 3260 CAPITAL DRIVE, ROCKWALL, TX 75032
Building 2 will be 3264 CAPITAL DRIVE, ROCKWALL, TX 75032
*See attached pdf for suite numbering

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/18/2026	Approved

No Comments

EASEMENT/SETBACK LEGEND

BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.

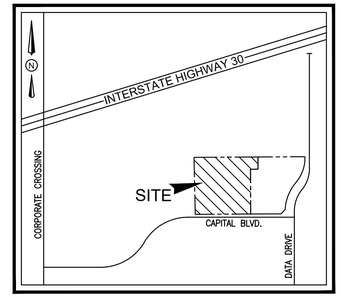
DETENTION NOTE:

NO ON-SITE DETENTION IS PROVIDED FOR THE PROJECT SITE. POST-DEVELOPMENT RUNOFF FROM THE PROJECT SITE SHALL BE ACCOMMODATED BY UPGRADES TO DETENTION POND-3. THE DETENTION FACILITY SHALL BE MODIFIED AS PART OF THIS DEVELOPMENT TO ACCOUNT FOR THE INCREASED RUNOFF GENERATED BY THE PROPOSED DEVELOPMENT.

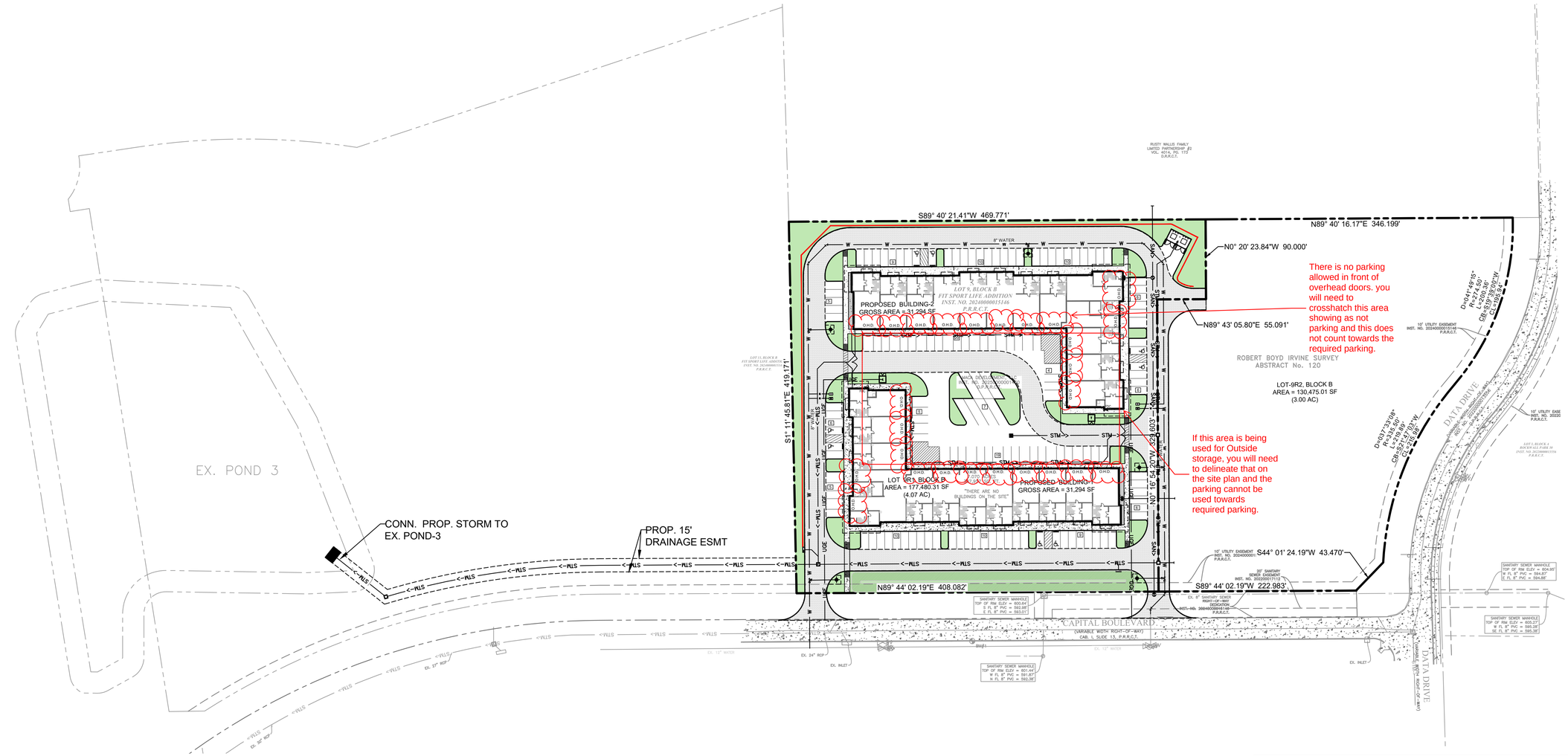
SITE GENERAL NOTES

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 UTILITIES.
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 3' UNLESS OTHERWISE NOTED ON THE SITE PLAN.
9. AREA UNDER CANOPY AND DUMPSTER AREA DRAINS TO PROPOSED OIL WATER SEPARATOR.





VICINITY MAP
N.T.S.



SITE LEGEND

CONCRETE CURB	
SAW-CUT LINE	
FENCE	X
FIRE LANE	
RETAINING WALL	
PARKING SPACES	X
MONUMENT/PYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
BOLLARD	
TRAFFIC ARROW	
FIRE HYDRANT	
DUMPSTER	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	
GREASE TRAP	
DOMESTIC WATER METER	
IRRIGATION METER	
GAS METER	
TRANSFORMER	T
LIGHT POLE	
POWER POLE	
OVERHEAD DOOR	O.H.D.

BENCHMARK

THE BENCHMARKS AND ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) BY USING GPS OBSERVATIONS IN CONJUNCTION WITH ALLTERRA RTK NETWORK.

BM: 1
AN "X" CUT SET ON TOP OF A CONCRETE BACK OF CURB ALONG THE SOUTH SIDE OF CAPITAL BOULEVARD, SOUTH OF THE SUBJECT PROPERTY AND LOCATED APPROXIMATELY 96 FEET SOUTHWEST FROM A SANITARY SEWER MANHOLE NEAR THE SOUTH LINE OF SAID SUBJECT PROPERTY . ELEVATION: 599.80

BM: 2
AN "X" CUT SET ON TOP OF A CONCRETE BACK OF CURB ALONG THE EAST SIDE OF DATA DRIVE, EAST OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY AND LOCATED APPROXIMATELY 35 FEET NORTH FROM A FIRE HYDRANT NEAR SAID NORTHEAST PROPERTY CORNER. . ELEVATION: 607.46'

FLOOD PLAIN NOTE

NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0045 L, DATED 09/26/2008. THE SUBJECT PROPERTY IS LOCATED IN TRHE AREA DESIGNATED AS ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

PROJECT CONTACT LIST

OWNER/DEVELOPER MACA DEVELOPMENT, LLC ADDRESS: 6904 RAINWOOD DRIVE PLANO, TX 75024 CONTACT: MOHIB MASANI PHONE: 972-836-6442	SURVEYOR TRAVERSE LAND SURVEYING 395 LAKE PARK ROAD, SUITE 102 LEWISVILLE, TEXAS 75057 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. MCDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KEVIN PATEL, P.E. PHONE: (469) 213-1707 TX. P.E. FIRM #11525	ARCHITECT KILLIAN ARCHITECT 3400 N CENTRAL EXPY SUITE 110-307 RICHARDSON, TX 75080 CONTACT: KENNETH R. KILLIAN PHONE: 214-561-6042

811 Know what's below. Call before you dig.

APPROVED:
I HEARBY CERTIFY THAT THE ABOVE AND FORGOING 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 ___ OF ____, ____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING

NO.	DATE	DESCRIPTION	BY
1	05/14/26	1ST SITE PLAN SUBMITTAL	KP
.	.		.
.	.		.
.	.		.
.	.		.
.	.		.
.	.		.

STATE OF TEXAS
KARTAVYA S. PATEL
97534
LICENSED PROFESSIONAL ENGINEER
05/14/26

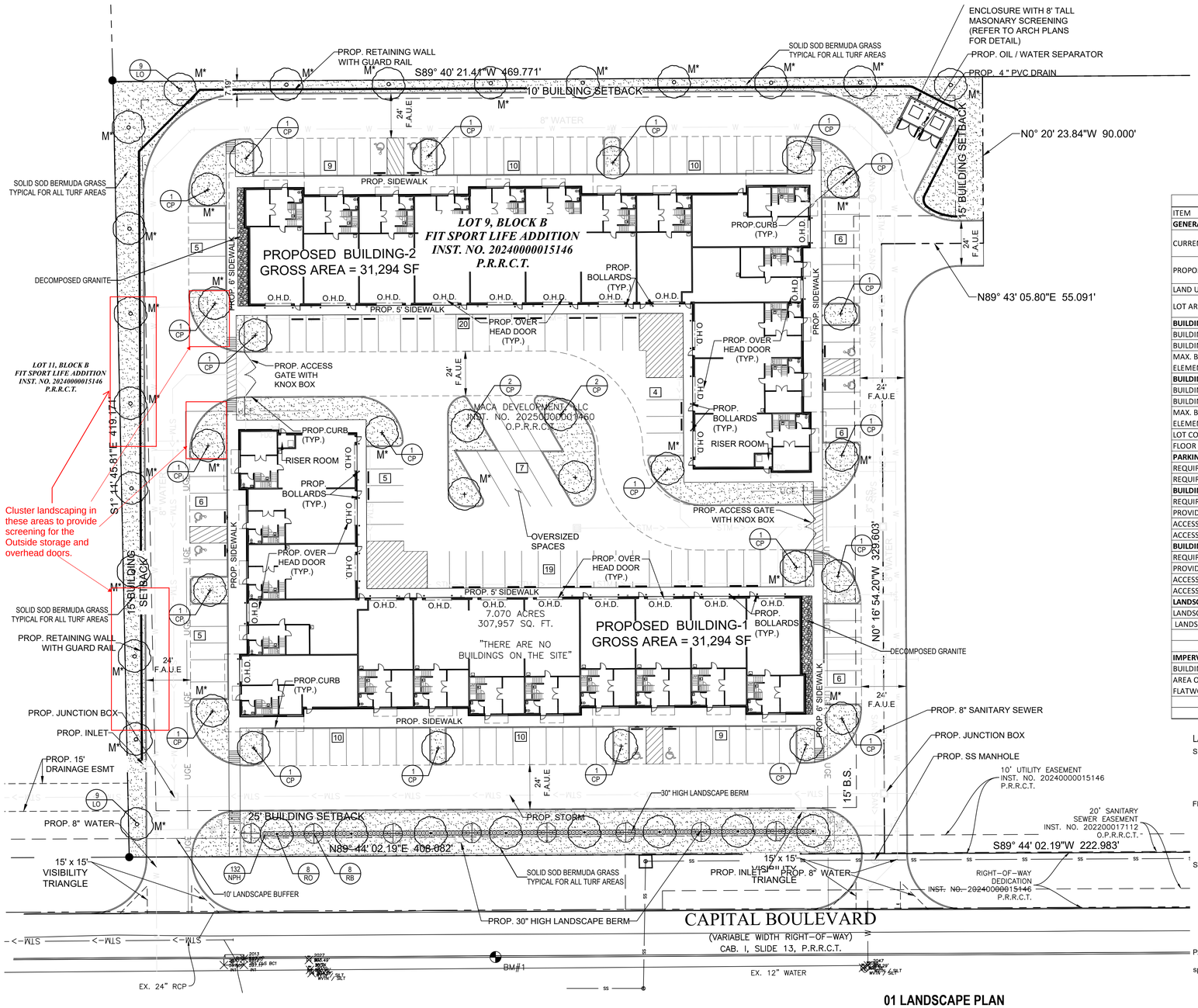
OVERALL SITE PLAN
MACAFLEX AT CAPITAL & DATA
NWC CAPITAL BOULEVARD & DATA DRIVE
LOT 9, BLOCK B
FIT SPORT LIFE ADDITION
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS 75032

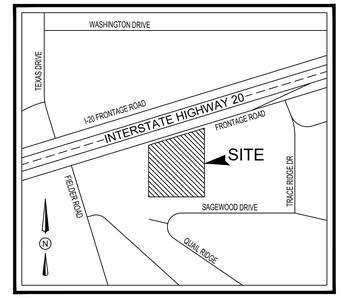
TRIANGLE ENGINEERING LLC
T: 469.331.8566 I F: 469.213.7145 I E: info@triangle-engr.com
W: triangle-engr.com I O: 1782 W. McDermott Drive, Allen, TX 75013
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	SS	05/14/26	SEE SCALE BAR	129-25	OSP

TX. P.E. FIRM #11525

CASE NO:





VICINITY MAP
N.T.S.
MAPSCO ~ 59 X

SITE DATA SUMMARY TABLE		
ITEM	SITE PLAN	
GENERAL SITE DATA		
CURRENT ZONING (FROM ZONING MAP)	Light Industrial (LI)	
PROPOSED ZONING	Light Industrial (LI)	
LAND USE	Warehouse	
LOT AREA	177,485	SF
	4.075	AC
BUILDING-1		
BUILDING FOOTPRINT AREA	31,294	SF
BUILDING HEIGHT	2	STORY
MAX. BUILDING HEIGHT (DISTANCE TO TALLEST BUILDING ELEMENT)	33	FT
BUILDING-2		
BUILDING FOOTPRINT AREA	31,294	SF
BUILDING HEIGHT	2	STORY
MAX. BUILDING HEIGHT (DISTANCE TO TALLEST BUILDING ELEMENT)	33	FT
LOT COVERAGE	35.26	%
FLOOR AREA RATIO (RATIO X.XX:1)	0.35 : 1	
PARKING		
REQUIRED PARKING RATIO (WAREHOUSE)	1 SPACES PER EVERY 1,000 SF	
REQUIRED PARKING RATIO (OFFICE)	1 SPACES PER EVERY 300 SF	
BUILDING-1		
REQUIRED PARKING (PER CITY)	68	SPACES
PROVIDED ON-SITE PARKING (INCLUDING ADA SPACES)	74	SPACES
ACCESSIBLE PARKING REQUIRED	3	SPACES
ACCESSIBLE PARKING PROVIDED	4	SPACES
BUILDING-2		
REQUIRED PARKING (PER CITY)	68	SPACES
PROVIDED ON-SITE PARKING (INCLUDING ADA SPACES)	75	SPACES
ACCESSIBLE PARKING REQUIRED	3	SPACES
ACCESSIBLE PARKING PROVIDED	4	SPACES
LANDSCAPE/PERVIOUS AREA		
LANDSCAPE AREA REQUIRED	N/A	SF
LANDSCAPE AREA PROVIDED	30,821	SF
TOTAL LANDSCAPE/PERVIOUS AREA PROVIDED	**30,821**	SF
TOTAL PERVIOUS %	**17%**	
IMPERVIOUS AREA		
BUILDING FOOTPRINT AREA (SQUARE FEET)	62,588	SF
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK	84,076	SF
TOTAL IMPERVIOUS AREA (SQ.FT)	**146,664**	SF
TOTAL IMPERVIOUS %	**83%**	

LANDSCAPE TABULATIONS:

SITE REQUIREMENTS (Total Site Area 177,485 S.F.)
Requirements: A minimum 15% of the site area to be landscaped.

Required	Provided
26,623 S.F. (15%)	30,030 S.F. (17%)

FRONT YARD REQUIREMENTS
Requirements: A minimum 100% of required landscape must be located in front yard and side yards.

Required	Provided
26,622 S.F. (100%)	26,851 S.F. (100%)

STREET REQUIREMENTS
Requirements: A minimum (1) canopy tree (4" cal) and (1) accent tree (4' ht.) per 50 L.F. of frontage.

CAPITAL PKWY. (408 L.F.)

Required	Provided
(8) Canopy trees	(8) Proposed Canopy Tree
(8) Accent trees	(8) Proposed Accent Trees

PARKING LOT REQUIREMENTS (147 Spaces)
Requirements: A minimum (1) canopy tree (4" cal.) per 10 parking spaces.All spaces within 80' of a canopy tree.

Required	Provided
(15) Canopy Trees	(26) Proposed Canopy Trees

ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM THAT MEETS THE REQUIREMENTS OF THE TCEQ AND THE CITY OF ROCKWALL UDC

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. *ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.*
6. *ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION*
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

PROJECT CONTACT LIST	
OWNER/DEVELOPER MACA DEVELOPMENT, LLC ADDRESS: 6904 RAINWOOD DRIVE PLANO, TX 75024 CONTACT: MOHIB MASANI PHONE: 972-836-6442	SURVEYOR TRAVERSE LAND SURVEYING 395 LAKE PARK ROAD, SUITE 102 LEWISVILLE, TEXAS 75057 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321
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APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, _____.

WITNESS OUT HANDS, THIS _____ day of _____, _____

Planning & Zoning Commission, Chairman | **Director of Planning and Zoning**

CASE NO. SPXXXX-XXX

PLANT MATERIAL SCHEDULE

TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
TREES					
CP	26	Chinese Pistache	*Pistacia chinensis*	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
RO	8	Red Oak	*Quercus shumardii*	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
LO	18	Live Oak	*Quercus virginiana*	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
RB	8	Redbud	*Cercis canadensis*	6' ht.	container, 6' ht., 4' spread, single straight trunk
SHRUBS					
TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
DBH	132	Dwarf Burford Holly	*Ilex comuta*	5 gal.	container, 24" ht., 20" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	*BOTANICAL NAME*	SIZE	REMARKS
		'Tif Tuf" Bermudagrass	*Cynodon dactylon 'Tif Tuf'*		solid sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

PROPOSED PLANT LEGEND:

- CHINESE PISTACHE - 4" CALIPER
- RED OAK - 4" CALIPER
- LIVE OAK - 4" CALIPER
- REDBUD -6' HEIGHT
- DWARF BURFORD HOLLY - 5 GALLON

01 LANDSCAPE PLAN

SCALE 1"=30'-0"

0 15 30 60

Studio Green Spot

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

REGISTERED LANDSCAPE ARCHITECT
CHRIS TROVILLION
2042
STATE OF TEXAS
05.08.2026

MACA FLEX INDUSTRIAL
CAPITAL PARKWAY
CITY OF ROCKWALL, TEXAS 75032

ISSUE:
FOR APPROVAL: 05.08.2026

DATE:
05.08.2026

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
L.2

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

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

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

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material.

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards.

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.

B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.

C. Product Data: Submit complete product data and specifications on all other specified materials.

D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.

E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.

F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

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

1.7 QUALITY ASSURANCE

A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.

D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inched in diameter for each one (1") inch of trunk diameter, Measured six (6") inched above ball.
Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   Clay – between 7-27 percent
   Silt – between 15-25 percent
   Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.

B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.

B. Staking Material for Shade Trees:

1. Post: Studded T-Post, #1 Armco with anchor plate; 6'-0" length; paint green.
2. Wire: 12 gauge, single strand, galvanized wire.
3. Rubber hose: 2 ply, fiber reinforced hose, minimum ½ inch inside diameter. Color: Black.

C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.

D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than two (2') feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.

1. Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

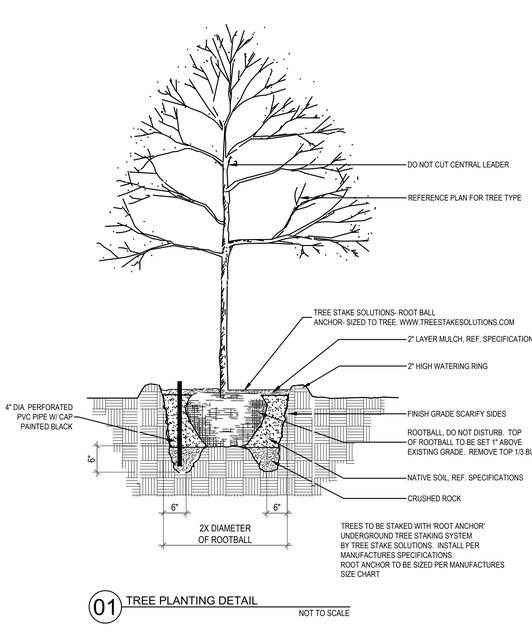
Q. Steel Curbing Installation:

1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be 3/4" maximum height above grade.
   1. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
2. Do not install steel edging along sidewalks.
3. Cut steel edging at 45 degree angle where edging meets sidewalk.

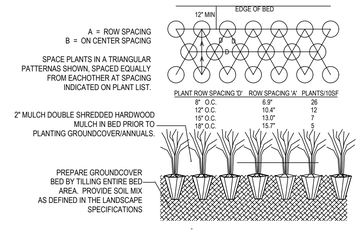
3.3 CLEANUP AND ACCEPTANCE

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

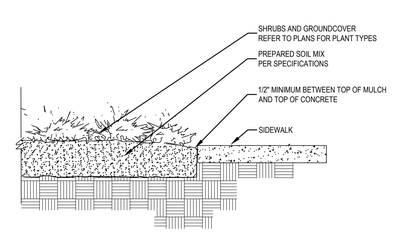
END OF SECTION



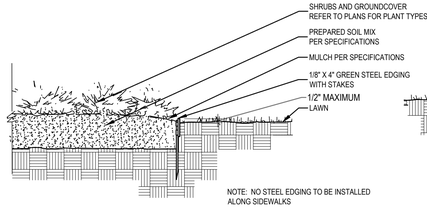
01 TREE PLANTING DETAIL — NOT TO SCALE



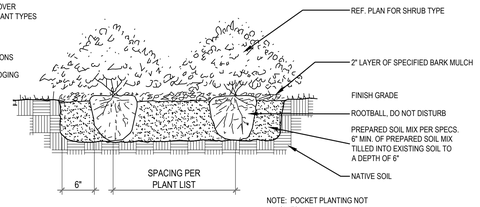
02 GROUNDCOVER PLANTING DETAIL — NOT TO SCALE



03 SIDEWALK / MULCH DETAIL — no steel along sidewalks — NOT TO SCALE



04 STEEL EDGING DETAIL — NOT TO SCALE



05 SHRUB PLANTING DETAIL — NOT TO SCALE

PROJECT CONTACT LIST	
OWNER/DEVELOPER MACA DEVELOPMENT, LLC ADDRESS: 6904 RAINWOOD DRIVE PLANO, TX 75024 CONTACT: MOHIB MASANI PHONE: 972-836-6442	SURVEYOR TRAVERSE LAND SURVEYING 395 LAKE PARK ROAD, SUITE 102 LEWISVILLE, TEXAS 75057 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. MCDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KEVIN PATEL, P.E. PHONE: (469)-213-1707 TX. P.E. FIRM #11525	ARCHITECT KILLIAN ARCHITECT 3400 N CENTRAL EXPY SUITE 110-307 RICHARDSON, TX 75080 CONTACT: KENNETH R. KILLIAN PHONE: 214-561-6042

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, _____.

WITNESS OUT HANDS, THIS _____ day of _____, _____

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

CASE NO. SP2025-044

Studio GreenSpot
LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

REGISTERED LANDSCAPE ARCHITECT CHRIS TROWLAND 2042 STATE OF TEXAS
05.08.2026

MACA FLEX INDUSTRIAL
CAPITAL PARKWAY
CITY OF ROCKWALL, TEXAS 75032

ISSUE:
FOR APPROVAL: 05.08.2026

DATE:
05.08.2026

SHEET NAME:
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:
L.3

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 and fences, allowed within easements or ROW.
- No signage is allowed within easements or ROW.
- 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.
- Required 10' utility easement along all street frontages.
- All utilities must be underground.
- The property must be platted.
- Tree mitigation will be required when removing existing trees on the property.
- Sidewalk along Capital Blvd required.
- Need to show existing and proposed utilities on the Site Plan.
- Additional comments may be provided at time of Site Plan and Engineering Design.
- Dumpsters should be orientated so that a trash truck can maneuver the properties with the least amount of circling required. May not directly face a roadway.

Paving Items:
- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed in any area.
- All Parking to be 20'x9' minimum. Parallel parking shall be minimum 22'x9'. 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, 15'x64' striped and signed no parking area.
- Drive isles to be minimum 24' wide.
- Fire lane to be minimum 24' wide and in a platted easement.
- Fire lane to have a minimum 20' radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be a minimum 30' radius.
- Culverts for driveways (if needed) will need to be engineered.
- Will have to build the remaining 17' of Capital including all sidewalks along Capital.
-Dedicate remainder of ROW for Capital (approx. 30').
- Must meet driveway width maximum and minimum.
- 10' utility easements required along all roadway frontages.

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- There is an existing 12" water main located at the intersection of Capital Blvd and Data Drive available for use.
- There is an existing 12" water main located on the south side of Capital Blvd available for use with 1-8" stub out under Capital to the north that will need to be extended with the widening of Capital.
- There is an existing 12" water main on the opposite side of Data Dr available for use.
- There is an existing 8" sewer main stub located along Capital Blvd available for use.
- Public sewer to be 8" minimum.
- Sanitary sewer main must be extended to the north to serve northern property.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any utility connection made underneath of an existing City 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. No structures allowed in easements.
- All public utilities must be centered in easement.
- Water to be 10' separated from storm and sewer lines.
- Sewer pro-rata: $2,773.07/acre
- Infrastructure study maybe required depending on use.

Drainage Items:
- Existing flow patterns must be maintained. A portion of the site drains to existing detention pond 2 and another portion drains to a wye inlet at the intersection of Data Drive and Capital Blvd.
- Property drains in multiple directions. Drainage may not be increased towards any direction.
- Detention must be provided for the entire site.
- 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.
- Any modification requirement to existing detention systems will be reviewed with Engineering.
- 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 drainage systems.
- No grate inlets allowed.
- FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
- 100-year WSEL must be called out for detention ponds.
- Dumpster areas shall drain to an oil/water separator and then into the storm system.

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".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

Operation & Maintenance Plan for Structural Control Measures:

The owner or operator of any new development or redeveloped site must develop and implement an Operation and Maintenance Plan (O&M Plan) addressing the maintenance requirements for all structural stormwater control measures installed on site, including but not limited to detention ponds and retention ponds.

The O&M Plan must be submitted to the City for recordkeeping purposes at the time of Engineering. To ensure long-term maintenance regardless of ownership changes, the owner or operator must provide proof that the O&M Plan has been incorporated into the property deed restrictions or Homeowners Association (HOA) covenants, as applicable.

The site owner or operator must maintain the O&M Plan on-site along with documentation of all maintenance activities performed. These records must be made available for review by the City of Rockwall or TCEQ within 24 hours of request.

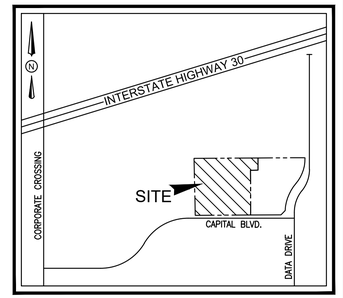
DETENTION NOTE:

NO ON-SITE DETENTION IS PROVIDED FOR THE PROJECT SITE. POST-DEVELOPMENT RUNOFF FROM THE PROJECT SITE SHALL BE ACCOMMODATED BY UPGRADES TO DETENTION POND-3. THE DETENTION FACILITY SHALL BE MODIFIED AS PART OF THIS DEVELOPMENT TO ACCOUNT FOR THE INCREASED RUNOFF GENERATED BY THE PROPOSED DEVELOPMENT.

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 UTILITIES.
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 3' UNLESS OTHERWISE NOTED ON THE SITE PLAN.
9. AREA UNDER CANOPY AND DUMPSTER AREA DRAINS TO PROPOSED OIL WATER SEPARATOR.

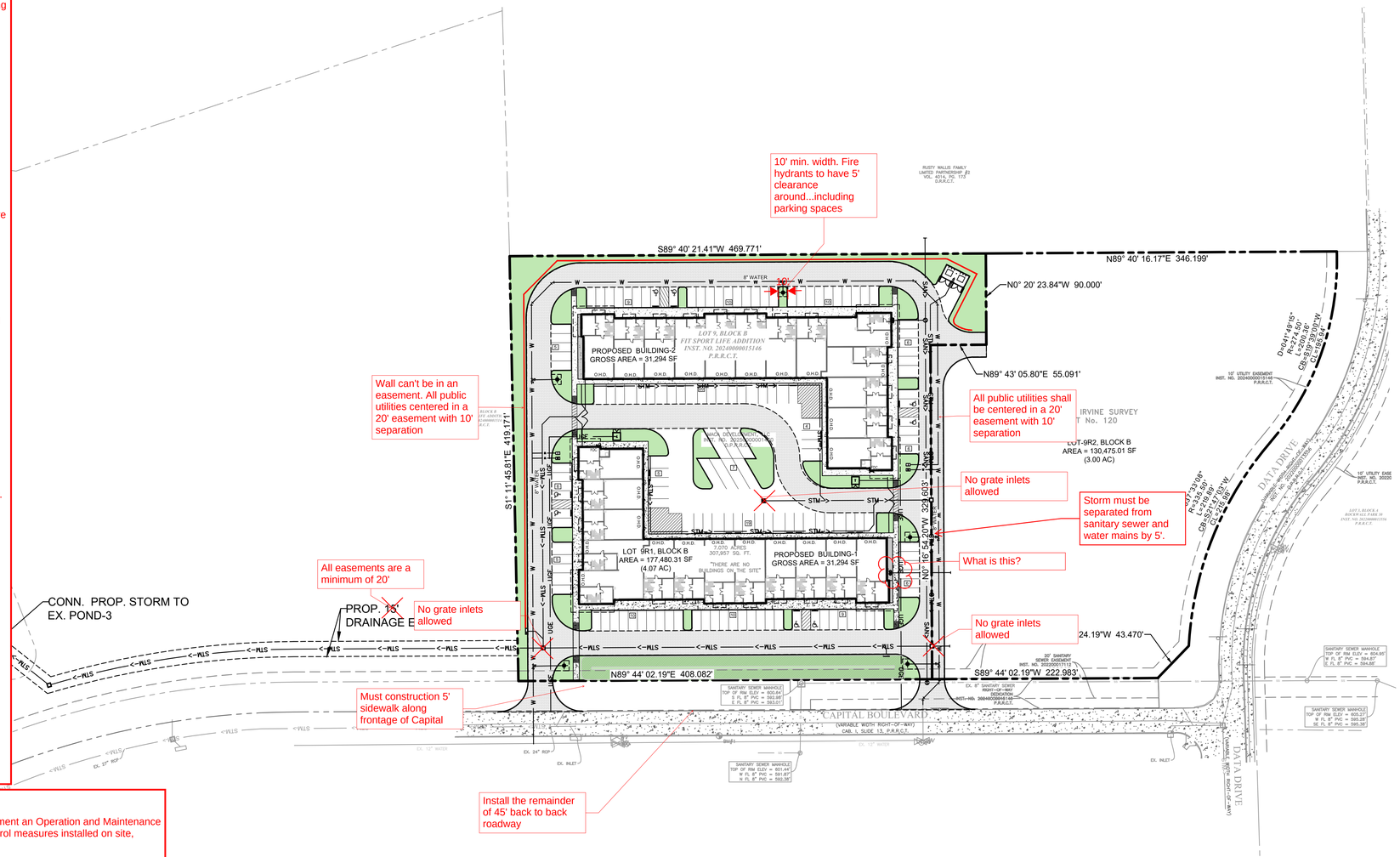




VICINITY MAP
N.T.S.

SITE LEGEND

CONCRETE CURB	
SAW-CUT LINE	
FENCE	X
FIRE LANE	
RETAINING WALL	
PARKING SPACES	X
MONUMENT/PYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
BOLLARD	
TRAFFIC ARROW	
FIRE HYDRANT	
DUMPSTER	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	
GREASE TRAP	
DOMESTIC WATER METER	
IRRIGATION METER	
GAS METER	
TRANSFORMER	T
LIGHT POLE	
POWER POLE	
OVERHEAD DOOR	O.H.D.



BENCHMARK

THE BENCHMARKS AND ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) BY USING GPS OBSERVATIONS IN CONJUNCTION WITH ALLTERRA RTK NETWORK.

BM: 1
AN "X" CUT SET ON TOP OF A CONCRETE BACK OF CURB ALONG THE SOUTH SIDE OF CAPITAL BOULEVARD, SOUTH OF THE SUBJECT PROPERTY AND LOCATED APPROXIMATELY 96 FEET SOUTHWEST FROM A SANITARY SEWER MANHOLE NEAR THE SOUTH LINE OF SAID SUBJECT PROPERTY .
ELEVATION: 599.80

BM: 2
AN "X" CUT SET ON TOP OF A CONCRETE BACK OF CURB ALONG THE EAST SIDE OF DATA DRIVE, EAST OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY AND LOCATED APPROXIMATELY 35 FEET NORTH FROM A FIRE HYDRANT NEAR SAID NORTHEAST PROPERTY CORNER. .
ELEVATION: 607.46'

FLOOD PLAIN NOTE

NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0045 L, DATED 09/26/2008. THE SUBJECT PROPERTY IS LOCATED IN TRHE AREA DESIGNATED AS ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

PROJECT CONTACT LIST

OWNER/DEVELOPER MACA DEVELOPMENT, LLC ADDRESS: 6904 RAINWOOD DRIVE PLANO, TX 75024 CONTACT: MOHIB MASANI PHONE: 972-836-6442	SURVEYOR TRAVERSE LAND SURVEYING 395 LAKE PARK ROAD, SUITE 102 LEWISVILLE, TEXAS 75057 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. MCDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KEVIN PATEL, P.E. PHONE: (469) 213-1707 TX. P.E. FIRM #11525	ARCHITECT KILLIAN ARCHITECT 3400 N CENTRAL EXPY SUITE 110-307 RICHARDSON, TX 75080 CONTACT: KENNETH R. KILLIAN PHONE: 214-561-6042

811 Know what's below. Call before you dig.

APPROVED:
I HEARBY CERTIFY THAT THE ABOVE AND FORGOING 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 ___ OF ____, ____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING

NO.	DATE	DESCRIPTION	BY
1	05/14/26	1ST SITE PLAN SUBMITTAL	KP
.	.		.
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.	.		.

STATE OF TEXAS — KARTAVYA S. PATEL — 97534 — LICENSED PROFESSIONAL ENGINEER
05/14/26

OVERALL SITE PLAN

MACAFLEX AT CAPITAL & DATA
NWC CAPITAL BOULEVARD & DATA DRIVE
LOT 9, BLOCK B
FIT SPORT LIFE ADDITION
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS 75032

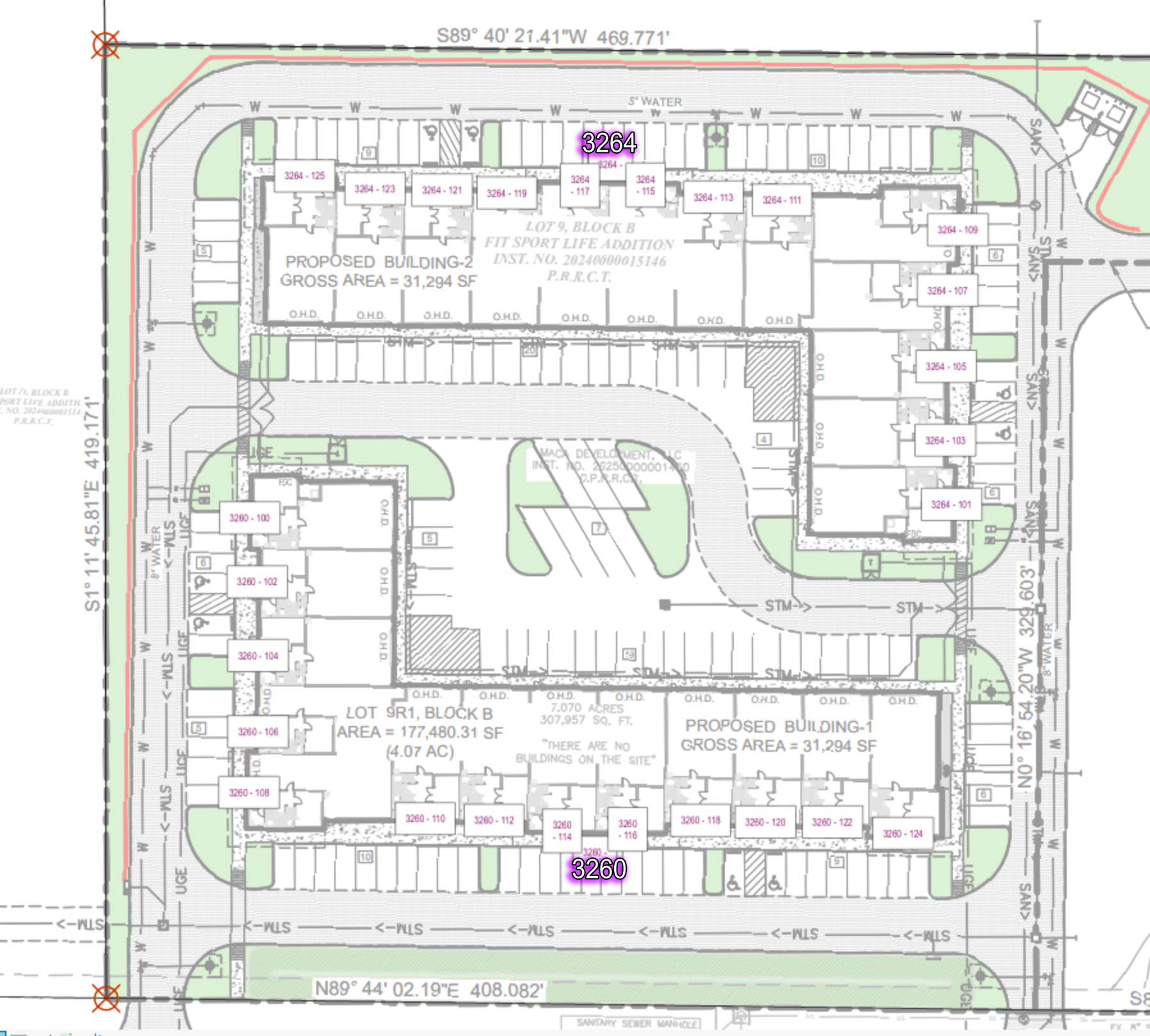
TRIANGLE ENGINEERING LLC
T: 469.331.8566 I F: 469.213.7145 I E: info@triangle-engr.com
W: triangle-engr.com I O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	SS	05/14/26	SEE SCALE BAR	129-25	OSP

TX. P.E. FIRM #11525

CASE NO:


S89° 40' 21.41"W 469.771'
S1° 11' 45.81"E 419.171'
N0° 16' 54.20"W 329.603'
N89° 44' 02.19"E 408.082'
3264
3260
PROPOSED BUILDING-2
GROSS AREA = 31,294 SF
LOT 9, BLOCK B
FIT SPORT LIFE ADDITION
INST. NO. 20240000015146
P.R.R.C.T.
LOT 9R1, BLOCK B
AREA = 177,480.31 SF
(4.07 AC)
7.070 ACRES
307,957 SQ. FT.
"THERE ARE NO BUILDINGS ON THE SITE"
PROPOSED BUILDING-1
GROSS AREA = 31,294 SF
MACA DEVELOPMENT, LLC
INST. NO. 20250000001450
O.P.R.R.C.T.
3264 - 125
3264 - 123
3264 - 121
3264 - 119
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3260 - 110
3260 - 112
3260 - 114
3260 - 116
3260 - 118
3260 - 120
3260 - 122
3260 - 124
8" WATER
STM
UGE
O.H.D.
SANITARY SEWER MANHOLE

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☑ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	NWC CAPITAL BOULEVARD & DATA DRIVE				
SUBDIVISION		LOT	9	BLOCK	B
GENERAL LOCATION	NWC CAPITAL BOULEVARD & DATA DRIVE				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	LIGHT INDUSTRIAL	CURRENT USE	VACANT		
PROPOSED ZONING	LIGHT INDUSTRIAL	PROPOSED USE	WAREHOUSE		
ACREAGE	4.07	LOTS [CURRENT]	1	LOTS [PROPOSED]	2

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

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

☐ OWNER	MACA DEVELOPMENT LLC	☐ APPLICANT	TRIANGLE ENGINEERING
CONTACT PERSON	MOHIB MASANI	CONTACT PERSON	KEVIN PATEL
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP	[redacted]	CITY, STATE & ZIP	[redacted]
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MOHIB MASANI [*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 $ 1081.40 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 12 *DAY OF* MAY *, 20* 26 *. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

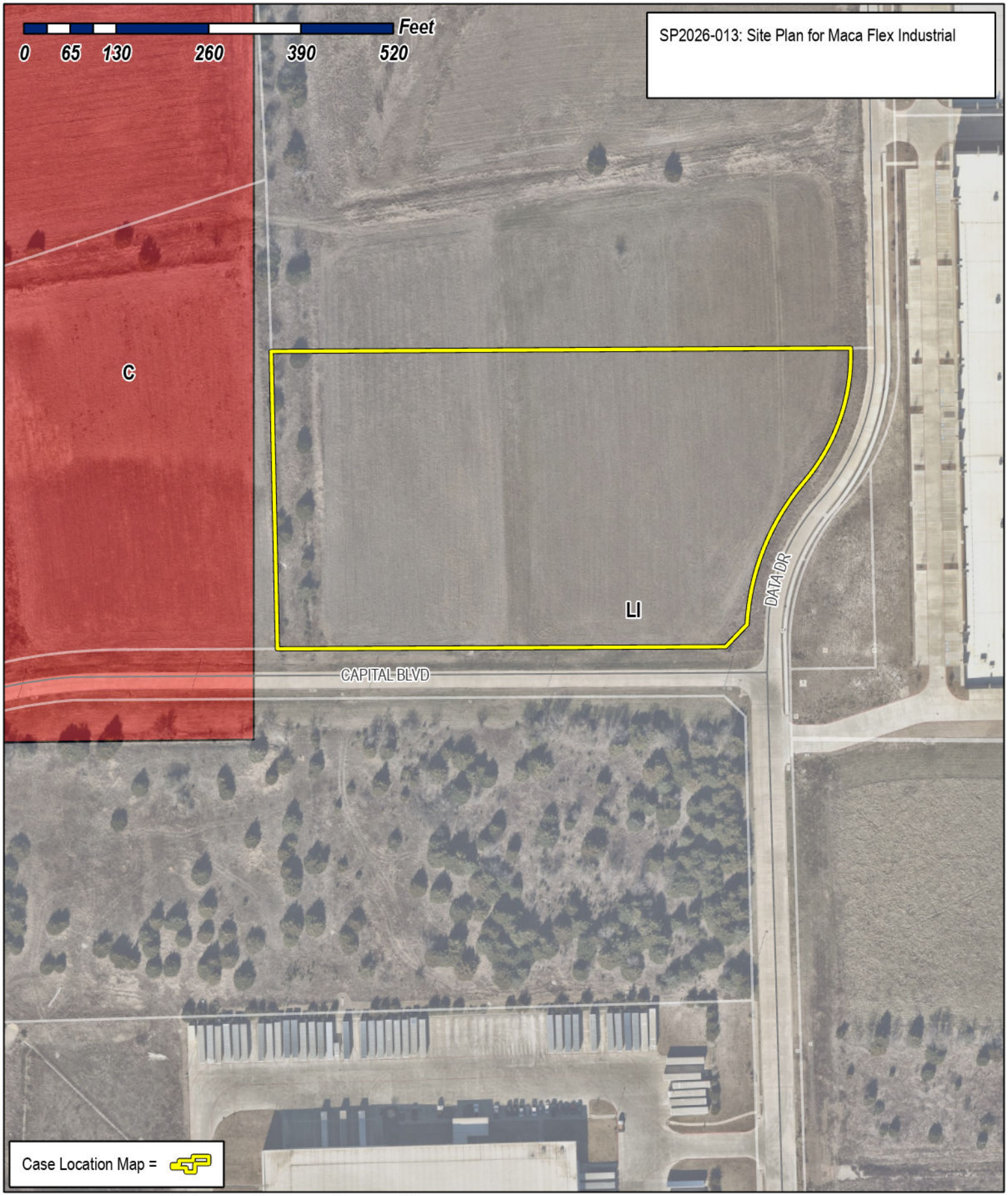
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 12 *DAY OF* May *, 20* 26

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Halston Arterburn

MY COMMISSION EXPIRES

HALSTON ARTERBURN
Notary ID #134109267
My Commission Expires
December 16, 2026



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.

EASEMENT/SETBACK LEGEND

BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.

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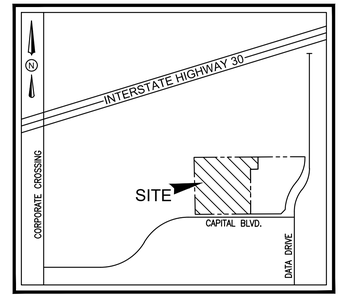
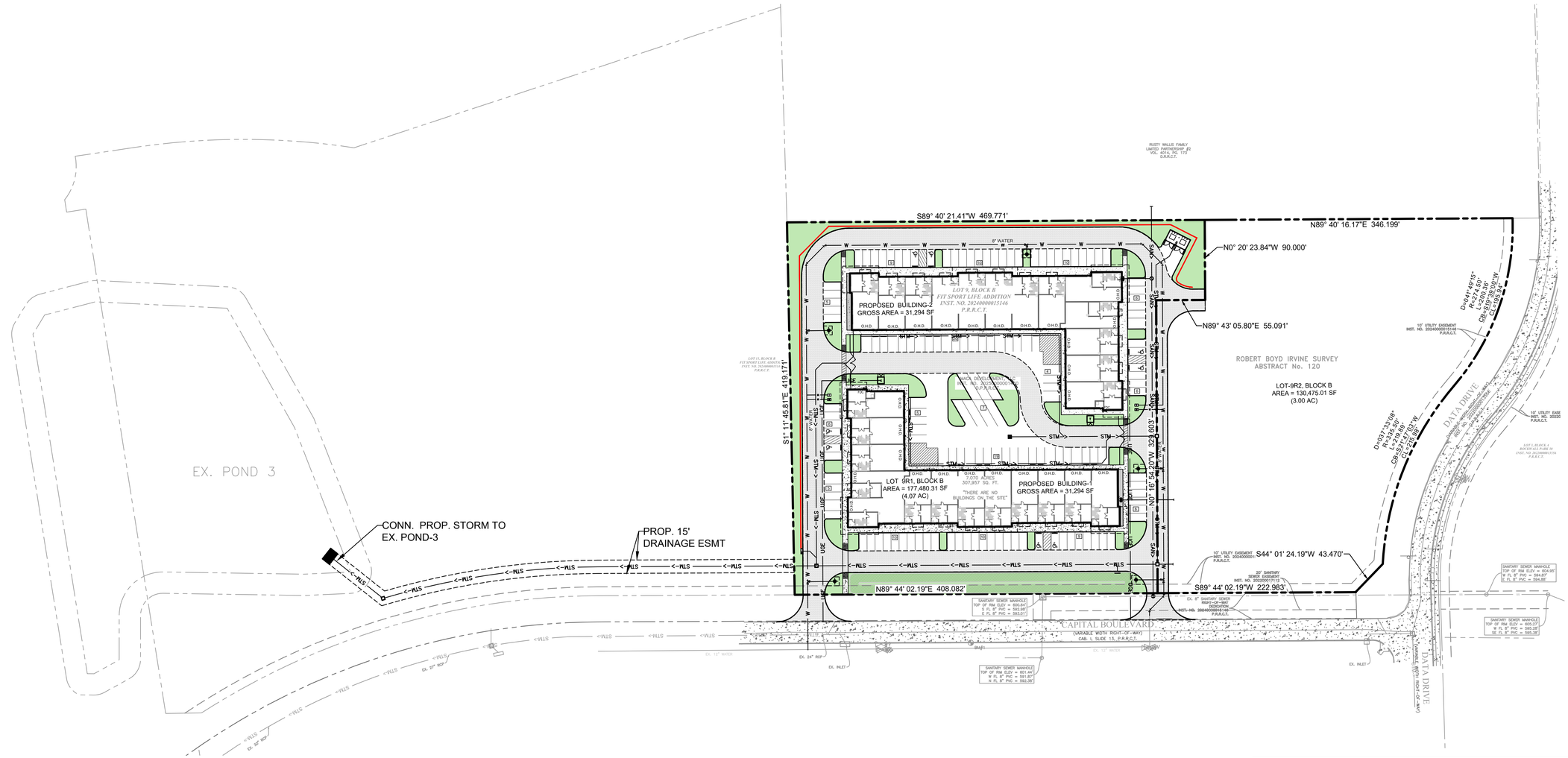


VICINITY MAP

N.T.S.



SITE LEGEND

CONCRETE CURB	
SAW-CUT LINE	
FENCE	X
FIRE LANE	
RETAINING WALL	
PARKING SPACES	X
MONUMENT/PYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
BOLLARD	
TRAFFIC ARROW	
FIRE HYDRANT	
DUMPSTER	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	
GREASE TRAP	
DOMESTIC WATER METER	
IRRIGATION METER	
GAS METER	
TRANSFORMER	T
LIGHT POLE	
POWER POLE	
OVERHEAD DOOR	O.H.D.

BENCHMARK

THE BENCHMARKS AND ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) BY USING GPS OBSERVATIONS IN CONJUNCTION WITH ALLTERRA RTK NETWORK.

BM: 1
AN "X" CUT SET ON TOP OF A CONCRETE BACK OF CURB ALONG THE SOUTH SIDE OF CAPITAL BOULEVARD, SOUTH OF THE SUBJECT PROPERTY AND LOCATED APPROXIMATELY 96 FEET SOUTHWEST FROM A SANITARY SEWER MANHOLE NEAR THE SOUTH LINE OF SAID SUBJECT PROPERTY .
ELEVATION: 599.80

BM: 2
AN "X" CUT SET ON TOP OF A CONCRETE BACK OF CURB ALONG THE EAST SIDE OF DATA DRIVE, EAST OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY AND LOCATED APPROXIMATELY 35 FEET NORTH FROM A FIRE HYDRANT NEAR SAID NORTHEAST PROPERTY CORNER. .
ELEVATION: 607.46'

FLOOD PLAIN NOTE

NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0045 L, DATED 09/26/2008. THE SUBJECT PROPERTY IS LOCATED IN TRHE AREA DESIGNATED AS ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

PROJECT CONTACT LIST

OWNER/DEVELOPER MACA DEVELOPMENT, LLC ADDRESS: 6904 RAINWOOD DRIVE PLANO, TX 75024 CONTACT: MOHIB MASANI PHONE: 972-836-6442	SURVEYOR TRAVERSE LAND SURVEYING 395 LAKE PARK ROAD, SUITE 102 LEWISVILLE, TEXAS 75057 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. MCDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KEVIN PATEL, P.E. PHONE: (469) 213-1707 TX. P.E. FIRM #11525	ARCHITECT KILLIAN ARCHITECT 3400 N CENTRAL EXPY SUITE 110-307 RICHARDSON, TX 75080 CONTACT: KENNETH R. KILLIAN PHONE: 214-561-6042

811 Know what's below. Call before you dig.

APPROVED:
I HEARBY CERTIFY THAT THE ABOVE AND FORGOING 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 ___ OF ____, ____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING

NO.	DATE	DESCRIPTION	BY
1	05/14/26	1ST SITE PLAN SUBMITTAL	KP
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STATE OF TEXAS — KARTAVYA S. PATEL — 97534 — LICENSED PROFESSIONAL ENGINEER
05/14/26

OVERALL SITE PLAN

MACAFLEX AT CAPITAL & DATA

NWC CAPITAL BOULEVARD & DATA DRIVE
LOT 9, BLOCK B
FIT SPORT LIFE ADDITION
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS 75032

TRIANGLE ENGINEERING LLC
T: 469.331.8566 I F: 469.213.7145 I E: info@triangle-engr.com
W: triangle-engr.com I O: 1782 W. McDermott Drive, Allen, TX 75013
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	SS	05/14/26	SEE SCALE BAR	129-25	OSP

TX. P.E. FIRM #11525

CASE NO:

EASEMENT/SETBACK LEGEND

BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
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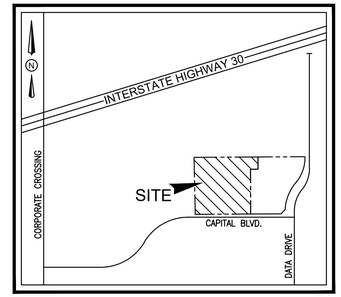
0 60 120

Scale: 1" = 60 ' Feet



VICINITY MAP

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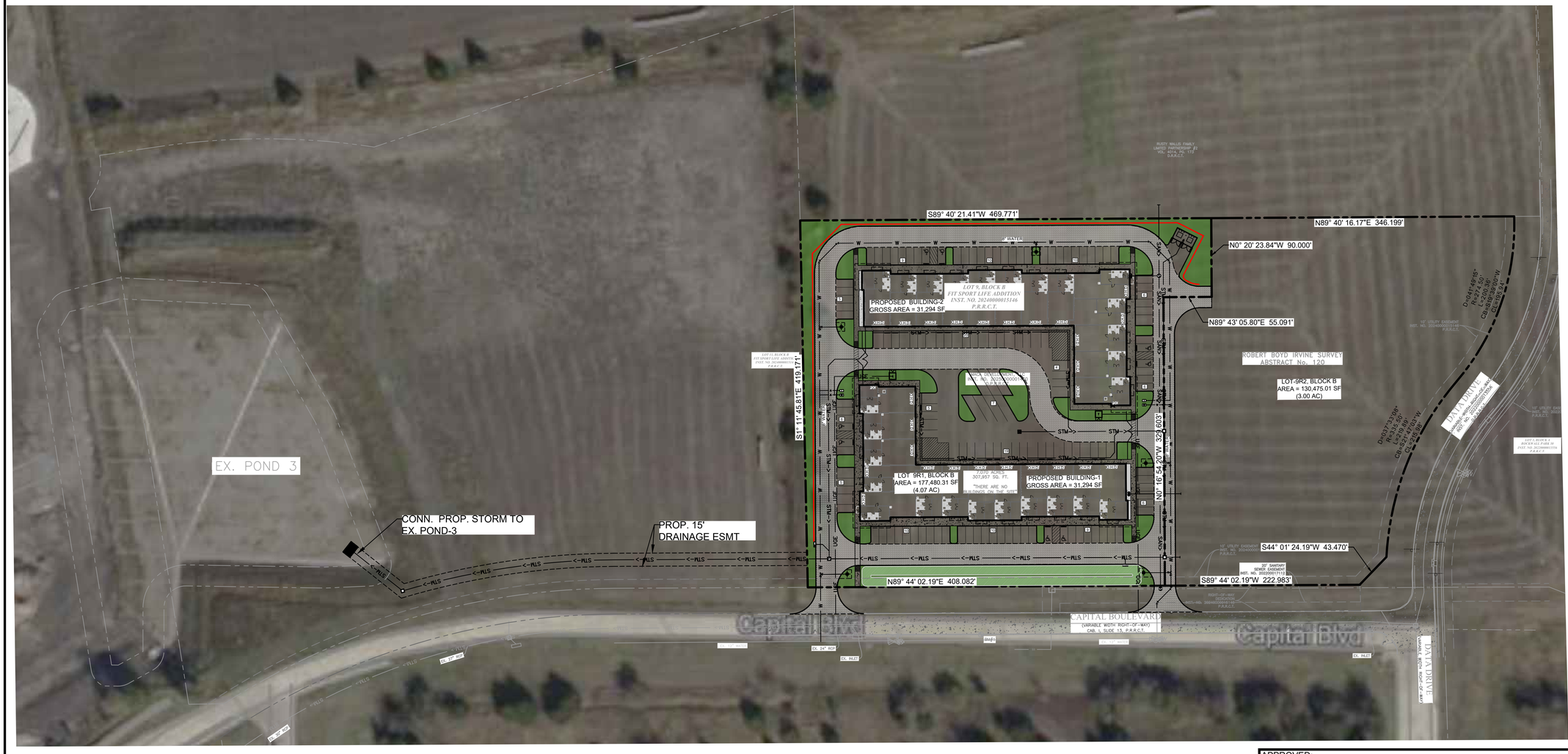

SITE LEGEND

CONCRETE CURB	
SAW-CUT LINE	
FENCE	X
FIRE LANE	
RETAINING WALL	
PARKING SPACES	X
MONUMENT/PYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
BOLLARD	
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FIRE HYDRANT	
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_____ PLANNING & ZONING COMMISSION, CHAIRMAN

_____ DIRECTOR OF PLANNING & ZONING

NO.	DATE	DESCRIPTION	BY
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STATE OF TEXAS · KARTAVYA S. PATEL · 97534 · LICENSED · PROFESSIONAL ENGINEER
05/14/26

OVERALL SITE PLAN- AERIAL

MACAFLEX AT CAPITAL & DATA

NWC CAPITAL BOULEVARD & DATA DRIVE

LOT 9, BLOCK B

FIT SPORT LIFE ADDITION

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS 75032

TRIANGLE ENGINEERING LLC
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P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	SS	05/14/26	SEE SCALE BAR	129–25	OSP-A

TX. P.E. FIRM #11525

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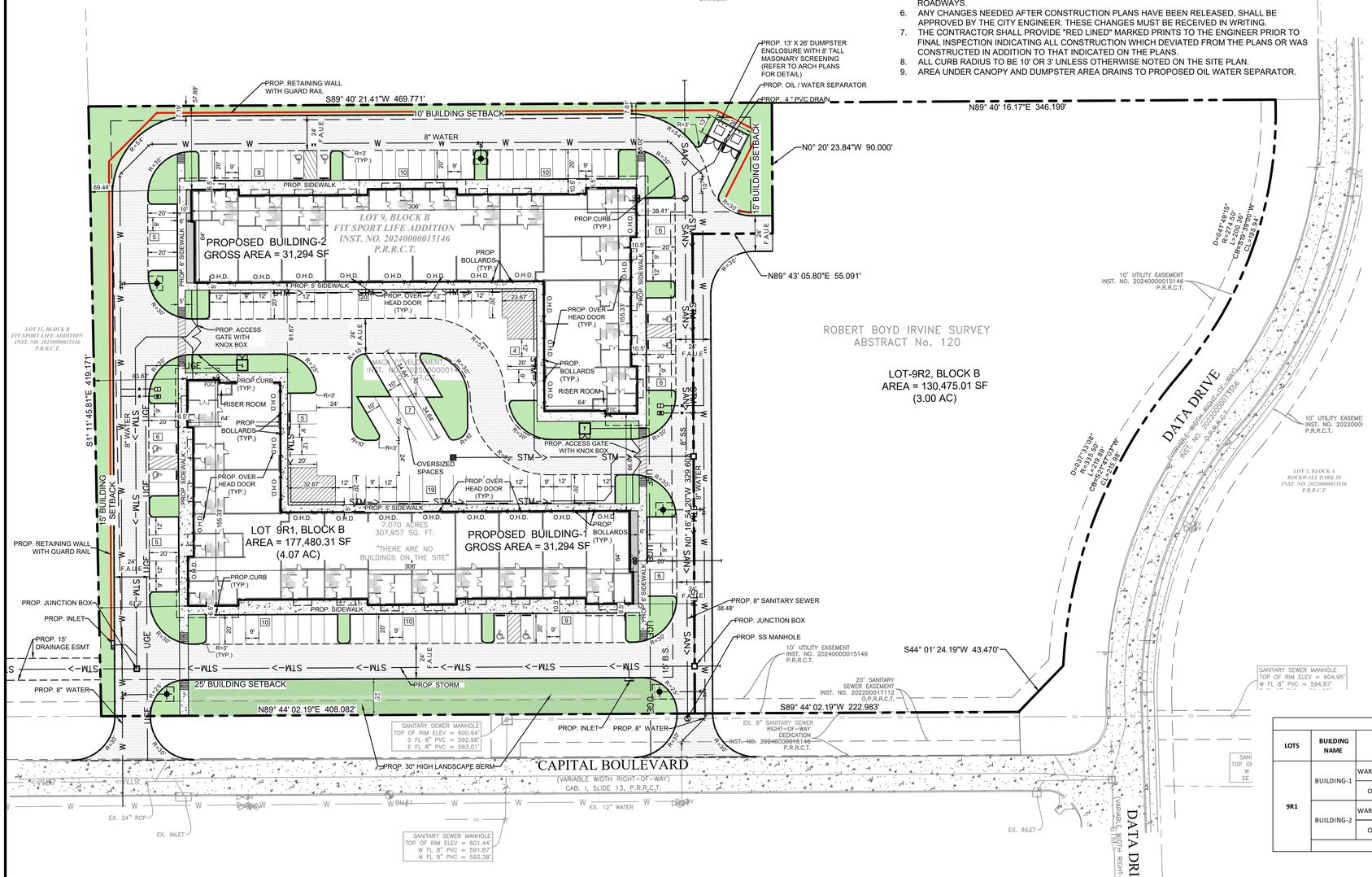



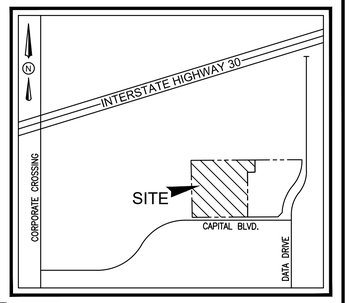

VICINITY MAP

N.T.S.

SITE LEGEND

CONCRETE CURB
SAW-CUT LINE
FENCE
FIRE LANE
RETAINING WALL
PARKING SPACES
MONUMENT/PYLON SIGN
WHEEL STOPS
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IRRIGATION METER
GAS METER
TRANSFORMER
LIGHT POLE
POWER POLE
OVERHEAD DOOR (O.H.D.)

SITE DATA SUMMARY TABLE

ITEM	SITE PLAN	
GENERAL SITE DATA		
LOT	9R1	
CURRENT ZONING (FROM ZONING MAP)	Light Industrial (LI)	
PROPOSED ZONING	Light Industrial (LI)	
LAND USE	Warehouse	
LOT AREA	177,485	SF
	4.075	AC
BUILDING-1		
BUILDING FOOTPRINT AREA	31,294	SF
BUILDING HEIGHT	2	STORY
MAX. BUILDING HEIGHT (DISTANCE TO TALLEST BUILDING ELEMENT)	33	FT
BUILDING-2		
BUILDING FOOTPRINT AREA	31,294	SF
BUILDING HEIGHT	2	STORY
MAX. BUILDING HEIGHT (DISTANCE TO TALLEST BUILDING ELEMENT)	33	FT
LOT COVERAGE	35.26	%
FLOOR AREA RATIO (RATIO X.XX:1)	0.35 : 1	
PARKING		
REQUIRED PARKING RATIO (WAREHOUSE)	1 SPACES PER EVERY 1,000 SF	
REQUIRED PARKING RATIO (OFFICE)	1 SPACES PER EVERY 300 SF	
BUILDING-1		
REQUIRED PARKING (PER CITY)	68	SPACES
PROVIDED ON-SITE PARKING (INCLUDING ADA SPACES)	74	SPACES
ACCESSIBLE PARKING REQUIRED	3	SPACES
ACCESSIBLE PARKING PROVIDED	4	SPACES
BUILDING-2		
REQUIRED PARKING (PER CITY)	68	SPACES
PROVIDED ON-SITE PARKING (INCLUDING ADA SPACES)	75	SPACES
ACCESSIBLE PARKING REQUIRED	3	SPACES
ACCESSIBLE PARKING PROVIDED	4	SPACES
LANDSCAPE/PERVIOUS AREA		
LANDSCAPE AREA REQUIRED	N/A	SF
LANDSCAPE AREA PROVIDED	31,291	SF
TOTAL LANDSCAPE/PERVIOUS AREA PROVIDED	**31,291**	SF
TOTAL PERVIOUS %	**18%**	
IMPERVIOUS AREA		
BUILDING FOOTPRINT AREA (SQUARE FEET)	62,588	SF
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK	83,606	SF
TOTAL IMPERVIOUS AREA (SQ.FT)	**146,194**	SF
TOTAL IMPERVIOUS %	**82%**	

BUILDING DATA SUMMARY TABLE

LOTS		STORY	USE	HEIGHT	AREA (SF)	TOTAL (SF)
9R1	BUILDING-1	2	WARE HOUSE	33'-00"	15,938	31,294
			OFFICE		15,356	
	BUILDING-2	2	WARE HOUSE	33'-00"	15,938	31,294
			OFFICE		15,356	

PARKING DATA SUMMARY TABLE BY USE

LOTS	BUILDING NAME	USE	TOTAL FLOOR AREA (SF)	PARKING REQUIREMENTS	PARKING REQUIRED		PARKING PROVIDED			
					INDIVIDUAL	TOTAL	REGULAR	HANDICAP SPACES	OVER SIZED SPACE	TOTAL
9R1	BUILDING-1	WARE HOUSE	15,938	1 PER 1000 SF	16	68	66	4	4	74
		OFFICE	15,356	1 PER 300 SF	52					
	BUILDING-2	WARE HOUSE	15,938	1 PER 1000 SF	16	68	66	4	3	73
		OFFICE	15,356	1 PER 300 SF	52					
	TOTAL =		62,588		136	136	132	8	7	147

BENCHMARK

THE BENCHMARKS AND ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88) BY USING GPS OBSERVATIONS IN CONJUNCTION WITH ALLTERRA RTK NETWORK.

BM: 1
AN "X" CUT SET ON TOP OF A CONCRETE BACK OF CURB ALONG THE SOUTH SIDE OF CAPITAL BOULEVARD, SOUTH OF THE SUBJECT PROPERTY AND LOCATED APPROXIMATELY 96 FEET SOUTHWEST FROM A SANITARY SEWER MANHOLE NEAR THE SOUTH LINE OF SAID SUBJECT PROPERTY . ELEVATION: 599.80

BM: 2
AN "X" CUT SET ON TOP OF A CONCRETE BACK OF CURB ALONG THE EAST SIDE OF DATA DRIVE, EAST OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY AND LOCATED APPROXIMATELY 35 FEET NORTH FROM A FIRE HYDRANT NEAR SAID NORTHEAST PROPERTY CORNER. . ELEVATION: 607.46'

WATER METER & SANITARY SEWER SCHEDULE

ID	TYPE	SIZE	NO.
D	DOMESTIC	2"	2
I	IRRIGATION	1"	2
	SANITARY SEWER	6"	

FLOOD PLAIN NOTE

NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0045 L, DATED 09/26/2008. THE SUBJECT PROPERTY IS LOCATED IN TRHE AREA DESIGNATED AS ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

TABLE 1: PAVEMENT DESIGN THICKNESS

STREET/PAVEMENT TYPE	MINIMUM THICKNESS (INCHES)	STRENGTH 28 DAY (PSI)	STEEL REINFORCEMENT		PAVING MATERIAL
			BAR#	SPACING (OCEW)	
FIRE LANE/DRIVE AISLE	8"	3600	#3	18"	CONCRETE (6.5 SACK / C.Y.)
PARKING LOT	5"	3600	#3	18"	CONCRETE (6.5 SACK / C.Y.)
SIDEWALKS	4"	3600	#3	18"	CONCRETE (5.5 SACK / C.Y.)
DUMPSTER PAD	8"	3600	#3	18"	CONCRETE (6.5 SACK / C.Y.)
DRIVEWAYS APPROACHES WITHIN ROW	TO MATCH DESIGN OF STREET CONNECTING INTO				CONCRETE (6.5 SACK / C.Y.)

PROJECT CONTACT LIST

OWNER/DEVELOPER
MACA DEVELOPMENT, LLC
ADDRESS: 6904 RAINWOOD DRIVE
PLANO, TX 75024
CONTACT: MOHIB MASANI
PHONE: 972-836-6442

SURVEYOR
TRAVERSE LAND SURVEYING
395 LAKE PARK ROAD, SUITE 102
LEWISVILLE, TEXAS 75057
CONTACT: GRAYSON CEBALLOS
PHONE: 469-784-9321

ENGINEER
TRIANGLE ENGINEERING LLC
1782 W. MCDERMOTT DRIVE
ALLEN, TEXAS 75013
CONTACT: KEVIN PATEL, P.E.
PHONE: (469) 213-1707
TX. P.E. FIRM #11525

ARCHITECT
KILLIAN ARCHITECT
3400 N CENTRAL EXPY
SUITE 110-307
RICHARDSON, TX 75080
CONTACT: KENNETH R. KILLIAN
PHONE: 214-561-6042

811 Know what's below. Call before you dig.

APPROVED:
I HEARBY CERTIFY THAT THE ABOVE AND FORGOING 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 ___ OF ____, ____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING

NO.	DATE	DESCRIPTION	BY
1	05/14/26	1ST SITE PLAN SUBMITTAL	KP
.	.		.
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.	.		.
.	.		.
.	.		.
.	.		.

STATE OF TEXAS — KARTAVYA S. PATEL — 97534 — LICENSED PROFESSIONAL ENGINEER
05/14/26

SITE PLAN

MACAFLEX AT CAPITAL & DATA

NWC CAPITAL BOULEVARD & DATA DRIVE
LOT 9, BLOCK B
FIT SPORT LIFE ADDITION
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS 75032

TRIANGLE ENGINEERING LLC
T: 469.331.8566 I F: 469.213.7145 I E: info@triangle-engr.com
W: triangle-engr.com I O: 1782 W. McDermott Drive, Allen, TX 75013
Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	SS	05/14/26	SEE SCALE BAR	129-25	SP

TX. P.E. FIRM #11525

CASE NO:



FC-1 FIBER CEMENT PANEL NICHIHA VINTAGEWOOD

KEYNOTE LEGEND

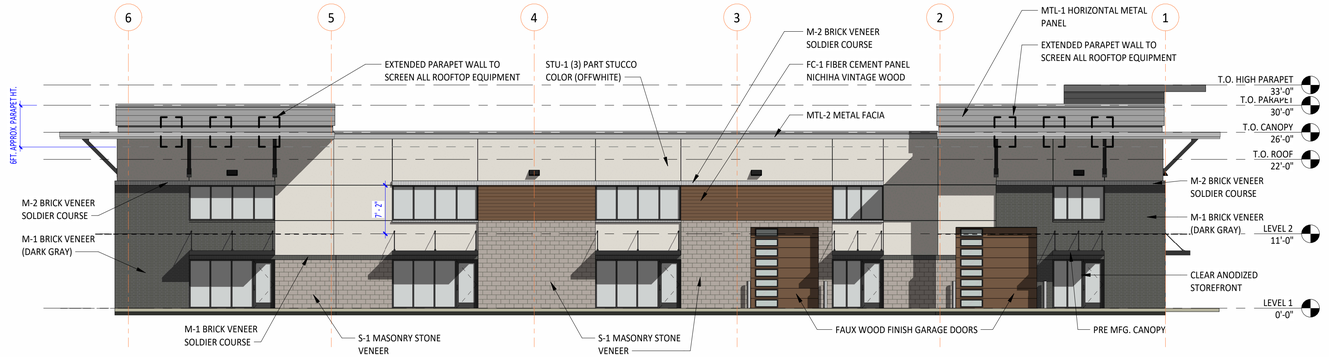
05.50	MAPES ARCHITECTURAL CANOPY (DARK BRONZE) - SUPER LUMIDECK CANOPY W/ 1" HANGER PIPE, FLAT SOFFIT DECKING, 8" FACIA, FACIA DRAIN W/ SCUPPERS. - COLOR TO MATCH DARK BRONZE - PROVIDE CUTSHEETS, ENGINEERING AND EMBED ATTACHEMENTS AND BACKING AS REQUIRED BY MFG. - CONTRACTOR TO PROVIDE SHOP DRAWINGS AND ENGINEERING FOR REVIEW AND APPROVAL
05.75	STEEL BOLLARD W/ STAINLESS STEEL COVER (#316 BRUSHED #4 BY POST GUARD OR SIMILAR) - FILL STEEL BOLLARD WITH CONCRETE - COORDINATE BOLLARDS WITH ARCHITECT / CIVIL ENGINEER PRIOR TO CONSTRUCTION.
05.82	DOWNSPOUT 6X6 W/ SCUPPER BOX 24"W X 8"H - AND ADJACENT OVERFLOW SCUPPER 24"W X 8"H - SURFACE DRAIN
26.30	WALL MOUNTED EXTERIOR LIGHT FIXTURE REFER MEP DRAWINGS

EXTERIOR MATERIAL CALCULATIONS

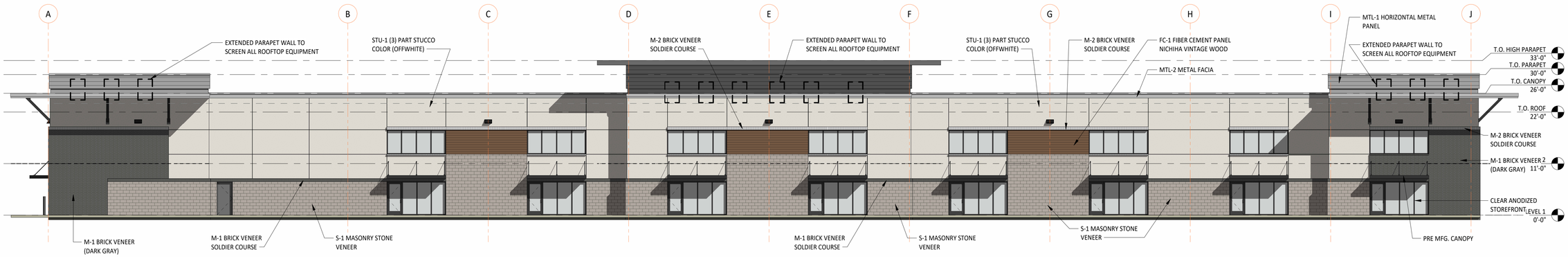
	SF EA.	% AREA
FRONT		
TOTAL	*8,714*	*100%*
STUCCO	*3,701*	42%
CEMENT FIBER	271	3%
METAL	1,074	12%
MASONRY	3,668	42%
LEFT		
TOTAL	*4,388*	*100%*
STUCCO	*1,345*	31%
CEMENT FIBER	*208*	5%
METAL	502	11%
MASONRY	2,333	53%
BACK		
TOTAL	*8,127*	*100%*
STUCCO	*4,373*	54%
METAL	465	6%
MASONRY	3,289	40%
RIGHT		
TOTAL	*4,265*	*100%*
STUCCO	2,215	52%
METAL	380	9%
MASONRY	1,670	39%

MATERIALS

MTL-1	HORIZONTAL METAL PANEL - PAC-CLAD - ANODIC CLEAR
MTL-2	METAL FACIA - PAC-CLAD - ANODIC CLEAR
FC-1	FIBER CEMENT PANEL - NICHIHA VINTAGEWOOD
STU-1	(3) PART STUCCO - WHITE - SW 6098 SHERWIN WILLIAMS PACER WHITE
M-1	MASONRY BRICK VENEER (DARK GRAY) BLACKSON BRICK - MIDNIGHT IS (VELOUR)
M-2	MASONRY BRICK VENEER (WHITE) - BLACKSON BRICK - WHITESTONE
S-1	MASONRY STONE VENEER (TAN) - BLACKSON BRICK - COTTONWOOD HONED
GL-1	GLAZING (GLASS) - LOW-E CLEAR
FR-1	STOREFRONT FRAMES - DARK BRONZE ALUMINUM



2 LEFT SIDE
3/32" = 1'-0"



1 FRONT
3/32" = 1'-0"

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 _____,2026.

