

AGENDA



ARCHITECTURAL REVIEW BOARD MEETING

CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS

APRIL 30, 2024 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

NOTES ABOUT PUBLIC PARTICIPATION = **RED**

(I) CALL TO ORDER

(II) OPEN FORUM

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

(III) CONSENT AGENDA

(IV) ACTION AGENDA

(1) **SP2024-013 (BETHANY ROSS)**

Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Margie Verhagen of Meals on Wheels for the approval of a Site Plan for a facility for a *Social Service Provider (i.e. Meals on Wheels)* on an 6.211-acre tract of land identified as Tract 2 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP-OV) District, addressed as 1780 Airport Road, and take any action necessary.

(2) **SP2024-018 (BETHANY ROSS)**

Discuss and consider a request by Jonathan McBride for the approval of a Site Plan for an existing *Office/Warehouse Facility* on a 1.8040-acre tract of land being identified as Tract 2-8 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 227 Nation Drive, and take any action necessary.

(3) **SP2024-019 (HENRY LEE)**

Discuss and consider a request by Mark Fernandez of Lithia C/O Golden Property Development, LLC on behalf of Zohreh Malek for the approval of a Site Plan for an existing *New Motor Vehicle Dealership for Cars and Light Trucks* on a 5.9613-acre parcel of land identified as Lot 1, Block 1, Rockwall KIA Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1790 E. IH-30, and take any action necessary.

(V) ADJOURNMENT

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Government Code §551.071 (Consultation with City Attorney).

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

I, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on April 26, 2024 prior to 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: April 30, 2024
APPLICANT: Jeff Carroll; *Jeff Carroll Architects, Inc.*
CASE NUMBER: SP2024-013; *Site Plan for 1780 Airport Road*

SUMMARY

Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Margie Verhagen of Meals on Wheels for the approval of a Site Plan for a facility for a *Social Service Provider (i.e. Meals on Wheels)* on a 6.211-acre tract of land identified as Tract 2 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP-OV) District, addressed as 1780 Airport Road, and take any action necessary.

BACKGROUND

The subject property was annexed on March 16, 1998 by *Ordinance No. 98-10 [i.e. Case No. A1998-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to Rockwall Central Appraisal District, there was an 1,892-SF single-family residential home that was constructed on the property in 1975; however, according to the aerial images, the residential home was removed from the subject property between 2019 and 2021. Staff could not find a demolition permit for this removal. On August 7, 2023, the City Council approved an ordinance [*Ordinance No. 23-41*] for a zoning change [*i.e. Case No. Z2023-030*] changing the zoning designation from an Agricultural (AG) District to a Light Industrial (LI) District. On September 5, 2023, the City Council approved a final plat [*Case No. P2023-027*] for the purpose of establishing two (2) non-residential lots. The subject property is currently vacant.

PURPOSE

On March 15, 2024, the applicant -- Jeff Carroll of Jeff Carroll Architects, Inc. -- submitted an application requesting the approval of a Site Plan for a 21,980 SF *Social Service Provider Facility* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located on the south side of Airport Road, east of the intersection of Airport Road and John King Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Airport Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of Airport Road is a tract of land (*i.e. Tract 22 of the D. Harr Survey, Abstract No. 102*) that is owned by the City of Rockwall and is the current site of the City's Regional Firearms Training Center. Beyond this is a 42.66-acre vacant tract of land (*i.e. Tract 7 of the D. Harr Survey, Abstract No. 102*) that forms part of a 43.66-acre tract of land zoned Agricultural (AG) District. This property is currently occupied with a single-family home. North of this is E. State Highway 66, which is classified as a P6D (*i.e. principal arterial, six (6) lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is the right-of-way for the *Union Pacific Dallas/Garland Northeast Railroad*. Beyond this is a vacant 4.114-acre tract of land (*i.e. which is part of a larger 10.291-acre tract of land and is*

identified as Tract 2-2 of the D Harr. Survey, Abstract No. 102). Beyond this is a vacant two (2) acre tract of land (i.e. Tract 2-8, of the D. Harr Survey, Abstract 102). Both of these properties are zoned Agricultural (AG) District. Beyond that is an 18.5175-acre vacant tract of land (i.e. Tract 3-5, of the J Lockhart Survey, Abstract 134) zoned Light Industrial (LI) District and Commercial (C) District.

East: Directly east of the subject property is a 16.89-acre vacant tract of land (i.e. Tract 4 of the D. Harr Survey, Abstract No. 102) zoned Light Industrial District. Beyond this are two (2) tracts of land (i.e. 1890 and 1930 Airport Road), which are developed with the Blackland Water Supply Pump Station and the other with a single-family home. Both of these lots are zoned Agricultural (AG) District. East of this is an 8.415-acre tract of land (i.e. Tract 25-01 of the E.M. Elliot Survey, Abstract No. 77) that is zoned Agricultural (AG) District.

West: Directly west of the subject property is a 6.177-acre tract of vacant land (i.e. Tract 2-01 of the D. Harr Survey, Abstract No. 102), which is zoned Agricultural (AG) District. Beyond this is a 5.784-acre tract of vacant land (i.e. Tract 2-03 of the D. Harr Survey, Abstract No. 102), which is zoned Agricultural (AG) District. West of this is a vacant 5.07-acre tract of vacant land (i.e. Tract 2-06 of the D. Harr Survey, Abstract No. 102) also zoned Agricultural (AG) District. Beyond this is S. John King Boulevard, which is identified as a P6D (i.e. a principal arterial, six [6] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Social Service Provider* is permitted *by-right* land uses in a Light Industrial (LI) District. The submitted site plan, landscape plan, photometric plan, building elevations, and phasing plan generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Light Industrial (LI) District with the exception of the items noted in the *Variances and Exceptions Requested by the Applicant* section of this case memo. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	12,500 SF	X=6.211-Acres; In Conformance
<i>Minimum Lot Frontage</i>	100-Feet	X= 371.89-Feet; In Conformance
<i>Minimum Lot Depth</i>	125-Feet	X=665.72-Feet; In Conformance
<i>Minimum Front Yard Setback</i>	25-Feet	X>25-Feet; In Conformance
<i>Minimum Rear Yard Setback</i>	10-Feet	X>10-Feet; In Conformance
<i>Minimum Side Yard Setback</i>	10-Feet	X>10-Feet; In Conformance
<i>Maximum Building Height</i>	60-Feet	X=24-Feet; In Conformance
<i>Max Building/Lot Coverage</i>	60%	X=8.1%; In Conformance
<i>Minimum Number of Parking Spaces</i>	1 per 4 spaces for Venue Uses (i.e. 304 seats / 4 spaces = 76 spaces), 1 / 300 SF for Office (i.e. 6,795 SF / 300 SF = 23 spaces), and 1 per 500 SF for Kitchen (i.e. 7,800 SF / 500 SF = 16 Spaces) Total Spaces Required = 115 Spaces	X=147; In Conformance
<i>Minimum Landscaping Percentage</i>	15%	X=50.4%; In Conformance
<i>Maximum Impervious Coverage</i>	90-95%	X=49.6%; In Conformance

TREESCAPE PLAN

The Treescape Plan provided by the applicant indicates that the development will result in the removal of three (3) Elm trees and five (5) Eastern Red Cedar trees. According to Section 05, *Tree Mitigation Requirements*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), "...Cedar Trees measuring eight (8) feet or greater in height shall be replaced with a single, four (4) inch caliper tree." In this case, the total mitigation balance is 40 caliper inches (i.e. five [5] Eastern Red Cedars x four [4] inches = 20 caliper inches + three [3] Elm Trees at 20 caliper-inches = 40 caliper inches). Based on the landscape plan provided by the applicant, 52-caliper inches are being planted on site, which satisfies the mitigation balance.

CONFORMANCE WITH THE CITY'S CODES

The applicant is requesting to construct a 21,980 SF *Social Service Provider Facility* on the subject property. According to Subsection 02.02(D)(2), *Office Building*, of Article 13, Definitions, of the Unified Development Code (UDC), a *Social Service Provider (Except Rescue Mission or Shelter for the Homeless)* is defined as "(a)ny organization operating under a non-profit charter, the activities of which are devoted exclusively to charitable, benevolent, patriotic, employment related, or educational purposes not currently listed elsewhere in Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*."

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

VARIANCES AND EXCEPTIONS BY THE APPLICANT

Staff has identified the following exceptions:

(1) Building Materials.

- (a) Primary Materials. According to Subsection 05.01 (A)(1), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(e)ach exterior wall of a building's façade shall consist of a minimum of 90% Primary Materials..." or masonry material. The applicant is proposing 10.2%-37.1% secondary materials (*i.e. 10.2% on the east elevation and 37.1% on the north elevation*). This will require an exception from the Planning and Zoning Commission.
- (b) Stone. According to Subsection 06.02(C)(1)(A)(1), *Stone*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "...a minimum of 20% natural or quarried stone is required on all building facades." In this case, the applicant is meeting this requirement on the north elevation but only providing a range of 4.7%-18.3% on the other elevations. (*i.e. 4.7% on the south elevation, 14.2% on the east elevation, and 18.3% on the west elevation*). This will require an exception from the Planning and Zoning Commission.

(2) Building Articulation.

- (a) Primary Building Facades. According to Subsection 05.01 (C), *Building Articulation*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the minimum wall length shall not exceed four (4) times the wall height. In this case, the proposed buildings do not meet the wall length requirements for primary building facades on all buildings. This will require an exception from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).
- (b) Secondary Building Facades. According to Subsection 05.01 (C), *Building Articulation*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the minimum wall length shall not exceed three (3) times the wall height. In this case, the proposed buildings do not meet the wall length requirements for secondary building facades on all buildings. This will require an exception from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "...an applicant may request the Planning and Zoning Commission grant variances and exceptions to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship." In addition, the code requires that the applicant provide compensatory measures that directly offset the requested variances and exceptions. The applicant has indicated the following as compensatory measures: [1] keeping as many existing trees along Airport Road as possible, [2] providing three (3) additional accent trees along the front parking island, [3] providing four (4) additional accent trees along the front of the building, [4] providing one (1) additional canopy tree at the front of the building, [5] providing awnings on both sides of the large storefront area to help offset articulation, [6] providing 50% landscaping in lieu of the required 15%, [7] proposing an outside pedestrian area with a park bench and bike rack, [8]

proposing a large garden with vegetables and herbs on the east side of the building. With this being said, requests for exceptions and variances to the Unified Development Code (UDC) are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (e.g. six [6] out of the seven [7] commissioners) -- with a minimum of four (4) votes in the affirmative -- is required for the approval of a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the Central District. The Central District "...is composed of a wide range of land uses that vary from single-family to industrial." The Future Land Use Map contained in the OURHometown Vision 2040 Comprehensive Plan, indicates that the subject property should be developed with industrial land uses. In this case, the applicant is proposing a *Social Service Provider Facility*, which is a permitted by-right land use in the Light Industrial (LI) District. Based on this, the applicant's land use appears to conform with the Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On March 26, 2024 the Architecture Review Board reviewed the proposed building elevations provided by the applicant and recommended that the applicant [1] add an awning over the door on the east elevation, and [2] provide renderings. The applicant has provided updated elevations that will be reviewed by the Architectural Review Board (ARB) prior to the April 9, 2024 Planning and Zoning Commission meeting.

CONDITIONS OF APPROVAL

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

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) The applicant will need to provide a Part 77 from the FAA confirming compliance to the height restrictions of the airport prior to the submittal of engineering plans.
- (3) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city-adopted engineering and fire codes, and all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2024-03

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
 - SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1&2}
 - PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹
- ### OTHER APPLICATION FEES:
- TREE REMOVAL (\$75.00)
 - VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1780 Airport Rd

SUBDIVISION

LOT 2

BLOCK A

GENERAL LOCATION ACROSS THE STREET FROM MUNI. AIRPORT

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LIGHT INDUSTRIAL

CURRENT USE N/A

PROPOSED ZONING SAME

PROPOSED USE MEALS ON WHEELS SERVICES

ACREAGE 6.211 AC

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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

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

OWNER MEALS ON WHEELS

APPLICANT CARROLL ARCHITECTS, INC

CONTACT PERSON Margie Verhagen

CONTACT PERSON JEFF CARROLL

ADDRESS 4398 HWY 276

ADDRESS 750 E. I-30

STE. 110

CITY, STATE & ZIP ROCKWALL, TX 75087

CITY, STATE & ZIP ROCKWALL, TX 75087

PHONE 972.771.9514

PHONE 214.632.1762

E-MAIL MVerhagen@rockwallmeals
onwheels.org

E-MAIL JCC@CARROLLARCH.COM

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1500 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF March, 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

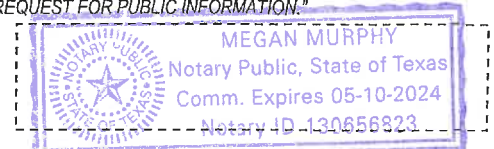
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF March, 2024

Applicants

OWNER'S SIGNATURE

Jeff Carroll
M. Verhagen

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

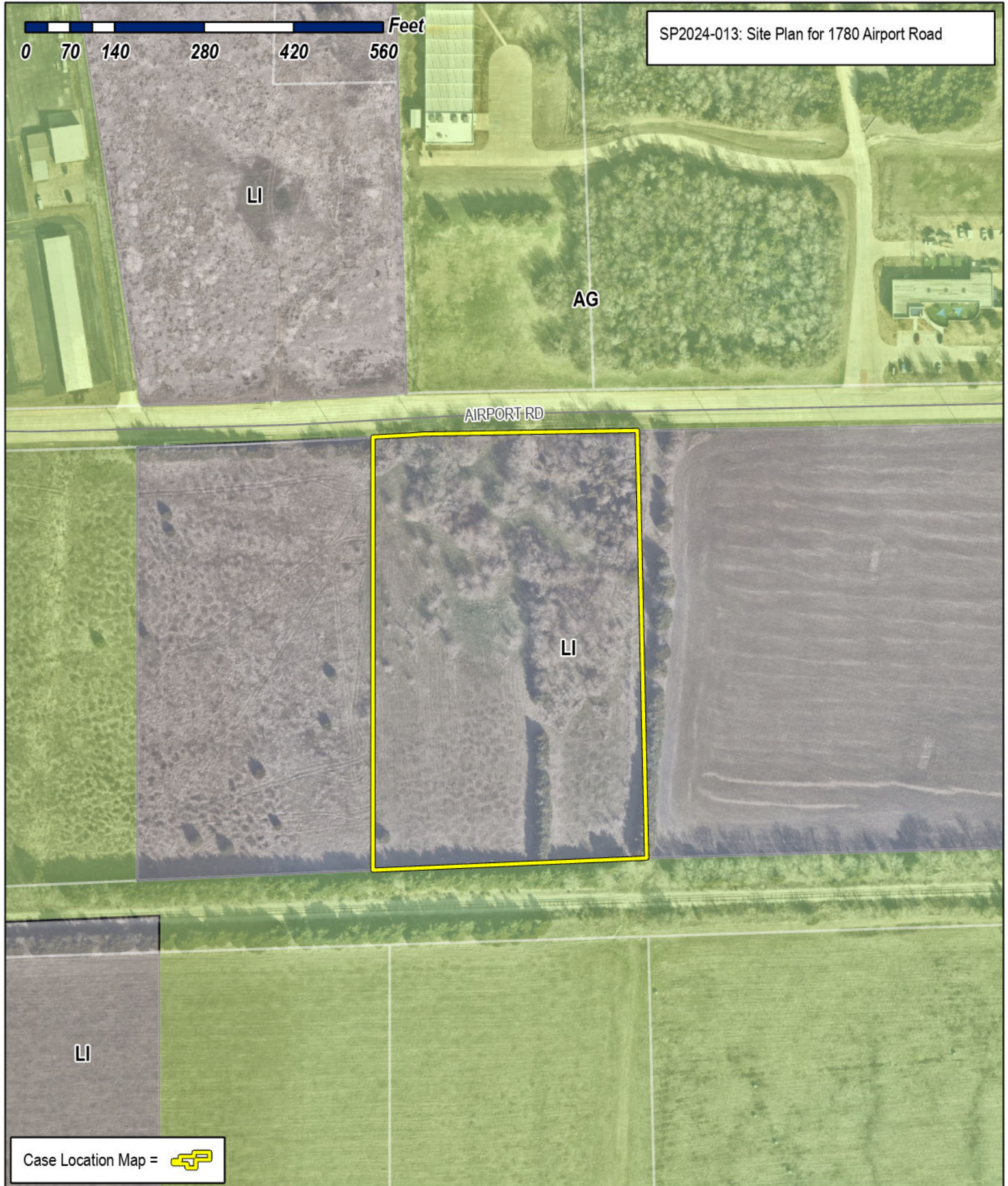



MY COMMISSION EXPIRES

5.10.24



SP2024-013: Site Plan for 1780 Airport Road



Case Location Map = 



City of Rockwall

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

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





750 Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

April 2, 2024

Mr. Ryan Miller
City of Rockwall Director of Planning
City Hall 385 S. Goliad
Rockwall, TX 75087

Re: SP2024-013 Exceptions/ Variance Requested
MOW's Office Development
1780 Airport Rd. Office Development
Rockwall, TX. 75087

Mr. Miller,

This letter serves as a summary Request for Exception/ Variances to the UDC. Zoning – Light Industrial district.

The Variances include 1) Primary Building Articulation, 2) Secondary Building Articulation, 3) Exceeds 10% secondary materials/ under 90% masonry, 4) 20% Stone.

- 1) **Primary Building Articulation.** Subsection 05.01 C.1 of Article 5
- 2) **Secondary Building Articulation.** Subsection 05.01 C.1 of Article 5

We are requesting an exception to the vertical and horizontal offset projections. This project does provide some percentage of articulation with vertical and horizontal projections. We have a raised entry tower with a sloped roof. The large storefront area has a tall roof that projects outward. The office side is brick with a lower parapet line to give movement across the front and side elevations. We are providing what the ARB requested by adding an awning over the side exit doors next to the storefront area, and having the parapets screen the RTU's.

- 3) **Exceeds 10% Secondary Materials/ under 90% Masonry.** Subsection 05.01 A.1 of Article 5
- 4) **20% Stone.** Subsection 05.01 A.1 of Article 5

We are requesting an exception to the secondary material percentage, and stone requirement. This facility is not a warehouse but a place where the public can gather. We are using these materials as elements to the contemporary style, but we have reduced the amounts used. The ARB accepted the design concept, and we would like to have this approved.

5) Landscape (3) Tier screening Alternate. Subsection 01.06 of Article 5

We are requesting an exception to the (3) Tiered screening requirement along the south property line. This is adjacent to the Railroad which has trees and shrubs. We also have a 20'-0" sewer easement running along the entire width of the back property line. We are proposing to use canopy trees at 50'-0" o.c.

Compensatory items we are providing for these exceptions/ variances.

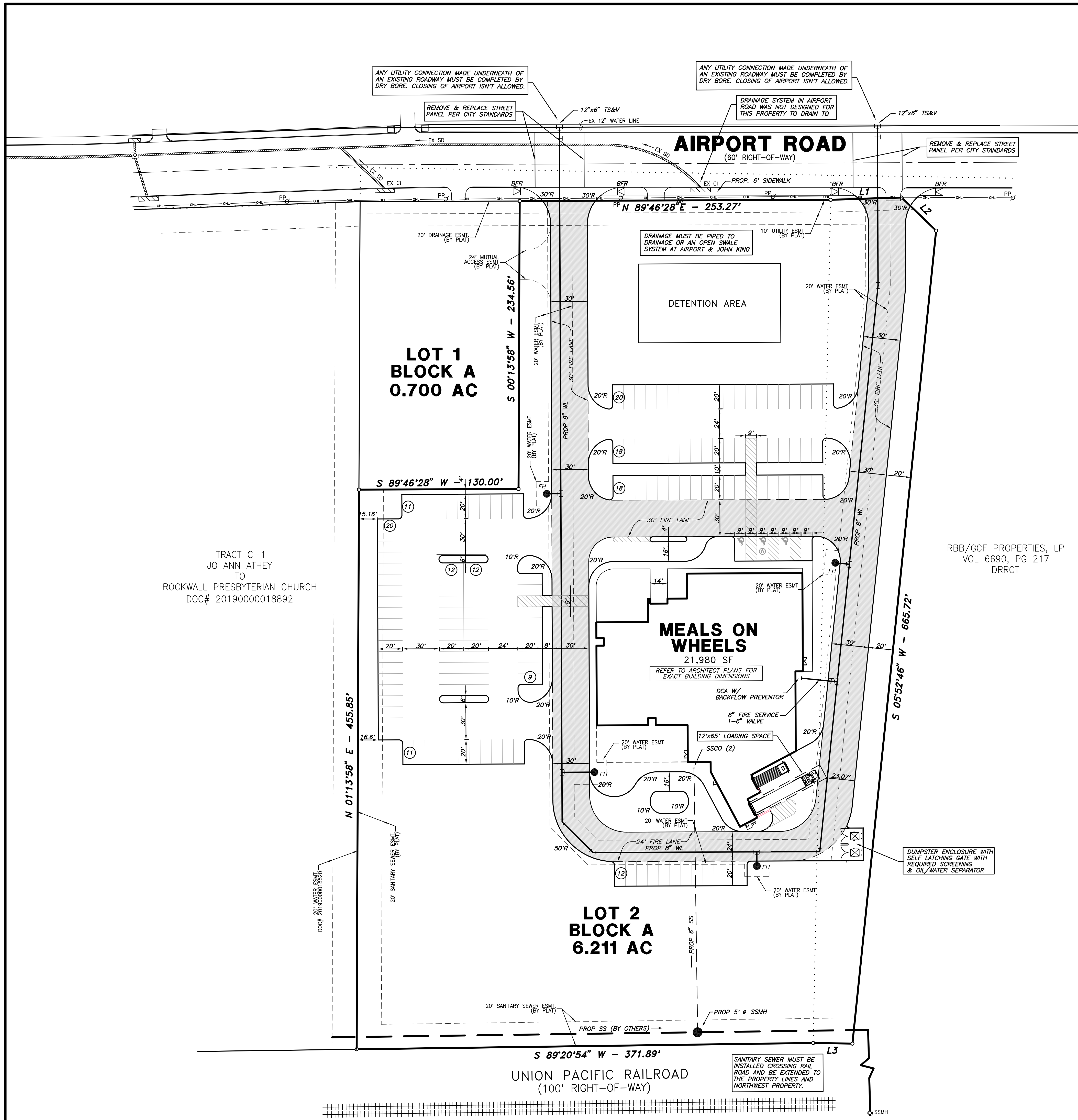
- 1) We are keeping as many existing trees along Airport Road as possible.
- 2) We are providing (3)-additional ornamental trees in the front parking island.
- 3) We are providing (4)-additional ornamental trees across the front of the building.
- 4) We are providing (1)-an additional canopy tree at front of building.
- 5) We are providing awnings on both sides of the large storefront area to help offset the articulation.
- 6) City Ordinance requires 20% landscaping. We are proposing 50%. Which is more than double as required.
- 7) We are proposing an outside pedestrian seating area with a park bench and bike rack.
- 8) We are proposing a large garden area full of vegetables and herbs on the east side of the building.

Thank you for your consideration and reviewing our request.

