



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

MASTER PLAT
PRELIMINARY PLAT
FINAL PLAT
REPLAT
AMENDING OR MINOR PLAT
PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

SITE PLAN
AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

ZONING CHANGE
SPECIFIC USE PERMIT
PD DEVELOPMENT PLAN

OTHER APPLICATION

TREE REMOVAL
VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. **SP2024-03**

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **1780 Airport Rd**

SUBDIVISION

LOT **2**

BLOCK **A**

GENERAL LOCATION **ACROSS THE STREET FROM MUNI. AIRPORT**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **LIGHT INDUSTRIAL**

CURRENT USE **N/A**

PROPOSED ZONING **SAME**

PROPOSED USE **MEALS ON WHEELS SERVICES**

ACREAGE **6.211 AC**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **1**

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

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

☐ OWNER **MEALS ON WHEELS**

☒ APPLICANT **CARROLL ARCHITECTS, INC**

CONTACT PERSON **Margie Verhagen**

CONTACT PERSON **JEFF CARROLL**

ADDRESS **4398 HWY 276**

ADDRESS **750 E. I-30**

STE. 110

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

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

PHONE **972.771.9514**

PHONE **214.632.1762**

E-MAIL **MVerhagen@rockwallmeals
onwheels.org**

E-MAIL **JCARROLLARCH.COM**

NOTARY VERIFICATION [REQUIRED]

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

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

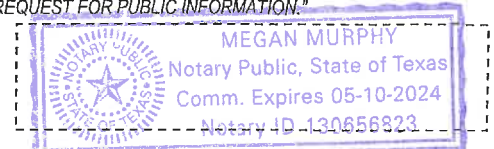
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF MARCH, 2024

Applicants

OWNERS SIGNATURE

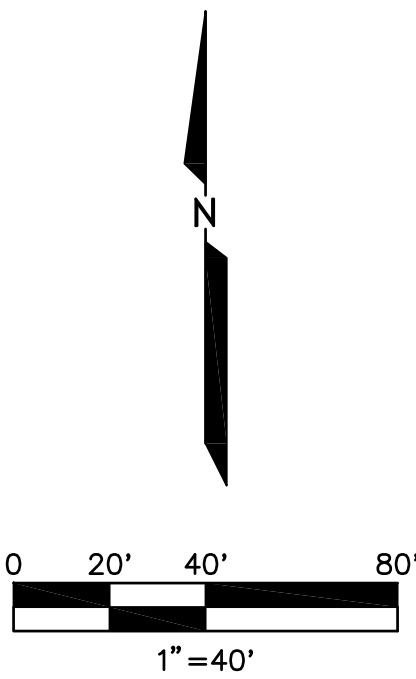
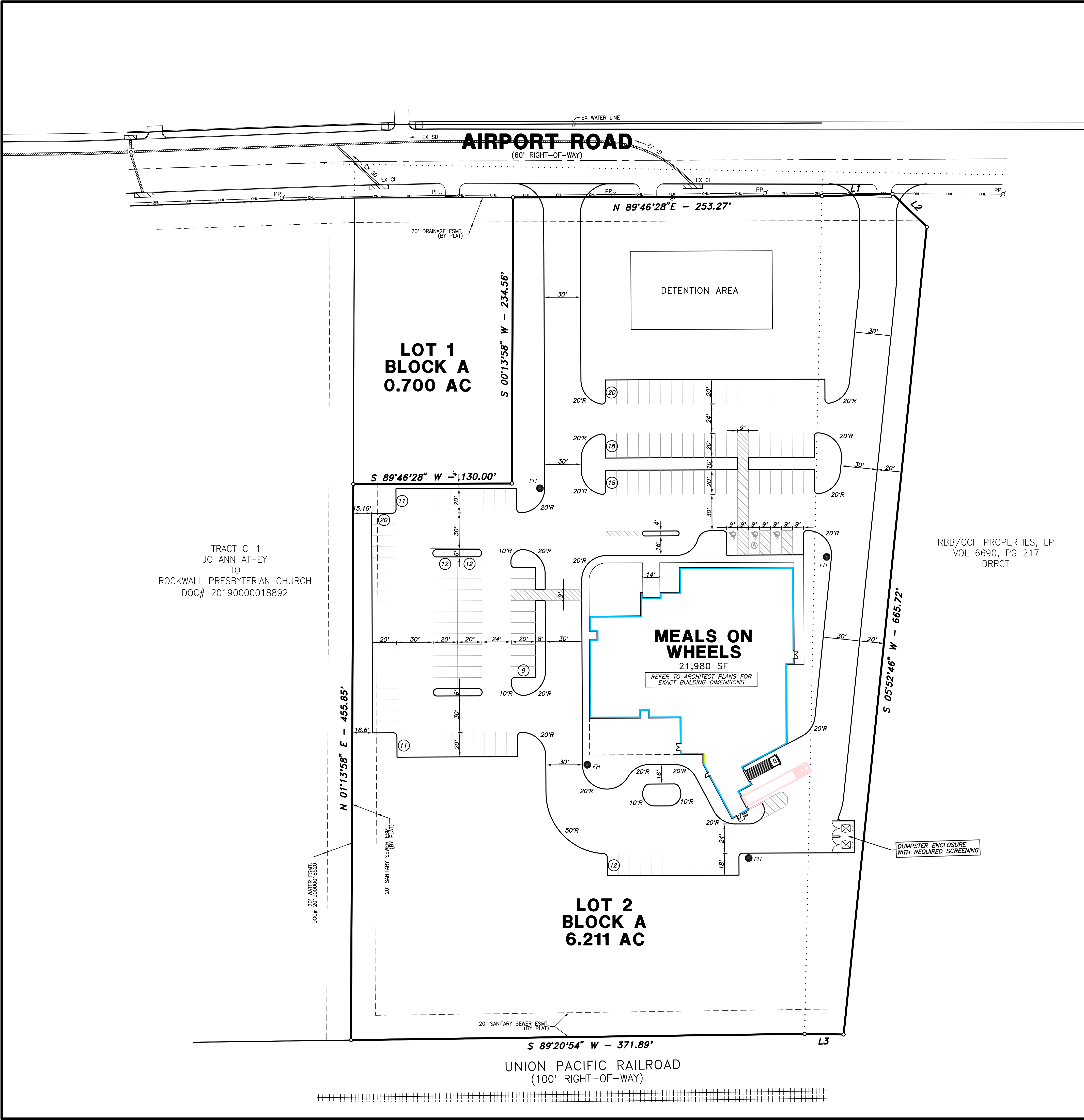
[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

5.10.24



~ BOUNDARY LINE TABLE ~

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

SITE DATA - LOT 1

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

SITE DATA - LOT 2

LOT AREA:	6.211 ACRES (270,572 SQ. FT.)
ZONING:	VACANT
CURRENT USE:	OFFICE
PROPOSED USE:	21,980 SQ. FT.
BUILDING AREA:	0 FEET
MAX. BUILDING HEIGHT:	-
FLOOR/AREA RATIO:	0 SPACES
PARKING REQUIRED:	147 SPACES
PARKING PROVIDED:	6.68/1,000
PARKING RATIO:	

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

LAYOUT & DIMENSION CONTROL GENERAL NOTES

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

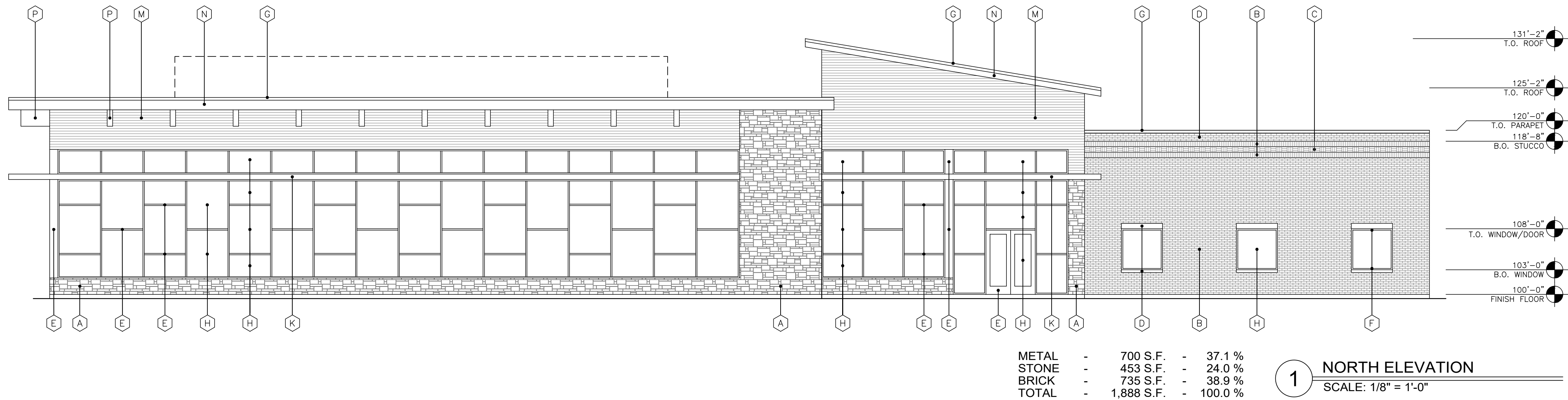
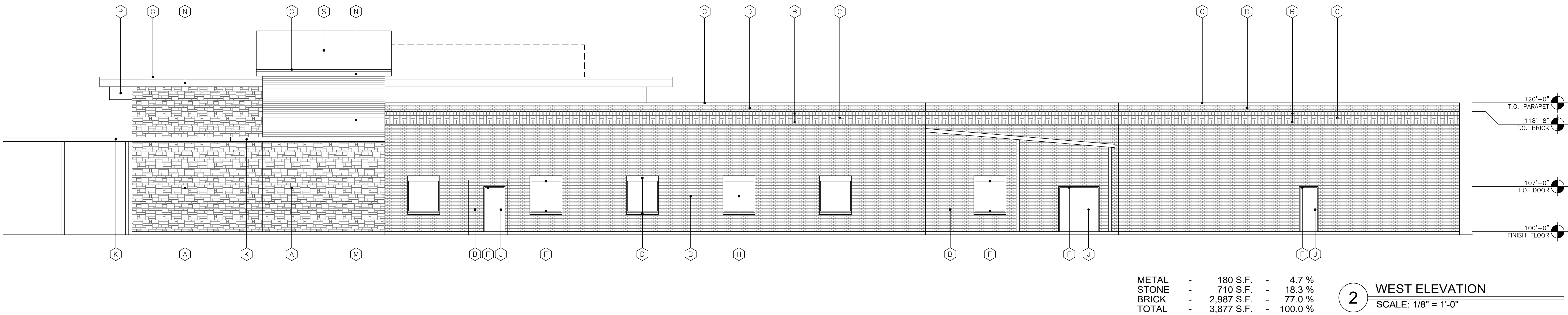
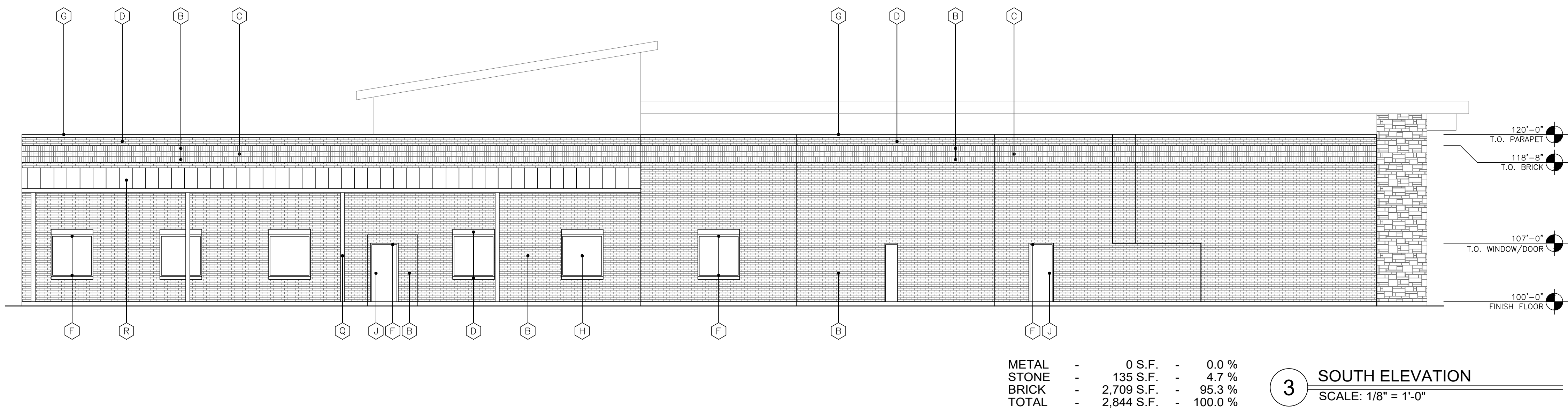
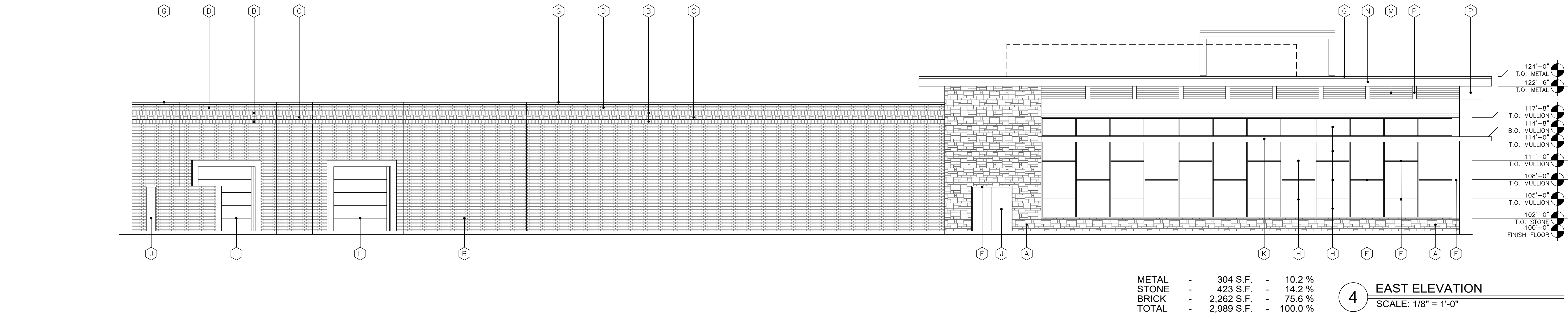
OWNER
MEALS ON WHEELS
SENIOR SERVICES OF ROCKWALL
P.O. BOX 910
ROCKWALL, TEXAS 75087
(---) ---
CONTACT: ---

OWNER
CHRISTOPHER TOUOBOUN
1648 TROWBRIDGE CIRCLE
ROCKWALL, TEXAS 7502
(---) ---
CONTACT: ---

PRELIMINARY
FOR REVIEW ONLY

THESE DOCUMENTS ARE FOR REVIEW ONLY
AND NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMITTING. THEY HAVE BEEN
PREPARED BY OR UNDER THE SUPERVISION
OF GERALD E. MONK, P.E.
P.E. NO.: 44563
DATE: 03/14/2024

REV.	DATE	REMARKS					
SITE PLAN							
MEALS ON WHEELS							
LOTS 1 & 2, BLOCK A, AIRPORT SOUTH ADDITION							
THE CITY OF ROCKWALL, TEXAS							
MONK CONSULTING ENGINEERS, INC.				1200 W. STATE STREET GARLAND, TEXAS 75040 972-272-8751 TBP# F-2567			
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.	
GEM	CAC	03.14.24	1"=40'	HDF	C014-003 SITE	SP1	



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

NOTE: PARAPETS WILL BE FINISHED ON BOTH SIDES

OWNER REVIEW:	03-13-2024
ISSUE:	
OWNER REVIEW:	

COPYRIGHT NOTICE:
These drawings and specifications are prepared by the undersigned and are the property of the undersigned. No part of these drawings or specifications may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the undersigned. The undersigned shall not be held responsible for any errors or omissions in these drawings or specifications, or for any consequences arising from the use of these drawings or specifications, or for any damages, including consequential damages, resulting from the use of these drawings or specifications.

