



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. _____

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: 1010 Ridge Rd
 SUBDIVISION: Pregnancy Resource Center Addn. LOT: 1 BLOCK: A
 GENERAL LOCATION: Ridge Rd & Summit Ridge SW Corner

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: RO PD 53 CURRENT USE: _____
 PROPOSED ZONING: RO PROPOSED USE: _____
 ACREAGE: .32 LOTS [CURRENT]: _____ LOTS [PROPOSED]: _____

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

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

<input type="checkbox"/> OWNER	<u>Pregnancy Resource Center</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Doughnate & Assoc.</u>
CONTACT PERSON	<u>Jeanne Vuckovic</u>	CONTACT PERSON	<u>Deb Doughnate</u>
ADDRESS	<u>1010 Ridge Rd</u>	ADDRESS	<u>225 Ridge Rd</u>
CITY, STATE & ZIP	<u>Rockwall, TX</u>	CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>
PHONE		PHONE	<u>9727422210</u>
E-MAIL		E-MAIL	<u>wldoughnate@doughnate.com</u>

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 21st DAY OF August, 2025 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

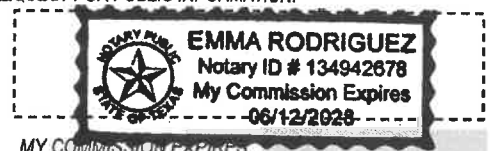
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 21 DAY OF August, 2025

OWNER'S SIGNATURE

Jeanne Vuckovic

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Emma Rodriguez

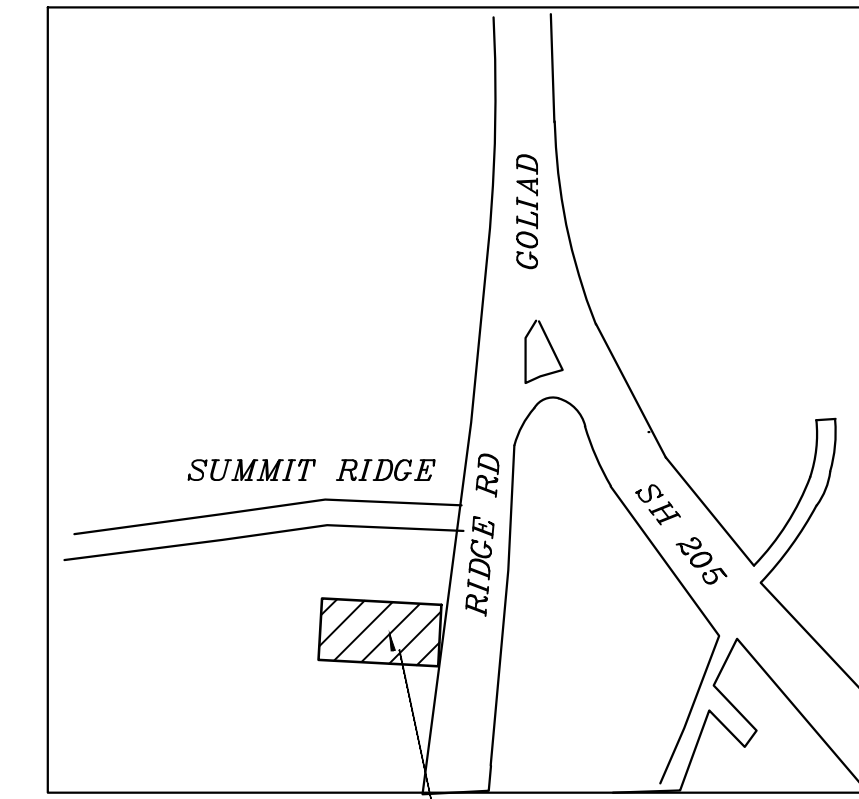


NEW PLANT MATERIAL LIST				
KEY	QUANTITY	TREE DESCRIPTION	SIZE (Inches)	TOTAL (Inches)
LO	1	LIVE OAK	4	4
YH	1	YAUPON HOLLY	4	4
SM	1	SHAUNTING MAPLE	4	4
GM	1	OCT GLORY MAPLE	4	4

