

AGENDA



ARCHITECTURAL REVIEW BOARD MEETING

CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS

JULY 14, 2026 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) **SP2026-014 (BETHANY ROSS)**

Discuss and consider a request by Mathew Smith of Strohmeier Architects, Inc. on behalf of Dan Bobst for the approval of a Site Plan for Office Building on a 4.6540-acre parcel of land identified as Lot 1, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 5133 S. FM-549, and take any action necessary.

(2) **SP2026-017 (HENRY LEE)**

Discuss and consider a request by Mitchell Mulholland of Cross Engineering Consultants, Inc. on behalf of Kris Ramji of Providence Village Neighborhood Shops on 380 by Slate, LLC and SV Rockwall, LLC for the approval of a Site Plan for two (2) Commercial/Retail Buildings on a 3.854-acre portion of a larger 11.836-acre tract of land identified as Tract 5-3 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 45 (PD-45) for General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the SH-276 Overlay (SH-276 OV) District, located at the southeast corner of the intersection of John King Boulevard and SH-276, and take any action necessary.

(3) **SP2026-018 (BETHANY ROSS)**

Discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Mike Wurster of Subtle Grounds, LLC for the approval of a Site Plan for a Restaurant with Drive-Through or Drive-In on a 2.50-acre portion of a larger 4.50-acre parcel of land identified as Lot 1, Block A, Boardwalk Development Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, zoned Planned Development District 71 (PD-71) for limited Commercial (C) District land uses, generally located at the northwest corner of the intersection of Park Hills Boulevard and John King Boulevard, and take any action necessary.

(4) **SP2026-013 (BETHANY ROSS)**

Discuss and consider a request by Kevin Patel of Triangle Engineering on behalf of Mohib Masani of MACA Development, LLC for the approval of a Site Plan for Office/Warehouse Building on a 4.07-acre tract of land identified as a portion of Lot 9, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located west of the intersection of Capital Boulevard and Data Drive, and take any action necessary.

(5) **SP2026-021 (ANGELICA GUEVARA)**

Discuss and consider a request by Scott A. Sower and SSARCO of TX, PLLC on behalf of Todd Baker of YMCA of Metropolitan Dallas for the approval of an Amended Site Plan for the YMCA of Rockwall being situated on a 21.378-acre parcel of land identified Lot 1, Block A, Rockwall CO Branch YMCA Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 5 (PD-5), situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1210 N. Goliad 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 July 8, 2026 prior to 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

PROJECT COMMENTS



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

DATE: 5/21/2026

PROJECT NUMBER: SP2026-014
PROJECT NAME: Site Plan for 5133 S FM 549
SITE ADDRESS/LOCATIONS: 5133 South Farm to Market 549, Rockwall, TX, 75032

CASE CAPTION: Discuss and consider a request by Mathew Smith of Strohmeyer Architects, Inc. on behalf of Dan Bobst for the approval of a Site Plan for Office Building on a 4.6540-acre parcel of land identified as Lot 1, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 5133 S. FM-549, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	05/21/2026	Approved w/ Comments

05/21/2026: SP2026-014; Site Plan for 5133 FM-549

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

I.1 This is a request by Mathew Smith of Strohmeyer Architects, Inc. on behalf of Dan Bobst for the approval of a Site Plan for Office Building on a 4.6540-acre parcel of land identified as Lot 1, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 5133 S. FM-549.

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 (SP2026-014) 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 Please apply and receive a Certificate of Occupancy for the Baseball Business currently operating on the property.

M.6 Provide the following signature block on each page of all plans. (Subsection 03.04.A, of Article 11, UDC)

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.7 Site Plan

1) Remove the C-Store entirely from the Plans.

- 2) Provide a floor plan of the existing baseball facility to determine the occupancy/parking requirement.
- 3) Indicate perimeter dimensions of the buildings. (Subsection 03.04.B, of Article 11, UDC)
- 4) Indicate distances between the buildings and property lines. (Subsection 0.04.B, Article 11, UDC)
- 5) A five (5)-foot sidewalk will be required along FM-549. (Subsection 03.04.B, of Article 11, UDC)
- 6) Indicate the street centerline and any median breaks for FM-549. (Subsection 03.04(B), Article 11, UDC)
- 7) Parking should not be located between the front façade of the building and the property line. (Subsection 07.03, Article 05, UDC)
- 8) The parking calculations appear to include parking that is not on the subject property and does not consider the existing structure on the subject property. Please correct the parking calculations and ensure that sufficient parking has been provided. Office is parked at 1/300 SF. Indoor Commercial Amusement/Recreation is parked at 1/3 Occupancy. (Subsection 06.05, Article 05, UDC)

M.8 Landscape Plan

- 1) Show the entire property on the landscape plan.
- 2) Indicate the detention pond. Detention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs, berms, and accent and canopy trees. There shall be a minimum of one (1) Canopy Tree per 750 SF and one (1) Accent Tree per 1,500 SF of detention area. (Subsection 05.03(D), Article 08, UDC) Please show detention area on plans and placement of required trees.
- 3) All canopy trees shall be a minimum of 4-inch caliper at DBH. All accent trees shall be a minimum of 4 feet in height and all shrubs shall be a minimum of 3 gallon in size. (Section 04, Article 08, UDC)
- 4) The Landscape buffer required along FM-549 is 10-feet. Parking is not permitted in the Landscape Buffer and the landscape buffer must be outside the utility easements required along FM-549. (Subsection 06.02.E, Article 05, UDC)
- 5) All landscape buffers adjacent to a public right-of-way shall incorporate ground cover, a built-up berm and shrubbery along the entire length of the frontage. Berms and shrubbery shall have a total minimum height of 30-inches. In these areas a minimum of one (1) canopy tree and one (1) accent tree shall be incorporated into the landscape buffer per 50-linear feet of frontage along the adjacency. (Subsection 05.01.B(1), Article 08, UDC) A total of 8 canopy and 8 accent trees are required along FM-549.
- 6) Abutting Residential. A minimum of a 20-foot wide landscape buffer shall be required along the entire length of any nonresidential lot that abuts a residentially zoned or used property. (Subsection 05.01 (B)2, Article 08, UDC) Both the Southeast and Southwest property lines shall have a 20-foot wide landscape buffer.
- 7) Any non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers. Any non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers. As an alternative, the Planning and Zoning Commission may approve an alternative screening method that incorporates a wrought iron fence and three (3) tiered screening (i.e. [1] small to mid-sized shrubs, large shrubs or accent trees, and canopy trees or [2] evergreen trees and canopy trees) along the entire length of the adjacency. The canopy trees shall be placed on 20-foot centers. (Subsection 05.02(B), Article 08, UDC) Both the southeast and southwest property lines shall have a 3-tiered screening.
- 8) All parking spaces shall be within 80 feet of a canopy tree (Subsection 05.03(E), Article 08, UDC) Show conformance to this requirement.
- 9) Provide a note indicating that irrigation will meet the requirements of the UDC. (Subsection 05.04, of Article 08, UDC)
- 10) Dumpster enclosures require to be screened by 5-gallon evergreen shrubs. (Subsection 01.05(B), Article 05, UDC)
- 11) If there is any pad-mounted utility equipment, it will need to be screened by 5-gallon evergreen shrubs. (Subsection 01.05(C), of Article 05, UDC)

M.9 Building Elevations

- 1) Indicate the elevations that are adjacent to FM-549
 - 2) Building does not meet the Commercial Building Articulation Standards. Specifically, the following articulation is required for the primary sides of the building:
 1. Wall Length cannot exceed 63 feet.
 2. Minimum Secondary Entryway/Architectural Element Length is 15.75 feet
 3. The Minimum Wall Projection is 5.25 feet
 4. The Minimum Primary Entryway/Architectural Element is 10.5 feet
 5. The Minimum Projection height is 5.25 feet
 6. The Minimum Primary Entryway/Architectural length is 31.5 feet
- The following articulation is required for the secondary sides of the building:
1. Wall Length cannot exceed 63 feet.
 2. Minimum Secondary Entryway/Architectural Element Length is 9.45 feet
 3. The Secondary Entryway/Architectural Element Width is 3.15 feet
 4. The Minimum Projection height is 3.15 feet

This will require a variance from the Planning and Zoning Commission. (Subsection 06.02.C.5, of Article 05, UDC)

3) Parapets shall be extended back and finished on the backside, same as front. (Subsection 05.01.A.2, Article 05, UDC)

4) Provide a note indicating a self-latching gate on the dumpster. (Subsection 01.05.B, of Article 05, UDC)

5) All structures shall have the option of being constructed with either a pitched (minimum of a 6:12 roof pitch), parapet, or mansard roof system as long as the roof system is enclosed on all sides. (Subsection 05.01(A)2, Article 05, UDC) Provide a parapet on all sides of the building ensuring that the RTUs are screened from any adjacent property or right-of-way.

M.10 Photometric Plan

1) The allowable maximum light intensity measured at the property line of a non-residential property is 0.2 FC of one footcandle. (Subsection 03.03.C, of Article 07, UDC) The light levels along the northern, eastern, and western property lines exceed the maximum values. Please correct this.

2) Under canopy lighting shall not exceed 35 FC. (Subsection 03.03.E.1, of Article 07, UDC)

3) The maximum outdoor maintained computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site with the exception of the under-canopy lighting as mentioned earlier. (Subsection 03.03.G, Article 07, UDC)

4) No light pole, base, or combination thereof shall exceed 30 feet. Please indicate mounting height for all lighting. (Subsection 03.03.D, Article 07, UDC)

5) Any unshielded light sources shall have a maximum wattage of 15 W. (Subsection 03.03.A, of Article 07, UDC)

M.11 Staff has identified the following variance(s) associated with the proposed request: [1] Commercial Primary Articulation Standards, [2] Commercial Secondary Articulation Standards, [3] residential adjacency standards, [4] Landscape within the Landscape Buffers, and [5] parking between the primary building façade and the right-of-way. Should you decide to request these items as variance(s)/exception(s), please provide a letter that lists the variance(s)/exception(s), why they are being requested, and the subsequent compensatory measures. For each variance/exception requested the UDC requires two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include increased articulation, increased architectural elements, more pedestrian amenity, larger landscape planting sizes, etc.

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 June 2, 2026 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 May 26, 2026.

(2) Planning & Zoning meeting/public hearing meeting will be held on June 9, 2026.

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	05/20/2026	Approved w/ Comments
05/20/2026: 1. Install a minimum of 8" sanitary sewer from eastern side of SH 205 and approx 720' east along future FM 549			
2. All drive aisles to be a minimum of 24' wide			
3. 20'			
4. Where is the dumpster?			
5. No dead end parking without a 64'x15' turn around			
6. Install 12" water line from eastern side of SH 205			
7. Need to verify with TXDOT that no additional ROW is required.			
8. Will have to verify existing meets City's fire lane requirements			

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Sewer, Roadway).
- Minimum easement width is 20' for new easements.
- No structures, including walls and fences, allowed within easements or ROW.
- No signage is allowed within easements or ROW.
- 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.
- Required 10' utility easement along all street frontages.
- All utilities must be underground.
- The property must be platted.
- Tree mitigation will be required when removing existing trees on the property.
- Need to show existing and proposed utilities on the Site Plan.
- All State (TXDOT) roadways shall have a minimum of 10' water & sanitary sewer easement along ROW. Required landscaping and buffer may not be within these easements.
- A TXDOT Permit will be required for all utility, drainage, and pavement improvements within TXDOT ROW.
- Additional comments may be provided at time of Site Plan and Engineering Design.
- Dumpsters should be orientated so that a trash truck can maneuver the properties with the least amount of circling required. May not directly face a roadway.

Paving Items:

- A TXDOT Permit will be required for all utility, drainage, and pavement improvements within TXDOT ROW.
- All driveways must meet City and TXDOT spacing requirements. Per TxDOT driveway requirements, driveways are a minimum 425' from one another or roadway intersections.
- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed in any area.
- TIA is required
- All Parking to be 20'x9' minimum. Parallel parking shall be minimum 22'x9'. Parking may not be off a public roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
- No dead-end parking allowed without an City approved turnaround, 15'x64' striped and signed no parking area.
- Drive isles to be minimum 24' wide.
- Fire lane to be minimum 24' wide and in a platted easement.
- Fire lane to have a minimum 20' radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be a minimum 30' radius.
- Culverts for driveways (if needed) will need to be engineered.
- Must meet driveway width maximum and minimum.

Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Required to install 12" water along FM 549 in an easement.
- Must sewer to the east to existing sewer system on east side of SH 205
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any utility connection made underneath of an existing City roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements. No structures allowed in easements.
- All public utilities must be centered in easement.
- Water to be 10' separated from storm and sewer lines.
- Sewer pro-ratas will apply (\$978.12/acre).

Drainage Items:

- Existing flow patterns must be maintained. Drainage may not be increased towards any direction.
- Detention must be provided for the entire site.
- Detention calculations are based on zoning, not land use area.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at the free-board elevation.
- Detention ponds must provide an emergency spillway.
- Detention ponds must be irrigated.
- No vertical walls are allowed in detention easement.
- No public water or sanitary sewer are allowed in detention easement.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.
- FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
- 100-year WSEL must be called out for detention ponds.
- Dumpster areas shall drain to an oil/water separator and then into the storm system.

Landscaping:

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

Operation & Maintenance Plan for Structural Control Measures:

The owner or operator of any new development or redeveloped site must develop and implement an Operation and Maintenance Plan (O&M Plan) addressing the maintenance requirements for all structural stormwater control measures installed on site, including but not limited to detention ponds and retention ponds.

The O&M Plan must be submitted to the City for recordkeeping purposes at the time of Engineering. To ensure long-term maintenance regardless of ownership changes, the owner or operator must provide proof that the O&M Plan has been incorporated into the property deed restrictions or Homeowners Association (HOA) covenants, as applicable.

The site owner or operator must maintain the O&M Plan on-site along with documentation of all maintenance activities performed. These records must be made available for review by the City of Rockwall or TCEQ within 24 hours of request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	05/21/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/19/2026	Approved w/ Comments

05/19/2026: The submitted site plan appears to provide compliant fire apparatus access roads/fire lanes based on the information currently shown.

The submitted plans do not currently indicate the location of proposed fire hydrants. As such, fire hydrant spacing, distribution, and accessibility have not been reviewed at this stage of development.

Fire sprinkler requirements and related fire protection features have not been reviewed at this time. No Fire Department Connection (FDC) location is shown on the submitted plans. FDC location and accessibility requirements have not been reviewed at this stage.

Future submittals shall include complete fire protection information, including but not limited to fire hydrant locations, fire sprinkler protection information, FDC locations, and water supply arrangements, as applicable, for full fire code review and approval.

Additional comments may be provided during subsequent phases of review once fire protection and utility information are submitted.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/18/2026	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/18/2026	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/18/2026	Approved w/ Comments

- 05/18/2026: 1. Three tier screening needed on west side with canopy and ornamental trees and shrubs
2. Headlight glare evergreen shrubs along 549 in a dedicated bed planted 36" o.c. and 24" tall at time of planting.
3. Turfgrass species?
4. Automatic irrigation on a landscape and turf.

- General Items:**
- Must meet City 2023 Standards of Design and Construction
 - 4% Engineering Inspection Fees
 - Impact Fees (Water, Sewer, Roadway).
 - Minimum easement width is 20' for new easements.
 - No structures, including walls and fences, allowed within easements or ROW.
 - No signage is allowed within easements or ROW.
 - 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.
 - Required 10' utility easement along all street frontages.
 - All utilities must be underground.
 - The property must be platted.
 - Tree mitigation will be required when removing existing trees on the property.
 - Need to show existing and proposed utilities on the Site Plan.
 - All State (TXDOT) roadways shall have a minimum of 10' water & sanitary sewer easement along ROW. Required landscaping and buffer may not be within these easements.
 - A TXDOT Permit will be required for all utility, drainage, and pavement improvements within TXDOT ROW.
 - Additional comments may be provided at time of Site Plan and Engineering Design.
 - Dumpsters should be orientated so that a trash truck can maneuver the properties with the least amount of circling required. May not directly face a roadway.

- Paving Items:**
- A TXDOT Permit will be required for all utility, drainage, and pavement improvements within TXDOT ROW.
 - All driveways must meet City and TXDOT spacing requirements. Per TxDOT driveway requirements, driveways are a minimum 425' from one another or roadway intersections.
 - Must meet City driveway spacing requirements.
 - All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed in any area.
 - TIA is required
 - All Parking to be 20'x9' minimum. Parallel parking shall be minimum 22'x9'. Parking may not be off a public roadway. Vehicle must not be required to back onto a public roadway, including trash trucks.
 - No dead-end parking allowed without an City approved turnaround, 15'x64' striped and signed no parking area.
 - Drive isles to be minimum 24' wide.
 - Fire lane to be minimum 24' wide and in a platted easement.
 - Fire lane to have a minimum 20' radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be a minimum 30' radius.
 - Culverts for driveways (if needed) will need to be engineered.
 - Must meet driveway width maximum and minimum.

- Water and Wastewater Items:**
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
 - Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
 - Required to install 12" water along FM 549 in an easement.
 - Must sewer to the east to existing sewer system on east side of SH 205
 - Public sewer to be 8" minimum.
 - Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
 - Any utility connection made underneath of an existing City roadway must be completed by dry bore. Opening cutting will not be allowed.
 - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
 - Min 20' utility easements. No structures allowed in easements.
 - All public utilities must be centered in easement.
 - Water to be 10' separated from storm and sewer lines.
 - Sewer pro-ratas will apply (\$978.12/acre).

- Drainage Items:**
- Existing flow patterns must be maintained. Drainage may not be increased towards any direction.
 - Detention must be provided for the entire site.
 - Detention calculations are based on zoning, not land use area.
 - Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
 - Detention easement required at the free-board elevation.
 - Detention ponds must provide an emergency spillway.
 - Detention ponds must be irrigated.
 - No vertical walls are allowed in detention easement.
 - No public water or sanitary sewer are allowed in detention easement.
 - The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
 - No grate inlets allowed.
 - FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
 - 100-year WSEL must be called out for detention ponds.
 - Dumpster areas shall drain to an oil/water separator and then into the storm system.

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

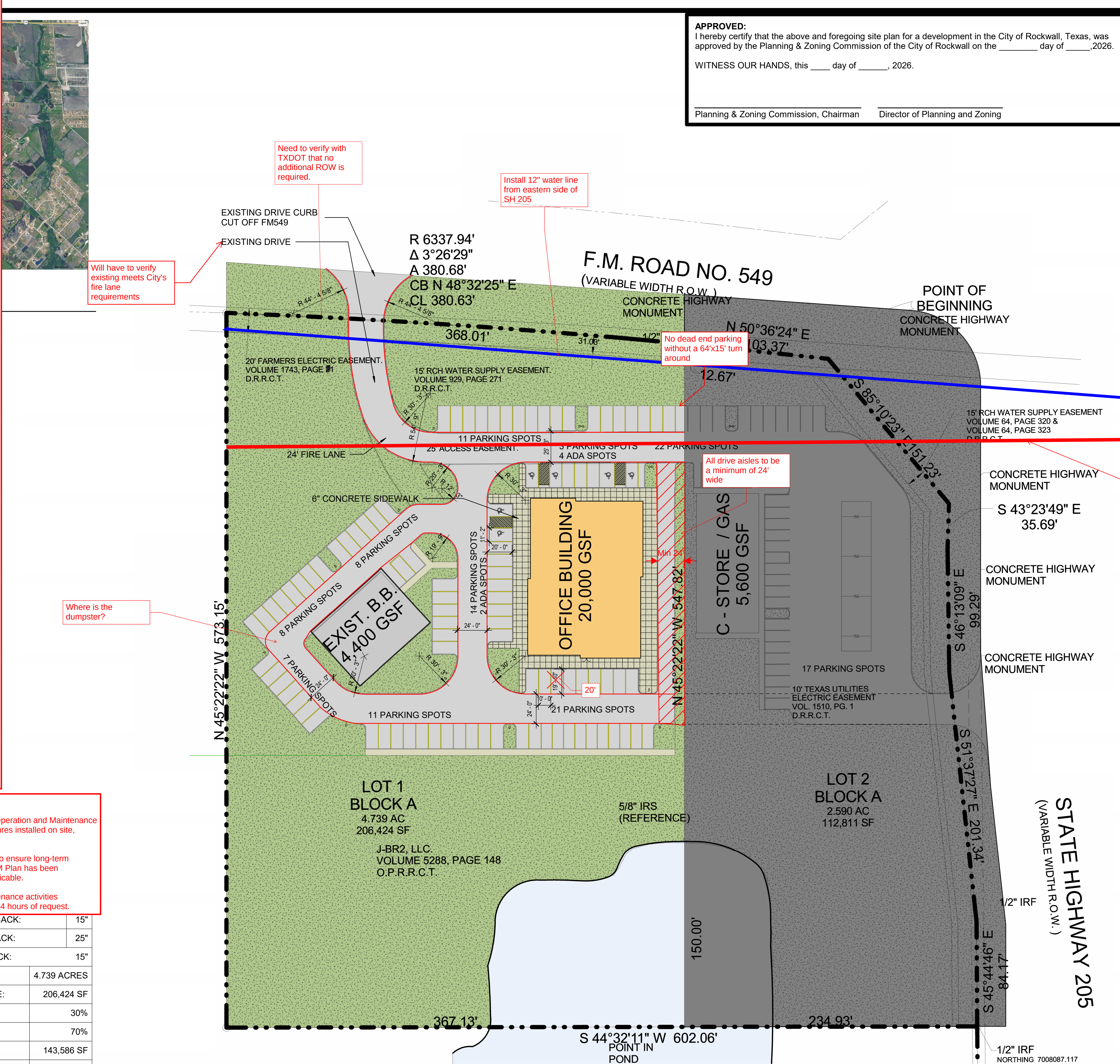
Operation & Maintenance Plan for Structural Control Measures:

The owner or operator of any new development or redeveloped site must develop and implement an Operation and Maintenance Plan (O&M Plan) addressing the maintenance requirements for all structural stormwater control measures installed on site, including but not limited to detention ponds and retention ponds.

The O&M Plan must be submitted to the City for recordkeeping purposes at the time of Engineering. To ensure long-term maintenance regardless of ownership changes, the owner or operator must provide proof that the O&M Plan has been incorporated into the property deed restrictions or Homeowners Association (HOA) covenants, as applicable.

The site owner or operator must maintain the O&M Plan on-site along with documentation of all maintenance activities performed. These records must be made available for review by the City of Rockwall or TCEQ within 24 hours of request.

STORIES (PERMITTED):	2	HEIGHT (PERMITTED):	36'	FRONT SETBACK:	15"
STORIES (PROPOSED):	2	HEIGHT (PROPOSED):	25'	REAR SETBACK:	25"
HAZARDOUS MATERIAL:	NO	OVERLAY DISTRICT:	SH205	SIDE SETBACK:	15"
BUILDING AREA - GROUND FLOOR:	10,000 SF	ACRAGE OF SITE:	4.739 ACRES		
BUILDING AREA - LEVEL 2:	10,000 SF	SQUARE FOOTAGE OF SITE:	206,424 SF		
TOTAL BUILDING AREA:	20,000 SF	LOT COVERAGE:	30%		
FLOOR TO AREA RATIO:	2:1	OPEN SPACE:	70%		
IMPERVIOUS AREA:	62,838 SF	PERVIOUS AREA:	143,586 SF		
MAX IMPERVIOUS AREA:	85-90%	BUILDING MAXIMUM CAPACITY:	133		
PARKING SPACES REQUIRED:	111	PARKING SPACES (STANDARD):	105		
PARKING SPACES PROVIDED:	111	PARKING SPACES (ACCESSIBLE):	6		



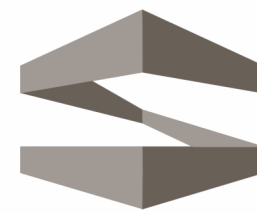
APPROVED:

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 ____, 2026.

WITNESS OUR HANDS, this ____ day of ____, 2026.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



STROHMEYER
ARCHITECTS INC.

2701 SUNSET RIDGE
SUITE 601
ROCKWALL, TX 75032
469.516.7549



Install a minimum of
8" sanitary sewer
from eastern side of
SH 205 and approx
720' east along future
FM 549

549 OFFICE BUILDING
5133 S FM549
ROCKWALL, TX

Project Number: 52603
Drawing Date: 05.15.2026
Drawn: LC
Checked: MS

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Revisions:		
#	Revision Date	Revision Description

SHEET TITLE:

ARCHITECTURAL
SITE PLAN

AS101



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 (\$500.00 + \$20.00 ACRE) ¹
- ☐ PRELIMINARY PLAT (\$500.00 + \$20.00 ACRE) ¹
- ☐ FINAL PLAT (\$500.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$500.00 + \$20.00 ACRE) ^{1 & 3}
- ☐ AMENDING OR MINOR PLAT (\$500.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$200.00)

SITE PLAN APPLICATION FEES:

- ☒ SITE PLAN (\$1,000.00 + \$20.00 ACRE) ^{1 & 2}
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$500.00) ²

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$200.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] (\$200.00) ²
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] (\$1,000.00) ²

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$1,000.00 + \$20.00 ACRE) ^{1 & 3}
- ☐ SPECIFIC USE PERMIT [RESIDENTIAL] (\$200.00 + \$20.00 ACRE) ^{1, 2 & 3}
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] (\$1,000.00 + \$20.00 ACRE) ^{1, 2 & 3}
- ☐ PLANNED DEVELOPMENT DISTRICT (\$1,500.00 + \$20.00 ACRE) ^{1 & 3}
- ☐ PD DEVELOPMENT PLANS (\$1,500.00 + \$20.00 ACRE) ^{1 & 3}

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 \$2,500.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

³: AN ADDITIONAL FEE OF \$150.00 WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 5133 S Farm to Market 549, Rockwall, TX 75032

SUBDIVISION JBR2 ADDITION

LOT 1 BLOCK A

GENERAL LOCATION S FM 549, S Goliad St

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING GENERAL RETAIL

CURRENT USE OFFICE BUILDING

PROPOSED ZONING GENERAL RETAIL

PROPOSED USE OFFICE OR MEDICAL BUILDING 5,000 SF OR GREATER

ACREAGE 4.739 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 DAN BOBST

☐ APPLICANT STROHMEYER ARCHITECTS INC.

CONTACT PERSON MATHEW SMITH

CONTACT PERSON MATHEW SMITH

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

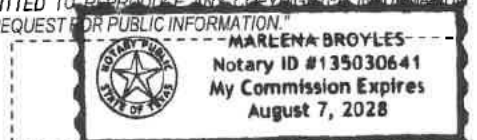
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Daniel W Bobst [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 1094.78 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF May, 2026. 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."

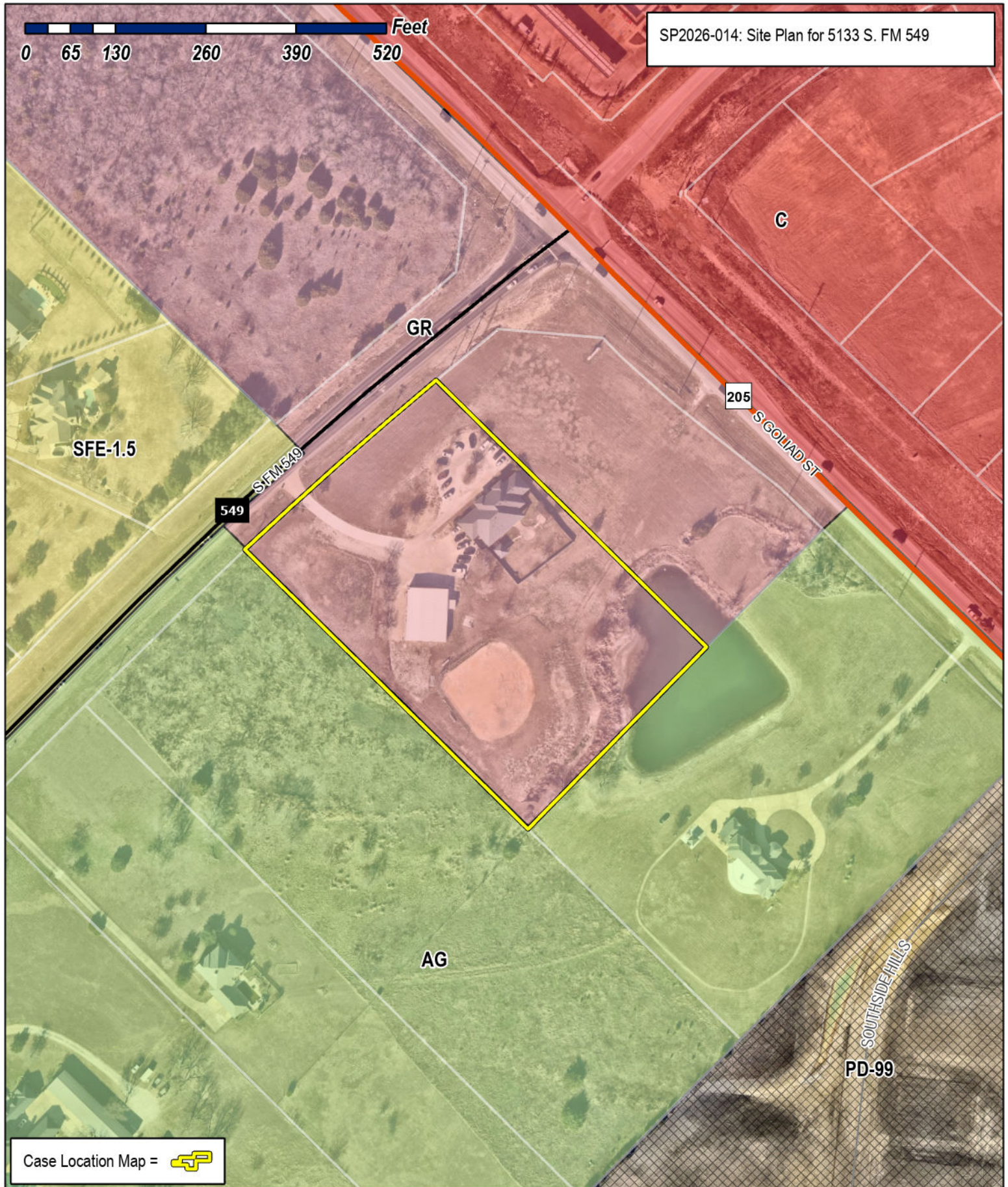
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF May, 2026.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES



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.





SITE VICINITY MAP

NOT TO SCALE

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

WITNESS OUR HANDS, this ____ day of _____.

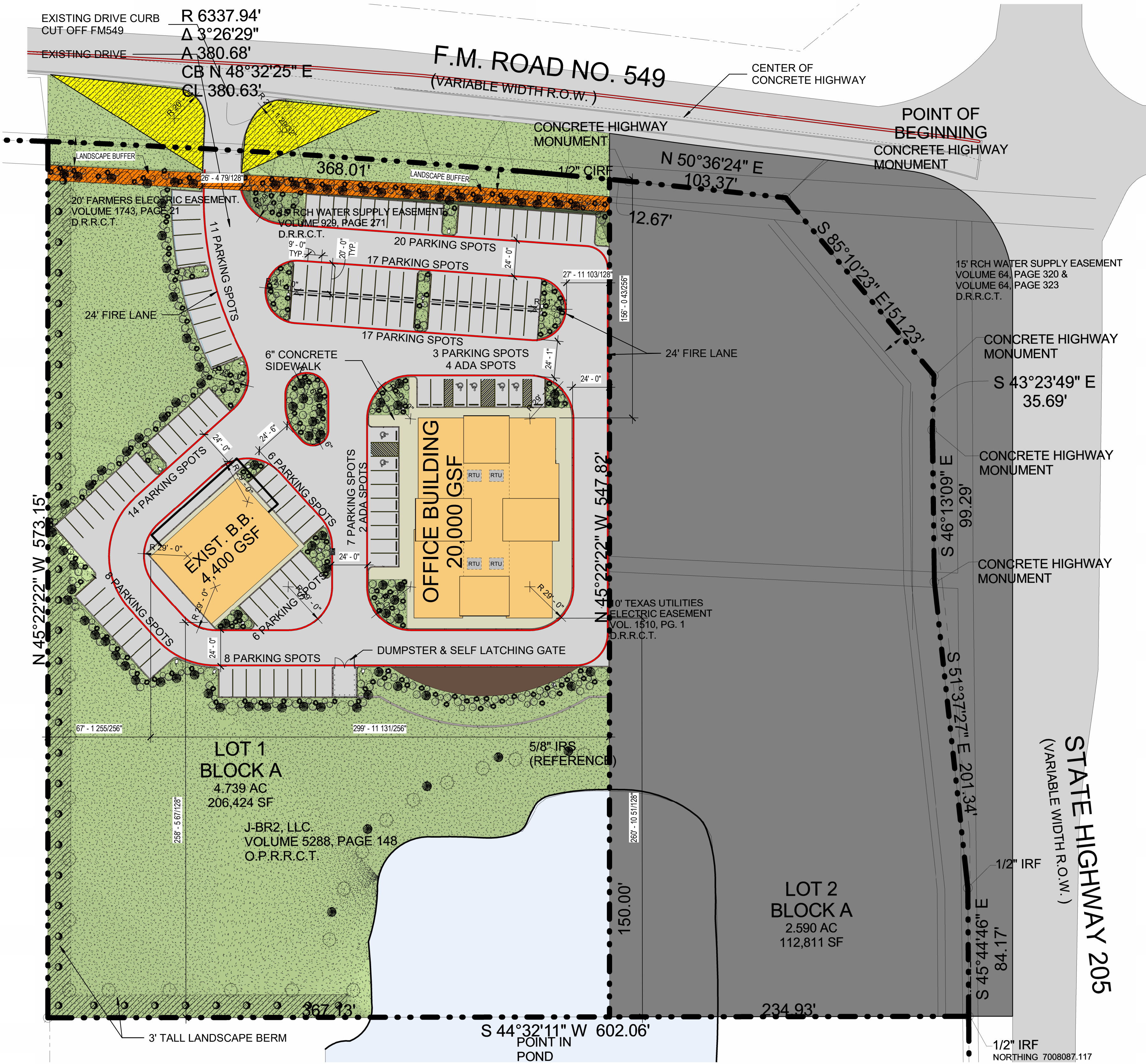
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

549 DEVELOPMENT - C STORE, OFFICE, RETAIL AND REST.

BUILDING/SITE SPECIFICATIONS

ZONING CLASSIFICATION:		GR - GENERAL RETAIL			
OCCUPANCY USE:		BUSINESS GROUP-B			
APPRAISAL DISTRICT ACCOUNT #:		#48665			
STORIES (PERMITTED):	2	HEIGHT (PERMITTED):	36'	FRONT SETBACK:	15"
STORIES (PROPOSED):	2	HEIGHT (PROPOSED):	25'	REAR SETBACK:	25"
HAZARDOUS MATERIAL:	NO	OVERLAY DISTRICT:	SH205	SIDE SETBACK:	15"
BUILDING AREA - GROUND FLOOR:		10,000 SF	ACRAGE OF SITE:		4.739 ACRES
BUILDING AREA - LEVEL 2:		10,000 SF	SQUARE FOOTAGE OF SITE:		206,424 SF
TOTAL BUILDING AREA:		20,000 SF	LOT COVERAGE:		41%
FLOOR TO AREA RATIO:		2:1	OPEN SPACE:		59%
BUILDING PERIMETER:		440 FT			
IMPERVIOUS AREA:		85,933 SF	PERVIOUS AREA:		121,491 SF
MAX IMPERVIOUS AREA:		85-90%	BUILDING MAXIMUM CAPACITY:		133
PARKING SPACES REQUIRED:		97	PARKING SPACES (STANDARD):		117
PARKING SPACES PROVIDED:		123	PARKING SPACES (ACCESSIBLE):		6
		PARKING SPACES / 1 PER 3 OCCUPANTS		TOTAL	
EXISTING COMMERICAL AMUSEMENT/RECREATION		4,400 SQFT / 1/50SF		30	
		PARKING SPACES		TOTAL	
NEW COMMERICAL PARKING		20,000 SQFT / 1/300SF		67	



1 ARCHITECTURAL SITE PLAN

1" = 40'-0"



STROHMEYER
ARCHITECTS INC.

2701 SUNSET RIDGE
SUITE 601
ROCKWALL, TX 75032
469.516.7549



549 OFFICE BUILDING
5133 S FM549
ROCKWALL, TX

Project Number: 549 Conv Sto
Drawing Date: 06.25.2026
Drawn: LC
Checked: MS

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Revisions:		
#	Revision Date	Revision Description

SHEET TITLE:

ARCHITECTURAL
SITE PLAN

AS101

6/25/2026 1:20:09 PM
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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 _____.

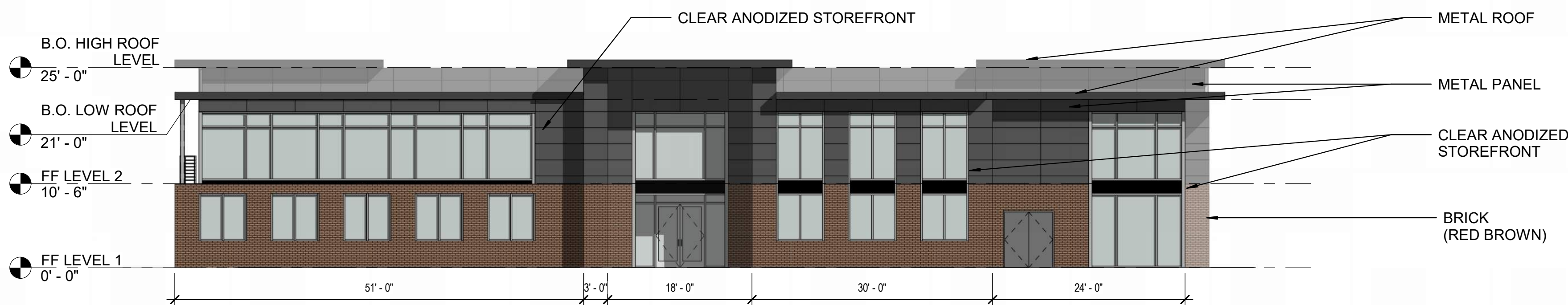
Planning & Zoning Commission, Chairman

Director of Planning and Zoning



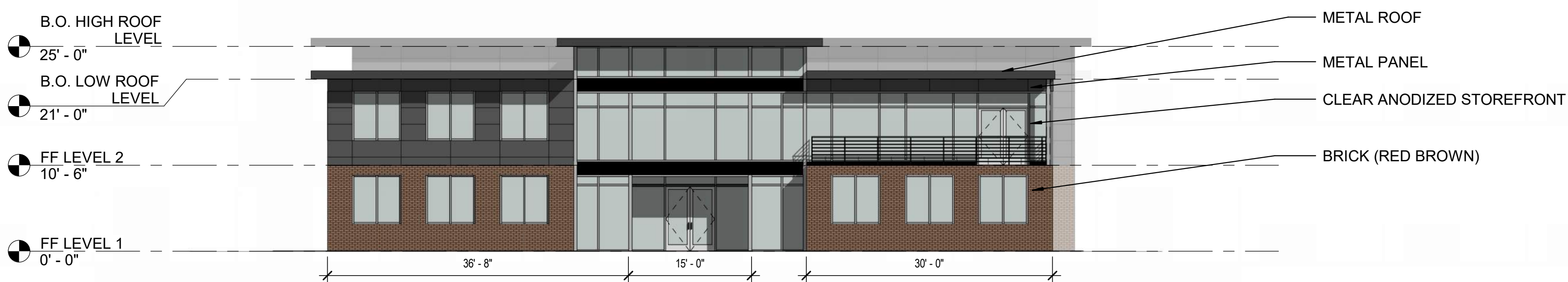
4 WEST ELEVATION

3/32" = 1'-0"



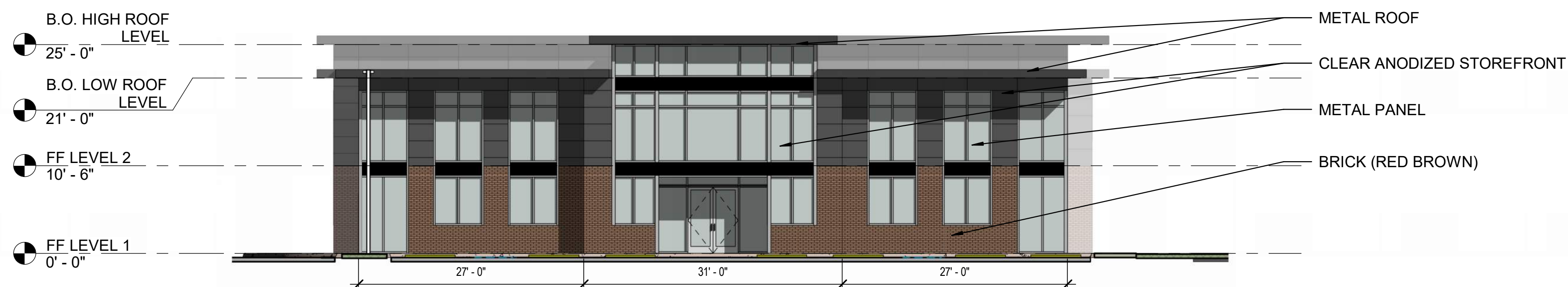
3 EAST ELEVATION

3/32" = 1'-0"



2 SOUTH ELEVATION

3/32" = 1'-0"



1 NORTH ELEVATION

3/32" = 1'-0"

EXTERIOR MATERIAL CALCULATIONS		
	SF EA.	% AREA
WEST		
TOTAL	2,676	100%
METAL	808	30%
MASONRY	808	30%
GLASS	1060	40%
EAST		
TOTAL	2,912	100%
METAL	660	22%
MASONRY	760	26%
GLASS	1,490	54%
SOUTH		
TOTAL	2,106	100%
METAL	463	22%
MASONRY	590	28%
GLASS	1053	50%
NORTH		
TOTAL	2,144	100%
METAL	480	22%
MASONRY	480	20%
GLASS	1229	58%



STROHMEYER
ARCHITECTS INC.

2701 SUNSET RIDGE
SUITE 601
ROCKWALL, TX 75032
469.516.7549



James Strohmeyer
6.25.26

549 OFFICE BUILDING
5133 S FM549
ROCKWALL, TX

Project Number: 549 Conv Sto
Drawing Date: 06.25.2026
Drawn: LC
Checked: MS

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Revisions:

#	Revision Date	Revision Description

SHEET TITLE:

ELEVATIONS

AS104



NORTH ELEVATION - FM 549



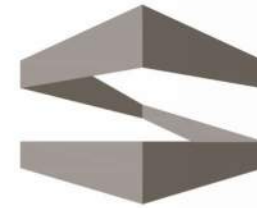
NORTHWEST PERSPECTIVE - FM 549



NORTHEAST PERSPECTIVE - FM 549



SOUTHEAST PERSPECTIVE - STATE HIGHWAY 205



STROHMEYER
ARCHITECTS INC.



549 OFFICE BUILDING
5133 S FM549

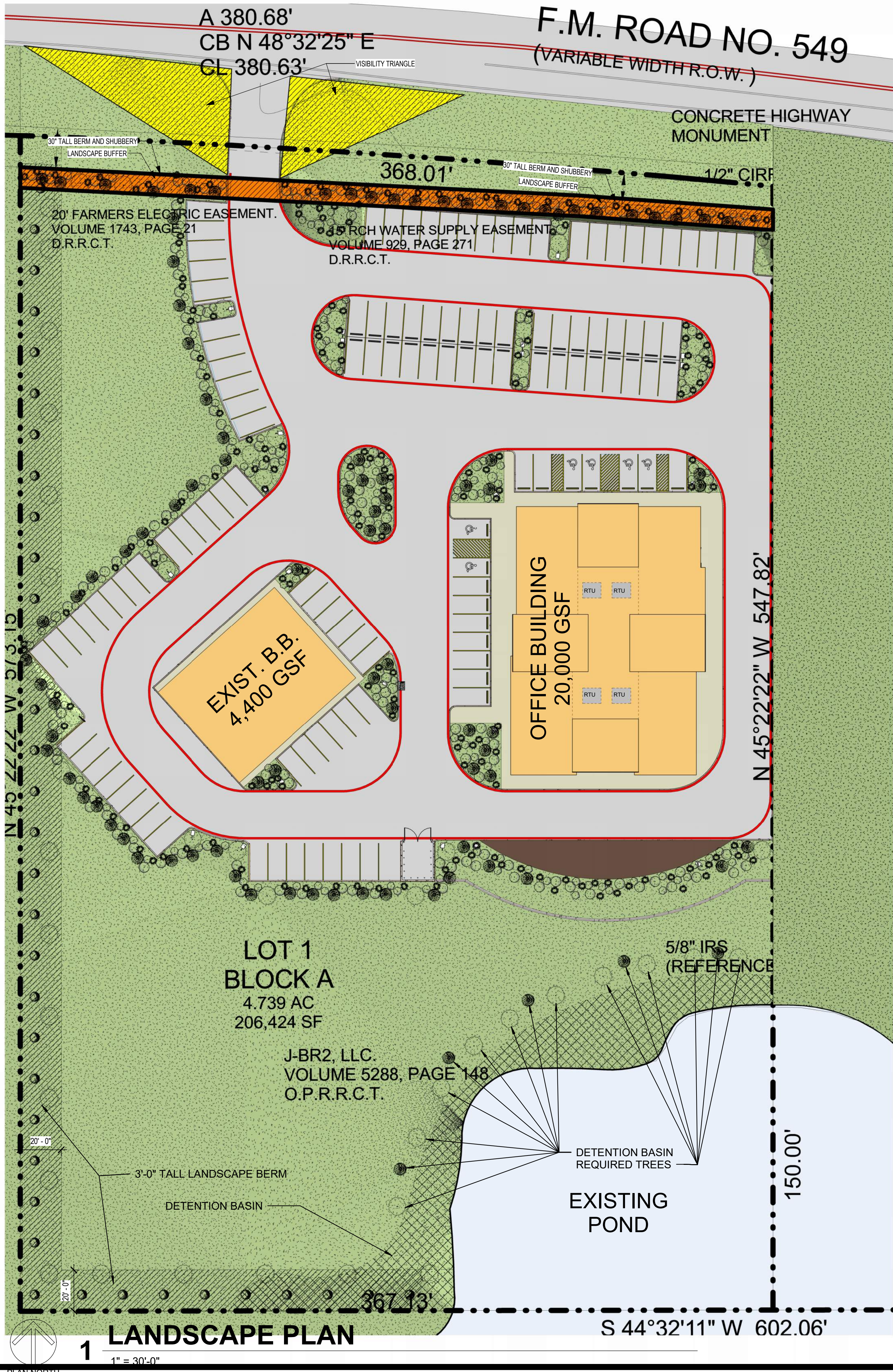
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Drawing Date: 06.25.2026
Drawn: Author
Checked: Checker
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Revisions:		
#	Revision Date	Revision Description

SHEET TITLE:
3D RENDERS

AS105

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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

LANDSCAPE GENERAL NOTES:

1. LANDSCAPE IRRIGATION WILL MEET UDC REQUIREMENTS.

LANDSCAPE TABLE / ZONE - GR - REQUIRED LANDSCAPING 20%

PLANT:	CALIPER/GALLON:	QUANTITY:
TEXAS ASH	4"	46
DESERT WILLOW	2.5"	90
CADDO SUGAR MAPLE	4"	35
TEXAS SAGE	5 GALLON	148
OLEANDER	3 GALLON	173
REEVES SPIREA	3 GALLON	191

549 DEVELOPMENT - C STORE, OFFICE, RETAIL AND REST.

BUILDING/SITE SPECIFICATIONS

ZONING CLASSIFICATION:		GR - GENERAL RETAIL			
OCCUPANCY USE:		BUSINESS GROUP-B			
APPRAISAL DISTRICT ACCOUNT #:		#48665			
STORIES (PERMITTED):	2	HEIGHT (PERMITTED):	36'	FRONT SETBACK:	15"
STORIES (PROPOSED):	2	HEIGHT (PROPOSED):	25'	REAR SETBACK:	25"
HAZARDOUS MATERIAL:	NO	OVERLAY DISTRICT:	SH205	SIDE SETBACK:	15"
BUILDING AREA - GROUND FLOOR:		10,000 SF	ACRAGE OF SITE:		4.739 ACRES
BUILDING AREA - LEVEL 2:		10,000 SF	SQUARE FOOTAGE OF SITE:		206,424 SF
TOTAL BUILDING AREA:		20,000 SF	LOT COVERAGE:		41%
FLOOR TO AREA RATIO:		2:1	OPEN SPACE:		59%
BUILDING PERIMETER:		440 FT			
IMPERVIOUS AREA:		85,933 SF	PERVIOUS AREA:		121,491 SF
MAX IMPERVIOUS AREA:		85-90%	BUILDING MAXIMUM CAPACITY:		133
PARKING SPACES REQUIRED:		97	PARKING SPACES (STANDARD):		117
PARKING SPACES PROVIDED:		123	PARKING SPACES (ACCESSIBLE):		6
			PARKING SPACES / 1 PER 3 OCCUPANTS		TOTAL
EXISTING COMMERCIAL AMUSEMENT/RECREATION			4,400 SQFT / 1/50SF		30
			PARKING SPACES		TOTAL
NEW COMMERCIAL PARKING			20,000 SQFT / 1/300SF		67

SITE PLAN LEGEND

- TEXAS ASH
- DESERT WILLOW
- CADDO SUGAR MAPLE
- TEXAS SAGE
- OLEANDER
- REEVES SPIREA



STROHMEYER
ARCHITECTS INC.

2701 SUNSET RIDGE
SUITE 601
ROCKWALL, TX 75032
469.516.7549



549 OFFICE BUILDING
5133 S FM549
ROCKWALL, TX

Project Number: 549 Conv Sto
Drawing Date: 06.25.2026
Drawn: LC
Checked: MS

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Revisions:		
#	Revision Date	Revision Description

SHEET TITLE:

LANDSCAPE PLAN

AS102

Project	Catalog #	Type
Prepared by	Notes	Date



McGraw-Edison GLEON Galleon

Area / Site Luminaire

Product Features



Product Certifications



Interactive Menu

- Ordering Information page 2
- Mounting Details page 3
- Optical Distributions page 4
- Product Specifications page 4
- Energy and Performance Data page 4
- Control Options page 9

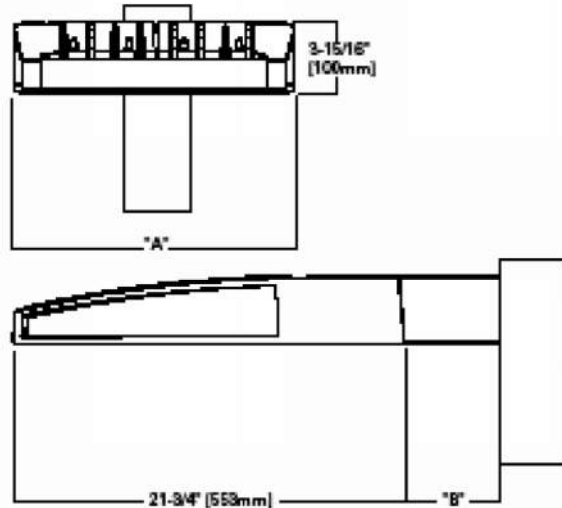
Quick Facts

- Lumen packages range from 4,200 - 80,800 (34W - 640W)
- Efficacy up to 156 LPW
- Options to meet Buy American and other domestic preference requirements

Connected Systems

- WaveLinX PRO Wireless
- WaveLinX LITE Wireless
- Enlighted

Dimensional Details



Number of Light Squares	7'4" Width	7' Standard Arm Length	7' Extended Arm Length	7' Old Arm Length	7' QML Length	7' QMEA Length
1-4	15-1/2"	7'	10'	10-5/8"	---	15-5/16"
5-6	21-5/8"	7'	10'	10-5/8"	---	16-9/16"
7-8	27-5/8"	7'	13'	10-5/8"	10-5/16"	---
9-10	33-3/4"	7'	16'	---	10-5/16"	---

NOTES:
1. QML and QMEA lengths are based on a standard 7' arm length. For other arm lengths, see Mounting Details section.
2. See Mounting Details section for additional dimensions.

