PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2018-039 **P&Z DATE** 10/9/2018 **CC DATE** 10/15/2018 **APPROVED/DENIED**

ARCHITECTURAL REVIEW BOARD DATE_____ **HPAB DATE**_____ **PARK BOARD DATE**_____

ZONING APPLICATION
☐ SPECIFIC USE PERMIT
☐ ZONING CHANGE
☐ PD CONCEPT PLAN
☐ PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
☑ SITE PLAN
☐ LANDSCAPE PLAN
☐ TREESCAPE PLAN
☐ PHOTOMETRIC PLAN
☐ BUILDING ELEVATIONS
☐ MATERIAL SAMPLES
☐ COLOR RENDERING

PLATTING APPLICATION
☐ MASTER PLAT
☐ PRELIMINARY PLAT
☐ FINAL PLAT
☐ REPLAT
☐ ADMINISTRATIVE/MINOR PLAT
☐ VACATION PLAT
☐ LANDSCAPE PLAN
☐ TREESCAPE PLAN

- ☐ COPY OF ORDINANCE (ORD.#_____)
- ☑ APPLICATIONS
- ☑ RECIEPT
- ☑ LOCATION MAP
- ☐ HOA MAP
- ☐ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPTER PUBLIC NOTICE
- ☐ 500-FT. BUFFER PUBLIC NOTICE
- ☐ PROJECT REVIEW
- ☐ STAFF REPORT
- ☐ CORRESPONDENCE
- ☐ COPY-ALL PLANS REQUIRED
- ☐ COPY-MARK-UPS
- ☐ CITY COUNCIL MINUTES-LASERFICHE
- ☐ MINUTES-LASERFICHE
- ☐ PLAT FILED DATE_____
  - ☐ CABINET #_____
  - ☐ SLIDE #_____

NOTES:_____

_____

_____

_____

_____

_____

ZONING MAP UPDATED_____

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 (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

Platting Application Fees:
[ ] Master Plat ($100.00 + $15.00 Acre) [1]
[ ] Preliminary Plat ($200.00 + $15.00 Acre) [1]
[ ] Final Plat ($300.00 + $20.00 Acre) [1]
[ ] Replat ($300.00 + $20.00 Acre) [1]
[ ] Amending or Minor Plat ($150.00)
[ ] Plat Reinstatement Request ($100.00)

Site Plan Application Fees:
[✔] Site Plan ($250.00 + $20.00 Acre) [1] = 250+20*2.80= $306
[ ] Amended Site Plan/Elevations/Landscaping Plan ($100.00)

Zoning Application Fees:
[ ] Zoning Change ($200.00 + $15.00 Acre) [1]
[ ] Specific Use Permit ($200.00 + $15.00 Acre) [1]
[ ] PD Development Plans ($200.00 + $15.00 Acre) [1]

Other Application Fees:
[ ] Tree Removal ($75.00)

Notes:
[1]: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address	A 2.80 acre portion of a 8.35 acre tract in the J D McFARLAND SURVEY				
Subdivision	GOLDENCREST	Lot	1	Block	PT B
General Location	Near the NE corner of Greencrest Blvd. and the Westbound I-30 frontage road.				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	Commercial (C) District		Current Use	None	
Proposed Zoning	Commercial (C) District		Proposed Use	Hotel	
Acreage	2.80	Lots [Current]	1	Lots [Proposed]	1

[ ] ***Required for Plats:*** *By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.*

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

[ ] Owner	TEKMAK Development	[✔] Applicant	FC Cuny Corporation
Contact Person	Tom Kirkland	Contact Person	Cameron Slown
Address	10000 N. Central Expressway	Address	2 Horizon Court
	Suite 400		
City, State & Zip	Dallas, TX 75231	City, State & Zip	Heath, TX 75032
Phone		Phone	4694027700
E-Mail	tom@tekmakdevelopment.com	E-Mail	cslown@fccuny.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared CAMERON SLOWN [*Owner/Applicant Name*] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of $ 306 , to cover the cost of this application, has been paid to the City of Rockwall on this the 14 day of SEPTEMBER , 20 18 . 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 reproductions is associated or in response to a request for public information."

Given under my hand and seal of office on this the 14 *day of* September, *20* 18.

ROCIO GONZALES
NOTARY PUBLIC STATE OF TEXAS
MY COMM. EXP. 2/19/2021
NOTARY ID 12664536-2

Owner's/Applicant's Signature

Notary Public in and for the State of Texas Rocio Gonzales

My Commission Expires 02-19-21

DEVELOPMENT REVIEW COMMITTEE (DRC)
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

Phone: (972) 771-7745
Email: Planning@Rockwall.com

External Review:
Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

Internal Review:
Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 9/17/2018

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 09/21/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 9/25/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 9/25/2018 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: **SP2018-029**

Project Name: **Marriott Townplace Suites**

Project Type: **SITE PLAN**

Applicant Name: **FC CUY CORPORATION**

Owner Name: **ROCKWALL, RENTAL PROPERTIES LP**

Project Description:

RECEIPT

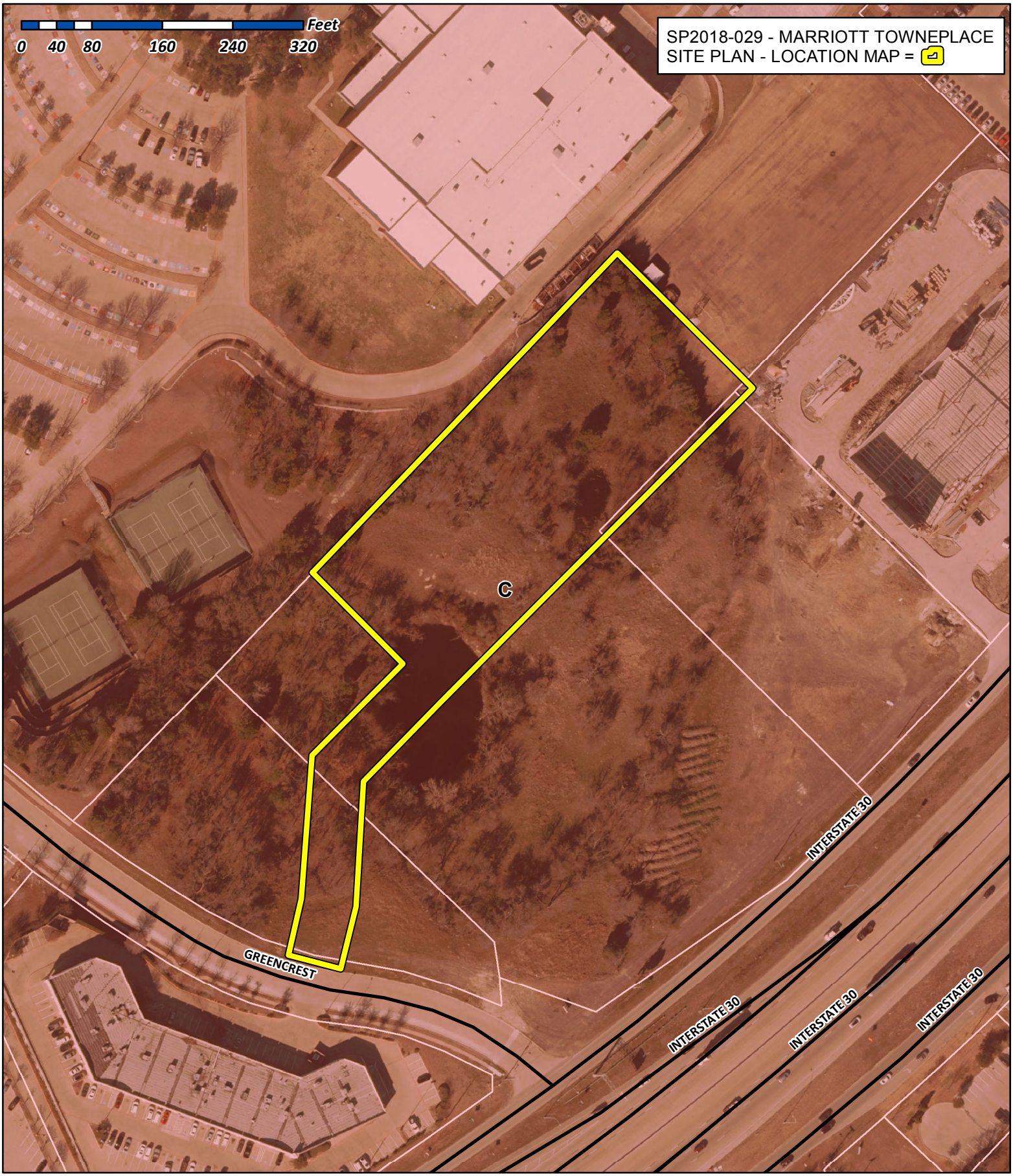
Project Number: SP2018-029
Job Address: GREENCREST BLVD
ROCKWALL, TX 75087

Receipt Number: B82088

Printed: 9/17/2018 11:37 am

Fee Description	Account Number	Fee Amount
SITE PLANNING	01-4280	$ 306.00

Total Fees Paid: **$ 306.00**
Date Paid: 9/17/2018 12:00:00AM
Paid By: FC CUY CORPORATION
Pay Method: CHECK 6780
Received By: LM



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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

TEKMAK
DEVELOPMENT

September 13, 2018

Ryan Miller
Director of Planning & Zoning
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

Variance Request

Greencrest TPS Hotel, LP dba TownePlace Suites Marriott ("Hotel") files this variance request from certain architectural standards set forth in detail in the attached ***Exhibit A***.

Specifically, the Hotel requests relief from the 90% exterior masonry requirements described in the architectural standards. In support of this request the Hotel provides the below information:

1. **The Hotel is not located on a public street and has limited visibility**. The Hotel is on an interior lot as depicted on ***Exhibit B.*** The Hotel lot is 505 feet from the IH30 Frontage Road and 607 feet from Greencrest Blvd. Access to the Hotel will be via a private road. The Hotel lot is considerably below the existing grades of the surrounding building. Specifically, the finished floor elevation of the Texas Roadhouse is 571.50 and the finished floor elevation of the Hotel will be 550. As a result, the exterior materials of the Hotel will have little to no visibility to public traffic.

2. The prototypical TownePlace Suites Marriott design does not have any masonry specified. The prototypical exterior materials consist of a combination of cementitious board (Hardie type) and EIFs. (***see bottom of Exhibit C***). **However**, the Hotel intends to dramatically upscale the exterior look of its TownePlace Suites to include brick masonry covering approximately 26% of its exterior surface. (***see Exhibit D***). The remaining exterior surface will be the identical EIFs product used on the exterior of the Springhill Suites Marriott at The Harbor. (***see top and middle of Exhibit C***).

3. The Hotel site is a challenge given its below street grade location and will be costly to develop. As a result, the Hotel will have covered below grade parking, making it one of just a handful of TownePlace Suites Marriott hotels in the U.S. with this feature. The Hotel

10000 North Central Expressway, Suite 400 • Dallas, TX 75231 • T 214.890.9225 • F 214.890.1355
www.tekmakdevelopment.com

will add significant property tax value to the City of Rockwall's tax roles by turning a developmentally challenged lot into valuable property.

4. The Hotel's interior design will be upscale and above Marriott standards for a prototypical TownePlace Suites, very similar to the interior design upgrades contained in the Springhill Suites Marriott at The Harbor. (***see Exhibit C***)

Based upon these factors, the Hotel requests the City of Rockwall grant this variance request.

Greencrest TPS Hotel, LP.

By: TPS Tradition, LLC.

BY: _____
Thomas E. Kirkland
Managing Member

C. *Architectural standards.*

1. Masonry requirements. Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.

   a. Primary exterior materials shall include natural or quarried stone, brick, glass block or glass, tile, cast metal and custom concrete masonry units. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the building's exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area. Each elevation's masonry requirement shall incorporate accent bricks or stones. As the term is used, an "accent brick or stone" is one that provides a contrast by color, shape, size, and/or texture to the field of primary bricks or stones in an elevation. Additionally, the Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;

   ☑ That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size and detail of natural stone;

   ☑ That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;

   ☑ That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;

   ☑ That the use of the highest quality synthetic mineral oxides should be used to infuse the surface with rich, authentic tones; and

   ☑ That the manufactured stone product shall have a minimum warranty of 75 years.

b. Secondary materials used on the facade of a building are those that comprise less than ten percent of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, EIFS, cast stone, cultured stone or other materials as approved by the director of planning or his designee.

EXHIBIT A

INTERSTATE HIGHWAY 30
(FRONTAGE ROAD)
GREENCREST BLVD
TEXAS ROADHOUSE
7,163 sf
± 1.90 ACRES
195 SP TOTAL PARKING
60.00
50.00

EXHIBIT B

ROCKWALL **SPRINGHILL SUITES**

EXTERIOR MATERIALS: MASONRY BASE & EIFS with DRAINAGE SYSTEM

PROTOTYPE **TOWNEPLACE SUITES**

EXTERIOR MATERIALS: 100% CEMENTITIOUS SIDING & EIFS

TEKMAK DEVELOPMENT _ ROCKWALL **TOWNEPLACE SUITES** _ PROTOTYPE & ROCKWALL SPRINGHILL SUITES

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

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STUDIO OF ARCHITECTURE
WWW.KRKILLIAN.COM
TEL: 214.427.8652 | EMAIL: KRKILLIAN@AOL.COM
10670 N. CENTRAL EXPWY. | STUDIO 410
DALLAS, TX 75231

EXHIBIT C

TEKMAK DEVELOPMENT _ ROCKWALL **TOWNEPLACE SUITES** _ **BACK ELEVATION** RENDERING

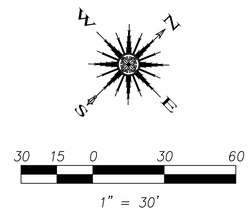
THIS DRAWING IS FOR PRELIMINARY REFERENCE PURPOSES ONLY - NOT TO BE USED FOR PERMITTING OR CONSTRUCTION

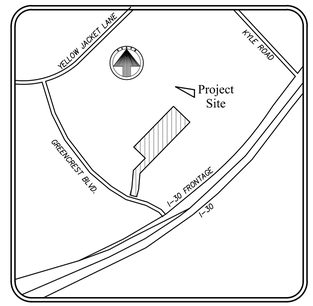
SCALE _ 1/16" = 1'-0" @ 22"x34" FORMAT

0 16 32 64

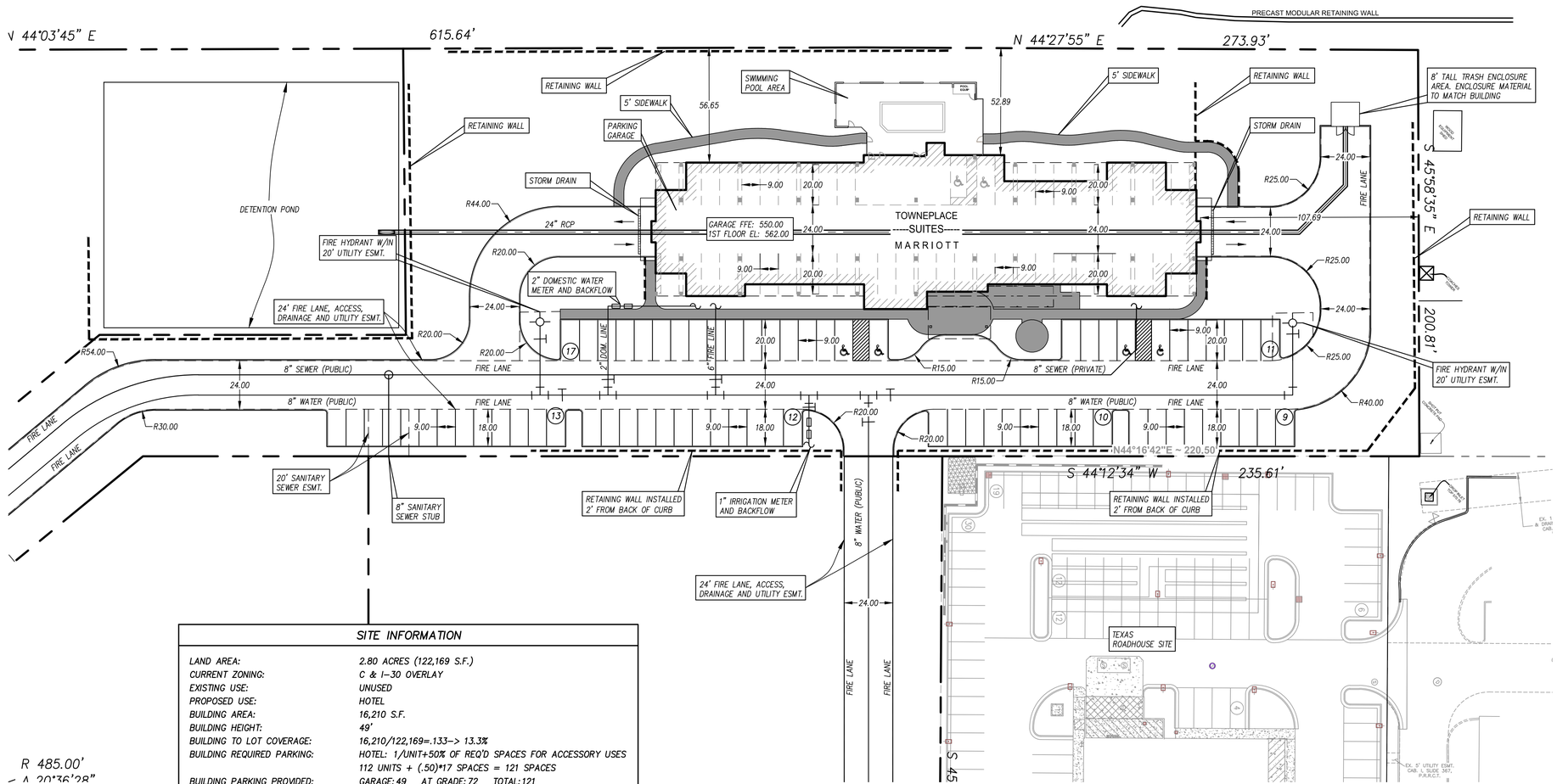
KILLIAN
STUDIO OF ARCHITECTURE

EXHIBIT D





LOCATION MAP



R 485.00'
∠ A 20°36'28"

SITE INFORMATION

LAND AREA:	2.80 ACRES (122,169 S.F.)
CURRENT ZONING:	C & I-30 OVERLAY
EXISTING USE:	UNUSED
PROPOSED USE:	HOTEL
BUILDING AREA:	16,210 S.F.
BUILDING HEIGHT:	49'
BUILDING TO LOT COVERAGE:	16,210/122,169=.133--> 13.3%
BUILDING REQUIRED PARKING:	HOTEL: 1/UNIT+50% OF REQ'D SPACES FOR ACCESSORY USES 112 UNITS + (.50)*17 SPACES = 121 SPACES
BUILDING PARKING PROVIDED:	GARAGE: 49 AT GRADE: 72 TOTAL:121
IMPERVIOUS AREA:	55,064 S.F.
LANDSCAPE AREA REQUIRED:	15% OF TOTAL SITE
LANDSCAPE AREA PROVIDED:	55,064 S.F. (1.26 AC. = 45% OF SITE)

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SP 2018–
NOT FOR CONSTRUCTION

Revision	Date	Description

Owner:
TEKMAK Development Company
10000 N. Central Expressway, Suite 400
Dallas, TX 75231
Phone: (214) 890-9225

TOWNEPLACE SUITES MARRIOTT
GREENCREST BLVD. & I-30
ROCKWALL, TX

~ Civil Engineer ~
F.C. CUNY CORPORATION
#2 Horizon Court • Heath, Texas 75032 • (469) 402-7700
Texas Registered Engineering Firm F-7449

Drawn By:	Checked By:
F.C. CUNY	F.C. CUNY
Date: 09/14/2018	Project No.: –

Sheet Title: Site Plan

Scale:	Sheet No.:
1"=30'	1 of 1

SITE INFORMATION

LAND AREA:	2.80 ACRES (122,169 S.F.)
CURRENT ZONING:	C & I-30 OVERLAY
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PROPOSED USE:	HOTEL
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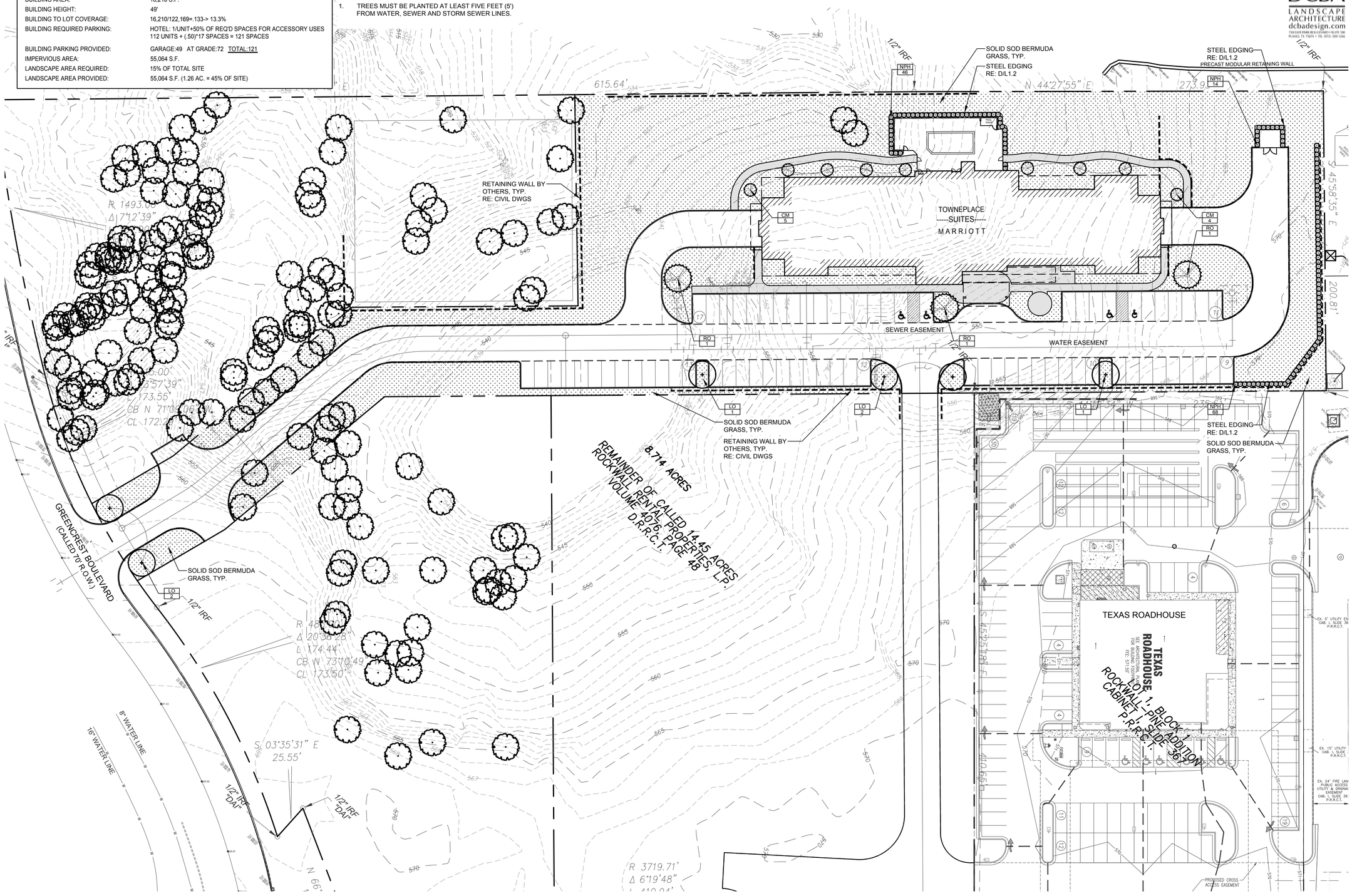
IMPERVIOUS AREA:	55,064 S.F.
LANDSCAPE AREA REQUIRED:	15% OF TOTAL SITE
LANDSCAPE AREA PROVIDED:	55,064 S.F. (1.26 AC. = 45% OF SITE)

SYMBOL	DESCRIPTION
	EXISTING TREE TO REMAIN & TO BE PROTECTED

GENERAL NOTES :

1. TREES MUST BE PLANTED AT LEAST FIVE FEET (5') FROM WATER, SEWER AND STORM SEWER LINES.



A LANDSCAPE PLAN
SCALE: 1"= 30'-0" PLAN VIEW

0 15 30 60
(FEET)
1 inch = 30 ft.

DCBA LANDSCAPE ARCHITECTURE
dcbadesign.com
TWELVE FINNIE ROAD EXTENDED • SUITE 100
PLANO, TX 75074 • TEL (972) 509-1266

ARCHITECT

KILLIAN
STUDIO OF ARCHITECTURE
KEN KILLIAN STUDIO OF ARCHITECTURE
10670 N. CENTRAL EXPWY | SUITE 600
DALLAS, TEXAS 75231
214.457.3652

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KENNETH R. KILLIAN, AIA
TX REG. NO. 19489

SEAL

PRELIMINARY DOCUMENT

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

OWNER

TEKMAK DEVELOPMENT COMPANY
10,000 N CENTRAL, SUITE 400
DALLAS, TEXAS 75231
214/890-9225 OFFICE
CONTACT: THOMAS KIRKLAND

MARRIOTT

MARRIOTT GLOBAL DESIGNS AMERICA
10400 FERNWOOD ROAD
BETHESDA, MD, 20817
(712) 899-1626
CONTACT: - MICHAEL STEINKAMP

CIVIL ENGINEER

FC CUNY CORPORATION
#2 HORIZON COURT, STE 500
HEATH, TEXAS 75032
(469) 402-7700
CONTACT: CHRIS CUNY, P.E.

STRUCTURAL ENGINEER

MK ENGINEERS AND ASSOCIATES, INC
400 CHISHOLM PLACE, SUITE 106
PLANO, TX 75075
214-501-3354
CONTACT: MOHAMMAD KABIR, PE

MEP ENGINEER

ROOT ENGINEERING SERVICES, INC
45 FM 3356
VAN ALSTYNE, TX 75495
903-375-9303 EXT.103
CONTACT: ADAM HARRIS, PE

TOWNEPLACE SUITES® BY MARRIOTT

PROJECT

TOWNEPLACE SUITES BY MARRIOTT ROCKWALL, TEXAS

PROJECT ADDRESS

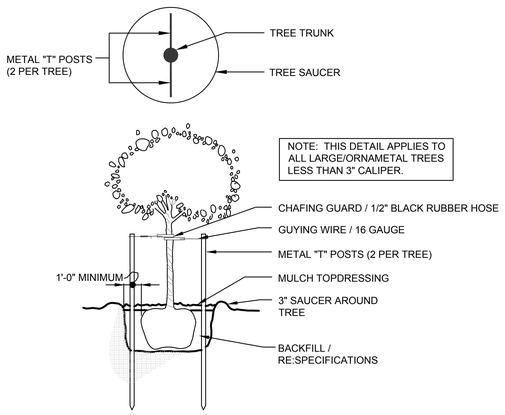
I-30 HIGHWAY
ROCKWALL, TEXAS

REV.	DATE	ISSUE
-	08.31.18	SCHEM. DESIGN REVIEW
-	09.14.18	SITE PLAN SUBMITTAL
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

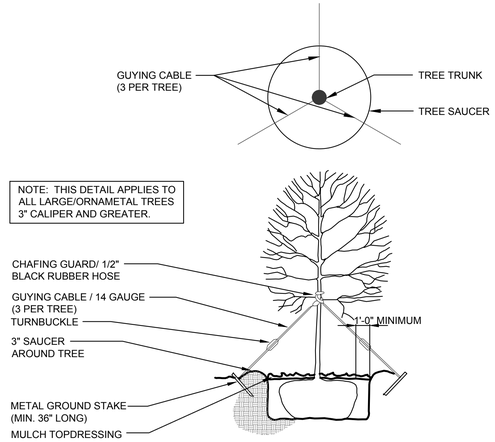
2018.101
PROJECT NUMBER

LANDSCAPE PLAN

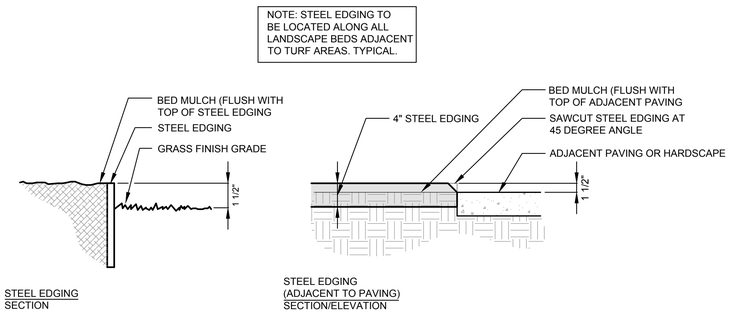
L1.1
SHEET NUMBER



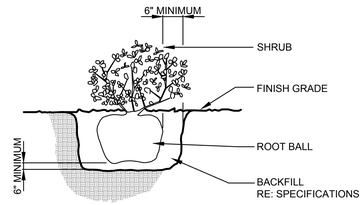
B TREE STAKING DETAIL
SCALE: N.T.S. SECTION/ELEVATION



A TREE GUYING DETAIL
SCALE: N.T.S. SECTION/ELEVATION



D STEEL EDGING
SCALE: N.T.S. SECTION/ELEVATION



C SHRUB PLANTING DETAIL
SCALE: N.T.S. SECTION/ELEVATION

PLANT LIST

LANDSCAPE GENERAL NOTES :

1. QUANTITIES SHOWN ON PLANT LIST ARE LANDSCAPE ARCHITECT'S ESTIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO BIDDING. CONTRACTOR SHALL BE RESPONSIBLE FOR BIDDING AND PROVIDING QUANTITY OF PLANT REQUIRED AT SPACING DESIGNATED FOR BED SIZES AND CONFIGURATIONS SHOWN ON PLANS REGARDLESS OF QUANTITIES DESIGNATED ON PLANT LIST.
2. ALL SIZE REQUIREMENT AND CONTAINER SIZES FOR PLANT MATERIALS SHOWN ON THE PLANT LIST MUST BE MET AS MINIMUM. IF ANY SPECIFIC REQUIREMENT CANNOT BE MET (I.E., IF A 100 GALLON TREE CANNOT MEET THE SPECIFIED CALIPER REQUIREMENT), THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO BIDDING. THE CONTAINER SIZE MUST BE MET REGARDLESS WHETHER THE SPECIFIED SIZES CAN BE REACHED WITH A SMALLER SIZE CONTAINER.
3. ALL LANDSCAPING WILL BE WATERED BY AN AUTOMATIC UNDERGROUND WATERING SYSTEM.
4. THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF ROCKWALL AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDRO-MULCH, HYDRO-SEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

DCBA LANDSCAPE ARCHITECTURE
dcbadesign.com
TBAE#1199 • TBAE#LA2304 • BLUE SW PLANO, TX 75074 • TEL (972) 509-1266

ARCHITECT

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PROJECT

TOWNEPLACE SUITES BY MARRIOTT ROCKWALL, TEXAS

PROJECT ADDRESS

I-30 HIGHWAY
ROCKWALL, TEXAS

REV.	DATE	ISSUE
-	08.31.18	SCHEM. DESIGN REVIEW
-	09.14.18	SITE PLAN SUBMITTAL
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

2018.101
PROJECT NUMBER

LANDSCAPE DETAILS & NOTES

L1.2
SHEET NUMBER

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NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

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PROJECT
TOWNPLACE SUITES NAME
MARRIOTT
-
ROCKWALL, TX

Rev. No.	Drawing Issue / Revision Description	Date
-	FOR REVIEW / PHOTOMETRIC	09/14/2018

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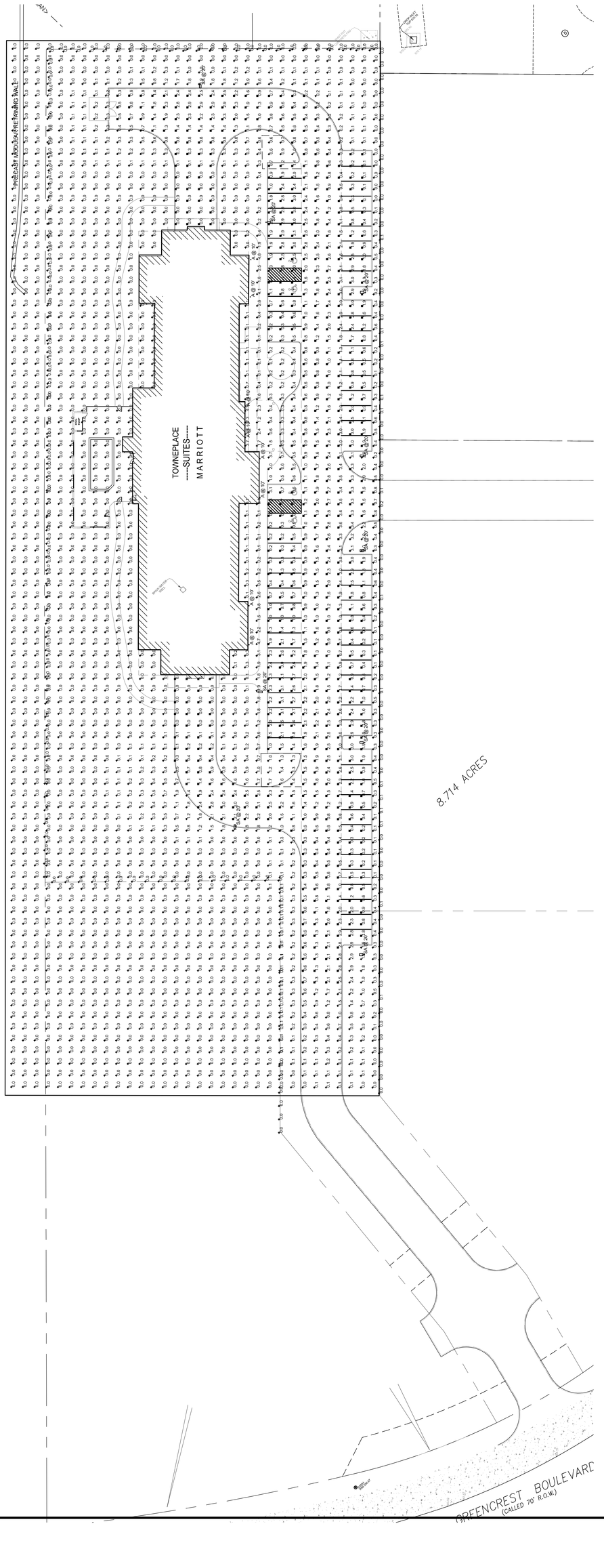
Drawing Title: SITE PHOTOMETRIC PLAN

Drawing No: PM1

Scale:		Check By:	SA
Date By:	AM PK PW	Date:	10/30/18



1 PHOTOMETRIC PLAN
SCALE: 1" = 25'-0"

Schedule

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description
⊗	A	8	DMF Lighting	DCC2 WYL 11 30 XX XX	N/A
□	SA	9	Lithonia Lighting	DSX0 LED P3 30K BLC HVOLT	DSX0 LED P3 30K BLC HVOLT

D-Series Size 0
LED Area Luminaire

Catalog Number

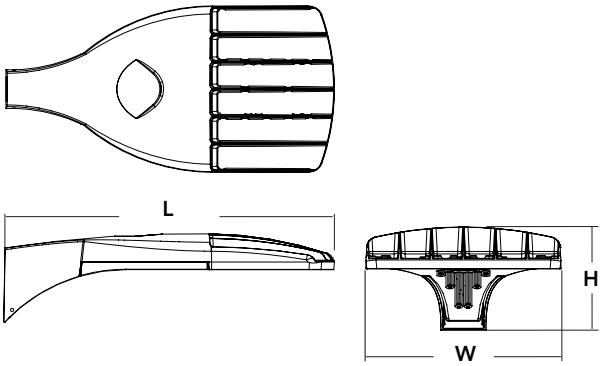
Notes

Type

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

Specifications

EPA:	0.95 ft² (.09 m²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height:	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+, visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX0 LED	**Forward optics** P1 P4 P7 P2 P5 P3 P6 **Rotated optics** P10[1] P12[1] P11[1] P13[1]	30K 3000 K 40K 4000 K 50K 5000 K AMBPC Amber phosphor converted[2]	T1S Type I short T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short T5S Type V short T5M Type V medium T5W Type V wide BLC Backlight control[2,3] LCCO Left corner cutoff[2,3] RCCO Right corner cutoff[2,3]	MVOLT[4,5] 120[6] 208[5,6] 240[5,6] 277[6] 347[5,6,7] 480[5,6,7]	**Shipped included** SPA Square pole mounting RPA Round pole mounting WBA Wall bracket SPUMBA Square pole universal mounting adaptor[8] RPUMBA Round pole universal mounting adaptor[8] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[9]

Control options

Shipped installed

NLTAIR2	nLight AIR generation 2 enabled[10]
PER	NEMA twist-lock receptacle only (control ordered separate)[11]
PER5	Five-wire receptacle only (control ordered separate)[11,12]
PER7	Seven-wire receptacle only (control ordered separate)[11,12]
DMG	0-10V dimming extend out back of housing for external control (control ordered separate)
PIR	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[5,13,14]
PIRH	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[5,13,14]
PIRHN	Network, Bi-Level motion/ambient sensor[15]
PIR1FC3V	Bi-level, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[5,13,14]
PIRH1FC3V	Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[5,13,14]
BL30	Bi-level switched dimming, 30%[5,16,17]
BL50	Bi-level switched dimming, 50%[5,16,17]
PNMTDD3	Part night, dim till dawn[5,18]
PNMT5D3	Part night, dim 5 hrs[5,18]
PNMT6D3	Part night, dim 6 hrs[5,18]
PNMT7D3	Part night, dim 7 hrs[5,18]
FAO	Field adjustable output[19]

Other options

Shipped installed

HS	House-side shield[20]
SF	Single fuse (120, 277, 347V)[6]
DF	Double fuse (208, 240, 480V)[6]
L90	Left rotated optics[1]
R90	Right rotated optics[1]
DDL	Diffused drop lens[20]

Shipped separately

BS	Bird spikes[21]
EGS	External glare shield[21]

Finish *(required)*

DDBXD	Dark bronze
DBLXD	Black
DNAXD	Natural aluminum
DWHXD	White
DDBTXD	Textured dark bronze
DBLBXD	Textured black
DNATXD	Textured natural aluminum
DWHGXD	Textured white

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Ordering Information

Accessories

Ordered and shipped separately.

