☐ TREESCAPE PLAN

## PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 3 2019 - 037 P&Z DATE 100	2019 CC DATE 7/9/2019 APPROVED/DENIE
ARCHITECTURAL REVIEW BOARD DATE	HPAB DATE PARK BOARD DATE
ZONING APPLICATION  SPECIFIC USE PERMIT ZONING CHANGE PD CONCEPT PLAN PD DEVELOPMENT PLAN  SITE PLAN APPLICATION  LANDSCAPE PLAN LANDSCAPE PLAN PHOTOMETRIC PLAN BUILDING ELEVATIONS MATERIAL SAMPLES COLOR RENDERING	☐ COPY OF ORDINANCE (ORD.#)  APPLICATIONS  RECEIPT  LOCATION MAP  HOA MAP  PON MAP  FLU MAP  NEWSPAPER PUBLIC NOTICE  500-FT. BUFFER PUBLIC NOTICE  PROJECT REVIEW  STAFF REPORT  CORRESPONDENCE  COPY-ALL PLANS REQUIRED  COPY-MARK-UPS  CITY COUNCIL MINUTES-LASERFICHE  MINUTES-LASERFICHE  PLAT FILED DATE  CABINET #  SLIDE #
PLATTING APPLICATION	NOTES:
☐ MASTER PLAT ☐ PRELIMINARY PLAT	
☐ FINAL PLAT ☐ REPLAT ☐ ADMINISTRATIVE/MINOR PLAT ☐ VACATION PLAT ☐ LANDSCAPE PLAN	ZONING MAP UPDATED

# RO

### **DEVELOPM** IT APPLICATION

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

STAFF USE ONLY	00 000
PLANNING & 7 'NG CAS	ENO. SN 2019-022
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 ap	propriate box below	to indicat	te the type of deve	lopment request (	Resolution No	. 05-22) [SELEC	T ONLY ON	IE 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  [ ] PD Development Plans (\$200.00 + \$15.00 Acre) 1  Other Application Fees: [ ] Tree Removal (\$75.00)  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, only the "base fee" is required.					
PROPERTY INFO	RMATION [PLEASE I	PRINT]						
Address	901 W	ILLI	IAMS					
Subdivision	GREEN	ME	ADOWS	1	Lot	ĺ	Block	A
General Location								
ONING, SITE PL	AN AND PLATTIN	IG INFO	RMATION [PLEAS	E PRINT]				
Current Zoning	SF-	7		Current Use	Ci	HURCH		
Proposed Zoning	SF	7		Proposed Use	GH	ORCH		
Acreage	6.21		Lots [Current]		Lo	ts [Proposed]	1	
212.009 of the L	ats: By checking the book Local Government Code	·.						
OWNER/APPLIC	ANT/AGENT INFO	JKIVIATI	OIN [PLEASE PRINT/C		NAME OF TAXABLE PARTY.	HAWY .		AND DESCRIPTION OF THE PARTY AND THE PARTY A
Contact Person				Contact Person	And the second s	A DAY OF THE PROPERTY OF THE PARTY OF THE PA		
Address				Address				
City, State & Zip				City, State & Zip	ROCK	WAL6;7	×	
Phone				Phone	469-	145-89	195	
E-Mail				E-Mail	mershau	un arch C	gmal	COM
sefore me, the undersign	CATION [REQUIRED] ned authority, on this day cation to be true and cert			a Idaicis	[Owner/Applic	ant Name] the ur	ndersigned, w	/ho stated the
he application fee of \$_ 20 <u>i</u> . By signing t he public. The City is o	m the owner, or duly auth 370, to cov. his application I agree thanks authorized and permine to a request for public inj	er the cost o It the City of itted to rep	f this application, has t Rockwall (i.e. "City") is	peen paid to the City o authorized and perm	f Rockwall on this itted to provide ir	the <b>16</b> day of	of <b>JUNE</b> ned within this	application to
	d seal of office on this the	<u>n</u>	day of Jime	, 20 19 .		Notar My Co	THEW MERSHAV ry ID #1285388 ommission Expi tarch 3, 2023	194
	r's/Applicant's Signature and for the State of Texas	MI	July 1		i	ommission Expires		3-13
wotury Public in a	na joi the state of rexas	111 (341)	de Princhassi		IVIY C	onanission Expires	7-	1 >



#### **DEVELOPMENT REVIEW COMMITTEE (DRC)** CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

Phone: (972) 771-7745

Email: Planning@Rockwall.com

External Review:

Wayne Carter, Charter Communications

Jim Friske, Charter Communications

Dinah Wood, Atmos Randy Voight, Oncor Phillip Dickerson, Oncor Brian Duncan, AT&T Javier Fernandez, RISD Brenda Callaway, TXDOT

Stephen Geiger, Farmer's Electric Frank Spataro, Farmer's Electric

Internal Review:

Amy Williams, Engineering

John Shannon, Building Inspections

Ariana Hargrove, Fire Andy Hesser, Parks Edward Fowler, Police

From: Planning & Zoning Department

Date: 6/14/2019

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 06/21/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 6/25/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 6/25/2019 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

**Project Number:** 

SP2019-022

**Project Name:** 

The Lakes Assembly

**Project Type:** 

SITE PLAN

**Applicant Name:** 

**MERSHAWN ARCHITECTS** 

**Owner Name:** 

**ROCKWALL, ASSEMBLY OF GOD** 

**Project Description:** 



## **RECEIPT**

Project Number: SP2019-022 Job Address: 901 WILLIAMS

, TX

Receipt Number: B85685
Printed: 6/21/2019 10:08 am

Fee Description Account Number Fee Amount

SITE PLANNING

01-4280 \$ 370.00

Total Fees Paid: \$ 370.00

Date Paid: 6/21/2019 12:00:00AM Paid By: THE LAKES ASSEMBLY Pay Method: CHECK 20712