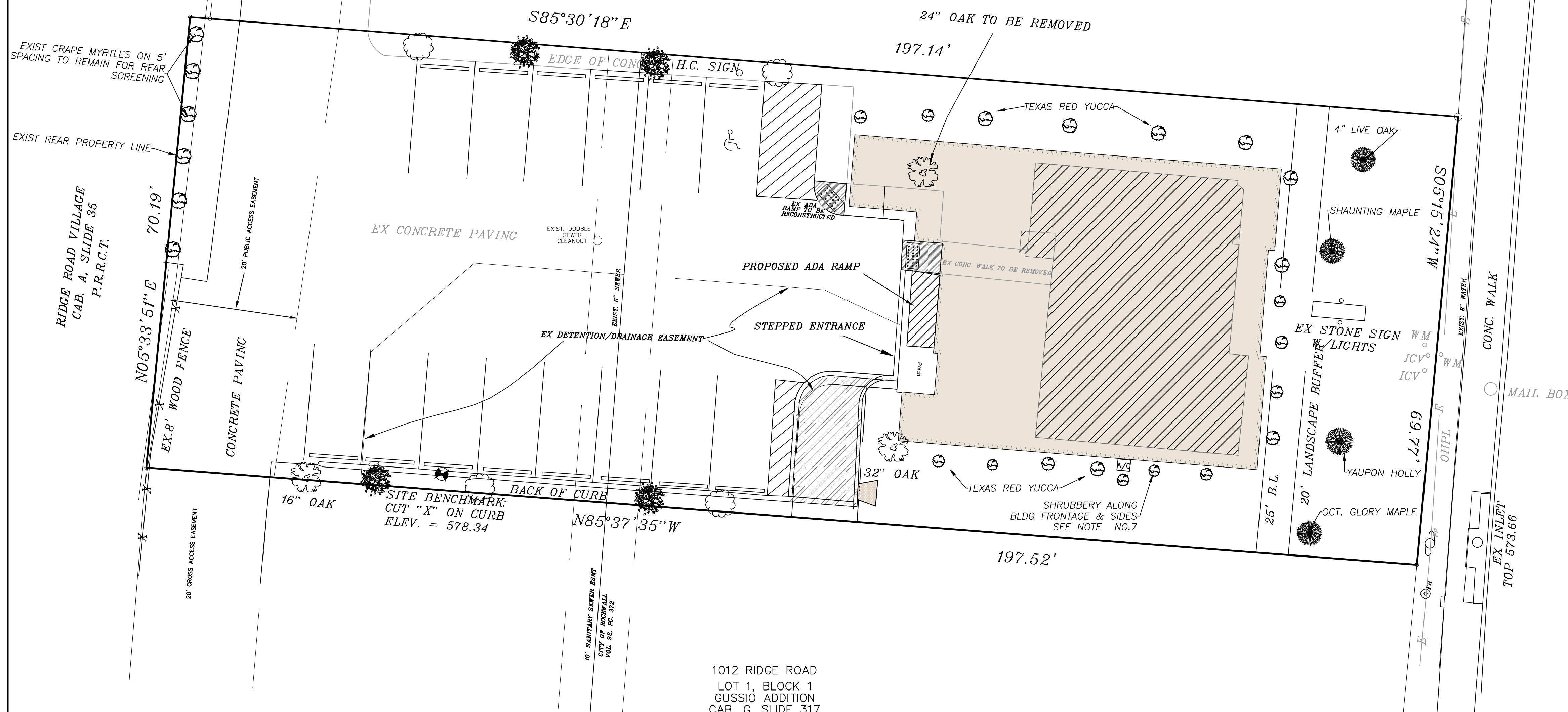
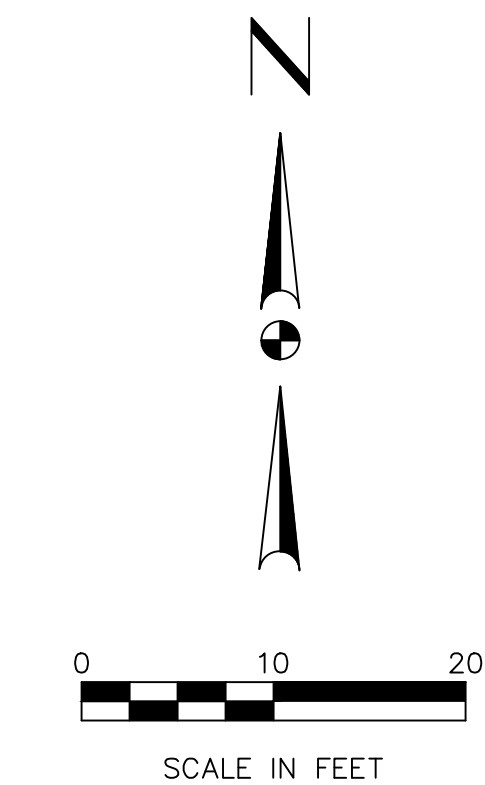
TREES REMOVED				
KEY	QUANTITY	TREE DESCRIPTION	SIZE (Inches)	TOTAL (Inches)
OK	1	OAK	24	24
				0

1008 RIDGE ROAD
LOT 1, BLOCK 1
GOODMAN ADDITION
CAB. G, SLIDE 15

-  TEXAS RED YUCCA
-  TEXAS SAGE DESPERADO
-  WAX LEAF LIGUSTRUM
-  TREES

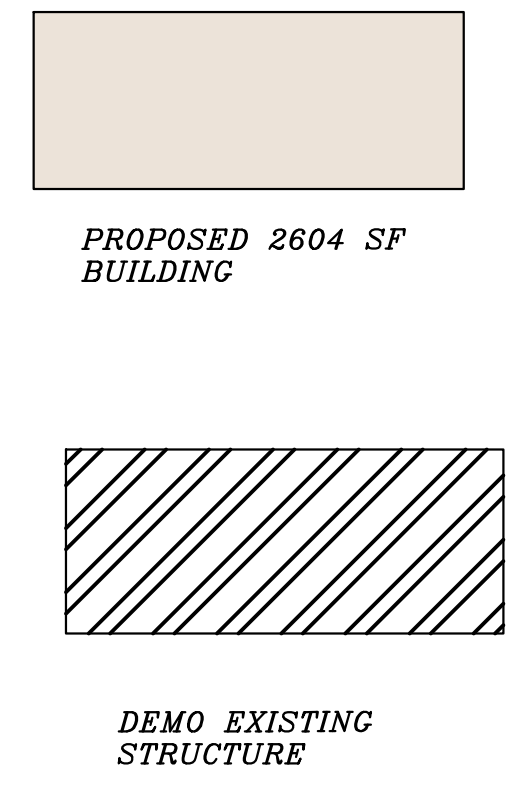


LOCATION MAP
NTS



1012 RIDGE ROAD
LOT 1, BLOCK 1
GUSSIO ADDITION
CAB. G, SLIDE 317

RIDGE ROAD
F.M. HWY. 740
VARIABLE WIDTH R.O.W.