WITNESS OUR HANDS, this ___ day of _____, 2026.

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

ARCHITECT
KILLIAN
STUDIO OF ARCHITECTURE
PLANNING | ARCHITECTURE | INTERIORS
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KILLIAN DESIGN, LLC
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3400 N CENTRAL EXPY | SUITE 110-307
RICHARDSON, TEXAS 75080
214.561.6042

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ARCHITECT. THEY SHALL NOT BE USED, TRANSFERRED, OR SOLD FOR USE EXCEPT BY AN AGREEMENT IN WRITING FROM THE ARCHITECT.

KENNETH R. KILLIAN, AIA
TX REG. NO. 19489

SEAL

REGISTERED ARCHITECT · KENNETH R. KILLIAN · 29489 · STATE OF TEXAS

EXP. 02/29/2023

DEVELOPER
MACA DEVELOPMENT, LLC
6904 RAINWOOD DRIVE
PLANO, TX 75024
(972) 836-6442
-
CONTACT: MOHIB MASANI

CONTRACTOR

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8850 HUFFMEISTER, SUITE 200
HOUSTON, TX 77095
(281) 583-7088
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CONTACT: JARROD HAMILTION

MEP ENGINEER
V3 CONSULTING ENGINEERS
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CONTACT: KEVIN PATEL, P.E.

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-
CONTACT: KEVIN PATEL, P.E.

PROJECT

MACA FLEX WAREHOUSE
ADDRESS
ROCKWALL, TEXAS

REV.	DATE	ISSUE

2025.102
PROJECT NUMBER

EXTERIOR ELEVATION

A211
SHEET NUMBER

KEYNOTE LEGEND

05.50	MAPES ARCHITECTURAL CANOPY (DARK BRONZE) - SUPER LUMIDECK CANOPY W/ 1" HANGER PIPE, FLAT SOFFIT DECKING, 8" FACIA, FACIA DRAIN W/ SCUPPERS. - COLOR TO MATCH DARK BRONZE - PROVIDE CUTSHEETS, ENGINEERING AND EMBED ATTACHEMENTS AND BACKING AS REQUIRED BY MFG. - CONTRACTOR TO PROVIDE SHOP DRAWINGS AND ENGINEERING FOR REVIEW AND APPROVAL
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MATERIALS

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MTL-2	METAL FACIA - PAC-CLAD - ANODIC CLEAR
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MASONRY	3,668	42%
LEFT		
TOTAL	*4,388*	*100%*
STUCCO	*1,345*	31%
CEMENT FIBER	*208*	5%
METAL	502	11%
MASONRY	2,333	53%
BACK		
TOTAL	*8,127*	*100%*
STUCCO	*4,373*	54%
METAL	465	6%
MASONRY	3,289	40%
RIGHT		
TOTAL	*4,265*	*100%*
STUCCO	2,215	52%
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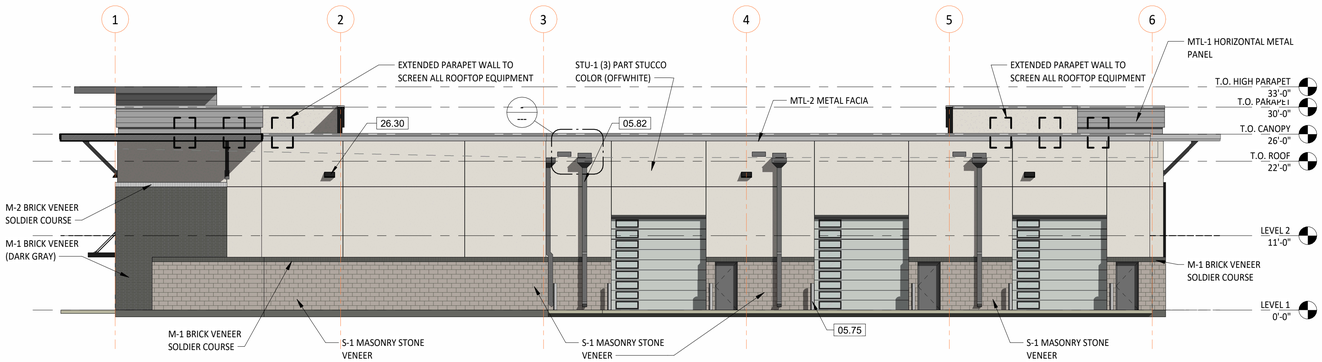
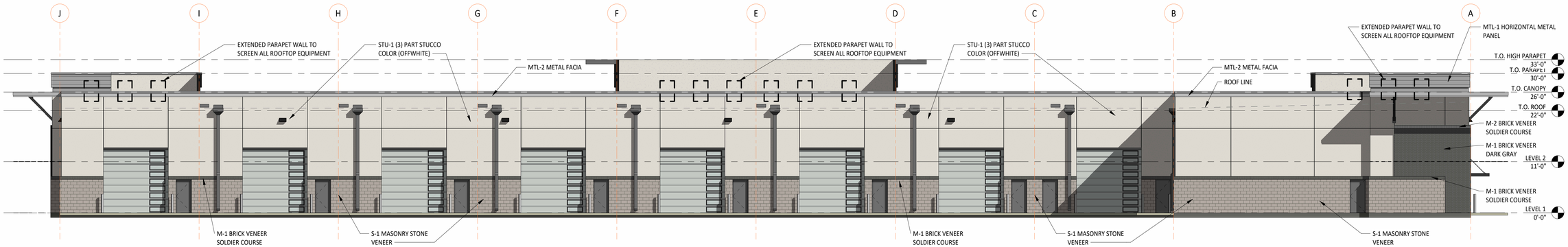


2 RIGHT
3/32" = 1'-0"



1 BACK
3/32" = 1'-0"

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 _____,2026.

WITNESS OUR HANDS, this ___ day of _____, 2026.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ARCHITECT
KILLIAN
STUDIO OF ARCHITECTURE
PLANNING | ARCHITECTURE | INTERIORS
WWW.KENKILLIAN.COM
KILLIAN DESIGN, LLC
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KENNETH R. KILLIAN, AIA
TX REG. NO. 19489

SEAL

REGISTERED ARCHITECT KENNETH R. KILLIAN 19489 STATE OF TEXAS

EXP. 02/29/2023

DEVELOPER
MACA DEVELOPMENT, LLC
6904 RAINWOOD DRIVE
PLANO, TX 75024
(972) 836-6442
-
CONTACT: MOHIB MASANI

CONTRACTOR

STRUCTURAL ENGINEER
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CONTACT: KEVIN PATEL, P.E.

LANDSCAPE
TRIANGLE ENGINEERING, LLC.
1782 MCDERMOTT DR.
ALLEN, TX 75013
(214) 609-9271
-
CONTACT: KEVIN PATEL, P.E.

PROJECT

MACA FLEX WAREHOUSE

ADDRESS
ROCKWALL, TEXAS

REV.	DATE	ISSUE

2025.102
PROJECT NUMBER

EXTERIOR ELEVATION

A212

SHEET NUMBER







ARCHITECT

KILLIAN
STUDIO OF ARCHITECTURE
PLANNING | ARCHITECTURE | INTERIORS
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KENNETH R. KILLIAN, AIA
TX REG. NO. 19489

SEAL

REGISTERED ARCHITECT · KENNETH R. KILLIAN · 29489 · STATE OF TEXAS

EXP. 02/29/2023

DEVELOPER

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PROJECT

MACA FLEX WAREHOUSE

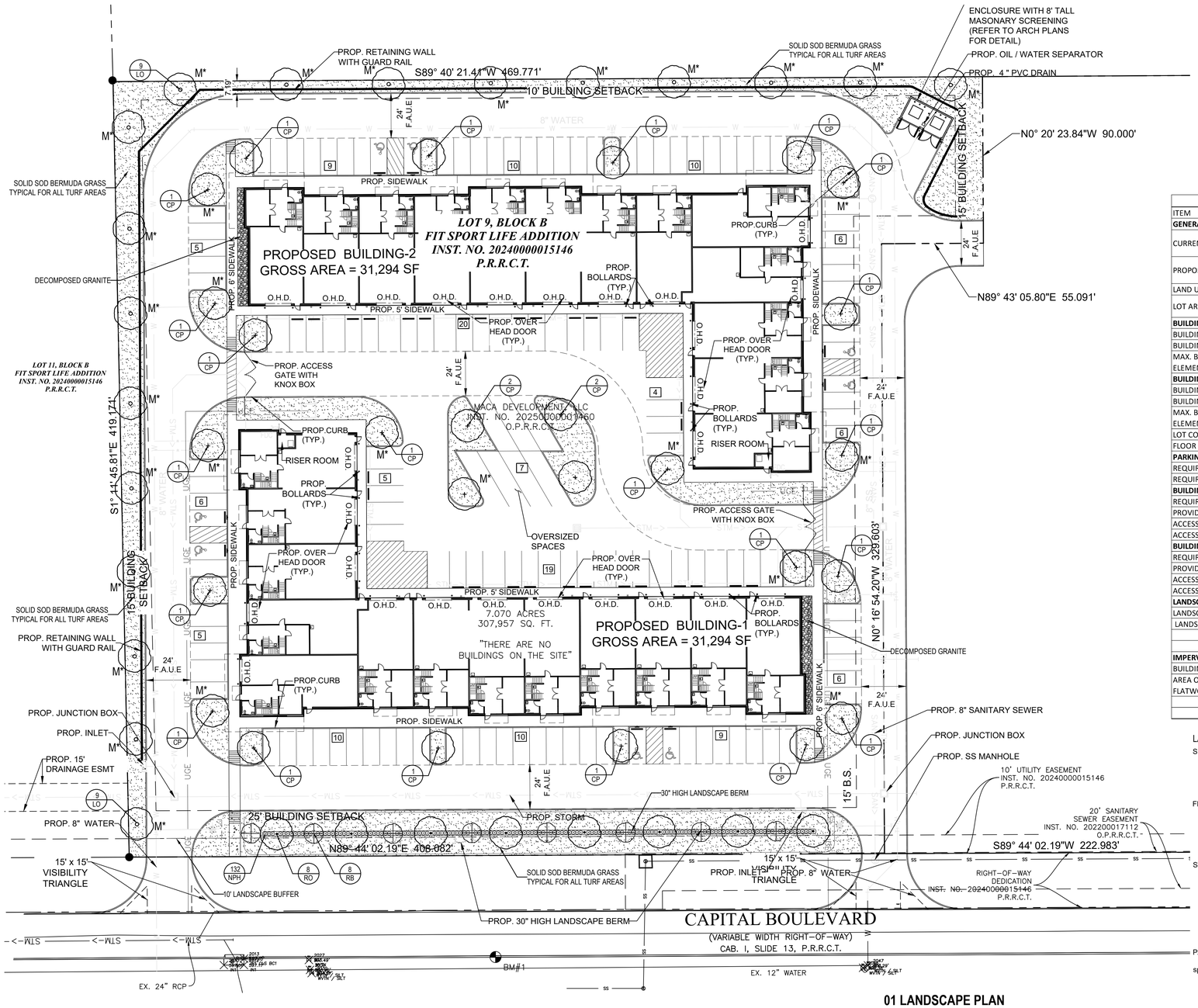
ADDRESS
ROCKWALL, TEXAS

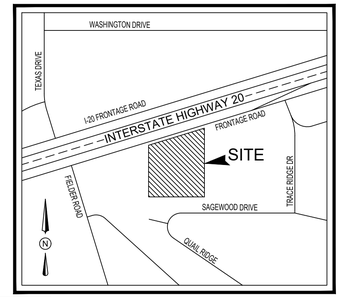
REV.	DATE	ISSUE

2025.102
PROJECT NUMBER

PERSPECTIVES

A250
SHEET NUMBER





VICINITY MAP
N.T.S.
MAPSCO ~ 59 X

SITE DATA SUMMARY TABLE		
ITEM	SITE PLAN	
GENERAL SITE DATA		
CURRENT ZONING (FROM ZONING MAP)	Light Industrial (LI)	
PROPOSED ZONING	Light Industrial (LI)	
LAND USE	Warehouse	
LOT AREA	177,485	SF
	4.075	AC
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BUILDING HEIGHT	2	STORY
MAX. BUILDING HEIGHT (DISTANCE TO TALLEST BUILDING ELEMENT)	33	FT
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ACCESSIBLE PARKING PROVIDED	4	SPACES
LANDSCAPE/PERVIOUS AREA		
LANDSCAPE AREA REQUIRED	N/A	SF
LANDSCAPE AREA PROVIDED	30,821	SF
TOTAL LANDSCAPE/PERVIOUS AREA PROVIDED	**30,821**	SF
TOTAL PERVIOUS %	**17%**	
IMPERVIOUS AREA		
BUILDING FOOTPRINT AREA (SQUARE FEET)	62,588	SF
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK	84,076	SF
TOTAL IMPERVIOUS AREA (SQ.FT)	**146,664**	SF
TOTAL IMPERVIOUS %	**83%**	

LANDSCAPE TABULATIONS:

SITE REQUIREMENTS (Total Site Area 177,485 S.F.)
Requirements: A minimum 15% of the site area to be landscaped.

Required	Provided
26,623 S.F. (15%)	30,030 S.F. (17%)

FRONT YARD REQUIREMENTS
Requirements: A minimum 100% of required landscape must be located in front yard and side yards.

Required	Provided
26,622 S.F. (100%)	26,851 S.F. (100%)

STREET REQUIREMENTS
Requirements: A minimum (1) canopy tree (4" cal) and (1) accent tree (4' ht.) per 50 L.F. of frontage.

CAPITAL PKWY. (408 L.F.)

Required	Provided
(8) Canopy trees	(8) Proposed Canopy Tree
(8) Accent trees	(8) Proposed Accent Trees

PARKING LOT REQUIREMENTS (147 Spaces)
Requirements: A minimum (1) canopy tree (4" cal.) per 10 parking spaces.All spaces within 80' of a canopy tree.

Required	Provided
(15) Canopy Trees	(26) Proposed Canopy Trees

ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM THAT MEETS THE REQUIREMENTS OF THE TCEQ AND THE CITY OF ROCKWALL UDC

LANDSCAPE NOTES

1. CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
2. CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
3. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
4. CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
5. ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
6. ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
7. ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

GENERAL LAWN NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL, FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
5. *ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.*
6. *ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION*
7. CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

1. FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
2. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
3. ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
4. CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
5. PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
6. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
7. WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
8. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
9. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
10. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

PLANT MATERIAL SCHEDULE

TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
TREES					
CP	26	Chinese Pistache	*Pistacia chinensis*	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
RO	8	Red Oak	*Quercus shumardii*	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
LO	18	Live Oak	*Quercus virginiana*	4" cal.	container, 12' ht., 5' spread, 6' clear straight trunk
RB	8	Redbud	*Cercis canadensis*	6' ht.	container, 6' ht., 4' spread, single straight trunk
SHRUBS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DBH	132	Dwarf Burford Holly	*Ilex comuta*	5 gal.	container, 24" ht., 20" spread
GROUNDCOVERS					
TYPE	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		'Tif Tuf" Bermudagrass	*Cynodon dactylon 'Tif Tuf'*		solid sod refer to notes

NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

PROPOSED PLANT LEGEND:

CHINESE PISTACHE - 4" CALIPER
RED OAK - 4" CALIPER
LIVE OAK - 4" CALIPER
REDBUD -6' HEIGHT
DWARF BURFORD HOLLY - 5 GALLON

01 LANDSCAPE PLAN
SCALE 1"=30'-0"
0 15 30 60

PROJECT CONTACT LIST	
OWNER/DEVELOPER MACA DEVELOPMENT, LLC ADDRESS: 6904 RAINWOOD DRIVE PLANO, TX 75024 CONTACT: MOHIB MASANI PHONE: 972-836-6442	SURVEYOR TRAVERSE LAND SURVEYING 395 LAKE PARK ROAD, SUITE 102 LEWISVILLE, TEXAS 75057 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. MCDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KEVIN PATEL, P.E. PHONE: (469)-213-1707 TX. P.E. FIRM #11525	ARCHITECT KILLIAN ARCHITECT 3400 N CENTRAL EXPY SUITE 110-307 RICHARDSON, TX 75080 CONTACT: KENNETH R. KILLIAN PHONE: 214-561-6042

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, _____.

WITNESS OUT HANDS, THIS _____ day of _____, _____

Planning & Zoning Commission, Chairman | **Director of Planning and Zoning**

CASE NO. SPXXXX-XXX

Studio Green Spot
LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

REGISTERED LANDSCAPE ARCHITECT
CHRIS TROVILLION
2042
STATE OF TEXAS
05.08.2026

MACA FLEX INDUSTRIAL
CAPITAL PARKWAY
CITY OF ROCKWALL, TEXAS 75032

ISSUE:
FOR APPROVAL: 05.08.2026

DATE:
05.08.2026

SHEET NAME:
LANDSCAPE PLAN

SHEET NUMBER:
L.2

SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

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

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

1.3 REFERENCE STANDARDS

A. American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1980, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material.

B. American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.

C. Texas Association of Nurserymen, Grades and Standards.

D. Hortis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

A. The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.

B. Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.

C. Product Data: Submit complete product data and specifications on all other specified materials.

D. Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.

E. File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.

F. Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

JOB CONDITIONS

A. General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.

B. General Contractor shall provide topsoil as described in Section 02200 - Earthwork.

C. Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

A. Maintenance:

1. The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
2. Maintenance shall include watering of trees and plants, cultivation, weeding spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
3. A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
4. After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.

B. Guarantee:

1. Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
   a. Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
   b. At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
   c. When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and reinspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.
2. The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
3. The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
4. Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

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

1.7 QUALITY ASSURANCE

A. General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work

B. Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.

C. Selection of Plant Material:

1. Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
2. Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
3. Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
4. Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
5. Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

A. Preparation:

1. Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
2. Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

A. Delivery:

1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
2. Deliver only plant materials that can be planted in one day unless adequate storage and watering facilities are available on job site.
3. Protect root balls by heeling in with sawdust or other approved moisture retaining material if not planted within 24 hours of delivery.
4. Protect plants during delivery to prevent damage to root balls or desiccation of leaves. Keep plants moist at all times. Cover all materials during transport.
5. Notify Architect of delivery schedule 72 hours in advance so plant material may be observed upon arrival at job site.
6. Remove rejected plant material immediately from site.
7. To avoid damage or stress, do not lift, move, adjust to plumb, or otherwise manipulate plants by trunk or stems.

PART 2 - PRODUCTS

2.1 PLANTS

A. General: Well-formed No. 1 grade or better nursery grown stock. Listed plant heights are from tops of root balls to nominal tops of plants. Plant spread refers to nominal outer width of the plant, not to the outer leaf tips. Plants will be individually approved by the Architect and his decision as to their acceptability shall be final.

B. Quantities: The drawings and specifications are complimentary. Anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.

C. Quality and size: Plant materials shall conform to the size given on the plan, and shall be healthy, symmetrical, well-shaped, full branched, and well rooted. The plants shall be free from injurious insects, diseases, injuries to the bark or roots, broken branches, objectionable disfigurements, insect eggs and larvae and are to be of specimen quality.

D. Approval: All plant materials shall be subject to the approval of the Owner. All plants which are found unsuitable in growth, or in any unhealthy, badly shaped, or undersized condition, will be rejected by the Landscape Architect, either before or after planting, and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.

E. Trees shall be healthy, full-branched, well-shaped and shall meet the trunk diameter and height requirements of the plant schedule. Balls shall be firm, neat, slightly tapered, and well wrapped in burlap. Any tree loose in the ball or with broken ball at time of planting will be rejected. Balls shall be ten (10") inched in diameter for each one (1") inch of trunk diameter, Measured six (6") inched above ball.
Nomenclature conforms to the customary nursery usage: for clarification, the term "multi-trunk" defines a plant having three (3) or more trunks of nearly equal diameter.

F. Pruning: All pruning of trees and shrubs, as directed by the Landscape Architect, shall be executed by the Landscape Contractor at no additional cost to the Owner.

2.2 SOIL PREPARATION MATERIALS

A. Sandy Loam:

1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nutgrass shall be rejected.
2. Physical properties as follows:
   Clay – between 7-27 percent
   Silt – between 15-25 percent
   Sand – less than 52 percent
3. Organic matter shall be 3%-10% of total dry weight.
4. If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.

B. Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.

C. Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.

D. Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.

E. Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.

F. Organic Fertilizer: Fertilaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.

A. Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.

B. Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

2.3 MISCELLANEOUS MATERIALS

A. Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4' on center.

B. Staking Material for Shade Trees:

1. Post: Studded T-Post, #1 Armco with anchor plate; 6'-0" length; paint green.
2. Wire: 12 gauge, single strand, galvanized wire.
3. Rubber hose: 2 ply, fiber reinforced hose, minimum ½ inch inside diameter. Color: Black.

C. Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.

D. Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

A. Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.

B. All planting areas shall be conditioned as follows:

1. Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturers recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
2. All planting areas shall receive a two (2") inch layer of specified mulch.
3. Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.

C. Grass Areas:

1. Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
2. Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

A. Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.

B. Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.

C. Position the trees and shrubs in their intended location as per plan.

D. Notify the Landscape Architect for inspection and approval of all positioning of plant materials.

E. Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

F. Shrub and tree pits shall be no less than two (2') feet, twenty-four (24") inches, wider than the lateral dimension of earth ball and six (6") inches deeper than it's vertical dimension. Remove and haul from site all rocks and stones over one (1") inch in diameter. Plants should be thoroughly moist before removing containers.

G. Dig a wide, rough sided hole exactly the same depth as the height of the ball, especially at the surface of the ground. The sides of the hole should be rough and jagged, never slick or glazed.

H. Percolation Test: Fill the hole with water. If the water level does not percolate within 24 hours, the tree needs to move to another location or have drainage added. Install a PVC stand pipe per tree planting detail as approved by the Landscape Architect.

I. Backfill only with 5 parts existing soil or sandy loam and 1 part bed preparation. When the hole is dug in solid rock, topsoil from the same area should not be used. Carefully settle by watering to prevent air pockets. Remove the burlap from the top 1/3 of the ball, as well as all nylon, plastic string and wire mesh. Container trees will usually be pot bound, if so follow standard nursery practice of 'root scoring'.

J. Do not wrap trees.

K. Do not over prune.

L. Mulch the top of the ball. Do not plant grass all the way to the trunk of the tree. Leave the area above the top of the ball and mulch with at least two (2") inches of specified mulch.

M. All plant beds and trees to be mulched with a minimum settled thickness of two (2") inches over the entire bed or pit.

N. Obstruction below ground: In the event that rock, or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Owner. Where locations cannot be changed, the obstructions shall be removed to a depth of not less than three (3') feet below grade and no less than six (6") inches below the bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.

O. Trees and large shrubs shall be staked as site conditions require. Position stakes to secure tree against seasonal prevailing winds.

P. Pruning and Mulching: Pruning shall be directed by the Architect and shall be pruned in accordance with standard horticultural practice following Fine Pruning, Class I pruning standards provided by National Arborist Association.

1. Dead wood or suckers and broken badly bruised branches shall be removed. General tipping of the branched is not permitted. Do not cut terminal branches.
2. Pruning shall be done with clean, sharp tools.
3. Immediately after planting operations are completed, all tree pits shall be covered with a layer of organic material two (2") inches in depth. This limit of the organic material for trees shall be the diameter of the plant pit.

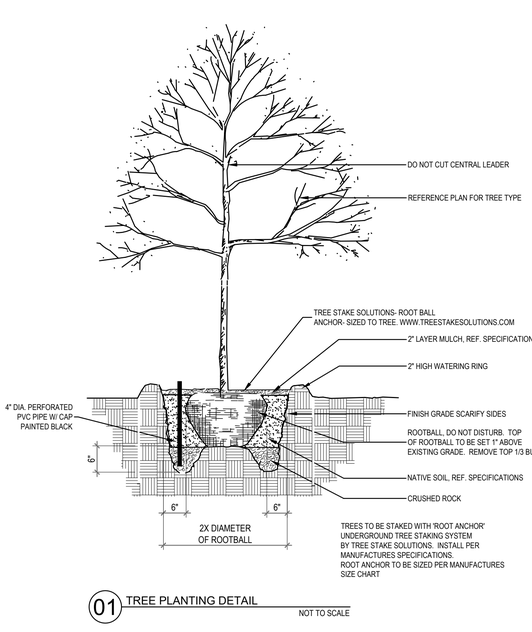
Q. Steel Curbing Installation:

1. Curbing shall be aligned as indicated on plans. Stake out limits of steel curbing and obtain Owners approval prior to installation.
2. All steel curbing shall be free of kinks and abrupt bends.
3. Top of curbing shall be 3/4" maximum height above grade.
   1. Stakes are to be installed on the planting bed side of the curbing, as opposed to the grass side.
2. Do not install steel edging along sidewalks.
3. Cut steel edging at 45 degree angle where edging meets sidewalk.

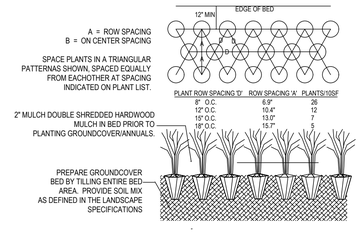
3.3 CLEANUP AND ACCEPTANCE

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

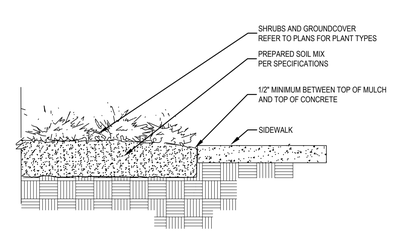
END OF SECTION



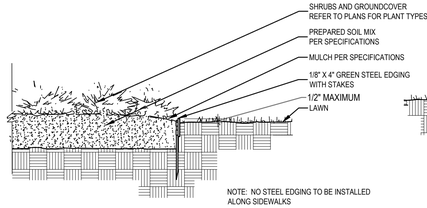
01 TREE PLANTING DETAIL — NOT TO SCALE



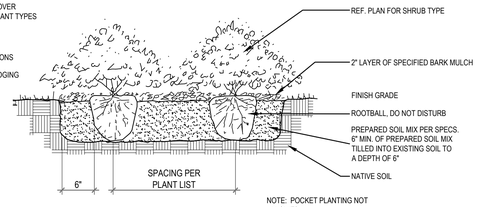
02 GROUNDCOVER PLANTING DETAIL — NOT TO SCALE



03 SIDEWALK / MULCH DETAIL — no steel along sidewalks — NOT TO SCALE



04 STEEL EDGING DETAIL — NOT TO SCALE



05 SHRUB PLANTING DETAIL — NOT TO SCALE

PROJECT CONTACT LIST	
OWNER/DEVELOPER MACA DEVELOPMENT, LLC ADDRESS: 6904 RAINWOOD DRIVE PLANO, TX 75024 CONTACT: MOHIB MASANI PHONE: 972-836-6442	SURVEYOR TRAVERSE LAND SURVEYING 395 LAKE PARK ROAD, SUITE 102 LEWISVILLE, TEXAS 75057 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. MCDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KEVIN PATEL, P.E. PHONE: (469)-213-1707 TX. P.E. FIRM #11525	ARCHITECT KILLIAN ARCHITECT 3400 N CENTRAL EXPY SUITE 110-307 RICHARDSON, TX 75080 CONTACT: KENNETH R. KILLIAN PHONE: 214-561-6042

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, _____.

WITNESS OUT HANDS, THIS _____ day of _____, _____

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

CASE NO. SP2025-044

Studio GreenSpot
LANDSCAPE ARCHITECT
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REGISTERED LANDSCAPE ARCHITECT CHRIS TROWLAND 2042 STATE OF TEXAS
05.08.2026

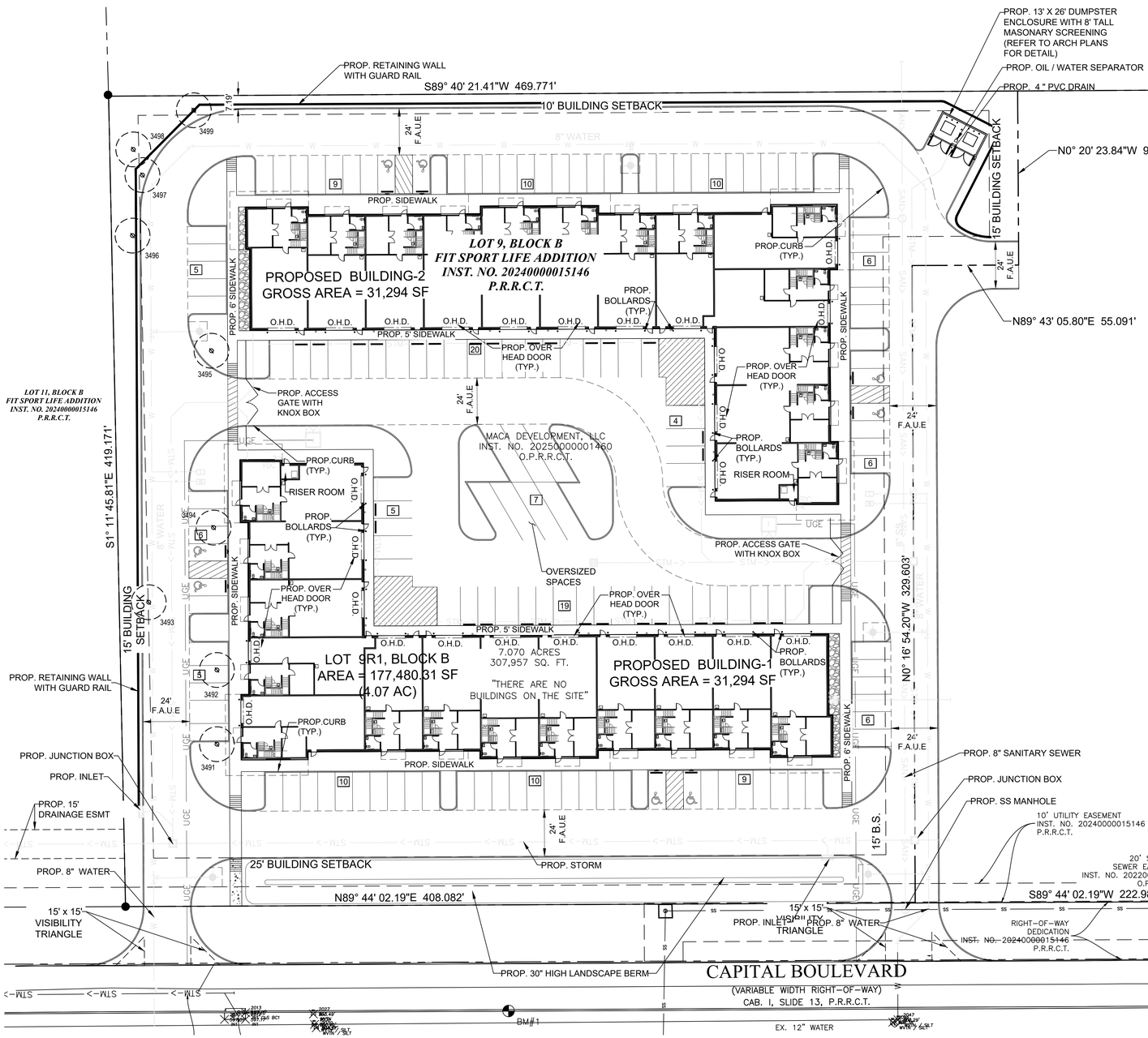
MACA FLEX INDUSTRIAL
CAPITAL PARKWAY
CITY OF ROCKWALL, TEXAS 75032

ISSUE:
FOR APPROVAL: 05.08.2026

DATE:
05.08.2026

SHEET NAME:
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:
L.3

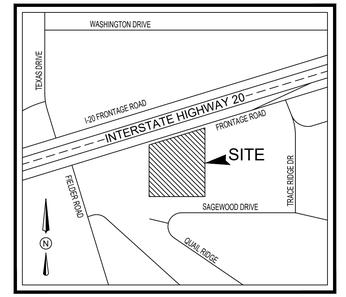


01 TREE PRESERVATION PLAN

SCALE 1"=30'-0"

0 15 30 60

SITE DATA SUMMARY TABLE		
ITEM	SITE PLAN	
GENERAL SITE DATA		
CURRENT ZONING (FROM ZONING MAP)	Light Industrial (LI)	
PROPOSED ZONING	Light Industrial (LI)	
LAND USE	Warehouse	
LOT AREA	177,485	SF
	4.075	AC
BUILDING-1		
BUILDING FOOTPRINT AREA	31,294	SF
BUILDING HEIGHT	2	STORY
MAX. BUILDING HEIGHT (DISTANCE TO TALLEST BUILDING ELEMENT)	33	FT
BUILDING-2		
BUILDING FOOTPRINT AREA	31,294	SF
BUILDING HEIGHT	2	STORY
MAX. BUILDING HEIGHT (DISTANCE TO TALLEST BUILDING ELEMENT)	33	FT
LOT COVERAGE	35.26	%
FLOOR AREA RATIO (RATIO X.XX:1)	0.35 : 1	
PARKING		
REQUIRED PARKING RATIO (WAREHOUSE)	1 SPACES PER EVERY 1,000 SF	
REQUIRED PARKING RATIO (OFFICE)	1 SPACES PER EVERY 300 SF	
BUILDING-1		
REQUIRED PARKING (PER CITY)	68	SPACES
PROVIDED ON-SITE PARKING (INCLUDING ADA SPACES)	74	SPACES
ACCESSIBLE PARKING REQUIRED	3	SPACES
ACCESSIBLE PARKING PROVIDED	4	SPACES
BUILDING-2		
REQUIRED PARKING (PER CITY)	68	SPACES
PROVIDED ON-SITE PARKING (INCLUDING ADA SPACES)	75	SPACES
ACCESSIBLE PARKING REQUIRED	3	SPACES
ACCESSIBLE PARKING PROVIDED	4	SPACES
LANDSCAPE/PERVIOUS AREA		
LANDSCAPE AREA REQUIRED	N/A	SF
LANDSCAPE AREA PROVIDED	30,821	SF
TOTAL LANDSCAPE/PERVIOUS AREA PROVIDED	**30,821**	SF
TOTAL PERVIOUS %	**17%**	
IMPERVIOUS AREA		
BUILDING FOOTPRINT AREA (SQUARE FEET)	62,588	SF
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK	84,076	SF
TOTAL IMPERVIOUS AREA (SQ.FT)	**146,664**	SF
TOTAL IMPERVIOUS %	**83%**	



VICINITY MAP

N.T.S.

MAPSCO ~ 59 X

TREE NUMBER	SIZE (DBH)	COMMON NAME	STATUS	REMAIN/REMOVE	MITIGATION REQUIRED
3491	16	Cedar		REMOVE	16
3492	10	Cedar		REMOVE	10
3493	20	Cedar		REMOVE	20
3494	22	Cedar		REMOVE	22
3495	20	Cedar		REMOVE	20
3496	25	Cedar		REMOVE	25
3497	12	Hackberry		REMOVE	
3498	8	Hackberry		REMOVE	
3499	20	Cedar		REMOVE	20
3500	10	Hackberry		REMOVE	10
				TOTAL	143

TREE MITIGATION:

TOTAL INCHES TO BE MITIGATED- 143 INCHES

20% OF THE TOTAL INCHES TO BE PAID TO CITY TREE FUND (200$ PER INCH)- 143 X .20 = 28.6 INCHES
28.6 X $200 = $5,720 TO BE PAID TO THE CITY TREE FUND.

114.4 INCHES REMAINING TO BE PLANTED BACK ON SITE.

(29) TREES TO BE PLANTED BACK ON SITE. (LABELED AS M* ON L.2)

EXISTING TREE LEGEND

EXISTING TREE TO REMAIN

EXISTING TREE TO BE REMOVED

EXISTING TREE NOTES

1. *TREE TRUNKS MUST BE CUT AT GROUND LEVEL WHERE REMOVAL OF A TREE MAY DAMAGE THE ROOT SYSTEM OF AN ADJACENT TREE.*
2. *ALL ROOTS TWO INCHES OR LARGER IN CALIPER, WHICH ARE EXPOSED AS A RESULT OF TRENCHING OR OTHER EXCAVATION. SHALL BE CUT OFF SQUARE.*
3. *EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIPLINE (CANOPY) OF TREE.*
4. *IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION/CONSTRUCTION, NOTIFY THE ARCHITECT IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.*
5. *NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.*
6. *ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.*
7. *MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIPLINE OF ANY TREE.*
8. *EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT MAY BE CLEANED, TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIPLINE OF A TREE. THIS WOULD INCLUDE BUT NOT BE LIMITED TO PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.*
9. *TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.*
10. *VEHICULAR TRAFFIC: NO VEHICULAR AND CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIPLINE OF TREES.*
11. *BORING OF UTILITIES: MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48") INCHES.*
12. *TRENCHING: ANY IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.*
13. *TREE FLAGGING: ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT WITH 72 HOUR NOTICE TO SCHEDULE ON-SITE MEETING.*
14. *PROTECTIVE FENCING: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIPLINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4) FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING WILL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL(S).*
15. *BARK PROTECTION: IN SITUATIONS WHERE A TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, THE TREE SHALL BE PROTECTED BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE'S TRUNK WITH LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DOES NOT DAMAGE THE TREE. REFER TO TREE PROTECTION DETAIL(S).*
16. *CONSTRUCTION PRUNING: IN A CASE WHERE A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. IN NO INSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.*

PROJECT CONTACT LIST	
OWNER/DEVELOPER MACA DEVELOPMENT, LLC ADDRESS: 6904 RAINWOOD DRIVE PLANO, TX 75024 CONTACT: MOHIB MASANI PHONE: 972-836-6442	SURVEYOR TRAVERSE LAND SURVEYING 395 LAKE PARK ROAD, SUITE 102 LEWISVILLE, TEXAS 75057 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. MCDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KEVIN PATEL, P.E. PHONE: (469)-213-1707 TX. P.E. FIRM #11525	ARCHITECT KILLIAN ARCHITECT 3400 N CENTRAL EXPY SUITE 110-307 RICHARDSON, TX 75080 CONTACT: KENNETH R. KILLIAN PHONE: 214-561-6042

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, _____.

WITNESS OUT HANDS, THIS _____ day of _____, _____

Planning & Zoning Commission, Chairman | **Director of Planning and Zoning**

CASE NO. SP2025-044

LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM

REGISTERED LANDSCAPE ARCHITECT
CHRIS TROVILLION
2042
STATE OF TEXAS
05.08.2026

MACA FLEX INDUSTRIAL

CAPITAL PARKWAY
CITY OF ROCKWALL, TEXAS 75032

ISSUE:
FOR APPROVAL: 05.08.2026

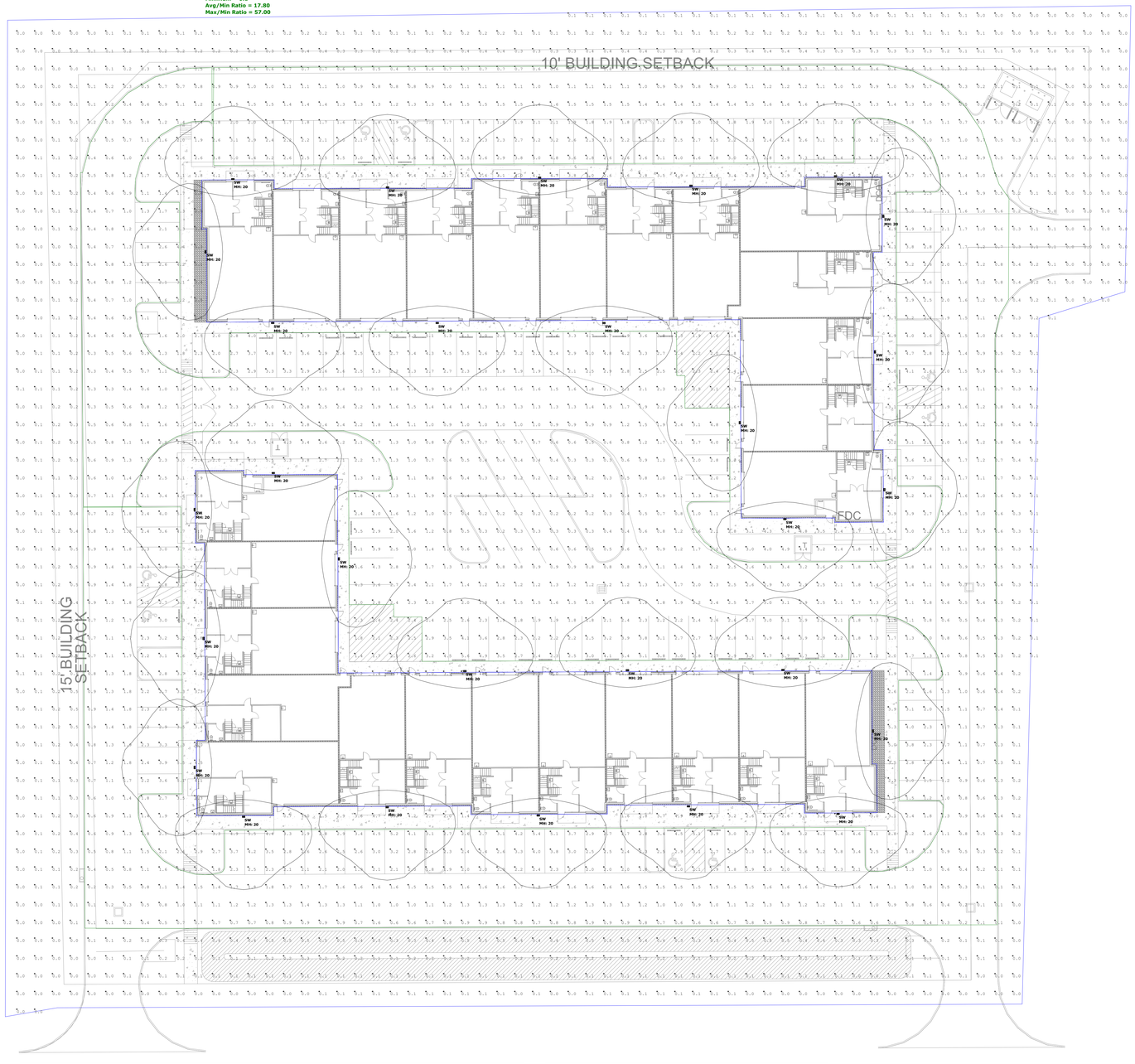
DATE:
05.08.2026

SHEET NAME:
TREE PRESERVATION PLAN

SHEET NUMBER:
L.1

PARKING AND DRIVEWAY

Illuminance (Fc)
Average = 1.78
Maximum = 5.7
Minimum = 0.1
Avg/Min Ratio = 17.80
Max/Min Ratio = 57.00



Luminaire Schedule						
Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Light Loss Factor	User Defined Factor
B	SW	28	LITHONIA WEDGE3 LED P4 30K 80CRI R4 MVOLT SRM [FINISH]	11554	87.891	0.850	1.000

Calculation Summary						
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
GRADE_Planar	0	Fc	1.41	5.9	0.0	N.A.
PARKING AND DRIVEWAY		Fc	1.78	5.7	0.1	17.80

Notes:
1. Surface reflectances: Vertical/Horizontal - 50/20.
2. Calculation values are at height indicated in summary table.
3. Mounting heights are designated on drawing with "MH."
4. Luminaire description does not necessarily reflect specification model number. Contact salesperson for verification.
5. Sylvania lamp data used unless otherwise noted. LED luminaires use integrated photometric lamp data provided by manufacturer.
6. Lighting power density is calculated based on estimated ballast/driver energy consumption. Engineer to verify.
7. For lumen output of scaled luminaires, multiply Total Lumen Output by User Defined Factor.

PROJECT: MACA FLEX WAREHOUSE
SALESPERSON: AUDREY POOLE
SCALE: 1" = 20'-0"
CALC BY: VD
FILE: 260511_MACA FLEX WAREHOUSE - SITE_V1

2026-05-11

Architectural Lighting Alliance
101 Turtle Creek Blvd, Dallas TX 75207
O 214-658-9000 | F 214-658-9002
www.alatx.com



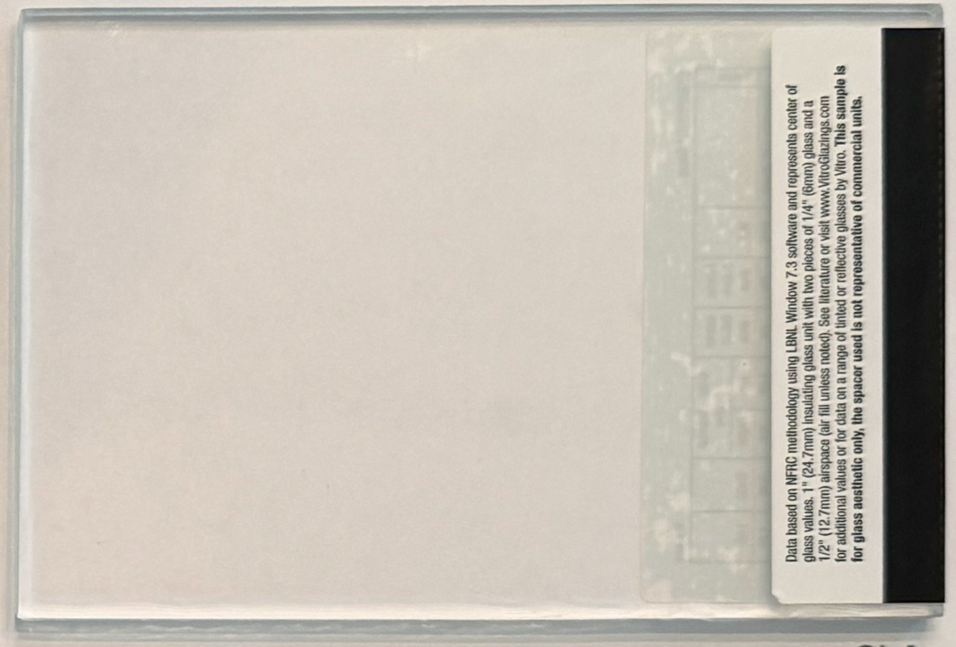
M-1



M-2



STU-1



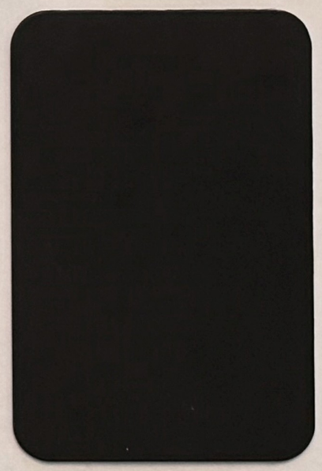
GL-1



S-1



FC-1



FR-1



MTL-1 & MTL-2

MTL-1	HORIZONTAL METAL PANEL - PAC-CLAD - ANODIC CLEAR
MTL-2	METAL FACIA - PAC-CLAD - ANODIC CLEAR
FC-1	FIBER CEMENT PANEL - NICHIHA VINTAGEWOOD
STU-1	(3) PART STUCCO - SW PACER WHITE
M-1	MASONRY BRICK VENEER (DARK GRAY) BLACKSON BRICK - MIDNIGHT IS (VELOUR)
M-2	MASONRY BRICK VENEER (WHITE) BLACKSON BRICK - WHITESTONE
S-1	MASONRY STONE VENEER - BLAKCSON BRICK - COTTONWOOD HONED
GL-1	GLAZING (GLASS) - LOW-E CLEAR
FR-1	STOREFRONT FRAMES - DARK BRONZE ALUMINUM

APPLICANT_
TRIANGLE ENGINEERING
KEVIN PATEL
1782 W McDERMOTT DRIVE
ALLEN, TEXAS 75013
p_ (469) 331-8566
e_ kpatel@triangle-emg.com

OWNER_
MACA DEVELOPMENT LLC
MOHIB MASANI
6904 RAINWOOD DRIVE
PLANO, TEXAS 75024
p_ (972) 836-6442
e_ mohib31@gmail.com

MACA FLEX WAREHOUSE
CASE #:

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 5/21/2026

PROJECT NUMBER: SP2026-014
PROJECT NAME: Site Plan for 5133 S FM 549
SITE ADDRESS/LOCATIONS: 5133 South Farm to Market 549, Rockwall, TX, 75032

CASE CAPTION: Discuss and consider a request by Mathew Smith of Strohmeyer Architects, Inc. on behalf of Dan Bobst for the approval of a Site Plan for Office Building on a 4.6540-acre parcel of land identified as Lot 1, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 5133 S. FM-549, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	05/21/2026	Approved w/ Comments

05/21/2026: SP2026-014; Site Plan for 5133 FM-549
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Mathew Smith of Strohmeyer Architects, Inc. on behalf of Dan Bobst for the approval of a Site Plan for Office Building on a 4.6540-acre parcel of land identified as Lot 1, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 5133 S. FM-549.

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 (SP2026-014) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 The subject property will be required to be replatted after the engineering process to establish the new easements.

M.5 Please apply and receive a Certificate of Occupancy for the Baseball Business currently operating on the property.

M.6 Provide the following signature block on each page of all plans. (Subsection 03.04.A, of Article 11, UDC)

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, _____.

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

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

M.7 Site Plan
1) Remove the C-Store entirely from the Plans.

2) Provide a floor plan of the existing baseball facility to determine the occupancy/parking requirement.
3) Indicate perimeter dimensions of the buildings. (Subsection 03.04.B, of Article 11, UDC)
4) Indicate distances between the buildings and property lines. (Subsection 0.04.B, Article 11, UDC)
5) A five (5)-foot sidewalk will be required along FM-549. (Subsection 03.04.B, of Article 11, UDC)
6) Indicate the street centerline and any median breaks for FM-549. (Subsection 03.04(B), Article 11, UDC)
7) Parking should not be located between the front façade of the building and the property line. (Subsection 07.03, Article 05, UDC)
8) The parking calculations appear to include parking that is not on the subject property and does not consider the existing structure on the subject property. Please correct the parking calculations and ensure that sufficient parking has been provided. Office is parked at 1/300 SF. Indoor Commercial Amusement/Recreation is parked at 1/3 Occupancy. (Subsection 06.05, Article 05, UDC)

M.8 Landscape Plan

1) Show the entire property on the landscape plan.
2) Indicate the detention pond. 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. (Subsection 05.03(D), Article 08, UDC) Please show detention area on plans and placement of required trees.
3) All canopy trees shall be a minimum of 4-inch caliper at DBH. All accent trees shall be a minimum of 4 feet in height and all shrubs shall be a minimum of 3 gallon in size. (Section 04, Article 08, UDC)
4) The Landscape buffer required along FM-549 is 10-feet. Parking is not permitted in the Landscape Buffer and the landscape buffer must be outside the utility easements required along FM-549. (Subsection 06.02.E, Article 05, UDC)
5) All landscape buffers adjacent to a public right-of-way shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a total minimum height of 30-inches. In these areas a minimum of one (1) canopy tree and one (1) accent tree shall be incorporated into the landscape buffer per 50-linear feet of frontage along the adjacency. (Subsection 05.01.B(1), Article 08, UDC) A total of 8 canopy and 8 accent trees are required along FM-549.
6) Abutting Residential. A minimum of a 20-foot wide landscape buffer shall be required along the entire length of any nonresidential lot that abuts a residentially zoned or used property. (Subsection 05.01 (B)2, Article 08, UDC) Both the Southeast and Southwest property lines shall have a 20-foot wide landscape buffer.
7) Any 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. Any 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. (Subsection 05.02(B), Article 08, UDC) Both the southeast and southwest property lines shall have a 3-tiered screening.
8) All parking spaces shall be within 80 feet of a canopy tree (Subsection 05.03(E), Article 08, UDC) Show conformance to this requirement.
9) Provide a note indicating that irrigation will meet the requirements of the UDC. (Subsection 05.04, of Article 08, UDC)
10) Dumpster enclosures require to be screened by 5-gallon evergreen shrubs. (Subsection 01.05(B), Article 05, UDC)
11) If there is any pad-mounted utility equipment, it will need to be screened by 5-gallon evergreen shrubs. (Subsection 01.05(C), of Article 05, UDC)

M.9 Building Elevations

1) Indicate the elevations that are adjacent to FM-549
2) Building does not meet the Commercial Building Articulation Standards. Specifically, the following articulation is required for the primary sides of the building:

1. Wall Length cannot exceed 63 feet.
2. Minimum Secondary Entryway/Architectural Element Length is 15.75 feet
3. The Minimum Wall Projection is 5.25 feet
4. The Minimum Primary Entryway/Architectural Element is 10.5 feet
5. The Minimum Projection height is 5.25 feet
6. The Minimum Primary Entryway/Architectural length is 31.5 feet

The following articulation is required for the secondary sides of the building:

1. Wall Length cannot exceed 63 feet.
2. Minimum Secondary Entryway/Architectural Element Length is 9.45 feet
3. The Secondary Entryway/Architectural Element Width is 3.15 feet
4. The Minimum Projection height is 3.15 feet

This will require a variance from the Planning and Zoning Commission. (Subsection 06.02.C.5, of Article 05, UDC)
3) Parapets shall be extended back and finished on the backside, same as front. (Subsection 05.01.A.2, Article 05, UDC)
4) Provide a note indicating a self-latching gate on the dumpster. (Subsection 01.05.B, of Article 05, UDC)
5) All structures shall have the option of being constructed with either a pitched (minimum of a 6:12 roof pitch), parapet, or mansard roof system as long as the roof system is enclosed on all sides. (Subsection 05.01(A)2, Article 05, UDC) Provide a parapet on all sides of the building ensuring that the RTUs are screened from any adjacent property or right-of-way.
M.10 Photometric Plan
1) The allowable maximum light intensity measured at the property line of a non-residential property is 0.2 FC of one footcandle. (Subsection 03.03.C, of Article 07, UDC) The light levels along the northern, eastern, and western property lines exceed the maximum values. Please correct this.
2) Under canopy lighting shall not exceed 35 FC. (Subsection 03.03.E.1, of Article 07, UDC)
3) The maximum outdoor maintained computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site with the exception of the under-canopy lighting as mentioned earlier. (Subsection 03.03.G, Article 07, UDC)
4) No light pole, base, or combination thereof shall exceed 30 feet. Please indicate mounting height for all lighting. (Subsection 03.03.D, Article 07, UDC)
5) Any unshielded light sources shall have a maximum wattage of 15 W. (Subsection 03.03.A, of Article 07, UDC)

M.11 Staff has identified the following variance(s) associated with the proposed request: [1] Commercial Primary Articulation Standards, [2] Commercial Secondary Articulation Standards, [3] residential adjacency standards, [4] Landscape within the Landscape Buffers, and [5] parking between the primary building façade and the right-of-way. Should you decide to request these items as variance(s)/exception(s), please provide a letter that lists the variance(s)/exception(s), why they are being requested, and the subsequent compensatory measures. For each variance/exception requested the UDC requires two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include increased articulation, increased architectural elements, more pedestrian amenity, larger landscape planting sizes, etc.

M.12 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.

I.13 Please note that failure to address all comments provided by staff by 3:00 PM on June 2, 2026 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.14 Please note the scheduled meetings for this case:

(1) Planning & Zoning Work Session meeting will be held on May 26, 2026.
(2) Planning & Zoning meeting/public hearing meeting will be held on June 9, 2026.

I.15 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	05/20/2026	Approved w/ Comments

05/20/2026: 1. Install a minimum of 8" sanitary sewer from eastern side of SH 205 and approx 720' east along future FM 549
2. All drive aisles to be a minimum of 24' wide
3. 20'
4. Where is the dumpster?
5. No dead end parking without a 64'x15' turn around
6. Install 12" water line from eastern side of SH 205
7. Need to verify with TXDOT that no additional ROW is required.
8. Will have to verify existing meets City's fire lane requirements

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 and fences, allowed within easements or ROW.
- No signage is allowed within easements or ROW.
- 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.
- Required 10' utility easement along all street frontages.
- All utilities must be underground.
- The property must be platted.
- Tree mitigation will be required when removing existing trees on the property.
- Need to show existing and proposed utilities on the Site Plan.
- All State (TXDOT) roadways shall have a minimum of 10' water & sanitary sewer easement along ROW. Required landscaping and buffer may not be within these easements.
- A TXDOT Permit will be required for all utility, drainage, and pavement improvements within TXDOT ROW.
- Additional comments may be provided at time of Site Plan and Engineering Design.
- Dumpsters should be orientated so that a trash truck can maneuver the properties with the least amount of circling required. May not directly face a roadway.

Paving Items:
- A TXDOT Permit will be required for all utility, drainage, and pavement improvements within TXDOT ROW.
- All driveways must meet City and TXDOT spacing requirements. Per TxDOT driveway requirements, driveways are a minimum 425' from one another or roadway intersections.
- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed in any area.
- TIA is required
- All Parking to be 20'x9' minimum. Parallel parking shall be minimum 22'x9'. 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, 15'x64' striped and signed no parking area.
- Drive isles to be minimum 24' wide.
- Fire lane to be minimum 24' wide and in a platted easement.
- Fire lane to have a minimum 20' radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be a minimum 30' radius.
- Culverts for driveways (if needed) will need to be engineered.
- Must meet driveway width maximum and minimum.

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Required to install 12" water along FM 549 in an easement.
- Must sewer to the east to existing sewer system on east side of SH 205
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any utility connection made underneath of an existing City 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. No structures allowed in easements.
- All public utilities must be centered in easement.
- Water to be 10' separated from storm and sewer lines.
- Sewer pro-ratas will apply ($978.12/acre).

Drainage Items:
- Existing flow patterns must be maintained. Drainage may not be increased towards any direction.
- Detention must be provided for the entire site.
- 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.
- 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 drainage systems.
- No grate inlets allowed.
- FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
- 100-year WSEL must be called out for detention ponds.
- Dumpster areas shall drain to an oil/water separator and then into the storm system.

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".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

Operation & Maintenance Plan for Structural Control Measures:

The owner or operator of any new development or redeveloped site must develop and implement an Operation and Maintenance Plan (O&M Plan) addressing the maintenance requirements for all structural stormwater control measures installed on site, including but not limited to detention ponds and retention ponds.

The O&M Plan must be submitted to the City for recordkeeping purposes at the time of Engineering. To ensure long-term maintenance regardless of ownership changes, the owner or operator must provide proof that the O&M Plan has been incorporated into the property deed restrictions or Homeowners Association (HOA) covenants, as applicable.

The site owner or operator must maintain the O&M Plan on-site along with documentation of all maintenance activities performed. These records must be made available for review by the City of Rockwall or TCEQ within 24 hours of request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	05/21/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/19/2026	Approved w/ Comments

05/19/2026: The submitted site plan appears to provide compliant fire apparatus access roads/fire lanes based on the information currently shown.

The submitted plans do not currently indicate the location of proposed fire hydrants. As such, fire hydrant spacing, distribution, and accessibility have not been reviewed at this stage of development.

Fire sprinkler requirements and related fire protection features have not been reviewed at this time. No Fire Department Connection (FDC) location is shown on the submitted plans. FDC location and accessibility requirements have not been reviewed at this stage.

Future submittals shall include complete fire protection information, including but not limited to fire hydrant locations, fire sprinkler protection information, FDC locations, and water supply arrangements, as applicable, for full fire code review and approval.

Additional comments may be provided during subsequent phases of review once fire protection and utility information are submitted.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/18/2026	Approved w/ Comments

05/18/2026: 1. Three tier screening needed on west side with canopy and ornamental trees and shrubs

2. Headlight glare evergreen shrubs along 549 in a dedicated bed planted 36" o.c. and 24" tall at time of planting.

3. Turfgrass species?

4. Automatic irrigation on a landscape and turf.

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 and fences, allowed within easements or ROW.
- No signage is allowed within easements or ROW.
- 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.
- Required 10' utility easement along all street frontages.
- All utilities must be underground.
- The property must be platted.
- Tree mitigation will be required when removing existing trees on the property.
- Need to show existing and proposed utilities on the Site Plan.
- All State (TXDOT) roadways shall have a minimum of 10' water & sanitary sewer easement along ROW. Required landscaping and buffer may not be within these easements.
- A TXDOT Permit will be required for all utility, drainage, and pavement improvements within TXDOT ROW.
- Additional comments may be provided at time of Site Plan and Engineering Design.
- Dumpsters should be orientated so that a trash truck can maneuver the properties with the least amount of circling required. May not directly face a roadway.

Paving Items:
- A TXDOT Permit will be required for all utility, drainage, and pavement improvements within TXDOT ROW.
- All driveways must meet City and TXDOT spacing requirements. Per TxDOT driveway requirements, driveways are a minimum 425' from one another or roadway intersections.
- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed in any area.
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STORIES (PROPOSED):	2	HEIGHT (PROPOSED):	25'	REAR SETBACK:	25"
HAZARDOUS MATERIAL:	NO	OVERLAY DISTRICT:	SH205	SIDE SETBACK:	15"

BUILDING AREA - GROUND FLOOR:	10,000 SF	ACRAGE OF SITE:	4.739 ACRES
BUILDING AREA - LEVEL 2:	10,000 SF	SQUARE FOOTAGE OF SITE:	206,424 SF
TOTAL BUILDING AREA:	20,000 SF	LOT COVERAGE:	30%
FLOOR TO AREA RATIO:	2:1	OPEN SPACE:	70%
IMPERVIOUS AREA:	62,838 SF	PERVIOUS AREA:	143,586 SF
MAX IMPERVIOUS AREA:	85-90%	BUILDING MAXIMUM CAPACITY:	133
PARKING SPACES REQUIRED:	111	PARKING SPACES (STANDARD):	105
PARKING SPACES PROVIDED:	111	PARKING SPACES (ACCESSIBLE):	6

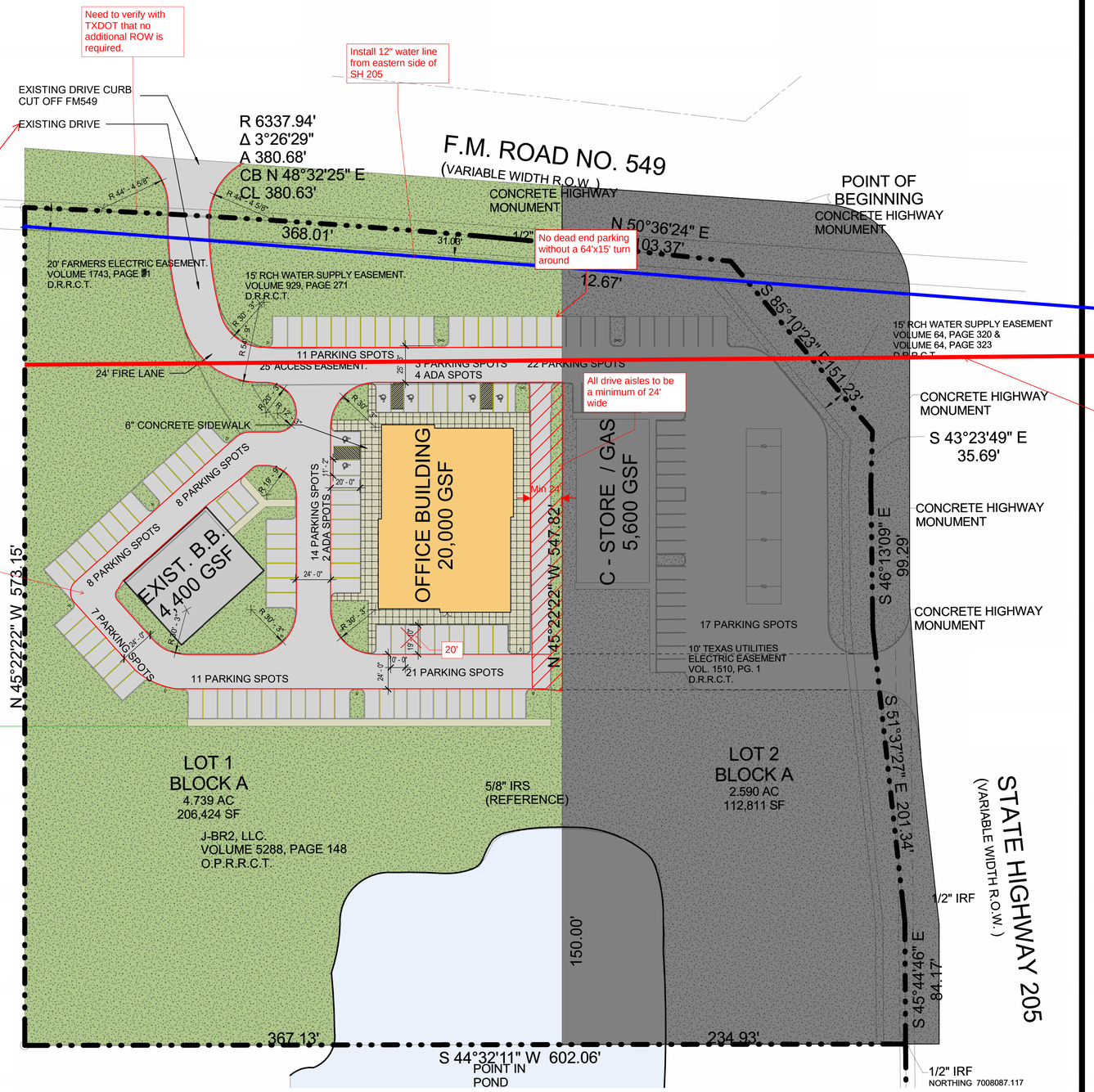


APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____,2026.

WITNESS OUR HANDS, this ____ day of _____, 2026.

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning



PLAN NORTH

1 **ARCHITECTURAL SITE PLAN**
1" = 40'-0"

STROHMEYER ARCHITECTS INC.
2701 SUNSET RIDGE
SUITE 601
ROCKWALL, TX 75032
469.516.7549

REGISTERED ARCHITECT JAMES STROHMEYER JR. 17585 STATE OF TEXAS
5.15.26

549 OFFICE BUILDING
5133 S FM549
ROCKWALL, TX

Project Number: 52603
Drawing Date: 05.15.2026
Drawn: LC
Checked: MS

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Revisions:

#	Revision Date	Revision Description

SHEET TITLE:
ARCHITECTURAL SITE PLAN

AS101

5/15/2026 7:32:13 AM
Autodesk Docs://549 CONV STORE - BOBST/549 CONV STORE_central

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 ($500.00 + $20.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ FINAL PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($500.00 + $20.00 ACRE) [1 & 3]
- ☐ AMENDING OR MINOR PLAT ($500.00)
- ☐ PLAT REINSTATEMENT REQUEST ($200.00)

SITE PLAN APPLICATION FEES:
- ☒ SITE PLAN ($1,000.00 + $20.00 ACRE) [1 & 2]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($500.00) [2]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($200.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] ($200.00) [2]
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] ($1,000.00) [2]

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($1,000.00 + $20.00 ACRE) [1 & 3]
- ☐ SPECIFIC USE PERMIT [RESIDENTIAL] ($200.00 + $20.00 ACRE) [1, 2 & 3]
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] ($1,000.00 + $20.00 ACRE) [1, 2 & 3]
- ☐ PLANNED DEVELOPMENT DISTRICT ($1,500.00 + $20.00 ACRE) [1 & 3]
- ☐ PD DEVELOPMENT PLANS ($1,500.00 + $20.00 ACRE) [1 & 3]

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 ***$2,500.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.
[3]: AN ADDITIONAL FEE OF ***$150.00*** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	5133 S Farm to Market 549, Rockwall, TX 75032				
SUBDIVISION	JBR2 ADDITION	LOT	1	BLOCK	A
GENERAL LOCATION	S FM 549, S Goliad St				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	GENERAL RETAIL	CURRENT USE	OFFICE BUILDING		
PROPOSED ZONING	GENERAL RETAIL	PROPOSED USE	OFFICE OR MEDICAL BUILDING 5,000 SF OR GREATER		
ACREAGE	4.739 AC	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

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

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

☐ OWNER	DAN BOBST	☐ APPLICANT	STROHMEYER ARCHITECTS INC.
CONTACT PERSON	MATHEW SMITH	CONTACT PERSON	MATHEW SMITH
ADDRESS	[redacted]	ADDRESS	[redacted]
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 Daniel W Bobst [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 $ 1094.78 *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 13 *DAY OF* May *, 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

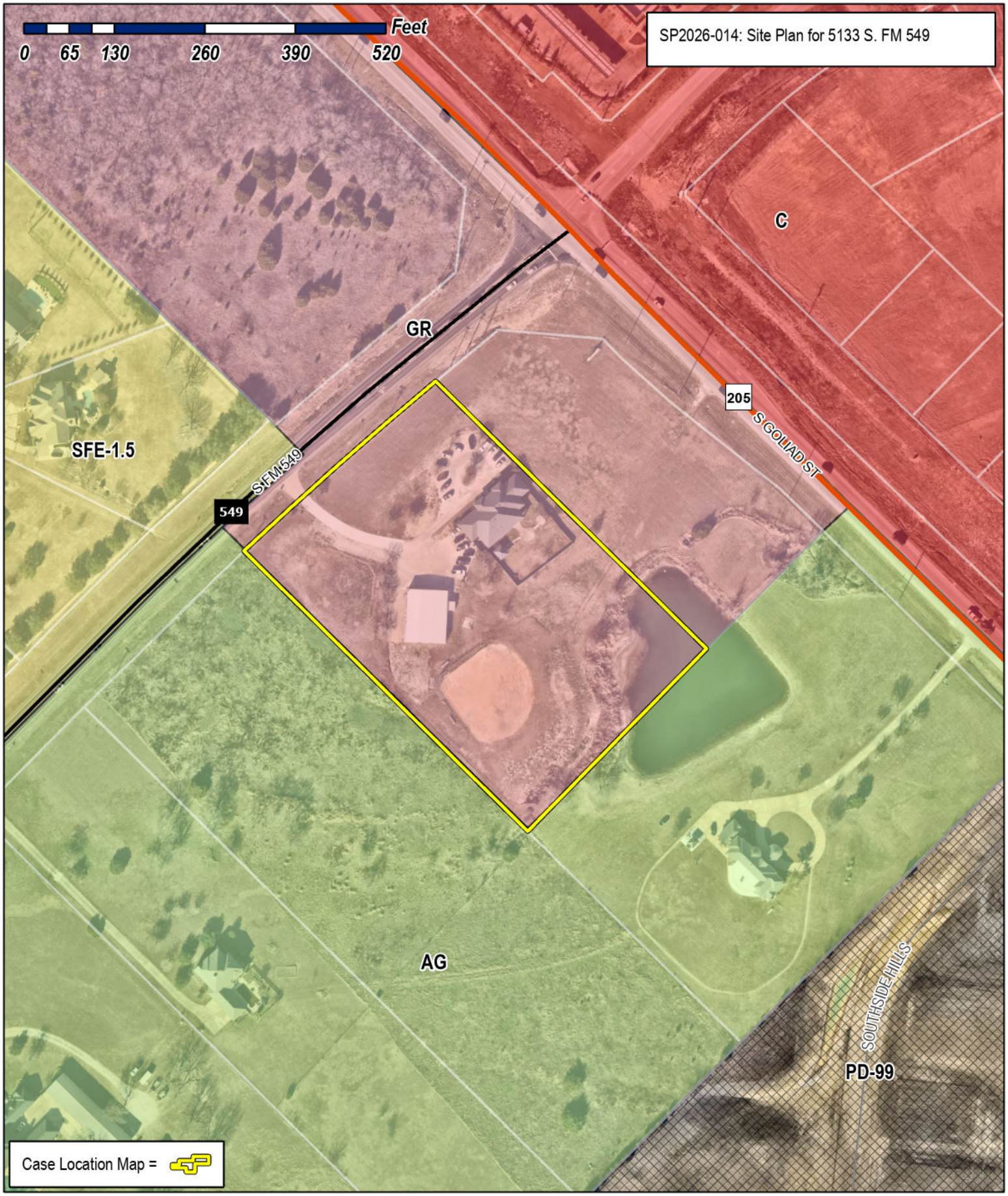
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 *DAY OF* May *, 2026.*

MARLENA BROYLES
Notary ID #135030641
My Commission Expires
August 7, 2028

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS M. Broyles

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.



