AGENDA

PLANNING AND ZONING COMMISSION PUBLIC HEARING MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
***JUNE 9, 2026* IN THE CITY COUNCIL CHAMBERS AT 5:30 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) EXECUTIVE SESSION

The City of Rockwall Planning and Zoning Commission will recess into Executive Session pursuant to Texas Local Government Code §55.071 (Consultation with City Attorney) to consult with the City Attorney regarding legal issues related to agenda items under consideration.

(III) ADJOURN EXECUTIVE SESSION

(IV) RECONVENE PUBLIC MEETING (6:00 PM)

(V) 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.

(VI) 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.

(VII) CONSENT AGENDA

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

(2) Approval of Minutes for the *May 26, 2026* Planning and Zoning Commission meeting.

(VIII) 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.

(3) **Z2026-016 (RYAN MILLER) [*THE APPLICANT IS REQUESTING TO WITHDRAW THIS CASE*]**
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.

(4) **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.

(5) **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.

(6) **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.

(IX) 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.

(7) **SP2026-012 (BETHANY ROSS)**
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.

(8) **SP2026-013 (BETHANY ROSS) [*THE APPLICANT HAS TABLED THIS CASE TO JUNE 30, 2026*]**
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.

(9) **SP2026-014 (BETHANY ROSS) [*THE APPLICANT HAS TABLED THIS CASE TO JULY 14, 2026*]**
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.

(10) **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.

(11) **SP2026-017 (HENRY LEE) [*THE APPLICANT HAS TABLED THIS CASE TO JUNE 30, 2026*]**
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.

(12) **SP2026-018 (BETHANY ROSS) [*THE APPLICANT HAS TABLED THIS CASE TO JUNE 30, 2026*]**
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.

(X) DISCUSSION ITEMS

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

- P2026-019: Final Plat for Lot 1, Block A, Sixfold Addition **(APPROVED)**
- Z2026-011: Specific Use Permit (SUP) for Big-Tex Trailers **(2ND READING; APPROVED)**
- Z2026-015: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for 451 Cornelius Road **(2ND READING; APPROVED)**
- Z2026-017: Specific Use Permit (SUP) for *Outdoor Commercial Amusement/Recreation* and *a Structure Exceeding 60-Feet in Height* for a Golf Driving Range **(2ND READING; APPROVED)**
- Z2026-018: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for 804 Kernodle Street **(1ST READING; APPROVED)**
- Z2026-019: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for 806 Kernodle Street **(1ST READING; APPROVED)**
- Z2026-020: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for 508 Munson Street **(1ST READING; APPROVED)**
- Z2026-021: Zoning Change (AG to LI) for 4571 SH-276 **(2ND READING; APPROVED)**
- Z2026-022: Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* for 401 Cornelius Road **(2ND READING; APPROVED)**
- Z2026-024: Zoning Change (C to HC) for 960 Sids Road **(2ND READING; APPROVED)**
- Z2026-025: Specific Use Permit (SUP) for a *Freestanding Commercial Antenna of Public Land* for the NTMWD **(2ND READING; APPROVED)**

(XI) 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 *June 3, 2026* at 5:00 PM, and remained so posted for at least three (3) business days preceding the scheduled time of said meeting.

MINUTES

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

Chairman Dr. Conway called the meeting to order at 6:00PM. Commissioners present were Carin Brock, Ellis Bentley, David Schoen and Galen Hilliard. Commissioners absent were Douglas Roth. 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 Civil Engineer Madelyn Price, Staff absent were Assistant City Engineer Jonathan Browning,

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.**

The Architectural Review Board reviewed several building elevations and provided design recommendations related to parapets, pony walls, articulation, massing, and rooftop screening to enhance the residential character and better conceal rooftop mechanical units. The Board also recommended revisions to façade materials, including additional stone elements and adjustments to brick and stone combinations for greater consistency and visual appeal. One building was found to not meet several overlay district requirements related to articulation, materials, and four-sided architecture, and the applicant was directed to further review and revise the design to comply with the overlay standards. The Board expressed general support for the remaining buildings, pending verification that rooftop mechanical equipment would be adequately screened from public view.

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.

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

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.

Commissioner Bentley made a motion to approve the Consent Agenda. Commissioner Schoen seconded the motion which passed by a vote of 5-0 with Commissioner Roth absent and one vacant seat.

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.

Senior Planner Bethany Ross explained that the request was for an approval of a Minor Waiver to the Downtown District requirements for 107 North Goliad Street, located within the Downtown District and the SH 66 Overlay District. Mrs. Ross stated that the applicant was proposing updates to the existing front façade of Hanby Insurance, including replacement of the existing doors and windows, installation of a black sign insert, and painting the doors, window trim, accent areas, and canopy black. Mrs. Ross noted that the applicant indicated the existing wood doors and windows had deteriorated and that the proposed improvements were intended to address maintenance and security concerns while retaining the existing brick façade. Mrs. Ross explained that the waiver was required because the Downtown District regulations limit black to an accent color comprising less than one percent of the building façade, whereas the proposed black elements would exceed that limitation. Mrs. Ross further noted that the request was a discretionary decision of the Planning and Zoning Commission.

Commissioner Bentley why it would be considered a minor waiver instead of a major waiver.

Erin Neil
3410 Ridgecross Drive
Rockwall, TX 75087

Mrs. Neill came forward and expressed the rendering on the left is the actual picture of what it looks like today and what they are requesting.

Commissioner Brock asked if they're only approving the accent colors.

Commissioner Bentley asked if they had looked at other colors.

Commissioner Brock made a motion to approve MIS2026-009. Commissioner Hilliard seconded the motion which passed by a vote of 5-0.

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.

Planning Technician Angelica Guevara explained that the subject property contains a 3,137-square-foot single-family residence and a 650-square-foot guest quarters, both constructed in 2025. Ms. Guevara stated that the applicant was requesting an exception to the fence standards of the Unified Development Code (UDC). Mrs. Guevara noted that a fence permit was issued on March 3, 2026, for the construction of a new residential fence. During the inspection process, staff found that the fence had been installed incorrectly, as the metal posts were oriented outward toward neighboring properties rather than facing the private side of the property as required by the UDC. Mrs. Guevara explained that the UDC requires residential fences to be constructed of cedar board-on-board materials, maintain a height between six and eight feet, and place all posts and framing on the interior, or private, side of the fence. Mrs. Guevara further stated that the applicant had constructed a seven-foot cedar fence with metal posts and, as a mitigating measure, wrapped the exposed posts with cedar materials. Mrs. Guevara noted that while the fence orientation does not comply with UDC standards, the posts have limited visibility from the public street, as reflected in the photographs provided to the Commission, and the installation does not appear to negatively affect adjacent properties. Mrs. Guevara concluded by stating that approval of the exception is a discretionary decision of the Planning and Zoning Commission and requires a supermajority vote, meaning four affirmative votes are necessary for approval.

Javier Silva
58 Windsor Drive
Rockwall, TX 75032

Mr. Silva came forward and provided details in regard to the applicants request.

Commissioner Schoen made a motion to approve MIS2026-010. Commissioner Bentley seconded the motion which passed by a vote of 5-0.

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.

Commissioner Hilliard made a motion to nominate David Schoen. Commissioner Bentley seconded the motion which passed by a vote of 5-0.

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.

Senior Planner Henry Lee stated the previous house and structures on the property were destroyed by fire and that the intent is to rebuild a single-family residence on the site. Mr. Lee noted that the property is currently zoned Agricultural District, which does not permit the proposed residential use by right. Therefore, the applicant is requesting the zoning change to allow the redevelopment of the property. Mr. Lee further explained that, if the zoning request is approved, the applicant would still be required to obtain a Specific Use Permit before moving forward with development of the single-family residence.

James Roland
429 Columbia Drive
Rockwall, TX 75032

Mr. Roland came forward and explained the house burned down and they have to build a new single-family home.

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on June 9, 2026.

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.

Elliot Huff
312 Nakoma Drive
Rockwall, TX 75032

Mr. Huff addressed the Commission and explained that he intends to construct a single-family residence on the property; however, a rezoning request is necessary to permit the proposed use.

Commissioner Brock asked if they are planning to subdivide the property.

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on June 9, 2026.

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.

Planning Technician Angelica Guevara explained that the request was for an approval of a Specific Use Permit amendment to allow modifications to a previously approved single-family residence. Mrs. Guevara stated that City Council had approved a Specific Use Permit in February 2025 permitting the construction of the home. As part of that approval, the building elevations reflected a combination of Hardie board siding and brick exterior materials. Mrs. Guevara noted that the applicant was requesting approval to modify the exterior building materials to an all-Hardie board façade, which requires consideration and approval by City Council as a special request. Mrs. Guevara further explained that the proposed garage does not meet the standard setback requirement, as it extends approximately 11 feet in front of the primary façade of the home rather than being located 20 feet behind it. However, she noted that the garage configuration and associated setback waiver were previously approved as part of the original Specific Use Permit and are not proposed to be modified with this request.

Vice-Chairman Schoen asked what was approved prior.

Commissioner Bentley asked if they explained why they had switched to Hardie board.

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on June 9, 2026.

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.

Senior Planner Bethany Ross explained that the request was for approval of a site plan. Mrs. Ross stated that the proposed development included two requested exceptions: one related to the Light Industrial District building articulation requirements and the second concerning the required secondary building materials. Mrs. Ross further noted that staff needed additional clarification regarding the parking layout, as the parking spaces located within the gated area of the site do not count toward the minimum required parking. She stated that staff would be seeking updated information from the applicant regarding the parking calculations and compliance with the parking requirements.

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on June 9, 2026.

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.

Mathew Smith
2701 Sunset Ridge
Rockwall, TX 75032

Mr. Smith addressed the Commission and explained that the proposal consists of the construction of a 20,000-square-foot office building on the subject property. He stated that the existing house currently located on the site would be demolished as part of the development. Mr. Smith noted that the property is located near the intersection of State Highway 205 and FM 549, on the corner across from the 7-Eleven convenience store and the recently constructed McDonald's restaurant.

Commissioner Schoen asked f they would add more parking.

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on June 9, 2026.

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.

Senior Planner Henry Lee explained that the project had previously been considered by the Commission and was denied without prejudice to allow the applicant an opportunity to revise the proposal. Mr. Lee stated that the Commission had expressed concerns regarding the number of variances requested and encouraged the applicant to reduce them before resubmittal. He noted that the applicant had since revised the plans and resubmitted the project with fewer variances. Mr. Lee further explained that the only additional comment from the Architectural Review Board (ARB) was a request for the building elevations to depict the parapets behind the primary façade elements so that the design of the parapets could be fully evaluated. He added that the ARB also requested a roof plan demonstrating how the parapets would function and confirming that all rooftop mechanical units (RTUs) would be fully screened from view.

Henry Nguyen
1330 Glenfield Avenue
Dallas, TX 75224

Mr. Nguyen came forward and explained he has been working with Mr. Lee on his comments.

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on June 9, 2026.

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.

Senior Planner Henry Lee stated that he wanted to reiterate the comments made by the Architectural Review Board Chairman regarding the proposed building elevations. Mr. Lee explained that the Board requested the applicant take another look at the General Overlay District architectural standards and consider revisions to the elevations that would better meet the intent and requirements of those standards.

Mitchell Mulholland
1720 W. Virginia Street
McKinney, TX 75069

The applicant addressed the Commission and explained that the proposal consists of two multi-tenant retail buildings intended to accommodate a mix of retail and restaurant uses. The applicant noted that one of the proposed tenants may include a drive-through use and acknowledged that a Specific Use Permit (SUP) would likely be required for that component at a later date. When asked about the recommendations from the Architectural Review Board (ARB), the applicant stated that he was not directly involved in the architectural review process, as he was serving as the civil engineer for the project. He explained that the project architect was aware of the ARB comments and had already begun coordinating with City staff to discuss the recommendations and address any outstanding concerns.

Commissioner Bentley asked what were the few items that were not conforming.

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on June 9, 2026.

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.

Tyler Adams
100 N. Cottonwood Drive
Richardson, TX 75080

Mr. Adams addressed the Commission and explained that the proposal consists of a two-building mixed-use development located at the corner of North John King Boulevard and Park Hills Drive. The applicant stated that the southern building is intended to be occupied by a coffee shop, while the second building is being designed as a speculative retail building. However, the site has been planned under the assumption that restaurant uses would generate the highest parking demand, and the parking calculations were developed accordingly. The applicant noted that several of the comments identified by staff stemmed from differing interpretations of certain site design requirements and stated that the applicant intends to continue working with staff to address those concerns. He indicated that no architectural variances would be pursued and expressed confidence that a solution could be reached that complies with City standards. The applicant further explained that significant utility coordination has occurred along North John King Boulevard, including efforts to extend electrical service to an adjacent development. As part of those improvements, a 16-inch water line was relocated within the fire lane to create additional space on the site. He stated that the original design approach was intended to mirror the setbacks and layout of the neighboring development; however, utility and infrastructure constraints required modifications to that approach. The applicant also discussed landscape and easement constraints along North John King Boulevard, noting that the required landscape buffer is impacted by existing utility easements, limiting the available area for berms and other landscaping features. He stated that the applicant would continue coordinating with staff and engineering personnel to address those challenges. Regarding the building elevations, the applicant acknowledged comments received during the Architectural Review Board process concerning the roof design and screening of rooftop mechanical equipment. He stated that the design team is actively working with staff to refine the sloped roof design while accommodating modern building requirements. The applicant emphasized that rooftop units would be fully screened from public view and noted that screening is particularly important because the site sits at a lower elevation than both North John King Boulevard and Park Hills Drive, making rooftop equipment more visible from surrounding roadways. He assured the Commission that careful attention would be given to ensure all rooftop mechanical equipment is properly screened.

Commissioner Bentley asked if it would be a generic coffee shop

Vice- Chairman Schoen explained he would need to work with staff in regards to the berms and easements on the property.

Chairman Dr. Conway advised that this item will come back before the Commission for discussion or action on June 9, 2026.

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

Chairman Dr. Conway adjourned the meeting at 7:00PM

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
FROM:	Ryan Miller, *Director of Planning and Zoning*
DATE:	June 9, 2026
SUBJECT:	Z2026-016; *Specific Use Permit (SUP) for a Church/House of Worship*

On June 3, 2026, the property owner -- *Abdul Kahn* -- emailed staff requesting to withdraw *Case No. Z2026-016* (*see Exhibit 'A'*). According to Subsection 01.03, *Application Withdrawal*, of the Article 11, *Development Application and Review Procedures*, of the Unified Development Code (UDC), "(i)f an application requires notice to be published in the newspaper and/or notifications of a public hearing sent to affected property owners, such request for withdrawal of an application must be placed on the public hearing agenda and acted upon by the applicable body." This means that the Planning and Zoning Commission will need to vote on the applicant's request to withdraw the case. Should the Planning and Zoning Commission have any questions staff will be available at the *June 9, 2026* meeting.

From: Abdul Lateef Khan <hafzab@hotmail.com>
Sent: Wednesday, June 3, 2026 4:06 PM
To: Miller, Ryan <RMiller@rockwall.com>
Cc: rockwallmasjid@gmail.com; Bill Mashhood <billm@supernovasolutions.com>
Subject: Re: 600 Turtle Cove Blvd

Appreciate the quick response.

At this time, we would like to withdraw our current application.

Please advise when a convenient time is to call tomorrow, as there are a few questions we have needing clarification.

Thank you again for your continued guidance.

Abdul Lateef Khan MD

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	June 9, 2026
APPLICANT:	James Roland; *JR Hilltop Homes*
CASE NUMBER:	Z2026-027; *Zoning Change (AG to SF-16) for 1204 Marilyn Jane Lane*

SUMMARY

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.

BACKGROUND

The subject property was annexed on March 2, 2020 by *Ordinance No. 20-03* [*Case No. A2019-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the Rockwall Central Appraisal District (RCAD), currently situated on the subject property is: [*1*] a 2,066 SF single-family home constructed in 1984, [*2*] a 625 SF detached garage constructed in 2010, and [*3*] three accessory buildings constructed in 2000. These structures were all constructed before the subject property was incorporated into the City's corporate limits and the zoning designation has not changed since annexation. Staff should note that the applicant has indicated that the existing single-family home experienced a fire in January 2026 and the applicant intends to raze the home from the property.

PURPOSE

On May 15, 2026, the applicant – *James Roland* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Single-Family 16 (SF-16) District. The applicant has indicated that the purpose of the zoning change is to facilitate the construction of a new single-family home.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1204 Marilyn Jane Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are seven (7) parcels of land that make up the remainder of the Maytona Ranch Estates Subdivision. All of these properties are developed with single-family homes and are zoned Agricultural (AG) District. Beyond this is the Winding Creek Subdivision, which will consist of 132 single-family homes on 78.412-acres, and is zoned Planned Development District 91 (PD-91) for Single-Family 16 (SF-16) District land uses.

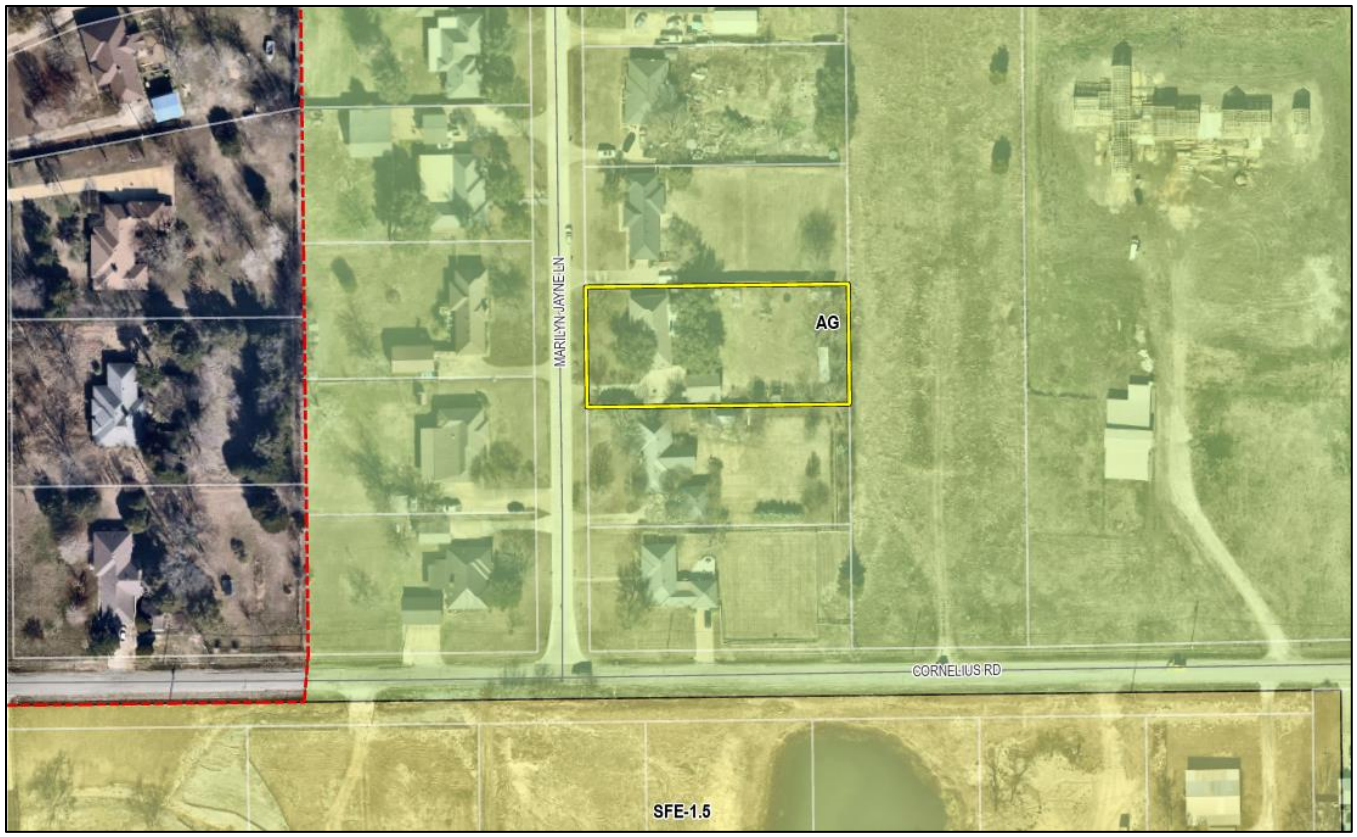
South: Directly south of the subject property are two (2) parcels of land (*i.e. Lots 18 & 19 of the Maytona Ranch Estates Addition*) developed with single-family homes, and zoned Agricultural (AG) District. Beyond this is Cornelius Road, which is identified as an M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is the Peoples Tract Addition, which will consist of eight (8) single-family homes on 15.56-acres, and is zoned Single-Family Estate 1.5 (SFE-1.5) District.

East: Directly east of the subject property is a vacant 4.00-acre tract of land (*i.e. Tract 22-07 of the W. M. Dalton Survey, Abstract No. 72*) zoned Agricultural (AG) District. Beyond this is a 10.00-acre tract of land (*i.e. Tract 22-02 of the W. M. Dalton Survey, Abstract No. 72*) that has a single-family home that is currently under construction, and is zoned

Agricultural (AG) District. Following this are two (2) vacant parcels of land (*i.e. Lots 3 & 4, Block A, Lee Acres Addition*), and one (1) parcel of land (*i.e. Lot 2, Block A, Lee Acres Addition*) developed with a single-family home. These three (3) properties are all zoned Single-Family 1 (SF-1) District. East of this is the corporate city limits of the City of Rockwall.

West: Directly west of the subject property is Marilyn Jane Lane, which is identified as an R2 (*i.e. residential, two [2] lane, roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) parcels of land (*i.e. Lots 2 & 3 of the Maytona Ranch Estates Subdivision*) developed with single-family homes, zoned Agricultural (AG) District. Following this is the corporate limits of the City of Rockwall.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant is requesting to rezone the 0.651-acre tract of land from an Agricultural (AG) District to a Single-Family 16 (SF-16) District. The applicant has stated that the existing single-family home had a fire and will be razed, and -- *if approved* -- the applicant intends to return to the City Council and Planning and Zoning Commission to seek approval of a Specific Use Permit (SUP) to allow the construction of a new single-family home. If this zoning change 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.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 03.06, *Single-Family 16 (SF-16) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Single-Family 16 (SF-16) District is the property zoning classification for larger lot, single-family developments … [*and*] is also intended to be used for developments that incorporate public/private parks, denominational and private schools, and churches that are essential in creating the basic neighborhood unit." The requested zoning change does appear to conform to the surrounding area. If the applicant's zoning request is approved, the subject property will be

required to conform to all of the requirements stipulated for a property in a Single-Family 16 (SF-16) District, which are summarized as follows:

TABLE 1: SINGLE-FAMILY 16 (SF-16) DISTRICT STANDARDS

DWELLING UNITS/LOT	1.0
DWELLING UNITS/ACRE	2.7
MINIMUM DWELLING UNIT SIZE	2,400
MINIMUM LOT AREA	16,000 SF
MINIMUM LOT WIDTH [1]	90'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	25'
MINIMUM SIDE YARD SETBACK [2]	8'
MINIMUM REAR YARD SETBACK	10'
MINIMUM BETWEEN BUILDINGS	10'
MAXIMUM BUILDING HEIGHT	36'
MAXIMUM LOT COVERAGE	45.00%
MINIMUM REQUIRED PARKING SPACES [3][4][5]	2

NOTES:
[1]: *FRONTAGE ON A PUBLIC STREET*
[2]: *THE SIDE SETBACK ADJACENT TO A STREET IS TREATED THE SAME AS A FRONT YARD BUILDING SETBACK.*
[3]: *MINIMUM LENGTH OF DRIVEWAY PAVEMENT FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD IS 20-FEET.*
[4]: *AN ENCLOSED GARAGE SHALL NOT BE CONSIDERED IN MEETING THE OFF-STREET PARKING REQUIREMENTS.*
[5]: *A TWO (2) CAR GARAGE IS REQUIRED.*

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to 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 *Northeast Residential District* is defined as being "…characterized by its established low-density residential subdivisions and rural/estate style lots… (t)he *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition." With this being said, the subject property is within an existing subdivision and most properties with single-family homes along Cornelius Road are situated on larger tracts of land. Based on this, the proposed zoning change conforms to the *District Strategies* which state that "…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." Based on this -- *and the fact that the applicant is seeking to reconstruct a single-family home in an existing subdivision* --, the applicant's request is in conformance with the OURHometown Vision 2040 Comprehensive Plan; however, as with any request to rezone property in the City of Rockwall, this request remains a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

INFRASTRUCTURE

Based on the proposed request, the following infrastructure is required to be constructed to provide adequate public services for the development of the subject property:

(1) *Roadways*. Marilyn Jane Lane is an established roadway that is identified as a R2 (*i.e. residential, two [2] lane, roadway*), and has the required right-of-way. Based on this, *no* roadway improvements or right-of-way dedication is required for the applicant's request.

(2) *Water*. The existing single-family home currently situated on the subject property is utilizing Mount Zion Water Supply, and *no* water improvements are necessary for the development of the subject property.

(3) *Wastewater*. The existing single-family home on the subject property already has an existing, legally non-conforming OSSF or septic system. Based on this *no* wastewater improvements are necessary for the development of the subject property.

(4) *Drainage*. All existing drainage patterns shall be maintained with the improvement of the subject property. In addition, no *lot-to-lot* drainage shall be allowed.

STAFF ANALYSIS

The proposed zoning change meets the requirements for a Single-Family 16 (SF-16) District per the Unified Development Code (UDC); however, all zoning cases are discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On May 19, 2026, staff notified 31 property owners and occupants within 500-feet of the subject property. There are not any Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff had not received any notices in regard to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Single-Family 16 (SF-16) District, then staff would propose the following conditions of approval:

(1) The applicant will need to seek approval of a Specific Use Permit (SUP) for *Residential Infill in an Established Subdivision* and building permit prior to constructing a single-family home on the subject property.

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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."

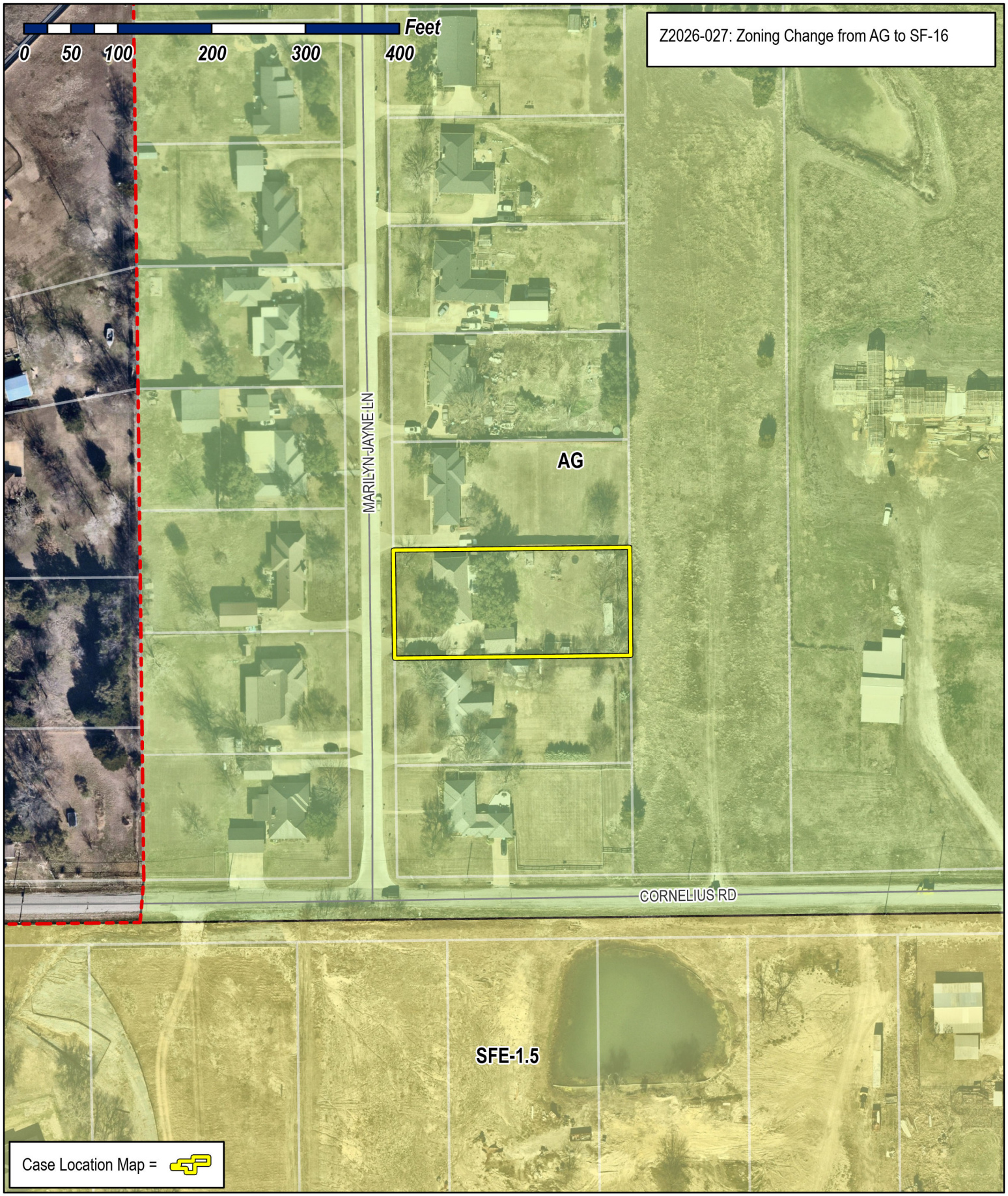
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th *DAY OF* May, 20 26.

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

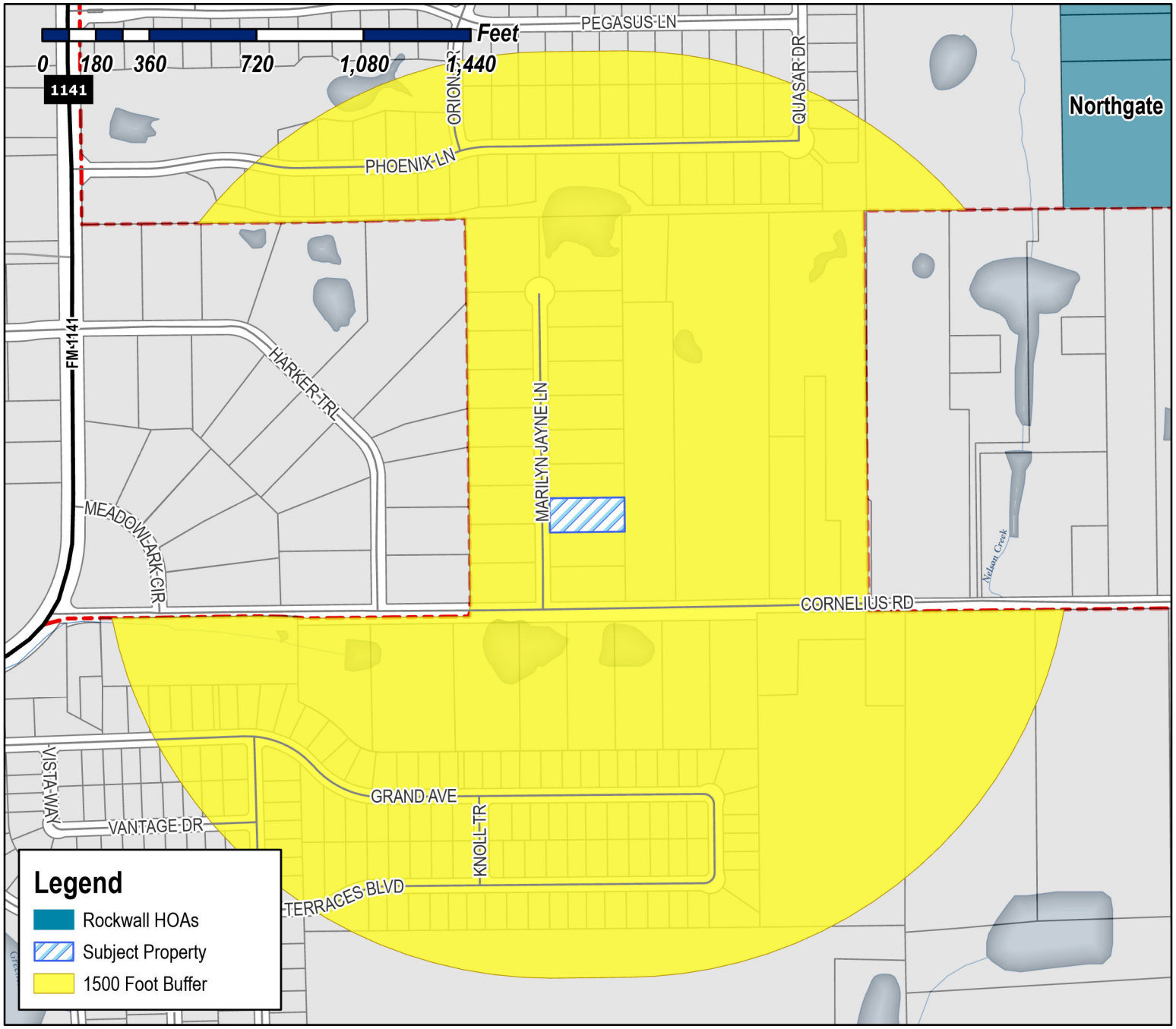
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

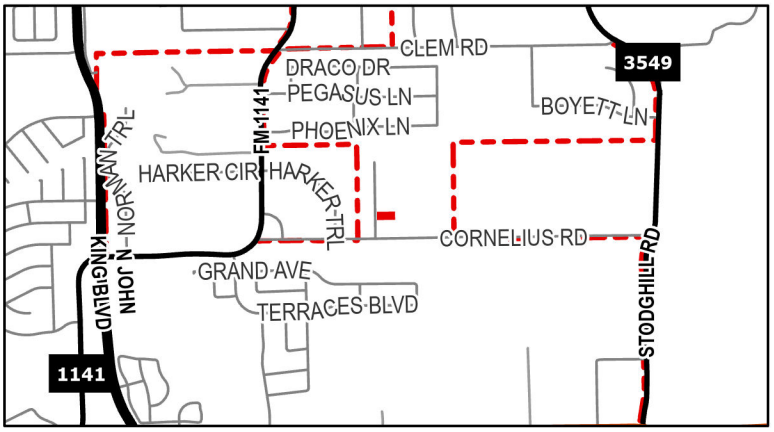
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Case Number: Z2026-027
Case Name: Zoning Change from AG to SF-16
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1204 Marilyn Jane

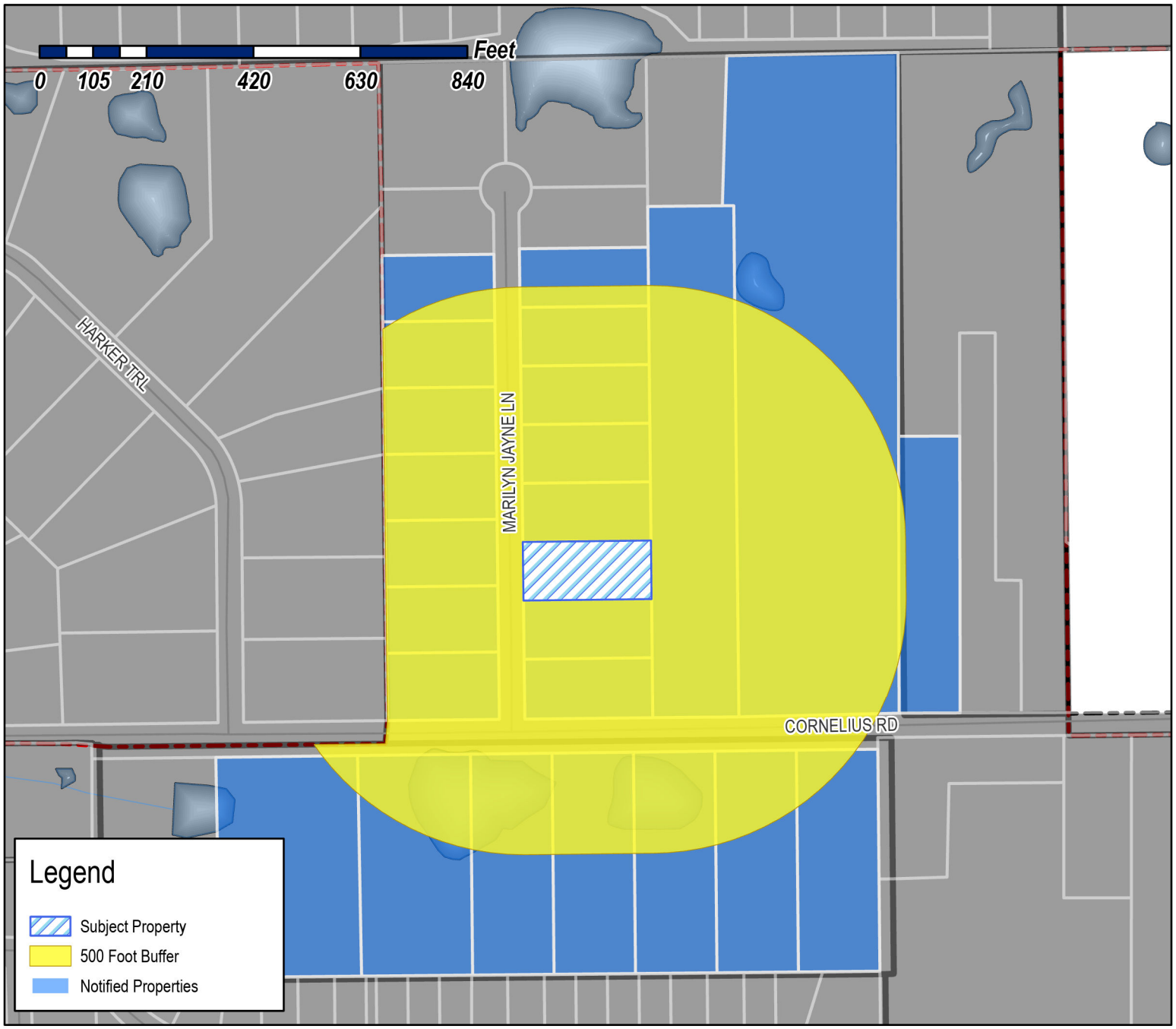


Date Saved: 5/14/2026
For Questions on this Case Call (972) 771-7745

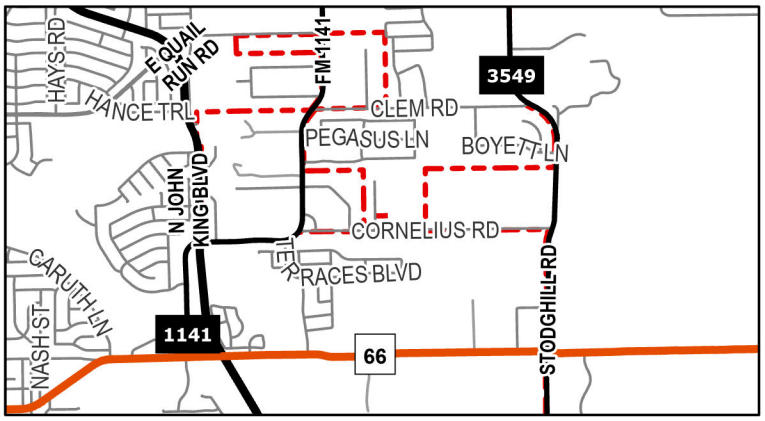
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Case Number: Z2026-027
Case Name: Zoning Change from AG to SF-16
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 1204 Marilyn Jane



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

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.

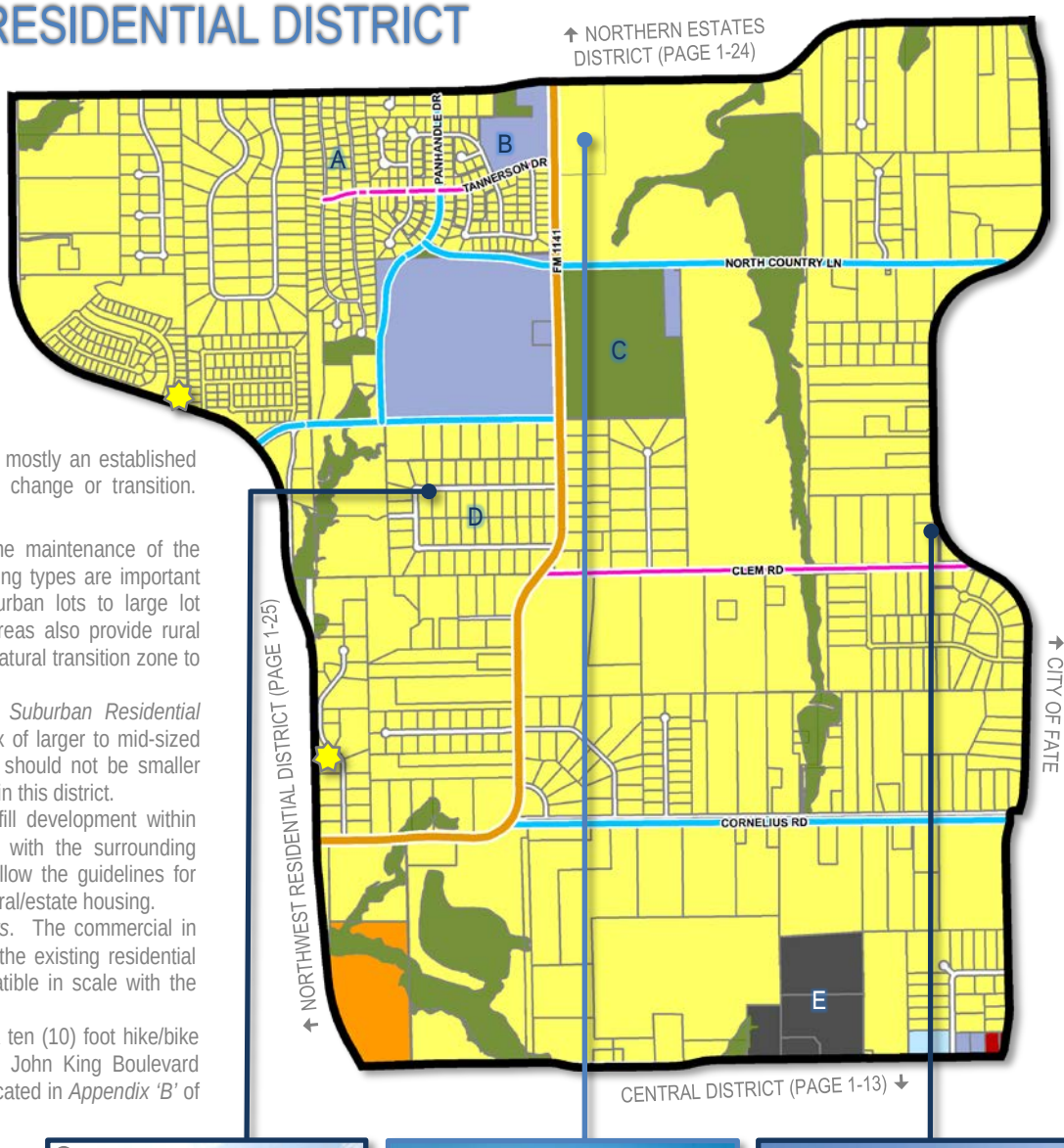
POINTS OF REFERENCE

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

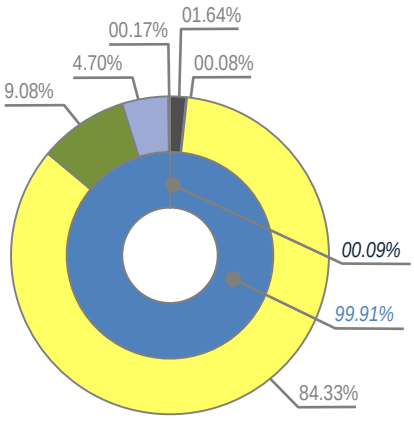

2 Future Suburban Residential


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 05.05.2026

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 06.09.2026

Exhibit 'A'
Legal Description

TO BE PROVIDED BY THE APPLICANT

DRAFT
ORDINANCE
06.09.2026

Exhibit 'B'
Survey

TO BE PROVIDED BY THE APPLICANT

DRAFT
ORDINANCE
06.09.2026

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	June 9, 2026
APPLICANT:	Elliot Huff
CASE NUMBER:	Z2026-028; *Zoning Change (AG to SF-1) for 520 Cornelius Road*

SUMMARY

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.

BACKGROUND

The subject property was annexed on March 2, 2020 by *Ordinance No. 20-03* [*Case No. A2019-001*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. The subject property has remained vacant since the time of annexation.