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

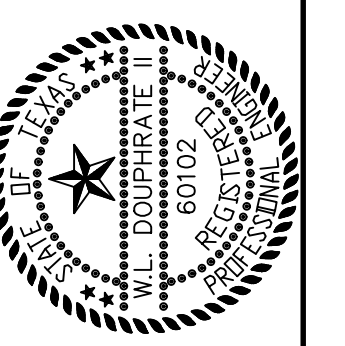
ON THE _____ DAY OF _____
WITNESS OUR HANDS, THIS ____ DAY OF _____

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING
CASE NO. SP2020-009

- NOTES:
- PARKING SPACES ARE 9'X20'
 - ALL GROUND MOUNTED HVAC TO BE SCREENED WITH 3-5 GAL TEXAS SAGE BUSHES
 - THE EXISTING CRAPE MYRTLES LOCATED ALONG THE WEST PROPERTY LINE ARE TO BE PRESERVED FOR RESIDENT SCREENING
 - SCREEN PARKING FRONTAGE WITH A MIXTURE OF 3-7 GAL TEXAS SAGE DESPERADO & 3-5 GAL WAX LEAF LIGUSTRUM BUSHES
 - LANDSCAPE BLDG FRONTAGE & SIDES WITH 16-5 GAL TEXAS RED YUCCA PLANTS
 - ALL MUTUAL ACCESS EASEMENTS TO BE PAVED PER CITY OF ROCKWALL STANDARDS OF DESIGN
 - ALL SHRUBS SHALL BE A 5 GAL MINIMUM IN SIZE.
 - 2 CANOPY TREES TO BE PLANTED WITHIN THE 20' LANDSCAPE BUFFER 1-4" LIVE OAK, 1-4" OCTOBER GLORY MAPLE
 - 2 ACCENT TREES TO BE PLANT'D WITHIN THE 20' LANDSCAPE BUFFER 1-SHAUNTING MAPLE & 1- YAUPON HOLLY

SITE DATA SUMMARY:
NAME OF FINAL PLAT: PREGNANCY RESOURCE CENTER LOT 1 BLOCK A BEING A REPLAT OF LOT 3 R.S. LOFLAND SUBD
ZONING: RO (RESIDENTIAL OFFICE DISTRICT) PD-53
PROPOSED USE: BUSINESS OFFICE
EXIST BUILDING SQUARE FOOTAGE: 1200 SF
PROPOSED BUILDING EXPANSION SQUARE FOOTAGE 1070 SF
TOTAL BUILDING FOOTPRINT: 2604 SF
BUILDING HEIGHT: 28 FT
LOT COVERAGE: 18.68%
PARKING SPACES REQUIRED: 1 SPACE/300 SF= 9
HANDICAP PARKING REQUIRED: 1
TOTAL PARKING SPACES PROVIDED: 14
HANDICAP PARKING PROVIDED: 1
INTERIOR LANDSCAPING REQUIRED: 30%
INTERIOR LANDSCAPING PROVIDED: 30% 4150 SF
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE=9314 SF

OWNER
PREGNANCY RESOURCE CENTER
1010 RIDGE RD
ROCKWALL, TX 75087
972-722-8292



THE SEAL APPEARING ON THIS PROJECT WAS ISSUED BY W.L. DOUPHRATE, P.E. NO. 60102, STATE OF TEXAS. DATE: AUG 17, 2025

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE PLAN BUILDING EXPANSION & LANDSCAPING
PREGNANCY RESOURCE CENTER
1010 RIDGE ROAD
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	GC.W.
DRAWN	
SCALE	1"=10' H 1"= 1/2" V
DATE	JUNE 16, 2015
PROJECT	22029
	1

CASE NO. SP2023-005

ISSUES

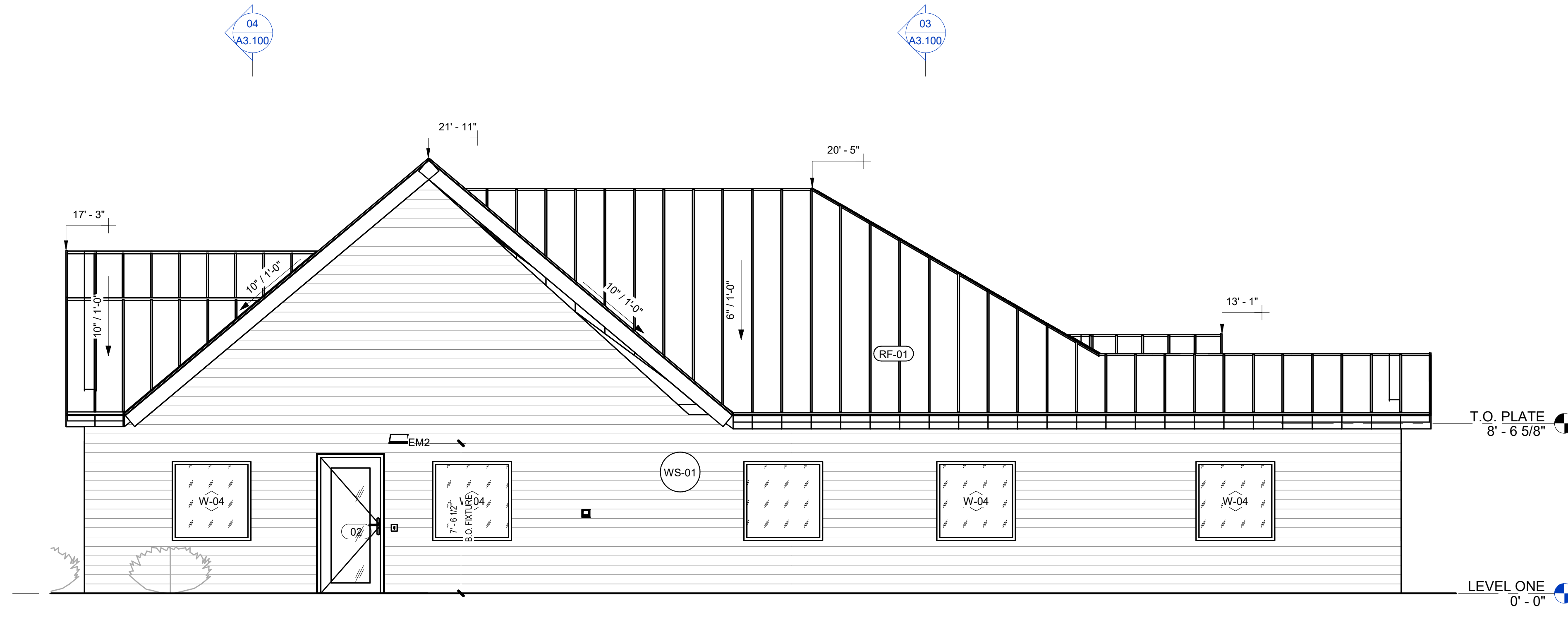
A	03.04.25	ISSUE FOR PERMIT
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REVISION