Received By: LM

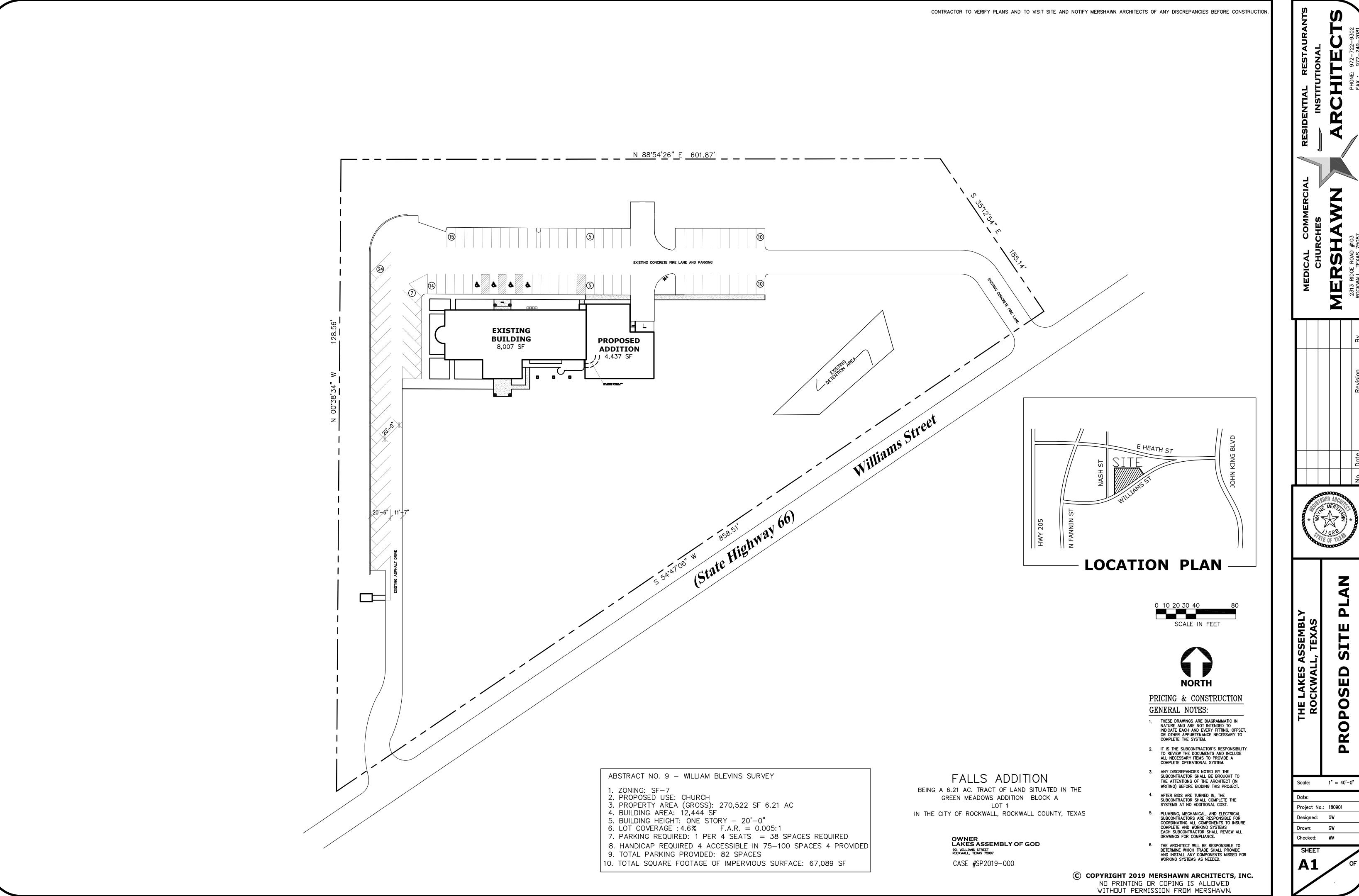


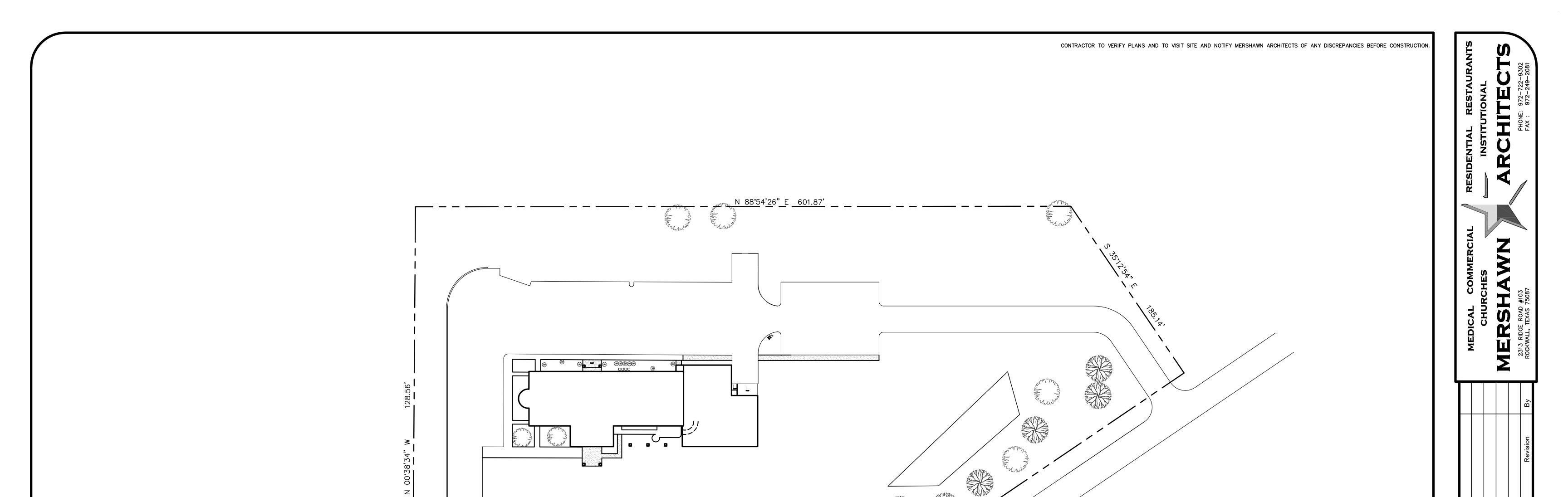


## City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (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.







STREET TREES

LANDSCAPE BUFFER

1 CANOPY PER 50' LINEAR OF R.O.W.

TOTAL LANDSCAPE AREA 1ed5% REQUIRED



LIVE OAKS (17) INSTALLED WITH A MIN. 4"



REQUIRED PROVIDED

40,578 SF 203,433 SF

16

EXISTING TREE TO REMAIN



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

SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.

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.

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.

## FALLS ADDITION

BEING A 6.21 AC. TRACT OF LAND SITUATED IN THE GREEN MEADOWS ADDITION BLOCK A

IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER LAKES ASSEMBLY OF GOD 901 WILLIAMS STREET ROCKWALL, TEXAS 75087 CASE #SP2019-000

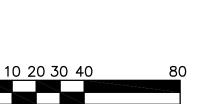




## PRICING & CONSTRUCTION GENERAL NOTES:

- 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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**NORTH** 

3. ANY DISCREPANCIES NOTED BY THE SUBCONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN

WRITING) BEFORE BIDDING THIS PROJECT. AFTER BIDS ARE TURNED IN, THE SUBCONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.

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.

THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

Drawn: GW Checked: WM SHEET

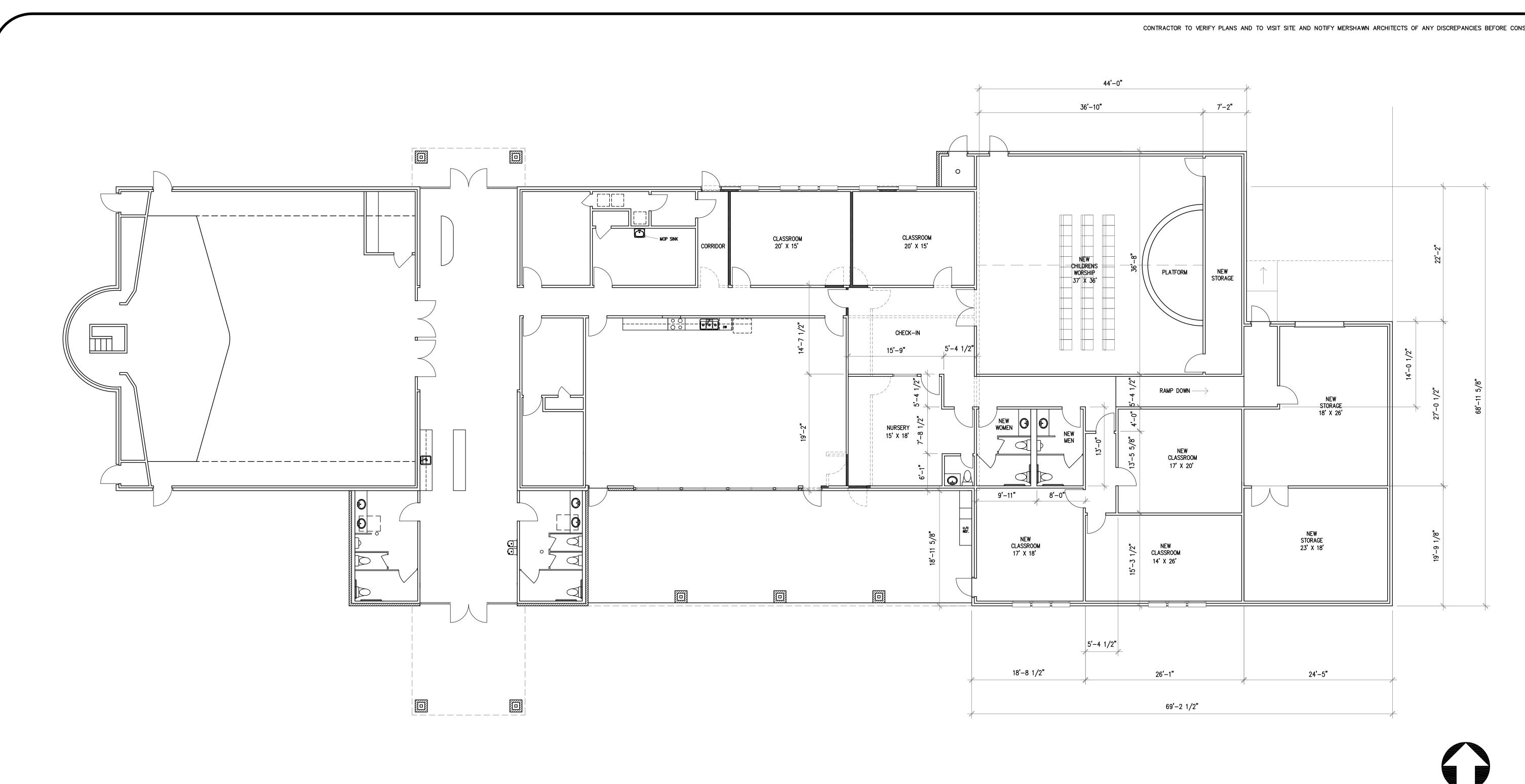
Scale: 1" = 40'-0"

