



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 1209 N. Goliad St.

SUBDIVISION JHB JOMES SURVEY ABT NO 124 & MCMURRY SURVEY ABST 146 LOT NA BLOCK NA

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING RO CURRENT USE OFFICE

PROPOSED ZONING RO PROPOSED USE OFFICE

ACREAGE .88 LOTS [CURRENT] LOTS [PROPOSED]

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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 YACHE OURFALIAN

APPLICANT JCK COMMERCIAL, INC

CONTACT PERSON

CONTACT PERSON PATRICK ESPINOZA

ADDRESS

ADDRESS

CITY, STATE & ZIP ROCKWALL, TX 75087

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED YACHE OURFALIAN [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 \$ 270.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF

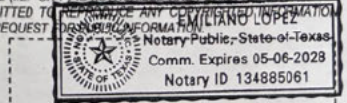
February 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, 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 18 DAY OF February, 2026.

OWNER'S SIGNATURE

Yache Ourfalian

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

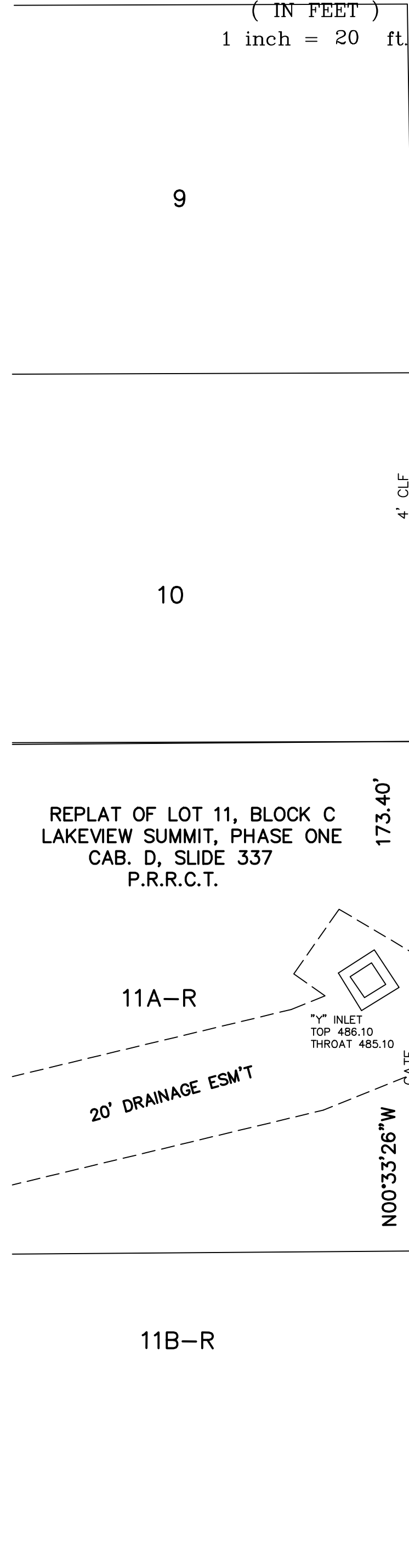


MY COMMISSION EXPIRES 03/04/2028

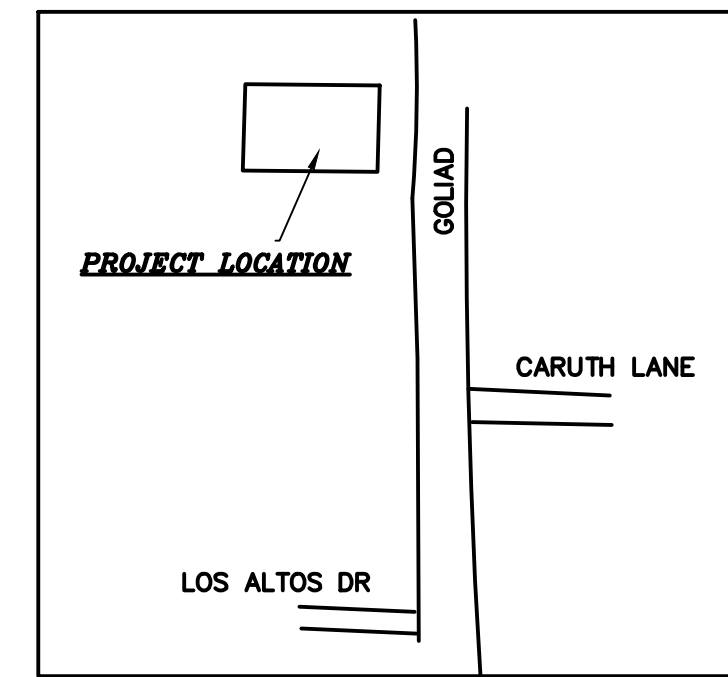
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



1209 N. GOLIAD
BEING PART OF THE J.H.B. JONES SURVEY, ABST. No. 124
AND TEH S.S. McCURRY SURVEY, ABSTRACT No. 146
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



ELEVATIONS ARE BASED ON THE
CITY OF ROCKWALL
GEODETIC CONTROL MONUMENT
COR-14
BRASS DISK IN CURB OF ISLAND NOSE
ELEVATION = 481.54
N 7,032,297.15
E 2,594,169.27

LOT 5
DEBRA L. KERN
VOL. 1529, PG. 221
D.R.R.C.T.

NOTE:
DIMENSIONS ARE TO FACE
OF CURB OR EDGE OF PAVEMENT

STORMWATER DETENTION TO BE CONTAINED
WITHIN PROPOSED PARKING IN REAR
OF LOT 1209 N. GOLIAD

REPLAT OF LOT 11, BLOCK C
LAKEVIEW SUMMIT, PHASE ONE
CAB. D, SLIDE 337
P.R.R.C.T.

11A-R

20' DRAINAGE ESM'T

11B-R

1209 N. GOLIAD
VACHE OUFALIAN
INST. No. 20210000024072
O.P.R.R.C.T.

SHED
FF 489.60
TO BE REMOVED

TALL GARAGE
FIN. FLOOR 491.20
TO BE REMOVED

EVELYN WAY SMITH, TRUSTEE OF
EVELYN WAY SMITH IRREVOCABLE TRUST

ONE STORY BRICK HOUSE
1209 N. GOLIAD
FINISH FLOOR 487.25

ADA SIDEWALK & RAMP

COVERED PATIO

GARAGE
FIN. FLOOR 487.00

PORTION OF GARAGE STRUCTURE TO BE REMOVED
PROP 20' FIRE LANE AND ACCESS EASEMENT
EX ASPHALT DRIVE TO BE REMOVED

EX 19' PEAR TREE
EX 15' LIVE OAK
EX 12' LIVE OAK
EX 18' S.S.
EX 24' S.S.

LOT 3
GREEN VALLEY SUBDIVISION
CAB. A, SLIDE 78
P.R.R.C.T.

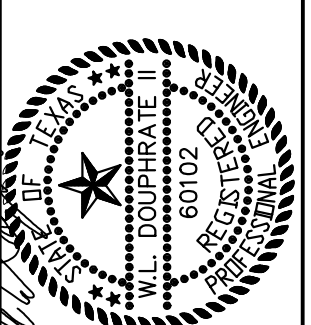
- NOTES:
1. PARKING SPACES ARE 9'X20'
 2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH 3-5 GAL TEXAS SAGE BUSHES
 3. SCREEN PARKING FRONTAGE WITH A MIXTURE OF 3-7 GAL TEXAS SAGE DESPARADO & 3-5 GAL WAX LEAF LIGUSTRUM BUSHES, 2 PER SPACE
 4. LANDSCAPE EACH BLDG FRONTAGE & SIDES WITH 16-5 GAL TEXAS RED YUCCA PLANTS
 5. ALL MUTUAL ACCESS EASEMENTS TO BE PAVED PER CITY OF ROCKWALL STANDARDS OF DESIGN
 6. ALL SHRUBS SHALL BE A 5 GAL MINIMUM IN SIZE.
 7. 4 ACCENT TREES TO BE PLANTED WITHIN THE 20' LANDSCAPE BUFFER. A TOTAL OF 2-SHAUNTING MAPLE, 2- YAUPON HOLLY
 8. A TOTAL OF 7-4" CANOPY TREES TO BE PLANTED ON 20' CENTERS ALONG BACK WESTERN PROPERTY LINE. THE 7-4" CANOPY TREES SHALL BE A MIXTURE OF TEXAS RED BUD, LIVE OAK, AUTUMN BLAZE RED MAPLE
 9. ALL EXISTING TREES TO REMAIN IN PLACE
 10. REQUIRED 4 ACCENT TREES, PROPOSED 4 ACCENT TREES TO BE PLANTED IN LANDSCAPE BUFFER
 11. REQUIRED 7 CANOPY TREES, PROPOSED 7-CANOPY TREES TO BE PLANTED ALONG 20' CENTERS ALONG BACK WESTERN PROPERTY LINE.

- | | |
|-----------------------------------|---------------------------------------------------------------|
| SHRUBS | TREES |
| WAX LEAF PRIVET
LIGUSTRUM (PL) | CANOPY: 4" LIVE OAK, TEXAS RED BUD, OR AUTUMN BLAZE RED MAPLE |
| TEXAS SAGE DESPARADO (SD) | ACCENT: SHAUNTING MAPLE, OR YAUPON HOLLY |
| TEXAS RED YUCCA (YU) | |

SITE DATA SUMMARY:
NAME OF FINAL PLAT: GREEN VALLEY SUBD LOT 4
ZONING: RO (RESIDENTIAL OFFICE DISTRICT)
PROPOSED USE: BUSINESS OFFICE
EXIST BUILDING SQUARE FOOTAGE: 1209 GOLIAD-2324 SF
PROPOSED BUILDING EXPANSION SQUARE FOOTAGE NONE
TOTAL LOT AREA : 1209 N GOLIAD 21,780 SF = 0.88 ACRES
BUILDING HEIGHT: 28 FT
LOT BLDG COVERAGE: 1209 GOLIAD 10.7%
PARKING SPACES REQUIRED 1209: 1 SPACE/300 SF = 8 SPACES
HANDICAP PARKING REQUIRED: 1 EA
TOTAL PARKING SPACES PROVIDED: 1209 GOLIAD 10 SPACES
HANDICAP PARKING PROVIDED: 1EA
INTERIOR LANDSCAPING REQUIRED: 20%
INTERIOR LANDSCAPING PROVIDED: 20% 7,000 SF
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE (BLDGS + PARKING/FIRE LANE) =10,769 SF

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 ____ DAY OF ____ WITNESS OUR HANDS, THIS ____ DAY OF ____
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

OWNER
ALKAIOS TRANSPORTATION
1209 N. GOLIAD ST.
ROCKWALL, TX 75087
469-424-3234



THE SEAL APPEARING ON THIS PLAN IS VALID FOR THE STATE OF TEXAS P.L. NO. 60102, F-886, ON DATE: MARCH 23, 2023

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

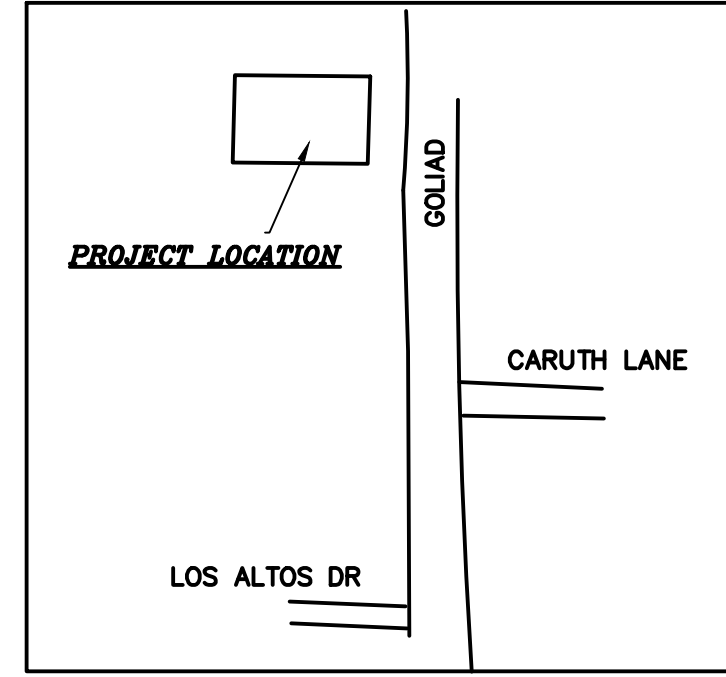
SITE & LANDSCAPING PLAN
ALKAIOS TRANSPORTATION
1209 N. GOLIAD STREET ROCKWALL TEXAS 75087
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	WLD.
CHECKED	WLD.
DRAWN	
SCALE	1"=20' H 1"=20' V
DATE	MAR 23, 2023
PROJECT	23012 SITE PL
	20