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



750 E. Interstate 30
Suite 110
Rockwall, TX 75087
P: 972-732-6085
F: 972-732-8038

**EXTERIOR
ELEVATIONS**

MEALS ON WHEELS
LEGAL DESCRIPTION AND/OR ADDRESS: LOT 2, BLOCK A AIRPORT SOUTH ADDITION SURVEY, ABSTRACT NO.102 City of Rockwall, Rockwall County, Texas
OWNER
APPLICANT
Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 F: 972-732-8038 ATTN: Jeff Carroll
CITY OF ROCKWALL CASE NUMBER: SP2024-XXX
SITE PLAN SIGNATURE BLOCK
APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____.
WITNESS OUR HANDS, this _____ day of _____,
Planning & Zoning Commission, Chairman
Director of Planning and Zoning

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

SHEET NO: A501

[illegible]

COPYRIGHT NOTICE: These drawings and specifications are copyrighted and subject to copyright protection as an "architectural work," section 102 of the copyright act, 17 U.S.C. As amended January 2003. The protection includes, without limitation, the overall form, arrangement, organization, design, and components of the design. Under such protection, unauthorized use of these drawings and specifications may result in cessation of construction, building seizure, and/or monetary liability.

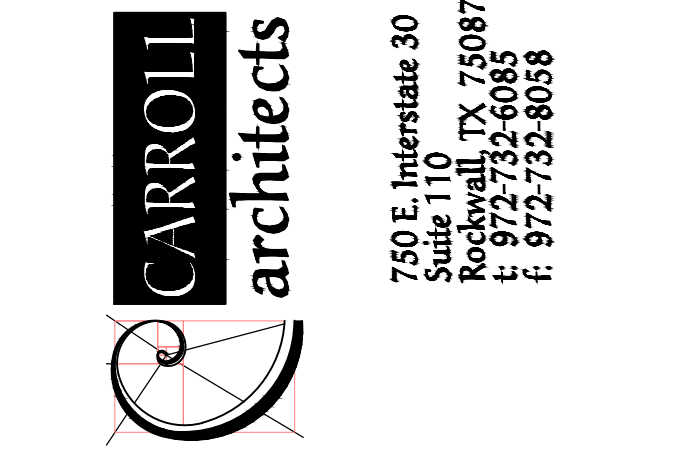
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- UT FOR
WHEELS
Road
s 75087

UT FOR
WHEELS
Road
s 75087

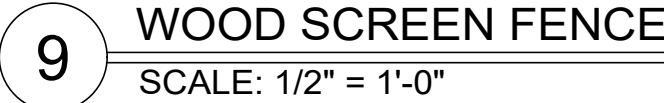


MEALS *on* WHEELS
SENIOR SERVICES
of Rockwall County



LANDSCAPE PLAN	
DATE:	AUG 2021
PROJECT NO.	2020031
DRAWN BY:	KR
CHECKED BY:	

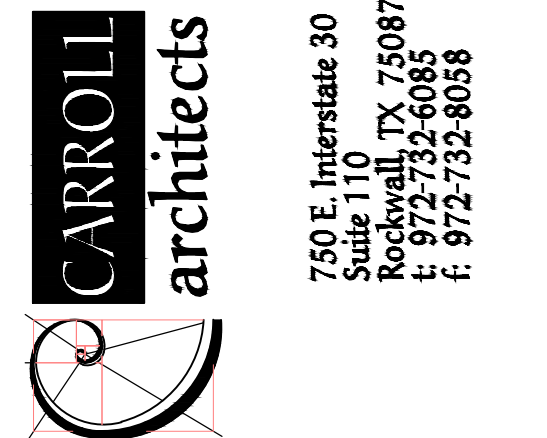
DATE: AUG 2021 SHEET NO: L1
PROJECT NO: 2020031
DRAWN BY: KR
CHECKED BY: _____



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

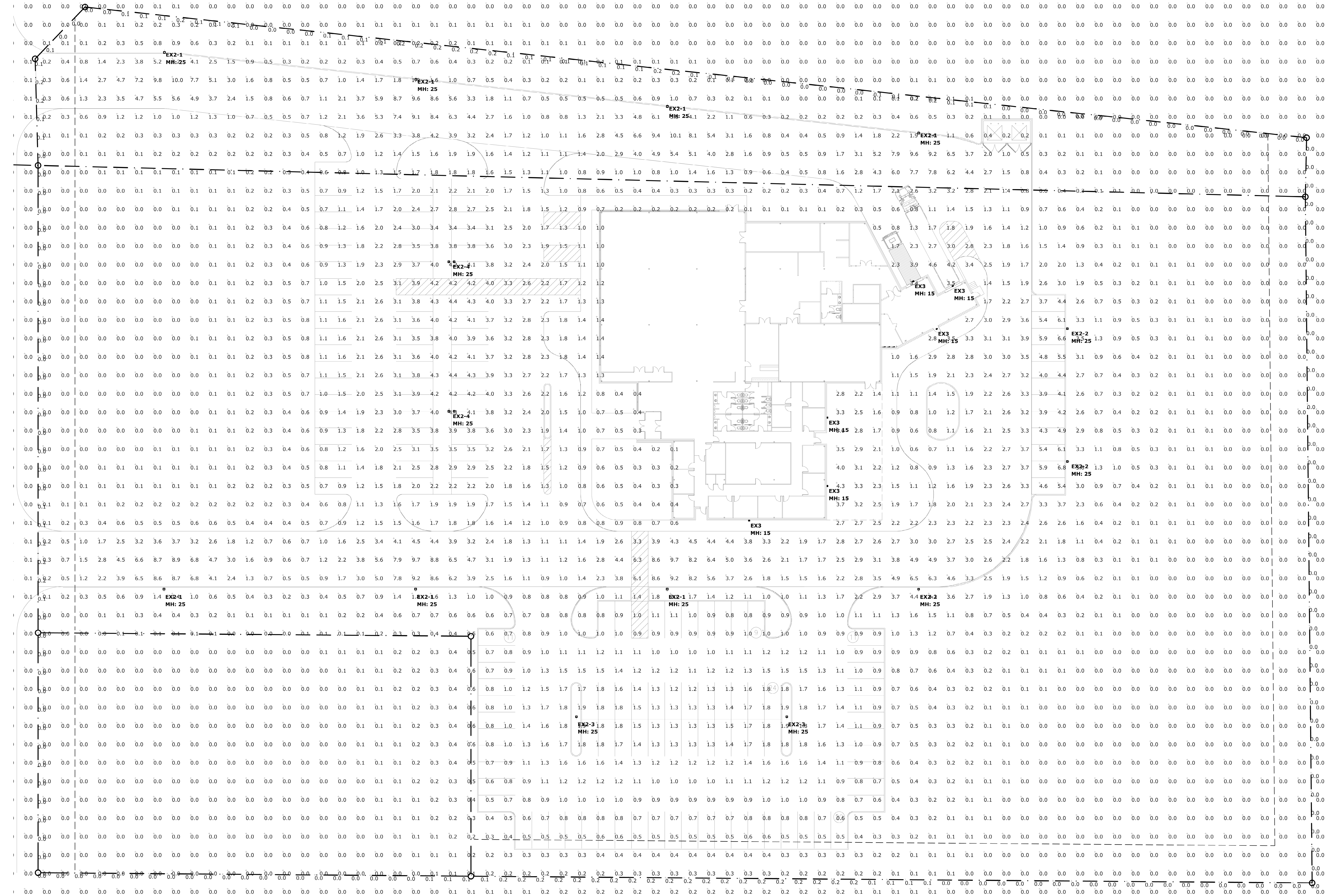


MASONRY
DUMPSTER
ENCLOSURE

A101

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

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



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

OWNER REVIEW	02/27/2024
ISSUE:	
OWNER REVIEW:	

CONTRACT NOTICE: These drawings and specifications are prepared by the undersigned and are under the sole control of the undersigned. The undersigned shall be responsible for the accuracy of the information provided and the results of the work. The undersigned shall not be responsible for the accuracy of the information provided by others. The undersigned shall not be responsible for the accuracy of the information provided by others. The undersigned shall not be responsible for the accuracy of the information provided by others.

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Rockwall, Texas 75087

750 E. Interstate 30
Suite 110
Rockwall, TX 75087
P: 972-732-4065
F: 972-732-8058

PHOTOMETRIC
PLAN

James F. Turner
Engineers, L.P.
Consulting Engineers
5401 Westinghouse Blvd., Suite 110
Dallas, Texas 75241-1903
TEL: 214-760-2900 FAX: 214-760-2901
TX REGISTRATION # 22088

DATE: AUG 2021

PROJECT NO: 2020031

DRAWN BY: KJR

CHECKED BY:

DRAWN/DESIGN: TMM/TMM

QC/APPD: JBM/TMM

E101A



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
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STAFF USE ONLY

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E-MAIL **MVerhagen@rockwallmeals
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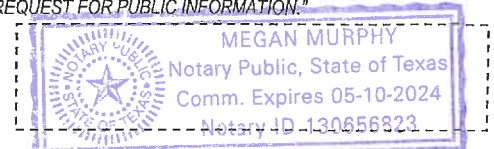
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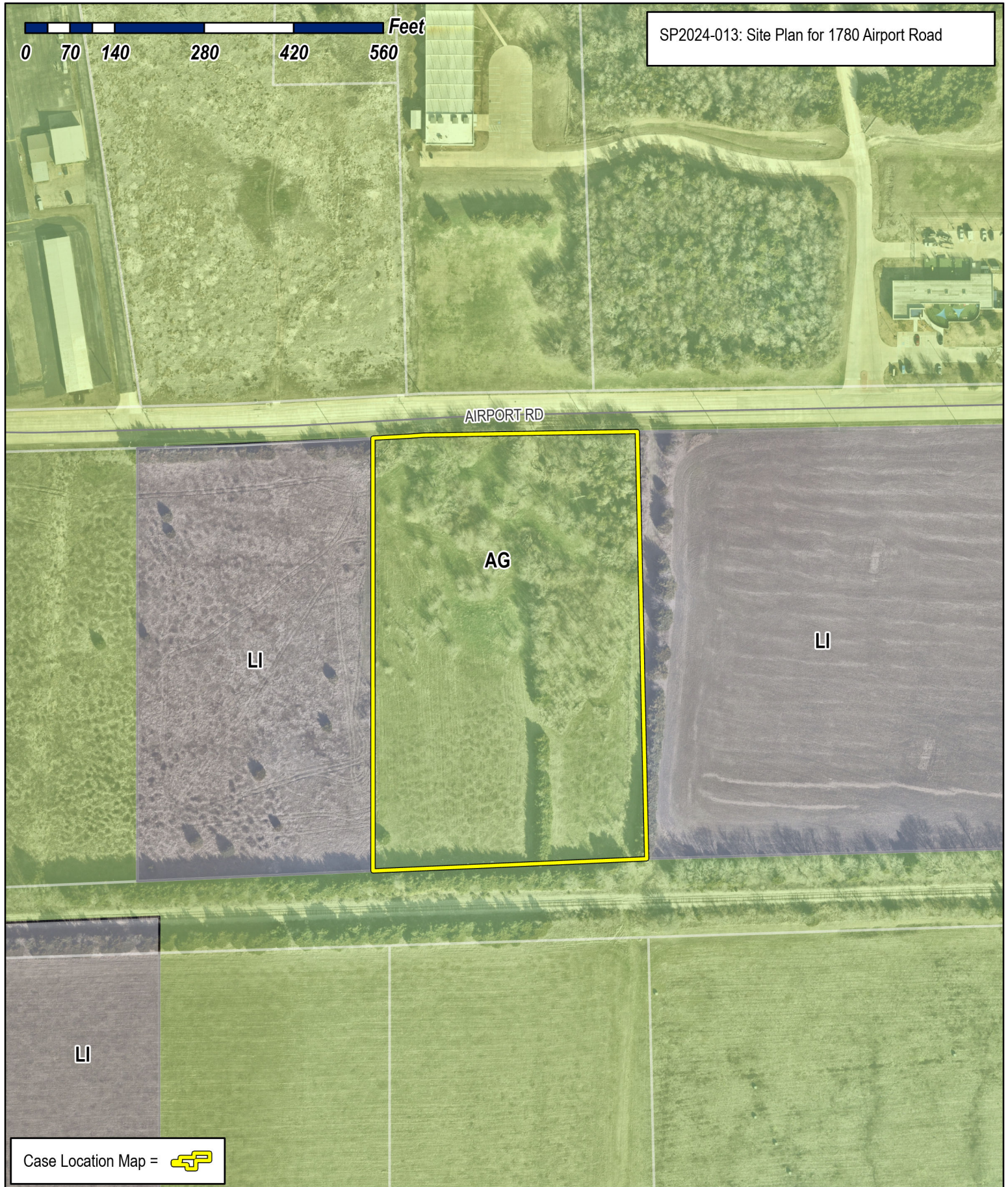
[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

5.10.24

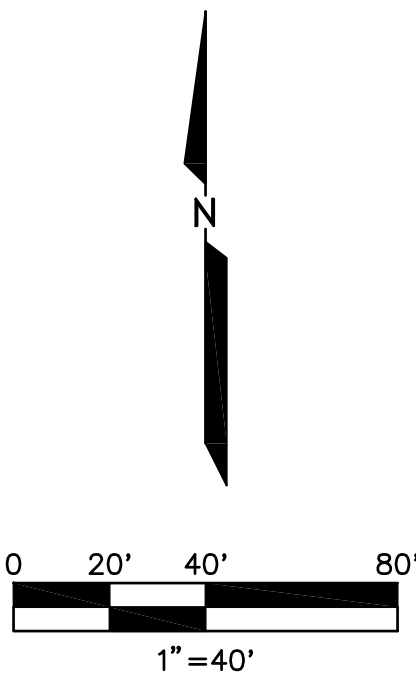
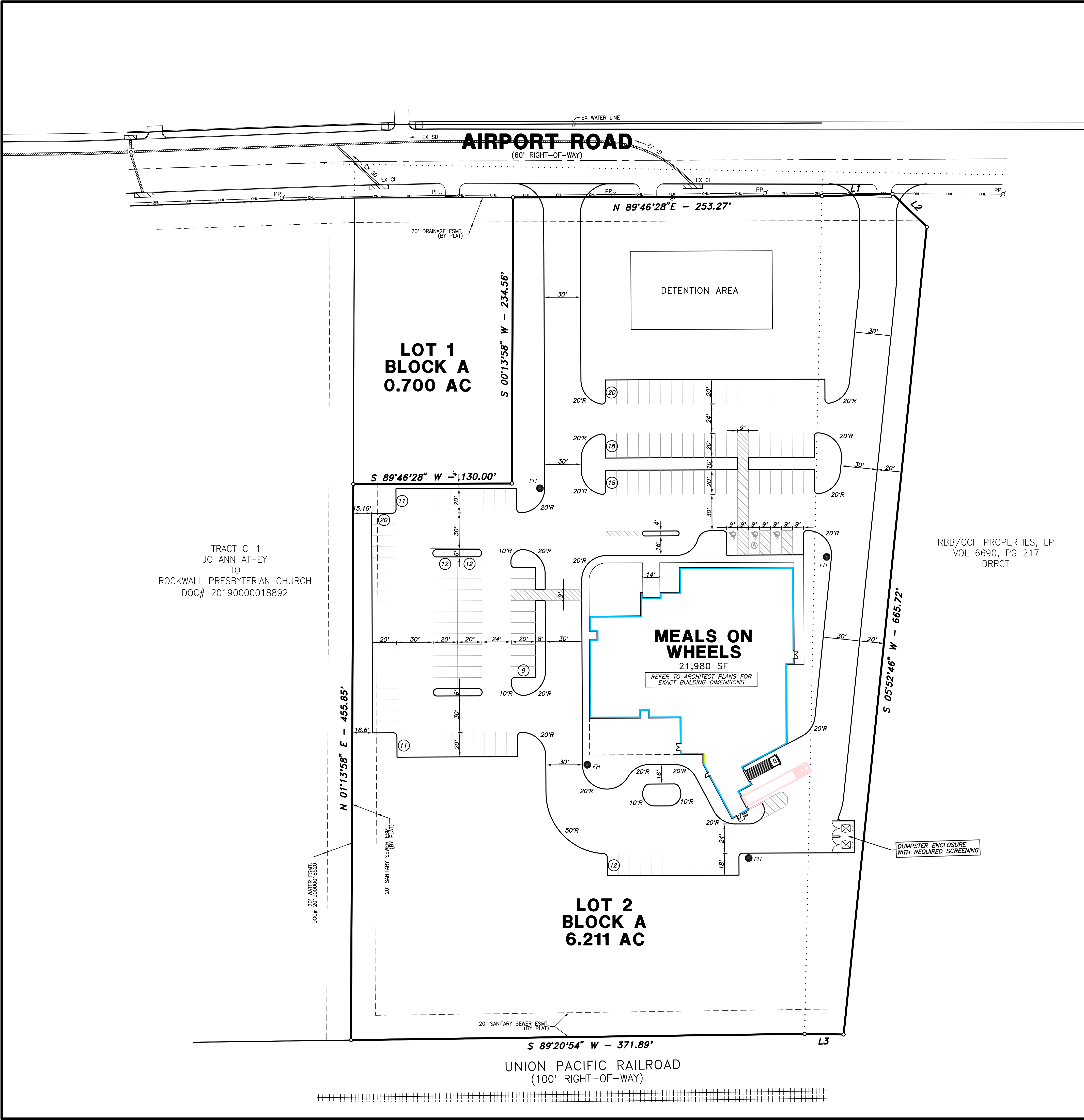


City of Rockwall

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.