Project No.: 180901

Designed: GW

THE LAKES ASSEMBI ROCKWALL, TEXAS

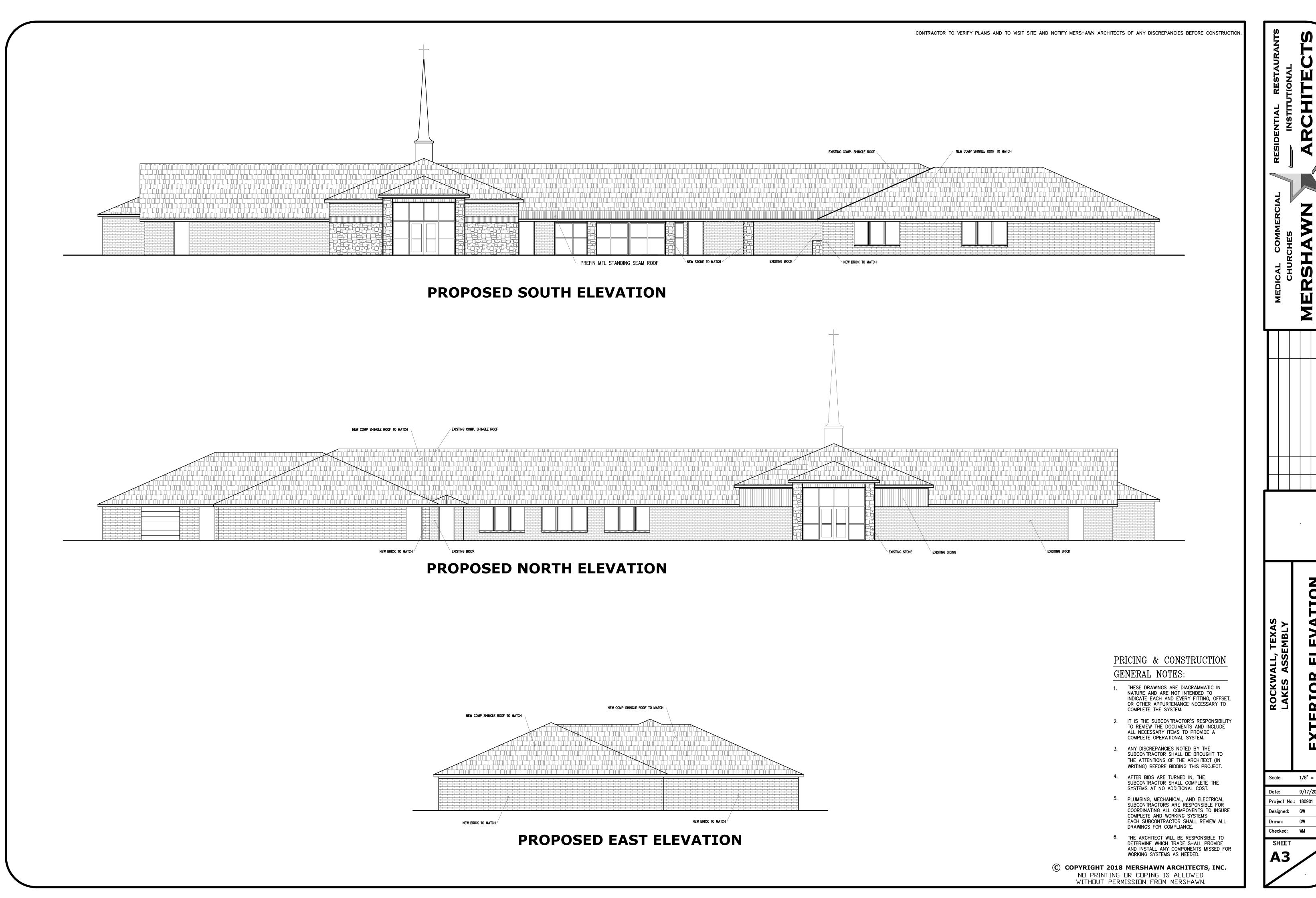
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ROCKWALL, TEXAS LAKES ASSEMBLY PRICING & CONSTRUCTION GENERAL NOTES: 1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM. 2. IT IS THE SUBCONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM. 3. ANY DISCREPANCIES NOTED BY THE SUBCONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT. 4. AFTER BIDS ARE TURNED IN, THE SUBCONTRACTOR SHALL COMPLETE THE Scale: 1/8" = 1'-0"SYSTEMS AT NO ADDITIONAL COST. Date: 9/17/2018 5. PLUMBING, MECHANICAL, AND ELECTRICAL Project No.: 180901 SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE Designed: GW COMPLETE AND WORKING SYSTEMS
EACH SUBCONTRACTOR SHALL REVIEW ALL Drawn: GW DRAWINGS FOR COMPLIANCE. Checked: WM 6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE SHEET AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED. WITHOUT PERMISSION FROM MERSHAWN.

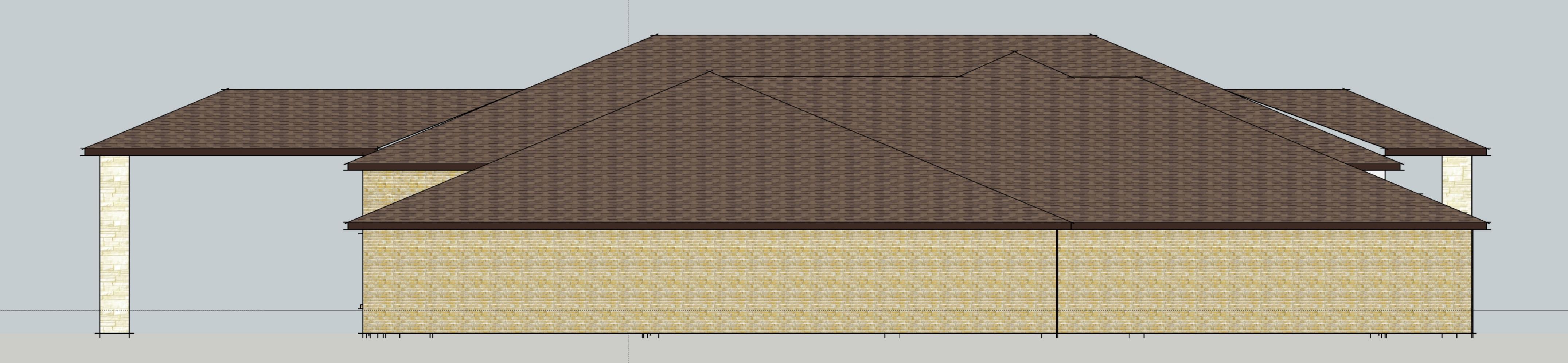
THE CHURCH WILL STILL BE OPEN FOR USE, ALL SUBCONTRACTORS ARE REQUIRED TO CLEAN UP ALL DEBRIS AT THE END OF EACH WORK DAY. IF GENERAL CLEAN UP IS DONE BY THE G.C. BACK CHARGES SHALL APPLY.



Scale: 1/8" = 1'-0"Date: 9/17/2018











#### **City of Rockwall**



LM

6/14/2019

**Applied** 

Closed

Expired

Status

**Approved** 

#### **Project Plan Review History**

Owner

**Applicant** 

**Project Number Project Name** 

SP2019-022

The Lakes Assembly

Type Subtype

Status Staff Review

SITE PLAN

**Site Address** 

City, State Zip

901 WILLIAMS , TX

Subdivision Tract

**GREEN MEADOWS** 8

Zoning

ROCKWALL, ASSEMBLY OF GOD

MERSHAWN ARCHITECTS

8

Lot No **Parcel No General Plan** 0029-0000-0008-00-0R

Type of Review / Notes Contact Sent Received **Elapsed Status** Remarks Due **BUILDING** Russell McDowell 6/14/2019 6/21/2019 **ENGINEERING** Sarah Hager 6/14/2019 6/21/2019 6/21/2019 7 COMMENTS (6/21/2019 9:53 AM SH) - Must have detention for any new impervious areas. - 4% engineering fees. - Impact fees for roadway. - Water and Wastewater Impact fees for new taps FIRE Ariana Hargrove 6/14/2019 6/21/2019 6/21/2019 7 **APPROVED** 6/14/2019 6/21/2019 6/17/2019 GIS **Lance Singleton APPROVED PLANNING Korey Brooks** 6/14/2019 6/21/2019 6/20/2019 **COMMENTS** Comments

**Block** 

SP2019-022 Site Plan for The Lakes Assembly: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

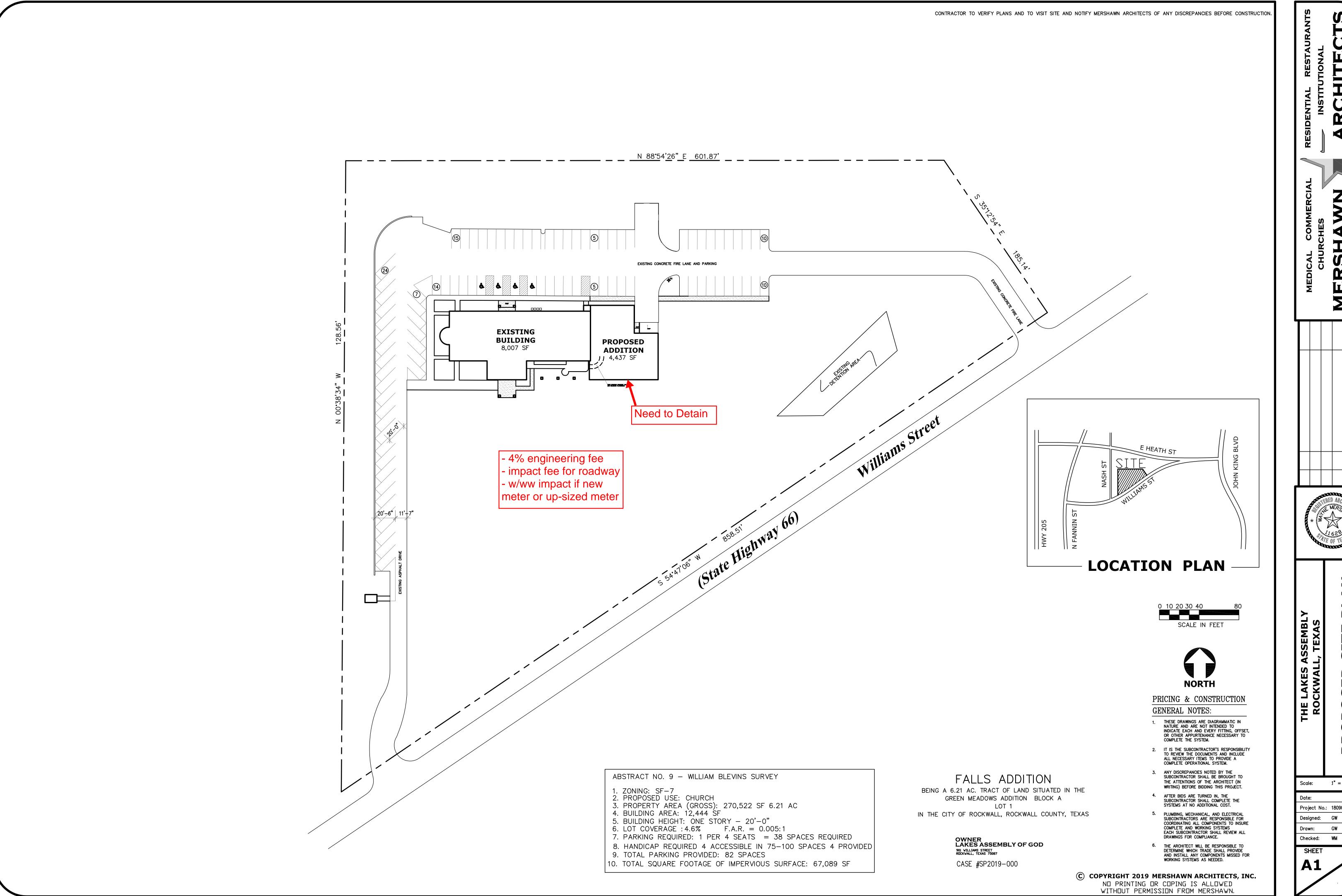
- 1. This is a request by Greg Wallis of Mershawn Architects on behalf of Rockwall Assembly of God for the approval of a site plan for an addition to an existing churc on a 6.210-acre tract of land identified as Lot 1, Block A, Lakes Assembly Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 901 Williams Street.
- 2. For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
- 3. For reference, include the case number (SP2019-022) in the lower right hand corner of all pages on future submittals.
- 4. Site Plan--Will any additional exterior lighting be added?
- 5. Site Plan--Is additional parking being added?
- 6. Site Plan--Please show landscape buffer and setback adjacent to SH-66
- 7. Site Plan--Please dimension all walls
- 8. Site Plan—Please provide a light crosshatch to the existing areas.
- 9. Site Plan--Please provide a floorplan to indicate the use of the addition to ensure the parking requirement is accurate.
- 10. Site Plan--Please show and label where the mechanical equipment is and how it will be screened?
- 11. Site Plan--Please show centerline of SH-66
- 12. Site Plan--Please provide total number of seat and breakdown of existing building.
- 13. Site Plan--Please provide width of drive and radii
- 14. Site Plan--Please provide lot information on within the lot (e.g. SF, acreage, zoning, legal description, etc).
- 15. Site Plan--Please increase the font size of the items labeled on the site. Also, please note that the accessible symbols are blurry.
- 16. Site Plan--Please show and label adjacent properties.
- 17. Site Plan--Please note that a 10-foot landscape buffer including headlight screening is required along the property lines that are adjacent to residential.
- 18. Site Plan--Asshown, an exception to the horizontal articulation requirements is needed on the south elevation of the addition.
- 19. Site Plan—Please show all easements.
- 20. Landscape Plan—Please provide dimensions of all walls on the structure.
- 21. Landscape Plan—Please label the detention, building, firelane, parking, etc. as labeled on site plan
- 22. Landscape Plan—Please provide the same site data table and property information as shown on site plan.
- 23. Landscape Plan—Please note, hydromulch isn't typically allowed—sod may be required
- 24. Landscape Plan—Please note, there are some extra characters in the Total Landscape Area section of the plan.
- 25. Landscape Plan—Please show headlight screening from adjacent residential properties.
- 26. Landscape Plan—Are any trees being removed? Please indicate either way.
- 27. Landscape Plan--Please note that a 10-foot landscape buffer including headlight screening is required along the property lines that are adjacent to residential.
- 28. Landscape Plan—Please show vicinity map and the other labels as the site plan (e.g. label SH-66, etc.)
- 29. Building Elevations—Please provide the west elevation and indicate which elevation faces the street.
- 30. Building Elevations—Please provide dimension, heights, scale, etc.
- 31. Building Elevations—It appears that the ease elevation may be a different scale than the others. Please provide all 4 elevations at the same scale.
- 32. Building Elevations—Please note that a variance to horizontal articulation will be required for the south elevation of the addition.
- 33. Building Elevations—Would it be possible to provide an additional elevations page that shows existing greyed out? It is difficult to understand where the addition starts.
- 34. Building Elevations—Please provide shadows to show where projections, recesses are.
- 35. Building Elevations—Please take a look at the east elevation-it appears that there may be a discrepancy in the roofline.
- 36. Building Elevations—Please take a look at the north elevation. There appears to be some extra lines in the roof (right below the two labels for the roof).