PURPOSE

On May 15, 2026, the applicant -- *Elliott Huff* -- submitted an application requesting to change the zoning of the subject property from an Agricultural (AG) District to a Single-Family 1 (SF-1) District. The applicant has indicated that the purpose of the zoning change is to facilitate the construction of a new single-family home.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 520 Cornelius Road. The land uses adjacent to the subject property are as follows:

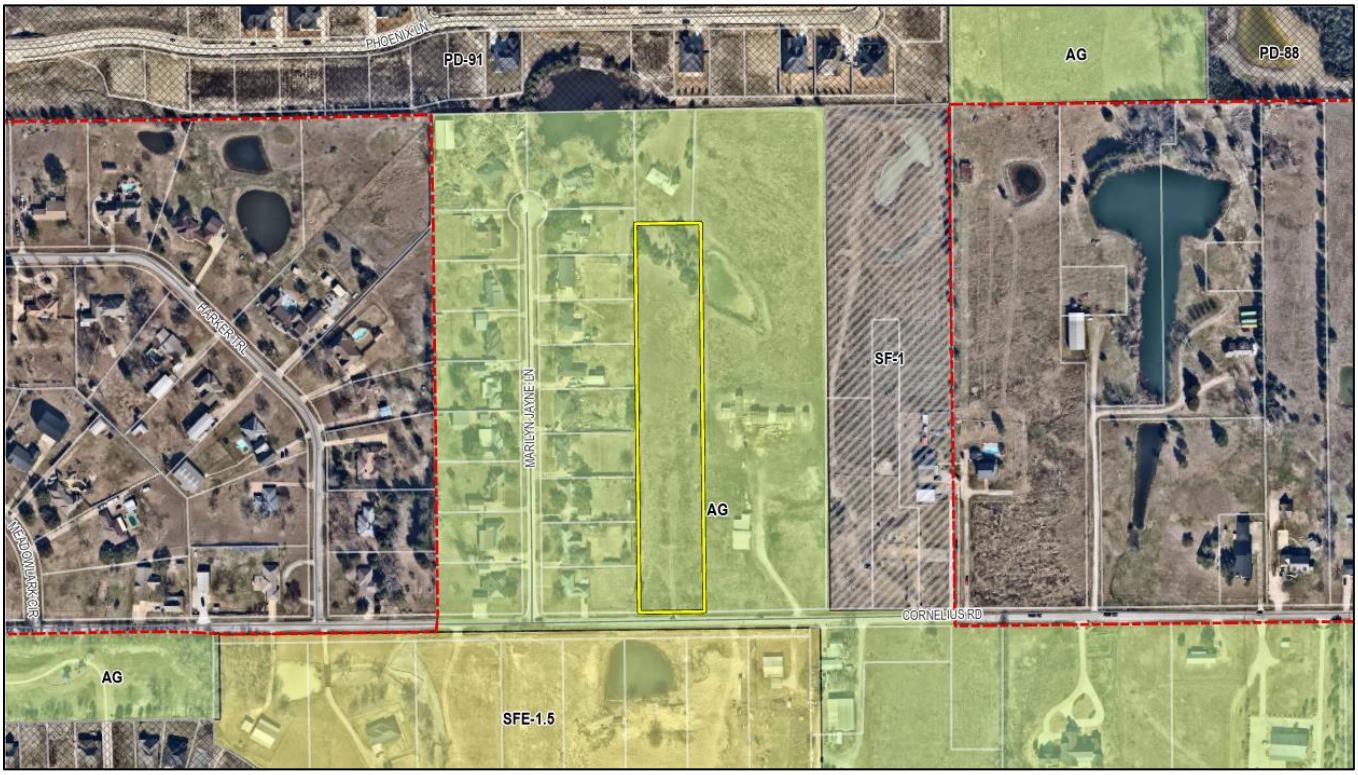
North: Directly north of the subject property is a 1.00-acre tract of land (*i.e. Tract 22-6 of the W. M. Dalton Survey, Abstract No. 72*) developed with an agricultural accessory building, zoned Agricultural (AG) District. Beyond this is the Winding Creek Subdivision, which will consist of 132 single-family homes on 78.412-acres, and is zoned Planned Development District 91 (PD-91) for Single-Family 16 (SF-16) District land uses.

South: Directly south of the subject property is Cornelius Road, which is identified as an M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is the Peoples Tract Addition, which will consist of eight (8) single-family homes on 15.56-acres, and is zoned Single-Family Estate 1.5 (SFE-1.5) District.

East: Directly east of the subject property is a 10.00-acre tract of land (*i.e. Tract 22-02 of the W. M. Dalton Survey, Abstract No. 72*) that has a single-family home that is currently under construction, and is zoned Agricultural (AG) District. Following this are two (2) vacant parcels of land (*i.e. Lots 3 & 4, Block A, Lee Acres Addition*), and one (1) parcel of land (*i.e. Lot 2, Block A, Lee Acres Addition*) developed with a single-family home. These three (3) properties are all zoned Single-Family 1 (SF-1) Addition. East of this is the corporate limits of the City of Rockwall.

West: Directly west of the subject property is Maytona Ranch Estates Subdivision, which consists of 19 single-family homes on 16.00-acres, and is Agricultural (AG) District land uses. Following this is the corporate limits of the City of Rockwall.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



CHARACTERISTICS OF THE REQUEST

The applicant is requesting to rezone the 4.00-acre tract of land from an Agricultural (AG) District to a Single-Family 1 (SF-1) District. The applicant has stated that this zoning change is approved they intend to return to the City Council and Planning and Zoning Commission to seek approval of a Specific Use Permit (SUP) to allow the construction of a new single-family home. If this zoning change 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.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 03.05, *Single-Family 1 (SF-1) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Single-Family 1 (SF-1) District is the property zoning classification for larger lot, single-family developments … [*and*] is also intended to be used for developments that incorporate public/private parks, denominational and private schools, and churches that are essential in creating the basic neighborhood unit." The requested zoning change does appear to conform to the surrounding area. If the applicant's zoning request is approved, the subject property will be required to conform to all of the requirements stipulated for a property in a Single-Family 1 (SF-1) District, which are summarized as follows:

TABLE 1: SINGLE-FAMILY 1 (SF-1) DISTRICT STANDARDS

DWELLING UNITS/LOT	1.0
DWELLING UNITS/ACRE (1)	1.0
MINIMUM DWELLING UNIT SIZE	2,500
MINIMUM LOT AREA	8,400 SF
MINIMUM LOT WIDTH (2)	70'
MINIMUM LOT DEPTH	100'
MINIMUM FRONT YARD SETBACK	20'
MINIMUM SIDE YARD SETBACK (3)	6'
MINIMUM REAR YARD SETBACK	10'
MINIMUM BETWEEN BUILDINGS	10'
MAXIMUM BUILDING HEIGHT	36'

MAXIMUM LOT COVERAGE	45.00%
MINIMUM REQUIRED PARKING SPACES [4][5][6]	2

NOTES:
[1]: *THE SINGLE-FAMILY 1 (SF-1) DISTRICT ALLOWS FOR ONE (1) UNIT PER GROSS ACRE.*
[2]: *FRONTAGE ON A PUBLIC STREET.*
[3]: *THE SIDE SETBACK ADJACENT TO A STREET IS TREATED THE SAME AS A FRONT YARD BUILDING SETBACK.*
[4]: *MINIMUM LENGTH OF DRIVEWAY PAVEMENT FROM PUBLIC RIGHT-OF-WAY FOR REAR AND SIDE YARD IS 20-FEET.*
[5]: *AN ENCLOSED GARAGE SHALL NOT BE CONSIDERED IN MEETING THE OFF-STREET PARKING REQUIREMENTS.*
[6]: *A TWO (2) CAR GARAGE IS REQUIRED.*

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to 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 *Northeast Residential District* is defined as being "…characterized by its established low-density residential subdivisions and rural/estate style lots… (t)he *Northeast Residential District* being mostly an established residential district, is not anticipated to change or transition." With this being said, most properties with single-family homes along Cornelius Road are situated on larger tracts of land. Based on this, the proposed zoning change conforms to the *District Strategies* which state that "…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." Based on this, the applicant's request is in conformance with the OURHometown Vision 2040 Comprehensive Plan; however, as with any request to rezone property in the City of Rockwall, this request remains a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

INFRASTRUCTURE

Based on the proposed request, the following infrastructure is required to be constructed to provide adequate public services for the development of the subject property:

(1) *Roadways*. At the time of subdivision plat, the developer shall be required to verify and dedicate right-of-way to be 42.50' from the centerline of Cornelius Road in accordance with the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

(2) *Water*. The subject property is situated within the Mount Zion Water Supply service area, and *no* water improvements are necessary for the development of the subject property. In addition, the required water easements shall be dedicated at the time of final plat.

(3) *Wastewater*. According to Section 44-243 of Chapter 44, *Utilities*, of the Municipal Code of Ordinances, "(n)o permit for an on-site sewage facility (OSSF) will be issued if the location is within 100-feet of an existing city sanitary sewer line unless an exception is granted by the City Council on the grounds that connection with the sanitary sewer is impossible …", and "(n)o permit for the installation of an on-site sewage facility (OSSF) will be issued for property less than 1½-acre…" In this case, the sewer system for the Winding Creek Subdivision is located more than 100-feet from the subject property. In addition, the subject property is greater than 1½-acre in size. Based on this, the subject property is eligible for On-Site Sewage Facilities (OSSF) or a septic system, and no further public hearing or approval is required. In addition, a required sanitary sewer easement shall be dedicated be dedicated at the time of subdivision plat.

(4) *Drainage*. All existing drainage patterns shall be maintained with the improvement of the subject property. In addition, no *lot-to-lot* drainage shall be allowed.

STAFF ANALYSIS

The proposed zoning change meets the requirements for a Single-Family 1 (SF-1) District per the Unified Development Code (UDC); however, all zoning cases are discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On May 19, 2026, staff notified 50 property owners and occupants within 500-feet of the subject property. Staff also sent a notice to the Northgate Homeowner's Association (HOA), which is the only HOA's or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was written, staff had not received any notices in regard to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request to rezone the subject property from an Agricultural (AG) District to a Single-Family 1 (SF-1) District, then staff would propose the following conditions of approval:

(1) The applicant will need to seek approval of a Specific Use Permit (SUP) for *Residential Infill Adjacent to an Established Subdivision* and building permit prior to constructing a single-family home on the subject property.

(2) Prior to any construction on the subject property, the applicant will be required to submit and be approved for a subdivision plat for the subject property.

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

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."

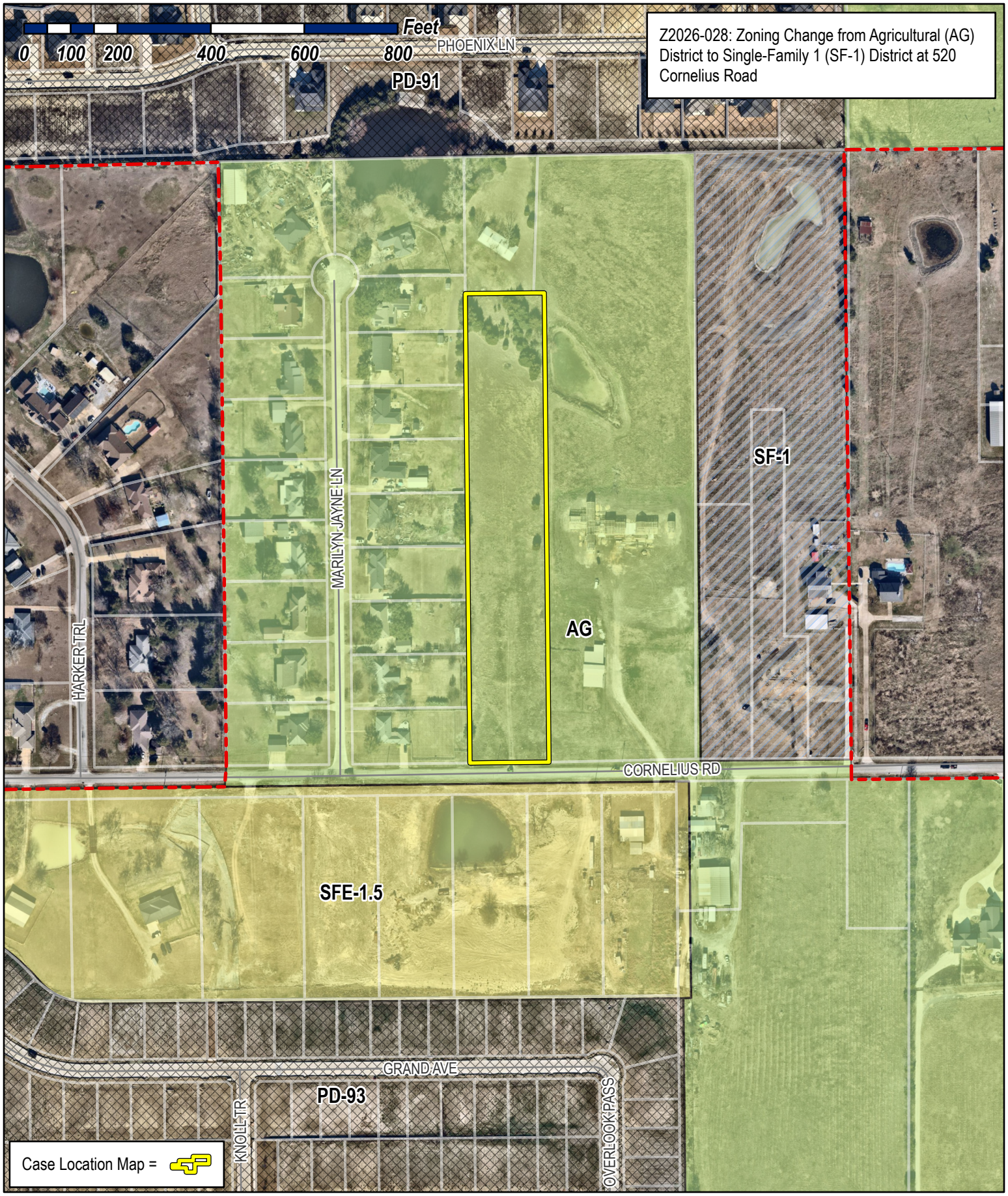
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11th DAY OF May, 2026

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



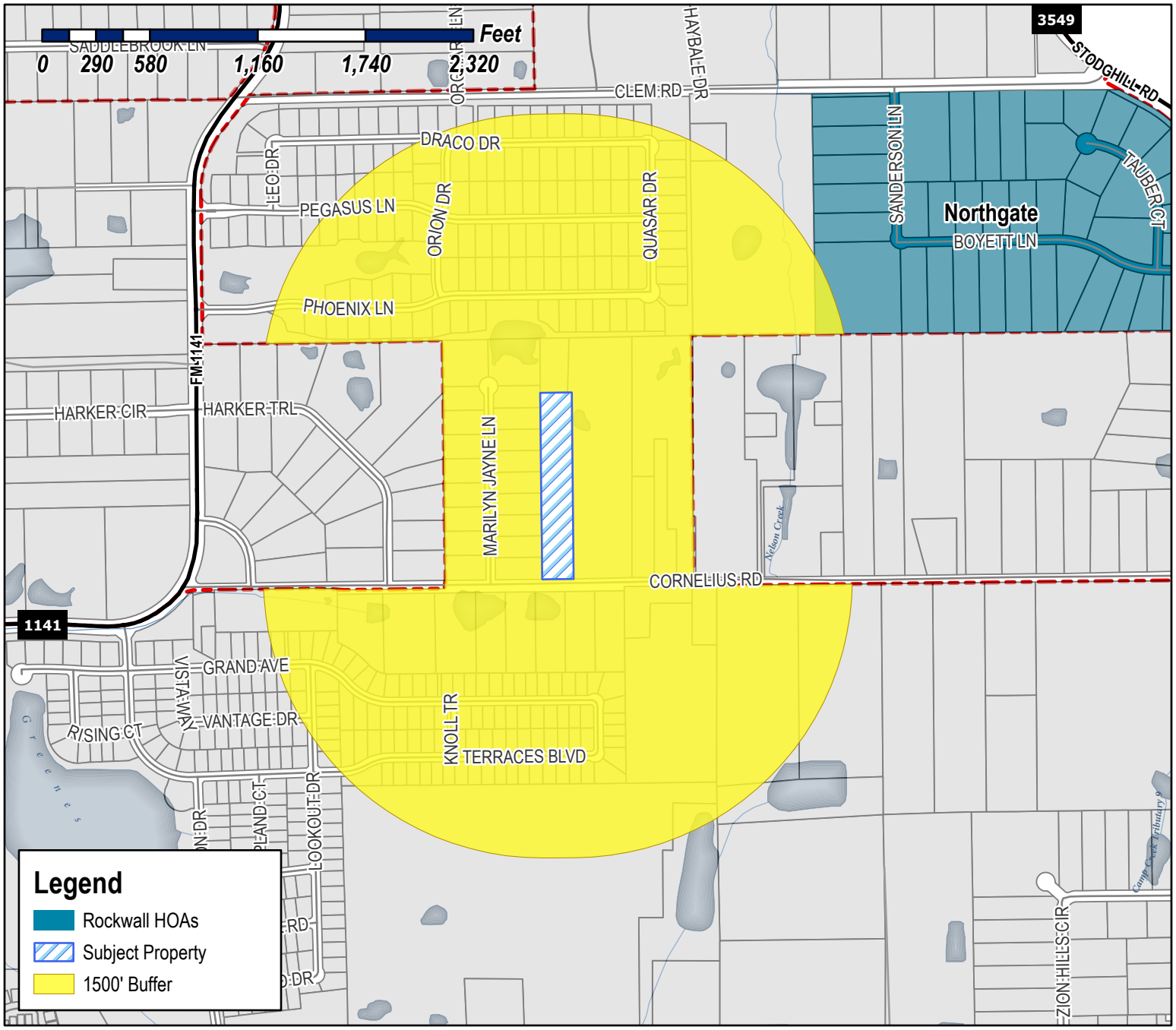
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

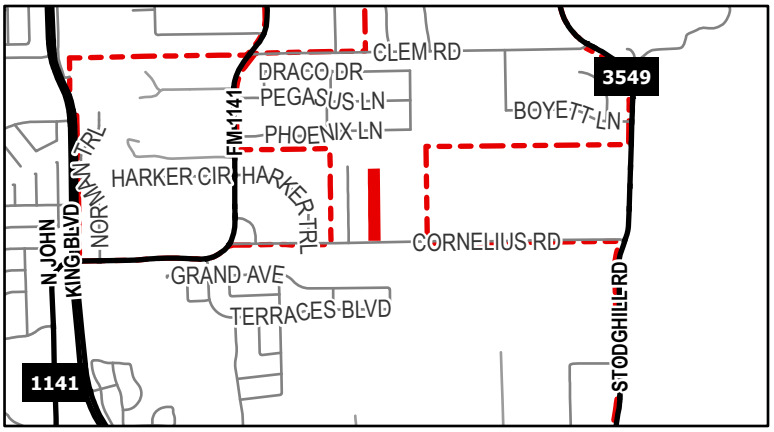
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Case Number: Z2026-028
Case Name: Zoning Change from AG to SF-1
Case Type: Zoning
Zoning: Agricultural (AG) District
Case Address: 520 Cornelius Road



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.

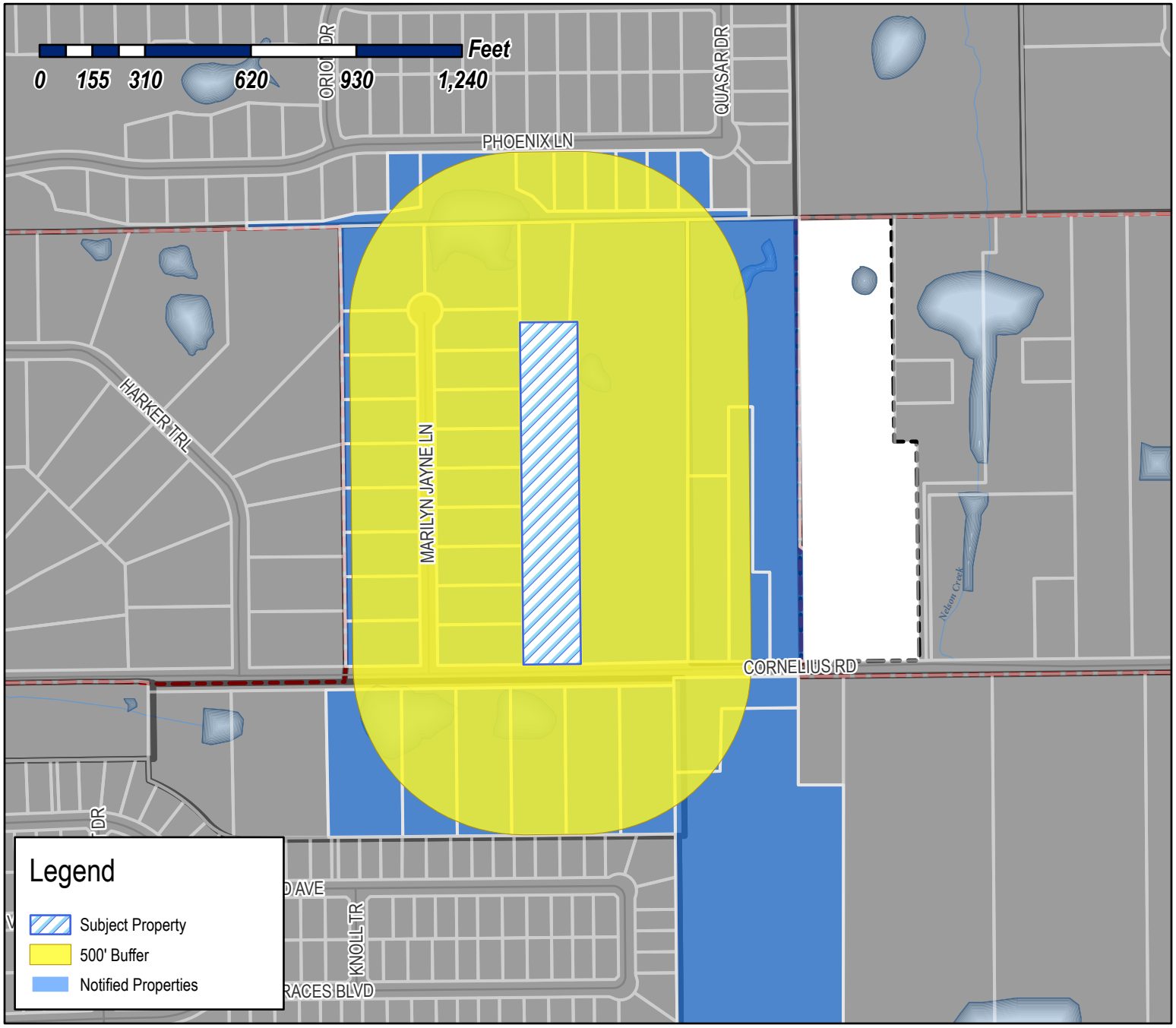
Thank you,

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

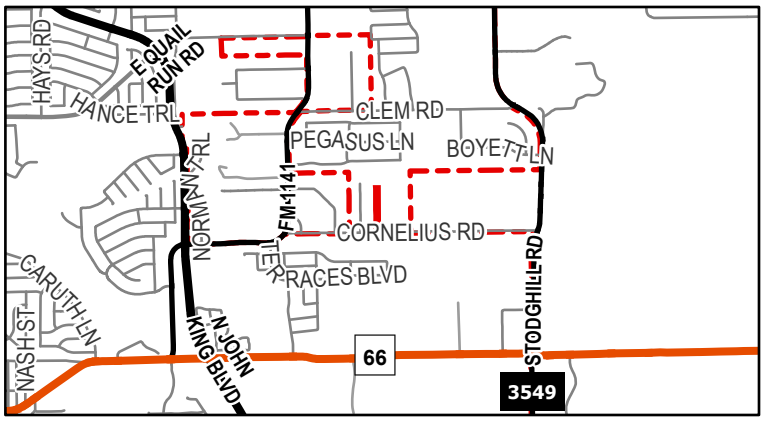
City of Rockwall

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
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

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.

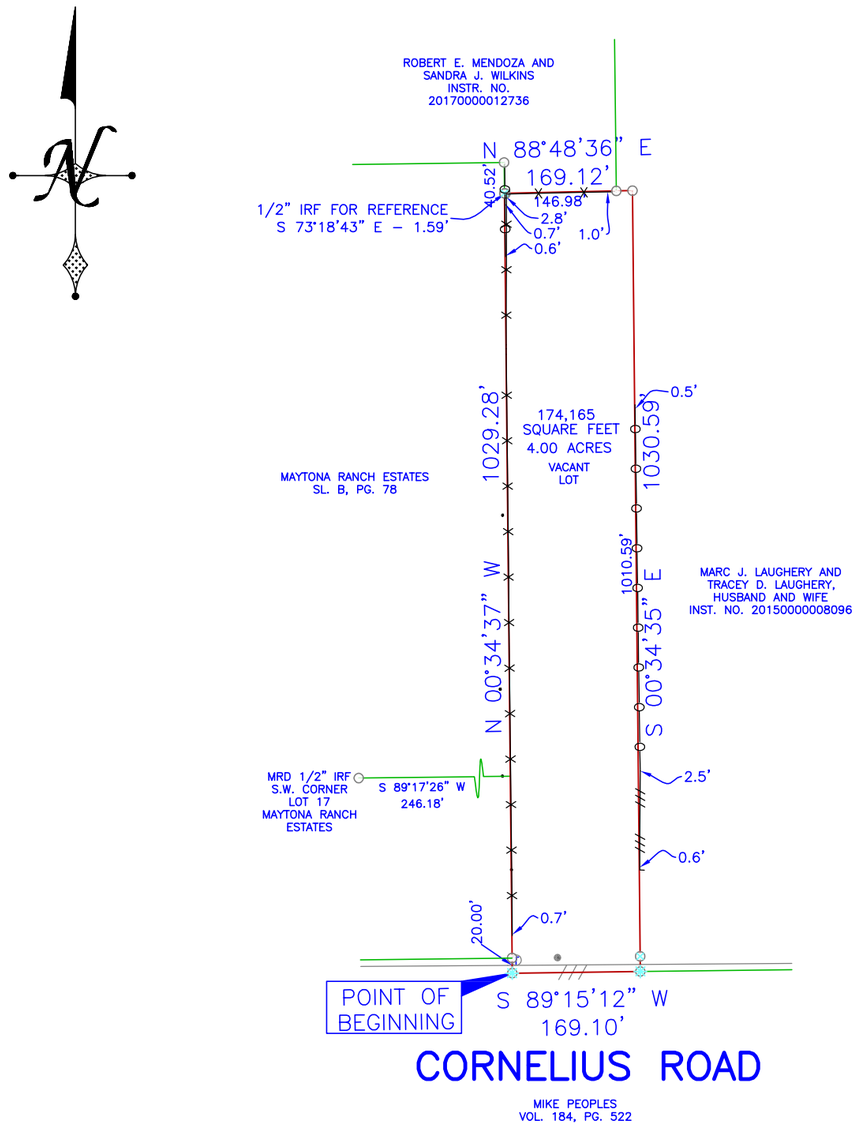
☐ I am opposed to the request for the reasons listed below.

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.

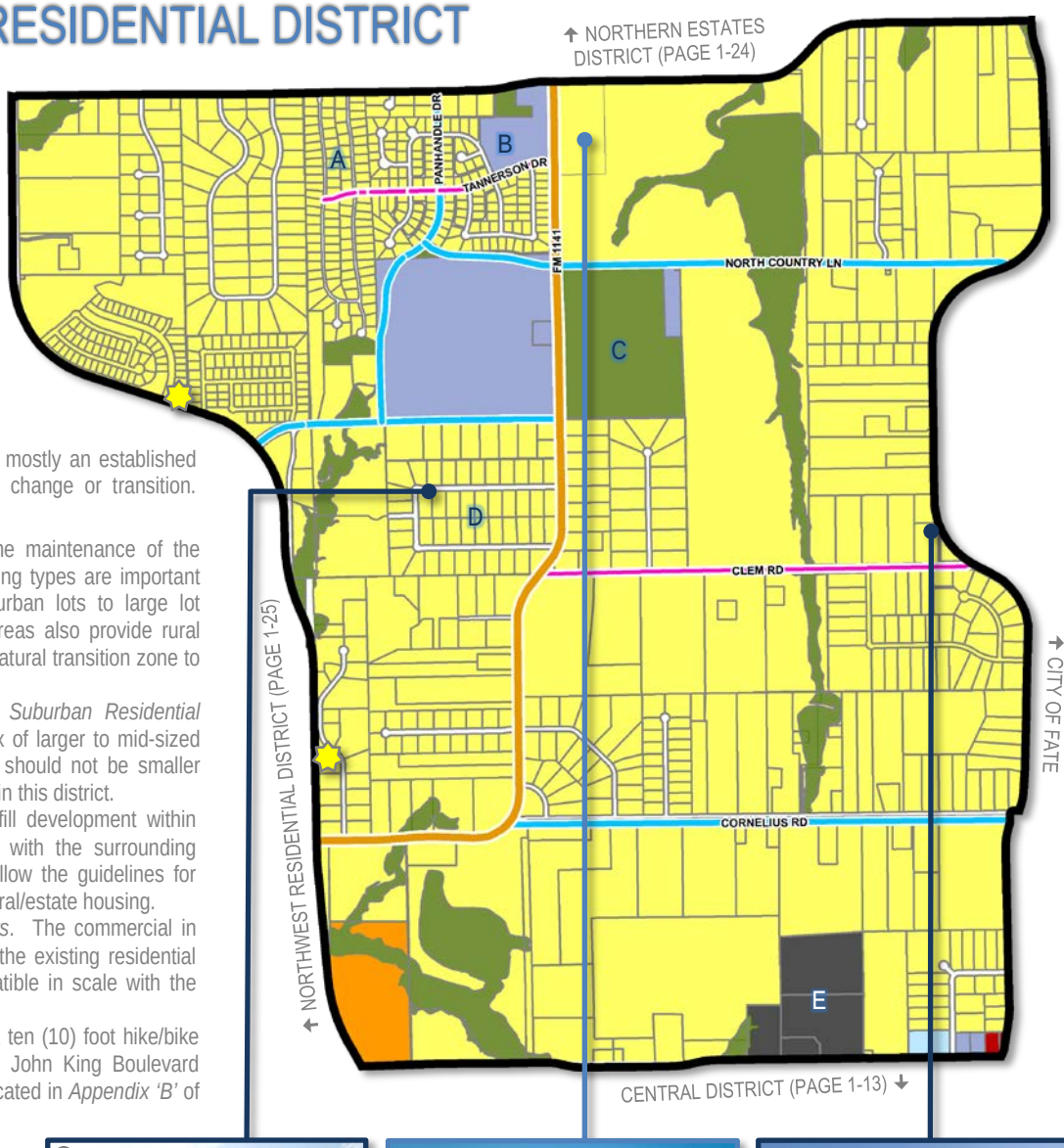
POINTS OF REFERENCE

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

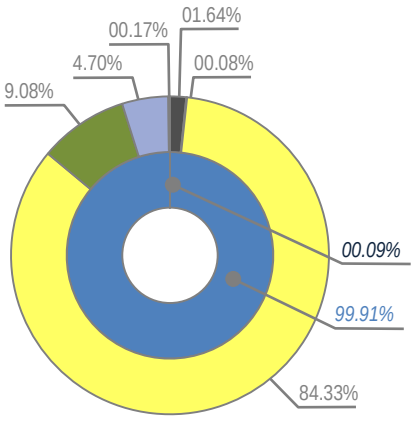

2 Future Suburban Residential


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 05.09.26

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 06.09.2026

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;

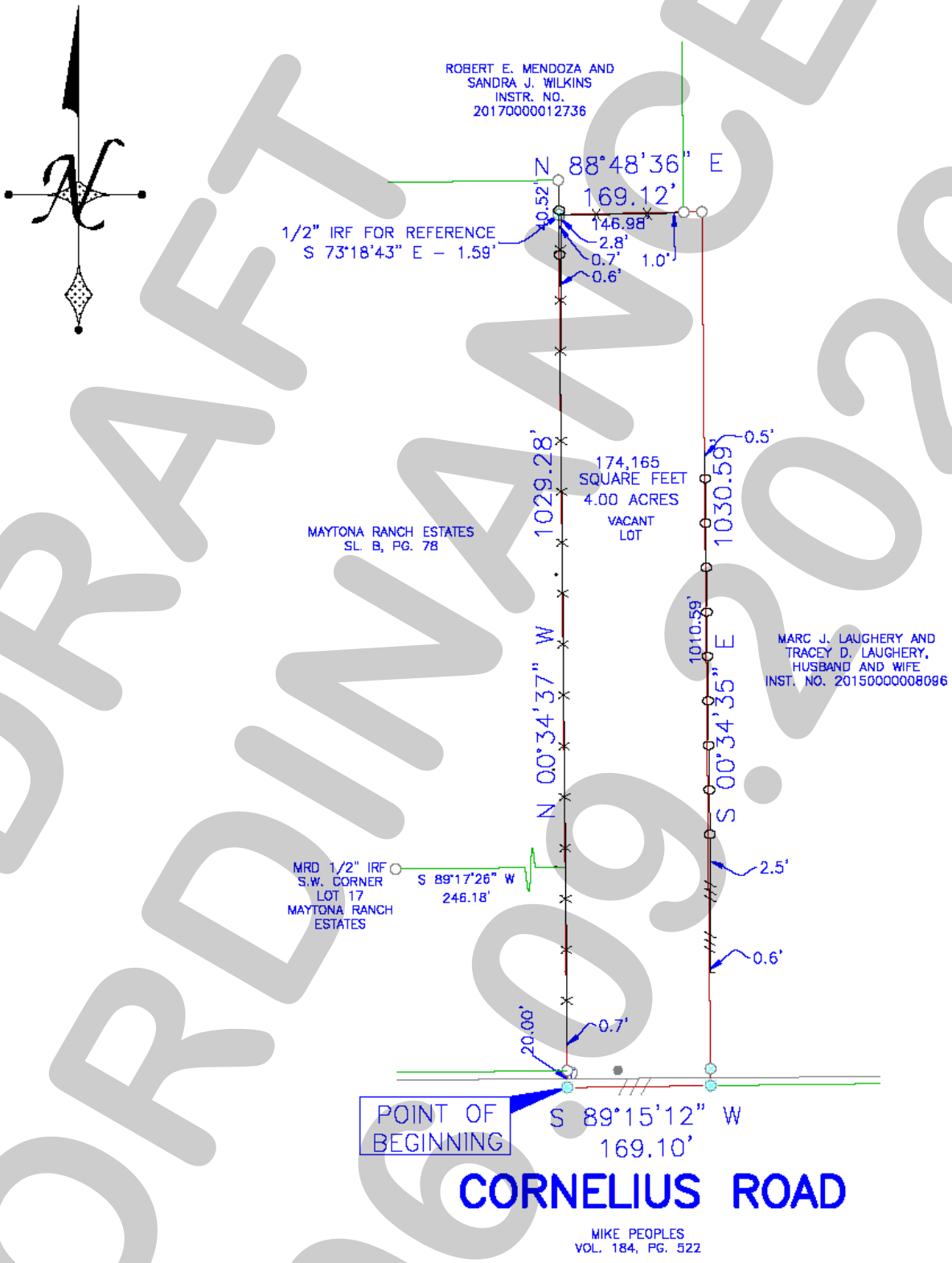
THENCE North 88 degrees 48 minutes 36 seconds East, along a South line of said Mendoza/Wilkins tract, passing a 1/2 inch iron rod found online for reference, a distance of 146.98 feet and continuing a total distance of 169.12 feet to a 1/2 inch iron rod found for corner, said corner being an "ell" corner 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 06.09.2026

Exhibit 'B'
Survey



DRAFT ORDINANCE 06.09.2026

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	June 9, 2026
APPLICANT:	Ariel Palacios
CASE NUMBER:	Z2026-029; *Specific Use Permit (SUP) for a Residential Infill in an Established Subdivision at 178 Lynne Drive*

SUMMARY

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

BACKGROUND

The subject property was originally platted as Lot 910-A with the Rockwall Lake Properties Development No. 2 Addition, which was filed with Rockwall County on April 23, 1968. On February 17, 2009, the subject property -- *along with the rest of the Lake Rockwall Estates Subdivision* -- was annexed into the City of Rockwall by *Ordinance No. 09-07*. On September 21, 2009, the City Council rezoned the Lake Rockwall Estates Subdivision from an Agricultural (AG) District to Planned Development District 75 (PD-75) [*Ordinance No. 09-37*] for Single-Family 7 (SF-7) District land uses. On January 4, 2016, the City Council amended Planned Development District 75 (PD-75) with *Ordinance No. 16-01*, which made changes to the *Consideration of a Special Request* section of the ordinance. At the time of annexation, there was a 1,064 SF mobile home situated on the subject property; however, based on the City's aerial images this structure was removed between 2023-2024. On February 3, 2025, City Council approved *Ordinance No. 25-08, S-353* [*i.e. Case No. Z2024-064*] allowing the construction of a single-family home on the property. This Specific Use Permit (SUP) ordinance expired on February 3, 2026. On October 6, 2025, the City Council approved a Final Plat [*i.e. Case No. P2025-033*] establishing the property as Lot 2, Block G, Lake Rockwall Estates East Addition. The subject property is currently vacant.

PURPOSE

The applicant -- *Ariel Palacios* -- is requesting 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 the subject property in accordance with Subsection 02.03(B)(11), *Residential Infill in or Adjacent to an Established Subdivision*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC)..

ADJACENT LAND USES AND ACCESS

The subject property is located at 178 Lynne Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are multiple lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. These properties are mostly developed with mobile/manufactured homes, with some of the lots being developed with single-family homes. Beyond this is Evans Road, which is classified as a *R2* (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property are four (4) parcels of land (*i.e. 124, 144, 154, and 164 Lynne Drive*), which are developed with manufactured homes and two (2) single-family homes. Beyond this is County Line Road, which

is classified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. South of this is 3.5449-acre parcel of land (*i.e. 505 County Line Road*) developed with a commercial business (*i.e. Big League Sports Academy, Inc.*) that is zoned Commercial (C) District.

East: Directly east of the subject property is Lynne Drive, which is classified as a *R2* (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a vacant lot (*i.e. 179 Lynne Drive*) and one (1) parcel of land (*i.e. 166 Chris Drive*) that is developed with a mobile/manufactured home. Both of these lots are zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. East of this is Chris Drive, which is classified as a *R2* (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property are multiple parcels of land that are developed with mobile/manufactured homes, and that are zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. Beyond this is Blanche Drive, which is classified as a *R2* (*residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. West of this are multiple lots zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses. These properties are mostly developed with mobile/manufactured homes, with some of the lots being developed with single-family homes.

CHARACTERISTICS OF THE REQUEST AND CONFORMANCE TO THE CITY'S CODES

Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Residential Infill in or Adjacent to an Established Subdivision* as "(t)he new development of a single-family home or duplex on an existing vacant or undeveloped parcel of land or the redevelopment of a developed parcel of land for a new single-family home or duplex within an established subdivision that is mostly or entirely built-out." An *established subdivision* is further defined in Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC as "…a subdivision that consists of five (5) or more lots, that is 90% developed, and that has been in existence for more than ten (10) years." The subject property is part of the Lake Rockwall Estates Subdivision, which has been in existence since before 1968 and is considered to be more than 90.00% developed. The *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the UDC, requires a Specific Use Permit (SUP) for *Residential Infill in or Adjacent to an Established Subdivision* in all single-family zoning districts, the Two-Family (2F) District, the Downtown (DT) District, and the Residential-Office (RO) District. This property, being in a Planned Development District for Single-Family 7 (SF-7) District land uses, requires a Specific Use Permit (SUP).

In addition, Subsection 02.03(B)(11) of Article 04, *Permissible Uses*, of the UDC states that, "…the Planning and Zoning Commission and City Council shall consider the proposed size, location, and architecture of the home compared to the existing housing … [*and*] (a)ll housing proposed under this section [*i.e. Residential Infill in or Adjacent to an Established Subdivision*] shall be constructed to be architecturally and visually similar or complimentary to the existing housing …" The following is a summary of observations concerning the housing on Lynne Drive compared to the house proposed by the applicant:

Housing Design and Characteristics	Existing Housing on Lynne Drive	Proposed Housing
Building Height	One (1) Story and Two (2) Story	One (1) Story
Building Orientation	All of the homes face Lynne Drive.	The front elevation of the home will face onto Lynne Drive.
Year Built	1980-2024	*N/A*
Building SF on Property	1,024 SF – 3,186 SF	1,788 SF
Building Architecture	Majority Modular Homes, Three (3) Single-Family Homes, and Three (3) Vacant lots.	Comparable Architecture to Newer Single-Family Homes
Building Setbacks:		
Front	The front yard setbacks appear to conform to the required 20-foot yard setback.	20-Feet, Three (3)-Inches
Side	The side yard setbacks appear to conform to the required five (5) foot setback.	10-Feet
Rear	The rear yard setbacks appear to conform to the ten (10) feet rear yard setback.	44-Feet, One (1)-Inch

Building Materials	Metal, Modular Paneling, Masonite Siding, Brick, and Stone.	Hardie Board Siding
Paint and Color	Blue, Tan, Red, White, Brown	*Undefined by the Applicant*
Roofs	Composite Shingles and Metal	Asphalt Composite Shingle
Driveways/Garages	No Garages or Carports	The garage will be a front entry garage with the driveway facing onto Lynne Drive.

According to Section 04, *Residential Parking*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), "(i)n single-family or duplex districts, parking garages must be located at least 20-feet behind the front façade for front entry garages …" In this case, the applicant is proposing to put the garage approximately eleven (11) feet in front of the front façade of the single-family home, and if approved the Planning and Zoning Commission and City Council will be waiving this requirement. Staff notes that this waiver was approved with the original SUP and has subsequently been granted for numerous newer residential developments within the Lake Rockwall Estates Subdivision. In addition, "…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 proposed home does *not* meet the requirement for exterior materials. Specifically, the proposed home would be 100.00% Hardie board siding, exceeding the maximum cementitious material requirement by 50.00%. With this being said, there are other examples of newer homes in the subdivision that exceed the cementitious material requirements; however, this and the request to deviate the garage orientation standards remain a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission. For the purpose of comparing the proposed home to the existing single-family housing located adjacent to or in the vicinity of the *subject property*, staff has provided photos of the properties along Lynne Drive and the proposed building elevations in the attached packet.

NOTIFICATIONS

On May 19, 2026, staff mailed 149 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program to notify. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had not received any notices back regarding the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) to construct a single-family home as a *Residential Infill within an Established Subdivision*, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:

   (a) Development of the *Subject Property* shall generally conform to the *Residential Plot Plan* as depicted in *Exhibit 'A'* of the draft ordinance.

   (b) Construction of a single-family home on the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'B'* of the draft ordinance; and,

   (c) Once construction of the single-family home has been completed, inspected, and accepted by the City, the Specific Use Permit (SUP) shall expire, and no further action by the property owner shall be required.

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($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."

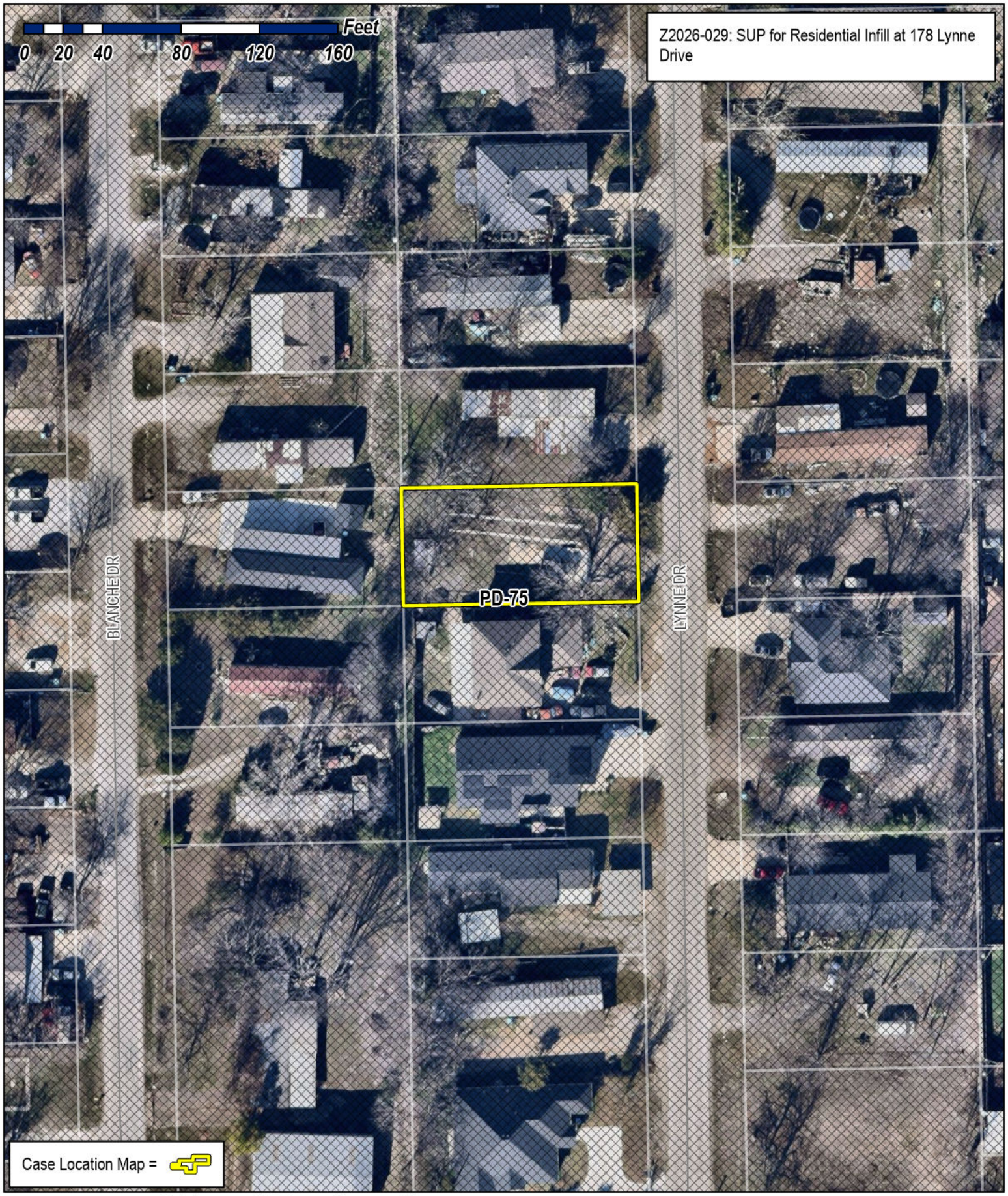
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th *DAY OF* May *20*26.

