



City of Rowlett

Zoning Application Checklist

Community Development Department
Planning and Urban Design Division
5702 Rowlett Road
Rowlett, TX 75089
(972) 463-3927

Project Name: _____

Submittal Date: _____

All Zoning applications and associated documents shall be submitted complete and accurate in all detail through the [MyGov](#) portal on the designated [submittal date](#). Should plans be determined to be incomplete, they will be marked with needed changes and returned. **Please note that if after *three* submittals staff determines that significant progress is not being made toward completing plans, a resubmittal and payment of the original submission fee will be required.**

Materials **required with this cover page** for a Zoning application:

- A completed Uniform Development Application (included below);
- A completed Consent Form (included below) either signed by the property owner or accompanied by a signed and notarized letter authorizing the representative to submit the application on behalf of the owner;
- A current Tax Certificate or statement showing that no taxes are due to the City (see [DCAD](#) for Dallas County, or see [RCAD](#) for Rockwall County);
- A copy of the Recorded Deed for the property, and, if owned by a company, signatory authority for the individual signing the application;
- A written response to staff's comments (if resubmitting).

Review and approval procedures for Zoning applications are as follows:

- Staff will be evaluating Zoning applications on a case-by-case basis in order to make a recommendation to the Planning and Zoning Commission and City Council for final action.
- The Planning and Zoning Commission and City Council shall hold public hearings on rezoning cases and will review these applications in accordance with [Section 77-805](#) of the Rowlett Development Code.

This checklist is provided to assist in addressing the minimum requirements for a Zoning application. Indicate all information is included on the submitted plans by checking the box next to the required information. **Checking the box certifies to the City that you have completely and accurately addressed the issue.**



UNIFORM DEVELOPMENT APPLICATION

APPLICATION INFORMATION			
Project Name:		Total Acreage:	
Nearest Cross Streets:		Appraisal District County:	
Address:		Appraisal District Number/Parcel ID:	
City:	State:	Zip:	Current Zoning Designation(s):
Subdivision/Addition Name:		Block:	
		Lot(s):	
Please provide a brief description of the proposed request/use:			
TYPE OF REQUEST		FEE	TOTAL DUE
ROWLETT DEVELOPMENT CODE (RDC)			
1.	<input type="checkbox"/> Rezoning (RDC or Form Based Code)	\$1,250.00	
2.	<input type="checkbox"/> Planned Development	\$3,800.00	
3.	<input type="checkbox"/> Special Use Permit (SUP)	\$1,300.00	
4.	<input type="checkbox"/> Board of Adjustment/Variance Request—Commercial	\$500.00	
5.	<input type="checkbox"/> Board of Adjustment/Variance Request—Residential	\$250.00	
6.	<input type="checkbox"/> Site Development Plan (Includes Landscape and Façade Plan)	\$2,250.00	
7.	<input type="checkbox"/> Alternative Landscape Plans	\$300.00	
FORM-BASED CODE (FBC)			
8.	<input type="checkbox"/> Framework Plan	\$1,250.00	
9.	<input type="checkbox"/> Regulating Plan/ Phased Master Plan	\$2,250.00	
10.	<input type="checkbox"/> Development Plan (FBC)	\$2,250.00	
11.	<input type="checkbox"/> Major Warrants (3 or fewer)- Single Family	\$250.00	
12.	<input type="checkbox"/> Minor Warrants-Single Family	No Cost	
13.	<input type="checkbox"/> Minor Warrants-Non-homeowner	\$750.00	
PLATTING			
14.	<input type="checkbox"/> Preliminary Plat	\$1,000.00	
15.	<input type="checkbox"/> Final Plat—includes Minor Subdivisions	\$1,000.00	
16.	<input type="checkbox"/> Final Plat—Single Lot Residential	\$1,000.00	
17.	<input type="checkbox"/> Replat—Non-Residential	\$1,000.00	
18.	<input type="checkbox"/> Replat—Residential	\$1,000.00	
19.	<input type="checkbox"/> Amending Plat	\$1,000.00	
20.	<input type="checkbox"/> Minor Plat	\$1,000.00	
21.	<input type="checkbox"/> Conveyance Plat	\$1,000.00	
22.	<input type="checkbox"/> Vacation Plat	\$1,000.00	
23.	<input type="checkbox"/> Administrative Plat	\$1,000.00	
Field required to be checked if platting			
CIVILS			
24.	<input type="checkbox"/> Civil Plan Review—Residential and Commercial	\$1,000.00 plus \$175 per acre over 1 acre*	
25.	<input type="checkbox"/> Grading Permit	\$500.00	
26.	<input type="checkbox"/> Tree Removal Permit	\$265.00	
Please note that first acre is included, acreage will be rounded to nearest whole number			
CURRENT PROPERTY OWNER			
Name:		Company:	
Street:		Phone:	Fax:
City:	State:	Zip:	Email:
APPLICANT/CONTRACT PURCHASER			
Name:		Company:	
Street:		Phone:	Fax:
City:	State:	Zip:	Email:
AGENT/REPRESENTATIVE			
Name:		Company:	
Street:		Phone:	Fax:
City:	State:	Zip:	Email:



City of Rowlett Consent Form

Community Development Department
Planning and Urban Design Division
5702 Rowlett Road
Rowlett, TX 75089
(972) 463-3927

Project Name _____ **Submittal Date** _____

I hereby give CONSENT to _____ (type, stamp or print clearly full name of agent/representative) to act on my behalf, to submit or have submitted this application and all required material and documents, and to attend and represent me at all meetings and public hearings pertaining to the application(s) indicated above. Furthermore, hereby give consent to the party designated above to agree to all terms and conditions which may arise as part of the approval of this application.

I hereby certify I have full knowledge the property I have an ownership interest in is the subject of this application. I further certify the statements or information made in any paper or plans submitted herewith are true and correct to the best of my knowledge. I understand this application, related material and all attachments become official records of the City of Rowlett, Texas, and will not be returned. I understand that any false, inaccurate or incomplete information provided by me or my agent/representative will result in the denial, revocation or administrative withdrawal of this application, request, approval or permit. I acknowledge that additional information may be required to process this application. I further agree to all terms and conditions, which may be imposed as part of the approval of this application.

Property Owner Information

Name: _____ Signature: _____

Address: _____ City, State, ZIP: _____

Agent/Representative Information

Name: _____ Signature: _____

Address: _____ City, State, ZIP: _____

Notary Public Information

THE STATE OF TEXAS

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, 20__ by _____ (name of person acknowledging). He/she is personally known to me or has produced (type of identification) _____ as identification and did/did not take an oath (circle correct response).

Name (type, stamp, or print clearly)

Signature

Notary's Seal or Stamp _____

#1-23, are required for all Standard Rezoning, Framework Plans, and Planned Developments

EXHIBIT A – STATEMENT OF INTENT AND PURPOSE

No.	Included	Item Description
1.	<input type="checkbox"/>	Overview of project goals and objectives.
2.	<input type="checkbox"/>	Detailed description of proposed zoning including an explanation of any specified sub-districts, transition zones, flex space required at grade and other special attributes.
3.	<input type="checkbox"/>	Potential residential density if proposed zoning for residential districts (exclude major thoroughfares from density calculations).
4.	<input type="checkbox"/>	<p>Address the approval criteria in Section 77-805 outlined below.</p> <ol style="list-style-type: none"> 1. Whether the proposed rezoning corrects an error or meets the challenge of some changing condition, trend, or fact. 2. Whether the proposed rezoning is consistent with the comprehensive plan and the purposes of this Code stated in Chapter 77-103, Purpose of this Code. NOTE: Outside strategic opportunity areas existing zoning as amended and Guiding Principles from the comprehensive plan shall be considered in decisions about rezoning, subdivision and site design throughout the City. 3. Whether the proposed rezoning will protect or enhance the health, safety, morals, or general welfare of the public. 4. Whether the municipality and other service providers will be able to provide sufficient transportation and utility facilities and services to the subject property, while maintaining sufficient levels of service to existing development. NOTE: The City will determine if a Traffic Impact Analysis (TIA) is required. 5. Whether the proposed rezoning is likely to have significant adverse impacts on the natural environment, including air, water, noise, stormwater management, wildlife, and vegetation. 6. Whether the proposed rezoning will have significant adverse impacts on other property in the vicinity of the subject tract. 7. The suitability of the subject property for the existing zoning classification and proposed zoning classification; 8. Whether there is determined to be an excessive proliferation of the use or similar uses. 9. Whether the proposed rezoning will ensure that future uses on the subject tract will be compatible in scale with uses on other properties in the vicinity of the subject tract. 10. The supply of land in the economically relevant area that is in the use district to be applied by the rezoning or in similar use districts, in relation to the demand for that land.
5.	<input type="checkbox"/>	A summary describing the proposed development schedule for the project.