37. Building Elevations—Please show and label where the mechanical equipment is and how it will be screened?

Project Reviews.rpt Page 2 of 3

- 38. Building Elevations—Please show building materials and percentages.
- 39. Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on July 2, 2019. The Planning and Zoning Worksession is on June 25th, 2019. The Planning and Zoning Meeting will be July 9th, 2019. Both meetings start at 6:00 p.m. The ARB meetings will be at 5:00 p.m. on the meeting dates.

Project Reviews.rpt Page 3 of 3





Scale: 1'' = 40'-0''

Project No.: 180901

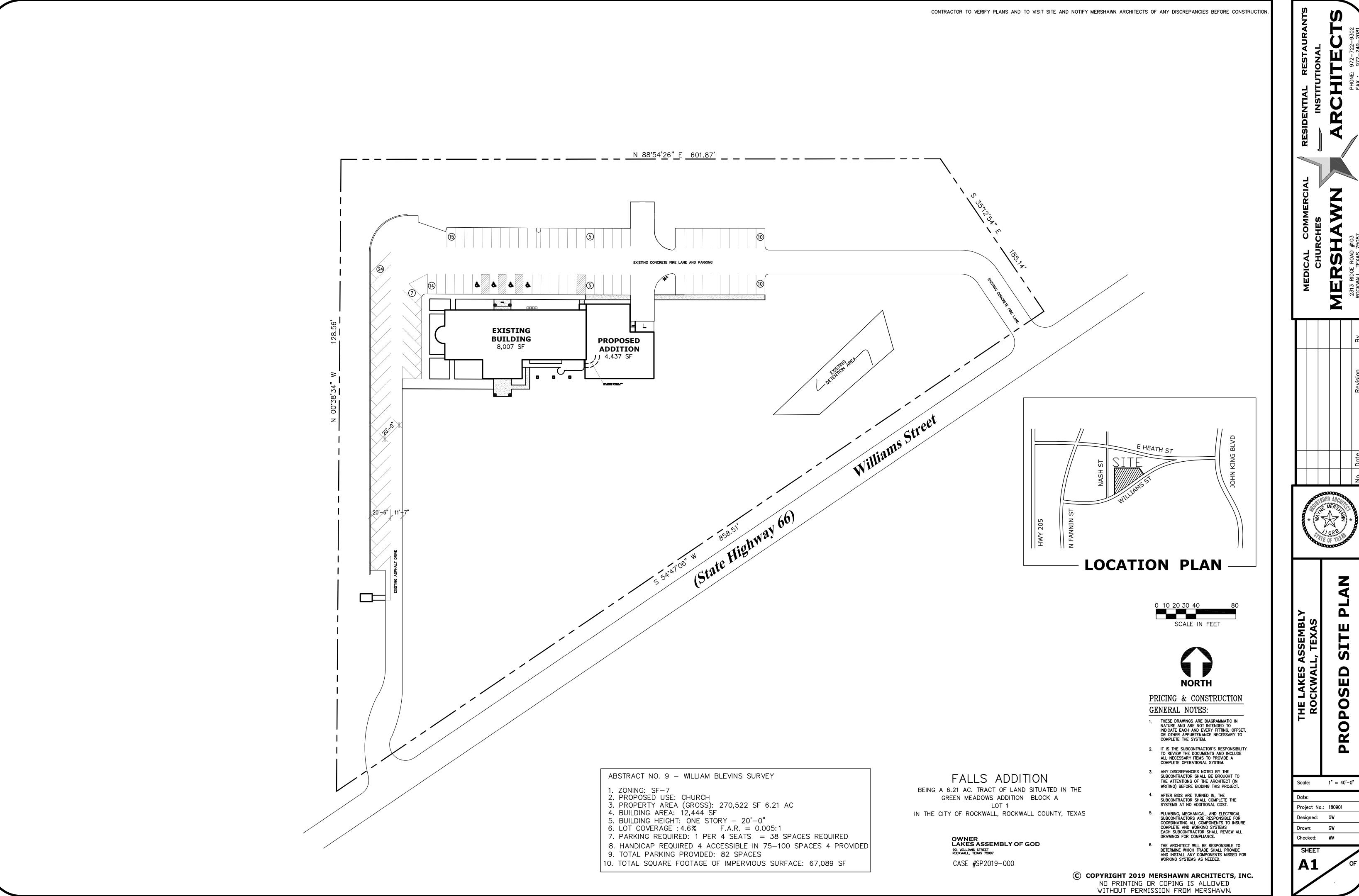


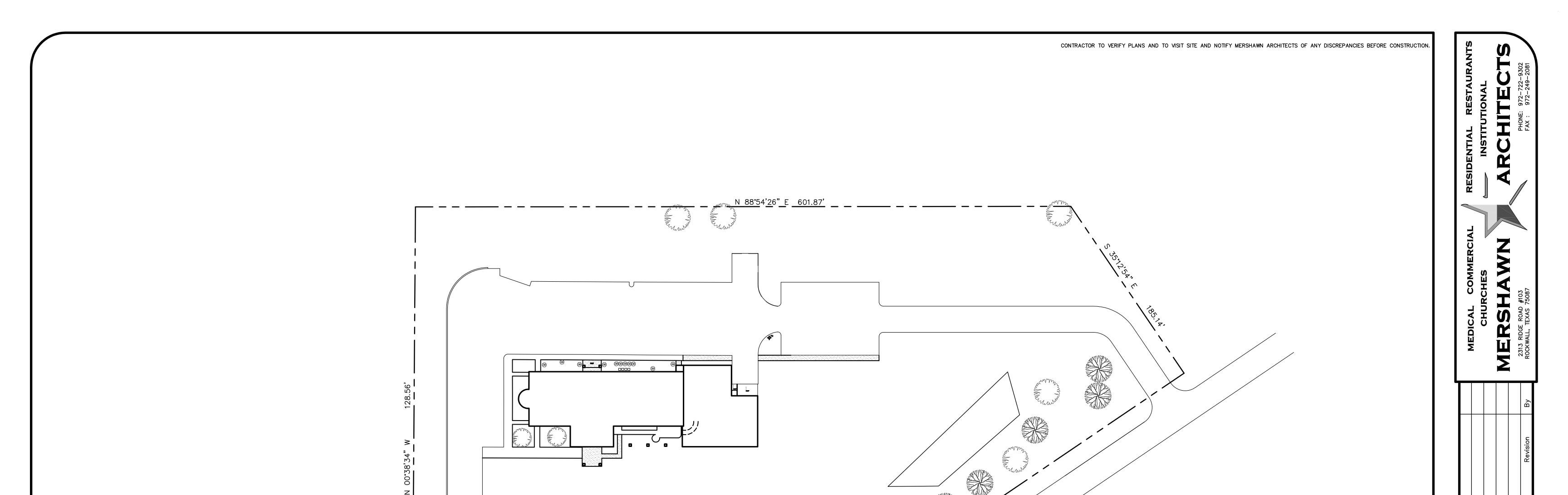


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1 CANOPY PER 50' LINEAR OF R.O.W.

