

AGENDA



ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
JULY 28, 2026 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

NOTES ABOUT PUBLIC PARTICIPATION = **RED**

(I) CALL TO ORDER

(II) OPEN FORUM

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

(III) ACTION AGENDA

(1) **SP2026-014 (BETHANY ROSS)**

Discuss and consider a request by Mathew Smith of Strohmeier 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.

(2) **SP2026-021 (ANGELICA GUEVARA)**

Discuss and consider a request by Scott A. Sower and SSARCO of TX, PLLC on behalf of Todd Baker of YMCA of Metropolitan Dallas for the approval of an Amended Site Plan for the YMCA of Rockwall being situated on a 21.378-acre parcel of land identified Lot 1, Block A, Rockwall CO Branch YMCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5), situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1210 N. Goliad Street, and take any action necessary.

(3) **SP2026-027 (HENRY LEE)**

Discuss and consider a request by Frank Polma of R-Delta Engineers, LLC on behalf of Zach Schultz of Raybrun Electric Cooperative for the approval of a Site Plan for a Golf Driving Range and Commercial Amusement/Recreation Facility a 39.525-acre parcel of land identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [SH-205], and take any action necessary.

(4) **SP2026-029 (BETHANY ROSS)**

Discuss and consider a request by Tanner Henson of Kimley-Horn and Associates, Inc. on behalf of Brian Creed of the City of Heath for the approval of a Site Plan for a Building in conjunction with a Water Well on a 1.09-acre portion of a larger 3.0047-acre tract of land identified as Tract 2-2 of the N. M. Ballard Survey, Abstract No. 48, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1480 T. L. Townsend Drive, and take any action necessary.

(5) **SP2026-030 (BETHANY ROSS)**

Discuss and consider a request by Ethan Kaufmann for the approval of a Site Plan for a Restaurant with Less Than 2,000 SF without a Drive Through or Drive-In on a 1.132-acre tract of land identified as Lots A & C, Block 110, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) for Heavy Commercial (HC) District land uses, addressed as 706 S. Clark Street, and take any action necessary.

(IV) 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 Government Code §551.071 (Consultation with City Attorney).

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

I, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on July 22, 2026 prior to 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

PROJECT COMMENTS



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

DATE: 7/24/2026

PROJECT NUMBER: SP2026-014
PROJECT NAME: Site Plan for 5133 S FM 549
SITE ADDRESS/LOCATIONS: 5133 South Farm to Market 549, Rockwall, TX, 75032

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Bethany Ross	07/24/2026	Approved w/Condition
07/24/2026: See markups attached.			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Bethany Ross	07/24/2026	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Bethany Ross	07/24/2026	Approved w/Condition
07/24/2026: The submitted site plan appears to provide compliant fire apparatus access roads/fire lanes based on the information currently shown.			

The submitted plans do not currently indicate the location of proposed fire hydrants. As such, fire hydrant spacing, distribution, and accessibility have not been reviewed at this stage of development.

Fire sprinkler requirements and related fire protection features have not been reviewed at this time. No Fire Department Connection (FDC) location is shown on the submitted plans. FDC location and accessibility requirements have not been reviewed at this stage.

Future submittals shall include complete fire protection information, including but not limited to fire hydrant locations, fire sprinkler protection information, FDC locations, and water supply arrangements, as applicable, for full fire code review and approval.

Additional comments may be provided during subsequent phases of review once fire protection and utility information are submitted.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/13/2026	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/13/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Bethany Ross	07/24/2026	Approved w/Condition

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	07/13/2026	Approved w/Condition

07/24/2026: 1. Staff has not received a Certificate of Occupancy or approved floor plan for the baseball facility . Please provide a floor plan or other documentation sufficient for staff to calculate the facility's required parking .

2. The allowable maximum light intensity measured at the property line of a non-residential property is 0.2 FC of one footcandle. The light levels along the northern, eastern, and western property lines exceed the maximum values. Please correct this.

3. A five-foot sidewalk is required along FM 549.

4. Staff recommends providing more than one species of canopy tree . Using a variety of species reduces the likelihood that disease or pests will affect all canopy trees on the site.

5. All parking spaces must be located within 80 feet of a canopy tree. Please revise the plans to demonstrate compliance with this requirement.

6. Clearly identify the building elevations that face or are adjacent to FM 549.

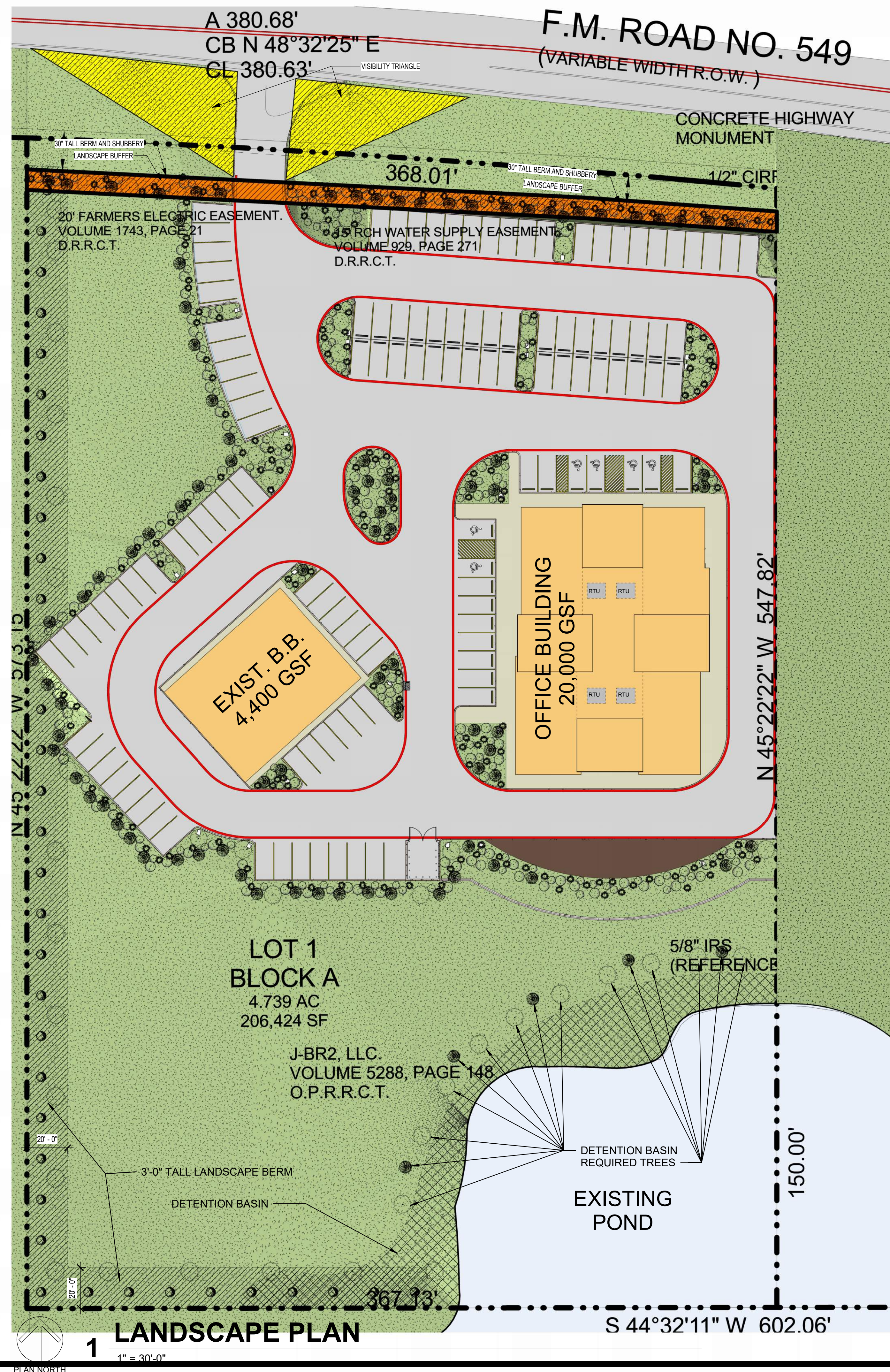
7. All parapets must extend toward the rear of the building and be finished on the backside with the same materials and level of finish as the front. Please add a note to the plans confirming this requirement.

8. All rooftop mechanical equipment must be fully screened from view. If any rooftop units are visible following construction, the Certificate of Occupancy will not be issued until the screening deficiencies have been corrected.

9. Please revise the variance request letter to include any requested variances from the Commercial Articulation Standards .

10. The Architectural Review Board recommended that the applicant:

- o Incorporate parapets into the building design;
- o Show the rooftop units as dashed elements on the elevations;
- o Increase the architectural articulation of the building; and
- o Revise the roof design and building massing to be more compatible with the surrounding residential area.



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 GENERAL NOTES:
1. LANDSCAPE IRRIGATION WILL MEET UDC REQUIREMENTS.

LANDSCAPE TABLE / ZONE - GR - REQUIRED LANDSCAPING 20%		
PLANT:	CALIPER/GALLON:	QUANTITY:
TEXAS ASH	4"	46
DESERT WILLOW	2.5"	90
CADDO SUGAR MAPLE	4"	35
TEXAS SAGE	5 GALLON	148
OLEANDER	3 GALLON	173
REEVES SPIREA	3 GALLON	191

549 DEVELOPMENT - C STORE, OFFICE, RETAIL AND REST.						
BUILDING/SITE SPECIFICATIONS						
ZONING CLASSIFICATION:		GR - GENERAL RETAIL				
OCCUPANCY USE:		BUSINESS GROUP-B				
APPRAISAL DISTRICT ACCOUNT #:		#48665				
STORIES (PERMITTED):	2	HEIGHT (PERMITTED):	36'	FRONT SETBACK:		15"
STORIES (PROPOSED):	2	HEIGHT (PROPOSED):	25'	REAR SETBACK:		25"
HAZARDOUS MATERIAL:	NO	OVERLAY DISTRICT:	SH205	SIDE SETBACK: 15"		
BUILDING AREA - GROUND FLOOR:		10,000 SF	ACRAGE OF SITE:		4.739 ACRES	
BUILDING AREA - LEVEL 2:		10,000 SF	SQUARE FOOTAGE OF SITE:		206,424 SF	
TOTAL BUILDING AREA:		20,000 SF	LOT COVERAGE:		41%	
FLOOR TO AREA RATIO:		2:1	OPEN SPACE:		59%	
BUILDING PERIMETER:		440 FT				
IMPERVIOUS AREA:		85,933 SF	PERVIOUS AREA:		121,491 SF	
MAX IMPERVIOUS AREA:		85-90%	BUILDING MAXIMUM CAPACITY:		133	
PARKING SPACES REQUIRED:		97	PARKING SPACES (STANDARD):		117	
PARKING SPACES PROVIDED:		123	PARKING SPACES (ACCESSIBLE):		6	
			PARKING SPACES / 1 PER 3 OCCUPANTS			TOTAL
EXISTING COMMERCIAL AMUSEMENT/RECREATION			4,400 SQFT / 1/50SF			30
			PARKING SPACES			TOTAL
NEW COMMERCIAL PARKING			20,000 SQFT / 1/300SF			67



2701 SUNSET RIDGE
SUITE 601
ROCKWALL, TX 75032
469.516.7549



**549 OFFICE BUILDING
5133 S FM549
ROCKWALL, TX**

Project Number: 549 Conv Sto
Drawing Date: 06.25.2026
Drawn: LC
Checked: MS

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Revisions:

#	Revision Date	Revision Description

SHEET TITLE:

LANDSCAPE PLAN

AS102

Project	Catalog #	Type
Prepared by	Notes	Date



McGraw-Edison GLEON Galleon

Area / Site Luminaire

Product Features



Product Certifications



Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

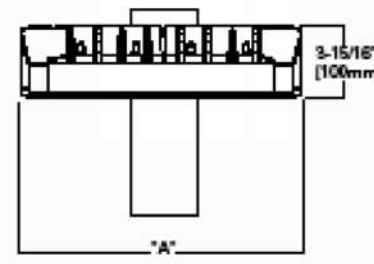
Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 LPW
- Options to meet Buy American and other domestic preference requirements

Connected Systems

- WaveLinX PRO Wireless
- WaveLinX LITE Wireless
- Enlighted

Dimensional Details



Number of Light Squares	7'6" Width	7' Standard Arm Length	7' Extended Arm Length	7' Old Arm Length	7' QML Length	7' QMEA Length
1-4	15-1/2"	7'	10'	10-5/8"	---	15-5/16"
5-6	21-5/8"	7'	10'	10-5/8"	---	16-9/16"
7-8	27-5/8"	7'	13'	10-5/8"	10-5/16"	---
9-10	33-3/4"	7'	16'	---	10-5/16"	---

NOTES:
1. QML and QMEA lengths are based on a standard 7' arm length. For other arm lengths, see Mounting Details section.
2. See Mounting Details section for additional dimensions.

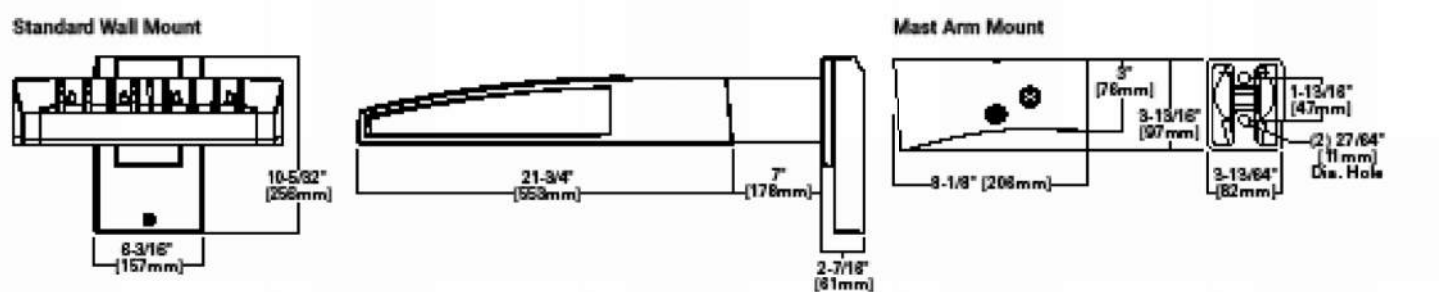
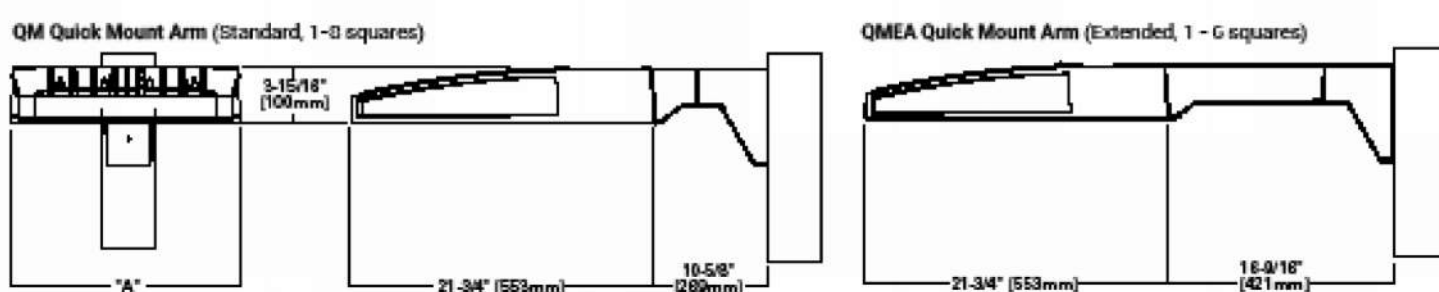
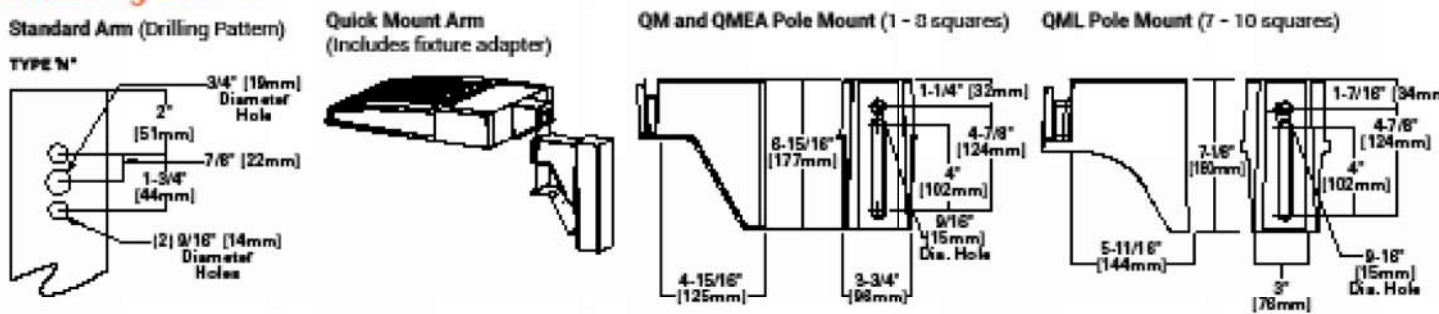


PS0000020EN page 1
August 8, 2024 10:55 PM

McGraw-Edison

GLEON Galleon

Mounting Details



Number of Light Squares	Standard Arm @ 10' Apert	Standard Arm @ 12' Apert	Quick Mount Arm @ 10' Apert	Quick Mount Arm @ 12' Apert
1	Standard	Standard	QM Extended	Quick Mount
2	Standard	Standard	QM Extended	Quick Mount
3	Standard	Standard	QM Extended	Quick Mount
4	Standard	Standard	QM Extended	Quick Mount
5	Extended	Standard	QM Extended	Quick Mount
6	Extended	Standard	QM Extended	Quick Mount
7	Extended	Extended	---	Quick Mount
8	Extended	Extended	---	Quick Mount
9	Extended	Extended	---	---
10	Extended	Extended	---	---

Number of Light Squares	Weight with Standard and Extended Arm (lbs.)	EPA with Standard and Extended Arm (lbs.)	Weight with QM Arm (lbs.)	EPA with QM Arm (lbs.)	Weight with QML (lbs.)	EPA with QML (lbs.)	Weight with QMEA (lbs.)	EPA with QMEA (lbs.)
1-4	33	0.50	38	1.11	---	---	30	1.11
5-6	44	1.00	46	1.11	50	1.11	49	1.11
7-8	54	1.07	56	1.11	50	1.11	---	---
9-10	63	1.12	---	---	67	1.11	---	---



PS0000020EN page 3
August 8, 2024 10:55 PM

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

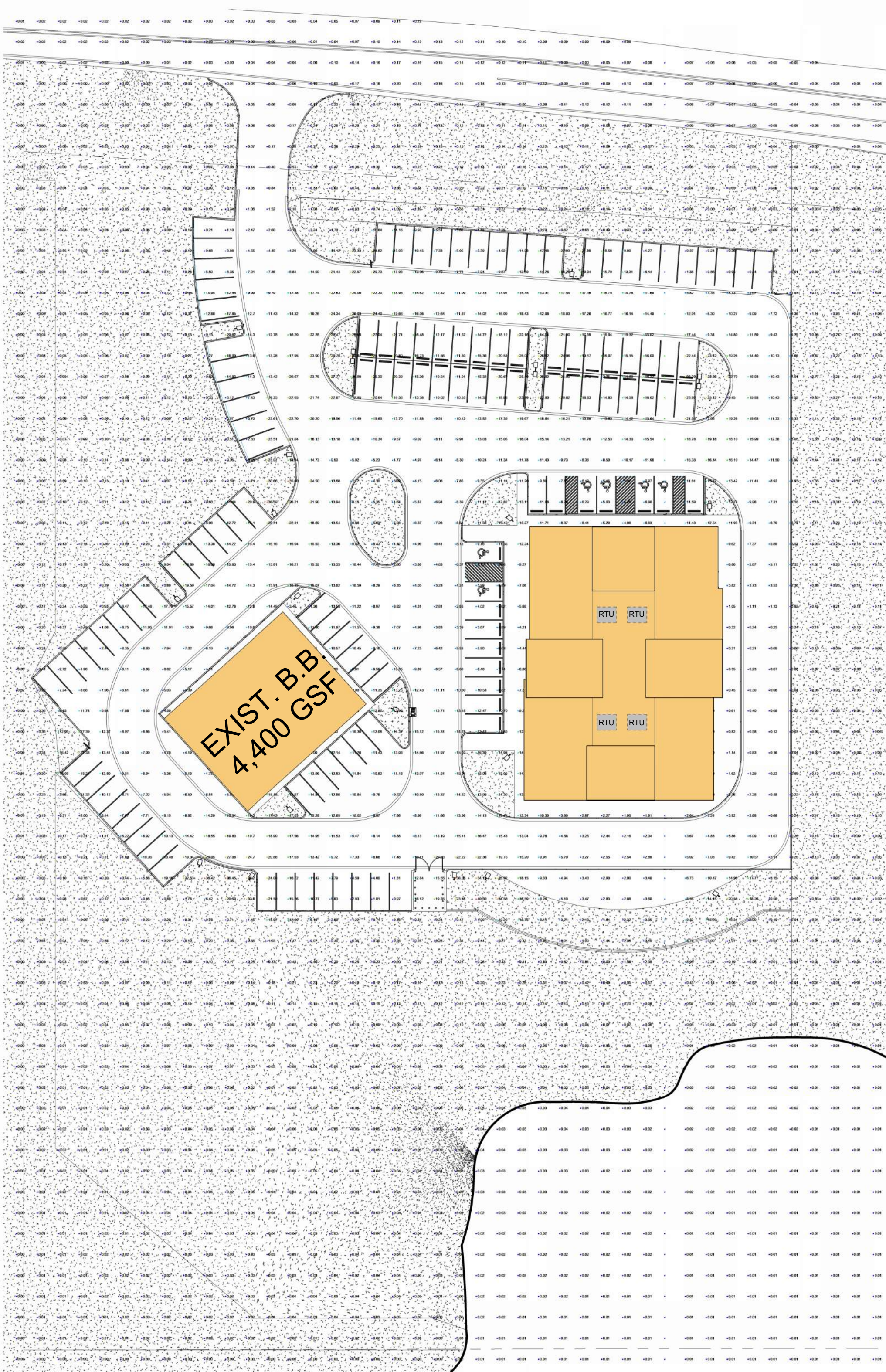


STROHMEYER
ARCHITECTS INC.

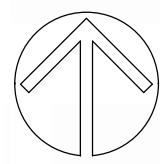
2701 SUNSET RIDGE
SUITE 601
ROCKWALL, TX 75032
469.516.7549



549 OFFICE BUILDING
5133 S FM549
ROCKWALL, TX



LIGHT	QUANTITY	MOUNT	HEIGHT
MCGRW-EDISON TT TOPTIER - LED - AREA	21	POLE	20FT



1 PHOTOMETRIC PLAN

1" = 40'-0"

549 DEVELOPMENT - C STORE, OFFICE, RETAIL AND REST.

BUILDING/SITE SPECIFICATIONS

ZONING CLASSIFICATION:	GR - GENERAL RETAIL		
OCCUPANCY USE:	BUSINESS GROUP-B		
APPRAISAL DISTRICT ACCOUNT #:	#48665		
STORIES (PERMITTED):	2	HEIGHT (PERMITTED):	36'
STORIES (PROPOSED):	2	HEIGHT (PROPOSED):	25'
HAZARDOUS MATERIAL:	NO	OVERLAY DISTRICT:	SH205
FRONT SETBACK:	15'		
REAR SETBACK:	25'		
SIDE SETBACK:	15'		
BUILDING AREA - GROUND FLOOR:	10,000 SF	ACRAGE OF SITE:	4.739 ACRES
BUILDING AREA - LEVEL 2:	10,000 SF	SQUARE FOOTAGE OF SITE:	206,424 SF
TOTAL BUILDING AREA:	20,000 SF	LOT COVERAGE:	41%
FLOOR TO AREA RATIO:	2:1	OPEN SPACE:	59%
BUILDING PERIMETER:	440 FT		
IMPERVIOUS AREA:	85,933 SF	PERVIOUS AREA:	121,491 SF
MAX IMPERVIOUS AREA:	85-90%	BUILDING MAXIMUM CAPACITY:	133
PARKING SPACES REQUIRED:	97	PARKING SPACES (STANDARD):	117
PARKING SPACES PROVIDED:	123	PARKING SPACES (ACCESSIBLE):	6
PARKING SPACES / 1 PER 3 OCCUPANTS		TOTAL	
EXISTING COMMERCIAL AMUSEMENT/RECREATION	4,400 SQFT / 1/50SF	30	
PARKING SPACES		TOTAL	
NEW COMMERCIAL PARKING	20,000 SQFT / 1/300SF	67	

Project Number: 549 Conv Sto
Drawing Date: 06.25.2026
Drawn: LC
Checked: MS

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Revisions:

#	Revision Date	Revision Description

SHEET TITLE:

PHOTOMETRIC PLAN

AS103

6/25/2026 1:20:09 PM
Autodesk Docs://549 CONV STORE - BOBST/549 CONV STORE.rvt

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 _____.

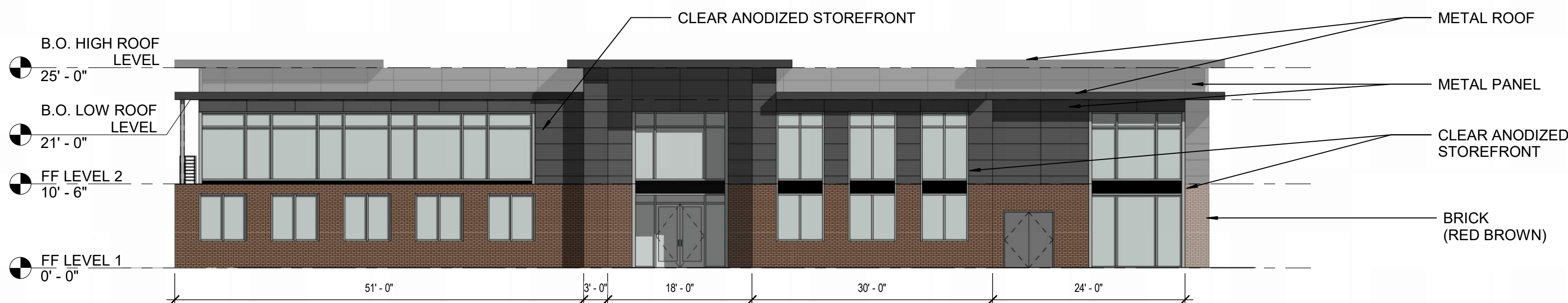
Planning & Zoning Commission, Chairman

Director of Planning and Zoning



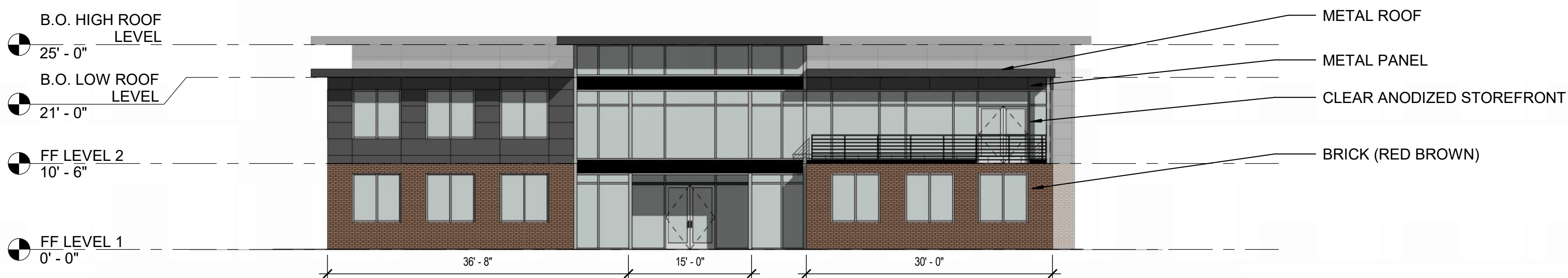
4 WEST ELEVATION

3/32" = 1'-0"



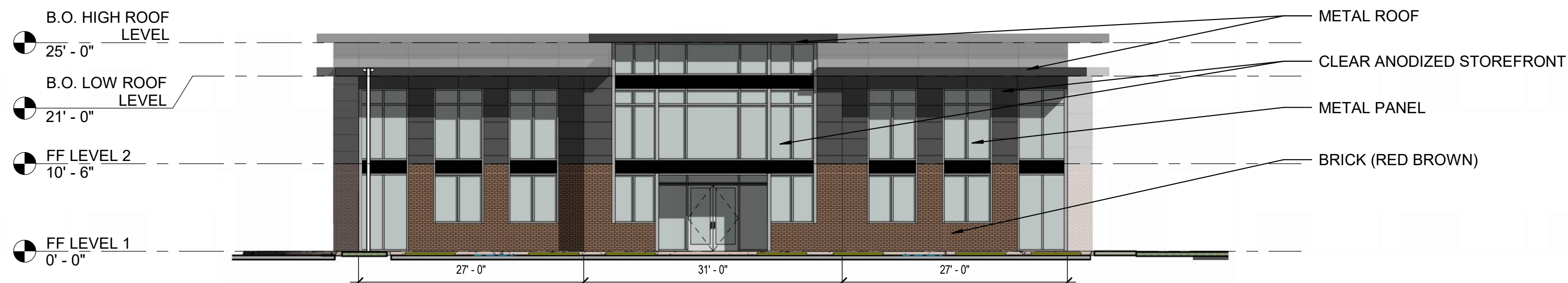
3 EAST ELEVATION

3/32" = 1'-0"



2 SOUTH ELEVATION

3/32" = 1'-0"



1 NORTH ELEVATION

3/32" = 1'-0"

EXTERIOR MATERIAL CALCULATIONS		
	SF EA.	% AREA
WEST		
TOTAL	2,676	100%
METAL	808	30%
MASONRY	808	30%
GLASS	1060	40%
EAST		
TOTAL	2,912	100%
METAL	660	22%
MASONRY	760	26%
GLASS	1,490	54%
SOUTH		
TOTAL	2,106	100%
METAL	463	22%
MASONRY	590	28%
GLASS	1053	50%
NORTH		
TOTAL	2,144	100%
METAL	480	22%
MASONRY	480	20%
GLASS	1229	58%



STROHMEYER
ARCHITECTS INC.

2701 SUNSET RIDGE
SUITE 601
ROCKWALL, TX 75032
469.516.7549



549 OFFICE BUILDING
5133 S FM549
ROCKWALL, TX

Project Number: 549 Conv Sto
Drawing Date: 06.25.2026
Drawn: LC
Checked: MS

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Revisions:

#	Revision Date	Revision Description

SHEET TITLE:

ELEVATIONS

AS104



NORTH ELEVATION - FM 549



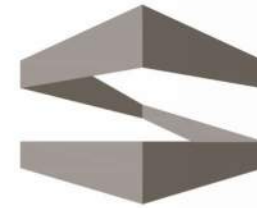
NORTHWEST PERSPECTIVE - FM 549



NORTHEAST PERSPECTIVE - FM 549



SOUTHEAST PERSPECTIVE - STATE HIGHWAY 205



STROHMEYER
ARCHITECTS INC.



549 OFFICE BUILDING
5133 S FM549

Project Number: 549 Conv Sto
Drawing Date: 06.25.2026
Drawn: Author
Checked: Checker
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Revisions:		
#	Revision Date	Revision Description

SHEET TITLE:
3D RENDERS

AS105



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$500.00 + \$20.00 ACRE) ¹
- ☐ PRELIMINARY PLAT (\$500.00 + \$20.00 ACRE) ¹
- ☐ FINAL PLAT (\$500.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$500.00 + \$20.00 ACRE) ^{1 & 3}
- ☐ AMENDING OR MINOR PLAT (\$500.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$200.00)

SITE PLAN APPLICATION FEES:

- ☒ SITE PLAN (\$1,000.00 + \$20.00 ACRE) ^{1 & 2}
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$500.00) ²

OTHER APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

²: A \$2,500.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 5133 S Farm to Market 549, Rockwall, TX 75032

SUBDIVISION JBR2 ADDITION

LOT 1 BLOCK A

GENERAL LOCATION S FM 549, S Goliad St

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING GENERAL RETAIL

CURRENT USE OFFICE BUILDING

PROPOSED ZONING GENERAL RETAIL

PROPOSED USE OFFICE OR MEDICAL BUILDING 5,000 SF OR GREATER

ACREAGE 4.739 AC

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

☐ OWNER DAN BOBST

☐ APPLICANT STROHMEYER ARCHITECTS INC.

CONTACT PERSON MATHEW SMITH

CONTACT PERSON MATHEW SMITH

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

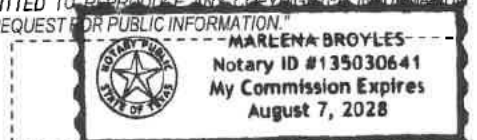
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Daniel W Bobst [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1094.78 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF May, 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

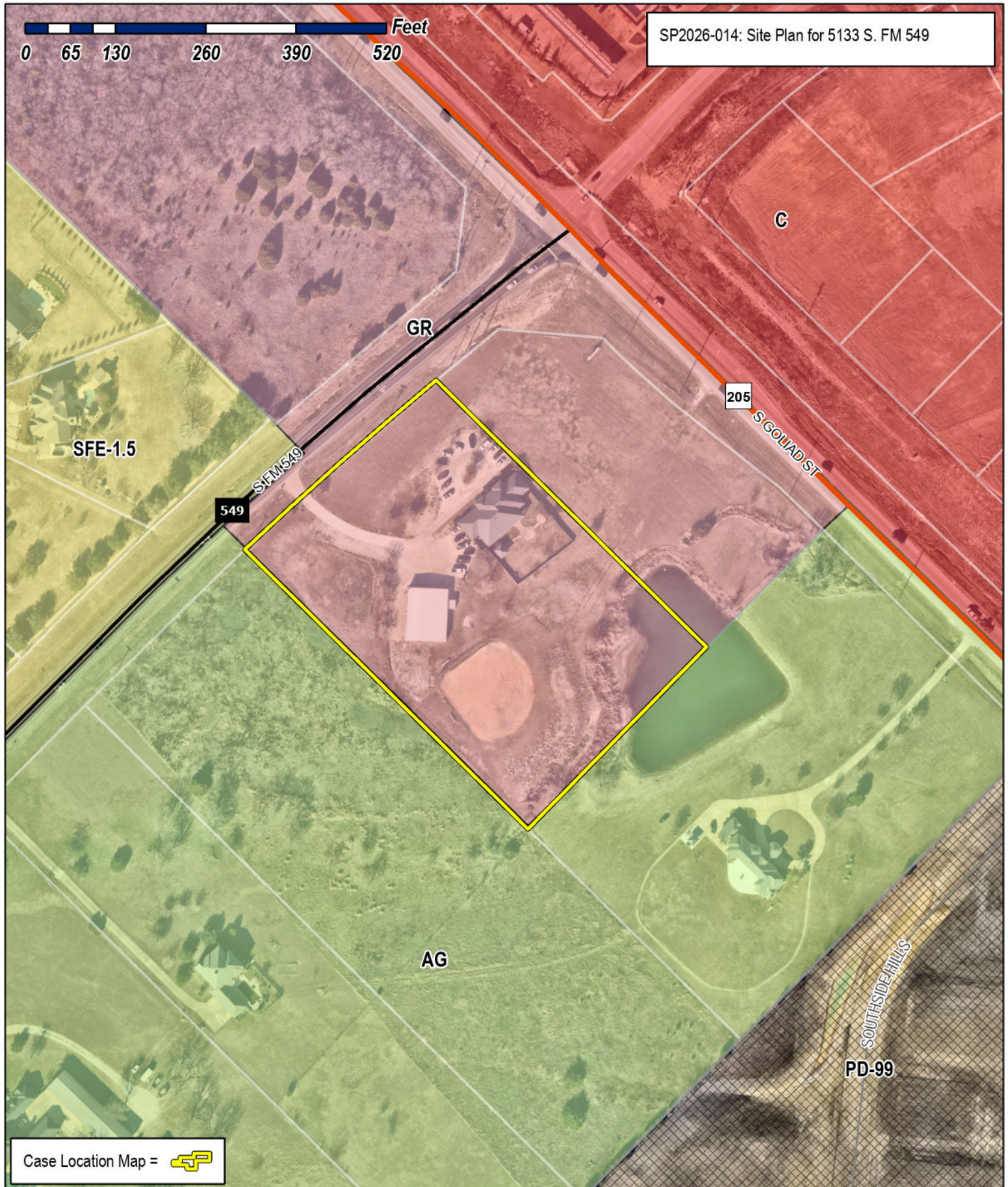
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF May, 2026.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES



Case Location Map = 



City of Rockwall

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

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





SITE VICINITY MAP

NOT TO SCALE

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 _____.

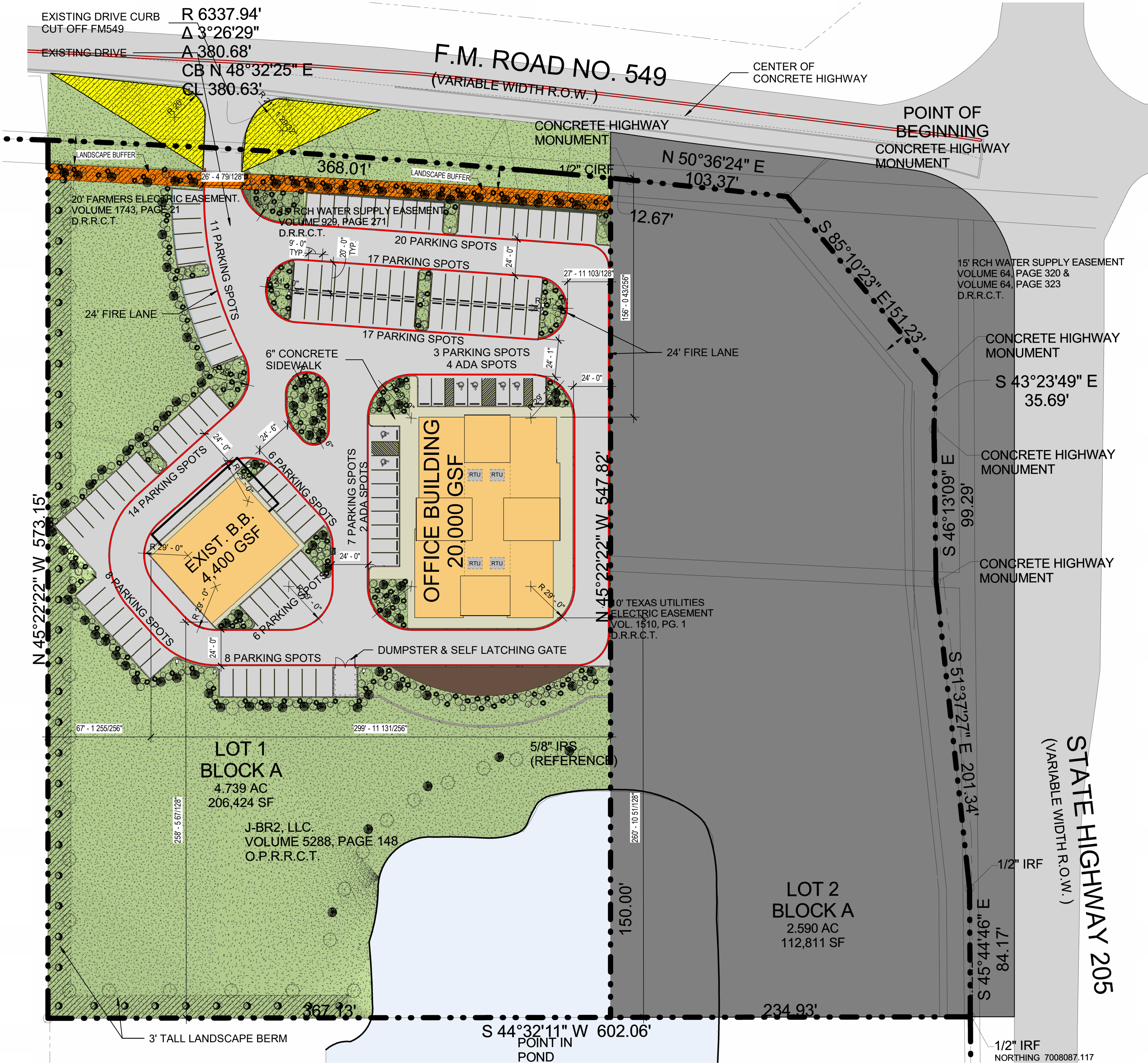
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

549 DEVELOPMENT - C STORE, OFFICE, RETAIL AND REST.

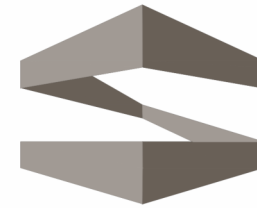
BUILDING/SITE SPECIFICATIONS

ZONING CLASSIFICATION:		GR - GENERAL RETAIL			
OCCUPANCY USE:		BUSINESS GROUP-B			
APPRAISAL DISTRICT ACCOUNT #:		#48665			
STORIES (PERMITTED):	2	HEIGHT (PERMITTED):	36'	FRONT SETBACK:	15"
STORIES (PROPOSED):	2	HEIGHT (PROPOSED):	25'	REAR SETBACK:	25"
HAZARDOUS MATERIAL:	NO	OVERLAY DISTRICT:	SH205	SIDE SETBACK:	15"
BUILDING AREA - GROUND FLOOR:		10,000 SF	ACRAGE OF SITE:		4.739 ACRES
BUILDING AREA - LEVEL 2:		10,000 SF	SQUARE FOOTAGE OF SITE:		206,424 SF
TOTAL BUILDING AREA:		20,000 SF	LOT COVERAGE:		41%
FLOOR TO AREA RATIO:		2:1	OPEN SPACE:		59%
BUILDING PERIMETER:		440 FT			
IMPERVIOUS AREA:		85,933 SF	PERVIOUS AREA:		121,491 SF
MAX IMPERVIOUS AREA:		85-90%	BUILDING MAXIMUM CAPACITY:		133
PARKING SPACES REQUIRED:		97	PARKING SPACES (STANDARD):		117
PARKING SPACES PROVIDED:		123	PARKING SPACES (ACCESSIBLE):		6
		PARKING SPACES / 1 PER 3 OCCUPANTS		TOTAL	
EXISTING COMMERICAL AMUSEMENT/RECREATION		4,400 SQFT / 1/50SF		30	
		PARKING SPACES		TOTAL	
NEW COMMERICAL PARKING		20,000 SQFT / 1/300SF		67	



1 ARCHITECTURAL SITE PLAN

1" = 40'-0"



STROHMEYER
ARCHITECTS INC.

2701 SUNSET RIDGE
SUITE 601
ROCKWALL, TX 75032
469.516.7549



549 OFFICE BUILDING
5133 S FM549
ROCKWALL, TX

Project Number: 549 Conv Sto
Drawing Date: 06.25.2026
Drawn: LC
Checked: MS

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Revisions:

#	Revision Date	Revision Description

SHEET TITLE:

ARCHITECTURAL
SITE PLAN

AS101

6/25/2026 1:20:09 PM
Autodesk Docs://549 CONV STORE - BOBST/549 CONV STORE.rvt

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 _____.

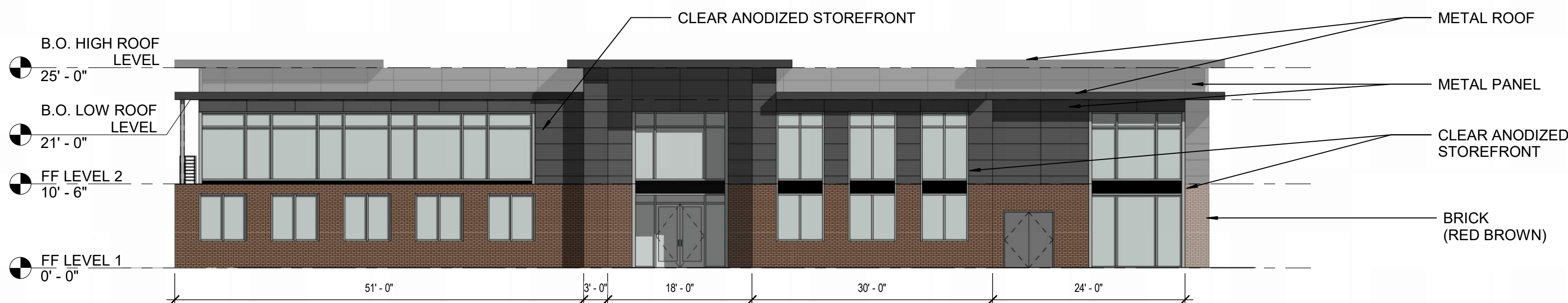
Planning & Zoning Commission, Chairman

Director of Planning and Zoning



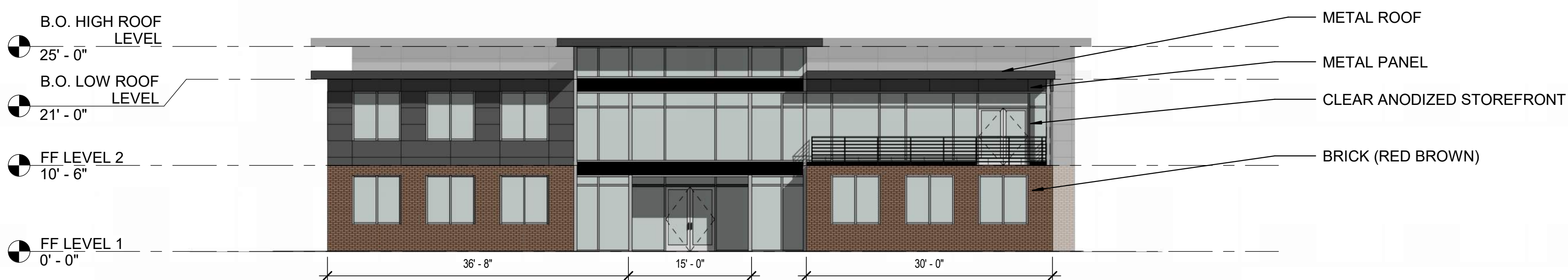
4 WEST ELEVATION

3/32" = 1'-0"



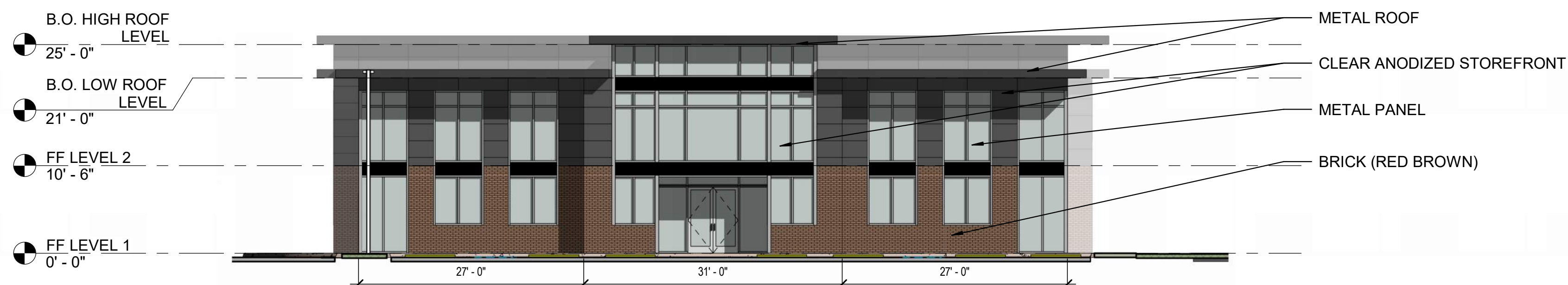
3 EAST ELEVATION

3/32" = 1'-0"



2 SOUTH ELEVATION

3/32" = 1'-0"



1 NORTH ELEVATION

3/32" = 1'-0"

EXTERIOR MATERIAL CALCULATIONS		
	SF EA.	% AREA
WEST		
TOTAL	2,676	100%
METAL	808	30%
MASONRY	808	30%
GLASS	1060	40%
EAST		
TOTAL	2,912	100%
METAL	660	22%
MASONRY	760	26%
GLASS	1,490	54%
SOUTH		
TOTAL	2,106	100%
METAL	463	22%
MASONRY	590	28%
GLASS	1053	50%
NORTH		
TOTAL	2,144	100%
METAL	480	22%
MASONRY	480	20%
GLASS	1229	58%



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Revisions:

#	Revision Date	Revision Description

SHEET TITLE:

ELEVATIONS

AS104



NORTH ELEVATION - FM 549



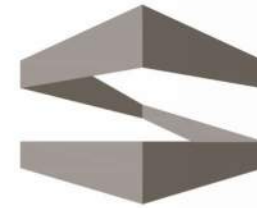
NORTHWEST PERSPECTIVE - FM 549



NORTHEAST PERSPECTIVE - FM 549



SOUTHEAST PERSPECTIVE - STATE HIGHWAY 205



STROHMEYER
ARCHITECTS INC.