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



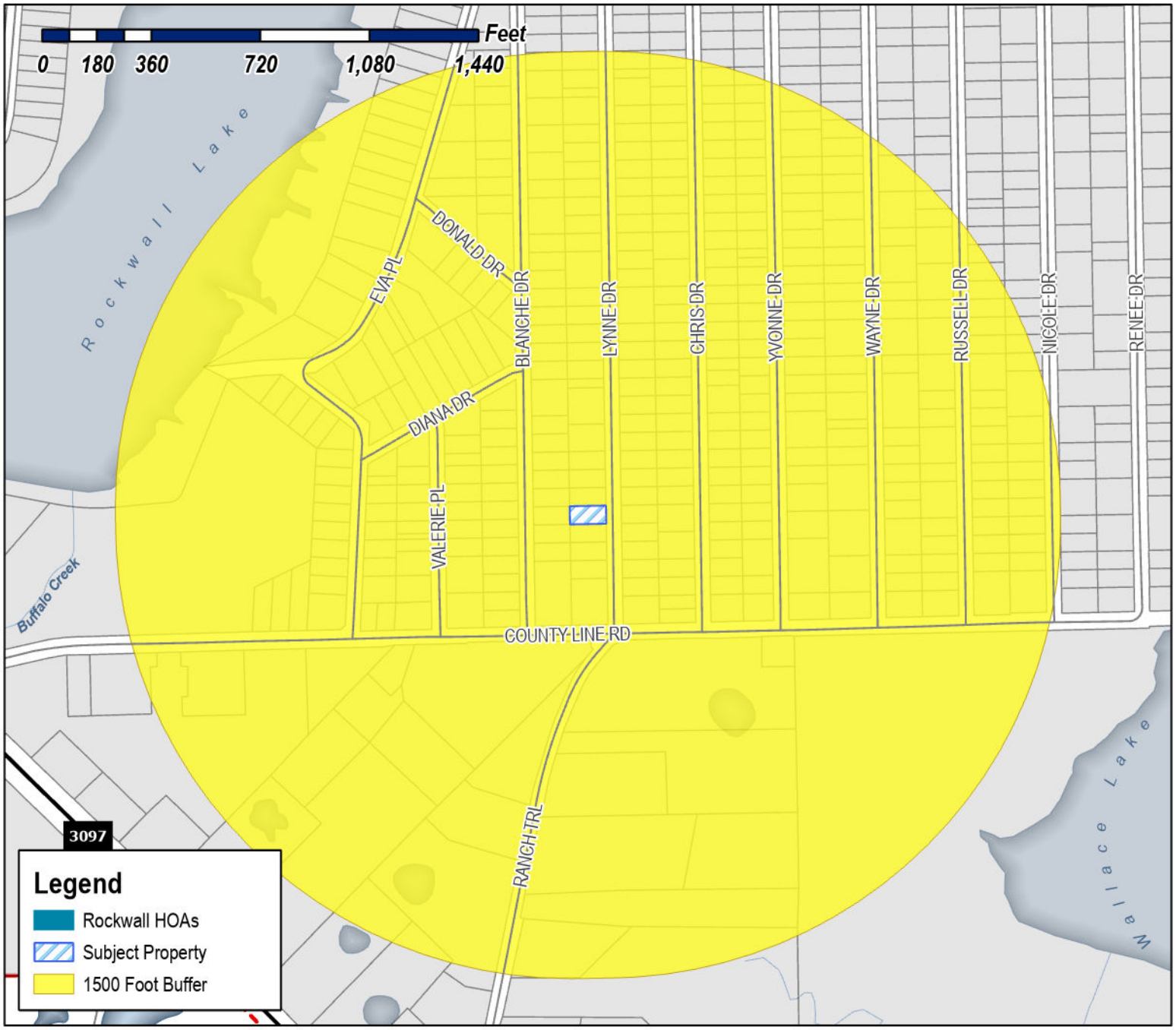
City of Rockwall
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

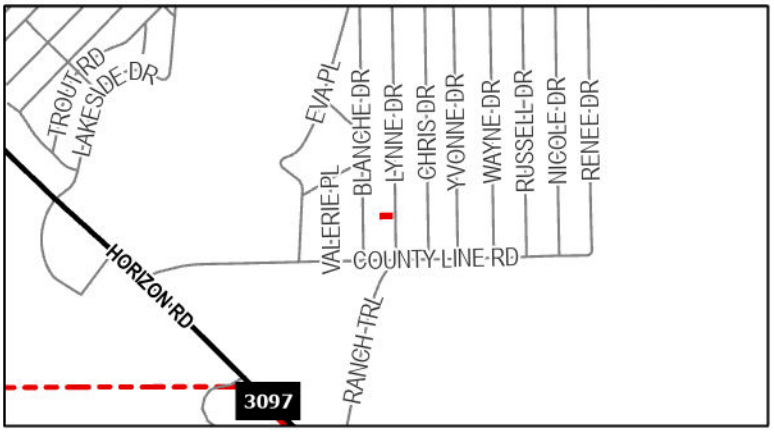
City of Rockwall

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

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



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

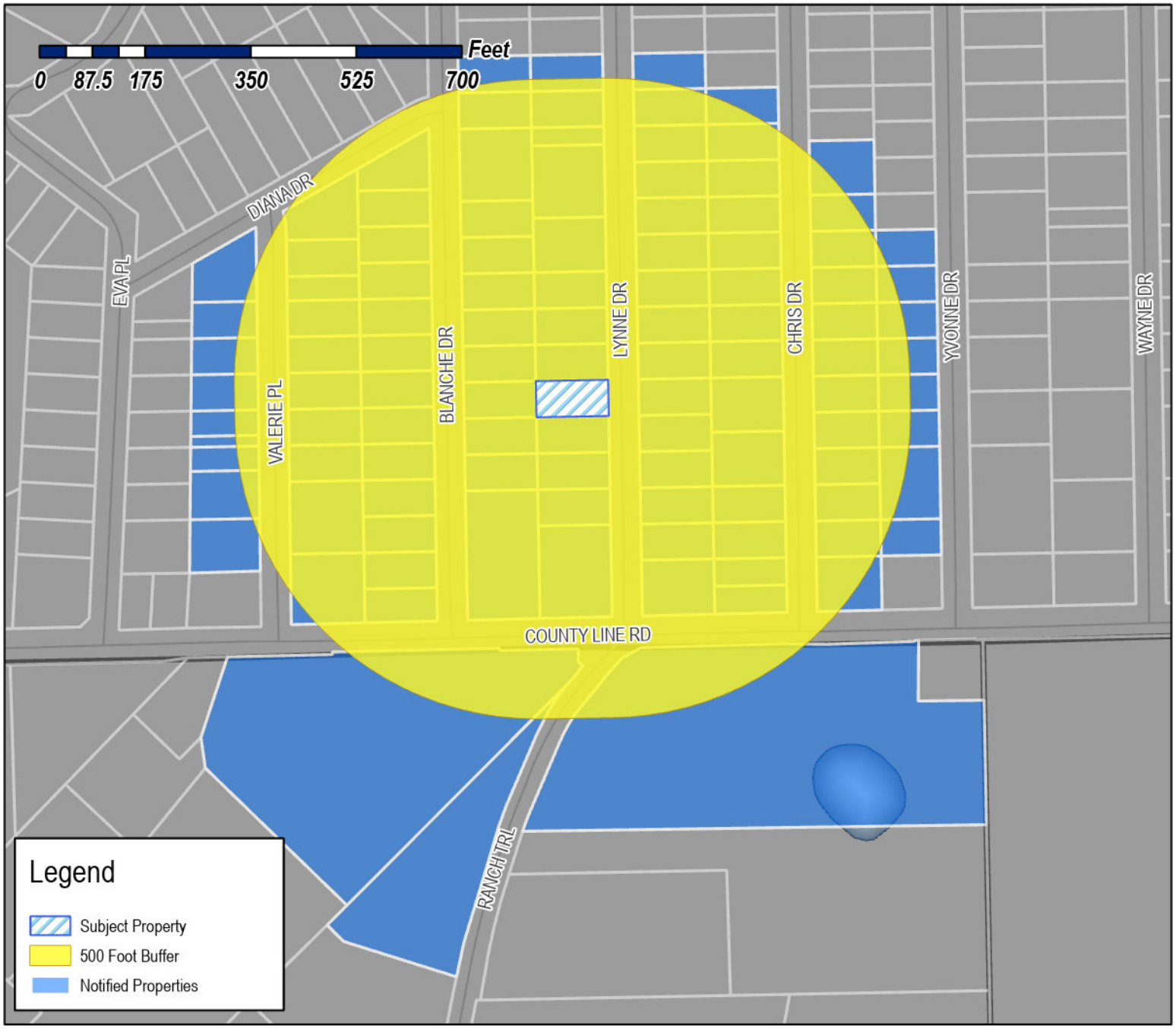


Date Saved: 5/15/2026
For Questions on this Case Call (972) 771-7745

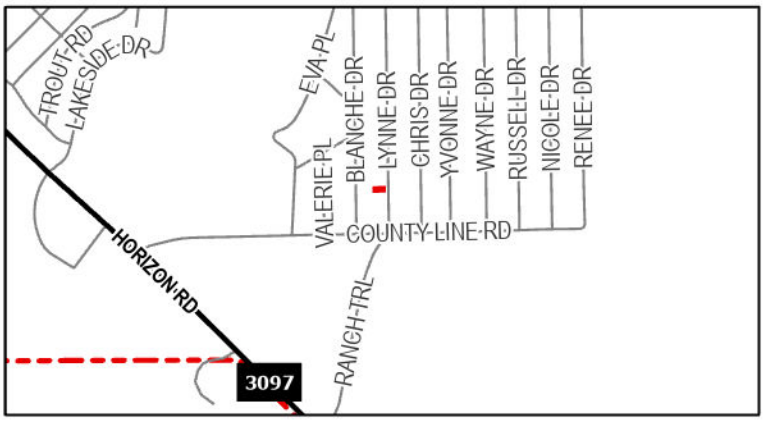
City of Rockwall

Planning & Zoning Department
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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
ROCKWALL, TX 75032

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

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147 CHRIS LANE
ROCKWALL, TX 75032

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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

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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.

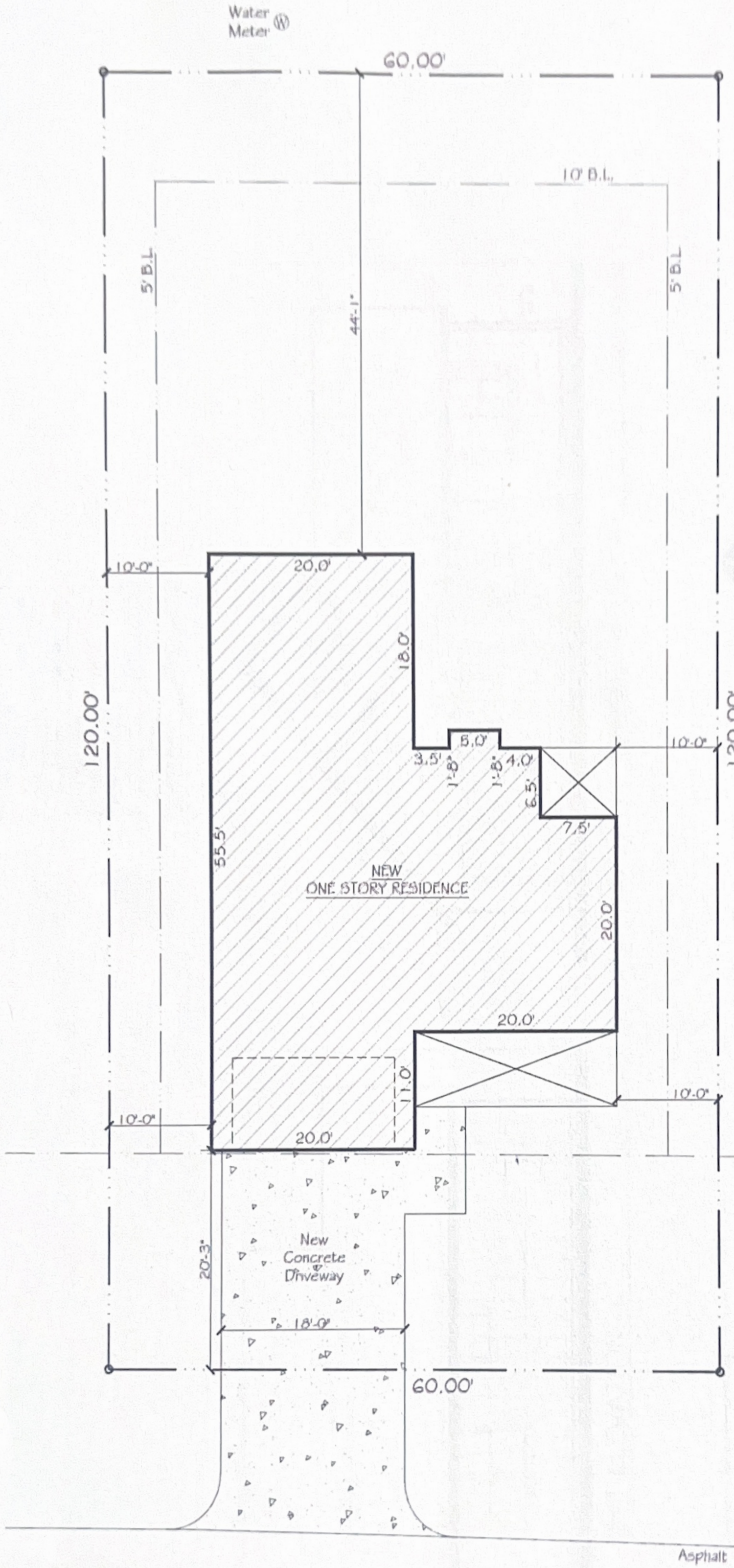
☐ I am opposed to the request for the reasons listed below.

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



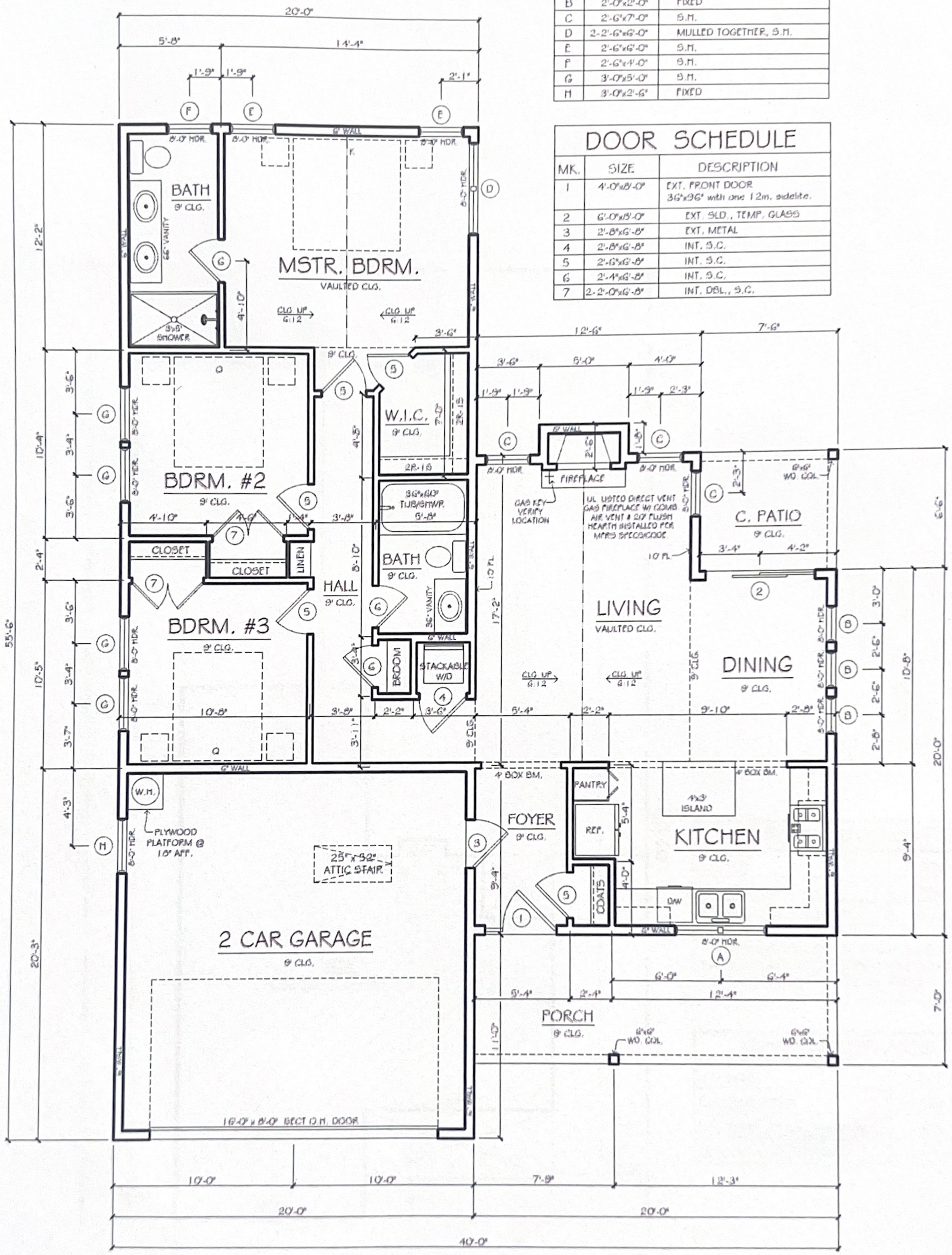
SITE PLAN INFORMATION	
LOT SIZE	7,200 S.F.
BUILDING AREA	1,788 S.F.
PERCENT LOT COVERED	24.8%

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

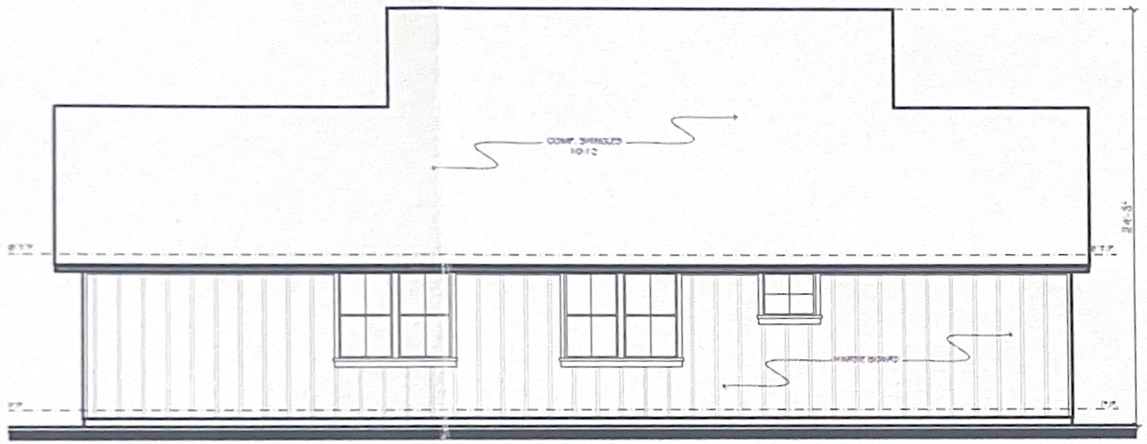
DOOR SCHEDULE

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.

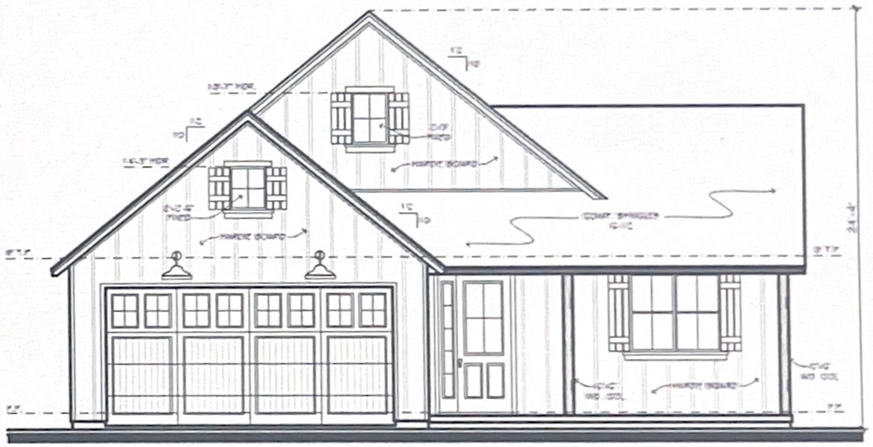
SQUARE FOOTAGE

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"

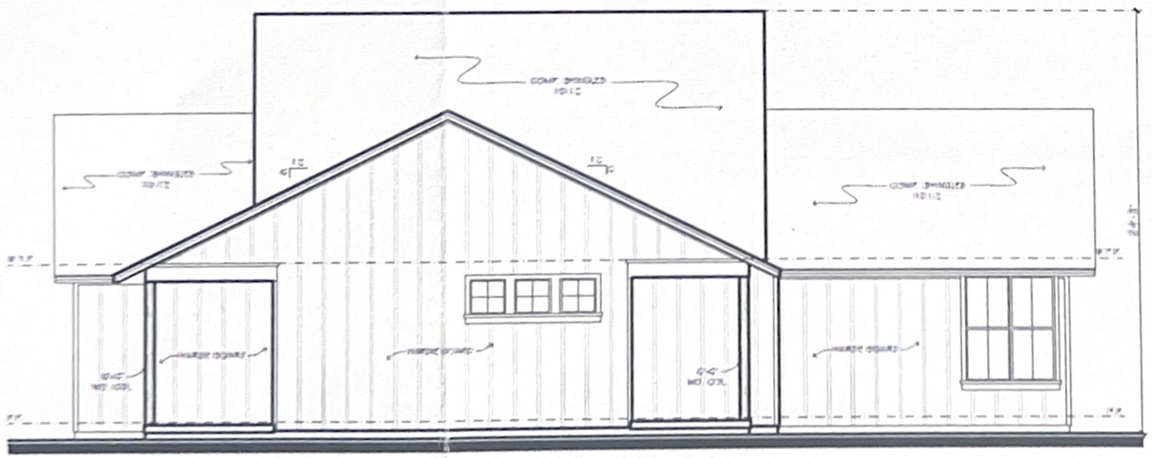
MASONRY CALCULATIONS		
FRONT ELEVATION HARDIE BOARD	184 SF.	100%
RIGHT ELEVATION HARDIE BOARD	460 SF.	100%
LEFT ELEVATION HARDIE BOARD	405 SF.	100%
REAR ELEVATION HARDIE BOARD	237 SF.	100%
TOTAL HOUSE HARDIE BOARD	1,286 SF.	100%



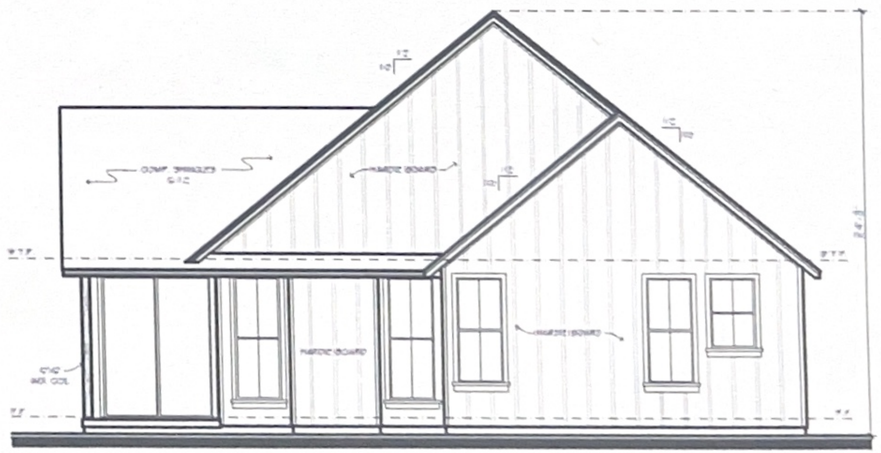
LEFT ELEVATION SCALE: 1/4" = 1'-0"



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

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



131 Lynne Drive



136 Lynne Drive

PLANNING AND ZONING DEPARTMENT
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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-4XX

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

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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 03.09.2026

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*

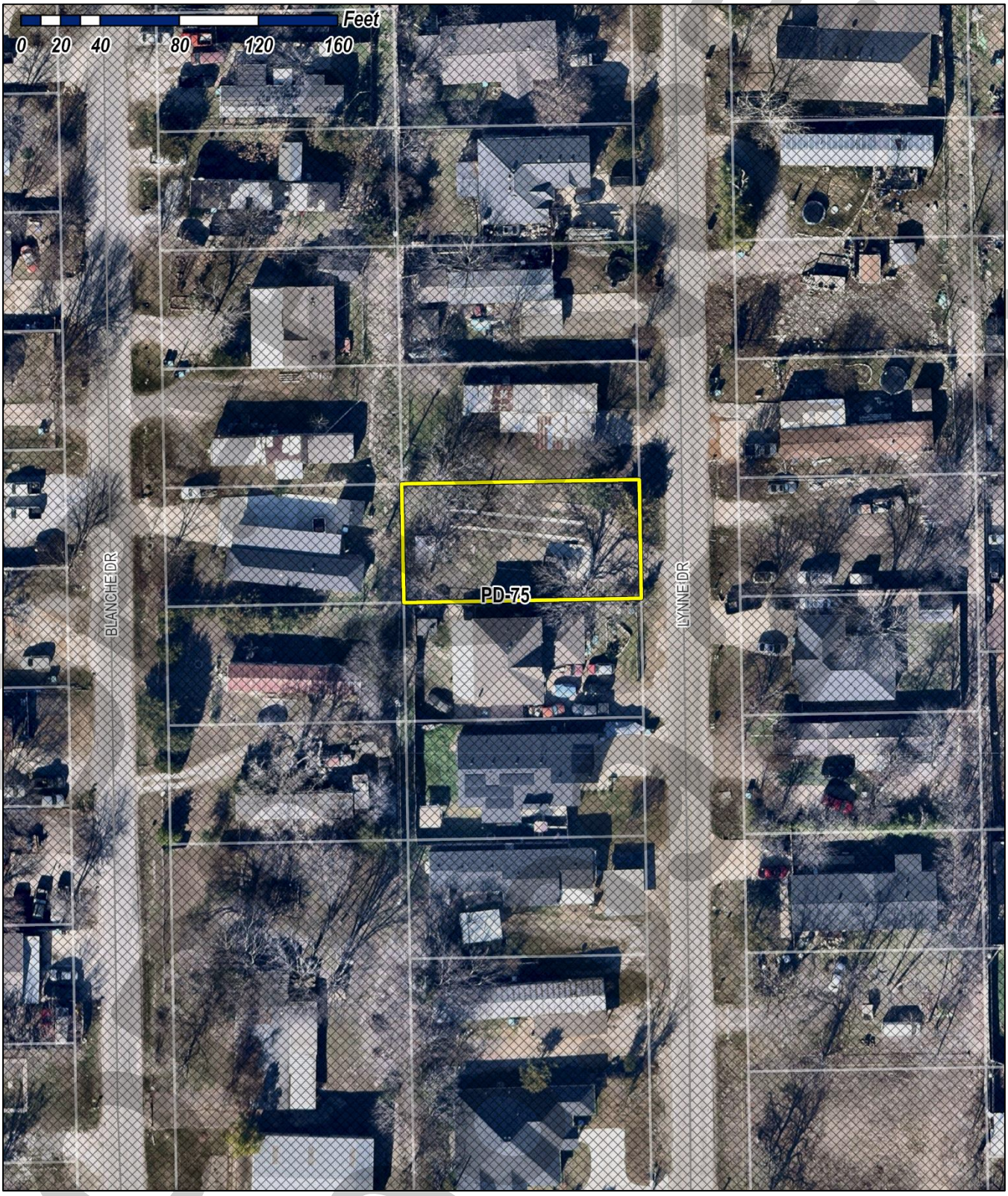
2nd Reading: *July 6, 2026*

DRAFT ORDINANCE 06.09.2026

Exhibit 'A':
Location Map

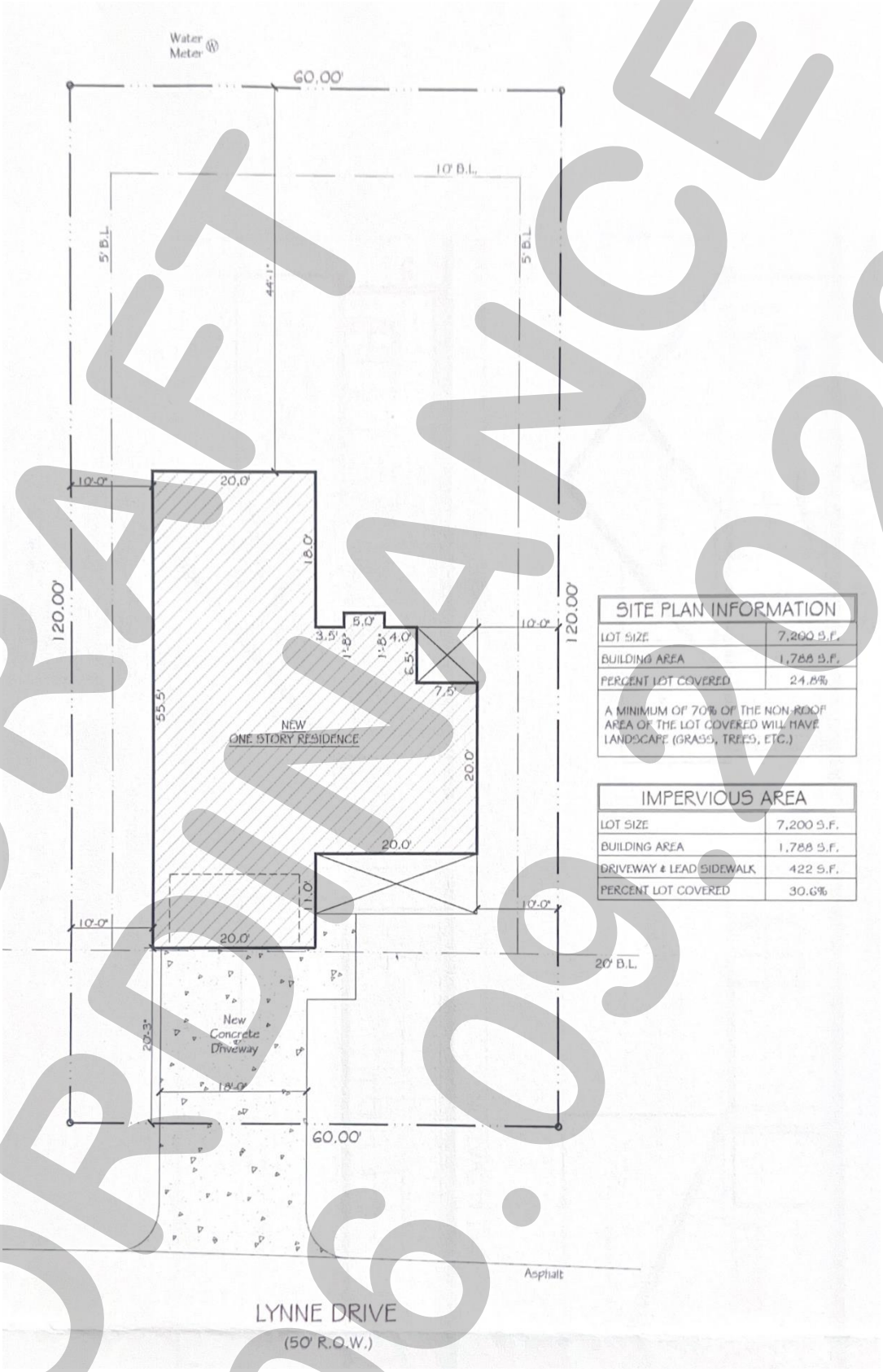
Address: *178 Lynne Drive*

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



DRAFT

Exhibit 'B':
Residential Plot Plan

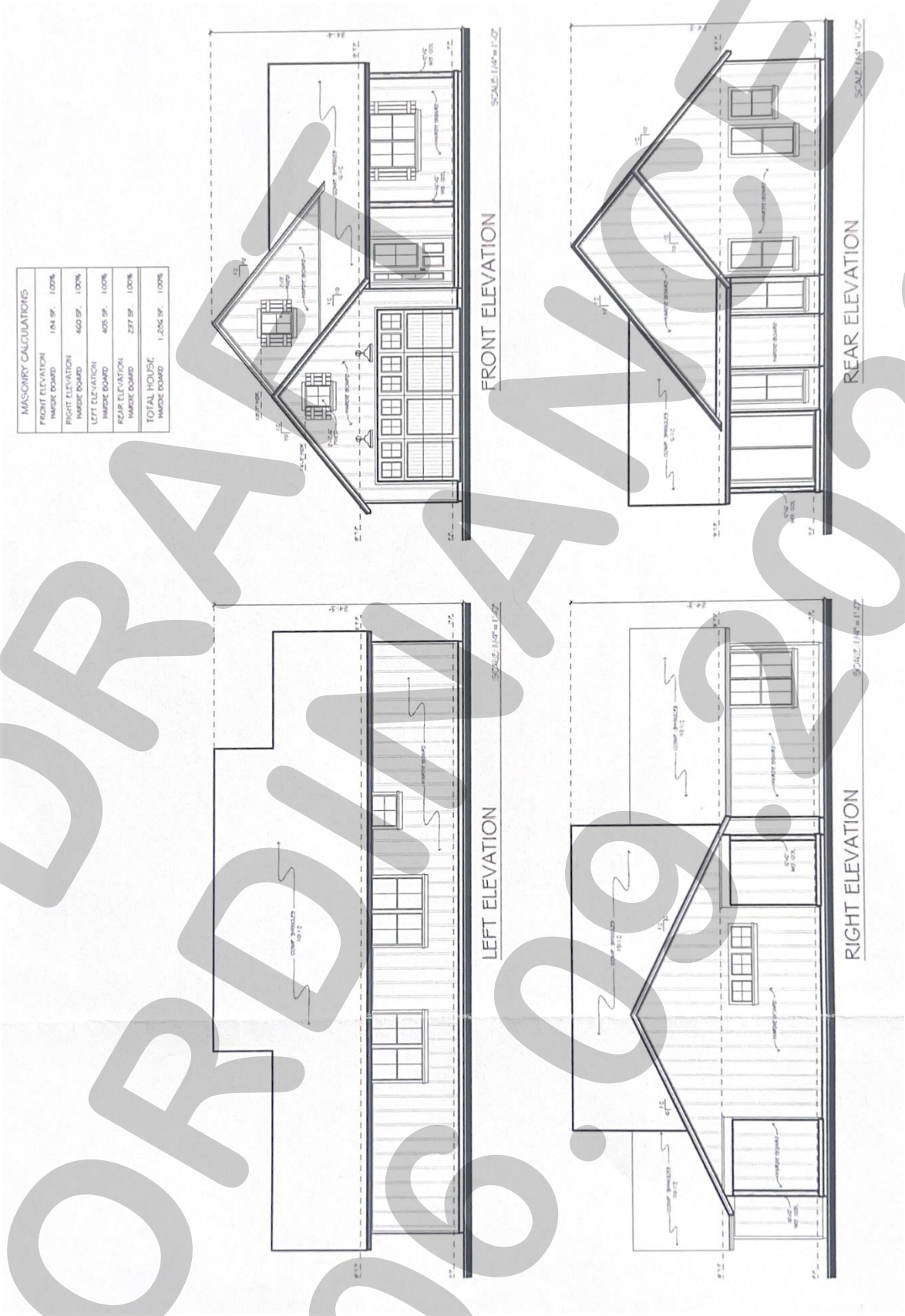


SITE PLAN INFORMATION	
LOT SIZE	7,200 S.F.
BUILDING AREA	1,788 S.F.
PERCENT LOT COVERED	24.8%
A MINIMUM OF 70% OF THE NON-ROOF AREA OF THE LOT COVERED WILL HAVE LANDSCAPE (GRASS, TREES, ETC.)	

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 06.09.2026

Exhibit 'C':
Building Elevations



DRAFT
ORDINANCE
06.09.2026

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	June 9, 2026
APPLICANT:	Paul Cragun; *Cumulus Design*
CASE NUMBER:	SP2026-012: *Site Plan for 276 Business Park*

SUMMARY

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 *Retail Strip Center* 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.

BACKGROUND

Based on the City's annexation maps, the subject property was annexed by the City Council on September 16, 1974 by *Ordinance No. 74-21* [*Case No. A1974-001*]. The property was zoned Agricultural (AG) District at the time of annexation. On November 4, 1974, the City Council approved a zoning change from Agricultural (AG) District to Planned Development District 10 (PD-10) [*Ordinance No. 74-32*] for a 714.201-acre tract of land that included the subject property. According to *Ordinance No. 74-32*, the subject property was designated for Multi-Family 1 (MF-1) District land uses. On April 5, 2004, the City Council approved *Ordinance No. 04-25*, which amended Planned Development District 10 (PD-10) and changed the designation of the subject property to allow *Townhomes*. Planned Development District 10 (PD-10) was again amended on October 21, 2013 with the adoption of *Ordinance No. 13-39* [*Case No. Z2013-018*]. This ordinance changed the designation of the subject property to allow limited General Retail (GR) District land uses. On August 3, 2020, the City Council adopted *Ordinance No. 20-30* [*Case No. Z2020-028*], which consolidated all of the regulating ordinances for Planned Development District 10 (PD-10); however, this did not change the land use requirements for the subject property. The subject property has remained vacant since the time of annexation.

PURPOSE

On May 15, 2026, the applicant -- *Paul Cragun of Cumulus Design* -- submitted an application requesting the approval of a site plan for a *Retail Strip Center* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located at the northwest corner of the intersection of Old SH-276 and T. L. Townsend Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is 10.062-acre tract of land (*i.e. Tract 2-4, of the J Cadle Survey, Abstract No. 65*), which is currently vacant. North of this is the Townsend Village Subdivision, which was established on November 7, 2013 and consists of 80 single-family residential lots. Both of these properties are zoned Planned Development District 10 (PD-10) for single-family attached and single-family detached land uses. Beyond this is S. T. L. Townsend Drive, which is identified as an A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

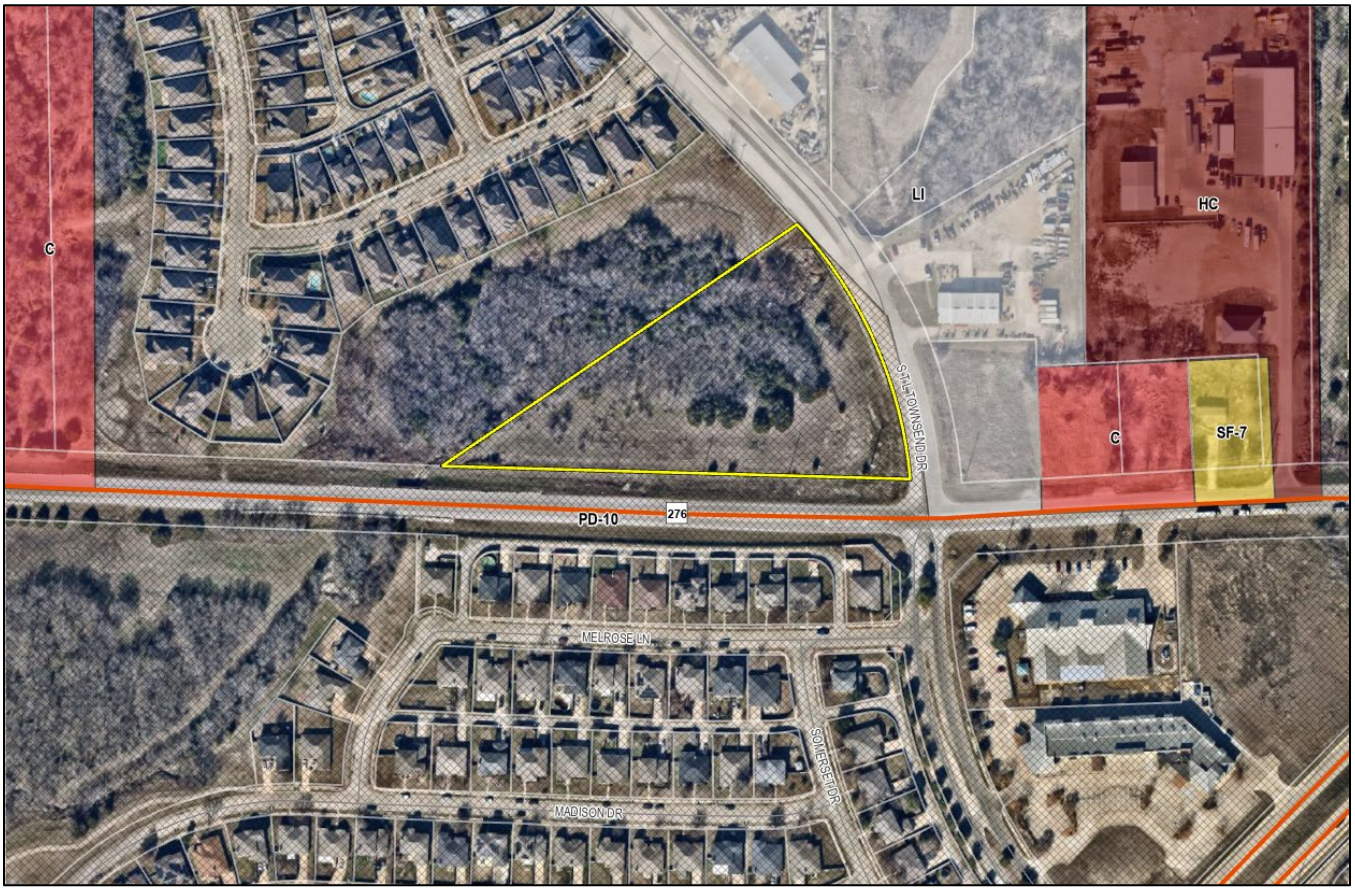
South: Directly south of the subject property is Old SH-276, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase II of

the Meadowcreek Estates Subdivision, which was established on March 30, 2000, consists of 103 single-family residential lots and is zoned Planned Development District 10 (PD-10) for single-family land uses.

East: Directly east of the subject property is S. T. L. Townsend Drive, which is identified as an A4D (*i.e. major arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 0.896-acre tract of land (*i.e. Tract 4-6, of the N. M. Ballard Survey, Abstract No. 24*), which is currently vacant and zoned Light Industrial (LI) District. Beyond this is a 0.54-acre tract of land (*i.e. Tract 5, of the N. M. Ballard Survey, Abstract No. 24*), which is currently vacant and zoned Commercial (C) District.

