

# AGENDA



ARCHITECTURAL REVIEW BOARD MEETING  
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS  
MARCH 11, 2025 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

NOTES ABOUT PUBLIC PARTICIPATION = *RED*

(I) CALL TO ORDER

(II) OPEN FORUM

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

(III) ACTION AGENDA

(1) **SP2025-007 (HENRY LEE)**

Discuss and consider a request by Abed Ajak of Abed Ajak/Ajak Realty, LLC for the approval of an Amended Site Plan for an existing General Retail Building on a 0.48-acre tract of land identified as Tract 34 of the J. T. Lewis Survey, Abstract 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1407 & 1409 S. Goliad Street, and take any action necessary.

(2) **SP2025-008 (BETHANY ROSS)**

Discuss and consider a request by Nicholas Grinnan on behalf of Jeff Grinnan for the approval of an Amended Site Plan for an existing Office Building on a 0.9040-acre tract of land identified as Block B, Lowe & Allen Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 401 W. Rusk Street, and take any action necessary.

(IV) ADJOURNMENT

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

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

I, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on March 7, 2025 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 MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Planning and Zoning Commission  
**FROM:** Henry Lee, *Senior Planner*  
**DATE:** March 11, 2025  
**SUBJECT:** SP2025-007; *Amended Site Plan for 1407 S. Goliad Street*

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The applicant, Abed Ajak of Ajak Realty LLC, is requesting the approval of an *Amended Site Plan* for the purpose of updating the existing building elevations. The subject property is a 0.48-acre tract of land (*i.e. Tract 34 of the J. T. Lewis Survey, Abstract 255*), zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, and addressed as 1407 & 1409 S. Goliad Street. According to the Rockwall Central Appraisal District (RCAD) the 4,539 SF building was constructed in 1970. The current building elevations were approved by City Council on September 6, 2011 [*Case No. MIS2011-008*]. In January 2025, the Building Inspections Department engaged the applicant as they began remodeling the exterior of the building without a building permit. Staff informed the applicant that any exterior changes to the building would require the approval of an Amended Site Plan given the subject property is within the SH-205 Overlay (SH-205 OV) District. This prompted the applicant to submit an Amended Site Plan request on February 14, 2025, and in accordance with the Article 11, *Development Applications and Review Procedures*, of the UDC, the applicant was required to pay a \$1,000.00 non-compliant structure fee in addition to the Amended Site Plan application fee.

The original building elevations submit on February 25, 2025 indicated that [1] the parapet would be raised, [2] the parapet would be extended, and [3] stacked stone would be added to the front façade up to the canopy height. Due to inconsistencies in the building elevations and the building renderings the ARB approved a motion to recommend tabling this case, which the Planning and Zoning Commission granted by a vote of 5-0, with Commissioners Thompson and Deckard absent. The applicant has since submitted new building elevations and building renderings that are consistent with each other. Based on the new elevations the applicant is requesting to [1] to increase the parapet height, [2] extend the parapet, and [3] add a four (4) foot wainscot of stacked stone on the front and side façades.

According to Subsection 04.01(A), *Roof Design Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), parapet systems must be "...enclosed on all sides..." and "...shall be finished on the interior side using the same materials as the exterior facing wall..." In this case, the proposed parapet extends across the front façade (*i.e. west façade*) and half-way down the side façades (*i.e. the north and south façades*). The applicant has indicated to staff that the increased height and expansion of the parapet is to "... maintain a consistent aesthetic ..." and allow for greater screening of the roof top units (*i.e. RTUs*). In addition, the applicant indicated that they are requesting to paint the back of the parapet due to cost and the lack of visibility of this portion of the building. In summary the applicant is requesting approval of an Amended Site Plan with variances to the [1] parapet system and [2] parapet materials. 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 would create an undue hardship. In addition, the code requires that the applicant provide compensatory measures that directly offset the requested variances and exceptions. At this time the applicant is proposing to plant five (5) gallon evergreen shrubs in front of the parking spaces that face onto S. Goliad Street. Staff should also point out that while the proposed improvements are not necessarily in conformance with the *General Overlay District Standards*, they do bring a legally non-conforming building closer to complying with the design criteria of the UDC, and this in itself can be considered a compensatory measure. Requests for exceptions and variances to the *General Commercial District Standards* and *General Overlay District Standards* are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- with a minimum of four (4) votes in the affirmative -- is required for the approval of a variance or exception.

Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the March 11, 2025 Planning and Zoning Commission meeting.



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**  
PLANNING & ZONING CASE NO. \_\_\_\_\_  
**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.  
DIRECTOR OF PLANNING: \_\_\_\_\_  
CITY ENGINEER: \_\_\_\_\_

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

**PLATTING APPLICATION FEES:**

MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>

PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>

FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>

REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>

AMENDING OR MINOR PLAT (\$150.00)

PLAT REINSTATEMENT REQUEST (\$100.00)

**SITE PLAN APPLICATION FEES:**

SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>

AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

**ZONING APPLICATION FEES:**

ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>

SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1&2</sup>

PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

**OTHER APPLICATION FEES:**

TREE REMOVAL (\$75.00)

VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) <sup>2</sup>

**NOTES:**

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

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1407 + 1409 S. Goliad

SUBDIVISION Hofland Industrial Park LOT 2A BLOCK A

GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING N/A CURRENT USE \_\_\_\_\_

PROPOSED ZONING \_\_\_\_\_ PROPOSED USE \_\_\_\_\_

ACREAGE \_\_\_\_\_ LOTS [CURRENT] \_\_\_\_\_ LOTS [PROPOSED] \_\_\_\_\_

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

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

<input type="checkbox"/> OWNER	<u>ABED ASAK/AJAK Realty</u>	<input type="checkbox"/> APPLICANT	<u>ABED ASAK/AJAK REALTY LLC.</u>
CONTACT PERSON	<u>ABED ASAK "AS"</u>	CONTACT PERSON	<u>ABED ASAK "AS"</u>
ADDRESS	<u>4002 Broadway Blvd</u>	ADDRESS	<u>4002 Broadway Blvd.</u>
CITY, STATE & ZIP	<u>Garland TX 75126</u>	CITY, STATE & ZIP	<u>Garland TX 75126</u>
PHONE	<u>469-396-5298</u>	PHONE	<u>469-396-5298</u>
E-MAIL	<u>abedajak@gmail.com</u>	E-MAIL	_____

## NOTARY VERIFICATION [REQUIRED]

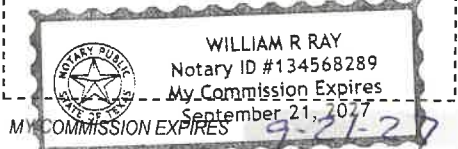
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kristi Roberts [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