GRAPHIC SCALE



PAVING LEGEND:
 TP = TOP PAVEMENT ELEV
 TC = TOP OF CURB ELEV
 EX = EXISTING GROUND ELEV
 EXISTING CONTOUR - - - - -
 PROPOSED CONTOUR - - - - -



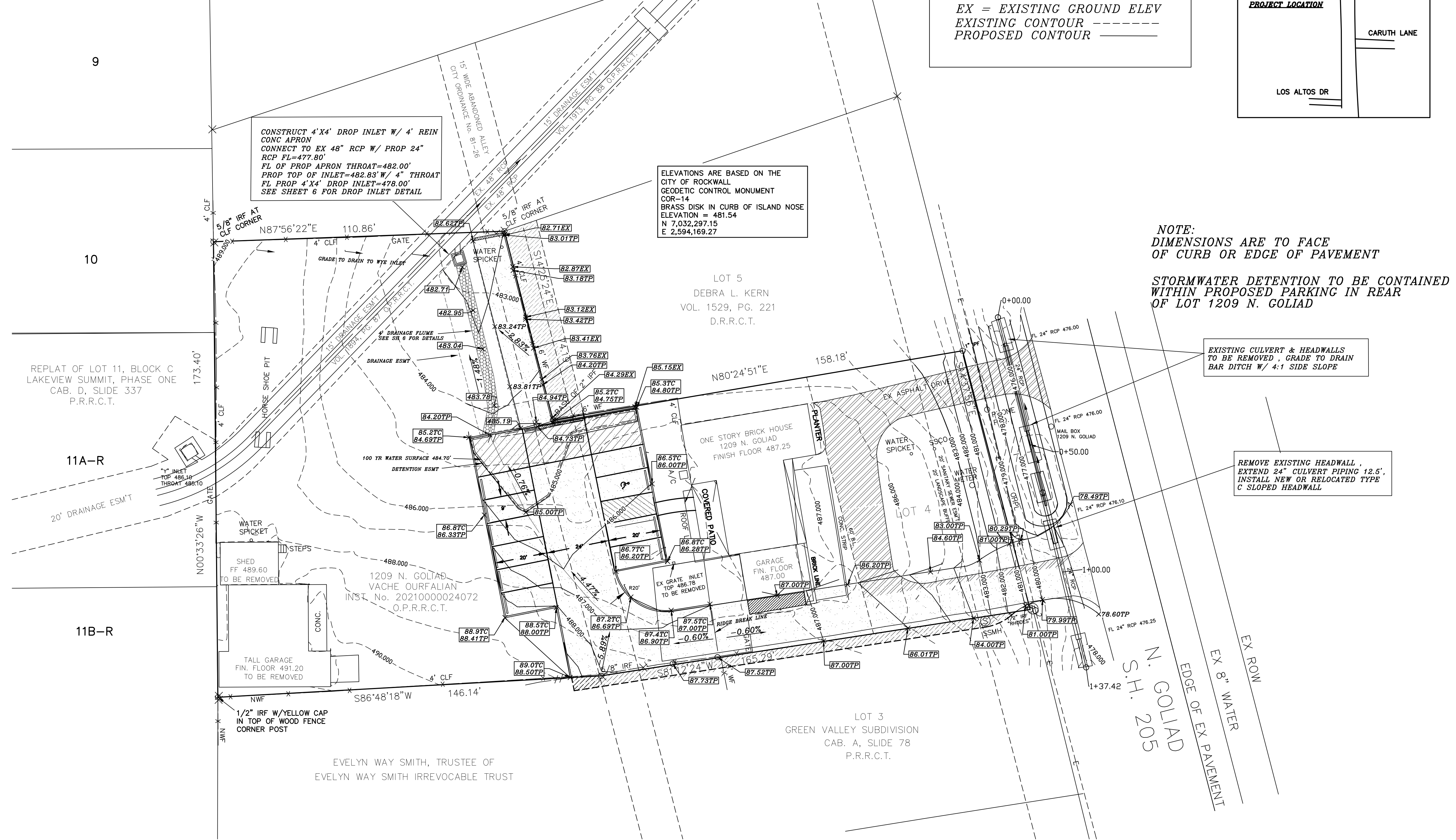
THE SEAL APPEARING ON THIS PLAN IS VALID FOR THE STATE OF TEXAS ONLY. IT IS NOT VALID FOR ANY OTHER STATE OR COUNTRY. THE SEAL IS THE PROPERTY OF THE ENGINEER AND SHALL BE RETURNED TO HIM UPON THE COMPLETION OF THE PROJECT. DATE: JULY 5, 2025

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

GRADING PLAN
 ALKAIOS TRANSPORTATION
 1209 N. GOLIAD STREET ROCKWALL TEXAS 75087
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	W.L.D.
DRAWN	
SCALE	1" = 20' H 1" = 1' V
DATE	MAR 23, 2023
PROJECT	23012 GRADE PL
	70

(IN FEET)
 1 inch = 20 ft.



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 BRASS DISK IN CURB OF ISLAND NOSE
 ELEVATION = 481.54
 N 7,032,297.15
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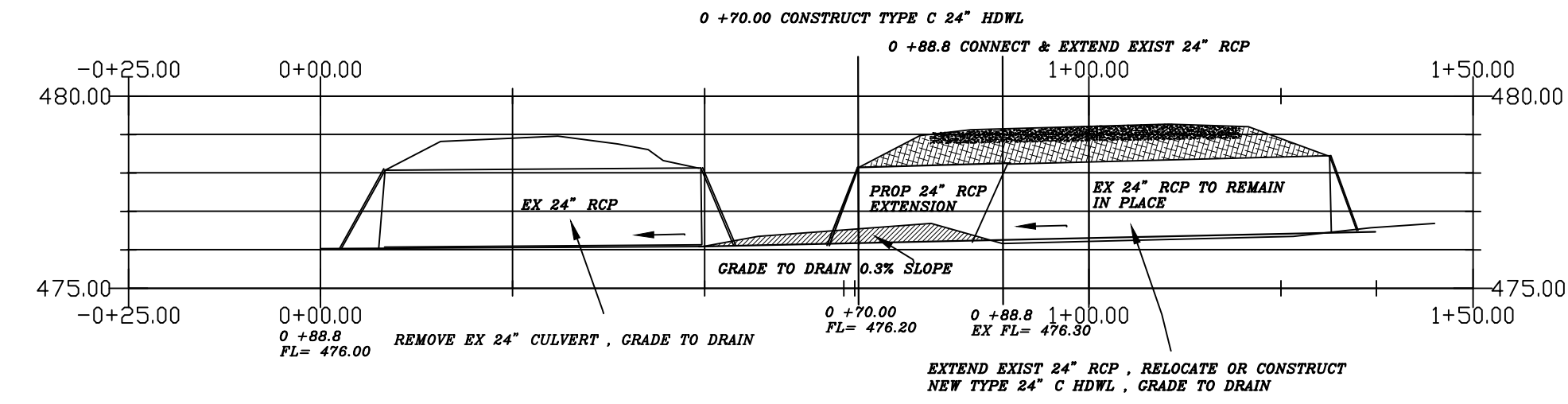
NOTE:
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 OF CURB OR EDGE OF PAVEMENT

STORMWATER DETENTION TO BE CONTAINED WITHIN PROPOSED PARKING IN REAR OF LOT 1209 N. GOLIAD

EXISTING CULVERT & HEADWALLS TO BE REMOVED, GRADE TO DRAIN BAR DITCH W/ 4:1 SIDE SLOPE

REMOVE EXISTING HEADWALL. EXTEND 24" CULVERT PIPING 12.5'. INSTALL NEW OR RELOCATED TYPE C SLOPED HEADWALL

SH 205 24" CULVERT EXTENSION PROFILE / GRADE TO DRAIN



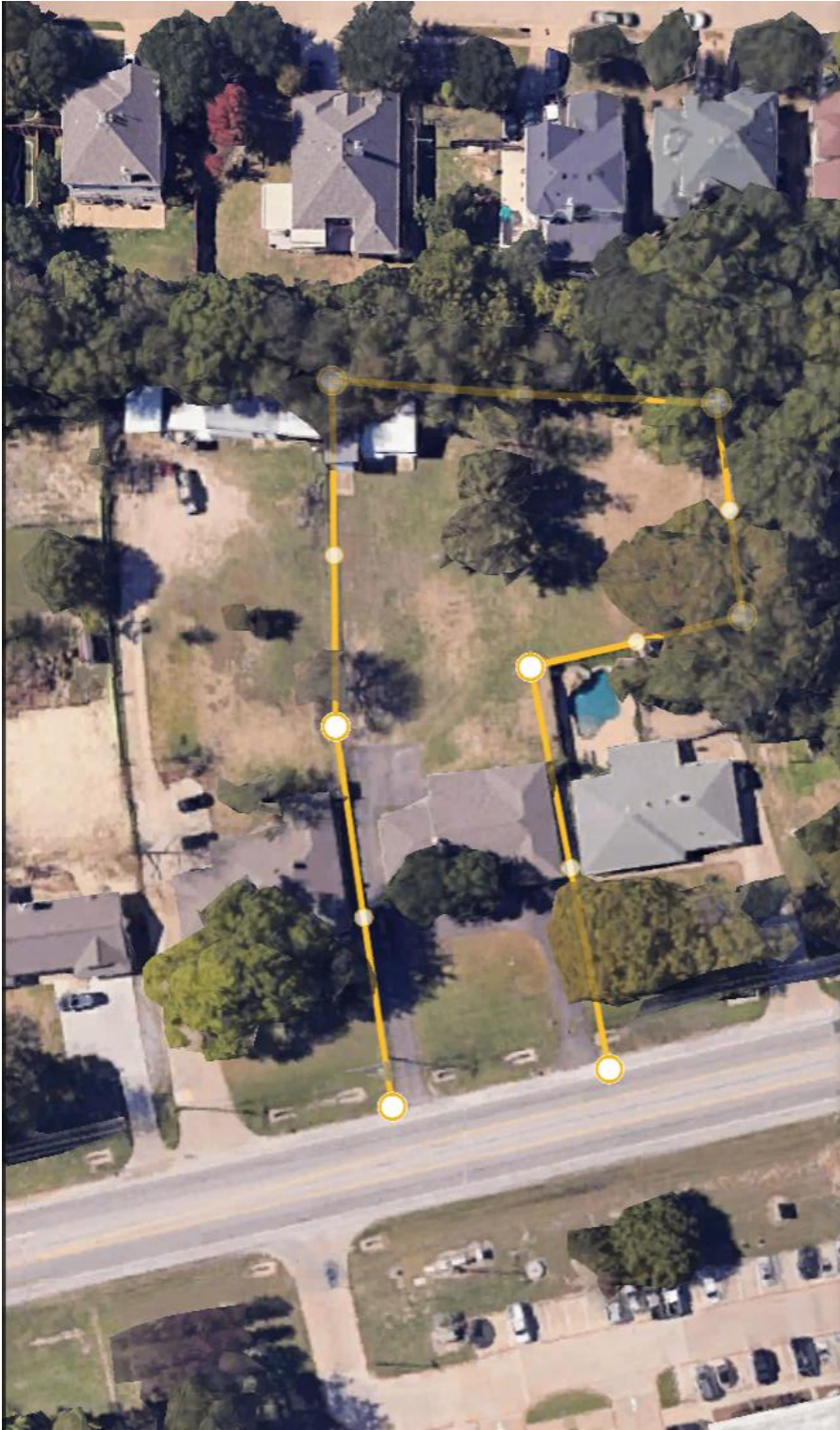
1" = 5' VERTICAL











1209 N Goilad Street, Rockwall



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
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- REPLAT (\$300.00 + \$20.00 ACRE) ¹
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- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
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ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
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OTHER APPLICATION FEES:

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

NOTES:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1209 N. Goliad St.