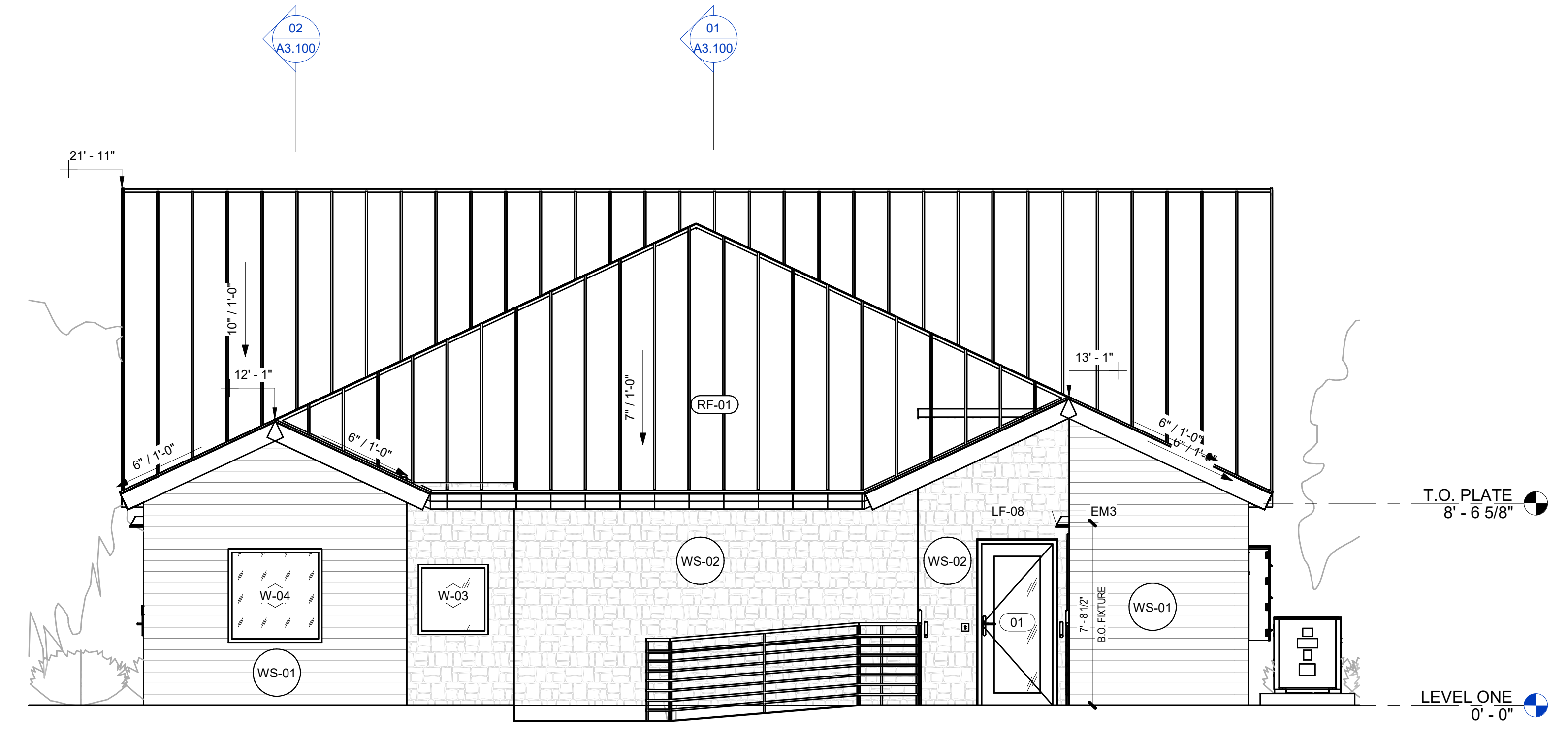
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This Document was produced by or under the direct supervision of **Registered Architect BLAKE AARON**. This document is incomplete and may not be used for regulatory approval, permit or construction. Date of issue: 08.15.25