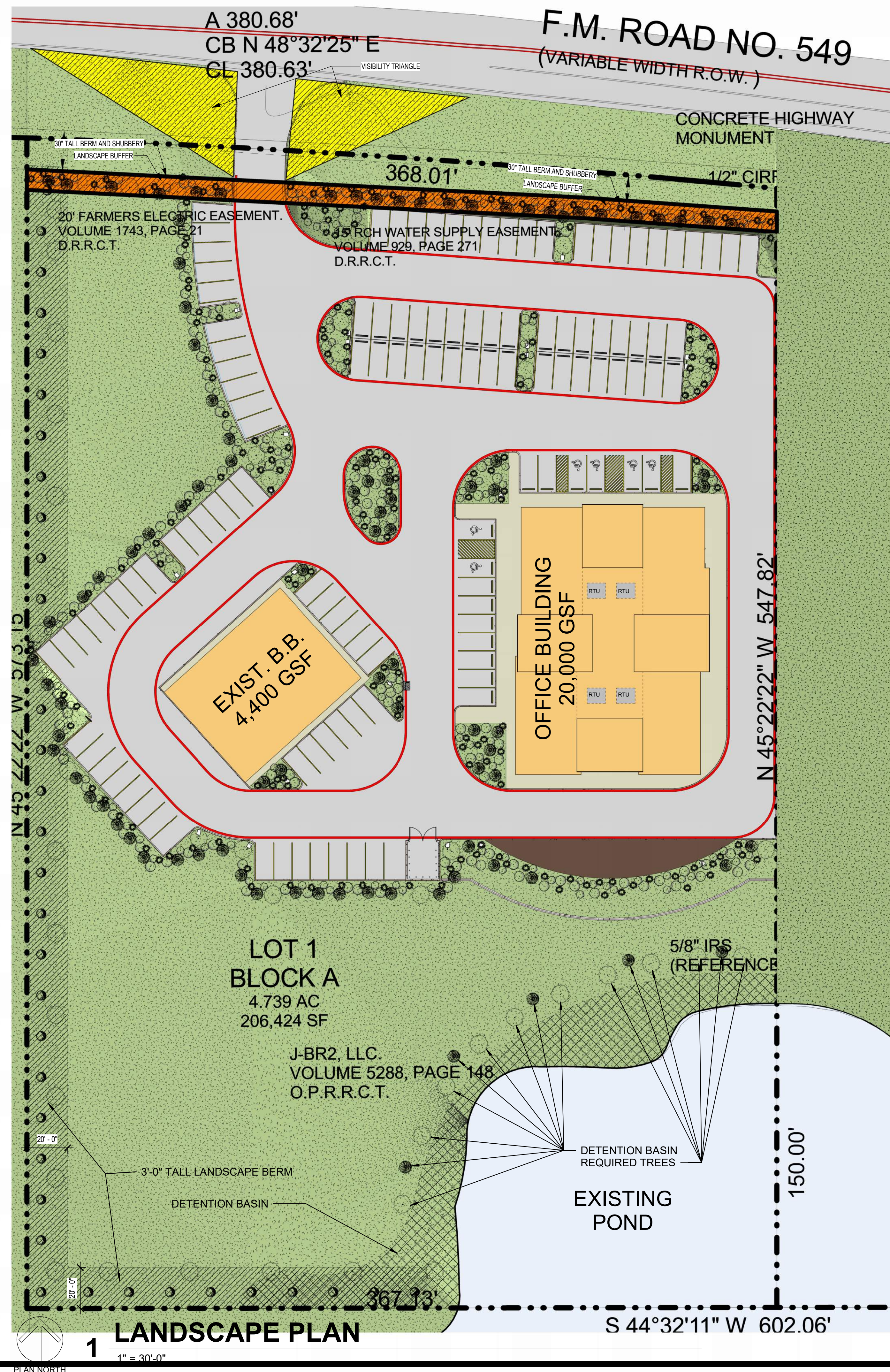
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5133 S FM549

Project Number: 549 Conv Sto
Drawing Date: 06.25.2026
Drawn: Author
Checked: Checker
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Revisions:		
#	Revision Date	Revision Description

SHEET TITLE:
3D RENDERS

AS105



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 GENERAL NOTES:
1. LANDSCAPE IRRIGATION WILL MEET UDC REQUIREMENTS.

LANDSCAPE TABLE / ZONE - GR - REQUIRED LANDSCAPING 20%		
PLANT:	CALIPER/GALLON:	QUANTITY:
TEXAS ASH	4"	46
DESERT WILLOW	2.5"	90
CADD0 SUGAR MAPLE	4"	35
TEXAS SAGE	5 GALLON	148
OLEANDER	3 GALLON	173
REEVES SPIREA	3 GALLON	191

549 DEVELOPMENT - C STORE, OFFICE, RETAIL AND REST.						
BUILDING/SITE SPECIFICATIONS						
ZONING CLASSIFICATION:		GR - GENERAL RETAIL				
OCCUPANCY USE:		BUSINESS GROUP-B				
APPRAISAL DISTRICT ACCOUNT #:		#48665				
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BUILDING AREA - GROUND FLOOR:		10,000 SF	ACRAGE OF SITE:		4.739 ACRES	
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TOTAL BUILDING AREA:		20,000 SF	LOT COVERAGE:		41%	
FLOOR TO AREA RATIO:		2:1	OPEN SPACE:		59%	
BUILDING PERIMETER:		440 FT				
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EXISTING COMMERCIAL AMUSEMENT/RECREATION			4,400 SQFT / 1/50SF			30
			PARKING SPACES			TOTAL
NEW COMMERCIAL PARKING			20,000 SQFT / 1/300SF			67



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**549 OFFICE BUILDING
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Revisions:

#	Revision Date	Revision Description

SHEET TITLE:

LANDSCAPE PLAN

AS102

Project	Catalog #	Type
Prepared by	Notes	Date



McGraw-Edison GLEON Galleon

Area / Site Luminaire

Product Features



Product Certifications



Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

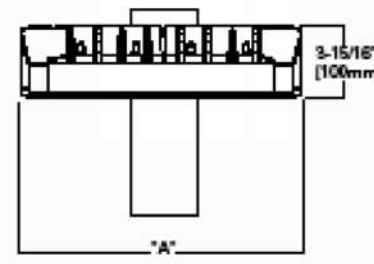
Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 LPW
- Options to meet Buy American and other domestic preference requirements

Connected Systems

- WaveLinX PRO Wireless
- WaveLinX LITE Wireless
- Enlighted

Dimensional Details



Number of Light Spheres	7" Width	7" Standard Arm Length	7" Extended Arm Length	7" QML Arm Length	7" QML Length	7" QMEA Length
1-4	15-1/2"	7"	10"	10-5/8"	--	15-5/16"
5-6	21-5/8"	7"	10"	10-5/8"	--	16-9/16"
7-8	27-5/8"	7"	13"	10-5/8"	10-5/16"	--
9-10	33-3/4"	7"	16"	--	10-5/16"	--

NOTES:
1. QML and QMEA arm lengths are for standard configurations. For all other configurations, see the QML and QMEA arm length tables.
2. See the QML and QMEA arm length tables for more information.

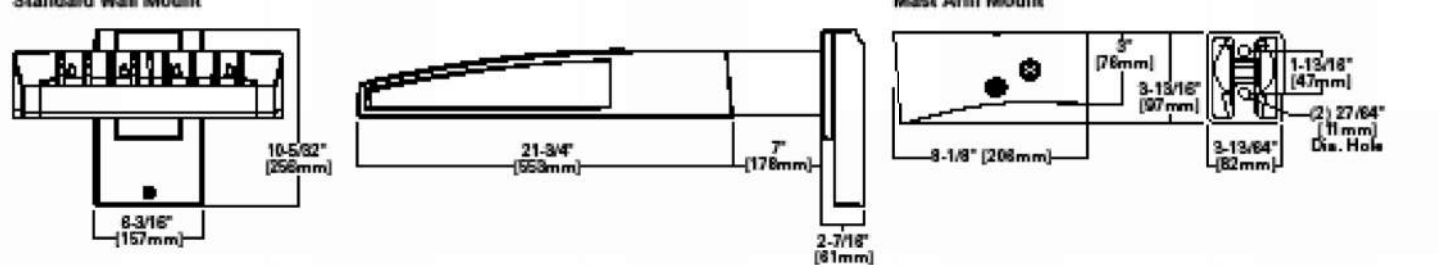
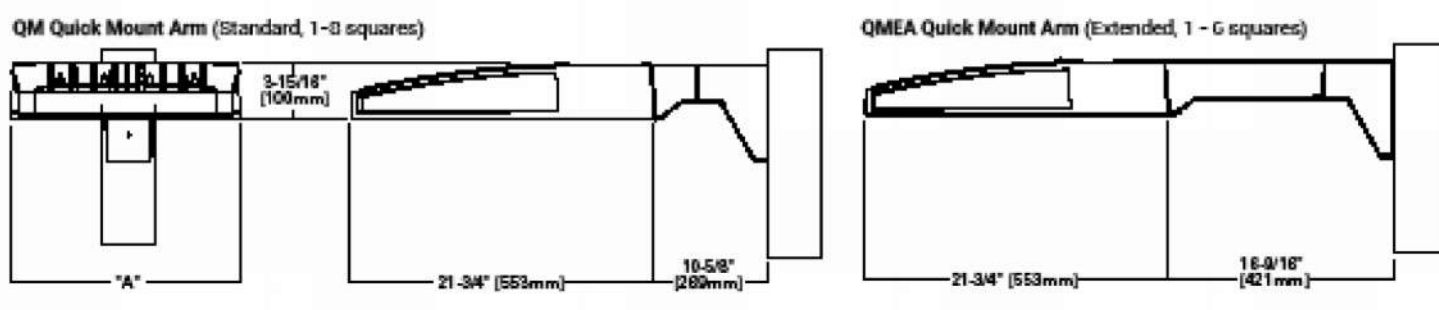
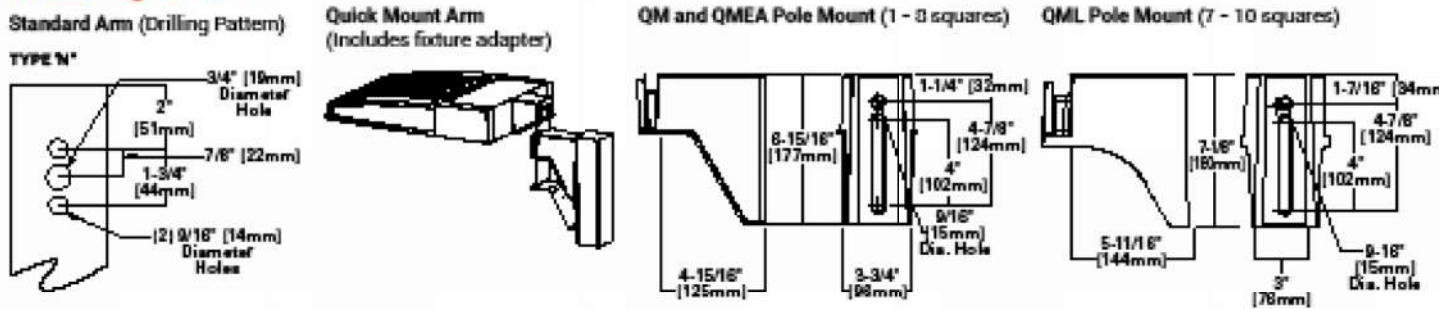


PS0000020EN page 1
August 8, 2024 10:55 PM

McGraw-Edison

GLEON Galleon

Mounting Details



Number of Light Spheres	Standard Arm @ 10' Apert	Standard Arm @ 12' Apert	Quick Mount Arm @ 10' Apert	Quick Mount Arm @ 12' Apert
1	Standard	Standard	QM Extended	Quick Mount
2	Standard	Standard	QM Extended	Quick Mount
3	Standard	Standard	QM Extended	Quick Mount
4	Standard	Standard	QM Extended	Quick Mount
5	Extended	Standard	QM Extended	Quick Mount
6	Extended	Standard	QM Extended	Quick Mount
7	Extended	Extended	--	Quick Mount
8	Extended	Extended	--	Quick Mount
9	Extended	Extended	--	--
10	Extended	Extended	--	--

Number of Light Spheres	Weight with Standard and Extended Arm (lbs.)	EPA with Standard and Extended Arm (lbs.)	Weight with QML Arm (lbs.)	EPA with QML Arm (lbs.)	Weight with QMEA Arm (lbs.)	EPA with QMEA Arm (lbs.)
1-4	33	0.50	38	1.11	38	1.11
5-6	44	1.00	46	1.11	49	1.11
7-8	54	1.07	56	1.11	--	--
9-10	63	1.12	--	--	67	1.11



PS0000020EN page 3
August 8, 2024 10:55 PM

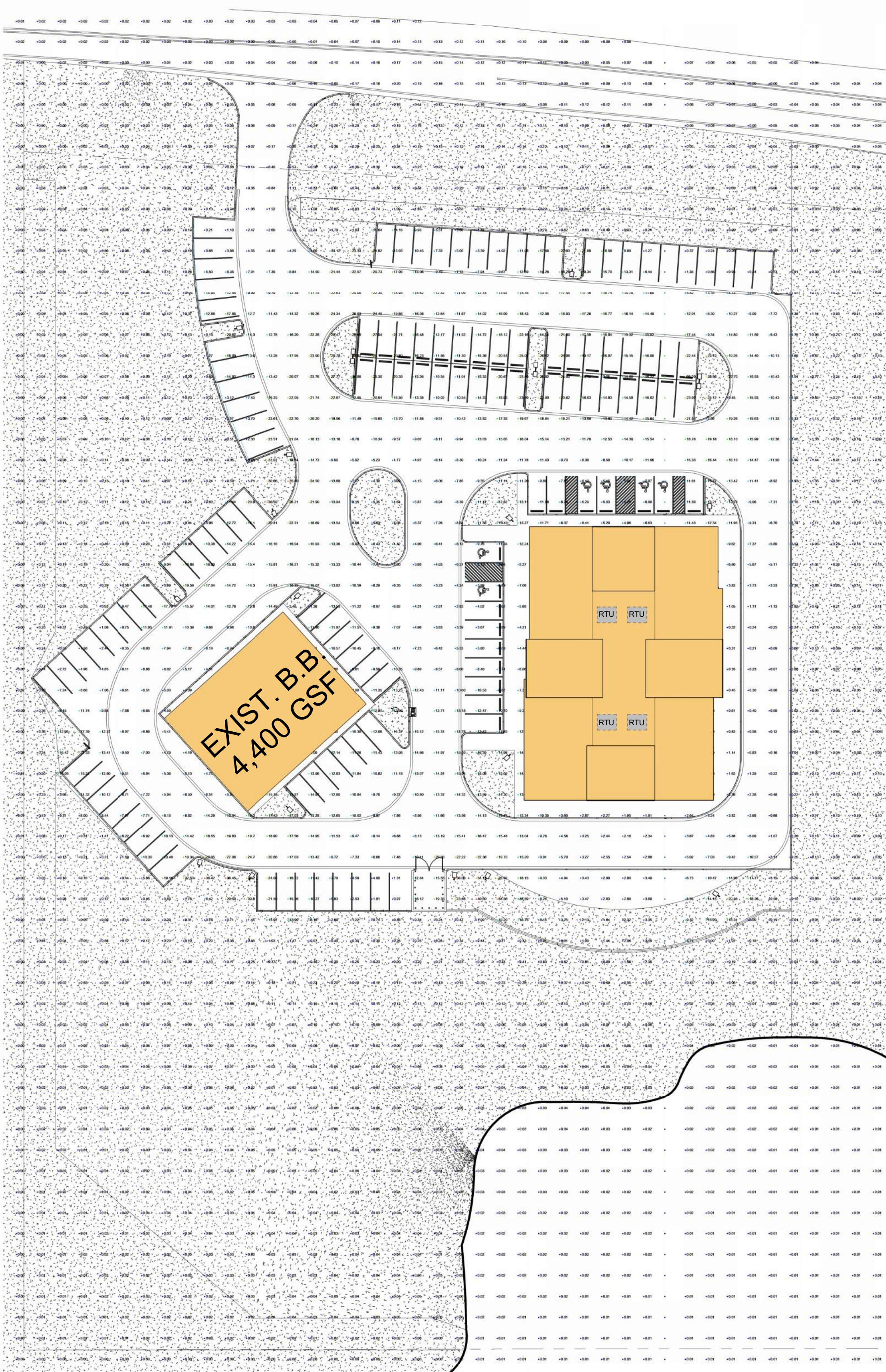
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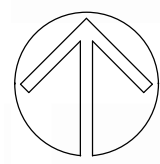
WITNESS OUR HANDS, this ____ day of _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



LIGHT	QUANTITY	MOUNT	HEIGHT
McGraw-Edison TT Toptier - LED - Area	21	Pole	20FT



1 PHOTOMETRIC PLAN

1" = 40'-0"

549 DEVELOPMENT - C STORE, OFFICE, RETAIL AND REST.

BUILDING/SITE SPECIFICATIONS

ZONING CLASSIFICATION:	GR - GENERAL RETAIL		
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BUILDING PERIMETER:	440 FT		
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MAX IMPERVIOUS AREA:	85-90%	BUILDING MAXIMUM CAPACITY:	133
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EXISTING COMMERCIAL AMUSEMENT/RECREATION	4,400 SQFT / 1/50SF		30
PARKING SPACES		TOTAL	
NEW COMMERCIAL PARKING	20,000 SQFT / 1/300SF		67



STROHMEYER
ARCHITECTS INC.

2701 SUNSET RIDGE
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ROCKWALL, TX 75032
469.516.7549



549 OFFICE BUILDING
5133 S FM549
ROCKWALL, TX

Project Number: 549 Conv Sto
Drawing Date: 06.25.2026
Drawn: LC
Checked: MS

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Revisions:

#	Revision Date	Revision Description

SHEET TITLE:

PHOTOMETRIC PLAN

AS103



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

FROM: Angelica Guevara, *Planning Technician*

DATE: July 28, 2026

SUBJECT: SP2026-021; *Amended Site Plan for 1210 N. Goliad Street (YMCA)*

The applicant -- *Scott A. Sower and SSARCO of TX, PLLC on behalf of Todd Baker of YMCA of Metropolitan Dallas* -- is requesting approval of an *Amended Site Plan* for the YMCA of Rockwall. Previously on February 12, 2026, the Director of Planning and Zoning approved an amended site plan [*i.e. Case No. SP2025-013*] to allow the expansion of a parking lot on the subject property. On May 7, 2026, the Building Inspections Department had received a building permit application [*i.e. Case No. COM2026-1866*] for the demolition, new construction, and renovation of the 40,000 SF YMCA building on the subject property. This had not been included with the previously submitted and approved amended site plan prompting the applicant to submit a new amended site plan request to allow the changes to the existing building on the subject property.

Included with the applicant's request was a site plan, landscape plan, and building elevations. Staff should note that the landscape plan had been previously approved with the parking lot expansion and shows no changes being made. The provided site plan delineates the location of the proposed addition in conjunction with the existing building. The building elevations submitted indicate that the building materials will consist mainly of metal paneling with limited use of CMU veneer and limestone. Due to being situated within the North SH-205 Overlay (N. SH-205 OV) District, the proposed building is required to meet the *General Commercial District Standards* and the *General Overlay District Standards* outlined in Article 05 of the Unified Development Code (UDC). In this case, the building does not meet these standards and will require the approval of the following variances: [1] less than a 6:12 roof pitch, [2] primary materials, [3] greater than ten (10) percent secondary materials, [4] less than 20% natural/quarried stone, [5] less than four (4) architectural elements, [6] four (4) sided architecture, and [7] articulation. 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 compensatory measures that directly offset the requested variances and exceptions. In this case, the applicant has incorporated a few of the recommendations made by the Architectural Review Board (ARB), including the addition of one (1) foot lintel beams across the windows within the metal panel areas and cast stone lintels above the three (3) smaller windows located within the stone portion of the west elevation; however, they did not extend the stone element above the roof line and did not change the color of the metal wall panels to the darker color. They did revise the metal wall panel color from "White" to "Dune," which is not consistent with the direction provided by the ARB. Staff should also note that no compensatory measures are being proposed with this request.

With this being said, approval of variances are discretionary decisions for the Planning and Zoning Commission and do require a supermajority vote (*i.e. three-quarter majority vote*) with a minimum of four (4) affirmative votes for approval. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the meeting on July 28, 2026.



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 1210 N. Goliad St., Rockwall, TX

SUBDIVISION ROCKWALL CO BRANCH YMCA

LOT 2 BLOCK A

GENERAL LOCATION NEC of SH205 (N. Goliad St.) & Caruth Lane

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD - 5 w/ North - SH205 Overlay

CURRENT USE Community or Recreation Club

PROPOSED ZONING PD - 5 w/ North - SH205 Overlay (No Change)

PROPOSED USE Community or Recreation Club (No Change)

ACREAGE 21.378

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 YMCA of Metropolitan Dallas

☒ APPLICANT SSARCO of TX, PLLC

CONTACT PERSON Todd Baker

CONTACT PERSON Scott A. Sower

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Todd Baker [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 \$ 500. TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF June, 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 11th DAY OF June, 20 26.

OWNER'S SIGNATURE

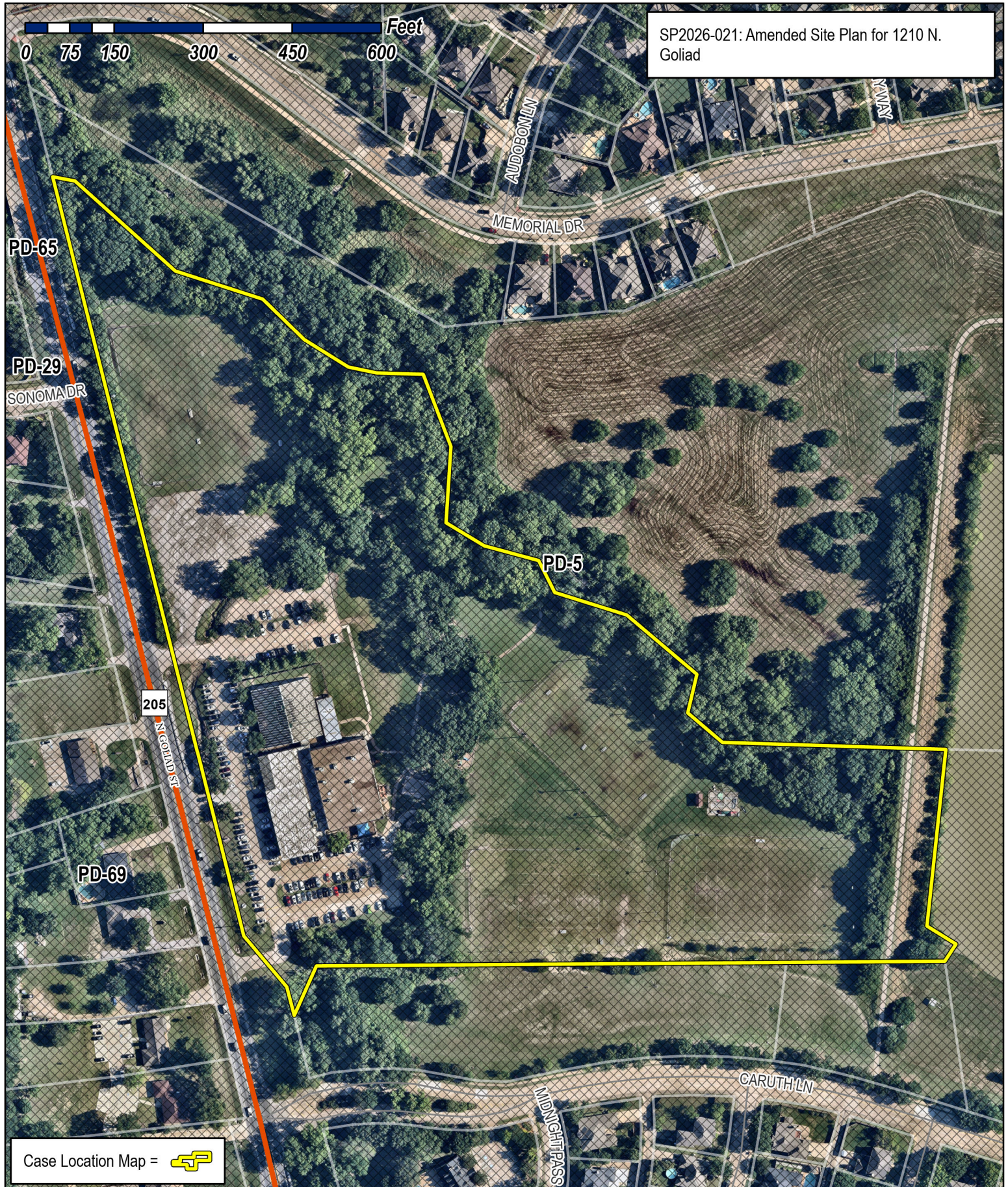
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



JIME DIXON
Notary ID #6766047
My Commission Expires
February 28, 2028

MY COMMISSION EXPIRES

Feb. 28, 2028



SP2026-021: Amended Site Plan for 1210 N. Goliad

Case Location Map = 



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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325 N St Paul Street
Suite 2600
Dallas TX 75201
www.ssarco.com

June 12, 2026

JER Chilton YMCA of Rockwall – Addition

1210 North Goliad Street, Rockwall, TX, 75087

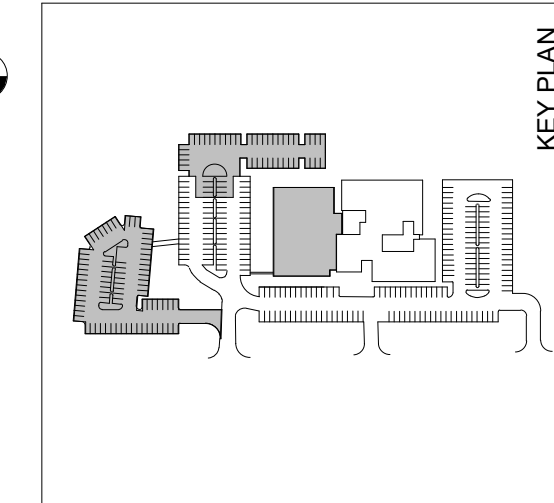
JER Chilton YMCA of Rockwall is being modified in the following ways:

1. Addition of approximately 112 full size site parking spaces and associated drive & fire lanes.
2. Replacement of old, rusted, and deteriorated PEMB structure over the existing pool with new, insulated PEMB structure.
3. Replacement of old and deteriorated toilet rooms and pool equipment room with new rooms and equipment.
4. Addition of:
 - a. Large group exercise room
 - b. 2 individual toilets
 - c. Aquatics director office
 - d. Corridor and access halls to connect the new spaces
5. Replacement of associated MEP infrastructure and equipment in the renovated and expanded area.

SSARCO of TX, PLLC

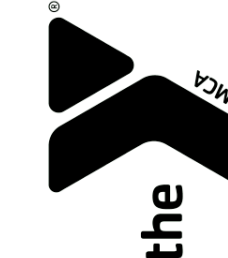
A handwritten signature in black ink, appearing to read 'Scott Sower', with a stylized, cursive script.

Scott Sower, AIA / NCARB
Principal



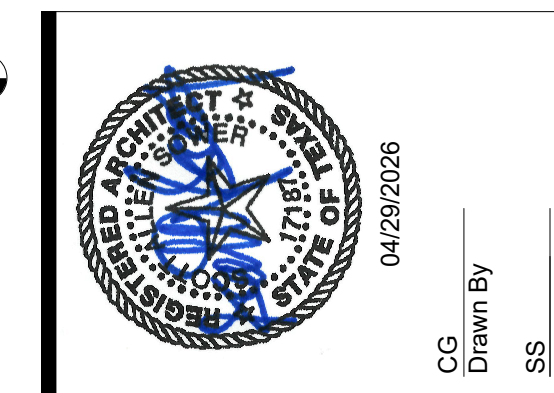
**J.E.R. CHILTON YMCA
ROCKWALL**

**1210 N Goliad Street
Rockwall, Texas 75087**



CONSTRUCTION DOCUMENTS

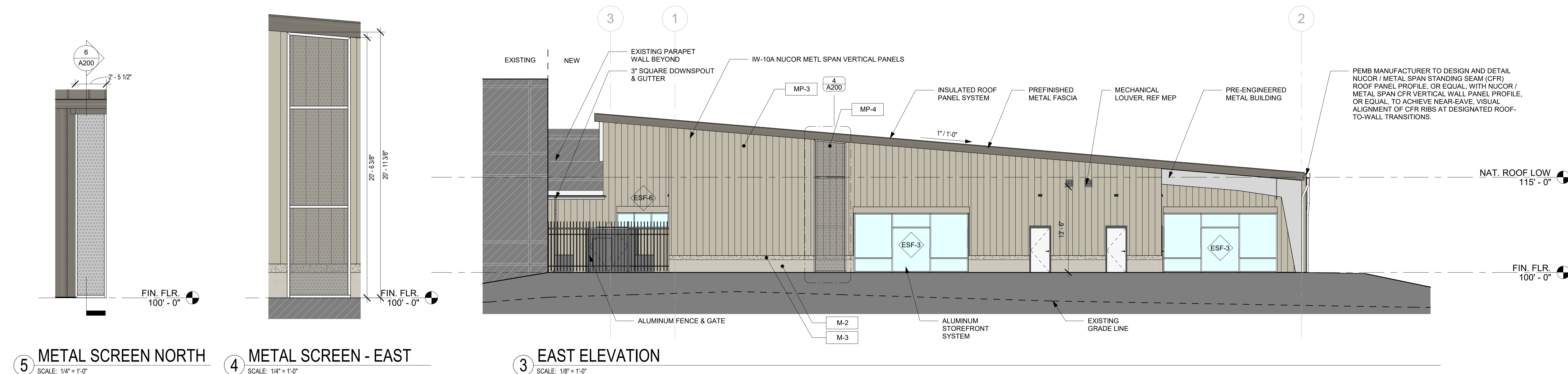
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Project No.	YMC004-24
Date	04/29/2026

EXTERIOR ELEVATIONS

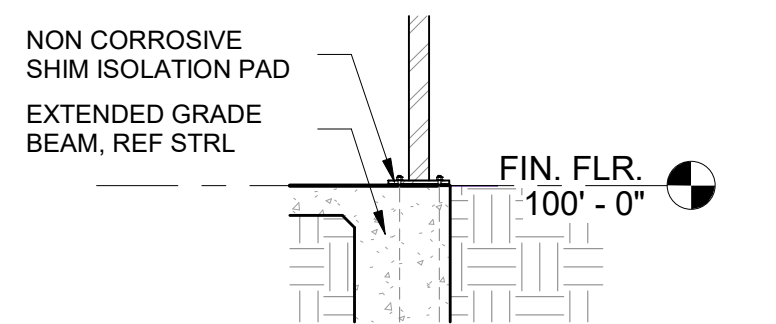
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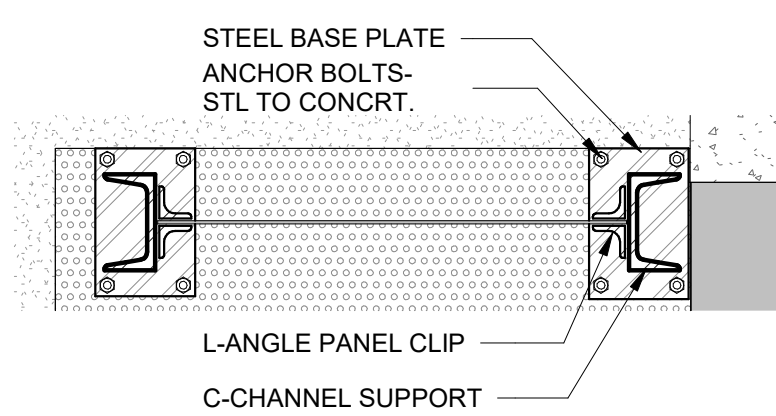
5 METAL SCREEN NORTH
SCALE: 1/4" = 1'-0"

4 METAL SCREEN - EAST
SCALE: 1/4" = 1'-0"

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



6 PERF PNL - BASE SECTION
SCALE: 1/4" = 1'-0"



7 PERF PNL - PLAN DETAIL
SCALE: 1" = 1'-0"

EXTERIOR ELEVATIONS

GENERAL NOTES

1. MATERIAL SYMBOLS ON ELEVATIONS INDICATE THE EXTENT OF MATERIAL ONLY.
2. PROVIDE CONTROL AND/OR EXPANSION JOINTS PER MANUFACTURER'S RECOMMENDATIONS OR AS INDICATED ON THE DRAWINGS. SUBMIT LAYOUT TO SSARCO FOR REVIEW PRIOR TO INSTALLATION.

WINDOW LEGEND



MATERIAL LEGEND

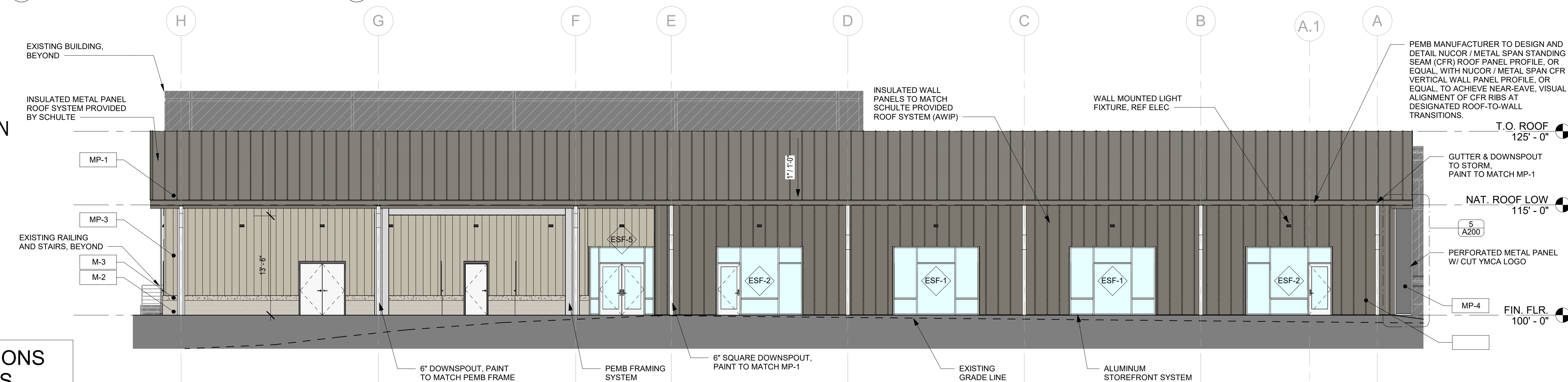
	LIMESTONE RATTLESLAKE TAN	M-1
	THIN CMU VENEER SMOOTH FACE	M-2
	THIN CMU VENEER SPLIT FACE	M-3
	INSULATED METAL PANEL DARK BRONZE	MP-1
	METAL WALL PANEL DUNE	MP-3
	PERFORATED METAL PANEL TBD	MP-4
	GLAZING CLEAR ANODIZED	

EAST ELEVATION		
MATERIAL	SQFT	PERCENTAGE
CMU VENEER	131 SF	5.10%
METAL PANEL	1784 SF	69.52%
PERFORATED METAL PANEL	122 SF	4.75%
GLAZING	529 SF	20.61%
TOTAL	2566 SF	100%

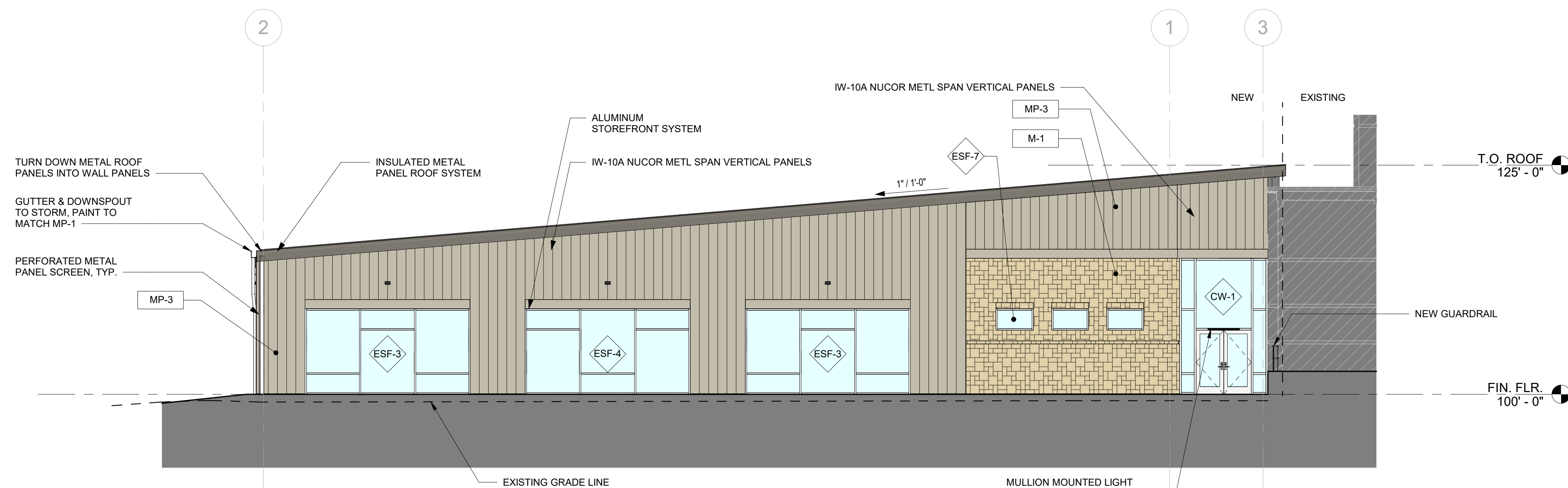
NORTH ELEVATION		
MATERIAL	SQFT	PERCENTAGE
CMU VENEER	120 SF	4.95%
METAL PANEL	1731 SF	71.47%
PERFORATED METAL PANEL	42 SF	1.73%
GLAZING	529 SF	21.84%
TOTAL	2422 SF	100%

WEST ELEVATION		
MATERIAL	SQFT	PERCENTAGE
LIMESTONE	343 SF	16.3%
METAL PANEL	1085 SF	51.7%
PERFORATED METAL PANEL	--	--
GLAZING	672 SF	32%
TOTAL	2100 SF	100%

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



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





West Elevation 3D

YMCA Rockwall

07/07/2026





West Elevation 3D

YMCA Rockwall

07/07/2026





West Elevation 3D

YMCA Rockwall

07/07/2026



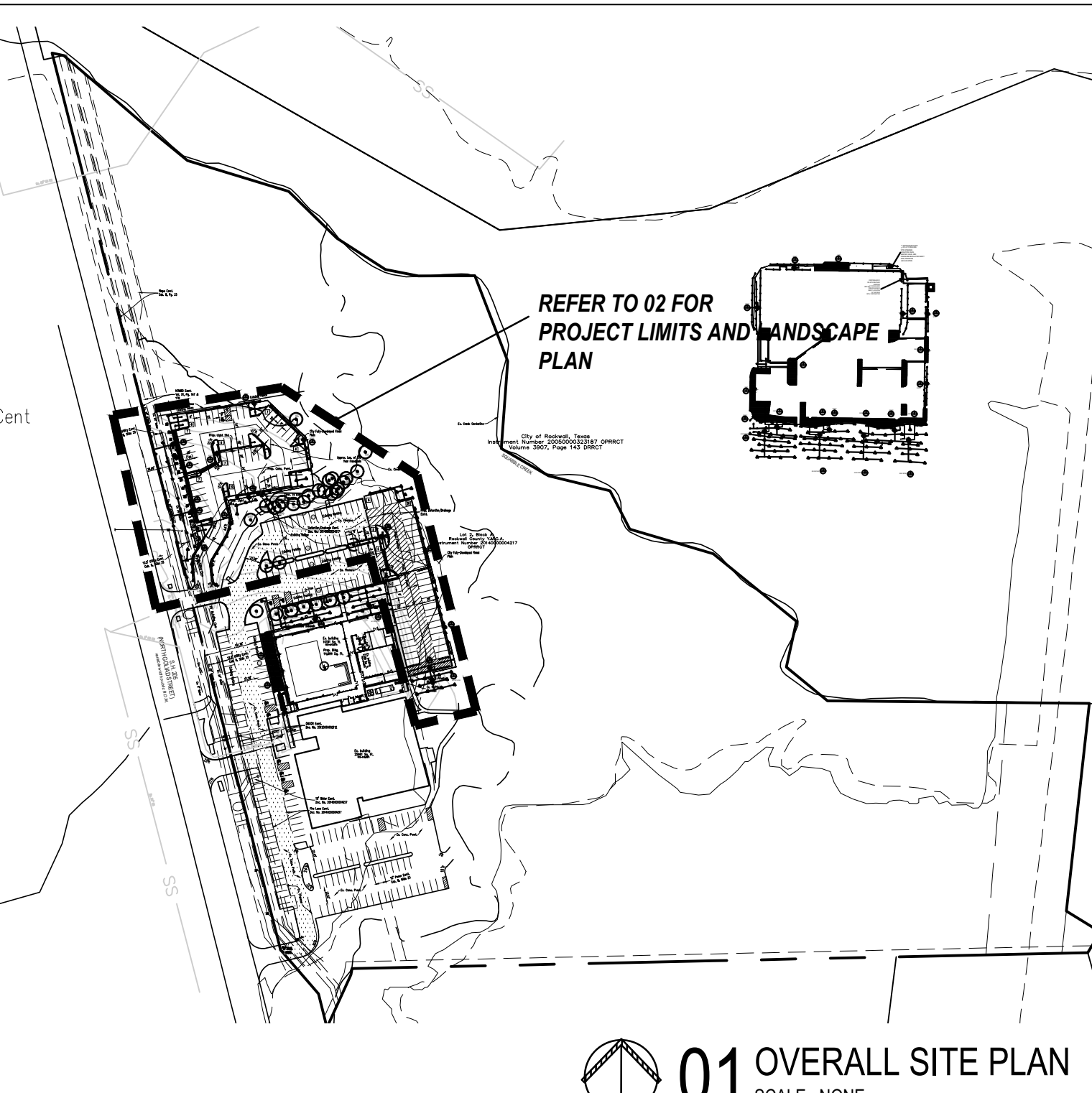
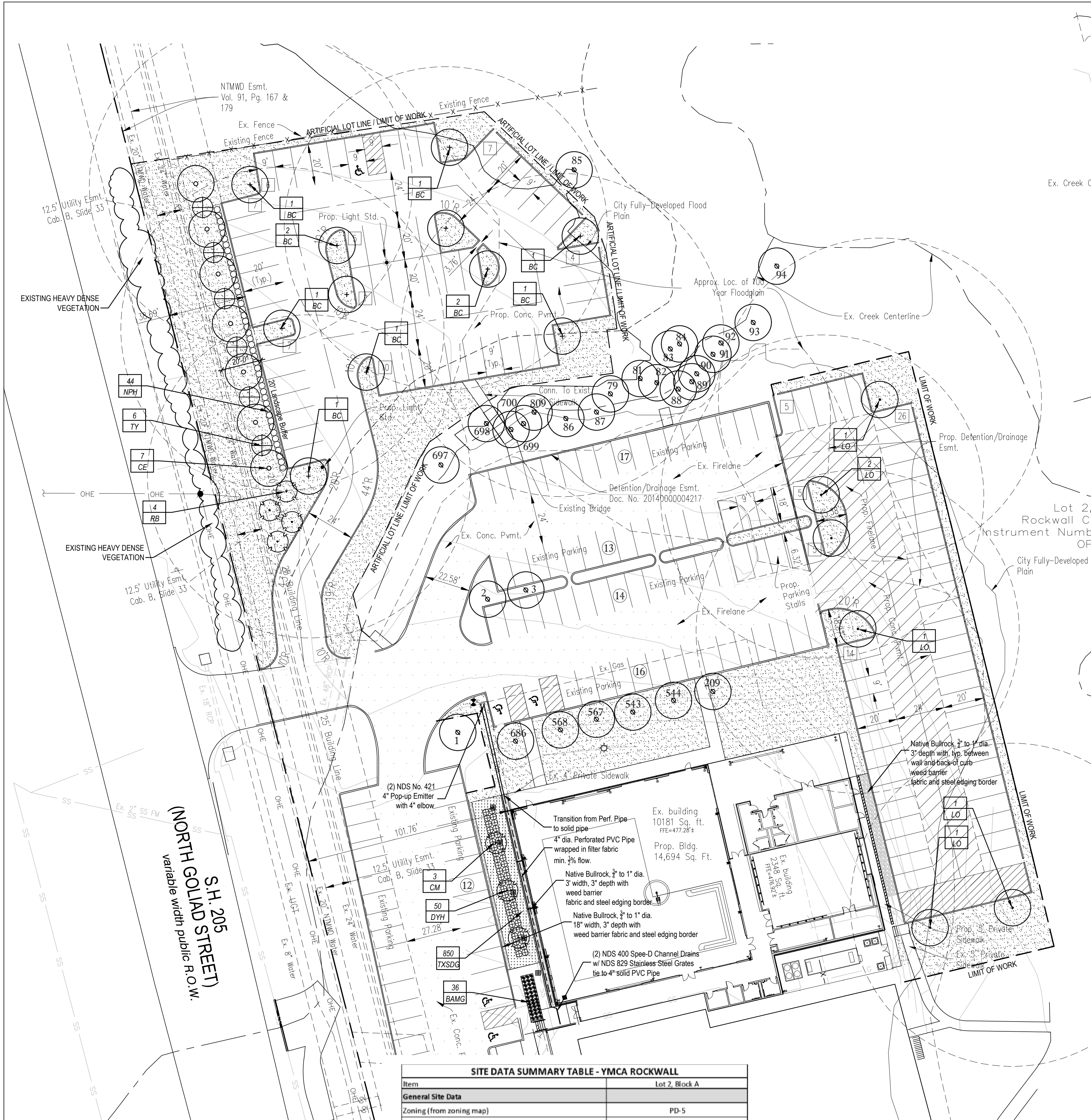


Existing Condition

YMCA Rockwall

07/07/2026





- LANDSCAPE NOTES**
- Contractor shall verify all existing and proposed site elements and notify Architect of any discrepancies. Survey data of existing conditions was supplied by others.
 - Contractor shall locate all existing underground utilities and notify Architect of any conflicts. Contractor shall exercise caution when working in the vicinity of underground utilities.
 - Contractor is responsible for obtaining all required landscape and irrigation permits.
 - Contractor to provide a minimum 2% slope away from all structures.
 - All planting beds and lawn areas to be separated by steel edging. No steel to be installed adjacent to sidewalks or curbs.
 - All landscape areas to be 100% irrigated with an underground automatic irrigation system and shall include rain and freeze sensors.
 - All lawn areas to be Solid Sod Bermudagrass, unless otherwise noted on the drawings.

- MAINTENANCE NOTES**
- The Owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscape.
 - All landscape shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding and other such activities common to landscape maintenance.
 - All landscape areas shall be kept free of trash, litter, weeds and other such material or plants not part of this plan.
 - All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year.
 - All plant material which dies shall be replaced with plant material of equal or better value.
 - Contractor shall provide separate bid proposal for one year's maintenance to begin after final acceptance.

PLANT LIST					
TREES					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
11	BC	Bald Cypress	<i>Taxodium distichum</i>	4" cal.	B&B, 14' ht. min., 4'-5' spread min.
7	CE	Cedar Elm	<i>Ulmus crassifolia</i>	4" cal.	B&B, 14' ht. min., 4'-5' spread min.
6	LO	Live Oak	<i>Quercus virginiana</i>	4" cal.	B&B, 14' ht. min., 4'-5' spread min.
4	RB	Redbud	<i>Cercus canadensis</i>	2" cal.	B&B, 10' ht. min., single trunk
6	TY	Tree Yaupon Holly	<i>Ilex vomitoria</i>	2" cal.	B&B, 3 cane, no cross caning
3	CM	Crepe Myrtle 'Natchez'	<i>Lagerstroemia indica 'Natchez'</i>	3" cal.	container grown, single trunk, matching
SHRUBS					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
44	NPH	Needlepoint Holly	<i>Ilex cornuta 'Needlepoint'</i>	3 gal.	container grown, full plant specimen, 36" o.c.
56	DYH	Dwarf Yaupon Holly	<i>Ilex vomitoria nana</i>	7 gal.	container grown, full plant specimen, 36" o.c.
28	BAMG	Blonde Ambition Grass	<i>Bouteloua gracilis</i>	3 gal.	container grown, full plant specimen, 36" o.c.
GROUNDCOVERS					
QTY.	TYPE	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
850	TXSDG	Texas Sedge	<i>Carex texensis</i>	1 gal.	container, full top of container, 12" o.c.
		Bermudagrass 'Tiffway 419'	<i>Cynodon dactylon 'Tiffway 419'</i>	roll sod	solid sod, refer to notes

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

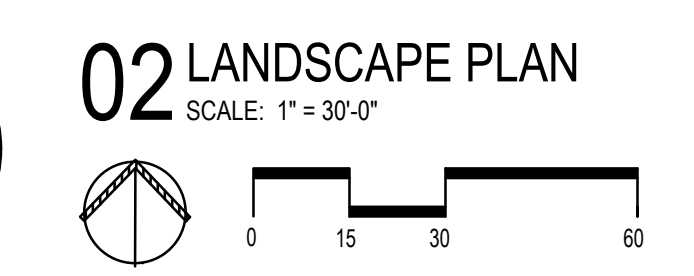
APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, ____.