EXHIBIT B – LEGAL DESCRIPTION

6.	<input type="checkbox"/>	A digital copy of the legal description (metes and bounds) of the area encompassing the zoning request, signed and sealed by a surveyor, with labeling at top of the document indicating Exhibit B.
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EXHIBIT C – EXISTING SITE CONDITIONS

7.	<input type="checkbox"/>	A title block in the lower right corner that includes large, boldly printed “EXHIBIT C – Existing Site Conditions”, that includes the project name, subdivision name, lots and blocks, or survey name, abstract number, Dallas or Rockwall County, submission date, and a log of submittal/revision dates since submitted to the City.
8.	<input type="checkbox"/>	Names, addresses and phone numbers of owner, applicant and surveyor.

9.	<input type="checkbox"/>	Written and bar graph scale and north arrow are indicated. North shall be oriented to the top or left side of the sheet.
10.	<input type="checkbox"/>	Legend, if abbreviations or symbols are used.
11.	<input type="checkbox"/>	Location/vicinity map showing the location of the proposed zoning. Indicate scale or not to scale (NTS) and provide north arrow.
12.	<input type="checkbox"/>	The legal description (metes and bounds) of the area within the zoning request shall be included on the exhibit, signed and sealed by a surveyor.
13.	<input type="checkbox"/>	Distances to nearest cross streets.
14.	<input type="checkbox"/>	Total gross and net acreage of existing and requested zoning.
15.	<input type="checkbox"/>	Existing and requested zoning boundary lines indicated by a heavy solid line, intermittent with 2 dash lines, and dimensioned with bearings and distances.
16.	<input type="checkbox"/>	Abstract lines, survey lines, county lines, corporate boundaries are correctly shown and clearly labeled.
17.	<input type="checkbox"/>	Adjacent property within 200 feet - subdivision name or owner's name and recording information, land use, future land use plan designation, and zoning.
18.	<input type="checkbox"/>	Location and width of driveways, streets, roads and other thoroughfares within 200 feet of the property.
19.	<input type="checkbox"/>	Location of existing rights-of-way and easements with filing information.
20.	<input type="checkbox"/>	Location and width of existing thoroughfares, streets, or county roads within and adjacent to the property.
21.	<input type="checkbox"/>	Topography at five-foot contours or less.
22.	<input type="checkbox"/>	Existing and proposed FEMA-100 year floodplain areas, or a note that no 100-year floodplain exists on the property.
23.	<input type="checkbox"/>	Existing easements (utility, drainage, visibility and maintenance, etc.).

#24-90 are required exclusively for Planned Development Requests.		
EXHIBIT D – PLANNED DEVELOPMENT STANDARDS		
24.	<input type="checkbox"/>	A list of the development standards that deviate from the base zoning standards proposed as part of the Planned Development. If different standards will be applied to different tracts within the PD, list proposed standards for all tracts separately, label each list of standards, and comparably label the corresponding tracts on the Proposed Site Concept (Exhibit E).
25.	<input type="checkbox"/>	Justification for any deviations from the base zoning standards proposed as part of the Planned Development.