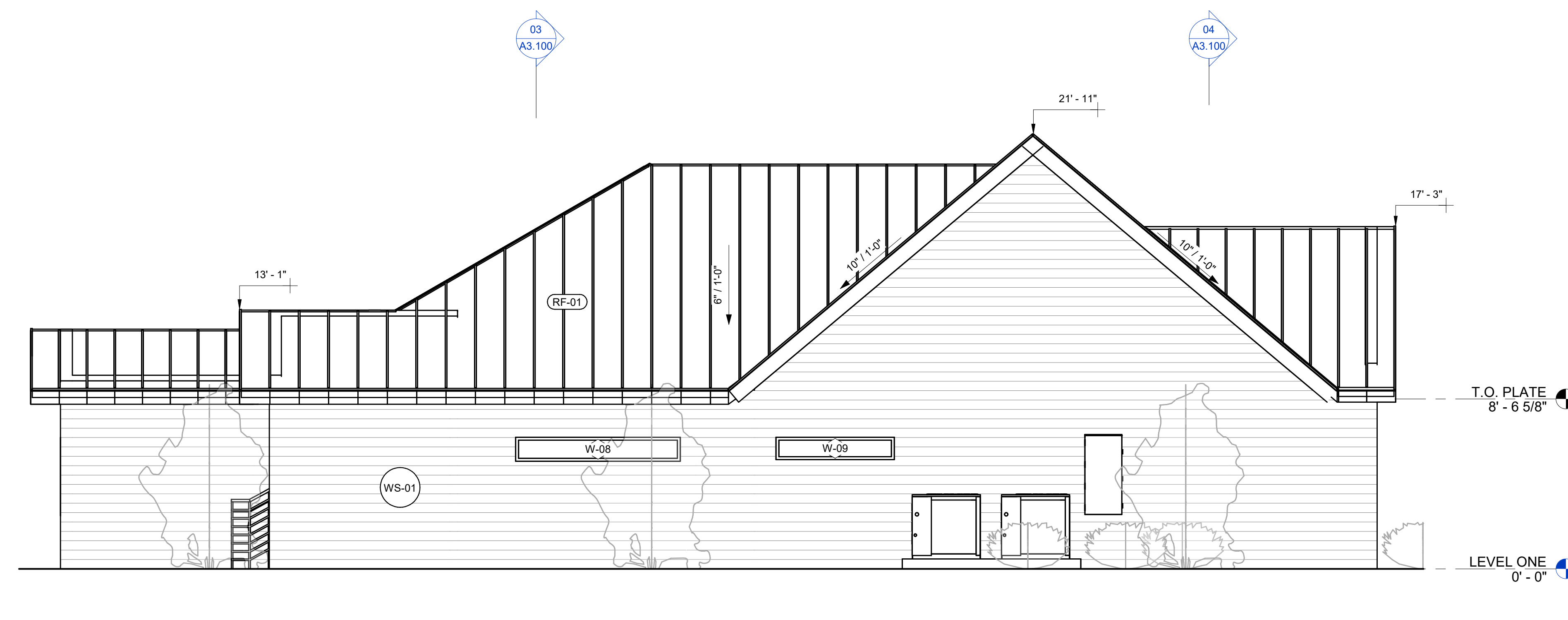
ROCKWALL PREGNANCY RESOURCE CENTER
1010 RIDGE ROAD
ROCKWALL, TEXAS 75087



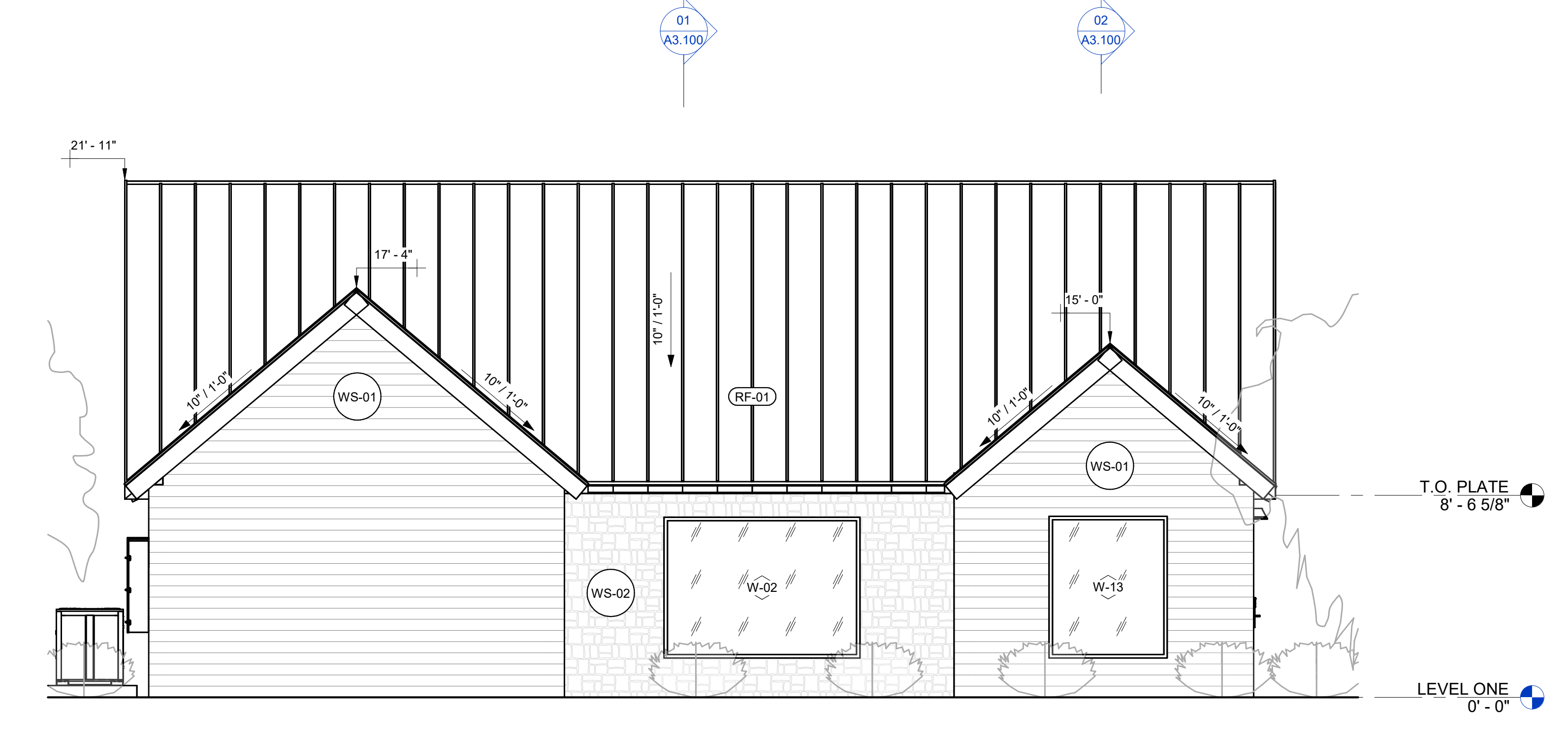
04 BUILDING ELEVATION - 04
1/4" = 1'-0"



