



## CASE COVER SHEET

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

**PLANNING & ZONING CASE NO.**

**PLANNING & ZONING FEE**

### **PLATTING APPLICATION**

MASTER PLAT  
PRELIMINARY PLAT  
FINAL PLAT  
REPLAT  
AMENDING OR MINOR PLAT  
PLAT REINSTATEMENT REQUEST

### **SITE PLAN APPLICATION**

SITE PLAN  
AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

### **ZONING APPLICATION**

ZONING CHANGE  
SPECIFIC USE PERMIT  
PD DEVELOPMENT PLAN

### **OTHER APPLICATION**

TREE REMOVAL  
VARIANCE REQUEST/SPECIAL EXCEPTIONS

## **RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL**

**ARCHITECTURE REVIEW BOARD**

**PLANNING AND ZONING COMMISSION**

**CITY COUNCIL READING #1**

**CITY COUNCIL READING #2**

**CONDITIONS OF APPROVAL**

**NOTES**



# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- ☒ SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: 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 950 Sids Road, Rockwall TX 75032

SUBDIVISION REC Campus Addition

LOT 3 BLOCK A

GENERAL LOCATION 1,200+/- feet southeast along Mims Rd from the intersection of Sids Rd

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

CURRENT ZONING PD-44

CURRENT USE Commercial - vacant

PROPOSED ZONING PD-44

PROPOSED USE Commercial-Indoor Shooting Range

ACREAGE 1.407

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 Rayburn Electric Cooperative

☐ APPLICANT R-Delta Engineers, Inc.

CONTACT PERSON David Naylor

CONTACT PERSON Frank A. Polma, P.E.

ADDRESS 950 Sids Rd

ADDRESS 618 Main Street

CITY, STATE & ZIP Rockwall Tx 75032

CITY, STATE & ZIP Garland, Texas 75040

PHONE 469 402 2100

PHONE 972-494-5031

E-MAIL dnaylor@rayburnelectric.com

E-MAIL fapolma@rdelta.com

## NOTARY VERIFICATION [REQUIRED]

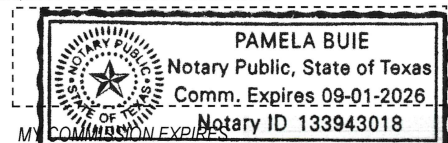
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED David Naylor [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ \$278.14 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF March, 2025 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 March, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



**To:** Director of Planning and Zoning  
**Subject:** Rayburn Electric Co-op Shooting Range

**Date:** 3.11.2025



**Dear Planning and Zoning Department,**

We are writing to request a variance under Section 09.02 formally, General Overlay District Standards, of the Unified Development Code (UDC). Below, I outline the requested variances, the extraordinary conditions that create undue hardship, and the proposed compensatory measures in compliance with the guidelines.

We respectfully request approval for the following variances:

- **Greater than 50% cementitious material on exterior walls**
- **Noncompliance with accent brick and stone on each building elevation**
- **Noncompliance with four-sided architecture and articulation standards**

*The subject property faces unique constraints, including:*

- Proximity to a preexisting electric co-op campus requires additional measures for integration into the surrounding area.

Strict adherence to the technical requirements of Section 09.02 would create undue hardship by:

- Adhering to technical requirements would restrict site development which is currently planned around the material cohesiveness of the new campus design.

To offset the requested variances, we propose the following measures that exceed UDC standards (compensatory measures):

**To:** Director of Planning and Zoning  
**Subject:** Rayburn Electric Co-op Shooting Range

**Date:** 3.11.2025



1. **(H) Increased architectural elements (canopies) Peaked Roof Form and Varied Roof Heights:**

Peaked roof forms and varied heights on the front facade, along with canopies, add architectural interest, aligning with UDC principles and enhancing the development's aesthetics. The entrance area features varying roof heights, with the range positioned at a different level, creating a cohesive look with surrounding properties. Screened rooftop units maintain visual appeal and consistency.

2. **(E) Increased Building articulation:**

The building design incorporates enhanced articulation at the primary elevation through varied roof heights, recessed and projected facade elements, and material transitions, ensuring a dynamic and visually appealing structure.

3. **(F) Masonry building materials in percentages equal to or greater than surrounding properties:**

The proposed masonry materials meet or exceed the percentage used in adjacent Rayburn Electric Co-op buildings, ensuring architectural consistency across the campus. While split-face CMU is a required material due to the building's function and structural needs, it also aligns with the cultured stone aesthetic that is preferred.

**To:** Director of Planning and Zoning  
**Subject:** Rayburn Electric Co-op Shooting Range

**Date:** 3.11.2025



The requested variances address the unique challenges of the property while maintaining harmony with the intent of the UDC. The proposed compensatory measures offset the variances and enhance the development's overall quality and compatibility with the surrounding area.

We kindly request that the Planning and Zoning Commission approve this appeal. Please do not hesitate to reach out to us at 972-272-2500 or [a.morales@mccarthyarchitecture.com](mailto:a.morales@mccarthyarchitecture.com) if you require further details or supporting documentation.

Thank you for your time and consideration.

**Sincerely,**

McCarthy Architecture.

SITE INFORMATION:

EXISTING ZONING: PD-44

PROPOSED ZONING: NO CHANGE

PROPOSED USE: INDOOR SHOOTING RANGE  
TOTAL AREA: 61,278 SQ FT 1.407 AC

"PD-44" 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: 25'-3"  
PROPOSED LOT COVERAGE: 14,889/61,278 = 24.30%  
PROPOSED FLOOR AREA RATIO: 3,202/61,278 = 5.23%  
PROPOSED IMPERVIOUS PARKING: 11,687/61,278 = 19.07%

REQUIRED PARKING:  
PROPOSED BUILDING 3,202 SQ FT  
(COMMON AREA-CA=972± SQ FT)  
(SHOOTING LANES-SL=2,230± SQ FT)  
(COMMON AREA) 1 PER 200 SQ FT = 5  
(SHOOTING LANES) 1 PER LANE = 4  
TOTAL REQUIRED PARKING = 9 SPACES  
TOTAL PROVIDED PARKING = 10 SPACES

NOTES:

- ALL SIDEWALKS ARE 6' UNLESS OTHERWISE INDICATED.
- ALL DIMENSIONS ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT.
- ALL RADIUS ARE 2' UNLESS OTHERWISE STATED.
- CAMPUS DUMPSTER TO BE UTILIZED FOR REFUSE. LOCAL PLASTIC CARTS TO BE USED FOR COLLECTION INSIDE THE BUILDING. NO OUTDOOR TRASH CANS PROVIDED.
- THERE SHALL BE NO OUTSIDE STORAGE OR ABOVE GROUND STORAGE TANKS.
- PROPOSED DRAINAGE PATTERNS MATCH EXISTING DRAINAGE PATTERNS.

EXISTING SITE PARKING DATA

PUBLIC SPACES	ACCESSIBLE SPACES	TOTAL
0	0	0

PROPOSED SITE PARKING DATA

PUBLIC SPACES	ACCESSIBLE SPACES	TOTAL
9	1	10

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

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	1/02/2025	RDE	FAP	RDE	ISSUED FOR REVIEW
REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE

**REC**  
RayburnElectric  
COOPERATIVE

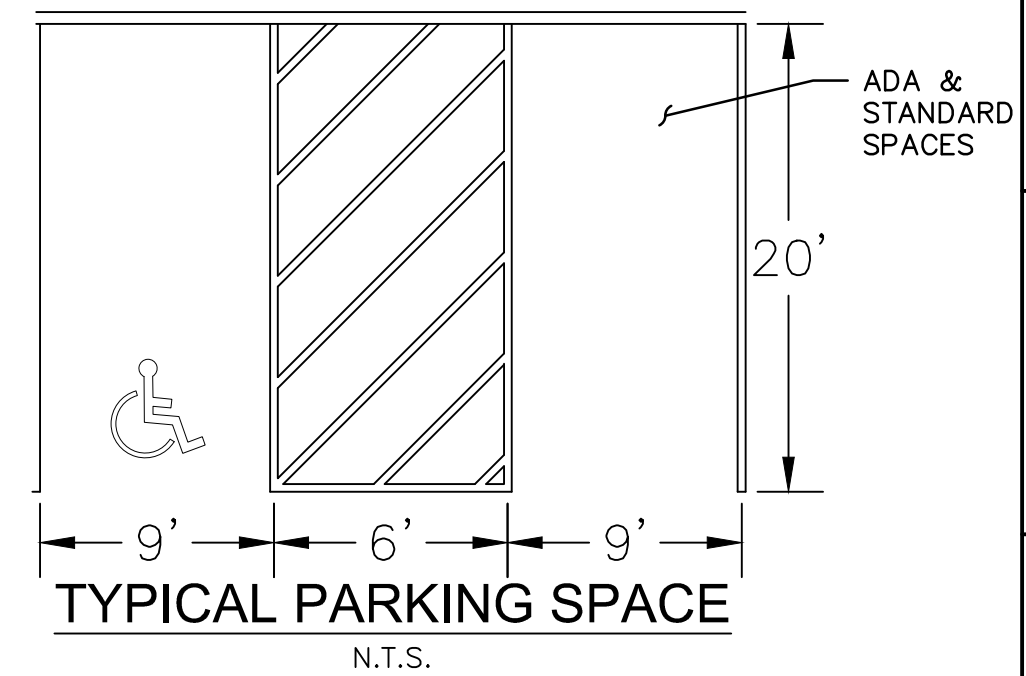
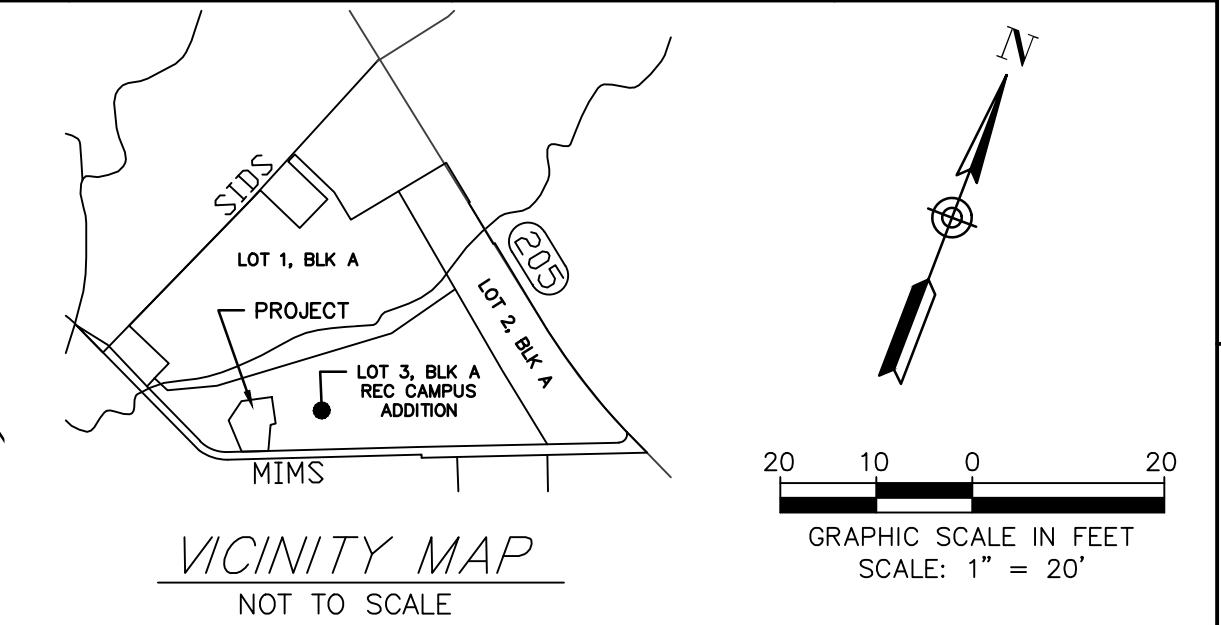
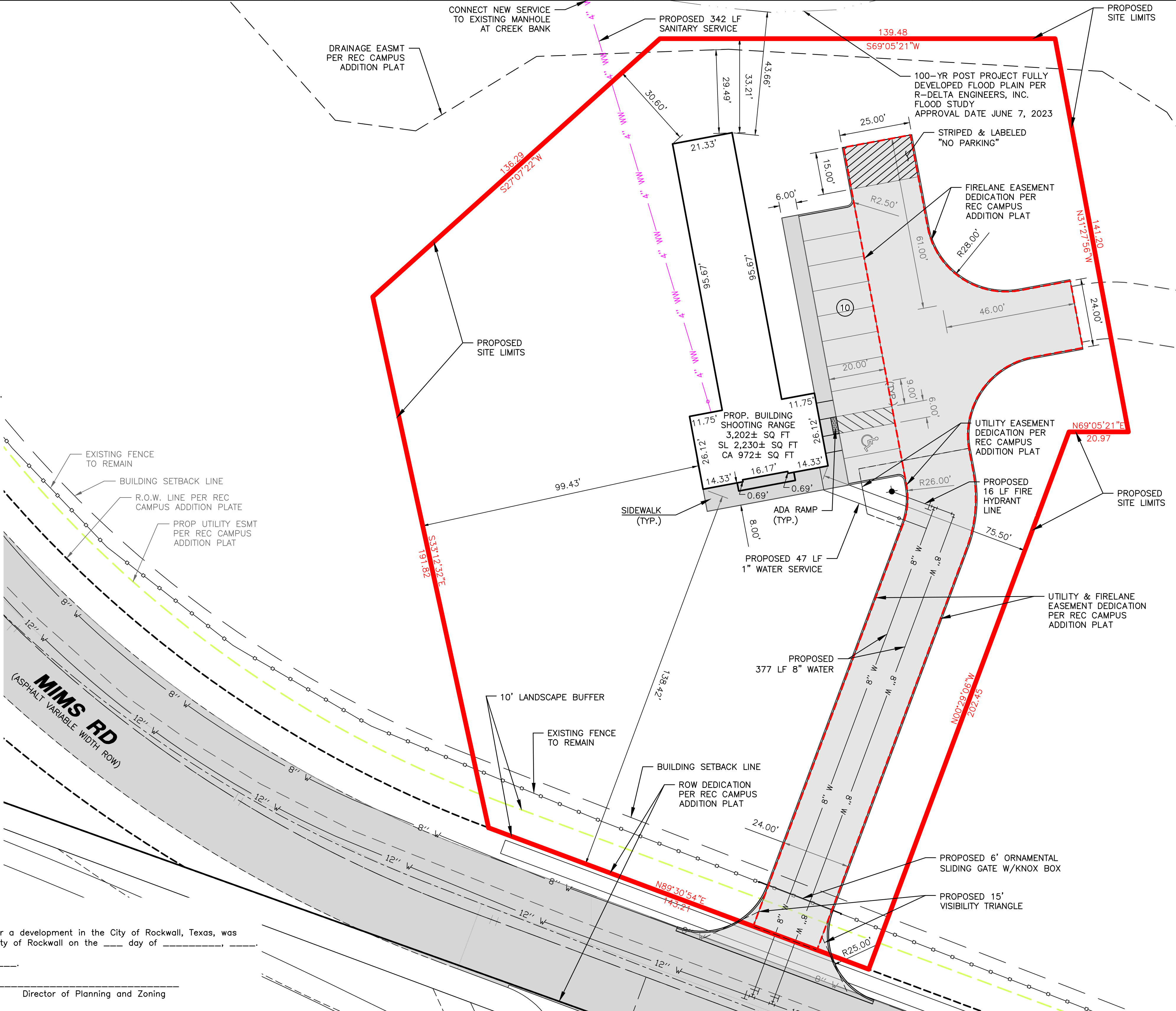
618 Main Street  
Garland, TX 75040  
Ph. (972) 494-5031  
Fax (972) 487-2270  
www.rdelta.com  
TBPE No. F-1515

**rdelta**  
ENGINEERS

PRELIMINARY  
SUBMITTED FOR REVIEW  
BY: FRANK A. POLMA  
P.E. 80274  
R-Delta Engineers, Inc.  
Date: March 14, 2025  
NOT FOR CONSTRUCTION, BIDDING  
OR PERMITTING PURPOSES

JOB NO. 3036-21	DESIGN BY JMJ
CREATED	CODE
PLOTTED 3/14/2025	CHECKED BY RDE
LAST UPDATE BY	
DRAWN: RDE	SCALE: AS NOTED
CHECKED:	DRAWING NO.: SP-1
APPROVED:	ISSUE: 1
FILENAME:	

REC CAMPUS EXPANSION  
INDOOR SHOOTING RANGE  
MIMS RD  
ROCKWALL, TX 75032  
CASE# -  
CITY SITE PLAN SUBMITTAL



ARCHITECT		LEGEND	
MCCARTHY ARCHITECTURE 1000 N. FIRST ST. GARLAND, TX 75040		EM	EX. ELECTRIC METER
LANDSCAPE ARCHITECT		ICV	EX. IRRIGATION CONTROL VALVE
DUNKIN SIMS STOFFELS, INC. 4305 PECAN GROVE LANE ROWLETT, TX 75088		B	EX. BOLLARD
OWNER/ APPLICANT		WM	EX. WATER METER
RAYBURN ELECTRIC COOPERATIVE 950 SIDS ROAD ROCKWALL, TX 75087 469-402-2100		SSMH	EX. SANITARY SEWER MANHOLE
CIVIL ENGINEER		EB	EX. ELECTRIC BOX
R - DELTA ENGINEERS, INC. 618 MAIN STREET GARLAND, TEXAS 75040 TBPE No. F-1515		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
		OP	EXISTING POWER POLE
		OHE	EXISTING OVERHEAD ELECTRIC
		—	EXISTING GUY WIRE
		///	EDGE OF ASPHALT
		—	PROPOSED ORNAMENTAL FENCE
			BFR - CONSTRUCT BARRIER FREE RAMP WITH TRUNCATED DOMED PANELS PER CITY DETAILS. NO EXTRA PAY ITEM FOR MONOLITHIC CURBS.
			ACCESSIBLE AISLE STRIPING
			PROPOSED CONCRETE SIDEWALK
			PROPOSED CONCRETE PAVEMENT

OWNER:  
**RAYBURN ELECTRIC CO-OP**  
950 SIDS RD.  
ROCKWALL, TX 75032  
P: 469.402.2100

**PULLIAM CONSTRUCTION  
MANAGEMENT**  
CONSTRUCTION MANAGER:  
303 S. JACKSON ST., SUITE 100  
WYLIE, TEXAS 75098  
P: 972.442.0400

ARCHITECT:  
**MCCARTHY ARCHITECTURE**  
1000 N. FIRST ST.  
GARLAND, TX. 75040  
P: 972.272.2500

STRUCTURAL ENGINEER:  
**BLAKE WILSON  
ENGINEERING, PLLC**  
1848 NORWOOD PLAZA  
SUITE 114  
HURST, TEXAS 76054  
P: 817.268.2345 P  
P: 817.282.1636 F

MEP ENGINEERING:  
**MEP SYSTEMS**  
918 DRAGON ST  
DALLAS, TEXAS 75207  
P: 214.915.0929

ISSUE

SEAL

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DATE: 02.10.2025  
SCALE:  
JOB NO. MA24019  
DRAWN: AM  
APPD: KM  
ACAD #  
FLOOR PLAN

DRAWING NO. REV NO.

A2.0

#### TOILET ROOM ACCESSORY SCHEDULE

- BOBRICK B-5897 GRAB ADA BAR
- MIRROR AS SPECIFIED
- BOBRICK B-254 SURFACE-MOUNTED SANITARY NAPKIN DISPOSAL
- BOBRICK B-818615 SURFACE MOUNTED SOAP DISPENSER
- BOBRICK B-3699 SURFACE MOUNTED PAPER TOWEL/WASTE RECEPTACLE
- MOP SINK

4 ENLARGED REFLECTED CEILING PLAN .

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

3 ENLARGED RESTROOM PLAN .

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

1 FIRST FLOOR PLAN .

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

RAYBURN ELECTRIC  
CO-OP SHOOTING RANGE  
ROCKWALL, TEXAS

DESIGN TEAM

OWNER:  
**RAYBURN ELECTRIC CO-OP**  
950 SIDS RD.  
ROCKWALL, TX 75032  
P: 469.402.2100

**PULLIAM CONSTRUCTION  
MANAGEMENT**  
CONSTRUCTION MANAGER:  
303 S. JACKSON ST., SUITE 100  
WYLIE, TEXAS 75098  
P: 972.442.0400

ARCHITECT:  
**MCCARTHY ARCHITECTURE**  
1000 N. FIRST ST.  
GARLAND, TX. 75040  
P: 972.272.2500

STRUCTURAL ENGINEER:  
**BLAKE WILSON  
ENGINEERING, PLLC**  
1848 NORWOOD PLAZA  
SUITE 114  
HURST, TEXAS 76054  
P: 817.268.2345 P  
P: 817.282.1636 F

MEP ENGINEERING:  
**MEP SYSTEMS**  
918 DRAGON ST  
DALLAS, TEXAS 75207  
P: 214.915.0929

ISSUE

SEAL

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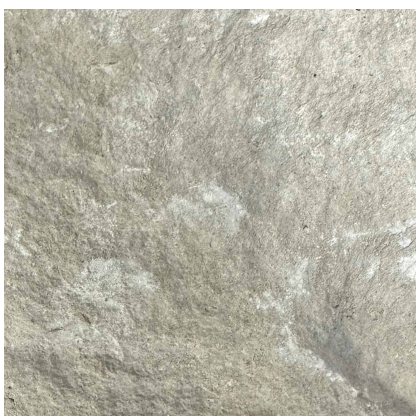
DATE: 02.10.2025  
SCALE:  
JOB NO. MA24019  
DRAWN: Author  
APPD: Approver  
ACAD #  
COLORED ELEVATIONS

DRAWING NO. REV NO.

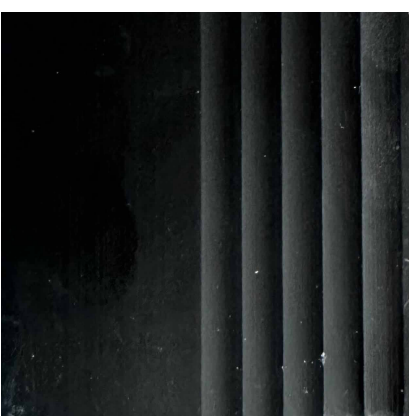
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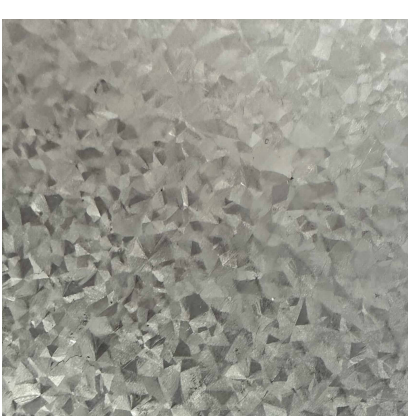
STUCCO -  
SW9111 VELVET  
ANTLER



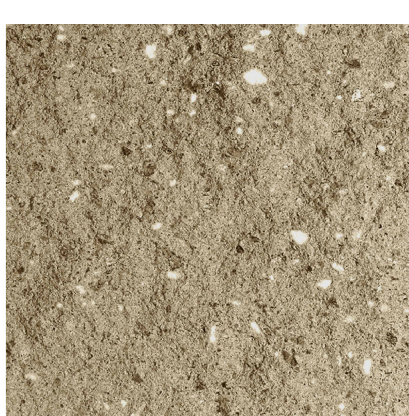
STONE - BUFF  
LUEDERS  
LIMESTONE



DARK BRONZE  
ALUM. FRAME



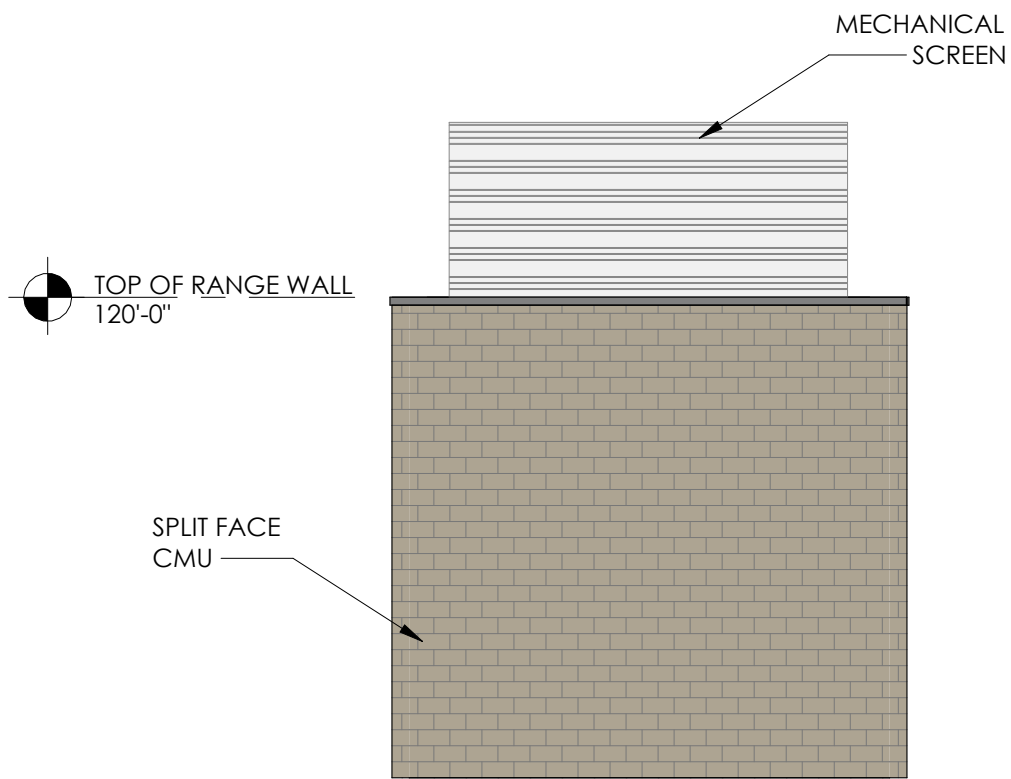
GALVALUME



SPLIT FACE  
CMU - SW9111  
VELVET ANTLER

BUILDING MATERIAL CALCULATIONS FOR WALLS		
CATEGORIES	WEST	PERCENT
TOTAL SQ. FT. - EXCLUDING WINDOWS, DOORS AND ROOF	420 S.F	100%
Split face CMU - Velvet antler SW 9111	420 S.F	100%

GENERAL NOTE: ROOF AND MECHANICAL NOT PART OF  
ELEVATION CALCULATIONS



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

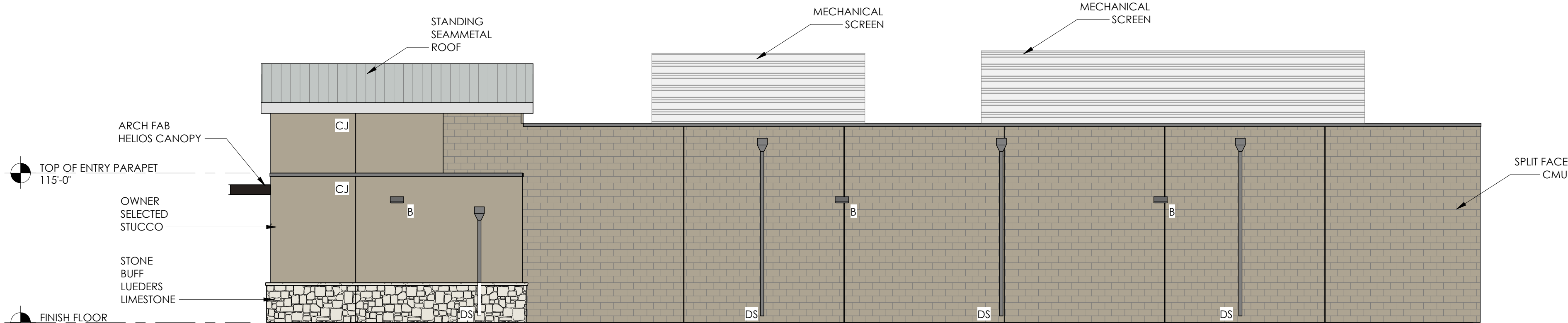
BUILDING MATERIAL CALCULATIONS FOR WALLS		
CATEGORIES	WEST	PERCENT
TOTAL SQ. FT. - EXCLUDING WINDOWS, DOORS AND ROOF	670 S.F	100%
Stucco - Velvet antler SW 9111	555 S.F	83%
Stone - Buff Lueders limestone	115 S.F	17%



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

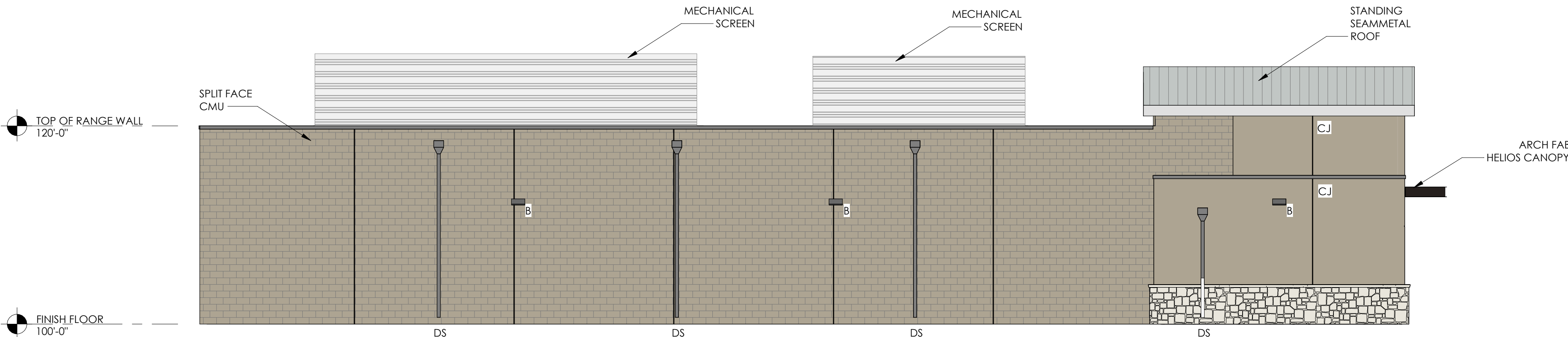
SHOOTING RANGE

BUILDING MATERIAL CALCULATIONS FOR WALLS		
CATEGORIES	WEST	PERCENT
TOTAL SQ. FT. - EXCLUDING WINDOWS, DOORS AND ROOF	2416 S.F	100%
Stucco - Velvet antler SW 9111	375 S.F	16%
Stone - Buff Lueders limestone	105 S.F	4%
Split face CMU - Velvet antler SW 9111	1936 S.F	80%



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

BUILDING MATERIAL CALCULATIONS FOR WALLS		
CATEGORIES	WEST	PERCENT
TOTAL SQ. FT. - EXCLUDING WINDOWS, DOORS AND ROOF	2416 S.F	100%
Stucco - Velvet antler SW 9111	375 S.F	16%
Stone - Buff Lueders limestone	105 S.F	4%
Split face CMU - Velvet antler SW 9111	1936 S.F	80%



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

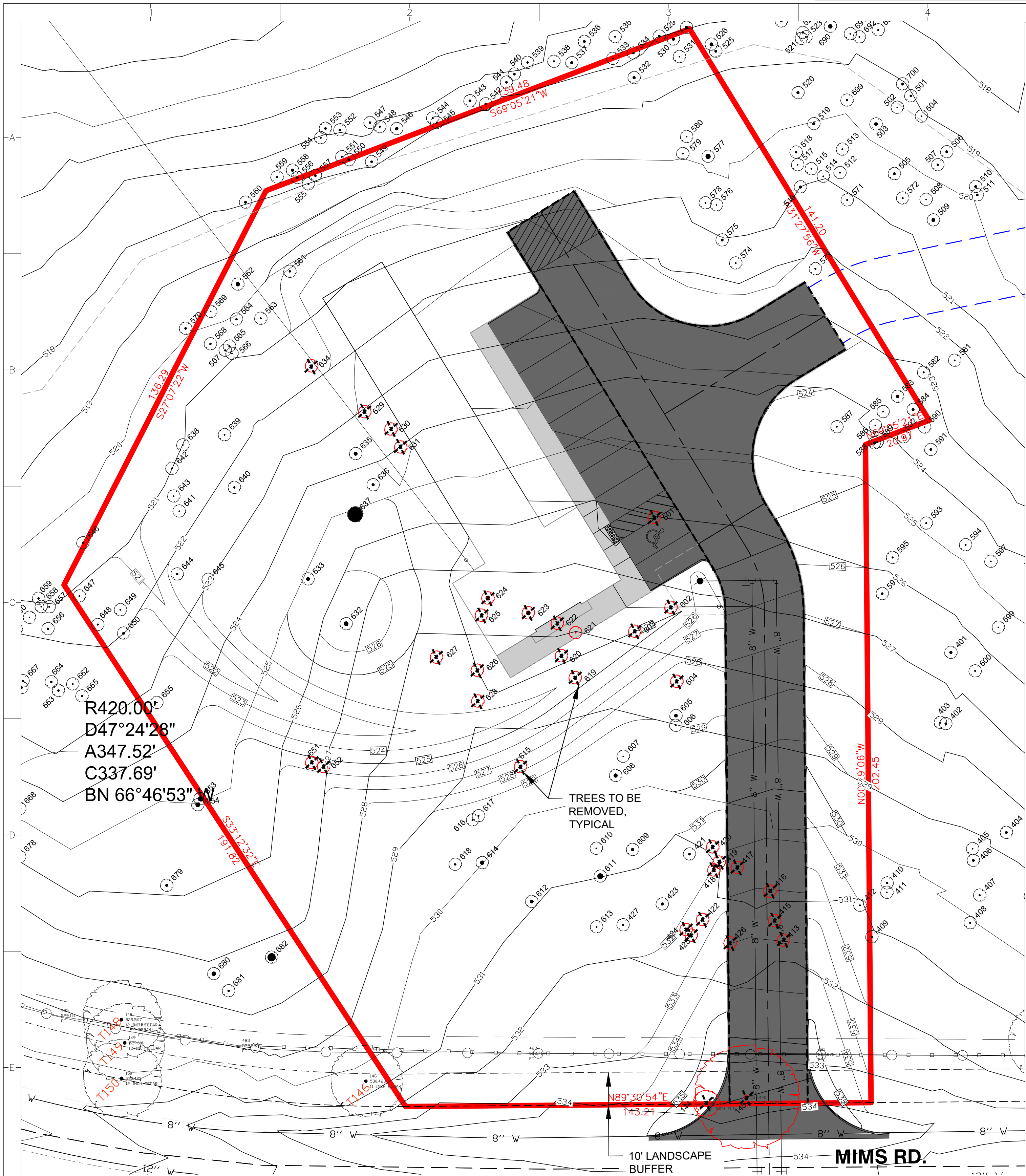
APPROVED:

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

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



Site Tree Listing Rayburn Electric Cooperative- Indoor Shooting Range March 14, 2025						
Location Key	Size DBH (Inches)	Description	Common Name	Comments	Tree Designation Feature Secondary Non-Protected	Removal Status Replacement Caliper Inches
144	4		ELM		x	Remove 4
145	16		CEDAR		x	Remove 8
146	11		CEDAR		x	To Remain
401	10		CEDAR		x	To Remain
409	7		CEDAR		x	To Remain
412	5		CEDAR		x	To Remain
413	6		CEDAR		x	Remove 0
414	4		CEDAR		x	To Remain
415	5		CEDAR		x	Remove 0
416	14		CEDAR		x	Remove 7
417	7		CEDAR		x	Remove 0
418	12		CEDAR		x	Remove 8
419	7		CEDAR		x	Remove 0
420	7		CEDAR		x	Remove 0
421	8		CEDAR		x	To Remain
422	8		CEDAR		x	Remove 0
423	10		CEDAR		x	To Remain
424	6		CEDAR		x	Remove 0
425	6		CEDAR		x	Remove 0
426	10		CEDAR		x	Remove 0
427	6.5		CEDAR		x	To Remain
530	10		CEDAR		x	To Remain
531	4		QMK		x	To Remain
532	10		CEDAR		x	To Remain
533	4		CEDAR		x	To Remain
534	7		CEDAR		x	To Remain
549	8		CEDAR		x	To Remain
550	8		CEDAR		x	To Remain
555	6		CEDAR		x	To Remain
556	8		CEDAR		x	To Remain
557	8		CEDAR		x	To Remain
559	9		CEDAR		x	To Remain
561	7		CEDAR		x	To Remain
562	15		CEDAR		x	To Remain
563	6		CEDAR		x	To Remain
564	7		CEDAR		x	To Remain
565	6		CEDAR		x	To Remain
566	4		CEDAR		x	To Remain
567	6		CEDAR		x	To Remain
568	7		CEDAR		x	To Remain
569	4		CEDAR		x	To Remain
570	8		CEDAR		x	To Remain
573	6		CEDAR		x	To Remain
574	5		CEDAR		x	To Remain
575	9		CEDAR		x	To Remain
576	4		CEDAR		x	To Remain
577	18		CEDAR		x	To Remain
578	4		CEDAR		x	To Remain
579	5		CEDAR		x	To Remain
580	4		CEDAR		x	To Remain
583	11		CEDAR		x	To Remain
584	9		CEDAR		x	To Remain
585	4		CEDAR		x	To Remain
586	4		CEDAR		x	To Remain
587	4		CEDAR		x	To Remain
588	11		CEDAR		x	To Remain
589	6		CEDAR		x	To Remain
601	7		CEDAR		x	Remove 0
602	7.5		CEDAR		x	Remove 0
603	5		CEDAR		x	Remove 0
604	6.5		CEDAR		x	Remove 0
605	12		CEDAR		x	To Remain
606	5		CEDAR		x	To Remain
607	4		CEDAR		x	To Remain
608	14		CEDAR		x	To Remain
609	11		CEDAR		x	To Remain
610	4		CEDAR		x	To Remain
611	20		CEDAR		x	To Remain
612	14		CEDAR		x	To Remain
613	5		CEDAR		x	To Remain
614	14		CEDAR		x	To Remain
615	11		CEDAR		x	Remove 5.5
616	6		CEDAR		x	To Remain
617	5		CEDAR		x	To Remain
618	7		CEDAR		x	To Remain
619	12		CEDAR		x	Remove 6
620	5		CEDAR		x	Remove 0
621	5		CEDAR		x	Remove 0
622	5		CEDAR		x	Remove 0
623	16		CEDAR		x	Remove 8
624	16		CEDAR		x	Remove 8
625	5		CEDAR		x	Remove 0
626	9		CEDAR		x	Remove 0
627	7		CEDAR		x	Remove 0
628	7		CEDAR		x	Remove 0
629	4		CEDAR		x	Remove 0
630	5		CEDAR		x	Remove 0
631	7		CEDAR		x	Remove 0
632	16		CEDAR		x	To Remain
633	13		CEDAR		x	To Remain
634	11		CEDAR		x	Remove 5.5
635	13		CEDAR		x	To Remain
636	10		CEDAR		x	To Remain
637	32		CEDAR		x	To Remain
638	4		CEDAR		x	To Remain
639	5		CEDAR		x	To Remain
640	7		CEDAR		x	To Remain
641	4		CEDAR		x	To Remain
642	5		CEDAR		x	To Remain
643	4		CEDAR		x	To Remain
644	7		CEDAR		x	To Remain
645	5		CEDAR		x	To Remain
646	6		CEDAR		x	To Remain
647	5		CEDAR		x	To Remain
648	6		CEDAR		x	To Remain
649	5		CEDAR		x	To Remain
650	9		CEDAR		x	To Remain
651	4		CEDAR		x	Remove 0
652	7		CEDAR		x	Remove 0
653	16		CEDAR		x	To Remain
654	16		CEDAR		x	To Remain
655	4		CEDAR		x	To Remain
TOTAL	981		ELM		x	58.0

Proposed Tree Removal Listing Rayburn Electric Cooperative- Indoor Shooting Range March 14, 2025						
Location Key	Size DBH (Inches)	Description	Common Name	Comments	Tree Designation Feature Secondary Non-Protected	Removal Status Replacement Caliper Inches
144	4		ELM		x	Remove 4
145	16		CEDAR		x	Remove 8
413	6		CEDAR		x	Remove 0
415	5		CEDAR		x	Remove 0
416	14		CEDAR		x	Remove 7
417	7		CEDAR		x	Remove 0
418	12		CEDAR		x	Remove 6
419	7		CEDAR		x	Remove 0
420	7		CEDAR		x	Remove 0
422	8		CEDAR		x	Remove 0
424	6		CEDAR		x	Remove 0
425	6		CEDAR		x	Remove 0
426	10		CEDAR		x	Remove 0
601	7		CEDAR		x	Remove 0
602	7.5		CEDAR		x	Remove 0
603	5		CEDAR		x	Remove 0
604	6.5		CEDAR		x	Remove 0
615	11		CEDAR		x	Remove 5.5
619	12		CEDAR		x	Remove 6
620	5		CEDAR		x	Remove 0
621	5		CEDAR		x	Remove 0
622	5		CEDAR		x	Remove 0
623	16		CEDAR		x	Remove 8
624	16		CEDAR		x	Remove 8
625	5		CEDAR		x	Remove 0
626	9		CEDAR		x	Remove 0
627	7		CEDAR		x	Remove 0
628	7		CEDAR		x	Remove 0
629	4		CEDAR		x	Remove 0
630	5		CEDAR		x	Remove 0
631	7		CEDAR		x	Remove 0
634	11		CEDAR		x	Remove 5.5
651	4		CEDAR		x	Remove 0
652	7		CEDAR		x	Remove 0
TOTAL	278					58.0

**TREE MITIGATION REQUIREMENTS**  
Site Trees Existing- See Tree Listing

Site Trees Removed- See Proposed Tree Removal Listing  
58 Total Caliper inches to be removed that require mitigation

Tree Designation-  
Non-Protected- 0 Caliper Inch required to replace  
Secondary- 1/2" Caliper Inch per 1" Caliper removed required to replaced  
Primary- 1" Caliper Inch per 1" Caliper removed required to replaced  
Feature- 2" Caliper Inch per 1" Caliper removed required to replaced

Calculation-  
Replacement Inches needed 58 , Replace with 4" Caliper Trees  
58/4"= 15 Trees Required

15 CANOPY TREES REQUIRED  
15 CANOPY TREES PROVIDED

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

O 03/13/2025 BS BS BS ISSUED FOR REVIEW

REV DATE REV.BY P.M. ENG.

REVISION/RELEASE

**REC**  
Rayburn Electric  
COOPERATIVE

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

**rdelta**  
ENGINEERS

**DUNKIN  
SIMS  
STOFFELS  
INC.**

PRELIMINARY  
SUBMITTED FOR REVIEW  
BY: \_\_\_\_Bob Stoffels\_\_\_\_

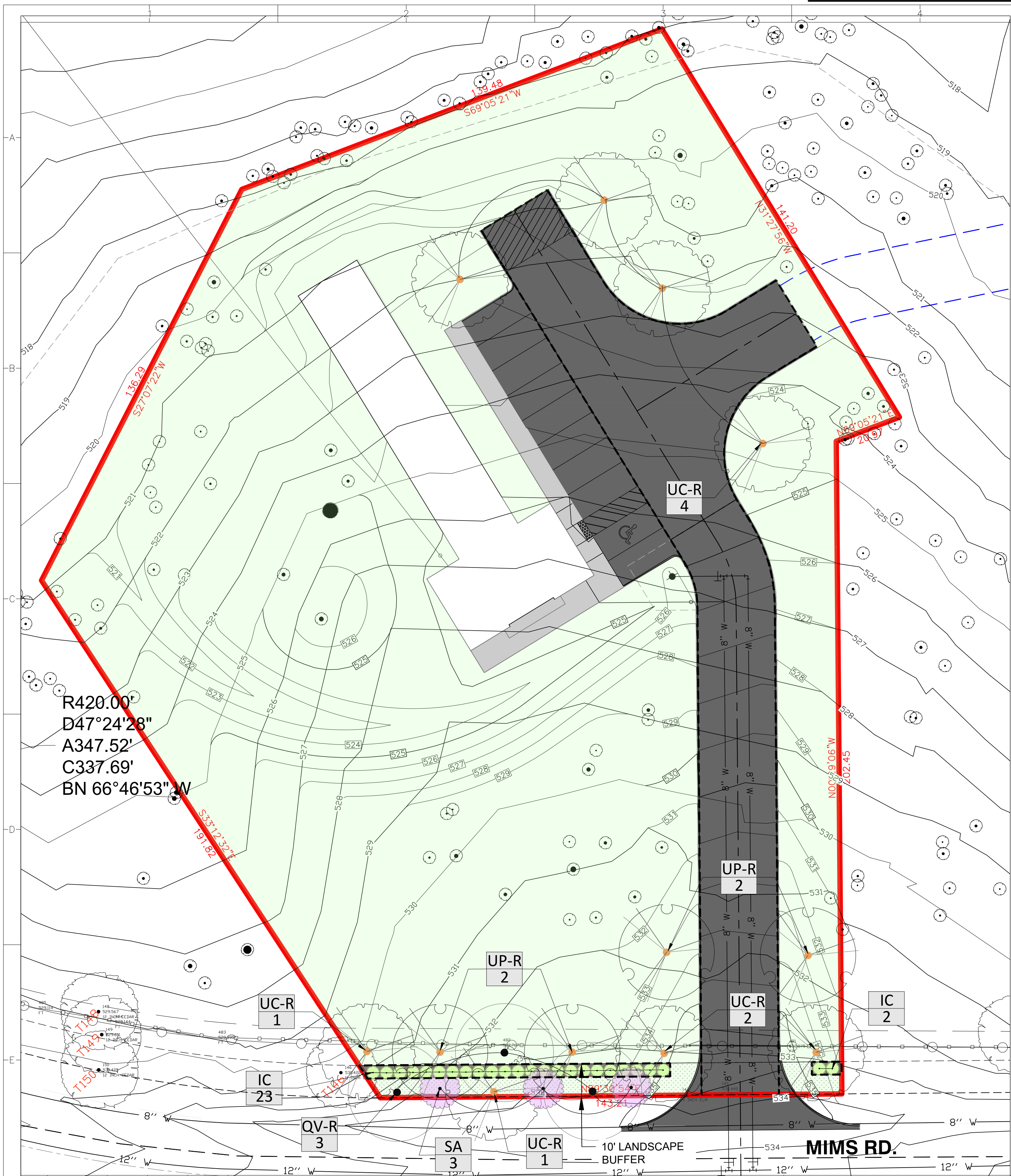
Dunkin Sims Stoffels, Inc.  
Date: March 14, 2025  
NOT FOR CONSTRUCTION, BIDDING  
OR PERMITTING PURPOSES

JOB NO. 3036-21 DESIGN BY BS  
CREATED CODE  
PLOTTED 3/13/2025 CHECKED BY BS  
LAST UPDATE BY






DRAWN: MW SCALE: AS NOTED  
CHECKED: DRAWING NO.: ISSUE:  
APPROVED: LP-1 0  
FILENAME:

**REC CAMPUS -  
INDOOR SHOOTING  
LANDSCAPE PLANS**

**TREESCAPE PLAN**



Plant Schedule

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	
	UC	8	Ulmus crassifolia	Cedar Elm	65 gal.	4" Caliper, Min 12' Ht., 7' Spread	
	UP	4	Ulmus parvifolia	Lacebark Elm	65 gal.	4" Caliper, Min 12' Ht., 7' Spread	
	QV	3	Quercus virginiana	Live Oak	65 gal.	4" Caliper, Min 12' Ht., 7' Spread	
	SA	3	Sophora affinis	Eve's Necklace	45 gal.	3" Caliper, Min 6' Ht., 4' Spread	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	IC	25	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	10 gal.	Cont.	4' O.C., Min. 3' Ht.