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

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

SITE DATA SUMMARY TABLE - YMCA ROCKWALL	
Lot 2, Block A	
General Site Data	
Zoning (from zoning map)	PD-5
Land Use (from Zoning Ordinance)	Community or Recreation Club
Lot Area (Acres)	21.377
Lot Area (Square Feet)	931,194
Building Footprint Area (Square Feet)	48,074
Total Floor Area (Square Feet)	49,952
Game Courts (#)	5
Parking	
Parking Ratio	250 Sq. ft./Space
	3/Game Court
Total Parking Required - Building Area (38,490 sq. ft. / 250 sq. ft.)	200
Total Parking Required - Game Court	15
Total Required Parking (# spaces)	215
Total Existing Parking (HC Included) (#spaces)	198
Total Proposed Parking (HC Included) (# spaces)	112
Total Spaces (# spaces)	310
Accessible Parking Required (# spaces)	7
Accessible Parking Existing (# spaces)	8
Accessible Parking Provided (# spaces)	1
Total Accessible Parking Provided (# spaces)	9



OWNER / APPLICANT
YMCA of Dallas
1621 W. Walnut Hill Ln.
Irving, TX 75038
Todd Baker
tbaker@YMCADALLAS.org

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
501 W. President George Bush Hwy, Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPELS No. F-2121 And No. F-10043100
Contact: David Bond

City Case No. SP2025-013
LANDSCAPE PLAN
YMCA ROCKWALL PARKING
LOT EXPANSION
LOT 2, BLOCK A, ROCKWALL COUNTY
Y.M.C.A. ADDITION
OUT OF THE
SAMUEL S. McCURRY ~ ABSTRACT NO. 146
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
21.377 Acres/931,194 Square Feet
Current Zoning: PD-5 w/North-SH205 Overlay

smr
landscape architects, inc.
1708 N. Griffin Street
Dallas, Texas 75202
Tel 214.871.0083
Fax 214.871.0545
Email smr@smr-la.com

KEY PLAN

J.E.R. CHILTON YMCA
ROCKWALL

1210 N Goliad Street
Rockwall, Texas 75087

CONSTRUCTION DOCUMENTS

Revision

Date

No.

YMC004-24
Date 04/29/2026

Project No.

LANDSCAPE PLAN

L1-1

SITE PLAN LEGEND			
	NEW BUILDING		SINGLE HEAD LIGHT POLE
	NEW PAVING AREA		DOUBLE HEAD LIGHT POLE
	EXISTING, TO REMAIN		TRIPLE HEAD LIGHT POLE

SITE PLAN GENERAL NOTES

1. ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY.
REFER TO CIVIL DRAWINGS FOR SITE CONSTRUCTION
INFORMATION
3. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING AND
POWER INFORMATION.
4. REFER TO CIVIL DRAWINGS FOR GRADING, DIMENSION
CONTROL, DRAINAGE AND UTILITIES.
5. REFER TO LANDSCAPE DRAWINGS FOR HARDSCAPE
INFORMATION AND IRRIGATION SLEEVING
6. REFER TO MEP DRAWINGS FOR TRANSFORMERS, SWITCHGEARS
AND CONDUIT STUBS
7. PROVIDE CURB RAMPS AS REQUIRED BY CITY AND TEXAS
ACCESSIBILITY STANDARDS

CONSTRUCTION PHASES

PHASE 01 - CHILD WATCH RENOVATION (COMPLETED)
PHASE 02 - NEW PARKING LOTS
PHASE 03 - NEW NATATORIUM ENCLOSURE AND NEW EXERCISE ROOM

AREA & PARKING CALCULATIONS

EXISTING FACILITY:	45,125 SQ. FT.
EXISTING MEZZANINE:	1,878 SQ. FT. (INCLUDED IN ABOVE)
TO BE DEMOLISHED:	11,105 SQ. FT.
BUILDING ADDITION:	15,932 SQ. FT.
BUILDING FOOTPRINT:	48,074 SQ. FT.
TOTAL FLOOR AREA:	<u>49,952 SQ. FT.</u>

EXISTING FACILITY:	45,125 SQ. FT.
EXISTING MEZZANINE:	1,878 SQ. FT. (INCLUDED IN ABOVE)
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BUILDING FOOTPRINT:	48,074 SQ. FT.
TOTAL FLOOR AREA:	<u>49,952 SQ. FT.</u>

BUILDING AREA:	40,655 SQ. FT.
PARKING RATIO:	1/250 SF/SPACE 3/GAME COURT

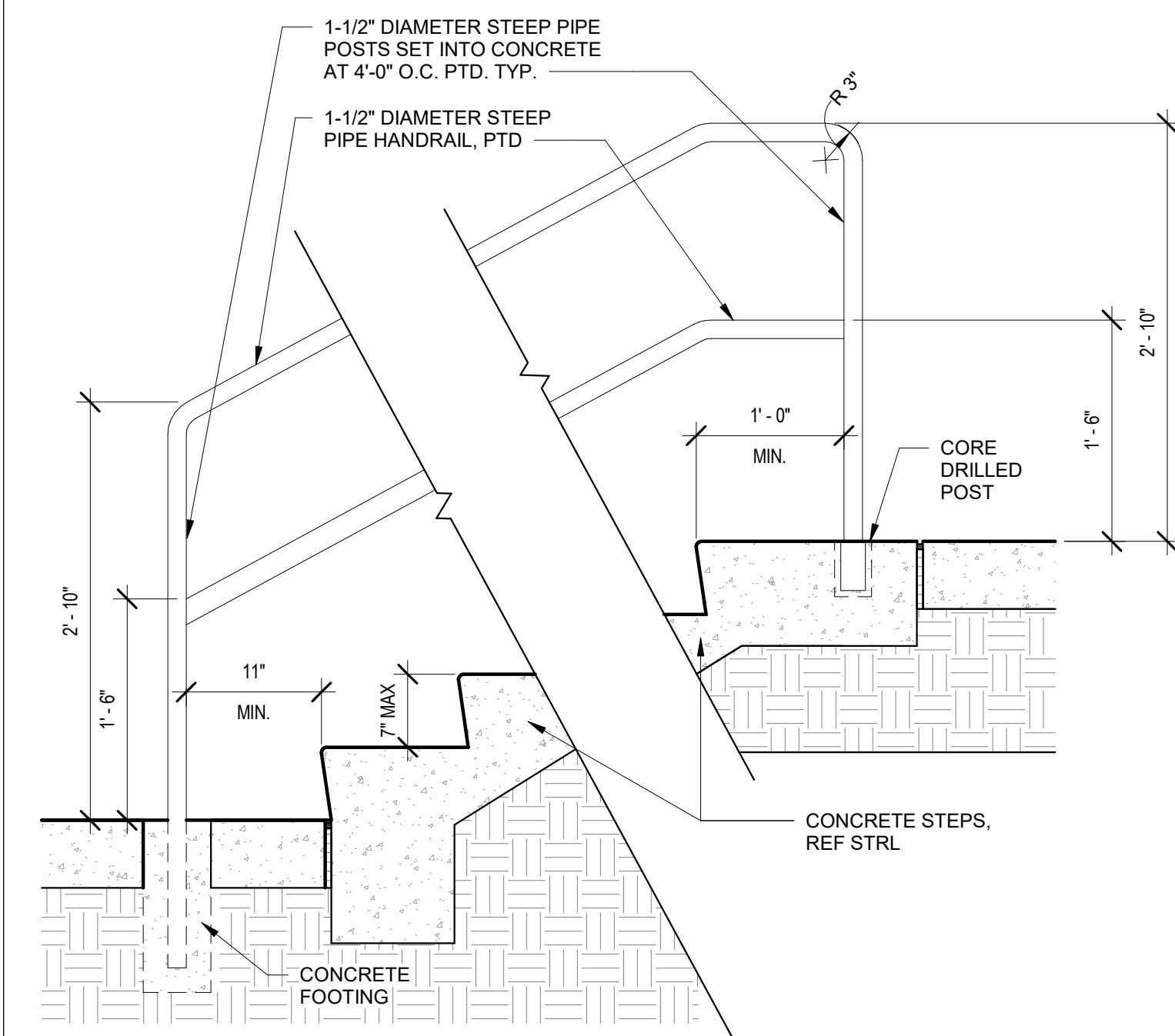
BUILDING AREA:	40,655 SQ. FT.
PARKING RATIO:	1/250 SF/SPACE 3/GAME COURT

<u>PARKING SUMMARY</u>	
TOTAL EXISTING PARKING:	198 SPACES
NEW PARKING (NORTH):	56 SPACES
NEW PARKING (EAST):	55 SPACES
NEW HC SPOT @ NATATORIUM:	1 SPACE
TOTAL PROPOSED PARKING:	112 SPACES
TOTAL PROVIDED:	310 SPACES

<u>PARKING SUMMARY</u>	
TOTAL EXISTING PARKING:	198 SPACES
NEW PARKING (NORTH):	56 SPACES
NEW PARKING (EAST):	55 SPACES
NEW HC SPOT @ NATATORIUM:	1 SPACE
TOTAL PROPOSED PARKING:	112 SPACES
TOTAL PROVIDED:	310 SPACES

EXISTING ACCESSIBLE PARKING:	8 SPACES
ADDITIONAL ACCESSIBLE PARKING:	1 SPACE
TOTAL PROVIDED ACCESSIBLE:	9 SPACES (2 VAN ACCESSIBLE)

REQUIRED ACCESSIBLE:	8 SPACES
EXISTING ACCESSIBLE PARKING:	8 SPACES
ADDITIONAL ACCESSIBLE PARKING:	1 SPACE
TOTAL PROVIDED ACCESSIBLE:	9 SPACES (2 VAN ACCESSIBLE)



5 OUTDOOR STAIR SECTION

DEMOLITION PLAN LEGEND

	EXISTING CONSTRUCTION TO BE DEMOLISHED
	EXISTING CONSTRUCTION TO REMAIN
	EXISTING DOORS TO BE DEMOLISHED
	EXISTING DOORS TO REMAIN
	EXISTING CONSTRUCTION TO REMAIN

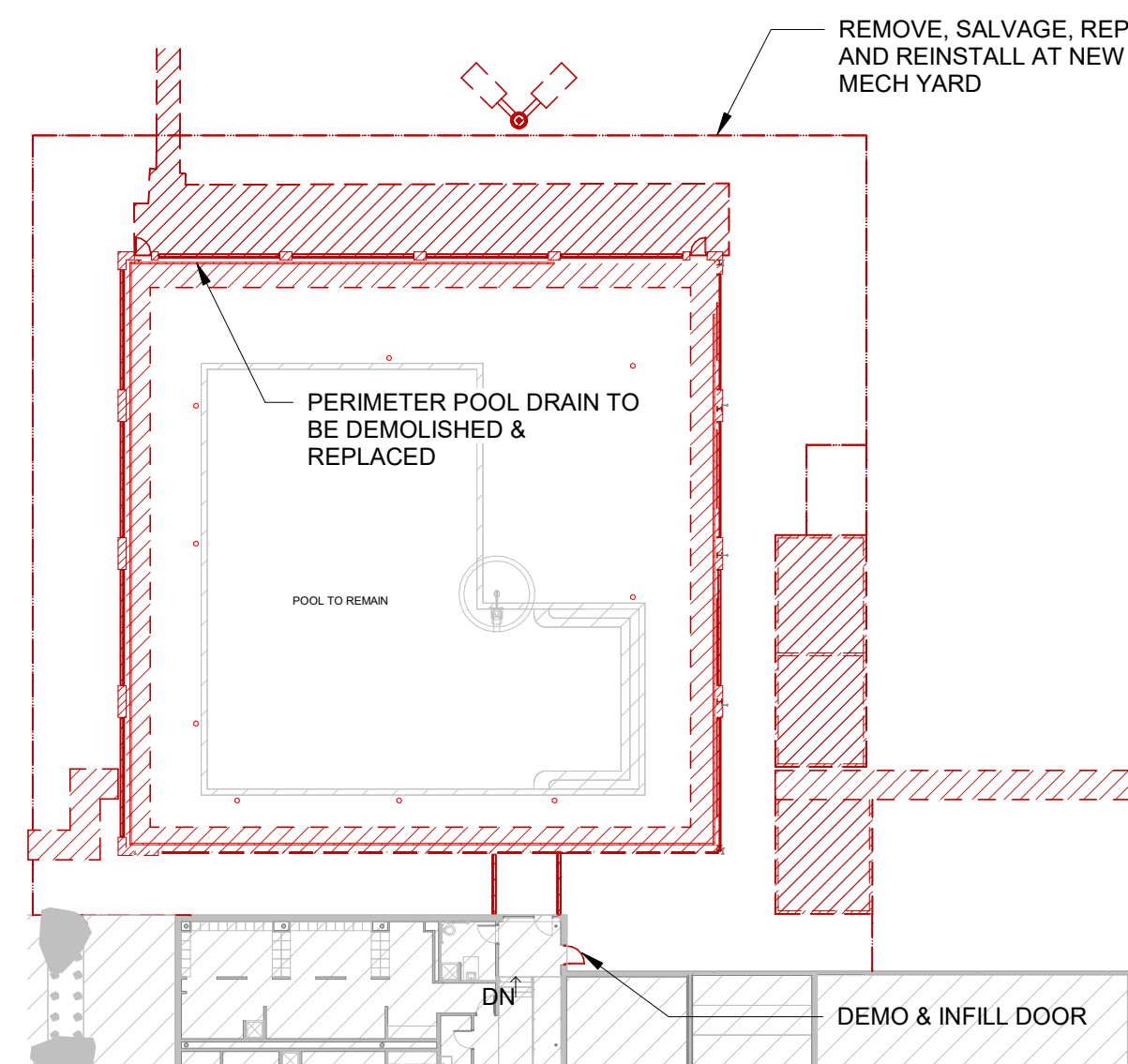
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 EXISTING CONTRUCTION TO REMAIN

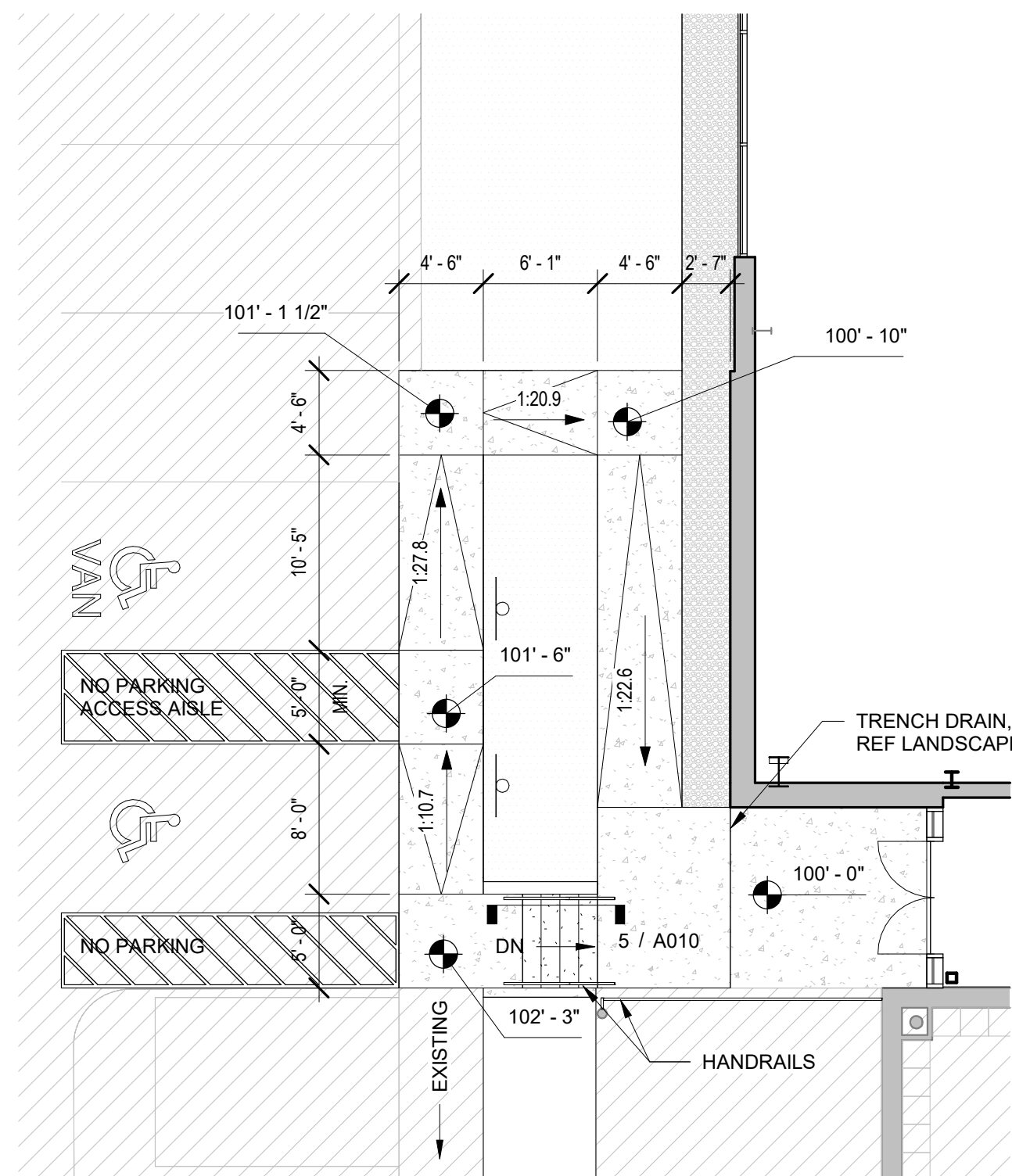
 EXISTING DOORS TO BE DEMOLISHED

 EXISTING DOORS TO REMAIN

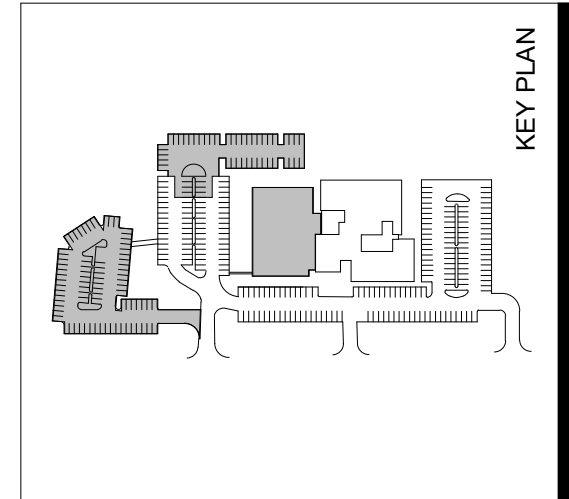
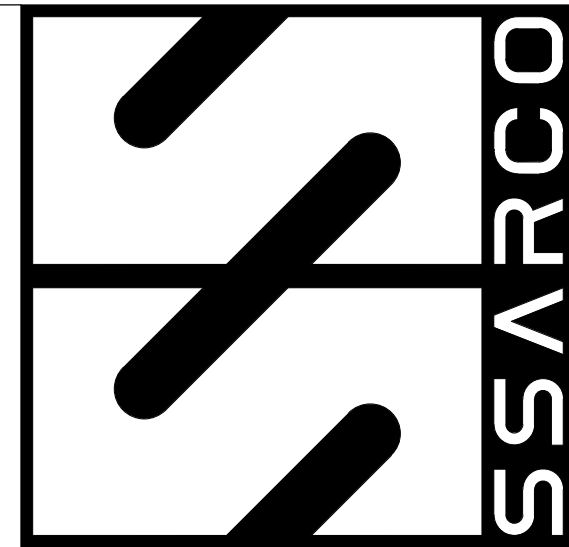
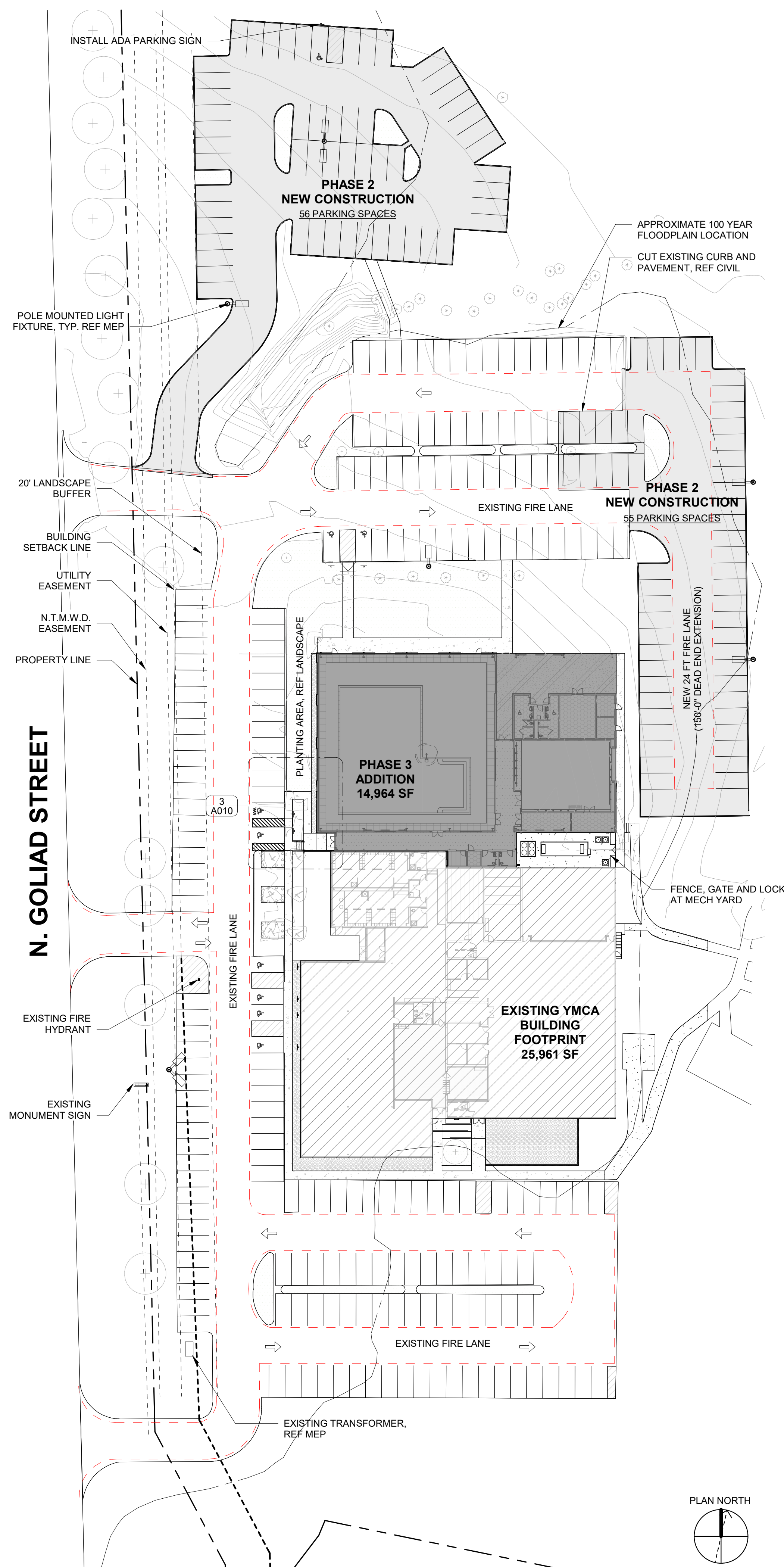
 EXISTING CONTRUCTION TO REMAIN



2 EXISTING BUILDING DEMOLITION



3 ENLARGED PLAN - SITE STAIRS & RAMP



**J.E.R. CHILTON YMCA
ROCKWALL**

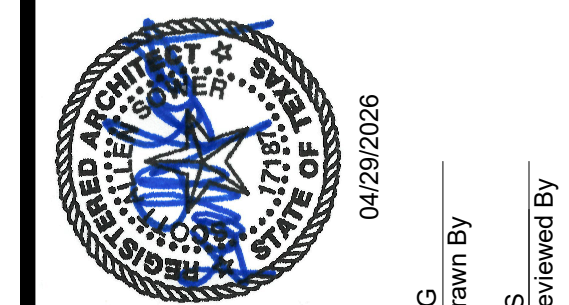
1210 N Goliad Street
Rockwall, Texas 75087

CONSTRUCTION DOCUMENTS

1210 N Goliad Street
Rockwall, Texas 75087
STRUCTION DOCUMENT



CONSTRUCTION DOCUMENTS

[illegible]CG _____
Drawn By
SS _____
Reviewed By

Project No.	YMC004-24
Date	04/29/2026
OVERALL SITE & DEMOLITION PLAN	

A010

OVERALL SITE & DEMOLITION PLAN

A010

PROJECT COMMENTS



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

DATE: 7/24/2026

PROJECT NUMBER: SP2026-027
PROJECT NAME: Site Plan for Texas Social Driving Range & Parking PH 1
SITE ADDRESS/LOCATIONS: 1091 Rayburn Way, Rockwall, TX, 75032

CASE CAPTION: Discuss and consider a request by Frank Polma of R-Delta Engineers, LLC on behalf of Zach Schultz of Raybrun Electric Cooperative for the approval of a Site Plan for a Golf Driving Range and Commercial Amusement/Recreation Facility a 39.525-acre parcel of land identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	07/22/2026	Needs Review

07/22/2026: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for a Golf Driving Range and Commercial Amusement/Recreation Facility a 39.525-acre parcel of land identified as Lot 1, Block A, Rockwall Hospital Addition and Tract 18 of the J. D. McFarland Survey, Abstract No. 145, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, generally located at the northwest corner of the intersection of Sids Road and S. Goliad Street [SH-205].

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2026-027) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 The subject property will be required to be plat in order to establish new lot lines and easements.

M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

APPROVED:

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

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

M.6 Site Plan.

(1) Please remove the improvements and buildings associated with Phase 2. This area can be labeled as Phase 2, but we cannot have any improvements shown in this area. (Subsection 03.04. B, of Article 11, UDC)

- (2) Please provide the dimensions for the primary building. (Subsection 03.04. B, of Article 11, UDC)
- (3) Please delineate and label the building setbacks. The building setback along S. Goliad Street is 25-feet and the building setback along Sids Road is 15-feet. (Subsection 03.04. B, of Article 11, UDC)
- (4) Please indicate the dimensions of a standard parking space. (Subsection 05.03, of Article 06, UDC)
- (5) Please clarify if the parking for the maintenance/smoker building is included in the provided calculations. In addition, any outdoor seating requires one (1) parking space per four (4) seats. Please include this in the provided parking table. (Subsection 05.04, of Article 06, UDC)
- (6) Please provide the floor plan for the second story of the main building. (Subsection 05.03, of Article 06, UDC)
- (7) Please understand that all signage will be approved through a separate building permit. (Subsection 06.02. F, of Article 05, UDC)
- (8) All fencing must be delineated and labeled. The label needs to include the height and material of the proposed fencing. (Subsection 08.02. F, of Article 08, UDC)
- (9) Please provide a detail of the dumpster enclosure that meets the requirements of the UDC. (Subsection 01.05. B, of Article 05, UDC)
- (10) In the Commercial (C) District Outside Storage is not permitted. In this case, the smokers would be considered Outside Storage. Based on this, the smokers will need to be incorporated into the building. (Subsection 02.03, of Article 04, UDC)
- (11) Please clarify if there is a bay/roll up door for the loading area. If so, the appropriate screening will be required. (Subsection 01.05. A, of Article 05, UDC)
- (12) Any new or existing overhead power lines will need to be underground. (Subsection 03.03, of Article 04, UDC)
- (13) The subject property has residential adjacency with the Flagstone Subdivision to the west and the agriculturally zoned property to the south. This will require an exception from the Planning and Zoning Commission.
- (14) Please specify what the "Other/Future Family & Kid Friendly Amenities" are. If these are to be done at a later date, please remove the callouts from the plans at this time. (Subsection 03.03, of Article 04, UDC)

M.7 Landscape Plan.

- (1) Please remove the improvements and buildings associated with Phase 2. This area can be labeled as Phase 2, but we cannot have any improvement shown in this area. (Subsection 03.04. B, of Article 11, UDC)
- (2) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Subsection 03.04. B, of Article 11, UDC)
- (3) Please provide the impervious vs. landscaped area. Indicate the applicable zoning district percentage of landscaping required and provided, and the impervious area vs. the amount of landscaping and open spaces required and provided. (Subsection 01.01. B, of Article 08, UDC)
- (4) Please provide a landscape table showing plant materials, quantities, size and spacing for existing and proposed landscaping. Complete description of plant materials shown on the plan, including names, locations, container or caliper sizes at installation. Canopy trees must be four (4) inch caliper, accent trees must be four (4) feet in height, and all shrubs must be five (5) gallons. (Subsection 05.03. B, of Article 08, UDC)
- (5) Please delineate and label the landscape buffer along S. Goliad Street and Sids Road. In this case, the landscape buffer along S. Goliad Street is 20-feet and the landscape buffer along Sids Road is 10-feet. Within the landscape buffer along S. Goliad Street, there must be 19 canopy trees, 37 accent trees, a row of shrubs, and a 30-inch berm. Within the landscape buffer along Sids Road, there must be 13 canopy trees, 13 accent trees, a row of shrubs, and a berm. (Subsection 05.01, of Article 08, UDC)
- (6) Detention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs, berms, and accent and canopy trees. There shall be a minimum of one (1) canopy tree per 750 SF and one (1) accent tree per 1,500 SF of detention area. (Subsection 05.03. (D), of Article 08, UDC)
- (7) Given that the parking and maneuvering area exceeds 20,000 SF there must be one (1) large canopy tree for every ten (10) parking spaces planted internal to the parking areas. (Subsection 05.03. (E)(2), of Article 08, UDC)
- (8) Please provide note indicating irrigation will meet requirements of UDC. (Subsection 05.04, of Article 08, UDC)
- (9) Artificial or synthetic plant materials (e.g. artificial grass, turf, trees, and/or shrubs) shall be prohibited on all non-residentially zoned or used property in the City of Rockwall; however, the Planning and Zoning Commission can grant an exception where it is found that the artificial plant materials are integral to the operations of the proposed non-residential land use or where it will serve as an on-site amenity to the nonresidential land use. Please detail where any artificial turf will be utilized and its purpose. (Section 04. (B), of Article 08, UDC)

M.8 Treescape Plan

- (1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (See Sec. 2.1 of the checklist)
- (2) Please indicate the location of all existing or proposed structures or buildings. (Subsection 03.01. (A), of Article 08, UDC)

(3) Based on the provided treescape plan, you will be required to request an Alternative Tree Mitigation Settlement Agreement. This agreement will require the approval of both the Planning and Zoning Commission and the City Council. In this case, you are requesting to not require mitigation for Eastern Red Cedar trees and to utilize sample areas for the tree mitigation.

M.9 Photometric Plan

- (1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (See Sec. 2.1 of the checklist)
- (2) The light fixtures in the parking areas and on the building cannot exceed 20-feet in height. For the driving range, please indicate the mounting height of the light fixtures. In addition, the light levels cannot exceed 0.2 FC at any property line, and along S. Goliad Street staff would prefer the FC be 0.0 FC if possible. As noted in the variance letter the light levels over 20 FC for the driving range will be an exception. (Subsection 03.03, of Article 07, UDC)
- (3) Please extend the light level measurements to the west until they reach 0.2 FC. In addition, please extend the light level heat map to the west until it reaches 0.0 FC. (Subsection 03.03, of Article 07, UDC)
- (4) All lighting must be fully shielded and oriented downward. (Subsection 03.03, of Article 07, UDC)

M.10 Building Elevations.

- (1) Please provide the building elevation for the maintenance building. (Subsection 03.04. B, of Article 11, UDC)
- (2) Please provide supplementary elevations of the primary building that does not have the netting included. (Subsection 03.04. B, of Article 11, UDC)
- (3) The main building incorporates greater than 10% secondary materials (i.e. metal). This will require a variance from the Planning and Zoning Commission. (Subsection 06.02. C, of Article 05, UDC)
- (4) All sides of the proposed buildings are required a minimum of 20% natural or quarried stone. Currently the backside of the primary building has less than 20% stone. Also, please clarify if the proposed stone is natural or quarried. If the stone is cast, this will require a variance from the Planning and Zoning Commission. (Subsection 06.02. C, of Article 05, UDC)
- (5) Please dash in the roof line on the building elevations. In addition, please crosshatch the RTUs. (Subsection 04.01, of Article 05, UDC)
- (6) Please indicate the architectural elements on the buildings. All buildings located within an overlay district are required to provide a minimum of four (4) architectural elements. (Subsection 06.02. C, of Article 05, UDC)
- (7) Currently the proposed building elevations do not meet the articulation requirements detailed in the General Overlay District Standards and in the General Commercial District Standards of the UDC. As indicated in the variance letter this will require a variance from the Planning and Zoning Commission. (Subsection 04.01. C, of Article 05, UDC)

I.11 Please note that failure to address all comments provided by staff by 3:00 PM on August 4, 2026 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.12 Please note the scheduled meetings for this case:

- (1) Planning & Zoning meeting/work session meeting will be held on July 28, 2026.
- (2) Planning & Zoning meeting/public hearing meeting will be held on August 11, 2026.

I.13 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

I.14 The Planning and Zoning Department will never request online payment, and the City of Rockwall will never request payment by wire transfer. If you receive an email requesting payment by wire transfer or have any questions or concerns, please contact the case manager directly using the contact information listed in these comments or on the City's official website.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Kuhn	07/21/2026	Approved w/ Comments

07/21/2026: 1. What is this for?

2. No dead end parking. 15'x64' concrete area stripped "no parking" required.

General Items:

- Must meet City's 2023 Standards of Design and Construction Manual
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- No structures or fences within easements.
- Tree mitigation will be required for the removal of any existing trees on site.
- All utilities must be underground.
- Show commercial dumpster locations on the site plan if applicable. Dumpsters may not directly face a roadway.
- TXDOT permits required for any utility, drainage, or driveway improvements within the TXDOT 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.
- Additional comments may be provided at time of Engineering.

Roadway Paving Items:

- A TXDOT Permit will be required for all utility, drainage, and pavement improvements within TXDOT ROW.
- A TIA is required. Review fees apply.
- All driveways must meet City and TXDOT spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed 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.
- Fire lane to be in a platted easement.
- Culverts (if needed) for driveways will need to be engineered.
- Must meet driveway width maximum and minimum.
- 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.

Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, Storm, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements. No structures allowed in easements
- There is an existing 18" sewer main along the back of the property available for use.
- There is an existing 8" water main along SH-205 available for use.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in an easement.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.

Drainage Items:

- Existing flow patterns must be maintained. Drainage may not be increased towards any direction.
- Detention must be provided for the entire site.
- Detention 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.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

Operation & Maintenance Plan for Structural Control Measures:

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

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

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	07/22/2026	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/23/2026	Approved w/ Comments

07/23/2026: The fire department connection (FDC) shall face and be clearly visible from the fire lane. The FDC shall be located within 100 feet of a fire hydrant and within 50 feet of the fire lane, measured along the route a fire hose would be laid rather than in a straight line. A clear and unobstructed all-weather access path, with a minimum width of 5 feet, shall be provided from the fire lane to the FDC.

All exterior portions of a non-sprinklered building shall be located within 150 feet of an approved fire lane, measured by an approved route around the exterior of the building.
Review structure near mini golf for coverage.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/20/2026	Approved w/ Comments

07/20/2026: Assigned address will be 1091 Rayburn Way, Rockwall, TX 75032

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/20/2026	Approved

No Comments

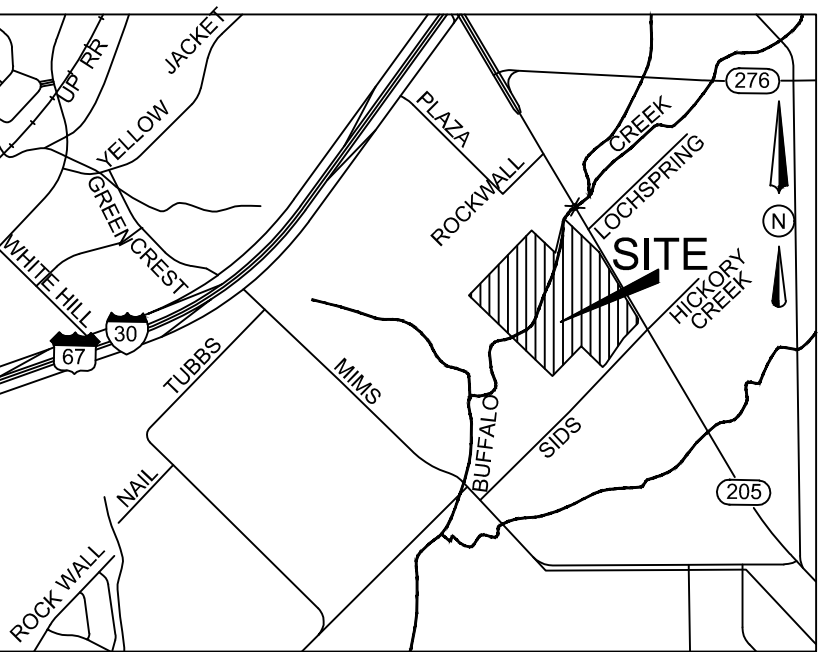
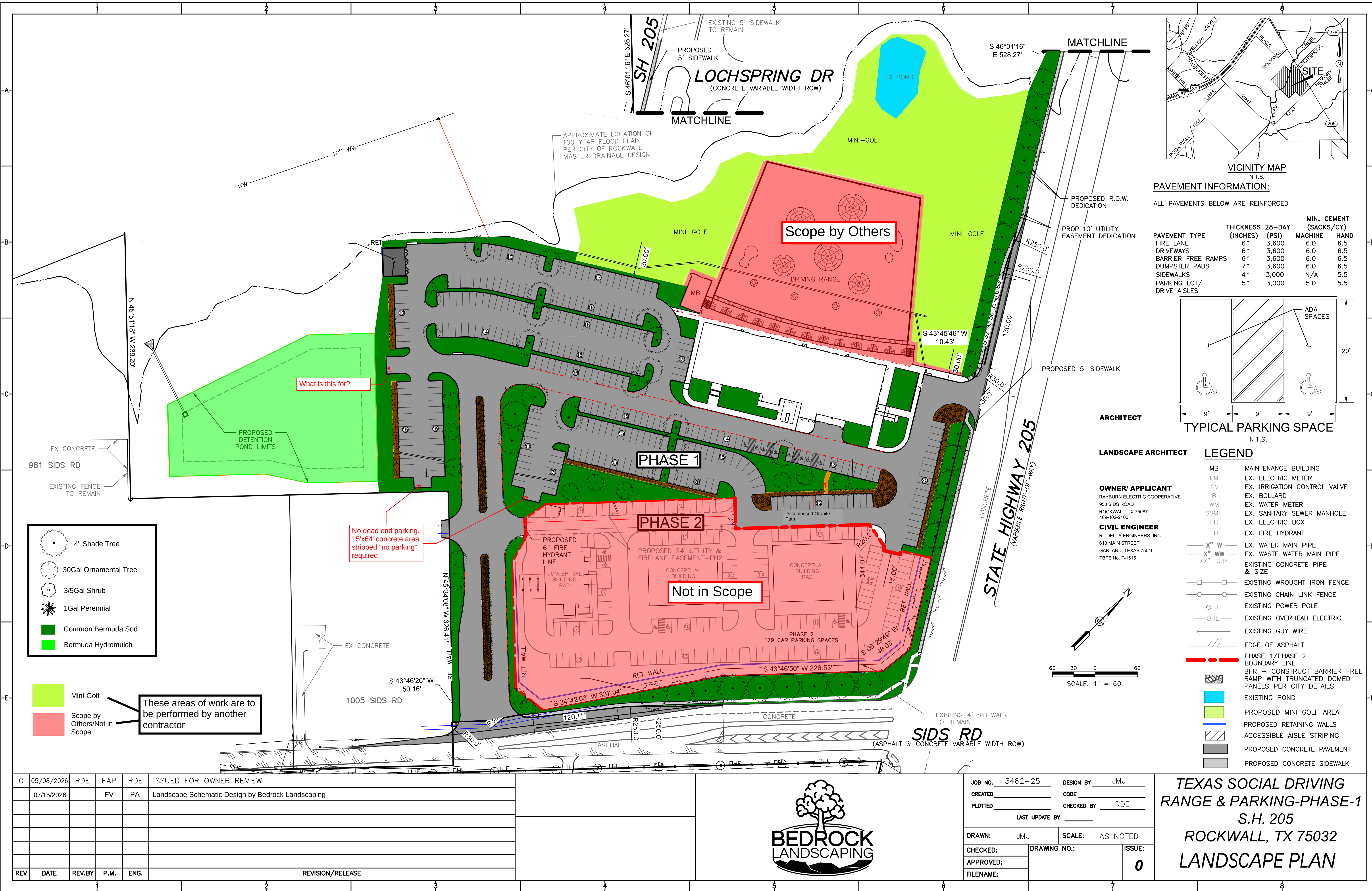
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/20/2026	Approved w/ Comments

07/20/2026: Please provide a required versus proposed landscape legend
This should include plant varieties with common and latin names, size, etc

Tree mitigation mapping accepted

LEGEND

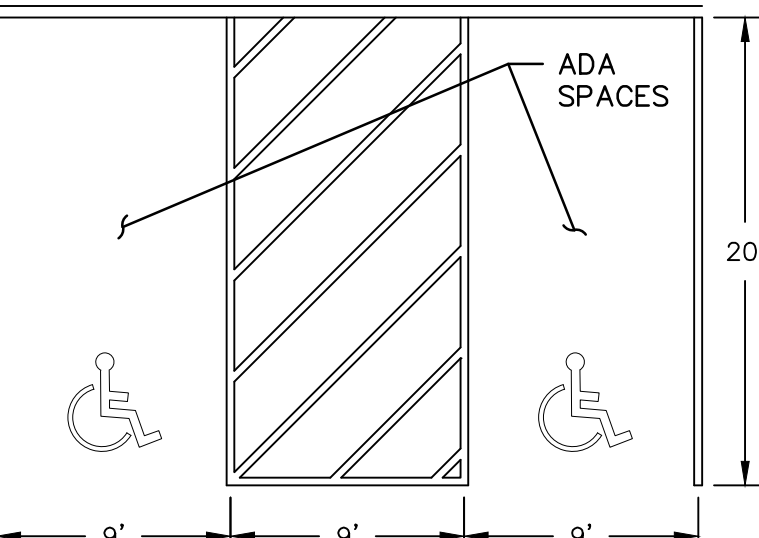
SR	SMOKE ROOM
MS	MAINTENANCE SHOP
ICP	ICE CREAM PARLOR
EM	EX. ELECTRIC METER
ICV	EX. IRRIGATION CONTROL VALVE
B	EX. BOLLARD
WM	EX. WATER METER
SSMH	EX. SANITARY SEWER MANHOLE
EB	EX. ELECTRIC BOX
FH	EX. FIRE HYDRANT
X" W	EX. WATER MAIN PIPE
X" WW	EX. WASTE WATER MAIN PIPE
X" RCP	EXISTING CONCRETE PIPE & SIZE
□	EXISTING WROUGHT IRON FENCE
○	EXISTING CHAIN LINK FENCE
○ PP	EXISTING POWER POLE
— OHE	EXISTING OVERHEAD ELECTRIC
—	EXISTING GUY WIRE
///	EDGE OF ASPHALT
— □	GOLF BALL BARRIER
—	FENCE (MAX 175' TALL)
—	PHASE 1/PHASE 2 BOUNDARY LINE
—	BFR — CONSTRUCT BARRIER F
▨	RAMP WITH TRUNCATED DOME
■	PANELS PER CITY DETAILS.
■	EXISTING POND
■	PROPOSED MINI GOLF AREA
—	PROPOSED RETAINING WALLS
▨	ACCESSIBLE AISLE STRIPING
■	PROPOSED BLDG & DRIVING RANGE FOUNDATION
■	PROPOSED CONCRETE PAVEMENT
■	PROPOSED CONCRETE SIDEWALK



VICINITY MAP
N.T.S.

PAVEMENT INFORMATION:
ALL PAVEMENTS BELOW ARE REINFORCED

PAVEMENT TYPE	THICKNESS (INCHES)	28-DAY (PSI)	MIN. CEMENT (SACKS/CY)	MACHINE	HAND
FIRE LANE	6"	3,600	6.0	6.5	
DRIVEWAYS	6"	3,600	6.0	6.5	
BARRIER FREE RAMPS	6"	3,600	6.0	6.5	
DUMPSTER PADS	7"	3,600	6.0	6.5	
SIDEWALKS	4"	3,000	N/A	5.5	
PARKING LOT/ DRIVE AISLES	5"	3,000	5.0	5.5	



TYPICAL PARKING SPACE
N.T.S.

ARCHITECT

LANDSCAPE ARCHITECT

LEGEND

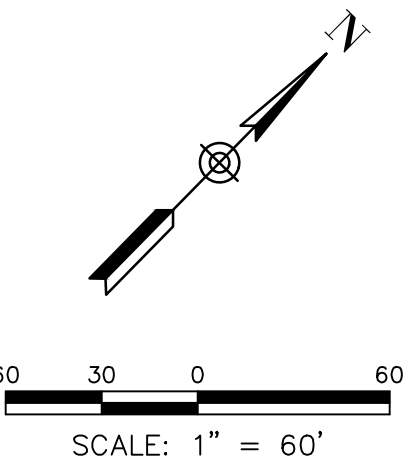
- MB MAINTENANCE BUILDING
- EM EX. ELECTRIC METER
- ICV EX. IRRIGATION CONTROL VALVE
- B EX. BOLLARD
- WM EX. WATER METER
- SSMH EX. SANITARY SEWER MANHOLE
- EB EX. ELECTRIC BOX
- FH EX. FIRE HYDRANT
- X" W EX. WATER MAIN PIPE
- X" WW EX. WASTE WATER MAIN PIPE
- XX" RCP EXISTING CONCRETE PIPE & SIZE
- EXISTING WROUGHT IRON FENCE
- EXISTING CHAIN LINK FENCE
- OPP EXISTING POWER POLE
- OHE EXISTING OVERHEAD ELECTRIC
- EXISTING GUY WIRE
- EDGE OF ASPHALT
- PHASE 1/PHASE 2 BOUNDARY LINE
- BFR - CONSTRUCT BARRIER FREE RAMP WITH TRUNCATED DOMED PANELS PER CITY DETAILS.
- EXISTING POND
- PROPOSED MINI GOLF AREA
- PROPOSED RETAINING WALLS
- ACCESSIBLE AISLE STRIPING
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK

OWNER/ APPLICANT

RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087
469-402-2100

CIVIL ENGINEER

R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040
TBP# No. F-1515



0	05/08/2026	RDE	FAP	RDE	ISSUED FOR OWNER REVIEW
	07/15/2026		FV	PA	Landscape Schematic Design by Bedrock Landscaping
REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE



JOB NO.	3462-25	DESIGN BY	JMJ
CREATED		CODE	
PLOTTED		CHECKED BY	RDE
LAST UPDATE BY			
DRAWN:	JMJ	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	
APPROVED:		ISSUE:	0
FILENAME:			

TEXAS SOCIAL DRIVING
RANGE & PARKING-PHASE-1
S.H. 205
ROCKWALL, TX 75032
LANDSCAPE PLAN



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 S.H. 205

SUBDIVISION ROCKWALL HOSPITAL ADDITION

LOT 1 BLOCK A

GENERAL LOCATION NORTHWEST CORNER S.H. 205 & SIDS RD INTERSECTION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING C - COMMERCIAL

CURRENT USE VACANT

PROPOSED ZONING C - COMMERCIAL

PROPOSED USE COMMERCIAL

ACREAGE 39.52

LOTS [CURRENT] 2

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 Rayburn Electric Cooperative

☐ APPLICANT R-Delta Engineers, LLC

CONTACT PERSON Zach Schultz

CONTACT PERSON Frank Polma, P.E.

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

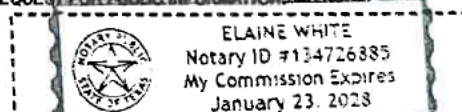
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \$1,040.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF July, 2026. BY SIGNING THIS APPLICATION, 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 17th DAY OF JULY, 2026.