SUBDIVISION JHB JOMES SURVEY ABT NO 124 & MCMURRY SURVEY ABST 146 LOT NA BLOCK NA

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING RO CURRENT USE OFFICE

PROPOSED ZONING RO PROPOSED USE OFFICE

ACREAGE .88 LOTS [CURRENT] LOTS [PROPOSED]

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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 VACHE OURFALIAN

APPLICANT JCK COMMERCIAL, INC

CONTACT PERSON

CONTACT PERSON PATRICK ESPINOZA

ADDRESS

ADDRESS

CITY, STATE & ZIP ROCKWALL, TX 75087

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

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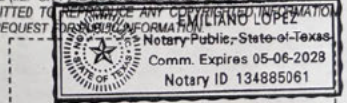
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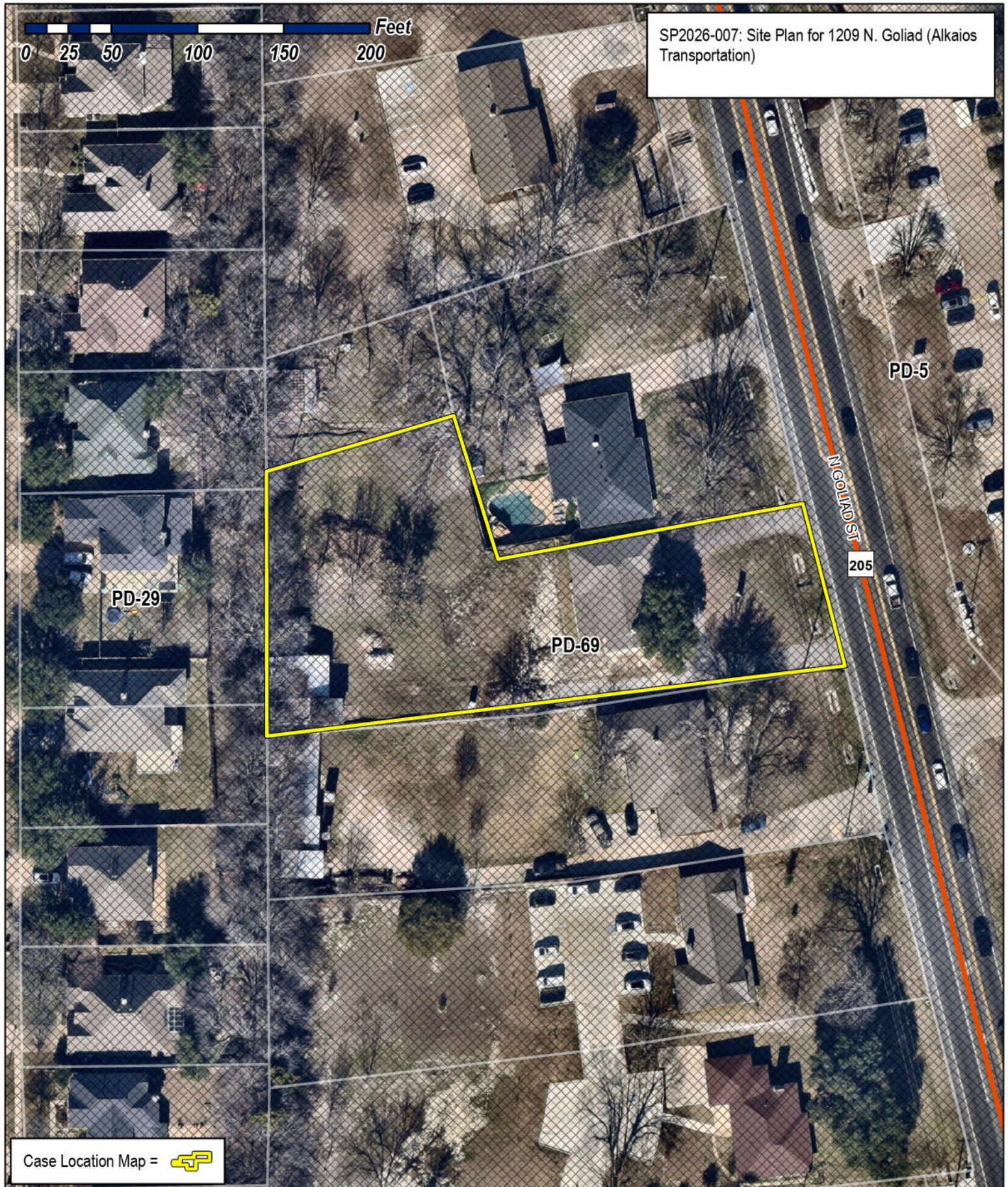
OWNER'S SIGNATURE

Vache Ourfalian

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 03/04/2028



SP2026-007: Site Plan for 1209 N. Goliad (Alkaios Transportation)

0 25 50 100 150 200 Feet

PD-29

PD-69

PD-5

N GOLIAD ST
205

Case Location Map = 



City of Rockwall

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

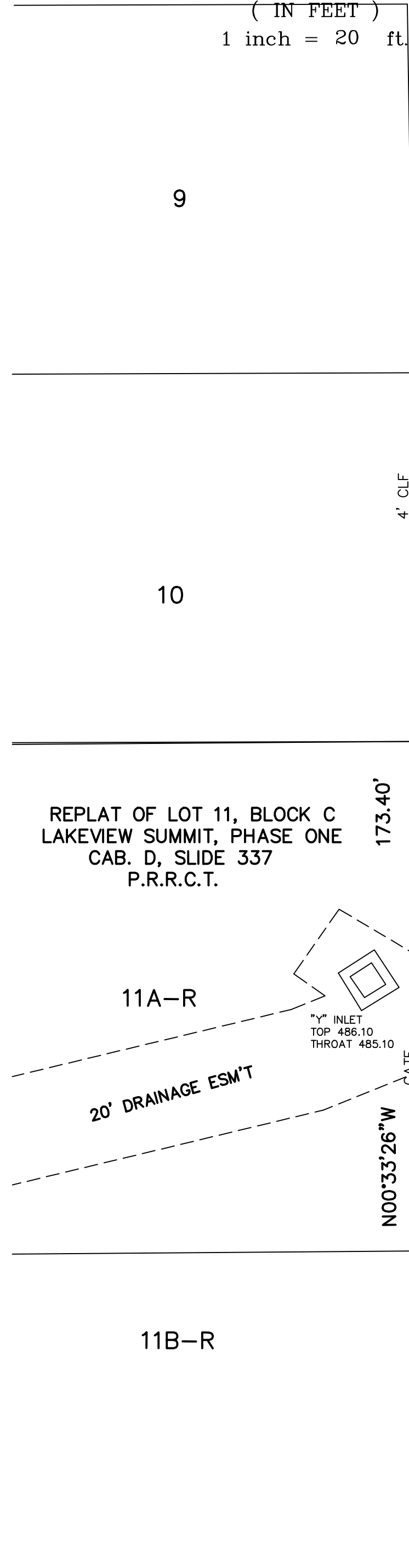
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



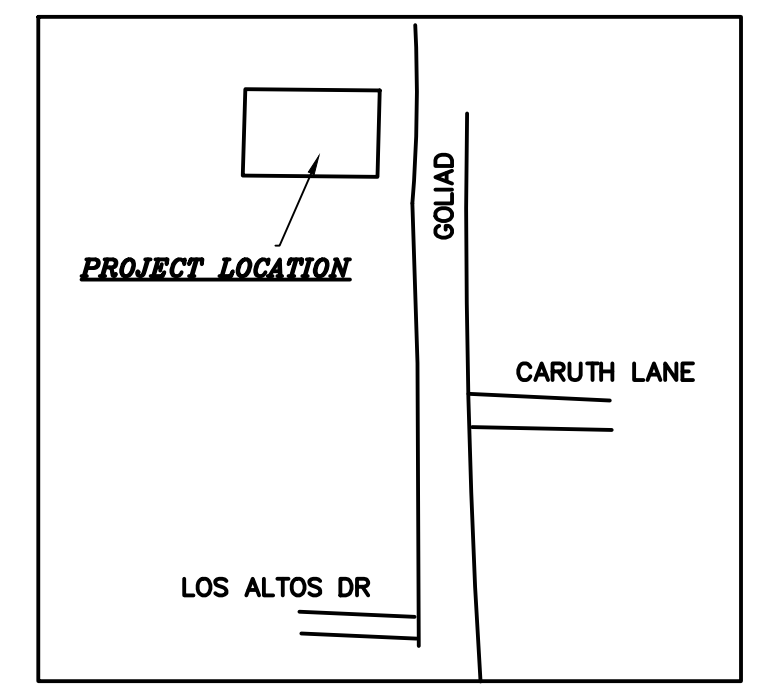
GRAPHIC SCALE



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1209 N. GOLIAD
BEING PART OF THE J.H.B. JONES SURVEY, ABST. No. 124
AND TEH S.S. McCURRY SURVEY, ABSTRACT No. 146
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



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CITY OF ROCKWALL
GEODETIC CONTROL MONUMENT
COR-14
BRASS DISK IN CURB OF ISLAND NOSE
ELEVATION = 481.54
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OF LOT 1209 N. GOLIAD

LOT 5
DEBRA L. KERN
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D.R.R.C.T.

1209 N. GOLIAD
VACHE OUFALIAN
INST. No. 20210000024072
O.P.R.R.C.T.

LOT 3
GREEN VALLEY SUBDIVISION
CAB. A, SLIDE 78
P.R.R.C.T.

EVELYN WAY SMITH, TRUSTEE OF
EVELYN WAY SMITH IRREVOCABLE TRUST

- NOTES:
1. PARKING SPACES ARE 9'X20'
 2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH 3-5 GAL TEXAS SAGE BUSHES
 3. SCREEN PARKING FRONTAGE WITH A MIXTURE OF 3-7 GAL TEXAS SAGE DESPARADO & 3-5 GAL WAX LEAF LIGUSTRUM BUSHES, 2 PER SPACE
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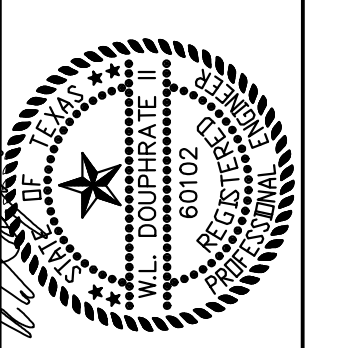
- | | |
|-----------------------------------|---------------------------------------------------------------|
| SHRUBS | TREES |
| WAX LEAF PRIVET
LIGUSTRUM (PL) | CANOPY: 4" LIVE OAK, TEXAS RED BUD, OR AUTUMN BLAZE RED MAPLE |
| TEXAS SAGE DESPARADO (SD) | ACCENT: SHAUNTING MAPLE, OR YAUPON HOLLY |
| TEXAS RED YUCCA (YU) | |

SITE DATA SUMMARY:
NAME OF FINAL PLAT: GREEN VALLEY SUBD LOT 4
ZONING: RO (RESIDENTIAL OFFICE DISTRICT)
PROPOSED USE: BUSINESS OFFICE
EXIST BUILDING SQUARE FOOTAGE: 1209 GOLIAD-2324 SF
PROPOSED BUILDING EXPANSION SQUARE FOOTAGE NONE
TOTAL LOT AREA : 1209 N GOLIAD 21,780 SF = 0.88 ACRES
BUILDING HEIGHT: 28 FT
LOT BLDG COVERAGE: 1209 GOLIAD 10.7%
PARKING SPACES REQUIRED 1209: 1 SPACE/300 SF = 8 SPACES
HANDICAP PARKING REQUIRED: 1 EA
TOTAL PARKING SPACES PROVIDED: 1209 GOLIAD 10 SPACES
HANDICAP PARKING PROVIDED: 1EA
INTERIOR LANDSCAPING REQUIRED: 20%
INTERIOR LANDSCAPING PROVIDED: 20% 7,000 SF
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE (BLDGS + PARKING/FIRE LANE) =10,769 SF

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 ____ DAY OF ____
WITNESS OUR HANDS, THIS ____ DAY OF ____
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

OWNER
ALKAIOS TRANSPORTATION
1209 N. GOLIAD ST.
ROCKWALL, TX 75087
469-424-3234

CASE NO. SP2023-XXX



THE SEAL APPEARING ON THIS
PLAN IS VALID IN THE STATE OF
TEXAS P.L.
NO. 60102, F-886, ON
DATE: MARCH 23, 2023

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

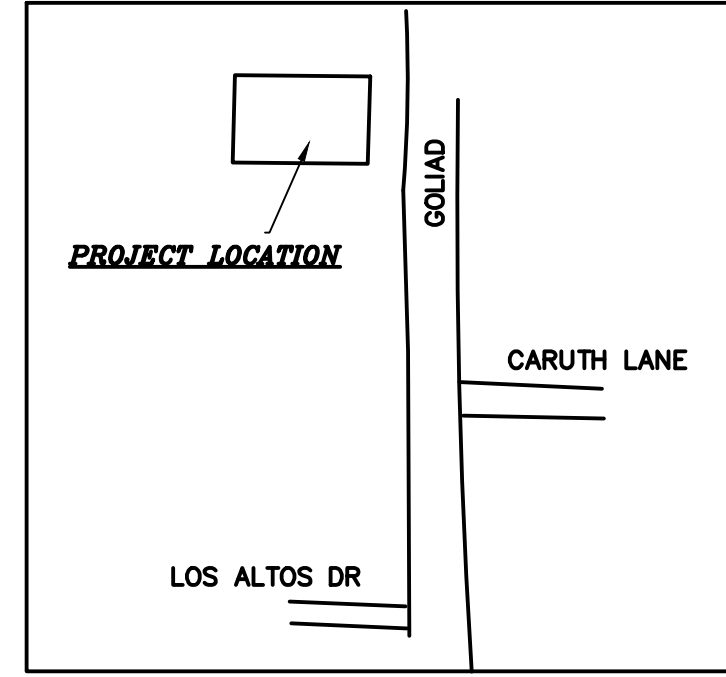
SITE & LANDSCAPING PLAN
ALKAIOS TRANSPORTATION
1209 N. GOLIAD STREET ROCKWALL TEXAS 75087
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	WLD.
CHECKED	WLD.
DRAWN	
SCALE	1"=20' H 1"=20' V
DATE	MAR 23, 2023
PROJECT	23012 SITE PL
	20