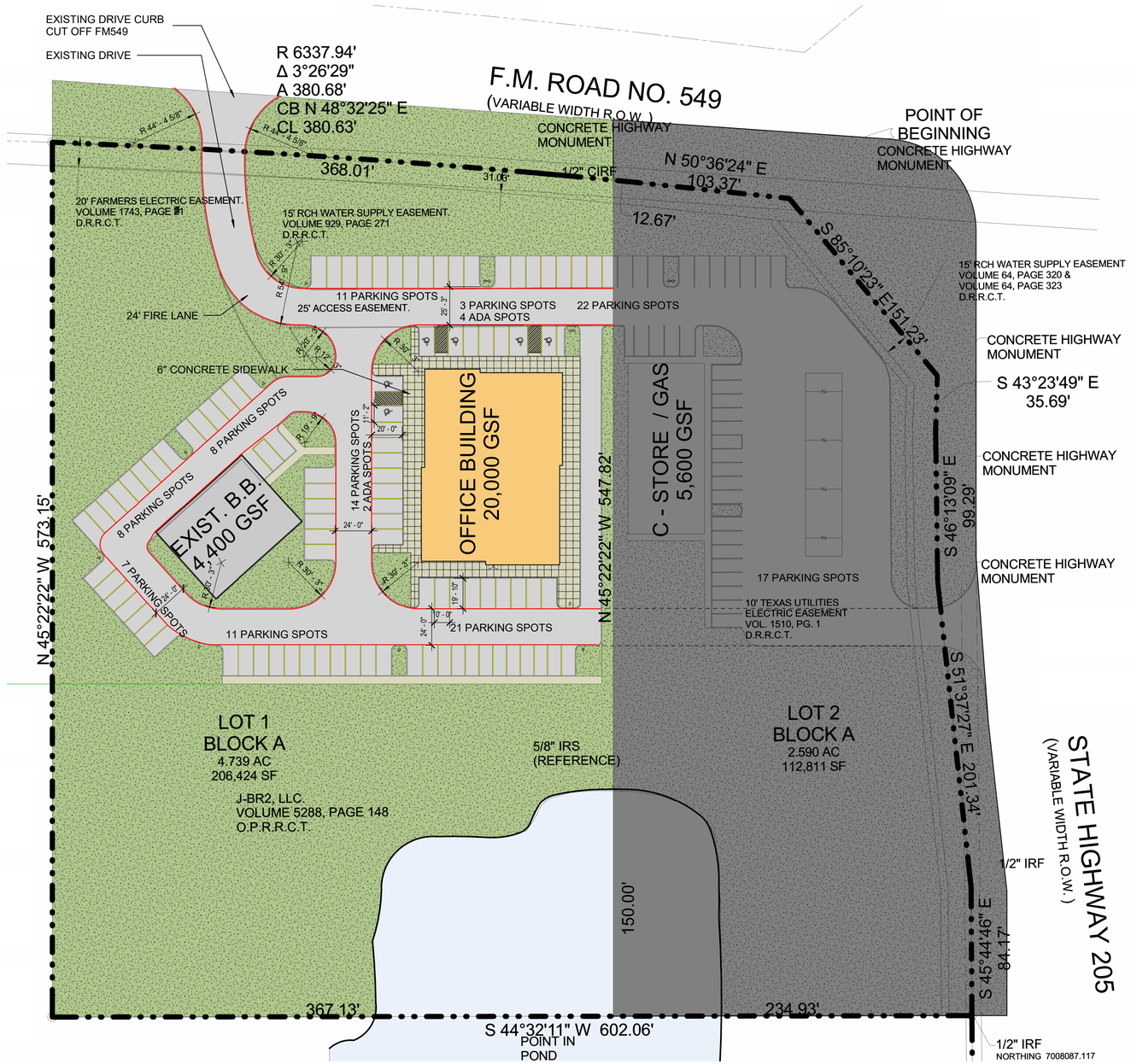
SITE VICINITY MAP

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 _____,2026.

WITNESS OUR HANDS, this ____ day of _____, 2026.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



549 DEVELOPMENT - C STORE, OFFICE, RETAIL AND REST.					
BUILDING/SITE SPECIFICATIONS					
ZONING CLASSIFICATION:		GR - GENERAL RETAIL			
OCCUPANCY USE:		BUSINESS GROUP-B			
APPRAISAL DISTRICT ACCOUNT #:		#48665			
STORIES (PERMITTED):	2	HEIGHT (PERMITTED):	36'	FRONT SETBACK:	15"
STORIES (PROPOSED):	2	HEIGHT (PROPOSED):	25'	REAR SETBACK:	25"
HAZARDOUS MATERIAL:	NO	OVERLAY DISTRICT:	SH205	SIDE SETBACK:	15"
BUILDING AREA - GROUND FLOOR:		10,000 SF	ACRAGE OF SITE:		4.739 ACRES
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PARKING SPACES REQUIRED:		111	PARKING SPACES (STANDARD):		105
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PLAN NORTH

1 **ARCHITECTURAL SITE PLAN**
1" = 40'-0"

STROHMEYER ARCHITECTS INC.
2701 SUNSET RIDGE
SUITE 601
ROCKWALL, TX 75032
469.516.7549

REGISTERED ARCHITECT JAMES STROHMEYER JR. 17585 STATE OF TEXAS
5.15.26

549 OFFICE BUILDING
5133 S FM549
ROCKWALL, TX

Project Number: 52603
Drawing Date: 05.15.2026
Drawn: LC
Checked: MS

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Revisions:

#	Revision Date	Revision Description

SHEET TITLE:

ARCHITECTURAL SITE PLAN

AS101

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4 WEST ELEVATION

3/32" = 1'-0"



3 EAST ELEVATION

3/32" = 1'-0"



2 SOUTH ELEVATION

3/32" = 1'-0"



1 NORTH ELEVATION

3/32" = 1'-0"

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_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

EXTERIOR MATERIAL CALCULATIONS

	SF EA.	% AREA
WEST		
TOTAL	2,676	100%
METAL	808	30%
MASONRY	808	30%
GLASS	1060	40%
EAST		
TOTAL	2,912	100%
METAL	660	22%
MASONRY	760	26%
GLASS	1,490	54%
SOUTH		
TOTAL	2,106	100%
METAL	463	22%
MASONRY	590	28%
GLASS	1053	50%
NORTH		
TOTAL	2,144	100%
METAL	480	22%
MASONRY	480	20%
GLASS	1229	58%

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SHEET TITLE:

ELEVATIONS

AS104

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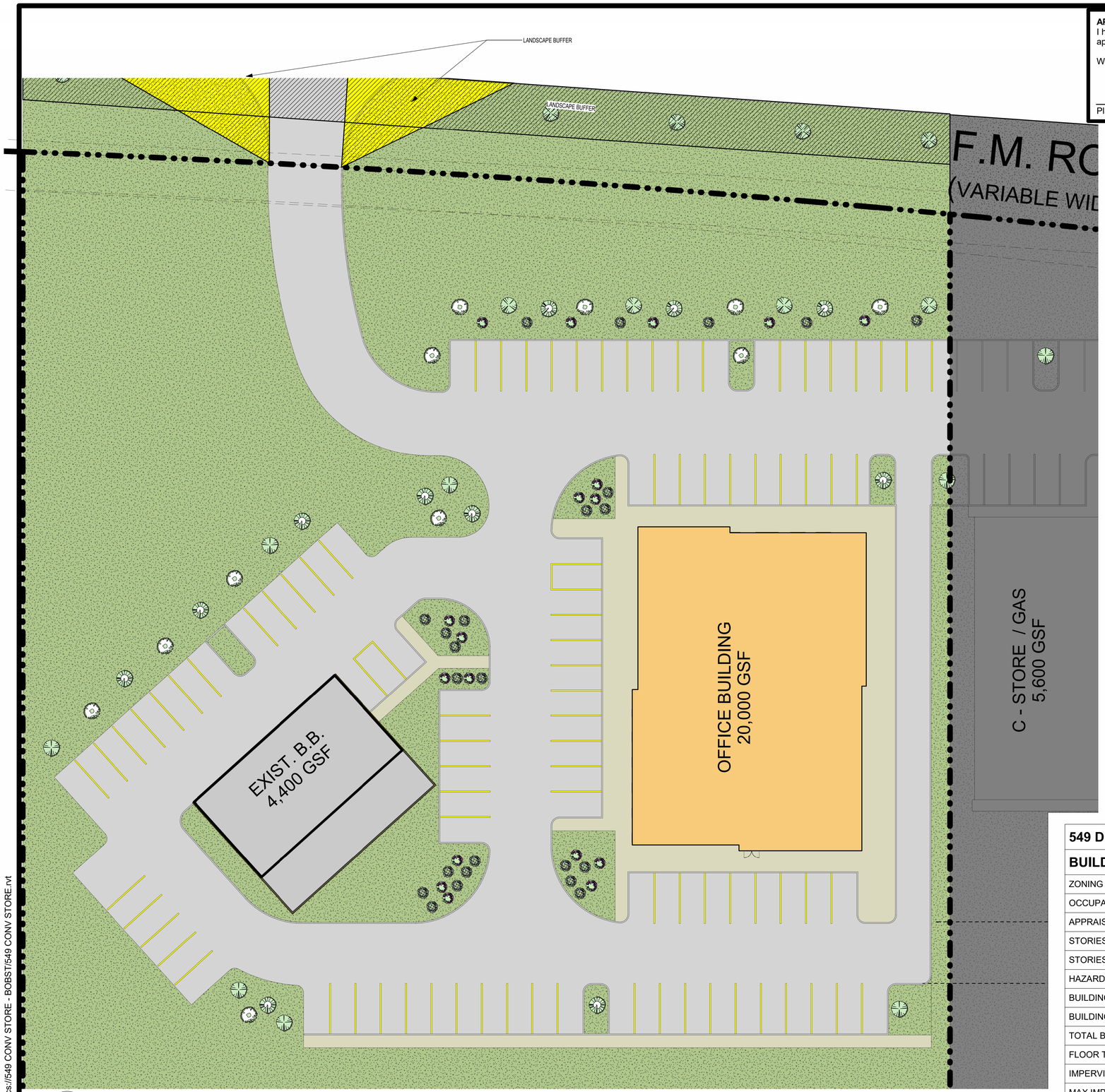

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_____ Director of Planning and Zoning

SITE PLAN LEGEND

- CEDAR ELM
- LIVE OAK
- CADDO MAPLE
- MEXICAN PLUM
- CREPE MYRTLE

LANDSCAPE TABLE / ZONE - GR - REQUIRED LANDSCAPING 20%		
PLANT:	CALIPER/GALLON:	QUANTITY:
CEDAR ELM	3"	11
LIVE OAK	3"	11
CADDO MAPLE	2.5"	5
CREPE MYRTLE	30 GALLON	18
MEXICAN PLUM	10 GALLON	24

549 DEVELOPMENT - C STORE, OFFICE, RETAIL AND REST.

BUILDING/SITE SPECIFICATIONS

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1" = 20'-0"

STROHMEYER ARCHITECTS inc.

2701 SUNSET RIDGE
SUITE 601
ROCKWALL, TX 75032
469.516.7549

REGISTERED ARCHITECT · JAMES STROHMEYER JR · 17585 · STATE OF TEXAS
5.15.26

549 OFFICE BUILDING
5133 S FM549
ROCKWALL, TX

Project Number: 52603
Drawing Date: 05.15.2026
Drawn: LC
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Revisions:

#	Revision Date	Revision Description

SHEET TITLE:

LANDSCAPE PLAN

AS102

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McGRAW-EDISON

TT TopTier

Area / Site Luminaire

Product Features



Energy and Performance Data

Lumen Package[1]			D1	D2
Power (Wattage) 5CQ, 5MQ, 5WQ			28.0	39.2
Power (Wattage) RW Only			28.0	39.2
Power (Wattage) T4 Only				40.5
3500K CCT 70 CRI	5CQ Concentrated	Lumens	3,618	4,925
		BUG Rating	B1-U0-G1	B2-U0-G1
		Lumens per Watt	129	126
	5MQ Medium	Lumens	3,872	5,270
		BUG Rating	B2-U0-G2	B2-U0-G2
		Lumens per Watt	138	134
	5WQ Wide	Lumens	3,662	4,984
		BUG Rating	B2-U0-G1	B3-U0-G2
		Lumens per Watt	131	127
	RW Rectangular Wide	Lumens	2,927	3,984
		BUG Rating	B2-U0-G2	B3-U0-G2
		Lumens per Watt	105	102
	T4	Lumens	3,141	4,230
		BUG Rating	B1-U0-G2	B2-U0-G3
		Lumens per Watt	109	104

Optical Distributions

RW (Rectangular Wide)



Mounting Configurations and EPAs

Arm Mount Single
EPA 0.66



Arm Mount 2 @ 180°
EPA 1.32

Product Certifications

RW Distribution Only

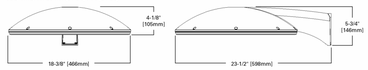
Lumen Package	D1	D2
Power (Wattage)	28.0	39.2
Input Current @ 120V (A)	0.23	0.33
Input Current @ 208V (A)	0.13	0.19
Input Current @ 240V (A)	0.12	0.16
Input Current @ 277V (A)	0.10	0.14
Input Current @ 347V (A)	0.08	0.11
Input Current @ 480V (A)	0.06	0.08

Quick Facts

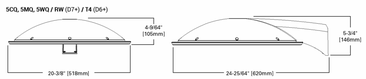
- Lumen packages range from 2,757 - 22,831
- Efficacies up to 146 lumens per watt
- Utilizes patented waveguide technology for maximum visual comfort

Dimensional Details

5CQ, 5MQ, 5WQ / RW (D1-D6) / T4 (D1-D5)



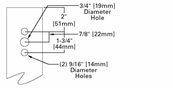
5CQ, 5MQ, 5WQ / RW (D7+) / T4 (D6+)



Dimension Data

Size	Width	Length (with arm)	Weight (lbs.)	EPA (sq. ft.)
D1-D6	18-3/8"	23-1/2"	20.5	0.66
D7-D10	20-3/8"	24-25/64"	22.4	0.66

Type "N" Drilling Pattern



Energy and Performance Data

Lumen Maintenance

Lumen Package	Ambient Temperature	25,000 hours*	50,000 hours*	85,000 hours*	100,000 hours**	Theoretical L70 hours**
D1-D6 (D1 - D4 SL/T4)	25°C	98.6%	95.2%	94.1%	89.6%	> 300,000
	40°C	97.9%	94.5%	93.6%	89.4%	> 290,000
	50°C	97.7%	94.5%	93.3%	89.4%	> 210,000
D7 - D10 (D5+ SL/T4)	25°C	95.8%	93.2%	92.2%	88.2%	> 300,000
	40°C	93.9%	89.7%	88.1%	81.9%	> 180,000

* Supported by IES TM-21 standards
**Theoretical values represent estimations commonly used; however, refer to the IES position on LED Product Lifetime Prediction, IES PS-10-18, explaining proper use of IES TM-21 and LM-80.

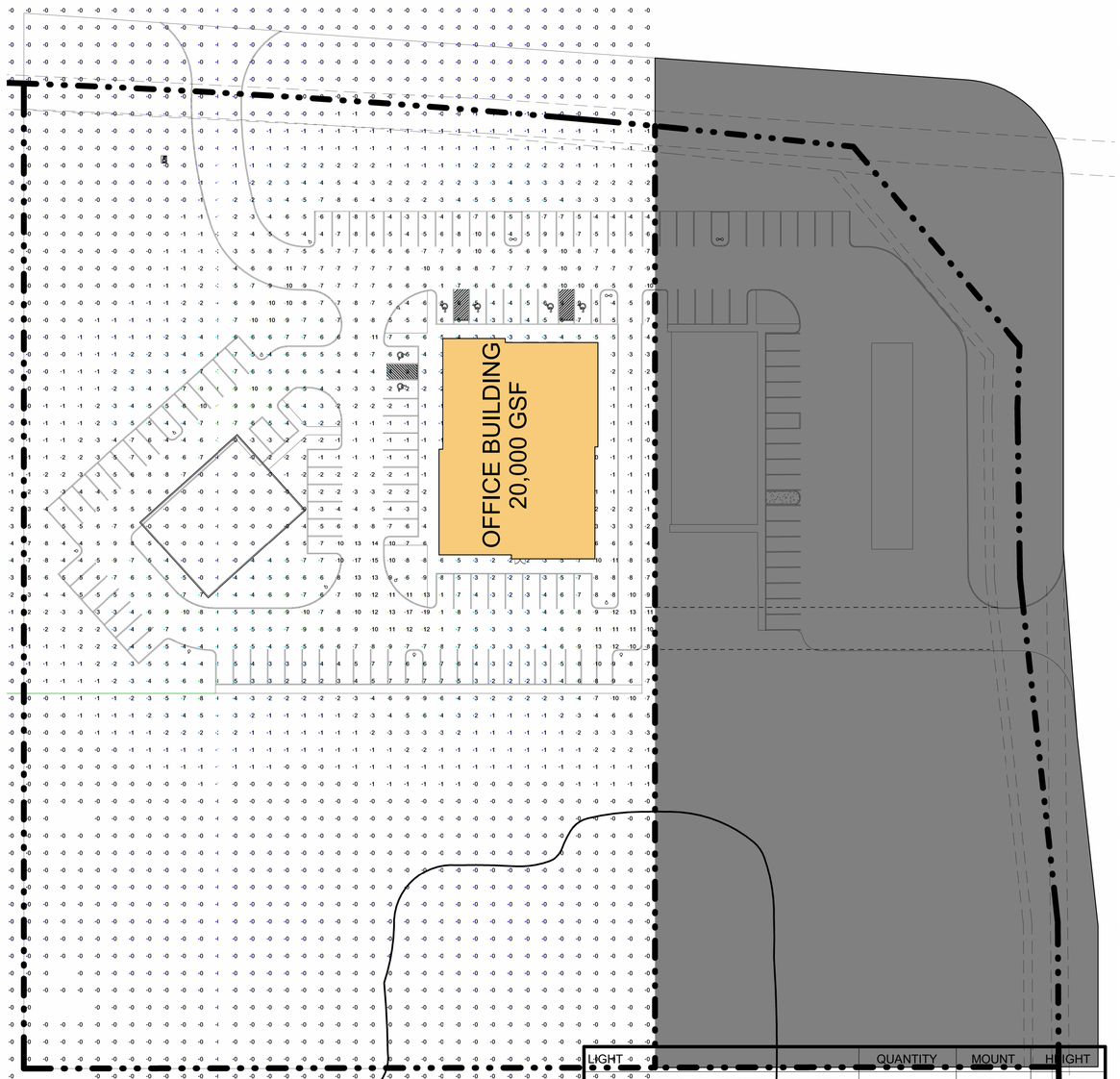
P550020321 page 1
April 3, 2026 1:27 AM

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 _____,2026.

WITNESS OUR HANDS, this ____ day of _____, 2026.

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning



PLAN NORTH

1 **PHOTOMETRIC PLAN**
1" = 40'-0"

549 DEVELOPMENT - C STORE, OFFICE, RETAIL AND REST.

BUILDING/SITE SPECIFICATIONS

ZONING CLASSIFICATION:		GR - GENERAL RETAIL			
OCCUPANCY USE:		BUSINESS GROUP-B			
APPRAISAL DISTRICT ACCOUNT #:		#48665			
STORIES (PERMITTED):	2	HEIGHT (PERMITTED):	36'	FRONT SETBACK:	15"
STORIES (PROPOSED):	2	HEIGHT (PROPOSED):	25'	REAR SETBACK:	25"
HAZARDOUS MATERIAL:	NO	OVERLAY DISTRICT:	SH205	SIDE SETBACK:	15"
BUILDING AREA - GROUND FLOOR:		10,000 SF	ACRAGE OF SITE:		4.739 ACRES
BUILDING AREA - LEVEL 2:		10,000 SF	SQUARE FOOTAGE OF SITE:		206,424 SF
TOTAL BUILDING AREA:		20,000 SF	LOT COVERAGE:		30%
FLOOR TO AREA RATIO:		2:1	OPEN SPACE:		70%
IMPERVIOUS AREA:		62,838 SF	PERVIOUS AREA:		143,586 SF
MAX IMPERVIOUS AREA:		85-90%	BUILDING MAXIMUM CAPACITY:		133
PARKING SPACES REQUIRED:		111	PARKING SPACES (STANDARD):		105
PARKING SPACES PROVIDED:		111	PARKING SPACES (ACCESSIBLE):		6

STROHMEYER ARCHITECTS INC.
2701 SUNSET RIDGE
SUITE 601
ROCKWALL, TX 75032
469.516.7549

REGISTERED ARCHITECT
JAMES STROHMEYER JR
17585
STATE OF TEXAS
5.15.26

549 OFFICE BUILDING
5133 S FM549
ROCKWALL, TX

Project Number: 52603
Drawing Date: 05.15.2026
Drawn: LC
Checked: MS

© 2026 Strohmeyer Architects, Inc.

Revisions:

#	Revision Date	Revision Description

SHEET TITLE:

PHOTOMETRIC PLAN

AS103

5/15/2026 7:32:26 AM
Autodesk Docs://549 CONV STORE - BOBST/549 CONV STORE.rvt

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 5/21/2026

PROJECT NUMBER: SP2026-015
PROJECT NAME: Site Plan for 2200 Ridge Road
SITE ADDRESS/LOCATIONS: 2200 Ridge Road, Rockwall, TX, 75087

CASE CAPTION: Discuss and consider a request by Thong Thai of B + A Architecture, LLC on behalf of Kim Lien Thi Nguyen of Beauty Legacy, LLC for the approval of a Site Plan for a Strip Retail Center on a 0.976-acre parcel of land identified as Lot 8, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2200 Ridge Road [FM-740], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	05/21/2026	Needs Review

05/21/2026: 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 Strip Retail Center on a 0.976-acre parcel of land identified as Lot 8, Block A, Sky Ridge Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2200 Ridge Road [FM-740].

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 (SP2026-015) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 The subject property will be required to be plat in order to any new establish easements or new lot lines.

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 development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, _____.

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

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

M.6 Site Plan.
(1) Please note that all signage is handled through a separate building permit. (Subsection 03.04. B, of Article 11, UDC)
(2) All roof top equipment must be fully screened by the parapet. Please be cognizant that the subject property is at a low point and will have high visibility from the adjacent roadways. (Subsection 01.05.C, of Article 05, UDC)

(3) Please note the dumpster enclosure must incorporate a self-latching mechanism on the gate. (Subsection 01.05. B, of Article 05, UDC)

M.7 Landscape Plan.
(1) The proposed parking along Ridge Road encroaches into the landscape buffer. This will be an exception request from the Planning and Zoning Commission. (Subsection 05.01, of Article 08, UDC)

M.8 Building Elevations
(1) The exterior finish schedule indicates Bighorn Stacked Stone. Where is this being utilized on the building? (Subsection 05, UDC)
(2) The building elevations indicate recessed walls; however, the building footprint on the site plan and landscape plan do not show the indicated recessed walls. Please correct this to make the plans consistent. (Article 05, UDC)
(3) Please ghost in the elevations beyond each façade. This will allow staff to see how the back of the parapets are being finished. (Subsection 04.01, of Article 05, UDC)
(4) The subject property is located within the Scenic Overlay District and is required to provide primary articulation on each façade. In this case, the proposed building elevations do not meet the primary articulation standards. The applicant has indicated they are requesting a variance to this requirement. (Subsection 04.01, of Article 05, UDC)

M.9 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.10 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.11 Please note that failure to address all comments provided by staff by 3:00 PM on June 2, 2026 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.12 Please note the scheduled meetings for this case:

(1) Planning & Zoning Commission meeting/work session meeting will be held on May 26, 2026.
(2) Planning and Zoning Commission action meeting will be held on June 9, 2026.

I.13 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	05/20/2026	Approved w/ Comments

05/20/2026: 1. Min 9'

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 and overhangs 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.
- All utilities must be underground.
- The property must be platted.
- Additional comments may be provided at time of Site Plan and Engineering.

Roadway Paving Items:
- All parking, storage, drive aisles must be steel reinforced concrete. No rock, gravel, or asphalt allowed.
- No gravel or asphalt allowed in any area.
- 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. 15'x64' striped no parking.
- Drive isles to be 24' wide.
- Fire lane 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.
- Fire lane to be in a platted easement.

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- All commercial sewer connections must be made by a proposed or existing manhole.
- Min 20' utility easements. No structures allowed in easements
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in an easement.
- There is an existing 8" water main on site available for use.
- There is an existing 8" sewer main on site available for use.

Drainage/Floodplain/Lakes:
- Detention has already been provided for this site.
- Existing flow patterns must be maintained. Cannot increase runoff in any direction.
- The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.
- No grate inlets allowed
- Dumpsters must drain to an oil/water separator and then back into the storm drainage system.

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".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	05/21/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/19/2026	Approved w/ Comments

05/19/2026: The submitted site plan appears to provide compliant fire apparatus access roads/fire lanes based on the information currently shown.

Fire sprinkler requirements and related fire protection features have not been reviewed at this time. No Fire Department Connection (FDC) location is shown on the submitted plans. FDC location and accessibility requirements have not been reviewed at this stage.

Additional comments may be provided during subsequent phases of review once fire protection information is submitted.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT

GIS	Lance Singleton	05/18/2026	Approved

No Comments

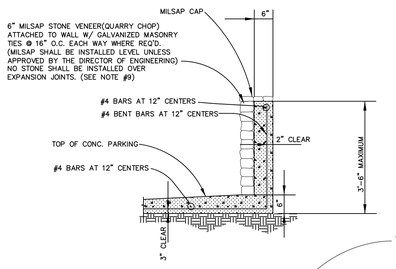
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/18/2026	Approved w/ Comments

05/18/2026: 1. Need plant legend showing container sizes and quantities

2. Better varieties of turfgrass than Common Bermuda such as Tif Tuf and Tahoma 31 that are more drought, cold, wear and shade tolerant.



HEADLIGHT SCREENING DETAIL

LEGEND

- EXISTING SIGNAL FOUNDATION
- EXISTING FIRE HYDRANT
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING POWER POLE
- OHP — EXISTING OVERHEAD POWER LINE
- W — EXISTING WATER LINE
- SS — EXISTING SANITARY SEWER LINE
- EXISTING CONCRETE PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- FAUE — FIRE LANE ACCESS & UTILITY EASEMENT
- UE — UTILITY EASEMENT
- WE — WATER LINE EASEMENT

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, _____.

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

General Items:
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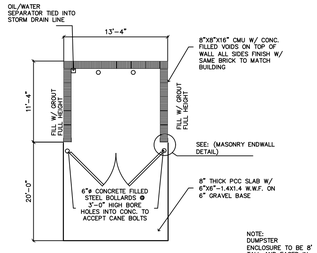
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

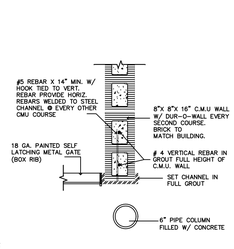
KEYNOTES

1. CONSTRUCT RETAINING WALL
2. CONSTRUCT MONOLITHIC CONCRETE CURB
3. CONSTRUCT 6" THICK PORTLAND CEMENT CONCRETE PAVEMENT PER PAVING PLAN
4. CONSTRUCT 4" THICK CONCRETE SIDEWALK
5. INSTALL HANDICAP SIGN
6. INSTALL PRECAST CONCRETE WHEELSTOPS
7. CONSTRUCT STANDARD ADA RAMP
8. PAINT HANDICAP SYMOL – WHITE ON BLUE BACKGROUND
9. PAINT 4" SOLID STRIPE – WHITE
10. CONSTRUCT 8" THICK PCC SLAB TRASH ENCLOSURE W/OIL/WATER SEPARATOR CONNECTED TO STORM
11. LANDSCAPE AREA
12. REMOVE PLUG AND CONNECT PROP. 8" WATER LINE TO EX. 8" WATER LINE
13. INSTALL 8" WATER LINE
14. CONSTRUCT RETAINING WALL WITH HEADLIGHT SCREENING



TRASH ENCLOSURE PLAN
SCALE: NONE

NOTE: DUMPSTER ENCLOSURE TO BE 8' TALL AND FACED IN THE SAME MATERIAL AS THE PRIMARY BUILDING.



MASONRY ENDWALL DETAIL
SCALE: NONE

DUMPSTER ENCLOSURE DETAIL

NOTE:
1. BEARINGS ARE BASED ON RECORDED FINAL PLAT OF SKY RIDGE ADDITION LOTS 8-10, BLOCK A, BEING A REPLAT OF LOT 2-4, BLOCK A, SKY RIDGE ADDITION INSTRUMENT NUMBER 20210000026842 O.P.R.R.C.T. BEING 3 LOTS AND CONTAINING 2.293 ACRES CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.
2. EASEMENTS AND SETBACKS SHOWN HEREON ARE BASED ON RECORDED PLAT (CASE NO. P2023-005) UNLESS OTHERWISE NOTED.
3. UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
4. ALL DIMENSIONS ARE TO FACE OF CURB.
5. THERE SHALL BE NO ABOVE GROUND STORAGE TANKS OR OUTSIDE STORAGE, WHICH INCLUDES VEHICLES.

Henry Nguyen Consulting, LLC
Civil Engineering
1330 Glenfield Ave, Dallas, Texas 75224
(214) 773-4075 Email: henguyen@swbell.net
Texas Registered Engineering Firm F-16239

REVISIONS

Date	Description	Approved

SKYRIDGE RETAIL BUILDING
2200 RIDGE ROAD
ROCKWALL, TEXAS 75087

DESIGN	HNC		
DRAWN	HNC		
DATE	05/08/2026		Job#: 25001

STATE OF TEXAS
HENRY T. NGUYEN
71065
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Henry Nguyen, P.E. 71065. Alteration of a sealed document with out proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

SITE PLAN

C1

May 08,2026 3:20pm henguy
C:\Users\hnguy\OneDrive\Henry Nguyen Consulting\Projects\Active\25001-SKY RIDGE ADDITION\18-SHEET_SETS\23-SITE PLAN.dwg

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 ($500.00 + $20.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ FINAL PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($500.00 + $20.00 ACRE) [1&3]
- ☐ AMENDING OR MINOR PLAT ($500.00)
- ☐ PLAT REINSTATEMENT REQUEST ($200.00)

SITE PLAN APPLICATION FEES:
- ☑ SITE PLAN ($1,000.00 + $20.00 ACRE) [1&2]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($500.00) [2]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($200.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] ($200.00) [2]
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] ($1,000.00) [2]

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($1,000.00 + $20.00 ACRE) [1&3]
- ☐ SPECIFIC USE PERMIT [RESIDENTIAL] ($200.00 + $20.00 ACRE) [1,2&3]
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] ($1,000.00 + $20.00 ACRE) [1,2&3]
- ☐ PLANNED DEVELOPMENT DISTRICT ($1,500.00 + $20.00 ACRE) [1&3]
- ☐ PD DEVELOPMENT PLANS ($1,500.00 + $20.00 ACRE) [1&3]

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 ***$2,500.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.
[3]: AN ADDITIONAL FEE OF ***$150.00*** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	2200 Ridge Road, Rockwall TX 75087				
SUBDIVISION	Sky Ridge Addition	LOT	8	BLOCK	A
GENERAL LOCATION	NW of YellowJacket & Ridge Road Intersection				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Commercial District	CURRENT USE	Non
PROPOSED ZONING		PROPOSED USE	Nail Salon & General Retail
ACREAGE	0.976	LOTS [CURRENT]	1
		LOTS [PROPOSED]	1

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

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

☐ OWNER	Beauty Legacy, LLC	☐ APPLICANT	B+A Architecture LLC
CONTACT PERSON	~~Lien Nguyen~~ Kim Lien Thi Nguyen	CONTACT PERSON	Thong Thai
ADDRESS	[redacted]	ADDRESS	[redacted]
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 KIM LIEN THI NGUYEN [*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 $ N/A *, TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* N/A *DAY OF* N/A *, 20___. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

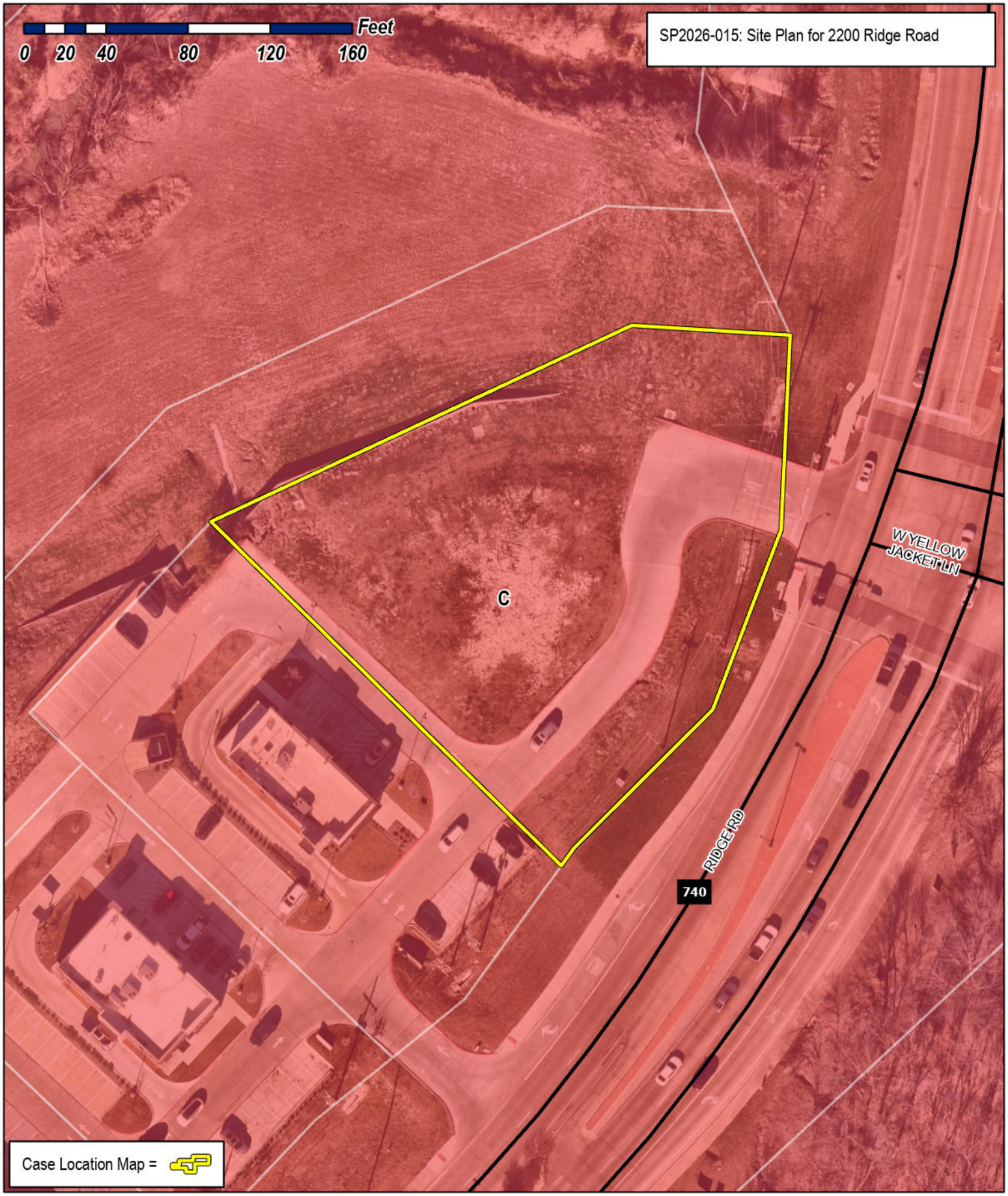
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th *DAY OF* MAY *, 20*26*.*

RYAN MARK ANDIO STA ROMANA ANGELES
Notary Public
STATE OF TEXAS
My Comm. Exp. 04-02-29
Notary ID # 135506513

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



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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ARCHITECTURE

Monday, May 11th, 2026

Henry Lee, AICP
Senior Planner
Planning & Zoning Department
City of Rockwall, TX
385 S. Goliad Street, Rockwall, TX 75087

Project name: **SkyRidge Retail Building**
Previous Submittal Case: SP2025-042

Mr. Lee
We are writing to respond to the comments from the Plan Review dated March 03, 2026. Our responses are in the same order as presented in the review.

SP2025-042; Site Plan for 2200 Ridge Road
Please address the following comments (*M= Mandatory Comments; I = Informational Comments*)

M.1 Please provide a material sample board before the March 10, 2026 Architecture Review Board meeting. (*Subsection 03.04. B, of Article 11, UDC*)

Henry Nguyen Consulting's response: We provided the material sample board on March 10, 2026. There is no new building materials to be used in the new submittal, please accept the previous sample board which you still have at your office.

M.2 Site Plan.
(1) Please update the parking table, as 32 parking spaces are required and 32 parking spaces have been provided. (*Subsection 03.04. B, of Article 11, UDC*)

Henry Nguyen Consulting's response: Parking table has been updated showing 32 parking spaces.

(2) The dumpster must utilize the same brick that is used on the building. (*Subsection 01.05. B, of Article 05, UDC*)

Henry Nguyen Consulting's response: Detail notes have been updated stating dumpster must use the same brick as building.

B+A Architecture - 600 Broadway Blvd. Suite 290, Kansas City, Missouri, 64105
(816) 753-6100 office

M.3 Landscape Plan.

(1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (*See Sec. 2.1 of the checklist*)

Henry Nguyen Consulting's response: Same site data information required in Section 2.1 has been provided on the site plan.

(2) Per the *General Overlay District Standards*, there must be a row of canopy trees at the rear of the subject property. (*Subsection 06.02, of Article 05*, *UDC*) Variance requested.

Henry Nguyen Consulting's response: A row of trees at the rear of the property was added.

(3) All head in parking adjacent to a roadway is required to provide headlight screening. Variance requested.

Henry Nguyen Consulting's response: A 3' wall was added to provide headlight screening.

M.4 Photometric Plan

(1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (*See Sec. 2.1 of the checklist*)

B+A Architecture's response: Same site data information required in Section 2.1 has been provided on the photometric plan.

(2) Light levels shall not be greater than 0.2 FC at all property lines. Please correct the photometric plan to address this requirement. (*Subsection 03.03, of Article 07, UDC*) Variance requested.

B+A Architecture's response: We have revised the photometric plan to show that light levels are less than 0.2 FC at all property lines. Please see attached revised site photometric plan.

M.5 Building Elevations

(1) Please crosshatch the RTUs on the elevations. The RTUs must be fully screened by the parapet. Please pay attention to this due the building being lower than the road. (*Subsection 01.05.C, of Article 05, UDC*) Staff believes that the RTUs will be visible from ridge road because of the elevation change. Based on this staff has added a condition of approval that will require louvers if they are visible.

B+A Architecture's response: Aknowledged. We added a note that the RTUs will be screening if it is visible from the Ridge Road.

(2) Please indicate the architectural elements on the building. Each building is required to incorporate four (4) architectural elements. (*Subsection 06.02, of Article 05, UDC*) Currently there are three (3) architectural elements being: canopies, display windows, articulated cornice. This will be a variance.

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(816) 753-6100 office

B+A Architecture's response: The building is designed to provide architectural elements including (1)canopies/awnings, (2) display windows, (3) articulated cornice, and (4) projected/recessed wall, and varied roof height.

(3) Where is the stacked stone (*Bighorn*) going on the building? It is indicated on the material schedule.

B+A Architecture's response: Bighorn is no longer used in this project.

(4) The subject property is located within the Scenic Overlay District and is required to provide primary articulation on each façade. In this case, the proposed building elevations do not meet any of the primary articulation standards. (*Subsection 04.01, of Article 05, UDC*) Variance requested.
    1. Height = 20.67'; In Conformance
    2. Wall Length = In Conformance
    3. Secondary entryway/architectural element length = Non-Conforming; The North facade does not have projecting elements
    4. Wall Projection = 5.25' minimum; Non-Conforming; All sides of the building
    5. Primary and/or secondary entryway/architectural element width = Non-Conforming; This cannot be confirmed given that the returns for the vertical projections are not shown
    6. Projection Height = 5.25' minimum; In Conformance
    7. Primary entryway/architectural element length = Non-Conforming; They must be at a minimum double the width of the secondary entryways/architectural elements

B+A Architecture's response:

The proposed building has been designed with an irregular configuration, resulting in six distinct façade sides. This geometry is a direct response to the unique constraints and conditions of the site and its surrounding context.

We acknowledge the review comments M.10.7 and M.10.9 regarding the requirement to provide primary articulation on all building elevations. Due to the building's irregular form, achieving full compliance with all primary façade articulation standards on every elevation presents significant design challenges.

In this resubmittal, we have revised the building elevations to ensure that the primary façades comply with the majority of the Primary Building Façade standards. The remaining façades have been designed to maintain consistency in materials, detailing, and architectural features in accordance with Subsection 06.01-C.(5), which requires four-sided architectural treatment.

While these secondary façades may not incorporate all seven primary façade articulation elements, they are designed to provide a cohesive and high-quality architectural expression consistent with the intent of the ordinance.

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Based on these considerations, we respectfully request a variance for the building elevations, as the current design meets the overall intent of the code while responding appropriately to the site-specific constraints.

M.6 Given that there are remaining comments on the site plan, landscape plan, photometric plan, and the building elevations, staff has included conditions of approval that require these items to be corrected before the civil plans may be submit.

M.7 At this time staff has identified six (6) variances, which will require 14 compensatory measures.

1. Landscape Buffer encroachment
2. Rear Yard tree planting requirements
3. Less than four (4) architectural elements
4. Primary Articulation on all sides of the building
5. Headlight Screening
6. Light Levels Greater than 0.2 FC at Property Line

B+A Architecture's response: At this time of the submittal, we are only requesting for (1) variance of the #4 - Primary Articulation on all sides of the building

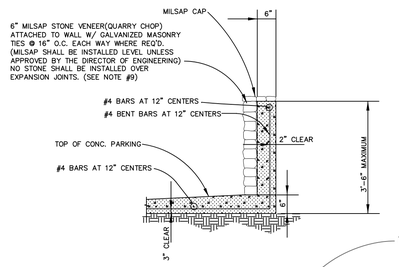
Please contact me if you have any additional questions or comments.

Sincerely,

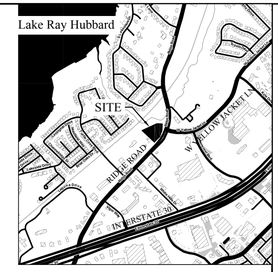
Thong Thai
Managing Partner, RA

B+A Architecture LLC
TX Registration No. BR 4706

B+A Architecture - 600 Broadway Blvd. Suite 290, Kansas City, Missouri, 64105
(816) 753-6100 office



HEADLIGHT SCREENING DETAIL



VICINITY MAP
(NTS)

0 20 40 60

SCALE: 1" = 20'

LEGEND

- EXISTING SIGNAL FOUNDATION
- EXISTING FIRE HYDRANT
- EXISTING SANITARY CLEANOUT
- EXISTING SANITARY SEWER MANHOLE
- EXISTING POWER POLE
- OHP — EXISTING OVERHEAD POWER LINE
- W — EXISTING WATER LINE
- SS — EXISTING SANITARY SEWER LINE
- EXISTING CONCRETE PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- FAUE — FIRE LANE ACCESS & UTILITY EASEMENT
- UE — UTILITY EASEMENT
- WE — WATER LINE EASEMENT

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, _____.

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

_____ Planning & Zoning Commission, Chairman

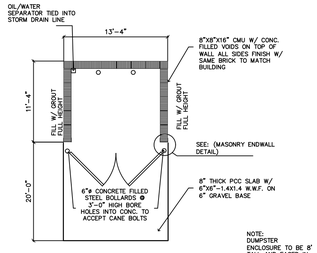
_____ Director of Planning and Zoning

SITE DATA

LOT AREA	42,512 SF
BUILDING HEIGHT	1 STORIES, 30'
BUILDING AREA	7,837 SF
FLOOR AREA RATIO	0.1844
TOTAL IMPERVIOUS AREA	30,086 SF (71% COVERAGE)
LANDSCAPE AREA	12,426 SF (29% COVERAGE)
EXISTING ZONING	C -COMMERCIAL DISTRICT
PROPOSED USEAGE	NAIL SALON AND RETAILS
REQUIRED PARKING	1 parking space/250 sf (7837 x 1/250=32 required)
PROVIDED PARKING	32 SPACES

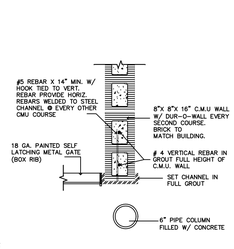
KEYNOTES

1. CONSTRUCT RETAINING WALL
2. CONSTRUCT MONOLITHIC CONCRETE CURB
3. CONSTRUCT 6" THICK PORTLAND CEMENT CONCRETE PAVEMENT PER PAVING PLAN
4. CONSTRUCT 4" THICK CONCRETE SIDEWALK
5. INSTALL HANDICAP SIGN
6. INSTALL PRECAST CONCRETE WHEELSTOPS
7. CONSTRUCT STANDARD ADA RAMP
8. PAINT HANDICAP SYMOL – WHITE ON BLUE BACKGROUND
9. PAINT 4" SOLID STRIPE – WHITE
10. CONSTRUCT 8" THICK PCC SLAB TRASH ENCLOSURE W/OIL/WATER SEPARATOR CONNECTED TO STORM
11. LANDSCAPE AREA
12. REMOVE PLUG AND CONNECT PROP. 8" WATER LINE TO EX. 8" WATER LINE
13. INSTALL 8" WATER LINE
14. CONSTRUCT RETAINING WALL WITH HEADLIGHT SCREENING



TRASH ENCLOSURE PLAN
SCALE: NONE

NOTE:
DUMPSTER ENCLOSURE TO BE 8' TALL AND FACED IN THE SAME MATERIAL AS THE PRIMARY BUILDING.



MASONRY ENDWALL DETAIL
SCALE: NONE

DUMPSTER ENCLOSURE DETAIL

NOTE:

1. BEARINGS ARE BASED ON RECORDED FINAL PLAT OF SKY RIDGE ADDITION LOTS 8–10, BLOCK A, BEING A REPLAT OF LOT 2–4, BLOCK A, SKY RIDGE ADDITION INSTRUMENT NUMBER 20210000026842 O.P.R.R.C.T. BEING 3 LOTS AND CONTAINING 2.293 ACRES CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS.
2. EASEMENTS AND SETBACKS SHOWN HEREON ARE BASED ON RECORDED PLAT (CASE NO. P2023-005) UNLESS OTHERWISE NOTED.
3. UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
4. ALL DIMENSIONS ARE TO FACE OF CURB.
5. THERE SHALL BE NO ABOVE GROUND STORAGE TANKS OR OUTSIDE STORAGE, WHICH INCLUDES VEHICLES.

Henry Nguyen Consulting, LLC
Civil Engineering
1330 Glenfield Ave, Dallas, Texas 75224
(214) 773-4075 Email: henguyen@swbell.net
Texas Registered Engineering Firm F-16239

REVISIONS		
Date	Description	Approved

SKYRIDGE RETAIL BUILDING
2200 RIDGE ROAD
ROCKWALL, TEXAS 75087

DESIGN	HNC	DATE	05/08/2026
DRAWN	HNC		

Job#: 25001

STATE OF TEXAS
HENRY T. NGUYEN
71065
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Henry Nguyen, P.E. 71065. Alteration of a sealed document with out proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

SITE PLAN

C1

May 08,2026 3:20pm henguy
C:\Users\hengu\OneDrive\Henry Nguyen Consulting\Projects\Active\25001-SKY RIDGE ADDITION\18-SHEET_SETS\23-SITE PLAN.dwg

GENERAL NOTES

1. EXTERIOR COLORS ARE INDICATED BY MATERIAL MANUFACTURERS
2. ALL EXTERIOR MATERIAL TRANSITION, SILLS AND HEADERS WHICH ARE NOT CALLED OUT, MATCH TO WALL TRIM COLOR.
3. ROOF TOP UNITS (RTUs) TO BE SCREENED FROM VIEWS BY LOUVERED SCREENS IF IT IS VISIBLE FROM THE ROAD.
4. INSTALL ALL ROOF PENETRATIONS AND EQUIPMENT (IE; VENT PIPES; ROOF VENTILATORS) ON THE REAR SIDE OF THE ROOF, TO THE GREATEST EXTENT POSSIBLE



STONE VENEER
LEDGESTONE STYLE
WINDSOR PEWTER
LEDGE



STONE VENEER
THIN BRICK
DESERT GRAY



ACM PANEL
ALUCOBOND
STATUARY BRONZE

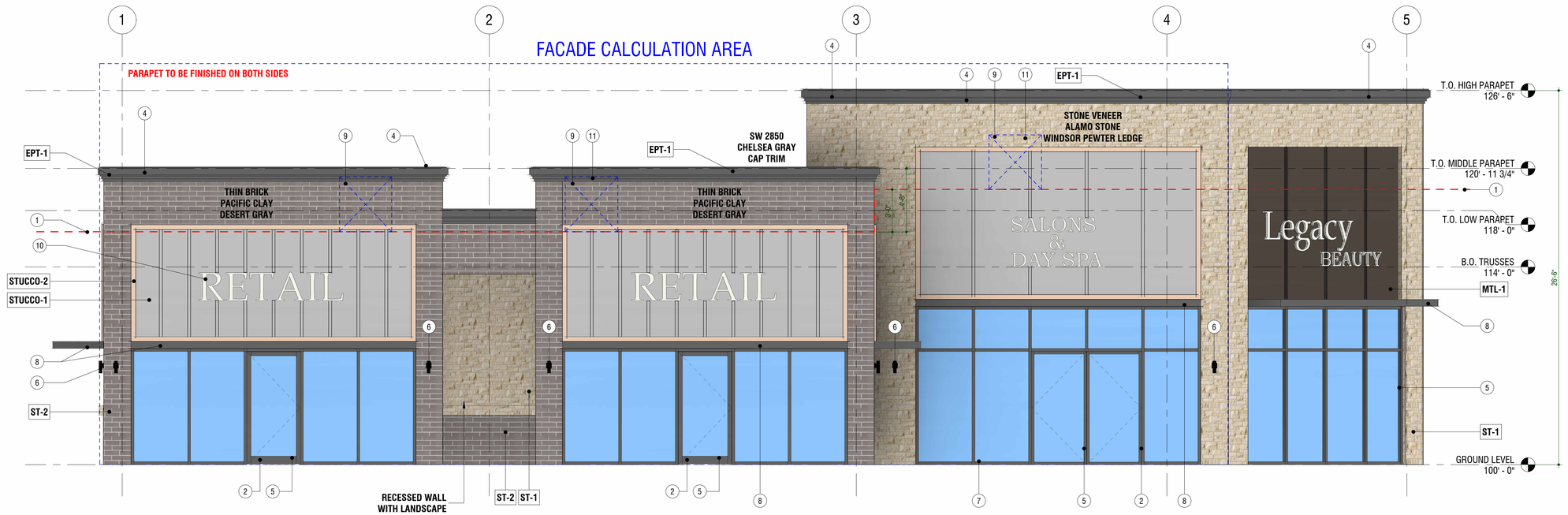
EXTERIOR FINISHING SCHEDULE

NO.	MATERIAL/ITEMS	DESCRIPTION	COLOR/FINISH
1	STONE VENEER	ALAMO STONE - LEDGESTONE	WINDSOR PEWTER LEDGE
2	STACKED STONE	OLD COUNTRY OR EQUAL	BIGHORN
3	STONE VENEER	PACIFIC CLAY PRODUCTS	THIN BRICK - DESERT GRAY
4	METAL PANEL	ALUCOBOND ACM OR EQUAL	STATUARY BRONZE
5	WINDOWS (STOREFRONT)	PELLA ARCHITECT SERIES OR EQUAL	METAL - MATTE BLACK
6	EXTERIOR DOORS	ALUMINUM, PAINTED	METAL - MATTE BLACK
7	FASCIA	METAL, PAINTED	METAL - IRON ORE

KEYNOTES

1	LINE OF ROOF BEYOND
2	TENANT MAIN ENTRY
3	STONE VENEER. INSTALL PER MANUFACTURER SPECIFICATIONS
4	CORNICE LINE TO BE PAINTED EPT-1 GRAY
5	ANODIZED ALUMINUM STORE FRONT SYSTEM DOOR AND GLAZING
6	EXTERIOR LIGHTING
7	BREAK METAL TO MATCH STOREFRONT SYSTEM
8	METAL AWING. INSTALL PER MANUFACTURER SPECIFICATIONS
9	RTU/HVAC SYSTEM. INSTALL PER MANUFACTURER SPECIFICATIONS
10	SIGNAGE. INSTALL PER MANUFACTURER SPECIFICATIONS
11	RTU SCREENING SYSTEM TO MEET CITY REQUIREMENT, INSTALL PER MANUFACTURER SPECIFICATIONS

SOUTH		
EXTERIOR MATERIALS PERCENTAGES		
TOTAL FACADE AREA		1614.99 SF
WINDOWS DOORS		412.61
AREA BALANCE		1202.38 SF
MATERIAL	AREA	PERCENTAGE
STONE	460.22 SF	38%
METAL	-	-
BRICK	251.60 SF	21%
STUCCO	490.56 SF	41%
TOTAL	1202.38 SF	100%



1 SOUTH ELEVATION
1/4" = 1'-0"

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, _____.

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

ARCHITECTURE

ARCHITECT
B+A ARCHITECTURE
600 BROADWAY BLVD, SUITE 290
KANSAS CITY, MO 64105
PH: 816-753-6100

SKYRIDGE RETAIL BUILDING

LOT 2 - 2200 RIDGE RD, ROCKWALL, TX 75087

SEAL

NOT FOR CONSTRUCTION

Issue Date: 02/03/2026

NO.	REVISION	DATE
1	REV-DEVELOPMENT#1	03.03.26
2	REV-DEVELOPMENT#2	04.03.26

DESIGNED BY: TT, NH
DRAWN BY: NH
CHECKED BY: TT

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BUILDING ELEVATIONS
A200

GENERAL NOTES

1. EXTERIOR COLORS ARE INDICATED BY MATERIAL MANUFACTURERS
2. ALL EXTERIOR MATERIAL TRANSITION, SILLS AND HEADERS WHICH ARE NOT CALLED OUT, MATCH TO WALL TRIM COLOR.
3. ROOF TOP UNITS (RTUs) TO BE SCREENED FROM VIEWS BY LOUVERED SCREENS IF IT IS VISIBLE FROM THE ROAD.
4. INSTALL ALL ROOF PENETRATIONS AND EQUIPMENT (IE; VENT PIPES; ROOF VENTILATORS) ON THE REAR SIDE OF THE ROOF, TO THE GREATEST EXTENT POSSIBLE



STONE VENEER
LEDGESTONE STYLE
WINDSOR PEWTER
LEDGE



STONE VENEER
THIN BRICK
DESERT GRAY



ACM PANEL
ALUCOBOND
STATUARY BRONZE

EXTERIOR FINISHING SCHEDULE

NO.	MATERIAL/ITEMS	DESCRIPTION	COLOR/FINISH
1	STONE VENEER	ALAMO STONE - LEDGESTONE	WINDSOR PEWTER LEDGE
2	STACKED STONE	OLD COUNTRY OR EQUAL	BIGHORN
3	STONE VENEER	PACIFIC CLAY PRODUCTS	THIN BRICK - DESERT GRAY
4	METAL PANEL	ALUCOBOND ACM OR EQUAL	STATUARY BRONZE
5	WINDOWS (STOREFRONT)	PELLA ARCHITECT SERIES OR EQUAL	METAL - MATTE BLACK
6	EXTERIOR DOORS	ALUMINUM, PAINTED	METAL - MATTE BLACK
7	FASCIA	METAL, PAINTED	METAL - IRON ORE

KEYNOTES

1	LINE OF ROOF BEYOND
2	TENANT MAIN ENTRY
3	STONE VENEER. INSTALL PER MANUFACTURER SPECIFICATIONS
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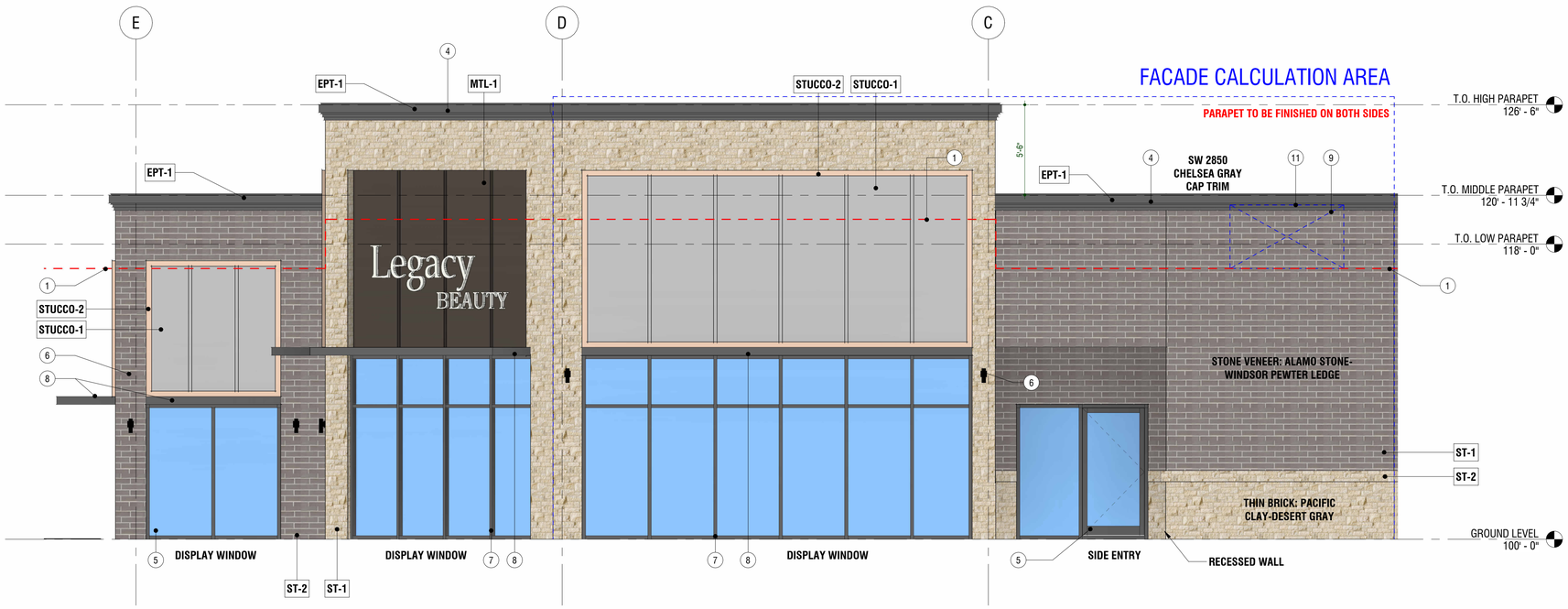
10	SIGNAGE. INSTALL PER MANUFACTURER SPECIFICATIONS
11	RTU SCREENING SYSTEM TO MEET CITY REQUIREMENT, INSTALL PER MANUFACTURER SPECIFICATIONS

EAST		
EXTERIOR MATERIALS PERCENTAGES		
TOTAL FACADE AREA	1800.85 SF	
WINDOWS DOORS	349.35 SF	
AREA BALANCE	1451.50 SF	
MATERIAL	AREA	PERCENTAGE
STONE	864.95 SF	60%
METAL	96.28 SF	7%
BRICK	323.77 SF	22%
STUCCO	166.50 SF	11%
TOTAL	1451.50 SF	100%



1 EAST ELEVATION
1/4" = 1'-0"

APPROVED:
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WITNESS OUR HANDS, this _____ day of _____, _____.

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

ARCHITECTURE

ARCHITECT
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600 BROADWAY BLVD, SUITE 290
KANSAS CITY, MO 64105
PH: 816-753-6100

SKYRIDGE RETAIL BUILDING

LOT 2 - 2200 RIDGE RD, ROCKWALL, TX 75087

SEAL

NOT FOR CONSTRUCTION

Issue Date: 02/03/2026

NO.	REVISION	DATE
1	REV-DEVELOPMENT#1	03.03.26
2	REV-DEVELOPMENT#2	04.03.26

DESIGNED BY: NH,TT
DRAWN BY: NH
CHECKED BY: TT

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BUILDING ELEVATIONS
A201
1 2

GENERAL NOTES

1. EXTERIOR COLORS ARE INDICATED BY MATERIAL MANUFACTURERS
2. ALL EXTERIOR MATERIAL TRANSITION, SILLS AND HEADERS WHICH ARE NOT CALLED OUT, MATCH TO WALL TRIM COLOR.
3. ROOF TOP UNITS (RTUs) TO BE SCREENED FROM VIEWS BY LOUVERED SCREENS IF IT IS VISIBLE FROM THE ROAD.
4. INSTALL ALL ROOF PENETRATIONS AND EQUIPMENT (IE; VENT PIPES; ROOF VENTILATORS) ON THE REAR SIDE OF THE ROOF, TO THE GREATEST EXTENT POSSIBLE



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LEDGESTONE STYLE
WINDSOR PEWTER
LEDGE



STONE VENEER
THIN BRICK
DESERT GRAY



ACM PANEL
ALUCOBOND
STATUARY BRONZE

EXTERIOR FINISHING SCHEDULE

NO.	MATERIAL/ITEMS	DESCRIPTION	COLOR/FINISH
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2	STACKED STONE	OLD COUNTRY OR EQUAL	BIGHORN
3	STONE VENEER	PACIFIC CLAY PRODUCTS	THIN BRICK - DESERT GRAY
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5	WINDOWS (STOREFRONT)	PELLA ARCHITECT SERIES OR EQUAL	METAL - MATTE BLACK
6	EXTERIOR DOORS	ALUMINUM, PAINTED	METAL - MATTE BLACK
7	FASCIA	METAL, PAINTED	METAL - IRON ORE

KEYNOTES

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2	TENANT MAIN ENTRY
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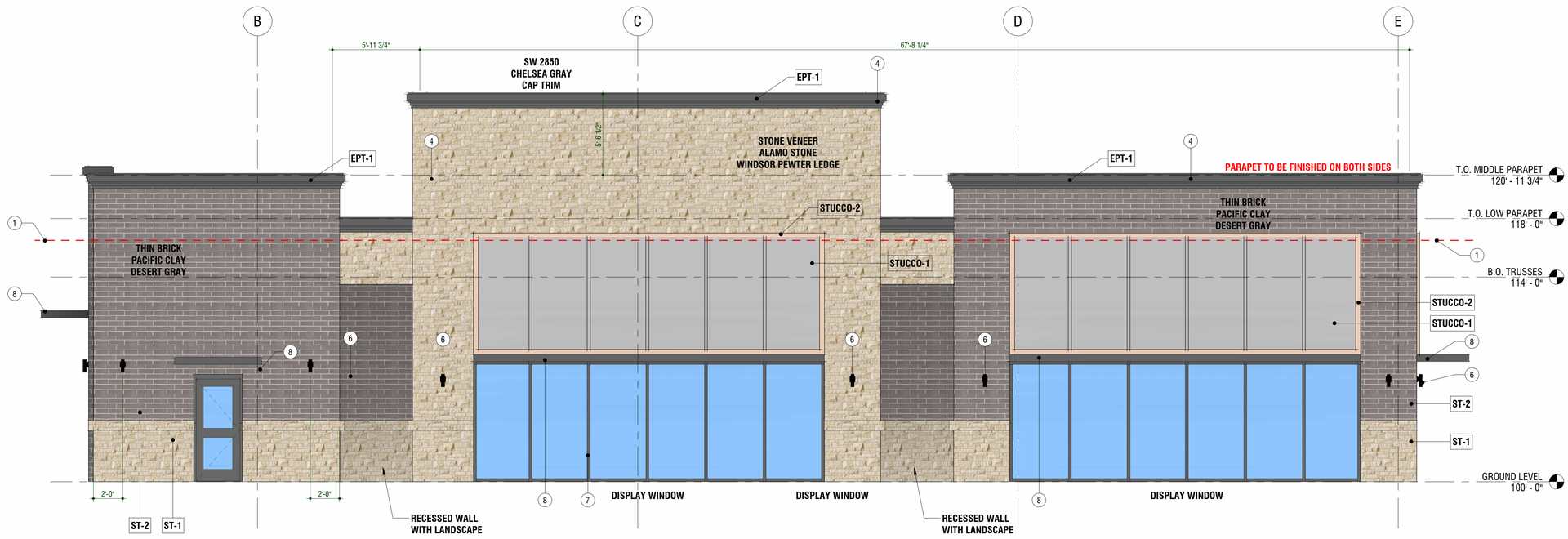
6	EXTERIOR LIGHTING
7	BREAK METAL TO MATCH STOREFRONT SYSTEM
8	METAL AWING. INSTALL PER MANUFACTURER SPECIFICATIONS
9	RTU/HVAC SYSTEM. INSTALL PER MANUFACTURER SPECIFICATIONS
10	SIGNAGE. INSTALL PER MANUFACTURER SPECIFICATIONS
11	RTU SCREENING SYSTEM TO MEET CITY REQUIREMENT, INSTALL PER MANUFACTURER SPECIFICATIONS

WEST		
EXTERIOR MATERIALS PERCENTAGES		
TOTAL FACADE AREA	1950.52 SF	
WINDOWS DOORS	551.32 SF	
AREA BALANCE	1399.20 SF	
MATERIAL	AREA	PERCENTAGE
STONE	577.08 SF	41%
BRICK	436.40 SF	32%
METAL	-	-
STUCCO	385.72 SF	27%
TOTAL	1399.20 SF	100%



1 WEST ELEVATION
1/4" = 1'-0"

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

B+A ARCHITECTURE

ARCHITECT
B+A ARCHITECTURE
600 BROADWAY BLVD, SUITE 290
KANSAS CITY, MO 64105
PH: 816-753-6100

SKYRIDGE RETAIL BUILDING
LOT 2 - 2200 RIDGE RD, ROCKWALL, TX 75087

SEAL

NOT FOR CONSTRUCTION

Issue Date: 02/03/2026

NO.	REVISION	DATE
1	REV-DEVELOPMENT#1	03.03.26
2	REV-DEVELOPMENT#2	04.03.26

DESIGNED BY: NH,TT
DRAWN BY: NH
CHECKED BY: TT

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BUILDING ELEVATIONS
A202

GENERAL NOTES

1. EXTERIOR COLORS ARE INDICATED BY MATERIAL MANUFACTURERS
2. ALL EXTERIOR MATERIAL TRANSITION, SILLS AND HEADERS WHICH ARE NOT CALLED OUT, MATCH TO WALL TRIM COLOR.
3. ROOF TOP UNITS (RTUs) TO BE SCREENED FROM VIEWS BY LOUVERED SCREENS IF IT IS VISIBLE FROM THE ROAD.
4. INSTALL ALL ROOF PENETRATIONS AND EQUIPMENT (IE; VENT PIPES; ROOF VENTILATORS) ON THE REAR SIDE OF THE ROOF, TO THE GREATEST EXTENT POSSIBLE



STONE VENEER
LEDGESTONE STYLE
WINDSOR PEWTER
LEDGE



STONE VENEER
THIN BRICK
DESERT GRAY



ACM PANEL
ALUCOBOND
STATUARY BRONZE

EXTERIOR FINISHING SCHEDULE

NO.	MATERIAL/ITEMS	DESCRIPTION	COLOR/FINISH
1	STONE VENEER	ALAMO STONE - LEDGESTONE	WINDSOR PEWTER LEDGE
2	STACKED STONE	OLD COUNTRY OR EQUAL	BIGHORN
3	STONE VENEER	PACIFIC CLAY PRODUCTS	THIN BRICK - DESERT GRAY
4	METAL PANEL	ALUCOBOND ACM OR EQUAL	STATUARY BRONZE
5	WINDOWS (STOREFRONT)	PELLA ARCHITECT SERIES OR EQUAL	METAL - MATTE BLACK
6	EXTERIOR DOORS	ALUMINUM, PAINTED	METAL - MATTE BLACK
7	FASCIA	METAL, PAINTED	METAL - IRON ORE

KEYNOTES

1	LINE OF ROOF BEYOND
2	TENANT MAIN ENTRY
3	STONE VENEER. INSTALL PER MANUFACTURER SPECIFICATIONS
4	CORNICE LINE TO BE PAINTED EPT-1 GRAY
5	ANODIZED ALUMINUM STORE FRONT SYSTEM DOOR AND GLAZING
6	EXTERIOR LIGHTING
7	BREAK METAL TO MATCH STOREFRONT SYSTEM
8	METAL AWING. INSTALL PER MANUFACTURER SPECIFICATIONS
9	RTU/HVAC SYSTEM. INSTALL PER MANUFACTURER SPECIFICATIONS
10	SIGNAGE. INSTALL PER MANUFACTURER SPECIFICATIONS
11	RTU SCREENING SYSTEM TO MEET CITY REQUIREMENT, INSTALL PER MANUFACTURER SPECIFICATIONS

NORTH	
EXTERIOR MATERIALS PERCENTAGES	
TOTAL FACADE AREA	1208.88 SF
WINDOWS DOORS	271.31 SF
AREA BALANCE	937.57 SF

MATERIAL	AREA	PERCENTAGE
STONE	741.56 SF	79%
METAL	N/A	-
BRICK	196.01 SF	21%
STUCCO	N/A	-
TOTAL	937.57 SF	100%

NORTHWEST	
EXTERIOR MATERIALS PERCENTAGES	
TOTAL FACADE AREA	962.82 SF
WINDOWS DOORS	100.65 SF
AREA BALANCE	862.17 SF

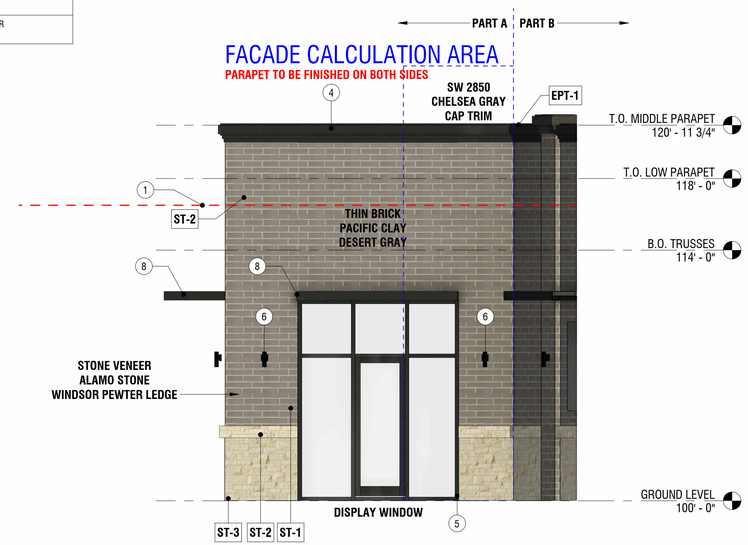
MATERIAL	AREA	PERCENTAGE
STONE	503.98 SF	58%
METAL	N/A	-
BRICK	284.73 SF	33%
STUCCO	73.46 SF	9%
TOTAL	862.17 SF	100%

FACADE CALCULATION AREA



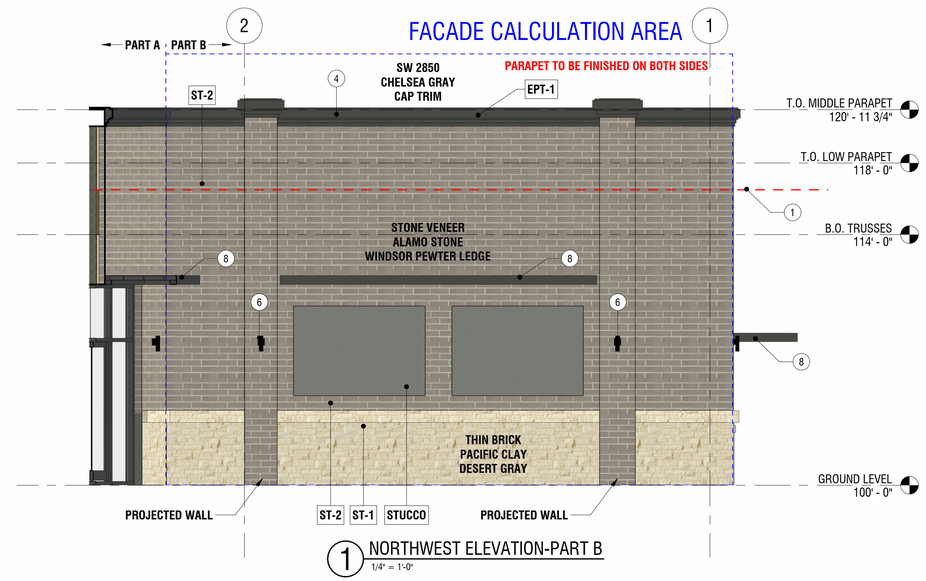
3 NORTH ELEVATION
1/4" = 1'-0"

FACADE CALCULATION AREA



2 NORTHWEST ELEVATION-PART A
1/4" = 1'-0"

FACADE CALCULATION AREA



1 NORTHWEST ELEVATION-PART B
1/4" = 1'-0"

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

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_____ Director of Planning and Zoning

ARCHITECTURE
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600 BROADWAY BLVD, SUITE 290
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PH: 816-753-6100

SKYRIDGE RETAIL BUILDING
LOT 2 - 2200 RIDGE RD, ROCKWALL, TX 75087

SEAL

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Issue Date: 02/03/2026

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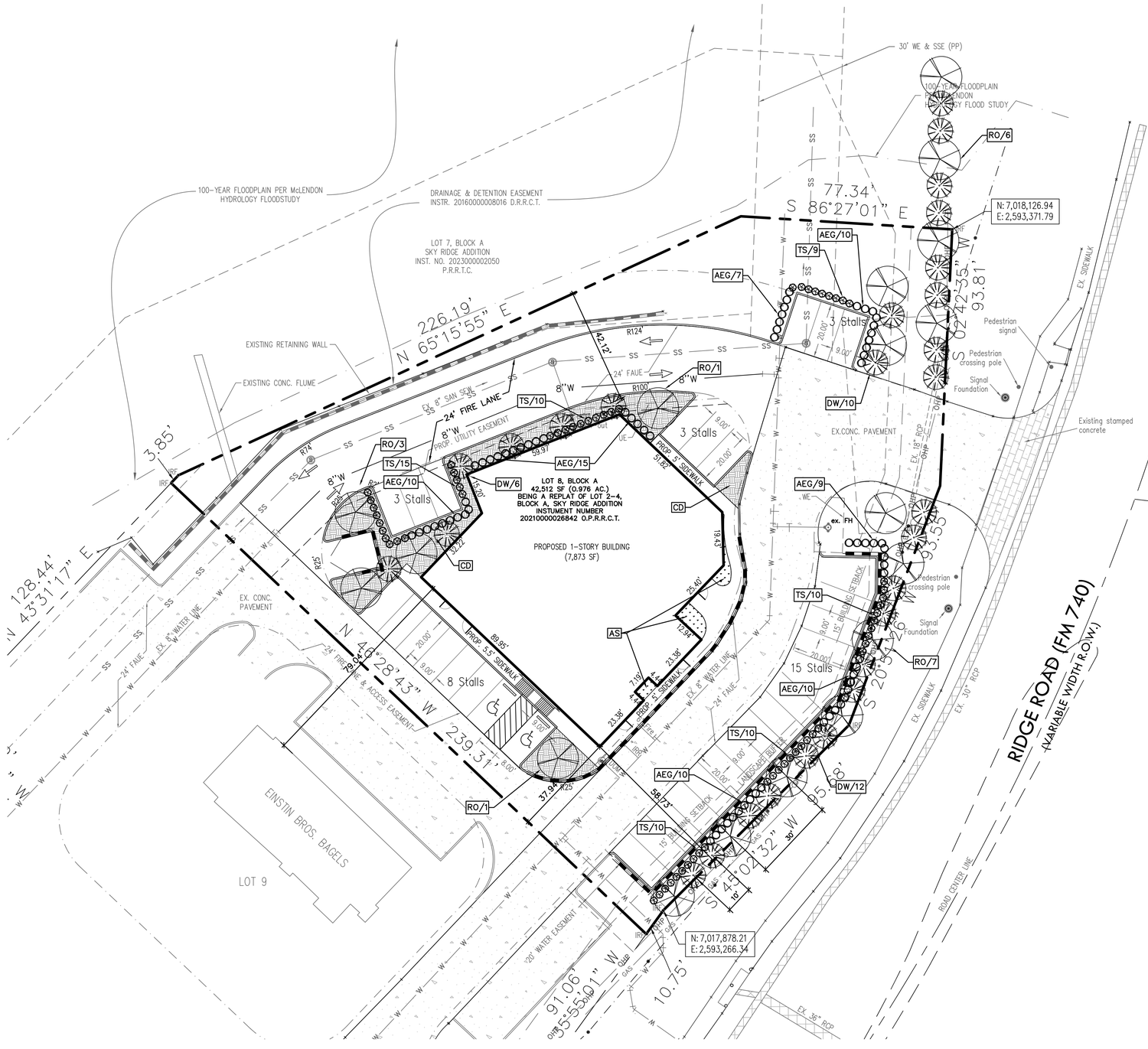
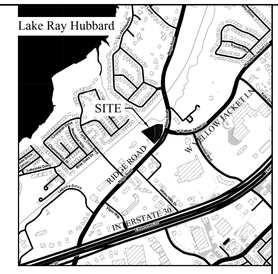
BUILDING ELEVATIONS
A203





VICINITY MAP
(NTS)

1. Overall Site Landscaping Percentage

- For **Commercial Districts**, the required landscaping is **20%** of the net lot area.