West: Directly west of the subject property is the Townsend Village Subdivision, which was established on November 7, 2013, consists of 80 single-family residential lots and is zoned Planned Development District 10 (PD-10) for single-family attached and single-family detached land uses. Beyond this is a 10.062-acre tract of land (*i.e. Tract 2-4, of the J. Cadle Survey, Abstract No. 65*) which is vacant and zoned Commercial (C) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Retail Strip Center/General Retail Store* is permitted by-right in a General Retail (GR) District. While the submitted site plan generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a General Retail (GR) District, the landscape plan, treescape plan, and building elevations do not conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a General Retail (GR) District and the SH-276 Overlay (SH-276 OV) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*6,000 SF*	*X=166,415 SF; In Conformance*
Minimum Lot frontage	*60-Feet*	*X= 289.41-feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X> 100-feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*X>15-feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X>10-feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X>10-feet; In Conformance*
Maximum Building Height	*36-Feet*	*X=24-feet; In Conformance*
Max Building/Lot Coverage	*40%*	*X<40%; In Conformance*
Minimum Number of Parking Spaces	*1/250 SF for Retail (i.e. 12,000 SF /250 SF = 48 parking spaces)*	*X=48 parking spaces; In Conformance*
Minimum Landscaping Percentage	*20%*	*X>20%; In Conformance*
Maximum Impervious Coverage	*85-90%*	*X<85%; In Conformance*

TREESCAPE PLAN

The applicant has submitted a *Treescape Plan* showing that they are *not* removing any protected trees; however, based on current aerial images and photos of the subject property it appears that the applicant is removing several cedar trees that appear to be greater than eight (8) feet in height (*see Figure 1 & 2*). Staff included this in their comments; however, the applicant *failed* to address this with the resubmitted material. Staff is requesting that this be verified with the City's Arborist and that an updated *Treescape Plan* be prepared showing conformance to the requirements of the Unified Development Code (UDC). For reference, Article 09, *Tree Preservation*, of the Unified Development Code (UDC) defines *Secondary Protected Trees* as being, "(a)ny cedar tree that is eight (8) feet in height or greater …" and that the removal of any *Secondary Protected Tree* requires mitigation of one (1), four (4) inch caliper tree per *Secondary Protected Tree* removed.



FIGURE 1. SECONDARY TREES IDENTIFIED BY STAFF ON THE SUBJECT PROPERTY CIRCLE IN RED.

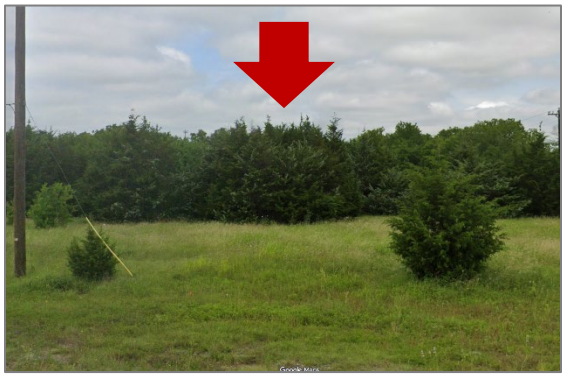


FIGURE 2. SECONDARY TREES IDENTIFIED BY STAFF ON THE SUBJECT PROPERTY INDICATED BY THE RED ARROW.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 02.02(F)(17), of Article 13, *Definitions*, of the Unified Development Code (UDC) a *General Retail Store* is defined as "(a) facility or area for the retail sale of general merchandise or food to the public for direct consumption and not for wholesale. Typical general merchandise includes clothing and other apparel; equipment for hobbies or sports; gifts; flowers and household plants; dry goods; groceries, convenience, and specialty foods; toys; furniture; books and stationery; pets; drugs; hardware; and similar consumer goods…" In this case, the applicant's request for the *Retail Strip Center* is permitted *by-right* in a General Retail (GR) District as stipulated by Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

The submitted site plan package *DOES NOT* conform to all applicable standards of the General Retail (GR) District, as stipulated by Article 05, District Development Standards, of the Unified Development Code (UDC) and Planned Development District 10 (PD-10). Staff has identified 11 variances and/or exceptions associated with the submitted plans, which are being requested by the applicant and are outlined in the *Variances and Exceptions Requested by the Applicant section* of this case memo. In addition, staff has provided several conditions of approval intended to address outstanding review comments and bring the proposed development into greater compliance with the City's applicable standards; however, staff is recommending that this case be denied without prejudice to allow the applicant the ability to resubmit the plans to bring them closer into compliance with the City's minimum code requirements (*see Staff's Analysis*).

VARIANCES AND EXCEPTIONS REQUESTED BY THE APPLICANT

As previously stated, the applicant's request *DOES NOT* appear to conform to the majority of the requirements of the Unified Development Code (UDC). Specifically, staff has identified the following variances and exceptions associated with the applicant's request:

(1) *Primary Articulation*. According to Subsection 04.01, *General Commercial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), each building façade within a Commercial (C) District must meet the minimum primary and secondary articulation standards. In this case, the proposed building elevations do not meet the minimum vertical or horizontal wall projections of 6.5-feet. This will require an *exception* from the Planning and Zoning Commission.

(2) *Building and Pole-Mounted Lighting*. According to Subsection 03.02, *Prohibited Lighting*, of Article 07, *Environmental Performance*, of the Unified Development Code (UDC), all building and pole mounted luminaries shall be directed down with either a partial cut-off or full cut-off at the source. In this case, the applicant has provided lighting cutsheets that indicate wall packs that will be directed up. This will require an *exception* from the Planning and Zoning Commission.

(3) *Detention Landscaping*. According to Subsection 05.03 (D), *Detention Basins*, of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), 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 rree per 750 SF and one (1) accent tree per 1,500 SF of detention area. In this case, the applicant has not delineated the boundaries of the detention pond and staff is *not* able to determine the required number of trees required for the detention area. In addition, the landscape plan is *not* showing any landscaping for the detention area. This will require an *exception* from the Planning and Zoning Commission.

(4) *Roof Design Standards*. According to Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), structures having a footprint 6,000 SF or greater shall have the option of being constructed with either a pitched, parapet, or mansard roof system as long as the roof system is enclosed on all sides. In this case, the proposed elevations show a parapet roof that is not enclosed on all sides and does not indicate whether the parapet will be finished on the backside the same as the front. This will require a *variance* from the Planning and Zoning Commission.

(5) *Parking Restrictions*. According to Subsection 07.03, *Non-Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), parking should not be located between the front façade and the property line. In this case, there are four (4) proposed parking spaces located between the front façade and the property line adjacent to S. T. L. Townsend Drive. This will require an *exception* from the Planning and Zoning Commission.

(6) *Buildings and Paving within a Required Landscape Buffer*. According to Subsection 05.01, *Landscape Buffers*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), buildings and paving (*e.g. parking lots*) shall not be permitted within any required landscape buffer. In this case, the proposed landscape plan shows four (4) parking spaces within the landscape buffer along T. L. Townsend Drive. This will require an *exception* from the Planning and Zoning Commission.

(7) *Four (4)-Sided Architecture*. According to Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), all buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In addition, a minimum of one (1) row of trees (*i.e. four [4] or more accent or canopy trees*) shall be planted along the perimeter of the subject property to the rear of the building. In this case, the proposed elevations are not architecturally finished on all four (4) sides and the proposed landscape plan does not show a row of trees to be planted at the rear of the building. This will require a *variance* from the Planning and Zoning Commission.

(8) *Landscape Buffer along T. L. Townsend.* According to Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the minimum landscape buffer along S. T. L. Townsend is 15-feet. In this case, the applicant is showing a 15-foot landscape buffer but is showing that the

landscape buffer also encompasses the required ten (10) foot utility easement. This is not allowed per the Engineering Department's *Standards of Design and Construction Manual*. This will require a ***variance*** from the Planning and Zoning Commission.

(9) *Plantings and Berms within the Landscape Buffer along S. T. L. Townsend.* According to Subsection 05.01, *Landscape Buffers*, of Article 08, *Landscape and Fence Standards*, "(a)ll 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.'' In this case, the landscape plan does not provide the required number of canopy trees, accent trees or any indication of a berm along S. T. L. Townsend Drive. This will require an ***exception*** from the Planning and Zoning Commission.

(10) *Landscape Buffer along Old SH-276.* According to Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the minimum landscape buffer along Old SH-276 is 15-feet. In this case, the applicant is showing a 15-foot landscape buffer but is showing that the landscape buffer also encompasses the required ten (10) foot utility easement. This is not allowed per the Engineering Department's *Standards of Design and Construction Manual*. This will require a ***variance*** from the Planning and Zoning Commission.

(11) *Plantings and Berms within the Landscape Buffer along Old SH-276.* According to Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), '(a)ll 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 along the Primary Roadway." In this case, the landscape plan does not provide the required number of canopy trees, accent trees or any indication of a berm along Old SH-276. This will require an ***exception*** from the Planning and Zoning Commission.

(12) *Residential Adjacency.* According to Subsection 05.01.B(2), *Abutting Residential*, of Article 08, *Landscape and Fence Standards*, "(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" and goes on to state, "(a)ny non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers (as depicted in Figures 6 & 7 below). 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." The applicant has not proposed any residential adjacency screening options; however, the site currently has a heavily wooded area between the residential subdivision to the north and the subject property (*i.e. within the floodplain area*), which provides a natural buffer that could be seen as meeting the intent of this requirement. This would still require an ***exception*** from the Planning and Zoning Commission.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "…an applicant may request the Planning and Zoning Commission grant variances and exceptions to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship." In addition, the code requires that the applicant provide two (2) compensatory measures for each variance or exception that is requested that directly offset the requested variance or exception. Based on the submitted materials, the applicant's request would require 24 compensatory measures. The applicant has submitted a variance letter but only included a total of three (3) compensatory measures: [*1*] additional landscaping, [*2*] providing a trash receptacle and bench for the trail located along the site, and [*3*] increasing the open space provided on the site. Based on the submitted plans, staff cannot identified where the additional landscaping referenced by the applicant is being proposed. Currently, many of the obligatory landscape requirements are not being met and the site appears to actually be deficient in terms of the landscaping being provided. Additionally, the open space that the applicant is providing is due to the large amount of floodplain located on the subject property, which is required to be left in a natural condition. Based on this, the additional open space is not really a compensatory measure, but rather a site limitation. This means that the applicant is only providing one (1) compensatory

measure to justify the requested 12 variances and exceptions, and staff has not been able to verify that this measure is sufficient, proportional, or directly related to the requested deviations.

Staff should also note that there does *not* appear to be any unique or extraordinary conditions that would prohibit the applicant from meeting the requirements of the Unified Development Code (UDC) or the Engineering Department's *Standards of Design and Construction Manual*. Additionally, the majority of the variances appear to be design deficiencies or relate to the building being disproportionate to the buildable area on the site. With this being said, requests for exceptions to the Unified Development Code (UDC) and the Engineering Department's *Standards of Design and Construction Manual* are discretionary decisions for the Planning and Zoning Commission, that require a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- for the approval of a variance or exception.

STAFF ANALYSIS

Staff would note that this is not a case involving one (1) or two (2) minor deviations from the City's development standards. Rather, this request includes numerous exceptions and variances from standards that are intended to ensure high-quality commercial development along a major roadway and within an overlay district. These standards address building articulation, four-sided architecture, roof design, lighting, parking placement, landscape buffers, detention area landscaping, berm placement, frontage landscaping, and the location of required landscaping. Taken together, the requested deviations materially affect the design quality, visual appearance, and site layout of the proposed development.

Of particular concern is the degree to which the proposed site plan appears to rely on undevelopable or constrained portions of the property, including floodplain/open space areas, to offset deficiencies elsewhere on the site. The applicant has identified increased open space as a compensatory measure; however, much of this open space appears to result from existing site constraints rather than from a deliberate design enhancement intended to offset the requested variances. As such, staff has difficulty concluding that this measure provides a meaningful public benefit or directly compensates for the requested deviations from the Unified Development Code (UDC).

In addition, the landscape plan does not appear to provide the level of landscaping required within the most visible and important portions of the site. Specifically, the plan does not demonstrate compliance with the required landscaping along T. L. Townsend Drive, does not provide the required berm placement or shrub screening along the roadway frontage, does not provide the required detention basin landscaping, and places a substantial amount of landscaping in areas that do not satisfy the intent of the Unified Development Code (UDC). The result is a site design that does not adequately address the public-facing edges of the development or provide the level of visual mitigation required by the City's standards.

Staff also has concerns with the proposed building elevations. The elevations do not appear to meet the required primary articulation standards and do not demonstrate true four (4)-sided architecture as required within the overlay district. The UDC requires buildings in the overlay district to be architecturally finished on all four (4) sides using the same materials, detailing, articulation, and features. In this case, the proposed elevations appear to focus the architectural treatment primarily on the front façade, while providing reduced architectural detail on other building elevations including the façade facing T. L. Townsend. This façade is particularly concerning since the applicant is requesting the landscape variance along this roadway. This is inconsistent with the intent of the overlay district standards and would require discretionary relief from the Planning and Zoning Commission.

The proposed lighting also presents a compliance issue. The submitted cut sheets indicate the use of wall-pack fixtures that appear to direct light upward, which is inconsistent with the Unified Development Code (UDC) requirement that building-mounted and pole-mounted luminaires be directed downward with either partial cut-off or full cut-off at the source. This requirement is intended to reduce glare, limit light trespass, and maintain a higher standard of site lighting. The submitted materials do not demonstrate compliance with this requirement.

The site layout further includes parking spaces located between the front façade of the building and the property line, as well as parking spaces located within a required landscape buffer along T. L. Townsend Drive. These design choices directly conflict with the City's standards for non-residential development and landscape buffer protection. Required landscape buffers are intended to remain free of paving and buildings so that they can function as true visual buffers, not residual space left over after site layout decisions are made. Additionally, the site is parked at the minimum required ratio. As a result, if higher-intensity tenants, such as a *restaurant* or *medical office*, were to request a Certificate of Occupancy (CO) in the future, the

increased parking demand could reduce the overall availability of parking within the *retail strip center* and potentially limit the ability to accommodate future tenants.

Under Article 11 of the UDC, the Planning and Zoning Commission may consider variances and exceptions where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the UDC would create an undue hardship. In addition, the UDC requires the applicant to provide two (2) compensatory measures for each requested variance or exception. Based on the submitted plans, staff has identified 12 separate variances or exceptions, which would require a total of 24 compensatory measures. The applicant's variance letter identifies only three (3) compensatory measures; however, only one (1) of these seems to be an actual compensatory measure. Based on all of these deficiencies, staff requested that the applicant table the case and make the required changes to show better conformance to the design criteria of both the Unified Development Code (UDC) and the Engineering Department's *Standards of Design and Construction* prior to taking the case forward for action from the Planning and Zoning Commission; however, the applicant has requested to proceed with the case as it was submitted to staff. Based on this staff is obligated to recommend that the case be *DENIED WITHOUT PREJUDICE*. This action will allow the applicant the ability to make the requested changes, reduce the variances and exceptions, revise any necessary compensatory measures, and resubmit the case without restriction.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is situated within the *Technology District* and is designated for *Commercial/Retail* land uses. According to the *Land Use Plan Designations* the *Technology District* is "primarily characterized as an employment heavy district containing all phases of the Rockwall Economic Development Corporation's (REDC's) Technology Park, which supports a wide range of clean industrial businesses that help to diversify the City's tax base." Additionally, the *Technology District* also states that "commercial areas adjacent to SH-276 contain a mixture of transitional uses and land uses targeted at supporting the existing and anticipated residential land uses." One of the primary land uses described in the designation characteristics is commercial retail buildings. In this case, the applicant is proposing a *Strip Retail Building*. Based on this, the applicant's proposed land use appears to conform with the Future Land Use Plan; however, the proposed building and site design *do not* appear to conform to the goals and policies contained in Chapter 9, *Non-Residential*, of the Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On April 28, 2026, the Architectural Review Board (ARB) reviewed the applicant's proposed building elevations and recommended that the applicant meet the *General Overlay District Standards*. The submitted building elevations do *not* appear to conform with this recommendation; however, the Architectural Review Board (ARB) will review the revised building elevations at the *June 9, 2026* Architectural Review Board (ARB) meeting prior to the *June 9, 2026* Planning and Zoning Commission meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for a *Retail Strip Center* on the subject property, then staff would propose the following conditions of approval:

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of civil engineering plans.

(2) The applicant shall provide an updated site plan package showing that the overhead utilities shall be placed underground or obtain approval of a variance through the City Council prior to the submittal of civil engineering plans.

(3) The applicant shall provide updated building elevations showing conformance to the *Mechanical Equipment Screening* requirements of Unified Development Code (UDC) prior to the submittal of civil engineering plans.

(4) The *Treescape Plan* will need to be verified with the City's Arborist, and if necessary a new *Treescape Plan* will need to be submitted to staff prior to the submission of civil engineering plans.

(5) The applicant shall address the following engineering markups (*provided in your packets*) prior to the submittal of civil engineering plans:

(a) All new easements must be a minimum of 20-feet. The water line along SH-276 shall be centered within the easement.
(b) The Oil/Water Separator must be directed to the storm water system instead of the sanitary sewer system.
(c) The proposed Fire Hydrant along SH-276 shall have a 20-foot water easement.
(d) Landscape plantings and berms shall not be permitted within the sanitary sewer easements along T. L. Townsend Drive.

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

General Items:
- Must meet City 2023 Standards of Design and Construction.
- 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.
- All utilities must be underground. All overhead power lines will need to buried.
- The property must be platted.
- No structures or fences within easements or ROW.
- No signage is allowed within easements or ROW.
- All non-TXDOT roadways shall have a minimum 10' utility easement along the ROW. 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.
- Need to show existing and proposed utilities on the Site Plan.
- Additional comments may be provided at time of Site Plan and Engineering.
- Dumpsters should be orientated so that a trash truck can maneuver the property with the least amount of circling required. May not directly face a roadway.

Drainage Items:
- Existing flow patterns must be maintained. Drainage may not be increased towards any direction.
- Detention must be provided for the entire site.
- Per the City's Engineering Standards of Design and Construction, Section 3.04.02 (c), detention is required and a flood study performed from this site to Horizon Road. There may not be any adverse impacts upstream or down stream, with 0.00' rise on any other properties.
- Detention is not allowed within the floodplain at all.
- - Per the City's Engineering Standards of Design and Construction, see section 3.02, Detention calculations are based on zoning, not land use area. Only area of site that may use undeveloped values in post construction calculations is the floodplain area. All land out of the floodplain must be calculated at the zoning value.
- 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 in a drainage easement located at the freeboard elevation.
- Detention ponds must be irrigated.
- Must match the existing flow conditions for the detention outfall or an off-site easement is required.
- 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 or floodplain area. Minimum 2' above 100-year WSEL.
- 100-year WSEL must be called out for detention ponds and floodplain areas.
- Flood Study is required to define all fully developed 100-yr floodplain. Review fees apply. See the City Standards of Design for flood study requirements.
- Any fill within FEMA floodplain must require a LOMR.
- Floodplain and erosion hazard setback must be within a drainage easement.
- Finished floor elevation must be a minimum of 2' above the floodplain.
- Must get a Wetlands/WOTUS study for all ponds and wetland areas.
- All Dumpster areas shall drain to an oil/water separator and then into the storm system.
- Driveway culverts must be engineer designed.

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 stub located on the southwest side and southeast of the property available for use.
- Developer will need to install a 12" water main between the 2 existing water main stubs along SH 276 per the City's Master Water Plan per the City's Engineering Standards of Design and Construction, Section 5.01.. A minimum 20' easement will need to be dedicated.
- There is an existing 15" sewer main located along SH 276 and TL Townsend available for use.
- 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 or berms allowed in easements.
- All public utilities must be centered in easement.
- Water to be 10' separated from storm and sewer lines.
- All non-TXDOT roadways shall have a minimum 10' utility easement along the ROW. 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.
- Pro-ratas may apply. $1,924.04/ac sewer pro-rata at minimum
- Infrastructure study maybe required depending on use. Review fees apply.

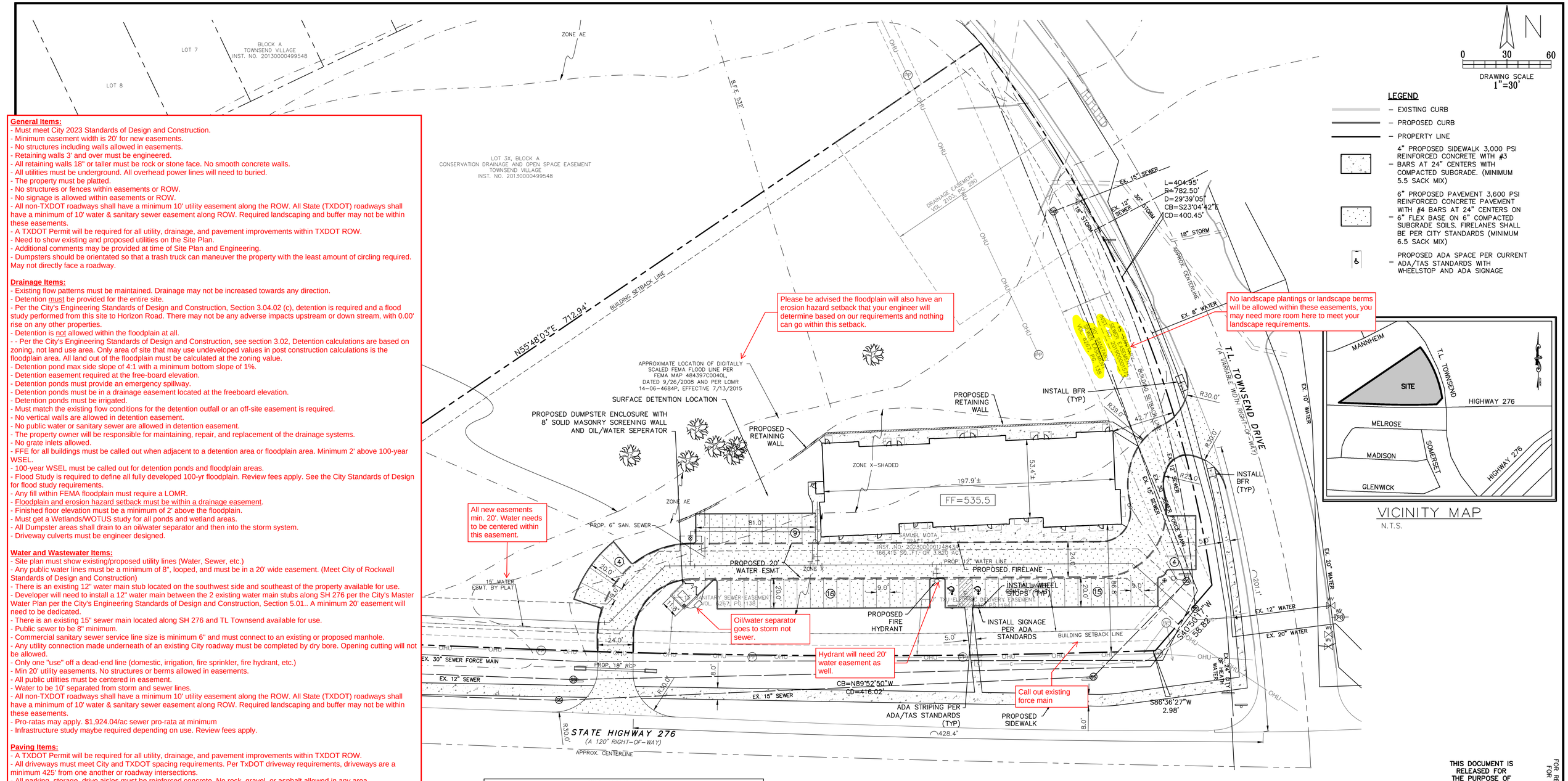
Paving Items:
- A TXDOT Permit will be required for all utility, drainage, and pavement improvements within TXDOT ROW.
- All driveways must meet City and TXDOT spacing requirements. Per TxDOT driveway requirements, driveways are a minimum 425' from one another or roadway intersections.
- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed with without a City approved turnaround area, 15'x64' striped and signed no parking area.
- All drive isles to be a minimum of 24' wide.
- All streets and parking to be minimum 1-ft above the 100 YR floodplain WSEL.
- 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.
- No landscape berms 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.



VICINITY MAP
N.T.S.

SITE DATA TABLE	
CURRENT ZONING:	PD-10 (SH276 OVERLAY)
LAND USE:	OFFICE/RETAIL BUILDINGS
SITE ACREAGE:	3.82 ACRES (166,415 SQ FT)
TOTAL BUILDING AREA:	12,000 SQUARE FEET
OPEN SPACE:	127,528/166,415 : 76.6%
PAVED SURFACE AREA:	38,887/166,415 : 23.4%
BUILDING HEIGHT	1 STORY
PARKING REQUIRED:	
PD-10 OFFICE	
TOTAL (1 SPACE/250 S.F.):	48 PARKING SPACES
PARKING PROVIDED:	48 PARKING SPACES
ACCESSIBLE PARKING PROVIDED:	2 PARKING SPACES

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

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 06/01/26.

FOR REVIEW ONLY. NOT FOR CONSTRUCTION

CASE: SP2026-012

Cumulus Design Firm #14810
2080 N. Highway 360, Suite 240 Grand Prairie, Texas 75050
Tel. 214.235.0367

SITE PLAN
276 BUSINESS PARK
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
J CADLE SURVEY, ABS 0065, TRACT 2-5

DATE	PROJECT NO	DRAWING SCALE	SHEET
6/1/26	CD25020	1" = 30'	SP

Copyright 2026 © Cumulus Design. Any modification or use of this plan without permission is prohibited.

PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.
CALL: TEXAS ONE CALL @ 811 AT LEAST 72 HRS PRIOR TO CONSTRUCTION.

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.

REVISIONS		
REV NO.	DATE	DESCRIPTION

OWNER/DEVELOPER:
MGD 276 BUSINESS PARK, LLC
1557 TROWBRIDGE CIR.
ROCKWALL, TEXAS 75032
CONTACT: SAMUEL MOTA
PH: (972) 771-1607

KEY

TREES

	11	QV	Quercus virginiana	Live Oak	4" Cal. Min. Cont. Grown–65 Gal. 12'–15' Height, 6'–8' Spread Specimen
	10	QT	Quercus texana	Texas Red Oak	4" Cal. Min. Cont. Grown–65 Gal. 12'–15' Height, 6'–8' Spread Specimen
	7	TD	Taxodium distichum	Bald Cypress	4" Cal. Min. Cont. Grown–65 Gal. 12'–15' Height, 6'–8' Spread Specimen
	10	CC	Cercis canadensis 'Texas'	Texas Redbud	3" multi–stem, 6'–8' Ht. 4' Spread, B&B or Container Specimen
	13	PM	Prunus mexicana	Mexican Plum	3" multi–stem, 6'–8' Ht. 4' Spread, B&B or Container Specimen

SHRUBS

	96	LEU	Leucophyllum frutescens)	Texas Sage	5 Gal. Minimum 36" Minimum height at planting Spaced per plan, matching

GROUNDCOVER

	34,334 SF	SOD	TIFTIF Bermuda	Bermuda Grass	Solid sod Sand fill joints and provide uniform coverage within 30 days of completion
	PER PLAN	EDGE	METAL EDGING	Submit colors to owner	

IRRIGATION NOTE

ALL LANDSCAPED AREAS MUST BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH OPERATING RAIN AND FREEZE SENSORS. IRRIGATION TO MEET THE REQUIREMENTS OF THE 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

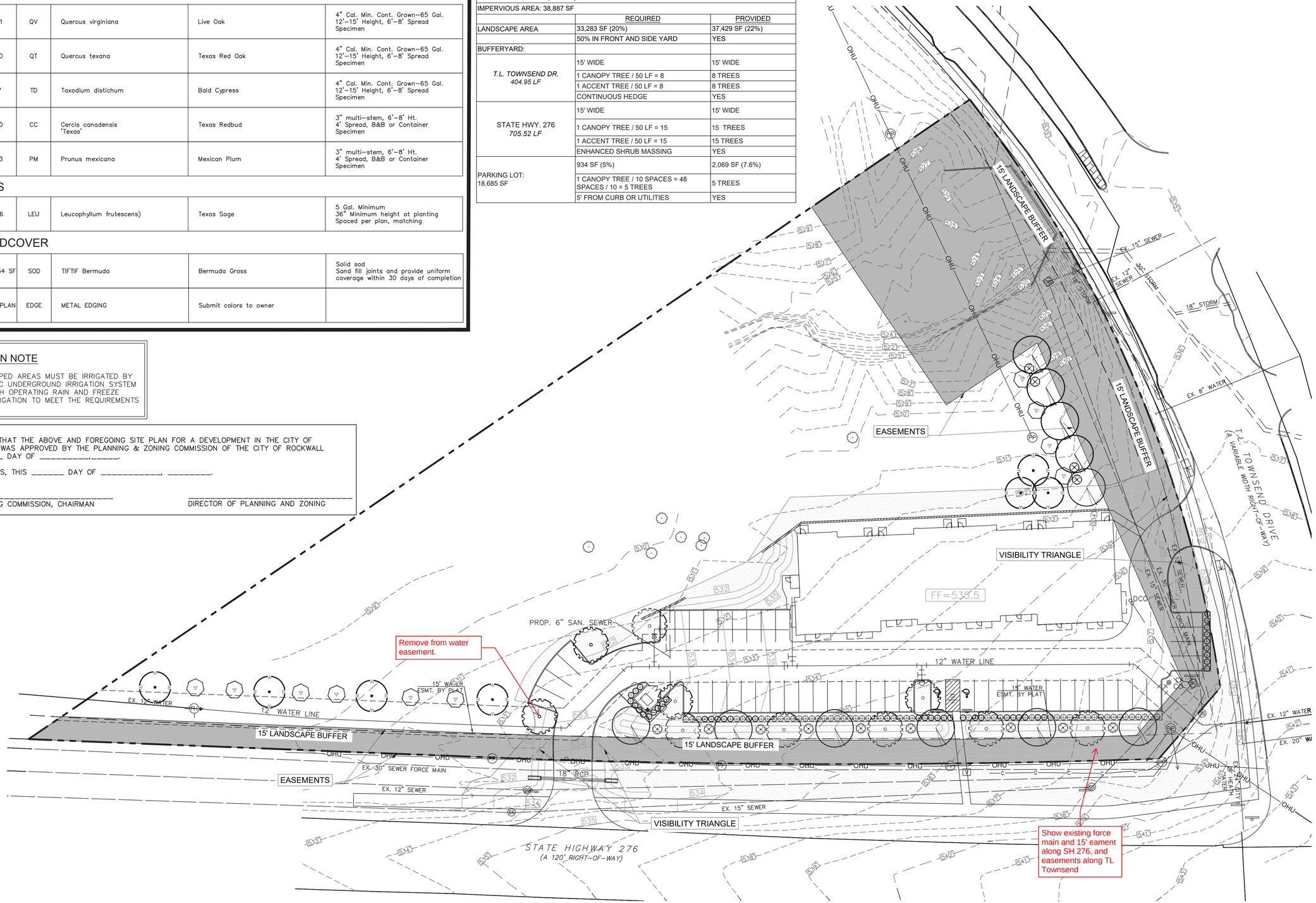
_____ DIRECTOR OF PLANNING AND ZONING

LANDSCAPE CALCULATIONS

LOT SIZE: 166,415 SF (3.82 AC)

IMPERVIOUS AREA: 38,887 SF

	REQUIRED	PROVIDED
LANDSCAPE AREA	33,283 SF (20%)	37,429 SF (22%)
	50% IN FRONT AND SIDE YARD	YES
BUFFERYARD:		
T.L. TOWNSEND DR. 404.95 LF	15' WIDE	15' WIDE
	1 CANOPY TREE / 50 LF = 8	8 TREES
	1 ACCENT TREE / 50 LF = 8	8 TREES
	CONTINUOUS HEDGE	YES
STATE HWY. 276 *705.52 LF*	15' WIDE	15' WIDE
	1 CANOPY TREE / 50 LF = 15	15 TREES
	1 ACCENT TREE / 50 LF = 15	15 TREES
	ENHANCED SHRUB MASSING	YES
PARKING LOT: 18,685 SF	934 SF (5%)	2,069 SF (7.6%)
	1 CANOPY TREE / 10 SPACES = 48 SPACES / 10 = 5 TREES	5 TREES
	5' FROM CURB OR UTILITIES	YES



SP2026-012

OLD SH 276 COMMERCIAL OFFICES

Rockwall, Texas

LONDON LANDSCAPES
P.O.BOX 28 COLLINSVILLE, TEXAS 76233
PHONE: 972-800-0076

REGISTERED LANDSCAPE ARCHITECT AMY S. LONDON 2991 STATE OF TEXAS
6/1/26

PROJECT NUMBER:	
PROJECT MANAGER:	
DRAWN BY:	A. LONDON
CHECKED BY:	A. LONDON
ISSUE DATE:	6/1/26

REV.	DATE	DESCRIP.	BY

SHEET CONTENT:

LANDSCAPE PLAN

SHEET NO:

L1.00

COPYRIGHT ©LONDON LANDSCAPES, LLC

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	Townsend Dr				
SUBDIVISION	J Cadle Survey, Tract 2, Abs 0065	LOT		BLOCK	
GENERAL LOCATION	NW corner of TL Townsend and SH 276				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	PD-10	CURRENT USE	Vacant
PROPOSED ZONING	No change	PROPOSED USE	Office/Warehouse
ACREAGE	X	LOTS [CURRENT]	X
		LOTS [PROPOSED]	X

☒ ***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	MGD 276 Business Park	☒ APPLICANT	Cumulus Design
CONTACT PERSON	Sam Mota	CONTACT PERSON	Paul Cragun
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 Samuel A. Mota [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."

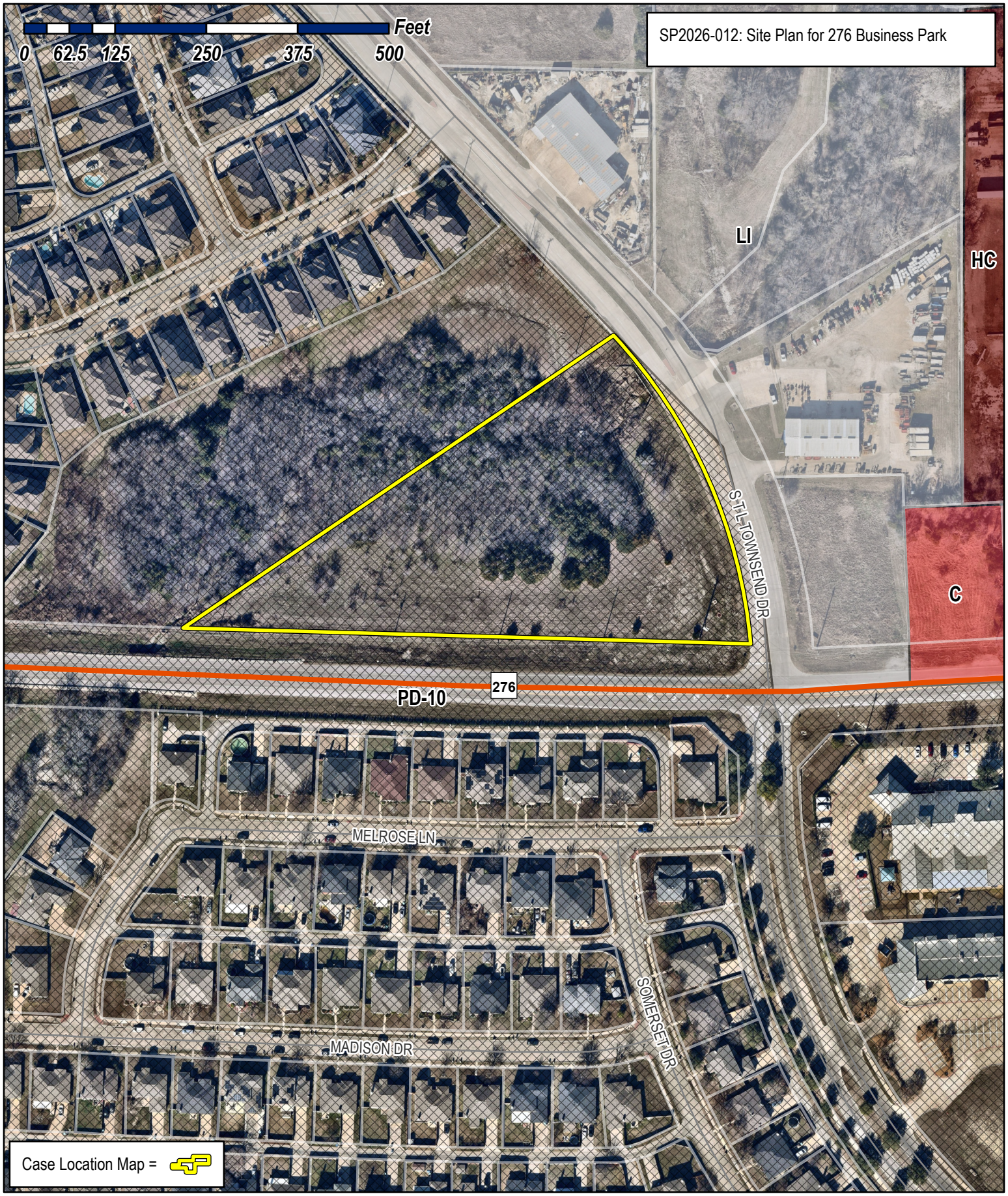
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18th DAY OF January, 2026

OWNER'S SIGNATURE Samuel Mota

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Veronica Joy Laroche

VERONICA JOY LAROCHE
Notary Public, State of Texas
Comm. Expires 07-30-2028
Notary ID 135016818

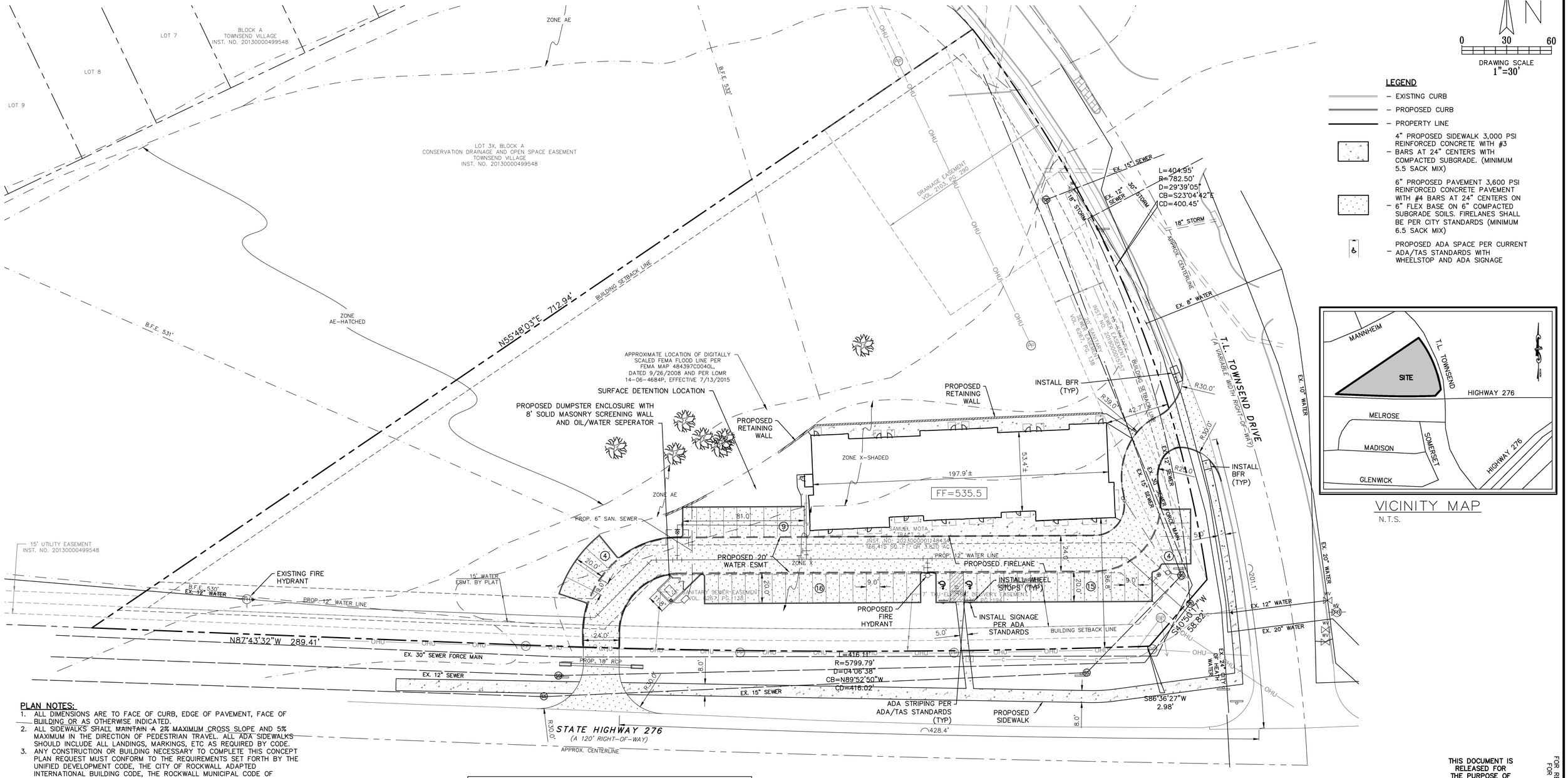
MY COMMISSION EXPIRES

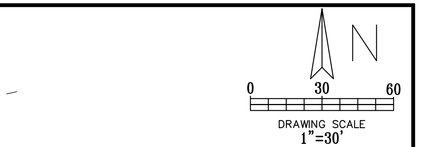


City of Rockwall

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.





LEGEND

- EXISTING CURB
- PROPOSED CURB
- PROPERTY LINE
- 4" PROPOSED SIDEWALK 3,000 PSI REINFORCED CONCRETE WITH #3 BARS AT 24" CENTERS WITH COMPACTED SUBGRADE. (MINIMUM 5.5 SACK MIX)
- 6" PROPOSED PAVEMENT 3,600 PSI REINFORCED CONCRETE PAVEMENT WITH #4 BARS AT 24" CENTERS ON 6" FLEX BASE ON 6" COMPACTED SUBGRADE SOILS. FIRELANES SHALL BE PER CITY STANDARDS (MINIMUM 6.5 SACK MIX)
- PROPOSED ADA SPACE PER CURRENT ADA/TAS STANDARDS WITH WHEELSTOP AND ADA SIGNAGE

VICINITY MAP
N.T.S.

PLAN NOTES:

1. ALL DIMENSIONS ARE TO FACE OF CURB, EDGE OF PAVEMENT, FACE OF BUILDING OR AS OTHERWISE INDICATED.
2. ALL SIDEWALKS SHALL ~~MAINTAIN A 2% MAXIMUM~~ CROSS SLOPE AND 5% MAXIMUM IN THE DIRECTION OF PEDESTRIAN TRAVEL. ALL ADA SIDEWALKS SHOULD INCLUDE ALL LANDINGS, MARKINGS, ETC AS REQUIRED BY CODE.
3. ANY CONSTRUCTION OR BUILDING NECESSARY TO COMPLETE THIS CONCEPT PLAN REQUEST MUST CONFORM TO THE REQUIREMENTS SET FORTH BY THE UNIFIED DEVELOPMENT CODE, THE CITY OF ROCKWALL ADAPTED INTERNATIONAL BUILDING CODE, 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.
4. THE MECHANICAL EQUIPMENT SHALL BE ROOF MOUNTED AND BE SCREENED FROM PUBLIC VIEW.
5. A TYPICAL PARKING SPACE SHALL BE 9' WIDE AND 20' DEEP.
6. THE PROPERTY IS CURRENTLY UNPLATTED BUT WILL BE PLATTED AS PART OF DEVELOPMENT.
7. DETENTION AREA LOCATIONS HAVE BEEN CALLED OUT ON THIS PLAN. DETENTION OUTFALL MUST BE AT SHEET FLOW CONDITIONS WHEN STORM WATER CROSSES THE PROPERTY LINE. MANNING'S C-VALUE SHALL BE PER ZONING TYPE. DUMPSTER AREAS TO DRAIN TO OIL/WATER SEPARATOR AND THEN TO THE STORM LINES.

!!! CAUTION !!!
UNDERGROUND UTILITIES

EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION SUPPLIED BY VARIOUS PARTIES. THE ENGINEER DOES NOT ASSUME THE RESPONSIBILITY FOR THE UTILITY LOCATIONS SHOWN. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR(S) TO VERIFY THE HORIZONTALLY AND VERTICALLY LOCATION OF ALL UTILITIES AND UNDERGROUND FACILITIES PRIOR TO CONSTRUCTION, TO TAKE PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED AND NOTIFY THE ENGINEER OF ALL CONFLICTS OF THE WORK WITH EXISTING FACILITIES. THE CONTRACTOR SHALL PROTECT AND MAINTAIN ALL UTILITIES FROM DAMAGE DURING CONSTRUCTION. ANY DAMAGE BY THE CONTRACTOR TO UTILITIES SHALL BE REPAIRED OR REPLACED BY THE CONTRACTOR AT THEIR OWN EXPENSE.

CALL: TEXAS ONE CALL @ 811 AT LEAST 72 HRS PRIOR TO CONSTRUCTION.

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SITE DATA TABLE	
CURRENT ZONING:	PD-10 (SH276 OVERLAY)
LAND USE:	OFFICE/RETAIL BUILDINGS
SITE ACREAGE:	3.82 ACRES (166,415 SQ FT)
TOTAL BUILDING AREA:	12,000 SQUARE FEET
OPEN SPACE:	127,528/166,415 : 76.6%
PAVED SURFACE AREA:	38,887/166,415 : 23.4%
BUILDING HEIGHT	1 STORY
PARKING REQUIRED: *PD-10 OFFICE* *TOTAL (1 SPACE/250 S.F.):*	48 PARKING SPACES
PARKING PROVIDED:	48 PARKING SPACES
ACCESSIBLE PARKING PROVIDED:	2 PARKING SPACES

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.