OWNER'S SIGNATURE

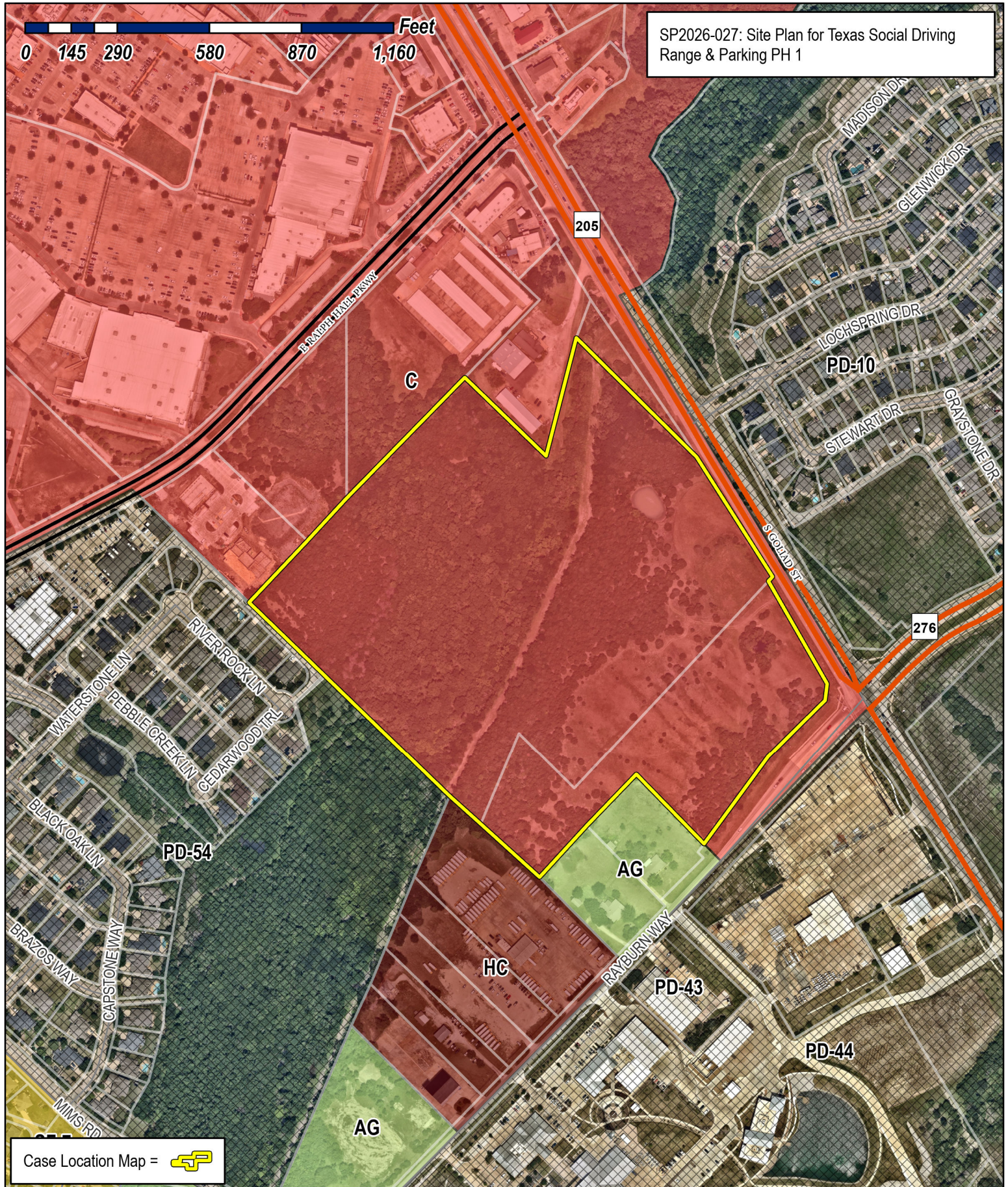
Zach Schultz
Elaine White

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

01-23-2028



City of Rockwall

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

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





July 17, 2026

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

ATTENTION: **Mr. Henry Lee, AICP
Planner**

SUBJECT: **Texas Social Development
NW Corner Sids Road & SH205
Variance Requests**

Dear Mr. Lee,

Pursuant to submittal of the project Site Plan and supporting documents and on behalf of Rayburn Electric Cooperative (REC), we respectfully request approval of the following variances and exceptions to address items not in compliance with the City of Rockwall Unified Development Code (UDC):

Variances

- Cedar Tree Mitigation Waiver (Alternative Tree Mitigation Settlement Agreement)
- Building nonconformance with four-sided architecture and articulation requirements (UDC Article 05 Section 04.01).
- Building nonconformance with exterior elevation material requirements (UDC Article 05, Section 04.01).

Exceptions

- Lighting levels at golf range greater than 20-FC (Subsection 03.03.G, of UDC Article 07)

REC requests an Alternative Tree Mitigation Settlement Agreement permitting bulk sampling of the existing dense onsite groves of Cedar tree groves and waiver of mitigation for the Cedar tree removals. The mitigation waiver for removal of Cedar trees greater than 8-feet in height is necessary due to the extremely large number (9,641 caliper inches) of Canopy Tree plantings required under the current UDC. The previous UDC mitigation requirement for Cedar trees was limited to trees greater than 11-inches DBH. The 8-foot height threshold is a relatively recent (2024) addition to the Rockwall UDC. Excluding the Cedar tree mitigation, there are 112 caliper inches required for mitigation. This project cannot support the Cedar tree mitigation requirement or move forward without this waiver.

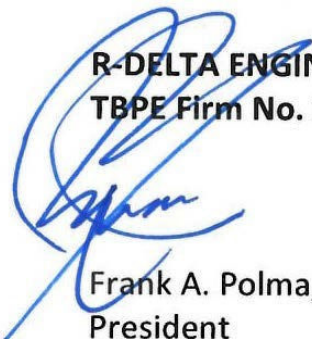
The golf range lighting levels are consistent with industry standards and are necessary for the proposed use.

The building exterior does not meet the articulation and building material requirements.

Compensatory measures for the variances described above (UDC Article 11 Subsection 09.01) will be discussed during the Site Plan review process.

We greatly appreciate your consideration of these variance and exception requests.

Best Regards,



R-DELTA ENGINEERS, INC.
TBPE Firm No. F-001515

Frank A. Polma, P.E.
President

Cc: Mr. David Naylor, P.E. – Rayburn Electric Cooperative
Mr. Stephen Geiger, P.E. – Rayburn Electric Cooperative
Mr. Anthony S. Winkler – Calabrese and Winkler Holdings
Mr. Zach Schultz – Rayburn Electric Cooperative
Mr. Gentry Ewing – Rayburn Electric Cooperative
Mr. Phillip Craddock, AIA – Craddock Architecture

SITE INFORMATION:

EXISTING ZONING: C - COMMERCIAL
PROPOSED ZONING: NO CHANGE
PROPOSED USE: DRIVING RANGE, MINI GOLF, EVENT CENTER,
RESTAURANT & PARKING
TOTAL AREA: 1,721,431 SQ FT 39.52 AC

"C-COMMERCIAL" ZONING

MAXIMUM BUILDING HEIGHT: 60 FT
MAXIMUM LOT COVERAGE: 60%
MAXIMUM FLOOR AREA RATIO: 4:1
MAXIMUM IMPERVIOUS PARKING: 85% TO 90%

PROPOSED MAX. BUILDING HEIGHT: 35'-0"
PROPOSED LOT COVERAGE: 361,147/1,721,431 = 20.98%
PROPOSED FLOOR AREA RATIO: 33,147/ 1,721,431 = 1.93%
PROPOSED IMPERVIOUS PARKING: 173,073/1,721,431 = 10.05%

REQUIRED PARKING: (SEE PARKING DATA TABULATIONS BELOW)
PROPOSED BUILDINGS 33,147 SQ FT

REQUIRED PARKING = 263 SPACES - PH1
TOTAL PROVIDED PARKING (CAR)= 301 SPACES
TOTAL PROVIDED HANDICAP SPACES= 8 SPACES
(TOTAL PROVIDED VAN ACCESSIBLE SPACES= 4 SPACES)
TOTAL PARKING SPACES 309

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

N 45°51'03" W 1,018.21'

PROP DUMPSTER ENCLOSURE,
SELF LATCHING GATE. SEE
SHEET SP-DET

PROPOSED OIL/WATER
SEPARATOR (DUMPSTER
DRAINAGE)

PROP DETENTION POND

PROPOSED DETENTION
POND LIMITS

EX CONCRETE

981 SIDS RD

EXISTING FENCE
TO REMAIN

PARKING DATA: *INCLUDES 1ST & 2nd BUILDING LEVELS

	RATIO	SQ FOOTAGE	REQ'D PARKING
EVENT CENTER	1/100sf	4,606sf	46
RESTAURANT/BAR	1/100sf	7,387sf	74
KITCHEN		4,462sf	
DRIVING BAYS/RANGE	1/250sf	11,386sf	46
DRIVING BAY CIRCULATION		5,550sf	
LOBBY	1/250sf	612sf	3
OFFICE	1/300	1,088sf	4
OUTDOOR PATIOS		1,851sf	
RESTROOMS/CIRCULATION		2,335sf	
MINI-GOLF (36 HOLES)	1/HOLE		36
MAINTENANCE/SHOP	1/250sf	1,200sf	5
SOFT-SERVE/FOOD-PREP	1/100sf	1,600sf	16
ARCADE/BOWLING	1/250sf	5,413sf	22
PARTY ROOMS	1/100sf	1,127sf	11
TOTAL			263 SPACES

NOTES:

- ALL SIDEWALKS ARE 5' UNLESS OTHERWISE INDICATED.
- ALL DIMENSIONS ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT.
- ALL RADIUS ARE 2' UNLESS OTHERWISE STATED.
- THERE SHALL BE NO OUTSIDE STORAGE OR ABOVE GROUND STORAGE TANKS.
- PROPOSED DRAINAGE PATTERNS MATCH EXISTING DRAINAGE PATTERNS.

0 05/08/2026 RDE FAP RDE ISSUED FOR OWNER REVIEW

REV DATE REV BY P.M. ENG.

REVISION/RELEASE

REC
RayburnElectric
COOPERATIVE

618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

rdelta
ENGINEERS

PRELIMINARY
SUBMITTED FOR REVIEW
BY: FRANK A. POLMA
P.E. 80274
R-Delta Engineers, Inc.
Date: July 16, 2026
NOT FOR CONSTRUCTION, BIDDING
OR PERMITTING PURPOSES

JOB NO. 3462-25

DESIGN BY JMJ

CREATED

CODE

PLOTTED

CHECKED BY RDE

LAST UPDATE BY

DRAWN: JMJ

SCALE: AS NOTED

CHECKED:

DRAWING NO.:

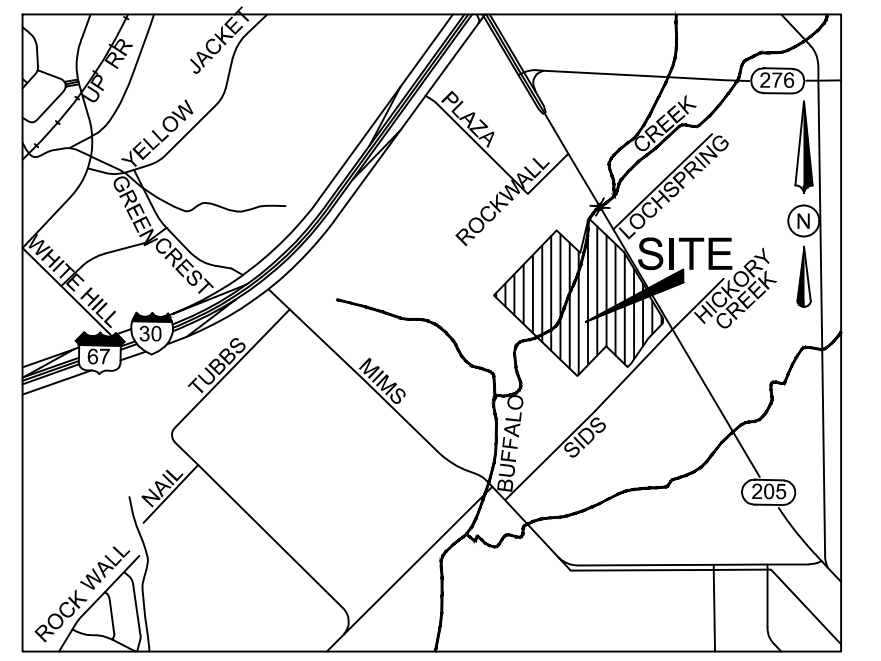
ISSUE:

APPROVED:

0

FILENAME:

TEXAS SOCIAL DRIVING
RANGE & PARKING-PHASE-1
S.H. 205
ROCKWALL, TX 75032
SITE PLAN

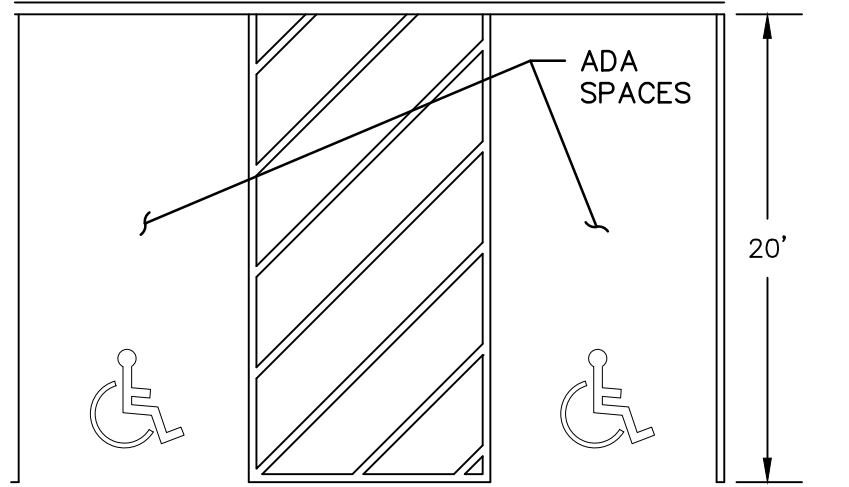


VICINITY MAP
N.T.S.

PAVEMENT INFORMATION:

ALL PAVEMENTS BELOW ARE REINFORCED

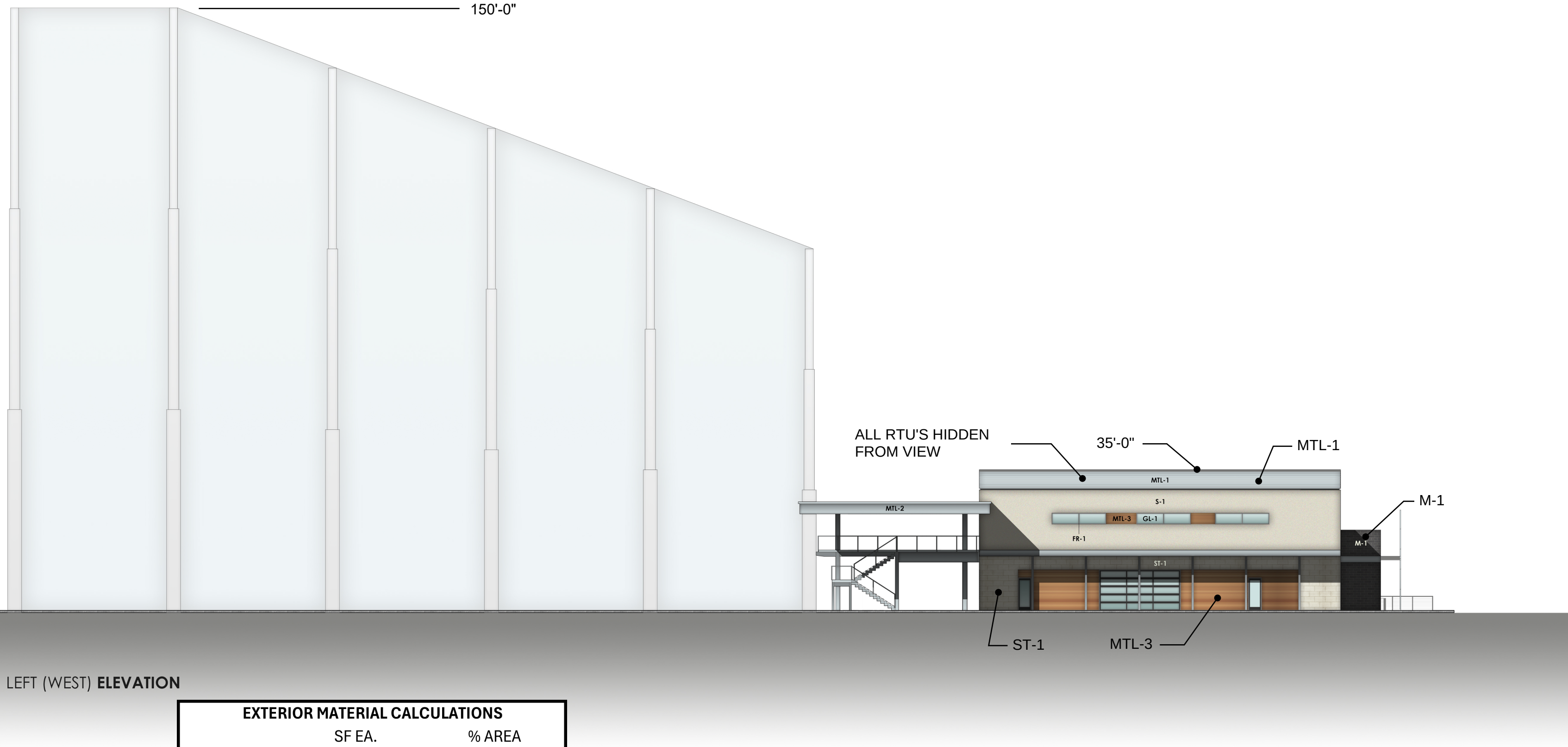
PAVEMENT TYPE	THICKNESS (INCHES)	28-DAY (PSI)	MIN. CEMENT (SACKS/CY)	MACHINE	HAND
FIRE LANE	6"	3,600	6.0	6.5	
DRIVEWAYS	6"	3,600	6.0	6.5	
BARRIER FREE RAMPS	6"	3,600	6.0	6.5	
DUMPSTER PADS	7"	3,600	6.0	6.5	
SIDEWALKS	4"	3,000	N/A	5.5	
PARKING LOT/ DRIVE AISLES	5"	3,000	5.0	5.5	



TYPICAL PARKING SPACE
N.T.S.

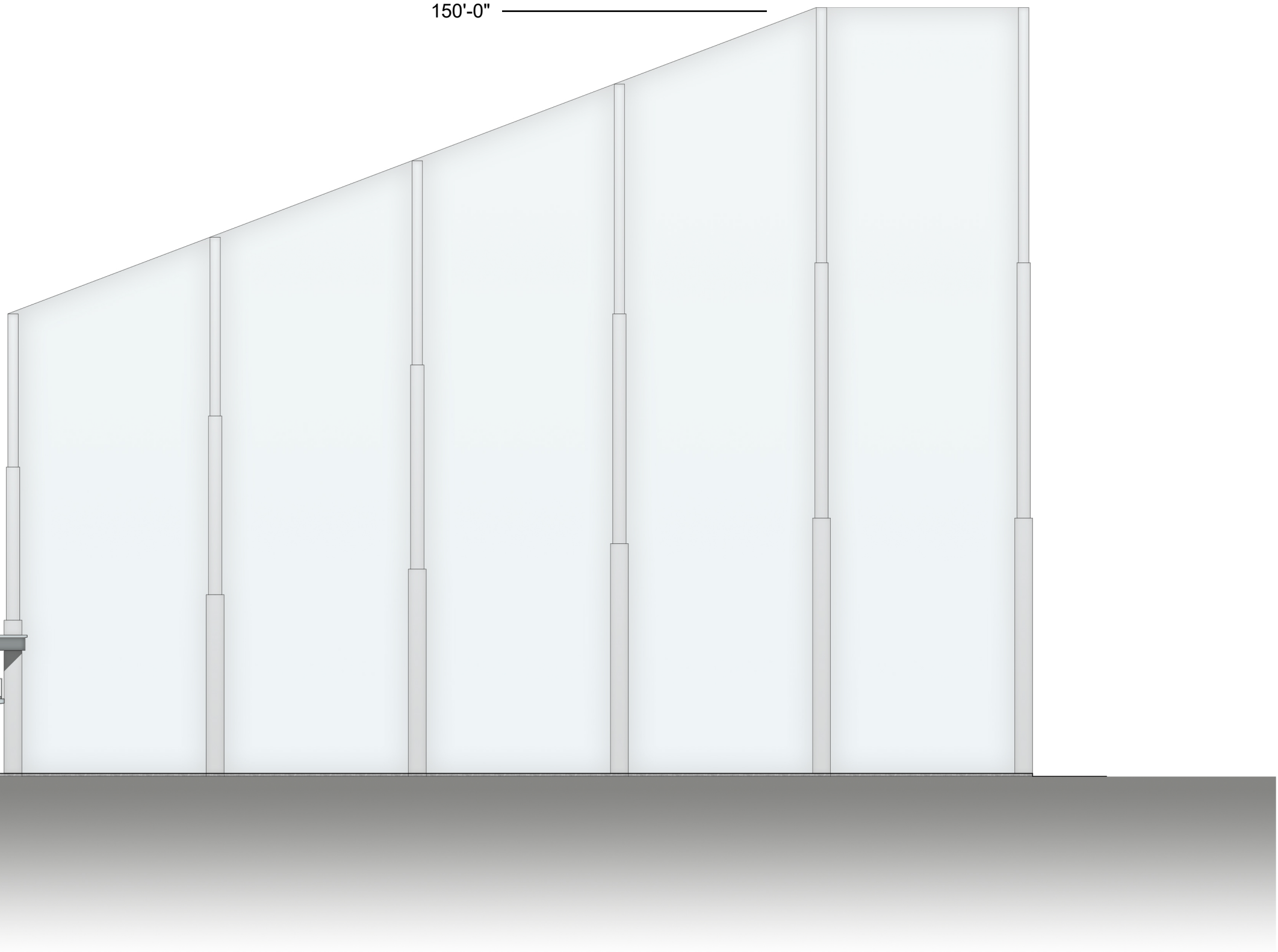
LEGEND

SR	SMOKE ROOM
MS	MAINTENANCE SHOP
ICP	ICE CREAM PARLOR
EM	EX. ELECTRIC METER
ICV	EX. IRRIGATION CONTROL VALVE
B	EX. BOLLARD
WM	EX. WATER METER
SSMH	EX. SANITARY SEWER MANHOLE
EB	EX. ELECTRIC BOX
FH	EX. FIRE HYDRANT
X" W	EX. WATER MAIN PIPE
X" WW	EX. WASTE WATER MAIN PIPE
XX" RCP	EXISTING CONCRETE PIPE & SIZE
—	EXISTING WROUGHT IRON FENCE
—	EXISTING CHAIN LINK FENCE
OPP	EXISTING POWER POLE
OHE	EXISTING OVERHEAD ELECTRIC
—	EXISTING GUY WIRE
—	EDGE OF ASPHALT
—	GOLF BALL BARRIER FENCE (MAX 175' TALL)
---	PHASE 1/PHASE 2 BOUNDARY LINE
---	BFR - CONSTRUCT BARRIER FREE RAMP WITH TRUNCATED DOMED PANELS PER CITY DETAILS.
---	EXISTING POND
---	PROPOSED MINI GOLF AREA
---	PROPOSED RETAINING WALLS
---	ACCESSIBLE AISLE STRIPING
---	PROPOSED BLDG & DRIVING RANGE FOUNDATION
---	PROPOSED CONCRETE PAVEMENT
---	PROPOSED CONCRETE SIDEWALK

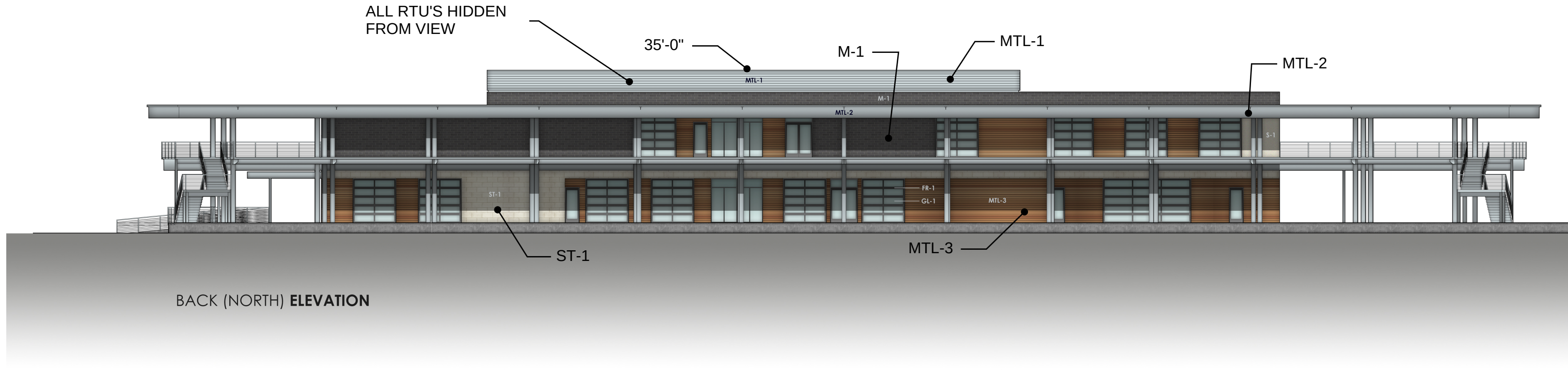


LEFT (WEST) ELEVATION

EXTERIOR MATERIAL CALCULATIONS		
	SF EA.	% AREA
FRONT		
TOTAL	7,156	100%
STUCCO	890	12%
METAL	1,780	25%
MASONRY	2,954	41%
STONE	1,513	21%
LEFT		
TOTAL	3,399	100%
STUCCO	1,495	44%
METAL	1,013	30%
MASONRY	212	6%
STONE	670	20%
BACK		
TOTAL	7,156	100%
METAL	2,658	37%
MASONRY	3,495	49%
STONE	975	14%
RIGHT		
TOTAL	3,399	100%
METAL	698	21%
MASONRY	1,550	46%
STONE	1,149	34%



RIGHT (EAST) ELEVATION



BACK (NORTH) ELEVATION



FRONT (SOUTH) ELEVATION

- MTL-1 HORIZONTAL METAL PANEL - PAC-CLAD - ANODIC CLEAR
MTL-2 METAL FACIA - PAC-CLAD - ANODIC CLEAR
MTL-3 METAL PANEL - PAC-CLAD GOLDEN MAPLE
M-1 MASONRY BRICK VENEER (DARK GRAY) BLACKSON BRICK - MIDNIGHT IS (VELOUR)
ST-1 MASONRY STONE VENEER - BLAKSON BRICK - COTTONWOOD HONED
S-1 (3) PART STUCCO - WHITE - SW 6105 SHERWIN WILLIAMS DIVINE WHITE
GL-1 GLAZING (GLASS) - LOW-E CLEAR
FR-1 STOREFRONT FRAMES - DARK BRONZE ALUMINUM

ALL RTU'S HIDDEN BEHIND
PARAPET WALLS

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of ____, 2026.

WITNESS OUR HANDS, this ____ day of ____, 2026.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

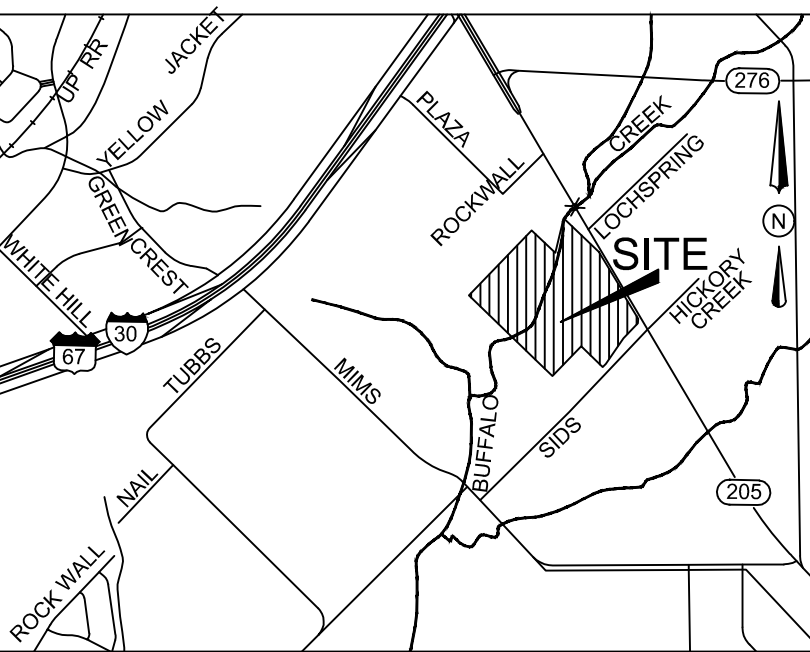
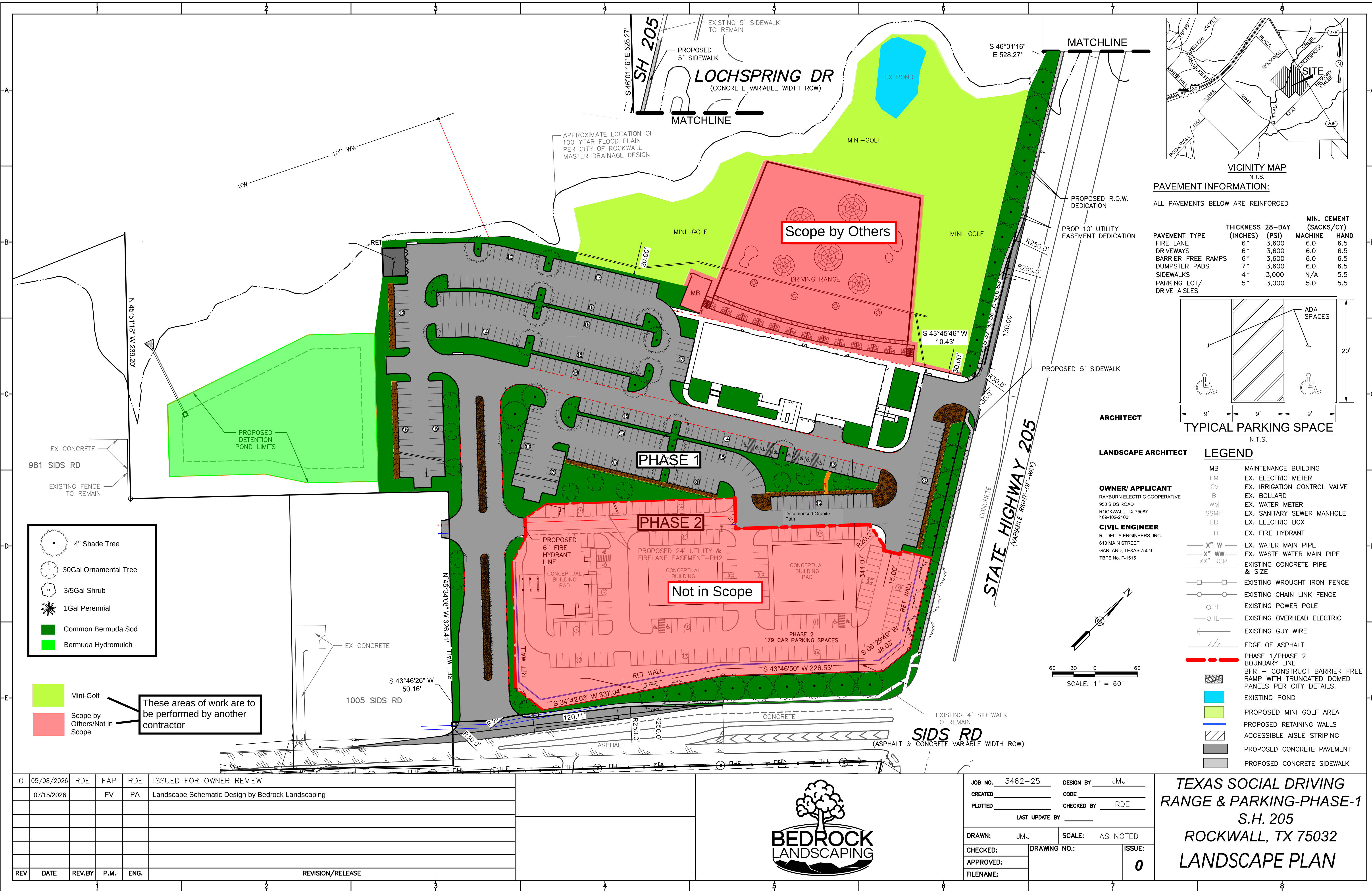
TEXAS SOCIAL _ HWY 205 & SIDS ROAD _ ROCKWALL TX _ SCHEMATIC DESIGN

THIS DRAWING IS FOR PRELIMINARY REFERENCE PURPOSES ONLY _ NOT TO BE USED FOR PERMITTING OR CONSTRUCTION

SCALE _ 3/32" = 1'-0" @ 24"x36" FORMAT

KILLIAN
STUDIO OF ARCHITECTURE

WWW.KENKILLIAN.COM
TEL 214.457.3652 | EMAIL KRR@KENKILLIAN.COM
3400 N CENTRAL EXPY | STUDIO 110-307
RICHARDSON, TX 75080

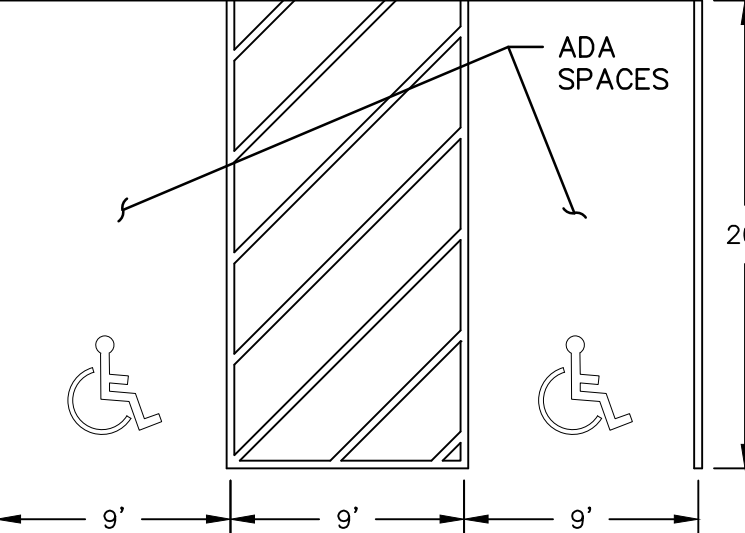


VICINITY MAP
N.T.S.

PAVEMENT INFORMATION:

ALL PAVEMENTS BELOW ARE REINFORCED

PAVEMENT TYPE	THICKNESS (INCHES)	28-DAY (PSI)	MIN. CEMENT (SACKS/CY)	
			MACHINE	HAND
FIRE LANE	6"	3,600	6.0	6.5
DRIVEWAYS	6"	3,600	6.0	6.5
BARRIER FREE RAMPS	6"	3,600	6.0	6.5
DUMPSTER PADS	7"	3,600	6.0	6.5
SIDEWALKS	4"	3,000	N/A	5.5
PARKING LOT/ DRIVE AISLES	5"	3,000	5.0	5.5



TYPICAL PARKING SPACE
N.T.S.

ARCHITECT

LANDSCAPE ARCHITECT

LEGEND

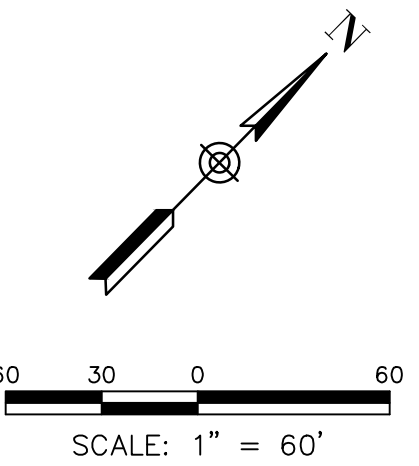
- MB MAINTENANCE BUILDING
- EM EX. ELECTRIC METER
- ICV EX. IRRIGATION CONTROL VALVE
- B EX. BOLLARD
- WM EX. WATER METER
- SSMH EX. SANITARY SEWER MANHOLE
- EB EX. ELECTRIC BOX
- FH EX. FIRE HYDRANT
- X" W EX. WATER MAIN PIPE
- X" WW EX. WASTE WATER MAIN PIPE
- XX" RCP EXISTING CONCRETE PIPE & SIZE
- EXISTING WROUGHT IRON FENCE
- EXISTING CHAIN LINK FENCE
- OPP EXISTING POWER POLE
- OHE EXISTING OVERHEAD ELECTRIC
- EXISTING GUY WIRE
- EDGE OF ASPHALT
- PHASE 1/PHASE 2 BOUNDARY LINE
- BFR - CONSTRUCT BARRIER FREE RAMP WITH TRUNCATED DOMED PANELS PER CITY DETAILS.
- EXISTING POND
- PROPOSED MINI GOLF AREA
- PROPOSED RETAINING WALLS
- ACCESSIBLE AISLE STRIPING
- PROPOSED CONCRETE PAVEMENT
- PROPOSED CONCRETE SIDEWALK

OWNER/ APPLICANT

RAYBURN ELECTRIC COOPERATIVE
950 SIDS ROAD
ROCKWALL, TX 75087
469-402-2100

CIVIL ENGINEER

R - DELTA ENGINEERS, INC.
618 MAIN STREET
GARLAND, TEXAS 75040
TBPE No. F-1515

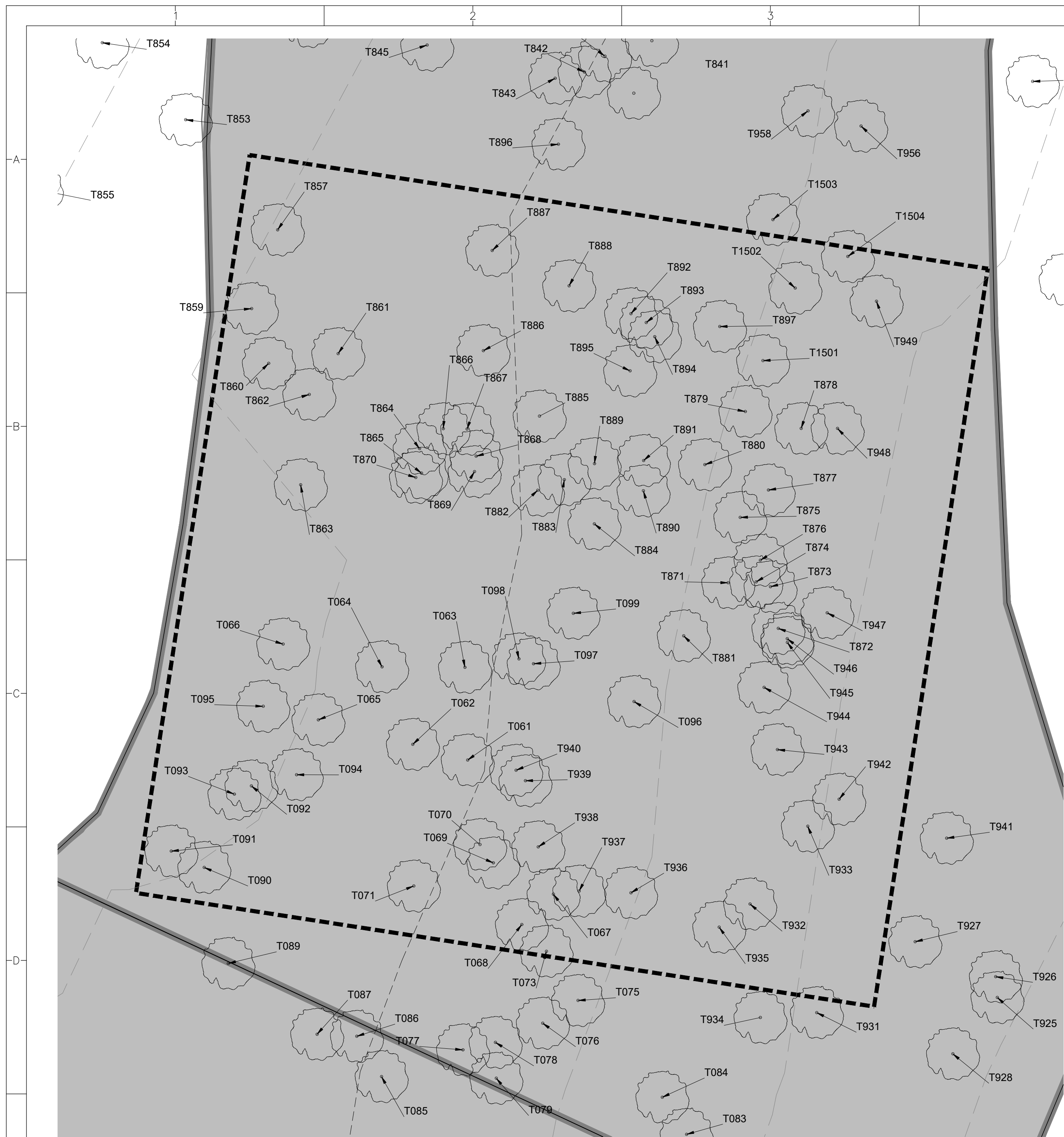


0	05/08/2026	RDE	FAP	RDE	ISSUED FOR OWNER REVIEW
	07/15/2026		FV	PA	Landscape Schematic Design by Bedrock Landscaping
REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE

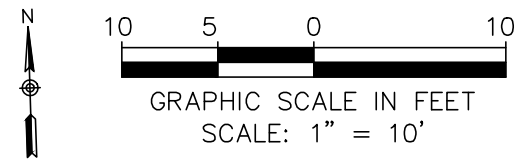


JOB NO.	3462-25	DESIGN BY	JMJ
CREATED		CODE	
PLOTTED		CHECKED BY	RDE
LAST UPDATE BY			
DRAWN:	JMJ	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	
APPROVED:		ISSUE:	0
FILENAME:			

TEXAS SOCIAL DRIVING
RANGE & PARKING-PHASE-1
S.H. 205
ROCKWALL, TX 75032
LANDSCAPE PLAN



ENLARGEMENT- WESTERN TREE SAMPLE AREA



Location Key	Size DBH (Inches)	Common Name	Comments	Tree Designation			Removal Status	Replacement Caliper Inches
				Feature	Primary	Secondary Non-Protected		
T061	8	CEDAR					Remove	4
T062	10	CEDAR			x		Remove	4
T063	8	CEDAR			x		Remove	4
T064	9	CEDAR			x		Remove	4
T065	6	CEDAR			x		Remove	4
T066	12	CEDAR			x		Remove	4
T067	4	CEDAR			x		Remove	4
T068	8	CEDAR			x		Remove	4
T069	4	CEDAR			x		Remove	4
T070	6	CEDAR			x		Remove	4
T071	12	CEDAR			x		Remove	4
T072	6	CEDAR			x		Remove	4
T073	6	CEDAR			x		Remove	4
T090	11	CEDAR			x		Remove	4
T091	12	CEDAR			x		Remove	4
T092	5	CEDAR			x		Remove	4
T093	4	CEDAR			x		Remove	4
T094	6	CEDAR			x		Remove	4
T095	10	CEDAR			x		Remove	4
T096	7	CEDAR			x		Remove	4
T097	5	CEDAR			x		Remove	4
T098	4	CEDAR			x		Remove	4
T099	6	CEDAR			x		Remove	4
T857	16	CEDAR			x		Remove	4
T859	10	ELM		x			Remove	10
T860	9	ELM		x			Remove	9
T861	6	CEDAR			x		Remove	4
T862	8	CEDAR			x		Remove	4
T863	6	HACKBERRY				x	Remove	0
T864	8	CEDAR			x		Remove	4
T865	13	CEDAR			x		Remove	4
T866	5	CEDAR			x		Remove	4
T867	8	CEDAR			x		Remove	4
T868	6	CEDAR			x		Remove	4
T869	6	CEDAR			x		Remove	4
T870	6	CEDAR			x		Remove	4
T871	6	CEDAR			x		Remove	4
T872	7	CEDAR			x		Remove	4
T873	7	CEDAR			x		Remove	4
T874	4	CEDAR			x		Remove	4
T875	5	CEDAR			x		Remove	4
T876	5	CEDAR			x		Remove	4
T877	4	CEDAR			x		Remove	4
T878	4	CEDAR			x		Remove	4
T879	4	CEDAR			x		Remove	4
T880	6	CEDAR			x		Remove	4
T881	7	CEDAR			x		Remove	4
T882	9	CEDAR			x		Remove	4
T883	9	CEDAR			x		Remove	4
T884	10	CEDAR			x		Remove	4
T885	8	CEDAR			x		Remove	4
T886	9	CEDAR			x		Remove	4
T887	9	CEDAR			x		Remove	4
T888	4	CEDAR			x		Remove	4
T889	5	CEDAR			x		Remove	4
T890	7	CEDAR			x		Remove	4
T891	5	CEDAR			x		Remove	4
T892	10	CEDAR			x		Remove	4
T893	6	CEDAR			x		Remove	4
T894	4	CEDAR			x		Remove	4
T895	5	CEDAR			x		Remove	4
T897	5	CEDAR			x		Remove	4
T932	10	CEDAR			x		Remove	4
T933	10	CEDAR			x		Remove	4
T935	9	CEDAR			x		Remove	4
T936	6	CEDAR			x		Remove	4
T937	7	CEDAR			x		Remove	4
T938	6	CEDAR			x		Remove	4
T939	10	CEDAR			x		Remove	4
T940	7	CEDAR			x		Remove	4
T942	7	CEDAR			x		Remove	4
T943	7	CEDAR			x		Remove	4
T944	8	CEDAR			x		Remove	4

Location Key	Size DBH (Inches)	Common Name	Comments	Tree Designation			Removal Status	Replacement Caliper Inches
				Failure	Primary	Secondary Non-Protected		
T945	5	CEDAR			x		Remove	4
T946	7	CEDAR			x		Remove	4
T947	5	CEDAR			x		Remove	4
T948	10	CEDAR			x		Remove	4
T949	12	CEDAR			x		Remove	4
T1501	4	CEDAR			x		Remove	4
T1502	10	CEDAR			x		Remove	4
T1504	5	CEDAR			x		Remove	4
TOTAL	585							331.0

* ALL CEDAR TREES LISTED ARE A MINIMUM OF 8' HEIGHT.

REFERENCE SHEET TP-1 FOR TOTAL TREE MITIGATION
FOR THE WESTERN DENSE TREE AREA

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
--	---------------------------------

0	06/16/2026	BS	BS	BS	ISSUED FOR REVIEW
REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE

The image contains two logos. The top logo is for REC Rayburn Electric Cooperative, featuring a stylized red 'REC' above the text 'Rayburn Electric COOPERATIVE' in a serif font. The bottom logo is for r.delta ENGINEERS, featuring the text 'r.delta' in a large, bold, sans-serif font, with 'ENGINEERS' in a smaller, spaced-out, sans-serif font below it.

