



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # Z2019-015 P&Z DATE 8/13/2019 CC DATE 8/19/2019 APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION	
<input checked="" type="checkbox"/>	SPECIFIC USE PERMIT
<input type="checkbox"/>	ZONING CHANGE
<input type="checkbox"/>	PD CONCEPT PLAN
<input type="checkbox"/>	PD DEVELOPMENT PLAN

SITE PLAN APPLICATION	
<input type="checkbox"/>	SITE PLAN
<input type="checkbox"/>	LANDSCAPE PLAN
<input type="checkbox"/>	TREESCAPE PLAN
<input type="checkbox"/>	PHOTOMETRIC PLAN
<input type="checkbox"/>	BUILDING ELEVATIONS
<input type="checkbox"/>	MATERIAL SAMPLES
<input type="checkbox"/>	COLOR RENDERING

PLATTING APPLICATION	
<input type="checkbox"/>	MASTER PLAT
<input type="checkbox"/>	PRELIMINARY PLAT
<input type="checkbox"/>	FINAL PLAT
<input type="checkbox"/>	REPLAT
<input type="checkbox"/>	ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/>	VACATION PLAT
<input type="checkbox"/>	LANDSCAPE PLAN
<input type="checkbox"/>	TREESCAPE PLAN

<input type="checkbox"/>	COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/>	APPLICATIONS
<input checked="" type="checkbox"/>	RECEIPT
<input checked="" type="checkbox"/>	LOCATION MAP
<input checked="" type="checkbox"/>	HOA MAP
<input checked="" type="checkbox"/>	PON MAP
<input type="checkbox"/>	FLU MAP
<input type="checkbox"/>	NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/>	500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/>	PROJECT REVIEW
<input type="checkbox"/>	STAFF REPORT
<input type="checkbox"/>	CORRESPONDENCE
<input type="checkbox"/>	COPY-ALL PLANS REQUIRED
<input type="checkbox"/>	COPY-MARK-UPS
<input type="checkbox"/>	CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/>	MINUTES-LASERFICHE
<input type="checkbox"/>	PLAT FILED DATE _____
<input type="checkbox"/>	CABINET # _____
<input type="checkbox"/>	SLIDE # _____
NOTES: _____	

ZONING MAP UPDATED _____	



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. 22019-015
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 (Resolution No. 05-22) [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
 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 INFORMATION [PLEASE PRINT]

Address: 2581 HORIZON RD.
 Subdivision: HORIZON VILLAGE Lot: 4 Block: 1
 General Location: HORIZON RD CLOSE TO RAUPH HALL

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning: COMMERCIAL Current Use: OIL CHANGE
 Proposed Zoning: Proposed Use: OIL CHANGE
 Acreage: 1.1 Lots [Current]: Lots [Proposed]:

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

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

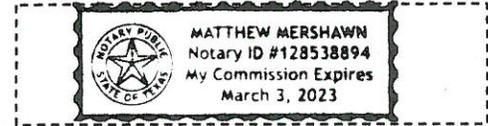
<input type="checkbox"/> Owner		<input checked="" type="checkbox"/> Applicant	
Contact Person		Contact Person	Greg Wallis
Address		Address	1520 E I-30
City, State & Zip		City, State & Zip	ROCKWALL, TX 75087
Phone		Phone	469-745-8995
E-Mail		E-Mail	mershawmarch@gmail.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Greg Wallis [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the _____ day of _____, 20____. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 11th day of July, 2019.



Owner's/Applicant's Signature _____

Notary Public in and for the State of Texas Matthew Mershawn

My Commission Expires 3/3/23



**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
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 7/15/2019

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, 07/19/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 7/23/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 7/30/2019 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: Z2019-015
Project Name: SUP for Kwik Kar
Project Type: ZONING
Applicant Name: GREG WALLIS
Owner Name: JUCHA, RHETT BARRY
Project Description:



RECEIPT

Project Number: Z2019-015
Job Address: 2581 HORIZON RD
ROCKWALL, TX 75032

Receipt Number: B85947

Printed: 7/15/2019 1:24 pm

Fee Description	Account Number	Fee Amount
ZONING	01-4280	\$ 216.50

Total Fees Paid:

\$ 216.50

Date Paid: 7/15/2019 12:00:00AM

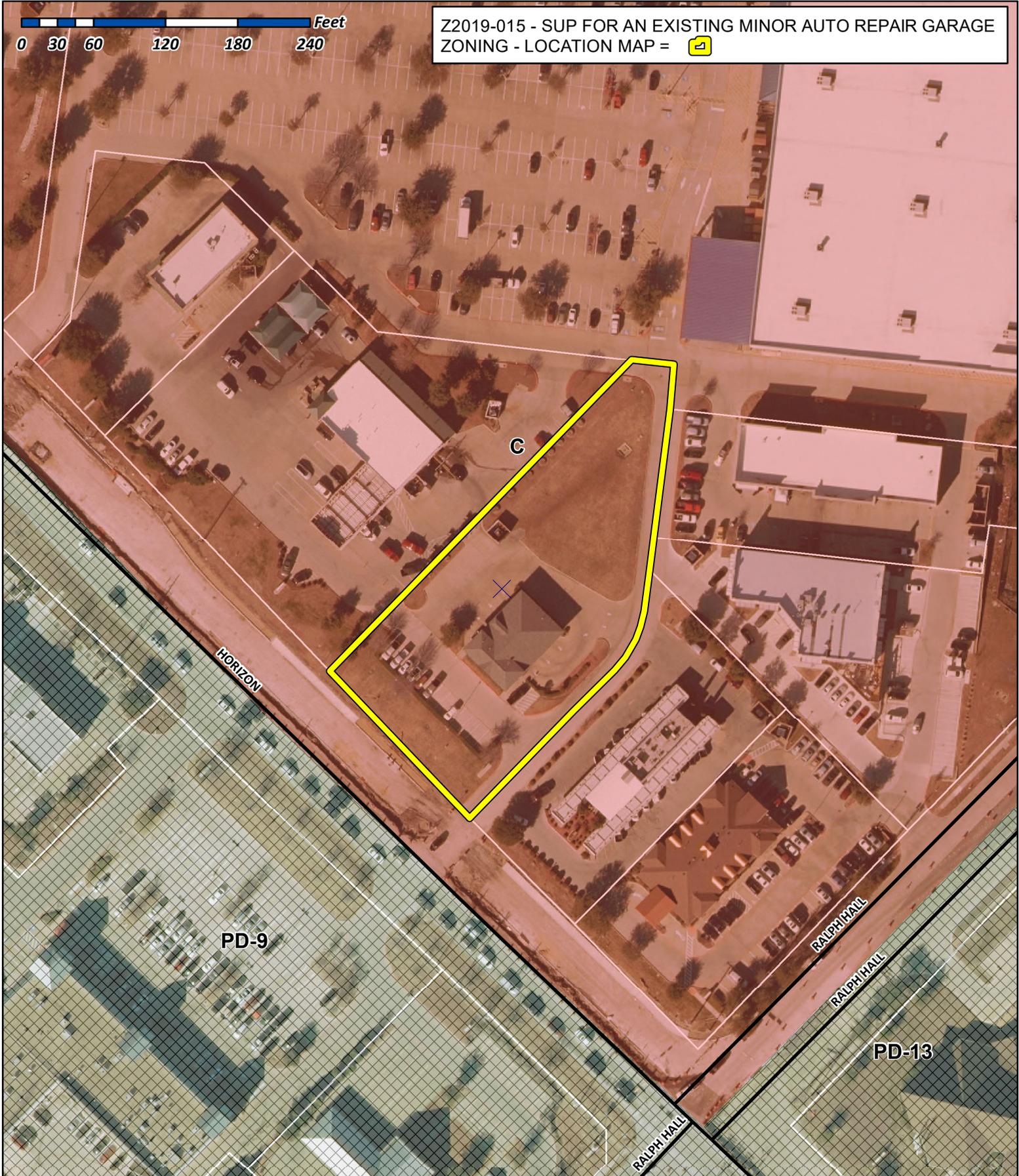
Paid By: MERSHAWN ARCHITECTS LLC

Pay Method: CHECK 4309

Received By: LM



Z2019-015 - SUP FOR AN EXISTING MINOR AUTO REPAIR GARAGE
ZONING - LOCATION MAP =



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.