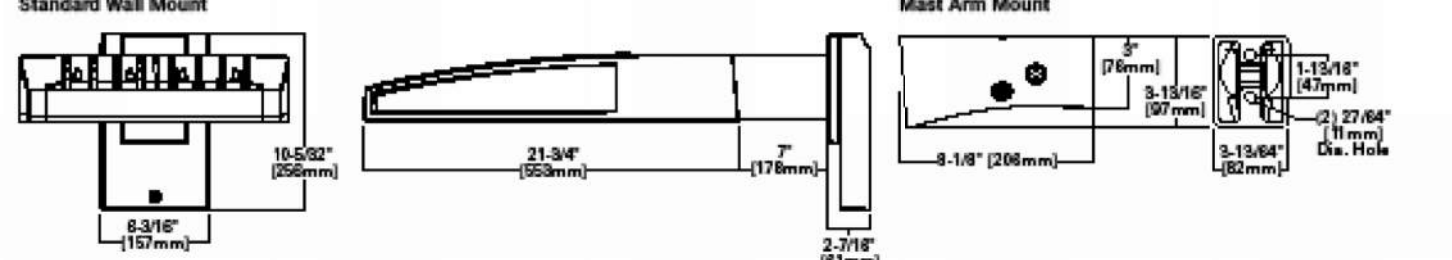
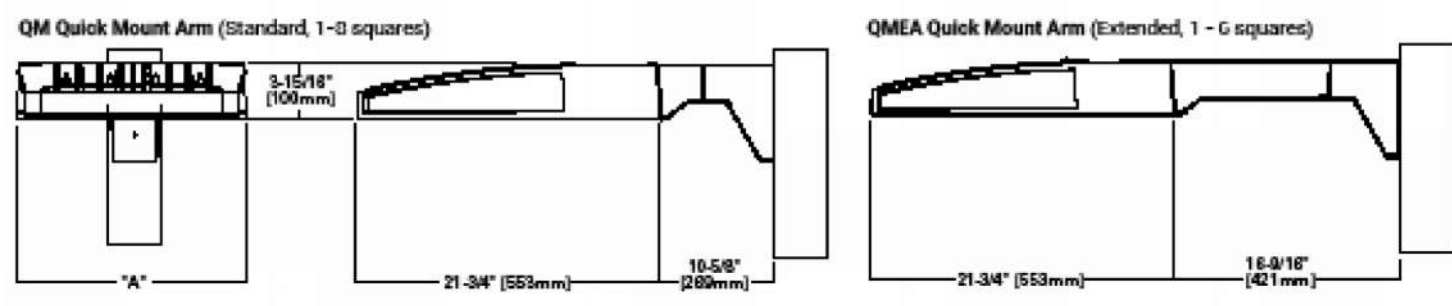
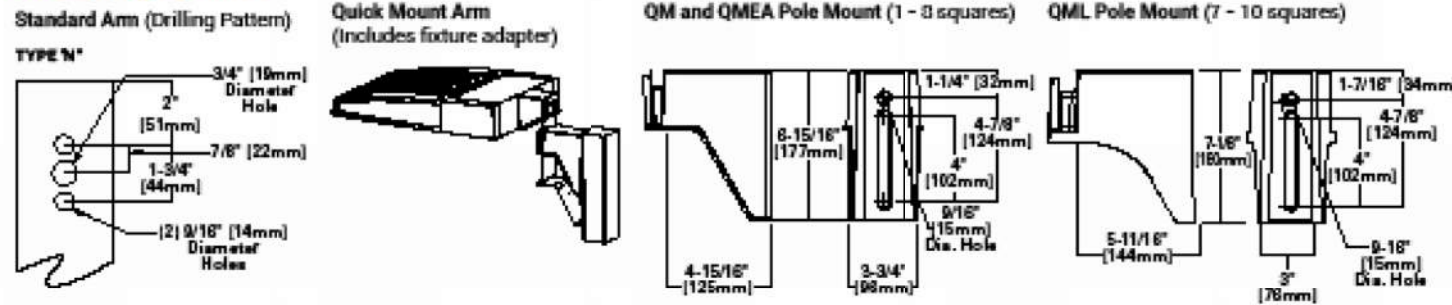


PS0000020EN page 1
August 8, 2024 10:55 PM

McGraw-Edison

GLEON Galleon

Mounting Details



Number of Light Squares	Standard Arm @ 10' Apert	Standard Arm @ 12' Apert	Quick Mount Arm @ 10' Apert	Quick Mount Arm @ 12' Apert
1	Standard	Standard	QM Extended	Quick Mount
2	Standard	Standard	QM Extended	Quick Mount
3	Standard	Standard	QM Extended	Quick Mount
4	Standard	Standard	QM Extended	Quick Mount
5	Extended	Standard	QM Extended	Quick Mount
6	Extended	Standard	QM Extended	Quick Mount
7	Extended	Extended	---	Quick Mount
8	Extended	Extended	---	Quick Mount
9	Extended	Extended	---	---
10	Extended	Extended	---	---

Number of Light Squares	Weight with Standard and Extended Arm (lbs.)	EPA with Standard and Extended Arm (lbs.)	Weight with QM Arm (lbs.)	EPA with QM Arm (lbs.)	Weight with QML (lbs.)	EPA with QML (lbs.)	Weight with QMEA (lbs.)	EPA with QMEA (lbs.)
1-4	33	0.50	38	1.11	---	---	30	1.11
5-6	44	1.00	46	1.11	50	1.11	49	1.11
7-8	54	1.07	56	1.11	---	---	---	---
9-10	63	1.12	---	---	67	1.11	---	---



PS0000020EN page 3
August 8, 2024 10:55 PM

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

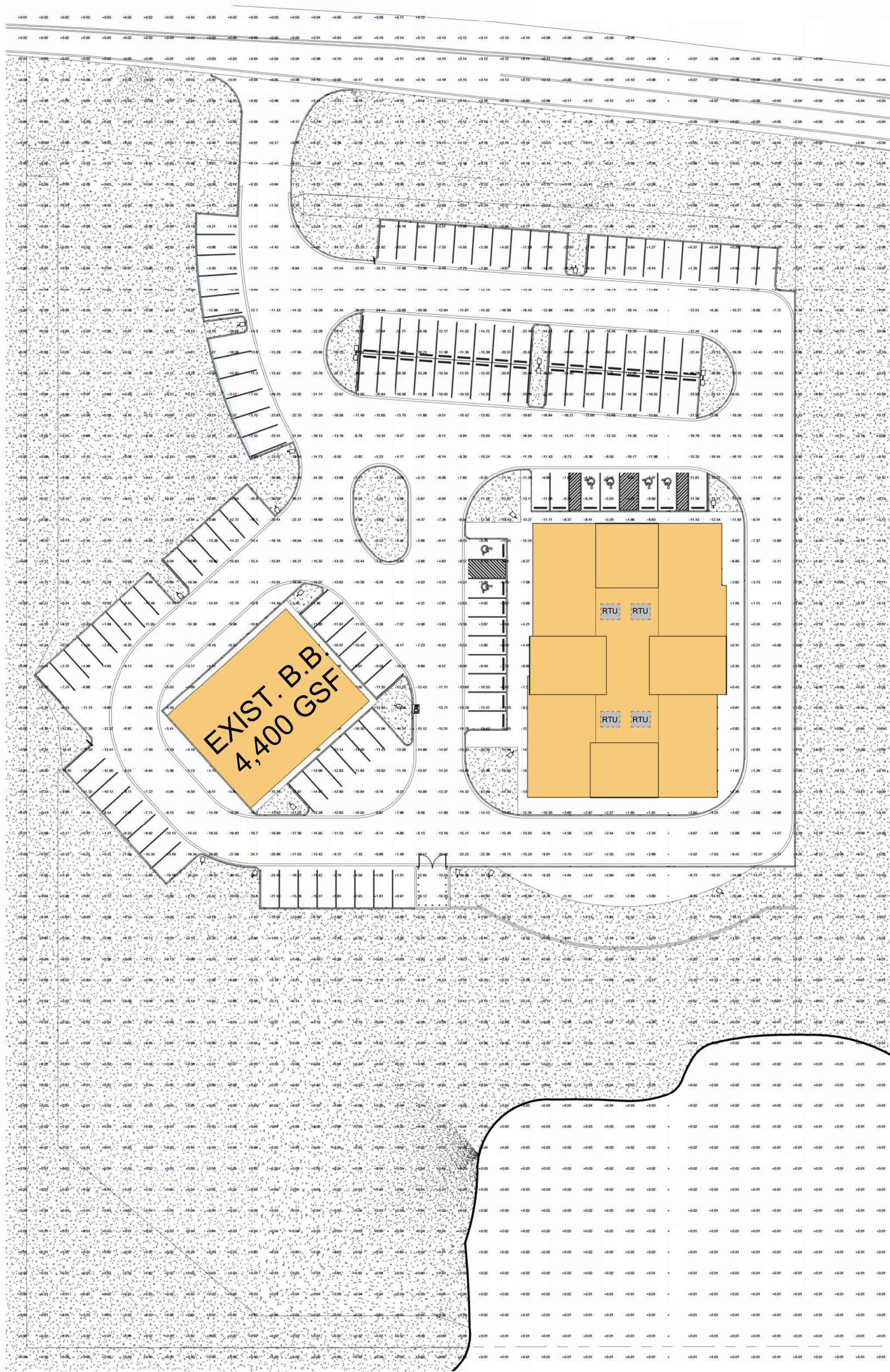


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ARCHITECTS INC.

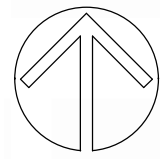
2701 SUNSET RIDGE
SUITE 601
ROCKWALL, TX 75032
469.516.7549



549 OFFICE BUILDING
5133 S FM549
ROCKWALL, TX



LIGHT	QUANTITY	MOUNT	HEIGHT
McGraw-Edison TT Toptier - LED - Area	21	Pole	20FT



1 PHOTOMETRIC PLAN

1" = 40'-0"

549 DEVELOPMENT - C STORE, OFFICE, RETAIL AND REST.

BUILDING/SITE SPECIFICATIONS

ZONING CLASSIFICATION:	GR - GENERAL RETAIL		
OCCUPANCY USE:	BUSINESS GROUP-B		
APPRAISAL DISTRICT ACCOUNT #:	#48665		
STORIES (PERMITTED):	2	HEIGHT (PERMITTED):	36'
STORIES (PROPOSED):	2	HEIGHT (PROPOSED):	25'
HAZARDOUS MATERIAL:	NO	OVERLAY DISTRICT:	SH205
FRONT SETBACK:	15'		
REAR SETBACK:	25'		
SIDE SETBACK:	15'		
BUILDING AREA - GROUND FLOOR:	10,000 SF	ACRAGE OF SITE:	4.739 ACRES
BUILDING AREA - LEVEL 2:	10,000 SF	SQUARE FOOTAGE OF SITE:	206,424 SF
TOTAL BUILDING AREA:	20,000 SF	LOT COVERAGE:	41%
FLOOR TO AREA RATIO:	2:1	OPEN SPACE:	59%
BUILDING PERIMETER:	440 FT		
IMPERVIOUS AREA:	85,933 SF	PERVIOUS AREA:	121,491 SF
MAX IMPERVIOUS AREA:	85-90%	BUILDING MAXIMUM CAPACITY:	133
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PARKING SPACES PROVIDED:	123	PARKING SPACES (ACCESSIBLE):	6
PARKING SPACES / 1 PER 3 OCCUPANTS		TOTAL	
EXISTING COMMERCIAL AMUSEMENT/RECREATION	4,400 SQFT / 1/50SF	30	
PARKING SPACES		TOTAL	
NEW COMMERCIAL PARKING	20,000 SQFT / 1/300SF	67	

Project Number: 549 Conv Sto
Drawing Date: 06.25.2026
Drawn: LC
Checked: MS

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Revisions:

#	Revision Date	Revision Description

SHEET TITLE:

PHOTOMETRIC PLAN

AS103



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: July 14, 2026

APPLICANT: Mitchell Mulholland; *Cross Engineering Consultants, Inc.*

CASE NUMBER: SP2026-017; *Site Plan for Rockwall Neighborhood Shops*

SUMMARY

Discuss and consider a request by Mitchell Mulholland of Cross Engineering Consultants, Inc. on behalf of Kris Ramji of Providence Village Neighborhood Shops on 380 by Slate, LLC and SV Rockwall, LLC for the approval of a Site Plan for two (2) *Commercial/Retail Buildings* on a 3.854-acre portion of a larger 11.836-acre tract of land identified as Tract 5-3 of the W. H. Baird Survey, Abstract No. 25, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 45 (PD-45) for General Retail (GR) District land uses, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District and the SH-276 Overlay (SH-276 OV) District, located at the southeast corner of the intersection of John King Boulevard and SH-276, and take any action necessary.

BACKGROUND

The City Council approved *Ordinance No. 97-14 [Case No. A1997-001]*, annexing the subject property into the City of Rockwall on July 21, 1997. At the time of annexation, the subject property was zoned Agricultural (AG) District. On April 20, 1998, the City Council approved a zoning change [*Case No. PZ1998-002*] from Agricultural (AG) District to Planned Development District 45 (PD-45) for General Retail (GR) District land uses. The subject property has remained vacant since the time of annexation.

PURPOSE

On May 15, 2026, the applicant -- *Mitchell Mulholland of Cross Engineering Consultants, Inc.* -- submitted an application requesting the approval of a site plan for a two (2) *Multi-Tenant Restaurant/Retail Buildings* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located at the southeast corner of the intersection of John King Boulevard and SH-276. The land uses adjacent to the subject property are as follows:

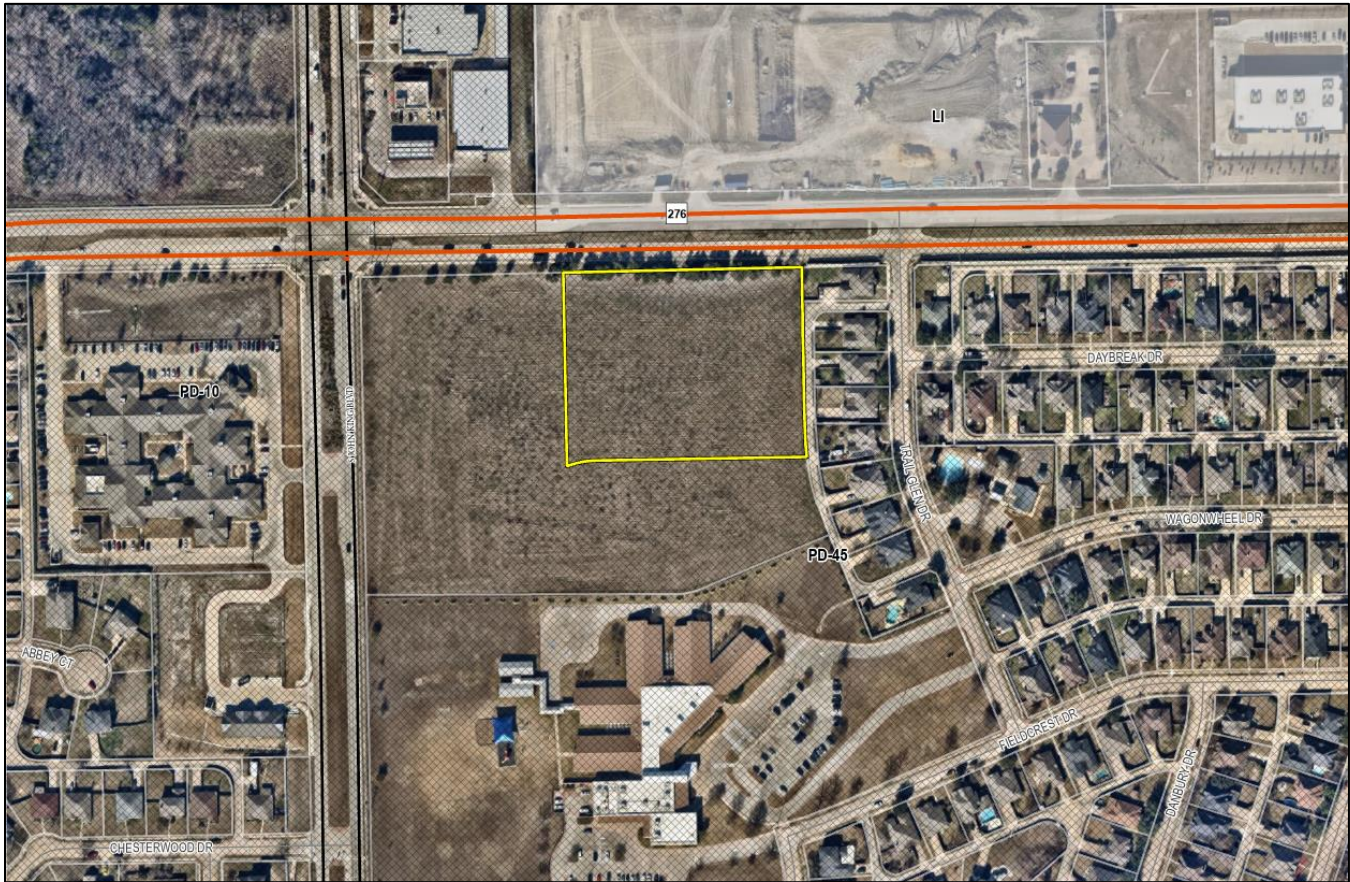
North: Directly north of the subject property is SH-276, which is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an 18.44-acre parcel of land (*i.e. Lot 1, Block A, Revelation Addition*) that currently has two (2) *Warehouse/Distribution Center* buildings under construction. This property is zoned Light Industrial (LI) District. Following this is Discovery Boulevard, 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.

South: Directly south of the subject property is a 15.428-acre parcel of land (*i.e. Lot 1, Block 1, Rockwall Elementary School #8 Addition*) developed with a *Public Primary School (i.e. Dorris A. Jones Elementary)*, zoned Planned Development District 45 (PD-45) for single-family land uses. Beyond this is Phase 4 of the Lofland Farms Subdivision, which consists of 74 single-family homes and is zoned Planned Development District 45 (PD-45) for Single Family 8.4 (SF-8.4) District land uses.

East: Directly east of the subject property are phases 1, 3, and 5A of the Lofland Farms Subdivision, which consists of 179 single-family homes and is zoned Planned Development District 45 (PD-45) for Single Family 8.4 (SF-8.4) District land uses. Beyond this is a vacant 11.076-acre tract of land (i.e. Tract 5 of the W. H. Baird Survey, Abstract No. 25) zoned Planned Development District 45 (PD-45) for General Retail (GR) District land uses. Following this is S. FM-549, which is identified as a A4D (i.e. arterial, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is S. John King Boulevard, which is identified 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. Beyond this is a 6.705-acre parcel of land (i.e. Lot 1, Block 1, Rockwall Bypass Addition) developed with a Convalescent Care Facility (i.e. Highland Meadows Health and Rehab), zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses. Following this Phase 4 of the Meadowcreek Estates Subdivision, which consists of 192 single-family homes and is zoned Planned Development District 10 (PD-10) for single-family land uses.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Multi-Tenant Restaurant/Retail Building* is permitted *by-right* land use in a General Retail (GR) District. The submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a General Retail (GR) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	Zoning District Standards	Conformance to the Standards
Minimum Lot Area	6,000 SF	X=1.752-acres; In Conformance

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot frontage</i>	<i>60-Feet</i>	<i>X=184.28-feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>	<i>X=378.42-feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>15-Feet</i>	<i>X>15-feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet</i>	<i>X>10-feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>10-Feet</i>	<i>X>10-feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>36-Feet</i>	<i>X=27.67-feet; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>40%</i>	<i>X=13.98%; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>1/250 SF = 26 spaces 1/200 SF = 13 spaces 1/100 SF = 124 spaces Total = 163 spaces</i>	<i>X=168; In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>20%</i>	<i>X>20%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>85-90%</i>	<i>X<85%; In Conformance</i>

TREESCAPE PLAN

The *Treescape Plan* submitted by the applicant indicates the removal of 77 Eastern Red Cedar trees and one (1) Hackberry tree from the subject property. According to Section 05, *Tree Mitigation Requirements*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), Eastern Red Cedars over eight (8) feet in height require four (4) inches of tree mitigation, and Hackberry trees do not require mitigation. In this case, the 77 Eastern Red Cedars are all over eight (8) feet in height, which brings the total tree mitigation balance to 308 caliper inches. The applicant's proposed landscape plan satisfies the mitigation balance by providing 308 caliper inches or 77 canopy trees.

CONFORMANCE WITH THE CITY'S CODES

In this case the applicant is requesting two (2), ~10,750 SF *Multi-Tenant Restaurant/Retail Buildings* on the subject property. Specifically, the site plan indicates the targeted businesses as *Restaurants, Retail, and Medical Office*. All of these proposed land uses are permitted by-right on the subject property and they conform to the land uses listed in Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC). With that being said, the applicant is proposing one (1) *Restaurant with Drive Through* that will require the approval of a Specific Use Permit (SUP). If the proposed site plan is approved, the applicant will subsequently be required to receive approval of a SUP from the City Council.

According to Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), a *Restaurant* requires one (1) parking space per 100 SF, a *Medical Office* requires one (1) parking space per 200 SF, and *General Retail* generally requires one (1) parking space per 250 SF. In this case, the applicant the applicant is required to provide 163 parking spaces (i.e. $[6,500 \text{ SF} / 250 \text{ SF}] + [2,500 \text{ SF} / 200 \text{ SF}] + [12,346 \text{ SF} / 100 \text{ SF}] = 163 \text{ parking spaces}$), and they are providing 168 parking spaces. This represents an overall surplus of five (5) parking spaces. The applicant has indicated that the proposed surplus aims to provide flexibility in acquiring tenants and mitigate parking issues in the future.

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

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As previously stated, the applicant's request appears to generally conform to the requirements of the Unified Development Code (UDC); however, staff has identified the following variances associated with the applicant's request:

- (1) Articulation. According to Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), each building façade within a Commercial (C) District must meet the minimum primary articulation standards on each side of the building. In this case, the proposed building does not meet the *Secondary Entryway/Architectural Width and Length* on the east and west façades on each building. This will require an exception from the Planning and Zoning Commission.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "...an applicant may request the Planning and Zoning Commission grant variances and exceptions to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship." In addition, the code requires that the applicant provide compensatory measures that directly offset the requested variances and exceptions. In this case, the applicant is providing a 32-foot residential adjacency buffer with a berm in lieu of the required 20-foot residential adjacency buffer. Requests for exceptions and variances to the Unified Development Code (UDC) are discretionary decisions for the Planning and Zoning Commission, that require a supermajority vote (e.g. *six [6] out of the seven [7] commissioners*) -- with a minimum of four (4) votes in the affirmative -- for the approval of a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is situated within the South Central Residential District and is designated for Commercial land uses. According to the *District Strategies* this land use designation should "... support the existing and proposed residential developments and should be compatible in scale with the adjacent residential structures." In this case, the applicant is proposing two (2) multi-tenant *Restaurant/Retail Buildings*. Based on this, the applicant's land use appears to conform with the Comprehensive Plan. In addition, Chapter 09, *Non-Residential*, of the OURHometown Vision 2040 Comprehensive Plan states as one (1) of the architectural policies the community should "... encourage high quality and inspiring architecture throughout the City..." More specifically the OURHometown Vision 2040 Comprehensive Plan states that "(l)ong, blank wall facades on all nonresidential buildings should be subdivided with vertical breaks -- or 'articulated' in architectural terms --, and architectural elements should be incorporated to reflect a scale and rhythm that is more traditional of a small-town." In this case, the applicant's request generally conforms to this goal by providing architectural elements and articulated buildings; however, an exception to the articulation standards is being requested. Given this, the requested site plan will be a discretionary decision for the Planning and Zoning Commission.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On May 26, 2026, the Architectural Review Board (ARB) reviewed the *Building Elevations* submitted on May 15, 2026, and provided the applicant with the following suggestions: [1] meet the *General Overlay District Standards*, and [2] provide an accent brick. The Architectural Review Board (ARB) will review the revised building elevations on July 14, 2026 and provide a recommendation to the Planning and Zoning Commission.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's Site Plan for two (2) *Multi-Tenant Restaurant/Retail Building* on the subject property, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans; and,
- (2) The approval of the applicant's site plan request does not constitute an approval of the proposed *Restaurant with Drive-Through or Drive-In*. The applicant will be required to submit a subsequent Specific Use Permit (SUP) request for this land use. If the Specific Use Permit (SUP) request is denied, the applicant will be required to amend the site plan in conformance with the Unified Development Code (UDC).
- (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 with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE) 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 **SEC Hwy 276 and Hwy205 Bypass (S John King Blvd)**

SUBDIVISION **Rockwall Neighborhood Shops**

LOT **1-6** BLOCK **1**

GENERAL LOCATION **SEC Hwy 276 and Hwy205 Bypass (S John King Blvd)**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD-045**

CURRENT USE **Vacant**

PROPOSED ZONING **N/A**

PROPOSED USE **Commercial (Retail/Rest.)**

ACREAGE **11.836**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **5**

☒ **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 **Providence Village Neighborhood Shops on 380 by Slate, LLC & SV Rockwall LLC**

☒ APPLICANT **Cross Engineering Consultants, Inc.**

CONTACT PERSON **Kris Ramji**

CONTACT PERSON **Mitchell Mulholland**

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

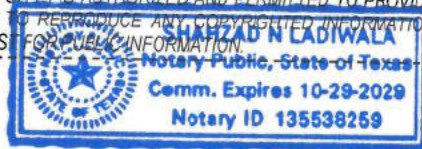
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kris Ramji [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 436.72 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13th DAY OF May, 2026. 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."

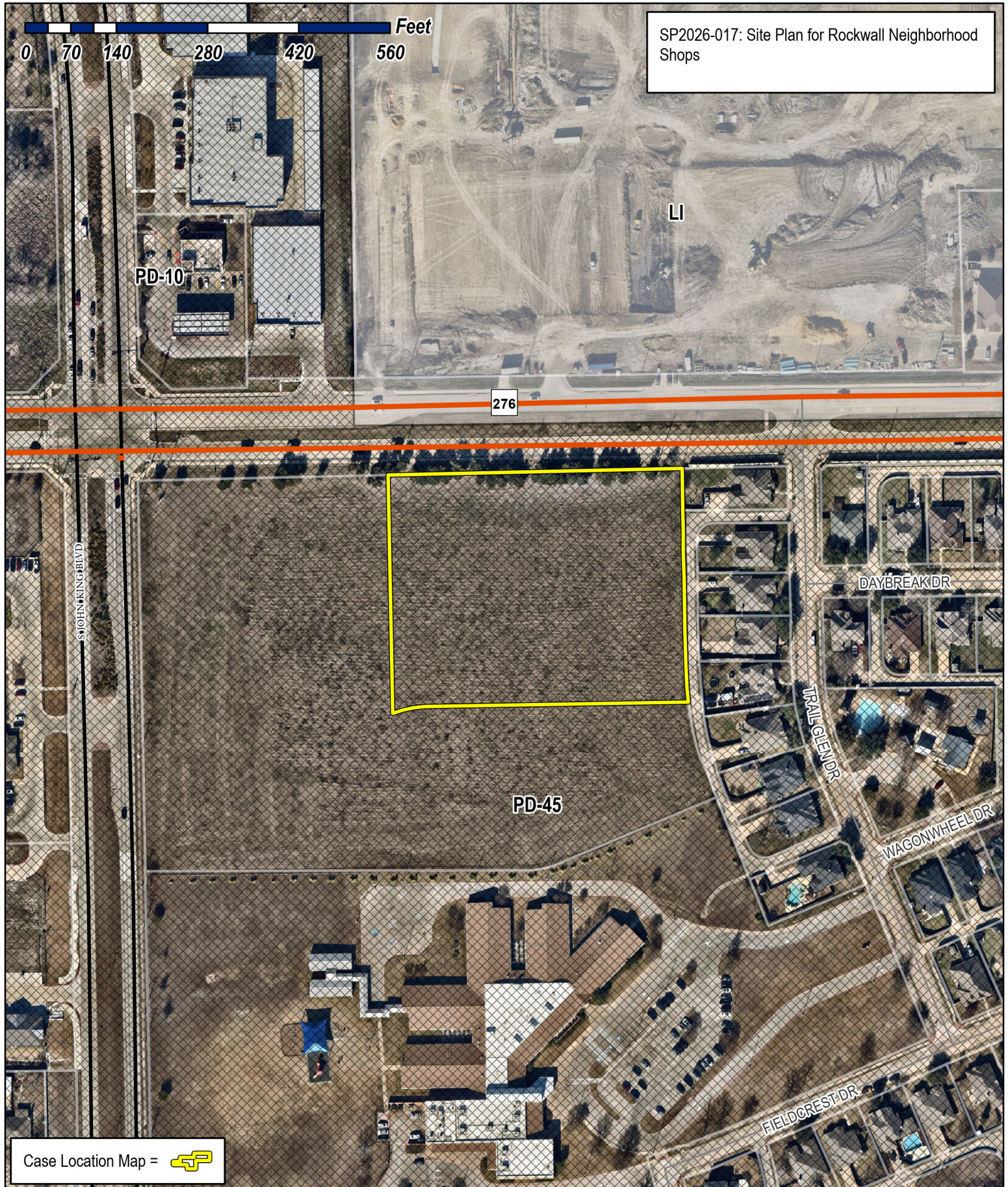
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF May, 2026

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 10-29-29



SP2026-017: Site Plan for Rockwall Neighborhood Shops

Case Location Map = 

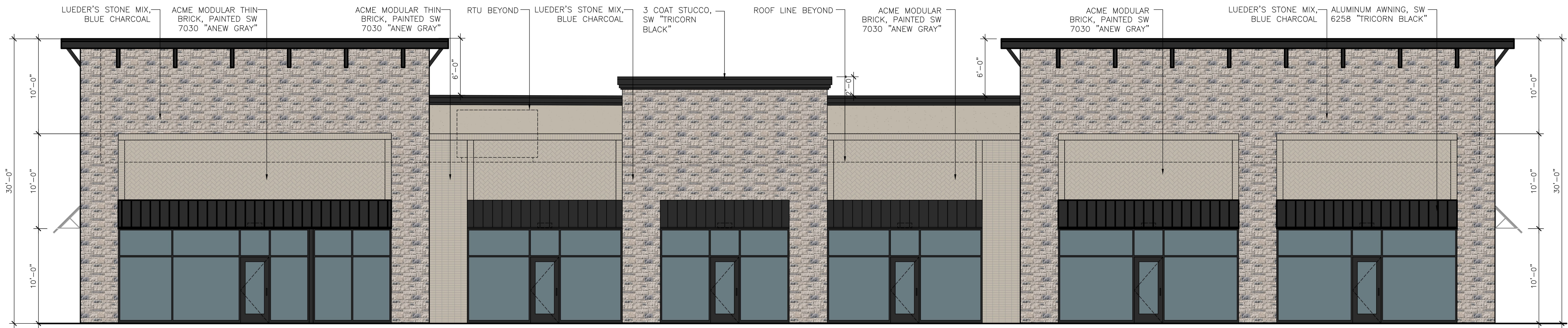


City of Rockwall

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.





4 ARCHITECTURAL DESIGN ELEMENTS:
-CANOPIES/AWINGS
-DISPLAY WINDOWS
-ARCHITECTURAL DETAILS:
DECORATIVE BRICKWORK
-ARTICULATED DECORATIVE CORNICE
LINE

1 - NORTH ELEVATION SCALE 3/16"=1'-0"

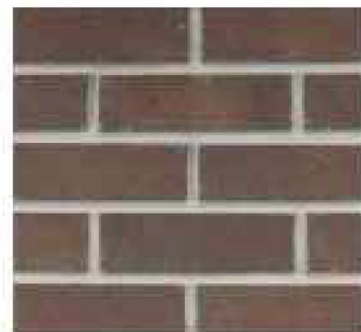


2 - SOUTH ELEVATION SCALE 3/16"=1'-0"

MATERIAL BOARD



LUEDEERS STONE MIX
BIG TEX STONE
COLOR: BLUE
CHARCOAL



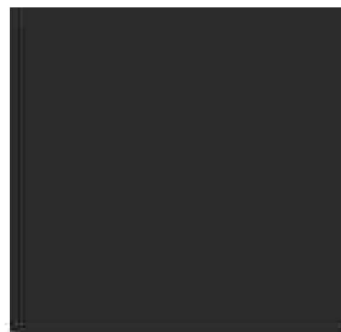
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BY ACME
"DICKENS CREEK"
COLOR: SW 7030
"ANEW GRAY"



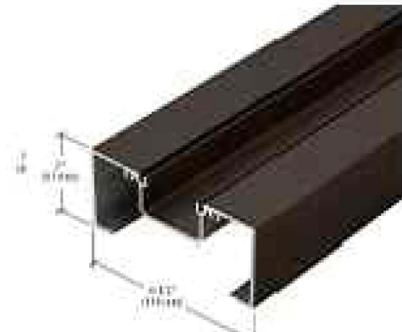
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COLOR: SW 7030
"ANEW GRAY"



STUCCO SYSTEM
SMOOTH
COLOR: SW 7030
"ANEW GRAY"



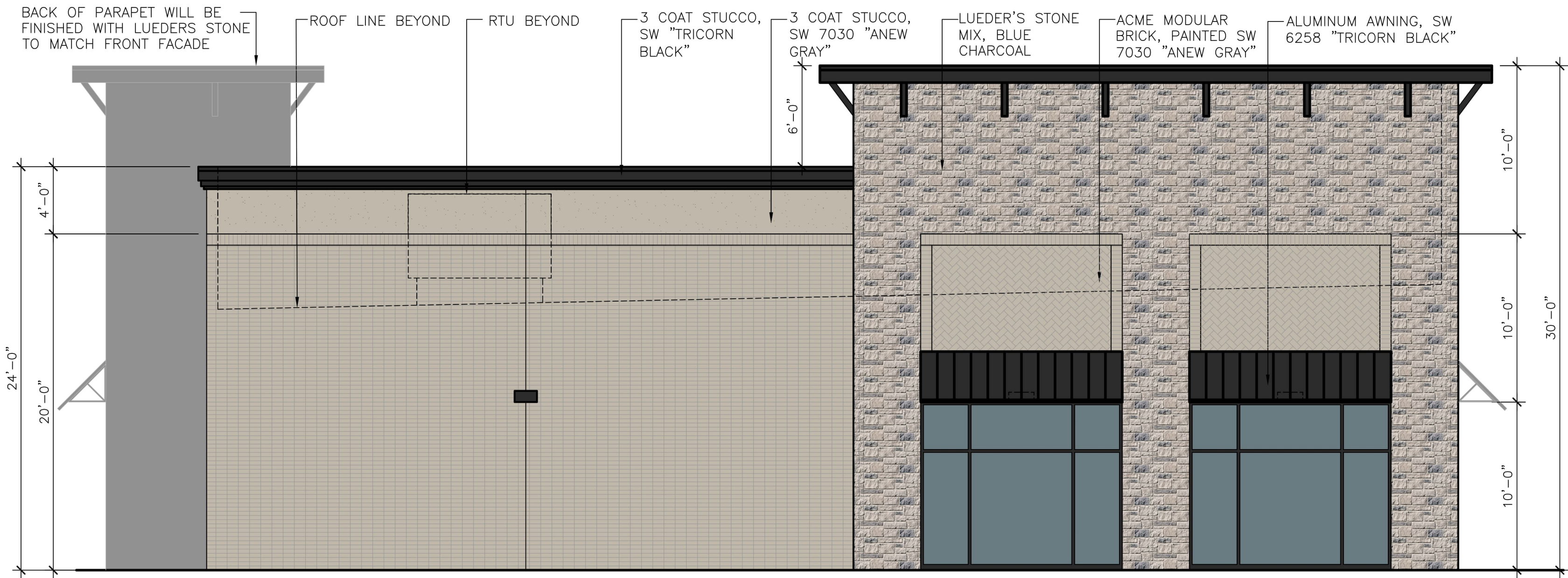
METAL FASCIA/
CANOPIES/LIGHTS
COLOR: SW 6258
"TRICORN BLACK"



BLACK ANODIZED
STOREFRONT

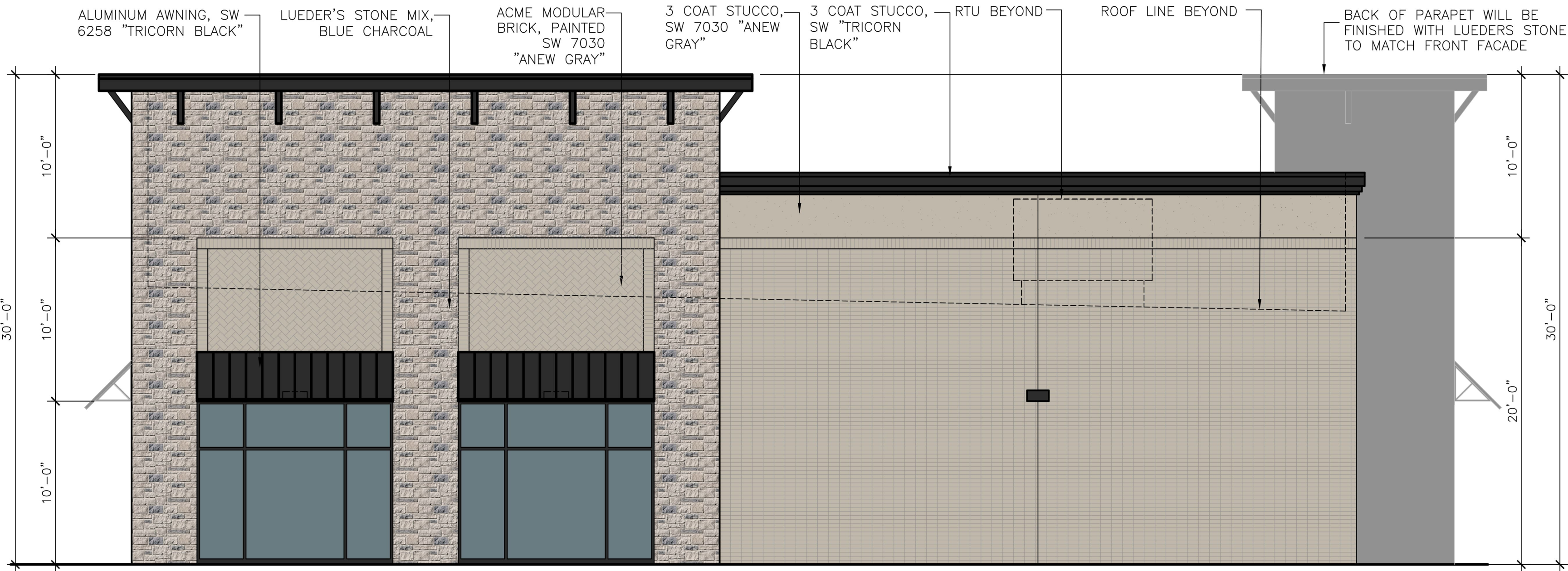
MATERIAL CALCULATIONS

BUILDING MATERIAL CALCULATIONS BUILDING									
Materials	South Elevation		North Elevation		West Elevation		East Elevation		Totals
	SF	%	SF	%	SF	%	SF	%	SF %
Stone	905	32.23%	1,567	53.87%	512	30.92%	512	30.92%	3,496 38.72%
Brick	1,711	60.93%	1,152	39.60%	988	59.66%	988	59.66%	4,839 53.59%
Stucco	192	6.84%	190	6.53%	156	9.42%	156	9.42%	694 7.69%
Totals (Excluding Glazing)	2,808	100%	2,909	100%	1,656	100%	1,656	100%	9,029 100%
Materials	South Elevation		North Elevation		West Elevation		East Elevation		Totals
	SF	%	SF	%	SF	%	SF	%	SF %
Glazing/Openings	562	16.68%	1,127	27.92%	240	12.66%	240	12.66%	2,169 19.37%
Total Façade	3,370	17%	4,036	28%	1,896	13%	1,896	13%	11,198 19%



1 - WEST ELEVATION SCALE 3/16"=1'-0"

4 ARCHITECTURAL DESIGN ELEMENTS:
-CANOPIES/AWINGS
-DISPLAY WINDOWS
-ARCHITECTURAL DETAILS:
DECORATIVE BRICKWORK
-ARTICULATED DECORATIVE CORNICE
LINE



2 - EAST ELEVATION SCALE 3/16"=1'-0"

MATERIAL BOARD



LUEDERS STONE MIX
BIG TEX STONE
COLOR: BLUE
CHARCOAL



MODULAR THIN BRICK
BY ACME
"DICKENS CREEK"
"ANEW GRAY"



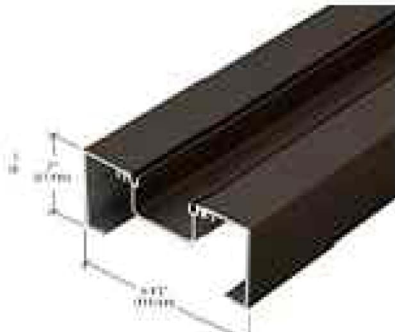
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"ANEW GRAY"



STUCCO SYSTEM
SMOOTH
COLOR: SW 7030
"ANEW GRAY"



METAL FASCIA/
CANOPIES/LIGHTS
COLOR: SW 6258
"TRICORN BLACK"



BLACK ANODIZED
STOREFRONT

MATERIAL CALCULATIONS

BUILDING MATERIAL CALCULATIONS BUILDING									
	South Elevation		North Elevation		West Elevation		East Elevation		Totals
Materials	SF	%	SF	%	SF	%	SF	%	SF %
Stone	905	32.23%	1,567	53.87%	512	30.92%	512	30.92%	3,496 38.72%
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Materials	SF	%	SF	%	SF	%	SF	%	SF %
Glazing/Openings	562	16.68%	1,127	27.92%	240	12.66%	240	12.66%	2,169 19.37%
Total Façade	3,370	17%	4,036	28%	1,896	13%	1,896	13%	11,198 19%

PRELIMINARY
DESIGN

ARCHITECTS

SLATE
LAND & DEVELOPMENT CO

DRAWING ISSUE & REVISION LOG

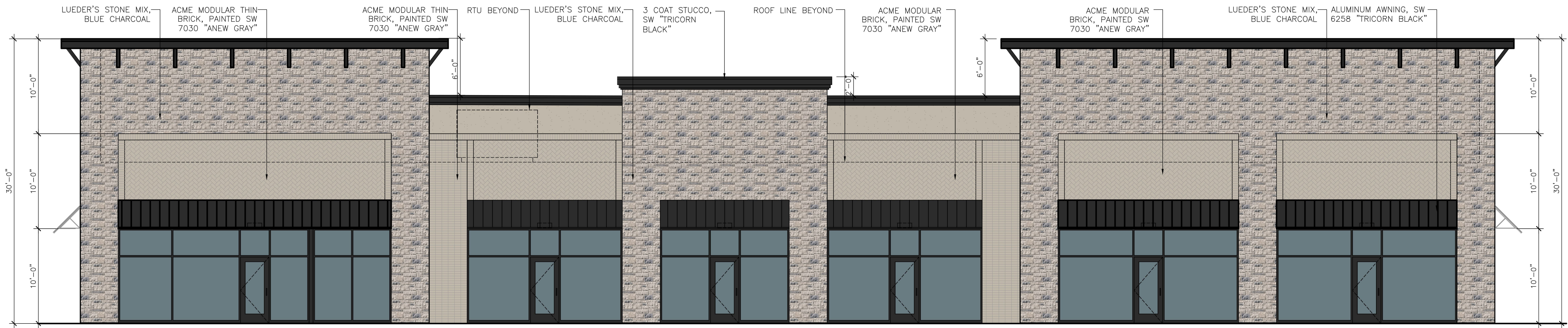
PRELIM 08/12/26 PRELIMINARY FACADE PLANS

PROJECT NUMBER:
JAWA 25-0031

PROJECT NAME:
MT SHELL BUILDING A

PROJECT DESCRIPTION:
MIXED USE SITE DEVELOPMENT (RETAIL/RESTAURANT)
PROJECT ADDRESS:
SE CORNER OF HWY 276 & S JOHN KING BLVD.
ROCKWALL, TX, 75087

A2.1



1 - NORTH ELEVATION SCALE 3/16"=1'-0"



2 - SOUTH ELEVATION SCALE 3/16"=1'-0"

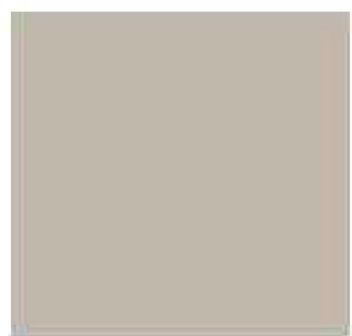
MATERIAL BOARD



LUEDER'S STONE MIX
BIG TEX STONE
COLOR: BLUE
CHARCOAL



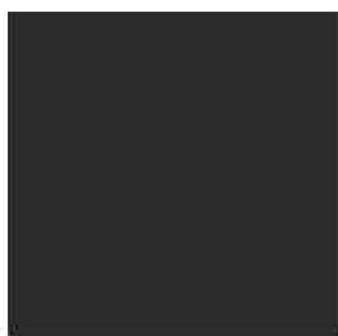
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BY ACME
"DICKENS CREEK"



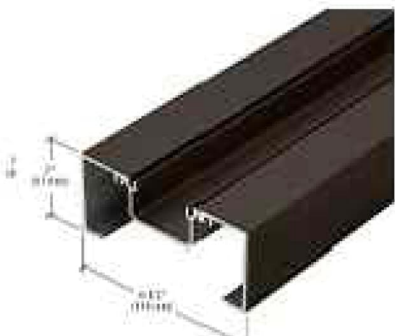
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COLOR: SW 7030
"ANEW GRAY"



STUCCO SYSTEM
SMOOTH
COLOR: SW 7030
"ANEW GRAY"



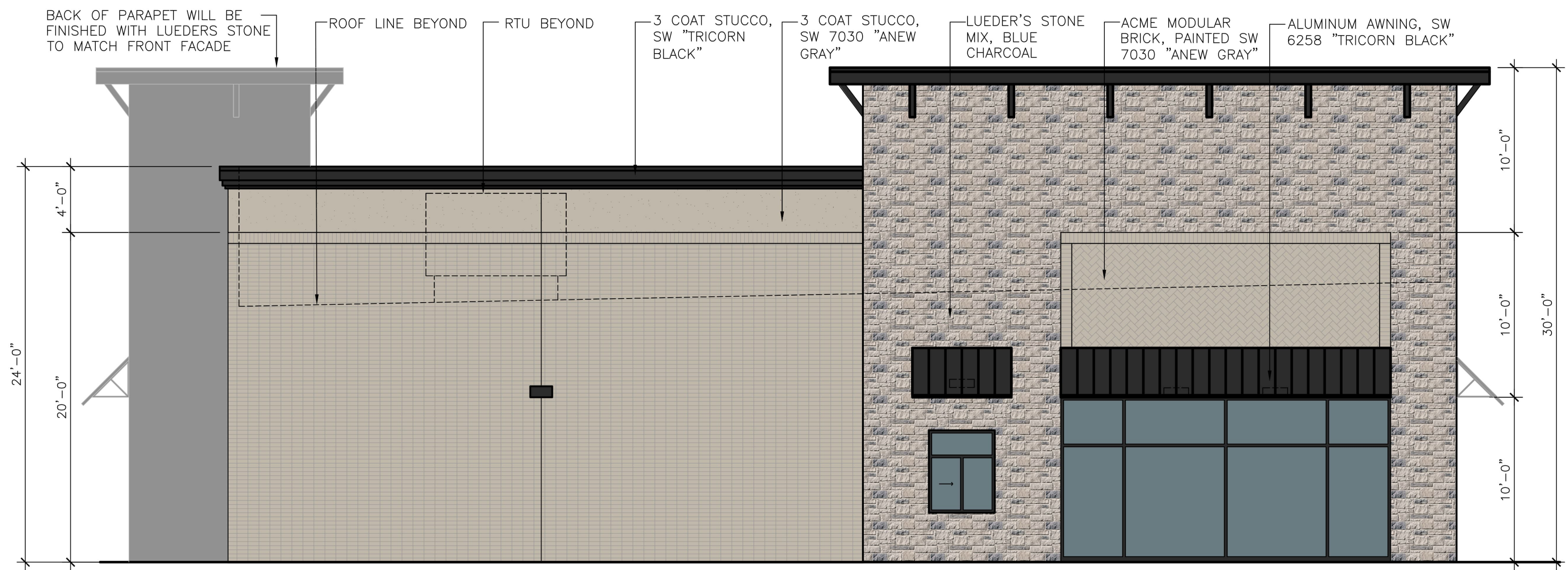
METAL FASCIA/
CANOPIES/LIGHTS
COLOR: SW 6258
"TRICORN BLACK"



BLACK ANODIZED
STOREFRONT

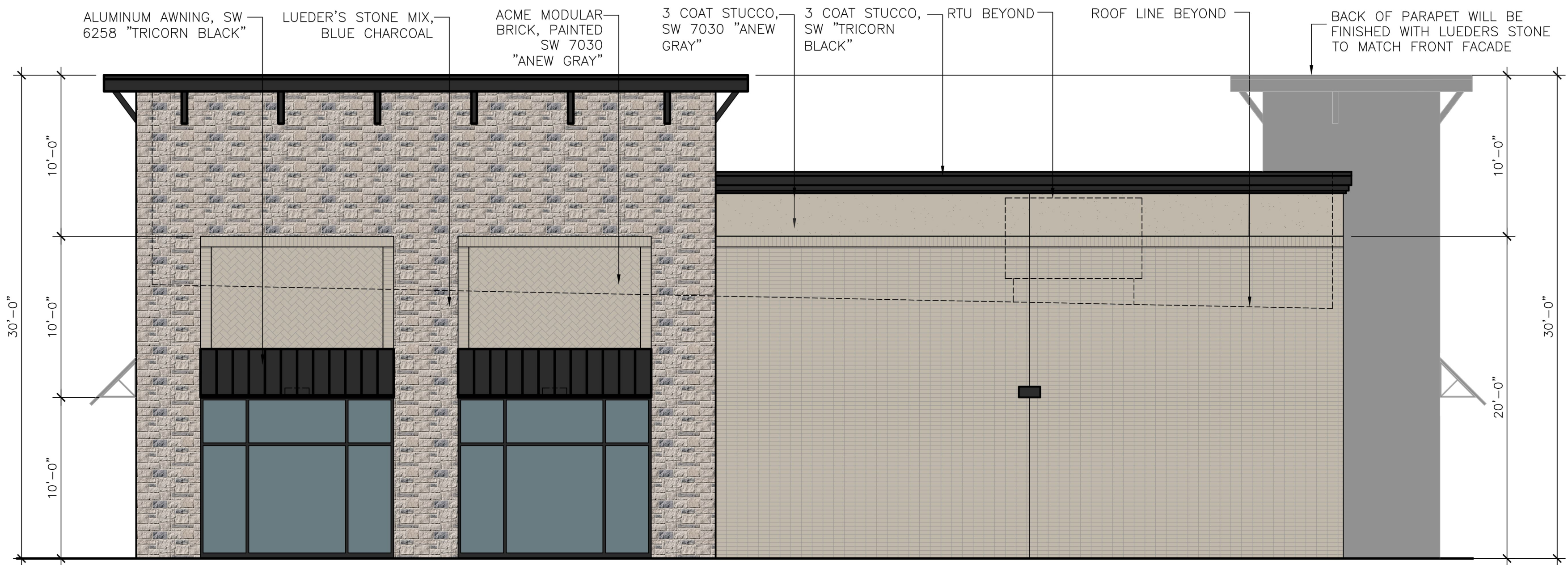
MATERIAL CALCULATIONS

BUILDING MATERIAL CALCULATIONS BUILDING									
	South Elevation		North Elevation		West Elevation		East Elevation		Totals
Materials	SF	%	SF	%	SF	%	SF	%	SF %
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Stucco	192	6.84%	190	6.53%	156	8.92%	156	9.42%	694 7.61%
Totals (Excluding Glazing)	2,808	100%	2,909	100%	1,748	100%	1,656	100%	9,121 100%
	South Elevation		North Elevation		West Elevation		East Elevation		Totals
Materials	SF	%	SF	%	SF	%	SF	%	SF %
Glazing/Openings	562	16.68%	1,127	27.92%	220	11.60%	240	12.66%	2,149 19.07%
Total Façade	3,370	17%	4,036	28%	1,968	12%	1,896	13%	11,270 19%



1 - WEST ELEVATION SCALE 3/16"=1'-0"

4 ARCHITECTURAL DESIGN ELEMENTS:
-CANOPIES/AWNINGS
-DISPLAY WINDOWS
-ARCHITECTURAL DETAILS;
DECORATIVE BRICKWORK
-ARTICULATED DECORATIVE CORNICE
LINE



2 - EAST ELEVATION SCALE 3/16"=1'-0"

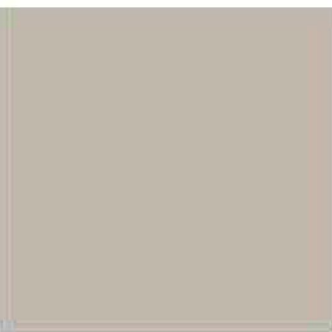
MATERIAL BOARD



LUEDERS STONE MIX
BIG TEX STONE
COLOR: BLUE
CHARCOAL



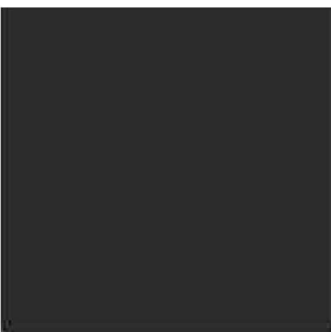
MODULAR THIN BRICK
BY ACME
"DICKENS CREEK"



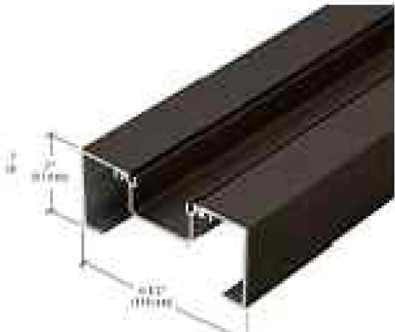
BRICK TO BE PAINTED
COLOR: SW 7030
"ANEW GRAY"



STUCCO SYSTEM
SMOOTH
COLOR: SW 7030
"ANEW GRAY"



METAL FASCIA/
CANOPIES/LIGHTS
COLOR: SW 6258
"TRICORN BLACK"



BLACK ANODIZED
STOREFRONT

MATERIAL CALCULATIONS

BUILDING MATERIAL CALCULATIONS BUILDING									
	South Elevation		North Elevation		West Elevation		East Elevation		Totals
Materials	SF	%	SF	%	SF	%	SF	%	SF %
Stone	905	32.23%	1,567	53.87%	612	35.01%	512	30.92%	3,596 39.43%
Brick	1,711	60.93%	1,152	39.60%	980	56.06%	988	59.66%	4,831 52.97%
Stucco	192	6.84%	190	6.53%	156	8.92%	156	9.42%	694 7.61%
Totals (Excluding Glazing)	2,808	100%	2,909	100%	1,748	100%	1,656	100%	9,121 100%
	South Elevation		North Elevation		West Elevation		East Elevation		Totals
Materials	SF	%	SF	%	SF	%	SF	%	SF %
Glazing/Openings	562	16.68%	1,127	27.92%	220	11.60%	240	12.66%	2,149 19.07%
Total Façade	3,370	17%	4,036	28%	1,968	12%	1,896	13%	11,270 19%

PRELIMINARY
DESIGN

JAW
ARCHITECTS

SLATE
LAND & DEVELOPMENT CO

DRAWING ISSUE & REVISION LOG

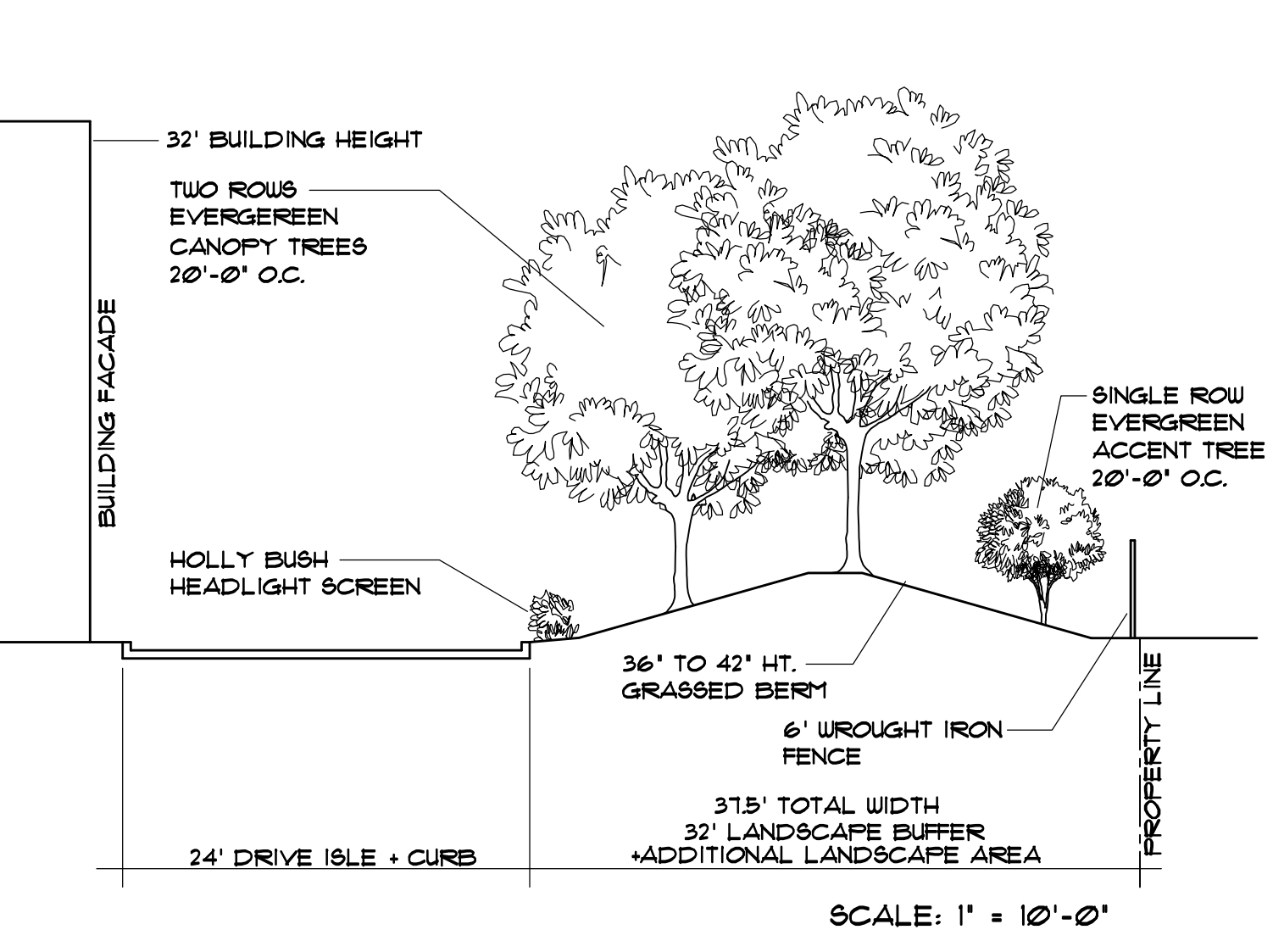
PROJECT NUMBER:
JAW 25-0032

PROJECT NAME:
MT SHELL BUILDING B

PROJECT DESCRIPTION:
MIXED USE SITE DEVELOPMENT (RETAIL/RESTAURANT)
PROJECT ADDRESS:
SE CORNER OF HWY 276 & S JOHN KING BLVD.
ROCKWALL, TX, 75082

A2.1

Cross Section Residential Adjacency



LARGE CANOPY TREES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE & CONDITION
1		CEDAR ELM	Ulmus crassifolia	4" caliper, 10'-12' Ht./ 6'-11' spread, B4B, straight trunk, CENTRAL LEADER SHALL BE INTACT
38		LIVE OAK	Quercus virginiana	4" caliper, 10'-12' Ht./ 6'-11' spread, B4B, straight trunk, CENTRAL LEADER SHALL BE INTACT
5		CHINESE PISTACHE	Pistacia chinensis	4" caliper, 10'-12' Ht./ 6'-11' spread, B4B, straight trunk, CENTRAL LEADER SHALL BE INTACT
9		RED OAK	Quercus buckleyi	4" caliper, 10'-12' Ht./ 6'-11' spread, B4B, straight trunk, CENTRAL LEADER SHALL BE INTACT

ACCENT TREES				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
11		TEXAS RED BUD	Cercis canadensis 'Texensis'	2" Caliper, 6' Ht./3' spread min, 30 gallon, Single Trunk Min, full, bushy tree formed, specimen.
18		YAUPON HOLLY	Ilex vomitoria	2" Caliper, 6' Ht./3' spread min, 30 gallon, Multi Trunk, full, bushy tree formed, specimen.