EXHIBIT E – PROPOSED SITE CONCEPT		
26.	<input type="checkbox"/>	A title block in the lower right corner that includes large, boldly printed “EXHIBIT E – Proposed Site Concept”, project name, subdivision name, lot and block, or survey name, abstract number, Dallas or Rockwall County, submission date, and a log of submittal/revision dates since submitted to the City.
27.	<input type="checkbox"/>	Names, addresses and phone numbers of owner, applicant and surveyor.
28.	<input type="checkbox"/>	Written and bar graph scale and north arrow are indicated. North shall be oriented to the top or left side of the sheet.
29.	<input type="checkbox"/>	Legend, if abbreviations or symbol are used.
30.	<input type="checkbox"/>	Location/vicinity map showing the location of the proposed zoning. Indicate scale or not to scale (NTS) and provide north arrow.

31.	<input type="checkbox"/>	<p>Project Site Data (Residential):</p> <table border="0"> <tr> <td style="vertical-align: top;"> <p>GENERAL</p> <ul style="list-style-type: none"> - Name of Project/Development - Proposed Use - Future Land Use Designation - Proposed Future Land Use Designation - Existing Zoning District - Proposed Zoning District - Applicable Overlays (e.g., PD, SUP) - Appraisal District Account Numbers and County </td> <td style="vertical-align: top;"> <p>HOUSING</p> <ul style="list-style-type: none"> - Total Gross Density (du/ac) - Lot Count by Typical Lot Size - Lot table showing area and dwelling size for each lot - Total Number of Dwelling Units - # Single Family (SF) - # Zero Lot Line (ZLL) - # Townhouse (TH) - # Multifamily (MF) - # Other (specify) </td> </tr> <tr> <td style="vertical-align: top;"> <p>OVERALL SITE</p> <ul style="list-style-type: none"> - Gross Site Area - Site Frontage - Site Width - Site Depth - Impervious Surface Area - Pervious Surface Area - Accessory Use % - Open Space (ac & %) - Detention/Retention (ac & %) - Recreation (ac & %) - Preserve (ac & %) - Civic (ac & %) <p>Other (ac & %)</p> </td> <td style="vertical-align: top;"> <p>PROPERTY DEVELOPMENT REGULATIONS</p> <ul style="list-style-type: none"> - Maximum Lot Coverage (permitted & proposed) - Minimum Lot Area (required & proposed) - Minimum Lot Width (required & proposed) - Minimum Lot Depth (required & proposed) - Setbacks (required & proposed) - Front Setback - Side Interior Setback - Side Street Setback - Rear Setback - Max Structure Height (permitted & proposed) <p>Max No. Stories/Floors (permitted & proposed)</p> </td> </tr> </table>	<p>GENERAL</p> <ul style="list-style-type: none"> - Name of Project/Development - Proposed Use - Future Land Use Designation - Proposed Future Land Use Designation - Existing Zoning District - Proposed Zoning District - Applicable Overlays (e.g., PD, SUP) - Appraisal District Account Numbers and County 	<p>HOUSING</p> <ul style="list-style-type: none"> - Total Gross Density (du/ac) - Lot Count by Typical Lot Size - Lot table showing area and dwelling size for each lot - Total Number of Dwelling Units - # Single Family (SF) - # Zero Lot Line (ZLL) - # Townhouse (TH) - # Multifamily (MF) - # Other (specify) 	<p>OVERALL SITE</p> <ul style="list-style-type: none"> - Gross Site Area - Site Frontage - Site Width - Site Depth - Impervious Surface Area - Pervious Surface Area - Accessory Use % - Open Space (ac & %) - Detention/Retention (ac & %) - Recreation (ac & %) - Preserve (ac & %) - Civic (ac & %) <p>Other (ac & %)</p>	<p>PROPERTY DEVELOPMENT REGULATIONS</p> <ul style="list-style-type: none"> - Maximum Lot Coverage (permitted & proposed) - Minimum Lot Area (required & proposed) - Minimum Lot Width (required & proposed) - Minimum Lot Depth (required & proposed) - Setbacks (required & proposed) - Front Setback - Side Interior Setback - Side Street Setback - Rear Setback - Max Structure Height (permitted & proposed) <p>Max No. Stories/Floors (permitted & proposed)</p>
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33.	<input type="checkbox"/>	Topography at five-foot contours or less.				

