



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:

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OTHER APPLICATION FEES:

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

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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 201 Interurban Street

SUBDIVISION West Street Addition

LOT 1 BLOCK A

GENERAL LOCATION NEC Interurban St. and Highland Dr

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING DT

CURRENT USE Vacant

PROPOSED ZONING Same

PROPOSED USE Office

ACREAGE 0.43

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 Davenport Rental Property

APPLICANT Cliff Lewis Builders

CONTACT PERSON Natalee Davenport

CONTACT PERSON Cliff Lewis

ADDRESS [REDACTED]

ADDRESS [REDACTED]

CITY, STATE & ZIP [REDACTED]

CITY, STATE & ZIP [REDACTED]

[REDACTED]

PHONE [REDACTED]

E-MAIL [REDACTED]

E-MAIL [REDACTED]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [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 \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. 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."

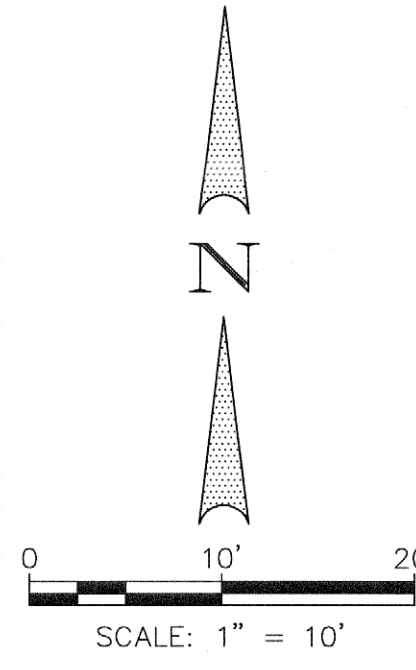
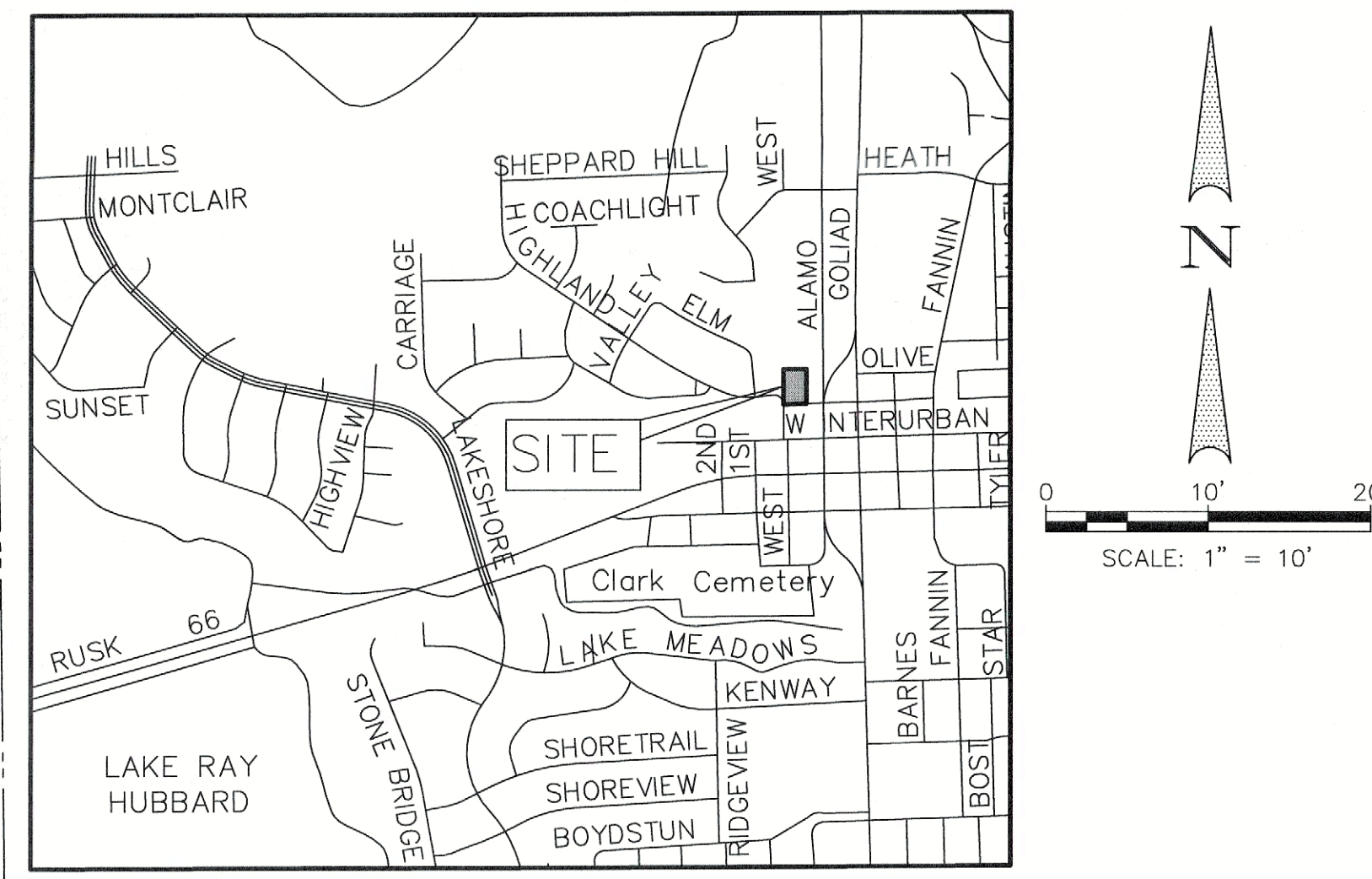
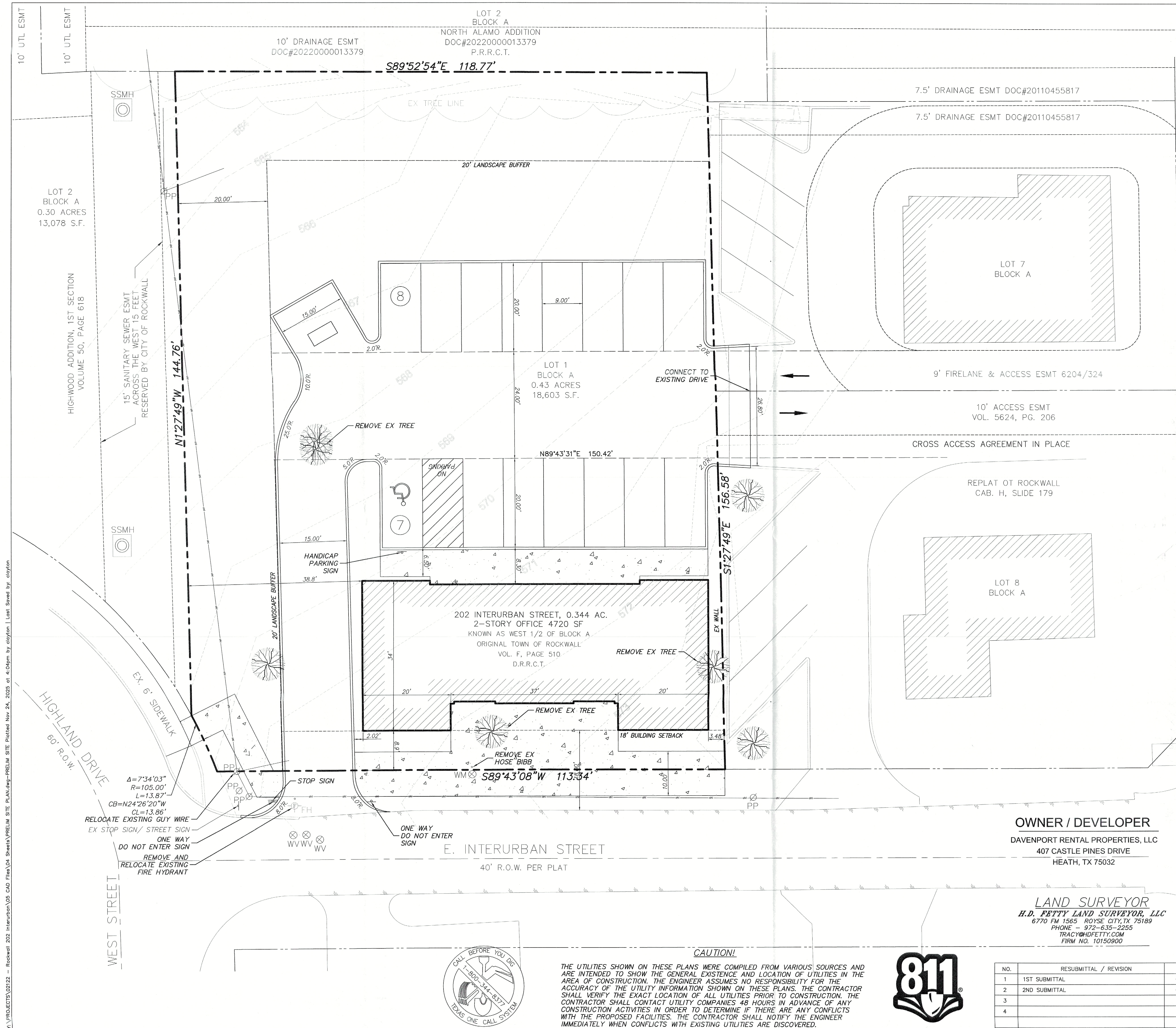
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

OWNER'S SIGNATURE



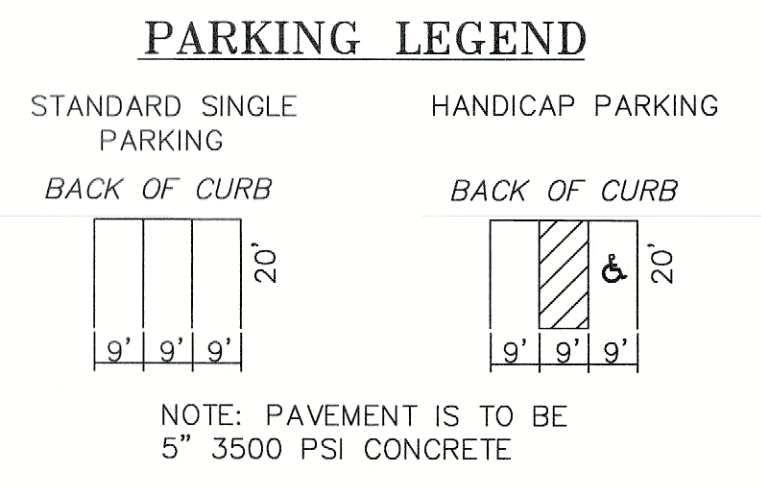
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



SITE DATA TABLE	
ZONING:	DT : DOWNTOWN DISTRICT
CURRENT USE:	NONE
PROPOSED USE:	OFFICE BUILDING
LOT AREA:	14,933 S.F. - 0.344 AC
BUILDING SQUARE FOOTAGE:	4,720 S.F.
PARKING REQUIRED (1:300)	16
PARKING PROVIDED:	19
HANDICAP PARKING REQUIRED	1

- SITES NOTES**
1. RETAINING WALLS 3' AND OVER MUST BE ENGINEERED. ALL RETAINING WALLS MUST BE ROCK OR STONE FACE. NO SMOOTH CONCRETE WALLS.
 2. MAXIMUM 4:1 SLOPE FOR GRADES.
 3. DOWNTOWN DISTRICT - 18' FRONT BUILD-TO LINE 10' PEDESTRIAN WALKWAY MINIMUM OF 2 STORIES



APPROVED BY:

Planning & Zoning Chairman _____ Date _____

Director of Planning _____ Date _____

PRELIMINARY SITE PLAN
DAVENPORT RENTAL PROPERTIES
 202 INTERURBAN STREET
 PROPOSED LOT 1 BLOCK A DAVENPORT ADDITION
 0.344 ACRES 14,933 SF
 PART OF THE
 B F BOYDSTUN SURVEY, ABSTRACT NO. 14,
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

Y:\PROJECTS\202122 - Rockwall 202 Interurban\05 CAD Files\04 Sheets\PRELIM SITE PLAN.dwg - PRELIM SITE PLAN.dwg - 2025 at 4:04pm by cloyton | Last Saved by: cloyton



CAUTION!

THE UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.



NO.	RESUBMITTAL / REVISION	DATE
1	1ST SUBMITTAL	0X-XX-24
2	2ND SUBMITTAL	0X-XX-24
3		
4		

PETITT-ECO

ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
 TEXAS FIRM REG. NO. 001145
 201 WINDCO CIRCLE, SUITE 200, WYLLIE, TEXAS 75098
 (972) 941-8400 FAX (972) 941-8401
 NOVEMBER 24, 2025 CITY FILE # X

DATE:

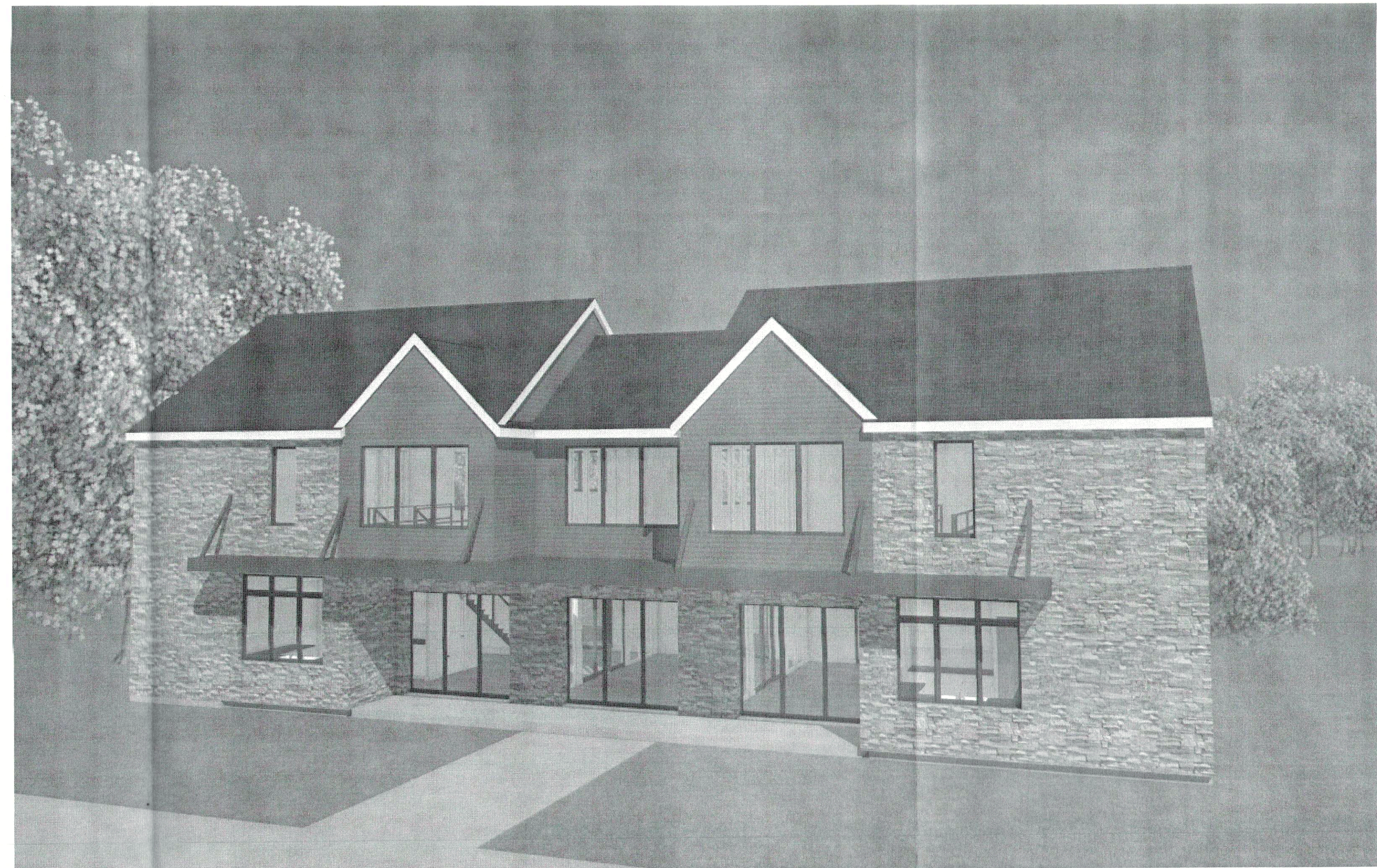
8-31-24

SCALE:

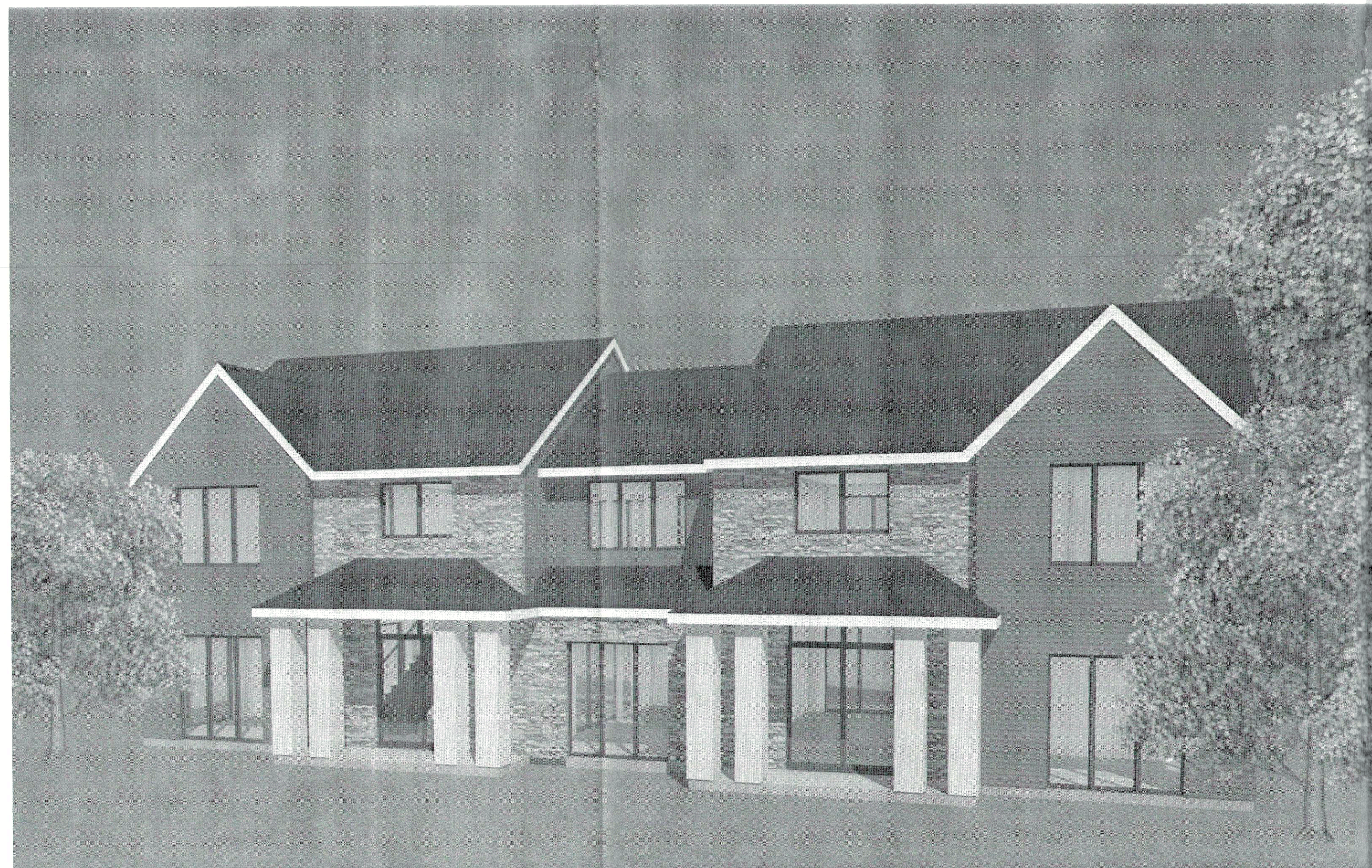
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SHEET:

