



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

## SITE PLAN APPLICATION FEES:

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

## ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1 & 2</sup>
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

## OTHER APPLICATION FEES:

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

## NOTES:

<sup>1</sup>: 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.

<sup>2</sup>: 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

ALPHA DRIVE

SUBDIVISION

ELLIS CENTER INDUSTRIAL PARK #2

LOT 6

BLOCK A

GENERAL LOCATION

ALFA DR & BETA WAY

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

LI

CURRENT USE

N/A

PROPOSED ZONING

LI

PROPOSED USE

MEDICAL USE

ACREAGE

0.70 AC

LOTS [CURRENT]

1

LOTS [PROPOSED]

1

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

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

☐ OWNER

VEDANTA ESTATES, LLC.

☒ APPLICANT

CARROLL ARCH. INC.

CONTACT PERSON

AKHIL VATS

CONTACT PERSON

JEFF CARROLL

ADDRESS

482 ACADIA WAY

ADDRESS

750 E. INTERSTATE 30  
#110

CITY, STATE & ZIP

ROCKWALL, TX. 75087

CITY, STATE & ZIP

ROCKWALL TX 75087

PHONE

817.235.9253

PHONE

214.632.1762

E-MAIL

WALLISASSOCIATES@GMAIL.COM

E-MAIL

JC@CARROLLARCH.COM

## NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$1600 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF February, 2024 BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

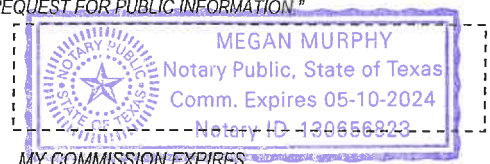
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16 DAY OF February, 2024