34.	<input type="checkbox"/>	Site boundaries, bearings and dimensions, site acreage and square footage, and approximate distance to the nearest cross street.
35.	<input type="checkbox"/>	Natural features including tree masses, drainage ways, and creeks.
36.	<input type="checkbox"/>	Existing and proposed FEMA 100-year floodplain with elevation. Include finished floor elevations of all lot adjacent to floodplain. If the site does not contain a floodplain, note that: "No 100-year floodplain exists on the site".
37.	<input type="checkbox"/>	Proposed reclamation of floodplain area(s), if applicable, with acreage.
38.	<input type="checkbox"/>	Subdivision name, zoning, future land use plan designation, recording information and land use description of property adjacent to the subject property.
39.	<input type="checkbox"/>	Assignment of use to specific areas within the plan.
40.	<input type="checkbox"/>	Building sites/pads, including maximum building intensity, density, heights and use restrictions as appropriate. Illustration of the approximate shape and placement of buildings is required for non-residential uses.
41.	<input type="checkbox"/>	Area use and approximate location of existing and proposed structures. Existing structures, whether to remain or be removed, should be included.
42.	<input type="checkbox"/>	Thoroughfares as depicted on the Master Thoroughfare Plan (MTP) within and adjacent to the site are accurately located, named and dimensioned.
43.	<input type="checkbox"/>	Existing thoroughfares shown as a light-weight solid line, proposed shown as a medium weight solid line.
44.	<input type="checkbox"/>	Existing and proposed public streets and private drives with pavement widths, rights-of-way, median openings, turn lanes (including storage and transition space), and driveways (including those on adjacent property) with approximate dimensions.
45.	<input type="checkbox"/>	Existing street to be shown as a light, solid line; proposed shown as a medium weight solid line.
46.	<input type="checkbox"/>	If concept plan contains proposed thoroughfares add note: "The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of final plat."
47.	<input type="checkbox"/>	Phases of development, including delineation of areas, building sites, land use and other improvements to be constructed in independent phases.
48.	<input type="checkbox"/>	Proposed dedications and reservations of land for public use including but not limited to: rights-of-way, easements, park land, open space, drainage ways, floodplains and facility sites.
49.	<input type="checkbox"/>	Distances (measured edge to edge) between existing and proposed driveways and streets.
50.	<input type="checkbox"/>	Existing and proposed easements (utility, drainage, visibility and maintenance, etc.).
51.	<input type="checkbox"/>	A note that states "Deviations from current development standards/regulations not specifically addressed/listed for approval as part of Planned Development Regulations may require a hearing/approval by the Board of Adjustment (BOA)."
52.	<input type="checkbox"/>	A note that states, "All current development requirements of the City as amended shall be met unless approved otherwise within these Planned Development Regulations."
53.	<input type="checkbox"/>	A note that states, "This Proposed Site Concept is for illustrative purposes only and subject to change. This Proposed Site Concept, along with development regulations, is intended to describe the intent of the Planned Development. Significant deviations from this Proposed Site Concept, as determined by the Director, will require an amendment to the Proposed Site Concept and, as necessary, the development regulations."
54.	<input type="checkbox"/>	Additional information as requested by the City to clarify the proposed development and compliance with minimum development requirements.