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
	Ber c11	45,975 s.f.	Tif Tuf Bermuda	Tif Tuf Bermuda Grass	Solid Sod
	Shd mul	425 s.f.		Shredded Hardwood Mulch	--

NOTES

- "The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding, and such activities common to the maintenance of landscaping"
- "Landscape areas shall be kept free of trash, litter, weeds and other such material or plants not a part of the landscaping"
- "No substitutions for plant materials without approval by the Director"
- "The right-of-way adjacent to required landscape areas shall be maintained by the property owner in the same manner as the required landscape area. All driveways shall maintain site visibility. All plantings intended for erosion control will be maintained. The City may require revegetation to prevent erosion or slippage"
- "All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant materials which die shall be replaced with plant material of similar variety and size"
- "When overhead or underground utilities are present, landscape plan alterations may be considered by the Director"
- "All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors and/or evapotranspiration (ET) weather-based controllers and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator"
- "All trees are to be equipped with a bubbler irrigation system"
- "Required landscaped open areas and disturbed soil areas shall be completely covered with living plant material"
- "All streetscape furniture (benches, lampposts, trash receptacles, patio furniture, bike racks, etc.) shall be a chip and flake resistant metal, decorative, and generally black "storm cloud" or comparable in color"
- "Excessive pruning of plant materials is prohibited. (e.g. topping crape myrtles, pruning "up" creating a carrot top")"
- "All transformers and mechanical equipment to be screened with evergreen shrubs, to be 2' at time of planting."
- No Tree Planting within 5 feet of water/storm sewer lines.

LANDSCAPE REQUIREMENTS

Total Site Area - 61,277 SF = 1.41 Acres

Site Landscape Area

Total Site Landscape Area - 46,400 SF = 76% of Site

45,975 SF TURF PROVIDED

425 SF LANDSCAPE PLANTING BED PROVIDED

Landscape Buffer Components Street Frontage- Mims Rd.

Total (10' Wide) Required Landscape Buffer Area - 1,169 SF

Total (10' Wide) Provided Landscape Buffer Area - 1,169 SF

425 SF OF LANDSCAPE BED

744 SF OF TURF PROVIDED

Landscape Buffer Trees Street Frontage- Mims Rd.

Street Frontage Length - 143 LF

1 Canopy Tree per 50 LF of Street Frontage (Min. 4" Cal.)

1 Accent Tree per 50 LF of Street Frontage (6" Ht. Min.)

3 CANOPY / 3 ACCENT TREES REQUIRED

3 CANOPY / 3 ACCENT TREES PROVIDED

Landscape Parking Trees

1 Canopy Tree/ 10 parking spaces

1 Tree within 80' of each parking space

1 TREE REQUIRED

4 TREES PROVIDED

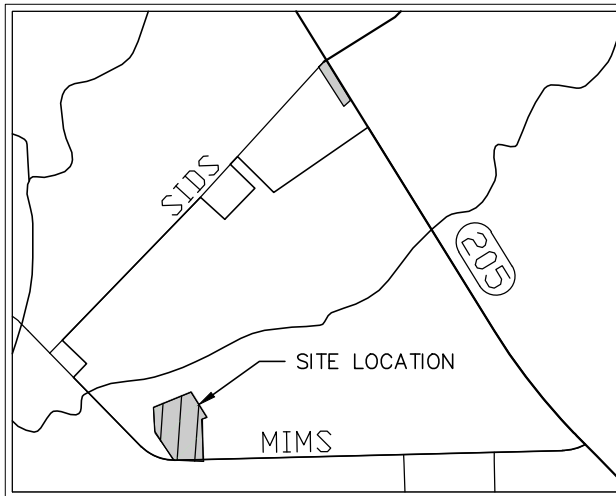
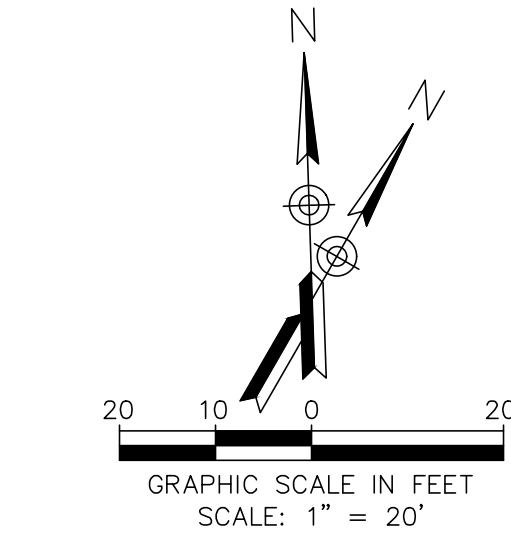
IRRIGATION:

An automatic irrigation system will be installed by the Owner, to water the required landscape improvements. Irrigation plans to be provided.

NOTE:

Landscape Plans shall meet requirements in the Unified Development Code-Article 8 with exceptions granted to Owner.

Trees that are existing within the landscape buffer or limbs that enter into the landscape buffer shall be pruned by a certified arborist. It shall be pruned to allow for sunlight to filter through the existing tree to facilitate success of newly planted trees.



LEGEND

- LO 3 PLANT SYMBOL, REF. PLANT SCHEDULE
- PLANT QUANTITY
- LO-R 3 R = REPLACEMENT TREE FOR MITIGATION, REF. PLANT SCHEDULE
- PLANT QUANTITY
- EXISTING TREES TO REMAIN
- METAL EDGING @ PLANTING BED BORDER WITH TURF, QUANTITY - 226 L.F.

TREE MITIGATION REQUIREMENTS

Site Trees Existing- See Tree Listing- Sheet LP-1

Site Trees Removed- See Proposed Tree Removal Listing- Sheet LP-1

58 Total Caliper inches to be removed that require mitigation

Tree Designation-	0 Caliper Inch required to replace
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WITNESS OUR HANDS, this \_\_\_ day of \_\_\_\_\_.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

**REC**  
**RayburnElectric**  
COOPERATIVE

618 Main Street  
Garland, TX 75040  
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www.rdelta.com  
TBPE No. F-1515

**rdelta**  
ENGINEERS

**DUNKIN**  
**SIMS**  
**STOFFELS**  
**INC.**

PRELIMINARY  
SUBMITTED FOR REVIEW  
BY: Bob Stoffels  
Dunkin Sims Stoffels, Inc.  
Date: March 14, 2025  
NOT FOR CONSTRUCTION, BIDDING  
OR PERMITTING PURPOSES

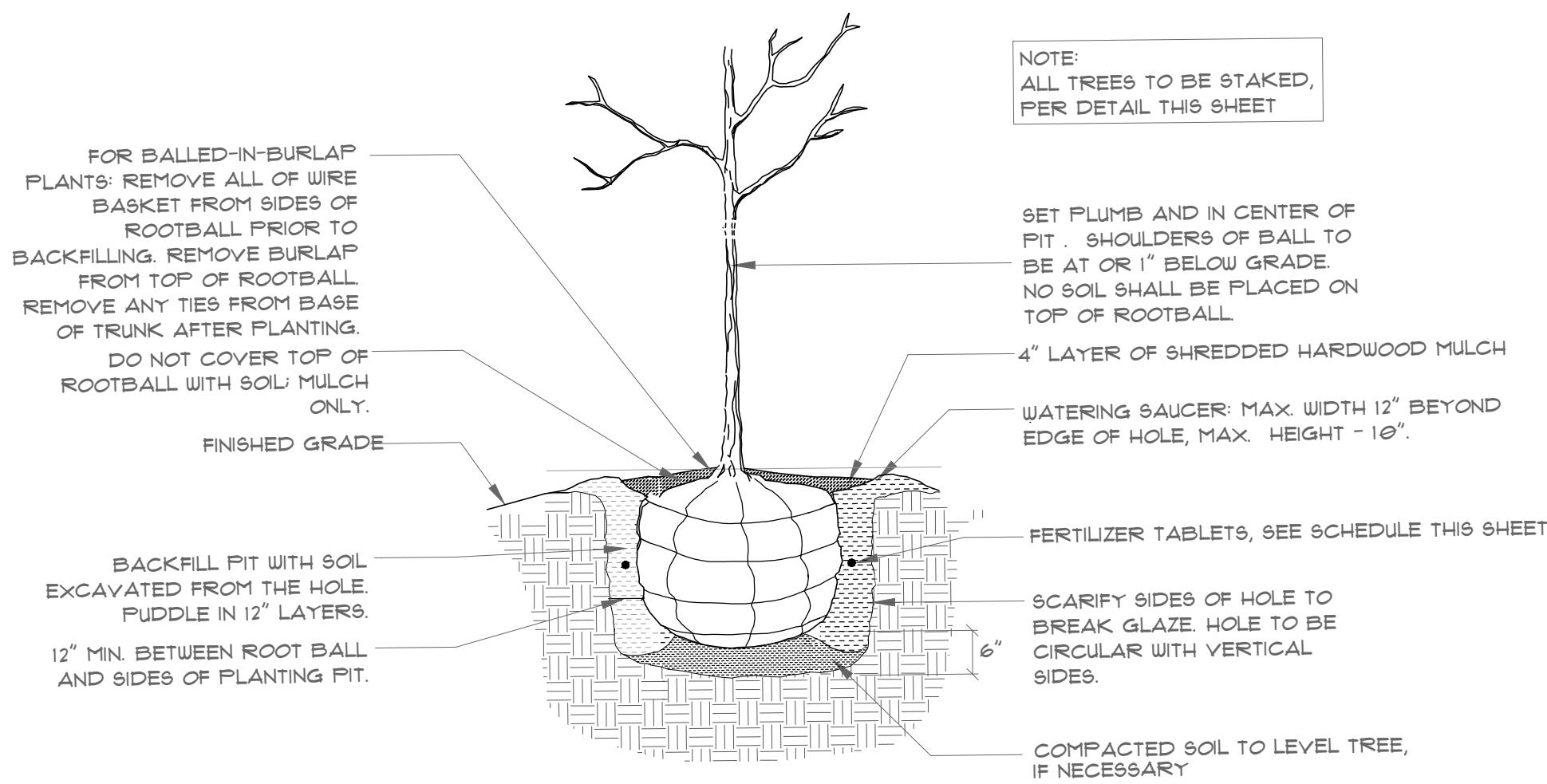
JOB NO.	3036--21	DESIGN BY	BS
CREATED		CODE	
PLOTTED	3/13/2025	CHECKED BY	BS
LAST UPDATE BY			
DRAWN:	MW	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	
APPROVED:			
FILENAME:			

LP-2

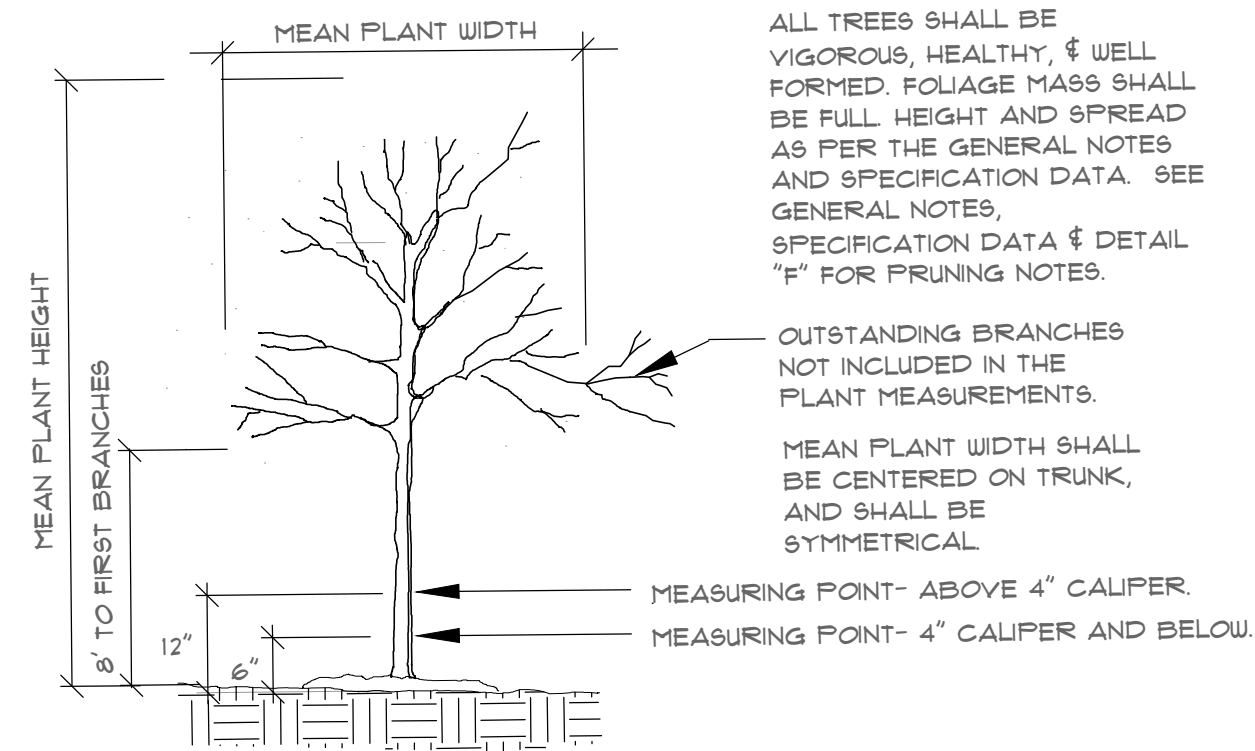
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**REC CAMPUS -**  
**INDOOR SHOOTING**  
**LANDSCAPE PLANS**

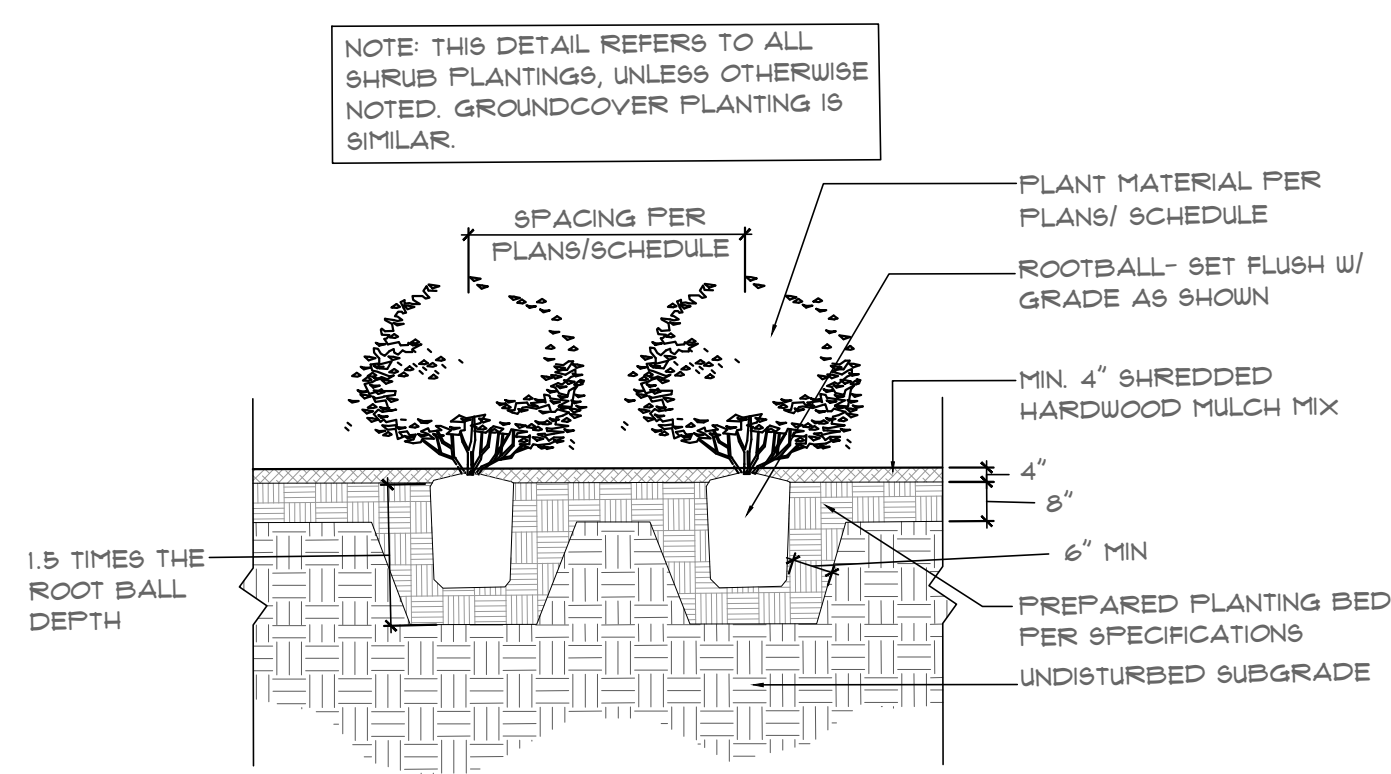
**LANDSCAPE PLAN**



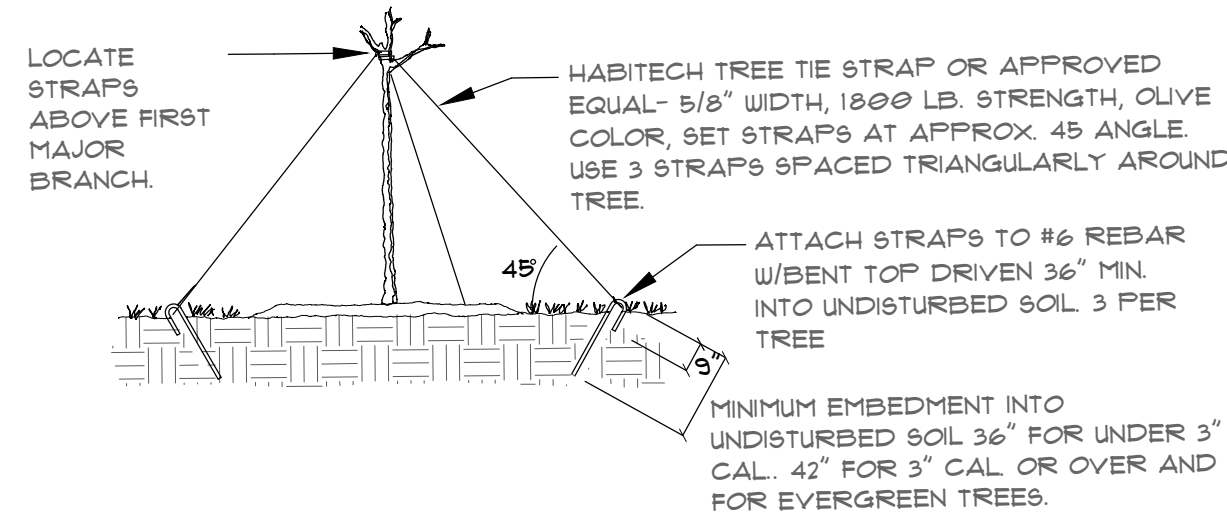
**A** SECTION: TREE PLANTING - B&B, BOX, CONT.  
NTS



**D** SECTION: TREE MEASURING  
NTS



**F** DETAIL: LANDSCAPE BED W/ MULCH  
NOT TO SCALE

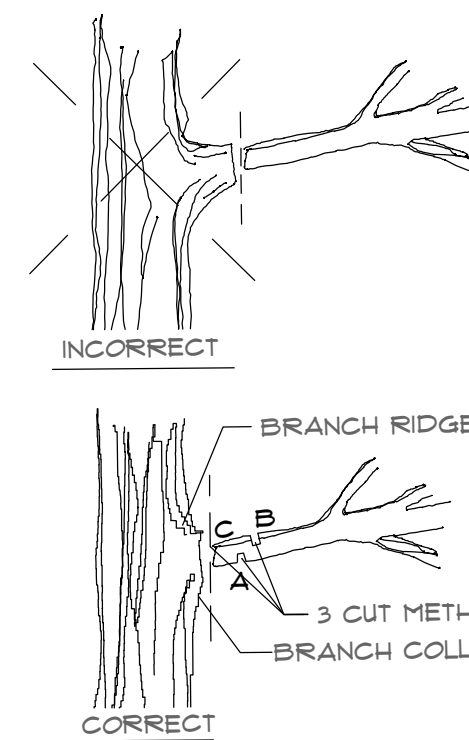


RE: GENERAL NOTES AND SPECIFICATION DATA FOR PLANTING NOTES.

**B** SECTION: TREE GUYING  
NTS

FERTILIZER SCHEDULE: PLANTING			
TREES	SHRUBS AND PERENNIALS:		
5-GALLON TREES 2 AGRIFORM*	21 GRAM TABLETS	1-GALLON AND SMALLER 1 AGRIFORM*	21 GRAM TABLET
15-GALLON TREES 3 AGRIFORM*	21 GRAM TABLETS	3 TO 5-GALLON AND B&B MATERIAL WITH SPREADS TO THREE (3) FT. 2 AGRIFORM*	21 GRAM TABLETS
30-GALLON AND ALL B&B MATERIAL 1 AGRIFORM*	21 GRAM TABLET PER CALIPER EACH ONE-HALF (1/2) INCH OF CALIPER	15-GALLON AND B&B MATERIAL WITH SPREADS GREATER THAN THREE (3) FT. 3 AGRIFORM*	21 GRAM TABLETS
SPACE TABLETS EVENLY AROUND ROOT BALL APPROX. 8" BELOW GRADE. PLACE NEXT TO BALL		PLACE TABLETS AT A DEPTH APPROX. 1/3 BALL DEPTH AND NEXT TO BALL	
* OR APPROVED EQUAL		* OR APPROVED EQUAL	

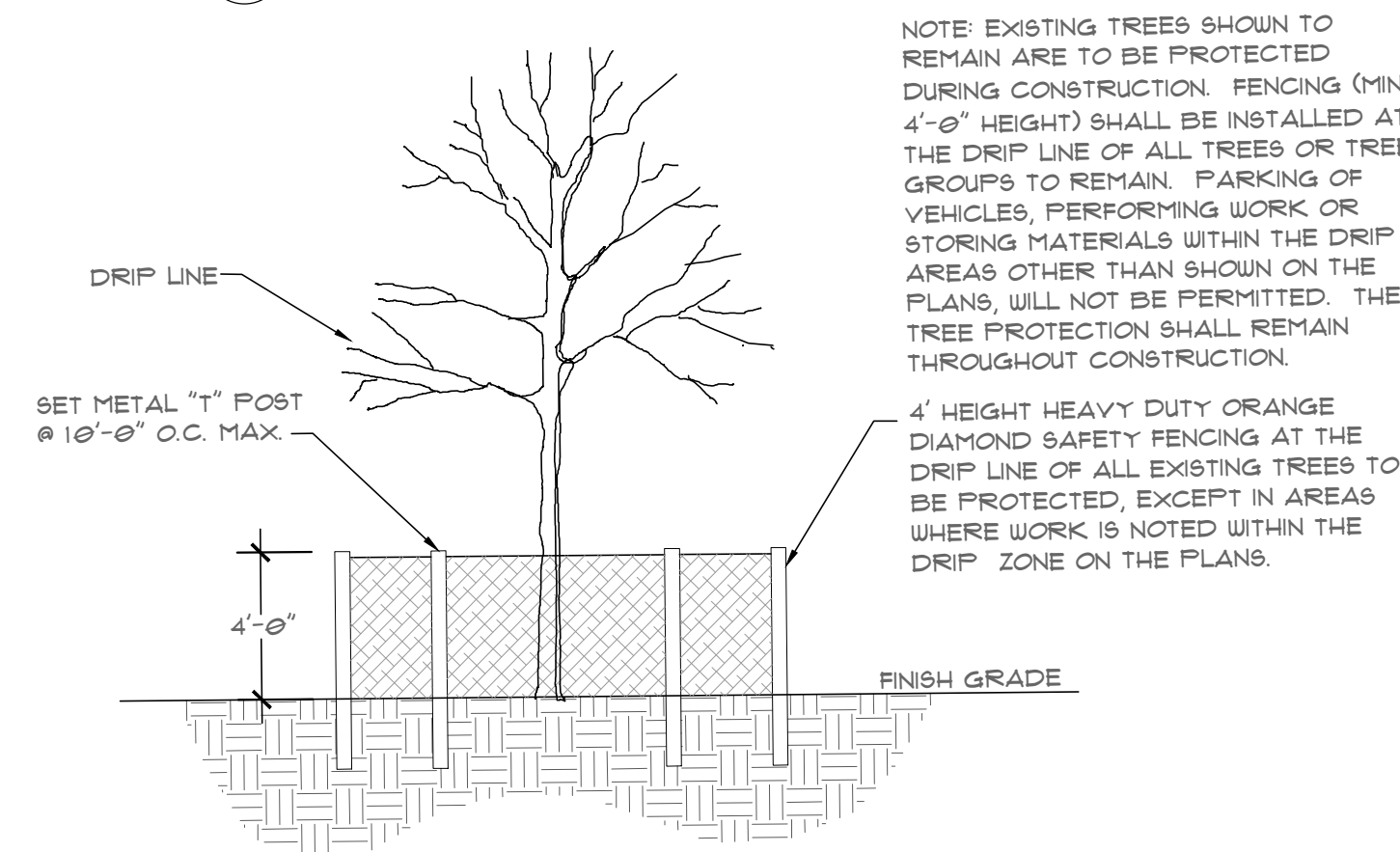
**E** CHART: FERTILIZER SCHEDULE



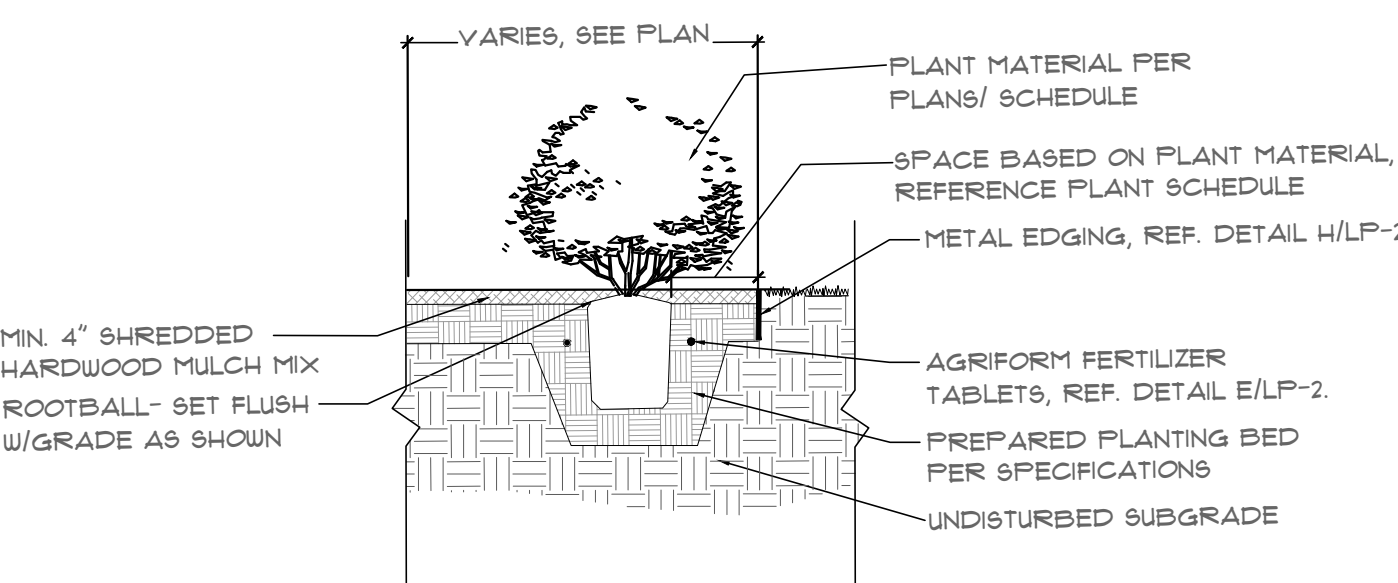
**PRUNING NOTES:**

1. REMOVE ALL BROKEN, DISEASED, OR WEAK BRANCHES.
2. MAKE ALL CUTS AS CLOSE TO THE BRANCH AS POSSIBLE-LEAVE THE BRANCH COLLAR DO NOT CUT A LEADER.
3. PRUNE 90 AS TO RETAIN THE NATURAL FORM OF THE TREE.
4. REMOVE APPROXIMATELY 1/3 OF INTERIOR BRANCHING.
5. DO NOT TIP PRUNE.
6. CONTACT LANDSCAPE ARCHITECT PRIOR TO PRUNING FOR FURTHER INSTRUCTIONS.
7. CUTS OVER 1/2" DIAMETER MADE TO TREES OF THE OAK FAMILY (IE RED OAK, LIVE OAK, BUR OAK, ETC.) FROM FEBRUARY 15 - DECEMBER 15 SHALL BE PAINTED WITH TREE PRUNING PAINT IMMEDIATELY FOLLOWING PRUNING (ONE HOUR MAX.) APPLY SUFFICIENT COATS TO ENSURE SEALING OF THE CUT.
8. REMOVE LARGE LIMBS BY PERFORMING THE 3-CUT METHOD.

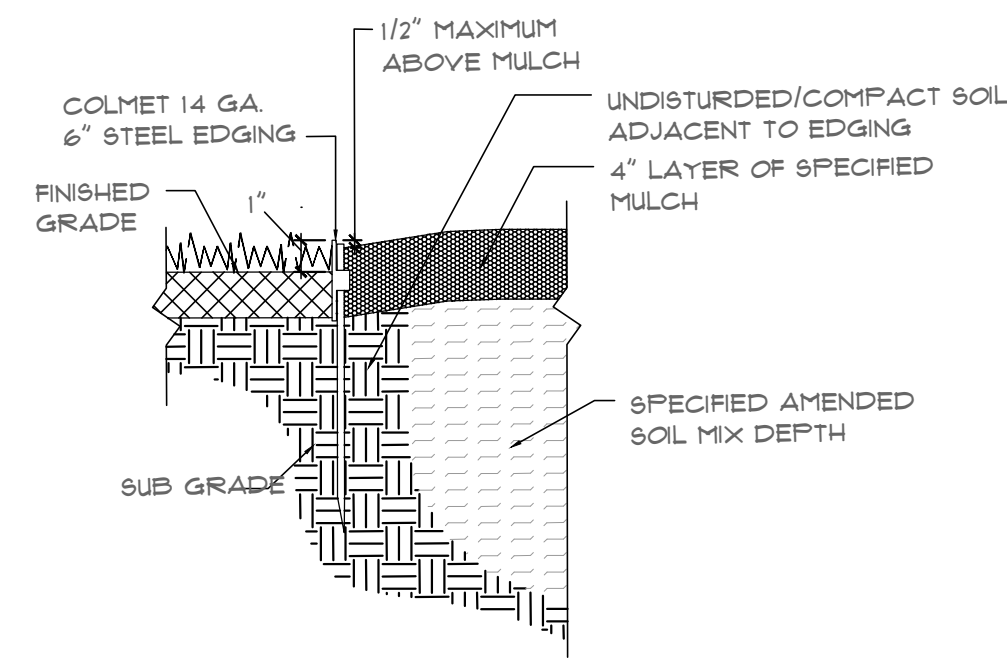
**C** SECTION: TREE PRUNING  
NTS



**C** SECTION: TREE PROTECTION  
NTS



**G** SECTION: LANDSCAPE BED W/ MULCH AND METAL EDGING  
NOT TO SCALE



**H** SECTION: METAL EDGING  
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

0	03/12/2025	BS	BS	BS	ISSUED FOR REVIEW
REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE

**REC**  
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ENGINEERS

**DUNKIN**  
**SIMS**  
**STOFFELS**  
**INC.**

PRELIMINARY  
SUBMITTED FOR REVIEW  
BY: Bob Stoffels

Dunkin Sims Stoffels, Inc.  
Date: March 14, 2025

NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. <u>3036-21</u>	DESIGN BY <u>BS</u>
CREATED <u>3/12/2025</u>	CODE <u>BS</u>
PLOTTED <u>3/12/2025</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>LP-3</u>
APPROVED: <u> </u>	ISSUE: <u>0</u>
FILENAME: <u> </u>	

**REC CAMPUS-  
INDOOR SHOOTING  
LANDSCAPE PLANS**

**LANDSCAPE DETAILS**



# WDGE3 LED

## Architectural Wall Sconce



Catalog  
Number

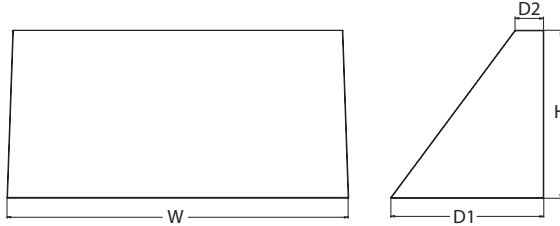
Notes

Type

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

### Specifications

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



### Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

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



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

### WDGE LED Family Overview

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

### Ordering Information

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

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

Options			Finish	
E15WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (15W, 5°C min)	<b>Standalone Sensors/Controls</b> <b>PIR</b> Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. <b>PIRHH</b> Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching <b>PIR1FC3V</b> Bi-level (100/35%) motion sensor for 8-15'mounting heights with photocell pre-programmed for dusk to dawn operation. <b>PIRHH1FC3V</b> Bi-level (100/35%) motion sensor for 15-30'mounting heights with photocell pre-programmed for dusk to dawn operation.	DDBXD	Dark bronze
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)		DBLXD	Black
PE	Photocell, Button Type <sup>4</sup>		DNAXD	Natural aluminum
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) <sup>5</sup>		DWHXD	White
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.		DSSXD	Sandstone
SPD10KV	10KV Surge pack <sup>6</sup>	<b>Networked Sensors/Controls</b> <b>NLTAIR2 PIR</b> Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights. <b>NLTAIR2 PIRH</b> Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 15'-30' mounting heights. <b>NLTAIREM2 PIR</b> Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights <sup>7</sup> <b>NLTAIREM2 PIRH</b> Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 15'-30' mounting heights	DBBTXD	Textured dark bronze
CCE	Coastal Construction <sup>3</sup>		DBLBXD	Textured black
			DNATXD	Textured natural aluminum
			DWHGXD	Textured white
			DSSTXD	Textured sandstone

### Accessories

Ordered and shipped separately.

WDGEAWS DDBXD	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE3PBBW DDBXD U	WDGE3 surface-mounted back box (specify finish)

### NOTES

- 347V and 480V not available with E15WH and E20WC.
- Not qualified for DLC. Not available with emergency battery backup or sensors/controls
- For PBBW and AWS with CCE option, require an RFA.
- PE not available in 480V and with sensors/controls.
- DMG option not available with sensors/controls.
- Not available with E20WC option.
- Available with MVOLT only and only rated to 25C ambient.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • [www.lithonia.com](http://www.lithonia.com)  
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WDGE3 LED  
Rev. 07/08/24

Performance Data

Lumen Output

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

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

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

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

Electrical Load

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

Lumen Multiplier for 80CRI

CCT	Multiplier
30K	0.891
40K	0.906
50K	0.906

Lumen Ambient Temperature (LAT) Multipliers

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

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

Projected LED Lumen Maintenance

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

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

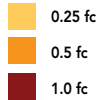
Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.98	>0.97	>0.92



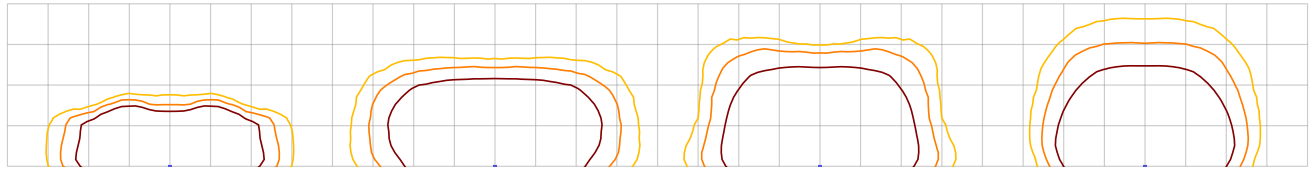
## Photometric Diagrams

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

### LEGEND



MH = 15ft  
Grid = 15ft x 15ft



WDGE3 LED P3 40K 70CRI R2

WDGE3 LED P3 40K 70CRI R3

WDGE3 LED P3 40K 70CRI R4

WDGE3 LED P3 40K 70CRI RFT

## Emergency Egress Options

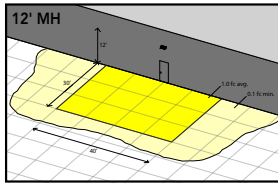
### Emergency Battery Backup

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

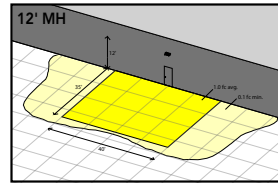
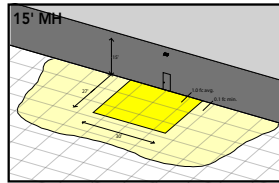
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

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

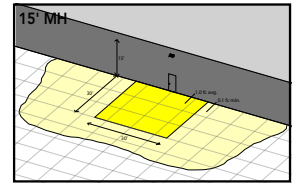
Grid = 10ft x 10ft



WDGE3 LED xx 40K 70CRI R4 MVOLT E15WH



WDGE3 LED xx 40K 70CRI R4 MVOLT E20WC



### Motion/Ambient Sensor (PIR, PIRH)

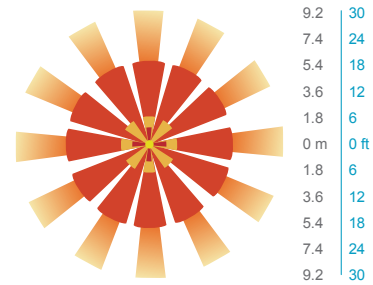
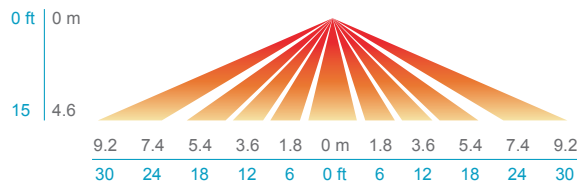
Motion/Ambient sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

### Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.

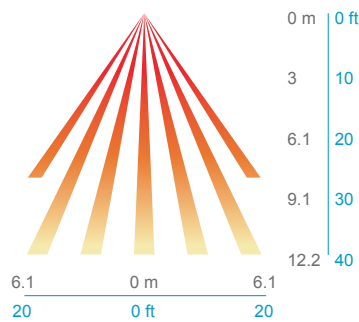
#### PIR

##### HIGH VIEW

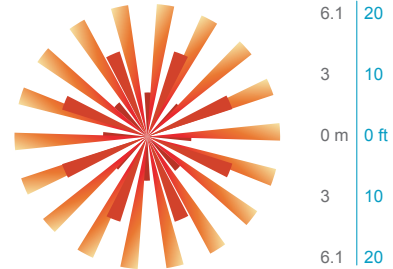


#### PIRH

##### SIDE VIEW



##### TOP VIEW



### Motion/Ambient Sensor Default Settings

Option	Dim Level	High Level (when triggered)	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR1FC3V, PIRH1FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 1fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
NLTAIR2 PIR, NLTAIR2 PIRH, NLTAIREM2 PIR, NLTAIREM2 PIRH (out of box)	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	7.5 min	5 min	Motion - 3 sec Photocell - 45 sec

### UL 924 Response - nLight AIR Devices with EM Option

- NLTAIREM2 devices will remain at their high-end trim and ignore wireless lighting control commands, unless a normal-power-sensed (NPS) broadcast is received at least every 8 seconds.
- Using the CLAIRITY+ mobile app, NLTAIREM2 devices must be associated with a group that includes a normal power sensing device to receive NPS broadcasts.
- The non-emergency devices, NLTAIR2 PIR and NLTAIR2 PIRH, with version 3.4 or later firmware can be used for normal power sensing.



**NLTAIR2 PIR – nLight AIR  
Motion/Ambient Sensor**

D = 8"  
H = 11"  
W = 18"



**PBBW – Surface-Mounted Back Box**  
Use when there is no junction box available.

D = 1.75"  
H = 9"  
W = 18"



**AWS – 3/8inch Architectural Wall Spacer**

D = 0.38"  
H = 4.4"  
W = 7.5"

## FEATURES & SPECIFICATIONS

### INTENDED USE

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

### CONSTRUCTION

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

### FINISH

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

### OPTICS

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

### ELECTRICAL

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

### INSTALLATION

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

### LISTINGS

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

### GOVERNMENT PROCUREMENT

BABA – Build America Buy America: Product qualifies as produced in the United States under the definitions of the Build America, Buy America Act.

Please refer to [www.acuitybrands.com/buy-american](http://www.acuitybrands.com/buy-american) for additional information.

### WARRANTY

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

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

Catalog Number
Notes
Type

## FEATURES & SPECIFICATIONS

### INTENDED USE

Provides years of maintenance-free illumination for indoor or outdoor use in residential & commercial applications.

### CONSTRUCTION

Cast-aluminum housing with corrosion-resistant paint in an industrial grey finish.

Sealed gasket protects against moisture and dust.

### OPTICS

4000K CCT LEDs.

Frosted glass diffuser provides even light distribution.

### LUMEN MAINTENANCE

LEDs will deliver 70% of their initial lumens at 50,000 hour average LED life. See Lighting Facts label on page 2 for performance details.

### ELECTRICAL

MVOLT driver operates on any line voltage from 120-277V

Operating temperature -40°C to 40°C.

4kV surge protection standard.

### INSTALLATION

Mounts to ceiling or wall with surface mount junction box (included).

### LISTINGS

UL Listed to U.S. and Canadian safety standards for wet locations.

Tested in accordance with IESNA LM-79 and LM-80 standards.

### WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Full warranty terms located at [www.AcuityBrands.com/CustomerResources/Terms\\_and\\_Conditions.aspx](http://www.AcuityBrands.com/CustomerResources/Terms_and_Conditions.aspx)

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications are subject to change without notice.

Outdoor General Purpose

# OLVTCM & OLVTWM

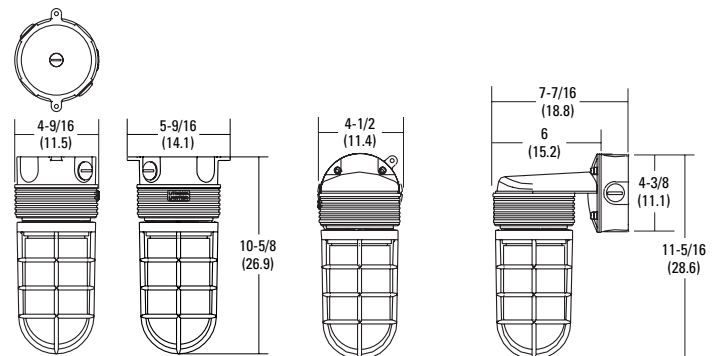


LED VAPORTIGHT



### Specifications

All dimensions are inches (centimeters)



### ORDERING INFORMATION

For shortest lead times, configure products using **bolded options**.

**Example: OLVTCM**

Series	Color temperature	Voltage	Finish
<b>OLVTCM</b> Ceiling MT	<b>(blank)</b> 4000K	<b>(blank)</b> MVOLT (120V-277V)	<b>(blank)</b> Grey
<b>OLVTWM</b> Wall MT			

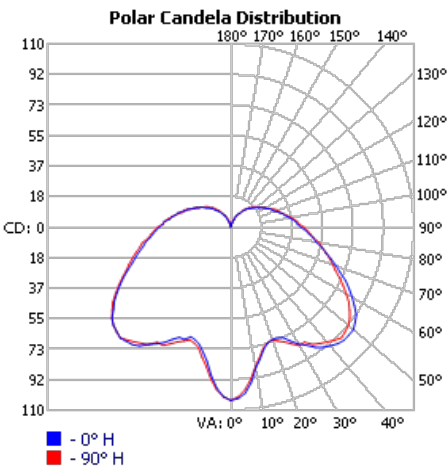
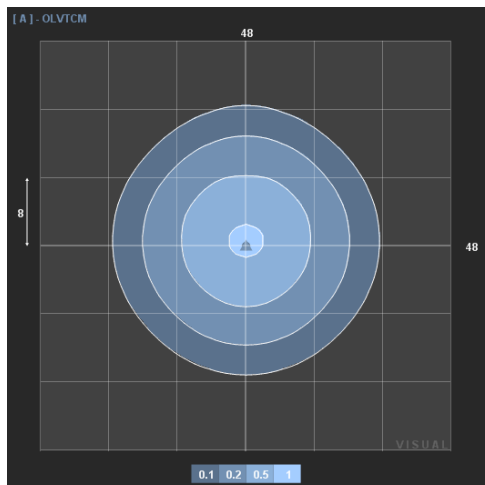
Series	System Wattage	Lumens
OLVTCM	15W	600
OLVTWM	15W	600

# OLVTCM & OLVTWM LED Vaportight

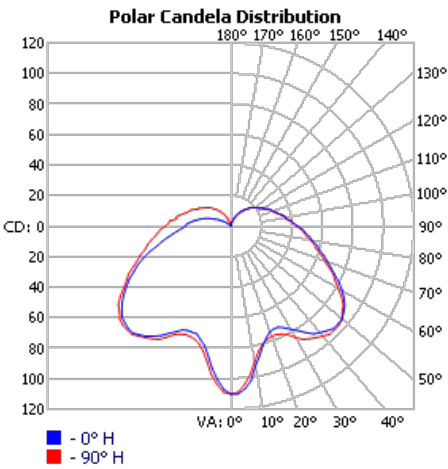
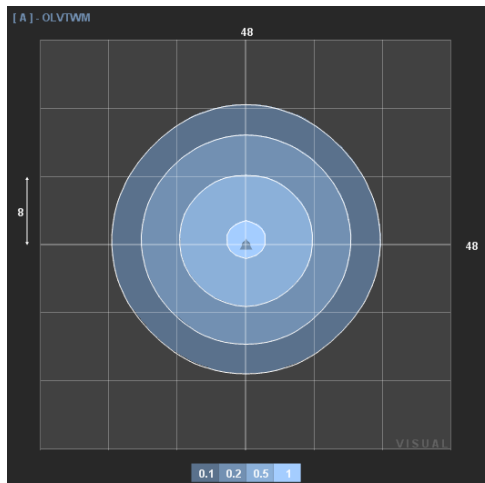
## PHOTOMETRICS

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

### OLVTCM



### OLVTWM





# CHECKLIST FOR SITE PLAN SUBMITTALS

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

CASE NUMBER:

REVIEWED BY:

OVERLAY DISTRICT:

REVIEW DATE:

## 1.1 GENERAL INFORMATION FOR ALL PLANS SUBMITTED

Requirements	✓= OK	N/A	Comments	UDC Reference
Items Necessary for Site Plan Review:				<i>Per Application</i>
✓ Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04, of Art. 11
✓ Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
✓ Treescape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
✓ Photometric Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
✓ Building Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
Building Material Sample Board and Color Rendering of Building Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If required the sample board should detail all building materials, with each material clearly labeled and indicating manufacturer info, color, etc. Check with Planning Staff to see which is appropriate for the submitted project.	§03.04.A, of Art. 11
Submittal Requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Four (4) large (24" x 36") <b>folded</b> copies and one (1) PDF digital copy of each plan is required at the time of submittal.	§03.04.A, of Art. 11
Is the property properly platted?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate if the property has been properly platted.	-
Title Block (Project Name, Legal Description and/or Address)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The title block is to be located in the lower right-hand corner of all sheets and contain the project name, street address, and/or the lot and block designation.	§03.04.A, of Art. 11
Case Number	<input type="checkbox"/>	<input type="checkbox"/>	The case number should be placed in the lower right-hand corner below the title block of all sheets.	§03.04.A, of Art. 11
Owners (Name, Address, and Phone Number)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The owners name, address, and phone number are required to be in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
Developer (Name, Address, and Phone Number)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The name, address, and phone number of the person or company that prepared the plans are required in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
North Point	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.	§03.04.A, of Art. 11
Numeric and Graphic Scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The recommended engineering scales are 1" = 20', 1" = 40', etc. ... with a maximum of 1" = 100'.	§03.04.A, of Art. 11
Vicinity Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The vicinity map should locate the site relative to the nearest major roadways in a one-half mile radius.	§03.04.A, of Art. 11
Signature Block	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Standard signature block with signature space for the Planning & Zoning Chairman and Planning Director.	§03.04.A, of Art. 11
Date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The date that the plans were prepared is required on all submittals.	§03.04.A, of Art. 11
Proposed Land Use:			Indicate the proposed use for this site. Additionally, indicate the proposed use for all structures.	§03.04.A, of Art. 11
✓ Commercial	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Uses Permitted in the RO, NS, GR, C, DT, RC & Designated Planned Development District Ordinances.	-
✓ Industrial	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Uses Permitted in the RT, LI, HI & Designated Planned Development District Ordinances.	-

## 2.1 SITE PLAN: MISCELLANEOUS AND DENSITY & DIMENSIONAL INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Total Lot or Site Area (Acreage and Square Footage)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If the site is part of a larger tract include a key map showing the entire tract of land and the location of the site being planned.	§03.04.B, of Art. 11

Perimeter Dimensions of the Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the perimeter dimensions of the site in feet.	§03.04.B, of Art. 11
Buildings (Square Footage)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and total square footage of all existing and planned buildings on the site.	§03.04.B, of Art. 11
Perimeter Dimensions of all Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the wall lengths of all buildings on the site.	§03.04.B, of Art. 11
Distance Between Buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the distance between all existing and planned buildings located on the site.	§03.04.B, of Art. 11
Distance Between Buildings and Property Lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the distance between all property lines and existing and planned buildings located on the site.	§03.04.B, of Art. 11
Indicate all Property Lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all existing property lines. If the site plan requires a platting case that will alter the property lines show the proposed changes in a different line weight.	§03.04.B, of Art. 11
Indicate all Building Setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all building setbacks adjacent to right-of-way.	§03.04.B, of Art. 11
Indicate all Easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Additionally, indicate all utilities both existing and proposed.	§03.04.B, of Art. 11
Indicate all Drive/Turning Radii	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11
Indicate all Drive Widths	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11
Indicate all Fire Lanes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate and label the widths of all fire lanes existing and proposed for the site.	§03.04.B, of Art. 11
Indicate location of all Fire Hydrants	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11
Indicate all Sidewalks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate and label the widths of all sidewalks existing and proposed for the site.	§03.04.B, of Art. 11
Adjacent Street Right-Of-Way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reference the City's Master Transportation Plan for right-of-way information.	§03.04.B, of Art. 11
Label all Adjacent Street Name	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all adjacent existing and proposed street names.	§03.04.B, of Art. 11
Adjacent Street Centerlines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the street centerline for all existing and proposed streets.	§03.04.B, of Art. 11
Median Breaks in Adjacent Streets	<input type="checkbox"/>	<input checked="" type="checkbox"/>		§03.04.B, of Art. 11

## 2.2 SITE PLAN: PARKING INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Dimension of a Typical Parking Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See the comment section in <i>Adequate Parking and Maneuvering</i> below.	§05.03, of Art. 06
Parking Table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide parking table indicating the total number of required parking spaces by use, the total number of required handicapped parking spaces and the total parking provided.	§05.01, of Art. 06
Handicap Parking Spaces Shown	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§05.04, of Art. 06
Adequate Parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reference Table 3 of Article VI.	Table 5, Art. 06
Adequate Parking and Maneuvering	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction ( <i>Check w/ the Engineering Department</i> ).	§05.03.C, of Art. 06
Adequate Loading Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Loading spaces shall be a minimum of 12 feet in width, 65 feet in length, and 14 feet in height except as may otherwise be approved by the city engineer ( <i>Art. VI 6.5 Loading Requirements</i> ).	§06.04, of Art. 06
Adequate Loading Maneuvering	<input checked="" type="checkbox"/>	<input type="checkbox"/>	It is also the purpose of this Article to require allocation of sufficient off-street/on-site loading facilities by businesses and industry to ensure that the loading and unloading of vehicles will not interfere with traffic flow or block roadways or fire lanes.	§01.02, of Art. 06
Type and Depth of Paving Material	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material.	§03.02, of Art. 06

## 2.3 SITE PLAN: SIGNAGE

Requirements	✓= OK	N/A	Comments	UDC Reference
<b>NOTE:</b> All signage shall conform to Chapter 32 of the Rockwall Municipal Code of Ordinance, unless otherwise specified in an Overlay District or Planned Development District with specific signage requirements.				