Applicant

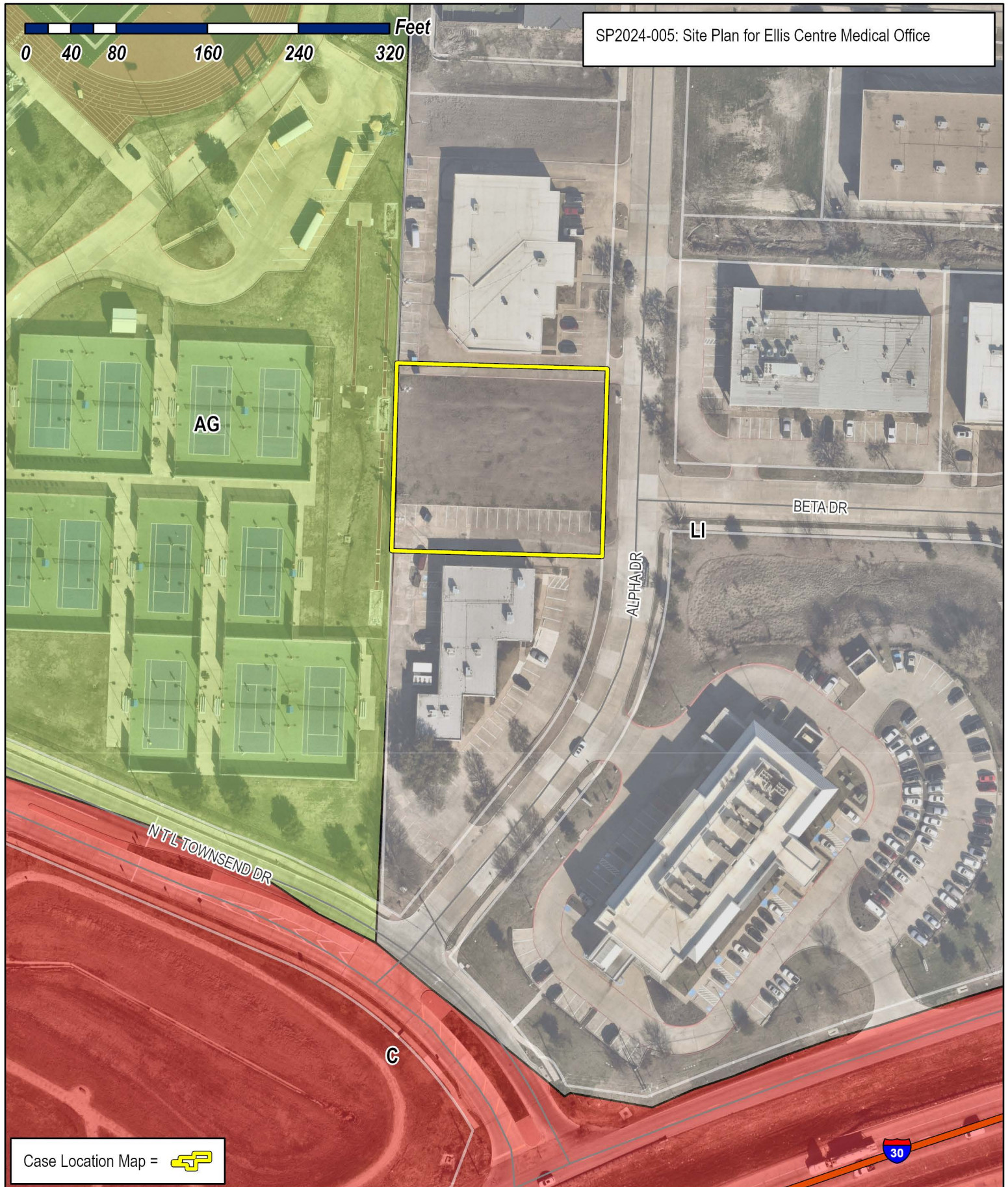
OWNER'S SIGNATURE

*Jeff Carroll*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS







Case Location Map = 



# City of Rockwall

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





ABSTRACT NO. 9 - WILLIAM BLEVINS SURVEY

1. ZONING: L I
2. PROPOSED USE: MEDICAL OFFICE
3. PROPERTY AREA (GROSS): 30,531 SF 0.70 AC
4. BUILDING AREA: 7,200 SF
5. BUILDING HEIGHT: ONE STORY - 28'-3"
6. LOT COVERAGE: 23.6% F.A.R. = 0.236:1
7. PARKING REQUIRED: 1 SPACE/200 = 36 SPACES REQUIRED
8. HANDICAP REQUIRED 2 ACCESSIBLE IN 25-50 SPACES 2 PROVIDED
9. TOTAL PARKING PROVIDED: 36 SPACES
10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 24,558 SF
11. 15% LANDSCAPE REQUIRED = 4,580 SF PROVIDED 5,973 SF

**LOCATION PLAN**

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

Architectural drawings of the North Screen & Chiller Elevations. The drawings include three elevation views: East & West (Semilar), South, and North. The East & West elevation shows a structure with a height of 6'-0" and a width of 18'-0". The South elevation shows a structure with a height of 14'-6". The North elevation shows a structure with a height of 14'-6" and a width of 18'-0". A scale bar indicates 0 to 5 feet. A north arrow is also present.

1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE, AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
2. IT IS THE SUBCONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
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5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS. EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