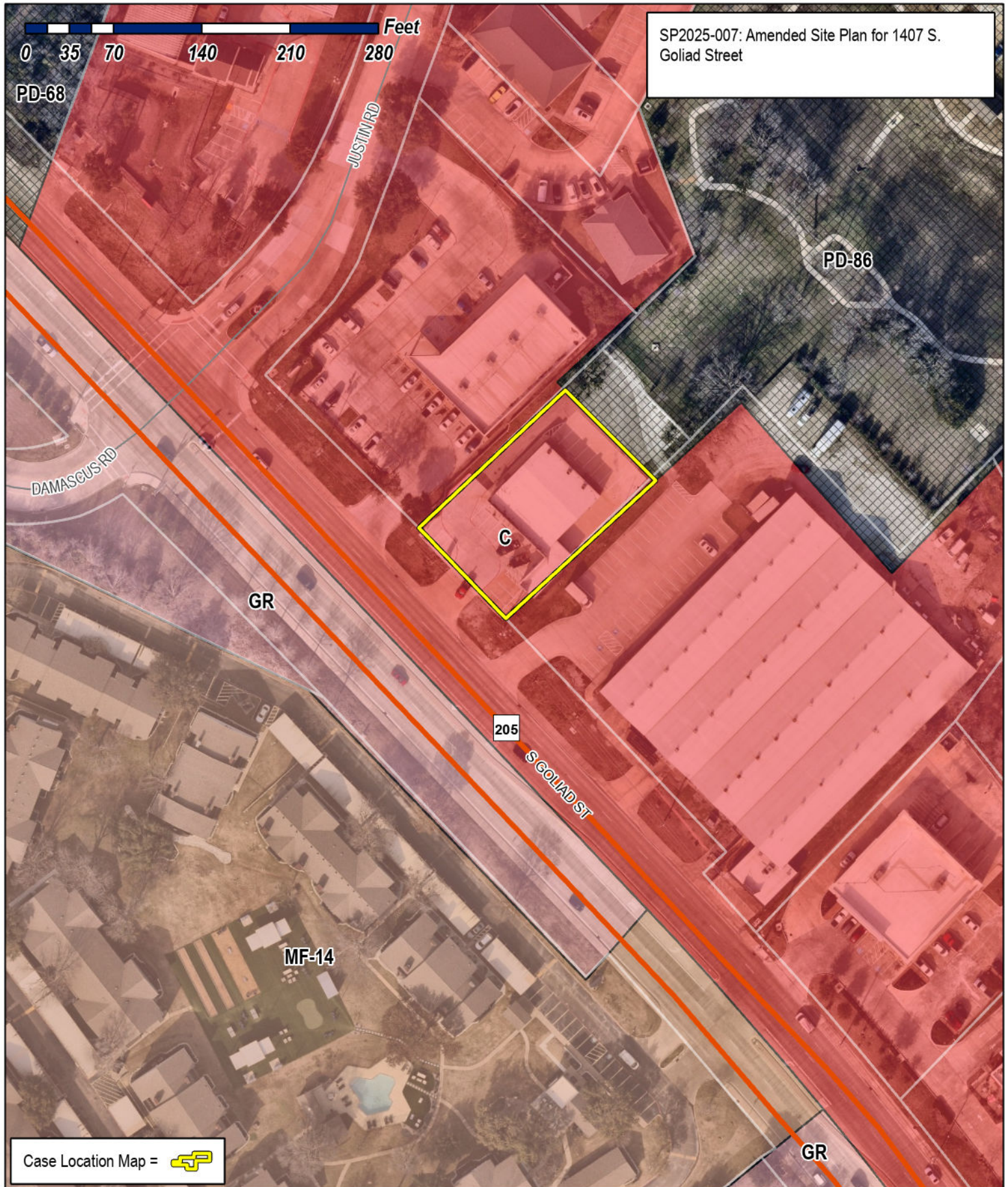
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF February, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF February, 2025

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]





SP2025-007: Amended Site Plan for 1407 S. Goliad Street

0 35 70 140 210 280 Feet

PD-68

PD-86

C

GR

205

S GOLIAD ST

MF-14

GR

Case Location Map = 

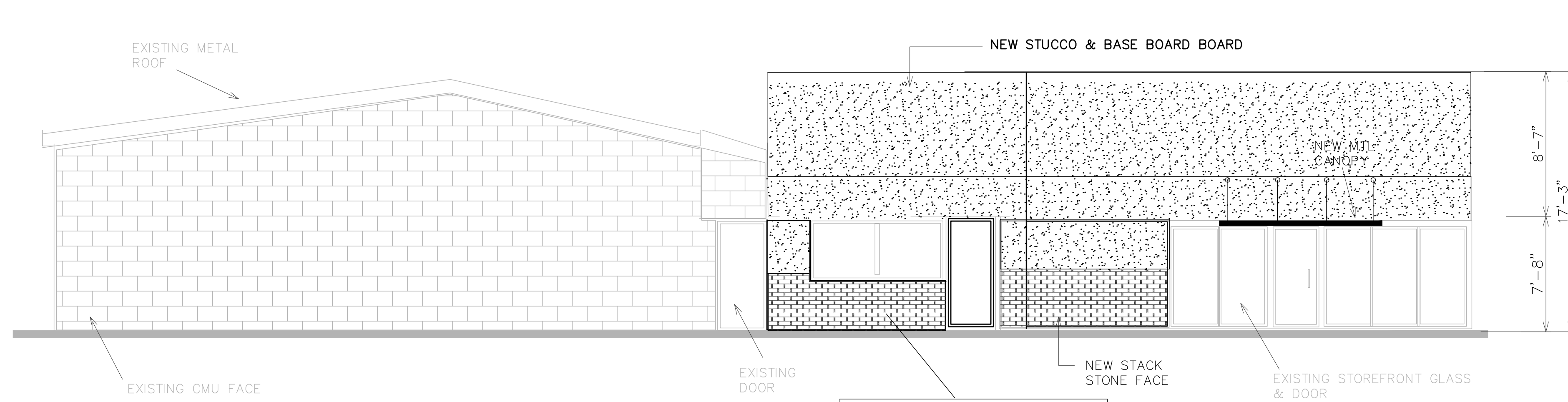


# City of Rockwall

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.

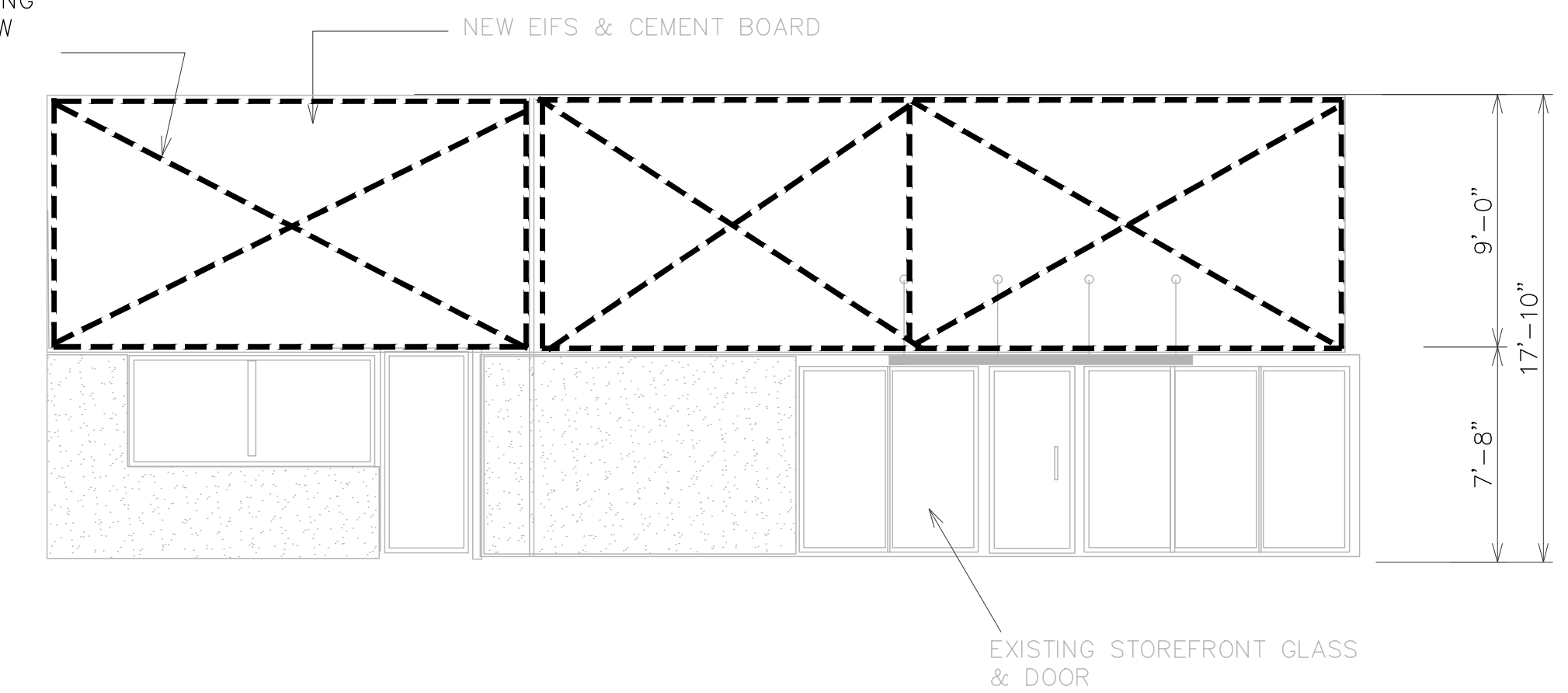




**NORTH ELEVATION PROPOSED**

SCALE: 3/16"=1'