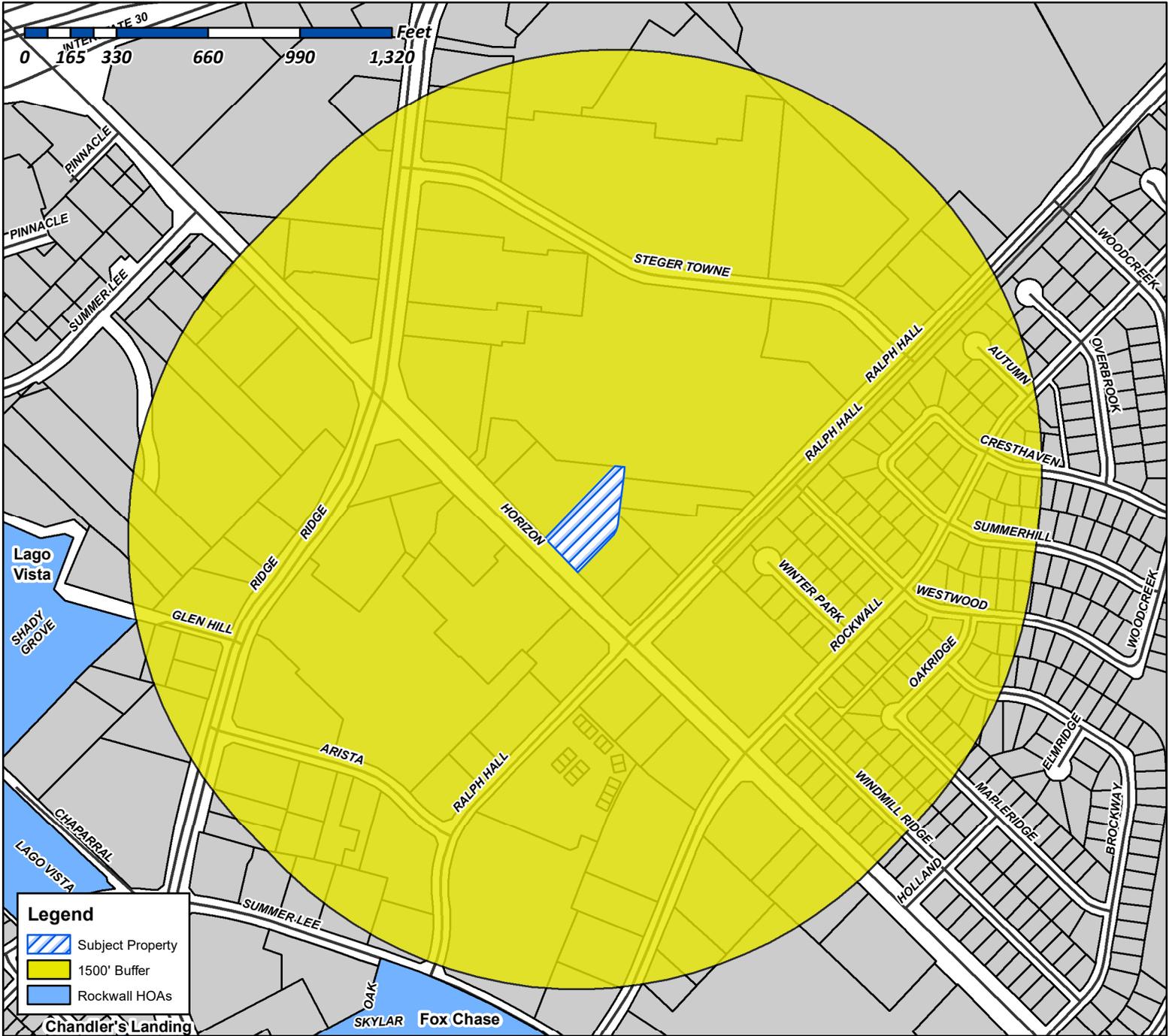
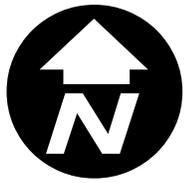




City of Rockwall

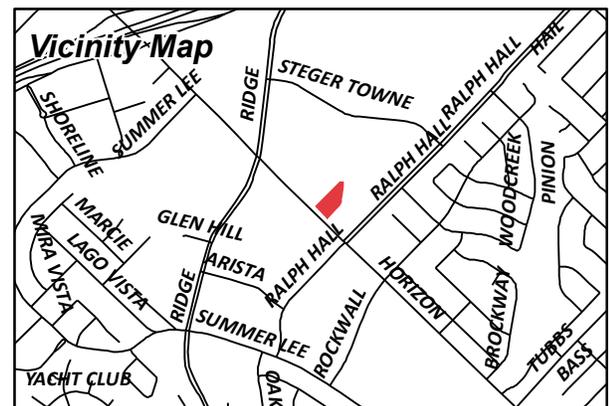
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Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2019-015
Case Name: SUP for an Existing Minor Repair Garage
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 3581 Horizon Road