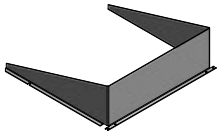
DLL127F 1.5 JU	Photocell - SSL twist-lock (120-277V) [22]
DLL347F 1.5 CUL JU	Photocell - SSL twist-lock (347V) [22]
DLL480F 1.5 CUL JU	Photocell - SSL twist-lock (480V) [22]
DSHORT SBK U	Shorting cap [22]
DSX0HS 20C U	House-side shield for 20 LED unit [20]
DSX0HS 30C U	House-side shield for 30 LED unit [20]
DSX0HS 40C U	House-side shield for 40 LED unit [20]
DSX0DDL U	Diffused drop lens (polycarbonate) [20]
PUMBA DDBXD U*	Square and round pole universal mounting bracket adaptor (specify finish) [23]
KMA8 DDBXD U	Mast arm mounting bracket adaptor (specify finish) [8]

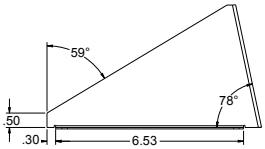
For more control options, visit DTL and ROAM online.

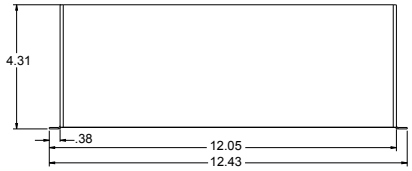
NOTES

1 P10, P11, P12 and P13 and rotated options (L90 or R90) only available together.
2 AMBPC is not available with BLC, LCCO, RCCO, P4, P7 or P13.
3 Not available with HS or DDL.
4 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
5 Any PIRx with BL30, BL50 or PNMT, is not available with 208V, 240V, 347V, 480V or MVOLT. It is only available in 120V or 277V specified.
6 Single fuse (SF) requires 120V, 277V or 347V. Double fuse (DF) requires 208V, 240V or 480V.
7 Not available in P4, P7 or P13. Not available with BL30, BL50 or PNMT options.
8 Existing drilled pole only. Available as a separate combination accessory; for retrofit use only: PUMBA (finish) U; 1.5 G vibration load rating per ANCI C136.31.
9 Must order fixture with SPA mounting. Must be ordered as a separate accessory; see Accessories information. For use with 2-3/8" mast arm (not included).
10 Must be ordered with PIRHN.
11 Photocell ordered and shipped as a separate line item from Acuity Brands Controls. See accessories. Shorting Cap included.
12 If ROAM® node required, it must be ordered and shipped as a separate line item from Acuity Brands Controls. Shorting Cap included.
13 Reference Motion Sensor table on page 3.
14 Reference PER Table on page 3 to see functionality.
15 Must be ordered with NLTAIR2. For more information on nLight Air 2 visit this link.
16 Requires (2) separately switched circuits.
17 Not available with 347V, 480V or PNMT. For PER5 or PER7 see PER Table on page 3. Requires isolated neutral.
18 Not available with 347V, 480V, BL30 and BL50. For PER5 or PER7 see PER Table on page 3. Separate Dusk to Dawn required.
19 Not available with other dimming controls options.
20 Not available with BLC, LCCO and RCCO distribution. Also available as a separate accessory; see Accessories information.
21 Must be ordered with fixture for factory pre-drilling.
22 Requires luminaire to be specified with PER, PER5 or PER7 option. See PER Table on page 3.
23 For retrofit use only.

External Glare Shield

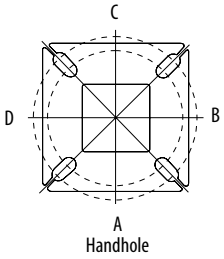




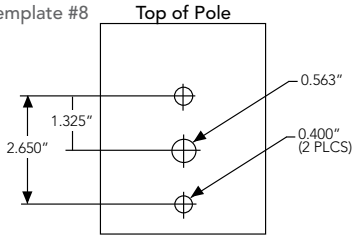


Drilling

HANDHOLE ORIENTATION



Template #8



Tenon Mounting Slipfitter **

Tenon O.D.	Single Unit	2 at 180°	2 at 90°	3 at 120°	3 at 90°	4 at 90°
2-3/8"	AST20-190	AST20-280	AST20-290	AST20-320	AST20-390	AST20-490
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

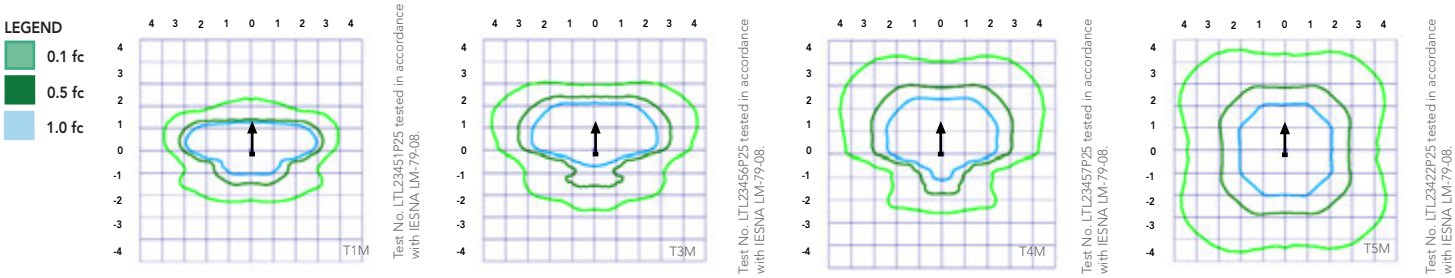
Pole drilling nomenclature: # of heads at degree from handhole (default side A)					
DM19AS	DM28AS	DM29AS	DM32AS	DM39AS	DM49AS
1 @ 90°	2 @ 280°	2 @ 90°	3 @ 120°	3 @ 90°	4 @ 90°
Side B	Side B & D	Side B & C	Round pole only	Side B, C, & D	Sides A, B, C, D
Note: Review luminaire spec sheet for specific nomenclature					

Pole top or tenon O.D.	4.5" @ 90°	4" @ 90°	3.5" @ 90°	3" @ 90°	4.5" @ 120°	4" @ 120°	3.5" @ 120°	3" @ 120°
DSX SPA	Y	Y	Y	N	-	-	-	-
DSX RPA	Y	Y	N	N	Y	Y	Y	Y
DSX SPUMBA	Y	N	N	N	-	-	-	-
DSX RPUMBA	N	N	N	N	Y	Y	Y	N
					*3 fixtures @120 require round pole top/tenon.			

Photometric Diagrams

To see complete photometric reports or download .ies files for this product, visit Lithonia Lighting's D-Series Area Size 0 homepage.

Isofootcandle plots for the DSX0 LED 40C 1000 40K. Distances are in units of mounting height (20').



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Performance Data

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	1.04
5°C	41°F	1.04
10°C	50°F	1.03
15°C	50°F	1.02
20°C	68°F	1.01
25°C	**77°F**	**1.00**
30°C	86°F	0.99
35°C	95°F	0.98
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	25000	50000	100000
Lumen Maintenance Factor	0.96	0.92	0.85

Electrical Load

					Current (A)					
	Performance Package	LED Count	Drive Current	Wattage	120	208	240	277	347	480
Forward Optics (Non-Rotated)	P1	20	530	38	0.32	0.18	0.15	0.15	0.10	0.08
	P2	20	700	49	0.41	0.23	0.20	0.19	0.14	0.11
	P3	20	1050	71	0.60	0.37	0.32	0.27	0.21	0.15
	P4	20	1400	92	0.77	0.45	0.39	0.35	0.28	0.20
	P5	40	700	89	0.74	0.43	0.38	0.34	0.26	0.20
	P6	40	1050	134	1.13	0.65	0.55	0.48	0.39	0.29
	P7	40	1300	166	1.38	0.80	0.69	0.60	0.50	0.37
Rotated Optics (Requires L90 or R90)	P10	30	530	53	0.45	0.26	0.23	0.21	0.16	0.12
	P11	30	700	72	0.60	0.35	0.30	0.27	0.20	0.16
	P12	30	1050	104	0.88	0.50	0.44	0.39	0.31	0.23
	P13	30	1300	128	1.08	0.62	0.54	0.48	0.37	0.27

Motion Sensor Default Settings						
Option	Dimmed State	High Level (when triggered)	Photocell Operation	Dwell Time	Ramp-up Time	Ramp-down Time
PIR or PIRH	3V (37%) Output	10V (100%) Output	Enabled @ 5FC	5 min	3 sec	5 min
*PIR1FC3V or PIRH1FC3V	3V (37%) Output	10V (100%) Output	Enabled @ 1FC	5 min	3 sec	5 min
*for use with Inline Dusk to Dawn or timer.						

PER Table						
Control	PER (3 wire)	PER5 (5 wire)		PER7 (7 wire)		
			Wire 4/Wire5		Wire 4/Wire5	Wire 6/Wire7
Photocontrol Only (On/Off)	✔	⚠	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM	⊘	✔	Wired to dimming leads on driver	⚠	Wired to dimming leads on driver	Wires Capped inside fixture
ROAM with Motion (ROAM on/off only)	⊘	⚠	Wires Capped inside fixture	⚠	Wires Capped inside fixture	Wires Capped inside fixture
Future-proof*	⊘	⚠	Wired to dimming leads on driver	✔	Wired to dimming leads on driver	Wires Capped inside fixture
Future-proof* with Motion	⊘	⚠	Wires Capped inside fixture	✔	Wires Capped inside fixture	Wires Capped inside fixture

✔ Recommended
⊘ Will not work
⚠ Alternate

*Future-proof means: Ability to change controls in the future.

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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.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
20	530	**P1**	38W	T1S	4,369	1	0	1	115	4,706	1	0	1	124	4,766	1	0	1	125	2,541	1	0	1	73
				T2S	4,364	1	0	1	115	4,701	1	0	1	124	4,761	1	0	1	125	2,589	1	0	1	74
				T2M	4,387	1	0	1	115	4,726	1	0	1	124	4,785	1	0	1	126	2,539	1	0	1	73
				T3S	4,248	1	0	1	112	4,577	1	0	1	120	4,634	1	0	1	122	2,558	1	0	1	73
				T3M	4,376	1	0	1	115	4,714	1	0	1	124	4,774	1	0	1	126	2,583	1	0	1	74
				T4M	4,281	1	0	1	113	4,612	1	0	2	121	4,670	1	0	2	123	2,570	1	0	1	73
				TFTM	4,373	1	0	1	115	4,711	1	0	2	124	4,771	1	0	2	126	2,540	1	0	1	73
				T5VS	4,548	2	0	0	120	4,900	2	0	0	129	4,962	2	0	0	131	2,650	1	0	0	76
				T5S	4,552	2	0	0	120	4,904	2	0	0	129	4,966	2	0	0	131	2,690	1	0	0	77
				T5M	4,541	3	0	1	120	4,891	3	0	1	129	4,953	3	0	1	130	2,658	2	0	0	76
				T5W	4,576	3	0	2	120	4,929	3	0	2	130	4,992	3	0	2	131	2,663	2	0	1	73
				BLC	3,586	1	0	1	94	3,863	1	0	1	102	3,912	1	0	1	103					
				LCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77					
				RCCO	2,668	1	0	1	70	2,874	1	0	2	76	2,911	1	0	2	77					
20	700	**P2**	49W	T1S	5,570	1	0	1	114	6,001	1	0	1	122	6,077	2	0	2	124	3,144	1	0	1	70
				T2S	5,564	1	0	2	114	5,994	1	0	2	122	6,070	2	0	2	124	3,203	1	0	1	71
				T2M	5,593	1	0	1	114	6,025	1	0	1	123	6,102	1	0	1	125	3,141	1	0	1	70
				T3S	5,417	1	0	2	111	5,835	1	0	2	119	5,909	2	0	2	121	3,165	1	0	1	70
				T3M	5,580	1	0	2	114	6,011	1	0	2	123	6,087	1	0	2	124	3,196	1	0	1	71
				T4M	5,458	1	0	2	111	5,880	1	0	2	120	5,955	1	0	2	122	3,179	1	0	1	71
				TFTM	5,576	1	0	2	114	6,007	1	0	2	123	6,083	1	0	2	124	3,143	1	0	1	70
				T5VS	5,799	2	0	0	118	6,247	2	0	0	127	6,327	2	0	0	129	3,278	2	0	0	73
				T5S	5,804	2	0	0	118	6,252	2	0	0	128	6,332	2	0	1	129	3,328	2	0	0	74
				T5M	5,789	3	0	1	118	6,237	3	0	1	127	6,316	3	0	1	129	3,288	2	0	1	73
				T5W	5,834	3	0	2	119	6,285	3	0	2	128	6,364	3	0	2	130	3,295	2	0	1	73
				BLC	4,572	1	0	1	93	4,925	1	0	1	101	4,987	1	0	1	102					
				LCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76					
				RCCO	3,402	1	0	2	69	3,665	1	0	2	75	3,711	1	0	2	76					
20	1050	**P3**	71W	T1S	7,833	2	0	2	110	8,438	2	0	2	119	8,545	2	0	2	120					
				T2S	7,825	2	0	2	110	8,429	2	0	2	119	8,536	2	0	2	120					
				T2M	7,865	2	0	2	111	8,473	2	0	2	119	8,580	2	0	2	121					
				T3S	7,617	2	0	2	107	8,205	2	0	2	116	8,309	2	0	2	117					
				T3M	7,846	2	0	2	111	8,452	2	0	2	119	8,559	2	0	2	121					
				T4M	7,675	2	0	2	108	8,269	2	0	2	116	8,373	2	0	2	118					
				TFTM	7,841	2	0	2	110	8,447	2	0	2	119	8,554	2	0	2	120					
				T5VS	8,155	3	0	0	115	8,785	3	0	0	124	8,896	3	0	0	125					
				T5S	8,162	3	0	1	115	8,792	3	0	1	124	8,904	3	0	1	125					
				T5M	8,141	3	0	2	115	8,770	3	0	2	124	8,881	3	0	2	125					
				T5W	8,204	3	0	2	116	8,838	4	0	2	124	8,950	4	0	2	126					
				BLC	6,429	1	0	2	91	6,926	1	0	2	98	7,013	1	0	2	99					
				LCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73					
				RCCO	4,784	1	0	2	67	5,153	1	0	2	73	5,218	1	0	2	73					
20	1400	**P4**	92W	T1S	9,791	2	0	2	106	10,547	2	0	2	115	10,681	2	0	2	116					
				T2S	9,780	2	0	2	106	10,536	2	0	2	115	10,669	2	0	2	116					
				T2M	9,831	2	0	2	107	10,590	2	0	2	115	10,724	2	0	2	117					
				T3S	9,521	2	0	2	103	10,256	2	0	2	111	10,386	2	0	2	113					
				T3M	9,807	2	0	2	107	10,565	2	0	2	115	10,698	2	0	2	116					
				T4M	9,594	2	0	2	104	10,335	2	0	3	112	10,466	2	0	3	114					
				TFTM	9,801	2	0	2	107	10,558	2	0	2	115	10,692	2	0	2	116					
				T5VS	10,193	3	0	1	111	10,981	3	0	1	119	11,120	3	0	1	121					
				T5S	10,201	3	0	1	111	10,990	3	0	1	119	11,129	3	0	1	121					
				T5M	10,176	4	0	2	111	10,962	4	0	2	119	11,101	4	0	2	121					
				T5W	10,254	4	0	3	111	11,047	4	0	3	120	11,186	4	0	3	122					
				BLC	8,036	1	0	2	87	8,656	1	0	2	94	8,766	1	0	2	95					
				LCCO	5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71					
					5,979	1	0	2	65	6,441	1	0	2	70	6,523	1	0	3	71					

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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.

Forward Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
40	700	**P5**	89W	T1S	10,831	2	0	2	122	11,668	2	0	2	131	11,816	2	0	2	133					
				T2S	10,820	2	0	2	122	11,656	2	0	2	131	11,803	2	0	2	133					
				T2M	10,876	2	0	2	122	11,716	2	0	2	132	11,864	2	0	2	133					
				T3S	10,532	2	0	2	118	11,346	2	0	2	127	11,490	2	0	2	129					
				T3M	10,849	2	0	2	122	11,687	2	0	2	131	11,835	2	0	2	133					
				T4M	10,613	2	0	3	119	11,434	2	0	3	128	11,578	2	0	3	130					
				TFTM	10,842	2	0	2	122	11,680	2	0	2	131	11,828	2	0	2	133					
				T5VS	11,276	3	0	1	127	12,148	3	0	1	136	12,302	3	0	1	138					
				T5S	11,286	3	0	1	127	12,158	3	0	1	137	12,312	3	0	1	138					
				T5M	11,257	4	0	2	126	12,127	4	0	2	136	12,280	4	0	2	138					
				T5W	11,344	4	0	3	127	12,221	4	0	3	137	12,375	4	0	3	139					
				BLC	8,890	1	0	2	100	9,576	1	0	2	108	9,698	1	0	2	109					
				LCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81					
				RCCO	6,615	1	0	3	74	7,126	1	0	3	80	7,216	1	0	3	81					
40	1050	**P6**	134W	T1S	14,805	3	0	3	110	15,949	3	0	3	119	16,151	3	0	3	121	6,206	2	0	2	68
				T2S	14,789	3	0	3	110	15,932	3	0	3	119	16,134	3	0	3	120	6,322	2	0	2	69
				T2M	14,865	3	0	3	111	16,014	3	0	3	120	16,217	3	0	3	121	6,201	2	0	2	68
				T3S	14,396	3	0	3	107	15,509	3	0	3	116	15,705	3	0	3	117	6,247	1	0	2	69
				T3M	14,829	2	0	3	111	15,975	3	0	3	119	16,177	3	0	3	121	6,308	2	0	2	69
				T4M	14,507	2	0	3	108	15,628	3	0	3	117	15,826	3	0	3	118	6,275	1	0	2	69
				TFTM	14,820	2	0	3	111	15,965	3	0	3	119	16,167	3	0	3	121	6,203	1	0	2	68
				T5VS	15,413	4	0	1	115	16,604	4	0	1	124	16,815	4	0	1	125	6,671	2	0	0	73
				T5S	15,426	3	0	1	115	16,618	4	0	1	124	16,828	4	0	1	126	6,569	2	0	0	72
				T5M	15,387	4	0	2	115	16,576	4	0	2	124	16,786	4	0	2	125	6,491	3	0	1	71
				T5W	15,506	4	0	3	116	16,704	4	0	3	125	16,915	4	0	3	126	6,504	3	0	2	71
				BLC	12,151	1	0	2	91	13,090	1	0	2	98	13,255	1	0	2	99					
				LCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74					
				RCCO	9,041	1	0	3	67	9,740	1	0	3	73	9,863	1	0	3	74					
40	1300	**P7**	166W	T1S	17,023	3	0	3	103	18,338	3	0	3	110	18,570	3	0	3	112					
				T2S	17,005	3	0	3	102	18,319	3	0	3	110	18,551	3	0	3	112					
				T2M	17,092	3	0	3	103	18,413	3	0	3	111	18,646	3	0	3	112					
				T3S	16,553	3	0	3	100	17,832	3	0	3	107	18,058	3	0	3	109					
				T3M	17,051	3	0	3	103	18,369	3	0	3	111	18,601	3	0	3	112					
				T4M	16,681	3	0	3	100	17,969	3	0	3	108	18,197	3	0	3	110					
				TFTM	17,040	3	0	3	103	18,357	3	0	4	111	18,590	3	0	4	112					
				T5VS	17,723	4	0	1	107	19,092	4	0	1	115	19,334	4	0	1	116					
				T5S	17,737	4	0	2	107	19,108	4	0	2	115	19,349	4	0	2	117					
				T5M	17,692	4	0	2	107	19,059	4	0	2	115	19,301	4	0	2	116					
				T5W	17,829	5	0	3	107	19,207	5	0	3	116	19,450	5	0	3	117					
				BLC	13,971	2	0	2	84	15,051	2	0	2	91	15,241	2	0	2	92					
				LCCO	10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68					
					10,396	1	0	3	63	11,199	1	0	3	67	11,341	1	0	3	68					

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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.

Rotated Optics

LED Count	Drive Current	Power Package	System Watts	Dist. Type	30K (3000 K, 70 CRI)					40K (4000 K, 70 CRI)					50K (5000 K, 70 CRI)					AMBPC (Amber Phosphor Converted)				
					Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW	Lumens	B	U	G	LPW
30	530	**P10**	53W	T1S	6,727	2	0	2	127	7,247	3	0	3	137	7,339	3	0	3	138					
				T2S	6,689	3	0	3	126	7,205	3	0	3	136	7,297	3	0	3	138					
				T2M	6,809	3	0	3	128	7,336	3	0	3	138	7,428	3	0	3	140					
				T3S	6,585	3	0	3	124	7,094	3	0	3	134	7,183	3	0	3	136					
				T3M	6,805	3	0	3	128	7,331	3	0	3	138	7,424	3	0	3	140					
				T4M	6,677	3	0	3	126	7,193	3	0	3	136	7,284	3	0	3	137					
				TFTM	6,850	3	0	3	129	7,379	3	0	3	139	7,472	3	0	3	141					
				T5VS	6,898	3	0	0	130	7,431	3	0	0	140	7,525	3	0	0	142					
				T5S	6,840	2	0	1	129	7,368	2	0	1	139	7,461	2	0	1	141					
				T5M	6,838	3	0	1	129	7,366	3	0	2	139	7,460	3	0	2	141					
				T5W	6,777	3	0	2	128	7,300	3	0	2	138	7,393	3	0	2	139					
				BLC	5,626	2	0	2	106	6,060	2	0	2	114	6,137	2	0	2	116					
				LCCO	4,018	1	0	2	76	4,328	1	0	2	82	4,383	1	0	2	83					
				RCCO	4,013	3	0	3	76	4,323	3	0	3	82	4,377	3	0	3	83					
30	700	**P11**	72W	T1S	8,594	3	0	3	119	9,258	3	0	3	129	9,376	3	0	3	130					
				T2S	8,545	3	0	3	119	9,205	3	0	3	128	9,322	3	0	3	129					
				T2M	8,699	3	0	3	121	9,371	3	0	3	130	9,490	3	0	3	132					
				T3S	8,412	3	0	3	117	9,062	3	0	3	126	9,177	3	0	3	127					
				T3M	8,694	3	0	3	121	9,366	3	0	3	130	9,484	3	0	3	132					
				T4M	8,530	3	0	3	118	9,189	3	0	3	128	9,305	3	0	3	129					
				TFTM	8,750	3	0	3	122	9,427	3	0	3	131	9,546	3	0	3	133					
				T5VS	8,812	3	0	0	122	9,493	3	0	0	132	9,613	3	0	0	134					
				T5S	8,738	3	0	1	121	9,413	3	0	1	131	9,532	3	0	1	132					
				T5M	8,736	3	0	2	121	9,411	3	0	2	131	9,530	3	0	2	132					
				T5W	8,657	4	0	2	120	9,326	4	0	2	130	9,444	4	0	2	131					
				BLC	7,187	3	0	3	100	7,742	3	0	3	108	7,840	3	0	3	109					
				LCCO	5,133	1	0	2	71	5,529	1	0	2	77	5,599	1	0	2	78					
				RCCO	5,126	3	0	3	71	5,522	3	0	3	77	5,592	3	0	3	78					
30	1050	**P12**	104W	T1S	12,149	3	0	3	117	13,088	3	0	3	126	13,253	3	0	3	127					
				T2S	12,079	4	0	4	116	13,012	4	0	4	125	13,177	4	0	4	127					
				T2M	12,297	3	0	3	118	13,247	3	0	3	127	13,415	3	0	3	129					
				T3S	11,891	4	0	4	114	12,810	4	0	4	123	12,972	4	0	4	125					
				T3M	12,290	3	0	3	118	13,239	4	0	4	127	13,407	4	0	4	129					
				T4M	12,058	4	0	4	116	12,990	4	0	4	125	13,154	4	0	4	126					
				TFTM	12,369	4	0	4	119	13,325	4	0	4	128	13,494	4	0	4	130					
				T5VS	12,456	3	0	1	120	13,419	3	0	1	129	13,589	4	0	1	131					
				T5S	12,351	3	0	1	119	13,306	3	0	1	128	13,474	3	0	1	130					
				T5M	12,349	4	0	2	119	13,303	4	0	2	128	13,471	4	0	2	130					
				T5W	12,238	4	0	3	118	13,183	4	0	3	127	13,350	4	0	3	128					
				BLC	10,159	3	0	3	98	10,944	3	0	3	105	11,083	3	0	3	107					
				LCCO	7,256	1	0	3	70	7,816	1	0	3	75	7,915	1	0	3	76					
				RCCO	7,246	3	0	3	70	7,806	4	0	4	75	7,905	4	0	4	76					
30	1300	**P13**	128W	T1S	14,438	3	0	3	113	15,554	3	0	3	122	15,751	3	0	3	123					
				T2S	14,355	4	0	4	112	15,465	4	0	4	121	15,660	4	0	4	122					
				T2M	14,614	3	0	3	114	15,744	4	0	4	123	15,943	4	0	4	125					
				T3S	14,132	4	0	4	110	15,224	4	0	4	119	15,417	4	0	4	120					
				T3M	14,606	4	0	4	114	15,735	4	0	4	123	15,934	4	0	4	124					
				T4M	14,330	4	0	4	112	15,438	4	0	4	121	15,633	4	0	4	122					
				TFTM	14,701	4	0	4	115	15,836	4	0	4	124	16,037	4	0	4	125					
				T5VS	14,804	4	0	1	116	15,948	4	0	1	125	16,150	4	0	1	126					
				T5S	14,679	3	0	1	115	15,814	3	0	1	124	16,014	3	0	1	125					
				T5M	14,676	4	0	2	115	15,810	4	0	2	124	16,010	4	0	2	125					
				T5W	14,544	4	0	3	114	15,668	4	0	3	122	15,866	4	0	3	124					
				BLC	7919	3	0	3	62	8531	3	0	3	67	8639	3	0	3	67					
				LCCO	5145	1	0	2	40	5543	1	0	2	43	5613	1	0	2	44					
					5139	3	0	3	40	5536	3	0	3	43	5606	3	0	3	44					

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FEATURES & SPECIFICATIONS

INTENDED USE
The sleek design of the D-Series Size 0 reflects the embedded high performance LED technology. It is ideal for many commercial and municipal applications, such as parking lots, plazas, campuses, and pedestrian areas.

CONSTRUCTION
Single-piece die-cast aluminum housing has integral heat sink fins to optimize thermal management through conductive and convective cooling. Modular design allows for ease of maintenance and future light engine upgrades. The LED driver is mounted in direct contact with the casting to promote low operating temperature and long life. Housing is completely sealed against moisture and environmental contaminants (IP65). Low EPA (0.95 ft^2) for optimized pole wind loading.

FINISH
Exterior 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 minimum 3 mils thickness for a finish that can withstand extreme climate changes without cracking or peeling. Available in both textured and non-textured finishes.

OPTICS
Precision-molded proprietary acrylic lenses are engineered for superior area lighting distribution, uniformity, and pole spacing. Light engines are available in 3000 K, 4000 K or 5000 K (70 CRI) configurations. The D-Series Size 0 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(s) configurations consist of high-efficacy LEDs mounted to metal-core circuit boards to maximize heat dissipation and promote long life (up to L85/100,000 hours at 25°C). Class 1 electronic drivers are designed to have a power factor >90%, THD <20%, and an expected life of 100,000 hours with <1% failure rate. Easily serviceable 10kV surge protection device meets a minimum Category C Low operation (per ANSI/IEEE C62.41.2).

INSTALLATION
Included mounting block and integral arm facilitate quick and easy installation. Stainless steel bolts fasten the mounting block securely to poles and walls, enabling the D-Series Size 0 to withstand up to a 3.0 G vibration load rating per ANSI C136.31. The D-Series Size 0 utilizes the AERIS™ series pole drilling pattern (template #8). Optional terminal block and NEMA photocontrol receptacle are also available.

LISTINGS
UL Listed for wet locations. Light engines are IP66 rated; luminaire is IP65 rated. Rated for -40°C minimum ambient. U.S. Patent No. D672,492 S. International patent pending.

DesignLights Consortium® (DLC) Premium qualified product and DLC qualified product. Not all versions of this product may be DLC Premium qualified or DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

International Dark-Sky Association (IDA) Fixture Seal of Approval (FSA) is available for all products on this page utilizing 3000K color temperature only.

WARRANTY
5-year limited warranty. Complete warranty terms located at:
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 subject to change without notice.