02 BUILDING ELEVATION - 02
1/4" = 1'-0"



03 BUILDING ELEVATION - 03
1/4" = 1'-0"



01 BUILDING ELEVATION - 01
1/4" = 1'-0"

GENERAL NOTES

- A. REF: G0-SERIES FOR LEGENDS, SYMBOLS AND ABBREVIATIONS
- B. REF: A0-SERIES FOR TYPICAL DEVICE MOUNTING LOCATIONS AND TYPICAL ACCESSIBILITY DIAGRAM
- C. REF: A6-SERIES FOR DOOR, WINDOW, FINISH, FIXTURE AND EQUIPMENT SCHEDULES
- D. REF: G SERIES FOR PROJECT RELATED GENERAL NOTES

SHEET NOTES

LEGEND

EXISTING	NEW CONSTRUCTION	PARTITION TYPE IDENTIFICATION TAG (RATING & SOUND ATTENUATION)	DOOR IDENTIFICATION TAG
PARTITION TYPE IDENTIFICATION TAG (RATING)	SHEET NOTE	WALL FINISH	CEILING FINISH
WALL FINISH BASE FINISH	SPECIALTY FINISH	FLOOR FINISH	FINISH TRANSITION

BUILDING ELEVATIONS

JOB 23.014
DATE 08.15.25
A2.101



DATE: November 18, 2025

TO: Dub Douphrate
Douphrate & Associates
2236 Ridge Road
Rockwall, TX 75087

CC: Joanne Vuckovic
Pregnancy Resource Center
1010 Ridge Road
Rockwall, TX 75087

FROM: Henry Lee, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: SP2025-038; *Amended Site Plan for Pregnancy Resource Center*

Dub Douphrate,

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 Department on October 30, 2025. The following is a record of all recommendations, voting records:

Conditions of Approval:

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans; and,

(2) 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.

Should you have any questions or concerns regarding your site plan case, please feel free to contact me at (972) 772-6434.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', is written over a horizontal line.

Henry Lee, AICP, *Senior Planner*
City of Rockwall Planning and Zoning Department

ISSUES

A. 08.24.25 ISSUE FOR PERMIT

REVISION

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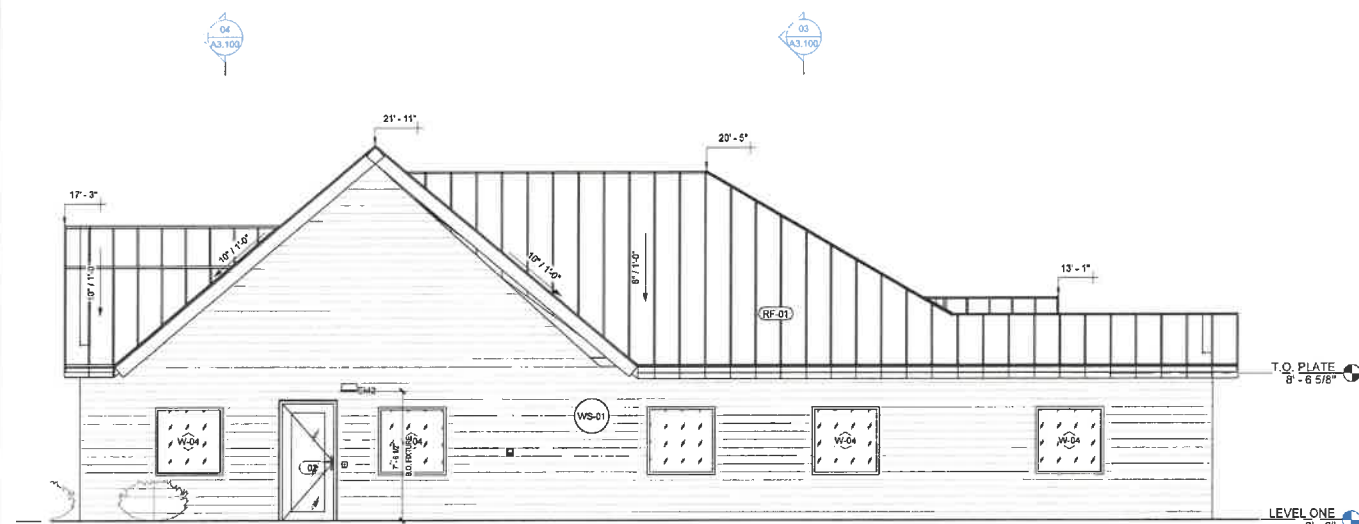
ROCKWALL PREGNANCY RESOURCE CENTER
1010 RIDGE ROAD
ROCKWALL, TEXAS 75087