Sincerely,



Jeffrey Carroll
Carroll Architects, Inc.
President / CEO

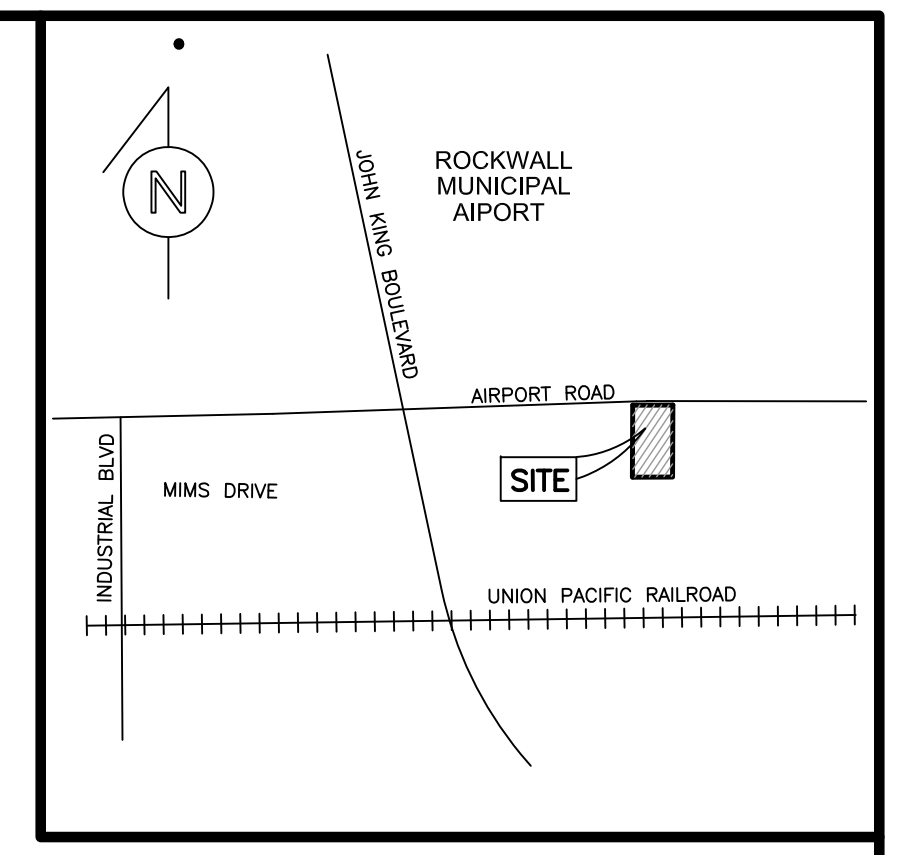
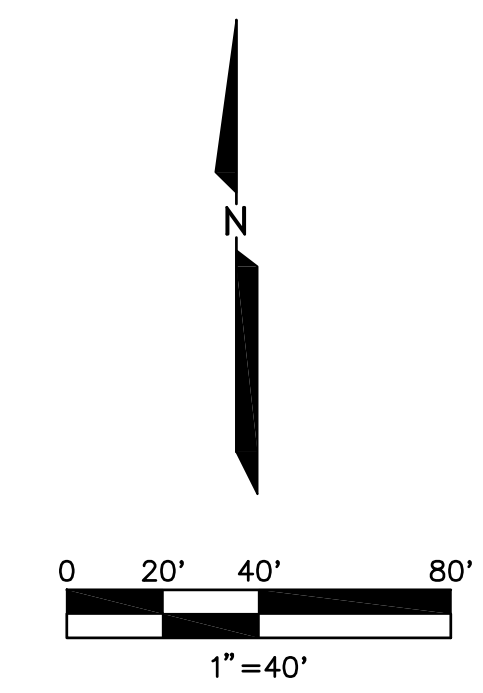


TRACT C-1
JO ANN ATHEY
TO
ROCKWALL PRESBYTERIAN CHURCH
DOC# 2019000018892

RBB/GCF PROPERTIES, LP
VOL 6690, PG 217
DRRCT

LEGEND

- EXIST. SANITARY SEWER
- PROP. SANITARY SEWER
- SSMH ⊙ EXIST. S.S. MH.
- PROP. S.S. MH.
- EXIST. WATER (WTR.)
- PROP. WATER (WTR.)
- ⊙ WATER METER (W.M.)
- ⊙ EXIST. FIRE HYDRANT
- ⊙ PROP. FIRE HYDRANT
- EXIST. STORM SEWER
- PROP. FIRE LANE



~ BOUNDARY LINE TABLE ~

NO.	BEARING	DISTANCE
L1	N 88°12'22" E	57.86'
L2	S 46°15'52" E	38.93'
L3	N 89°01'23" W	31.99'

- PAVING NOTES:**
- APPROACHES TO BE 8" THICK, 4200 PSI, 7.5 SACK MIX, REINFORCED WITH #4 BARS @ 18" ON CENTER (O.C.)
 - FIRE LANE TO BE 6" THICK, 3600 PSI, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER (O.C.)
 - DUMPSTER PAD TO BE 7" THICK, 3600 PSI, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER (O.C.)
 - ALL OTHER (NON-FIRE LANE) PAVING CAN BE 5" THICK, 3000 PSI, 6 SACK MIX, REINFORCED WITH #3 BARS @ 24" O.C.
 - SIDEWALK TO BE 4" THICK CONCRETE, 3000 PSI, 6 SACK MIX IN R.O.W. W/ #3 BARS @ 24" O.C.
 - SUBGRADE TO BE A MINIMUM OF 6" LIME -OR- 8" TO 10" OF APPROVED FLEXBASE.
 - ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +4% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
 - NO SAND UNDER PAVING.
 - NO PAVING, INCLUDING SLAB, TO BE INSTALLED UNTIL THE DETENTION SYSTEM(S) ARE FULLY FUNCTIONALLY, PER PLAN, & HAVE ANCHORED SEEDED CURLEX OR SOD ON THE SIDES & BOTTOM OF POND.

SITE DATA - LOT 1

LOT AREA:	0.700 ACRES (30,492 SQ. FT.)
ZONING:	LI (LIGHT INDUSTRIAL)
CURRENT USE:	VACANT
PROPOSED USE:	VACANT

SITE DATA - LOT 2

LOT AREA:	6.211 ACRES (270,572 SQ. FT.)
ZONING:	LI (LIGHT INDUSTRIAL)
CURRENT USE:	VACANT
PROPOSED USE:	VENUE/OFFICE
BUILDING AREA:	21,980 SQ. FT.
MAX. BUILDING HEIGHT:	60 FEET
FLOOR/AREA RATIO:	0.08
PARKING REQUIRED:	74 SPACES
PARKING PROVIDED:	147 SPACES
PARKING RATIO:	6.88/1,000

LAYOUT & DIMENSION CONTROL GENERAL NOTES

- BOUNDARY SURVEY:** BOUNDARY SURVEY INFORMATION IS BASED ON THE BOUNDARY SURVEY PREPARED BY H.D. FETTY LAND SURVEYOR, LLC, DATED NOVEMBER 29, 2022.
- PROPERTY LINES AND EASEMENTS:** REFER TO THE BOUNDARY SURVEY AND PLAT TO VERIFY PROPERTY LINES AND EASEMENT LOCATIONS.
- DIMENSION CONTROL:** ALL PAVING DIMENSIONS AND COORDINATES SHOWN ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
- CURB RADII:** ALL CURB RADII SHALL BE 2' AT FACE OF CURB, UNLESS NOTED OTHERWISE.
- BUILDING DIMENSIONS:** THE CONTRACTOR SHALL REFER TO THE ARCHITECT PLANS TO VERIFY THE EXACT BUILDING DIMENSIONS.
- BUILDING ORIENTATION:** THE BUILDING IS PARALLEL AND PERPENDICULAR TO THE NORTH PROPERTY LINE - N 89°46'28" E.

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FORGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON ___ DAY OF ____, 2024.

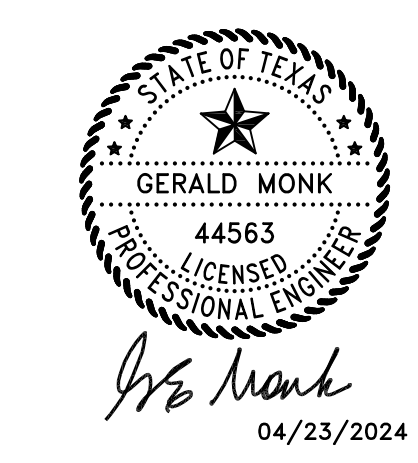
WITNESS OUR HANDS, THIS ___ DAY OF ____, 2024.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

PROJECT #: SP2024-__

OWNER
MEALS ON WHEELS
SENIOR SERVICES OF ROCKWALL
4398 SH 276
ROCKWALL, TEXAS 75032
CONTACT: MRS. MARGIE VERHAGEN

APPLICANT
CARROLL ARCHITECTS, INC.
750 E. INTERSTATE 30 STE. 110
ROCKWALL, TEXAS 7502
(972) 732-6085
CONTACT: JEFF CARROLL
EMAIL: JC@CARROLLARCH.COM



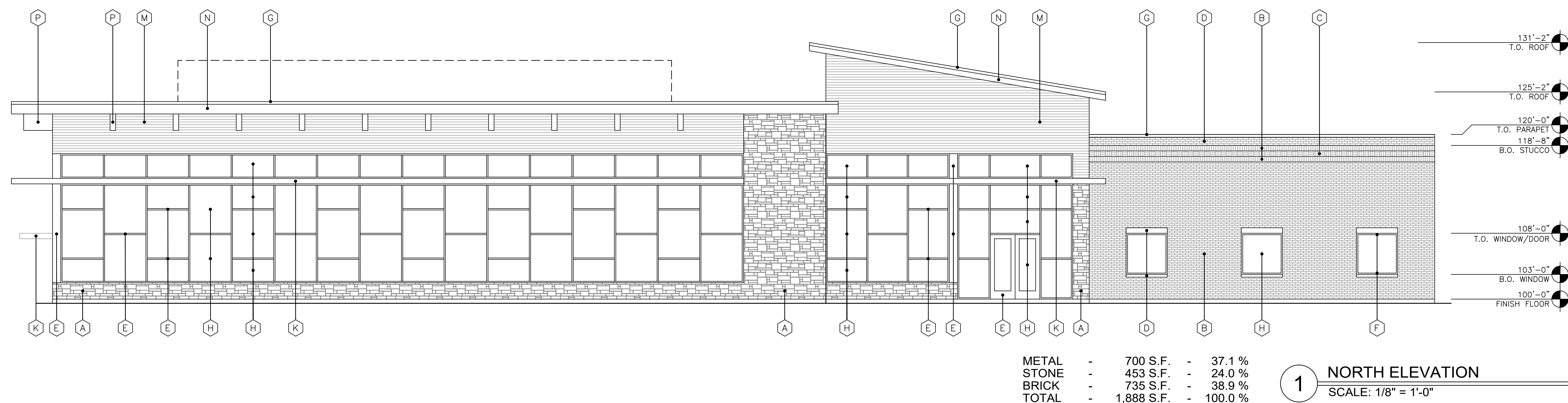
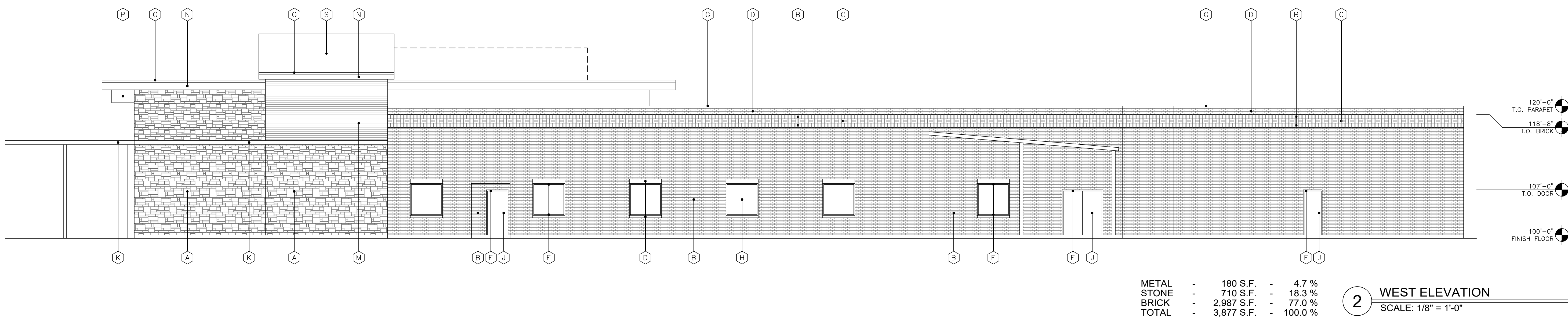
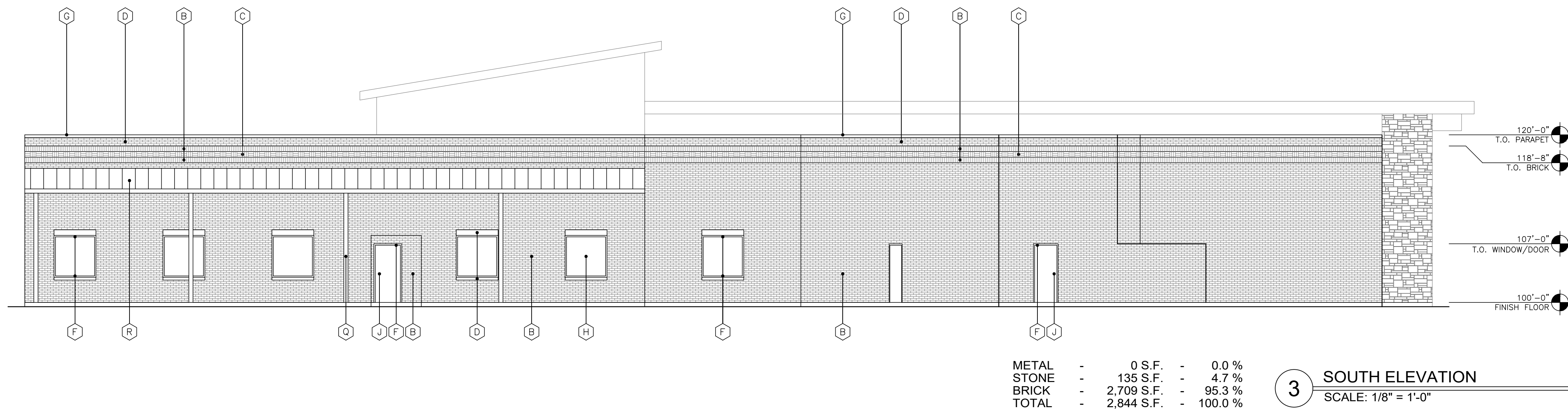
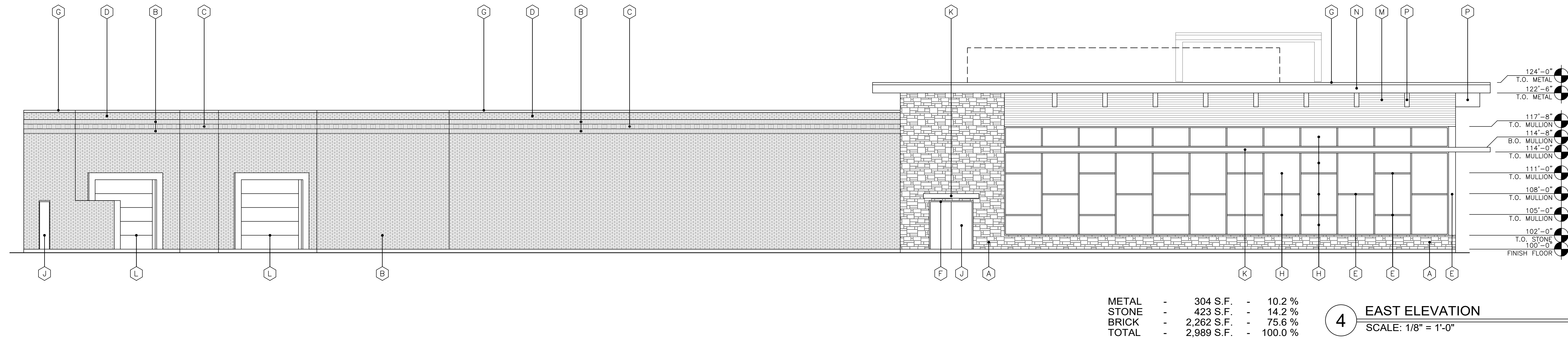
REV.	DATE	REMARKS

SITE PLAN

MEALS ON WHEELS
LOTS 1 & 2, BLOCK A, AIRPORT SOUTH ADDITION
THE CITY OF ROCKWALL, TEXAS

MONK CONSULTING ENGINEERS, INC.
1200 W. STATE STREET
GARLAND, TEXAS 75040
972-272-8761
TBPE F-2567

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
GEM	CAC	03.14.24	1"=40'	HDF	C014-003 SITE	SP1



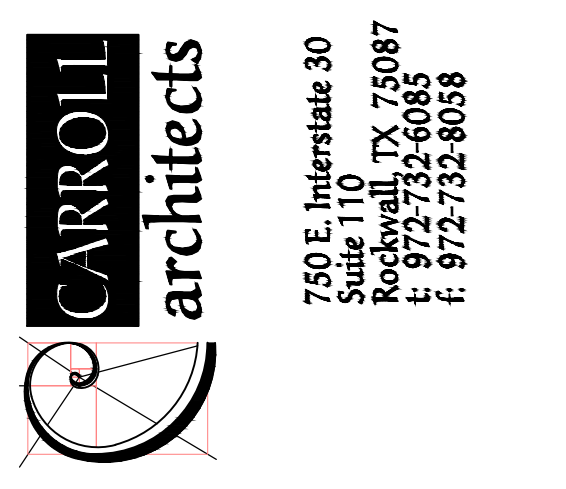
EXTERIOR FINISH SCHEDULE	
(A)	STONE VENEER: (4) SIDED CUT STONE W/ RANDOM SIZE & WIDTHS WITH MINIMUM SIZE 6" TALL, MAXIMUM SIZE 15" TALL COLOR - GRAY
(B)	BRICK VENEER: FIELD COLOR - ACME RED SUNSET
(C)	BRICK VENEER: BASKET WEAVE ACCENT COLOR - ACME MUSHROOM BROWN
(D)	BRICK VENEER: ACCENT SOLDIER COURSE & ROWLOCK ACCENT COLOR - ACME MARBLE GRAY
(E)	STOREFRONT & DOORS, COLOR - ANODIZED ALUMINUM
(F)	WINDOW/DOOR FRAMES COLOR - ANODIZED ALUMINUM
(G)	PREFINISHED METAL COPING COLOR - ANODIZED ALUMINUM
(H)	GLAZING: DOUBLE PANE INSULATED, LOW E GLASS W/ WINDOW TINTED @ 10% - GREY
(I)	EXTERIOR HOLLOW MTL. DOOR & FRAME: PAINTED, COLOR - SILVER
(K)	STEEL AWNING, PAINT - SILVER
(L)	ELEC. SECTIONAL OVERHEAD DOCK DOORS COLOR - LIGHT GREY
(M)	METAL SIDING, RIBBED PANEL, COLOR - SILVER
(N)	CONTINUOUS METAL FASCIA COLOR - SILVER
(P)	STL. BEAMS COLOR - DARK CHARCOAL
(Q)	STEEL COLUMN, COLOR - SILVER
(R)	STANDING SEAM METAL, MFG - PAC-CLAD: ZEE - LOCK, COLOR - LIGHT GREY
(S)	STANDING SEAM METAL, MFG - PAC-CLAD: ZEE - LOCK, COLOR - SILVER

NOTE: PARAPETS WILL BE FINISHED ON BOTH SIDES

ISSUE:	
OWNER REVIEW:	03-13-2024

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PROPOSED LAYOUT FOR
MEALS ON WHEELS
1780 Airport Road
Rockwall, Texas 75087



EXTERIOR ELEVATIONS

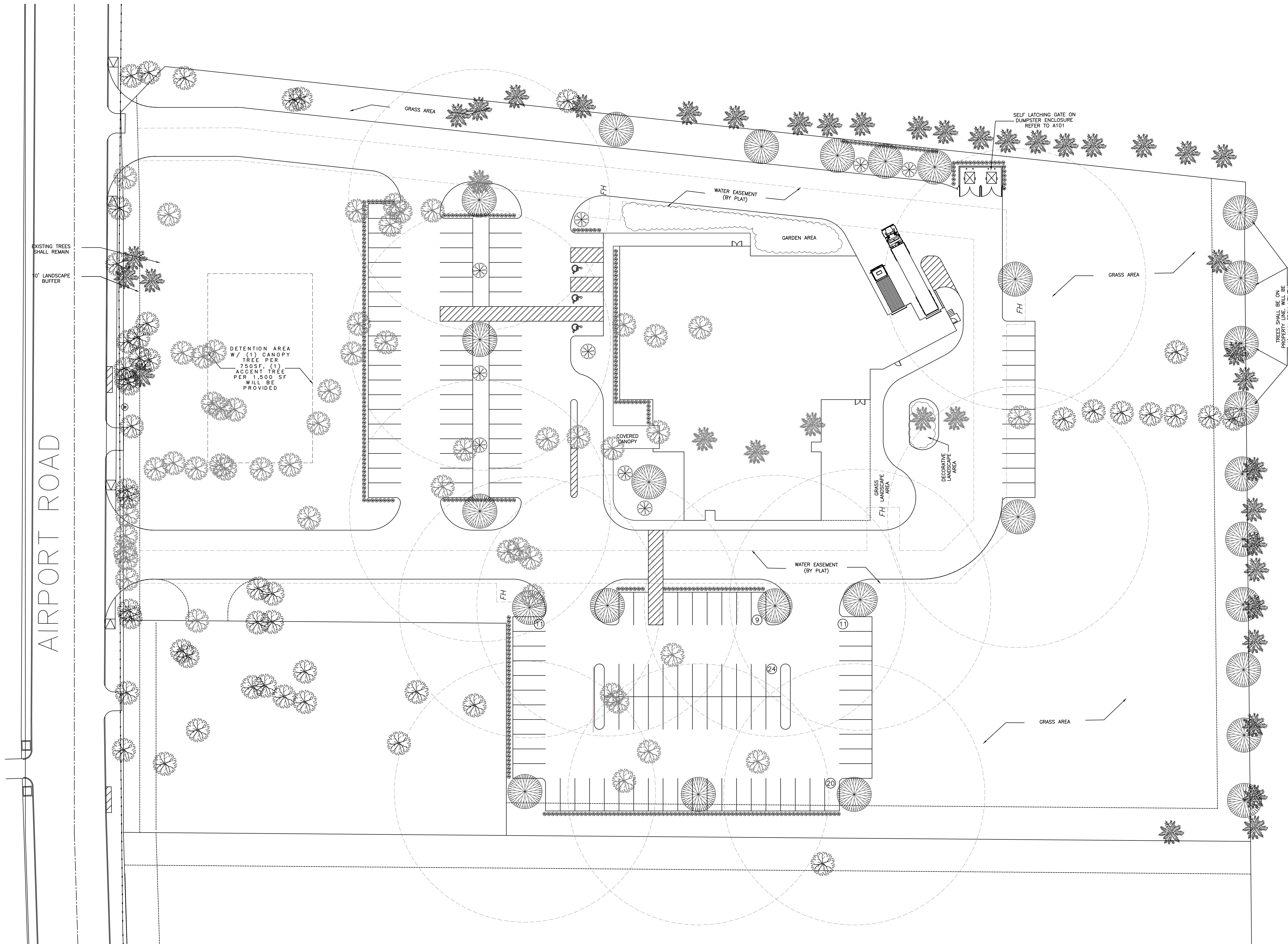
DATE:	AUG 2021	SHEET NO.:	
PROJECT NO.:	2020031		A501
DRAWN BY:	KR		
CHECKED BY:			

CITY OF ROCKWALL CASE NUMBER: SP2024-013	
LEGAL DESCRIPTION AND/OR ADDRESS: LOT 2, BLOCK A AIRPORT SOUTH ADDITION SURVEY, ABSTRACT NO.102 City of Rockwall, Rockwall County, Texas	
OWNER: Mrs. Margie VerHogen - Executive Director Meals on Wheels Senior Services of Rockwall 4398 SH 276 Rockwall, TX 75032	APPLICANT: Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: j@carrollarch.com AIA: Jeff Carroll
SITE PLAN SIGNATURE BLOCK	
APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2021.	
WITNESS OUR HANDS, this _____ day of _____, 2021.	
Planning & Zoning Commission, Chairman	Director of Planning and Zoning



MEALS ON WHEELS
SENIOR SERVICES
of DeKalb County





SITE DATA TABLE	
SITE AREA	6.211 ACRES (270,572 S.F.)
ZONING	LIGHT INDUSTRIAL
PROPOSED USE	VENUE/OFFICE
BUILDING AREA:	21,980 S.F.
VENUE	7,385 S.F.
OFFICE	6,795 S.F.
KITCHEN	7,800 S.F.
LOT COVERAGE (OVER AREA)	8.1%
FLOOR TO AREA RATIO	
BUILDING HEIGHT MAX.	60'-0"

LANDSCAPE TABULATION	
NET AREA	6.211 ACRES (270,572 S.F.)
REQUIRED LANDSCAPE AREA-- 20% OF 270,572 S.F.	54,114 S.F.
PROVIDED LANDSCAPE AREA-- 50.4% OF 270,572 S.F.	136,336 S.F.
IMPERVIOUS COVERAGE-- 49.6% OF 270,572 S.F.	115,649 S.F.

NOTES:

- Irrigation shall be provided to all landscaped areas.
- Tree mitigation for this project for existing trees on this property.
- All perimeter parking are within 50'-0" of a shade tree.
- No trees within 5' of public utilities less than 10".
- No trees within 10' of public utilities 10" or greater.

TREE/SHRUB LEGEND	
TREES, INSTALLED W/ MINIMUM 4" CALIPER	
CEDAR ELM (MIN. 4" CALIPER) (6 QTY)	WINTER BOXWOOD (SHRUB) (5 GALLON @ INSTALLATION) (24-30" O.C.) (138 QTY)
EVE'S NECKLACE (MIN. 4" TALL) (6 QTY)	EXISTING TREE TO REMAIN
EXISTING TREE TO BE REMOVED	EXISTING TREE TO BE REMOVED

*REMOVAL OF 3 ELM TREES. TOTAL REQUIRED MITIGATION = 20 INCHES
 **ALL OTHER REMOVED TREES ARE NON-PROTECTED (CEDAR & HACKBERRY)

TREE & SHRUB CALCULATIONS	
TREES REQ. - 1 CANOPY TREE & 1 ORNAMENTAL TREE/50' OF STREET FRONTAGE	
FRONTAGE ROAD 250 LF - CANOPY TREE	5 TREES W/ 4" CAL.
FRONTAGE ROAD 250 LF - ACCENT TREE	5 TREES @ 4' TALL
TOTAL STREET TREES PROVIDED (EXISTING)	10 TREES

PARKING LOT TREES REQUIRED, EACH PARKING SPACE WITHIN 80' OF CANOPY TREE	
147 PARKING SPACES 12 CANOPY/4 ACCENT	16 PARKING LOT TREES PROVIDED
TOTAL SHRUBS PROVIDED	AS SHOWN 3 GAL.