**DUNKIN
SIMS
STOFFELS
INC.**

JOB NO.: <u>3462-25</u>		DESIGN BY: <u>BS</u>	
CREATED: _____		CODE: _____	
PLOTTED: <u>6/16/2026</u>		CHECKED BY: <u>BS</u>	
LAST UPDATE BY: _____			
DRAWN: <u>MW</u>		SCALE: <u>AS</u> NOTED	
CHECKED: _____	DRAWING NO.: <i>TP-2</i>	ISSUE: _____	
APPROVED: _____		_____	
FILENAME: _____		<i>0</i>	

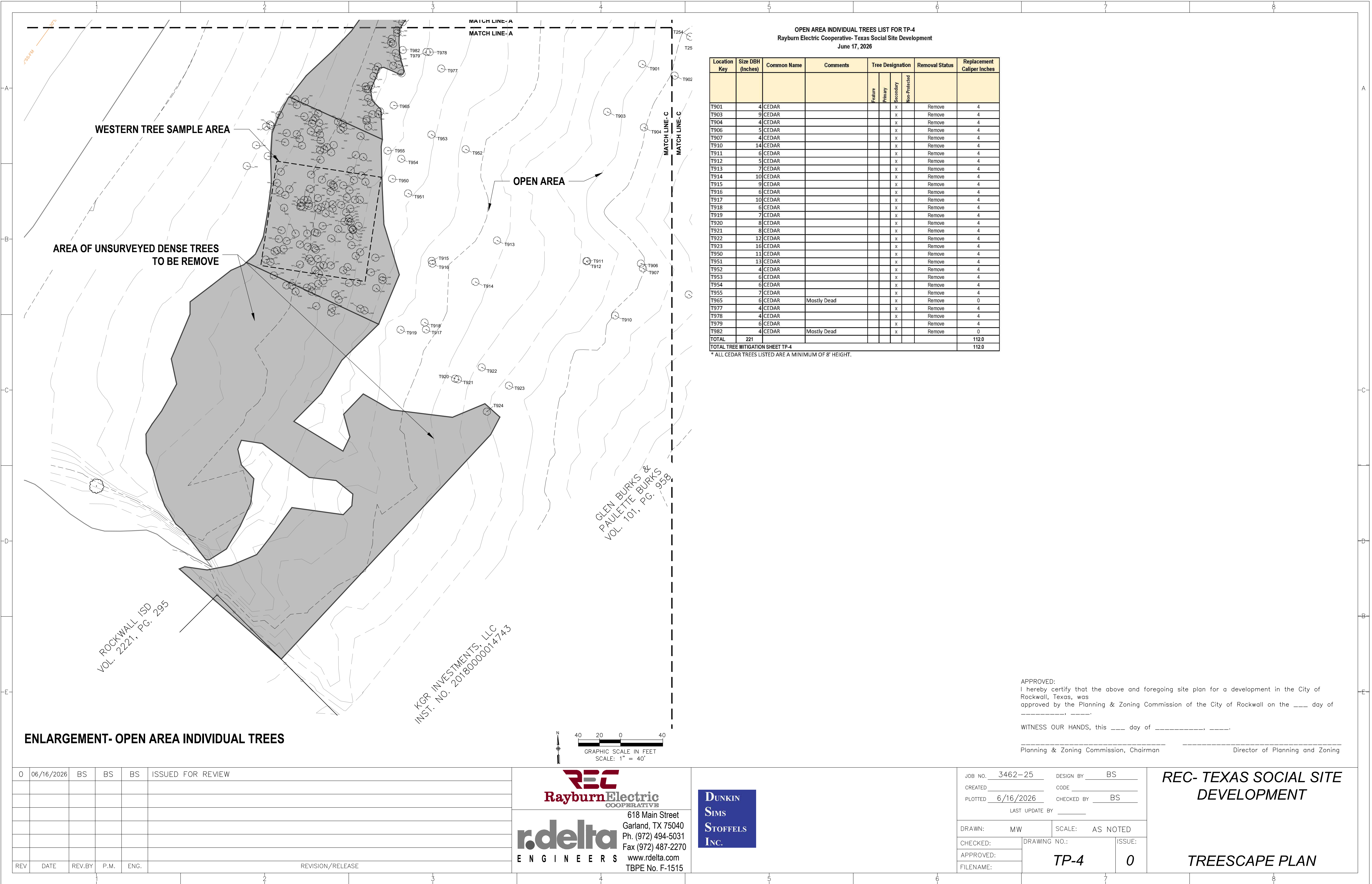
REC- TEXAS SOCIAL SITE DEVELOPMENT

TREESCAPE PLAN

[illegible]

TREESCAPE PLAN

JOB NO. <u>3462-25</u>		DESIGN BY <u>BS</u>	
CREATED <u> </u>		CODE <u> </u>	
PLOTTED <u>6/16/2026</u>		CHECKED BY <u>BS</u>	
LAST UPDATE BY <u> </u>			
DRAWN: <u>MW</u>		SCALE: <u>AS NOTED</u>	
CHECKED: <u> </u>	DRAWING NO.: <u> </u>		ISSUE: <u> </u>
APPROVED: <u> </u>	<i>TP-3</i>		<i>0</i>
FILENAME: <u> </u>			







REV	DATE	REV.BY	P.M.	ENG.
-----	------	--------	------	------

618 Main Street
Garland, TX 75040
Ph. (972) 494-5031
Fax (972) 487-2270
www.rdelta.com
TBPE No. F-1515

**STOFFELS
INC.**

Location Key	Size DBH (inches)	Common Name	Comments	Tree Designation			Removal Status	Replacement Caliper Inches
				Feature	Primary	Secondary Non-Protected		
T001		4 CEDAR			x		Remove	4
T002		7 CEDAR			x		Remove	4
T003		5 CEDAR			x		Remove	4
T004		7 CEDAR			x		Remove	4
T005		5 HACKBERRY				x	Remove	0
T006		5 CEDAR			x		Remove	4
T007		5 CEDAR			x		Remove	4
T008		4 CEDAR			x		Remove	4
T009		8 CEDAR			x		Remove	4
T010		4 CEDAR			x		Remove	4
T011		4 CEDAR			x		Remove	4
T012		5 CEDAR			x		Remove	4
T013		4 CEDAR			x		Remove	4
T014		7 CEDAR			x		Remove	4
T015		7 CEDAR			x		Remove	4
T016		7 CEDAR			x		Remove	4
T017		9 CEDAR			x		Remove	4
T018		9 CEDAR			x		Remove	4
T019		4 CEDAR			x		Remove	4
T020		8 CEDAR			x		Remove	4
T021		5 PERSIMMON		x			Remove	5
T022		13 CEDAR			x		Remove	4
T023		10 HACKBERRY				x	Remove	0
T024		12 CEDAR			x		Remove	4
T025		5 CEDAR			x		Remove	4
T026		4 CEDAR			x		Remove	4
T027		11 CEDAR			x		Remove	4
T028		7 HACKBERRY				x	Remove	0
T029		10 CEDAR			x		Remove	4
T030		35 BLACK WILLOW				x	Remove	0
T031		7 PERSIMMON		x			Remove	7
T032		4 PERSIMMON		x			Remove	4
T033		12 CEDAR			x		Remove	4
T034		7 PERSIMMON		x			Remove	7
T035		7 AMERICAN ELM		x			Remove	7
T036		13 PERSIMMON		x			Remove	13
T037		4 HACKBERRY				x	Remove	0
T038		16 AMERICAN ELM		x			Remove	16
T039		8 CEDAR			x		Remove	4
T040		5 CEDAR			x		Remove	4
T172		16 CEDAR			x		Remove	4
T173		5 CEDAR			x		Remove	4
T174		8 CEDAR			x		Remove	4
T175		5 CEDAR			x		Remove	4
T176		6 CEDAR			x		Remove	4
T177		9 CEDAR			x		Remove	4
T180		4 CEDAR			x		Remove	4
T181		7 BOIS D ARC				x	Remove	0
T182		4 CEDAR			x		Remove	4
T183		12 CEDAR			x		Remove	4
T184		8 CEDAR			x		Remove	4
T185		11 CEDAR			x		Remove	4
T186		27 CEDAR		x			Remove	54
T187		6 CEDAR			x		Remove	4
T188		4 CEDAR			x		Remove	4
T189		20 CEDAR			x		Remove	4
T190		20 CEDAR			x		Remove	4
T191		5 CEDAR			x		Remove	4
T192		8 CEDAR			x		Remove	4
T193		30 CEDAR		x			Remove	60
T194		18 CEDAR			x		Remove	4
T195		6 CEDAR			x		Remove	4
T196		5 CEDAR			x		Remove	4
T197		5 CEDAR			x		Remove	4
T198		11 CEDAR			x		Remove	4
T199		9 CEDAR			x		Remove	4
T200		8 CEDAR			x		Remove	4
T246		11 CEDAR			x		Remove	4
T247		10 CEDAR			x		Remove	4
T248		7 CEDAR			x		Remove	4
T249		8 CEDAR			x		Remove	4
T250		5 CEDAR			x		Remove	4
T251		4 CEDAR			x		Remove	4

TOTAL TREE MITIGATION SHEET TP-6	595.0
----------------------------------	-------

* ALL CEDAR TREES LISTED ARE A MINIMUM OF 8' HEIGHT.

approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, ____.

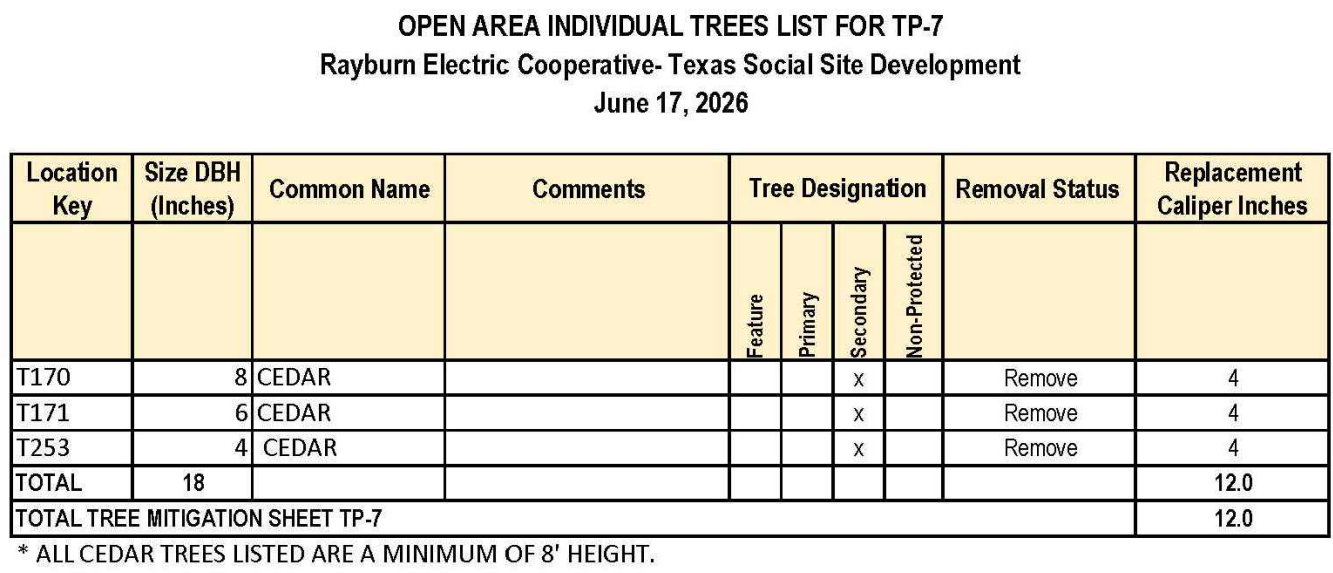
WITNESS OUR HANDS, this ____ day of _____, ____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

REC- TEXAS SOCIAL SITE
DEVELOPMENT

TREESCAPE PLAN



* ALL CEDAR TREES LISTED ARE A MINIMUM OF 8' HEIGHT.

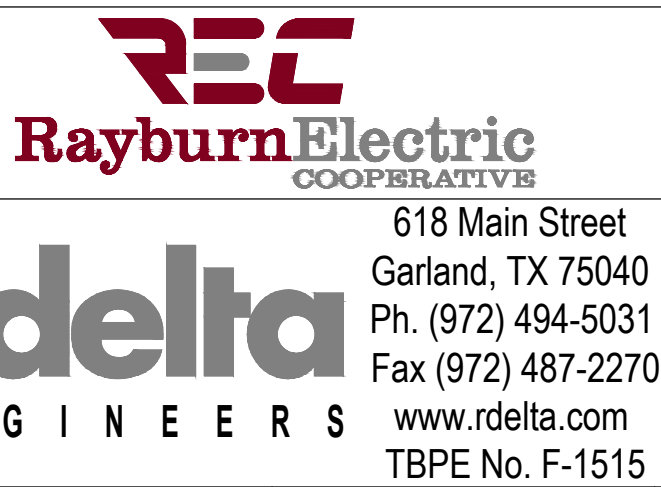
APPROVED: _____ hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, ____.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

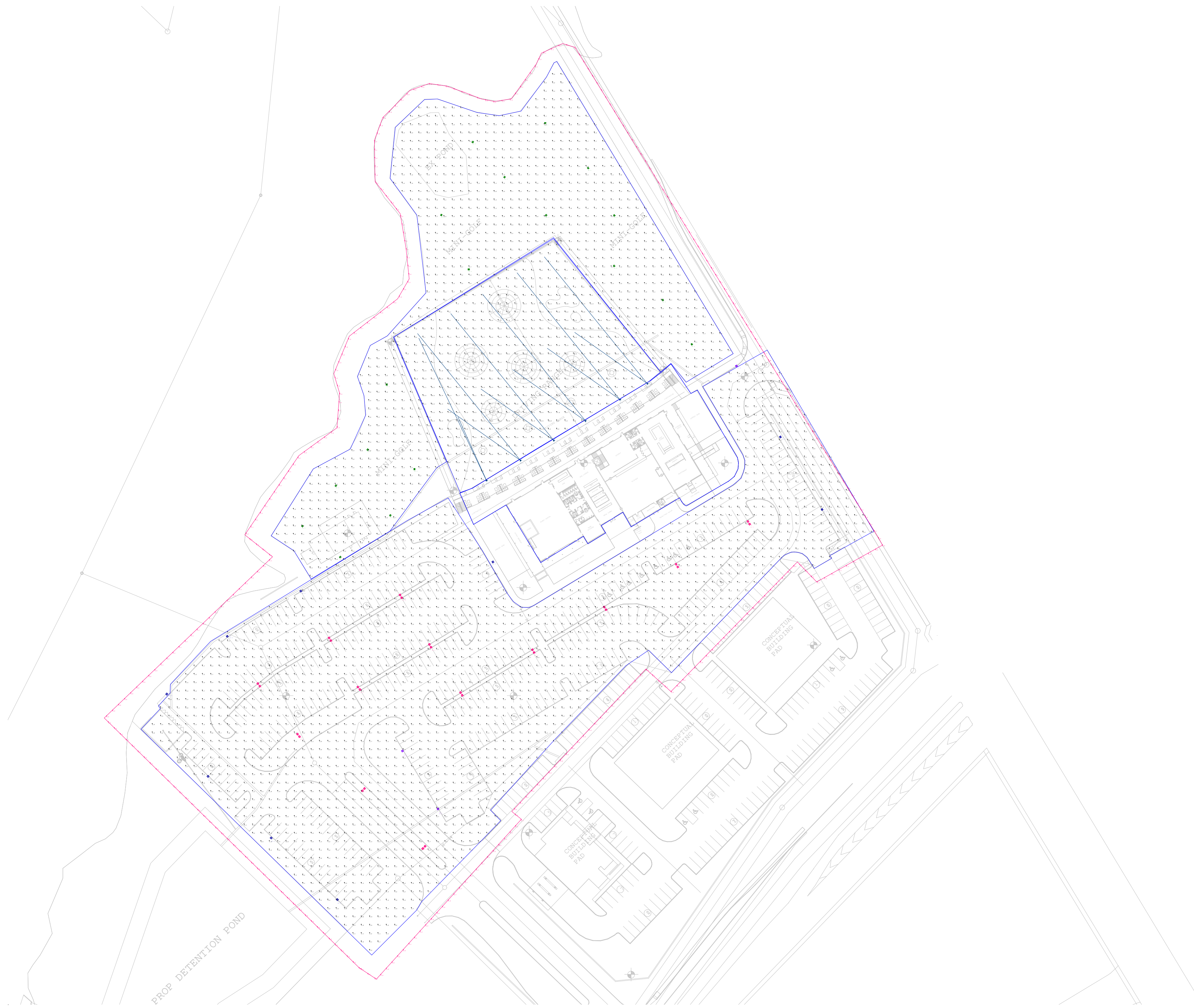
0	06/16/2026	BS	BS	BS	ISSUED FOR REVIEW
REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE



JOB NO. <u>3462-25</u>		DESIGN BY <u>BS</u>	
CREATED <u> </u>		CODE <u> </u>	
PLOTTED <u>6/16/2026</u>		CHECKED BY <u>BS</u>	
LAST UPDATE BY <u> </u>			
DRAWN: <u>MW</u>		SCALE: <u>AS NOTED</u>	
CHECKED: <u> </u>	DRAWING NO.: <i>TP-7</i>	ISSUE: <u> </u>	
APPROVED: <u> </u>		<u>0</u>	
FILENAME: <u> </u>			

*REC- TEXAS SOCIAL SITE
DEVELOPMENT*

TREESCAPE PLAN



Not to Scale

Project Name: Texas Social - Site

Client:

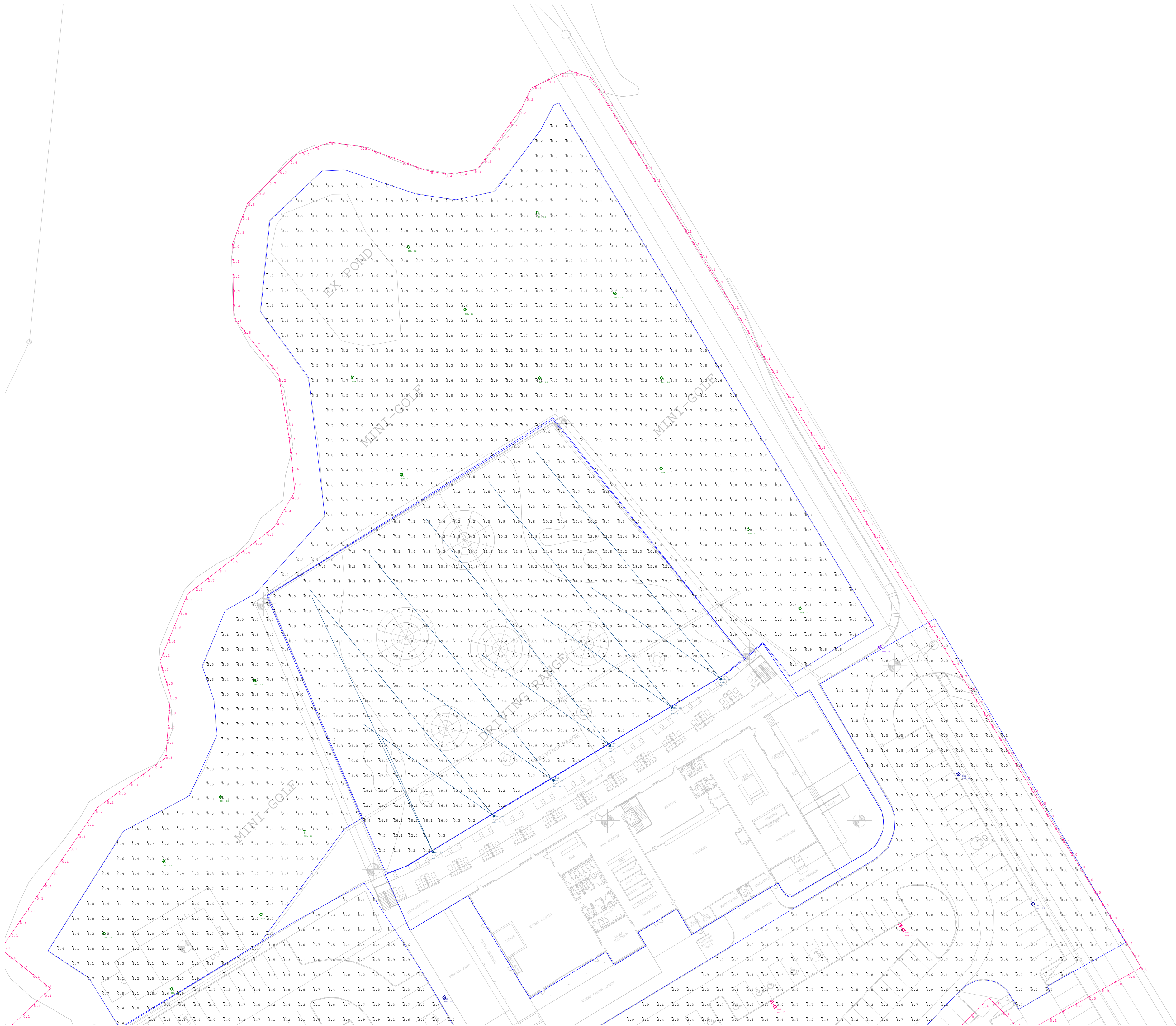
Date: 7/16/2026

Drawn By: EPardoe

Version:



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



Scale: 1 inch= 40 Ft.

Project Name: Texas Social - Site

Client:

Date:7/16/2026

Drawn By: EPardoe

Version:



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Scale: 1 inch= 40 Ft.

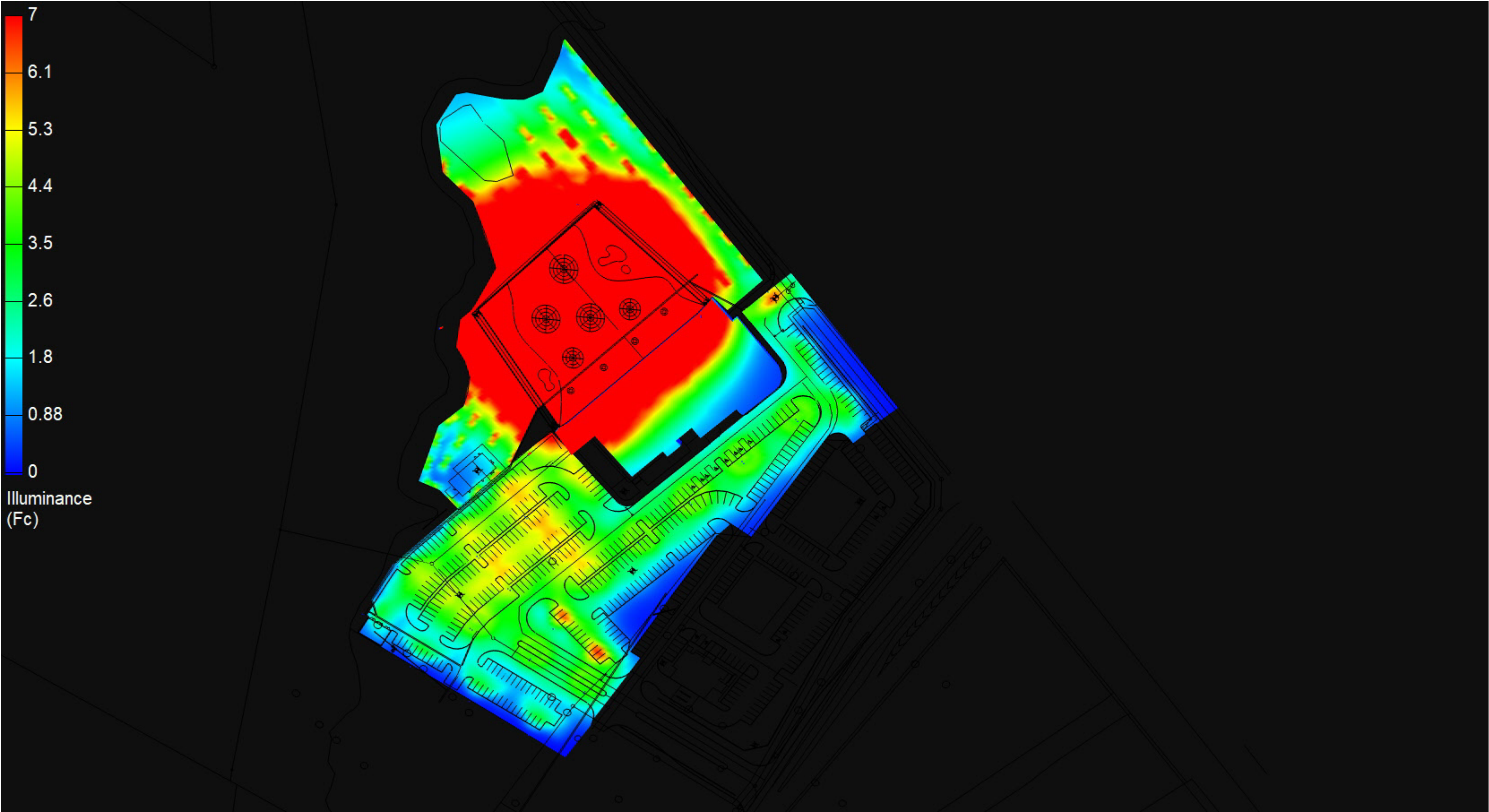
Project Name: Texas Social - Site
Client:
Date:7/16/2026
Drawn By: EPardoe
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Luminaire Schedule							
Symbol	Label	Qty	Arrangement	Manufacturer & Part Number	LLF	Lum. Lumens	Lum. Watts
	FL1	12	Single	JADEMAR - JSLP-M05-1200W-H-40K-40	0.900	183547	1199.34
	P1	18	Single	SOLAIS - GL1-5H-5QM-740-STD	0.900	5127	32.6
	SL1	9	Single	SOLAIS - GL2-18H-4WS-740-STD-SS	0.900	10677	131.4
	SL2	13	Back-Back	SOLAIS - GL2-18H-5QM-740-STD	0.900	18606	131.4
	SL3	3	Single	SOLAIS - GL2-18H-4WS-740-STD	0.900	18572	131.4

Calculation Summary										
Label	CalcType	Units	PtSpcLr	PtSpcTb	Avg	Max	Min	Avg/Min	Max/Min	Description
DRIVING RANGE_Planar	Illuminance	Fc	10	10	22.02	79.5	0.2	110.10	397.50	CALCS TAKEN AT 0'-0" AFF
MINI GOLF_Planar	Illuminance	Fc	10	10	2.37	11.3	0.1	23.70	113.00	CALCS TAKEN AT 0'-0" AFF
PARKING LOT_Planar	Illuminance	Fc	10	10	2.52	6.3	0.0	N.A.	N.A.	CALCS TAKEN AT 0'-0" AFF
PROPERTY LINE	Illuminance	Fc	10	N.A.	0.43	4.6	0.0	N.A.	N.A.	CALCS TAKEN AT 0'-0" AFF



- NOTES:
- 1) Fixture Mounting Heights (MH) are indicated next to each fixture.
 - 2) All fixtures labeled with "_alt" indicates an alternative fixture different from what was listed in the fixture schedule received was used in this calculation
 - 3) Interior reflectances 80/50/20; exterior reflectances 20% UON.
 - 4) Quantity (QTY) indicated on HLPS Luminaire Schedule is for what is included in this calculation study only - Not final counts.
 - 5) Contractor to verify exact fixture quantities and fixture run lengths before ordering.

Project Name: Texas Social - Site

Client:

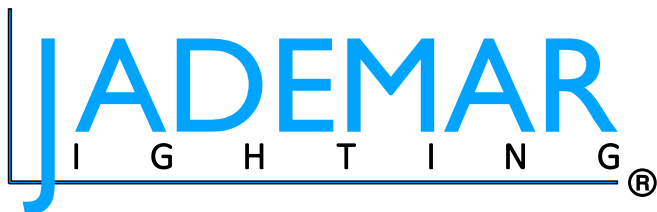
Date:7/16/2026

Drawn By: EPardoe

Version:



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JSLP-M05 SERIES

PREMIUM SPORTS LIGHTING LUMINAIRE

WITH UP TO 25 YEAR HARDWARE & PERFORMANCE WARRANTY

PRODUCT DESCRIPTION

The Jademar Lighting's square court light **JSLP-M05 Series** is different from the round court light in appearance, MSL05 is more suitable for stadium lighting with higher lighting requirements. Precision designed optics with high output and high efficiency provide effective illumination covering the entire stadium in all directions, ensuring uniformity of illumination and providing excellent and comfortable illumination. At the same time, it supports two completely different installation methods of power random and remote control, which maximizes the practicality of luminaires with budget-friendly costs.

STANDARD FEATURES

Construction and Materials

- Strong and durable sealed die-casting profile for outdoor applications.
- Low profile, compact design minimizes wind load requirements.
- Housing is completely sealed against moisture and environmental contaminants (IP65).

Installation

- Designed for installation with included trunnion bracket.
- The Yoke/Trunnion Adaptor(option)is designed to slipfit a 2 3/8" to 3" O.D. tenon.

Optical System

- Available in NEMA 2x2, 3x3, 4x4, 5x5 and 6x6 distributions.
- Light engines are available in 4000K / 5000K Optional - 5700K Standard (70CRI Standard - 80CRI / 90CRI Optional) configurations.
- Scalable Lumen Packages from 72,000 to 180,000 Lumens.
- Optics is precisely designed to shape the distribution, maximizing efficiency and application spacing.

Electrical System

- Ultra-wide input voltage: CC 120-277VAC/200VAC/480VAC Internal driver
- Dimming: Standard with 0-10V dimming driver(s)
- Efficacy: 142 lm/W to 153 lm/W
- Power Factor: ≥90%
- Operating Temp: -40°F to 50°F (-40°C to 122°C)
- Total Harmonic Distortion: <15%
- Integral Surge Protection: Built in surge suppression with max 40KV

Dimming and Controls

- 0-10V Continuous Dimming Standard

Certifications and Compliance

- UL Listed
- cUL Wet Locations Listed Installation

APPLICATIONS

- Parking Lot
- Outdoor Sports
- Stadium
- Exhibition Center
- Port and Rail Centers
- Airport Apron

Large Size
850W & 1200W

Small Size
500W & 600W



SILVAIR
CASAMBI

synapse

SPECIFICATIONS

Input Voltage:	CC 120-277VAC/200VAC/480VAC Internal driver
Efficacy:	142 lm/W to 153 lm/W
CCT:	4000K / 5000K Optional - 5700K Standard
CRI:	70CRI Standard - 80CRI / 90CRI Optional
Power	500W / 600W / 850W / 1200W
Dimming:	Standard with 0-10V dimming driver(s)
Controls:	Synapse DLC Listed Wireless Control System
Construction:	Strong and durable die-casting profile
Surge Protection:	Built in surge suppression with max 40KV.
Ingress Protection:	IP65 Wet Locations
Lifetime Based on TM21:	L70 206,000 Hrs / L80 189,000 Hrs / L90 134,000 Hrs
Warranty:	10 Year Limited

OPERATIONAL FEATURES

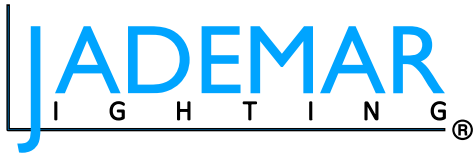


Quotations: quotes@jademar.com
To place an order: orders@jademar.com
Tel: (305) 640.0465 | Fax: (305) 640.0468
WWW.JADEMAR.COM



Jademar Lighting has prepared the information contained in this document with due care. However, Jademar Lighting does not warrant or represent that the information is free from errors or omission. While the information is considered to be true and correct at the date of publication, changes in circumstances after that date may impact on its accuracy. The information may change without notice and Jademar Lighting is not liable for the accuracy of any information printed and stored or interpreted or used.

Revised 05/2026



SPECIFICATION SUBMITTAL DETAIL

PROJECT NAME:

MODEL NUMBER:

DATE:

JSLP-M05 SERIES PREMIUM SPORTS LIGHTING LUMINAIRE WITH UP TO 25 YEAR HARDWARE & PERFORMANCE WARRANTY

ORDERING INFORMATION / EXAMPLE: JSLP-M05-500W-40K-80-SYNC-20D-BK-TR-LP

Product Series	Wattage	Input Voltage	CCT	CRI	Dimming	Controls	Optic Options
JSLP-M05	500 500W 600 600W 850 850W 1200 1200W	Blank 120-277VAC H 200-480VAC	57K 5700K (Standard) 40K 4000K* (MTO) 50K 5000K* (MTO)	Blank 70 CRI (Standard) 80 80 CRI* (MTO) 90 90 CRI* (MTO)	Blank 0-10 Dimming D4i DALI 4 Driver FDD Fast Dimming Driver	SYNC Synapse DLC Listed Wireless Control System XXX *Please specify the other control system	20D 44 Beam angle 27.1 30D XX 40D XX 50D XX 60D XX
Finish	Mounting	Other Options					
BK Black CC Custom Color*	TR Trunion/Yoke Mounting (Standard) TR-B TR-B Trunion/Yoke to slip fitter adaptor XXX *Custom Bracket	LP Laser Pointer RD Remote Driver					

* Replace CC with desired RAL code

*MTO may have extended lead time, please check with sales team

FIELD INSTALLED OPTIONS

JSLP-M05-PBMR	Remote driver mounting rail
JSLP-M05-LP	Laser pointer

LUMEN PERFORMANCE AND ELECTRICAL DATA

Size	Small Size					
Input Voltage	120-277VAC			200-480V		
Weight	43.4 lbs					
EPA	1.8202					
System Wattage	500W			600W		
Optic Options	20D (44 Beam angle 27.1) / 30D (XX) / 40D (XX) / 50D (XX) / 60D (XX)					
CRI	70 Standard - 80 / 90 Optional					
CCT	4000K	5000K	5700K (Standard)	4000K	5000K	5700K (Standard)
Initial Lumens (lm)	75000lm	75000lm	72000lm	92000lm	92000lm	90000lm
LPW	150 lm/W	150 lm/W	144 lm/W	153 lm/W	153 lm/W	150 lm/W
Size	Large Size					
Input Voltage	200-480VAC					
Weight	68.1 lbs					
EPA	3.3821					
System Wattage	850W			1200W		
Optic Options	20D (44 Beam angle 27.1) / 30D (XX) / 40D (XX) / 50D (XX) / 60D (XX)					
CRI	70 Standard - 80 / 90 Optional					
CCT	4000K	5000K	5700K (Standard)	4000K	5000K	5700K (Standard)
Initial Lumens (lm)	125000lm	125000lm	122000lm	180000lm	180000lm	170000lm
LPW	147 lm/W	147 lm/W	144 lm/W	150 lm/W	150 lm/W	142 lm/W

Number of Drivers	Driver Current (mA)	Nominal Power	Input Voltage (V)	Current (Amps)
1	1600	500	120	4.17
		500	208	2.4
		500	240	2.08
		500	277	1.81
		500	347	1.44
		500	480	1.04
1	1800	600	208	2.88
		600	240	2.5
		600	277	2.17
		600	347	1.73
		600	480	1.25



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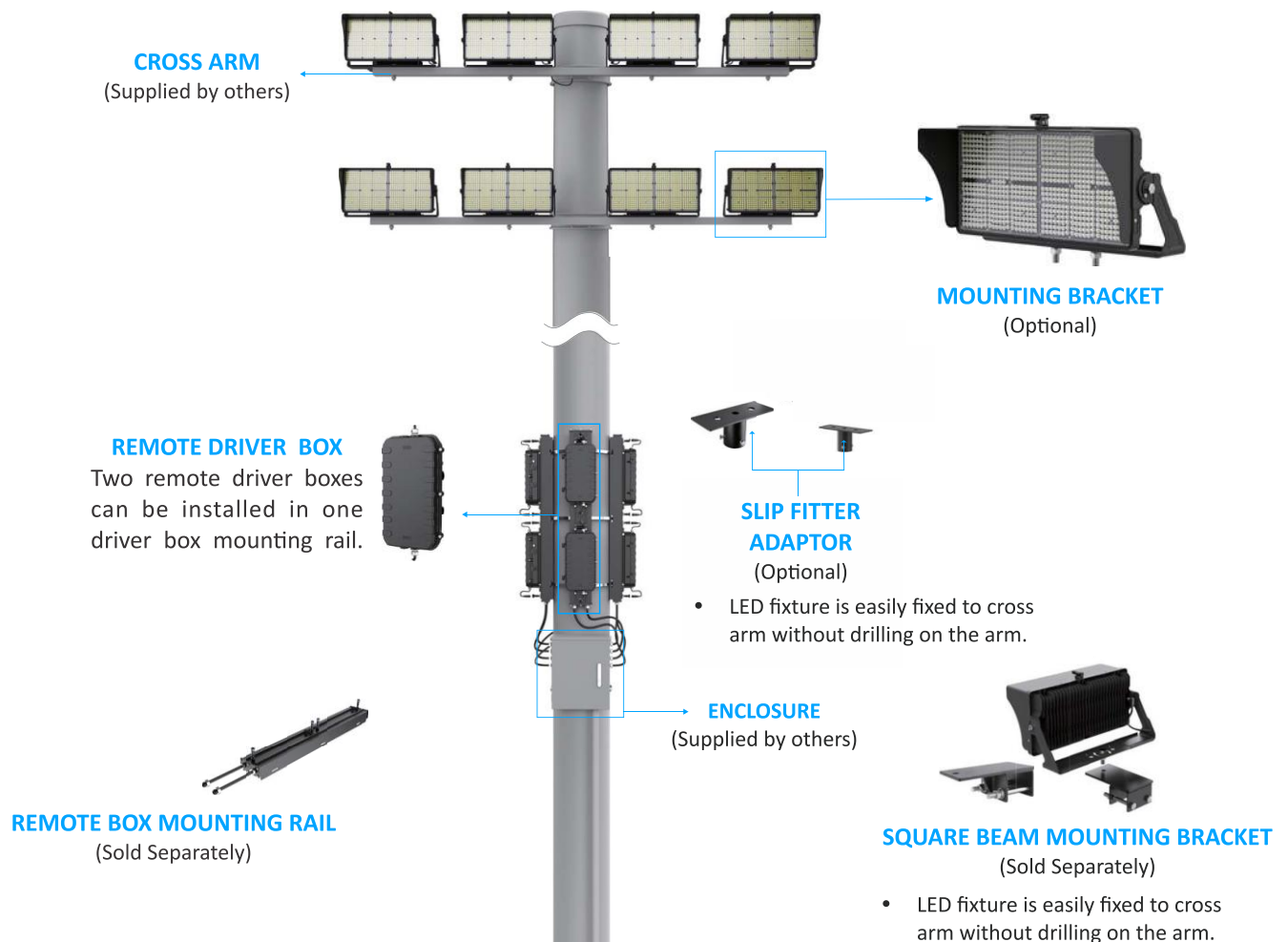
Revised 05/2026
Page 2 of 10

LUMEN PERFORMANCE AND ELECTRICAL DATA

Number of Drivers	Driver Current (mA)	Nominal Power	Input Voltage (V)	Current (Amps)
1	1800	850	208	4.09
		850	240	3.54
		850	277	3.07
		850	347	2.45
		850	480	1.77
1	3600	1200	208	5.77
		1200	240	5
		1200	277	4.33
		1200	347	3.46
		1200	480	2.5

REMOTE DRIVER SOLUTION WITHOUT NEMA ENCLOSURE (OPTIONAL)

The JMSL05 supports remote installation of the drive power - simple installation, access and maintenance of the equipment can be met by placing the drive power of the fixture at the bottom of the pole by using a fixture and extension power cord (sold separately).



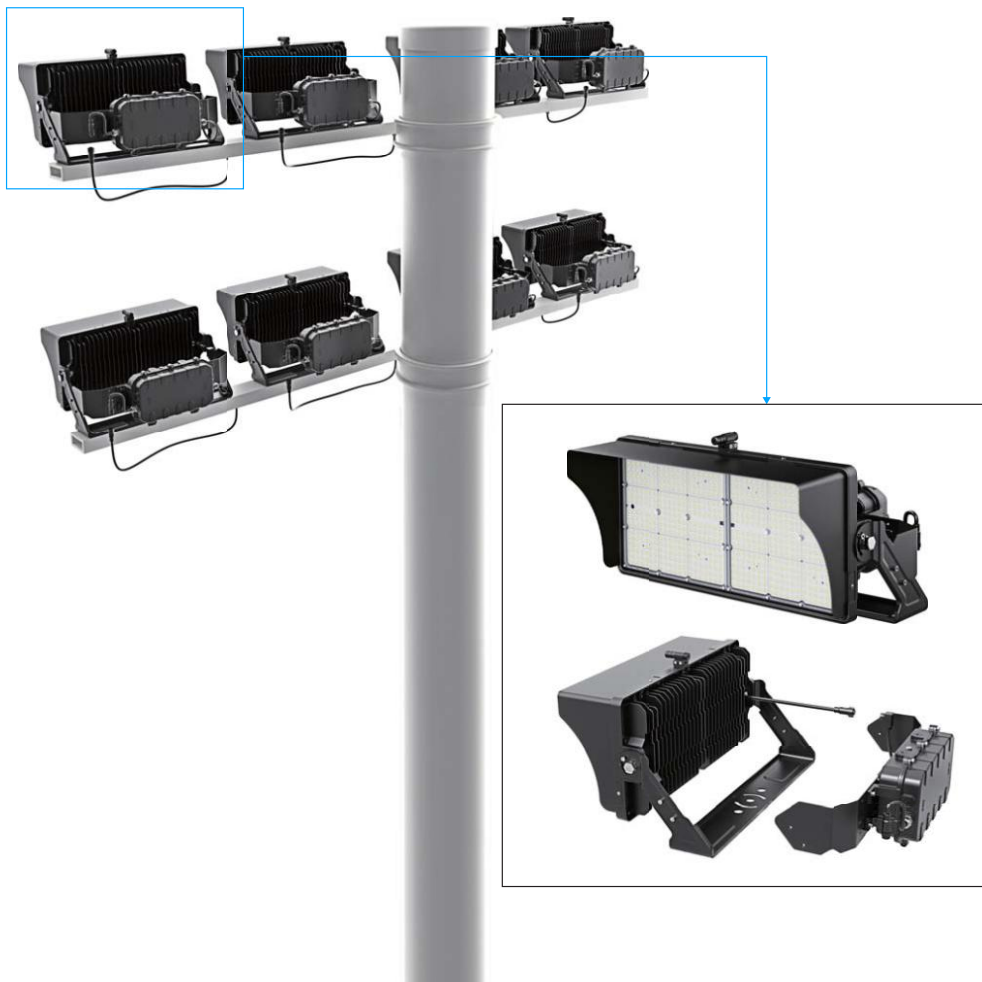
REMOTE DRIVER SOLUTION WITH NEMA ENCLOSURE (OPTIONAL)

The JSLP-M05 Sports Lighting luminaire supports remove driver option with NEMA enclosure - simple installation , easy to access maintenance of the equipment can be met by placing the driver and lighting controls system inside the enclosure.

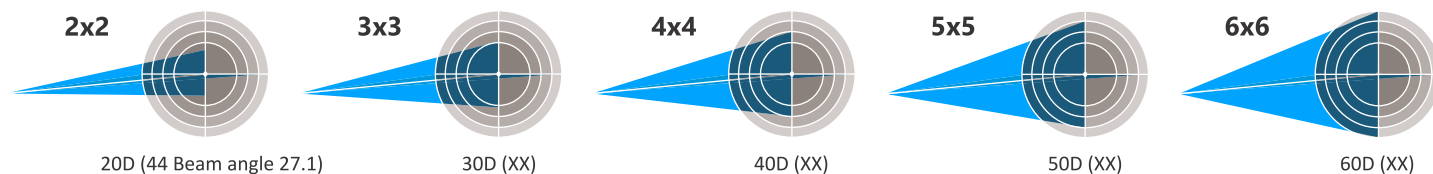


DRIVER BOX ATTACHED (OPTIONAL)

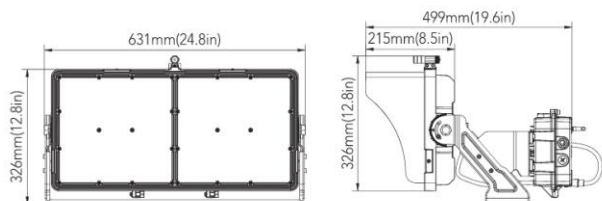
The fixture with separate power can be installed on the top of the light pole as a whole unit, which is simple and fast way, without additional labor costs to install the driver. It is also beneficial to reduce the power consumption of fixtures caused by remote wiring, save energy and improve efficiency.



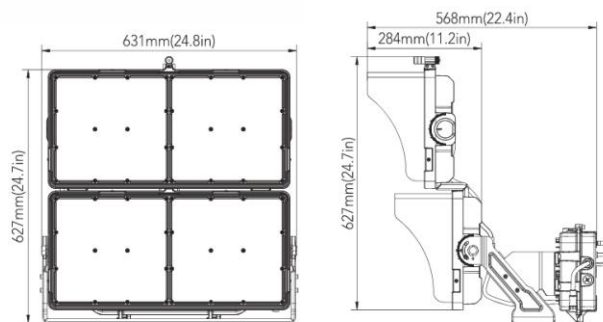
PHOTOMETRY



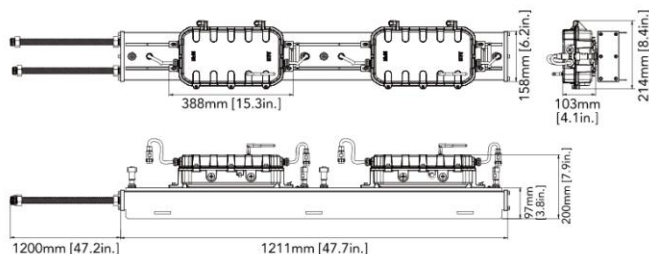
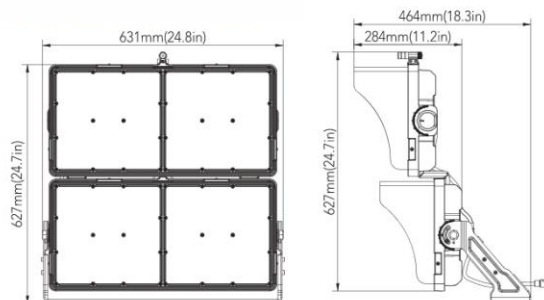
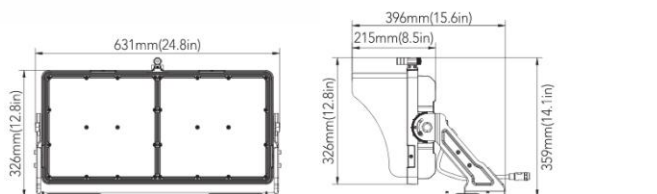
PRODUCT DIMENSIONS



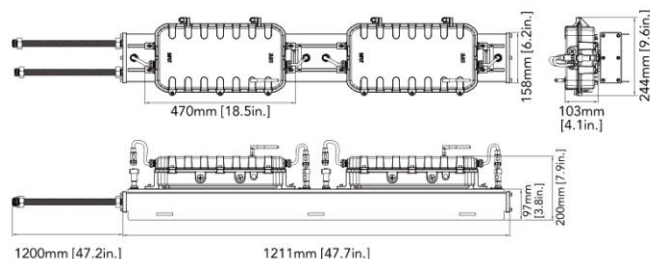
**SMALL SIZE DIMENSIONS
WITH THE DRIVER
(500W & 600W)**



**LARGE SIZE DIMENSIONS
WITH THE DRIVER
(850W & 1200W)**

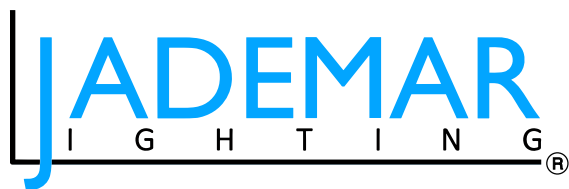


**SMALL SIZE DIMENSIONS
WITHOUT THE DRIVER
(500W & 600W)**



**LARGE SIZE DIMENSIONS
WITHOUT THE DRIVER
850W & 1200W**





JSLP-M05 SERIES PREMIUM SPORTS LIGHTING LUMINAIRE

ACCESSORIES



BLACK TOP VISOR
(DEFAULT)



AIMING SLIGHT
(DEFAULT)



SLIP FITTER ADAPTOR
(OPTION)



**SQUARE BEAM
MOUNTING BRACKET**
(SOLD SEPARATELY)



EXTENSION CORD
(SOLD SEPARATELY)
Up to 164' (50m)



DRIVER BOX MOUNTING RAIL
(SOLD SEPARATELY)



synapse
DIM10-087-06

INTEGRATED CONTROL
(OPTION)



SPORTS LIGHTING LUMINAIRE — FIELD TECHNICIAN & CUSTOMER GUIDE

Before requesting driver or fixture replacements, field technicians and customers must complete the following verification steps:

STEP 1 Identify Control System Configuration

Is the fixture equipped with Synapse Wireless Controls?

If yes, the luminaire communicates through a wireless mesh network. A full system diagnostic must be performed through Synapse prior to any hardware replacement requests.

Is the fixture equipped with D4i?

If yes, the luminaire supports two-way DALI communication. Verify driver-level data and fault reporting through the D4i interface before proceeding.

Was a Cloud Service included in the order?

If yes, remote diagnostics and system health monitoring are available through the cloud portal. Access the dashboard to review fault logs and performance data before dispatching a technician or submitting a replacement request.

STEP 2 Contact Jademar Technical Support Before Disconnecting Any Hardware (If the commissioning and cloud services purchased from Jademar)

Before disconnecting any drivers or Synapse controllers, contact Jademar Technical Support. Disconnecting components prematurely may interrupt diagnostics and void troubleshooting data.

If the fixture is equipped with Synapse Wireless Controls, contact Jademar Technical Support to perform a full system diagnostic before requesting driver or fixture replacements. This step is required to rule out communication or configuration issues.

Jademar Technical Support

 Bruno Dos Santos

 ts@jademar.com

 Tel: 305-640-0465 → Ext. 115

 Hours: Monday–Friday, 8:30 AM – 5:00 PM EST

STEP 3 Contact Synapse for Wireless Diagnostics (if applicable) (If the commissioning and cloud services purchased from Synapse directly)

If the fixture is equipped with Synapse Wireless Controls, contact Synapse Technical Support to perform a full system diagnostic before requesting driver or fixture replacements. This step is required to rule out communication or configuration issues.

Synapse Technical Support

 support@synapsewireless.com

 Toll-Free: 877-982-7888 → Press 6 for Technical Support

 Emailing will automatically open a support ticket.

Completing this checklist helps avoid unnecessary hardware replacements and ensures faster resolution times.

Release date: 5.14.2026



When lights are not responding to commands from a SimplySnap system, there could be multiple reasons. This guide provides a quick list of the most common issues and the associated troubleshooting steps to resolve them.

Symptom #1 – One or more lights are stuck OFF and not responding

When a light is stuck off and unresponsive to commands from a SimplySnap system, that most commonly indicates the light is not receiving power. When multiple lights are stuck off and unresponsive, it's an even greater probability that power to the lights has been removed.

Step 1 – Confirm Power

Check any associated circuits, fuses and breaker panels to confirm there are no obvious power issues. If power appears to be flowing properly, but lights are stuck off, attempt to remove power from the lights, leave them off for at least 30 seconds and then power them back on. If power is making it to the lights, they should default to 100% brightness after a power cycle.

Step 2 – Try power-cycling

If lights remain stuck off after being power-cycled, power to the individual fixtures may need to be checked. Consult the manufacturer of the light or an electrician to determine whether or not it's acceptable to dismantle a light to verify any internal power issues. Some manufacturers may prefer to have fixtures sent in for repairs or replaced, as opposed to having repairs completed in the field.

Symptom #2 – One or more lights are stuck ON and not responding

A light stuck ON could indicate a commissioning issue, a wireless communication issue or a component failure.

Step 1 – Check for a Device Communication Alarm

Login to the site controller and verify whether or not the light in question has caused the site controller to generate an alarm. If a light is commissioned, but has stopped responding wirelessly, SimplySnap will generate a Device Communication Failure alarm, visible on the Alarms page in the SimplySnap user interface:

Description	Trigger Time ↓
DEVICE COMMUNICATION FAILURE Light D16: Unable to retrieve light status: No response (57d2f7)	20 hours ago



The alarm will indicate the name of the light, the MAC address for the light and the specific time the light communication was lost. The SimplySnap site controller will re-check for wireless communication from each commissioned light every 15 minutes, and will automatically clear this alarm when the applicable light responds.