1



STREET SIDE



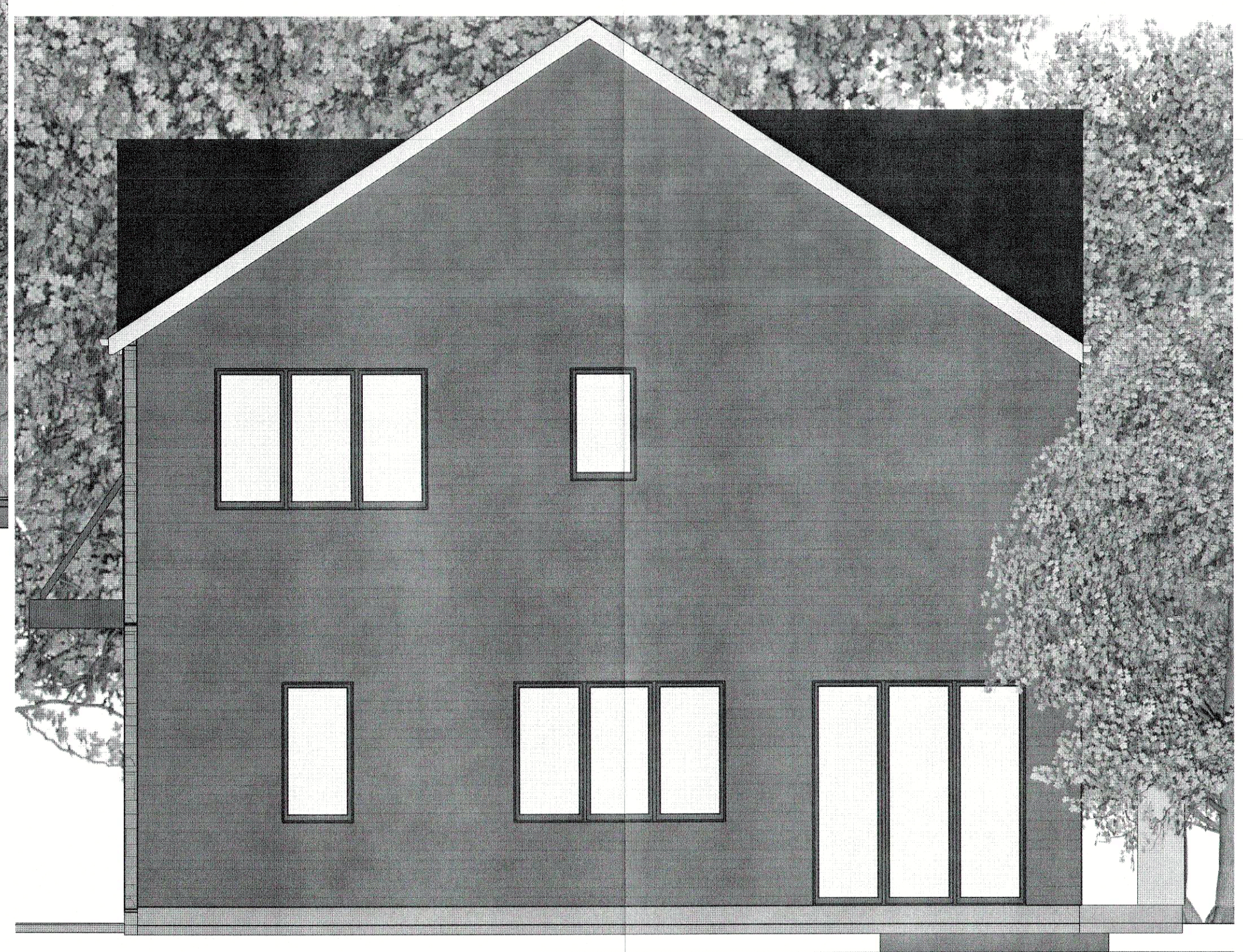
PARKING LOT SIDE (clients entry)



PARKING LOT (REAR) ELEVATION



STREET (FRONT) ELEVATION



LEFT AND RIGHT ELEVATIONS



LAURA LOWE DESIGN
custom home design
since 1981
912-462-9300

BEYOND BLUEPRINTS
by
CLIFF LEWIS

DAVENPORT
RENTAL PROPERTIES, LLC
202 INTERURBAN STREET.
VERSION 5

DATE:

8-31-24

SCALE:

1/4"=1'0"

SHEET:

10' UTIL ESMT
10' UTIL ESMT

LOT 2
BLOCK A
0.30 ACRES
13,078 S.F.

HIGHWOOD ADDITION, 1ST SECTION
VOLUME 50, PAGE 618

15' SANITARY SEWER ESMT
ACROSS THE WEST 15 FEET
RESERVED BY CITY OF ROCKWALL

20' LANDSCAPE
BUFFER

EX. 6" SIDEWALK
R=105.00'
L=13.87'
CB=N24°26'20"W
CL=13.86'

RELOCATE
EXISTING GUY WIRE

REMOVE AND
RELOCATE EXISTING
FIRE HYDRANT

LOT 2
BLOCK A
NORTH ALAMO ADDITION
DOC#20220000013379
P.R.R.C.T.

S89°52'54"E 118.77'

CANOPY
TREES

10' DRAINAGE ESMT
DOC#20220000013379

SCREENING
SHRUBS

ACCENT
TREES

20' LANDSCAPE BUFFER

SCREENING
SHRUBS

PROPOSED
DUMPSTER
LOCATION

LOT 1
BLOCK A
0.43 ACRES
18,603 S.F.

SAWCUT &
CONNECT TO
EXISTING DRIVE

SCREENING
SHRUBS

ACCENT
TREES

PROPOSED
BIKE RACK

REMOVE EX TREE

CANOPY
TREE

202 INTERURBAN STREET, 0.344 AC.
2-STORY OFFICE 4720 SF
KNOWN AS WEST 1/2 OF BLOCK A
ORIGINAL TOWN OF ROCKWALL
VOL. F, PAGE 510
D.R.R.C.T.

REMOVE EX TREE

REMOVE EX TREE

REMOVE
HOSE BIB

PROPOSED
TREE WELL
(TYP)

REMOVE EX TREE

CANOPY
TREES

E. INTERURBAN STREET

40' R.O.W. PER PLAT

7.5' DRAINAGE ESMT DOC#20110455817

7.5' DRAINAGE ESMT DOC#20110455817

9' FIRELANE & ACCESS ESMT 6204/324

10' ACCESS ESMT
VOL. 5624, PG. 206

CROSS ACCESS AGREEMENT IN PLACE

REPLAT OF ROCKWALL
CAB. H, SLIDE 179

LOT 8
BLOCK A

N. ALAMO STREET

OWNER / DEVELOPER

DAVENPORT RENTAL PROPERTIES, LLC
407 CASTLE PINES DRIVE
HEATH, TX 75032

LAND SURVEYOR
H.D. FETTY LAND SURVEYOR, LLC
6770 FM 1565 ROYSE CITY, TX 75189
PHONE - 972-835-2255
TRACY@HDFETTY.COM
FIRM NO. 10150900

ACTUAL PLAN

1 LANDSCAPE PLAN
SCALE: 3/32" = 1'-0"

SITE DATA TABLE

SITE AREA	0.344 ACRES (14,933 S.F.)
ZONING	DT: DOWNTOWN DISTRICT
PROPOSED USE	OFFICE
BUILDING AREA	4,720 S.F.
LOT COVERAGE (GROSS AREA)	32%
FLOOR TO AREA RATIO	0.32: 1
BUILDING HEIGHT MAX.	30'-0"
PARKING (1:300)	
STANDARD	15 SPACES
HANDICAP	1 SPACE
TOTAL PROVIDED	16 SPACES

LANDSCAPE TABULATION

NET AREA	0.344 ACRES (14,933 S.F.)
REQUIRED LANDSCAPE AREA-- 20% OF 14,933 S.F.	2,986 S.F.
PROVIDED LANDSCAPE AREA-- 33% OF 14,933 S.F.	4,892 S.F.
IMPERVIOUS COVERAGE-- 67% OF 14,933 S.F.	10,041 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	
	LACE BARK ELM CANOPY TREE
	DESERT WILLOW 4" CALIPER ACCENT TREE
	ROSE CREEK ABELIA 5 GALLON ● INSTALLATION SHRUBS

NOTE: THE IRRIGATION WILL MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC), (Subsection 05.04, of Article 08)

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 RAINSTAY.
- 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 SEEDED 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 50' OF A TREE
- ALL LANDSCAPE SHALL BE PROVIDED W/ PHASE 1 CONSTRUCTION

ISSUE: 10-7-2025
OWNER REVIEW:

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202 INTERURBAN STREET
202 W INTERURBAN ST,
ROCKWALL, TX 75087

LANDSCAPE



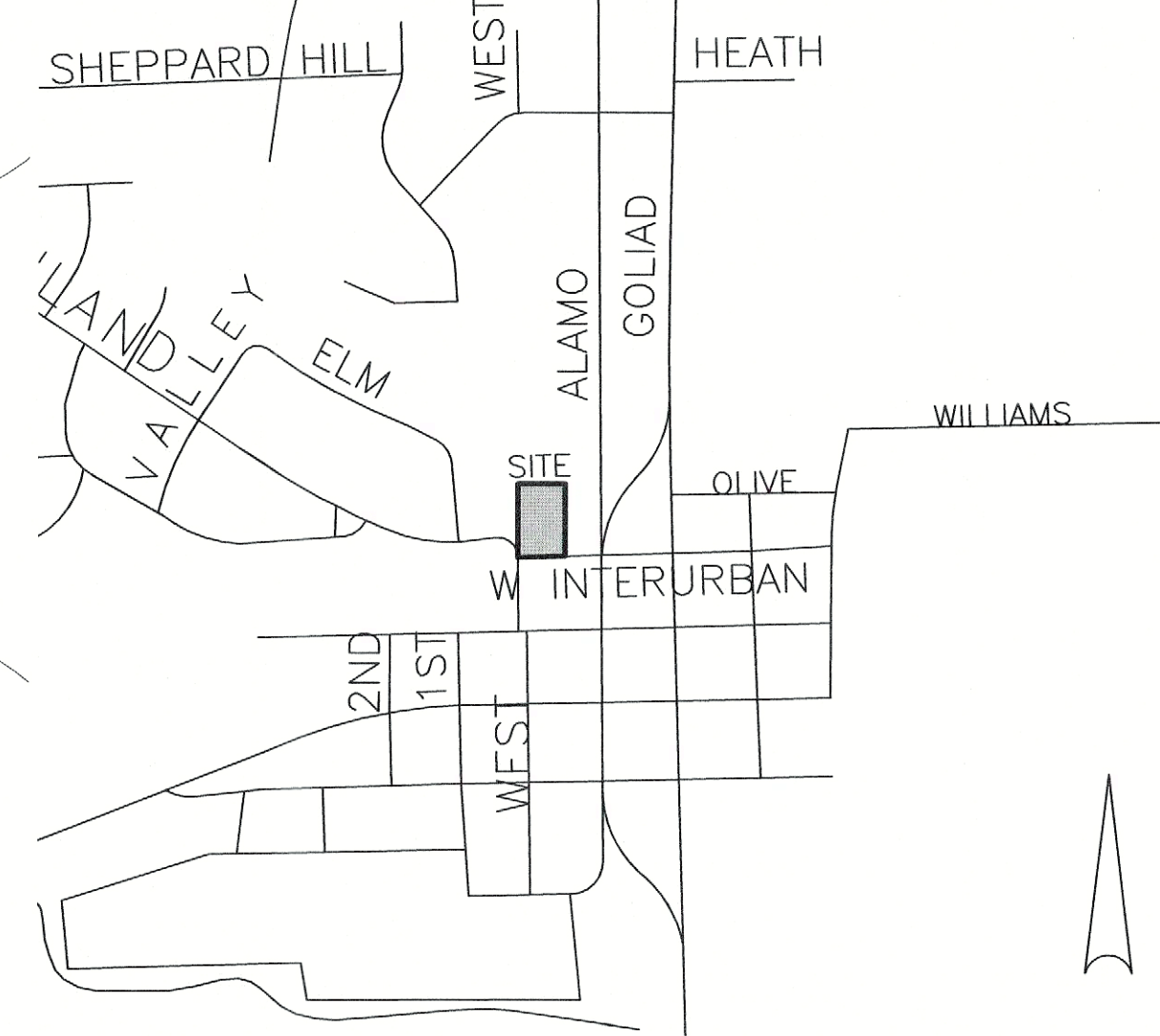
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

LANDSCAPE PLAN

DATE: OCT 2025
PROJECT NO: 2025062
DRAWN BY: SV
CHECKED BY:

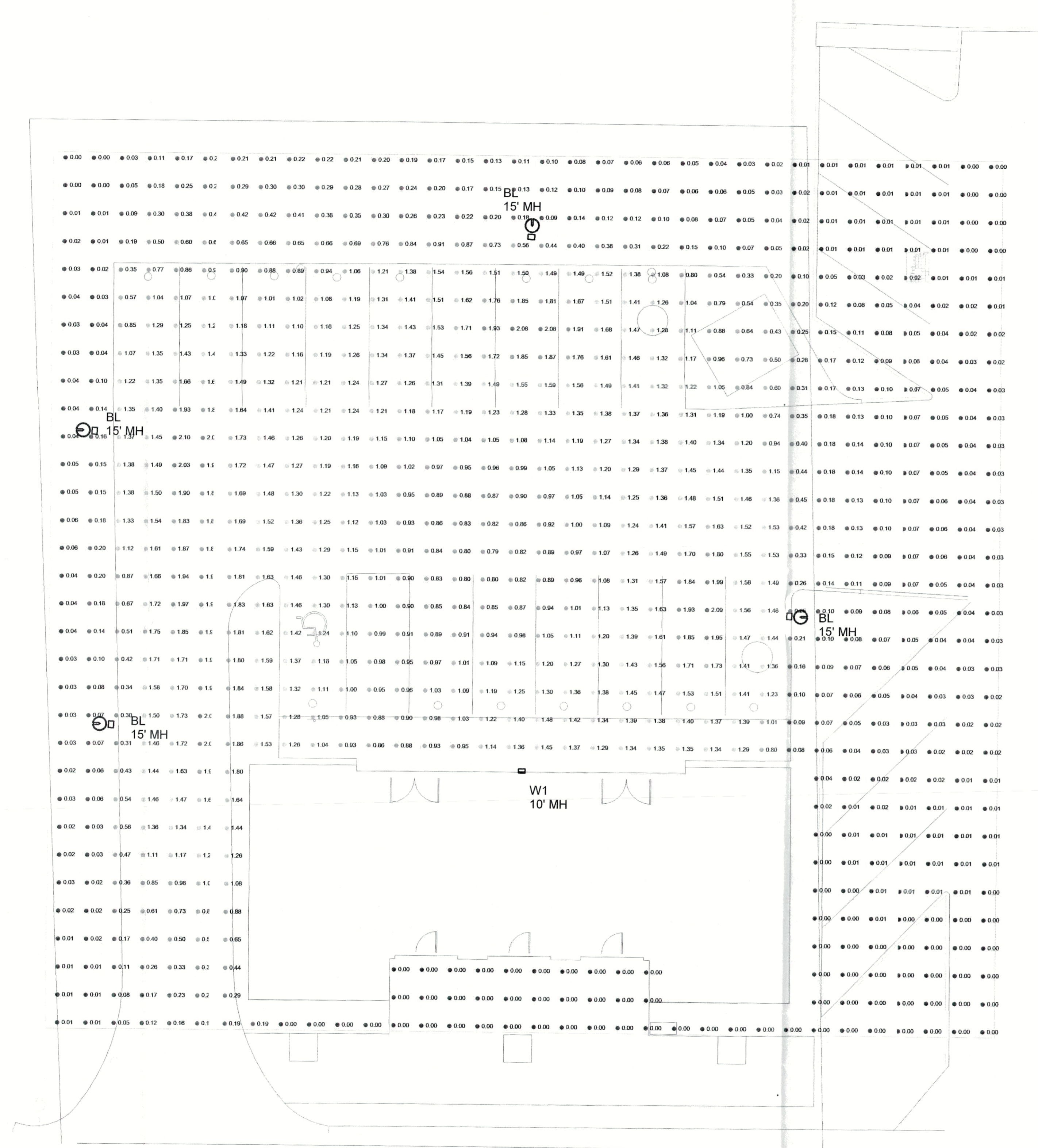
LP-1

VICINITY MAP



E - LIGHTING FIXTURE SCHEDULE

TAG	MOUNTING	VOLTAGE	LOAD	MAKE	DESCRIPTION	MODEL
BL	POLE	120 or 277	34 VA	Lithonia	D-series Size 0 LED Area Luminaire. Fixture to have 20 LEDs 1 engine, 4000K color temperature, BLC4 distribution, and multi-voltage compatible driver.	DSX0 LED P1 40K 70 CRI BLC4 EGSR - - DM19AS 15' POLE
W1	WALL	120 or 277	7 VA	Lithonia	Lithonia WDGE2 Wall Pack. Fixture to have 650 nominal lumens, 3500K color temperature, full cutoff.	WDGE2 P0 35K 80CRI TFTM MVOLT SRM - DDBXD



1 Photometric Plan - Site
1" = 10'-0"

RES
Root Engineering Services

Mechanical, Electrical & Plumbing Systems Consultant
4.5 FM 3356 VAN ALSTYNE, TX 75495
PHONE 903-477-8903 FAX 903-477-1503
TEXAS PROFESSIONAL ENGINEERING DESIGN FIRM #12016



CLIENT
CLIFF LEWIS BUILDERS

972-948-9396

PROJECT
202 INTERURBAN

202 INTERURBAN STREET
ROCKWALL, TX 75087

NO.	DESCRIPTION	DATE
-	FOR REVIEW	11/7/2025

The professional seal affixed to this sheet indicates that the named professional has prepared or directed the preparation of the material shown only on this sheet. Other drawings and documents not exhibiting this seal shall not be considered prepared by or the responsibility of the undersigned.