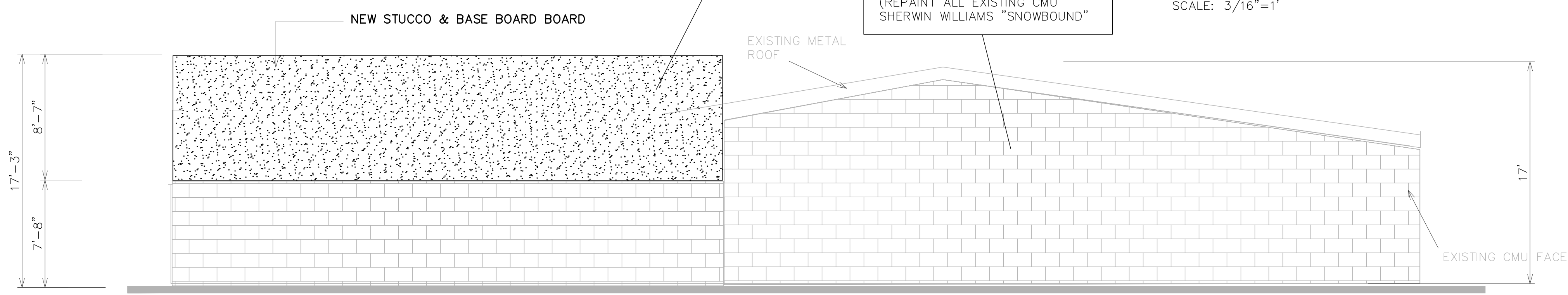
EXISTING 1-1/4" STEEL TUBE CROSS BRACING TYPICAL @ ALL NEW PARAPETS



**TYPICAL PARAPET BRACING DIAGRAM**

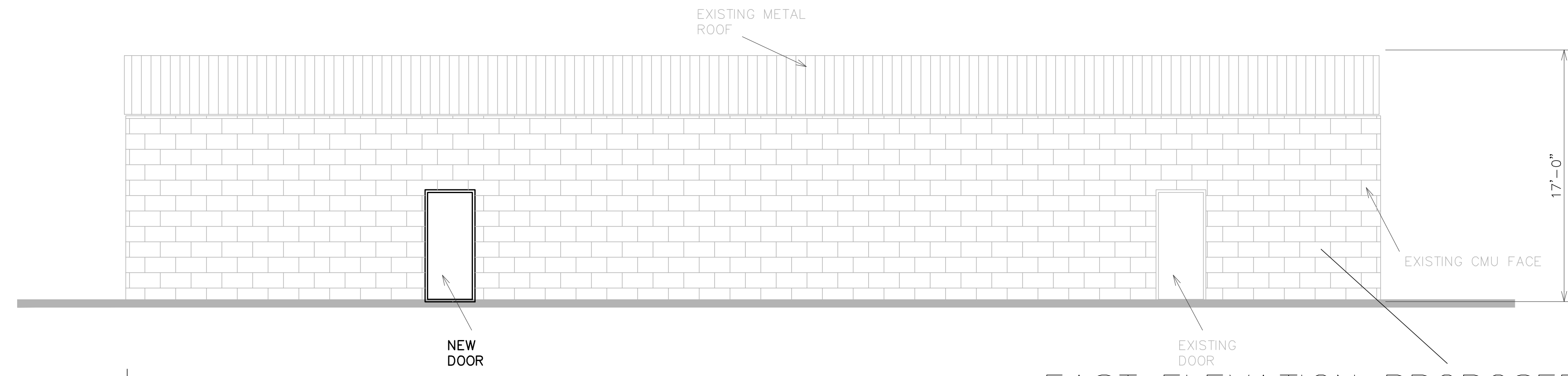
SCALE: 3/16"=1'

ALL NEW STUCCO COLOR IS SHERWIN WILLIAMS "SNOWBOUND" ALL STONE COLOR TO MATCH, (REPAINT ALL EXISTING CMU SHERWIN WILLIAMS "SNOWBOUND")



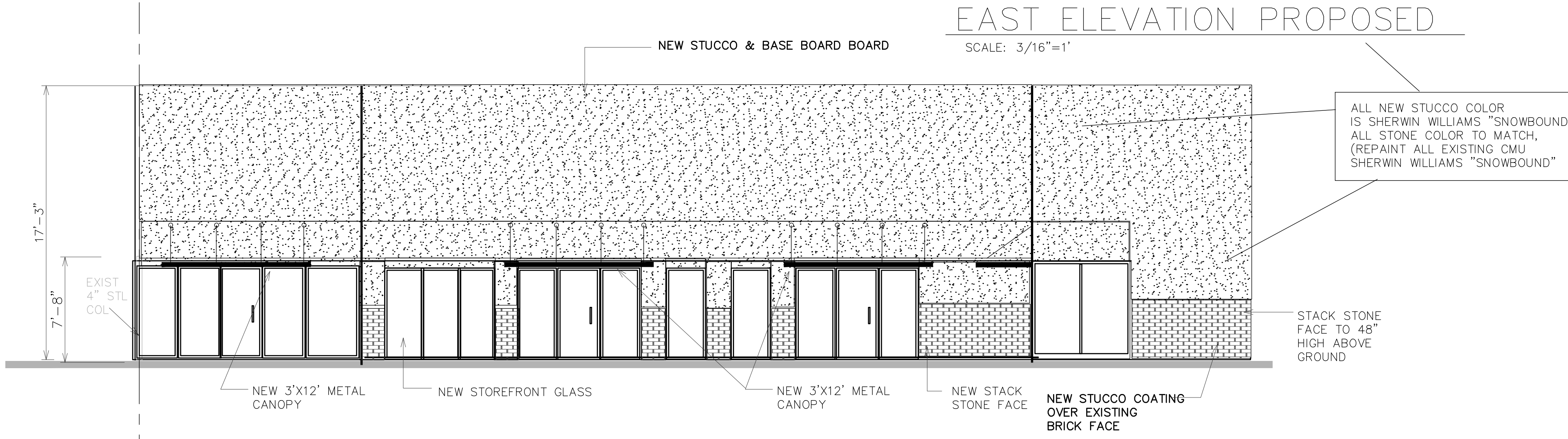
**SOUTH ELEVATION PROPOSED**

SCALE: 3/16"=1'



**EAST ELEVATION PROPOSED**

SCALE: 3/16"=1'



**WEST ELEVATION PROPOSED**

SCALE: 3/16"=1'

**SURFACE AREA CALCULATIONS**

**NORTH ELEVATION SURFACE AREAS (S.F.)**  
 TOTAL ELEVATION AREA: 1,473 S.F.  
 STUCCO AREA: 327  
 STONE AREA: 273  
 CMU AREA: 615  
 GLASS AREA: 258

**SOUTH ELEVATION SURFACE AREAS (S.F.)**  
 TOTAL ELEVATION AREA: 1,244 S.F.  
 STUCCO AREA: 351  
 CMU AREA: 893

**EAST ELEVATION SURFACE AREAS (S.F.)**  
 TOTAL ELEVATION AREA: 920 S.F.  
 CMU AREA: 920

**WEST ELEVATION SURFACE AREAS (S.F.)**  
 TOTAL ELEVATION AREA: 1,471 S.F.  
 STUCCO AREA: 1,035  
 STONE AREA: 170  
 GLASS AREA: 334

**TOTAL BUILDING SURFACE AREA: 5,125 S.F.**  
 STUCCO TOTAL: 1,953 S.F. (38.1%)  
 CMU TOTAL: 2,205 S.F. (43.0%)  
 STONE TOTAL: 375 S.F. (7.3%)  
 GLASS TOTAL: 592 S.F. (11.6%)