TOTAL LANDSCAPE AREA 1ed5% REQUIRED



REQUIRED PROVIDED

40,578 SF 203,433 SF

16

LIVE OAKS (17) INSTALLED WITH A MIN. 4"



EXISTING TREE TO REMAIN

EXISTING SHRUB

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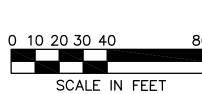
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE #SP2019-000



BEING A 6.21 AC. TRACT OF LAND SITUATED IN THE GREEN MEADOWS ADDITION BLOCK A

OWNER LAKES ASSEMBLY OF GOD 901 WILLIAMS STREET ROCKWALL, TEXAS 75087





PRICING & CONSTRUCTION

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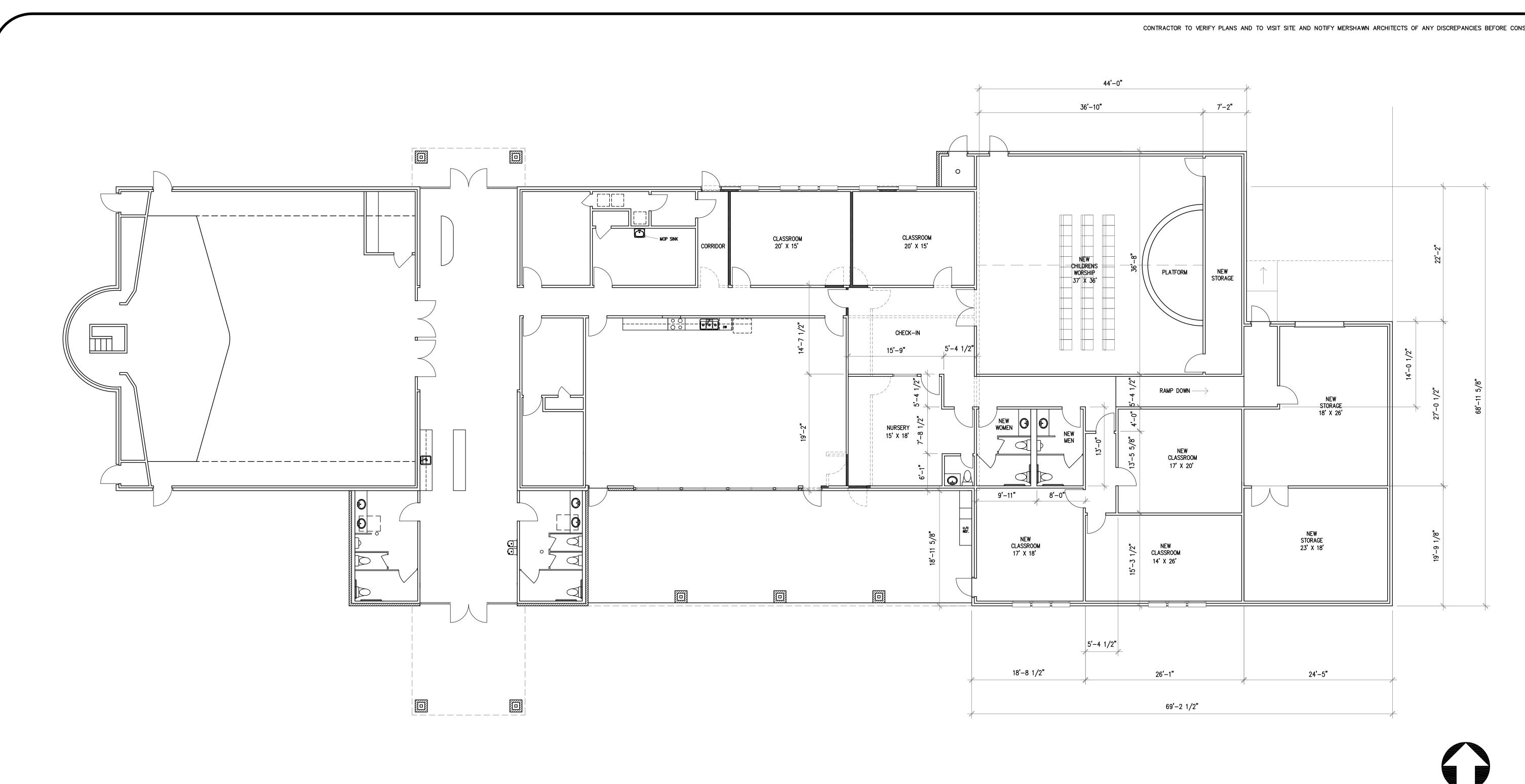


THE LAKES ASSEMBI ROCKWALL, TEXAS Z

Scale: 1" = 40'-0"

Project No.: 180901 Designed: GW Drawn: GW

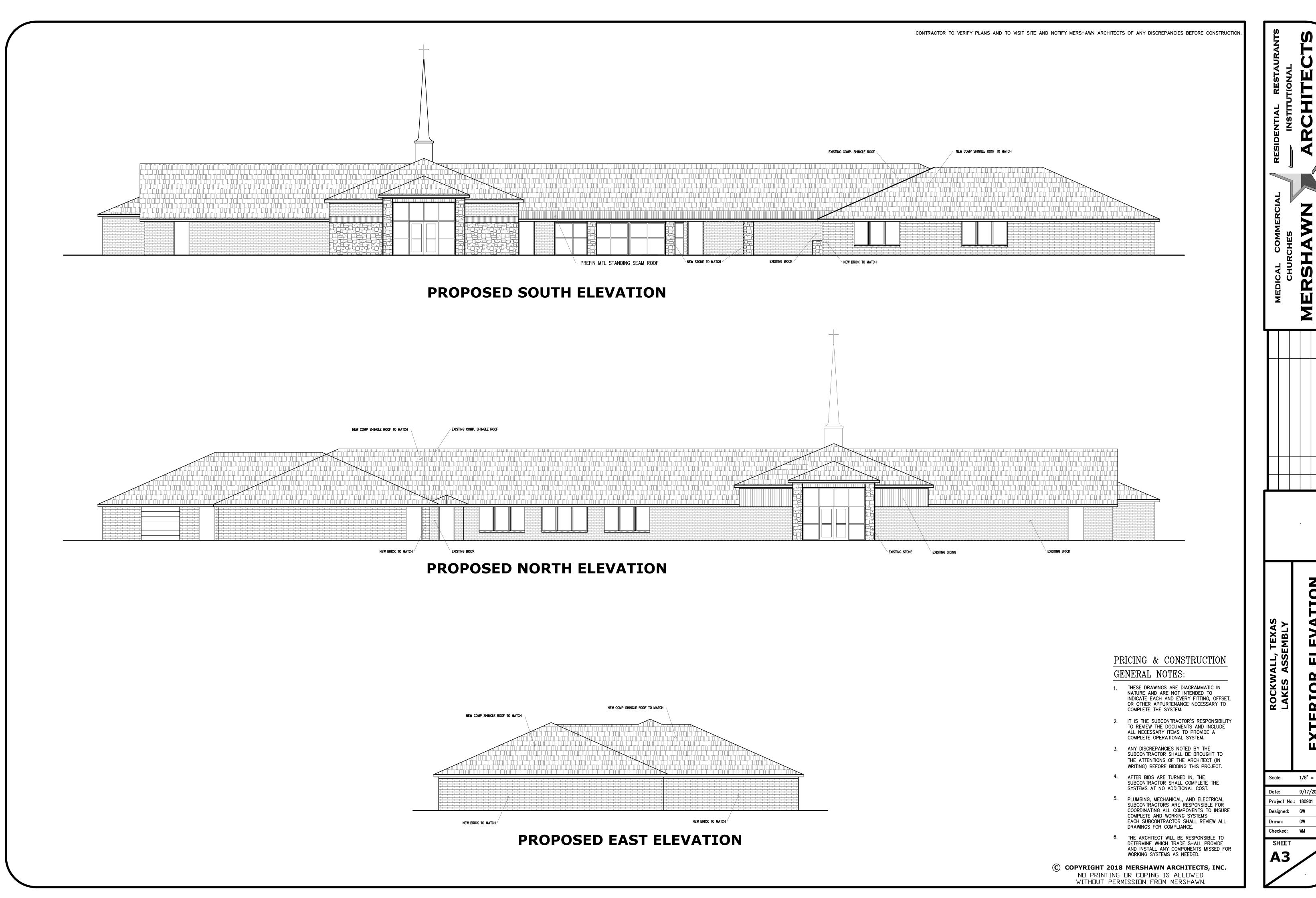
Checked: WM SHEET



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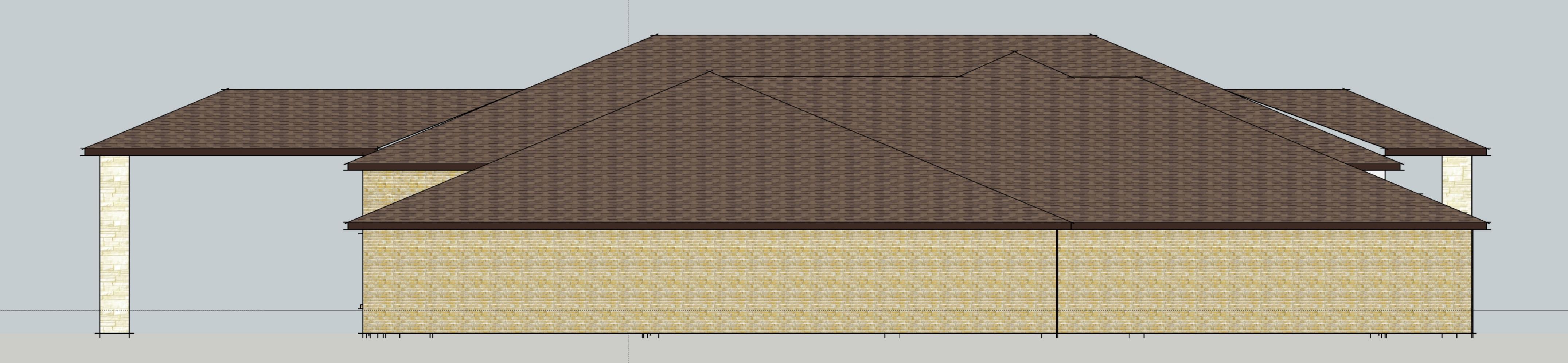
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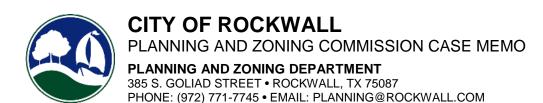