Step 2A - Device Communication Failure Alarm IS Present

If a light is stuck ON, and a Device Communication Failure alarm IS present in SimplySnap, that could indicate:

- 1) An antenna on the light has come loose. If the wireless lighting controller inside the fixture requires an external antenna, but the antenna somehow becomes disconnected, the light controller may not be able to respond to the site controller and would default to on when powered. The antenna connection on the fixture would need to be physically checked to confirm this symptom.
- 2) There could be a wiring issue inside the light. If the Synapse controller is no longer receiving power, the site controller will generate a Device Communication alarm. Contact the manufacturer of the lighting fixture or a local electrician in this case to determine if further field troubleshooting can be done or if the light will need to be returned to the manufacturer for repair or replacement.

Step 2B - Device Communication Failure Alarm is NOT Present

If a light is stuck ON, but a Device Communication Failure alarm is NOT present in SimplySnap, that could indicate:

- 1) The light in question has never been commissioned. Is this a new light that was added after the initial commissioning? If so, the light will need to be commissioned before it can be controlled. Contact the group that commissioned the original lights if additional commissioning assistance is required.
- 2) The light was accidentally deleted from the site controller. If this happens, the light will need to be re-commissioned in order to be controlled. Often, running a Census from the Devices>Census page in SimplySnap will locate the missing light and allow it to be added back to the site controller. Contact the group that commissioned the original lights if additional commissioning assistance is required.
- 3) There could be a wiring issue inside the light. If the Synapse controller is still properly powered and communicating wirelessly, the site controller will not generate a Device Communication alarm, but if the light is not responding to dimming, on or off commands, it's possible the wiring between the wireless controller and the LED driver inside the fixture has failed or come loose. Contact the manufacturer of the lighting fixture or a local electrician in this case to determine if further field troubleshooting can be done or if the light will need to be returned to the manufacturer for repair or replacement.



PROJECT

TYPE

MEMO

ORDERING CODE BREAKDOWN

LED GRIDLITE (GEN 2)
SITE LIGHT FIXTURE

MAIN FEATURES

- Designed with a die-cast, aluminum alloy housing for optimal thermal performance and exceptional corrosion resistance
- Delivering up to 170 lumens per watt
- 3,000- to 20,000 lumen packages (20-160W)
- Extended site arm offers universal mounting, allowing for retrofit without drilling into existing poles
- All mounting options allow for multiple fixture installations at 90°
- TGIC polyester super durable powder coating with superior gloss, color retention, and weather resistance
- 0-10V dimming standard; DALI-2 dimming option available
- BAA Compliance available; *Consult factory to confirm specific fixture code is compliant if this is a requirement*
- Designed and assembled in U.S.A.!



Extended Site Arm
EPA: 0.56 sq. ft.
WEIGHT: 14.33 lbs.



FIXTURE	LUMENS	BEAM SPREAD	CRI ⁶	CCT	VOLTAGE	CONTROLS	SURGE	PHOTOCELL RECEPTACLE	FINISH	MOUNTING	FIXTURE OPTIONS	FIELD OPTIONS
GL1	3H ⁹ : 3,000 lm; 21W	2RM : Type II Roadway Medium	7 : 70 CRI	30 : 3000K	STD : 120-277V	10 ⁵ : 0-10V	1PS : 10kV 5kA, 120-277V	00 : None	SBZ : Bronze (RAL8019)	FA ⁸ : Fixed Arm	ZT1 ⁵ : 0-10V Z Ambient Light Control	PCL-01 : 120-277V Photocell
	4H ⁹ : 4,000 lm; 25W	3RM : Type III Roadway Medium	8 : 80 CRI	40 : 4000K	HVL : 277-480V	DA : DALI-2 D4i	2PS : *20kV 10kA, 120-277V	70 ³ : 7-pin	SGY : Gray (RAL7038)	ES ⁷ : Extended Site Arm	ZT3 ⁵ : 0-10V Z IR + Ambient Light Control	PCL-02 : 120-277V Photocell
	5H ⁹ : 5,000 lm; 32W	3AM : Type III Area Medium		50 : 5000K	SEM ³ : 120-277V w/ 10W EM (3H-16H only)		2PH : *20kV 10kA, 277-480V	0Z ³⁵ : Z receptacle	SWH : White (RAL9003)	HT : Horizontal Tenon	ZT4 ⁵ : 0-10V Z Occupancy + IR + Ambient Light Control	PCL-03 : 347-480V Photocell
	6H ⁹ : 6,000 lm; 42W	4WS ¹² : Type IV Wide Short						S0 : Synapse compatible 7-pin	SBK : Black (RAL9017)	KM : 3" OD Knuckle Mount	ZT5 ⁵ : 0-10V Z Casambi Bluetooth Mesh Node	PCL-04 : 347-480V Photocell (Midnight Dim)
	7H ⁹ : 7,000 lm; 52W	5QS : Type V Square Short						0B : Zhaga Book 10 compatible		WP ⁴ : Wall Pack	HSS ¹ : House-side Shield	PCL-05 : 120-277V Photocell (Midnight Dim)
	8H ⁹ : 8,000 lm; 60W	5QM : Type V Square Medium									FSS : Front-side Shield	ENL-SC1 : Shorting Cap
	9H ⁹ : 9,000 lm; 65W										CSS : Cul-de-Sac Shield	SMCB ⁴ : Wall Pack Surface Mount Conduit Box
	11H ⁹ : 11,000 lm; 80W										SS ¹² : Scoop Shield	ERP ⁷ : Extended Site Arm Round Pole Adapter
	12H ⁹ : 12,000 lm; 89W										CC* : Coastal Construction	FRP ⁸ : Fixed Arm Round Pole Adapter
	13H : 13,000 lm; 101W											
	14H : 14,000 lm; 112W											
	16H : 15,000 lm; 131W											
	18P : 18,000 lm; 143W											
	20P : 20,000 lm; 164W											

Notes: Consult factory to verify BAA compliant products
¹HSS not compatible with 4WS optics, instead use SS.
²SS for use with 4WS optic only
³SEM not compatible with 7-pin (70) or Z receptacle (0Z); Available with lumen packages 3H-16H only
⁴SMCB for use with Wall Pack (WP)

*Consult factory for lead time and availability
⁵ZT1 - ZT5 options only available with 0-10V controls (10) and Z receptacle (0Z)
⁶80 or 90 CRI, + additional CCTs available upon request
⁷ERP round pole adapter for use with Extended Site Arm (ES)
⁸FRP round pole adapter for use with Fixed Arm (FA)
⁹WP unavailable 3H-12H lumen packages; see TrapLite.

PROJECT

TYPE

LED GRIDLITE (GEN 2)
SITE LIGHT FIXTURE

FINISH

- TGIC polyester super-durable powder coating with superior gloss, color retention and weather resistance
- Standard finishes provided at 3 mil nominal thickness, salt-spray-tested to 3,000 hours as per ASTM B117

MOUNTING

- Extended site arm offers universal mounting, allowing for retrofit without drilling into existing poles
- Options allow for multiple fixture installations at 90°
- Wall-mount and round pole adapters are available for extended and fixed site arms

CONSTRUCTION

- Die-cast, aluminum alloy housing for optimal thermal performance and exceptional corrosion resistance
- 100% recycled aluminum

WARRANTY

- 5-year warranty

ELECTRICAL

- 120-277V Standard; 277-480V option available
- PF>0.9, THD<20%
- Parallel surge protection: enhanced 10kV standard, extreme 20kV optional (ANSI C136.2-2015)
- For series surge protection, consult factory
- Rated for operation -40°C to 40°C
- For 50°C option, consult factory

OPTICS + PERFORMANCE

- Up to 170 lumens per watt
- 3,000- to 20,000 lumen packages (20-160W)
- 5 customized distributions available
 - Type II Roadway Medium (Coefficient of Utilization: 0.793)
 - Type III Roadway Medium (Coefficient of Utilization: 0.852)
 - Type IV Wide Short (Coefficient of Utilization: 0.840)
 - Type V Square Short
 - Type V Square Medium
- Multiple shielding options available

CONTROLS

- 0-10V dimming standard; DALI-2 option available
- Receptacle options:
 - ANSI C136.41 3-pin
 - ANSI C136.41 7-pin (for DALI-2 or 0-10 V dimming)
 - Zhaga Book 18 (for next generation ambient light/motion sensing)
 - Zhaga Book 10 (for use with Autani smart controls)

LISTINGS

- IP66-rated optical and electrical chambers
- 3G Vibration-rated (ANSI C136.31)
- cETLus Listed for wet locations
- IDA Dark Sky listed with ≤3000K (Site Arm, Horizontal Tenon)
- Zhaga D4i listed
- ANSI C136.15 labeling available
- BAA Compliance available; *Consult factory to confirm specific fixture code is compliant if this is a requirement*
- **Designed and assembled in U.S.A.**

WEIGHTS + EPA INFORMATION

Mounting Type	Weight		
	Below 9H	11H to 16H	18P to 20P
Extended Site Arm (ES)	14.33 lbs.	16.02 lbs.	16.48 lbs.
Horizontal Tenon (HT)	12.76 lbs.	14.45 lbs.	14.91 lbs.
Knuckle Mount (KM)	12.77 lbs.	14.46 lbs.	14.92 lbs.
Wall Pack (WP)	n/a	14.88 lbs.	15.34 lbs.
Wall Pack (WP) with SMCB	n/a	17.09 lbs.	17.55 lbs.
Fixed Arm (FA)	14.92 lbs.	16.61 lbs.	16.48 lbs.

LUMEN AMBIENT TEMPERATURE (LAT) MULTIPLIERS

Ambient Temperature		Lumen Multiplier
Celsius	Fahrenheit	
0°C	32°F	1.02
10°C	50°F	1.01
25°C	77°F	1.00
40°C	104°F	0.99
50°C	122°F	0.97

TM-21 LUMEN MAINTENANCE PROJECTION

Calculated by utilizing the LED manufacturer’s LM80 test data in conjunction with third party verified in-situ LED drive current and LED temperature data. Use data below to determine light loss factors.

50,000 hrs	60,000 hrs	100,000 hrs
99.67%	99.49%	98.77%

• Data below includes luminaire and integrated mounting option. Additional tenons, arms and brackets are not included.

Mounting Type	Tilt	Single	2 at 90°	2 at 180°	2 at 120°	3 at 90°	3 at 120°	4 at 90°	2 Side-by-Side
Extended Site Arm (ES)	n/a	0.67 sq. ft.	1.17 sq. ft.	1.34 sq. ft.	1.49 sq. ft.	1.84 sq. ft.	1.99 sq. ft.	1.84 sq. ft.	1.00 sq. ft.
Extended Site Arm (ES) with Round Pole Adapter (ERP)	n/a	0.72 sq. ft.	1.22 sq. ft.	1.43 sq. ft.	1.54 sq. ft.	1.93 sq. ft.	2.04 sq. ft.	1.93 sq. ft.	1.00 sq. ft.
Horizontal Tenon (HT)	n/a	0.48 sq. ft.	0.78 sq. ft.	0.96 sq. ft.	0.98 sq. ft.	1.26 sq. ft.	1.28 sq. ft.	1.26 sq. ft.	0.60 sq. ft.
Knuckle Mount (KM) (7.5° increments)	90° (horizontal)	0.56 sq. ft.	0.97 sq. ft.	1.12 sq. ft.	1.13 sq. ft.	1.54 sq. ft.	1.54 sq. ft.	1.54 sq. ft.	0.83 sq. ft.
	60°	0.56 sq. ft.	1.34 sq. ft.	1.12 sq. ft.	1.70 sq. ft.	1.91 sq. ft.	2.49 sq. ft.	1.91 sq. ft.	1.56 sq. ft.
	45°	0.56 sq. ft.	1.56 sq. ft.	1.12 sq. ft.	2.04 sq. ft.	2.12 sq. ft.	3.04 sq. ft.	2.12 sq. ft.	2.00 sq. ft.
	30°	0.56 sq. ft.	1.72 sq. ft.	1.12 sq. ft.	2.33 sq. ft.	2.28 sq. ft.	3.48 sq. ft.	2.28 sq. ft.	2.31 sq. ft.
	0° (vertical)	0.56 sq. ft.	1.83 sq. ft.	1.12 sq. ft.	2.50 sq. ft.	2.39 sq. ft.	3.77 sq. ft.	2.39 sq. ft.	2.54 sq. ft.
Fixed Arm (FA)	n/a	0.59 sq. ft.	0.97 sq. ft.	1.18 sq. ft.	1.25 sq. ft.	1.56 sq. ft.	1.63 sq. ft.	1.56 sq. ft.	0.77 sq. ft.



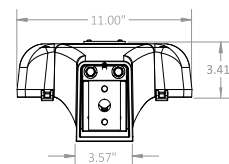
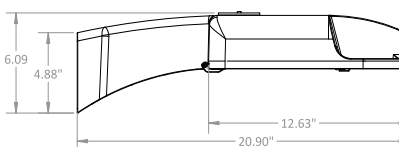
PROJECT

TYPE

LED GRIDLITE (GEN 2) SITE LIGHT FIXTURE

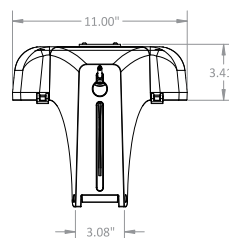
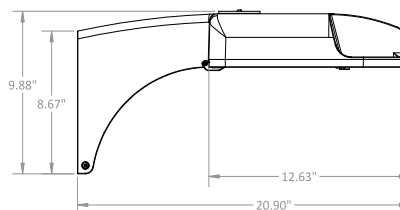
Fixed Arm (FA)

- Simple and easy installation



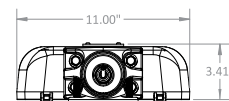
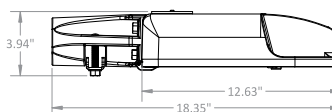
Extended Site Arm (ES)

- Universal mount adapter
- Allows for retrofit without drilling into existing poles



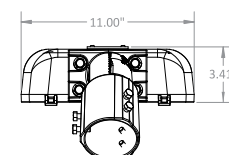
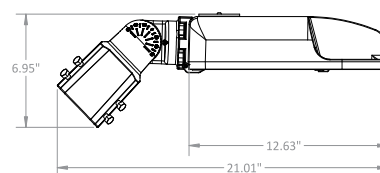
Horizontal Tenon (HT)

- Mounts to maximum 2 3/4" O.D. tenon

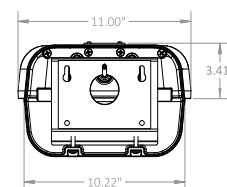
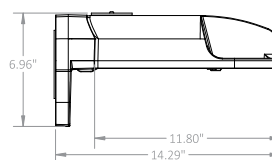


Knuckle (KM)

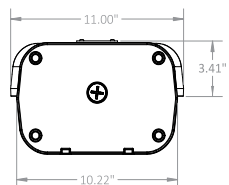
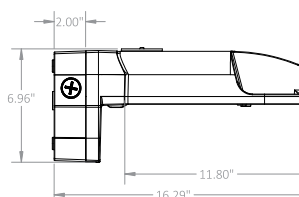
- Mounts to maximum 3" O.D. tenon
- Adjustable at 7.5° increments
- Not recommended to angle luminaire past 0° (vertical); maintain downward angle



Wall Pack (WP)

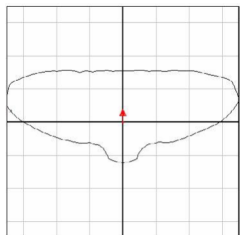


Wall Pack (WP) - SMCB (field-installed option)

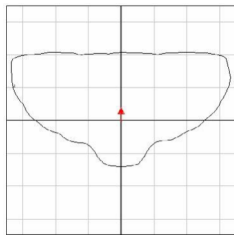


PHOTOMETRIC DISTRIBUTION

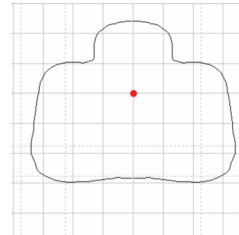
TYPE II ROADWAY MEDIUM (2RM)



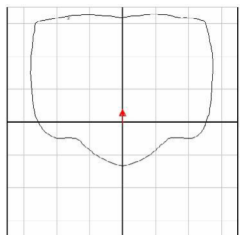
TYPE III ROADWAY MEDIUM (3RM)



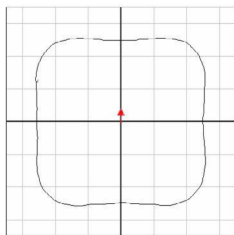
TYPE III AREA MEDIUM (3AM)



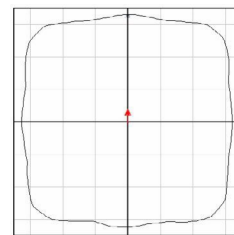
TYPE IV WIDE SHORT (4WS)



TYPE V SQUARE SHORT (5QS)



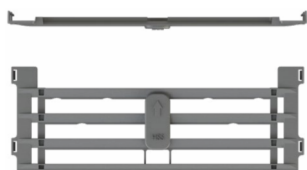
TYPE V SQUARE MEDIUM (5QM)



SHIELD ACCESSORY DETAILS

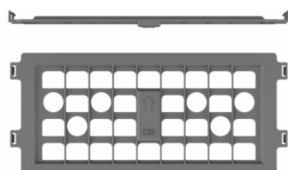
HOUSE SIDE SHIELD (HSS)

- Flat-black, injection molded plastic resin
- Tool-less, clip-on discrete shield
- Blocks light behind the fixture



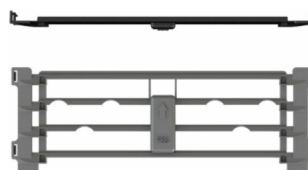
CUL-DE-SAC SHIELD (CSS)

- Flat-black, injection molded plastic resin
- Tool-less, clip-on discrete shield
- Blocks light to left and right of the fixture



FRONT SIDE SHIELD (FSS)

- Flat-black, injection molded plastic resin
- Tool-less, clip-on discrete shield
- Blocks light in front of the fixture.



SCOOP SHIELD (SS)

- Flat-black, injection-molded plastic resin
- Tool-less, clip-on discrete shield
- Blocks light behind the fixture (4WS only)



CONTROLS

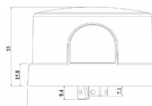
0-10 V ZHAGA OPTIONS

- ZT1: Ambient Light Control
- ZT3: IR + Ambient Light Control
- ZT4: Occupancy + IR + Ambient Light Control
- ZT5: 0-10V Zhaga Casambi BLE + ALC



PHOTOCELL OPTIONS

- PCL01: 120-277V Photocell (640J, IP65); Blue
- PCL02: 120-277V Photocell (1280J, IP66); Blue
- PCL03: 347-480V Photocell (1280J, IP66); Yellow
- PCL04: 50% Midnight Dimming, 347-480V Photocell (1280J, IP65); Brown
- PCL05: 50% Midnight Dimming, 120-277V Photocell (1280J, IP65); Brown



PROJECT				TYPE																LED GRIDLITE (GEN 2) SITE LIGHT FIXTURE											
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Performance Package	Wattage Label	Drive Current	Color Temp. (CCT)	Input Power (Watts)	TYPE II ROADWAY MED (2RM) AT 70 CRI			TYPE III ROADWAY MED (3RM) AT 70 CRI			TYPE III AREA MED (3AM) AT 70 CRI			TYPE IV WIDE SHORT (4WS) AT 70 CRI			TYPE V SQUARE SHORT (5QS) AT 70 CRI			TYPE V SQUARE MED (5QM) AT 70 CRI		
					Lumens	Efficacy (lm/W)	BUG Rating	Lumens	Efficacy (lm/W)	BUG Rating	Lumens	Efficacy (lm/W)	BUG Rating	Lumens	Efficacy (lm/W)	BUG Rating	Lumens	Efficacy (lm/W)	BUG Rating	Lumens	Efficacy (lm/W)	BUG Rating
3H	20	250mA	5000K	21.0	3,590	171	1 0 1	3,601	171	1 0 1	3,493	166	1 0 2	3,418	162	1 0 1	3,605	171	2 0 1	3,470	165	2 0 1
			4000K		3,555	169	1 0 1	3,565	170	1 0 1	3,458	164	1 0 2	3,384	161	1 0 1	3,569	170	2 0 1	3,436	163	2 0 1
			3000K		3,412	162	1 0 1	3,423	163	1 0 1	3,320	158	1 0 2	3,248	154	1 0 1	3,426	163	2 0 1	3,298	157	2 0 1
4H	30	300mA	5000K	25.4	4,291	169	1 0 1	4,305	169	1 0 1	4,175	164	1 0 2	4,085	161	1 0 1	4,309	169	2 0 1	4,148	163	2 0 1
			4000K		4,249	167	1 0 1	4,262	168	1 0 1	4,134	162	1 0 2	4,045	159	1 0 1	4,266	168	2 0 1	4,107	161	2 0 1
			3000K		4,079	160	1 0 1	4,091	161	1 0 1	3,969	156	1 0 2	3,883	153	1 0 1	4,096	161	2 0 1	3,943	155	2 0 1
5H	30	375mA	5000K	32.6	5,357	164	1 0 1	5,373	165	1 0 1	5,212	160	1 0 2	5,099	156	1 0 2	5,379	165	2 0 1	5,178	159	3 0 1
			4000K		5,304	163	1 0 1	5,320	163	1 0 1	5,160	158	1 0 2	5,049	155	1 0 1	5,325	163	2 0 1	5,127	157	3 0 1
			3000K		5,092	156	1 0 1	5,107	157	1 0 1	4,954	152	1 0 2	4,847	149	1 0 1	5,112	157	2 0 1	4,922	151	3 0 1
6H	40	483mA	5000K	42.7	6,775	159	1 0 1	6,796	159	1 0 2	6,592	154	1 0 2	6,450	151	1 0 2	6,803	159	3 0 1	6,549	153	3 0 1
			4000K		6,708	157	1 0 1	6,729	158	1 0 1	6,527	153	1 0 2	6,386	149	1 0 2	6,736	158	3 0 1	6,484	152	3 0 1
			3000K		6,440	151	1 0 1	6,459	151	1 0 1	6,266	147	1 0 2	6,131	144	1 0 2	6,466	151	3 0 1	6,225	146	3 0 1
7H	50	585mA	5000K	52.5	8,009	152	1 0 2	8,033	153	1 0 2	7,792	148	1 0 2	7,624	145	1 0 2	8,042	153	3 0 2	7,742	147	3 0 2
			4000K		7,930	151	1 0 2	7,954	151	1 0 2	7,715	147	1 0 2	7,549	144	1 0 2	7,962	152	3 0 2	7,665	146	3 0 2
			3000K		7,612	145	1 0 2	7,635	145	1 0 2	7,406	141	1 0 2	7,247	138	1 0 2	7,643	146	3 0 1	7,358	140	3 0 2
8H	60	672mA	5000K	61.2	9,024	147	1 0 2	9,051	148	1 0 2	8,779	143	1 0 2	8,590	140	1 0 2	9,061	148	3 0 2	8,722	143	3 0 2
			4000K		8,934	146	1 0 2	8,961	146	1 0 2	8,693	142	1 0 2	8,505	139	1 0 2	8,971	147	3 0 2	8,636	141	3 0 2
			3000K		8,577	140	1 0 2	8,603	141	1 0 2	8,345	136	1 0 2	8,165	133	1 0 2	8,612	141	3 0 2	8,291	136	3 0 2
9H	70	725mA	5000K	66.2	9,565	145	2 0 2	9,594	145	1 0 2	9,306	141	1 0 2	9,106	138	1 0 2	9,604	145	3 0 2	9,246	140	3 0 2
			4000K		9,470	143	2 0 2	9,499	144	1 0 2	9,214	139	1 0 2	9,016	136	1 0 2	9,509	144	3 0 2	9,154	138	3 0 2
			3000K		9,092	137	1 0 2	9,119	138	1 0 2	8,846	134	1 0 2	8,655	131	1 0 2	9,129	138	3 0 2	8,788	133	3 0 2
11H	80	924mA	5000K	81.5	11,692	143	2 0 2	11,728	144	1 0 2	11,376	140	1 0 2	11,131	137	2 0 2	11,740	144	3 0 2	11,302	139	4 0 2
			4000K		11,577	142	2 0 2	11,612	142	1 0 2	11,264	138	1 0 2	11,021	135	2 0 2	11,624	143	3 0 2	11,190	137	4 0 2
			3000K		11,114	136	2 0 2	11,147	137	1 0 2	10,813	133	1 0 2	10,580	130	1 0 2	11,159	137	3 0 2	10,743	132	4 0 2
12H	90	1029mA	5000K	90.8	12,641	139	2 0 2	12,679	140	1 0 2	12,299	136	1 0 2	12,034	133	2 0 2	12,693	140	3 0 2	12,219	135	4 0 2
			4000K		12,516	138	2 0 2	12,554	138	1 0 2	12,177	134	1 0 2	11,915	131	2 0 2	12,567	138	3 0 2	12,098	133	4 0 2
			3000K		12,015	132	2 0 2	12,052	133	1 0 2	11,690	129	1 0 2	11,438	126	2 0 2	12,064	133	3 0 2	11,614	128	4 0 2
13H	100	1134mA	5000K	100.6	13,601	135	2 0 2	13,642	136	2 0 2	13,233	132	1 0 2	12,948	129	2 0 2	13,657	136	3 0 2	13,147	131	4 0 2
			4000K		13,466	134	2 0 2	13,507	134	2 0 2	13,102	130	1 0 2	12,820	127	2 0 2	13,522	134	3 0 2	13,017	129	4 0 2
			3000K		12,928	129	2 0 2	12,967	129	1 0 2	12,578	125	1 0 2	12,307	122	2 0 2	12,981	129	3 0 2	12,496	124	4 0 2
14H	110	1281mA	5000K	114.6	14,840	129	2 0 2	14,885	130	2 0 2	14,438	126	1 0 2	14,127	123	2 0 3	14,901	130	4 0 2	14,345	125	4 0 2
			4000K		14,693	128	2 0 2	14,738	129	2 0 2	14,295	125	1 0 2	13,987	122	2 0 2	14,753	129	4 0 2	14,203	124	4 0 2
			3000K		14,105	123	2 0 2	14,148	123	2 0 2	13,724	120	1 0 2	13,428	117	2 0 2	14,163	124	3 0 2	13,634	119	4 0 2
16H	130	1449mA	5000K	130.8	16,101	123	2 0 2	16,150	124	2 0 2	15,665	120	1 0 2	15,328	117	2 0 3	16,167	124	4 0 2	15,563	119	4 0 2
			4000K		15,941	122	2 0 2	15,990	122	2 0 2	15,510	119	1 0 2	15,176	116	2 0 3	16,007	122	4 0 2	15,409	118	4 0 2
			3000K		15,304	117	2 0 2	15,350	117	2 0 2	14,890	114	1 0 2	14,569	111	2 0 3	15,366	118	4 0 2	14,793	113	4 0 2
18P	140	1608mA	5000K	143.2	18,151	127	3 0 3	18,203	127	2 0 2	17,452	122	3 0 3	16,838	118	3 0 3	18,030	126	3 0 3	17,046	119	4 0 2
			4000K		17,972	125	3 0 3	18,023	126	2 0 2	17,280	121	3 0 3	16,672	116	3 0 3	17,852	125	3 0 3	16,877	118	4 0 2
			3000K		17,253	120	3 0 3	17,302	121	2 0 2	16,588	116	2 0 3	16,005	112	2 0 3	17,138	120	2 0 2	16,202	113	4 0 2
20P	160	1709mA	5000K	164.4	19,771	120	3 0 3	19,827	121	2 0 3	19,010	116	3 0 3	18,341	112	3 0 3	19,639	119	3 0 3	18,567	113	4 0 2
			4000K		19,575	119	3 0 3	19,631	119	2 0 2	18,822	114	3 0 3	18,159	110	3 0 3	19,445	118	3 0 3	18,383	112	4 0 2
			3000K		18,792	114	3 0 3	18,846	115	2 0 2	18,069	110	3 0 3	17,433	106	3 0 3	18,667	114	3 0 3	17,648	107	4 0 2

PROJECT

TYPE

MEMO

ORDERING CODE BREAKDOWN

LED GRIDLITE (GEN 2)
SITE LIGHT FIXTURE

MAIN FEATURES

- Designed with a die-cast, 100% recycled aluminum alloy housing for optimal thermal performance and exceptional corrosion resistance
- Delivering up to 151 lumens per watt
- 18,000- to 30,000 lumen packages (131-238W)
- Extended site arm offers universal mounting, allowing for retrofit without drilling into existing poles
- All mounting allows for multiple installations at 90°
- TGIC polyester super durable powder coating with superior gloss, color retention, and weather resistance
- 0-10V dimming standard; DALI-2 dimming option available
- BAA/BABA Compliance available; *Consult factory to confirm specific fixture code is compliant if this is a requirement*
- **Designed and assembled in U.S.A.!**



Extended Site Arm

EPA: 0.69 sq. ft.

WEIGHT: 21.45 - 23.87 lbs.



FIXTURE	LUMENS	BEAM SPREAD	CRI	CCT ⁶	VOLTAGE	CONTROLS	SURGE	PHOTOCELL RECEPTACLE	FINISH	MOUNTING	FIXTURE OPTIONS	FIELD OPTIONS
GL2	18H:18,000 lm; 131W	2RM : Type II Roadway Medium	7 : 70 CRI	30 : 3000K	STD : 120-277V	10 ⁵ : 0-10V	1PS : 10kV 5kA, 120-277V	00 : None	SBZ : Bronze (RAL8019)	FA ³ : Fixed Arm	ZT1 ⁵ : 0-10V Z Ambient Light Control	PCL-01 : 120-277V Photocell
	20H:20,000 lm; 150W	3RM : Type III Roadway Medium	8 : 80 CRI	40 : 4000K	HVL : 277-480V	DA : DALI-2 D4i	2PS : *20kV 10kA, 120-277V	70 : 7-pin	SGY : Gray (RAL7038)	ES ⁷ : Extended Site Arm	ZT3 ⁵ : 0-10V Z IR + Ambient Light Control	PCL-02 : 120-277V Photocell
	23H:23,000 lm; 180W	3AM : Type III Area Medium		50 : 5000K	SEM ³ : 120-277V w/ 10W EM		2PH : *20kV 10kA, 277-480V	0Z ⁵ : Z receptacle	SWH : White (RAL9003)	HT : Horizontal Tenon	ZT4 ⁵ : 0-10V Z Occupancy + IR + Ambient Light Control	PCL-03 : 347-480V Photocell
	26H:26,000 lm; 212W	4WS ¹² : Type IV Wide Short						S0 : Synapse compatible 7-pin	SBK : Black (RAL9017)	KM : 3" OD Knuckle Mount	ZT5 ⁵ : 0-10V Z Casambi Bluetooth Mesh Node	PCL-04 : 347-480V Photocell (Midnight Dim)
	28H:29,000 lm; 238W	5QS : Type V Square Short 5QM : Type V Square Medium						0B : Zhaga Book 10 compatible		WP ⁴ : Wall Pack	HSS ¹ : House-side Shield FSS : Front-side Shield CSS : Cul-de-Sac Shield SS ¹² : Scoop Shield CC* : Coastal Construction	PCL-05 : 120-277V Photocell (Midnight Dim) ENL-SC1 : Shorting Cap SMCB ⁴ : Wall Pack Surface Mount Conduit Box ERP ⁷ : Extended Site Arm Round Pole Adapter FRP ³ : Fixed Arm Round Pole Adapter

Notes: Consult factory to verify BAA compliant products

¹HSS not compatible with 4WS optics, instead use SS.²SS for use with 4WS optic only³FRP round pole adapter for use with Fixed Arm (FA)⁴SMCB for use with Wall Pack (WP)

*Consult factory for lead time and availability

⁵ZT1 - ZT5 options only available with 0-10V controls (10) and Z receptacle (0Z)⁶80 or 90 CRI, + additional CCTs available upon request⁷ERP round pole adapter for use with Extended Site Arm (ES)

PROJECT

TYPE

LED GRIDLITE (GEN 2)
SITE LIGHT FIXTURE**FINISH**

- TGIC polyester super-durable powder coating with superior gloss, color retention and weather resistance
- Standard finishes provided at 3 mil nominal thickness, salt-spray-tested to 3,000 hours as per ASTM B117

MOUNTING

- Extended site arm offers universal mounting, allowing for retrofit without drilling into existing poles
- Options allow for multiple fixture installations at 90°
- Wall-mount and round pole adapters are available for extended and fixed site arms

CONSTRUCTION

- Die-cast, aluminum alloy housing for optimal thermal performance and exceptional corrosion resistance
- 100% recycled aluminum

WARRANTY

- 5-year warranty

ELECTRICAL

- 120-277 V Standard; 277-480 V option available
- PF>0.9, THD<20%
- Parallel surge protection: enhanced 10kV standard, extreme 20kV optional (ANSI C136.2-2015)
- For series surge protection, consult factory
- Rated for operation -40°C to 40°C
- For 50°C option, consult factory

OPTICS + PERFORMANCE

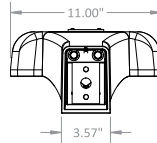
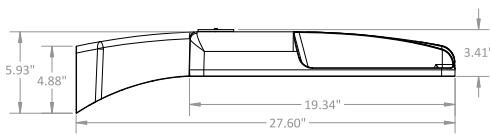
- Up to 151 lumens per watt
- 18,000- to 30,000 lumen packages (131-238W)
- 5 customized distributions available
 - Type II Roadway Medium (Coefficient of Utilization: 0.793)
 - Type III Roadway Medium (Coefficient of Utilization: 0.852)
 - Type IV Wide Short (Coefficient of Utilization: 0.840)
 - Type V Square Short
 - Type V Square Medium
- Multiple shielding options available

CONTROLS

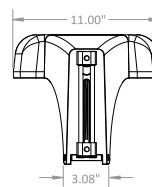
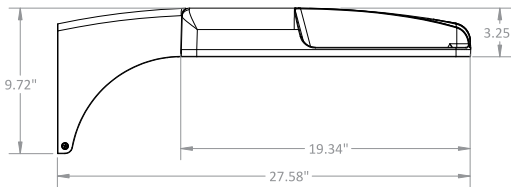
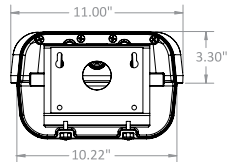
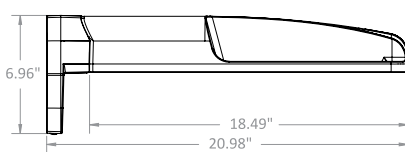
- 0-10 V dimming standard; DALI-2 option available
- Receptacle options:
 - ANSI C136.41 3-pin
 - ANSI C136.41 7-pin (for DALI-2 or 0-10 V dimming)
- Zhaga Book 18 (for next generation ambient light/motion sensing)
- Zhaga Book 10 (for use with Autani smart controls)

LISTINGS

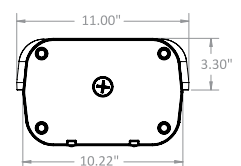
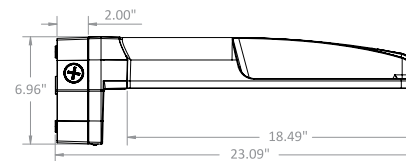
- IP66-rated optical and electrical chambers
- 3G Vibration-rated (ANSI C136.31)
- cETLus Listed for wet locations
- IDA Dark Sky listed with ≤3000K (Site Arm, Horizontal Tenon)
- Zhaga D4i listed
- ANSI C136.15 labeling available
- BAA/BABA Compliance available; *Consult factory to confirm specific fixture code is compliant if this is a requirement*
- Designed and assembled in U.S.A.

FIXED ARM (FA)**EXTENDED SITE ARM (ES)**

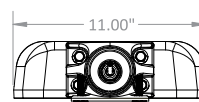
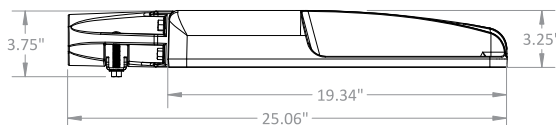
- Universal mount adapter
- Allows for retrofit without drilling into existing poles

**WALL PACK (WP)****WALL PACK WITH SURFACE MOUNT
CONDUIT BOX (WP-SMCB)**

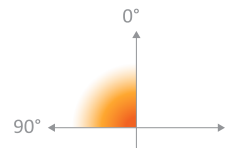
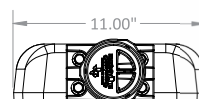
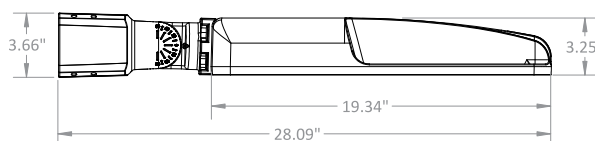
- Field installed option

**HORIZONTAL TENON (HT)**

- Mounts to maximum 2 3/4" O.D. tenon



- Mounts to maximum 3" O.D. tenon
- Adjustable at 7.5° increments
- Not recommended to angle luminaire past 0° (vertical); maintain downward angle



PROJECT

TYPE

LED GRIDLITE (GEN 2)
SITE LIGHT FIXTURELUMEN AMBIENT TEMPERATURE
(LAT) MULTIPLIERS

Ambient Temperature		Lumen Multiplier
Celsius	Fahrenheit	
0°C	32°F	1.02
10°C	50°F	1.01
25°C	77°F	1.00
40°C	104°F	0.99
50°C	122°F	0.97

TM-21 LUMEN MAINTENANCE PROJECTION

▪ Calculated by utilizing the LED manufacturer's LM80 test data in conjunction with third-party-verified in situ LED drive current and LED temperature data. Use data below to determine light-loss factors.

Performance Package	50,000 Hrs	60,000 Hrs	100,000 Hrs
18H to 23H	99.67%	99.49%	98.77%
26H	98.95%	98.62%	97.30%
28H	95.73%	94.83%	91.34%

ELECTRICAL LOAD

18H	131.4 W	1.10	0.63	0.55	0.47	0.38	0.27
20H	149.6 W	1.25	0.72	0.62	0.54	0.43	0.31
23H	180.3 W	1.50	0.87	0.75	0.65	0.52	0.38
26H	212.4 W	1.77	0.83	0.72	0.63	0.50	0.36
28H	238.1 W	1.98	1.14	0.99	0.86	0.69	0.50

Mounting Type	Weight	
	18H to 20H	23H to 28H
Fixed Arm (FA)	22.77 lbs.	23.34 lbs.
Extended Site Arm (ES)	22.19 lbs.	22.76 lbs.
Extended Site Arm with Round Pole Adapter (ES-RP)	22.75 lbs.	23.32 lbs.
Horizontal Tenon (HT)	20.50 lbs.	21.07 lbs.
Knuckle Mount (KM)	21.55 lbs.	22.12 lbs.
Wall Pack (WP)	21.02 lbs.	21.59 lbs.
Wall Pack with Surface Mount Conduit Box (WP-SMCB)	23.23 lbs.	23.80 lbs.

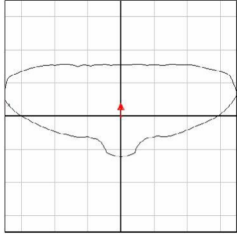
▪ Data below includes luminaire and integrated mounting option. Additional tenons, arms and brackets are not included.

Mounting Type	Tilt	Single	2 at 90°	2 at 180°	2 at 120°	3 at 90°	3 at 120°	4 at 90°	2 Side-by-Side
Fixed Arm (FA)	n/a	0.74 sq. ft.	1.13 sq. ft.	1.49 sq. ft.	1.51 sq. ft.	1.87 sq. ft.	1.90 sq. ft.	1.87 sq. ft.	0.77 sq. ft.
Extended Site Arm (ES)	n/a	0.83 sq. ft.	1.32 sq. ft.	1.66 sq. ft.	1.75 sq. ft.	2.15 sq. ft.	2.24 sq. ft.	2.15 sq. ft.	0.98 sq. ft.
Extended Site Arm (ES) with Round Pole Adapter (ERP)	n/a	0.88 sq. ft.	1.37 sq. ft.	1.75 sq. ft.	1.80 sq. ft.	2.24 sq. ft.	2.29 sq. ft.	2.24 sq. ft.	0.98 sq. ft.
Horizontal Tenon (HT)	n/a	0.65 sq. ft.	0.94 sq. ft.	1.30 sq. ft.	1.22 sq. ft.	1.58 sq. ft.	1.51 sq. ft.	1.58 sq. ft.	0.65 sq. ft.
Knuckle Mount (KM) (7.5° increments)	90° (horizontal)	0.73 sq. ft.	1.14 sq. ft.	1.46 sq. ft.	1.37 sq. ft.	1.87 sq. ft.	1.78 sq. ft.	1.87 sq. ft.	0.82 sq. ft.
	60°	0.73 sq. ft.	1.75 sq. ft.	1.46 sq. ft.	2.02 sq. ft.	2.48 sq. ft.	3.04 sq. ft.	2.48 sq. ft.	2.04 sq. ft.
	45°	0.73 sq. ft.	2.06 sq. ft.	1.46 sq. ft.	2.33 sq. ft.	2.80 sq. ft.	3.66 sq. ft.	2.80 sq. ft.	2.66 sq. ft.
	30°	0.73 sq. ft.	2.29 sq. ft.	1.46 sq. ft.	2.57 sq. ft.	3.02 sq. ft.	4.13 sq. ft.	3.02 sq. ft.	3.12 sq. ft.
	0° (vertical)	0.73 sq. ft.	2.53 sq. ft.	1.46 sq. ft.	3.19 sq. ft.	3.26 sq. ft.	4.99 sq. ft.	3.26 sq. ft.	3.60 sq. ft.

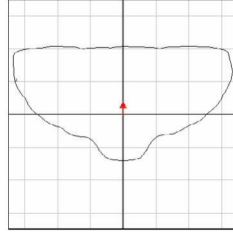


PHOTOMETRIC DISTRIBUTION

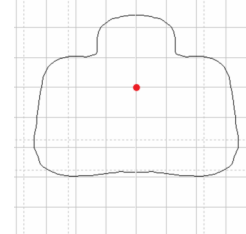
TYPE II ROADWAY MEDIUM (2RM)



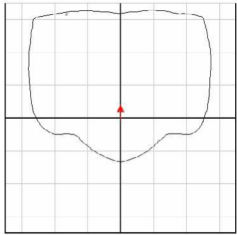
TYPE III ROADWAY MEDIUM (3RM)



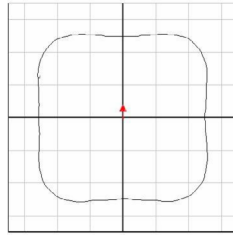
TYPE III AREA MEDIUM (3AM)



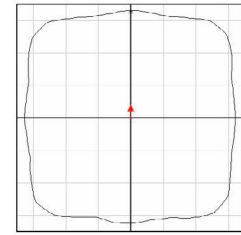
TYPE IV WIDE SHORT (4WS)



TYPE V SQUARE SHORT (5QS)



TYPE V SQUARE MEDIUM (5QM)



SHIELD ACCESSORY DETAILS

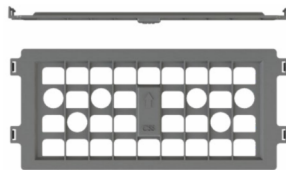
HOUSE SIDE SHIELD (HSS)

- Flat-black, injection molded plastic resin
- Tool-less, clip-on discrete shield
- Blocks light behind the fixture



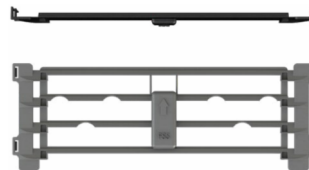
CUL-DE-SAC SHIELD (CSS)

- Flat-black, injection molded plastic resin
- Tool-less, clip-on discrete shield
- Blocks light to left and right of the fixture



FRONT SIDE SHIELD (FSS)

- Flat-black, injection molded plastic resin
- Tool-less, clip-on discrete shield
- Blocks light in front of the fixture.



SCOOP SHIELD (SS)

- Flat-black, injection-molded plastic resin
- Tool-less, clip-on discrete shield
- Blocks light behind the fixture (4WS only)



CONTROLS

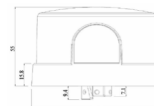
0-10 V ZHAGA OPTIONS

- ZT1: Ambient Light Control
- ZT3: IR + Ambient Light Control
- ZT4: Occupancy + IR + Ambient Light Control
- ZT5: 0-10V Zhaga Casambi BLE + ALC



PHOTOCELL OPTIONS

- PCL01: 120-277V Photocell (640J, IP65); Blue
- PCL02: 120-277V Photocell (1280J, IP66); Blue
- PCL03: 347-480V Photocell (1280J, IP66); Yellow
- PCL04: 50% Midnight Dimming, 347-480V Photocell (1280J, IP65); Brown
- PCL05: 50% Midnight Dimming, 120-277V Photocell (1280J, IP65); Brown



PROJECT

TYPE

LED GRIDLITE (GEN 2)
SITE LIGHT FIXTURE

Performance Package Wattage Label				Drive Current	Color Temp. (CCT)	Input Power (Watts)	TYPE II ROADWAY MED (2RM) AT 70 CRI				TYPE III ROADWAY MED (3RM) AT 70 CRI				TYPE III AREA MED (3AM) AT 70 CRI				TYPE IV WIDE SHORT (4WS) AT 70 CRI				TYPE V SQUARE SHORT (5QS) AT 70 CRI				TYPE V SQUARE MED (5QM) AT 70 CRI							
							Lumens	Efficacy (lm/W)	BUG Rating		Lumens	Efficacy (lm/W)	BUG Rating		Lumens	Efficacy (lm/W)	BUG Rating		Lumens	Efficacy (lm/W)	BUG Rating		Lumens	Efficacy (lm/W)	BUG Rating		Lumens	Efficacy (lm/W)	BUG Rating					
18H	130	776mA	5000K	131.4	19,657	150	3	0	3	19,838	151	2	0	2	19,019	145	2	0	3	18,826	143	2	0	3	19,851	151	4	0	2	18,860	144	4	0	2
			4000K		19,392	148	3	0	3	19,570	149	2	0	2	18,763	143	2	0	3	18,572	141	2	0	3	19,584	149	4	0	2	18,606	142	4	0	2
			3000K		17,855	136	3	0	3	18,019	137	2	0	2	17,275	131	2	0	2	17,100	130	2	0	3	18,031	137	4	0	2	17,131	130	4	0	2
20H	150	854mA	5000K	149.6	21,761	145	3	0	3	21,962	147	2	0	3	21,055	141	3	0	3	20,841	139	3	0	3	21,976	147	4	0	2	20,879	140	5	0	3
			4000K		21,468	144	3	0	3	21,666	145	2	0	3	20,772	139	3	0	3	20,561	137	2	0	3	21,680	145	4	0	2	20,598	138	4	0	3
			3000K		19,767	132	3	0	3	19,948	133	2	0	2	19,125	128	2	0	3	18,931	127	2	0	3	19,962	133	4	0	2	18,965	127	4	0	2
23H	180	1022mA	5000K	180.3	25,007	139	3	0	3	25,237	140	3	0	3	24,196	134	3	0	3	23,950	133	3	0	4	25,254	140	4	0	2	23,994	133	5	0	3
			4000K		24,671	137	3	0	3	24,898	138	3	0	3	23,870	132	3	0	3	23,628	131	3	0	3	24,914	138	4	0	2	23,670	131	5	0	3
			3000K		22,715	126	3	0	3	22,924	127	3	0	3	21,978	122	3	0	3	21,755	121	3	0	3	22,939	127	4	0	2	21,794	121	5	0	3
26H	210	1189mA	5000K	212.4	27,957	132	3	0	3	28,214	133	3	0	3	27,049	127	3	0	4	26,775	126	3	0	4	28,233	133	4	0	2	26,823	126	5	0	3
			4000K		27,580	130	3	0	3	27,834	131	3	0	3	26,685	126	3	0	4	26,414	124	3	0	4	27,853	131	4	0	2	26,462	125	5	0	3
			3000K		25,394	120	3	0	3	25,628	121	3	0	3	24,570	116	3	0	3	24,320	115	3	0	4	25,645	121	4	0	2	24,364	115	5	0	3
28H	240	1323mA	5000K	238.1	29,930	126	3	0	3	30,205	127	3	0	3	28,958	122	3	0	4	28,664	120	3	0	4	30,225	127	5	0	3	28,716	121	5	0	3
			4000K		29,527	124	3	0	3	29,798	125	3	0	3	28,568	120	3	0	4	28,278	119	3	0	4	29,818	125	5	0	3	28,329	119	5	0	3
			3000K		27,186	114	3	0	3	27,436	115	3	0	3	26,304	110	3	0	4	26,037	109	3	0	4	27,455	115	4	0	2	26,084	110	5	0	3



Square Pole

ALUMINUM | TAPERED

ENERGYLITE

PROJECT

TYPE

SPECIFICATION

QUICK FACTS

POLE SHAFT

The pole shaft is a seamless 6063-T6 aluminum alloy extrusion having a uniform wall thickness of 0.250", 0.188", 0.156" or 0.125". The sides of the shaft may be drilled for mounting luminaire fixtures. All aluminum alloys shall comply with metallurgical and mechanical properties set forth in the Aluminum Association Standards.