**OWNER**  
**ADAT ESTATE LLC**  
482 ARCADIA WAY  
ROCKWALL, TEXAS 75087

CASE #SP2020-010

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**CHURCHES COMMERCIAL RESIDENTIAL INSTITUTIONAL**

WALLIS ASSOCIATES

0  
9  
8  
7  
6  
5  
4  
3  
2  
1

WAXAHACHIE, TEXAS 75165



**ELLIS CENTER MEDICAL OFFICE  
ROCKWALL, TEXAS**

# STIE PLAN

$$1'' = 10' - 0''$$

2/16/2024

Project No.: 200204

igned: GW

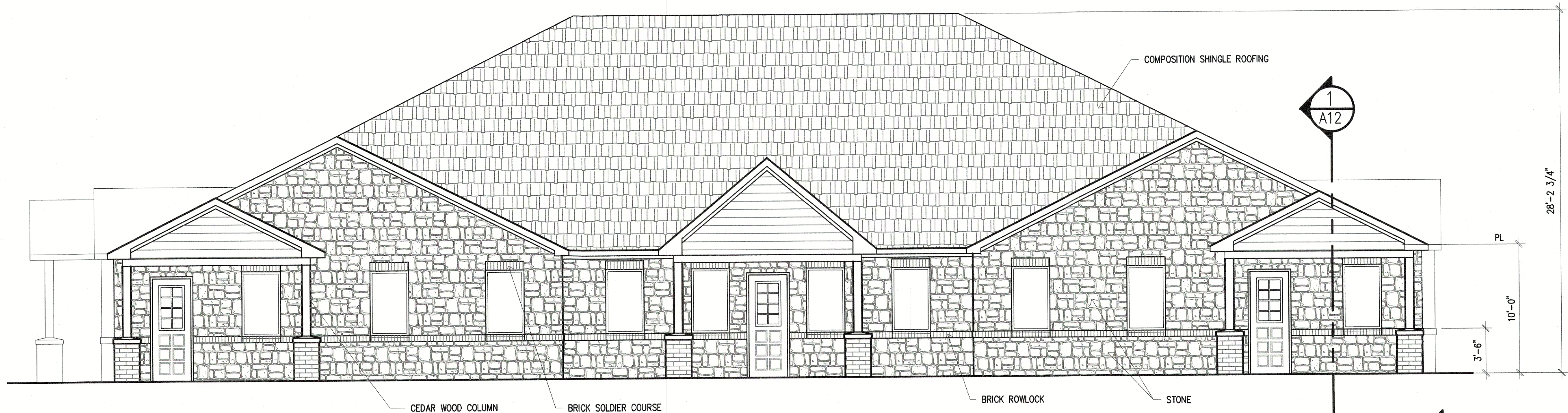
cked: GW

SHEET