SHRUBS				
QUANTITY	SYMBOL	COMMON NAME	SCIENTIFIC NAME	SIZE AND CONDITION
69		DWARF YAUPON HOLLY	Ilex vomitoria 'Nana'	5 gallon, 10'-12' Ht./10'-12' spread, bushy, full to ground
13		DWARF BURFORD HOLLY	Ilex cornuta 'Burfordii Nana'	5 gallon, 20"-24" Ht./6'-18" spread, bushy, full to ground

TURF GRASS				
29,550 SF.		ST. AUGUSTINE GRASS	Cynodon dactylon	Solid sod

MISCELLANEOUS			
Ø SF.		CRUSHED GRANITE	3" depth of Crushed Granite over filter fabric
PER PLAN		RYERSON STEEL EDGE	

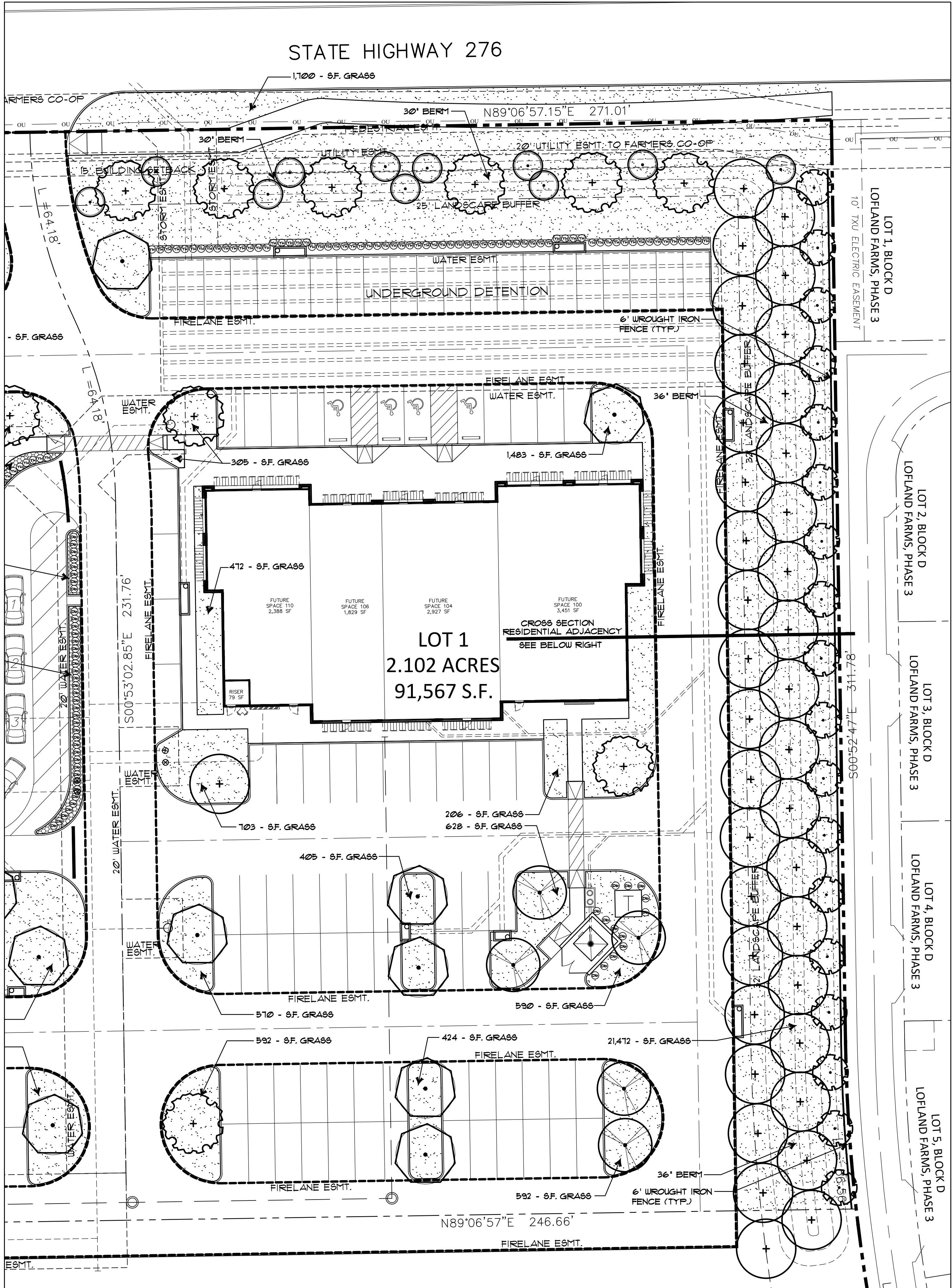
ALL LANDSCAPE BEDS SHALL BE EXCAVATED 2" IN DEPTH AND SOIL REMOVED, THEN FILLED WITH 2" OF "PROFESSIONAL BEDDING SOIL" FROM LIVING EARTH TECHNOLOGY AND FILLED TO THE DEPTH OF 4".

ALL LANDSCAPE BEDS AND TREE WELLS SHALL RECEIVE A TOP DRESSING OF 2" DEEP "FINE SHREDDED HARDWOOD MULCH" FROM LIVING EARTH TECHNOLOGY.

ALL DIRT SPOILS FROM SHRUBS AND TREE PLANTINGS SHALL BE REMOVED FROM SITE.

ALL GRASS AREAS SHALL BE RAKED SMOOTH AND ALL DEBRIS REMOVED PRIOR TO GRASS SOD INSTALLATION.

LANDSCAPE CONTRACTOR TO VERIFY ALL QUANTITIES



LOT 1 LANDSCAPE TABULATIONS	
STREET BUFFER TREES	
TWO CANOPY TREES AND FOUR ACCENT TREES PER 1000 L.F. STREET FRONTAGE	
STATE HIGHWAY 276	
FRONTAGE L.F.	271.01 L.F.
REQUIRED CANOPY BUFFER TREES (271 / 100 x 2 = 5.42)	6 TREES
STREET CANOPY BUFFER TREES PROVIDED	6 TREES
REQUIRED ACCENT BUFFER TREES (271 / 100 x 4 = 10.84)	11 TREES
STREET ACCENT BUFFER TREES PROVIDED	11 TREES
RESIDENTIAL BUFFER TREES	
3 TIERED LANDSCAPE SCREEN - ALTERNATIVE	
2 STAGGERED ROWS OF EVERGREEN CANOPY TREES AT 20' O.C. AND 1 ROW OF EVERGREEN ACCENT TREES.	
RESIDENTIAL ADJACENCY L.F.	368.00 L.F.
PROVIDED EVERGREEN CANOPY BUFFER TREES (368 / 20 = 18.4 x 2 = 36.8)	37 TREES
PROVIDED EVERGREEN ACCENT TREES	18 TREES
OVERALL LANDSCAPE AREA	
REQUIRED 20% LANDSCAPING WITHIN COMMERCIAL ZONING	
OVERALL SITE 2.102 ACRES	91,567 S.F.
REQUIRED SITE LANDSCAPE AREA (91,567 x 20%)	18,314 S.F.
SITE LANDSCAPE AREA PROVIDED	30,200 S.F.
PARKING LOT LANDSCAPE AREA	
REQUIRED 5% LANDSCAPE WITHIN PARKING LOTS.	
OVERALL PARKING AND DRIVE ISLES	30,500 S.F.
REQUIRED PARKING LANDSCAPE AREA (30,500 x 5%)	1,525 S.F.
PARKING LANDSCAPE AREA PROVIDED	5,500 S.F.
PARKING SPACES PROVIDED	93
REQUIRED CANOPY PARKING TREES (93 / 10 = 9.3)	10 TREES
PARKING CANOPY TREES PROVIDED	15 TREES
MITIGATION TREES	
11 CEDAR TREES REMOVED FROM ENTIRE DEVELOPMENT	
REQUIRED MITIGATION CANOPY TREES	11 TREES
MITIGATION CANOPY TREES PROVIDED LOT 1	59 TREES
MITIGATION CANOPY TREES PROVIDED LOT 2	18 TREES
TOTAL MITIGATION CANOPY TREES PROVIDED	77 TREES

TOTAL MITIGATION REQUIRED	11 - 4' TREES
---------------------------	---------------

SITE DATA TABLE		
	LOT 1	LOT 2
LOT SIZE	2.102 ACRES 91,567 SF	1.752 ACRES 76,322 SF
USE / BUILDING AREA		
RETAIL	2,467 SF - 23.1%	4,000 SF - 37.5%
RESTAURANT (FS)	8,207 SF - 76.9%	4,175 SF - 39.1%
MEDICAL OFFICE	- SF - 0%	2,500 SF - 23.4%
TOTAL	10,674 SF	10,675 SF
REQUIRED PARKING		
RETAIL (1 PER 250 S.F.)	10 SPACES	16 SPACES
RESTAURANT (FS) (1 PER 100 S.F.)	83 SPACES	42 SPACES
MEDICAL OFFICE (1 PER 200 S.F.)	0 SPACES	13 SPACES
TOTAL	93 SPACES	71 SPACES
PARKING PROVIDED	93 SPACES	75 SPACES
HANDICAP REQUIRED	4 SPACES	4 SPACES
HANDICAP PROVIDED	4 SPACES	4 SPACES
LANDSCAPE COVERAGE(IMPERVIOUS)	30,200 SF - 33%	15,535 SF - 20.4%

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 ____, 2025.	
WITNESS OUR HANDS, this ____ day of ____, 2025.	
Planning & Zoning Commission, Chairman	Director of Planning and Zoning

IRRIGATION NOTE

EXISTING IRRIGATION SYSTEM SHALL BE MODIFIED AND EXPANDED AS REQUIRED TO PROVIDE ALL LANDSCAPE WITH COMPLETE COVERAGE. CONTRACTOR TO INSURE SYSTEM HAS PROPER OPERATING RAIN AND FREEZE SENSORS.

0 10 20 40

SCALE: 1" = 20'-0"

NORTH

Sheet Title: Lot 1 Landscape Plan

Sheet Number: L1 of L3 Sheets

Rockwall Neighborhood Shops

Slate Land & Development

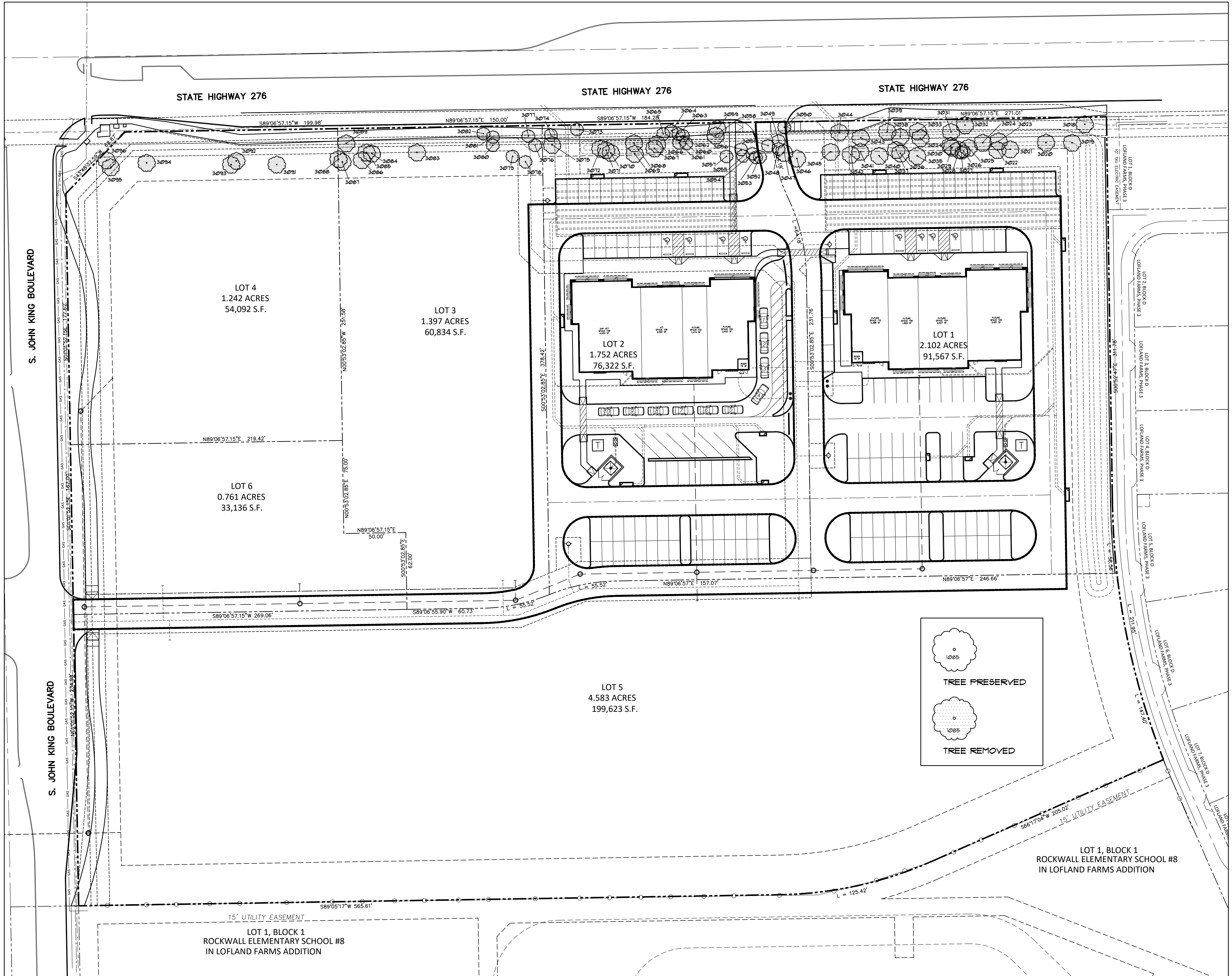
Rockwall Texas

Joe D. Grubbs

State of Texas

Professional Seal

06-25-26



SITE DATA TABLE			
LOT SIZE	LOT 1		LOT 2
	2.102 ACRES	1.752 ACRES	76,322 SF
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TOTAL	10,674 SF	10,675 SF	

REQUIRED PARKING		
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LANDSCAPE COVERAGE(IMPERVIOUS)	30,200 SF - 33%	15,535 SF - 20.4%

TREE ID NO.	TREE TYPE	TREE SIZE
3018	CEDAR	14' HT.
3019	CEDAR	14' HT.
3020	CEDAR	18' HT.
3021	CEDAR	12' HT.
3022	CEDAR	12' HT.
3023	CEDAR	14' HT.
3024	CEDAR	14' HT.
3025	CEDAR	18' HT.
3026	CEDAR	12' HT.
3027	CEDAR	12' HT.
3028	CEDAR	14' HT.
3029	CEDAR	12' HT.
3030	CEDAR	12' HT.
3031	CEDAR	14' HT.
3032	CEDAR	14' HT.
3033	CEDAR	12' HT.
3034	CEDAR	12' HT.
3035	CEDAR	14' HT.
3036	CEDAR	14' HT.
3037	CEDAR	12' HT.
3038	CEDAR	12' HT.
3039	CEDAR	12' HT.
3040	CEDAR	12' HT.
3041	CEDAR	20' HT.
3042	CEDAR	18' HT.
3043	CEDAR	12' HT.
3044	CEDAR	12' HT.
3045	CEDAR	12' HT.
3046	CEDAR	14' HT.
3047	CEDAR	14' HT.
3048	CEDAR	12' HT.
3049	CEDAR	12' HT.
3050	HACKBERRY	6'
3051	CEDAR	12' HT.
3052	CEDAR	12' HT.
3053	CEDAR	12' HT.
3054	CEDAR	12' HT.
3055	CEDAR	12' HT.
3056	CEDAR	12' HT.

TREE ID NO.	TREE TYPE	TREE SIZE
3057	CEDAR	12' HT.
3058	CEDAR	14' HT.
3059	CEDAR	14' HT.
3060	CEDAR	12' HT.
3061	CEDAR	12' HT.
3062	CEDAR	12' HT.
3063	CEDAR	14' HT.
3064	CEDAR	12' HT.
3065	CEDAR	14' HT.
3066	CEDAR	14' HT.
3067	CEDAR	18' HT.
3068	CEDAR	16' HT.
3069	CEDAR	14' HT.
3070	CEDAR	18' HT.
3071	CEDAR	16' HT.
3072	CEDAR	16' HT.
3073	CEDAR	16' HT.
3074	CEDAR	12' HT.
3075	CEDAR	16' HT.
3076	CEDAR	14' HT.
3077	CEDAR	12' HT.
3078	CEDAR	14' HT.
3079	CEDAR	12' HT.
3080	CEDAR	14' HT.
3081	CEDAR	12' HT.
3082	CEDAR	12' HT.
3083	CEDAR	16' HT.
3084	CEDAR	14' HT.
3085	CEDAR	12' HT.
3086	CEDAR	12' HT.
3087	CEDAR	12' HT.
3088	CEDAR	16' HT.
3089	CEDAR	14' HT.
3090	CEDAR	16' HT.
3091	CEDAR	12' HT.
3092	CEDAR	12' HT.
3093	CEDAR	12' HT.
3094	CEDAR	14' HT.
3095	CEDAR	12' HT.
3096	CEDAR	14' HT.

TOTAL MITIGATION REQUIRED 11 - 4' TREES

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 ____, 2025.

WITNESS OUR HANDS, this ____ day of ____, 2025.

Planning & Zoning Commission, Chairman Director of Planning and Zoning



Revisions:	Date:

Issued For: CONSTRUCTION

Job No. 26105

Scale 1" = 40'-0"

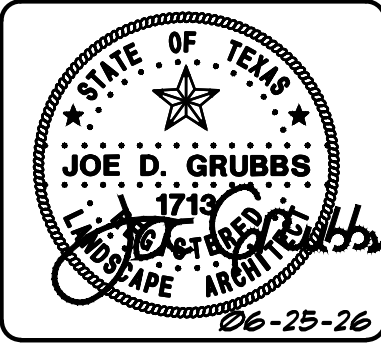
Drawn By: JDG

Date 06-25-2026

Rockwall Neighborhood Shops

Slate Land & Development

Rockwall Texas

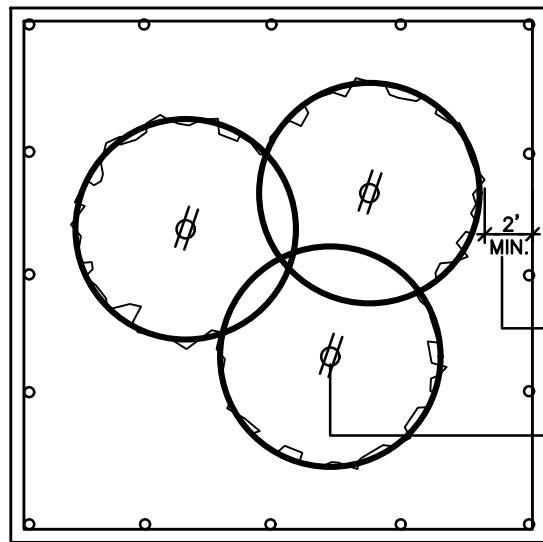


Treescape Plan

Sheet Number: TS1 or TS2 Sheets

TREE ID NO.	TREE TYPE	TREE CAL. SIZE	PRESERVED OR REMOVED	TREE HEALTH	DISEASE (Y/N)	INSECT (Y/N)	STRUCTURAL (Y/N)	MITIGATION REQUIRED
3018	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3019	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3020	CEDAR	18' HT.	REMOVED	4	N	N	N	4
3021	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3022	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3023	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3024	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3025	CEDAR	18' HT.	REMOVED	4	N	N	N	4
3026	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3027	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3028	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3029	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3030	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3031	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3032	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3033	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3034	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3035	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3036	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3037	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3038	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3039	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3040	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3041	CEDAR	20' HT.	REMOVED	4	N	N	N	4
3042	CEDAR	18' HT.	REMOVED	4	N	N	N	4
3043	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3044	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3045	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3046	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3047	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3048	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3049	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3050	HACKBERRY	6	REMOVED	4	N	N	N	0
3051	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3052	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3053	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3054	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3055	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3056	CEDAR	12' HT.	REMOVED	4	N	N	N	4
TOTAL COLUMN MITIGATION REQUIRED								38 - 4' TREES

TREE ID NO.	TREE TYPE	TREE CAL. SIZE	PRESERVED OR REMOVED	TREE HEALTH	DISEASE (Y/N)	INSECT (Y/N)	STRUCTURAL (Y/N)	MITIGATION REQUIRED
3057	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3058	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3059	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3060	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3061	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3062	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3063	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3064	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3065	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3066	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3067	CEDAR	18' HT.	REMOVED	4	N	N	N	4
3068	CEDAR	16' HT.	REMOVED	4	N	N	N	4
3069	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3070	CEDAR	18' HT.	REMOVED	4	N	N	N	4
3071	CEDAR	16' HT.	REMOVED	4	N	N	N	4
3072	CEDAR	16' HT.	REMOVED	4	N	N	N	4
3073	CEDAR	16' HT.	REMOVED	4	N	N	N	4
3074	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3075	CEDAR	16' HT.	REMOVED	4	N	N	N	4
3076	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3077	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3078	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3079	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3080	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3081	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3082	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3083	CEDAR	16' HT.	REMOVED	4	N	N	N	4
3084	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3085	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3086	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3087	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3088	CEDAR	16' HT.	REMOVED	4	N	N	N	4
3089	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3091	CEDAR	16' HT.	REMOVED	4	N	N	N	4
3092	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3093	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3094	CEDAR	14' HT.	REMOVED	4	N	N	N	4
3095	CEDAR	12' HT.	REMOVED	4	N	N	N	4
3096	CEDAR	14' HT.	REMOVED	4	N	N	N	4
TOTAL COLUMN MITIGATION REQUIRED								39 - 4' TREES



TREE PROTECTION FENCE AND NOTES
SCALE: N.T.S.

- EXISTING TREES WITHIN CONTRACT LIMITS ARE SHOWN ON THE DRAWINGS. EXISTING TREES DESIGNATED FOR REMOVAL SHALL BE FLAGGED AT THE PROJECT SITE WITH FLAGGING BY THE CONTRACTOR.
- PROTECT ALL INDIVIDUAL TREES OR GROUPS OF TREES TO BE PRESERVED BY ERECTING A BARRIER AROUND EACH TREE OR GROUP OF TREES. INSTALL AND MAINTAIN BARRIER AT TREE DRIPLINE. BARRIERS SHALL REMAIN IN PLACE UNTIL REMOVAL IS NECESSARY.
- IN THE EVENT THAT HEAVY CONSTRUCTION IS SCHEDULED TO OCCUR WITHIN THE DRIPLINE OF AN EXISTING TREE, CONTRACTOR SHALL ERECT A PROTECTION FENCE OUTSIDE THE DRIPLINE UNTIL THIS CONSTRUCTION IS SCHEDULED TO OCCUR. THE PROTECTION FENCE MAY THEN BE ADJUSTED AS REQUIRED TO COMPLETE THE PROPOSED CONSTRUCTION. AFTER CONSTRUCTION IN THIS AREA IS COMPLETED, THE PROTECTION FENCE SHALL BE ADJUSTED TO ITS ORIGINAL LOCATION.
- CONTRACTORS SHALL NOT PARK, CLEAN TOOLS AND EQUIPMENT OR STORE MATERIALS WITHIN THE DRIPLINE OF ANY TREE.
- ALL ROOTS OVER 1" IN DIAMETER SHALL BE CUT CLEAN WITH A HAND SAW.

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 _____, 2025.

WITNESS OUR HANDS, this ____ day of _____, 2025.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

Date:									
Revisions:									
*									

Issued For:
CONSTRUCTION

Job No.
26105

Scale

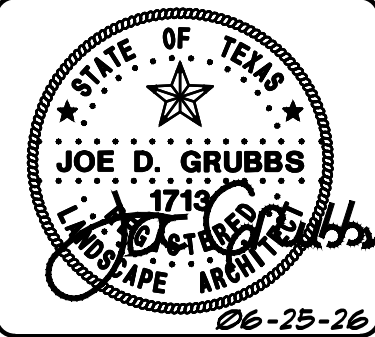
Drawn By:
JDG

Date
06-25-2026

Rockwall Neighborhood Shops

Slate Land & Development

Rockwall Texas

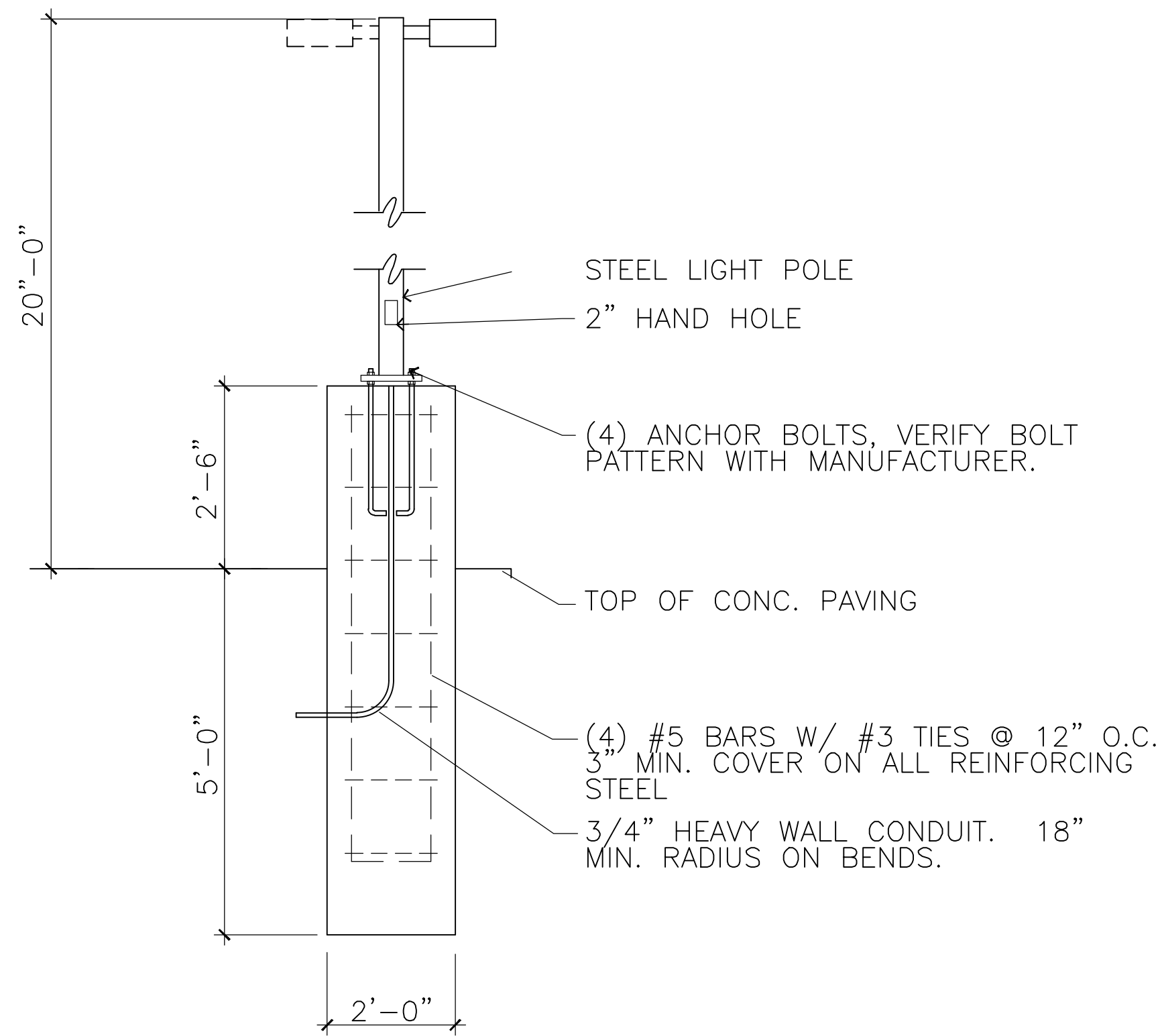


Sheet Title:

Treescape Plan

Sheet Number:
TS2
or TS2 Sheets

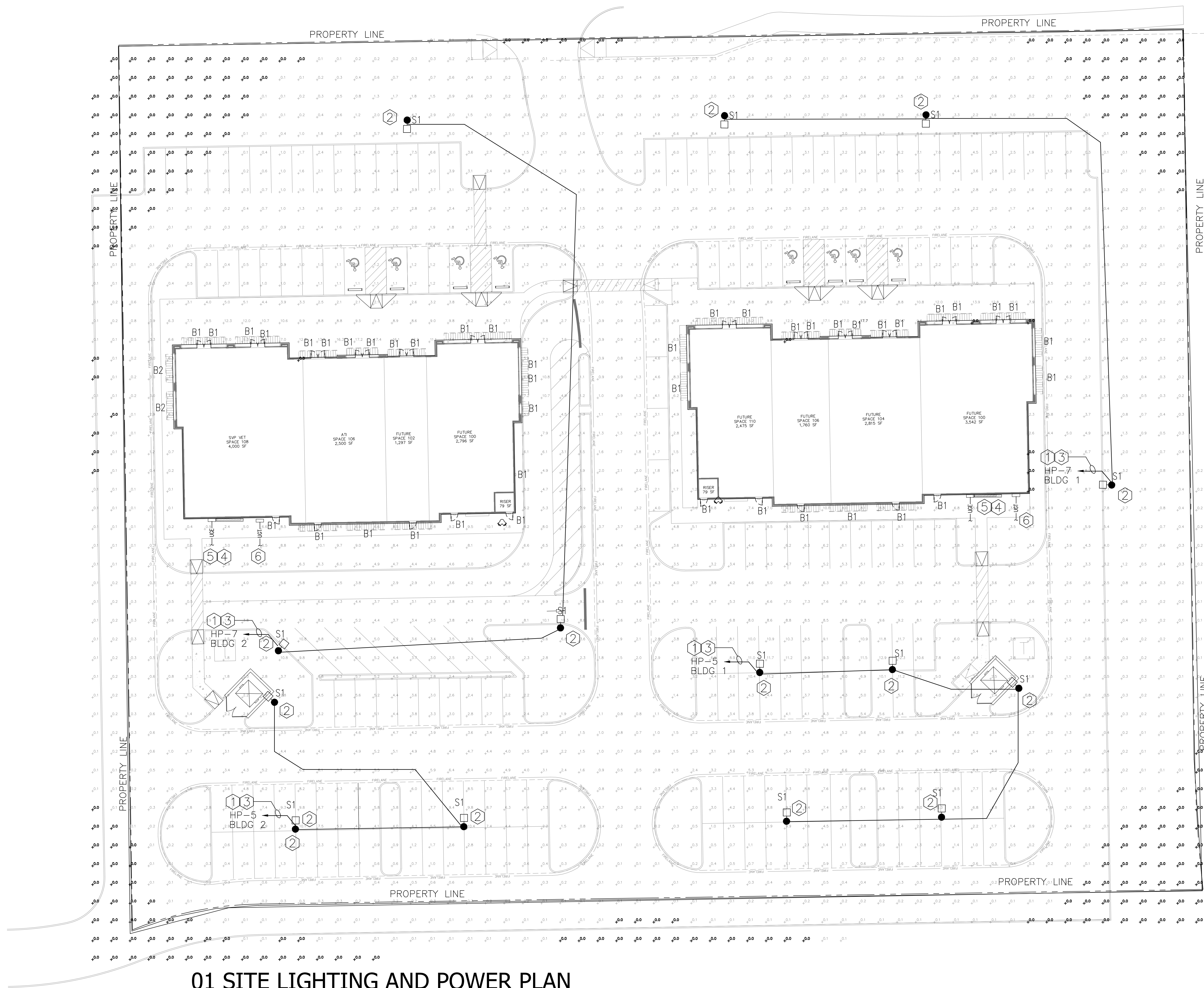
- NOTES BY SYMBOL**
- 1" CONDUIT W/(2) # 10 CU AND (1) # 10 CU GROUND. (TYP FOR ENTIRE CIRCUIT)
 - POLE MOUNTED LED LIGHT FIXTURE . PROVIDE WITH 17.5 FT. SQUARE STEEL POLE . SEE LIGHT FIXTURE SCHEDULE FOR ADDITIONAL INFORMATION. ALL POLES AND FIXTURES TO BE BLACK.
 - CIRCUIT ALL EXTERIOR LIGHTING AND SIGNS THROUGH PHOTOCELL-TIMELOCK CONTROL. SEE DETAIL ON SHEET E2.0.
 - ELECTRICAL SERVICE ENTRANCE EQUIPMENT. SEE ELECTRICAL SERVICE RISER FOR ADDITIONAL INFORMATION.
 - NEW 120/208V , 3 PHASE ELECTRICAL SERVICE FROM POWER COMPANY TRANSFORMER . SEE CIVIL UTILITY PLAN FOR CONTINUATION. CONTRACTOR MUST VERIFY TRANSFORMER LOCATION. SEE ELECTRICAL SERVICE RISER FOR ADDITIONAL INFORMATION.
 - TELEPHONE DEMARK LOCATION . 3" SCHEDULE 40 PVC CONDUIT TO TELEPHONE COMPANY PEDESTAL. CONTRACTOR SHALL PROVIDE PULL STRING . VERIFY LOCATION IN FIELD.



02 POLE BASE DETAIL

SCALE: NO SCALE

Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #1	+	1.6 fc	19.4 fc	0.0 fc	N/A	N/A



01 SITE LIGHTING AND POWER PLAN

SCALE: 1"=30'-0"

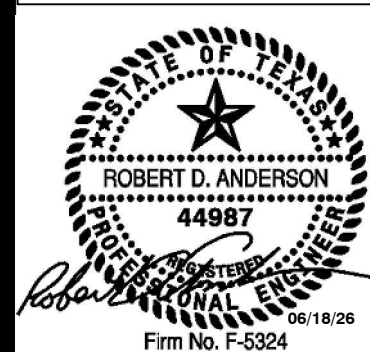
Statistics						
Description	Symbol	Max	Min	Max/Min	Avg/Min	Avg
Calc Zone #1	+	17.7 fc	0.0 fc	N/A	N/A	2.6 fc

Power Statistics				
Description	# Luminaires	Total Watts	Area	Density
Power Density Zone # 1	56	5028.208 W	168559.400 ft2	0.030 W/ft2

Schedule												
Symbol	Label	QTY	Manufacturer	Catalog Number	Description	Number Lamps	Filename	Lumens per Lamp	LLF	Wattage	Efficiency	Distribution
	B1	44	BEACON	GE01-24L-25-3K7-3	Wallpack w/ Acrylic 24L Type III Lens	1	GE01-24L-25-3K7-3 (1).ies	2764	1	25.7	100%	
	B2	2	BEACON	GE01-24L-15-3K7-2	Wallpack 1 w/ Acrylic Type II Lens	1	GE01-24L-15-3K7-2.ies	1726	1	14.9	100%	
	S1	12	Lithonia Lighting	DSX2 LED P5 35K 80CRI TFTM HS	D-Series Size 2 Area Luminaire P5 Performance Package 3500K CCT 80 CRI Houseside Shield	1	DSX2_LED_P5_35K_80CRI_TFTM_HS.ies	30981	1	326.5841	100%	TYPE IV, SHORT, BUG RATING: B3 - U0 - G5

Robert D. Anderson, Inc.
118% Judd Court
Suite 350
Dallas, Texas 75243

118% Judd Court
Suite 350
Dallas, Texas 75243



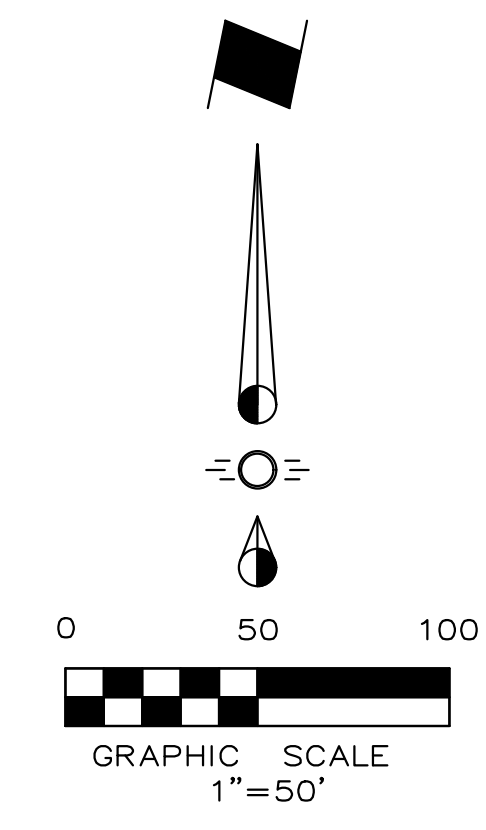
SLATE
LAND & DEVELOPMENT CO

DRAWING ISSUE & REVISION LOG

REV	DATE	DESCRIPTION
01	04/24/2026	PERMIT SET-AMPS
02	05/08/2026	CLIENT COMMENTS
03	06/18/2026	COORDINATION WITH CIVIL

PROJECT NAME: MT SHELL BUILDING 1	PROJECT NUMBER: JAWA 25-0031
PROJECT DESCRIPTION: MIXED USE SITE DEVELOPMENT (RETAIL/RESTAURANT)	
PROJECT ADDRESS: SE CORNER OF HWY 276 & S JOHN KING BLVD. ROCKWALL TX, 75032	

E3.0



7. All roof drain laterals shall be 0.50% min. slope.

STOP!
CALL BEFORE YOU DIG

(@ least 72 hours prior to digging)

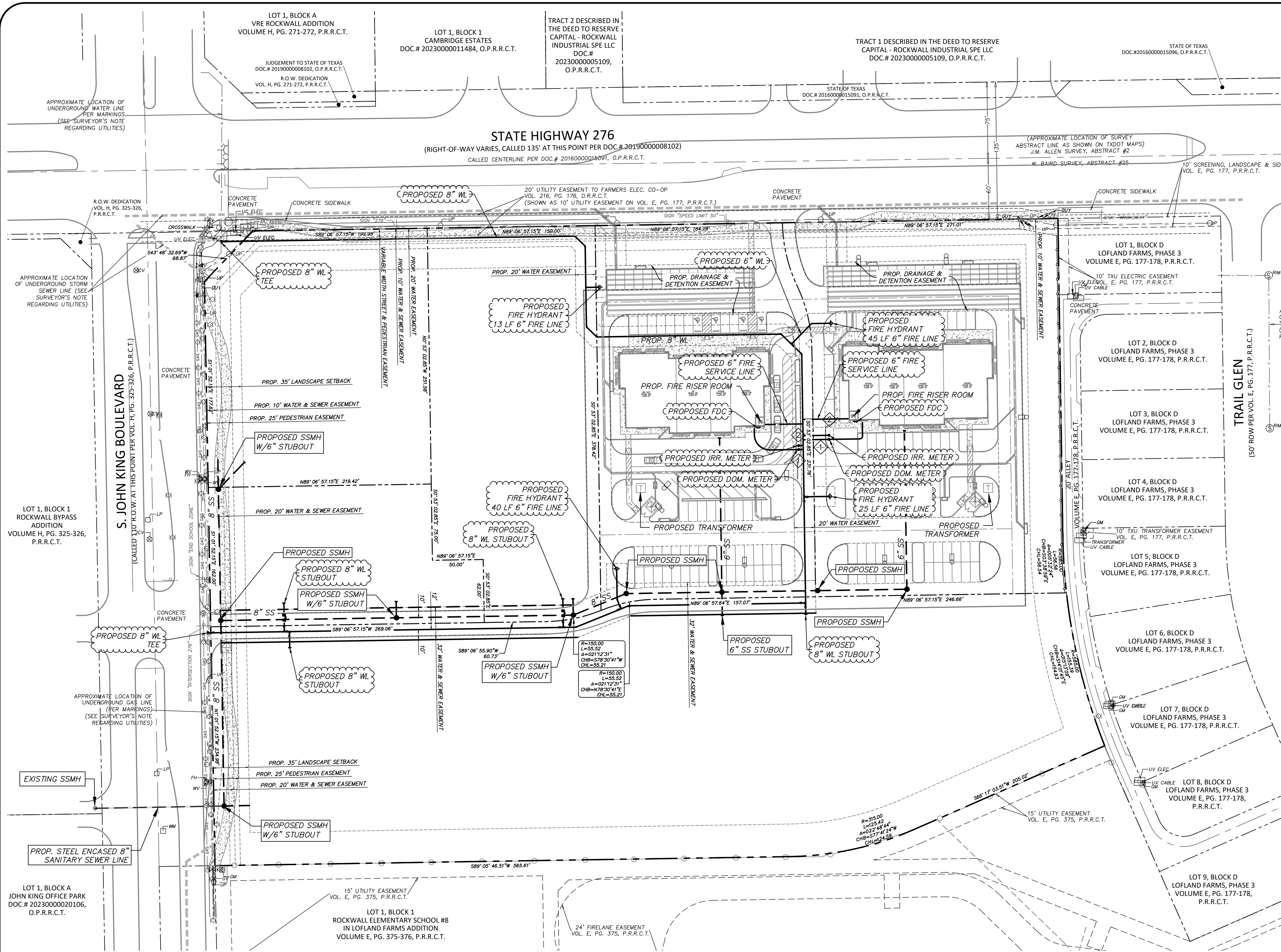
06/18/2026

PRELIMINARY STORM PLAN
ROCKWALL NEIGHBORHOOD SHOPS
SLATE LAND & DEVELOPMENT CO.
CITY OF ROCKWALL, TEXAS

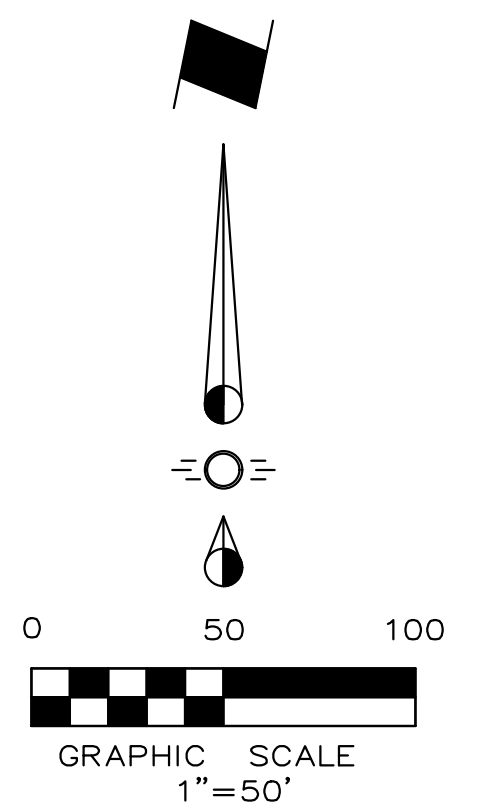
Sheet No. _____

Project No.
25086

ROCKWALL NEIGHBORHOOD SHOPS



Note:
All Existing Overhead Utilities To Be Buried



WATER & SANITARY SEWER NOTES

1. All materials and construction shall be in accordance with the City Standard Specifications and Construction Standards, and Standard Specifications for Public Works Construction prepared by North Central Texas Council of Governments (Latest Revision), and to the regulations of The Texas Commission on Environmental Quality.
2. Existing utilities are shown schematically and are for the contractors guidance only. The location and/or elevation of existing utilities as shown on these plans are based on records of the various utility companies, and, where possible, measurements taken in the field. The contractor must call the appropriate utility company at least 72 hours prior to any excavation to request exact field location of utilities.
3. The contractor shall be responsible for protecting all existing improvements in the construction of this project. The contractor is responsible for repairs of damage to any existing improvements during construction. Repairs shall be equal to or better than condition prior to construction.
4. All sewer lines shall be PVC SDR-35, unless stated otherwise.
5. All manhole rim grades must match finished grade in paved areas. Manholes constructed in landscape areas must have a final rim grade six inches (6") above final grade.
6. All water pipe 8" and larger shall be Class 150 DR 18 PVC water pipe, conforming to AWWA C900 standards, except Fire Line.
7. Contractor shall be responsible for maintaining trench safety requirements in accordance with the latest standards of O.S.H.A. or any other agency having jurisdiction for excavation and trenching procedures. Contractor shall provide and implement a trench safety plan complying with O.S.H.A.
8. Fire sprinkler line shall be sized and installed by a state licensed contractor. Fire Line shown for reference only.
9. Fire protection rooms shall have no roof access, mopinks, electrical panels, storage. Fire Protection rooms are for Fire Alarm and Control systems uses.

FIRE LINE NOTE

1. All underground fire line and remote FDC piping shall be a minimum of Class 200/DR 14 or better. Embedment shall be No. 4 crushed stone. Depth of Bury - minimum if 48 inches from grade to the top of the pipe. All underground fire lines begin at the point of connection to the circulating public/private water main and terminate at the top of the spigot piece 1 ft. above the finished floor and no more than 5 ft. inside the building.

WATER METER CHART		
No.	Meter Type	Size
1	Domestic Meter	2"
2	Irrigation Meter	1"

Note:
Existing Utilities Shown Per As-Built Documents. Contractor to Field Verify Location and Depth of All Utilities Prior to Construction and Notify Engineer of any Discrepancies.

STOP!
CALL BEFORE YOU DIG



((at least 72 hours prior to digging))

Issue Date

Description

1 05/15/2026	1st Site Plan Submittal
2 06/23/2026	2nd Site Plan Submittal
3 07/01/2026	3rd Site Plan Submittal
4	
5	
6	

1720 W. Virginia Street
972.562.4409

McKinney, Texas 75069
Texas P.E. Firm No. F-5935

PRELIMINARY UTILITY PLAN		Sheet No.
ROCKWALL NEIGHBORHOOD SHOPS		UP
SLATE LAND & DEVELOPMENT CO.		Project No. 25086
CITY OF ROCKWALL, TEXAS		

ROCKWALL NEIGHBORHOOD SHOPS



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: July 14, 2026

APPLICANT: Tyler Adams; *Greenlight Studio*

CASE NUMBER: SP2026-018: *Site Plan for a Restaurant with a Drive-Through or Drive-In*

SUMMARY

Discuss and consider a request by Tyler Adams of Greenlight Studio on behalf of Mike Wurster of Subtle Grounds, LLC for the approval of a Site Plan for a *Restaurant with Drive-Through or Drive-In* on a 2.50-acre portion of a larger 4.50-acre parcel of land identified as Lot 1, Block A, Boardwalk Development Addition, City of Rockwall, Rockwall County, Texas, situated within the SH-205 By-Pass Overlay (SH-205 BY-OV) District, zoned Planned Development District 71 (PD-71) for limited Commercial (C) District land uses, generally located at the northwest corner of the intersection of Park Hills Boulevard and John King Boulevard, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on March 16, 1998 by *Ordinance No. 98-10 [Case No. A1998-001]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On June 18, 2007, the City Council approved a zoning change [*Case No. Z2007-011; Ordinance No. 07-19*] that rezoned the property from Agricultural (AG) District to Planned Development District 71 (PD-71) for limited Commercial (C) District land uses. On September 2, 2008, the City Council approved a zoning case [*Case No. Z2008-017; Ordinance No. 08-45*] to expand Planned Development District 71 (PD-71); however, this had no effect on the subject property. The subject property has remained vacant since the time of annexation. On August 4, 2025, the City Council approved a Specific Use Permit (SUP) by *Ordinance No. 25-50, S-376 (i.e. Case No. Z2025-042)* for an *Outdoor Commercial Amusement/Recreation Facility* for the proposed pickleball courts on the subject property.

PURPOSE

On May 15, 2026, the applicant – *Tyler Adams of Greenlight Studio* -- submitted an application requesting the approval of a site plan for a *Restaurant with Drive-Through or Drive-In* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located at the northwest corner of the intersection of Park Hills Boulevard and John King Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is the remainder of the 4.50-acre tract of land (*i.e. Lot 1, Block A, Boardwalk Development Addition*) which the subject property is a part of. North of this is a 24.9036-acre vacant tract of land (*i.e. Lot 1, Abstract No. 183, of the G.W. Redlin Survey*). Both of these properties are zoned Planned Development District 71 (PD-71) for Commercial (C) District land uses. Beyond that is SH-66, which is identified as a P6D (*principal arterial, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is Park Hills Boulevard, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 3.14-acre vacant parcel of land (*i.e. Lot 3, Boardwalk Development Addition*), which is zoned Planned Development District 71 (PD-71) for Commercial (C) District land uses. Beyond

that is a 1.607-acre vacant tract of land (i.e. *Tract 1-4, Abstract No. 20, of the N. Butler Survey*) and a 31.393-acre tract of land (*Tract 3, Abstract No. 20, of the N. Butler Survey*). Both of these properties are zoned Agricultural (AG) District.

East: Directly east of the subject property is N. John King Boulevard, which is identified as a P6D (i.e. *principal arterial, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 96.635-acre tract of land (i.e. *Lot 6-1, abstract No. 183, of the G. W. Redlin Survey*) that is zoned Planned Development District 71 (PD-71) for Commercial (C) District land uses. Beyond that is a 47.89-acre parcel of land (i.e. *Lot 1, Rockwall Municipal Airport*), zoned Agricultural (AG) District, and developed with a municipal airport.

West: Directly west of the subject property is a 7.0938-acre parcel of land (i.e. *Lot 12, Block C, Park Hills Subdivision*), which is zoned Planned Development District 98 (PD-98) and used as open space. Beyond this is the remainder of Park Hills Subdivision which is a 65.60-acre subdivision established in November of 2024 that consists of 158 residential lots. This subdivision is currently under development and is zoned Planned Development District 98 (PD-98) for Single-Family 8.4 (SF-8.4) District land uses.

MAP 1: LOCATION MAP

YELLOW: SUBJECT PROPERTY



DENSITY AND DIMENSIONAL REQUIREMENTS

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

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>10,000 SF</i>	<i>X=2.50-Acres; In Conformance</i>
<i>Minimum Lot Frontage</i>	<i>60-Feet</i>	<i>X=192.57-feet & 149.82-feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>	<i>X≥279-feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>15-Feet</i>	<i>X>15-feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet</i>	<i>X>10-feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>10-Feet</i>	<i>X>10-feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>60-Feet</i>	<i>X=26-feet; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>60%</i>	<i>X<60%; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>75 Required Spaces</i>	<i>X=75; In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>20%</i>	<i>X=51%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>85-90%</i>	<i>X=48%; In Conformance</i>

TREESCAPE PLAN

The applicant has not submitted a Treescape Plan with this request. Staff has included a condition of approval requiring the submission of a Treescape Plan prior to the submittal of civil engineering plans. The Treescape Plan will be reviewed for conformance with Article 09, *Tree Preservation*, of the Unified Development Code (UDC), including all applicable tree-preservation, replacement, and mitigation requirements. If the required mitigation cannot be fully satisfied through on-site preservation or replacement, the applicant may be required to pursue a tree mitigation settlement agreement in accordance with Section 05, *Tree Mitigation Requirements*, of Article 09, of the Unified Development Code (UDC).

CONFORMANCE WITH THE CITY'S CODES

The applicant is proposing a *Restaurant with Drive-Through or Drive-In exceeding 2,000 SF*. According to the Subsection 02.02, *Land Use Definitions*, of Article 13, of the Unified Development Code (UDC), a restaurant is, “(a) place of business whose primary source of revenue is derived from the sale of prepared food to the general public for consumption on premise or off-premise and does not provide facilities that allow the serving and consumption of food in personal vehicles on or near the restaurant premises. The term shall not include a bakery, pastry shop, meat market, or ice cream parlor if on premises consumption of food is not allowed.” According to the Land Use Schedule contained within Article 04, *Permissible Uses*, of the Unified Development Code (UDC), *Restaurant with Drive-Through or Drive-In exceeding 2,000 SF* is permitted by right within the Commercial (C) District. Based on staff’s review, the submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the applicable requirements of Planned Development District 71 (PD-71), the Commercial (C) District, and the SH-205 By-Pass Overlay (SH-205 BY-OV) District, except for the variances identified in the Variances and Exceptions Requested by the Applicant section of this case memo.

VARIANCES REQUESTED BY THE APPLICANT

As previously stated, the applicant’s request appears to generally conform to the requirements of the Unified Development Code (UDC); however, staff has identified the following variances and exceptions associated with the applicant’s request:

- (1) *Berm along John King Boulevard*. According to Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(a)ll landscape buffers shall incorporate ground cover, a built-up berm and shrubbery or a combination thereof along the entire length of the frontage. Berms and shrubbery shall each have a minimum height of 30-inches and a maximum height of 48-inches...” In this case, the applicant is requesting a variance to provide a retaining wall and enhanced landscaping in portions of the landscape buffer along N. John King Boulevard in lieu of a continuous berm. According to the applicant, the existing topography, proposed grading, and fire-access requirements prevent the construction of a full berm along the entire frontage. The applicant proposes to provide a berm in those portions of the buffer where the retaining wall is two (2) feet in height or less. Approval of this alternative screening arrangement requires a variance from the Planning and Zoning Commission.
- (2) *Commercial Building Standards for the Silo Building*. According to Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), buildings located within the

General Overlay District are required to comply with the applicable building articulation, material, and architectural design standards. The applicant is proposing a small accessory storage building designed to resemble a grain silo and intended to support the coffee-related theme of the development. Because the cylindrical metal structure does not comply with the conventional masonry and articulation standards applicable to commercial buildings within the overlay district, approval of the proposed design requires a variance from the Planning and Zoning Commission.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "...an applicant may request the Planning and Zoning Commission grant variances and exceptions to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship." In addition, the code requires that the applicant provide two (2) compensatory measures for each variance or exception that is requested that directly offset the requested variance or exception. Based on the two (2) variances identified by staff, the applicant is required to provide a minimum of four (4) compensatory measures.

In this case, the applicant's variance letter identifies the following compensatory measures intended to offset the requested variances: [1] providing a berm in the portions of the landscape buffer along N. John King Boulevard where the retaining wall is two (2) feet in height or less; [2] providing additional landscaping within the landscape buffer to help offset the areas where a full berm cannot be provided due to existing slope and grading constraints; [3] incorporating the silo building as an architectural feature that is intended to support the character and theme of the proposed development; and [4] providing enhanced site design/open space elements that contribute to the overall appearance of the development. Staff should note that the sufficiency of these compensatory measures, and whether they directly offset the requested variances, is a discretionary determination for the Planning and Zoning Commission and the approval of variances require a supermajority vote (i.e. six [6] of the seven [7] commissioners) -- with a minimum of four (4) votes in the affirmative.

STAFF ANALYSIS

The applicant is requesting approval of a Site Plan for a Restaurant with Drive-Through or Drive-In on the subject property. The proposed development consists of two (2) buildings totaling approximately 7,797 SF, a drive-through facility, outdoor dining and open-space areas, associated parking and circulation improvements, and pickleball courts previously approved through Specific Use Permit (SUP) *Ordinance No. 25-50, S-376 [Case No. Z2025-042]*. The submitted plans depict these uses as components of a coordinated development on the subject property.

In reviewing the submitted site plan, the proposed *Restaurant with Drive-Through or Drive-In* and *General Retail building* are both permitted land uses within the Commercial (C) District, and the site generally conforms to the applicable density, dimensional, parking, landscaping, and impervious coverage requirements of the Unified Development Code (UDC). Specifically, the applicant is providing 75 parking spaces where 75 parking spaces are required, and a total landscaping percentage that exceeds the minimum requirements of the Unified Development Code (UDC). The site plan also shows an eight (8) foot meandering sidewalk along N. John King Boulevard, a low wall/seating area near the intersection of N. John King Boulevard and Park Hills Boulevard, internal pedestrian connections, and landscape screening along the street frontages and adjacent to the drive-through and parking areas.

Staff should note that the request includes two (2) variances from the Unified Development Code (UDC). The first variance is to the requirement to provide a full berm along N. John King Boulevard. The applicant has indicated that, due to the grading of the site and the need to meet fire code requirements, portions of the parking area will sit below grade from N. John King Boulevard, with a retaining wall providing screening in lieu of a continuous berm. The applicant has further indicated that a berm will be provided in areas of the landscape buffer where the retaining wall is two (2) feet or shorter. The second variance is related to the proposed storage building near the drive-through, which is designed to resemble a grain silo and does not meet the conventional commercial building articulation and material standards. The applicant has indicated that the silo building is intended to serve as an architectural feature that supports the character and theme of the development.