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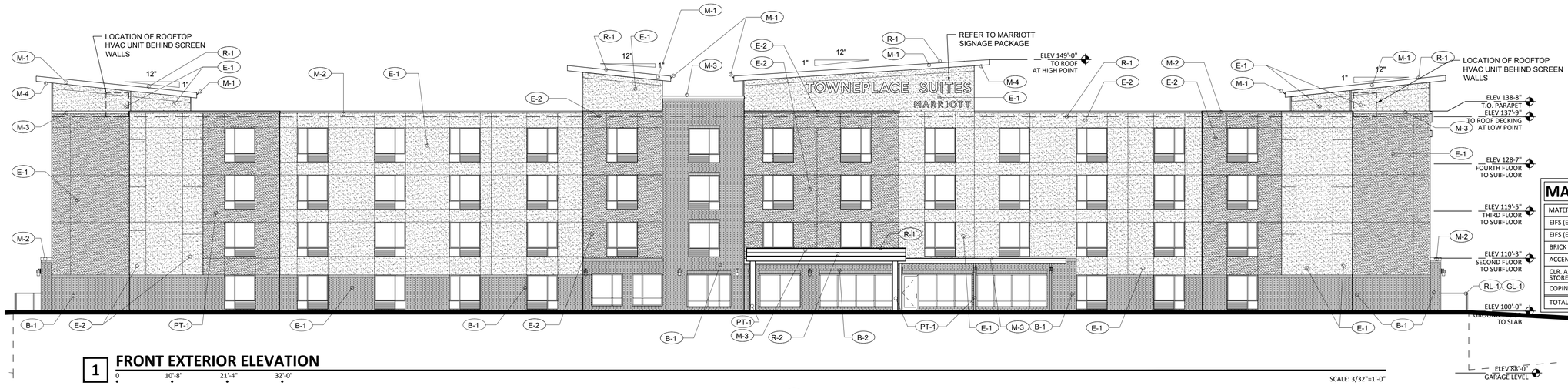


1 FRONT EXTERIOR ELEVATION

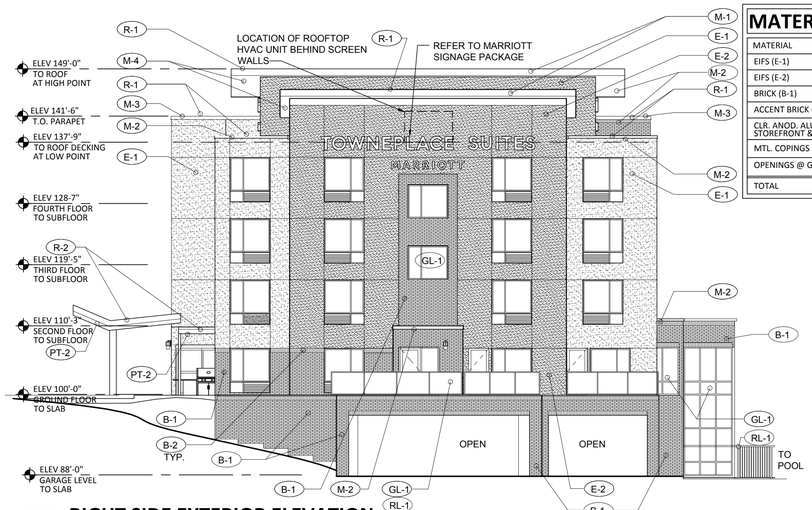
0 10'-8" 21'-4" 32'-0"

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

2 REAR EXTERIOR ELEVATION

0 10'-8" 21'-4" 32'-0"

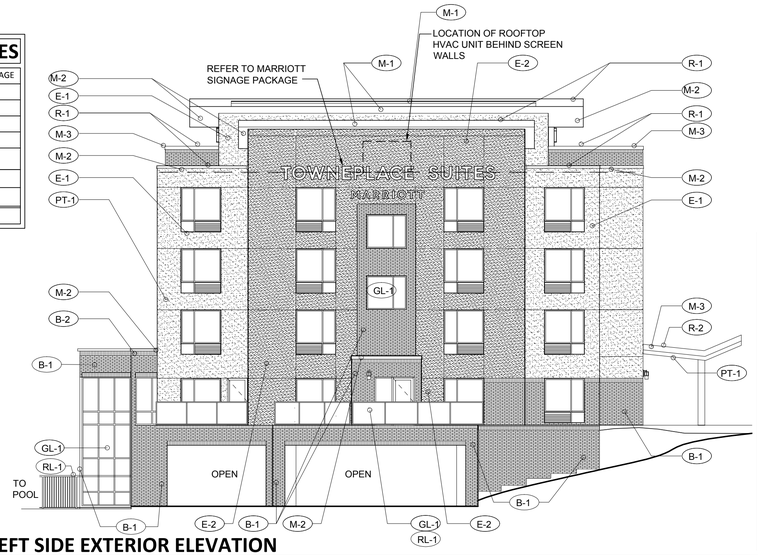
SCALE: 3/32"=1'-0"



3 RIGHT SIDE EXTERIOR ELEVATION

0 10'-8" 21'-4" 32'-0"

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



4 LEFT SIDE EXTERIOR ELEVATION

0 10'-8" 21'-4" 32'-0"

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

MATERIAL QUANTITIES

MATERIAL	AREA	PERCENTAGE
EIFS (E-1)	4,367 SF	39 %
EIFS (E-2)	2,561 SF	23 %
BRICK (B-1)	1,600 SF	14 %
ACCENT BRICK (B-2)	131 SF	1 %
CLR. ANOD. ALUM. STOREFRONT & GLASS	2,311 SF	21 %
COPINGS	234 SF	2 %
TOTAL	11,204 SF	100 %

MATERIAL QUANTITIES

MATERIAL	AREA	PERCENTAGE
EIFS (E-1)	5,630 SF	38.4 %
EIFS (E-2)	2,504 SF	17 %
BRICK (B-1)	2,695 SF	18.5 %
ACCENT BRICK (B-2)	298 SF	2 %
CLR. ANOD. ALUM. STOREFRONT & GLASS	2,367 SF	16 %
PTD. HOLLOW MTL.	24 SF	0.1 %
COPINGS	293 SF	2 %
OPENINGS @ GARAGE	775 SF	5 %
TOTAL	14,586 SF	100 %

MATERIAL QUANTITIES

MATERIAL	AREA	PERCENTAGE
EIFS (E-1)	797 SF	19 %
EIFS (E-2)	1,131 SF	27 %
BRICK (B-1)	667 SF	16 %
ACCENT BRICK (B-2)	98 SF	2 %
CLR. ANOD. ALUM. STOREFRONT & GLASS	989 SF	23 %
MTL. COPINGS	185 SF	4 %
OPENINGS @ GARAGE	379 SF	9 %
TOTAL	4,246 SF	100 %

MATERIAL QUANTITIES

MATERIAL	AREA	PERCENTAGE
EIFS (E-1)	797 SF	19 %
EIFS (E-2)	1,152 SF	27 %
BRICK (B-1)	715 SF	17 %
ACCENT BRICK (B-2)	98 SF	2 %
CLR. ANOD. ALUM. STOREFRONT & GLASS	920 SF	22 %
MTL. COPINGS	185 SF	4 %
OPENINGS @ GARAGE	379 SF	9 %
TOTAL	4,246 SF	100 %

DESIGN ELEMENTS

BUILDINGS OVER 50,000 SQUARE FEET MUST INCLUDE A MINIMUM OF SIX OF THE REFERENCED ARCHITECTURAL ELEMENTS:

- ■ CANOPIES, AWNINGS, OR PORTICOS;
- ■ RECESSES/PROJECTIONS;
- □ ARCADES;
- □ PEAKED ROOF FORMS;
- □ ARCHES;
- ■ OUTDOOR PATIOS;
- □ DISPLAY WINDOWS;
- □ ARCHITECTURAL DETAILS (SUCH AS TILE WORK AND MOLDINGS) INTEGRATED INTO THE BUILDING FACADE;
- ■ ARTICULATED GROUND FLOOR LEVELS OR BASE;
- □ ARTICULATED CORNICE LINE;
- ■ INTEGRATED PLANTERS OR WING WALLS THAT INCORPORATE LANDSCAPE AND SITTING AREAS;
- ■ OFFSETS, REVEALS OR PROJECTING RIB USED TO EXPRESS ARCHITECTURAL OR STRUCTURAL BAYS;
- ■ VARIED ROOF HEIGHTS;

7 TOTAL

EXTERIOR MATERIAL LEGEND

EIFS (E-1)
EZWALL COATINGS INC. R FACTOR DRAINABLE EIFS
COLOR: SHOJI WHITE – SHERWIN WILLIAMS 7042

EIFS (E-2)
EZWALL COATINGS INC. R FACTOR DRAINABLE EIFS
COLOR: ARGOS – SHERWIN WILLIAMS 7065

FACE BRICK (B-1)
MODULAR - ENDICOTT
COLOR: MANGANESE IRONSPOT SMOOTH
RUNNING BOND

ACCENT FACE BRICK (B-2)
MODULAR - ENDICOTT
COLOR: MANGANESE IRONSPOT SMOOTH
SOLDIER COURSE

COPING (M-1): ALUMINUM - COLOR: CLEAR ANODIZED

COPING (M-2) ALUMINUM - COLOR: CLEAR ANODIZED

COPING (M-3) ALUMINUM - COLOR: CLEAR ANODIZED

SOFFIT (M-4) ALUM. COMP. PANEL TO MATCH CLR. ANOD. FINISH

SINGLE PLY ROOFING MEMBRANE (R-1)
SINGLE-PLY ROOF MEMBRANE
COLOR: WHITE

METAL ROOF DECKING (R-2)
STANDING SEAM
COLOR: KYNAR FINISH TO MATCH CLEAR ANODIZED ALUM.

PAINT (PT-1): COLOR: APOLIC BSX SILVER 4-4BSX-G50 TO MATCH CLEAR ANODIZED

PAINT (PT-2): PAINT TO MATCH ADJACENT WALL COLOR

RAILINGS (RL-1): ALUMINUM - COLOR: CLEAR ANODIZED

CLEAR GLASS (GL-1)

ARCHITECT

KILLIAN
STUDIO OF ARCHITECTURE

KEN KILLIAN STUDIO OF ARCHITECTURE
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DALLAS, TEXAS 75231
214.457.3652

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KENNETH R. KILLIAN, AIA
TX REG. NO. 19489

SEAL

PRELIMINARY DOCUMENT

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DALLAS, TEXAS 75231
214/890-9225 OFFICE
CONTACT: THOMAS KIRKLAND

MARRIOTT

MARRIOTT GLOBAL DESIGNS AMERICA
10400 FERNWOOD ROAD
BETHESDA, MD, 20817
(712) 899-1626
CONTACT: - MICHAEL STEINKAMP

CIVIL ENGINEER

FC CUNY CORPORATION
#2 HORIZON COURT, STE 500
HEATH, TEXAS 75032
(469) 402-7700
CONTACT: CHRIS CUNY, P.E.

STRUCTURAL ENGINEER

MK ENGINEERS AND ASSOCIATES, INC
400 CHISHOLM PLACE, SUITE 106
PLANO, TX 75075
214-501-3354
CONTACT: MOHAMMAD KABIR, PE

MEP ENGINEER

ROOT ENGINEERING SERVICES, INC
45 FM 3356
VAN ALSTYNE, TX 75495
903-375-9303 EXT.103
CONTACT: ADAM HARRIS, PE

TOWNEPLACE SUITES® BY MARRIOTT

PROJECT

TOWNEPLACE SUITES BY MARRIOTT ROCKWALL, TEXAS

PROJECT ADDRESS

I-30 HIGHWAY ROCKWALL, TEXAS

REV.	DATE	ISSUE
-	08.31.18	SCHEM. DESIGN REVIEW
-	09.14.18	SITE PLAN SUBMITTAL
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

2018.101
PROJECT NUMBER

EXTERIOR ELEVATIONS

A4.01
SHEET NUMBER

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TEAK DEVELOPMENT

ROCKWALL **TOWNEPLACE SUITES** _ **FRONT ELEVATION** RENDERING

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SCALE _ **1/16" = 1'-0"** @ 22"x34" FORMAT

0 16 32 64

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TEMAK DEVELOPMENT

ROCKWALL **TOWNEPLACE SUITES _ BACK ELEVATION** RENDERING

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SCALE _ **1/16" = 1'-0"** @ 22"x34" FORMAT

0 16 32 64

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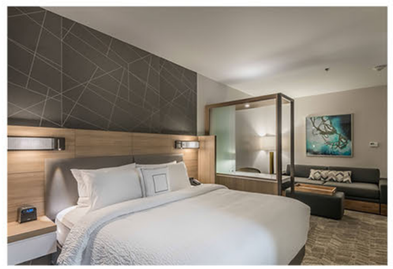
DALLAS, TX 75231

ROCKWALL **SPRINGHILL SUITES**

EXTERIOR MATERIALS: MASONRY BASE & EIFS with DRAINAGE SYSTEM



PROTOTYPE **TOWNEPLACE SUITES**

EXTERIOR MATERIALS: 100% CEMENTITIOUS SIDING & EIFS

TEMAK DEVELOPMENT

ROCKWALL **TOWNEPLACE SUITES** _ PROTOTYPE & ROCKWALL SPRINGHILL SUITES

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

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CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 10/30/2018

APPLICANT: Cameron Slown; *FC Cuny Corporation*

AGENDA ITEM: **SP2018-029**; Marriott Towneplace Suites

SUMMARY:

Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of TEKMAK Development Company for the approval of a site plan for a residence hotel on a 2.8-acre tract of land being a portion of a larger 8.613-acre tract of land Tract 4 of the J. D. McFarland Survey, Abstract No. 145, and Lot 1, Block B, Goldencrest Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated north of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.

PURPOSE AND BACKGROUND:

On February 6, 2017, the City Council approved a Specific Use Permit (SUP) [*Ordinance No. 17-07*] allowing a residence hotel on the subject property. The proposed residence hotel will be situated on a 2.8-acre portion of a larger 8.613-acre tract of land (*i.e. a portion of Tract 4 of the J. D. McFarland Survey, Abstract No. 145, and Lot 1, Block B, Goldencrest Addition*). The proposed residence hotel will be situated behind an existing restaurant (*i.e. Texas Roadhouse*). The residence hotel will be four (4) stories (*i.e. 49-feet high*), approximately 16,210 SF, and have 112 units with kitchen facilities. The hotel will be accessible from IH-30 via a mutual access easement and the main driveway located on Greencrest Boulevard. The hotel will utilize underground parking as well as surface parking. The subject property is zoned Commercial (C) District and situated within the IH-30 Overlay (IH-30 OV) District.

DENSITY AND DIMENSIONAL REQUIREMENTS:

The submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations conform to the technical requirements contained within the Unified Development Code (UDC) development standards with the exception of the variance listed in this memo. A summary of the density and dimensional requirements of the subject property is as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*One (1) Acre*	*1.26-Acres; In Conformance*
Minimum Lot frontage	*60-Feet*	*X=60-Feet; In Conformance*
Minimum Lot Depth	*200-Feet*	*X<200-Feet; In Conformance*
Minimum Front Yard Setback	*25-Feet*	*X=25-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X=45-Feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X=100-120-Feet; In Conformance*
Maximum Building Height	*60-Ft w/o SUP*	*X=49-Feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X=13.3%; In Conformance*
Minimum Masonry Requirement	*90%*	*X=100%; Variance Requested*
Floor Area Ratio	*4:1*	*X=0.23; In Conformance*
Minimum Number of Parking Spaces	*1/Unit + 50% for each accessory use*	*121 Provided; In Conformance*
Minimum Stone Requirement (SH205 OV)	*20% ea facade*	*X>20%; In Conformance*
Minimum Landscaping Percentage	*15%*	*X=45%; In Conformance*
Maximum Impervious Coverage	*85 to 90%*	*X=45%; In Conformance*

TREESCAPE PLAN:

The applicant has provided a treescape plan indicating a total of 179 caliper-inches being removed from the site, the majority of which are Oak and Elm trees (*i.e. primary protected trees*). According to Section 2, *Definitions*, of Article IX, *Tree Preservation*, of the Unified Development Code (UDC), the removal of any primary protected tree requires the approval of the Planning and Zoning Commission. The applicant has submitted a landscape plan showing the mitigation balance satisfied by planting 182 caliper-inches on site.

VARIANCE:

Based on the applicant's submittal, staff has identified the following variance:

A) IH-30 Overlay (IH-30 OV) District Standards

a. *Cementitious Material.* According to Subsection 6.6C.1, *Masonry Requirements*, of Section 6.6, *IH-30 Overlay (IH-30 OV) District,* of Article V, *District Development Standards*, of the Unified Development Code (UDC), cementitious materials (*i.e. stucco*) shall be limited to 50% of each building façade. In this case, the applicant is proposing to utilize between 69% and 79% stucco on each building façade. This variance will require a ¾ majority vote of the City Council members present to be approved

ARCHITECTURAL REVIEW BOARD

On September 25, 2018 the Architectural Review Board (ARB) reviewed the proposed building elevations and requested 20% natural stone in-lieu of brick on each façade. Additionally, the Architectural Review Board (ARB) requested that the applicant utilize 3-part stucco in-lieu of EIFS. The applicant has submitted revised building elevations and the Architectural Review Board (ARB) will review the revised building elevations and forward a recommendation to the Planning and Zoning Commission at the October 9, 2018 meeting.

On October 9, 2018, the Architectural Review Board (ARB) reviewed the revised building elevations that proposed cultured stone on all facades, and made a motion to approve the variance to the 13% stone and stucco over 50% and recommend denial of the variance to secondary materials. Additionally, the motion included a recommendation to postpone action on site plan to allow the Architectural Review Board (ARB) to review the revisions, which passed by a vote of 6-0 with Board Member Meyrat absent. The Architectural Review Board (ARB) will review the revised building elevations and forward a recommendation to the Planning and Zoning Commission at the October 30, 2018 meeting.

RECOMMENDATIONS:

If the Planning & Zoning Commission chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) Any construction or building necessary to complete this *Site Plan* request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On October 9, 2018, the Planning and Zoning Commission's motion to recommend postponing action on the site plan until the October 30, 2018 meeting passed by a vote of 6-0 with Commissioner Fishman absent.

City of Rockwall

Project Plan Review History

Project Number	SP2018-029	**Owner**	ROCKWALL, RENTAL PROPERTIES LP	**Applied**	9/17/2018 LM
Project Name	Marriott Towneplace Suites	**Applicant**	FC CUY CORPORATION	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
908 E INTERSTATE 30	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
GOLDENCREST	PT 1	PT B	PT 1	3743-000B-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	9/17/2018	9/24/2018	9/19/2018	2	APPROVED	
ENGINEERING	Sarah Hager	9/17/2018	9/24/2018	9/21/2018	4	COMMENTS	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(9/21/2018 3:00 PM SH) - Full panel conrete replacement will be needed across Greencrest to install water line. Must keep on lane of traffic open at all times. - Water line must have 10' easement on both sides of the line. Sewer line must have 10' easement on both sides of the line. If both water and sewer run parallel, the easement must be 30' min. - Wall in front of parking spaces to have a traffic rated guardrail. - Label the 20' easement around the fire hydrants. - Move the water stub out to the north so that the property has the ability to loop the line later. See mark up. - Label all curb radii. - Dumpster to drain to an oil/water separator. - The pavement to the dumpster must be a Fire Dept. approved hammer head. - Parking in the garage to be 20'x9'. - Storm sewer line will be private. - TxDOT permit required. No guarantee of driveway location on I-30 frontage. - On the landscape plan: add a note "No trees within 5' of public utilities." The below comments are FYI for engineering design and review. - 4% Engineering Fees - Impact Fees - Traffic Analysis if touching I-30 Row. - Detention in place for Kohls. - Fire lane to be 24' wide minimum, with 20' radii. - Min 20' easements, Must be on plat. - Must loop water line on site. - Walls 3' and over must be designed by a licensed engineer. All walls to be rock or stone, no smooth concrete walls. - Need to abandon part os the 25' access easement. - Need sewer easement from Kohls. - Must meet City Engineering Standards.							
FIRE	Ariana Hargrove	9/17/2018	9/24/2018	9/20/2018	3	COMMENTS	comment
(9/20/2018 4:28 PM AA) Fire lane shall have a turning radius of 30-feet for buildings 30-feet or above in height and/or 3 or more stories in height.							
GIS	Lance Singleton	9/17/2018	9/24/2018	9/18/2018	1	APPROVED	See Comments
(9/18/2018 4:48 PM LS) Address assignment will be 908 E INTERSTATE 30, ROCKWALL, TX 75087							
PLANNING	Korey Brooks	9/17/2018	9/24/2018	9/21/2018	4	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

SP2018-029 Site Plan for Marriott Towneplace Suites: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of TEKMAK Development Company for the approval of a site plan for a residence hotel on a 2.8-acre tract of land being a portion of a larger 8.613-acre tract of land Tract 4 of the J. D. McFarland Survey, Abstract No. 145, and Lot 1, Block B, Goldencrest Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated north of the intersection of Greencrest Boulevard and the IH-30 Frontage Road.

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

M.3 For reference, include the case number (SP2018-029) in the lower right hand corner of all pages on future submittals.

M.4 Site Plan. Please move title block from the middle right side to the lower right hand corner.

M.5 Site Plan. Please dimension all walls of the building.

M.6 Site Plan. Please remove all signage.

M.7 Site Plan. Please greyscale all utilities

M.8 Site Plan. Please use symbols and a legend instead of the multiple callouts

M.9 Site Plan. Please greyscale neighboring properties

M.10 Site Plan. Please greyscale all existing easements and adjacent properties.

M.11 Site Plan. Please remove Texas Roadhouse

M.12 Site Plan. Please show centerline of all roadways

M.13 Site Plan. Please label adjacent properties

M.14 Site Plan. Please indicate number of stories in the Site Information Table.

M.15 Site Plan. Please dimension a typical parking space.

M.16 Site Plan. Please indicate pavement thickness and hatch firelane.

M.17 Site Plan. Please only darken the property line for the subject property.

M.18 Site Plan. Please provide landscape screening in thelower right corner to screen the dumpster.

M.19 Site Plan. All comments are for the “Overall Site” Plan as well as the “Site Plan” (unless irrelevant).

M.20 Site Plan. Dumpster enclosure shall be 4-sided with an opaque self-latching gate. The enclosure shall be a min 8-feet tall and shall utilize materials similar to the main structure. Please add note to the dumpster enclosure. Additionally, every effort shall be made to screen from IH-30 and shall not face a public street. Also, please cluster trees to screen dumpster.

M.21 Landscape Plan. Please do not show Texas Roadhouse, however, still provide the property information.

M.22 Landscape Plan. Please provide site data table as shown on site plan.

M.23 Landscape Plan. Please separate the Landscape Plan and the Treescape Plan. Treescape Plan should have a tree chart indicating which trees are being removed and the caliper inches along with the trees remaining.

M.24 Landscape Plan. Please provide visibility triangles.

M.25 Landscape Plan. Please provide landscape table with legend for proposed landscaping.

M.26 Landscape Plan. All parking spaces shall be within 80-feet of a tree. Please provide 80-foot buffer showing compliance.

M.27 Landscape Plan. There is text stating “Sewer Easement” and “Water Easement” however, I cannot discern where the easements are.

M.28 Landscape Plan. Please provide same data table on the landscape details as on the site plan and landscape plan. All plans should have the same table.

M.29 Landscape Plan. Please remove SF at each landscape island.

M.30 Photometric Plan. Please provide thicker line-weight for property line on photometric plan.

M.31 Photometric Plan. Please show entire property and extend the fc grid just past the property on the left, right, and top of the photometric plan..

M.32 Photometric Plan. Please note that lighting at property lines shall be no more than 0.2 FC at any street. Please look at theproperty lines and revise. Some light spillover is allowed within the shopping center.

M.33 Photometric Plan. Please note No light pole, base or combination thereof shall exceed 30 feet. Please provide an elevation of light poles.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

M.34 Photometric Plan. Please provide site data table as shown on the other plans.

M.35 Photometric Plan. Please note, all building and pole mounted luminaries exceeding 15 watts shall be directed down with either a partial cut-off or full cut-off source.

M.36 Building Elevations. Please remove all signage and lights. In place of the signage, provide a dashed rectangle approximately the size of the signage shown on the building elevations.

M.37 Building Elevations. Please provide material percentages per façade. Subtract windows and doors.

M.38 Building Elevations. Please indicate the elevation that faces the street.

M.39 Building Elevations. Please provide dumpster elevations without construction details.

Building Elevations. Lights do not need to be labeled. Junction boxes do not need to be shown or labeled.

Building Elevations. Please note the masonry requirements are 90% masonry and 20% natural or quarried stone per facade. EIFS is considered to be a secondary material and limited to 10% per façade. As shown now, you will need variances to building materials for secondary materials and the lack of stone.

M.40 Building Elevations. Please remove windows, doors, copings, and openings from material quantities and recalculate.

M.41 Building Elevations. The hatch pattern does not show well on the elevation or the legend. Perhaps choose a darker hatch for one?

M.42 Building Elevations. Please provide cardinal direction for each elevation (in addition to "front, rear, etc.") and indicate which elevations face the street.

M.43 Building Elevations. If possible, try to reduce the number of callouts for the building materials on the facades, especially coping and glass.

M.44 Building Elevations. The building elevations may need to be on two pages to show the details better.

M.45 Building Elevations. All Building Elevation comments above are for the black and white elevations.

M.46 Building Elevations. Given your request for variances for building materials and your justification, you may want to provide a line of site study.

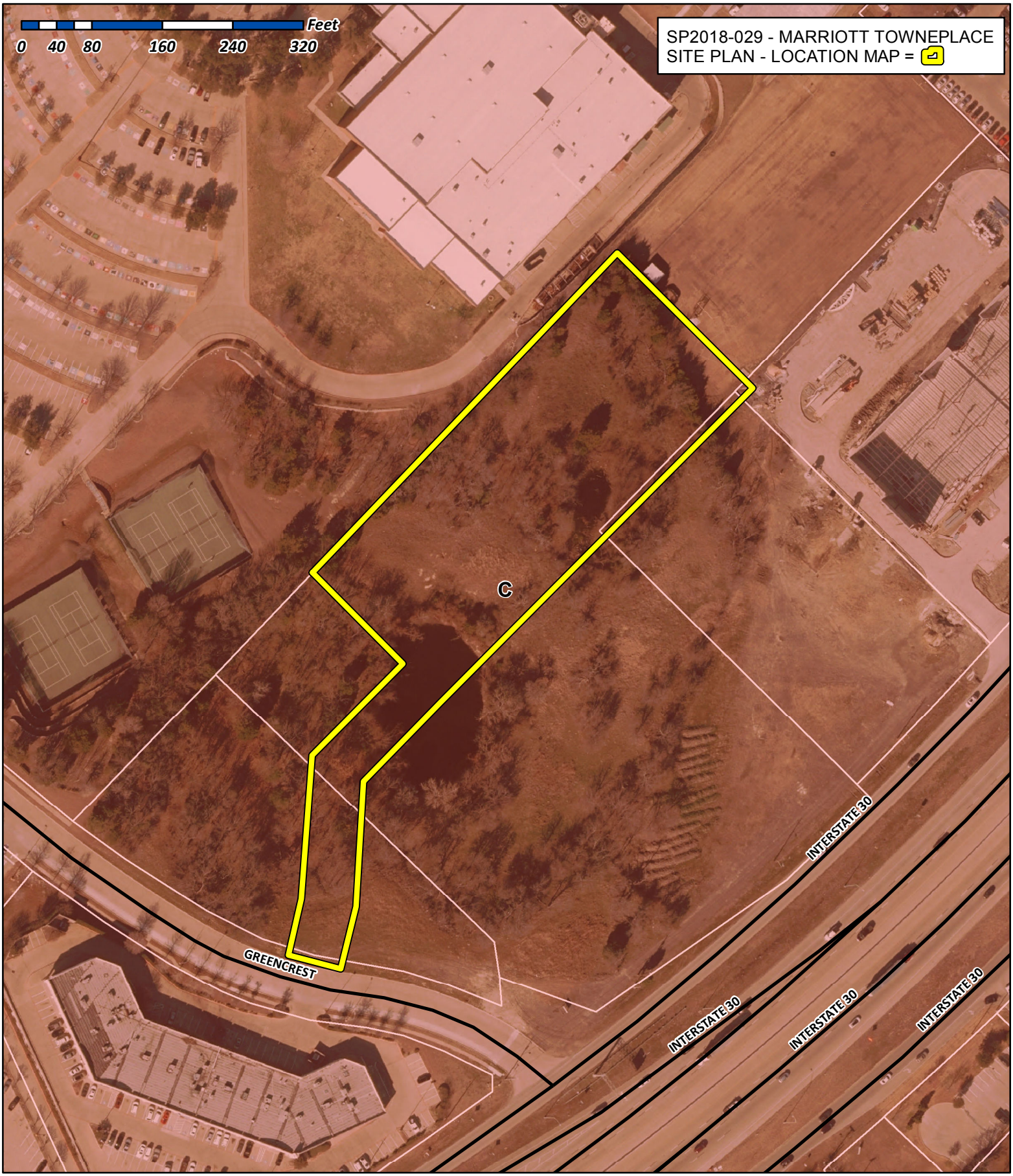
M.47 Misc. The color pages that contains the interior renderings will not be review and do not need to be submitted with revisions. You may show those renderings at the Worksession.

M.48 Misc. The Signage Specifications, Enlarged Patio Plan, Enlarged Pool Plan, and the dumpster details will not be reviewed. This is done at the Building Inspections phase. I will need the dumper elevations without the details.

M.49 The Architectural Review Board (ARB) meeting for this case will be held on September 25th at 5:00 p.m.

M.50 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on October 2, 2018. The Planning and Zoning Worksession for this case will be Septembe 25th, at 6:00 p.m. The Planning and Zoning Meeting will be October 9th at 6:00 p.m. A representative is required to attend all meetings.

I.51 If necessary the projected City Council meeting date for this case will be October 18, 2018



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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TEKMAK
DEVELOPMENT

September 13, 2018

Ryan Miller
Director of Planning & Zoning
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

Variance Request

Greencrest TPS Hotel, LP dba TownePlace Suites Marriott ("Hotel") files this variance request from certain architectural standards set forth in detail in the attached ***Exhibit A***.

Specifically, the Hotel requests relief from the 90% exterior masonry requirements described in the architectural standards. In support of this request the Hotel provides the below information:

1. **The Hotel is not located on a public street and has limited visibility**. The Hotel is on an interior lot as depicted on ***Exhibit B.*** The Hotel lot is 505 feet from the IH30 Frontage Road and 607 feet from Greencrest Blvd. Access to the Hotel will be via a private road. The Hotel lot is considerably below the existing grades of the surrounding building. Specifically, the finished floor elevation of the Texas Roadhouse is 571.50 and the finished floor elevation of the Hotel will be 550. As a result, the exterior materials of the Hotel will have little to no visibility to public traffic.

2. The prototypical TownePlace Suites Marriott design does not have any masonry specified. The prototypical exterior materials consist of a combination of cementitious board (Hardie type) and EIFs. (***see bottom of Exhibit C***). **However**, the Hotel intends to dramatically upscale the exterior look of its TownePlace Suites to include brick masonry covering approximately 26% of its exterior surface. (***see Exhibit D***). The remaining exterior surface will be the identical EIFs product used on the exterior of the Springhill Suites Marriott at The Harbor. (***see top and middle of Exhibit C***).

3. The Hotel site is a challenge given its below street grade location and will be costly to develop. As a result, the Hotel will have covered below grade parking, making it one of just a handful of TownePlace Suites Marriott hotels in the U.S. with this feature. The Hotel

10000 North Central Expressway, Suite 400 • Dallas, TX 75231 • T 214.890.9225 • F 214.890.1355
www.tekmakdevelopment.com

will add significant property tax value to the City of Rockwall's tax roles by turning a developmentally challenged lot into valuable property.

4. The Hotel's interior design will be upscale and above Marriott standards for a prototypical TownePlace Suites, very similar to the interior design upgrades contained in the Springhill Suites Marriott at The Harbor. (***see Exhibit C***)

Based upon these factors, the Hotel requests the City of Rockwall grant this variance request.

Greencrest TPS Hotel, LP.

By: TPS Tradition, LLC.

BY: _____
Thomas E. Kirkland
Managing Member

C. *Architectural standards.*

1. Masonry requirements. Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.

   a. Primary exterior materials shall include natural or quarried stone, brick, glass block or glass, tile, cast metal and custom concrete masonry units. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the building's exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area. Each elevation's masonry requirement shall incorporate accent bricks or stones. As the term is used, an "accent brick or stone" is one that provides a contrast by color, shape, size, and/or texture to the field of primary bricks or stones in an elevation. Additionally, the Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;

   ☑ That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size and detail of natural stone;

   ☑ That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;

   ☑ That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;

   ☑ That the use of the highest quality synthetic mineral oxides should be used to infuse the surface with rich, authentic tones; and

   ☑ That the manufactured stone product shall have a minimum warranty of 75 years.

b. Secondary materials used on the facade of a building are those that comprise less than ten percent of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, EIFS, cast stone, cultured stone or other materials as approved by the director of planning or his designee.

EXHIBIT A

INTERSTATE HIGHWAY 30
(FRONTAGE ROAD)
GREENCREST BLVD
TEXAS ROADHOUSE
7,163 sf
± 1.90 ACRES
195 SP TOTAL PARKING
60.00
50.00

EXHIBIT B

ROCKWALL **SPRINGHILL SUITES**

EXTERIOR MATERIALS: MASONRY BASE & EIFS with DRAINAGE SYSTEM

PROTOTYPE **TOWNEPLACE SUITES**

EXTERIOR MATERIALS: 100% CEMENTITIOUS SIDING & EIFS

TEKMAK DEVELOPMENT _ ROCKWALL **TOWNEPLACE SUITES** _ PROTOTYPE & ROCKWALL SPRINGHILL SUITES

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DALLAS, TX 75231

EXHIBIT C

NOTES BY SYMBOL

1. 8" WATER STUB
2. 2" DOM. WATER METER AND BACKFLOW
3. 1" IRRIGATION WATER METER AND BACKFLOW
4. 6" FIRE LINE
5. FIRE HYDRANT W/IN 20' UTILITY EASEMENT
6. 8" SANITARY SEWER STUB
7. 4' DIA. SANITARY SEWER MANHOLE
8. STORM DRAIN
9. WHEEL STOP (TYP.)
10. CONNECTION TO EX. STORM (TEXAS ROADHOUSE DETENTION)
11. GREASE/OIL SEPARATOR DRAIN
12. SWIMMING POOL AREA W/ BRICK AND WROUGHT IRON PERIMETER FENCING
13. 5' WIDE SIDEWALK
14. RETAINING WALL

FIRE LANE (6" THICK CONCRETE)

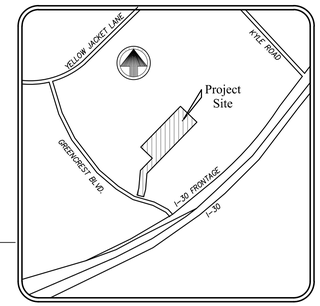
NOTE: NO TREES WITHIN 5 FEET OF PUBLIC UTILITIES

40 20 0 40 80

1" = 40'

ROCKWALL HIGH SCHOOL SITE

ROCKWALL HIGH SCHOOL BUILDING



LOCATION MAP

N 44°03'45" E 615.64'

N 44°27'55" E 273.93'

80.73

PRECAST MODULAR RETAINING WALL

8' TALL TRASH ENCLOSURE AREA. ENCLOSURE MATERIAL TO MATCH BUILDING

56.25

65.95

R 1493.00'
Δ 7°12'39"
L 187.90'
CB N 55°47'35" W
CL 187.77'

PROPOSED DETENTION POND ESMT.

GARAGE FFE: 550.00
1ST FLOOR EL: 562.00

TOWNEPLACE SUITES MARRIOTT

271.20

24" RCP (PRIVATE)

18" RCP (PRIVATE)

6" FIRE LINE

2" CORE LINE

FIRE LANE

8" SEWER (PUBLIC)

8" WATER (PUBLIC)

8" SEWER (PRIVATE)

8" WATER (PRIVATE)

R44.00 R20.00 R54.00 R30.00 R40.00 R25.00

S 45°58'35" E 200.81'

EX. 4' DIA. SEWER MANHOLE

20' SAN. SEWER EASEMENT

R 415.00'
Δ 23°57'39"
L 173.55'
CB N 71°09'06" E
CL 172.29'

20' WATER LINE EASEMENT

30' FIRE LANE, ACCESS, DRAINAGE AND UTILITY ESMT.

S 44°12'34" W 235.61'

24' FIRE LANE, ACCESS, DRAINAGE AND UTILITY ESMT.

TEXAS ROADHOUSE SITE

30' VISIBILITY EASEMENT

20' SAN. SEWER EASEMENT

R 485.00'
Δ 20°36'28"
L 174.44'
CB N 73°10'49" W
CL 173.50'

EX. 16" WATER

GREENCREST BOULEVARD (CALLED 70' R.O.W.)

S 03°35'31" E 25.55'

N 66°18'52" W 111.27'

R 3719.71'
Δ 6°19'48"
L 410.94'
CB S 48°33'37" W
CL 410.74'

EX. 15' UTILITY ESMT.

EX. 12" WATER

20' WATER LINE EASEMENT

S 45°25'18" E 410.65'

INTERSTATE 30
(CALLED 300' R.O.W.)
VOLUME 59, PAGE 226
D.R.R.C.T.