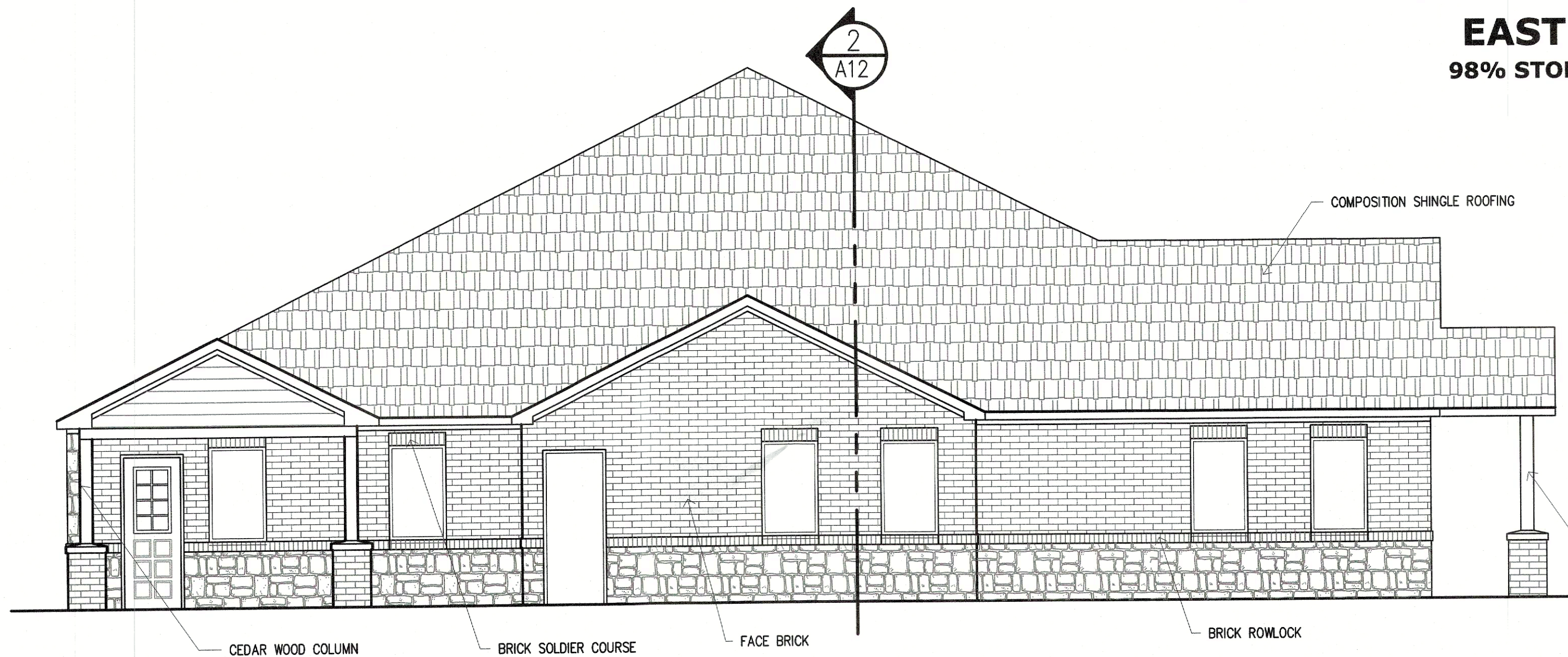
1 OF

17

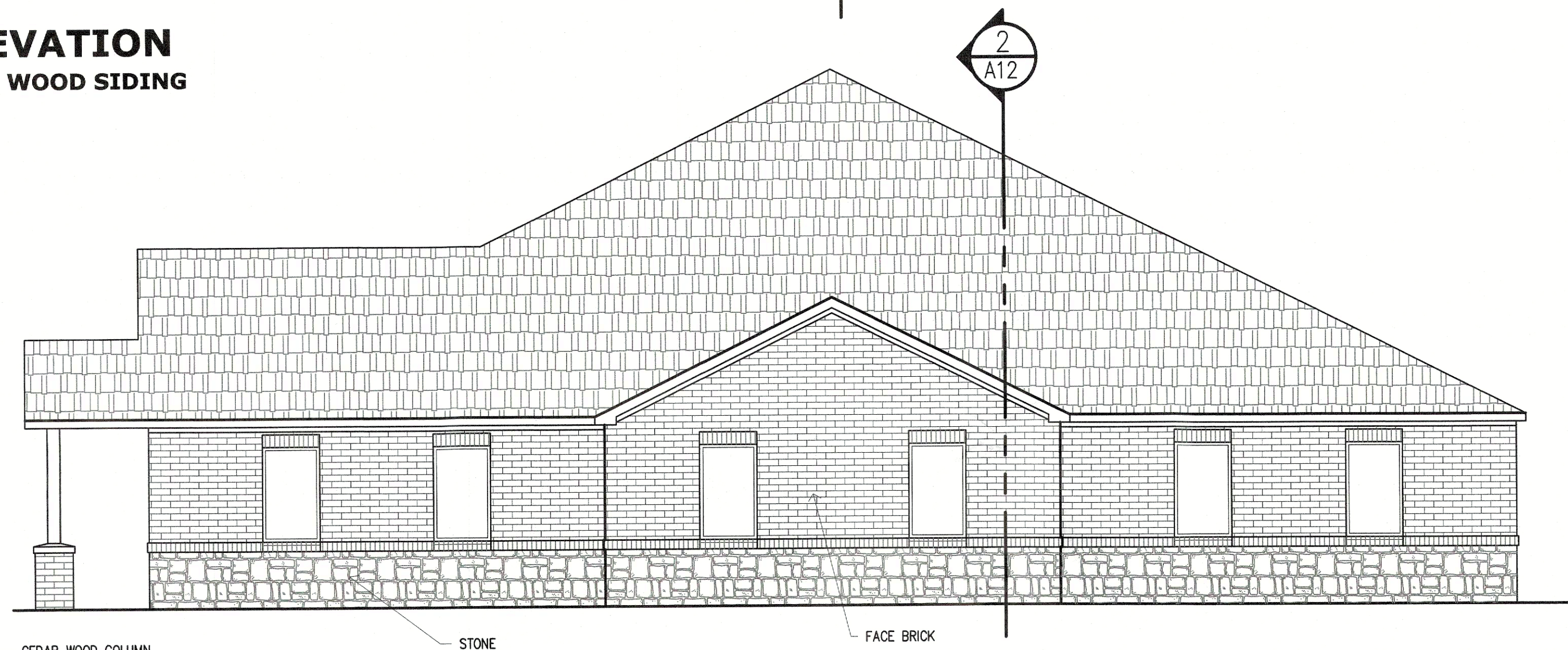




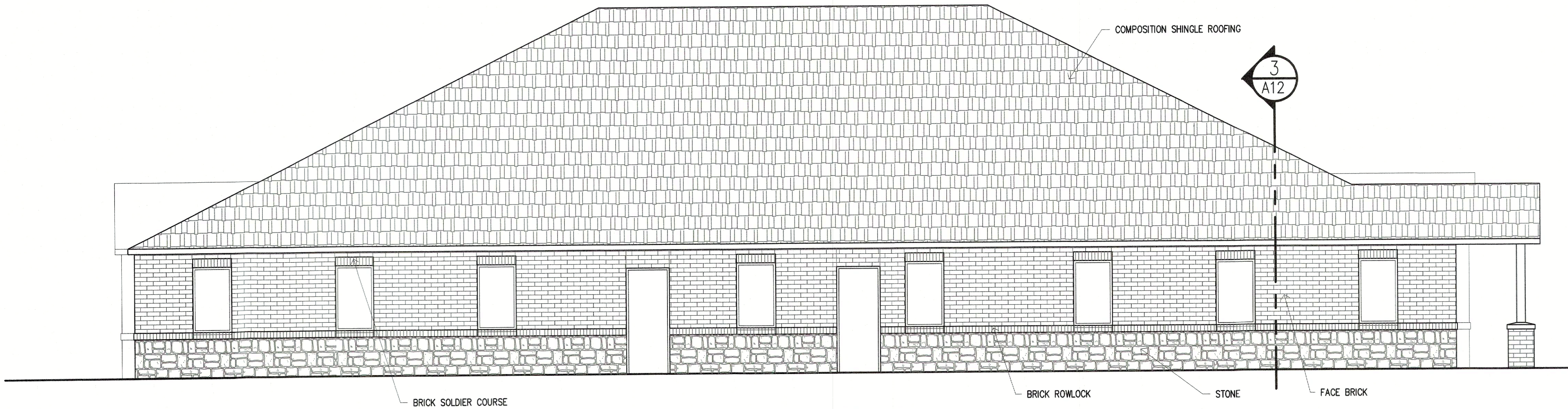
**EAST ELEVATION**  
98% STONE 2% WOOD SIDING



**SOUTH ELEVATION**  
30% STONE 4% WOOD SIDING 66% BRICK



**NORTH ELEVATION**  
31% STONE 69% BRICK



**WEST ELEVATION**  
35% STONE 65% BRICK

**SITE PLAN SIGNATURE BLOCK**

APPROVED:  
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the planning and zoning commission of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2024.  
WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.  
\_\_\_\_\_  
Planning & Zoning Commission, Chairman      Director of Planning and Zoning

**PRICING & CONSTRUCTION**  
**GENERAL NOTES:**

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OWNER  
ADAT ESTATE LLC  
488 ARCADIA WAY  
ROCKWALL, TEXAS 75087

CASE #SP2024-000

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HERMAN E UTLEY  
MIDDLE SCHOOL

N 01°34'52" E 165.0'