EXHIBIT F – LANDSCAPE PLAN

55.	<input type="checkbox"/>	Site boundary indicated by a heavy solid line, intermittent with 2 dash lines; dimensioned with bearings and distances; lot lines; setback lines; and distance to the nearest cross street.
56.	<input type="checkbox"/>	Location map clearly showing the location of the subject property and cross streets is provided. Indicate scale or NTS and provide north arrow.
57.	<input type="checkbox"/>	A title block in the lower right hand corner that includes large, boldly printed “EXHIBIT F-Landscape Plan”, owner, engineer’s, and landscape architect’s names, addresses and phone numbers, subdivision name, lot and block number, submission date, and a log of submission/revision dates since submitted to the City.
58.	<input type="checkbox"/>	Existing and proposed public and private streets and alleys are shown and labeled, both on-site and adjacent to the subject property.
59.	<input type="checkbox"/>	Written and bar graph scale and north arrow are indicated. North shall be oriented to the top or left side of the sheet.
60.	<input type="checkbox"/>	Sidewalks and barrier-free ramp (BFR) location and width is shown and labeled.
61.	<input type="checkbox"/>	Existing and proposed fire hydrants, water and sewer lines, manholes and other appurtenances within the site and immediately adjacent to it with pipe size and location indicated, matching what is shown on the Site Plan and civil engineering drawings as applicable.
62.	<input type="checkbox"/>	Existing and proposed utility easements are shown with recording information, dimensions and type (water, drainage, or other easements) labeled.
63.	<input type="checkbox"/>	Post-development visibility triangles/clips are shown, dimensioned and labeled adjacent to all driveways. Corner-clip/right-of-way dedication is shown for all corner lots as applicable.
64.	<input type="checkbox"/>	Existing or proposed structures on the property, access points/driveways on and adjacent to the property are shown.
65.	<input type="checkbox"/>	Proposed topography of berms is shown in intervals of one (1) foot.
66.	<input type="checkbox"/>	Entryway features of planters, signs, sculptures and decorative paving is shown.
67.	<input type="checkbox"/>	For residential subdivisions, where required, primary and secondary entrances are shown and dimensioned.
68.	<input type="checkbox"/>	Screening wall location, material, and height are shown and labeled. Details for masonry walls are provided and are signed and sealed by a structural engineer. Screening walls must be approved by the City Engineer.
69.	<input type="checkbox"/>	Living screens are clearly detailed by fence material, plant material species, plant material spacing, height at time of planting and mature height.
70.	<input type="checkbox"/>	Public or private street names (including street suffixes and/or prefixes) and right-of-way (ROW) dimensions are indicated for all internal and external streets.
71.	<input type="checkbox"/>	The following information is to be provided on the landscape plan in a tabular format; <ul style="list-style-type: none"> ○ Overall site landscape required and provided, by percentage of total area and total square feet, excluding rights-of-way. ○ Right-Of-Way Buffer: indicate linear feet of frontage broken out separately for each street minus driveway widths; with number of trees and shrubs required and provided for each frontage. ○ Compatibility Buffer: indicate linear feet of frontage broken out separately for each street minus driveway widths; with number of trees and shrubs required and provided for each frontage. ○ Incompatibility Buffer: indicate linear feet of each adjacency for each applicable property line; and the number of required/provided trees. ○ Parking lot interior: indicate location of landscaped islands; number of trees required and provided; amount of parking area; and amount of interior landscape area required and provided based on a sliding scale within Code.
72.	<input type="checkbox"/>	Complete description of plant materials is shown on the plan, including common and botanical names, quantities of each, container size, caliper size, installed and mature height, minimum branching height, and unique icons as used on the plan.

73.	<input type="checkbox"/>	All existing and proposed plant material is graphically shown; species and quantity for each grouping is labeled. A minimum of four different species is shown for each plant type, which are distributed throughout the site.
74.	<input type="checkbox"/>	Distance of trees/shrubs from sidewalks, curbs, screening walls, and utilities is indicated. If less than five feet from paving, areas of impervious surface or utility lines, show dimensions.
75.	<input type="checkbox"/>	The landscape plan has been submitted to ONCOR.
76.	<input type="checkbox"/>	I understand that the City requires an approval letter from Oncor Electric Delivery prior to issuance of a building permit where landscaping, parking, or other improvement/s are proposed to encroach within any ONCOR/TP&L easement/s. ONCOR has stated a minimum of six weeks to process the review. Approved irrigation within a ONCOR transmission easement shall be limited to drip and soaker hose irrigation, with the valve for such located outside of the easement.
77.	<input type="checkbox"/>	Landscape plans contain the certification and stamp of a Landscape Architect registered by the State of Texas, that such plans satisfy all requirements of existing regulations.
78.	<input type="checkbox"/>	Residential subdivisions are to have landscaping requirements (Indicate required planting ratio, square footage, linear footage, etc., including required and provided quantities) specifically listed in tabular format on plan for the following: <ul style="list-style-type: none"> o Landscape Buffers o Entryway Feature areas o Entryway Feature Trees and Shrubs are provided. o Entryway Medians are shown and dimensioned. o Entryway Median Trees and Shrubs are provided.