**ELEVATIONS PROPOSED** SCALE: 3/16"=1'

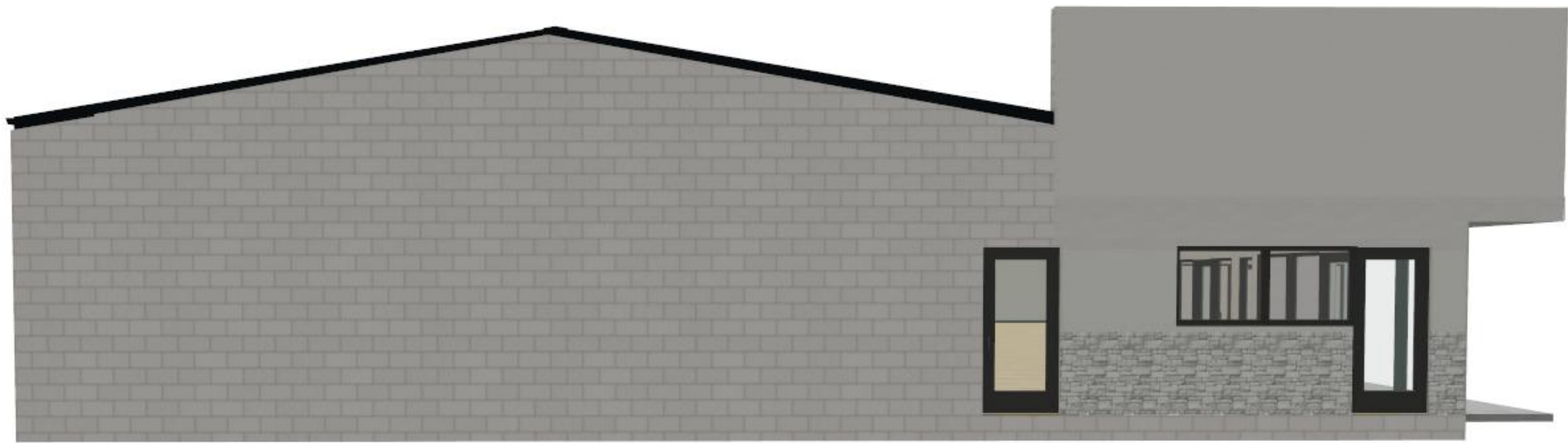
RENOVATION  
 1407 S GOLIAD ST  
 ROCKWALL, TX 75087

CONTRACTORS PERMITTING SERVICES  
 362 W FORK #3115 IRVING, TX 75039  
 PHONE: 214-874-1524

SHEET  
 A-4

DATE: 10-17-24











# 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

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**TO:** Planning and Zoning Commission  
**FROM:** Bethany Ross, *Planner*  
**DATE:** March 11, 2025  
**SUBJECT:** SP2025-008; *Amended Site Plan for 401 W. Rusk Street*

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The applicant, Nicholas Grinnan on behalf of Jeff Grinnan, is requesting the approval of an amended site plan for a 13,200 SF *Office Building* for the purpose of remodeling the exterior of the existing building. The remodel includes adding parapets, a brick face exterior, and several architectural elements. The subject property is located at 401 W. Rusk Street, is zoned Downtown (DT) District, and situated within the SH-66 Overlay (SH-66 OV) District.

Specifically, the applicant is proposing to add a red thin width brick to the entrances of the building. The applicant is also proposing to add two (2) awnings to the front of the building, and two (2) awnings to the backside of the building. This addition will also include a parapet extending up at the entrances of the building. In lieu of finishing the backside of the parapet in the proposed red thin width brick, the applicant has agreed to paint the backside of the parapet a complimentary color to the proposed brick exterior.

As part of the review for this case, staff has indicated to the applicant that the Photometric Plan will need to be changed to meet the lighting and photometric standards of the Unified Development Code (UDC), and this can be considered a condition of approval for this case. The applicant's proposed scope of work is mostly in compliance with the Unified Development Code (UDC) -- *meeting both the general requirements set forth by the UDC and the SH-66 Overlay District (SH-66 OV) --*; however, staff has identified one (1) exception and one (1) waiver to the requirements of the UDC. These are as follows:

- (1) Roof Design Standards. Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall. This will require the approval of an exception by the Planning and Zoning Commission [*Subsection 04.01. (A)(1); Article 05, UDC*].
- (2) Exterior Building Color. The dominant color of all buildings (*including above grade parking structures*) shall be muted shades of warm gray, red, green, beige and/or brown. Black, gold and stark white shall not be used except as an accent color. There are no restrictions on accent colors which comprise less than one (1) percent of the building face, except that florescent colors are prohibited. In this case the applicant is proposing the color iron ore -- *which is considered to be a darker gray as opposed to a warm gray --* on over 80% of the building's facades. This will require the approval of a minor waiver by the Planning and Zoning Commission. [*Subsection 04.07(C)(2)(a); Article 05, UDC*]

According to Subsection 09.01, *Exceptions to the General Standards*, "...an applicant may request the Planning and Zoning Commission grant an exception 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 this case, the applicant has proposed additional landscaping around the building, and is bringing the legal non-conforming building closer into compliance with the architectural requirements of the Downtown (DT) District. To request an exception, the UDC goes on to require that a minimum of two (2) compensatory measures be provided for each exception requested. The purpose of the compensatory measures is to try to directly off-set the impact of requested exception. In response to this requirement, the applicant is proposing to [1] upgrade the existing building's materials to bring it better into conformance with the Downtown (DT) District and SH-66 Overlay (SH-66 OV) District requirements by providing 20.00% masonry (*i.e. the building previously was 100.00% EFIS*), and [2] is adding landscaping around the exterior of the building. Based on the scale of the proposed project, these compensatory measures do appear to off-set the requested exception to the roof design standards and the minor waiver to the Downtown (DT) District color requirements; however, the approval of an exception and minor waiver is a discretionary decision for the Planning and Zoning Commission. Should the

Planning and Zoning Commission have any questions concerning this request, staff will be available at the March 11, 2025 Planning and Zoning Commission meeting.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

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

### PLATTING APPLICATION FEES:

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

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

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

### OTHER APPLICATION FEES:

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

#### NOTES:

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

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

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **401 W. Rusk, Rockwall, TX 75087**

SUBDIVISION \_\_\_\_\_

LOT

**18778**

BLOCK

**8**

GENERAL LOCATION **LOWE & ALLEN, BLOCK 8, ACRES .904**

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

CURRENT ZONING **DT**

CURRENT USE **Office**

PROPOSED ZONING **DT**

PROPOSED USE **Office**

ACREAGE **0.9040**

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

APPLICANT

CONTACT PERSON **Jeff Grinnan**

CONTACT PERSON **Nicholas Grinnan**

ADDRESS **102 S. Goliad**

ADDRESS **102 S. Goliad**

CITY, STATE & ZIP **Rockwall, TX 75087**

CITY, STATE & ZIP **Rockwall, TX 75087**

PHONE **214-202-5333**

PHONE **214-500-1668**

E-MAIL **jgrinnan@ridgepcrc.com**

E-MAIL **ngrinnan@ridgepcrc.com**

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jeff Grinnan [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 \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14<sup>th</sup> DAY OF FEBRUARY, 2025. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

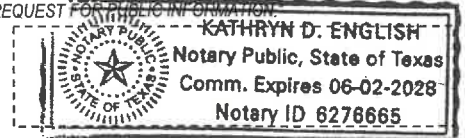
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF February, 2025

OWNER'S SIGNATURE

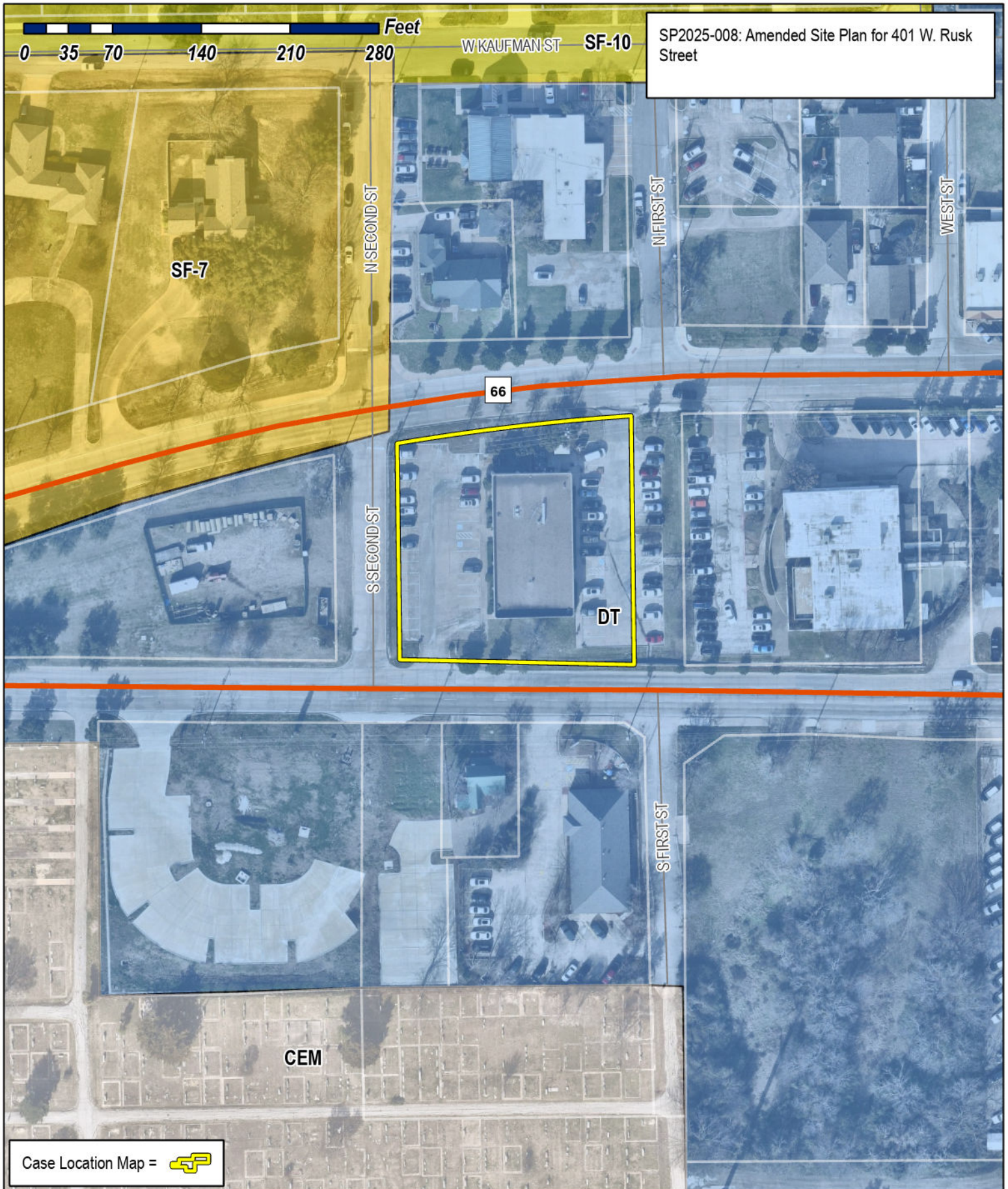
*R Grinnan*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS


*Kathryn D English*



MY COMMISSION EXPIRES \_\_\_\_\_



SP2025-008: Amended Site Plan for 401 W. Rusk Street

Case Location Map = 

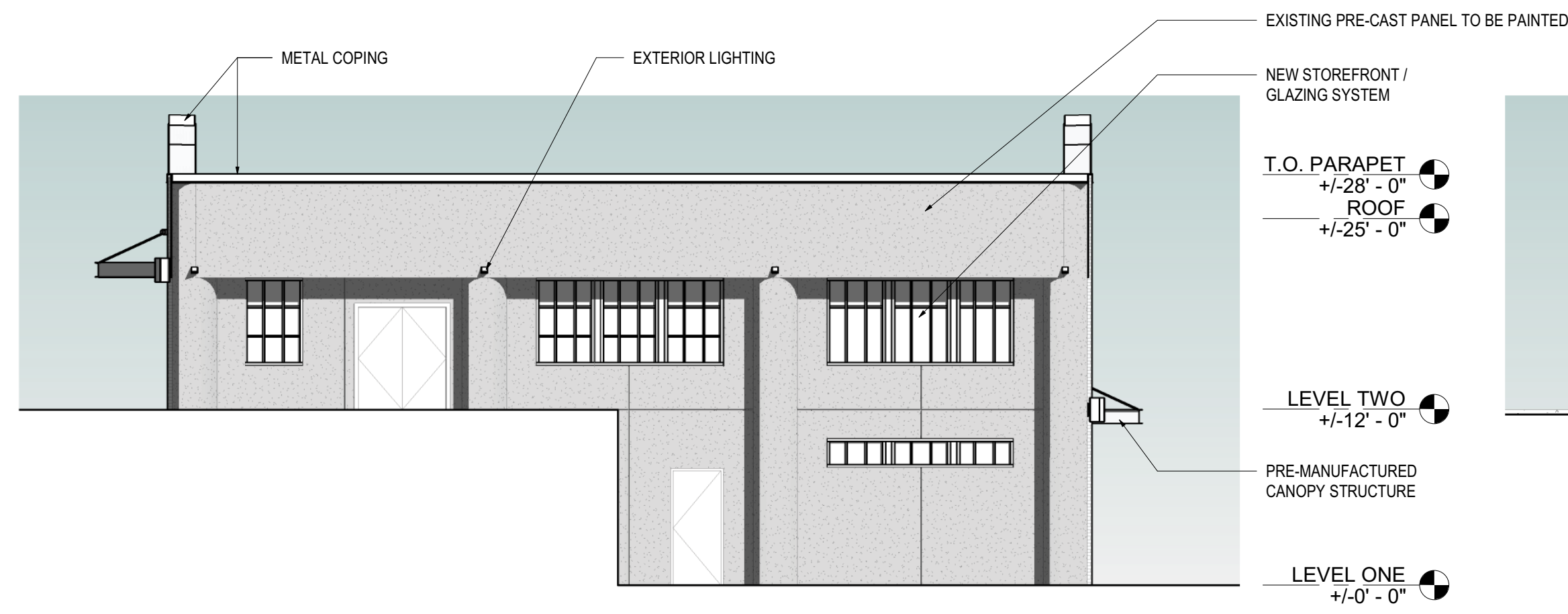


# City of Rockwall

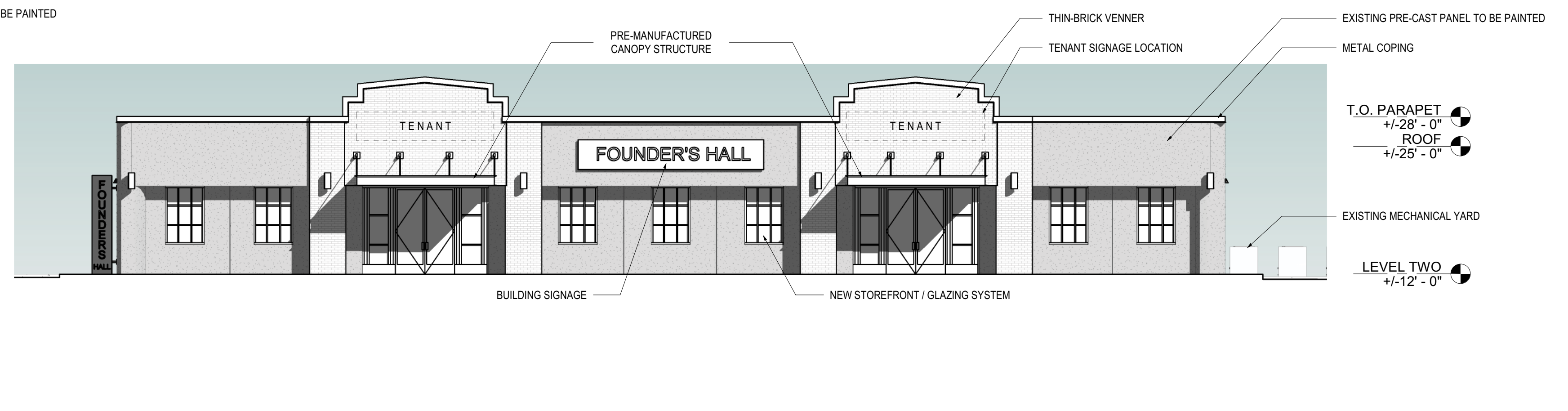
Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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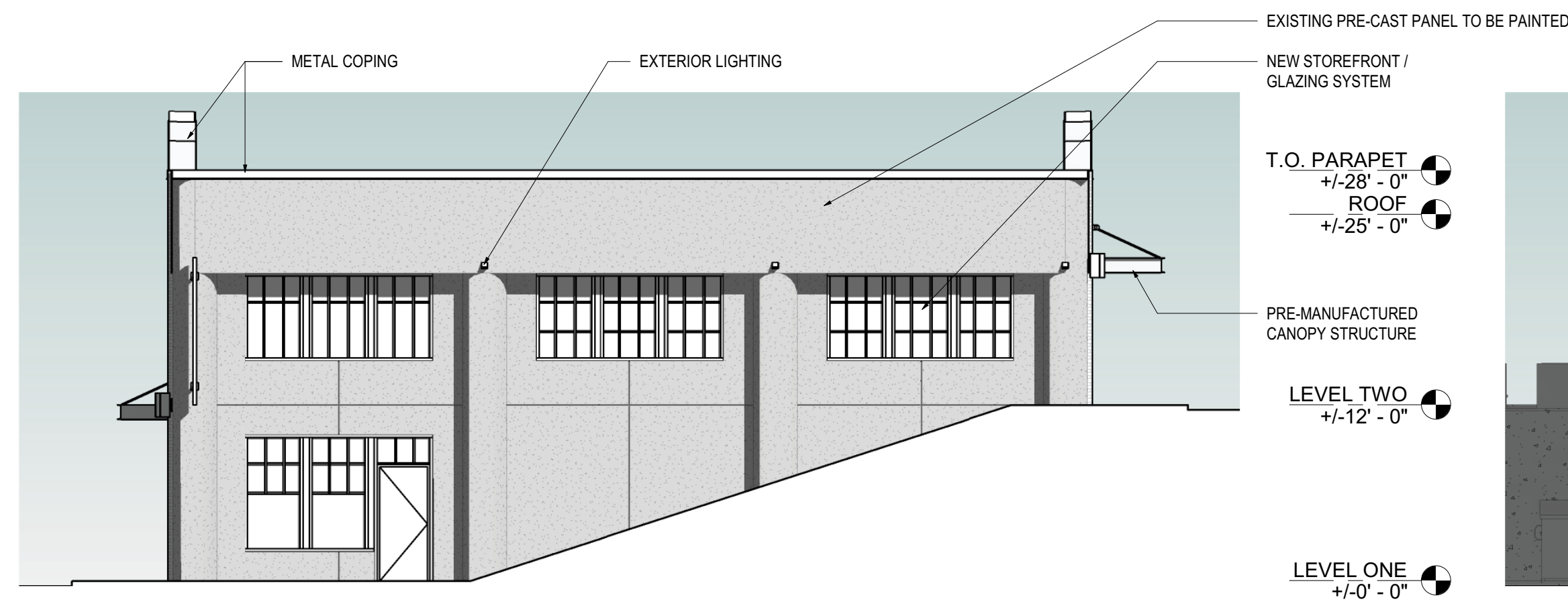