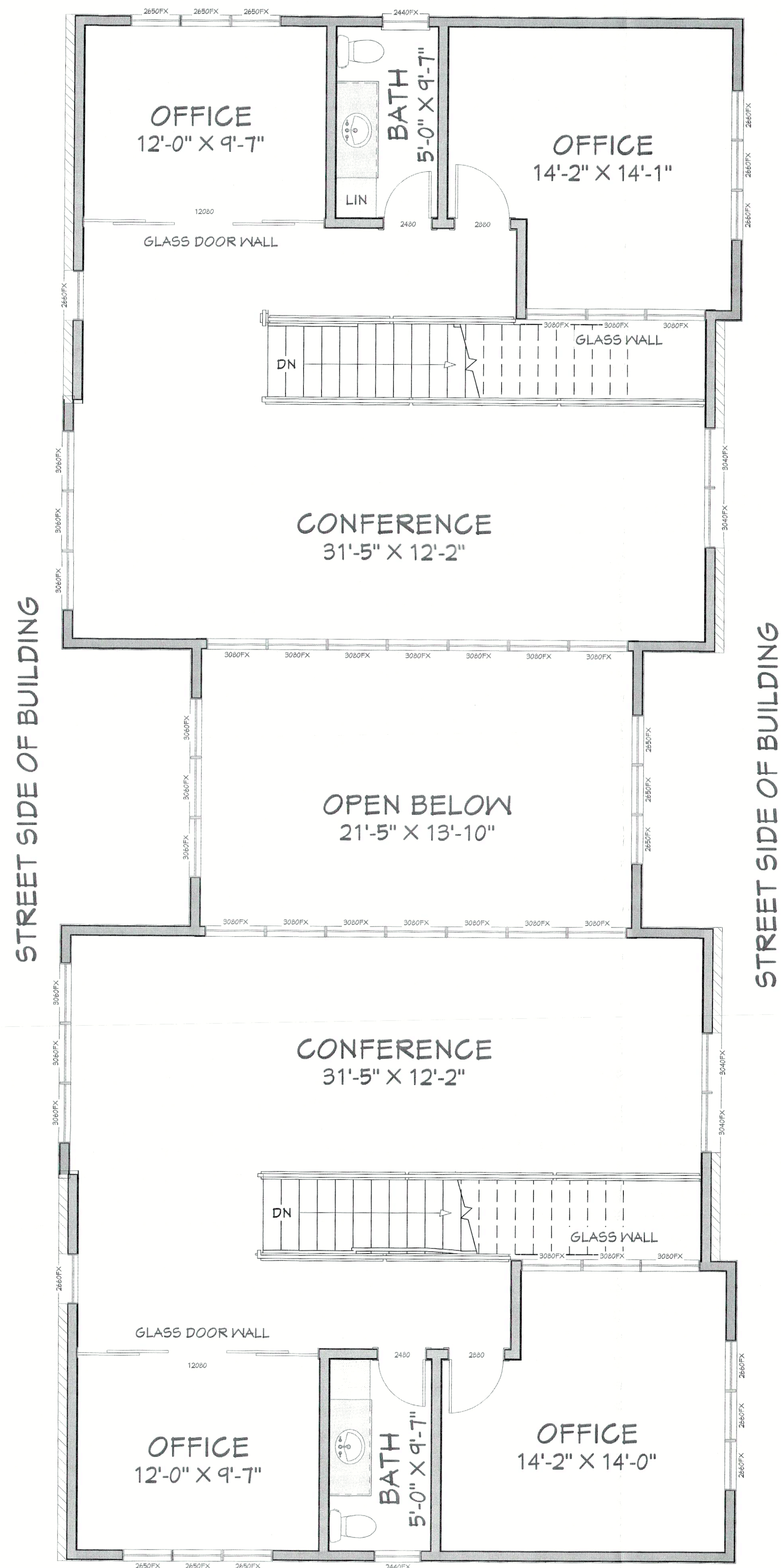
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Drawing Title
Photometric Plan - Site

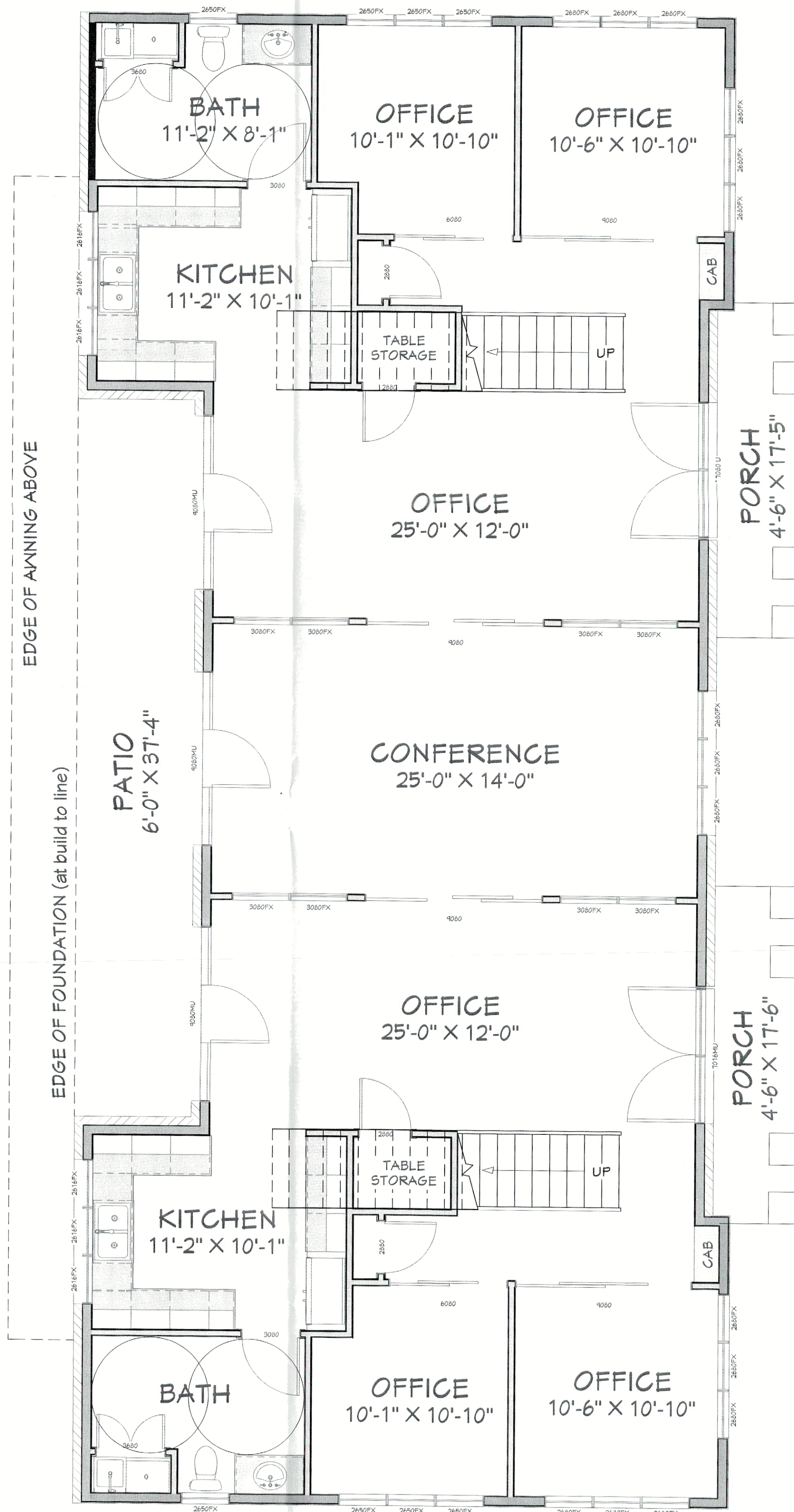
Drawing No.
PM100

Scale	1" = 10'-0"	
Drawn By	Check By	
Issue Date	Job No.	

11/11/2025 10:21:16 AM



SECOND FLOOR



FIRST FLOOR

FOOTAGES

OFFICE ONE	
first floor	990
1/2 confer	195
second floor	980
a/c footage	2165

porch	85
1/2 patio	110
total footage	2360

OFFICE TWO	
first floor	990
1/2 confer	195
second floor	980
a/c footage	2165

porch	85
1/2 patio	110
total footage	2360

building footage	4720
slab	2740

there is an additional 320 square feet available if conference room is not 2 stories tall. Could be added to either suite.



LAURA LOWE DESIGN
 custom home design
 since 1981
 972-462-9300

BEYOND BLUEPRINTS
 by
CLIFF LEWIS

DAVENPORT
RENTAL PROPERTIES, LLC
 202 INTERURBAN STREET.
 VERSION 5

DATE:
 8-31-24

SCALE:
 1/4"=1'0"

SHEET:



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Planning and Zoning Department
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ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

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PROPOSED ZONING Same

PROPOSED USE Office

ACREAGE 0.43

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LOTS [PROPOSED] 1

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APPLICANT Cliff Lewis Builders

CONTACT PERSON Natalee Davenport

CONTACT PERSON Cliff Lewis

ADDRESS [REDACTED]

ADDRESS [REDACTED]

CITY, STATE & ZIP [REDACTED]

CITY, STATE & ZIP [REDACTED]

[REDACTED]

PHONE [REDACTED]

E-MAIL [REDACTED]

E-MAIL [REDACTED]

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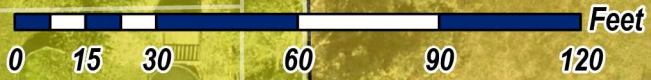
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OWNER'S SIGNATURE

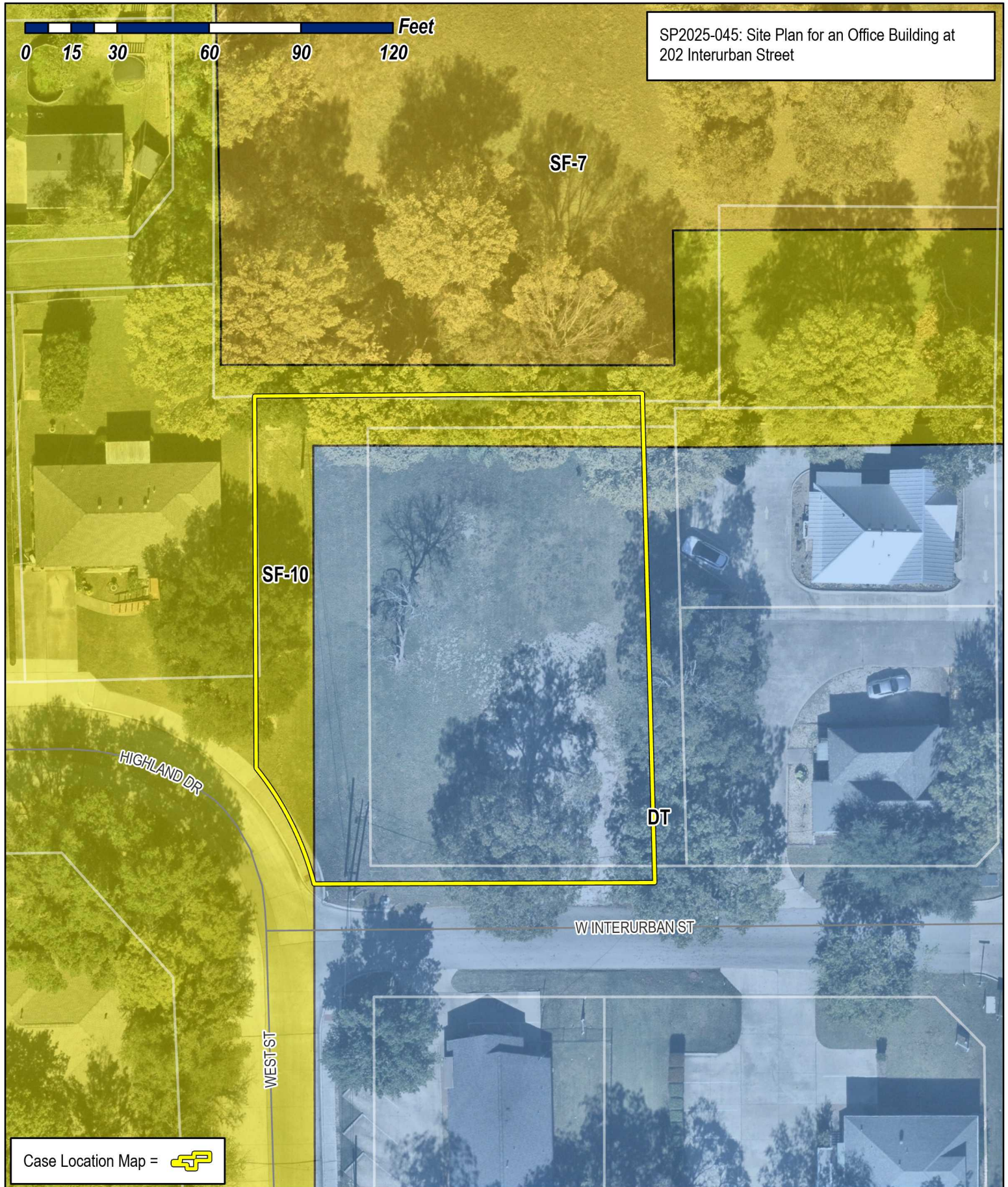


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



SP2025-045: Site Plan for an Office Building at 202 Interurban Street



Case Location Map = 

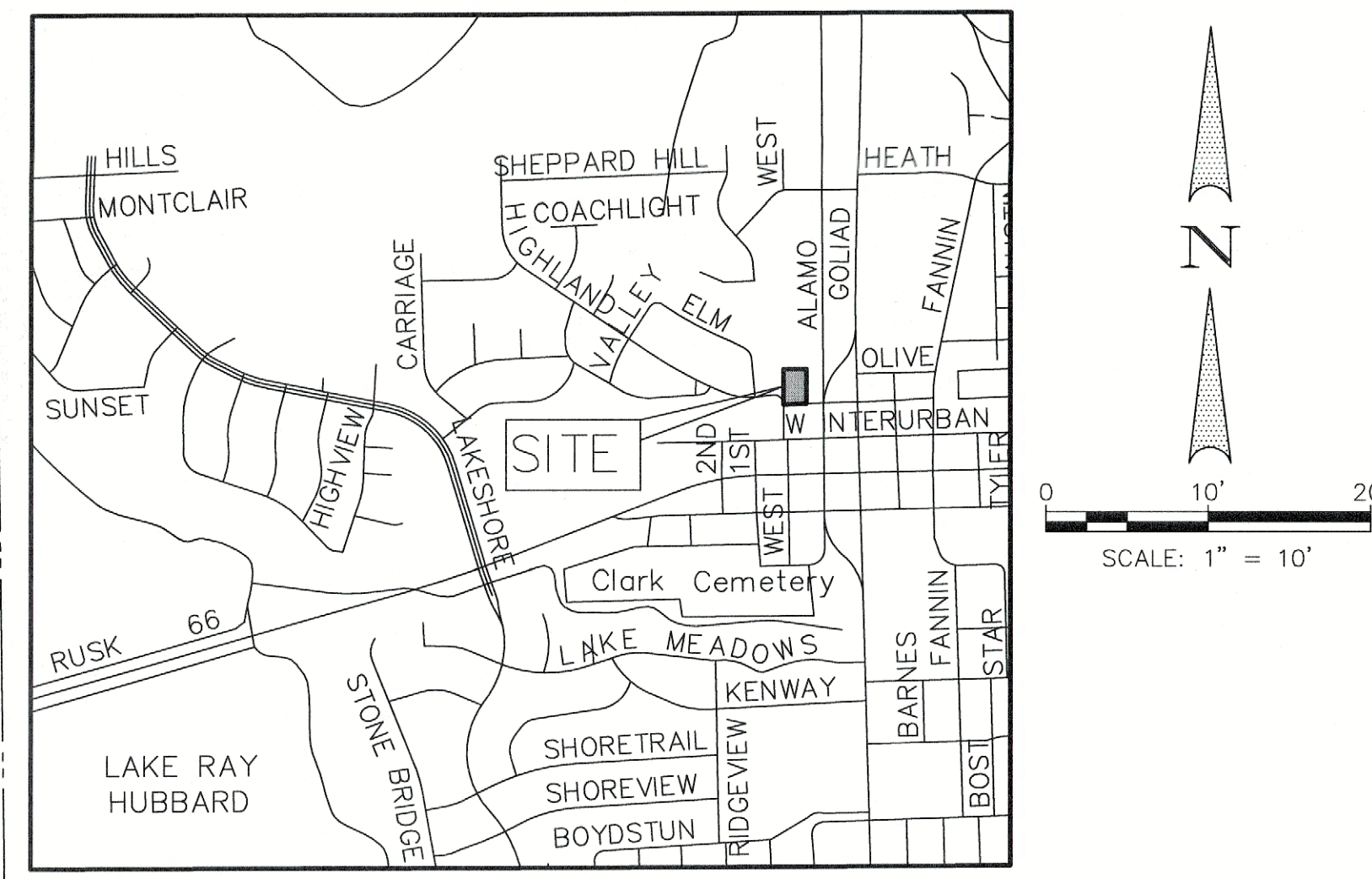
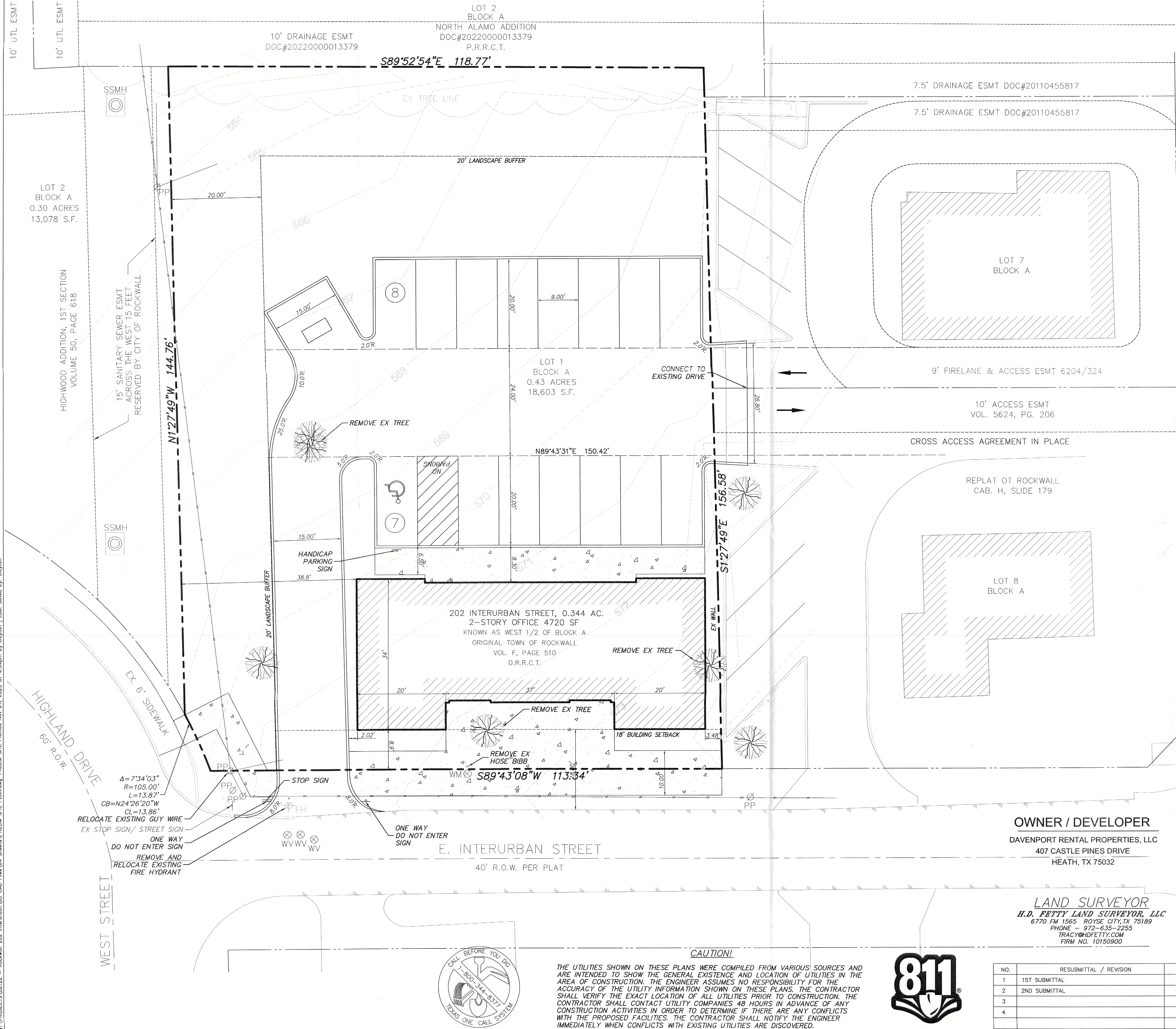