Required	Provided
20% x 42,512 sf = 8,502.40 sf	10,899 sf (26%)

2. Perimeter Landscaping (Buffers)

- **A. Street Frontage Landscaping:**
  - **Requirement: 10 feet** along all public street frontages.
  - **Canopy Trees: 3 canopy trees per 100 linear feet** of street frontage.
  - **Accent Trees: 4 accent trees per 100 linear feet** of street frontage.
  - **Shrubs/Groundcover:** The remaining area within the landscape strip must be covered with shrubs, groundcover, or turf).

Required	Provided
10' buffer	10'
Canopy trees = 293.79 LF * 3/100 = 9	13
Accent trees = 293.79 LF *4/100 = 12	22
3 shrubs/10 LF x 283.04 LF = 85 Shrubs	85

3. Interior Parking Lot Landscaping

- **Trees:**
  - **Number/Coverage: one (1) shade tree per 10 number of parking spaces** (1/10 x 35 spaces = 4 trees), or 20% of the parking lot area (20% x 5,760 sf = 1,152 sf).
  - **Island Requirements:** Landscaped islands are typically required at the end of every parking row and within longer rows (e.g., for every 10-15 spaces). These islands must accommodate at least one large canopy tree.
- **Shrubs/Groundcover:** All areas within interior landscape islands and strips must be fully planted with shrubs, groundcover, or turf.

Required	Provided
1 canopy tree/10 parking spaces x 32 = 3 trees	5
Accent trees	3
Shrubs	50
5,760 sf x 20% = 1,152 sf	1,985 sf (34%)

LANDCAPE LEGEND

	CD	COMMON BURMUDA GRASS SOD
	AS	ASIATIC JASMINE
	RO	TEXAS RED OAK
	DW	DESERT WILLOW
	AEG	EDWARD GOUCHER ABELIA
	TS	TEXAS SAGE
		PROPOSED RETAINING WALL

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_____ Director of Planning and Zoning

Henry Nguyen Consulting, LLC
Civil Engineering
1330 Glenfield Ave, Dallas, Texas 75224
(214) 773-4075 Email: henguyen@swbell.net
Texas Registered Engineering Firm F-16239

REVISIONS

Date	Description	Approved

SKYRIDGE RETAIL BUILDING
2200 RIDGE ROAD
ROCKWALL, TEXAS 75087

DESIGN HNC
DRAWN HNC
DATE 05/08/2026
Job#: 25001

STATE OF TEXAS
HENRY T. NGUYEN
71065
REGISTERED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Henry Nguyen, P.E. 71065. Alteration of a sealed document with out proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.

LANDSCAPE PLAN

L1

May 08,2026 3:25pm henguy
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VICINITY MAP
(NTS)

GENERAL LAWN NOTES

1. ALL LANDSCAPE/TURF AREAS TO BE INSTALLED WITH AUTOMATIC IRRIGATION SYSTEM MEETING CITY AND TCEQ STANDARD.
2. CONTRACTOR SHALL LEAVE LAWN AREAS 4" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION.
3. CONTRACTOR TO APPLY 4" CLEAN TOPSOIL TO ALL TURF AREAS PRIOR TO INSTALLATION OF SOD OR HYDROMULCH
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED ON CIVIL PLANS. ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
5. LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE
6. REMOVE ROCKS 3/4" DIAMETER AND LARGER, DIRT CLODS, STICKS, CONCRETE SPOILS, ETC. PRIOR TO PLACING TOPSOIL AND LAWN INSTALLATION.
7. GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
8. PLANT SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
9. ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
10. WATER SOD THOROUGHLY AS SOD REESTABLISHMENT PROGRESSES.
11. IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, OVER-SEED BERMUDA GRASS SOD WITH WINTER RYEGRASS, AT A RATE OF FOUR (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

CUSTOM PLANTING SOIL:

AMENDED SOIL (IN SHRUB PLANTING BEDS & AT TREES)
PRODUCT: LANDSCAPERS BLEND (50/50)
DEPTH: 6" (TILLED INTO 6" OF EXISTING SOIL FOR A TOTAL DEPTH OF 12")
SUPPLIER: SOIL BUILDING SYSTEMS
CONTACT: 972-831-8181
INSTALLATION: PER SOIL BUILDING SYSTEMS SPECIFICATIONS

STEEL EDGING:

METAL EDGING TO SEPARATE PLANTING BEDS FROM ADJACENT TURF
PRODUCT: DURAEDGE
SIZE: 3/16" THICK x 4" HEIGHT x 16' LENGTH

NOTES: METAL EDGING SHALL NOT BE INSTALLED PARALLEL AGAINST CURBS AND SIDEWALKS. METAL EDGING SHALL BE TRIMMED WHERE IT ABUTTS SIDEWALKS AND CURBS TO AVOID SHARP EDGES.

IRRIGATION:

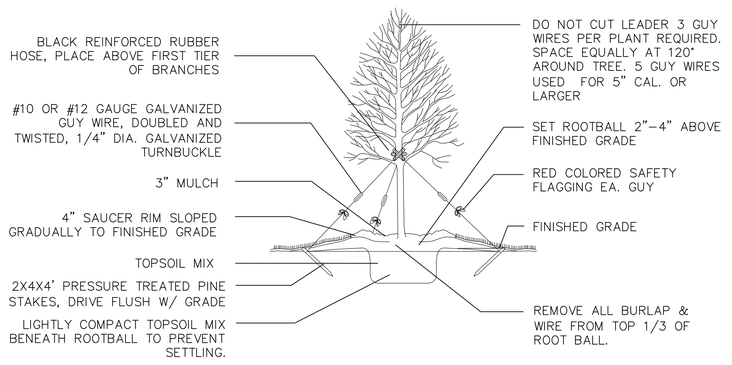
ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR. THE IRRIGATION WILL MEET THE REQUIREMENT OF THE UDC.

PLANT LIST

SYMBOL	BOTANIC NAME	COMMON NAME	QTY.	UNIT	SIZE	NOTES
*						
GROUND COVER						
CD	CYNODON DACTYLON	COMMON BURMUDA GRASS SOD	1820	SF		SOLID SOD PER INDUSTRY STANDARD
AS	TRACHELOSPERMUM	ASITIC JASMINE	165	SF		
*						
TREES AND SHRUBS						
RO	QUERCUS BUCKLEYI	TEXAS RED OAK	18	EA	4" CALIPER	SPACING PER PLAN
DW	CHILOPSIS LINEARIS	DESERT WILLOW	25	EA	4' HEIGHT	SPACING PER PLAN
AEG	ABELIA X 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	71	EA	5 GAL	24" HEIGHT SPACED 36" O.C. MIN.
TS	LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE	64	EA	5 GAL	24" HEIGHT SPACED 36" O.C. MIN.

A SHRUB PLANTING DETAIL

SCALE: NONE



B TREE PLANTING DETAIL

SCALE: NONE

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SKYRIDGE RETAIL BUILDING
2200 RIDGE ROAD
ROCKWALL, TEXAS 75087

DESIGN	HNC
DRAWN	HNC
DATE	05/08/2026

Job#: 25001

STATE OF TEXAS
HENRY T. NGUYEN
71065
REGISTERED PROFESSIONAL ENGINEER

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LANDSCAPE PLAN

L2

May 08,2026 3:26pm henguy
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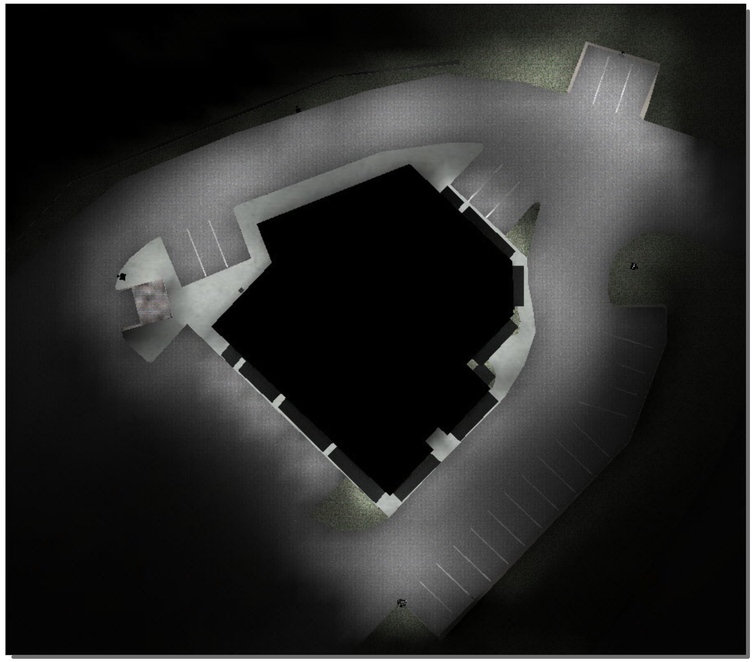

BIRD'S EYE VIEW



RENDERING FROM SOUTH-EAST

CALCULATION SUMMARY IN FOOT-CANDLES

AREA	Avg	Max	Min	Max/Min
PROPERTY LINE	0.0	0.2	0.0	N.A.
SHARED PARKING LOT	0.0	0.2	0.0	N.A.
SOUTH-WEST PARKING	2.0	7.6	0.1	76.0
NORTH- EAST PARKING	2.6	8.4	0.1	84.0

**The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle.

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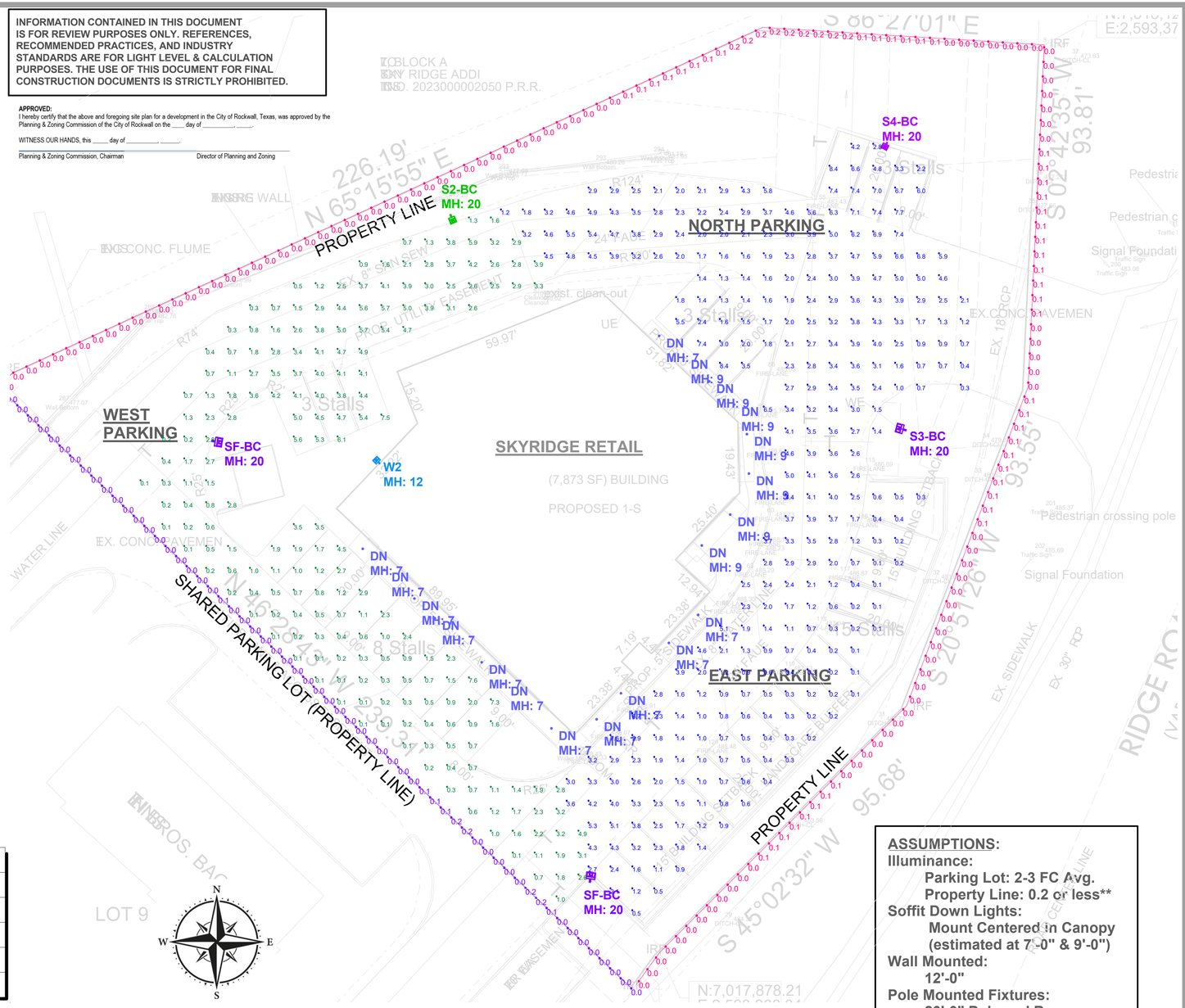
Planning & Zoning Commission, Chairman — Director of Planning and Zoning



SITE LIGHTING PHOTOMETRICS

ASSUMPTIONS:
Illuminance:
Parking Lot: 2-3 FC Avg.
Property Line: 0.2 or less**
Soffit Down Lights:
Mount Centered in Canopy (estimated at 7'-0" & 9'-0")
Wall Mounted:
12'-0"
Pole Mounted Fixtures:
20'-0" Pole and Base
Calculations Points @ Grade

LIGHTING FIXTURE SCHEDULE

SYB.	TAG	QTY.	MODEL	DISCRIPTION	LLF	WATTS	LUMENS
	W2	1	VPW2-18L-39-3K7-2	BEACON VIPER-WALL PACK-3000°K-TYPE II OPTICS	0.900	38.8	4683
	SF-BC	2	VP-2-320L-145-3K7-4F-HSS-270-BSS	BEACON VIPER-MICROSTRIKE-3000°K-TYPE IV FORWRD-OPTICS	0.900	145.6	14491
	S4-BC	1	VP-2-320L-210-3K7-4W-BC	BEACON VIPER-MICROSTRIKE-3000°K-TYPE IV -BACK CONTROL	0.900	213.9	15600
	S3-BC	1	VP-2-320L-235-3K7-3-BC	BEACON VIPER-MICROSTRIKE-3000°K-TYPE III -BACK CONTROL	0.900	238	18264
	S2-BC	1	VP-2-320L-235-3K7-2-BC	BEACON VIPER-MICROSTRIKE-3000°K-TYPE II -BACK CONTROL	0.900	238	16185
	DN	19	NU4-RD-SW-30LM-30K-LOPRO	ALAPHABET-4 IN- ROUND-3000°K-LOW PROFILE HOUSING	0.900	26.72	2234

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convergence
103 E 18th Avenue
North Kansas City, MO 64116
Phone: (816) 581-6300

SKYRIDGE RETAIL
LOT 2 - 2200 RIDGE RD,
ROCKWALL, TX 75087

CALC-0242-SKYRIDGE RETAIL-ROCKWALL-TX-REV-03

DESIGNED BY:	RMD
REVISIONS	
REV-01: NEW PLAN & PL REQ.	
REV-02: ADD NEW CIVIL DWG	
REV-03: PROPERTY LINE =< 0.2	
DATE:	4/29/2026

BEACON
design . performance . technology

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

MICRO STRIKE | SILICONE STRIKE | OPTICS STRIKE

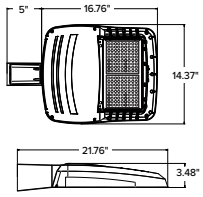


FEATURES

- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for high vibration applications including bridges and overpasses. All sizes are rated for 1.5G
- Control options including photo control, occupancy sensing, NX Lighting Controls™, LightGRID+ and 7-Pin with networked controls
- New customizable lumen output feature allows for the wattage and lumen output to be customized in the factory to meet whatever specification requirements may entail
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

c UL us IP65 IP66 DLC LISTED DLC LISTED PREMIUM ida DARK SKY APPROVED 2016 BAA TAA

SIZE 1



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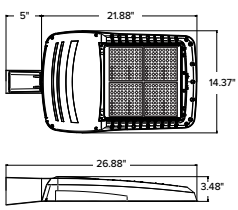

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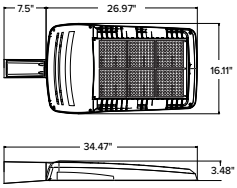

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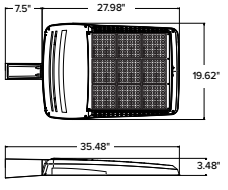

CONTROL TECHNOLOGY

NX CONNECT NX WIRED NX WIRELESS LIGHTGRID+

SERVICE PROGRAMS

STOCK QS10

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with 1000 hour powder coat paint finish
- External hardware is corrosion resistant

OPTICS

- Micro Strike Optics (160, 320, 480, or 720 LED counts) maximize uniformity in applications and come standard with mid-power LEDs which evenly illuminate the entire luminous surface area to provide a low glare appearance. Catalog logic found on page 2
- Strike Optics (36, 72, 108, or 162 LED counts) provide best in class distributions and maximum pole spacing in new applications with high powered LEDs. Strike optics are held in place with a polycarbonate bezel to mimic the appearance of the Micro Strike Optics so both solutions can be combined on the same application. Catalog logic found on page 3
- Silicone Strike Optics (40, 80, 120, or 180 LED counts) maximize uniformity in applications and provides the highest LPW. These include an integral gasket allowing for IP66 rating. Catalog logic found on page 4.
- All optics maximize target zone illumination with minimal losses at the house-side, reducing light trespass issues. Additional backlight control shields and house side shields can be added for further reduction of illumination behind the pole
- One-piece silicone gasket ensures a weatherproof seal
- Zero up-light at 0 degrees of tilt
- Field rotatable optics

INSTALLATION

- Mounting patterns for each arm can be found on page 11
- Optional universal mounting block for ease of installation during retrofit applications. Available as an option (ASQU) or accessory for square and round poles
- All mounting hardware included

INSTALLATION (CONTINUED)

- Knuckle arm fitter option available for 2-3/8" OD tenon
- For products with EPA less than 1 mounted to a pole greater that 20ft, a vibration damper is recommended

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage, 50/60 Hz
- Ambient operating temperature -40˚C to 40˚C
- Drivers have greater than 90% power factor and less than 20% THD
- LED drivers have output power over-voltage, over-current protection and short circuit protection with auto recovery
- Field replaceable surge protection device provides 20kA protection meeting ANSI/ IEEE C62.41.2 Category C High and Surge Location Category C3; Automatically takes fixture off-line for protection when device is compromised
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options cannot be combined

CONTROLS

- Photo control, occupancy sensor programmable controls, and Zigbee wireless controls available for complete on/off and dimming control
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application
- 7-pin ANSI C136.41-2013 photocontrol receptacle option available for twist lock photocontrols or wireless control modules (control accessories sold separately)
- 0-10V Dimming Drivers are standard. Select CD option to have dimming leads extended outside the luminaire. Must specify if wiring leads are to be greater than the 6" standard.

	EPA				
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

CONTROLS (CONTINUED)

- NX Lighting Controls™ available with in fixture wireless control module, features dimming and occupancy sensor
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor. Also available in 7-pin configuration

CERTIFICATIONS

- DLC® (DesignLights Consortium Qualified), with some Premium Qualified configurations. Not all product variations listed in this document are DLC® qualified. Refer to http://www.designlights.org for the most up-to-date list.
- Listed to UL1598 and CSA C22.2#250.0-24 for wet locations and 40˚C ambient temperatures
- 1.5 G rated for ANSI C136.31 high vibration applications
- Fixture is IP65 rated with Strike and Microstrike optics. Fixture is IP66 rated with Silicone Strike optics.
- Meets IDA recommendations using 3K CCT configuration at 0 degrees of tilt
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225-11). See Buy America(n) Solutions (link to https://www.currentlighting.com/resources/america-solutions).
- FCC CFR Title 47 Part 15, Class A

WARRANTY

- 5 year warranty

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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

MICROSTRIKE OPTICS – ORDERING GUIDE

Gray Shading = Service Program Limit of 15 luminaires QS10

Example: VP–2–320L-145–3K7–2–R–UNV–A3–BLT

CATALOG #

VP –

Series	
VP	Viper

Optic Platform	
Micro Strike	

Size	
1	Size 1
2	Size 2
3	Size 3
4	Size 4

Light Engine	
160L-35 [6]	5500 lumens
160L-50 [6]	7500 lumens
160L-75	10000 lumens
160L-100	12500 lumens
160L-115	15000 lumens
160L-135	18000 lumens
160L-160	21000 lumens
320L-145	21000 lumens
320L-170	24000 lumens
320L-185	27000 lumens
320L-210	30000 lumens
320L-235	33000 lumens
320L-255	36000 lumens
320L-315 [6]	40000 lumens
480L-285	40000 lumens
480L-320	44000 lumens
480L-340	48000 lumens
480L-390	52000 lumens
480L-425	55000 lumens
480L-470	60000 lumens
720L-435	60000 lumens
720L-475	65000 lumens
720L-515	70000 lumens
720L-565 [6]	75000 lumens
720L-600 [6]	80000 lumens
CLO	Custom Lumen Output [1]

CCT/CRI	
AP	AP-Amber Phosphor Converted
27K8	2700K, 80 CRI
3K7	3000K, 70 CRI
3K8	3000K, 80 CRI
35K8	3500K, 80 CRI
3K9	3000K, 90 CRI
4K7	4000K, 70 CRI
4K8	4000K, 80 CRI
4K9	4000K, 90 CRI
5K7	5000K, 70 CRI
5K8	5000K, 80 CRI

Distribution	
2	Type 2
3	Type 3
4F	Type 4 Forward
4W	Type 4 Wide
5QW	Type 5 Square Wide

Optic Rotation	
BLANK	**No Rotation**
L	Optic rotation left
R	Optic rotation right

Voltage	
UNV	120-277V
120	120V
208	208V
240	240V
277	277V
347	347V
480	480V

Mounting	
A	Arm mount for square pole/flat surface (B3 Drill Pattern) (Does not include round pole adapter)
A_	Arm mount for round pole [2]
ASQU	Universal arm mount for square pole. Can be used with B3 or S2 Drill Pattern
A_U	Universal arm mount for round pole [2]
AAU	Adjustable arm for pole mounting (universal drill pattern)
AA_U	Adjustable arm mount for round pole [2]
ADU	Decorative upswept Arm (universal drill pattern)
AD_U	Decorative upswept arm mount for round pole [2]
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle
T	Trunnion
WB	Wall Bracket, horizontal tenon with MAF
WM	Wall mount bracket with decorative upswept arm
WA	Wall mount bracket with adjustable arm

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Gloss Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured

Color Option	
CC	Custom Color

Options	
F	Fusing
2PF	Dual Power Feed
2DR	Dual Driver
TE	Tooless Entry
BC	Backlight Control [8]
TB	Terminal Block
CD	Customer Dimming

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,3,4]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,3,4]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [3,4]
WIR	LightGRID+ In-Fixture Module [3,4]
WIRSC	LightGRID+ Module and Occupancy Sensor [3,4]

Stand Alone Sensors	
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
7PR	7-Pin Receptacle [4]
7PR-SC	7-Pin Receptacle with shorting cap [4]
7PR-TL	7-Pin PCR with photocontrol
3PR	3-Pin twist lock [4]
3PR-SC	3-Pin receptacle with shorting cap [4]
3PR-TL	3-Pin PCR with photocontrol [4]

Programmed Controls	
SCP-_F	Sensor Control Programmable, 8F or 40F [9]
ADD	AutoDim Timer Based Dimming [10]
ADT	AutoDim Time of Day Dimming [10]

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
3 – Networked Controls cannot be combined with other control options
4 – Not available with 2PF option
5 – Not available with Dual Driver option
6 – Some voltage restrictions may apply when combined with controls
7 – Not available with 480V
8 – BC not available on 4F and type 5 distributions
9 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.
10 - Please refer to page 8 for AutoDim ordering guide

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VIPER Area/Site

VIPER LUMINAIRE

STRIKE OPTIC – ORDERING GUIDE

Example: VP–ST–1–36L-39–3K7–2–UNV–A–BLT

CATALOG #

VP –

Series	Optic Platform	Size	Light Engine	CCT/CRI	Distribution	Optic Rotation	Voltage
VP Viper	**ST** Strike	**1** Size 1	**36L-39** [8] 5500 lumens	**AM** monochromatic amber, 595nm	**FR** Auto Front Row	**BLANK** No Rotation	**UNV** 120-277V
			36L-55 [8] 7500 lumens	**27K8** 2700K, 80 CRI	**2** Type 2	**L** Optic rotation left	**120** 120V
			36L-85 10000 lumens	**3K7** 3000K, 70 CRI	**3** Type 3	**R** Optic rotation right	**208** 208V
			36L-105 12500 lumens	**3K8** 3000K, 80 CRI	**4F** Type 4 Forward		**240** 240V
			36L-120 14000 lumens	**3K9** 3000K, 90 CRI	**4W** Type 4 Wide		**277** 277V
		2 Size 2	**72L-115** 15000 lumens	**35K8** 3500K, 80 CRI	**5QN** Type 5 Square Narrow		**347** 347V
			72L-145 18000 lumens	**4K7** 4000K, 70 CRI	**5QW** Type 5 Square Wide		**480** 480V
			72L-180 21000 lumens	**4K8** 4000K, 80 CRI	**5QM** Type 5 Square Medium		
			72L-210 24000 lumens	**4K9** 4000K, 90 CRI	**5W** Type 5 Wide (Round)		
			72L-240 27000 lumens	**5K7** 5000K, 70 CRI	**5RW** Type 5 Rectangular		
		3 Size 3	**108L-215** [8] 27000 lumens	**5K8** 5000K, 80 CRI	**C** Corner Optic		
			108L-250 30000 lumens		**TC** Tennis Court Optic		
			108L-280 33000 lumens				
			108L-325 36000 lumens				
			108L-365 40000 lumens				
		4 Size 4	**162L-320** 40000 lumens				
			162L-365 [10] 44000 lumens				
			162L-405 48000 lumens				
			162L-445 52000 lumens				
			162L-485 55000 lumens				
			162L-545 [8] 60000 lumens				
			CLO Custom Lumen Output [1]				

–

Mounting	Color	Options
A Arm mount for square pole/flat surface	**BLT** Black Matte Textured	**F** Fusing
A_ Arm mount for round pole [3]	**BLS** Black Gloss Smooth	**E** Battery Backup [1,2,7,8,9]
ASQU Universal arm mount for square pole	**DBT** Dark Bronze Matte Textured	**2PF** Dual Power Feed
A_U Universal arm mount for round pole [3]	**DBS** Dark Bronze Gloss Smooth	**2DR** Dual Driver
AAU Adjustable arm for pole mounting (universal drill pattern)	**GTT** Graphite Matte Textured	**TE** Tooless Entry
AA_U Adjustable arm mount for round pole [3]	**LGS** Light Grey Gloss Smooth	**BC** Backlight Control
ADU Decorative upswept Arm (universal drill pattern)	**LGT** Light Grey Gloss Textured	**TB** Terminal Block
AD_U Decorative upswept arm mount for round pole [3]	**PSS** Platinum Silver Smooth	**CD** Customer Dimming
MAF Mast arm fitter for 2-3/8" OD horizontal arm	**WHT** White Matte Textured	
K Knuckle	**WHS** White Gloss Smooth	
T Trunnion	**VGT** Verde Green Textured	
WB Wall Bracket, horizontal tenon with MAF	**Color Option**	
WM Wall mount bracket with decorative upswept arm	**CC** Custom Color	
WA Wall mount bracket with adjustable arm		

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4,5]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4,5]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [4,5]
WIR	LightGRID+ In-Fixture Module [4,5]
WIRSC	LightGRID+ Module and Occupancy Sensor [4,5]
Stand Alone Sensors	
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming® Photocell and 360° Lens
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
7PR	7-Pin Receptacle [4]
7PR-SC	7-Pin Receptacle with shorting cap [4]
7PR-TL	7-Pin PCR with photocontrol
3PR	3-Pin twist lock [4]
3PR-SC	3-Pin receptacle with shorting cap [4]
3PR-TL	3-Pin PCR with photocontrol [4]
Programmed Controls	
SCP-_F	Sensor Control Programmable, 8F or 40F [11]
ADD	AutoDim Timer Based Dimming [12]
ADT	AutoDim Time of Day Dimming [12]

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Battery temperature rating -20C to 55C
3 – Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
4 – Networked Controls cannot be combined with other control options
5 – Not available with 2PF option
6 – Not available with 480V
7 – Not available with 347 or 480V
8 – Not available with Dual Driver option
9 – Only available in Size 1 housing, up to 105 Watts
10 – Some voltage restrictions may apply when combined with controls
11 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.
12 - Please refer to page 8 for AutoDim ordering guide

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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

SILICONE STRIKE OPTIC – ORDERING GUIDE

Example: VP-SS-1-40L-75-4K7-4W-UNV-ASQU-BLT

CATALOG #

VP – | – | – | – | – | – | – | – | –

Series	Optic Platform	Size	Light Engine	CCT/CRI	Distribution	Optic Rotation	Voltage
VP Viper	**SS** Strike Silicone	**1** Size 1	**40L-35** 35W, 5,500 Lumens	**22K7** 2200K, 70 CRI	**2** Type 2	**BLANK** No Rotation	**UNV** 120-277V
			40L-55 55W, 7,500 Lumens	**27K7** 2700K, 70 CRI	**3** Type 3	**L** Optic rotation left	**120** 120V
			40L-65 65W, 10,000 Lumens	**27K8** 2700K, 80 CRI	**4W** Type 4 Wide	**R** Optic rotation right	**208** 208V
			40L-80 80W, 12,500 Lumens	**3K7** 3000K, 70 CRI	**4F** Type 4 Forward		**240** 240V
			40L-100 100W, 15,000 Lumens	**3K8** 3000K, 80 CRI	**5QM** Type 5 Square Medium		**277** 277V
			40L-120 120W, 17,500 Lumens	**35K8** 3500K, 80 CRI	**5QW** Type 5 Square Wide		**347** 347V
			40L-140 140W, 20,000 Lumens	**4K7** 4000K, 70 CRI			**480** 480V
			40L-170 170W, 22,500 Lumens	**4K8** 4000K, 80 CRI			
			40L-195 195W, 25,000 Lumens	**5K7** 5000K, 70 CRI			
		2 Size 2	**80L-75** 75W, 12,500 Lumens	**5K8** 5000K, 80 CRI			
			80L-90 90W, 15,000 Lumens				
			80L-105 105W, 17,500 Lumens				
			80L-130 130W, 21,000 Lumens				
			80L-155 155W, 24,000 Lumens				
			80L-175 175W, 27,000 Lumens				
			80L-205 205W, 30,000 Lumens				
			80L-225 225W, 33,000 Lumens				
			80L-250 250W, 36,000 Lumens				
			80L-280 280W, 40,000 Lumens				
		3 Size 3	**120L-190** 190W, 30,000 Lumens				
			120L-205 205W, 33,000 Lumens				
			120L-230 230W, 36,000 Lumens				
			120L-265 265W, 40,000 Lumens				
			120L-295 295W, 44,000 Lumens				
			120L-320 320W, 48,000 Lumens				
			120L-355 355W, 52,000 Lumens				
			120L-380 380W, 55,000 Lumens				
			120L-420 420W, 60,000 Lumens				
		4 Size 4	**180L-275** 275W, 44,000 Lumens				
			180L-295 295W, 48,000 Lumens				
			180L-335 335W, 52,000 Lumens				
			180L-360 360W, 55,000 Lumens				
			180L-395 395W, 60,000 Lumens				
			180L-435 435W, 65,000 Lumens				
			180L-470 470W, 70,000 Lumens				
			180L-510 510W, 75,000 Lumens				
			180L-550 550W, 80,000 Lumens				

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VIPER Area/Site

VIPER LUMINAIRE

SILICONE STRIKE OPTIC – ORDERING GUIDE (CONTINUED)

Mounting	
A	Arm mount for square pole/flat surface
A_	Arm mount for round pole [3]
ASQU	Universal arm mount for square pole
A_U	Universal arm mount for round pole [3]
AAU	Adjustable arm for pole mounting (universal drill pattern)
AA_U	Adjustable arm mount for round pole [3]
ADU	Decorative upswept Arm (universal drill pattern)
AD_U	Decorative upswept arm mount for round pole [3]
MAF	Mast arm fitter for 2-3/8" OD horizontal arm
K	Knuckle
T	Trunnion
WB	Wall Bracket, horizontal tenon with MAF
WM	Wall mount bracket with decorative upswept arm
WA	Wall mount bracket with adjustable arm

Color	
BLT	Black Matte Textured
BLS	Black Gloss Smooth
DBT	Dark Bronze Matte Textured
DBS	Dark Bronze Gloss Smooth
GTT	Graphite Matte Textured
LGS	Light Grey Gloss Smooth
LGT	Light Grey Gloss Textured
PSS	Platinum Silver Smooth
WHT	White Matte Textured
WHS	White Gloss Smooth
VGT	Verde Green Textured

Color Option	
CC	Custom Color

Options	
BC	Backlight Control (3%)
MBC	Max Backlight Control (1.5%)
LCC	Left Corner Control
RCC	Right Corner Control
F	Fusing
E	Battery Backup [1,2,7,8,9]
2PF	Dual Power Feed
2DR	Dual Driver
TE	Tooless Entry
TB	Terminal Block
CD	Customer Dimming

Network Control Options	
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4,5]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming [1,4,5]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor [4,5]
WIR	LightGRID+ In-Fixture Module [4,5]
WIRSC	LightGRID+ Module and Occupancy Sensor [4,5]

Stand Alone Sensors	
BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming® Photocell and 360° Lens
BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens
7PR	7-Pin Receptacle [4]
7PR-SC	7-Pin Receptacle with shorting cap [4]
7PR-TL	7-Pin PCR with photocontrol
3PR	3-Pin twist lock [4]
3PR-SC	3-Pin receptacle with shorting cap [4]
3PR-TL	3-Pin PCR with photocontrol [4]

Programmed Controls	
SCP-_F	Sensor Control Programmable, 8F or 40F [11]
ADD	AutoDim Timer Based Dimming [12]
ADT	AutoDim Time of Day Dimming [12]

1 – Items with a grey background can be done as a custom order. Contact brand representative for more information
2 – Battery temperature rating -20C to 55C
3 – Replace "_" with "3" for 3.5"-4.13" OD pole, "4" for 4.18"-5.25" OD pole, "5" for 5.5"-6.5" OD pole
4 – Networked Controls cannot be combined with other control options
5 – Not available with 2PF option
6 – Not available with 480V
7 – Not available with 347 or 480V
8 – Not available with Dual Driver option
9 – Only available in Size 1 housing, up to 105 Watts
10 – Some voltage restrictions may apply when combined with controls
11 – At least one SCPREMOTE required to program SCP motion sensor. Must select 8ft or 40ft.
12 - Please refer to page 8 for AutoDim ordering guide

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VIPER Area/Site

VIPER LUMINAIRE

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

ORDERING GUIDE (CONT'D)

CATALOG #

Accessory Type		Size		Option		Color	
SHD	Shield	**1**	Size 1	**HSS-90-B**	House Side Shield 90° Back	**BLS**	Black Gloss Smooth
		2	Size 2	**HSS-90-F**	House Side Shield 90° Front	**BLT**	Black Matte Textured
		3	Size 3	**HSS-90-S**	House Side Shield 90° Side	**DBS**	Dark Bronze Gloss Smooth
		4	Size 4	**HSS-270-BSS**	House Side Shield 270° Back/Side/Side	**DBT**	Dark Bronze Matte Textured
				HSS-270-FSS	House Side Shield 270° Front/Side/Side	**GTT**	Graphite Matte Textured
				HSS-270-FSB	House Side Shield 270° Front/Side/Back	**LGS**	Light Gray Gloss Smooth
				HSS-360	House Side Shield 360°	**PSS**	Platinum Silver Smooth
				BC	Back Light Control	**WHS**	White Gloss Smooth
MTG	Mounting			**A**	Arm Mount for square pole/flat surface	**WHT**	White Matte Textured
				ASQU	Universal Arm Mount for square pole	**VGT**	Green Landscape Decorative
				AAU	Adjustable Arm for pole mounting	**LEG**	Legacy Colors
				ADU	Decorative upswept Arm	**Color Option**	
				RPA	Round Pole Adapter	**CC**	Custom Color
				MAF	Mast Arm Fitter for 2-3/8" OD horizontal arm		
				K	Knuckle		
				T	Trunnion		
				WB	Wall Bracket (compatible with universal arm mounts)		

Accessory Type		Option	
MSC	Miscellaneous	**BIRD SPK**	Bird Spike

Current Control Solutions — Accessories (Sold Separately)

NX Lighting Controls

☐ **NXOFM2-1R1D-UNV** On-fixture Module (7-pin), On / Off / Dim, Daylight Sensor with NX Radio and Bluetooth® Radio, 120–480VAC

LightGRID+ Lighting Control

☐ **WIR-RME-L** On-fixture Module (7-pin or 5-pin), On / Off / Dim, Daylight Sensor with LightGRID+ Radio, 110–480VAC

☐ **SCP-REMOTE** Remote Control for SCP/_F option. Order at least one per project to program and control the occupancy sensor

For additional information related to these accessories please visit currentlighting.com/beacon. Options provided for use with integrated sensor, please view specification sheet ordering information table for details.

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DATE: LOCATION:

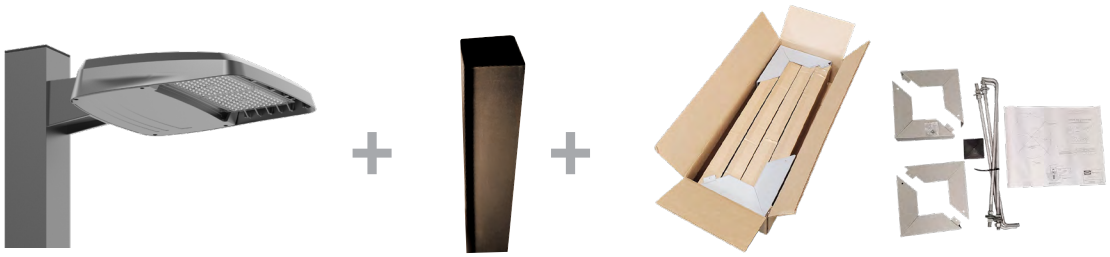
TYPE: PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

VIPER POLE EXPRESS COMBO – ORDERING GUIDE



Catalog Number	Pole	Single or Double Head	Fixture	Lumens*	Wattage	Distribution	CCT/CRI	Mounting	Finish
VP-1-160-4K-3-LS-S20	**20' Square Straight Steel**	Single	**VP-1-160-4K-3-LS**	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S20-2X	**20' Square Straight Steel**	Double	**VP-1-160-4K-3-LS**	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S20	**20' Square Straight Steel**	Single	**VP-1-160-4K-4F-LS**	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S20-2X	**20' Square Straight Steel**	Double	**VP-1-160-4K-4F-LS**	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S25	**25' Square Straight Steel**	Single	**VP-1-160-4K-3-LS**	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-3-LS-S25-2X	**25' Square Straight Steel**	Double	**VP-1-160-4K-3-LS**	19584	158W	Type 3	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S25	**25' Square Straight Steel**	Single	**VP-1-160-4K-4F-LS**	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-4K-4F-LS-S25-2X	**25' Square Straight Steel**	Double	**VP-1-160-4K-4F-LS**	19426	158W	Type 4F	4000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S20	**20' Square Straight Steel**	Single	**VP-1-160-5K-3-LS**	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S20-2X	**20' Square Straight Steel**	Double	**VP-1-160-5K-3-LS**	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S20	**20' Square Straight Steel**	Single	**VP-1-160-5K-4F-LS**	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S20-2X	**20' Square Straight Steel**	Double	**VP-1-160-5K-4F-LS**	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S25	**25' Square Straight Steel**	Single	**VP-1-160-5K-3-LS**	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-3-LS-S25-2X	**25' Square Straight Steel**	Double	**VP-1-160-5K-3-LS**	19499	158W	Type 3	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S25	**25' Square Straight Steel**	Single	**VP-1-160-5K-4F-LS**	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured
VP-1-160-5K-4F-LS-S25-2X	**25' Square Straight Steel**	Double	**VP-1-160-5K-4F-LS**	19186	158W	Type 4F	5000K/70CRI	Universal Arm	Dark Bronze Textured

VIPER POLE EXPRESS COMBO – STOCK LUMINAIRE SKUS

Catalog Number	Lumens	LPW	Distribution	Wattage	CCT/CRI	Voltage	Mounting	Finish
VP-1-160-4K-3-LS	19584	123.9	3	158W	4000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-4K-4F-LS	19426	122.9	4F	158W	4000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-5K-3-LS	19499	123.4	3	158W	5000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured
VP-1-160-5K-4F-LS	19186	121.4	4F	158W	5000K/70CRI	120-277V	Universal Arm with RPA (A3U)	Dark Bronze Textured

VIPER POLE EXPRESS COMBO – ACCESSORIES

Catalog Number	Description
VM14DB	Vibration Dampener, mounts to top of pole for reduced vibration



VM14DB

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VIPER Area/Site

VIPER LUMINAIRE

OUTDOOR LIGHTING CONTROLS OPTIONS

CONTROLS FUNCTIONALITY

LIGHTGRID+ NX LIGHTING CONTROLS MOBILE APP

	Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components	
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height		
NX Wireless	NXOFM2-1R1D-UNV	NX 7-Pin Twist-Lock® with NX Networked Wireless Radio, Integral Automatic Dimming Photocell, Integral Single Pole Relay with Dimming, and Bluetooth Programming	✓	✓	✓	Paired with external control	✓	✓	✓	✓	–		NXOFM-1R1D-UV
	NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor	✓	✓	✓	–	–	✓	✓	✓	–		NXRM2-H
	NXWS12F	NX Networked Wireless Enabled Integral NXSMP2-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	12ft		NXSMP2-OMNI-O
	NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	16ft		NXSMP2-LMO
	NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	40ft		NXSMP2-HMO
LightGRID+	WIR	LightGRID+ In-Fixture Module	✓	–	✓	–	–	✓	✓	Gateway	–		WIR
	WIR-RME-L	LightGRID+ On Fixture Module	✓	–	✓	–	–	✓	✓	Gateway	–		WIR-RME-L
	WIRSC	LightGRID+ Module and Occupancy Sensor	✓	✓	✓	✓	✓	✓	✓	Gateway	14ft - 40ft		BTMSP
Independent	BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	12ft		BTSMP-OMNI-O
	BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	14ft		BTSMP-LMO
	BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	40ft		BTSMP-HMO

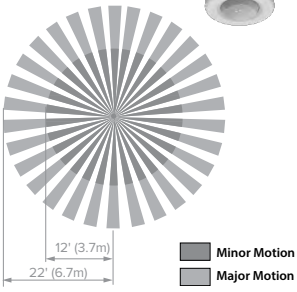
DEFAULT SETTINGS

NX Wireless	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	15 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	0%
Daylight Sensor	Disabled
Bluetooth	Enabled
2.4GHz Wireless Mesh	On
"Passcode Factory Passcode: HubbN3T!"	Enabled

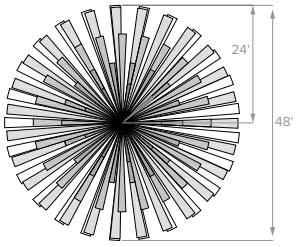
Stand Alone	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	8 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	50%
Daylight Sensor	Disabled

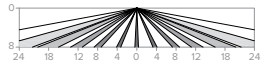
NX WIRELESS COVERAGE PATTERNS

NXSMP2-OMNI



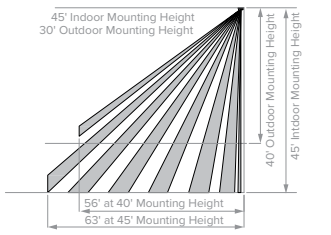
NXSMP2-LMO





Sensor Lens Coverage and Detection Patterns When Mounted at 8ft with Low Mount Lens

NXSMP2-HMO



Sensor Lens Coverage and Detection Patterns When Mounted at 40ft and 45ft with Standard Lens

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NX LIGHTING CONTROLS FREE APP



The NX Lighting Controls App is free to use mobile application for programming both NX Lighting Controls System or Standalone Bluetooth Sensors. The mobile app allows you to configure devices, discover and setup wireless enable luminiares and program NX system settings.

Apple App: https://apps.apple.com/us/app/nx-lighting-controls/id962112904

Google Play: https://play.google.com/store/apps/details?id=io.cordova.NXBTR&hl=en_US&gl=US

Apple App

Google Play

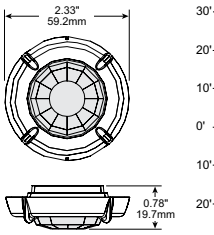
CONTROLS TECH SUPPORT 800-888-8006 (7:00 AM - 7:00 PM)

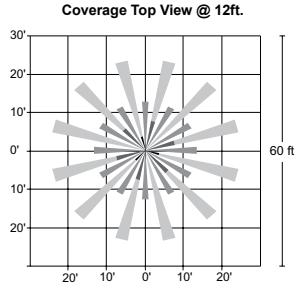
OUTDOOR LIGHTING CONTROLS OPTIONS

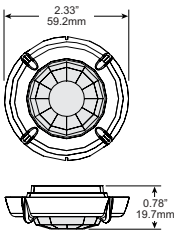
CONTROLS FUNCTIONALITY

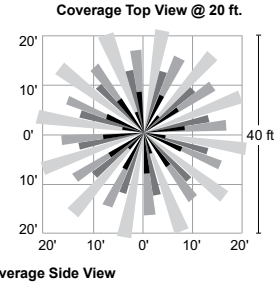
	Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height	
Independent	SCP_F	Sensor Control Programmable, 8F or 40F	–	–	–	✓	✓	✓	✓	–	8ft or 40ft	SCP_F
	ADD	AutoDIM Timer Based Dimming	–	–	✓	–	–	–	✓	–	–	ADD
	ADT	AutoDIM Time of Day Dimming	–	–	✓	–	–	–	✓	–	–	ADT
	7PR	7-Pin Receptacle	–	–	Paired with external control	–	Paired with external control	–	Paired with external control	–	–	7PR
	7PR-SC	7-Pin Receptacle with shorting cap	–	–	–	–	–	–	–	–	–	7PR-SC
	3PR	3-Pin twist lock	–	–	–	–	–	–	Paired with external control	–	–	3PR
	3PR-SC	3-Pin Receptacle with shorting cap	–	–	–	–	–	–	–	–	–	3PR-SC
	3PR-TL	3-Pin with photocontrol	–	–	–	–	✓	–	✓	–	–	3PR-TL

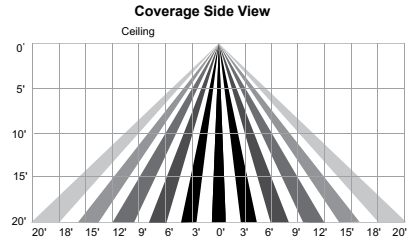
COVERAGE PATTERNS FOR SCP_F



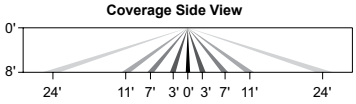


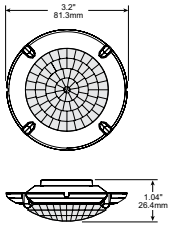


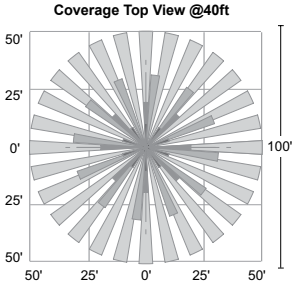


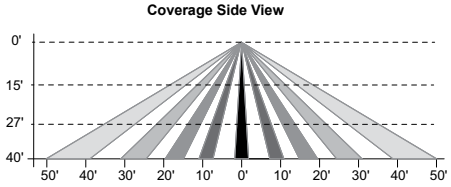


Coverage Side View









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VIPER Area/Site

VIPER LUMINAIRE

PROGRAMMED CONTROLS

ADD-AutoDim Timer Based Options

- Light delay options from 1-9 hours after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1-9 hours after the light has been dimmed previously.

EX: ADD-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	1-9 Hours	6 - Delay 6 hours
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50% brightness
Auto-Dim Return	Delay 0-9 Hours	R6 - Return to full output after 6 hours

ADT-AutoDim Time of Day Based Option

- Light delay options from 1AM-9PM after the light is turned on to dim the light by 10-100%. To return the luminaire to its original light level there are dim return options from 1AM-9PM after the light has been dimmed previously.

EX: ADT-6-5-R6

ADD Control Options	Configurations Choices	Example Choice Picked
Auto-Dim Options	12-3 AM and 6-11 PM	6 - Dim at 6PM
Auto-Dim Brightness	10-100% Brightness	5 - Dim to 50%
Auto-Dim Return	12-6 AM and 9-11P	R6 - Return to full output at 6AM

ORDERING GUIDE

Auto Dim Code	Timer Base (ADD) Auto-Dim Options		Auto Dim Cod	Time of Day (ADT) Auto-Dim Options
D1	Delay 1 hour		T0	Delay Midnight
D2	Delay 2 hours		T1	Delay 1 AM
D3	Delay 3 hours		T2	Delay 2 AM
D4	Delay 4 hours		T3	Delay 3 AM
D5	Delay 5 hours	OR	T4	Delay 10 PM
D6	Delay 6 hours		T5	Delay 11 PM
D7	Delay 7 hours		T6	Delay 6 PM
D8	Delay 8 hours		T7	Delay 7 PM
D9	Delay 9 hours		T8	Delay 8 PM
D0	Delay 0 hours		T9	Delay 9 PM

Code	Auto-Dim Brightness
0	100% Brightness
1	10% Brightness
2	20% Brightness
3	30% Brightness
4	40% Brightness
5	50% Brightness
6	60% Brightness
7	70% Brightness
8	80% Brightness
9	90% Brightness

Code	Auto-Dim Return Options
R1	Delay 1 hour or 1 AM
R2	Delay 2 hours or 2 AM
R3	Delay 3 hours or 3 AM
R4	Delay 4 hours or 4 AM
R5	Delay 5 hours or 5 AM
R6	Delay 6 hours or 6 AM
R7	Delay 7 hours or 7 AM
R8	Delay 8 hours or 8 AM
R9	Delay 9 hours or 9 AM
R0	Delay 0 hours or 12 AM

Code	Auto-Dim Brightness
0	100% Brightness
1	10% Brightness
2	20% Brightness
3	30% Brightness
4	40% Brightness
5	50% Brightness
6	60% Brightness
7	70% Brightness
8	80% Brightness
9	90% Brightness

DELIVERED LUMENS

For delivered lumens, please see Lumens Data PDF on www.Currentlighting.com

PROJECTED LUMEN MAINTENANCE

Ambient Temp.	0	25,000	*TM-21-11 36,000	50,000	100,000	Calculated L_{70} (Hours)
25°C / 77°F	1.00	0.97	0.96	0.95	0.91	408,000
40°C / 104°F	0.99	0.96	0.95	0.94	0.89	356,000

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98

Micro Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	–	0.841	–
3000K	0.977	0.861	0.647
3500K	–	0.900	–
4000K	1	0.926	0.699
5000K	1	0.937	0.791
AP-Amber Phosphor Converted Multiplier			
Amber	0.710		

Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	0.9	0.81	0.62
3000K	0.933	0.853	0.659
3500K	0.959	0.894	0.711
4000K	1	0.9	0.732
5000K	1	0.9	0.732
Monochromatic Amber Multiplier			
Amber	See Amber Spec Sheet		

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VIPER Area/Site

VIPER LUMINAIRE

ELECTRICAL DATA: MICRO STRIKE

# OF LEDS	160						
NOMINAL WATTAGE	35	50	75	100	115	135	160
SYSTEM POWER (W)	34.9	50.5	72.1	97.2	111.9	132.2	157.8
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	0.29	0.42	0.63	0.83	0.96	1.13	1.33
208	0.17	0.24	0.36	0.48	0.55	0.65	0.77
240	0.15	0.21	0.31	0.42	0.48	0.56	0.67
277	0.13	0.18	0.27	0.36	0.42	0.49	0.58
347	0.10	0.14	0.22	0.29	0.33	0.39	0.46
480	0.07	0.10	0.16	0.21	0.24	0.28	0.33

# OF LEDS	320						
NOMINAL WATTAGE	145	170	185	210	235	255	315
SYSTEM POWER (W)	150	166.8	185.7	216.2	240.9	261.5	312
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	1.21	1.42	1.54	1.75	1.96	2.13	2.63
208	0.70	0.82	0.89	1.01	1.13	1.23	1.51
240	0.60	0.71	0.77	0.88	0.98	1.06	1.31
277	0.52	0.61	0.67	0.76	0.85	0.92	1.14
347	0.42	0.49	0.53	0.61	0.68	0.73	0.91
480	0.30	0.35	0.39	0.44	0.49	0.53	0.66

# OF LEDS	480					
NOMINAL WATTAGE	285	320	340	390	425	470
SYSTEM POWER (W)	286.2	316.7	338.4	392.2	423.2	468
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	2.38	2.67	2.83	3.25	3.54	3.92
208	1.37	1.54	1.63	1.88	2.04	2.26
240	1.19	1.33	1.42	1.63	1.77	1.96
277	1.03	1.16	1.23	1.41	1.53	1.70
347	0.82	0.92	0.98	1.12	1.22	1.35
480	0.59	0.67	0.71	0.81	0.89	0.98

# OF LEDS	720				
NOMINAL WATTAGE	435	475	515	565	600
SYSTEM POWER (W)	429.3	475	519.1	565.2	599.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	3.63	3.96	4.29	4.71	5.00
208	2.09	2.28	2.48	2.72	2.88
240	1.81	1.98	2.15	2.35	2.50
277	1.57	1.71	1.86	2.04	2.17
347	1.25	1.37	1.48	1.63	1.73
480	0.91	0.99	1.07	1.18	1.25

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VIPER Area/Site

VIPER LUMINAIRE

ELECTRICAL DATA: STRIKE

# OF LEDS	36				
NOMINAL WATTAGE	39	55	85	105	120
SYSTEM POWER (W)	39.6	56.8	83.6	108.2	120.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	0.33	0.46	0.71	0.88	0.96
208	0.19	0.26	0.41	0.50	0.55
240	0.16	0.23	0.35	0.44	0.48
277	0.14	0.20	0.31	0.38	0.42
347	0.11	0.16	0.24	0.30	0.33
480	0.08	0.11	0.18	0.22	0.24

# OF LEDS	72				
NOMINAL WATTAGE	115	145	180	210	240
SYSTEM POWER (W)	113.7	143.2	179.4	210.2	241.7
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	1.00	1.21	1.50	1.75	1.79
208	0.58	0.70	0.87	1.01	1.03
240	0.50	0.60	0.75	0.88	0.90
277	0.43	0.52	0.65	0.76	0.78
347	0.35	0.42	0.52	0.61	0.62
480	0.25	0.30	0.38	0.44	0.45

# OF LEDS	108				
NOMINAL WATTAGE	215	250	280	325	365
SYSTEM POWER (W)	214.8	250.8	278.3	324.7	362.6
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	2.00	2.08	2.33	3.04	2.67
208	1.15	1.20	1.35	1.75	1.54
240	1.00	1.04	1.17	1.52	1.33
277	0.87	0.90	1.01	1.32	1.16
347	0.69	0.72	0.81	1.05	0.92
480	0.50	0.52	0.58	0.76	0.67

# OF LEDS		162				
NOMINAL WATTAGE	320	365	405	445	485	545
SYSTEM POWER (W)	322.1	362.6	403.6	445.1	487.1	543.9
INPUT VOLTAGE (V)		CURRENT (Amps)				
120	2.71	2.67	3.38	3.71	4.04	4.54
208	1.56	1.54	1.95	2.14	2.33	2.62
240	1.35	1.33	1.69	1.85	2.02	2.27
277	1.17	1.16	1.46	1.61	1.75	1.97
347	0.94	0.92	1.17	1.28	1.40	1.57
480	0.68	0.67	0.84	0.93	1.01	1.14

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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

ELECTRICAL DATA: SILICONE STRIKE

# OF LEDS	40								
NOMINAL WATTAGE (W)	35	55	65	80	100	120	140	170	195
SYSTEM POWER (W)	34.4	47.4	63.3	82.2	101.7	121.6	141.4	168.8	193.0
INPUT VOLTAGE (V)	CURRENT (A)								
120	0.29	0.40	0.53	0.69	0.85	1.01	1.18	1.41	1.61
208	0.17	0.23	0.30	0.40	0.49	0.58	0.68	0.81	0.93
240	0.14	0.20	0.26	0.34	0.42	0.51	0.59	0.70	0.80
277	0.12	0.17	0.23	0.30	0.37	0.44	0.51	0.61	0.70
347	0.10	0.14	0.18	0.24	0.29	0.35	0.41	0.49	0.56
480	0.07	0.10	0.13	0.17	0.21	0.25	0.29	0.35	0.40

# OF LEDS	80									
NOMINAL WATTAGE (W)	75	90	105	130	155	175	205	225	250	280
SYSTEM POWER (W)	74.0	87.0	105.3	131.9	153.5	175.4	203.4	226.1	249.0	281.0
INPUT VOLTAGE (V)	CURRENT (A)									
120	0.62	0.73	0.88	1.10	1.28	1.46	1.70	1.88	2.08	2.34
208	0.36	0.42	0.51	0.63	0.74	0.84	0.98	1.09	1.20	1.35
240	0.31	0.36	0.44	0.55	0.64	0.73	0.85	0.94	1.04	1.17
277	0.27	0.31	0.38	0.48	0.55	0.63	0.73	0.82	0.90	1.01
347	0.36	0.42	0.51	0.63	0.74	0.84	0.98	1.09	1.20	1.35
480	0.15	0.18	0.22	0.27	0.32	0.37	0.42	0.47	0.52	0.59

# OF LEDS	120								
NOMINAL WATTAGE (W)	190	205	230	265	295	320	355	380	420
SYSTEM POWER (W)	189.8	206.0	230.3	263.2	296.5	322.0	356.3	382.3	421.6
INPUT VOLTAGE (V)	CURRENT (A)								
120	1.58	1.72	1.92	2.19	2.47	2.68	2.97	3.19	3.51
208	0.91	0.99	1.11	1.27	1.43	1.55	1.71	1.84	2.03
240	0.79	0.86	0.96	1.10	1.24	1.34	1.48	1.59	1.76
277	0.69	0.74	0.83	0.95	1.07	1.16	1.29	1.38	1.52
347	0.55	0.59	0.66	0.76	0.85	0.93	1.03	1.10	1.21
480	0.40	0.43	0.48	0.55	0.62	0.67	0.74	0.80	0.88

# OF LEDS	180								
NOMINAL WATTAGE (W)	275	295	335	360	395	435	470	510	550
SYSTEM POWER (W)	272.7	296.8	333.2	357.8	394.7	432.4	470.2	508.7	547.4
INPUT VOLTAGE (V)	CURRENT (A)								
120	2.27	2.47	2.78	2.98	3.29	3.60	3.92	4.24	4.56
208	1.31	1.43	1.60	1.72	1.90	2.08	2.26	2.45	2.63
240	1.14	1.24	1.39	1.49	1.64	1.80	1.96	2.12	2.28
277	0.98	1.07	1.20	1.29	1.42	1.56	1.70	1.84	1.98
347	0.79	0.86	0.96	1.03	1.14	1.25	1.36	1.47	1.58
480	0.57	0.62	0.69	0.75	0.82	0.90	0.98	1.06	1.14

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VIPER Area/Site

VIPER LUMINAIRE

DATE: LOCATION:

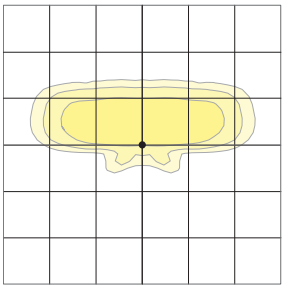
TYPE: PROJECT:

CATALOG #:

MICRO STRIKE PHOTOMETRY

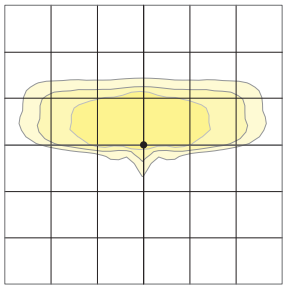
The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

Type 2



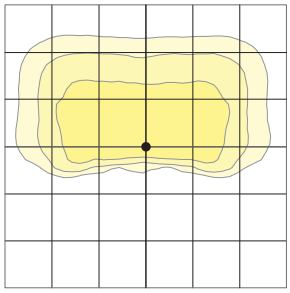
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 3



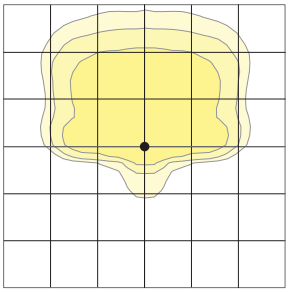
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 4 Wide



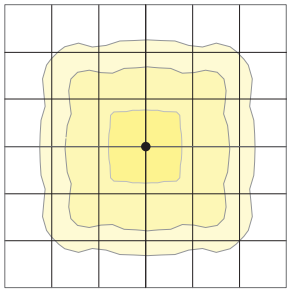
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 4F



Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 5QW



Mounting Height: 20 ft
Scale: 1 inch = 20 ft

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VIPER Area/Site

VIPER LUMINAIRE

DATE: LOCATION:

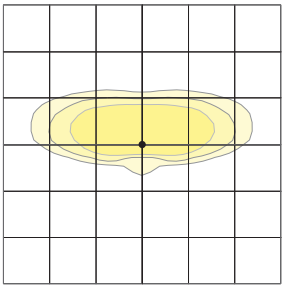
TYPE: PROJECT:

CATALOG #:

OPTIC STRIKE PHOTOMETRY

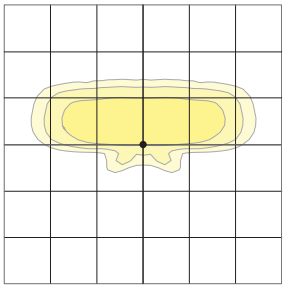
The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

Type FR – Front Row/Auto Optic



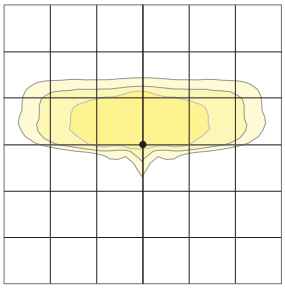
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 2



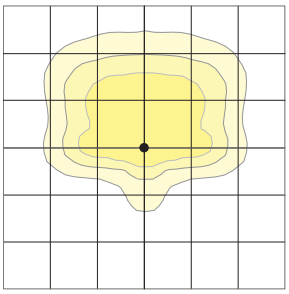
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 3



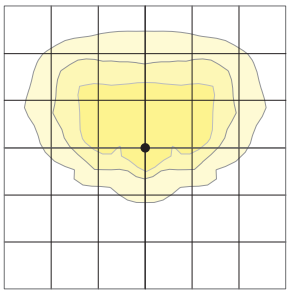
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 4 Forward



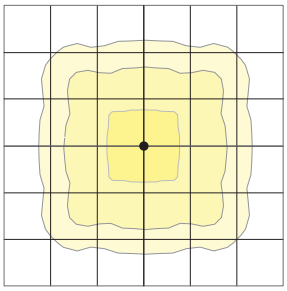
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 4 Wide



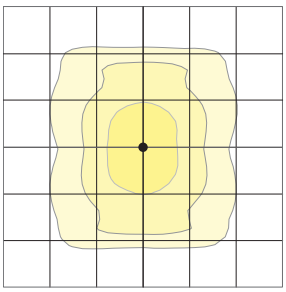
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 5QM



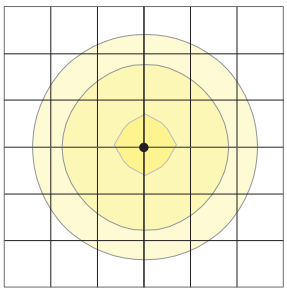
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 5RW (rectangular)



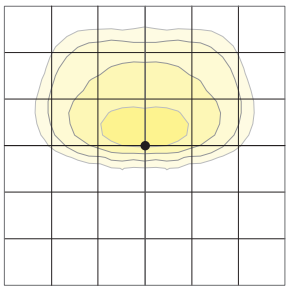
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 5W (round wide)



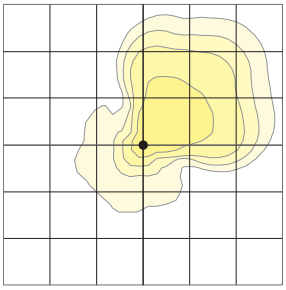
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type TC



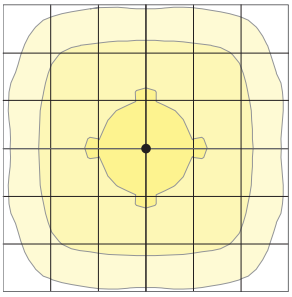
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type Corner



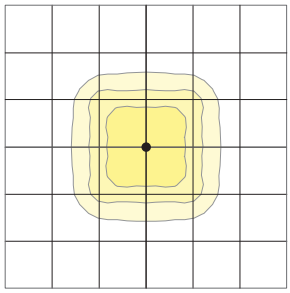
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 5QW



Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 5QN



Mounting Height: 20 ft
Scale: 1 inch = 20 ft

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VIPER Area/Site

VIPER LUMINAIRE

DATE: LOCATION:

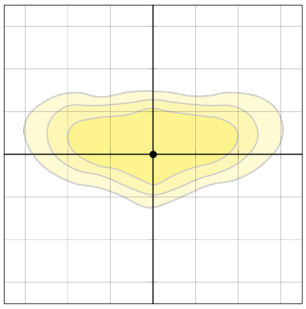
TYPE: PROJECT:

CATALOG #:

SILICONE OPTIC STRIKE PHOTOMETRY

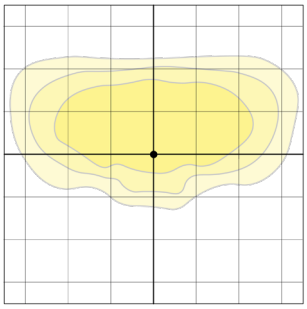
The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

Type 2



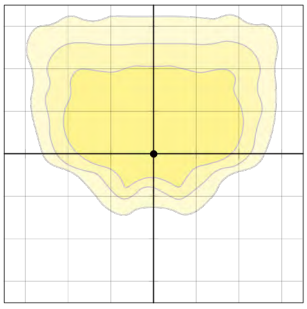
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 3



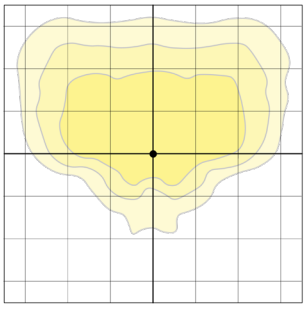
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 4 Forward



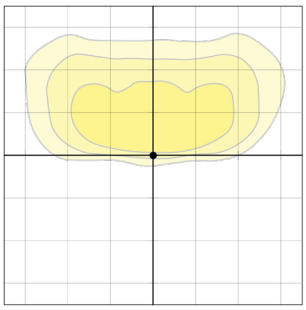
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 4 Wide



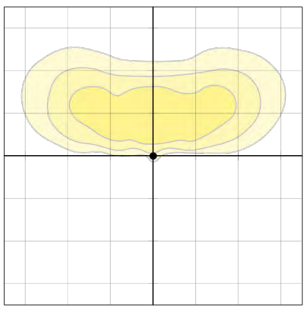
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 4WBC



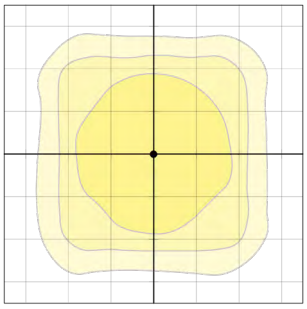
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 4WMBC



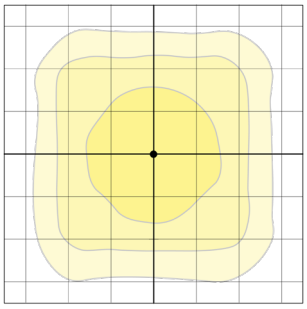
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 5QM



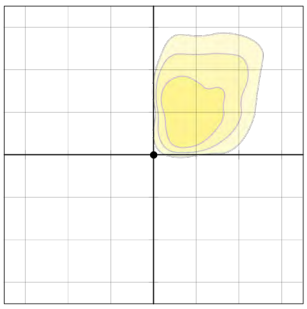
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 5QW



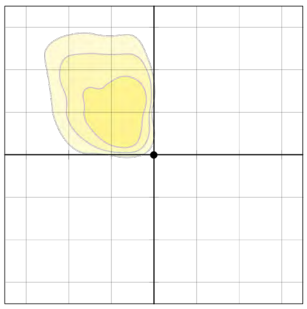
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type LCC



Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type RCC



Mounting Height: 20 ft
Scale: 1 inch = 25 ft

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DATE: LOCATION:

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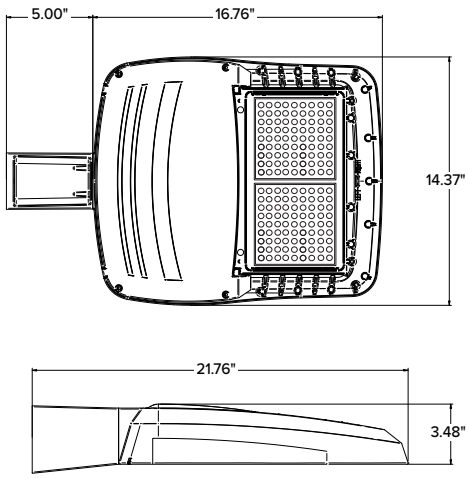
CATALOG #:

VIPER Area/Site

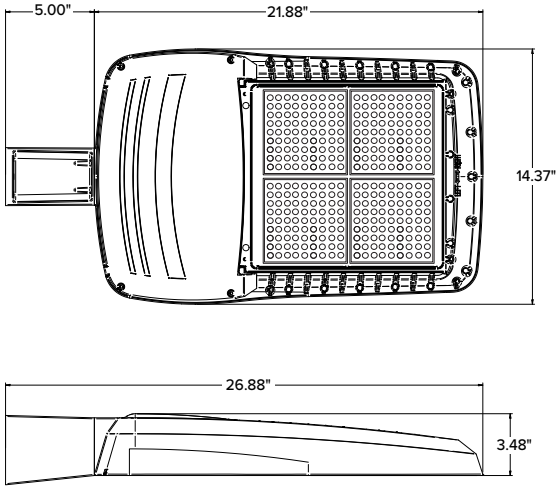
VIPER LUMINAIRE

DIMENSIONS

SIZE 1



SIZE 2



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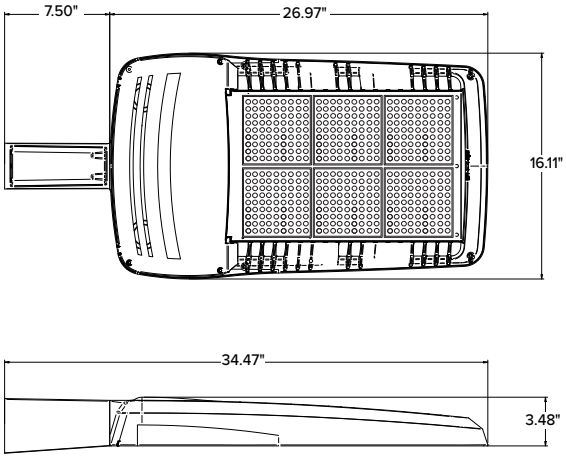
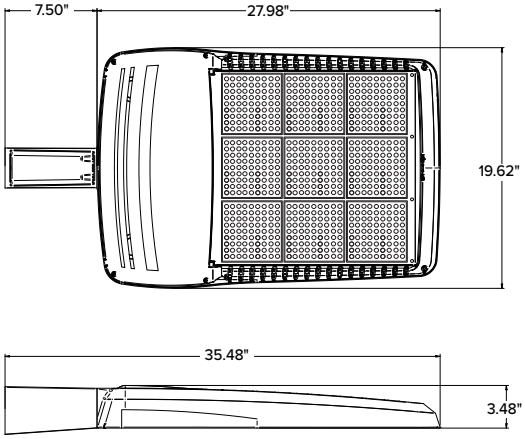


SIZE 4



	EPA				
	VP1 (Size 1)	VP2 (Size 2)	VP3 (Size 3)	VP4 (Size 4)	Config.
Single Fixture	0.454	0.555	0.655	0.698	
Two at 180	0.908	1.110	1.310	1.396	
Two at 90	0.583	0.711	0.857	0.948	
Three at 90	1.037	1.266	1.512	1.646	
Three at 120	0.943	1.155	1.392	1.680	
Four at 90	1.166	1.422	1.714	1.896	

	Weight	
	lbs	kgs
VP1 (Size 1)	13.7	6.2
VP2 (Size 2)	16.0	7.26
VP3 (Size 3)	25.9	11.7
VP4 (Size 4)	30.8	13.9

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DATE: LOCATION:

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CATALOG #:

VIPER Area/Site

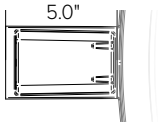
VIPER LUMINAIRE

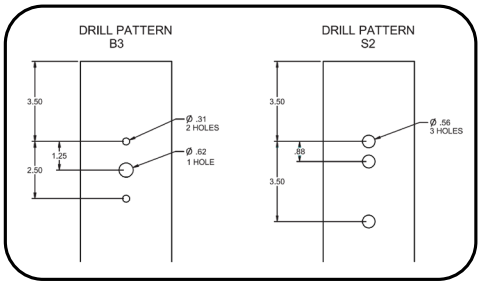
MOUNTING

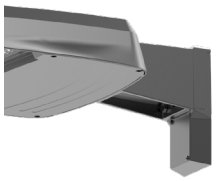


A–STRAIGHT ARM MOUNT

Fixture ships with integral arm for ease of installation. Compatible with Current Outdoor B3 drill pattern for ease of installation on square poles. For round poles add applicable suffix (2/3/4/5)

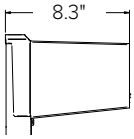


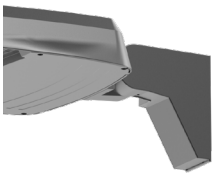




ASQU–UNIVERSAL ARM MOUNT

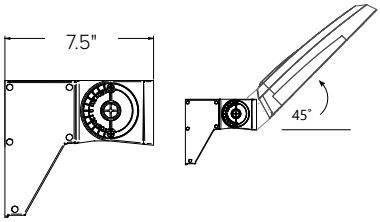
Universal mounting block for ease of installation. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5)

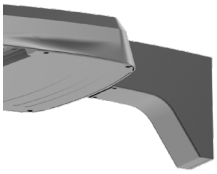




AAU–ADJUSTABLE ARM FOR POLE MOUNTING

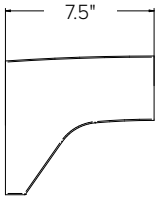
Rotatable arm mounts directly to pole. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2 and B3. For round poles add applicable suffix (2/3/4/5). Rotatable in 5˚ aiming angle increments. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.