323.46

SITE INFORMATION

LAND AREA:	2.80 ACRES (122,169 S.F.)
CURRENT ZONING:	C & I-30 OVERLAY
EXISTING USE:	UNUSED
PROPOSED USE:	HOTEL
BUILDING AREA:	16,210 S.F.
BUILDING HEIGHT:	49' (4 STORIES)
BUILDING TO LOT COVERAGE:	16,210/122,169=.133--> 13.3%
BUILDING REQUIRED PARKING:	HOTEL: 1/UNIT+50% OF REQ'D SPACES FOR ACCESSORY USES 112 UNITS + (.50)*17 SPACES = 121 SPACES
BUILDING PARKING PROVIDED:	GARAGE: 49 AT GRADE: 72 TOTAL:121
IMPERVIOUS AREA:	55,064 S.F.
LANDSCAPE AREA REQUIRED:	15% OF TOTAL SITE
LANDSCAPE AREA PROVIDED:	55,064 S.F. (1.26 AC. = 45% OF SITE)

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SP 2018-029

NOT FOR CONSTRUCTION

Revision	Date	Description

Owner:
TEKMAK Development Company
10000 N. Central Expressway, Suite 400
Dallas, TX 75231
Phone: (214) 890-9225

~ Civil Engineer ~
F.C. CUNY CORPORATION
#2 Horizon Court • Heath, Texas 75032 • (469) 402-7700
Texas Registered Engineering Firm F-7449

TOWNEPLACE SUITES MARRIOTT

908 E. INTERSTATE 30
ROCKWALL, TX 75087

Drawn By:	Checked By:
F.C. CUNY	F.C. CUNY
Date: 09/14/2018	Project No.: -

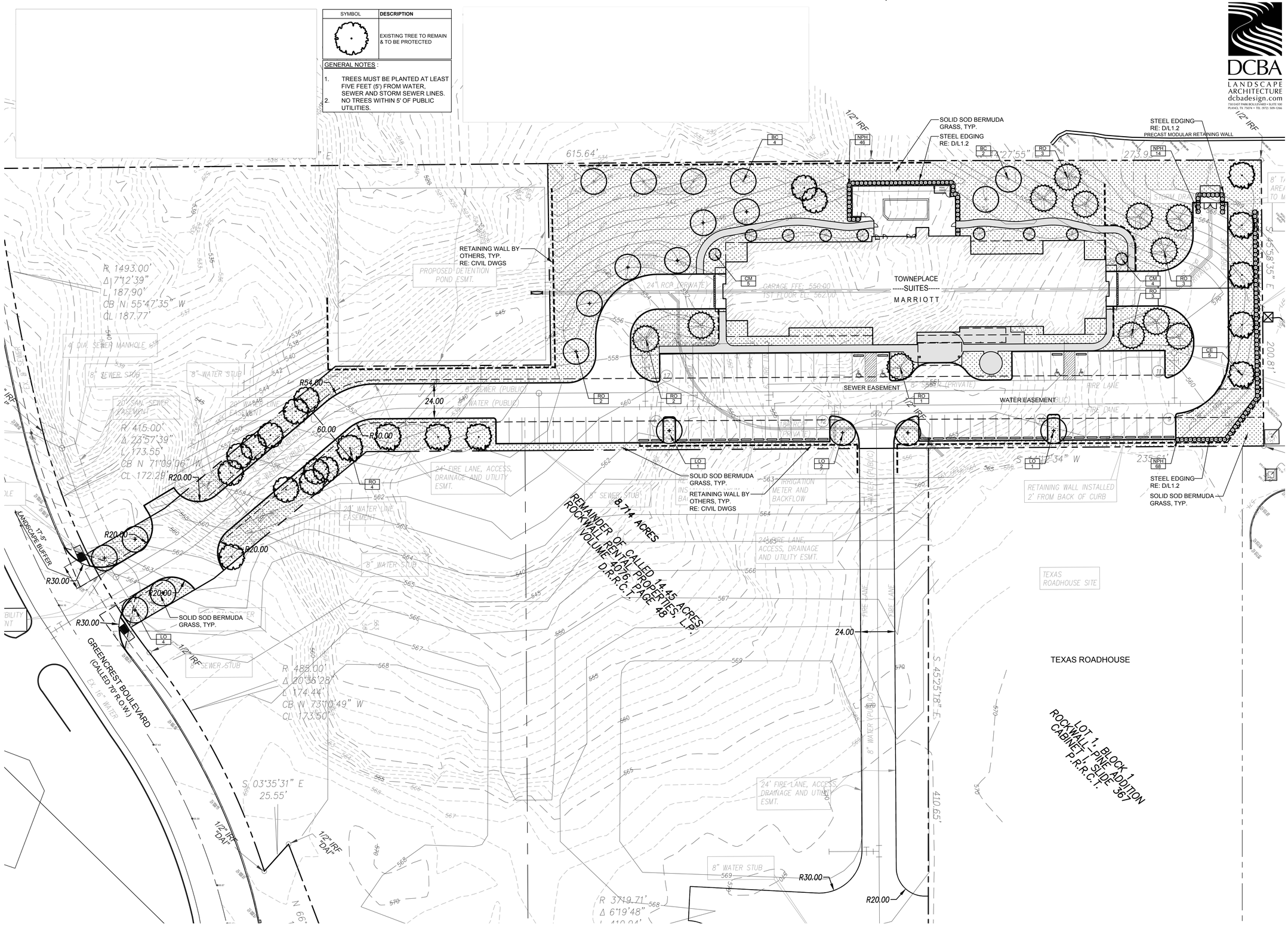
Sheet Title: Site Plan

Scale:	Sheet No.:
1"=40'	1 of 1

SYMBOL	DESCRIPTION
	EXISTING TREE TO REMAIN & TO BE PROTECTED

GENERAL NOTES :

1. TREES MUST BE PLANTED AT LEAST FIVE FEET (5') FROM WATER, SEWER AND STORM SEWER LINES.
2. NO TREES WITHIN 5' OF PUBLIC UTILITIES.



A LANDSCAPE PLAN
SCALE: 1" = 30'-0" PLAN VIEW

0 15 30 60
(FEET)
1 inch = 30 ft.

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LANDSCAPE ARCHITECTURE
dcbadesign.com
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PLANO, TX 75074 • TEL (972) 509-1266

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PROJECT

TOWNEPLACE SUITES BY MARRIOTT ROCKWALL, TEXAS

PROJECT ADDRESS

I-30 HIGHWAY
ROCKWALL, TEXAS

REV.	DATE	ISSUE
-	08.31.18	SCHEM. DESIGN REVIEW
-	09.14.18	SITE PLAN SUBMITTAL
-	10.02.18	SITE PLAN RE-SUBMITTAL
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
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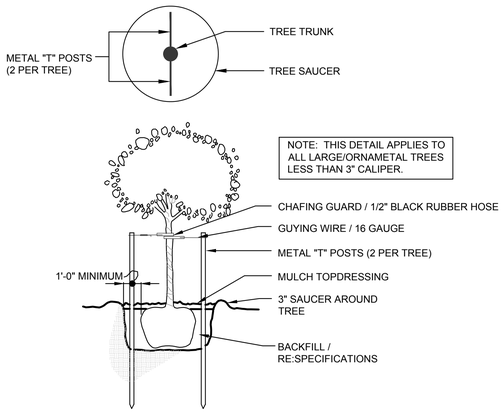
-	-	-

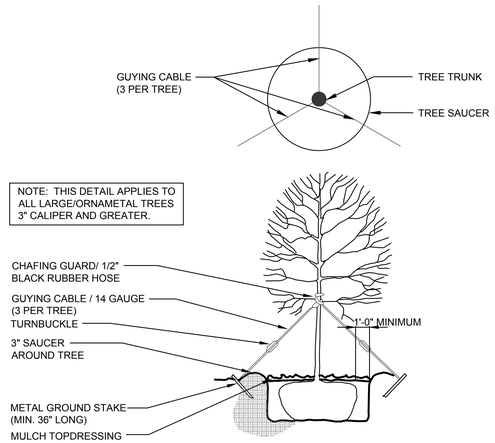
2018.101
PROJECT NUMBER

LANDSCAPE PLAN

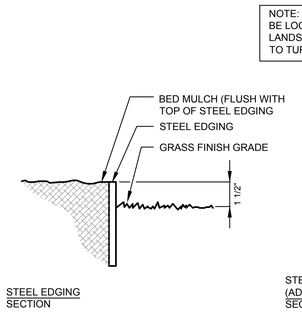
L1.1
SHEET NUMBER
SP2018-029



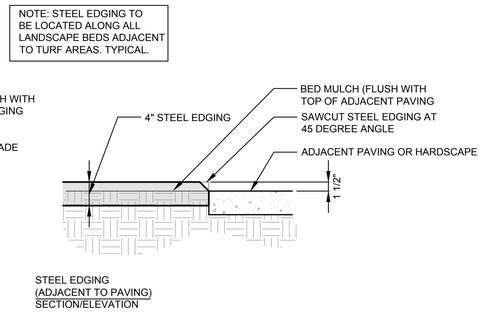
B TREE STAKING DETAIL
SCALE: N.T.S. SECTION/ELEVATION



A TREE GUYING DETAIL
SCALE: N.T.S. SECTION/ELEVATION

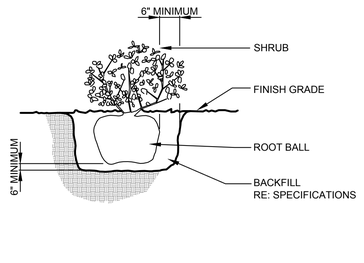


STEEL EDGING
SECTION



STEEL EDGING
(ADJACENT TO PAVING)
SECTION/ELEVATION

D STEEL EDGING
SCALE: N.T.S. SECTION/ELEVATION



C SHRUB PLANTING DETAIL
SCALE: N.T.S. SECTION/ELEVATION

PLANT LIST

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LO	14	LIVE OAK	*Quercus virginiana*	100 gallon; minimum 4" caliper x 15' height x 6' spread	Container-grown; full head; matched. Cherry Lake Tree Farm or approved equal.
RO	12	SHUMARD RED OAK	*Quercus shumardii*	100 gallon; minimum 4" caliper x 15' height x 6' spread.	Container-grown; full head; matched. Cherry Lake Tree Farm or approved equal.
CE	9	CEDAR ELM	*Ulmus crassifolia*	100 gallon; minimum 4" caliper x 16' height x 7' spread	Container-grown; full head; matched.
BC	6	BALD CYPRESS	*Taxodium distichum*	65 gallon; minimum 4" caliper x 12' height x 6' spread.	Container-grown; full head; clear trunk.
CM	9	'MUSKOGEE' CRAPE MYRTLE	*Lagerstroemia indica 'Muskogee'*	30 gallon; minimum 7' height x 3' spread; single-trunk.	Container grown; full; multi-trunk.
NPH	128	NEEDLE POINT HOLLY	*Ilex comuta 'Needlepoint'*	7 gallon; minimum 36" height and 30" spread	Full-to-ground; plant 36" o.c.

LANDSCAPE GENERAL NOTES :

1. QUANTITIES SHOWN ON PLANT LIST ARE LANDSCAPE ARCHITECT'S ESTIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO BIDDING. CONTRACTOR SHALL BE RESPONSIBLE FOR BIDDING AND PROVIDING QUANTITY OF PLANT REQUIRED AT SPACING DESIGNATED FOR BED SIZES AND CONFIGURATIONS SHOWN ON PLANS REGARDLESS OF QUANTITIES DESIGNATED ON PLANT LIST.
2. ALL SIZE REQUIREMENT AND CONTAINER SIZES FOR PLANT MATERIALS SHOWN ON THE PLANT LIST MUST BE MET AS MINIMUM. IF ANY SPECIFIC REQUIREMENT CANNOT BE MET (I.E., IF A 100 GALLON TREE CANNOT MEET THE SPECIFIED CALIPER REQUIREMENT), THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO BIDDING. THE CONTAINER SIZE MUST BE MET REGARDLESS WHETHER THE SPECIFIED SIZES CAN BE REACHED WITH A SMALLER SIZE CONTAINER.
3. ALL LANDSCAPING WILL BE WATERED BY AN AUTOMATIC UNDERGROUND WATERING SYSTEM.
4. THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF ROCKWALL AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDRO-MULCH, HYDRO-SEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

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ROCKWALL, TEXAS

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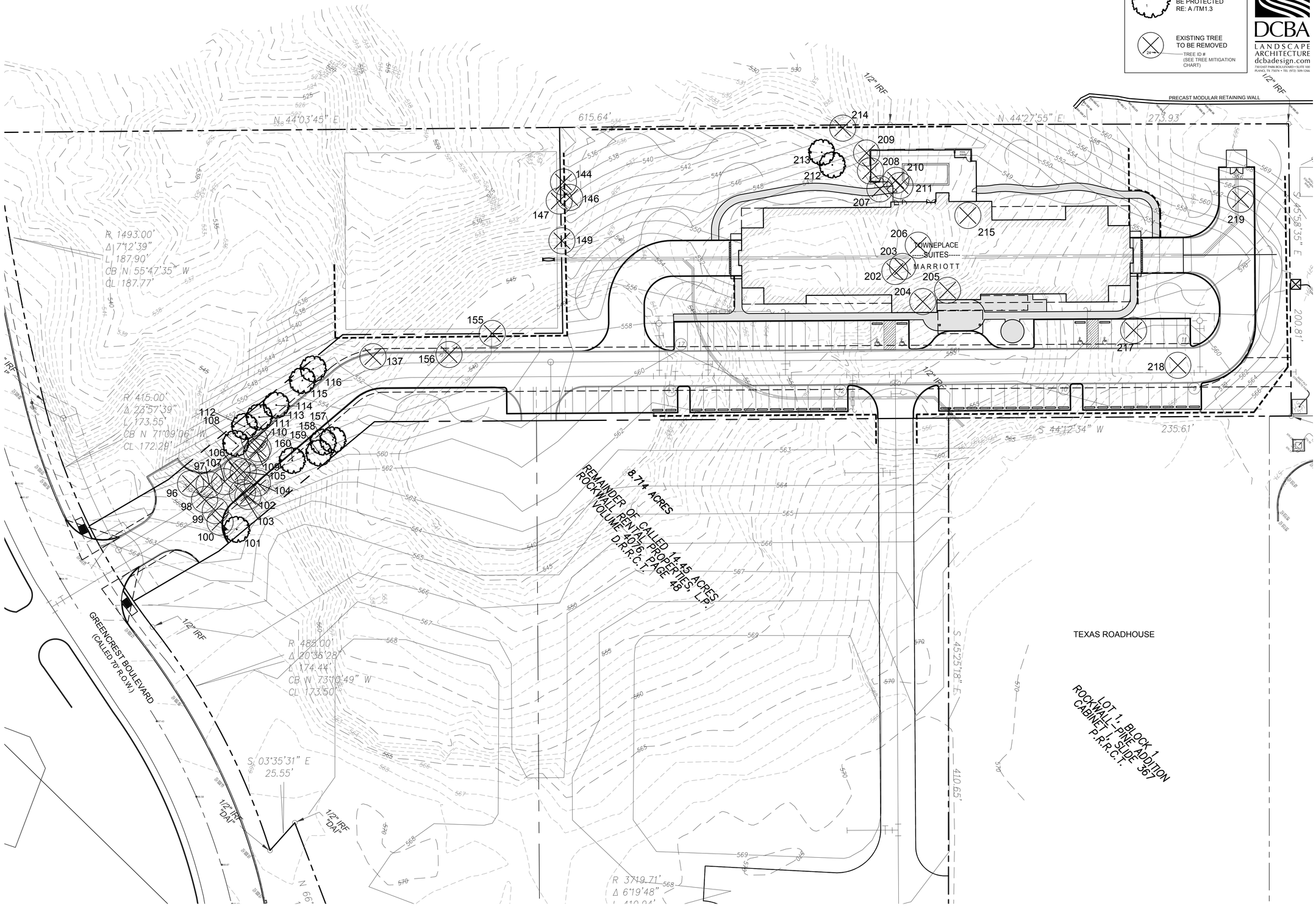
2018.101
PROJECT NUMBER

LANDSCAPE DETAILS & NOTES

L1.2
SHEET NUMBER

SP2018-029



A **TREE PRESERVATION PLAN**
SCALE: 1" = 30'-0" **PLAN VIEW**

0 15 30 60
(FEET)
1 inch = 30 ft.

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I-30 HIGHWAY
ROCKWALL, TEXAS

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-	-	-
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2018.101
PROJECT NUMBER

TREE PRESERVATION PLAN

TM1.1
SHEET NUMBER

SP2018-029

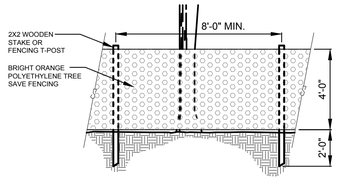
TREE PROTECTION:

A. PRIOR TO CONSTRUCTION, ALL PROTECTED TREES AS SHOWN ON THE DEMOLITION PLANS SHALL BE CLEARLY MARKED WITH A BARRIER CONSISTING OF A 4' BARRICADE FENCE OR APPROVED EQUIVALENT TO PROTECT THE AREA UNDER THE CANOPY OF DRIP LINE OF ANY PROTECTED TREE OR GROUP OF PROTECTED TREES.

B. DURING CONSTRUCTION, THE BUILDER SHALL PROHIBIT THE CLEANING OF EQUIPMENT OR STORAGE OF MATERIALS AND THE DISPOSAL OF ANY WASTE MATERIAL, INCLUDING, BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC., UNDER THE CANOPY OR DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.

C. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

D. IN ADDITION, CONTRACTOR WILL BE RESPONSIBLE FOR ANY PROTECTED TREE WHICH DIES OR IS DAMAGED DUE TO CONTRACTOR NEGLECT. VALUE OF DEAD AND/OR DAMAGED PROTECTED TREE SHALL BE DETERMINED USING THE "GUIDE FOR PLANT APPRAISAL" PREPARED UNDER CONTRACT BY THE COUNCIL OF TREE AND LANDSCAPE APPRAISERS AND EDITED, PUBLISHED AND COPYRIGHTED BY THE INTERNATIONAL SOCIETY OF ARBORCULTURE, NINTH EDITION, 2000.



A TREE PROTECTION
SCALE: N.T.S. SECTION

TREE PRESERVATION NOTES: (SEE ARTICLE IX SECTION 5)
THE TREE MITIGATION REQUIREMENTS SHALL APPLY FOR ALL PROPERTIES THAT DO NOT FALL UNDER THE EXEMPTIONS LISTED IN SECTION 1.3, EXEMPTIONS, OF THIS ARTICLE. IN ADDITION, IF A TREESCAPE PLAN OR TREE REMOVAL PERMIT ALLOWS FOR THE REMOVAL OF A PROTECTED OR FEATURE TREE(S), THE APPLICANT AND/OR PROPERTY OWNER SHALL ACCOUNT FOR THE NUMBER OF INCHES OF TREE BEING REMOVED USING THE FOLLOWING CRITERIA:

1. PRIMARY PROTECTED TREES:
PRIMARY PROTECTED TREES MEASURING FOUR INCHES THROUGH 25 INCHES DBH SHALL BE REPLACED ON AN INCH-FOR-INCH BASIS (I.E. THE TOTAL NUMBER OF CALIPER INCHES OF TREE BEING REPLACED SHALL EQUAL THE TOTAL NUMBER OF CALIPER INCHES BEING REMOVED).

2. SECONDARY PROTECTED TREES:
HACKBERRY AND CEDAR TREES MEASURING 11 INCHES THROUGH 25 INCHES DBH SHALL BE REPLACED WITH A HALF-INCH FOR EVERY INCH REMOVED (I.E. THE TOTAL NUMBER OF CALIPER INCHES OF TREE REQUIRED TO BE REPLACED SHALL BE HALF (½) OF THE INCHES BEING REMOVED).

3. FEATURED TREES:
FEATURED TREES (I.E. ALL TREES GREATER THAN 25 INCHES) SHALL BE REPLACED WITH TWICE THE NUMBER OF INCHES BEING REMOVED (I.E. THE TOTAL NUMBER OF CALIPER INCHES OF TREE BEING REPLACED SHALL BE TWICE THE NUMBER OF CALIPER INCHES BEING REMOVED).

4. NON-PROTECTED TREE:
NO MITIGATION WILL BE REQUIRED FOR THE REMOVAL OF ANY TREE THAT IS LESS THAN FOUR INCHES DBH OR LESS THAN 11 INCHES DBH FOR HACKBERRY AND CEDAR TREES. IN ADDITION, NO MITIGATION SHALL BE REQUIRED FOR THE REMOVAL OF BOIS D'ARC, WILLOW, COTTONWOOD, LOCUST AND CHINABERRY TREES.

5. EXEMPTION: (SEE ARTICLE IX SECTION 1.3 - TREE PRESERVATION)
UTILITY COMPANIES, UTILITY SERVICE AND OR DISTRIBUTION/TRANSMISSION LINES. UTILITY COMPANIES SHALL NOT BE SUBJECT TO THE TREE PROTECTION OR REPLACEMENT REQUIREMENTS IN THIS ARTICLE WHEN ESTABLISHING DISTRIBUTION AND TRANSMISSION LINES. WHEN ESTABLISHING NEW UTILITY SERVICE, SERVICES SHOULD BE ROUTED BETWEEN THE SERVICE POLE OR TRANSMISSION AND DISTRIBUTION LINES AND THE BUILDING BEING SERVED IN A MANNER THAT DOES NOT REQUIRE THE REMOVAL OF A PROTECTED OR FEATURE TREE. ALL RIGHT-OF-WAY, EASEMENTS OR SIMILAR TYPES OF PUBLIC PROPERTY MAINTAINED BY UTILITY COMPANIES SHALL NOT BE SUBJECT TO THE TREE PROTECTION OR REPLACEMENT REQUIREMENTS OF THIS ARTICLE.

TREE MITIGATION TABLE

TAG NUMBER	COMMON NAME	BOTANICAL NAME	CALIPER INCH	ACTION	MITIGATION ('SEE NOTES)
96	LIVE OAK	*Quercus virginiana*	8	REMOVED	EXEMPT - ULITIY EASEMENT
97	LIVE OAK	*Quercus virginiana*	6	REMOVED	EXEMPT - ULITIY EASEMENT
98	LIVE OAK	*Quercus virginiana*	8	REMOVED	EXEMPT - ULITIY EASEMENT
99	LIVE OAK	*Quercus virginiana*	12	REMOVED	EXEMPT - ULITIY EASEMENT
100	HACKBERRY	*Celtis occidentalis*	16	REMOVED	EXEMPT - ULITIY EASEMENT
101	LIVE OAK	*Quercus virginiana*	8	REMAIN	EXEMPT - ULITIY EASEMENT
102	LIVE OAK	*Quercus virginiana*	10	REMOVED	EXEMPT - ULITIY EASEMENT
103	CEDAR ELM	*Ulmus crassifolia*	10	REMOVED	EXEMPT - ULITIY EASEMENT
104	LIVE OAK	*Quercus virginiana*	6	REMOVED	EXEMPT - ULITIY EASEMENT
105	LIVE OAK	*Quercus virginiana*	10	REMOVED	EXEMPT - ULITIY EASEMENT
106	LIVE OAK	*Quercus virginiana*	10	REMOVED	EXEMPT - ULITIY EASEMENT
107	CEDAR ELM	*Ulmus crassifolia*	8	REMOVED	EXEMPT - ULITIY EASEMENT
108	CEDAR ELM	*Ulmus crassifolia*	6	REMAIN	
109	LIVE OAK	*Quercus virginiana*	6	REMOVED	EXEMPT - ULITIY EASEMENT
110	LIVE OAK	*Quercus virginiana*	14	REMOVED	EXEMPT - ULITIY EASEMENT
111	LIVE OAK	*Quercus virginiana*	12	REMOVED	EXEMPT - ULITIY EASEMENT
112	CEDAR ELM	*Ulmus crassifolia*	10	REMAIN	
113	LIVE OAK	*Quercus virginiana*	10	REMAIN	
114	LIVE OAK	*Quercus virginiana*	8	REMAIN	
115	LIVE OAK	*Quercus virginiana*	12	REMAIN	
116	LIVE OAK	*Quercus virginiana*	12	REMAIN	
137	LIVE OAK	*Quercus virginiana*	8	REMOVED	EXEMPT - ULITIY EASEMENT
138	LIVE OAK	*Quercus virginiana*	6	REMAIN	
144	LIVE OAK	*Quercus virginiana*	10	REMOVED	10
146	LIVE OAK	*Quercus virginiana*	8	REMOVED	8
147	LIVE OAK	*Quercus virginiana*	6	REMOVED	6
149	LIVE OAK	*Quercus virginiana*	10	REMOVED	10
155	LIVE OAK	*Quercus virginiana*	6	REMOVED	6
156	LIVE OAK	*Quercus virginiana*	8	REMOVED	EXEMPT - ULITIY EASEMENT
157	LIVE OAK	*Quercus virginiana*	12	REMAIN	
158	LIVE OAK	*Quercus virginiana*	8	REMAIN	
159	LIVE OAK	*Quercus virginiana*	14	REMAIN	
160	EASTERN RED CEDAR	*Juniperus virginiana*	12	REMAIN	
202	CEDAR ELM	*Ulmus crassifolia*	6	REMOVED	6
203	CEDAR ELM	*Ulmus crassifolia*	10	REMOVED	10
204	CEDAR ELM	*Ulmus crassifolia*	8	REMOVED	8
205	CEDAR ELM	*Ulmus crassifolia*	8	REMOVED	8
206	CEDAR ELM	*Ulmus crassifolia*	14	REMOVED	14
207	CEDAR ELM	*Ulmus crassifolia*	18	REMOVED	18
208	CEDAR ELM	*Ulmus crassifolia*	8	REMOVED	8
209	CEDAR ELM	*Ulmus crassifolia*	14	REMOVED	14
210	LIVE OAK	*Quercus virginiana*	8	REMOVED	8
211	LIVE OAK	*Quercus virginiana*	8	REMOVED	8
212	CEDAR ELM	*Ulmus crassifolia*	8	REMAIN	
213	CEDAR ELM	*Ulmus crassifolia*	16	REMAIN	
214	CEDAR ELM	*Ulmus crassifolia*	12	REMOVED	12
215	CEDAR ELM	*Ulmus crassifolia*	4	REMOVED	4
216	EASTERN RED CEDAR	*Juniperus virginiana*	14	REMOVED	7
217	HACKBERRY	*Celtis occidentalis*	16	REMOVED	EXEMPT - ULITIY EASEMENT
218	HACKBERRY	*Celtis occidentalis*	12	REMOVED	EXEMPT - ULITIY EASEMENT
219	HACKBERRY	*Celtis occidentalis*	14	REMOVED	EXEMPT - ULITIY EASEMENT
				TOTAL REQUIRED MITIGATION CALIPER INCHES	165.00
				TOTAL TREE PROVIDED @ MINIMUM 4" CALIPER	165

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LANDSCAPE ARCHITECTURE
dcbadesign.com
TREELIST PARK BOULEVARD • SUITE 500
PLANO, TX 75074 • TEL (972) 509-1266

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214.457.3652

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TX REG. NO. 19489

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PROJECT

TOWNEPLACE SUITES BY MARRIOTT ROCKWALL, TEXAS

PROJECT ADDRESS

I-30 HIGHWAY
ROCKWALL, TEXAS

REV.	DATE	ISSUE
-	08.31.18	SCHEM. DESIGN REVIEW
-	09.14.18	SITE PLAN SUBMITTAL
-	10.02.18	SITE PLAN RE-SUBMITTAL
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

2018.101
PROJECT NUMBER

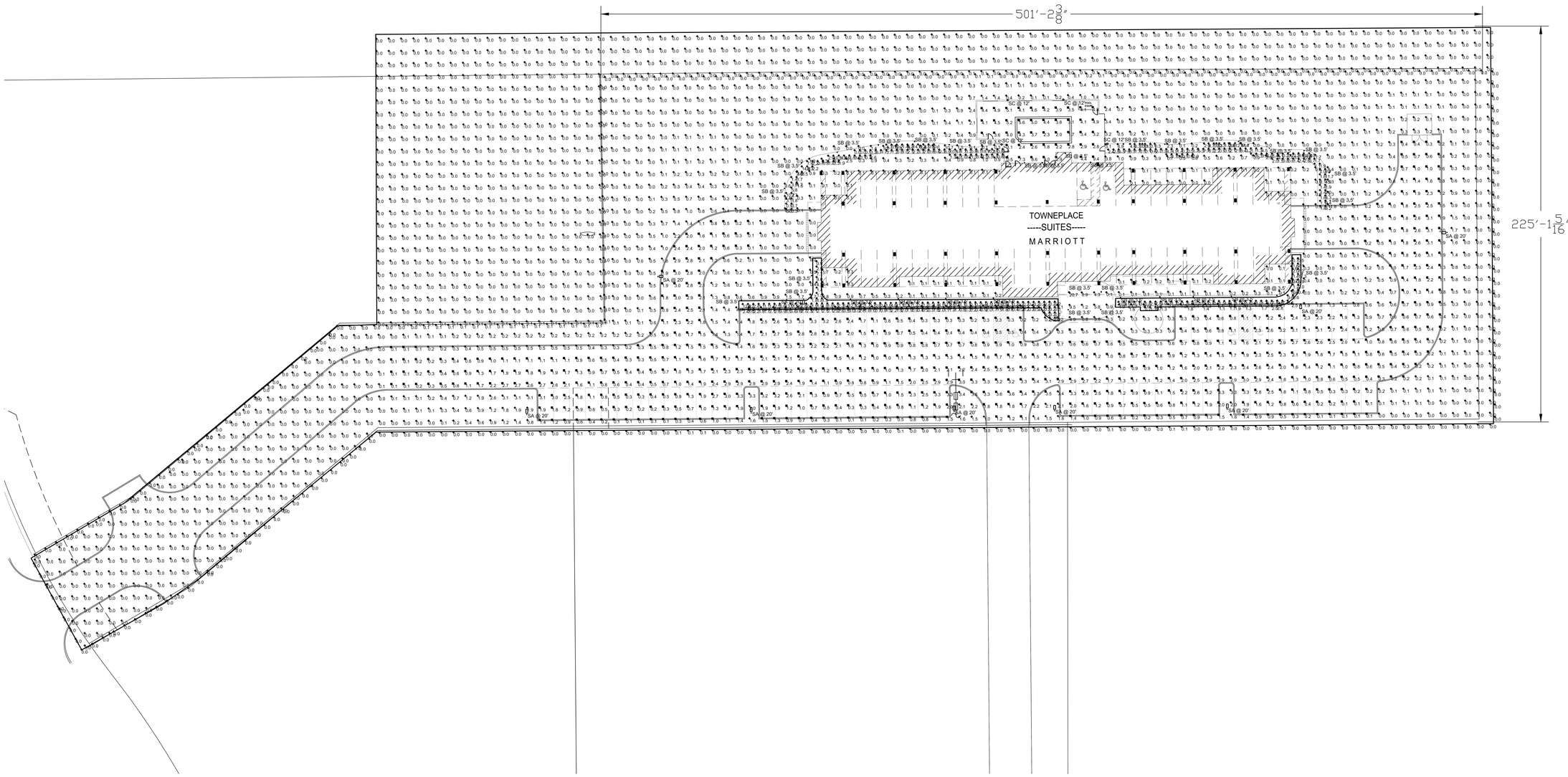
TREE PRESERVATION PLAN

TM1.2
SHEET NUMBER

SP2018-029

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	SA	9	Lithonia Lighting	DSX0 LED P3 30K BLC MVOLT	DSX0 LED P3 30K BLC MVOLT	LED	1	DSX0_LED_P3_30K_BLC_MVOLT.ies	6428	1	71
	SB	36	Louis Poulsen Lighting	FLINDT-B-43.3IN-15W LED/3000K-120--277V/60HZ-[FINISH]-[MOUNT]-DIM 0-10V	Flint Pullert 3000K - ny MC-Pet 21-05-14	LED 3000K	1	91608_US_LITMS_FLINDT-B_LED_30K_V00 B0100.ies	538	1	14
	SC	4	Luminis Canada Inc.	MA21-L1W30-1-R2-[VOLT]-[FINISH]-K3-BLC	Maya with Back Light Control	(1) BXRC-40E4000F Round LED Array c/w Thomas Reasearch Driver LED40W-036-C1100-D @ 120.00V	1	MA20_21-BLC-L1W30-R2.ies	2463	1	34

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
FRONT WALKWAY	+	2.6 fc	13.0 fc	0.1 fc	130.0:1	26.0:1
FRONT WALKWAY 2	+	3.3 fc	12.3 fc	0.2 fc	61.5:1	16.5:1
PARKING & DRIVE	X	1.4 fc	3.7 fc	0.1 fc	37.0:1	14.0:1
POOL DECK	X	4.0 fc	9.4 fc	0.5 fc	18.8:1	8.0:1
POOL WALKWAY 1	+	3.4 fc	18.7 fc	0.0 fc	N/A	N/A
POOL WALKWAY 2	+	3.4 fc	18.8 fc	0.0 fc	N/A	N/A
PROPERTY LINE	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
SITE	+	0.6 fc	20.7 fc	0.0 fc	N/A	N/A



SITE INFORMATION	
LAND AREA:	2.80 ACRES (122,169 S.F.)
CURRENT ZONING:	C & I-30 OVERLAY
EXISTING USE:	UNUSED
PROPOSED USE:	HOTEL
BUILDING AREA:	16,210 S.F.
BUILDING HEIGHT:	49'
BUILDING TO LOT COVERAGE:	16,210/122,169=.133--> 13.3%
BUILDING REQUIRED PARKING:	HOTEL: 1/UNIT+50% OF REQ'D SPACES FOR ACCESSORY USES 112 UNITS + (.50)*17 SPACES = 121 SPACES
BUILDING PARKING PROVIDED:	GARAGE: 49 AT GRADE: 72 TOTAL: 121
IMPERVIOUS AREA:	55,064 S.F.
LANDSCAPE AREA REQUIRED:	15% OF TOTAL SITE
LANDSCAPE AREA PROVIDED:	55,064 S.F. (1.26 AC. = 45% OF SITE)

1 SITE PHOTOMETRIC
SCALE: 1" = 25'

Root Engineering Services
Mechanical, Electrical & Plumbing Systems Consultant
4215 GROVE AVE GURNEE, IL 60031
PHONE 847-249-8398 FAX 847-775-1503
45 FM 3356 VAN ALSTYNE, TX 75495
PHONE 903-375-9303 FAX 847-775-1503
TEXAS PROFESSIONAL ENGINEERING DESIGN FIRM #15016

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CONTRACTOR
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10670 N. CENTRAL EXPWY□ SUITE 600
DALLAS, TEXAS 75231
21□-57-3652

PROJECT
TOWNPLACE SUITES
MARRIOTT
I-30 HIGHWA□
ROCKWALL TEXAS

DRAWING ISSUE . RE . ISION		
R N	D	D
-	OR RE . IEW	09 27 2018

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SITE PHOTOMETRIC PLAN
SP2018-029

PM1

D	AM TK PW	C	SA
		C N	TX16015

1 SOUTHEAST (FRONT/STREET) EXTERIOR ELEVATION

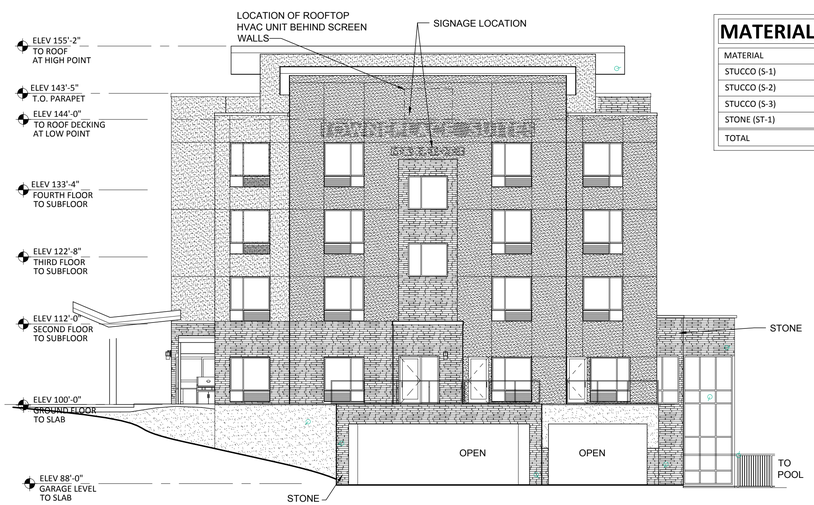
0 10'-8" 21'-4" 32'-0"

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

2 NORTHWEST (REAR) EXTERIOR ELEVATION

0 10'-8" 21'-4" 32'-0"

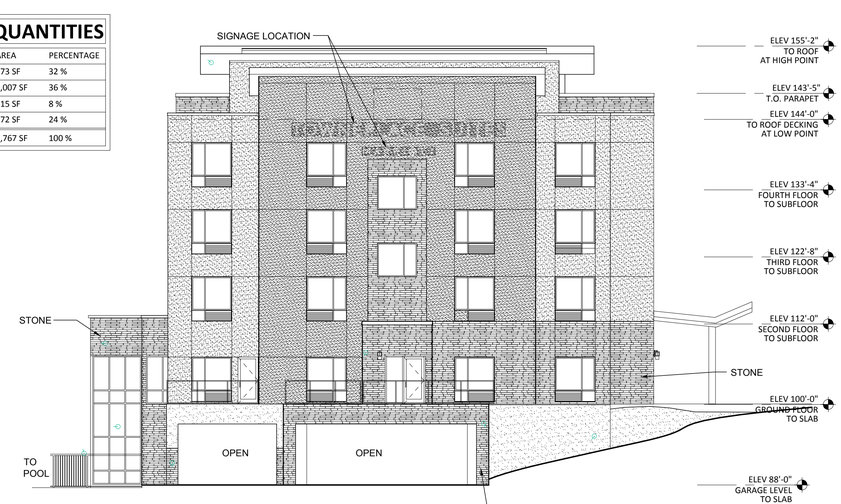
SCALE: 3/32"=1'-0"



3 NORTHWEST (RIGHT SIDE) EXTERIOR ELEVATION

0 10'-8" 21'-4" 32'-0"

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



4 SOUTHWEST (LEFT SIDE) EXTERIOR ELEVATION

0 10'-8" 21'-4" 32'-0"

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

MATERIAL QUANTITIES

MATERIAL	AREA	PERCENTAGE
STUCCO (S-1)	3,690 SF	45 %
STUCCO (S-2)	1,924 SF	24 %
STONE (ST-1)	2,545 SF	31 %
TOTAL	8,159 SF	100 %

MATERIAL QUANTITIES

MATERIAL	AREA	PERCENTAGE
STUCCO (S-1)	5,288 SF	48 %
STUCCO (S-2)	2,504 SF	23 %
STUCCO (S-3)	985 SF	8 %
STONE (ST-1)	2,301 SF	21 %
TOTAL	11,078 SF	100 %

MATERIAL QUANTITIES

MATERIAL	AREA	PERCENTAGE
STUCCO (S-1)	873 SF	32 %
STUCCO (S-2)	1,007 SF	36 %
STUCCO (S-3)	215 SF	8 %
STONE (ST-1)	672 SF	24 %
TOTAL	2,767 SF	100 %

MATERIAL QUANTITIES

MATERIAL	AREA	PERCENTAGE
STUCCO (S-1)	871 SF	31 %
STUCCO (S-2)	1,045 SF	36 %
STUCCO (S-3)	350 SF	12 %
STONE (ST-1)	615 SF	21 %
TOTAL	2,881 SF	100 %

DESIGN ELEMENTS

BUILDINGS OVER 50,000 SQUARE FEET MUST INCLUDE A MINIMUM OF SIX OF THE REFERENCED ARCHITECTURAL ELEMENTS:

- ■ CANOPIES, AWNINGS, OR PORTICOS;
- ■ RECESSES/PROJECTIONS;
- □ ARCADES;
- □ PEAKED ROOF FORMS;
- □ ARCHES;
- ■ OUTDOOR PATIOS;
- □ DISPLAY WINDOWS;
- □ ARCHITECTURAL DETAILS (SUCH AS TILE WORK AND MOLDINGS) INTEGRATED INTO THE BUILDING FACADE;
- ■ ARTICULATED GROUND FLOOR LEVELS OR BASE;
- □ ARTICULATED CORNICE LINE;
- ■ INTEGRATED PLANTERS OR WING WALLS THAT INCORPORATE LANDSCAPE AND SITTING AREAS;
- ■ OFFSETS, REVEALS OR PROJECTING RIB USED TO EXPRESS ARCHITECTURAL OR STRUCTURAL BAYS;
- ■ VARIED ROOF HEIGHTS;

7 TOTAL

EXTERIOR MATERIAL LEGEND

STUCCO (S-1)
3 COAT STUCCO
COLOR: SHOJI WHITE – SHERWIN WILLIAMS 7042

STUCCO (S-2)
3 COAT STUCCO
COLOR: ARGOS – SHERWIN WILLIAMS 7065

STUCCO (S-3)
2 COAT STUCCO
COLOR: CUSTOM TO MATCH STONE

STONE (S-1)
COLOR: SLATE

ALL COPING: ALUMINUM - COLOR: CLEAR ANODIZED

ALL SOFFITS: ALUM. COMP. PANEL TO MATCH CLR. ANOD. FINISH

SINGLE PLY ROOFING MEMBRANE (R-1)
SINGLE-PLY ROOF MEMBRANE
COLOR: WHITE

METAL ROOF DECKING (R-2)
STANDING SEAM
COLOR: KYNAR FINISH TO MATCH CLEAR ANODIZED ALUM.