City of Rockwall

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

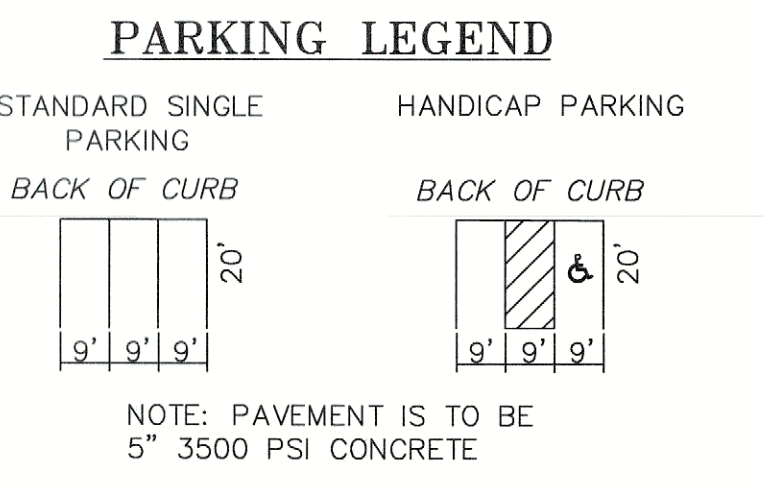
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





SITE DATA TABLE	
ZONING:	DT : DOWNTOWN DISTRICT
CURRENT USE:	NONE
PROPOSED USE:	OFFICE BUILDING
LOT AREA:	14,933 S.F. - 0.344 AC
BUILDING SQUARE FOOTAGE:	4,720 S.F.
PARKING REQUIRED (1:300)	16
PARKING PROVIDED:	19
HANDICAP PARKING REQUIRED	1

- SITES NOTES**
1. RETAINING WALLS 3' AND OVER MUST BE ENGINEERED. ALL RETAINING WALLS MUST BE ROCK OR STONE FACE. NO SMOOTH CONCRETE WALLS.
 2. MAXIMUM 4:1 SLOPE FOR GRADES.
 3. DOWNTOWN DISTRICT - 18' FRONT BUILD-TO LINE 10' PEDESTRIAN WALKWAY MINIMUM OF 2 STORIES



APPROVED BY:

Planning & Zoning Chairman _____ Date _____

Director of Planning _____ Date _____

PRELIMINARY SITE PLAN
DAVENPORT RENTAL PROPERTIES
 202 INTERURBAN STREET
 PROPOSED LOT 1 BLOCK A DAVENPORT ADDITION
 0.344 ACRES 14,933 SF
 PART OF THE
 B F BOYDSTUN SURVEY, ABSTRACT NO. 14,
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER / DEVELOPER
 DAVENPORT RENTAL PROPERTIES, LLC
 407 CASTLE PINES DRIVE
 HEATH, TX 75032

LAND SURVEYOR
H.D. FETTY LAND SURVEYOR, LLC
 6770 FM 1565 ROYSE CITY, TX 75189
 PHONE - 972-635-2255
 TRACY@HDFETTY.COM
 FIRM NO. 10150900

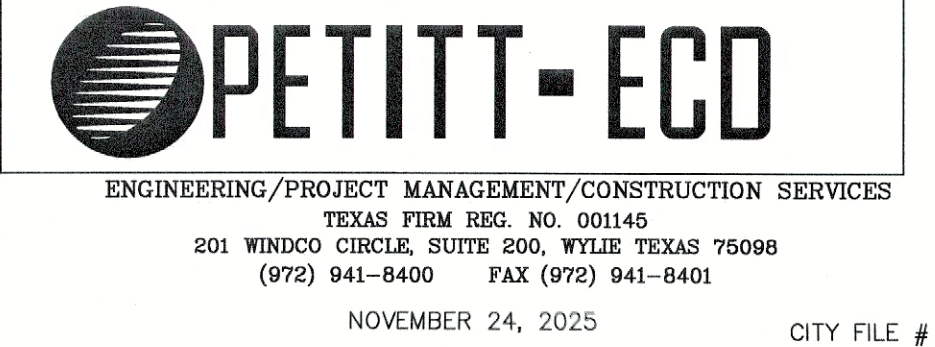
NO.	RESUBMITTAL / REVISION	DATE
1	1ST SUBMITTAL	0X-XX-24
2	2ND SUBMITTAL	0X-XX-24
3		
4		

Y:\PROJECTS\202122 - Rockwall 202 Interurban\05 CAD Files\04 Sheets\PRELIM SITE PLAN.dwg - PRELIM SITE PLAN.dwg - 2025 at 4:04pm by cloyton | Last Saved by: cloyton



CAUTION!

THE UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.



DATE:

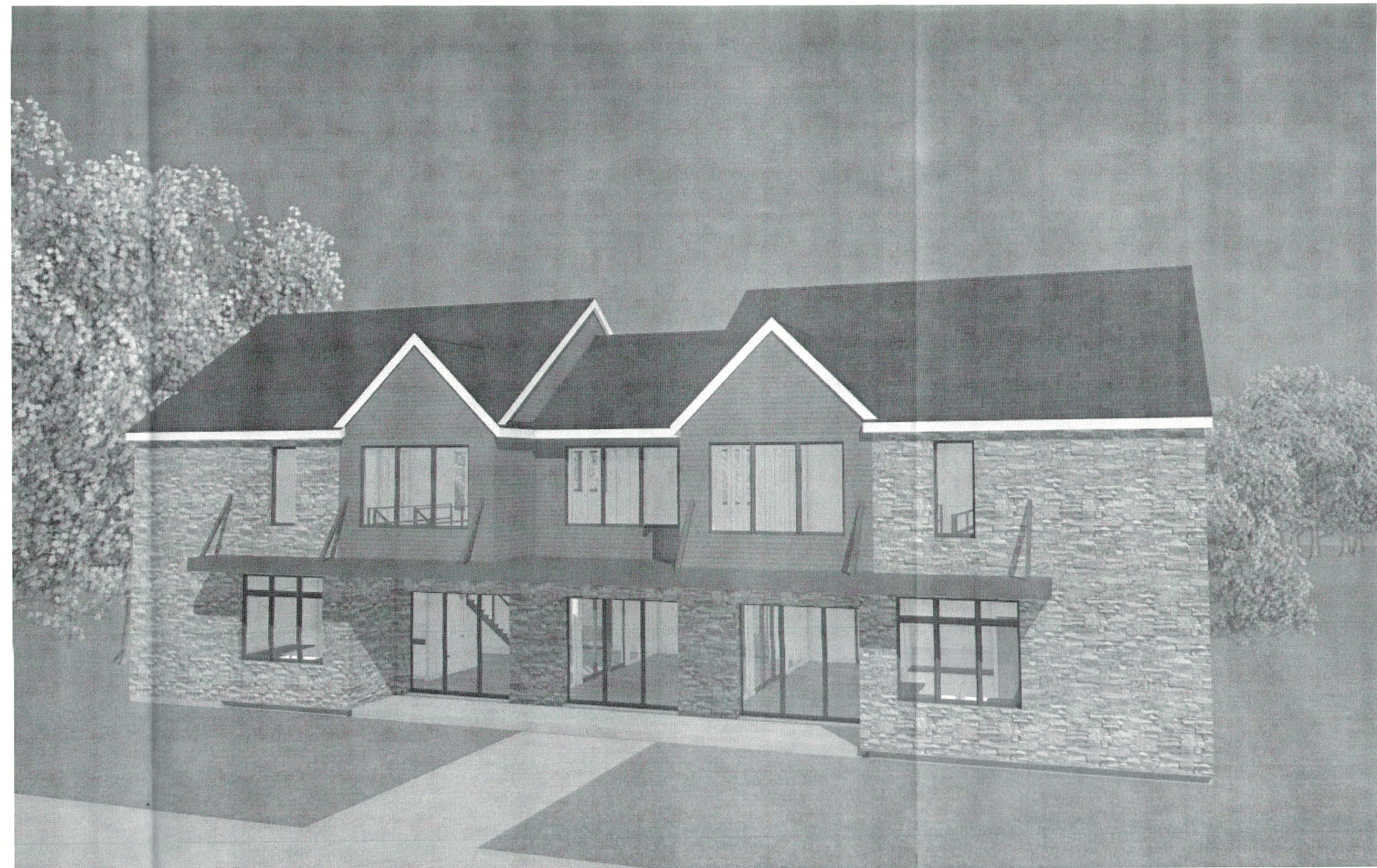
8-31-24

SCALE:

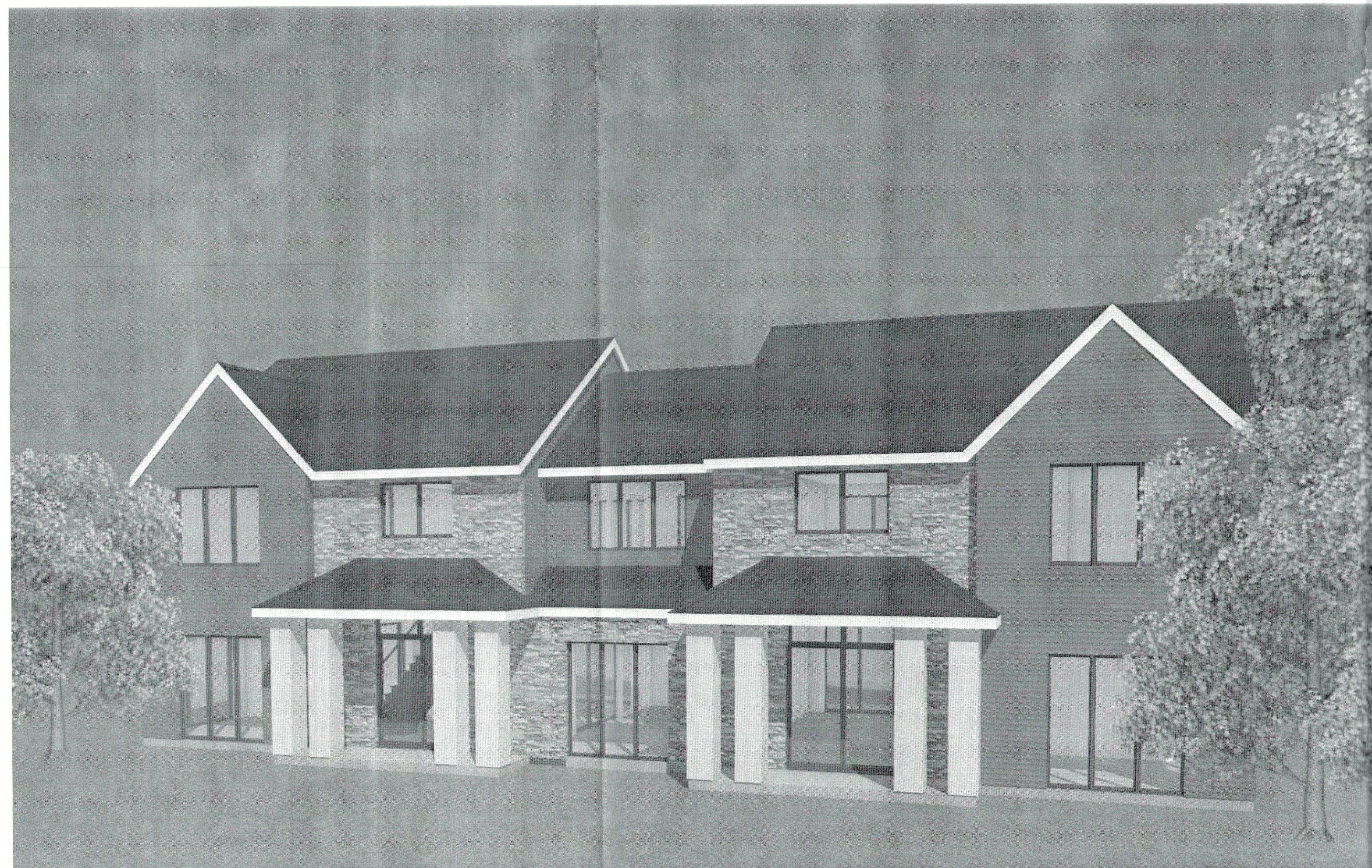
1/8"=1'0"

SHEET:

1



STREET SIDE



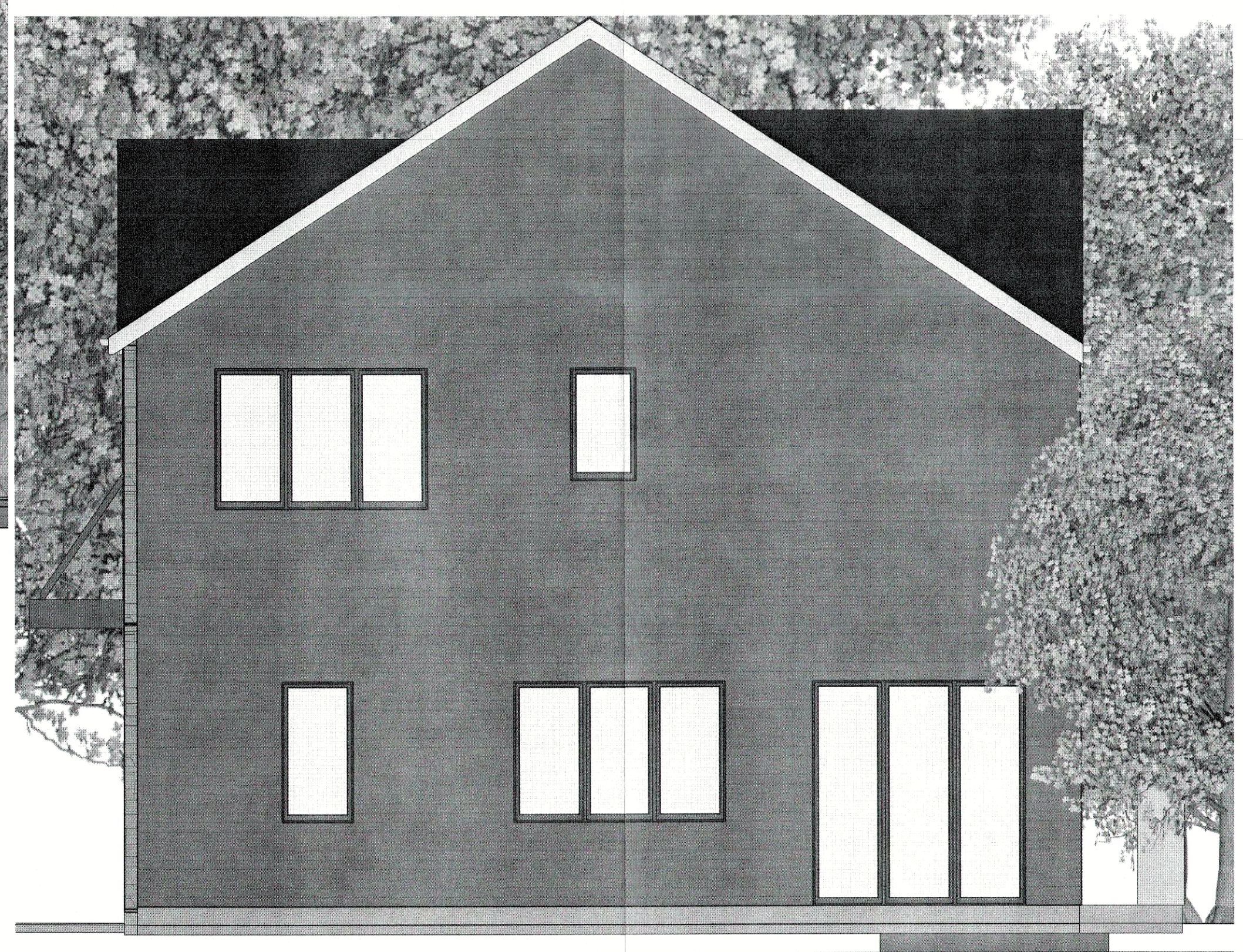
PARKING LOT SIDE (clients entry)



PARKING LOT (REAR) ELEVATION



STREET (FRONT) ELEVATION



LEFT AND RIGHT ELEVATIONS



LAURA LOWE DESIGN
custom home design
since 1981
912-462-9300

BEYOND BLUEPRINTS
by
CLIFF LEWIS

DAVENPORT
RENTAL PROPERTIES, LLC
202 INTERURBAN STREET.
VERSION 5

DATE:

8-31-24

SCALE:

1/4"=1'0"

SHEET:

3

10' UTIL ESMT

10' UTIL ESMT

LOT 2
BLOCK A
0.30 ACRES
13,078 S.F.

HIGHWOOD ADDITION, 1ST SECTION
VOLUME 50, PAGE 618

15' SANITARY SEWER ESMT
ACROSS THE WEST 15 FEET
RESERVED BY CITY OF ROCKWALL

20'
LANDSCAPE
BUFFER

EX. 6" SIDEWALK
A=7'34"03'
R=105.00'
L=13.87'
CB=N24°26'20"W
CL=13.86'

RELOCATE
EXISTING GUY WIRE

REMOVE AND
RELOCATE EXISTING
FIRE HYDRANT

WEST STREET

CANOPY TREES
10' DRAINAGE ESMT
DOC#20220000013379

LOT 2
BLOCK A
NORTH ALAMO ADDITION
DOC#20220000013379
P.R.R.C.T.
S89°52'54"E 118.77'

SCREENING
SHRUBS

ACCENT
TREES

SCREENING
SHRUBS

PROPOSED
DUMPSTER
LOCATION

SCREENING
SHRUBS

ACCENT
TREES

PROPOSED
BIKE RACK

CANOPY
TREE

202 INTERURBAN STREET, 0.344 AC.
2-STORY OFFICE 4720 SF
KNOWN AS WEST 1/2 OF BLOCK A
ORIGINAL TOWN OF ROCKWALL
VOL. F, PAGE 510
D.R.R.C.T.