Proposed or Existing Signage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and type of all proposed and/or existing signage on the site plan. Additionally, provide a detail or cut-sheet showing the elevations, lighting and dimensions of the proposed signage.	\$06.02.F, of Art. 05
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## 2.4 SITE PLAN: SCREENING

Requirements	✓= OK	N/A	Comments	UDC Reference
Indicate the Type and Location of any Existing and/or Proposed Fences	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label the height and type of fence proposed or existing.	\$08.02.F, of Art. 08
Utility Equipment Screening (Pad or Ground Mounted)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, or walls matching the main structure.	\$01.05.C, of Art. 05
Utility Equipment Screening (Roof Mounted)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction.	\$01.05.C, of Art. 05
Above Ground Storage Tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aboveground storage tanks shall be screened utilizing walls matching the main structure. Screening plans for above ground storage tanks shall generally conform to the diagram below (i.e. incorporate primary screening – screening wall – and secondary screening) and be approved by the Planning and Zoning Commission in conjunction with a site plan.	\$01.05.D, of Art. 05
Dumpster Screening	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards.	\$01.05.B, of Art. 05
Outside Storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Off-Street Loading Dock Screening	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Off-street loading docks must be screened from all public streets and any residential district that abuts or is directly across a public street or alley from the lot. The screening must be at least six feet in height and may be provided by using a masonry fence, berms, plantings or a combination of the above.	\$01.05.A, of Art. 05
Residential Adjacency Standards	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The director may require wing walls, landscape screens, changes in building orientation, and/or other architectural elements to minimize the impact of uses adjacent to residential property within 150 feet (also reference Art. VIII 5.2).	\$01.06, of Art. 05

## 3.1 LANDSCAPE PLAN

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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 this checklist
Impervious Area vs. Landscape/Open Space Area Provided and Required (As Per Zoning District)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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.	\$01.01.B, of Art. 05
Landscape Table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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, qualities, container or caliper sizes at installation, heights, spread, and spacing requirements should also be listed on the plan.	\$05.03.B, of Art. 08
Indicate all Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and proposed landscaping.	\$05.03.B, of Art. 08
Location of Water Courses and Significant Drainage Features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and/or proposed water courses and the location of any existing and/or proposed significant drainage features.	-
Indicate all Landscape Buffers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations and dimensions of the required landscape buffers.	\$05.01, of Art. 08

Acceptable Landscape Materials:				Sec. 04., of Art. 08
✓ Trees allowed in Street Landscape Buffers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Bald Cypress, Chinese Pistachio, October Glory Maple, Pecan, Texas Ash, Live Oak, Chinquapin Oak, and Burr Oak (Understory Trees: Texas Redbud, Mexican Plum, Downy Hawthorn, Wax Myrtle, Yaupon, and Deciduous Yaupon)	Appendix C
✓ Trees not allowed in Landscape Buffers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Silver Maple, Box Elder, Mimosa, Catalpa, Hackberry, Sugarberry, Honey Locust, Tulip Tree, Chinaberry, Sycamore, Cottonwood, Willows, American Elm, Siberian Elm, Jerusalem Thorn/Petuma, Bois D'Arc, Flowering Crabapple Tree, Ginko Tree, Peach/Plum, Mulberry, Texas Mountain Laurel, Lilac Chaste Tree, and Pine Tree.	Appendix C
Protected Trees (That Will Remain On-Site)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Prior to any construction or land development, the developer shall clearly mark all protected and feature trees with an aluminum tag -- indicating the trees relationship to the treescape plan -- and flag (i.e. bright fluorescent red vinyl tape). In those instances where a protected tree is so close to the construction area that construction equipment could possibly damage the tree, a protective fence shall be required.	§07.01, of Art. 09
Parking Lot Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including the information as to the amount (in sq. ft.) of landscape area to be provided internal to parking areas, the total square footage included in the parking area, and the number and location of required off-street parking and loading spaces.	§05.03.E, of Art. 08
Location of all Site Amenities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify the size, height, location, and material of proposed seating, lighting, planter's sculptures, water features and landscape paving and other public amenities.	-
Identify Visibility Triangles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify visibility triangles on all lots for all driveway intersections and public streets.	§01.08, of Art. 05
Landscape Buffer - Street Trees	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Large trees (a species which normally reaches a height of 30 feet or more upon maturity) shall be provided in the required street landscape buffer in numbers equal to one (1) tree for every 50 feet of street frontage.	§05.01, of Art. 08
Tree Locations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trees must be planted at least five (5) feet from water, sewer and storm sewer lines.	§05.03.E, of Art. 08
Irrigation Requirements Note	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide note indicating irrigation will meet requirements of UDC.	§05.04, of Art. 08
Hydro mulch (or non-sod option)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The developer shall establish grass and maintain the seeded area, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the City. A "Stand of Grass" shall consist of 75% to 80% coverage and a minimum of one-inch (1") in height as determined by the City.	Sec. 4.2, Coverage, Engr Standards of Design and Construction
Rights-of-Way & Landscape Buffers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (i.e. sod -- hydro mulch shall be prohibited in these areas) prior to the issuance of a Certificate of Occupancy (CO).	§05.03.G, of Art. 08

## 4.1 TREESCAPE PLAN

Requirements	✓ = OK	N/A	Comments	UDC Reference
Provide Site Data	<input checked="" type="checkbox"/>	<input type="checkbox"/>	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 this checklist
Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location of all existing or proposed structures, and/or the building pads as shown on the grading plan.	§03.01.A, of Art. 09
Indicate all Site Elevations, Grades, Major Contours and the Limits of Construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.01.C, of Art. 09

Protected Trees (To Remain On Site)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Such trees shall be marked and a drip line of said trees shall be protected prior to and during all construction, including dirt work.	§03.01.E, of Art. 09
Protected Trees (To Be Removed from the Site)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location of all protected trees (4" or larger) that are to be removed from the site and the proposed locations of all replacement trees.	§03.01.F, of Art. 09
Treescape Table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a table showing the total inches of trees to be removed and the total inches of trees to be replaced.	§03.01.G, of Art. 09

## 5.1 PHOTOMETRIC AND LIGHTING PLANS

Requirements	✓ = OK	N/A	Comments	UDC Reference
Provide Site Data Table	<input type="checkbox"/>	<input type="checkbox"/>	Provide the same site data information required in Section 2.1 <i>Site Plan: Miscellaneous and Density and Dimensional Requirements</i> of this checklist.	See Sec. 2.1 of this checklist -
Indicate Lighting Levels (in Foot Candles [FC])	<input type="checkbox"/>	<input type="checkbox"/>	Show lighting levels in foot-candles (FC) measured throughout the site and extended to all property lines of the subject property.	§03.03, of Art. 07
Adjacent Property with Common Lot Lines:				
✓ Residential Use	<input type="checkbox"/>	<input type="checkbox"/>	The allowable maximum light intensity measured at the property line of a residential property shall be 0.2 of one foot candle.	§03.03.B, of Art. 07
✓ Commercial Use	<input type="checkbox"/>	<input type="checkbox"/>	The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. <i>Subject to requirements in Art. VII 3.3.C.</i>	§03.03.C, of Art. 07
Under-Canopy Lighting	<input type="checkbox"/>	<input type="checkbox"/>	Under canopy lighting (i.e. fuel stations, drive through lanes and covered parking structures) shall not exceed 35 foot candles (with the exception below).	§03.03.E.1, of Art. 07
Lighting for Motor Vehicle Dealerships	<input type="checkbox"/>	<input type="checkbox"/>	Shall not exceed 0.3 of one foot candle within the front yard of the development. The remainder will comply with the 0.2 of one foot candle.	§03.03.E.2, of Art. 07
Lighting in Parking Areas	<input type="checkbox"/>	<input type="checkbox"/>	The maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. (Exceptions: (1) under canopy lighting and (2) motor vehicle dealerships)	§03.03.G, of Art. 07
Building and Pole Mounted Lighting	<input type="checkbox"/>	<input type="checkbox"/>	Indicate the location and type of all exterior lighting, including pole mounted, wall-mounted, signage, etc.	§03.03.E, of Art. 07
Indicate the Mounting Height for all Proposed Light Fixtures	<input type="checkbox"/>	<input type="checkbox"/>	No light pole, base or combination thereof shall exceed 30 feet, unless further restricted within an Overlay District.	§03.03.D of Art. 07
Indicate the Wattage of all Light Sources	<input type="checkbox"/>	<input type="checkbox"/>	Provide lighting cut sheets that indicates the wattage for each exterior lighting fixture. Light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line.	§03.03.A, of Art. 07
Proposed Light Fixtures	<input type="checkbox"/>	<input type="checkbox"/>	Provide elevation drawings and/or cut-sheets of proposed light fixtures on/with photometric plan.	§03.03, of Art. 07

## 6.1 BUILDING ELEVATIONS: NON-INDUSTRIAL

Requirements	✓ = OK	N/A	Comments	UDC Reference
Provide Exterior Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>North</u> <u>South</u> <u>East</u> <u>West</u> (Circle all that apply)	-
Indicate Exterior Elevations Adjacent to Public Right-of-Way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>North</u> <u>South</u> <u>East</u> <u>West</u> (Circle all that apply)	-
Minimum 90% Masonry Requirement <i>OVERLAY DISTRICTS ONLY</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§06.02.C, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement <i>OVERLAY DISTRICTS ONLY</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Applies to facades that are visible from a public right-of-way and/or open space.	§06.02.C, of Art. 05
Indicate the Surface Area of Each Facade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade.	§04.01, of Art. 05
Proposed Building Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Specifications and description of all proposed building materials, on all proposed buildings.	§04.01, of Art. 05
Indicate the Roofing Materials and Color	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

Indicate Parapet Wall Height **(If Applicable, finish the interior side of the parapet wall)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If applicable indicate the parapet wall by dashing in the top of roof deck. **Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall.	§04.01, of Art. 05
Indicate all Roof Mounted Mechanical Equipment (If Applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If applicable indicate any proposed roof mounted mechanical equipment and indicate how these will be screened from view.	§01.05.C, of Art. 05
Indicate Any Additional Design Elements Proposed (If Applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate any additional design elements for the base, walls, or parapets (such as cornice, arcades, and covered walkways/windows). Be sure to include the location, size, color, and material of any proposed structure.	
Indicate Building Height(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.	§07.03 of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Secondary Entry/Arch. Element Length = 25% x L 4. Wall Projection = 25% x H 5. Primary Entry/Arch. Element Width = 2 x (25% x L) 6. Projection Height = 25% x H 7. Primary Entry/Arch. Element Length = 2 x (25% x L)	§04.01.C.1, of Art. 05
Secondary Facades	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Secondary Entry/Arch. Element Length = 15% x L 4. Secondary Entry/Arch. Element Width = 15% x H 5. Projection Height = 15% x H	§04.01.C.2, of Art. 05

## 6.2 BUILDING ELEVATIONS: INDUSTRIAL

Requirements	✓ = OK	N/A	Comments	UDC Reference
<b>NOTE:</b> Industrial buildings are subject to all the elements listed in Section 6.1 Building Elevations: Non-Industrial with the exception of the following standards.				
Minimum 90% Masonry Requirement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§05.01.A.1, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Applies to facades that are visible from a public right-of-way and/or open space.	§05.01.A.1.a.1, of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Wall Height [H] = H 2. Wall Length [L] = 4 x H 3. Wall Projection = 25% x H 4. Entry/Arch. Element Length = 33% x L 5. Projection Height = 25% x H 6. Entry/Arch. Element Width = 2 x (25% x H)	§05.01.C.1, of Art. 05
Secondary Facades	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Entry/Arch. Element Length = 15% x L 4. Entry/Arch. Element Width = 15% x H 5. Projection Height = 15% x H	§05.01.C.2, of Art. 05



# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- ☒ SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: 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 950 Sids Road, Rockwall TX 75032

SUBDIVISION REC Campus Addition

LOT 3 BLOCK A

GENERAL LOCATION 1,200+/- feet southeast along Mims Rd from the intersection of Sids Rd

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

CURRENT ZONING PD-44

CURRENT USE Commercial - vacant

PROPOSED ZONING PD-44

PROPOSED USE Commercial-Indoor Shooting Range

ACREAGE 1.407

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 Rayburn Electric Cooperative

☐ APPLICANT R-Delta Engineers, Inc.

CONTACT PERSON David Naylor

CONTACT PERSON Frank A. Polma, P.E.

ADDRESS 950 Sids Rd

ADDRESS 618 Main Street

CITY, STATE & ZIP Rockwall Tx 75032

CITY, STATE & ZIP Garland, Texas 75040

PHONE 469 402 2100

PHONE 972-494-5031

E-MAIL dnaylor@rayburnelectric.com

E-MAIL fapolma@rdelta.com

## NOTARY VERIFICATION [REQUIRED]

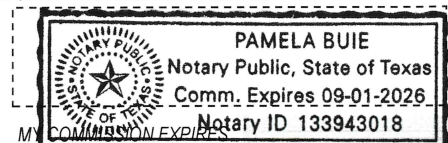
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED David Naylor [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ \$278.14 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF March, 2025 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 March, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





# City of Rockwall

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

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



**To:** Director of Planning and Zoning  
**Subject:** Rayburn Electric Co-op Shooting Range

**Date:** 3.11.2025



**Dear Planning and Zoning Department,**

We are writing to request a variance under Section 09.02 formally, General Overlay District Standards, of the Unified Development Code (UDC). Below, I outline the requested variances, the extraordinary conditions that create undue hardship, and the proposed compensatory measures in compliance with the guidelines.

We respectfully request approval for the following variances:

- **Greater than 50% cementitious material on exterior walls**
- **Noncompliance with accent brick and stone on each building elevation**
- **Noncompliance with four-sided architecture and articulation standards**

*The subject property faces unique constraints, including:*

- Proximity to a preexisting electric co-op campus requires additional measures for integration into the surrounding area.

Strict adherence to the technical requirements of Section 09.02 would create undue hardship by:

- Adhering to technical requirements would restrict site development which is currently planned around the material cohesiveness of the new campus design.

To offset the requested variances, we propose the following measures that exceed UDC standards (compensatory measures):

**To:** Director of Planning and Zoning  
**Subject:** Rayburn Electric Co-op Shooting Range

**Date:** 3.11.2025



1. **(H) Increased architectural elements (canopies) Peaked Roof Form and Varied Roof Heights:**

Peaked roof forms and varied heights on the front facade, along with canopies, add architectural interest, aligning with UDC principles and enhancing the development's aesthetics. The entrance area features varying roof heights, with the range positioned at a different level, creating a cohesive look with surrounding properties. Screened rooftop units maintain visual appeal and consistency.

2. **(E) Increased Building articulation:**

The building design incorporates enhanced articulation at the primary elevation through varied roof heights, recessed and projected facade elements, and material transitions, ensuring a dynamic and visually appealing structure.

3. **(F) Masonry building materials in percentages equal to or greater than surrounding properties:**

The proposed masonry materials meet or exceed the percentage used in adjacent Rayburn Electric Co-op buildings, ensuring architectural consistency across the campus. While split-face CMU is a required material due to the building's function and structural needs, it also aligns with the cultured stone aesthetic that is preferred.

**To:** Director of Planning and Zoning  
**Subject:** Rayburn Electric Co-op Shooting Range

**Date:** 3.11.2025



The requested variances address the unique challenges of the property while maintaining harmony with the intent of the UDC. The proposed compensatory measures offset the variances and enhance the development's overall quality and compatibility with the surrounding area.

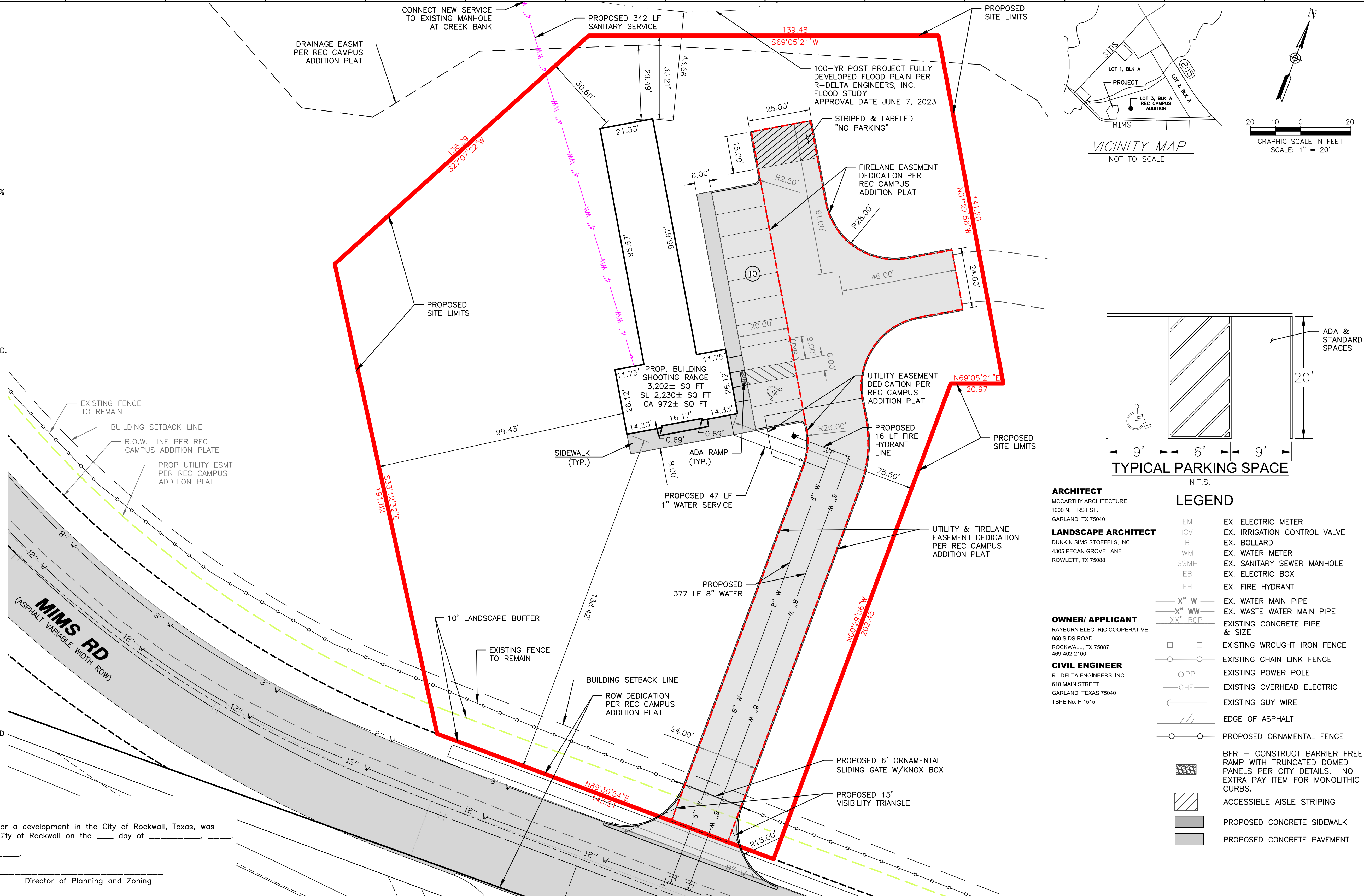
We kindly request that the Planning and Zoning Commission approve this appeal. Please do not hesitate to reach out to us at 972-272-2500 or [a.morales@mccarthyarchitecture.com](mailto:a.morales@mccarthyarchitecture.com) if you require further details or supporting documentation.

Thank you for your time and consideration.

**Sincerely,**

McCarthy Architecture.

**REC CAMPUS EXPANSION  
INDOOR SHOOTING RANGE  
MIMS RD  
ROCKWALL, TX 75032  
CASE# \_\_\_\_\_ - \_\_\_\_\_  
CITY SITE PLAN SUBMITTAL**



OWNER:  
**RAYBURN ELECTRIC CO-OP**  
950 SIDS RD.  
ROCKWALL, TX 75032  
P: 469.402.2100

**PULLIAM CONSTRUCTION  
MANAGEMENT**  
CONSTRUCTION MANAGER:  
303 S. JACKSON ST., SUITE 100  
WYLIE, TEXAS 75098  
P: 972.442.0400

ARCHITECT:  
**MCCARTHY ARCHITECTURE**  
1000 N. FIRST ST.  
GARLAND, TX. 75040  
P: 972.272.2500

STRUCTURAL ENGINEER:  
**BLAKE WILSON  
ENGINEERING, PLLC**  
1848 NORWOOD PLAZA  
SUITE 114  
HURST, TEXAS 76054  
P: 817.268.2345 P  
P: 817.282.1636 F

MEP ENGINEERING:  
**MEP SYSTEMS**  
918 DRAGON ST  
DALLAS, TEXAS 75207  
P: 214.915.0929

ISSUE

SEAL

Copyright © 2025

DATE: 02.10.2025  
SCALE:  
JOB NO. MA24019  
DRAWN: AM  
APPD: KM  
ACAD #  
FLOOR PLAN

DRAWING NO. REV NO.

A2.0

#### TOILET ROOM ACCESSORY SCHEDULE

- BOBRICK B-5897 GRAB ADA BAR
- MIRROR AS SPECIFIED
- BOBRICK B-254 SURFACE-MOUNTED SANITARY NAPKIN DISPOSAL
- BOBRICK B-818615 SURFACE MOUNTED SOAP DISPENSER
- BOBRICK B-3699 SURFACE MOUNTED PAPER TOWEL/WASTE RECEPTACLE
- MOP SINK

4 ENLARGED REFLECTED CEILING PLAN .

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

3 ENLARGED RESTROOM PLAN .

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

1 FIRST FLOOR PLAN .

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

RAYBURN ELECTRIC  
CO-OP SHOOTING RANGE  
ROCKWALL, TEXAS

DESIGN TEAM

OWNER:  
**RAYBURN ELECTRIC CO-OP**  
950 SIDS RD.  
ROCKWALL, TX 75032  
P: 469.402.2100

**PULLIAM CONSTRUCTION  
MANAGEMENT**  
CONSTRUCTION MANAGER:  
303 S. JACKSON ST., SUITE 100  
WYLIE, TEXAS 75098  
P: 972.442.0400

ARCHITECT:  
**MCCARTHY ARCHITECTURE**  
1000 N. FIRST ST.  
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P: 972.272.2500

STRUCTURAL ENGINEER:  
**BLAKE WILSON  
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1848 NORWOOD PLAZA  
SUITE 114  
HURST, TEXAS 76054  
P: 817.268.2345 P  
P: 817.282.1636 F

MEP ENGINEERING:  
**MEP SYSTEMS**  
918 DRAGON ST  
DALLAS, TEXAS 75207  
P: 214.915.0929

ISSUE

SEAL

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DATE: 02.10.2025  
SCALE:  
JOB NO. MA24019  
DRAWN: Author  
APPD: Approver  
ACAD #  
COLORED ELEVATIONS

DRAWING NO. REV NO.

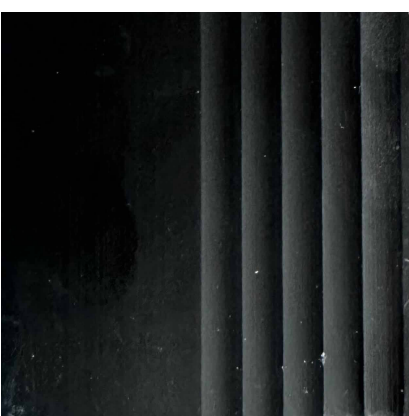
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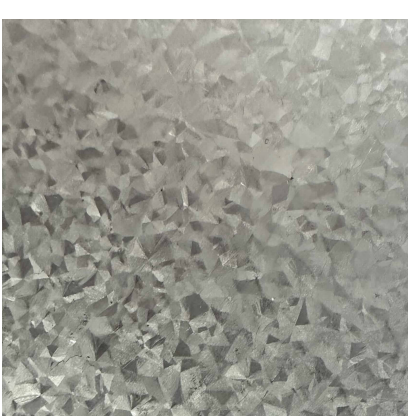
STUCCO -  
SW9111 VELVET  
ANTLER



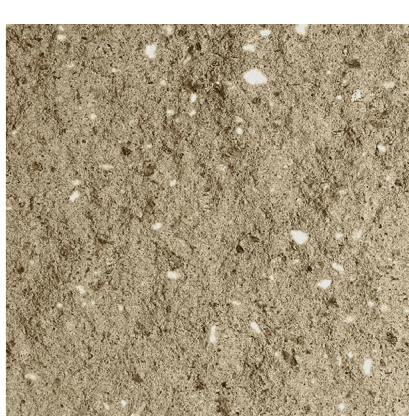
STONE - BUFF  
LUEDERS  
LIMESTONE



DARK BRONZE  
ALUM. FRAME



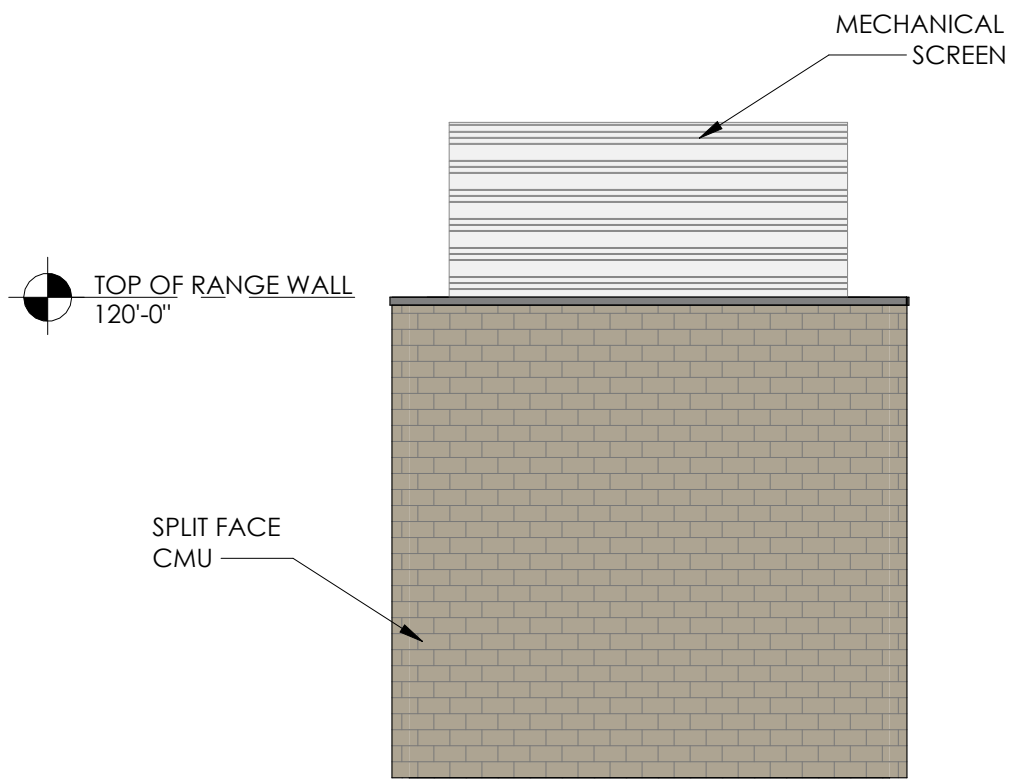
GALVALUME



SPLIT FACE  
CMU - SW9111  
VELVET ANTLER

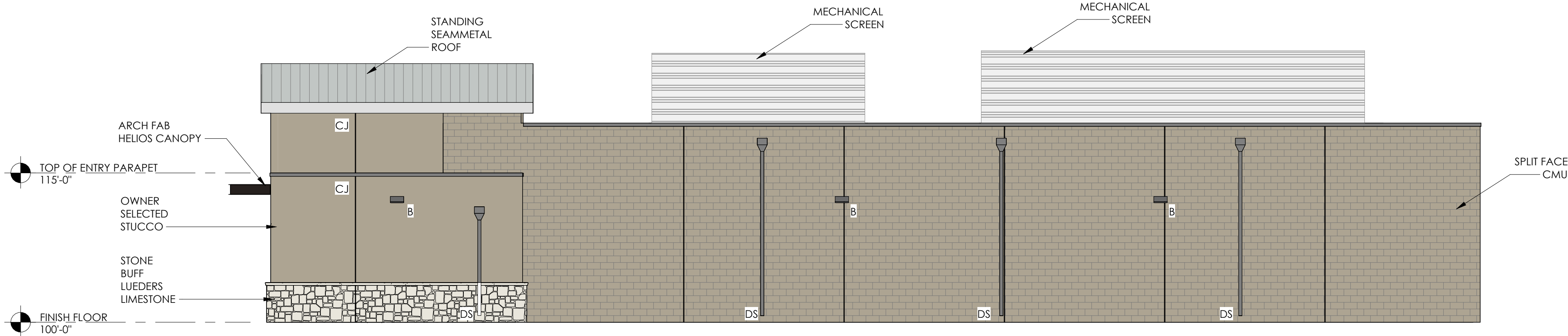
BUILDING MATERIAL CALCULATIONS FOR WALLS		
CATEGORIES	WEST	PERCENT
TOTAL SQ. FT. - EXCLUDING WINDOWS, DOORS AND ROOF	420 S.F	100%
Split.face.CMU - Velvet antler.SW.9111	420 S.F	100%

GENERAL NOTE: ROOF AND MECHANICAL NOT PART OF  
ELEVATION CALCULATIONS



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

BUILDING MATERIAL CALCULATIONS FOR WALLS		
CATEGORIES	WEST	PERCENT
TOTAL SQ. FT. - EXCLUDING WINDOWS, DOORS AND ROOF	2416 S.F	100%
Stucco - Velvet antler.SW.9111	375 S.F	16%
Stone - Buff Lueders limestone	105 S.F	4%
Split.face.CMU - Velvet antler.SW.9111	1936 S.F	80%



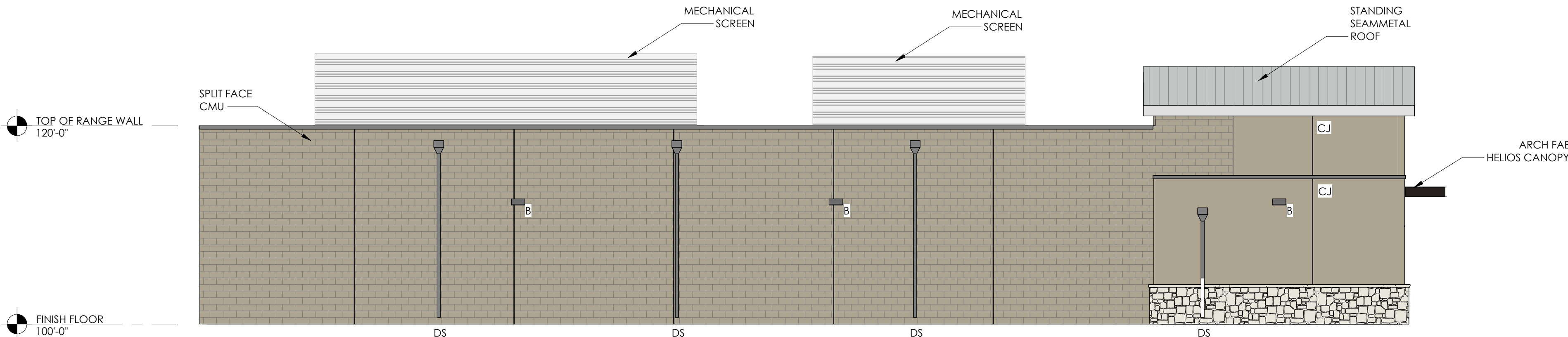
3 EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

BUILDING MATERIAL CALCULATIONS FOR WALLS		
CATEGORIES	WEST	PERCENT
TOTAL SQ. FT. - EXCLUDING WINDOWS, DOORS AND ROOF	670 S.F	100%
Stucco - Velvet antler.SW.9111	555 S.F	83%
Stone - Buff Lueders limestone	115 S.F	17%



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

BUILDING MATERIAL CALCULATIONS FOR WALLS		
CATEGORIES	WEST	PERCENT
TOTAL SQ. FT. - EXCLUDING WINDOWS, DOORS AND ROOF	2416 S.F	100%
Stucco - Velvet antler.SW.9111	375 S.F	16%
Stone - Buff Lueders limestone	105 S.F	4%
Split.face.CMU - Velvet antler.SW.9111	1936 S.F	80%



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

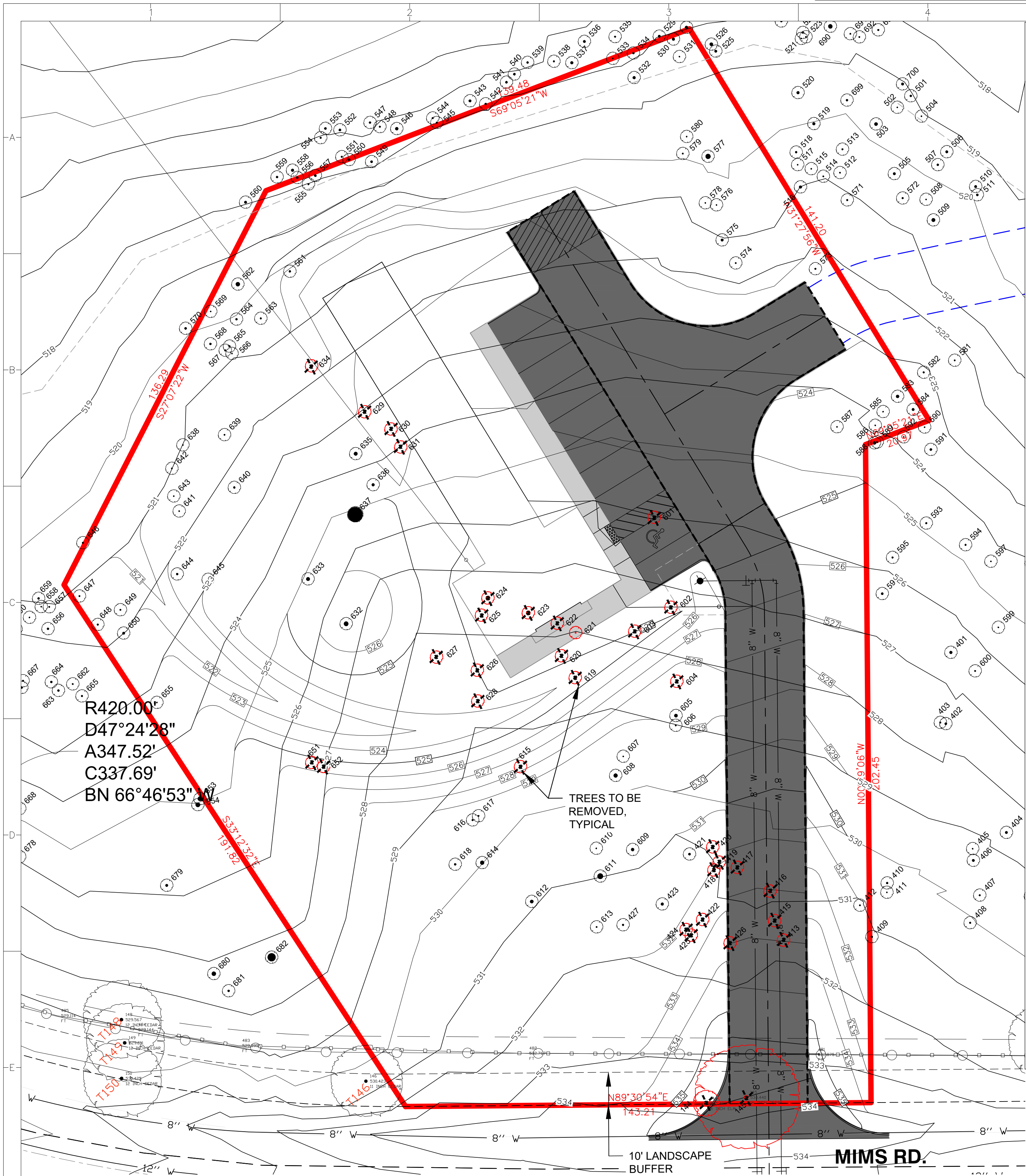
APPROVED:

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

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



Site Tree Listing Rayburn Electric Cooperative- Indoor Shooting Range March 14, 2025						
Location Key	Size DBH (Inches)	Description	Common Name	Comments	Tree Designation Feature Secondary Non-Protected	Removal Status Replacement Caliper Inches
144	4		ELM		x	Remove 4
145	16		CEDAR		x	Remove 8
146	11		CEDAR		x	To Remain
401	10		CEDAR		x	To Remain
409	7		CEDAR		x	To Remain
412	5		CEDAR		x	To Remain
413	6		CEDAR		x	Remove 0
414	4		CEDAR		x	To Remain
415	5		CEDAR		x	Remove 0
416	14		CEDAR		x	Remove 7
417	7		CEDAR		x	Remove 0
418	12		CEDAR		x	Remove 8
419	7		CEDAR		x	Remove 0
420	7		CEDAR		x	Remove 0
421	8		CEDAR		x	To Remain
422	8		CEDAR		x	Remove 0
423	10		CEDAR		x	To Remain
424	6		CEDAR		x	Remove 0
425	6		CEDAR		x	Remove 0
426	10		CEDAR		x	Remove 0
427	6.5		CEDAR		x	To Remain
530	10		CEDAR		x	To Remain
531	4		QMK		x	To Remain
532	10		CEDAR		x	To Remain
533	4		CEDAR		x	To Remain
534	7		CEDAR		x	To Remain
549	8		CEDAR		x	To Remain
550	8		CEDAR		x	To Remain
555	6		CEDAR		x	To Remain
556	8		CEDAR		x	To Remain
557	8		CEDAR		x	To Remain
559	9		CEDAR		x	To Remain
561	7		CEDAR		x	To Remain
562	15		CEDAR		x	To Remain
563	6		CEDAR		x	To Remain
564	7		CEDAR		x	To Remain
565	6		CEDAR		x	To Remain
566	4		CEDAR		x	To Remain
567	6		CEDAR		x	To Remain
568	7		CEDAR		x	To Remain
569	4		CEDAR		x	To Remain
570	8		CEDAR		x	To Remain
573	6		CEDAR		x	To Remain
574	5		CEDAR		x	To Remain
575	9		CEDAR		x	To Remain
576	4		CEDAR		x	To Remain
577	18		CEDAR		x	To Remain
578	4		CEDAR		x	To Remain
579	5		CEDAR		x	To Remain
580	4		CEDAR		x	To Remain
583	11		CEDAR		x	To Remain
584	9		CEDAR		x	To Remain
585	4		CEDAR		x	To Remain
586	4		CEDAR		x	To Remain
587	4		CEDAR		x	To Remain
588	11		CEDAR		x	To Remain
589	6		CEDAR		x	To Remain
601	7		CEDAR		x	Remove 0
602	7.5		CEDAR		x	Remove 0
603	5		CEDAR		x	Remove 0
604	6.5		CEDAR		x	Remove 0
605	12		CEDAR		x	To Remain
606	5		CEDAR		x	To Remain
607	4		CEDAR		x	To Remain
608	14		CEDAR		x	To Remain
609	11		CEDAR		x	To Remain
610	4		CEDAR		x	To Remain
611	20		CEDAR		x	To Remain
612	14		CEDAR		x	To Remain
613	5		CEDAR		x	To Remain
614	14		CEDAR		x	To Remain
615	11		CEDAR		x	Remove 5.5
616	6		CEDAR		x	To Remain
617	5		CEDAR		x	To Remain
618	7		CEDAR		x	To Remain
619	12		CEDAR		x	Remove 6
620	5		CEDAR		x	Remove 0
621	5		CEDAR		x	Remove 0
622	5		CEDAR		x	Remove 0
623	16		CEDAR		x	Remove 8
624	16		CEDAR		x	Remove 8
625	5		CEDAR		x	Remove 0
626	9		CEDAR		x	Remove 0
627	7		CEDAR		x	Remove 0
628	7		CEDAR		x	Remove 0
629	4		CEDAR		x	Remove 0
630	5		CEDAR		x	Remove 0
631	7		CEDAR		x	Remove 0
632	16		CEDAR		x	To Remain
633	13		CEDAR		x	To Remain
634	11		CEDAR		x	Remove 5.5
635	13		CEDAR		x	To Remain
636	10		CEDAR		x	To Remain
637	32		CEDAR		x	To Remain
638	4		CEDAR		x	To Remain
639	5		CEDAR		x	To Remain
640	7		CEDAR		x	To Remain
641	4		CEDAR		x	To Remain
642	5		CEDAR		x	To Remain
643	4		CEDAR		x	To Remain
644	7		CEDAR		x	To Remain
645	5		CEDAR		x	To Remain
646	6		CEDAR		x	To Remain
647	5		CEDAR		x	To Remain
648	6		CEDAR		x	To Remain
649	5		CEDAR		x	To Remain
650	9		CEDAR		x	To Remain
651	4		CEDAR		x	Remove 0
652	7		CEDAR		x	Remove 0
653	16		CEDAR		x	To Remain
654	16		CEDAR		x	To Remain
655	4		CEDAR		x	To Remain
TOTAL	981		ELM		x	58.0

Proposed Tree Removal Listing Rayburn Electric Cooperative- Indoor Shooting Range March 14, 2025						
Location Key	Size DBH (Inches)	Description	Common Name	Comments	Tree Designation Feature Secondary Non-Protected	Removal Status Replacement Caliper Inches
144	4		ELM		x	Remove 4
145	16		CEDAR		x	Remove 8
413	6		CEDAR		x	Remove 0
415	5		CEDAR		x	Remove 0
416	14		CEDAR		x	Remove 7
417	7		CEDAR		x	Remove 0
418	12		CEDAR		x	Remove 6
419	7		CEDAR		x	Remove 0
420	7		CEDAR		x	Remove 0
422	8		CEDAR		x	Remove 0
424	6		CEDAR		x	Remove 0
425	6		CEDAR		x	Remove 0
426	10		CEDAR		x	Remove 0
601	7		CEDAR		x	Remove 0
602	7.5		CEDAR		x	Remove 0
603	5		CEDAR		x	Remove 0
604	6.5		CEDAR		x	Remove 0
615	11		CEDAR		x	Remove 5.5
619	12		CEDAR		x	Remove 6
620	5		CEDAR		x	Remove 0
621	5		CEDAR		x	Remove 0
622	5		CEDAR		x	Remove 0
623	16		CEDAR		x	Remove 8
624	16		CEDAR		x	Remove 8
625	5		CEDAR		x	Remove 0
626	9		CEDAR		x	Remove 0
627	7		CEDAR		x	Remove 0
628	7		CEDAR		x	Remove 0
629	4		CEDAR		x	Remove 0
630	5		CEDAR		x	Remove 0
631	7		CEDAR		x	Remove 0
634	11		CEDAR		x	Remove 5.5
651	4		CEDAR		x	Remove 0
652	7		CEDAR		x	Remove 0
TOTAL	278					58.0

**TREE MITIGATION REQUIREMENTS**  
Site Trees Existing- See Tree Listing

**Site Trees Removed- See Proposed Tree Removal Listing**  
58 Total Caliper inches to be removed that require mitigation

Tree Designation-  
Non-Protected- 0 Caliper Inch required to replace  
Secondary- 1/2" Caliper Inch per 1" Caliper removed required to replaced  
Primary- 1" Caliper Inch per 1" Caliper removed required to replaced  
Feature- 2" Caliper Inch per 1" Caliper removed required to replaced

Calculation-  
Replacement Inches needed 58 , Replace with 4" Caliper Trees  
58/4"= 15 Trees Required

**15 CANOPY TREES REQUIRED**  
**15 CANOPY TREES PROVIDED**

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

O	03/13/2025	BS	BS	BS	ISSUED FOR REVIEW
REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE

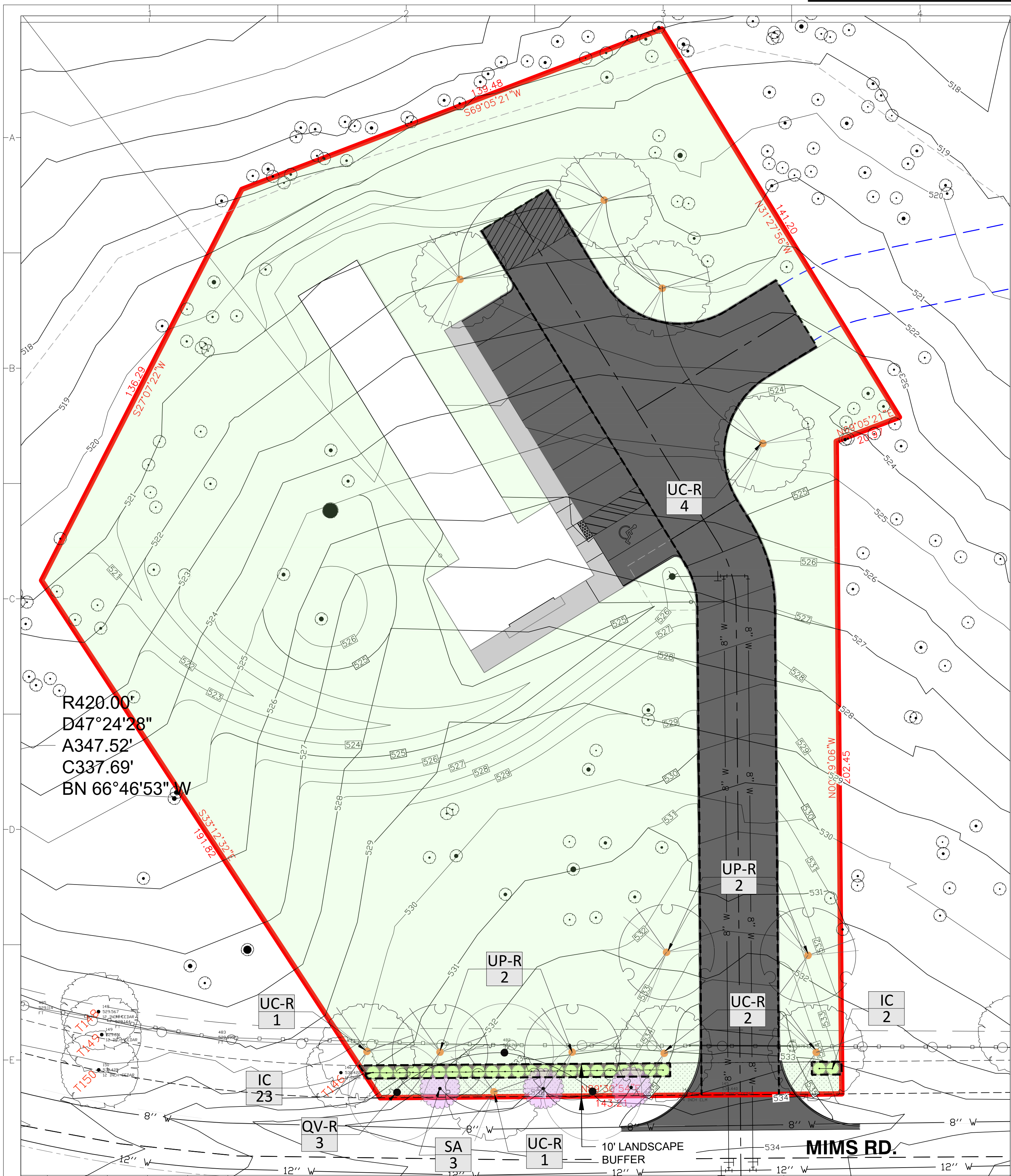
618 Main Street  
Garland, TX 75040  
Ph. (972) 494-5031  
Fax (972) 487-2270  
www.rdelta.com  
TBPE No. F-1515

PRELIMINARY  
SUBMITTED FOR REVIEW  
BY: \_\_\_\_Bob Stoffels\_\_\_\_  
Dunkin Sims Stoffels, Inc.  
Date: March 14, 2025  
NOT FOR CONSTRUCTION, BIDDING  
OR PERMITTING PURPOSES






JOB NO.	3036-21	DESIGN BY	BS
CREATED		CODE	
PLOTTED	3/13/2025	CHECKED BY	BS
LAST UPDATE BY			
DRAWN:	MW	SCALE:	AS NOTED
CHECKED:	DRAWING NO.:  LP-1		ISSUE:  0
APPROVED:			
FILENAME:			

**REC CAMPUS -  
INDOOR SHOOTING  
LANDSCAPE PLANS**

**TREESCAPE PLAN**



Plant Schedule

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	
	UC	8	Ulmus crassifolia	Cedar Elm	65 gal.	4" Caliper, Min 12' Ht., 7' Spread	
	UP	4	Ulmus parvifolia	Lacebark Elm	65 gal.	4" Caliper, Min 12' Ht., 7' Spread	
	QV	3	Quercus virginiana	Live Oak	65 gal.	4" Caliper, Min 12' Ht., 7' Spread	
	SA	3	Sophora affinis	Eve's Necklace	45 gal.	3" Caliper, Min 6' Ht., 4' Spread	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	IC	25	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	10 gal.	Cont.	4' O.C., Min. 3' Ht.