DETENTION AREA

ONE STORY  
MEDICAL OFFICE  
W/FIRE SPRINKLER SYSTEM  
7,200 SF  
BLOCK A LOT 6

S 88°25'08" E 185.0'

N 88°25'08" W 185.0'

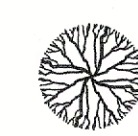
		REQUIRED	PROVIDED
1.	STREET TREES 1 CANOPY PER 50' LINEAR OF R.O.W.	3	5
2.	LANDSCAPE BUFFER	10'	10'
3.	SCREENING OF OFF STREET PARKING	NO	NO
4.	TOTAL LANDSCAPE AREA 15% REQUIRED	4,580 SF	5,973 SF
5.	4 TREES REQUIRED AT REAR OF PROPERTY	4	4

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY WALLIS ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.

ABSTRACT NO. 9 - WILLIAM BLEVINS SURVEY

1. ZONING: L I
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6. LOT COVERAGE: 23.6% F.A.R. = 0.236:1
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11. 15% LANDSCAPE REQUIRED = 4,580 SF PROVIDED 5,973 SF

THERE IS NO MITIGATION FOR THIS PROPERTY



LIVE OAKS (15)  
INSTALLED WITH A MIN. 4"  
CALIPER



RED BUD (17)  
MIN 4' TALL



INDIAN HAWTHORNE (90)  
PLANTS SHALL BE A MINIMUM  
OF 5-GALLONS & SHALL  
CREATE A MINIMUM 30" TALL SCREEN  
WITHIN TWO YEARS OF PLANTING.  
SHALL BE PLANTED @ 36" O.C.



BOXWOOD BUSH (126)  
PLANTS SHALL BE A MINIMUM  
OF 5-GALLONS & SHALL  
CREATE A MINIMUM 2' TALL SCREEN  
WITHIN TWO YEARS OF PLANTING.  
SHALL BE PLANTED @ 36" O.C.

NO PARKING SPACE SHALL BE MORE THAN 80' FROM  
A CANOPY TREE

ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL  
SHALL BE SODDED, BERMUDA.

IN ORDER TO MEET BUDGET TREES SPECIFIED MAY NOT BE  
USED OTHER TREES FROM THE APPROVED CITY OF ROCKWALL  
PLANT LIST MAY BE SUITABLE FOR SUBSTITUTION.

REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN  
AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.  
SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.

CONTRACTOR SHALL SUPPLY SLEEVES  
AS NEEDED FOR IRRIGATION.

TREES AND PLANTS SHALL BE PLANTED NO CLOSER THAN  
WITHIN 4' OF CURB AT PARKING SPACES AND NO CLOSER  
THAN 5' FROM ANY WATER, SEWER, OR STORM SEWER LINES.

ALL R.O.W. SHALL BE SODDED

0 5 10 20  
SCALE IN FEET



## PRICING & CONSTRUCTION GENERAL NOTES:

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## ELLIS CENTRE INDUSTRIAL PARK

BEING A 0.70 AC. TRACT OF LAND SITUATED  
IN THE ELLIS CENTRE #2 INDUSTRIAL PARK  
LOT 6 BLOCK A IN THE CITY OF ROCKWALL,  
ROCKWALL COUNTY, TEXAS

OWNER  
ADAT ESTATE LLC  
400 ACACIA WAY  
ROCKWALL, TEXAS 75087

CASE #SP2020-010

© COPYRIGHT 2022 WALLIS ARCHITECTS

### SITE PLAN SIGNATURE BLOCK

APPROVED:  
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was  
approved by the planning and zoning commission of the City of Rockwall on the 11th day of February, 2024.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



ELLIS CENTER MEDICAL OFFICE  
ROCKWALL, TEXAS

LANDSCAPE PLAN

Scale: 1" = 10'-0"