REMOVE EX TREE

REMOVE EX TREE

REMOVE EX TREE

REMOVE
HOSE BIB

REMOVE EX TREE

CANOPY
TREES

E. INTERURBAN STREET
40' R.O.W. PER PLAT

7.5' DRAINAGE ESMT DOC#20110455817

7.5' DRAINAGE ESMT DOC#20110455817

9' FIRELANE & ACCESS ESMT 6204/324

10' ACCESS ESMT
VOL. 5624, PG. 206

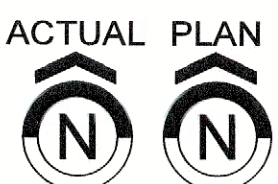
CROSS ACCESS AGREEMENT IN PLACE

REPLAT OF ROCKWALL
CAB. H, SLIDE 179

LOT 8
BLOCK A

OWNER / DEVELOPER
DAVENPORT RENTAL PROPERTIES, LLC
407 CASTLE PINES DRIVE
HEATH, TX 75032

LAND SURVEYOR
H.D. FETTY LAND SURVEYOR, LLC
6770 FM 1565 ROYSE CITY, TX 75189
PHONE - 972-835-2255
TRACY@HDFETTY.COM
FIRM NO. 10150900



1 LANDSCAPE PLAN
SCALE: 3/32" = 1'-0"

SITE DATA TABLE	
SITE AREA	0.344 ACRES (14,933 S.F.)
ZONING	DT: DOWNTOWN DISTRICT
PROPOSED USE	OFFICE
BUILDING AREA	4,720 S.F.
LOT COVERAGE (GROSS AREA)	32%
FLOOR TO AREA RATIO	0.32: 1
BUILDING HEIGHT MAX.	30'-0"
PARKING (1:300)	
STANDARD	15 SPACES
HANDICAP	1 SPACE
TOTAL PROVIDED	16 SPACES

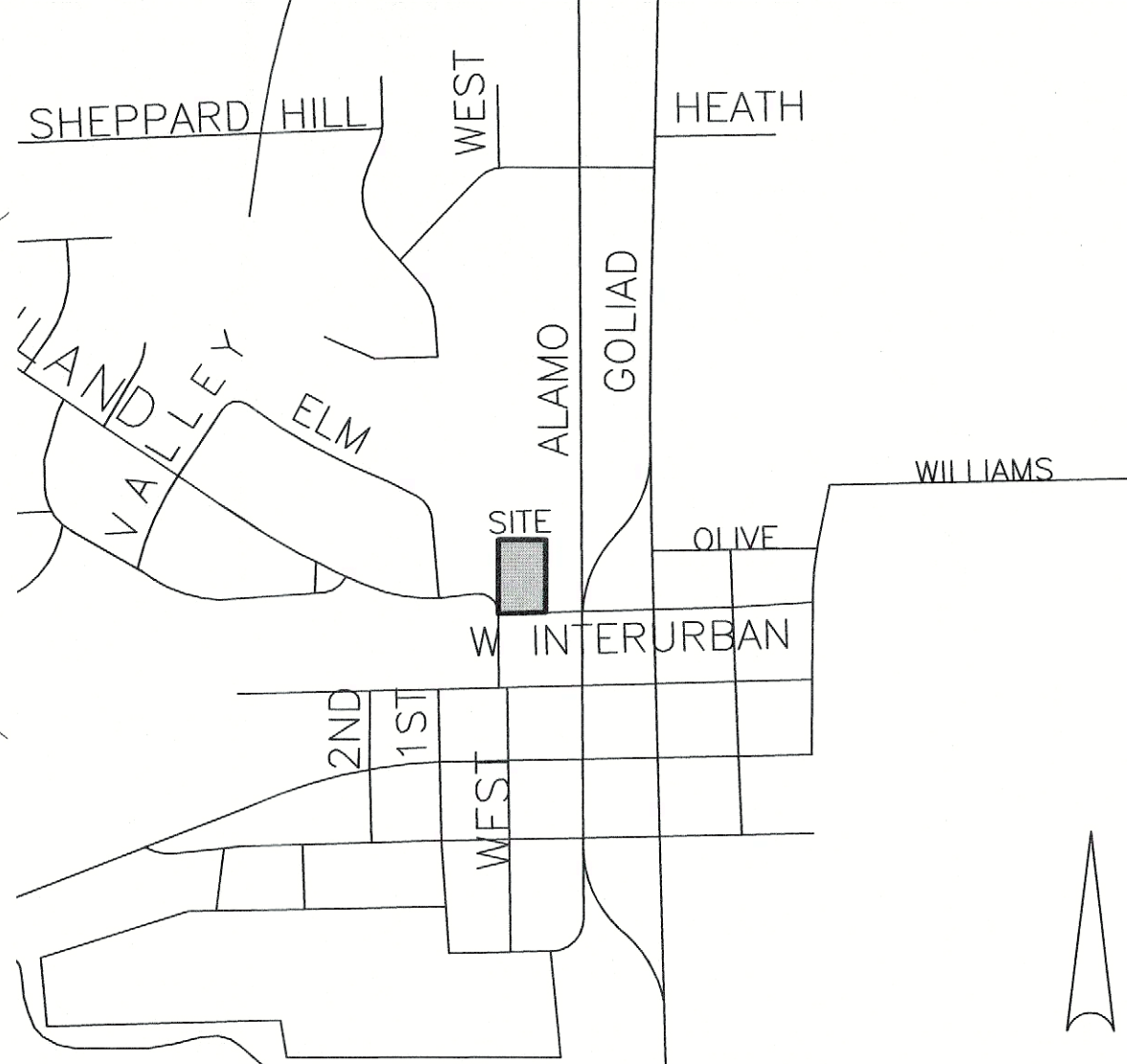
LANDSCAPE TABULATION	
NET AREA	0.344 ACRES (14,933 S.F.)
REQUIRED LANDSCAPE AREA-- 20% OF 14,933 S.F.	2,986 S.F.
PROVIDED LANDSCAPE AREA-- 33% OF 14,933 S.F.	4,892 S.F.
IMPERVIOUS COVERAGE-- 67% OF 14,933 S.F.	10,041 S.F.
NOTES:	
- Irrigation shall be provided to all landscaped areas.	
- Tree mitigation 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	
	LACE BARK ELM CANOPY TREE
	DESERT WILLOW 4" CALIPER ACCENT TREE
	ROSE CREEK ABELIA 5 GALLON
	INSTALLATION SHRUBS

NOTE: THE IRRIGATION WILL MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC), (Subsection 05.04, of Article 08)

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 RAINSTAY.
- 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 50' OF A TREE
- ALL LANDSCAPE SHALL BE PROVIDED W/ PHASE 1 CONSTRUCTION



VICINITY MAP

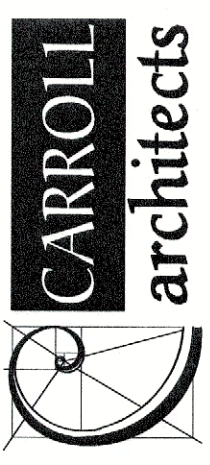
ISSUE: 10-7-2025

OWNER REVIEW: _____

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202 INTERURBAN STREET
202 W INTERURBAN ST,
ROCKWALL, TX 75087

LANDSCAPE



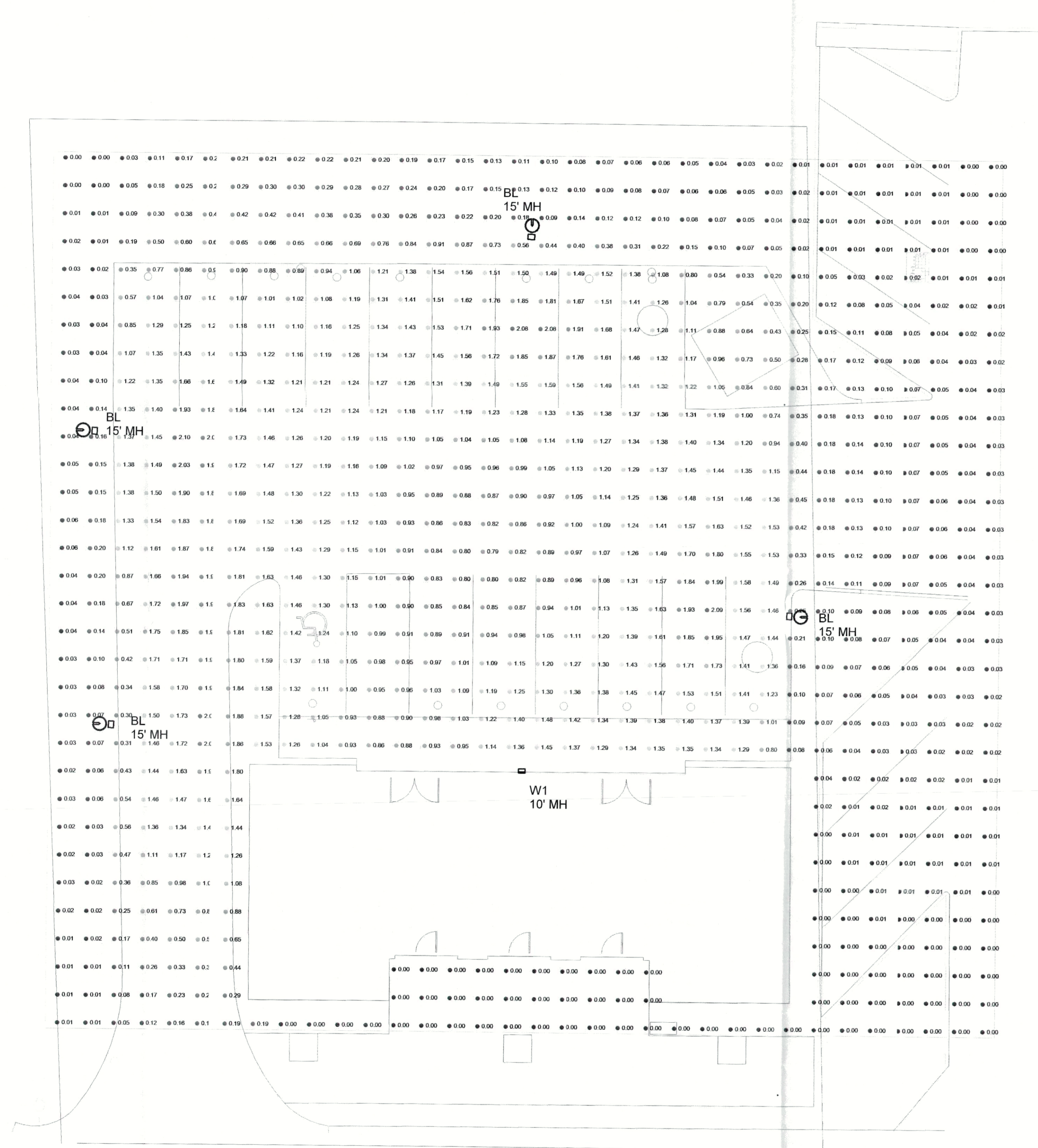
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

LANDSCAPE
PLAN

DATE:	OCT 2025	SHEET NO.:	LP-1
PROJECT NO.:	2025062	DRAWN BY:	SV
CHECKED BY:			

E - LIGHTING FIXTURE SCHEDULE

TAG	MOUNTING	VOLTAGE	LOAD	MAKE	DESCRIPTION	MODEL
BL	POLE	120 or 277	34 VA	Lithonia	D-series Size 0 LED Area Luminaire. Fixture to have 20 LEDs 1 engine, 4000K color temperature, BLC4 distribution, and multi-voltage compatible driver.	DSX0 LED P1 40K 70 CRI BLC4 EGSR - - DM19AS 15' POLE
W1	WALL	120 or 277	7 VA	Lithonia	Lithonia WDGE2 Wall Pack. Fixture to have 650 nominal lumens, 3500K color temperature, full cutoff.	WDGE2 P0 35K 80CRI TFTM MVOLT SRM - DDBXD



1 Photometric Plan - Site
1" = 10'-0"

RES
Root Engineering Services

Mechanical, Electrical & Plumbing Systems Consultant
4.5 FM 3356 VAN ALSTYNE, TX 75495
PHONE 903-477-8903 FAX 903-477-1503
TEXAS PROFESSIONAL ENGINEERING DESIGN FIRM #12016



CLIENT
CLIFF LEWIS BUILDERS

972-948-9396

PROJECT
202 INTERURBAN

202 INTERURBAN STREET
ROCKWALL, TX 75087

NO.	DESCRIPTION	DATE
-	FOR REVIEW	11/7/2025

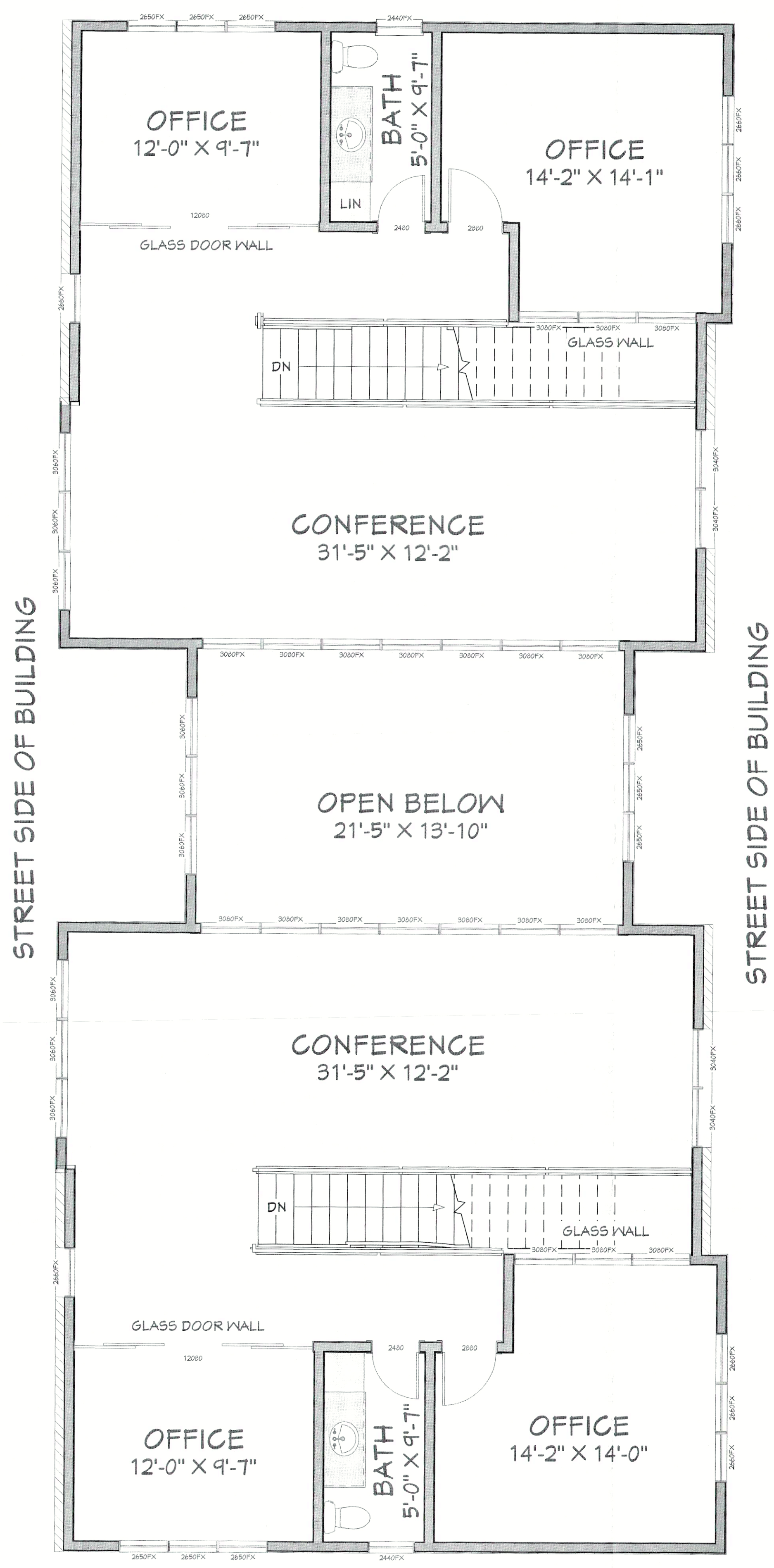
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Drawing Title

Photometric Plan - Site
Drawing No.

PM100	
Scale: 1" = 10'-0"	
Drawn By:	Check By:
Issue Date:	Job No.:

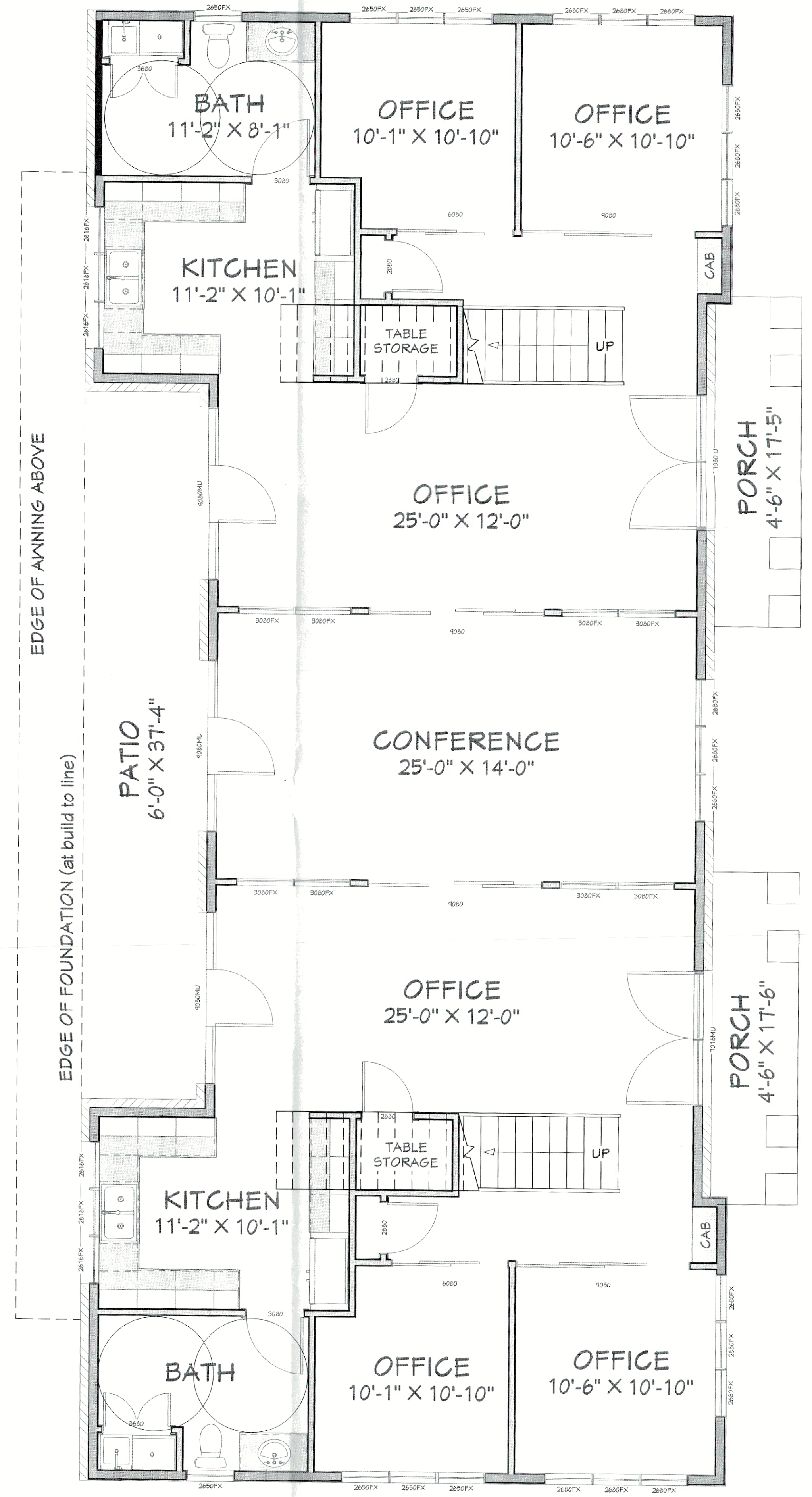
11/11/2025 10:21:16 AM



SECOND FLOOR

STREET SIDE OF BUILDING

STREET SIDE OF BUILDING



FIRST FLOOR

STREET SIDE OF BUILDING

PARKING LOT SIDE OF BUILDING

FOOTAGES

OFFICE ONE

first floor	990
1/2 confer	195
second floor	980
a/c footage	2165

porch	85
1/2 patio	110
total footage	2360

OFFICE TWO

first floor	990
1/2 confer	195
second floor	980
a/c footage	2165

porch	85
1/2 patio	110
total footage	2360

building footage	4720
slab	2740

there is an additional 320 square feet available if conference room is not 2 stories tall. Could be added to either suite.