**TO:** Planning and Zoning Commission

**DATE:** July 9, 2019

**APPLICANT:** Greg Wallis; Mershawn Architects

**CASE NUMBER:** SP2019-022; Site Plan for House of Worship

#### **SUMMARY**

Discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of Rockwall Assembly of God for the approval of a site plan for an addition to an existing church on a 6.210-acre tract of land identified as Lot 1, Block A, Lakes Assembly Addition, City of Rockwall, Rockwall County, Texas, zoned Single Family 7 (SF-7) District, addressed as 901 Williams Street, and take any action necessary.

#### **BACKGROUND**

The subject property was annexed prior to 1959 and is considered to be one of the original areas of the City of Rockwall. The subject property is zoned Single-Family 7 (SF-7) District and is currently occupied with a house of worship (*i.e. the Lakes Assembly of God*). The existing house of worship was constructed in 1985. In 1988, the City Council approved a Conditional Use Permit (CUP) [Ordinance No. 88-50] to allow an accessory building in conjunction with the house of worship. More recently the City Council approved a replat for the subject property on October 6, 2014 (Case No. P2014-024), which established Lot 1, Block A, Lakes Assembly Addition.

#### **PURPOSE**

The applicant is requesting approval of a site plan for the purpose of expanding an existing house of worship (i.e. The Lakes Assembly of God).

#### ADJACENT LAND USES AND ACCESS

The subject property is located at 901 Williams Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property there are several single-family homes followed by Heath

Street, which is identified as a R2 (*residential*, *two* [2] *lane*, *undivided roadway*) on the City's Master Thoroughfare Plan. Beyond this roadway are several single-family homes and a single-family residential subdivision (*i.e. Caruth Lakes Subdivision*). These areas are zoned Single-Family 7 (SF-7) and Planned Development District 5 (PD-4) for single-family and

General Retail (GR) District land uses.

South: Directly south of the subject property is Williams Street, which is identified as a Minor

Collector on the City's Master Thoroughfare Plan. Beyond this, there are several single-family homes, several vacant tracts of land, and an educational institution (i.e. Dobbs

Elementary School). These areas are zoned Single-Family 7 (SF-7) District.

<u>East</u>: Directly east of the subject property is a vacant tract of land where a proposed single-family

residential subdivision (i.e. Solar Village Subdivision) will be constructed. This is followed by

Caruth Lane, which is identified as a M4U (*major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan.

West.

Directly west of the subject property there are several single-family homes that area zoned Single-Family 7 (SF-7) District. Beyond this is Fannin Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Following this is a vacant tract of land and City facilities (*i.e. a pump station and a lift station*). These areas are zoned Single-Family 7 (SF-7) District.

#### **DENSITY AND DIMENSIONAL REQUIREMENTS**

According to Section 1, Land Use Schedule, of Article IV, Permissible Uses, of the Unified Development Code (UDC), the existing use, (i.e. a house of worship) is permitted with a Specific Use Permit (SUP) in a Single-Family 7 (SF-7) District; however, in this case, the house of worship was constructed prior to that requirement and is considered to be legally non-conforming. With the exception of the exception being requested the submitted site plan, landscape plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Single-Family 7 (SF-7) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	Zoning District Standards	Conformance to the Standards
Minimum Lot Area	7,000 SF	X=270,522 SF; In Conformance
Minimum Lot Frontage	60-Feet	X~858-Feet; In Conformance
Minimum Lot Depth	100-Feet	X=185-Feet: In Conformance
Minimum Front Yard Setback	20-Feet	X=20-Feet; In Conformance
Minimum Rear Yard Setback	10-Feet	X=10-Feet; In Conformance
Minimum Side Yard Setback	6-Feet	X=6-Feet; In Conformance
Maximum Building Height	32-Feet	X=14-Feet; In Conformance
Max Building/Lot Coverage	45%	X=0.05%; In Conformance
Minimum Masonry Requirement	90%	X=90%; In Conformance
Minimum Number of Parking Spaces	38 Spaces	X=82 Spaces; In Conformance
Minimum Stone Requirement	0%	0%: In Conformance
Minimum Landscaping Percentage	15%	X=75%; In Conformance
Maximum Impervious Coverage	85-90%	X=25%; In Conformance

#### TREESCAPE PLAN AND LANDSCAPE PLAN

This request does not require a treescape plan since there are no protected trees being removed; however, the applicant has agreed to update the landscaping on-site to conform to the City's current landscape requirements. This has been added to the conditions of approval for this case.

#### **CONFORMANCE WITH THE CITY'S CODES**

According to Subsection 3.09, Single-Family 7 (SF-7) District, of Section 3, Residential Districts, of Article V, District Development Standards, of the Unified Development Code (UDC), the Single-Family 7 (SF-7) District is "...the proper zoning classification for single-family developments with smaller lots..." and "...accommodates public land uses, denominational and private schools, houses of worship, and public/private parks..." These elements are considered to be essential to creating the basic neighborhood unit, and developments in the Single-Family 7 (SF-7) District are typically in areas adjacent to low-intensity non-residential land uses that serve as a logical transition from higher to lower density residential districts. In this case, the existing development is a house of worship, which seems to conform to the intent of the Single-Family 7 (SF-7) District. Specifically, the house of worship is an element of the basic neighborhood unit and serves as a transition from the higher density residential

located to the south of the subject property lower density single-family residential located north of the subject property.

#### VARIANCES/EXCEPTIONS REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following exception to the requirements of the Unified Development Code (UDC):

- (1) Building Articulation.
  - (a) Primary Building Facades. According to Subsection 4.01.C, Building Articulation, of Section 4, Commercial Districts, of Article V, District Development Standards, of the Unified Development Code (UDC), a primary building façade is any building façade that has a primary entryway or that has an adjacency to a public right of way, open space/green space, public/private park, or a residential zoning district. Primary facades have a maximum wall length of three (3) times the walls' height without a wall projection/architectural element. In this case, the expansion has three (3) primary facades. The north and east façades meet the articulation requirements; however, the south façade does not. Specifically, the south façade is 69'-2 1/2" in length and 14feet in height (i.e. the wall cannot exceed 42-feet in length). Since south facade exceeds the maximum length by 27'-21/2", an exception to the building articulation standards is required. The Unified Development Code (UDC) gives the Planning and Zoning Commission the ability to approve exceptions -- pending a recommendation from the Architectural Review Board (ARB) -to the building articulation requirements. When considering an exception, the Planning and Zoning Commission should determine if the proposed request is [1] in conformance with the spirit and intent of the articulation requirements and [2] if granting the exception will substantially weaken the City's ability to enforce the general purpose of the building articulation requirements in the future. Staff should note, the proposed expansion will generally look similar to the existing building with regard to design and materials and approval of this request does not appear to negatively impact the subject property or surrounding properties.

This exception is a discretionary decision for the Planning and Zoning Commission and requires approval by a simple majority. In the event that the exception is denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

#### **CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

The OURHometown Vision 2040 Comprehensive Plan designates the subject property as being located within the <u>Downtown District</u>. The <u>Downtown District</u> is the cultural heart of the community and embodies the small town atmosphere that is characteristic of the City of Rockwall. Points of reference within the district are the Downtown Historic Courthouse/Downtown Square, City Hall, and the North Goliad Corridor/PD-50.The Downtown District contains the original area of Rockwall, is significantly developed, and contains some of the City's oldest structures. Land uses such as high-density residential, public, quasi-public, and commercial/retail are contained within the district. Quasi-public land use designation is used for land uses that are operated by a private, non-profit educational, religious, recreational, charitable, or medical institution having the purpose of primarily serving the general public. Example of primary land uses for the quasi-public land use designation include houses of worship, private schools, communities, or similar land uses. It is expected that development within the Downtown District will include infill development and adaptive reuse of existing structures. In order to preserve the districts' small-town character, new development in the district should be held to a higher scrutiny than other areas of the City. Based on the existing land use of the subject property (i.e. a house of worship), the quasi-public land use designation appears to be an appropriate designation. Given the fact that quasi-public land uses are contained within the Downtown District and the house of worship is existing, it appears that the applicant's request is in conformance with the OURHometown Vision 2040 Comprehensive Plan.

#### **ARCHITECTURAL REVIEW BOARD (ARB):**

On June 25, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations and passed a motion to recommend approval of the building elevations by a vote of 7-0.

#### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request, then staff would propose the following conditions of approval:

- (1) The developer shall plant a thick vegetative screening consisting of a combination of bushes, grasses, and/or mature trees adjacent to the north, east and west property lines;
- (2) The applicant shall provide an updated landscape plan showing the proposed wrought-iron fence and a thick vegetative screen consisting of a combination of mature trees and shrubs; and,
- (3) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

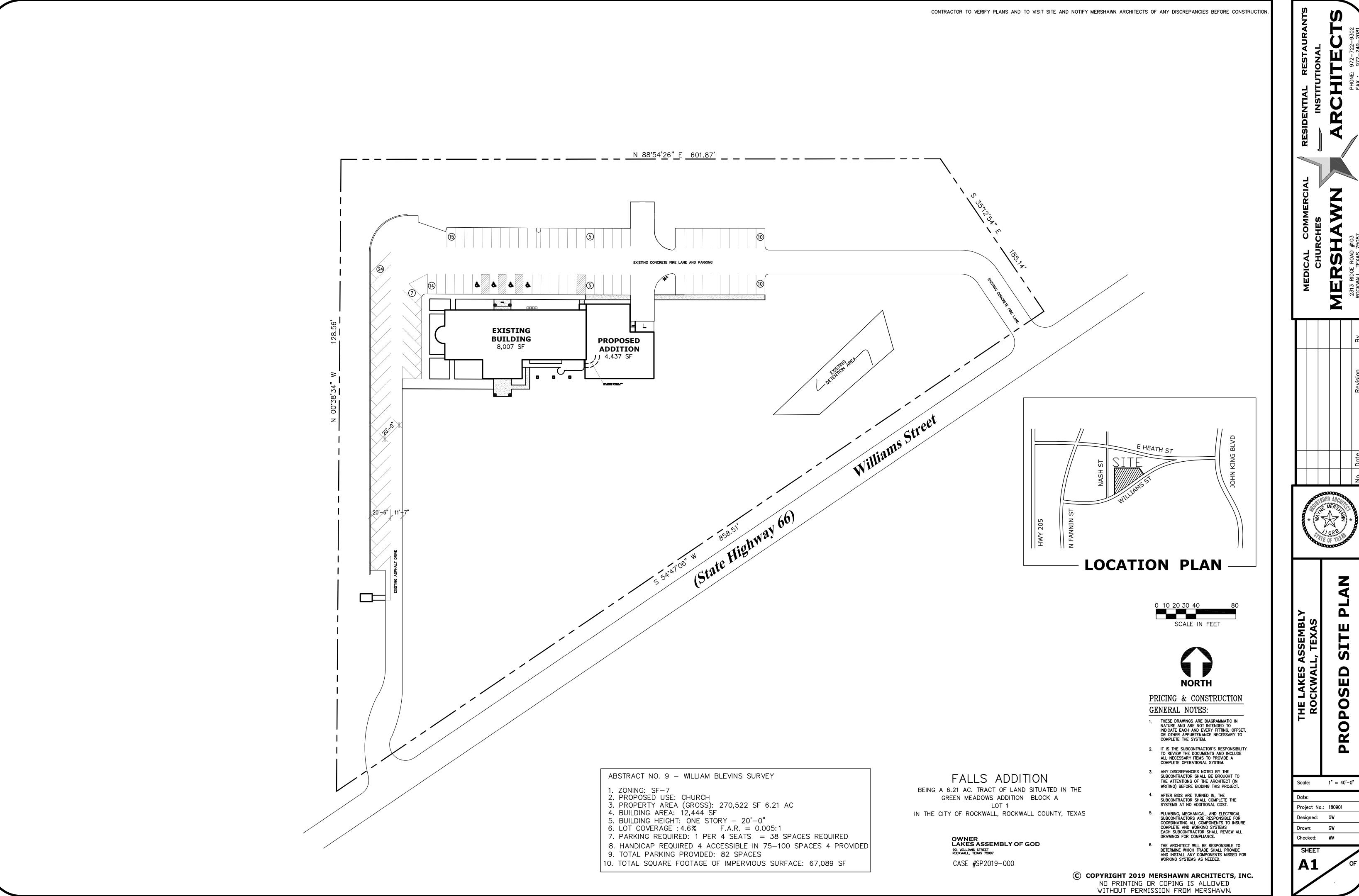


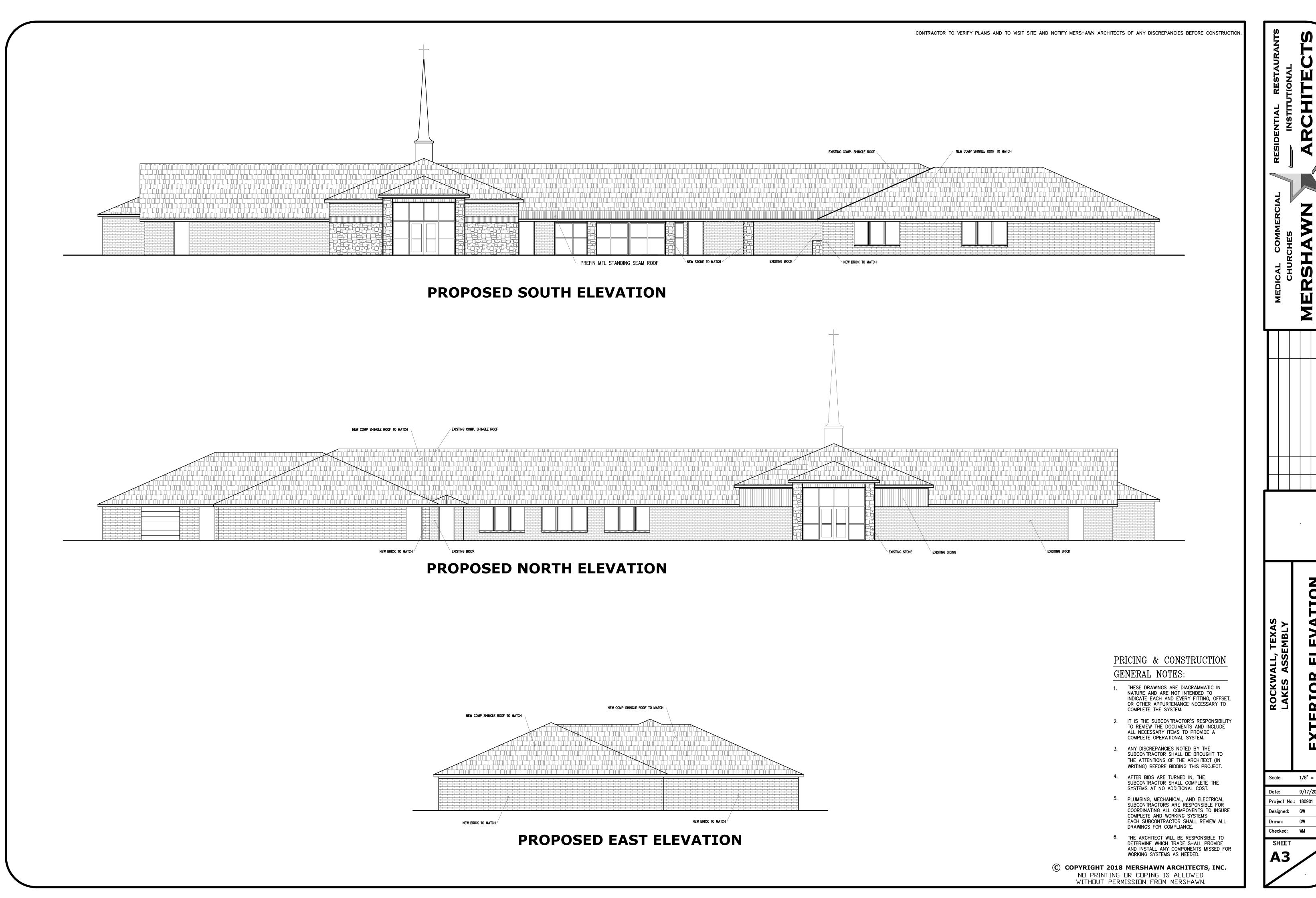


## City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (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.



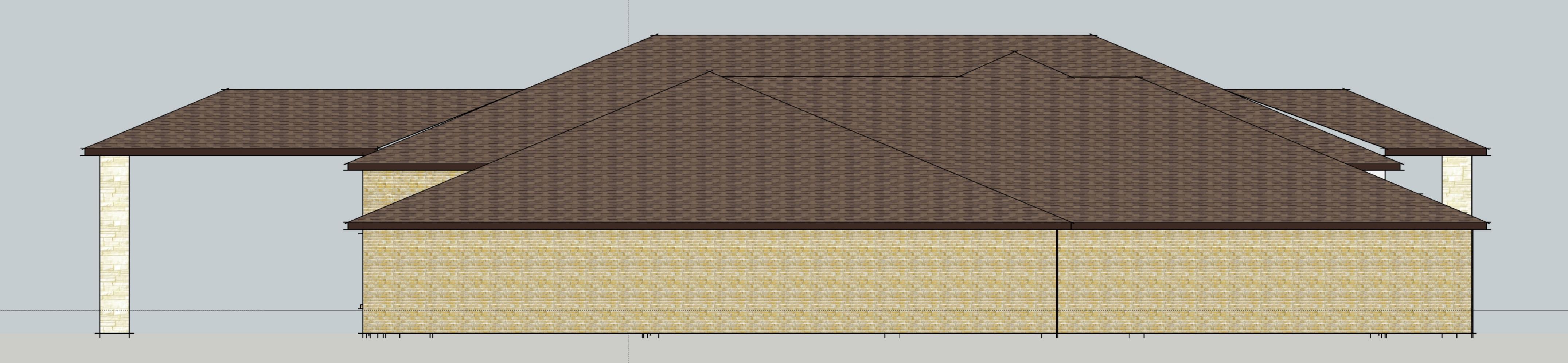




Scale: 1/8" = 1'-0"Date: 9/17/2018

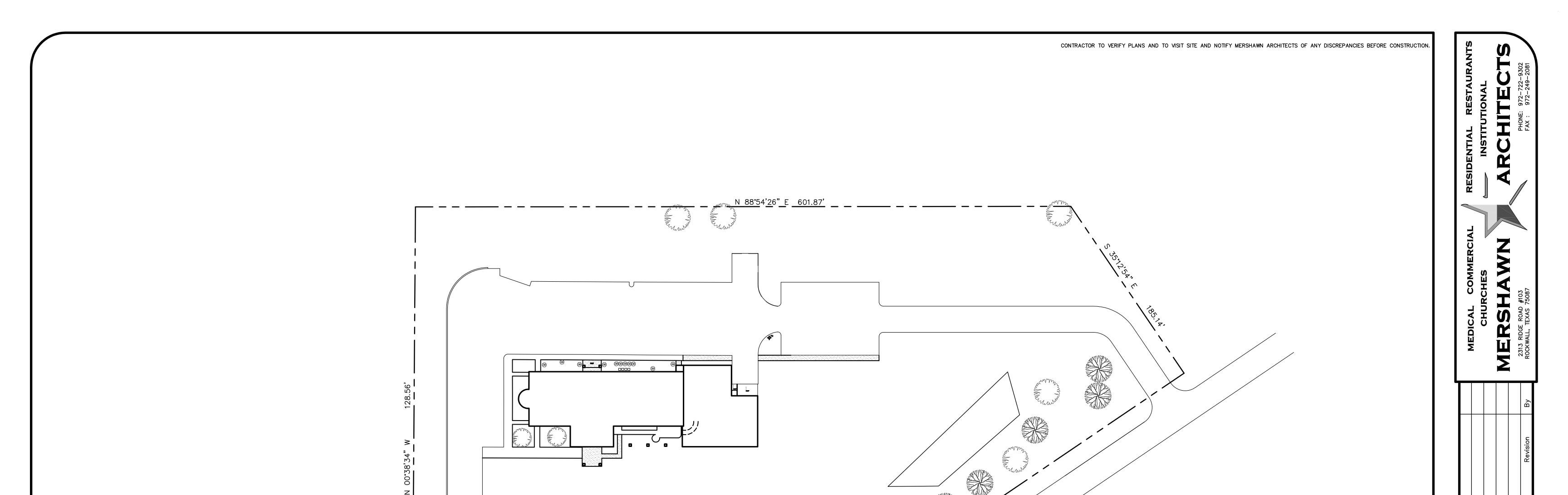












STREET TREES

LANDSCAPE BUFFER

1 CANOPY PER 50' LINEAR OF R.O.W.

TOTAL LANDSCAPE AREA 1ed5% REQUIRED



REQUIRED PROVIDED

40,578 SF 203,433 SF

16

LIVE OAKS (17) INSTALLED WITH A MIN. 4"



EXISTING TREE TO REMAIN

EXISTING SHRUB

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

SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.

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.

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.

## FALLS ADDITION

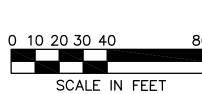
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE #SP2019-000



BEING A 6.21 AC. TRACT OF LAND SITUATED IN THE GREEN MEADOWS ADDITION BLOCK A

OWNER LAKES ASSEMBLY OF GOD 901 WILLIAMS STREET ROCKWALL, TEXAS 75087





PRICING & CONSTRUCTION

- GENERAL NOTES: 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.
- 3. ANY DISCREPANCIES NOTED BY THE SUBCONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN
- WRITING) BEFORE BIDDING THIS PROJECT. AFTER BIDS ARE TURNED IN, THE SUBCONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
- 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.
- THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

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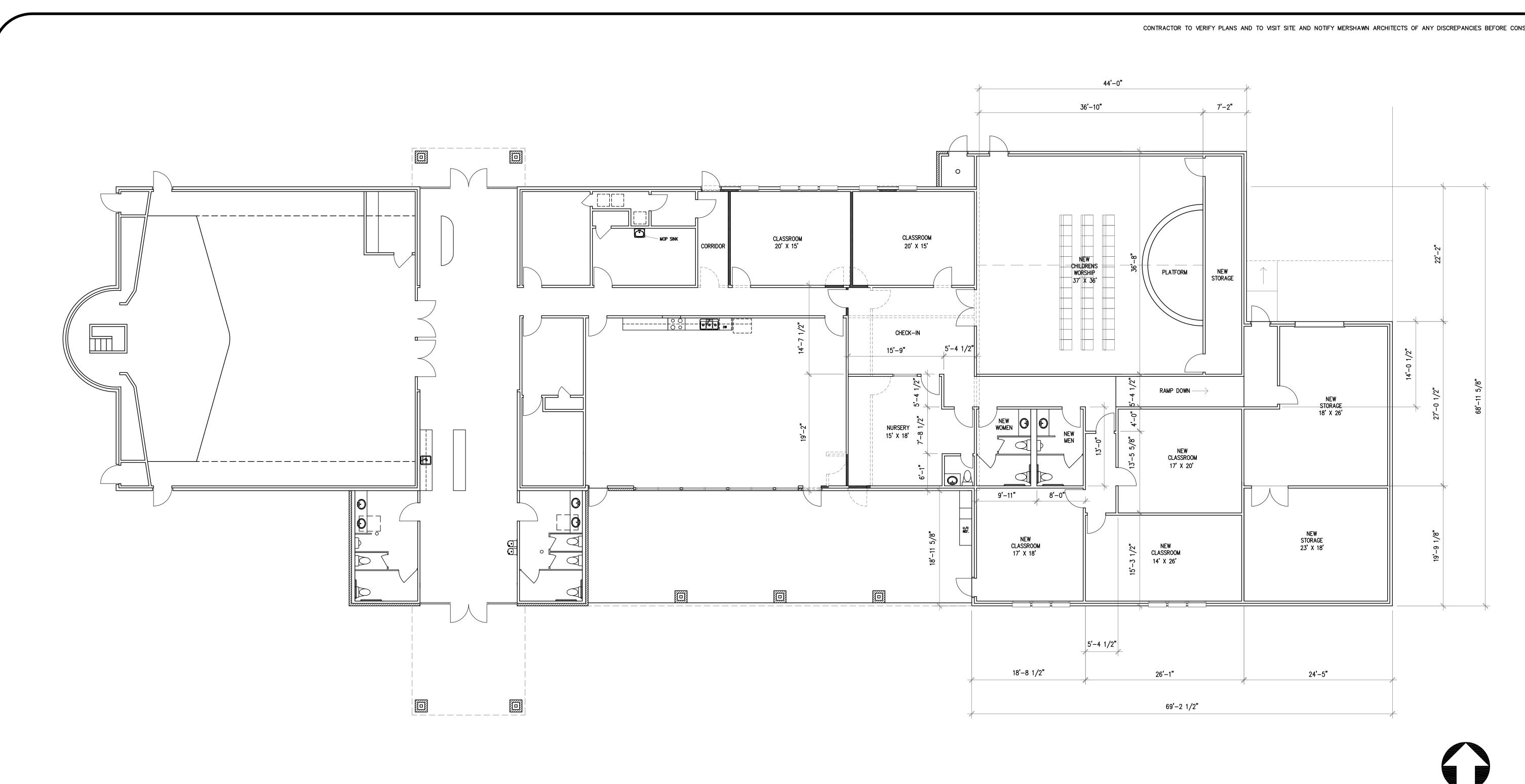


THE LAKES ASSEMBI ROCKWALL, TEXAS Z

Scale: 1" = 40'-0"

Project No.: 180901 Designed: GW Drawn: GW