PAINT (PT-1): COLOR: APOLIC BSX SILVER 4-4BSX-G50 TO MATCH CLEAR ANODIZED

STUCCO (S-3): PAINT TO MATCH ADJACENT WALL COLOR

RAILINGS (RL-1): ALUMINUM - COLOR: CLEAR ANODIZED

CLEAR GLASS (GL-1)

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903-375-9303 EXT.103
CONTACT: ADAM HARRIS, PE

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PROJECT

TOWNEPLACE SUITES BY MARRIOTT ROCKWALL, TEXAS

PROJECT ADDRESS

908 E. INTERSTATE 30
ROCKWALL, TEXAS 75087

REV.	DATE	ISSUE
-	08.31.18	SCHEM. DESIGN REVIEW
-	09.14.18	SITE PLAN SUBMITTAL
-	10.02.18	CITY RESUBMITTAL
-	10.24.18	CITY RESUBMITTAL
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

SP2018-029
ROCKWALL SITE PLAN REFERENCE

2018.101
PROJECT NUMBER

EXTERIOR ELEVATIONS

A4.01
SHEET NUMBER

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TEAK DEVELOPMENT

ROCKWALL **TOWNEPLACE SUITES** _ SOUTHEAST (FRONT | STREET) **ELEVATION** RENDERING

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

SCALE _ **1/16" = 1'-0"** @ 22"x34" FORMAT

0 16 32 64

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TEAK DEVELOPMENT

ROCKWALL **TOWNEPLACE SUITES**
NORTHWEST (REAR) **ELEVATION** RENDERING

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SCALE _ **1/16" = 1'-0"** @ 22"x34" FORMAT

0 16 32 64

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ELEVATION COMPARISON TABLE

MARRIOTT FINISHED FLOOR – 562.00
MARRIOTT FOURTH FLOOR – 590.58
TENNIS COURT ELEV. – ±518.00

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SP 2018-029
NOT FOR CONSTRUCTION

Revision	Date	Description

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Phone: (214) 890-9225

~ Civil Engineer ~
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#2 Horizon Court • Heath, Texas 75032 • (469) 402-7700
Texas Registered Engineering Firm F-7449

TOWNEPLACE
SUITES
MARRIOTT

908 E. INTERSTATE 30
ROCKWALL, TX 75087

Drawn By:	Checked By:
F.C. CUNY	F.C. CUNY
Date: 09/14/2018	Project No.: –

Sheet Title:
Aerial Exhibit

Scale:	Sheet No.:
1"=40'	1 of 1

"TENNIS
COURTS"
FOR SCHOOL
USE ONLY

CITY OF ROCKWALL, TEXAS
MEMORANDUM

TO: Planning and Zoning Commission

CC: Ryan Miller, *Director of Planning and Zoning*

FROM: Korey Brooks, *Senior Planner*

DATE: October 30, 2018

SUBJECT: SP2018-029; *Marriott Towneplace*

On September 25, 2018, the Architectural Review Board (ARB) reviewed the proposed building elevations. At that time, the elevations proposed cultured stone, EIFS, and brick. The Architectural Review Board (ARB) asked the applicant to incorporate 20% natural stone in-lieu of brick and 3-part stucco in-lieu of EIFS. The applicant revised the building elevations to incorporate stucco, however the applicant proposed utilizing cultured stone, in-lieu of natural stone and to also utilize a secondary material. The rear façade only utilized 13% stone, and the secondary material exceeded the maximum allowance of 10% per facade. The Architectural Review Board (ARB) asked recommended denial of the variance for the secondary material and cultured stone and recommended approval of the variance to the stone percentage on the rear façade and for the stucco to exceed the maximum allowance of 50% per façade. The Architectural Review Board (ARB) recommended that this site plan be tabled until the October 30, 2018 meeting to review the applicant's revisions. The applicant has submitted revised elevation for the Architectural Review Board (ARB) to review and forward a recommendation to the Planning and Zoning Commission at the October 30, 2018 meeting.

CITY OF ROCKWALL
PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 10/30/2018

APPLICANT: Cameron Slown; *FC Cuny Corporation*

AGENDA ITEM: **SP2018-029**; Marriott Towneplace Suites

SUMMARY:

Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of TEKMAK Development Company for the approval of a site plan for a residence hotel on a 2.8-acre tract of land being a portion of a larger 8.613-acre tract of land Tract 4 of the J. D. McFarland Survey, Abstract No. 145, and Lot 1, Block B, Goldencrest Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated north of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.

PURPOSE AND BACKGROUND:

On February 6, 2017, the City Council approved a Specific Use Permit (SUP) [*Ordinance No. 17-07*] allowing a residence hotel on the subject property. The proposed residence hotel will be situated on a 2.8-acre portion of a larger 8.613-acre tract of land (*i.e. a portion of Tract 4 of the J. D. McFarland Survey, Abstract No. 145, and Lot 1, Block B, Goldencrest Addition*). The proposed residence hotel will be situated behind an existing restaurant (*i.e. Texas Roadhouse*). The residence hotel will be four (4) stories (*i.e. 49-feet high*), approximately 16,210 SF, and have 112 units with kitchen facilities. The hotel will be accessible from IH-30 via a mutual access easement and the main driveway located on Greencrest Boulevard. The hotel will utilize underground parking as well as surface parking. The subject property is zoned Commercial (C) District and situated within the IH-30 Overlay (IH-30 OV) District.

DENSITY AND DIMENSIONAL REQUIREMENTS:

The submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations conform to the technical requirements contained within the Unified Development Code (UDC) development standards with the exception of the variance listed in this memo. A summary of the density and dimensional requirements of the subject property is as follows:

Ordinance Provisions	*Zoning District Standards*	*Conformance to the Standards*
Minimum Lot Area	*One (1) Acre*	*1.26-Acres; In Conformance*
Minimum Lot frontage	*60-Feet*	*X=60-Feet; In Conformance*
Minimum Lot Depth	*200-Feet*	*X<200-Feet; In Conformance*
Minimum Front Yard Setback	*25-Feet*	*X=25-Feet; In Conformance*
Minimum Rear Yard Setback	*10-Feet*	*X=45-Feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X=100-120-Feet; In Conformance*
Maximum Building Height	*60-Ft w/o SUP*	*X=49-Feet; In Conformance*
Max Building/Lot Coverage	*60%*	*X=13.3%; In Conformance*
Minimum Masonry Requirement	*90%*	*X=100%; Variance Requested*
Floor Area Ratio	*4:1*	*X=0.23; In Conformance*
Minimum Number of Parking Spaces	*1/Unit + 50% for each accessory use*	*121 Provided; In Conformance*
Minimum Stone Requirement (SH205 OV)	*20% ea facade*	*X>20%; In Conformance*
Minimum Landscaping Percentage	*15%*	*X=45%; In Conformance*
Maximum Impervious Coverage	*85 to 90%*	*X=45%; In Conformance*

TREESCAPE PLAN:

The applicant has provided a treescape plan indicating a total of 179 caliper-inches being removed from the site, the majority of which are Oak and Elm trees (*i.e. primary protected trees*). According to Section 2, *Definitions*, of Article IX, *Tree Preservation*, of the Unified Development Code (UDC), the removal of any primary protected tree requires the approval of the Planning and Zoning Commission. The applicant has submitted a landscape plan showing the mitigation balance satisfied by planting 182 caliper-inches on site.

VARIANCE:

Based on the applicant's submittal, staff has identified the following variance:

A) IH-30 Overlay (IH-30 OV) District Standards

a. *Cementitious Material.* According to Subsection 6.6C.1, *Masonry Requirements*, of Section 6.6, *IH-30 Overlay (IH-30 OV) District,* of Article V, *District Development Standards*, of the Unified Development Code (UDC), cementitious materials (*i.e. stucco*) shall be limited to 50% of each building façade. In this case, the applicant is proposing to utilize between 69% and 79% stucco on each building façade. This variance will require a ¾ majority vote of the City Council members present to be approved

ARCHITECTURAL REVIEW BOARD

On September 25, 2018 the Architectural Review Board (ARB) reviewed the proposed building elevations and requested 20% natural stone in-lieu of brick on each façade. Additionally, the Architectural Review Board (ARB) requested that the applicant utilize 3-part stucco in-lieu of EIFS. The applicant has submitted revised building elevations and the Architectural Review Board (ARB) will review the revised building elevations and forward a recommendation to the Planning and Zoning Commission at the October 9, 2018 meeting.

On October 9, 2018, the Architectural Review Board (ARB) reviewed the revised building elevations that proposed cultured stone on all facades, and made a motion to approve the variance to the 13% stone and stucco over 50% and recommend denial of the variance to secondary materials. Additionally, the motion included a recommendation to postpone action on site plan to allow the Architectural Review Board (ARB) to review the revisions, which passed by a vote of 6-0 with Board Member Meyrat absent. The Architectural Review Board (ARB) will review the revised building elevations and forward a recommendation to the Planning and Zoning Commission at the October 30, 2018 meeting.

RECOMMENDATIONS:

If the Planning & Zoning Commission chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) Any construction or building necessary to complete this *Site Plan* request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On October 9, 2018, the Planning and Zoning Commission's motion to recommend postponing action on the site plan until the October 30, 2018 meeting passed by a vote of 6-0 with Commissioner Fishman absent.

City of Rockwall

Project Plan Review History

Project Number	SP2018-029	**Owner**	ROCKWALL, RENTAL PROPERTIES LP	**Applied**	9/17/2018 LM
Project Name	Marriott Towneplace Suites	**Applicant**	FC CUY CORPORATION	**Approved**	
Type	SITE PLAN			**Closed**	
Subtype				**Expired**	
Status	Staff Review			**Status**	

Site Address	**City, State Zip**	**Zoning**
908 E INTERSTATE 30	ROCKWALL, TX 75087	

Subdivision	**Tract**	**Block**	**Lot No**	**Parcel No**	**General Plan**
GOLDENCREST	PT 1	PT B	PT 1	3743-000B-0001-00-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	9/17/2018	9/24/2018	9/19/2018	2	APPROVED	
ENGINEERING	Sarah Hager	9/17/2018	9/24/2018	9/21/2018	4	COMMENTS	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(9/21/2018 3:00 PM SH) - Full panel conrete replacement will be needed across Greencrest to install water line. Must keep on lane of traffic open at all times. - Water line must have 10' easement on both sides of the line. Sewer line must have 10' easement on both sides of the line. If both water and sewer run parallel, the easement must be 30' min. - Wall in front of parking spaces to have a traffic rated guardrail. - Label the 20' easement around the fire hydrants. - Move the water stub out to the north so that the property has the ability to loop the line later. See mark up. - Label all curb radii. - Dumpster to drain to an oil/water separator. - The pavement to the dumpster must be a Fire Dept. approved hammer head. - Parking in the garage to be 20'x9'. - Storm sewer line will be private. - TxDOT permit required. No guarantee of driveway location on I-30 frontage. - On the landscape plan: add a note "No trees within 5' of public utilities." The below comments are FYI for engineering design and review. - 4% Engineering Fees - Impact Fees - Traffic Analysis if touching I-30 Row. - Detention in place for Kohls. - Fire lane to be 24' wide minimum, with 20' radii. - Min 20' easements, Must be on plat. - Must loop water line on site. - Walls 3' and over must be designed by a licensed engineer. All walls to be rock or stone, no smooth concrete walls. - Need to abandon part os the 25' access easement. - Need sewer easement from Kohls. - Must meet City Engineering Standards.							
FIRE	Ariana Hargrove	9/17/2018	9/24/2018	9/20/2018	3	COMMENTS	comment
(9/20/2018 4:28 PM AA) Fire lane shall have a turning radius of 30-feet for buildings 30-feet or above in height and/or 3 or more stories in height.							
GIS	Lance Singleton	9/17/2018	9/24/2018	9/18/2018	1	APPROVED	See Comments
(9/18/2018 4:48 PM LS) Address assignment will be 908 E INTERSTATE 30, ROCKWALL, TX 75087							
PLANNING	Korey Brooks	9/17/2018	9/24/2018	9/21/2018	4	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

SP2018-029 Site Plan for Marriott Towneplace Suites: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of TEKMAK Development Company for the approval of a site plan for a residence hotel on a 2.8-acre tract of land being a portion of a larger 8.613-acre tract of land Tract 4 of the J. D. McFarland Survey, Abstract No. 145, and Lot 1, Block B, Goldencrest Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated north of the intersection of Greencrest Boulevard and the IH-30 Frontage Road.

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

M.3 For reference, include the case number (SP2018-029) in the lower right hand corner of all pages on future submittals.

M.4 Site Plan. Please move title block from the middle right side to the lower right hand corner.

M.5 Site Plan. Please dimension all walls of the building.

M.6 Site Plan. Please remove all signage.

M.7 Site Plan. Please greyscale all utilities

M.8 Site Plan. Please use symbols and a legend instead of the multiple callouts

M.9 Site Plan. Please greyscale neighboring properties

M.10 Site Plan. Please greyscale all existing easements and adjacent properties.

M.11 Site Plan. Please remove Texas Roadhouse

M.12 Site Plan. Please show centerline of all roadways

M.13 Site Plan. Please label adjacent properties

M.14 Site Plan. Please indicate number of stories in the Site Information Table.

M.15 Site Plan. Please dimension a typical parking space.

M.16 Site Plan. Please indicate pavement thickness and hatch firelane.

M.17 Site Plan. Please only darken the property line for the subject property.

M.18 Site Plan. Please provide landscape screening in thelower right corner to screen the dumpster.

M.19 Site Plan. All comments are for the “Overall Site” Plan as well as the “Site Plan” (unless irrelevant).

M.20 Site Plan. Dumpster enclosure shall be 4-sided with an opaque self-latching gate. The enclosure shall be a min 8-feet tall and shall utilize materials similar to the main structure. Please add note to the dumpster enclosure. Additionally, every effort shall be made to screen from IH-30 and shall not face a public street. Also, please cluster trees to screen dumpster.

M.21 Landscape Plan. Please do not show Texas Roadhouse, however, still provide the property information.

M.22 Landscape Plan. Please provide site data table as shown on site plan.

M.23 Landscape Plan. Please separate the Landscape Plan and the Treescape Plan. Treescape Plan should have a tree chart indicating which trees are being removed and the caliper inches along with the trees remaining.

M.24 Landscape Plan. Please provide visibility triangles.

M.25 Landscape Plan. Please provide landscape table with legend for proposed landscaping.

M.26 Landscape Plan. All parking spaces shall be within 80-feet of a tree. Please provide 80-foot buffer showing compliance.

M.27 Landscape Plan. There is text stating “Sewer Easement” and “Water Easement” however, I cannot discern where the easements are.

M.28 Landscape Plan. Please provide same data table on the landscape details as on the site plan and landscape plan. All plans should have the same table.

M.29 Landscape Plan. Please remove SF at each landscape island.

M.30 Photometric Plan. Please provide thicker line-weight for property line on photometric plan.

M.31 Photometric Plan. Please show entire property and extend the fc grid just past the property on the left, right, and top of the photometric plan..

M.32 Photometric Plan. Please note that lighting at property lines shall be no more than 0.2 FC at any street. Please look at theproperty lines and revise. Some light spillover is allowed within the shopping center.

M.33 Photometric Plan. Please note No light pole, base or combination thereof shall exceed 30 feet. Please provide an elevation of light poles.

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks

M.34 Photometric Plan. Please provide site data table as shown on the other plans.

M.35 Photometric Plan. Please note, all building and pole mounted luminaries exceeding 15 watts shall be directed down with either a partial cut-off or full cut-off source.

M.36 Building Elevations. Please remove all signage and lights. In place of the signage, provide a dashed rectangle approximately the size of the signage shown on the building elevations.

M.37 Building Elevations. Please provide material percentages per façade. Subtract windows and doors.

M.38 Building Elevations. Please indicate the elevation that faces the street.

M.39 Building Elevations. Please provide dumpster elevations without construction details.

Building Elevations. Lights do not need to be labeled. Junction boxes do not need to be shown or labeled.

Building Elevations. Please note the masonry requirements are 90% masonry and 20% natural or quarried stone per facade. EIFS is considered to be a secondary material and limited to 10% per façade. As shown now, you will need variances to building materials for secondary materials and the lack of stone.

M.40 Building Elevations. Please remove windows, doors, copings, and openings from material quantities and recalculate.

M.41 Building Elevations. The hatch pattern does not show well on the elevation or the legend. Perhaps choose a darker hatch for one?

M.42 Building Elevations. Please provide cardinal direction for each elevation (in addition to "front, rear, etc.") and indicate which elevations face the street.

M.43 Building Elevations. If possible, try to reduce the number of callouts for the building materials on the facades, especially coping and glass.

M.44 Building Elevations. The building elevations may need to be on two pages to show the details better.

M.45 Building Elevations. All Building Elevation comments above are for the black and white elevations.

M.46 Building Elevations. Given your request for variances for building materials and your justification, you may want to provide a line of site study.

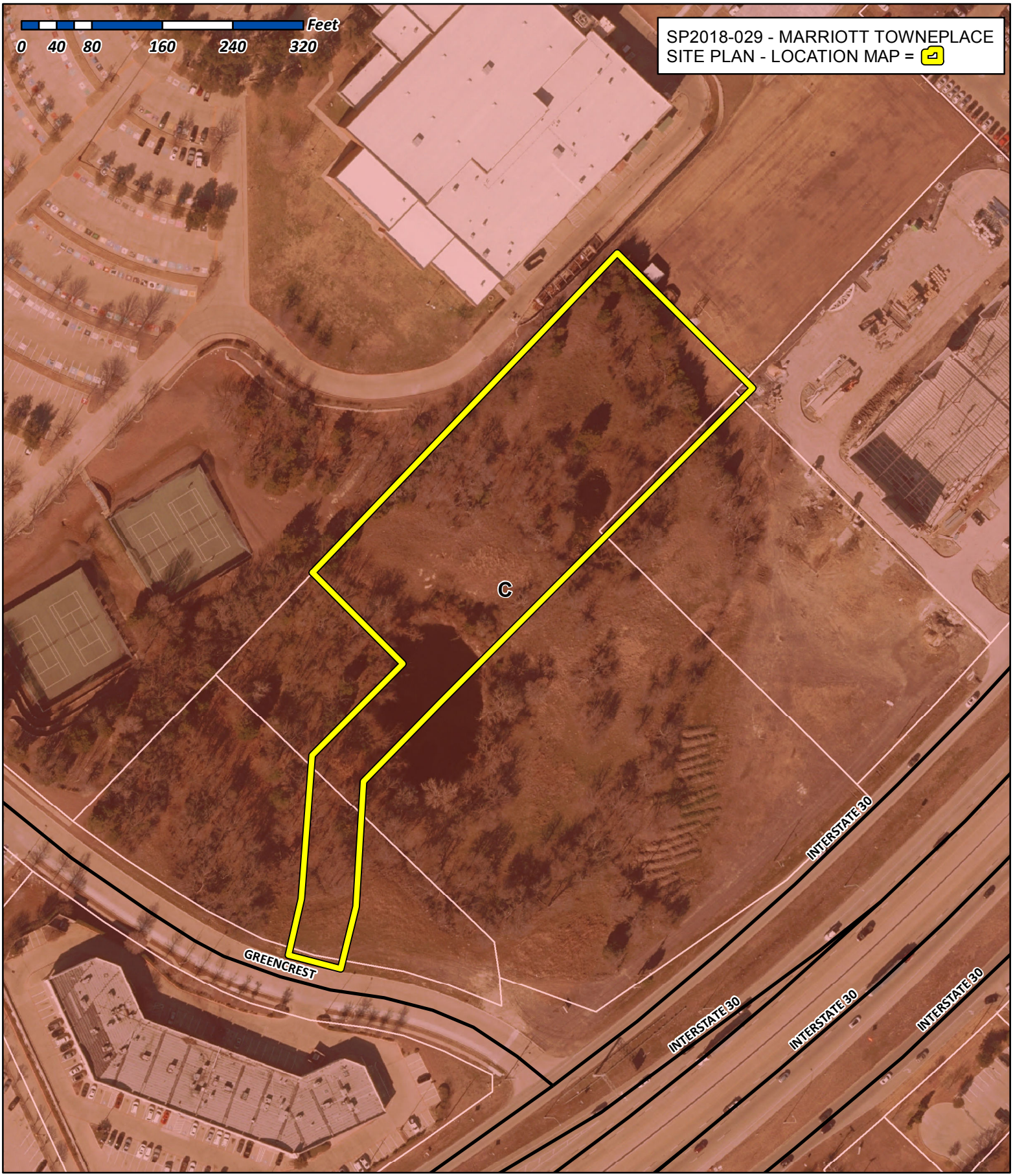
M.47 Misc. The color pages that contains the interior renderings will not be review and do not need to be submitted with revisions. You may show those renderings at the Worksession.

M.48 Misc. The Signage Specifications, Enlarged Patio Plan, Enlarged Pool Plan, and the dumpster details will not be reviewed. This is done at the Building Inspections phase. I will need the dumper elevations without the details.

M.49 The Architectural Review Board (ARB) meeting for this case will be held on September 25th at 5:00 p.m.

M.50 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on October 2, 2018. The Planning and Zoning Worksession for this case will be Septembe 25th, at 6:00 p.m. The Planning and Zoning Meeting will be October 9th at 6:00 p.m. A representative is required to attend all meetings.

I.51 If necessary the projected City Council meeting date for this case will be October 18, 2018



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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TEKMAK
DEVELOPMENT

September 13, 2018

Ryan Miller
Director of Planning & Zoning
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

Variance Request

Greencrest TPS Hotel, LP dba TownePlace Suites Marriott ("Hotel") files this variance request from certain architectural standards set forth in detail in the attached ***Exhibit A***.

Specifically, the Hotel requests relief from the 90% exterior masonry requirements described in the architectural standards. In support of this request the Hotel provides the below information:

1. **The Hotel is not located on a public street and has limited visibility**. The Hotel is on an interior lot as depicted on ***Exhibit B.*** The Hotel lot is 505 feet from the IH30 Frontage Road and 607 feet from Greencrest Blvd. Access to the Hotel will be via a private road. The Hotel lot is considerably below the existing grades of the surrounding building. Specifically, the finished floor elevation of the Texas Roadhouse is 571.50 and the finished floor elevation of the Hotel will be 550. As a result, the exterior materials of the Hotel will have little to no visibility to public traffic.

2. The prototypical TownePlace Suites Marriott design does not have any masonry specified. The prototypical exterior materials consist of a combination of cementitious board (Hardie type) and EIFs. (***see bottom of Exhibit C***). **However**, the Hotel intends to dramatically upscale the exterior look of its TownePlace Suites to include brick masonry covering approximately 26% of its exterior surface. (***see Exhibit D***). The remaining exterior surface will be the identical EIFs product used on the exterior of the Springhill Suites Marriott at The Harbor. (***see top and middle of Exhibit C***).

3. The Hotel site is a challenge given its below street grade location and will be costly to develop. As a result, the Hotel will have covered below grade parking, making it one of just a handful of TownePlace Suites Marriott hotels in the U.S. with this feature. The Hotel

10000 North Central Expressway, Suite 400 • Dallas, TX 75231 • T 214.890.9225 • F 214.890.1355
www.tekmakdevelopment.com

will add significant property tax value to the City of Rockwall's tax roles by turning a developmentally challenged lot into valuable property.

4. The Hotel's interior design will be upscale and above Marriott standards for a prototypical TownePlace Suites, very similar to the interior design upgrades contained in the Springhill Suites Marriott at The Harbor. (***see Exhibit C***)

Based upon these factors, the Hotel requests the City of Rockwall grant this variance request.

Greencrest TPS Hotel, LP.

By: TPS Tradition, LLC.

BY: _____
Thomas E. Kirkland
Managing Member

C. *Architectural standards.*

1. Masonry requirements. Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.

   a. Primary exterior materials shall include natural or quarried stone, brick, glass block or glass, tile, cast metal and custom concrete masonry units. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the building's exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area. Each elevation's masonry requirement shall incorporate accent bricks or stones. As the term is used, an "accent brick or stone" is one that provides a contrast by color, shape, size, and/or texture to the field of primary bricks or stones in an elevation. Additionally, the Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;

   ☑ That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size and detail of natural stone;

   ☑ That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;

   ☑ That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;

   ☑ That the use of the highest quality synthetic mineral oxides should be used to infuse the surface with rich, authentic tones; and

   ☑ That the manufactured stone product shall have a minimum warranty of 75 years.

b. Secondary materials used on the facade of a building are those that comprise less than ten percent of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, EIFS, cast stone, cultured stone or other materials as approved by the director of planning or his designee.

EXHIBIT A

INTERSTATE HIGHWAY 30
(FRONTAGE ROAD)
GREENCREST BLVD
TEXAS ROADHOUSE
7,163 sf
± 1.90 ACRES
195 SP TOTAL PARKING
60.00
50.00

EXHIBIT B

ROCKWALL **SPRINGHILL SUITES**

EXTERIOR MATERIALS: MASONRY BASE & EIFS with DRAINAGE SYSTEM

PROTOTYPE **TOWNEPLACE SUITES**

EXTERIOR MATERIALS: 100% CEMENTITIOUS SIDING & EIFS

TEKMAK DEVELOPMENT _ ROCKWALL **TOWNEPLACE SUITES** _ PROTOTYPE & ROCKWALL SPRINGHILL SUITES

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

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TEL: 214.427.8652 | EMAIL: KRKILLIAN@AOL.COM
10670 N. CENTRAL EXPWY. | STUDIO 410
DALLAS, TX 75231

EXHIBIT C

NOTES BY SYMBOL

1. 8" WATER STUB
2. 2" DOM. WATER METER AND BACKFLOW
3. 1" IRRIGATION WATER METER AND BACKFLOW
4. 6" FIRE LINE
5. FIRE HYDRANT W/IN 20' UTILITY EASEMENT
6. 8" SANITARY SEWER STUB
7. 4' DIA. SANITARY SEWER MANHOLE
8. STORM DRAIN
9. WHEEL STOP (TYP.)
10. CONNECTION TO EX. STORM (TEXAS ROADHOUSE DETENTION)
11. GREASE/OIL SEPARATOR DRAIN
12. SWIMMING POOL AREA W/ BRICK AND WROUGHT IRON PERIMETER FENCING
13. 5' WIDE SIDEWALK
14. RETAINING WALL

FIRE LANE (6" THICK CONCRETE)

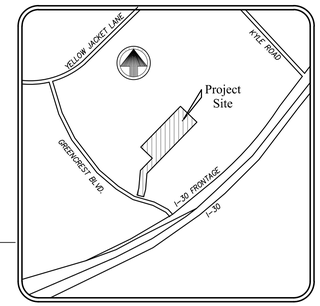
NOTE: NO TREES WITHIN 5 FEET OF PUBLIC UTILITIES

40 20 0 40 80

1" = 40'

ROCKWALL HIGH SCHOOL SITE

ROCKWALL HIGH SCHOOL BUILDING



LOCATION MAP

N 44°03'45" E 615.64'

N 44°27'55" E 273.93'

80.73

PRECAST MODULAR RETAINING WALL

8' TALL TRASH ENCLOSURE AREA. ENCLOSURE MATERIAL TO MATCH BUILDING

56.25

65.95

R 1493.00'
Δ 7°12'39"
L 187.90'
CB N 55°47'35" W
CL 187.77'

PROPOSED DETENTION POND ESMT.

GARAGE FFE: 550.00
1ST FLOOR EL: 562.00

TOWNEPLACE SUITES MARRIOTT

271.20

24" RCP (PRIVATE)

18" RCP (PRIVATE)

6" FIRE LINE

2" CORE LINE

FIRE LANE

8" SEWER (PUBLIC)

8" WATER (PUBLIC)

8" SEWER (PRIVATE)

8" WATER (PRIVATE)

R44.00 R20.00 R54.00 R30.00 R40.00 R25.00

S 45°58'35" E 200.81'

EX. 4' DIA. SEWER MANHOLE

20' SAN. SEWER EASEMENT

R 415.00'
Δ 23°57'39"
L 173.55'
CB N 71°09'06" E
CL 172.29'

20' WATER LINE EASEMENT

30' FIRE LANE, ACCESS, DRAINAGE AND UTILITY ESMT.

S 44°12'34" W 235.61'

24' FIRE LANE, ACCESS, DRAINAGE AND UTILITY ESMT.

TEXAS ROADHOUSE SITE

30' VISIBILITY EASEMENT

20' SAN. SEWER EASEMENT

R 485.00'
Δ 20°36'28"
L 174.44'
CB N 73°10'49" W
CL 173.50'

EX. 16" WATER

GREENCREST BOULEVARD (CALLED 70' R.O.W.)

S 03°35'31" E 25.55'

N 66°18'52" W 111.27'

R 3719.71'
Δ 6°19'48"
L 410.94'
CB S 48°33'37" W
CL 410.74'

EX. 15' UTILITY ESMT.

EX. 12" WATER

20' WATER LINE EASEMENT

S 45°25'18" E 410.65'

INTERSTATE 30
(CALLED 300' R.O.W.)
VOLUME 59, PAGE 226
D.R.R.C.T.