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NO.	BEARING	DISTANCE
L1	N 88°12'22" E	57.86'
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RBB/GCF PROPERTIES, LP
VOL 6690, PG 217
DRRCT

LAYOUT & DIMENSION CONTROL GENERAL NOTES

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

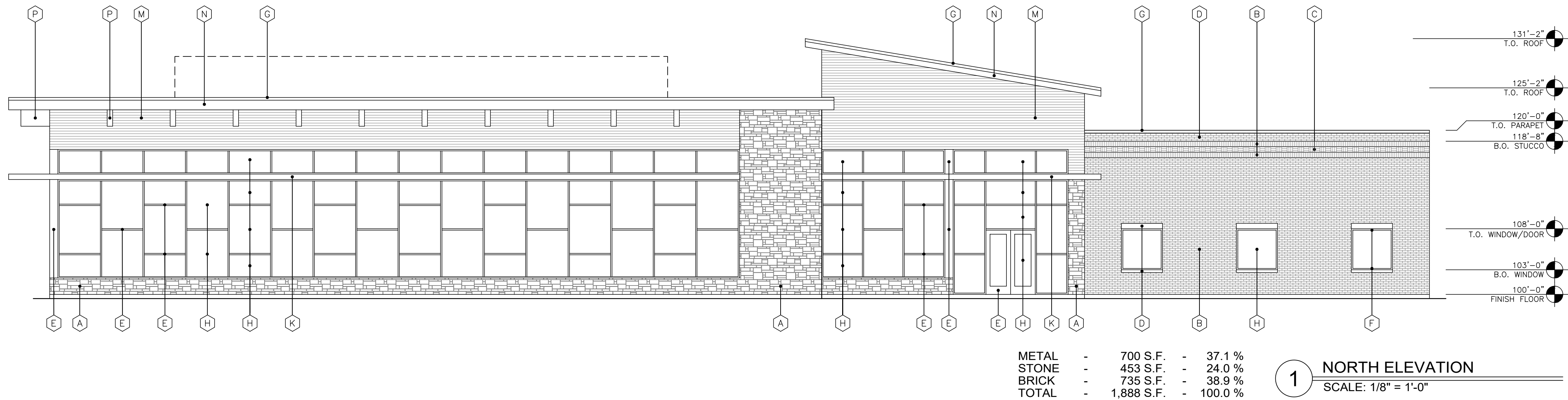
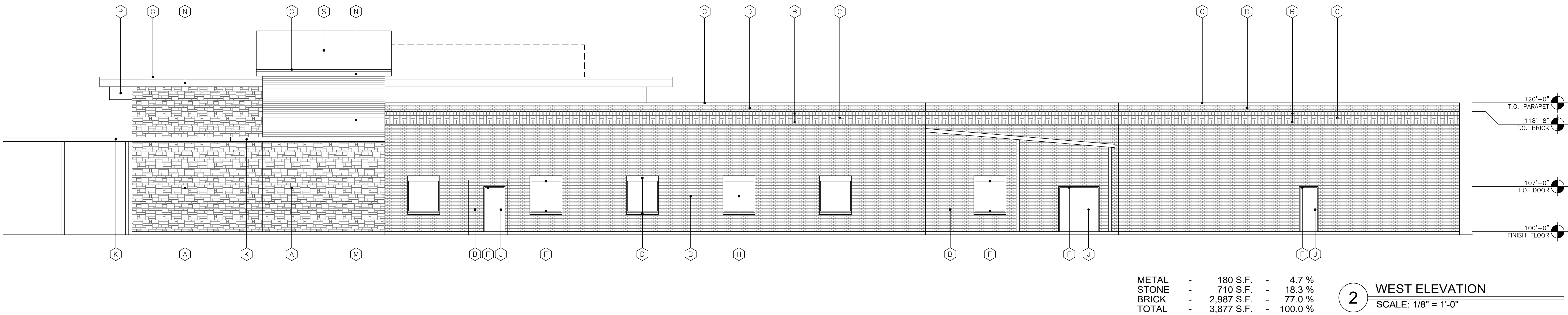
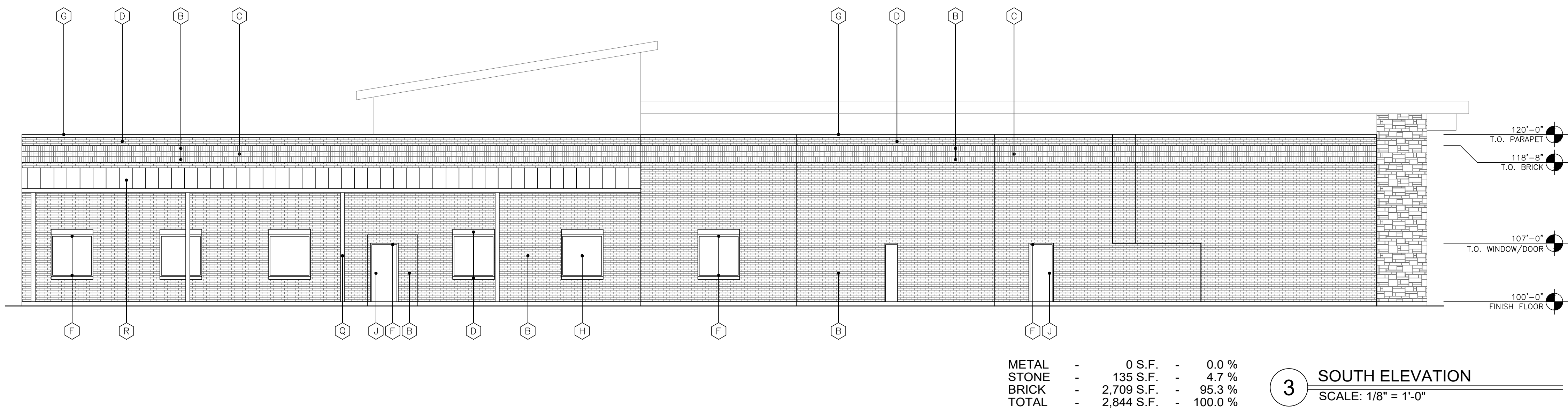
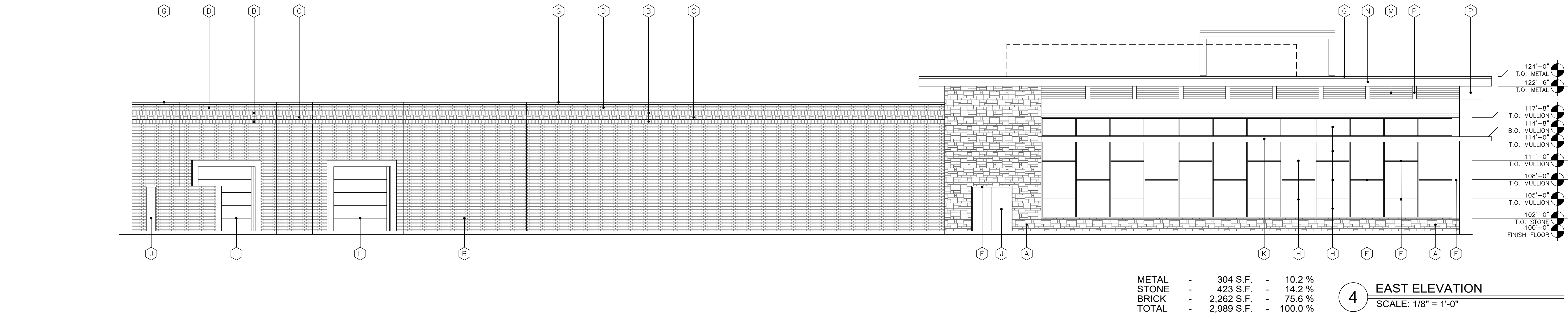
OWNER
MEALS ON WHEELS
SENIOR SERVICES OF ROCKWALL
P.O. BOX 910
ROCKWALL, TEXAS 75087
(---) ---
CONTACT: ---

OWNER
CHRISTOPHER TOUOBOUN
1648 TROWBRIDGE CIRCLE
ROCKWALL, TEXAS 7502
(---) ---
CONTACT: ---

PRELIMINARY
FOR REVIEW ONLY

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PREPARED BY OR UNDER THE SUPERVISION
OF GERALD E. MONK, P.E.
P.E. NO.: 44563
DATE: 03/14/2024

REV.	DATE	REMARKS					
SITE PLAN							
MEALS ON WHEELS							
LOTS 1 & 2, BLOCK A, AIRPORT SOUTH ADDITION							
THE CITY OF ROCKWALL, TEXAS							
MONK CONSULTING ENGINEERS, INC.				1200 W. STATE STREET GARLAND, TEXAS 75040 972-272-8751 TBP# F-2567			
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.	
GEM	CAC	03.14.24	1"=40'	HDF	C014-003 SITE	SP1	



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

NOTE: PARAPETS WILL BE FINISHED ON BOTH SIDES

OWNER REVIEW:	03-13-2024
ISSUE:	
OWNER REVIEW:	

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



750 E. Interstate 30
Suite 110
Rockwall, TX 75087
P: 972-732-6085
F: 972-732-8038

**EXTERIOR
ELEVATIONS**

MEALS ON WHEELS	
LEGAL DESCRIPTION AND/OR ADDRESS: LOT 2, BLOCK A AIRPORT SOUTH ADDITION SURVEY, ABSTRACT NO.102 City of Rockwall, Rockwall County, Texas	
OWNER	
APPLICANT	
Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 F: 972-732-8038 ATTN: Jeff Carroll	
CITY OF ROCKWALL CASE NUMBER: SP2024-XXX	
SITE PLAN SIGNATURE BLOCK	
APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____.	
WITNESS OUR HANDS, this _____ day of _____,	
Planning & Zoning Commission, Chairman	
Director of Planning and Zoning	

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

SHEET NO: A501

[illegible]

COPYRIGHT NOTICE: These drawings and specifications are copyrighted and are to be protected as an "architectural work" under sec. 102 of the copyright act, 17 U.S.C. As amended January 2003. The protection includes, without limitation, the overall form, arrangement and composition of spaces, and elements of the design. Under such protection, unauthorized use of these drawings and specifications may result in cessation of construction, building seizure, and/or monetary liability.

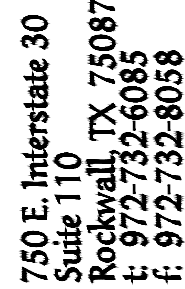
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PROPOSED LAYOUT FOR
MEALS ON WHEELS
1780 Airport Road
Rockwall, Texas 75087

- 1780 Airport Road
Rockwall, Texas 75087



MEALS *on* WHEELS
 SENIOR SERVICES
of Rockwall County

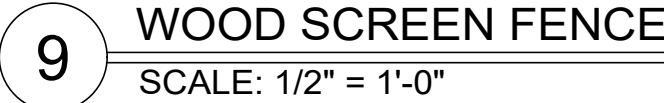


DATE: AUG 2021
PROJECT NO: 2020031
DRAWN BY: KR
CHECKED BY:



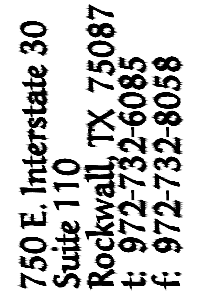
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DATE: AUG 2021
PROJECT NO: 2020031
DRAWN BY: KR
CHECKED BY:



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



MASONRY
DUMPSTER
ENCLOSURE

A101

CHECKED BY:

PROJECT COMMENTS



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

DATE: 3/22/2024

PROJECT NUMBER: SP2024-013
PROJECT NAME: Site Plan for 1780 Airport Road
SITE ADDRESS/LOCATIONS: 1780 AIRPORT RD, ROCKWALL, TX 75087

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	03/22/2024	Needs Review

03/22/2024: SP2024-013; Site Plan for 1780 Airport Road
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Margie Verhagen of Meals on Wheels for the approval of a Site Plan for a facility for a Social Service Provider (i.e. Meals on Wheels) on an 6.211-acre tract of land identified as Tract 2 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the Airport Overlay (AP-OV) District, addressed as 1780 Airport Road.
- I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.
- M.3 For reference, include the case number (SP2024-013) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)
- M.4 Provide the standard signature block on the site plan, dumpster elevations, and photometric plan. (Subsection 03.04.A, of Article 11, UDC)
- I.5 The subject property will be required to be replatted after the engineering process to establish the new easements.
- M.6 Provide a letter from the FAA confirming compliance.
- M.7 Site Plan
- 1) Provide a vicinity map. (Subsection 03.04, of Article 11, UDC)
 - 2) Cross access needs to be provided to the adjacent parcel of land (i.e. Lot 1, Block A). This can be achieved by moving the driveway over between the two (2) properties or providing an access easement to the driveway.
 - 3) Indicate any screening for pad-mounted or ground mounted utility equipment. (Subsection 01.05.C, of Article 05, UDC)
 - 4) Indicate all easements. (Subsection 03.04.B, of Article 11, UDC)
 - 5) Indicate the 5-foot required sidewalk along Airport Road. (Subsection 03.04.B, of Article 11, UDC)
 - 6) Delineate loading areas. Loading spaces shall be 12' x 65'; cannot block parking spaces. (Subsection 06.04, Article 06, UDC)
 - 7) Indicate the type and depth of the paving material. (Subsection 03.02, of Article 06, UDC)

M.8 Landscape Plan

- 1) Indicate any screening for pad-mounted or ground mounted utility equipment. (Subsection 01.05.C, of Article 05, UDC)
- 2) Indicate shrub screening of dumpster. (Subsection 01.05.B, of Article 05, UDC)
- 3) Five (5) Canopy trees and five (5) accent trees are required for the frontage of Airport road. (Subsection 05.01, Article 08, UDC)
- 4) Provide shrubs adjacent to the parking spaces facing airport and adjacent properties. (Subsection 05.02.C, Article 08, UDC)
- 5) Residential Adjacency screening is required along the south property line. Provide three (3)-tiered screening along this adjacency in a 20-foot landscape buffer. Alternative method of screening in this area can be proposed and accepted by the Planning and Zoning Commission. (Subsection 01.06, of Article 05, UDC)
- 6) Indicate the 10-foot landscape buffer required along Airport Road. (Subsection 05.01, Article 08, UDC)
- 7) Ensure that all parking spaces shall be within 80' of a tree. (Subsection 05.03.E, Article 08, UDC)
- 8) Provide the surface area for the detention basin. 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, of Article 08, UDC)
- 9) How are the trees in the detention pond being preserved? The grading will necessitate these trees to be removed.
- 10) Indicate the existing trees throughout the site. (Subsection 03.01.E, of Article 09, UDC)
- 11) Please provide an exhibit showing that all parking spaces are within 80-feet of a tree.
- 12) Please provide heavier landscape screening adjacent to the property line where the loading dock is located.