REVISIONS		
REV NO.	DATE	DESCRIPTION

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

OWNER/DEVELOPER:
MGD 276 BUSINESS PARK, LLC
1557 TROWBRIDGE DR.
ROCKWALL, TEXAS 75032
CONTACT: SAMUEL MOTA
PH: (972) 771-1607

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF REVIEW UNDER THE AUTHORITY OF PAUL CRAGUN, P.E. NO. 112767 ON 06/01/26.

FOR REVIEW ONLY. NOT FOR CONSTRUCTION

CASE: SP2026-012

Cumulus Design Firm #14810
2080 N. Highway 360, Suite 240 Grand Prairie, Texas 75050
Tel. 214.235.0367

SITE PLAN

276 BUSINESS PARK
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS
J CADLE SURVEY, ABS 0065, TRACT 2-5

DATE	PROJECT NO	DRAWING SCALE	SHEET
6/1/26	CD25020	1" = 30'	SP

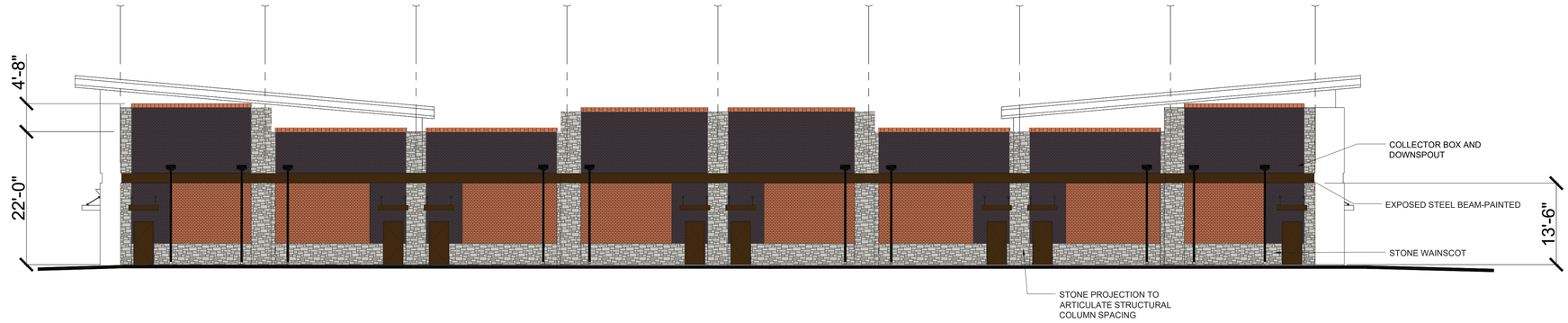


1 South Elevation - Building 1

SCALE: 3/32" = 1'-0"

MATERIAL CALCULATIONS:

FACADE AREA-	5,234 SF
MASONRY AREA-	91%
NATURAL STONE AREA-	20%

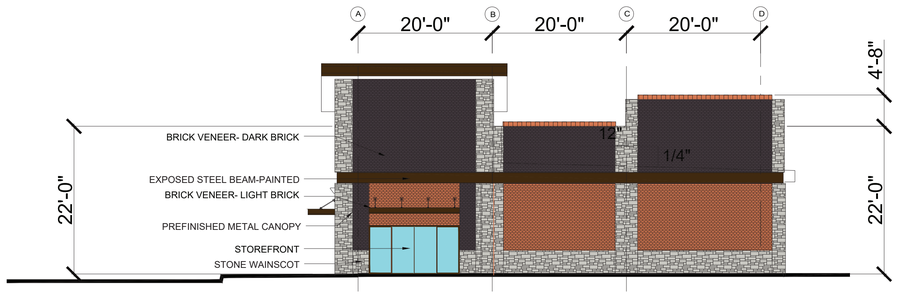


2 North Elevation - Building 1

SCALE: 3/32" = 1'-0"

MATERIAL CALCULATIONS:

FACADE AREA-	4,827 SF
MASONRY AREA-	90%
NATURAL STONE AREA-	28%

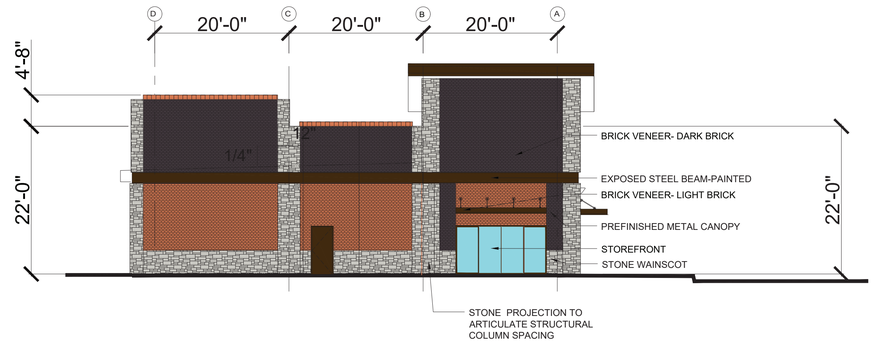


3 East Elevation - Building 1

SCALE: 3/32" = 1'-0"

MATERIAL CALCULATIONS:

FACADE AREA-	1,768 SF
MASONRY AREA-	92%
NATURAL STONE AREA-	26%



4 West Elevation - Building 1

SCALE: 3/32" = 1'-0"

MATERIAL CALCULATIONS:

FACADE AREA-	1,768 SF
MASONRY AREA-	92%
NATURAL STONE AREA-	26%

SP2026-012

APPROVED:
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WITNESS OUR HANDS, THIS_____DAY OF_____,_____.

PLANNING & ZONNG COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING

REV	DATE	ISSUE
A	02/13/26	ISSUED FOR REVIEW
B	03/13/26	REVISED ISSUED FOR REVIEW
C	04/17/26	REVISED ISSUED FOR REVIEW
D	05/22/26	REVISED ISSUED FOR REVIEW

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION
05/22/2026

WILLIAM TATLOCK, RA
2950 GOLFING GREEN CT.
BURLESON, TX 76028

OFFICE BUILDING

Highway 276 & Townsend Rockwall, TX

Project	24111
Revision	D
Date	05/22/2026
Scale	

A4.1
OF SHEETS



METAL DOORS, CANOPY,
STEEL BEAMS AND OVERHEAD
COILING DOORS-
EXTERIOR PAINT
SHERWIN WILLIAMS
SW7055 ENDURING BRONZE



STOREFRONT FRAMING-
KAWNEER
MEDIUM BRONZE



BRICK VENEER-
"LIGHT" BRICK-
ACME BRICK
CLOISTURE MODULAR



BRICK VENEER-
"DARK" BRICK-
ACME BRICK
DARK INKSPOT MODULAR



STONE VENEER-
CORONADO STONE-
FREEDOM BUILDING STONE SERIES
PATRIOT BLEND

EXTERIOR COLOR PALETTE

OFFICE BUILDING
HIGHWAY 276 & TOWNSEND RD.
ROCKWALL, TEXAS
3/13/2026

REV	DATE	ISSUE
A	03/13/26	ISSUED FOR REVIEW

ISSUED FOR REVIEW
NOT FOR CONSTRUCTION
01/19/2026

WILLIAM TATLOCK, RA
2950 GOLFING GREEN CT.
BURLESON, TX 76028

OFFICE BUILDING
Highway 276 & Townsend Rockwall, TX

B

Project	24111
Revision	A
Date	03/13/2026
Scale	

A4.3
OF SHEETS

KEY

TREES

	11	QV	Quercus virginiana	Live Oak	4" Cal. Min. Cont. Grown–65 Gal. 12'–15' Height, 6'–8' Spread Specimen
	10	QT	Quercus texana	Texas Red Oak	4" Cal. Min. Cont. Grown–65 Gal. 12'–15' Height, 6'–8' Spread Specimen
	7	TD	Taxodium distichum	Bald Cypress	4" Cal. Min. Cont. Grown–65 Gal. 12'–15' Height, 6'–8' Spread Specimen
	10	CC	Cercis canadensis 'Texas'	Texas Redbud	3" multi–stem, 6'–8' Ht. 4' Spread, B&B or Container Specimen
	13	PM	Prunus mexicana	Mexican Plum	3" multi–stem, 6'–8' Ht. 4' Spread, B&B or Container Specimen

SHRUBS

	96	LEU	Leucophyllum frutescens)	Texas Sage	5 Gal. Minimum 36" Minimum height at planting Spaced per plan, matching

GROUNDCOVER

	34,334 SF	SOD	TIFTIF Bermuda	Bermuda Grass	Solid sod Sand fill joints and provide uniform coverage within 30 days of completion
	PER PLAN	EDGE	METAL EDGING	Submit colors to owner	

IRRIGATION NOTE

ALL LANDSCAPED AREAS MUST BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH OPERATING RAIN AND FREEZE SENSORS. IRRIGATION TO MEET THE REQUIREMENTS OF THE 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

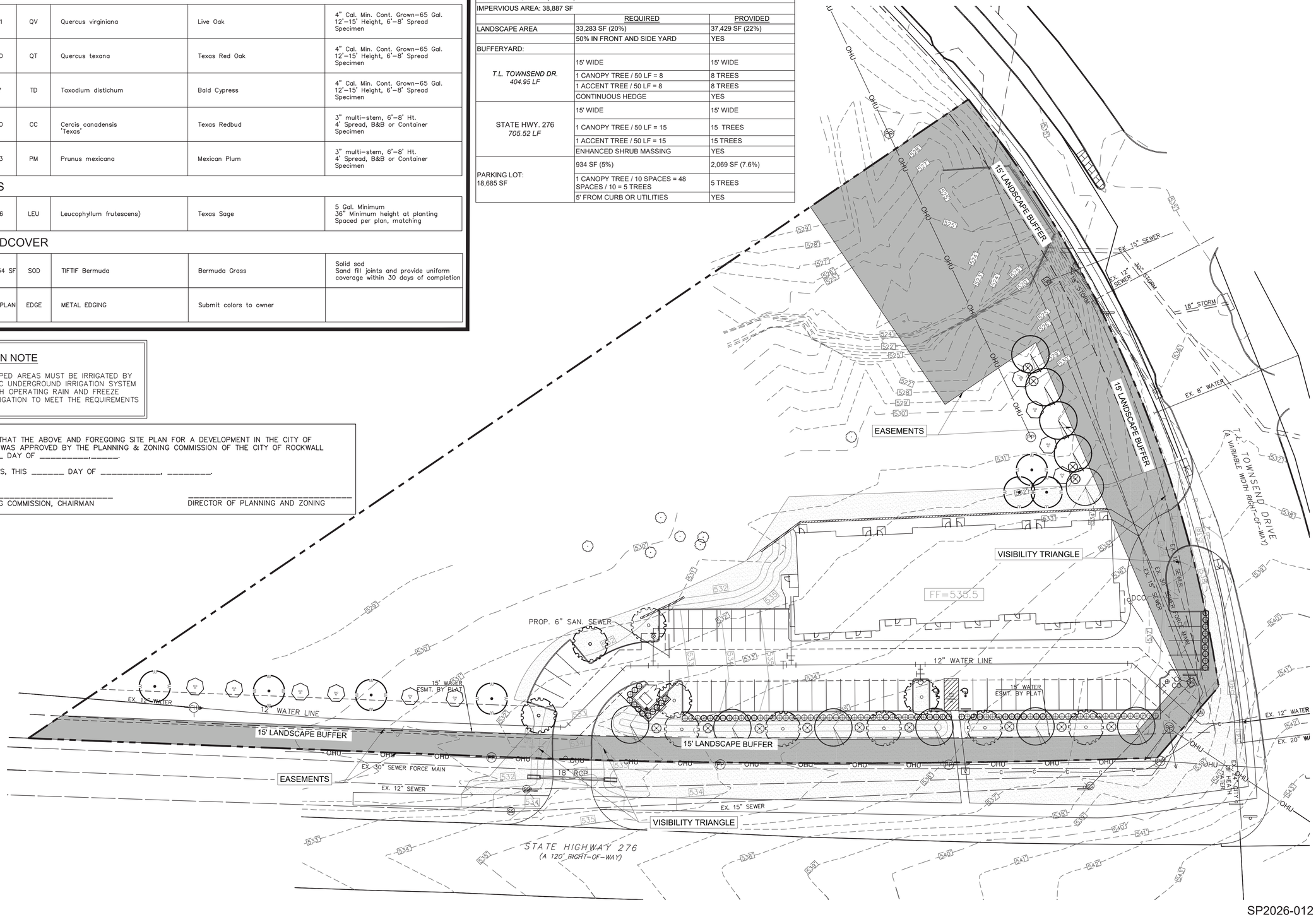
_____ DIRECTOR OF PLANNING AND ZONING

LANDSCAPE CALCULATIONS

LOT SIZE: 166,415 SF (3.82 AC)

IMPERVIOUS AREA: 38,887 SF

	REQUIRED	PROVIDED
LANDSCAPE AREA	33,283 SF (20%)	37,429 SF (22%)
	50% IN FRONT AND SIDE YARD	YES
BUFFERYARD:		
T.L. TOWNSEND DR. 404.95 LF	15' WIDE	15' WIDE
	1 CANOPY TREE / 50 LF = 8	8 TREES
	1 ACCENT TREE / 50 LF = 8	8 TREES
	CONTINUOUS HEDGE	YES
STATE HWY. 276 *705.52 LF*	15' WIDE	15' WIDE
	1 CANOPY TREE / 50 LF = 15	15 TREES
	1 ACCENT TREE / 50 LF = 15	15 TREES
	ENHANCED SHRUB MASSING	YES
PARKING LOT: 18,685 SF	934 SF (5%)	2,069 SF (7.6%)
	1 CANOPY TREE / 10 SPACES = 48 SPACES / 10 = 5 TREES	5 TREES
	5' FROM CURB OR UTILITIES	YES



SP2026-012

OLD SH 276 COMMERCIAL OFFICES

Rockwall, Texas

LONDON LANDSCAPES
P.O.BOX 28 COLLINSVILLE, TEXAS 76233
PHONE: 972-600-0076

REGISTERED LANDSCAPE ARCHITECT AMY S. LONDON 2971 STATE OF TEXAS
6/1/26

PROJECT NUMBER:	
PROJECT MANAGER:	
DRAWN BY:	A. LONDON
CHECKED BY:	A. LONDON
ISSUE DATE:	6/1/26

REV.	DATE	DESCRIP.	BY

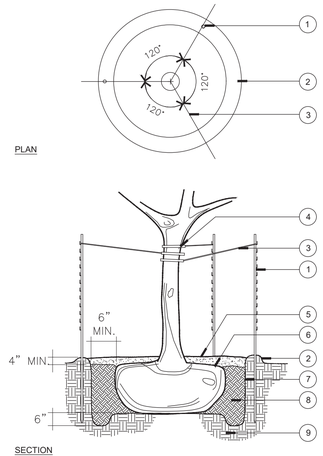
SHEET CONTENT:

LANDSCAPE PLAN

SHEET NO:

L1.00

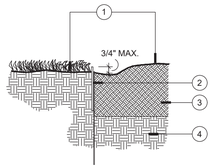
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1. 2"x2"x8' STEEL FENCE "T" POST, 3 PER TREE, SPACED EQUALLY, MATERIAL PER NOTES
2. 4" EARTH SAUCER
3. GALVANIZED GUY WIRE, ADD TURNBUCKLES IF NECESSARY TO STABILIZE TREE
4. RUBBER CHAFING GUARD
5. 3" ORGANIC MULCH, KEEP ROOT FLARE EXPOSED
6. ROOT BALL: REMOVE BURLAP, BURLAP TIES, AND WIRE BASKET FROM TOP 1/3 OF ROOTBALL. REMOVE ALL NYLON STRINGS, PLASTIC LINERS, AND OTHER SYNTHETIC MATERIALS FROM THE ENTIRE ROOTBALL. (AS NECESSARY)
7. PLANTING PIT EXCAVATED 12" LARGER (MIN.) THAN WIDTH OF ROOTBALL. PIT DEPTH AS NEEDED TO SET ROOTBALL COLLAR AT PROPOSED FINISHED GRADE. PLACE ROOTBALL ON SOLID SOIL AND NOT LOOSE BACKFILL.
8. PIT BACKFILL SOIL PER SPECIFICATIONS
9. UNDISTURBED EARTH

A TREE PLANTING

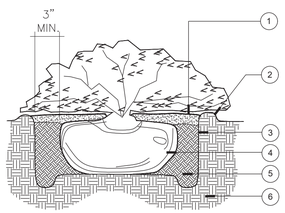
N.T.S.



1. DIFFERENT SURFACE TREATMENTS
2. STEEL EDGING
3. BED SOIL. 6" MINIMUM DEPTH.
4. NATIVE SOIL

D STEEL EDGING

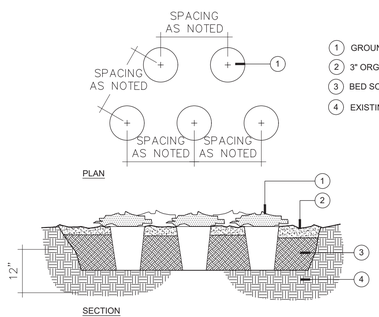
N.T.S.



1. 3" ORGANIC MULCH LAYER
2. 3" HIGH EARTH SAUCER
3. PLANTING PIT: EXCAVATE 6" LARGER (MIN.) THAN WIDTH OF ROOTBALL, W/ PIT DEPTH AS NEEDED TO SET ROOTBALL @ PROPOSED FINISHED GRADE. PLACE ROOTBALL ON SOLID SOIL AND NOT LOOSE BACKFILL. SCARIFY SIDES OF PIT. PROVIDE CONTINUOUS PIT FOR MASSED BED PLANTINGS.
4. ROOT BALL: REMOVE FROM CONTAINER. GENTLY SCARIFY GIRDERED ROOTS AS NEEDED. REMOVE ALL TAGS & TWINE.
5. PIT BACKFILL W/ PREPARED SOIL BED MIX PER SPECIFICATIONS. PROVIDE CONTINUOUS SOIL BED MIX IN MASS PLANTINGS.
6. UNDISTURBED EARTH

B SHRUB PLANTING

N.T.S.



1. GROUNDCOVER
2. 3" ORGANIC MULCH
3. BED SOIL
4. EXISTING SUBGRADE

C GROUNDCOVER PLANTING

N.T.S.

LANDSCAPE NOTES

1. Plant material shall comply with all sizing and grading standards of the latest edition of 'American Standard for Nursery Stock.'
2. Contractor shall stake out tree locations and bed configuration for approval by owner prior to installation.
3. It is the responsibility of the contractor to advise the owner's representative of any condition found on site which prohibits installation as shown on these plans.
4. In the event of a discrepancy between drawings and plant schedule, the drawings shall prevail.
5. Locate all utilities prior to digging. Contractor shall be responsible for all damage incurred by his/her work.
6. No substitutions shall be made without written authorization from the project Landscape Architect or the Owner.
7. Commercial Soil Mix: All planting beds shall be excavated to twelve (12") inches below finished grade by Landscape Contractor, and all debris, stone, rubbish, weeds, and topsoil shall be removed from the site. The subgrade shall then be tilled to a depth of twelve (12") inches and the planting bed shall be backfilled with soil compost mix as available from Living Earth Resources, Inc., Dallas, Texas, or approved equal. Upon replacement of topsoil with mix and after watering in, the bed should be at the specified level.
8. Existing soil shall be reasonably free of stones, lumps of clay, roots and other foreign matter. Acidity to be between 5.0 and 7.0 pH.
9. If rocks are encountered, remove to a depth of 4" and add 4" of friable fertile topsoil to all sodded areas. Grade according to Engineer's grading plan.
10. Lawn areas shall have 4" minimum friable topsoil and be treated with fertilizer applied at a rate of 20 pounds per 1,000 square feet.
11. All plant beds shall be top dressed with a minimum 4" of shredded hardwood mulch.
12. Provide beveled edge between all plant beds and lawn areas unless indicated differently on plans.
13. Tree planting pits shall be backfilled with top soil, and cleared of all rocks, lumps of clay and other foreign material. Place 1" of compost and 4" of mulch on top of root ball.
14. Methods of tree staking indicated on the drawings are for suggestion only. The landscape contractor shall use whatever method he/she deems fit, however, he/she will be held liable for any damage caused to trees due to improper staking methods (including absence of staking), and will be responsible for adjusting and/ or replanting trees which are not held upright during the warranty period.
15. Trees shall be planted at least 3 feet from any utility line, curb, walk or fire hydrant, and outside all utility easements.
16. Trees overhanging walks and parking areas shall have a clear trunk height of 7 feet from finish surface grade.
17. Trees overhanging public street pavement, drive aisles and fire lanes shall have a minimum clear trunk height of 14 feet from finish surface of street pavement.
18. Trees planted on slopes shall be placed in planting pits of adequate depth such that the soil stain at the base of the trunk matches that of the average grade or slope.
19. A visibility triangle must be provided at all intersections. All landscaping within visibility triangles and parking lot islands, must be maintained so that lower tree limbs are a minimum of 7' from the ground and that shrubs and ground cover are a maximum of 24" high.
20. No shrubs shall be permitted within areas less than three (3) feet in width. All such areas shall be grass or other permanent fixed material such as paving.
21. During the warranty period The contractor shall be jointly responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. The work shall include – but not be limited to – mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to the maintenance of landscaping. All plant materials shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant material that is damaged, destroyed, removed, or showing more than 40% defoliation, shall be replaced with plant material of similar size and variety within thirty (30) days.
22. Contractor shall warranty plant material to remain alive and healthy for a period of one year after the final acceptance. Warranty shall not include damage for loss of plant material due to natural causes, acts of vandalism or negligence on the part of the owner.
23. Landscape areas shall be kept free of trash, litter and weeds.
24. All signage and fencing shall be contingent upon building inspection department approval.
25. An automatic irrigation system shall be provided to maintain all landscape areas. Overspray on streets and walks is prohibited. A permit from the building inspection department is required for each irrigation system. Drip indicators shall be installed on all drip irrigation zones.

FOR PRIVATE PROPERTY USE ONLY– THESE DETAILS SHALL NOT BE USED IN THE R.O.W. OR EASEMENT AREAS.

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

SP2026-012

OLD SH 276
COMMERCIAL OFFICES
Rockwall, Texas

LONDON LANDSCAPES
P.O. BOX 28 COLLINSVILLE, TEXAS 76233
PHONE: 972-800-0676

REGISTERED LANDSCAPE ARCHITECT
AMY S. LONDON
STATE OF TEXAS

6/1/26

PROJECT NUMBER:	
PROJECT MANAGER:	
DRAWN BY:	A. LONDON
CHECKED BY:	A. LONDON
ISSUE DATE:	6/1/26

REV.	DATE	DESCRIP.	BY

SHEET CONTENT:

LANDSCAPE DETAILS

SHEET NO:
L1.01

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LEGEND

TREES TO BE REMOVED (NONE)

TREES TO BE PRESERVED (ALL)

TREE PROTECTION FENCING

LANDSCAPE ARCHITECT/ARBORIST STATEMENT

"I AMY LONDON BEING A LANDSCAPE ARCHITECT OR ARBORIST ATTEST THAT THE IDENTIFICATION AND SIZE OF TREES IDENTIFIED ON THIS SURVEY ARE CORRECT AND THAT ALL PROTECTED TREES HAVE BEEN SHOWN."

DATE FEBRUARY 13, 2026

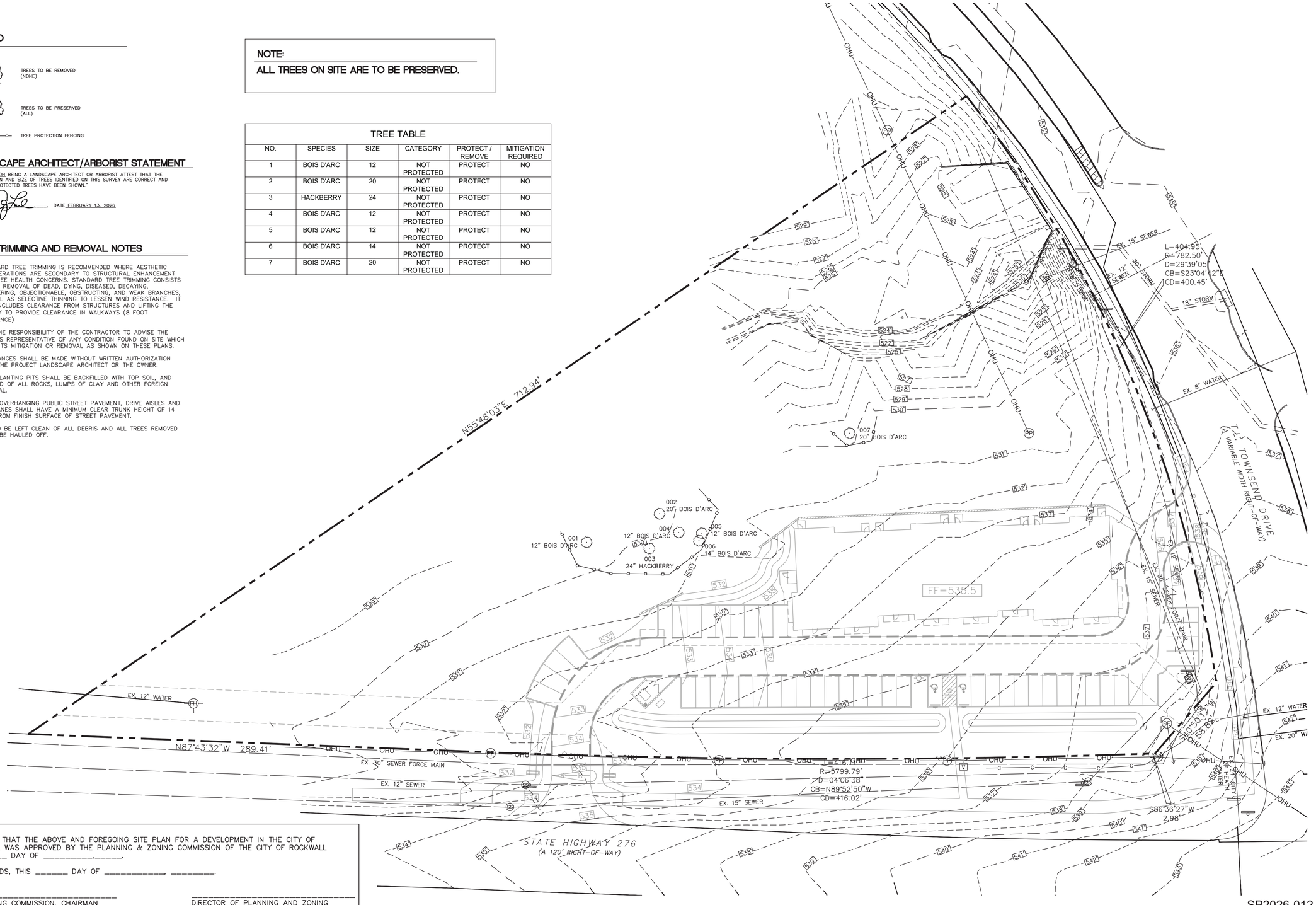
TREE TRIMMING AND REMOVAL NOTES

1. STANDARD TREE TRIMMING IS RECOMMENDED WHERE AESTHETIC CONSIDERATIONS ARE SECONDARY TO STRUCTURAL ENHANCEMENT AND TREE HEALTH CONCERNS. STANDARD TREE TRIMMING CONSISTS OF THE REMOVAL OF DEAD, DYING, DISEASED, DECAYING, INTERFERING, OBJECTIONABLE, OBSTRUCTING, AND WEAK BRANCHES, AS WELL AS SELECTIVE THINNING TO LESSEN WIND RESISTANCE. IT ALSO INCLUDES CLEARANCE FROM STRUCTURES AND LIFTING THE CANOPY TO PROVIDE CLEARANCE IN WALKWAYS (8 FOOT CLEARANCE)
2. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE THE OWNER'S REPRESENTATIVE OF ANY CONDITION FOUND ON SITE WHICH PROHIBITS MITIGATION OR REMOVAL AS SHOWN ON THESE PLANS.
3. NO CHANGES SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM THE PROJECT LANDSCAPE ARCHITECT OR THE OWNER.
4. TREE PLANTING PITS SHALL BE BACKFILLED WITH TOP SOIL, AND CLEARED OF ALL ROCKS, LUMPS OF CLAY AND OTHER FOREIGN MATERIAL.
5. TREES OVERHANGING PUBLIC STREET PAVEMENT, DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET FROM FINISH SURFACE OF STREET PAVEMENT.
6. SITE TO BE LEFT CLEAN OF ALL DEBRIS AND ALL TREES REMOVED SHALL BE HAULED OFF.

NOTE:
ALL TREES ON SITE ARE TO BE PRESERVED.

TREE TABLE

NO.	SPECIES	SIZE	CATEGORY	PROTECT / REMOVE	MITIGATION REQUIRED
1	BOIS D'ARC	12	NOT PROTECTED	PROTECT	NO
2	BOIS D'ARC	20	NOT PROTECTED	PROTECT	NO
3	HACKBERRY	24	NOT PROTECTED	PROTECT	NO
4	BOIS D'ARC	12	NOT PROTECTED	PROTECT	NO
5	BOIS D'ARC	12	NOT PROTECTED	PROTECT	NO
6	BOIS D'ARC	14	NOT PROTECTED	PROTECT	NO
7	BOIS D'ARC	20	NOT PROTECTED	PROTECT	NO



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WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____ PLANNING & ZONING COMMISSION, CHAIRMAN

_____ DIRECTOR OF PLANNING AND ZONING

SP2026-012

OLD SH 276 COMMERCIAL OFFICES

Rockwall, Texas

LONDON LANDSCAPES
P.O.BOX 28 COLLINSVILLE, TEXAS 76233
PHONE: 972-800-0676

REGISTERED LANDSCAPE ARCHITECT AMY S. LONDON STATE OF TEXAS

6/1/26

PROJECT NUMBER:	
PROJECT MANAGER:	
DRAWN BY:	A. LONDON
CHECKED BY:	A. LONDON
ISSUE DATE:	6/1/26

REV.	DATE	DESCRIP.	BY

SHEET CONTENT:

TREESCAPE PLAN

SHEET NO:

TR1.00

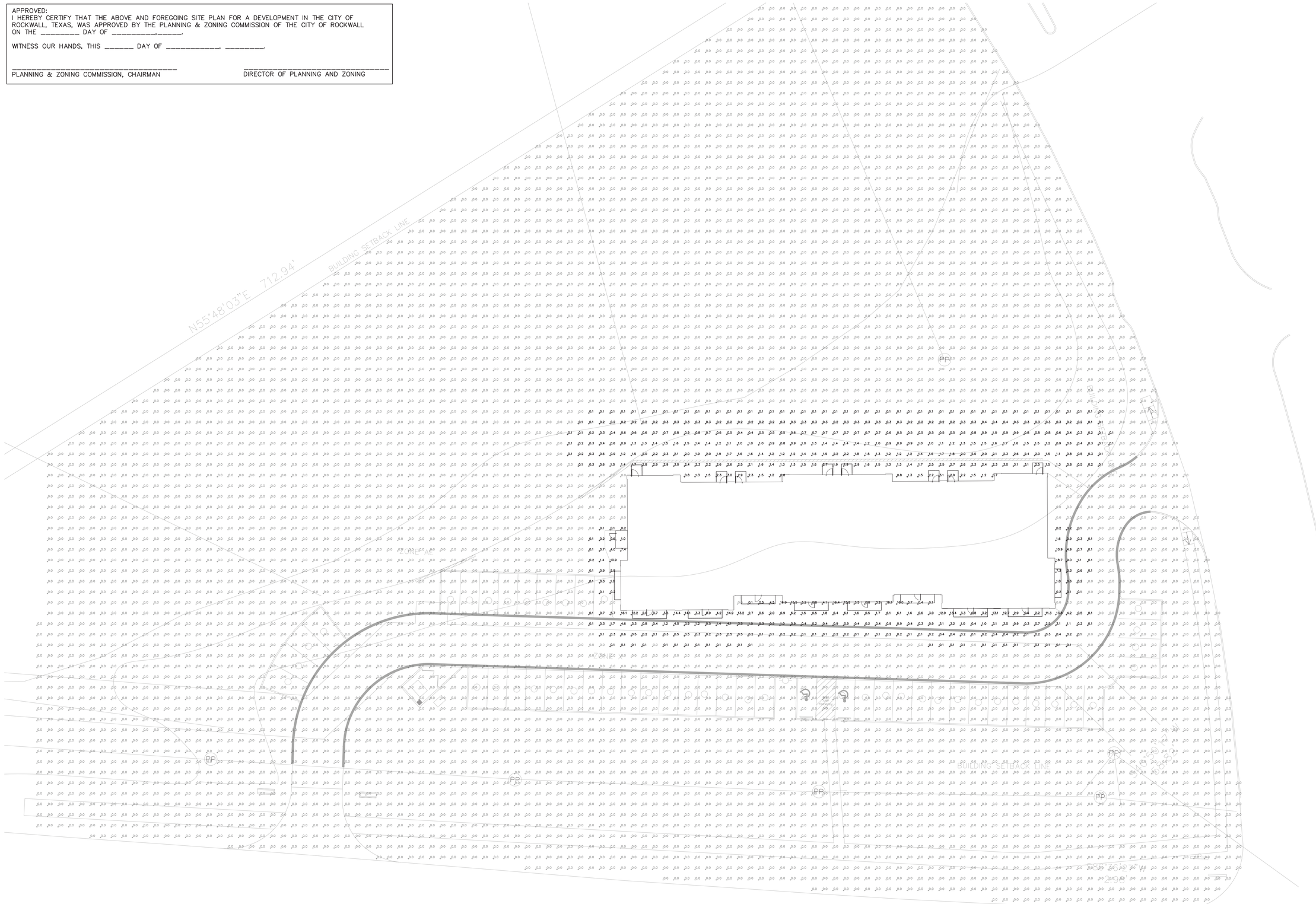
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WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____ PLANNING & ZONING COMMISSION, CHAIRMAN

_____ DIRECTOR OF PLANNING AND ZONING



1 ELECTRICAL PHOTOMETRICS PLAN
SCALE: 1" = 20'

NORTH

0 10' 20' 40' 60'
SCALE: 1" = 20'

SP2026-012

REV	DATE	ISSUE
A	02/13/26	ISSUED FOR REVIEW
B	03/13/26	REVISED ISSUED FOR REVIEW
C	03/13/26	REVISED ISSUED FOR REVIEW
D	04/16/26	ISSUED FOR PERMIT
E	06/01/26	ISSUED FOR CONSTRUCTION

ISSUED FOR PERMIT
AND CONSTRUCTION
06/01/2026

HEC GROUP
15749 SEABOLT PLC.
ADDISON, TX 75001

OFFICE BUILDING

ELECTRICAL PHOTOMETRICS
HIGHWAY 276 & TOWNSEND
ROCKWALL, TX 75032

Project	26104
Revision	E
Date	06/01/2026
Scale	N.T.S.

E0.4
OF SHEETS

EXTERIOR LIGHTING FIXTURE SCHEDULE

FIXTURE	FIXTURE DESCRIPTION	MANUFACTURER & CATALOG NUMBER	LAMP TYPE & COLOR TEMP	FIXTURE VOLTS	FIXTURE WATTS	FIXTURE QUANTITY	FIXTURE NOTES:
S1	NEW DECORATIVE SCONCE	LITHONIA WMCL4-P1-SWW2-A45-EW4C-MVOLT-PE-DDBXD-M4	LED 4000K	120V	19 W	9	BUTTON STYLE PHOTOCELL, WALL BRACKET, EMERGENCY BATTERY.
W1	NEW WALL PACK	LITHONIA WDGE2-LED-P2-40K-80CRI-R3-MVOLT-PE-E20WC-DDBXD	LED 4000K	120V	59 W	5	BUTTON STYLE PHOTOCELL, WALL BRACKET, EMERGENCY BATTERY.

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 _____,_____.

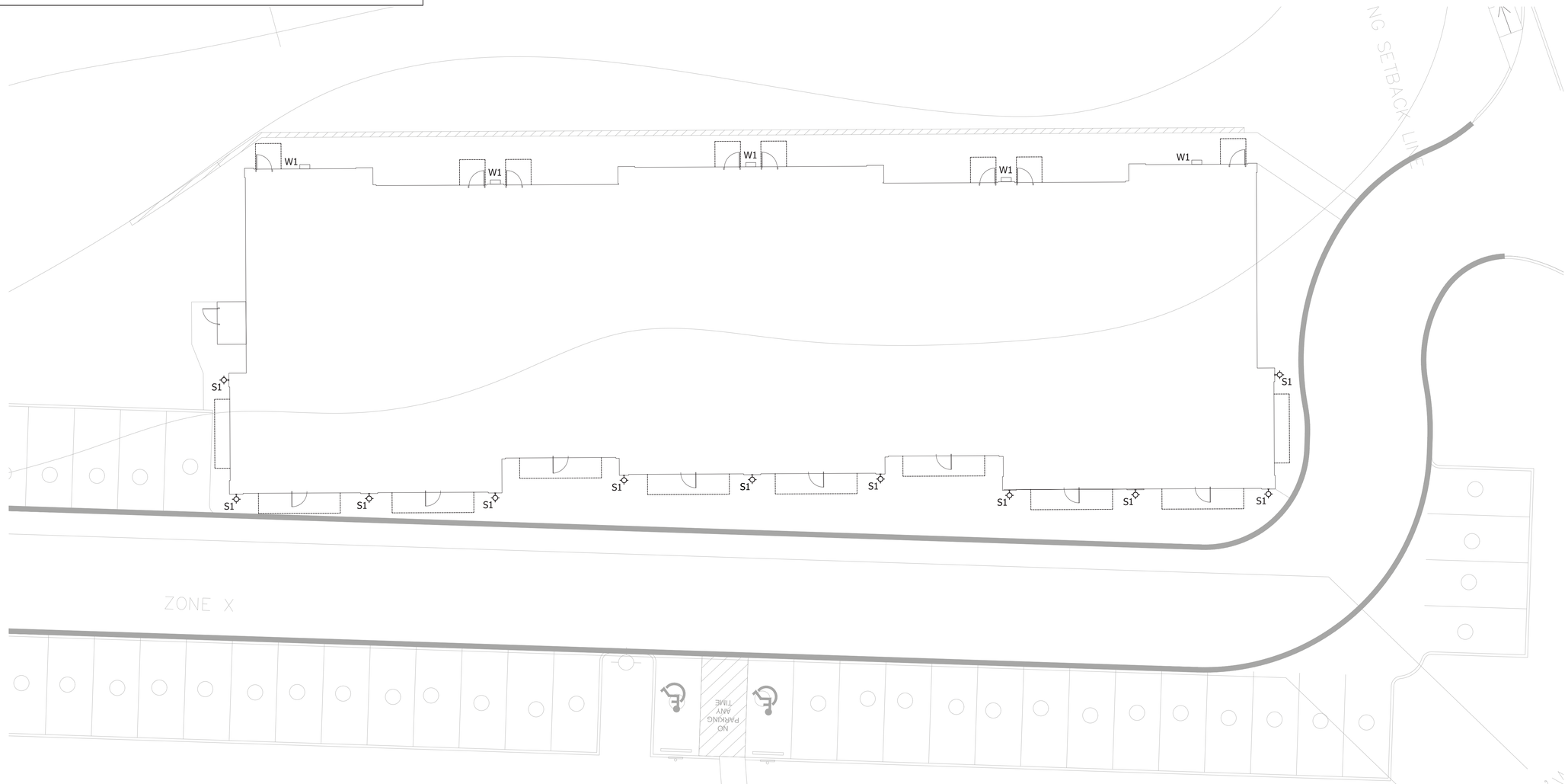
WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

_____ PLANNING & ZONING COMMISSION, CHAIRMAN

_____ DIRECTOR OF PLANNING AND ZONING

GENERAL NOTES

1. PHOTOMETRIC PLANS.



1 ELECTRICAL EXTERIOR LIGHTING PLAN

SCALE: 1" = 20'

NORTH

0 1' 2' 5' 8'

SCALE: 3/8" = 1'-0"

SP2026-012

REV	DATE	ISSUE
A	02/13/26	ISSUED FOR REVIEW
B	03/13/26	REVISED ISSUED FOR REVIEW
C	03/13/26	REVISED ISSUED FOR REVIEW
D	04/16/26	ISSUED FOR PERMIT
E	06/01/26	ISSUED FOR CONSTRUCTION

ISSUED FOR PERMIT AND CONSTRUCTION 06/01/2026

HEC GROUP
15749 SEABOLT PLC.
ADDISON, TX 75001

OFFICE BUILDING

EXTERIOR LIGHTING PLAN
HIGHWAY 276 & TOWNSEND
ROCKWALL, TX 75032

Project	26104
Revision	E
Date	06/01/2026
Scale	N.T.S.

E0.5
OF SHEETS



WDGE3 LED

Architectural Wall Sconce

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

Depth (D1): 8"
Depth (D2): 1.5"
Height: 9"
Width: 18"
Weight: (without options) 19.5 lbs



design select Items marked by a shaded background qualify for the Design Select program and ship in 15 days or less. To learn more about Design Select, visit www.acuitybrands.com/designselect. *See ordering tree for details

Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 23,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

WDGE3 has been designed to deliver up to 12,000 lumens through a precision refractive lens with wide distribution, perfect for augmenting the lighting from pole mounted luminaires.

WDGE LED Family Overview

Luminaire	Optics	Standard EM, 0°C	Cold EM, -20°C	Sensor	Approximate Lumens (4000K, 80CRI) P0	P1	P2	P3	P4	P5	P6
WDGE1 LED	Visual Comfort	4W		--	750	1,200	2,000	--	--	--	--
WDGE2 LED	Visual Comfort	10W	18W	Standalone / nLight	--	1,200	2,000	3,000	4,500	6,000	--
WDGE2 LED	Precision Refractive	10W	18W	Standalone / nLight	700	1,200	2,000	3,200	4,200	--	--
WDGE3 LED	Precision Refractive	15W	18W	Standalone / nLight	6,000	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	Precision Refractive			Standalone / nLight	--	12,000	16,000	18,000	20,000	22,003	25,000

Ordering Information

EXAMPLE: WDGE3 LED P3 40K 70CRI R3 MVOLT SRM DDBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting
WDGE3 LED	P0 P1 P2 P3 P4	30K 3000K 40K 4000K 50K 5000K	70CRI 80CRI	R2 Type 2 R3 Type 3 R4 Type 4 RFT Forward Throw	MVOLT 347[1] 480[1]	**Shipped included** SRM Surface-mounting bracket ICW Indirect Canopy/Ceiling Washer bracket (dry/damp locations only)[2] **Shipped separately** AWS 3/8 inch Architectural wall spacer[2] PBBW Surface-mounted back box (top, left, right conduit entry). Use when there is no junction box available.[3]

Options			Finish	
E15WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (15W, 0°C min)	**Standalone Sensors/Controls**	DDBXD	Dark bronze
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)	PIR Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	DBLXD	Black
PE	Photocell, Button Type[4]	PIRH Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching.	DNAXD	Natural aluminum
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately)[5]	PIR1FC3V Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation.	DWHXD	White
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.	PIRH1FC3V Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation.	DSSXD	Sandstone
SPD10KV	10kV Surge pack[6]	**Networked Sensors/Controls**	DDBTXD	Textured dark bronze
CCE	Coastal Construction[7]	NLTAIR2 PIR Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights.	DBLBXD	Textured black
		NLTAIR2 PIRH Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 15'-30' mounting heights.	DNATXD	Textured natural aluminum
		NLTAIREM2 PIR Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights[7]	DWHGXD	Textured white
		NLTAIREM2 PIRH Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 15'-30' mounting heights	DSSTXD	Textured sandstone

See page 4 for cut of box functionality

Accessories

Ordered and shipped separately.

WDGEAWS DDBXD — WDGE 3 Inch Architectural Wall Spacer (specify finish)
WDGEPBBW DDBXD U — WDGE surface-mounted back box (specify finish)

NOTES
1 347V and 480V not available with E15WH and 120VAC.
2 Not qualified for DLC. Not available with emergency battery backup or sensors/controls.
3 For PBBW and AWS with CCE option, require an RFA.
4 PE not available in 480V and with sensors/controls.
5 DMG option not available with sensors/controls.
6 Not available with E20WC option.
7 Available with MVOLT only and only rated to 25C ambient.

Performance Data

Lumen Output

Lumen values are from photometric tests performed in accordance with IESNA LM-79-08. Data is considered to be representative of the configurations shown, within the tolerances allowed by Lighting Facts. Contact factory for performance data on any configurations not shown here.