LAURA LOWE DESIGN
 custom home design
 since 1981
 972-462-9300

BEYOND BLUEPRINTS
 by
CLIFF LEWIS

DAVENPORT
RENTAL PROPERTIES, LLC
 202 INTERURBAN STREET.
 VERSION 5

DATE:

8-31-24

SCALE:

1/4"=1'0"

SHEET:

2



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 201 Interurban Street

SUBDIVISION West Street Addition

LOT 1 BLOCK A

GENERAL LOCATION NEC Interurban St. and Highland Dr

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING DT

CURRENT USE Vacant

PROPOSED ZONING Same

PROPOSED USE Office

ACREAGE 0.43

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 Davenport Rental Property

APPLICANT Cliff Lewis Builders

CONTACT PERSON Natalee Davenport

CONTACT PERSON Cliff Lewis

ADDRESS [REDACTED]

ADDRESS [REDACTED]

CITY, STATE & ZIP [REDACTED]

CITY, STATE & ZIP [REDACTED]

[REDACTED]

PHONE [REDACTED]

E-MAIL [REDACTED]

E-MAIL [REDACTED]

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [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 \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. 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."

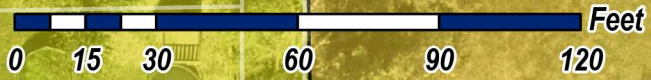
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE _____ DAY OF _____, 20____.

OWNER'S SIGNATURE

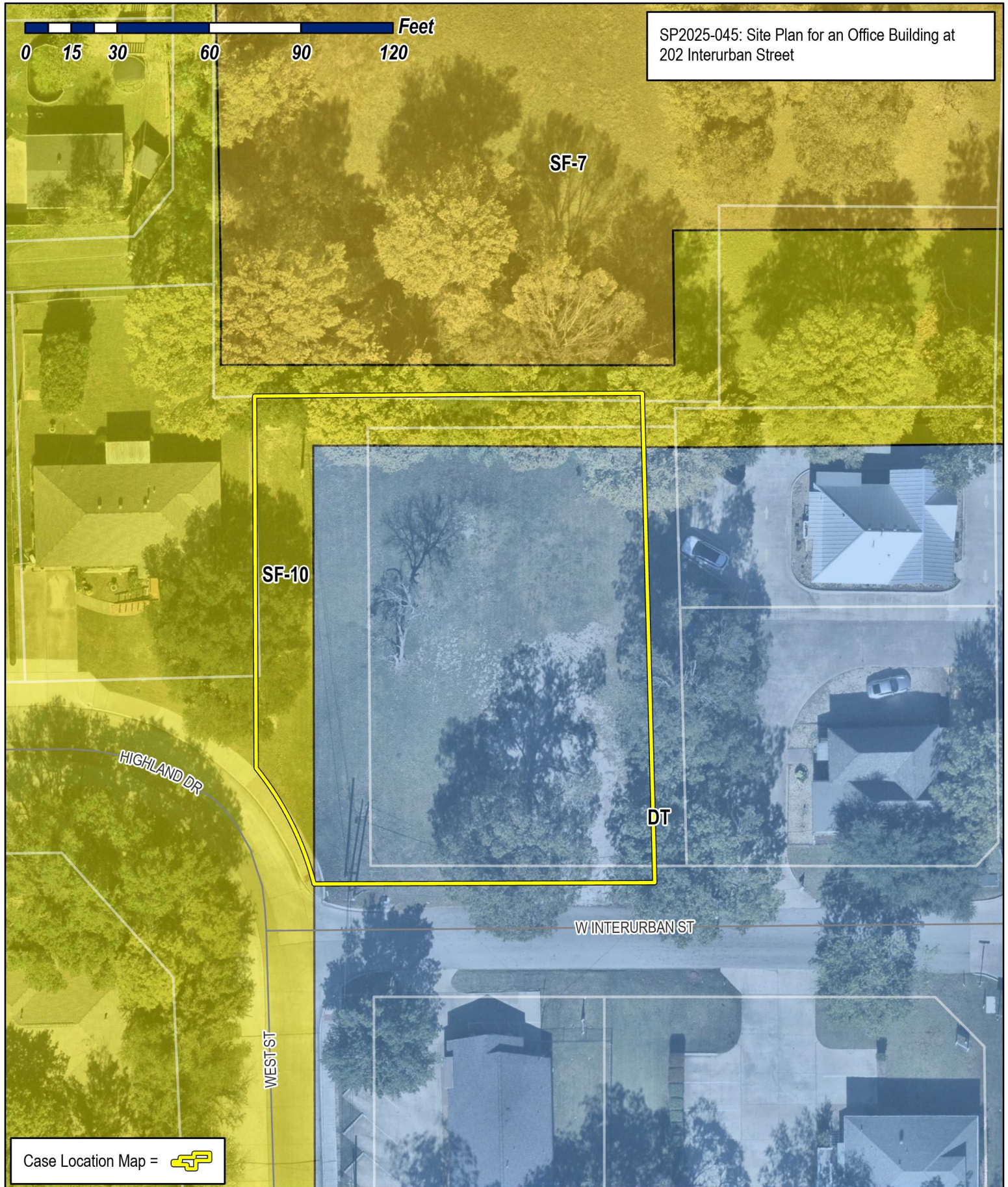


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



SP2025-045: Site Plan for an Office Building at 202 Interurban Street



Case Location Map = 

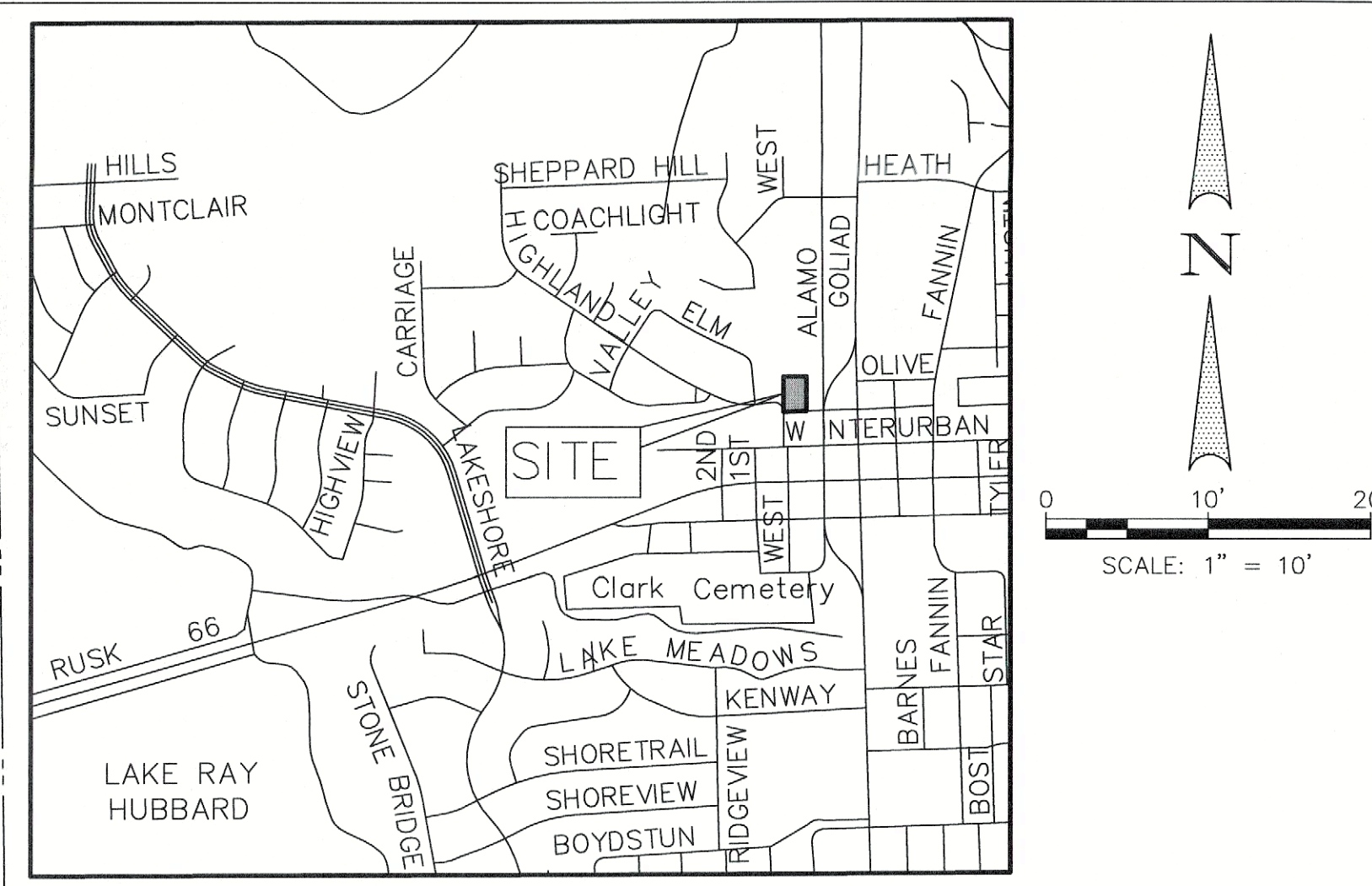
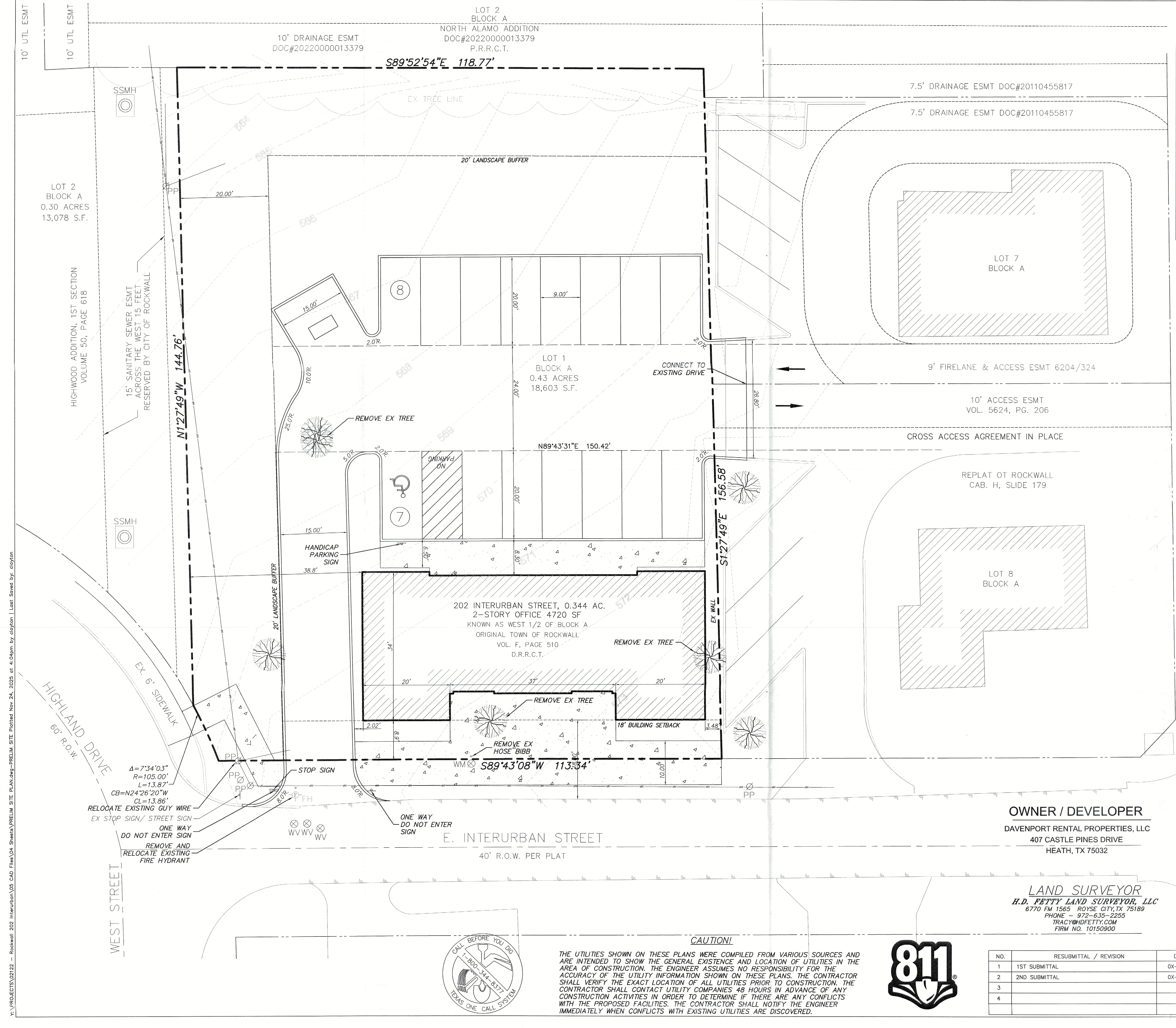


City of Rockwall

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

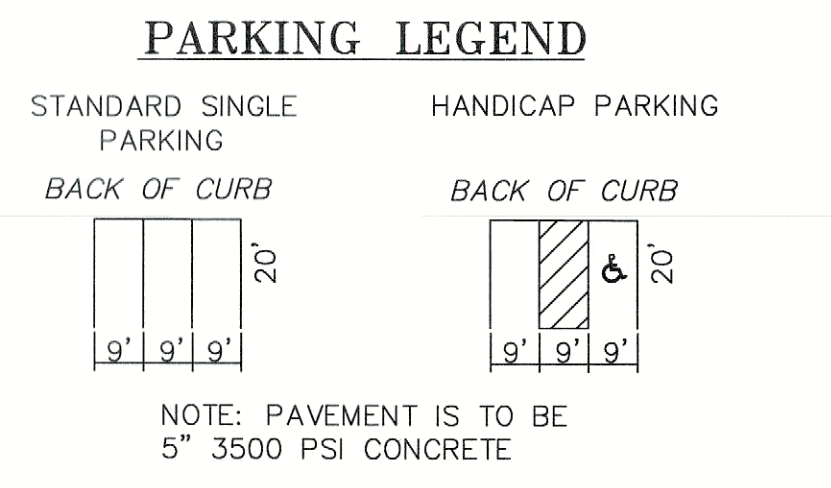
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SITE DATA TABLE	
ZONING:	DT : DOWNTOWN DISTRICT
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PROPOSED USE:	OFFICE BUILDING
LOT AREA:	14,933 S.F. - 0.344 AC
BUILDING SQUARE FOOTAGE:	4,720 S.F.
PARKING REQUIRED (1:300)	16
PARKING PROVIDED:	19
HANDICAP PARKING REQUIRED	1

- SITES NOTES**
1. RETAINING WALLS 3' AND OVER MUST BE ENGINEERED. ALL RETAINING WALLS MUST BE ROCK OR STONE FACE. NO SMOOTH CONCRETE WALLS.
 2. MAXIMUM 4:1 SLOPE FOR GRADES.
 3. DOWNTOWN DISTRICT - 18' FRONT BUILD-TO LINE 10' PEDESTRIAN WALKWAY MINIMUM OF 2 STORIES



APPROVED BY:

Planning & Zoning Chairman _____ Date _____

Director of Planning _____ Date _____

PRELIMINARY SITE PLAN
DAVENPORT RENTAL PROPERTIES
 202 INTERURBAN STREET
 PROPOSED LOT 1 BLOCK A DAVENPORT ADDITION
 0.344 ACRES 14,933 SF
 PART OF THE
 B F BOYDSTUN SURVEY, ABSTRACT NO. 14,
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER / DEVELOPER
 DAVENPORT RENTAL PROPERTIES, LLC
 407 CASTLE PINES DRIVE
 HEATH, TX 75032

LAND SURVEYOR
H.D. FETTY LAND SURVEYOR, LLC
 6770 FM 1565 ROYSE CITY, TX 75189
 PHONE - 972-635-2255
 TRACY@HDFETTY.COM
 FIRM NO. 10150900