M.9 Building Elevations

- 1) Please dash in all roof top mounted equipment and demonstrate that it will be fully screened.
- 2) The building articulation does not meet the primary or secondary articulation requirements. Specifically, wall length requirements. This will require an exception from the Planning and Zoning Commission. (Subsection 05.01.C.1, Article 05, UDC)
- 3) The building materials do not meet the 20% stone requirement. This will require an exception from the Planning and Zoning Commission. (Subsection 05.01.A.1.a.1, of Article 05, UDC)
- 4) Parapets shall be extended back and finished on the backside, same as front. (Subsection 05.01.A.2, Article 05, UDC)
- 5) Provide a note indicating a self-latching gate on the dumpster elevations. (Subsection 01.05.B, of Article 05, UDC)

M.10 Staff has identified the following exception(s) associated with the proposed request: [1] Primary building articulation, and [2] Secondary building articulation, [3] exceeds 10% secondary materials/under 90% masonry materials and [4] 20% stone. 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.11 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.12 Please note that failure to address all comments provided by staff by 3:00 PM on April 2, 2024 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.13 Please note the scheduled meetings for this case:

- (1) Planning & Zoning Work Session meeting will be held on March 26, 2024.
- (2) Planning & Zoning meeting/public hearing meeting will be held on April 9, 2024.

I.14 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	03/21/2024	Approved w/ Comments

- 03/21/2024: 1. Shift drive aisle to property line for mutual access to Lot 1
2. Drainage must be piped to drainage or an open swale system at Airport and John King.
3. Please note, drainage system in Airport was not designed for this property to drain to.
4. Install 5' sidewalk 2' inside ROW or in an a pedestrian easement in the property. If the sidewalk is adjacent to curb the sidewalk will need to be 6' and doweled into the curb per City standards.
5. Commercial driveway entrances require a 30' radius.
6. A 10' utility easement is required along all street frontages.
7. Label the proposed fire lane for this site.
8. Site Plans require all proposed utilities to be shown (water, sewer, storm). Please add to the site plan for preliminary review.
9. Dumpster enclosure to require oil/water separator that will be piped to the storm drainage system.
10. All parking spaces shall be 20'x9'.
11. Sanitary sewer must be installed crossing rail road and be extended to the property lines and northwest property.
12. Trees are within proposed detention pond.

General Comments:

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, allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- Tree mitigation will be required for the removal of any existing trees on site.
- No structures or fences with easements.
- The site will need to be platted.
- All utilities must be underground.
- Additional comments may be provided at the time of Engineering review.
- Need to show existing and proposed water and sewer on site plan.

Drainage Items:

- Detention is required.
- Detention is based on zoning, not specific land area use.
- Detention system will require a drainage easement located at free board elevation.
- The 100-year WSEL must be called out for detention systems.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No vertical walls allowed in detention easement. 4:1 maximum side slopes for detention pond.
- No public water or sanitary sewer allowed in detention easement.
- FFE for all buildings must be called out when adjacent to a detention system. FEE must be a minimum 2' above the 100-year WSEL for the detention system.
- Existing site flow patterns must be maintained. Drainage must be piped to drainage system at Airport and John King. The drainage system in Airport was not designed for this property to drain to.
- Grate inlets are not allowed.
- Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:

- Public sewer to be 8" minimum.

- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Sanitary sewer must be installed crossing rail road and be extended to the property lines and northwest property.
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
- There is an existing 12" water main on the other side of Airport Road available for use.
- Any utility connection made underneath of an existing roadway must be completed by dry bore. Closing of Airport isn't allowed. If Airport is cut for water tie in, full concrete panel replacement is required per City requirements.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements.
- Water to be 10' separated from storm and sewer lines.
- All public utilities must be centered in easement.

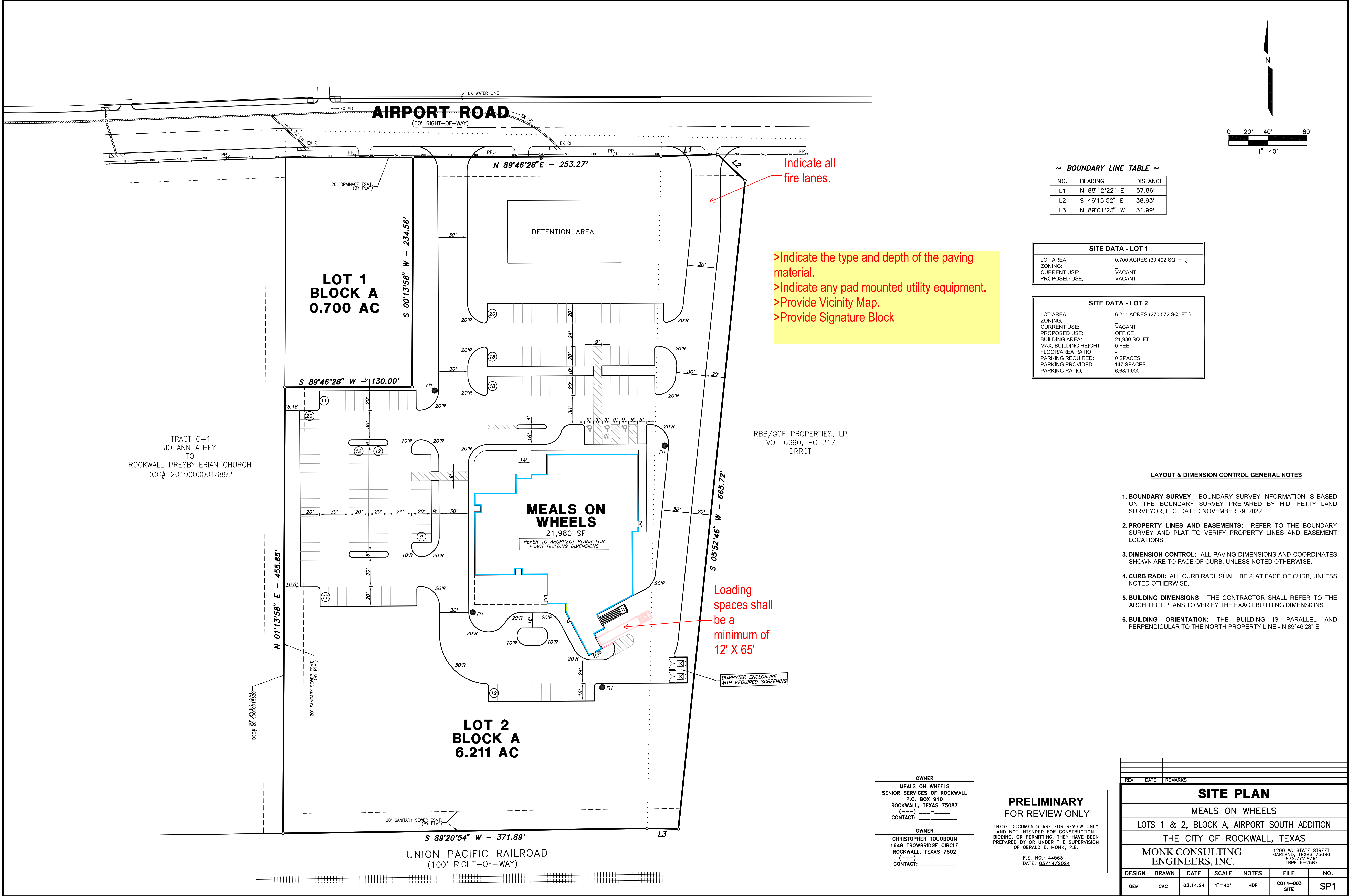
Roadway Paving Items:

- Must meet City driveway spacing requirements.
- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. 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.
- Drive isles to be 24' wide.
- Fire lane (if needed) to be 24' wide and in a platted easement.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.

Landscaping:

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	03/21/2024	Approved w/ Comments
03/21/2024: DUMPSTER ENCLOSURE IS REQUIRED TO HAVE A DRAIN THAT SHALL FLOW THROUGH AN OIL/WATER SEPARATOR (THAT IS SIZED BY AN ENGINEER) AND MUST DISCHARGE TO THE STORM WATER LINE AND NOT TO THE SANITARY SEWER			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/18/2024	Approved w/ Comments
03/18/2024: FDC shall be facing and visible from the fire lane. FDC must be within 100 feet of a fire hydrant and 50 feet of the fire lane. The FDC shall be clear and unobstructed, with a minimum of a 5-foot-clear all-weather path from fire lane access			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/18/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/18/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/18/2024	Approved w/ Comments
03/18/2024: Please ensure that all parking spaces are within 80 of a tree			



~ BOUNDARY LINE TABLE ~

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

SITE DATA - LOT 1

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

SITE DATA - LOT 2

LOT AREA:	6.211 ACRES (270,572 SQ. FT.)
ZONING:	VACANT
CURRENT USE:	VACANT
PROPOSED USE:	OFFICE
BUILDING AREA:	21,980 SQ. FT.
MAX. BUILDING HEIGHT:	0 FEET
FLOOR/AREA RATIO:	-
PARKING REQUIRED:	0 SPACES
PARKING PROVIDED:	147 SPACES
PARKING RATIO:	6.68/1,000

LAYOUT & DIMENSION CONTROL GENERAL NOTES

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OWNER
MEALS ON WHEELS
SENIOR SERVICES OF ROCKWALL
P.O. BOX 910
ROCKWALL, TEXAS 75087
(---) ---
CONTACT: ---

OWNER
CHRISTOPHER TOUOBOUN
1648 TROWBRIDGE CIRCLE
ROCKWALL, TEXAS 7502
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CONTACT: ---

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OF GERALD E. MONK, P.E.
P.E. NO.: 44563
DATE: 03/14/2024

SITE PLAN

MEALS ON WHEELS

LOTS 1 & 2, BLOCK A, AIRPORT SOUTH ADDITION

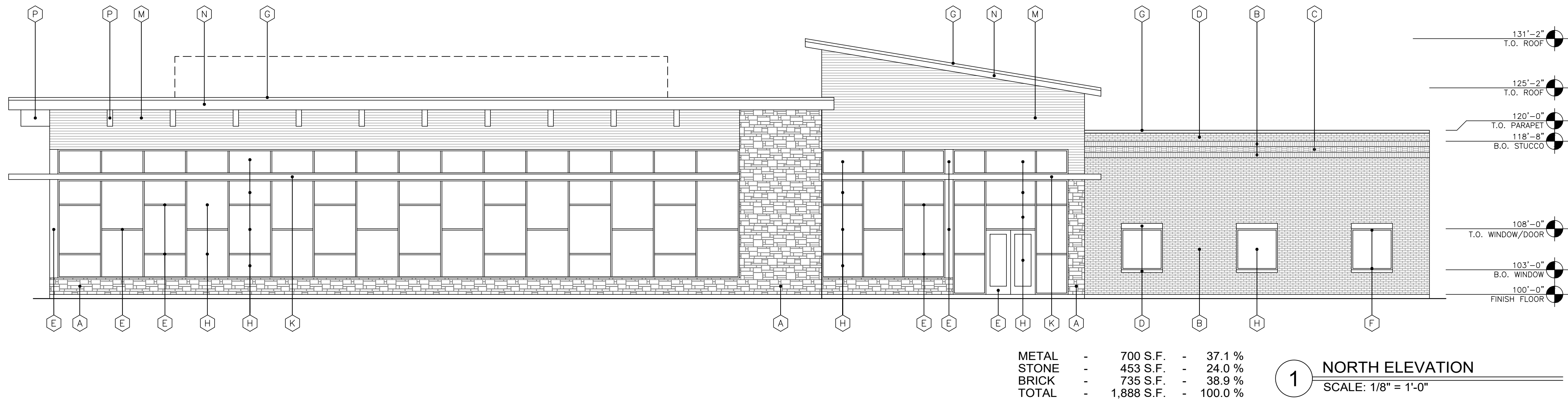
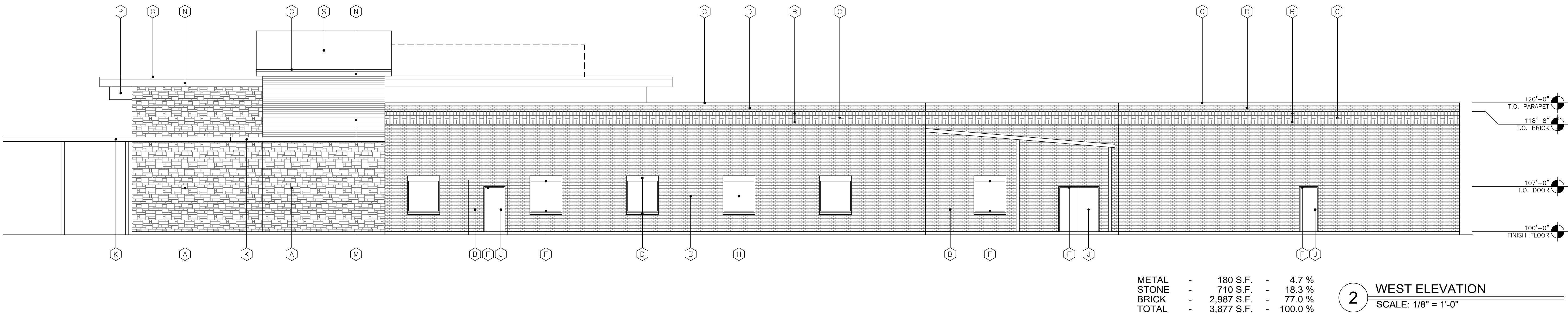
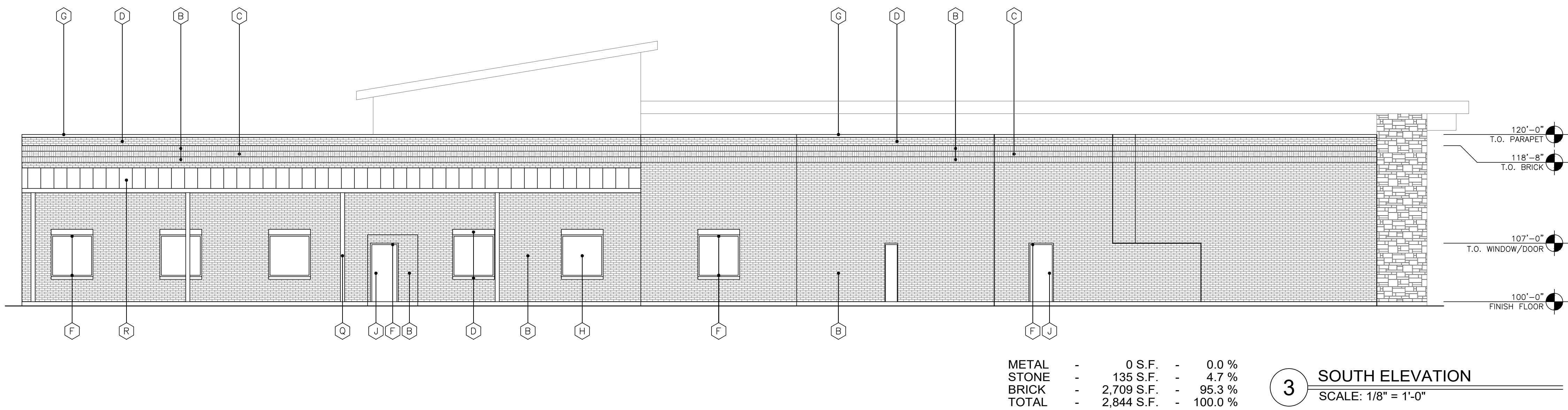
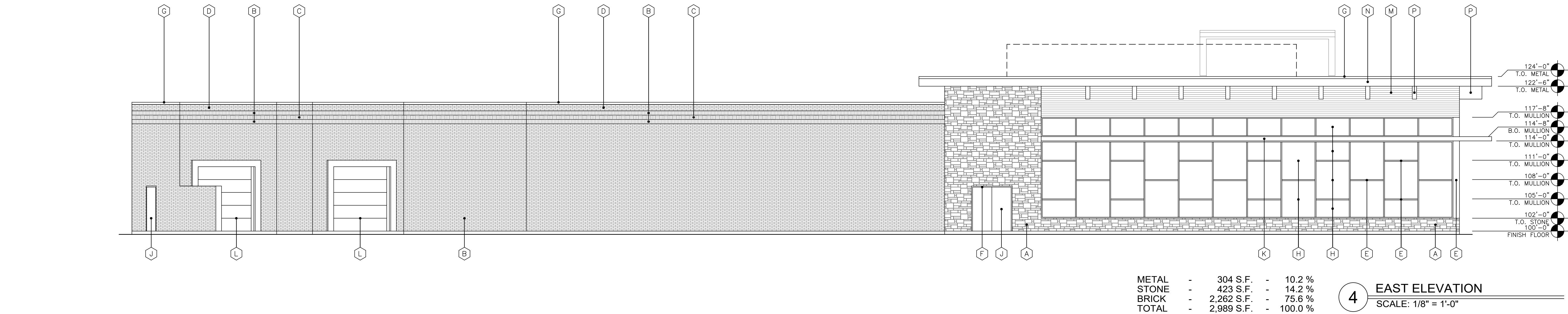
THE CITY OF ROCKWALL, TEXAS