Date Created: 7/12/2019
 For Questions on this Case Call (972) 771-7745

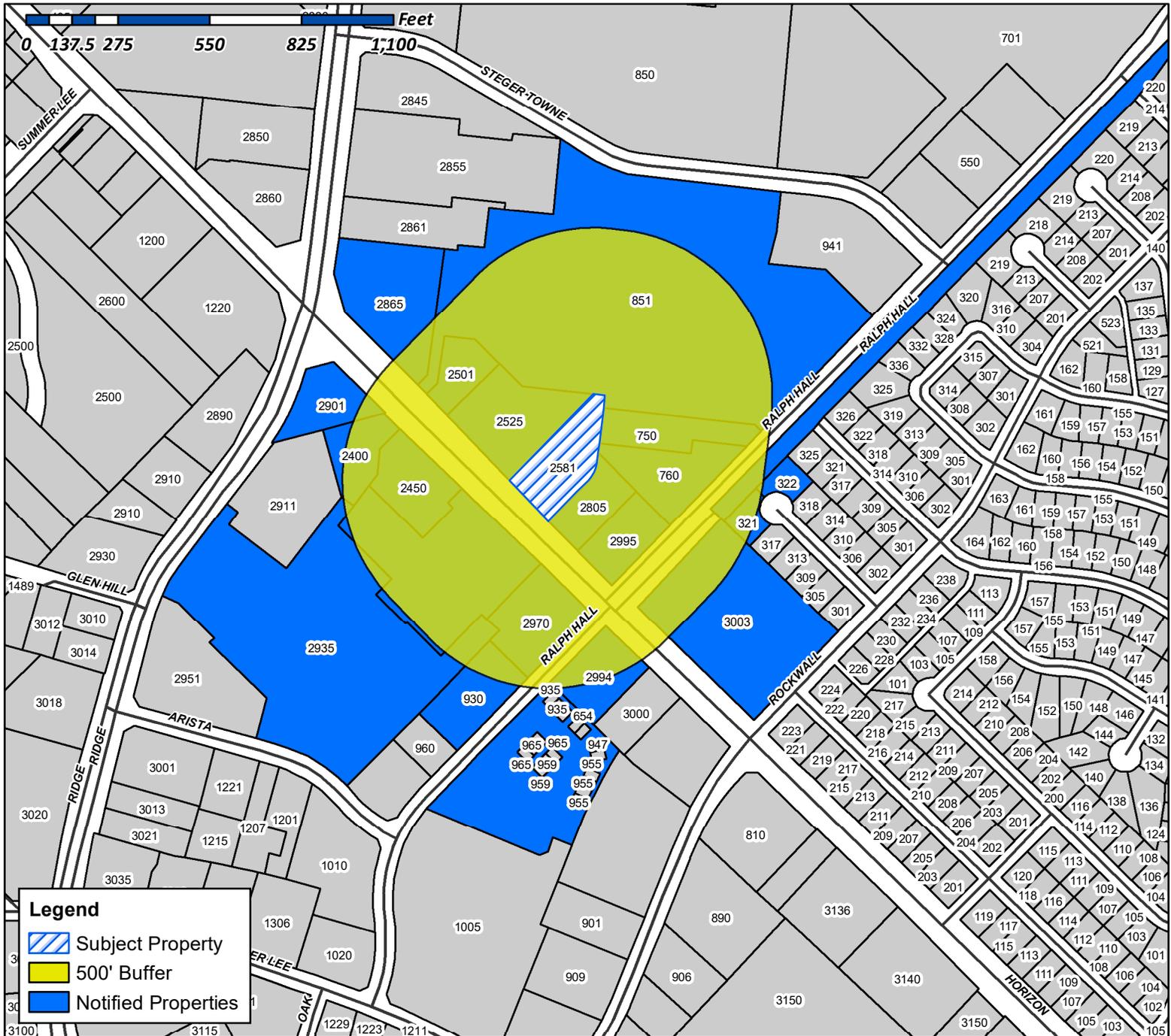




City of Rockwall

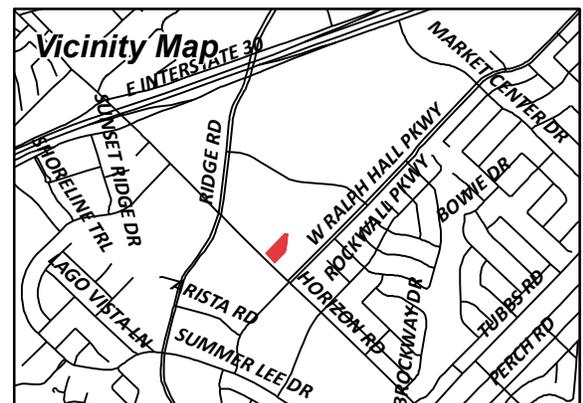
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385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2019-015
Case Name: SUP for an Existing Minor Repair Garage
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 2581 Horizon Road

Date Created: 7/16/2019
For Questions on this Case Call (972) 771-7745



LOWES HOME CENTERS INC
1000 LOWES BLVD
MOORESVILLE, NC 28117

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

HVCSG LLC
1027 WOODBRIDGE PLACE
HEATH, TX 75032

NEW BLB CORPORATION
1100 SIENNA CT
BURLESON, TX 76028

CFT DEVELOPMENTS LLC
ATTN: DAVID LUO, DIRECTOR
1683 WALNUT GROVE AVE
ROSEMEAD, CA 91770

CURRENT RESIDENT
2400 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2450 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2501 HORIZON RD
ROCKWALL, TX 75032

ROCKWALL PARTNERS LTD
2525 HORIZON RD
ROCKWALL, TX 75032

JUCHA RHETT BARRY
2581 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2805 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2865 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2901 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2935 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2970 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2994 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2995 HORIZON RD
ROCKWALL, TX 75032