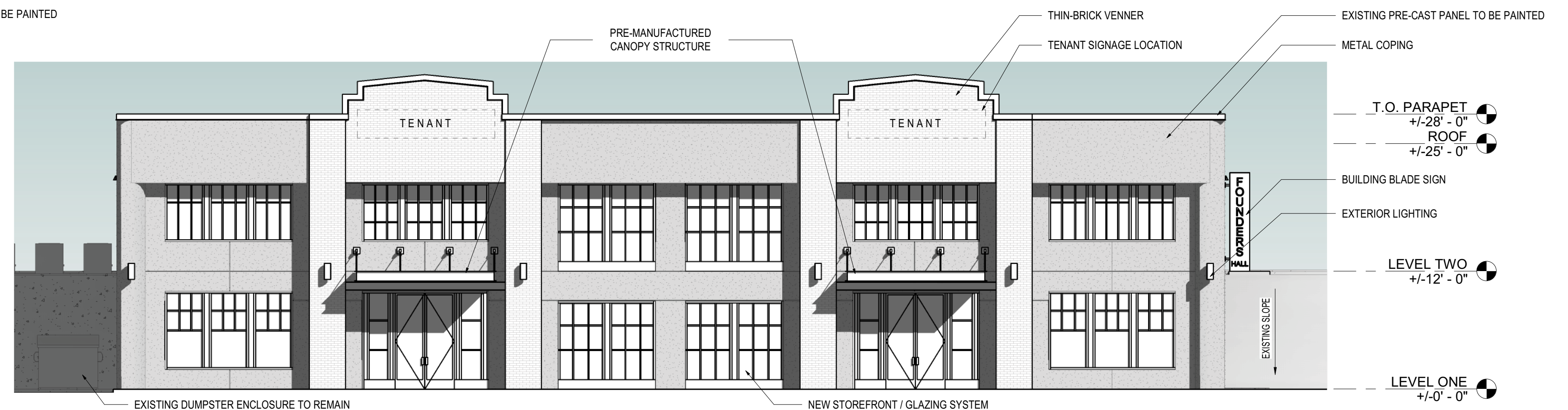
04 PR - BUILDING ELEVATION - NORTH  
1/8" = 1'-0"



02 PR - BUILDING ELEVATION - EAST  
1/8" = 1'-0"



03 PR - BUILDING ELEVATION - SOUTH  
1/8" = 1'-0"



01 PR - BUILDING ELEVATION - WEST  
1/8" = 1'-0"

**BUILDING ELEVATIONS**  
CONCEPTUAL DESIGN

Case Number **SP2025-008**

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 \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning & Zoning



**WEST ELEVATION**

CONCEPTUAL RENDERING

Case Number **SP2025-008**

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\_\_\_\_\_  
 Planning & Zoning Commission, Chairman

\_\_\_\_\_  
 Director of Planning & Zoning



**BIRD'S EYE**

CONCEPTUAL RENDERING

Case Number **SP2025-008**

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\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning & Zoning





**EAST ELEVATION**

CONCEPTUAL RENDERING

Case Number **SP2025-008**

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\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning & Zoning