MONK CONSULTING
ENGINEERS, INC.

1200 W. STATE STREET
GARLAND, TEXAS 75040
972-272-8751
TBP# F-2567

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

>Indicate RTUs and how they will be screened.
>Primary and Secondary facades do not meet articulation standards specifically wall length requirements. (Exception)
>Does not meet 20% Stone requirement (Exception)



EXTERIOR FINISH SCHEDULE	
(A)	STONE VENEER: (4) SIDED CUT STONE W/ RANDOM SIZE & WIDTHS WITH MINIMUM SIZE 6" TALL, MAXIMUM SIZE 15" TALL COLOR - GRAY
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(Q)	STEEL COLUMN, COLOR - SILVER
(R)	STANDING SEAM METAL, MFG - PAC-CLAD; CEE - LOCK, COLOR - LIGHT GREY
(S)	STANDING SEAM METAL, MFG - PAC-CLAD; CEE - LOCK, COLOR - SILVER

NOTE: PARAPETS WILL BE FINISHED ON BOTH SIDES

OWNER REVIEW:	03-13-2024
ISSUE:	
OWNER REVIEW:	

COPYRIGHT NOTICE:
These drawings and specifications are prepared by the undersigned architect for the use of the owner named herein. They are not to be used for any other project without the written consent of the architect. The architect assumes no responsibility for the construction of the project or the performance of the contractor. The architect is not responsible for the construction of the project or the performance of the contractor. The architect is not responsible for the construction of the project or the performance of the contractor.

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



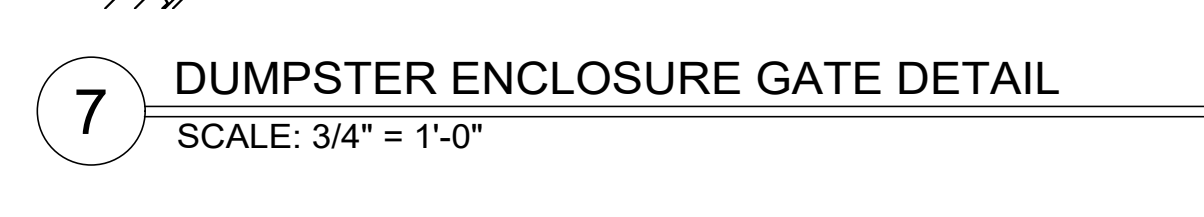
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
P: 972-732-6085
F: 972-732-8038

**EXTERIOR
ELEVATIONS**

MEALS ON WHEELS	
LEGAL DESCRIPTION AND/OR ADDRESS: LOT 2, BLOCK A AIRPORT SOUTH ADDITION SURVEY, ABSTRACT NO.102 City of Rockwall, Rockwall County, Texas	
OWNER	
APPLICANT	
Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 F: 972-732-8038 ATTN: Jeff Carroll	
CITY OF ROCKWALL CASE NUMBER: SP2024-XXX	
SITE PLAN SIGNATURE BLOCK	
APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____.	
WITNESS OUR HANDS, this _____ day of _____,	
Planning & Zoning Commission, Chairman	
Director of Planning and Zoning	

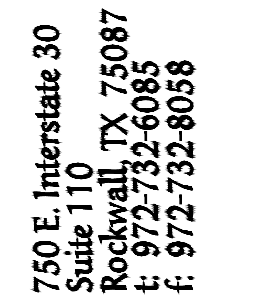
DATE: AUG 2021
PROJECT NO: 2020031
DRAWN BY: KR
CHECKED BY:

SHEET NO:
A501



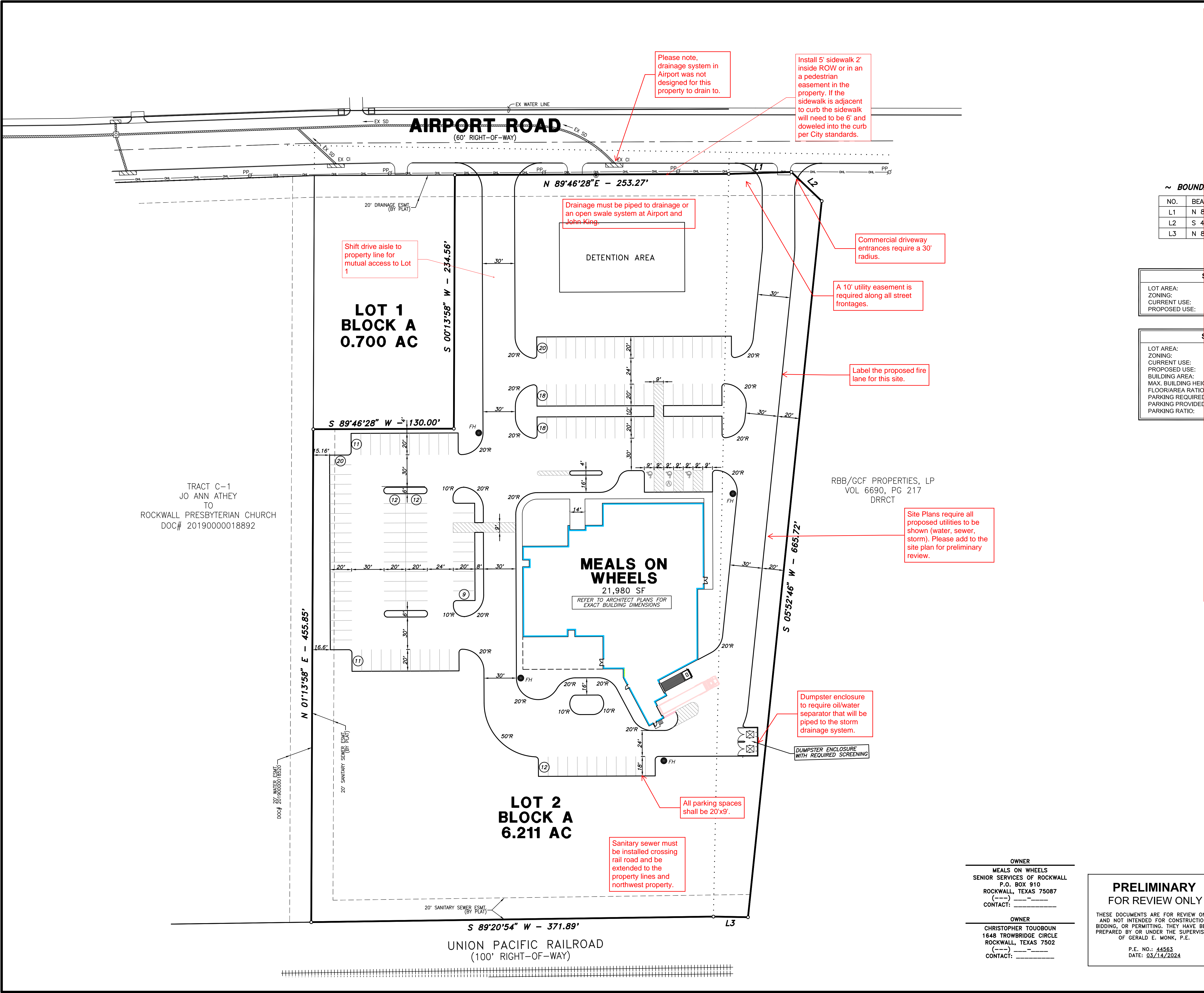
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PROPOSED LAYOUT FOR
MEALS ON WHEELS
1780 Airport Road
Rockwall, Texas 75087



A101

CHECKED BY:



- 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, allowed in easements.
 - Retaining walls 3' and over must be engineered.
 - All retaining walls (18" or taller) must be rock or stone face. No smooth concrete walls.
 - No signage is allowed within easements or ROW.
 - Tree mitigation will be required for the removal of any existing trees on site.
 - No structures or fences with easements.
 - The site will need to be platted.
 - All utilities must be underground.
 - Additional comments may be provided at the time of Engineering review.
 - Need to show existing and proposed water and sewer on site plan.

- Drainage Items:**
- Detention is required.
 - Detention is based on zoning, not specific land area use.
 - Detention system will require a drainage easement located at free board elevation.
 - The 100-year WSEL must be called out for detention systems.
 - The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
 - No vertical walls allowed in detention easement. 4:1 maximum side slopes for detention pond.
 - No public water or sanitary sewer allowed in detention easement.
 - FFE for all buildings must be called out when adjacent to a detention system. FEE must be a minimum 2' above the 100-year WSEL for the detention system.
 - Existing site flow patterns must be maintained. Drainage must be piped to drainage system at Airport and John King. The drainage system in Airport was not designed for this property to drain to.
 - Grate inlets are not allowed.
 - Dumpster areas to drain to oil/water separator and then to the storm lines.

- Water and Wastewater Items:**
- Public sewer to be 8" minimum.
 - Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
 - Sanitary sewer must be installed crossing rail road and be extended to the property lines and northwest property.
 - Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
 - There is an existing 12" water main on the other side of Airport Road available for use.
 - Any utility connection made underneath of an existing roadway must be completed by dry bore. Closing of Airport isn't allowed. If Airport is cut for water tie in, full concrete panel replacement is required per City requirements.
 - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.).
 - Min 20' utility easements.
 - Water to be 10' separated from storm and sewer lines.
 - All public utilities must be centered in easement.

- Roadway Paving Items:**
- Must meet City driveway spacing requirements.
 - All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
 - All Parking to be 20'x9' minimum. 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.
 - Drive isles to be 24' wide.
 - Fire lane (if needed) to be 24' wide and in a platted easement.
 - Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.

- 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".

3. DIMENSION CONTROL: ALL PAVING DIMENSIONS AND COORDINATES SHOWN ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.

4. CURB RADII: ALL CURB RADII SHALL BE 2' AT FACE OF CURB, UNLESS NOTED OTHERWISE.

5. BUILDING DIMENSIONS: THE CONTRACTOR SHALL REFER TO THE ARCHITECT PLANS TO VERIFY THE EXACT BUILDING DIMENSIONS.

6. BUILDING ORIENTATION: THE BUILDING IS PARALLEL AND PERPENDICULAR TO THE NORTH PROPERTY LINE - N 89°46'28" E.

~ BOUND	
NO.	BEA
L1	N 8
L2	S 4
L3	N 8

LOT AREA:	
ZONING:	
CURRENT USE:	
PROPOSED USE:	

LOT AREA:	
ZONING:	
CURRENT USE:	
PROPOSED USE:	
BUILDING AREA:	
MAX. BUILDING HEIGHT:	
FLOOR/AREA RATIO:	
PARKING REQUIRED:	
PARKING PROVIDED:	
PARKING RATIO:	

OWNER
MEALS ON WHEELS
SENIOR SERVICES OF ROCKWALL
P.O. BOX 910
ROCKWALL, TEXAS 75087
(---) ---
CONTACT: ---

OWNER
CHRISTOPHER TOUOBOUN
1648 TROWBRIDGE CIRCLE
ROCKWALL, TEXAS 7502
(---) ---
CONTACT: ---

**PRELIMINARY
FOR REVIEW ONLY**

THESE DOCUMENTS ARE FOR REVIEW ONLY
AND NOT INTENDED FOR CONSTRUCTION,
BIDDING, OR PERMITTING. THEY HAVE BEEN
PREPARED BY OR UNDER THE SUPERVISION
OF GERALD E. MONK, P.E.
P.E. NO.: 44563
DATE: 03/14/2024

REV.	DATE	REMARKS					
<div>SITE PLAN</div>							
<div>MEALS ON WHEELS</div>							
<div>LOTS 1 & 2, BLOCK A, AIRPORT SOUTH ADDITION</div>							
<div>THE CITY OF ROCKWALL, TEXAS</div>							
<div>MONK CONSULTING ENGINEERS, INC.</div>					<div>1200 W. STATE STREET GARLAND, TEXAS 75040 972-272-8761 TBP# F-2567</div>		
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.	
GEM	CAC	03.14.24	1"=40'	HDF	C014-003 SITE	SP1	

[illegible]

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

- 
- MEALS *on* WHEELS**
 SENIOR SERVICES
of Rockwall County

CARROLL
architects

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

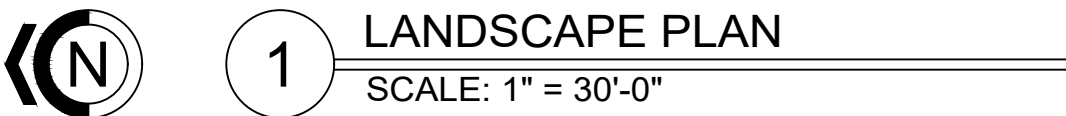


DATE: AUG 2021
PROJECT NO: 2020031
DRAWN BY: KR
CHECKED BY: _____

SHEET NO: L1

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

SHEET NO: L1





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. **SP2024-03**

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **1780 Airport Rd**

SUBDIVISION

LOT **2**

BLOCK **A**

GENERAL LOCATION **ACROSS THE STREET FROM MUNI. AIRPORT**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **LIGHT INDUSTRIAL**