BASE PLATE

An oval reinforced gasketed handhole, having a nominal 3" x 5" inside opening, located 1' - 6" above base, is standard on all poles. A grounding provision is located inside the handhole ring.

HANDHOLE

An oval reinforced gasketed handhole, having a nominal 3" x 5" inside opening, located 1' - 6" above base, is standard on all poles. A grounding provision is located inside the handhole ring.

ANCHOR BOLTS

Anchor bolts are fabricated from commercial quality hot rolled carbon steel bar that meets or exceeds a minimum yield strength of 55,000 psi. Four properly sized anchor bolts, each with two regular hex nuts and washers, are furnished and shipped with all poles unless otherwise specified.

FINISHES

The Standard Finish is a polyester thermosetting powder coating applied to the surface of the substrate to a minimum of 3 mils for all color finishes.

ORDERING EXAMPLE

SERIES HEIGHT BASE DIAMETER GAUGE FINISH MOUNTING DESIGNATION OPTIONS

SAP 10 - 4.0 - 11 - BRZ - DM10 - BC

BRZ - Bronze
BLK - Black
NA- Natural
Aluminum

Tenon Mount
2 - 2 3/8" x 4" tenon
3 - 2 7/8" x 4" tenon

Drill Mount
DM10 - 1 luminaire
DM2090 - 2 luminaires @90°
DM2180 - 2 luminaires @180°
DM3090 - 3 luminaires @90°
DM3120 - 3 luminaires @120°
DM4090 - 4 luminaires @90°

BC - Base Cover
NC - Nut Covers
CPL - Threaded Coupling*
NPL - Threaded Nipple*
LAB - Less Anchor Bolt
OTC - Open Top with Cover
VD - Vibration Damping Pad**
XHH - Extra Handhole*
58HH - 5" x 8" Handhole*
410HH - 4" x 10" Handhole*

Embedment Pole Options
E - Embedded Pole
GS - Ground Sleeve

* Please advise size, location, and orientation. (Handholes are restricted by size of pole shaft diameter)
** Located 24" above baseplate and same side as handhole. (No electrical included)

Square Pole

ALUMINUM | TAPERED

ENERGYLITE

PROJECT

TYPE

SPECIFICATION

Catalog Number	Nominal Height	Pole Shaft	Gauge	Handhole Size	Anchor Bolt	Bolt Circle	80 mph	90 mph	100 mph	110 mph	Ship Weight
SAP08-4.0-11	8	4.0 x 8.0	11	3 x 5	0.75 x 17 x 3	9	13.5	10.5	8	7	30
SAP10-4.0-11	10	4.0 x 10.0	11	3 x 5	0.75 x 17 x 3	9	10.5	8	6	4.5	34
SAP12-4.0-11	12	4.0 x 12.0	11	3 x 5	0.75 x 17 x 3	9	8	6.5	4.5	2.5	38
SAP14-4.0-11	14	4.0 x 14.0	11	3 x 5	0.75 x 17 x 3	9	6.5	5	3.5	1.5	43
SAP15-4.0-11	15	4.0 x 15.0	11	3 x 5	0.75 x 17 x 3	9	6	4.5	3	0.5	45
SAP16-4.0-11	16	4.0 x 16.0	11	3 x 5	0.75 x 17 x 3	9	5.5	4	2.5	0	47
SAP16-4.0-7	16	4.0 x 16.0	7	3 x 5	0.75 x 17 x 3	9	8.5	6.5	5	2	65
SAP18-4.0-11	18	4.0 x 18.0	11	3 x 5	0.75 x 17 x 3	9	4	3	2	0	52
SAP18-4.0-7	18	4.0 x 18.0	7	3 x 5	0.75 x 17 x 3	9	7.5	5.5	4	1	72
SAP18-5.0-7	18	5.0 x 18.0	7	3 x 5	1 x 36 x 4	11	12.5	9.5	7	2.5	89
SAP20-4.0-7	20	4.0 x 20.0	7	3 x 5	0.75 x 17 x 3	9	6	4.5	3	1	77
SAP20-5.0-7	20	5.0 x 20.0	7	3 x 5	1 x 36 x 4	11	10.5	8	5.5	1.5	97
SAP20-6.0-7	20	6.0 x 20.0	7	3 x 5	1 x 36 x 4	13.5	16	12	9	3.5	121
SAP20-6.0-3	20	6.0 x 20.0	3	3 x 5	1 x 36 x 4	13.5	22.5	17	13	6.5	151
SAP25-5.0-7	25	5.0 x 25.0	7	3 x 5	1 x 36 x 4	11	7	5	3	1	118
SAP25-6.0-7	25	6.0 x 25.0	7	3 x 5	1 x 36 x 4	13.5	11.5	8	5.5	2	147
SAP25-6.0-3	25	6.0 x 25.0	3	3 x 5	1 x 36 x 4	13.5	16.5	12	8.5	2	185
SAP30-6.0-7	30	6.0 x 30.0	7	3 x 5	1 x 36 x 4	13.5	8	5	3	0	173
SAP30-6.0-3	30	6.0 x 30.0	3	3 x 5	1 x 36 x 4	13.5	12	8.5	5.5	2	219

MINI-GOLF
18 - HOLES

MINI-GOLF
18 - HOLES

200'-0"

DRIVING RANGE

(24) DRIVING RANGE BAYS

CIRCULATION

CIRCULATION

CIRCULATION

BAR

BAR LOUNGE

EATERY

WOMEN'S RR

JAN

MEN'S RR

PREP KITCHEN

MAIN LOBBY

BAR

storage

mech | IT

equip. storage

check-in

cooler

BAR ISLAND

COVERED PATIO

FENCED YARD

35'-0"

GAMING

RECORDS

RESTAURANT

ra mp

the GARDEN

fire riser

DRY STOR.

RECEIVING

EMPLOYEE

RECEIVING DRIVE

signage screen wall

FENCED YARD

COVERED PATIO

STAGE

EVENT CENTER

EVENT GREEN SPACE

01

TEXAS SOCIAL — ROCKWALL, TX
SCHEMATIC FLOOR PLAN — LEVEL 01 — 19,570 SF + 1,500 SF MAINTENANCE
SCALE: 3/32" = 1'-0" @ 24"x36" PRINT

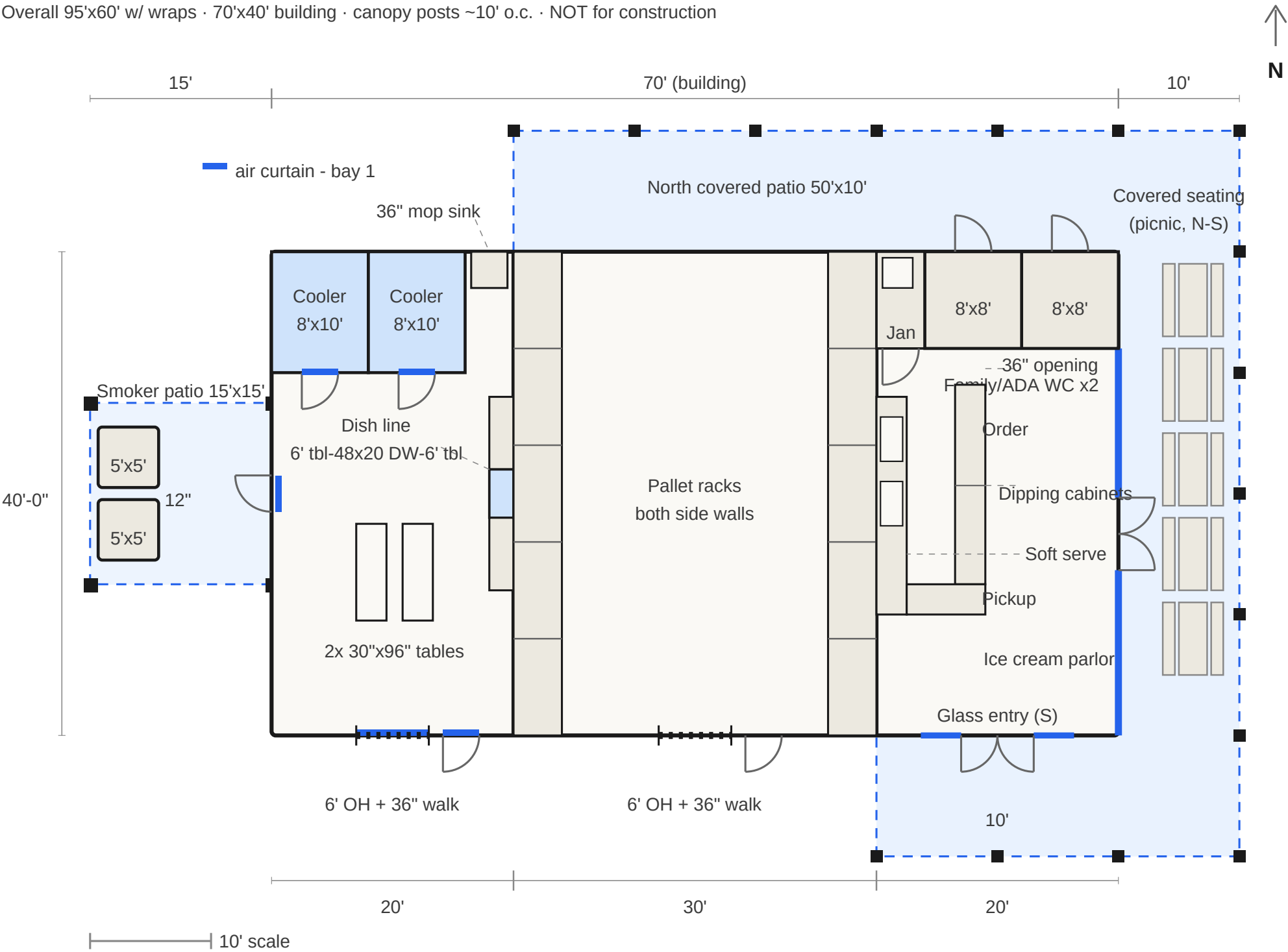


KILLIAN
STUDIO OF ARCHITECTURE

WWW.KENKILLIAN.COM
TEL 214.457.3652 | EMAIL KRK@KENKILLIAN.COM
3400 N CENTRAL EXPY | STUDIO 110-307
RICHARDSON, TX 75080

Texas Social — Maintenance Building (schematic plan)

Overall 95'x60' w/ wraps · 70'x40' building · canopy posts ~10' o.c. · NOT for construction



PROJECT COMMENTS



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

DATE: 7/24/2026

PROJECT NUMBER: SP2026-029
PROJECT NAME: Site Plan for 1480 T L Townsend
SITE ADDRESS/LOCATIONS: 1480 South T L Townsend Drive, Rockwall, TX, 75032

CASE CAPTION: Discuss and consider a request by Tanner Henson of Kimley-Horn and Associates, Inc. on behalf of Brian Creed of the City of Heath for the approval of a Site Plan for a Building in conjunction with a Water Well on a 1.09-acre portion of a larger 3.0047-acre tract of land identified as Tract 2-2 of the N. M. Ballard Survey, Abstract No. 48, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1480 T. L. Townsend Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	07/22/2026	Approved w/ Comments

07/22/2026: SP2026-029; Site Plan for a Building in Conjunction with a Water Well

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

I.1 This is a request by Tanner Henson of Kimley-Horn and Associates, Inc. on behalf of Brian Creed of the City of Heath for the approval of a Site Plan for a Building in conjunction with a Water Well on a 1.09-acre portion of a larger 3.0047-acre tract of land identified as Tract 2-2 of the N. M. Ballard Survey, Abstract No. 48, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, and addressed as 1480 T. L. Townsend Drive.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

I.3 The Planning and Zoning Department will never request online payment, and the City of Rockwall will never request payment by wire transfer. If you receive an email requesting payment by wire transfer or have any questions or concerns, please contact the case manager directly using the contact information listed in these comments or on the City's official website.

M.4 For reference, include the case number (SP2026-029) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.5 The subject property will be required to be replatted after the engineering process to establish the new easements.

M.6 Provide the following signature block on each page of all plans and please place them in a blank area of the plans. (Subsection 03.04.A, of Article 11, UDC)

APPROVED:

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

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

M.7 Site Plan

- 1) Provide a full site plan of the entire site. If the proposed water tank is included in this site plan, please provide building elevations of the water tank. (Subsection 03.04.B, of Article 11, UDC)
- 2) Provide a vicinity map on the site plan. (Subsection 03.04A, of Article 11, UDC)
- 3) Indicate perimeter dimensions of the site. (Subsection 03.04.B, of Article 11, UDC)
- 4) Indicate perimeter dimensions of the building. (Subsection 03.04.B, of Article 11, UDC)
- 5) Indicate the distance between the buildings and property lines. (Subsection 03.04.B, of Article 11, UDC)
- 6) Indicate all property lines. (Subsection 03.04.B, of Article 11, UDC)
- 7) Indicate all building setbacks. (Subsection 03.04.B, of Article 11, UDC)
- 8) Indicate all drive widths. (Subsection 03.04.B, of Article 11, UDC)
- 9) Indicate the adjacent right-of-way and label all T.L. Townsend. (Subsection 03.04.B, of Article 11, UDC)

M.8 Landscape Plan

- 1) Provide a landscape plan. (Subsection 03.04.B, of Article 11, UDC)
- 2) Provide type of fencing used. Permitted fencing in the Commercial (C) District is wrought-iron. Any new fencing shall be wrought iron. (Subsection 08.04, Article 08, UDC)
- 3) Provide screening for the proposed equipment around the buildings. Any pad-mounted utility equipment will need to be screened by 5-gallon evergreen shrubs. (Subsection 01.05(C), of Article 05, UDC)
- 4) A minimum of a ten (10) foot wide landscape buffer shall be required along the entire length of any non-residential lot that abuts a public right-of-way (i.e. TL Townsend). All landscape buffers adjacent to a public right-of-way shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a total minimum height of 30-inches. In these areas a minimum of one (1) canopy tree and one (1) accent tree shall be incorporated into the landscape buffer per 50-linear feet of frontage along the adjacency. In this case, 3 canopy and 3 accent trees are required along T. L. Townsend drive. Place evergreen shrubs around the proposed fence to screen equipment from view of T.L. Townsend drive.

M.9 Building Elevations

- 1) Indicate the elevations that are adjacent to T. L. Townsend Drive.
- 2) Building does not meet the Commercial Building articulation standards. This will require a variance from the Planning and Zoning Commission. (Subsection 06.02.C.5, of Article 05, UDC)
- 3) Provide the percentage of stone on each façade. A minimum of 20% natural stone is required on all building façades. (Subsection 06.02, Article 05, UDC) This will require a variance from the Planning and Zoning Commission.
- 4) The minimum roof pitch for a Commercial Building is 6/12. (Subsection 04.01.A(1), Article 05, UDC) This will require a variance from the Planning and Zoning Commission.
- 5) Provide Elevations for the mechanical equipment shown on the site plan.

M.10 Photometric Plan

- 1) Provide lighting cut-sheets for the proposed wall packs. (Subsection 03.03.A, of Article 07, UDC)

M.11 Staff has identified the following exception associated with the proposed request: [1] Articulation, [2] 20% Stone, [3] Roof Design Standards. Should you decide to request these items as variance(s)/exception(s), please provide a letter that lists the variance(s)/exception(s), why they are being requested, and the subsequent compensatory measures. For each variance/exception requested the UDC requires two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include increased articulation, increased architectural elements, more pedestrian amenity, larger landscape planting sizes, etc.

M.12 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measures (above and beyond the requirements of the UDC) for each exception or variance is required. In order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures.

I.13 Please note that failure to address all comments provided by staff by 3:00 PM on August 4, 2026 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.14 Please note the scheduled meetings for this case:

- (1) Planning & Zoning Work Session meeting will be held on July 28, 2026.
- (2) Planning & Zoning meeting/public hearing meeting will be held on August 11, 2026.

I.15 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Kuhn	07/21/2026	Approved w/ Comments

07/21/2026: General Items:

- Must meet City's 2023 Standards of Design and Construction Manual
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- No structures or fences with easements.
- Tree mitigation will be required for the removal of any existing trees on site.
- All utilities must be underground.
- Property will need to be platted.
- Additional comments may be provided at time of Engineering.

Drainage Items:

- Detention is required if increasing impervious area.
- Detention calculations are based on property zoning, not land area use.
- Detention easement required at freeboard elevation. No vertical walls are allowed in detention easement.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention is not allowed in flood plain
- Emergency spillway required for detention pond.
- Detention ponds must be irrigated.
- No public water or sanitary sewer can be in detention easement.
- Existing flow patterns must be maintained.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.
- FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.

Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- All commercial sewer connections must be made by a proposed or existing manhole.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Opening cutting will not be allowed.
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.

Roadway Paving Items:

- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed)
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without a City approved turnaround.
- All drive isles to be 24' wide.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane (if needed) to be in a platted easement.
- Culverts (if needed) must be engineered.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

Operation & Maintenance Plan for Structural Control Measures:

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

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

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

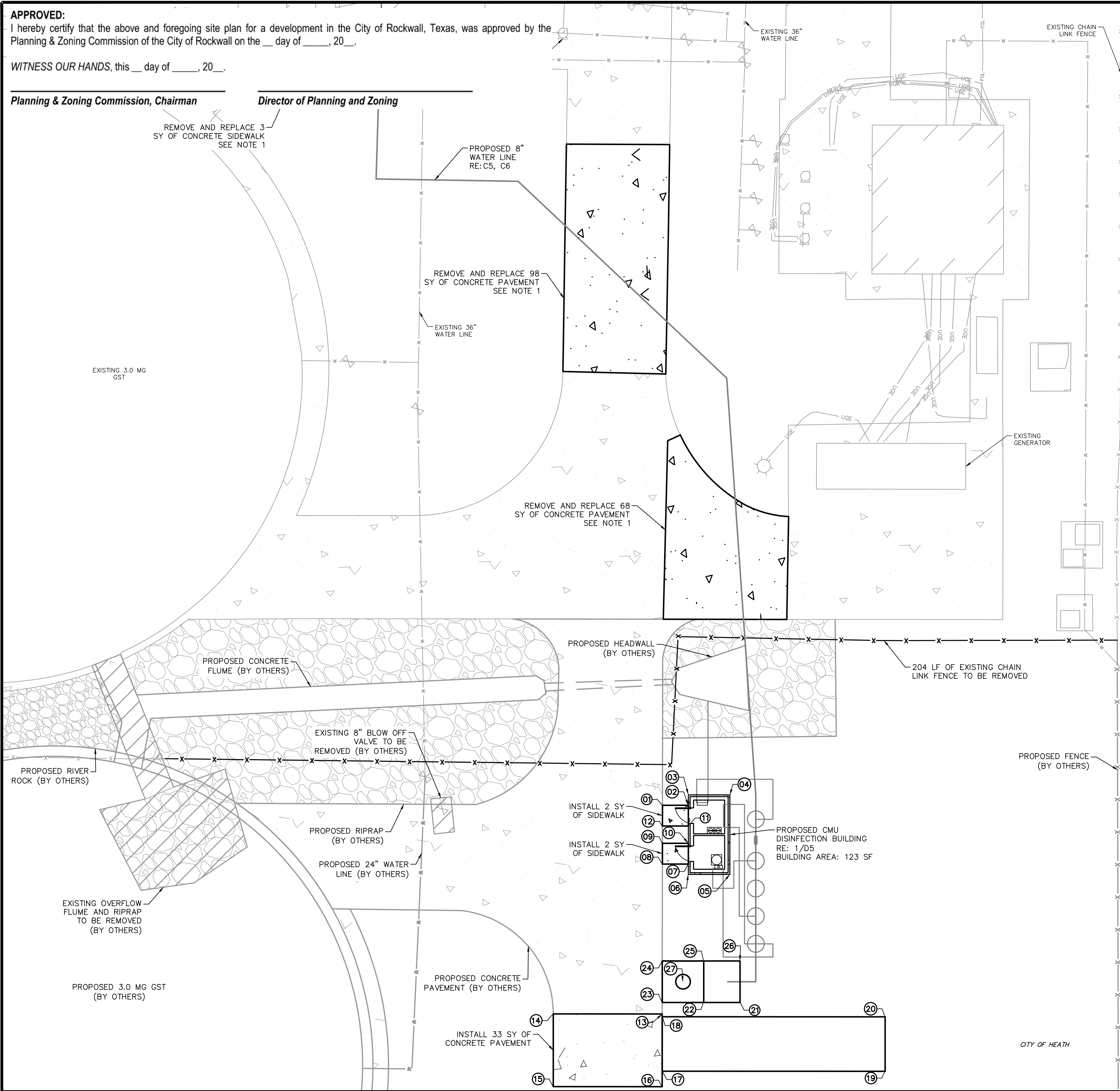
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	07/22/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/23/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/20/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/20/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/20/2026	Approved
No Comments			

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 ___, 20__.

WITNESS OUR HANDS, this __ day of ___, 20__.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



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PROJECT NUMBER: SP2026-XXX

SITE PLAN
FOR
WATER WELL 4

1.09 ACRES (47,346 SF) WITHIN THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CURRENT ZONING: C (COMMERCIAL) IH30 OVERLAY
PROPOSED LAND USE: POTABLE WATER WELL

JUNE 2026

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
ADDRESS: 13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER SUITE 700
DALLAS, TX 75240
PHONE: 682-348-5245
CONTACT: TANNER HENSON, P.E.

OWNER
CITY OF HEATH
ADDRESS: 200 LAURENCE DRIVE
HEATH, TX 75032
PHONE: 972-771-6228
CONTACT: BRYAN CREED

APPLICANT
KIMLEY-HORN AND ASSOCIATES, INC.
ADDRESS: 13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER SUITE 700
DALLAS, TX 75240
PHONE: 682-348-5245
CONTACT: TANNER HENSON, P.E.

ARCHITECT
QUORUM ARCHITECTS
ADDRESS: 825 WEST VICKERY BOULEVARD
SUITE 100
FORT WORTH, TX 76104
PHONE: 817-546-6313
CONTACT: ASHLEIGH HOOD

WATER WELL
SITE PLAN

DATE:	JUNE 2026
DESIGN:	TDH
DRAWN:	ENS
CHECKED:	KAF
KHA NO.:	064467609

SHEET

C4



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 1480 T L Townsend Drive

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial - IH30 Overlay

CURRENT USE Ground Storage Tank

PROPOSED ZONING Commercial - IH30 Overlay

PROPOSED USE Potable Water Well

ACREAGE 1.09

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

City of Heath

☒ APPLICANT

Kimley-Horn And Associates, Inc.

CONTACT PERSON

CONTACT PERSON

Tanner Henson

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Tiffanie Ramirez [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 \$ 1021.50 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17 DAY OF July 2024 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."

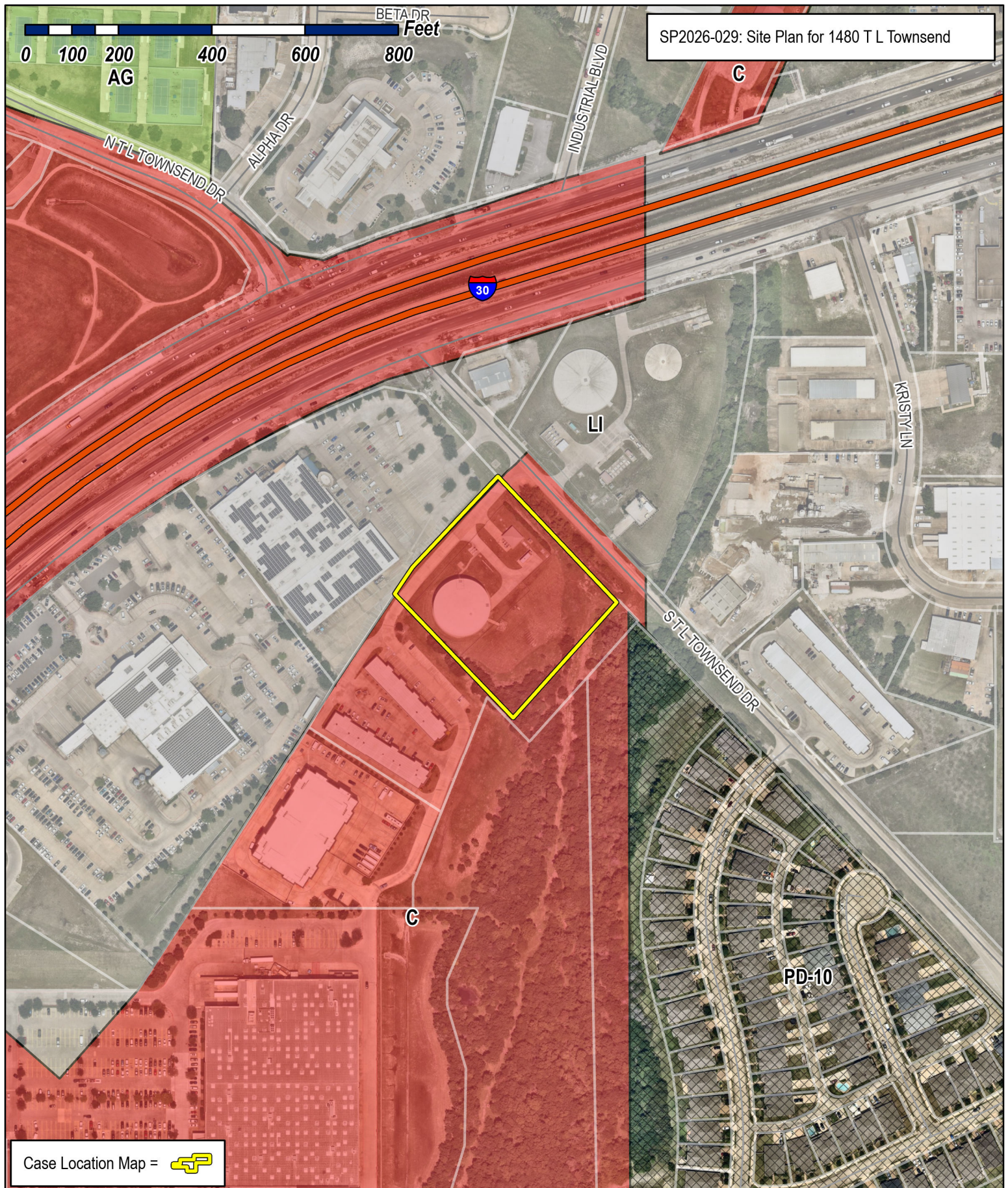
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF July, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Kristi Smith





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.



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 ___, 20__.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

REMOVE AND REPLACE 3-
SY OF CONCRETE SIDEWALK
SEE NOTE 1

PROPOSED 8"
WATER LINE
RE: C5, C6

REMOVE AND REPLACE 98-
SY OF CONCRETE PAVEMENT
SEE NOTE 1

EXISTING 36"
WATER LINE

REMOVE AND REPLACE 68
SY OF CONCRETE PAVEMENT
SEE NOTE 1

PROPOSED CONCRETE
FLUME (BY OTHERS)

EXISTING 8" BLOW OFF
VALVE TO BE
REMOVED (BY OTHERS)

PROPOSED RIVER-
ROCK (BY OTHERS)

PROPOSED RIPRAP
(BY OTHERS)

PROPOSED 24" WATER
LINE (BY OTHERS)

EXISTING OVERFLOW
FLUME AND RIPRAP
TO BE REMOVED
(BY OTHERS)

PROPOSED 3.0 MG GST
(BY OTHERS)

PROPOSED CONCRETE
PAVEMENT (BY OTHERS)

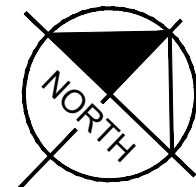
INSTALL 33 SY OF
CONCRETE PAVEMENT

INSTALL 2 SY
OF SIDEWALK

INSTALL 2 SY
OF SIDEWALK

— PROPOSED CMU
DISINFECTION BUILDING
RE: 1/D5
BUILDING AREA: 123 SF

CITY OF HEATH



GRAPHIC SCALE IN FEET

0 5 10 20

NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR REPLACING ENTIRE CONCRETE PANELS WHERE CONCRETE PAVEMENT DEMOLITION IS REQUIRED.
2. CONTRACTOR SHALL COORDINATE WITH THE CONTRACTOR OF THE PROPOSED GST BY OTHERS FOR GENERAL WORKING STAGE. NO ADDITIONAL COSTS SHALL BE PAID FOR COORDINATION EFFORTS AND POTENTIAL LAYOUT RESTRICTIONS PER COORDINATION.

	NORTHING	EASTING	DESCRIPTION
01	7020743.81	2599546.29	SIDEWALK CORNER
02	7020747.27	2599549.88	SIDEWALK CORNER
03	7020748.77	2599548.46	DISINFECTION BUILDING CORNER
04	7020754.26	2599554.26	DISINFECTION BUILDING CORNER
05	7020743.22	2599564.90	DISINFECTION BUILDING CORNER
06	7020737.67	2599559.14	DISINFECTION BUILDING CORNER
07	7020739.11	2599557.75	SIDEWALK CORNER
08	7020735.64	2599554.15	SIDEWALK CORNER
09	7020738.52	2599551.37	SIDEWALK CORNER
10	7020741.99	2599554.97	SIDEWALK CORNER
11	7020744.39	2599552.66	SIDEWALK CORNER
12	7020740.93	2599549.06	SIDEWALK CORNER
13	7020714.80	2599574.17	CONCRETE PAVEMENT CORNER
14	7020700.24	2599559.04	CONCRETE PAVEMENT CORNER
15	7020690.15	2599568.77	CONCRETE PAVEMENT CORNER
16	7020704.72	2599583.89	CONCRETE PAVEMENT CORNER
17	7020706.86	2599581.82	ELECTRICAL PAD CORNER
18	7020714.42	2599574.54	ELECTRICAL PAD CORNER
19	7020736.69	2599612.79	ELECTRICAL PAD CORNER
20	7020744.25	2599605.50	ELECTRICAL PAD CORNER
21	7020726.81	2599583.44	DISCHARGE PIPING PAD CORNER
22	7020721.96	2599578.40	WELL HEAD CORNER AND DISCHARGE PIPING PAD CORNER
23	7020716.41	2599572.64	WELL HEAD CORNER
24	7020722.17	2599567.09	WELL HEAD CORNER
25	7020727.72	2599572.85	WELL HEAD CORNER AND DISCHARGE PIPING PAD CORNER
26	7020732.58	2599577.89	DISCHARGE PIPING PAD CORNER
27	7020722.07	2599572.75	TOP OF WELL HEAD RE: 3/D3

PROJECT NUMBER: SP2026-XXX

SITE PLAN FOR WATER WELL 4

1.09 ACRES (47,346 SF) WITHIN THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CURRENT ZONING: C (COMMERICAL) IH30 OVERLAY
PROPOSED LAND USE: POTABLE WATER WELL

JUNE 2026

ENGINEER
KIMLEY-HORN AND ASSOCIATES, INC.
ADDRESS: 13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER SUITE 700
DALLAS, TX 75240
PHONE: 682-348-5245
CONTACT: TANNER HENSON, P.E.

OWNER
CITY OF HEATH
ADDRESS: 200 LAURENCE DRIVE
HEATH, TX 75032
PHONE: 972-771-6228
CONTACT: BRYAN CREED

APPLICANT
KIMLEY-HORN AND ASSOCIATES, INC.
ADDRESS: 13455 NOEL ROAD
TWO GALLERIA OFFICE TOWER SUITE 700
DALLAS, TX 75240
PHONE: 682-348-5245
CONTACT: TANNER HENSON, P.E.

ARCHITECT
QUORUM ARCHITECTS
ADDRESS: 825 WEST VICKERY BOULEVARD
SUITE 100
FORT WORTH, TX 76104
PHONE: 817-546-6313
CONTACT: ASHLEIGH HOOD

THIS DOCUMENT IS INCOMPLETE
AND IS RELEASED TEMPORARILY
FOR INTERIM REVIEW ONLY. IT IS
NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMIT PURPOSES.

TANNER D. HENSON, P.E.
SERIAL NO. 151423
DATE: JUNE 2026

**WATER WELLS 2 & 4
CITY OF HEATH
ROCKWALL COUNTY, TEXAS**

WATER WELL 4 SITE PLAN

DATE: JUNE 2026

DESIGN: TDH

DRAWN: ENS

CHECKED: KAF

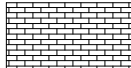
KHA NO.: 064467609

SHEET

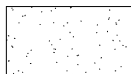
C4

K:\DAL_Municipal\064467609 - Heath Water Wells 2-4\To Others\Rockwall\20260626_Site plan permit application\Well 4 Site Plan With Roads.dwg

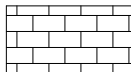
EXTERIOR FINISHES LEGEND



BRICK VENEER - RUNNING BOND
MANUF.: ACME BRICK
COLOR: 256 ALASKAN



CAST STONE - CAP
MANUF.: TEXAS BUILDING PRODUCTS
COLOR: DUSK



CMU VENEER - SPLIT FACED
MANUF.: BEST BLOCK
COLOR: 6 GREY GRANITE

OTHER MATERIALS:

MATERIAL	MANUFACTURER	COLOR
METAL ROOF	PAC - CLAD	BURNISHED SLATE - 614347
METAL CANOPY	ARCHITECTURAL FABRICATION	CHARCOAL
GUTTER & DOWN SPOUT	SHERWIN WILLIAMS	BLACK FOX SW 7020
DOORS & FRAMES	SHERWIN WILLIAMS	BLACK FOX SW 7020

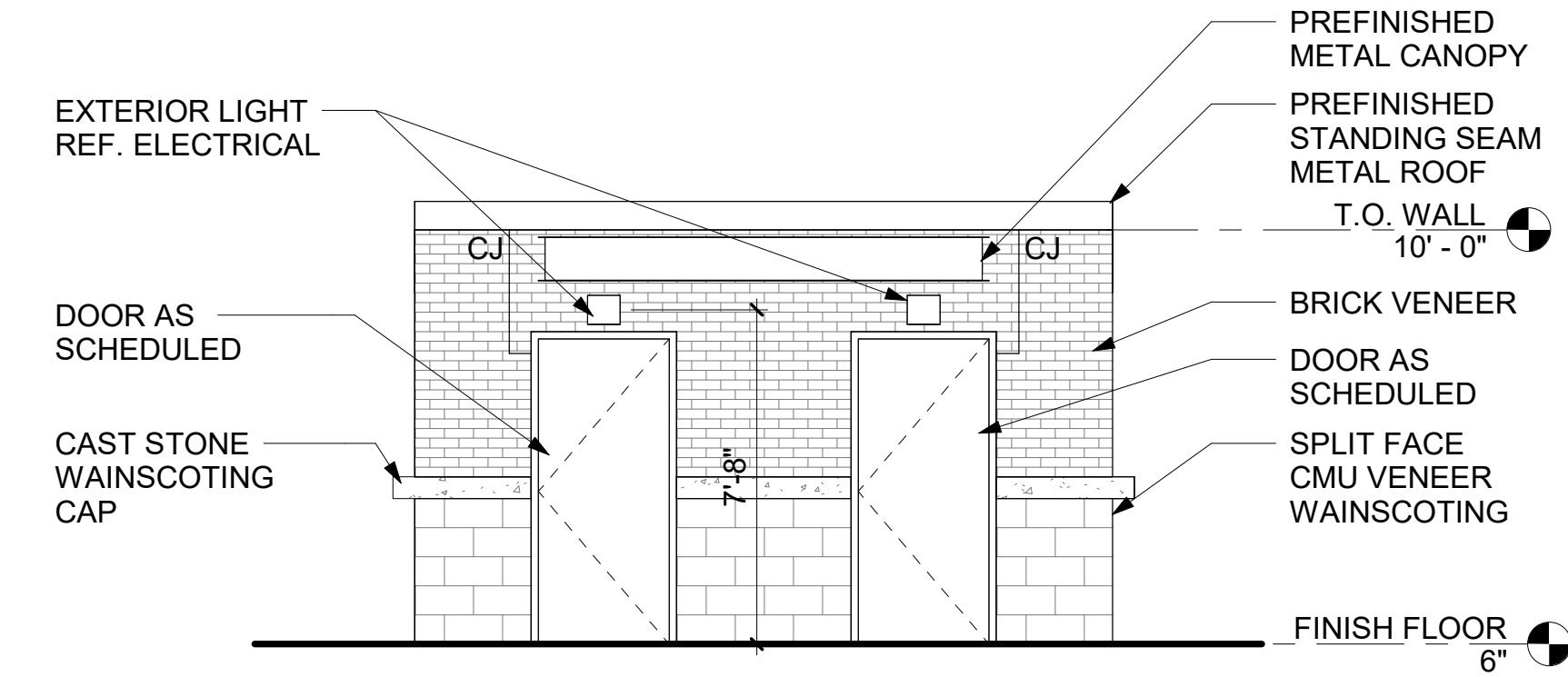
NOTE: COLOR SELECTION PROVIDED FOR BASIS OF DESIGN PURPOSES. ALL FINAL COLOR SELECTIONS TO BE MADE FROM MANUFACTURER'S FULL RANGE BY ARCHITECT AND OWNER.

APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the __ day of ____, 20__.

WITNESS OUR HANDS, this __ day of ____, 20__.

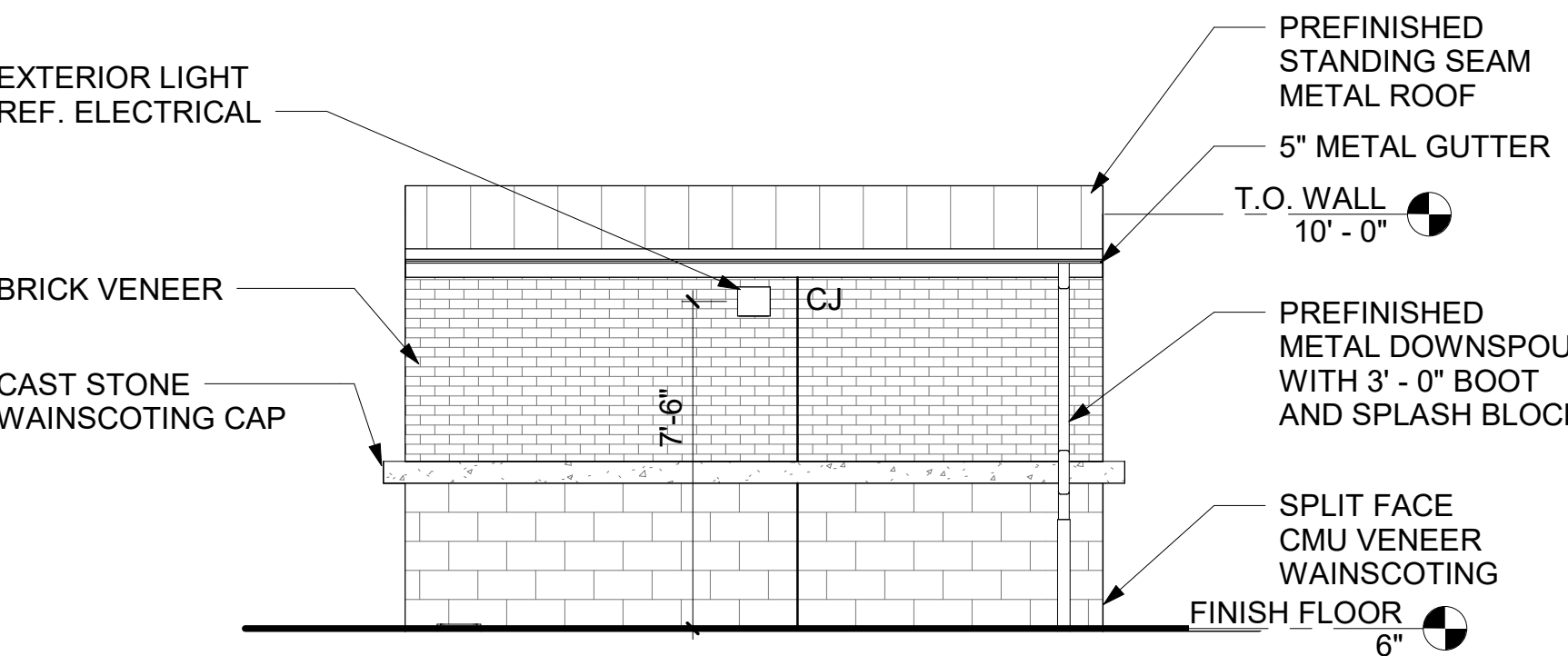
Planning & Zoning Commission, Chairman

Director of Planning and Zoning



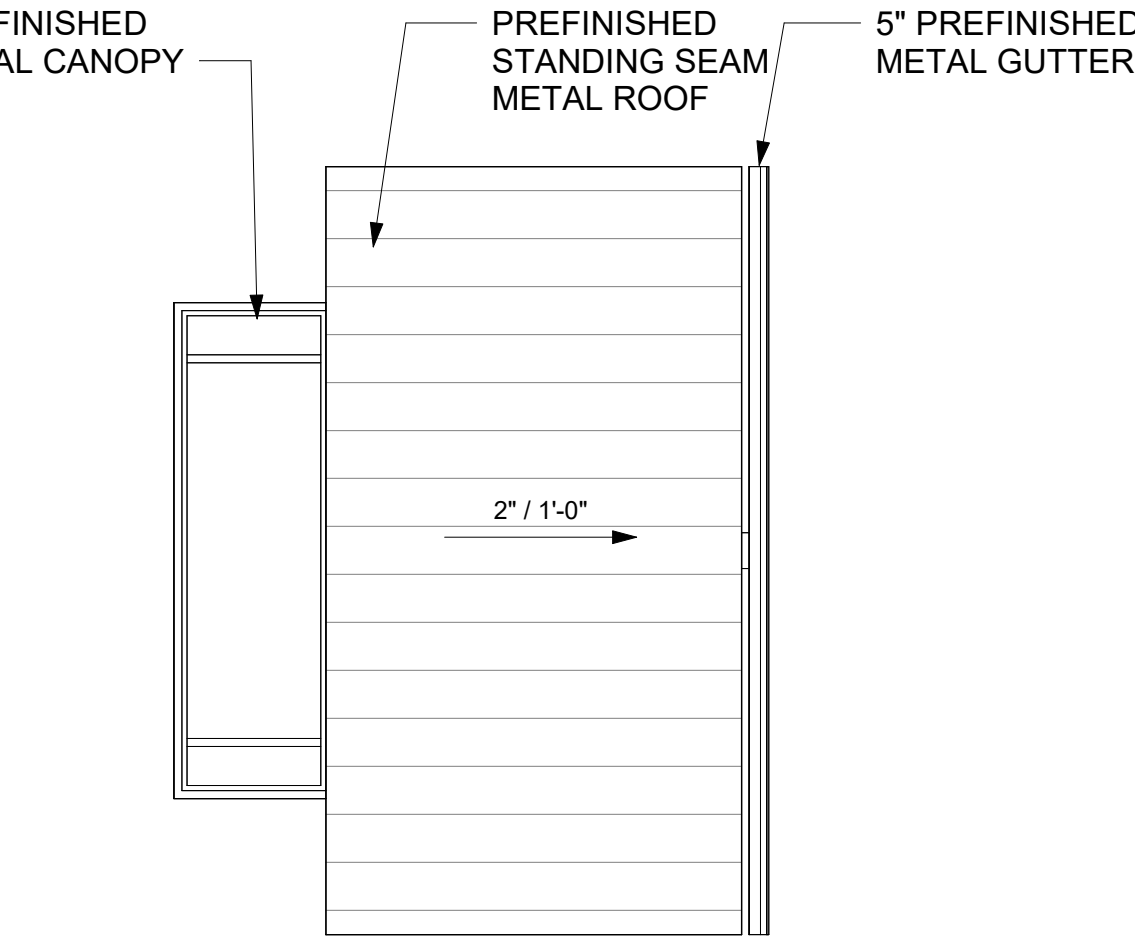
7 WEST ELEVATION

A1 SCALE: 1/4" = 1'-0"



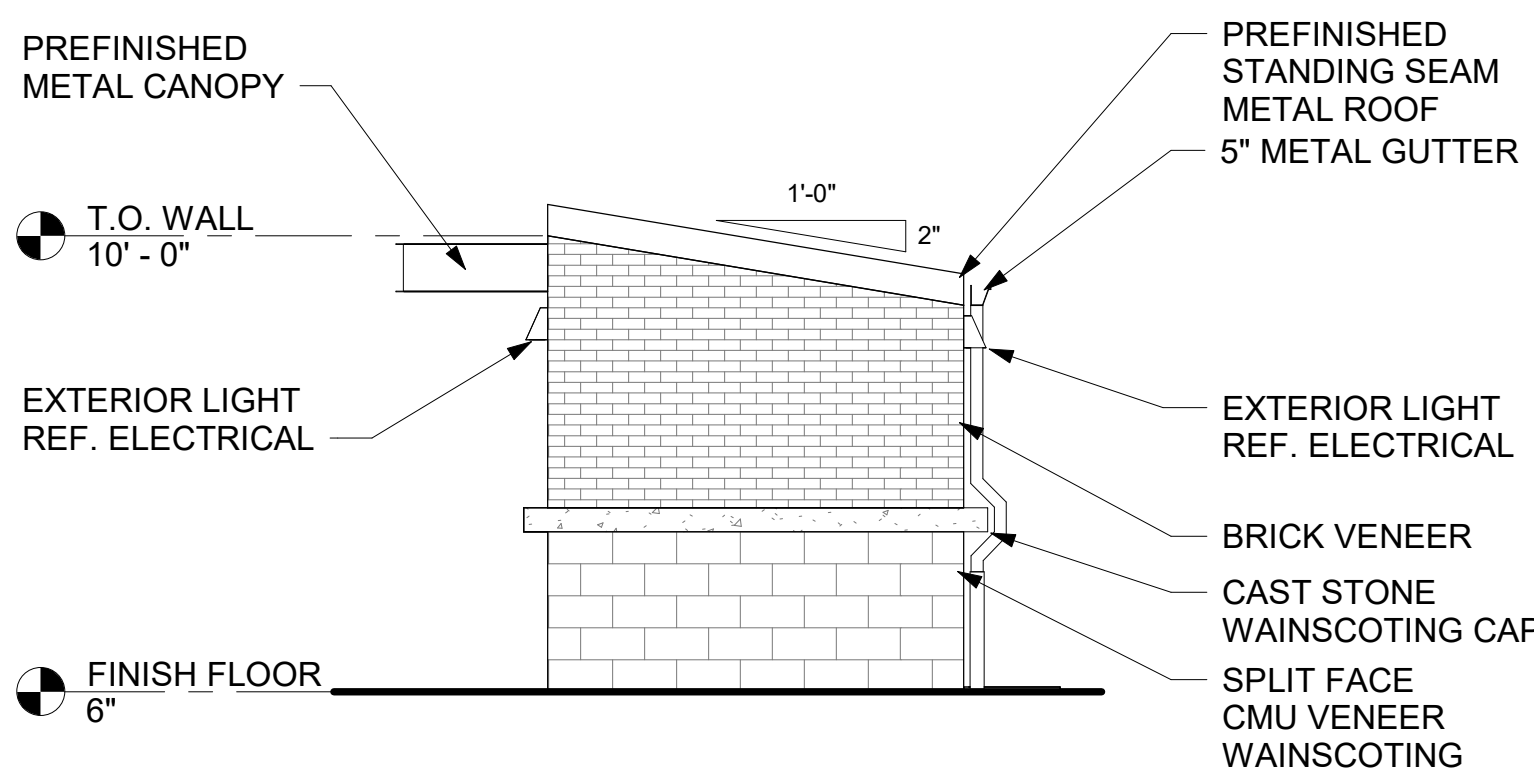
3 EAST ELEVATION

A1 SCALE: 1/4" = 1'-0"



6 ROOF PLAN

A1 SCALE: 1/4" = 1'-0"



2 SOUTH ELEVATION

A1 SCALE: 1/4" = 1'-0"

APPLICABLE CODES

2021 INTERNATIONAL BUILDING CODE
2021 INTERNATIONAL PLUMBING CODE
2021 INTERNATIONAL MECHANICAL CODE
2021 INTERNATIONAL ENERGY CONSERVATION CODE
2021 INTERNATIONAL FIRE CODE
2021 INTERNATIONAL FUEL GAS CODE
2020 NATIONAL ELECTRICAL CODE
2021 TEXAS ACCESSIBILITY STANDARDS
NOTE: ALL CODES TO COMPLY WITH LOCAL AMENDMENTS

GENERAL NOTES - FLOOR PLAN

- A. DIMENSIONS AS SHOWN ARE TO FACE OF STUD, CMU OR FACE OF BRICK, CONCRETE, UNLESS NOTED OTHERWISE (UNO).
- B. CONTRACTOR SHALL COORDINATE SIZE, LOCATION, AND CHARACTERISTICS OF ALL WORK, EQUIPMENT, AND ITEMS SUPPLIED BY THE OWNER, OR OTHERS, WITH THE SUPPLIER PRIOR TO THE START OF THE RELATED WORK.
- C. WARP ALL EXTERIOR PAVEMENT AT DOORWAYS TO FINISHED FLOOR WITH SLOPE NOT EXCEEDING 1.5% FOR 5' IN EACH DIRECTION.
- D. COORDINATE ALL LIGHTING, DUCTS, DIFFUSERS, AND ROOF PENETRATIONS WITH MEP DRAWINGS TO AVOID CONFLICT WITH STRUCTURE, AND OTHER BUILDING SYSTEMS.