In support of the requested variances, the applicant has provided compensatory measures including a seating area intended to match the amenity located on the opposite side of Park Hills Boulevard, expanded paving and open space at the intersection, enhanced screening of the drive-through area, and the use of the silo building as a visual and architectural amenity. The Planning and Zoning Commission will need to determine whether the proposed compensatory measures directly

offset the requested variances. Approval of the variances is a discretionary decision and requires a supermajority vote of the Planning and Zoning Commission.

Staff should note that the applicant has not provided a Treescape Plan with this request; however, staff has included a condition of approval requiring the applicant to submit a Treescape Plan prior to the submission of civil engineering plans. The Treescape Plan will be reviewed for conformance with Article 09, *Tree Preservation*, of the Unified Development Code (UDC), including any required tree preservation, mitigation, replacement, or tree mitigation settlement agreement requirements.

In summary, the proposed site plan appears to generally conform to the applicable requirements of the Unified Development Code (UDC) and is consistent with the Commercial/Retail land use designation of the Comprehensive Plan, subject to the variances identified in this case memo and compliance with the recommended conditions of approval.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the *Land Use Plan* contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is situated within the Central District. This district is composed of a wide range of land uses that vary from single-family to industrial. The district's residential areas consist of suburban residential (e.g. *Park Place*), estate and rural residential (e.g. *Rolling Meadows Subdivision*), and higher density residential developments (e.g. *Evergreen Senior Living*). The *Central District* also incorporates a high volume of industrial land uses adjacent to the *Union Pacific/Dallas Garland and Northeastern Rail Road* line that bisects the district -- *and City* -- in an east/west direction. The Ralph Hall Municipal Airport and several other large public/school facilities are also located within the boundaries of this district. The subject property is located within the Commercial/Retail land use designation, which is intended to support existing and proposed residential developments, and should be compatible in scale with adjacent residential structures (*i.e. are more characteristic of neighborhood/convenience centers*); however, areas adjacent to N. John King Boulevard should be capable of accommodating mid to large-scale commercial users. All commercial developments should incorporate appropriate screening (e.g. *berms, landscaping and large buffers*) to transition uses. In summary, the submitted site plan generally conforms to the applicable use, dimensional, parking, landscaping, and impervious-coverage requirements of the Unified Development Code (UDC). The request is located within the Commercial/Retail land use designation of the OURHometown Vision 2040 Comprehensive Plan and proposes a commercial use intended to serve nearby residential development. The Planning and Zoning Commission will need to determine whether the proposed alternative screening and compensatory measures adequately address the requested variances and whether the plans should be approved subject to the conditions contained in this case memo.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On May 26, 2026, the Architectural Review Board (ARB) reviewed the Building Elevations submitted on May 15, 2026, and provided the applicant with the following suggestion, provide a roof plan and dash in the roof top equipment on the building elevations. The updated building elevations do show the roof top equipment dashed in and will be reviewed on July 14, 2026 at the Architectural Review Board (ARB) meeting and the Architecture Review Board will provide a recommendation prior to the July 14, 2026 Planning and Zoning Commission meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's Site Plan for a *Restaurant with a drive-through or drive-in* 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 shall provide a treescape plan that conforms to the requirements of Article 09, *Tree Preservation*, of the Unified Development Code (UDC) 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 with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$500.00 + \$20.00 ACRE)¹
- ☐ PRELIMINARY PLAT (\$500.00 + \$20.00 ACRE)¹
- ☐ FINAL PLAT (\$500.00 + \$20.00 ACRE)¹
- ☐ REPLAT (\$500.00 + \$20.00 ACRE)^{1 & 3}
- ☐ AMENDING OR MINOR PLAT (\$500.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$200.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$1,000.00 + \$20.00 ACRE)^{1 & 2}
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$500.00)²

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$200.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] (\$200.00)²
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] (\$1,000.00)²

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$1,000.00 + \$20.00 ACRE)^{1 & 3}
- ☐ SPECIFIC USE PERMIT [RESIDENTIAL] (\$200.00 + \$20.00 ACRE)^{1, 2 & 3}
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] (\$1,000.00 + \$20.00 ACRE)^{1, 2 & 3}
- ☐ PLANNED DEVELOPMENT DISTRICT (\$1,500.00 + \$20.00 ACRE)^{1 & 3}
- ☐ PD DEVELOPMENT PLANS (\$1,500.00 + \$20.00 ACRE)^{1 & 3}

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 \$2,500.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

³: AN ADDITIONAL FEE OF \$150.00 WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS NW Corner of N. John King Blvd & Park Hills Blvd

SUBDIVISION Boardwalk Development Addition

LOT Part of 1 BLOCK A

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD - 71/SH205 By-Pass Overlay

CURRENT USE Vacant

PROPOSED ZONING No change

PROPOSED USE Restaurant W/Drive thru, retail

ACREAGE 2.5

LOTS [CURRENT] 1

LOTS [PROPOSED] 2

- ☐ **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 Subtle Grounds LLC

☒ APPLICANT Greenlight Studio LLC

CONTACT PERSON Mike Wurster

CONTACT PERSON Tyler Adams

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

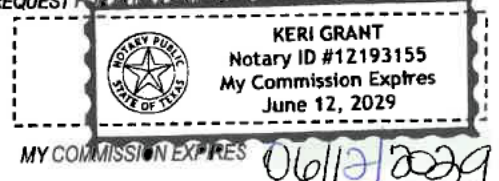
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Wurster [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ Man TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF May, 2026 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 15th DAY OF May, 2026

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



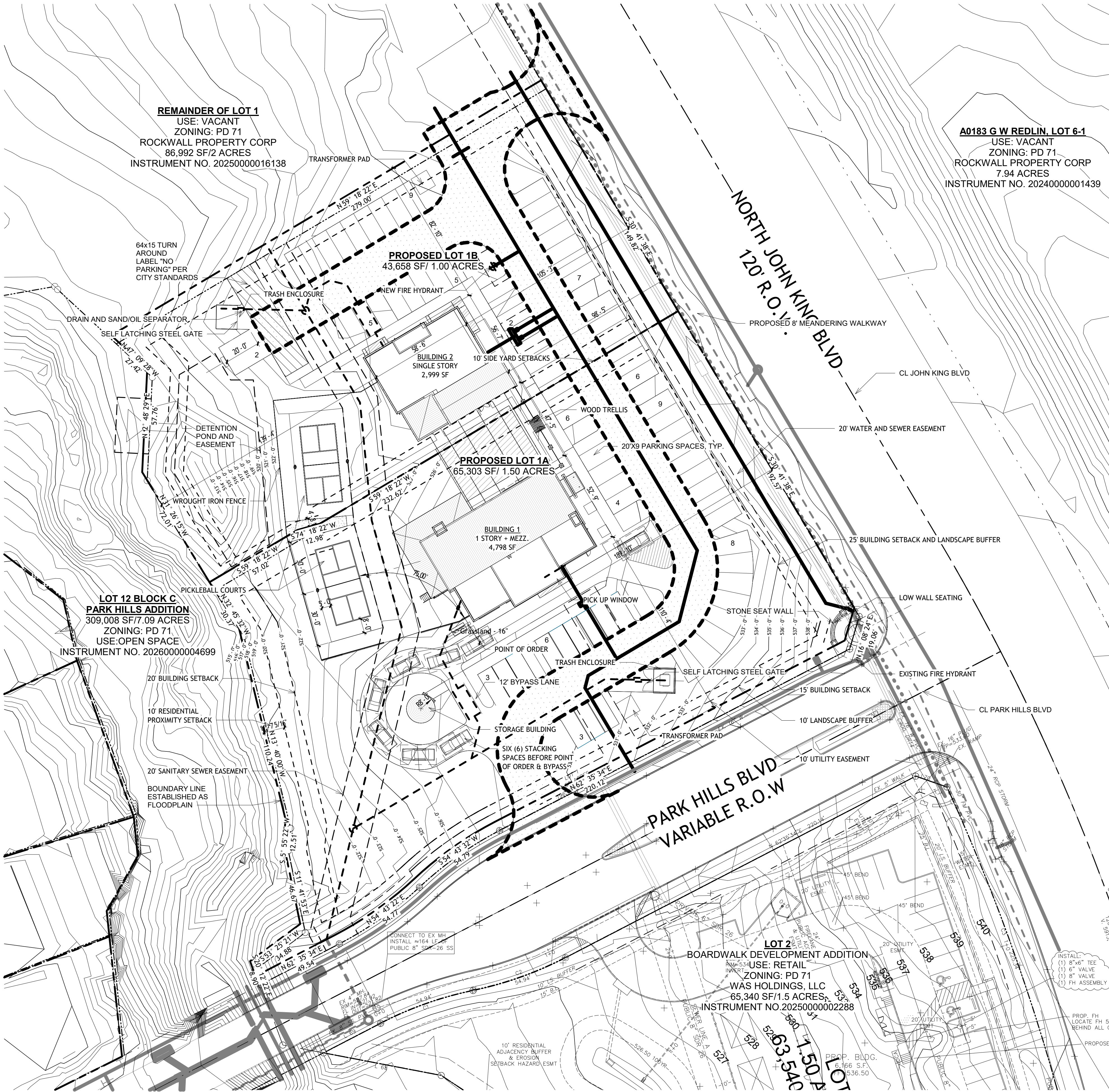


City of Rockwall

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

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





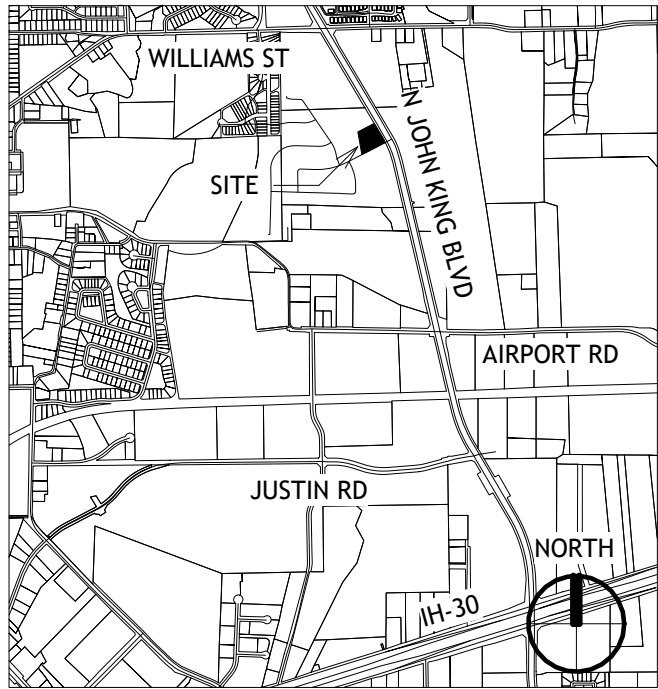
Site Information	
Lot	Proposed Part of Existing Lot 1
Subdivided:	Proposed Lot 1A and 1B. BlockA Lot "1A" : 65,076 SF / 1.49 Acres Lot "1B" : 43,884 SF / 1.01 Acres
Total Parcel Size:	108,960 SF / 2.5 Acres
Remaining Parcel:	87,060 SF / 2.0 Acres
Current Zoning:	Planned Development 71
Proposed Zoning:	No Change
Proposed Use:	Pickleball Court as Accessory Use
Max Height:	60'
Front Yard Setback:	25'
Side Yard Setback:	10'
Back Yard Setback:	20'
Max Lot Coverage:	60%
Max Floor Area Ratio	4:1

- SITE PLAN GENERAL NOTES**
- ALL WORK MUST MEET CITY 2023 STANDARDS OF DESIGN AND CONSTRUCTION.
 - RETAINING WALLS OVER 3' MUST BE ENGINEERED.
 - ALL RETAINING WALLS OVER 18" MUST BE ROCK OR STONE FACED.
 - ALL UTILITIES MUST BE UNDERGROUND.
 - ALL PROPOSED UTILITIES SHOWN ARE CONCEPTUAL IN NATURE.
 - NO ABOVE GROUND STORAGE TANKS OR OUTSIDE STORAGE PERMITTED.
 - ALL PARAPETS SHALL BE EXTENDED BACK AND FINISHED ON THE BACKSIDE WITH THE SAME MATERIALS AND TREATMENT AS THE FRONT.

- DRAINAGE NOTES**
- ADJACENT STREET WAYS AS-BUILT FLOWS SHALL BE MAINTAINED.
 - PROPERTY OWNER RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF DETENTION/DRAINAGE SYSTEMS.

- WATER AND WASTEWATER NOTES**
- ANY UTILITY CONNECTION MADE UNDERNEATH AN EXISTING ROADWAY MUST BE BORED.
 - ALL UTILITY CROSSINGS MUST BE DRY BORE AND STEEL ENCASED.
 - NO TREES SHALL BE WITHIN 10' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
 - NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10".
 - NO LANDSCAPE BERMS OR TREE PLANTINGS SHALL BE LOCATED ON TOP OF CITY UTILITIES OR WITHIN EASEMENTS.

Area Schedule (Gross SF)		
Building	Name	Area
1	Ground Floor	3945 SF
	Mezzanine	853 SF
		4797 SF
2	Tenant A	2190 SF
	Tenant B	815 SF
		3005 SF



VICINITY MAP - NTS

GREENLIGHT

STUDIO, LLC

www.greenlight-company

Applicant:

Greenlight Studio LLC
100 N. Cottonwood Drive
Suite 104
Richardson, Texas 75080
v: 214/810/4355

Owner:

Subtle Grounds LLC
1309 Noranda Place
Rockwall, Texas 75087

Site Data Summary Table

General Site Data	
Zoning	PD-72 (C)
Existing Use	Vacant
Proposed Land Use	Restaurant over 2200 SF with Drive-thru
	Restaurant without Drive-thru
Lot Area Combined (SF)	108,961
Lot Area Combined (Acreage)	2.50
Lot 1A	65303.05
Lot 1B	43658.20
Building 1 Footprint	3,945
Building 2 Footprint	2,999

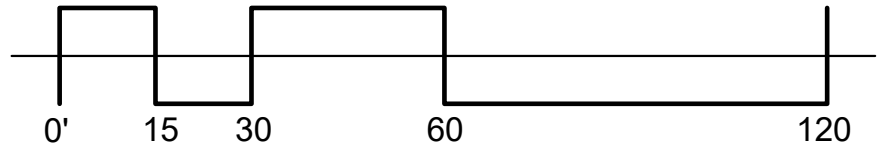
Building 1 Total Area	4798
Building 2 Total Area	2999

Total Building Area	7,797
Maximum Building Height (# Stories)	2
Maximum Building Height (Feet)	60'
Front Yard Setback	15'
Side Yard Setback	10'
Rear Yard Setback	20'
Maximum Lot Coverage	60%
Provided Lot Coverage	6%
Maximum FAR	4:1
Provided FAR	0

Parking	
Required	
Building 1 - 1:100 SF	47
Building 2 - 1:100/1500 SF - 1:250/1500 SF	21
Outdoor Seating (1/4 seats)	7
Total Parking Required	75
Total Parking Provided	75
Accessible Parking Required	3
Accessible Parking Provided	3

Landscaping Area

Open Space Required	
Required area per zoning	N/A
Total Open Space Provided	
Other Landscape area within the lot	
Total Landscape Area	55,679
Impervious Area	
Building Area	7,797
Sidewalks, Pavement, and other Impervious Flatwork	41,885
Other Impervious Area (Pickleball Courts)	3,600
Total Impervious Area	53,282
Total Landscape Area, Impervious Area, Permeable Area	108,961
Total Area for Outdoor Storage	None



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 _____, 2025.

WITNESS OUR HANDS, this _____ day of _____, 2025.

Planning & Zoning Commission, Chairman, Director of Planning and Zoning

G201
Site Plan

Harvestpark

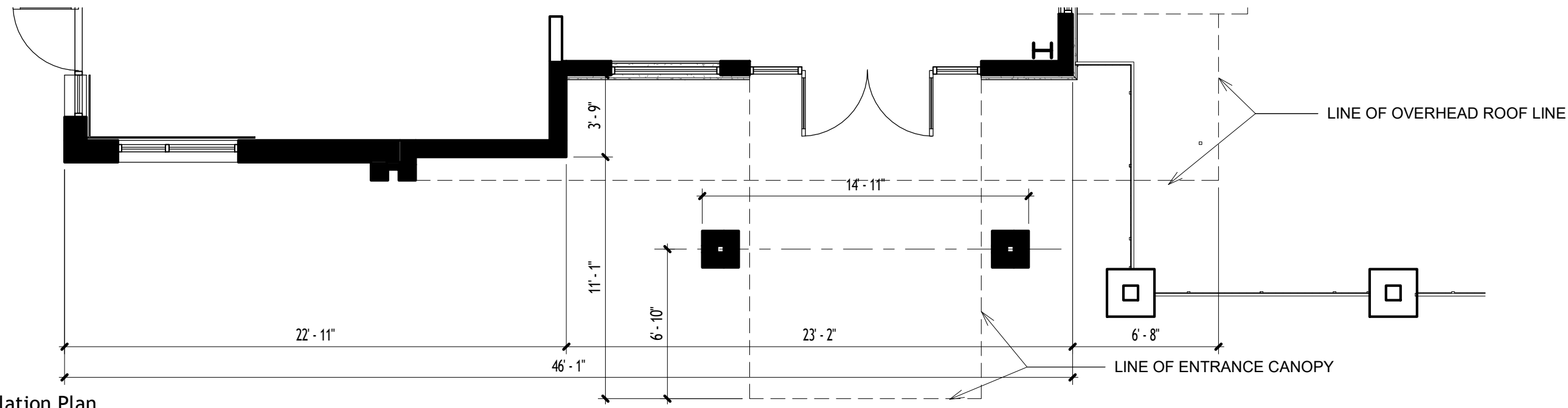
N.John King Blvd
Rockwall, Texas 75087

Portion of Lot 1, Block A 108,960 SF/2.5 Acres
Boardwalk Development Addition
City of Rockwall, County of Rockwall, Texas
George W. Redlin Survey, A 183

Prepared July 7, 2026



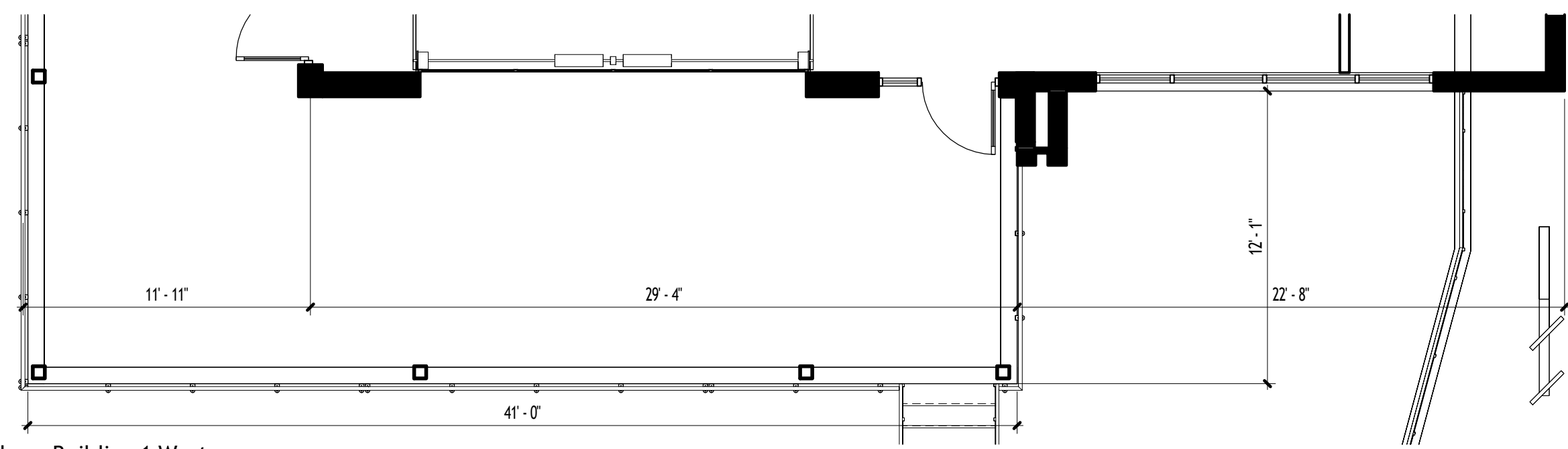
④ Building 1 East Elevation (John King) - Color
3/16" = 1'-0"



③ First Floor Articulation Plan
3/16" = 1'-0"



② Building 1 West Elevation - Color
3/16" = 1'-0"



① Articulation Plan - Building 1 West
3/16" = 1'-0"

BUILDING 1 EAST ELEVATION (FACING JOHN KING)

ELEMENT	REQUIREMENT	REQUIRED	PROVIDED
WALL HEIGHT	AS MEASURED	20'-0"	
MAX WALL LENGTH	3x MAX WALL LENGTH	60'-0"	23'-2"
SECONDARY ENTRANCE	25% WALL LENGTH	5'9.5"	N/A
WALL PROJECTION	25% WALL HEIGHT	5'-10"	-5'-10"
PRIMARY ARCHITECTURE			
ELEMENT WIDTH	2x REQUIRED PROJECTION	11'-8"	LENGTH OF BUILDING
PROJECTION HEIGHT	25% WALL HEIGHT	5'-0"	11'-8"
PRIMARY ENTRANCE WIDTH	2x SECONDARY ENTRANCE	11'-7"	23'-2"



BUILDING 1 EAST ELEVATION (FACING OPEN SPACE)

ELEMENT	REQUIREMENT	REQUIRED	PROVIDED
WALL HEIGHT	AS MEASURED	18'-10"	
MAX WALL LENGTH	3x MAX WALL LENGTH	56'-6"	23'-2"
SECONDARY ENTRANCE	25% WALL LENGTH	5'9.5"	N/A
WALL PROJECTION	25% WALL HEIGHT	4'-8 1/2"	
PRIMARY ARCHITECTURE			
ELEMENT WIDTH	2x REQUIRED PROJECTION	11'-8"	12'-1"
PROJECTION HEIGHT	25% WALL HEIGHT	4'-8 1/2"	12'-4"
PRIMARY ENTRANCE WIDTH	2x SECONDARY ENTRANCE	11'-7"	23'-2"

Building 1 Façade Materials Takeoff		
Material	SF	Percent
North Elevation		
Primary Materials		
Stucco Color 1	516.72	32.21%
Stucco Color 2	268.07	16.71%
Stone Veneer	430.37	26.83%
Brick Veneer	337.45	21.04%
Secondary Materials		
Metal Panel	51.45	3.21%
Total	1604.06	100.00%
Total Stucco Coverage		48.93%
East Elevation		
Primary Materials		
Stucco Color 1	217.4	17.17%
Stucco Color 2	360.15	28.44%
Stone Veneer	351.1	27.73%
Brick Veneer	217.4	17.17%
Secondary Materials		
Metal Panel	120.23	9.49%
Total	1266.28	100.00%
Total Stucco Coverage		45.61%
South Elevation		
Primary Materials		
Stucco Color 1	409.94	25.95%
Stucco Color 2	256.09	16.21%
Stone Veneer	584.25	36.98%
Brick Veneer	329.65	20.86%
Secondary Materials		
Metal Panel		0.00%
Total	1579.93	100.00%
Total Stucco Coverage		42.16%
West Elevation		
Primary Materials		
Stucco Color 1	248.86	20.89%
Stucco Color 2	130.92	10.99%
Stone Veneer	599.32	50.31%
Brick Veneer	164.84	13.84%
Secondary Materials		
Metal Panel	47.29	3.97%
Total	1191.23	100.00%
Total Stucco Coverage		31.88%

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 _____, 2026.

Planning & Zoning Commission, Chairman, Director of Planning and Zoning

GREENLIGHT

STUDIO, LLC
www.greenlightcompany.com

Applicant:

Greenlight Studio LLC
100 N. Cottonwood Drive
Suite 104
Richardson, Texas 75080
P: 214.6810.4335

Owner:

Subtle Grounds LLC
1309 Marlene Place
Rockwall, Texas 75087

G311 Color Elevations Building 1

Harvestpark

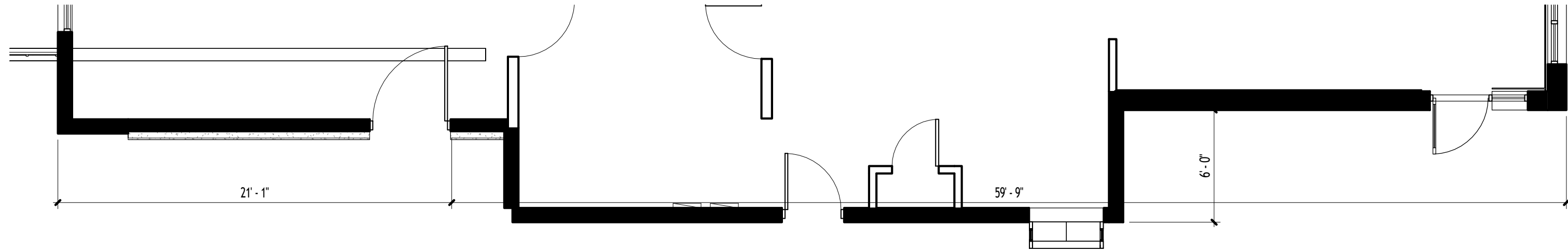
N. John King Blvd
Rockwall, Texas 75087

Portion of Lot 1, Block A 108,960 SF/2.5 Acres
Boardwalk Development Addition
City of Rockwall, County of Rockwall, Texas
George W. Redlin Survey, A 183

Prepared July 7, 2026



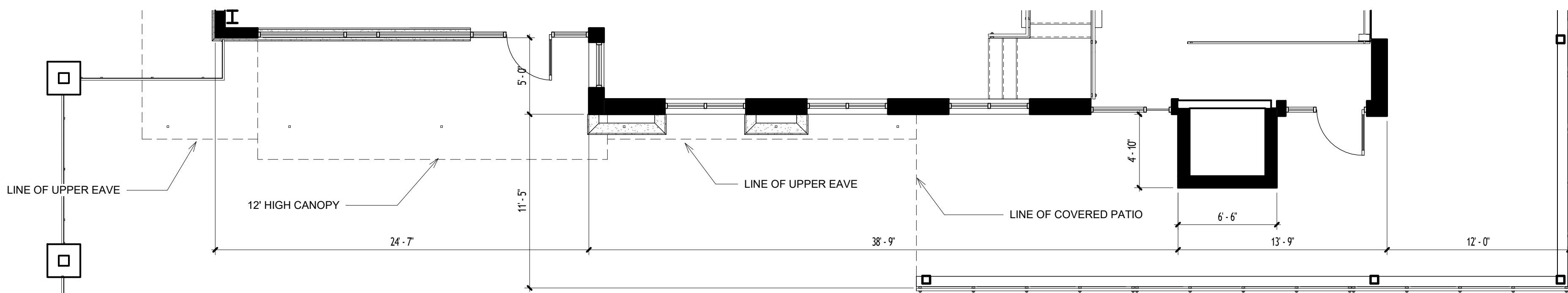
Building 1 South Elevation (Park Hills)-
Color
3/16" = 1'-0"



First Floor Articulation Plan
3/16" = 1'-0"



Building 1 North Elevation - Color
3/16" = 1'-0"



First Floor Articulation Plan
3/16" = 1'-0"

BUILDING 1 SOUTH ELEVATION (FACING PARK HILLS BLVD)

ELEMENT	REQUIREMENT	REQUIRED	PROVIDED
WALL HEIGHT	AS MEASURED	20'-0"	
MAX WALL LENGTH	3x MAX WALL LENGTH	60'-0"	59'11"
SECONDARY ENTRANCE	25% WALL LENGTH	15'-0"	N/A
WALL PROJECTION*	25% WALL HEIGHT	5'-10"	
PRIMARY ARCHITECTURE			
ELEMENT WIDTH	2x REQUIRED PROJECTION	11'-8"	LENGTH OF BUILDING
PROJECTION HEIGHT	25% WALL HEIGHT	5'-0"	11'-8"
PRIMARY ENTRANCE WIDTH	2x SECONDARY ENTRANCE	11'-7"	23'-2"

* VARIANCE REQUESTED: WALL PROJECTION AS INVERSE; MEETS THE SAME CRITERIA. JUSTIFICATION: MAXIMIZE SHADE STRUCTURE FOR ENTRANCE, CREATING A PROTECTED AREA FROM ELEMENTS AND PROVIDING ARCHITECTURAL INTEREST

Building 1 Façade Materials Takeoff		
Material	SF	Percent
North Elevation		
<u>Primary Materials</u>		
Stucco Color 1	516.72	32.21%
Stucco Color 2	268.07	16.71%
Stone Veneer	430.37	26.83%
Brick Veneer	337.45	21.04%
<u>Secondary Materials</u>		
Metal Panel	51.45	3.21%
Total	1604.06	100.00%
Total Stucco Coverage		48.93%
East Elevation		
<u>Primary Materials</u>		
Stucco Color 1	217.4	17.17%
Stucco Color 2	360.15	28.44%
Stone Veneer	351.1	27.73%
Brick Veneer	217.4	17.17%
<u>Secondary Materials</u>		
Metal Panel	120.23	9.49%
Total	1266.28	100.00%
Total Stucco Coverage		45.61%
South Elevation		
<u>Primary Materials</u>		
Stucco Color 1	409.94	25.95%
Stucco Color 2	256.09	16.21%
Stone Veneer	584.25	36.98%
Brick Veneer	329.65	20.86%
<u>Secondary Materials</u>		
Metal Panel		0.00%
Total	1579.93	100.00%
Total Stucco Coverage		42.16%
West Elevation		
<u>Primary Materials</u>		
Stucco Color 1	248.86	20.89%
Stucco Color 2	130.92	10.99%
Stone Veneer	599.32	50.31%
Brick Veneer	164.84	13.84%
<u>Secondary Materials</u>		
Metal Panel	47.29	3.97%
Total	1191.23	100.00%
Total Stucco Coverage		31.88%

BUILDING 1 NORTH ELEVATION (FACING COURTYARD)

ELEMENT	REQUIREMENT	REQUIRED	PROVIDED
WALL HEIGHT	AS MEASURED	31'-6"	
MAX WALL LENGTH	3x MAX WALL HEIGHT	93'-0"	42'-11"
SECONDARY ELEMENT LENGTH	15% WALL LENGTH	6'-5"	N/A
SECONDARY ELEMENT WIDTH	15% WALL HEIGHT	4'-9"	
PROJECTION HEIGHT	15% WALL HEIGHT	4'-9"	11'-8"

GREENLIGHT

STUDIO, LLC
www.greenlightcompany

Applicant:

Greenlight Studio LLC
100 N. Cottonwood Drive
Suite 104
Richardson, Texas 75080
v: 214.810.4335

Owner:

Subtle Grounds LLC
1309 Marianne Place
Rockwall, Texas 75087

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

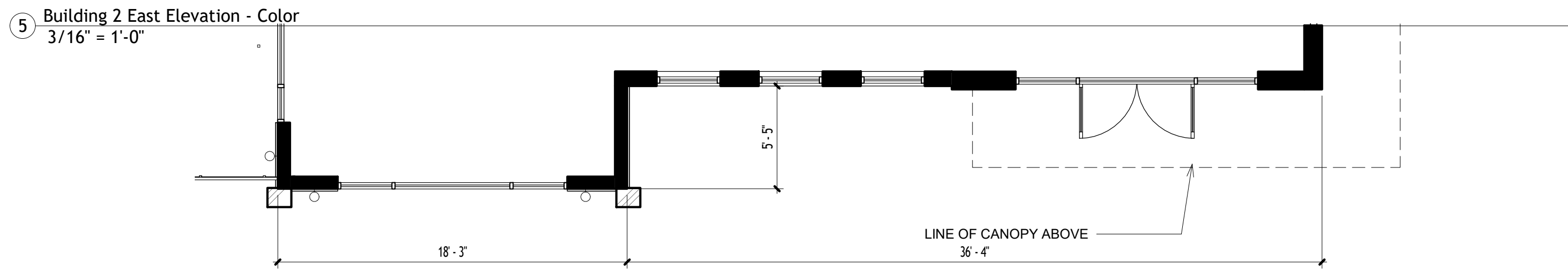
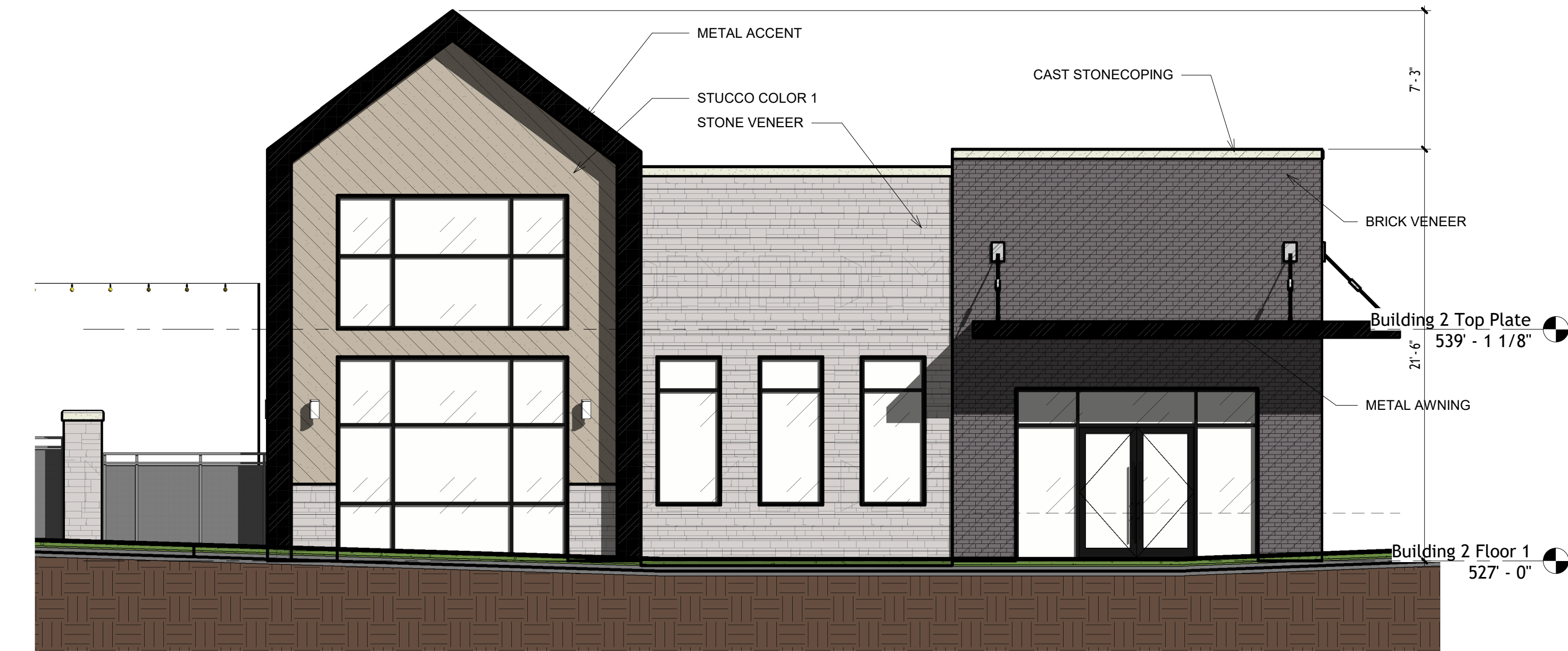
G312
Color Elevations Building 1

Harvestpark

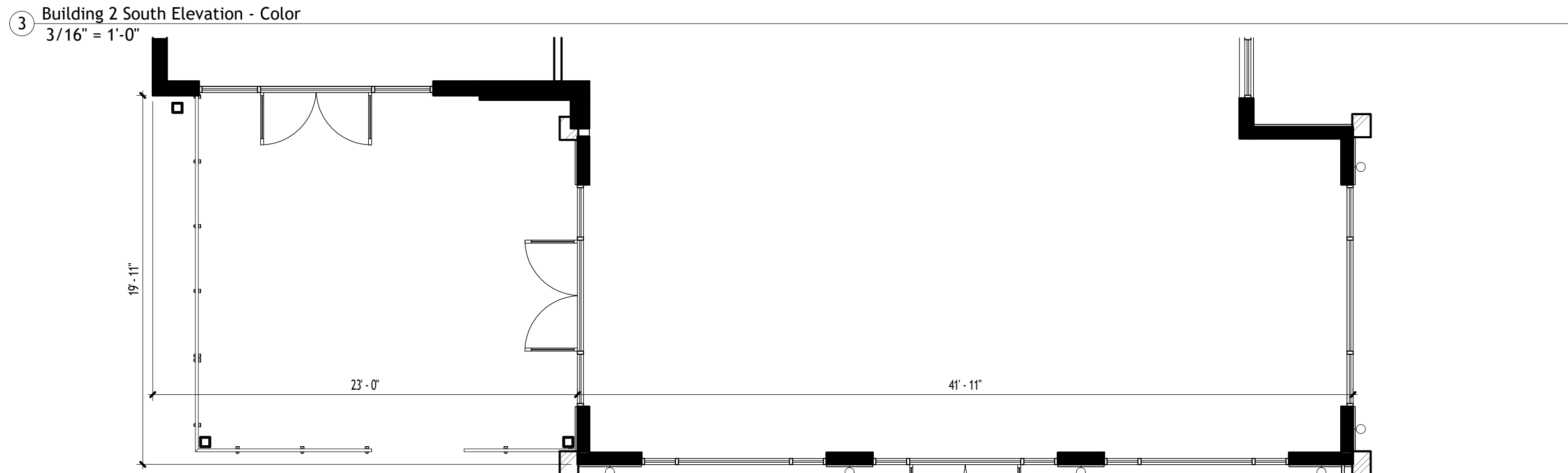
N.John King Blvd
Rockwall, Texas 75087

Portion of Lot 1, Block A 108,960 SF/2.5 Acres
Boardwalk Development Addition
City of Rockwall, County of Rockwall, Texas
George W. Redlin Survey, A 183

Prepared July 7, 2026



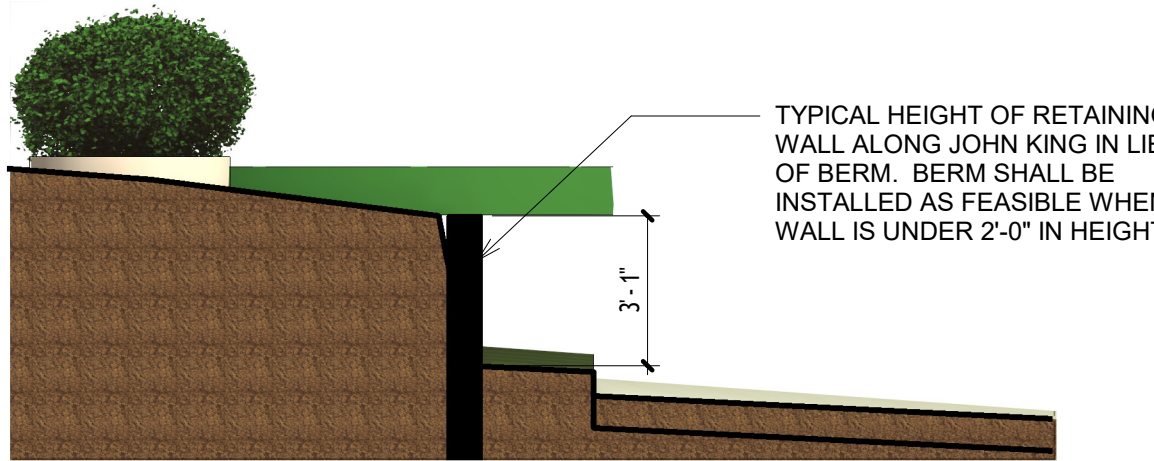
⑤ Building 2 East Elevation - Color
3/16" = 1'-0"



③ Building 2 South Elevation - Color
3/16" = 1'-0"

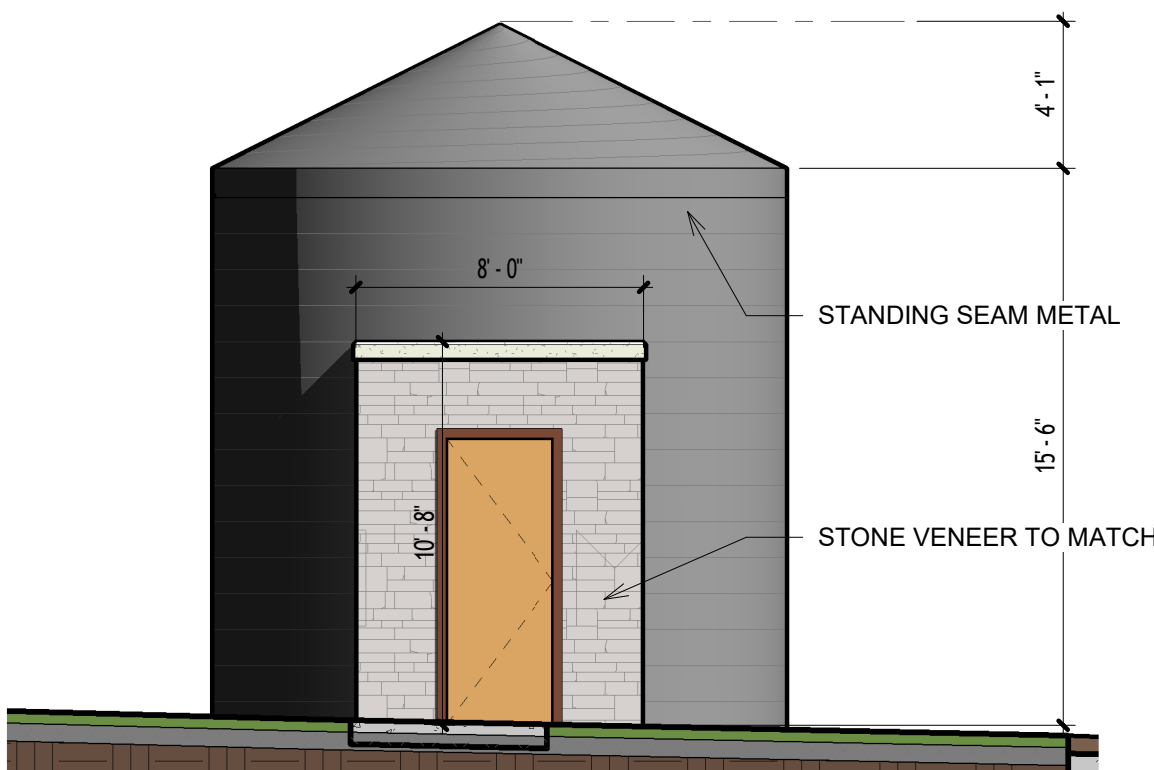
② First Floor Articulation Plan
3/16" = 1'-0"

BUILDING 2 SOUTH ELEVATION (FACING PARK HILLS BLVD)			
ELEMENT	REQUIREMENT	REQUIRED	PROVIDED
WALL HEIGHT	AS MEASURED	21'-6"	21'-6"
MAX WALL LENGTH	3x MAX WALL LENGTH	64'-6"	36'-4"
SECONDARY ENTRANCE	25% WALL LENGTH	9'-1"	N/A
WALL PROJECTION	25% WALL HEIGHT	5'-4 1/2"	5'-5"
PRIMARY ARCHITECTURE			
ELEMENT LENGTH	2x SECONDARY ENTRANCE	18'-2"	18'-3"
PROJECTION HEIGHT	25% WALL HEIGHT	5'-4 1/2"	11'-8"
PRIMARY ENTRANCE WIDTH	2x SECONDARY ENTRANCE	18'-2"	18'-3"



⑥ Parking Lot Section
1/4" = 1'-0"

BUILDING 2 SOUTH ELEVATION			
ELEMENT	REQUIREMENT	REQUIRED	PROVIDED
WALL HEIGHT	AS MEASURED	20'-8"	20'-8"
MAX WALL LENGTH	3x MAX WALL HEIGHT	61'-6"	23'-0"
SECONDARY ELEMENT LENGTH	15% WALL LENGTH	3'-5 1/2"	41'-11"
SECONDARY ELEMENT WIDTH	15% WALL HEIGHT	3'-1"	19'-11"
PROJECTION HEIGHT	15% WALL HEIGHT	3'-1"	8'-3"



① Silo Building Elevation
3/16" = 1'-0"



VARIANCE REQUEST
OUTDOOR STORAGE
BUILDING IS MODELED
AFTER A GRAIN SILO,
COMMONLY USED TO
BULK STORE COFFEE.
GIVEN THE NATURE OF
THE DEVELOPMENT,
THIS SMALL BUILDING
CONTRIBUTES TO THE
CHARACTER AND
UNIQUENESS OF THE
SITE.



GREENLIGHT
STUDIO, LLC
www.greenlightcompany

Applicant:
Greenlight Studio LLC
100 N. Cottonwood Drive
Suite 104
Richardson, Texas 75080
v: 214.810.4355

Owner:
Subtle Grounds LLC
1309 Marlene Place
Rockwall, Texas 75087

Building 2 Façade Materials Takeoff		
Material	SF	Percent
North Elevation		
Primary Materials		
Stucco Color 1	0	0.00%
Stucco Color 2	189.98	18.10%
Stone Veneer	255.25	24.32%
Brick Veneer	604.26	57.58%
Secondary Materials		
Metal Panel	0	0.00%
Total	1049.49	100.00%
Total Stucco Coverage		18.10%
East Elevation		
Primary Materials		
Stucco Color 1	175.47	21.27%
Stucco Color 2	0	0.00%
Stone Veneer	281.39	34.11%
Brick Veneer	286.68	34.76%
Secondary Materials		
Metal Panel	81.29	9.86%
Total	824.83	100.00%
Total Stucco Coverage		21.27%
South Elevation		
Primary Materials		
Stucco Color 1	309.55	42.15%
Stucco Color 2		0.00%
Stone Veneer	281.62	38.35%
Brick Veneer	100.28	13.65%
Secondary Materials		
Metal Panel	42.98	5.85%
Total	734.43	100.00%
Total Stucco Coverage		42.15%
West Elevation		
Primary Materials		
Stucco Color 1	173.02	20.17%
Stucco Color 2	0	0.00%
Stone Veneer	333.94	38.93%
Brick Veneer	269.55	31.43%
Secondary Materials		
Metal Panel	81.2	9.47%
Total	857.71	100.00%
Total Stucco Coverage		20.17%

APPROVED:
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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

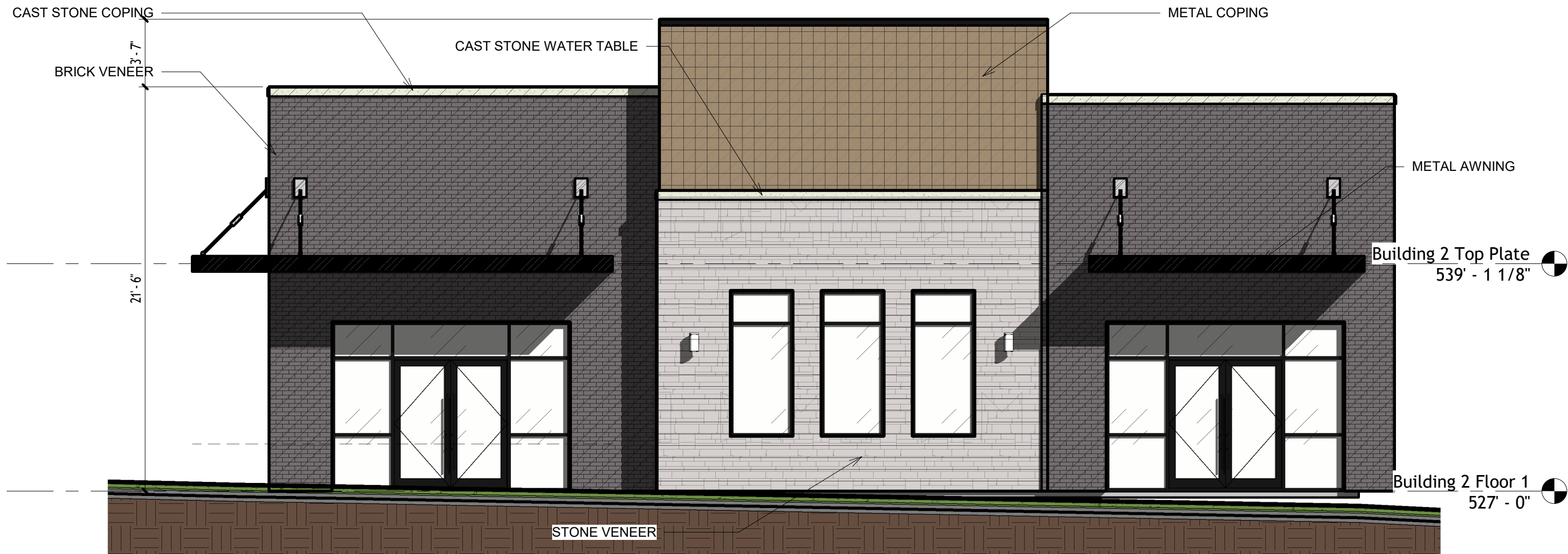
G321
Color Elevations Building 2

Harvestpark

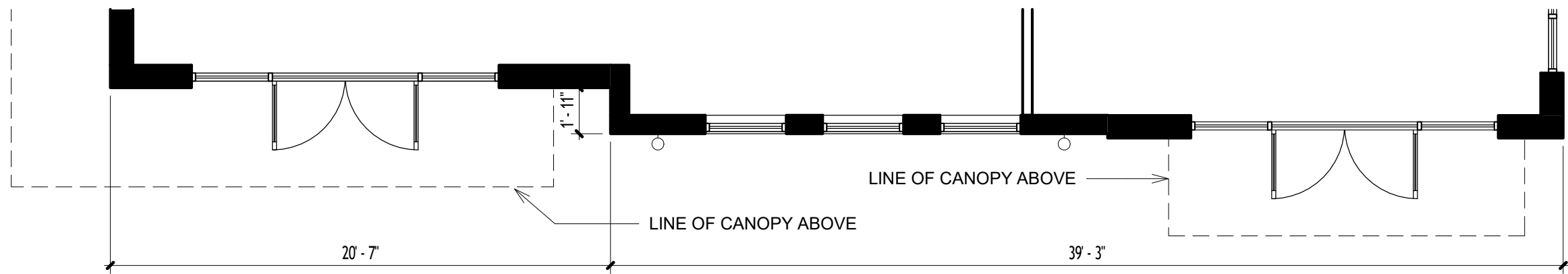
N. John King Blvd
Rockwall, Texas 75087

Portion of Lot 1, Block A 108,960 SF/2.5 Acres
Boardwalk Development Addition
City of Rockwall, County of Rockwall, Texas
George W. Redlin Survey, A 183

Prepared July 7, 2026



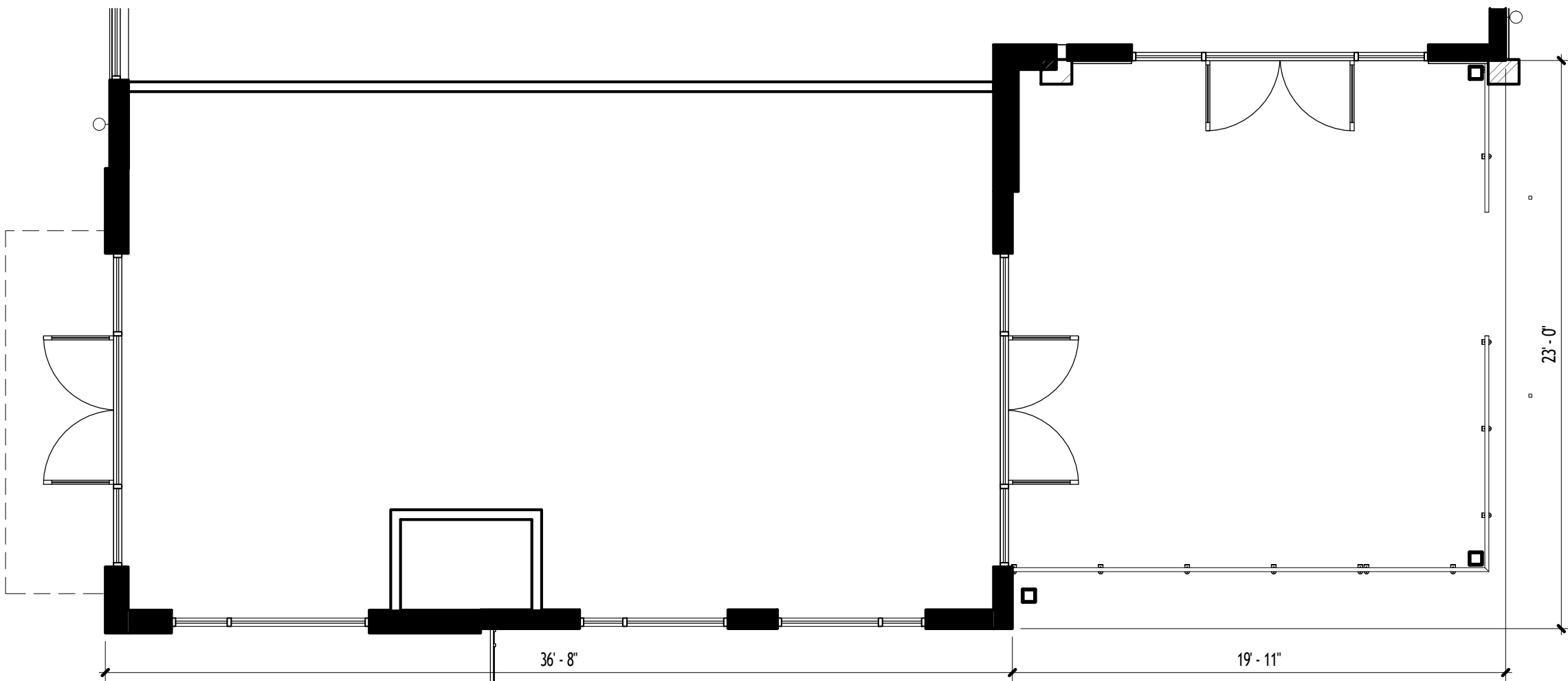
2 Building 2 North Elevation - Color
3/16" = 1'-0"



3 First Floor Articulation Plan
3/16" = 1'-0"



1 Building 2 West Elevation - Color
3/16" = 1'-0"



4 Articulation Plan - Building 1 West
3/16" = 1'-0"

BUILDING 2 SOUTH ELEVATION

ELEMENT	REQUIREMENT	REQUIRED	PROVIDED
WALL HEIGHT	AS MEASURED	21'-6"	20'-7"
MAX WALL LENGTH	3x MAX WALL HEIGHT	63'-6"	39'-3"
SECONDARY ELEMENT LENGTH	15% WALL LENGTH	3'-1"	39'-3"
SECONDARY ELEMENT WIDTH	15% WALL HEIGHT	3'-3"	19'-11"
PROJECTION HEIGHT	15% WALL HEIGHT	3'-3"	8'-3"

BUILDING 2 SOUTH ELEVATION

ELEMENT	REQUIREMENT	REQUIRED	PROVIDED
WALL HEIGHT	AS MEASURED	20'-6"	23'-0"
MAX WALL LENGTH	3x MAX WALL HEIGHT	61'-6"	41'-11"
SECONDARY ELEMENT LENGTH	15% WALL LENGTH	3'-5 1/2"	19'-11"
SECONDARY ELEMENT WIDTH	15% WALL HEIGHT	3'-1"	8'-3"
PROJECTION HEIGHT	15% WALL HEIGHT	3'-1"	8'-3"

Building 2 Façade Materials Takeoff		
Material	SF	Percent
North Elevation		
Primary Materials		
Stucco Color 1	0	0.00%
Stucco Color 2	189.98	18.10%
Stone Veneer	255.25	24.32%
Brick Veneer	604.26	57.58%
Secondary Materials		
Metal Panel	0	0.00%
Total	1049.49	100.00%
Total Stucco Coverage		18.10%
East Elevation		
Primary Materials		
Stucco Color 1	175.47	21.27%
Stucco Color 2	0	0.00%
Stone Veneer	281.39	34.11%
Brick Veneer	286.68	34.76%
Secondary Materials		
Metal Panel	81.29	9.86%
Total	824.83	100.00%
Total Stucco Coverage		21.27%
South Elevation		
Primary Materials		
Stucco Color 1	309.55	42.15%
Stucco Color 2		0.00%
Stone Veneer	281.62	38.35%
Brick Veneer	100.28	13.65%
Secondary Materials		
Metal Panel	42.98	5.85%
Total	734.43	100.00%
Total Stucco Coverage		42.15%
West Elevation		
Primary Materials		
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Stucco Color 2	0	0.00%
Stone Veneer	333.94	38.93%
Brick Veneer	269.55	31.43%
Secondary Materials		
Metal Panel	81.2	9.47%
Total	857.71	100.00%
Total Stucco Coverage		20.17%

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 _____, 2026.