GRAPHIC SCALE



PAVING LEGEND:
 TP = TOP PAVEMENT ELEV
 TC = TOP OF CURB ELEV
 EX = EXISTING GROUND ELEV
 EXISTING CONTOUR - - - - -
 PROPOSED CONTOUR - - - - -



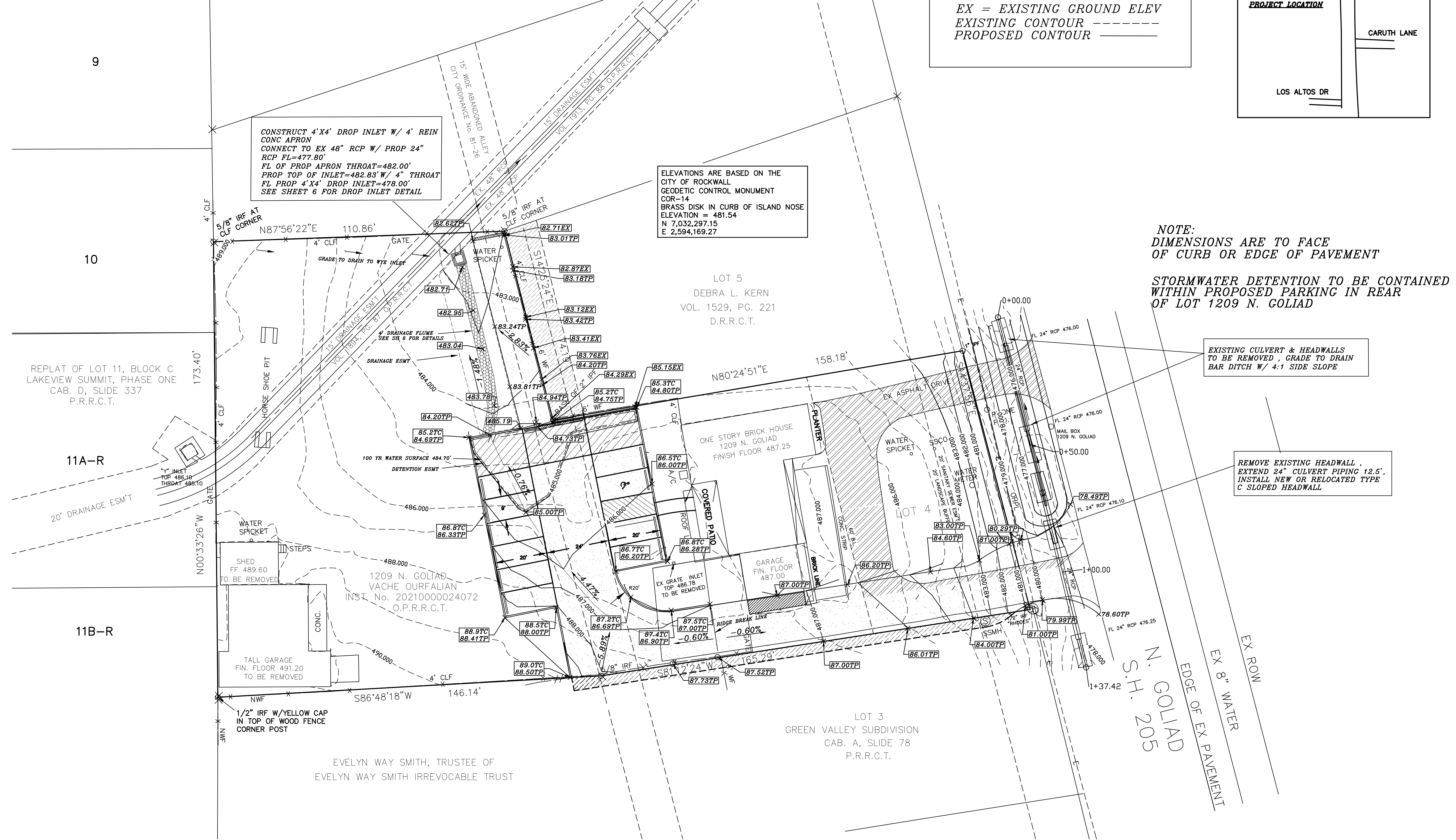
THE SEAL APPEARING ON THIS PLAN IS VALID FOR THE STATE OF TEXAS ONLY. IT IS NOT VALID FOR ANY OTHER STATE OR COUNTRY. THE SEAL IS THE PROPERTY OF THE ENGINEER AND SHALL BE RETURNED TO HIM OR HER UPON THE COMPLETION OF THE PROJECT. DATE: JULY 5, 2025

DOUPHRADE & ASSOCIATES, INC.
 ENGINEERING PROJECT MANAGEMENT SURVEYING
 22235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
 PHONE: (972)771-9004 FAX: (972)771-9005

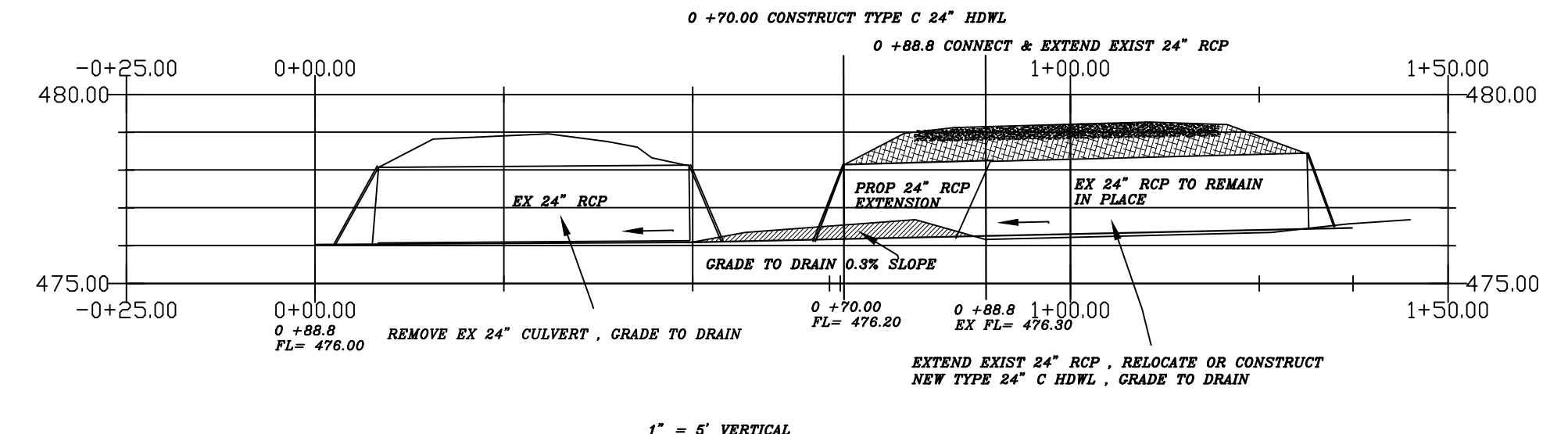
GRADING PLAN
 ALKAIOS TRANSPORTATION
 1209 N. GOLIAD STREET ROCKWALL TEXAS 75087
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	W.L.D.
DRAWN	
SCALE	1" = 20' H 1" = 1' V
DATE	MAR 23, 2023
PROJECT	23012 GRADE PL
	70

(IN FEET)
 1 inch = 20 ft.



SH 205 24" CULVERT EXTENSION PROFILE / GRADE TO DRAIN



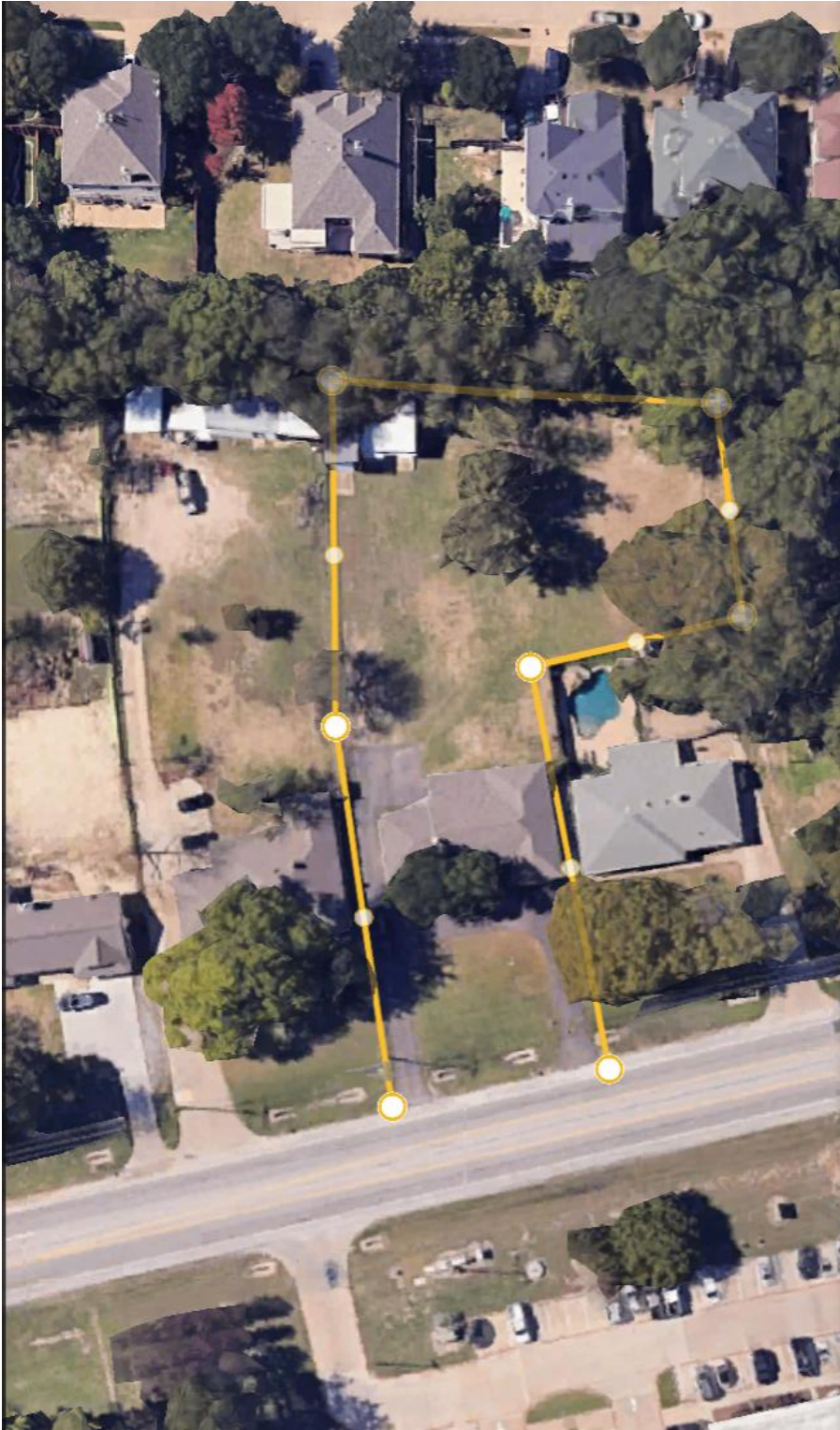
1" = 5' VERTICAL











1209 N Goilad Street, Rockwall



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
FROM: Bethany Ross, *Senior Planner*
DATE: March 31, 2026
SUBJECT: SP2026-007; *Site Plan for Alkios Transport*

The applicant, Patrick Espinoza of JCK Commercial, Inc., is requesting the approval of a *Site Plan* for the purpose of converting a single-family home into an *office building*. On May 9, 2023, the Planning and Zoning Commission approved a site plan [Case No. SP2023-013] for the purpose of converting the single-family home into an *Office* on the subject property. The site plan approval was set to expire on May 9, 2025 in accordance with Subsection 03.05(A), *Site Plan Expiration*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Additionally, the Engineering Plans were approved on April 24, 2024, and were considered to be valid for a period of one (1) year. On December 16, 2024, the applicant submitted a building permit [Case No. COM2024-2821]; however, this permit expired due to inactivity on June 7, 2025.

In response to this expiration, the applicant resubmitted the same *Site Plan* on March 13, 2026. The submitted *Site Plan* was the same as the original *Site Plan* approved under Case No. SP2023-013. Staff has attached the original *Site Plan* case memo since nothing has changed in the requirements of the Residential Office (RO) District that would affect the approval of this case. As part of this case, the Planning and Zoning Commission will be tasked with reviewing the previous *Site Plan* approval -- including the *variances/exceptions that were granted and conditions of approval* -- and determining if the proposal meets the criteria for *Site Plan* approval as outlined in Subsection 03.04, *Site Plan Review*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the March 31, 2026 Planning and Zoning Commission meeting.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) 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 1209 N. Goliad St.