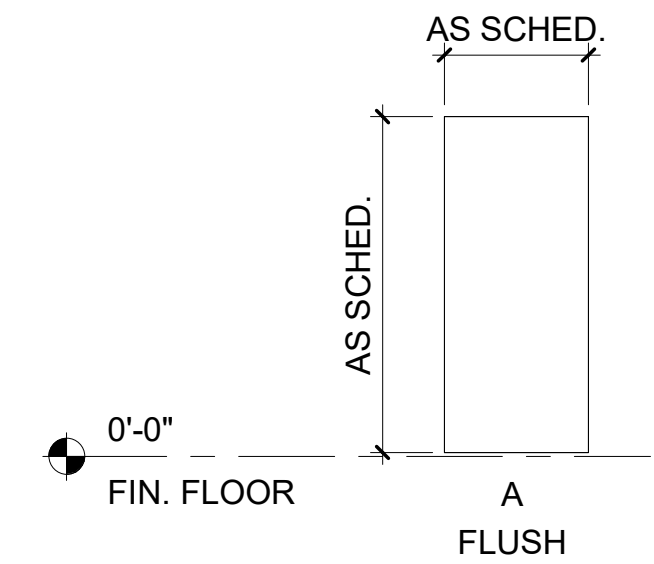
GENERAL NOTES - RCP

- A. COORDINATE ALL LOCATIONS OF ALL LIGHTS, DIFFUSERS, AND CEILING PENETRATIONS. NOTIFY ARCHITECT OF CONFLICTS FOR CLARIFICATION.

RCP LEGEND

- EXPOSED STRUCTURE
- INTERIOR LIGHT FIXTURE
- EXTERIOR LIGHT FIXTURE

DOOR SCHEDULE								
MARK	DOOR				FRAME	HARDWARE	NOTES	
	WIDTH	HEIGHT	TYPE	MATERIAL	MATERIAL	SET		
100	3' - 0"	7' - 0"	A	FRP	FRP		ACCESS CONTROLLED, S.S. HARDWARE	
101	3' - 0"	7' - 0"	A	FRP	FRP		ACCESS CONTROLLED, S.S. HARDWARE	



DOOR TYPE LEGEND

Kimley»Horn

THIS DOCUMENT ISSUED JULY 2026 IS FOR PRELIMINARY REVIEW ONLY UNDER THE AUTHORITY OF DAVID DUMAN, AIA TEXAS REGISTRATION # 14305 IT IS NOT TO BE USED FOR CONSTRUCTION OR FABRICATION PURPOSES

WATER WELL 2 & 4
CITY OF HEATH
ROCKWALL COUNTY, TEXAS

CHEMICAL BUILDING PLANS
& ELEVATIONS

DATE: JULY 2026
DESIGN: DGD
DRAWN: MNS
CHECKED: ANH
KHA NO.: 064467609

SHEET

A1

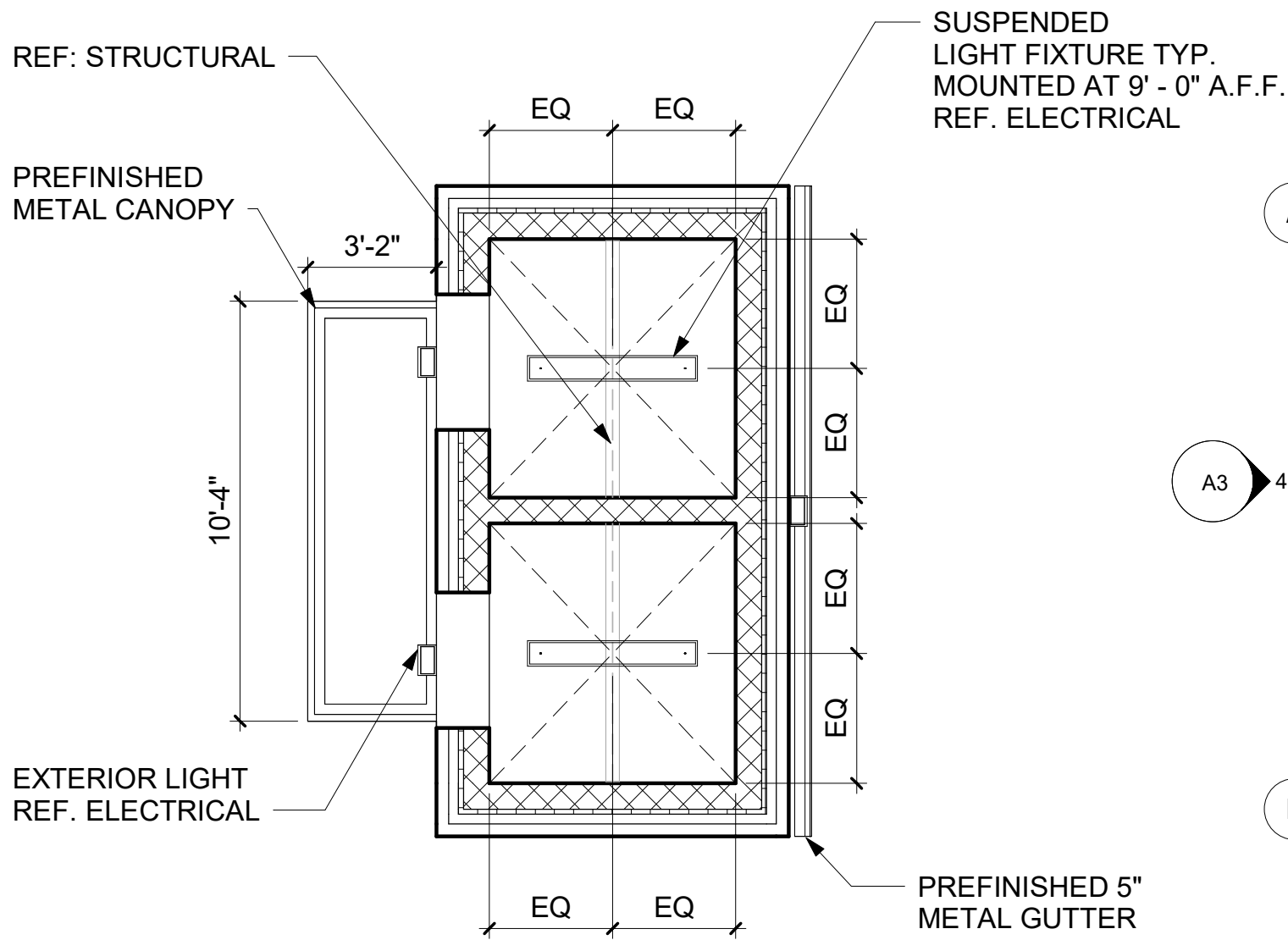
PROJECT INFORMATION

ZONING:	
USE:	CHEMICAL STORAGE BUILDING
BUILDING:	
BUILDING HEIGHT:	ALLOWABLE: 55 FEET, 3 STORIES PROPOSED: 10 FEET - 8 INCHES
BUILDING AREA:	ALLOWABLE: 17,500 SF (TABLE 506.2) PROPOSED: 123 SF
OCCUPANCY:	GROUP H-4
CONSTRUCTION TYPE:	TYPE II B
EXITING:	
OCCUPANTS:	TABLE 1004.5 INDUSTRIAL - 100 GROSS 123 SF / 100 = 2 OCCUPANTS TOTAL OCCUPANTS: 2
EXITS:	2 REQUIRED 2 PROPOSED

ENERGY CODE

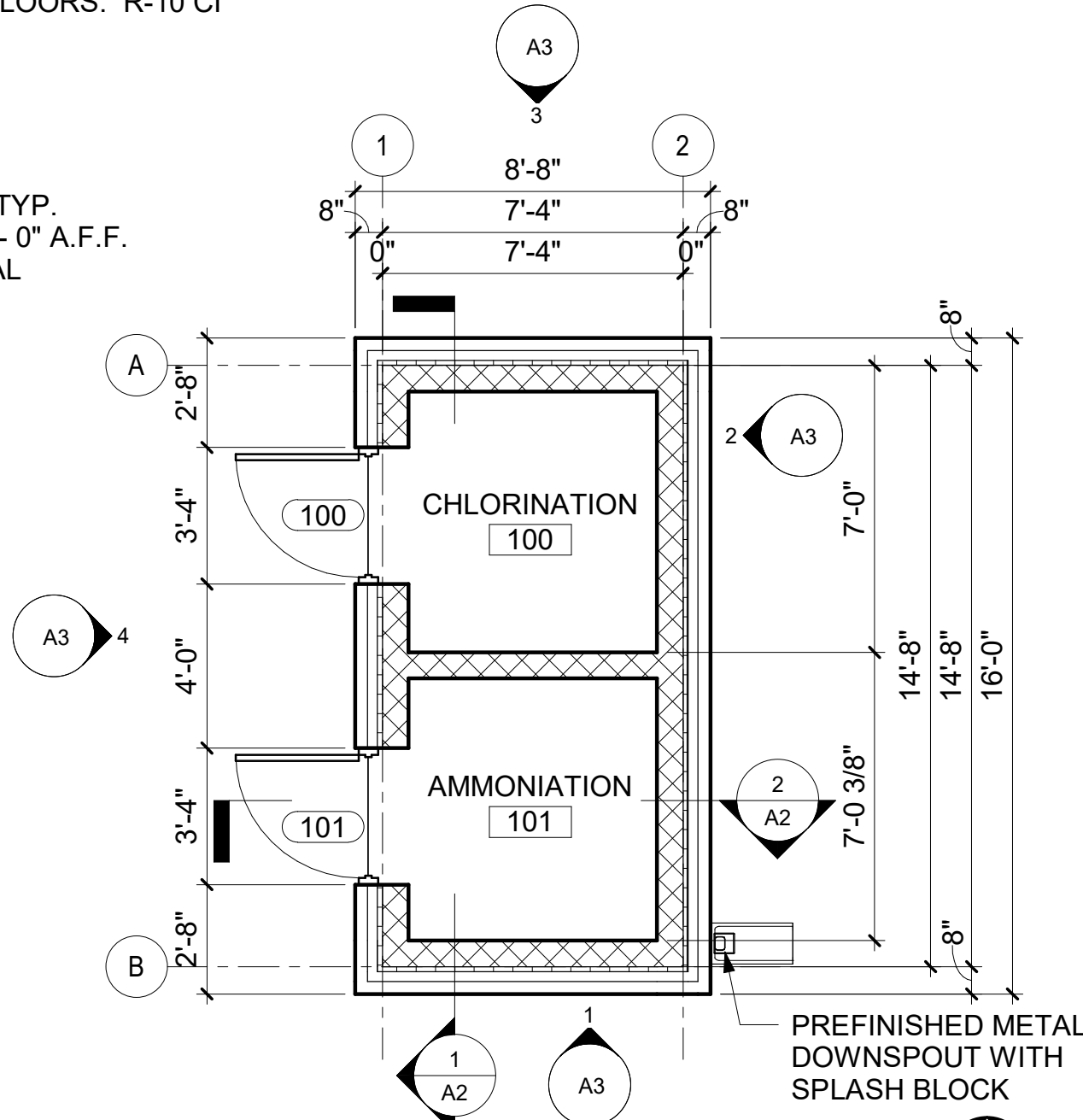
ROCKWALL COUNTY = ZONE 3A

ENVELOPE REQUIREMENTS:
ROOFS: INSULATION ENTIRELY ABOVE ROOF DECK = R-25 CI
WALLS: R-7.6 CI
FLOORS: R-10 CI



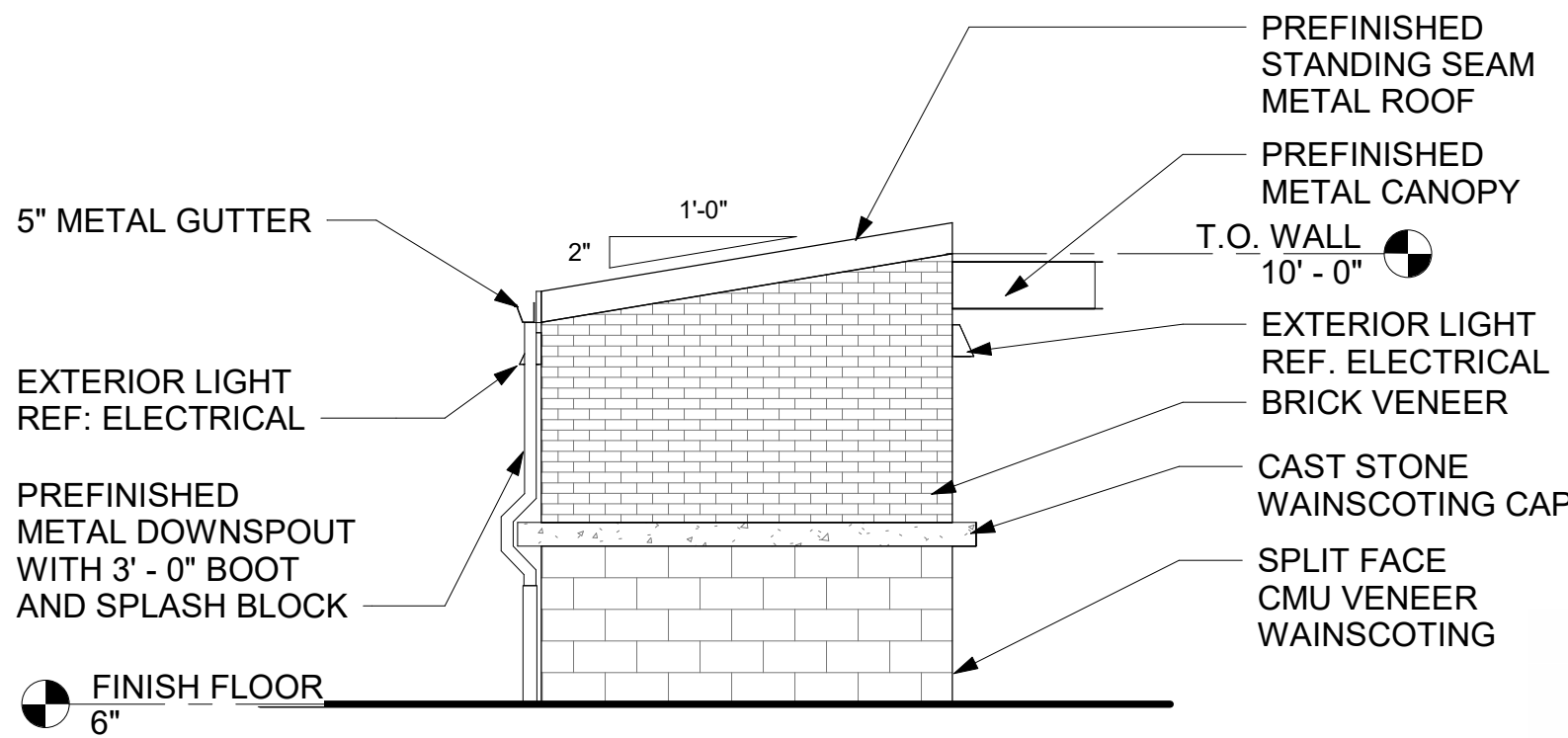
5 REFLECTED CEILING PLAN

A1 SCALE: 1/4" = 1'-0"



4 FLOOR PLAN

A1 SCALE: 1/4" = 1'-0"



1 NORTH ELEVATION

A1 SCALE: 1/4" = 1'-0"

quorum
ARCHITECTURE - INTERIOR DESIGN
825 W Vickery Blvd, Suite 100
Fort Worth, TX 76104
817.738.8095
25089

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 ___, 20__.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



A3 SCALE: 1/2" = 1'-0"



A3 SCALE: 1/2" = 1'-0"



A3 SCALE: 1/2" = 1'-0"



A3 SCALE: 1/2" = 1'-0"

BRICK VENEER - RUNNING BOND
MANUF.: ACME BRICK
COLOR: 256 ALASKAN



CAST STONE - CAP
MANUF.: TEXAS BUILDING PRODUCTS
COLOR: DUSK



CMU VENEER - SPLIT FACED
MANUF.: BEST BLOCK
COLOR: 6 GREY GRANITE

MATERIAL	MANUFACTURER	COLOR
METAL ROOF	PAC - CLAD	BURNISHED SLATE - 614347
METAL CANOPY	ARCHITECTURAL FABRICATION	CHARCOAL
GUTTER & DOWN SPOUT	SHERWIN WILLIAMS	BLACK FOX SW 7020
DOORS & FRAMES	SHERWIN WILLIAMS	BLACK FOX SW 7020

NOTE: COLOR SELECTION PROVIDED FOR BASIS OF DESIGN PURPOSES, ALL FINAL COLOR SELECTIONS TO BE MADE FROM MANUFACTURER'S FULL RANGE BY ARCHITECT AND OWNER.

Kimley»»Horn

No.	Revisions	By	Date

THIS DOCUMENT ISSUED
JULY 2026
IS FOR PRELIMINARY
REVIEW ONLY UNDER THE
AUTHORITY OF
DAVID DUMAN, AIA
TEXAS REGISTRATION #
14305.
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CONSTRUCTION OR
FABRICATION PURPOSES

WATER WELL 2 & 4
CITY OF HEATH
ROCKWALL COUNTY, TEXAS

CHEMICAL BUILDING RENDERED ELEVATIONS

DATE:	JULY 2026
DESIGN:	DGD
DRAWN:	MNS
CHECKED:	ANH
KHA NO.:	064487609

SHEET

A3

quorum
ARCHITECTURE · INTERIOR DESIGN

825 W Vickery Blvd, Suite 100
Fort Worth, TX 76104
817.738.8095

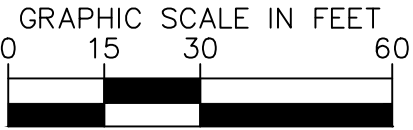
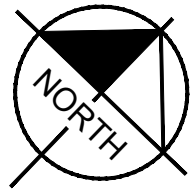
25089

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 ____, 20__.

WITNESS OUR HANDS, this __ day of ____, 20__.

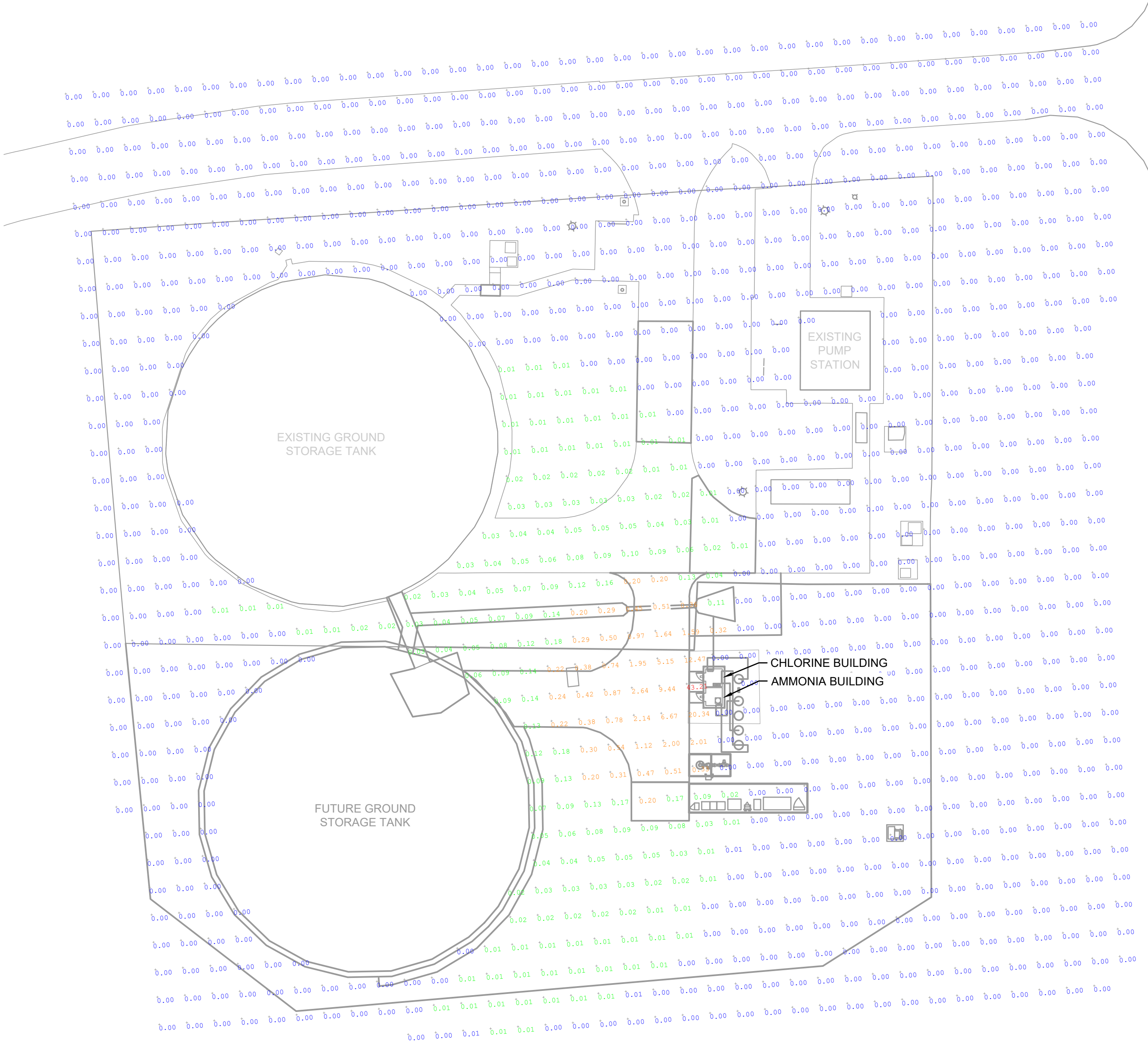
Planning & Zoning Commission, Chairman

Director of Planning and Zoning



LEGEND

- X.XX 0.00 FC
- X.XX 0.01 FC – 0.19 FC
- X.XX 0.20 FC – 42 FC
- X.XX MAXIMUM FC



ELECTRICAL
WATER WELL 4 PHOTOMETRIC SITE PLAN

SCALE: 1" = 30' - 0"

ELECTRICAL
WATER WELL 4 PHOTOMETRIC SCHEDULES

SCALE: NO SCALE

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
Entire Site	Illuminance	Fc	0.12	43.21	0.00	N.A.	N.A.
Disinfection Building	Illuminance	Fc	3.38	20.3	0.0	N.A.	N.A.

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	UWLR	BUG Rating
	2	TWR1_LED_ALO-HIGH_50K_UVOLT	Single	TWR1 LED ALO-HIGH 50K UVOLT	1.000	8523	60	120	0.12	B1-U4-G5

Luminaire Location Summary						
LumNo	Label	Insertion Point			Orient	Tilt
		X	Y	Z		
3	TWR1_LED_ALO-HIGH_50K_UVOLT	2599556.498	7020740.881	8	223.836	0
4	TWR1_LED_ALO-HIGH_50K_UVOLT	2599551.41	7020746.162	8	223.836	0

Kimley»Horn

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SEAN HUDSON		SERIAL NO. 155284	
1345 New Road, Two County Office Tower, Suite 100, Dallas, TX 75240 972-770-1300		DATE: JUNE 2026	
No.	Revision	By	Date

WATER WELLS 2 & 4
CITY OF HEATH
ROCKWALL COUNTY, TEXAS

ELECTRICAL
WATER WELL 4
PHOTOMETRIC
CALCULATIONS

DATE:	JUNE 2026
DESIGN:	SCH
DRAWN:	OKJ
CHECKED:	SCH
KHA NO.:	064467609

SHEET

EX1

PROJECT COMMENTS



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

DATE: 7/24/2026

PROJECT NUMBER: SP2026-030
PROJECT NAME: Amended Site Plan for 706 S. Clark Street
SITE ADDRESS/LOCATIONS: 706 South Clark Street, Rockwall, TX, 75087

CASE CAPTION: Discuss and consider a request by Ethan Kaufmann for the approval of a Site Plan for a Restaurant with Less Than 2,000 SF without a Drive Through or Drive-In on a 1.132-acre tract of land identified as Lots A & C, Block 110, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) for Heavy Commercial (HC) District land uses, addressed as 706 S. Clark Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	07/22/2026	Approved w/ Comments

07/22/2026: SP2026-030; Amended Site Plan for 706 S. Clark Street

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

I.1 This is a request by Ethan Kaufmann for the approval of a Site Plan for a Restaurant with Less Than 2,000 SF without a Drive Through or Drive-In on a 1.132-acre tract of land identified as Lots A & C, Block 110, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 52 (PD-52) for Heavy Commercial (HC) District land uses, and addressed as 706 S. Clark Street.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

I.3 The Planning and Zoning Department will never request online payment, and the City of Rockwall will never request payment by wire transfer. If you receive an email requesting payment by wire transfer or have any questions or concerns, please contact the case manager directly using the contact information listed in these comments or on the City's official website.

M.4 For reference, include the case number (SP2026-030) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

M.5 Provide the following signature block on each page of all plans and please place them in a blank area of the plans. (Subsection 03.04.A, of Article 11, UDC)

APPROVED:

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

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

M.6 Site Plan

1) Add one (1) canopy tree near the parking spaces to satisfy the requirement for one (1) canopy tree within 80-feet of parking space. This tree can be an oak variety (i.e. Live Oak, Bur Oak, Chinquapin Oak, Red Oak, etc.), Bald Cypress, an elm variety (Cedar Elm, Homestead Elm, Lacebark Elm, etc.), or a Magnolia variety (Magnolia, Little Gem Magnolia).

M.7 Building Elevations

- 1) Indicate the elevations that are adjacent to S. Clark Street.
- 2) Remove the trailer hitch on the airstream.
- 3) Building does not meet the Commercial Building articulation standards. This will require a variance from the Planning and Zoning Commission. (Subsection 06.02.C.5, of Article 05, UDC)
- 4) The minimum roof pitch for a Commercial Building is 6/12. (Subsection 04.01.A(1), Article 05, UDC) This will require a variance from the Planning and Zoning Commission.
- 5) Murals are not allowed in the City of Rockwall besides the IH-30 Overlay District. Please remove the mural on the rendering.
- 6) The sign is incorrect on the passenger side elevation. Please revise the orientation of the sign to be the backside of the lettering.
- 7) The door side elevations should be the end of the airstream and should not include a door. Please revise this side.

M.8 Staff has identified the following exception associated with the proposed request: [1] Articulation, and [2] Roof Design Standards. Should you decide to request these items as variance(s)/exception(s), please provide a letter that lists the variance(s)/exception(s), why they are being requested, and the subsequent compensatory measures. For each variance/exception requested the UDC requires two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include increased articulation, increased architectural elements, more pedestrian amenity, larger landscape planting sizes, etc.

M.9 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measures (above and beyond the requirements of the UDC) for each exception or variance is required. In order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures.

I.10 Please note that failure to address all comments provided by staff by 3:00 PM on August 4, 2026 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.11 Please note the scheduled meetings for this case:

- (1) Planning & Zoning Work Session meeting will be held on July 28, 2026.
- (2) Planning & Zoning meeting/public hearing meeting will be held on August 11, 2026.

I.12 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Kuhn	07/21/2026	Approved w/ Comments

07/21/2026: 1. Where is this proposed? Cannot be in parking stall, turn around area, or in easements.
2. 24'x15' striped and signed "No Parking (steel reinforced concrete)
3. Drive aisle min. 24' wide
4. 9'x20'

General Items: NEED A SITE PLAN THAT INCLUDES PROP AND EXISTING UTILITIES AND DIMENSIONS FOR ALL ITEMS

- Must meet City's 2023 Standards of Design and Construction Manual
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.

- No signage is allowed within easements or ROW.
- No structures or fences within easements.
- Tree mitigation will be required for the removal of any existing trees on site.
- All utilities must be underground.
- Show commercial dumpster locations on the site plan if applicable. Dumpsters may not directly face a roadway.
- 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.
- Additional comments may be provided at time of Engineering.

Roadway Paving Items:

- All driveways must meet City spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- 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.
- Fire lane to be in a platted easement.
- Culverts (if needed) for driveways will need to be engineered.
- Must meet driveway width maximum and minimum.
- 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.

Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, Storm, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements. No structures allowed in easements
- There is an existing 8" sewer main along E Boydston Ave. available for use.
- There is an existing 6" water main stub along S Clark St available for use.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in an easement.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.

Drainage Items:

- Existing flow patterns must be maintained. Drainage may not be increased towards any direction.
- Detention must be provided if increasing impervious area.
- 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 (if needed) must be engineer designed.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

Operation & Maintenance Plan for Structural Control Measures:

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

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

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	07/22/2026	Approved
07/22/2026: MURAL AND PROJECTION SIGN ARE NOT PART OF THIS APPROVAL PROCESS, AND WILL REQUIRE A SIGN VARIANCE THROUGH CITY COUNCIL AND A SIGN PERMIT APPROVAL BEFORE ANY WORK IS STARTED			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/23/2026	Needs Review
07/23/2026: Revise the site plan to clearly identify all proposed and existing fire lanes and fire hydrants. Provide dimensioned fire hydrant and fire lane coverage paths demonstrating that all portions of the site and exterior building walls are within the required hose-reach distances. Distances shall be measured along an approved route around the exterior of the building and not in a straight line through the building.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/20/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	07/20/2026	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	07/20/2026	Approved w/ Comments

07/20/2026: Landscape plans?

General Items: NEED A SITE PLAN THAT INCLUDES PROP AND EXISTING UTILITIES AND DIMENSIONS FOR ALL ITEMS

- Must meet City's 2023 Standards of Design and Construction Manual
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" or taller must be rock, stone, or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- No structures or fences within easements.
- Tree mitigation will be required for the removal of any existing trees on site.
- All utilities must be underground.
- Show commercial dumpster locations on the site plan if applicable. Dumpsters may not directly face a roadway.
- 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.
- Additional comments may be provided at time of Engineering.

Roadway Paving Items:

- All driveways must meet City spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed with without a City approved turnaround area, 15'x64' striped and signed no parking area.
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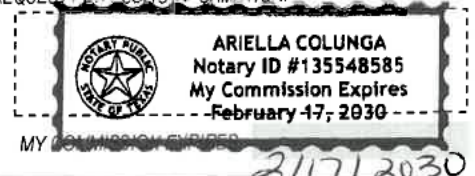
STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

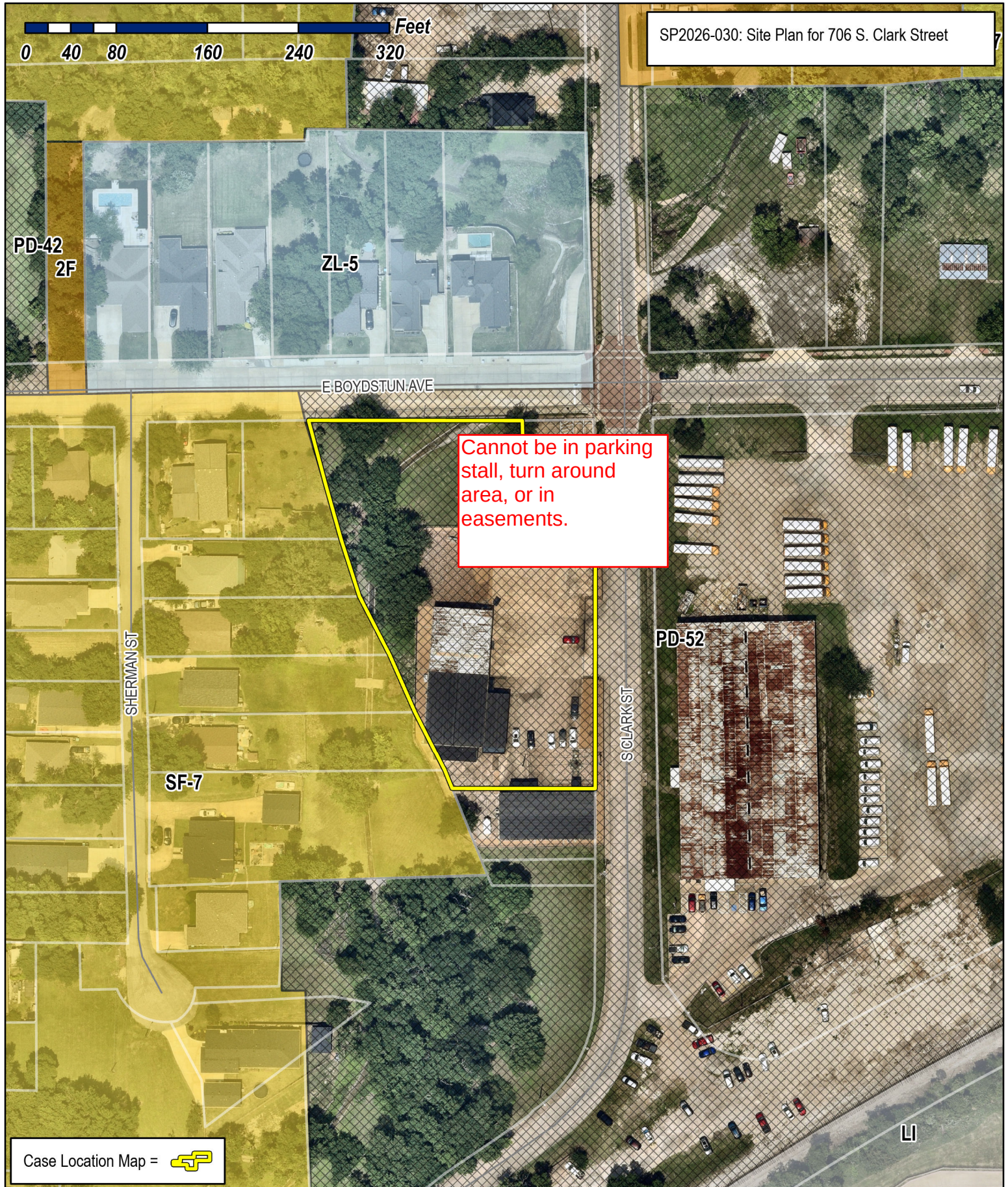
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 529.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF July 2020 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF July 2020

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Location Map = 



City of Rockwall

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

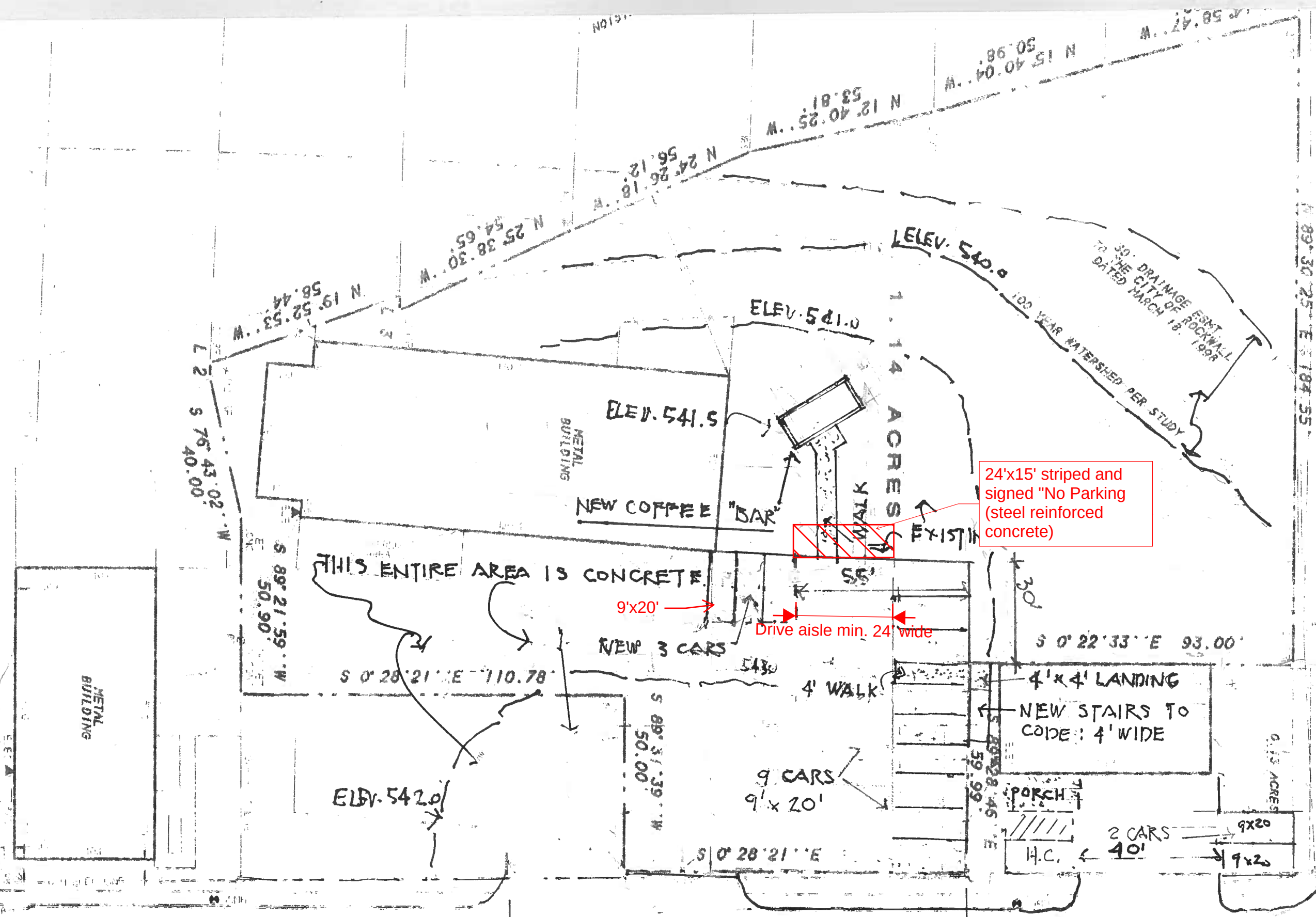
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



BOYDSTON STREET

EXISTING CURB & SIDEWALK

NO ACRES



SCALE: 1"=30'

NOTE: ENTIRE PROPERTY IS PAVED IN CONCRETE -

SITE PLAN

7/1/26

PREPARED BY: RAMSAY ARCHITECTURE



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.

GENERAL NOTE: THE CITY OF ROCKWALL PLANNING AND ZONING DEPARTMENT ACCEPTS PAYMENT BY CHECK ONLY, EITHER IN PERSON OR BY MAIL. THE CITY OF ROCKWALL WILL NEVER REQUEST PAYMENT BY WIRE TRANSFER THROUGH EMAIL.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 706 S. Clark Street

SUBDIVISION _____

LOT _____

BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE _____

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

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

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

☒ OWNER

Ethan Kaufmann

☐ APPLICANT

CONTACT PERSON

Ethan Kaufmann

CONTACT PERSON

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ethan Kaufmann [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 \$ 529.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF July 2020 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

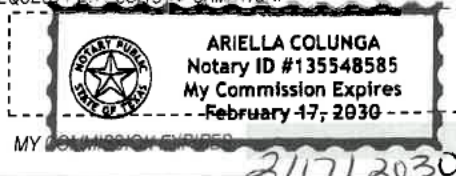
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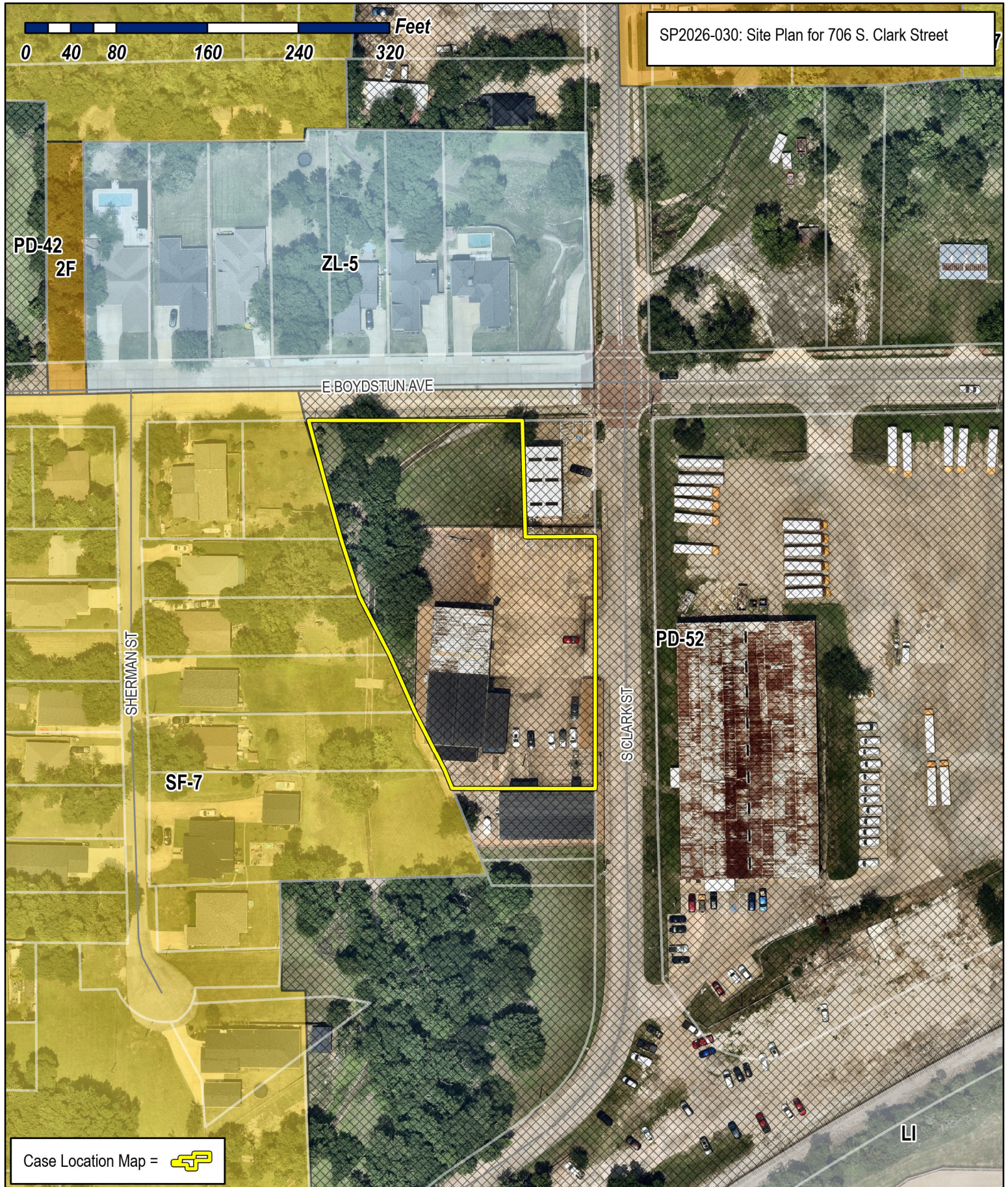
OWNER'S SIGNATURE

Ethan Kaufmann

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Ariella Colunga





City of Rockwall

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Goldie's Coffee Company

Proposal for the City of Rockwall, Texas

Executive Summary

Goldie's Coffee Company respectfully submits this proposal in support of its site plan application. Goldie's is envisioned as a boutique coffee destination operating from a beautifully restored vintage Airstream trailer, providing premium organic coffee and cold pressed juices, exceptional customer service, and an inviting outdoor gathering space that complements the character of Rockwall.

Business Overview

Goldie's Coffee Company will serve organic coffee, handcrafted espresso beverages, cold brew, teas, pastries, seasonal drinks, and cold-pressed juices from a permanent Airstream installation - on a covered foundation.

Vision

To become one of Rockwall's most recognizable community gathering places by combining exceptional coffee with outstanding hospitality.

Mission

To create a welcoming destination where residents and visitors can enjoy premium beverages in a thoughtfully designed environment that reflects the charm of Rockwall.

Community Benefits

The project will create local jobs, generate sales tax revenue, improve the property, encourage pedestrian activity, support nearby businesses, and participate in community events and charitable partnerships.

Project Description

The development includes a restored Airstream coffee trailer, permanent utilities, ADA-accessible walkways, landscaped outdoor seating, decorative lighting, quality signage, and attractive architectural finishes.

Architectural Character

The design features a polished vintage Airstream with classic illuminated Goldie's signage, black and natural wood accents, string lighting, attractive landscaping, and inviting outdoor seating.

Operations

Goldie's will operate in compliance with all City, County, and State health, food service, fire, and safety requirements while emphasizing efficient customer service and site maintenance.

Commitment to Quality

Daily maintenance, landscaping, cleanliness, lighting upkeep, and property improvements will ensure a high-quality appearance year-round.

Economic Impact

Goldie's represents a long-term private investment that will create employment opportunities, strengthen local commerce, and contribute positively to the Rockwall economy.

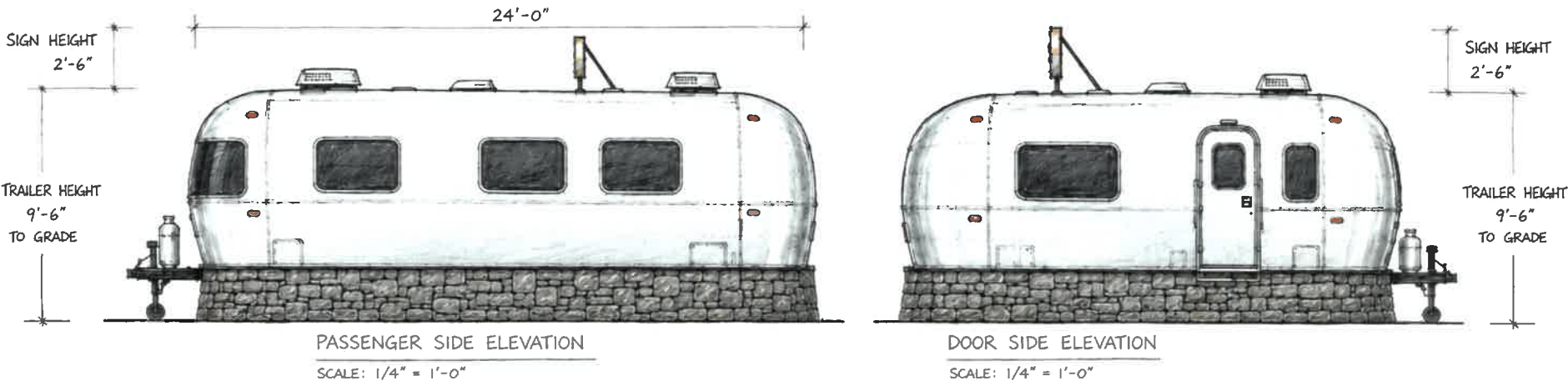
Conclusion

Goldie's Coffee Company respectfully requests approval of the accompanying site plan. Our goal is to create a beautiful, community-focused destination that enhances Rockwall while providing residents and visitors with an exceptional local coffee experience.

Respectfully Submitted,

Ethan Kaufmann

Goldie's Coffee Company



MATERIALS / FINISHES					NOTES: - AIRSTREAM 24' CLASSIC TRAILER - ROOFTOP SIGN: "GOLDIE'S" WITH MARQUEE LIGHTS - STONE SKIRT TO CONCEAL WHEELS AND UNDERCARRIAGE - SERVICE WINDOW WITH AWNING - EXTERIOR LIGHTING AND SITE AMENITIES NOT SHOWN - ALL DIMENSIONS ARE APPROXIMATE	GOLDIE'S AIRSTREAM COFFEE TRAILER ELEVATION SITE PLAN	DATE: JULY 17TH, 2026	
							SCALE: 1/4" = 1'-0"	
POLISHED ALUMINUM	STONE SKIRT	WOOD ACCENT (SERVICE WINDOW INTERIOR)	BLACK METAL	MARQUEE LIGHTS			DRAWN BY: GOLDIE'S DESIGN	

A photograph of Goldie's Coffee Co. The scene features a large black wall on the left with the text "706" in the top left corner, "welcome to" in a script font, and "ROCKWALL" in large, bold, white capital letters. To the right of the text is a graphic of the state of Texas with a white star on a blue background and a red and white striped body. Below the text is a large, detailed sculpture of an armadillo. The wall is decorated with colorful flowers and plants. To the right of the wall is a silver Airstream-style coffee trailer with a sign that reads "Goldie's COFFEE CO." and a menu board. The trailer has a service window and a small sign that says "GOLDIE'S". In front of the trailer is a wooden bench. The foreground is a gravel patio with several black metal tables and chairs. A stone path leads from the bottom center towards the trailer. A small chalkboard sign on the path reads "COFFEE MADE BETTER" with a small logo. String lights hang across the top of the scene.

ROCKWALL



COFFEE CO.

COFFEE

DEAF	1.00
ESPRESSO	2.50
CAFFE MACCHIATO	2.50
LATTE	4.00
CAFFE MACCHIATO	4.00
MOCHA	4.50
CHOCOLATE SWIRL	4.50
FRUIT LATTE	4.50
CHOCOLATE LATTE	4.50
HOT CHOCOLATE	4.50
TEA	7.00
THANK YOU!	

COFFEE
MADE
BETTER