323.46

SITE INFORMATION

LAND AREA:	2.80 ACRES (122,169 S.F.)
CURRENT ZONING:	C & I-30 OVERLAY
EXISTING USE:	UNUSED
PROPOSED USE:	HOTEL
BUILDING AREA:	16,210 S.F.
BUILDING HEIGHT:	49' (4 STORIES)
BUILDING TO LOT COVERAGE:	16,210/122,169=.133--> 13.3%
BUILDING REQUIRED PARKING:	HOTEL: 1/UNIT+50% OF REQ'D SPACES FOR ACCESSORY USES 112 UNITS + (.50)*17 SPACES = 121 SPACES
BUILDING PARKING PROVIDED:	GARAGE: 49 AT GRADE: 72 TOTAL:121
IMPERVIOUS AREA:	55,064 S.F.
LANDSCAPE AREA REQUIRED:	15% OF TOTAL SITE
LANDSCAPE AREA PROVIDED:	55,064 S.F. (1.26 AC. = 45% OF SITE)

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SP 2018-029

NOT FOR CONSTRUCTION

Revision	Date	Description

Owner:
TEKMAK Development Company
10000 N. Central Expressway, Suite 400
Dallas, TX 75231
Phone: (214) 890-9225

~ Civil Engineer ~
F.C. CUNY CORPORATION
#2 Horizon Court • Heath, Texas 75032 • (469) 402-7700
Texas Registered Engineering Firm F-7449

TOWNEPLACE SUITES MARRIOTT

908 E. INTERSTATE 30
ROCKWALL, TX 75087

Drawn By:	Checked By:
F.C. CUNY	F.C. CUNY
Date: 09/14/2018	Project No.: -

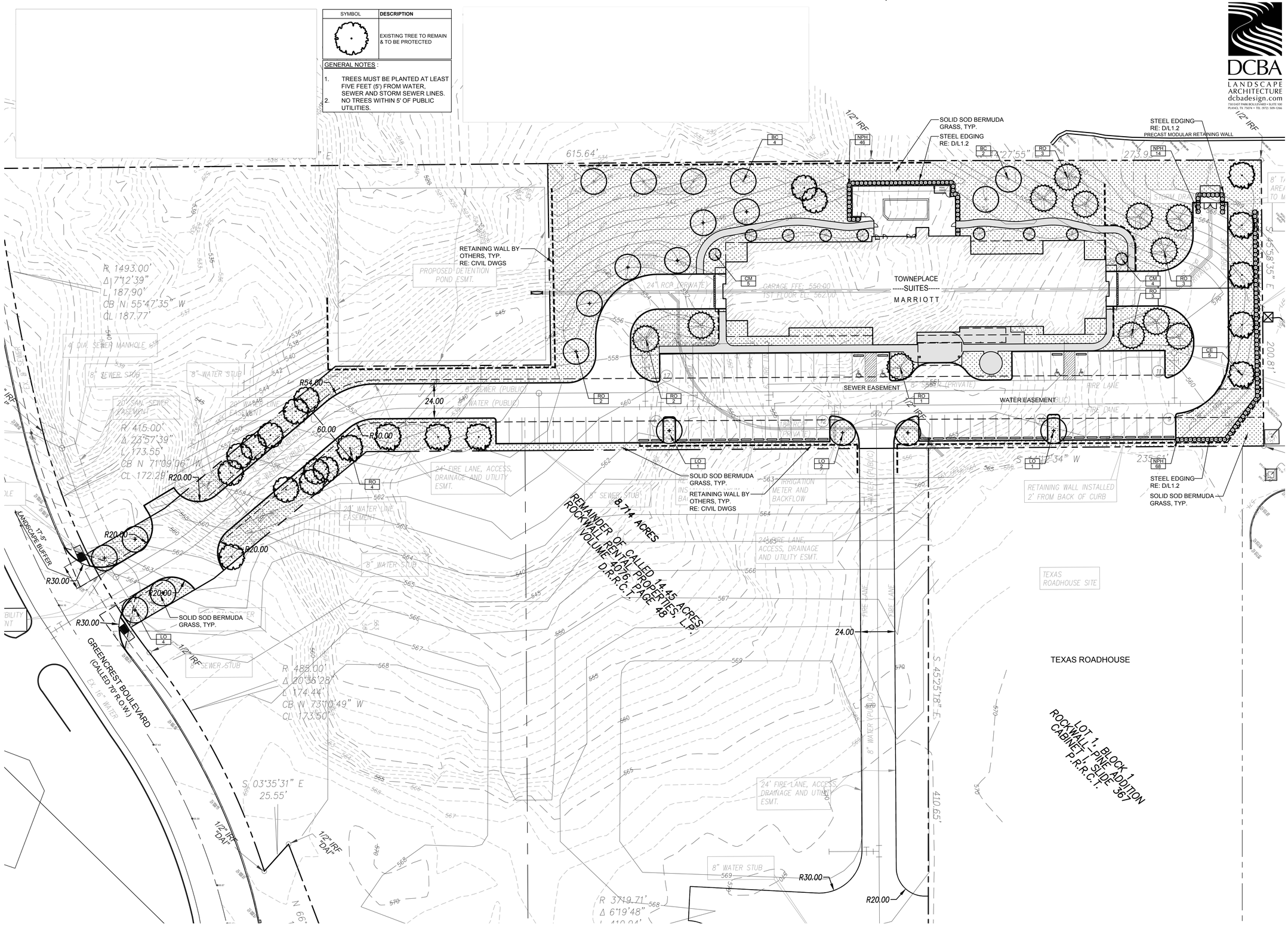
Sheet Title: Site Plan

Scale:	Sheet No.:
1"=40'	1 of 1

SYMBOL	DESCRIPTION
	EXISTING TREE TO REMAIN & TO BE PROTECTED

GENERAL NOTES :

1. TREES MUST BE PLANTED AT LEAST FIVE FEET (5') FROM WATER, SEWER AND STORM SEWER LINES.
2. NO TREES WITHIN 5' OF PUBLIC UTILITIES.



A LANDSCAPE PLAN
SCALE: 1" = 30'-0" PLAN VIEW

0 15 30 60
(FEET)
1 inch = 30 ft.

DCBA
LANDSCAPE ARCHITECTURE
dcbadesign.com
TWO EAST PARK BOULEVARD • SUITE 500
PLANO, TX 75074 • TEL (972) 509-1266

ARCHITECT

KILLIAN
STUDIO OF ARCHITECTURE

KEN KILLIAN STUDIO OF ARCHITECTURE
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DALLAS, TEXAS 75231
214.457.3652

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KENNETH R. KILLIAN, AIA
TX REG. NO. 19489

SEAL

PRELIMINARY DOCUMENT

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

OWNER

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DALLAS, TEXAS 75231
214/890-9225 OFFICE
CONTACT: THOMAS KIRKLAND

MARRIOTT

MARRIOTT GLOBAL DESIGNS AMERICA
10400 FERNWOOD ROAD
BETHESDA, MD, 20817
(712) 899-1626
CONTACT: - MICHAEL STEINKAMP

CIVIL ENGINEER

FC CUNY CORPORATION
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HEATH, TEXAS 75032
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CONTACT: CHRIS CUNY, P.E.

STRUCTURAL ENGINEER

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400 CHISHOLM PLACE, SUITE 106
PLANO, TX 75075
214-501-3354
CONTACT: MOHAMMAD KABIR, PE

MEP ENGINEER

ROOT ENGINEERING SERVICES, INC
45 FM 3356
VAN ALSTYNE, TX 75495
903-375-9303 EXT.103
CONTACT: ADAM HARRIS, PE

TOWNEPLACE SUITES® BY MARRIOTT

PROJECT

TOWNEPLACE SUITES BY MARRIOTT ROCKWALL, TEXAS

PROJECT ADDRESS

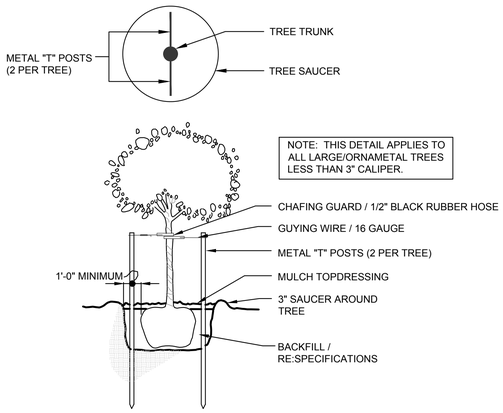
I-30 HIGHWAY
ROCKWALL, TEXAS

REV.	DATE	ISSUE
-	08.31.18	SCHEM. DESIGN REVIEW
-	09.14.18	SITE PLAN SUBMITTAL
-	10.02.18	SITE PLAN RE-SUBMITTAL
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

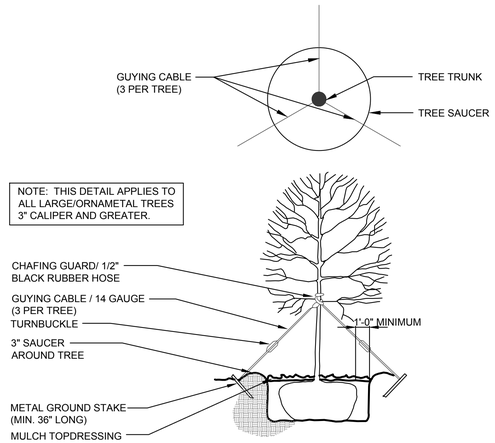
2018.101
PROJECT NUMBER

LANDSCAPE PLAN

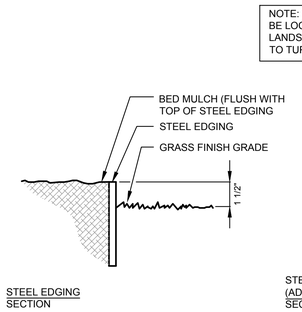
L1.1
SHEET NUMBER
SP2018-029



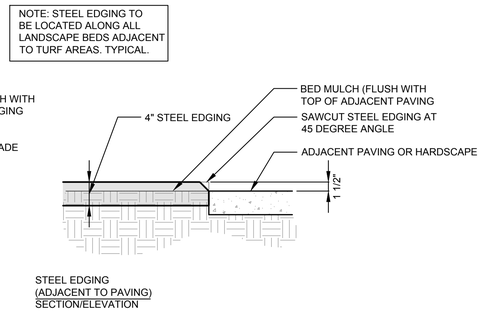
B TREE STAKING DETAIL
SCALE: N.T.S. SECTION/ELEVATION



A TREE GUYING DETAIL
SCALE: N.T.S. SECTION/ELEVATION

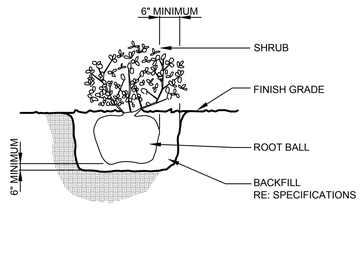


STEEL EDGING
SECTION



STEEL EDGING
(ADJACENT TO PAVING)
SECTION/ELEVATION

D STEEL EDGING
SCALE: N.T.S. SECTION/ELEVATION



C SHRUB PLANTING DETAIL
SCALE: N.T.S. SECTION/ELEVATION

PLANT LIST

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LO	14	LIVE OAK	*Quercus virginiana*	100 gallon; minimum 4" caliper x 15' height x 6' spread	Container-grown; full head; matched. Cherry Lake Tree Farm or approved equal.
RO	12	SHUMARD RED OAK	*Quercus shumardii*	100 gallon; minimum 4" caliper x 15' height x 6' spread.	Container-grown; full head; matched. Cherry Lake Tree Farm or approved equal.
CE	9	CEDAR ELM	*Ulmus crassifolia*	100 gallon; minimum 4" caliper x 16' height x 7' spread	Container-grown; full head; matched.
BC	6	BALD CYPRESS	*Taxodium distichum*	65 gallon; minimum 4" caliper x 12' height x 6' spread.	Container-grown; full head; clear trunk.
CM	9	'MUSKOGEE' CRAPE MYRTLE	*Lagerstroemia indica 'Muskogee'*	30 gallon; minimum 7' height x 3' spread; single-trunk.	Container grown; full; multi-trunk.
NPH	128	NEEDLE POINT HOLLY	*Ilex comuta 'Needlepoint'*	7 gallon; minimum 36" height and 30" spread	Full-to-ground; plant 36" o.c.

LANDSCAPE GENERAL NOTES :

1. QUANTITIES SHOWN ON PLANT LIST ARE LANDSCAPE ARCHITECT'S ESTIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO BIDDING. CONTRACTOR SHALL BE RESPONSIBLE FOR BIDDING AND PROVIDING QUANTITY OF PLANT REQUIRED AT SPACING DESIGNATED FOR BED SIZES AND CONFIGURATIONS SHOWN ON PLANS REGARDLESS OF QUANTITIES DESIGNATED ON PLANT LIST.
2. ALL SIZE REQUIREMENT AND CONTAINER SIZES FOR PLANT MATERIALS SHOWN ON THE PLANT LIST MUST BE MET AS MINIMUM. IF ANY SPECIFIC REQUIREMENT CANNOT BE MET (I.E., IF A 100 GALLON TREE CANNOT MEET THE SPECIFIED CALIPER REQUIREMENT), THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO BIDDING. THE CONTAINER SIZE MUST BE MET REGARDLESS WHETHER THE SPECIFIED SIZES CAN BE REACHED WITH A SMALLER SIZE CONTAINER.
3. ALL LANDSCAPING WILL BE WATERED BY AN AUTOMATIC UNDERGROUND WATERING SYSTEM.
4. THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF ROCKWALL AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDRO-MULCH, HYDRO-SEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

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KENNETH R. KILLIAN, AIA
TX REG. NO. 19489

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CONTACT: ADAM HARRIS, PE

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PROJECT
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PROJECT ADDRESS
I-30 HIGHWAY
ROCKWALL, TEXAS

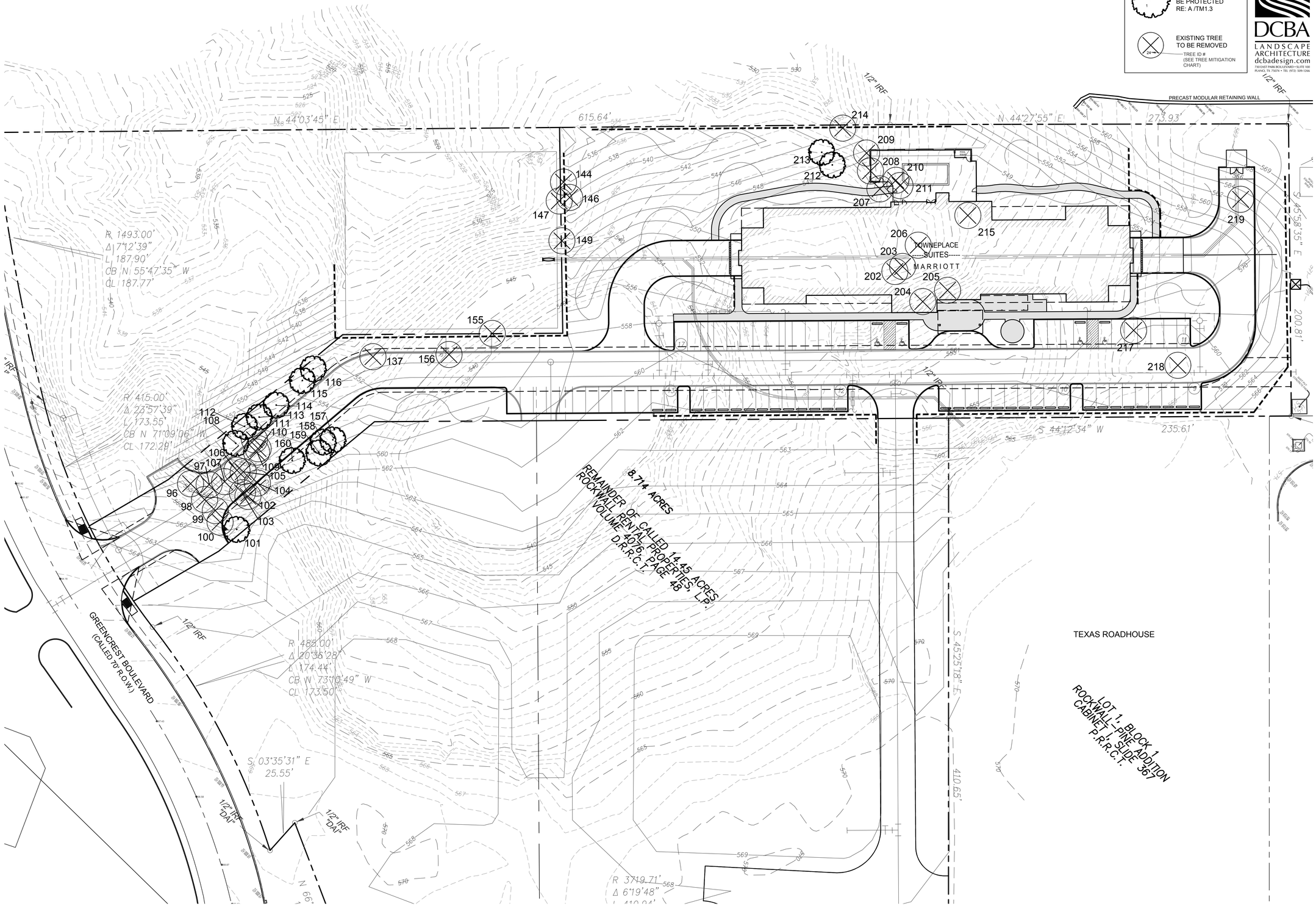
REV.	DATE	ISSUE
-	08.31.18	SCHEM. DESIGN REVIEW
-	09.14.18	SITE PLAN SUBMITTAL
-	10.02.18	SITE PLAN RE-SUBMITTAL
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

2018.101
PROJECT NUMBER

LANDSCAPE DETAILS & NOTES

L1.2
SHEET NUMBER

SP2018-029



A **TREE PRESERVATION PLAN**
SCALE: 1" = 30'-0" **PLAN VIEW**

0 15 30 60
(FEET)
1 inch = 30 ft.

ARCHITECT

KILLIAN
STUDIO OF ARCHITECTURE

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2018.101
PROJECT NUMBER

TREE PRESERVATION PLAN

TM1.1
SHEET NUMBER

SP2018-029

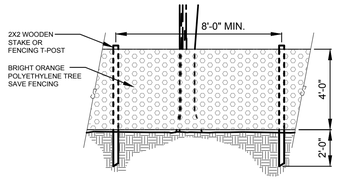
TREE PROTECTION:

A. PRIOR TO CONSTRUCTION, ALL PROTECTED TREES AS SHOWN ON THE DEMOLITION PLANS SHALL BE CLEARLY MARKED WITH A BARRIER CONSISTING OF A 4' BARRICADE FENCE OR APPROVED EQUIVALENT TO PROTECT THE AREA UNDER THE CANOPY OF DRIP LINE OF ANY PROTECTED TREE OR GROUP OF PROTECTED TREES.

B. DURING CONSTRUCTION, THE BUILDER SHALL PROHIBIT THE CLEANING OF EQUIPMENT OR STORAGE OF MATERIALS AND THE DISPOSAL OF ANY WASTE MATERIAL, INCLUDING, BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC., UNDER THE CANOPY OR DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.

C. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

D. IN ADDITION, CONTRACTOR WILL BE RESPONSIBLE FOR ANY PROTECTED TREE WHICH DIES OR IS DAMAGED DUE TO CONTRACTOR NEGLECT. VALUE OF DEAD AND/OR DAMAGED PROTECTED TREE SHALL BE DETERMINED USING THE "GUIDE FOR PLANT APPRAISAL" PREPARED UNDER CONTRACT BY THE COUNCIL OF TREE AND LANDSCAPE APPRAISERS AND EDITED, PUBLISHED AND COPYRIGHTED BY THE INTERNATIONAL SOCIETY OF ARBORCULTURE, NINTH EDITION, 2000.



A TREE PROTECTION
SCALE: N.T.S. SECTION

TREE PRESERVATION NOTES: (SEE ARTICLE IX SECTION 5)
THE TREE MITIGATION REQUIREMENTS SHALL APPLY FOR ALL PROPERTIES THAT DO NOT FALL UNDER THE EXEMPTIONS LISTED IN SECTION 1.3, EXEMPTIONS, OF THIS ARTICLE. IN ADDITION, IF A TREESCAPE PLAN OR TREE REMOVAL PERMIT ALLOWS FOR THE REMOVAL OF A PROTECTED OR FEATURE TREE(S), THE APPLICANT AND/OR PROPERTY OWNER SHALL ACCOUNT FOR THE NUMBER OF INCHES OF TREE BEING REMOVED USING THE FOLLOWING CRITERIA:

1. PRIMARY PROTECTED TREES:
PRIMARY PROTECTED TREES MEASURING FOUR INCHES THROUGH 25 INCHES DBH SHALL BE REPLACED ON AN INCH-FOR-INCH BASIS (I.E. THE TOTAL NUMBER OF CALIPER INCHES OF TREE BEING REPLACED SHALL EQUAL THE TOTAL NUMBER OF CALIPER INCHES BEING REMOVED).

2. SECONDARY PROTECTED TREES:
HACKBERRY AND CEDAR TREES MEASURING 11 INCHES THROUGH 25 INCHES DBH SHALL BE REPLACED WITH A HALF-INCH FOR EVERY INCH REMOVED (I.E. THE TOTAL NUMBER OF CALIPER INCHES OF TREE REQUIRED TO BE REPLACED SHALL BE HALF (½) OF THE INCHES BEING REMOVED).

3. FEATURED TREES:
FEATURED TREES (I.E. ALL TREES GREATER THAN 25 INCHES) SHALL BE REPLACED WITH TWICE THE NUMBER OF INCHES BEING REMOVED (I.E. THE TOTAL NUMBER OF CALIPER INCHES OF TREE BEING REPLACED SHALL BE TWICE THE NUMBER OF CALIPER INCHES BEING REMOVED).

4. NON-PROTECTED TREE:
NO MITIGATION WILL BE REQUIRED FOR THE REMOVAL OF ANY TREE THAT IS LESS THAN FOUR INCHES DBH OR LESS THAN 11 INCHES DBH FOR HACKBERRY AND CEDAR TREES. IN ADDITION, NO MITIGATION SHALL BE REQUIRED FOR THE REMOVAL OF BOIS D'ARC, WILLOW, COTTONWOOD, LOCUST AND CHINABERRY TREES.

5. EXEMPTION: (SEE ARTICLE IX SECTION 1.3 - TREE PRESERVATION)
UTILITY COMPANIES, UTILITY SERVICE AND OR DISTRIBUTION/TRANSMISSION LINES. UTILITY COMPANIES SHALL NOT BE SUBJECT TO THE TREE PROTECTION OR REPLACEMENT REQUIREMENTS IN THIS ARTICLE WHEN ESTABLISHING DISTRIBUTION AND TRANSMISSION LINES. WHEN ESTABLISHING NEW UTILITY SERVICE, SERVICES SHOULD BE ROUTED BETWEEN THE SERVICE POLE OR TRANSMISSION AND DISTRIBUTION LINES AND THE BUILDING BEING SERVED IN A MANNER THAT DOES NOT REQUIRE THE REMOVAL OF A PROTECTED OR FEATURE TREE. ALL RIGHT-OF-WAY, EASEMENTS OR SIMILAR TYPES OF PUBLIC PROPERTY MAINTAINED BY UTILITY COMPANIES SHALL NOT BE SUBJECT TO THE TREE PROTECTION OR REPLACEMENT REQUIREMENTS OF THIS ARTICLE.

TREE MITIGATION TABLE

TAG NUMBER	COMMON NAME	BOTANICAL NAME	CALIPER INCH	ACTION	MITIGATION ('SEE NOTES)
96	LIVE OAK	*Quercus virginiana*	8	REMOVED	EXEMPT - ULITIY EASEMENT
97	LIVE OAK	*Quercus virginiana*	6	REMOVED	EXEMPT - ULITIY EASEMENT
98	LIVE OAK	*Quercus virginiana*	8	REMOVED	EXEMPT - ULITIY EASEMENT
99	LIVE OAK	*Quercus virginiana*	12	REMOVED	EXEMPT - ULITIY EASEMENT
100	HACKBERRY	*Celtis occidentalis*	16	REMOVED	EXEMPT - ULITIY EASEMENT
101	LIVE OAK	*Quercus virginiana*	8	REMAIN	EXEMPT - ULITIY EASEMENT
102	LIVE OAK	*Quercus virginiana*	10	REMOVED	EXEMPT - ULITIY EASEMENT
103	CEDAR ELM	*Ulmus crassifolia*	10	REMOVED	EXEMPT - ULITIY EASEMENT
104	LIVE OAK	*Quercus virginiana*	6	REMOVED	EXEMPT - ULITIY EASEMENT
105	LIVE OAK	*Quercus virginiana*	10	REMOVED	EXEMPT - ULITIY EASEMENT
106	LIVE OAK	*Quercus virginiana*	10	REMOVED	EXEMPT - ULITIY EASEMENT
107	CEDAR ELM	*Ulmus crassifolia*	8	REMOVED	EXEMPT - ULITIY EASEMENT
108	CEDAR ELM	*Ulmus crassifolia*	6	REMAIN	
109	LIVE OAK	*Quercus virginiana*	6	REMOVED	EXEMPT - ULITIY EASEMENT
110	LIVE OAK	*Quercus virginiana*	14	REMOVED	EXEMPT - ULITIY EASEMENT
111	LIVE OAK	*Quercus virginiana*	12	REMOVED	EXEMPT - ULITIY EASEMENT
112	CEDAR ELM	*Ulmus crassifolia*	10	REMAIN	
113	LIVE OAK	*Quercus virginiana*	10	REMAIN	
114	LIVE OAK	*Quercus virginiana*	8	REMAIN	
115	LIVE OAK	*Quercus virginiana*	12	REMAIN	
116	LIVE OAK	*Quercus virginiana*	12	REMAIN	
137	LIVE OAK	*Quercus virginiana*	8	REMOVED	EXEMPT - ULITIY EASEMENT
138	LIVE OAK	*Quercus virginiana*	6	REMAIN	
144	LIVE OAK	*Quercus virginiana*	10	REMOVED	10
146	LIVE OAK	*Quercus virginiana*	8	REMOVED	8
147	LIVE OAK	*Quercus virginiana*	6	REMOVED	6
149	LIVE OAK	*Quercus virginiana*	10	REMOVED	10
155	LIVE OAK	*Quercus virginiana*	6	REMOVED	6
156	LIVE OAK	*Quercus virginiana*	8	REMOVED	EXEMPT - ULITIY EASEMENT
157	LIVE OAK	*Quercus virginiana*	12	REMAIN	
158	LIVE OAK	*Quercus virginiana*	8	REMAIN	
159	LIVE OAK	*Quercus virginiana*	14	REMAIN	
160	EASTERN RED CEDAR	*Juniperus virginiana*	12	REMAIN	
202	CEDAR ELM	*Ulmus crassifolia*	6	REMOVED	6
203	CEDAR ELM	*Ulmus crassifolia*	10	REMOVED	10
204	CEDAR ELM	*Ulmus crassifolia*	8	REMOVED	8
205	CEDAR ELM	*Ulmus crassifolia*	8	REMOVED	8
206	CEDAR ELM	*Ulmus crassifolia*	14	REMOVED	14
207	CEDAR ELM	*Ulmus crassifolia*	18	REMOVED	18
208	CEDAR ELM	*Ulmus crassifolia*	8	REMOVED	8
209	CEDAR ELM	*Ulmus crassifolia*	14	REMOVED	14
210	LIVE OAK	*Quercus virginiana*	8	REMOVED	8
211	LIVE OAK	*Quercus virginiana*	8	REMOVED	8
212	CEDAR ELM	*Ulmus crassifolia*	8	REMAIN	
213	CEDAR ELM	*Ulmus crassifolia*	16	REMAIN	
214	CEDAR ELM	*Ulmus crassifolia*	12	REMOVED	12
215	CEDAR ELM	*Ulmus crassifolia*	4	REMOVED	4
216	EASTERN RED CEDAR	*Juniperus virginiana*	14	REMOVED	7
217	HACKBERRY	*Celtis occidentalis*	16	REMOVED	EXEMPT - ULITIY EASEMENT
218	HACKBERRY	*Celtis occidentalis*	12	REMOVED	EXEMPT - ULITIY EASEMENT
219	HACKBERRY	*Celtis occidentalis*	14	REMOVED	EXEMPT - ULITIY EASEMENT
				TOTAL REQUIRED MITIGATION CALIPER INCHES	165.00
				TOTAL TREE PROVIDED @ MINIMUM 4" CALIPER	165

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PROJECT ADDRESS

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ROCKWALL, TEXAS

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

2018.101
PROJECT NUMBER

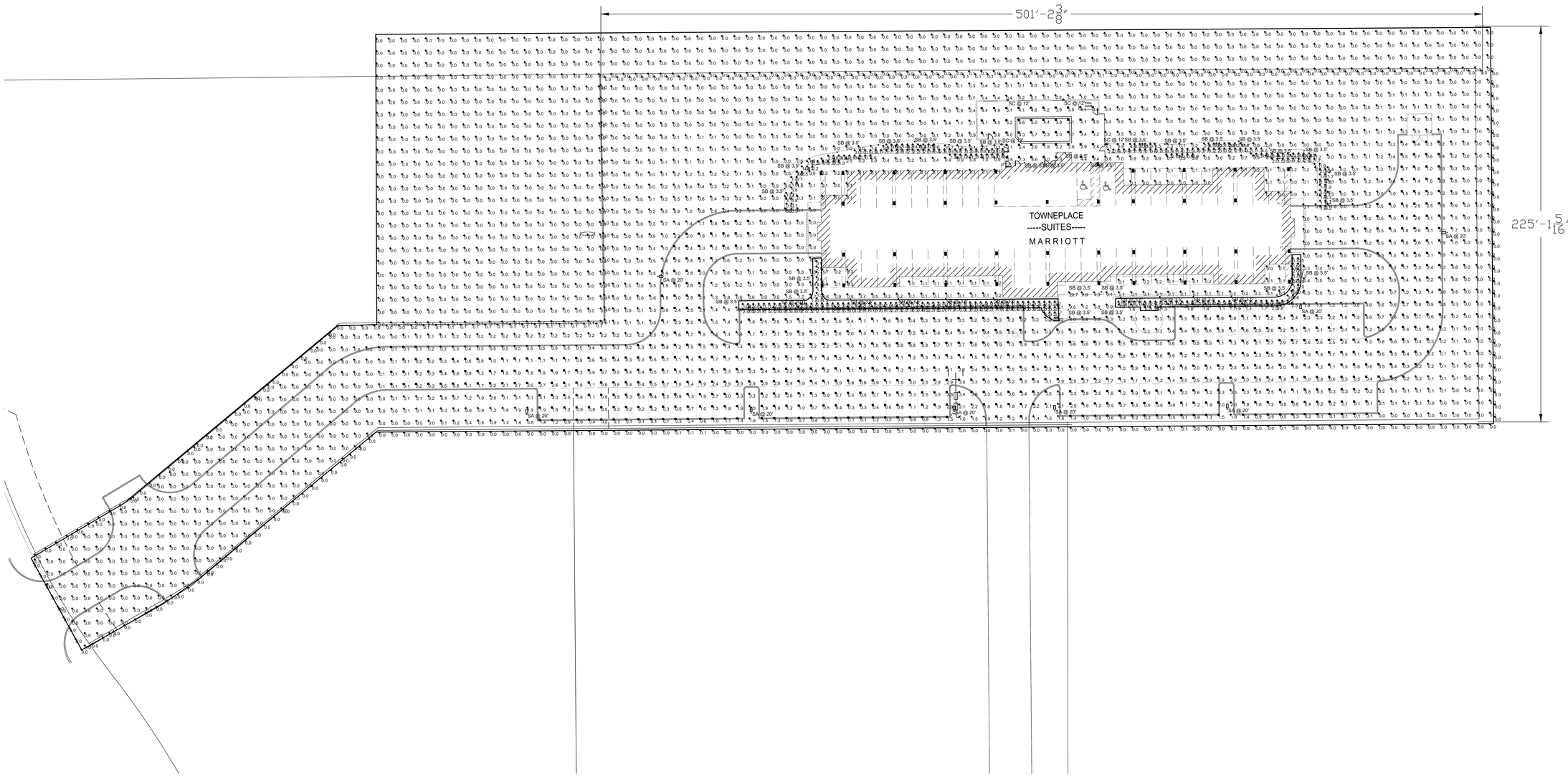
TREE PRESERVATION PLAN

TM1.2
SHEET NUMBER

SP2018-029

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	SA	9	Lithonia Lighting	DSX0 LED P3 30K BLC MVOLT	DSX0 LED P3 30K BLC MVOLT	LED	1	DSX0_LED_P3_30K_BLC_MVOLT.ies	6428	1	71
	SB	36	Louis Poulsen Lighting	FLINDT-B-43.3IN-15W LED/3000K-120--277V/60HZ-[FINISH]-[MOUNT]-DIM 0-10V	Flint Pullert 3000K - ny MC-Pet 21-05-14	LED 3000K	1	91608_US_LITMS_FLINDT-B_LED_30K_V00 B0100.ies	538	1	14
	SC	4	Luminis Canada Inc.	MA21-L1W30-1-R2-[VOLT]-[FINISH]-K3-BLC	Maya with Back Light Control	(1) BXRC-40E4000F Round LED Array c/w Thomas Reasearch Driver LED40W-036-C1100-D @ 120.00V	1	MA20_21-BLC-L1W30-R2.ies	2463	1	34

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
FRONT WALKWAY	+	2.6 fc	13.0 fc	0.1 fc	130.0:1	26.0:1
FRONT WALKWAY 2	+	3.3 fc	12.3 fc	0.2 fc	61.5:1	16.5:1
PARKING & DRIVE	X	1.4 fc	3.7 fc	0.1 fc	37.0:1	14.0:1
POOL DECK	X	4.0 fc	9.4 fc	0.5 fc	18.8:1	8.0:1
POOL WALKWAY 1	+	3.4 fc	18.7 fc	0.0 fc	N/A	N/A
POOL WALKWAY 2	+	3.4 fc	18.8 fc	0.0 fc	N/A	N/A
PROPERTY LINE	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
SITE	+	0.6 fc	20.7 fc	0.0 fc	N/A	N/A



SITE INFORMATION	
LAND AREA:	2.80 ACRES (122,169 S.F.)
CURRENT ZONING:	C & I-30 OVERLAY
EXISTING USE:	UNUSED
PROPOSED USE:	HOTEL
BUILDING AREA:	16,210 S.F.
BUILDING HEIGHT:	49'
BUILDING TO LOT COVERAGE:	16,210/122,169=.133--> 13.3%
BUILDING REQUIRED PARKING:	HOTEL: 1/UNIT+50% OF REQ'D SPACES FOR ACCESSORY USES 112 UNITS + (.50)*17 SPACES = 121 SPACES
BUILDING PARKING PROVIDED:	GARAGE: 49 AT GRADE: 72 TOTAL: 121
IMPERVIOUS AREA:	55,064 S.F.
LANDSCAPE AREA REQUIRED:	15% OF TOTAL SITE
LANDSCAPE AREA PROVIDED:	55,064 S.F. (1.26 AC. = 45% OF SITE)

1 SITE PHOTOMETRIC
SCALE: 1" = 25'

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Mechanical, Electrical & Plumbing Systems Consultant
4215 GROVE AVE GURNEE, IL 60031
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45 FM 3356 VAN ALSTYNE, TX 75495
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SITE PHOTOMETRIC PLAN
SP2018-029

PM1

D	AM TK PW	C	SA
		C N	TX16015

1 SOUTHEAST (FRONT/STREET) EXTERIOR ELEVATION

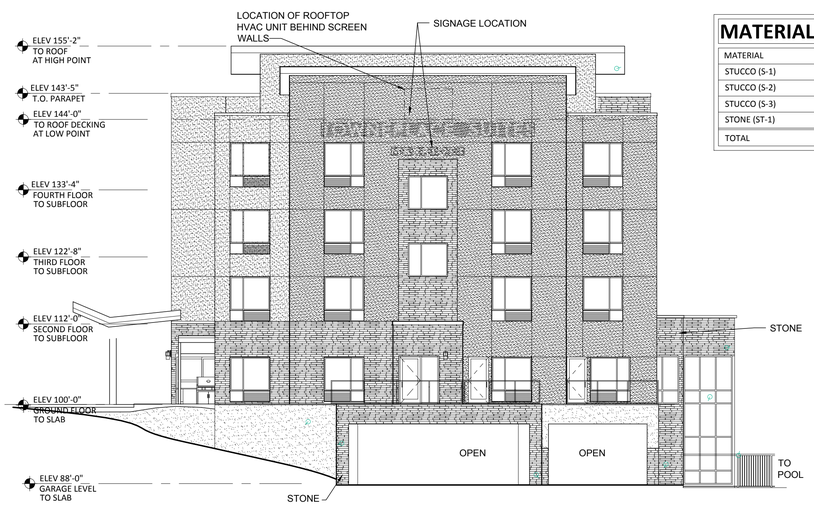
0 10'-8" 21'-4" 32'-0"

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

2 NORTHWEST (REAR) EXTERIOR ELEVATION

0 10'-8" 21'-4" 32'-0"

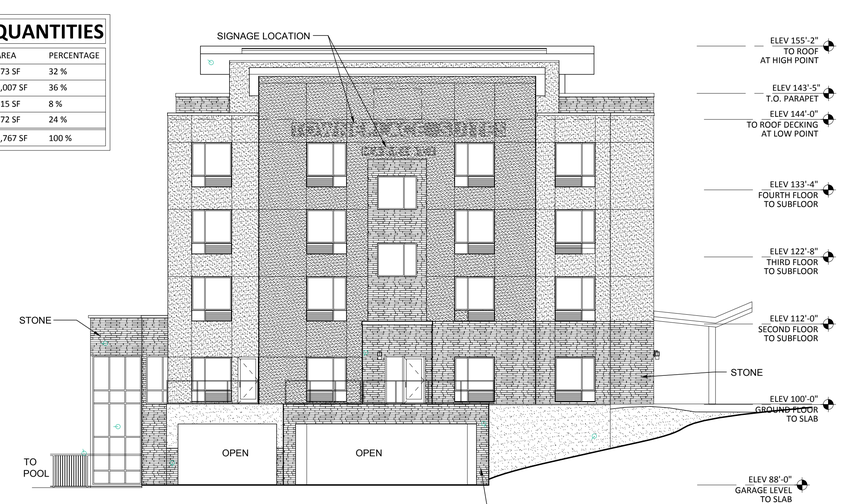
SCALE: 3/32"=1'-0"



3 NORTHWEST (RIGHT SIDE) EXTERIOR ELEVATION

0 10'-8" 21'-4" 32'-0"

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



4 SOUTHWEST (LEFT SIDE) EXTERIOR ELEVATION

0 10'-8" 21'-4" 32'-0"

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

MATERIAL QUANTITIES

MATERIAL	AREA	PERCENTAGE
STUCCO (S-1)	3,690 SF	45 %
STUCCO (S-2)	1,924 SF	24 %
STONE (ST-1)	2,545 SF	31 %
TOTAL	8,159 SF	100 %

MATERIAL QUANTITIES

MATERIAL	AREA	PERCENTAGE
STUCCO (S-1)	5,288 SF	48 %
STUCCO (S-2)	2,504 SF	23 %
STUCCO (S-3)	985 SF	8 %
STONE (ST-1)	2,301 SF	21 %
TOTAL	11,078 SF	100 %

MATERIAL QUANTITIES

MATERIAL	AREA	PERCENTAGE
STUCCO (S-1)	873 SF	32 %
STUCCO (S-2)	1,007 SF	36 %
STUCCO (S-3)	215 SF	8 %
STONE (ST-1)	672 SF	24 %
TOTAL	2,767 SF	100 %

MATERIAL QUANTITIES

MATERIAL	AREA	PERCENTAGE
STUCCO (S-1)	871 SF	31 %
STUCCO (S-2)	1,045 SF	36 %
STUCCO (S-3)	350 SF	12 %
STONE (ST-1)	615 SF	21 %
TOTAL	2,881 SF	100 %

DESIGN ELEMENTS

BUILDINGS OVER 50,000 SQUARE FEET MUST INCLUDE A MINIMUM OF SIX OF THE REFERENCED ARCHITECTURAL ELEMENTS:

- ■ CANOPIES, AWNINGS, OR PORTICOS;
- ■ RECESSES/PROJECTIONS;
- □ ARCADES;
- □ PEAKED ROOF FORMS;
- □ ARCHES;
- ■ OUTDOOR PATIOS;
- □ DISPLAY WINDOWS;
- □ ARCHITECTURAL DETAILS (SUCH AS TILE WORK AND MOLDINGS) INTEGRATED INTO THE BUILDING FACADE;
- ■ ARTICULATED GROUND FLOOR LEVELS OR BASE;
- □ ARTICULATED CORNICE LINE;
- ■ INTEGRATED PLANTERS OR WING WALLS THAT INCORPORATE LANDSCAPE AND SITTING AREAS;
- ■ OFFSETS, REVEALS OR PROJECTING RIB USED TO EXPRESS ARCHITECTURAL OR STRUCTURAL BAYS;
- ■ VARIED ROOF HEIGHTS;

7 TOTAL

EXTERIOR MATERIAL LEGEND

STUCCO (S-1)
3 COAT STUCCO
COLOR: SHOJI WHITE – SHERWIN WILLIAMS 7042

STUCCO (S-2)
3 COAT STUCCO
COLOR: ARGOS – SHERWIN WILLIAMS 7065

STUCCO (S-3)
2 COAT STUCCO
COLOR: CUSTOM TO MATCH STONE

STONE (S-1)
COLOR: SLATE

ALL COPING: ALUMINUM - COLOR: CLEAR ANODIZED

ALL SOFFITS: ALUM. COMP. PANEL TO MATCH CLR. ANOD. FINISH

SINGLE PLY ROOFING MEMBRANE (R-1)
SINGLE-PLY ROOF MEMBRANE
COLOR: WHITE

METAL ROOF DECKING (R-2)
STANDING SEAM
COLOR: KYNAR FINISH TO MATCH CLEAR ANODIZED ALUM.