Planning & Zoning Commission, Chairman, Director of Planning and Zoning

GREENLIGHT

STUDIO, LLC

www.greenlightcompany.com

Applicant:

Greenlight Studio LLC
100 N. Cottonwood Drive
Suite 104
Richardson, Texas 75080
P: 214.810.4335

Owner:

Subtle Grounds LLC
1309 Marlene Place
Rockwall, Texas 75087

G322
Color Elevations Building 2

Harvestpark

N. John King Blvd
Rockwall, Texas 75087

Portion of Lot 1, Block A 108,960 SF/2.5 Acres
Boardwalk Development Addition
City of Rockwall, County of Rockwall, Texas
George W. Redlin Survey, A 183

Prepared July 7, 2026



SEAT WALL MATERIALS SHALL MATCH THE MATERIALS PROVIDED ON THE SOUTH SIDE OF PARK HILLS BLVD SEATING/FEATURE TO PROVIDE A COHESIVE GATEWAY TO THE NEIGHBORHOOD

GREENLIGHT
STUDIO, LLC
www.greenlightcompany

Applicant:
Greenlight Studio LLC
100 N. Cottonwood Drive
Suite 104
Richardson, Texas 75080
v: 214.810.4335

Owner:
Suble Grounds LLC
1309 Marianne Place
Rockwall, Texas 75087

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

G303
Color Renderings

Harvestpark
N. John King Blvd
Rockwall, Texas 75087

Portion of Lot 1, Block A 108,960 SF/2.5 Acres
Boardwalk Development Addition
City of Rockwall, County of Rockwall, Texas
George W. Redlin Survey, A 183

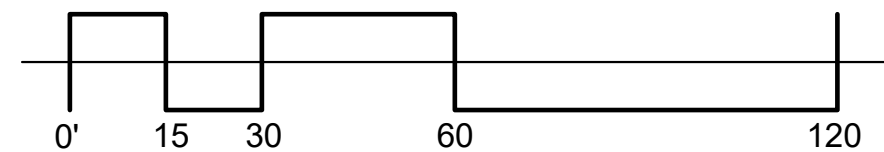
Prepared July 7, 2026



VARIANCE REQUEST:
BERMS AND LANDSCAPE SETBACK: THIS SITE PLAN APPLICATION INCLUDES A VARIANCE TO MATCH THE ADJACENT PROPERTY TO THE SOUTH TO MAINTAIN A UNIFORM FRONTAGE ALONG JOHN KING. THIS INCLUDES MAINTAINING A 25' LANDSCAPE SETBACK THAT INCLUDES THE ADDITIONAL 16" WATER LINE REQUIRED BY THE CITY, WHICH PUSHES ALL TREES INTO 5' ZONE AT THE BACK OF THE SETBACK. DUE TO THE GRADING OF THE SITE, THE PARKING WILL BE BEHIND A SMALL RETAINING WALL, ELIMINATING THE NEED FOR A BERM, AS THE PRACTICAL EFFECT OF THE BERM HAS BEEN MET WITH THE RETAINING WALL (SEE SECTION PROVIDED ON 06/G321).

1. APPROVAL OF IRRIGATION PLAN IS REQUIRED PRIOR TOT HE ISSUANCE OF A BUILDING PERMIT. AN IRRIGATION PLAN MUST BE PREPARED AND SEALED BY A LICENSED IRRIGATOR IN THE STATE OF TEXAS AND WILL MEET THE REQUIREMENTS SET FORTH IN THE ALL LANDSCAPED AREAS SHALL BE IRRIGATED BY AN AUTOMATED IRRIGATION SYSTEM, UNLESS ALTERNATIVE WATER WISE IRRIGATION SYSTEM IS APPROVED BY THE CITY.
3. ALL LANDSCAPE BEDS SHALL BE SEPARATED FROM TURF AREAS BY EDGING.
4. THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDED AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A "STAND OF GRASS" SHALL CONSIST OF 75% TO 100% COVERAGE OF A MINIMUM OF ONE-INCH IN HEIGHT AS DETERMINED BY THE CITY.
5. ALL LANDSCAPE BUFFERS AND PUBLIC RIGHT OF WAY LOCATED ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS (I.E. SOD - HYDRO MULCH SHALL BE PROHIBITED IN THE TURF AREAS) PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
6. TREES MUST BE PLANTED AT LEAST FIVE FEET FROM WATER, SEWER, AND STORM LINES.
7. ALL PLANTING TREES SHALL BE A MINIMUM OF 4 INCHES CALIPER AT DBH. ACCENT TREES SHALL BE 4 FEET IN HEIGHT AND ALL SHRUBS SHALL BE A MINIMUM OF 5-GALLON IN SIZE.

VICINITY MAP - NTS



APPROVED:
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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

STUDIO, LLC
www.greenlight.company

Applicant:

Greenlight Studio LLC
100 N. Cottonwood Drive
Suite 104
Richardson, Texas 75060
v: 214.810.4535

Owner:

Subtle Grounds LLC
1309 Moraine Place
Rockwall, Texas 75032

General Site Data	
Zoning	PD-72 (C)
Existing Use	Vacant
Proposed Land Use	Restaurant over 2200 SF with Drive-thru
	Restaurant without Drive-thru
Lot Area Combined (SF)	108,961
Lot Area Combined (Acreage)	2.50
Lot 1A	65303.05
Lot 1B	43658.20
Building 1 Footprint	3,945
Building 2 Footprint	2,999
Building 1 Total Area	4798
Building 2 Total Area	2999
Total Building Area	7,797
Maximum Building Height (# Stories)	2
Maximum Building Height (Feet)	60'
Front Yard Setback	15'
Side Yard Setback	10'
Rear Yard Setback	20'
Maximum Lot Coverage	60%
Provided Lot Coverage	6%
Maximum FAR	4:1
Provided FAR	0

Required	
Building 1 - 1:100 SF	47
Building 2 - 1:100/1500 SF - 1:250/1500 SF	21
Outdoor Seating (1/4 seats)	7
Total Parking Required	75
Total Parking Provided	75
Accessible Parking Required	3
Accessible Parking Provided	3

Open Space Required	
Required area per zoning	N/A
Total Open Space Provided	
Other Landscape area within the lot	
Total Landscape Area	55,679
Impervious Area	
Building Area	7,797
Sidewalks, Pavement, and other Impervious Flatwork	41,885
Other Impervious Area (Pickleball Courts)	3,600
Total Impervious Area	53,282
Total Landscape Area, Impervious Area, Permeable Area	108,961
Total Area for Outdoor Storage	None

0' 15 30 60 120

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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

Harvestpark

N. John King Blvd
Rockwall, Texas 75087

Portion of Lot 1, Block A 108,960 SF/2.5 Acres
Boardwalk Development Addition
City of Rockwall, County of Rockwall, Texas
George W. Redlin Survey, A 183

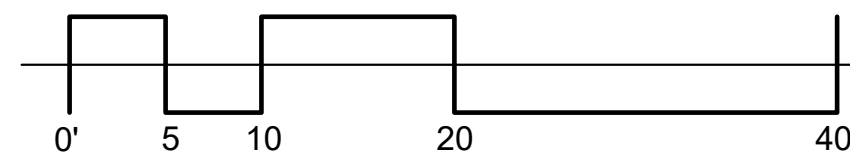
Prepared July 7, 2026

© Greenlight Studio, LLC

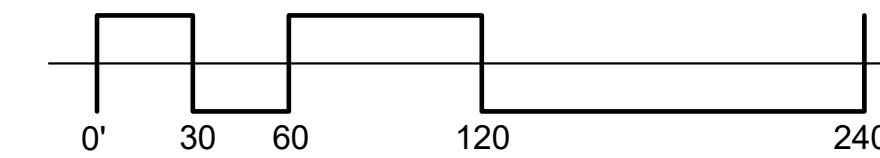
City of Rockwall Site Plan Number: SP-2026-18
City of Rockwall SUP Number: Z-2025-42



2 SUP Pickleball Court Plan
1" = 10'-0"

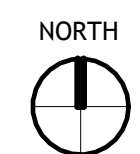
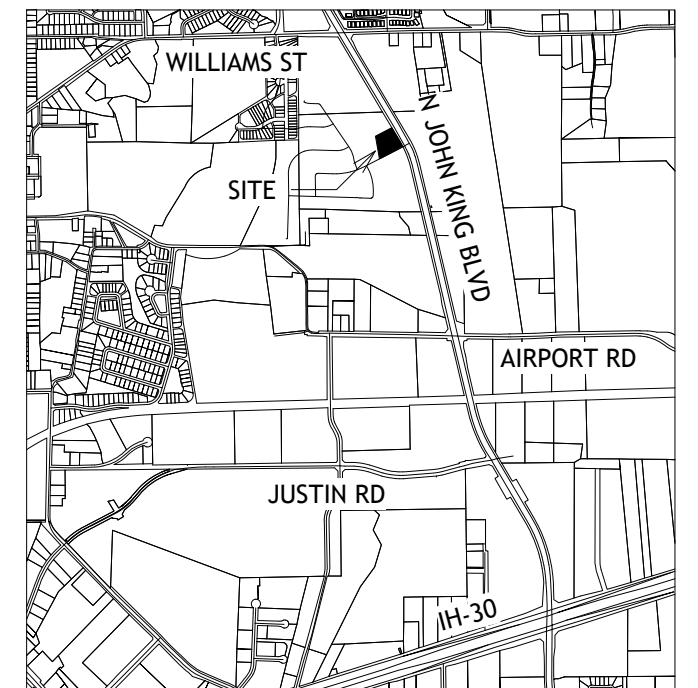


1 SUP Overall Site plan
1" = 60'-0"



Site Information

Lot	Proposed Part of Existing Lot 1
Subdivided:	Proposed Lot 1A and 1B BlockA
	Lot "1A" : 65,076 SF / 1.49 Acres
	Lot "1B" : 43,884 SF / 1.01 Acres
Total Parcel Size:	108,960 SF / 2.5 Acres
Remaining Parcel:	87,060 SF / 2.0 Acres
Current Zoning:	Planned Development 71
Proposed Use:	No Change
Proposed Use:	Pickleball Court as Accessory Use
Max Height:	60'
Front Yard Setback:	25'
Side Yard Setback:	10'
Back Yard Setback:	20'
Max Lot Coverage:	60%
Max Floor Area Ratio:	4:1



VICINITY MAP - NTS

APPROVED:
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Planning & Zoning Commission, Chairman, Director of Planning and Zoning

G301
Specific Use Permit - Pickleball Courts
Harvestpark
N. John King Blvd
Rockwall, Texas 75087

Portion of Lot 1, Block A 108,960 SF/2.5 Acres
Boardwalk Development Addition
City of Rockwall, County of Rockwall, Texas
George W. Redlin Survey, A 183

Prepared July 7, 2026

GREENLIGHT

STUDIO, LLC
www.greenlightcompany

Applicant:

Greenlight Studio LLC
100 N. Cottonwood Drive
Suite 104
Richardson, Texas 75080
P: 214.810.4335

Owner:

Subtle Grounds LLC
1309 Marianne Place
Rockwall, Texas 75087

Luminaire Schedule										
Symbol	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	Mounting Height	Tag
	22	11258-24_4000K	Single	11258-24 4000K Decorative Sconce	0.900	2050	26.63	585.86	8	S1
	25	LCR810R9FSE020-12W-4000K_1055lumen	Single	LCR810R9FSE020-12W-4000K Canopy Downlight	0.900	1055	12.3	307.5	12	D1
	6	XAS180-SFFPM-(4000K-144W-T3-HSS)	Single	XAS180-SFFPM (4000K-144W-T3-HSS) Parking Lot	0.900	19951	141.5	849	20	SP1
	1	XAS180-SFFPM-(4000K-144W-T3-HSS)_1	Back-Back	XAS180-SFFPM (4000K-144W-T3-HSS) Parking Lot	0.900	19951	141.5	283	20	DP1
	4	XAS300-SFFPM-(4000K-120W-T4)	Single	XAS300-SFFPM (4000K-120W-T4)	0.900	21311	120.5	482	14	PB1



ACON LIGHTING

EXTENDED LIFE

Decorative LED wall sconce combines modern style and innovative LED technology to create a long-lasting, energy-efficient lighting solution. The sconce is made of high-quality materials and is designed to last for decades. It is available in a variety of finishes and colors to match your decor. The sconce is also dimmable and can be controlled remotely. It is a perfect choice for any room in your home or business.

FEATURES

Decorative aluminum housing
Decorative glass lens
Energy-efficient LED technology
Dimmable
Remote control
Easy to install
Made in the USA

ORDERING INFORMATION Example 11258-18W-EMV

Model: 11258-18W-EMV
Size: 18W
Color: EMV
Finish: EMV

HALO

LCR® recessed smooth ceiling downlight

Product features and benefits

For Project Features

Dimensions and mounting details

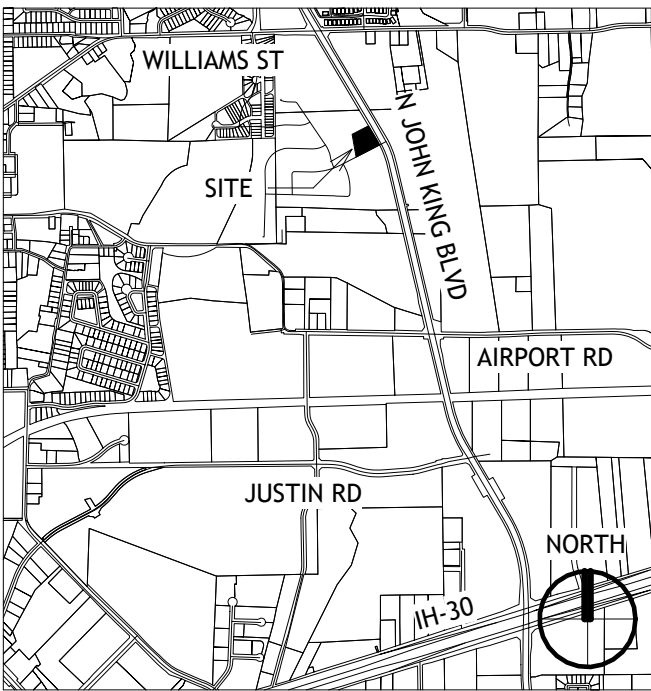
COOPER LIGHTING

AREA SITE

Product features and certifications

QUICK FACTS

EXPERIMENTAL DETAILS



GREENLIGHT

STUDIO, LLC

www.greenlightcompany.com

Applicant:

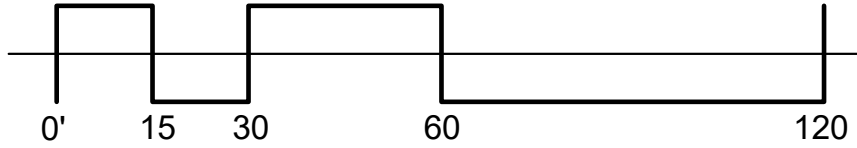
Greenlight Studio LLC
100 N. Cottonwood Drive
Suite 104
Richardson, Texas 75080
v: 214.6810.4355

Owner:

Subtle Grounds LLC
1339 Marlene Place
Rockwall, Texas 75087

Site Data Summary Table

General Site Data	
Zoning	PD-72 (C)
Existing Use	Vacant
Proposed Land Use	Restaurant over 2200 SF with Drive-thru
Lot Area Combined (SF)	108,961
Lot Area Combined (Acreage)	2.50
Lot 1A	65303.05
Lot 1B	43658.20
Building 1 Footprint	3,945
Building 2 Footprint	2,999
Building 1 Total Area	4798
Building 2 Total Area	2999
Total Building Area	7,797
Maximum Building Height (# Stories)	2
Maximum Building Height (Feet)	60'
Front Yard Setback	15'
Side Yard Setback	10'
Rear Yard Setback	20'
Maximum Lot Coverage	60%
Provided Lot Coverage	6%
Maximum FAR	4:1
Provided FAR	0
Parking	
Required	
Building 1 - 1:100 SF	47
Building 2 - 1:100/1500 SF - 1:250/1500 SF	21
Outdoor Seating (1/4 seats)	7
Total Parking Required	75
Total Parking Provided	75
Accessible Parking Required	3
Accessible Parking Provided	3
Landscaping Area	
Open Space Required	
Required area per zoning	N/A
Total Open Space Provided	
Other Landscape area within the lot	
Total Landscape Area	55,679
Impervious Area	
Building Area	7,797
Sidewalks, Pavement, and other Impervious Flatwork	41,885
Other Impervious Area (Pickleball Courts)	3,600
Total Impervious Area	53,282
Total Landscape Area, Impervious Area, Permeable Area	108,961
Total Area for Outdoor Storage	None



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Planning & Zoning Commission, Chairman, Director of Planning and Zoning

G204
Photometric Study

Harvestpark

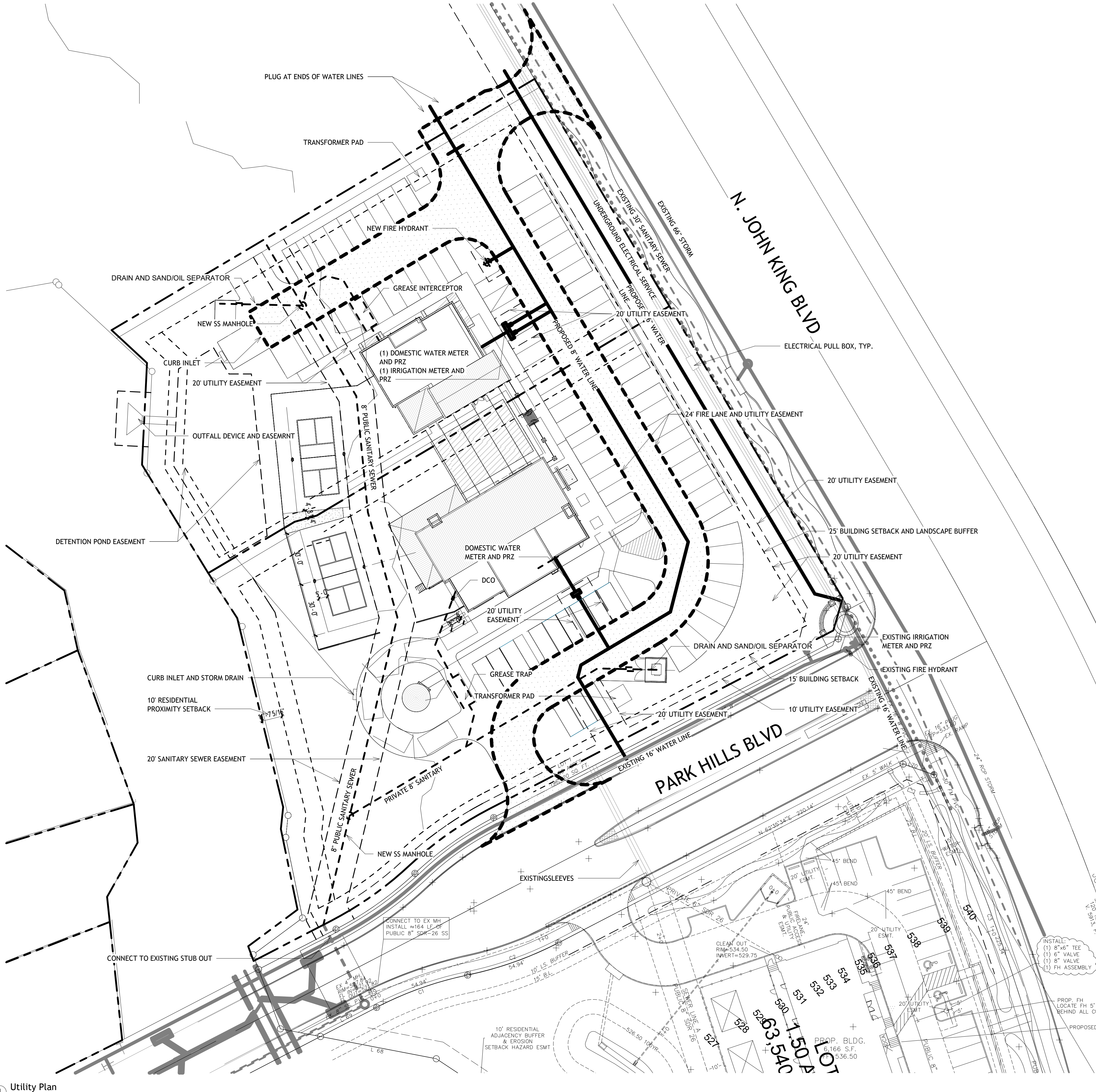
N. John King Blvd
Rockwall, Texas 75087

Portion of Lot 1, Block A 108,960 SF/2.5 Acres
Boardwalk Development Addition
City of Rockwall, County of Rockwall, Texas
George W. Redlin Survey, A 183

Prepared July 7, 2026



1 Utility Plan
1" = 30'-0"



Site Information

Lot	Proposed Part of Existing Lot 1
Subdivided:	Proposed Lot 1A and 1B BlockA Lot "1A" : 65,076 SF / 1.49 Acres Lot "1B" : 43,884 SF / 1.01 Acres
Total Parcel Size:	108,960 SF / 2.5 Acres
Remaining Parcel:	87,060 SF / 2.0 Acres
Current Zoning:	Planned Development 71
Proposed Zoning:	No Change
Proposed Use:	Pickleball Court as Accessory Use
Max Height:	60'
Front Yard Setback:	25'
Side Yard Setback:	10'
Back Yard Setback:	20'
Max Lot Coverage:	60%
Max Floor Area Ratio	4:1

SITE PLAN GENERAL NOTES

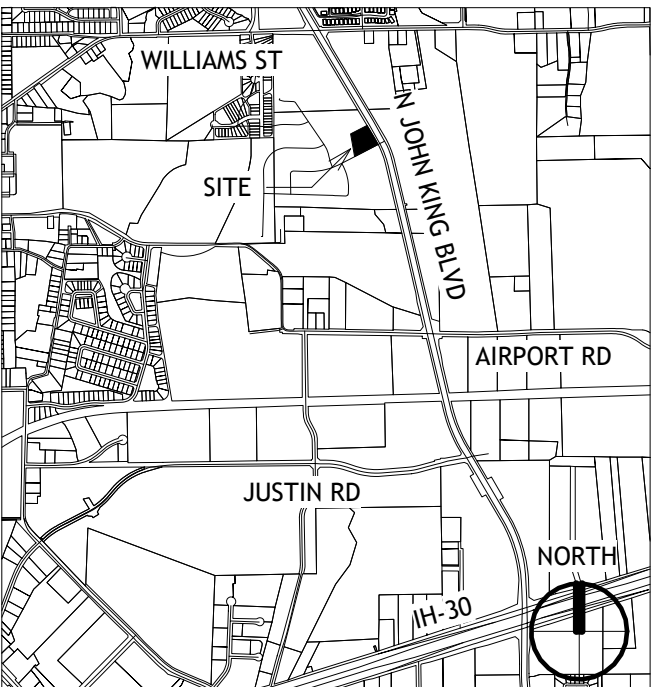
- ALL WORK MUST MEET CITY 2023 STANDARDS OF DESIGN AND CONSTRUCTION.
- RETAINING WALLS OVER 3' MUST BE ENGINEERED.
- ALL RETAINING WALLS OVER 18" MUST BE ROCK OR STONE FACED.
- ALL UTILITIES MUST BE UNDERGROUND.
- ALL PROPOSED UTILITIES SHOWN ARE CONCEPTUAL IN NATURE.
- NO ABOVE GROUND STORAGE TANKS OR OUTSIDE STORAGE PERMITTED.

DRAINAGE NOTES

- ADJACENT STREET WAYS AS-BUILT FLOWS SHALL BE MAINTAINED.
- PROPERTY OWNER RESPONSIBLE FOR MAINTENANCE, REPAIR, AND REPLACEMENT OF DETENTION/DRAINAGE SYSTEMS.

WATER AND WASTEWATER NOTES

- ANY UTILITY CONNECTION MADE UNDERNEATH AN EXISTING ROADWAY MUST BE BORED.
- ALL UTILITY CROSSINGS MUST BE DRY BORE AND STEEL ENCASED.
- NO TREES SHALL BE WITHIN 10' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
- NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER, OR STORM LINE THAT IS LESS THAN 10".
- NO LANDSCAPE BERMS OR TREE PLANTINGS SHALL BE LOCATED ON TOP OF CITY UTILITIES OR WITHIN EASEMENTS.



VICINITY MAP - NTS

GREENLIGHT

STUDIO, LLC

www.greenlightcompany

Applicant:

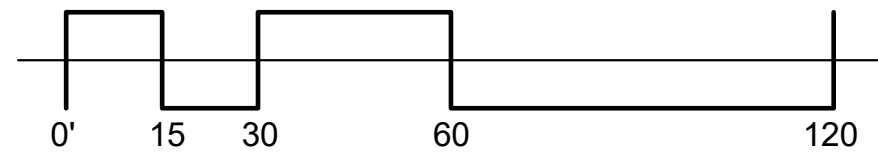
Greenlight Studio LLC
100 N. Cottonwood Drive
Suite 104
Richardson, Texas 75080
v: 214/810-4335

Owner:

Subtle Grounds LLC
1339 Marianne Place
Rockwall, Texas 75082

Site Data Summary Table

General Site Data	
Zoning	PD-72 (C)
Existing Use	Vacant
Proposed Land Use	Restaurant over 2200 SF with Drive-thru
Lot Area Combined (SF)	108,961
Lot Area Combined (Acrage)	2.50
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Parking	
Required	
Building 1 - 1:100 SF	47
Building 2 - 1:100/1500 SF - 1:250/1500 SF	21
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Landscaping Area	
Open Space Required	
Required area per zoning	N/A
Total Open Space Provided	
Other Landscape area within the lot	
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Impervious Area	
Building Area	7,797
Sidewalks, Pavement, and other Impervious Flatwork	41,885
Other Impervious Area (Pickleball Courts)	3,600
Total Impervious Area	53,282
Total Landscape Area, Impervious Area, Permeable Area	108,961
Total Area for Outdoor Storage	None



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

G202
Preliminary Utility Plan

Harvestpark

N.John King Blvd
Rockwall, Texas 75087

Portion of Lot 1, Block A 108,960 SF/2.5 Acres
Boardwalk Development Addition
City of Rockwall, County of Rockwall, Texas
George W. Redlin Survey, A 183

Prepared July 7, 2026

GREENLIGHT

STUDIO, LLC

Memorandum

TO: City of Rockwall Planning and Zoning
385 S Goliad Street
Rockwall, Texas 75087

REF: SP 2026-18 Harvestpark Coffee Site Plan Application

To whom it may concern:

We are requesting the following variances to the City of Rockwall Unified Development Code for the above referenced project:

1. Landscape setback and berm requirement along John King:
 - a. While the UDC requires a berm along John King Blvd, the nature of the site and the consistency of the development along John King should be taken into account:
 - i. Leveling the site to meet fire code (minimum cross grading, etc) will require the parking to sit below grade from John King, in effect providing screening from the parking with a retaining wall as shown on a section on page G321.
 - ii. The adjacent development follows the same approach, and our intent is to maintain consistency along the corridor.
 - b. The following compensatory measure is provided for consideration:
 - i. A seating area, matching the amenity on the other side of Park Hills Blvd, providing a consistent gateway to the new neighborhood.
 - ii. Improved and expanded paving at the intersection, providing expanded open space as an amenity to the new meandering trail along John King Blvd.
2. Storage building near the drive-through:
 - a. Our design of this building does not comply with the standards for commercial buildings, including materials, articulation, etc. The following note should be taken into account:
 - i. This business is a high-end boutique coffee shop and restaurant. This building is intended to resemble a silo, commonly used to store large quantities of coffee beans (see the sample image on page G321).
 - ii. Instead of simply providing a standard number of stacking spaces for a drive-through, this development goes above and beyond drive-through standards by:

GREENLIGHT

STUDIO, LLC

Memorandum

1. Providing improved screening from the roadway, screening the drive-through as a major architectural component
2. The building itself provides a visual amenity to the business and drive-through, adding architectural interest and additional landscape screening in lieu of bare paving and circulation.

If you have any additional questions, please feel free to contact me as the applicant's representative.

Thank you,

A handwritten signature in black ink, appearing to read 'T. Adams', with a long horizontal flourish extending to the right.

Tyler Adams

Registered Architect (TX) 21898



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: July 14, 2026
APPLICANT: Kevin Patel; *Triangle Engineering*
CASE NUMBER: SP2026-013: *Site Plan for Maca Flex Industrial*

SUMMARY

Discuss and consider a request by Kevin Patel of Triangle Engineering on behalf of Mohib Masani of MACA Development, LLC for the approval of a Site Plan for two (2) *Office/Warehouse Buildings* on a 4.07-acre tract of land identified as a portion of Lot 9, Block B, Fit Sport Life Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, generally located west of the intersection of Capital Boulevard and Data Drive, and take any action necessary.

BACKGROUND

Based on the City's annexation ordinance, the subject property was annexed by the City Council on July 21, 1997 by *Ordinance No. 97-14 (i.e. Case No. A1997-001)*. At the time of annexation, the property was zoned Agricultural (AG) District. According to the City's *Historic Zoning Maps*, the subject property was zoned Light Industrial (LI) District as of April 5, 2005 and this designation has not changed. On May 17, 2021, the City Council approved a preliminary plat for Lots 1-6, Block A, Fit Sport Life Addition (*i.e. Case No. P2021-020*). On May 6, 2024, the City Council approved a replat for Lots 9-11, Block B, Fit Sport Life Addition (*i.e. Case No. P2024-016*), which established the subject property as Lot 9, Block B, Fit Sport Life Addition. The subject property is currently vacant.

PURPOSE

On May 15, 2026, the applicant -- *Kevin Patel of Triangle Engineering* -- submitted an application requesting the approval of a site plan for two (2) *Office/Warehouse Buildings* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located west of the intersection of Capital Boulevard and Data Drive. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 21.50-acre tract of land (*i.e. Tract 24-2, of the R Irvine Survey, Abstract No. 120*), which is zoned Light Industrial (LI) District and currently vacant. Beyond this are the corporate limits of the City of Rockwall and the frontage road of IH-30 which is identified as a TxDOT6D (*Texas Department of Transportation 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 Capital Boulevard which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the *City's Master Thoroughfare Plan* contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 10.98-acre parcel of land (*i.e. Tract 1, of the J.H.B. Jones, Abstract No. 125*) currently vacant and zoned Light Industrial (LI) District. Beyond that is a 30.035-acre parcel of land (*i.e. Lot 1, Block A, Rockwall Technology Park Phase IV*), which is developed with a *Warehouse Distribution Center (i.e. Pratt Industries)* and zoned Light Industrial (LI) District.

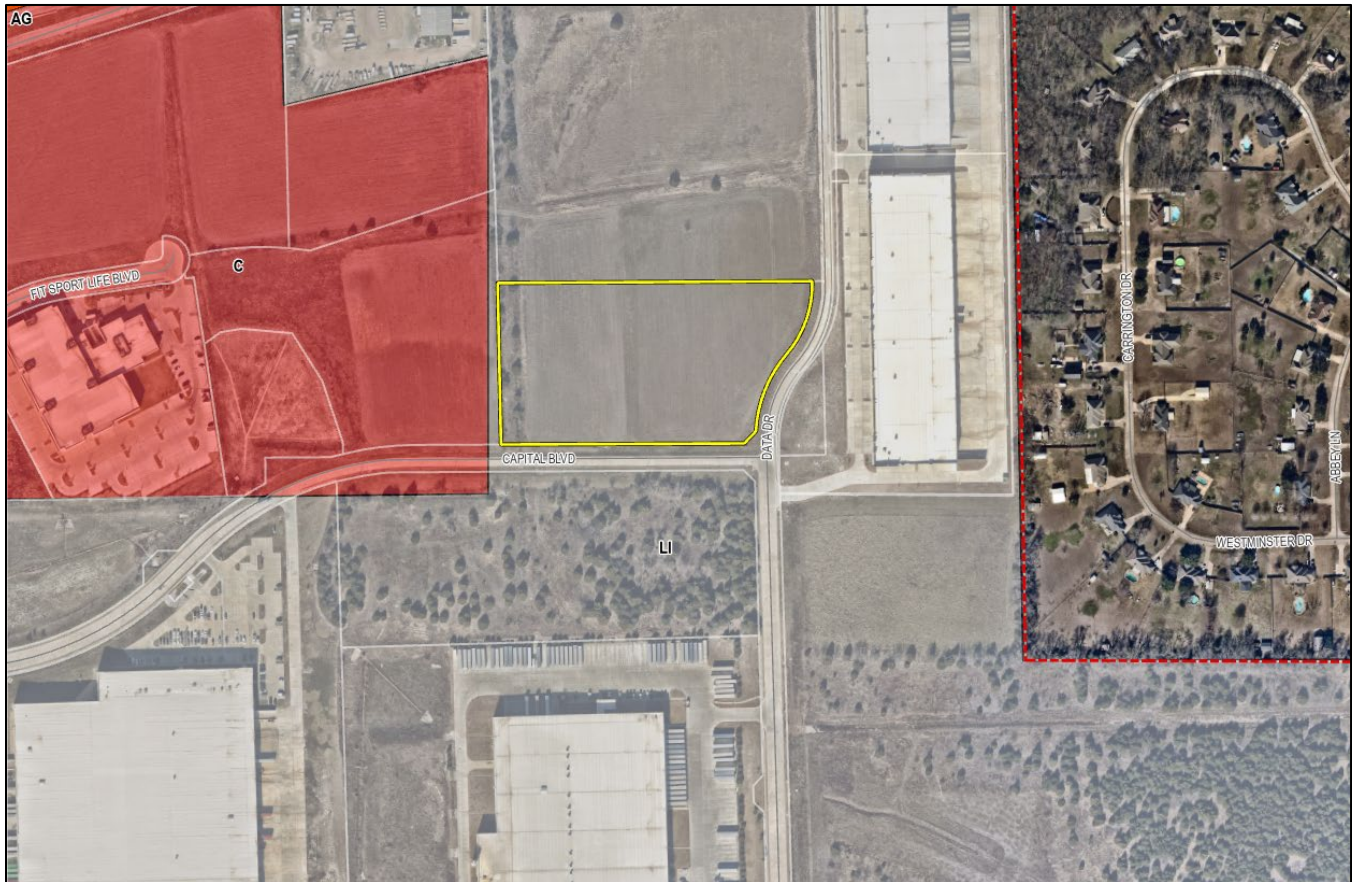
East: Directly east of the subject property is Data Drive, which is identified as a *Minor Collector* on the *City's Master Thoroughfare Plan* contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 10.174-

acre parcel of land (i.e. Lot 5, Block A, Rockwall Park 30) developed with a Warehouse Distribution Center (i.e. Seefried Warehouse) and zoned Light Industrial (LI) District. Beyond this are the corporate limits of the City of Rockwall and several residential properties within the City of Rockwall's Extraterritorial Jurisdiction (ETJ).

West: Directly west of the subject property is a 7.8470-acre parcel of land (i.e. Lot 11, Block B, Fit Sport Life Addition), which is currently vacant and zoned Commercial (C) District. Beyond this is a 2.4940-acre parcel of land (i.e. Lot 10, Block B, Fit Sport Life Addition), which is developed with a detention pond and zoned Light Industrial (LI) District. West of this is a 6.3770-acre parcel of land (i.e. Lot 5, Block B, Fit Sport Life Addition), which is developed with a Sports Complex (i.e. Fit Sport Life) and zoned Commercial (C) District.

MAP 1: LOCATION MAP

YELLOW: SUBJECT PROPERTY



DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *Office/Warehouse* is permitted by-right in a Light Industrial (LI) District. The submitted site plan, landscape plan, treescape plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Light Industrial (LI) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	Zoning District Standards	Conformance to the Standards
Minimum Lot Area	12,500 SF	X=177,485 SF; In Conformance
Minimum Lot Frontage	100-Feet	X=411.50-feet; In Conformance
Minimum Lot Depth	125-Feet	X=419.171-feet; In Conformance
Minimum Front Yard Setback	25-Feet	X>25-feet; In Conformance
Minimum Rear Yard Setback	10-Feet	X>10-feet; In Conformance
Minimum Side Yard Setback	15-Feet	X>15-feet; In Conformance
Maximum Building Height	60-Feet	X=33-feet; In Conformance

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Max Building/Lot Coverage</i>	60%	X<60%; In Conformance
<i>Minimum Number of Parking Spaces</i>	1/1000 SF for Warehouse & 1/300 SF for Office = 136 spaces	138 total spaces provided; however, only 94 spaces count toward the required parking because 44 spaces are located within the gated outside storage area; NOT IN CONFORMANCE
<i>Minimum Landscaping Percentage</i>	15%	X>15%; In Conformance
<i>Maximum Impervious Coverage</i>	90-95%	X=83%; In Conformance

TREESCAPE PLAN

Based on the submitted *Treescape Plan*, the applicant is proposing to satisfy the applicable tree mitigation requirements associated with the development of the subject property. The applicant is also proposing five (5) inch caliper canopy trees at the time of planting, which exceeds the minimum four (4) inch caliper requirement and has been identified by the applicant as a compensatory measure associated with the requested exceptions.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 02.02(D)(2), of Article 13, *Definitions*, of the Unified Development Code (UDC), an *Office Building* is defined as "(a) facility that provides executive, management, administrative, or professional services not specifically listed elsewhere in Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, but not involving the sale of merchandise except as incidental to a permitted use. Typical examples include real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, design, engineering, accounting, call centers, and similar offices. Accessory uses may include cafeterias, health facilities, parking, or other amenities primarily for the use of employees in the firm or building." According to Subsection 02.02(J)(7), *Wholesale, Distribution and Storage Land Uses*, of Article 13, *Definitions*, of the Unified Development Code (UDC), a *Warehouse/Distribution Center* is defined as a "... building used primarily for the storage and distribution of goods, merchandise, supplies, and equipment including wholesalers which display, sell, and distribute merchandise to business representatives for resale ..."

In this case, the applicant's request for two (2) *Office/Warehouse Buildings* is permitted by-right in a Light Industrial (LI) District as stipulated by Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC). The proposed site plan generally conforms to the applicable standards for properties located within a Light Industrial (LI) District as stipulated by Article 05, *District Development Standards*, of the UDC, except for the exceptions requested by the applicant as outlined in the *Exceptions Requested by the Applicant* section of this case memo.

EXCEPTIONS REQUESTED BY THE APPLICANT

As previously stated, the applicant's request appears to generally conform to the requirements of the Unified Development Code (UDC); however, staff has identified the following exceptions associated with the applicant's request:

- (1) Articulation. According to Subsection 04.01, *General Light Industrial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), each building façade within a Light Industrial (LI) District must meet the minimum primary and secondary articulation standards. In this case, the proposed buildings do not meet the applicable articulation standards. While the building form is generally consistent with larger industrial buildings, approval of this request requires an exception from the Planning and Zoning Commission.
- (2) Parking. According to Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), the required parking ratio for warehouse uses is one (1) space per 1,000 SF, and the required parking ratio for office uses is one (1) space per 300 SF, resulting in a total parking requirement of 136 parking spaces. The applicant is providing 138 total parking spaces; however, only 94 spaces are counted toward the minimum parking requirement because 44 spaces are located within the gated area. This will require an exception from the Planning and Zoning Commission.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "...an applicant may request the Planning and Zoning Commission grant variances and exceptions to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship." In addition, the code requires that the applicant provide two (2) compensatory measures for each variance or exception that is requested that directly offset the requested variance or exception. Based on the submitted materials, the applicant has provided four (4) compensatory measures including: [1] five (5) inch caliper canopy trees at planting in lieu of the required four (4) inch caliper size, [2] a 48-inch canopy that extends across the storefront, [3] an eight (8) foot overhang from the face of the façade, and [4] a six (6) foot projection from the façade. The Planning and Zoning Commission should determine whether the proposed compensatory measures sufficiently offset the requested exceptions.

Requests for exceptions to the Unified Development Code (UDC) are discretionary decisions for the Planning and Zoning Commission, and require a supermajority vote (e.g. *six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- for the approval of a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is situated within the *IH-30 Corridor District* and is designated for *Special Commercial Corridor* land uses. According to the *Land Use Plan Designations* these areas are intended to "...provide an area for commercial/retail and regional commercial/retail activity centers that are intended to support and serve the entire region." Additionally, one of the primary land uses described in the designation characteristics is an employment center. In this case, the applicant is proposing two (2) *Office/Warehouse buildings*. Based on this, the applicant's request appears to conform with the Future Land Use Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On May 26, 2026, the Architectural Review Board (ARB) reviewed the *Building Elevations* submitted on May 15, 2026, and provided the applicant with the following recommendation: either raise the parapets or provide a pony wall so that the RTUs are not visible from any direction. The updated building elevations are scheduled to be reviewed at the next Architectural Review Board (ARB) meeting on July 14, 2026 prior to the Planning and Zoning Commission meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for two (2) *Office/Warehouse Buildings* 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) Any construction resulting from the approval of this *Site Plan* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)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 NWC CAPITAL BOULEVARD & DATA DRIVE

SUBDIVISION

LOT 9 BLOCK B

GENERAL LOCATION NWC CAPITAL BOULEVARD & DATA DRIVE

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LIGHT INDUSTRIAL

CURRENT USE VACANT

PROPOSED ZONING LIGHT INDUSTRIAL

PROPOSED USE WAREHOUSE

ACREAGE 4.07

LOTS [CURRENT] 1

LOTS [PROPOSED] 2

- ☐ **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 MACA DEVELOPMENT LLC

☐ APPLICANT TRIANGLE ENGINEERING

CONTACT PERSON MOHIB MASANI

CONTACT PERSON KEVIN PATEL

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

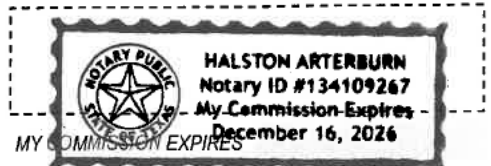
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED MOHIB MASANI [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

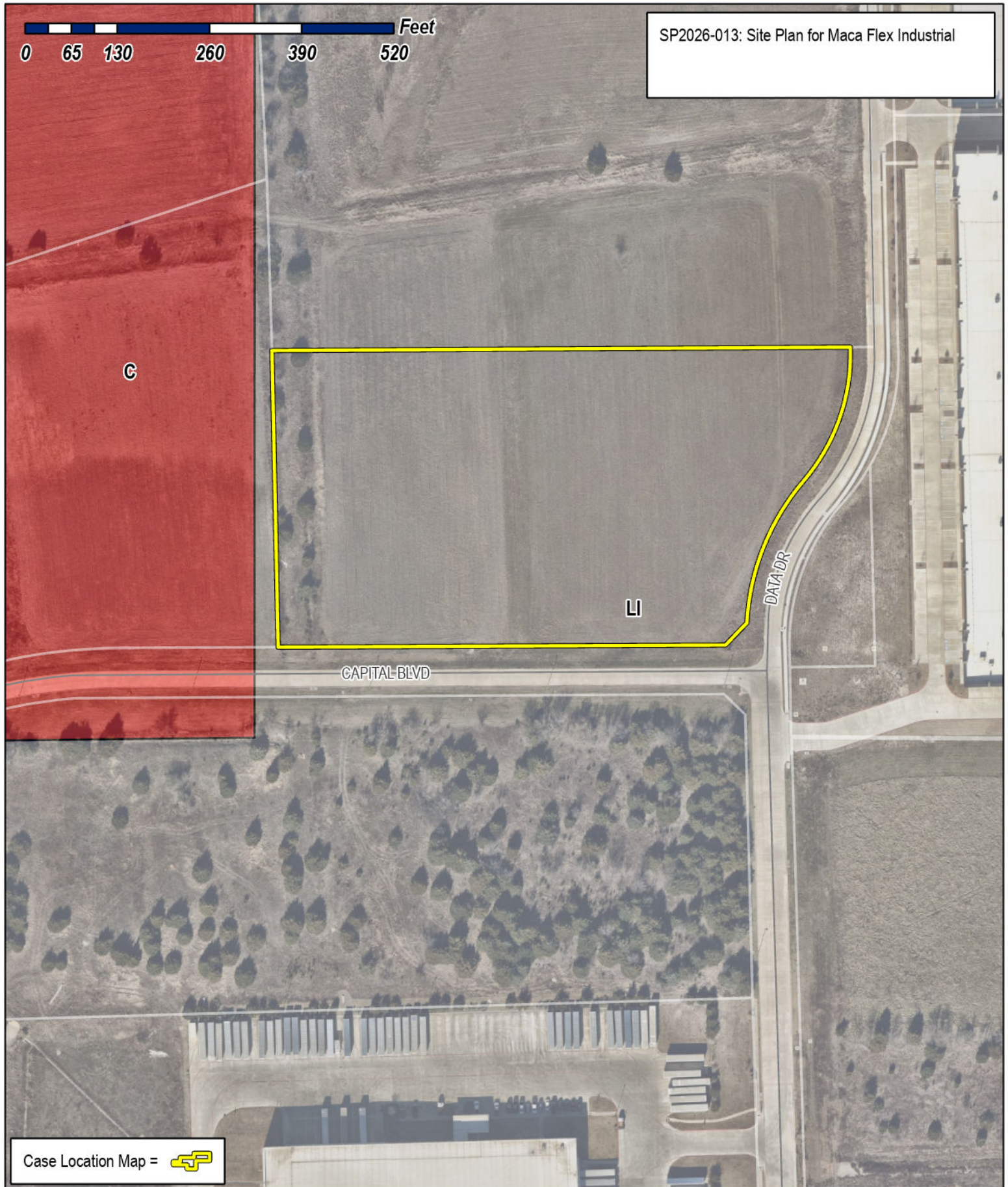
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1081.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 12 DAY OF MAY, 20 26. BY SIGNING THIS APPLICATION, 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 12 DAY OF MAY, 20 26

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





City of Rockwall

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

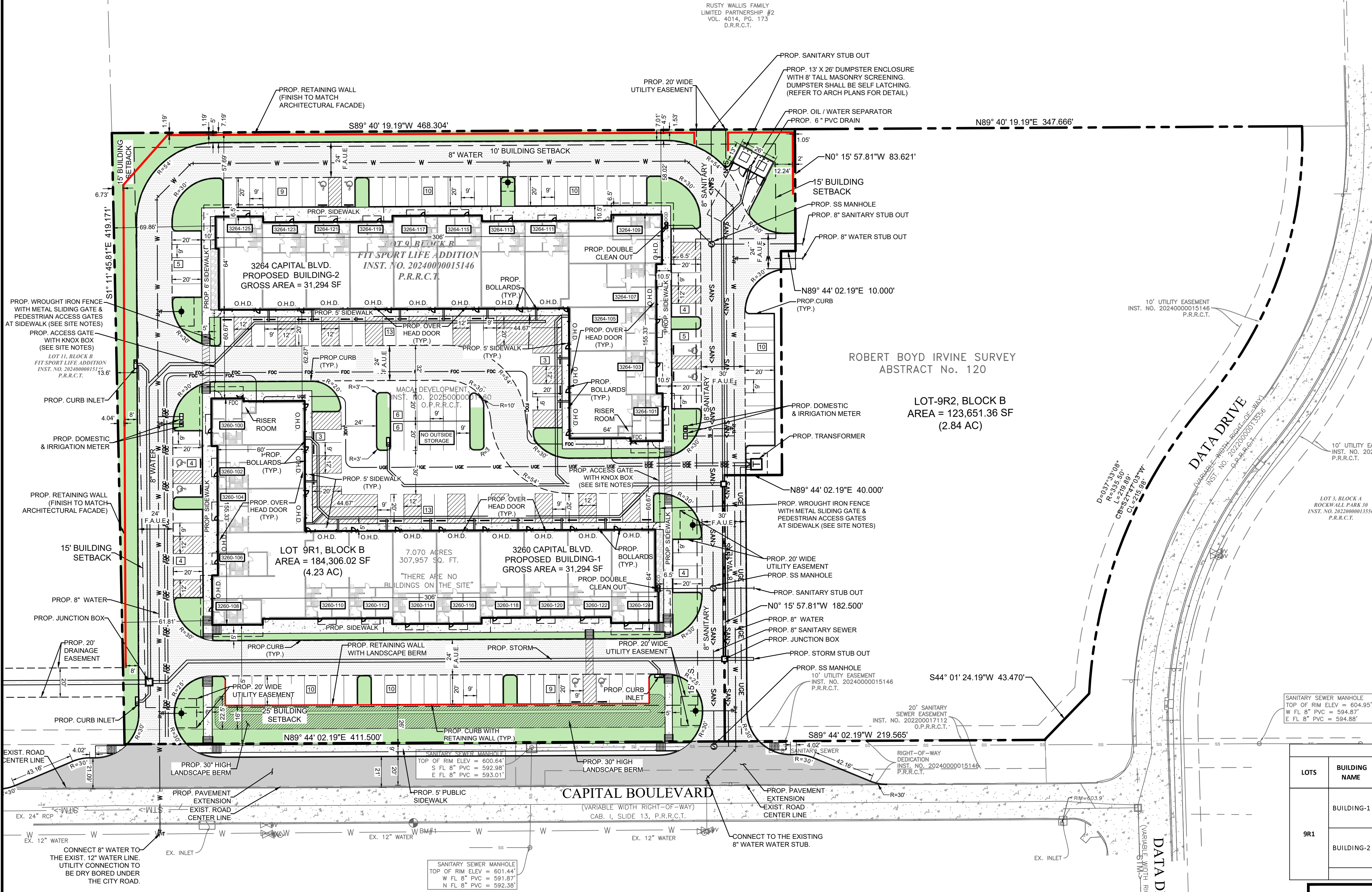
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



EASEMENT/SETBACK LEGEND	
BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.

SITE GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR LOCAL JURISDICTION STANDARDS.
- THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
- WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH UTILITIES.
- ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
- THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING.
- THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
- ALL CURB RADIUS TO BE 10' OR 3' UNLESS OTHERWISE NOTED ON THE SITE PLAN.
- DUMPSTER AREA DRAINS TO PROPOSED OIL WATER SEPARATOR.



WATER METER & SANITARY SEWER SCHEDULE			
ID	TYPE	SIZE	NO.
D	DOMESTIC	2"	2
I	IRRIGATION	1"	2
	SANITARY SEWER	6"	

FLOOD PLAIN NOTE

NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARD AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0045 L, DATED 09/26/2008. THE SUBJECT PROPERTY IS LOCATED IN TRHE AREA DESIGNATED AS ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

TABLE 1: PAVEMENT DESIGN THICKNESS

STREET/PAVEMENT TYPE	MINIMUM THICKNESS (INCHES)	STRENGTH 28 DAY (PSI)	STEEL REINFORCEMENT		PAVING MATERIAL
			BAR#	SPACING (OCEW)	
FIRE LANE/DRIVE AISLE	8"	3600	#3	18"	CONCRETE (6.5 SACK / C.Y.)
PARKING LOT	5"	3600	#3	18"	CONCRETE (6.5 SACK / C.Y.)
SIDEWALKS	4"	3600	#3	18"	CONCRETE (6.5 SACK / C.Y.)
DUMPSTER PAD	8"	3600	#3	18"	CONCRETE (6.5 SACK / C.Y.)
DRIVEWAYS APPROACHES WITHIN ROW	TO MATCH DESIGN OF STREET CONNECTING INTO				CONCRETE (6.5 SACK / C.Y.)

PROJECT CONTACT LIST	
OWNER/DEVELOPER MACA DEVELOPMENT, LLC ADDRESS: 6904 RAINWOOD DRIVE PLANO, TX 75024 CONTACT: MOHIB MASANI PHONE: 972-836-6442	SURVEYOR TRAVERSE LAND SURVEYING 395 LAKE PARK ROAD, SUITE 102 LEWISVILLE, TEXAS 75057 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. MCDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KEVIN PATEL, P.E. PHONE: (469) 213-1707 TX. P.E. FIRM #11525	ARCHITECT KILLIAN ARCHITECT 3400 N CENTRAL EXPY SUITE 110-307 RICHARDSON, TX 75080 CONTACT: KENNETH R. KILLIAN PHONE: 214-561-6042



Know what's below.
Call before you dig.

APPROVED:

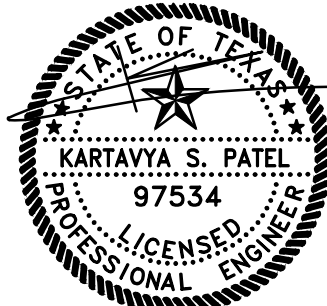
I HEARBY CERTIFY THAT THE ABOVE AND FORGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____.

WITNESS OUR HANDS, THIS ____ OF ____, ____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING

NO.	DATE	DESCRIPTION	BY
1	05/14/26	1ST SITE PLAN SUBMITTAL	KP
2	06/22/26	2ND SITE PLAN SUBMITTAL	KP
3	07/07/26	3RD SITE PLAN SUBMITTAL	KP
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07/07/26

SITE DATA SUMMARY TABLE

ITEM	SITE PLAN	
GENERAL SITE DATA		
LOT	9R1	
CURRENT ZONING (FROM ZONING MAP)	Light Industrial (LI)	
PROPOSED ZONING	Light Industrial (LI)	
LAND USE	Warehouse	
LOT AREA	177,485	SF
	4,075	AC
BUILDING-1		
BUILDING FOOTPRINT AREA	31,294	SF
BUILDING HEIGHT	2	STORY
MAX. BUILDING HEIGHT (DISTANCE TO TALLEST BUILDING ELEMENT)	33	FT
BUILDING-2		
BUILDING FOOTPRINT AREA	31,294	SF
BUILDING HEIGHT	2	STORY
MAX. BUILDING HEIGHT (DISTANCE TO TALLEST BUILDING ELEMENT)	33	FT
LOT COVERAGE	35.26	%
FLOOR AREA RATIO (RATIO X.XX:1)	0.35 : 1	
PARKING		
REQUIRED PARKING RATIO (WAREHOUSE)	1 SPACES PER EVERY 1,000 SF	
REQUIRED PARKING RATIO (OFFICE)	1 SPACES PER EVERY 300 SF	
BUILDING-1		
REQUIRED PARKING (PER CITY)	68	SPACES
PROVIDED ON-SITE PARKING (INCLUDING ADA SPACES)	69	SPACES
ACCESSIBLE PARKING REQUIRED	3	SPACES
ACCESSIBLE PARKING PROVIDED	4	SPACES
BUILDING-2		
REQUIRED PARKING (PER CITY)	68	SPACES
PROVIDED ON-SITE PARKING (INCLUDING ADA SPACES)	69	SPACES
ACCESSIBLE PARKING REQUIRED	4	SPACES
ACCESSIBLE PARKING PROVIDED	4	SPACES
LANDSCAPE/PERVIOUS AREA		
LANDSCAPE AREA REQUIRED	N/A	SF
LANDSCAPE AREA PROVIDED	30,104	SF
TOTAL LANDSCAPE/PERVIOUS AREA PROVIDED	30,104	SF
TOTAL PERVIOUS %	17%	
IMPERVIOUS AREA		
BUILDING FOOTPRINT AREA (SQUARE FEET)	62,588	SF
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK	84,793	SF
TOTAL IMPERVIOUS AREA (SQ.FT)	147,381	SF
TOTAL IMPERVIOUS %	83%	

BUILDING DATA SUMMARY TABLE

LOTS		STORY	USE	HEIGHT	AREA (SF)	TOTAL (SF)
9R1	BUILDING-1	2	WARE HOUSE	33'-00"	15,938	31,294
			OFFICE		15,356	
	BUILDING-2	2	WARE HOUSE	33'-00"	15,938	31,294
			OFFICE		15,356	

PARKING DATA SUMMARY TABLE BY USE

LOTS	BUILDING NAME	USE	TOTAL FLOOR AREA (SF)	PARKING REQUIREMENTS	PARKING REQUIRED		PARKING PROVIDED		
					INDIVIDUAL	TOTAL	REGULAR	HANDICAP SPACES	TOTAL
9R1	BUILDING-1	WARE HOUSE	15,938	1 PER 1000 SF	16	68	65	4	69
		OFFICE	15,356	1 PER 300 SF	52				
	BUILDING-2	WARE HOUSE	15,938	1 PER 1000 SF	16	68	65	4	69
		OFFICE	15,356	1 PER 300 SF	52				
			TOTAL =		62,588				

VICINITY MAP

N.T.S.