Date: 2/16/2024

Project No.: 200204

Designed: GW

Drawn: GW

Checked: GW

SHEET

11

OF

1

CHURCHES COMMERCIAL RESIDENTIAL INSTITUTIONAL

WALLIS ASSOCIATES

PHONE: 817-235-9253

1320 BERKSHIRE LANE  
WAXAHACHIE, TEXAS 75165



Luminaire Schedule				Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor	User Defined Factor
Symbol	Type	Qty	Manufacturer / Catalog Number	12359	138	1.000	0.808	1.000
	LP	2	LITHONIA_DSX1 LED P5 40K TFTM VOLTAGE MOUNTING HS FINISH					
	WP	5	LITHONI_WDGE1 LED P2 40K 80CRI VF VOLTAGE MOUNTING FINISH	1979	15.0178	1.000	0.808	1.000

Calculation Summary						
Calculation Grid Location		Calc. Height (Ft.)	Units	Avg	Max	Avg/Min
GRADE_Planar		0	Fc	0.29	4.1	0.0
PARKING LOT & DRIVEWAY			Fc	1.45	3.7	0.0

ONE STORY MEDICAL OFFICE  
W/FIRE SPRINKLER SYSTEM  
7,200 SF  
BLOCK A LOT 6

DETENTION AREA

25' BLDG SETBACK

90' LANDSCAPE AND UTILITY ESMT.

ALPHA DRIVE 60' R.O.W.

S 88°25'08" E 185.0'

N 01°34'52" E 165.0'

S 01°34'52" W 165.0'

N 88°25'08" W 185.0'

WP MH: 12

WP MH: 12

WP MH: 12

LP MH: 20

LP MH: 20

LP MH: 20

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY WALLIS ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.

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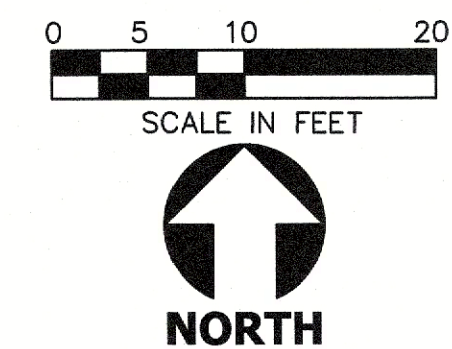
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Planning & Zoning Commission, Chairman      Director of Planning and Zoning



### PRICING & CONSTRUCTION

---

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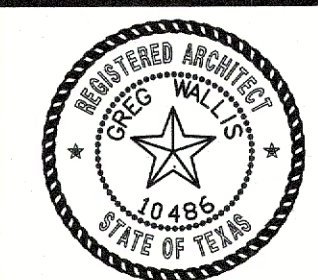
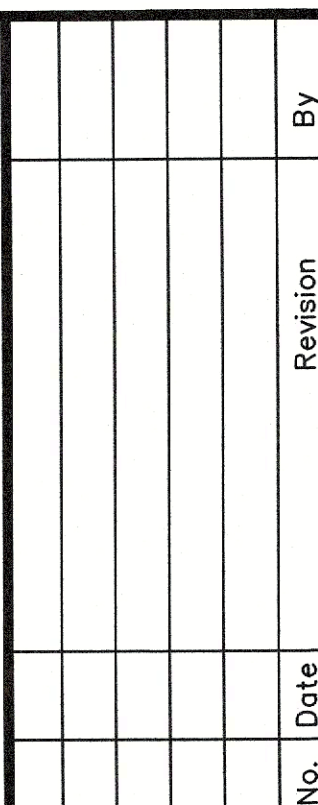
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**CHURCHES    COMMERCIAL    RESIDENTIAL    INSTITUTIONAL**

**WALLIS ASSOCIATES**

132 BERKSHIRE LANE  
WAXAHACHIE, TEXAS 75165

PHONE: 817-235-9253



**ELLIS CENTER MEDICAL OFFICE  
ROCKWALL, TEXAS**

## PHOTOMETRIC PLAN

Scale: 1" = 10'-0"

Date: 2/16/2024

Project No.: 200204

Designed: GW

Drawn: GW

Checked: GW

SHEET

AP1 25

AF 1/1 OF

11