PAINT (PT-1): COLOR: APOLIC BSX SILVER 4-4BSX-G50 TO MATCH CLEAR ANODIZED

STUCCO (S-3): PAINT TO MATCH ADJACENT WALL COLOR

RAILINGS (RL-1): ALUMINUM - COLOR: CLEAR ANODIZED

CLEAR GLASS (GL-1)

ARCHITECT

KILLIAN
STUDIO OF ARCHITECTURE

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CONTACT: ADAM HARRIS, PE

TOWNEPLACE SUITES® BY MARRIOTT

PROJECT

TOWNEPLACE SUITES BY MARRIOTT ROCKWALL, TEXAS

PROJECT ADDRESS

908 E. INTERSTATE 30
ROCKWALL, TEXAS 75087

REV.	DATE	ISSUE
-	08.31.18	SCHEM. DESIGN REVIEW
-	09.14.18	SITE PLAN SUBMITTAL
-	10.02.18	CITY RESUBMITTAL
-	10.24.18	CITY RESUBMITTAL
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

SP2018-029
ROCKWALL SITE PLAN REFERENCE

2018.101
PROJECT NUMBER

EXTERIOR ELEVATIONS

A4.01
SHEET NUMBER

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TEAK DEVELOPMENT

ROCKWALL **TOWNEPLACE SUITES** _ SOUTHEAST (FRONT | STREET) **ELEVATION** RENDERING

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

SCALE _ **1/16" = 1'-0"** @ 22"x34" FORMAT

0 16 32 64

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TEAK DEVELOPMENT

ROCKWALL **TOWNEPLACE SUITES**
NORTHWEST (REAR) **ELEVATION** RENDERING

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SCALE _ **1/16" = 1'-0"** @ 22"x34" FORMAT

0 16 32 64

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DALLAS, TX 75231

ELEVATION COMPARISON TABLE

MARRIOTT FINISHED FLOOR – 562.00
MARRIOTT FOURTH FLOOR – 590.58
TENNIS COURT ELEV. – ±518.00

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SP 2018-029
NOT FOR CONSTRUCTION

Revision	Date	Description

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~ Civil Engineer ~
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Texas Registered Engineering Firm F-7449

TOWNEPLACE
SUITES
MARRIOTT

908 E. INTERSTATE 30
ROCKWALL, TX 75087

Drawn By:	Checked By:
F.C. CUNY	F.C. CUNY
Date: 09/14/2018	Project No.: –

Sheet Title:
Aerial Exhibit

Scale:	Sheet No.:
1"=40'	1 of 1

"TENNIS
COURTS"
FOR SCHOOL
USE ONLY

CITY OF ROCKWALL
CITY COUNCIL MEMO

AGENDA DATE: 11/05/2018

APPLICANT: Cameron Slown; *FC Cuny Corporation*

AGENDA ITEM: **SP2018-029**; Marriott Towneplace Suites

SUMMARY:

Discuss and consider a request by Cameron Slown of FC Cuny Corporation on behalf of Tom Kirkland of TEKMAK Development Company for the approval of a variance to the cementitious material requirements in conjunction with a site plan for a residence hotel on a 2.8-acre tract of land being a portion of a larger 8.613-acre tract of land Tract 4 of the J. D. McFarland Survey, Abstract No. 145, and Lot 1, Block B, Goldencrest Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, situated north of the intersection of Greencrest Boulevard and the IH-30 Frontage Road, and take any action necessary.

PURPOSE AND BACKGROUND:

The applicant is requesting a variance to the cementitious materials requirements associated with an approved sited plan for an ~ 16,210 SF residence hotel on the subject property. On February 6, 2017, the City Council approved a Specific Use Permit (SUP) [*Ordinance No. 17-07*] allowing a residence hotel on the subject property. The proposed residence hotel will be situated on a 2.8-acre portion of a larger 8.613-acre tract of land (*i.e. a portion of Tract 4 of the J. D. McFarland Survey, Abstract No. 145, and Lot 1, Block B, Goldencrest Addition*). The proposed residence hotel will be situated behind an existing restaurant (*i.e. Texas Roadhouse*). The residence hotel will be four (4) stories (*i.e. 49-feet high*), approximately 16,210 SF, and have 112 units with kitchen facilities. The hotel will be accessible from IH-30 via a mutual access easement and the main driveway located on Greencrest Boulevard. The hotel will utilize underground parking as well as surface parking. The subject property is zoned Commercial (C) District and situated within the IH-30 Overlay (IH-30 OV) District.

VARIANCE:

Based on the applicant's submittal, staff has identified the following variance:

1) IH-30 Overlay (IH-30 OV) District Standards

   a. *Cementitious Material.* According to Subsection 6.6C.1, *Masonry Requirements*, of Section 6.6, *IH-30 Overlay (IH-30 OV) District,* of Article V, *District Development Standards*, of the Unified Development Code (UDC), cementitious materials (*i.e. stucco*) shall be limited to 50% of each building façade. In this case, the applicant is proposing to utilize between 69% to 79% stucco on each building façade. This variance will require a ¾ majority vote of the City Council members present to be approved.

ARCHITECTURAL REVIEW BOARD

On September 25, 2018 the Architectural Review Board (ARB) reviewed the proposed building elevations and requested 20% natural stone in-lieu of brick on each façade.

Additionally, the Architectural Review Board (ARB) requested that the applicant utilize 3-part stucco in-lieu of EIFS.

On October 9, 2018, the Architectural Review Board (ARB) reviewed the revised building elevations. The applicant proposed cultured stone on all facades; however, the rear façade only utilized 13%. Additionally, the applicant proposed a secondary material that exceeded the 10% maximum as well as stucco that exceeded the maximum of 50% on all facades. The Architectural Review Board (ARB) requested additional revisions from the applicant and made a motion to postpone action on the site plan to allow the Architectural Review Board (ARB) to review the revisions. This motion passed by a vote of 6-0 with Board Member Meyrat absent.

On October 30, 2018, the Architectural Review Board (ARB) reviewed the revised building elevations. The applicant's revisions eliminated the secondary materials, and utilized at least 20% natural stone on all facades. The Architectural Review Board's (ARB's) motion to recommend approval of the variance to the cementitious materials passed by a vote of 4-0 with Board Members Meyrat, Wacker, and Neill absent.

RECOMMENDATIONS:

If the City Council chooses to approve the applicant's request then staff would recommend the following conditions of approval:

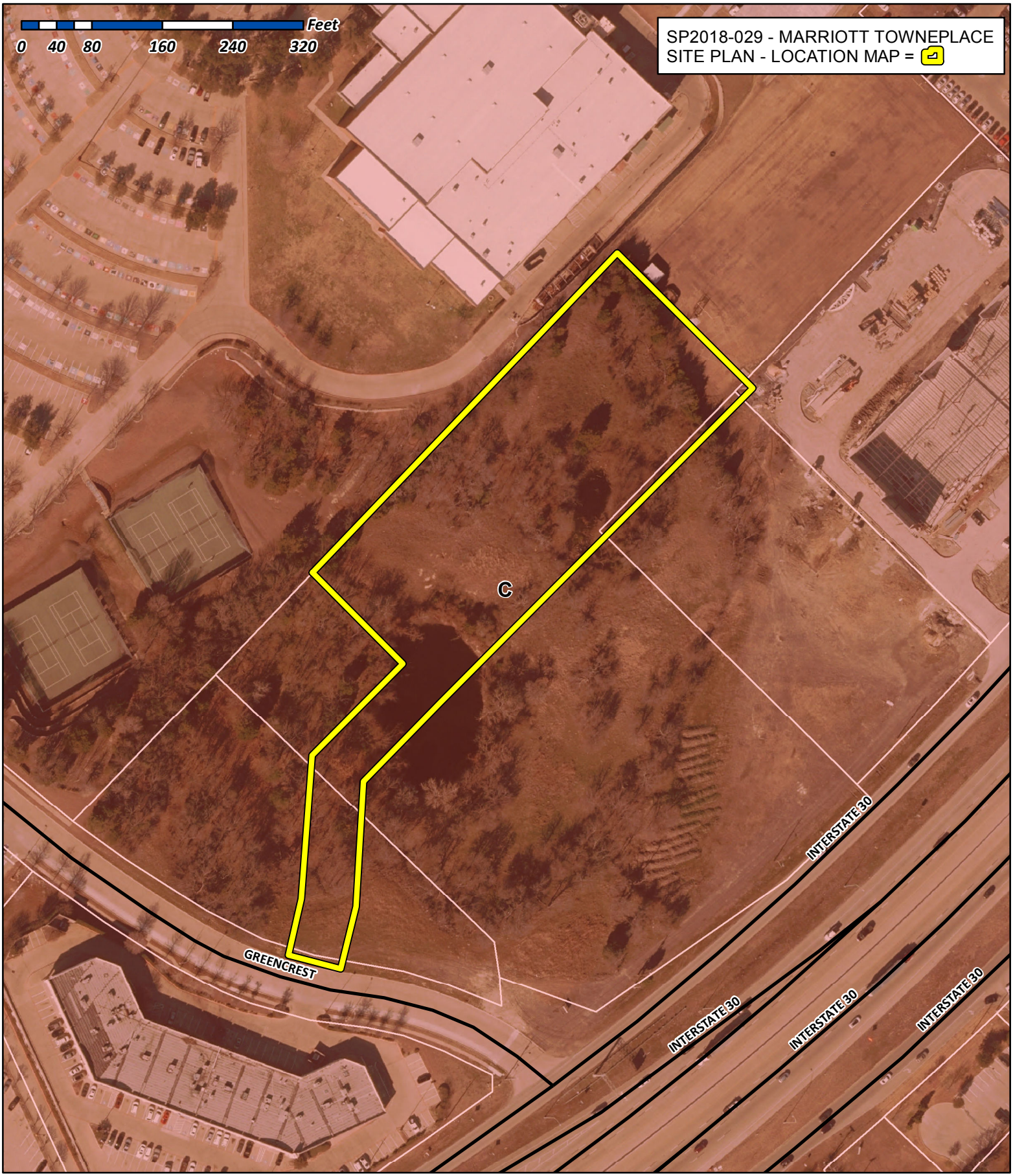
1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) Any construction or building necessary to complete this *Site Plan* request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On October 9, 2018, the Planning and Zoning Commission's motion to postpone action on the site plan passed by a vote of 6-0 with Commissioner Fishman absent,

On October 30, 2018, the Planning and Zoning Commission's motion to approve the site plan and to recommend approval of the variance to the cementitious materials requirements passed by a vote of 6-0 with Commissioner Lyons absent.



City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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TEKMAK
DEVELOPMENT

September 13, 2018

Ryan Miller
Director of Planning & Zoning
City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

Variance Request

Greencrest TPS Hotel, LP dba TownePlace Suites Marriott ("Hotel") files this variance request from certain architectural standards set forth in detail in the attached ***Exhibit A***.

Specifically, the Hotel requests relief from the 90% exterior masonry requirements described in the architectural standards. In support of this request the Hotel provides the below information:

1. **The Hotel is not located on a public street and has limited visibility**. The Hotel is on an interior lot as depicted on ***Exhibit B.*** The Hotel lot is 505 feet from the IH30 Frontage Road and 607 feet from Greencrest Blvd. Access to the Hotel will be via a private road. The Hotel lot is considerably below the existing grades of the surrounding building. Specifically, the finished floor elevation of the Texas Roadhouse is 571.50 and the finished floor elevation of the Hotel will be 550. As a result, the exterior materials of the Hotel will have little to no visibility to public traffic.

2. The prototypical TownePlace Suites Marriott design does not have any masonry specified. The prototypical exterior materials consist of a combination of cementitious board (Hardie type) and EIFs. (***see bottom of Exhibit C***). **However**, the Hotel intends to dramatically upscale the exterior look of its TownePlace Suites to include brick masonry covering approximately 26% of its exterior surface. (***see Exhibit D***). The remaining exterior surface will be the identical EIFs product used on the exterior of the Springhill Suites Marriott at The Harbor. (***see top and middle of Exhibit C***).

3. The Hotel site is a challenge given its below street grade location and will be costly to develop. As a result, the Hotel will have covered below grade parking, making it one of just a handful of TownePlace Suites Marriott hotels in the U.S. with this feature. The Hotel

10000 North Central Expressway, Suite 400 • Dallas, TX 75231 • T 214.890.9225 • F 214.890.1355
www.tekmakdevelopment.com

will add significant property tax value to the City of Rockwall's tax roles by turning a developmentally challenged lot into valuable property.

4. The Hotel's interior design will be upscale and above Marriott standards for a prototypical TownePlace Suites, very similar to the interior design upgrades contained in the Springhill Suites Marriott at The Harbor. (***see Exhibit C***)

Based upon these factors, the Hotel requests the City of Rockwall grant this variance request.

Greencrest TPS Hotel, LP.

By: TPS Tradition, LLC.

BY: _____
Thomas E. Kirkland
Managing Member

C. *Architectural standards.*

1. Masonry requirements. Each exterior wall shall consist of 90 percent masonry materials, excluding doors and windows, as defined in article XII, Definitions, excluding cast stone and cultured stone, on walls which are visible from a public street or open space, including a minimum of 20 percent natural or quarried stone.

   a. Primary exterior materials shall include natural or quarried stone, brick, glass block or glass, tile, cast metal and custom concrete masonry units. The use of other cementaceous products (e.g. stucco, Hardy Plank, or other similar materials approved by the building official) shall be limited to 50 percent of the building's exterior finishes where it is deemed important as a design feature and where it will be applied under the highest standards for quality and durability. However, stucco may not be located in the first four feet above grade on a facade visible from a street or public area. Each elevation's masonry requirement shall incorporate accent bricks or stones. As the term is used, an "accent brick or stone" is one that provides a contrast by color, shape, size, and/or texture to the field of primary bricks or stones in an elevation. Additionally, the Planning and Zoning Commission may consider the use of high quality manufactured or cultured stone if the following standards of manufacturing and warranty apply to the product;

   ☑ That the manufacturing molds should be made from actual stones and each piece should complement each other having the right shape, texture, size and detail of natural stone;

   ☑ That the overtones of color should be integrated into the stone during the molding process, while the base color of the stone is blended entirely throughout;

   ☑ That highly skilled artisans should be utilized to hand paint each piece in order to give each stone depth and variation of color;

   ☑ That the use of the highest quality synthetic mineral oxides should be used to infuse the surface with rich, authentic tones; and

   ☑ That the manufactured stone product shall have a minimum warranty of 75 years.

b. Secondary materials used on the facade of a building are those that comprise less than ten percent of an elevation area. Permitted secondary materials are all primary materials, aluminum or other metal, EIFS, cast stone, cultured stone or other materials as approved by the director of planning or his designee.

EXHIBIT A

INTERSTATE HIGHWAY 30
(FRONTAGE ROAD)
GREENCREST BLVD
TEXAS ROADHOUSE
7,163 sf
± 1.90 ACRES
195 SP TOTAL PARKING
60.00
50.00

EXHIBIT B

ROCKWALL **SPRINGHILL SUITES**

EXTERIOR MATERIALS: MASONRY BASE & EIFS with DRAINAGE SYSTEM

PROTOTYPE **TOWNEPLACE SUITES**

EXTERIOR MATERIALS: 100% CEMENTITIOUS SIDING & EIFS

TEKMAK DEVELOPMENT _ ROCKWALL **TOWNEPLACE SUITES** _ PROTOTYPE & ROCKWALL SPRINGHILL SUITES

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EXHIBIT C

NOTES BY SYMBOL

1. 8" WATER STUB
2. 2" DOM. WATER METER AND BACKFLOW
3. 1" IRRIGATION WATER METER AND BACKFLOW
4. 6" FIRE LINE
5. FIRE HYDRANT W/IN 20' UTILITY EASEMENT
6. 8" SANITARY SEWER STUB
7. 4' DIA. SANITARY SEWER MANHOLE
8. STORM DRAIN
9. WHEEL STOP (TYP.)
10. CONNECTION TO EX. STORM (TEXAS ROADHOUSE DETENTION)
11. GREASE/OIL SEPARATOR DRAIN
12. SWIMMING POOL AREA W/ BRICK AND WROUGHT IRON PERIMETER FENCING
13. 5' WIDE SIDEWALK
14. RETAINING WALL

FIRE LANE (6" THICK CONCRETE)

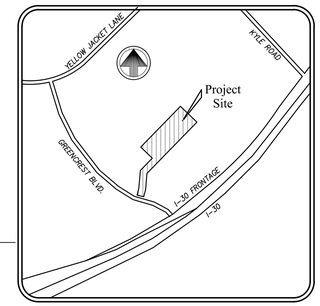
NOTE: NO TREES WITHIN 5 FEET OF PUBLIC UTILITIES

40 20 0 40 80

1" = 40'

ROCKWALL HIGH SCHOOL SITE

ROCKWALL HIGH SCHOOL BUILDING



LOCATION MAP

N 44°03'45" E 615.64'

N 44°27'55" E 273.93'

80.73

PRECAST MODULAR RETAINING WALL

8' TALL TRASH ENCLOSURE AREA. ENCLOSURE MATERIAL TO MATCH BUILDING

56.25

65.95

R 1493.00'
Δ 7°12'39"
L 187.90'
CB N 55°47'35" W
CL 187.77'

PROPOSED DETENTION POND ESMT.

GARAGE FFE: 550.00
1ST FLOOR EL: 562.00

TOWNEPLACE SUITES MARRIOTT

271.20

24" RCP (PRIVATE)

18" RCP (PRIVATE)

6" FIRE LINE

2" CORE LINE

FIRE LANE

8" SEWER (PUBLIC)

8" WATER (PUBLIC)

8" SEWER (PRIVATE)

8" WATER (PRIVATE)

R44.00 R20.00 R54.00 R30.00 R40.00 R25.00

S 45°58'35" E 200.81'

EX. 4' DIA. SEWER MANHOLE

20' SAN. SEWER EASEMENT

R 415.00'
Δ 23°57'39"
L 173.55'
CB N 71°09'06" E
CL 172.29'

20' WATER LINE EASEMENT

30' FIRE LANE, ACCESS, DRAINAGE AND UTILITY ESMT.

S 44°12'34" W 235.61'

24' FIRE LANE, ACCESS, DRAINAGE AND UTILITY ESMT.

TEXAS ROADHOUSE SITE

30' VISIBILITY EASEMENT

20' SAN. SEWER EASEMENT

R 485.00'
Δ 20°36'28"
L 174.44'
CB N 73°10'49" W
CL 173.50'

EX. 16" WATER

GREENCREST BOULEVARD (CALLED 70' R.O.W.)

S 03°35'31" E 25.55'

N 66°18'52" W 111.27'

R 3719.71'
Δ 6°19'48"
L 410.94'
CB S 48°33'37" W
CL 410.74'

EX. 15' UTILITY ESMT.

EX. 12" WATER

20' WATER LINE EASEMENT

S 45°25'18" E 410.65'

INTERSTATE 30
(CALLED 300' R.O.W.)
VOLUME 59, PAGE 226
D.R.R.C.T.

323.46

SITE INFORMATION

LAND AREA:	2.80 ACRES (122,169 S.F.)
CURRENT ZONING:	C & I-30 OVERLAY
EXISTING USE:	UNUSED
PROPOSED USE:	HOTEL
BUILDING AREA:	16,210 S.F.
BUILDING HEIGHT:	49' (4 STORIES)
BUILDING TO LOT COVERAGE:	16,210/122,169=.133--> 13.3%
BUILDING REQUIRED PARKING:	HOTEL: 1/UNIT+50% OF REQ'D SPACES FOR ACCESSORY USES 112 UNITS + (.50)*17 SPACES = 121 SPACES
BUILDING PARKING PROVIDED:	GARAGE: 49 AT GRADE: 72 TOTAL:121
IMPERVIOUS AREA:	55,064 S.F.
LANDSCAPE AREA REQUIRED:	15% OF TOTAL SITE
LANDSCAPE AREA PROVIDED:	55,064 S.F. (1.26 AC. = 45% OF SITE)

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SP 2018-029

NOT FOR CONSTRUCTION

Revision	Date	Description

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~ Civil Engineer ~
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Texas Registered Engineering Firm F-7449

TOWNEPLACE SUITES MARRIOTT

908 E. INTERSTATE 30
ROCKWALL, TX 75087

Drawn By:	Checked By:
F.C. CUNY	F.C. CUNY
Date: 09/14/2018	Project No.: -

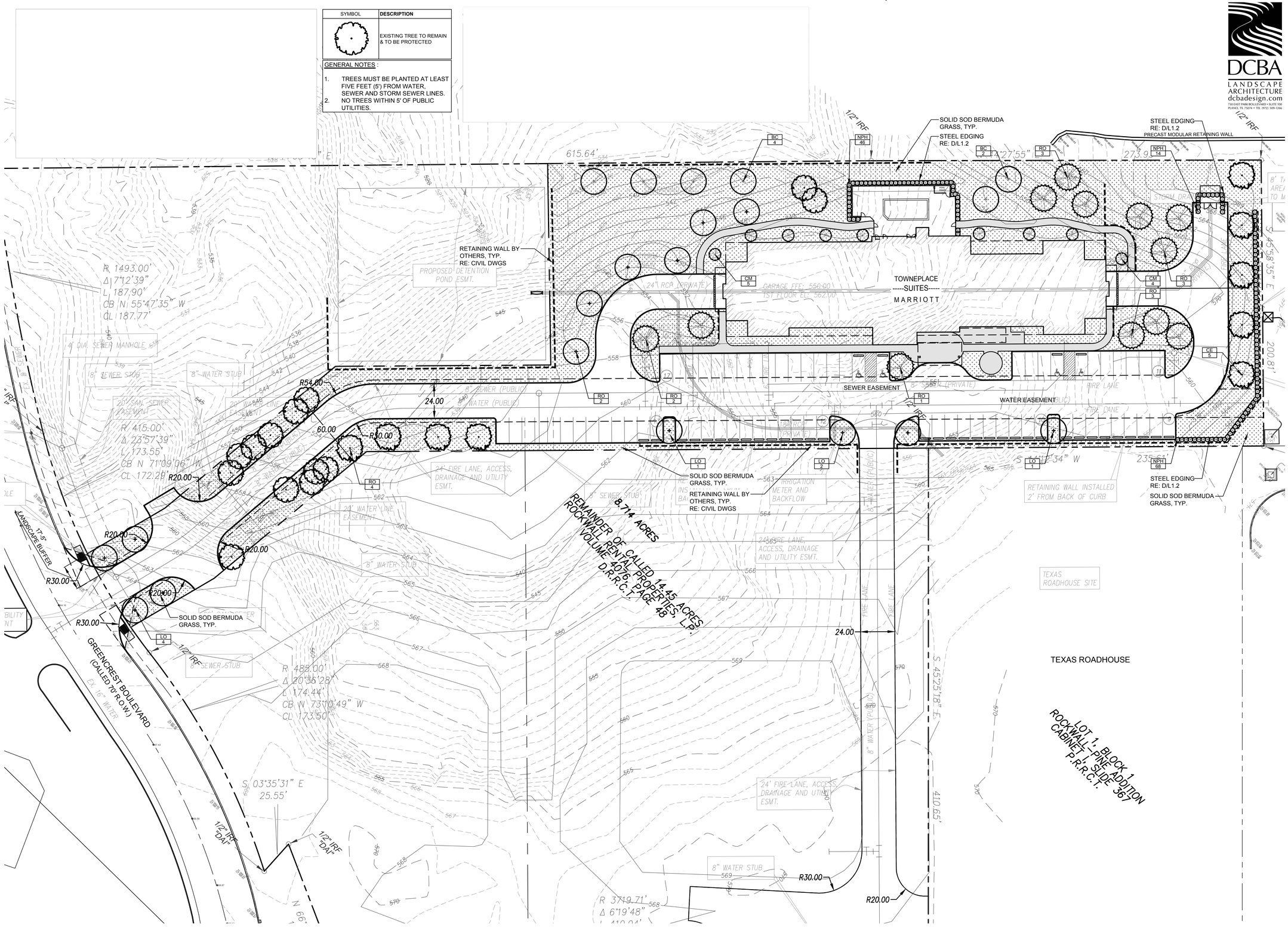
Sheet Title: Site Plan

Scale:	Sheet No.:
1"=40'	1 of 1

SYMBOL	DESCRIPTION
	EXISTING TREE TO REMAIN & TO BE PROTECTED

GENERAL NOTES :

1. TREES MUST BE PLANTED AT LEAST FIVE FEET (5') FROM WATER, SEWER AND STORM SEWER LINES.
2. NO TREES WITHIN 5' OF PUBLIC UTILITIES.



A LANDSCAPE PLAN
SCALE: 1" = 30'-0" PLAN VIEW

0 15 30 60
(FEET)
1 inch = 30 ft.

DCBA
LANDSCAPE ARCHITECTURE
dcbadesign.com
TWO EAST PARK BOULEVARD • SUITE 500
PLANO, TX 75074 • TEL (972) 509-1266

ARCHITECT

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CONTACT: ADAM HARRIS, PE

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PROJECT

TOWNEPLACE SUITES BY MARRIOTT ROCKWALL, TEXAS

PROJECT ADDRESS

I-30 HIGHWAY
ROCKWALL, TEXAS

REV.	DATE	ISSUE
-	08.31.18	SCHEM. DESIGN REVIEW
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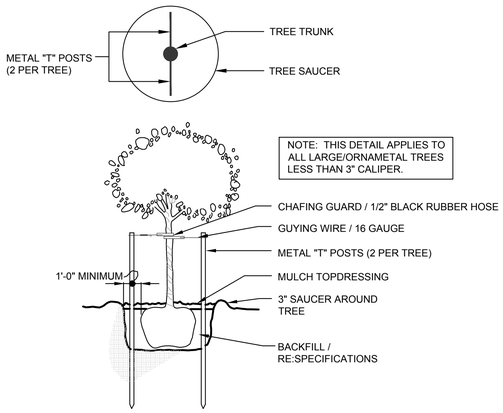
-	10.02.18	SITE PLAN RE-SUBMITTAL
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

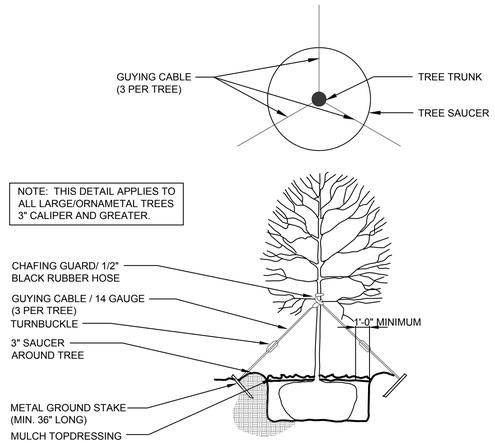
2018.101
PROJECT NUMBER

LANDSCAPE PLAN

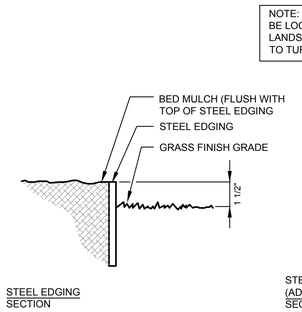
L1.1
SHEET NUMBER
SP2018-029



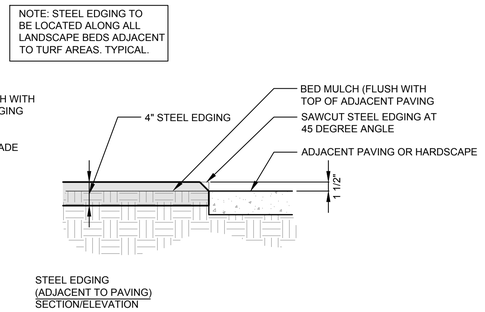
B TREE STAKING DETAIL
SCALE: N.T.S. SECTION/ELEVATION



A TREE GUYING DETAIL
SCALE: N.T.S. SECTION/ELEVATION

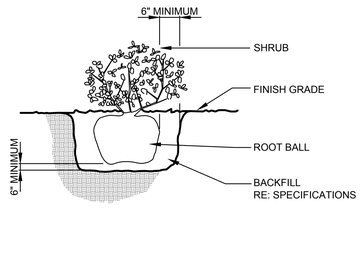


STEEL EDGING
SECTION



STEEL EDGING
(ADJACENT TO PAVING)
SECTION/ELEVATION

D STEEL EDGING
SCALE: N.T.S. SECTION/ELEVATION



C SHRUB PLANTING DETAIL
SCALE: N.T.S. SECTION/ELEVATION

PLANT LIST

KEY	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
LO	14	LIVE OAK	*Quercus virginiana*	100 gallon; minimum 4" caliper x 15' height x 6' spread	Container-grown; full head; matched. Cherry Lake Tree Farm or approved equal.
RO	12	SHUMARD RED OAK	*Quercus shumardii*	100 gallon; minimum 4" caliper x 15' height x 6' spread.	Container-grown; full head; matched. Cherry Lake Tree Farm or approved equal.
CE	9	CEDAR ELM	*Ulmus crassifolia*	100 gallon; minimum 4" caliper x 16' height x 7' spread	Container-grown; full head; matched.
BC	6	BALD CYPRESS	*Taxodium distichum*	65 gallon; minimum 4" caliper x 12' height x 6' spread.	Container-grown; full head; clear trunk.
CM	9	'MUSKOGEE' CRAPE MYRTLE	*Lagerstroemia indica 'Muskogee'*	30 gallon; minimum 7' height x 3' spread; single-trunk.	Container grown; full; multi-trunk.
NPH	128	NEEDLE POINT HOLLY	*Ilex comuta 'Needlepoint'*	7 gallon; minimum 36" height and 30" spread	Full-to-ground; plant 36" o.c.

LANDSCAPE GENERAL NOTES :

1. QUANTITIES SHOWN ON PLANT LIST ARE LANDSCAPE ARCHITECT'S ESTIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO BIDDING. CONTRACTOR SHALL BE RESPONSIBLE FOR BIDDING AND PROVIDING QUANTITY OF PLANT REQUIRED AT SPACING DESIGNATED FOR BED SIZES AND CONFIGURATIONS SHOWN ON PLANS REGARDLESS OF QUANTITIES DESIGNATED ON PLANT LIST.
2. ALL SIZE REQUIREMENT AND CONTAINER SIZES FOR PLANT MATERIALS SHOWN ON THE PLANT LIST MUST BE MET AS MINIMUM. IF ANY SPECIFIC REQUIREMENT CANNOT BE MET (I.E., IF A 100 GALLON TREE CANNOT MEET THE SPECIFIED CALIPER REQUIREMENT), THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT PRIOR TO BIDDING. THE CONTAINER SIZE MUST BE MET REGARDLESS WHETHER THE SPECIFIED SIZES CAN BE REACHED WITH A SMALLER SIZE CONTAINER.
3. ALL LANDSCAPING WILL BE WATERED BY AN AUTOMATIC UNDERGROUND WATERING SYSTEM.
4. THE CONTRACTOR SHALL VERIFY WATER RESTRICTIONS WITHIN THE CITY OF ROCKWALL AT TIME OF PLANTING. SHOULD WATER RESTRICTIONS NOT ALLOW HYDRO-MULCH, HYDRO-SEEDING, OR SPRIGGING (STAGE 3 AND STAGE 4 WATER RESTRICTIONS), AN APPROVED ALTERNATIVE FOR GRASSING SHALL BE INSTALLED.