ISSUES	
A	ISSUE FOR PERMIT

12.20.2024

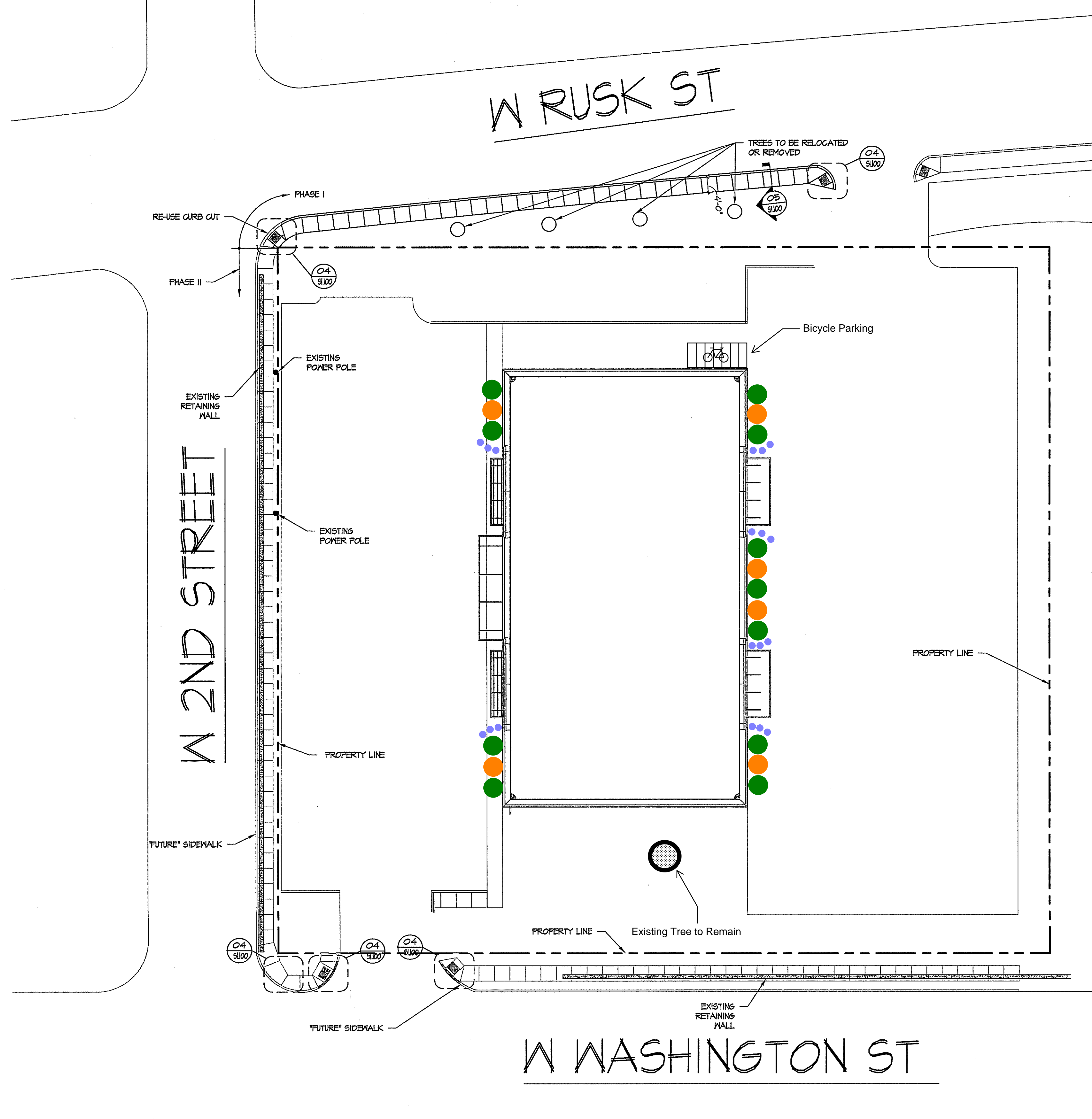
# FOUNDER'S HALL - EXTERIOR UPGRADES

401 W. RUSK ST.  
ROCKWALL, TX 75087




SHEET NAME  
SITE PLAN

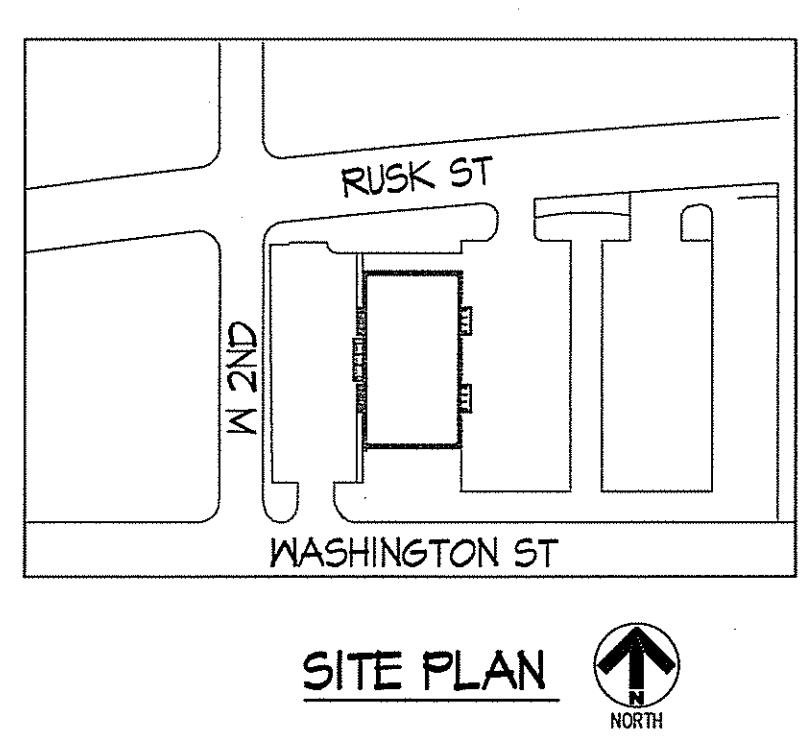
JOB 24.018  
DATE 12.20.2024

**L1.100**



01 SITE & SURVEY PLAN  
SCALE: 1/8"=1'-0"

Orange Circle	<b>Texas Sage</b> 3 gallon	
Green Circle	<b>Dwarf Yaupon Holly</b> 3 gallon	
Blue Circle	<b>Mexican Feather Grass</b> 1 gallon	



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\_\_\_\_\_  
Planning & Zoning Commission, Chairman  
\_\_\_\_\_  
Director of Planning & Zoning

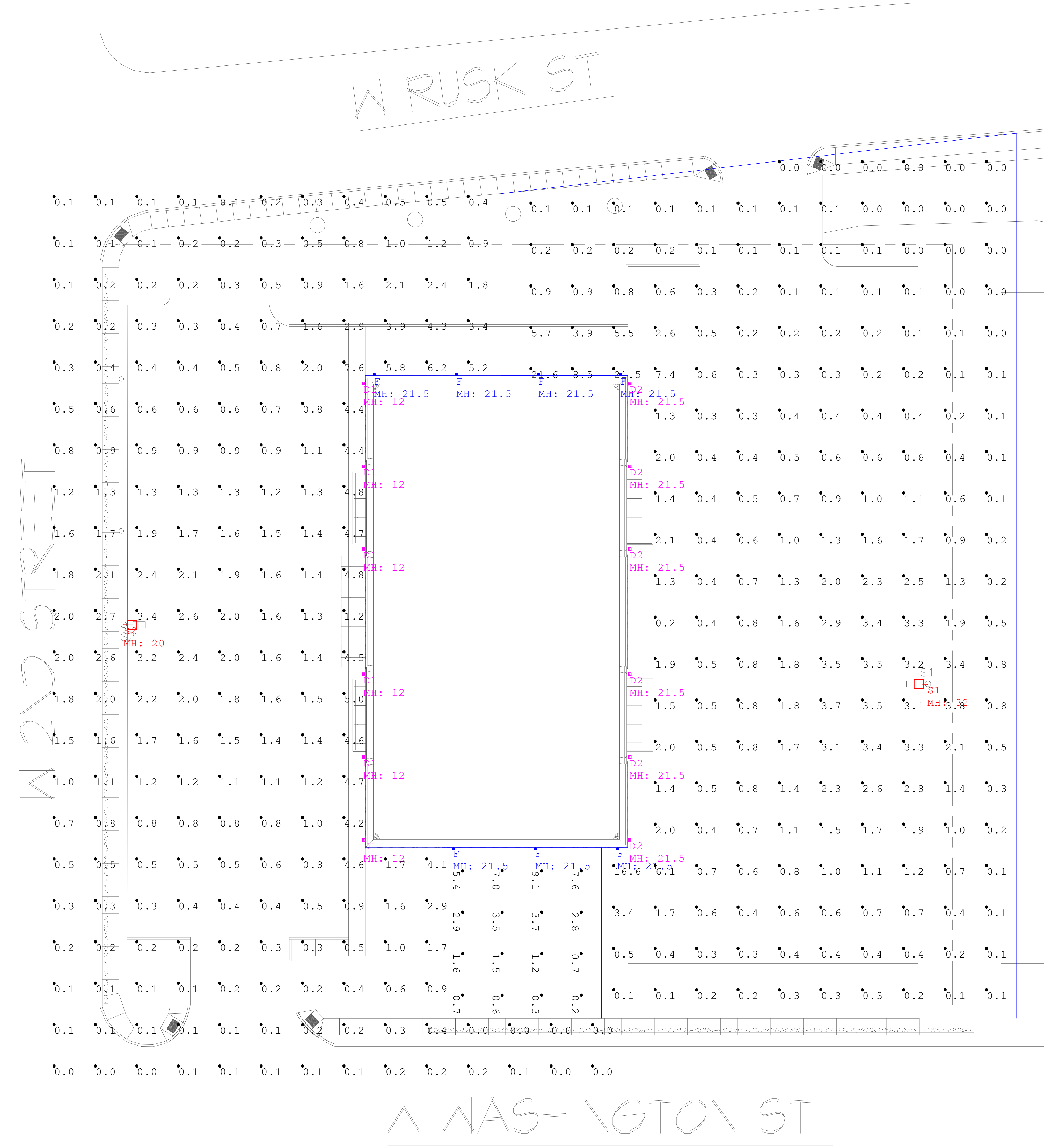
Luminaire Schedule Symbol	Qty	Label	Arrangement	Manufacturer	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
□	6	D1	Single	Performance in Lighting	QWMAX-B-40-C/I-40K-UNV	0.900	4080	40	240
□	6	D2	Single	Performance in Lighting	QWMAX-B-18-C/I-40K-UNV	0.900	1836	15	90
□	7	F	Single	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	XTOR4B-W	0.900	4205	37.7	263.9
□	1	S1	Single	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-PA2A-740-U-T3	0.900	15749	112	112
□	1	S2	Single	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-PA2B-740-U-5WQ	0.900	20332	151	151

Calculation Summary Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
1st Floor Calc	Illuminance	Fc	1.23	7.6	0.0	N.A.	N.A.
2nd Floor Calc	Illuminance	Fc	1.28	21.6	0.0	N.A.	N.A.
Ramp Calc	Illuminance	Fc	3.05	9.1	0.2	15.25	45.50

NOTES:  
 1. Fixtures Type D2 mounted at 9.5' above 2nd level finished floor.  
 2. Fixtures Type S1 mounted at 20' above 2nd level finished floor.  
 3. Calc grid at finished floor level.