LANDSCAPE SCREENING ON SOUTHSIDE @ RAILROAD	
PROPERTY LINE 372' LF & 20' UTIL. ESMT.	PROPOSED 1 CANOPY TREE @ 40' O.C.
ALT. TO (3) TIER SCREENING	PROPOSED 10 CANOPY TREES
	EXISTING TREES & SHRUBS TO REMAIN @ RAILROAD AREA

DETENTION AREA - 1 CANOPY/750 SF 1 ACCENT/1,500 SF
 PROVIDE 00 CANOPY TREES, PROVIDE 00 ACCENT TREES

- GENERAL NOTES:
1. REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM, PROVIDED HOWEVER, THAT A HOSE BIB SYSTEM MAY BE USED FOR IRRIGATION WHEN A LANDSCAPE AREA IS LESS THAN 1,000 SQUARE FEET IN SIZE AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50'-FEET OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.
 2. ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA.
 3. OWNER MAY SUBSTITUTE TYPES OF TREES. THE OWNER SHALL SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE.
 4. CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
 5. CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/ OWNER.
 6. DUMPSTER IS NOT REQUIRED FOR THIS PROJECT. - PROVIDED
 7. ALL LANDSCAPE BUFFERS AND PUBLIC RIGHT-OF-WAY LOCATED ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS.
 8. THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDING AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED.
 9. NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO EDGE OF PAVEMENT OR FIVE (5) FEET FROM ANY WATER OR WASTEWATER LINE THAT IS LESS THAN 12 INCHES. WATER AND WASTEWATER LINES THAT ARE 12 INCHES AND GREATER REQUIRE TREES TO BE PLANTED A MINIMUM OF TEN (10) FEET FROM THE CENTERLINE OF THE PIPE. TREES MUST BE (5) FEET FROM ALL UTILITIES.
 10. ALL PARKING SPACES ARE WITHIN 80' OF A TREE

BUILDING PARKING CALCULATIONS			
BUILDING USE	SQUARE FOOTAGE	PARKING REQUIREMENT	REQUIRED PARKING
VENUE	7,385 S.F.	304 SEATS @ 1/4	= 76
OFFICE	6,795 S.F.	1/300	= 23
KITCHEN	7,800 S.F.	1/500	= 16
TOTAL PARKING REQUIRED			= 115 SPACES
TOTAL PARKING PROVIDED			= 147 SPACES

CITY OF ROCKWALL CASE NUMBER: SP2024-013

LEGAL DESCRIPTION AND OR ADDRESS:
 LOT 2, BLOCK A AIRPORT SOUTH ADDITION SURVEY, ABSTRACT NO.102 City of Rockwall, Rockwall County, Texas

OWNER
 Mrs. Margie VerHogen - Executive Director
 Meals on Wheels Senior Services of Rockwall
 4398 SH 276
 Rockwall, TX 75087

APPLICANT
 Carroll Architects, Inc.
 750 E. Interstate 30 #110
 Rockwall, TX 75087
 P: 972-732-6065
 E: info@carrollarch.com
 AITN: Jeff Carroll

SITE PLAN SIGNATURE BLOCK

APPROVED:
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2020.

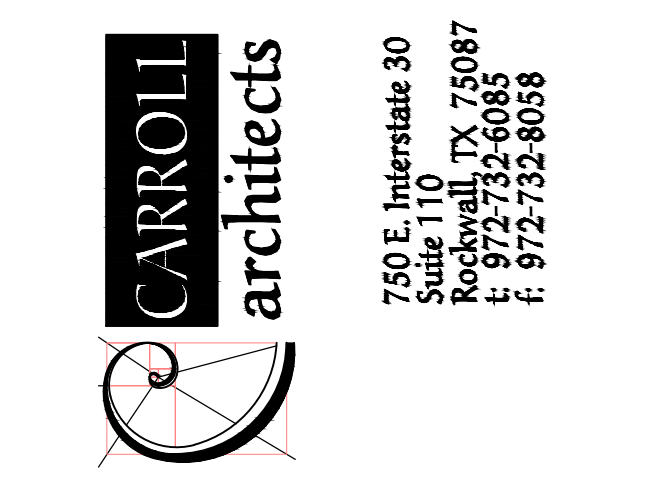
WITNESS OUR HANDS, this _____ day of _____, 2020.

Planning & Zoning Commission, Chairman
 Director of Planning and Zoning

OWNER REVIEW: 04-23-2024
 CITY COMMENTS:

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PROPOSED LAYOUT FOR
MEALS ON WHEELS
 1780 Airport Road
 Rockwall, Texas 75087

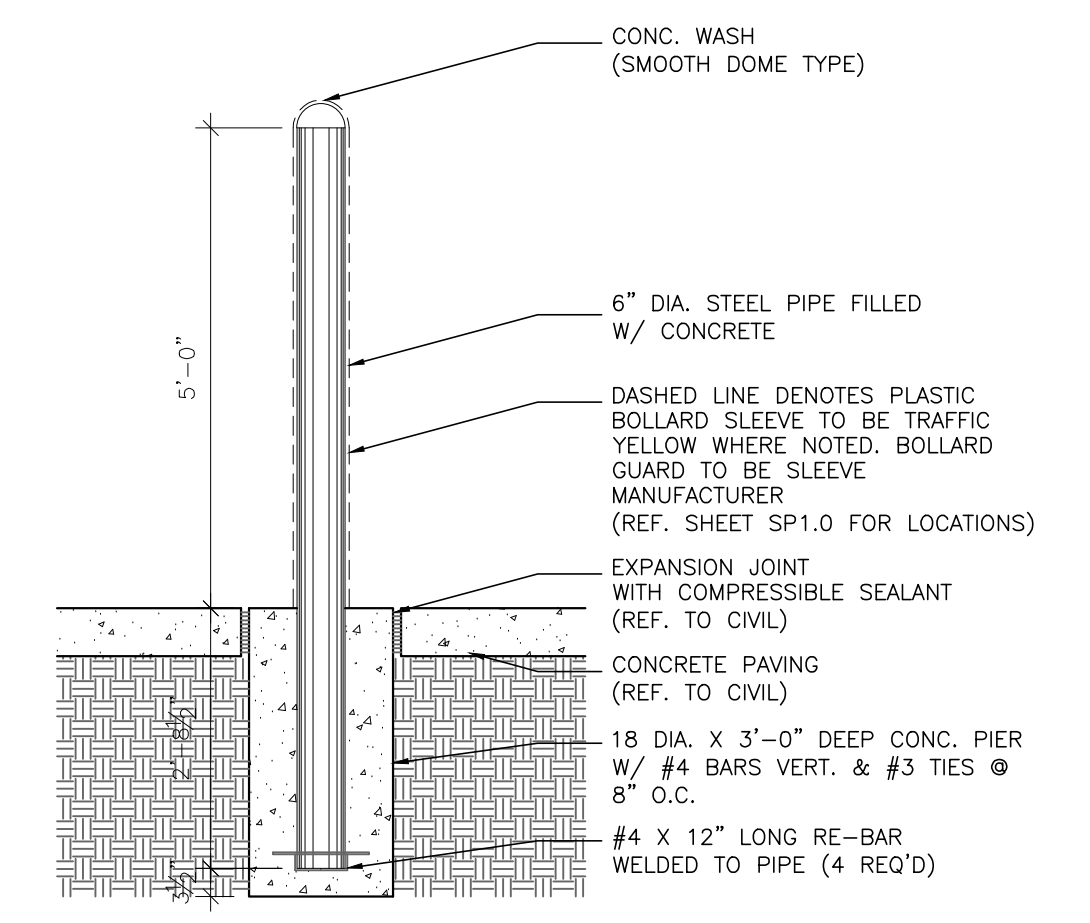


LANDSCAPE PLAN

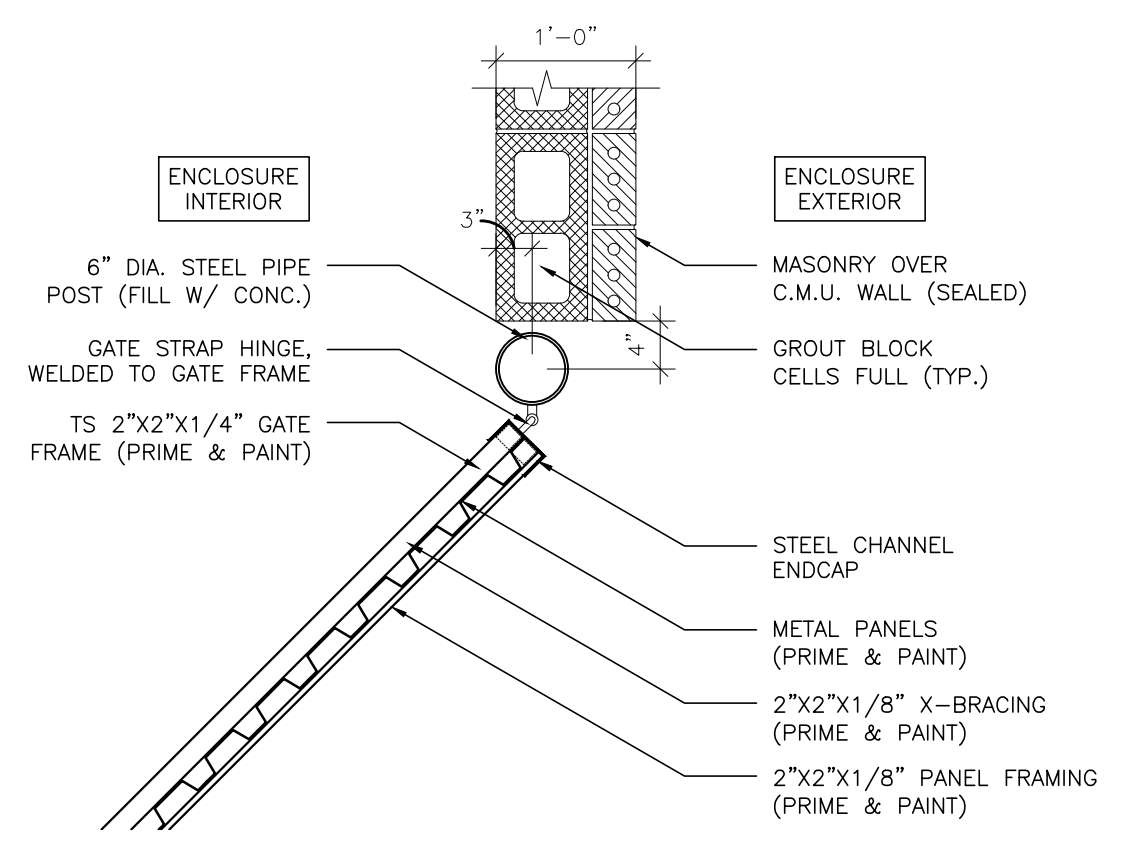
DATE: AUG 2021
 PROJECT NO: 2020031
 DRAWN BY: KR
 CHECKED BY: KR

SHEET NO: L1

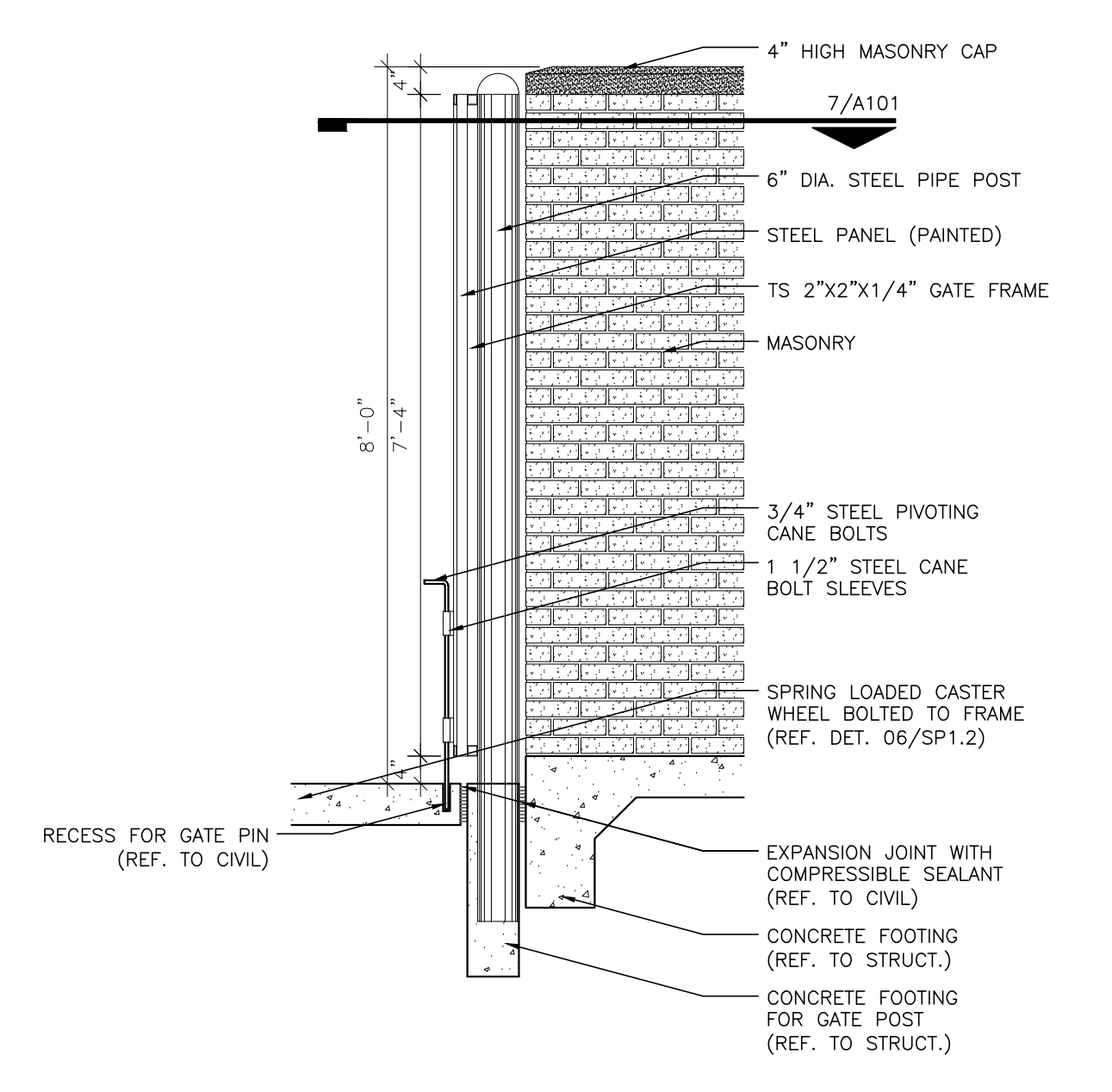
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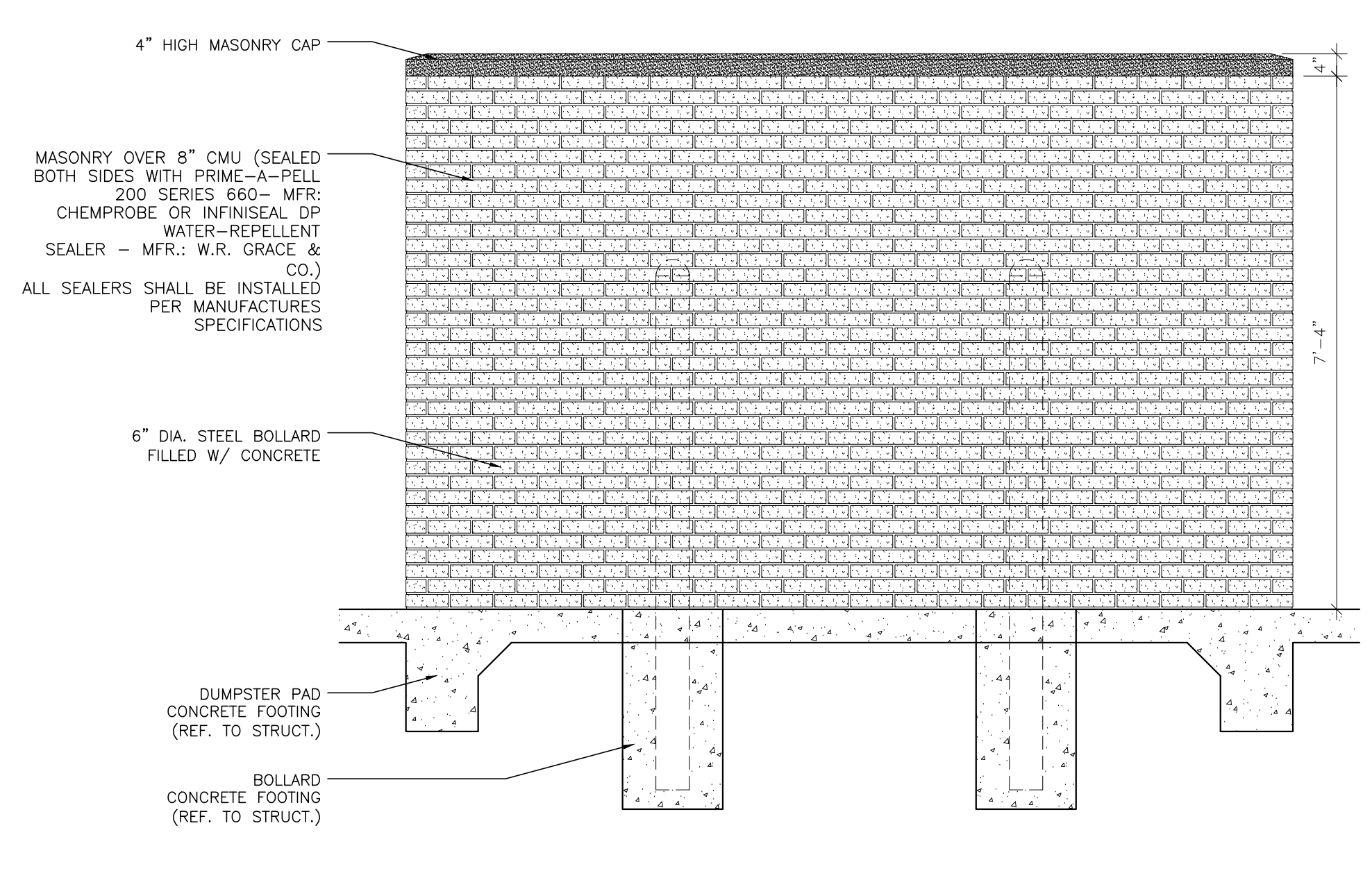
8 BOLLARD DETAIL
 SCALE: 1/2" = 1'-0"



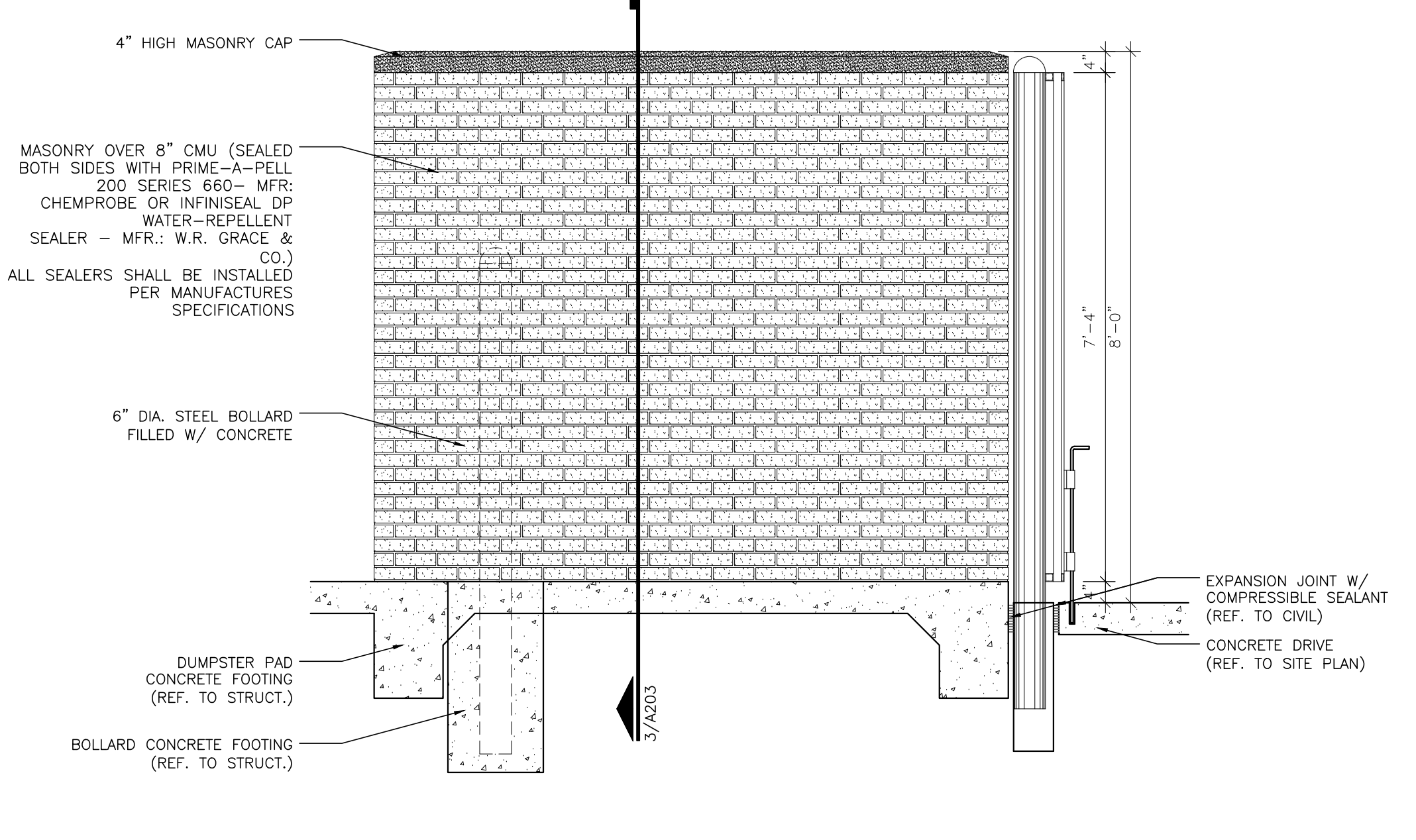
7 DUMPSTER ENCLOSURE GATE DETAIL
 SCALE: 3/4" = 1'-0"



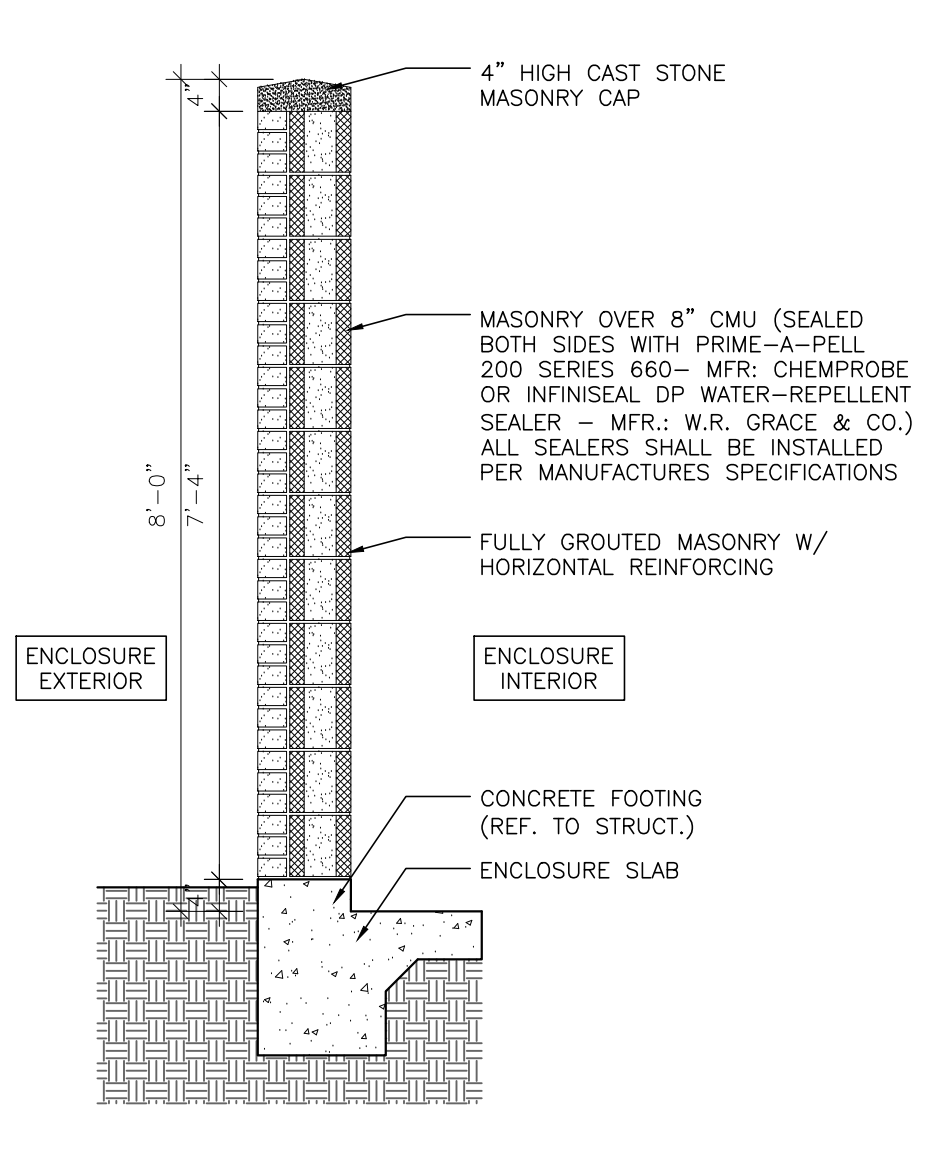
6 GATE SECTION @ DUMPSTER ENCLOSURE
 SCALE: 1/2" = 1'-0"