OUR SAVIOR EVANG LUTHERAN
CHURCH C/O E H CONSTION
3003 HORIZON
ROCKWALL, TX 75032

SWAGERTY TOMMY & DEBORAH K HARGROVE
321 WINTER PARK
ROCKWALL, TX 75032

BROOM JUDY M
322 WINTER PARK
ROCKWALL, TX 75032

SOUTHTRUST BANK
C/O WELLS FARGO
333 MARKET ST 10TH FLOOR O
SAN FRANCISCO, CA 94105

HASTINGS CLAIMS SERVICE INC
732 WINDSONG LN
ROCKWALL, TX 75032

CURRENT RESIDENT
750 RALPH HALL PKWY
ROCKWALL, TX 75032

KROGER TEXAS LP
751 FREEPORT PKWY
COPPELL, TX 75019

CURRENT RESIDENT
760 RALPH HALL
ROCKWALL, TX 75032

CURRENT RESIDENT
851 STEGER TOWNE DR
ROCKWALL, TX 75032

ROCKWALL HORIZON RIDGE LP
930 W RALPH HALL PKWY O
ROCKWALL, TX 75032

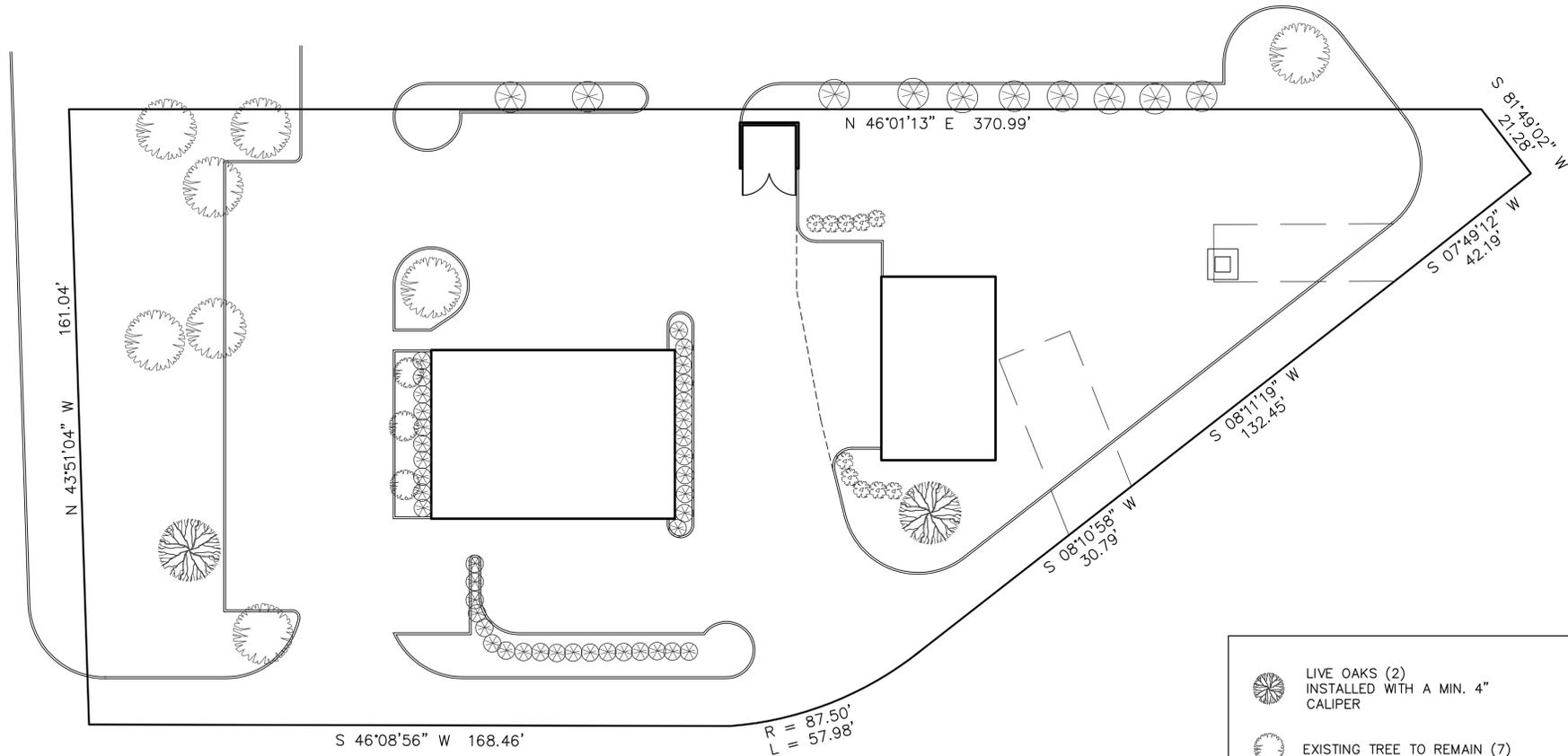
750 HALL PARKWAY LLC
NTW LLC
C/O MARVIN F POER & COMPANY O
ATLANTA, GA 30355

BANK OF AMERICA
CORPORATE REAL ESTATE ASSESSMENTS
NC1-001-03-81 O
CHARLOTTE, NC 28255

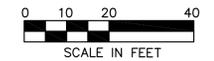
ARMSTRONG RALPH HALL LP
C/O ARMSTRONG DEVELOPMENT PROPERTIES
INC
ONE ARMSTRONG PLACE
BUTLER, PA 16004

ERVIN RICHARD
PO BOX 171373
ARLINGTON, TX 76003

AMERICAN NATIONAL BANK THE
PO BOX 40
TERRELL, TX 75160



- LIVE OAKS (2)
INSTALLED WITH A MIN. 4" CALIPER
 - EXISTING TREE TO REMAIN (7)
 - EXISTING SHRUB (40)
 - NEW INDIAN HAWTHORNE (10)
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.
- ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED, 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.