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
	Ber c11	45,975 s.f.	Tif Tuf Bermuda	Tif Tuf Bermuda Grass	Solid Sod
	Shd mul	425 s.f.		Shredded Hardwood Mulch	--

NOTES

- "The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding, and such activities common to the maintenance of landscaping"
- "Landscape areas shall be kept free of trash, litter, weeds and other such material or plants not a part of the landscaping"
- "No substitutions for plant materials without approval by the Director"
- "The right-of-way adjacent to required landscape areas shall be maintained by the property owner in the same manner as the required landscape area. All driveways shall maintain site visibility. All plantings intended for erosion control will be maintained. The City may require revegetation to prevent erosion or slippage"
- "All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant materials which die shall be replaced with plant material of similar variety and size"
- "When overhead or underground utilities are present, landscape plan alterations may be considered by the Director"
- "All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors and/or evapotranspiration (ET) weather-based controllers and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator"
- "All trees are to be equipped with a bubbler irrigation system"
- "Required landscaped open areas and disturbed soil areas shall be completely covered with living plant material"
- "All streetscape furniture (benches, lampposts, trash receptacles, patio furniture, bike racks, etc.) shall be a chip and flake resistant metal, decorative, and generally black "storm cloud" or comparable in color"
- "Excessive pruning of plant materials is prohibited. (e.g. topping crape myrtles, pruning "up" creating a carrot top")"
- "All transformers and mechanical equipment to be screened with evergreen shrubs, to be 2' at time of planting."
- No Tree Planting within 5 feet of water/storm sewer lines.

LANDSCAPE REQUIREMENTS

Total Site Area - 61,277 SF = 1.41 Acres

Site Landscape Area

Total Site Landscape Area - 46,400 SF = 76% of Site

45,975 SF TURF PROVIDED

425 SF LANDSCAPE PLANTING BED PROVIDED

Landscape Buffer Components Street Frontage- Mims Rd.

Total (10' Wide) Required Landscape Buffer Area - 1,169 SF

Total (10' Wide) Provided Landscape Buffer Area - 1,169 SF

425 SF OF LANDSCAPE BED

744 SF OF TURF PROVIDED

Landscape Buffer Trees Street Frontage- Mims Rd.

Street Frontage Length - 143 LF

1 Canopy Tree per 50 LF of Street Frontage (Min. 4" Cal.)

1 Accent Tree per 50 LF of Street Frontage (6" Ht. Min.)

3 CANOPY / 3 ACCENT TREES REQUIRED

3 CANOPY / 3 ACCENT TREES PROVIDED

Landscape Parking Trees

1 Canopy Tree/ 10 parking spaces

1 Tree within 80' of each parking space

1 TREE REQUIRED

4 TREES PROVIDED

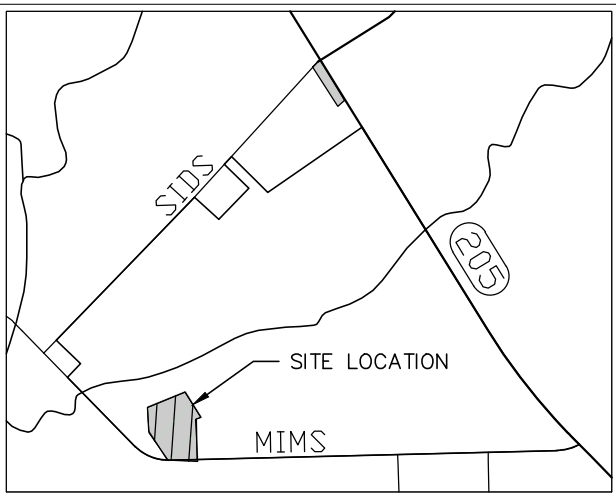
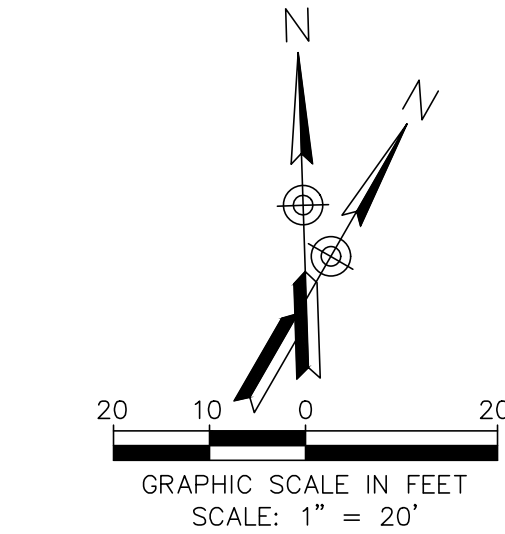
IRRIGATION:

An automatic irrigation system will be installed by the Owner, to water the required landscape improvements. Irrigation plans to be provided.

NOTE:

Landscape Plans shall meet requirements in the Unified Development Code-Article 8 with exceptions granted to Owner.

Trees that are existing within the landscape buffer or limbs that enter into the landscape buffer shall be pruned by a certified arborist. It shall be pruned to allow for sunlight to filter through the existing tree to facilitate success of newly planted trees.



LEGEND

	PLANT SYMBOL
	REF. PLANT SCHEDULE
	PLANT QUANTITY
	R = REPLACEMENT TREE FOR MITIGATION
	REF. PLANT SCHEDULE
	PLANT QUANTITY

EXISTING TREES TO REMAIN

METAL EDGING @ PLANTING  
BED BORDER WITH TURF,  
QUANTITY - 226 L.F.

TREE MITIGATION REQUIREMENTS

Site Trees Existing- See Tree Listing- Sheet LP-1

Site Trees Removed- See Proposed Tree Removal Listing- Sheet LP-1

58 Total Caliper inches to be removed that require mitigation

Tree Designation-	
Non-Protected-	0 Caliper Inch required to replace
Secondary-	1/2" Caliper Inch per 1" Caliper removed required to replace
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Calculation-

Replacement Inches needed 58 , Replace with 4" Caliper Trees  
58/4= 15 Trees Required

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15 CANOPY TREES PROVIDED

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

**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

**DUNKIN**  
**SIMS**  
**STOFFELS**  
**INC.**

PRELIMINARY  
SUBMITTED FOR REVIEW  
BY: Bob Stoffels  
Dunkin Sims Stoffels, Inc.  
Date: March 14, 2025  
NOT FOR CONSTRUCTION, BIDDING  
OR PERMITTING PURPOSES

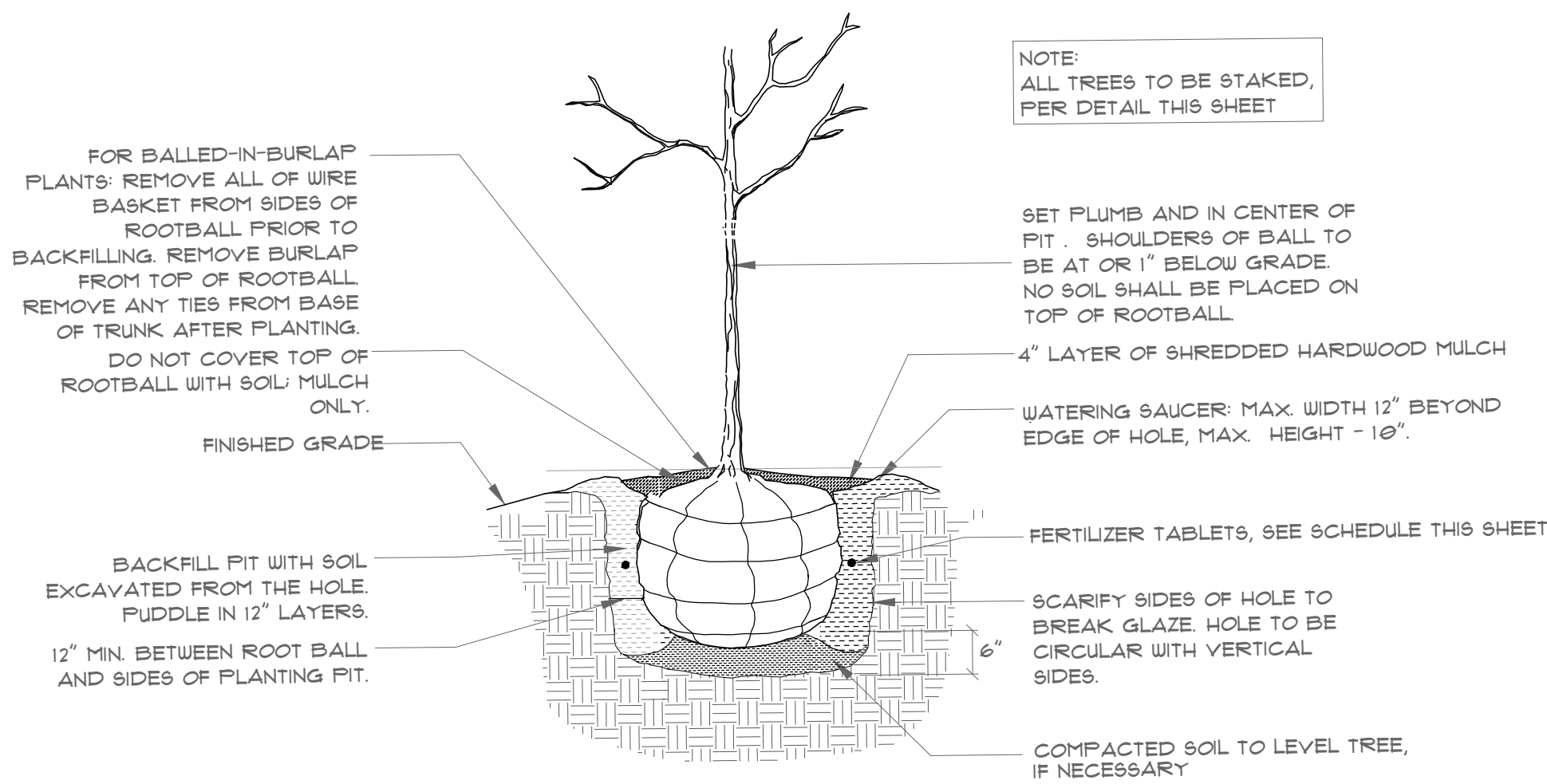
JOB NO.	3036--21	DESIGN BY	BS
CREATED		CODE	
PLOTTED	3/13/2025	CHECKED BY	BS
LAST UPDATE BY			
DRAWN:	MW	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	
APPROVED:			
FILENAME:			

LP-2

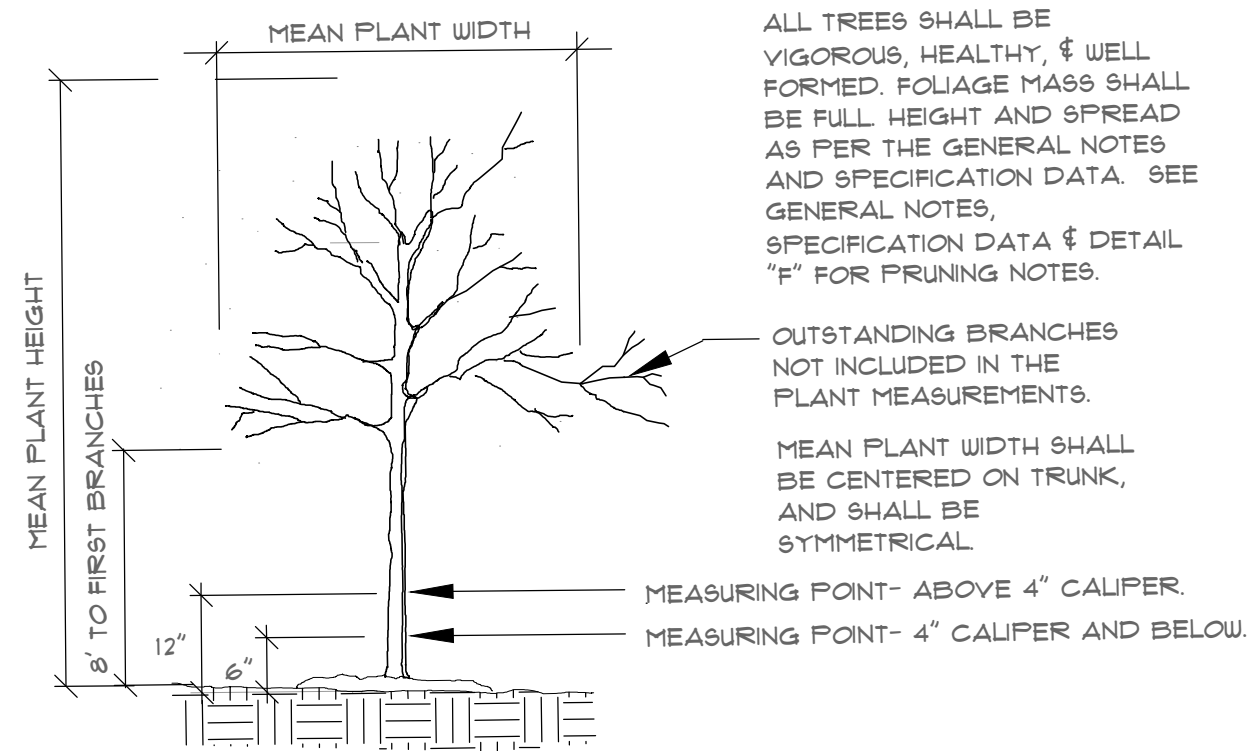
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**REC CAMPUS -**  
**INDOOR SHOOTING**  
**LANDSCAPE PLANS**

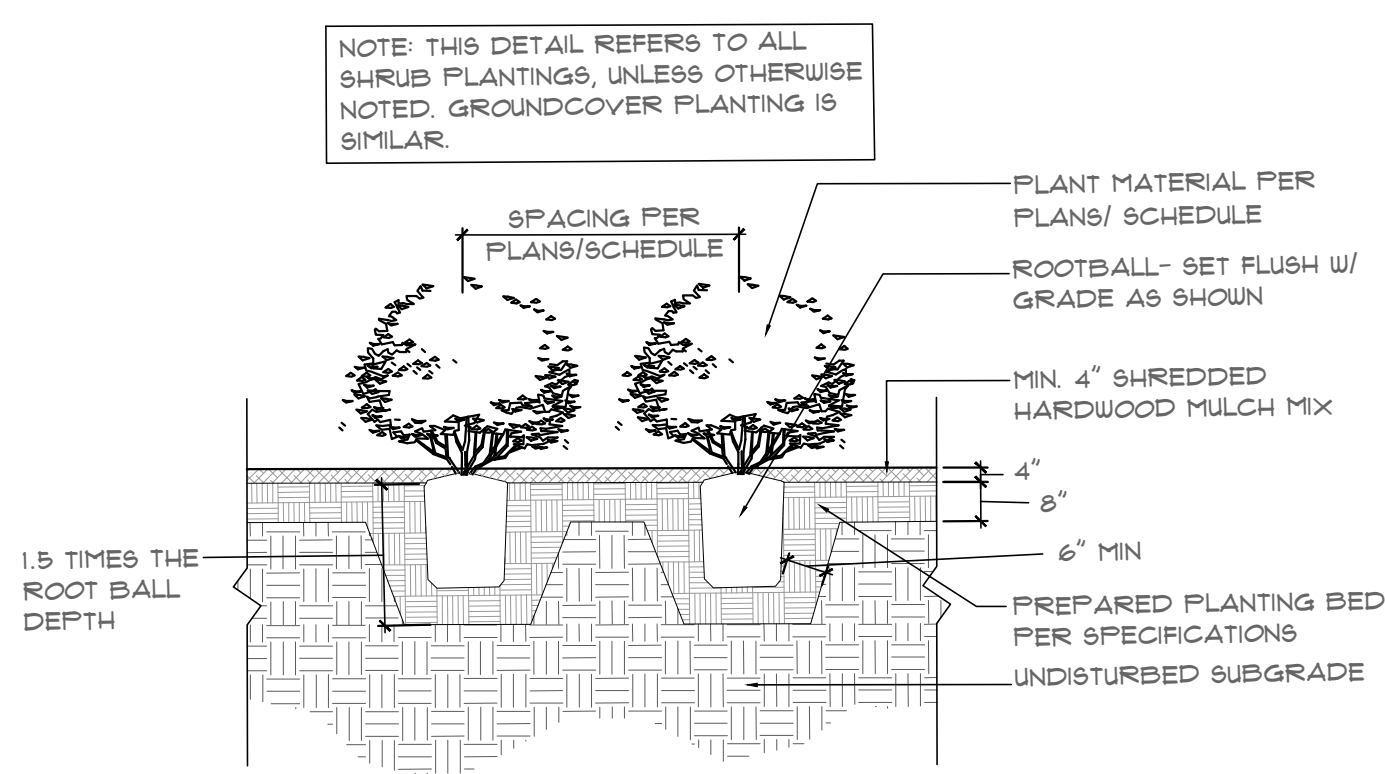
**LANDSCAPE PLAN**



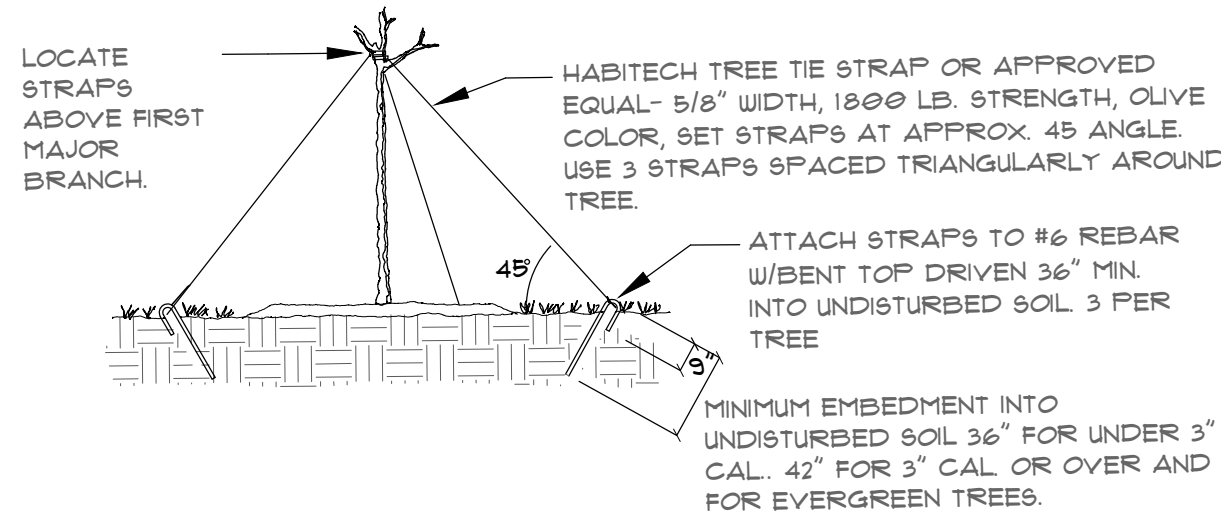
**A** SECTION: TREE PLANTING - B&B, BOX, CONT.  
NTS



**D** SECTION: TREE MEASURING  
NTS



**F** DETAIL: LANDSCAPE BED W/ MULCH  
NOT TO SCALE

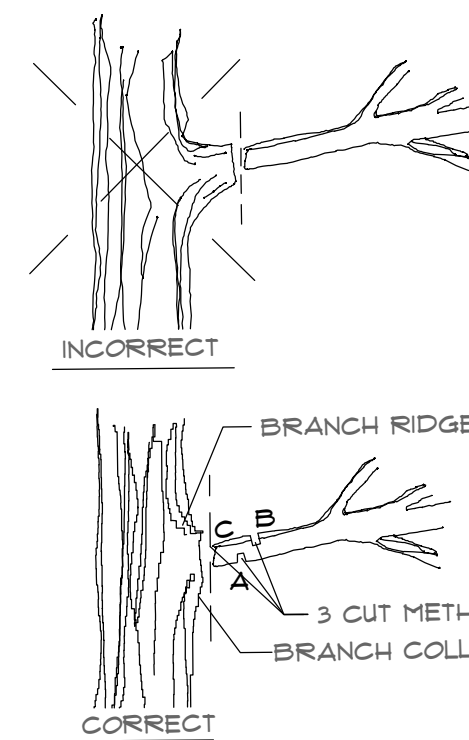


RE: GENERAL NOTES AND SPECIFICATION DATA FOR PLANTING NOTES.

**B** SECTION: TREE GUYING  
NTS

FERTILIZER SCHEDULE: PLANTING			
TREES	SHRUBS AND PERENNIALS:		
5-GALLON TREES 2 AGRIFORM*	21 GRAM TABLETS	1-GALLON AND SMALLER 1 AGRIFORM*	21 GRAM TABLET
15-GALLON TREES 3 AGRIFORM*	21 GRAM TABLETS	3 TO 5-GALLON AND B&B MATERIAL WITH SPREADS TO THREE (3) FT. 2 AGRIFORM*	21 GRAM TABLETS
30-GALLON AND ALL B&B MATERIAL 1 AGRIFORM*	21 GRAM TABLET PER CALIPER EACH ONE-HALF (1/2) INCH OF CALIPER	15-GALLON AND B&B MATERIAL WITH SPREADS GREATER THAN THREE (3) FT. 3 AGRIFORM*	21 GRAM TABLETS
SPACE TABLETS EVENLY AROUND ROOT BALL APPROX. 8" BELOW GRADE. PLACE NEXT TO BALL		PLACE TABLETS AT A DEPTH APPROX. 1/3 BALL DEPTH AND NEXT TO BALL	
* OR APPROVED EQUAL		* OR APPROVED EQUAL	

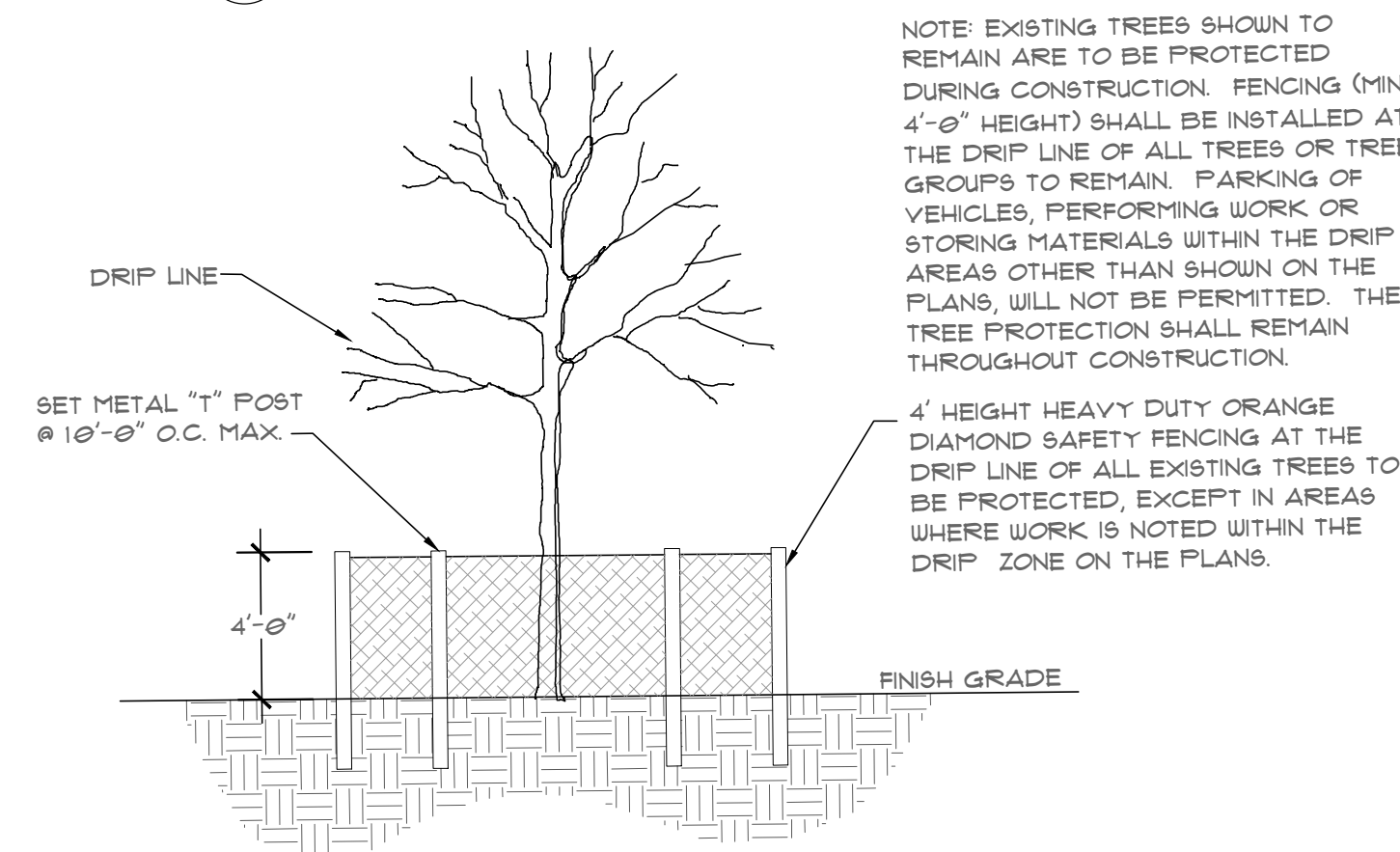
**E** CHART: FERTILIZER SCHEDULE



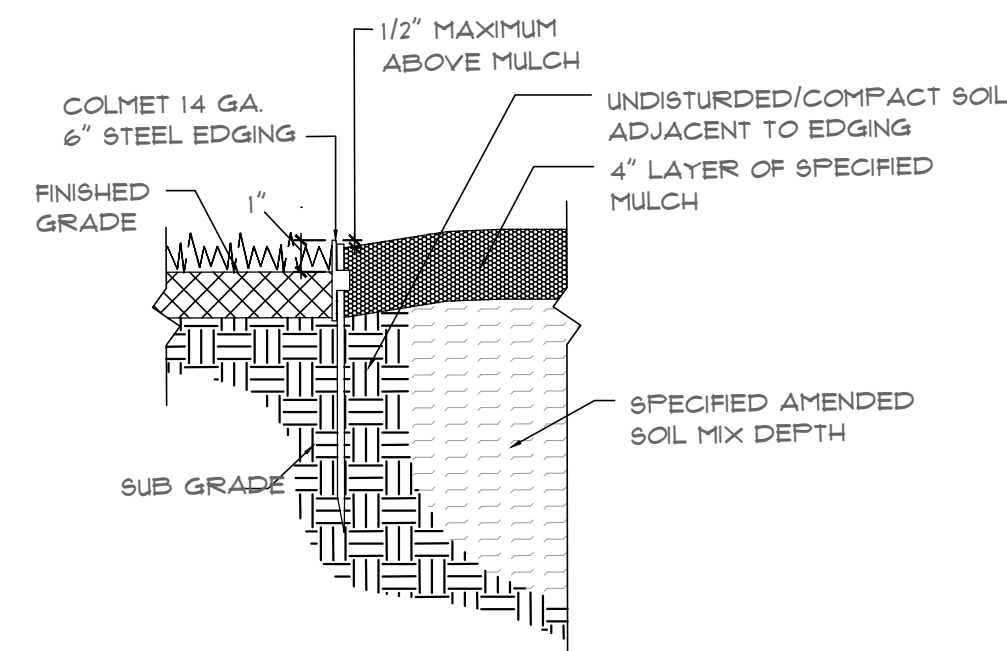
**PRUNING NOTES:**

1. REMOVE ALL BROKEN, DISEASED, OR WEAK BRANCHES.
2. MAKE ALL CUTS AS CLOSE TO THE BRANCH AS POSSIBLE-LEAVE THE BRANCH COLLAR DO NOT CUT A LEADER.
3. PRUNE 90 AS TO RETAIN THE NATURAL FORM OF THE TREE.
4. REMOVE APPROXIMATELY 1/3 OF INTERIOR BRANCHING.
5. DO NOT TIP PRUNE.
6. CONTACT LANDSCAPE ARCHITECT PRIOR TO PRUNING FOR FURTHER INSTRUCTIONS.
7. CUTS OVER 1/2" DIAMETER MADE TO TREES OF THE OAK FAMILY (IE RED OAK, LIVE OAK, BUR OAK, ETC.) FROM FEBRUARY 15 - DECEMBER 15 SHALL BE PAINTED WITH TREE PRUNING PAINT IMMEDIATELY FOLLOWING PRUNING (ONE HOUR MAX.) APPLY SUFFICIENT COATS TO ENSURE SEALING OF THE CUT.
8. REMOVE LARGE LIMBS BY PERFORMING THE 3-CUT METHOD.

**C** SECTION: TREE PRUNING  
NTS



**C** SECTION: TREE PROTECTION  
NTS



**H** SECTION: METAL EDGING  
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

0	03/12/2025	BS	BS	BS	ISSUED FOR 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

**DUNKIN**  
**SIMS**  
**STOFFELS**  
**INC.**

PRELIMINARY  
SUBMITTED FOR REVIEW  
BY: Bob Stoffels

Dunkin Sims Stoffels, Inc.  
Date: March 14, 2025

NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21	DESIGN BY BS
CREATED	CODE
PLOTTED 3/12/2025	CHECKED BY BS
LAST UPDATE BY	
DRAWN: MW	SCALE: AS NOTED
CHECKED:	DRAWING NO.: LP-3
APPROVED:	ISSUE: 0
FILENAME:	

**REC CAMPUS-  
INDOOR SHOOTING  
LANDSCAPE PLANS**

**LANDSCAPE DETAILS**



# WDGE3 LED

## Architectural Wall Sconce



Catalog  
Number

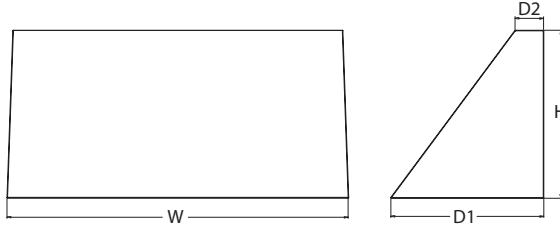
Notes

Type

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

### Specifications

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



### Introduction

The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectilinear design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance.

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



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

### WDGE LED Family Overview

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

### Ordering Information

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

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

Options			Finish	
E15WH	Emergency battery backup, Certified in CA Title 20 MAEDBS (15W, 5°C min)	<b>Standalone Sensors/Controls</b> <b>PIR</b> Bi-level (100/35%) motion sensor for 8-15' mounting heights. Intended for use on switched circuits with external dusk to dawn switching. <b>PIRHH</b> Bi-level (100/35%) motion sensor for 15-30' mounting heights. Intended for use on switched circuits with external dusk to dawn switching <b>PIR1FC3V</b> Bi-level (100/35%) motion sensor for 8-15' mounting heights with photocell pre-programmed for dusk to dawn operation. <b>PIRHH1FC3V</b> Bi-level (100/35%) motion sensor for 15-30' mounting heights with photocell pre-programmed for dusk to dawn operation. <b>Networked Sensors/Controls</b> <b>NLTAIR2 PIR</b> Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights. <b>NLTAIR2 PIRHH</b> Embedded wireless controls by nLight with Passive Infrared Occ sensor and on/off photocell for 15'-30' mounting heights. <b>NLTAIREM2 PIR</b> Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 8-15' mounting heights <sup>7</sup> <b>NLTAIREM2 PIRHH</b> Embedded wireless controls by nLight with UL924 listed emergency operation, Passive Infrared Occ sensor and on/off photocell for 15'-30' mounting heights	DDBXD	Dark bronze
E20WC	Emergency battery backup, Certified in CA Title 20 MAEDBS (18W, -20°C min)		DBLXD	Black
PE	Photocell, Button Type <sup>4</sup>		DNAXD	Natural aluminum
DMG	0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) <sup>5</sup>		DWHXD	White
BCE	Bottom conduit entry for back box (PBBW). Total of 4 entry points.		DSSXD	Sandstone
SPD10KV	10kV Surge pack <sup>6</sup>	DDBTXD	Textured dark bronze	
CCE	Coastal Construction <sup>3</sup>	DBLBXD	Textured black	
		DNATXD	Textured natural aluminum	
		DWHGXD	Textured white	
		DSSTXD	Textured sandstone	

### Accessories

Ordered and shipped separately.

WDGEAWS DDBXD	WDGE 3/8inch Architectural Wall Spacer (specify finish)
WDGE3PBBW DDBXD U	WDGE3 surface-mounted back box (specify finish)

### NOTES

- 347V and 480V not available with E15WH and E20WC.
- Not qualified for DLC. Not available with emergency battery backup or sensors/controls
- For PBBW and AWS with CCE option, require an RFA.
- PE not available in 480V and with sensors/controls.
- DMG option not available with sensors/controls.
- Not available with E20WC option.
- Available with MVOLT only and only rated to 25C ambient.



COMMERCIAL OUTDOOR

One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • [www.lithonia.com](http://www.lithonia.com)  
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WDGE3 LED  
Rev. 07/08/24

Performance Data

Lumen Output

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

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

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

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

Electrical Load

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

Lumen Multiplier for 80CRI

CCT	Multiplier
30K	0.891
40K	0.906
50K	0.906

Lumen Ambient Temperature (LAT) Multipliers

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

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

Projected LED Lumen Maintenance

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

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

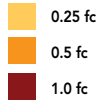
Operating Hours	0	25,000	50,000	100,000
Lumen Maintenance Factor	1.0	>0.98	>0.97	>0.92



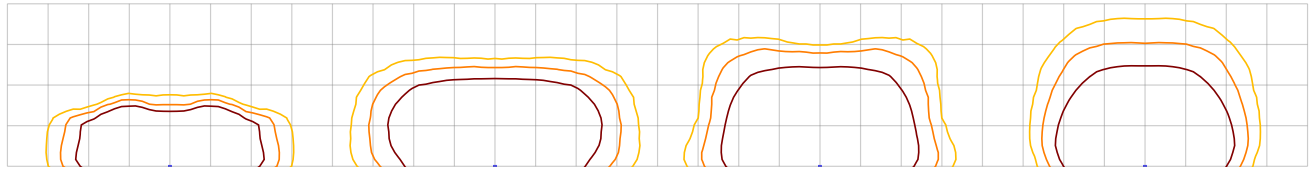
## Photometric Diagrams

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

### LEGEND



MH = 15ft  
Grid = 15ft x 15ft



WDGE3 LED P3 40K 70CRI R2

WDGE3 LED P3 40K 70CRI R3

WDGE3 LED P3 40K 70CRI R4

WDGE3 LED P3 40K 70CRI RFT

## Emergency Egress Options

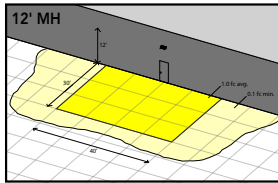
### Emergency Battery Backup

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

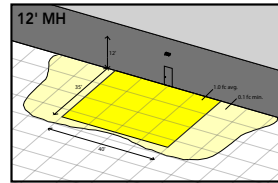
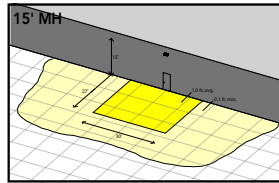
Applicable codes: NFPA 70/NEC – section 700.16, NFPA 101 Life Safety Code Section 7.9

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

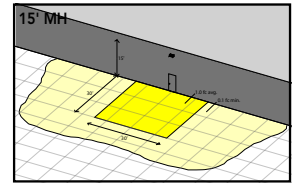
Grid = 10ft x 10ft



WDGE3 LED xx 40K 70CRI R4 MVOLT E15WH



WDGE3 LED xx 40K 70CRI R4 MVOLT E20WC



### Motion/Ambient Sensor (PIR, PIRH)

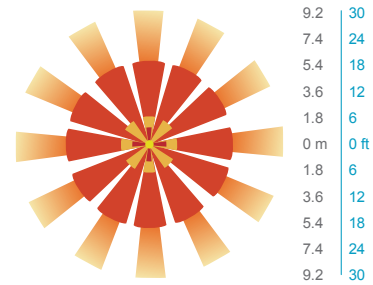
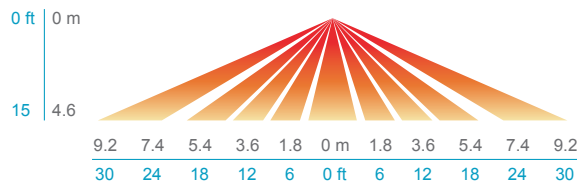
Motion/Ambient sensor (Sensor Switch MSOD) is integrated into the the luminaire. The sensor provides both Motion and Daylight based dimming of the luminaire. For motion detection, the sensor utilizes 100% Digital Passive Infrared (PIR) technology that is tuned for walking size motion while preventing false tripping from the environment. The integrated photocell enables additional energy savings during daytime periods when there is sufficient daylight. Optimize sensor coverage by either selecting PIR or PIRH option. PIR option comes with a sensor lens that is optimized to provide maximum coverage for mounting heights between 8-15ft, while PIRH is optimized for 15-40ft mounting height.

### Networked Control (NLTAIR2)

nLight® AIR is a wireless lighting controls platform that allows for seamless integration of both indoor and outdoor luminaires. Five-tier security architecture, 900 MHz wireless communication and app (CLAIRITY™ Pro) based configurability combined together make nLight® AIR a secure, reliable and easy to use platform.

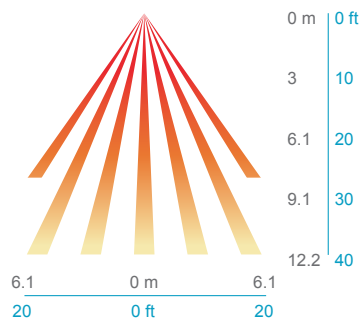
#### PIR

##### HIGH VIEW

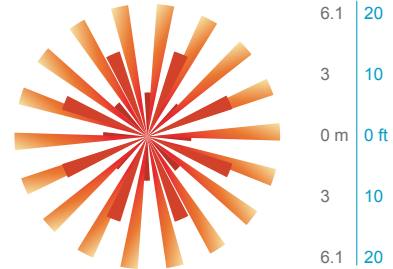


#### PIRH

##### SIDE VIEW



##### TOP VIEW



### Motion/Ambient Sensor Default Settings

Option	Dim Level	High Level (when triggered)	Photocell Operation	Motion Time Delay	Ramp-down Time	Ramp-up Time
PIR or PIRH	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
PIR1FC3V, PIRH1FC3V	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 1fc	5 min	5 min	Motion - 3 sec Photocell - 45 sec
NLTAIR2 PIR, NLTAIR2 PIRH, NLTAIREM2 PIR, NLTAIREM2 PIRH (out of box)	Motion - 3V (37% of full output) Photocell - 0V (turned off)	10V (100% output)	Enabled @ 5fc	7.5 min	5 min	Motion - 3 sec Photocell - 45 sec

### UL 924 Response - nLight AIR Devices with EM Option

- NLTAIREM2 devices will remain at their high-end trim and ignore wireless lighting control commands, unless a normal-power-sensed (NPS) broadcast is received at least every 8 seconds.
- Using the CLAIRITY+ mobile app, NLTAIREM2 devices must be associated with a group that includes a normal power sensing device to receive NPS broadcasts.
- The non-emergency devices, NLTAIR2 PIR and NLTAIR2 PIRH, with version 3.4 or later firmware can be used for normal power sensing.



**NLTAIR2 PIR – nLight AIR  
Motion/Ambient Sensor**

D = 8"  
H = 11"  
W = 18"



**PBBW – Surface-Mounted Back Box**  
Use when there is no junction box available.

D = 1.75"  
H = 9"  
W = 18"



**AWS – 3/8inch Architectural Wall Spacer**

D = 0.38"  
H = 4.4"  
W = 7.5"

## FEATURES & SPECIFICATIONS

### INTENDED USE

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

### CONSTRUCTION

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

### FINISH

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

### OPTICS

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

### ELECTRICAL

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

### INSTALLATION

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

### LISTINGS

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

### GOVERNMENT PROCUREMENT

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

### WARRANTY

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

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

Catalog Number
Notes
Type

## FEATURES & SPECIFICATIONS

### INTENDED USE

Provides years of maintenance-free illumination for indoor or outdoor use in residential & commercial applications.

### CONSTRUCTION

Cast-aluminum housing with corrosion-resistant paint in an industrial grey finish.

Sealed gasket protects against moisture and dust.

### OPTICS

4000K CCT LEDs.

Frosted glass diffuser provides even light distribution.

### LUMEN MAINTENANCE

LEDs will deliver 70% of their initial lumens at 50,000 hour average LED life. See Lighting Facts label on page 2 for performance details.

### ELECTRICAL

MVOLT driver operates on any line voltage from 120-277V

Operating temperature -40°C to 40°C.

4kV surge protection standard.

### INSTALLATION

Mounts to ceiling or wall with surface mount junction box (included).

### LISTINGS

UL Listed to U.S. and Canadian safety standards for wet locations.

Tested in accordance with IESNA LM-79 and LM-80 standards.

### WARRANTY

5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Full warranty terms located at [www.AcuityBrands.com/CustomerResources/Terms\\_and\\_Conditions.aspx](http://www.AcuityBrands.com/CustomerResources/Terms_and_Conditions.aspx)

Note: Actual performance may differ as a result of end-user environment and application.

All values are design or typical values, measured under laboratory conditions at 25 °C.

Specifications are subject to change without notice.

Outdoor General Purpose

# OLVTCM & OLVTWM

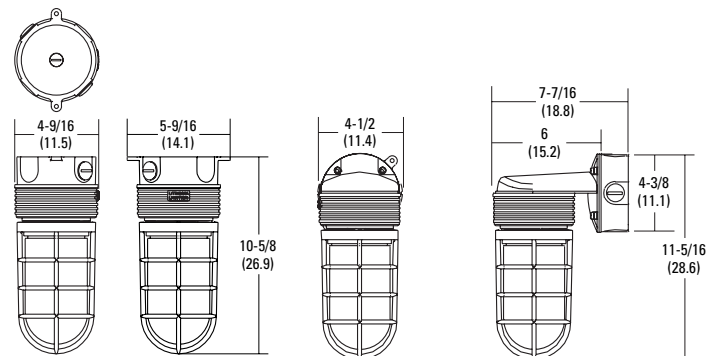


LED VAPORTIGHT



### Specifications

All dimensions are inches (centimeters)



### ORDERING INFORMATION

For shortest lead times, configure products using **bolded options**.

**Example: OLVTCM**

Series	Color temperature	Voltage	Finish
<b>OLVTCM</b> Ceiling MT	<b>(blank)</b> 4000K	<b>(blank)</b> MVOLT (120V-277V)	<b>(blank)</b> Grey
<b>OLVTWM</b> Wall MT			

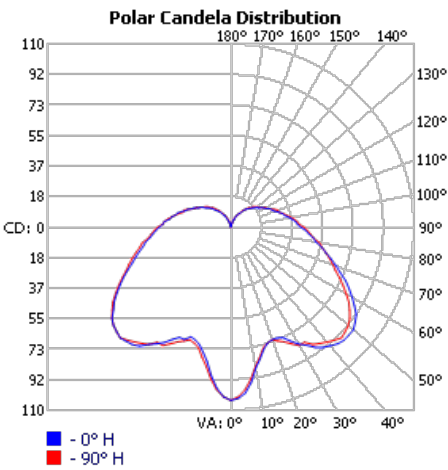
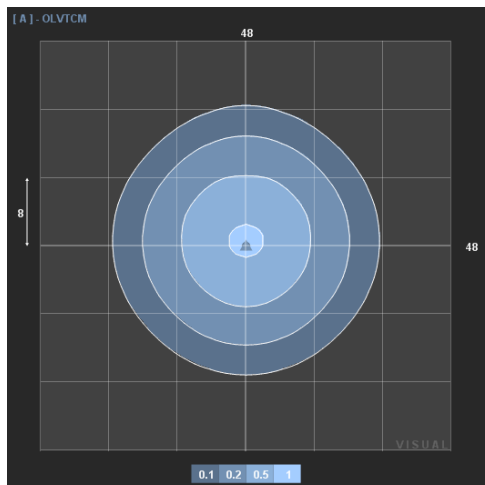
Series	System Wattage	Lumens
OLVTCM	15W	600
OLVTWM	15W	600

# OLVTCM & OLVTWM LED Vaportight

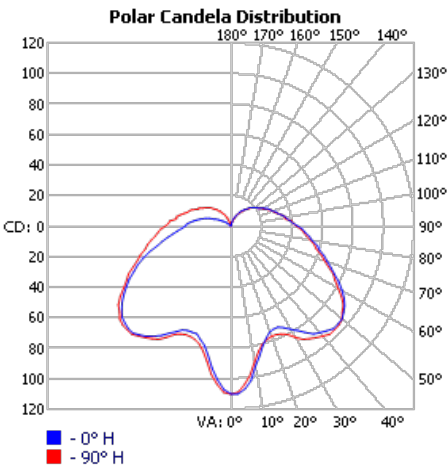
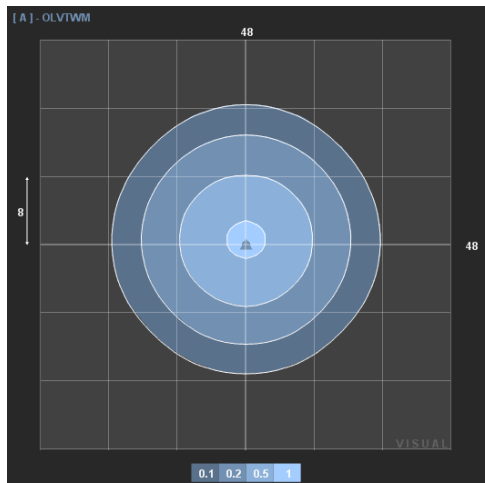
## PHOTOMETRICS

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

### OLVTCM



### OLVTWM



# PROJECT COMMENTS



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

DATE: 3/21/2025

PROJECT NUMBER: SP2025-012  
PROJECT NAME: Site Plan for 1500 Mims Road  
SITE ADDRESS/LOCATIONS: 1500 MIMS RD, ROCKWALL, TX 75032

CASE CAPTION: Discuss and consider a request by Frank Polma P.E. of R-Delta Engineers, Inc. on behalf of David Naylor of Rayburn Electric Cooperative for the approval of a Site Plan for a Private Indoor Gun Range on a 1.407-acre portion of a larger 48.6670-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 44 (PD-44) [Ordinance No. 24-30] for Heavy Commercial (HC) District land uses, generally located on the northside of Mims Road west of the intersection of S. Goliad Street [SH-205] and Mims Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	03/21/2025	Needs Review

03/21/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request for the approval of a Site Plan for a Private Indoor Gun Range on a 1.407-acre portion of a larger 48.6670-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 44 (PD-44) [Ordinance No. 24-30] for Heavy Commercial (HC) District land uses, generally located on the northside of Mims Road west of the intersection of S. Goliad Street [SH-205] and Mims Road.
- I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.
- M.3 For reference, include the case number (SP2025-012) 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 the new 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 indicate the delineated front yard setback as 25-feet. (Subsection 03.04.B, of Article 11, UDC)
- (2) Please indicate any ground mounted equipment. On the landscape plan provide the necessary five (5) gallon evergreen shrubs for screening. (Subsection 01.05. C, of Article

05, UDC)

M.7 Landscape Plan.