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KENNETH R. KILLIAN, AIA
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CONTACT: ADAM HARRIS, PE

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PROJECT
TOWNEPLACE SUITES BY MARRIOTT ROCKWALL, TEXAS

PROJECT ADDRESS
I-30 HIGHWAY
ROCKWALL, TEXAS

REV.	DATE	ISSUE
-	08.31.18	SCHEM. DESIGN REVIEW
-	09.14.18	SITE PLAN SUBMITTAL
-	10.02.18	SITE PLAN RE-SUBMITTAL
-	-	-
-	-	-
-	-	-
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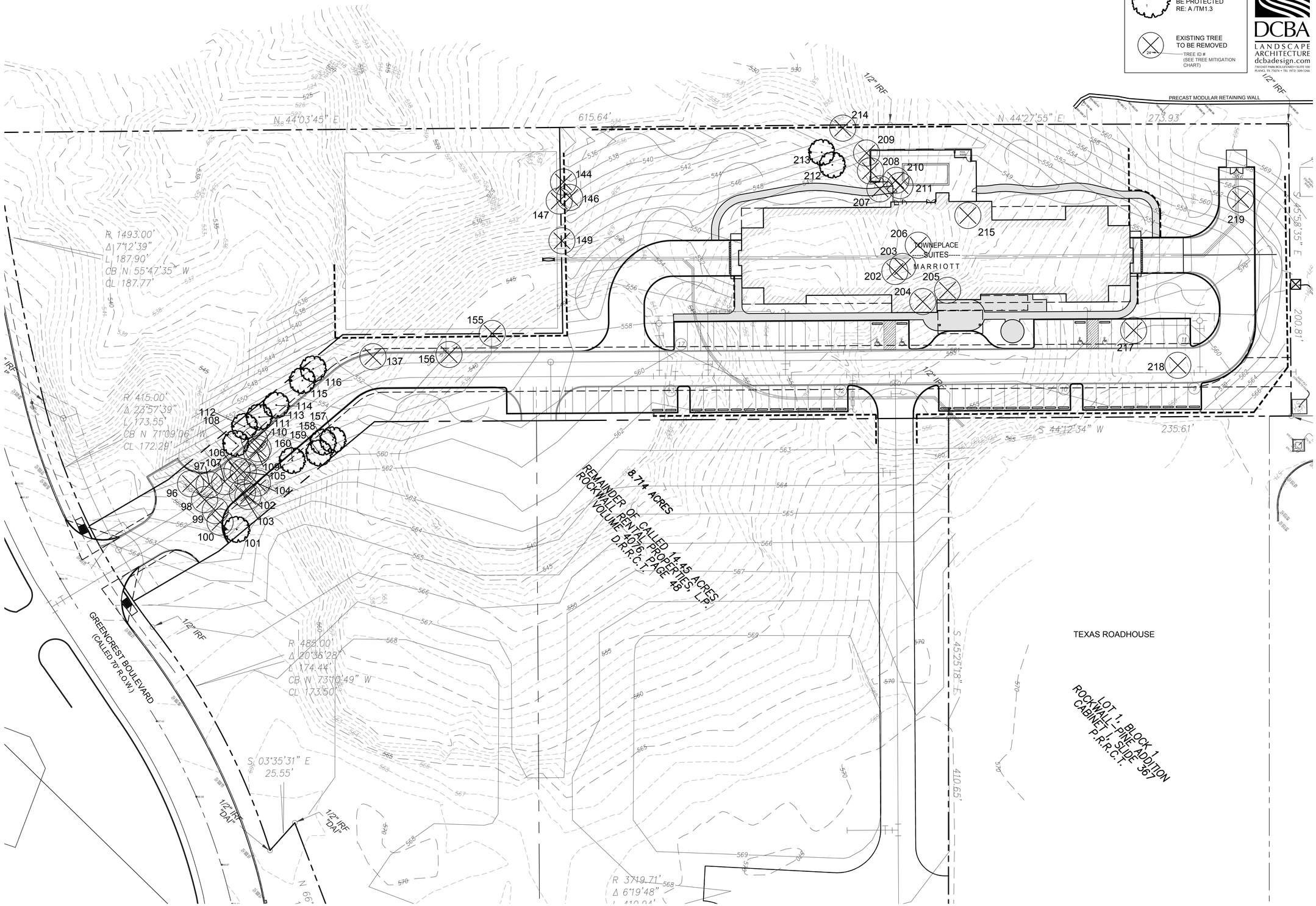
2018.101
PROJECT NUMBER

LANDSCAPE DETAILS & NOTES

L1.2
SHEET NUMBER

SP2018-029



A **TREE PRESERVATION PLAN**
SCALE: 1" = 30'-0" **PLAN VIEW**

0 15 30 60
(FEET)
1 inch = 30 ft.

ARCHITECT

KILLIAN
STUDIO OF ARCHITECTURE

KEN KILLIAN STUDIO OF ARCHITECTURE
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-	-	-
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2018.101
PROJECT NUMBER

TREE PRESERVATION PLAN

TM1.1
SHEET NUMBER

SP2018-029

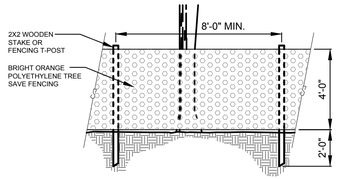
TREE PROTECTION:

A. PRIOR TO CONSTRUCTION, ALL PROTECTED TREES AS SHOWN ON THE DEMOLITION PLANS SHALL BE CLEARLY MARKED WITH A BARRIER CONSISTING OF A 4' BARRICADE FENCE OR APPROVED EQUIVALENT TO PROTECT THE AREA UNDER THE CANOPY OF DRIP LINE OF ANY PROTECTED TREE OR GROUP OF PROTECTED TREES.

B. DURING CONSTRUCTION, THE BUILDER SHALL PROHIBIT THE CLEANING OF EQUIPMENT OR STORAGE OF MATERIALS AND THE DISPOSAL OF ANY WASTE MATERIAL, INCLUDING, BUT NOT LIMITED TO, PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, ETC., UNDER THE CANOPY OR DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.

C. NO ATTACHMENTS OR WIRES OF ANY KIND, OTHER THAN THOSE OF A PROTECTIVE NATURE, SHALL BE ATTACHED TO ANY PROTECTED TREE.

D. IN ADDITION, CONTRACTOR WILL BE RESPONSIBLE FOR ANY PROTECTED TREE WHICH DIES OR IS DAMAGED DUE TO CONTRACTOR NEGLECT. VALUE OF DEAD AND/OR DAMAGED PROTECTED TREE SHALL BE DETERMINED USING THE "GUIDE FOR PLANT APPRAISAL" PREPARED UNDER CONTRACT BY THE COUNCIL OF TREE AND LANDSCAPE APPRAISERS AND EDITED, PUBLISHED AND COPYRIGHTED BY THE INTERNATIONAL SOCIETY OF ARBORCULTURE, NINTH EDITION, 2000.



A TREE PROTECTION
SCALE: N.T.S. SECTION

TREE PRESERVATION NOTES: (SEE ARTICLE IX SECTION 5)
THE TREE MITIGATION REQUIREMENTS SHALL APPLY FOR ALL PROPERTIES THAT DO NOT FALL UNDER THE EXEMPTIONS LISTED IN SECTION 1.3, EXEMPTIONS, OF THIS ARTICLE. IN ADDITION, IF A TREESCAPE PLAN OR TREE REMOVAL PERMIT ALLOWS FOR THE REMOVAL OF A PROTECTED OR FEATURE TREE(S), THE APPLICANT AND/OR PROPERTY OWNER SHALL ACCOUNT FOR THE NUMBER OF INCHES OF TREE BEING REMOVED USING THE FOLLOWING CRITERIA:

1. PRIMARY PROTECTED TREES:
PRIMARY PROTECTED TREES MEASURING FOUR INCHES THROUGH 25 INCHES DBH SHALL BE REPLACED ON AN INCH-FOR-INCH BASIS (I.E. THE TOTAL NUMBER OF CALIPER INCHES OF TREE BEING REPLACED SHALL EQUAL THE TOTAL NUMBER OF CALIPER INCHES BEING REMOVED).

2. SECONDARY PROTECTED TREES:
HACKBERRY AND CEDAR TREES MEASURING 11 INCHES THROUGH 25 INCHES DBH SHALL BE REPLACED WITH A HALF-INCH FOR EVERY INCH REMOVED (I.E. THE TOTAL NUMBER OF CALIPER INCHES OF TREE REQUIRED TO BE REPLACED SHALL BE HALF (½) OF THE INCHES BEING REMOVED).

3. FEATURED TREES:
FEATURED TREES (I.E. ALL TREES GREATER THAN 25 INCHES) SHALL BE REPLACED WITH TWICE THE NUMBER OF INCHES BEING REMOVED (I.E. THE TOTAL NUMBER OF CALIPER INCHES OF TREE BEING REPLACED SHALL BE TWICE THE NUMBER OF CALIPER INCHES BEING REMOVED).

4. NON-PROTECTED TREE:
NO MITIGATION WILL BE REQUIRED FOR THE REMOVAL OF ANY TREE THAT IS LESS THAN FOUR INCHES DBH OR LESS THAN 11 INCHES DBH FOR HACKBERRY AND CEDAR TREES. IN ADDITION, NO MITIGATION SHALL BE REQUIRED FOR THE REMOVAL OF BOIS D'ARC, WILLOW, COTTONWOOD, LOCUST AND CHINABERRY TREES.

5. EXEMPTION: (SEE ARTICLE IX SECTION 1.3 - TREE PRESERVATION)
UTILITY COMPANIES, UTILITY SERVICE AND OR DISTRIBUTION/TRANSMISSION LINES. UTILITY COMPANIES SHALL NOT BE SUBJECT TO THE TREE PROTECTION OR REPLACEMENT REQUIREMENTS IN THIS ARTICLE WHEN ESTABLISHING DISTRIBUTION AND TRANSMISSION LINES. WHEN ESTABLISHING NEW UTILITY SERVICE, SERVICES SHOULD BE ROUTED BETWEEN THE SERVICE POLE OR TRANSMISSION AND DISTRIBUTION LINES AND THE BUILDING BEING SERVED IN A MANNER THAT DOES NOT REQUIRE THE REMOVAL OF A PROTECTED OR FEATURE TREE. ALL RIGHT-OF-WAY, EASEMENTS OR SIMILAR TYPES OF PUBLIC PROPERTY MAINTAINED BY UTILITY COMPANIES SHALL NOT BE SUBJECT TO THE TREE PROTECTION OR REPLACEMENT REQUIREMENTS OF THIS ARTICLE.

TREE MITIGATION TABLE

TAG NUMBER	COMMON NAME	BOTANICAL NAME	CALIPER INCH	ACTION	MITIGATION ('SEE NOTES)
96	LIVE OAK	*Quercus virginiana*	8	REMOVED	EXEMPT - ULITIY EASEMENT
97	LIVE OAK	*Quercus virginiana*	6	REMOVED	EXEMPT - ULITIY EASEMENT
98	LIVE OAK	*Quercus virginiana*	8	REMOVED	EXEMPT - ULITIY EASEMENT
99	LIVE OAK	*Quercus virginiana*	12	REMOVED	EXEMPT - ULITIY EASEMENT
100	HACKBERRY	*Celtis occidentalis*	16	REMOVED	EXEMPT - ULITIY EASEMENT
101	LIVE OAK	*Quercus virginiana*	8	REMAIN	EXEMPT - ULITIY EASEMENT
102	LIVE OAK	*Quercus virginiana*	10	REMOVED	EXEMPT - ULITIY EASEMENT
103	CEDAR ELM	*Ulmus crassifolia*	10	REMOVED	EXEMPT - ULITIY EASEMENT
104	LIVE OAK	*Quercus virginiana*	6	REMOVED	EXEMPT - ULITIY EASEMENT
105	LIVE OAK	*Quercus virginiana*	10	REMOVED	EXEMPT - ULITIY EASEMENT
106	LIVE OAK	*Quercus virginiana*	10	REMOVED	EXEMPT - ULITIY EASEMENT
107	CEDAR ELM	*Ulmus crassifolia*	8	REMOVED	EXEMPT - ULITIY EASEMENT
108	CEDAR ELM	*Ulmus crassifolia*	6	REMAIN	
109	LIVE OAK	*Quercus virginiana*	6	REMOVED	EXEMPT - ULITIY EASEMENT
110	LIVE OAK	*Quercus virginiana*	14	REMOVED	EXEMPT - ULITIY EASEMENT
111	LIVE OAK	*Quercus virginiana*	12	REMOVED	EXEMPT - ULITIY EASEMENT
112	CEDAR ELM	*Ulmus crassifolia*	10	REMAIN	
113	LIVE OAK	*Quercus virginiana*	10	REMAIN	
114	LIVE OAK	*Quercus virginiana*	8	REMAIN	
115	LIVE OAK	*Quercus virginiana*	12	REMAIN	
116	LIVE OAK	*Quercus virginiana*	12	REMAIN	
137	LIVE OAK	*Quercus virginiana*	8	REMOVED	EXEMPT - ULITIY EASEMENT
138	LIVE OAK	*Quercus virginiana*	6	REMAIN	
144	LIVE OAK	*Quercus virginiana*	10	REMOVED	10
146	LIVE OAK	*Quercus virginiana*	8	REMOVED	8
147	LIVE OAK	*Quercus virginiana*	6	REMOVED	6
149	LIVE OAK	*Quercus virginiana*	10	REMOVED	10
155	LIVE OAK	*Quercus virginiana*	6	REMOVED	6
156	LIVE OAK	*Quercus virginiana*	8	REMOVED	EXEMPT - ULITIY EASEMENT
157	LIVE OAK	*Quercus virginiana*	12	REMAIN	
158	LIVE OAK	*Quercus virginiana*	8	REMAIN	
159	LIVE OAK	*Quercus virginiana*	14	REMAIN	
160	EASTERN RED CEDAR	*Juniperus virginiana*	12	REMAIN	
202	CEDAR ELM	*Ulmus crassifolia*	6	REMOVED	6
203	CEDAR ELM	*Ulmus crassifolia*	10	REMOVED	10
204	CEDAR ELM	*Ulmus crassifolia*	8	REMOVED	8
205	CEDAR ELM	*Ulmus crassifolia*	8	REMOVED	8
206	CEDAR ELM	*Ulmus crassifolia*	14	REMOVED	14
207	CEDAR ELM	*Ulmus crassifolia*	18	REMOVED	18
208	CEDAR ELM	*Ulmus crassifolia*	8	REMOVED	8
209	CEDAR ELM	*Ulmus crassifolia*	14	REMOVED	14
210	LIVE OAK	*Quercus virginiana*	8	REMOVED	8
211	LIVE OAK	*Quercus virginiana*	8	REMOVED	8
212	CEDAR ELM	*Ulmus crassifolia*	8	REMAIN	
213	CEDAR ELM	*Ulmus crassifolia*	16	REMAIN	
214	CEDAR ELM	*Ulmus crassifolia*	12	REMOVED	12
215	CEDAR ELM	*Ulmus crassifolia*	4	REMOVED	4
216	EASTERN RED CEDAR	*Juniperus virginiana*	14	REMOVED	7
217	HACKBERRY	*Celtis occidentalis*	16	REMOVED	EXEMPT - ULITIY EASEMENT
218	HACKBERRY	*Celtis occidentalis*	12	REMOVED	EXEMPT - ULITIY EASEMENT
219	HACKBERRY	*Celtis occidentalis*	14	REMOVED	EXEMPT - ULITIY EASEMENT
				TOTAL REQUIRED MITIGATION CALIPER INCHES	165.00
				TOTAL TREE PROVIDED @ MINIMUM 4" CALIPER	165

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-	-	-
-	-	-

2018.101
PROJECT NUMBER

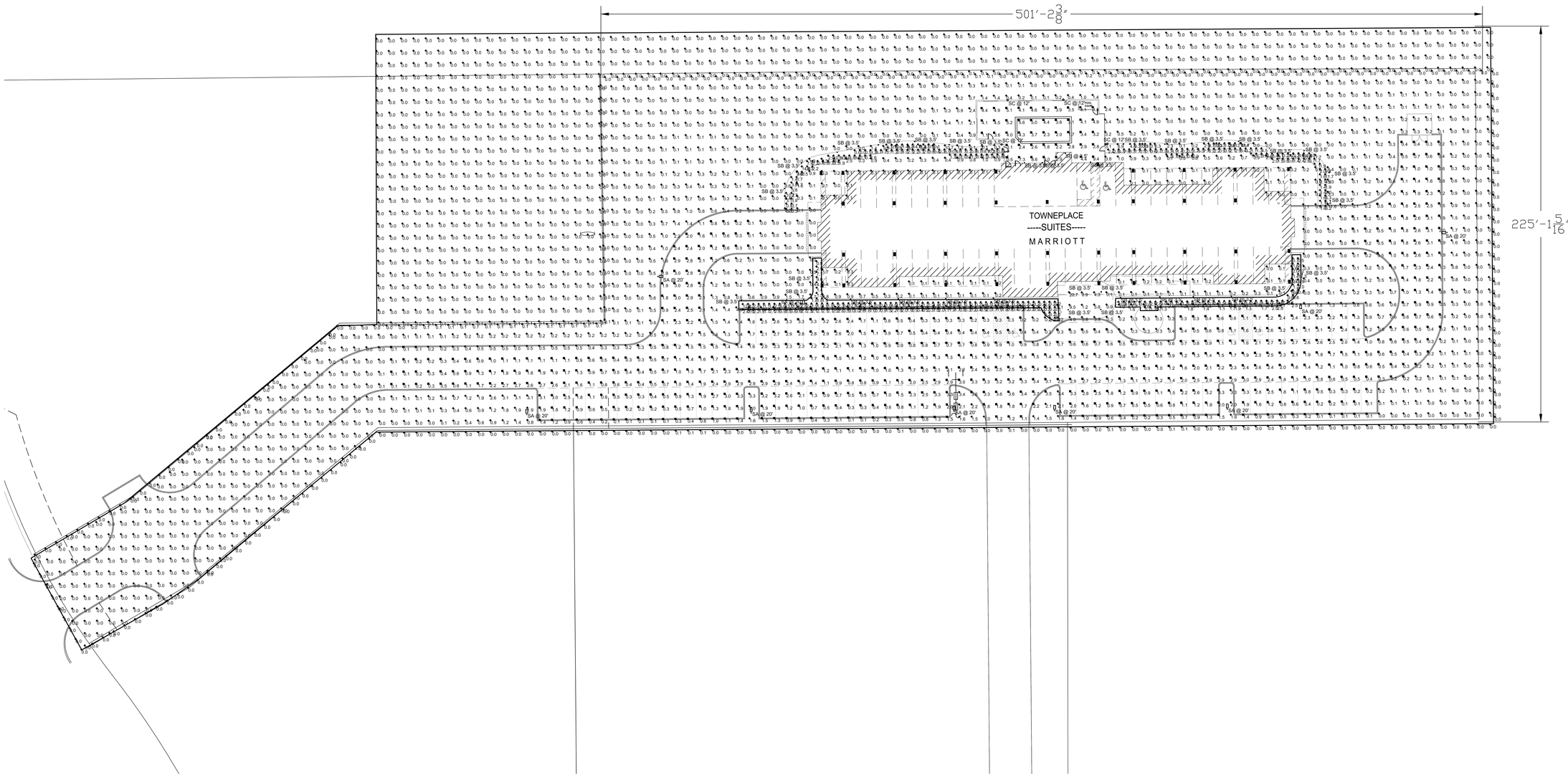
TREE PRESERVATION PLAN

TM1.2
SHEET NUMBER

SP2018-029

Schedule											
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	Filename	Lumens Per Lamp	Light Loss Factor	Wattage
	SA	9	Lithonia Lighting	DSX0 LED P3 30K BLC MVOLT	DSX0 LED P3 30K BLC MVOLT	LED	1	DSX0_LED_P3_30K_BLC_MVOLT.ies	6428	1	71
	SB	36	Louis Poulsen Lighting	FLINDT-B-43.3IN-15W LED/3000K-120--277V/60HZ-[FINISH]-[MOUNT]-DIM 0-10V	Flint Pullert 3000K - ny MC-Pet 21-05-14	LED 3000K	1	91608_US_LITMS_FLINDT-B_LED_30K_V00 B0100.ies	538	1	14
	SC	4	Luminis Canada Inc.	MA21-L1W30-1-R2-[VOLT]-[FINISH]-K3-BLC	Maya with Back Light Control	(1) BXRC-40E4000F Round LED Array c/w Thomas Reasearch Driver LED40W-036-C1100-D @ 120.00V	1	MA20_21-BLC-L1W30-R2.ies	2463	1	34

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
FRONT WALKWAY	+	2.6 fc	13.0 fc	0.1 fc	130.0:1	26.0:1
FRONT WALKWAY 2	+	3.3 fc	12.3 fc	0.2 fc	61.5:1	16.5:1
PARKING & DRIVE	X	1.4 fc	3.7 fc	0.1 fc	37.0:1	14.0:1
POOL DECK	X	4.0 fc	9.4 fc	0.5 fc	18.8:1	8.0:1
POOL WALKWAY 1	+	3.4 fc	18.7 fc	0.0 fc	N/A	N/A
POOL WALKWAY 2	+	3.4 fc	18.8 fc	0.0 fc	N/A	N/A
PROPERTY LINE	+	0.0 fc	0.2 fc	0.0 fc	N/A	N/A
SITE	+	0.6 fc	20.7 fc	0.0 fc	N/A	N/A



SITE INFORMATION	
LAND AREA:	2.80 ACRES (122,169 S.F.)
CURRENT ZONING:	C & I-30 OVERLAY
EXISTING USE:	UNUSED
PROPOSED USE:	HOTEL
BUILDING AREA:	16,210 S.F.
BUILDING HEIGHT:	49'
BUILDING TO LOT COVERAGE:	16,210/122,169=.133--> 13.3%
BUILDING REQUIRED PARKING:	HOTEL: 1/UNIT+50% OF REQ'D SPACES FOR ACCESSORY USES 112 UNITS + (.50)*17 SPACES = 121 SPACES
BUILDING PARKING PROVIDED:	GARAGE: 49 AT GRADE: 72 TOTAL: 121
IMPERVIOUS AREA:	55,064 S.F.
LANDSCAPE AREA REQUIRED:	15% OF TOTAL SITE
LANDSCAPE AREA PROVIDED:	55,064 S.F. (1.26 AC. = 45% OF SITE)

1 SITE PHOTOMETRIC
SCALE: 1" = 25'

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Mechanical, Electrical & Plumbing Systems Consultant
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45 FM 3356 VAN ALSTYNE, TX 75495
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ROCKWALL TEXAS

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SITE PHOTOMETRIC PLAN
SP2018-029

PM1

D	AM TK PW	C	SA
		C N	TX16015

1 SOUTHEAST (FRONT/STREET) EXTERIOR ELEVATION

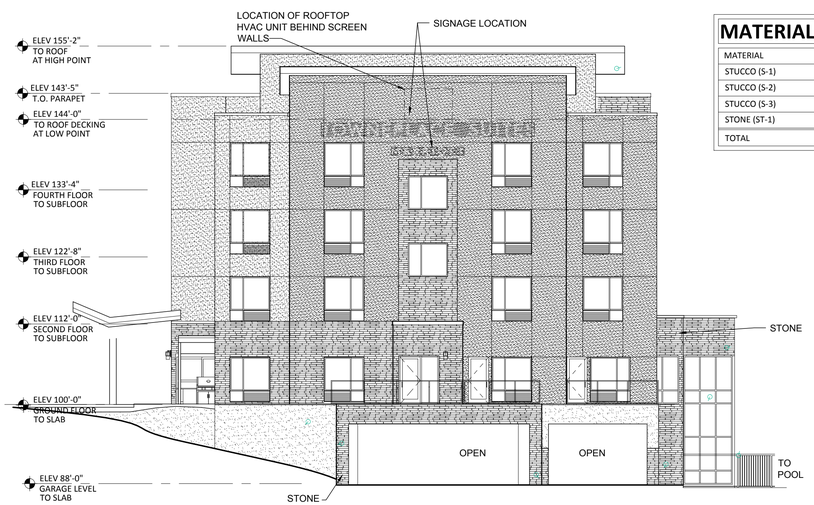
0 10'-8" 21'-4" 32'-0"

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

2 NORTHWEST (REAR) EXTERIOR ELEVATION

0 10'-8" 21'-4" 32'-0"

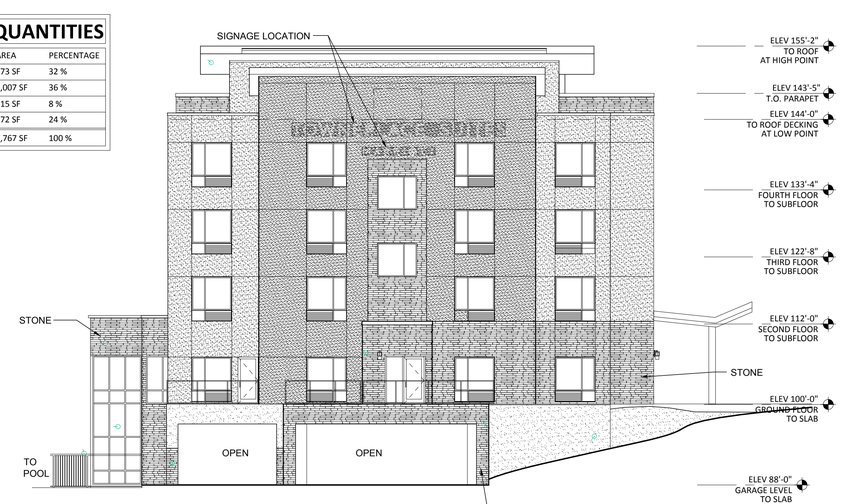
SCALE: 3/32"=1'-0"



3 NORTHWEST (RIGHT SIDE) EXTERIOR ELEVATION

0 10'-8" 21'-4" 32'-0"

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



4 SOUTHWEST (LEFT SIDE) EXTERIOR ELEVATION

0 10'-8" 21'-4" 32'-0"

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

MATERIAL QUANTITIES

MATERIAL	AREA	PERCENTAGE
STUCCO (S-1)	3,690 SF	45 %
STUCCO (S-2)	1,924 SF	24 %
STONE (ST-1)	2,545 SF	31 %
TOTAL	8,159 SF	100 %

MATERIAL QUANTITIES

MATERIAL	AREA	PERCENTAGE
STUCCO (S-1)	5,288 SF	48 %
STUCCO (S-2)	2,504 SF	23 %
STUCCO (S-3)	985 SF	8 %
STONE (ST-1)	2,301 SF	21 %
TOTAL	11,078 SF	100 %

MATERIAL QUANTITIES

MATERIAL	AREA	PERCENTAGE
STUCCO (S-1)	873 SF	32 %
STUCCO (S-2)	1,007 SF	36 %
STUCCO (S-3)	215 SF	8 %
STONE (ST-1)	672 SF	24 %
TOTAL	2,767 SF	100 %

MATERIAL QUANTITIES

MATERIAL	AREA	PERCENTAGE
STUCCO (S-1)	871 SF	31 %
STUCCO (S-2)	1,045 SF	36 %
STUCCO (S-3)	350 SF	12 %
STONE (ST-1)	615 SF	21 %
TOTAL	2,881 SF	100 %

DESIGN ELEMENTS

BUILDINGS OVER 50,000 SQUARE FEET MUST INCLUDE A MINIMUM OF SIX OF THE REFERENCED ARCHITECTURAL ELEMENTS:

- ■ CANOPIES, AWNINGS, OR PORTICOS;
- ■ RECESSES/PROJECTIONS;
- □ ARCADES;
- □ PEAKED ROOF FORMS;
- □ ARCHES;
- ■ OUTDOOR PATIOS;
- □ DISPLAY WINDOWS;
- □ ARCHITECTURAL DETAILS (SUCH AS TILE WORK AND MOLDINGS) INTEGRATED INTO THE BUILDING FACADE;
- ■ ARTICULATED GROUND FLOOR LEVELS OR BASE;
- □ ARTICULATED CORNICE LINE;
- ■ INTEGRATED PLANTERS OR WING WALLS THAT INCORPORATE LANDSCAPE AND SITTING AREAS;
- ■ OFFSETS, REVEALS OR PROJECTING RIB USED TO EXPRESS ARCHITECTURAL OR STRUCTURAL BAYS;
- ■ VARIED ROOF HEIGHTS;

7 TOTAL

EXTERIOR MATERIAL LEGEND

STUCCO (S-1)
3 COAT STUCCO
COLOR: SHOJI WHITE – SHERWIN WILLIAMS 7042

STUCCO (S-2)
3 COAT STUCCO
COLOR: ARGOS – SHERWIN WILLIAMS 7065

STUCCO (S-3)
2 COAT STUCCO
COLOR: CUSTOM TO MATCH STONE

STONE (S-1)
COLOR: SLATE

ALL COPING: ALUMINUM - COLOR: CLEAR ANODIZED

ALL SOFFITS: ALUM. COMP. PANEL TO MATCH CLR. ANOD. FINISH

SINGLE PLY ROOFING MEMBRANE (R-1)
SINGLE-PLY ROOF MEMBRANE
COLOR: WHITE

METAL ROOF DECKING (R-2)
STANDING SEAM
COLOR: KYNAR FINISH TO MATCH CLEAR ANODIZED ALUM.

PAINT (PT-1): COLOR: APOLIC BSX SILVER 4-4BSX-G50 TO MATCH CLEAR ANODIZED

STUCCO (S-3): PAINT TO MATCH ADJACENT WALL COLOR

RAILINGS (RL-1): ALUMINUM - COLOR: CLEAR ANODIZED

CLEAR GLASS (GL-1)

ARCHITECT

KILLIAN
STUDIO OF ARCHITECTURE

KEN KILLIAN STUDIO OF ARCHITECTURE
10670 N. CENTRAL EXPWY | SUITE 600
DALLAS, TEXAS 75231
214.457.3652

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KENNETH R. KILLIAN, AIA
TX REG. NO. 19489

SEAL

PRELIMINARY DOCUMENT

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OWNER

TEKMAK DEVELOPMENT COMPANY
10,000 N CENTRAL, SUITE 400
DALLAS, TEXAS 75231
214/890-9225 OFFICE
CONTACT: THOMAS KIRKLAND

MARRIOTT

MARRIOTT GLOBAL DESIGNS AMERICA
10400 FERNWOOD ROAD
BETHESDA, MD, 20817
(712) 899-1626
CONTACT: - MICHAEL STEINKAMP

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400 CHISHOLM PLACE, SUITE 106
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CONTACT: MOHAMMAD KABIR, PE

MEP ENGINEER

ROOT ENGINEERING SERVICES, INC
45 FM 3356
VAN ALSTYNE, TX 75495
903-375-9303 EXT.103
CONTACT: ADAM HARRIS, PE

TOWNEPLACE SUITES® BY MARRIOTT

PROJECT

TOWNEPLACE SUITES BY MARRIOTT ROCKWALL, TEXAS

PROJECT ADDRESS

908 E. INTERSTATE 30
ROCKWALL, TEXAS 75087

REV.	DATE	ISSUE
-	08.31.18	SCHEM. DESIGN REVIEW
-	09.14.18	SITE PLAN SUBMITTAL
-	10.02.18	CITY RESUBMITTAL
-	10.24.18	CITY RESUBMITTAL
-	-	-
-	-	-
-	-	-
-	-	-
-	-	-

SP2018-029
ROCKWALL SITE PLAN REFERENCE

2018.101
PROJECT NUMBER

EXTERIOR ELEVATIONS

A4.01
SHEET NUMBER

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TEAK DEVELOPMENT

ROCKWALL **TOWNEPLACE SUITES** _ SOUTHEAST (FRONT | STREET) **ELEVATION** RENDERING

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

SCALE _ **1/16" = 1'-0"** @ 22"x34" FORMAT

0 16 32 64

KILLIAN
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DALLAS, TX 75231

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TEAK DEVELOPMENT

ROCKWALL **TOWNEPLACE SUITES**
NORTHWEST (REAR) **ELEVATION** RENDERING

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

SCALE _ **1/16" = 1'-0"** @ 22"x34" FORMAT

0 16 32 64

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DALLAS, TX 75231

ELEVATION COMPARISON TABLE

MARRIOTT FINISHED FLOOR – 562.00
MARRIOTT FOURTH FLOOR – 590.58
TENNIS COURT ELEV. – ±518.00

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SP 2018-029
NOT FOR CONSTRUCTION

Revision	Date	Description

Owner:
TEKMAK Development Company
10000 N. Central Expressway, Suite 400
Dallas, TX 75231
Phone: (214) 890-9225

~ Civil Engineer ~
F.C. CUNY CORPORATION
#2 Horizon Court • Heath, Texas 75032 • (469) 402-7700
Texas Registered Engineering Firm F-7449

TOWNEPLACE
SUITES
MARRIOTT

908 E. INTERSTATE 30
ROCKWALL, TX 75087

Drawn By:	Checked By:
F.C. CUNY	F.C. CUNY
Date: 09/14/2018	Project No.: –

Sheet Title:
Aerial Exhibit

Scale:	Sheet No.:
1"=40'	1 of 1

"TENNIS
COURTS"
FOR SCHOOL
USE ONLY

November 13, 2018

ATTN: CAMERON SLOWN
FC CUY CORPORATION
2 HORIZON COURT,
HEATH, TX 75032

RE: SITE PLAN (SP2018-029), Marriott Towneplace Suites

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by the City Council on 11/05/2018 however City Council denied the variance request. The following is a record of all recommendations, voting records and conditions of approval:

RECOMMENDATIONS:

If the City Council chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

ARCHITECTURAL REVIEW BOARD

On September 25, 2018 the Architectural Review Board (ARB) reviewed the proposed building elevations and requested 20% natural stone in-lieu of brick on each façade. Additionally, the Architectural Review Board (ARB) requested that the applicant utilize 3-part stucco in-lieu of EIFS.

On October 9, 2018, the Architectural Review Board (ARB) reviewed the revised building elevations. The applicant proposed cultured stone on all facades; however, the rear façade only utilized 13%. Additionally, the applicant proposed a secondary material that exceeded the 10% maximum as well as stucco that exceeded the maximum of 50% on all facades. The Architectural Review Board (ARB) requested additional revisions from the applicant and made a motion to postpone action on the site plan to allow the Architectural Review Board (ARB) to review the revisions. This motion passed by a vote of 6-0 with Board Member Meyrat absent.

On October 30, 2018, the Architectural Review Board (ARB) reviewed the revised building elevations. The applicant's revisions eliminated the secondary materials, and utilized at least 20% natural stone on all facades. The Architectural Review Board's (ARB's) motion to recommend approval of the variance to the cementitious materials passed by a vote of 4-0 with Board Members Meyrat, Wacker, and Neill absent.

PLANNING AND ZONING COMMISSION:

On October 9, 2018, the Planning and Zoning Commission's motion to postpone action on the site plan passed by a vote of 6-0 with Commissioner Fishman absent,

On October 30, 2018, the Planning and Zoning Commission's motion to approve the site plan and to recommend approval of the variance to the cementitious materials requirements passed by a vote of 6-0 with Commissioner Lyons absent.

CITY COUNCIL:

On November 5, 2018, the City Council's motion to deny a request for a variance to the cementitious standards of the Unified Development Code (UDC) was approved by a vote of 7 to 0.

For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely,

Korey Brooks, AICP
Senior Planner
Planning & Zoning Department
City of Rockwall, TX