NO.	RESUBMITTAL / REVISION	DATE
1	1ST SUBMITTAL	0X-XX-24
2	2ND SUBMITTAL	0X-XX-24
3		
4		

Y:\PROJECTS\202122 - Rockwall - 2021 Interurban\05 CAD Files\04 Sheets\PRELIM SITE PLAN.dwg - PRELIM SITE PLAN.dwg - 2025 at 4:04pm by cloyd | Last Saved by: cloyd
 LOT 2 BLOCK A 0.30 ACRES 13,078 S.F.
 HIGHWOOD ADDITION, 1ST SECTION VOLUME 50, PAGE 618
 15' SANITARY SEWER ESMT ACROSS THE WEST 15 FEET RESERVED BY CITY OF ROCKWALL
 10' UTL ESMT
 10' UTL ESMT
 10' DRAINAGE ESMT DOC#2022000013379
 LOT 2 BLOCK A NORTH ALAMO ADDITION DOC#2022000013379 P.R.R.C.T.
 20' LANDSCAPE BUFFER
 EX TREE LINE
 7.5' DRAINAGE ESMT DOC#20110455817
 7.5' DRAINAGE ESMT DOC#20110455817
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 10' ACCESS ESMT VOL. 5624, PG. 206
 CROSS ACCESS AGREEMENT IN PLACE
 REPLAT OF ROCKWALL CAB. H, SLIDE 179
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 N. ALAMO STREET
 202 INTERURBAN STREET, 0.344 AC. 2-STORY OFFICE 4720 SF KNOWN AS WEST 1/2 OF BLOCK A ORIGINAL TOWN OF ROCKWALL VOL. F, PAGE 510 D.R.R.C.T.
 REMOVE EX TREE
 REMOVE EX TREE
 REMOVE EX TREE
 REMOVE EX HOSE BIBB
 18' BUILDING SETBACK
 40' R.O.W. PER PLAT
 E. INTERURBAN STREET
 WEST STREET
 HIGHLAND DRIVE
 EX. 6' SIDEWALK
 60' R.O.W.
 RELOCATE EXISTING GUY WIRE
 EX STOP SIGN / STREET SIGN
 ONE WAY DO NOT ENTER SIGN
 REMOVE AND RELOCATE EXISTING FIRE HYDRANT
 STOP SIGN
 WVVV WVV
 ONE WAY DO NOT ENTER SIGN
 CALL BEFORE YOU DIG 1-800-344-3371 TEXAS ONE CALL SYSTEM
 CAUTION!
 THE UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF UTILITIES IN THE AREA OF CONSTRUCTION. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE UTILITY INFORMATION SHOWN ON THESE PLANS. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES IN ORDER TO DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.
811
PETITT-ECO
 ENGINEERING/PROJECT MANAGEMENT/CONSTRUCTION SERVICES
 TEXAS FIRM REG. NO. 001145
 201 WINDCO CIRCLE, SUITE 200, WYLLIE, TEXAS 75098
 (972) 941-8400 FAX (972) 941-8401
 NOVEMBER 24, 2025 CITY FILE # X

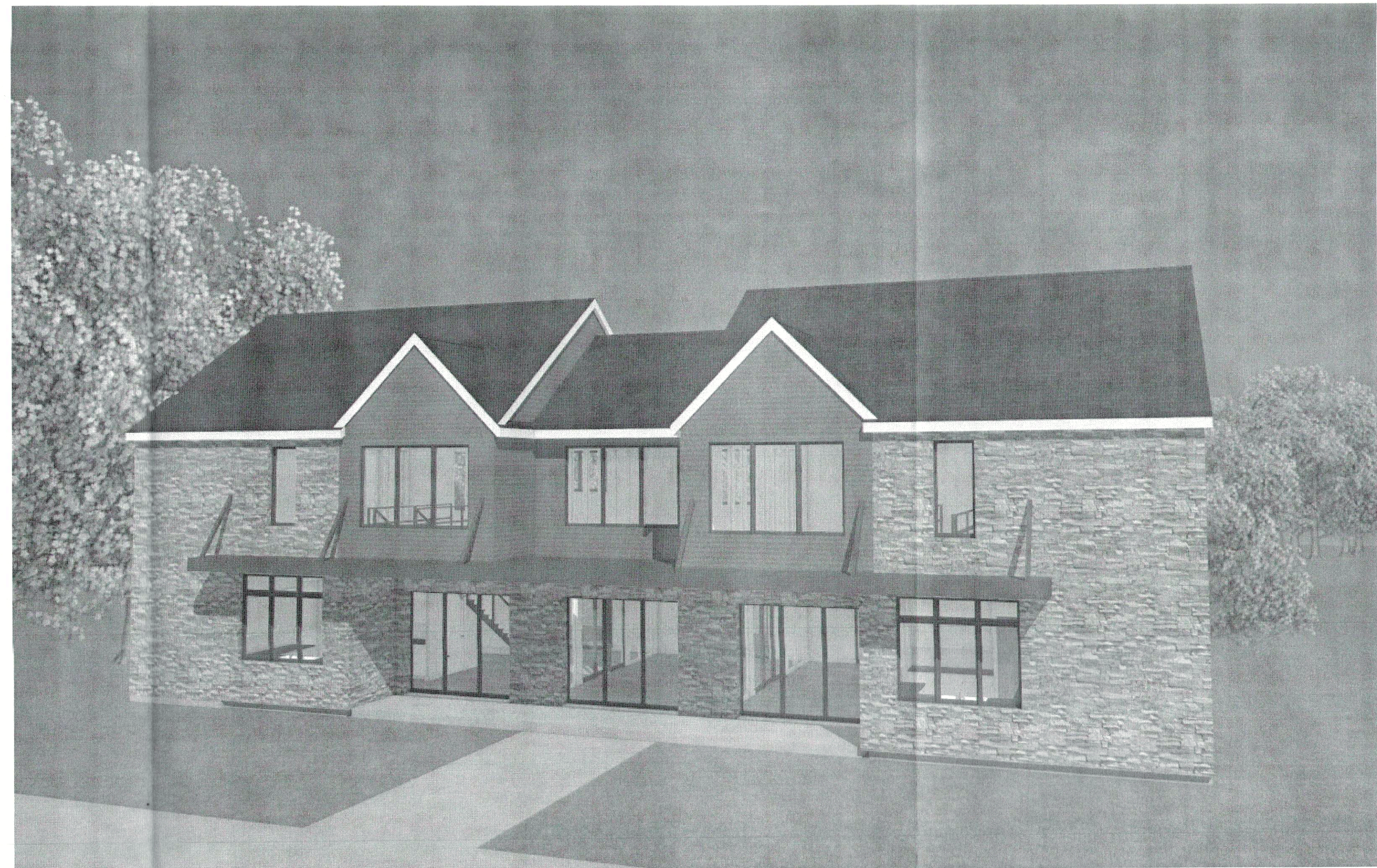
DATE:

8-31-24

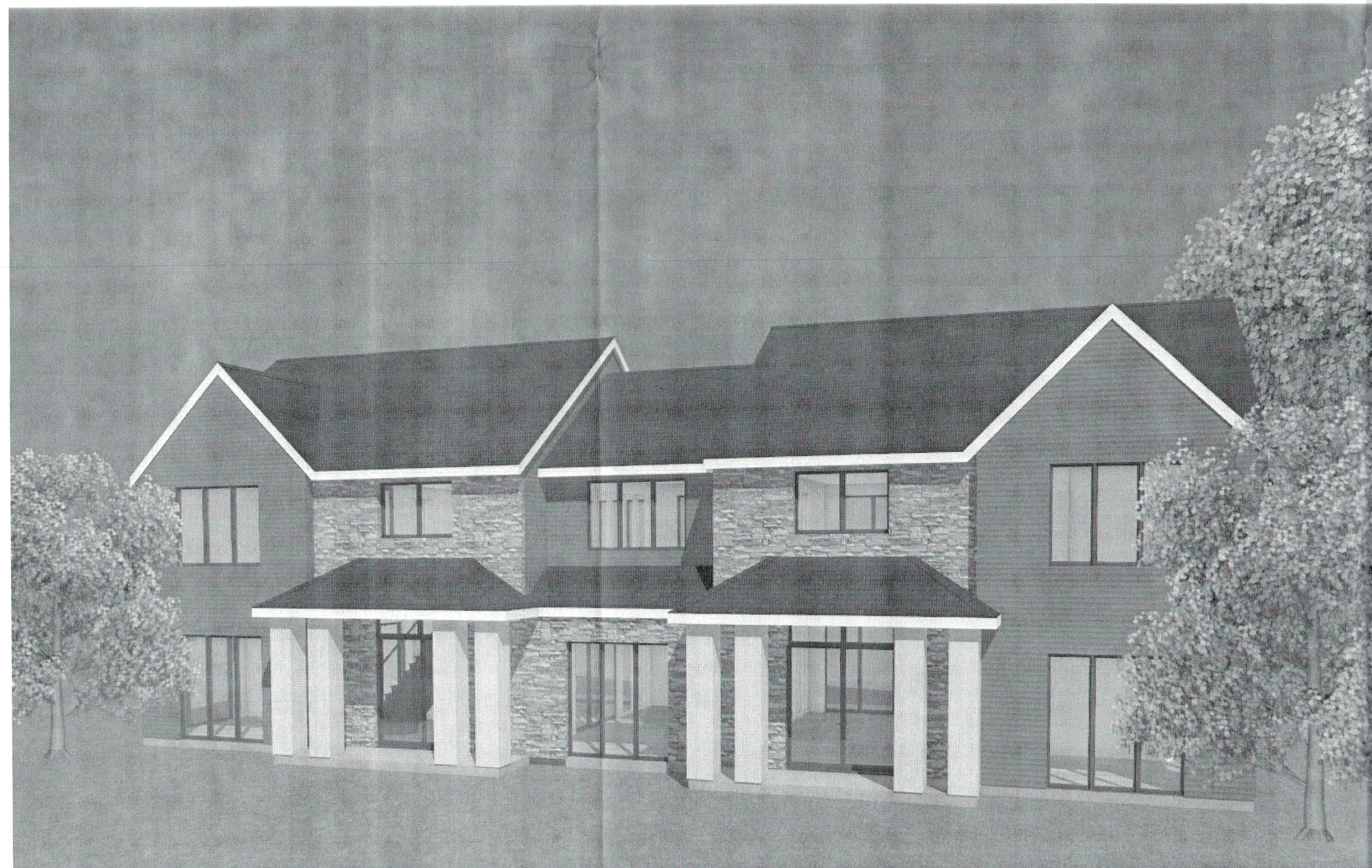
SCALE:

1/8"=1'0"

SHEET:



STREET SIDE



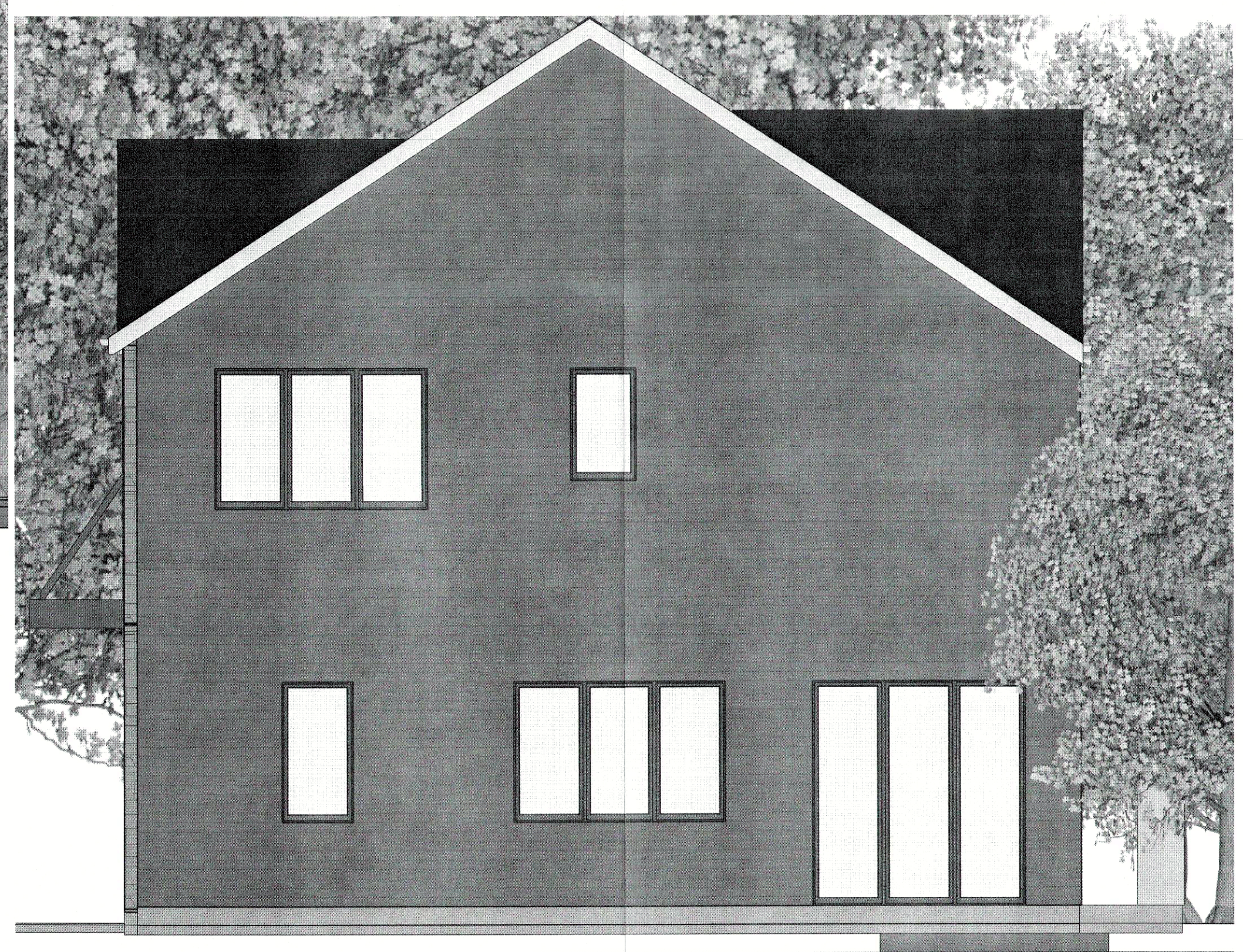
PARKING LOT SIDE (clients entry)



PARKING LOT (REAR) ELEVATION



STREET (FRONT) ELEVATION



LEFT AND RIGHT ELEVATIONS



LAURA LOWE DESIGN
 custom home design
 since 1981
 912-462-9300

BEYOND BLUEPRINTS
 by
 CLIFF LEWIS

DAVENPORT
 RENTAL PROPERTIES, LLC
 202 INTERURBAN STREET.
 VERSION 5

DATE:

8-31-24

SCALE:

1/4"=1'0"

SHEET:

3

10' UTIL ESMT

10' UTIL ESMT

LOT 2
BLOCK A
0.30 ACRES
13,078 S.F.

HIGHWOOD ADDITION, 1ST SECTION
VOLUME 50, PAGE 618

15' SANITARY SEWER ESMT
ACROSS THE WEST 15 FEET
RESERVED BY CITY OF ROCKWALL

20'
LANDSCAPE
BUFFER

EX. 6" SIDEWALK
A=7'34"03'
R=105.00'
L=13.87'
CB=N24°26'20"W
CL=13.86'

RELOCATE
EXISTING GUY WIRE

REMOVE AND
RELOCATE EXISTING
FIRE HYDRANT

WEST STREET

CANOPY TREES
10' DRAINAGE ESMT
DOC#20220000013379

LOT 2
BLOCK A
NORTH ALAMO ADDITION
DOC#20220000013379
P.R.R.C.T.

S89°52'54"E 118.77'

SCREENING
SHRUBS

ACCENT
TREES

20' LANDSCAPE BUFFER

SCREENING
SHRUBS

PROPOSED
DUMPSTER
LOCATION

SCREENING
SHRUBS

ACCENT
TREES

SCREENING
SHRUBS

ACCENT
TREES

PROPOSED
BIKE RACK

REMOVE EX TREE

CANOPY
TREE

REMOVE EX TREE

REMOVE EX TREE

REMOVE
HOSE BIB

REMOVE EX TREE

REMOVE EX TREE

REMOVE EX TREE

REMOVE EX TREE

REMOVE EX TREE

REMOVE EX TREE

REMOVE EX TREE

REMOVE EX TREE

REMOVE EX TREE

LOT 1
BLOCK A
0.43 ACRES
18,603 S.F.

202 INTERURBAN STREET, 0.344 AC.
2-STORY OFFICE 4720 SF
KNOWN AS WEST 1/2 OF BLOCK A
ORIGINAL TOWN OF ROCKWALL
VOL. F, PAGE 510
D.R.R.C.T.

E. INTERURBAN STREET
40' R.O.W. PER PLAT

SAWCUT &
CONNECT TO
EXISTING DRIVE

SAWCUT

PROPOSED
TREE WELL
(TYP)

REMOVE EX TREE

REMOVE EX TREE

REMOVE EX TREE

REMOVE EX TREE

102.56'

10.00'

18.00'

22.59'

22.59'

22.59'

22.59'

22.59'

22.59'

22.59'

22.59'

22.59'

22.59'

22.59'

22.59'

22.59'

22.59'

22.59'

22.59'

22.59'

22.59'

22.59'

22.59'

7.5' DRAINAGE ESMT DOC#20110455817

7.5' DRAINAGE ESMT DOC#20110455817

9' FIRELANE & ACCESS ESMT 6204/324

10' ACCESS ESMT
VOL. 5624, PG. 206

CROSS ACCESS AGREEMENT IN PLACE

REPLAT OF ROCKWALL
CAB. H, SLIDE 179

LOT 8
BLOCK A

OWNER / DEVELOPER
DAVENPORT RENTAL PROPERTIES, LLC
407 CASTLE PINES DRIVE
HEATH, TX 75032

LAND SURVEYOR
H.D. FETTY LAND SURVEYOR, LLC
6770 FM 1565 ROYSE CITY, TX 75189
PHONE - 972-835-2255
TRACY@HDFETTY.COM
FIRM NO. 10150900

ACTUAL PLAN

1 LANDSCAPE PLAN
SCALE: 3/32" = 1'-0"

SITE DATA TABLE

SITE AREA	0.344 ACRES (14,933 S.F.)
ZONING	DT: DOWNTOWN DISTRICT
PROPOSED USE	OFFICE
BUILDING AREA	4,720 S.F.
LOT COVERAGE (GROSS AREA)	32%
FLOOR TO AREA RATIO	0.32: 1
BUILDING HEIGHT MAX.	30'-0"
PARKING (1:300)	
STANDARD	15 SPACES
HANDICAP	1 SPACE
TOTAL PROVIDED	16 SPACES

LANDSCAPE TABULATION

NET AREA	0.344 ACRES (14,933 S.F.)
REQUIRED LANDSCAPE AREA-- 20% OF 14,933 S.F.	2,986 S.F.
PROVIDED LANDSCAPE AREA-- 33% OF 14,933 S.F.	4,892 S.F.
IMPERVIOUS COVERAGE-- 67% OF 14,933 S.F.	10,041 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.