CURRENT USE **N/A**

PROPOSED ZONING **SAME**

PROPOSED USE **MEALS ON WHEELS SERVICES**

ACREAGE **6.211 AC**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **1**

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

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

☐ OWNER **MEALS ON WHEELS**

☒ APPLICANT **CARROLL ARCHITECTS, INC**

CONTACT PERSON **Margie Verhagen**

CONTACT PERSON **JEFF CARROLL**

ADDRESS **4398 HWY 276**

ADDRESS **750 E. I-30**

STE. 110

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

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

PHONE **972.771.9514**

PHONE **214.632.1762**

E-MAIL **MVerhagen@rockwallmeals
onwheels.org**

E-MAIL **JCARROLLARCH.COM**

NOTARY VERIFICATION [REQUIRED]

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

I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1500 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF MARCH, 20 24 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

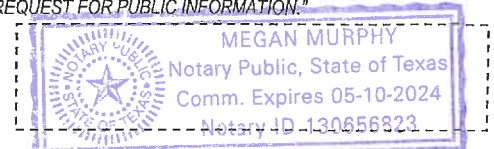
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF MARCH, 20 24

Applicants

OWNERS SIGNATURE

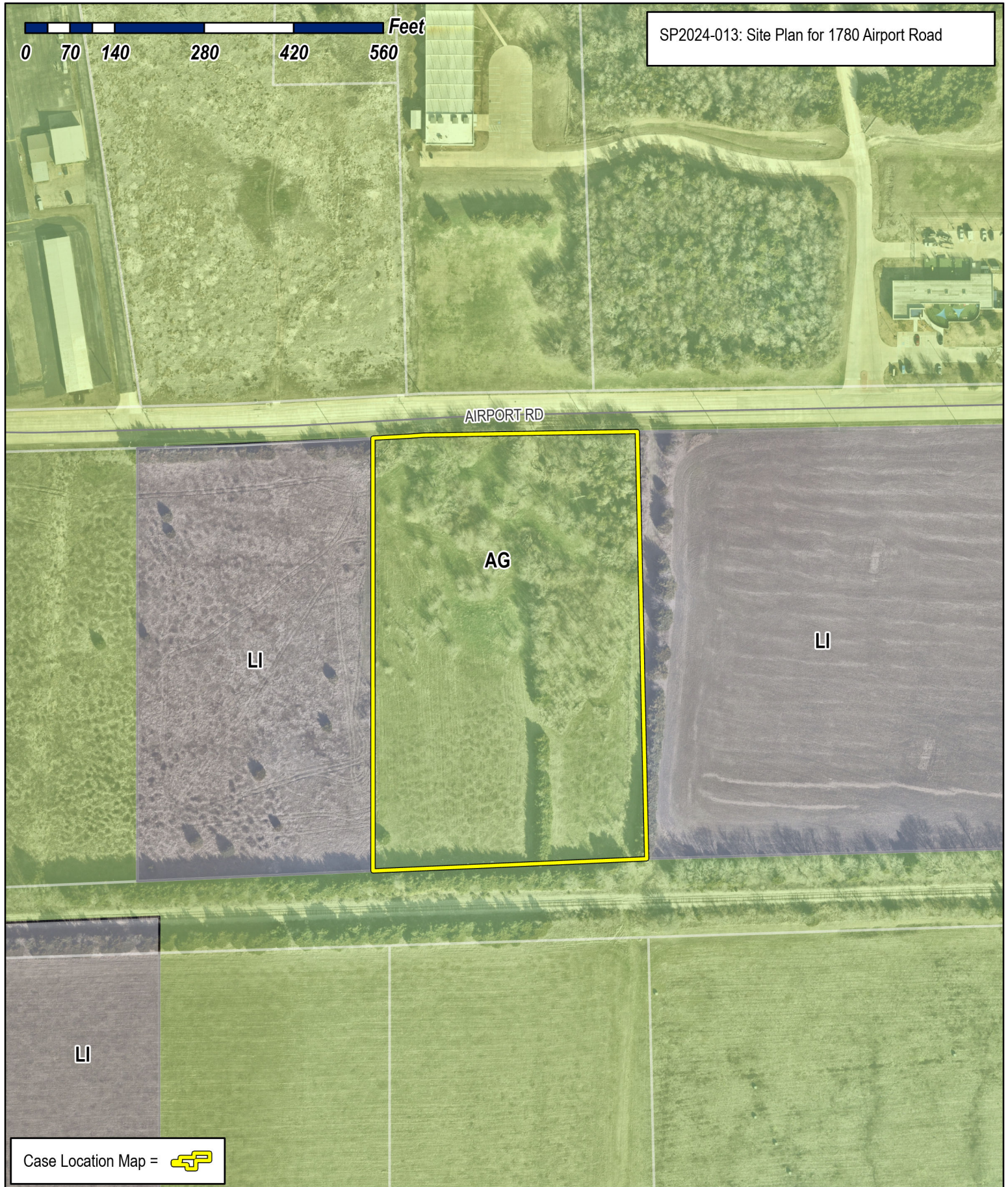
[Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

5.10.24

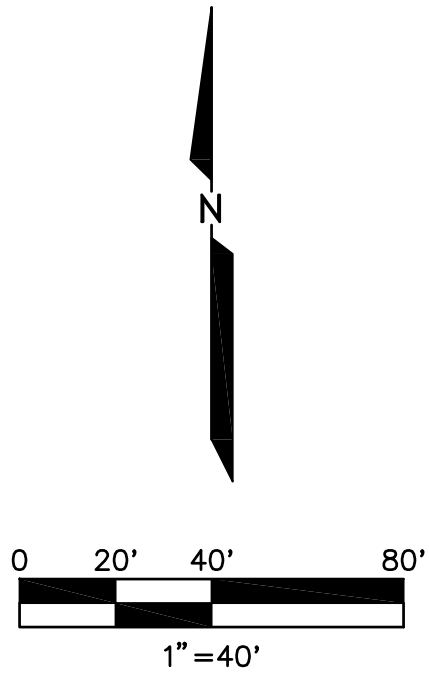
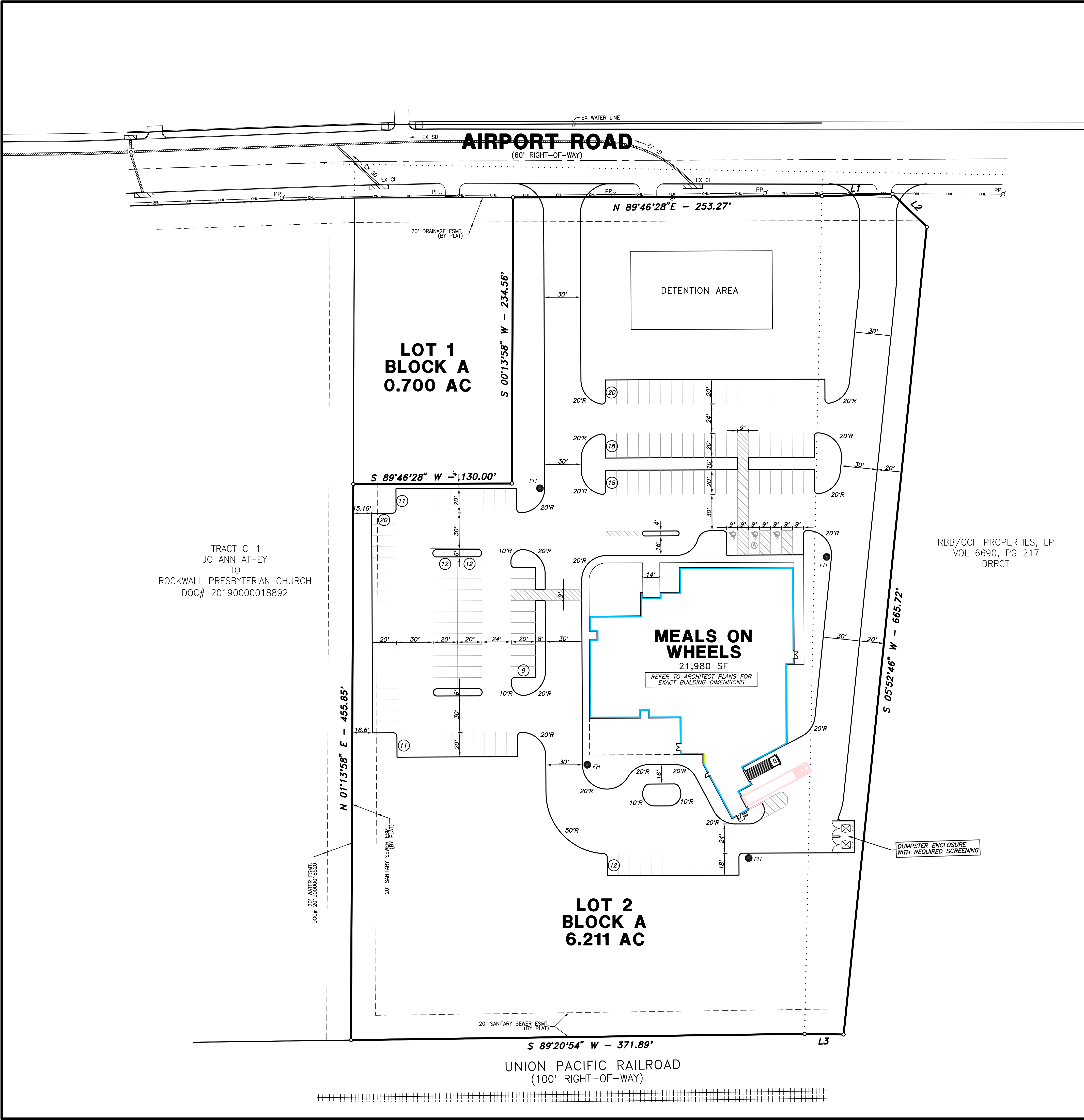


City of Rockwall

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

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~ BOUNDARY LINE TABLE ~

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

SITE DATA - LOT 1

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

SITE DATA - LOT 2

LOT AREA:	6.211 ACRES (270,572 SQ. FT.)
ZONING:	VACANT
CURRENT USE:	OFFICE
PROPOSED USE:	21,980 SQ. FT.
BUILDING AREA:	0 FEET
MAX. BUILDING HEIGHT:	-
FLOOR/AREA RATIO:	0 SPACES
PARKING REQUIRED:	147 SPACES
PARKING PROVIDED:	6.68/1,000
PARKING RATIO:	

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

LAYOUT & DIMENSION CONTROL GENERAL NOTES

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

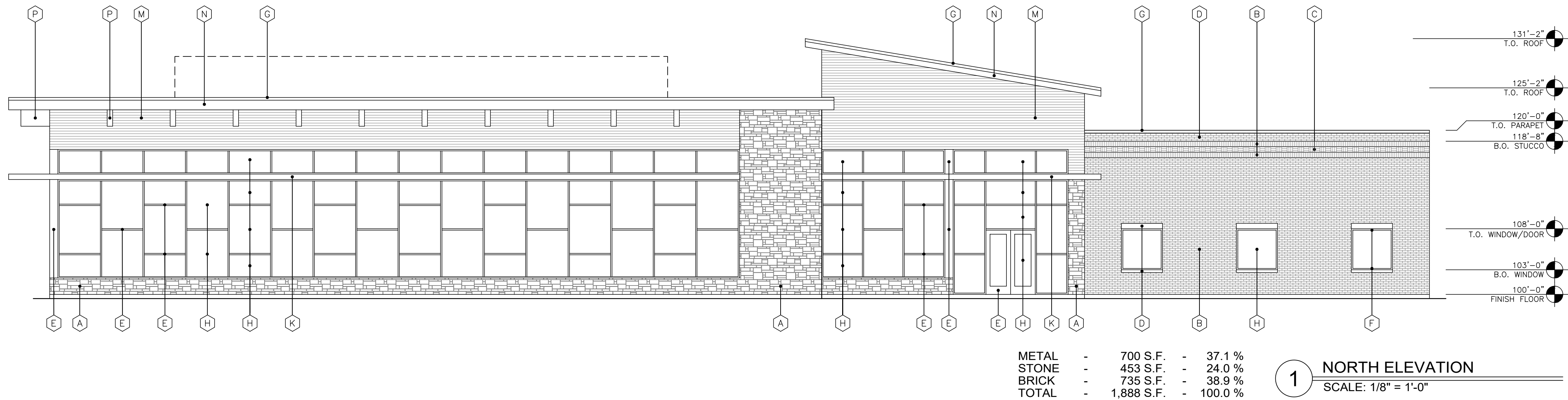
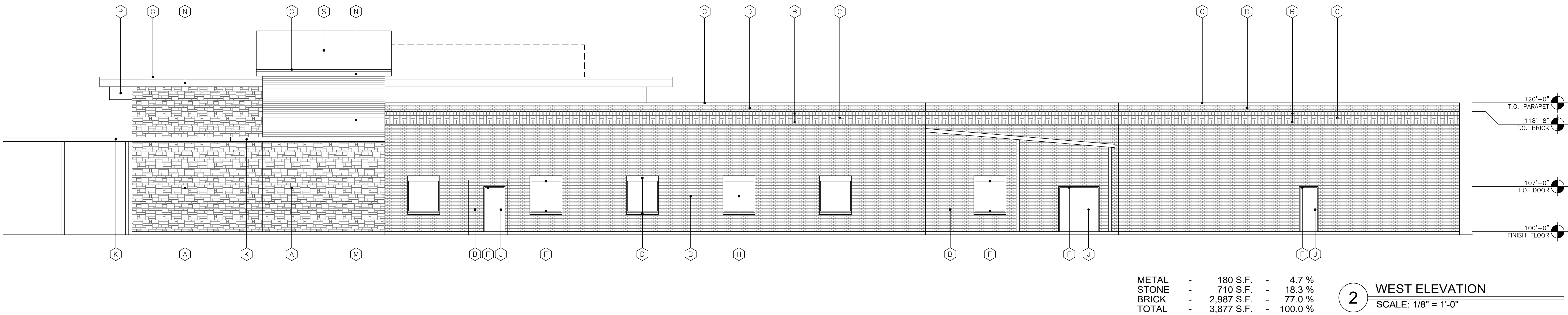
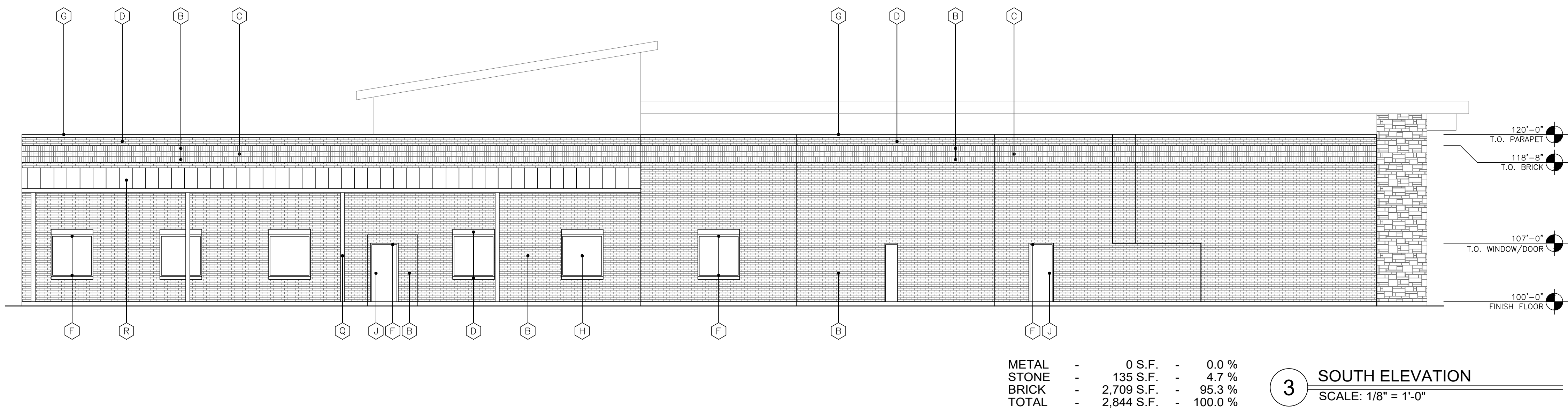
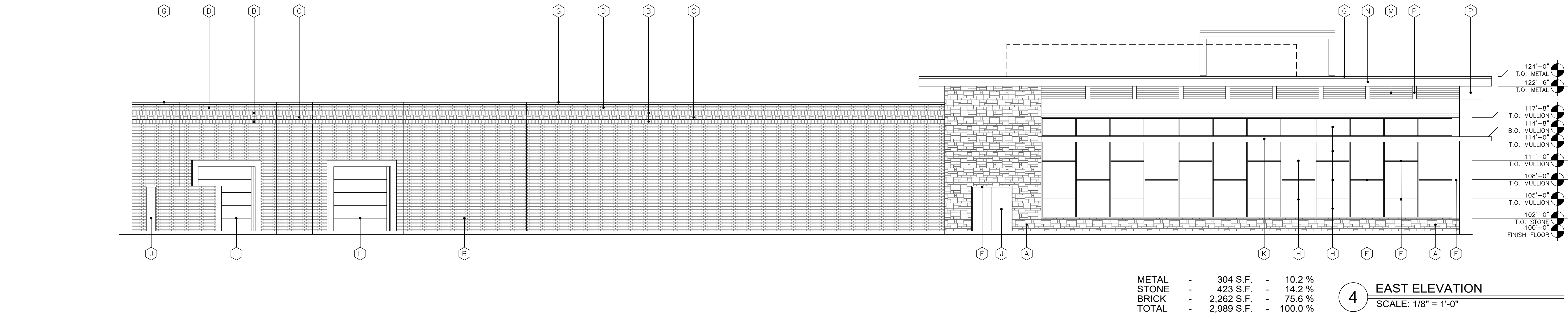
OWNER
MEALS ON WHEELS
SENIOR SERVICES OF ROCKWALL
P.O. BOX 910
ROCKWALL, TEXAS 75087
(---) ---
CONTACT: ---