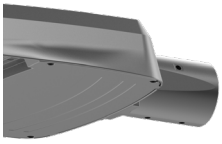




ADU–DECORATIVE UPSWEPT ARM

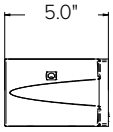
Upswept Arm compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5).

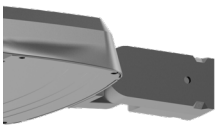




MAF–MAST ARM FITTER

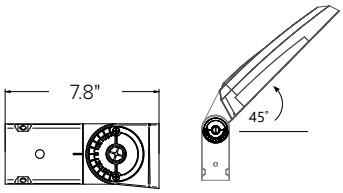
Fits 2-3/8" OD horizontal tenons.

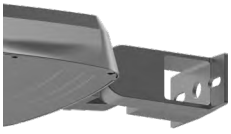




K–KNUCKLE

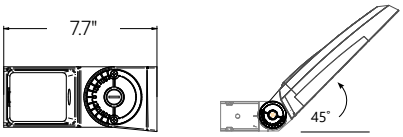
Rotatable in 5-degree aiming angle increments, fits 2-3/8" tenons or pipes. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.





T–TRUNNION

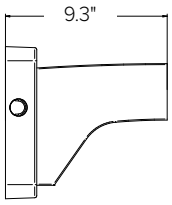
Trunnion for surface and crossarm mounting using (1) 3/4" or (2) 1/2" size through bolts. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.





WM–WALL MOUNT

Compatible with universal arm mount, adjustable arm mount, and decorative arm mount. The WA option uses the same wall bracket but replaces the decorative arm with an adjustable arm.



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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Area/Site

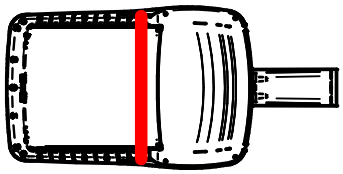
VIPER LUMINAIRE

ADDITIONAL INFORMATION (CONTINUED)

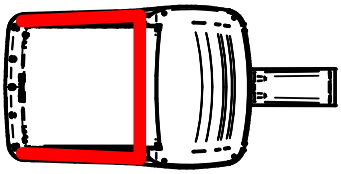
HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES

HSS has a depth of 5" for all Viper sizes
Not to be used with Occupancy Sensors as the shield may block the light to the sensor.

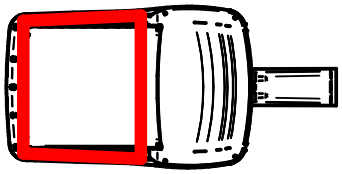
VPR2x HSS-90-B-xx



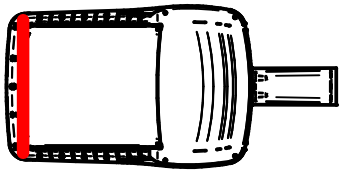
VPR2x HSS-270-BSS-xx



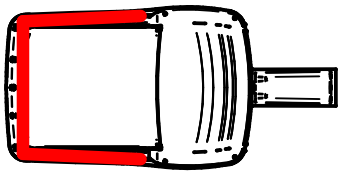
VPR2x HSS-360-xx



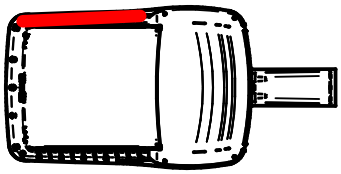
VPR2x HSS-90-F-xx



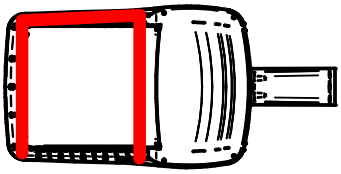
VPR2x HSS-270-FSS-xx



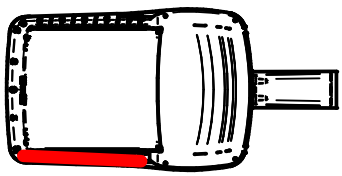
VPR2x HSS-90-S-xx



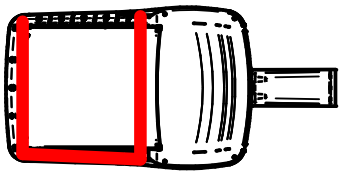
VPR2x HSS-270-FSB-xx



VPR2x HSS-90-S-xx



VPR2x HSS-270-FSB-xx



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BEACON
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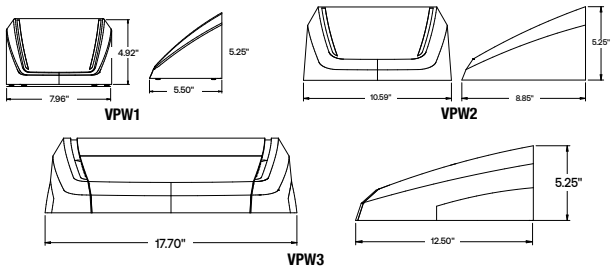
VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

MICRO STRIKE | OPTICS STRIKE





	Weight
VPW1	4.1 lbs / 1.86 kg
VPW2	7.15 lbs / 3.24 kg
VPW3	17.1 lbs / 7.80 kg

FEATURES

- Low profile LED wall luminaire with a variety of IES distributions for lighting applications such as retail, commercial and industrial building mount
- Featuring Strike and Micro Strike Optics which maximizes target zone illumination with minimal losses at the house-side, reducing light trespass issues
- Visual Comfort - Option for Size 2 and Size 3
- Control options including photo control, occupancy sensing, NX Distributed Intelligence™, and LightGRID+.
- Battery Backup options available for emergency code compliance
- Quick-mount adapter allows easy installation/maintenance
- 347V and 480V versions for industrial applications and Canada

C US BAA TAA DARKSKY APPROVED

CONTROL TECHNOLOGY

NX CONNECT NX WIRED NX WIRELESS LIGHTGRID+

SPECIFICATIONS

CONSTRUCTION

- Die-cast housing with hidden vertical heat fins that are optimal for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant, die-cast aluminum housing with powder coat paint finish
- Powder paint finish provides durability in outdoor environments. Tested to meet 1000 hour salt spray rating

OPTICS

- Entire optical aperture illuminates to create a larger luminous surface area resulting in a low glare appearance without sacrificing optical performance
- 2700K, 3000K, 3500K, 4000K and 5000K CCTs
- Zero uplight distributions
- LED optics provide IES type II, III and IV distributions.

INSTALLATION

- Quick-mount adapter provides easy installation to wall or to recessed junction boxes (4" square junction box)
- Designed for direct j-box mount.

ELECTRICAL

- 120V-277V universal voltage 50/60Hz 0-10V dimming drivers
- 347V input is available in most wattage, 480V is available for 55W and above.
- Ambient operating temperature -40˚C to 40˚C
- Driver RoHS and IP66
- 10kV Surge Protector optional
- Drivers have greater than .90 power factor and less than 20% Total Harmonic Distortion
- Dual Driver option provides 2 drivers within luminaire but only one set of leads exiting the luminaire, where Dual Power Feed provides two drivers which can be wired independently as two sets of leads are extended from the luminaire. Both options can not be included in one same fixture.
- Dimming drivers are standard. Select CD (Customer Dimming) for the dimming wires to be extended outside the fixture.

CONTROLS

- Photo control, occupancy sensor and wireless available for complete on/off and dimming control
- Button photocontrol is suitable for 120-277V operation
- NX Distributed Intelligence™ available with in fixture wireless control module, features dimming and occupancy sensor

CONTROLS CONTINUED

- Integral Battery Backup provides emergency lighting for the required 90 minute path of egress
- Battery Backup suitable for operating temperatures -20˚C to 40˚C.
- Please consult brand or sales representative when combining control and electrical options as some combinations may not operate as anticipated depending on your application.
- LightGRID+ available with in fixture wireless control module, features dimming and occupancy sensor.

CERTIFICATIONS

- Certified to UL 1598 and CSA 22.2#250.0-24
- IP65 rated housing
- Emergency battery backup options are California Energy Commission (CEC) Title 20 Compliant
- This product meets federal procurement law requirements under the Buy American Act (FAR 52.225-9) and Trade Agreements Act (FAR 52.225- 11). See Buy America(n) Solutions (link to https://http://www.currentlighting.com/resources/americasolutions).
- DarkSky approved with 3000K CCT or warmer

WARRANTY

- 5 year limited warranty

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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

ORDERING GUIDE

Example: VPW1–24L-10–3K7–2–UNV–BLS

CATALOG #

Series		Optic Platform		# LEDs - Wattage		CCT/CRI		Distribution		Voltage		Color	
VPW1	Viper Wall 1	**(blank)**	Microstrike	**24L-10**	1,000 Lumens	**27K8**	2700K, 80 CRI[16]	**FR**	Auto Front Row[7,15]	**UNV**	120-277V	**BLT**	Black Matte Textured
		ST	Strike	**24L-15**	2,000 Lumens	**3K7**	3000K, 70 CRI[16]	**2**	IES TYPE 2	**120**	120V	**BLS**	Black Gloss Smooth
				24L-25	3,000 Lumens	**4K7**	4000K, 70 CRI	**3**	IES TYPE 3	**208**	208V	**DBT**	Dark Bronze Matte Textured
VPW2	Viper Wall 2			**48L-15**	2,000 Lumens	**5K7**	5000K, 70 CRI	**4F**	IES TYPE 4 Forward	**240**	240V	**DBS**	Dark Bronze Gloss Smooth
				48L-20	3,000 Lumens	**3K8**	3000K, 80 CRI	**4W**	IES TYPE 4W	**277**	277V	**GTT**	Graphite Matte Textured
				48L-30	4,000 Lumens	**35K8**	3500K, 80 CRI			**347**	347V	**LGS**	Light Grey Gloss Smooth
				48L-35	5,000 Lumens	**4K8**	4000K, 80 CRI			**480**	480V	**LGT**	Light Grey Matte Textured
				48L-45	6,000 Lumens	**5K8**	5000K, 80 CRI					**PSS**	Platinum Silver Smooth
				80L-20	3,000 Lumens	**AP**	Phosphor Converted Amber[1]					**WHT**	White Matte Textured
				80L-25	4,000 Lumens							**WHS**	White Gloss Smooth
				80L-35	5,000 Lumens							**VGT**	Verde Green Textured
				80L-45	6,000 Lumens							**Color Option**	
				80L-55	7,000 Lumens							**CC**	Custom Color
				80L-65	8,000 Lumens								
				80L-70	8,500 Lumens								
				18L-25	3,000 Lumens, Strike Optics								
				18L-30	4,000 Lumens, Strike Optics								
				18L-39	4,750 Lumens, Strike Optics								
				18L-50	6,000 Lumens, Strike Optics								
				18L-60	6,500 Lumens, Strike Optics								
VPW3	Viper Wall 3			**160L-45**	7,000 Lumens								
				160L-70	10,000 Lumens								
				160L-95	12,500 Lumens								
				160L-105	15,000 Lumens								
				160L-135	17,500 Lumens								
				160L-155	20,000 Lumens								
				36L-55	7,000 Lumens, Strike Optics								
				36L-80	9,500 Lumens, Strike Optics								
				36L-100	11,500 Lumens, Strike Optics								
				36L-120	13,000 Lumens, Strike Optics								

Control Options Network[3,7,11,13]	
NXWS12F	NX Networked Wireless Enabled Integral NXSMP2-OMNI PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming[14]
NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming[9]
NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming[9]
NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor
WIR	LightGRID+ In-Fixture Module[9]
WIRSC	LightGRID+ In-Fixture Moduel with BTS occupancy[9]
Stand Alone Sensors[7,11,13]	
BTS-14F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor[4,9]
BTS-40F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor[4,9]
BTSO-12F	Bluetooth® Programmable, PIR Occupancy/Daylight Sensor, up to 12' mounting height[14]
Photocontrol[13]	
PC	Button Photocontrol 120-277V

Options	
F	Fusing[5,7]
E	Battery[6,7,8]
EH	Battery with Heater[6,7,8]
CS	Comfort Shield[7,10]
SP	10kA Surge Protector
2PF	Dual Power Feed[2,7,8,17]
2DR	Dual Driver[2,7,8,17]
CD	Customer Dimming[12]
DTS	Dimming Transfer Switch[7]

Notes:

1 Available with Micro Strike Optics only
2 Not available with 480V in Size 1 and Size 2
3 Networked controls cannot be combined with other control options
4 Not available with VPW1 or with 2PF or 2DR options
5 Must specify voltage (VPW1 & VPW2: 120V, 277V or 347V; VPW3: 120V, 208V, 240V, 277V, 347V or 480V)
6 See page 10 for detail Battery configurations
7 Not available in VPW1
8 2PF can't be combined with E or EH; 2DR can't be combined with E or EH in VPW2
9 Not avialable in VPW1 and VPW2
10 Not available with Micro Strike 24L and 48L. Not available with Strike 18L and 36L
11 Not available with 2PF
12 Not available with Network Control options or Stand Alone Sensors. Can be ordered with PC
13 Not available in 480V in VPW2; Only available in 480V in VPW3 in 80W, 100W, 120W, 135W and 155W
14 NXWS12F and BTSO-12F are the only sensors available in VPW2
15 Available with Strike Optics only (18L or 36L)
16 DarkSky approved with 3000K CCT or warmer
17 Not available in Size 2 80L

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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

ACCESSORIES AND REPLACEMENT PARTS - MADE TO ORDER

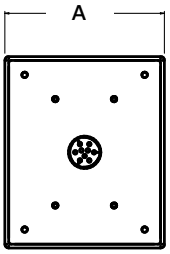
	Catalog Number	Description
☐	**WP-BB-XXX**	Back Box Accessory for conduit entry[1]
☐	**CS**	Comfort Shield[2]

Notes:

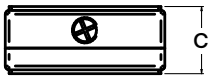
1 replace "xxx" with color option

2 Not available with Micro Strike 24L and 48L or Strike 18L and 36L

DIMENSIONS



Back Box Accessory



A	B	C
4.9" 124mm	5.9" 150mm	2.1" 53mm

CONTROLS FUNCTIONALITY

OUTDOOR LIGHTING CONTROLS OPTIONS

LIGHTGRID+

	Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components	
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height		
NX Wireless	NXW	NX Networked Wireless Radio Module NXRM2 and Bluetooth Programming, without Sensor	✓	✓	✓	–	–	✓	✓	✓	–		NXRM2-H
NX Wireless	NXWS16F	NX Networked Wireless Enabled Integral NXSMP2-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	16ft		NXSMP2-LMO
NX Wireless	NXWS40F	NX Networked Wireless Enabled Integral NXSMP2-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and Bluetooth Programming	✓	✓	✓	✓	✓	✓	✓	✓	40ft		NXSMP2-HMO
LightGRID+	WIR	LightGRID+ In-Fixture Module	✓	–	✓	–	–	✓	✓	Gateway	–		WIR
Independent	BTSO-12F	Bluetooth® Programmable, BTSMP-OMNI-O PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	12ft		BTSMP-OMNI-O
Independent	BTS-14F	Bluetooth® Programmable, BTSMP-LMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	14ft		BTSMP-LMO
Independent	BTS-40F	Bluetooth® Programmable, BTSMP-HMO PIR Occupancy Sensor with Automatic Dimming Photocell and 360° Lens	–	–	–	✓	✓	✓	✓	✓	40ft		BTSMP-HMO

DEFAULT SETTINGS

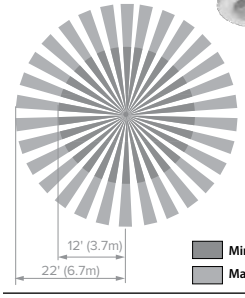
NX Wireless	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	15 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	0%
Daylight Sensor	Disabled
Bluetooth	Enabled
2.4GHz Wireless Mesh	Off
"Passcode Factory Passcode: HubbN3T!"	Enabled

Stand Alone	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	8 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	0% (Off)
Daylight Sensor	Disabled

NX WIRELESS COVERAGE PATTERNS

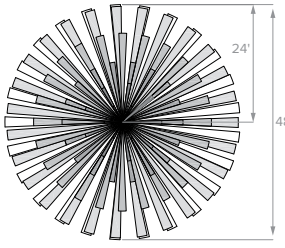
NXSMP2-OMNI

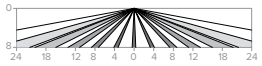




NXSMP2-LMO



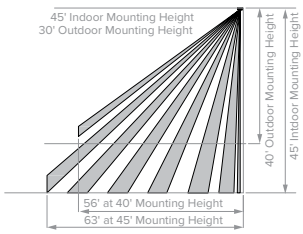




Sensor Lens Coverage and Detection Patterns
When Mounted at 8ft with Low Mount Lens

NXSMP2-HMO





Sensor Lens Coverage and Detection Patterns
When Mounted at 40ft and 45ft with Standard Lens

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VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

NX LIGHTING CONTROLS FREE APP



The NX Lighting Controls App is free to use mobile application for programming both NX Lighting Controls System or Standalone Bluetooth Sensors. The mobile app allows you to configure devices, discover and setup wireless enable luminiares and program NX system settings.

Apple App: https://apps.apple.com/us/app/nx-lighting-controls/id962112904

Google Play: https://play.google.com/store/apps/details?id=io.cordova.NXBTR&hl=en_US&gl=US

NX LIGHTING CONTROLS

Apple App

Google Play

CONTROLS TECH SUPPORT 800-888-8006 (7:00 AM - 7:00 PM)

LUMINAIRE AMBIENT TEMPERATURE FACTOR (LATF)

Ambient Temperature		Lumen Multiplier
0°C	32°F	1.03
10°C	50°F	1.01
20°C	68°F	1.00
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.98
50°C	122°F	0.97

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

PROJECTED LUMEN MAINTENANCE

	OPERATING HOURS		
Ambient Temp.	0	25,000	TM-21-22 60,000
25°C / 77°F	1.00	0.91	0.83
40°C / 104°F	0.99	0.90	0.82

Lumen maintenance values calculated per TM-21 using six times the LM-80 test time for the LED and in-situ thermal testing of the luminaire.

MULTIPLIER

Micro Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	–	0.841	–
3000K	0.977	0.861	0.647
3500K	–	0.900	–
4000K	1	0.926	0.699
5000K	1	0.937	0.791
Monochromatic Amber Multiplier			
Amber	0.710		

Strike Lumen Multiplier			
CCT	70 CRI	80 CRI	90 CRI
2700K	0.9	0.81	0.62
3000K	0.933	0.853	0.659
3500K	0.959	0.894	0.711
4000K	1	0.9	0.732
5000K	1	0.9	0.732
Monochromatic Amber Multiplier			
Amber	See Amber Spec Sheet		

PERFORMANCE DATA: MICROSTRIKE

Description	# of LEDs	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)				
					Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
VPW1	24L	10	6.6	2	1068	141	0	0	0	1068	141	0	0	0	989	131	0	0	0
				3	1076	142	0	0	1	1076	142	0	0	1	997	131	0	0	1
				4F	1052	139	0	0	1	1052	139	0	0	1	974	129	0	0	1
				4W	1041	137	0	0	1	1041	137	0	0	1	964	127	0	0	1
		15	14	2	1993	129	1	0	0	1993	129	1	0	0	1845	119	1	0	0
				3	2008	130	1	0	1	2008	130	1	0	1	1859	120	0	0	1
				4F	1964	127	0	0	1	1964	127	0	0	1	1818	117	0	0	1
				4W	1943	125	1	0	1	1943	125	1	0	1	1799	116	0	0	1
		25	23.0	2	3055	125	1	0	1	3055	125	1	0	1	2828	116	1	0	1
				3	3078	126	1	0	1	3078	126	1	0	1	2850	117	1	0	1
				4F	3010	123	1	0	1	3010	123	1	0	1	2787	114	1	0	1
				4W	2978	122	1	0	1	2978	122	1	0	1	2757	113	1	0	1

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DATE: LOCATION:

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VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

PERFORMANCE DATA: MICROSTRIKE CONT'D

Description	# of LEDs	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)				
					Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
VPW2	48L	15	13.1	2	2139	145	1	0	1	2139	145	1	0	1	1981	134	1	0	1
				3	2163	146	1	0	1	2163	146	1	0	1	2003	135	1	0	1
				4F	2097	143	0	0	1	2097	143	0	0	1	1942	132	0	0	1
				4W	2101	143	1	0	1	2101	143	1	0	1	1946	132	0	0	1
		20	20.5	2	2973	141	1	0	1	2973	141	1	0	1	2753	130	1	0	1
				3	3007	142	1	0	1	3007	142	1	0	1	2784	132	1	0	1
				4F	2915	138	1	0	1	2915	138	1	0	1	2699	128	1	0	1
				4W	2921	138	1	0	1	2921	138	1	0	1	2705	128	1	0	1
		30	28.8	2	4000	137	1	0	1	4000	137	1	0	1	3704	126	1	0	1
				3	4045	138	1	0	1	4045	138	1	0	1	3745	128	1	0	1
				4F	3922	134	1	0	1	3922	134	1	0	1	3631	124	1	0	1
				4W	3930	134	1	0	2	3930	134	1	0	2	3638	124	1	0	1
		35	37.3	2	4997	134	1	0	1	4997	134	1	0	1	4627	124	1	0	1
				3	5053	135	1	0	2	5053	135	1	0	2	4679	125	1	0	1
				4F	4899	131	1	0	1	4899	131	1	0	1	4536	122	1	0	1
				4W	4909	132	1	0	2	4909	132	1	0	2	4545	122	1	0	2
		45	45.9	2	5990	127	1	0	1	5990	127	1	0	1	5546	118	1	0	1
				3	6057	128	1	0	2	6057	128	1	0	2	5608	119	1	0	2
				4F	5872	124	1	0	2	5872	124	1	0	2	5437	115	1	0	1
				4W	5884	125	1	0	2	5884	125	1	0	2	5448	115	1	0	2
	80L	20	19.4	2	3485	161	1	0	1	3485	161	1	0	1	3200	147	1	0	1
				3	3516	162	1	0	1	3516	162	1	0	1	3229	149	1	0	1
				4F	3485	161	1	0	1	3485	161	1	0	1	3200	147	1	0	1
				4W	3535	163	1	0	1	3535	163	1	0	1	3246	150	1	0	1
		25	26.7	2	4443	154	1	0	1	4443	154	1	0	1	4080	141	1	0	1
				3	4483	155	1	0	1	4483	155	1	0	1	4117	142	1	0	1
				4F	4443	154	1	0	1	4443	154	1	0	1	4080	141	1	0	1
				4W	4507	156	1	0	1	4507	156	1	0	1	4139	143	1	0	1
		35	34.2	2	5438	147	1	0	1	5438	147	1	0	1	4994	135	1	0	1
				3	5488	148	1	0	1	5488	148	1	0	1	5039	136	1	0	1
				4F	5438	147	1	0	1	5438	147	1	0	1	4994	135	1	0	1
				4W	5516	149	1	0	2	5516	149	1	0	2	5066	137	1	0	1
		45	41.7	2	6369	145	1	0	1	6369	145	1	0	1	5848	133	1	0	1
				3	6427	146	2	0	2	6427	146	2	0	2	5901	134	1	0	1
				4F	6369	145	1	0	1	6369	145	1	0	1	5848	133	1	0	1
				4W	6460	147	1	0	2	6460	147	1	0	2	5933	135	1	0	2
		55	50.6	2	7209	137	2	0	2	7209	137	2	0	2	6620	126	1	0	1
				3	7275	139	2	0	2	7275	139	2	0	2	6680	127	2	0	2
				4F	7209	137	1	0	1	7209	137	1	0	1	6620	126	1	0	1
				4W	7313	139	1	0	2	7313	139	1	0	2	6715	128	1	0	2
		65	58.3	2	7781	130	2	0	2	7781	130	2	0	2	7145	119	2	0	2
				3	7852	131	2	0	2	7852	131	2	0	2	7210	120	2	0	2
				4F	7781	130	2	0	1	7781	130	2	0	1	7145	119	1	0	1
				4W	7893	132	1	0	2	7893	132	1	0	2	7248	121	1	0	2
		70	63.5	2	8367	128	2	0	2	8367	128	2	0	2	7683	117	2	0	2
				3	8443	129	2	0	2	8443	129	2	0	2	7753	119	2	0	2
				4F	8367	128	2	0	1	8367	128	2	0	1	7683	117	2	0	1
				4W	8487	130	1	0	2	8487	130	1	0	2	7794	119	1	0	2

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DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

PERFORMANCE DATA: MICROSTRIKE CONT'D

Description	# of LEDs	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)				
					Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
VPW3	160L	45	46.2	2	7623	148	1	0	2	7623	148	1	0	2	7000	136	1	0	1
				3	7626	148	2	0	2	7626	148	2	0	2	7003	136	2	0	2
				4F	7590	147	2	0	1	7590	147	2	0	1	6970	135	1	0	1
				4W	7715	150	1	0	2	7715	150	1	0	2	7084	138	1	0	2
		70	68.3	2	10322	139	2	0	2	10322	139	2	0	2	9478	128	2	0	2
				3	10326	140	2	0	2	10326	140	2	0	2	9482	128	2	0	2
				4F	10277	139	2	0	2	10277	139	2	0	2	9437	128	2	0	2
				4W	10446	141	2	0	2	10446	141	2	0	2	9592	130	1	0	2
		95	91	2	12929	132	2	0	2	12929	132	2	0	2	11872	121	2	0	2
				3	12934	132	3	0	3	12934	132	3	0	3	11877	121	3	0	3
				4F	12873	131	2	0	2	12873	131	2	0	2	11821	120	2	0	2
				4W	13084	133	2	0	3	13084	133	2	0	3	12015	122	2	0	3
		105	106.3	2	15055	138	2	0	2	15055	138	2	0	2	13825	127	2	0	2
				3	15062	138	3	0	3	15062	138	3	0	3	13831	127	3	0	3
				4F	14991	138	2	0	2	14991	138	2	0	2	13766	127	2	0	2
				4W	15236	140	2	0	3	15236	140	2	0	3	13991	129	2	0	3
		135	134.8	2	17533	127	3	0	3	17533	127	3	0	3	16100	116	3	0	3
				3	17541	127	3	0	3	17541	127	3	0	3	16107	116	3	0	3
				4F	17457	126	2	0	2	17457	126	2	0	2	16031	116	2	0	2
				4W	17744	128	2	0	4	17744	128	2	0	4	16294	118	2	0	3
		155	158.3	2	20066	123	3	0	3	20066	123	3	0	3	18426	113	3	0	3
				3	20075	123	3	0	3	20075	123	3	0	3	18434	113	3	0	3
				4F	19980	123	3	0	3	19980	123	3	0	3	18347	113	2	0	2
				4W	20307	125	2	0	4	20307	125	2	0	4	18648	115	2	0	4

PERFORMANCE DATA: STRIKE

Description	# of LEDs	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)				
					Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
VPW2	18L	25	22.6	2	3314	147	1	0	1	3298	146	1	0	G1	3171	140	1	0	1
				3	3356	148	1	0	1	3340	148	1	0	G1	3212	142	1	0	1
				4F	3367	149	0	0	1	3351	148	0	0	G1	3222	143	0	0	1
				4W	3361	149	1	0	2	3345	148	1	0	G2	3216	142	1	0	2
		30	31.3	2	4124	132	1	0	1	4104	131	1	0	G1	3946	126	1	0	1
				3	4176	133	1	0	2	4156	133	1	0	G2	3996	128	1	0	1
				4F	4189	134	1	0	1	4169	133	1	0	G1	4009	128	1	0	1
				4W	4182	134	1	0	2	4162	133	1	0	G2	4002	128	1	0	2
		39	38.8	2	4894	126	1	0	1	4870	126	1	0	G1	4683	121	1	0	1
				3	4956	128	1	0	2	4932	127	1	0	G2	4742	122	1	0	2
				4F	4972	128	1	0	2	4948	128	1	0	G2	4758	123	1	0	2
				4W	4963	128	1	0	2	4939	127	1	0	G2	4749	122	1	0	2
		50	52.6	2	6325	120	1	0	1	6295	120	1	0	G1	6052	115	1	0	1
				3	6405	122	1	0	2	6374	121	1	0	G2	6129	117	1	0	2
				4F	6426	122	1	0	2	6395	122	1	0	G2	6149	117	1	0	2
				4W	6414	122	1	0	3	6384	121	1	0	G3	6138	117	1	0	3
		60	60.4	2	6865	114	1	0	2	6832	113	1	0	G2	6569	109	1	0	2
				3	6952	115	1	0	2	6919	115	1	0	G2	6652	110	1	0	2
				4F	6974	115	1	0	2	6941	115	1	0	G2	6674	110	1	0	2
				4W	6962	115	1	0	3	6929	115	1	0	G3	6662	110	1	0	3

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PERFORMANCE DATA: STRIKE CONT'D

Description	# of LEDs	Nominal Wattage	System Watts	Dist. Type	5K (5000K NOMINAL 70 CRI)					4K (4000K NOMINAL 70 CRI)					3K (3000K NOMINAL 70 CRI)				
					Lumens	LPW	B	U	G	Lumens	LPW	B	U	G	Lumens	LPW	B	U	G
VPW3	36L	55	63.1	2	7284	135	1	0	2	7249	134	1	0	G2	6970	129	1	0	2
				3	7376	137	1	0	2	7341	136	1	0	G2	7058	131	1	0	2
				4F	7400	137	1	0	2	7364	137	1	0	G2	7081	131	1	0	2
				4W	7387	137	1	0	3	7351	136	1	0	G3	7069	131	1	0	3
		80	77.6	2	9788	126	2	0	2	9741	126	2	0	G2	9366	121	2	0	2
				3	9912	128	1	0	3	9864	127	1	0	G3	9485	122	1	0	3
				4F	9944	128	1	0	2	9896	128	1	0	G2	9516	123	1	0	2
				4W	9926	128	1	0	3	9879	127	1	0	G3	9499	122	1	0	3
		105	108.2	2	12650	128	2	0	2	12589	127	2	0	G2	12105	122	2	0	2
				3	12810	130	2	0	3	12748	129	2	0	G3	12258	124	2	0	3
				4F	12851	130	1	0	3	12790	129	1	0	G3	12298	124	1	0	3
				4W	12829	130	2	0	3	12767	129	2	0	G3	12276	124	2	0	3
		120	120.9	2	13730	114	2	0	2	13664	113	2	0	G2	13138	109	2	0	2
				3	13904	115	2	0	3	13837	114	2	0	G3	13305	110	2	0	3
				4F	13949	115	1	0	3	13882	115	1	0	G3	13348	110	1	0	3
				4W	13924	115	2	0	4	13857	115	2	0	G4	13324	110	2	0	3

ELECTRICAL DATA: STRIKE

# OF LEDS	18L				
NOMINAL WATTAGE	25	30	39	50	60
SYSTEM POWER (W)	22.6	31.3	38.8	52.6	60.4
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	0.21	0.26	0.32	0.44	0.50
208	0.12	0.15	0.19	0.25	0.29
240	0.10	0.13	0.16	0.22	0.25
277	0.09	0.11	0.14	0.19	0.22
347	0.07	0.09	0.11	0.15	0.17
480	0.05	0.07	0.08	0.11	0.13

# OF LEDS	36L			
NOMINAL WATTAGE	55	80	100	120
SYSTEM POWER (W)	53.9	77.6	98.9	120.9
INPUT VOLTAGE (V)	CURRENT (Amps)			
120	0.45	0.65	0.82	1.01
208	0.26	0.37	0.48	0.58
240	0.22	0.32	0.41	0.50
277	0.19	0.28	0.36	0.44
347	0.16	0.22	0.29	0.35
480	0.11	0.16	0.21	0.25

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DATE: | LOCATION:

TYPE: | PROJECT:

CATALOG #:

VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

ELECTRICAL DATA: MICROSTRIKE

# OF LEDS	24L		
NOMINAL WATTAGE	10	15	25
SYSTEM POWER (W)	6.6	14.0	23.0
INPUT VOLTAGE (V)	CURRENT (Amps)		
120	0.06	0.12	0.19
208	0.03	0.07	0.11
240	0.03	0.06	0.10
277	0.02	0.05	0.08
347	0.02	0.04	0.07
480	0.01	0.03	0.05

# OF LEDS	48L				
NOMINAL WATTAGE	15	20	30	35	45
SYSTEM POWER (W)	13.1	20.5	28.8	37.3	45.9
INPUT VOLTAGE (V)	CURRENT (Amps)				
120	0.11	0.17	0.24	0.31	0.38
208	0.06	0.10	0.14	0.18	0.22
240	0.05	0.09	0.12	0.16	0.19
277	0.05	0.07	0.10	0.13	0.17
347	0.04	0.06	0.08	0.11	0.13
480	0.03	0.04	0.06	0.08	0.10

# OF LEDS	80L						
NOMINAL WATTAGE	20	25	35	45	55	65	70
SYSTEM POWER (W)	19.4	26.7	34.2	41.7	50.6	58.3	63.5
INPUT VOLTAGE (V)	CURRENT (Amps)						
120	0.16	0.22	0.29	0.35	0.42	0.49	0.53
208	0.10	0.13	0.18	0.22	0.27	0.28	0.31
240	0.08	0.12	0.15	0.19	0.24	0.24	0.26
277	0.07	0.10	0.13	0.17	0.21	0.21	0.23
347	0.06	0.08	0.11	0.13	0.16	0.17	0.18
480	0.04	0.06	0.08	0.10	0.12	0.12	0.13

# OF LEDS	160L					
NOMINAL WATTAGE	45	70	95	105	135	155
SYSTEM POWER (W)	46.2	68.3	91	106.3	134.8	158.3
INPUT VOLTAGE (V)	CURRENT (Amps)					
120	0.39	0.57	0.76	0.89	1.12	1.32
208	0.22	0.33	0.44	0.51	0.65	0.76
240	0.19	0.28	0.38	0.44	0.56	0.66
277	0.17	0.25	0.33	0.38	0.49	0.57
347	0.13	0.20	0.26	0.31	0.39	0.46
480	0.10	0.14	0.19	0.22	0.28	0.33

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VIPER Wall

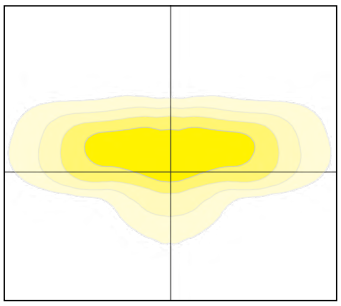
VPW1/VPW2/VPW3 LED WALLPACK

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

PHOTOMETRY

Mounting Height: 10ft

Type 2



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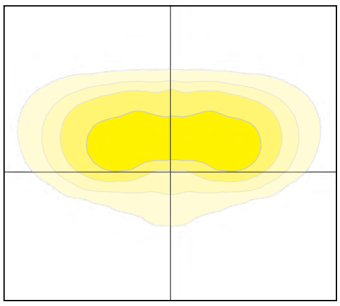

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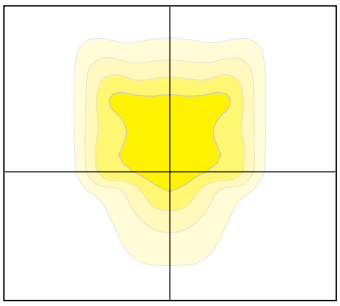

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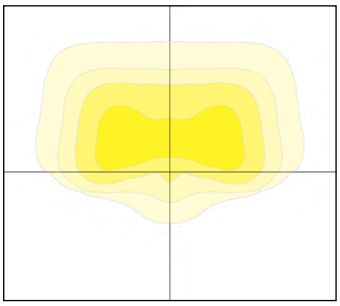
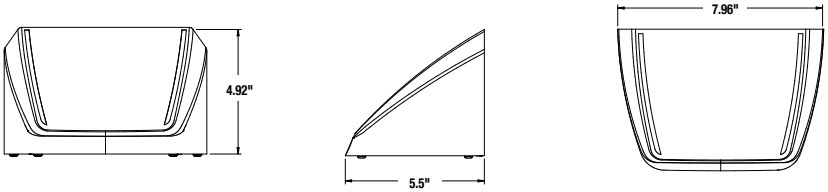
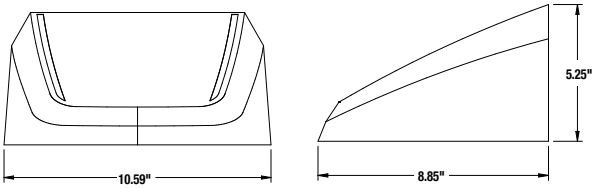


DIMENSIONS

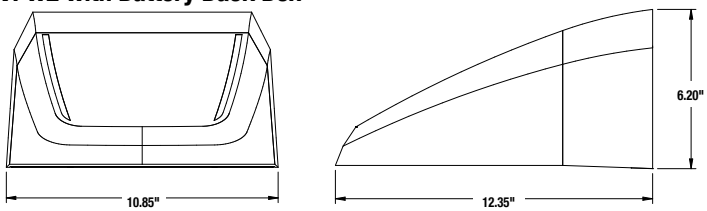
VPW1



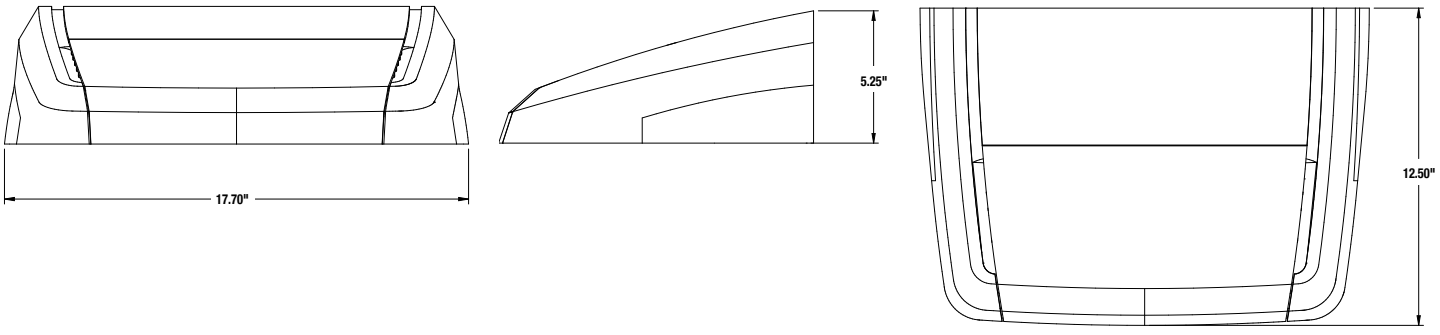
VPW2



VPW2 with Battery Back Box



VPW3



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VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

DATE: LOCATION:

TYPE: PROJECT:

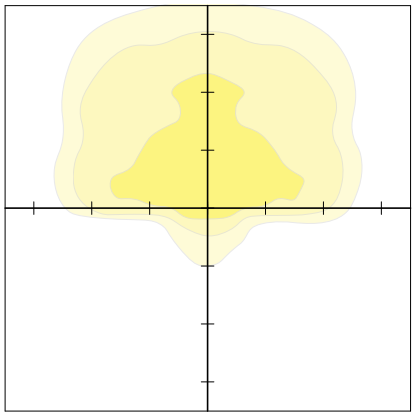
CATALOG #:

BATTERY OPTIONS & HOUSING SIZES

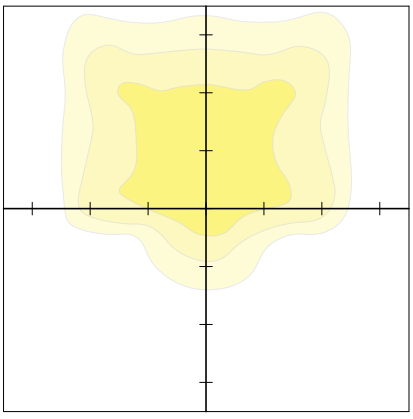
				Battery (E)		Battery with Heater (EH)	
Size	**Optics**	**# LEDs**	**Fixture Wattage**	**E (10W)**	**Housing**	**EH (13W)**	**Housing**
VPW1	Micro Strike	24L	10W	N/A	Not Available	N/A	Not Available
			15W				
			25W				
VPW2	Micro Strike	48L	15W	Y	Standard Housing	Y	Includes Integrated Back Box
			20W	Y	Standard Housing	Y	Includes Integrated Back Box
			30W	N/A	Not Available	Y	Includes Integrated Back Box
			35W	N/A	Not Available	Y	Includes Integrated Back Box
			45W	N/A	Not Available	Y	Includes Integrated Back Box
		80L	20W	N/A	Not Available	Y	Includes Integrated Back Box
			25W			Y	Includes Integrated Back Box
			35W			Y	Includes Integrated Back Box
			45W			Y	Includes Integrated Back Box
			55W			Y	Includes Integrated Back Box
			65W			Y	Includes Integrated Back Box
			70W			Y	Includes Integrated Back Box
	Strike	18L	25W	N/A	Not Available	Y	Includes Integrated Back Box
			30W			Y	Includes Integrated Back Box
			39W			Y	Includes Integrated Back Box
			50W			Y	Includes Integrated Back Box
			60W			Y	Includes Integrated Back Box
VPW3	Micro Strike	160L	45W	N/A	Not Available	Yes	Standard Housing
			70W			Yes	Standard Housing
			95W			Yes	Standard Housing
			105W			N/A	Not Available
			135W			N/A	Not Available
			155W			N/A	Not Available
	Strike	36L	55W	N/A	Not Available	Yes	Standard Housing
			80W			Yes	Standard Housing
			100W			Yes	Standard Housing
			120W			N/A	Not Available

PHOTOMETRY - BATTERY

18L BATTERY PHOTOMETRY



80L BATTERY PHOTOMETRY



Mounting Height: 12ft
Scale: 10ft

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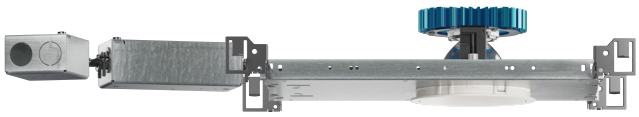
alphabet

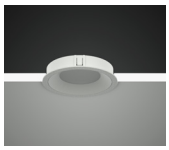
PROJECT INFORMATION			
JOB NAME		TYPE	
ORDERING CODE			

NU4 LOPRO

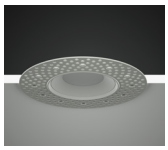
4" Round Downlight Standard White

NSF · AT airtight · DF dead-front · PR plenum rated · wet rated





Trim



Trimless



Trimless Millwork

20° - 65° BEAM (Note: Specifications are subject to change without notice)		
14mm COB PERFORMANCE DATA		
LED LIGHT ENGINE	NOMINAL DELIVERED LUMENS	SYSTEM WATTAGE
10LM	990LM @30K/80CRI	9W
15LM	1485LM @30K/80CRI	12W
20LM	2095LM @30K/80CRI	17W
25LM	2540LM @30K/80CRI	21W
30LM	3090LM @30K/80CRI	26W
10LM	840LM @30K/90/CRI	9W
15LM	1260LM @30K/90/CRI	12W
20LM	1780LM @30K/90/CRI	17W
25LM	2160LM @30K/90/CRI	21W
30LM	2620LM @30K/90/CRI	26W
Notes	Delivered lumens based on WH70 optic with no lens, (see page 2)	

8 - 12° BEAM (Note: Specifications are subject to change without notice)		
6mm COB PERFORMANCE DATA		
LED LIGHT ENGINE	NOMINAL DELIVERED LUMENS	SYSTEM WATTAGE
10LM	990LM @30K/80CRI	10W
15LM	1460LM @30K/80CRI	15W
10LM	840LM @30K/90CRI	10W
15LM	1240LM @30K/90CRI	15W
Notes	Delivered lumens based on S10 optic with no lens, (see page 2)	

FEATURES
- 3/4" bezel regress with 1/16" micro flange
- 8° - 65° optical beam control
- UGR < 19
- 110 LPW average
- Glare control, specialty optics, trim options, and custom finishes available
- Microban® antimicrobial finish available on all exposed painted surfaces

DIMMING AND CONTROLS
- 0-10V dimming to 1%
- Leading & trailing edge (Triac / ELV) dimming to 1%

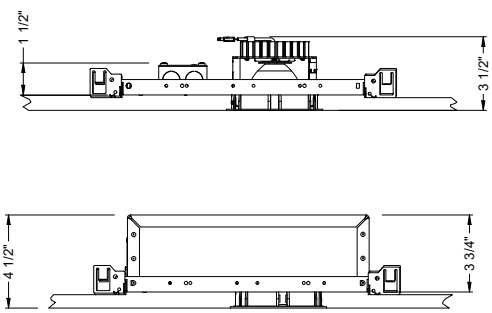
CONSTRUCTION
- Lexan™ (PC) highly resistant to impact and heat (240°F)
- Optimal material for wireless signal connectivity
- Shatter proof acrylic bezel lens
- Electrocoated 16-gauge cold-rolled steel construction
- Accommodates ceiling thickness from 1/8" to 1-5/8"

LED
- 90 CRI: SDCM = 2-step MacAdam Ellipse, Lumen Maintenance: L_{70} > 66,000 hrs
- 80 CRI: SDCM = 3-step MacAdam Ellipse, Lumen Maintenance: L_{70} > 66,000 hrs

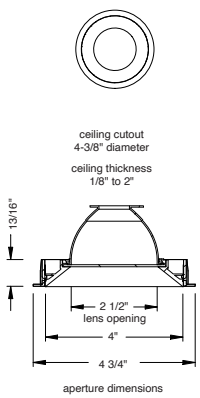
LISTING
- ULus Listed to UL1598 & UL2108; cUL Listed to CSA C22.2 #250.0
- IP65 with lens - Suitable for wet locations with lens - Suitable for damp locations without lens
- Non-conductive, dead-front construction (shower approved)
- NSF/ANSI-2 with lens (Non-Food and Splash Zones)
- **Declare.** - LBC Red List Approved
- 5 Year Limited warranty

ELECTRICAL
- 120V-277V, 120 only Triac / ELV
- Power factor ≥ 0.9
- 2kV driver input surge protection
- Remote emergency test switch
- 7W, 10W (T20 CEC) and 12W EM 90min battery
- Max. ambient installation temperature 95°F (35°C)

FIXTURE HEIGHT

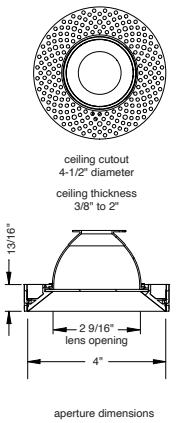


TRIMMED



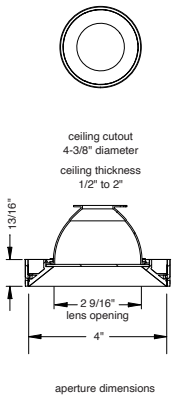
aperture dimensions

TRIMLESS



aperture dimensions

MILLWORK



aperture dimensions

alphabet

PROJECT INFORMATION			
JOB NAME		TYPE	
ORDERING CODE			

8°- 65° BEAM ORDERING CODE

SERIES	**NU4**	NU4
TYPE	**RDLP**	round downlight lopro
	RDTLP	round downlight trimless lopro
	RDTMWLP	round downlight trimless millwork lopro
LED	**SW**	standard white
DELIVERED LUMENS	**10LM**	990 lm
	15LM	1485 lm
	20LM	2095 lm
	25LM	2540 lm
	30LM	3090 lm
	Standard Configuration: 3000K 80CRI WH70 **Calculated Delivered Lumens =** [Delivered Lumen Value] x [CCT Multiplier] x [Reflector Multiplier]	
CCT	**27K**	2700K
	30K	3000K
	35K	3500K
	40K	4000K

CCT	2700K		3000K		3500K		4000K	
CRI	80+	90+	80+	90+	80+	90+	80+	90+
CCT MULTIPLIER FOR LUMEN OUTPUT	0.96	0.81	1.00	0.85	1.03	0.88	1.06	0.91

CRI	**80**	80 CRI	
	90	90 CRI	
OPTIC & LM MULTIPLIER SEE PAGE 5, 6	**8D**[1]	8 degrees	(1.00)
	12D[1]	12 degrees	(1.00)
	20D	20 degrees	(0.99)
	25D	25 degrees	(1.00)
	35D	35 degrees	(0.99)
	50D	50 degrees	(0.99)
	65D	65 degrees	(0.99)
BEZEL LENS SEE PAGE 3, 4	**NL**[2]	no lens	(1.00)
	CL	clear lens	(0.98)
	DL	diffused lens	(0.91)
	E[3]	elliptical beam spread	(0.92)
	HCL[4]	honeycomb louver	(0.85)
	HET	high efficiency textured lens, similar to Solite™	(0.92)
	SBL	smoothing beam lens	(0.92)
	Color lenses (amber, blue, green, red) see page 4.		
TRIM COLOR SEE PAGE 3, 4	**BK**	black	
	WH	white	
	MC	matte chrome	
	BZ	bronze	
	WT	wheat	
	CC[5]	custom color, consult factory for details	
	Antimicrobial finish, add **AM** to black, white or matte chrome i.e. BKAM.		
	Not applicable to trimless option. Do not include in trimless ordering code.		
BEZEL COLOR SEE PAGE 3, 4	**BK**	black	(0.98)
	WH	white	(1.00)
	MC	matte chrome	(0.99)
	BZ	bronze	(0.98)
	WT	wheat	(0.99)
	CC[5]	custom color, consult factory for details	
	Antimicrobial finish, add **AM** to black, white or matte chrome i.e. BKAM.		

8°- 65° BEAM ORDERING CODE

MOUNTING OPTIONS SEE PAGE 2, 8	**NC**	new construction with ceiling fitting plate
	IC[6]	insulation contact housing
	RET	retrofit, no ceiling fitting plate
VOLTAGE	**120**	120V
	UNV	120V-277V
DIMMING	**ELV1**[7]	leading & trailing edge (Triac/ELV) dimming to 1%
	DIM10	0-10V dimming to 1%
ELECTRICAL OPTIONS	**EM7**	emergency battery backup, 90 minutes at 7W to LED
	EM12	emergency battery backup, 90 minutes at 12W to LED
	EM10CA20	remote emergency battery backup, 90 minutes at 10W to LED, CA title 20

ADDITIONAL MOUNTING INFO

New Construction Bar Hangers (included)	Mounting Length: 14-3/4" to 26"
Extension Kit p/n: K20266 (ordered separately, 1 per fixture)	*Extends a pair of Bar Hangers* Total Mounting Length: 29" to 48"

YOUR COMPLETED ORDERING CODE

Follow the steps to specify your fixture, example:

NU4 - RDLP - SW - 20LM - 35K - 90 - 25D - NL - WH - WH - NC - UNV - DIM10 - EM7

NOTES

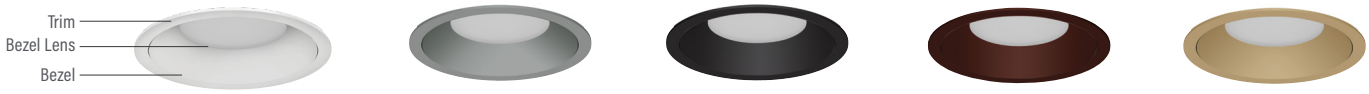
1. 8D/12D available in 10LM/15LM.
2. NL option does not meet requirements for AT/DF/WET/NSF listings. Lensing cannot be added in the field.
3. Elliptical lens not available with 8D/12D optic options. Actual beam distributions [20D= 35° x 60° , 25D= 40° x 65° , 35D= 45° x 70° , 55D= 55° x 80°]
4. HCL not available with lens.
5. Custom set up fee plus minimum quantity required per color.
6. IC not available in 30LM.
7. ELV1 (120V) not available in 10LM.

alphabet

PROJECT INFORMATION			
JOB NAME		TYPE	
ORDERING CODE			

TRIM OPTIONS

TRIM/BEZEL COLORS



WH MC BK BZ WT

OPTICAL OPTIONS

- UGR calculation based on CIE 117-1995; room size: 4H X 8H, reflectance: 70/50/20;
- UGR calculation based on 15LM fixtures, unless otherwise noted.

REFLECTOR OPTIC ACCESSORY
Honeycomb Louver



OPTIC	BEAM ANGLE	UGR
8D	7.8	10.9
12D	11.3	23.5
20D	17.4	12.5
25D	22.2	13.9
35D	32.4	16.5
50D	44.9	13.4
65D	52	15.5

NL
No Lens



OPTIC	BEAM ANGLE	UGR
8D	7.8	14.2
12D	11.9	13.8
20D	18	13.6
25D	22.8	13.1
35D	36.2	14.5
50D	49.2	18.3
65D	64.5	18.8

CL
Clear Lens



OPTIC	BEAM ANGLE	UGR
8D	7.9	13.7
12D	12.1	13.3
20D	18	13.3
25D	22.8	12.8
35D	36.2	14.2
50D	49.2	18.1
65D	64.6	18.5

DL
Diffused Lens



OPTIC	BEAM ANGLE	UGR
20D	39.4	19.5
25D	42.4	19.8
35D	50.6	20.8
50D	56.7	21.4
65D	66.7	23.3

HET
High Efficiency Textured Lens



OPTIC	BEAM ANGLE	UGR
20D	22.5	13.8
25D	27	14
35D	38.8	15.8
50D	49.8	16.5
65D	60.4	19.5

SBL
Smoothing Beam Lens



OPTIC	BEAM ANGLE	UGR
8D	10.2	12.8
12D	13.2	12.9
20D	19.3	13
25D	24.3	13.1
35D	37.2	14.8
50D	51.2	15.6
65D	62.2	18.8

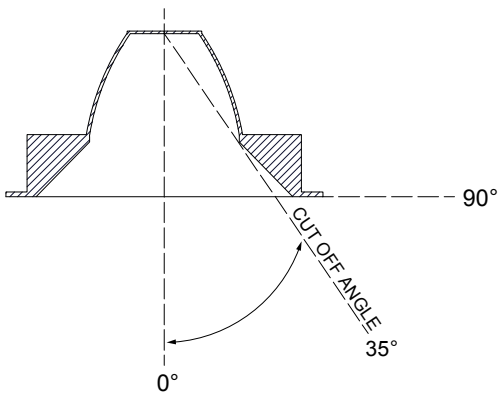
GLARE CONTROL

CUT-OFF ANGLE

Visual comfort is achieved with a lower cut-off angle due to improved glare control. The smaller the cut-off angle, the easier it is on the eye.

Alphabet downlights have been thoughtfully engineered to eliminate glare while still delivering functional illumination.

- Cutoff angle of CL is 35 degrees;

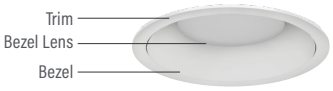


alphabet

PROJECT INFORMATION			
JOB NAME		TYPE	
ORDERING CODE			

TRIM OPTIONS

TRIM/BEZEL COLORS



WH



MC



BK



BZ

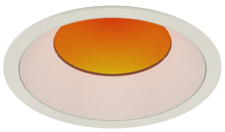


WT

OPTICAL OPTIONS

- UGR calculation based on CIE 117-1995; room size: 4H X 8H, reflectance: 70/50/20;
- UGR calculation based on 15LM fixtures, unless otherwise noted.

AMBER



OPTIC	MULTIPLIER	BEAM SPREAD
20D	0.485	18°
25D	0.484	22°
35D	0.485	35°
50D	0.48	50°
65D	0.473	60°

AVERAGE LUMENS: 2000LM 1880 CCT

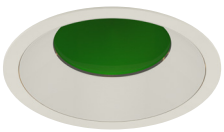
RED



OPTIC	MULTIPLIER	BEAM SPREAD
20D	0.04	18°
25D	0.04	22°
35D	0.04	35°
50D	0.04	50°
65D	0.038	60°

AVERAGE LUMENS: 168LM

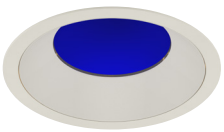
GREEN



OPTIC	MULTIPLIER	BEAM SPREAD
20D	0.202	18°
25D	0.202	22°
35D	0.204	35°
50D	0.2	50°
65D	0.196	60°

AVERAGE LUMENS: 850LM

BLUE



OPTIC	MULTIPLIER	BEAM SPREAD
20D	0.051	18°
25D	0.051	22°
35D	0.053	35°
50D	0.05	50°
65D	0.049	60°

AVERAGE LUMENS: 210LM

Add AM / BL / GR / RD to bezel lens ordering code section.
Example: NU4 - RD - SW - 10LM - 30K - 80 - 35D - **BL** - WH - WH - NC - UNV - DIM

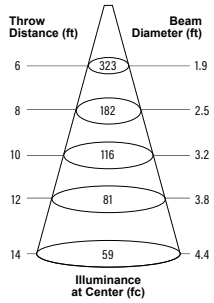
alphabet

PROJECT INFORMATION			
JOB NAME		TYPE	
ORDERING CODE			

PHOTOMETRIC DATA

20LM CCT MULTIPLIERS		
	80CRI	90CRI
2700K	0.96	0.81
3000K	1	0.85
3500K	1.03	0.88
4000K	1.06	0.91
FC Formula = CBCP / Distance^2		

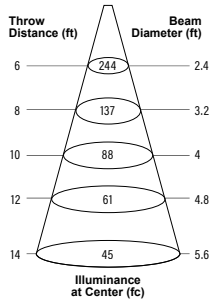
20D 18° NO LENS



WATTS: 17.2	LPW: 121.4
LUMENS: 2088	CCT: 3000K

INTENSITY	
DEGREE	CANDELA
0	11622
5	10517
15	2170
25	862
35	401
45	3

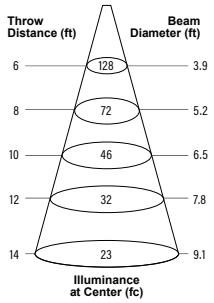
25D 23° NO LENS



WATTS: 17.2	LPW: 122.1
LUMENS: 2099	CCT: 3000K

INTENSITY	
DEGREE	CANDELA
0	8779
5	7589
15	2759
25	940
35	372
45	2

35D 36° NO LENS

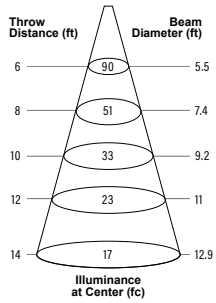


WATTS: 17.2	LPW: 120.6
LUMENS: 2074	CCT: 3000K

INTENSITY	
DEGREE	CANDELA
0	4594
5	4283
15	2845
25	1317
35	435
45	10

20LM CCT MULTIPLIERS		
	80CRI	90CRI
2700K	0.96	0.81
3000K	1	0.85
3500K	1.03	0.88
4000K	1.06	0.91
FC Formula = CBCP / Distance^2		

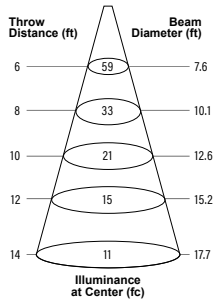
50D 49° NO LENS



WATTS: 17.2	LPW: 121.2
LUMENS: 2085	CCT: 3000K

INTENSITY	
DEGREE	CANDELA
0	3253
5	3231
15	2606
25	1591
35	450
45	13

65D 65° NO LENS



WATTS: 17.2	LPW: 120.9
LUMENS: 2080	CCT: 3000K

INTENSITY	
DEGREE	CANDELA
0	2103
5	2101
15	1990
25	1520
35	779
45	144

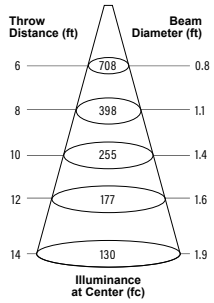
alphabet

PROJECT INFORMATION			
JOB NAME		TYPE	
ORDERING CODE			

PHOTOMETRIC DATA

10LM CCT MULTIPLIERS		
	80CRI	90CRI
2700K	0.96	0.81
3000K	1	0.85
3500K	1.03	0.88
4000K	1.06	0.91
FC Formula = CBCP / Distance^2		

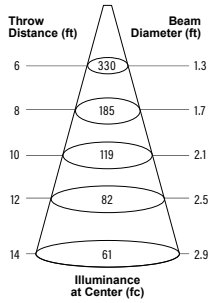
8D
7.8° NO LENS



WATTS: 10.2	LPW: 97.9
LUMENS: 998	CCT: 3000K

INTENSITY	
DEGREE	CANDELA
0	25483
5	8161
15	463
25	362
35	215
45	0.5

12D
12° NO LENS



WATTS: 8.7	LPW: 115
LUMENS: 1001	CCT: 3000K

INTENSITY	
DEGREE	CANDELA
0	11863
5	7515
15	660
25	371
35	192
45	0.3

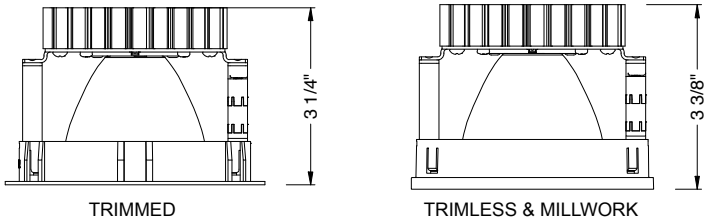
alphabet

PROJECT INFORMATION			
JOB NAME		TYPE	
ORDERING CODE			

MOUNTING OPTIONS

FIXTURE HEIGHT

10M - 30LM CONFIGURATION

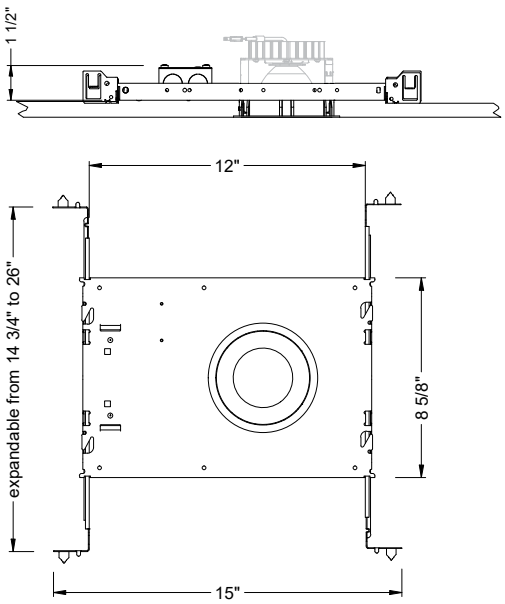


TRIMMED

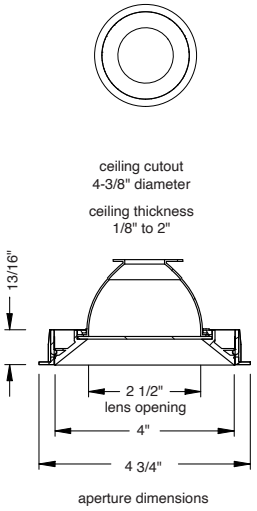
TRIMLESS & MILLWORK

NC - NEW CONSTRUCTION

TRIM

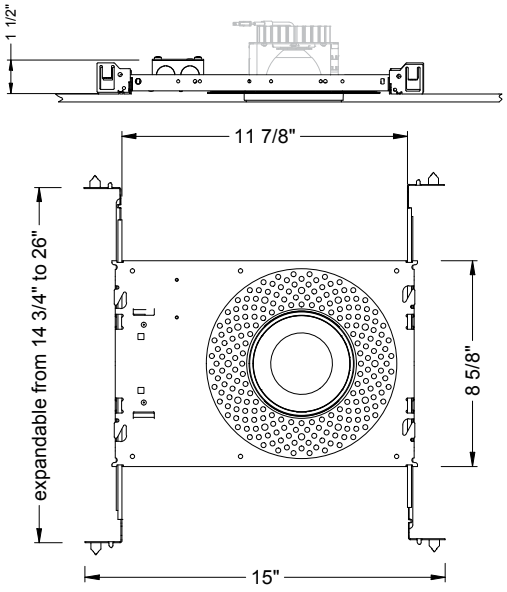


TRIM

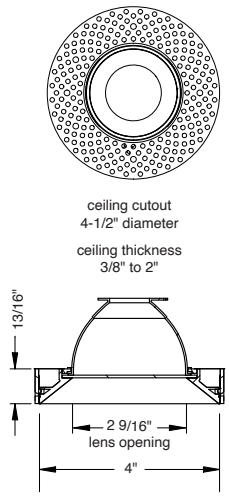


aperture dimensions

TRIMLESS

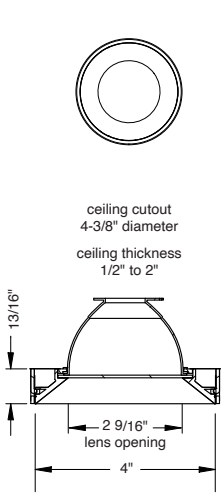


TRIMLESS



aperture dimensions

TRIMLESS/MILLWORK



aperture dimensions

100878

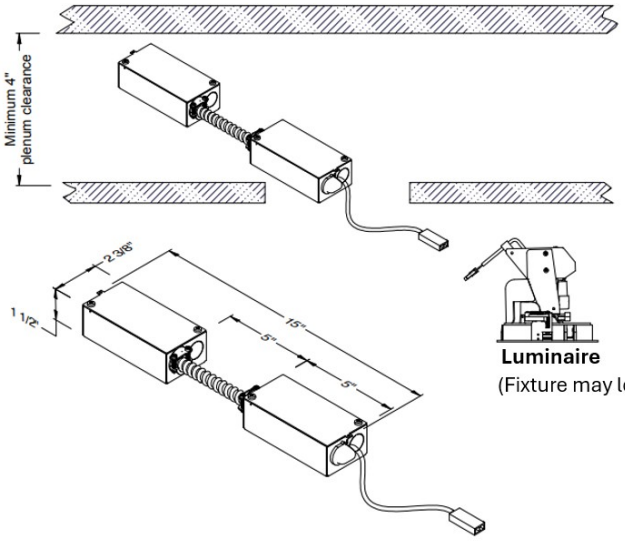
In a continuing effort to offer the best product possible we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product.

alphabet

PROJECT INFORMATION			
JOB NAME		TYPE	
ORDERING CODE			

MOUNTING OPTIONS (CONTINUED)

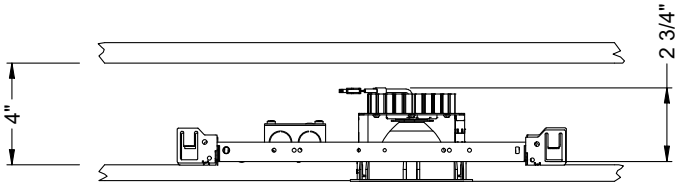
RET - RETRO
TRIM/TRIMLESS

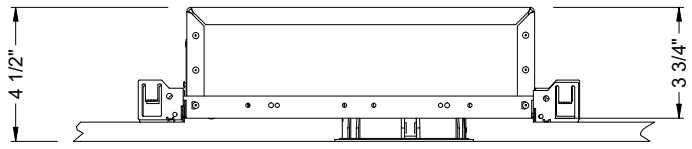


Luminaire
(Fixture may look different)

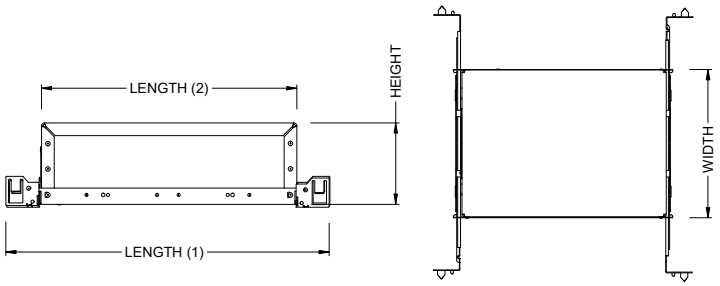
RATINGS / CERTIFICATIONS	NC	RET	IC
TYPE NON-IC	✔	✔	
TYPE IC			✔
CHICAGO PLENUM (CCEA)			
SUITABLE FOR AIR HANDLING PLENUMS	✔	✔	✔
REDUCED AIRFLOW (WITH LENS) ASTM E283	✔	✔	✔

CEILING THICKNESS	
FIXTURE TYPE	MOUNTING TYPE
	NC, IC, RET
	STANDARD CEILING THICKNESS
TRIM	1/8" to 2"
TRIMLESS	3/8" to 2"
MILLWORK (TRIMLESS)	1/2" to 2"





IC - INSULATION CONTACT HOUSING



BOX SIZE	L 1	L 2	W	H
A	15 - 7/16"	11 - 3/4"	8 - 1/2"	3 - 3/4"

BOX TYPE / LUMEN OUTPUT - NARROW BEAM (8° - 12°)	
LUMEN OUTPUT	IC
10LM	✔
15LM	✔

BOX TYPE / LUMEN OUTPUT - STANDARD BEAMS (20° - 65°)	
LUMEN OUTPUT	IC
10LM	✔
15LM	✔
20LM	✔
25LM	✔
30LM	

alphabet

PROJECT INFORMATION			
JOB NAME		TYPE	
ORDERING CODE			

BATTERY OPTIONS

EMERGENCY BATTERY

IOTA's ILB Battery Backups are UL Listed LED emergency drivers that allow the same LED fixture to be used for both normal and emergency operation. In the event of a power failure, the ILB switches to the emergency mode and operates the existing fixture for 90 minutes. The unit contains a battery, charger, and converter circuit in a single can. The Constant Power design of the ILB maintains the output wattage to the LED array even as the system voltage diminishes. UL 924 Listed for U.S. and Canada. UL 1310 Certified, Output Class 2 Compliant. Includes single-piece TBTS test switch and charge indicator accessory kit. For use with switched and unswitched fixtures, and includes Two-wire universal AC input. Meets or exceeds all National Electric Code and Life Safety Code Emergency Lighting Requirements. Rated for use in Plenum, Damp Location, Recessed Type IC, and Enclosed and Gasketed Luminares.

REMOTE TEST SWITCH

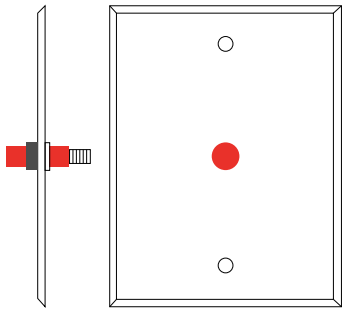
The Remote Test Switch may be mounted adjacent to the LED Fixture by others.

EMERGENCY BATTERY ACCESS

Above ceiling access is required for service. An access panel in the ceiling (or other form of access) adjacent to the installation location of the Emergency Battery is required.

REMOTE LOCATION

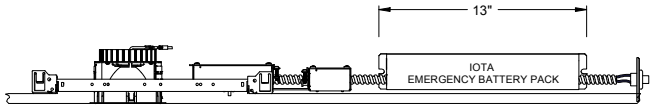
Maximum remote mounting distance of the emergency driver shall be 50 feet. Remote location wiring provided by others. Follow all Local and National Electric/ Building Codes.



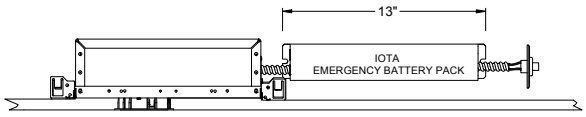
Remote Test Switch

EM MODE OUTPUT (DELIVERED LUMENS)			
LUMEN ORDERING CODE	EM7	EM10	EM12
ALL OPTIONS (10LM TO 30LM)	700LM	1000LM	1200LM
Notes: Based on 30K, 80CRI			

NC - NEW CONSTRUCTION
WITH EM BATTERY (REMOTE TEST SWITCH)

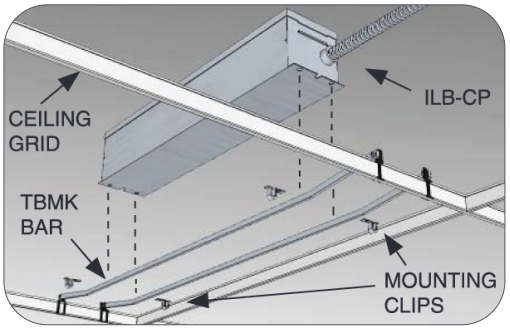


IC - INSULATION CONTACT HOUSING
WITH EM BATTERY (REMOTE TEST SWITCH)



Accessory

76066 Optional T-Grid Mounting Kit[2]



2. Can be used with any of the Emergency Battery Backups. Must be ordered as a separate line item.

In a continuing effort to offer the best product possible we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product.