EXHIBIT G – BUILDING FAÇADE PLAN

EXHIBIT G – BUILDING FAÇADE PLAN		
79.	<input type="checkbox"/>	Title block in the lower right corner that includes large, boldly printed “EXHIBIT G-Building Façade Plan”, owner and architect names, addresses and phone numbers, subdivision name, lot number, block number or letter, submission date, and a log of submission/revision dates since submitted to the City.
80.	<input type="checkbox"/>	Location map and north arrow is provided. Indicate scale or NTS; provide written and bar scale for each sheet.
81.	<input type="checkbox"/>	Existing and proposed architectural details of existing or proposed buildings or structures on the property are clearly defined as follows: <ul style="list-style-type: none"> o Length and height for each facade is dimensioned. o Each elevation is labeled and shown separately according to facing direction (e.g. north, southeast, etc.). o A plan view of each façade is provided showing façade articulation, columns, recesses, etc. o Each elevation is shown and graphically indicates colors and materials of the facades, roof(s), canopies, etc.; and each is clearly labeled. o Notes, and details as necessary, indicate interior roof drainage, scuppers, etc. Location, type and height of mechanical screening, screening walls, dumpster enclosure and monument sign is indicated on the plan and elevation view(s).
82.	<input type="checkbox"/>	Roof type, color, materials, and maximum height are indicated.
83.	<input type="checkbox"/>	All external drains (including gutters, downspouts and scuppers) must be architecturally integrated into the building façade.
84.	<input type="checkbox"/>	Provide a material schedule and calculations for each façade/elevation demonstrating compliance with 20 percent accent material per facade. Accents around doors, windows, etc. shall only accomplish a maximum of one-half of the required 20 percent.
85.	<input type="checkbox"/>	Windows and doorways are clearly indicated.
86.	<input type="checkbox"/>	Location of wall signage is clearly indicated. If a particular style or design is proposed, indicate such on the Plan. Include statement that signage is subject to separate approval.

87.	<input type="checkbox"/>	Facades facing public streets or access easements contain similar architectural details as the primary or front façade.
88.	<input type="checkbox"/>	Proposed architectural details, style, colors and textures are compatible with adjacent structures as required.
89.	<input type="checkbox"/>	Details are provided to address color, materials and design details of masonry walls, dumpster enclosures, monument signs and mechanical screening. These are to be of the same materials, colors and textures as the primary structure(s). Dumpster gates (metal required) are shown and material type is indicated.
90.	<input type="checkbox"/>	Retaining wall details are provided that indicate the relationship with parking lots, natural grade or constructed grade (i.e. berms, slopes, etc.) and address color, materials and design.

#91-124, are required exclusively for Framework Plans.

EXHIBIT D – SITE ANALYSIS		
91.	<input type="checkbox"/>	A title block in the lower right corner that includes large, boldly printed “EXHIBIT D – Site Analysis”, project name, subdivision name, lot and block, or survey name, abstract number, Dallas or Rockwall County, submission date, and a log of submittal/revision dates since submitted to the City.
92.	<input type="checkbox"/>	Names, addresses and phone numbers of owner, applicant and surveyor.
93.	<input type="checkbox"/>	Written and bar graph scale and north arrow are indicated.
94.	<input type="checkbox"/>	Legend, if abbreviations or symbol are used.
95.	<input type="checkbox"/>	Location/vicinity map showing the location of the proposed zoning. Indicate scale or not to scale (NTS) and provide north arrow.
96.	<input type="checkbox"/>	Topography at five-foot contours or less, with the high point(s) of the site clearly indicated.
97.	<input type="checkbox"/>	Natural features including tree masses, drainage ways, and creeks, with those potentially to be incorporated as open space clearly indicated.
98.	<input type="checkbox"/>	Existing and proposed FEMA 100-year floodplain with elevation.
99.	<input type="checkbox"/>	Lines indicating major wind patterns for summer and winter.
100.	<input type="checkbox"/>	Lines indicating direction of sunlight during summer and winter.
101.	<input type="checkbox"/>	Surrounding existing and future uses on all boundaries are indicated, such as existing neighborhood, commercial areas, vacant land or parks and potential connections to these areas.
102.	<input type="checkbox"/>	Existing easements (utility, drainage, visibility and maintenance, etc.).
103.	<input type="checkbox"/>	Any other information needed to explain opportunities and constraints specific to the site.