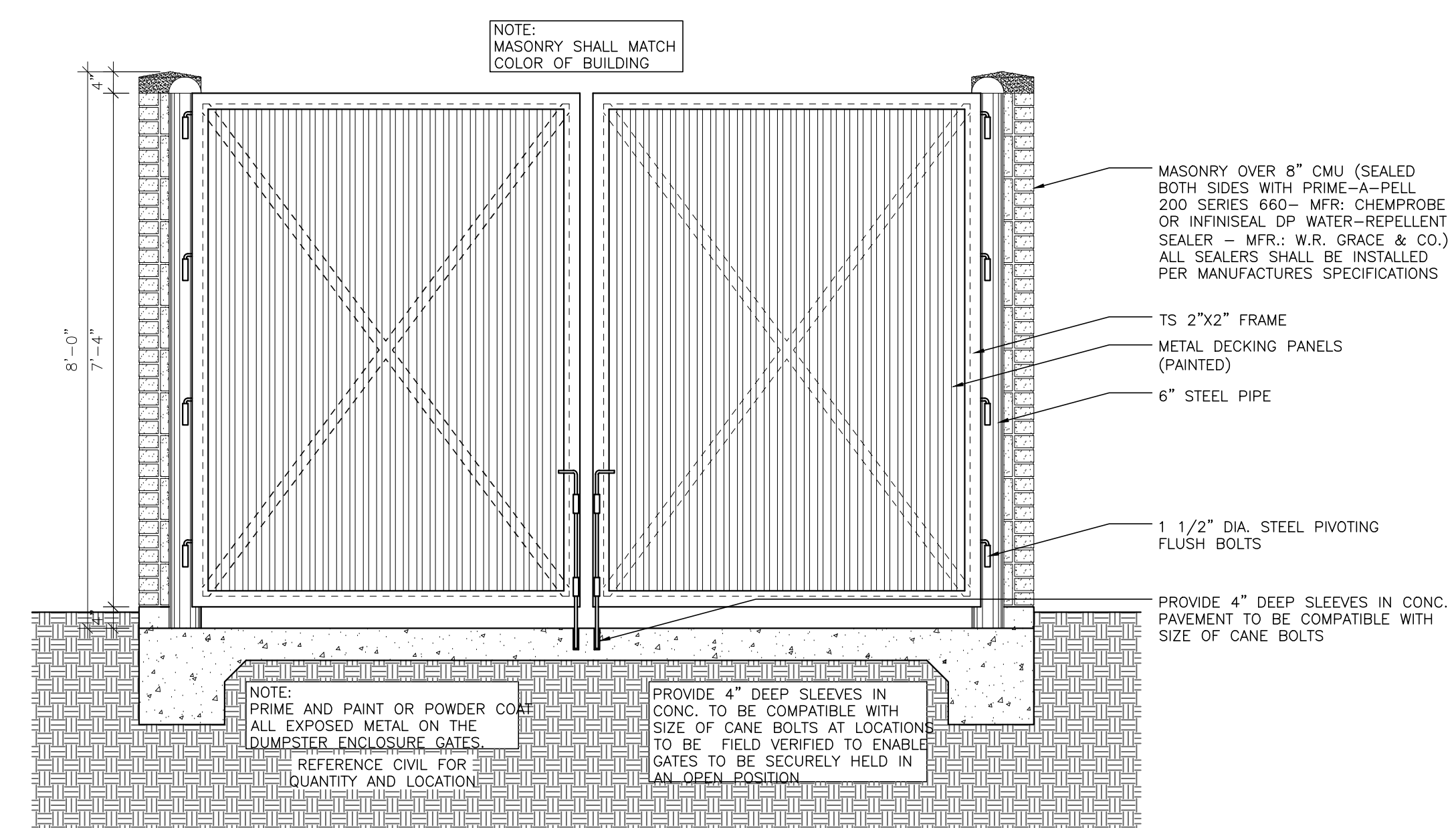
5 DUMPSTER ENCLOSURE REAR ELEVATION
 SCALE: 1/2" = 1'-0"



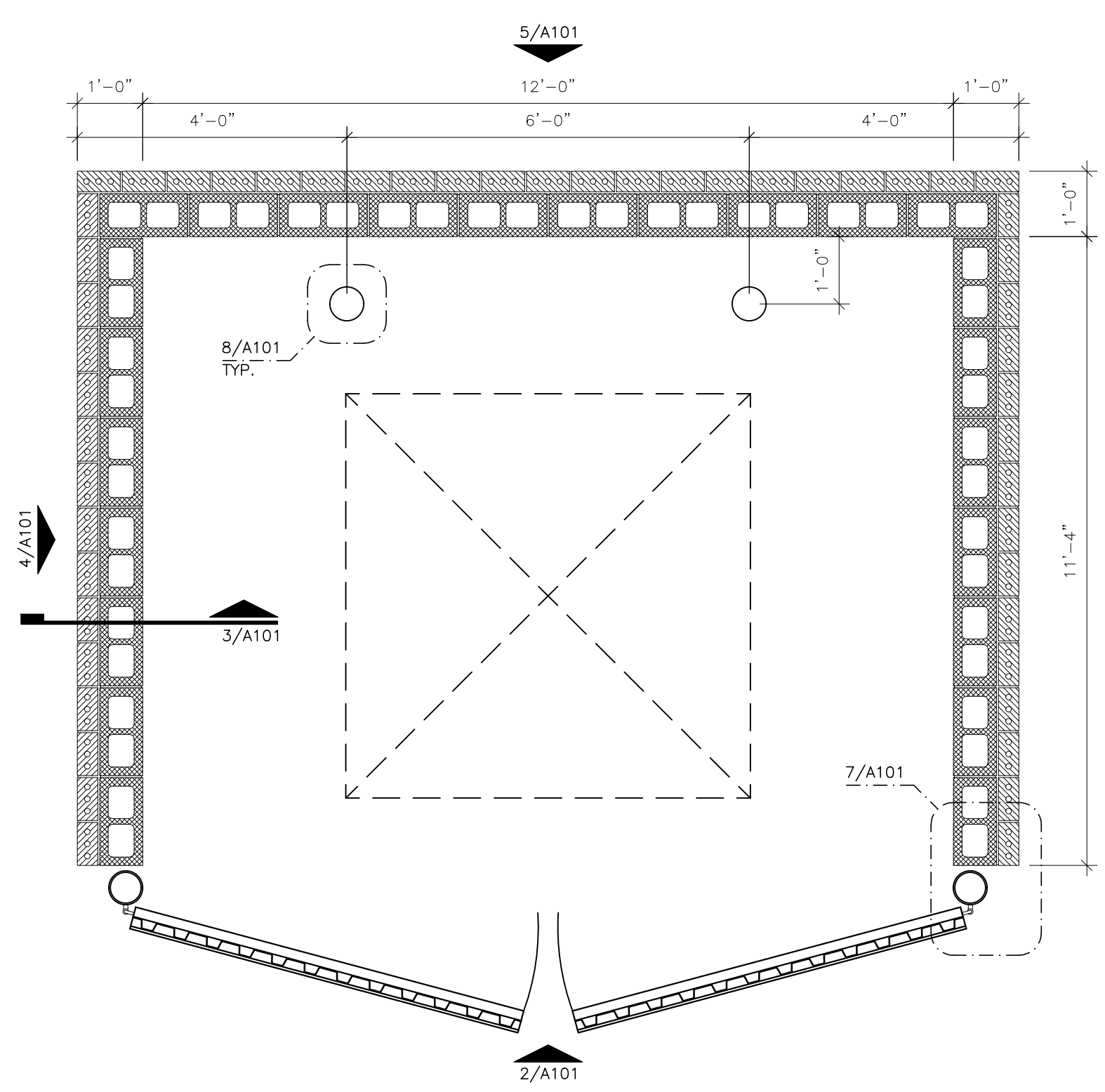
4 DUMPSTER ENCLOSURE SIDE ELEVATION
 SCALE: 1/2" = 1'-0"



3 WALL SECTION @ DUMPSTER ENCLOSURE
 SCALE: 1/2" = 1'-0"



2 DUMPSTER ENCLOSURE FRONT ELEVATION
 SCALE: 1/2" = 1'-0"



1 DUMPSTER ENCLOSURE ENLARGED PLAN
 SCALE: 1/2" = 1'-0"

PROPOSED LAYOUT FOR
MEALS ON WHEELS
 1780 Airport Road
 Rockwall, Texas 75087

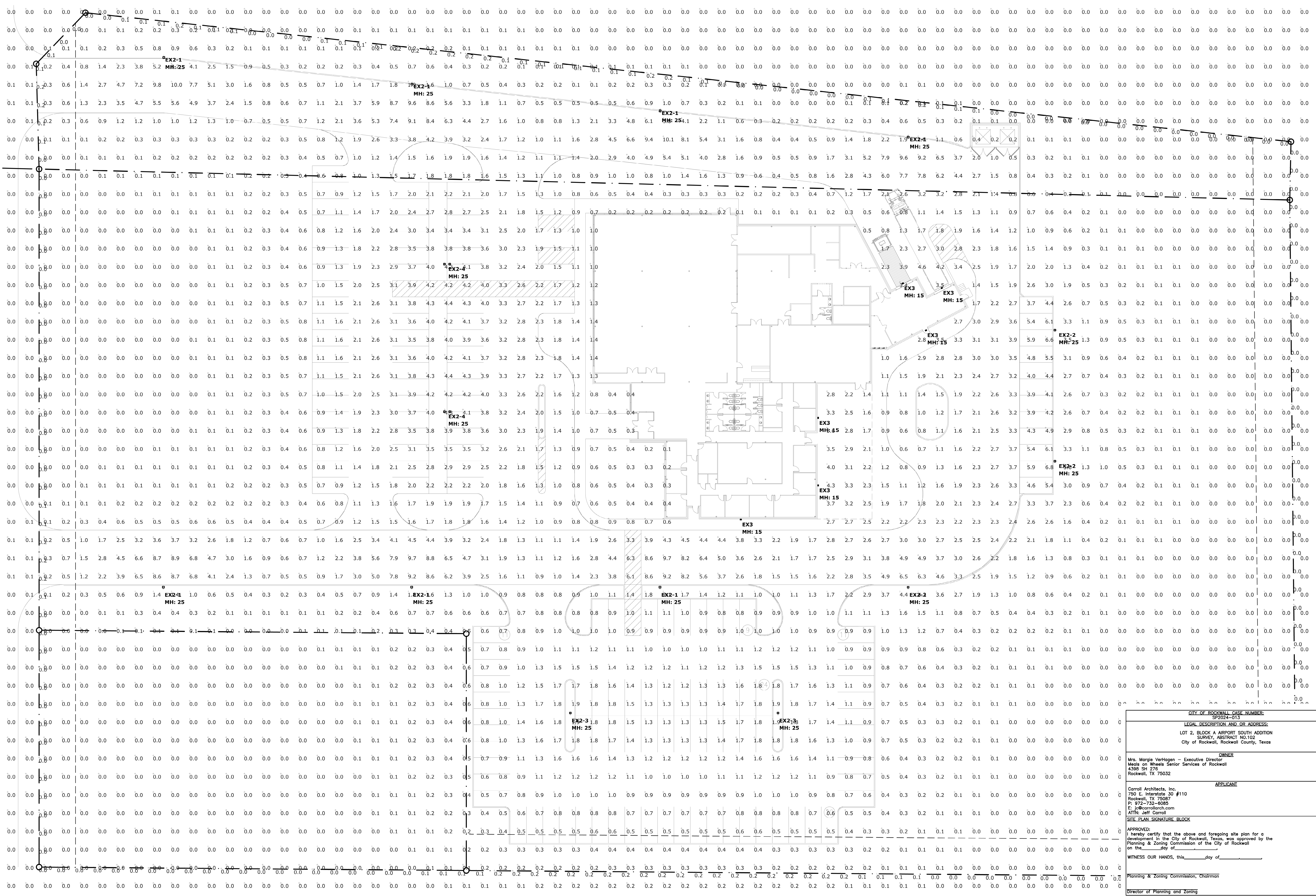


CARROLL architects
 750 E. Interstate 30
 Suite 110
 Rockwall, TX 75087
 T: 972-732-8035
 F: 972-732-8038

MASONRY DUMPSTER ENCLOSURE

Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor	User Defined Factor
[Symbol]	EX2-1	7	LITHONIA RSX2 LED-P3-40K-R2-VOLTAGE-MOUNTING-HS-FINISH	16491	149.98	1.000	0.900	1.000
[Symbol]	EX2-2	3	LITHONIA RSX2 LED-P3-40K-R4-VOLTAGE-MOUNTING-FINISH	22021	149.98	1.000	0.900	1.000
[Symbol]	EX2-3	2	LITHONIA RSX2 LED-P3-40K-R5-VOLTAGE-MOUNTING-FINISH	22312	149.98	1.000	0.900	1.000
[Symbol]	EX2-4	2	LITHONIA RSX2 LED-P3-40K-R5-VOLTAGE-MOUNTING-FINISH 2@180 DEGREES	44624	299.96	1.000	0.900	1.000
[Symbol]	EX3	6	LITHONIA WDGE2 LED-P4-40K-70CRI-T3M-VOLTAGE-SRM-FINISH	4816	46.659	1.000	0.900	1.000

Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min	Max/Min
GRADE_Planar	0	Fc	0.89	10.1	0.0	N.A.	N.A.
PROPERTY LINE	N.A.	Fc	0.05	0.2	0.0	N.A.	N.A.
DRIVE LANE		Fc	2.95	10.1	0.2	14.75	50.50
PARKING LOT - E		Fc	5.01	6.8	3.7	1.35	1.84
PARKING LOT - S		Fc	1.12	2.2	0.5	2.24	4.40
PARKING LOT - W		Fc	2.30	4.4	0.6	3.83	7.33



OWNER REVIEW
03-13-2024

CONTRACT NOTICE:
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PROPOSED LAYOUT FOR
MEALS ON WHEELS
1780 Airport Road
Rockwall, Texas 75087



CARROLL architects
750 E. Interstate 30
Suite 110, TX 75087
4308 SH 276
L: 972-732-6065
F: 972-732-8058

PHOTOMETRIC PLAN

DATE: AUG 2021

PROJECT NO: 2020031
DRAWN BY: KR
CHECKED BY: KR
E101A

CITY OF ROCKWALL CASE NUMBER: 230224-013

LEGAL DESCRIPTION AND/OR ADDRESS:
LOT 2, BLOCK A AIRPORT SOUTH ADDITION
SURVEY, ABSTRACT NO.102
City of Rockwall, Rockwall County, Texas

OWNER:
Mrs. Margie Verhagen - Executive Director
Meals on Wheels Senior Services of Rockwall
4308 SH 276
Rockwall, TX 75032

APPLICANT:
Carroll Architects, Inc.
750 E. Interstate 30 #110
Rockwall, TX 75087
P: 972-732-6065
E: jcarroll@carrollarch.com
ATTN: Jeff Carroll

SITE PLAN SIGNATURE BLOCK

APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2021.

WITNESS OUR HANDS, this _____ day of _____, 2021.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

1 PHOTOMETRIC PLAN
SCALE: 1" = 30'-0"

JFTE James F. Turner Engineers, L.P.
Consulting Engineers
5011 West Loop, Suite 110
Dallas, Texas 75214-1100
TEL: 214-760-2900
TX REGISTRATION # 22088



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
FROM: Bethany Ross; *Planner*
DATE: April 30, 2024
SUBJECT: SP2024-018; *Site Plan for 227 National Drive*

The applicant, Jonathan McBride, is requesting the approval of a site plan for the purpose of expanding the existing office/warehouse building at 227 National Drive by adding an additional 4,800 SF of building area. The subject property is a 1.804-acre tract of land, identified as Tract 2-8 of the J.R. Johnson Survey, Abstract No. 1280, and zoned Heavy Commercial (HC) District. Currently, the subject property is considered to be legally non-conforming with regard to the existing building, the unimproved parking areas and outside storage yard, the metal screening fence, and the lack of landscaping on the property. Prior to this proposal the subject property was being used as an *Automotive Impound Yard (i.e. Dallas Cowboys)*.

According to the site plan provided by the applicant, the subject property has a 3,636 SF office/warehouse building and a 408 SF storage building located situated on it. The applicant's proposal entails expanding the existing metal building by 4,800 SF, which will increase the overall building footprint to 8,436 SF. In addition, the applicant is proposing to remove the existing 408 SF metal building. The expansion of the main building will be situated to the rear of the subject property, and be done in materials comparable to the existing metal building. While this does not meet the City's articulation requirements staff should point out that they are making several improvements to the overall site that will bring the property closer into conformance with the Unified Development Code (UDC). Specifically, they will be constructing a 24-foot concrete fire lane around the building, providing a concrete parking lot with striped parking spaces, and removing the metal screening fence and replacing it with wrought iron and three (3) tiered screening. Based on this, staff views this site plan as being an overall improvement to the area. Staff should note that this area is designated as a transitional area in the Future Land Use Map contained in the OURHometown Vision 2040 Comprehensive Plan. Transitional areas are areas where there is a high concentration of legal non-conforming properties, and "...should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties ..." Taking this into consideration, staff is of the opinion that the applicant's request warrants approval; however, since this request deals with expanding a legally non-conforming building and increasing the non-conformity of the articulation, it is viewed as a discretionary decision for the Planning and Zoning Commission. Staff will be available to address any questions at the Planning and Zoning Commission meeting on April 30, 2024.

PROJECT COMMENTS



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

DATE: 4/26/2024

PROJECT NUMBER: SP2024-018
PROJECT NAME: Site Plan for 227 National Drive
SITE ADDRESS/LOCATIONS: 227 NATIONAL DR, ROCKWALL, 75032

CASE CAPTION: Discuss and consider a request by Jonathan McBride for the approval of a Site Plan for an existing Office/Warehouse Facility on a 1.8040-acre tract of land being identified as Tract 2-8 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 227 Nation Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	04/26/2024	Approved w/ Comments

04/26/2024: SP2024-018; Site Plan for 227 National Drive

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

I.1 This is a request by Jonathan McBride for the approval of a Site Plan for an existing Office/Warehouse Facility on a 1.8040-acre tract of land being identified as Tract 2-8 of the J. R. Johnson Survey, Abstract No. 128, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 227 National Drive.

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

M.3 For reference, include the case number (SP2024-018) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 The subject property will be required to be replatted after the engineering process to establish the new easements.

M.5 Site Plan

1) Vinyl fencing is not allowed. The options for fencing are wrought iron, decorative metal, or black vinyl coated chain link. (Subsection 08.02(B), of Article 08, of the Unified Development Code [UDC]).

M.6 Building Elevations

1) The building articulation does not meet the primary or secondary articulation requirements. Specifically, project height, width, as well as wall length requirements. The proposed building elevations are an improvement of what is currently there but it will require an exception from the Planning and Zoning Commission pending a recommendation from the Architecture Review Board. (Subsection 05.01.C.1, Article 05, UDC)

I.7 Please note the scheduled meetings for this case:

(1) Planning & Zoning Work Session meeting will be held on April 30, 2024.

I.8 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a

representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/23/2024	Approved w/ Comments

04/23/2024: 1. Min. City requirement is 18" RCP culvert. Sizing must be designed by an engineer.

2. Is this existing power pole going to be relocated? Please label.
3. Will you have a dumpster area? If so, show on the site plan.
4. Will this circle drive area be removed or will it remain?
5. Show how this building will be serviced by water/sewer (if needed). There is no existing sewer available on site. Existing septic system must be sized and approved by the County if adding additional bathrooms/septic services.
6. Detention will be required since you are adding impervious area. Please show a detention area somewhere on the site plan.
7. Only show the concrete hatch on areas that are proposed concrete paving. Do not show in the grass or for the building footprint.

General Items:

- Need a site plan that indicates paving, parking, and utilities with dimensions.
- Must meet City's 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water & Roadway) if increasing meter size and increasing building size respectively.
- Minimum easement width is 20' for new easements. No structures including signage or walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- Chain link fence is not allowed.
- Engineering plans must be signed and sealed by a registered professional engineer in the state of Texas. Engineering plans are not allowed to be hand drawn.
- Additional comments may be provided at the time of Engineering review.

Drainage Items:

- Detention is required if increasing impervious area.
- Detention pond will require a drainage easement located at 2' free board elevation. 100-year WSEL must be called out for detention ponds.
- Detention must be on site, and not within public utility easements or Right-of-Way.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No vertical walls allowed in detention easement. 4:1 maximum side slopes.
- No public water or sanitary sewer allowed in detention easement.
- FFE for all buildings must be called out when adjacent to a detention pond. FEE must be a minimum 2' above the 100-year WSEL for the detention pond.
- Existing site flow patterns must be maintained.
- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:

The following is for information if additional utility services are wanted:

- There is an existing 8" water main along National Drive available for use.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- There is no existing sewer available on site. Existing septic system must be sized and approved by the County if up-sizing the building.
- Water and sanitary sewer and storm sewer must be 10' apart.
- All public utilities must be centered in easement.

Roadway Paving Items:

- All new parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed)

- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without an City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane (if needed) to be in a platted easement.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	04/25/2024	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2024	Needs Review
04/22/2024: The site plan shall show the location of the proposed or existing fire hydrant, providing coverage for the new building.			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/22/2024	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/19/2024	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/22/2024	Approved
No Comments			

General Items:

- Must meet City's 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water & Roadway) if increasing meter size and increasing building size respectively.
- Minimum easement width is 20' for new easements. No structures including signage or walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- Chain link fence is not allowed.
- Engineering plans must be signed and sealed by a registered professional engineer in the state of Texas. Engineering plans are not allowed to be hand drawn.
- Additional comments may be provided at the time of Engineering review.

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- Detention must be on site, and not within public utility easements or Right-of-Way.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No vertical walls allowed in detention easement. 4:1 maximum side slopes.
- No public water or sanitary sewer allowed in detention easement.
- FFE for all buildings must be called out when adjacent to a detention pond. FEE must be a minimum 2' above the 100-year WSEL for the detention pond.
- Existing site flow patterns must be maintained.
- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

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- There is no existing sewer available on site. Existing septic system must be sized and approved by the County if up-sizing the building.
- Water and sanitary sewer and storm sewer must be 10' apart.
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- Drive isles to be 24' wide.
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- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

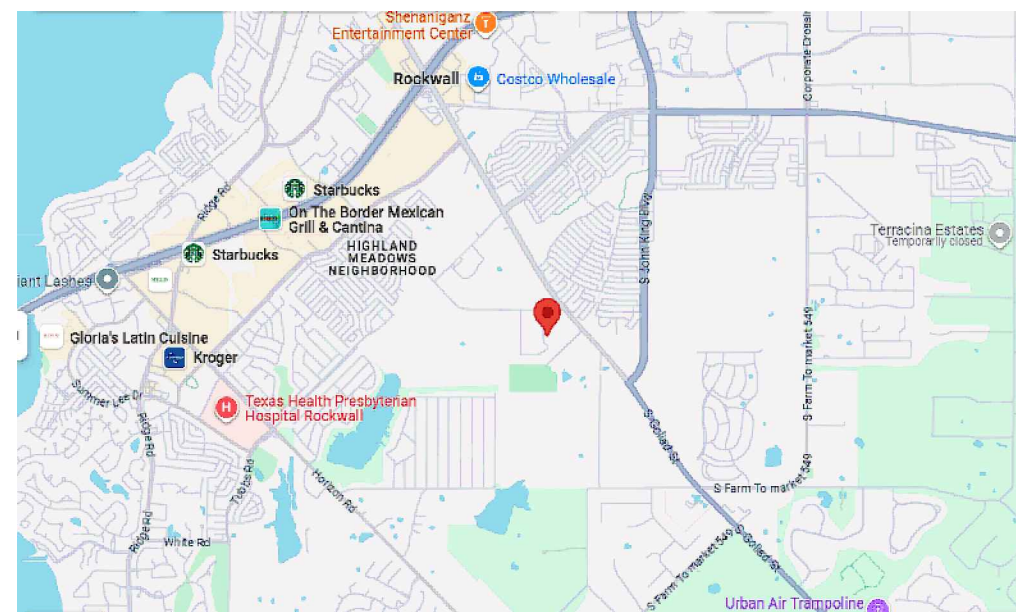


City of Rockwall

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

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





VICINITY MAP
NOT TO SCALE

TRACT #2
EPES TRANSPORT SYSTEM, LLC
INST.NO. 2020000002928
D.R.R.C.T.

SITE DATA SUMMARY TABLE

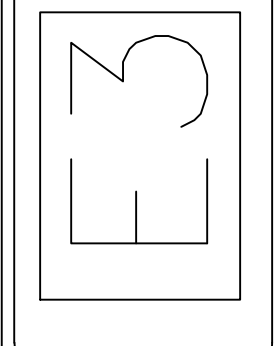
EXISTING ZONING	HC
PROPOSED ZONING	HC OFFICE/WAREHOUSE
USE	78,348 SF/1.8 ACRES
LOT AREA	
BUILDING AREA (FLOOR AREA)	4,800 SF
PROPOSED FLOOR	3,636 SF
EXISTING FLOOR	8,436 SF / 78,348 SF = 10.8%
LOT COVERAGE	1.08 : 1
FLOOR AREA RATIO	38,266 SF / 0.88 ACRES
TOTAL IMPERVIOUS AREA	16' - 0" (1 STORY)
BUILDING HEIGHT	1 SPACE/300 SF OFFICE AREA
PARKING SPACE CRITERIA	1 SPACE/1000 SF WAREHOUSE AREA
TOTAL REQUIRED PARKING	
OFFICE	3,636/300 = 13 SPACES
WAREHOUSE	4,800/1000 = 5 SPACES
TOTAL REQUIRED	18 SPACES
PARKING PROVIDED	23 SPACES
PARKING SURFACE	10' x 20'
HANDICAP PARKING	23 SPACES 1 SPACE

LOT 1-R, BLOCK 1
TEXAS STAR ADDITION
CAB. F, SLIDE 177
P.R.R.C.T.

TRACT #3
EPES TRANSPORT SYSTEM, LLC
INST.NO. 2020000002928
D.R.R.C.T.

DESIGNED
SEP
DRAWN
SEP
CHECKED
SEP

E3 ENGINEERING
ENGINEERING CONSULTANTS
106 NORMA GENE FATE CITY, TX 75189
(214) 773-6767
e3engineering2005@gmail.com
TYPE FROM NO. 1-10130



AMENDED
SITE PLAN

227 NATIONAL
ROCKWALL, TX

DATE
MARCH 2024
JOB NO.
24-003
SHEET NO.
1 of 1

Is this existing power pole going to be relocated? Please label.

Will you have a dumpster area? If so, show on the site plan.

Show how this building will be serviced by water/sewer (if needed).

There is no existing sewer available on site. Existing septic system must be sized and approved by the County if adding additional bathrooms/septic services.

Detention will be required since you are adding impervious area. Please show a detention area somewhere on the site plan.