SITE LEGEND

CONCRETE CURB	
SAW-CUT LINE	
FENCE	X
FIRE LANE	
RETAINING WALL	
PARKING SPACES	X
MONUMENT/PYLON SIGN	
WHEEL STOPS	
HANDICAP LOGO	
HANDICAP SIGN	
RAMP	
BOLLARD	
TRAFFIC ARROW	
FIRE HYDRANT	
DUMPSTER	
SANITARY SEWER MANHOLE	
SANITARY SEWER CLEANOUT	
SANITARY SEWER DOUBLE CLEANOUT	
SANITARY SEWER SAMPLE PORT	
GREASE TRAP	
DOMESTIC WATER METER	
IRRIGATION METER	
GAS METER	
TRANSFORMER	
LIGHT POLE	
POWER POLE	
OVERHEAD DOOR	
O.H.D.	

DETENTION NOTE:

NO ON-SITE DETENTION IS PROVIDED FOR THE PROJECT SITE. POST-DEVELOPMENT RUNOFF FROM THE PROJECT SITE SHALL BE ACCOMMODATED BY UPGRADES TO EXISTING DETENTION POND-3. THE DETENTION FACILITY SHALL BE MODIFIED AS PART OF THIS DEVELOPMENT TO ACCOUNT FOR THE INCREASED RUNOFF GENERATED BY THE PROPOSED DEVELOPMENT.

NOTE:

- PROPOSED WROUGHT IRON FENCE WITH ACCESS GATE AND PEDESTRIAN ACCESS DOORS AT THE SIDEWALK. ACCESS GATE SHALL BE A METAL SLIDING GATE.
- PROPOSED ACCESS GATES SHALL BE OPEN DURING BUSINESS HOURS. NO OUTSIDE STORAGE IS ALLOWED (INCLUDING CARS OR VEHICLES STORED OVER NIGHT).

BENCHMARK

THE BENCHMARKS AND ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVOD88) BY USING GPS OBSERVATIONS IN CONJUNCTION WITH ALLTERRA RTK NETWORK.

BM-1
AN "X" CUT SET ON TOP OF A CONCRETE BACK OF CURB ALONG THE SOUTH SIDE OF CAPITAL BOULEVARD, SOUTH OF THE SUBJECT PROPERTY AND LOCATED APPROXIMATELY 96 FEET SOUTHWEST FROM A SANITARY SEWER MANHOLE NEAR THE SOUTH LINE OF SAID SUBJECT PROPERTY. ELEVATION: 599.80

BM-2
AN "X" CUT SET ON TOP OF A CONCRETE BACK OF CURB ALONG THE EAST SIDE OF DATA DRIVE, EAST OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY AND LOCATED APPROXIMATELY 35 FEET NORTH FROM A FIRE HYDRANT NEAR SAID NORTHEAST PROPERTY CORNER. ELEVATION: 607.46

SITE PLAN

MACAFLEX AT CAPITAL & DATA

NWC CAPITAL BOULEVARD & DATA DRIVE

LOT 9, BLOCK B

FIT SPORT LIFE ADDITION

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS 75032



T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

P.E. DES. DATE SCALE PROJECT NO. SHEET NO.

KP SS 05/14/26 SCALE BAR 129-25

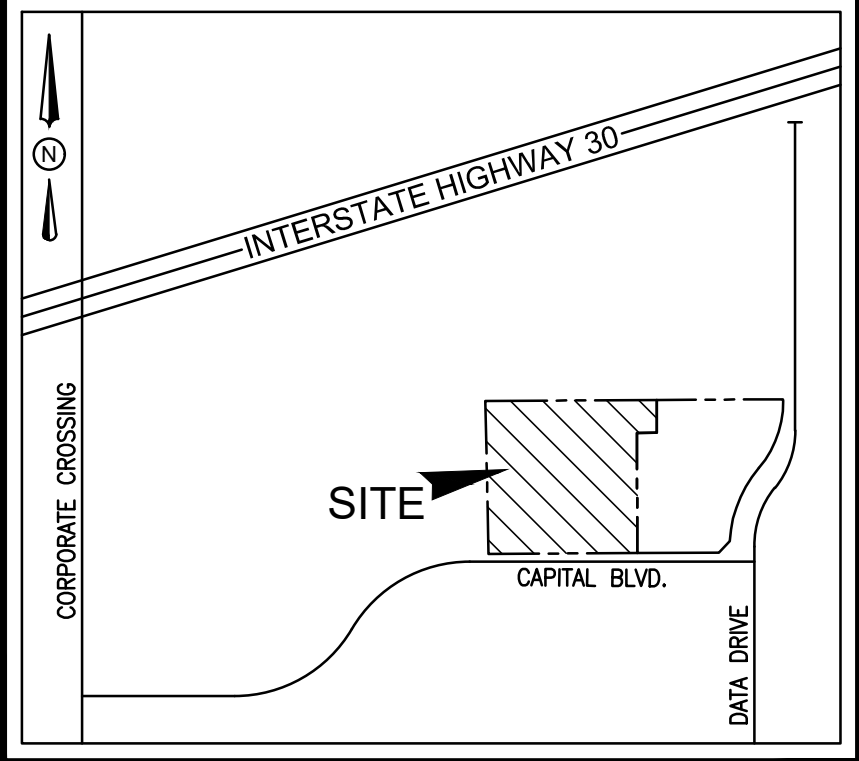
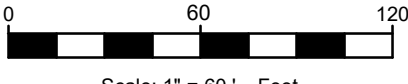
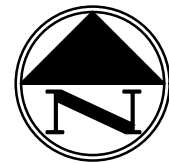
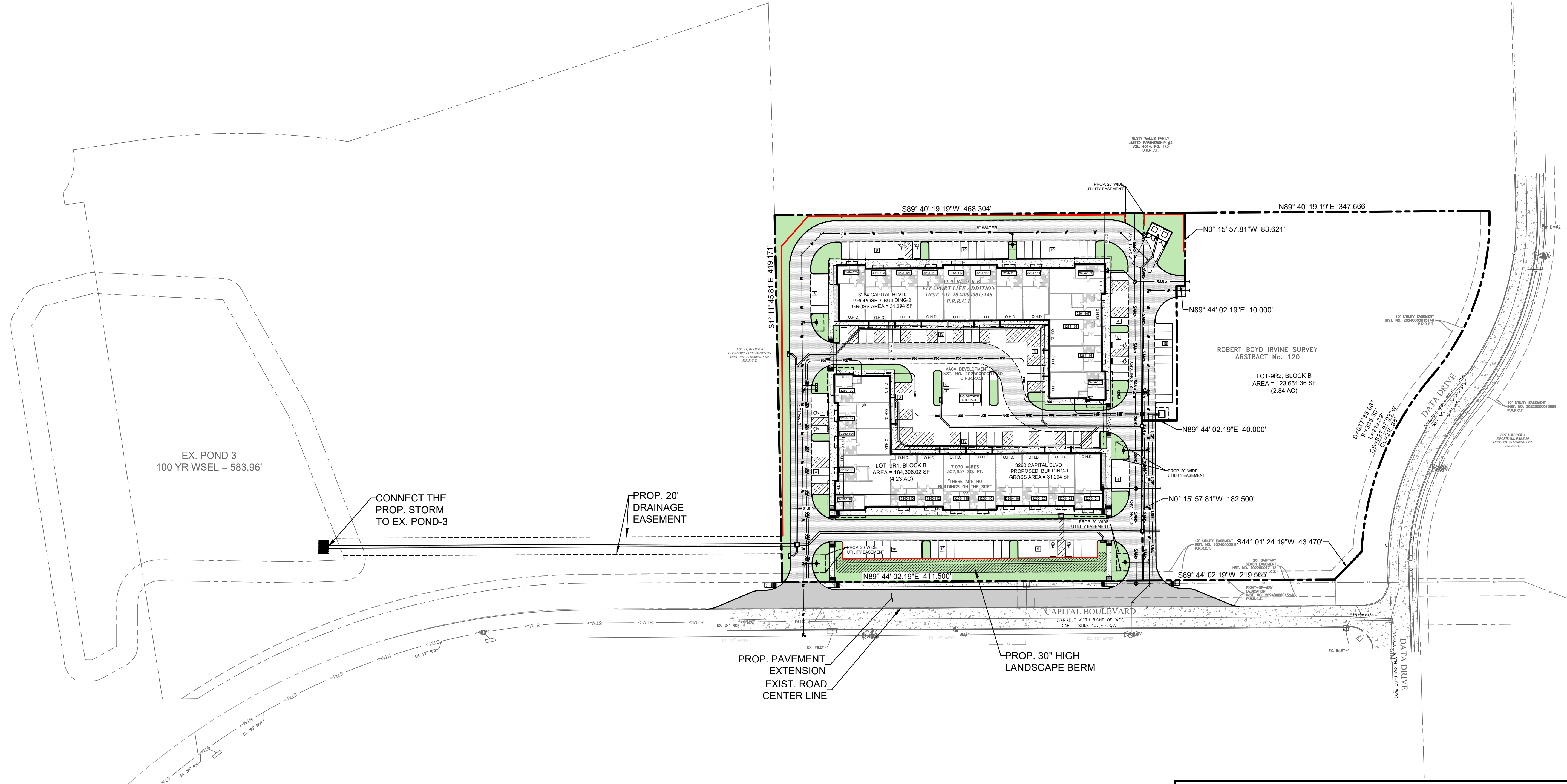
SP

TX. P.E. FIRM #11525

EASEMENT/SETBACK LEGEND	
BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.

SITE GENERAL NOTES

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- ALL CURB RADIUS TO BE 10' OR 3' UNLESS OTHERWISE NOTED ON THE SITE PLAN.
- DUMPSTER AREA DRAINS TO PROPOSED OIL WATER SEPARATOR.



VICINITY MAP
N.T.S.

SITE LEGEND	
CONCRETE CURB	---
SAW-CUT LINE	---
FENCE	---
FIRE LANE	---
RETAINING WALL	---
PARKING SPACES	[X]
MONUMENT/PYLON SIGN	[Symbol]
WHEEL STOPS	[Symbol]
HANDICAP LOGO	[Symbol]
HANDICAP SIGN	[Symbol]
RAMP	[Symbol]
BOLLARD	[Symbol]
TRAFFIC ARROW	[Symbol]
FIRE HYDRANT	[Symbol]
DUMPSTER	[Symbol]
SANITARY SEWER MANHOLE	[Symbol]
SANITARY SEWER CLEANOUT	[Symbol]
SANITARY SEWER DOUBLE CLEANOUT	[Symbol]
SANITARY SEWER SAMPLE PORT	[Symbol]
GREASE TRAP	[Symbol]
DOMESTIC WATER METER	[Symbol]
IRRIGATION METER	[Symbol]
GAS METER	[Symbol]
TRANSFORMER	[Symbol]
LIGHT POLE	[Symbol]
POWER POLE	[Symbol]
OVERHEAD DOOR	[Symbol]

DETENTION NOTE:

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NOTE:

- PROPOSED WROUGHT IRON FENCE WITH ACCESS GATE AND PEDESTRIAN ACCESS DOORS AT THE SIDEWALK. ACCESS GATE SHALL BE A METAL SLIDING GATE.
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BENCHMARK

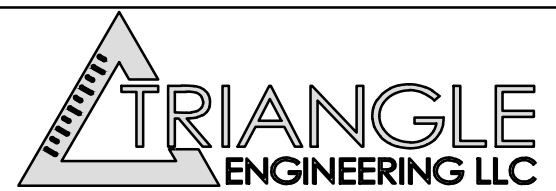
THE BENCHMARKS AND ELEVATIONS SHOWN ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAV88) BY USING GPS OBSERVATIONS IN CONJUNCTION WITH ALLTERRA RTK NETWORK.

BM-1
AN "X" CUT SET ON TOP OF A CONCRETE BACK OF CURB ALONG THE SOUTH SIDE OF CAPITAL BOULEVARD, SOUTH OF THE SUBJECT PROPERTY AND LOCATED APPROXIMATELY 96 FEET SOUTHWEST FROM A SANITARY SEWER MANHOLE NEAR THE SOUTH LINE OF SAID SUBJECT PROPERTY. ELEVATION: 599.80

BM-2
AN "X" CUT SET ON TOP OF A CONCRETE BACK OF CURB ALONG THE EAST SIDE OF DATA DRIVE, EAST OF THE NORTHEAST CORNER OF THE SUBJECT PROPERTY AND LOCATED APPROXIMATELY 35 FEET NORTH FROM A FIRE HYDRANT NEAR SAID NORTHEAST PROPERTY CORNER. ELEVATION: 607.46

OVERALL SITE PLAN

MACAFLEX AT CAPITAL & DATA
NWC CAPITAL BOULEVARD & DATA DRIVE
LOT 9, BLOCK B
FIT SPORT LIFE ADDITION
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS 75032



T: 469.331.8566 | F: 469.213.7145 | E: info@triangle-engr.com
W: triangle-engr.com | O: 1782 W. McDermott Drive, Allen, TX 75013

Planning | Civil Engineering | Construction Management

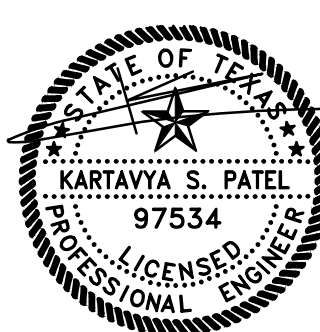
P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	SS	05/14/26	SCALE BAR	129-25	OSP

TX. P.E. FIRM #11525

APPROVED:

I HERBY 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 THE ___ DAY OF ___, ___.
WITNESS OUR HANDS, THIS ___ OF ___, ___.
PLANNING & ZONING COMMISSION, CHAIRMAN
DIRECTOR OF PLANNING & ZONING

NO.	DATE	DESCRIPTION	BY
1	05/14/26	1ST SITE PLAN SUBMITTAL	KP
2	06/22/26	2ND SITE PLAN SUBMITTAL	KP
3	07/07/26	3RD SITE PLAN SUBMITTAL	KP
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07/07/26



Know what's below.
Call before you dig.

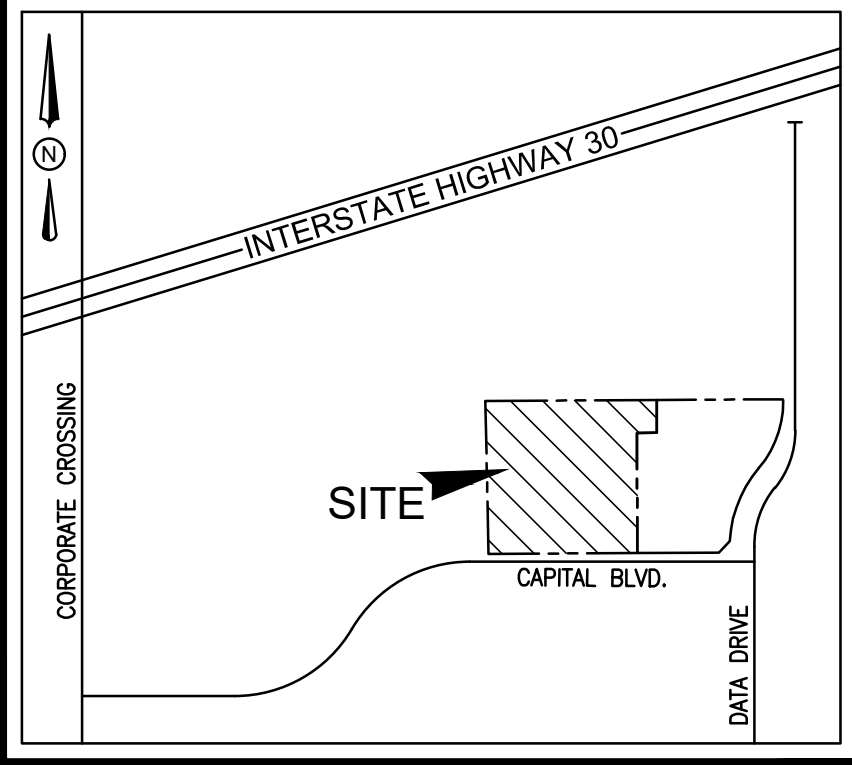
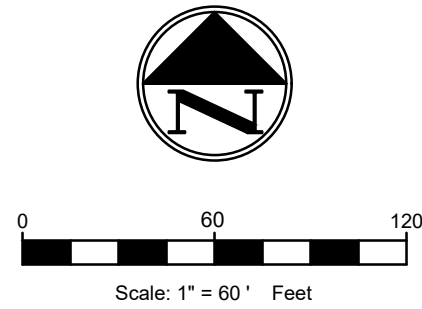
PROJECT CONTACT LIST	
OWNER/DEVELOPER MACA DEVELOPMENT, LLC ADDRESS: 6904 RAINWOOD DRIVE PLANO, TX 75024 CONTACT: MOHIB MASANI PHONE: 972-836-6442	SURVEYOR TRAVERSE LAND SURVEYING 395 LAKE PARK ROAD, SUITE 102 LEWISVILLE, TEXAS 75067 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KEVIN PATEL, P.E. PHONE: (469) 213-1707 TX. P.E. FIRM #11525	ARCHITECT KILLIAN ARCHITECT 3400 N CENTRAL EXPY SUITE 110-307 RICHARDSON, TX 75080 CONTACT: KENNETH R. KILLIAN PHONE: 214-561-6042

FLOOD PLAIN NOTE

NO PORTION OF THE SUBJECT PROPERTY SHOWN HEREON LIES WITHIN THE 100 YEAR FLOOD HAZARDOUS AREA ACCORDING TO THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48397C0045 L, DATED 09/28/2008. THE SUBJECT PROPERTY IS LOCATED IN THE AREA DESIGNATED AS ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN).

EASEMENT/SETBACK LEGEND	
BUILDING SETBACK	B.S.
LANDSCAPE SETBACK	L.S.
FIRE LANE, ACCESS & UTILITY EASEMENT	F.A.U.E.
FIRE LANE, ACCESS & DRAINAGE EASEMENT	F.A.D.E.
ACCESS EASEMENT	A.E.
SIDEWALK EASEMENT	S.E.
SANITARY SEWER EASEMENT	S.S.E.
WATER EASEMENT	W.E.
ELECTRICAL EASEMENT	E.E.
UTILITY EASEMENT	U.E.
DRAINAGE & DETENTION EASEMENT	D.D.E.

- SITE GENERAL NOTES**
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VICINITY MAP
N.T.S.

SITE LEGEND	
CONCRETE CURB	—
SAW-CUT LINE	—
FENCE	— X —
FIRE LANE	—
RETAINING WALL	—
PARKING SPACES	[X]
MONUMENT/PYLON SIGN	—
WHEEL STOPS	—
HANDICAP LOGO	—
HANDICAP SIGN	—
RAMP	—
BOLLARD	—
TRAFFIC ARROW	—
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LIGHT POLE	—
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OVERHEAD DOOR	—

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OVERALL SITE PLAN- AERIAL
MACAFLEX AT CAPITAL & DATA

NWC CAPITAL BOULEVARD & DATA DRIVE
LOT 9, BLOCK B

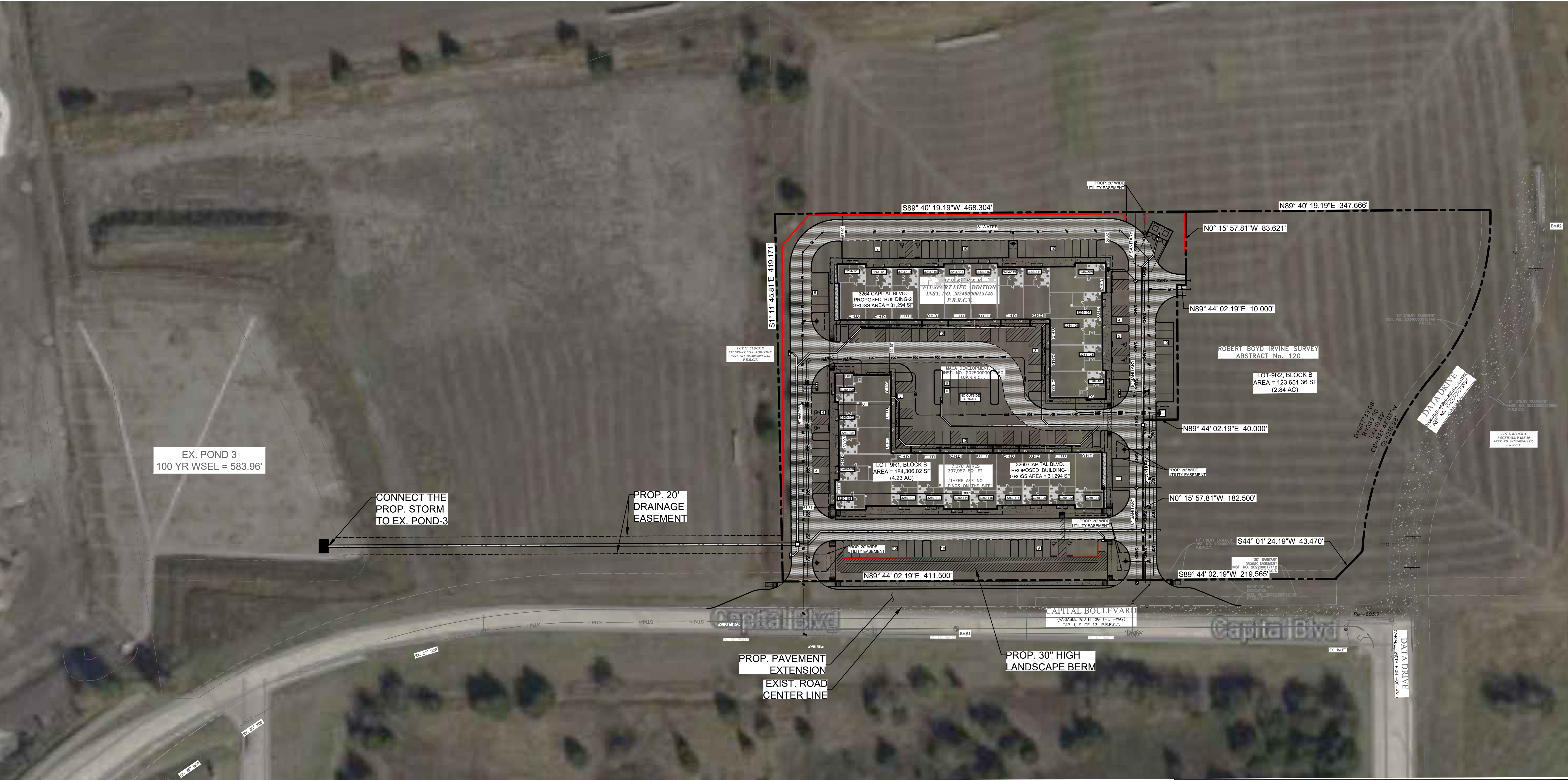
FIT SPORT LIFE ADDITION
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS 75032



Planning | Civil Engineering | Construction Management

P.E.	DES.	DATE	SCALE	PROJECT NO.	SHEET NO.
KP	SS	05/14/26	SCALE BAR	129-25	OSP-A

TX. P.E. FIRM #11525



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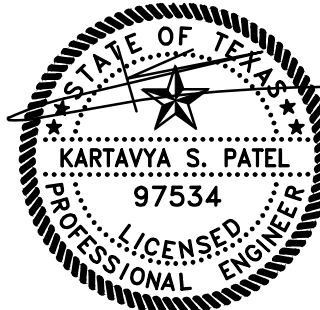
I HERBY CERTIFY THAT THE ABOVE AND FORGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ___, ____.

WITNESS OUR HANDS, THIS ___ OF ___, ____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING & ZONING

NO.	DATE	DESCRIPTION	BY
1	05/14/26	1ST SITE PLAN SUBMITTAL	KP
2	06/22/26	2ND SITE PLAN SUBMITTAL	KP
3	07/07/26	3RD SITE PLAN SUBMITTAL	KP
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07/07/26



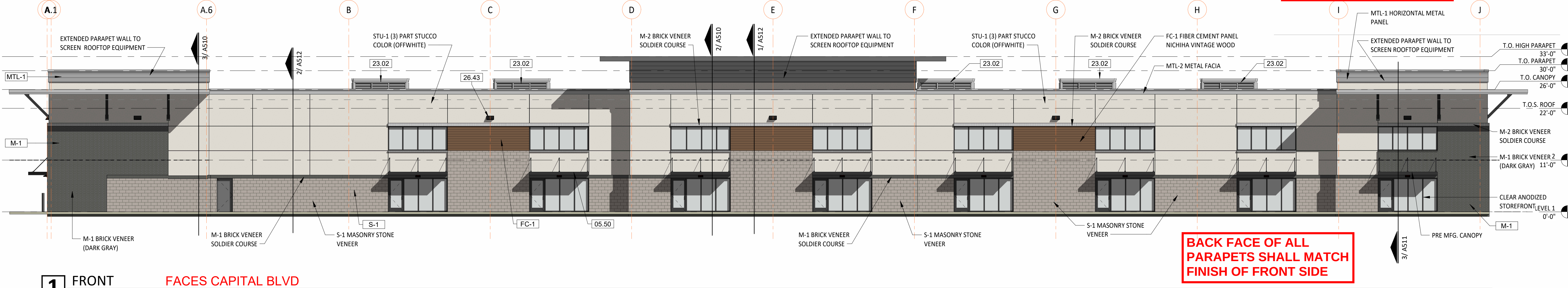
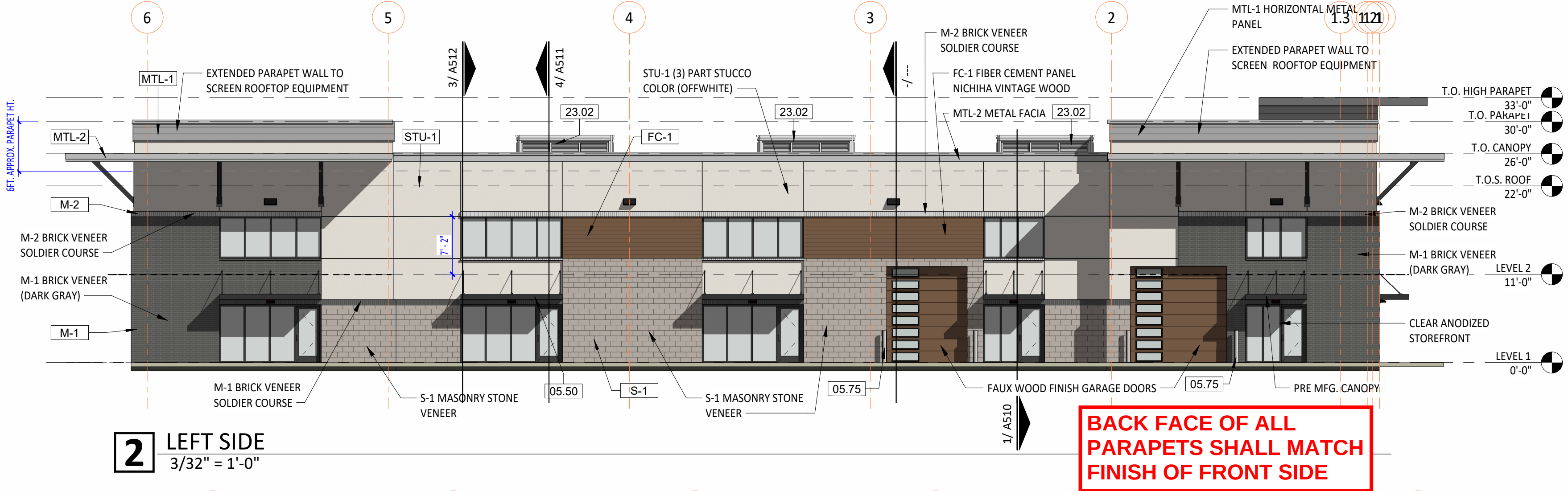
FC-1 FIBER CEMENT PANEL NICHIBA VINTAGEWOOD

EXTERIOR MATERIAL CALCULATIONS		
	SF EA.	% AREA
FRONT		
TOTAL	8,641	100%
STUCCO	3,701	43%
CEMENT FIBER	271	3%
METAL	774	9%
MASONRY	1,059	12%
STONE	2,836	33%
LEFT		
TOTAL	4,350	100%
STUCCO	1,250	29%
CEMENT FIBER	208	5%
METAL	390	9%
MASONRY	502	12%
STONE	2,000	46%
BACK		
TOTAL	8,127	100%
STUCCO	4,372	54%
METAL	465	6%
MASONRY	340	4%
STONE	2,950	36%
RIGHT		
TOTAL	4,265	100%
STUCCO	2,215	52%
METAL	373	9%
MASONRY	323	8%
STONE	1,354	32%

KEYNOTES	
05.50	MAPES ARCHITECTURAL CANOPY (DARK BRONZE) - SUPER LUMIDECK CANOPY W/ 1" HANGER PIPE, FLAT SOFFIT DECKING, 8" FACIA, FACIA DRAIN W/ SCUPPERS. - COLOR TO MATCH DARK BRONZE - PROVIDE CUTSHEETS, ENGINEERING AND EMBED ATTACHEMENTS AND BACKING AS REQUIRED BY MFG. - CONTRACTOR TO PROVIDE SHOP DRAWINGS AND ENGINEERING FOR REVIEW AND APPROVAL
05.75	STEEL BOLLARD W/ STAINLESS STEEL COVER (#316 BRUSHED #4 BY POST GUARD OR SIMILAR) - FILL STEEL BOLLARD WITH CONCRETE - COORDINATE BOLLARDS WITH ARCHITECT / CIVIL ENGINEER PRIOR TO CONSTRUCTION.
23.02	RTU SCREEN - CITYSCAPE OR SIMILAR - UNIT ATTACHED - COLOR TO MATCH MTL-2 METAL FACIA - PROVIDE CUTSHEETS TO ARCHITECT FOR SELECTION
26.43	LED EXTERIOR FIXTURE (BUILDING / PARKING LOT LIGHTING)
FC-1	FIBER CEMENT PANEL - NICHIBA VINTAGEWOOD
M-1	MASONRY BRICK VENEER (DARK GRAY) BLACKSON BRICK - MIDNIGHT IS (VELOUR)
M-2	MASONRY BRICK VENEER (WHITE) - BLACKSON BRICK - WHITESTONE
MTL-1	HORIZONTAL METAL PANEL - PAC-CLAD - ANODIC CLEAR
MTL-2	METAL FACIA - PAC-CLAD - ANODIC CLEAR
S-1	MASONRY STONE VENEER (TAN) - BLACKSON BRICK - COTTONWOOD HONED
STU-1	(3) PART STUCCO - WHITE - SW 6098 SHERWIN WILLIAMS PACER WHITE

MATERIALS

- MTL-1 HORIZONTAL METAL PANEL - PAC-CLAD - ANODIC CLEAR
MTL-2 METAL FACIA - PAC-CLAD - ANODIC CLEAR
FC-1 FIBER CEMENT PANEL - NICHIBA VINTAGEWOOD
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M-2 MASONRY BRICK VENEER (WHITE) - BLACKSON BRICK - WHITESTONE
S-1 MASONRY STONE VENEER (TAN) - BLACKSON BRICK - COTTONWOOD HONED
GL-1 GLAZING (GLASS) - LOW-E CLEAR
FR-1 STOREFRONT FRAMES - DARK BRONZE ALUMINUM



1 FRONT
3/32" = 1'-0"
FACES CAPITAL BLVD

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 ____, 2026.

WITNESS OUR HANDS, this ____ day of ____, 2026.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ARCHITECT
KILLIAN
STUDIO OF ARCHITECTURE
PLANNING | ARCHITECTURE | INTERIORS
WWW.KILLIAN.COM
KILLIAN DESIGN, LLC
MEMBER
THE AMERICAN INSTITUTE
OF ARCHITECTS
N C A R B
T
TEXAS SOCIETY
OF ARCHITECTS
3400 N CENTRAL EXPY | SUITE 110-307
RICHARDSON, TEXAS 75080
214.561.6042

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ARCHITECT. THEY SHALL NOT BE USED, TRANSFERRED, OR SOLD FOR USE EXCEPT BY AN AGREEMENT IN WRITING FROM THE ARCHITECT.

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

SEAL

NOT FOR
CONSTRUCTION,
PERMITTING OR
REGULATORY
APPROVAL

DEVELOPER
MACA DEVELOPMENT, LLC
6904 RAINWOOD DRIVE
PLANO, TX 75024
(972) 836-6442
CONTACT: MOHIB MASANI
CONTRACTOR

STRUCTURAL ENGINEER
SEDG, LLC
8850 HUFFMEISTER, SUITE 200
HOUSTON, TX 77095
(281) 583-7088

MEP ENGINEER
CONTACT: JARROD HAMILTON
V3 CONSULTING ENGINEERS
9125 LOMA VISTA DRIVE
DALLAS, TX 75243
(972) 643-8814

CIVIL ENGINEER
CONTACT: STRIDER STEELE
TRIANGLE ENGINEERING, LLC
1782 MCDERMOTT DR.
ALLEN, TX 75013
(214) 609-9271

LANDSCAPE
CONTACT: KEVIN PATEL, P.E.
TRIANGLE ENGINEERING, LLC
1782 MCDERMOTT DR.
ALLEN, TX 75013
(214) 609-9271

PROJECT
CONTACT: KEVIN PATEL, P.E.

MACA FLEX
WAREHOUSE
ADDRESS
ROCKWALL, TEXAS

REV. DATE ISSUE

2025.102
PROJECT NUMBER

EXTERIOR ELEVATION

A211

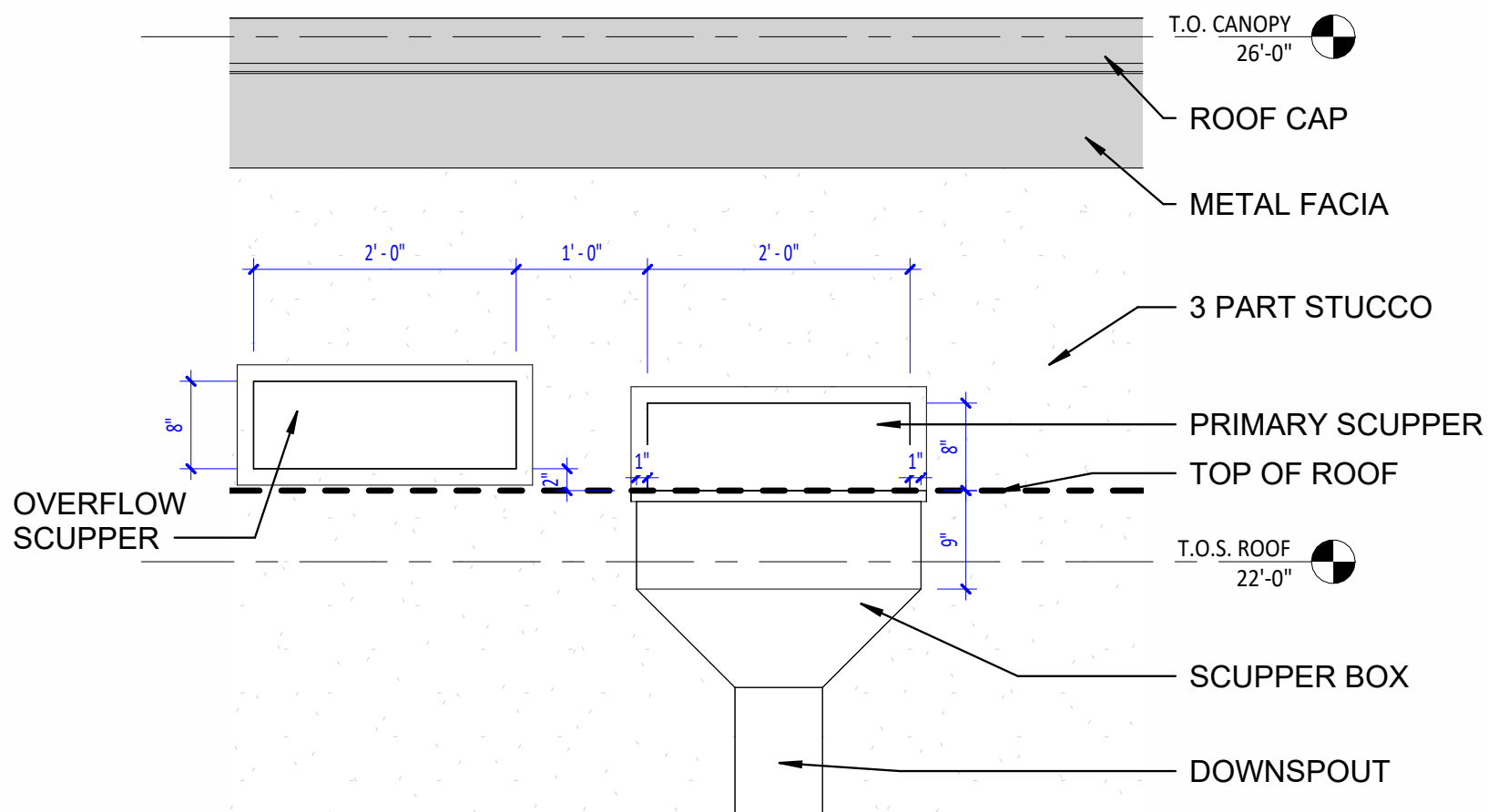
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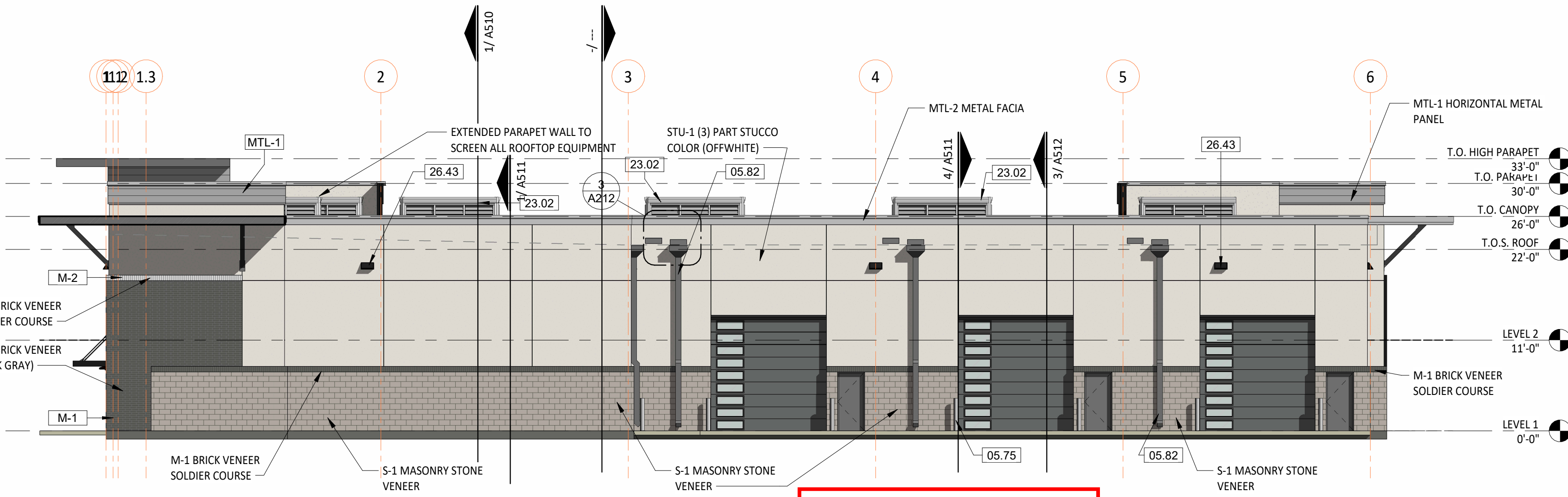
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05.82	DOWNSPOUT 6X6 W/ SCUPPER BOX 24"W X 8"H - AND ADJACENT OVERFLOW SCUPPER 24"W X 8"H - W/ DRAIN BOOT TO UNDERGROUND STORM DRAIN - REF. CIVIL
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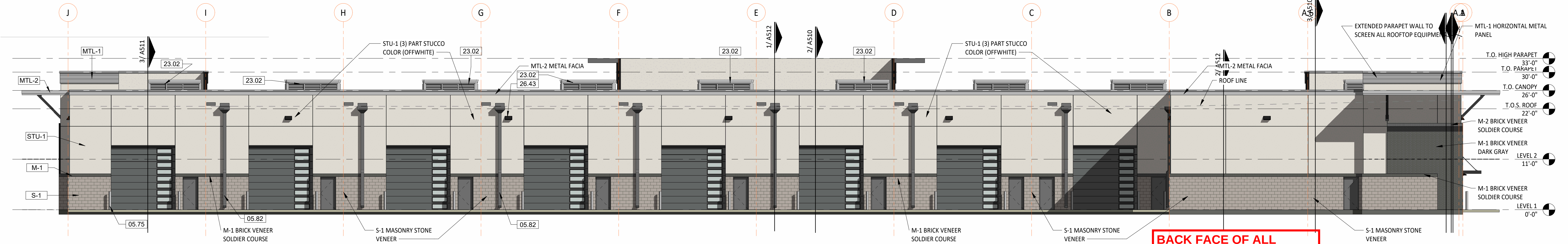
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FC-1	FIBER CEMENT PANEL - NICHHA VINTAGEWOOD
STU-1	(3) PART STUCCO - WHITE - SW 6098 SHERWIN WILLIAMS PACER WHITE
M-1	MASONRY BRICK VENEER (DARK GRAY) BLACKSON BRICK - MIDNIGHT IS (VELOUR)
M-2	MASONRY BRICK VENEER (WHITE) - BLACKSON BRICK - WHITESTONE
S-1	MASONRY STONE VENEER (TAN) - BLACKSON BRICK - COTTONWOOD HONED
GL-1	GLAZING (GLASS) - LOW-E CLEAR
FR-1	STOREFRONT FRAMES - DARK BRONZE ALUMINUM



3 SCUPPER / D.S. ELEVATION
3/4" = 1'-0"



2 RIGHT
3/32" = 1'-0"



1 BACK
3/32" = 1'-0"

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of ____, 2026.

WITNESS OUR HANDS, this ____ day of ____, 2026.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ARCHITECT
KILLIAN
STUDIO OF ARCHITECTURE
PLANNING | ARCHITECTURE | INTERIORS
WWW.KILLIAN.COM
KILLIAN DESIGN, LLC
MEMBER OF THE AMERICAN INSTITUTE OF ARCHITECTS
N.C.A.R.B.
TEXAS SOCIETY OF ARCHITECTS
3400 N CENTRAL EXPY | SUITE 110-307
RICHARDSON, TEXAS 75080
214.561.6042
DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ARCHITECT. THEY SHALL NOT BE USED, TRANSFERRED, OR SOLD FOR USE EXCEPT BY AN AGREEMENT IN WRITING FROM THE ARCHITECT.
KENNETH R. KILLIAN, AIA
TX REG. NO. 19489
SEAL

NOT FOR CONSTRUCTION, PERMITTING OR REGULATORY APPROVAL

DEVELOPER
MACA DEVELOPMENT, LLC
6904 RAINWOOD DRIVE
PLANO, TX 75024
(972) 836-6442
CONTACT: MOHIB MASANI
CONTRACTOR

STRUCTURAL ENGINEER
SEDG, LLC
8850 HUFFMEISTER, SUITE 200
HOUSTON, TX 77095
(281) 583-7088
CONTACT: JARROD HAMILTON
MEP ENGINEER
V3 CONSULTING ENGINEERS
9125 LOMA VISTA DRIVE
DALLAS, TX 75243
(972) 643-8814
CONTACT: STRIDER STEELE
CIVIL ENGINEER
TRIANGLE ENGINEERING, LLC
1782 MCDERMOTT DR.
ALLEN, TX 75013
(214) 609-9271
CONTACT: KEVIN PATEL, P.E.
LANDSCAPE
TRIANGLE ENGINEERING, LLC
1782 MCDERMOTT DR.
ALLEN, TX 75013
(214) 609-9271
CONTACT: KEVIN PATEL, P.E.
PROJECT

MACA FLEX WAREHOUSE
ADDRESS
ROCKWALL, TEXAS

REV.	DATE	ISSUE
------	------	-------

2025.102
PROJECT NUMBER
EXTERIOR ELEVATION
A212
SHEET NUMBER



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STUDIO OF ARCHITECTURE
PLANNING | ARCHITECTURE | INTERIORS
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(214) 609-9271

CONTACT: KEVIN PATEL, P.E.
PROJECT

**MACA FLEX
WAREHOUSE**
ADDRESS
ROCKWALL, TEXAS

REV.	DATE	ISSUE
------	------	-------

2025.102
PROJECT NUMBER

PERSPECTIVES

A250
SHEET NUMBER



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448

CHRIS@STUDIOGREENSPOT.COM



06.23.2026

MACA FLEX INDUSTRIAL

CAPITAL PARKWAY
CITY OF ROCKWALL, TEXAS 75032

ISSUE:

FOR APPROVAL: 05.08.2026

CITY COMMENTS: 06.23.2026

DATE:

06.23.2026

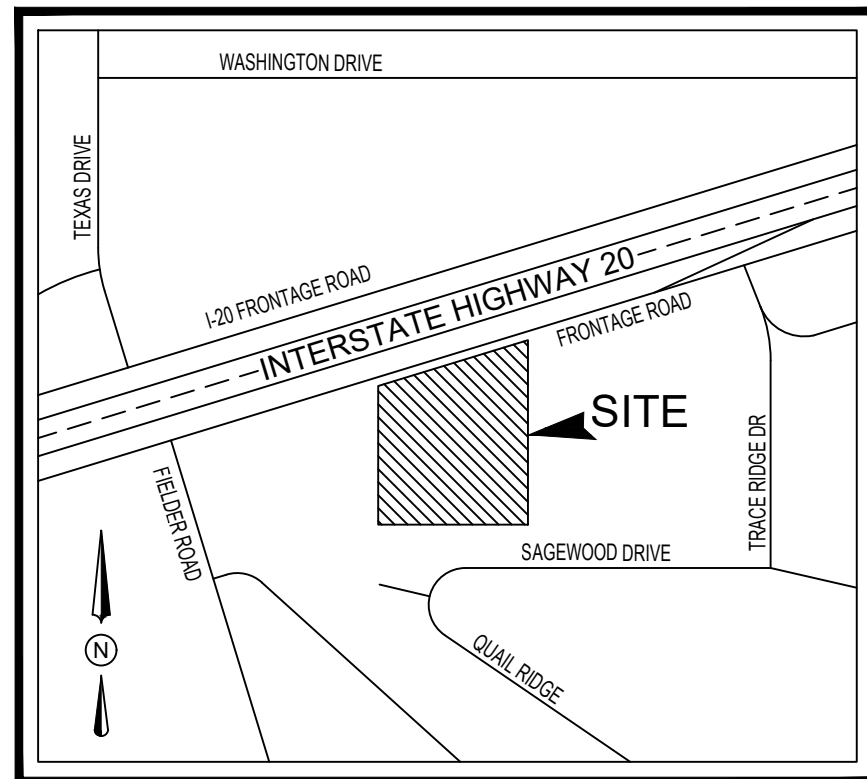
SHEET NAME:

LANDSCAPE PLAN

SHEET NUMBER:

L.2

CASE NO. SPXXXX-XXX



VICINITY MAP

N.T.S.

MAPSCO ~ 59 X

LANDSCAPE NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING AND PROPOSED SITE ELEMENTS AND NOTIFY ARCHITECT OF ANY DISCREPANCIES. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS.
- CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES AND NOTIFY ARCHITECT OF ANY CONFLICTS. CONTRACTOR SHALL EXERCISE CAUTION WHEN WORKING IN THE VICINITY OF UNDERGROUND UTILITIES.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL REQUIRED LANDSCAPE AND IRRIGATION PERMITS.
- CONTRACTOR TO PROVIDE A MINIMUM 2% SLOPE AWAY FROM ALL STRUCTURES.
- ALL PLANTING BEDS AND LAWN AREAS TO BE SEPARATED BY STEEL EDGING. NO STEEL TO BE INSTALLED ADJACENT TO SIDEWALKS OR CURBS.
- ALL LANDSCAPE AREAS TO BE 100% IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM AND SHALL INCLUDE RAIN AND FREEZE SENSORS.
- ALL LAWN AREAS TO BE SOLID SOD BERMUDAGRASS, UNLESS OTHERWISE NOTED ON THE DRAWINGS.

GENERAL LAWN NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED ON CIVIL PLANS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- IMPORTED TOPSOIL SHALL BE NATURAL, FRIABLE SOIL FROM THE REGION, KNOWN AS BOTTOM AND SOIL FREE FROM LUMPS, CLAY, TOXIC SUBSTANCES, ROOTS, DEBRIS, VEGETATION, STONES, CONTAINING NO SALT AND BLACK TO BROWN IN COLOR.
- ALL LAWN AREAS TO BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED, AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR ARCHITECT PRIOR TO INSTALLATION.
- ALL ROCKS 3/4" DIAMETER AND LARGER, DIRT CLOUDS, STICKS, CONCRETE SPOILS, ETC. SHALL BE REMOVED PRIOR TO PLACING TOPSOIL AND ANY LAWN INSTALLATION
- CONTRACTOR SHALL PROVIDE (1") ONE INCH OF IMPORTED TOPSOIL ON ALL AREAS TO RECEIVE LAWN.

SOLID SOD NOTES

- FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL DESIRED GRADE IN PLANTING AREAS AND 1" BELOW FINAL GRADE IN TURF AREAS.
- ADJUST CONTOURS TO ACHIEVE POSITIVE DRAINAGE AWAY FROM BUILDINGS. PROVIDE UNIFORM ROUNDING AT TOP AND BOTTOM OF SLOPES AND OTHER BREAKS IN GRADE. CORRECT IRREGULARITIES AND AREAS WHERE WATER MAY STAND.
- ALL LAWN AREAS TO RECEIVE SOLID SOD SHALL BE LEFT IN A MAXIMUM OF 1" BELOW FINAL FINISH GRADE. CONTRACTOR TO COORDINATE OPERATIONS WITH ON-SITE CONSTRUCTION MANAGER.
- CONTRACTOR TO COORDINATE WITH ON-SITE CONSTRUCTION MANAGER FOR AVAILABILITY OF EXISTING TOPSOIL.
- PLANT SOD BY HAND TO COVER INDICATED AREA COMPLETELY. INSURE EDGES OF SOD ARE TOUCHING. TOP DRESS JOINTS BY HAND WITH TOPSOIL TO FILL VOIDS.
- ROLL GRASS AREAS TO ACHIEVE A SMOOTH, EVEN SURFACE, FREE FROM UNNATURAL UNDULATIONS.
- WATER SOD THOROUGHLY AS SOD OPERATION PROGRESSES.
- CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE. THIS SHALL INCLUDE, BUT NOT LIMITED TO: MOWING, WATERING, WEEDING, CULTIVATING, CLEANING AND REPLACING DEAD OR BARE AREAS TO KEEP PLANTS IN A VIGOROUS, HEALTHY CONDITION.
- CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF AN ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT FROM LOCAL SUPPLY IF NECESSARY.
- IF INSTALLATION OCCURS BETWEEN SEPTEMBER 1 AND MARCH 1, ALL SOD AREAS TO BE OVER-SEEDDED WITH WINTER RYEGRASS, AT A RATE OF (4) POUNDS PER ONE THOUSAND (1000) SQUARE FEET.

APPROVED:

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

WITNESS OUR HANDS, THIS ____ day of ____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

SITE DATA SUMMARY TABLE			
ITEM		SITE PLAN	
GENERAL SITE DATA			
LOT		9R1	
CURRENT ZONING (FROM ZONING MAP)		Light Industrial (LI)	
PROPOSED ZONING		Light Industrial (LI)	
LAND USE		Warehouse	
LOT AREA		177,485	SF
		4.075	AC
BUILDING-1			
BUILDING FOOTPRINT AREA		31,294	SF
BUILDING HEIGHT		2	STORY
MAX. BUILDING HEIGHT (DISTANCE TO TALLEST BUILDING ELEMENT)		33	FT
BUILDING-2			
BUILDING FOOTPRINT AREA		31,294	SF
BUILDING HEIGHT		2	STORY
MAX. BUILDING HEIGHT (DISTANCE TO TALLEST BUILDING ELEMENT)		33	FT
LOT COVERAGE		35.26	%
FLOOR AREA RATIO (RATIO X.XX:1)		0.35 : 1	
PARKING			
REQUIRED PARKING RATIO (WAREHOUSE)		1 SPACES PER EVERY 1,000 SF	
REQUIRED PARKING RATIO (OFFICE)		1 SPACES PER EVERY 300 SF	
BUILDING-1			
REQUIRED PARKING (PER CITY)		68	SPACES
PROVIDED ON-SITE PARKING (INCLUDING ADA SPACES)		69	SPACES
ACCESSIBLE PARKING REQUIRED		3	SPACES
ACCESSIBLE PARKING PROVIDED		4	SPACES
BUILDING-2			
REQUIRED PARKING (PER CITY)		68	SPACES
PROVIDED ON-SITE PARKING (INCLUDING ADA SPACES)		69	SPACES
ACCESSIBLE PARKING REQUIRED		4	SPACES
ACCESSIBLE PARKING PROVIDED		4	SPACES
LANDSCAPE/PERVIOUS AREA			
LANDSCAPE AREA REQUIRED		N/A	SF
LANDSCAPE AREA PROVIDED		30,104	SF
TOTAL LANDSCAPE/PERVIOUS AREA PROVIDED		30,104	SF
TOTAL IMPERVIOUS %		17%	
IMPERVIOUS AREA			
BUILDING FOOTPRINT AREA (SQUARE FEET)		62,588	SF
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK		84,793	SF
TOTAL IMPERVIOUS AREA (SQ.FT)		147,381	SF
TOTAL IMPERVIOUS %		83%	

SITE REQUIREMENTS (Total Site Area 177,485 S.F.)

Requirements: A minimum 15% of the site area to be landscaped.

Required	26,623 S.F. (15%)	Provided	30,030 S.F. (17%)
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FRONT YARD REQUIREMENTS

Requirements: A minimum 100% of required landscape must be located in front yard and side yards.

Required	26,622 S.F. (100%)	Provided	26,851 S.F. (100%)
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STREET REQUIREMENTS

Requirements: A minimum (1) canopy tree (4" cal) and (1) accent tree (4" ht.) per 50 L.F. of frontage.

CAPITAL PKWY. (408 L.F.)

Required	(8) Canopy trees	Provided	(8) Proposed Canopy Tree
	(8) Accent trees		(8) Proposed Accent Trees

PARKING LOT REQUIREMENTS (147 Spaces)

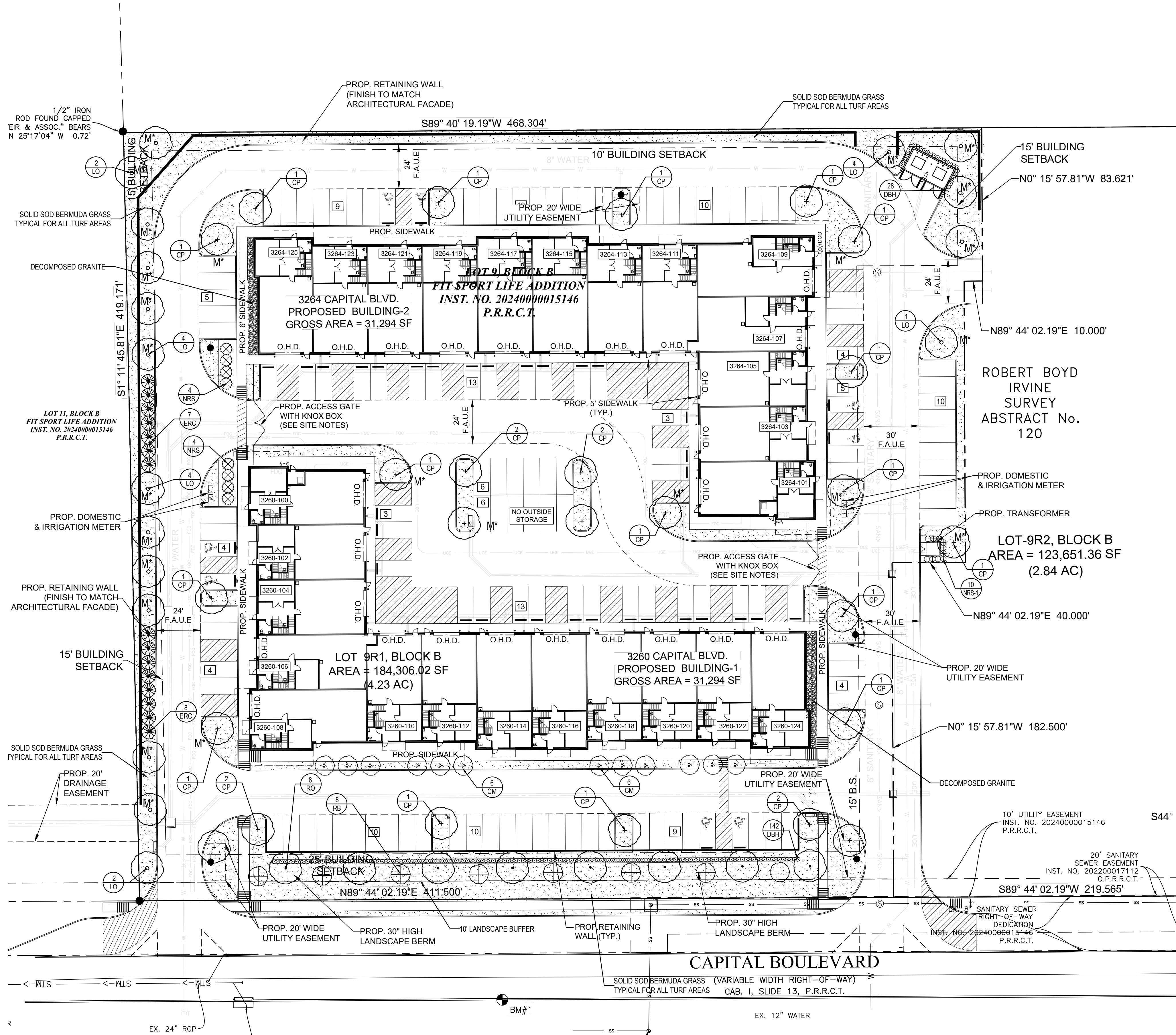
Requirements: A minimum (1) canopy tree (4" cal.) per 10 parking spaces. All spaces within 80' of a canopy tree.