SUBDIVISION JHB JOMES SURVEY ABT NO 124 & MCMURRY SURVEY ABST 146 LOT NA BLOCK NA

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING RO CURRENT USE OFFICE

PROPOSED ZONING RO PROPOSED USE OFFICE

ACREAGE .88 LOTS [CURRENT] LOTS [PROPOSED]

SITE PLANS AND PLATS: BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB316Z 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 YACHE OURFALIAN

APPLICANT JCK COMMERCIAL, INC

CONTACT PERSON

CONTACT PERSON PATRICK ESPINOZA

ADDRESS

ADDRESS

CITY, STATE & ZIP ROCKWALL, TX 75087

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED YACHE OURFALIAN [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 \$ 270.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18 DAY OF

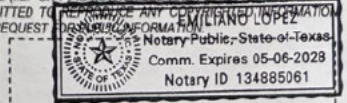
February 2026. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO DISSEMINATE INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, 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 18 DAY OF February, 2026.

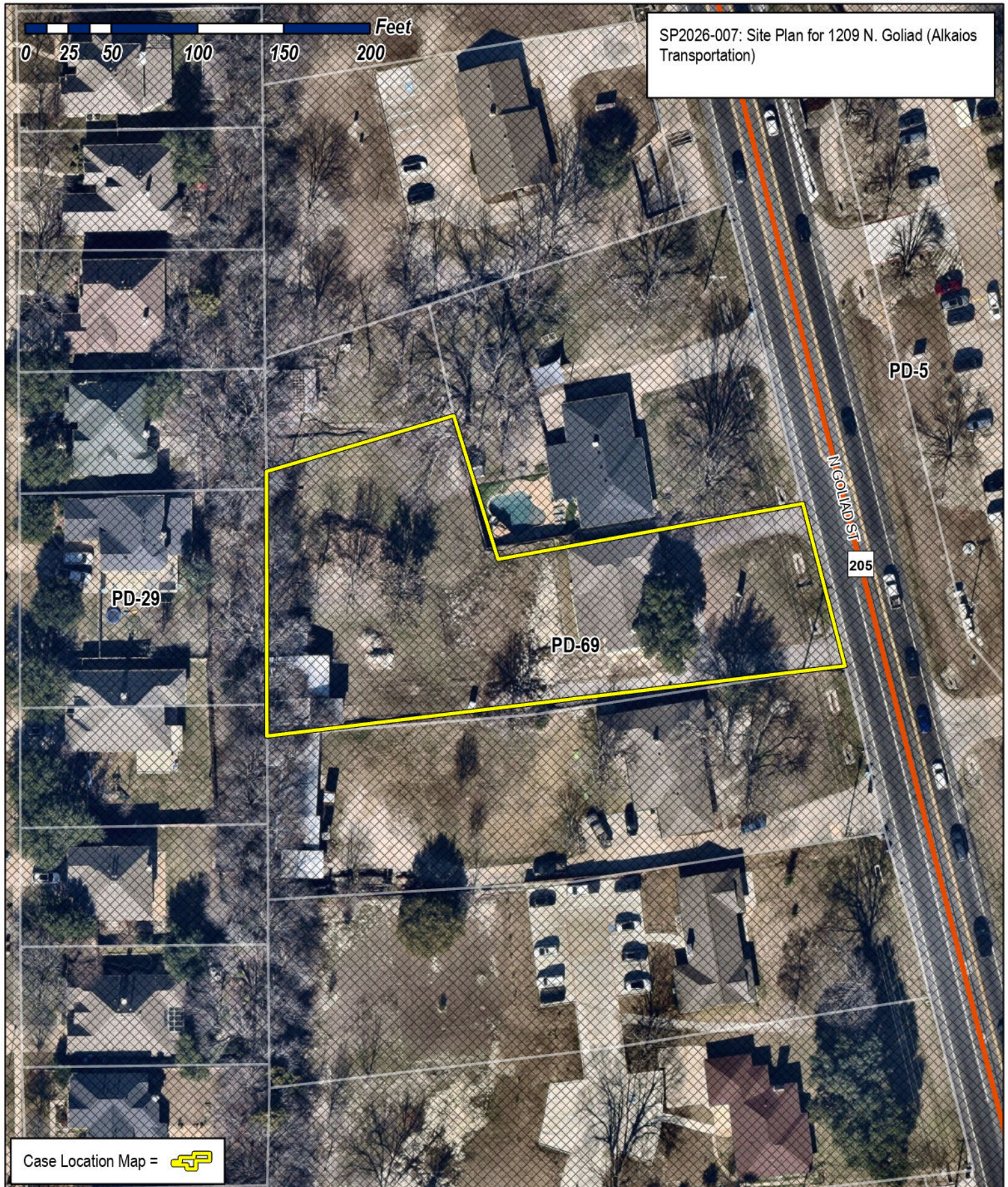
OWNER'S SIGNATURE

Yache Ourfalian

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 03/04/2028



City of Rockwall

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

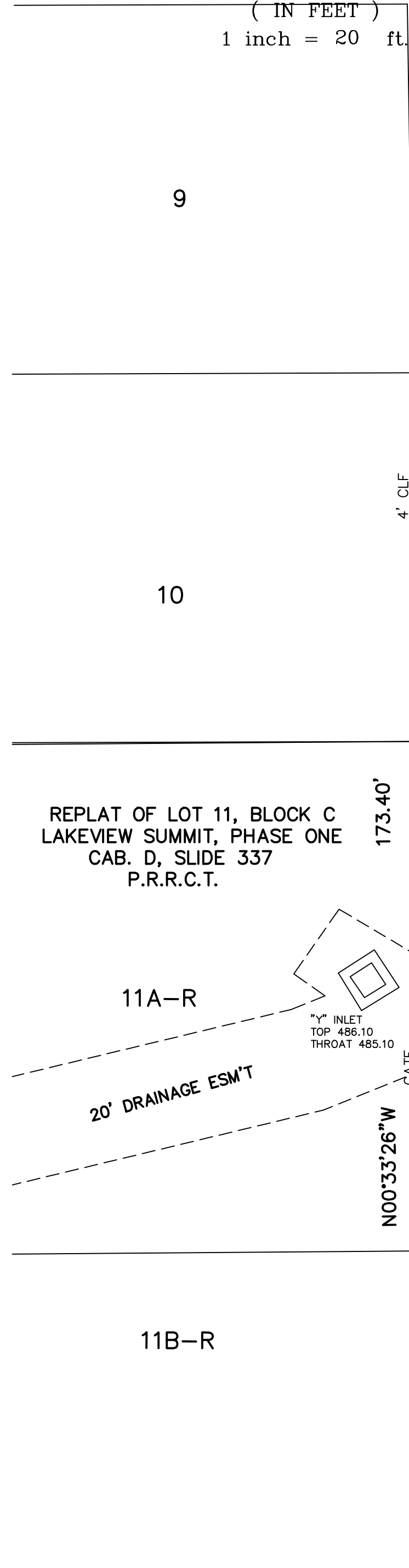
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



GRAPHIC SCALE

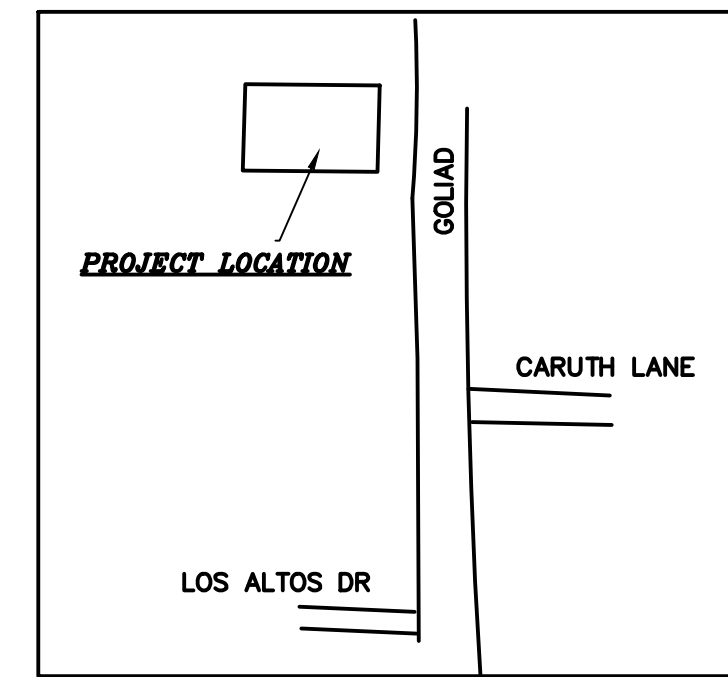


(IN FEET)
1 inch = 20 ft.



ELEVATIONS ARE BASED ON THE CITY OF ROCKWALL GEODETIC CONTROL MONUMENT COR-14 BRASS DISK IN CURB OF ISLAND NOSE ELEVATION = 481.54
N 7,032,297.15
E 2,594,169.27

1209 N. GOLIAD
BEING PART OF THE J.H.B. JONES SURVEY, ABST. No. 124
AND TEH S.S. McCURRY SURVEY, ABSTRACT No. 146
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



NOTE:
DIMENSIONS ARE TO FACE
OF CURB OR EDGE OF PAVEMENT

STORMWATER DETENTION TO BE CONTAINED
WITHIN PROPOSED PARKING IN REAR
OF LOT 1209 N. GOLIAD

LOT 5
DEBRA L. KERN
VOL. 1529, PG. 221
D.R.R.C.T.

1209 N. GOLIAD
VACHE OUFALIAN
INST. No. 20210000024072
O.P.R.R.C.T.

LOT 3
GREEN VALLEY SUBDIVISION
CAB. A, SLIDE 78
P.R.R.C.T.

EVELYN WAY SMITH, TRUSTEE OF
EVELYN WAY SMITH IRREVOCABLE TRUST

- NOTES:
1. PARKING SPACES ARE 9'X20'
 2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH 3-5 GAL TEXAS SAGE BUSHES
 3. SCREEN PARKING FRONTAGE WITH A MIXTURE OF 3-7 GAL TEXAS SAGE DESPARADO & 3-5 GAL WAX LEAF LIGUSTRUM BUSHES, 2 PER SPACE
 4. LANDSCAPE EACH BLDG FRONTAGE & SIDES WITH 16-5 GAL TEXAS RED YUCCA PLANTS
 5. ALL MUTUAL ACCESS EASEMENTS TO BE PAVED PER CITY OF ROCKWALL STANDARDS OF DESIGN
 6. ALL SHRUBS SHALL BE A 5 GAL MINIMUM IN SIZE.
 7. 4 ACCENT TREES TO BE PLANTED WITHIN THE 20' LANDSCAPE BUFFER. A TOTAL OF 2-SHAUNTING MAPLE, 2- YAUPON HOLLY
 8. A TOTAL OF 7-4" CANOPY TREES TO BE PLANTED ON 20' CENTERS ALONG BACK WESTERN PROPERTY LINE. THE 7-4" CANOPY TREES SHALL BE A MIXTURE OF TEXAS RED BUD, LIVE OAK, AUTUMN BLAZE RED MAPLE
 9. ALL EXISTING TREES TO REMAIN IN PLACE
 10. REQUIRED 4 ACCENT TREES, PROPOSED 4 ACCENT TREES TO BE PLANTED IN LANDSCAPE BUFFER
 11. REQUIRED 7 CANOPY TREES, PROPOSED 7-CANOPY TREES TO BE PLANTED ALONG 20' CENTERS ALONG BACK WESTERN PROPERTY LINE.