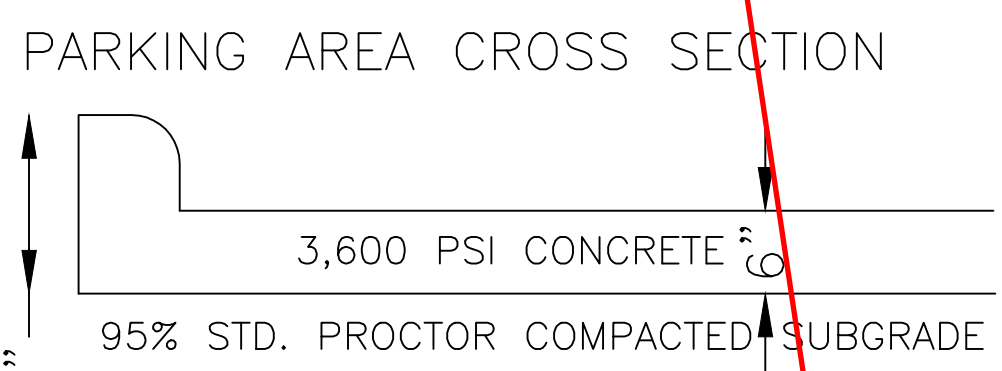
INSTALL 12" RCP CULVERT WITH 4:1 SLOPED HEADWALLS

Will this circle drive area be removed or will it remain?

Only show the concrete hatch on areas that are proposed concrete paving. Do not show in the grass or for the building footprint.

Min. City requirement is 18" RCP culvert. Sizing must be designed by an engineer.

PLACE OF BEGINNING

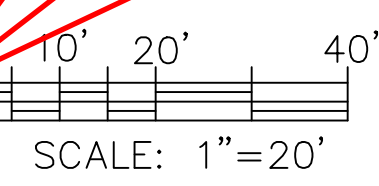


APPROVED:
I hereby certify that the above and foregoing Site Plan for a development in the City of Rockwall, Texas was approved by the Planning & Zoning Commission of the City of Rockwall on _____ day of _____, 2024.
WITNESS OUR HANDS, the _____ day of _____, 2024.
Planning & Zoning Chair Director of Planning & Zoning

JAMES DWAIN POWERS AND PATRICIA ANNETTE POWERS, CO-TRUSTEES OF THE TJT INVESTMENT TRUST
INST.NO. 20230000020425
D.R.R.C.T.

APPLICANT/OWNER CONTACT
JONATHAN McBRIDE
NXG SERVICES
5150 BOYD BLVD.
ROWLETT, TX 75088
214-228-8490

227 NATIONAL DRIVE
A0128 JR JOHNSON
TRACT 2-8, FKA LOT 3 BLOCK A RW 205 BP
CONTAINING 78,348 SQ. FT. OR 1.80 ACRES
AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CASE NO. SP2024-003





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

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

²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 227 National Dr

SUBDIVISION 205 Business Park

LOT

3

BLOCK

A

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

CURRENT USE

PROPOSED ZONING F1

PROPOSED USE Office/Warehouse

ACREAGE 1.8

LOTS [CURRENT]

LOTS [PROPOSED]

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

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

OWNER Jonathan McBride

APPLICANT

CONTACT PERSON

CONTACT PERSON

ADDRESS 1565 Wylor Dr

ADDRESS

CITY, STATE & ZIP Forney TX 75124

CITY, STATE & ZIP

PHONE 214 228 8490

PHONE

E-MAIL jmcbride@nxgservice.com

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

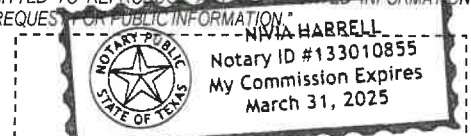
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 18 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF April, 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF April, 2024

OWNER'S SIGNATURE

[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES March 31, 2025



SP2024-018: Site Plan for 227 National Drive



Case Location Map = 

C
AG

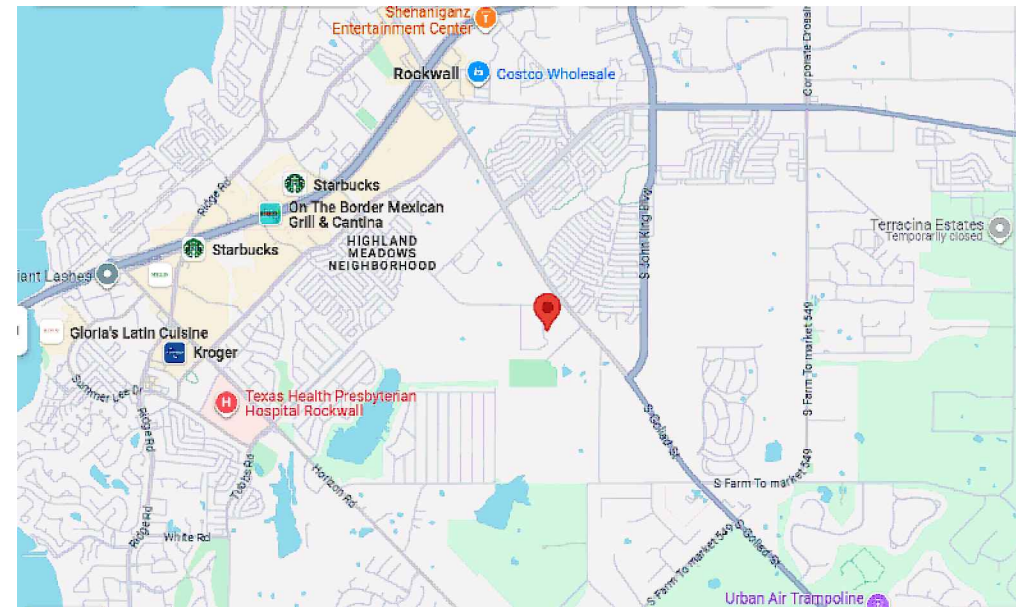


City of Rockwall

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VICINITY MAP
NOT TO SCALE

TRACT #2
EPES TRANSPORT SYSTEM, LLC
INST.NO. 2020000002928
D.R.R.C.T.

SITE DATA SUMMARY TABLE

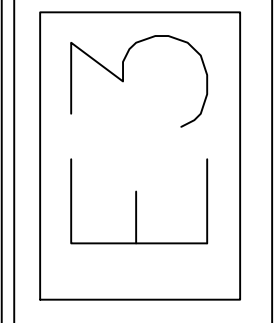
EXISTING ZONING	HC
PROPOSED ZONING	HC
USE	OFFICE/WAREHOUSE
LOT AREA	78,348 SF/1.8 ACRES
BUILDING AREA (FLOOR AREA)	
PROPOSED FLOOR	4,800 SF
EXISTING FLOOR	3,636 SF
LOT COVERAGE	8,436 SF / 78,348 SF = 10.8%
FLOOR AREA RATIO	1.08 : 1
TOTAL IMPERVIOUS AREA	38,266 SF / 0.88 ACRES
BUILDING HEIGHT	16' - 0" (1 STORY)
PARKING SPACE CRITERIA	1 SPACE/300 SF OFFICE AREA 1 SPACE/1000 SF WAREHOUSE AREA
TOTAL REQUIRED PARKING	
OFFICE	3,636/300 = 13 SPACES
WAREHOUSE	4,800/1000 = 5 SPACES
TOTAL REQUIRED	18 SPACES
PARKING PROVIDED	23 SPACES
PARKING SURFACE	
10' x 20'	23 SPACES
HANDICAP PARKING	1 SPACE

LOT 1-R, BLOCK 1
TEXAS STAR ADDITION
CAB. F, SLIDE 177
P.R.R.C.T.

TRACT #3
EPES TRANSPORT SYSTEM, LLC
INST.NO. 2020000002928
D.R.R.C.T.

DESIGNED
SEP
DRAWN
SEP
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SEP

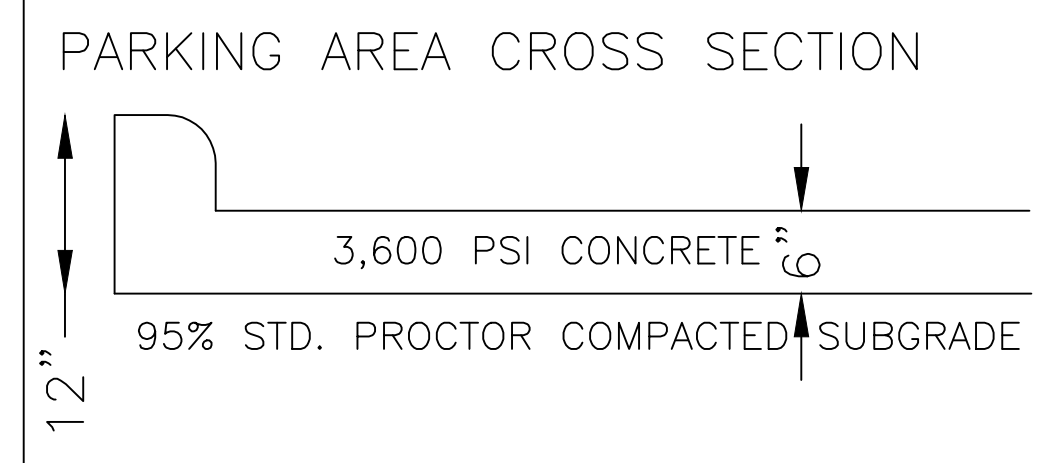
E3 ENGINEERING
ENGINEERING CONSULTANTS
106 NORMA GENE FATE CITY, TX 75189
(214) 773-6767
e3engineering2005@gmail.com
TYPE FROM NO. 1-10130



AMENDED
SITE PLAN

227 NATIONAL
ROCKWALL, TX

DATE
MARCH 2024
JOB NO.
24-003
SHEET NO.
1 of 1



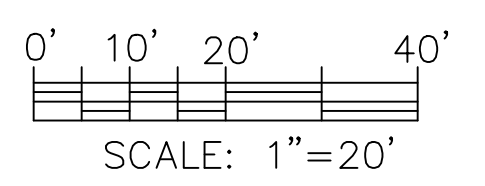
APPROVED:
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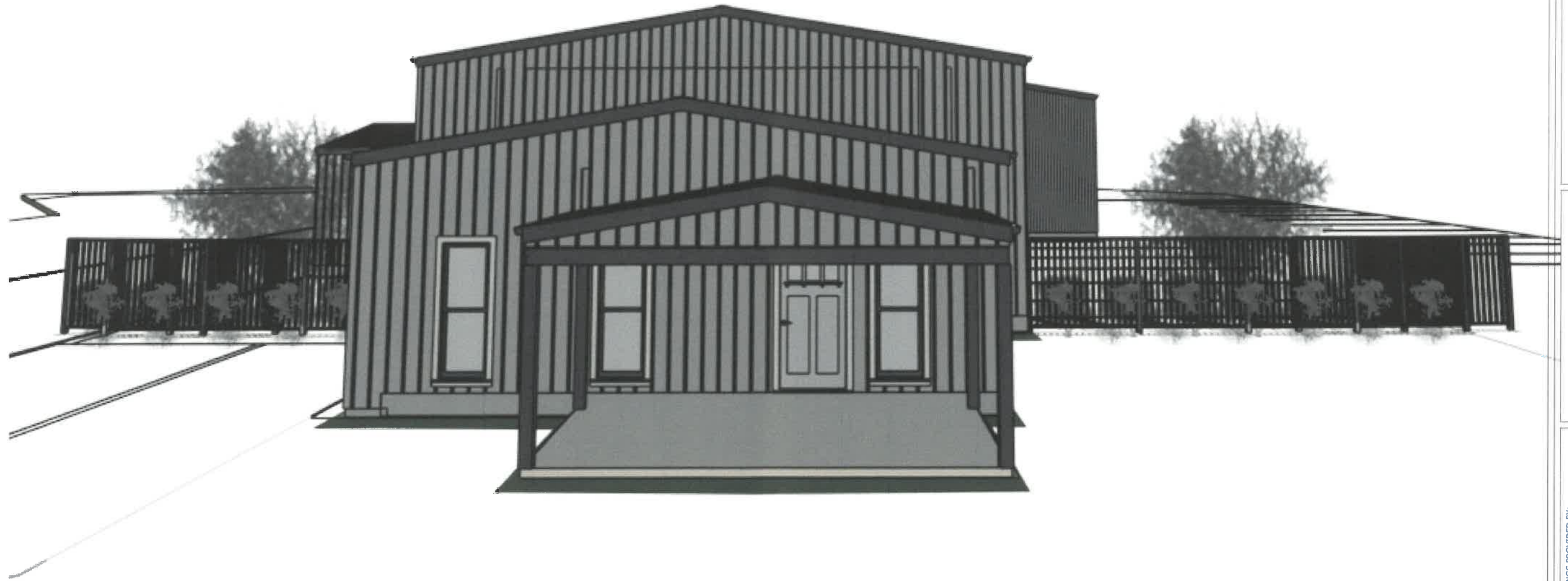
Planning & Zoning Chair Director of Planning & Zoning

JAMES DWAIN POWERS AND
PATRICIA ANNETTE POWERS,
CO-TRUSTEES OF THE TJT
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AN ADDITION TO THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS
CASE NO. SP2024-003





Front Elevation

REVISION TABLE	
NUMBER	DATE

Building Elevations

227 National Dr
Rockwall Tx, 75032

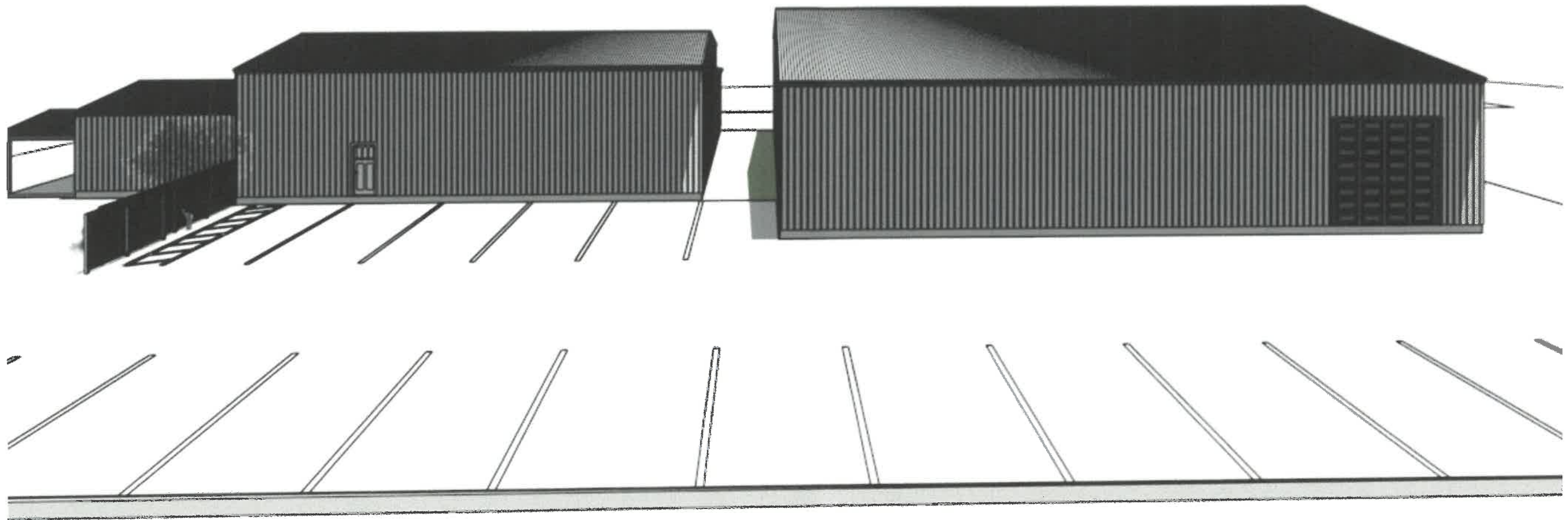
DRAWINGS PROVIDED BY:
NXG
Services



DATE:
03/15/2024

SCALE:

SHEET:
P-1



South Elevation

REVISION TABLE	
NUMBER	DATE

Building Elevations

227 National Dr
Rockwall Tx, 75032

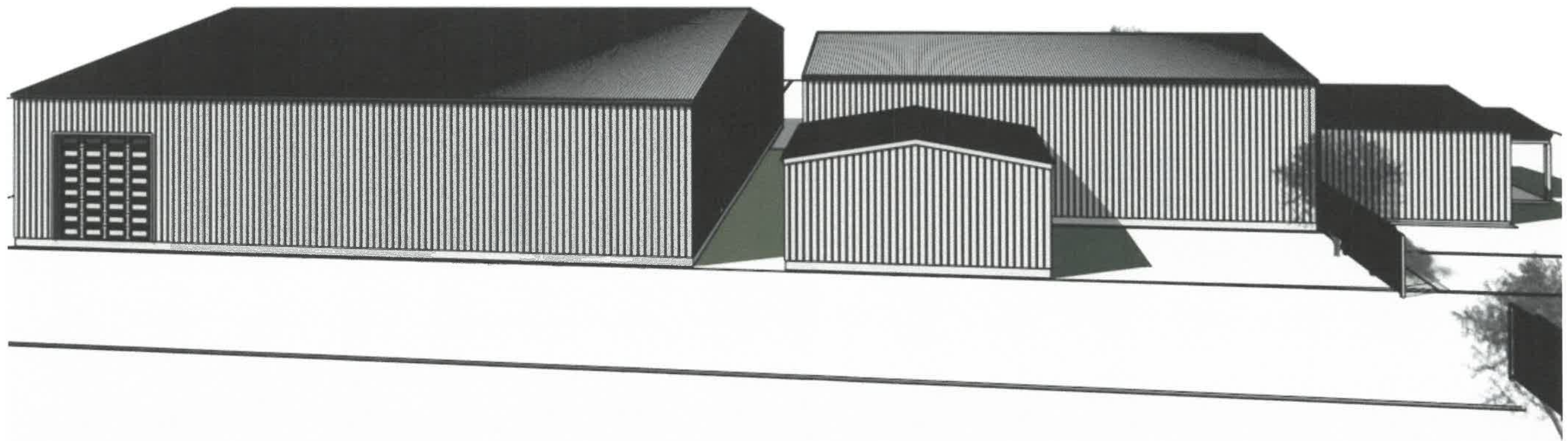
DRAWINGS PROVIDED BY:

 NXG
Services

DATE:
03/15/2024

SCALE:

SHEET:
P-1



North Elevation

NUMBER	DATE	REVISION TABLE	REVISOR	DESCRIPTION

Building Elevations

227 National Dr
Rockwall Tx, 75032

DRAWINGS PROVIDED BY:
NXG
Services



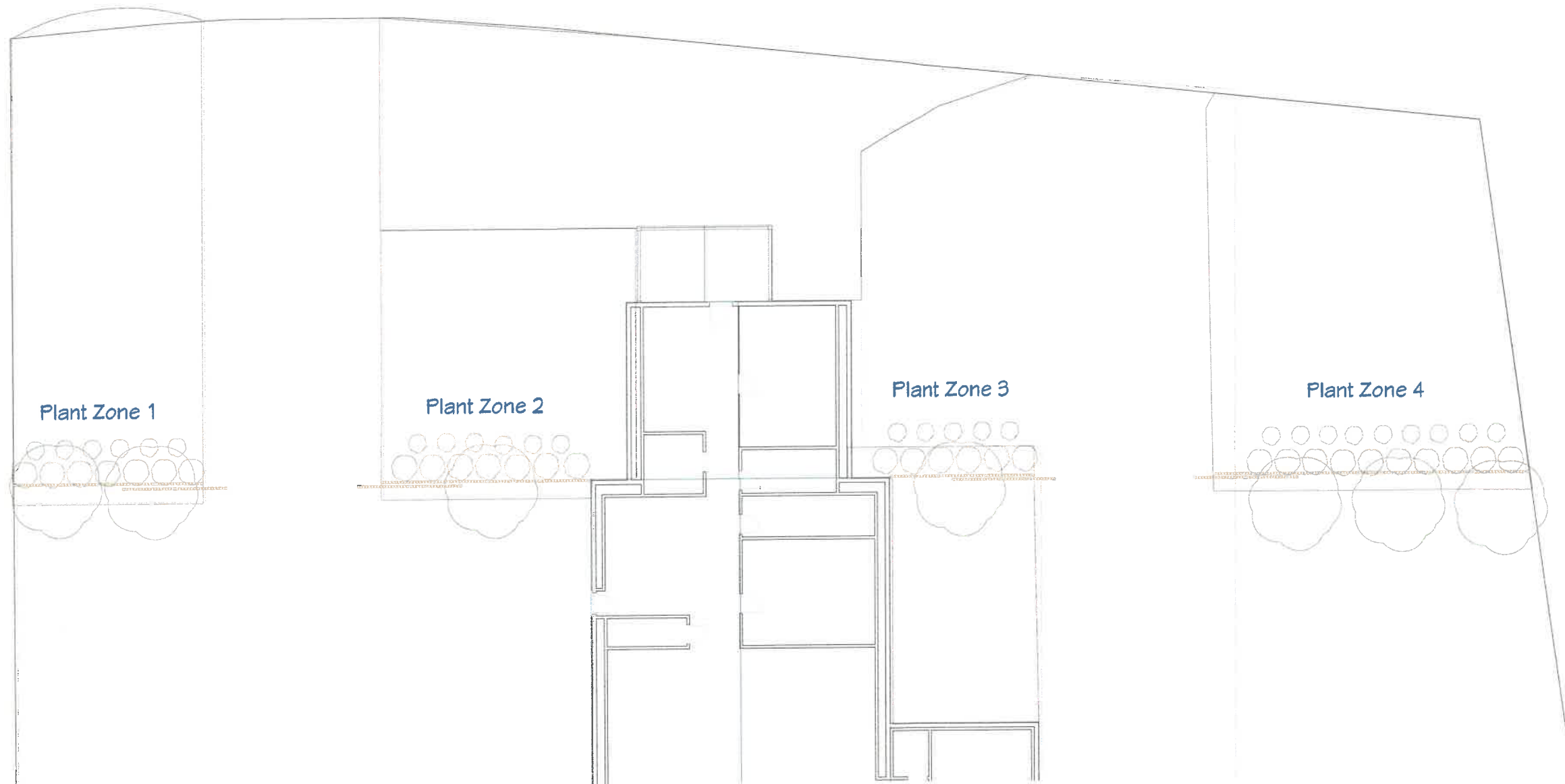
DATE:

03/15/2024

SCALE:

SHEET:

P-1



Plant Zones

REVISION TABLE	
NUMBER	DATE

Landscape Plan

227 National Dr
Rockwall Tx, 75032



DRAWINGS PROVIDED BY:
Patriot HLC

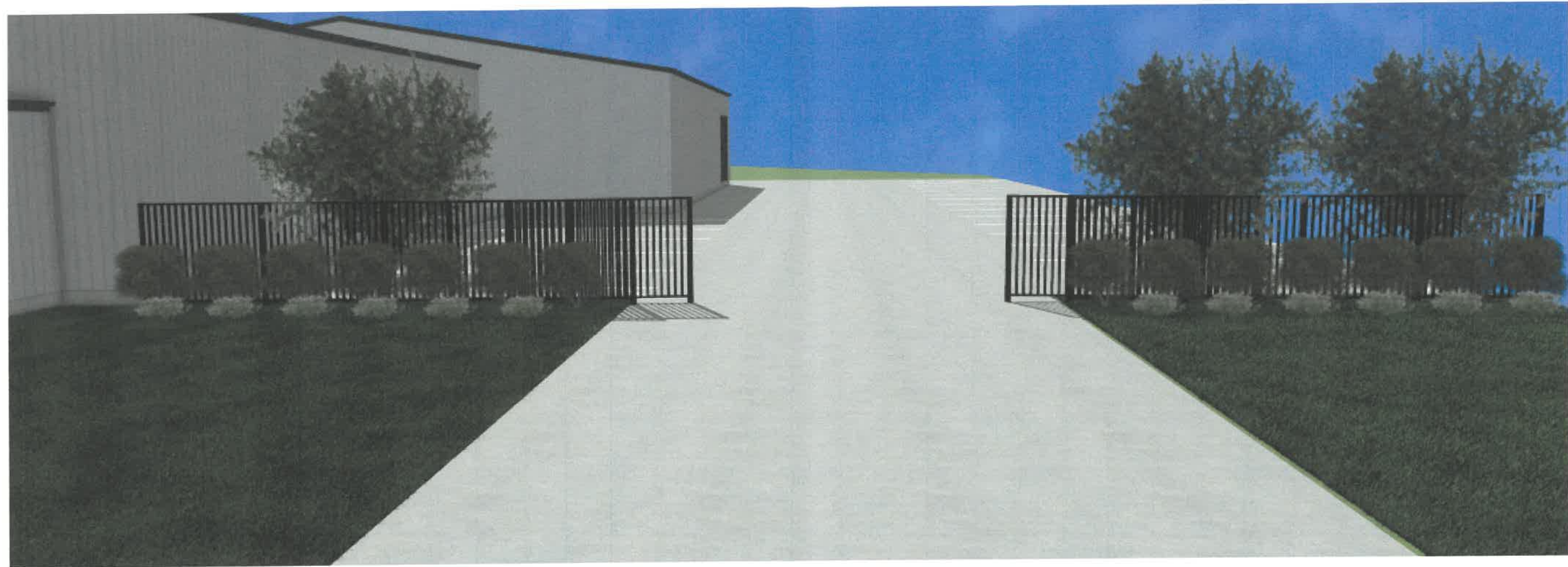
DATE:

03/15/2024

SCALE:

SHEET:

P-1



Rendering
For Illustration Only

South Elevation

REVISION TABLE	
NUMBER	DESCRIPTION

Landscape Plan

227 National Dr
Rockwall Tx, 75082



DRAWINGS PROVIDED BY:
Patriot HLC

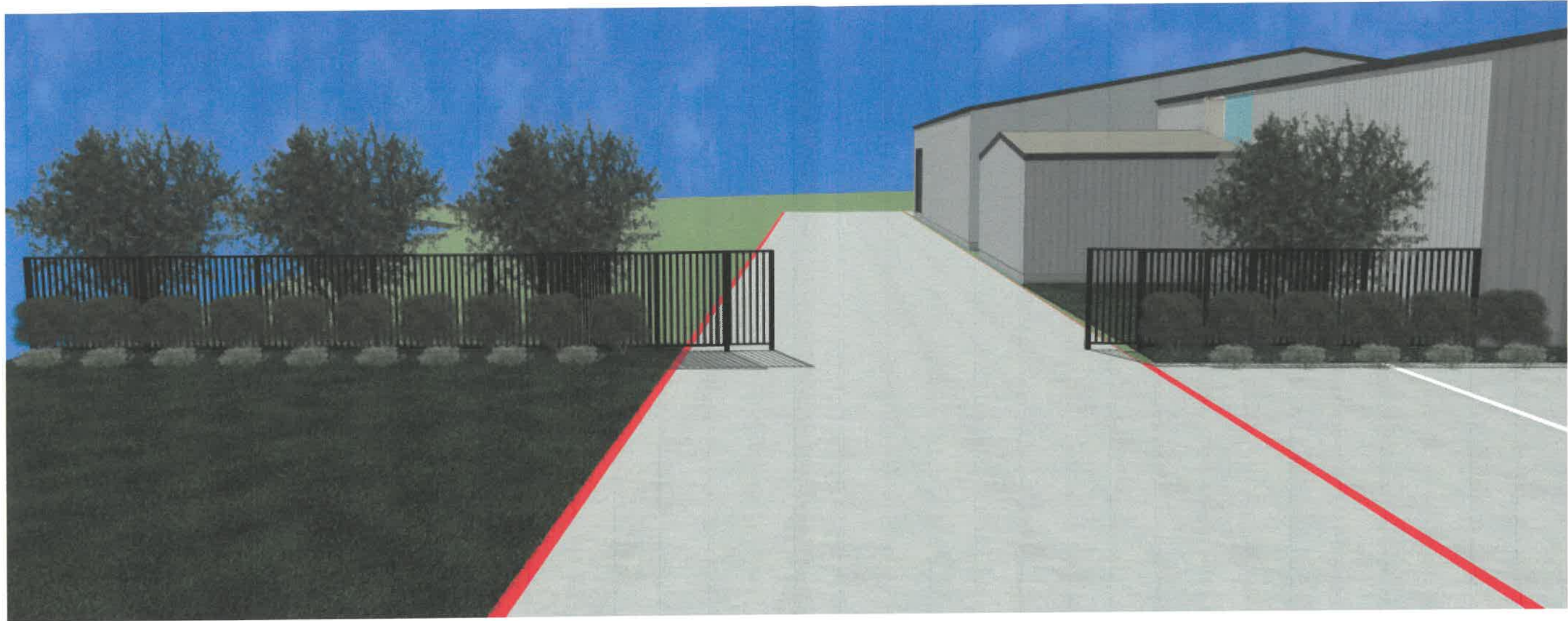
DATE:

03/15/2024

SCALE:

SHEET:

P-1



Rendering
For Illustration Only

North Elevation

REVISION TABLE	
NUMBER	DATE

Landscape Plan

227 National Dr
Rockwall Tx, 75032



DRAWINGS PROVIDED BY:
Patriot HLC

DATE:

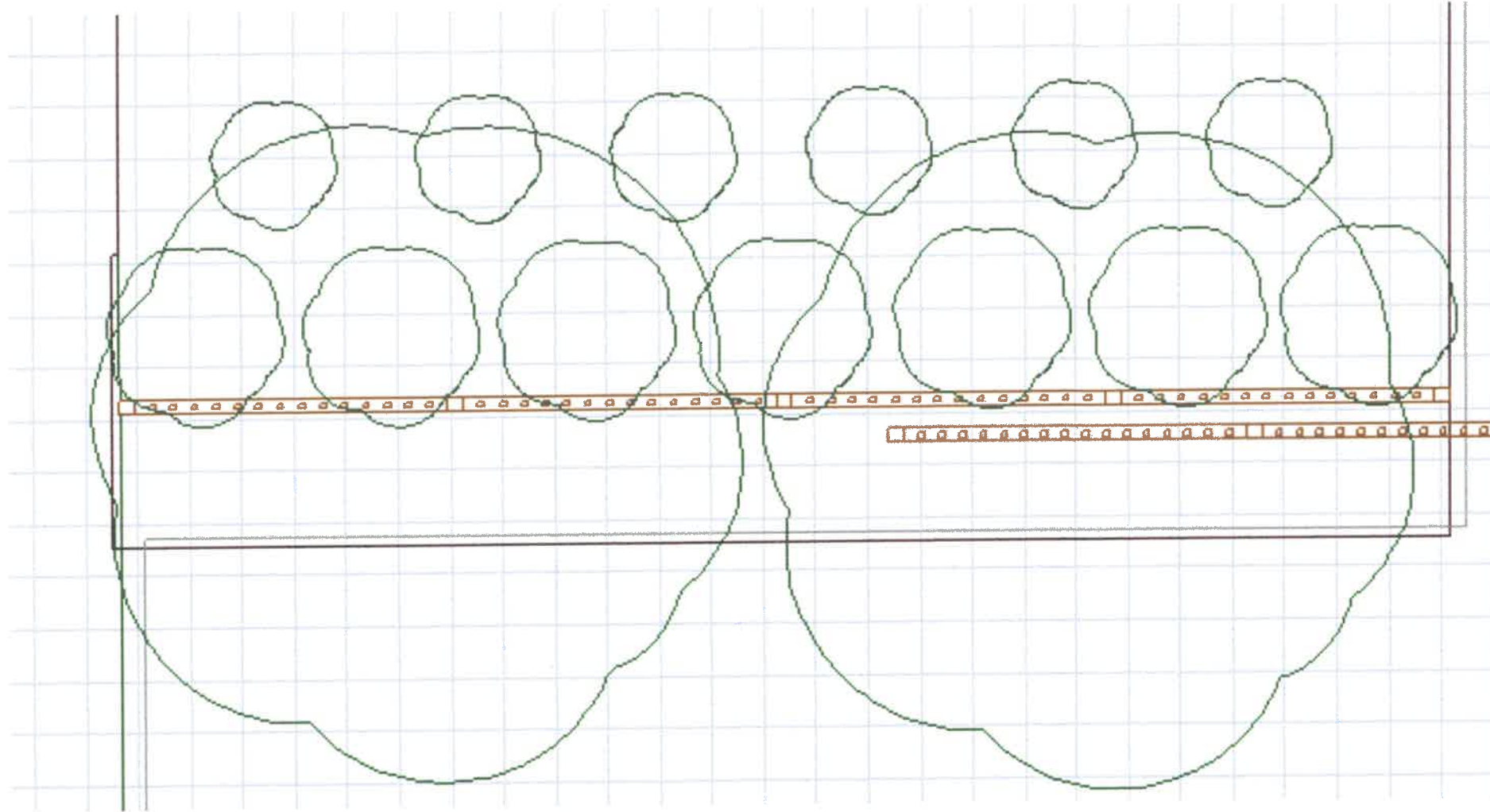
03/15/2024

SCALE:

SHEET:

P-1

Plant Zone 1



Landscape Legend

Qty	Description	Placement Location
2	Live Oak 4" at 4'	Rear of landscape screen
7	Wax Myrtle 7 Gal.	Mid of landscape screen
6	Pink Muhly Grass 3 Gal.	Front of landscape screen

General Notes:

1. Black Tejas Gravel to be placed in all planting zones
2. Drip irrigation will be used for all planting zones.
3. all planting zones will have metal edge banding.

REVISION TABLE	NUMBER	DATE	REVISOR	DESCRIPTION

Landscape Plan

227 National Dr
Rockwall Tx, 75082



DRAWINGS PROVIDED BY:
Patriot HLC

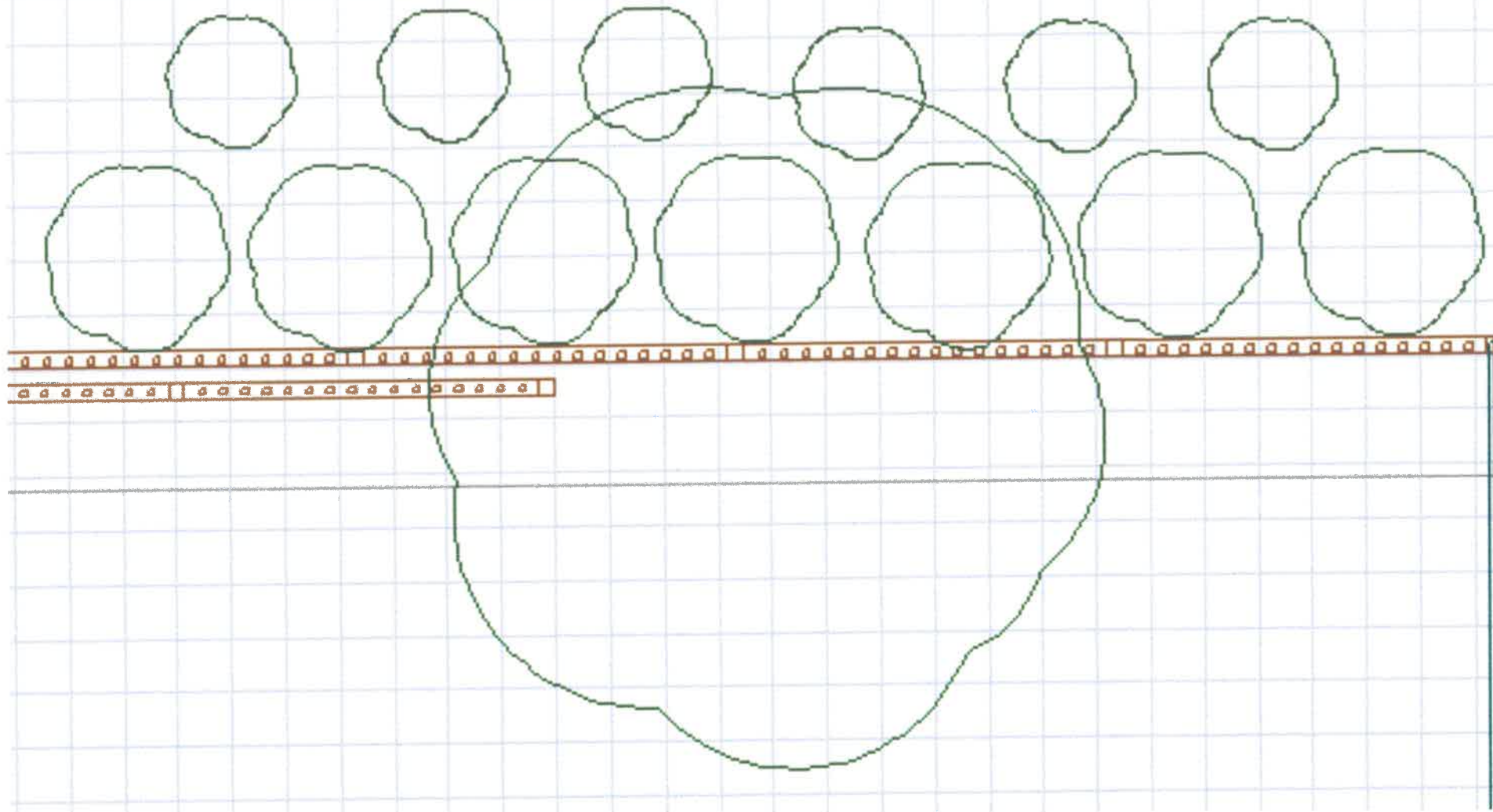
DATE:

03/15/2024

SCALE:

SHEET:

P-1



Plant Zone 2

Landscape Legend

Qty	Description	Placement Location
1	Live Oak 4" at 4'	Rear of landscape screen
7	Wax Myrtle 7 Gal.	Mid of landscape screen
6	Pink Muhly Grass 3 Gal.	Front of landscape screen

General Notes:

1. Black Tejas Gravel to be placed in all planting zones
2. Drip irrigation will be used for all planting zones.
3. all planting zones will have metal edge banding.

REVISION TABLE			
NUMBER	DATE	REVISION BY	DESCRIPTION

Landscape Plan

227 National Dr
Rockwall Tx, 75082



DRAWINGS PROVIDED BY:
Patriot HLC

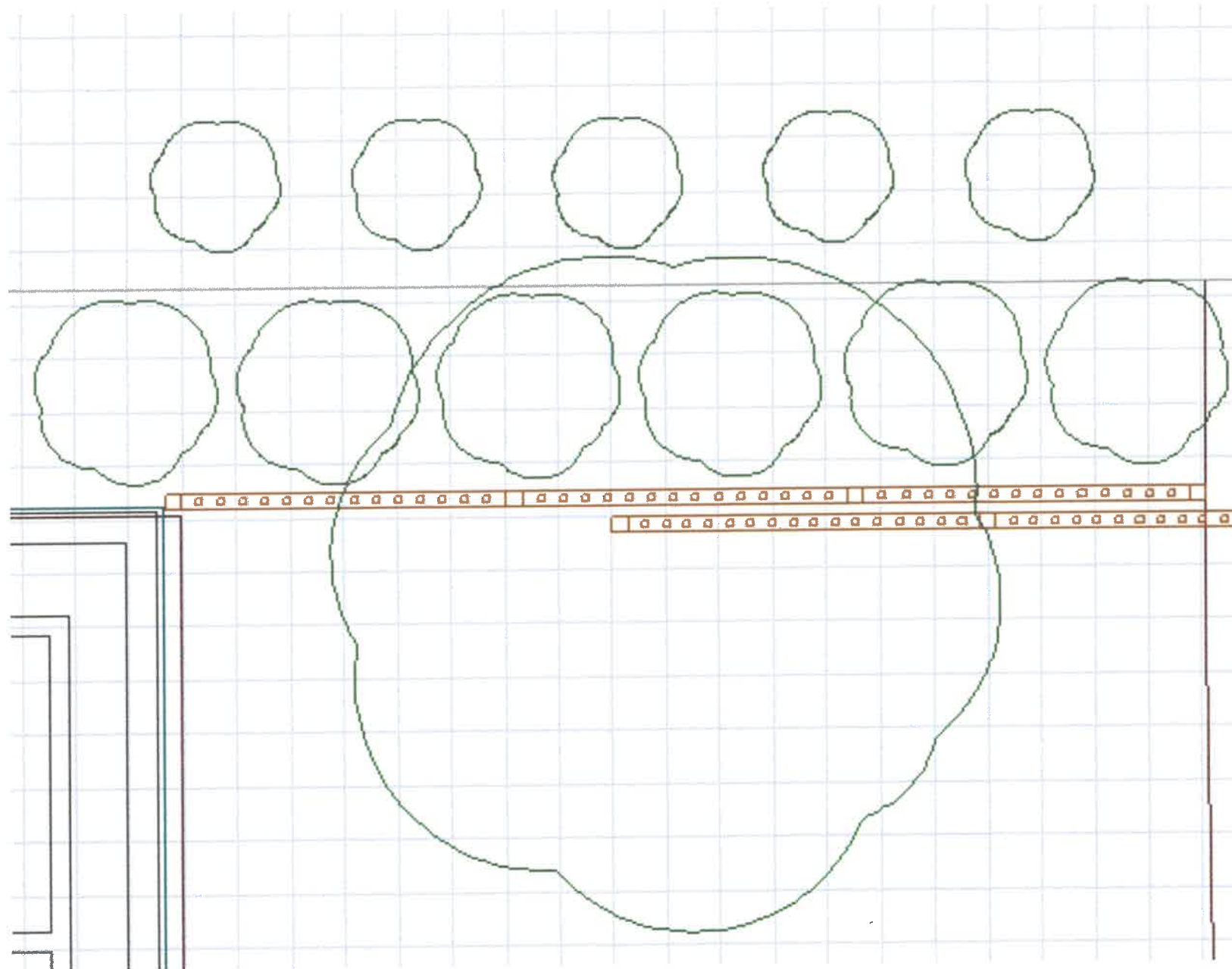
DATE:

03/15/2024

SCALE:

SHEET:

P-1



Landscape Legend

Qty	Description	Placement Location
1	Live Oak 4" at 4'	Rear of landscape screen
6	Wax Myrtle 7 Gal.	Mid of landscape screen
5	Pink Muhly Grass 3 Gal.	Front of landscape screen

REVISION TABLE	
NUMBER	DATE

Landscape Plan

227 National Dr
Rockwall Tx, 75082



DRAWINGS PROVIDED BY:
Patriot HLC

DATE:
03/15/2024

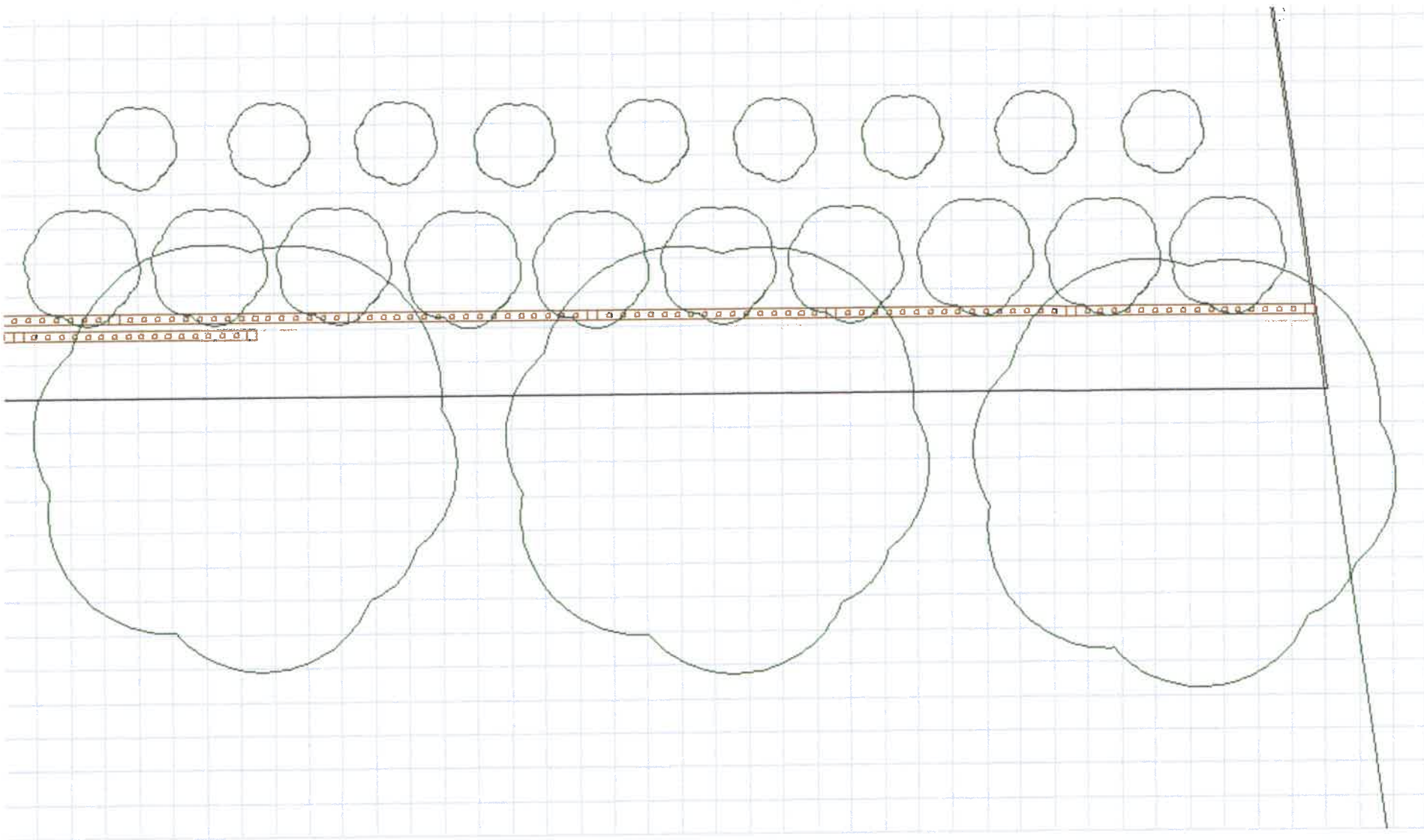
SCALE:

SHEET:
P-1

Plant Zone 3

General Notes:

1. Black Tejas Gravel to be placed in all planting zones
2. Drip irrigation will be used for all planting zones.
3. all planting zones will have metal edge banding.



Landscape Legend

Qty	Description	Placement Location
3	Live Oak 4" at 4'	Rear of landscape screen
10	Wax Myrtle 7 Gal.	Mid of landscape screen
9	Pink Muhly Grass 3 Gal.	Front of landscape screen

Plant Zone 4

General Notes:

1. Black Tejas Gravel to be placed in all planting zones
2. Drip irrigation will be used for all planting zones.
3. all planting zones will have metal edge banding.

REVISION TABLE	
NUMBER	DATE

Landscape Plan

227 National Dr
Rockwall Tx, 75032



DRAWINGS PROVIDED BY:
Patriot HLC

DATE:

03/15/2024

SCALE:

SHEET:

P-1

PROJECT COMMENTS



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

DATE: 4/24/2024

PROJECT NUMBER: SP2024-019
PROJECT NAME: Site Plan for Rockwall KIA
SITE ADDRESS/LOCATIONS: 1790 E INTERSTATE 30, ROCKWALL, 75032

CASE CAPTION: Discuss and consider a request by Mark Fernandez of Lithia C/O Golden Property Development, LLC on behalf of Zohreh Malek for the approval of a Site Plan for an existing New Motor Vehicle Dealership for Cars and Light Trucks on a 5.9613-acre parcel of land identified as Lot 1, Block 1, Rockwall KIA Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1790 E. IH-30, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	04/24/2024	Needs Review

04/24/2024: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request for the approval of a Site Plan for an existing New Motor Vehicle Dealership for Cars and Light Trucks on a 5.9613-acre parcel of land identified as Lot 1, Block 1, Rockwall KIA Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1790 E. IH-30.
- I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.
- M.3 For reference, include the case number (SP2024-019) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)
- I.4 The subject property will be required to be plat if there are any new lot lines, or easements need to be moved, established, or abandoned easements.
- M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

APPROVED:

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

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

M.6 Site Plan.

- (1) Please provide a numeric and graphic scale, and a vicinity map. (Subsection 03.04. A, of Article 11, UDC)
- (2) Please provide the total lot area in acres and square feet, the dimensions of the building, and the distance between the building and the property line. (Subsection 03.04. A, of

Article 11, UDC)

- (3) Please indicate the building setback, which is 25-feet. (Subsection 03.04. A, of Article 11, UDC)
- (4) Please indicate the fire lane as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. A, of Article 11, UDC)
- (5) Please provide a parking table indicating the parking required. There are 45 required parking spaces and you have 47 per the site plan. This just need to be indicated on the site plan. (Subsection 05.01, of Article 06, UDC)
- (6) All signage is covered through a separate permitting process and should not be shown on the site plan or building elevations. (Subsection 06.02. F, of Article 05, UDC)
- (7) Please indicate any new or proposed fencing. Indicate the height and material. (Subsection 08.02, of Article 08, UDC)
- (8) Is there any proposed pad/ground mounted utility equipment? If so, please delineate it and provide the subsequent screening on the landscape plan. (Subsection 01.05. C, of Article 05, UDC)
- (9) Is there any roof mounted utility equipment? If so, please crosshatch it on the building elevations and provide the subsequent screening. As a note, all units must be screened from all Right-of-Way and adjacent properties. In this case, the units shall not be visible from I-30. (Subsection 01.05. C, of Article 05, UDC)
- (10) Please indicate that there will be no outside storage or above ground storage tanks. (Subsection 01.05, of Article 05, UDC)

M.7 Landscape Plan.

- (1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.
- (2) Please indicate the impervious area percentage. The maximum permitted for the Light Industrial (LI) District is 95%. (Subsection 05.03. A, of Article 08, UDC)
- (3) Please delineate the landscape buffer, which is 20-feet. (Subsection 05.01, of Article 08, UDC)
- (4) All parking is required to be within 80-feet of the canopy tree. Since there is to be no new parking an Exception may be warranted. Otherwise parking islands will need to be constructed. (Subsection 05.03. E, of Article 08, UDC)
- (5) The landscape buffer is required to be updated to our current standards. In this case, the landscape buffer should include six (6) canopy trees, 12 accent trees, a 30-inch berm, and a row of 48-inch evergreen shrubs. (Subsection 06.02. E, of Article 08, UDC)
- (6) Please provide a note indicating that any irrigation will meet the requirements of the UDC. (Subsection 05.04, of Article 08, UDC)

M.8 Treescap Plan.

- (1) Please clarify if any trees are to be removed. If so, a treescap plan must be provided indicated the size and species of trees to be removed. Mitigation may also be required depending on the tree species and size. Please review Article 09, of the UDC for the requirements related to Tree Preservation. (Article 09, UDC)

M.9 Photometric Plan.