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 5/21/2026

PROJECT NUMBER: SP2026-017
PROJECT NAME: Site Plan for Rockwall Neighborhood Shops
SITE ADDRESS/LOCATIONS: 1750 & 1760 State Highway 276, Rockwall, TX 75032

CASE CAPTION: Discuss and consider a request by Mitchell Mulholland of Cross Engineering Consultants, Inc. on behalf of Kris Ramji of Providence Village Neighborhood Shops on 380 by Slate, LLC and SV Rockwall, LLC for the approval of a Site Plan for two (2) Commercial/Retail Buildings on a 3.854-acre portion of a larger 11.836-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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	05/21/2026	Needs Review

05/21/2026: 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 two (2) Commercial/Retail Buildings on a 3.854-acre portion of a larger 11.836-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.

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 (SP2026-017) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 The subject property will be required to be plat in order to establish 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 development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, _____.

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

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

M.6 Site Plan.
(1) As a note, the drive-through restaurant will require the approval of a Specific Use Permit (SUP). (Land Use Schedule, Article 04, UDC)

(2) Please remove “Conceptual” from the site plan title block. (Subsection 03.04. A, of Article 11, UDC)
(3) Please provide the perimeter dimensions of the proposed buildings. (Subsection 03.04. B, of Article 11, UDC)
(4) Please indicate the distance between the two (2) buildings. (Subsection 03.04. B, of Article 11, UDC)
(5) Please indicate the distance between the buildings and the property lines. (Subsection 03.04. B, of Article 11, UDC)
(6) Please delineate and label the 15-foot front setback along SH-276. In addition, please remove the landscape buffers from the site plan. (Subsection 03.04. B, of Article 11, UDC)
(7) Please label the fire lanes and indicate them as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. B, of Article 11, UDC)
(8) Please label the sidewalks along John King Boulevard and SH-276. The sidewalk along John King Boulevard must be 10-feet in width and meander. The sidewalk along SH-276 must be eight (8) feet in width and meander. (Subsection 03.04. B, of Article 11, UDC)
(9) Please indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material. (Subsection 03.02, of Article 06, UDC)
(10) Please note that all signage will be reviewed with a separate building permit. (Subsection 06.02. F, of Article 05, UDC)
(11) Please delineate and label and proposed fencing. (Subsection 08.02. F, of Article 08, UDC)
(12) Any ground mounted utility equipment including transformers must be screened with a minimum of five (5) gallon evergreen shrubs. (Subsection 01.05. C, of Article 05, UDC)
(13) Please provide a note that there shall be no outside storage or above ground storage tanks. (Subsection 01.05. D, of Article 05, UDC)
(14) The dumpster enclosure must be a minimum of 12-feet by 10-feet, be eight (8) feet in height, faced with the same masonry material as the building, and incorporate a self-latching mechanism on the gate. (Subsection 01.05. B, of Article 05, UDC)’
(15) All overhead utility distribution lines must be placed underground. (Subsection 03.03, of Article 04, UDC)

M.7 Landscape Plan.
(1) Please provide the percentage of pervious vs. impervious cover. (Subsection 01.01. B, of Article 05, UDC)
(2) All shrubs shall be a minimum of five (5) gallons. (Subsection 05.003. B, of Article 08, UDC)
(3) The landscape buffer along SH-276 is a minimum of 15-feet. (Subsection 05.01, of Article 08, UDC)
(4) Berms shall be not be located within any utility easements. (Subsection 05.01, of Article 08, UDC)
(5) A minimum of one (1) row of four (4) or more trees shall be planted along the perimeter of the property to the rear of the building. (Subsection 06.02, of Article 05, UDC)
(6) Please provide evergreen shrubs along and in front of the proposed drive-through. (Subsection 05.02, of Article 08, UDC)
(7) Please provide a note that the irrigation will meet the requirements of the UDC. (Subsection 05.04, of Article 08, UDC)

M.8 Photometric Plan.
(1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (See Sec. 2.1 of the checklist)
(2) Light levels shall not be greater than 0.2 FC at all non-residential and right-of-way property lines, and 0.0 FC at all residential property lines. Please provide the light levels at the property line. (Subsection 03.03, of Article 07, UDC)
(3) Light poles shall be no greater than 20-feet in height. (Subsection 03.03. D, of Article 07, UDC)
(4) Please provide cut sheets for the proposed light fixtures. All fixtures must be oriented downward and be fully shielded. (Subsection 03.03, of Article 07, UDC)

M.9 Building Elevations.
(1) A minimum of 20% natural or quarried stone is required on each façade of the proposed buildings. (Subsection 06.02. C, of Article 05, UDC)
(2) Please incorporate accent brick or stone. Each building shall incorporate accent brick or stone, or brick and stone patterns and materials that create contrast through color, shape, size, and/or texture to the planes of primary brick or stone materials in an elevation. (Subsection 06.02, of Article 05, UDC)
(3) Please ghost in the elevations beyond each façade. This allows staff to see how the back side of the parapets are designed. (Subsection 04.01, of Article 05, UDC)
(4) Indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade, not including windows and doors. (Subsection 04.01, of Article 05, UDC)
(5) Cementitious material shall not be utilized within the first four (4) feet from grade. (Subsection 06.02. C, of Article 05, UDC)
(6) Cementitious material shall be limited to 50% on each building façade. (Subsection 06.02. C, of Article 05, UDC)
(7) Please provide a note that the backside of the parapets will be finished in the same material as the exterior facing façade. (Subsection 06.02. C, of Article 05, UDC)
(8) The minimum number of architectural elements for buildings of this side is four (4). Please provide and label any provided architectural elements. (Subsection 06.02. C, of

Article 05, UDC)
(9) All buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. (Subsection 06.02. C, of Article 05, UDC)
(10) Given that the subject property is located within an Overlay District, each side of the buildings are required to meet the primary articulation standards, which can be found within the General Commercial District Standards. At this time, the buildings do not meet the vast majority of the articulation requirements. Please review these requirements and provide updated building elevations.

I.10 Please note that failure to address all comments provided by staff by 3:00 PM on June 2, 2026 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.

M.11 Any requirements corrected by the applicant shall be considered a variance/exception and shall require a three-quarter majority vote from the Planning and Zoning Commission. 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. (Subsection 09, of Article 11, UDC)

I.12 Please note the scheduled meetings for this case:

(1) Planning & Zoning meeting/work session meeting will be held on May 26, 2026.
(2) Planning & Zoning meeting/public hearing meeting will be held on June 9, 2026.

I.13 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	05/20/2026	Approved w/ Comments

05/20/2026: 1. Maximum hydrant lead length is 50'.

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 signage is allowed within easements or ROW.
- No structures or fences is allowed within easements or ROW.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock or stone face. No smooth concrete walls.
- Required 10' utility easement along all street frontages.
- All utilities must be underground. Existing overhead utility lines, if present, will need to be placed underground.
- The property must be platted.
- Tree mitigation will be required when removing existing trees on the property.
- 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:
- Detention is required.
- Drainage calculations are based on property zoning, not land area use.
- Property drains in multiple directions. Drainage may not be increased towards any direction.

- Detention ponds must be in a drainage easement maintained by the property owner. The drainage easement shall be located at the 2' freeboard elevation.
- An emergency spillway, located at the 2' freeboard elevation, will be required for the detention pond.
- No vertical walls allowed in detention easement. Max 4:1 side slopes.
- No public water or sewer allowed within the detention easement.
- The 100-year WSEL must be called out for detention ponds.
- FFE for all buildings must be called out when adjacent to a detention pond or the 100yr floodplain. Minimum 2' above 100-year WSEL.
- Existing flow patterns must be maintained. A portion of the site drains to an existing wye inlet located at the intersection of SH-276 and S. John King Blvd. The other portion of the site drains to the southwest side of the property.
- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.
- Gas pump areas must drain to oil/water separator and then to the storm lines.
- The property owner will be responsible for maintaining, repair, and replacement of the detention/drainage systems.

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Any public sewer lines must be a minimum of 8", and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- There is an existing 12" water main along S. John King Blvd. available for use for 8" internal site water loop.
- There is an existing 8" sewer main on the other side of John King Blvd. - you would need to dry bored and steel encase under the roadway to tie into this sewer main. There is also sewer on the southern property line of the school on the east side of John King. No City utilities allowed in John King or SH 276 ROW. Easements will be required.
- All utility crossings of John King and SH276 must be by dry bore and steel encased.
- Private commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- 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.
- Maximum hydrant lead is 50'.
- All public utilities must be centered within an easement.
- $439.71/acre sewer pro-rata to be paid at Engineering
- Off-site sanitary sewer is required.
- An Infrastructure Study will be required. Review fees apply.

Paving Items:
- Must meet City driveway spacing requirements along John King Blvd.
- Must meet TXDOT driveway spacing requirements along SH-276.
- A TXDOT permit will be required for the proposed driveways along SH-276.
- 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.
- No rock, gravel, or asphalt allowed in any area.
- Drive isles to be 24' wide.
- Fire lane to be 24' wide and in a platted easement.
- Fire lane 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.
- Must build a left turn lane to TXDOT requirements on John King Blvd.
- Drainage culverts for driveways (if needed) will need to be engineered.
- A deceleration lane will be required on SH 276 and John King at the driveways.
- A left turn lane will be required on John King that meets TXDOT and City requirements.
- A TIA will be required. Please refer to the 2023 Standards of Design and Construction Manual (Subsection 2.21.06) for the TIA Preparation and Review Requirements. review fees

apply.

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".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

Operation & Maintenance Plan for Structural Control Measures:

The owner or operator of any new development or redeveloped site must develop and implement an Operation and Maintenance Plan (O&M Plan) addressing the maintenance requirements for all structural stormwater control measures installed on site, including but not limited to detention ponds and retention ponds.

The O&M Plan must be submitted to the City for recordkeeping purposes at the time of Engineering. To ensure long-term maintenance regardless of ownership changes, the owner or operator must provide proof that the O&M Plan has been incorporated into the property deed restrictions or Homeowners Association (HOA) covenants, as applicable.

The site owner or operator must maintain the O&M Plan on-site along with documentation of all maintenance activities performed. These records must be made available for review by the City of Rockwall or TCEQ within 24 hours of request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	05/21/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/19/2026	Approved w/ Comments

05/19/2026: The Fire Department Connection (FDC) shall be located on the fire lane side of the building and shall be visible and accessible from the fire lane.
The FDC shall be located within 100 feet of an approved fire hydrant and within 50 feet of approved fire lane access.
The FDC shall remain clear and unobstructed at all times and shall be provided with a minimum 5-foot-wide clear, all-weather access path from the fire lane to the FDC location.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/18/2026	Approved w/ Comments

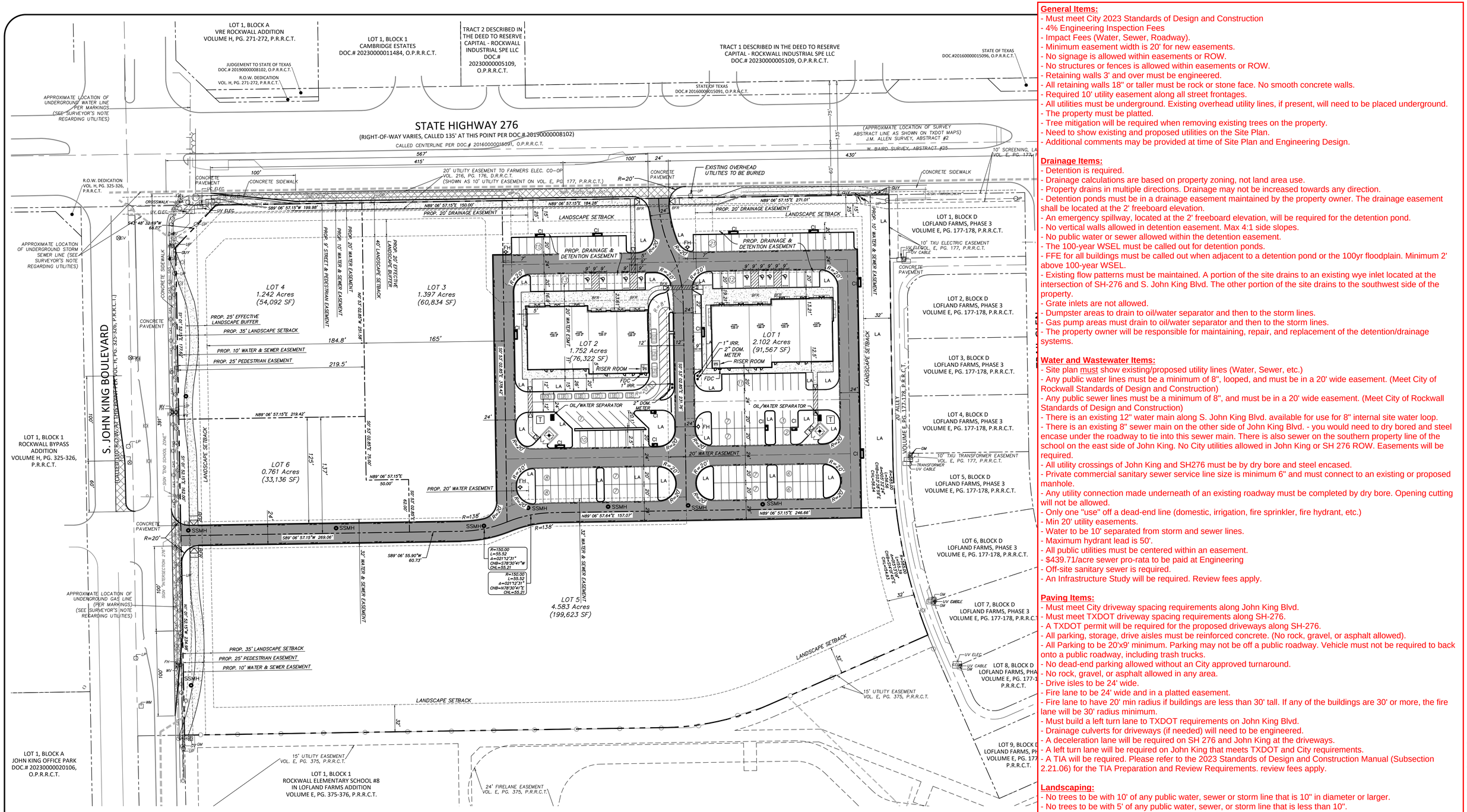
05/18/2026: Lot 2 Building will be 1750 STATE HIGHWAY 276, ROCKWALL, TX 75032
Lot 1 Building will be 1760 STATE HIGHWAY 276, ROCKWALL, TX 75032
*Suite numbers are ok as you've indicated on site plan drawing. Other lots will be addressed when they develop.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/18/2026	Approved w/ Comments

05/18/2026: 1. There are better varieties of turfgrass available such as Tif Tuf and Tahoma 31 that are more drought, shade, cold and wear tolerant.
2. Tree preservation plan approved



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 signage is allowed within easements or ROW.
- No structures or fences is allowed within easements or ROW.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock or stone face. No smooth concrete walls.
- Required 10' utility easement along all street frontages.
- All utilities must be underground. Existing overhead utility lines, if present, will need to be placed underground.
- The property must be platted.
- Tree mitigation will be required when removing existing trees on the property.
- 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:
- Detention is required.
- Drainage calculations are based on property zoning, not land area use.
- Property drains in multiple directions. Drainage may not be increased towards any direction.
- Detention ponds must be in a drainage easement maintained by the property owner. The drainage easement shall be located at the 2' freeboard elevation.
- An emergency spillway, located at the 2' freeboard elevation, will be required for the detention pond.
- No vertical walls allowed in detention easement. Max 4:1 side slopes.
- No public water or sewer allowed within the detention easement.
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The site owner or operator must maintain the O&M Plan on-site along with documentation of all maintenance activities performed. These records must be made available for review by the City of Rockwall or TCEQ within 24 hours of request.

NOTE: THIS IS NOT A CONSTRUCTION DOCUMENT.
THIS DOCUMENT IS FOR CONCEPTUAL PLANNING PURPOSES ONLY.

Note:
Existing Utilities Shown Per As-Built Documents. Contractor to Field Verify Location and Depth of All Utilities Prior to Construction and Notify Engineer of any Discrepancies.

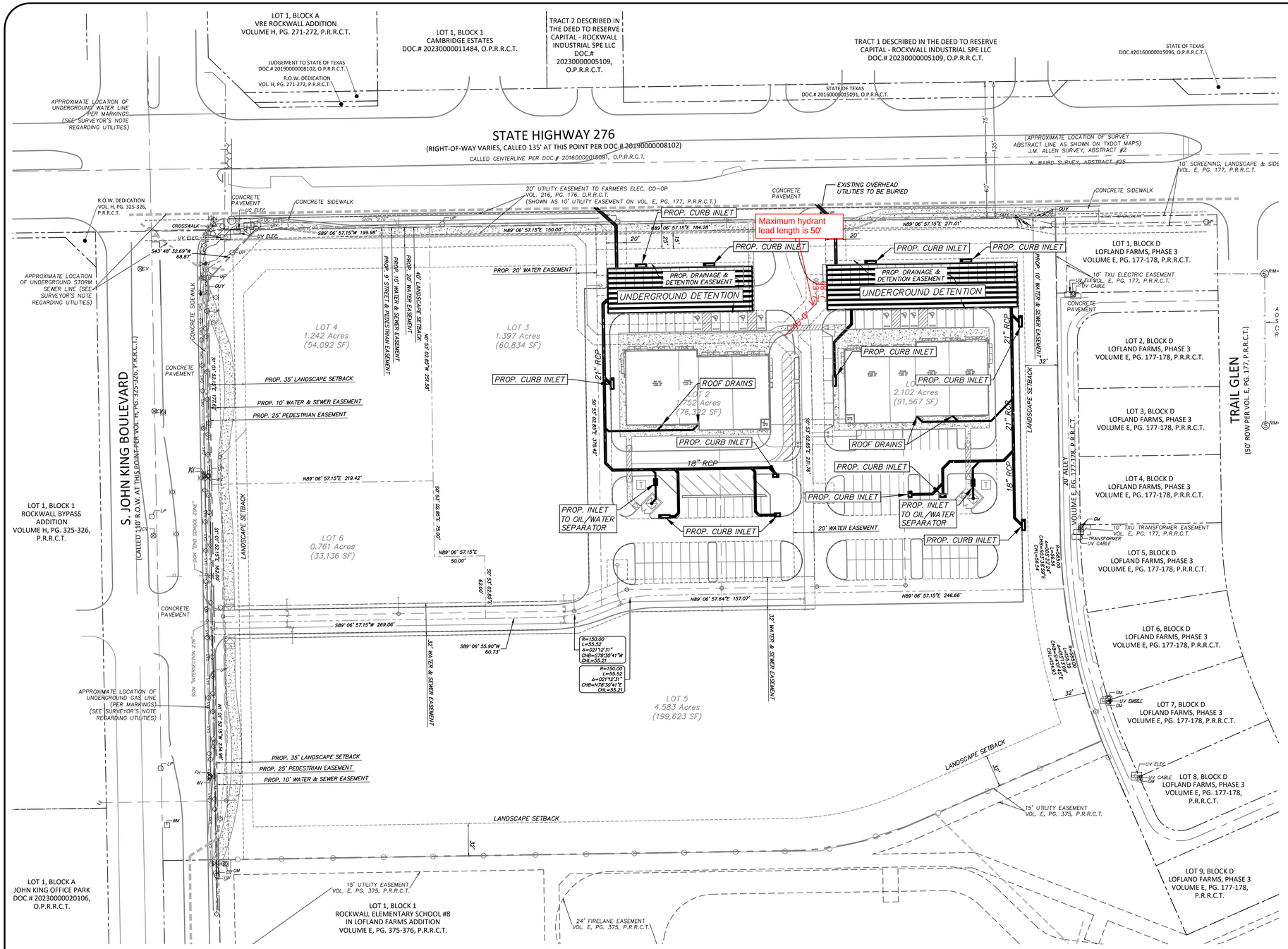
	Issue Date	Description
1	05/15/2026	Site Plan Submittal
2		
3		
4		
5		
6		

CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street • McKinney, Texas 75069
972.562.4409 • Texas P.E. Firm No. F-5935

05/15/2026

ROCKWALL NEIGHBORHOOD SHOPS
SLATE LAND & DEVELOPMENT CO.
CITY OF ROCKWALL, TEXAS

Project No. 25086



GENERAL/DRAINAGE NOTES

1. All materials and construction shall be in accordance with City Standard Specifications and Construction Standards, and Standard Specifications for Public Works Construction prepared by North Central Texas Council of Governments (Latest Revision).

2. Existing utilities are shown schematically and are for the contractors guidance only. The location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field. The contractor must call the appropriate utility company at least 48 hours prior to any excavation to request exact field location of utilities.

3. The contractor shall be responsible for protecting all existing improvements in the construction of this project. The contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.

4. All storm sewer pipe 18" and larger shall be Class III RCP unless otherwise noted. All storm sewer pipe 15" and smaller shall be PVC drainage pipe or approved equal, unless otherwise noted (RCP only under fire lanes).

5. Contractor shall be responsible for maintaining trench safety requirements in accordance with the latest standards of O.S.H.A. or any other agency having jurisdiction for excavation and trenching procedures. Contractor shall provide and implement a trench safety plan complying with O.S.H.A.

6. All RCP pipe joints shall have Ram-Neck joint sealer, in the absence of a City Standard for joint sealant.

7. All roof drain laterals shall be 0.50% min. slope.

Note:
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STOP!
CALL BEFORE YOU DIG
Texas 811 Know what's below.
(@ least 72 hours prior to digging)

Issue Date	Description
1 05/15/2026	Site Plan Submittal
2	
3	
4	
5	
6	

CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street • McKinney, Texas 75069
972.562.4409 • Texas P.E. Firm No. F-5935

05/15/2026

PRELIMINARY STORM PLAN
ROCKWALL NEIGHBORHOOD SHOPS
SLATE LAND & DEVELOPMENT CO.
CITY OF ROCKWALL, TEXAS

Sheet No.

Project No. 25086

ROCKWALL NEIGHBORHOOD SHOPS

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
- ☐ FINAL PLAT ($300.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($300.00 + $20.00 ACRE) [1]
- ☐ AMENDING OR MINOR PLAT ($150.00)
- ☐ PLAT REINSTATEMENT REQUEST ($100.00)

SITE PLAN APPLICATION FEES:
- ☑ SITE PLAN ($250.00 + $20.00 ACRE) [1]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($100.00)

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($200.00 + $15.00 ACRE) [1]
- ☐ SPECIFIC USE PERMIT ($200.00 + $15.00 ACRE) [1 & 2]
- ☐ PD DEVELOPMENT PLANS ($200.00 + $15.00 ACRE) [1]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS ($100.00) [2]

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	SEC Hwy 276 and Hwy205 Bypass (S John King Blvd)				
SUBDIVISION	Rockwall Neighborhood Shops	LOT	1-6	BLOCK	1
GENERAL LOCATION	SEC Hwy 276 and Hwy205 Bypass (S John King Blvd)				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-045	CURRENT USE	Vacant
PROPOSED ZONING	N/A	PROPOSED USE	Commercial (Retail/Rest.)
ACREAGE	11.836	LOTS [CURRENT]	1
		LOTS [PROPOSED]	5

☑ ***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	Providence Village Neighborhood Shops on 380 by Slate, LLC & SV Rockwall LLC	☑ APPLICANT	Cross Engineering Consultants, Inc.
CONTACT PERSON	Kris Ramji	CONTACT PERSON	Mitchell Mulholland
ADDRESS	[redacted]	ADDRESS	[redacted]
CITY, STATE & ZIP	[redacted]	CITY, STATE & ZIP	[redacted]
PHONE	[redacted]	PHONE	[redacted]
E-MAIL	[redacted]	E-MAIL	[redacted]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kris Ramji [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 $ 436.72 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 13th *DAY OF* May, 2026. *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.*

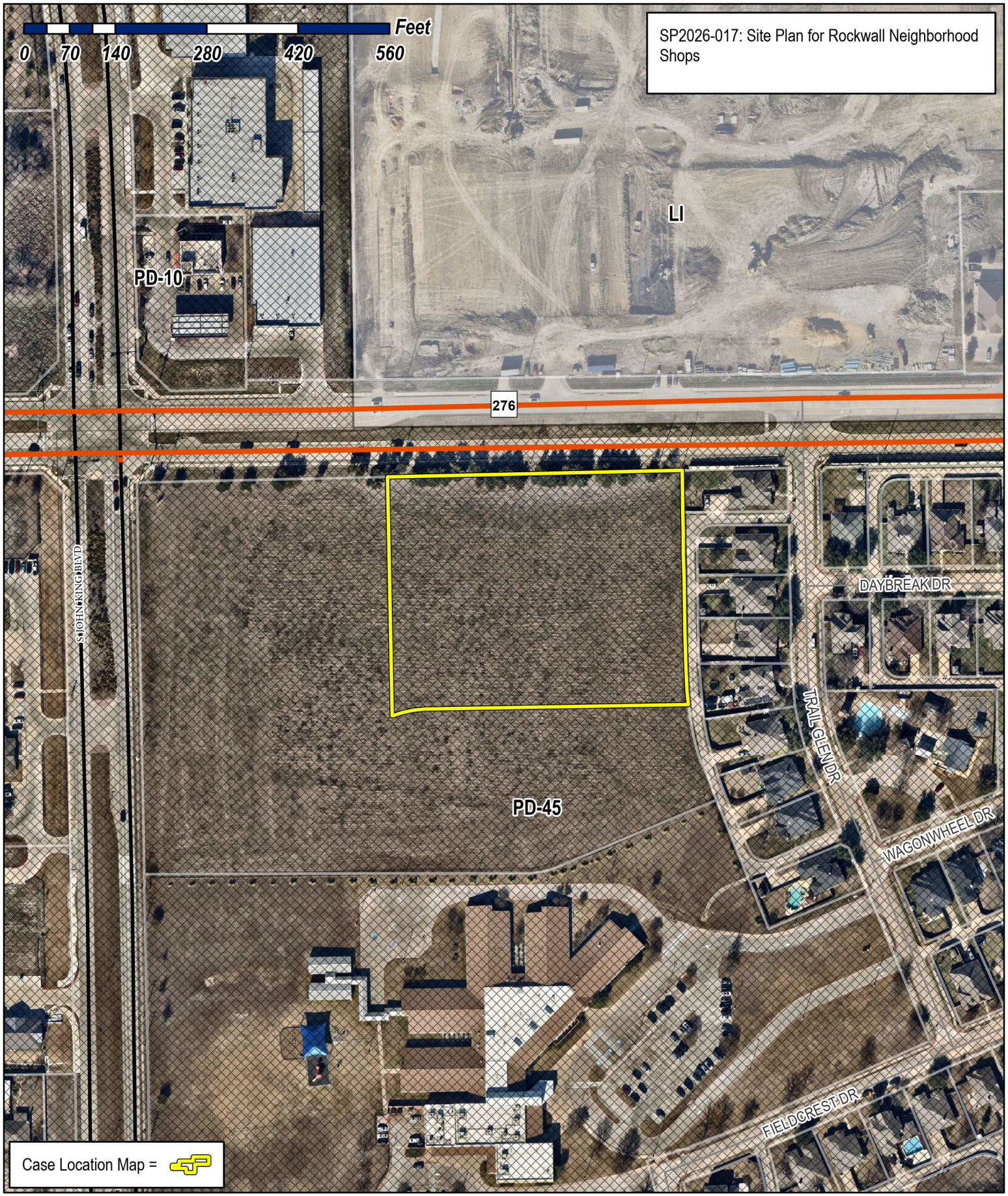
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th *DAY OF* May, 2026.

SHAHZAD N LADIWALA
Notary Public, State of Texas
Comm. Expires 10-29-2029
Notary ID 135538259

OWNER'S SIGNATURE Kris Ramji

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Shahzad N Ladiwala

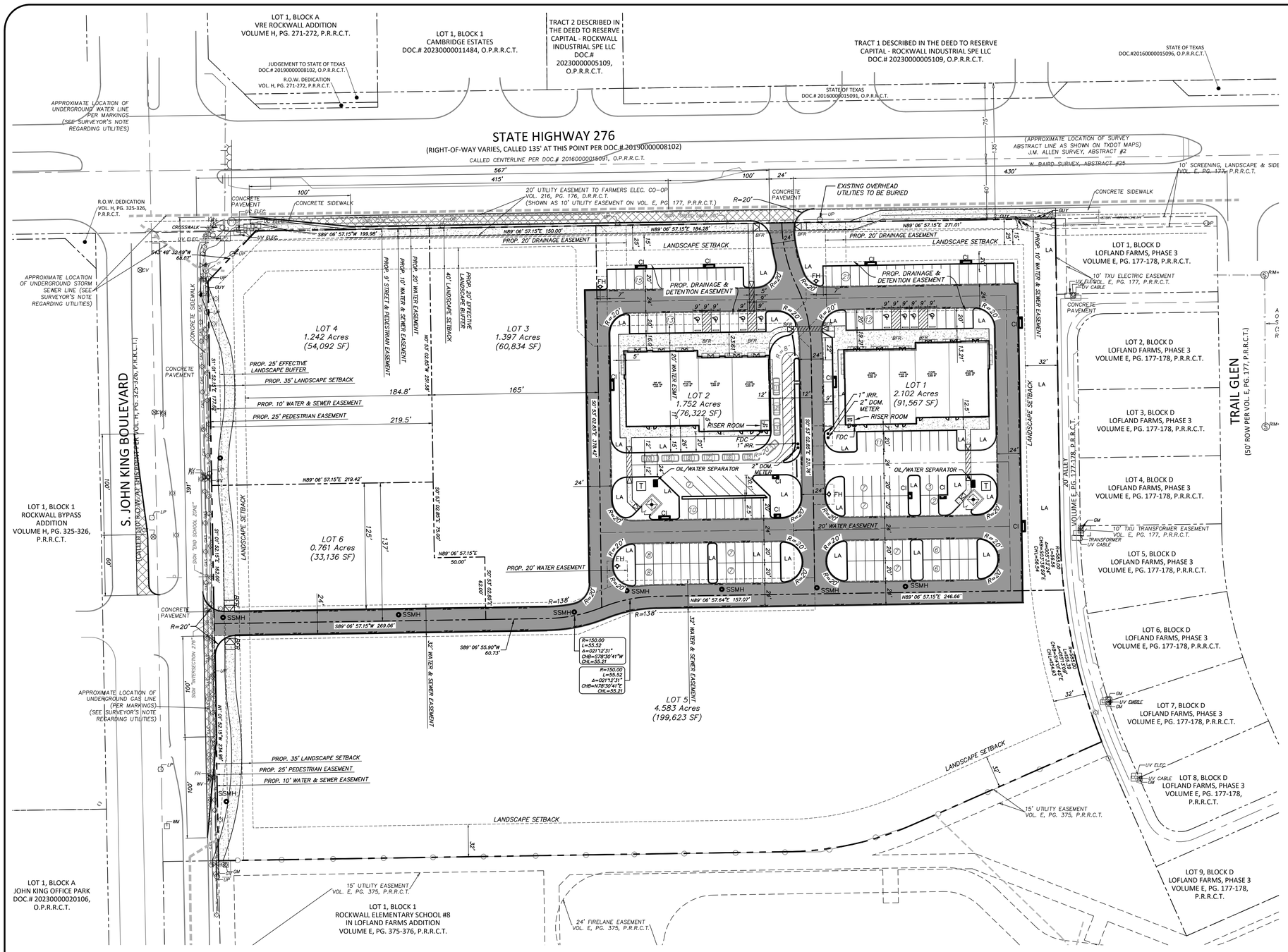
MY COMMISSION EXPIRES 10-29-29

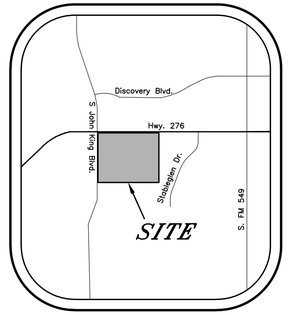


City of Rockwall

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.





VICINITY MAP
NTS

0 50 100
GRAPHIC SCALE
1"=50'

LEGEND

- Prop. Fire lane, Public Access, & Utility Easement
- Proposed Sidewalk
- Proposed R.O.W. Sidewalk
- Proposed Turn Lane (Per TxDOT Standards)
- Existing Fire Hydrant
- FH Proposed Fire Hydrant
- FDC Proposed Remote FDC
- BFR Barrier Free Ramp (Per City Standard Details)
- LA Landscape Area
- CI Curb Inlet
- SSMH Sanitary Sewer Manhole
- T Transformer
- Proposed Wheel Stop
- Proposed 8' Dumpster Enclosure with Evergreen Shrubs

SITE DATA TABLE		
	LOT 1	LOT 2
LOT SIZE	2.102 ACRES	1.752 ACRES
	91,567 SF	76,322 SF
USE / BUILDING AREA		
RETAIL	2,500 SF - 23.4%	4,000 SF - 37.5%
RESTAURANT (FS)	8,171 SF - 76.6%	4,175 SF - 39.1%
MEDICAL OFFICE	- SF - 0%	2,500 SF - 23.4%
TOTAL	10,671 SF	10,675 SF
REQUIRED PARKING		
RETAIL (1 PER 250 S.F.)	10 SPACES	16 SPACES
RESTAURANT (FS) (1 PER 100 S.F.)	82 SPACES	42 SPACES
MEDICAL OFFICE (1 PER 200 S.F.)	0 SPACES	13 SPACES
TOTAL	92 SPACES	71 SPACES
PARKING PROVIDED	93 SPACES	75 SPACES
HANDICAP REQUIRED	4 SPACES	4 SPACES
HANDICAP PROVIDED	4 SPACES	4 SPACES
LANDSCAPE COVERAGE	29,842 SF - 32.6%	15,300 SF - 20%

* PARKING PROVIDED TOTAL INCLUDES HC PARKING

OWNER:

PROVIDENCE VILLAGE NEIGHBORHOOD SHOPS ON 380 BY SLATE LLC. AND SV ROCKWALL LLC.
5729 LEBANON RD., STE. 144589
FRISCO, TEXAS 75034

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CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street • McKinney, Texas 75069
972.562.4409 • Texas P.E. Firm No. F-5935

05/15/2026

CONCEPTUAL SITE PLAN

ROCKWALL NEIGHBORHOOD SHOPS
SLATE LAND & DEVELOPMENT CO.
CITY OF ROCKWALL, TEXAS

Sheet No.

Project No. 25086

ROCKWALL NEIGHBORHOOD SHOPS

GENERAL NOTES

CONTRACTORS, SUBCONTRACTORS, SUPPLIERS, AND ALL INVOLVED IN THE WORK SHALL INSPECT THE SITE BEFORE BIDDING THE WORK IN ORDER TO DETERMINE THE EXTENT OF EXISTING WORK TO REMAIN, EXISTING WORK TO BE DEMOLISHED, CLEARANCES, ACCESSIBILITY AND ANY OTHER ITEMS THAT MIGHT AFFECT THEIR BID AND WORK. PERFORM WORK, PROVIDE EQUIPMENT, PROVIDE MATERIALS, ETC. AS REQUIRED FOR PROPER COMPLETION OF THE PROJECT. THE DRAWINGS MAY NOT SHOW ALL ITEMS OR CONDITIONS. THE CONTRACTOR SHALL NOT RECEIVE EXTRA PAYMENT FOR REQUIREMENTS WHICH CAN BE INFERRED THROUGH OBSERVATION OF EXISTING CONDITIONS AT THE SITE. IN THE EVENT CONCEALED CONDITIONS ARE ENCOUNTERED WHICH VARY SIGNIFICANTLY FROM THOSE INDICATED ON THE DRAWINGS, NOTIFY THE OWNER AND ARCHITECT BEFORE PROCEEDING WITH THE WORK.

ALL CONTRACTORS, SUBCONTRACTORS, SUPPLIERS AND ALL OTHERS INVOLVED IN THE WORK SHALL REVIEW THE COMPLETE CONTRACT DOCUMENTS AND HAVE KNOWLEDGE OF ALL THE WORK TO BE PERFORMED BY ALL TRADES, ETC. AND SHALL COORDINATE THEIR WORK FULL WITH SAID TRADES.

THE G.C SHALL CAREFULLY REVIEW THE DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS AND VERIFY/COORDINATE ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO BEGINNING ANY WORK, THE G.C SHALL REPORT ANY INCONSISTENCIES TO THE OWNER AND ARCHITECT IMMEDIATELY FOR RESOLUTIONS BEFORE BEGINNING EACH PORTION OF THE WORK.

IF THE G.C DOCUMENTS ARE FOUND TO BE UNCLEAR, AMBIGUOUS, OR CONTRADICTORY, THE G.C MUST REQUEST CLARIFICATION FROM THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.

APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT SAME INFORMATION. G.C SHALL MAINTAIN ONE COMPLETE SET OF PLANS ON THE PREMISES IN GOOD CONDITION AT ALL TIMES. THIS SHALL INCLUDE ADDENDA AND CHANGE ORDERS.

THE TERM "WORK" AS USED IN THESE NOTES SHALL INCLUDE ALL PROVISIONS AS DRAWN OR SPECIFIED IN THE DOCUMENTS AS WELL AS ALL OTHER PROVISIONS SPECIFICALLY INCLUDED BY THE OWNER IN THE FORM OF DRAWINGS AND WRITTEN INSTRUCTIONS AND APPROVED BY THE ARCHITECT.

THE TERM "G.C" AS USED IN THESE NOTES SHALL REFER TO THE GENERAL CONTRACTOR OR THE SUBCONTRACTORS. THE OWNER MAY ELECT TO CONTRACT DIRECTLY WITH A SUBCONTRACTOR FOR ANY PART OF THE WORK.

THE G.C SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES AND SAFETY PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.

DO NOT SCALE DRAWINGS, USE WRITTEN DIMENSIONS FOR ALL MEASUREMENTS.

THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY, SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY AND COMPLIANCE WITH REQUIREMENTS SPECIFIED IN THE OWNER/CONTRACTOR CONTRACT IS, AND SHALL BE, THE CONTRACTOR'S RESPONSIBILITY.

THE G.C SHALL BE FAMILIAR WITH PROVISIONS OF ALL APPLICABLE CODES AND SHALL INSURE THE COMPLIANCE OF THE WORK WITH ALL LOCAL, STATE AND FEDERAL CODES. IN THE EVENT OF CONFLICT BETWEEN LOCAL, STATE AND NATIONAL CODES, THE MORE STRINGENT SHALL GOVERN. BEFORE COMMENCING WORK NOT SHOWN IN DOCUMENTS, BUT REQUIRED TO ACHIEVE FULL COMPLIANCE WITH CODES, G.C SHALL NOTIFY OWNER AND ARCHITECT.

THE G.C SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO COMMENCEMENT OR WORK TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES. NOTIFY ARCHITECT IMMEDIATELY IF CONFLICTS BETWEEN EXISTING UTILITIES AND NEW CONSTRUCTION. PATCH, REPAIR AND/OR REPLACE ALL ADVERSELY AFFECTED FINISHES AND SURFACES REQUIRED UPON COMPLETION OF CONSTRUCTION. ALL PARKING AREA PAVEMENT AND NEW CONCRETE PADS SHALL TRANSITION SMOOTHLY.

LIST OF CONTACTS

ARCHITECT:
JAW ARCHITECTS, INC. – JERAMY WILLIAMS
817-705-3387
JERAMY@JAW-ARCH.COM

STRUCTURAL:
RUBIX CONSULTANTS LLC
CONTACT ARCHITECT

MEP:
MEP ENGINEERING & DESIGN CONSULTANTS, ROBERT ANDERSON
CONTACT ARCHITECT

CIVIL:
CROSS ENGINEERING
CONTACT ARCHITECT

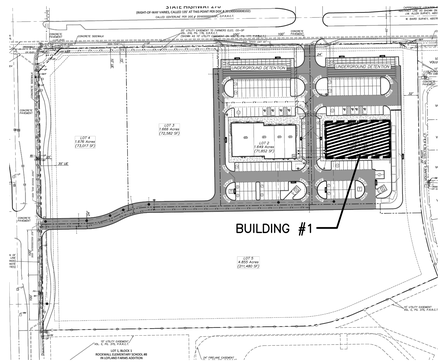
OWNER:
SLATE COMMERCIAL
CONTACT ARCHITECT

MULT-TENANT SHELL BUILDING #1
SE CORNER OF HWY 276 & S JOHN KING BLVD.
ROCKWALL TX, 75032

VICINITY MAP



BUILDING LOCATION DIAGRAM

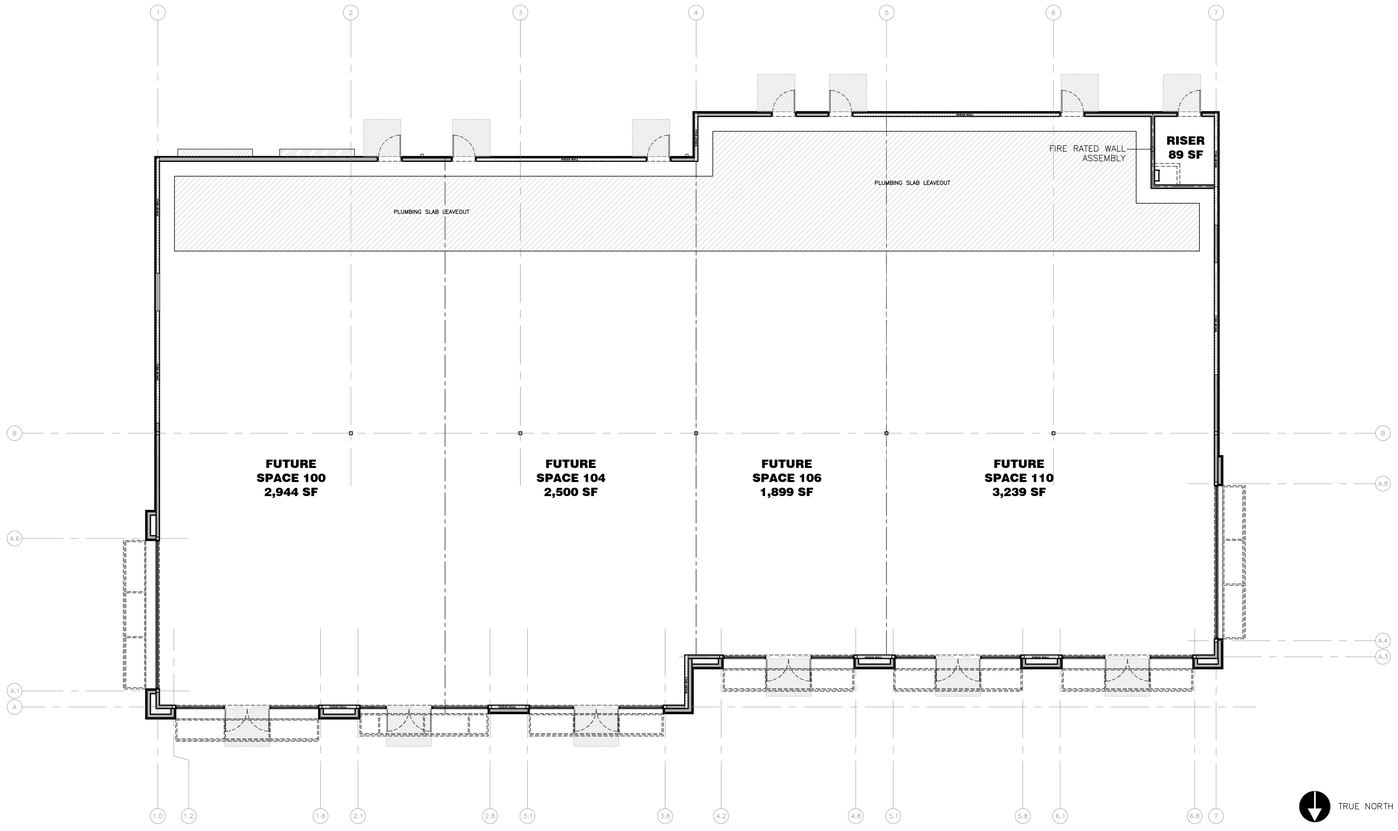


BUILDING LEASING CALCULATIONS

LEASE SPACE PLAN DATED 05/15/2026

LEASE SPACE	SIZE SF	% OF WHOLE	% OF RISER SF	TOTAL SF W/RISER
Space 100-Available	2,944	27.82%	24.76	2,969
Space 104-Available	2,500	23.63%	21.03	2,521
Space 106-Available	1,899	17.95%	15.97	1,915
Space 110-Available	3,239	30.61%	27.24	3,266
TOTAL	**10,582**	**100.00%**	**89.00**	**10,671**
GRAND TOTAL	**10,671**			

BUILDING LEASING PLAN



BUILDING CODE INFORMATION

BUILDING ADDRESS:
PROJECT ADDRESS: SE CORNER OF HWY 276 & S JOHN KING BLVD.
BUILDING: #1
CITY: ROCKWALL
COUNTY: ROCKWALL
STATE: TEXAS

BUILDING STRUCTURE:
STEEL INTERIOR COLUMNS WITH WOOD ROOF TRUSS
WOOD STUD EXTERIOR WALL FRAMING

BUILDING UTILITIES:
UNDERGROUND ELECTRICAL SERVICE TO THE BACK OF THE BUILDING
6" SANITARY SEWER LINES TO THE BACK OF BUILDING W/SLAB LEAVE-OUT
UNDERGROUND COMMUNICATION SERVICE TO THE BACK OF THE BUILDING
GAS SERVICE TO THE BACK OF THE BUILDING

BUILDING CODES:
INTERNATIONAL BUILDING CODE 2021
INTERNATIONAL FIRE CODE 2021
INTERNATIONAL MECHANICAL CODE 2021
NATIONAL ELECTRICAL CODE 2020
INTERNATIONAL PLUMBING CODE 2021
INTERNATIONAL ENERGY CONSERVATION CODE 2021
TEXAS ACCESSIBILITY STANDARDS 2012

BUILDING DATA:

OCCUPANCY:	MIXED USED (A2, A3, B, M)
CONSTRUCTION TYPE:	5B
NUMBER OF STORIES:	1
BUILDING HEIGHT:	27'-8" TOP OF ROOF
TOTAL BUILDING AREA:	10,671 SF

BUILDING OCCUPANCY:
10,671 GROSS S.F./100 GROSS — 107 OCCUPANTS (ESTIMATED)

LIFE SAFETY SYSTEMS:
EMERGENCY LIGHTING: YES
EXIT SIGNS: YES
FIRE ALARM: YES
DUCT SMOKE DETECTORS WITH AUDIBLE/VISIBLE DEVICE: BY FUTURE TENANTS
FIRE SPRINKLERS: YES
SPRINKLER FLOW/TAMPER SWITCH WITH AUDIBLE/VISIBLE DEVICE: YES
PANIC HARDWARE: YES

DRAWING SHEET INDEX

	SHEET NAME	PERMIT	REV 1	REV 2	REV 3	REV 4	REV 5	REV 6
	ARCHITECTURAL SHEETS							
T1.0	TITLE SHEET	X						
A1.0	DIMENSIONED PLAN	X						
A1.1	NOTED PLAN	X						
A1.2	REFLECTED CEILING PLAN	X						
A1.3	ROOF PLAN	X						
A2.0	EXTERIOR ELEVATIONS	X						
A2.1	EXTERIOR ELEVATIONS	X						
A2.2	COLORED EXTERIOR ELEVATIONS	X						
A2.3	COLORED EXTERIOR ELEVATIONS	X						
A4.0	EXTERIOR WALL SECTIONS	X						
A4.1	EXTERIOR WALL SECTIONS	X						
A4.2	EXTERIOR WALL SECTIONS	X						
A5.0	SECTION DETAILS	X						
A5.1	SECTION DETAILS	X						
A6.0	DOOR & WINDOW SCHEDULES	X						
A7.0	DUMPSTER ENCLOSURE PLAN & DETAILS	X						
	MEP SHEETS							
E1.0	SITE LIGHTING AND POWER PLAN	X						
E2.0	SHELL POWER & LIGHTING PLAN	X						
E3.0	ELECTRICAL SERVICE RISERS & PANELS	X	X	X				
P1.0	SHELL PLUMBING PLAN	X						
P2.0	PLUMBING DETAILS	X						
	STRUCTURAL SHEETS							
S1.0	FOUNDATION PLAN	X						
S1.1	ROOF FRAMING PLAN	X						
S2.0	FOUNDATION DETAILS	X						
S2.1	TRASH ENCLOSURE DETAILS	X						
S3.0	FRAMING DETAILS	X						
S3.1	FRAMING DETAILS	X						
S3.2	FRAMING DETAILS	X						
S3.3	FRAMING DETAILS	X						
S3.4	FRAMING DETAILS	X						
S4.0	GENERAL NOTES	X						

CIVIL DRAWINGS PROVIDED BY OTHERS

REGISTERED ARCHITECT JERAMY WILLIAMS 31920 STATE OF TEXAS

JAW ARCHITECTS

SLATE LAND & DEVELOPMENT CO

DRAWING ISSUE & REVISION LOG

PERMIT	02/27/2026	PERMIT SET-AMEPS
REV 01	04/24/2026	CLIENT COMMENTS
REV 02	05/06/2026	COORDINATION WITH CIVIL

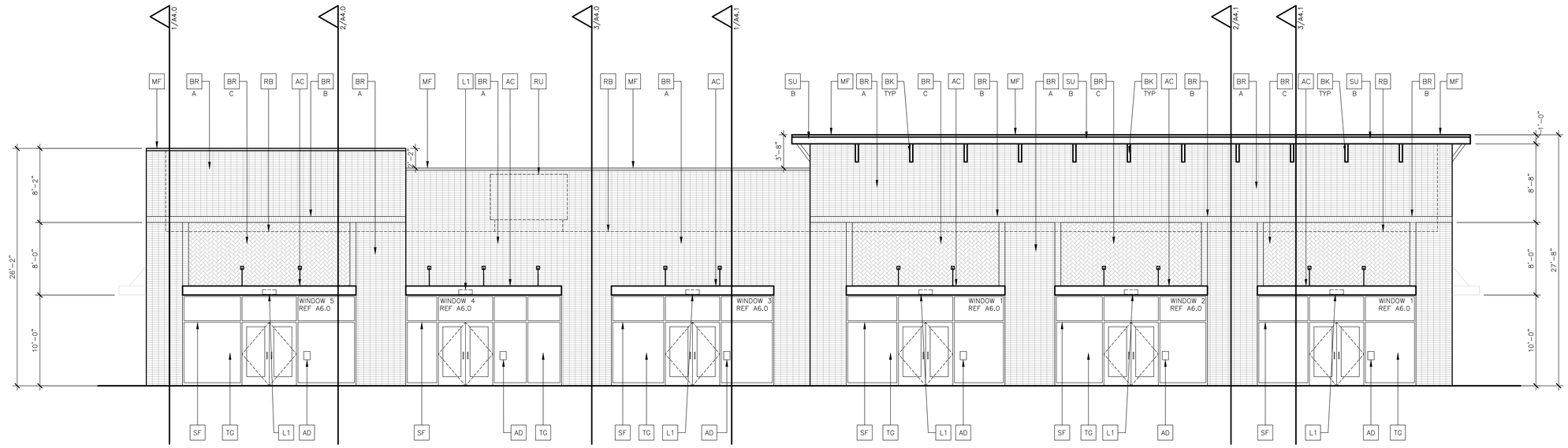
PROJECT NAME: MT SHELL BUILDING 1

PROJECT NUMBER: JAWA 25-0031

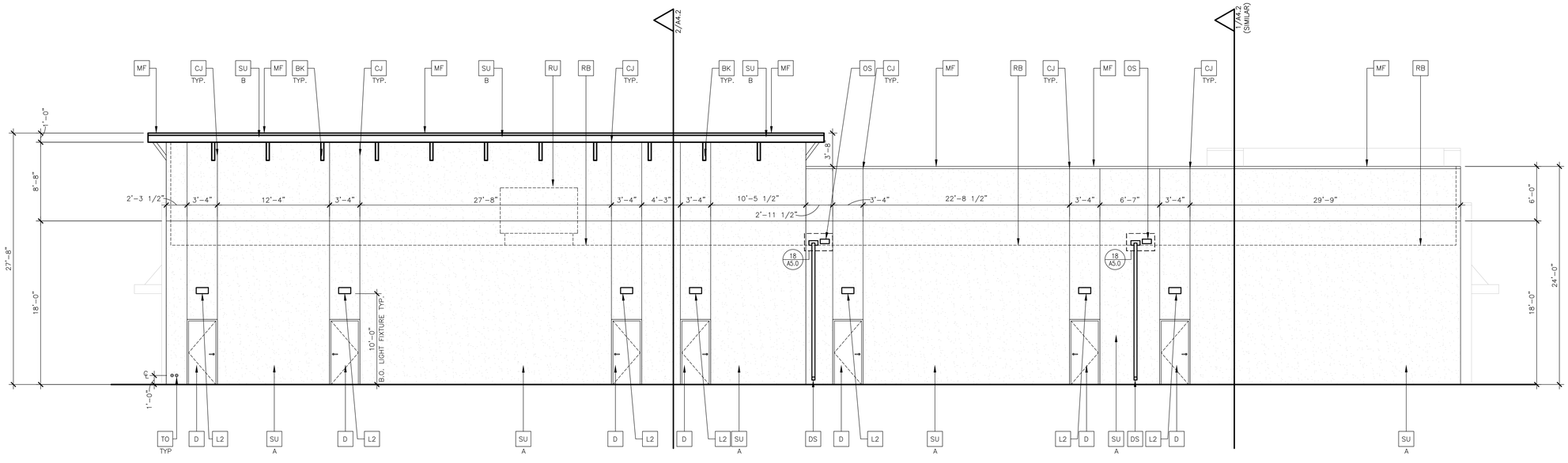
PROJECT DESCRIPTION: MIXED USE SITE DEVELOPMENT (RETAIL/RESTAURANT)

PROJECT ADDRESS: SE CORNER OF HWY 276 & S JOHN KING BLVD. ROCKWALL TX, 75032

T1.0



1 - NORTH ELEVATION SCALE 3/16"=1'-0"



2 - SOUTH ELEVATION SCALE 3/16"=1'-0"

KEYED NOTES

BR	MODULAR THIN BRICK BY ACME OR EQUAL, PAINT SW7030 "ANEW GRAY" A: STACKED B: SOLDER COURSE C: HARRINGBONE
CJ	MASONRY/STUCCO EXPANSION/CONTROL JOINT
AC	ALUMINUM CANOPY SYSTEM PAINTED SW6258 "TRICORN BLACK"
L1	LANDLORD PROVIDED EXTERIOR SCONCES IN CANOPY SYSTEM, REFERENCE ELECTRICAL SHEETS, CENTER OVER DOOR U.N.O.
L2	LANDLORD PROVIDED EXTERIOR WALL SCONCES, REFERENCE ELECTRICAL SHEETS, CENTER OVER DOOR U.N.O.
TG	INSULATED & TEMPERED GLASS AS INDICATED ON SHEET A6.0 (WINDOW TYPES & SCHDULES)
RB	ROOFTOP LINE BEYOND PARAPET
RU	ROOFTOP UNIT BEYOND, SIZE AND LOCATION DETERMINED BY FUTURE TENANTS
MF	METAL FASCIA BY METAL ERA OR EQUAL COLOR TO MATCH SW6258 "TRICORN BLACK"
DS	4 INCH DOWN SPOUT FROM SCUPPER & COLLECTOR, COLOR TO MATCH SW6258 "TRICORN BLACK"
OS	OVERFLOW SCUPPER, REFERENCE DETAIL 18/A5.0, TO BE 2" HIGHER THAN ROOF SURFACE
SU	THREE COAT STUCCO SYSTEM, SEE WALL SECTIONS COLOR A: SW7030 "ANEW GRAY" B: SW6258 "TRICORN BLACK"
D	HOLLOW METAL DOOR & FRAME – PAINT TO MATCH COLOR SW6258 "TRICORN BLACK"
SF	"BLACK" ANODIZED ALUMINUM STOREFRONT SYSTEM BY YKK AP INDUSTRIES OR EQUAL
AD	ADA DOOR SIGNAGE REFERENCE DETAILS ON SHEET A5.0
BK	DECORATIVE BRACKET PAINTED SW6258 "TRICORN BLACK"
TO	PRIMARY & SECONDARY INTERNAL ROOF DRAIN, REFERENCE PLUMBING SHEETS

MATERIAL BOARD



MODULAR THIN BRICK BY ACME "DICKENS CREEK"



BRICK TO BE PAINTED COLOR: SW 7030 "ANEW GRAY"



STUCCO SYSTEM SMOOTH COLOR: SW 7030 "ANEW GRAY"



METAL FASCIA/ CANOPIES/LIGHTS COLOR: SW 6258 "TRICORN BLACK"



BLACK ANONDIZED STOREFRONT

REGISTERED ARCHITECT JERAMY WILLIAMS 21926 STATE OF TEXAS

JAW ARCHITECTS

SLATE LAND & DEVELOPMENT CO

DRAWING ISSUE & REVISION LOG

PERMIT	02/27/2026	PERMIT SET-AMEPS

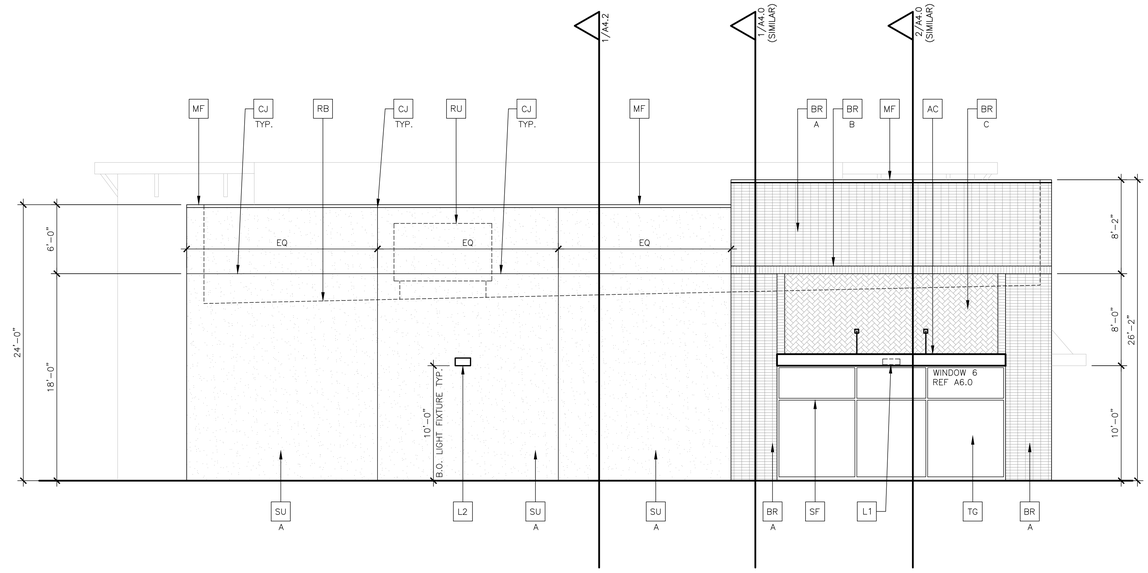
PROJECT NUMBER: JAWA 25-0031

PROJECT NAME: MT SHELL BUILDING 1

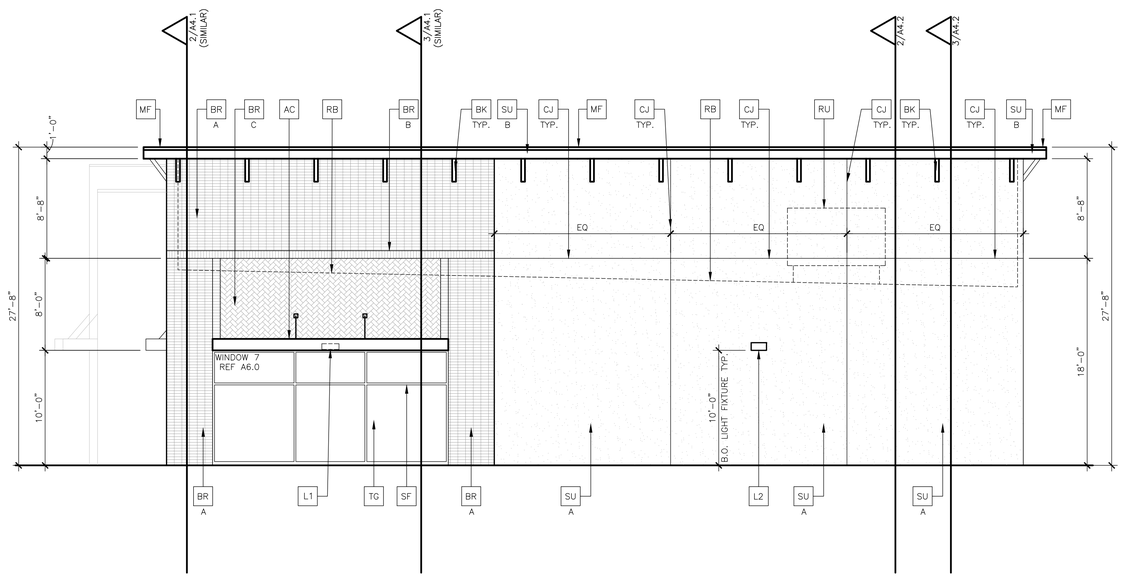
PROJECT DESCRIPTION: MIXED USE SITE DEVELOPMENT (RETAIL/RESTAURANT)

PROJECT ADDRESS: SE CORNER OF HWY 276 & S JOHN KING BLVD. ROCKWALL TX, 75032

A2.0



1 - EAST ELEVATION SCALE 3/16"=1'-0"



2 - WEST ELEVATION SCALE 3/16"=1'-0"

KEYED NOTES

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  A: STACKED
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MATERIAL BOARD



MODULAR THIN BRICK BY ACME "DICKENS CREEK"

BRICK TO BE PAINTED COLOR: SW 7030 "ANEW GRAY"

STUCCO SYSTEM SMOOTH COLOR: SW 7030 "ANEW GRAY"

METAL FASCIA/ CANOPIES/LIGHTS COLOR: SW 6258 "TRICORN BLACK"

BLACK ANONDIZED STOREFRONT

REGISTERED ARCHITECT
JEREMY WILLIAMS
STATE OF TEXAS
JAW ARCHITECTS
SLATE LAND & DEVELOPMENT CO

DRAWING ISSUE & REVISION LOG

PERMIT	02/27/2026	PERMIT SET-AMEPS

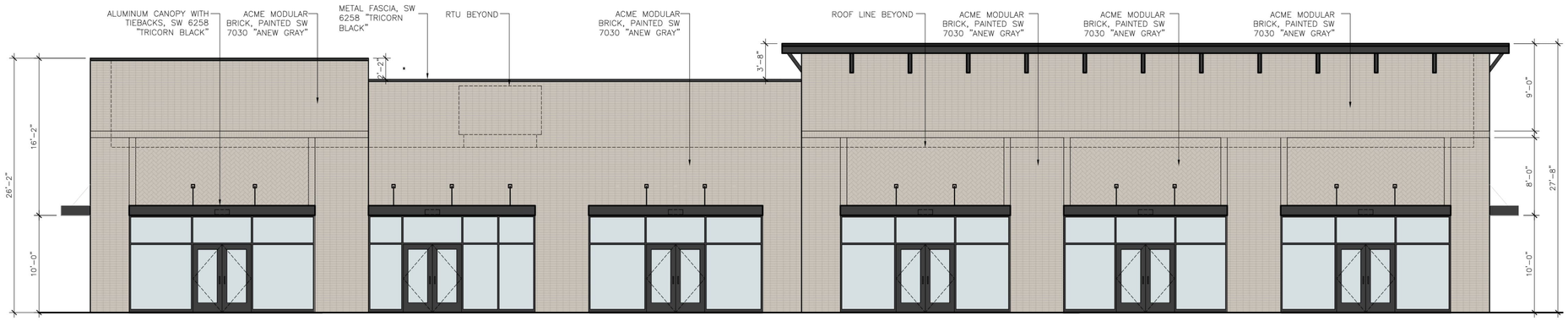
PROJECT NUMBER: JAWA 25-0031

PROJECT NAME: MF SHELL BUILDING 1

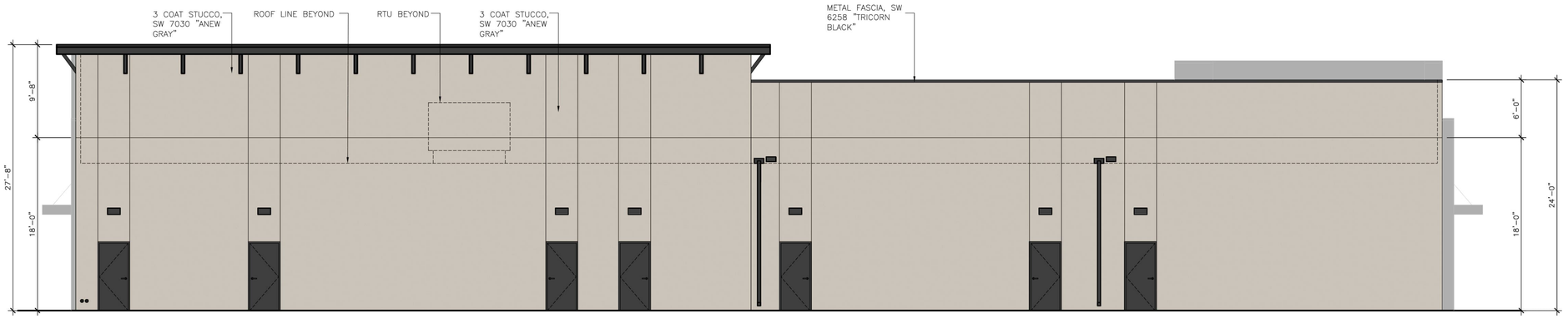
PROJECT DESCRIPTION: MIXED USE SITE DEVELOPMENT (RETAIL/RESTAURANT)

PROJECT ADDRESS: SE CORNER OF HWY 276 & S JOHN KING BLVD. ROCKWALL TX, 75032

A2.1



1 - NORTH ELEVATION SCALE 3/16"=1'-0"



2 - SOUTH ELEVATION SCALE 3/16"=1'-0"

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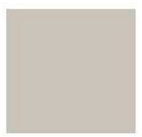
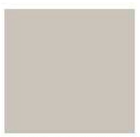
MATERIAL BOARD



MODULAR THIN BRICK BY ACME "DICKENS CREEK"



BRICK TO BE PAINTED COLOR: SW 7030 "ANEW GRAY"



STUCCO SYSTEM SMOOTH COLOR: SW 7030 "ANEW GRAY"



METAL FASCIA/ CANOPIES/LIGHTS COLOR: SW 6258 "TRICORN BLACK"



BLACK ANONDIZED STOREFRONT

REGISTERED ARCHITECT JEFFREY WILLIAMS 21926 STATE OF TEXAS

JAW ARCHITECTS

SLATE LAND & DEVELOPMENT CO

DRAWING ISSUE & REVISION LOG

PERMIT	02/27/2026	PERMIT SET-AMEPS

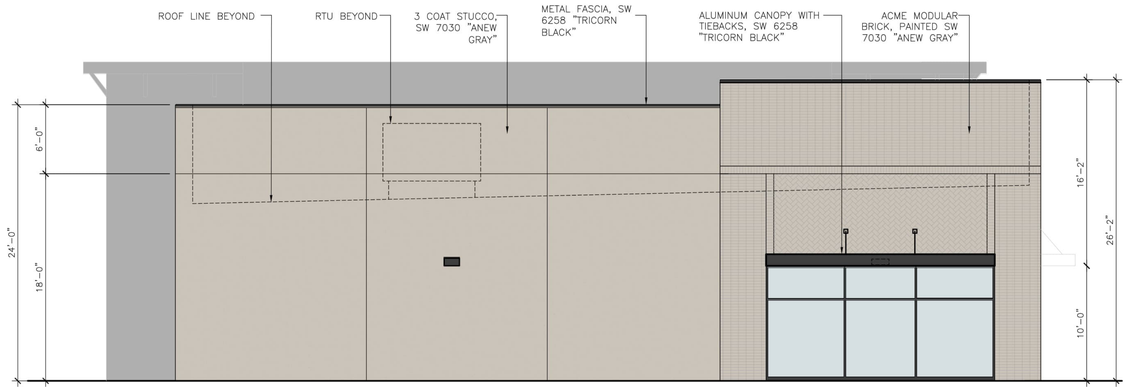
PROJECT NUMBER: JAWA 25-0031

PROJECT NAME: MT SHELL BUILDING 1

PROJECT DESCRIPTION: MIXED USE SITE DEVELOPMENT (RETAIL/RESTAURANT)

PROJECT ADDRESS: SE CORNER OF HWY 276 & S JOHN KING BLVD. ROCKWALL TX, 75032

A2.2



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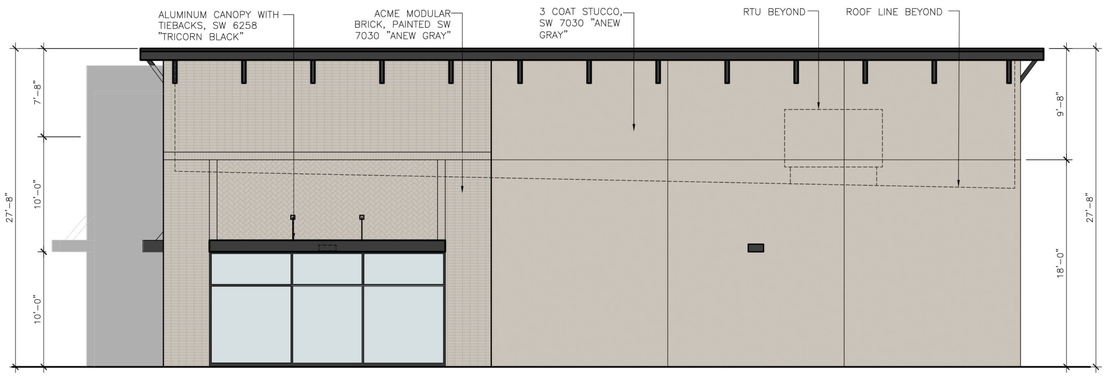

2 - WEST ELEVATION SCALE 3/16"=1'-0"

KEYED NOTES

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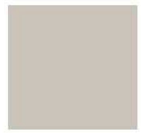
MATERIAL BOARD



MODULAR THIN BRICK BY ACME "DICKENS CREEK"



BRICK TO BE PAINTED COLOR: SW 7030 "ANEW GRAY"



STUCCO SYSTEM SMOOTH COLOR: SW 7030 "ANEW GRAY"



METAL FASCIA/ CANOPIES/LIGHTS COLOR: SW 6258 "TRICORN BLACK"



BLACK ANODIZED STOREFRONT

REGISTERED ARCHITECT
JEREMY WILLIAMS
17926
STATE OF TEXAS
JAW ARCHITECTS
SLATE LAND & DEVELOPMENT CO

DRAWING ISSUE & REVISION LOG

PERMIT	02/27/2026	PERMIT SET-MEPS

PROJECT NUMBER: JAWA 25-0031

PROJECT NAME: MF SHELL BUILDING 1

PROJECT DESCRIPTION: MIXED USE SITE DEVELOPMENT (RETAIL/RESTAURANT)

PROJECT ADDRESS: SE CORNER OF HWY 276 & S JOHN KING BLVD. ROCKWALL TX, 75032

A2.3

GENERAL NOTES

CONTRACTORS, SUBCONTRACTORS, SUPPLIERS, AND ALL INVOLVED IN THE WORK SHALL INSPECT THE SITE BEFORE BIDDING THE WORK IN ORDER TO DETERMINE THE EXTENT OF EXISTING WORK TO REMAIN, EXISTING WORK TO BE DEMOLISHED, CLEARANCES, ACCESSIBILITY AND ANY OTHER ITEMS THAT MIGHT AFFECT THEIR BID AND WORK. PERFORM WORK, PROVIDE EQUIPMENT, PROVIDE MATERIALS, ETC. AS REQUIRED FOR PROPER COMPLETION OF THE PROJECT. THE DRAWINGS MAY NOT SHOW ALL ITEMS OR CONDITIONS. THE CONTRACTOR SHALL NOT RECEIVE EXTRA PAYMENT FOR REQUIREMENTS WHICH CAN BE INFERRED THROUGH OBSERVATION OF EXISTING CONDITIONS AT THE SITE. IN THE EVENT CONCEALED CONDITIONS ARE ENCOUNTERED WHICH VARY SIGNIFICANTLY FROM THOSE INDICATED ON THE DRAWINGS, NOTIFY THE OWNER AND ARCHITECT BEFORE PROCEEDING WITH THE WORK.

ALL CONTRACTORS, SUBCONTRACTORS, SUPPLIERS AND ALL OTHERS INVOLVED IN THE WORK SHALL REVIEW THE COMPLETE CONTRACT DOCUMENTS AND HAVE KNOWLEDGE OF ALL THE WORK TO BE PERFORMED BY ALL TRADES, ETC. AND SHALL COORDINATE THEIR WORK FULL WITH SAID TRADES.

THE G.C SHALL CAREFULLY REVIEW THE DRAWINGS, SPECIFICATIONS, AND SITE CONDITIONS AND VERIFY/COORDINATE ALL DIMENSIONS AND SITE CONDITIONS PRIOR TO BEGINNING ANY WORK, THE G.C SHALL REPORT ANY INCONSISTENCIES TO THE OWNER AND ARCHITECT IMMEDIATELY FOR RESOLUTIONS BEFORE BEGINNING EACH PORTION OF THE WORK.

IF THE G.C DOCUMENTS ARE FOUND TO BE UNCLEAR, AMBIGUOUS, OR CONTRADICTORY, THE G.C MUST REQUEST CLARIFICATION FROM THE ARCHITECT IN WRITING BEFORE PROCEEDING WITH THAT PORTION OF THE WORK.