- | | | | |
|-----------------------------------|--------|---------------------------------------------------------------|-------|
| | SHRUBS | | TREES |
| WAX LEAF PRIVET
LIGUSTRUM (PL) | | CANOPY: 4" LIVE OAK, TEXAS RED BUD, OR AUTUMN BLAZE RED MAPLE | |
| | | ACCENT: SHAUNTING MAPLE, OR YAUPON HOLLY | |
| TEXAS SAGE DESPARADO
(SD) | | | |
| | | | |
| TEXAS RED YUCCA (YU) | | | |

SITE DATA SUMMARY:
NAME OF FINAL PLAT: GREEN VALLEY SUBD LOT 4
ZONING: RO (RESIDENTIAL OFFICE DISTRICT)
PROPOSED USE: BUSINESS OFFICE
EXIST BUILDING SQUARE FOOTAGE: 1209 GOLIAD-2324 SF
PROPOSED BUILDING EXPANSION SQUARE FOOTAGE NONE
TOTAL LOT AREA : 1209 N GOLIAD 21,780 SF = 0.88 ACRES
BUILDING HEIGHT: 28 FT
LOT BLDG COVERAGE: 1209 GOLIAD 10.7%
PARKING SPACES REQUIRED 1209: 1 SPACE/300 SF = 8 SPACES
HANDICAP PARKING REQUIRED: 1 EA
TOTAL PARKING SPACES PROVIDED: 1209 GOLIAD 10 SPACES
HANDICAP PARKING PROVIDED: 1EA
INTERIOR LANDSCAPING REQUIRED: 20%
INTERIOR LANDSCAPING PROVIDED: 20% 7,000 SF
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE (BLDGS + PARKING/FIRE LANE) =10,769 SF

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 ____ DAY OF ____
WITNESS OUR HANDS, THIS ____ DAY OF ____
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

OWNER
ALKAIOS TRANSPORTATION
1209 N. GOLIAD ST.
ROCKWALL, TX 75087
469-424-3234

CASE NO. SP2023-XXX



THE SEAL APPEARING ON THIS PLAN IS VALID FOR THE STATE OF TEXAS P.L. NO. 60102, F-886, ON DATE: MARCH 23, 2023

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

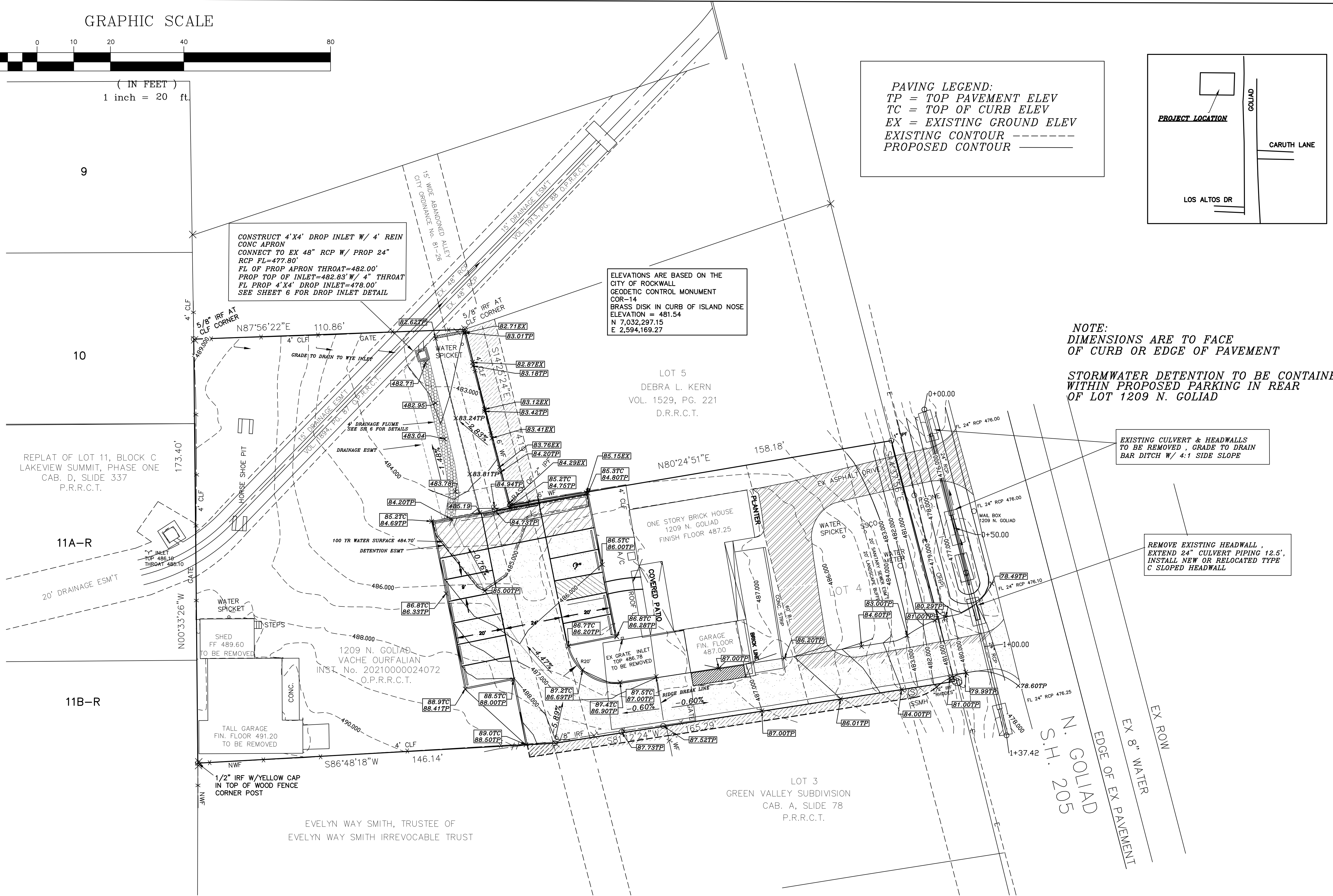
SITE & LANDSCAPING PLAN
ALKAIOS TRANSPORTATION
1209 N. GOLIAD STREET ROCKWALL TEXAS 75087
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	WLD.
CHECKED	WLD.
DRAWN	
SCALE	1"=20' H 1"=20' V
DATE	MAR 23, 2023
PROJECT	23012 SITE PL
	20

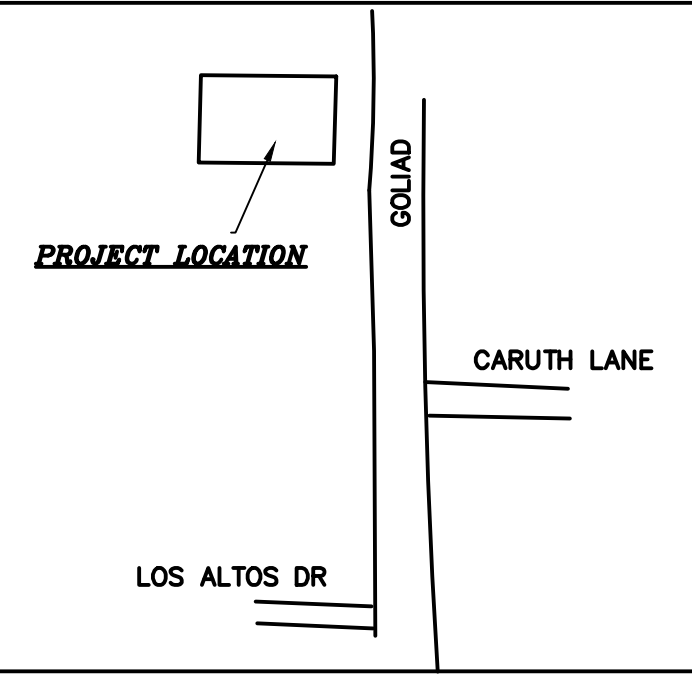
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



PAVING LEGEND:
 TP = TOP PAVEMENT ELEV
 TC = TOP OF CURB ELEV
 EX = EXISTING GROUND ELEV
 EXISTING CONTOUR - - - - -
 PROPOSED CONTOUR _____



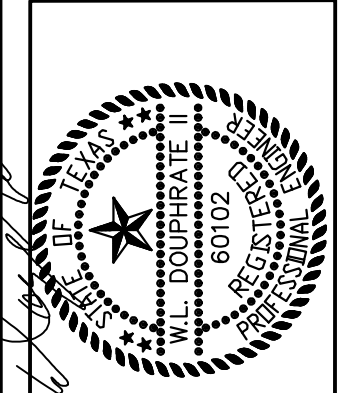
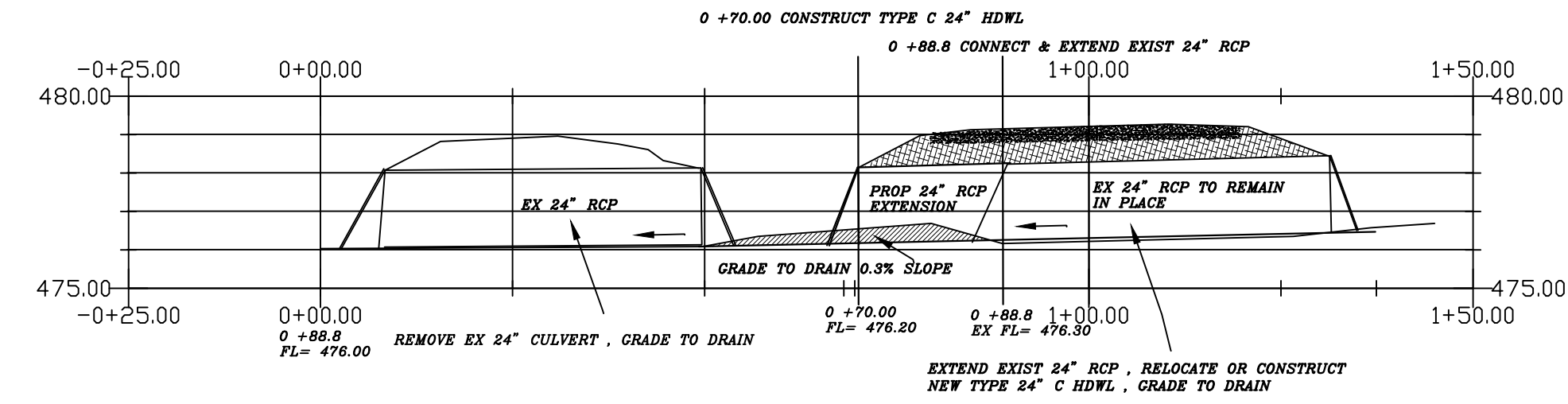
NOTE:
 DIMENSIONS ARE TO FACE
 OF CURB OR EDGE OF PAVEMENT
 STORMWATER DETENTION TO BE CONTAINED
 WITHIN PROPOSED PARKING IN REAR
 OF LOT 1209 N. GOLIAD

EXISTING CULVERT & HEADWALLS
 TO BE REMOVED, GRADE TO DRAIN
 BAR DITCH W/ 4:1 SIDE SLOPE

REMOVE EXISTING HEADWALL.
 EXTEND 24" CULVERT PIPING 12.5'.
 INSTALL NEW OR RELOCATED TYPE
 C SLOPED HEADWALL

ELEVATIONS ARE BASED ON THE
 CITY OF ROCKWALL
 GEODETIC CONTROL MONUMENT
 COR-14
 BRASS DISK IN CURB OF ISLAND NOSE
 ELEVATION = 481.54
 N 7,032,297.15
 E 2,594,169.27

SH 205 24" CULVERT EXTENSION PROFILE / GRADE TO DRAIN



THE SEAL APPEARING ON THIS
 PLAN IS VALID FOR THE STATE OF
 TEXAS. EXPIRES JULY 5, 2025.
 W.L. DOUPHRADE
 NO. 60102, P.-888, ON
 DATE: JULY 5, 2025

DOUPHRADE & ASSOCIATES, INC.
 ENGINEERING PROJECT MANAGEMENT SURVEYING
 22235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
 PHONE: (972)771-9004 FAX: (972)771-9005

GRADING PLAN
 ALKAIOS TRANSPORTATION
 1209 N. GOLIAD STREET ROCKWALL TEXAS 75087
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