- (1) Please delineate and label the berms within the landscape buffer. (Subsection 05.01, of Article 08, UDC)

M.8 Photometric Plan

- (1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (See Sec. 2.1 of the checklist)
- (2) The light levels may not exceed 0.2 FC at any property line. In this case, the light levels exceed 0.2 FC along Mims Road. (Subsection 03.03.G, of Article 07, UDC)

M.9 Building Elevations

- (1) The proposed building does not meet the primary and secondary articulation standards. Given the intended purposed of the building, the articulation options are limited. This will be an Exception. (Subsection 04.01, of Article 05, UDC)
- (2) Please indicate the height of the parapet. Buildings with a flat roof are required a parapet that continues around the entire building. (Subsection 04.01, of Article 05, UDC)

M.10 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measures (above and beyond the requirements of the UDC) for each exception or variance is required. In order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures.

I.11 Revised and corrected plans are due by 3:00 PM on April 1, 2025.

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

- (1) Planning & Zoning meeting/work session meeting will be held on March 25, 2025.
- (2) Planning & Zoning meeting/public hearing meeting will be held on April 15, 2025.

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	03/20/2025	Approved w/ Comments

- 03/20/2025: 1. Show detention area
2. Where is this and who does it belong to?
3. Water line to be centered in 20' easement
4. Install 5' sidewalk
5. Where is this?

General Comments:

General Items:

- Must meet City's 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & 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.
- The site will need to be platted.
- 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.
- Additional comments may be provided at time of Site Plan and Engineering.
- Dumpsters may not directly face a roadway.

#### Drainage Items:

- Detention is required if increasing impervious area. Detention is based on zoning, not specific land area use.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at freeboard elevation. No vertical walls are allowed in detention easement.
- Detention pond is required to have an emergency spillway.
- Existing flow patterns must be maintained.
- No water or sewer lines can be in detention easement.
- Detention ponds must be irrigated.
- 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.
- All dumpster areas shall drain to an oil/water separator and then into the storm system.

#### 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.)
- There is an existing 12" water main along Mims Road available for use.
- Minimum public sewer is 8". Minimum private sewer service is 6".
- All commercial sewer connections must be made by a proposed or existing manhole.
- There is an existing 18" sewer main along the back floodplain area available for use.
- Water and sanitary sewer and storm sewer must be 10' apart.
- All public utilities must be centered in an easement. Min 20' utility easements.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.

#### Roadway Paving Items:

- All driveways must meet City spacing requirements.
- All parking, storage, drive aisles must be steel reinforced concrete. (No rock, gravel, or asphalt allowed)
- No gravel or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without an City approved turnaround. 15'x64' striped no parking.
- 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.

#### Landscaping:

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/20/2025	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/19/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/17/2025	Approved w/ Comments
03/17/2025: Assigned address will be 1500 MIMS RD, ROCKWALL, TX 75032			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/17/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/17/2025	Approved w/ Comments
03/17/2025: 1. Landscape approved 2. tree mitigation approved			

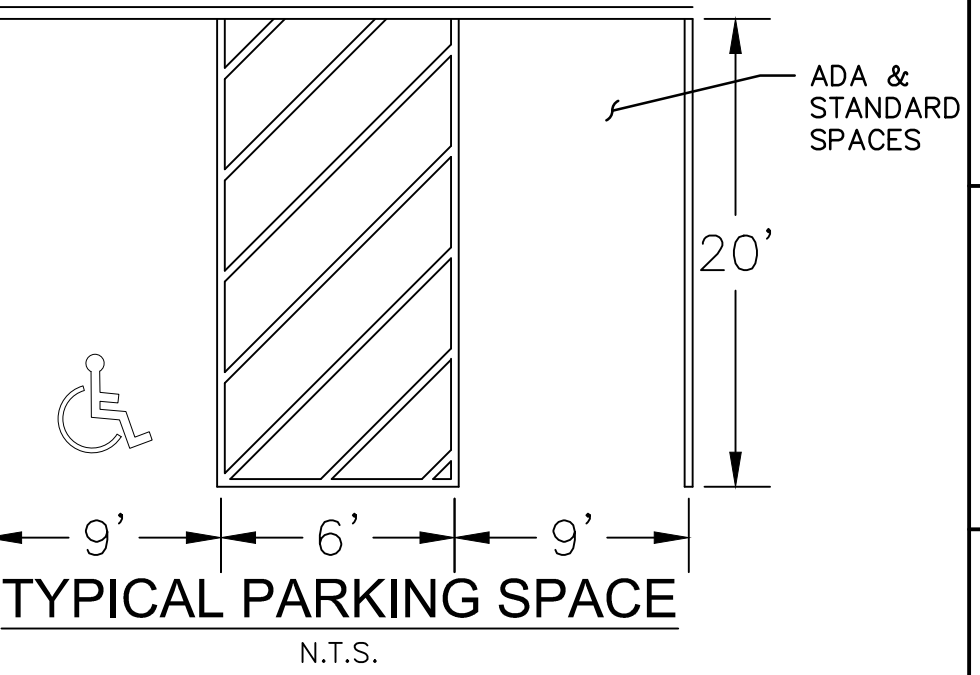
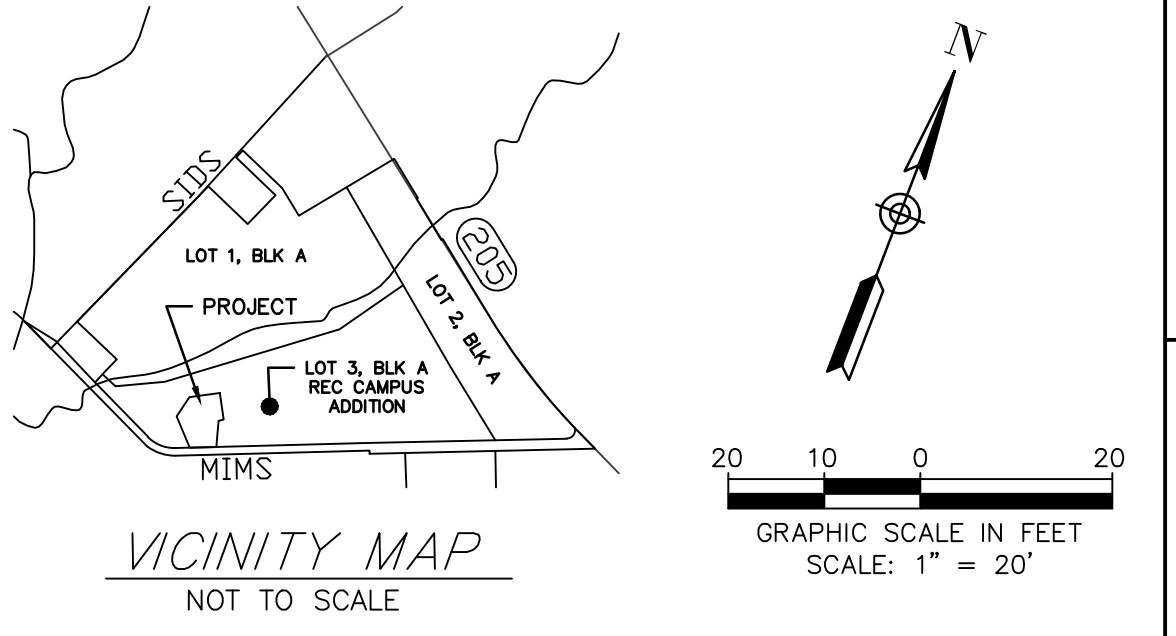
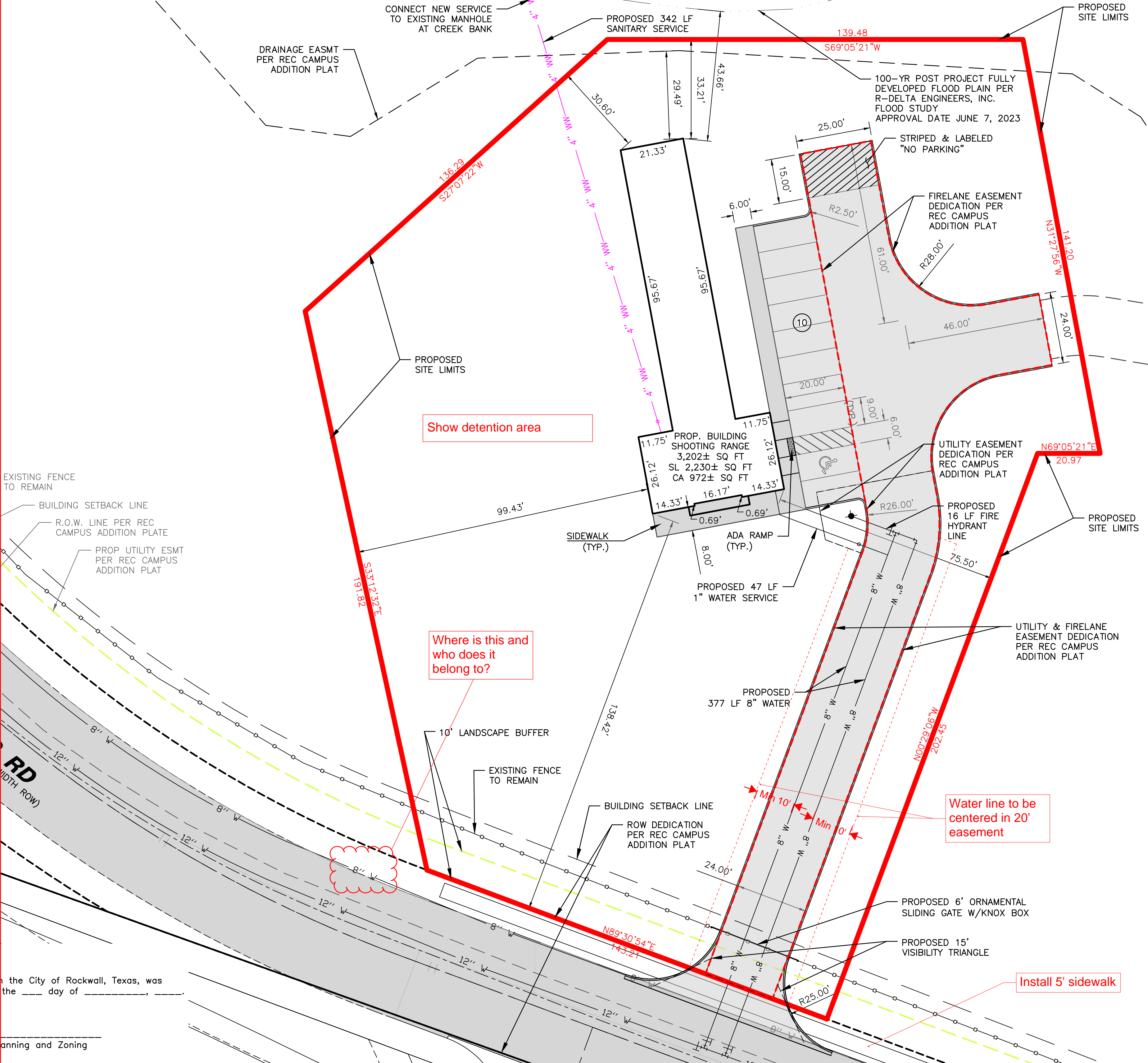
- General Items:**
- Must meet City's 2023 Standards of Design and Construction
  - 4% Engineering Inspection Fees
  - Impact Fees (Water, Wastewater & Roadway)
  - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
  - Retaining walls 3' and over must be engineered.
  - All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
  - The site will need to be platted.
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  - No landscape berms or tree plantings shall be located on top of City utilities or within easements.



ARCHITECT		LEGEND	
MCCARTHY ARCHITECTURE 1000 N. FIRST ST. GARLAND, TX 75040		EM	EX. ELECTRIC METER
LANDSCAPE ARCHITECT		ICV	EX. IRRIGATION CONTROL VALVE
DUNKIN SIMS STOFFELS, INC. 4305 PECAN GROVE LANE ROWLETT, TX 75088		B	EX. BOLLARD
OWNER/ APPLICANT		WM	EX. WATER METER
RAYBURN ELECTRIC COOPERATIVE 950 SIDS ROAD ROCKWALL, TX 75087 469-402-2100		SSMH	EX. SANITARY SEWER MANHOLE
CIVIL ENGINEER		EB	EX. ELECTRIC BOX
R - DELTA ENGINEERS, INC. 618 MAIN STREET GARLAND, TEXAS 75040 TBPE No. F-1515		FH	EX. FIRE HYDRANT
		X" W	EX. WATER MAIN PIPE
		X" WW	EX. WASTE WATER MAIN PIPE
		XX" RCP	EXISTING CONCRETE PIPE & SIZE
		[Symbol]	EXISTING WROUGHT IRON FENCE
		[Symbol]	EXISTING CHAIN LINK FENCE
		[Symbol]	EXISTING POWER POLE
		[Symbol]	EXISTING OVERHEAD ELECTRIC
		[Symbol]	EXISTING GUY WIRE
		[Symbol]	EDGE OF ASPHALT
		[Symbol]	PROPOSED ORNAMENTAL FENCE
		[Symbol]	BFR - CONSTRUCT BARRIER FREE RAMP WITH TRUNCATED DOMED PANELS PER CITY DETAILS. NO EXTRA PAY ITEM FOR MONOLITHIC CURBS.
		[Symbol]	ACCESSIBLE AISLE STRIPING
		[Symbol]	PROPOSED CONCRETE SIDEWALK
		[Symbol]	PROPOSED CONCRETE PAVEMENT

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE

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

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

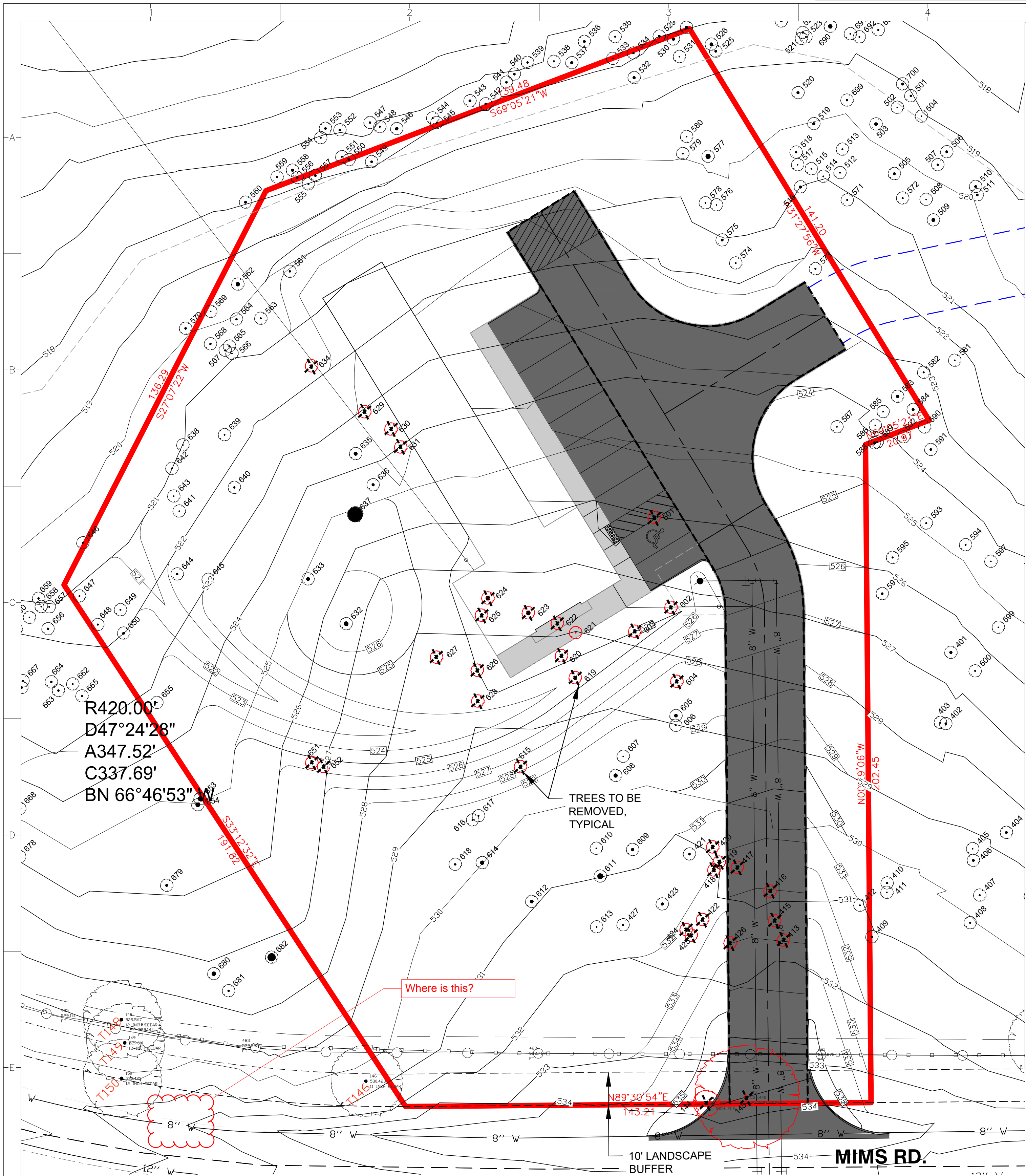
PRELIMINARY  
SUBMITTED FOR REVIEW  
BY: FRANK A. POLMA  
P.E. 80274  
R-Delta Engineers, Inc.  
Date: March 14, 2025  
NOT FOR CONSTRUCTION, BIDDING  
OR PERMITTING PURPOSES

JOB NO. 3036-21  
CREATED 3/14/2025  
PLOTTED 3/14/2025  
LAST UPDATE BY

DRAWN: RDE  
CHECKED:    
APPROVED:    
FILENAME:

DESIGN BY JMJ  
CODE    
CHECKED BY RDE  
SCALE: AS NOTED  
DRAWING NO.: **SP-1**  
ISSUE: **1**

REC CAMPUS EXPANSION  
INDOOR SHOOTING RANGE  
MIMS RD  
ROCKWALL, TX 75032  
CASE#   -    
CITY SITE PLAN SUBMITTAL



Site Tree Listing Rayburn Electric Cooperative- Indoor Shooting Range March 14, 2025						
Location Key	Size DBH (Inches)	Description	Common Name	Comments	Tree Designation Feature Primary Secondary Non-Protected	Removal Status Replacement Caliper Inches
144	4		ELM		x	Remove 4
145	16		CEDAR		x	Remove 8
146	11		CEDAR		x	To Remain
401	10		CEDAR		x	To Remain
409	7		CEDAR		x	To Remain
412	5		CEDAR		x	To Remain
413	6		CEDAR		x	Remove 0
414	4		CEDAR		x	To Remain
415	5		CEDAR		x	Remove 0
416	14		CEDAR		x	Remove 7
417	7		CEDAR		x	Remove 0
418	12		CEDAR		x	Remove 8
419	7		CEDAR		x	Remove 0
420	7		CEDAR		x	Remove 0
421	8		CEDAR		x	To Remain
422	8		CEDAR		x	Remove 0
423	10		CEDAR		x	To Remain
424	6		CEDAR		x	Remove 0
425	6		CEDAR		x	Remove 0
426	10		CEDAR		x	Remove 0
427	6.5		CEDAR		x	To Remain
530	10		CEDAR		x	To Remain
531	4		QMK		x	To Remain
532	10		CEDAR		x	To Remain
533	4		CEDAR		x	To Remain
534	7		CEDAR		x	To Remain
549	8		CEDAR		x	To Remain
550	8		CEDAR		x	To Remain
555	6		CEDAR		x	To Remain
556	8		CEDAR		x	To Remain
557	8		CEDAR		x	To Remain
559	9		CEDAR		x	To Remain
561	7		CEDAR		x	To Remain
562	15		CEDAR		x	To Remain
563	6		CEDAR		x	To Remain
564	7		CEDAR		x	To Remain
565	6		CEDAR		x	To Remain
566	4		CEDAR		x	To Remain
567	6		CEDAR		x	To Remain
568	7		CEDAR		x	To Remain
569	4		CEDAR		x	To Remain
570	8		CEDAR		x	To Remain
573	6		CEDAR		x	To Remain
574	5		CEDAR		x	To Remain
575	9		CEDAR		x	To Remain
576	4		CEDAR		x	To Remain
577	18		CEDAR		x	To Remain
578	4		CEDAR		x	To Remain
579	5		CEDAR		x	To Remain
580	4		CEDAR		x	To Remain
583	11		CEDAR		x	To Remain
584	9		CEDAR		x	To Remain
585	4		CEDAR		x	To Remain
586	4		CEDAR		x	To Remain
587	4		CEDAR		x	To Remain
588	11		CEDAR		x	To Remain
589	6		CEDAR		x	To Remain
601	7		CEDAR		x	Remove 0
602	7.5		CEDAR		x	Remove 0
603	5		CEDAR		x	Remove 0
604	6.5		CEDAR		x	Remove 0
605	12		CEDAR		x	To Remain
606	5		CEDAR		x	To Remain
607	4		CEDAR		x	To Remain
608	14		CEDAR		x	To Remain
609	11		CEDAR		x	To Remain
610	4		CEDAR		x	To Remain
611	20		CEDAR		x	To Remain
612	14		CEDAR		x	To Remain
613	5		CEDAR		x	To Remain
614	14		CEDAR		x	To Remain
615	11		CEDAR		x	Remove 5.5
616	6		CEDAR		x	To Remain
617	5		CEDAR		x	To Remain
618	7		CEDAR		x	To Remain
619	12		CEDAR		x	Remove 6
620	5		CEDAR		x	Remove 0
621	5		CEDAR		x	Remove 0
622	5		CEDAR		x	Remove 0
623	16		CEDAR		x	Remove 8
624	16		CEDAR		x	Remove 8
625	5		CEDAR		x	Remove 0
626	9		CEDAR		x	Remove 0
627	7		CEDAR		x	Remove 0
628	7		CEDAR		x	Remove 0
629	4		CEDAR		x	Remove 0
630	5		CEDAR		x	Remove 0
631	7		CEDAR		x	Remove 0
632	16		CEDAR		x	To Remain
633	13		CEDAR		x	To Remain
634	11		CEDAR		x	Remove 5.5
635	13		CEDAR		x	To Remain
636	10		CEDAR		x	To Remain
637	32		CEDAR		x	To Remain
638	4		CEDAR		x	To Remain
639	5		CEDAR		x	To Remain
640	7		CEDAR		x	To Remain
641	4		CEDAR		x	To Remain
642	5		CEDAR		x	To Remain
643	4		CEDAR		x	To Remain
644	7		CEDAR		x	To Remain
645	5		CEDAR		x	To Remain
646	6		CEDAR		x	To Remain
647	5		CEDAR		x	To Remain
648	6		CEDAR		x	To Remain
649	5		CEDAR		x	To Remain
650	9		CEDAR		x	To Remain
651	4		CEDAR		x	Remove 0
652	7		CEDAR		x	Remove 0
653	16		CEDAR		x	To Remain
654	16		CEDAR		x	To Remain
655	4		CEDAR		x	To Remain
656	4		ELM		x	To Remain
TOTAL	981					58.0

Proposed Tree Removal Listing Rayburn Electric Cooperative- Indoor Shooting Range March 14, 2025						
Location Key	Size DBH (Inches)	Description	Common Name	Comments	Tree Designation Feature Primary Secondary Non-Protected	Removal Status Replacement Caliper Inches
144	4		ELM		x	Remove 4
145	16		CEDAR		x	Remove 8
413	6		CEDAR		x	Remove 0
415	5		CEDAR		x	Remove 0
416	14		CEDAR		x	Remove 7
417	7		CEDAR		x	Remove 0
418	12		CEDAR		x	Remove 6
419	7		CEDAR		x	Remove 0
420	7		CEDAR		x	Remove 0
422	8		CEDAR		x	Remove 0
424	6		CEDAR		x	Remove 0
425	6		CEDAR		x	Remove 0
426	10		CEDAR		x	Remove 0
601	7		CEDAR		x	Remove 0
602	7.5		CEDAR		x	Remove 0
603	5		CEDAR		x	Remove 0
604	6.5		CEDAR		x	Remove 0
615	11		CEDAR		x	Remove 5.5
619	12		CEDAR		x	Remove 6
620	5		CEDAR		x	Remove 0
621	5		CEDAR		x	Remove 0
622	5		CEDAR		x	Remove 0
623	16		CEDAR		x	Remove 8
624	16		CEDAR		x	Remove 8
625	5		CEDAR		x	Remove 0
626	9		CEDAR		x	Remove 0
627	7		CEDAR		x	Remove 0
628	7		CEDAR		x	Remove 0
629	4		CEDAR		x	Remove 0
630	5		CEDAR		x	Remove 0
631	7		CEDAR		x	Remove 0
634	11		CEDAR		x	Remove 5.5
651	4		CEDAR		x	Remove 0
652	7		CEDAR		x	Remove 0
TOTAL	278					58.0

TREE MITIGATION REQUIREMENTS  
Site Trees Existing- See Tree Listing

Site Trees Removed- See Proposed Tree Removal Listing  
58 Total Caliper inches to be removed that require mitigation

Tree Designation-  
Non-Protected- 0 Caliper Inch required to replace  
Secondary- 1/2" Caliper Inch per 1" Caliper removed required to replaced  
Primary- 1" Caliper Inch per 1" Caliper removed required to replaced  
Feature- 2" Caliper Inch per 1" Caliper removed required to replaced

Calculation-  
Replacement Inches needed 58 , Replace with 4" Caliper Trees  
58/4"= 15 Trees Required

15 CANOPY TREES REQUIRED  
15 CANOPY TREES PROVIDED

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

O 03/13/2025 BS BS BS ISSUED FOR REVIEW

REV DATE REV.BY P.M. ENG.

REVISION/RELEASE

**REC**  
Rayburn Electric  
COOPERATIVE

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

**rdelta**  
ENGINEERS

DUNKIN  
SIMS  
STOFFELS  
INC.

PRELIMINARY  
SUBMITTED FOR REVIEW  
BY: \_\_\_\_Bob Stoffels\_\_\_\_

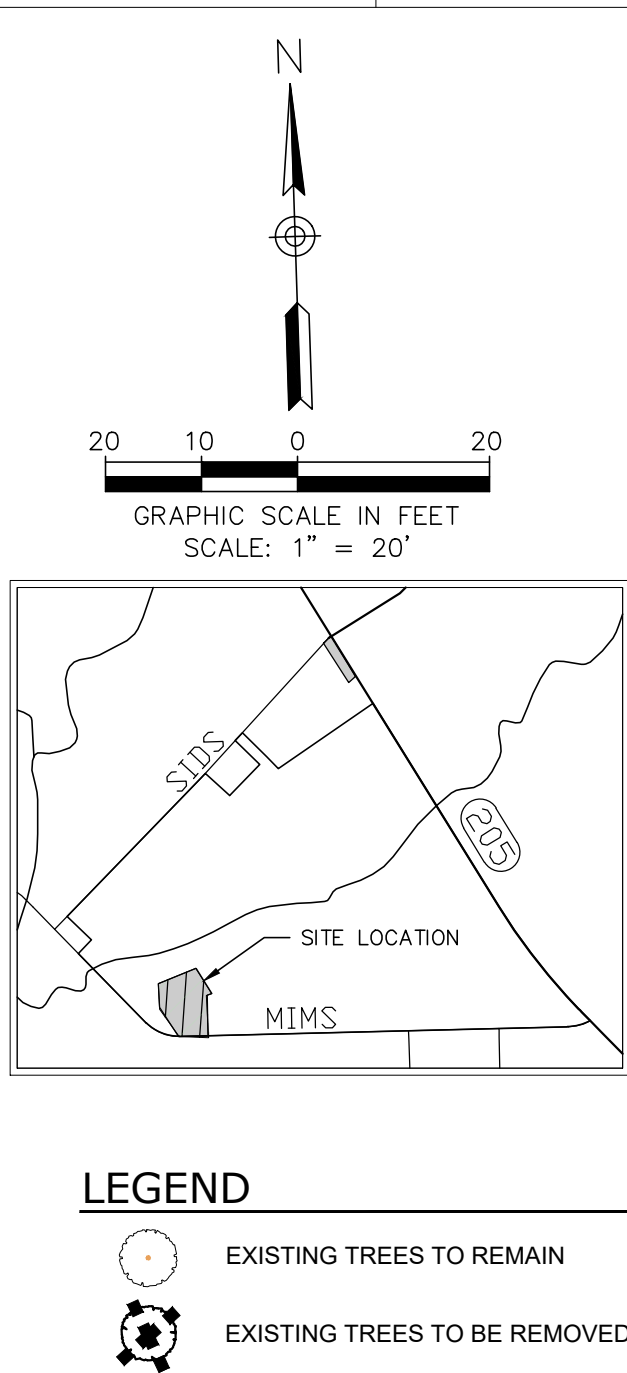
Dunkin Sims Stoffels, Inc.  
Date: March 14, 2025  
NOT FOR CONSTRUCTION, BIDDING  
OR PERMITTING PURPOSES

JOB NO. 3036-21 DESIGN BY BS  
CREATED CODE  
PLOTTED 3/13/2025 CHECKED BY BS  
LAST UPDATE BY

DRAWN: MW SCALE: AS NOTED  
CHECKED: DRAWING NO.: ISSUE:  
APPROVED: LP-1 0  
FILENAME:

REC CAMPUS -  
INDOOR SHOOTING  
LANDSCAPE PLANS

TREESCAPE 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) <sup>1</sup>
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- ☒ SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: 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 950 Sids Road, Rockwall TX 75032

SUBDIVISION REC Campus Addition

LOT 3 BLOCK A

GENERAL LOCATION 1,200+/- feet southeast along Mims Rd from the intersection of Sids Rd

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

CURRENT ZONING PD-44

CURRENT USE Commercial - vacant

PROPOSED ZONING PD-44

PROPOSED USE Commercial-Indoor Shooting Range

ACREAGE 1.407

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 Rayburn Electric Cooperative

☐ APPLICANT R-Delta Engineers, Inc.

CONTACT PERSON David Naylor

CONTACT PERSON Frank A. Polma, P.E.

ADDRESS 950 Sids Rd

ADDRESS 618 Main Street

CITY, STATE & ZIP Rockwall Tx 75032

CITY, STATE & ZIP Garland, Texas 75040

PHONE 469 402 2100

PHONE 972-494-5031

E-MAIL dnaylor@rayburnelectric.com

E-MAIL fapolma@rdelta.com

## NOTARY VERIFICATION [REQUIRED]

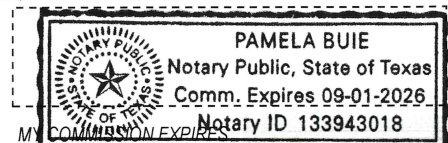
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED David Naylor [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ \$278.14 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF March, 2025 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 March, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





# City of Rockwall

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

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



SITE INFORMATION:

EXISTING ZONING: PD-44

PROPOSED ZONING: NO CHANGE

PROPOSED USE: INDOOR SHOOTING RANGE  
TOTAL AREA: 61,278 SQ FT 1.407 AC

"PD-44" 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: 25'-3"  
PROPOSED LOT COVERAGE: 14,889/61,278 = 24.30%  
PROPOSED FLOOR AREA RATIO: 3,202/61,278 = 5.23%  
PROPOSED IMPERVIOUS PARKING: 11,687/61,278 = 19.07%

REQUIRED PARKING:  
PROPOSED BUILDING 3,202 SQ FT  
(COMMON AREA-CA=972± SQ FT)  
(SHOOTING LANES-SL=2,230± SQ FT)  
(COMMON AREA) 1 PER 200 SQ FT = 5  
(SHOOTING LANES) 1 PER LANE = 4  
TOTAL REQUIRED PARKING = 9 SPACES  
TOTAL PROVIDED PARKING = 10 SPACES

NOTES:

- ALL SIDEWALKS ARE 6' UNLESS OTHERWISE INDICATED.
- ALL DIMENSIONS ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT.
- ALL RADIUS ARE 2' UNLESS OTHERWISE STATED.
- CAMPUS DUMPSTER TO BE UTILIZED FOR REFUSE. LOCAL PLASTIC CARTS TO BE USED FOR COLLECTION INSIDE THE BUILDING. NO OUTDOOR TRASH CANS PROVIDED.
- THERE SHALL BE NO OUTSIDE STORAGE OR ABOVE GROUND STORAGE TANKS.
- PROPOSED DRAINAGE PATTERNS MATCH EXISTING DRAINAGE PATTERNS.

EXISTING SITE PARKING DATA

PUBLIC SPACES	ACCESSIBLE SPACES	TOTAL
0	0	0

PROPOSED SITE PARKING DATA

PUBLIC SPACES	ACCESSIBLE SPACES	TOTAL
9	1	10

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

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	1/02/2025	RDE	FAP	RDE	ISSUED FOR REVIEW
REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE

**REC**  
RayburnElectric  
COOPERATIVE

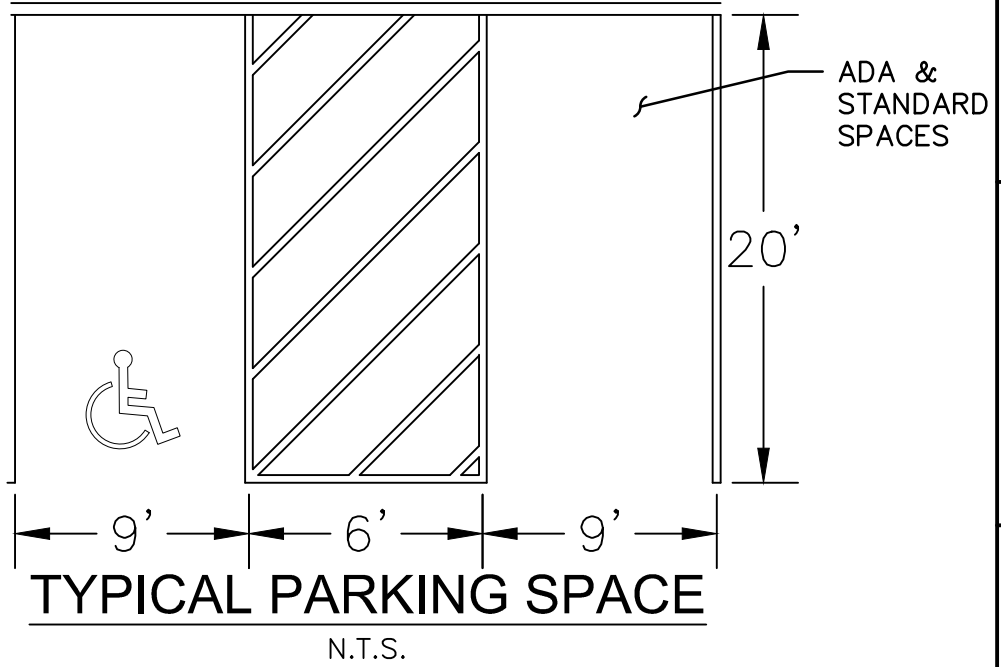
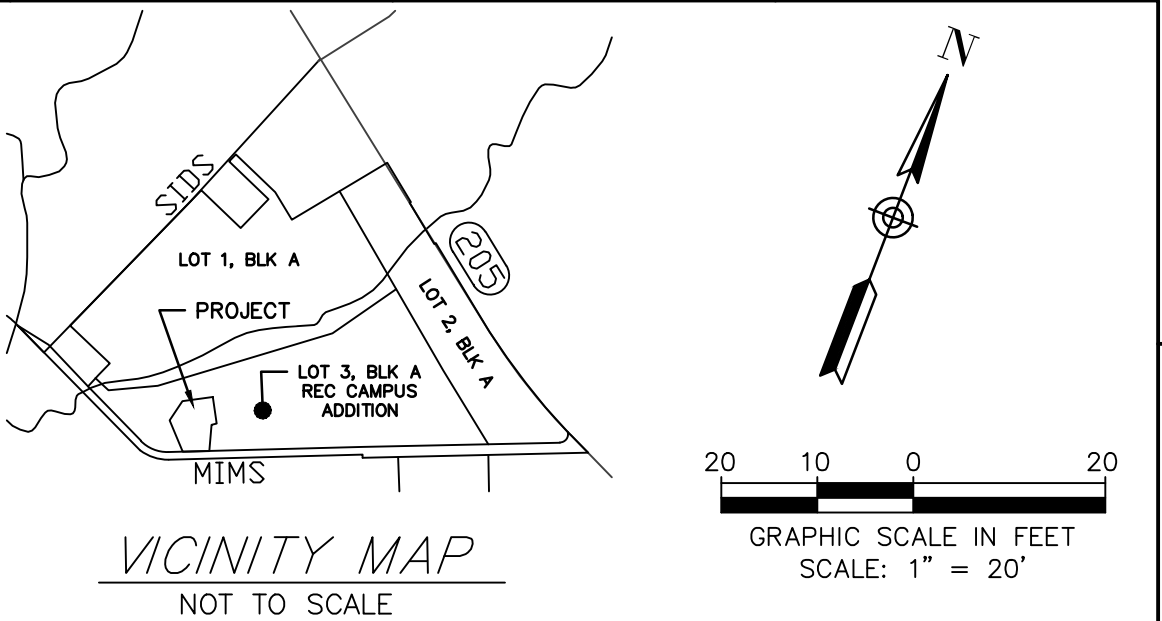
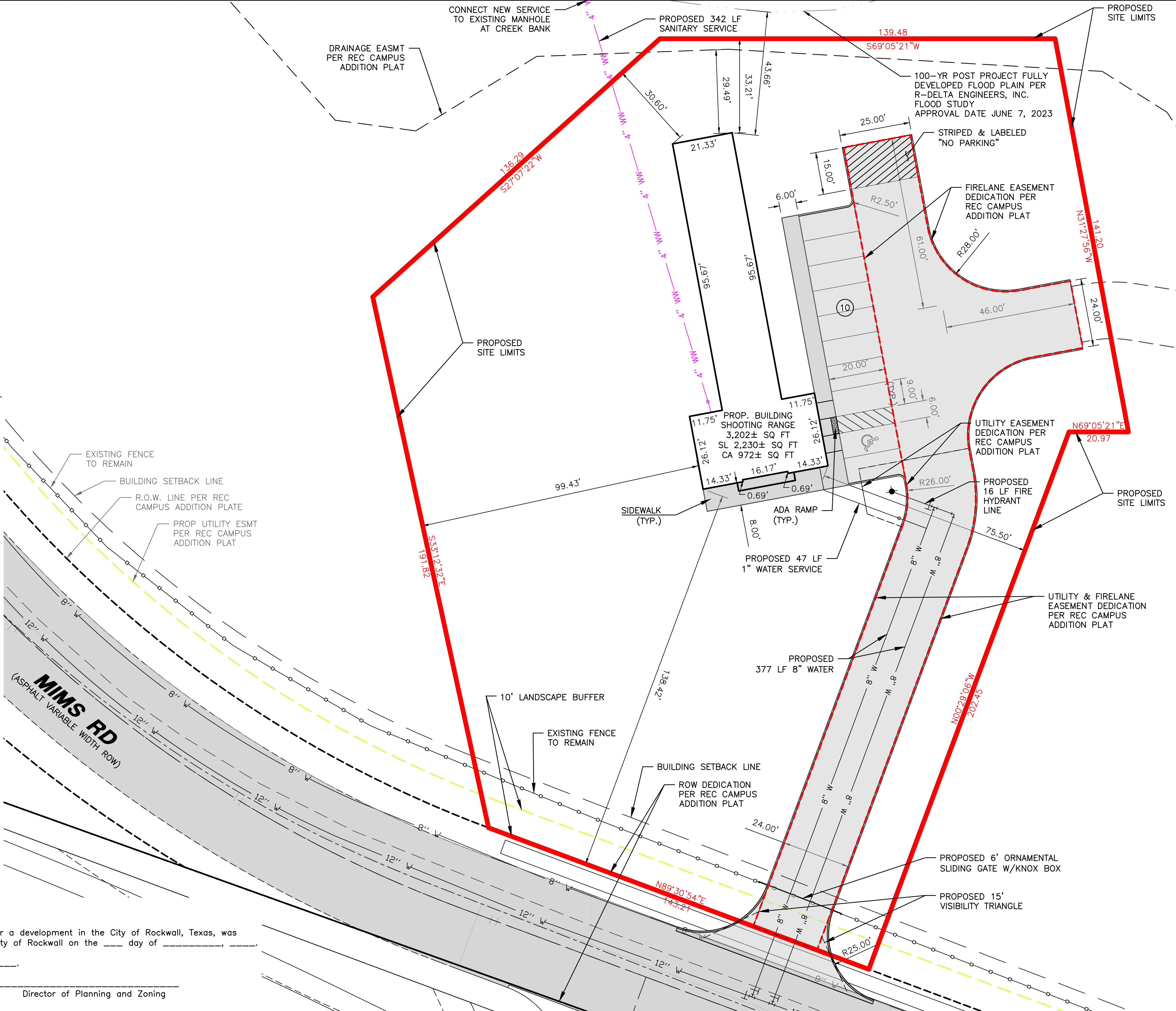
618 Main Street  
Garland, TX 75040  
Ph. (972) 494-5031  
Fax (972) 487-2270  
www.rdelta.com  
TBPE No. F-1515

**rdelta**  
ENGINEERS

PRELIMINARY  
SUBMITTED FOR REVIEW  
BY: FRANK A. POLMA  
P.E. 80274  
R-Delta Engineers, Inc.  
Date: March 14, 2025  
NOT FOR CONSTRUCTION, BIDDING  
OR PERMITTING PURPOSES

JOB NO.	3036-21	DESIGN BY	JMJ
CREATED		CODE	
PLOTTED	3/14/2025	CHECKED BY	RDE
LAST UPDATE BY			
DRAWN:	RDE	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	SP-1
APPROVED:		ISSUE:	1
FILENAME:			

REC CAMPUS EXPANSION  
INDOOR SHOOTING RANGE  
MIMS RD  
ROCKWALL, TX 75032  
CASE# -  
CITY SITE PLAN SUBMITTAL



ARCHITECT

MCCARTHY ARCHITECTURE  
1000 N. FIRST ST.  
GARLAND, TX 75040

LANDSCAPE ARCHITECT

DUNKIN SIMS STOFFELS, INC.  
4305 PECAN GROVE LANE  
ROWLETT, TX 75088

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

LEGEND

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
○PP	EXISTING POWER POLE
—OHE—	EXISTING OVERHEAD ELECTRIC
—○—○—	EXISTING GUY WIRE
///	EDGE OF ASPHALT
—○—○—	PROPOSED ORNAMENTAL FENCE
■	BFR - CONSTRUCT BARRIER FREE RAMP WITH TRUNCATED DOMED PANELS PER CITY DETAILS. NO EXTRA PAY ITEM FOR MONOLITHIC CURBS.
▨	ACCESSIBLE AISLE STRIPING
■	PROPOSED CONCRETE SIDEWALK
■	PROPOSED CONCRETE PAVEMENT

RAYBURN ELECTRIC  
CO-OP SHOOTING RANGE  
ROCKWALL, TEXAS

DESIGN TEAM

OWNER:  
**RAYBURN ELECTRIC CO-OP**  
950 SIDS RD.  
ROCKWALL, TX 75032  
P: 469.402.2100

**PULLIAM CONSTRUCTION  
MANAGEMENT**  
CONSTRUCTION MANAGER:  
303 S. JACKSON ST., SUITE 100  
WYLIE, TEXAS 75098  
P: 972.442.0400

ARCHITECT:  
**MCCARTHY ARCHITECTURE**  
1000 N. FIRST ST.  
GARLAND, TX. 75040  
P: 972.272.2500

STRUCTURAL ENGINEER:  
**BLAKE WILSON  
ENGINEERING, PLLC**  
1848 NORWOOD PLAZA  
SUITE 114  
HURST, TEXAS 76054  
P: 817.268.2345 P  
P: 817.282.1636 F

MEP ENGINEERING:  
**MEP SYSTEMS**  
918 DRAGON ST  
DALLAS, TEXAS 75207  
P: 214.915.0929

ISSUE

SEAL

Copyright © 2025

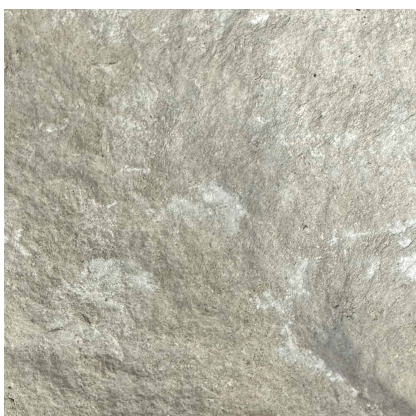
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JOB NO. MA24019  
DRAWN: Author  
APPD: Approver  
ACAD #  
COLORED ELEVATIONS

DRAWING NO. REV NO.