Checked: WM SHEET



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ROCKWALL, TEXAS LAKES ASSEMBLY PRICING & CONSTRUCTION GENERAL NOTES: 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. 3. ANY DISCREPANCIES NOTED BY THE SUBCONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT. 4. AFTER BIDS ARE TURNED IN, THE SUBCONTRACTOR SHALL COMPLETE THE Scale: 1/8" = 1'-0"SYSTEMS AT NO ADDITIONAL COST. Date: 9/17/2018 5. PLUMBING, MECHANICAL, AND ELECTRICAL Project No.: 180901 SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE Designed: GW COMPLETE AND WORKING SYSTEMS
EACH SUBCONTRACTOR SHALL REVIEW ALL Drawn: GW DRAWINGS FOR COMPLIANCE. Checked: WM 6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE SHEET AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED. WITHOUT PERMISSION FROM MERSHAWN.

THE CHURCH WILL STILL BE OPEN FOR USE, ALL SUBCONTRACTORS ARE REQUIRED TO CLEAN UP ALL DEBRIS AT THE END OF EACH WORK DAY. IF GENERAL CLEAN UP IS DONE BY THE G.C. BACK CHARGES SHALL APPLY.



August 13, 2019

ATTN: GREG WALLIS MERSHAWN ARCHITECTS 2313 RIDGE ROAD, 103 ROCKWALL, TX 75087

RE: SITE PLAN (SP2019-022), The Lakes Assembly

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by the Planning and Zoning Commission on 07/09/2019. The following is a record of all recommendations, voting records and conditions of approval:

ARCHITECTURAL REVIEW BOARD (ARB):

On June 25, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations and passed a motion to recommend approval of the building elevations by a vote of 7-0.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request, then staff would propose the following conditions of approval:

- (1) The developer shall plant a thick vegetative screening consisting of a combination of bushes, grasses, and/or mature trees adjacent to the north, east and west property lines;
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- (3) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On July 9, 2019, the Planning and Zoning Commission's motion to approve the applicant's request passed by a vote of 6-0 with Commissioner Fishman absent.

For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely,

Korey Brooks, AICP

Senior Planner

Planning & Zoning Department

City of Rockwall, TX