Performance Package	System Watts	Dist. Type	30K (3000K, 70 CRI) Lumens	LPW	B	U	G	40K (4000K, 70 CRI) Lumens	LPW	B	U	G	50K (5000K, 70 CRI) Lumens	LPW	B	U	G
P0	41W	R2	6,172	151	1	0	1	6,104	149	2	0	1	6,394	156	2	0	1
		R3	6,071	148	1	0	2	6,004	146	1	0	2	6,290	153	1	0	2
		R4	6,256	153	1	0	2	6,187	151	1	0	2	6,481	158	1	0	2
		RFT	6,126	149	1	0	2	6,058	148	1	0	2	6,347	155	1	0	2
P1	52W	R2	7,037	136	1	0	1	7,669	148	2	0	1	7,649	148	2	0	1
		R3	6,922	134	1	0	2	7,524	145	1	0	2	7,524	145	1	0	2
		R4	7,133	138	1	0	2	7,753	150	1	0	2	7,753	150	1	0	2
		RFT	6,985	135	1	0	2	7,592	147	1	0	2	7,592	147	1	0	2
P2	59W	R2	7,968	135	2	0	1	8,661	147	2	0	1	8,661	147	2	0	1
		R3	7,838	133	1	0	2	8,519	144	1	0	2	8,519	144	1	0	2
		R4	8,077	137	1	0	2	8,779	149	1	0	2	8,779	149	1	0	2
		RFT	7,909	134	1	0	2	8,597	146	2	0	2	8,597	146	2	0	2
P3	71W	R2	9,404	132	2	0	1	10,221	143	2	0	1	10,221	143	2	0	1
		R3	9,250	130	2	0	2	10,054	141	2	0	2	10,054	141	2	0	2
		R4	9,532	134	2	0	2	10,361	145	2	0	2	10,361	145	2	0	2
		RFT	9,334	131	2	0	2	10,146	142	2	0	2	10,146	142	2	0	2
P4	88W	R2	11,380	129	2	0	1	12,369	140	2	0	1	12,369	140	2	0	1
		R3	11,194	127	2	0	2	12,167	138	2	0	2	12,167	138	2	0	2
		R4	11,535	131	2	0	2	12,538	142	2	0	2	12,538	142	2	0	2
		RFT	11,295	128	2	0	2	12,277	139	2	0	2	12,277	139	2	0	2

Lumen Output in Emergency Mode (4000K, 70 CRI)

Option	Dist. Type	Lumens
E15WH	R2	3,185
	R3	3,133
	R4	3,229
	RFT	3,162
E20WC	R2	3,669
	R3	3,609
	R4	3,719
	RFT	3,642

Electrical Load

Performance Package	System Watts	Current (A) 120V	208V	240V	277V	347V	480V
P1	52W	0.437	0.246	0.213	0.186	0.150	0.110
P2	59W	0.498	0.287	0.251	0.220	0.175	0.126
P3	71W	0.598	0.344	0.300	0.262	0.210	0.152
P4	88W	0.727	0.424	0.373	0.333	0.260	0.190

Lumen Multiplier for 80CRI

CCT	Multiplier
30K	0.891
40K	0.906
50K	0.906

Lumen Ambient Temperature (LAT) Multipliers

Use these factors to determine relative lumen output for average ambient temperatures from 0-40°C (32-104°F).

Ambient		Lumen Multiplier
0°C	32°F	1.05
10°C	50°F	1.03
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
40°C	104°F	0.97

Projected LED Lumen Maintenance

Data references the extrapolated performance projections for the platforms noted in a 25°C ambient, based on 10,000 hours of LED testing (tested per IESNA LM-80-08 and projected per IESNA TM-21-11).

To calculate LLF, use the lumen maintenance factor that corresponds to the desired number of operating hours below. For other lumen maintenance values, contact factory.

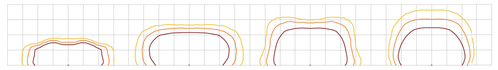
Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.98	>0.97	>0.92

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WDGE3 LED Rev. 02/24/25

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WDGE LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

LEGEND
0.25 fc
0.5 fc
1.0 fc



MH = 15ft
Grid = 15ft x 15ft

WDGE3 LED P3 40K 70CRI R2 — WDGE3 LED P3 40K 70CRI R3 — WDGE3 LED P3 40K 70CRI R4 — WDGE3 LED P3 40K 70CRI RFT

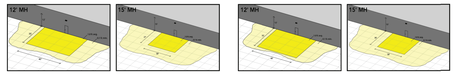
Emergency Egress Options

Emergency Battery Backup

The emergency battery backup is integral to the luminaire — no external housing required! This design provides reliable emergency operation while maintaining the aesthetics of the product. All emergency battery backup configurations include an independent secondary driver with an integral relay to immediately detect loss of normal power and automatically energize the luminaire. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time normal power is lost and maintain, minimum of 60% of the light output at the end of 90minutes.

Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

The examples below show illuminance of 1 fc average and 0.1 fc minimum in emergency mode with E15WH or E20WC and R4 distribution.



Grid = 10ft x 10ft

WDGE3 LED xx 40K 70CRI R4 MVOLT E15WH — WDGE3 LED xx 40K 70CRI R4 MVOLT E20WC

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

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WDGE3 LED Rev. 02/24/25

Mounting, Options & Accessories



NLTAIR2 PIR – nLight AIR Motion/Ambient Sensor
D = 8"
H = 11"
W = 18"



PBBW – Surface-Mounted Back Box
Use when there is no junction box available.
D = 1.75"
H = 9"
W = 18"



AWS – 3/8inch Architectural Wall Spacer
D = 0.38"
H = 4.4"
W = 7.5"

FEATURES & SPECIFICATIONS

INTENDED USE
Common architectural look, with clean rectilinear shape, of the WDGE LED was designed to blend with any type of construction, whether it be tilt-up, frame or brick. Applications include commercial offices, warehouses, hospitals, schools, malls, restaurants, and other commercial buildings.

CONSTRUCTION
The single-piece die-cast aluminum housing to optimize thermal transfer from the light engine and promote long life. The driver is mounted in direct contact with the casting for a low operating temperature and long life. The die-cast door frame is fully gasketed with a one-piece solid silicone gasket to keep out moisture and dust, providing an IP65 rating for the luminaire.

FINISH
Exterior painted parts are protected by a zinc-infused Super Durable TGIC thermoset powder coat finish that provides superior resistance to corrosion and weathering. A tightly controlled multi-stage process ensures a 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Standard Super Durable colors include dark bronze, black, natural aluminum, sandstone and white. Available in textured and non-textured finishes.

OPTICS
Individually formed acrylic lenses are engineered for superior application efficiency which maximizes the light in the areas where it is most needed. Light engines are available in 3000 K, 4000 K or 5000 K configurations. The WDGE LED has zero uplight and qualifies as a Nighttime Friendly™ product, meaning it is consistent with the LEED® and Green Globes™ criteria for eliminating wasteful uplight.

ELECTRICAL
Light engine consists of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L92/100,000 hours at 25°C). The electronic driver has a power factor of >90%, THD <20%. Luminaire comes with built in 6kV surge protection, which meets a minimum Category C low exposure (per ANSI/IEEE C62.41.2). Fixture ships standard with 0-10v dimmable driver.

INSTALLATION
A universal mounting plate with integral mounting support arms allows the fixture to hinge down for easy access while making wiring connections. The 3/8" Architectural Wall Spacer (AWS) can be used to create a floating appearance or to accommodate small imperfections in the wall surface. The ICW option can be used to mount the luminaire inverted for indirect lighting in dry and damp locations. Design can withstand up to a 1.5 G vibration load rating per ANSI C136.31.

LISTINGS
CSA certified to U.S. and Canadian standards. Light engines are IP66 rated; luminaire is IP65 rated. PIR options are rated for wet location. Rated for -40°C minimum ambient.
DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified. International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature and SRM mounting only.

GOVERNMENT PROCUREMENT
BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.
Please refer to www.acuitybrands.com/buy-american for additional information.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at:
www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. Specifications subject to change without notice.

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WDGE3 LED Rev. 02/24/25

These cannot be pointed up.



WMCL4/6

LED WALL CYLINDER LIGHT

Selectable Light Direction
Switchable CCT SWK2
Integrated Photocell

Catalog Number

Notes

Type

Hit the Tab key or mouse over the page to see all interactive elements.

Introduction

Achieve the perfect blend of style and performance with Lithonia Lighting® Wall Mount Cylinders. Enjoy thoughtfully designed features that make these cylinders as practical as they are stylish. Available in two sizes, the WMCL4 delivers 2,400 lumens, while the WMCL6 provides a powerful 4,800 lumens, ensuring the ideal amount of light for any application. A built-in switch lets you easily select up, down, or both lighting directions, simplifying installation and offering complete control over your illumination. Switchable color temperatures enable you to tailor the lighting to suit any environment. The built-in dusk-to-dawn photocell ensures energy-efficient, hands-free operation. Whether you're accentuating architectural features or creating general ambient lighting, the WMCL luminaires deliver a tailored, profess onal aesthetic perfect for residential and commercial projects alike.

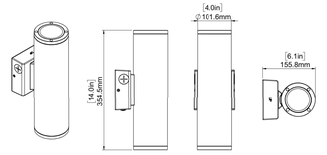
Factory Settings	
Light Output	Up/Down
CCT	4000K
Photocell	On

Catalog	Size	Wattage	Lumens @50K	LPW	Beam Spread	Color	CCT	Voltage	Photocell	Emergency Battery	Cicodr	Lead Time
WMCL4 P1 SWK2 A45 UVOLT PE DDBXD M4	4"	19	2,479	130	45 Degree	Dark Bronze	30/40/50K	UVOLT	On/Off	No	2877PI	Stock
WMCL6 P1 SWK2 A45 UVOLT PE DDBXD M4	6"	31	4,728	153	45 Degree	Dark Bronze	30/40/50K	UVOLT	On/Off	No	2877R1	Stock
WMCL4 P1 SWK2 A75 UVOLT PE DDBXD M4	4"	19	2,433	128	75 Degree	Dark Bronze	30/40/50K	UVOLT	On/Off	No	2903FT	Stock
WMCL6 P1 SWK2 A75 UVOLT PE DDBXD M4	6"	31	4,520	146	75 Degree	Dark Bronze	30/40/50K	UVOLT	On/Off	No	2903FU	Stock
WMCL4 P1 SWK2 A75 MVOLT PE E4WC DDBXD M4	4"	19	2,479	130	75 Degree	Dark Bronze	30/40/50K	MVOLT	On/Off	Yes	2912T1	10 Days
WMCL6 P1 SWK2 A75 MVOLT PE E4WC DDBXD M4	6"	31	4,520	146	75 Degree	Dark Bronze	30/40/50K	MVOLT	On/Off	Yes	2912T3	10 Days
WMCL4 P1 SWK2 A45 MVOLT PE E4WC DDBXD M4	4"	19	2,433	128	45 Degree	Dark Bronze	30/40/50K	MVOLT	On/Off	Yes	2912T7	10 Days
WMCL6 P1 SWK2 A45 MVOLT PE E4WC DDBXD M4	6"	31	4,728	153	45 Degree	Dark Bronze	30/40/50K	MVOLT	On/Off	Yes	2912TC	10 Days

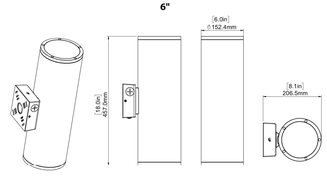
Line Art

	4"	6"
Length (inches)	14.0	18.0
Diameter (inches)	4.0	6.0
Depth (inches)	6.1	8.1
Weight (lbs)	5.0	7.5

4"



6"



FEATURES & SPECIFICATIONS

INTENDED USE
Provides years of maintenance-free illumination for outdoor use in residential & commercial applications.
Ideal for applications such as lighting walkways and stairways for safety and security.

CONSTRUCTION
Cast-aluminum housing with corrosion-resistant paint in dark bronze. Other colors available upon request.

OPTICS
80 CRI
Switchable CCTs 30K/40K/50K
Uplight and Downlight standard on unit and is field adjustable
Photocell is standard and can be turned on/off via switch
Glass lens protects the LED from moisture, dirt and other contaminants.

LUMEN MAINTENANCE
The LED will deliver 70% of its initial lumens at 50,000 hour average LED life.

ELECTRICAL
MVOLT driver operates on any line voltage from 120-347V
Operating temperature -40°C to 40°C.
4KV surge protection standard.
It is 0-10v dimmable.

INSTALLATION
Surface mounts to universal junction box (provided by others).

LISTINGS
UL Listed to U.S. and Canadian safety standards for wet locations.
Tested in accordance with IESNA LM-79 and LM-80 standards.
Fixture is IP66 rated for wet locations.

WARRANTY
5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application. All values are design or typical values, measured under laboratory conditions at 25 °C. The product images shown are for illustration purposes only and may not be an exact representation of the product. Specifications subject to change without notice.

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WMCL Family Cylinder Rev. 01/07/26

REV	DATE	ISSUE
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ISSUED FOR PERMIT AND CONSTRUCTION 06/01/2026

HEC GROUP
15749 SEABOLT PLC.
ADDISON, TX 75001

OFFICE BUILDING

EXTERIOR FIXTURES
HIGHWAY 276 & TOWNSEND
ROCKWALL, TX 75032

Project	26104
Revision	E
Date	06/01/2026
Scale	N.T.S.

E0.6
OF SHEETS

SP2026-012

City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

May 29, 2026

Re: Variance Request Letter
SP2026-012
1375 SH 276, Rockwall, TX 75032

Dear Committee Members;

This letter is to request variances for the proposed project from the minimum City of Rockwall requirements. The proposed project is a retail development on a 3.82-acre tract of land identified as Tracts 2-5 of the J Cadle Survey, Abstract No. 65, City of Rockwall, Rockwall County, Texas. The land is zoned PD-10 and is situated within the SH-276 Overlay District. The site is at the Northwest corner of S TL Townsend and State Highway 276.

We are requesting a few variances that are related to the site and the landscaping of the proposed development.

The first variance request is from the requirement of having more than one (1) full row of parking (i.e. two rows of parking with a drive aisle) shall be allowed between the primary building façade and the right-of-way of the Primary Roadway (Article 05, Subsection 06.01 D.2, UDC). This variance is being request for the parking on site. The reason why this variance is being requested due to the configuration of the site. The existing floodway and floodplain on the site limit the useable area of the site. The parking is located along the single drive through the site.

The second variance is being requested from the requirement of having the required landscape buffer along TL Townsend. (Article 08 Subsection 05.01, B.2, UDC). This variance is being request for the landscape buffer on site. The reason why this variance is being requested due to the configuration of the site in regards to the existing floodway/floodplain and the existing utility easements between the building and the right of way along TL Townsend. The site was adjusted as much as possible to provided the landscape buffer along SH 276, but due to the aforementioned site encumbrances, no landscape buffer was provided along TL Townsend.

The third variance request is from the requirement of having the trees/plantings/berm within the landscape buffer. (Article 05, Subsection 06.01 E, UDC). The reason why this variance is being requested is that site limitations prevent a landscape buffer between the building and TL Townsend. The required number of trees and other plantings will be provided, but not in the required landscape buffer.

For this development, we are proposing compensatory measures for the variance request. We are proposing addition landscaping on the site, providing a trash can and bench for the trail located along the site and increasing the open space provided on the site.

Attached with this submittal is the site plan showing for the subject project. We respectfully request your approval of this variance. I would like to thank you for your review and I am available to answer any questions that you might have.

Sincerely,

Sam Mota

From: Paul Cragun
To: Ross, Bethany
Cc: Bryce Waller; Samuel Mota
Subject: RE: Project Comments SP2026-012
Date: Tuesday, June 2, 2026 9:31:13 AM
Attachments: image001.png
image002.png
image004.png

Yes! We just got the missing photometric plans, we are printing them and we should have them to you by 11ish this morning.

Thanks for checking in too.

Paul Cragun
Cumulus Design

From: Ross, Bethany <bross@rockwall.com>
Sent: Tuesday, June 2, 2026 8:34 AM
To: Paul Cragun <paul@cumulusdesign.net>
Cc: Bryce Waller <bryce@cumulusdesign.net>; Samuel Mota <smota@robinsengineering.com>
Subject: RE: Project Comments SP2026-012

Hi Paul,

Just checking in again. Wanted to make sure you all are still good for the deadline today at 3 pm for those revisions.

Let me know if you have any questions/concerns.

Thank you,

Bethany Ross
Senior Planner | City of Rockwall
385 S. Goliad St., Rockwall TX 75087
Bross@Rockwall.com | Planning and Zoning Website
972.772.6488

From: Ross, Bethany
Sent: Tuesday, May 19, 2026 2:25 PM
To: 'Samuel Mota' <smota@robinsengineering.com>
Cc: Paul Cragun <paul@cumulusdesign.net>; Bryce Waller <bryce@cumulusdesign.net>
Subject: RE: Project Comments SP2026-012

Of course! You all have a great rest of your week.

Thank you,

Bethany Ross
Senior Planner | City of Rockwall
385 S. Goliad St., Rockwall TX 75087
Bross@Rockwall.com | Planning and Zoning Website
972.772.6488

From: Samuel Mota <smota@robinsengineering.com>
Sent: Tuesday, May 19, 2026 2:22 PM
To: Ross, Bethany <bross@rockwall.com>
Cc: Paul Cragun <paul@cumulusdesign.net>; Bryce Waller <bryce@cumulusdesign.net>
Subject: Re: Project Comments SP2026-012

Bethany, thank you so much for checking in with us!

Sam Mota, P.E.
President
1491 TL Townsend Dr., Suite 119 Rockwall
Office: 972-771-1607
www.robinsengineering.com



On Tue, May 19, 2026 at 1:48 PM Ross, Bethany <bross@rockwall.com> wrote:

> Paul,
>
> That works great. In case there are any outstanding items, we can get those taken care of ahead of the meeting.
>
> You stay safe as well. I'm hoping the rain starts soon here. It's just muggy right now.

Thank you,

Bethany Ross
Senior Planner | City of Rockwall
385 S. Goliad St., Rockwall TX 75087
Bross@Rockwall.com | Planning and Zoning Website
972.772.6488

From: Paul Cragun <paul@cumulusdesign.net>
Sent: Tuesday, May 19, 2026 1:33 PM
To: Ross, Bethany <bross@rockwall.com>
Cc: smota@robinsengineering.com; Bryce Waller <bryce@cumulusdesign.net>
Subject: RE: Project Comments SP2026-012

Thank you! We are actually working on it right now. Can we submit before the June 2nd time? Let's just say late next week?

Thank you so much for the reminder . Stay safe in the rain too!

CUMULUS DESIGN
Paul Cragun
Principal/Senior Engineer
Off: 214-235-0367 x104
Cell: 817-689-8301
Paul@CumulusDesign.net
2080 N Hwy 360, STE 240
Grand Prairie, TX 75050

From: Ross, Bethany <bross@rockwall.com>
Sent: Tuesday, May 19, 2026 1:30 PM
To: Paul Cragun <paul@cumulusdesign.net>
Cc: smota@robinsengineering.com; Bryce Waller <bryce@cumulusdesign.net>
Subject: RE: Project Comments SP2026-012

Hi Paul,

I just wanted to check in with you all. Since you are tabled to the June 9, 2026 meeting, I will need revisions no later than 3 pm on June 2.

Thank you,

Bethany Ross
Senior Planner | City of Rockwall
385 S. Goliad St., Rockwall TX 75087
Bross@Rockwall.com | Planning and Zoning Website
972.772.6488

From: Ross, Bethany
Sent: Monday, April 27, 2026 11:26 AM
To: 'Paul Cragun' <paul@cumulusdesign.net>
Cc: smota@robinsengineering.com; Bryce Waller <bryce@cumulusdesign.net>
Subject: RE: Project Comments SP2026-012

Hi Paul,

That is fine. A representative will still need to attend the work session meeting tomorrow night. Please provide an action meeting date that would like to table to. The next available meeting date is May 26, 2026 and the next is June 9, 2026.

Thank you,

Bethany Ross
Senior Planner | City of Rockwall
385 S. Goliad St., Rockwall TX 75087
Bross@Rockwall.com | Planning and Zoning Website
972.772.6488

From: Paul Cragun <paul@cumulusdesign.net>
Sent: Monday, April 27, 2026 11:15 AM
To: Ross, Bethany <bross@rockwall.com>
Cc: smota@robinsengineering.com; Bryce Waller <bryce@cumulusdesign.net>
Subject: RE: Project Comments SP2026-012

Good morning!

I hope that you are doing well. I wanted to request that the project be postpone for the next set of meetings. We would like the time to update the plans to fully address the comments. I have copied the owner as well if there is anything we need to send.

Thank you!



From: Ross, Bethany <bross@rockwall.com>
Sent: Friday, April 24, 2026 4:33 PM
To: Paul Cragun <paul@cumulusdesign.net>
Cc: smota@robinsengineering.com
Subject: Project Comments SP2026-012

Paul,

Attached are the project comments and engineering markups for your case.

Revisions for this case are due May 5, 2026.

The meeting schedule for this case is as follows:
Planning and Zoning Commission Work Session: April 28, 2026
Planning and Zoning Commission: May 12, 2026

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is *required* to be at all meetings. Should you have any questions please let me know.

Thank you,

Bethany Ross
Senior Planner | City of Rockwall
385 S. Goliad St., Rockwall TX 75087
Bross@Rockwall.com | Planning and Zoning Website
972.772.6488

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CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

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

TO:	Planning and Zoning Commission
DATE:	June 9, 2026
APPLICANT:	Thong Thai; *B + A Architecture, LLC*
CASE NUMBER:	SP2026-015; *Site Plan for 2200 Ridge Road*

SUMMARY

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.

BACKGROUND

The subject property was originally annexed into the City of Rockwall on November 7, 1960 by *Ordinance No. 60-04*. According to the City's historic zoning maps, the subject property was zoned Commercial (C) District as of January 3, 1972. On January 20, 2015, the City Council approved a miscellaneous case [*Case No. MIS2014-018*] to allow an *Alternative Tree Mitigation Plan* for an 8.60-acre tract of land that included the subject property. On August 7, 2017, the City Council approved a final plat case [*Case No. P2017-037*] for an 8.583-acre tract of land (*which included the subject property*) creating Lot 1, Block A, Sky Ridge Addition. On January 26, 2021, the Planning and Zoning Commission approved a miscellaneous case [*Case No. MIS2021-001*] to allow for a variable width landscape buffer with alternative tree planting requirements within the landscape buffer. Following this approval, the City Council approved a preliminary plat [*Case No. P2021-001*] proposing the creation of Lots 1-7, Block A, Sky Ridge Addition on March 1, 2021. On August 2, 2021, the City Council approved a replat [*Case No. P2021-038*] that established the subject property as Lot 8, Block A, Sky Ridge Addition.

On March 10, 2026, the Planning and Zoning Commission denied the applicant's previous site plan request [*Case No. SP2025-042*] without prejudice. The Planning and Zoning Commission indicated that the denial was due to the number of requested exceptions and variances.

PURPOSE

On May 15, 2026, the applicant -- *Thong Thai of B + A Architecture, LLC* -- submitted an application requesting the approval of a site plan for the purpose of constructing a *~7,868 SF* multi-tenant retail building on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located west of the intersection of Ridge Road [*FM-740*] and W. Yellow Jacket Lane. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 1.868-acre parcel of land (*i.e. Lot 6, Block A, Sky Ridge Addition*), which is zoned Commercial (C) District. Beyond this is a 3.853-acre parcel of land (*i.e. Lot 7, Block A, Sky Ridge Addition*), which is zoned Commercial (C) District. Beyond this is a 100-foot right-of-way owned by the *Union Pacific/Dallas Garland NE Railroad*. Beyond this is Phase 2 of the Turtle Cove Subdivision, which consists of 55 single-family residential lots that were established on February 17, 1998. This subdivision is zoned Planned Development District 2 (PD-2) for single-family residential land uses.

South: Directly south of the subject property is Ridge Road [*FM 740*], which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is are two (2) vacant parcels of land (*i.e. part of Lot 1 & Lot 3, Block A, The Woods at Rockwall Addition*). Following this is a 0.2755-acre parcel of land (*i.e. Lot 3, Block A, Rockwall High School Addition*) developed with a *Minor Auto Repair Garage* (*i.e. Big D Auto Care*). All of these properties are zoned Commercial (C) District and are situated within the Scenic Overlay (SOV) District.

East: Directly east of the subject property the intersection of Ridge Road [*FM-740*] and W. Yellow Jacket Lane, which are both identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 1.129-acre parcel of land (*i.e. Lot 1, Block A, Yellow Jacket Addition*) developed with a multi-tenant commercial building (*e.g. Little Caesar's, Nail Luxe, etc.*), zoned Commercial (C) District and are situated within the Scenic Overlay (SOV) District.

West: Directly west of the subject property is a 0.6150-acre parcel of land (*i.e. Lot 4, Block A, Sky Ridge Addition*) developed with a *Restaurant with Drive-Through* (*i.e. Einstein Bro Bagels*). Beyond this are two (2) vacant parcels of land (*i.e. Lots 6 & 7, Block A, Sky Ridge Addition*). All of these properties are zoned Commercial (C) District and are situated within the Scenic Overlay (SOV) District. Following this is a 100-foot right-of-way owned by the *Union Pacific/Dallas Garland NE Railroad*.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



DENSITY AND DIMENSIONAL REQUIREMENTS

Based on the provided building elevations the applicant is proposing a multi-tenant retail building. According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a Commercial (C) District permits a wide variety of retail land uses including but not limited to a *General Retail Store, Manicurist, Hair Salon,* and *Massage Therapist.* The submitted site plan, landscape plan, photometric plan, and building elevations generally conform to

the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District with the exception of the items listed in the *Variances and Exceptions Requested by the Applicant* section of this case memo. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*10,000 SF*	*X=42,512-acres; In Conformance*
Minimum Lot frontage	*60-Feet*	*X= 283.04-feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X=239.31-feet; In Conformance*
Minimum Front Yard Setback	*15-Feet*	*X>15-feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X>10-feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X=10-feet; In Conformance*
Maximum Building Height	*36-Feet*	*X=26.5-feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X=18.50%; In Conformance*
Minimum Number of Parking Spaces	*1 Parking Space/250 SF (32 Required)*	*X=32; In Conformance*
Minimum Landscaping Percentage	*20%*	*X=29%; In Conformance*
Maximum Impervious Coverage	*85-90%*	*X=71%; In Conformance*

TREESCAPE PLAN

No trees are being removed from the subject property. Based on this no *Treescape Plan* is required.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he Commercial (C) District is the proper zoning classification for most types of commercial development (*e.g. larger shopping centers at major intersections, commercial strips along arterial roadways, etc.*). The land uses specified for the Commercial (C) District include most types of office and retail activity ..." and should be "...located on or close to an arterial or major collector that is capable of carrying the additional traffic generated by land uses in this district." In this case, the applicant is proposing a multi-tenant retail building at the intersection of Ridge Road [*FM-740*] and W. Yellow Jacket Lane. Based on staff's review of the applicant's project compared to the City's codes, the request does appear to meet the City's requirements.

The submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District, with the exception to the non-conformities detailed in the *Variances and Exceptions by the Applicant* portion of this case memo.

VARIANCES AND EXCEPTIONS REQUESTED BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following variances:

(1) *Architectural Standards*.

(a) *Articulation.* According to Subsection 06.02 (C), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features." In this case, the proposed building elevations do not meet the primary articulation requirements on all sides of the building. This will require a *variance* from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

(2) *Landscape Standards*.

(a) *Landscape Buffers*. According to Subsection 05.01 (C), *Landscape Buffers*, Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(b)uildings and paving (*e.g. parking lots*) shall not be permitted within any required landscape buffer; however, sidewalks and trails shall be permitted." In this case, the

head in parking along Ridge Road [*FM-740*] encroaches into the landscape buffer. This will require an *exception* from the Planning and Zoning Commission.

According to Subsection 09.02, *Variances to the General Overlay District Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "…an applicant may request the Planning and Zoning Commission grant a variance to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship." This section of the code also includes the same language for variances to the *General Overlay District Standards*. In addition, the code requires that applicant's provide compensatory measures that directly offset the requested variances. In this case, the applicant is proposing [*1*] four (4) inch caliper canopy trees, [*2*] a decorative screening wall along Ridge Road, [*3*] greater than 20.00% stone on each façade, [*4*] additional architectural elements, and [*5*] four (4) sided architecture. Staff should note that compensatory measure [*1*], [*2*], [*4*], and [*5*] are not compensatory in nature as canopy trees are required to be four (4) inch caliper, the decorative screening wall along Ridge Road is required to screen vehicle headlights, the applicant has the minimum number of required architectural elements, and four (4) sided architecture is required. That being said, requests for variances to the *General Overlay District Standards* are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the *South Lakeshore District*. The *South Lakeshore District* is an established district that is significantly developed with medium-density, suburban housing and many of the subdivisions are not anticipated to change. As a result, the majority of commercial development in the area is anticipated to consist of neighborhood/convenience centers that are compatible in scale with the adjacent residential properties. Strategy #2 in the *South Lakeshore District* states that "…commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures." In addition, according to Goal 04, *Commercial Building Design*, of Chapter 09, *Non-Residential*, of the OURHometown Vision 2040 Comprehensive Plan "(a)ll non-residential buildings should be designed and constructed in unity with the community's existing commercial and residential buildings..." In this case, the applicant is utilizing the same building materials as the adjacent non-residential development (*i.e. Dutch Bros, Qdoba, Einstein Bagel Bros*). Given this, the applicant's request appears to meet the intent of Chapter 09, *Commercial Building Design*, of the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On May 26, 2026, the Architectural Review Board (ARB) reviewed the Building Elevations submitted on May 15, 2026, and provided the applicant with the following suggestions: [*1*] enclose the main tower element, [*2*] remove the stone from the sections of the building where it is shown on top of the brick, [*3*] provide a roof plan, and [*4*] show the parapet beyond on the elevations. The updated building elevations will be reviewed at the *June 9, 2026* Architectural Review Board Meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for the multi-tenant retail building on the *subject property*, then staff would propose the following conditions of approval:

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans; and,

(2) Any RTUs that are visible over the parapet shall be screened with either the parapet or a louver system; and,

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

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($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."*

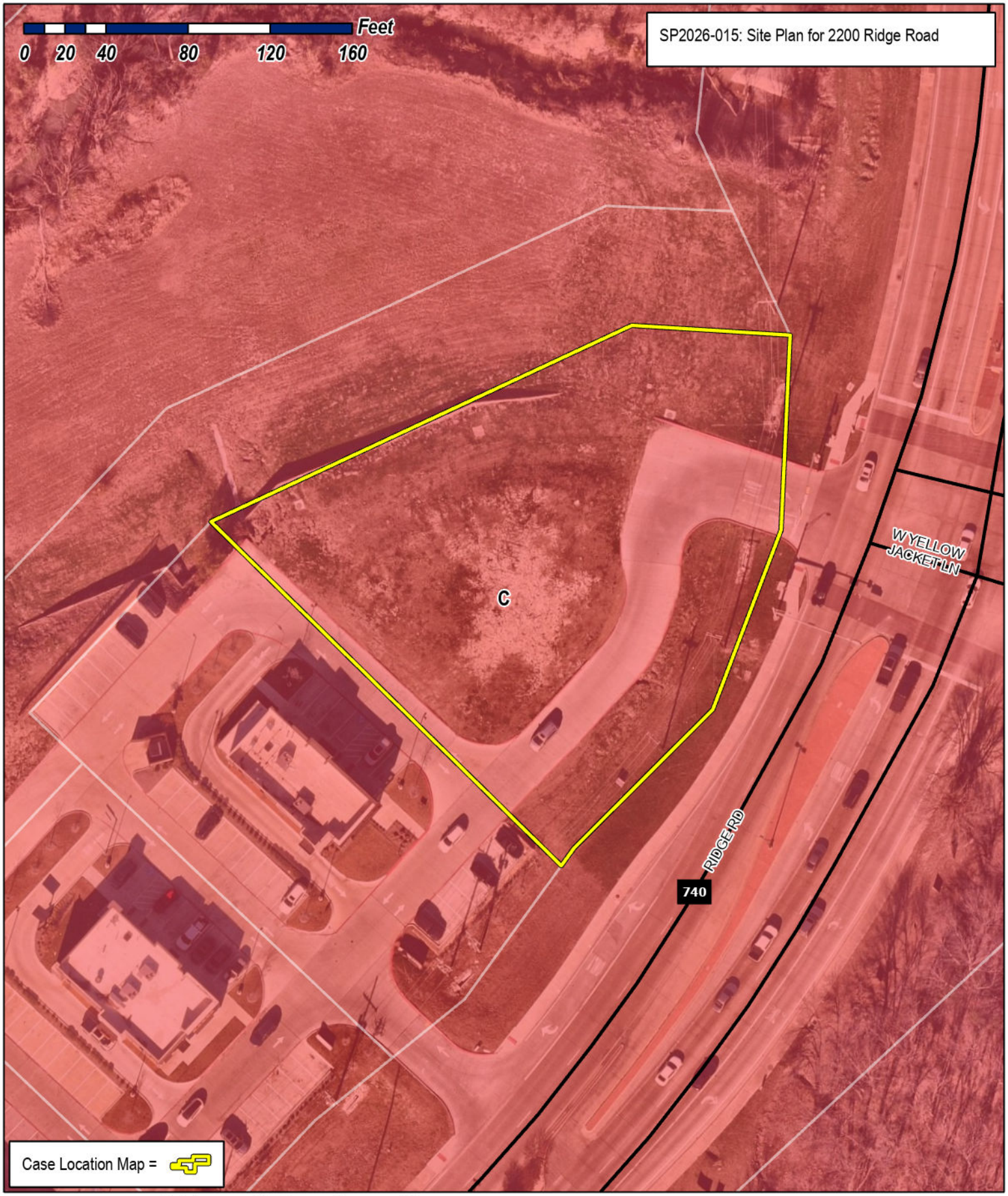
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th *DAY OF* MAY *, 20*26*.*

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

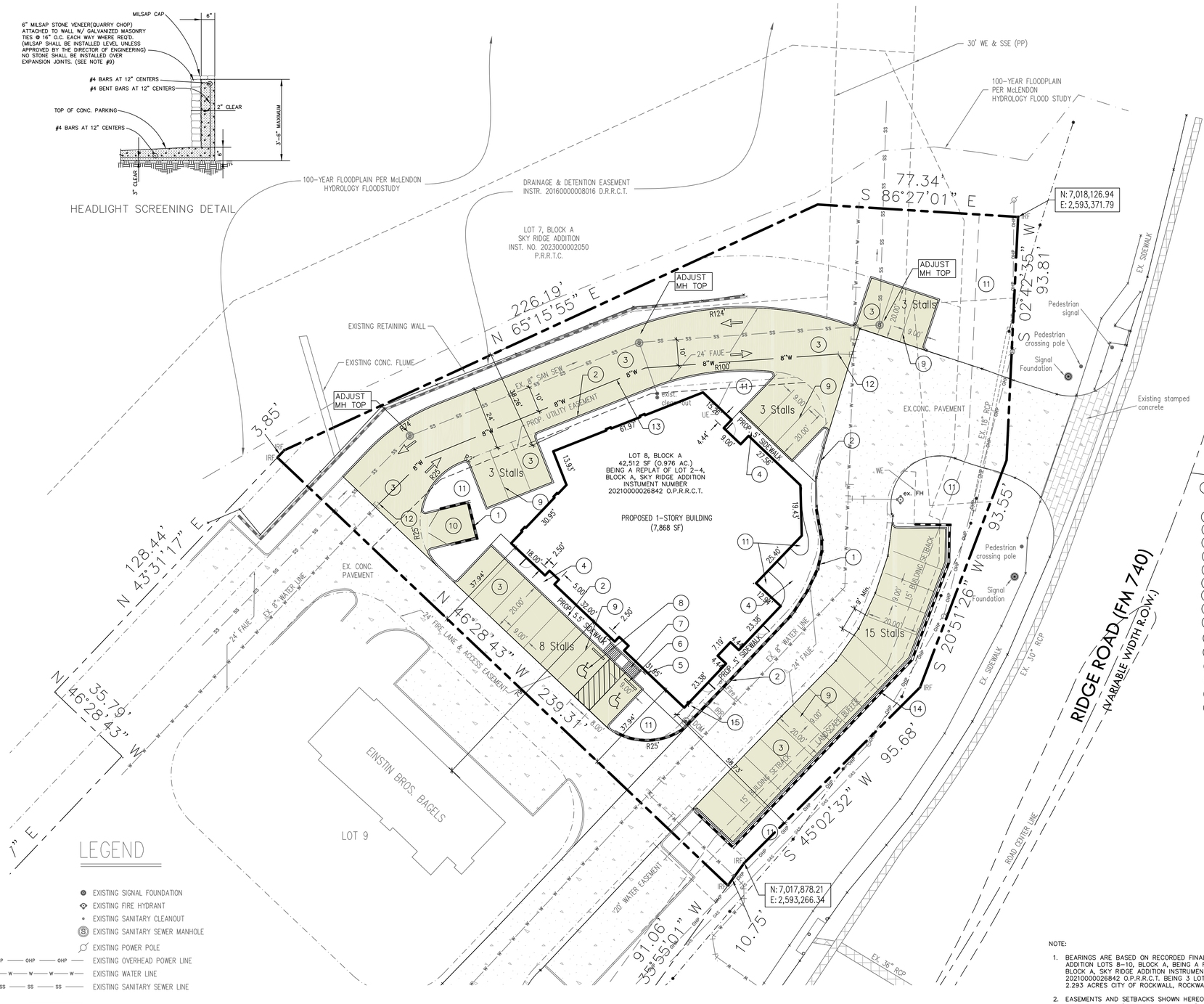


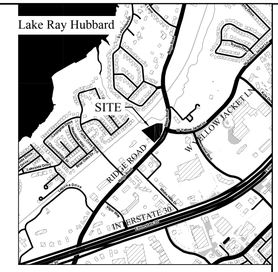
City of Rockwall

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

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.

HEADLIGHT SCREENING DETAIL





VICINITY MAP
(NTS)

0 20 40 60

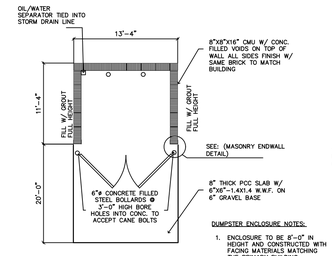
SCALE: 1" = 20'

SITE DATA

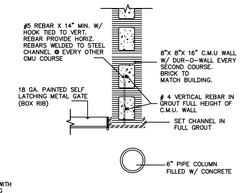
LOT AREA	42,512 SF
BUILDING HEIGHT	1 STORIES, 30'
BUILDING AREA	7,868 SF
FLOOR AREA RATIO	0.1844
TOTAL IMPERVIOUS AREA	30,086 SF (71% COVERAGE)
LANDSCAPE AREA	12,426 SF (29% COVERAGE)
EXISTING ZONING	C -COMMERCIAL DISTRICT
PROPOSED USEAGE	NAIL SALON AND RETAILS
REQUIRED PARKING	1 parking space/250 sf (7868 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
15. INSTALL FIRE DEPARTMENT CONNECTION (FDC)



TRASH ENCLOSURE PLAN
SCALE: NONE



MASONRY ENDWALL DETAIL
SCALE: NONE

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.
6. ALL ROOFTOP EQUIPMENT SHALL BE FULLY SCREENED BY THE PARAPET.