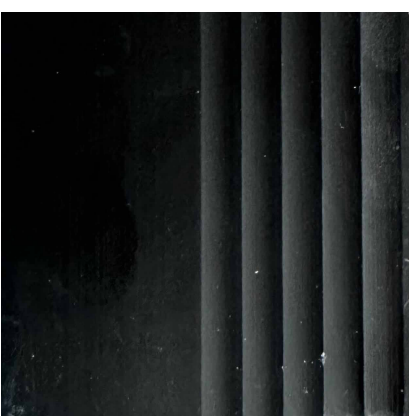
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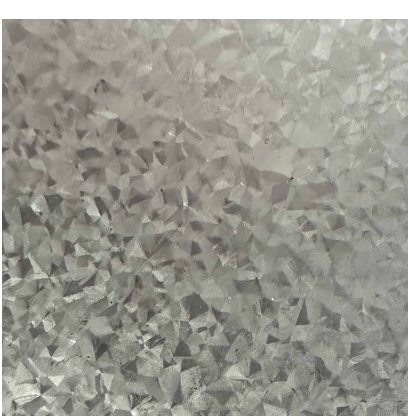
STUCCO -  
SW9111 VELVET  
ANTLER



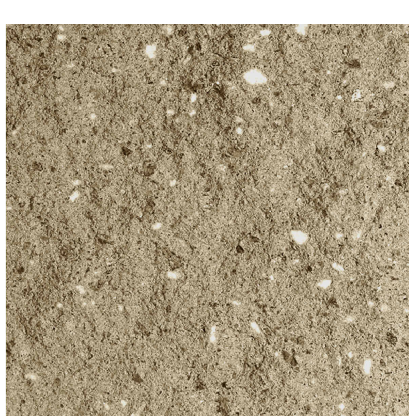
STONE - BUFF  
LUEDERS  
LIMESTONE



DARK BRONZE  
ALUM. FRAME



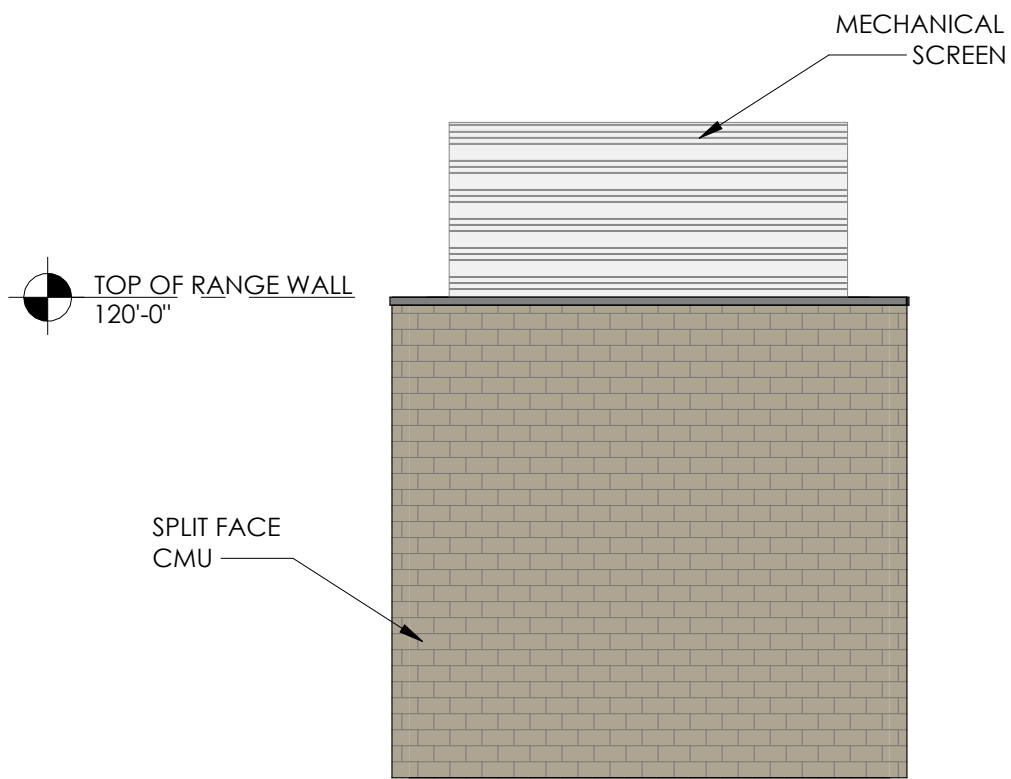
GALVALUME



SPLIT FACE  
CMU - SW9111  
VELVET ANTLER

BUILDING MATERIAL CALCULATIONS FOR WALLS		
CATEGORIES	WEST	PERCENT
TOTAL SQ. FT. - EXCLUDING WINDOWS, DOORS AND ROOF	420 S.F	100%
Split.face.CMU - Velvet antler.SW.9111	420 S.F	100%

GENERAL NOTE: ROOF AND MECHANICAL NOT PART OF  
ELEVATION CALCULATIONS



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

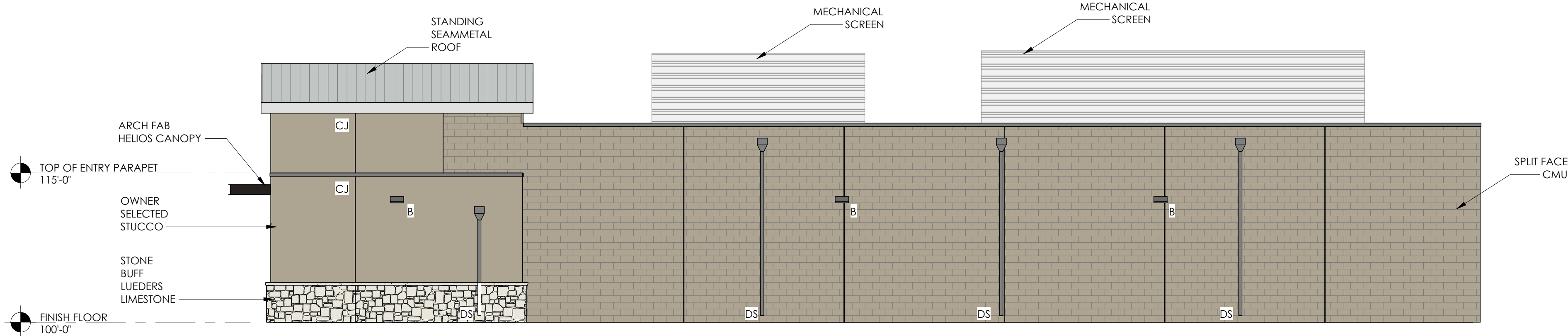
BUILDING MATERIAL CALCULATIONS FOR WALLS		
CATEGORIES	WEST	PERCENT
TOTAL SQ. FT. - EXCLUDING WINDOWS, DOORS AND ROOF	670 S.F	100%
Stucco - Velvet antler.SW.9111	555 S.F	83%
Stone - Buff.lueders.limestone	115 S.F	17%



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

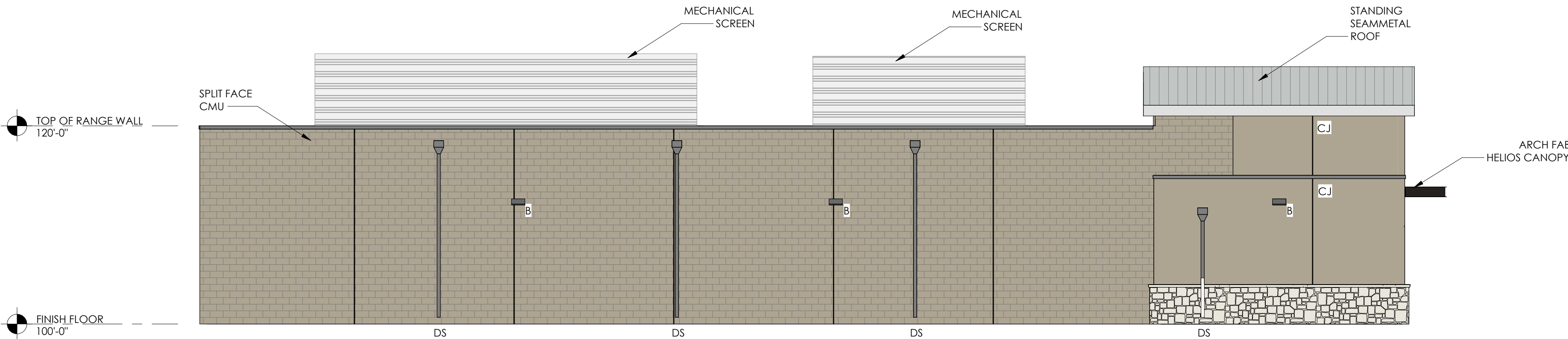
SHOOTING RANGE

BUILDING MATERIAL CALCULATIONS FOR WALLS		
CATEGORIES	WEST	PERCENT
TOTAL SQ. FT. - EXCLUDING WINDOWS, DOORS AND ROOF	2416 S.F	100%
Stucco - Velvet antler.SW.9111	375 S.F	16%
Stone - Buff.lueders.limestone	105 S.F	4%
Split.face.CMU - Velvet antler.SW.9111	1936 S.F	80%



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

BUILDING MATERIAL CALCULATIONS FOR WALLS		
CATEGORIES	WEST	PERCENT
TOTAL SQ. FT. - EXCLUDING WINDOWS, DOORS AND ROOF	2416 S.F	100%
Stucco - Velvet antler.SW.9111	375 S.F	16%
Stone - Buff.lueders.limestone	105 S.F	4%
Split.face.CMU - Velvet antler.SW.9111	1936 S.F	80%



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

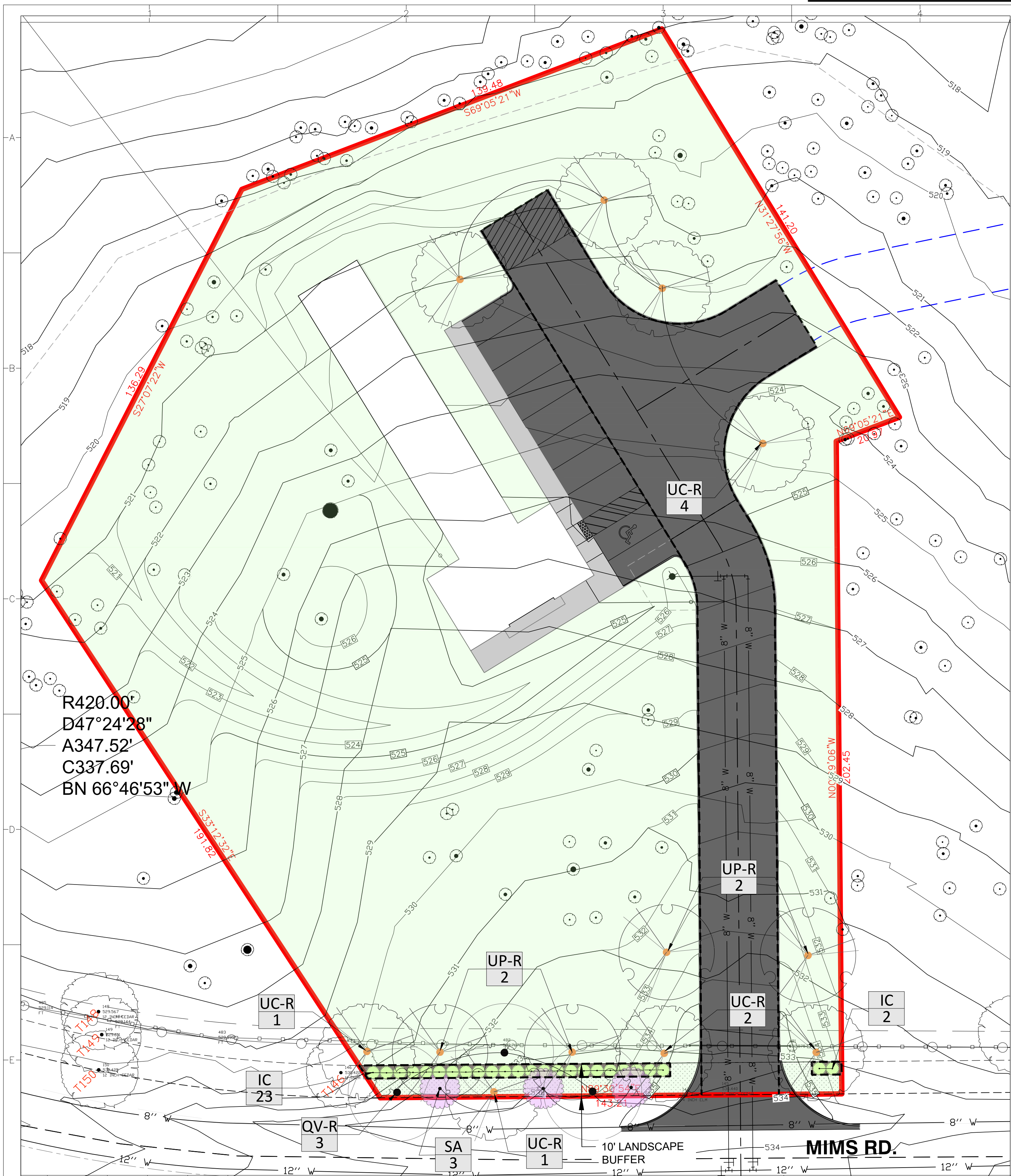
APPROVED:

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






WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



Plant Schedule

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	
	UC	8	Ulmus crassifolia	Cedar Elm	65 gal.	4" Caliper, Min 12' Ht., 7' Spread	
	UP	4	Ulmus parvifolia	Lacebark Elm	65 gal.	4" Caliper, Min 12' Ht., 7' Spread	
	QV	3	Quercus virginiana	Live Oak	65 gal.	4" Caliper, Min 12' Ht., 7' Spread	
	SA	3	Sophora affinis	Eve's Necklace	45 gal.	3" Caliper, Min 6' Ht., 4' Spread	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	IC	25	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	10 gal.	Cont.	4' O.C., Min. 3' Ht.

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
	Ber c11	45,975 s.f.	Tif Tuf Bermuda	Tif Tuf Bermuda Grass	Solid Sod
	Shd mul	425 s.f.		Shredded Hardwood Mulch	--

NOTES

- "The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding, and such activities common to the maintenance of landscaping"
- "Landscape areas shall be kept free of trash, litter, weeds and other such material or plants not a part of the landscaping"
- "No substitutions for plant materials without approval by the Director"
- "The right-of-way adjacent to required landscape areas shall be maintained by the property owner in the same manner as the required landscape area. All driveways shall maintain site visibility. All plantings intended for erosion control will be maintained. The City may require revegetation to prevent erosion or slippage"
- "All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant materials which die shall be replaced with plant material of similar variety and size"
- "When overhead or underground utilities are present, landscape plan alterations may be considered by the Director"
- "All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors and/or evapotranspiration (ET) weather-based controllers and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator"
- "All trees are to be equipped with a bubbler irrigation system"
- "Required landscaped open areas and disturbed soil areas shall be completely covered with living plant material"
- "All streetscape furniture (benches, lampposts, trash receptacles, patio furniture, bike racks, etc.) shall be a chip and flake resistant metal, decorative, and generally black "storm cloud" or comparable in color"
- "Excessive pruning of plant materials is prohibited. (e.g. topping crape myrtles, pruning "up" creating a carrot top")"
- "All transformers and mechanical equipment to be screened with evergreen shrubs, to be 2' at time of planting."
- No Tree Planting within 5 feet of water/storm sewer lines.

LANDSCAPE REQUIREMENTS

Total Site Area - 61,277 SF = 1.41 Acres

Site Landscape Area

Total Site Landscape Area - 46,400 SF = 76% of Site

45,975 SF TURF PROVIDED

425 SF LANDSCAPE PLANTING BED PROVIDED

Landscape Buffer Components Street Frontage- Mims Rd.

Total (10' Wide) Required Landscape Buffer Area - 1,169 SF

Total (10' Wide) Provided Landscape Buffer Area - 1,169 SF

425 SF OF LANDSCAPE BED

744 SF OF TURF PROVIDED

Landscape Buffer Trees Street Frontage- Mims Rd.

Street Frontage Length - 143 LF

1 Canopy Tree per 50 LF of Street Frontage (Min. 4" Cal.)

1 Accent Tree per 50 LF of Street Frontage (6" Ht. Min.)

3 CANOPY / 3 ACCENT TREES REQUIRED

3 CANOPY / 3 ACCENT TREES PROVIDED

Landscape Parking Trees

1 Canopy Tree/ 10 parking spaces

1 Tree within 80' of each parking space

1 TREE REQUIRED

4 TREES PROVIDED

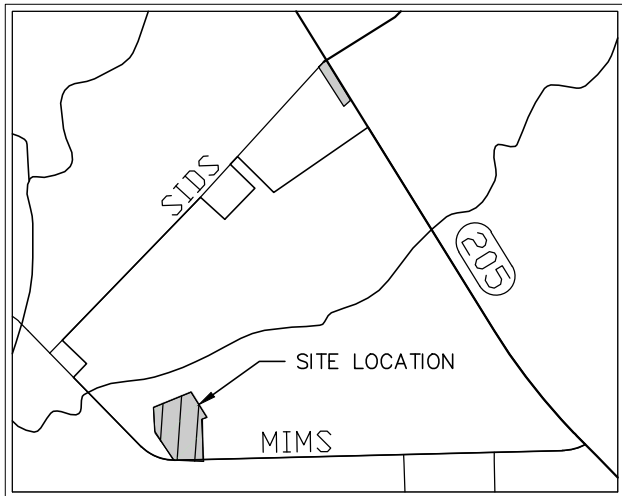
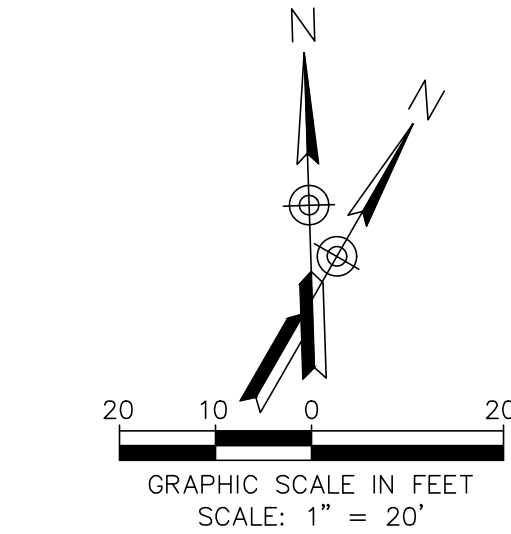
IRRIGATION:

An automatic irrigation system will be installed by the Owner, to water the required landscape improvements. Irrigation plans to be provided.

NOTE:

Landscape Plans shall meet requirements in the Unified Development Code-Article 8 with exceptions granted to Owner.

Trees that are existing within the landscape buffer or limbs that enter into the landscape buffer shall be pruned by a certified arborist. It shall be pruned to allow for sunlight to filter through the existing tree to facilitate success of newly planted trees.



LEGEND

	PLANT SYMBOL
	REF. PLANT SCHEDULE
	PLANT QUANTITY
	R = REPLACEMENT TREE FOR MITIGATION
	REF. PLANT SCHEDULE
	PLANT QUANTITY

EXISTING TREES TO REMAIN

METAL EDGING @ PLANTING  
BED BORDER WITH TURF,  
QUANTITY - 226 L.F.

TREE MITIGATION REQUIREMENTS

Site Trees Existing- See Tree Listing- Sheet LP-1

Site Trees Removed- See Proposed Tree Removal Listing- Sheet LP-1

58 Total Caliper inches to be removed that require mitigation

Tree Designation-	
Non-Protected-	0 Caliper Inch required to replace
Secondary-	1/2" Caliper Inch per 1" Caliper removed required to replace
Primary-	1" Caliper Inch per 1" Caliper removed required to replace
Feature-	2" Caliper Inch per 1" Caliper removed required to replace

Calculation-

Replacement Inches needed 58 , Replace with 4" Caliper Trees  
58/4= 15 Trees Required

15 CANOPY TREES REQUIRED

15 CANOPY TREES PROVIDED

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

**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

**DUNKIN**  
**SIMS**  
**STOFFELS**  
**INC.**

PRELIMINARY  
SUBMITTED FOR REVIEW  
BY: Bob Stoffels  
Dunkin Sims Stoffels, Inc.  
Date: March 14, 2025  
NOT FOR CONSTRUCTION, BIDDING  
OR PERMITTING PURPOSES

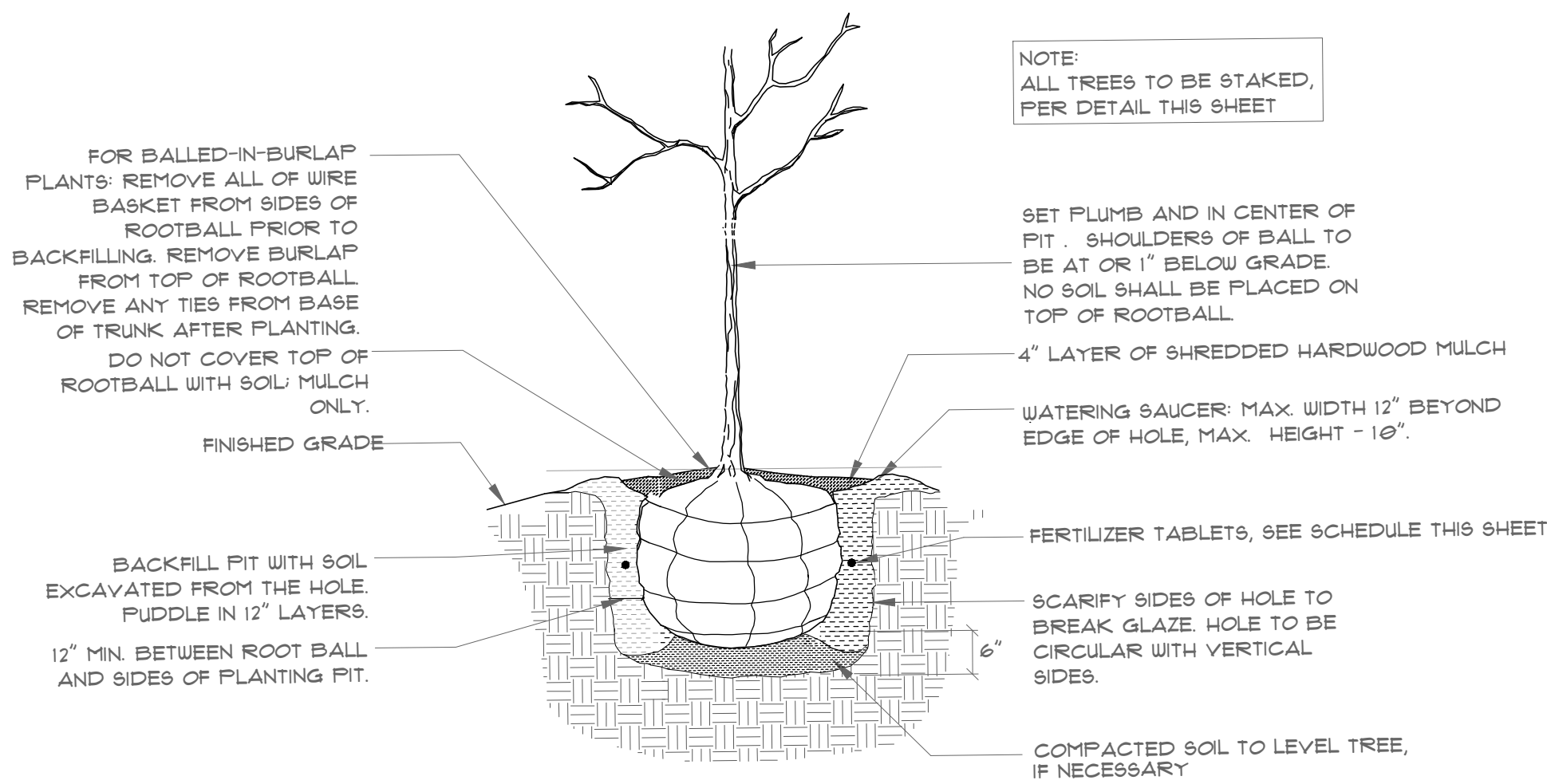
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CREATED		CODE	
PLOTTED	3/13/2025	CHECKED BY	BS
LAST UPDATE BY			
DRAWN:	MW	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	
APPROVED:			
FILENAME:			

LP-2

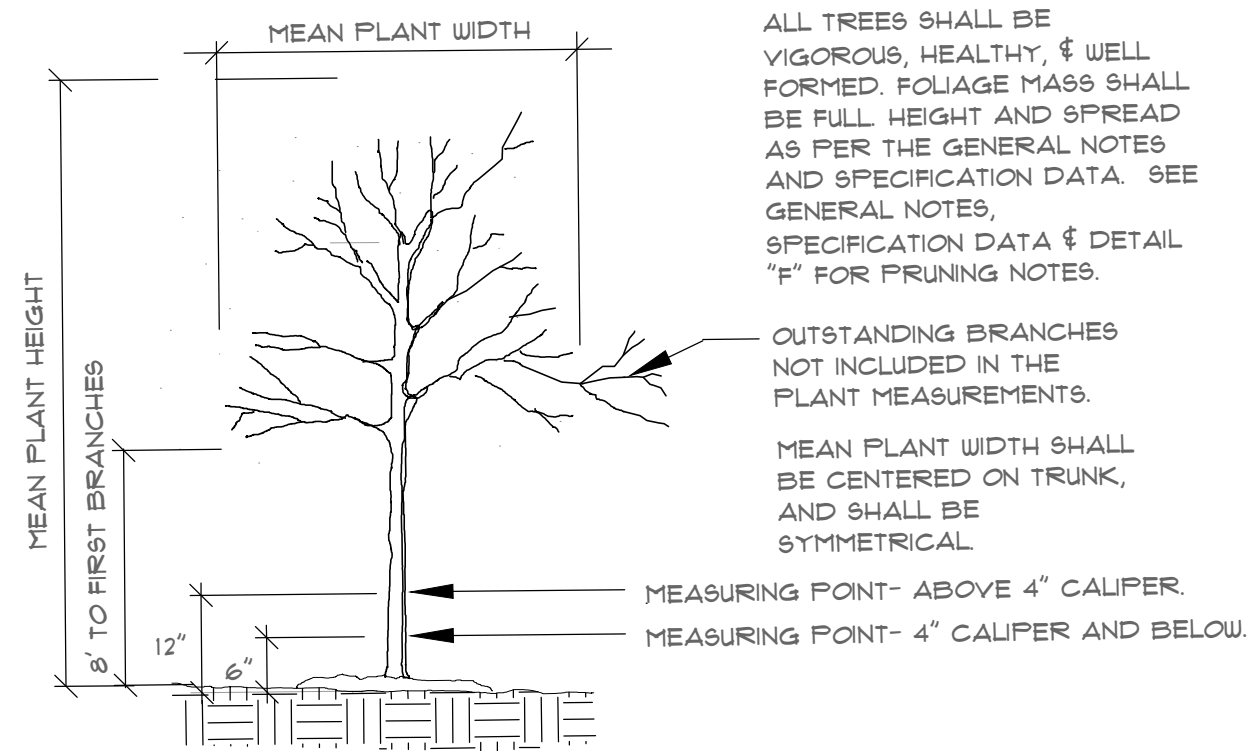
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**REC CAMPUS -**  
**INDOOR SHOOTING**  
**LANDSCAPE PLANS**

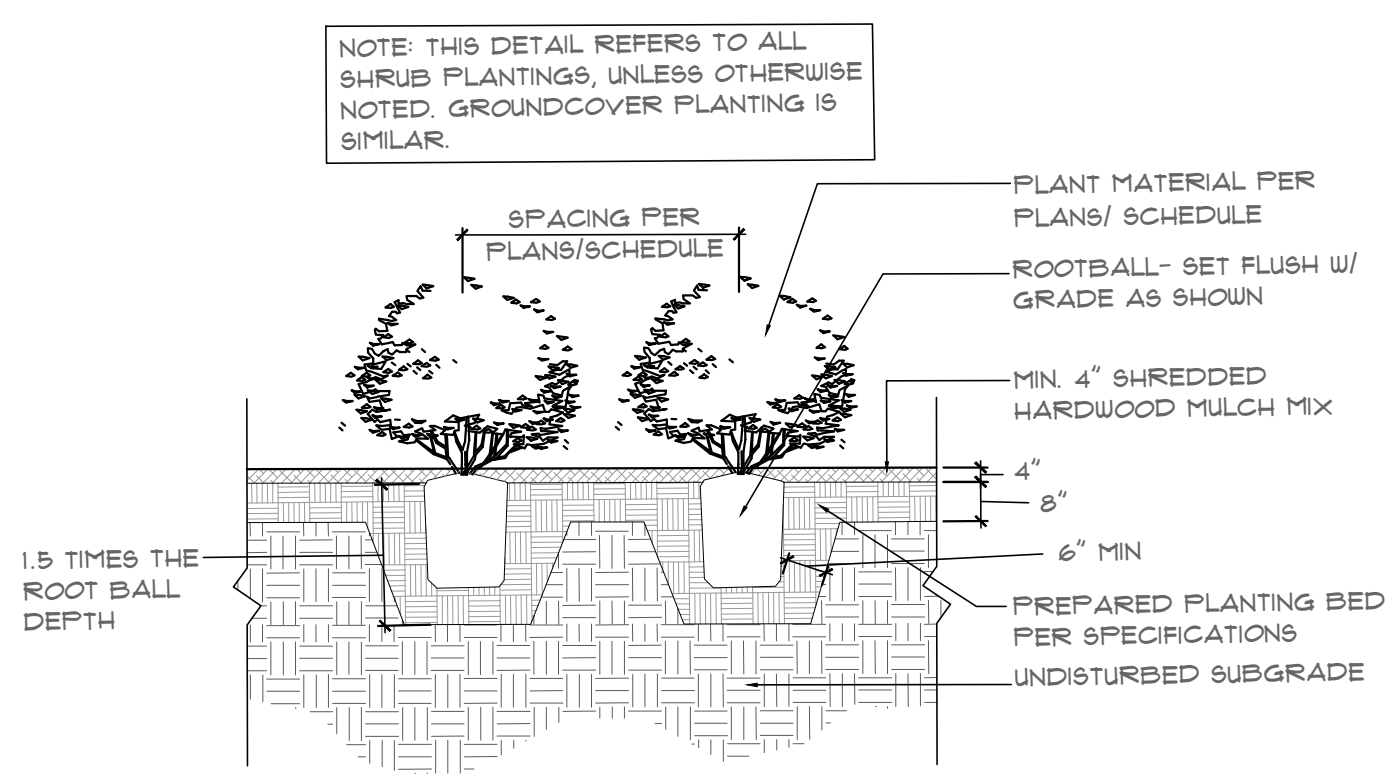
**LANDSCAPE PLAN**



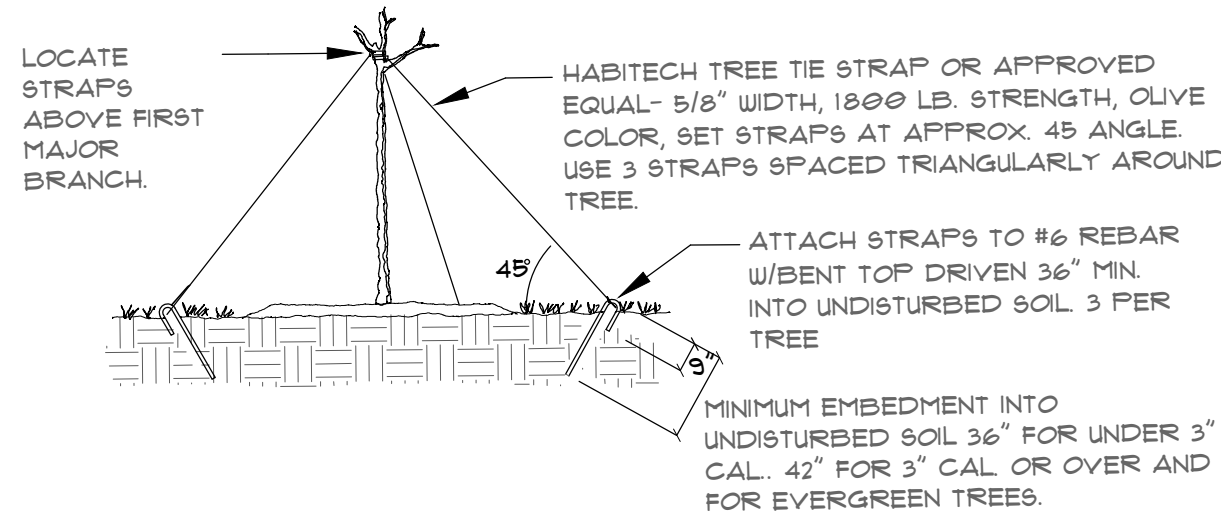
**A** SECTION: TREE PLANTING - B&B, BOX, CONT.  
NTS



**D** SECTION: TREE MEASURING  
NTS



**F** DETAIL: LANDSCAPE BED W/ MULCH  
NOT TO SCALE

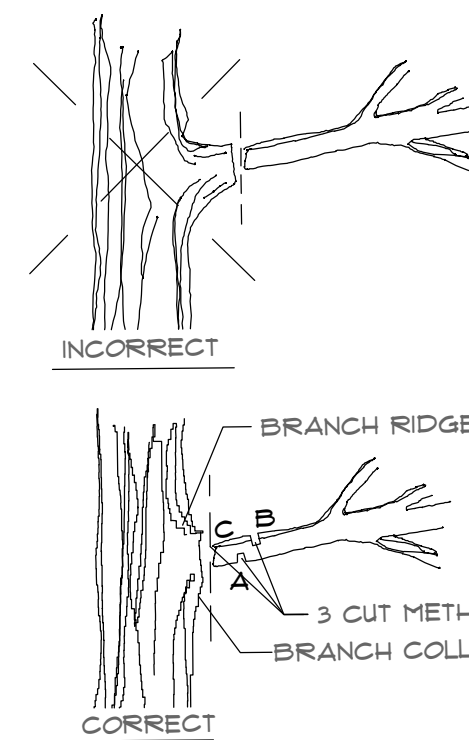


RE: GENERAL NOTES AND SPECIFICATION DATA FOR PLANTING NOTES.

**B** SECTION: TREE GUYING  
NTS

FERTILIZER SCHEDULE: PLANTING			
TREES	SHRUBS AND PERENNIALS:		
5-GALLON TREES 2 AGRIFORM*	21 GRAM TABLETS	1-GALLON AND SMALLER 1 AGRIFORM*	21 GRAM TABLET
15-GALLON TREES 3 AGRIFORM*	21 GRAM TABLETS	3 TO 5-GALLON AND B&B MATERIAL WITH SPREADS TO THREE (3) FT. 2 AGRIFORM*	21 GRAM TABLETS
30-GALLON AND ALL B&B MATERIAL 1 AGRIFORM*	21 GRAM TABLET PER CALIPER EACH ONE-HALF (1/2) INCH OF CALIPER	15-GALLON AND B&B MATERIAL WITH SPREADS GREATER THAN THREE (3) FT. 3 AGRIFORM*	21 GRAM TABLETS
SPACE TABLETS EVENLY AROUND ROOT BALL APPROX. 8" BELOW GRADE. PLACE NEXT TO BALL		PLACE TABLETS AT A DEPTH APPROX. 1/3 BALL DEPTH AND NEXT TO BALL	
* OR APPROVED EQUAL		* OR APPROVED EQUAL	

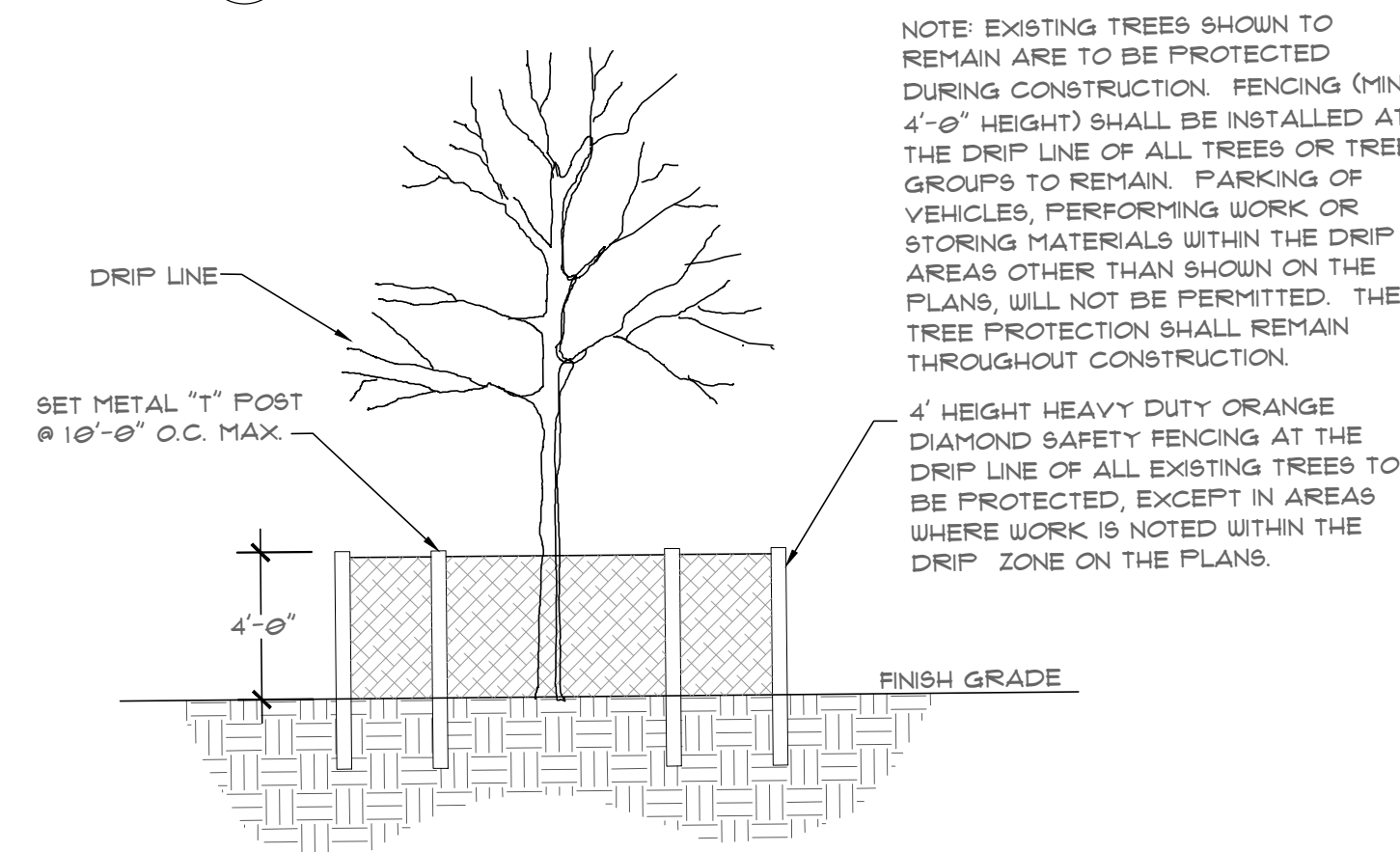
**E** CHART: FERTILIZER SCHEDULE



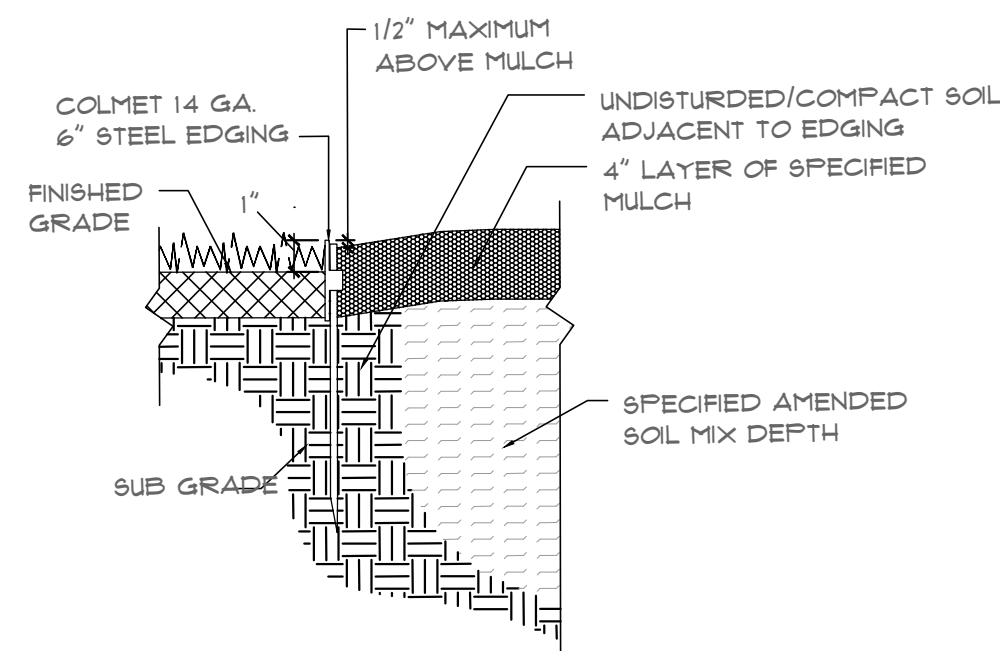
**PRUNING NOTES:**

1. REMOVE ALL BROKEN, DISEASED, OR WEAK BRANCHES.
2. MAKE ALL CUTS AS CLOSE TO THE BRANCH AS POSSIBLE-LEAVE THE BRANCH COLLAR DO NOT CUT A LEADER.
3. PRUNE 90 AS TO RETAIN THE NATURAL FORM OF THE TREE.
4. REMOVE APPROXIMATELY 1/3 OF INTERIOR BRANCHING.
5. DO NOT TIP PRUNE.
6. CONTACT LANDSCAPE ARCHITECT PRIOR TO PRUNING FOR FURTHER INSTRUCTIONS.
7. CUTS OVER 1/2" DIAMETER MADE TO TREES OF THE OAK FAMILY (IE RED OAK, LIVE OAK, BUR OAK, ETC.) FROM FEBRUARY 15 - DECEMBER 15 SHALL BE PAINTED WITH TREE PRUNING PAINT IMMEDIATELY FOLLOWING PRUNING (ONE HOUR MAX.) APPLY SUFFICIENT COATS TO ENSURE SEALING OF THE CUT.
8. REMOVE LARGE LIMBS BY PERFORMING THE 3-CUT METHOD.

**C** SECTION: TREE PRUNING  
NTS



**C** SECTION: TREE PROTECTION  
NTS



**H** SECTION: METAL EDGING  
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

0	03/12/2025	BS	BS	BS	ISSUED FOR REVIEW
REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE

**REC**  
**RayburnElectric**  
COOPERATIVE

618 Main Street  
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**SIMS**  
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PRELIMINARY  
SUBMITTED FOR REVIEW  
BY: Bob Stoffels

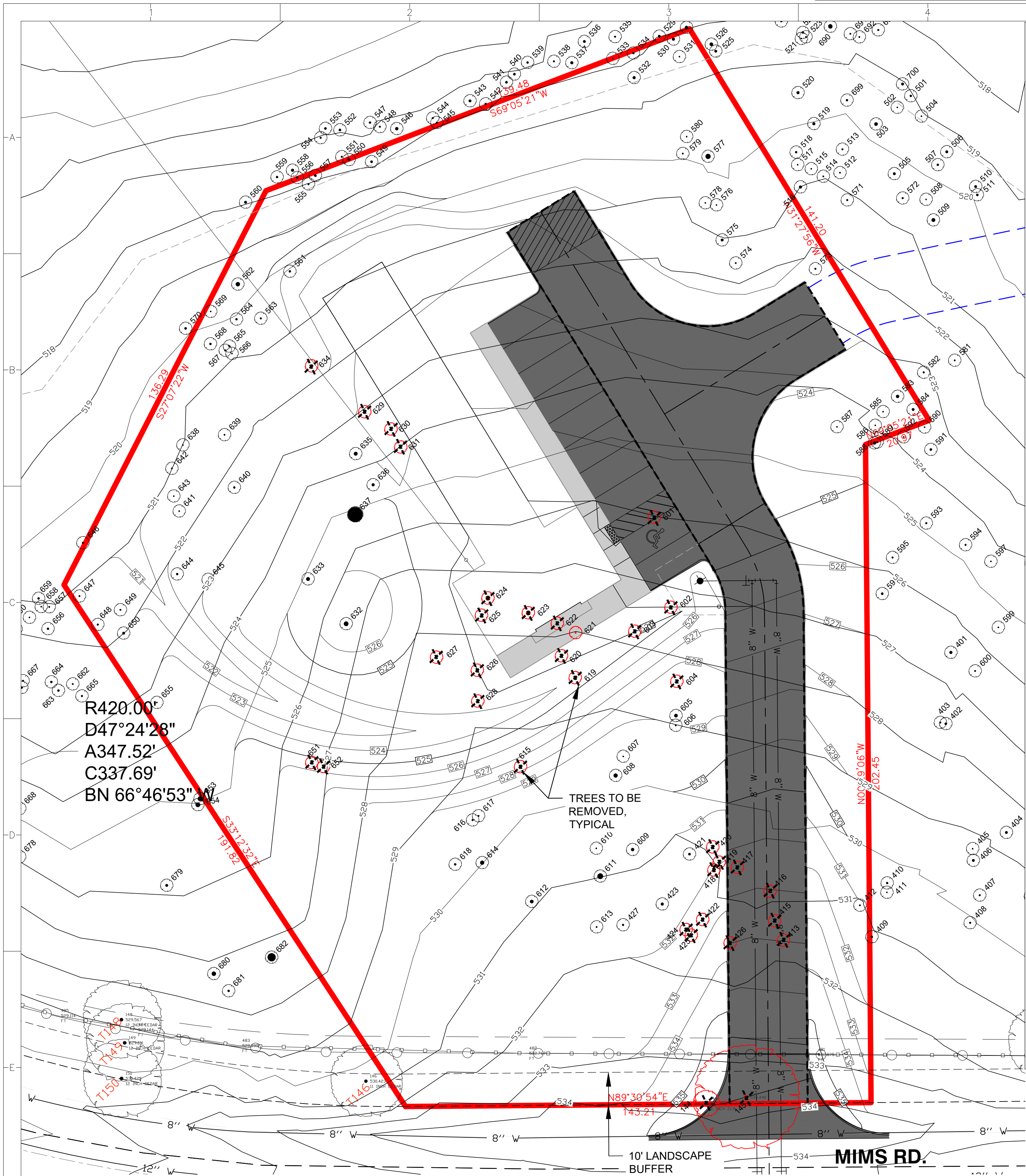
Dunkin Sims Stoffels, Inc.  
Date: March 14, 2025

NOT FOR CONSTRUCTION, BIDDING OR PERMITTING PURPOSES

JOB NO. 3036-21	DESIGN BY BS
CREATED	CODE
PLOTTED 3/12/2025	CHECKED BY BS
LAST UPDATE BY	
DRAWN: MW	SCALE: AS NOTED
CHECKED:	DRAWING NO.: LP-3
APPROVED:	ISSUE: 0
FILENAME:	

**REC CAMPUS-INDOOR SHOOTING LANDSCAPE PLANS**

**LANDSCAPE DETAILS**



Site Tree Listing Rayburn Electric Cooperative- Indoor Shooting Range March 14, 2025						
Location Key	Size DBH (Inches)	Description	Common Name	Comments	Tree Designation Feature Secondary Non-Protected	Removal Status Replacement Caliper Inches
144	4		ELM		x	Remove 4
145	16		CEDAR		x	Remove 8
146	11		CEDAR		x	To Remain
401	10		CEDAR		x	To Remain
409	7		CEDAR		x	To Remain
412	5		CEDAR		x	To Remain
413	6		CEDAR		x	Remove 0
414	4		CEDAR		x	To Remain
415	5		CEDAR		x	Remove 0
416	14		CEDAR		x	Remove 7
417	7		CEDAR		x	Remove 0
418	12		CEDAR		x	Remove 8
419	7		CEDAR		x	Remove 0
420	7		CEDAR		x	Remove 0
421	8		CEDAR		x	To Remain
422	8		CEDAR		x	Remove 0
423	10		CEDAR		x	To Remain
424	6		CEDAR		x	Remove 0
425	6		CEDAR		x	Remove 0
426	10		CEDAR		x	Remove 0
427	6.5		CEDAR		x	To Remain
530	10		CEDAR		x	To Remain
531	4		QMK		x	To Remain
532	10		CEDAR		x	To Remain
533	4		CEDAR		x	To Remain
534	7		CEDAR		x	To Remain
549	8		CEDAR		x	To Remain
550	8		CEDAR		x	To Remain
555	6		CEDAR		x	To Remain
556	8		CEDAR		x	To Remain
557	8		CEDAR		x	To Remain
559	9		CEDAR		x	To Remain
561	7		CEDAR		x	To Remain
562	15		CEDAR		x	To Remain
563	6		CEDAR		x	To Remain
564	7		CEDAR		x	To Remain
565	6		CEDAR		x	To Remain
566	4		CEDAR		x	To Remain
567	6		CEDAR		x	To Remain
568	7		CEDAR		x	To Remain
569	4		CEDAR		x	To Remain
570	8		CEDAR		x	To Remain
573	6		CEDAR		x	To Remain
574	5		CEDAR		x	To Remain
575	9		CEDAR		x	To Remain
576	4		CEDAR		x	To Remain
577	18		CEDAR		x	To Remain
578	4		CEDAR		x	To Remain
579	5		CEDAR		x	To Remain
580	4		CEDAR		x	To Remain
583	11		CEDAR		x	To Remain
584	9		CEDAR		x	To Remain
585	4		CEDAR		x	To Remain
586	4		CEDAR		x	To Remain
587	4		CEDAR		x	To Remain
588	11		CEDAR		x	To Remain
589	6		CEDAR		x	To Remain
601	7		CEDAR		x	Remove 0
602	7.5		CEDAR		x	Remove 0
603	5		CEDAR		x	Remove 0
604	6.5		CEDAR		x	Remove 0
605	12		CEDAR		x	To Remain
606	5		CEDAR		x	To Remain
607	4		CEDAR		x	To Remain
608	14		CEDAR		x	To Remain
609	11		CEDAR		x	To Remain
610	4		CEDAR		x	To Remain
611	20		CEDAR		x	To Remain
612	14		CEDAR		x	To Remain
613	5		CEDAR		x	To Remain
614	14		CEDAR		x	To Remain
615	11		CEDAR		x	Remove 5.5
616	6		CEDAR		x	To Remain
617	5		CEDAR		x	To Remain
618	7		CEDAR		x	To Remain
619	12		CEDAR		x	Remove 6
620	5		CEDAR		x	Remove 0
621	5		CEDAR		x	Remove 0
622	5		CEDAR		x	Remove 0
623	16		CEDAR		x	Remove 8
624	16		CEDAR		x	Remove 8
625	5		CEDAR		x	Remove 0
626	9		CEDAR		x	Remove 0
627	7		CEDAR		x	Remove 0
628	7		CEDAR		x	Remove 0
629	4		CEDAR		x	Remove 0
630	5		CEDAR		x	Remove 0
631	7		CEDAR		x	Remove 0
632	16		CEDAR		x	To Remain
633	13		CEDAR		x	To Remain
634	11		CEDAR		x	Remove 5.5
635	13		CEDAR		x	To Remain
636	10		CEDAR		x	To Remain
637	32		CEDAR		x	To Remain
638	4		CEDAR		x	To Remain
639	5		CEDAR		x	To Remain
640	7		CEDAR		x	To Remain
641	4		CEDAR		x	To Remain
642	5		CEDAR		x	To Remain
643	4		CEDAR		x	To Remain
644	7		CEDAR		x	To Remain
645	5		CEDAR		x	To Remain
646	6		CEDAR		x	To Remain
647	5		CEDAR		x	To Remain
648	6		CEDAR		x	To Remain
649	5		CEDAR		x	To Remain
650	9		CEDAR		x	To Remain
651	4		CEDAR		x	Remove 0
652	7		CEDAR		x	Remove 0
653	16		CEDAR		x	To Remain
654	16		CEDAR		x	To Remain
655	4		CEDAR		x	To Remain
656	4		ELM		x	To Remain
TOTAL	981					58.0

Proposed Tree Removal Listing Rayburn Electric Cooperative- Indoor Shooting Range March 14, 2025						
Location Key	Size DBH (Inches)	Description	Common Name	Comments	Tree Designation Feature Secondary Non-Protected	Removal Status Replacement Caliper Inches
144	4		ELM		x	Remove 4
145	16		CEDAR		x	Remove 8
413	6		CEDAR		x	Remove 0
415	5		CEDAR		x	Remove 0
416	14		CEDAR		x	Remove 7
417	7		CEDAR		x	Remove 0
418	12		CEDAR		x	Remove 6
419	7		CEDAR		x	Remove 0
420	7		CEDAR		x	Remove 0
422	8		CEDAR		x	Remove 0
424	6		CEDAR		x	Remove 0
425	6		CEDAR		x	Remove 0
426	10		CEDAR		x	Remove 0
601	7		CEDAR		x	Remove 0
602	7.5		CEDAR		x	Remove 0
603	5		CEDAR		x	Remove 0
604	6.5		CEDAR		x	Remove 0
615	11		CEDAR		x	Remove 5.5
619	12		CEDAR		x	Remove 6
620	5		CEDAR		x	Remove 0
621	5		CEDAR		x	Remove 0
622	5		CEDAR		x	Remove 0
623	16		CEDAR		x	Remove 8
624	16		CEDAR		x	Remove 8
625	5		CEDAR		x	Remove 0
626	9		CEDAR		x	Remove 0
627	7		CEDAR		x	Remove 0
628	7		CEDAR		x	Remove 0
629	4		CEDAR		x	Remove 0
630	5		CEDAR		x	Remove 0
631	7		CEDAR		x	Remove 0
634	11		CEDAR		x	Remove 5.5
651	4		CEDAR		x	Remove 0
652	7		CEDAR		x	Remove 0
TOTAL	278					58.0

**TREE MITIGATION REQUIREMENTS**  
Site Trees Existing- See Tree Listing

Site Trees Removed- See Proposed Tree Removal Listing  
58 Total Caliper inches to be removed that require mitigation

Tree Designation-  
Non-Protected- 0 Caliper Inch required to replace  
Secondary- 1/2" Caliper Inch per 1" Caliper removed required to replaced  
Primary- 1" Caliper Inch per 1" Caliper removed required to replaced  
Feature- 2" Caliper Inch per 1" Caliper removed required to replaced

Calculation-  
Replacement Inches needed 58 , Replace with 4" Caliper Trees  
58/4"= 15 Trees Required

15 CANOPY TREES REQUIRED  
15 CANOPY TREES PROVIDED

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

O	03/13/2025	BS	BS	BS	ISSUED FOR REVIEW
REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE

618 Main Street  
Garland, TX 75040  
Ph. (972) 494-5031  
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TBPE No. F-1515

PRELIMINARY  
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BY: \_\_\_\_Bob Stoffels\_\_\_\_  
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JOB NO.	3036-21	DESIGN BY	BS
CREATED		CODE	
PLOTTED	3/13/2025	CHECKED BY	BS
LAST UPDATE BY			
DRAWN: MW		SCALE: AS NOTED	
CHECKED:	DRAWING NO.: LP-1		ISSUE: 0
APPROVED:			
FILENAME:			

REC CAMPUS -  
INDOOR SHOOTING  
LANDSCAPE PLANS

TREESCAPE PLAN

RAYBURN ELECTRIC  
CO-OP SHOOTING RANGE  
ROCKWALL, TEXAS

DESIGN TEAM

OWNER:  
**RAYBURN ELECTRIC CO-OP**  
950 SIDS RD.  
ROCKWALL, TX 75032  
P: 469.402.2100

**PULLIAM CONSTRUCTION  
MANAGEMENT**  
CONSTRUCTION MANAGER:  
303 S. JACKSON ST., SUITE 100  
WYLIE, TEXAS 75098  
P: 972.442.0400

ARCHITECT:  
**MCCARTHY ARCHITECTURE**  
1000 N. FIRST ST.  
GARLAND, TX. 75040  
P: 972.272.2500

STRUCTURAL ENGINEER:  
**BLAKE WILSON  
ENGINEERING, PLLC**  
1848 NORWOOD PLAZA  
SUITE 114  
HURST, TEXAS 76054  
P: 817.268.2345 P  
P: 817.282.1636 F

MEP ENGINEERING:  
**MEP SYSTEMS**  
918 DRAGON ST  
DALLAS, TEXAS 75207  
P: 214.915.0929

ISSUE

3/17/25

SEAL

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DATE: 03-17-2025  
SCALE:  
JOB NO.: P1511001  
DRAWN: MP  
APPD: MP  
ACAD #  
PHOTOMETRIC PLAN

DRAWING NO.