BUILDING ELEVATIONS

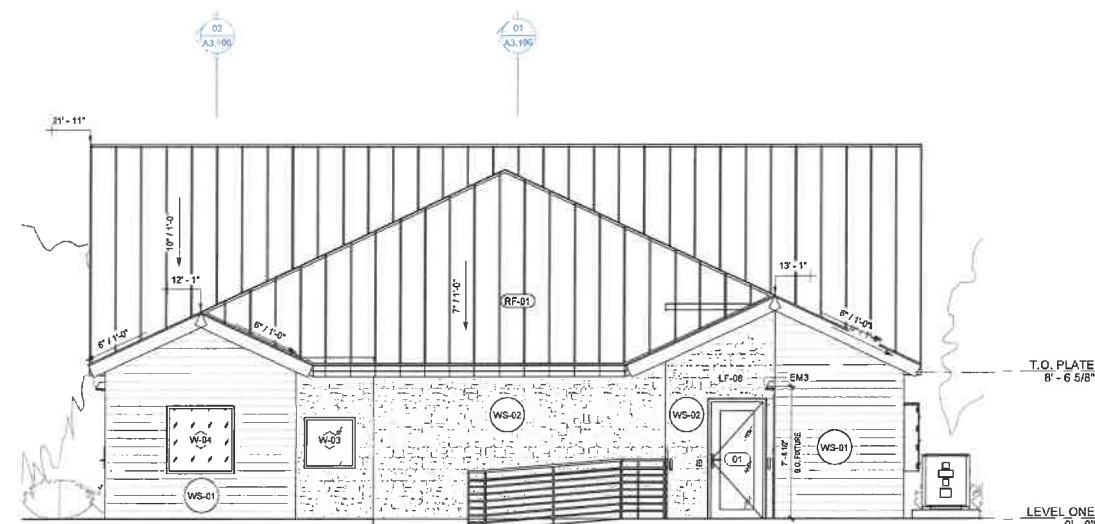
JOB 23.014

DATE 08.15.25

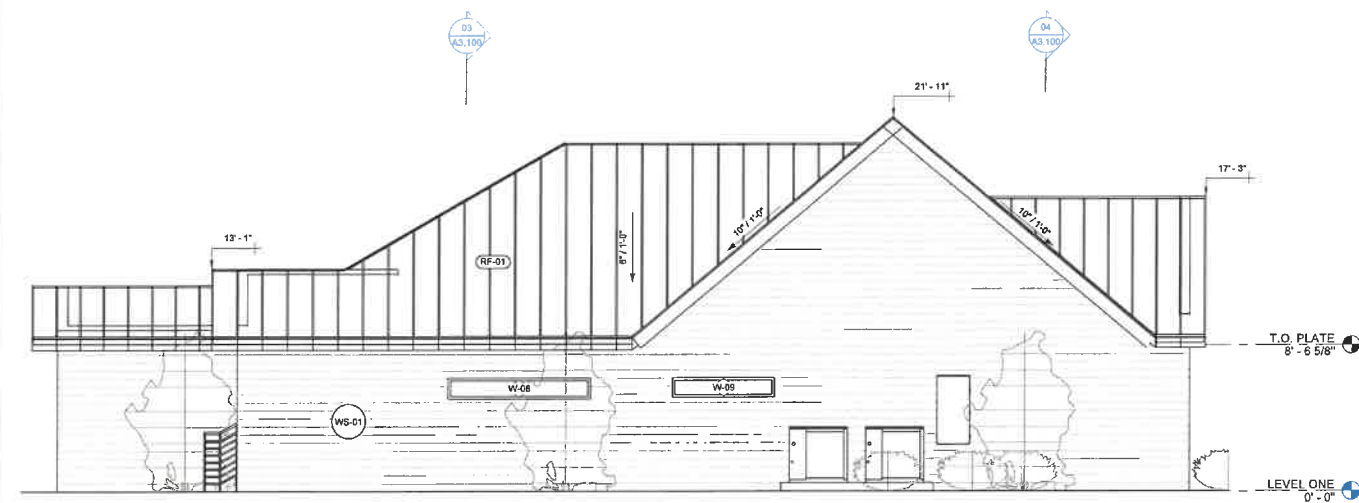
A2.101



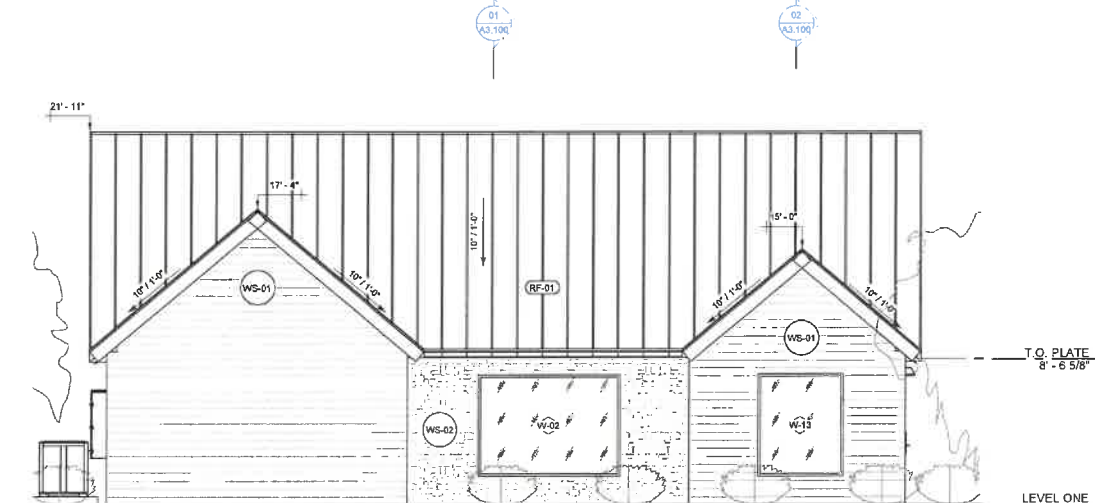
04. BUILDING ELEVATION - 04
1/4" = 1'-0"



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03. BUILDING ELEVATION - 03
1/4" = 1'-0"



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GENERAL NOTES

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- B. REF: A0-SERIES FOR FOR TYPICAL DEVICE MOUNTING LOCATIONS AND TYPICAL ACCESSIBILITY DIAGRAMS
- C. REF: A5-SERIES FOR DOOR, WINDOW, FINISH, FIXTURE AND EQUIPMENT SCHEDULES
- D. REF: G SERIES FOR PROJECT RELATED GENERAL NOTES

SHEET NOTES

APPROVED:
I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 29 day of October, 2025.