DUMPSTER ENCLOSURE 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

SP2026-015

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	Job#: 25001	
DRAWN	HNC		
DATE	05/24/2026		

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

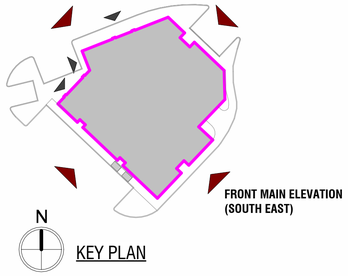
C2

May 24,2026 2:26pm henguy
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GENERAL NOTES

2

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
5. ALL SIGNAGE IS HANDLED THROUGH A SEPARATE BUILDING PERMIT



FRONT MAIN ELEVATION (SOUTH EAST)

N

KEY PLAN

MAIN EXTERIOR MATERIALS



STONE VENEER
LEDGESTONE STYLE
WINDSOR PEWTER LEDGE



BIRCK VENEER
THIN BRICK
DESERT GRAY



ACM PANEL
ALUCOBOND
STATUARY BRONZE



STUCCO
STU-1
AGREEABLE GRAY SW 7029

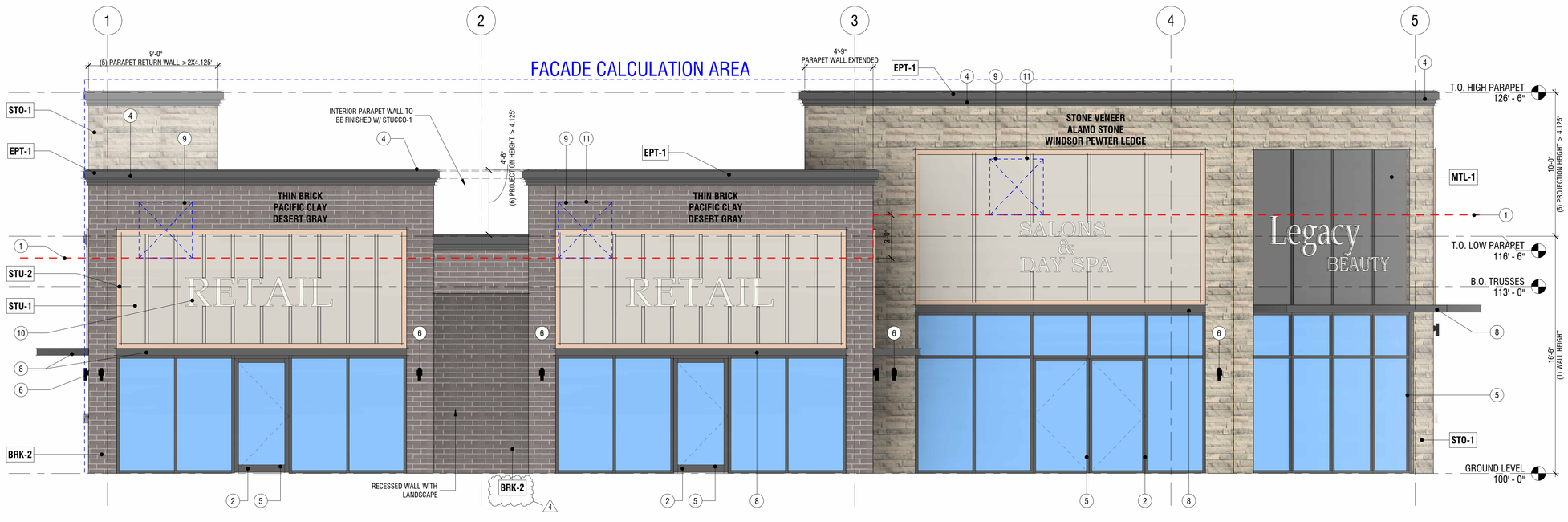
EXTERIOR FINISHING SCHEDULE

NO.	MATERIAL/ITEMS	DESCRIPTION	COLOR/FINISH
1	STONE VENEER (STO-1)	ALAMO STONE - LEDGESTONE	WINDSOR PEWTER LEDGE
2	STONE TRANSITION SILL (STO-2)	ALAMO STONE - LEDGESTONE-PROJECTED 2"	WINDSOR PEWTER LEDGE
3	BRICK VENEER (BRK-1)	PACIFIC CLAY PRODUCTS	THIN BRICK - DESERT GRAY
4	METAL PANEL (MTL-1)	ALUCOBOND ACM OR EQUAL	STATUARY BRONZE
5	STUCCO (STU-1 & STU-2)	DRYVIT SYSTEM OR EQUAL	COLOR 1 - SW 7029 , COLOR 2 - SW 6336
6	STOREFRONT	MANKO ALUMINUM/GLASS SYSTEM OR EQUAL	MATTE BLACK
7	EXTERIOR DOORS	ALUMINUM, PAINTED	MATTE BLACK
8	CORNICE & PARAPET COPING (EPT-1)	METAL, PAINTED	COLOR: CHELSEA GRAY SW 2850

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
5	ANODIZED ALUMINUM STOREFRONT 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

FRONT MAIN ELEVATION (SE)		
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 FRONT MAIN ELEVATION (SOUTH EAST)
1/4" = 1'-0"

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WITNESS OUR HANDS, this _____day of _____, _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CASE NUMBER: SP2026-015

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
3	REV-DEVELOPMENT#3	05.25.26
4	CITY COMMENTS	05.28.26

DESIGNED BY: TT, NH
DRAWN BY: NH
CHECKED BY: TT

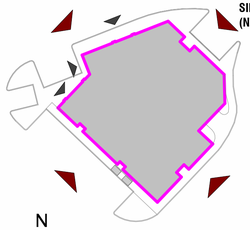
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BUILDING ELEVATIONS
A200
3

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
5. ALL SIGNAGE IS HANDLED THROUGH A SEPARATE BUILDING PERMIT



KEY PLAN

MAIN EXTERIOR MATERIALS



STONE VENEER
LEDGESTONE STYLE
WINDSOR PEWTER LEDGE



BIRCK VENEER
THIN BRICK
DESERT GRAY



ACM PANEL
ALUCOBOND
STATUARY BRONZE



STUCCO
STU-1
AGREEABLE GRAY SW 7029

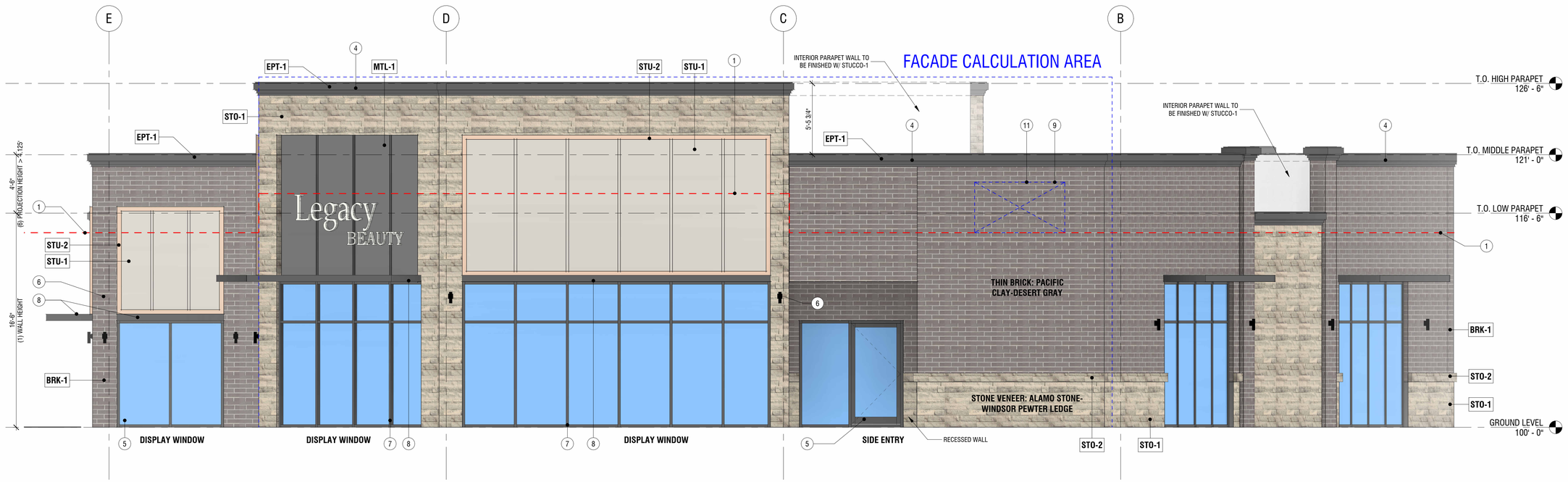
EXTERIOR FINISHING SCHEDULE

NO.	MATERIAL/ITEMS	DESCRIPTION	COLOR/FINISH
1	STONE VENEER (STO-1)	ALAMO STONE - LEDGESTONE	WINDSOR PEWTER LEDGE
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3	BRICK VENEER (BRK-1)	PACIFIC CLAY PRODUCTS	THIN BRICK - DESERT GRAY
4	METAL PANEL (MTL-1)	ALUCOBOND ACM OR EQUAL	STATUARY BRONZE
5	STUCCO (STU-1 & STU-2)	DRYVIT SYSTEM OR EQUAL	COLOR 1 - SW 7029 , COLOR 2 - SW 6336
6	STOREFRONT	MANKO ALUMINUM/GLASS SYSTEM OR EQUAL	MATTE BLACK
7	EXTERIOR DOORS	ALUMINUM, PAINTED	MATTE BLACK
8	CORNICE & PARAPET COPING (EPT-1)	METAL, PAINTED	COLOR: CHELSEA GRAY SW 2850

KEYNOTES

1	LINE OF ROOF BEYOND
2	TENANT MAIN ENTRY
3	STONE VENEER. INSTALL PER MANUFACTURER SPECIFICATIONS
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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

SIDE ELEVATION (NE)		
EXTERIOR MATERIALS PERCENTAGES		
TOTAL FACADE AREA	1800.85 SF	
WINDOWS DOORS	349.35 SF	
AREA BALANCE	1451.50 SF	
MATERIAL	AREA	PERCENTAGE
STONE	618.69 SF	43%
METAL	96.28 SF	7%
BRICK	355.91 SF	39%
STUCCO	166.50 SF	11%
TOTAL	1451.50 SF	100%



1 SIDE ELEVATION (NORTH EAST)
1/4" = 1'-0"

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WITNESS OUR HANDS, this _____day of _____, _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

CASE NUMBER: SP2026-015

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

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1	REV-DEVELOPMENT#1	03.03.26
2	REV-DEVELOPMENT#2	04.03.26
3	REV-DEVELOPMENT#3	05.25.26

DESIGNED BY: NH,TT
DRAWN BY: NH
CHECKED BY: TT

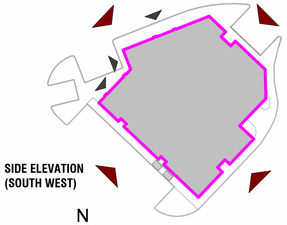
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BUILDING ELEVATIONS
A201
3

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
5. ALL SIGNAGE IS HANDLED THROUGH A SEPARATE BUILDING PERMIT



KEY PLAN

MAIN EXTERIOR MATERIALS



STONE VENEER
LEDGESTONE STYLE
WINDSOR PEWTER LEDGE



BIRCK VENEER
THIN BRICK
DESERT GRAY



ACM PANEL
ALUCOBOND
STATUARY BRONZE



STUCCO
STU-1
AGREEABLE GRAY SW 7029

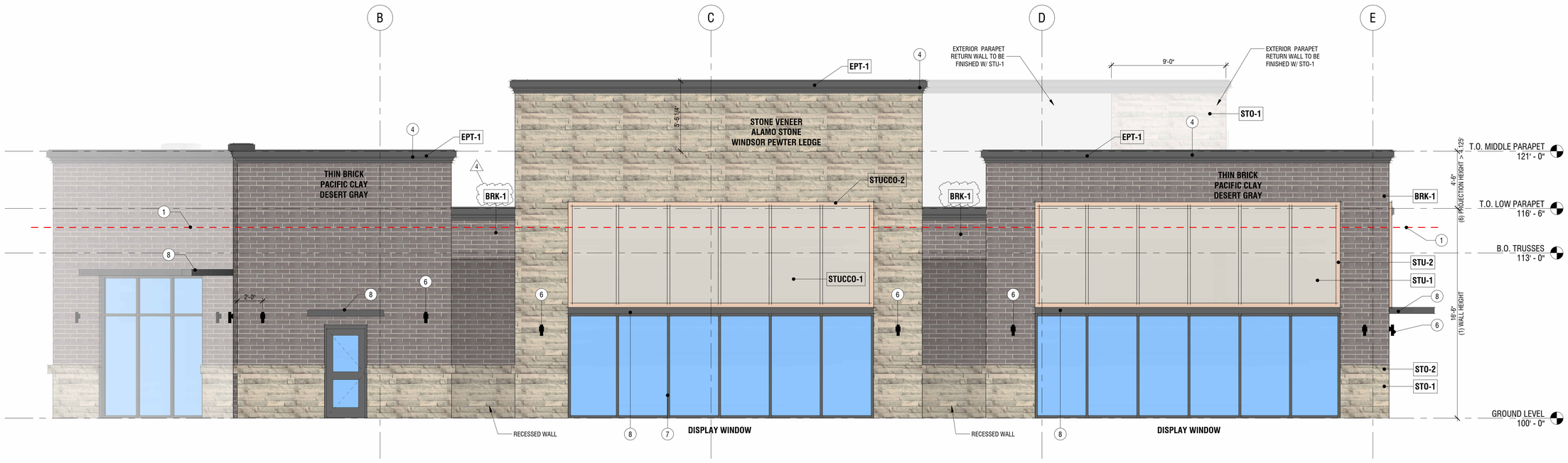
EXTERIOR FINISHING SCHEDULE

NO.	MATERIAL/ITEMS	DESCRIPTION	COLOR/FINISH
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3	BRICK VENEER (BRK-1)	PACIFIC CLAY PRODUCTS	THIN BRICK - DESERT GRAY
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5	STUCCO (STU-1 & STU-2)	DRYVIT SYSTEM OR EQUAL	COLOR 1 - SW 7029 , COLOR 2 - SW 6336
6	STOREFRONT	MANKO ALUMINUM/GLASS SYSTEM OR EQUAL	MATTE BLACK
7	EXTERIOR DOORS	ALUMINUM, PAINTED	MATTE BLACK
8	CORNICE & PARAPET COPING (EPT-1)	METAL, PAINTED	COLOR: CHELSEA GRAY SW 2850

KEYNOTES

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10	SIGNAGE, INSTALL PER MANUFACTURER SPECIFICATIONS
11	RTU SCREENING SYSTEM TO MEET CITY REQUIREMENT, INSTALL PER MANUFACTURER SPECIFICATIONS

SIDE ELEVATION (SW)		
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 SIDE ELEVATION (SOUTH WEST)
1/4" = 1'-0"

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SKYRIDGE RETAIL BUILDING
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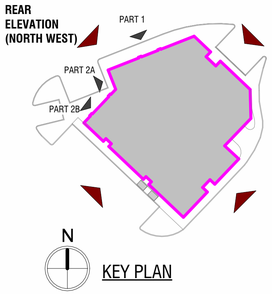
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BUILDING ELEVATIONS
A202
3

GENERAL NOTES

1. EXTERIOR COLORS ARE INDICATED BY MATERIAL MANUFACTURERS
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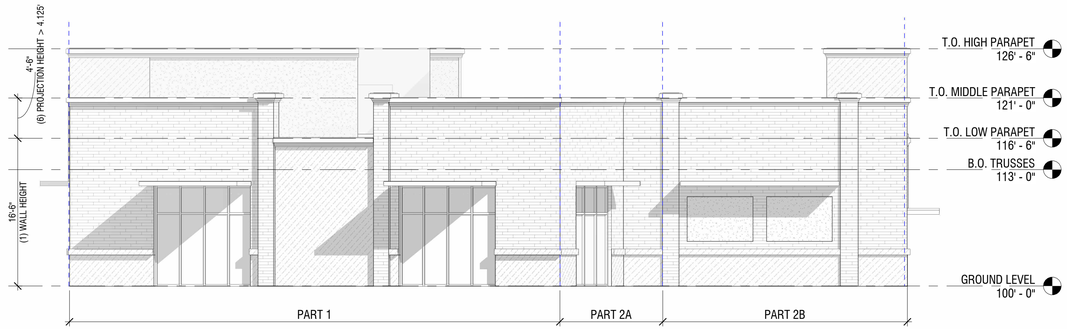


KEY PLAN

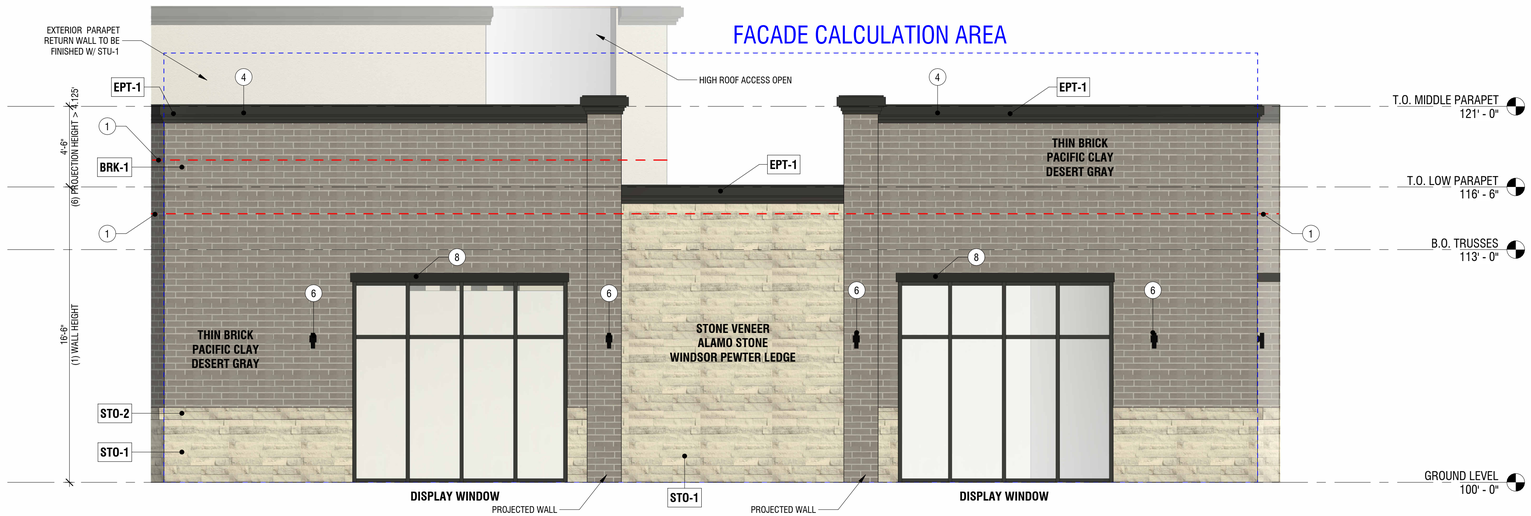
MAIN EXTERIOR MATERIALS



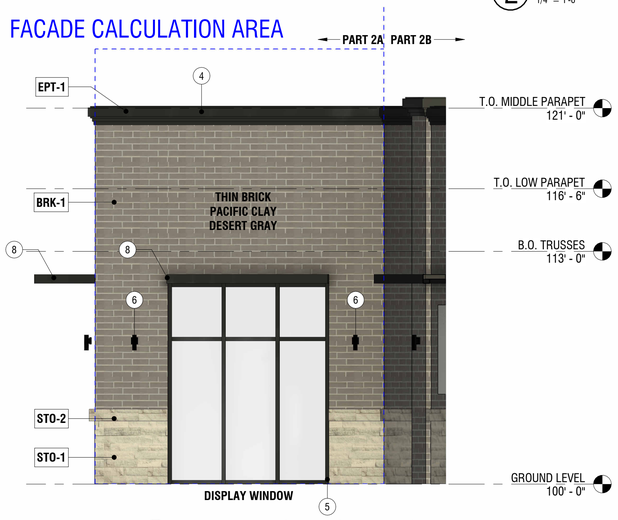
STONE VENEER	BIRCK VENEER	ACM PANEL	STUCCO
LEDGESTONE STYLE	THIN BRICK	ALUCOBOND	STU-1
WINDSOR PEWTER LEDGE	DESERT GRAY	STATUARY BRONZE	AGREEABLE GRAY SW 7029



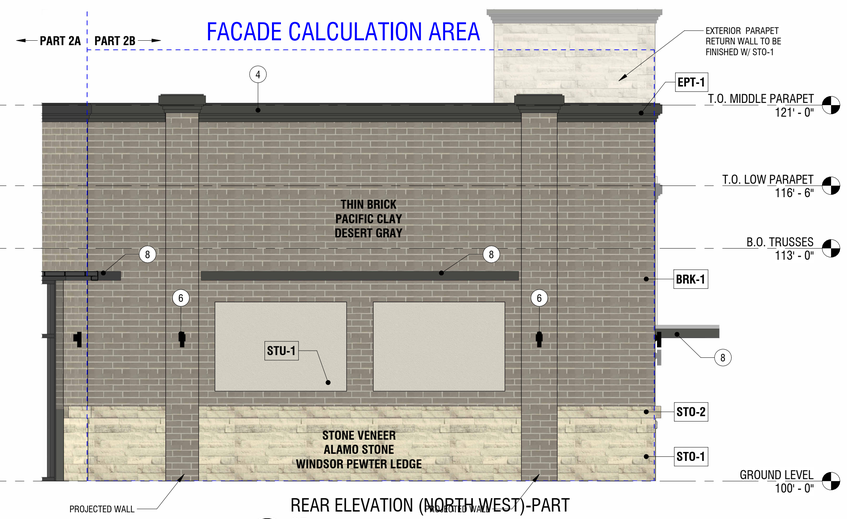
1 REAR ELEVATION -OVERALL
1/8" = 1'-0"



2 REAR ELEVATION (NORTH WEST)-PART 1
1/4" = 1'-0"



3 REAR ELEVATION (WEST)-PART 2A
1/4" = 1'-0"



4 REAR ELEVATION (NORTH WEST)-PART 2B
1/4" = 1'-0"

EXTERIOR FINISHING SCHEDULE

NO.	MATERIAL/ITEMS	DESCRIPTION	COLOR/FINISH
1	STONE VENEER (STO-1)	ALAMO STONE - LEDGESTONE	WINDSOR PEWTER LEDGE
2	STONE TRANSITION SILL (STO-2)	ALAMO STONE - LEDGESTONE-PROJECTED 2"	WINDSOR PEWTER LEDGE
3	BRICK VENEER (BRK-1)	PACIFIC CLAY PRODUCTS	THIN BRICK - DESERT GRAY
4	METAL PANEL (MTL-1)	ALUCOBOND ACM OR EQUAL	STATUARY BRONZE
5	STUCCO (STU-1 & STU-2)	DRYVIT SYSTEM OR EQUAL	COLOR 1 - SW 7029 , COLOR 2 - SW 6336
6	STOREFRONT	MANKO ALUMINUM/GLASS SYSTEM OR EQUAL	MATTE BLACK
7	EXTERIOR DOORS	ALUMINUM, PAINTED	MATTE BLACK
8	CORNICE & PARAPET COPING (EPT-1)	METAL, PAINTED	COLOR: CHELSEA GRAY SW 2850

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
5	ANODIZED ALUMINUM STOREFRONT 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

REAR ELEVATION (PART 1)		
EXTERIOR MATERIALS PERCENTAGES		
TOTAL FACADE AREA	1208.88 SF	
WINDOWS DOORS	271.31 SF	
AREA BALANCE	937.57 SF	
MATERIAL	AREA	PERCENTAGE
STONE	297.66 SF	32%
METAL	N/A	-
BRICK	639.91 SF	68%
STUCCO	N/A	-
TOTAL	937.57 SF	100%

REAR ELEVATION (PART 2)		
EXTERIOR MATERIALS PERCENTAGES		
TOTAL FACADE AREA	962.82 SF	
WINDOWS DOORS	100.65 SF	
AREA BALANCE	862.17 SF	
MATERIAL	AREA	PERCENTAGE
STONE	182.93 SF	21%
METAL	N/A	-
BRICK	605.78 SF	70%
STUCCO	73.46 SF	9%
TOTAL	862.17 SF	100%

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

CASE NUMBER: SP2026-015

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
3	REV-DEVELOPMENT#3	05.25.26

DESIGNED BY: NH,TT
DRAWN BY: NH
CHECKED BY: TT

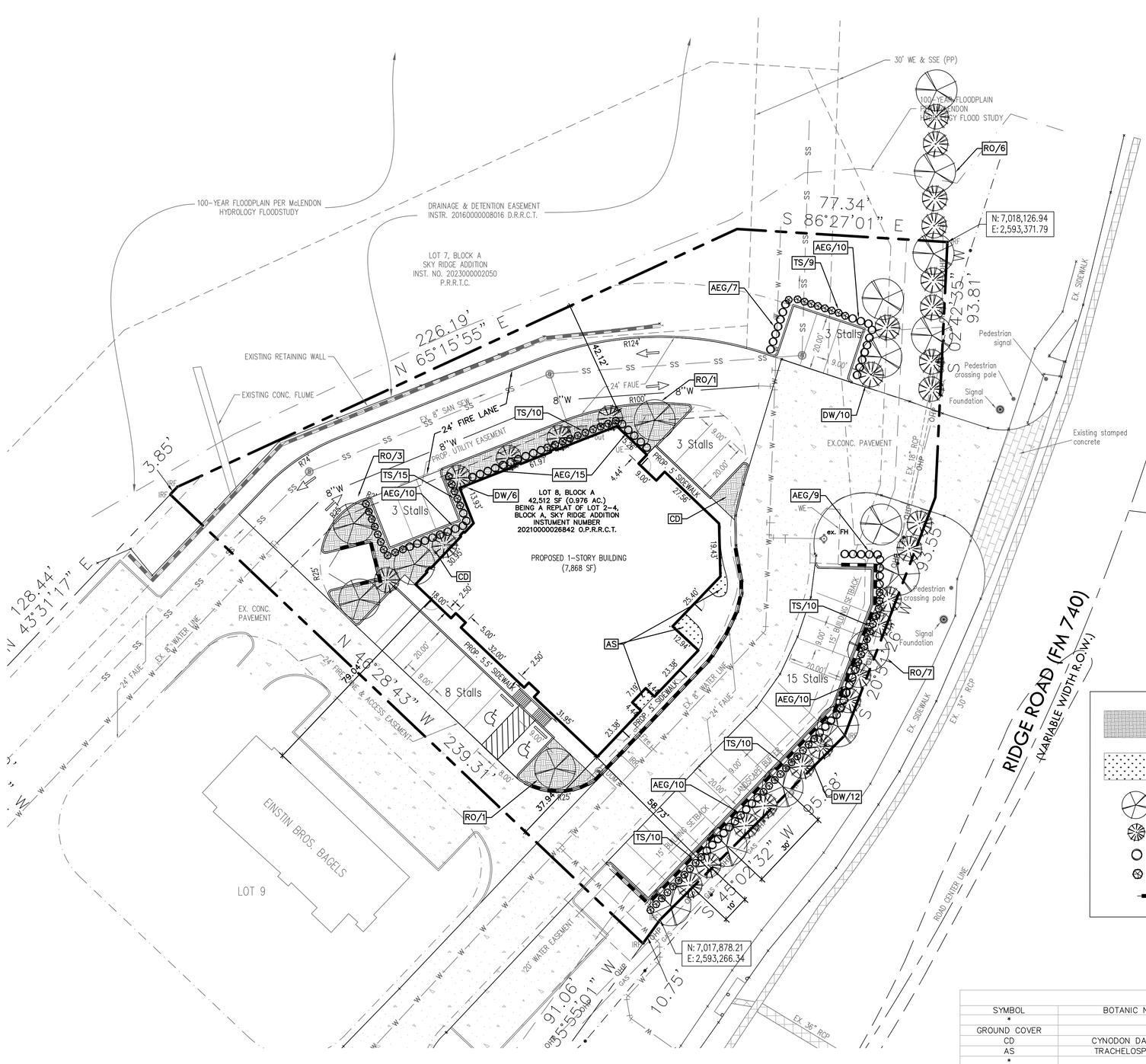
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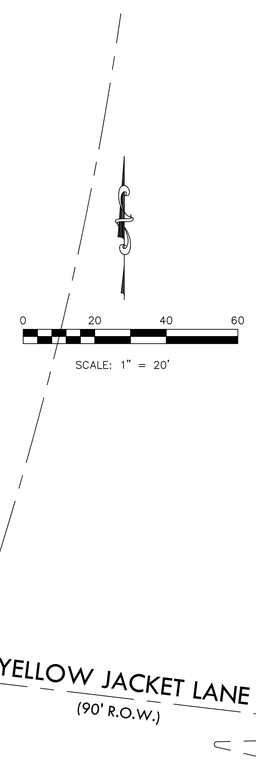
SCALES AS STATED HEREON ARE VALID ON THE ORIGINAL DRAWING ONLY. CONTRACTOR SHALL CAREFULLY REVIEW ALL DIMENSIONS AND CONDITIONS SHOWN HEREON AND AT ONCE REPORT TO THE ARCHITECT ANY ERROR INCONSISTENCY OR OMISSION DISCOVERED.

BUILDING ELEVATIONS
A203
3


T.O. HIGH PARAPET
126' - 6"
T.O. MIDDLE PARAPET
121' - 0"
T.O. LOW PARAPET
116' - 6"
B.O. TRUSSES
113' - 0"
Legacy
BEAUTY

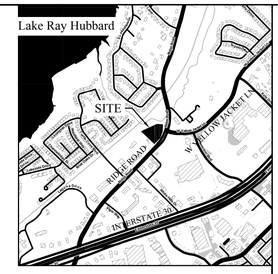

T.O. HIGH PARAPET
126' - 6"
T.O. MIDDLE PARAPET
121' - 0"
T.O. LOW PARAPET
116' - 6"
B.O. TRUSSES
113' - 0"
GROUND LEVEL
100' - 0"
RETAIL
RETAIL
1
2
3
4
B
C
D





0 20 40 60

SCALE: 1" = 20'



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 (1820SF)
- AS ASIATIC JASMINE (165 SF)
- RO TEXAS RED OAK (18 EA. 4" CALIPER SPACING PER PLAN)
- DW DESERT WILLOW (25 EA. 15 GAL SPACING PER PLAN)
- AEG EDWARD GOUCHER ABELIA (71 EA. 15 GAL 36" HEIGHT SPACED 36" O.C. MIN.)
- TS TEXAS SAGE (64 EA. 15 GAL 42" HEIGHT SPACED 36" O.C. MIN.)
- PROPOSED RETAINING WALL

PLANT LIST

SYMBOL	BOTANIC NAME	COMMON NAME	QTY.	UNIT	SIZE	NOTES
*						
GROUND COVER						
CD	CYNODON DACTYLON	TifTuf BERMUDA 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	15 GAL	SPACING PER PLAN
AEG	ABELIA X 'EDWARD GOUCHER'	EDWARD GOUCHER ABELIA	71	EA	15 GAL	36" HEIGHT SPACED 36" O.C. MIN.
TS	LEUCOPHYLLUM FRUTESCENS	TEXAS SAGE	64	EA	15 GAL	42" HEIGHT SPACED 36" O.C. MIN.

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

SP2026-015

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 05/24/2026
Job#: 25001

STATE OF TEXAS
HENRY T. NGUYEN
71065
LICENSED 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 24,2026 2:13pm henguy
C:\Users\henguy\OneDrive\Henry Nguyen Consulting\Projects\Active\25001-SKY RIDGE ADDITION\18-SHEET_SETS\L1-LANDSCAPE.dwg

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

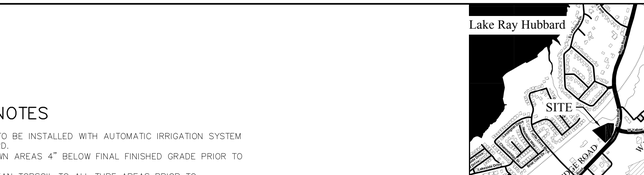
NOTES: METAL EDGING SHALL NOT BE INSTALLED PARALLEL AGAINST CURBS AND SIDEWALKS. METAL EDGING SHALL BE TRIMMED WHERE IT ABUTTS SIDEWALKS AND CURBS TO AVOID SHARP EDGES.

IRRIGATION:

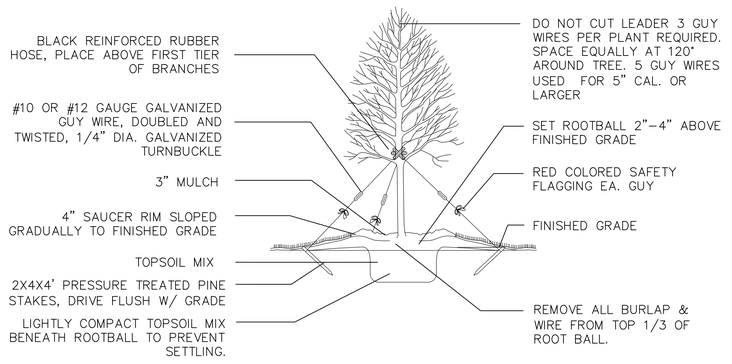
ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR. THE IRRIGATION WILL MEET THE REQUIREMENT OF THE UDC.



VICINITY MAP
(NTS)



A SHRUB PLANTING DETAIL
SCALE: NONE



B TREE PLANTING DETAIL
SCALE: NONE

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

_____ Planning & Zoning Commission, Chairman

_____ Director of Planning and Zoning

SP2026-015

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 05/22/2026
Job#: 25001

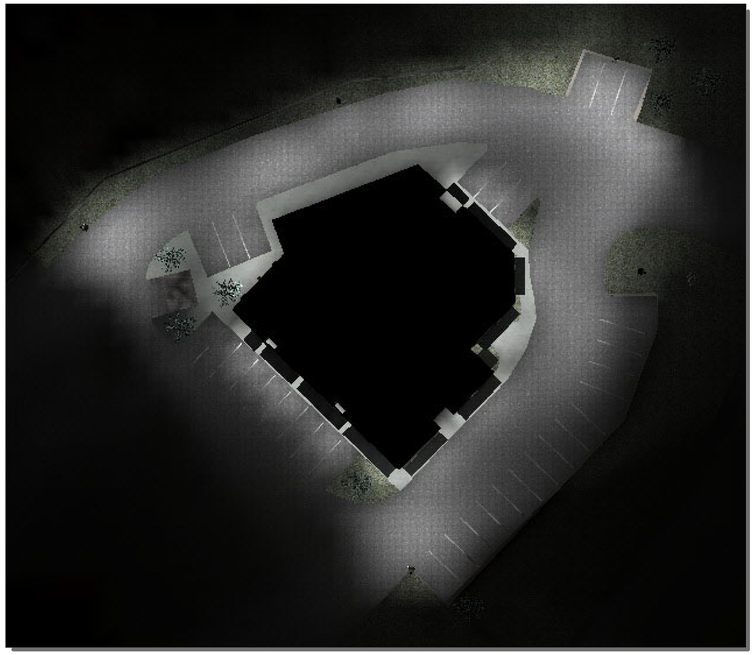
STATE OF TEXAS
HENRY T. NGUYEN
71065
REGISTERED PROFESSIONAL ENGINEER

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LANDSCAPE PLAN

L2

May 22,2026 5:35pm henguy
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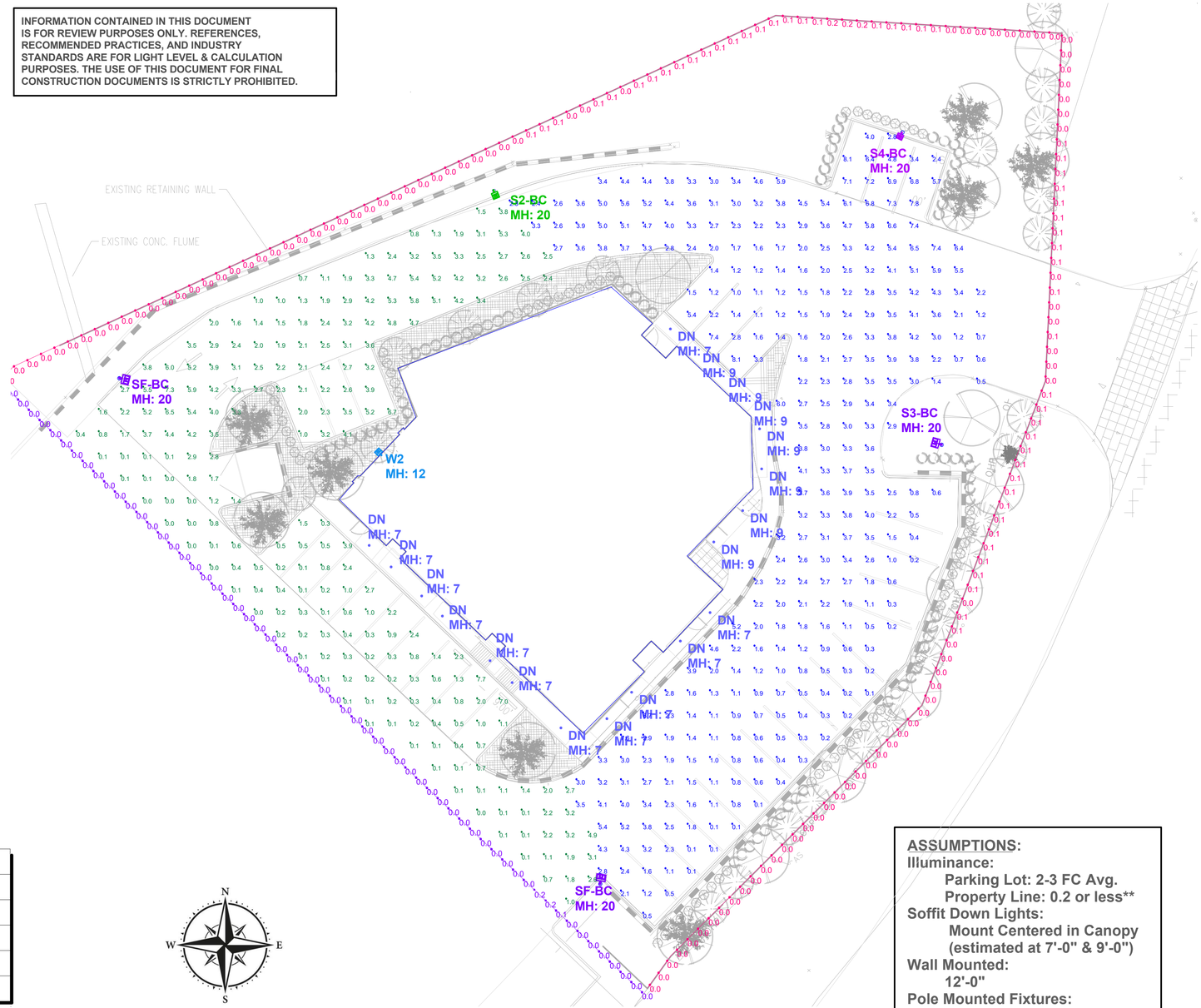


BIRD'S EYE VIEW



RENDERING FROM SOUTH-EAST

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SITE LIGHTING PHOTOMETRICS

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	7.7	0.0	N.A.
NORTH- EAST PARKING	2.7	8.1	0.1	81.0

**The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle.

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
	DN	19	NU4-RD-SW-30LM-30K-LOPRO	ALAPHABET-4 IN- ROUND-3000°K-LOW PROFILE HOUSING	0.900	26.72	2234
	S2-BC	1	VP-2-320L-235-3K7-2-BC	BEACON VIPER-MICROSTRIKE-3000°K-TYPE II -BACK CONTROL	0.900	238	16185
	S3-BC	1	VP-2-320L-235-3K7-3-BC	BEACON VIPER-MICROSTRIKE-3000°K-TYPE III -BACK CONTROL	0.900	238	18264
	S4-BC	1	VP-2-320L-210-3K7-4W-BC	BEACON VIPER-MICROSTRIKE-3000°K-TYPE IV -BACK CONTROL	0.900	213.9	15600
	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
	W2	1	VPW2-18L-39-3K7-2	BEACON VIPER-WALL PACK-3000°K-TYPE II OPTICS	0.900	38.8	4683

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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-04

DESIGNED BY:	RMD
REVISIONS	
REV-01: NEW PLAN & PL REQ.	
REV-02: ADD NEW CIVIL DWG	
REV-03: PROPERTY LINE =< 0.2	
REV-04: NEW SITE-LANDSCAPE	
DATE:	5/27/2026

REV-04

BEACON
design . performance . technology

DATE: LOCATION:

TYPE: PROJECT:

CATALOG #:

VIPER Area/Site

VIPER LUMINAIRE

MICRO STRIKE | SILICONE STRIKE | OPTICS STRIKE

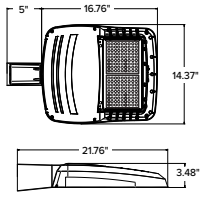


FEATURES

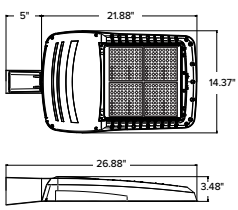
- Low profile LED area/site luminaire with a variety of IES distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit 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

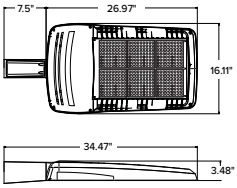
SIZE 1



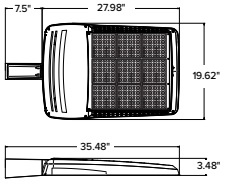
SIZE 2



SIZE 3



SIZE 4



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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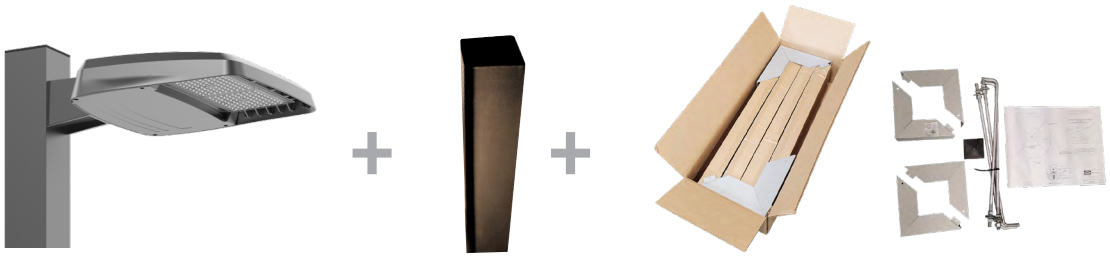
TYPE: PROJECT:

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

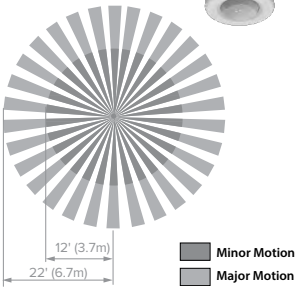
DEFAULT SETTINGS

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

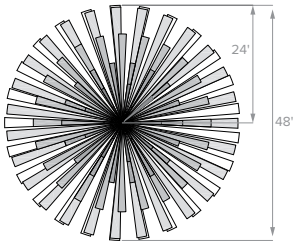
Stand Alone	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	8 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	50%
Daylight Sensor	Disabled

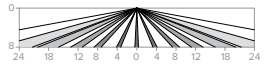
NX WIRELESS COVERAGE PATTERNS

NXSMP2-OMNI



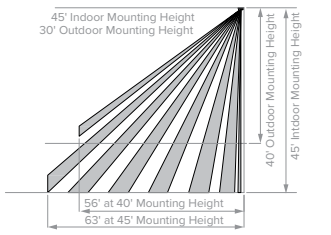
NXSMP2-LMO





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

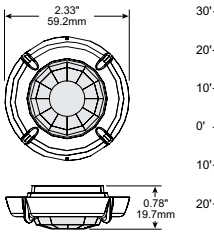
CONTROLS TECH SUPPORT 800-888-8006 (7:00 AM - 7:00 PM)

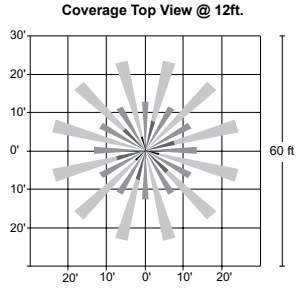
OUTDOOR LIGHTING CONTROLS OPTIONS

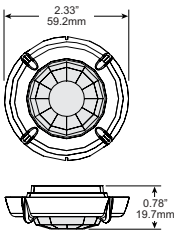
CONTROLS FUNCTIONALITY

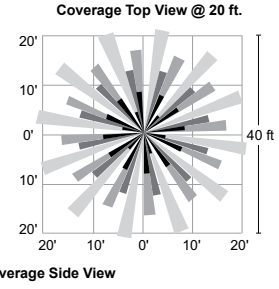
	Control Option Ordering Logic & Description		Control Option Functionality									Control Option Components
			Networkable	Grouping	Scheduling	Occupancy/ Motion	Daylight Harvesting	0-10V Dimming	On/Off Control	Bluetooth App Programming	Sensor Height	
Independent	SCP_F	Sensor Control Programmable, 8F 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

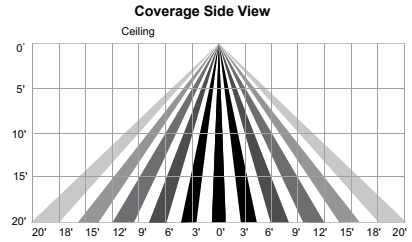
COVERAGE PATTERNS FOR SCP_F



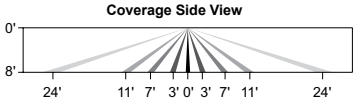


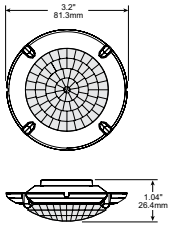


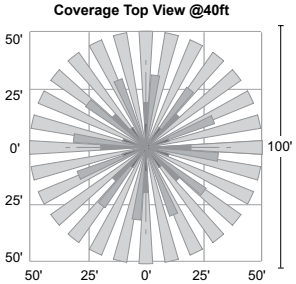


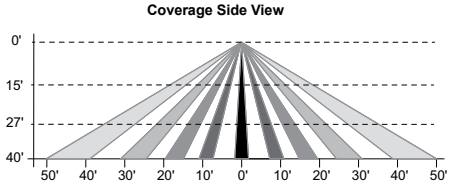


Coverage Side View









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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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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:

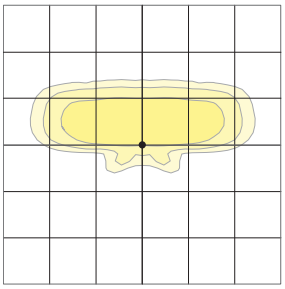
TYPE: PROJECT:

CATALOG #:

MICRO STRIKE PHOTOMETRY

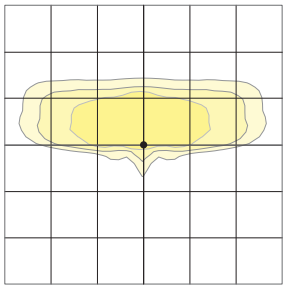
The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

Type 2



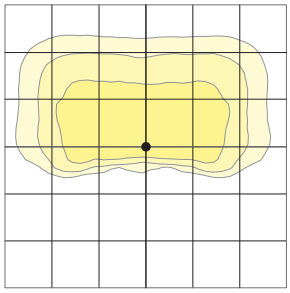
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 3



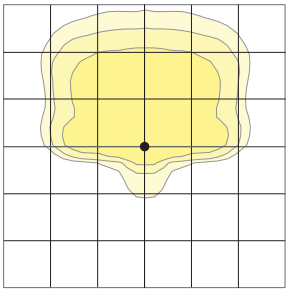
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 4 Wide



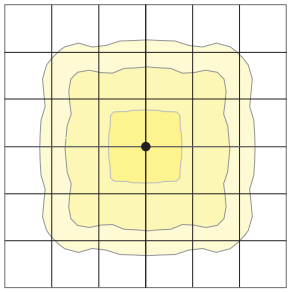
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

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:

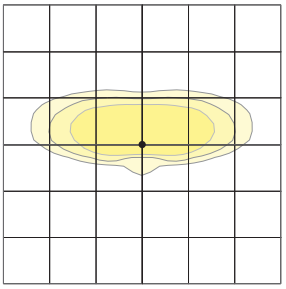
TYPE: PROJECT:

CATALOG #:

OPTIC STRIKE PHOTOMETRY

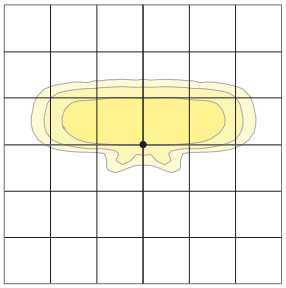
The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

Type FR – Front Row/Auto Optic



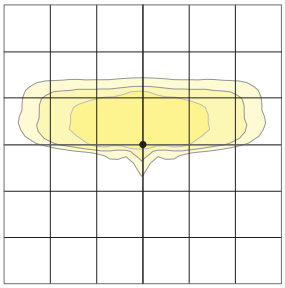
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 2



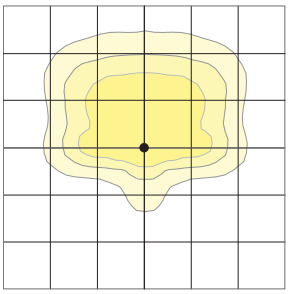
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 3



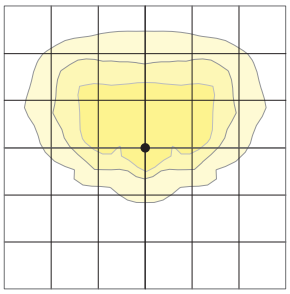
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 4 Forward



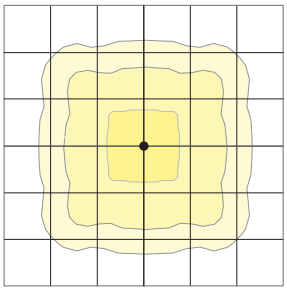
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 4 Wide



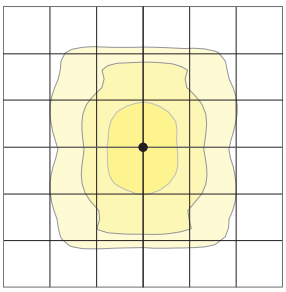
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 5QM



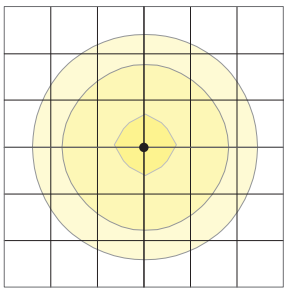
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 5RW (rectangular)



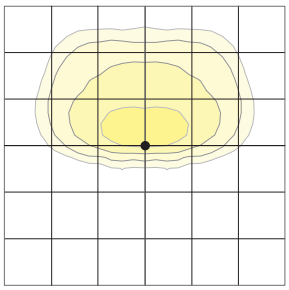
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type 5W (round wide)



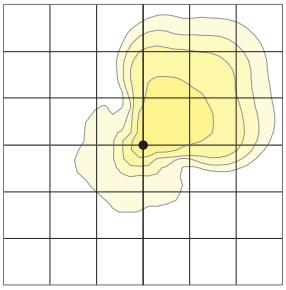
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type TC



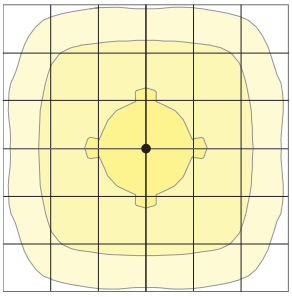
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

Type Corner



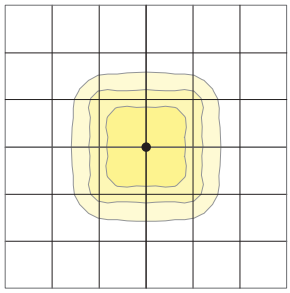
Mounting Height: 20 ft
Scale: 1 inch = 20 ft

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:

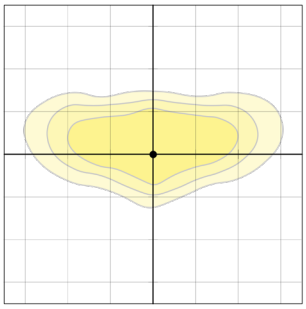
TYPE: PROJECT:

CATALOG #:

SILICONE OPTIC STRIKE PHOTOMETRY

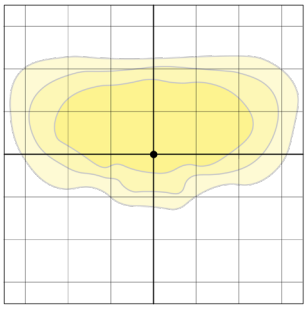
The following diagrams represent the general distribution options offered for this product. For detailed information on specific product configurations, see website photometric test reports.