REV NO.

PH1.00



Calculation Summary						
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
GRADE Planar	0	Fc	0.49	4.2	0.0	N.A.
DRIVEWAY		Fc	2.15	4.2	0.1	21.50
PARKING		Fc	2.42	3.7	1.2	2.02

Luminaire Schedule		Qty		Manufacturer / Catalog Number		Total Lumen Output		Total Input Watts		Ballast Factor		Light Lost Factor		User Defined Factor	
Symbol	Type														
□	P1		4		LITHONIA RSX1 LED P3 40K R3 MVOLT [MOUNT] DDBXD DM19AS @ 25' MH	14022		109.44		1.000		0.850		1.000	



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission

**DATE:** April 15, 2025

**APPLICANT:** Frank Polma, PE; *R-Delta Engineers, Inc.*

**CASE NUMBER:** SP2025-012; *Site Plan for Rayburn Electric Cooperation*

---

### **SUMMARY**

Discuss and consider a request by Frank Polma P.E. of R-Delta Engineers, Inc. on behalf of David Naylor of Rayburn Electric Cooperative for the approval of a Site Plan for a *Private Indoor Gun Range* on a 1.407-acre portion of a larger 48.6670-acre tract of land identified as Tract 3 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 44 (PD-44) [Ordinance No. 24-30] for Heavy Commercial (HC) District land uses, generally located on the northside of Mims Road west of the intersection of S. Goliad Street [SH-205] and Mims Road, and take any action necessary.

### **BACKGROUND**

The subject property was annexed by the City Council on May 19, 1986 by *Ordinance No. 86-37 [Case No. A1986-005]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the City's December 7, 1993 historic zoning map, at some point between the time of annexation and December 7, 1993, the subject property was rezoned from an Agricultural (AG) District to a Commercial (C) District. On August 5, 2024, the City Council approved a zoning case [Case No. Z2024-028] that incorporated the subject property into Planned Development District 44 (PD-44), where the underlying Commercial (C) District remained and the *Private Indoor Gun Range* was added as a *by-right* land use. The subject property has remained vacant since the time of annexation.

### **PURPOSE**

On March 14, 2025, the applicant -- *Frank Polma, PE of R-Delta Engineers, Inc.* -- submitted an application requesting the approval of a Site Plan for the purpose of allowing the construction of a *Private Indoor Gun Range* on the subject property.

### **ADJACENT LAND USES AND ACCESS**

The subject property is generally located on the northside of Mims Road west of the intersection of S. Goliad Street [SH-205] and Mims Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is 31.38-acre parcel of land (*i.e. Lot 1, Block A, REC Campus Addition*) that makes up the rest of the Rayburn Electric Cooperative (REC) campus, zoned Planned Development District 44 (PD-44) for Commercial (C) District and Heavy Commercial (HC) District land uses. Beyond this is Sids Road, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this are three (3) tracts of land (*i.e. Tract 8 of the J. D. McFarland Survey, Abstract No. 145; Lots 1 & 2, Block A, Brown & Brown Addition*) developed with a Rockwall Independent School District (RISD) bus barn, zoned Heavy Commercial (HC) District.

South: Directly south of the subject property is Mims Road, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Peachtree Meadows Subdivision, which consists of 292 residential lots zoned Planned Development District 101 (PD-101) for Single-Family 10 (SF-10) District land uses.

East: Directly east of the subject property is the remainder of the Rayburn Electric Cooperative (REC) campus, zoned Planned Development District 44 (PD-44) for Commercial (C) District and Heavy Commercial (HC) District land uses. Beyond this is S. Goliad Street [SH-205], which is identified as a P6D (*i.e. principal, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is Phase 1 of the Hickory Ridge Subdivision, which consists of 139 lots on 41.67-acres. This subdivision was established on February 22, 2001 and is zoned Planned Development District 10 (PD-10) for Single-Family 7 (SF-7) District land uses.

West: Directly west of the subject property is Mims Road, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 48.6670-acre vacant tract of land (*i.e. Tract 3 of the W. H. Barnes Survey, Abstract No. 26*) zoned Agricultural (AG) District. Following this is Phase 1 of the Highland Meadows Subdivision, which consists of 100 lots on 25.93-acres. This subdivision was established on January 10, 1996 and is zoned Single-Family 7 (SF-7) District.

MAP 1: LOCATION MAP  
**YELLOW:** SUBJECT PROPERTY



## **DENSITY AND DIMENSIONAL REQUIREMENTS**

According to *Exhibit 'D', Development Standards*, of Planned Development District 44 (PD-44) [Ordinance No. 24-30], a *Private Indoor Gun Range* is permitted *by-right*. The submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within Planned Development District 44 (PD-44) and the Unified Development Code (UDC) for a property located within a Commercial (C) District with the exception of the items noted in the *Variances and Exceptions Requested by the Applicant* section of this case memo. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>10,000 SF</i>	<i>X=1.407-Acres; In Conformance</i>
<i>Minimum Lot Frontage</i>	<i>60-Feet</i>	<i>X=143.21-feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>	<i>X=191.82-feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>25-Feet</i>	<i>X&gt;25-feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet</i>	<i>X&gt;10-feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>10-Feet</i>	<i>X&gt;15-feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>60-Feet</i>	<i>X=27.25-feet; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>60%</i>	<i>X=5.22%; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>9 Required Spaces</i>	<i>X=10; In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>20%</i>	<i>X=80.93%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>85-90%</i>	<i>X=19.07%; In Conformance</i>

## **TREESCAPE PLAN**

The treescape plan provided by the applicant indicates that the development will result in the removal of 83 caliper inches of trees. Based on the landscape plan provided by the applicant, the development is proposing to plant 84 caliper inches or 21 canopy trees on-site, which will satisfy the tree mitigation requirements of the Unified Development Code (UDC).

## **CONFORMANCE WITH THE CITY'S CODES**

The subject property is zoned Planned Development District 44 (PD-44) for Commercial (C) District land uses. According to *Exhibit 'D', Development Standards*, of Planned Development District 44 (PD-44) [Ordinance No. 24-30] a *Private Indoor Gun Range* is permitted *by-right*. In this case, the applicant has indicated that the facility will be for the exclusively used by Rayburn Electric Cooperative employees and their guests. To ensure private access to the *Private Indoor Gun Range* the subject property will be fenced and gated with ornamental metal fencing (*i.e. wrought-iron fencing*), which conforms to Subsection 08.04, *Non-Residential Fences*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC).

The proposed site plan generally conforms to the requirements of Planned Development District 44 (PD-44) and the *General Commercial District Standards*, stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the variance(s) and exception(s) being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

## **VARIANCES AND EXCEPTIONS BY THE APPLICANT**

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following variance(s) and exception(s):

- (1) Primary and Secondary Articulation. According to Subsection 04.01(C), *Building Articulation*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), all commercial buildings shall meet the primary and secondary articulation requirements outlined in Figure 7, *Commercial Building Articulation Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC). In this case, each façade of the proposed building does not meet these requirements. This will require an exception from the Planning and Zoning Commission.
- (2) Landscape Buffer. According to Subsection 05.01, *Landscape Buffers*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), in addition to the tree planting requirements all landscape buffers "...shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage." In this case, the applicant is requesting to not incorporate berms into the landscape buffer along Mims Road. This will require an exception from the Planning and Zoning Commission.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant variances and exceptions to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. In addition, the code requires that the applicant provide compensatory measures that directly offset the requested

variances and exceptions. At this time the applicant is proposing the following compensatory measures: [1] additional architectural elements, [2] additional onsite tree plantings, and [3] building materials greater than surrounding non-residential properties. Staff should note, that the Planned Development District 44 (PD-44) ordinance [*Ordinance No. 24-30*] states that all buildings in PD-44 “shall incorporate complementary architectural styles, building materials, and colors.” In this case, the exception associated with the architectural standards is being requested due to design constraints related to a *Private Indoor Gun Range* and in order to maintain architectural consistency with the remainder of Rayburn Electric Cooperative’s corporate campus. Based on this staff is required to consider this building conforming in accordance with the requirements of the Planned Development District ordinance; however, requests for exceptions and variances to the *General Standards* are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (e.g. *six [6] out of the seven [7] commissioners*) -- with a minimum of four (4) votes in the affirmative -- is required for the approval of a variance or exception.

## **CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is located within the *Southwest Residential District* and is designated for *Commercial/Industrial* and *Commercial/Retail* land uses on the Future Land Use Plan. Given that the proposed *Private Indoor Gun Range* land use is part of the large *Corporate Campus* (i.e. *Rayburn Electric Cooperative*) it appears to be in conformance with the *Commercial/Industrial* designation as outlined in the *Southwest Residential District*. In addition, according to the *District Strategies* for the *Southwest Residential District*, “(t)he areas around Sids Road, National Drive, and Mims Road are some of the only areas in the City that are designated for *Commercial/Industrial* land uses. As a result, these areas should be protected from the encroachment of incompatible land uses (i.e. *residential land uses -- higher density or otherwise*). This should protect the businesses that currently exist in these areas.” Since the proposed *Private Indoor Gun Range* is associated with an existing *Corporate Campus* (i.e. *Rayburn Electric Cooperative*), the applicant’s request appears to meet the intent of the *District Strategies*. Based on all this information, the proposed *Private Indoor Gun Range* appears to be in conformance with the Comprehensive Plan.

In addition, the proposed changes to the subject property help further the following goals and objectives contained in the OURHometown Vision 2040 Comprehensive Plan:

- (1) *CH. 07 | Goal 05*: Allow only high-quality buildings that are constructed for the long-term value of the community, are easily adaptable to the changing market conditions, and that reflect a sense of permanence and public pride ... [*Policy 1*] All building should be architecturally significant, reflecting characteristics of the community.
- (2) *CH. 08 | Goal 01*: All non-residential developments should create distinctive destinations that further a sense of place and will attract people to the community.
- (3) *CH. 08 | Goal 03*: All non-residential buildings should be designed so that negative visual impacts of the development are minimized ... [*Policy 1*] Large industrial developments should utilize a campus design style (i.e. *utilizing green spaces adjacent to roadways, incorporating pedestrian scale elements throughout the development, assimilating functional green spaces into the development, using traditional architecture characteristics, etc.*) to further the small-town, park-like feeling that is characteristic of the City of Rockwall.

In this case, the proposed *Private Indoor Gun Range* utilizes the same design and architectural style as Rayburn Electric Cooperative *Corporate Campus*. Based on this, the applicant’s proposal appears to be in substantial conformance to many of the policies and goals that relate to commercial/industrial developments.

## **ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION**

On March 25, 2025, the Architecture Review Board approved a motion to approve the Site Plan by a vote of 3-0, with Board Members Miller, McAngus, Dalton, and Kirkpatrick absent.

## **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to approve the applicant's Site Plan for the *Private Indoor Gun Range* on the *subject property*, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans; and,
- (2) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- ☒ SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: 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 950 Sids Road, Rockwall TX 75032  
SUBDIVISION REC Campus Addition LOT 3 BLOCK A  
GENERAL LOCATION 1,200+/- feet southeast along Mims Rd from the intersection of Sids Rd

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

CURRENT ZONING PD-44 CURRENT USE Commercial - vacant  
PROPOSED ZONING PD-44 PROPOSED USE Commercial-Indoor Shooting Range  
ACREAGE 1.407 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 Rayburn Electric Cooperative  
CONTACT PERSON David Naylor  
ADDRESS 950 Sids Rd

☐ APPLICANT R-Delta Engineers, Inc.  
CONTACT PERSON Frank A. Polma, P.E.  
ADDRESS 618 Main Street

CITY, STATE & ZIP Rockwall Tx 75032  
PHONE 469 402 2100  
E-MAIL dnaylor@rayburnelectric.com

CITY, STATE & ZIP Garland, Texas 75040  
PHONE 972-494-5031  
E-MAIL fapolma@rdelta.com

## NOTARY VERIFICATION [REQUIRED]

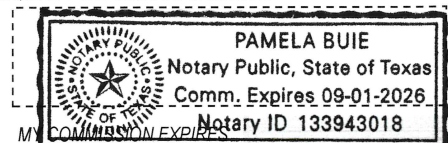
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED David Naylor [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ \$278.14 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF March, 2025 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 March, 2025

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





# City of Rockwall

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

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



SITE INFORMATION:

EXISTING ZONING: PD-44

PROPOSED ZONING: NO CHANGE

PROPOSED USE: INDOOR SHOOTING RANGE  
TOTAL AREA: 61,278 SQ FT 1.407 AC

"PD-44" 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: 25'-3"  
PROPOSED LOT COVERAGE: 14,889/61,278 = 24.30%  
PROPOSED FLOOR AREA RATIO: 3,202/61,278 = 5.23%  
PROPOSED IMPERVIOUS PARKING: 11,687/61,278 = 19.07%

REQUIRED PARKING:  
PROPOSED BUILDING 3,202 SQ FT  
(COMMON AREA-CA=972± SQ FT)  
(SHOOTING LANES-SL=2,230± SQ FT)  
(COMMON AREA) 1 PER 200 SQ FT = 5  
(SHOOTING LANES) 1 PER LANE = 4  
TOTAL REQUIRED PARKING = 9 SPACES  
TOTAL PROVIDED PARKING = 10 SPACES

NOTES:

- ALL SIDEWALKS ARE 6' UNLESS OTHERWISE INDICATED.
- ALL DIMENSIONS ARE TO THE FACE OF CURB OR EDGE OF PAVEMENT.
- ALL RADIUS ARE 2' UNLESS OTHERWISE STATED.
- CAMPUS DUMPSTER TO BE UTILIZED FOR REFUSE. LOCAL PLASTIC CARTS TO BE USED FOR COLLECTION INSIDE THE BUILDING. NO OUTDOOR TRASH CANS PROVIDED.
- THERE SHALL BE NO OUTSIDE STORAGE OR ABOVE GROUND STORAGE TANKS.
- PROPOSED DRAINAGE PATTERNS MATCH EXISTING DRAINAGE PATTERNS.

EXISTING SITE PARKING DATA

PUBLIC SPACES	ACCESSIBLE SPACES	TOTAL
0	0	0

PROPOSED SITE PARKING DATA

PUBLIC SPACES	ACCESSIBLE SPACES	TOTAL
9	1	10

PAVEMENT INFORMATION:

ALL PAVEMENTS BELOW ARE REINFORCED

PAVEMENT TYPE	THICKNESS (INCHES)	28-DAY (PSI)	MIN. CEMENT (SACKS/CY)	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

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

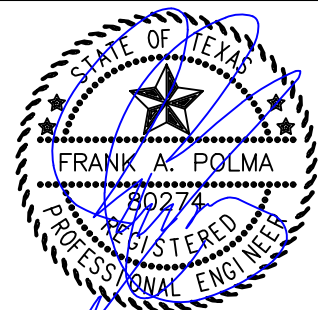
Director of Planning and Zoning

REV	DATE	REV.BY	P.M.	ENG.	REVISION/RELEASE
0	3/31/2025	RDE	FAP	RDE	ISSUED FOR REVIEW

**REC**  
RayburnElectric  
COOPERATIVE

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

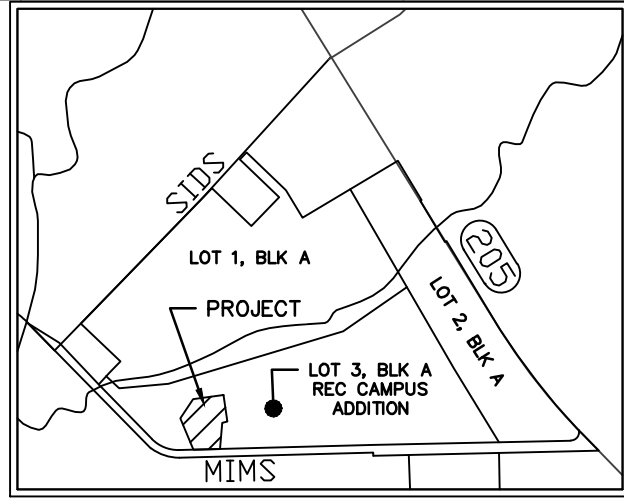
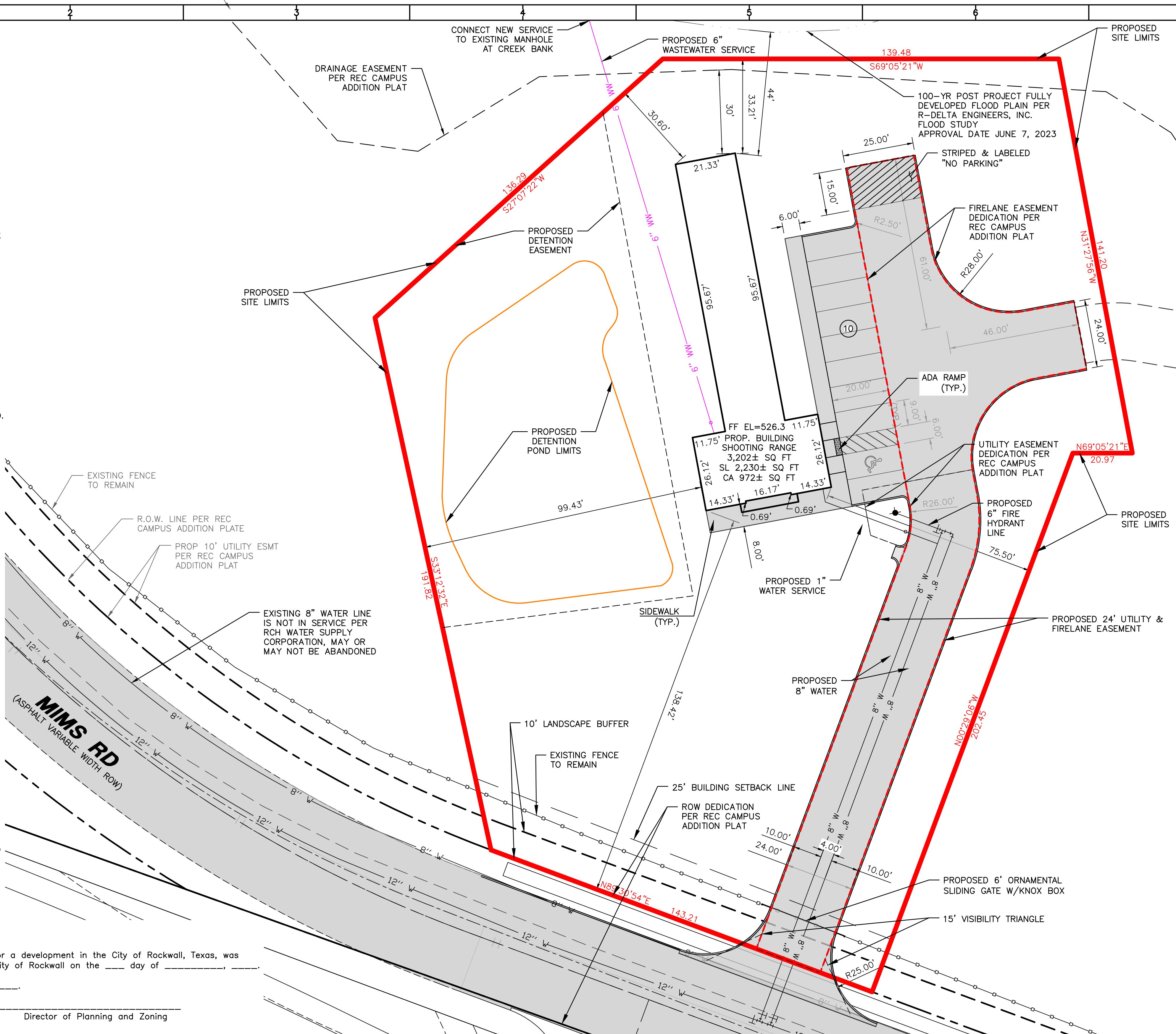
**rdelta**  
ENGINEERS



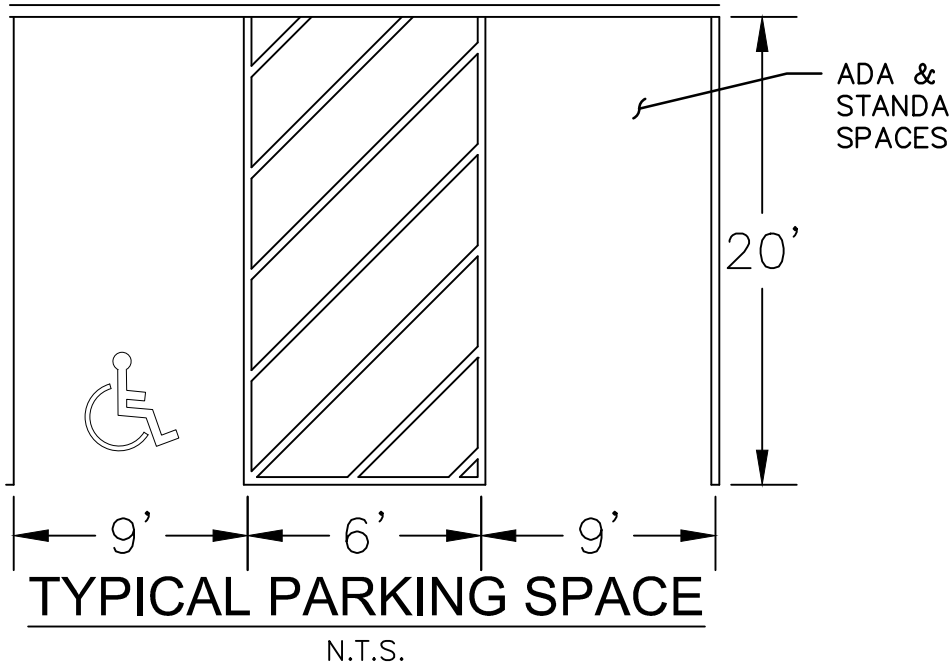
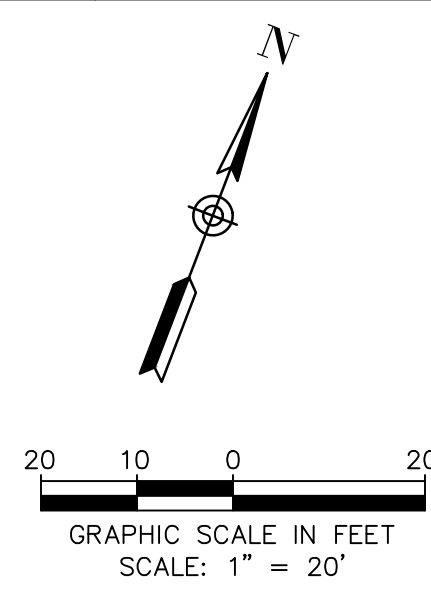
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY FRANK A. POLMA, P.E. 80274 ON 3/31/2025. ALTERATION OF A SEALED DOCUMENT WITHOUT PROPER NOTIFICATION TO THE RESPONSIBLE ENGINEER IS AN OFFENSE UNDER THE TEXAS ENGINEERING PRACTICE ACT.

JOB NO.	3036-21	DESIGN BY	JMJ
CREATED		CODE	
PLOTTED	3/31/2025	CHECKED BY	RDE
		LAST UPDATE BY	
DRAWN:	RDE	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	SP-1
APPROVED:		ISSUE:	1
FILENAME:			

**REC CAMPUS EXPANSION  
INDOOR SHOOTING RANGE  
MIMS RD  
ROCKWALL, TX 75032  
CASE #2025-12  
CITY SITE PLAN SUBMITTAL**



VICINITY MAP  
NOT TO SCALE



ARCHITECT

MCCARTHY ARCHITECTURE  
1000 N. FIRST ST.  
GARLAND, TX 75040

LANDSCAPE ARCHITECT

DUNKIN SIMS STOFFELS, INC.  
4305 PECAN GROVE LANE  
ROWLETT, TX 75088

OWNER/ APPLICANT

RAYBURN ELECTRIC COOPERATIVE  
950 SIDS ROAD  
ROCKWALL, TX 75087  
489-402-2100

CIVIL ENGINEER

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

LEGEND

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
FB	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
○ PP	EXISTING POWER POLE
○ HE	EXISTING OVERHEAD ELECTRIC
—	EXISTING GUY WIRE
///	EDGE OF ASPHALT
○	PROPOSED ORNAMENTAL FENCE
■	BFR - CONSTRUCT BARRIER FREE RAMP WITH TRUNCATED DOMED PANELS PER CITY DETAILS. NO EXTRA PAY ITEM FOR MONOLITHIC CURBS.
■	ACCESSIBLE AISLE STRIPING
■	PROPOSED CONCRETE SIDEWALK
■	PROPOSED CONCRETE PAVEMENT

RAYBURN ELECTRIC  
CO-OP SHOOTING RANGE  
ROCKWALL, TEXAS

DESIGN TEAM

OWNER:  
**RAYBURN ELECTRIC CO-OP**  
950 SIDS RD.  
ROCKWALL, TX 75032  
P: 469.402.2100

**PULLIAM CONSTRUCTION  
MANAGEMENT**  
CONSTRUCTION MANAGER:  
303 S. JACKSON ST., SUITE 100  
WYLIE, TEXAS 75098  
P: 972.442.0400

ARCHITECT:  
**MCCARTHY ARCHITECTURE**  
1000 N. FIRST ST.  
GARLAND, TX. 75040  
P: 972.272.2500

STRUCTURAL ENGINEER:  
**BLAKE WILSON  
ENGINEERING, PLLC**  
1848 NORWOOD PLAZA  
SUITE 114  
HURST, TEXAS 76054  
P: 817.268.2345 P  
P: 817.282.1636 F

MEP ENGINEERING:  
**MEP SYSTEMS**  
918 DRAGON ST  
DALLAS, TEXAS 75207  
P: 214.915.0929

ISSUE

SEAL

CASE # SP2025-012  
Copyright © 2025  
DATE: 02.10.2025  
SCALE:  
JOB NO. MA24019  
DRAWN: AD/AM  
APPD: KM  
ACAD #  
COLORED ELEVATIONS

DRAWING NO. REV NO.

A4.01



STUCCO -  
SW9111 VELVET  
ANTLER



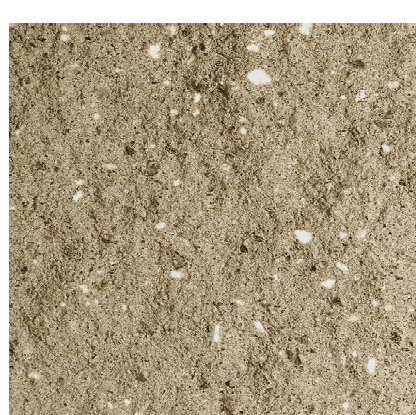
STONE - BUFF  
LUEDERS  
LIMESTONE



DARK BRONZE  
ALUM. FRAME



GALVALUME

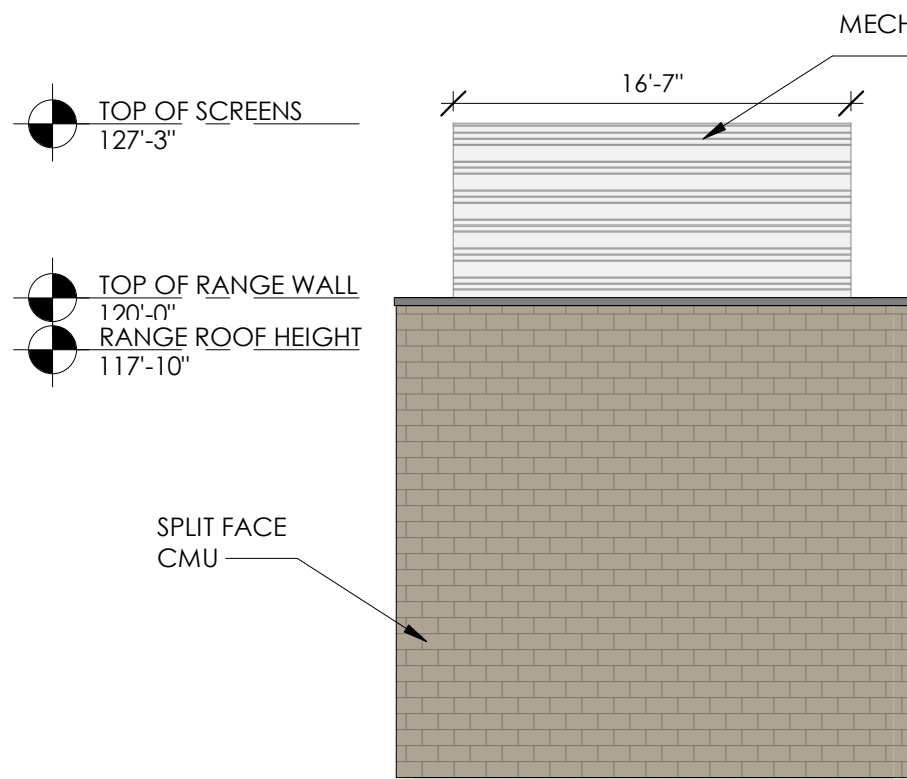


SPLIT FACE  
CMU - SW9111  
VELVET ANTLER

FINAL MECHANICAL SCREEN DIMENSIONS SUBJECT TO  
FINAL VENTILATION DESIGN SIZE.

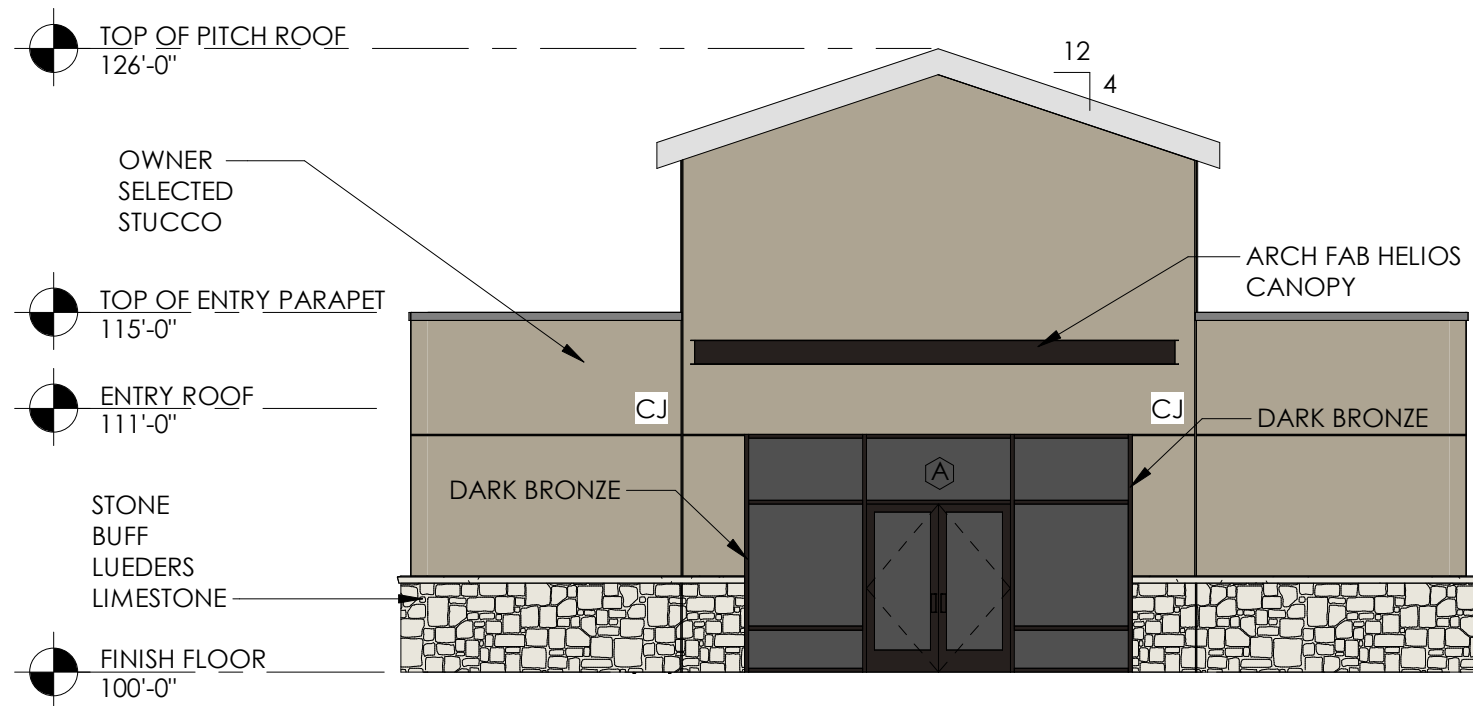
BUILDING MATERIAL CALCULATIONS FOR WALLS		
CATEGORIES	WEST	PERCENT
TOTAL SQ FT. - EXCLUDING WINDOWS, DOORS AND ROOF	420 S.F	100%
Split face CMU - Velvet antler SW 9111	420 S.F	100%

GENERAL NOTE: ROOF AND MECHANICAL NOT PART OF  
ELEVATION CALCULATIONS



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

BUILDING MATERIAL CALCULATIONS FOR WALLS		
CATEGORIES	WEST	PERCENT
TOTAL SQ FT. - EXCLUDING WINDOWS, DOORS AND ROOF	670 S.F	100%
Stucco - Velvet antler SW 9111	555 S.F	83%
Stone - Buff Lueders limestone	115 S.F	17%



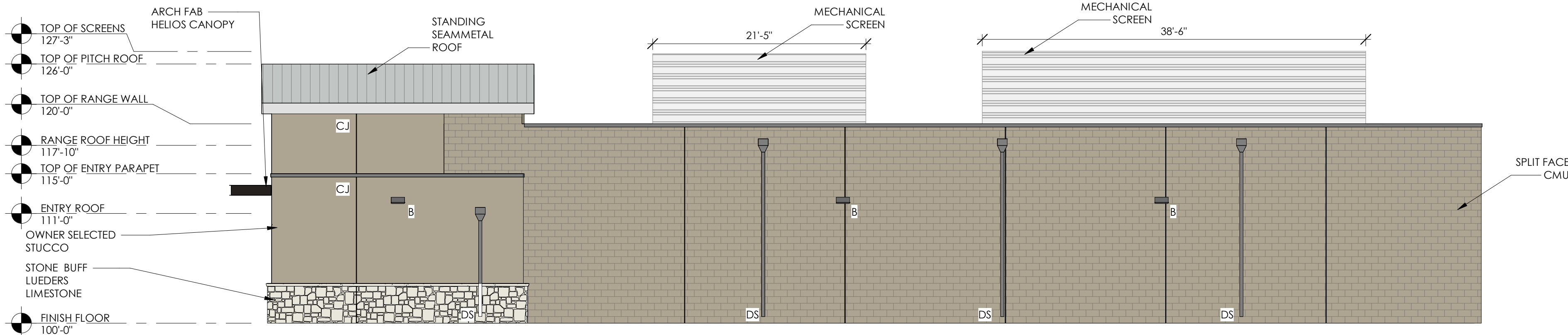
2 EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

SHOOTING RANGE

BUILDING MATERIAL CALCULATIONS FOR WALLS		
CATEGORIES	WEST	PERCENT
TOTAL SQ FT. - EXCLUDING WINDOWS, DOORS AND ROOF	2416 S.F	100%
Stucco - Velvet antler SW 9111	375 S.F	16%
Stone - Buff Lueders limestone	105 S.F	4%
Split face CMU - Velvet antler SW 9111	1936 S.F	80%

FINAL MECHANICAL SCREEN DIMENSIONS SUBJECT TO  
FINAL VENTILATION DESIGN SIZE.

GENERAL NOTE: ROOF AND MECHANICAL NOT PART OF  
ELEVATION CALCULATIONS

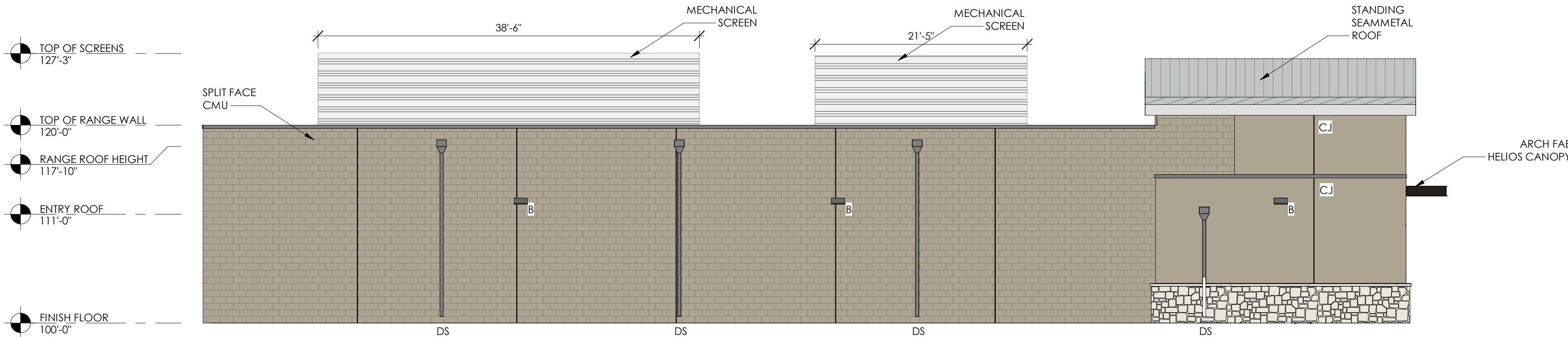


3 EXTERIOR ELEVATION  
SCALE: 1/8" = 1'-0"

BUILDING MATERIAL CALCULATIONS FOR WALLS		
CATEGORIES	WEST	PERCENT
TOTAL SQ FT. - EXCLUDING WINDOWS, DOORS AND ROOF	2416 S.F	100%
Stucco - Velvet antler SW 9111	375 S.F	16%
Stone - Buff Lueders limestone	105 S.F	4%
Split face CMU - Velvet antler SW 9111	1936 S.F	80%

FINAL MECHANICAL SCREEN DIMENSIONS SUBJECT TO  
FINAL VENTILATION DESIGN SIZE.

GENERAL NOTE: ROOF AND MECHANICAL NOT PART OF  
ELEVATION CALCULATIONS



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

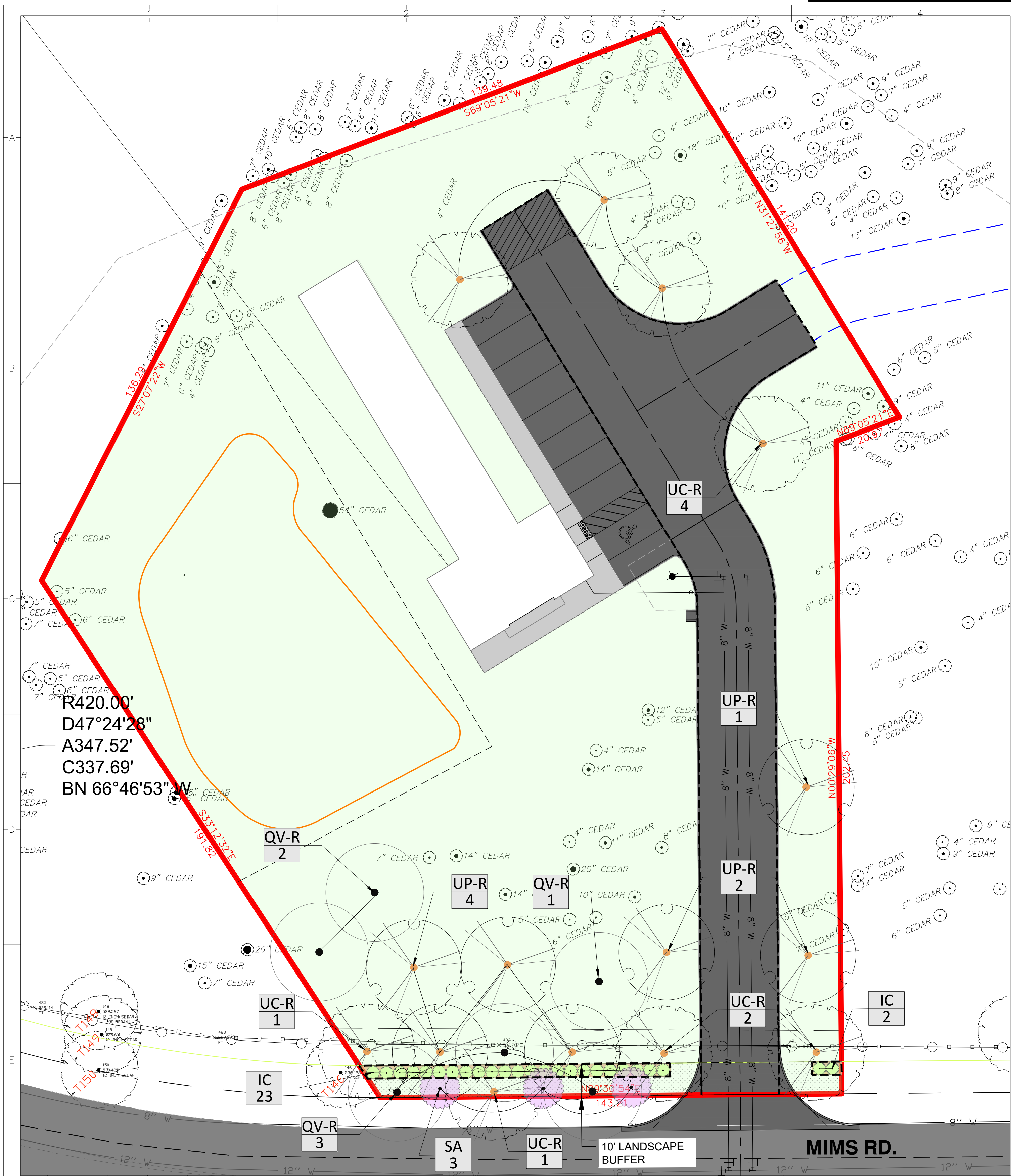
APPROVED:

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






WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



Plant Schedule

TREES	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	REMARKS	
	UC	8	Ulmus crassifolia	Cedar Elm	65 gal.	4" Caliper, Min 12' Ht., 7' Spread	
	UP	7	Ulmus parvifolia	Lacebark Elm	65 gal.	4" Caliper, Min 12' Ht., 7' Spread	
	QV	6	Quercus virginiana	Live Oak	65 gal.	4" Caliper, Min 12' Ht., 7' Spread	
	SA	3	Sophora affinis	Eve's Necklace	45 gal.	3" Caliper, Min 6' Ht., 4' Spread	
SHRUBS	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	CONTAINER	REMARKS
	IC	25	Ilex cornuta 'Burfordii Nana'	Dwarf Burford Holly	10 gal.	Cont.	4' O.C., Min. 3' Ht.