Required	(15) Canopy Trees	Provided	(26) Proposed Canopy Trees
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ALL LANDSCAPE AREAS WILL BE IRRIGATED WITH AN UNDERGROUND AUTOMATIC IRRIGATION SYSTEM THAT MEETS THE REQUIREMENTS OF THE TOEQ AND THE CITY OF ROCKWALL UDC

PROJECT CONTACT LIST

OWNER/DEVELOPER MACA DEVELOPMENT, LLC ADDRESS: 6904 RAINWOOD DRIVE PLANO, TX 75024 CONTACT: MOHIB MASANI PHONE: 972-836-6442	SURVEYOR TRAVERSE LAND SURVEYING 395 LAKE PARK ROAD, SUITE 102 LEWISVILLE, TEXAS 75057 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KEVIN PATEL, P.E. TX. P.E. FIRM #11525	ARCHITECT KILLIAN ARCHITECT 3400 N CENTRAL EXPY SUITE 110-307 RICHARDSON, TX 75080 CONTACT: KENNETH R. KILLIAN PHONE: 214-561-6042



PLANT MATERIAL SCHEDULE

TREES	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
CP	25	Chinese Pistache	<i>Pistacia chinensis</i>	5" cal.	container, 14" ht., 5' spread, 6' clear straight trunk
RO	8	Red Oak	<i>Quercus shumardii</i>	5" cal.	container, 14" ht., 5' spread, 6' clear straight trunk
LO	17	Live Oak	<i>Quercus virginiana</i>	5" cal.	container, 14" ht., 5' spread, 6' clear straight trunk
RB	8	Redbud	<i>Cercis canadensis</i>	6" ht.	container, 6" ht., 4' spread, single straight trunk
CM	12	Crepe Myrtle	<i>Lagerstroemia indica</i>	6" ht.	container, 3 trucks, tree form
ERC	15	Eastern Red Cedar	<i>Juniperus virginiana</i>	8" ht.	container or B&B, 8" ht., 6' spread, full to base
SHRUBS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
DBH	170	Dwarf Burford Holly	<i>Ilex cornuta 'burfordii nana'</i>	5 gal.	container, 24" ht., 20" spread
NRS	8	Nellie R. Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	6" ht.	container, 6" ht., 5' spread, full to base
NRS-1	10	Nellie R. Stevens Holly	<i>Ilex x 'Nellie R. Stevens'</i>	7 gal.	container, 36" ht., 24" spread
GROUNDCOVERS	QTY	COMMON NAME	BOTANICAL NAME	SIZE	REMARKS
		'Tif Turf' Bermudagrass	<i>Cynodon dactylon 'Tif Turf'</i>		solid sod refer to notes

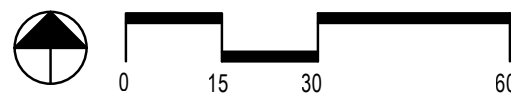
NOTE: Plant list is an aid to bidders only. Contractor shall verify all quantities on plan. All heights and spreads are minimums. All plant material shall meet or exceed remarks as indicated. All trees to have straight trunks and be matching within varieties.

PROPOSED PLANT LEGEND:

	CHINESE PISTACHE - 4" CALIPER		NELLIE R. STEVENS HOLLY - 3' HT.
	RED OAK - 4" CALIPER		NELLIE R. STEVENS HOLLY - 6' HT.
	LIVE OAK - 4" CALIPER		DWARF BURFORD HOLLY - 5 GALLON
	REDBUD - 6' HEIGHT		IDENTIFIES (23) TREES COUNTED TOWARDS TREE MITIGATION
	EASTERN RED CEDAR - 8' HEIGHT	THE PROPOSED PLAN PROVIDES:	
	CREPE MYRTLE - 6' HEIGHT	(4) CANOPY TREES - 5" CALIPER	
		(13) CREPE MYRTLE - 6' HT.	
		(15) EASTERN RED CEDARS	
		IN ADDITION TO THE TREE REQUIRED BY THE LANDSCAPE ORDINANCE.	

01 LANDSCAPE PLAN

SCALE 1"=30'-0"



SECTION 02900 - LANDSCAPE

PART 1 - GENERAL

1.1 REFERENCED DOCUMENTS

Refer to bidding requirements, special provisions, and schedules for additional requirements.

1.2 DESCRIPTION OF WORK

Work included: Furnish all supervision, labor, materials, services, equipment and appliances required to complete the work covered in conjunction with the landscaping covered in these specifications and landscaping plans, including:

- Planting (trees, shrubs, and grass)
- Bed preparation and fertilization
- Notification of sources
- Water and Maintenance until final acceptance
- Guarantee

1.3 REFERENCE STANDARDS

- American Standard for Nursery Stock published by American Association of Nurserymen: 27 October 1990, Edition; by American National Standards Institute, Inc. (Z60.1) – plant material.
- American Joint Committee on Horticultural Nomenclature: 1942 Edition of Standardized Plant Names.
- Texas Association of Nurserymen, Grades and Standards.
- Horis Third, 1976 - Cornell University

1.4 NOTIFICATION OF SOURCES AND SUBMITTALS

- The Contractor shall, within ten (10) days following acceptance of bid, notify the Architect/Owner of the sources of plant materials and bed preparation required for the project.
- Samples: Provide representative quantities of sandy loam soil, mulch, bed mix material, gravel, and crushed stone. Samples shall be approved by Architect before use on project.
- Product Data: Submit complete product data and specifications on all other specified materials.
- Submit three representative samples of each variety of ornamental trees, shrubs, and groundcover plants for Architect's approval. When approved, tag, install, and maintain as representative samples for final installed plant materials.
- File Certificates of Inspection of plant material by state, county, and federal authorities with Architect, if required.
- Soil Analysis: Provide sandy loam soil analysis if requested by the Architect.

PART 3 - EXECUTION

3.1 BED PREPARATION & FERTILIZATION

- Landscape Contractor to inspect all existing conditions and report any deficiencies to the Owner.
- All planting areas shall be conditioned as follows:
 - Prepare new planting beds by scraping away existing grass and weeds as necessary. Till existing soil to a depth of six (6") inches prior to placing compost and fertilizer. Apply fertilizer as per manufacturer's recommendations. Add six (6") inches of compost and till into a depth of six (6") inches of the topsoil. Apply organic fertilizer such as Sustane or Green Sense at the rate of twenty (20) pounds per one thousand (1,000) square feet.
 - All planting areas shall receive a two (2") inch layer of specified mulch.
 - Backfill for tree pits shall be as follows: Use existing top soil on site (use imported topsoil as needed) free from large clumps, rocks, debris, caliche, subsoils, etc., placed in nine (9") inch layers and watered in thoroughly.
- Grass Areas:
 - Areas to be Solid Sod Bermudagrass: Blocks of sod should be laid joint to joint, (staggered joints) after fertilizing the ground first. Roll grass areas to achieve a smooth, even surface. The joints between the blocks of sod should be filled with topsoil where they are evidently gaped open, then watered thoroughly.
 - Areas to be Hydromulch Common Bermudagrass: Hydromulch with bermudagrass seed at a rate of two (2) pounds per one thousand (1,000) square feet. Use a 4' x 8' batter board against the bed areas.

3.2 INSTALLATION

- Maintenance of plant materials shall begin immediately after each plant is delivered to the site and shall continue until all construction has been satisfactorily accomplished.
- Plant materials shall be delivered to the site only after the beds are prepared and area ready for planting. All shipments of nursery materials shall be thoroughly protected from the drying winds during transit. All plants which cannot be planted at once, after delivery to the site, shall be well protected against the possibility of drying by wind and sun. Balls of earth of B & B plants shall be kept covered with soil or other acceptable material. All plants remain the property of the Contractor until final acceptance.
- Position the trees and shrubs in their intended location as per plan.
- Notify the Landscape Architect for inspection and approval of all positioning of plant materials.
- Excavate pits with vertical sides and horizontal bottom. Tree pits shall be large enough to permit handling and planting without injury to balls of earth or roots and shall be of such depth that, when planted and settled, the crown of the plant shall bear the same relationship to the finish grade as it did to soil surface in original place of growth.

JOB CONDITIONS

- General Contractor to complete the following punch list: Prior to Landscape Contractor initiating any portion of landscape installation, General Contractor shall leave planting bed areas three (3") inches below finish grade of sidewalks, drives and curbs as shown on the drawings. All lawn areas to receive solid sod shall be left one (1") inch below the finish grade of sidewalks, drives, and curbs. All construction debris shall be removed prior to Landscape Contractor beginning any work.
- General Contractor shall provide topsoil as described in Section 02200 - Earthwork.
- Storage of materials and equipment at the job site will be at the risk of the Landscape Contractor. The Owner cannot be held responsible for theft or damage.

1.6 MAINTENANCE AND GUARANTEE

- Maintenance:
 - The Landscape Contractor will be held responsible for the maintenance of all work from the time of planting until final acceptance by the Owner. No trees, shrubs, groundcover or grass will be accepted unless they show a healthy growth and satisfactory foliage conditions.
 - Maintenance shall include watering of trees and plants, cultivation, weeding, spraying, edging, pruning of trees, mowing of grass, cleaning up and all other work necessary of maintenance.
 - A written notice requesting final inspection and acceptance should be submitted to the Owner at least seven (7) days prior to completion. An on-site inspection by Owner and Landscape Contractor will be completed prior to written acceptance.
 - After final acceptance of installation, the Landscape Contractor will not be required to do any of the above listed work.
- Guarantee:
 - Trees shall be guaranteed for a twelve (12) month period after acceptance. Shrubs and groundcover shall be guaranteed for twelve (12) months. The Contractor shall replace all dead materials as soon as weather permits and upon notification of the Owner. Plants, including trees, which have partially died so that shape, size, or symmetry has been damaged, shall be considered subject to replacement. In such cases, the opinion of the Owner shall be final.
 - Plants used for replacement shall be of the same size and kind as those originally planted and shall be planted as originally specified. All work, including materials, labor and equipment used in replacements, shall carry a twelve (12) month guarantee. Any damage, including ruts in lawn or bed areas, incurred as a result of making replacements shall be immediately repaired.
 - At the direction of the Owner, plants may be replaced at the start of the next year's planting season. In such cases, dead plants shall be removed from the premises immediately.
 - When plant replacements are made, plants, soil mix, fertilizer and mulch are to be utilized as originally specified and re-inspected for full compliance with Contract requirements. All replacements are to be included under "Work" of this section.

- The Owner agrees that for the guarantee to be effective, he will water plants at least twice a week during dry periods and cultivate beds once a month after final acceptance.
- The above guarantee shall not apply where plants die after acceptance because of injury from storms, hail, freeze, insects, diseases, injury by humans, machines or theft.
- Acceptance for all landscape work shall be given after final inspection by the Owner provided the job is in a completed, undamaged condition, and there is a stand of grass in all lawn areas. At this time, the Owner will assume maintenance on the accepted work.

- Repairs: Any necessary repairs under the Guarantee must be made within ten (10) days after receiving notice, weather permitting, and in the event the Landscape Contractor does not make repairs accordingly, the Owner, without further notice to Contractor, may provide materials and men to make such repairs at the expense of the Landscape Contractor.

1.7 QUALITY ASSURANCE

- General: Comply with applicable Federal, State, County and Local regulations governing landscape materials and work.
- Personnel: Employ only experienced personnel who are familiar with the required work. Provide full time supervision by a qualified foreman acceptable to Landscape Architect.
- Selection of Plant Material:

- Make contact with suppliers immediately upon obtaining notice of contract acceptance to select and book materials. Develop a program of maintenance (pruning and fertilization) which will insure the purchased materials will meet and/or exceed project specifications.
- Landscape Architect will provide a key identifying each tree location on site. Written verification will be required to document material selection, source and delivery schedules to site.
- Owner and/or Architect shall inspect all plant materials when reasonable at place of growth for compliance with requirements for genus, species, cultivar/variety, size and quality.
- Owner and/or Architect retains the right to further inspect all plant material upon arrival at the site and during installation for size and condition of root balls, limbs, branching habit, insects, injuries, and latent defects.
- Owner and/or Architect may reject unsatisfactory or defective material at any time during the process of work. Remove rejected materials from the site immediately. Plants damaged in transit or at job site shall be rejected.

1.8 PRODUCT DELIVERY, STORAGE AND HANDLING

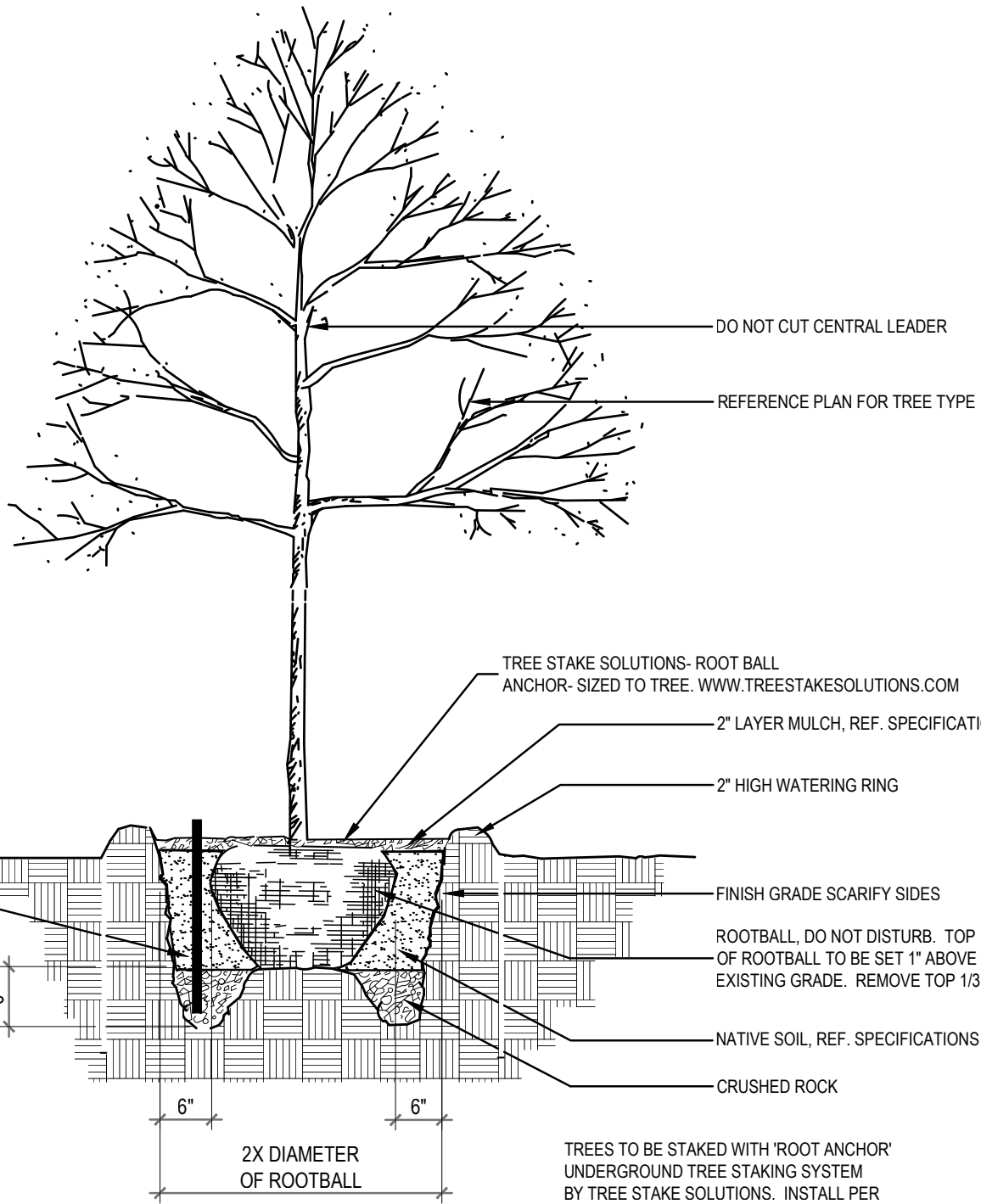
- Preparation:
 - Balled and Burlapped (B&B) Plants: Dig and prepare shipment in a manner that will not damage roots, branches, shape, and future development.
 - Container Grown Plants: Deliver plants in rigid container to hold ball shape and protect root mass.

2.2 SOIL PREPARATION MATERIALS

- Sandy Loam:
 - Friable, fertile, dark, loamy soil, free of clay lumps, subsoil, stones and other extraneous material and reasonably free of weeds and foreign grasses. Loam containing Dallasgrass or Nulgrass shall be rejected.
 - Physical properties as follows:
 - Clay – between 7-27 percent
 - Silt – between 15-25 percent
 - Sand – less than 52 percent
 - Organic matter shall be 3%-10% of total dry weight.
 - If requested, provide a certified soil analysis conducted by an approved soil testing laboratory verifying that sandy loam meets the above requirements.
- Organic Material: Compost with a mixture of 80% vegetative matter and 20% animal waste. Ingredients should be a mix of course and fine textured material.
- Premixed Bedding Soil as supplied by Vital Earth Resources, Gladewater, Texas; Professional Bedding Soil as supplied by Living Earth Technology, Dallas, Texas or Acid Gro Municipal Mix as supplied by Soil Building Systems, Dallas, Texas or approved equal.
- Sharp Sand: Sharp sand must be free of seeds, soil particles and weeds.
- Mulch: Double Shredded Hardwood Mulch, partially decomposed, dark brown. Living Earth Technologies or approved equal.
- Organic Fertilizer: FertiLaid, Sustane, or Green Sense or equal as recommended for required applications. Fertilizer shall be delivered to the site in original unopened containers, each bearing the manufacturer's guaranteed statement of analysis.
- Commercial Fertilizer: 10-20-10 or similar analysis. Nitrogen source to be a minimum 50% slow release organic Nitrogen (SCU or UF) with a minimum 8% sulphur and 4% iron, plus micronutrients.
- Peat: Commercial sphagnum peat moss or partially decomposed shredded pine bark or other approved organic material.

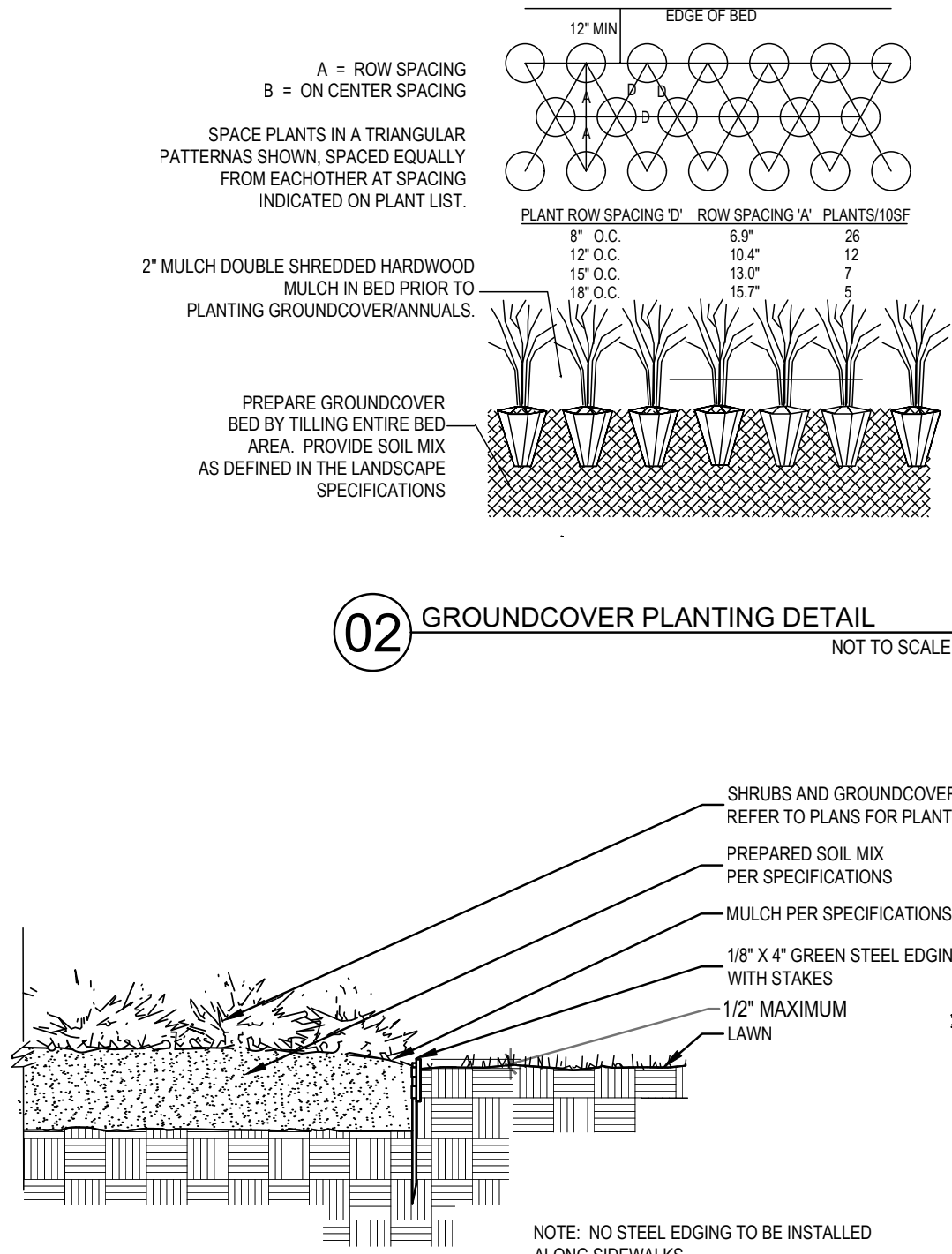
2.3 MISCELLANEOUS MATERIALS

- Steel Edging: Shall be Ryerson "Estate Curbing", 1/8" x 4" with stakes 4" on center.
- Staking Material for Shade Trees:
 - Post: Studded T-Post, #1 Armo with anchor plate, 6'-0" length; paint green.
 - Wire: 12 gauge, single strand, galvanized wire.
 - Rubber hose: 2 ply, fiber reinforced hose, minimum 1/2 inch inside diameter. Color: Black.
- Gravel: Washed native pea gravel, graded 1 in. to 1-1/2 in.
- Filter Fabric: Mirafi 140N by Celanese Fibers Marketing Company, available at Loftland Co., (214) 631-5250 or approved equal.



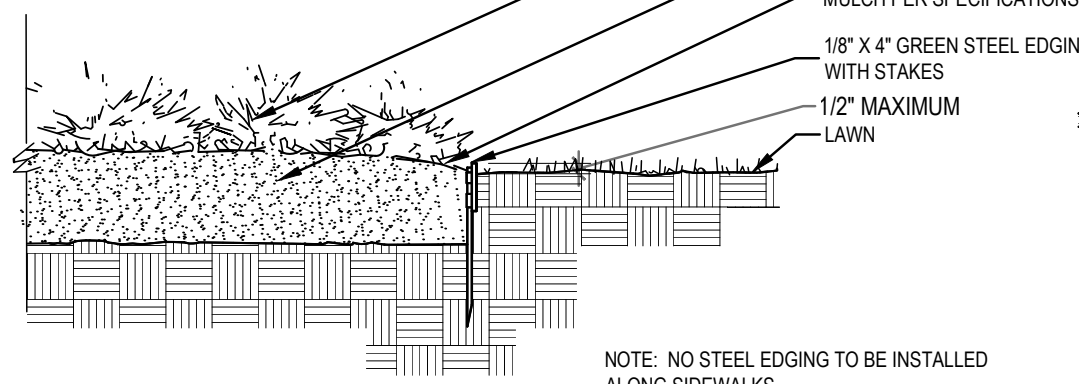
01 TREE PLANTING DETAIL

NOT TO SCALE



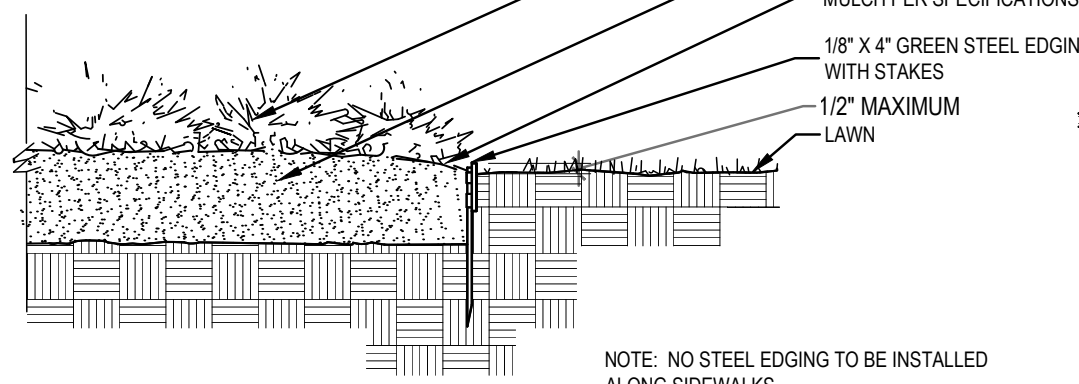
02 GROUNDCOVER PLANTING DETAIL

NOT TO SCALE



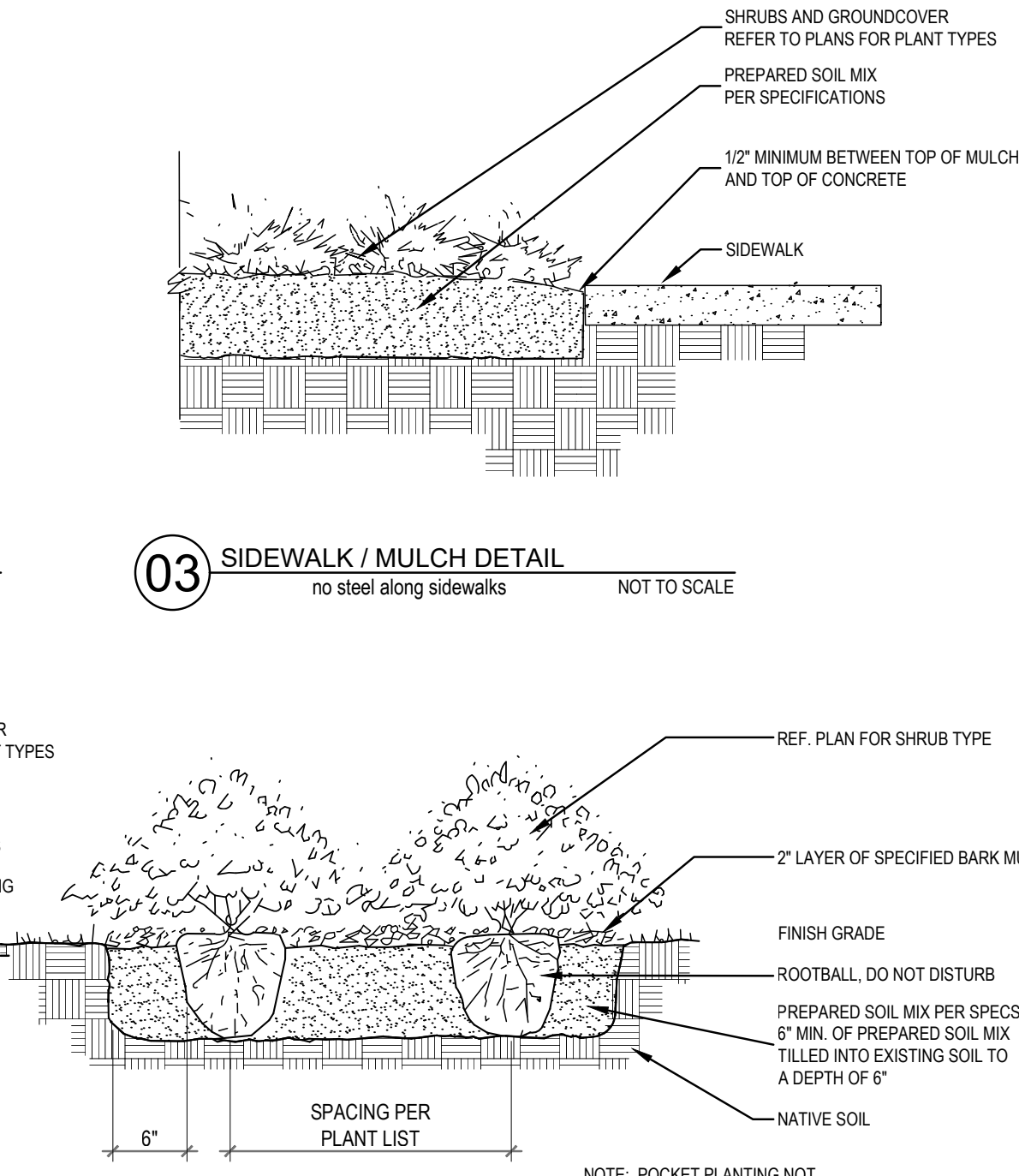
03 SIDEWALK / MULCH DETAIL

NOT TO SCALE



04 STEEL EDGING DETAIL

NOT TO SCALE



05 SHRUB PLANTING DETAIL

NOT TO SCALE

PROJECT CONTACT LIST	
OWNER/DEVELOPER MACA DEVELOPMENT, LLC ADDRESS: 6904 RAINWOOD DRIVE PLANO, TX 75024 CONTACT: MOHIB MASANI PHONE: 972-836-6442	SURVEYOR TRAVERSE LAND SURVEYING 395 LAKE PARK ROAD, SUITE 102 LEWISVILLE, TEXAS 75067 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KEVIN PATEL, P.E. TX, P.E. FIRM #11525	ARCHITECT KILLIAN ARCHITECT 3400 N CENTRAL EXPY SUITE 110-307 RICHARDSON, TX 75080 CONTACT: KENNETH R. KILLIAN PHONE: 214-561-6042

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



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



07.07.2026

MACA FLEX INDUSTRIAL
CAPITAL PARKWAY
CITY OF ROCKWALL, TEXAS 75032

ISSUE:

FOR APPROVAL: 05.08.2026
CITY COMMENTS: 07.07.2026

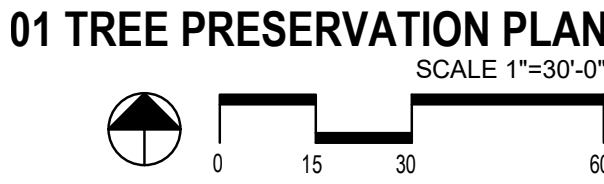
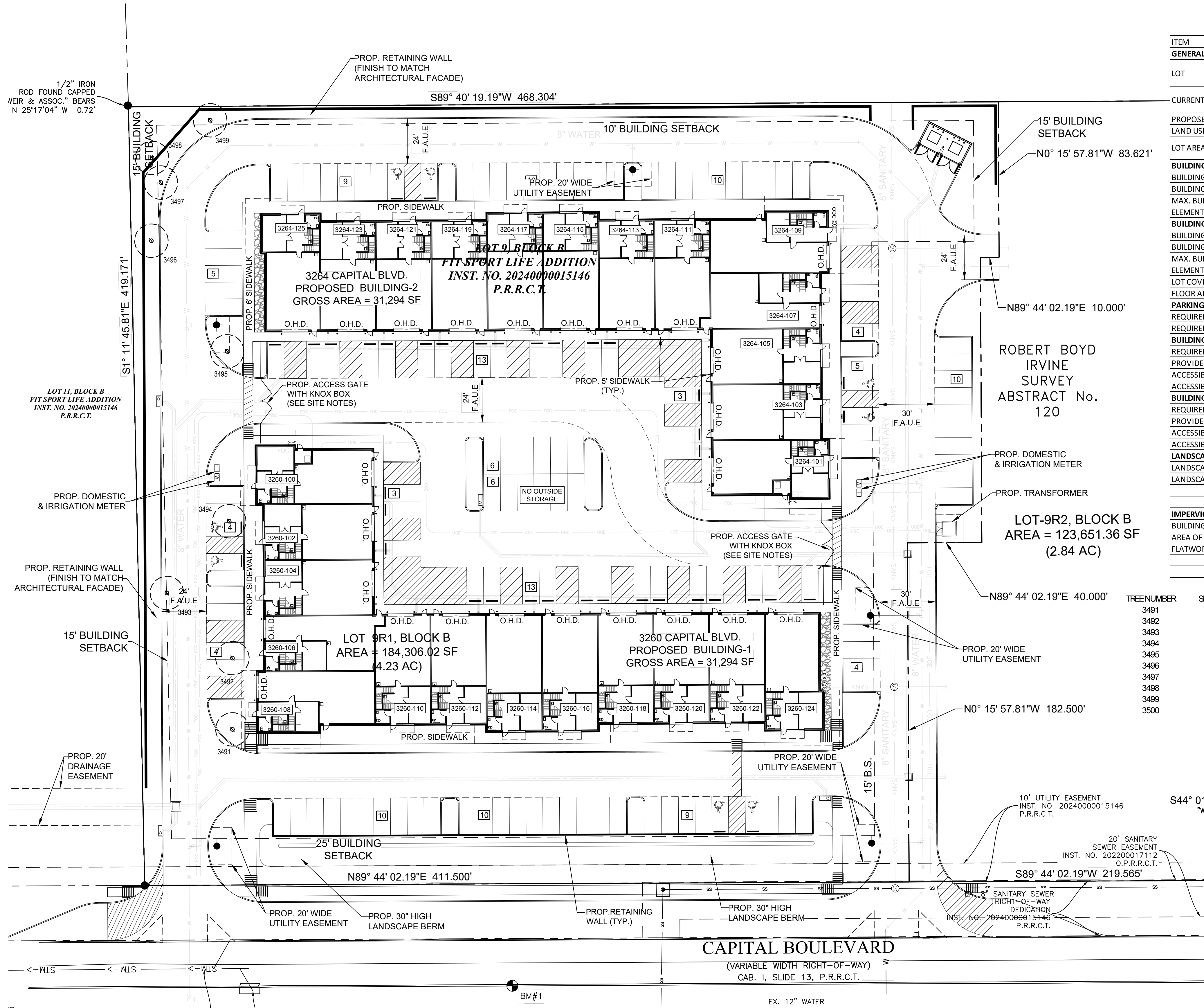
DATE:

07.07.2026

SHEET NAME:
LANDSCAPE SPECIFICATIONS

SHEET NUMBER:

L.3

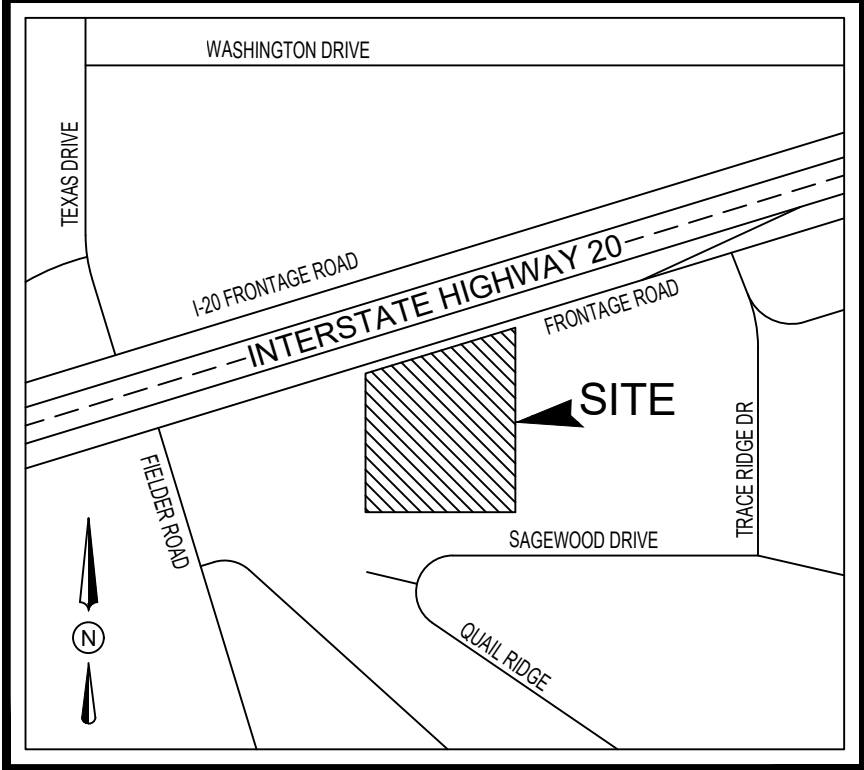
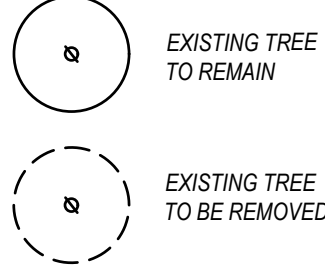


SITE DATA SUMMARY TABLE		
ITEM	SITE PLAN	
GENERAL SITE DATA		
LOT	9R1	
CURRENT ZONING (FROM ZONING MAP)	Light Industrial (LI)	
PROPOSED ZONING	Light Industrial (LI)	
LAND USE	Warehouse	
LOT AREA	177,485	SF
	4,075	AC
BUILDING-1		
BUILDING FOOTPRINT AREA	31,294	SF
BUILDING HEIGHT	2	STORY
MAX. BUILDING HEIGHT (DISTANCE TO TALLEST BUILDING ELEMENT)	33	FT
BUILDING-2		
BUILDING FOOTPRINT AREA	31,294	SF
BUILDING HEIGHT	2	STORY
MAX. BUILDING HEIGHT (DISTANCE TO TALLEST BUILDING ELEMENT)	33	FT
LOT COVERAGE	35.26	%
FLOOR AREA RATIO (RATIO X.XX:1)	0.35 : 1	
PARKING		
REQUIRED PARKING RATIO (WAREHOUSE)	1 SPACES PER EVERY 1,000 SF	
REQUIRED PARKING RATIO (OFFICE)	1 SPACES PER EVERY 300 SF	
BUILDING-1		
REQUIRED PARKING (PER CITY)	68	SPACES
PROVIDED ON-SITE PARKING (INCLUDING ADA SPACES)	69	SPACES
ACCESSIBLE PARKING REQUIRED	3	SPACES
ACCESSIBLE PARKING PROVIDED	4	SPACES
BUILDING-2		
REQUIRED PARKING (PER CITY)	68	SPACES
PROVIDED ON-SITE PARKING (INCLUDING ADA SPACES)	69	SPACES
ACCESSIBLE PARKING REQUIRED	4	SPACES
ACCESSIBLE PARKING PROVIDED	4	SPACES
LANDSCAPE/PERVIOUS AREA		
LANDSCAPE AREA REQUIRED	N/A	SF
LANDSCAPE AREA PROVIDED	30,104	SF
TOTAL LANDSCAPE/PERVIOUS AREA PROVIDED	30,104	SF
TOTAL PERVIOUS %	17%	
IMPERVIOUS AREA		
BUILDING FOOTPRINT AREA (SQUARE FEET)	62,588	SF
AREA OF SIDEWALKS, PAVEMENT & OTHER IMPERVIOUS FLATWORK	84,793	SF
TOTAL IMPERVIOUS AREA (SQ.FT)	147,381	SF
TOTAL IMPERVIOUS %	83%	

TREENUMBER	SIZE (DBH)	COMMON NAME	STATUS	REMAIN/REMOVE	MITIGATION REQUIRED
3491	16	Cedar		REMOVE	16
3492	10	Cedar		REMOVE	10
3493	20	Cedar		REMOVE	20
3494	22	Cedar		REMOVE	22
3495	20	Cedar		REMOVE	20
3496	25	Cedar		REMOVE	25
3497	12	Hackberry		REMOVE	
3498	8	Hackberry		REMOVE	
3499	20	Cedar		REMOVE	20
3500	10	Hackberry		REMOVE	10
TOTAL					143

TREE MITIGATION:
TOTAL INCHES TO BE MITIGATED- 143 INCHES
20% OF THE TOTAL INCHES TO BE PAID TO CITY TREE FUND (200\$ PER INCH)- 143 X 20 = 286 INCHES
28.6 X \$200 = \$5,720 TO BE PAID TO THE CITY TREE FUND.
114.4 INCHES REMAINING TO BE PLANTED BACK ON SITE.
(23) 5 INCH CALIPER TREES TO BE PLANTED BACK ON SITE.
(LABELED AS M* ON L2)

EXISTING TREE LEGEND



VICINITY MAP
N.T.S.
MAPSCO ~ 59 X

EXISTING TREE NOTES

- TREE TRUNKS MUST BE CUT AT GROUND LEVEL WHERE REMOVAL OF A TREE MAY DAMAGE THE ROOT SYSTEM OF AN ADJACENT TREE.
- ALL ROOTS TWO INCHES OR LARGER IN CALIPER, WHICH ARE EXPOSED AS A RESULT OF TRENCHING OR OTHER EXCAVATION, SHALL BE CUT OFF SQUARE.
- EXISTING TREES TO REMAIN SHALL BE PROTECTED DURING CONSTRUCTION FROM TREE STRUCTURE DAMAGE AND COMPACTION OF SOIL UNDER AND AROUND DRIPLINE (CANOPY) OF TREE.
- IF ANY ROOT STRUCTURE IS DAMAGED DURING ADJACENT EXCAVATION/CONSTRUCTION, NOTIFY THE ARCHITECT IMMEDIATELY. IT IS RECOMMENDED THAT A LICENSED ARBORIST BE SECURED FOR THE TREATMENT OF ANY POSSIBLE TREE WOUNDS.
- NO DISTURBANCE OF THE SOIL GREATER THAN 4" SHALL BE LOCATED CLOSER TO THE TREE TRUNK THAN 1/2 THE DISTANCE OF THE DRIP LINE TO THE TREE TRUNK. A MINIMUM OF 75% OF THE DRIP LINE AND ROOT ZONE SHALL BE PRESERVED AT NATURAL GRADE.
- ANY FINE GRADING DONE WITHIN THE CRITICAL ROOT ZONES OF THE PROTECTED TREES MUST BE DONE WITH LIGHT MACHINERY SUCH AS A BOBCAT OR LIGHT TRACTOR. NO EARTH MOVING EQUIPMENT WITH TRACKS IS ALLOWED WITHIN THE CRITICAL ROOT ZONE OF THE TREES.
- MATERIAL STORAGE: NO MATERIALS INTENDED FOR USE IN CONSTRUCTION OR WASTE MATERIALS ACCUMULATED DUE TO EXCAVATION OR DEMOLITION SHALL BE PLACED WITHIN THE LIMITS OF THE DRIPLINE OF ANY TREE.
- EQUIPMENT CLEANING/LIQUID DISPOSAL: NO EQUIPMENT MAY BE CLEANED, TOXIC SOLUTIONS, OR OTHER LIQUID CHEMICALS SHALL BE DEPOSITED WITHIN THE LIMITS OF THE DRIPLINE OF A TREE. THIS WOULD INCLUDE BUT NOT BE LIMITED TO PAINT, OIL, SOLVENTS, ASPHALT, CONCRETE, MORTAR, PRIMERS, ETC.
- TREE ATTACHMENTS: NO SIGNS, WIRES OR OTHER ATTACHMENTS, OTHER THAN THOSE OF A PROTECTIVE NATURE SHALL BE ATTACHED TO ANY TREE.
- VEHICULAR TRAFFIC: NO VEHICULAR AND CONSTRUCTION EQUIPMENT TRAFFIC OR PARKING IS ALLOWED WITHIN THE LIMITS OF THE DRIPLINE OF TREES.
- BORING OF UTILITIES: MAY BE PERMITTED UNDER PROTECTED TREES IN CERTAIN CIRCUMSTANCES. THE MINIMUM LENGTH OF THE BORE SHALL BE THE WIDTH OF THE TREE'S CANOPY AND SHALL BE A MINIMUM DEPTH OF FORTY-EIGHT (48) INCHES.
- TRENCHING: ANY IRRIGATION TRENCHING WHICH MUST BE DONE WITHIN THE CRITICAL ROOT ZONE OF A TREE SHALL BE DUG BY HAND AND ENTER THE AREA IN A RADIAL MANNER.
- TREE FLAGGING: ALL TREES TO BE REMOVED FROM THE SITE SHALL BE FLAGGED BY THE CONTRACTOR WITH BRIGHT RED VINYL TAPE (3" WIDTH) WRAPPED AROUND THE MAIN TRUNK AT A HEIGHT OF FOUR (4) FEET ABOVE GRADE. FLAGGING SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO ANY TREE REMOVAL. CONTRACTOR SHALL CONTACT LANDSCAPE ARCHITECT WITH 72 HOUR NOTICE TO SCHEDULE ON-SITE MEETING.
- PROTECTIVE FENCING: ALL TREES TO REMAIN, AS NOTED ON DRAWINGS, SHALL HAVE PROTECTIVE FENCING LOCATED AT THE TREE'S DRIPLINE. THE PROTECTIVE FENCING MAY BE COMPRISED OF SNOW FENCING, ORANGE VINYL CONSTRUCTION FENCING, CHAIN LINK FENCE OR OTHER SIMILAR FENCING WITH A FOUR (4) FOOT APPROXIMATE HEIGHT. THE PROTECTIVE FENCING WILL BE LOCATED AS INDICATED ON THE TREE PROTECTION DETAIL(S).
- BARK PROTECTION: IN SITUATIONS WHERE A TREE REMAINS IN THE IMMEDIATE AREA OF INTENDED CONSTRUCTION, THE TREE SHALL BE PROTECTED BY ENCLOSING THE ENTIRE CIRCUMFERENCE OF THE TREE'S TRUNK WITH LUMBER ENCIRCLED WITH WIRE OR OTHER MEANS THAT DOES NOT DAMAGE THE TREE. REFER TO TREE PROTECTION DETAILS(S).
- CONSTRUCTION PRUNING: IN A CASE WHERE A LOW HANGING LIMB IS BROKEN DURING THE COURSE OF CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY. IN NO INSTANCE SHALL THE CONTRACTOR PRUNE ANY PORTION OF THE DAMAGED TREE WITHOUT THE PRIOR APPROVAL BY THE LANDSCAPE ARCHITECT.

PROJECT CONTACT LIST	
OWNER/DEVELOPER MACA DEVELOPMENT, LLC ADDRESS: 6904 RAINWOOD DRIVE PLANO, TX 75024 CONTACT: MOHIB MASANI PHONE: 972-836-6442	SURVEYOR TRAVERSE LAND SURVEYING 395 LAKE PARK ROAD, SUITE 102 LEWISVILLE, TEXAS 75057 CONTACT: GRAYSON CEBALLOS PHONE: 469-784-9321
ENGINEER TRIANGLE ENGINEERING LLC 1782 W. McDERMOTT DRIVE ALLEN, TEXAS 75013 CONTACT: KEVIN PATEL, P.E. PHONE: (469)-213-1707 TX, P.E. FIRM #11525	ARCHITECT KILLIAN ARCHITECT 3400 N CENTRAL EXPY SUITE 110-307 RICHARDSON, TX 75080 CONTACT: KENNETH R. KILLIAN PHONE: 214-561-6042

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 _____, 2026.

WITNESS OUR HANDS, THIS _____ day of _____, 2026.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



LANDSCAPE ARCHITECT
STUDIO GREEN SPOT, INC.
1782 W. McDERMOTT DR.
ALLEN, TEXAS 75013
(469) 369-4448
CHRIS@STUDIOGREENSPOT.COM



MACA FLEX INDUSTRIAL

CAPITAL PARKWAY
CITY OF ROCKWALL, TEXAS 75032

ISSUE:

FOR APPROVAL: 05.08.2026
CITY COMMENTS: 07.07.2026

DATE:

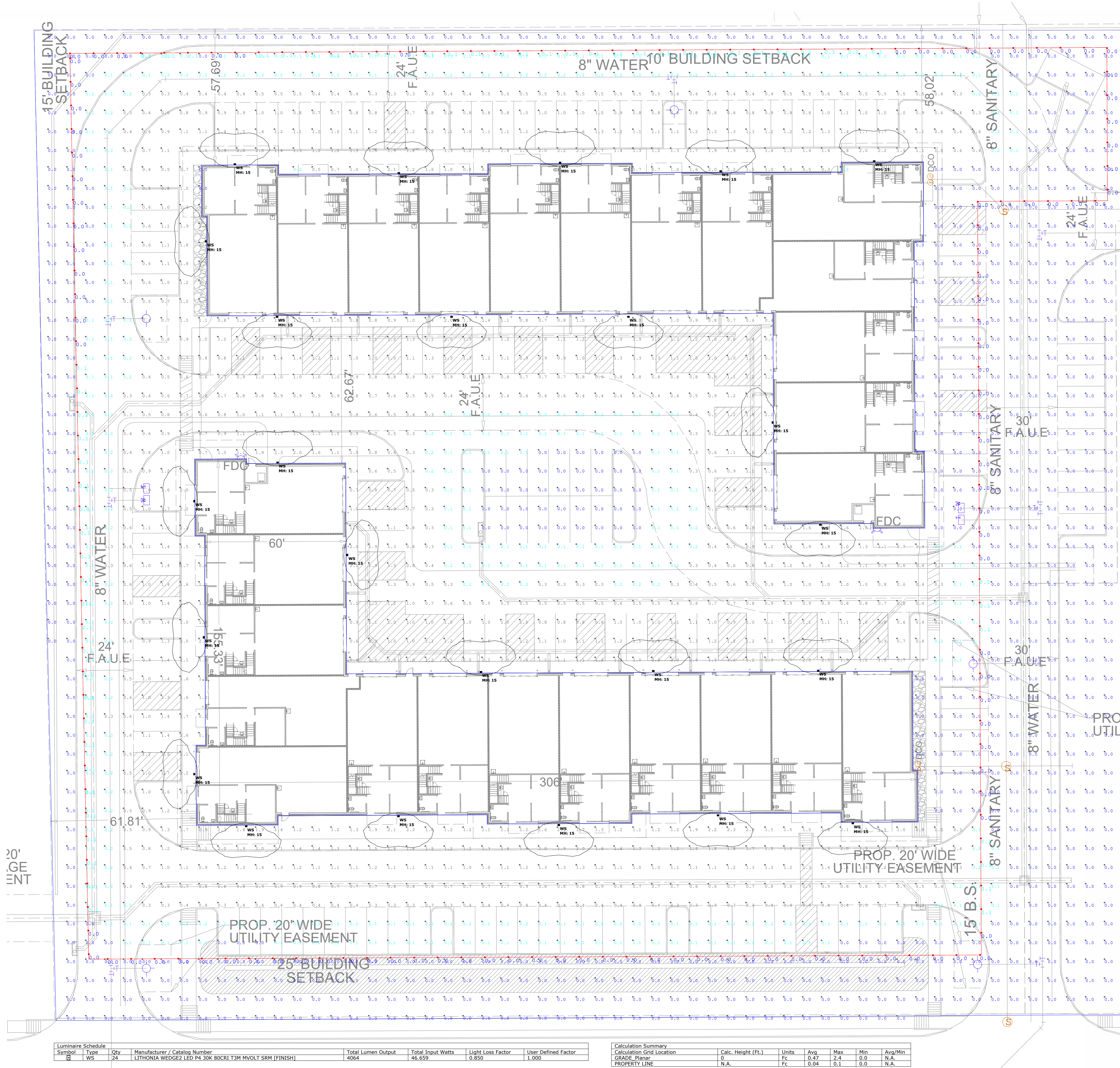
07.07.2026

SHEET NAME:

TREE PRESERVATION PLAN

SHEET NUMBER:

L.1



PHOTOMETRIC STUDY PROVIDED BY ALA TEXAS

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 ____, 2026.

WITNESS OUR HANDS, this ____ day of ____, 2026.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ARCHITECT
KILLIAN
STUDIO OF ARCHITECTURE
PLANNING | ARCHITECTURE | INTERIORS
WWW.KILLIAN.COM
KILLIAN DESIGN, LLC
MEMBER THE AMERICAN INSTITUTE OF ARCHITECTS
N.C.A.R.B.
TEXAS SOCIETY OF ARCHITECTS

3400 N CENTRAL EXPY | SUITE 110-307
RICHARDSON, TEXAS 75080
214.561.6042

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ARCHITECT. THEY SHALL NOT BE USED, TRANSFERRED, OR SOLD FOR USE EXCEPT BY AN AGREEMENT IN WRITING FROM THE ARCHITECT.

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

SEAL

DEVELOPER
MACA DEVELOPMENT, LLC
6904 RAINWOOD DRIVE
PLANO, TX 75024
(972) 836-6442
CONTACT: MOHIB MASANI
CONTRACTOR

STRUCTURAL ENGINEER
SEDG, LLC
8850 HUFFMEISTER, SUITE 200
HOUSTON, TX 77095
(281) 583-7088
CONTACT: JARROD HAMILTON

MEP ENGINEER
V3 CONSULTING ENGINEERS
9125 LOMA VISTA DRIVE
DALLAS, TX 75243
(972) 643-8814
CONTACT: STRIDER STEELE

CIVIL ENGINEER
TRIANGLE ENGINEERING, LLC
1782 MCDERMOTT DR.
ALLEN, TX 75013
(214) 609-9271
CONTACT: KEVIN PATEL, P.E.

LANDSCAPE
TRIANGLE ENGINEERING, LLC
1782 MCDERMOTT DR.
ALLEN, TX 75013
(214) 609-9271
CONTACT: KEVIN PATEL, P.E.