APPROVED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT SAME INFORMATION. G.C SHALL MAINTAIN ONE COMPLETE SET OF PLANS ON THE PREMISES IN GOOD CONDITION AT ALL TIMES. THIS SHALL INCLUDE ADDENDA AND CHANGE ORDERS.

THE TERM "WORK" AS USED IN THESE NOTES SHALL INCLUDE ALL PROVISIONS AS DRAWN OR SPECIFIED IN THE DOCUMENTS AS WELL AS ALL OTHER PROVISIONS SPECIFICALLY INCLUDED BY THE OWNER IN THE FORM OF DRAWINGS AND WRITTEN INSTRUCTIONS AND APPROVED BY THE ARCHITECT.

THE TERM "G.C" AS USED IN THESE NOTES SHALL REFER TO THE GENERAL CONTRACTOR OR THE SUBCONTRACTORS. THE OWNER MAY ELECT TO CONTRACT DIRECTLY WITH A SUBCONTRACTOR FOR ANY PART OF THE WORK.

THE G.C SHALL SUPERVISE AND DIRECT THE WORK AND SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES AND SAFETY PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.

DO NOT SCALE DRAWINGS, USE WRITTEN DIMENSIONS FOR ALL MEASUREMENTS.

THESE DOCUMENTS DO NOT INCLUDE THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY, SAFETY, CARE OF ADJACENT PROPERTIES DURING CONSTRUCTION, COMPLIANCE WITH STATE AND FEDERAL REGULATIONS REGARDING SAFETY AND COMPLIANCE WITH REQUIREMENTS SPECIFIED IN THE OWNER/CONTRACTOR CONTRACT IS, AND SHALL BE, THE CONTRACTOR'S RESPONSIBILITY.

THE G.C SHALL BE FAMILIAR WITH PROVISIONS OF ALL APPLICABLE CODES AND SHALL INSURE THE COMPLIANCE OF THE WORK WITH ALL LOCAL, STATE AND FEDERAL CODES. IN THE EVENT OF CONFLICT BETWEEN LOCAL, STATE AND NATIONAL CODES, THE MORE STRINGENT SHALL GOVERN. BEFORE COMMENCING WORK NOT SHOWN IN DOCUMENTS, BUT REQUIRED TO ACHIEVE FULL COMPLIANCE WITH CODES, G.C SHALL NOTIFY OWNER AND ARCHITECT.

THE G.C SHALL CONTACT ALL UTILITY COMPANIES PRIOR TO COMMENCEMENT OR WORK TO VERIFY LOCATIONS OF ALL UNDERGROUND UTILITIES. NOTIFY ARCHITECT IMMEDIATELY IF CONFLICTS BETWEEN EXISTING UTILITIES AND NEW CONSTRUCTION. PATCH, REPAIR AND/OR REPLACE ALL ADVERSELY AFFECTED FINISHES AND SURFACES REQUIRED UPON COMPLETION OF CONSTRUCTION. ALL PARKING AREA PAVEMENT AND NEW CONCRETE PADS SHALL TRANSITION SMOOTHLY.

LIST OF CONTACTS

ARCHITECT:
JAW ARCHITECTS, INC. – JERAMY WILLIAMS
817-705-3387
JERAMY@JAW-ARCH.COM

STRUCTURAL:
RUBIX CONSULTANTS LLC
CONTACT ARCHITECT

MEP:
MEP ENGINEERING & DESIGN CONSULTANTS, ROBERT ANDERSON
CONTACT ARCHITECT

CIVIL:
CROSS ENGINEERING
CONTACT ARCHITECT

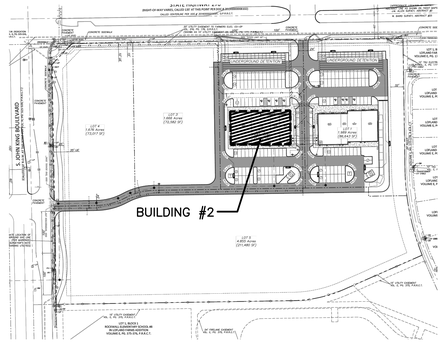
OWNER:
SLATE COMMERCIAL
CONTACT ARCHITECT

MULT-TENANT SHELL BUILDING #2
SE CORNER OF HWY 276 & S JOHN KING BLVD.
ROCKWALL TX, 75032

VICINITY MAP



BUILDING LOCATION DIAGRAM

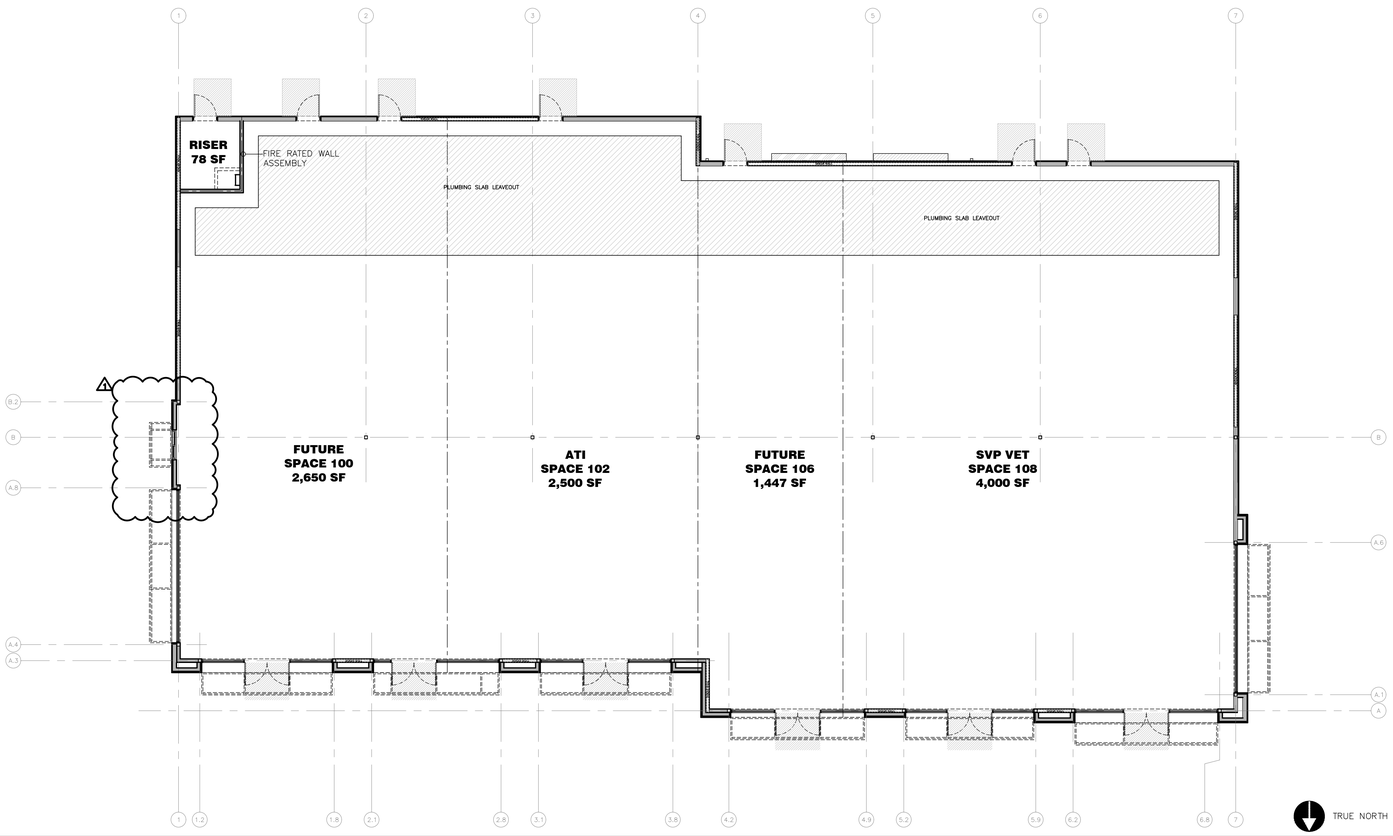


BUILDING LEASING CALCULATIONS

LEASE SPACE PLAN DATED 04/15/2026

LEASE SPACE	SIZE SF	% OF WHOLE	% OF RISER SF	TOTAL SF W/RISER
Space 100-Available	2,650	25.01%	22.26	2,672
Space 102-ATI	2,500	23.59%	21.00	2,521
Space 104-Available	1,447	13.65%	12.15	1,459
Space 106-SVP VET	4,000	37.75%	33.59	4,034
TOTAL	**10,597**	**100.00%**	**78.00**	**10,686**
GRAND TOTAL	**10,675**			

BUILDING LEASING PLAN



BUILDING CODE INFORMATION

BUILDING ADDRESS:
PROJECT ADDRESS: SE CORNER OF HWY 276 & S JOHN KING BLVD.
BUILDING: #2
CITY: ROCKWALL
COUNTY: ROCKWALL
STATE: TEXAS

BUILDING STRUCTURE:
STEEL INTERIOR COLUMNS WITH WOOD ROOF TRUSS
WOOD STUD EXTERIOR WALL FRAMING

BUILDING UTILITIES:
UNDERGROUND ELECTRICAL SERVICE TO THE BACK OF THE BUILDING
6" SANITARY SEWER LINES TO THE BACK OF BUILDING W/SLAB LEAVE-OUT
UNDERGROUND COMMUNICATION SERVICE TO THE BACK OF THE BUILDING
GAS SERVICE TO THE BACK OF THE BUILDING

BUILDING CODES:
INTERNATIONAL BUILDING CODE 2021
INTERNATIONAL FIRE CODE 2021
INTERNATIONAL MECHANICAL CODE 2021
NATIONAL ELECTRICAL CODE 2020
INTERNATIONAL PLUMBING CODE 2021
INTERNATIONAL ENERGY CONSERVATION CODE 2021
TEXAS ACCESSIBILITY STANDARDS 2012

BUILDING DATA:

OCCUPANCY:	MIXED USED (A2, A3, B, M)
CONSTRUCTION TYPE:	5B
NUMBER OF STORIES:	1
BUILDING HEIGHT:	27'-8" TOP OF ROOF
TOTAL BUILDING AREA:	10,675 SF

BUILDING OCCUPANCY:
10,675 GROSS S.F./100 GROSS — 107 OCCUPANTS (ESTIMATED)

LIFE SAFETY SYSTEMS:
EMERGENCY LIGHTING: YES
EXIT SIGNS: YES
FIRE ALARM: YES
DUCT SMOKE DETECTORS WITH AUDIBLE/VISIBLE DEVICE: BY FUTURE TENANTS
FIRE SPRINKLERS: YES
SPRINKLER FLOW/TAMPER SWITCH WITH AUDIBLE/VISIBLE DEVICE: YES
PANIC HARDWARE: YES

DRAWING SHEET INDEX

	SHEET NAME	PERMIT	REV 1	REV 2	REV 3	REV 4	REV 5	REV 6
	ARCHITECTURAL SHEETS							
T1.0	TITLE SHEET	X	X					
A1.0	DIMENSIONED PLAN	X	X					
A1.1	NOTED PLAN	X	X					
A1.2	REFLECTED CEILING PLAN	X	X					
A1.3	ROOF PLAN	X	X					
A2.0	EXTERIOR ELEVATIONS	X						
A2.1	EXTERIOR ELEVATIONS	X	X					
A2.2	COLORED EXTERIOR ELEVATIONS	X						
A2.3	COLORED EXTERIOR ELEVATIONS	X	X					
A4.0	EXTERIOR WALL SECTIONS	X						
A4.1	EXTERIOR WALL SECTIONS	X						
A4.2	EXTERIOR WALL SECTIONS	X						
A4.3	EXTERIOR WALL SECTIONS		X					
A5.0	SECTION DETAILS	X						
A5.1	SECTION DETAILS	X	X					
A6.0	DOOR & WINDOW SCHEDULES	X	X					
A7.0	DUMPSTER ENCLOSURE PLAN & DETAILS	X						
	MEP SHEETS							
E1.0	SITE LIGHTING AND POWER PLAN	X	X					
E2.0	SHELL POWER & LIGHTING PLAN	X						
E3.0	ELECTRICAL SERVICE RISERS & PANELS	X	X	X				
P1.0	SHELL PLUMBING PLAN	X	X					
P2.0	PLUMBING DETAILS	X						
	STRUCTURAL SHEETS							
S1.0	FOUNDATION PLAN	X	X					
S1.1	ROOF FRAMING PLAN	X	X					
S2.0	FOUNDATION DETAILS	X						
S2.1	TRASH ENCLOSURE DETAILS	X						
S3.0	FRAMING DETAILS	X						
S3.1	FRAMING DETAILS	X						
S3.2	FRAMING DETAILS	X						
S3.3	FRAMING DETAILS	X	X					
S3.4	FRAMING DETAILS	X	X					
S4.0	GENERAL NOTES	X						

CIVIL DRAWINGS PROVIDED BY OTHERS

REGISTERED ARCHITECT JERAMY WILLIAMS 27926 STATE OF TEXAS
JAW ARCHITECTS
SLATE LAND & DEVELOPMENT CO

DRAWING ISSUE & REVISION LOG

PERMIT	02/27/2026	PERMIT SET-AMEPS
REV 01	04/24/2026	CLIENT COMMENTS
REV 02	05/08/2026	COORDINATION WITH CIVIL

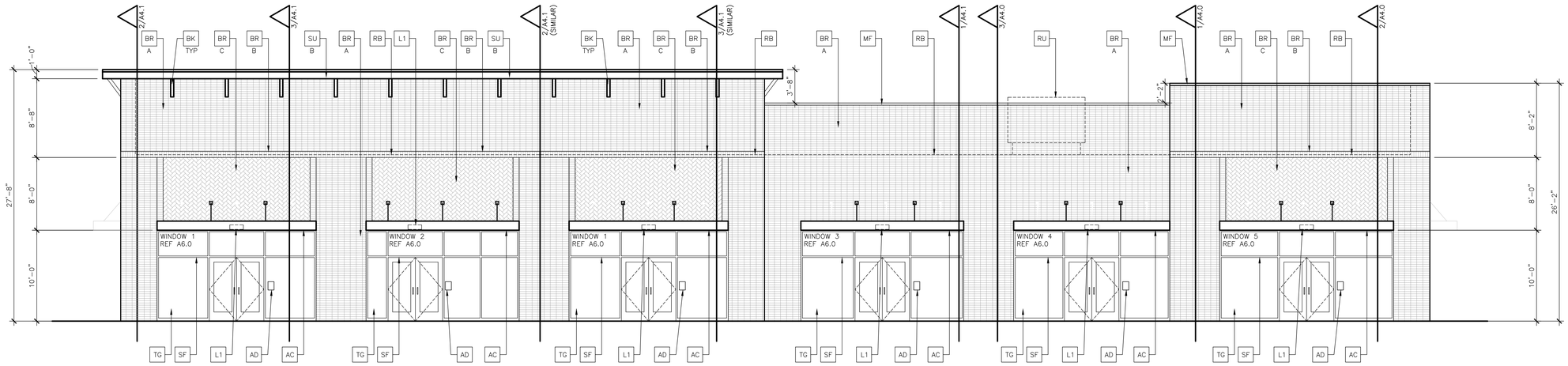
PROJECT NUMBER: JAWA 25-0032

PROJECT NAME: MF SHELL BUILDING 2

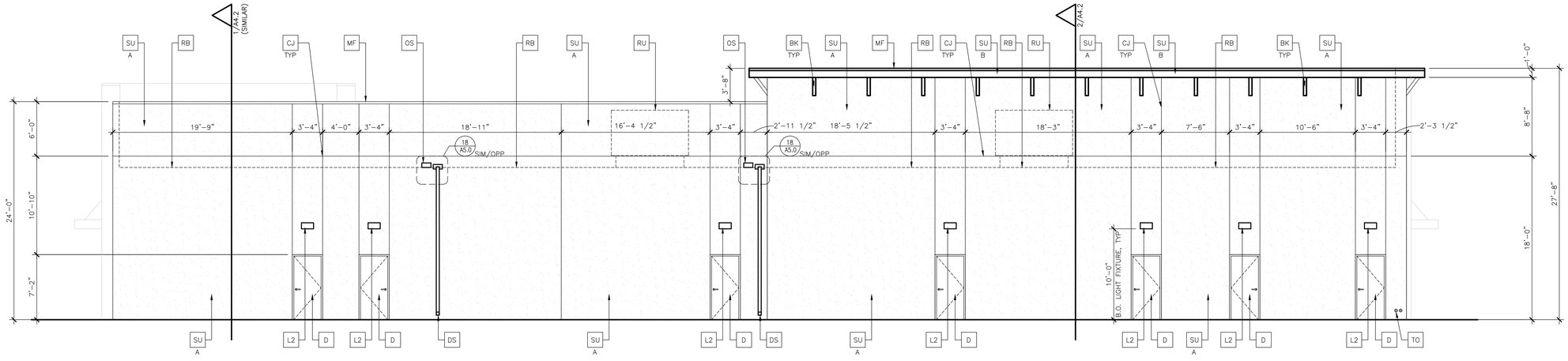
PROJECT DESCRIPTION: MIXED USE SITE DEVELOPMENT (RETAIL/RESTAURANT)

PROJECT ADDRESS: SE CORNER OF HWY 276 & S JOHN KING BLVD. ROCKWALL TX, 75032

T1.0



1 - NORTH ELEVATION SCALE 3/16"=1'-0"



2 - SOUTH ELEVATION SCALE 3/16"=1'-0"

KEYED NOTES

- BR — MODULAR THIN BRICK BY ACME OR EQUAL, PAINT SW7030 "ANEW GRAY"
  A: STACKED
  B: SOLDER COURSE
  C: HARRINGBONE
- CJ — MASONRY/STUCCO EXPANSION/CONTROL JOINT
- AC — ALUMINUM CANOPY SYSTEM PAINTED SW6258 "TRICORN BLACK"
- L1 — LANDLORD PROVIDED EXTERIOR SCONCES IN CANOPY SYSTEM, REFERENCE ELECTRICAL SHEETS, CENTER OVER DOOR U.N.O.
- L2 — LANDLORD PROVIDED EXTERIOR WALL SCONCES, REFERENCE ELECTRICAL SHEETS, CENTER OVER DOOR U.N.O.
- TG — INSULATED & TEMPERED GLASS AS INDICATED ON SHEET A6.0 (WINDOW TYPES & SCHDULES)
- RB — ROOFTOP LINE BEYOND PARAPET
- RU — ROOFTOP UNIT BEYOND, SIZE AND LOCATION DETERMINED BY FUTURE TENANTS
- MF — METAL FASCIA BY METAL ERA OR EQUAL COLOR TO MATCH SW6258 "TRICORN BLACK"
- DS — 4 INCH DOWN SPOUT FROM SCUPPER & COLLECTOR, COLOR TO MATCH SW6258 "TRICORN BLACK"
- OS — OVERFLOW SCUPPER, REFERENCE DETAIL 18/A5.0, TO BE 2" HIGHER THAN ROOF SURFACE
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- SF — "BLACK" ANODIZED ALUMINUM STOREFRONT SYSTEM BY YKK AP INDUSTRIES OR EQUAL
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- TO — PRIMARY & SECONDARY INTERNAL ROOF DRAIN, REFERENCE PLUMBING SHEETS

MATERIAL BOARD



MODULAR THIN BRICK BY ACME "DICKENS CREEK"



BRICK TO BE PAINTED COLOR: SW 7030 "ANEW GRAY"



STUCCO SYSTEM SMOOTH COLOR: SW 7030 "ANEW GRAY"



METAL FASCIA/ CANOPIES/LIGHTS COLOR: SW 6258 "TRICORN BLACK"



BLACK ANONDIZED STOREFRONT

REGISTERED ARCHITECT
JEREMY WILLIAM WOLF
STATE OF TEXAS
#19276
JAW ARCHITECTS
SLATE LAND & DEVELOPMENT CO

DRAWING ISSUE & REVISION LOG

PERMIT	
02/27/2026	
PERMIT SET-AMEPS	

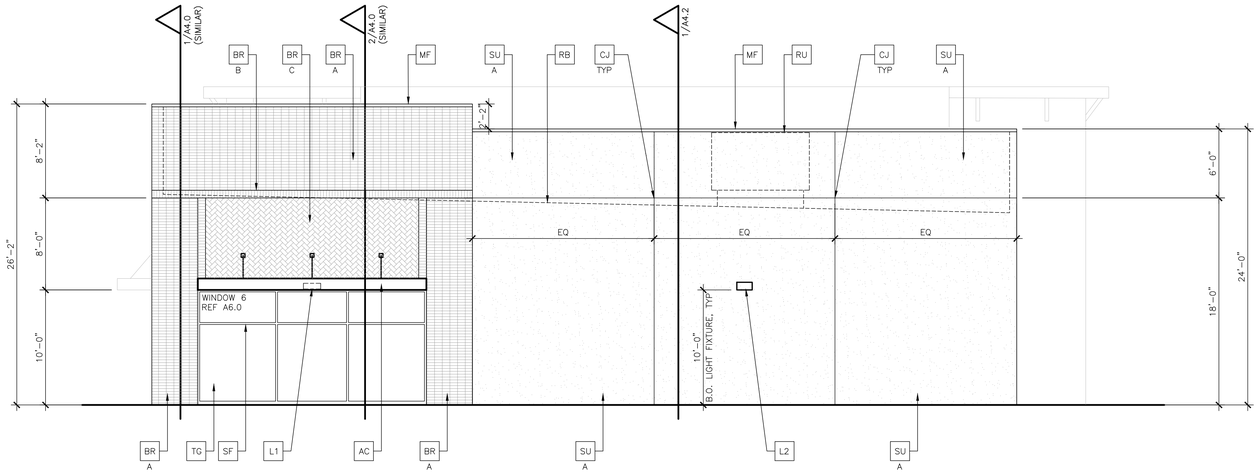
PROJECT NUMBER: JAWA 25-0632

PROJECT NAME: MT SHELL BUILDING 2

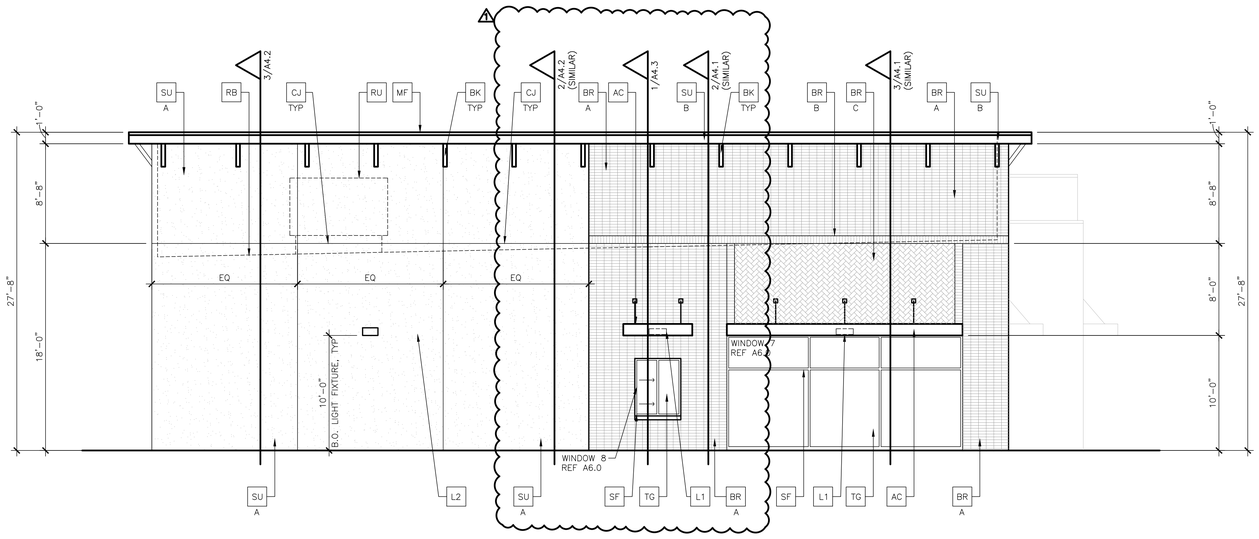
PROJECT DESCRIPTION: MIXED USE SITE DEVELOPMENT (RETAIL/RESTAURANT)

PROJECT ADDRESS: SE CORNER OF HWY 276 & S JOHN KING BLVD. ROCKWALL TX, 75032

A2.0



1 - WEST ELEVATION SCALE 3/16"=1'-0"



2 - EAST ELEVATION SCALE 3/16"=1'-0"

KEYED NOTES

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BK	DECORATIVE BRACKET PAINTED SW6258 "TRICORN BLACK"
TO	PRIMARY & SECONDARY INTERNAL ROOF DRAIN, REFERENCE PLUMBING SHEETS

MATERIAL BOARD



MODULAR THIN BRICK BY ACME "DICKENS CREEK"

BRICK TO BE PAINTED COLOR: SW 7030 "ANEW GRAY"

STUCCO SYSTEM SMOOTH COLOR: SW 7030 "ANEW GRAY"

METAL FASCIA/ CANOPIES/LIGHTS COLOR: SW 6258 "TRICORN BLACK"

BLACK ANONDIZED STOREFRONT

REGISTERED ARCHITECT JEFFREY WILLIAMS 21926 STATE OF TEXAS

JLA ARCHITECTS

SLATE LAND & DEVELOPMENT CO

DRAWING ISSUE & REVISION LOG

PERMIT	02/27/2026	PERMIT SET-AMEPS
REV 01	04/24/2026	CLIENT COMMENTS

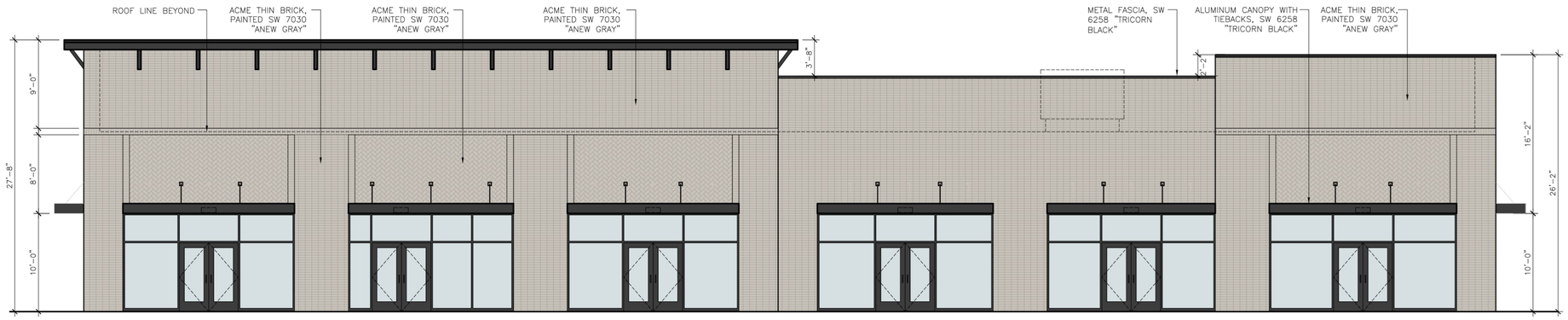
PROJECT NUMBER: JAWA 25-0032

PROJECT NAME: MT SHELL BUILDING 2

PROJECT DESCRIPTION: MIXED USE SITE DEVELOPMENT (RETAIL/RESTAURANT)

PROJECT ADDRESS: SE CORNER OF HWY 276 & S JOHN KING BLVD. ROCKWALL TX, 75032

A2.1



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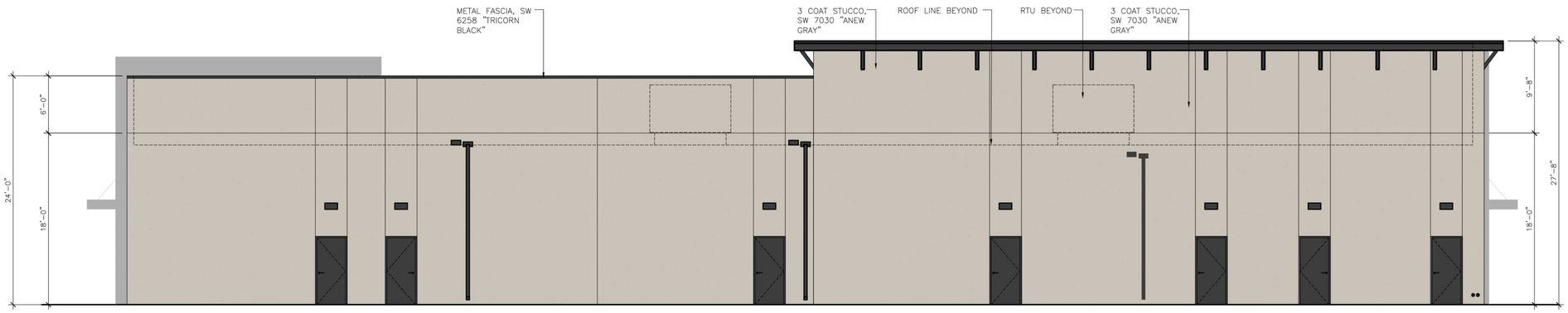

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MATERIAL BOARD



MODULAR THIN BRICK BY ACME "DICKENS CREEK"



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STUCCO SYSTEM SMOOTH COLOR: SW 7030 "ANEW GRAY"



METAL FASCIA/ CANOPIES/LIGHTS COLOR: SW 6258 "TRICORN BLACK"



BLACK ANONDIZED STOREFRONT

REGISTERED ARCHITECT
JEREMY WILLIAMS
17926
STATE OF TEXAS
JAW ARCHITECTS
SLATE
LAND & DEVELOPMENT CO

DRAWING ISSUE & REVISION LOG

PERMIT	02/27/2026
PERMIT SET-AMEPS	

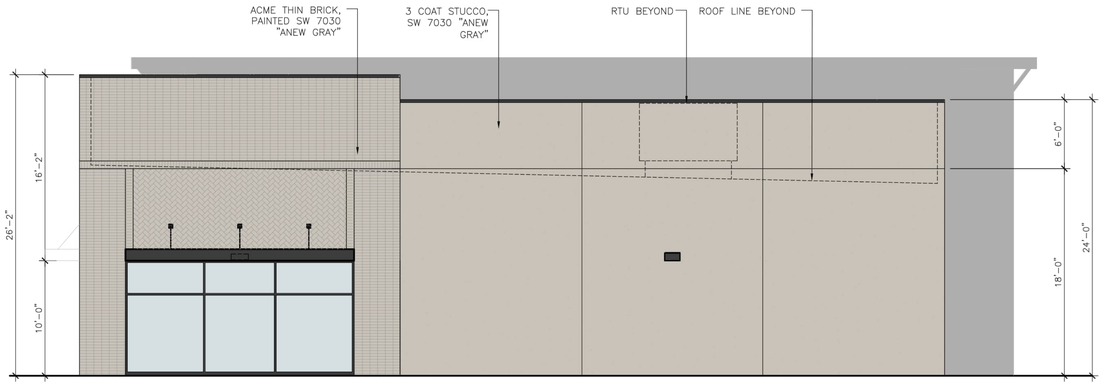
PROJECT NUMBER: JAWA 25-0032

PROJECT NAME: MT SHELL BUILDING 2

PROJECT DESCRIPTION: MIXED USE SITE DEVELOPMENT (RETAIL/RESTAURANT)

PROJECT ADDRESS: SE CORNER OF HWY 276 & S JOHN KING BLVD. ROCKWALL TX, 75032

A2.2



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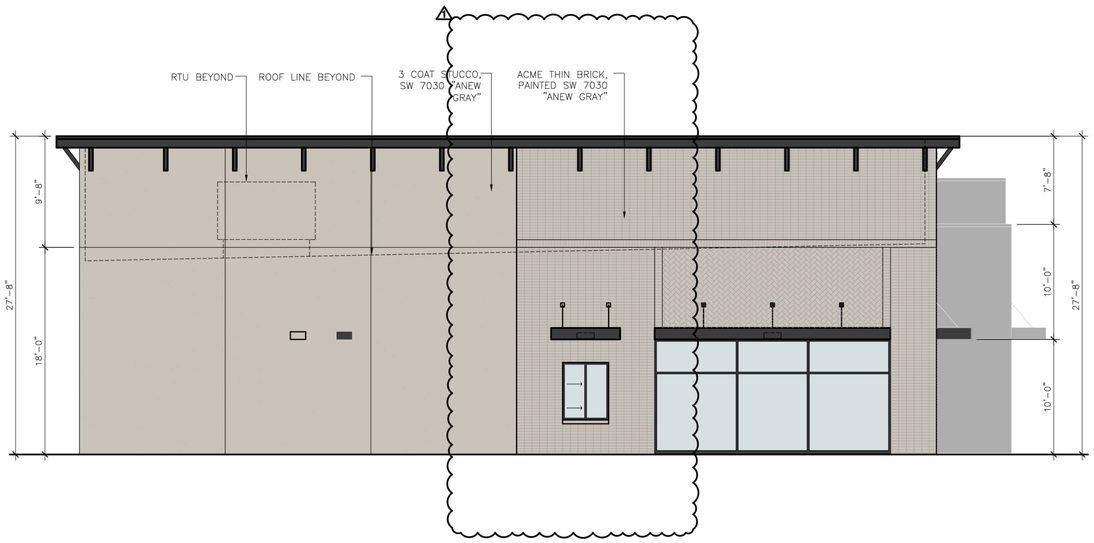

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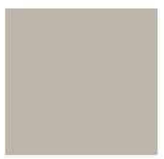
MATERIAL BOARD



MODULAR THIN BRICK BY ACME "DICKENS CREEK"



BRICK TO BE PAINTED COLOR: SW 7030 "ANEW GRAY"



STUCCO SYSTEM SMOOTH COLOR: SW 7030 "ANEW GRAY"



METAL FASCIA/ CANOPIES/LIGHTS COLOR: SW 6258 "TRICORN BLACK"



BLACK ANONDIZED STOREFRONT

REGISTERED ARCHITECT
JEREMY WILLIAMS
1926
STATE OF TEXAS
JAW ARCHITECTS
SLATE
LAND & DEVELOPMENT CO

DRAWING ISSUE & REVISION LOG

REV. 01	04/24/2026 CLIENT COMMENTS
PERMIT	02/27/2026 PERMIT SET-AMEPS

PROJECT NUMBER: JAWA 25-0032

PROJECT NAME: MT SHELL BUILDING 2

PROJECT DESCRIPTION: MIXED USE SITE DEVELOPMENT (RETAIL/RESTAURANT)

PROJECT ADDRESS: SE CORNER OF HWY 276 & S JOHN KING BLVD. ROCKWALL TX, 75032

A2.3

LARGE CANOPY TREES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
7		CEDAR ELM	Ulmus crassifolia	4" caliper, 10'-12' Ht./ 6-7' spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT
38		LIVE OAK	Quercus virginiana	4" caliper, 10'-12' Ht./ 6-7' spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT
5		CHINESE PISTACHE	Pistacia chinensis	4" caliper, 10'-12' Ht./ 6-7' spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT
9		RED OAK	Quercus buckleyi	4" caliper, 10'-12' Ht./ 6-7' spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT

ACCENT TREES

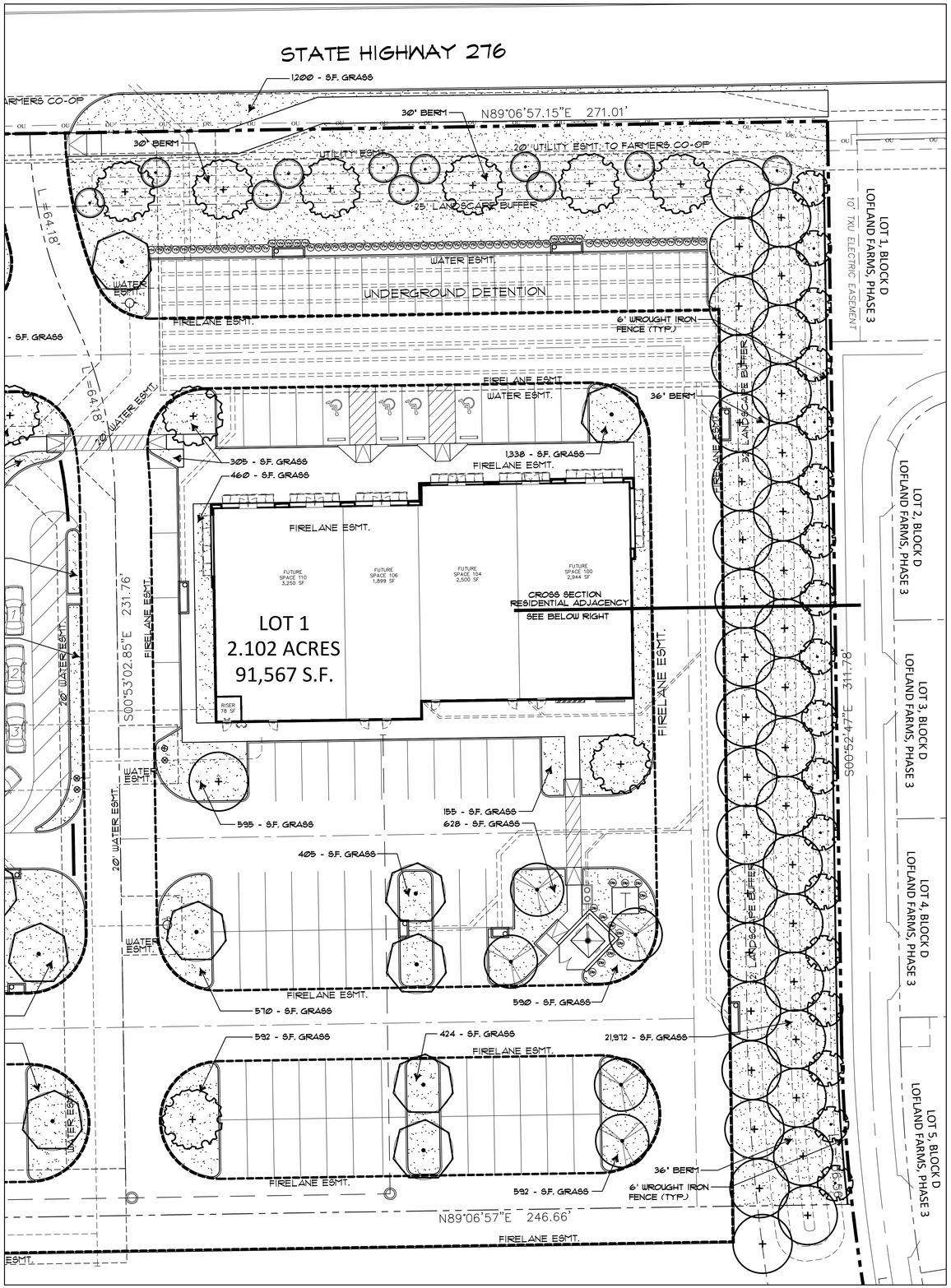
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
11		TEXAS RED BUD	Cercis canadensis 'Texensis'	2" Caliper, 6' Ht./3' spread min, 3@ Gallon, Single Trunk Min, full , bushy tree formed, specimen.
18		YAUPON HOLLY	Ilex vomitoria	2" Caliper, 6' Ht./3' spread min, 3@ Gallon, Multi Trunk, full , bushy tree formed, specimen.

SHRUBS

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
69	YH	DWARF YAUPON HOLLY	Ilex vomitoria 'Nana'	3 gallon, 10"-12" Ht./10"-12" spread, bushy, full to ground
13	DB	DWARF BURFORD HOLLY	Ilex cornuta 'Burfordii Nana'	5 gallon, 20"-24" Ht./16"-18" spread, bushy, full to ground

TURF GRASS

29,234 S.F.		S.F. GRASS BERMUDA GRASS	Cynodon dactylon	Solid sod



LOT 1 LANDSCAPE TABULATIONS

STREET BUFFER TREES

TWO CANOPY TREES AND FOUR ACCENT TREES PER 1000 L.F. STREET FRONTAGE

STATE HIGHWAY 276 FRONTAGE L.F.	27101 L.F.
REQUIRED CANOPY BUFFER TREES (271 / 100 x 2 = 5.42)	6 TREES
STREET CANOPY BUFFER TREES PROVIDED	6 TREES
REQUIRED ACCENT BUFFER TREES (271 / 100 x 4 = 10.84)	11 TREES
STREET ACCENT BUFFER TREES PROVIDED	11 TREES

RESIDENTIAL BUFFER TREES

3 TIERED LANDSCAPE SCREEN - ALTERNATIVE
2 STAGGERED ROWS OF EVERGREEN CANOPY TREES AT 20' O.C. AND 1 ROW OF EVERGREEN ACCENT TREES.

RESIDENTIAL ADJACENCY L.F.	3680.00 L.F.
PROVIDED EVERGREEN CANOPY BUFFER TREES (368 / 20 - 18.4 X 2 = 36.8)	37 TREES
PROVIDED EVERGREEN ACCENT TREES	18 TREES

OVERALL LANDSCAPE AREA

REQUIRED 20% LANDSCAPING WITHIN COMMERCIAL ZONING

OVERALL SITE 2.102 ACRES	91,567 S.F.
REQUIRED SITE LANDSCAPE AREA (91,567 x 20%)	18,314 S.F.
SITE LANDSCAPE AREA PROVIDED	29,842 S.F.

PARKING LOT LANDSCAPE AREA

REQUIRED 5% LANDSCAPE WITHIN PARKING LOTS.	
OVERALL PARKING AND DRIVE ISLES	30,500 S.F.
REQUIRED PARKING LANDSCAPE AREA (30,500 x 5%)	1,525 S.F.
PARKING LANDSCAPE AREA PROVIDED	+5,500 S.F.
PARKING SPACES PROVIDED	95
REQUIRED CANOPY PARKING TREES (95 / 10 =9.5)	10 TREES
PARKING CANOPY TREES PROVIDED	15 TREES

MITIGATION TREES

77 CEDAR TREES REMOVED FROM ENTIRE DEVELOPMENT

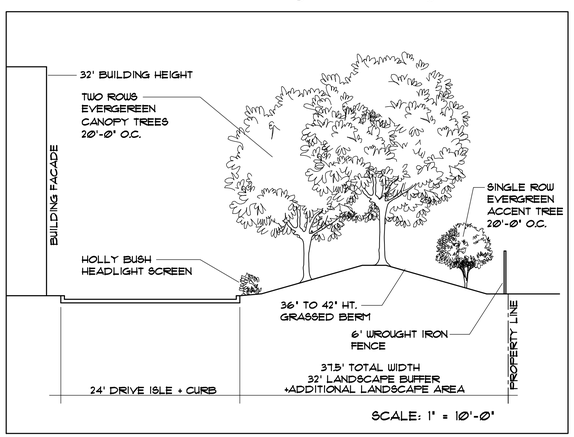
REQUIRED MITIGATION CANOPY TREES	77 TREES
MITIGATION CANOPY TREES PROVIDED LOT 1	59 TREES
MITIGATION CANOPY TREES PROVIDED LOT 2	18 TREES
TOTAL MITIGATION CANOPY TREES PROVIDED	77 TREES

TOTAL MITIGATION REQUIRED 77 - 4" TREES

SITE DATA TABLE		
	LOT 1	LOT 2
LOT SIZE	2.102 ACRES	1.752 ACRES
	91,567 SF	76,322 SF
USE / BUILDING AREA		
RETAIL	2,170 SF - 20.3%	6,500 SF - 60.9%
RESTAURANT (FS)	8,501 SF - 79.7%	4,171 SF - 39.1%
MEDICAL OFFICE	SF - 0%	SF - 0%
TOTAL	10,671 SF	10,671 SF
REQUIRED PARKING		
RETAIL (1 PER 250 S.F.)	9 SPACES	26 SPACES
RESTAURANT (FS) (1 PER 100 S.F.)	86 SPACES	42 SPACES
MEDICAL OFFICE (1 PER 200 S.F.)	0 SPACES	0 SPACES
TOTAL	95 SPACES	68 SPACES
PARKING PROVIDED	95 SPACES	75 SPACES
HANDICAP REQUIRED	4 SPACES	4 SPACES
HANDICAP PROVIDED	4 SPACES	4 SPACES
LANDSCAPE COVERAGE	29,842 SF - 32.6%	15,261 SF - 20%

* PARKING PROVIDED TOTAL INCLUDES HC PARKING

Cross Section Residential Adjacency



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

IRRIGATION NOTE
EXISTING IRRIGATION SYSTEM SHALL BE MODIFIED AND EXPANDED AS REQUIRED TO PROVIDE ALL LANDSCAPE WITH COMPLETE COVERAGE. CONTRACTOR TO INSURE SYSTEM HAS PROPER OPERATING RAIN AND FREEZE SENSORS.

NORTH

0 10 20 40
SCALE: 1" = 20'-0"

#	Revisions:	Date:

Issued For: CONSTRUCTION
Job No. 26105
Scale 1" = 20'-0"
Drawn By: JDG
Date 05-15-2026

Rockwall Neighborhood Shops

Land & Development
Rockwall Texas

STATE OF TEXAS
JOE D. GRUBBS
1719
REGISTERED
LANDSCAPE ARCHITECT
05-15-26

Sheet Title: Lot 1 Landscape Plan

Sheet Number: L1 of L3 Sheets

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020

LARGE CANOPY TREES

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
6		CEDAR ELM	Ulmus crassifolia	4' caliper, 10'-12' Ht./ 6-7' spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT
2		LIVE OAK	Quercus virginiana	4' caliper, 10'-12' Ht./ 6-7' spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT
5		CHINESE PISTACHE	Pistacia chinensis	4' caliper, 10'-12' Ht./ 6-7' spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT
5		RED OAK	Quercus buckleyi	4' caliper, 10'-12' Ht./ 6-7' spread, B&B, straight trunk. CENTRAL LEADER SHALL BE INTACT

ACCENT TREES

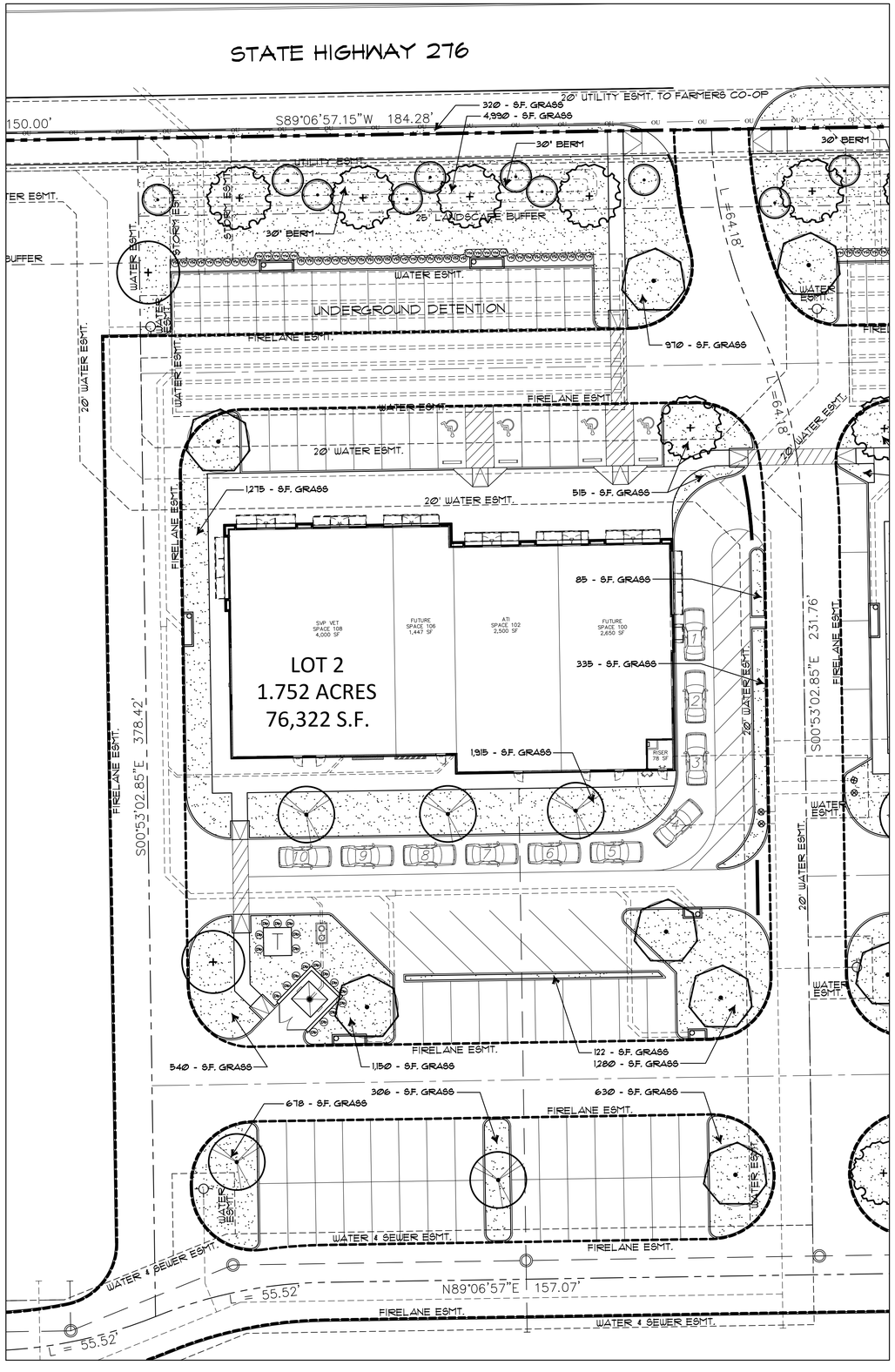
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
8		TEXAS RED BUD	Cercis canadensis 'Texensis'	2' Caliper, 6' Ht./3' spread min, 3@ Gallon, Single Trunk Min, full , bushy tree formed, specimen.

SHRUBS

QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
50	YH	DWARF YAUPON HOLLY	Ilex vomitoria 'Nana'	3 gallon, 10"-12" Ht./10"-12" spread, bushy, full to ground
19	DB	DWARF BURFORD HOLLY	Ilex cornuta 'Burfordii Nana'	5 gallon, 20"-24" Ht./16"-18" spread, bushy, full to ground

TURF GRASS

15,111 S.F.		S.F. GRASS BERMUDA GRASS	Cynodon dactylon	Solid sod



LOT 2 LANDSCAPE TABULATIONS

STREET BUFFER TREES
TWO CANOPY TREES AND FOUR ACCENT TREES PER 1000 L.F. STREET FRONTAGE

STATE HIGHWAY 276 FRONTAGE L.F.	1842.8 L.F.
REQUIRED CANOPY BUFFER TREES (185 / 100 x 2 = 3.70)	4 TREES
STREET CANOPY BUFFER TREES PROVIDED	4 TREES
REQUIRED ACCENT BUFFER TREES (185 / 100 x 4 = 7.40)	8 TREES
STREET ACCENT BUFFER TREES PROVIDED	8 TREES

OVERALL LANDSCAPE AREA
REQUIRED 20% LANDSCAPING WITHIN COMMERCIAL ZONING

OVERALL SITE 1.588 ACRES	76,322 S.F.
REQUIRED SITE LANDSCAPE AREA (76,322 x 20%)	15,265 S.F.
SITE LANDSCAPE AREA PROVIDED	15,261 S.F.

PARKING LOT LANDSCAPE AREA
REQUIRED 5% LANDSCAPE WITHIN PARKING LOTS.

OVERALL PARKING AND DRIVE ISLES	25,850 S.F.
REQUIRED PARKING LANDSCAPE AREA (25,850 x 5%)	1,293 S.F.
PARKING LANDSCAPE AREA PROVIDED	16,010 S.F.
PARKING SPACES PROVIDED	68
REQUIRED CANOPY PARKING TREES 68 / 10 = 6.8)	7 TREES
PARKING CANOPY TREES PROVIDED	14 TREES

MITIGATION TREES
77 CEDAR TREES REMOVED FROM ENTIRE DEVELOPMENT

REQUIRED MITIGATION CANOPY TREES	77 TREES
MITIGATION CANOPY TREES PROVIDED LOT 1	59 TREES
MITIGATION CANOPY TREES PROVIDED LOT 2	18 TREES
TOTAL MITIGATION CANOPY TREES PROVIDED	77 TREES

TOTAL MITIGATION REQUIRED 77 - 4" TREES

SITE DATA TABLE		
	LOT 1	LOT 2
LOT SIZE	2.102 ACRES 91,567 SF	1.752 ACRES 76,322 SF
USE / BUILDING AREA		
RETAIL	2,170 SF - 20.3%	6,500 SF - 60.9%
RESTAURANT (FS)	8,501 SF - 79.7%	4,171 SF - 39.1%
MEDICAL OFFICE	SF - 0%	SF - 0%
TOTAL	10,671 SF	10,671 SF
REQUIRED PARKING		
RETAIL (1 PER 250 S.F.)	9 SPACES	26 SPACES
RESTAURANT (FS) (1 PER 100 S.F.)	86 SPACES	42 SPACES
MEDICAL OFFICE (1 PER 200 S.F.)	0 SPACES	0 SPACES
TOTAL	95 SPACES	68 SPACES
PARKING PROVIDED	95 SPACES	75 SPACES
HANDICAP REQUIRED	4 SPACES	4 SPACES
HANDICAP PROVIDED	4 SPACES	4 SPACES
LANDSCAPE COVERAGE	29,842 SF - 32.6%	15,261 SF - 20%

* PARKING PROVIDED TOTAL INCLUDES HC PARKING

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

IRRIGATION NOTE
EXISTING IRRIGATION SYSTEM SHALL BE MODIFIED AND EXPANDED AS REQUIRED TO PROVIDE ALL LANDSCAPE WITH COMPLETE COVERAGE. CONTRACTOR TO INSURE SYSTEM HAS PROPER OPERATING RAIN AND FREEZE SENSORS.

NORTH

SCALE: 1" = 20'-0"

#	Revisions:	Date:

Issued For: CONSTRUCTION
Job No. 26105
Scale 1" = 20'-0"
Drawn By: JDG
Date 05-15-2026

Rockwall Neighborhood Shops
Slate Land & Development
Rockwall Texas

STATE OF TEXAS
JOE D. GRUBBS
1713
LICENSED LANDSCAPE ARCHITECT
05-15-26

Sheet Title: Lot 2 Landscape Plan

Sheet Number: L2 of L3 Sheets

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020

LANDSCAPING

PART 1 - GENERAL

1.1 SCOPE:

Provide all labor, materials and equipment for complete installation of landscaping, as indicated on the drawings and specified herein.

1.2 RELATED WORK SPECIFIED ELSEWHERE:

A. Irrigation System
B. Lawns
C. Earthwork
D. General Requirements

1.3 QUALITY ASSURANCE:

A. Provide plant materials in compliance with applicable State and Federal laws relating to inspection for diseases and insect infestation at growing site.
B. Plants are subject to inspection and approval by the Landscape Architect. Plants required for the work may be inspected and tagged at the growing site before being dug.
C. Observation at growing site does not preclude right of rejection at job site. Plants damaged in transit or at job site may be rejected.
D. Employ only qualified personnel familiar with required work.
E. Off-site topsoil and topsoil on-site Testing (paid by Landscape Contractor):
   1. Provide source of off-site soil (If Required For Job)to the Owners representative for the purpose of soil investigation.
   2. Take random representative soil samples from areas to be planted.
   3. Test soil samples from both sources for pH, alkalinity, total soluble salts, porosity, sodium content and organic matter.
F. File Certificate of inspection of plant material by State and Federal authorities with Landscape Architect, if required by State.

1.4 REFERENCED STANDARDS:

A. American Standard for Nursery Stock, approved 1986 by American National Standards Institute, Inc. - Plant materials.
B. Hortus Third, 1976 - Cornell University - Plant nomenclature.
C. ASTM - American Standard Testing Material - Sharp sand.

1.5 PRODUCT DELIVERY, STORAGE AND HANDLING:

A. Delivery:
   1. Deliver packaged materials in sealed containers showing weight, analysis and name of manufacturer. Protect materials from deterioration during delivery and while stored at site.
   2. Do not deliver more plant materials than can be planted in one day unless adequate storage and watering facilities are available on job site. Storage of materials and equipment at the job site will be at the risk of the landscape contractor. The owner will not be held responsible for theft or damage.
   3. If balled plants cannot be planted within 24 hours after delivery to site, protect root balls by heeling in with sawdust or other approved material.
   4. Protect during delivery to prevent damage to root ball or desiccation of leaves.
   5. Notify Landscape Architect of delivery schedule 48 hours in advance so plant material may be observed upon arrival at job site.
   6. Remove rejected plant material immediately from site.

1.6 JOB CONDITIONS:

A. Planting Restrictions:
   Perform actual planting only when weather and soil conditions are suitable in accordance with locally accepted practice. In no way shall any trees, plants, ground cover or seasonal color obstruct drainage or block a 2% minimum positive slope away from buildings.
B. Utilities:
   1. Determine locations of underground utilities and perform work in a manner which will avoid possible damage. Hand excavate, if required, to minimize possibility of damage to underground utilities.
   2. Maintain grade stakes set by others until removal is mutually agreed upon by parties concerned.
   3. Coordinate work with irrigation contractor to prevent damage to underground sprinkler system.

1.7 WARRANTY:

A. Warranty for plants and trees shall be for one year after final acceptance. Replace dead materials and materials not in vigorous, thriving condition as soon as weather permits and on notification by Owners Rep. Replace plants, including trees, which in opinion of Landscape Architect have partially died thereby damaging shape, size, or symmetry.
B. Replace plants and trees with same kind and size as originally planted, at no cost to the Owner. Provide one-year warranty on replacement plants. These should be replaced at start of next planting or digging season. In such cases, remove dead trees immediately. Protect irrigation system and other piping conduit or other work during replacement. Repair any damage immediately.
C. Warranty excludes replacement of plants after final acceptance because of injury by storm, drought, drowning, hail, freeze, insects or diseases.
D. At the end of the warranty period, staking and guying materials if required shall be removed from the site.

1.8 MAINTENANCE:

A. Water: Will be available on site. Provide necessary hoses and other watering equipment required to complete work.
B. Until final acceptance, maintain plantings and trees by watering, cultivating, mowing, weeding, spraying, cleaning and replacing as necessary to keep landscape in a vigorous, healthy condition and rake bed areas as required.
C. A written notice requesting final inspection and acceptance should be submitted to Landscape Architect or owners representative within seven (7) days prior to completion. At that time owner and Landscape Architect will prepare a final punch list to be reviewed with the landscape contractor.
D. Following final acceptance, maintenance of plant material will become the Owner's responsibility. The Contractor shall provide Owner with a recommended maintenance program.

PART 2 - PRODUCTS

2.1 PLANTS:

A. Quantities: The drawings and specifications are complementary; anything called for on one and not the other is as binding as if shown and called for on both. The plant schedule is an aid to bidders only. Confirm all quantities on plan.
B. Plants shall be equal to well formed No. 1 grade of better; symmetrical, heavily branched with an even branch distribution, densely foliated and/or budded, and a strong, straight, distinct leader where this is characteristic of species. Plants shall possess a normal balance between height and spread. The Landscape Architect will be the final arbiter of acceptability of plant form, either before or after planting and shall be removed at the expense of the Landscape Contractor and replaced with acceptable plants as specified.
C. Plants shall be healthy and vigorous, free of disease, insect pests and their eggs, and larvae.
D. Plants shall have a well-developed fibrous root system.
E. Plants shall be free of physical damage such as scrapes, broken or split branches, scars, bark abrasions, sun scalds, fresh limb cuts, disfiguring knots, or other defects.
F. Pruning of all trees and shrubs, as directed by Landscape Architect, shall be executed by Landscape Contractor at no additional cost to the Owner.
G. Plants shall meet the sizes indicated on the Plant List. Where a size or caliper range is stated, at least 50% of the material shall be closer in size to the top of the range stated.
H. Plants indicated "B&B" shall be balled and burlapped. Plants shall be nursery grown unless otherwise specified in plant list. Balls shall be firm, neat, slightly tapered and well burlapped. Non-biodegradable ball wrapping material will not be accepted. Any tree loose in the ball or with broken ball at time of planting will be rejected. "Balls shall be ten (10") inches in diameter for each one (1") inch of trunk diameter, measured six (6") inches above ball.
I. Container grown plants shall be well rooted and established in the container in which they are growing. They shall have grown in the container for a sufficient length of time for the root system to hold the planting medium when taken from the container, but not long enough to become root bound.

2.2 SOIL PREPARATION MATERIALS:

A. Peat Moss: Commercial sphagnum moss or hypnum peat.
B. Pre mixed soils can be used as long as samples are submitted with submitted with manufacturer's data and laboratory test reports.
C. Sandy Loam:
   1. Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones, and other extraneous material and reasonably free of weeds and foreign
   2. Physical properties as follows:
      Clay - between 7-27 percent
      Silt - between 28-50 percent
      Sand - less than 52 percent
D. Sharp Sand: Clean, washed sand, (fine aggregate) ASTM C-33.

2.3 COMMERCIAL FERTILIZER:

A. Fertilizer shall be delivered in manufacturer's standard container printed with manufacturer's name, material weight, and guaranteed analysis. Fertilizers with N-P-K analysis other than that specified may be used provided that the application rate per square foot of nitrogen, phosphorus, and potassium is equal to that specified.
B. Commercial Fertilizer for Planting Beds: Complete fertilizer 5-10-5 element ratio with minimum 8% sulfur and 4% iron plus micro-nutrients.
C. Controlled-Release fertilizer planting tablets for tree planting pits, shall be equal to Agriform 20-10-5 planting tablets as manufactured by Sierra Chemical Co., Milpitas, California 95035 or approved equal.

2.4 MULCH:

Bark mulch shall be hardwood mulch chips, ranging in size from 1/4-inch to 1-inch in size, medium fine texture, shredded.

PART 3 - EXECUTION

3.1 CONDITION OF SURFACES:

A. New bed areas will be left within one tenth of a foot of finish grade by other trades. Contractor will be responsible for raking and smoothing of grade.
B. Examine subgrade upon which work is to be performed. Notify the Landscape Architect or owners representative of unsatisfactory conditions.

3.2 SHRUB PLANTING

A. All shrubs to be pocket planted. Excavate planting hole 3" larger than the width and height of the root ball. Backfill with 1/3 (soil mix and/or peatmoss), 1/3 native soil and 1/3 sandloam.
B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
C. Water each plant thoroughly with hoses to eliminate air pockets.
D. Carefully prune plants to remove dead or broken branches, various tags, and hand-rake bed areas to smooth even surfaces, and mulch bed areas 1 inch deep.

3.3 GROUNDCOVER PLANTING

A. Till 2 inches minimum of thoroughly mixed prepared soil or equal in all planting bed areas as follows:
   1. 1 part sandy loam
      1 part peat moss
      1 part sharp sand
      Add 4 pounds commercial fertilizer per 100 SF of bed area and mix thoroughly.
B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
C. Water each plant thoroughly with hoses to eliminate air pockets.
D. Carefully prune plants to remove dead or broken branches and hand-rake bed areas to smooth even surfaces, and mulch bed areas 1 inch deep.

3.4 TREE PLANTING:

A. Stake tree locations for Owners Representative approval prior to digging.
B. Plant ornamental trees in pits 12-inches larger than the root ball. Plant shade trees in pits two feet greater in diameter than root ball and equal to depth of root ball.
C. After excavation of tree pits, review water percolation.
   If tree pit does not drain adequately prepare hole for use with a tree sump. Paint PVC stand pipe and cover dark green. After tree is installed, pump water out on a daily basis.
D. In the event rock or underground construction work or obstructions are encountered in any plant pit excavation work to be done under this section, alternate locations may be selected by the Landscape Architect. Where locations cannot be changed the obstructions shall be removed to a depth of not less than six (6") inches below bottom of ball when plant is properly set at the required grade. The work of this section shall include the removal from the site of such rock or underground obstructions encountered at the cost of the Landscape Contractor.
E. Prepare soil for planting by thoroughly mixing two parts sandy loam and one part peatmoss or other approved organic matter. If planting soil does not fall within the pH range of 5.5 to 7.0 add limestone or aluminum sulphate to bring soil into the specified pH range.
F. Backfill tree pits with a mixture of 1/2 prepared soil and 1/2 existing site soil. Lightly tamp every 6-inches to fill all voids and pockets. When pit is 2/3 full, water thoroughly and leave water to soak in. Place fertilizer planting tablets per manufacturers recommendations. Complete backfilling and form a saucer around the tree.
G. Completely fill each tree saucer with mulch to a depth of two inches.
H. Contractor shall keep trees plumb until established. Guying and/or staking to maintain that plumb condition shall be at the Contractor's discretion. However, if trees are not plumb, the Contractor will be required to guy and/or stake those trees in a method acceptable to the Landscape Architect at no additional cost to the Owner.
I. Pruning: Prune trees to preserve the natural character of the plant in a manner appropriate to its particular requirements in the landscape design as directed by the Landscape Architect. In general, remove at least one-third of wood by thinning and pruning. DO NOT cut back terminal branches. Thin native grown plants heavier than nursery grown plants. Remove sucker growth and broken or badly bruised branches.

3.5 SEASONAL COLOR PLANTING:

A. Beds shall be excavated to a depth of 2 inches. Soil shall be replaced with 100% Living Earth Technology Complete Mix or equal.
B. Plant where located, setting plants with tops of balls even with tops of beds, and compact soil carefully around each plant ball.
C. Water each plant thoroughly with hoses to eliminate air pockets.
D. Carefully prune plants to remove dead or broken branches and hand- rake bed areas to smooth even surfaces and mulch bed areas 1 inch deep.

3.6 CLEANUP:

During work, keep premises neat and orderly including organization of storage area. Remove trash, including debris resulting from removing weeds or rocks from planting areas, preparing beds, or planting plants from site daily as work progresses. Keep walk and driveway area clean by sweeping or hosing.

END OF LANDSCAPING SECTION

LAWNS

PART 1 - GENERAL

1.1 SCOPE:

Furnish all labor, tools, transportation, materials, equipment, supervision, etc., required to adequately establish a dense lawn of permanent grasses, free from lumps and depressions as indicated by plans and specifications.

Redo any part of the area failing to show uniform cover until a dense lawn is established. The cost of miscellaneous labor and materials for topsoil, weeding, tilling, pest control, fertilizing, etc., are not separate pay items and shall be included in the bid price for grassing.

1.2 RELATED WORK SPECIFIED ELSEWHERE:

A. Irrigation System
B. Landscaping

1.3 MAINTENANCE OF GRASS:

The contractor shall maintain the grass until final acceptance. Such maintenance shall include spraying, weeding, cultivation, fertilizing, watering, disease and insect control, top dressing lawn spots, plus any procedures consistent with horticultural practice necessary to insure normal, vigorous, and healthy grass.

1.4 JOB CONDITIONS:

A. Water: Will be available on site. Provide necessary hoses and other watering equipment required to complete work.
B. Lawn areas will be left within 1/10 of a foot of finish grade by other trades. Fine grading, raking and smoothing will be the responsibility of the contractor.

1.5 SCHEDULE:

A. Seeding/hydromulching - Bermudagrass: Complete only between May 1 to August 31 under favorable conditions. (warm season)
B. Seeding/hydromulching - Perennial Ryegrass: Complete only between September 1 to April 30, except at front of project, as determind by owner, under favorable climatic conditions.
C. Sodding: Sod bermuda between March 15 and September 30. Between October 1 and March 14 overseed sod with Perennial rye under favorable conditions. (Use nursery overseeded sod, in lieu of seeding after installation, if available.)
D. Qualifications: Due to unseasonable weather, the above dates may vary; however, do not proceed with grassing operations beyond these dates without assuming full responsibility for a stand of grass.

1.6 ACCEPTANCE:

The work will be accepted when a completed, undamaged stand of grass is achieved, as approved by the Owner's Representative.

PART 2 - MATERIALS

2.1 TOPSOIL:

A. (If specified on the plans as a requirement)Friable, fertile, dark, loamy soil, free of clay lumps, sub-soil stones, and other extraneous material and reasonable free of weeds and foreign grasses. Topsoil containing dallisgrass or nutgrass shall be rejected.
B. Physical properties as follows:
   Clay - between 7-27 percent
   Silt - between 28-50 percent
   Sand - less than 52 percent

2.2 GRASS:

A. Bermuda Grass: Extra fancy, hulled and treated, lawn type seed, delivered to site in original, unopened containers meeting requirements of Texas State Seed Law. Minimum purity germination 90 percent.
B. "Raleigh" St. Augustine Grass: Solid Sod, live, rich, dark green in color, free of foreign grasses, weeds, nutgrass, cut with a full 3/4 inch of heavy clay covering roots. Deliver to site in 12 inch squares or 12 inch wide rolls. Do not stack for more than 24 hours between time of cutting and time of delivery.
C. Annual Ryegrass: Extra fancy, hulled and treated, lawn type seed, delivered to site in original, unopened containers meeting requirements of Texas State Seed Law. Minimum purity germination 90 percent.

2.3 FERTILIZER:

Fertilizer shall be organic base, uniform in composition, dry and free flowing. Deliver fertilizer to site in original, unopened containers, each bearing manufacturer's guaranteed statement of analysis.

A. First application: 12-12-12 element percentage with minimum 8% sulfur and 4% iron, plus micro nutrients.
B. Second application: 3:1:2 element ratio. Nitrogen source to be a minimum 50% slow release organic nitrogen (SCU or UF) plus minimum 8% sulfur and 4% iron plus micro nutrients.

PART 3 - EXECUTION

3.1 PREPARATION:

A. Scarify lawn areas where excessive compaction is greater than 85% Standard Proctor to a depth of 4-inches by discing or rototilling. Repeat cultivation as required to thoroughly loosen soil.
B. Leave areas free of weeds and ready for final grading.
C. Provide barricades around scarified areas to prevent compaction by construction vehicles.

3.2 FINAL GRADING:

A. Remove from site and legally dispose of stones 3/4-inch and larger, sticks and other debris exposed during this operation.
B. Provide finish grading leaving surface uniform without depressions and undulations, graded approximately 1-inch below paving.
C. Secure approval from the Landscape Architect prior to proceeding with grassing operation.

3.3 HERBICIDE:

Apply herbicide to remove any remaining weeds. This work is to be performed by a licensed applicator following the manufacturer's recommendations.

3.4 FERTILIZER:

A. Place first application with hydromulch at rate of 12 pounds per 1,000 square feet.
B. Uniformly distribute second application using a rotary type fertilizer spreader 3-4 weeks after first application at 12 pounds per 1,000 square feet.

3.5 HYDROMULCH/SEEDING:

A. At the time of hydromulch/seeding, soil shall be moist but not muddy, and wind velocity shall not exceed ten (10) miles per hour. Add water if required to moisten soil.
B. Hydromulch seed uniformly at the rate of 2 pounds of Bermudagrass seed per 1,000 square feet.
C. Add tackifier to hydromulch mix for slopes 5:1 or greater at the rate of 1 lb. per bag of mulch.
D. Use a 4' x 8' batter board against bed areas.

3.6 MECHANICAL SEEDING:

Seed uniformly at a rate of 125 pounds of Bermudagrass seed per acre or 350 pounds of Ryegrass per acre. Use grass drill, brillion seeder, or viking roller.

3.7 SOLID SOD:

A. Solid Sod: Plant grass by hand, edge to edge with staggered joints. Topdress with sharp sand raked in carefully to fill joints. Roll to eliminate undulations and provide complete soil contact.
B. Fertilizing: Fertilize immediately after grass is planted at rate of 4 lbs per 1,000 square foot. Repeat fertilizing at the same rate 3-4 weeks later.

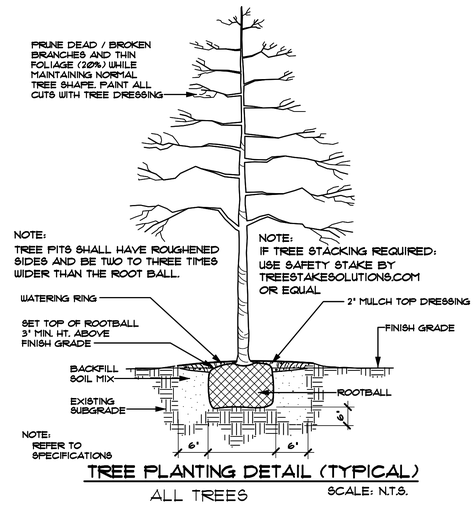
3.8 ESTABLISHMENT AND MAINTENANCE OF LAWN AREAS:

A. Watering:
   1. Water lawn areas immediately after grassing operation.
   2. Continue watering as required to keep soil uniformly moist to a minimum depth of 4-inches.
   3. Be alert to over-watering newly planted grass, particularly in heavy clay soils.
B. Replanting/Erosion Control:
   1. Correct any erosion that may occur during the establishment of grass.
   2. Reseed (sod) any areas not showing sufficient growth within 3 weeks after initial grassing. Continue seeding (sodding) until a stand of grass is achieved.
   3. A stand of grass will be defined as a uniform cover of actively growing turf.
C. Mowing/Weed Control:
   1. Mow lawn areas weekly until a stand of grass is achieved. Begin mowing when the lawn reaches a height of 3-inches; set mower to cut at 2-inches. A minimum of two mowings is required.
   2. Weed lawn areas until acceptance, removing all foreign vegetation, either by hoeing or pulling. If approved, herbicide spot treatments may be used.

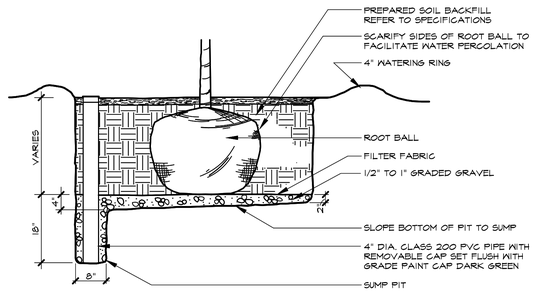
3.9 CLEANUP:

During work, keep premises neat and orderly, including organization of storage areas. Remove trash, including debris resulting from removing weeds and rocks from site daily as work progresses. Keep paved areas clean by sweeping or hosing.

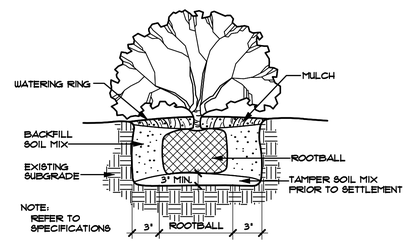
END OF LAWN SECTION



TREE PLANTING DETAIL (TYPICAL)
ALL TREES SCALE: N.T.S.