GROUND COVERS	CODE	QTY	BOTANICAL NAME	COMMON NAME	REMARKS
	Ber c11	45,975 s.f.	Tif Tuf Bermuda	Tif Tuf Bermuda Grass	Solid Sod
	Shd mul	425 s.f.		Shredded Hardwood Mulch	--

NOTES

- "The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping. All required landscaping shall be maintained in a neat and orderly manner at all times. This shall include mowing, edging, pruning, fertilizing, watering, weeding, and such activities common to the maintenance of landscaping"
- "Landscape areas shall be kept free of trash, litter, weeds and other such material or plants not a part of the landscaping"
- "No substitutions for plant materials without approval by the Director"
- "The right-of-way adjacent to required landscape areas shall be maintained by the property owner in the same manner as the required landscape area. All driveways shall maintain site visibility. All plantings intended for erosion control will be maintained. The City may require revegetation to prevent erosion or slippage"
- "All plant material shall be maintained in a healthy and growing condition as is appropriate for the season of the year. Plant materials which die shall be replaced with plant material of similar variety and size"
- "When overhead or underground utilities are present, landscape plan alterations may be considered by the Director"
- "All required landscape areas shall be provided with an automatic underground irrigation system with rain and freeze sensors and/or evapotranspiration (ET) weather-based controllers and said irrigation system shall be designed by a qualified professional and installed by a licensed irrigator"
- "All trees are to be equipped with a bubbler irrigation system"
- "Required landscaped open areas and disturbed soil areas shall be completely covered with living plant material"
- "All streetscape furniture (benches, lampposts, trash receptacles, patio furniture, bike racks, etc.) shall be a chip and flake resistant metal, decorative, and generally black "storm cloud" or comparable in color"
- "Excessive pruning of plant materials is prohibited. (e.g. topping crape myrtles, pruning "up" creating a carrot top")"
- "All transformers and mechanical equipment to be screened with evergreen shrubs, to be 2' at time of planting."
- No Tree Planting within 5 feet of water/storm sewer lines.

LANDSCAPE REQUIREMENTS

Total Site Area - 61,277 SF = 1.41 Acres

Site Landscape Area

Total Site Landscape Area - 46,400 SF = 76% of Site

45,975 SF TURF PROVIDED

425 SF LANDSCAPE PLANTING BED PROVIDED

Landscape Buffer Components Street Frontage- Mims Rd.

Total (10' Wide) Required Landscape Buffer Area - 1,169 SF

Total (10' Wide) Provided Landscape Buffer Area - 1,169 SF

425 SF OF LANDSCAPE BED

744 SF OF TURF PROVIDED

Landscape Buffer Trees Street Frontage- Mims Rd.

Street Frontage Length - 143 LF

1 Canopy Tree per 50 LF of Street Frontage (Min. 4" Cal.)

1 Accent Tree per 50 LF of Street Frontage (6" Ht. Min.)

3 CANOPY / 3 ACCENT TREES REQUIRED

3 CANOPY / 3 ACCENT TREES PROVIDED

Landscape Parking Trees

1 Canopy Tree/ 10 parking spaces

1 Tree within 80' of each parking space

1 TREE REQUIRED

4 TREES PROVIDED

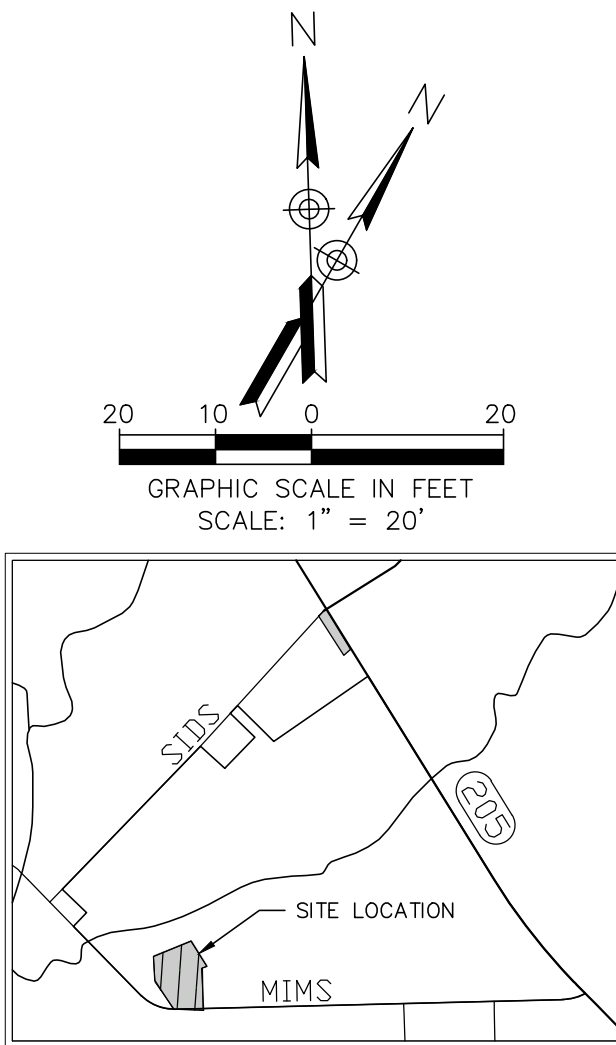
IRRIGATION:

An automatic irrigation system will be installed by the Owner, to water the required landscape improvements. Irrigation plans to be provided.

NOTE:

Landscape Plans shall meet requirements in the Unified Development Code-Article 8 with exceptions granted to Owner.

Trees that are existing within the landscape buffer or limbs that enter into the landscape buffer shall be pruned by a certified arborist. It shall be pruned to allow for sunlight to filter through the existing tree to facilitate success of newly planted trees.



LEGEND

- LO 3 PLANT SYMBOL, REF. PLANT SCHEDULE
- PLANT QUANTITY
- LO-R 3 R = REPLACEMENT TREE FOR MITIGATION, REF. PLANT SCHEDULE
- PLANT QUANTITY
- EXISTING TREES TO REMAIN
- METAL EDGING @ PLANTING BED BORDER WITH TURF, QUANTITY - 226 L.F.

TREE MITIGATION REQUIREMENTS

Site Trees Existing- See Tree Listing

Site Trees Removed- See Proposed Tree Removal Listing

58 Total Caliper inches to be removed that require mitigation

Tree Designation-

- Non-Protected- 0 Caliper Inch required to replace
- Secondary- 1/2" Caliper Inch per 1" Caliper removed required to replaced
- Primary- 1" Caliper Inch per 1" Caliper removed required to replaced
- Feature- 2" Caliper Inch per 1" Caliper removed required to replaced

Calculation-

Replacement Inches needed 83 , Replace with 4" Caliper Trees  
83/4"= 22 Trees Required

21 CANOPY TREES REQUIRED

21 CANOPY TREES PROVIDED

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

REC CAMPUS -  
INDOOR SHOOTING  
LANDSCAPE PLANS

LANDSCAPE PLAN

0 03/31/2025 BS BS BS ISSUED FOR REVIEW

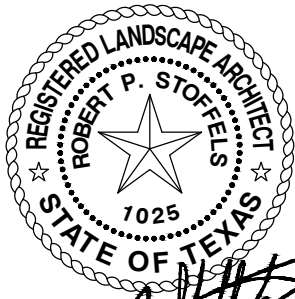
REV DATE REV.BY P.M. ENG. REVISION/RELEASE

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

DUNKIN  
SIMS  
STOFFELS  
INC.

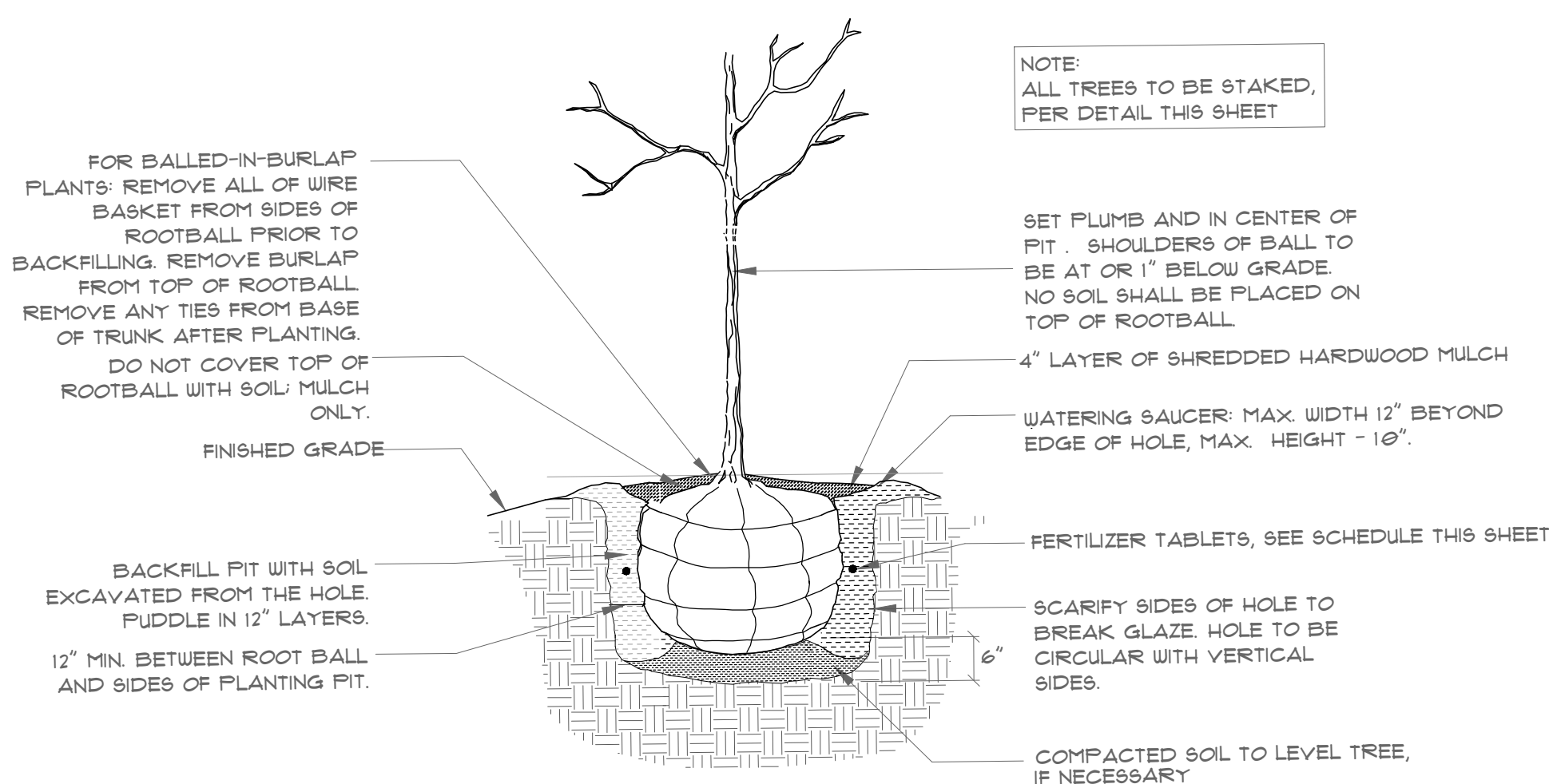


THE CREDENTIAL APPEARING ON THIS DOCUMENT IS VALID IF, AND ONLY IF, ACCOMPANIED BY AN ORIGINAL SIGNATURE OF THE REGISTRANT AND DATE OF EXECUTION. DOCUMENTS NOT BEARING EACH OF THE 3 aforementioned items shall be considered incomplete and shall not be used for construction, permit, or bidding purposes.

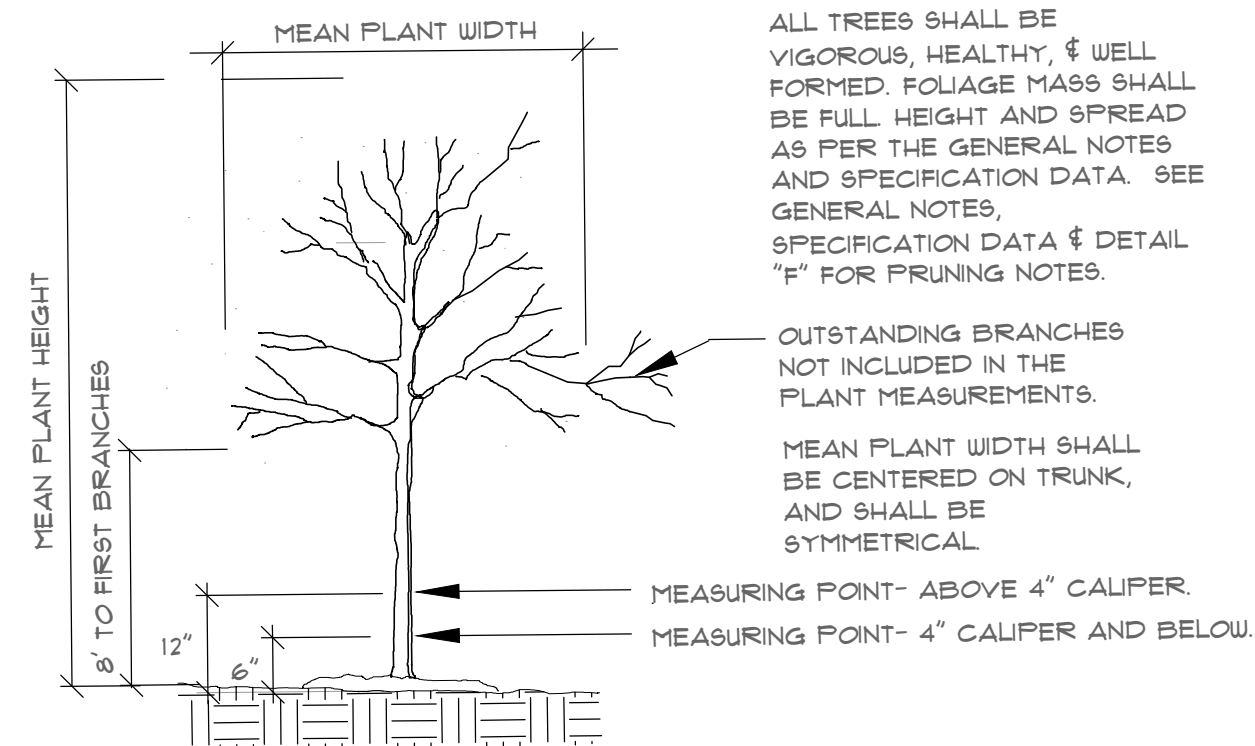
THIS DRAWING IS RELEASED FOR REVIEW FOR BIDDING, AND PERMITTING UNDER THE AUTHORITY OF ROBERT P. STOFFELS, LA #1025 ON APRIL 1, 2025.

JOB NO. 3036-21 DESIGN BY BS  
CREATED CODE  
PLOTTED 3/31/2025 CHECKED BY BS  
LAST UPDATE BY

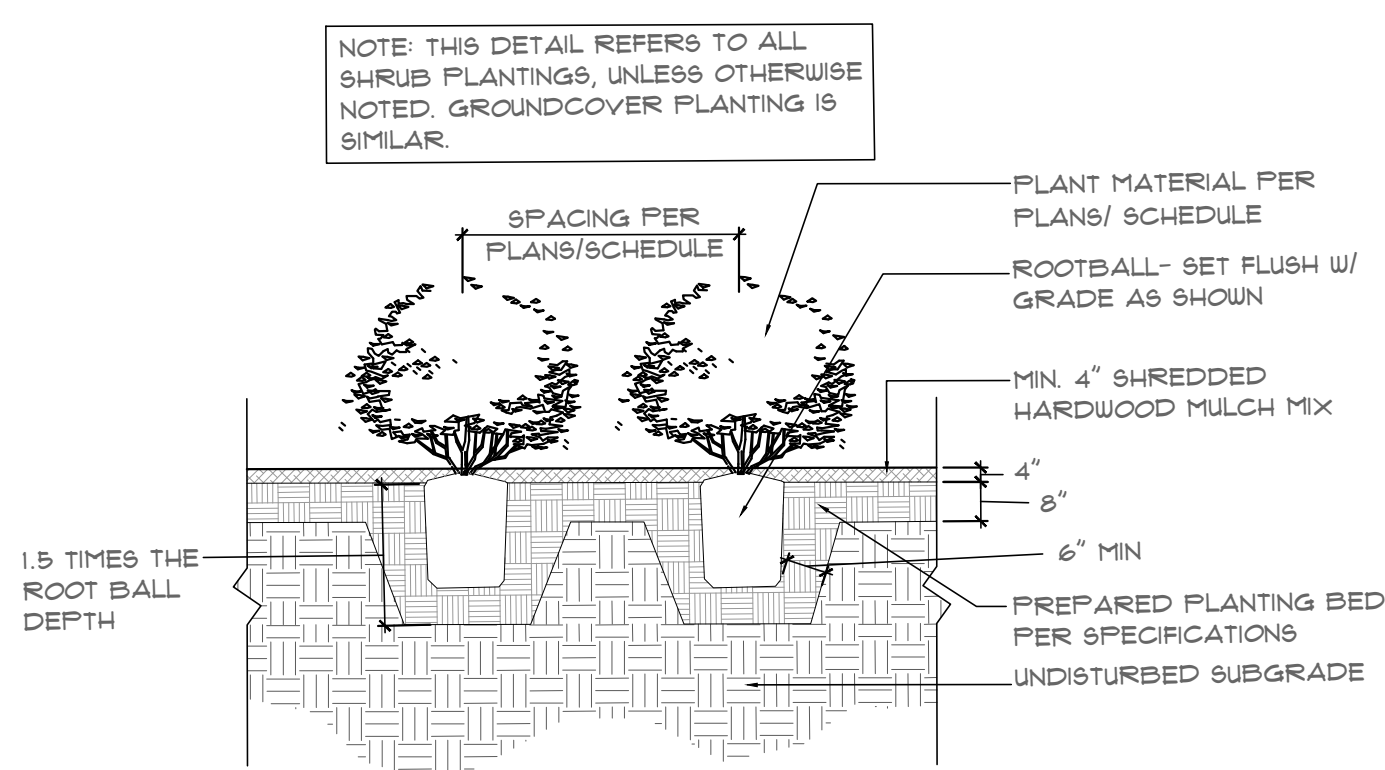
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CHECKED: DRAWING NO.: LP-2  
APPROVED: ISSUE: 0  
FILENAME:



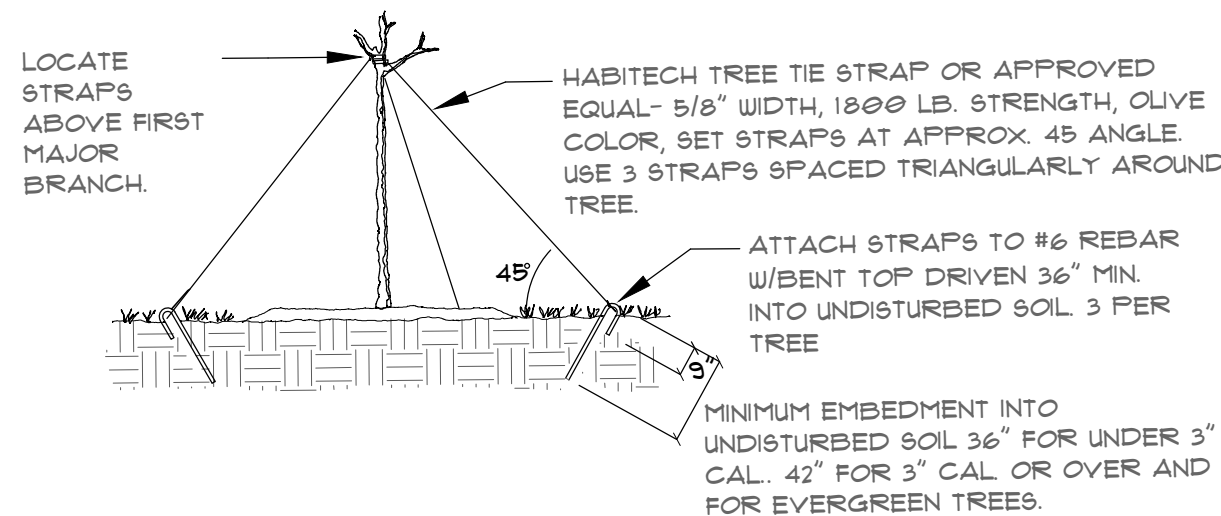
**A** SECTION: TREE PLANTING - B&B, BOX, CONT.  
NTS



**D** SECTION: TREE MEASURING  
NTS



**F** DETAIL: LANDSCAPE BED W/ MULCH  
NOT TO SCALE



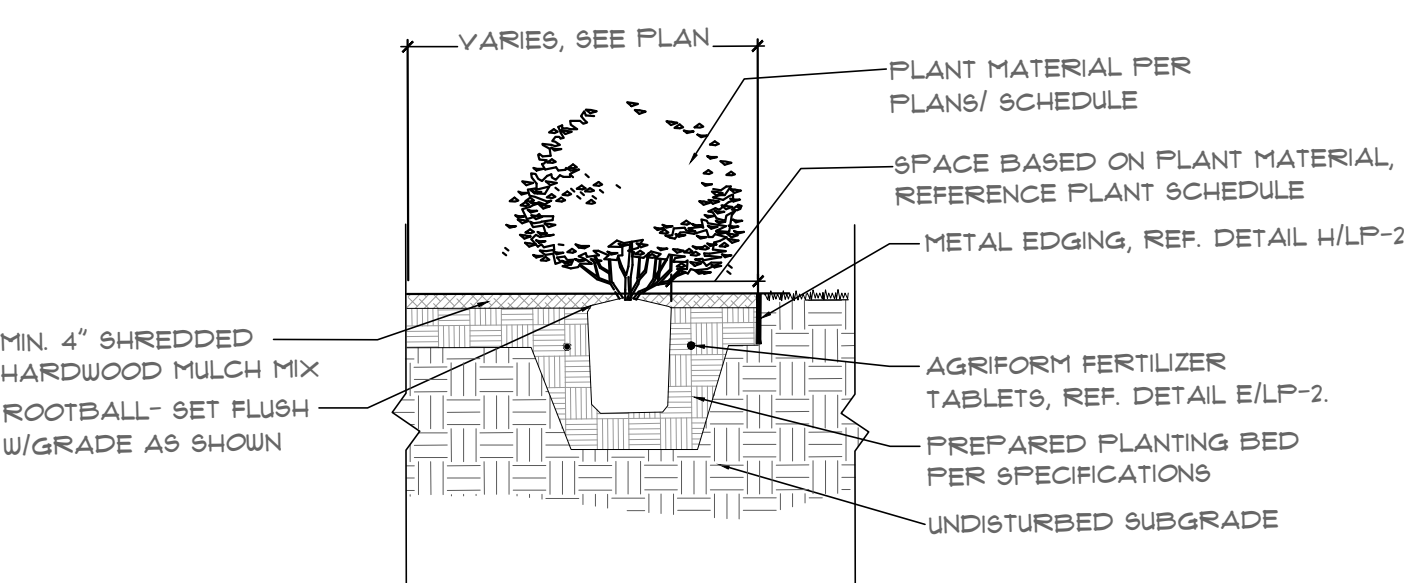
RE: GENERAL NOTES AND SPECIFICATION DATA FOR PLANTING NOTES.

**B** SECTION: TREE GUYING  
NTS

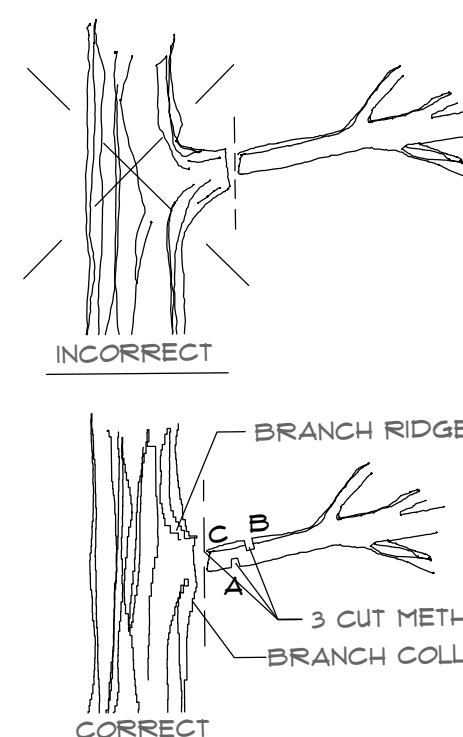
## FERTILIZER SCHEDULE: PLANTING

TREES	SHRUBS AND PERENNIALS:
5-GALLON TREES 2 AGRIFORM* 21 GRAM TABLETS	1-GALLON AND SMALLER 1 AGRIFORM* 21 GRAM TABLET
15-GALLON TREES 3 AGRIFORM* 21 GRAM TABLETS	3 TO 5-GALLON AND B&B MATERIAL WITH SPREADS TO THREE (3) FT. 2 AGRIFORM* 21 GRAM TABLETS
30-GALLON AND ALL B&B MATERIAL 1 AGRIFORM* 21 GRAM TABLET PER CALIPER EACH ONE-HALF (1/2) INCH OF CALIPER	15-GALLON AND B&B MATERIAL WITH SPREADS GREATER THAN THREE (3) FT. 3 AGRIFORM* 21 GRAM TABLETS
SPACE TABLETS EVENLY AROUND ROOT BALL APPROX. 8" BELOW GRADE. PLACE NEXT TO BALL	PLACE TABLETS AT A DEPTH APPROX. 1/3 BALL DEPTH AND NEXT TO BALL
* OR APPROVED EQUAL	* OR APPROVED EQUAL

**E** CHART: FERTILIZER SCHEDULE



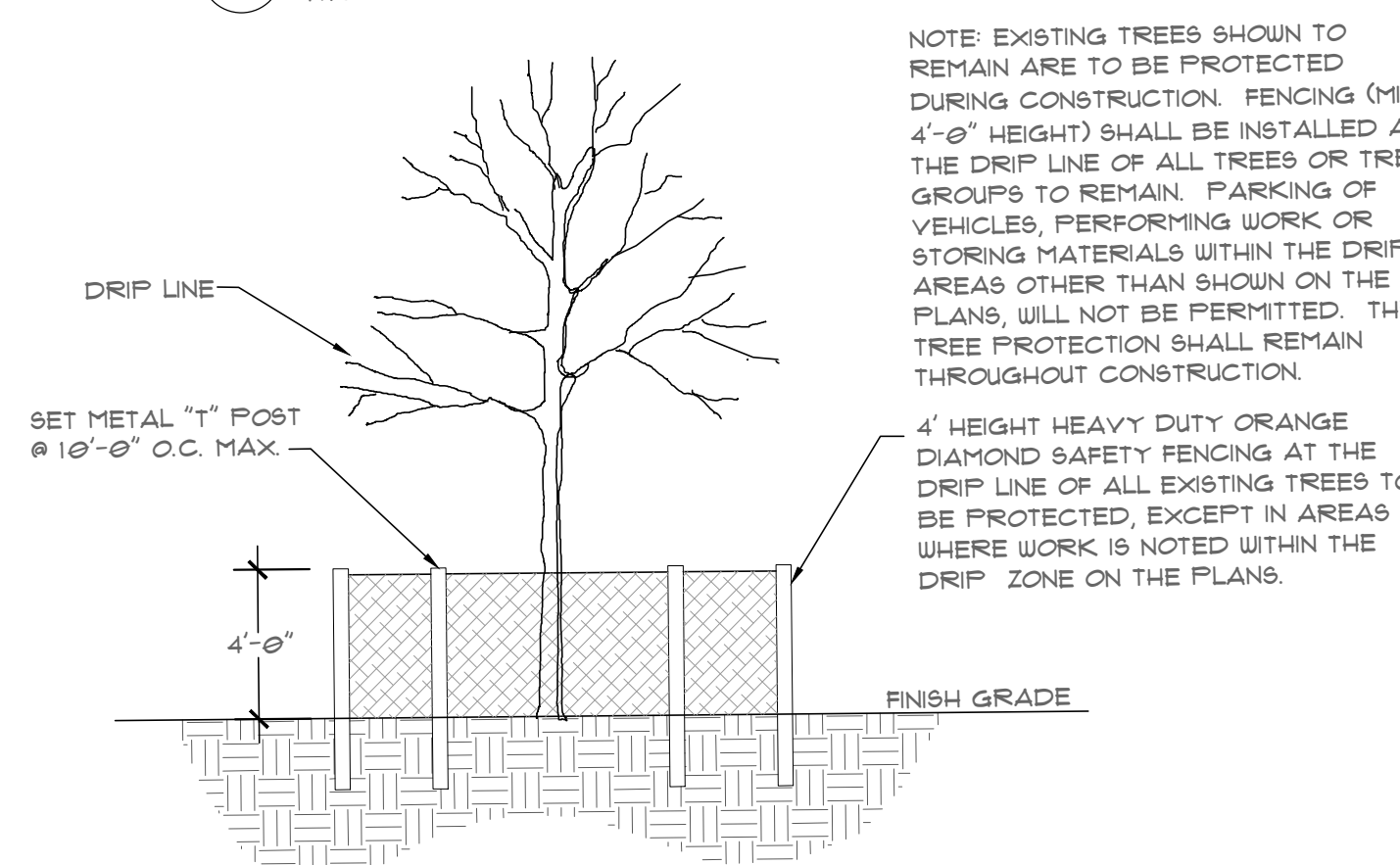
**G** SECTION: LANDSCAPE BED W/ MULCH AND METAL EDGING  
NOT TO SCALE



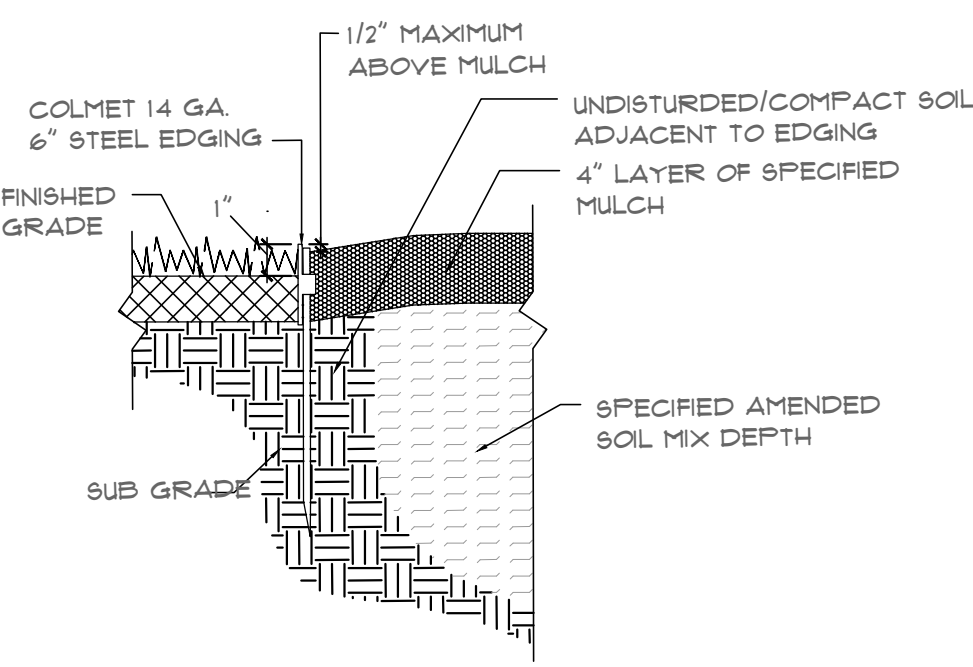
## PRUNING NOTES:

1. REMOVE ALL BROKEN, DISEASED, OR WEAK BRANCHES.
2. MAKE ALL CUTS AS CLOSE TO THE BRANCH AS POSSIBLE-LEAVE THE BRANCH COLLAR. DO NOT CUT A LEADER.
3. PRUNE 90 AS TO RETAIN THE NATURAL FORM OF THE TREE.
4. REMOVE APPROXIMATELY 1/3 OF INTERIOR BRANCHING.
5. DO NOT TIP PRUNE.
6. CONTACT LANDSCAPE ARCHITECT PRIOR TO PRUNING FOR FURTHER INSTRUCTIONS.
7. CUTS OVER 1/2" DIAMETER MADE TO TREES OF THE OAK FAMILY (IE RED OAK, LIVE OAK, BUR OAK, ETC.) FROM FEBRUARY 15 - DECEMBER 15 SHALL BE PAINTED WITH TREE PRUNING PAINT IMMEDIATELY FOLLOWING PRUNING (ONE HOUR MAX.) APPLY SUFFICIENT COATS TO ENSURE SEALING OF THE CUT.
8. REMOVE LARGE LIMBS BY PERFORMING THE 3-CUT METHOD.

**C** SECTION: TREE PRUNING  
NTS



**C** SECTION: TREE PROTECTION  
NTS



**H** SECTION: METAL EDGING  
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

0	03/31/2025	BS	BS	BS	ISSUED FOR 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

**DUNKIN**  
**Sims**  
**STOFFELS**  
**INC.**

REGISTERED LANDSCAPE ARCHITECT  
ROBERT P. STOFFELS  
1025  
STATE OF TEXAS

THIS DRAWING IS RELEASED FOR REVIEW FOR BIDDING, AND PERMITTING UNDER THE AUTHORITY OF ROBERT P. STOFFELS, LA #1025 ON APRIL 1, 2025.

THE DESIGNER, APPEARING ON THIS DOCUMENT IS VALID IF, AND ONLY IF, ACCOMPANIED BY AN ORIGINAL SIGNATURE OF THE REGISTRANT AND DATE OF EXECUTION. DOCUMENTS NOT BEARING EACH OF THE 3 ABOVE-MENTIONED ITEMS SHALL BE CONSIDERED INCOMPLETE AND SHALL NOT BE USED FOR CONSTRUCTION, PERMIT, OR BIDDING PURPOSES.

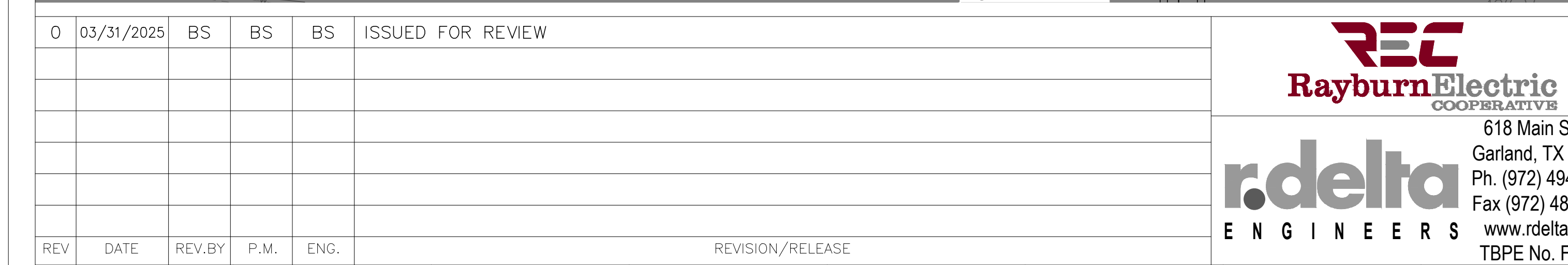
JOB NO.	3036-21	DESIGN BY	BS
CREATED		CODE	
PLOTTED	3/31/2025	CHECKED BY	BS
LAST UPDATE BY			
DRAWN:	MW	SCALE:	AS NOTED
CHECKED:		DRAWING NO.:	
APPROVED:			
FILENAME:			

**REC CAMPUS-INDOOR SHOOTING LANDSCAPE PLANS**

**LANDSCAPE DETAILS**

**LP-3**

**0**



et  
040  
6031  
2270  
om  
515

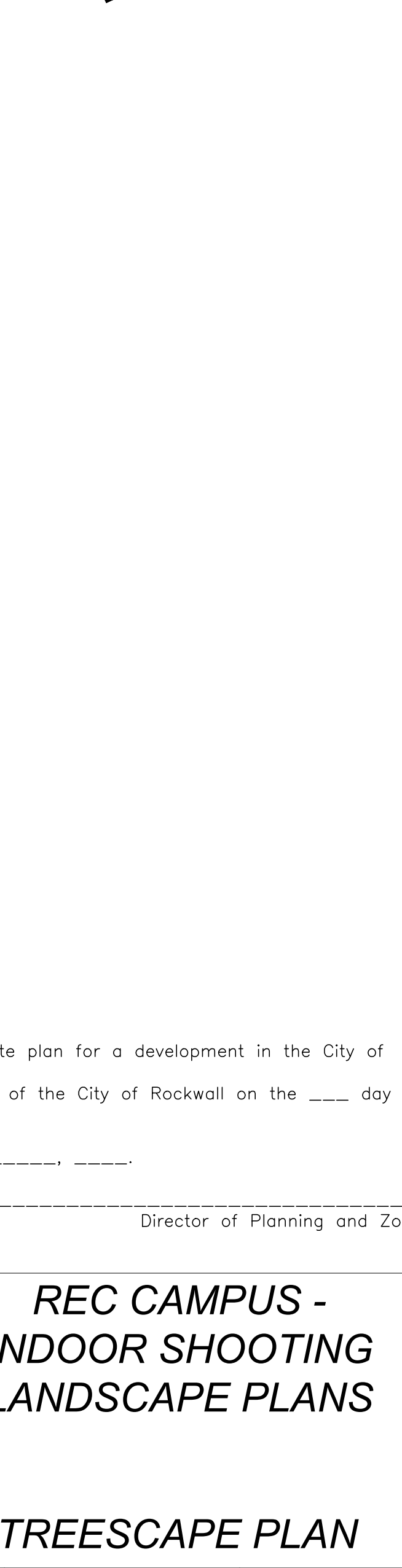
**DUNKIN  
SIMS  
STOFFELS  
INC.**

REGISTERED LANDSCAPE ARCHITECT  
ROBERT P. STOFFELS  
1025  
STATE OF TEXAS

THIS DRAWING IS RELEASED FOR REVIEW AND PERMITTING UNDER THE AUTHORITY OF ROBERT P. STOFFELS, LA #11025 ON 4/1/25

<b>TREE MITIGATION REQUIREMENTS</b>			
<b><u>Site Trees Existing- See Tree Listing</u></b>			
<b><u>Site Trees Removed- See Proposed Tree Removal Listing</u></b>			
<b>58 Total Caliper inches to be removed that require mitigation</b>			
<b>Tree Designation-</b>			
Non-Protected-	0 Caliper Inch required to replace		
Secondary-	1/2" Caliper Inch per 1" Caliper removed required to replace		
Primary-	1" Caliper Inch per 1" Caliper removed required to replace		
Feature-	2" Caliper Inch per 1" Caliper removed required to replace		
<b>Calculation-</b>			
Replacement Inches needed <b>83</b> , Replace with 4" Caliper Trees			
<i>83"/4"= 21 Trees Required</i>			
<b>21 CANOPY TREES REQUIRED</b>			
<b>21 CANOPY TREES PROVIDED</b>			
<p>APPROVED:</p> <p>I hereby certify that the above and foregoing information is true and correct.</p> <p>Rockwall, Texas, was</p> <p>approved by the Planning &amp; Zoning Commission on _____, _____.</p> <p>WITNESS OUR HANDS, this ____ day of _____, _____.</p> <p>_____ Planning &amp; Zoning Commission, Chairman</p>			

JOB NO. <u>3036-21</u> CREATED _____ PLOTTED <u>3/31/2025</u>	DESIGN BY <u>BS</u> CODE _____ CHECKED BY <u>BS</u>	LAST UPDATE BY _____
DRAWN: <u>MW</u>	SCALE: <u>AS NOTED</u>	
CHECKED: _____ APPROVED: _____ FILENAME: _____	DRAWING NO.:  <div style="font-size: 2em; font-weight: bold;">LP-1</div>	ISSUE:  <div style="font-size: 2em; font-weight: bold;">0</div>



5-21	DESIGN BY <u>BS</u>	<div style="font-size: 2em; font-weight: bold; margin-bottom: 10px;">REC CAMPUS - INDOOR SHOOTING LANDSCAPE PLANS</div> <div style="font-size: 3em; font-weight: bold;">TREESCAPE PLAN</div>
<u>/2025</u>	CODE _____	
ST UPDATE BY _____	CHECKED BY <u>BS</u>	
W _____	SCALE: AS NOTED	
DRAWING NO.:	ISSUE:	
LP-1	0	

SITE INFORMATION:

EXISTING ZONING: PD-44

PROPOSED ZONING: NO CHANGE

PROPOSED USE: INDOOR SHOOTING RANGE  
TOTAL AREA: 61,278 SQ FT 1.407 AC

"PD-44" 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: 25'-3"  
PROPOSED LOT COVERAGE: 14,889/61,278 = 24.30%  
PROPOSED FLOOR AREA RATIO: 3,202/61,278 = 5.23%  
PROPOSED IMPERVIOUS PARKING: 11,687/61,278 = 19.07%

REQUIRED PARKING:  
PROPOSED BUILDING 3,202 SQ FT  
(COMMON AREA-CA=972± SQ FT)  
(SHOOTING LANES-SL=2,230± SQ FT)  
(COMMON AREA) 1 PER 200 SQ FT = 5  
(SHOOTING LANES) 1 PER LANE = 4  
TOTAL REQUIRED PARKING = 9 SPACES  
TOTAL PROVIDED PARKING = 10 SPACES



RSX1 LED  
Area Luminaire



Specifications

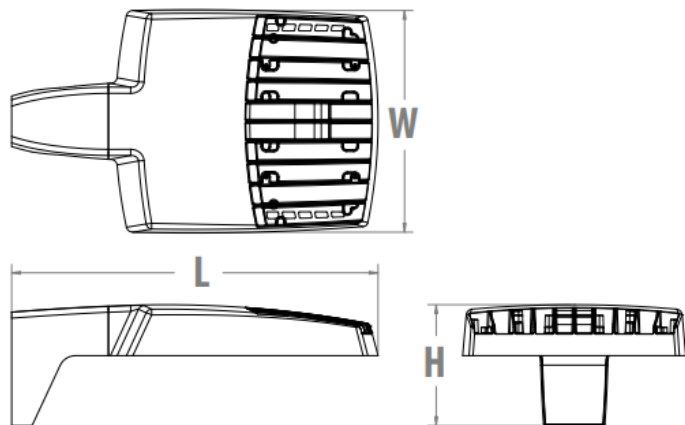
EPA (ft²@0°): 0.57 ft² (0.05 m²)

Length: 21.8" (55.4 cm) (SPA mount)

Width: 13.3" (33.8 cm)

Height: 3.0" (7.6 cm) Main Body  
7.2" (18.4 cm) Arm

Weight: 22.0 lbs (10.0 kg)  
(SPA mount):



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

Calculation Summary						
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
GRADE Planar	0	Fc	0.49	4.2	0.0	N.A.
DRIVEWAY		Fc	2.15	4.2	0.1	21.50
PARKING		Fc	2.42	3.7	1.2	2.02

Luminaire Schedule		Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor	User Defined Factor
Symbol	Type							
□	P1	4	LITHONIA RSX1 LED P3 40K R3 MVOLT [MOUNT] DDBXD DM19AS @ 25' MH	14022	109.44	1.000	0.850	1.000



RAYBURN ELECTRIC  
CO-OP SHOOTING RANGE  
ROCKWALL, TEXAS

DESIGN TEAM

OWNER:  
**RAYBURN ELECTRIC CO-OP**  
950 SIDS RD.  
ROCKWALL, TX 75032  
P: 469.402.2100

**PULLIAM CONSTRUCTION  
MANAGEMENT**  
CONSTRUCTION MANAGER:  
303 S. JACKSON ST., SUITE 100  
WYLLIE, TEXAS 75098  
P: 972.442.0400

ARCHITECT:  
**MCCARTHY ARCHITECTURE**  
1000 N. FIRST ST.  
GARLAND, TX. 75040  
P: 972.272.2500

STRUCTURAL ENGINEER:  
**BLAKE WILSON  
ENGINEERING, PLLC**  
1848 NORWOOD PLAZA  
SUITE 114  
HURST, TEXAS 76054  
P: 817.268.2345 P  
P: 817.282.1636 F

MEP ENGINEERING:  
**MEP SYSTEMS**  
918 DRAGON ST  
DALLAS, TEXAS 75207  
P: 214.915.0929

ISSUE

3/17/25

SEAL

CASE # SP2025-012  
Copyright © 2025

DATE: 03-17-2025  
SCALE: 1"=20'  
JOB NO.: P1511001  
DRAWN: MP  
APPD: MP  
ACAD #  
PHOTOMETRIC PLAN

DRAWING NO. REV NO.

PH1.00



April 1, 2025

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

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

**SUBJECT:**           **Rayburn Electric Cooperative Campus  
Indoor Shooting Range  
Case #SP2025-012  
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 seek approval of the following variance requests to address items not in compliance with the City of Rockwall Unified Development Code (UDC):

- Exterior Stone coverage percentage less than 20 percent on building facades, (proposed exterior material composition is 80 percent split face CMU, 16 percent stucco, and four percent stone).
- Cementitious material exceeding 50 percent on building facades.
- Noncompliance with four- sided architecture and articulation requirements.
- Landscape berm waiver (Mims Road frontage).
- Sidewalk waiver (Mims Road frontage).

The shooting range use of the building does not lend itself to articulation and four sided architecture. The architecture of the building is consistent with recent building additions to the Rayburn Campus for which similar variances were approved. The City of Rockwall Architectural Review Board (ARB) approved the building architecture at their March 25, 2025 meeting.

The landscape berm height is limited to approximately one foot due to the location of the existing Campus fence and the profile of proposed Mims Road. Relocation of the fence to

achieve a 30-inch high berm is an undue hardship for little benefit. The proposed building finished floor elevation is approximately nine feet below the proposed Mims Road top of curb and the parking spaces vary from ten to fourteen feet lower than the road. This difference in elevation helps reduce the visibility of the site parking and building improvements from the road. Rayburn also proposes tree plantings in excess of those required to better “hide” the building from street view. The additional tree plantings will be included in the detailed design.

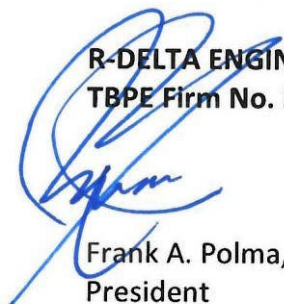
With regard to the sidewalk waiver, Rayburn requests that the sidewalk be deferred until a future date when connectivity is available. Rayburn is currently providing significant funding for other Mims Road construction and the additional sidewalk construction with no connectivity is an undue hardship.

Proposed compensatory measures include the following:

- Increased building articulation on the front building façade.
- Peaked roof forms and varied heights on the front building façade.
- Building Canopies.
- Masonry building materials in percentages greater than surrounding properties.
- Additional onsite tree plantings

We greatly appreciate your consideration of these variance 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



DATE: May 21, 2025

TO: Frank A. Polma, P.E.  
R-Delta Engineers, Inc.  
618 Main Street  
Garland, TX 75040

CC: David Naylor  
Rayburn Electric Cooperative  
950 Sids Road  
Rockwall, TX 75032

FROM: Henry Lee, *Senior Planner*  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: SP2025-012; *Site Plan for 950 Sids Road (Indoor Gun Range)*

Frank Polma,

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on April 15, 2025. The following is a record of all recommendations, voting records:

Conditions of Approval:

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

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

Planning and Zoning Commission

On April 15, 2025, the Planning and Zoning Commission approved a motion to approve the site plan by a vote of 6-0, with Commissioner Thompson absent.

Should you have any questions or concerns regarding your site plan case, please feel free to contact me at (972) 772-6434.

Sincerely,

Henry Lee, AICP, *Senior Planner*  
City of Rockwall Planning and Zoning Department