**GENERAL NOTES**  
 -THIS CALCULATION IS BASED ON AN OPEN AREA. OBJECTS AND OBSTRUCTIONS WITHIN THIS AREA WILL AFFECT FINAL LIGHTING LEVELS.  
 -THE CALCULATED FOOTCANDLE LEVELS INDICATE LUMINAIRE PERFORMANCE BASED ON THE INFORMATION PROVIDED TO TEXAS LIGHTING SOLUTIONS, INC. WE MAKE NO CLAIMS OF COMPLIANCE WITH ANY LOCAL OR STATE LIGHTING CODES.  
 -CALCULATIONS ARE PROVIDED USING INDUSTRY RECOGNIZED SOFTWARE AND ARE PROVIDED FOR ESTIMATION PURPOSES ONLY. INPUT DATA FOR THE CALCULATIONS CORRESPONDS TO THE INFORMATION PROVIDED TO US. ASSUMPTIONS MAY BE MADE FOR INFORMATION THAT IS NOT PROVIDED. IT IS THE RESPONSIBILITY OF THOSE USING THIS SERVICE TO VERIFY OUR INPUT DATA IS CONSISTENT WITH EXPECTED FIELD CONDITIONS. RESULTS OF THE LIGHTING CALCULATIONS ACCURATELY REFLECT THE INPUT DATA. HOWEVER, ACTUAL LIGHTING LEVELS WILL VARY DEPENDING ON FIELD CONDITIONS SUCH AS ROOM CHARACTERISTICS, TEMPERATURE, VOLTAGE, AND LAMP/BALLAST OUTPUT AND OTHER FACTORS. CALCULATIONS ARE ALSO SUBJECT TO THE LIMITATIONS OF THE SOFTWARE. DUE TO THE ABOVE CONSIDERATIONS, TEXAS LIGHTING SOLUTIONS CANNOT GUARANTEE THAT ACTUAL LIGHT LEVELS MEASURED IN THE FIELD WILL MATCH OUR INITIAL CALCULATIONS.

**TEXAS LIGHTING SOLUTIONS**  
 14760 TRINITY BLVD., SUITE 150  
 FORT WORTH, TEXAS 76155  
 TEL: 817-267-9300  
 TLS CONSULTANT: JORGE LOPEZ  
 CLIENT: V3 ENGINEERING



Per Lighting Schedule on E3.101, light poles are 20'.

LIGHTING SCHEDULE					
TYPE	DESCRIPTION	VOLTAGE	LAMP		FITTURE
			TYPE	MOUNTING	
A1	RECESSED DOWNLIGHT	120	25W	RECESSED	HALO
	WITH EMERGENCY PER PLAN		LED		HCDJBS1525940 HCD6TRCBF
A2	RECESSED DOWNLIGHT	120	10W	RECESSED	HALO
	WITH EMERGENCY PER PLAN		LED		HCDJBS1510940 HCD6TRCBF
B	CANOPY DOWNLIGHT	120	15W	RECESSED	HALO
	WITH EMERGENCY PER PLAN		LED		HC615D010(REM7 PER PLAN) HM60525840 61MDCBF
C	ENTRY SCENCE	120	12W	SURFACE	BASELITE
			LED		BE141-XX-41-12WLED-4K-LDM120-FRT3-X41
D1	DECORATIVE SCENCE	120	40W	SURFACE	PERFORMANCE IN LIGHTING
			LED		QWMAX-B-40-C/I-XX-4K-UNV-0-10V
D2	DECORATIVE SCENCE	120	18W	SURFACE	PERFORMANCE IN LIGHTING
			LED		QWMAX-B-18-C/I-XX-4K-UNV-0-10V
F	WALL PACK	120	38W	SURFACE	LUMARK
	WITH EMERGENCY PER PLAN		LED		XTOR4BWBK
S1	POLE MOUNTED PARKING LIGHT	120	113W	POLE	LUMARK
			LED	20'	PRV-P-PA2A-740-U-T3-XX
S2	POLE MOUNTED PARKING LIGHT	120	151W	POLE	LUMARK
			LED	20'	PRV-P-PA2B-740-U-T5-XX

**GENERAL NOTES**  
 1.) ALL REQUESTS FOR SUBSTITUTIONS/ALTERNATES MUST BE SUBMITTED TO ENGINEER 7 DAYS PRIOR TO BID FOR APPROVAL.  
 2.) ALL SUBMISSION SHALL INCLUDE DETAILED CUT SHEETS AND PERFORMANCE DATA FOR CONSIDERATION.  
 3.) ALL LIGHTING TO BE LED OR PROVIDED WITH LED EQUIVALENT LAMPING  
 4.) PROVIDE WATTAGE REDUCTION LABEL AS REQUIRED TO MATCH LED LAMPING.  
 5.) CONTRACTOR TO PROVIDE BATTERY PACKS OR CENTRAL INVERTERS FOR ALL EMERGENCY FIXTURES.

PHOTOMETRIC PLAN  
 SCALE: 1" = 12'-0"

Case Number SP2025-008  
 APPROVED:  
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 WITNESS OUR HANDS, this day \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.  
 \_\_\_\_\_  
 Planning & Zoning Commission, Chairman  
 \_\_\_\_\_  
 Director of Planning & Zoning

NO.	REVISION	DATE
1	REV 1	1/21/25

SCALE: 1" = 12'-0"  
 SHEET SIZE 30" x 42"  
 JOB NAME: FOUNDERS HALL SITE  
 JOB LOCATION: ROCKWALL, TX  
 Page Number: 1  
 Date: 1/21/2025

**Nicholas Grinnan**

102 S. Goliad, #200  
Rockwall, Texas 75087  
ngrinnan@ridgepcr.com  
214-500-1668  
March 4, 2025

**Planning and Zoning Commission**

385 S. Goliad  
Rockwall, Texas 75087

**Subject: 401 W. Rusk Variance & Minor Waiver Request**

Dear Commissioners,

I am requesting variances and/or minor waivers for items & Reviewer Comments regarding 401 W. Rusk Project Comments dated 02/21/2025. We desire to beautify the existing structure that fits into the downtown aesthetic rather than leave it how it stands today. We believe our renderings reflect our intent to do just that. Our proposals are as follows:

1. M5.1: Point of clarification. No Roof Top Units will be on the building.
2. M5.2: Updated 03/04/25 renderings show this.
3. M5.3: Request to paint the back side of rooftop parapet caps SW 7069 Iron Ore to match the rest of the paint on the building. Updated 03/04/25 renderings show this.
4. M5.4: SW 7069 Iron Ore has been selected by our architecture team as the best match to our selected brick (Acme, Pine Hall – Alleyway). We believe the building looks best in this color as well and hope that you agree. See the 03/04/25 renderings for design aesthetic.
5. M5.5: Because this is a split-level structure, adhering to this requirement would entail wrapping the entire building in brick. We wanted to move away from the current building design by adding parapet caps at the entrances to make the structure appear taller and more grand. Carrying the brick band vertically at these locations rather than horizontally as the intent of this requirement indicates would be detrimental to the goal of this design.
6. M5.6: The two operating storefront faces of this building (East & West) do not face the surrounding roads (North & South sides). Placing brick on the road-facing sides does not make sense and detracts from the aesthetics of the building. The view of the North & South walls from the surrounding roads will be impeded by existing trees. See the 03/04/25 renderings for design aesthetic.
7. M5.7: Bicycle parking has been added on the submitted site landscape plan.
8. M6.1: The intent of adding site light poles to each parking area is to increase the safety and comfortability of our tenants and patrons. Due to the size and existing layout of this lot, any light pole placed at the far end of the parking lot (the area receiving little light from the building)

would affect the 0.2 FC requirement at the property line noted here. If we need to remove the lighting to fit the requirement then we certainly will.

9. M.6.2: Light Poles are already 20' per the Lighting Schedule shown on E3.101. This schedule was placed on the updated photometric plan in this submission.
10. I.7: Included in this letter.
11. M.8: Included in this letter.
12. Reviewer Comments:
  - a. Building 02/20/25, Craig Foshee: The existing dumpster enclosure (North wall facing West) will be painted to match the building.
  - b. Parks 02/18/25, Travis Sales: Landscape Plan included with submission now showing gallon sizes.

The proposed adjustments align with community interests, enhance the building, and maintain property integrity. We are adding landscaping around the property and creating a great looking building from an existing eyesore so that the first thing one sees when entering the Downtown District from the lake is a beautiful structure. I respectfully ask for your consideration and approval for all measures listed in this letter. Thank you for your time and effort to review.

Sincerely,

A handwritten signature in blue ink, appearing to read 'N. Grinnan', with a long horizontal flourish extending to the right.

Nicholas Grinnan