- (1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.
- (2) Motor Vehicle Dealerships are allowed a maximum of 30 foot-candles in the front yard and a maximum of 20 foot-candles on the remainder of the site. In this case, the photometric plan exceeds these requirements. (Subsection 03.03. E, of Article 07, UDC)
- (3) The foot-candles at all property lines must not exceed 0.2 FC. In this case, there are areas on the property, where this 0.2 FC requirement is exceeded. (Subsection 03.03. B, of Article 07, UDC)
- (4) All lighting cannot exceed 20-feet in height given the General Overlay District Standards. If the poles and wall pack mounting height are not changing then this is ok. (Subsection 06.02, of Article 05, UDC)
- (5) Please provide lighting cutsheets for all proposed light fixtures. All lighting must be oriented downward and be shielded. (Subsection 03.03, of Article 07, UDC)

M.10 Building Elevations

- (1) Please provide details for the materials, as well a table indicting each material callout. (Subsection 04.01, of Article 05, UDC)
- (2) Please indicate the percent surface area of each material on each façade. (Subsection 04.01, of Article 05, UDC)
- (3) The General Overlay District Standards require 20% natural stone and 90% masonry on each façade. In this case, it appears that the North, East, and West facades exceed this requirement. If this is not adjusted it will be a Variance. (Subsection 05.01. A. 1, of Article 05, UDC)
- (4) Please indicate the parapet wall heights. (Subsection 04.01, of Article 05, UDC)
- (5) Please crosshatch any RTUs on the proposed building elevations. As a note, all units must be screened from all Right-of-Way and adjacent properties. In this case, the units shall not be visible from I-30. (Subsection 01.05. C, of Article 05, UDC)
- (6) The General Overlay District Standards require that each façade meets the primary articulation requirement. In this case, the requirements for Wall Projections (i.e. North, East, and West facades), Entry Element Length (i.e. North facade), Projection Height (i.e. North, East, and West facades), and Entry Element Depth (i.e. West facade) are not met. When reviewing these requirements, each articulation variable is required to meet on each side. More than likely this will be a Variance to your request. (Subsection 05.01. C. 2, of Article

M.11 Based on the materials submitted staff has identified the following Exception(s)/Variance(s) for this project:

- (1) Parking Lot Landscaping. "No required parking spaces may be located more than 80-feet from the trunk of a canopy tree." (Subsection 05.03, of Article 08, UDC)
- (2) Masonry Materials. "Each exterior wall of a building's façade shall consist of a minimum of 90% Primary Materials..." (Subsection 06.02, of Article 05, UDC)
- (3) Stone. "A minimum of 20% natural or quarried stone is required on all building façades..." (Subsection 06.02, of Article 05, UDC)
- (4) Articulation. The General Overlay District Standards require that each façade meets the primary articulation requirement. In this case, the requirements for Wall Projections (i.e. North, East, and West facades), Entry Element Length (i.e. North facade), Projection Height (i.e. North, East, and West facades), and Entry Element Depth (i.e. West facade) are not met. When reviewing these requirements, each articulation variable is required to meet on each side. (Subsection 05.01. C. 2, of Article 05, UDC)

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

I.13 Please note that failure to address all comments provided by staff by 3:00 PM on May 7, 2024 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

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

- (1) Planning & Zoning Work Session meeting will be held on April 30, 2024.
- (2) Planning & Zoning meeting/public hearing meeting will be held on May 14, 2024.

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/23/2024	Approved w/ Comments

04/23/2024: General Items:

- Must meet City Standards of Design and Construction
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" and taller must be rock or stone face (including "tall" curbs). No smooth concrete walls.
- Additional comments may be provided at the time of Engineering review.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Henry Lee	04/24/2024	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2024	Approved w/ Comments

04/22/2024: Fire Department Connection (FDC) shall be facing and visible from the fire lane.

FDC must be within 100 feet of a fire hydrant and 50 feet of the fire lane.

The FDC shall be clear and unobstructed with a minimum of a 5-foot clear all-weather path from fire lane access.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/22/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/19/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/22/2024	Approved
No Comments			

- General Items:**
- Must meet City Standards of Design and Construction
 - Minimum easement width is 20' for new easements. No structures allowed in easements.
 - Retaining walls 3' and over must be engineered.
 - All retaining walls 18" and taller must be rock or stone face (including "tall" curbs). No smooth concrete walls.
 - Additional comments may be provided at the time of Engineering review.
- Landscaping:**
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
 - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

BUILDING USE SQUARE FOOTAGE	
SHOWROOM	2,788 SF
SALES OFFICES	3,264 SF
CUSTOMER LOUNGE	1,300 SF
CUSTOMER RESTROOMS	662 SF
BREAKROOM & EMPLOYEE RESTROOMS	622 SF
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PARTS STORAGE	1,487 SF
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NEW VEHICLE DELIVERY	573 SF
SERVICE DRIVE	1,995 SF
SERVICE ADVISORS & CASHIER	840 SF
CASHIER AND RETAIL PARTS	1,074 SF

SITE PLAN KEYNOTES	
#	NOTE
01	PAVING. REF: CIVIL
02	4" WHITE PARKING STRIPE. TYP. UNO
03	EV CHARGING STATION BY OWNER. G.C. TO COORDINATE WITH OWNER VENDOR, PROVIDE POWER AND HOOK UP. REF: ELECTRICAL
05	EXISTING PAVING TO REMAIN. REF: CIVIL
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10	6" DIAMETER CONCRETE FILLED STEEL PIPE BOLLARD PRIMED AND PAINTED. REF: SITE DETAILS
11	EXISTING FIRE LANE
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16	LANDSCAPING. REF: CIVIL
17	LED LIGHT FIXTURE. REF: ELECTRICAL

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713.337.8881

MEP ENGINEER
SPECTRUM DESIGN ENGINEERS
19 SIERRA OAKS DR.
SUGAR LAND, TEXAS 77479
832.766.6076

PROJECT:
SOUTHWEST KIA OF
ROCKWALL

PROJECT ADDRESS:
1790 I-30 FRONTAGE RD.
ROCKWALL, TX 75087

SEAL/SIGNATURE:

PRELIMINARY
NOT TO BE USED FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION

ISSUE HISTORY:

DATE	DELTA	DESCRIPTION
TBD	IFP	ISSUE FOR PERMIT

PROJECT NUMBER: LA2204

ISSUE DATE: 04.04.2024

SHEET NAME:

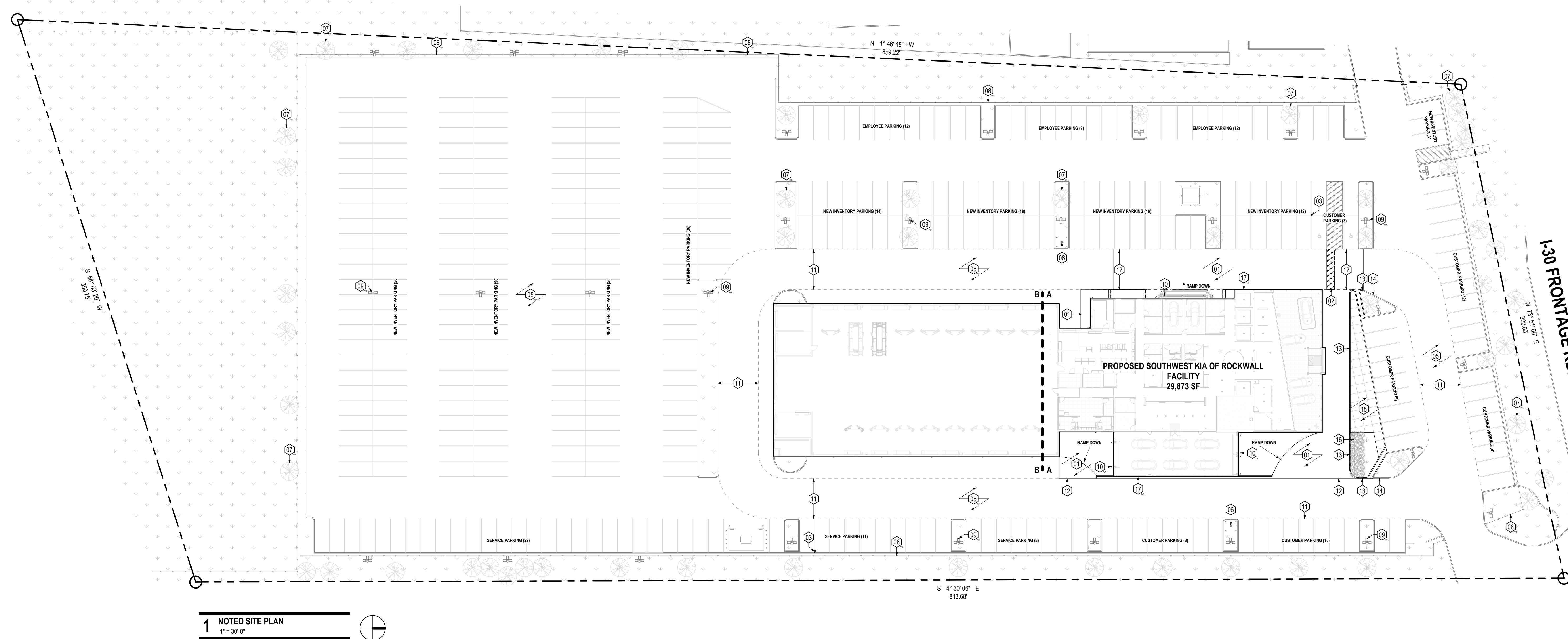
NOTED SITE PLAN

SHEET:

A102

CASE NUMBER: Z2024-010

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DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1790 I-30 Frontage Rd		
SUBDIVISION	Rockwall Kia	LOT	1
		BLOCK	1
GENERAL LOCATION	South side of East I-30, 1785'+- from John King Blvd.		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light Industrial	CURRENT USE	Existing Southwest KIA Car Dealership
PROPOSED ZONING	SUP (New & Used Motor Vehicle Dealership)	PROPOSED USE	Existing Southwest KIA Car Dealership to remain
ACREAGE	5.9915	LOTS [CURRENT]	1
		LOTS [PROPOSED]	1

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

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

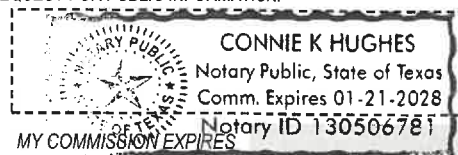
<input type="checkbox"/> OWNER	Zohreh Malek	<input checked="" type="checkbox"/> APPLICANT	Lithia c/o Golden Property Development, LLC
CONTACT PERSON		CONTACT PERSON	Mark Fernandez
ADDRESS	3845 Oak Lawn Ave	ADDRESS	20025 E Country Hollow Dr
CITY, STATE & ZIP	Dallas, TX 75219	CITY, STATE & ZIP	Walnut, CA 91789
PHONE	214-727-7422	PHONE	909-573-2765
E-MAIL	zohreh7@gmail.com	E-MAIL	mark@goldenpropertydevelopment.com

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 369.83 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19TH DAY OF APRIL, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 DAY OF April, 2024
OWNER'S SIGNATURE [Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]



0 65 130 260 390 520 Feet

SP2024-019: Site Plan for Rockwall KIA

LI

AG



LI

Case Location Map = 

PD-83



City of Rockwall

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

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



BUILDING USE SQUARE FOOTAGE

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SEAL/SIGNATURE:

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PROJECT NUMBER: LA2204

ISSUE DATE: 04.04.2024

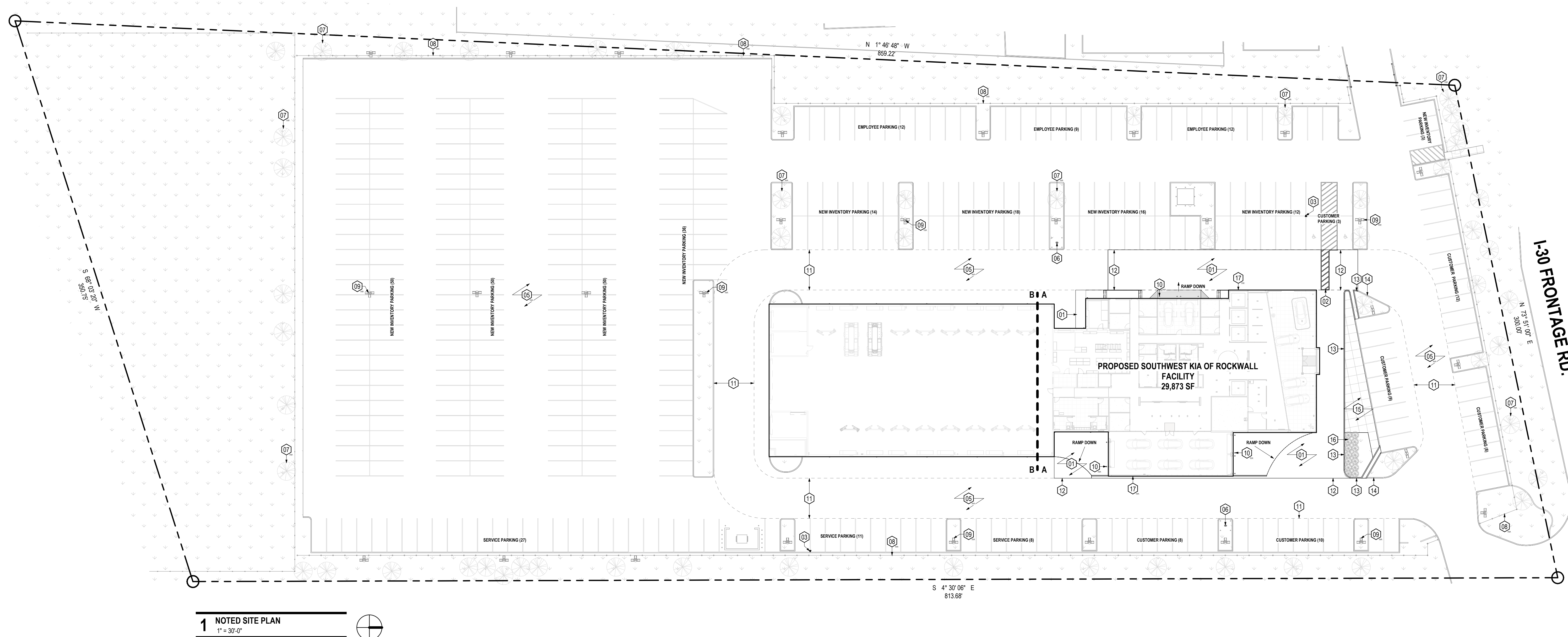
SHEET NAME:

NOTED SITE PLAN

SHEET:

A102

CASE NUMBER: Z2024-010



1 NOTED SITE PLAN
1" = 32' 0"

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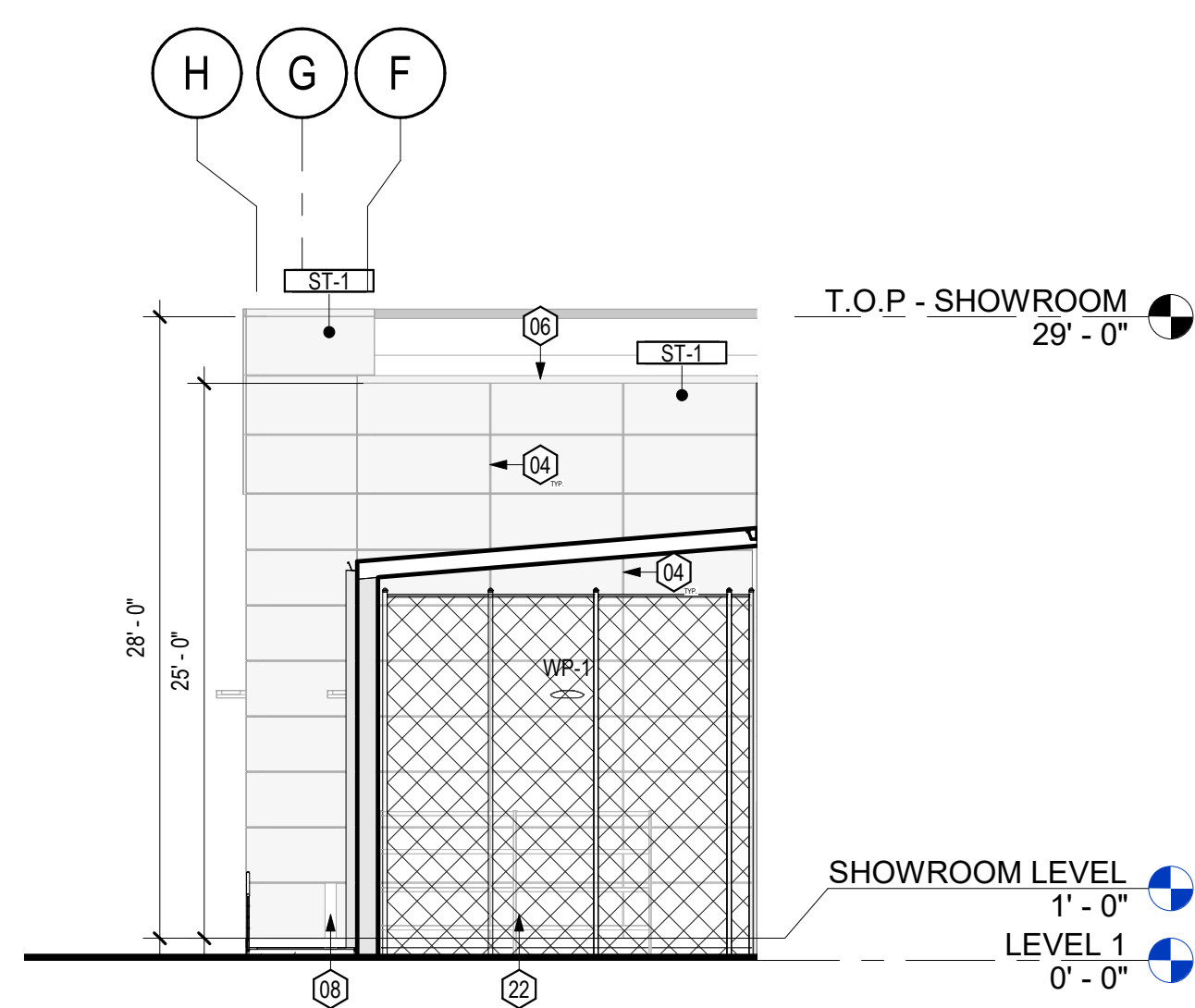
SHEET NAME:

EXTERIOR BUILDING ELEVATIONS

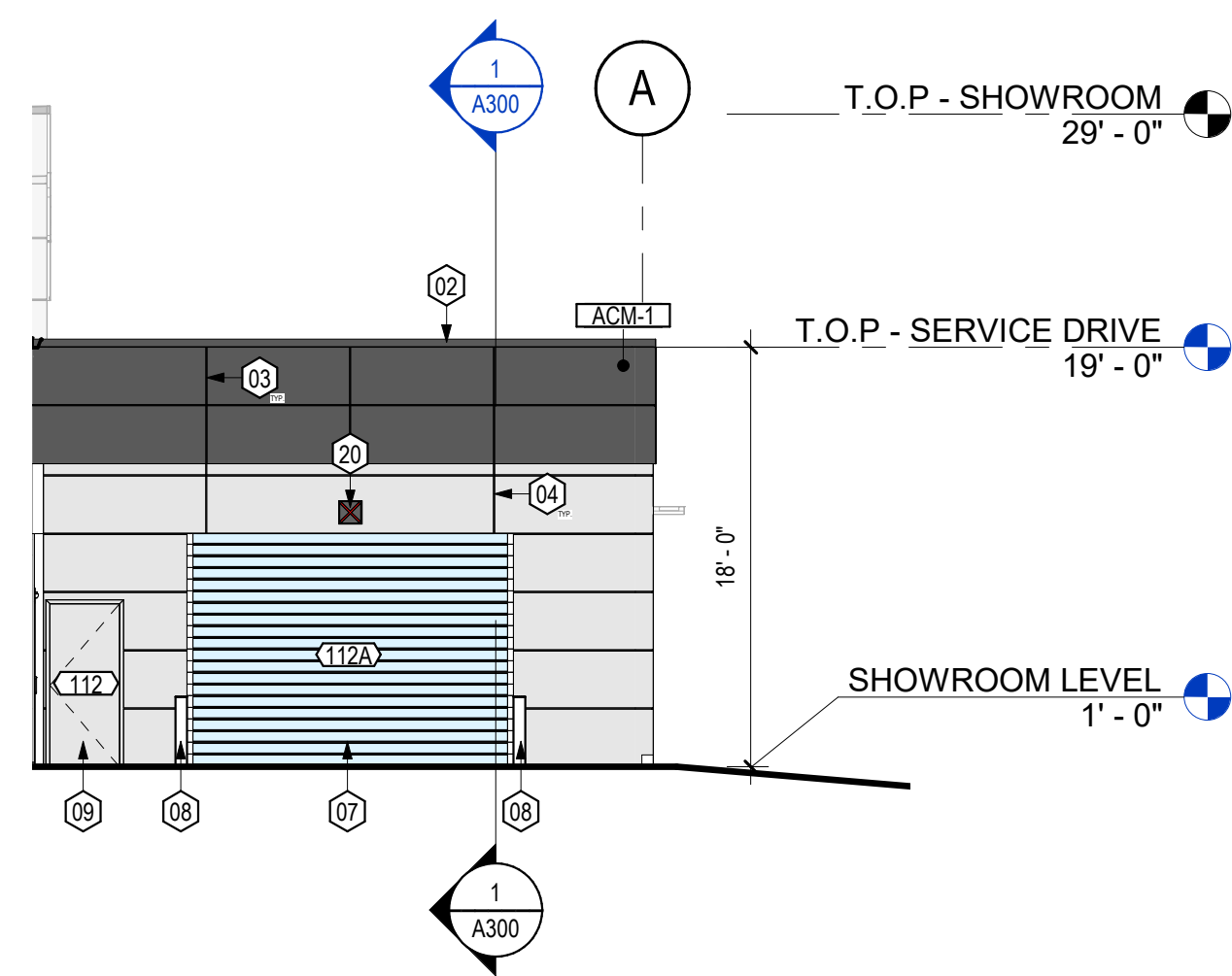
SHEET:

A200

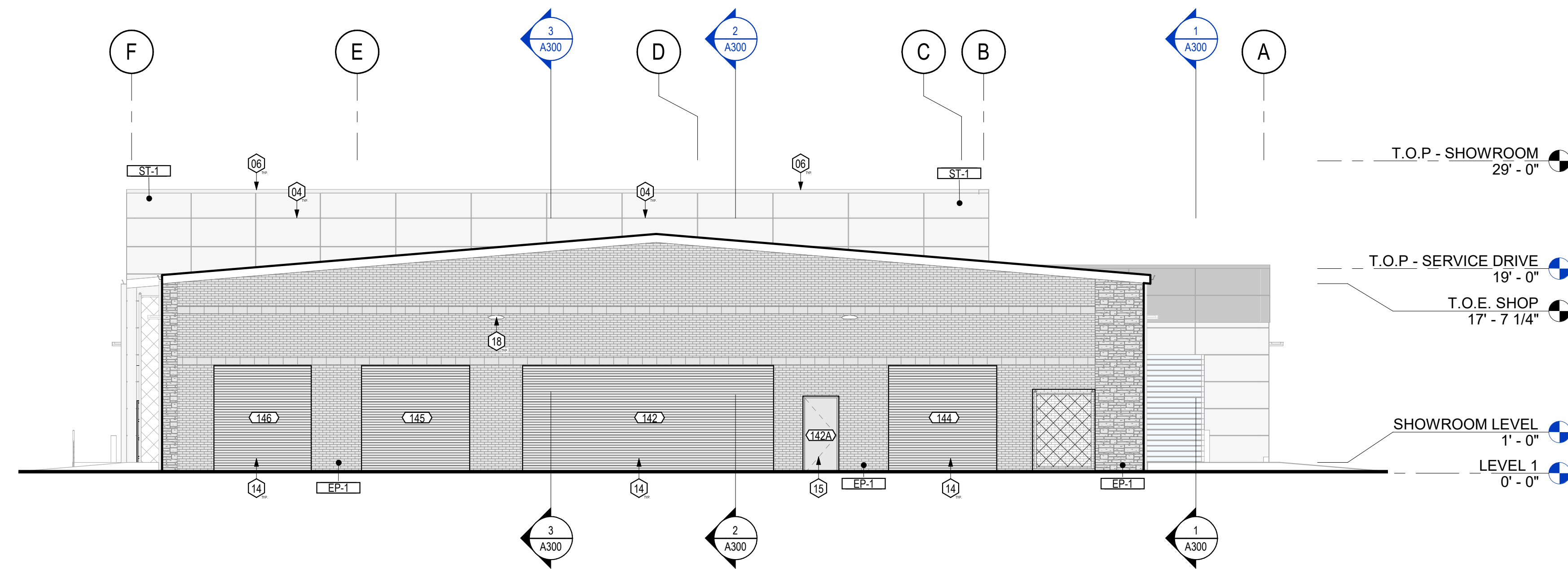
EXTERIOR ELEVATION KEYNOTES	
#	NOTE
01	BUILDING SIGNAGE BY OWNER. G.C. TO COORDINATE WITH OWNER VENDOR, PROVIDE POWER, AND HOOK UP. REF: ELECTRICAL
02	ACM PARAPET CAP. COLOR TO MATCH HOST WALL
03	ACM REVEAL. REF: WALL DETAILS
04	EIFS REVEAL. REF: WALL DETAILS
05	EXTERIOR GLAZING SYSTEM. REF: GLAZING ELEVATIONS AND SPECIFICATIONS
06	PREFINISHED PARAPET CAP. COLOR TO MATCH HOST WALL
07	OVERHEAD DOOR. REF: SCHEDULES
08	6" DIAMETER CONCRETE FILLED STEEL PIPE BOLLARD PRIMED AND PAINTED. REF: SITE DETAILS
09	MAN DOOR. REF: SCHEDULES
10	PREFINISHED METAL GUTTER AND DOWNSPOUT. COLOR TO MATCH HOST WALL
11	EQUIPMENT SCREEN. REF: SITE DETAILS
12	EXISTING EXTERIOR WALL TO REMAIN. G.C. TO PROTECT DURING CONSTRUCTION
13	EXISTING MECHANICAL LOUVER TO REMAIN
14	EXISTING OVERHEAD DOOR TO REMAIN. PAINT AS SCHEDULED
15	EXISTING DOOR AND FRAME TO REMAIN. PAINT AS SCHEDULED
16	EXISTING GLAZING TO REMAIN
17	EXISTING PREFINISHED METAL GUTTER AND DOWNSPOUT TO REMAIN. COLOR TO MATCH HOST WALL
18	EXISTING LIGHT FIXTURE TO REMAIN
19	ROOF LINE BEYOND
20	DIRECTIONAL SIGNAGE FIXTURE. REF: ELECTRICAL
21	LIGHT FIXTURE. REF: ELECTRICAL
22	CHAINLINK FENCE AND GATE. REF: SITE DETAILS
23	ACM BY PATTISON SIGN GROUP
24	KIA ENTRY PORTAL BY PATTISON SIGN GROUP