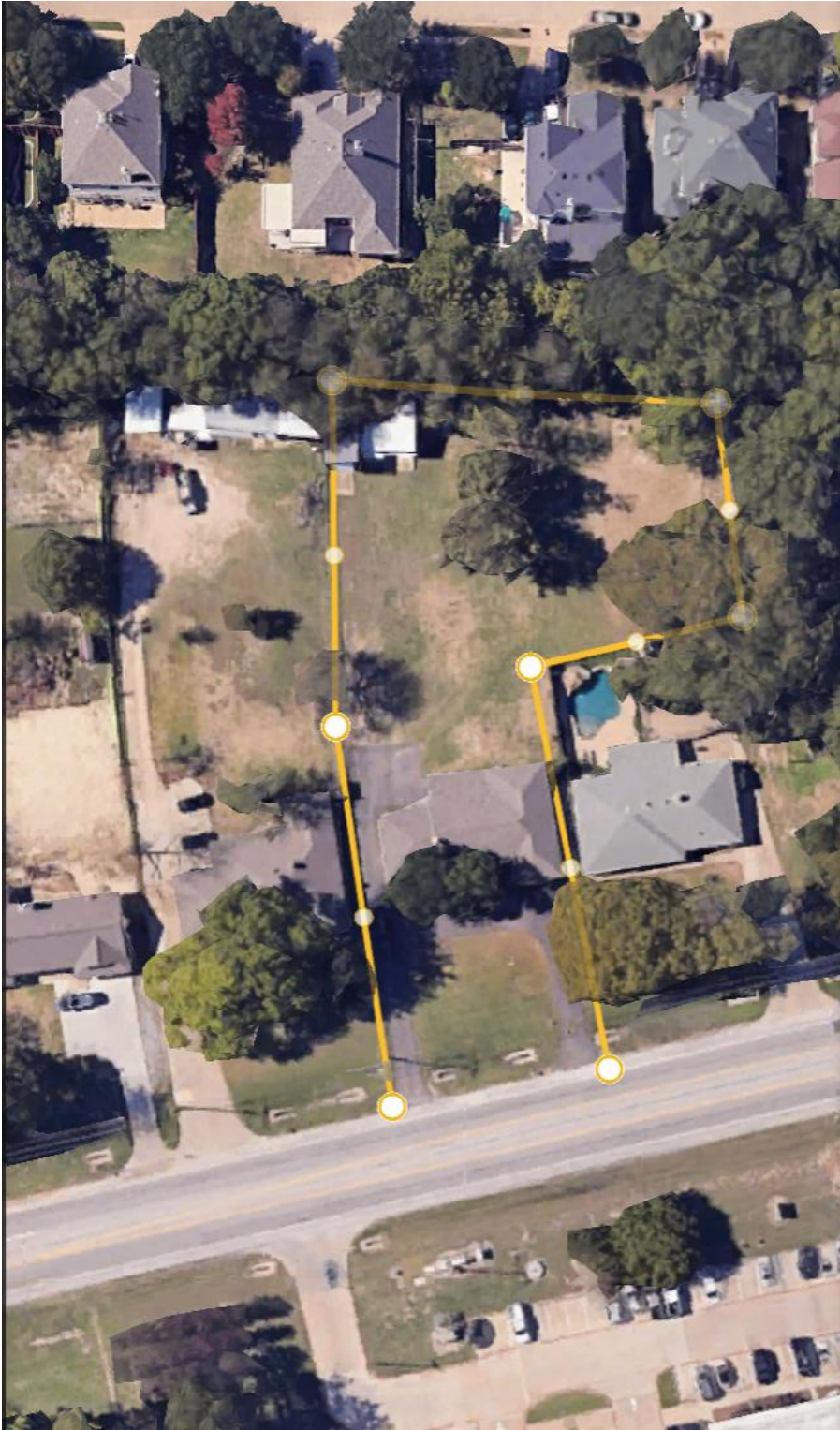
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	70











1209 N Goilad Street, Rockwall



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: May 9, 2023
APPLICANT: Dub Douphrate; *Douphrate and Associates*
CASE NUMBER: SP2023-013; *Site Plan for Alkaios Transportation*

SUMMARY

Discuss and Consider a request by Dub Douphrate of Douphrate and Associates on behalf of Vache Ourfalian for the approval of a Site Plan to convert a single-family home into an office building on a 0.88-acre tract of land identified as Lot 4 of the Greenvally Addition and a portion of Tract 22 of the H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for Residential-Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1209 N. Goliad Street [*SH-205*], and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on June 20, 1959 by *Ordinance No. 59-02 [Case No. A1959-002]*. At the time of annexation, the subject property was zone Agricultural (AG) District. According to the City's historic zoning maps, at some point between June 20, 1959 and January 3, 1972, the subject property was rezoned from Agricultural (AG) District to Single Family 2 (SF-2) District. Between January 3, 1972 and May 16, 1983, the subject property was rezoned from a Single Family 2 (SF-2) District to a Single Family 10 (SF-10) District. On March 5, 2007, the City Council approved a zoning change from Single Family 10 (SF-10) District to Planned Development District 69 (PD-69) for Residential Office (RO) District land uses. The subject property currently has one (1), 1,812 SF single-family home built in 1995 situated on it. The property also has one (1), 1,542 SF detached garage which was built in 1990 and which will need to be removed through the conversion of the residential property to a commercial property. The property has been used for residential uses and has remained zoned Planned Development District 69 (PD-69) for Residential Office (RO) District land uses since March 5, 2007. On January 17, 2023, the Neighborhood Improvement Services division issued a notice of violation [*Case No. CE2023-202*] for running a business without a Certificate of Occupancy (CO) or Site Plan. On January 27, 2023, Planning staff gave the applicant until the March 17, 2023 application deadline to turn in a Site Plan. Since no site plan was submitted, on March 20, 2023, the Neighborhood Improvement Services division issued a citation [*Citation No. CE1279*] for running a business without a Certificate of Occupancy (CO) or Site Plan. Planning staff met with the property owner and issued a 30-day extension providing that the property owner submit a Site Plan by the April 14, 2023 deadline. A Site Plan is the first step in bringing this property into compliance and will allow them the opportunity to apply for their Certificate of Occupancy (CO) once the parking areas have been engineered and constructed.

PURPOSE

On April 14, 2023, the applicant -- *Dub Douphrate of Douphrate and Associates* -- submitted an application requesting the approval of a Site Plan for the purpose of converting the single-family home into an *Office* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1209 N. Goliad Street [*SH-205*]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is one (1) 0.6490-acre parcel of land (*i.e. 1211 N. Goliad Street*) developed with a single-family home and zoned Planned Development District 69 (PD-69) for Residential Office (RO) District land uses. Beyond this is a 0.74-acre parcel of land (*i.e. 1213 N. Goliad Street*) developed with a single-family

home that was converted into a commercial property in 2007 (i.e. *State Farm*), and zoned Planned Development 69 District (PD-69) for Residential Office (RO) District land uses. Beyond this are four (4) parcels of land (i.e. 1213B, 1215, & 1401 N. Goliad Street and 401 Sonoma Drive) zoned Planned Development 69 District (PD-69) for Residential Office (RO) District land uses. Beyond this is Sonoma Drive, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is four (4) parcels of land (i.e. 1207, 1205, 1203, and 1201 N. Goliad Street) developed with single-family homes, three (3) of which have been converted into commercial properties (i.e. 1201, 1203 & 1205 N Goliad), and are zoned Planned Development District 69 (PD-69) for Residential Office (RO) District land uses. Beyond this is one (1) vacant parcel of land used as green space for the Lakeview Summit Homeowners Association (HOA), that is zoned Single Family 10 (SF-10) District. Beyond this is Los Altos Drive, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is N. Goliad Street, which is identified as a M4D (i.e. major collector, four [4] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is one (1), 21.3780-acre parcel of land (i.e. YMCA of Dallas) developed with a 38,481 SF Public Community Recreation Club and zoned Planned Development District 5 (PD-5).

West: Directly west of the subject property is Phase I of the Lakeview Summit subdivision, which consists of 104 single-family homes and was established on October 19, 2000. Beyond this is Phase IA of the Lakeview Summit subdivision, which consists of 156 single-family homes and was established on February 22, 2001. Both of these properties are zoned Planned Development District 29 (PD-29) for Single-Family 10 (SF-10) District land uses.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *Office* is a permitted *by-right* land use in Planned Development District 69 (PD-69). The submitted site plan generally conforms to the technical requirements contained within the Unified Development Code (UDC) for a property located within Planned Development District 69 (PD-69) and a Residential Office (RO) District. 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>	6,000 SF	X= 0.88-Acres; In Conformance
<i>Minimum Lot Frontage</i>	60-Feet	X= 101.75-feet; In Conformance
<i>Minimum Lot Depth</i>	100-Feet	X=311.43-feet; In Conformance
<i>Minimum Front Yard Setback</i>	25-Feet	X>25-feet; In Conformance
<i>Minimum Rear Yard Setback</i>	30-Feet	X>30-feet; In Conformance
<i>Minimum Side Yard Setback</i>	10-Feet	X=6-feet, 8-inches; Legally Non-Conforming
<i>Maximum Building Height</i>	36-Feet	X<36-feet; In Conformance
<i>Max Building/Lot Coverage</i>	40%	X=10.7%; In Conformance
<i>Minimum Number of Parking Spaces</i>	1 Parking Space/300 SF (8 Required)	X=10; In Conformance
<i>Minimum Landscaping Percentage</i>	30%	X>30.00%; In Conformance
<i>Maximum Impervious Coverage</i>	75-80%	X<75%; In Conformance

CONFORMANCE WITH THE CITY’S CODES

According to Subsection 02.02(D)(2), *Office Building*, of Article 13, *Definitions*, of the Unified Development Code (UDC) an *Office Building* is defined as “(a) facility that provides executive, management, administrative, or professional services... but not involving the sale of merchandise except as incidental to a permitted use.” In this case, the applicant is requesting to convert one (1) existing single-family home into one (1) *Office Building*, which is permitted *by-right* according to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC). The proposed site plan also conforms to the requirements of the *General Commercial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC).

VARIANCES AND/OR EXCEPTIONS BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following exception:

- (1) Residential Screening Standards. According to Subsection 05.02, Landscape Screening, of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), "(a)ny non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers." As an alternative the code does allow the Planning and Zoning Commission to consider the use of three (3) tiered landscaping along the adjacency; however, in this case the applicant has not provided a plan showing any plantings along the adjacency. Based on this staff has added a condition of approval to require canopy trees to be planted on 20-foot centers along the back (*western*) property line.

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 exceptions and variances 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. Requests for exceptions and variances 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 an 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 North Lakeshore District and is designated for Live/Work land uses. The North Lakeshore District is "... an established district that is significantly developed with medium density, suburban housing ..." and "... it is not anticipated that this district's development patterns will drastically change moving forward". The Live/Work designation in this district is "... intended to provide a low intensity transition from residential properties to N. Goliad Street [SH-205]." In this case, the applicant is proposing one (1) Office Building that adaptively reuses the existing single-family home and provides a buffer between the current suburban residential areas and N. Goliad Street [SH-205]. Based on this the applicant's proposal appears to conform to the goals and policies of the Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On April 25, 2023, the Architecture Review Board reviewed the proposed building elevations provided by the applicant on April 14, 2023 and made a motion to recommend approval of the building elevations by a vote of 3-0, with Board Members Miller, Phillips, Hudson, and Lefere absent.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's Site Plan for the establishment of an Office Building on the subject property, then staff would propose the following conditions of approval:

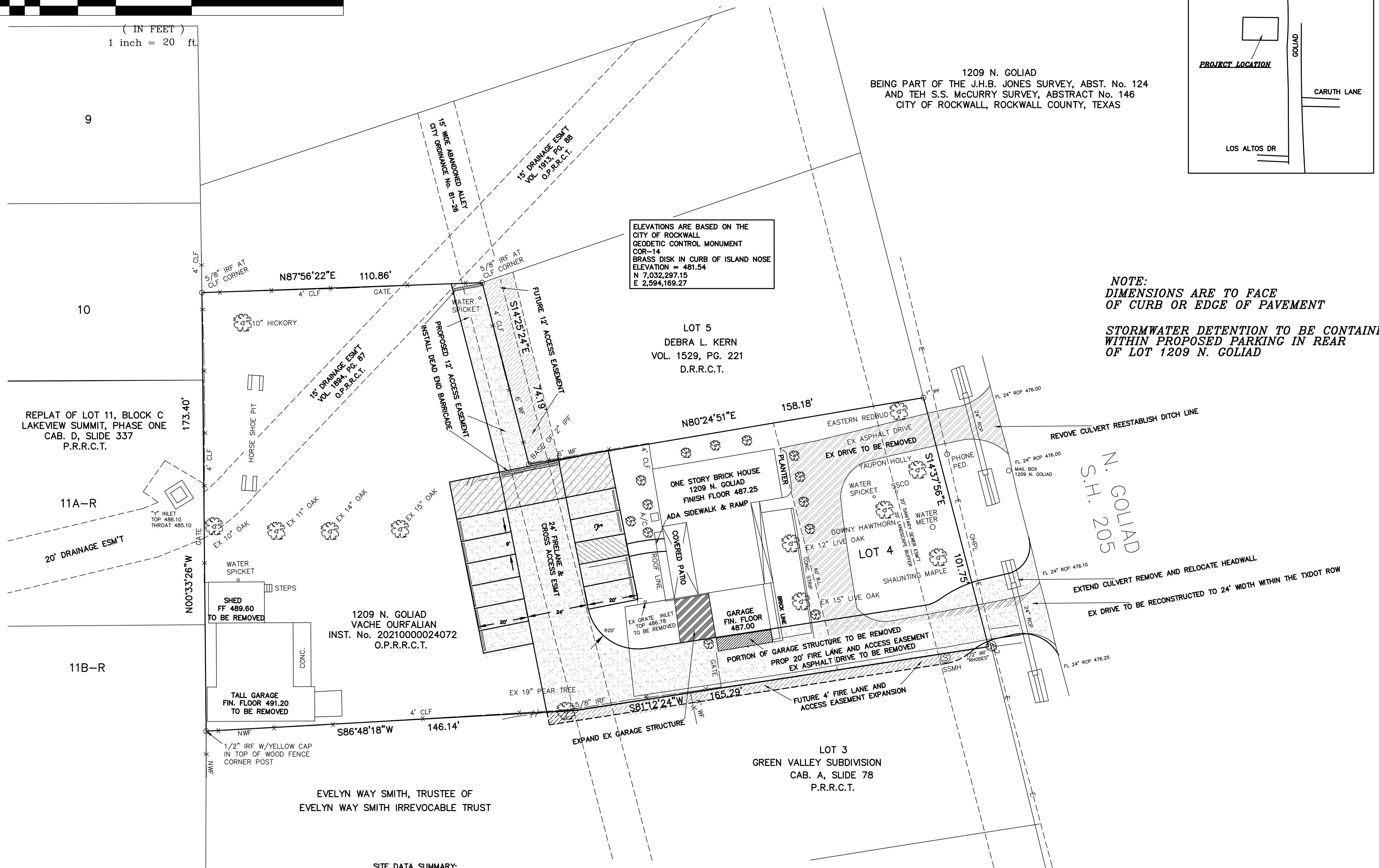
- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) The existing accessory buildings will need to be removed from the subject property prior to the issuance of a Certificate of Occupancy (CO).
- (3) The applicant will be required to provide staff with an updated landscape plan showing canopy trees being planted on 20-foot centers along the back (*western*) property line prior to the submission of civil engineering plans.
- (4) 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.