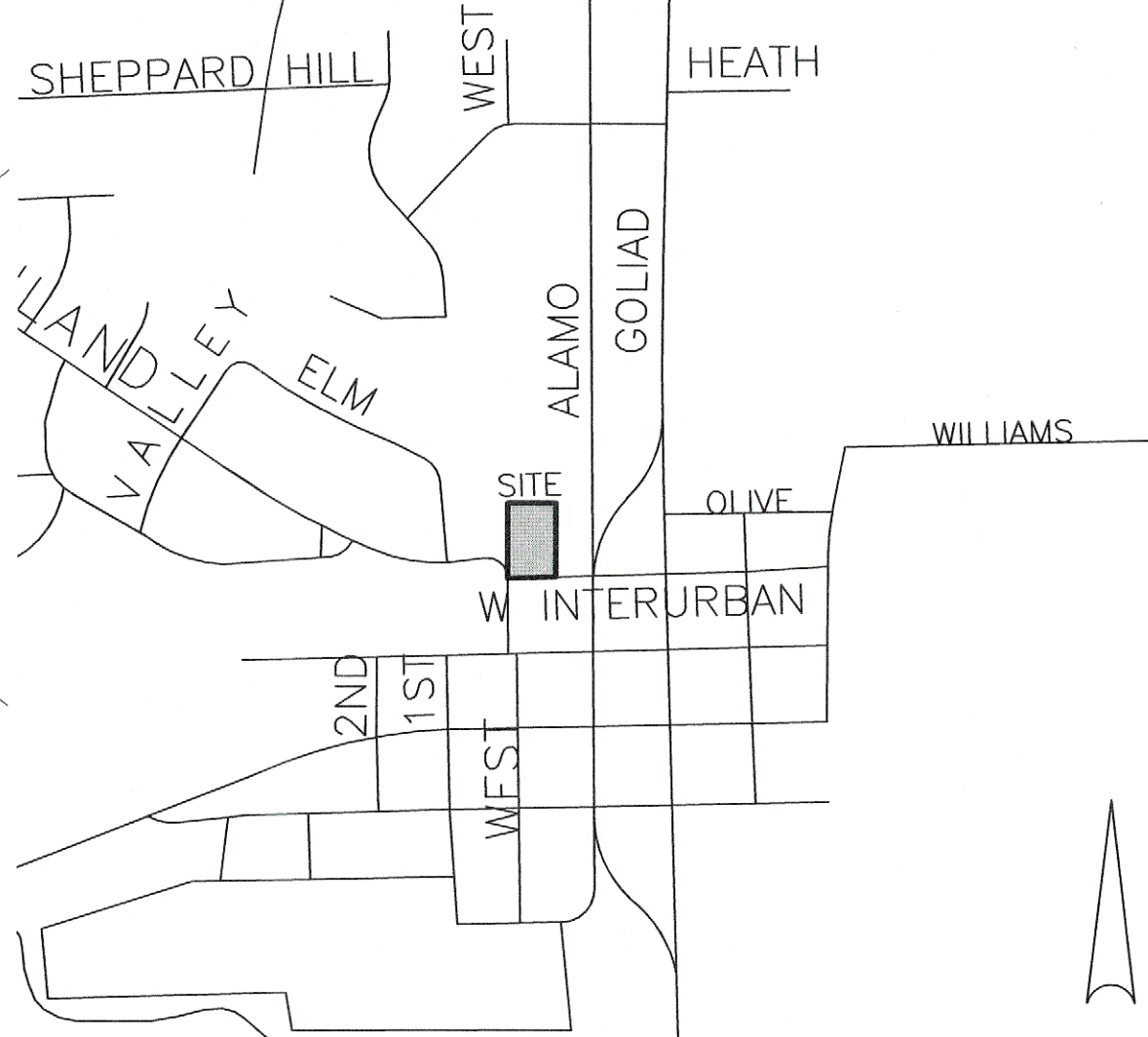
TREE/SHRUB LEGEND

TREES, INSTALLED W/ MINIMUM 4" CALIPER	
	LACE BARK ELM CANOPY TREE
	DESERT WILLOW 4" CALIPER ACCENT TREE
	ROSE CREEK ABELIA 5 GALLON INSTALLATION SHRUBS

NOTE: THE IRRIGATION WILL MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (UDC), (Subsection 05.04, of Article 08)

GENERAL NOTES:

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

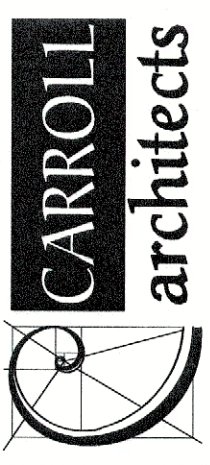


ISSUE: 10-7-2025
OWNER REVIEW:

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202 INTERURBAN STREET
202 W INTERURBAN ST,
ROCKWALL, TX 75087

LANDSCAPE



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

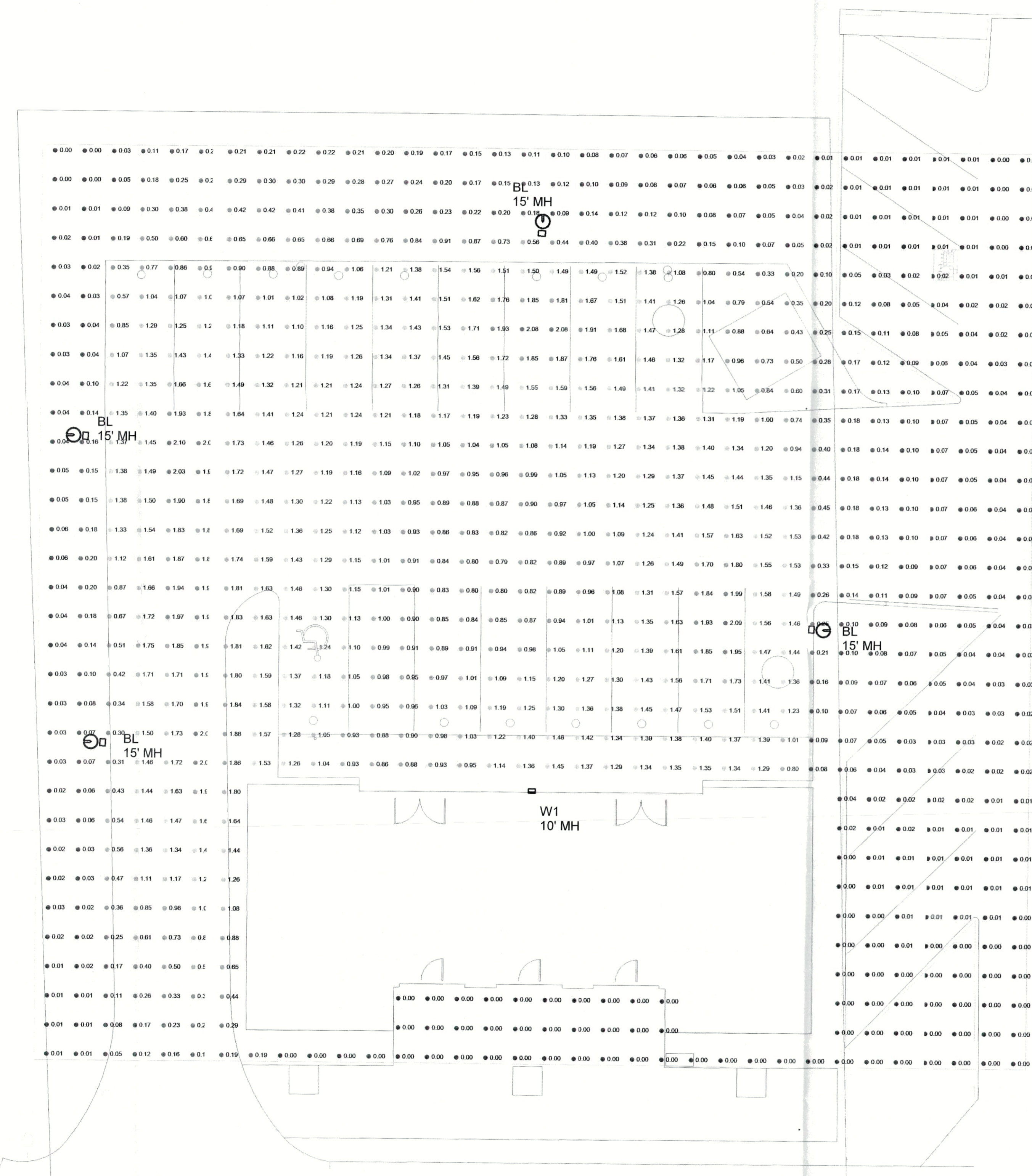
LANDSCAPE PLAN

DATE: OCT 2025 SHEET NO:
PROJECT NO: 2025062
DRAWN BY: SV
CHECKED BY: LP-1

VICINITY MAP

E - LIGHTING FIXTURE SCHEDULE

TAG	MOU NTIN G	VOLTAGE	LOAD	MAKE	DESCRIPTION	MODEL
BL	POLE	120 or 277	34 VA	Lithonia	D-series Size 0 LED Area Luminaire. Fixture to have 20 LEDs 1 engine, 4000K color temperature, BLC4 distribution, and multi-voltage compatible driver.	DSX0 LED P1 40K 70 CRI BLC4 EGSR - - DM19AS 15' POLE
W1	WALL	120 or 277	7 VA	Lithonia	Lithonia WDGE2 Wall Pack. Fixture to have 650 nominal lumens, 3500K color temperature, full cutoff.	WDGE2 P0 35K 80CRI TFTM MVOLT SRM - DDBXD



1 Photometric Plan - Site
1" = 10'-0"

RES
Root Engineering Services
Mechanical, Electrical & Plumbing Systems Consultant
4.5 FM 3356 VAN ALSTYNE, TX 75495
PHONE 903-477-8903 FAX 903-477-1503
TEXAS PROFESSIONAL ENGINEERING DESIGN FIRM #12016



CLIENT
CLIFF LEWIS BUILDERS

972-948-9396

PROJECT
202 INTERURBAN

202 INTERURBAN STREET
ROCKWALL, TX 75087

NO.	DESCRIPTION	DATE
-	FOR REVIEW	11/7/2025

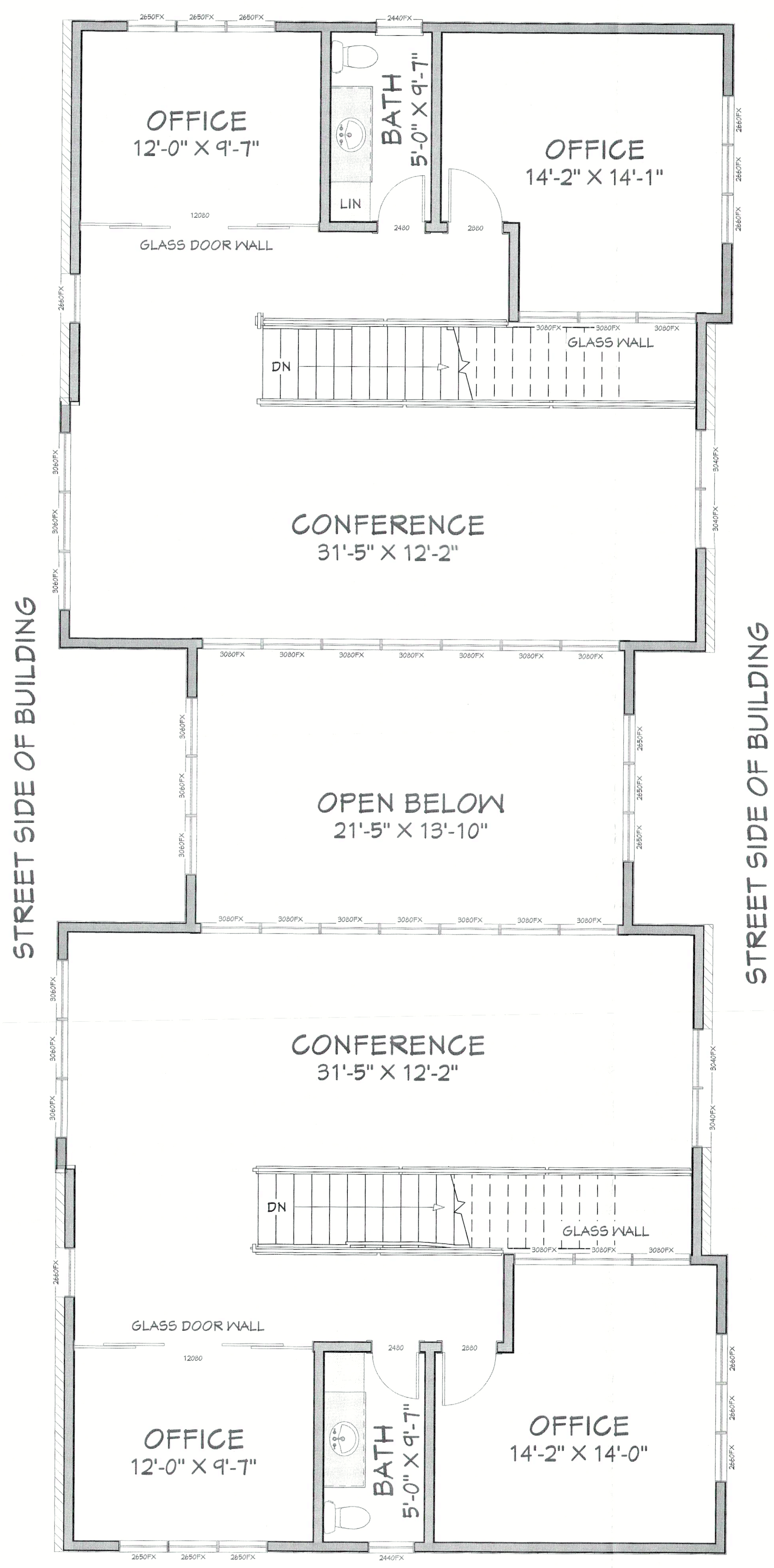
The professional seal affixed to this sheet indicates that the named professional has prepared or directed the preparation of the material shown only on this sheet. Other drawings and documents not exhibiting this seal shall not be considered prepared by or the responsibility of the undersigned.

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Drawing Title

Photometric Plan - Site
Drawing No.

PM100	
Scale	1" = 10'-0"
Drawn By	Check By
Issue Date	Job No.

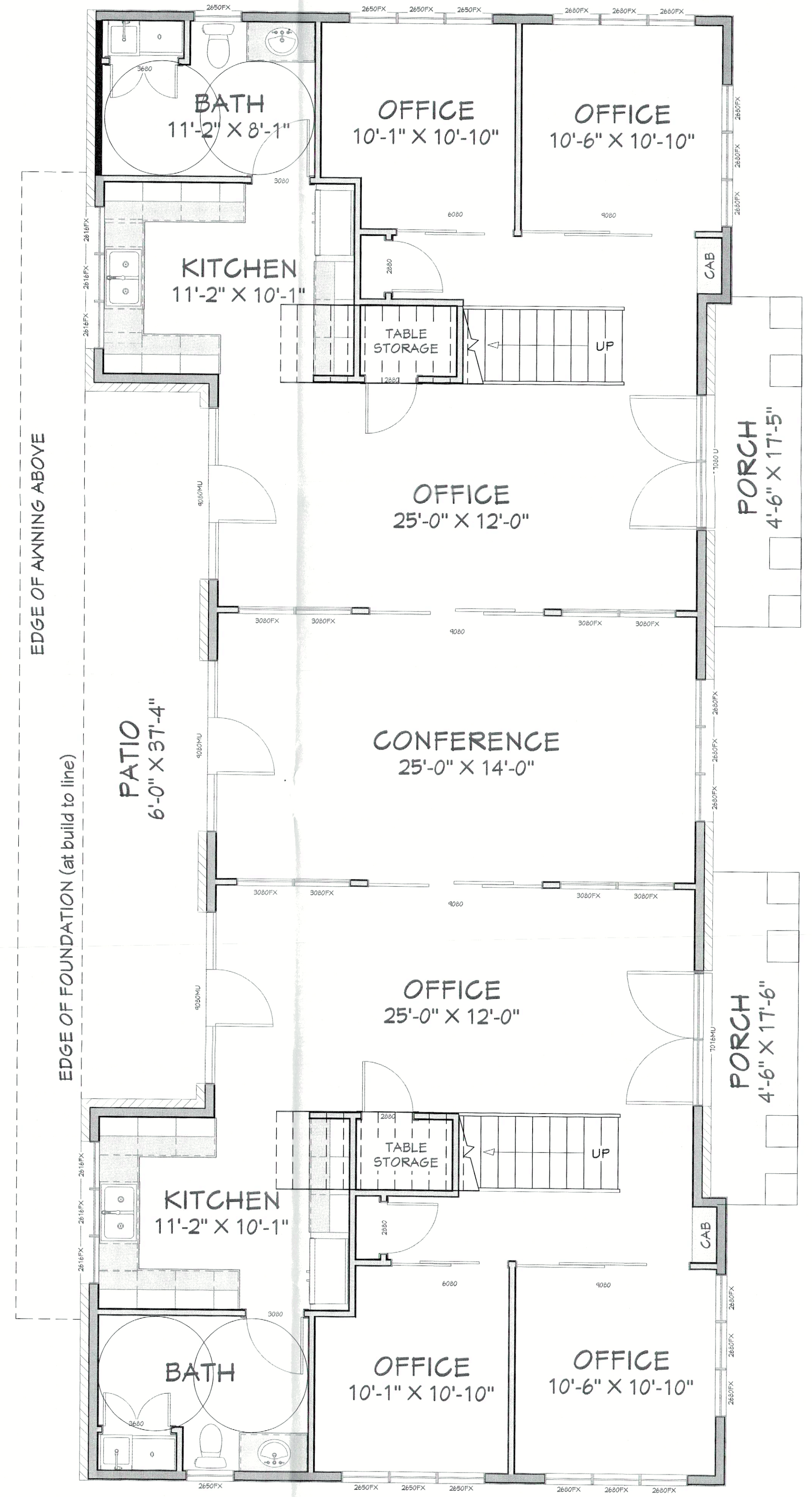
11/11/2025 10:21:16 AM



SECOND FLOOR

STREET SIDE OF BUILDING

STREET SIDE OF BUILDING



FIRST FLOOR

STREET SIDE OF BUILDING

PARKING LOT SIDE OF BUILDING

FOOTAGES

OFFICE ONE

first floor	990
1/2 confer	195
second floor	980
a/c footage	2165

porch	85
1/2 patio	110
total footage	2360

OFFICE TWO

first floor	990
1/2 confer	195
second floor	980
a/c footage	2165

porch	85
1/2 patio	110
total footage	2360

building footage	4720
slab	2740

there is an additional 320 square feet available if conference room is not 2 stories tall. Could be added to either suite.



LAURA LOWE DESIGN
 custom home design
 since 1981
 972-462-9300

BYOND BLUEPRINTS
 by
CLIFF LEWIS

DAVENPORT
RENTAL PROPERTIES, LLC
 202 INTERURBAN STREET.
 VERSION 5

DATE:
8-31-24

SCALE:
1/4"=1'0"

SHEET:



DATE: February 18, 2026

TO: Cliff Lewis
Cliff Lewis Builders
4232 Ridge Road, Suite 105
Houston, TX 77057

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

SUBJECT: SP2025-045; *Site Plan for 202 Interurban Street*

Cliff Lewis:

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 denied by the Planning and Zoning Department on February 18, 2026.

According to Subsection 01.04(B), *Denial of an Application*, of Article 11, *Development Applications and Review Process*, of the Unified Development Code (UDC) "...should an applicant fail to address staff's comments before the resubmittal deadline prior to the Planning and Zoning Commission meeting, the application shall be considered to be administratively denied. If an application is denied in this manner it shall be considered to be denied without prejudice, and there shall be no restrictions on when a new application can be resubmitted; however, new applications will be required to be submitted in accordance with the City's procedures for submitting development applications." In this case, given that staff did not receive revised plans, staff is administratively denying the submitted site plan request -- *Case No. SP2025-045* -- in accordance with the Subsection above. As stated above, this denial is without prejudice and does not preclude you from making a subsequent application, and you may submit at the next available submittal date. Should you have any questions or concerns regarding the denial of your site plan or the site planning process, please feel free to contact me a (972) 772-6434.

Sincerely,

A handwritten signature in black ink, appearing to read "Henry Lee", is written over a faint, larger version of the same signature.

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