De Jean Orway
Planning & Zoning Commission, Chairman

[Signature]
Director of Planning & Zoning

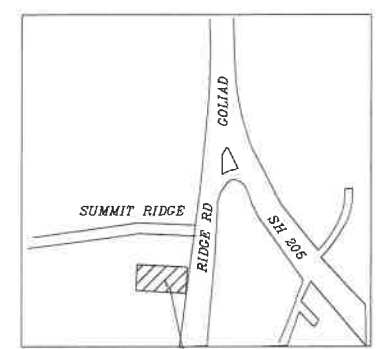


THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. LICENSE NO. 60105 DATE: AUG 17, 2023

DOUPHRATE & ASSOCIATES, INC.
 2235 RIDGE RD., # 210 ROCKWALL, TEXAS 75087
 PHONE: (972)771-9004 FAX: (972)771-9005

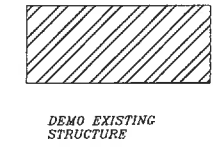
5112 PLAIN BUILDING EXPANSION & LANDSCAPING
 PREGNANCY RESOURCE CENTER
 1010 RIDGE ROAD
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

REVISION	WLD.
CHECKED	G.C.W.
DRAWN	
SCALE	1"=10' H 1"=1' V
DATE	JUNE 16, 2015
PROJECT	22029
	1



LOCATION MAP
NTS

PROPOSED 2604 SF BUILDING



DEMO EXISTING STRUCTURE

Missing File: M:\
Sheet: 1

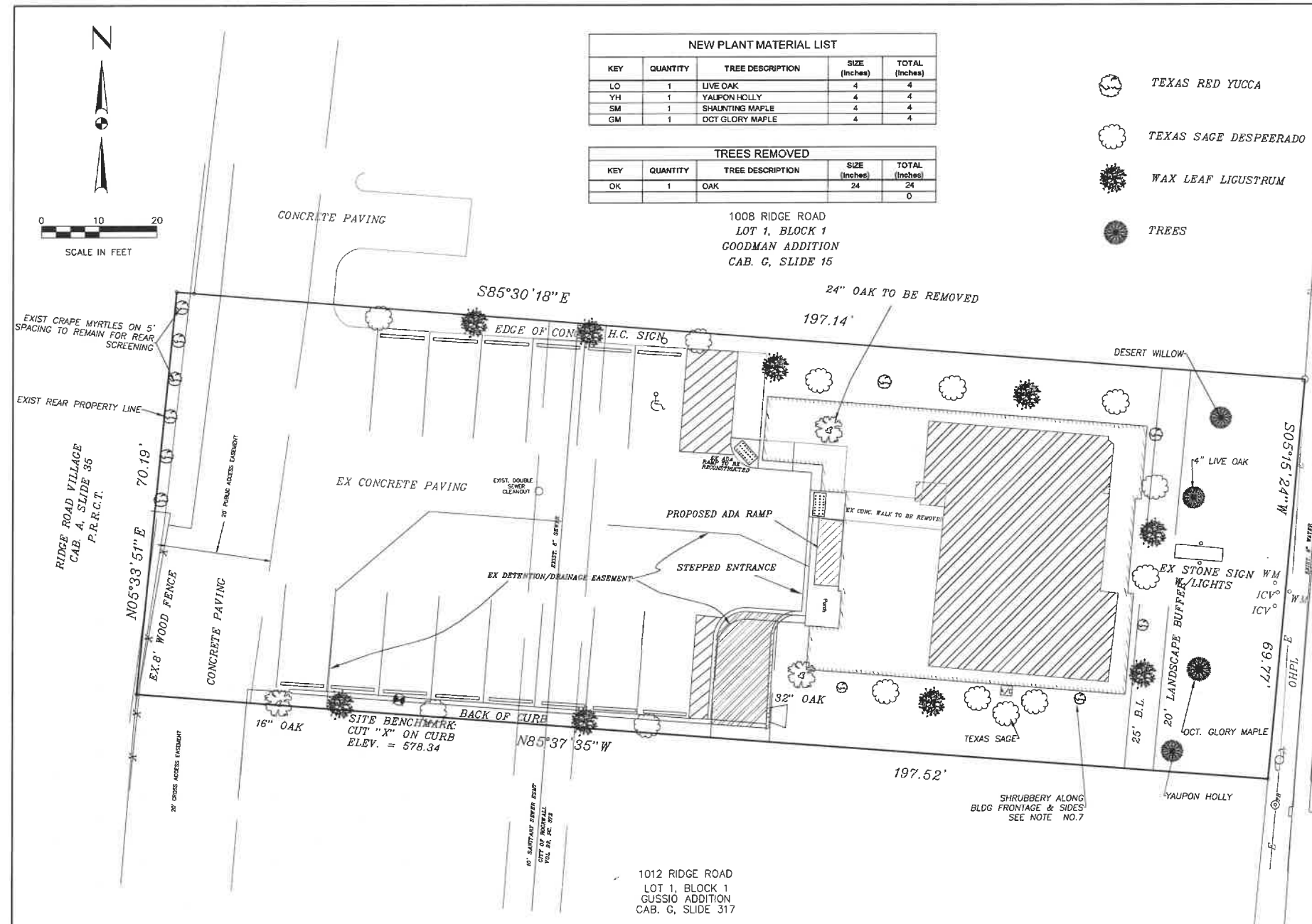
NEW PLANT MATERIAL LIST				
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YH	1	YALPON HOLLY	4	4
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OK	1	OAK	24	24
				0

- TEXAS RED YUCCA
- TEXAS SAGE DESPERADO
- WAX LEAF LIGUSTRUM
- TREES

1008 RIDGE ROAD
 LOT 1, BLOCK 1
 GOODMAN ADDITION
 CAB. G, SLIDE 15

1012 RIDGE ROAD
 LOT 1, BLOCK 1
 GUSSIO ADDITION
 CAB. G, SLIDE 317



APPROVED:
 I hereby certify that the above and foregoing site plan for development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission on the 29 day of October, 2025.

Dr. Jean Conway
 Planning & Zoning Commission, Director of Planning & Zoning
 Chairman

OWNER
 PREGNANCY RESOURCE CENTER
 1010 RIDGE RD
 ROCKWALL, TX 75087
 972-722-8292

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 PROPOSED BUILDING EXPANSION SQUARE FOOTAGE 1070 SF
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