OWNER
CHRISTOPHER TOUOBOUN
1648 TROWBRIDGE CIRCLE
ROCKWALL, TEXAS 7502
(---) ---
CONTACT: ---

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OF GERALD E. MONK, P.E.
P.E. NO.: 44563
DATE: 03/14/2024

REV.	DATE	REMARKS					
SITE PLAN							
MEALS ON WHEELS							
LOTS 1 & 2, BLOCK A, AIRPORT SOUTH ADDITION							
THE CITY OF ROCKWALL, TEXAS							
MONK CONSULTING ENGINEERS, INC.				1200 W. STATE STREET GARLAND, TEXAS 75040 972-272-8751 TBP# F-2567			
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.	
GEM	CAC	03.14.24	1"=40'	HDF	C014-003 SITE	SP1	



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

NOTE: PARAPETS WILL BE FINISHED ON BOTH SIDES

OWNER REVIEW:	03-13-2024
ISSUE:	
OWNER REVIEW:	

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



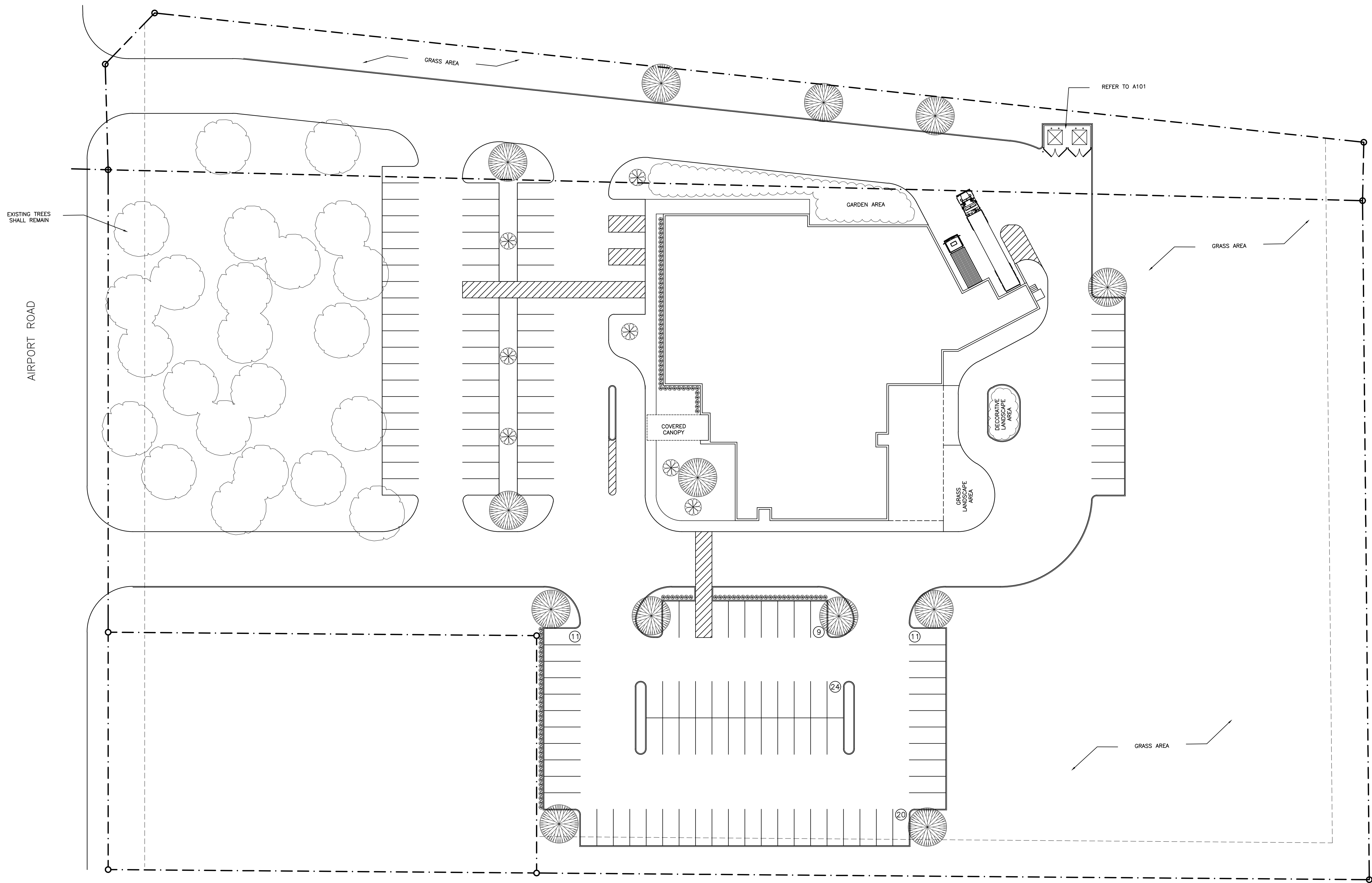
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
P: 972-732-6085
F: 972-732-8038

**EXTERIOR
ELEVATIONS**

MEALS ON WHEELS	
LEGAL DESCRIPTION AND/OR ADDRESS: LOT 2, BLOCK A AIRPORT SOUTH ADDITION SURVEY, ABSTRACT NO.102 City of Rockwall, Rockwall County, Texas	
OWNER	
APPLICANT	
Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 F: 972-732-8038 ATTN: Jeff Carroll	
CITY OF ROCKWALL CASE NUMBER: SP2024-XXX	
SITE PLAN SIGNATURE BLOCK	
APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____.	
WITNESS OUR HANDS, this _____ day of _____,	
Planning & Zoning Commission, Chairman	
Director of Planning and Zoning	

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

SHEET NO: A501



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

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

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

TREE/SHRUB LEGEND	
TREES, INSTALLED W/ MINIMUM 4" CALIPER	
CEDAR ELM (MIN. 4" CALIPER) (6 QTY)	WINTER BOXWOOD (SHRUB) 5 GALLON @ INSTALLATION (Ø 24-30" O.C.) (136 QTY)
EVE'S NECKLACE (MIN. 4" TALL) (6 QTY)	EXISTING TREE OR SHRUBBERY

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

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

OWNER REVIEW:	03-13-2024
ISSUE:	
OWNER REVIEW:	

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



750 E. Interstate 30
Suite 110
Rockwall, TX 75087
P: 972-732-6085
F: 972-732-8038

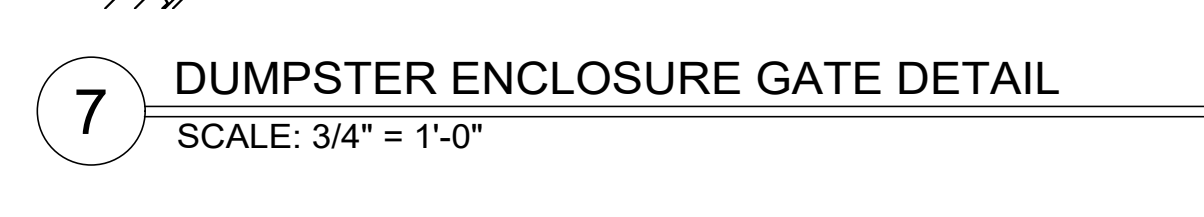
LANDSCAPE PLAN

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

SHEET NO: L1



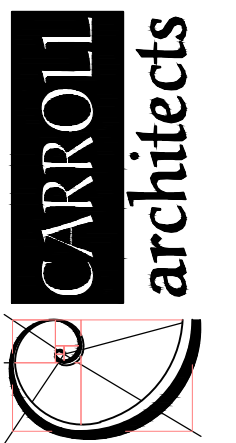
1 LANDSCAPE PLAN
SCALE: 1" = 30'-0"



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



MASONRY
DUMPSTER
ENCLOSURE

A101

CHECKED BY:



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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

SUMMARY

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

BACKGROUND

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

PURPOSE

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

ADJACENT LAND USES AND ACCESS

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

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

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

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

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

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

DENSITY AND DIMENSIONAL REQUIREMENTS

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

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

TREESCAPE PLAN

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

CONFORMANCE WITH THE CITY'S CODES

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

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

VARIANCES AND EXCEPTIONS BY THE APPLICANT

Staff has identified the following exceptions:

(1) Building Materials.

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

(2) Building Articulation.

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

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

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

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

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

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

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

CONDITIONS OF APPROVAL

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

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



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. **SP2024-03**

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **1780 Airport Rd**

SUBDIVISION

LOT **2**

BLOCK **A**

GENERAL LOCATION **ACROSS THE STREET FROM MUNI. AIRPORT**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **LIGHT INDUSTRIAL**

CURRENT USE **N/A**

PROPOSED ZONING **SAME**

PROPOSED USE **MEALS ON WHEELS SERVICES**

ACREAGE **6.211 AC**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **1**

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

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

☐ OWNER **MEALS ON WHEELS**

☒ APPLICANT **CARROLL ARCHITECTS, INC**

CONTACT PERSON **Margie Verhagen**

CONTACT PERSON **JEFF CARROLL**

ADDRESS **4398 HWY 276**

ADDRESS **750 E. I-30**

STE. 110

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

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

PHONE **972.771.9514**

PHONE **214.632.1762**

E-MAIL **MVerhagen@rockwallmeals
onwheels.org**

E-MAIL **JCARROLLARCH.COM**

NOTARY VERIFICATION [REQUIRED]

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

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

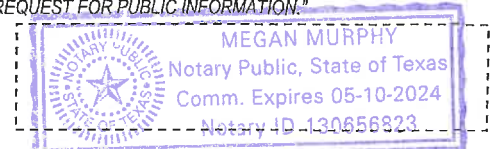
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF MARCH, 2024

Applicants

OWNERS SIGNATURE

[Signature]


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

5.10.24



Case Location Map = 



City of Rockwall

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

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

April 2, 2024

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

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

Mr. Miller,

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

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

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

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

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

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

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

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

Compensatory items we are providing for these exceptions/ variances.

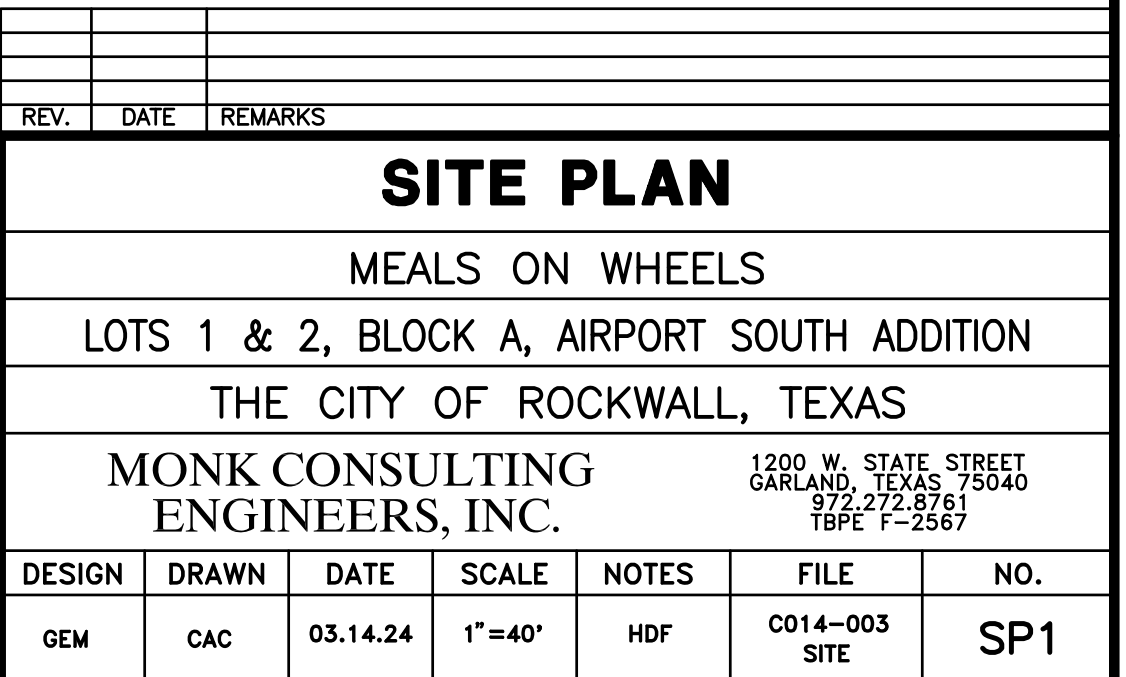
- 1) We are keeping as many existing trees along Airport Road as possible.
- 2) We are providing (3)-additional ornamental trees in the front parking island.
- 3) We are providing (4)-additional ornamental trees across the front of the building.
- 4) We are providing (1)-an additional canopy tree at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