EXHIBIT E – FRAMEWORK PLAN		
104.	<input type="checkbox"/>	A title block in the lower right corner that includes large, boldly printed “EXHIBIT E – Framework Plan”, project name, subdivision name, lot and block, or survey name, abstract number, Dallas or Rockwall County, submission date, and a log of submittal/revision dates since submitted to the City.
105.	<input type="checkbox"/>	Names, addresses and phone numbers of owner, applicant and surveyor.
106.	<input type="checkbox"/>	Written and bar graph scale and north arrow are indicated. North shall be oriented to the top or left side of the sheet.
107.	<input type="checkbox"/>	Legend, if abbreviations or symbol are used.
108.	<input type="checkbox"/>	Location/vicinity map showing the location of the proposed zoning. Indicate scale or not to scale (NTS) and provide north arrow.

109.	<input type="checkbox"/>	Site boundaries, bearings and dimensions, site acreage and square footage, and approximate distance to the nearest cross street.
110.	<input type="checkbox"/>	Location and proposed boundaries of Form Based Districts in the Form- Based code by area (i.e. New Neighborhood, Urban Village)
111.	<input type="checkbox"/>	A note that states: "The development type boundaries shown on this exhibit are for illustration purposes and do not set the boundary. The boundary is determined at time of final plat."
112.	<input type="checkbox"/>	Location of any Sub-district areas that would be defined by special development standards, building heights, building types, or land uses.
113.	<input type="checkbox"/>	Location of key public areas or open space, key focal points for landmark features, and required flex-space at grade, if applicable.
114.	<input type="checkbox"/>	Pedestrian Sheds to determine size of community. Each pedestrian shed will be shown as a hollow circle having a radius of 1320 feet. Pedestrian Sheds should be centered on nodes of high activity, public spaces or other community focal points. Sheds may overlap.
115.	<input type="checkbox"/>	Regional Hike and Bike Corridors as shown on the Master Parks Plan within and adjacent to the site are accurately located, named and dimensioned.
116.	<input type="checkbox"/>	Thoroughfares as depicted on the Master Thoroughfare Plan (MTP) within and adjacent to the site are accurately located and named.
117.	<input type="checkbox"/>	Proposed Major thoroughfares and connection points to adjacent properties are dimensioned and labeled.
118.	<input type="checkbox"/>	A note that states: "The thoroughfare alignment(s) shown on this exhibit are for illustration purposes and does not set the alignment. The alignment is determined at time of final plat."
119.	<input type="checkbox"/>	Cross sections for all proposed major thoroughfares, in conformance with FBC Standards for street design.
120.	<input type="checkbox"/>	A list of all warrants being requested.
121.	<input type="checkbox"/>	A note that states, "Major Warrants from current development intent statements and regulations not specifically listed for approval as part of this Framework Plan may require a hearing by the Planning and Zoning Commission and approval by City Council during Regulating Plan or Development Plan review."
122.	<input type="checkbox"/>	A note that states, "This Framework Plan is for illustrative purposes only and subject to change. Significant deviations from this Framework Plan, as determined by the Director, will require an amendment to the Zoning."
123.	<input type="checkbox"/>	A Traffic Impact Analysis may be required with all development and zoning applications. Please contact the Engineering Department for further information regarding this requirement at 972-412-6287
124.	<input type="checkbox"/>	Additional information as requested by the City.

Preparer's Signature: _____

Date: _____