PROJECT

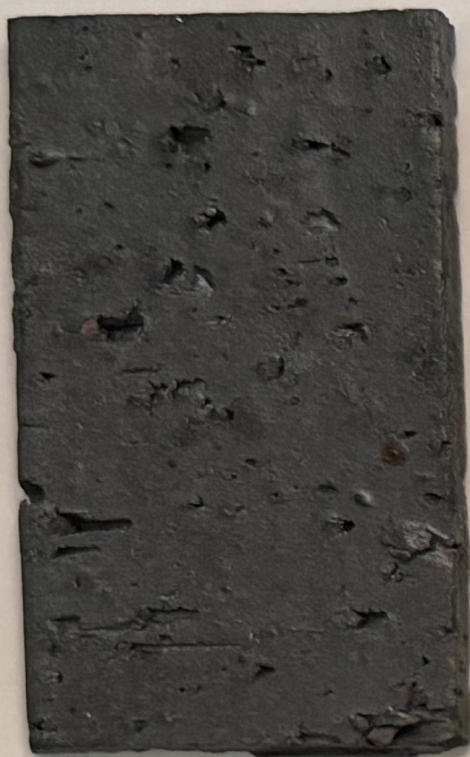
MACA FLEX WAREHOUSE
ADDRESS
3260 & 3264 CAPITAL BLVD.
ROCKWALL, TEXAS 75082

REV.	DATE	ISSUE
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2025.102
PROJECT NUMBER

PHOTOMETRIC PLAN

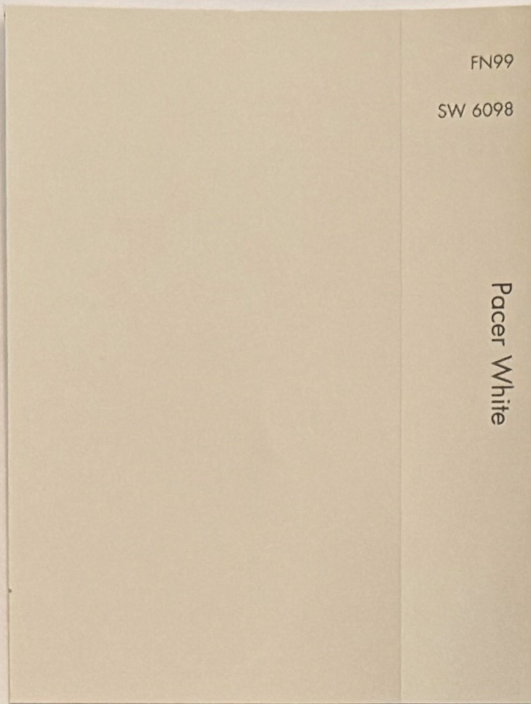
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SHEET NUMBER



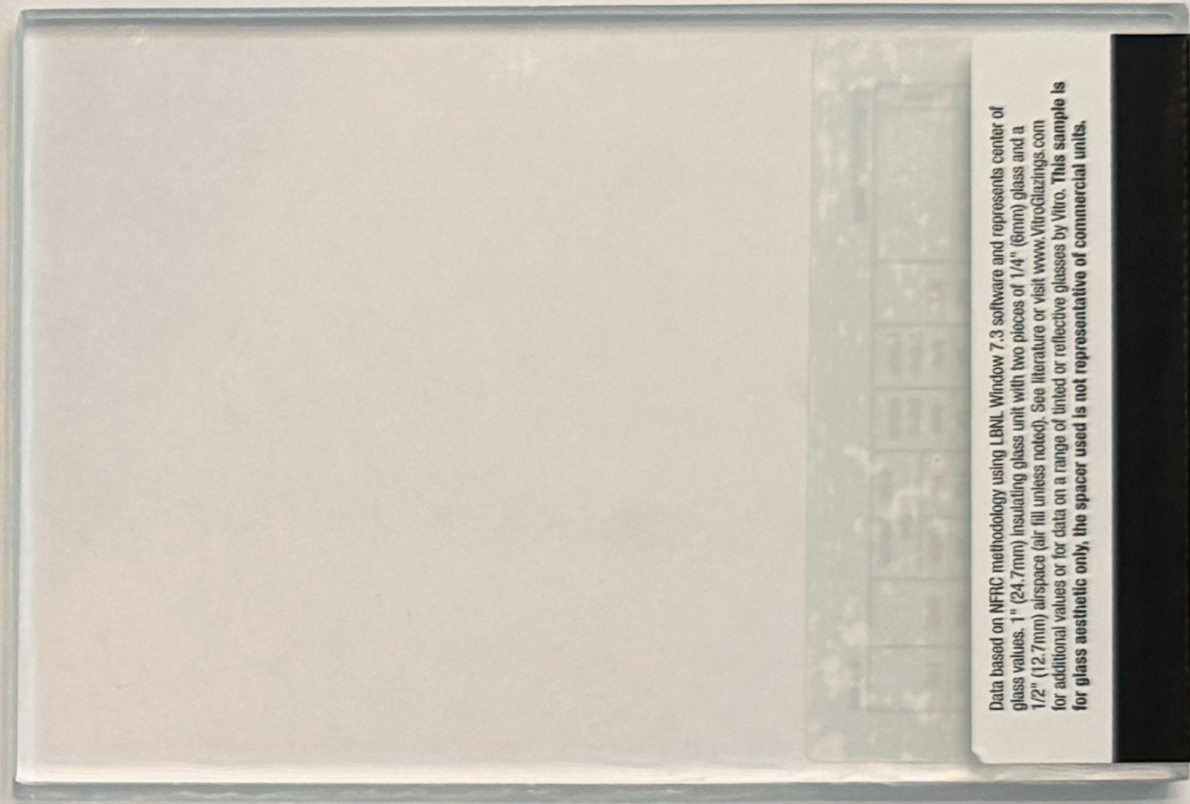
M-1



M-2



STU-1



GL-1



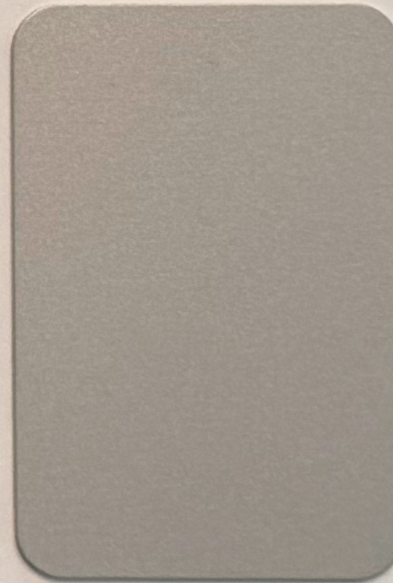
S-1



FC-1



FR-1



MTL-1 & MTL-2

- MTL-1 HORIZONTAL METAL PANEL - PAC-CLAD - ANODIC CLEAR
- MTL-2 METAL FACIA - PAC-CLAD - ANODIC CLEAR
- FC-1 FIBER CEMENT PANEL - NICHHA VINTAGEWOOD
- STU-1 (3) PART STUCCO - SW PACER WHITE
- M-1 MASONRY BRICK VENEER (DARK GRAY) BLACKSON BRICK - MIDNIGHT IS (VELOUR)
- M-2 MASONRY BRICK VENEER (WHITE) BLACKSON BRICK - WHITESTONE
- S-1 MASONRY STONE VENEER - BLAKCSON BRICK - COTTONWOOD HONED
- GL-1 GLAZING (GLASS) - LOW-E CLEAR
- FR-1 STOREFRONT FRAMES - DARK BRONZE ALUMINUM

Data based on NFRC methodology using LBNL Window 7.3 software and represents center of glass values. 1" (24.7mm) insulating glass unit with two pieces of 1/4" (6mm) glass and a 1/2" (12.7mm) airspace (air fill unless noted). See literature or visit www.vitroglazings.com for additional values or for data on a range of tinted or reflective glasses by Vitro. This sample is for glass aesthetic only, the spacer used is not representative of commercial units.

APPLICANT
 TRIANGLE ENGINEERING
 KEVIN PATEL
 1782 W McDERMOTT DRIVE
 ALLEN, TEXAS 75013
 p_ (469) 331-8566
 e_ kpatel@triangle-emg.com

OWNER
 MACA DEVELOPMENT LLC
 MOHIB MASANI
 6904 RAINWOOD DRIVE
 PLANO, TEXAS 75024
 p_ (972) 836-6442
 e_ mohib31@gmail.com

MACA FLEX WAREHOUSE
 CASE #:

MEMORANDUM

PROJECT NO_ 2025.102

PROJECT _ SP2026-013 Site Plan for MACA Flex Warehouse

DATE_ July 7, 2026

TO_ Bethany Ross, City of Rockwall

FROM_ Killian Studio of Architecture

Re: MACA Flex Warehouse – Variance Letter

In order to address and limit the quantity of exceptions we have modified the Elevations to provide the 10% Max. Secondary material & min. 20% Stone on each Façade.

We are requesting 2 exceptions, please accept this as the Variance for:

- (a) To the Parking Ordinance to allow for Gated parking between the buildings, the gate will be closed after hours. – THERE IS NO OUTSIDE STORAGE PERMITTED.
- (b) We are requesting an Exception regarding for the Light Industrial Building Articulation

We are using the following compensatory measures to Comply:

- 1. Canopy provided - Over Each Suite Entry Door there is a 48" Canopy that is the length of the Storefront.
- 2. Large Overhang - at Each corner of the building has a High Overhang which is an 8ft Projection from the face of the Façade.
- 3. Central Overhang - The Center High Overhang is a 6ft Projection from the Façade.
- 4. Additional Landscaping
 - a. We have increased the Landscaping to 5" Caliper inches as well as the 29 Quan. Trees beyond the Code minimum to provide an increased landscape Aesthetic to the Flex Warehouse in Rockwall.

Please approve this Variance Request.

PLANNING | ARCHITECTURE | INTERIORS

WWW.KENKILLIAN.COM
 TEL 214.457.3652 | EMAIL KRK@KENKILLIAN.COM
 3400 N CENTRAL EXPY | STUDIO 110-307
 RICHARDSON, TX 75080



MEMBER of
THE AMERICAN INSTITUTE
OF ARCHITECTS

N C A R B



TEXAS SOCIETY
OF ARCHITECTS



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: Angelica Guevara, *Planning Technician*

DATE: July 14, 2026

SUBJECT: SP2026-021; *Amended Site Plan for 1210 N. Goliad Street (YMCA)*

The applicant -- *Scott A. Sower and SSARCO of TX, PLLC on behalf of Todd Baker of YMCA of Metropolitan Dallas* -- is requesting approval of an *Amended Site Plan* for the YMCA of Rockwall. Previously on February 12, 2026, the Director of Planning and Zoning approved an amended site plan [*i.e. Case No. SP2025-013*] to allow the expansion of a parking lot on the subject property. On May 7, 2026, the Building Inspections Department had received a building permit application [*i.e. Case No. COM2026-1866*] for the demolition, new construction, and renovation of the 40,000 SF YMCA building on the subject property. This had not been included with the previously submitted and approved amended site plan prompting the applicant to submit a new amended site plan request to allow the changes to the existing building on the subject property.

Included with the applicant's request was a site plan, landscape plan, and building elevations. Staff should note that the landscape plan had been previously approved with the parking lot expansion and shows no changes being made. The provided site plan delineates the location of the proposed addition in conjunction with the existing building. The building elevations submitted indicate that the building materials will consist mainly of metal paneling with limited use of CMU veneer and limestone. Due to being situated within the North SH-205 Overlay (N. SH-205 OV) District, the proposed building is required to meet the *General Commercial District Standards* and the *General Overlay District Standards* outlined in Article 05 of the Unified Development Code (UDC). In this case, the building does not meet these standards and will require the approval of the following variances: [1] less than a 6:12 roof pitch, [2] primary materials, [3] greater than ten (10) percent secondary materials, [4] less than 20% natural/quarried stone, [5] less than four (4) architectural elements, [6] four (4) sided architecture, and [7] articulation. 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. In this case, the applicant has incorporated a few of the recommendations made by the Architectural Review Board (ARB), including the addition of one (1) foot lintel beams across the windows within the metal panel areas and cast stone lintels above the three (3) smaller windows located within the stone portion of the west elevation; however, they did not extend the stone element above the roof line and did not change the color of the metal wall panels to the darker color. They did revise the metal wall panel color from "White" to "Dune," which is not consistent with the direction provided by the ARB. Staff should also note that no compensatory measures are being proposed with this request.

With this being said, approval of variances are discretionary decisions for the Planning and Zoning Commission and do require a supermajority vote (*i.e. three-quarter majority vote*) with a minimum of four (4) affirmative votes for approval. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff will be available at the meeting on July 14, 2026.



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 (\$500.00 + \$20.00 ACRE) ¹
- ☐ PRELIMINARY PLAT (\$500.00 + \$20.00 ACRE) ¹
- ☐ FINAL PLAT (\$500.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$500.00 + \$20.00 ACRE) ^{1 & 3}
- ☒ AMENDING OR MINOR PLAT (\$500.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$200.00)

SITE PLAN APPLICATION FEES:

- ☐ SITE PLAN (\$1,000.00 + \$20.00 ACRE) ^{1 & 2}
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$500.00) ²

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$200.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] (\$200.00) ²
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] (\$1,000.00) ²

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$1,000.00 + \$20.00 ACRE) ^{1 & 3}
- ☐ SPECIFIC USE PERMIT [RESIDENTIAL] (\$200.00 + \$20.00 ACRE) ^{1, 2 & 3}
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] (\$1,000.00 + \$20.00 ACRE) ^{1, 2 & 3}
- ☐ PLANNED DEVELOPMENT DISTRICT (\$1,500.00 + \$20.00 ACRE) ^{1 & 3}
- ☐ PD DEVELOPMENT PLANS (\$1,500.00 + \$20.00 ACRE) ^{1 & 3}

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 \$2,500.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

³: AN ADDITIONAL FEE OF \$150.00 WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1210 N. Goliad St., Rockwall, TX

SUBDIVISION ROCKWALL CO BRANCH YMCA

LOT

2

BLOCK

A

GENERAL LOCATION NEC of SH205 (N. Goliad St.) & Caruth Lane

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD - 5 w/ North - SH205 Overlay

CURRENT USE Community or Recreation Club

PROPOSED ZONING PD - 5 w/ North - SH205 Overlay (No Change)

PROPOSED USE Community or Recreation Club (No Change)

ACREAGE 21.378

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 YMCA of Metropolitan Dallas

☒ APPLICANT SSARCO of TX, PLLC

CONTACT PERSON Todd Baker

CONTACT PERSON Scott A. Sower

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Todd Baker [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 \$ 500. TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11th DAY OF June, 20 26. 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 11th DAY OF June, 20 26.

OWNER'S SIGNATURE

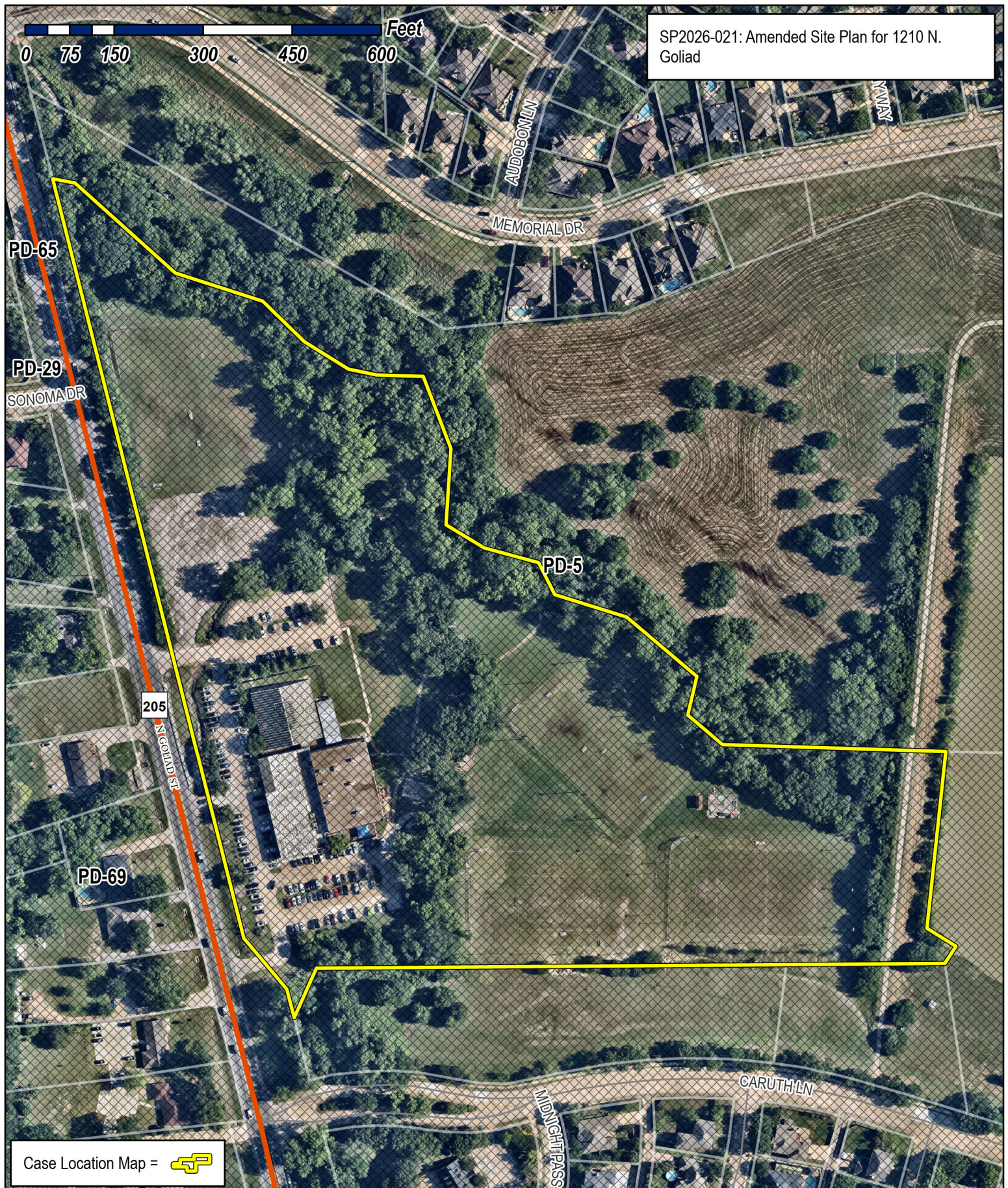
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



JIME DIXON
Notary ID #6766047
My Commission Expires
February 28, 2028

MY COMMISSION EXPIRES

Feb. 28, 2028



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.





325 N St Paul Street
Suite 2600
Dallas TX 75201
www.ssarco.com

June 12, 2026

JER Chilton YMCA of Rockwall – Addition

1210 North Goliad Street, Rockwall, TX, 75087

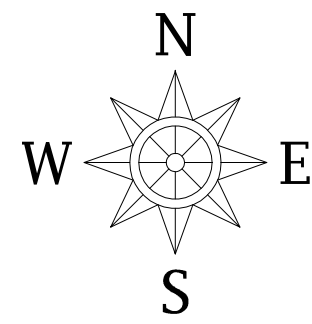
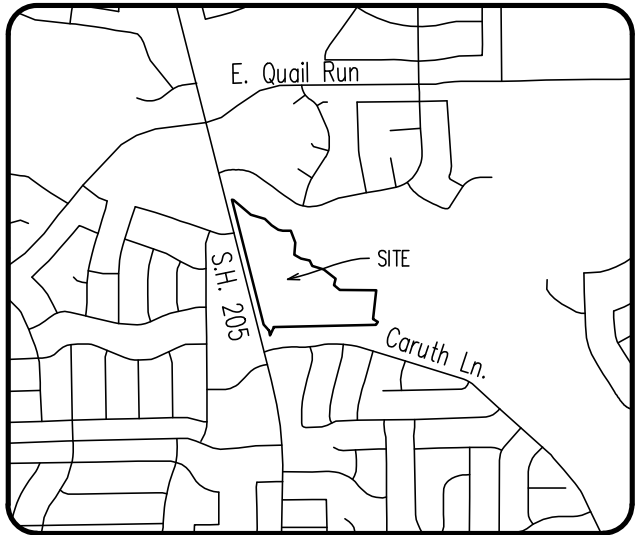
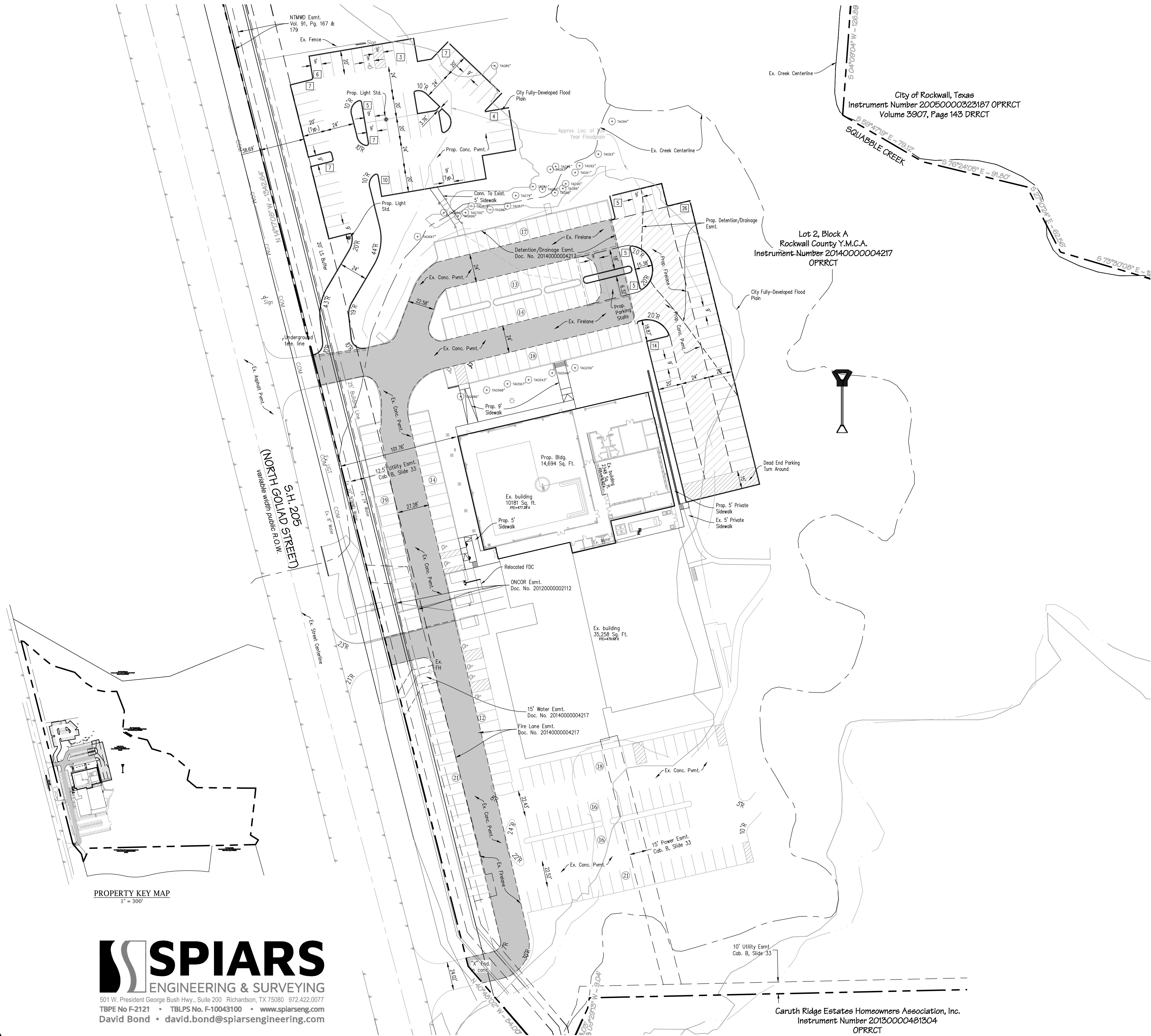
JER Chilton YMCA of Rockwall is being modified in the following ways:

1. Addition of approximately 112 full size site parking spaces and associated drive & fire lanes.
2. Replacement of old, rusted, and deteriorated PEMB structure over the existing pool with new, insulated PEMB structure.
3. Replacement of old and deteriorated toilet rooms and pool equipment room with new rooms and equipment.
4. Addition of:
 - a. Large group exercise room
 - b. 2 individual toilets
 - c. Aquatics director office
 - d. Corridor and access halls to connect the new spaces
5. Replacement of associated MEP infrastructure and equipment in the renovated and expanded area.

SSARCO of TX, PLLC

A handwritten signature in black ink, appearing to read 'Scott Sower', with a stylized, cursive script.

Scott Sower, AIA / NCARB
Principal



LOCATION MAP
1" = 2000'

LEGEND

- Ex. Firelane
- Prop. Firelane
- BFR Barrier Free Ramp
- Existing Tree to Remain
- Light Pole
- 100 Year Floodplain
- Proposed Parking Spaces
- Existing Parking Spaces

SITE DATA SUMMARY TABLE - YMCA ROCKWALL

Item	Lot 2, Block A
General Site Data	
Zoning (from zoning map)	PD-5
Land Use (from Zoning Ordinance)	Community or Recreation Club
Lot Area (Acres)	21.377
Lot Area (Square Feet)	931,194
Building Footprint Area (Square Feet)	48,074
Total Floor Area (Square Feet)	49,952
Game Courts (#)	5
Parking	
Parking Ratio	250 Sq.ft/Space
	3/Game Court
Total Parking Required - Building Area (38,490 sq.ft. / 250 sq.ft.)	200
Total Parking Required - Game Court	15
Total Required Parking (# spaces)	215
Total Existing Parking (HC Included) (#spaces)	198
Total Proposed Parking (HC Included) (#spaces)	112
Total Spaces (# spaces)	310
Accessible Parking Required (# spaces)	7
Accessible Parking Existing (#spaces)	8
Accessible Parking Provided (#spaces)	1
Total Accessible Parking Provided (# spaces)	9

Note:
Typical paving section for site is
6" 3500 psi Conc. Pavement W/#3 @ 18" O.C.E.W.
Over 6" Compacted Subgrade

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

City Case No. SP2025-013

SITE PLAN

YMCA ROCKWALL PARKING
LOT EXPANSION

LOT 2, BLOCK A, ROCKWALL COUNTY
Y.M.C.A. ADDITION

OUT OF THE
SAMUEL S. McCURRY ~ ABSTRACT NO. 146
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
21.377 Acres/931,194 Square Feet

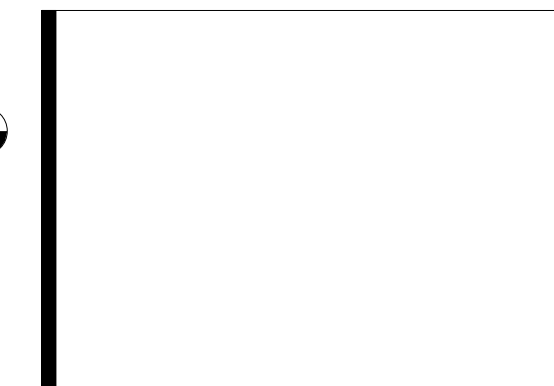
Current Zoning: PD-5 w/North-SH205 Overlay

ENGINEER / SURVEYOR
Spiars Engineering, Inc.
501 W. President George Bush Hwy., Suite 200
Richardson, TX 75080
Telephone: (972) 422-0077
TBPELS No. F-2121 And No. F-10043100
Contact: David Bond

OWNER / APPLICANT
YMCA of Dallas
1621 W. Walnut Hill Ln.
Irving, TX 75038
Todd Baker
tbaker@YMCA.DALLAS.org

PROPERTY KEY MAP
1" = 300'

SPIARS
ENGINEERING & SURVEYING
501 W. President George Bush Hwy., Suite 200 Richardson, TX 75080 972.422.0077
TBPE No F-2121 • TBLPS No. F-10043100 • www.spiarseng.com
David Bond • david.bond@spiarsengineering.com

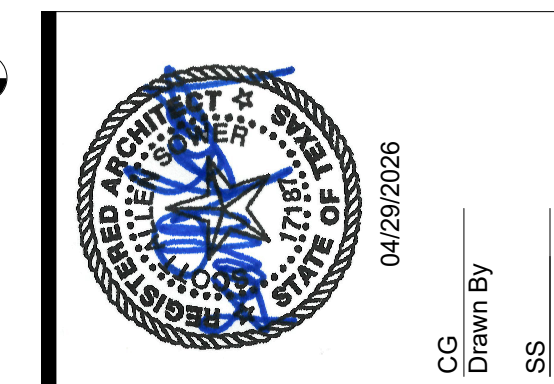


ROCKWALL



CONSTRUCTION DOCUMENTS

No.	Date	Revision
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EXTERIOR ELEVATIONS

200



1. MATERIAL SYMBOLS ON ELEVATIONS INDICATE THE EXTENT OF MATERIAL ONLY.
2. PROVIDE CONTROL AND/OR EXPANSION JOINTS PER MANUFACTURER'S RECOMMENDATIONS OR AS INDICATED ON THE DRAWINGS. SUBMIT LAYOUT TO SSARCO FOR REVIEW PRIOR TO INSTALLATION.

XX WINDOW TAG

	LIMESTONE RATTLESNAKE TAN	M-1
	THIN CMU VENEER SMOOTH FACE	M-2
	THIN CMU VENEER SPLIT FACE	M-3
	INSULATED METAL PANEL DARK BRONZE	MP-1
	METAL WALL PANEL DUNE	MP-3
	PERFORATED METAL PANEL TBD	MP-4
	GLAZING CLEAR ANODIZED	

NORTH ELEVATION		
MATERIAL	SQFT	PERCENTAGE
CMU VENEER	120 SF	4.95%
METAL PANEL	1731 SF	71.47%
PERFORATED METAL PANEL	42 SF	1.73%
GLAZING	529 SF	21.84%
TOTAL	2422 SF	100%

WEST ELEVATION		
MATERIAL	SQFT	PERCENTAGE
LIMESTONE	343 SF	16.3%
METAL PANEL	1085 SF	51.7%
PERFORATED METAL PANEL	--	--
GLAZING	672 SF	32%
TOTAL	2100 SF	100%



West Elevation 3D

YMCA Rockwall

07/07/2026





West Elevation 3D

YMCA Rockwall

07/07/2026





West Elevation 3D

YMCA Rockwall

07/07/2026



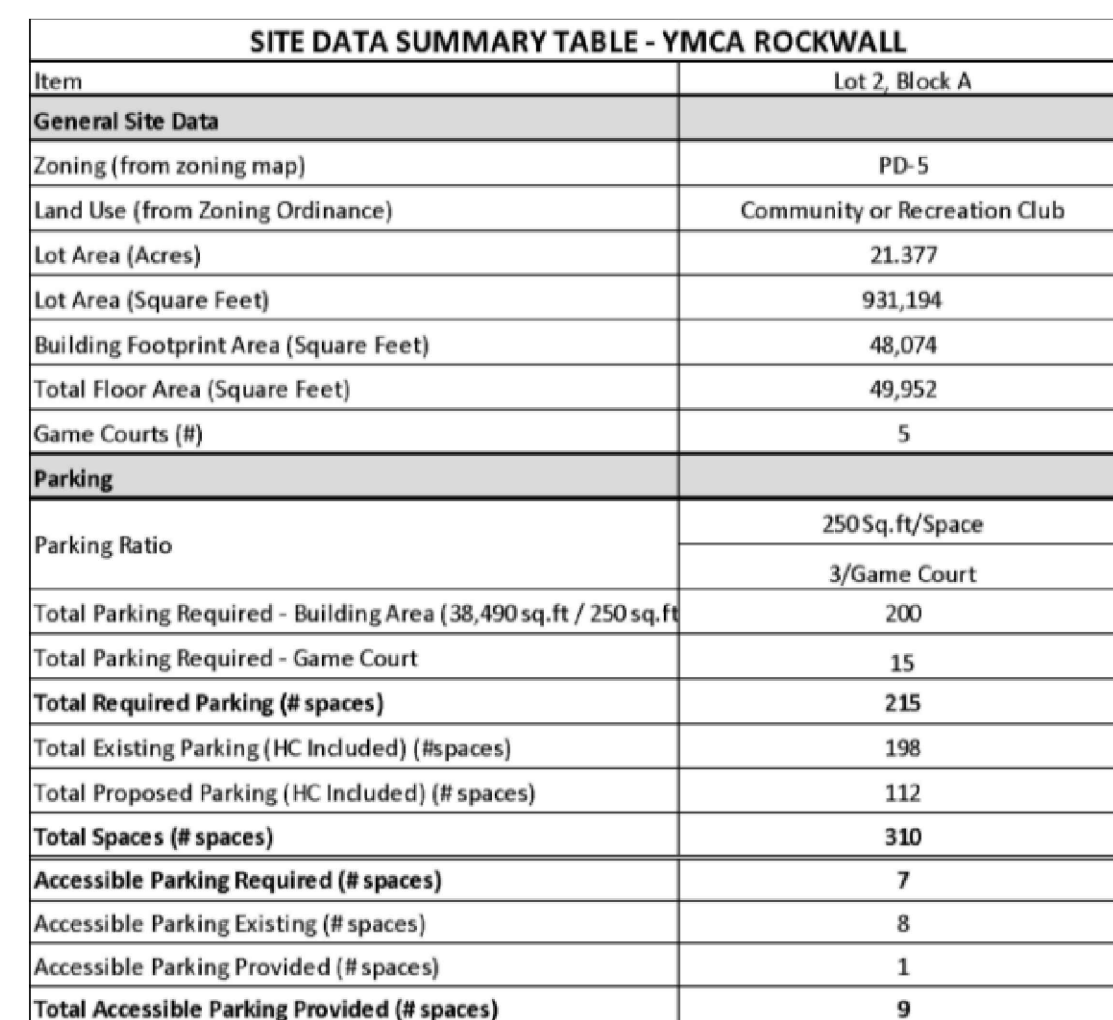
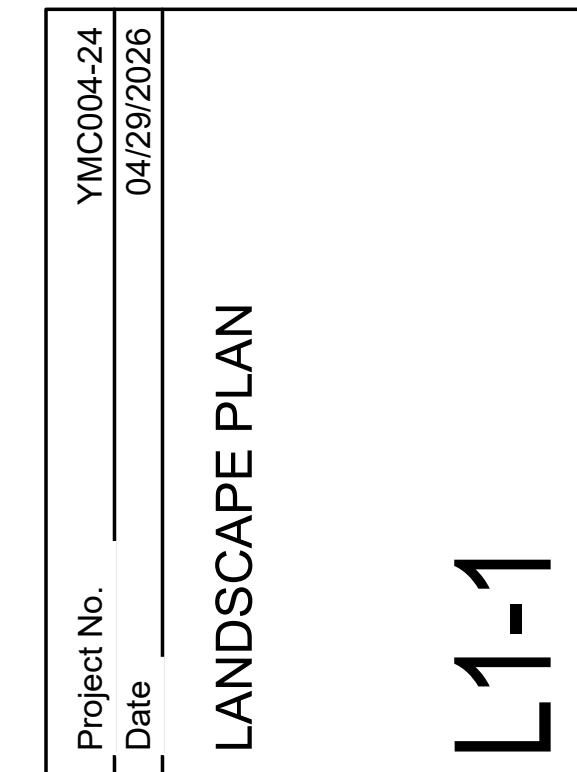


Existing Condition

YMCA Rockwall

07/07/2026





SITE PLAN LEGEND			
	NEW BUILDING		SINGLE HEAD LIGHT POLE
	NEW PAVING AREA		DOUBLE HEAD LIGHT POLE
	EXISTING, TO REMAIN		TRIPLE HEAD LIGHT POLE

SITE PLAN GENERAL NOTES

1. ARCHITECTURAL SITE PLAN IS FOR REFERENCE ONLY.
REFER TO CIVIL DRAWINGS FOR SITE CONSTRUCTION
INFORMATION
3. REFER TO ELECTRICAL DRAWINGS FOR SITE LIGHTING AND
POWER INFORMATION.
4. REFER TO CIVIL DRAWINGS FOR GRADING, DIMENSION
CONTROL, DRAINAGE AND UTILITIES.
5. REFER TO LANDSCAPE DRAWINGS FOR HARDSCAPE
INFORMATION AND IRRIGATION SLEEVING
6. REFER TO MEP DRAWINGS FOR TRANSFORMERS, SWITCHGEARS
AND CONDUIT STUBS
7. PROVIDE CURB RAMPS AS REQUIRED BY CITY AND TEXAS
ACCESSIBILITY STANDARDS

CONSTRUCTION PHASES

PHASE 01 - CHILD WATCH RENOVATION (COMPLETED)
PHASE 02 - NEW PARKING LOTS
PHASE 03 - NEW NATATORIUM ENCLOSURE AND NEW EXERCISE ROOM

AREA & PARKING CALCULATIONS

EXISTING FACILITY:	45,125 SQ. FT.
EXISTING MEZZANINE:	1,878 SQ. FT. (INCLUDED IN ABOVE)
TO BE DEMOLISHED:	11,105 SQ. FT.
BUILDING ADDITION:	15,932 SQ. FT.
BUILDING FOOTPRINT:	48,074 SQ. FT.
TOTAL FLOOR AREA:	<u>49,952 SQ. FT.</u>

EXISTING FACILITY:	45,125 SQ. FT.
EXISTING MEZZANINE:	1,878 SQ. FT. (INCLUDED IN ABOVE)
TO BE DEMOLISHED:	11,105 SQ. FT.
BUILDING ADDITION:	15,932 SQ. FT.
BUILDING FOOTPRINT:	48,074 SQ. FT.
TOTAL FLOOR AREA:	<u>49,952 SQ. FT.</u>

BUILDING AREA:	40,655 SQ. FT.
PARKING RATIO:	1/250 SF/SPACE 3/GAME COURT

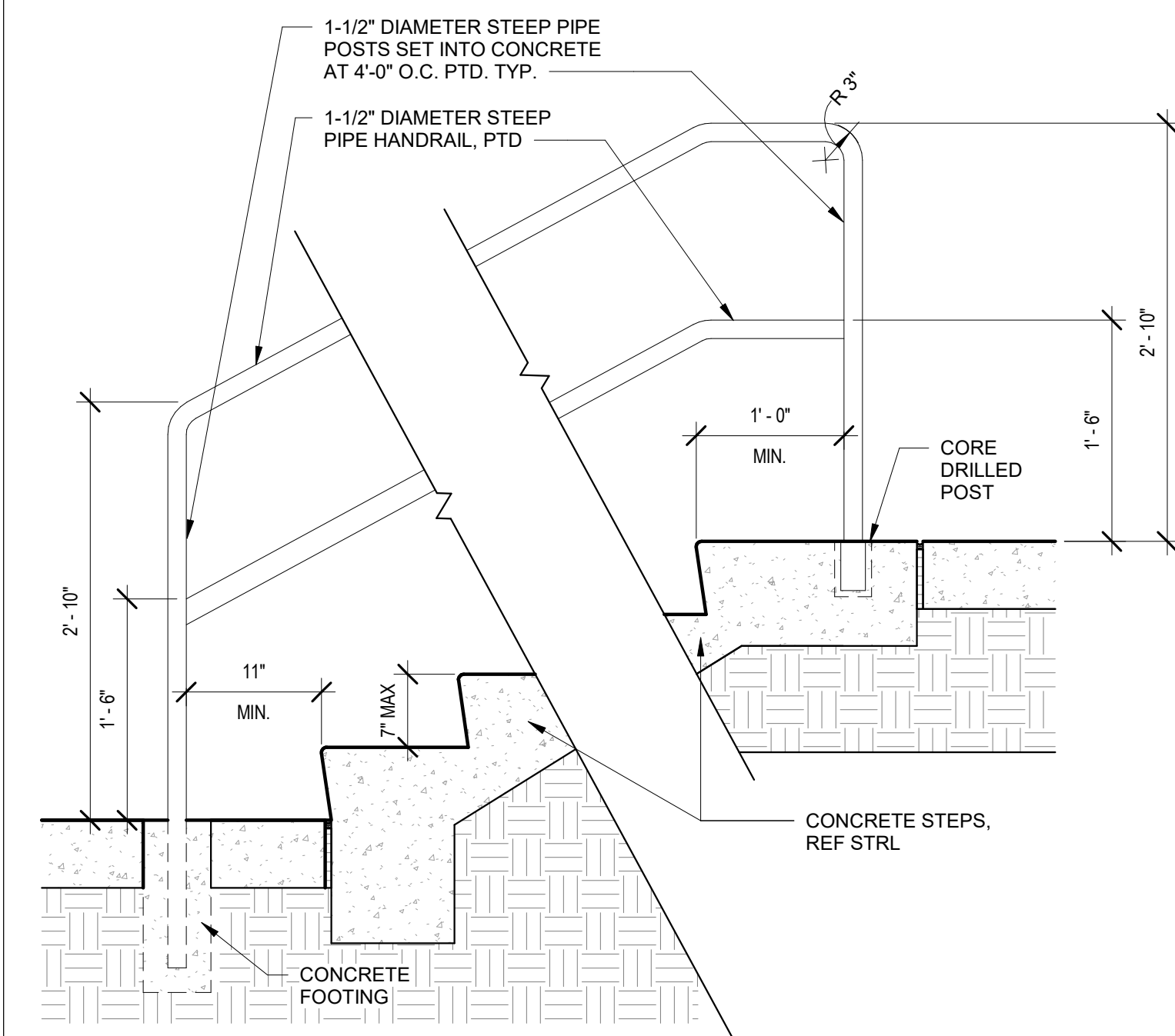
BUILDING AREA:	40,655 SQ. FT.
PARKING RATIO:	1/250 SF/SPACE 3/GAME COURT

<u>PARKING SUMMARY</u>	
TOTAL EXISTING PARKING:	198 SPACES
NEW PARKING (NORTH):	56 SPACES
NEW PARKING (EAST):	55 SPACES
NEW HC SPOT @ NATATORIUM:	1 SPACE
TOTAL PROPOSED PARKING:	112 SPACES
TOTAL PROVIDED:	310 SPACES

<u>PARKING SUMMARY</u>	
TOTAL EXISTING PARKING:	198 SPACES
NEW PARKING (NORTH):	56 SPACES
NEW PARKING (EAST):	55 SPACES
NEW HC SPOT @ NATATORIUM:	1 SPACE
TOTAL PROPOSED PARKING:	112 SPACES
TOTAL PROVIDED:	310 SPACES

EXISTING ACCESSIBLE PARKING:	8 SPACES
ADDITIONAL ACCESSIBLE PARKING:	1 SPACE
TOTAL PROVIDED ACCESSIBLE:	9 SPACES (2 VAN ACCESSIBLE)

REQUIRED ACCESSIBLE:	8 SPACES
EXISTING ACCESSIBLE PARKING:	8 SPACES
ADDITIONAL ACCESSIBLE PARKING:	1 SPACE
TOTAL PROVIDED ACCESSIBLE:	9 SPACES (2 VAN ACCESSIBLE)



5 OUTDOOR STAIR SECTION

DEMOLITION PLAN LEGEND

	EXISTING CONTRUCTION TO BE DEMOLISHED
	EXISTING CONTRUCTION TO REMAIN
	EXISTING DOORS TO BE DEMOLISHED
	EXISTING DOORS TO REMAIN
	EXISTING CONTRUCTION TO REMAIN

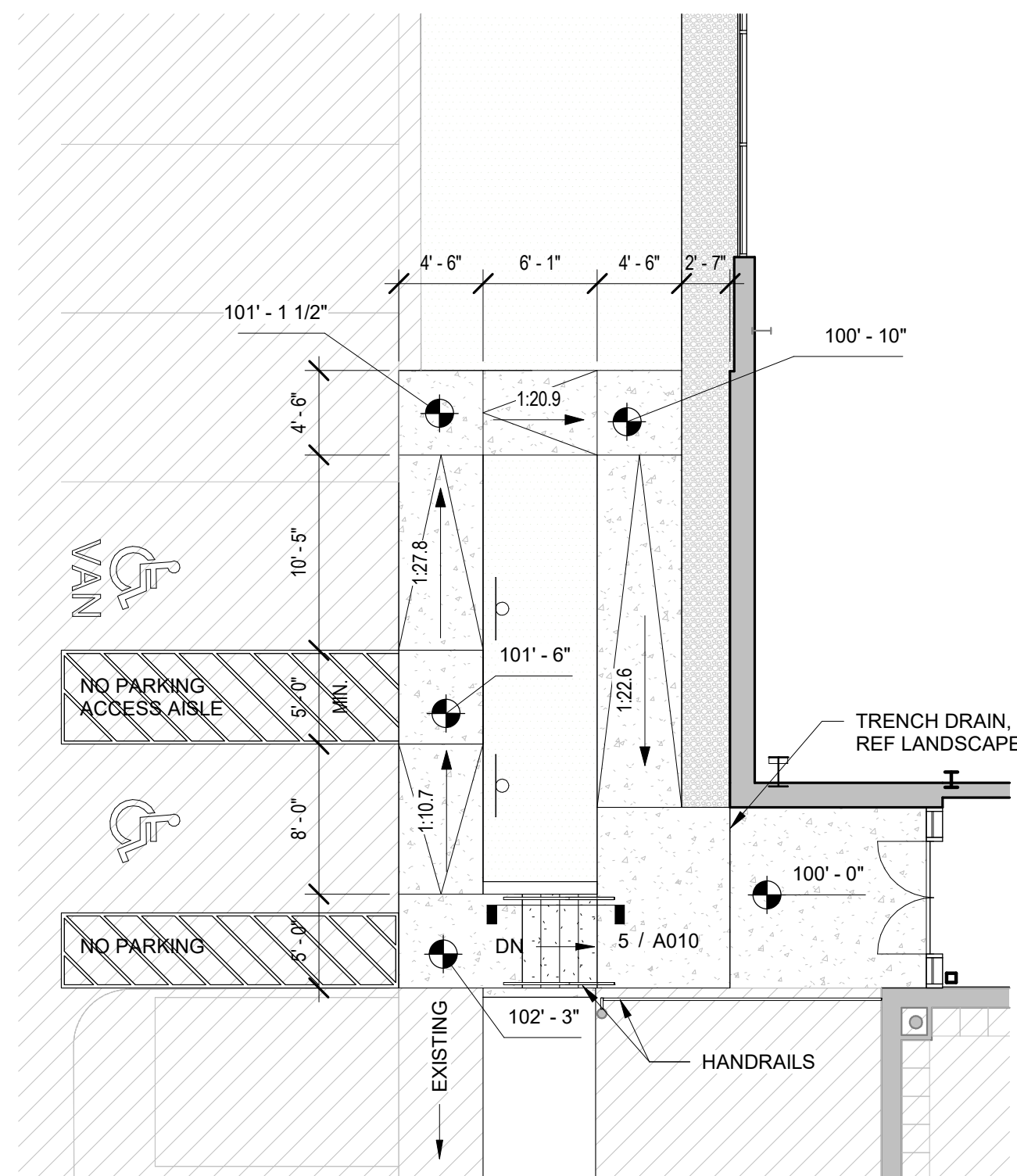
 EXISTING CONTRUCTION TO BE DEMOLISHED

 EXISTING CONTRUCTION TO REMAIN

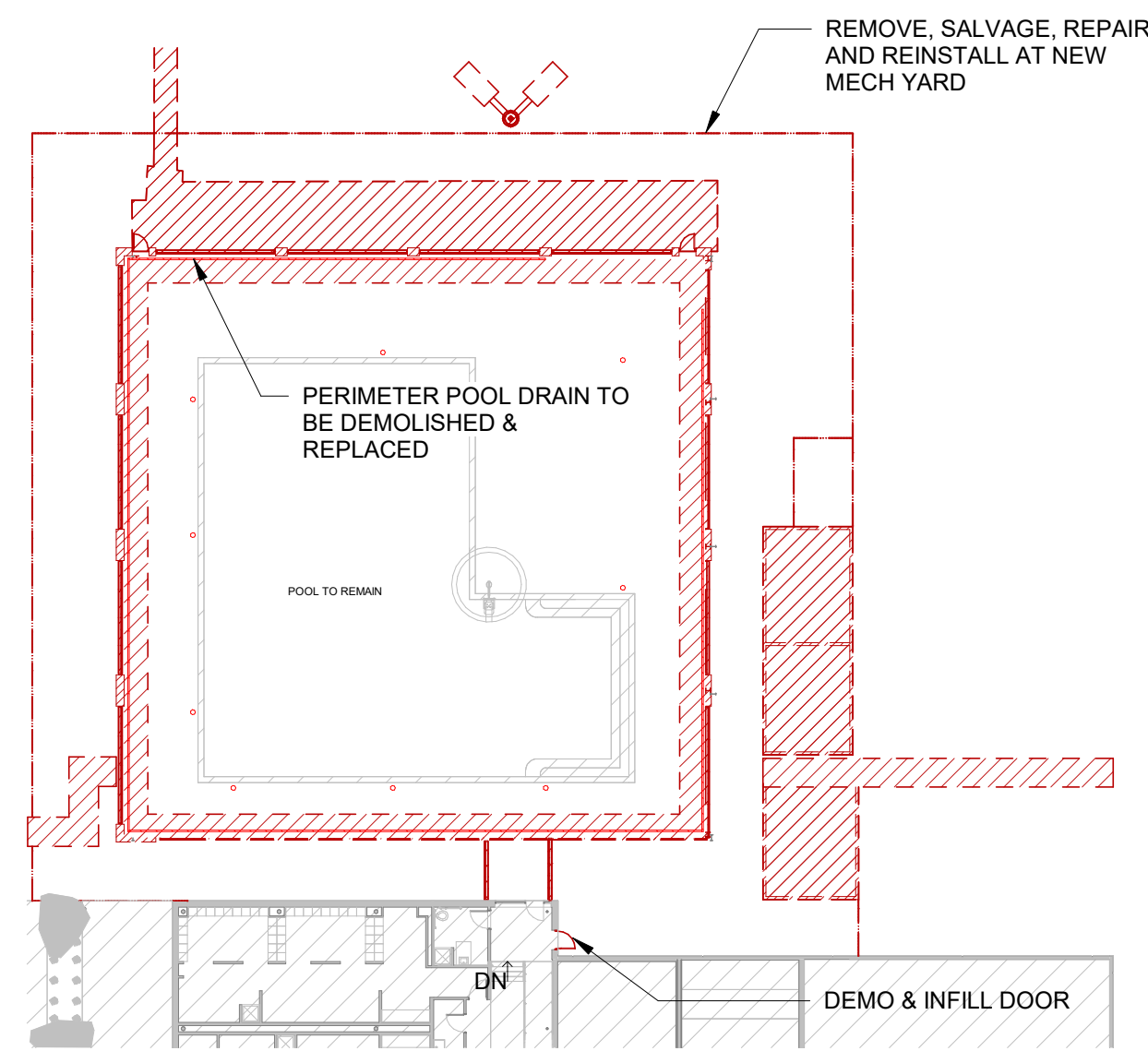
 EXISTING DOORS TO BE DEMOLISHED

 EXISTING DOORS TO REMAIN

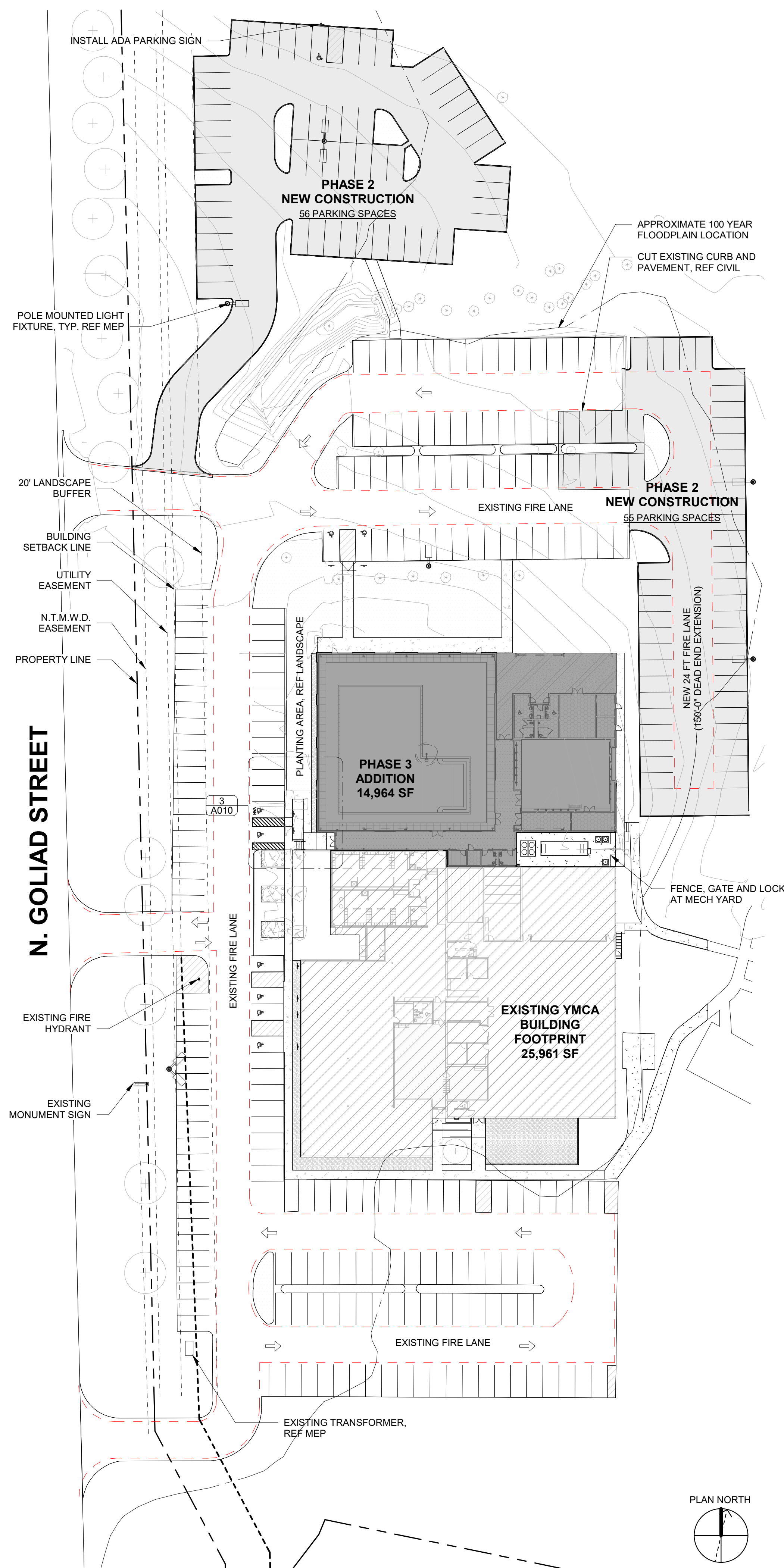
 EXISTING CONTRUCTION TO REMAIN



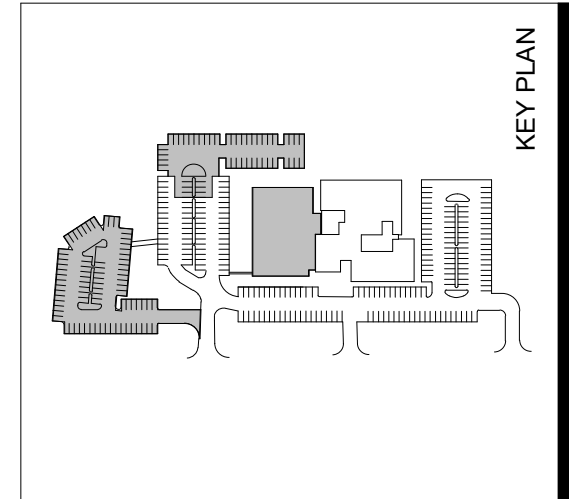
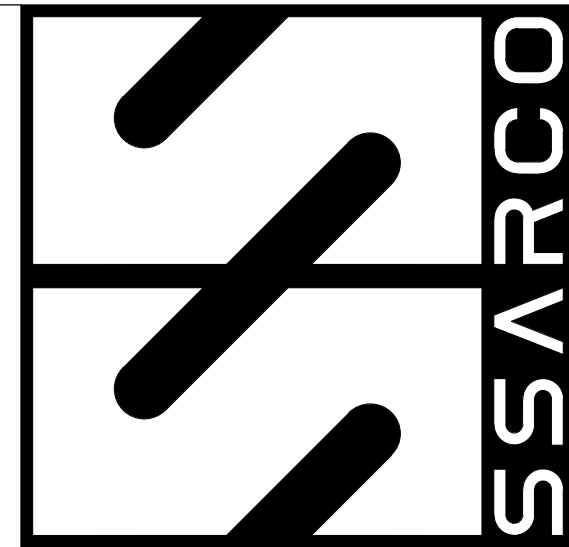
3 ENLARGED PLAN - SITE STAIRS & RAMP



2 EXISTING BUILDING DEMOLITION



1 OVERALL SITE PLAN



**J.E.R. CHILTON YMCA
ROCKWALL**

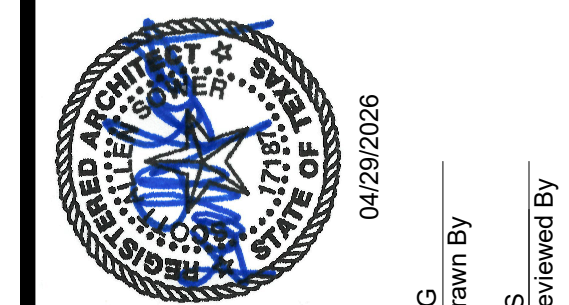
1210 N Goliad Street
Rockwall, Texas 75087

CONSTRUCTION DOCUMENTS

1210 N Goliad Street
Rockwall, Texas 75087
STRUCTION DOCUMENT



CONSTRUCTION DOCUMENTS

[illegible]CG _____
Drawn By
SS _____
Reviewed By

Project No.	YMC004-24
Date	04/29/2026

OVERALL SITE & DEMOLITION PLAN

A010

OVERALL SITE & DEMOLITION PLAN A010

A010