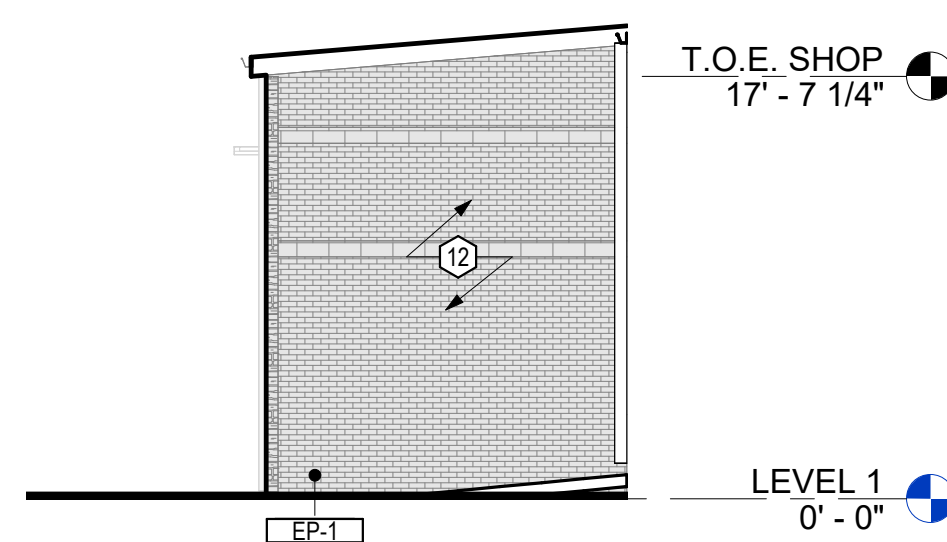
6 EXTERIOR BUILDING ELEVATION @ NVD - SOUTH
1/8" = 1'-0"



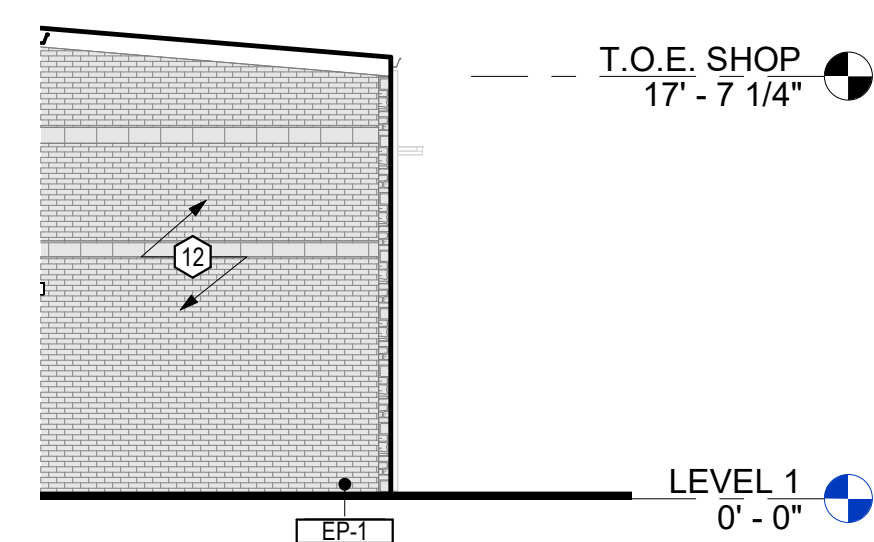
5 EXTERIOR BUILDING ELEVATION @ SERVICE DRIVE - SOUTH
1/8" = 1'-0"



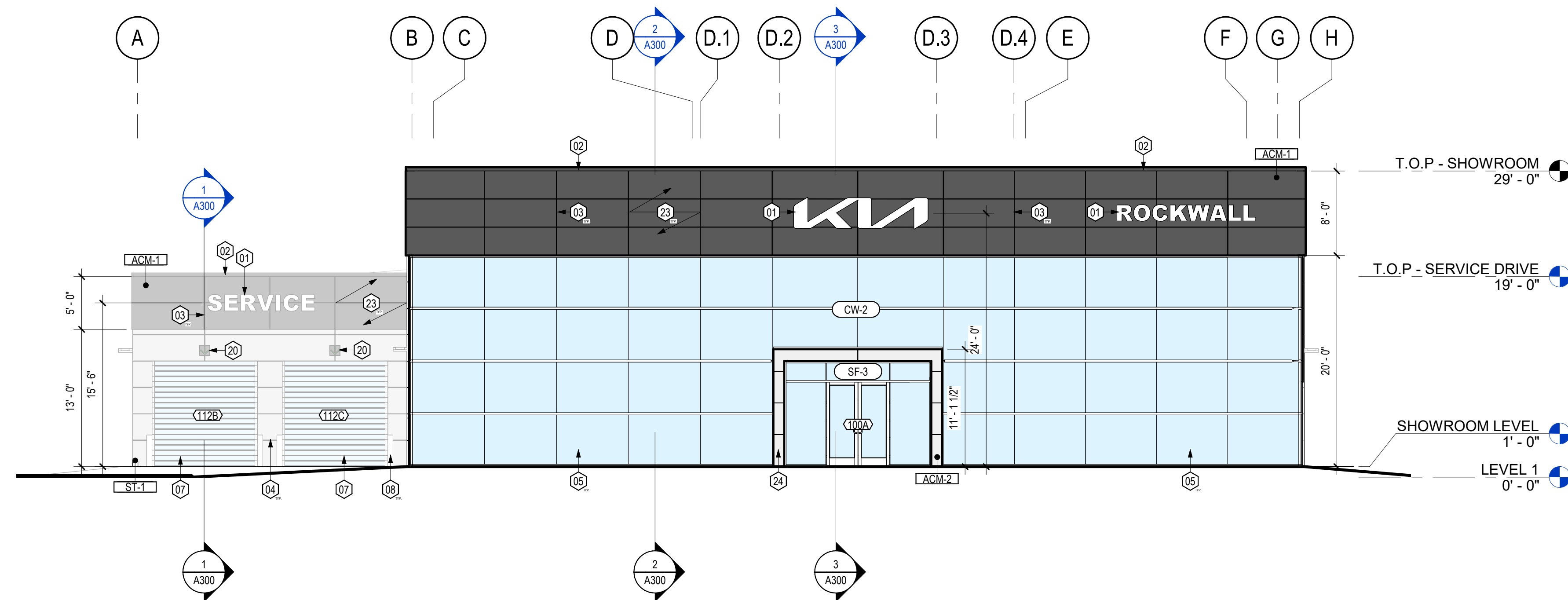
2 EXTERIOR BUILDING ELEVATION - SOUTH
1/8" = 1'-0"



4 EXTERIOR BUILDING ELEVATION @ SERVICE SHOP - NORTH
1/8" = 1'-0"



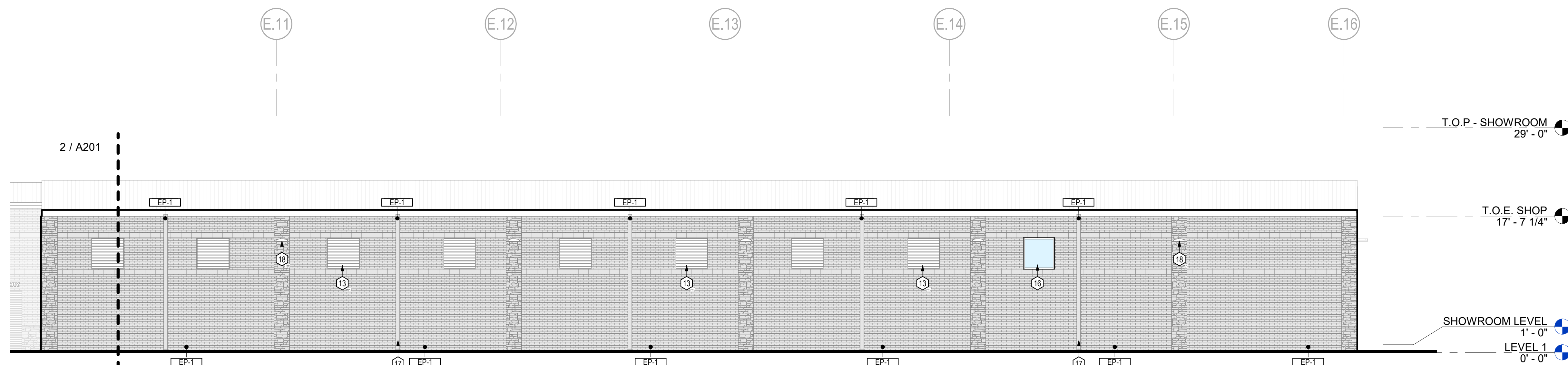
3 EXTERIOR BUILDING ELEVATION @ SERVICE SHOP - NORTH
1/8" = 1'-0"



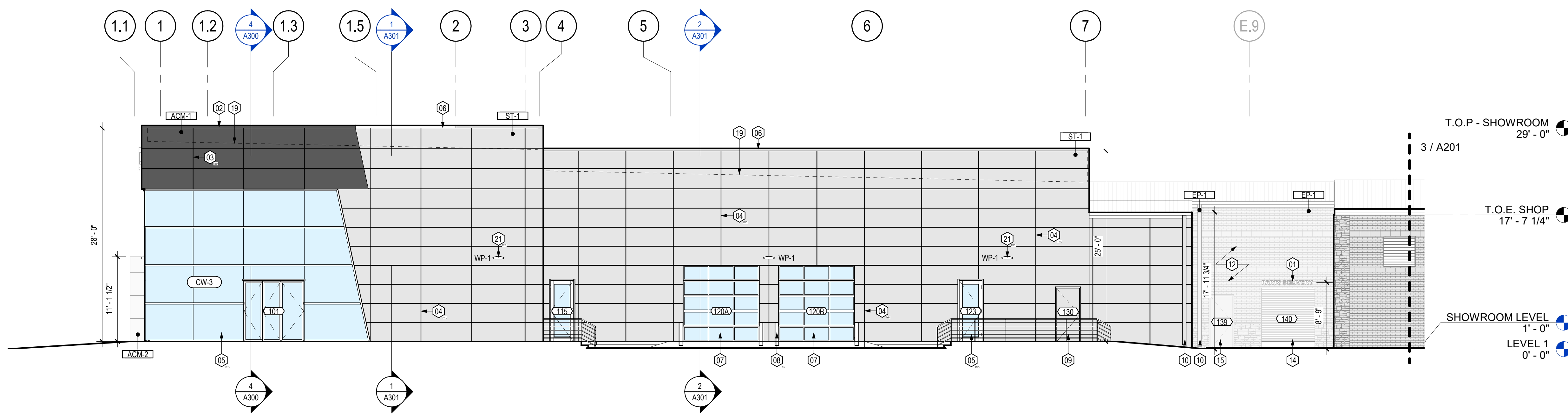
1 EXTERIOR BUILDING ELEVATION - NORTH
1/8" = 1'-0"

DATE	DELTA	DESCRIPTION
TBD	IFP	ISSUE FOR PERMIT

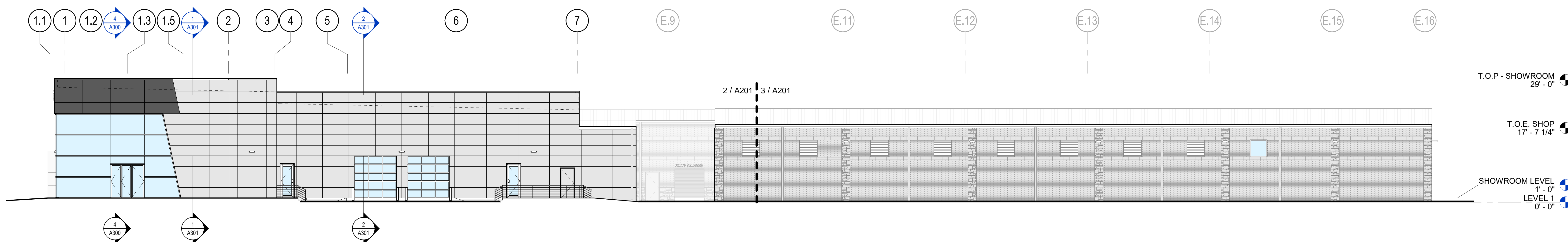
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24	KIA ENTRY PORTAL BY PATTISON SIGN GROUP



3 EXTERIOR BUILDING ELEVATION - WEST - AREA B
1/8" = 1'-0"



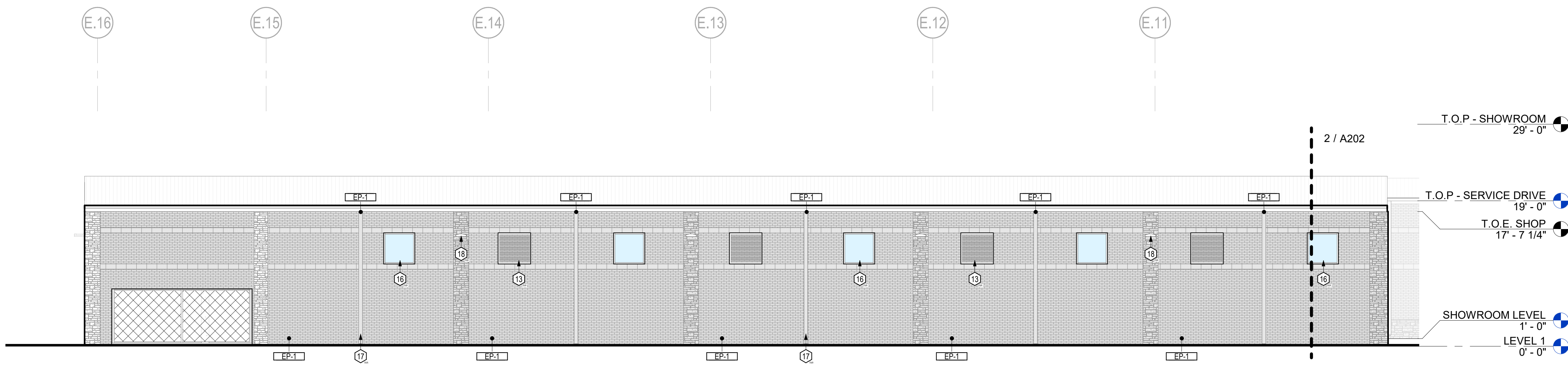
2 EXTERIOR BUILDING ELEVATION - WEST - AREA A
1/8" = 1'-0"



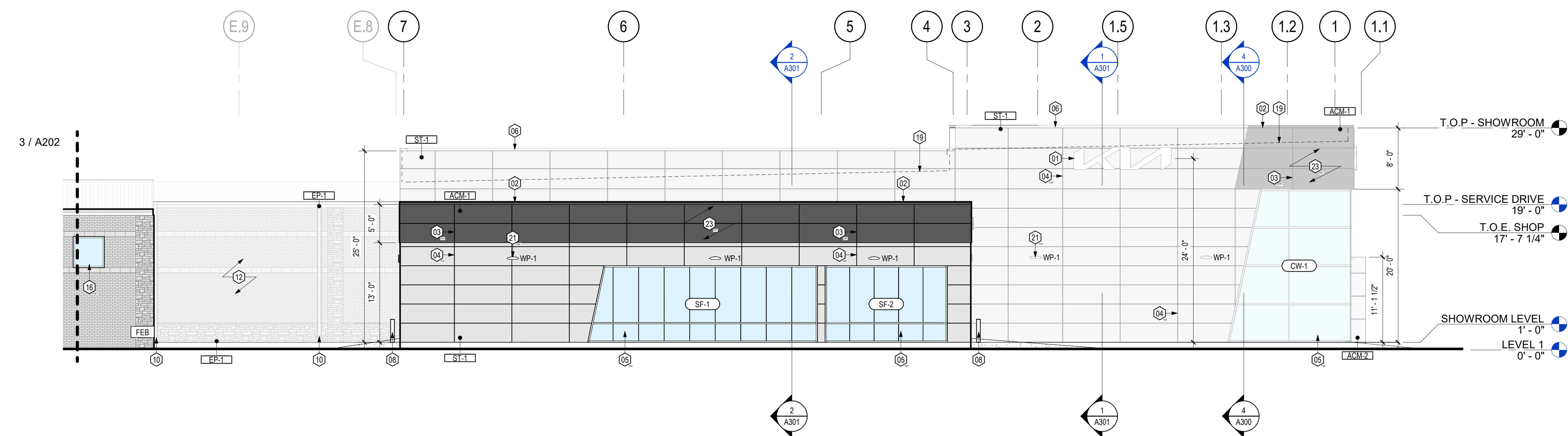
1 EXTERIOR BUILDING ELEVATION - WEST
3/32" = 1'-0"

DATE	DELTA	DESCRIPTION
TBD	IFP	ISSUE FOR PERMIT

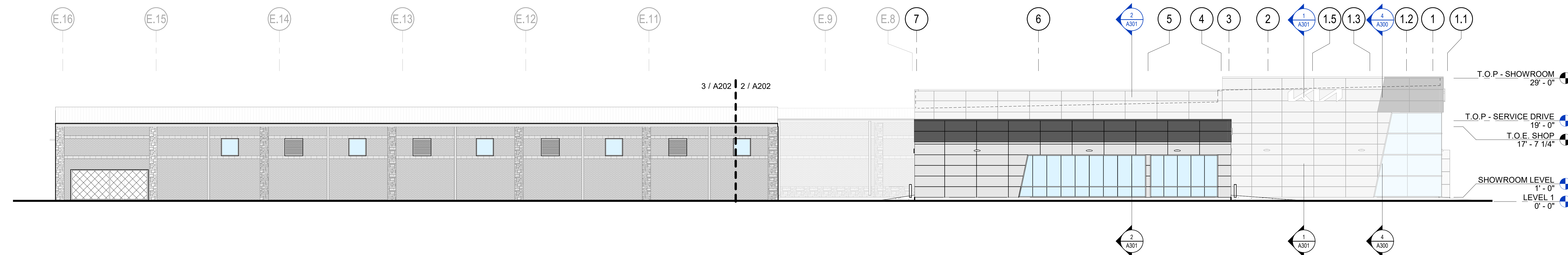
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3 EXTERIOR BUILDING ELEVATION - EAST - AREA B
1/8" = 1'-0"



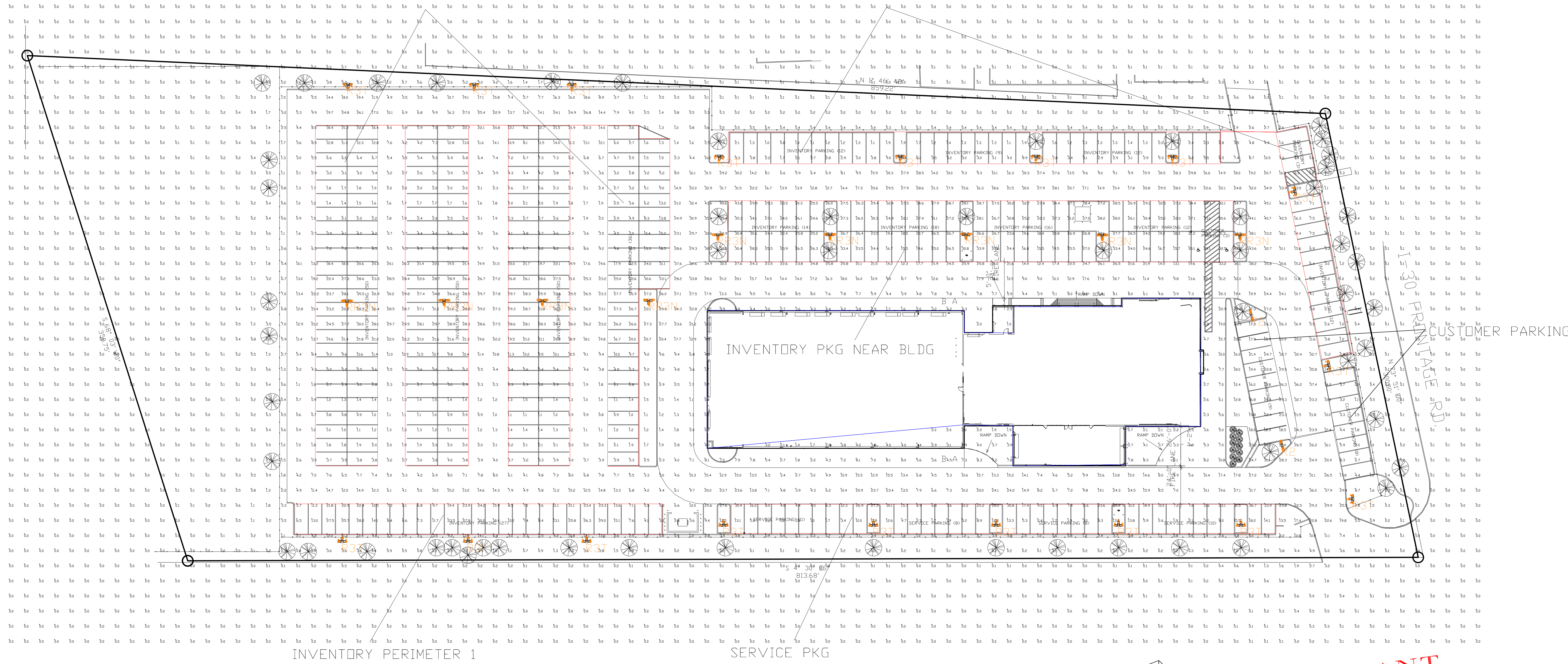
2 EXTERIOR BUILDING ELEVATION - EAST - AREA A
1/8" = 1'-0"



1 EXTERIOR BUILDING ELEVATION - EAST
3/32" = 1'-0"

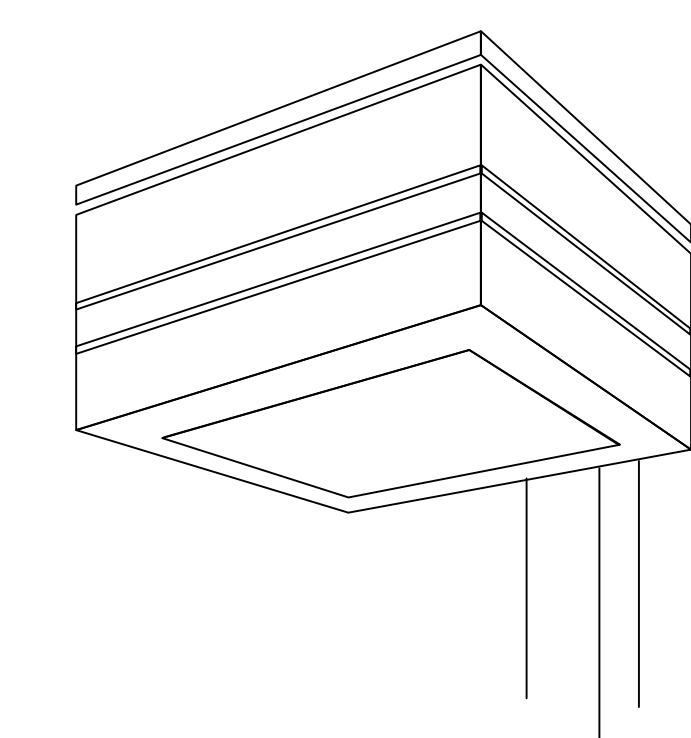
INVENTORY PKG INTERIOR

INVENTORY PERIMETER 2



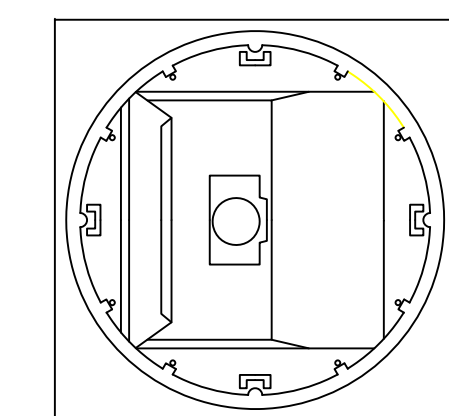
INVENTORY PERIMETER 1

SERVICE PKG



**GREENBRIAR
FLAT LENS
IESNA FULL CUTOFF**

IMPORTANT



ROTATED REFLECTOR

NOTE: Reflector MUST be field rotated by the CONTRACTOR to correspond with the direction indicated by the arrows on this layout.



EXAMPLE OF DIRECTIONAL ARROW

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALCS @ 4' ABOVE GRADE	ILLUMINANCE	Fc	5.55	46.3	0.0	N.A.	N.A.
CUSTOMER PARKING	ILLUMINANCE	Fc	12.80	29.3	0.9	14.22	32.56
INVENTORY PERIMETER 1	ILLUMINANCE	Fc	11.17	30.2	0.8	13.96	37.75
INVENTORY PERIMETER 2	ILLUMINANCE	Fc	3.81	22.7	0.6	6.35	37.83
INVENTORY PKG INTERIOR	ILLUMINANCE	Fc	10.18	35.5	0.8	12.73	44.38
INVENTORY PKG NEAR BLDG	ILLUMINANCE	Fc	25.52	43.0	12.3	2.07	3.50
SERVICE PKG	ILLUMINANCE	Fc	6.48	18.2	0.8	8.10	22.75

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts
	2	R2	D180°	GFR-AI-750-PSMV-F-D180	24'	0.600	0.600	136876	1624
	18	R3T	3 @ 90 DEGREES ROTATED	GFR-FP-750-PSMV-F-3HSS-T90RDT	24'	0.600	0.600	88986	2436
	9	RR3N	3 @ 90	GFR-AI-750-PSMV-F-T90	24'	0.600	0.600	205314	2436

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Total Project Watts
Total Watts = 69020



LIGHTING PROPOSAL LD-159737
SOUTHWEST KIA OF ROCKWALL
1790 I-30 FRONTAGE RD
ROCKWALL, TX

BY: [Signature] DATE: 05/24 REV: SHEET 1 OF 1

SCALE: 1"=30'