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

		EXISTING	NEW	REQUIRED	PROVIDED
1.	STREET TREES 1 CANOPY PER 50' LINEAR OF R.O.W.	4	1	3	5
2.	LANDSCAPE BUFFER			25'	35'
3.	TOTAL LANDSCAPE AREA 15% REQUIRED			7,257 SF	19,817 SF

HORIZON VILLAGE
BEING A 1.11 AC. TRACT OF LAND SITUATED IN THE HORIZON VILLAGE ADDITION BLOCK 1 LOT 4 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
IYM AUTOMOTIVE INC.
5905 HORIZON ROAD
ROCKWALL, TEXAS 75087
CASE #SP2019-000

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RESIDENTIAL RESTAURANTS ARCHITECTS

MEDICAL COMMERCIAL CHURCHES INSTITUTIONAL ARCHITECTS

MERSHAWN ARCHITECTS

2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX: 972-249-2051

No.	Date	Revision	By

KWIK KAR
ROCKWALL, TEXAS

LANDSCAPE PLAN

Scale: 1" = 20'-0"

Date: MM/DD/YEAR

Project No.: AAAAAA

Designed: GW

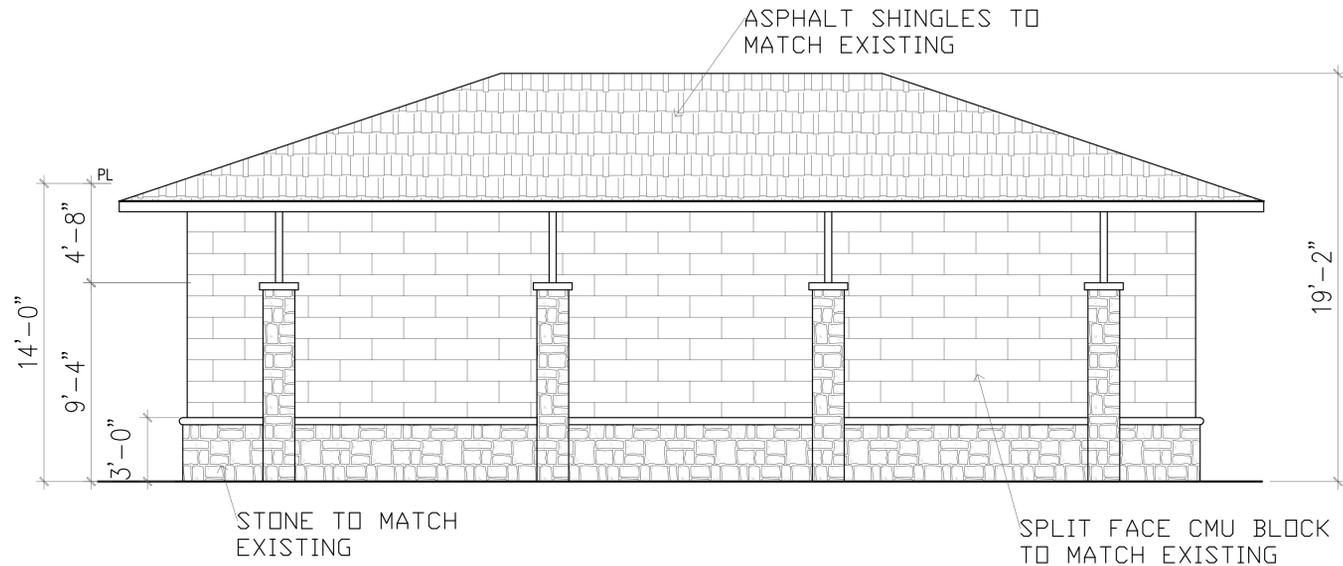
Drawn: GW

Checked: WM

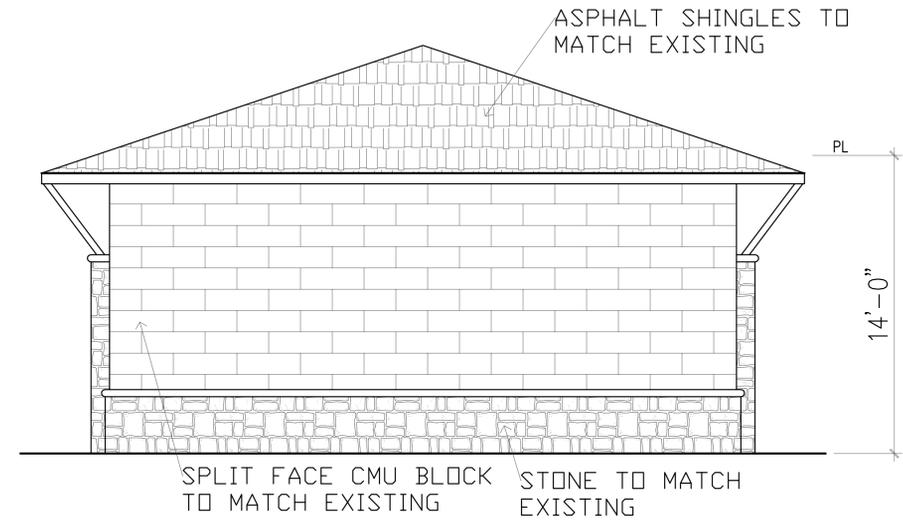
SHEET

L1 OF

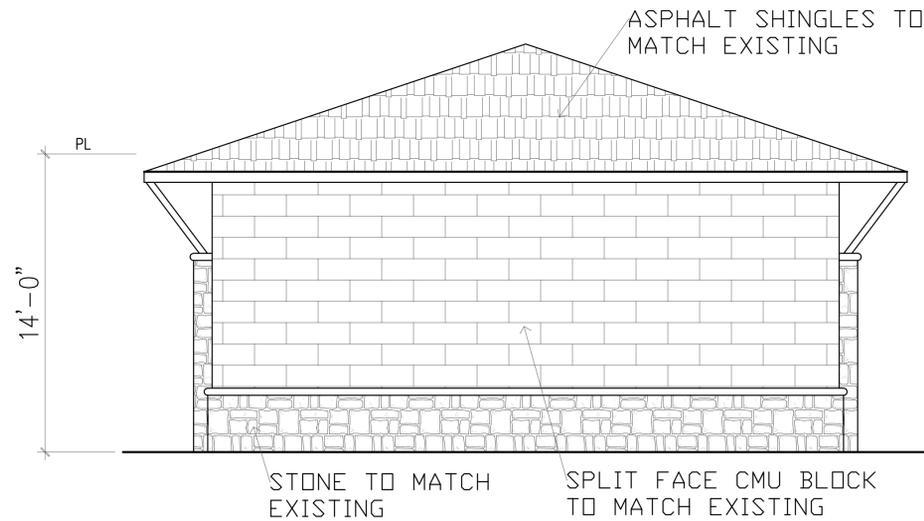
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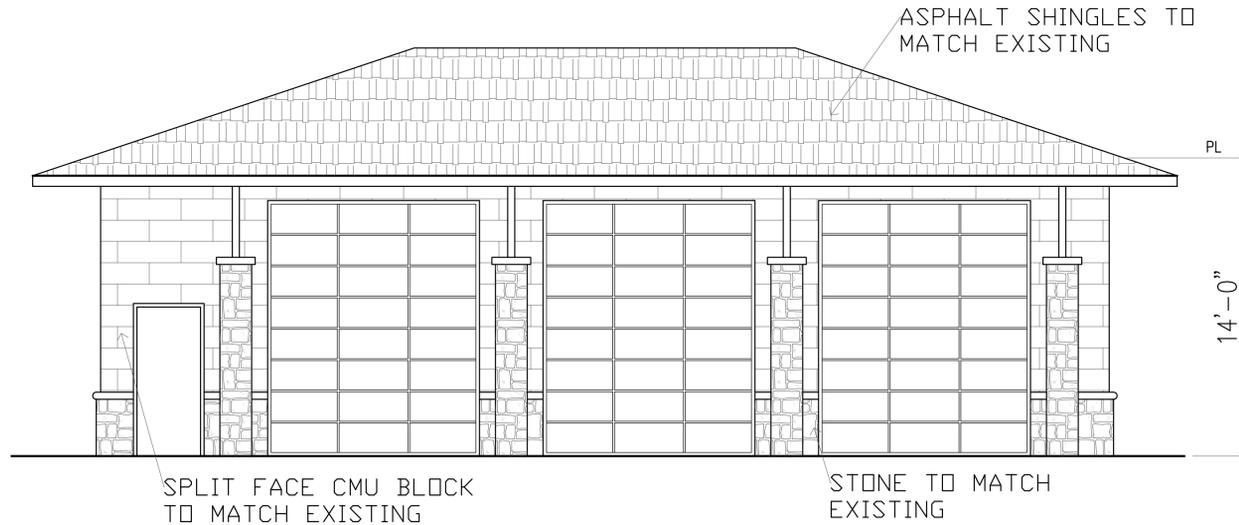
NORTH ELEVATION
100% MASONRY 30% STONE 70% BLOCK