TREE SUMP DETAIL (TYPICAL)
SCALE: N.T.S.



SHRUB PLANTING DETAIL (TYPICAL)
SCALE: N.T.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.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

#	Revisions:	Date:

Issued For: CONSTRUCTION
Job No. 26105
Scale N.T.S.
Drawn By: JDG
Date 05-15-2026

Rockwall Neighborhood Shops

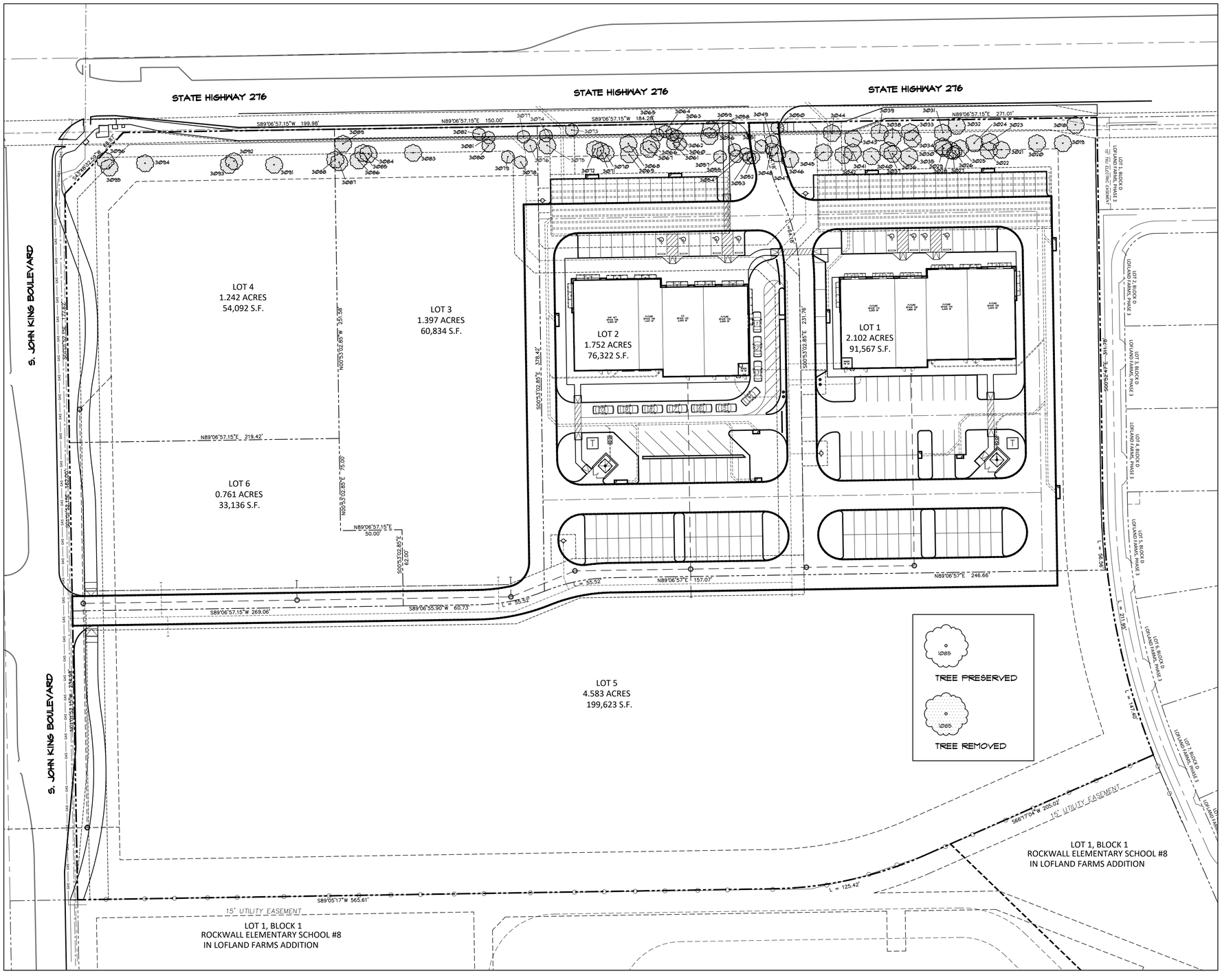
Slate Land & Development
Rockwall Texas

STATE OF TEXAS
JOE D. GRUBBS
1712
REGISTERED
LANDSCAPE ARCHITECT
05-15-26

Sheet Title: Landscape Specifications

Sheet Number: L3 of L3 Sheets

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020



SITE DATA TABLE		
	LOT 1	LOT 2
LOT SIZE	2.102 ACRES	1.752 ACRES
	91,567 SF	76,322 SF
USE / BUILDING AREA		
RETAIL	2,170 SF - 20.3%	6,500 SF - 60.9%
RESTAURANT (FS)	8,501 SF - 79.7%	4,171 SF - 39.1%
MEDICAL OFFICE	SF - 0%	SF - 0%
TOTAL	10,671 SF	10,671 SF
REQUIRED PARKING		
RETAIL (1 PER 250 S.F.)	9 SPACES	26 SPACES
RESTAURANT (FS) (1 PER 100 S.F.)	86 SPACES	42 SPACES
MEDICAL OFFICE (1 PER 200 S.F.)	0 SPACES	0 SPACES
TOTAL	95 SPACES	68 SPACES
PARKING PROVIDED	95 SPACES	75 SPACES
HANDICAP REQUIRED	4 SPACES	4 SPACES
HANDICAP PROVIDED	4 SPACES	4 SPACES
LANDSCAPE COVERAGE	29,842 SF - 32.6%	15,261 SF - 20%

* PARKING PROVIDED TOTAL INCLUDES HC PARKING

TREE ID NO.	TREE TYPE	TREE SIZE
3018	CEDAR	14' HT.
3019	CEDAR	14' HT.
3020	CEDAR	18' HT.
3021	CEDAR	12' HT.
3022	CEDAR	12' HT.
3023	CEDAR	14' HT.
3024	CEDAR	14' HT.
3025	CEDAR	18' HT.
3026	CEDAR	12' HT.
3027	CEDAR	12' HT.
3028	CEDAR	14' HT.
3029	CEDAR	12' HT.
3030	CEDAR	12' HT.
3031	CEDAR	14' HT.
3032	CEDAR	14' HT.
3033	CEDAR	12' HT.
3034	CEDAR	12' HT.
3035	CEDAR	14' HT.
3036	CEDAR	14' HT.
3037	CEDAR	12' HT.
3038	CEDAR	12' HT.
3039	CEDAR	12' HT.
3040	CEDAR	12' HT.
3041	CEDAR	20' HT.
3042	CEDAR	18' HT.
3043	CEDAR	12' HT.
3044	CEDAR	12' HT.
3045	CEDAR	12' HT.
3046	CEDAR	14' HT.
3047	CEDAR	14' HT.
3048	CEDAR	12' HT.
3049	CEDAR	12' HT.
3050	HACKBERRY	6
3051	CEDAR	12' HT.
3052	CEDAR	12' HT.
3053	CEDAR	12' HT.
3054	CEDAR	12' HT.
3055	CEDAR	12' HT.
3056	CEDAR	12' HT.

TREE ID NO.	TREE TYPE	TREE SIZE
3057	CEDAR	12' HT.
3058	CEDAR	14' HT.
3059	CEDAR	14' HT.
3060	CEDAR	12' HT.
3061	CEDAR	12' HT.
3062	CEDAR	12' HT.
3063	CEDAR	14' HT.
3064	CEDAR	12' HT.
3065	CEDAR	14' HT.
3066	CEDAR	14' HT.
3067	CEDAR	18' HT.
3068	CEDAR	16' HT.
3069	CEDAR	14' HT.
3070	CEDAR	18' HT.
3071	CEDAR	16' HT.
3072	CEDAR	16' HT.
3073	CEDAR	16' HT.
3074	CEDAR	12' HT.
3075	CEDAR	16' HT.
3076	CEDAR	14' HT.
3077	CEDAR	12' HT.
3078	CEDAR	14' HT.
3079	CEDAR	12' HT.
3080	CEDAR	14' HT.
3081	CEDAR	12' HT.
3082	CEDAR	12' HT.
3083	CEDAR	16' HT.
3084	CEDAR	14' HT.
3085	CEDAR	12' HT.
3086	CEDAR	12' HT.
3087	CEDAR	12' HT.
3088	CEDAR	16' HT.
3089	CEDAR	14' HT.
3091	CEDAR	16' HT.
3092	CEDAR	12' HT.
3093	CEDAR	12' HT.
3094	CEDAR	14' HT.
3095	CEDAR	12' HT.
3096	CEDAR	14' HT.

TOTAL MITIGATION REQUIRED	77 - 4' TREES

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

NORTH

0 20 40 80
SCALE: 1" = 40'-0"

#	Revisions:	Date:

Issued For: CONSTRUCTION
Job No. 26105
Scale 1" = 40'-0"
Drawn By: JDG
Date 05-15-2026

Rockwall Neighborhood Shops

Slate Land & Development
Rockwall Texas

STATE OF TEXAS
JOE D. GRUBBS
1713
LICENSED LANDSCAPE ARCHITECT
05-15-26

Sheet Title: Treescape Plan

Sheet Number: TS1
of TS2 Sheets

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020

TREE ID NO.	TREE TYPE	TREE CAL. SIZE	PRESERVED OR REMOVED	TREE HEALTH	DISEASE (Y/N)	INSECT (Y/N)	STRUCTURAL (Y/N)	MITIGATION REQUIRED
3018	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3019	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3020	CEDAR	18' HT.	REMOVED	4	N	N	N	4
3021	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3022	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3023	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3024	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3025	CEDAR	18' HT.	REMOVED	4	N	N	N	4
3026	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3027	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3028	CEDAR	14' HT.	REMOVED	4	N	N	N	4
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3048	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3049	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3050	HACKBERRY	6	REMOVED	4	N	N	N	0
3051	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3052	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3053	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3054	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3055	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3056	CEDAR	12' HT.	REMOVED	4	N	N	N	4
			TOTAL COLUMN MITIGATION REQUIRED					38 - 4" TREES

TREE ID NO.	TREE TYPE	TREE CAL. SIZE	PRESERVED OR REMOVED	TREE HEALTH	DISEASE (Y/N)	INSECT (Y/N)	STRUCTURAL (Y/N)	MITIGATION REQUIRED
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3073	CEDAR	16' HT.	REMOVED	4	N	N	N	4
3074	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3075	CEDAR	16' HT.	REMOVED	4	N	N	N	4
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3095	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3096	CEDAR	14' HT.	REMOVED	4	N	N	N	4
			TOTAL COLUMN MITIGATION REQUIRED					39 - 4" TREES

APPROVED:
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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

#	Revisions:	Date:

Issued For: CONSTRUCTION
Job No. 26105
Scale
Drawn By: JDG
Date 05-15-2026

Rockwall Neighborhood Shops
Slate Land & Development
Rockwall Texas

STATE OF TEXAS
JOE D. GRUBBS
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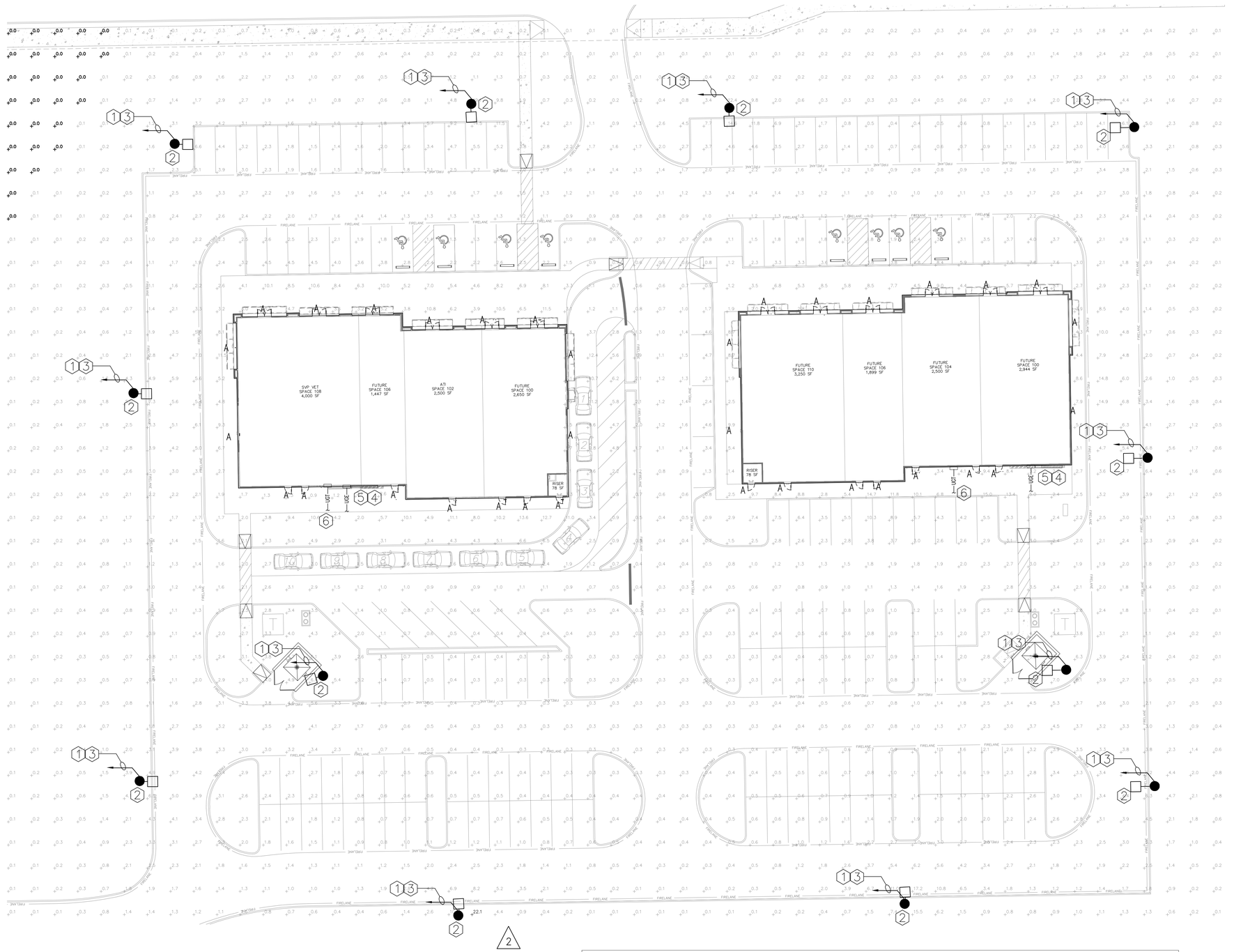
LICENSED LANDSCAPE ARCHITECT
05-15-26

Sheet Title: Treescape Plan

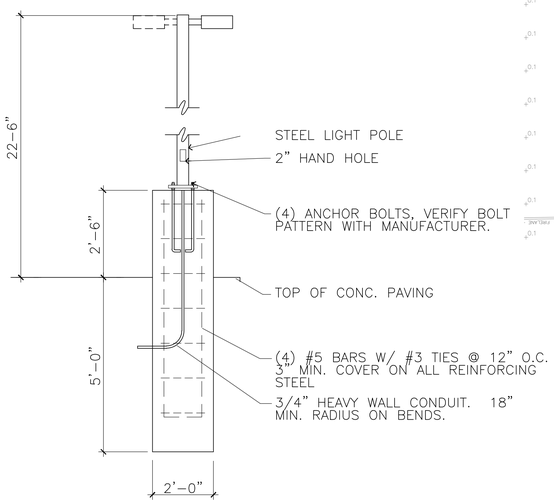
Sheet Number: TS2 of TS2 Sheets

Grubbs Design Group, P.L.L.C. - 403 South Tennessee Street - McKinney, Texas 75069 - Phone (972) 548-5020



NOTES BY SYMBOL

1. 1" CONDUIT W/(2) # 10 CU AND (1) # 10 CU GROUND. (TYP FOR ENTIRE CIRCUIT)
2. POLE MOUNTED LED LIGHT FIXTURE . PROVIDE WITH 20 FT. SQUARE STEEL POLE . SEE LIGHT FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION. ALL POLES AND FIXTURES TO BE BLACK.
3. CIRCUIT ALL EXTERIOR LIGHTING AND SIGNS THROUGH PHOTOCELL–TIMECLOCK CONTROL. SEE DETAIL ON SHEET E2.0.
4. ELECTRICAL SERVICE ENTRANCE EQUIPMENT. SEE ELECTRICAL SERVICE RISER FOR ADDITIONAL INFORMATION.
5. NEW 120/208V , 3 PHASE ELECTRICAL SERVICE FROM POWER COMPANY TRANSFORMER . SEE CIVIL UTILITY PLAN FOR CONTINUATION. CONTRACTOR MUST VERIFY TRANSFORMER LOCATION. SEE ELECTRICAL SERVICE RISER FOR ADDITIONAL INFORMATION.
6. TELEPHONE DEMARK LOCATION . 3" SCHEDULE 40 PVC CONDUIT TO TELEPHONE COMPANY PEDESTAL. CONTRACTOR SHALL PROVIDE PULL STRING . VERIFY LOCATION IN FIELD.



02 POLE BASE DETAIL

SCALE: NO SCALE

01 SITE LIGHTING AND POWER PLAN

SCALE: 1"=30'-0"

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	0.4 fc	21.6 fc	0.0 fc	N/A	N/A

Schedule

Symbol	Label	QTY	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage
▭	A	34	SEE E1.0	SEE E1.0		1		4124	1	29.4252
□	B	12	DSX2 LED P3 40K 80CRI T3M 1	D-Series Size 2 Area Luminaire P3 Performance Package 4000K CCT 80 CRI Type 3 Medium		1	DSX2_LED_P3_40K_80CRI_T3M_HS_EGS_@FRONT.ies	26996	1	219.4

Robert D. Anderson, Inc.
MEP Engineering & Design Consultants
TX & "C" Restoration * Permitting * Energy Code Compliance Consults
11836 Judd Court
Suite 330
Dallas, Texas 75243
voice: 972.669.0915
fax: 972.669.0917
email: RAnderson@RobertDAndersonInc.com
contact: Mark Swanson-project manager
mpdesign@charter.net
817-566-0006

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ROBERT D. ANDERSON
44987
LICENSED PROFESSIONAL ENGINEER
06.07.26
Firm No. F-5524

SLATE
LAND & DEVELOPMENT CO

DRAWING ISSUE & REVISION LOG

PERMIT	02/27/2026	PERMIT SET-AMEPS
REV 01	04/24/2026	CLIENT COMMENTS
REV 02	05/08/2026	COORDINATION WITH CIVIL

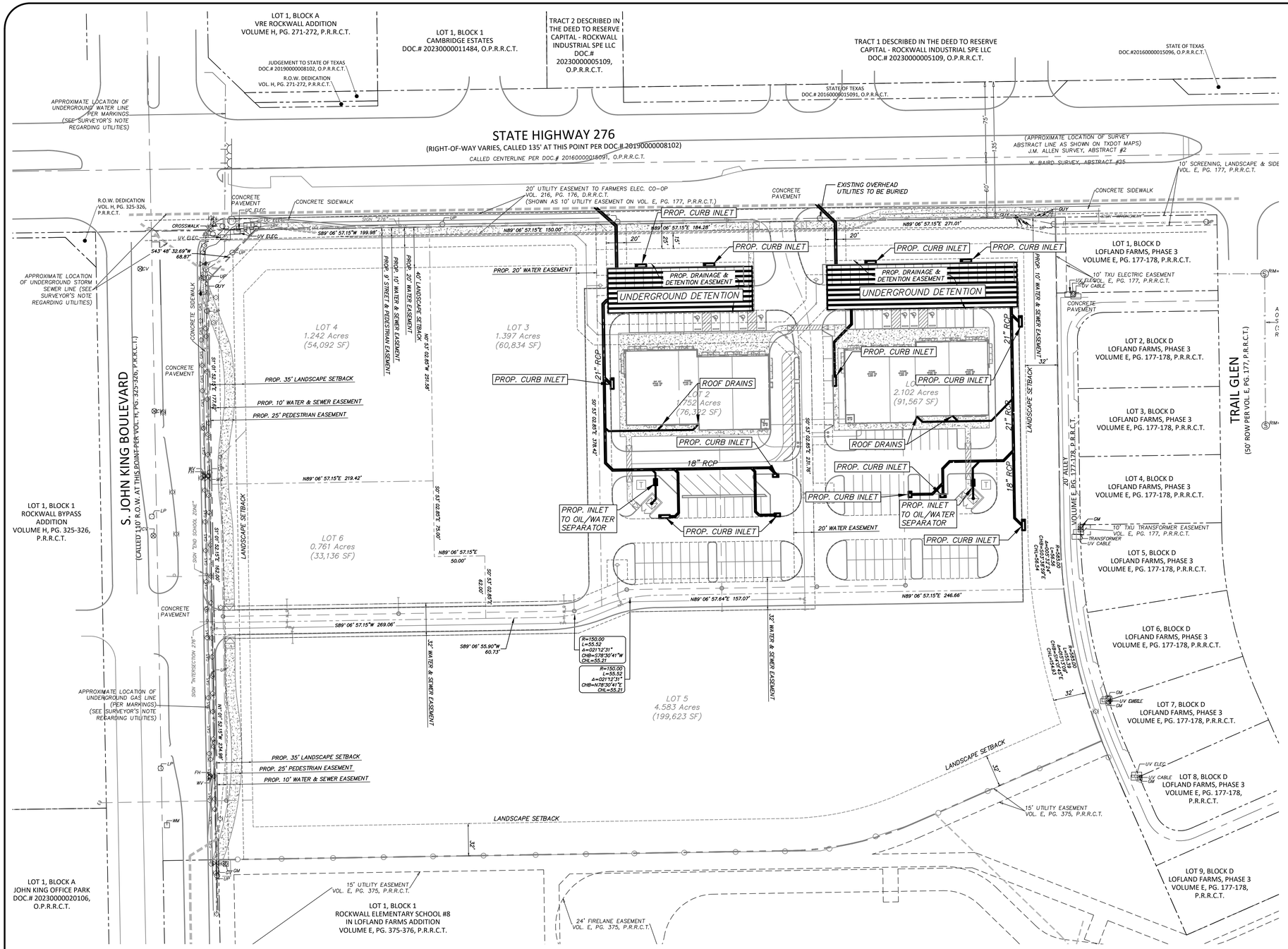
PROJECT NUMBER: JAWA 25-0031

PROJECT NAME: MT SHELL BUILDING 1

PROJECT DESCRIPTION: MIXED USE SITE DEVELOPMENT (RETAIL/RESTAURANT)

PROJECT ADDRESS: SE CORNER OF HWY 276 & S JOHN KING BLVD. ROWLETT, TX. 75032

E3.0



GENERAL/DRAINAGE NOTES

1. All materials and construction shall be in accordance with City Standard Specifications and Construction Standards, and Standard Specifications for Public Works Construction prepared by North Central Texas Council of Governments (Latest Revision).

2. Existing utilities are shown schematically and are for the contractors guidance only. The location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field. The contractor must call the appropriate utility company at least 48 hours prior to any excavation to request exact field location of utilities.

3. The contractor shall be responsible for protecting all existing improvements in the construction of this project. The contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.

4. All storm sewer pipe 18" and larger shall be Class III RCP unless otherwise noted. All storm sewer pipe 15" and smaller shall be PVC drainage pipe or approved equal, unless otherwise noted (RCP only under fire lanes).

5. Contractor shall be responsible for maintaining trench safety requirements in accordance with the latest standards of O.S.H.A. or any other agency having jurisdiction for excavation and trenching procedures. Contractor shall provide and implement a trench safety plan complying with O.S.H.A.

6. All RCP pipe joints shall have Ram-Neck joint sealer, in the absence of a City Standard for joint sealant.

7. All roof drain laterals shall be 0.50% min. slope.

Note:
Existing Utilities Shown Per As-Built Documents. Contractor to Field Verify Location and Depth of All Utilities Prior to Construction and Notify Engineer of any Discrepancies.

STOP!
CALL BEFORE YOU DIG
Texas 811 Know what's below.
(@ least 72 hours prior to digging)

Issue Date	Description
1 05/15/2026	Site Plan Submittal
2	
3	
4	
5	
6	

CROSS ENGINEERING CONSULTANTS
1720 W. Virginia Street • McKinney, Texas 75069
972.562.4409 • Texas P.E. Firm No. F-5935

05/15/2026

PRELIMINARY STORM PLAN
ROCKWALL NEIGHBORHOOD SHOPS
SLATE LAND & DEVELOPMENT CO.
CITY OF ROCKWALL, TEXAS

Sheet No.

Project No. 25086

ROCKWALL NEIGHBORHOOD SHOPS

PROJECT COMMENTS

CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 5/21/2026

PROJECT NUMBER: SP2026-018
PROJECT NAME: Site Plan for a Restaurant w/ Drive Through
SITE ADDRESS/LOCATIONS: 103 & 107 N. John King Blvd (@ Park Hills Blvd)

CASE CAPTION: Discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Mike Wurster of Subtle Grounds, LLC for the approval of a Site Plan for a Restaurant with Drive-Through or Drive-In on a 2.50-acre portion of a larger 4.50-acre parcel of land identified as Lot 1, Block A, Boardwalk Development Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, zoned Planned Development District 71 (PD-71) for limited Commercial (C) District land uses, generally located at the northwest corner of the intersection of Park Hills Boulevard and John King Boulevard, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	05/21/2026	Approved w/ Comments

05/21/2026: SP2026-018; Site Plan for a Restaurant with Drive-Through
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Tyler Adams of Greenlight Studio on behalf of Mike Wurster of Subtle Grounds, LLC for the approval of a Site Plan for a Restaurant with Drive-Through or Drive-In on a 2.50-acre portion of a larger 4.50-acre parcel of land identified as Lot 1, Block A, Boardwalk Development Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, zoned Planned Development District 71 (PD-71) for limited Commercial (C) District land uses, generally located at the northwest corner of the intersection of Park Hills Boulevard and John King Boulevard.

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 (SP2026-018) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 The subject property will be required to be replatted after the engineering process to establish the new easements.

M.5 Provide the following signature block on each page of all plans. (Subsection 03.04.A, of Article 11, UDC)

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, _____.

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

_____ _____
Planning & Zoning Commission, Chairman Director of Planning and Zoning

M.6 Site Plan
1) Indicate all perimeter dimensions of the site. (Subsection 03.04.B, of Article 11, UDC)

2) Indicate perimeter dimensions of the building. (Subsection 03.04.B, of Article 11, UDC)
3) Indicate distances between the building and property lines. (Subsection 0.04.B, Article 11, UDC)
4) All overhead utilities shall be placed underground. (Subsection 06.02.H, Article 05, UDC)
5) An eight (8) foot trail is required along John King Boulevard. (Subsection 03.04.B, of Article 11, UDC)
6) Accessory Storage Buildings are not permitted on Commercial properties. This would be considered another Commercial Building which is required to meet the Commercial Building Standards. Please provide building elevations of this building.
7) Indicate the street centerline and any median breaks for John King Boulevard. (Subsection 03.04(B), Article 11, UDC)
8) Provide a rendering or building elevations of the Stone Seat wall with material callouts. A by-pass lane of 12-feet is required with all drive-throughs. (Subsection 2.15.02, Multi-Family and Non-Residential, Engineering Standards of Design and Construction)

M.7 Landscape Plan
1) Review the required trees by district below. Caddo Maples are not permitted in the SH-205 By-Pass Overlay. Possumhaw Holly is an accent tree. (Section 03, Appendix C, UDC)
2) All Canopy trees shall be a minimum of 4 inches caliper at DBH, accent trees shall be a minimum of 4 feet in height, and all shrubs shall be a minimum of 5-gallon in size. (Subsection 06.02.E(2), Article 05, UDC)
3) The Landscape buffer required along John King Boulevard is 25-feet. Parking is not permitted in the Landscape Buffer and the landscape buffer must be outside the utility easements required along John King Boulevard. (Subsection 06.02.E, Article 05, UDC)
4) 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 a minimum height of 30-inches and a maximum height of 48- inches. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 100-feet of linear frontage. (Subsection 06.02.E.1, Article 05, UDC)
5) All parking spaces shall be within 80 feet of a canopy tree (Subsection 05.03(E), Article 08, UDC)
6) Identify visibility triangles for all driveway intersections and public streets. (Subsection 01.08, Article 05, UDC)
7) Provide a note indicating that irrigation will meet the requirements of the UDC. (Subsection 05.04, of Article 08, UDC)
8) Dumpster enclosures require to be screened by 5-gallon evergreen shrubs. (Subsection 01.05(B), Article 05, UDC)
9) If there is any pad-mounted utility equipment, it will need to be screened by 5-gallon evergreen shrubs. (Subsection 01.05(C), of Article 05, UDC)
10) 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. (Subsection 05.03(D), Article 08, UDC)

M.8 Building Elevations
1) Indicate the elevations that are adjacent to Park Hills and John King Boulevard.
2) Building 1 does not meet four (4)-sided architecture requirements. Specifically, the following articulation is required for all four sides of the building:
1. Wall Length cannot exceed 76.5 feet
2. Minimum Secondary Entryway/Architectural Element Length is 19.125 feet
3. The Minimum Wall Projection is 6.375
4. The Minimum Primary Entryway/Architectural Element is 12.75 feet
5. The Minimum Projection height is 6.375 feet
6. The Minimum Primary Entryway/Architectural length is 38.25 feet

This will require a variance from the Planning and Zoning Commission. (Subsection 06.02.C.5, of Article 05, UDC)
3) Building 2 does not meet four (4)-sided architecture requirements. Specifically, the following articulation is required for all four sides of the building:
7. Wall Length cannot exceed 63
8. Minimum Secondary Entryway/Architectural Element Length is 15.75 feet
9. The Minimum Wall Projection is 5.25 feet
10. The Minimum Primary Entryway/Architectural Element is 21 feet
11. The Minimum Projection height is 5.25 feet
12. The Minimum Primary Entryway/Architectural length is 31.5 feet

This will require a variance from the Planning and Zoning Commission. (Subsection 06.02.C.5, of Article 05, UDC)
4) Parapets shall be extended back and finished on the backside, same as front. (Subsection 05.01.A.2, Article 05, UDC)
5) Indicate the parapet height. Parapets are required on all four sides of the building and will need to be shown that they will screen any RTUs on the building. (Subsection 01.05

(C), Article 05, UDC) Please indicate all RTU's.
6) Provide a note indicating a self-latching gate on the dumpster. (Subsection 01.05.B, of Article 05, UDC)
7) The use of manufactured stone is a variance to the overlay district standards. (Subsection 06.02.C.a.1, of Article 05, UDC)
8) Building 1 exceeds the maximum percentage of secondary materials (i.e. 10%). This will require a variance from the Planning and Zoning Commission. (Subsection 06.01.C(1), Article 05, UDC)

M.9 Photometric Plan
1) The allowable maximum light intensity measured at the property line of a non-residential property is 0.2 FC of one footcandle. (Subsection 03.03.C, of Article 07, UDC) All property lines exceed the maximum allowable light intensity.
2) Under canopy lighting shall not exceed 35 FC. (Subsection 03.03.E.1, of Article 07, UDC)
3) The maximum outdoor maintained computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site with the exception of the under-canopy lighting as mentioned earlier. (Subsection 03.03.G, Article 07, UDC)
4) The maximum mounting height for lighting shall be 20 feet in the SH-205 Bypass Overlay District (Subsection 06.02.G, Article 05, UDC) Please indicate mounting height for all lighting.
5) Any unshielded light sources shall have a maximum wattage of 15 W. (Subsection 03.03.A, of Article 07, UDC)
6) Provide lighting cutsheets for all proposed light fixtures. (Subsection 03.03, Article 07, UDC)

M.10 Staff has identified the following variance(s) associated with the proposed request: [1] Four (4)-sided Architecture, [2] Primary Articulation, [3] natural stone, [4] landscape buffer along T.L. Townsend, [5] landscape buffer along SH-276, [6] trees/plantings/berm within the landscape buffers, [7] residential adjacency standards, and [8] more than one row of parking between the primary building façade and the right-of-way. Should you decide to request these items as variance(s)/exception(s), please provide a letter that lists the variance(s)/exception(s), why they are being requested, and the subsequent compensatory measures. For each variance/exception requested the UDC requires two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include increased articulation, increased architectural elements, more pedestrian amenity, larger landscape planting sizes, etc.

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.

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on June 2, 2026 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 Work Session meeting will be held on May 26, 2026.
(2) Planning & Zoning meeting/public hearing meeting will be held on June 9, 2026.

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	05/20/2026	Approved w/ Comments

05/20/2026: 1. Run the 16" along the ROW, 1' outside of ROW.
2. All parking to be labeled as 20'x9'
3. Water and sewer easement
4. Must be out of water sewer/utility easements.
5. Must have a 12' drive through bypass lane
6. No structures/overhangs/walls/signs/etc. in easements

7. Show and label the floodplain area back here on the Site Plan. The Park Hills Subdivision has the latest floodplain limits via their flood study/LOMR. Any encroachment into the floodplain will require a Flood Study.
8. Trash Truck will need an area to turn around. They cannot back the required distance shown.
9. 64'x15' striped and signed "No Parking"

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.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences with easements.
- The site will need to be platted.
- All utilities must be underground.
- Additional comments may be provided at time of Site Plan and Engineering.
- Drive Through require a 12' escape lane.

Drainage Items:
- Detention is required. Detention calculations are based on zoning, not specific land use.
- Detention easement is required, set at the freeboard elevation.
- No vertical walls allowed in the detention easement.
- No public water or public sanitary sewer allowed in the detention easement.
- Detention must have a max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention ponds must be irrigated
- Existing flow patterns must be maintained. The site must drain to the existing floodplain behind the site.
- Must show erosion hazard setback in easement. No structures including paving allowed in erosion hazard setback.
- No vertical walls allowed in the existing floodplain or easements.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- Dumpster areas shall drain to an oil/water separator and then into the storm drainage system.
- No grate inlets allowed
- 100-year WSEL must be called out for the existing floodplain with labeled cross-sections.
- FFE for all buildings must be called out when adjacent to a floodplain or detention area. Minimum 2' above 100-year WSEL for both.
- Parking/Drive aisles must be at least 1 ft above the 100yr floodplain elevation.
- Detention must be above the 100yr floodplain elevation where adjacent and not allowed in the floodplain at all.
- Must have a wetlands/WOTUS determination for all lakes/ponds and streams/creeks on site.
- Must show and meet erosion hazard setback for all creeks/streams.
- Flood Study required if encroaching into the floodplain. Review fees apply.

Water and Wastewater Items:
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- The Park Hills development has installed sanitary sewer. There is an existing manhole along the south side of Park Hills Blvd. available for use.
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement.

- Will need to extended 16" water line along John King within an easement across the property per the Master Water Plan.
- Required to extend utilities (water, sewer) across the site to provide access to the future development to the north.
- 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.
- Need to install 8" public sewer to the northern property line.

Roadway Paving Items:
- Must meet City and TxDOT 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.
- Install 10' trail along John King Blvd.
- TIA will be required for the drive-thru. Review fees apply.

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".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

Operation & Maintenance Plan for Structural Control Measures:

The owner or operator of any new development or redeveloped site must develop and implement an Operation and Maintenance Plan (O&M Plan) addressing the maintenance requirements for all structural stormwater control measures installed on site, including but not limited to detention ponds and retention ponds.

The O&M Plan must be submitted to the City for recordkeeping purposes at the time of Engineering. To ensure long-term maintenance regardless of ownership changes, the owner or operator must provide proof that the O&M Plan has been incorporated into the property deed restrictions or Homeowners Association (HOA) covenants, as applicable.

The site owner or operator must maintain the O&M Plan on-site along with documentation of all maintenance activities performed. These records must be made available for review by the City of Rockwall or TCEQ within 24 hours of request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	05/21/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/19/2026	Approved w/ Comments

05/19/2026: The submitted plans do not currently indicate the location of proposed fire apparatus access/fire lanes. As such, fire apparatus access/fire lane coverage has not been reviewed at this stage of the development process.

Additional comments may be provided during subsequent phases of review once fire protection information is submitted.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/18/2026	Approved w/ Comments

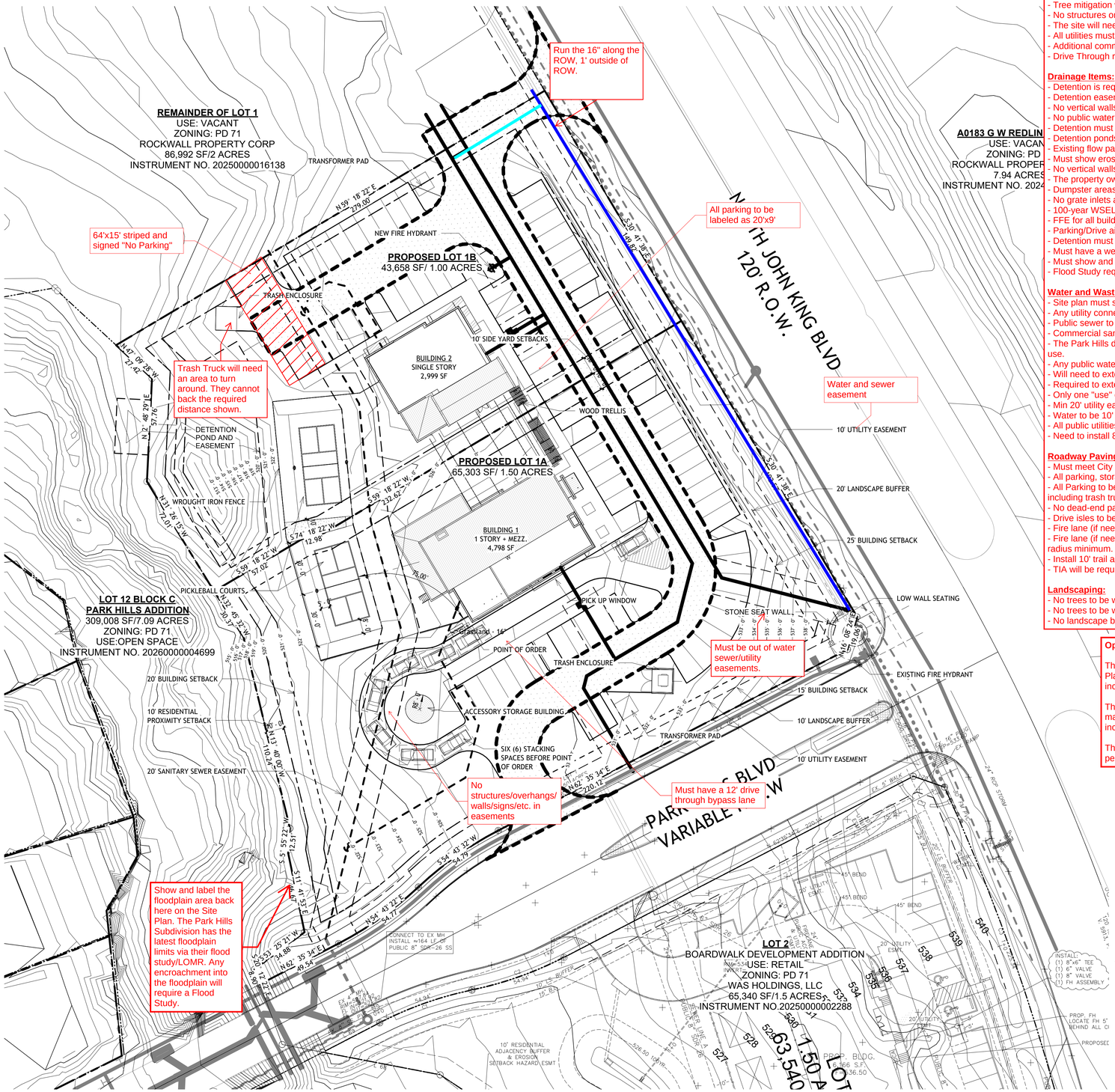
05/18/2026: Building 1 will be 103 N. JOHN KING BLVD, ROCKWALL, TX 75087
Building 2 will be 107 N. JOHN KING BLVD, ROCKWALL, TX 75087

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/18/2026	Approved w/ Comments

05/18/2026: 1. Need a plant legend with container sizes
2. Headlight glare screen along John King and Park Hills with evergreen shrubs in a dedicated bed that are planted 36" o.c. and 24" tall at time of planting along parking spaced perpendicular to road.
3. What type of turfgrass species?
4. Automatic Irrigation System on all landscape and turf
5. Tree mitigation plan required.



NORTH

1 Site Plan
1" = 30'-0"

VICINITY MAP - NTS

General Items:
- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
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- No signage is allowed within easements or ROW.
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- The site will need to be platted.
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- Drive Through require a 12' escape lane.

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- 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.
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The site owner or operator must maintain the O&M Plan on-site along with documentation of all maintenance activities performed. These records must be made available for review by the City of Rockwall or TCEQ within 24 hours of request.

GREENLIGHT

STUDIO, LLC

www.greenlight.company

Applicant:
Greenlight Studio LLC
100 N. Cottonwood Drive
Suite 104
Richardson, Texas 75080
v: 214.810.4535

Owner:
Subtle Grounds LLC
1309 Moraine Place
Rockwall, Texas 75032

G101
Site Plan

Harvest Park

N.John King Blvd
Rockwall, Texas 75087

Portion of Lot 1, Block A 108,960 SF/2.5 Acres
Boardwalk Development Addition
City of Rockwall, County of Rockwall, Texas
George W. Redlin Survey, A 183

Prepared May 15, 2026

© Greenlight Studio, LLC

City of Rockwall Site Plan Number: _____
City of Rockwall SUP Number: Z-2025-42

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 ($500.00 + $20.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ FINAL PLAT ($500.00 + $20.00 ACRE) [1]
- ☐ REPLAT ($500.00 + $20.00 ACRE) [1 & 3]
- ☐ AMENDING OR MINOR PLAT ($500.00)
- ☐ PLAT REINSTATEMENT REQUEST ($200.00)

SITE PLAN APPLICATION FEES:
- ☐ SITE PLAN ($1,000.00 + $20.00 ACRE) [1 & 2]
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN ($500.00) [2]

OTHER APPLICATION FEES:
- ☐ TREE REMOVAL ($200.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] ($200.00) [2]
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] ($1,000.00) [2]

ZONING APPLICATION FEES:
- ☐ ZONING CHANGE ($1,000.00 + $20.00 ACRE) [1 & 3]
- ☐ SPECIFIC USE PERMIT [RESIDENTIAL] ($200.00 + $20.00 ACRE) [1, 2 & 3]
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] ($1,000.00 + $20.00 ACRE) [1, 2 & 3]
- ☐ PLANNED DEVELOPMENT DISTRICT ($1,500.00 + $20.00 ACRE) [1 & 3]
- ☐ PD DEVELOPMENT PLANS ($1,500.00 + $20.00 ACRE) [1 & 3]

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 ***$2,500.00*** FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.
[3]: AN ADDITIONAL FEE OF ***$150.00*** WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	NW Corner of N. John King Blvd & Park Hills Blvd				
SUBDIVISION	Boardwalk Development Addition	LOT	Part of 1	BLOCK	A
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD - 71/SH205 By-Pass Overlay	CURRENT USE	Vacant
PROPOSED ZONING	No change	PROPOSED USE	Restaurant W/Drive thru, retail
ACREAGE	2.5	LOTS [CURRENT]	1
		LOTS [PROPOSED]	2

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

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

☐ OWNER	Subtle Grounds LLC	☑ APPLICANT	Greenlight Studio LLC
CONTACT PERSON	Mike Wurster	CONTACT PERSON	Tyler Adams
ADDRESS	[redacted]	ADDRESS	[redacted]
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 Michael Wurster [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 15 DAY OF May, 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th *DAY OF* May, 2026

OWNER'S SIGNATURE [signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Keri Grant

KERI GRANT
Notary ID #12193155
My Commission Expires
June 12, 2029

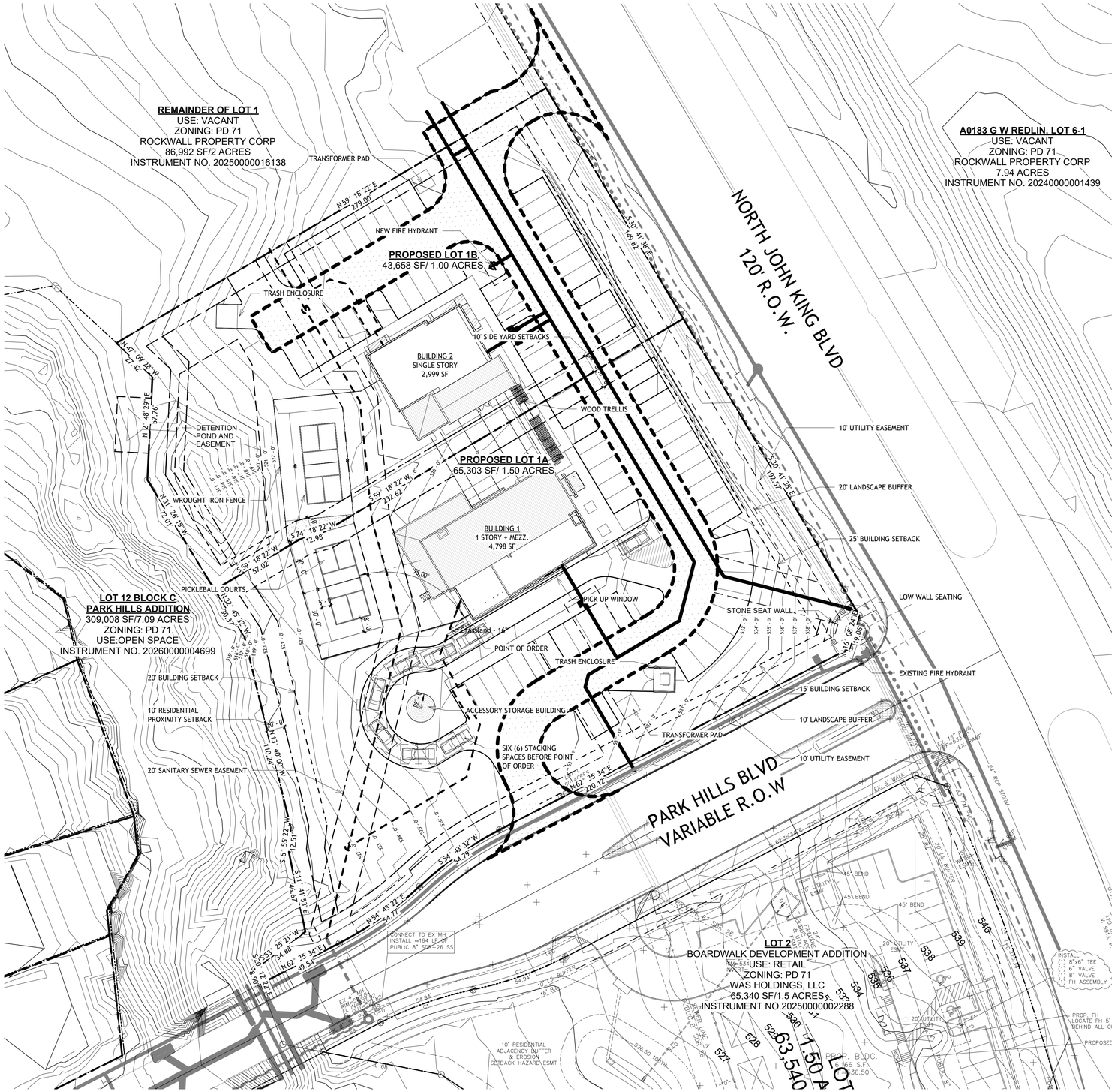
MY COMMISSION EXPIRES 06/12/2029



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.



NORTH

1 Site Plan
1" = 30'-0"

VICINITY MAP - NTS

Site Information

Lot	Proposed Part of Existing Lot 1 Proposed Lot 1A and 1B BlockA
Subdivided:	Lot "1A" : 65,076 SF /1.49 Acres Lot "1B": 43,884 SF/ 1.01 Acres
Total Parcel Size:	108,960 SF / 2.5Acres
Remaining Parcel:	87,060 SF / 2.0 Acres
Current Zoning:	Planned Development 71
Proposed Zoning:	No Change
Proposed Use:	Pickleball Court as Accessory Use
Max Height:	60'
Front Yard Setback:	25'
Side Yard Setback:	10'
Back Yard Setback:	20'
Max Lot Coverage	60%
Max Floor Area Ratio	4:1

SITE PLAN GENERAL NOTES

1. ALL WORK MUST MEET CITY 2023 STANDARDS OF DESIGN AND CONSTRUCTION.
2. RETAINING WALLS OVER 3' MUST BE ENGINEERED.
3. ALL RETAINING WALLS OVER 18" MUST BE ROCK OR STONE FACED.
4. ALL UTILITIES MUST BE UNDERGROUND.
5. ALL PROPOSED UTILITIES SHOWN ARE CONCEPTUAL IN NATURE.
6. NO ABOVE GROUND STORAGE TANKS OR OUTSIDE STORAGE PERMITTED.

DRAINAGE NOTES

1. ADJACENT STREET WAYS AS-BUILT FLOWS SHALL BE MAINTAINED.
2. PROPERTY OWNER RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF DETENTION/DRAINAGE SYSTEMS.

WATER AND WASTEWATER NOTES

1. ANY UTILITY CONNECTION MADE UNDERNEATH AN EXISTING ROADWAY BUST BE BORED.
2. ALL UTILITY CROSSINGS MUST BE DRY BORE AND STEEL ENCASED.
3. NO TREES SHALL BE WITHIN 10' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
4. NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10".
5. NO LANDSCAPE BERMS OR TREE PLANTINGS SHALL BE LOCATED ON TOP OF CITY UTILITIES OR WITHIN EASEMENTS.

Area Schedule (Gross SF)

Building	Name	Area
1		
1	Ground Floor	3945 SF
1	Mezzanine	853 SF
		4797 SF
2		
2	Tenant A	2190 SF
2	Tenant B	815 SF
		3005 SF

Site Data Summary Table

General Site Data	
Zoning	PD-72
Existing Use	Vacant
Proposed Land Use	Restaurant over 2200 SF with Drive-thru
	Restaurant without Drive-thru
Lot Area Combined (SF)	108,961
Lot Area Combined (Acrage)	2.50
Lot 1A	65303.05
Lot 1B	43658.20
Building 1 Footorint	3,945
Building 2 Footprint	2,999
Building 1 Total Area	4798
Building 2 Total Area	2999
Total Building Area	7,797
Maximum Building Height (# Stories)	2
Maximum Building Height (Feet)	60'
Front Yard Setback	15'
Side Yard Setback	10'
Rear Yard Setback	20'
Maximum Lot Coverage	60%
Provided Lot Coverage	6%
Maximum FAR	4:1
Provided FAR	0
Parking	
Required	
Building 1 - 1:100 SF	47
Building 2 - 1:100SF	29
Outdoor Seating (1/4 seats)	6
Total Parking Prequired	82
Total Parking Provided	82
Accessible Parking Required	3
Accessible Parking Provided	3
Landscaping Area	
Open Space Required	
Required area per zoning	N/A
Total Open Space Provided	
Other Landscape area within the lot	
Total Landscape Area	55,679
Impervious Area	
Building Area	7,797
Sidewalks, Pavement, and other Impervious Flatwork	41,885
Other Impervious Area (Pickleball Courts)	3,600
Total Impervious Area	53,282
Total Landscape Area, Impervious Area, Permeable Area	108,961
Total Area for Outdoor Storage	None

0' 15 30 60 120

GREENLIGHT

STUDIO, LLC

www.greenlight.company

Applicant:
Greenlight Studio LLC
100 N. Cottonwood Drive
Suite 104
Richardson, Texas 75080
v: 214.810.4535

Owner:
Subtle Grounds LLC
1309 Maraine Place
Rockwall, Texas 75032

G101
Site Plan

Harvest Park

N.John King Blvd
Rockwall, Texas 75087

Portion of Lot 1, Block A 108,960 SF/2.5 Acres
Boardwalk Development Addition
City of Rockwall, County of Rockwall, Texas
George W. Redlin Survey, A 183

Prepared May 15, 2026

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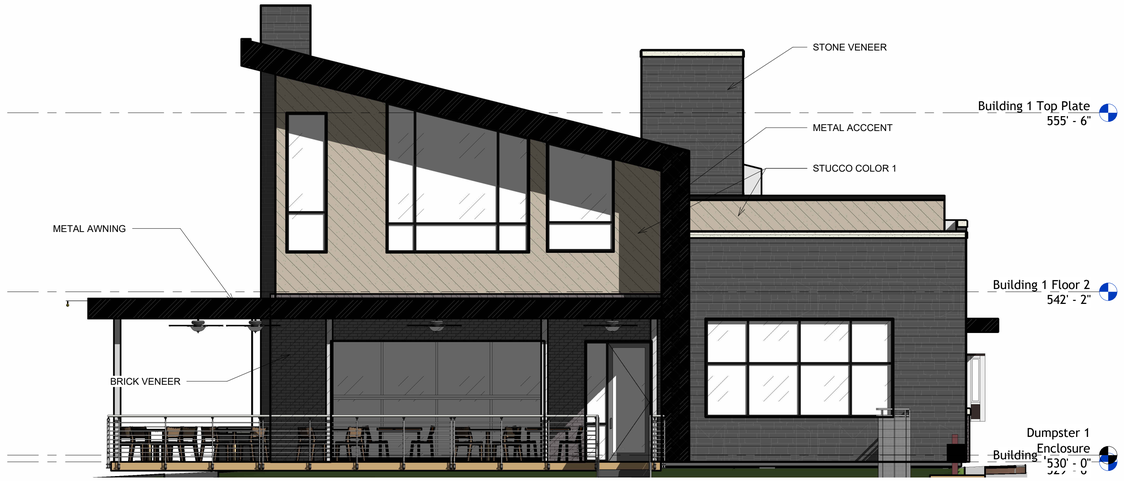
City of Rockwall Site Plan Number: _____
City of Rockwall SUP Number: Z-2025-42



4 Building 1 West Elevation - Color
3/16" = 1'-0"



1 Building 1 East Elevation - Color
3/16" = 1'-0"



3 Building 1 South Elevation - Color
3/16" = 1'-0"



2 Building 1 North Elevation - Color
3/16" = 1'-0"

Building 1 Façade Materials Takeoff

Material	*SF*	*Percent*
North Elevation		
Primary Materials		
Stucco Color 1	465.07	30.75%
Stucco Color 2	264.71	17.50%
Stone Veneer	393.63	26.03%
Brick Veneer	337.45	22.31%
Secondary Materials		
Metal Panel	51.45	3.40%
Total	1512.31	100.00%
Total Stucco Coverage		*48.26%*
East Elevation		
Primary Materials		
Stucco Color 1	120.75	12.81%
Stucco Color 2	238.32	25.27%
Stone Veneer	253.51	26.89%
Brick Veneer	210.1	22.28%
Secondary Materials		
Metal Panel	120.23	12.75%
Total	942.91	100.00%
Total Stucco Coverage		*38.08%*
South Elevation		
Primary Materials		
Stucco Color 1	205.63	15.09%
Stucco Color 2	293.33	21.53%
Stone Veneer	558.04	40.96%
Brick Veneer	305.48	22.42%
Secondary Materials		
Metal Panel		0.00%
Total	1362.48	100.00%
Total Stucco Coverage		*36.62%*
West Elevation		
Primary Materials		
Stucco Color 1	247.45	32.31%
Stucco Color 2	0	0.00%
Stone Veneer	306.4	40.00%
Brick Veneer	164.84	21.52%
Secondary Materials		
Metal Panel	47.29	6.17%
Total	765.98	100.00%
Total Stucco Coverage		*32.31%*

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G311
Color Elevations Building 1

Harvest Park

N.John King Blvd
Rockwall, Texas 75087

Portion of Lot 1, Block A 108.960 SF/2.5 Acres
Boardwalk Development Addition
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George W. Redlin Survey, A 183

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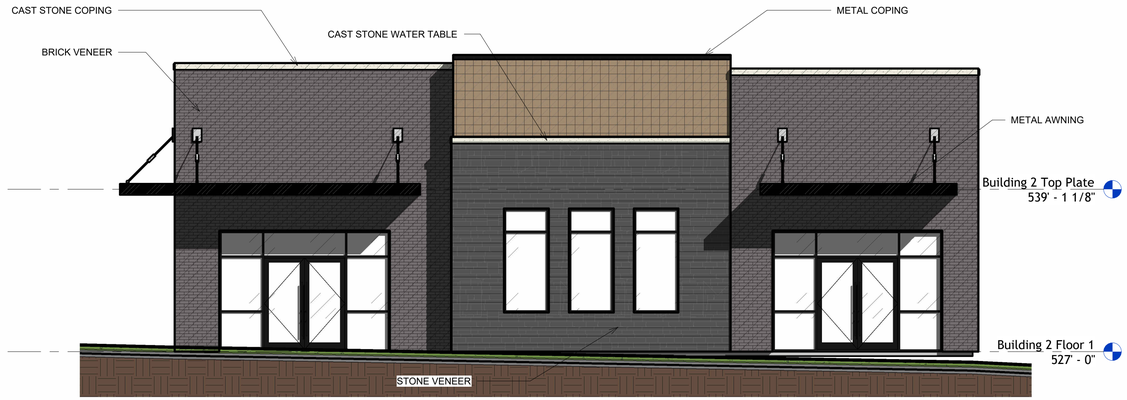
4 Building 2 West Elevation - Color
3/16" = 1'-0"



1 Building 2 East Elevation - Color
3/16" = 1'-0"



2 Building 2 North Elevation - Color
3/16" = 1'-0"



3 Building 2 South Elevation - Color
3/16" = 1'-0"

Building 2 Façade Materials Takeoff		
Material	*SF*	*Percent*
North Elevation		
Primary Materials		
Stucco Color 1	0	0.00%
Stucco Color 2	125.97	12.78%
Stone Veneer	255.25	25.90%
Brick Veneer	604.26	61.32%
Secondary Materials		
Metal Panel	0	0.00%
Total	985.48	100.00%
Total Stucco Coverage		*12.78%*
East Elevation		
Primary Materials		
Stucco Color 1	175.47	21.27%
Stucco Color 2	0	0.00%
Stone Veneer	281.39	34.11%
Brick Veneer	286.68	34.76%
Secondary Materials		
Metal Panel	81.29	9.86%
Total	824.83	100.00%
Total Stucco Coverage		*21.27%*
South Elevation		
Primary Materials		
Stucco Color 1	309.55	44.08%
Stucco Color 2		0.00%
Stone Veneer	281.62	40.10%
Brick Veneer	68.16	9.71%
Secondary Materials		
Metal Panel	42.98	6.12%
Total	702.31	100.00%
Total Stucco Coverage		*44.08%*
West Elevation		
Primary Materials		
Stucco Color 1	173.02	20.17%
Stucco Color 2	0	0.00%
Stone Veneer	333.94	38.93%
Brick Veneer	269.55	31.43%
Secondary Materials		
Metal Panel	81.2	9.47%
Total	857.71	100.00%
Total Stucco Coverage		*20.17%*

GREENLIGHT

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Rockwall, Texas 75032

G312
Building 2 Color Elevations

Harvest Park

N.John King Blvd
Rockwall, Texas 75087

Portion of Lot 1, Block A 108,960 SF/2.5 Acres
Boardwalk Development Addition
City of Rockwall, County of Rockwall, Texas
George W. Redlin Survey, A 183

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Rockwall, Texas 75032

G303
Color Renderings

Harvest Park

N.John King Blvd
Rockwall, Texas 75087

Portion of Lot 1, Block A 108,960 SF/2.5 Acres
Boardwalk Development Addition
City of Rockwall, County of Rockwall, Texas
George W. Redlin Survey, A 183

Prepared May 15, 2026

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City of Rockwall Site Plan Number: _____
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1 Conceptual Landscape Plan
1" = 30'-0"

Planting Schedule			
Type Mark	Common Name	Scientific Name	Count
CE	Cedar Elm	Ulmus crassifolia	13
CM	Caddo Maple	Acer saccharum	9
DW	Desert Willow	Chilopsis linearis	18
JH	Japanese Holly	Ilex crenata	36
LE	Lacebark elm	Ulmus parvifolia	8
LO	Live Oak	Quercus fusiformis	17
PH	Possumhaw Holly	Ilex decidua	20
RM	Rosemary	Salvia rosmarinus	4
RO	Red Oak	Quercus buckleyi	6
RS	<varies>	<varies>	11
SM	Shantung Maple	Acer truncatum	2
TS	Texas Sage	Leucophyllum frutescens	4
YP	Yaopon Holly	Ilex vomitoria Aiton	5

Site Data Summary Table	
General Site Data	
Zoning	PD-72
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	Restaurant without Drive-thru
Lot Area Combined (SF)	108,961
Lot Area Combined (Acrage)	2.50
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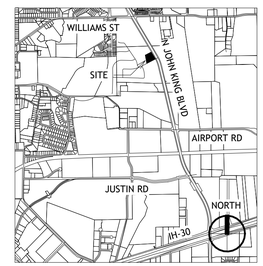
Lot 1B	43658.20
Building 1 Footorint	3,945
Building 2 Footprint	2,999
Building 1 Total Area	4798
Building 2 Total Area	2999
Total Building Area	7,797
Maximum Building Height (# Stories)	2
Maximum Building Height (Feet)	60'
Front Yard Setback	15'
Side Yard Setback	10'
Rear Yard Setback	20'
Maximum Lot Coverage	60%
Provided Lot Coverage	6%
Maximum FAR	4:1
Provided FAR	0
Parking	
Required	
Building 1 - 1:100 SF	47
Building 2 - 1:100SF	29
Outdoor Seating (1/4 seats)	6
Total Parking Prequired	82
Total Parking Provided	82
Accessible Parking Required	3
Accessible Parking Provided	3
Landscaping Area	
Open Space Required	
Required area per zoning	N/A
Total Open Space Provided	
Other Landscape area within the lot	
Total Landscape Area	55,679
Impervious Area	
Building Area	7,797
Sidewalks, Pavement, and other Impervious Flatwork	41,885
Other Impervious Area (Pickleball Courts)	3,600
Total Impervious Area	53,282
Total Landscape Area, Impervious Area, Permeable Area	108,961
Total Area for Outdoor Storage	None



VICINITY MAP - NTS

0' 15 30 60 120

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G103
Conceptual Landscape Plan

Harvest Park

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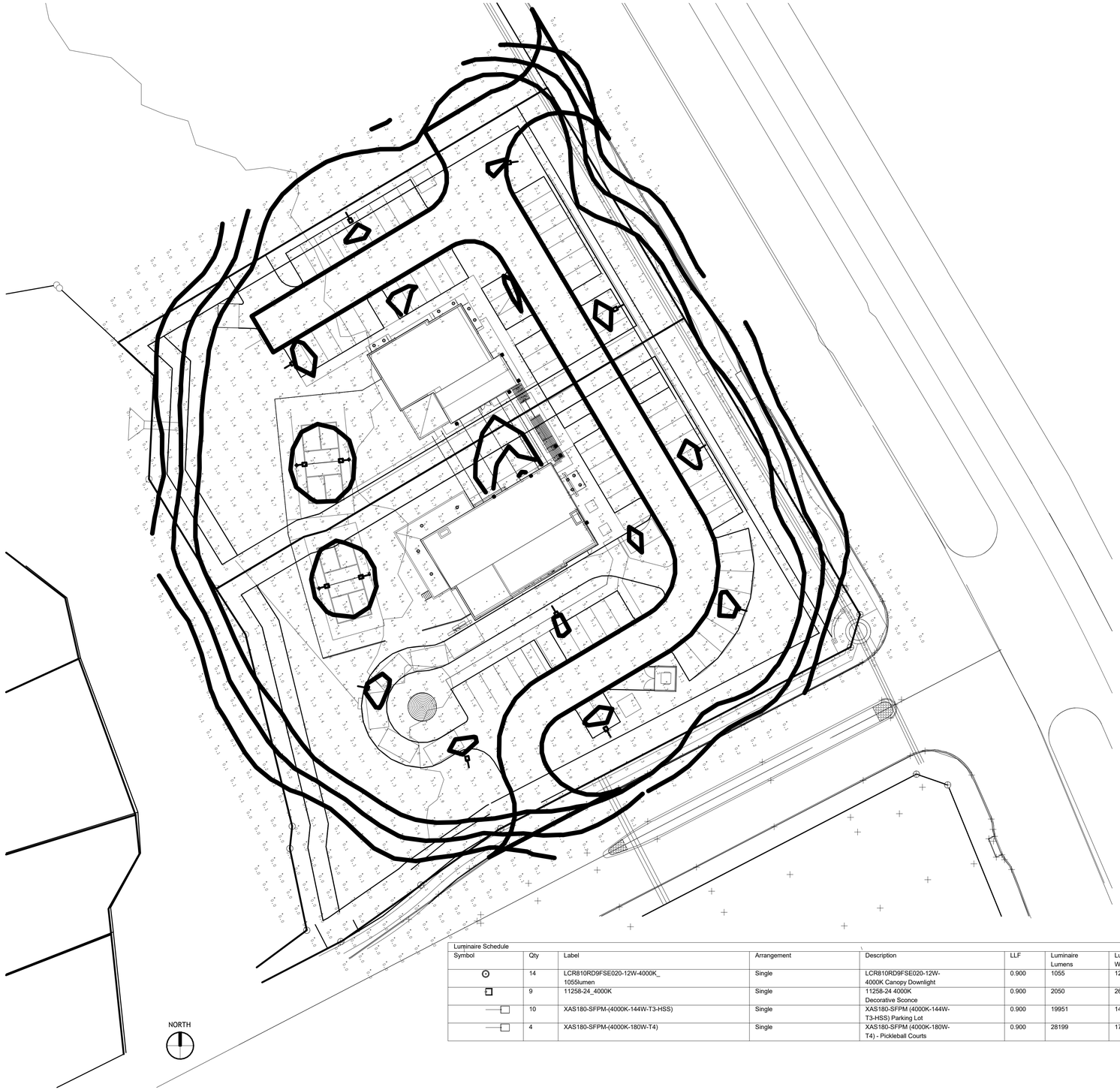

1 Photometric Study
1" = 30'-0"

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
	14	LCR810RD9FSE020-12W-4000K_ 1055lumen	Single	LCR810RD9FSE020-12W-4000K Canopy Downlight	0.900	1055	12.3	172.2
	9	11258-24_4000K	Single	11258-24 4000K Decorative Sconce	0.900	2050	26.63	239.67
	10	XAS180-SFPM-(4000K-144W-T3-HSS)	Single	XAS180-SFPM (4000K-144W-T3-HSS) Parking Lot	0.900	19951	141.5	1415
	4	XAS180-SFPM-(4000K-180W-T4)	Single	XAS180-SFPM (4000K-180W-T4) - Pickleball Courts	0.900	28199	170.6	682.4

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Side Yard Setback	10'
Rear Yard Setback	20'
Maximum Lot Coverage	60%
Provided Lot Coverage	6%
Maximum FAR	4:1
Provided FAR	0
Parking	
Required	
Building 1 - 1:100 SF	47
Building 2 - 1:100SF	29
Outdoor Seating (1/4 seats)	6
Total Parking Prequired	82
Total Parking Provided	82
Accessible Parking Required	3
Accessible Parking Provided	3
Landscaping Area	
Open Space Required	
Required area per zoning	N/A
Total Open Space Provided	
Other Landscape area within the lot	
Total Landscape Area	55,679
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Building Area	7,797
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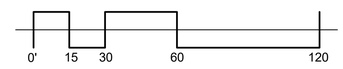
Total Impervious Area	53,282
Total Landscape Area, Impervious Area, Permeable Area	108,961
Total Area for Outdoor Storage	None



VICINITY MAP - NTS



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G104
Photometric Study

Harvest Park

N.John King Blvd
Rockwall, Texas 75087

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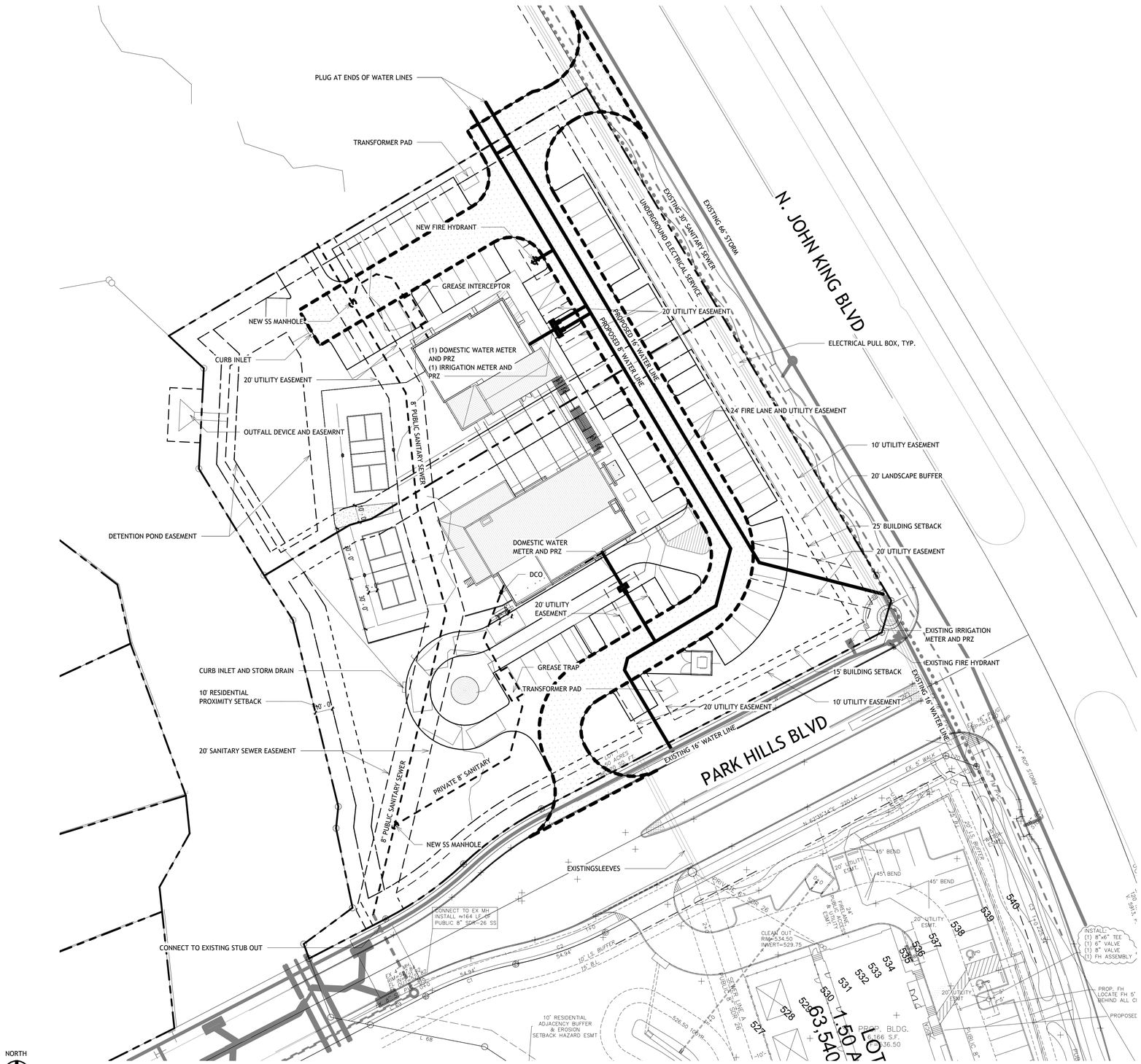
PLUG AT ENDS OF WATER LINES
TRANSFORMER PAD
NEW FIRE HYDRANT
GREASE INTERCEPTOR
NEW SS MANHOLE
CURB INLET
20' UTILITY EASEMENT
OUTFALL DEVICE AND EASEMRNT
DETENTION POND EASEMENT
(1) DOMESTIC WATER METER AND PRZ
(1) IRRIGATION METER AND PRZ
8" PUBLIC SANITARY SEWER
DOMESTIC WATER METER AND PRZ
DCO
20' UTILITY EASEMENT
CURB INLET AND STORM DRAIN
10' RESIDENTIAL PROXIMITY SETBACK
20' SANITARY SEWER EASEMENT
GREASE TRAP
TRANSFORMER PAD
PRIVATE 8" SANITARY
8" PUBLIC SANITARY SEWER
NEW SS MANHOLE
EXISTINGSLEEVES
CONNECT TO EXISTING STUB OUT
CONNECT TO EX MH INSTALL ≈164 LF OF PUBLIC 8" SDR-26 SS
EXISTING 30" SANITARY SEWER
UNDERGROUND ELECTRICAL SERVICE
EXISTING 66" STORM
20' UTILITY EASEMENT
PROPOSED 8" WATER LINE
PROPOSED 8" WATER LINE
N. JOHN KING BLVD
ELECTRICAL PULL BOX, TYP.
24' FIRE LANE AND UTILITY EASEMENT
10' UTILITY EASEMENT
20' LANDSCAPE BUFFER
25' BUILDING SETBACK
20' UTILITY EASEMENT
EXISTING IRRIGATION METER AND PRZ
EXISTING FIRE HYDRANT
15' BUILDING SETBACK
10' UTILITY EASEMENT
EXISTING 16" WATER LINE
EXISTING 16" WATER LINE
PARK HILLS BLVD
20' UTILITY EASEMENT
CLEAN OUT RIM=534.50 INVERT=529.75
INSTALL (1) 8"x6" TEE (1) 6" VALVE (1) 8" VALVE (1) FH ASSEMBLY
PROP. FH LOCATE FH 5' BEHIND ALL CI
PROPOSED
PROP. BLDG. 7,166 S.F. FF=536.50
63,540 SF
1.50 AC
LOT
10' RESIDENTIAL ADJACENCY BUFFER & EROSION SETBACK HAZARD ESMT
10' LS BUFFER
20' LS BUFFER
20' UTILITY ESMT.
24' FIRE LANE & UTILITY ESMT.
15" BEND
45° BEND
45° BEND
22.5° BEND
EX. 5' WALK
EX. 24" RCP STORM
EX. 15" RCP STORM
EX. 8" WATER
EX. 6" WATER
EX. 8" WATER
EX. 8" WATER
EX. 8