GRAPHIC SCALE

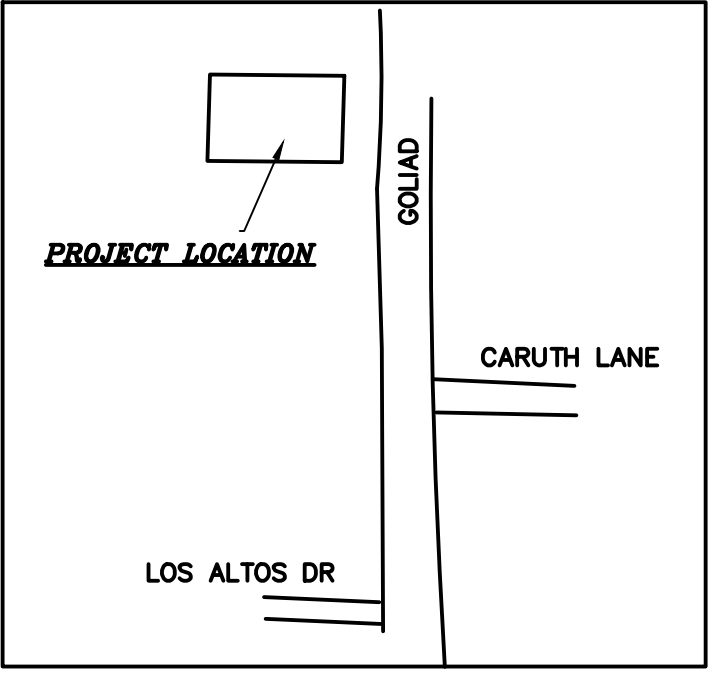


(IN FEET)
1 inch = 20 ft.



ELEVATIONS ARE BASED ON THE CITY OF ROCKWALL GEODETIC CONTROL MONUMENT COR-14 BRASS DISK IN CURB OF ISLAND NOSE ELEVATION = 481.54
N 7,032,297.15
E 2,594,169.27

1209 N. GOLIAD
BEING PART OF THE J.H.B. JONES SURVEY, ABST. No. 124
AND TEH S.S. MCCURRY SURVEY, ABSTRACT No. 146
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



NOTE:
DIMENSIONS ARE TO FACE OF CURB OR EDGE OF PAVEMENT
STORMWATER DETENTION TO BE CONTAINED WITHIN PROPOSED PARKING IN REAR OF LOT 1209 N. GOLIAD

REPLAT OF LOT 11, BLOCK C LAKEVIEW SUMMIT, PHASE ONE CAB. D, SLIDE 337 P.R.R.C.T.

LOT 5
DEBRA L. KERN
VOL. 1529, PG. 221
D.R.R.C.T.

ONE STORY BRICK HOUSE
1209 N. GOLIAD
FINISH FLOOR 487.25

LOT 4
S.H. 205

LOT 3
GREEN VALLEY SUBDIVISION
CAB. A, SLIDE 78
P.R.R.C.T.

1209 N. GOLIAD
VACHE OURFALIAN
INST. No. 2021000024072
O.P.R.R.C.T.

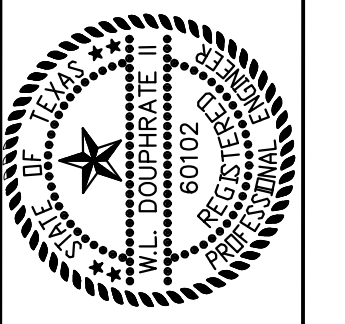
EVELYN WAY SMITH, TRUSTEE OF
EVELYN WAY SMITH IRREVOCABLE TRUST

- NOTES:
1. PARKING SPACES ARE 9'X20'
 2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH 3-5 GAL TEXAS SAGE BUSHES
 3. SCREEN PARKING FRONTAGE WITH A MIXTURE OF 3-7 GAL TEXAS SAGE DESPERADO & 3-5 GAL WAX LEAF LIGUSTRUM BUSHES
 4. LANDSCAPE EACH BLDG FRONTAGE & SIDES WITH 16-5 GAL TEXAS RED YUCCA PLANTS
 5. ALL MUTUAL ACCESS EASEMENTS TO BE PAVED PER CITY OF ROCKWALL STANDARDS OF DESIGN
 6. ALL SHRUBS SHALL BE A 5 GAL MINIMUM IN SIZE.
 7. 4 ACCENT TREES TO BE PLANTED WITHIN THE 20' LANDSCAPE BUFFER. A TOTAL OF 1-SHAUNTING MAPLE, 1-YAUPON HOLLY 1-EASTERN RED BUD, & 1-DOWNY HAWTHORN
 8. ALL EXISTING TREES TO REMAIN IN PLACE

SITE DATA SUMMARY:
NAME OF FINAL PLAT: GREEN VALLEY SUBD LOT 4
ZONING: RO (RESIDENTIAL OFFICE DISTRICT)
PROPOSED USE: BUSINESS OFFICE
EXIST BUILDING SQUARE FOOTAGE: 1209 GOLIAD-2324 SF
PROPOSED BUILDING EXPANSION SQUARE FOOTAGE NONE
TOTAL LOT AREA : 1209 N GOLIAD 21,780 SF = 0.88 ACRES
BUILDING HEIGHT: 28 FT
LOT BLDG COVERAGE: 1209 GOLIAD 10.7%
PARKING SPACES REQUIRED 1209: 1 SPACE/300 SF= 8 SPACES
HANDICAP PARKING REQUIRED: 1 EA
TOTAL PARKING SPACES PROVIDED: 1209 GOLIAD 10 SPACES
HANDICAP PARKING PROVIDED: 1EA
INTERIOR LANDSCAPING REQUIRED: 20%
INTERIOR LANDSCAPING PROVIDED: 20% 7,000 SF
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE (BLDGS + PARKING/FIRE LANE) =10,769 SF

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 _____, 2023.
WITNESS OUR HANDS, THIS _____ DAY OF _____, 2023.
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

OWNER
ALKAIOS TRANSPORTATION
1209 N. GOLIAD ST.
ROCKWALL, TX 75087
469-424-3234



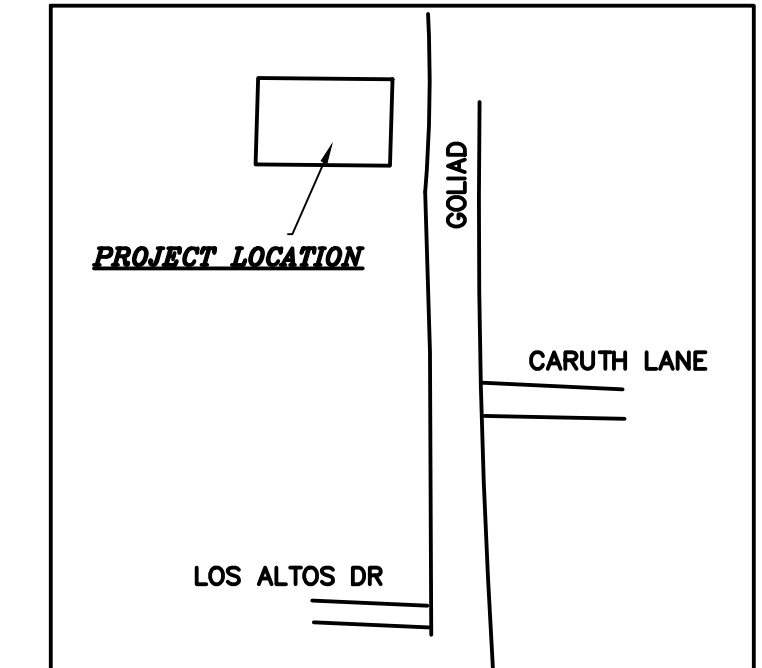
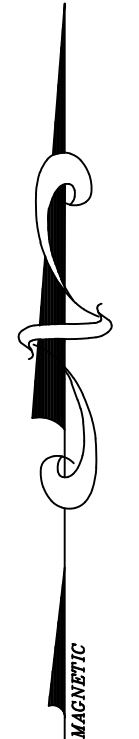
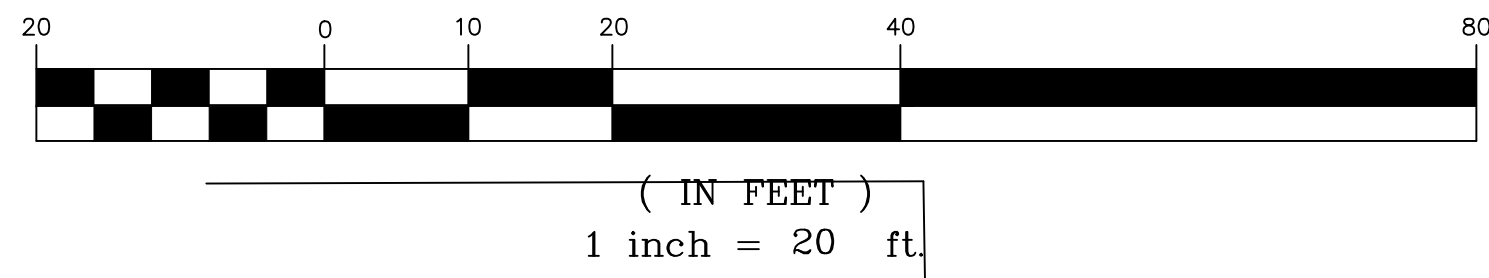
THE SEAL APPEARING ON THIS PLAN IS VALID IN TEXAS ONLY. NO. 60102, E-886, ON DATE: MARCH 23, 2023

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

SITE & LANDSCAPING PLAN
ALKAIOS TRANSPORTATION
1209 N. GOLIAD STREET ROCKWALL TEXAS 75087
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	W.L.D.
DRAWN	W.L.D.
SCALE	1"=20' H 1"=20' V
DATE	MAR 23, 2023
PROJECT	23012 SITE PL
	10

GRAPHIC SCALE



1209 N. GOLIAD
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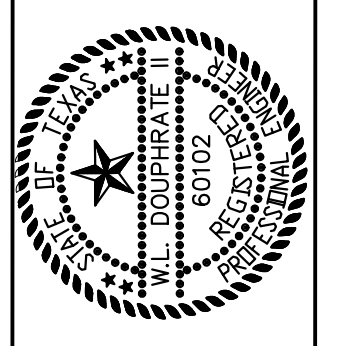
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APPROVED:
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FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED
BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL
ON THE _____ DAY OF _____
WITNESS OUR HANDS, THIS _____ DAY OF _____
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

OWNER
ALKAIOS TRANSPORTATION
1209 N. GOLIAD ST.
ROCKWALL, TX 75087
469-424-3234



THE SEAL APPEARING ON THIS
DOCUMENT WAS AUTHORIZED BY
THE BOARD OF ENGINEERING
EXAMINERS OF THE STATE OF TEXAS P.E.
W.L.D. 60102 P. 1564
DATE: MARCH 23, 2023

DOUPHRAPE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
22335 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE & LANDSCAPING PLAN
ALKAIOS TRANSPORTATION
1209 N. GOLIAD STREET ROCKWALL, TEXAS 75087
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	W.L.D.
DRAWN	
SCALE	1"=20' H 1"=40' V
DATE	MAR 23, 2023
PROJECT	23012 SITE PL
	10



1
2
0
8











DATE: April 1, 2026

TO: Patrick Espinoza
6824 S. FM 548
Royse City, Texas 75189

CC: Vache Ourfallen
1209 N. Goliad
Rockwall, Texas 75087

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

SUBJECT: SP2026-007; *Site Plan for 1209 N. Goliad*

Patrick:

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 March 31, 2026. 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.
- (2) The existing accessory buildings will need to be removed from the subject property prior to the issuance of a Certificate of Occupancy (CO).
- (3) The applicant will be required to provide staff with an updated landscape plan showing canopy trees being planted on 20-foot centers along the back (*western*) property line prior to the submission of civil engineering plans.
- (4) 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.

Planning and Zoning Commission

On March 31, 2026, the Planning and Zoning Commission approved a motion to approve the Site Plan by a vote of 7-0.

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

Sincerely,

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