Type 2



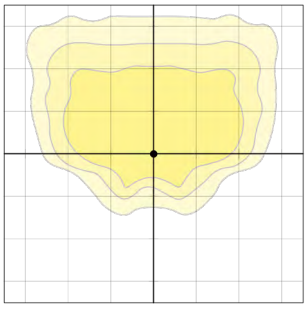
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 3



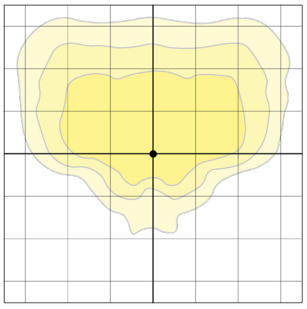
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 4 Forward



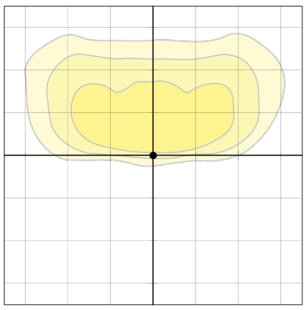
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 4 Wide



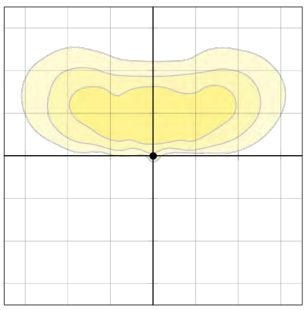
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 4WBC



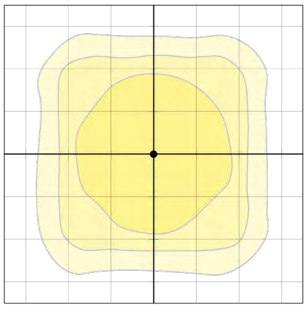
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 4WMBC



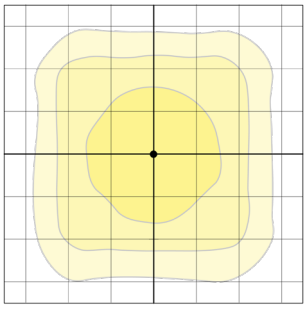
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 5QM



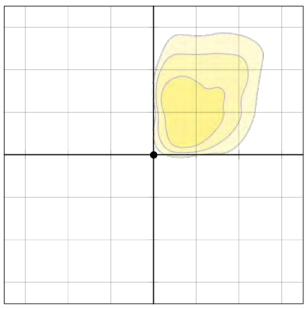
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

Type 5QW



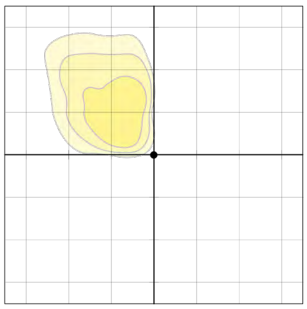
Mounting Height: 20 ft
Scale: 1 inch = 25 ft

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:

TYPE: PROJECT:

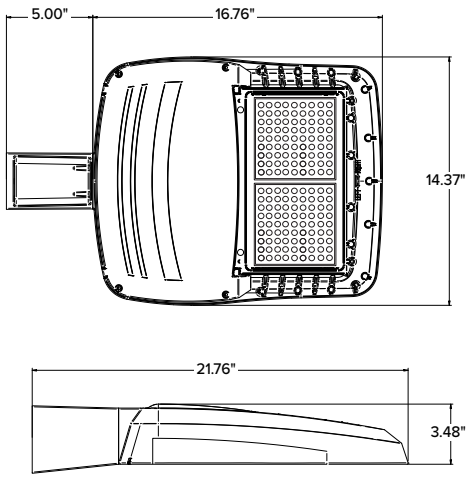
CATALOG #:

VIPER Area/Site

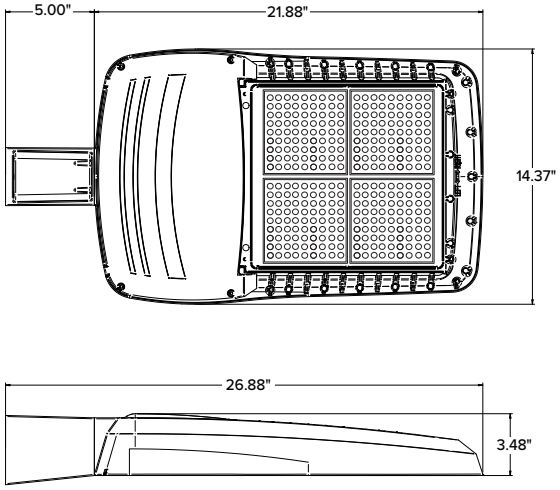
VIPER LUMINAIRE

DIMENSIONS

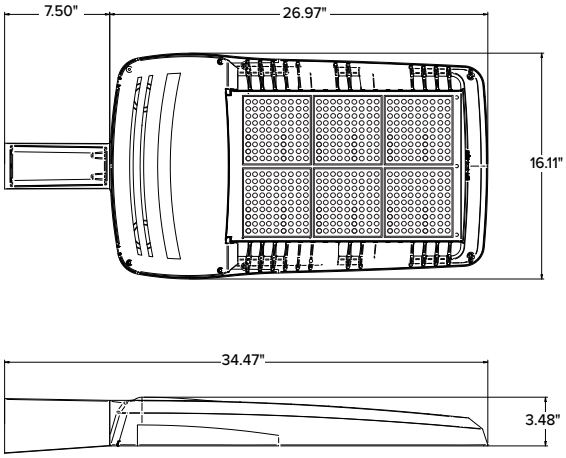
SIZE 1



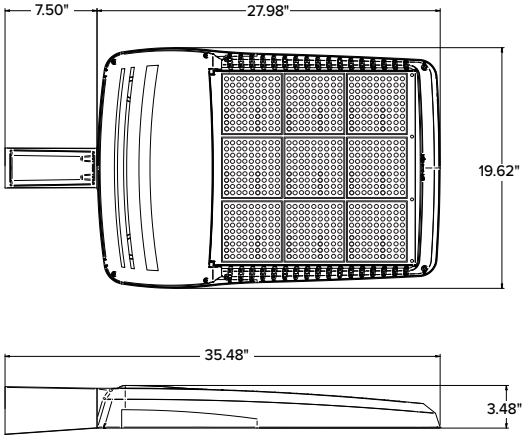
SIZE 2



SIZE 3



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

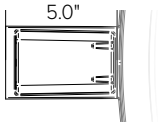
VIPER LUMINAIRE

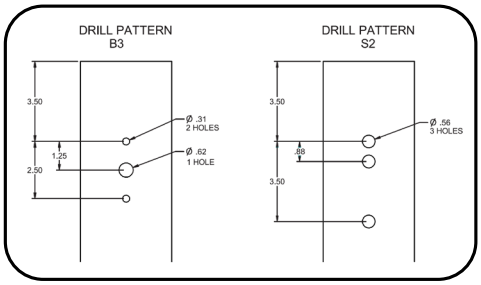
MOUNTING

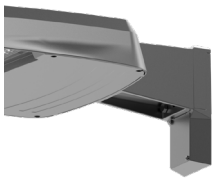


A–STRAIGHT ARM MOUNT

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)

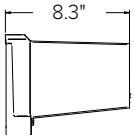


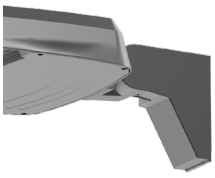




ASQU–UNIVERSAL ARM MOUNT

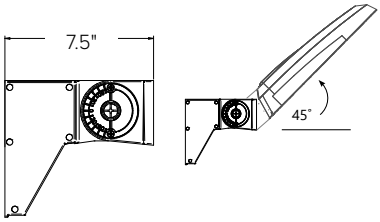
Universal mounting block for ease of installation. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5)

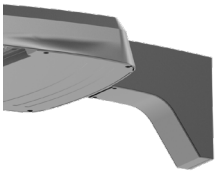




AAU–ADJUSTABLE ARM FOR POLE MOUNTING

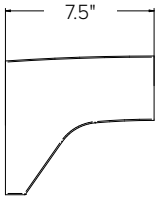
Rotatable arm mounts directly to pole. Compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2 and B3. For round poles add applicable suffix (2/3/4/5). Rotatable in 5˚ aiming angle increments. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.

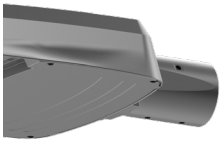




ADU–DECORATIVE UPSWEPT ARM

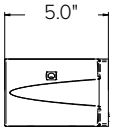
Upswept Arm compatible with drill patterns from 1.5" to 5.25" and Current drill pattern S2. For round poles add applicable suffix (2/3/4/5).

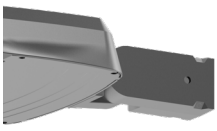




MAF–MAST ARM FITTER

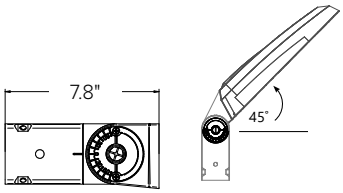
Fits 2-3/8" OD horizontal tenons.

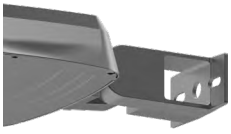




K–KNUCKLE

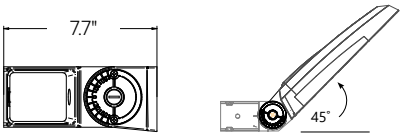
Rotatable in 5-degree aiming angle increments, fits 2-3/8" tenons or pipes. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.





T–TRUNNION

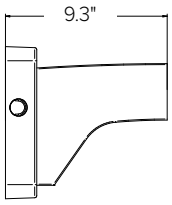
Trunnion for surface and crossarm mounting using (1) 3/4" or (2) 1/2" size through bolts. Micro Strike configurations have a 45° aiming limitation. Strike configurations have a 30° aiming limitation.





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

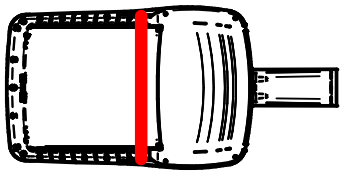
VIPER LUMINAIRE

ADDITIONAL INFORMATION (CONTINUED)

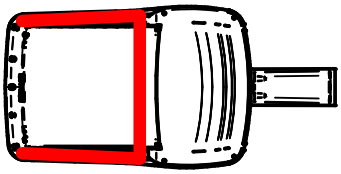
HOUSE SIDE SHIELD FIELD INSTALL ACCESSORIES

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.

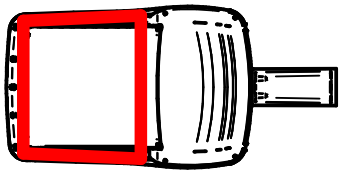
VPR2x HSS-90-B-xx



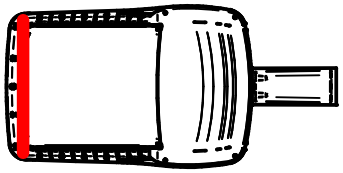
VPR2x HSS-270-BSS-xx



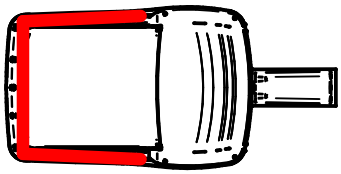
VPR2x HSS-360-xx



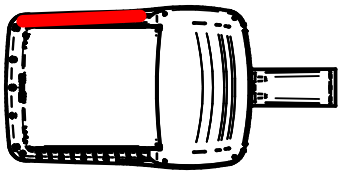
VPR2x HSS-90-F-xx



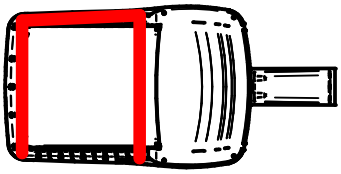
VPR2x HSS-270-FSS-xx



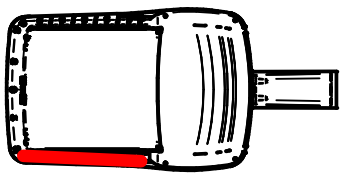
VPR2x HSS-90-S-xx



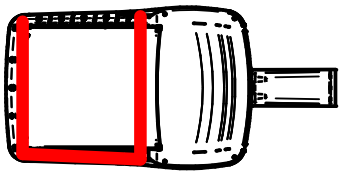
VPR2x HSS-270-FSB-xx



VPR2x HSS-90-S-xx



VPR2x HSS-270-FSB-xx



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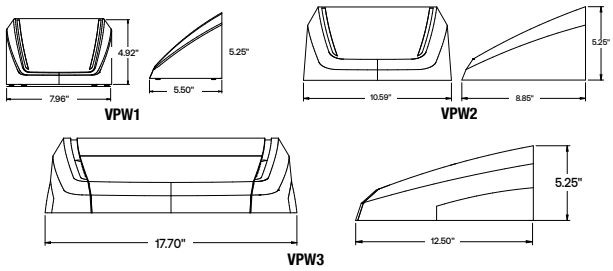
VIPER Wall

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

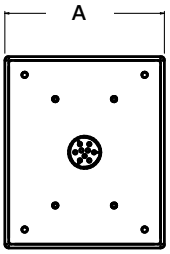
	Catalog Number	Description
☐	**WP-BB-XXX**	Back Box Accessory for conduit entry[1]
☐	**CS**	Comfort Shield[2]

Notes:

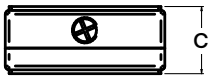
1 replace "xxx" with color option

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

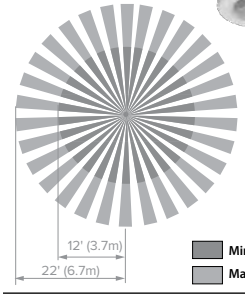
NX Wireless	
Occupancy Sensor	Enabled
Occupancy Sensor Sensitivity	7
Occupancy Sensor Timeout	15 Minutes
Occupied Dim Level	100%
Unoccupied Dim Level	0%
Daylight Sensor	Disabled
Bluetooth	Enabled
2.4GHz Wireless Mesh	Off
"Passcode Factory Passcode: HubbN3T!"	Enabled

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

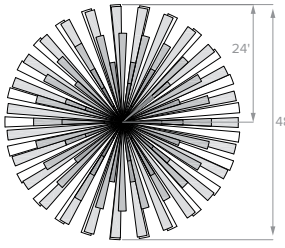
NXSMP2-OMNI

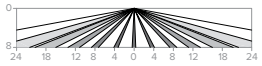




NXSMP2-LMO



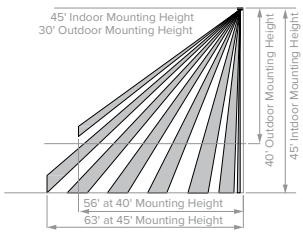




Sensor Lens Coverage and Detection Patterns
When Mounted at 8ft with Low Mount Lens

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:

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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
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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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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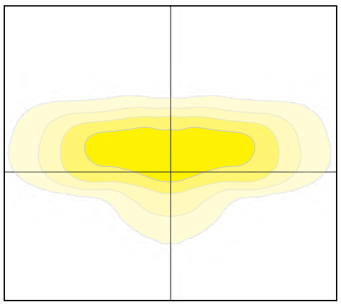
VPW1/VPW2/VPW3 LED WALLPACK

DATE:	LOCATION:
TYPE:	PROJECT:
CATALOG #:	

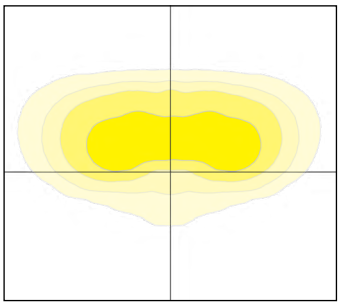
PHOTOMETRY

Mounting Height: 10ft

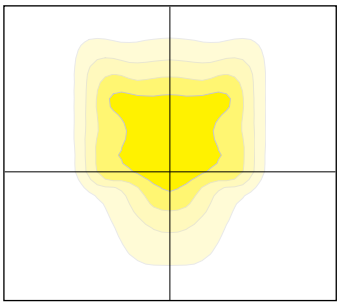
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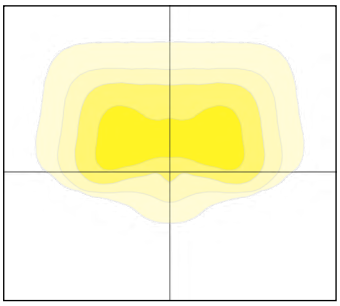
Type 3



Type 4F

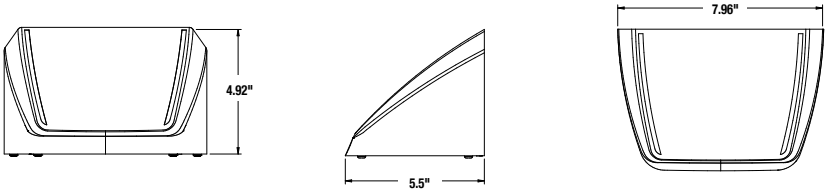


Type 4W

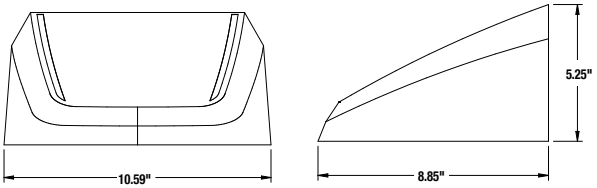


DIMENSIONS

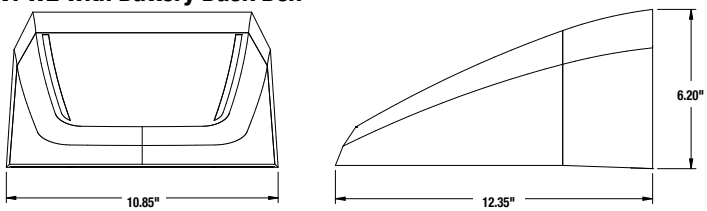
VPW1



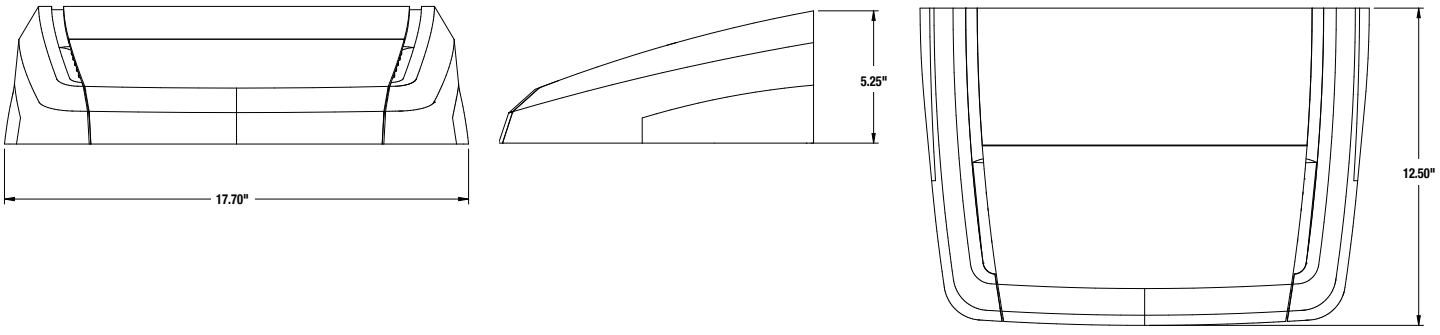
VPW2



VPW2 with Battery Back Box



VPW3



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BEACON
design . performance . technology

VIPER Wall

VPW1/VPW2/VPW3 LED WALLPACK

DATE: LOCATION:

TYPE: PROJECT:

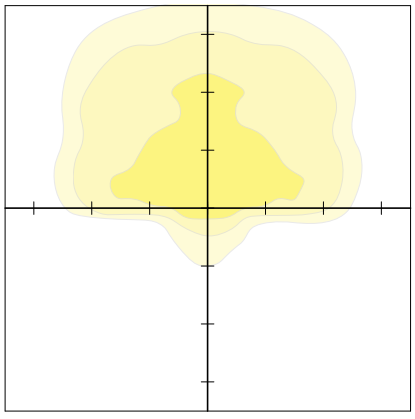
CATALOG #:

BATTERY OPTIONS & HOUSING SIZES

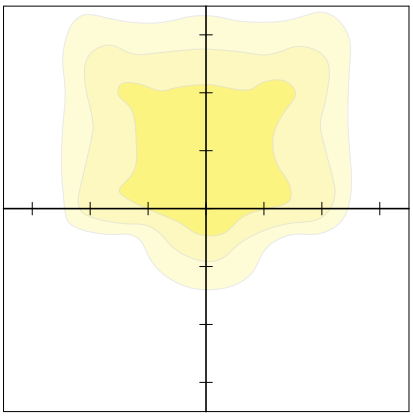
				Battery (E)		Battery with Heater (EH)	
Size	**Optics**	**# LEDs**	**Fixture Wattage**	**E (10W)**	**Housing**	**EH (13W)**	**Housing**
VPW1	Micro Strike	24L	10W	N/A	Not Available	N/A	Not Available
			15W				
			25W				
VPW2	Micro Strike	48L	15W	Y	Standard Housing	Y	Includes Integrated Back Box
			20W	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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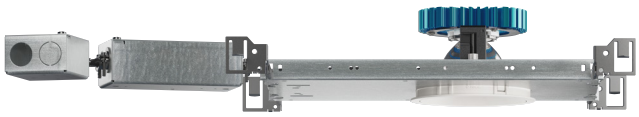
alphabet

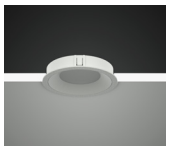
PROJECT INFORMATION			
JOB NAME		TYPE	
ORDERING CODE			

NU4 LOPRO

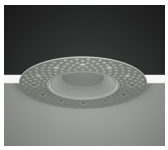
4" Round Downlight Standard White

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%

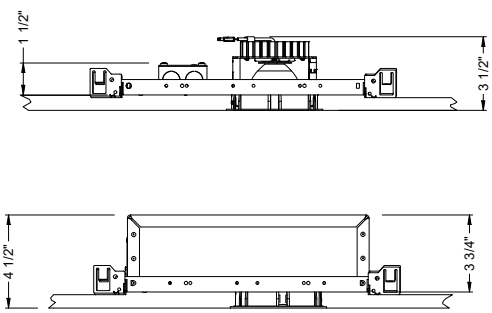
CONSTRUCTION
- Lexan™ (PC) highly resistant to impact and heat (240°F)
- Optimal material for wireless signal connectivity
- Shatter proof acrylic bezel lens
- Electrocoated 16-gauge cold-rolled steel construction
- Accommodates ceiling thickness from 1/8" to 1-5/8"

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

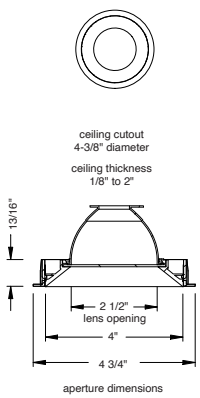
LISTING
- ULus Listed to UL1598 & UL2108; cUL Listed to CSA C22.2 #250.0
- IP65 with lens - Suitable for wet locations with lens - Suitable for damp locations without lens
- Non-conductive, dead-front construction (shower approved)
- NSF/ANSI-2 with lens (Non-Food and Splash Zones)
- **Declare.** - LBC 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

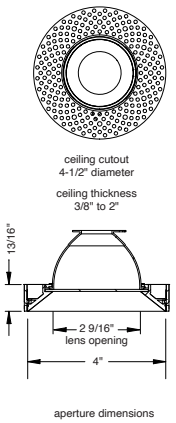


TRIMMED



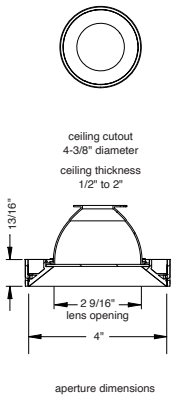
aperture dimensions

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

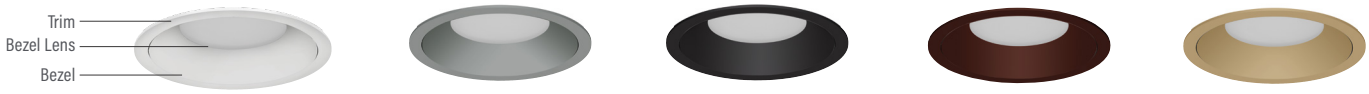
1. 8D/12D available in 10LM/15LM.
2. NL option does not meet requirements for AT/DF/WET/NSF listings. Lensing cannot be added in the field.
3. Elliptical lens not available with 8D/12D optic options. Actual beam distributions [20D= 35° x 60° , 25D= 40° x 65° , 35D= 45° x 70° , 55D= 55° x 80°]
4. HCL 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

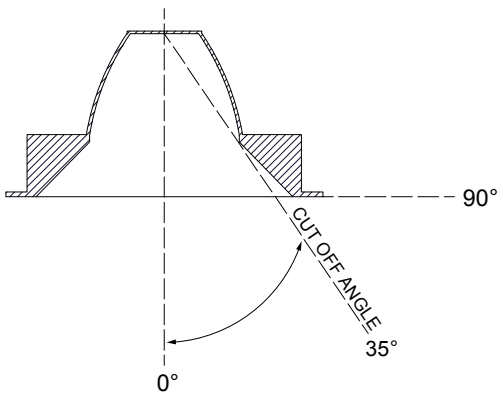
GLARE CONTROL

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;

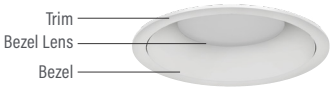


alphabet

PROJECT INFORMATION			
JOB NAME		TYPE	
ORDERING CODE			

TRIM OPTIONS

TRIM/BEZEL COLORS



WH



MC



BK



BZ

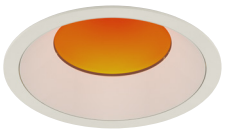


WT

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

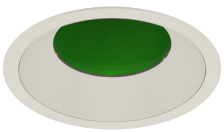
RED



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

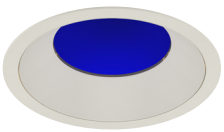
GREEN



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

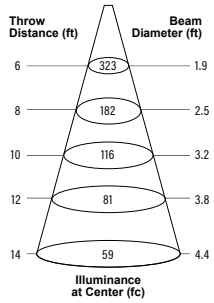
alphabet

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		

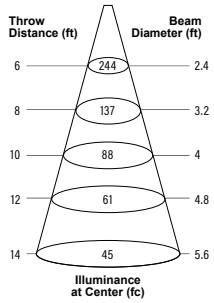
20D 18° NO LENS



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

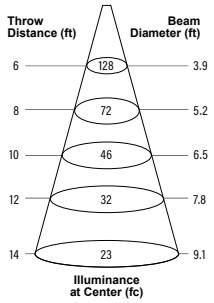
25D 23° NO LENS



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

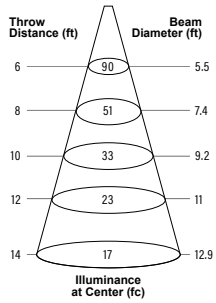


WATTS: 17.2	LPW: 120.6
LUMENS: 2074	CCT: 3000K

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		

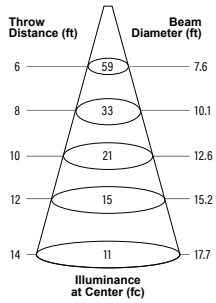
50D 49° NO LENS



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

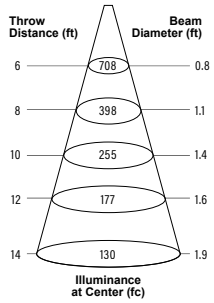
alphabet

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		

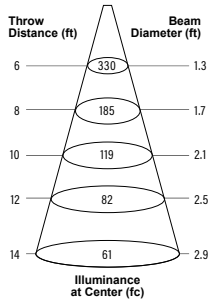
8D
7.8° NO LENS



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

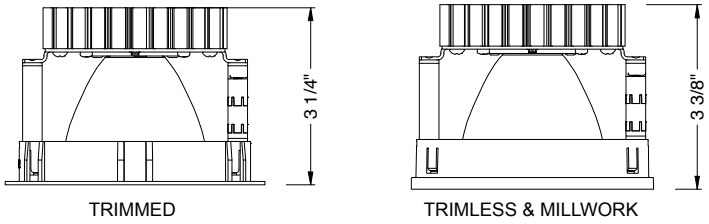
alphabet

PROJECT INFORMATION			
JOB NAME		TYPE	
ORDERING CODE			

MOUNTING OPTIONS

FIXTURE HEIGHT

10M - 30LM CONFIGURATION

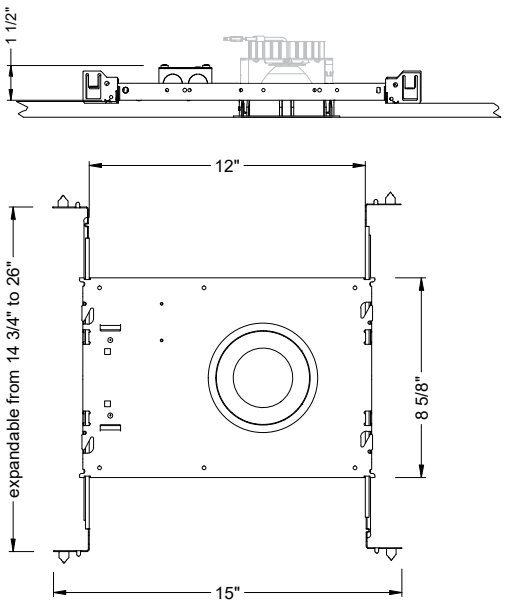


TRIMMED

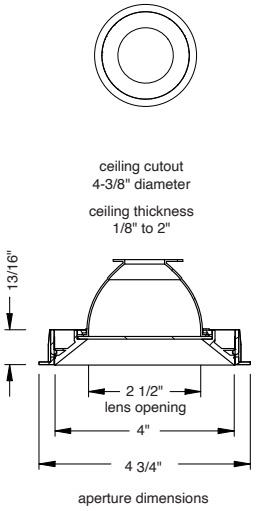
TRIMLESS & MILLWORK

NC - NEW CONSTRUCTION

TRIM

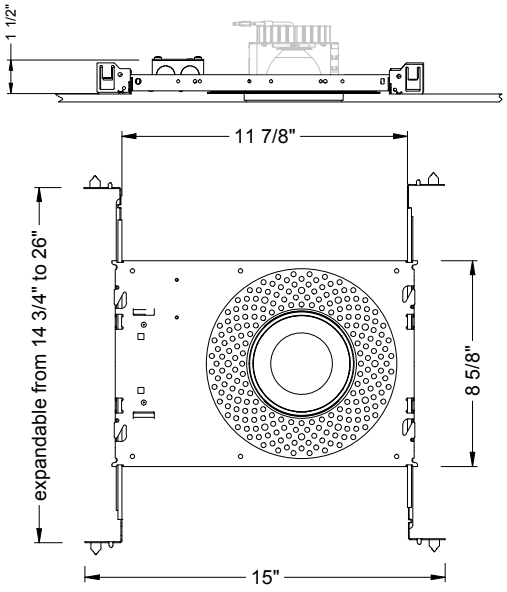


TRIM

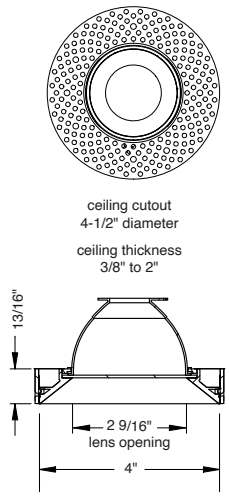


aperture dimensions

TRIMLESS

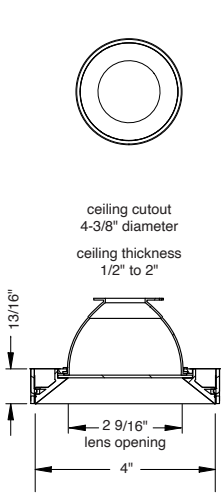


TRIMLESS



aperture dimensions

TRIMLESS/MILLWORK



aperture dimensions

100878

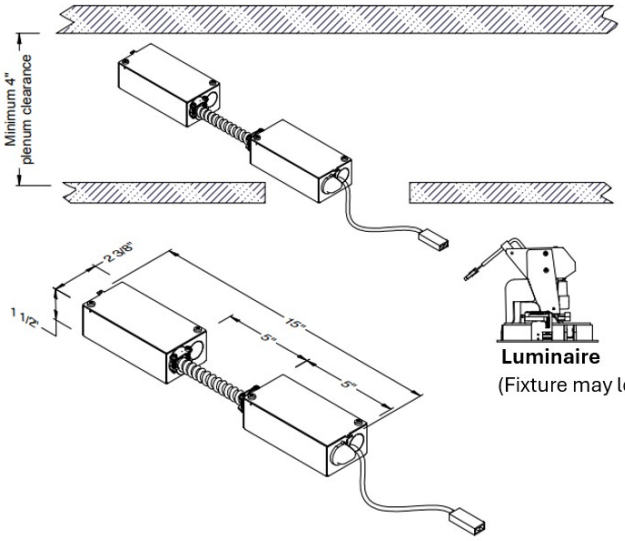
In a continuing effort to offer the best product possible we reserve the right to change, without notice, specifications or materials that in our opinion will not alter the function of the product.

alphabet

PROJECT INFORMATION			
JOB NAME		TYPE	
ORDERING CODE			

MOUNTING OPTIONS (CONTINUED)

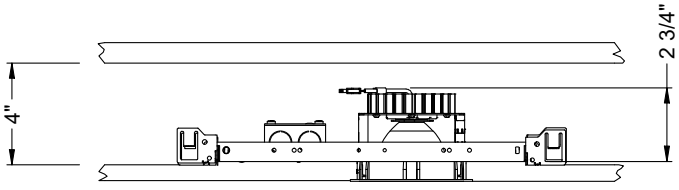
RET - RETRO
TRIM/TRIMLESS

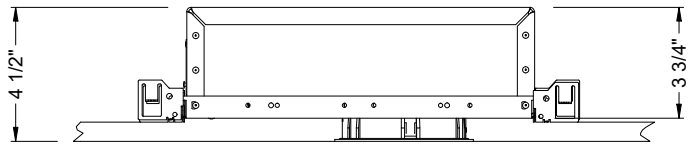


Luminaire
(Fixture may look different)

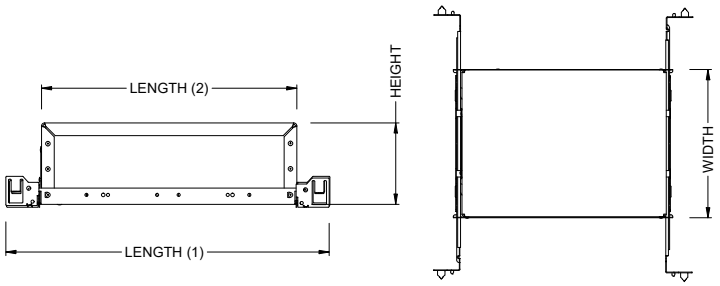
RATINGS / CERTIFICATIONS	NC	RET	IC
TYPE NON-IC	✔	✔	
TYPE IC			✔
CHICAGO PLENUM (CCEA)			
SUITABLE FOR AIR HANDLING PLENUMS	✔	✔	✔
REDUCED AIRFLOW (WITH LENS) ASTM E283	✔	✔	✔

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

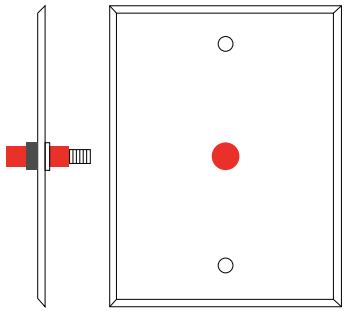
The Remote Test Switch may be mounted adjacent to the LED Fixture by others.

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

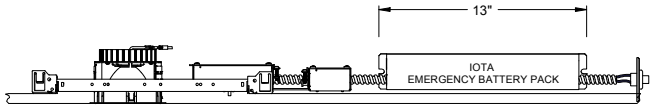
Maximum remote mounting distance of the emergency driver shall be 50 feet. Remote location wiring provided by others. Follow all Local and National Electric/ Building Codes.



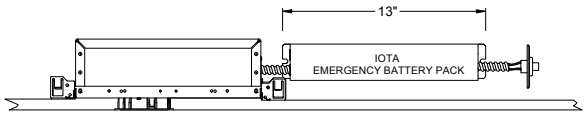
Remote Test Switch

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)

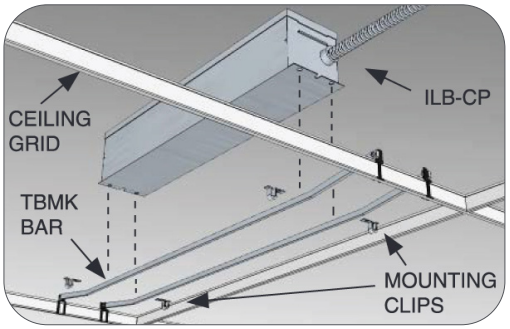


IC - INSULATION CONTACT HOUSING
WITH EM BATTERY (REMOTE TEST SWITCH)



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.

ARCHITECTURE

May 22, 2026

Mr. Chairman and Members of the Planning and Zoning Commission
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

Re: Variance Request — Site Plan Application No. SP2026-015
Site Plan for Strip Retail Center at 2200 Ridge Road, Rockwall, Texas 75087

Dear Mr. Chairman and Members of the Commission:

Pursuant to our correspondence with City Staff regarding the Site Plan Application staff comments for SP2026-015, and in accordance with Article 11 of the Unified Development Code (UDC), please find below our formal variance request along with the required compensatory measures. For each variance requested, we have provided two (2) compensatory measures above and beyond the requirements of the UDC, as required by Subsection 09.01 of Article 11.

Variance Request No. 1 — Landscape Buffer Along Ridge Road (FM-740)

UDC Reference: Subsection 05.01, Article 08 — Landscape Buffers

Description of Variance Requested:
The applicant respectfully requests a variance to Subsection 05.01 of Article 08 of the UDC, which requires a 15-foot landscape buffer along Ridge Road (FM-740) and prohibits parking within that buffer. The proposed site plan includes a row of 15 parking spaces (20’ x 9’ each) running parallel to Ridge Road. Due to the circumstances described below, the outer edge of these parking spaces encroaches less than 2 feet into the required 15-foot landscape buffer along the Ridge Road frontage.

Basis and Justification for Variance:
The encroachment into the landscape buffer is the result of an existing physical condition on the site that is beyond the control of the applicant. The fire lane along Ridge Road is currently in place and in active use. This fire lane was constructed approximately 2 feet southeast of its designed location, displacing it toward the landscape buffer area. Because the fire lane must remain in its current location to maintain required emergency access, the proposed parking row — which would otherwise conform to the UDC — cannot be shifted further from the property line without conflicting with the fire lane.
The encroachment is minor in scale, measuring less than 2 feet across a row of 15 parking spaces, and is solely attributable to the pre-existing misalignment of the fire lane rather than to any design preference of the applicant. The remainder of the site plan, including the landscape buffer along all other frontages, fully conforms to the requirements of the UDC. The applicant

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(816) 753-6100 office

has made every reasonable effort to minimize the encroachment and has determined that no feasible alternative layout exists that would simultaneously maintain code-compliant fire lane access and fully conforming parking dimensions.

Variance Request No. 2 — Using Secondary Building Façade for Side and Rear Elevations

UDC Reference:

- Subsection 04.01 (C), Article 05 – Building Articulation
- Subsection 06.02(C)(5), Article 05 — Full (4) Sided Architecture

Description of Variance Requested:

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.
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 fully incorporate every primary façade articulation element in the same manner as the principal frontage façade, they are designed to provide a cohesive and high-quality architectural expression consistent with the intent of the ordinance.
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.

Compensatory Measures:
In accordance with Subsection 09.01 of Article 11 of the UDC, the applicant proposes the following five (5) compensatory measures above and beyond the minimum requirements of the UDC in exchange for the two (2) requested variances:

Compensatory Measure 1: Enhanced Landscape Planting Sizes
All trees and shrubs installed within the landscape buffer along Ridge Road (FM-740) will be provided at sizes exceeding the minimum container sizes required by the UDC. Specifically, all canopy trees will be provided at a minimum 4-inch caliper (exceeding the code-minimum 3-inch caliper), and all accent trees and shrubs will be upsized by a minimum of one container grade above the code-minimum requirement. This measure will result in a denser, more immediately effective landscape screen along the Ridge Road frontage, offsetting the visual impact of the minor buffer encroachment.

Compensatory Measure 2: Decorative Masonry Screening Wall
The applicant proposes to install a decorative masonry screening wall along the Ridge Road landscape buffer, utilizing masonry materials that complement the primary building. This wall will provide an immediate and durable visual screen between the parking area and the Ridge Road right-of-way, enhancing the appearance of the development from the public street and mitigating any visual impact resulting from the minor encroachment into the landscape buffer. The wall

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design will be subject to staff review and approval to ensure consistency with the Scenic Overlay (SOV) District standards.

Compensatory Measure 3 – Enhanced Natural Stone Material Usage
Natural stone materials have been incorporated extensively on all building façades, significantly exceeding the minimum code requirement of 20%.

- Front (Primary) Elevation: approximately 38% stone coverage
- Side Elevations: up to approximately 43% stone coverage

This enhanced material application strengthens the architectural character and visual quality of the building from all public viewpoints.

Compensatory Measure 4 – Additional Architectural Enhancements
The building design incorporates five (5) distinct architectural articulation elements throughout the façades, including: (1)Awnings, (2) Wall Recesses and Projections, (3) Display Windows, (4) Articulated Cornice Lines, (5) Varied Roof Heights.

Compensatory Measure 5 – Additional Architectural Enhancements

Additionally, display windows have been added to the rear elevation, even where not functionally required for the retail spaces, in order to enhance the architectural appearance and maintain visual consistency on all sides of the building.

The applicant respectfully submits that the requested variance is warranted given the pre-existing site condition that creates the hardship, the minor and unavoidable nature of the encroachment, and the meaningful compensatory measures offered above. We believe the proposed compensatory measures will result in a landscape buffer that is visually superior to what would otherwise be required, and that the overall development will be a high-quality addition consistent with the goals of the Scenic Overlay District.
We appreciate the Commission's consideration of this request and welcome the opportunity to present and discuss this matter at the upcoming Planning and Zoning Commission work session on May 26, 2026. Please do not hesitate to contact us should you require any additional information.

Respectfully submitted,

Thong Thai
Managing Partner, RA
B+A Architecture LLC

On behalf of Kim Lien Thi Nguyen, Beauty Legacy, LLC
Applicant — Site Plan SP2026-015

cc:
Henry Lee, Planning Department, City of Rockwall
Henry Nguyen Consulting, LLC — Civil Engineer of Record
Kim Lien Thi Nguyen, Beauty Legacy, LLC — Property Owner

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