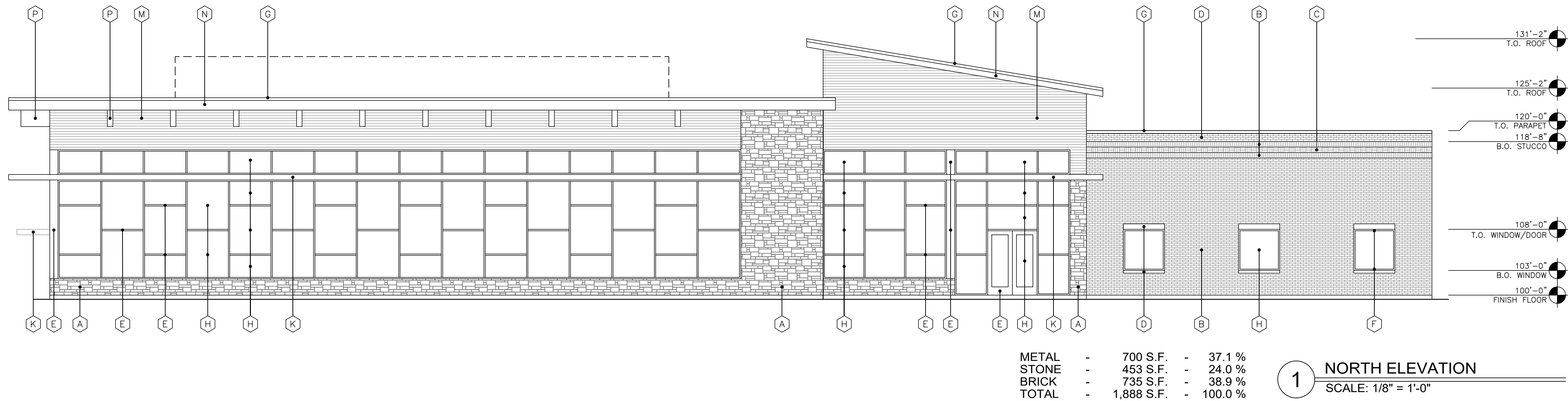
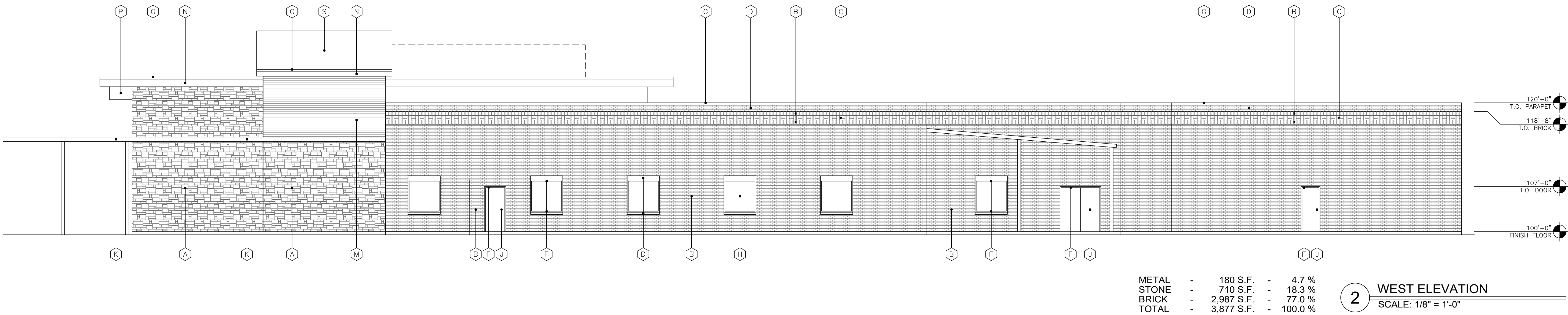
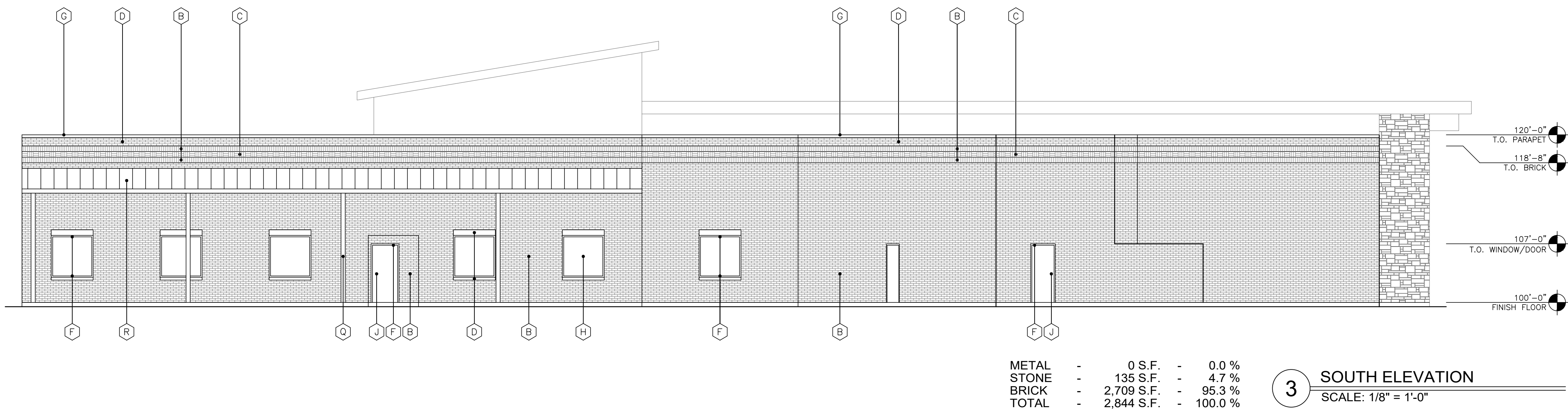
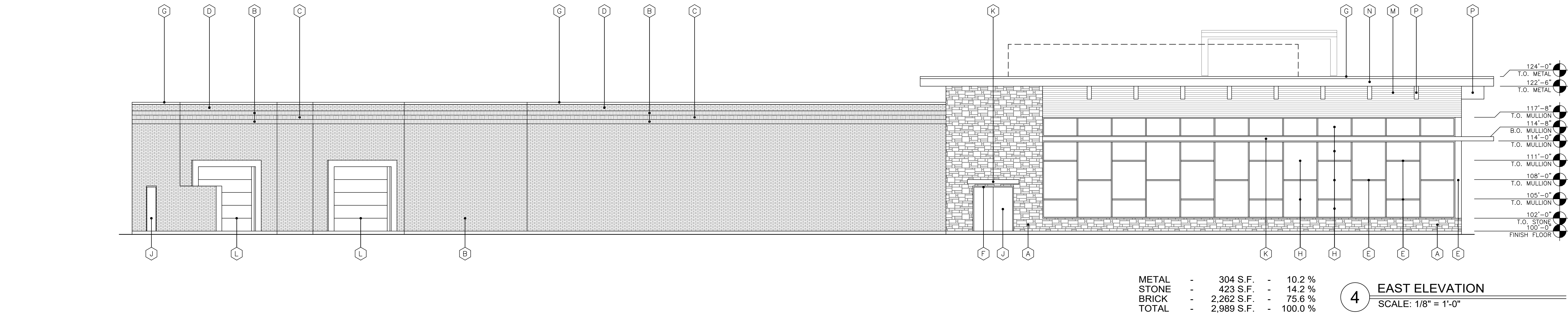
Thank you for your consideration and reviewing our request.

Sincerely,

A handwritten signature in black ink that reads "Jeff Carroll". The signature is written in a cursive, flowing style.

Jeffrey Carroll
Carroll Architects, Inc.
President / CEO





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

NOTE: PARAPETS WILL BE FINISHED ON BOTH SIDES

OWNER REVIEW:	03-13-2024
ISSUE:	
OWNER REVIEW:	

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



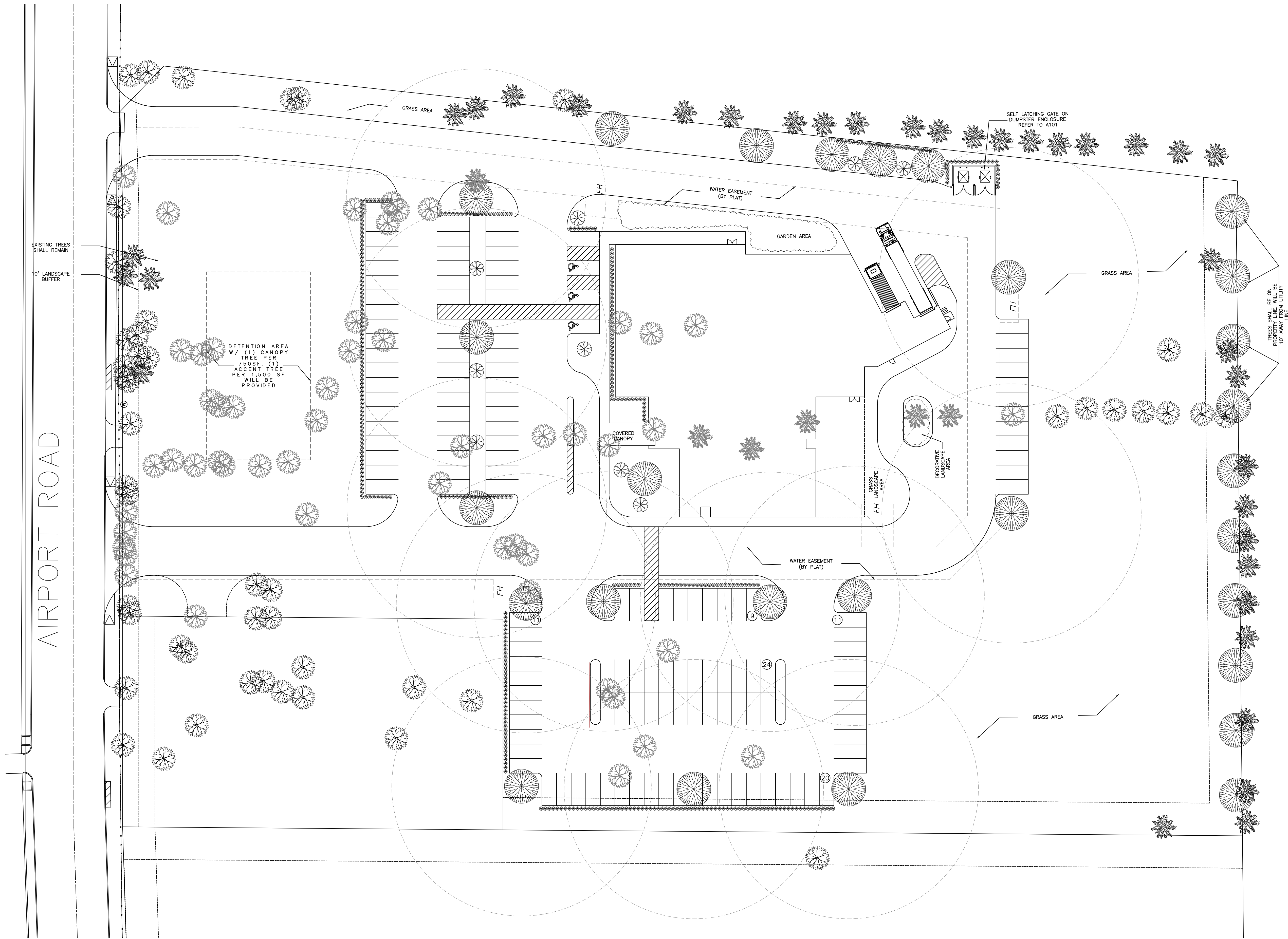
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
P: 972-732-6085
F: 972-732-8038

**EXTERIOR
ELEVATIONS**

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




MEALS on WHEELS
SENIOR SERVICES
of Rockwell County



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

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

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

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

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

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

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

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

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

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

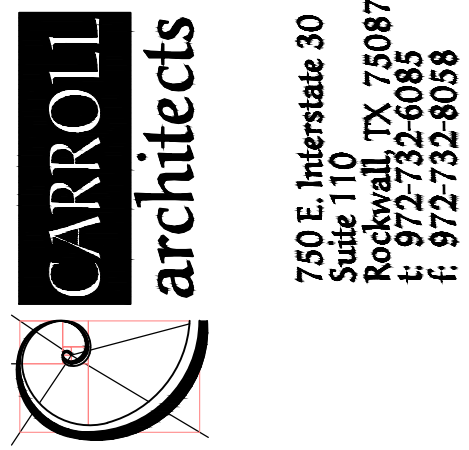
BUILDING PARKING CALCULATIONS			
BUILDING USE	SQUARE FOOTAGE	PARKING REQUIREMENT	REQUIRED PARKING
VENUE	7,385 S.F.	304 SEATS @ 1/4	= 76
OFFICE	6,795 S.F.	1/300	= 23
KITCHEN	7,800 S.F.	1/500	= 16
TOTAL PARKING REQUIRED			= 115 SPACES
TOTAL PARKING PROVIDED			= 147 SPACES

CITY OF ROCKWALL CASE NUMBER: SP2024-013	
LEGAL DESCRIPTION AND/OR ADDRESS: LOT 2, BLOCK A AIRPORT SOUTH ADDITION SURVEY, ABSTRACT NO.102 City of Rockwall, Rockwall County, Texas	
OWNER Mrs. Margie VerHagen - Executive Director Meals on Wheels Senior Services of Rockwall 4398 SH 276 Rockwall, TX 75082	
APPLICANT Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jcarroll@carrollarch.com ATTN: Jeff Carroll	
SITE PLAN SIGNATURE BLOCK APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____. WITNESS OUR HANDS, this _____ day of _____, _____ Planning & Zoning Commission, Chairman Director of Planning and Zoning	

OWNER REVIEW:	04-23-2024
CITY COMMENTS:	
ISSUE:	

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



LANDSCAPE PLAN

DATE: _____ SHEET NO: _____
PROJECT NO: 2020031
DRAWN BY: KR
CHECKED BY: _____





May 1, 2024

TO: Jeff Carroll
750 E. Interstate 30
Suite 110
Rockwall, Texas 78087

CC: Margie Verhagen
4398 SH 276
Rockwall, Texas 75087

FROM: Bethany Ross
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087

SUBJECT: SP2024-013; *Site Plan for 1780 Airport Road*

Jeff:

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on April 30, 2024. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- 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 provides a Part 77 from the FAA confirming compliance 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

Architecture Review Board

On April 30, 2024, the Architecture Review Board approved a motion to recommend approval of the site plan by a vote of 3-0 with Board Members Roberts, Dalton, McAngus, and Miller absent.

Planning and Zoning Commission

On April 30, 2024, the Planning and Zoning Commission approved a motion to approve the site plan by a vote of 5-0, with Commissioners Llewellyn and Conway absent.

Should you have any questions or concerns regarding your site plan case, please feel free to contact me a (972) 772-6488.

Sincerely,

Bethany Ross, *Planner*
City of Rockwall Planning and Zoning Department

Ross, Bethany

From: Ross, Bethany
Sent: Tuesday, April 23, 2024 12:01 PM
To: Keaton Rudd
Cc: Jeff Carroll
Subject: RE: Meals on Wheels
Attachments: SP2024-013 - Site Plan - Meals on Wheels - 1780 Airport Road - 4.pdf

Keaton,

I called Jeff and let him know I need the heights of the cedar trees to move forward with the tree mitigation. Also, Engineering has a couple comments for you guys attached. If you need more time to determine the heights of the cedar trees, we can push you to the P&Z meeting on May 14, 2024, just let me know if you want to table for then.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bröss@rockwall.com
[City of Rockwall - Planning & Zoning](#)

From: Keaton Rudd <kr@carrollarch.com>
Sent: Tuesday, April 23, 2024 11:07 AM
To: Ross, Bethany <bröss@rockwall.com>
Cc: Jeff Carroll <jc@carrollarch.com>
Subject: Meals on Wheels

Hello,
Attached are the updated Architectural & Civil plans for Meals on Wheels.
If you have any issue with the files or need any additional information please let us know.

Thanks,
Keaton



Keaton Rudd, Intern
Carroll Architects, Inc.
750 E. Interstate 30, Suite 110
Rockwall, Texas 75087
T. 972.732.6085

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Ross, Bethany

From: Jeff Carroll <jc@carrollarch.com>
Sent: Wednesday, April 3, 2024 3:05 PM
To: Ross, Bethany
Subject: Meals On Wheels project

Bethany,

Surveyor will not have the tree survey completed in time for the scheduled P&Z meeting.
Please table this project until the following P&Z meeting on April 30, 2024.

Thx,
JC



Jeffrey Carroll, Architect
Carroll Architects, Inc.
750 E. Interstate 30, Ste. 110
Rockwall, Texas 75087
T. 972.732.6085
C. 214.632.1762

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