EAST ELEVATION
100% MASONRY 24% STONE 76% BLOCK



WEST ELEVATION
100% MASONRY 24% STONE 76% BLOCK



SOUTH ELEVATION
100% MASONRY 38% STONE 62% BLOCK

PRICING & CONSTRUCTION
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RESIDENTIAL RESTAURANTS
INSTITUTIONAL
ARCHITECTS

MEDICAL COMMERCIAL
CHURCHES
MERSHAWN

2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087

PHONE: 972-722-9302
FAX: 972-249-2051

No.	Date	Revision	By

KWIK KAR
ROCKWALL, TEXAS

EXTERIOR ELEVATIONS

Scale: 1/4" = 1'-0"

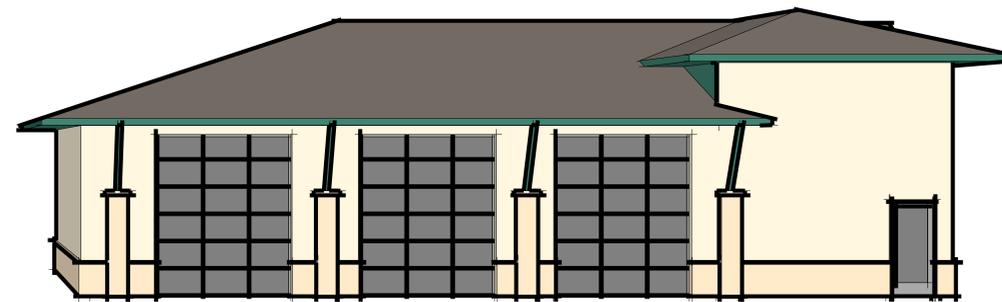
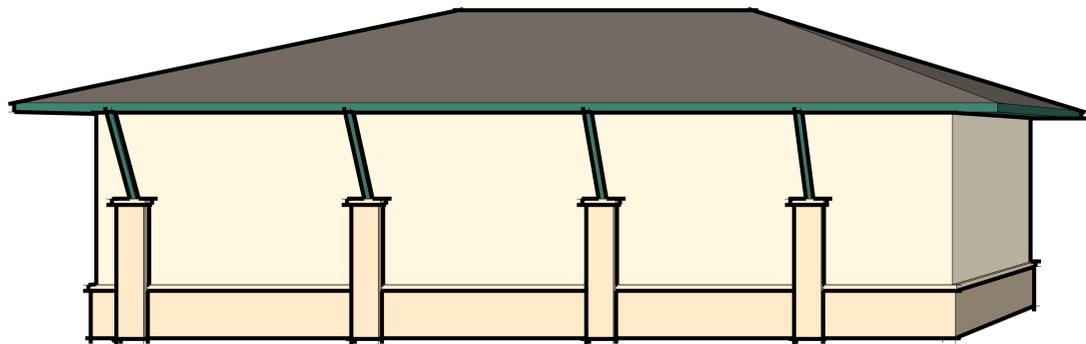
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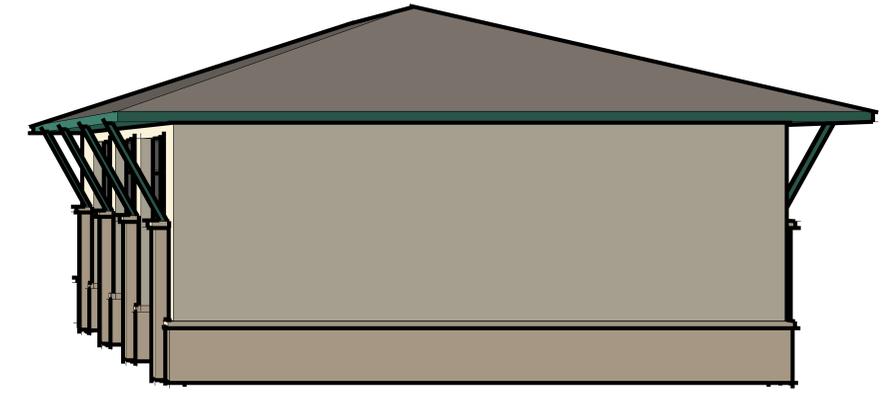
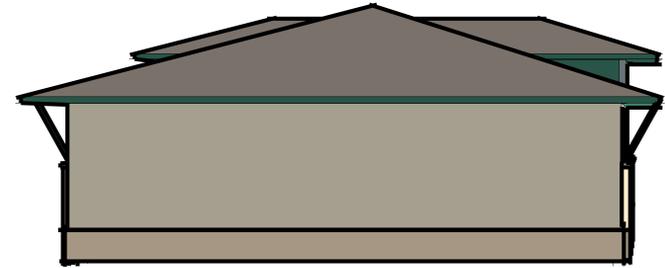
Project No.: _____

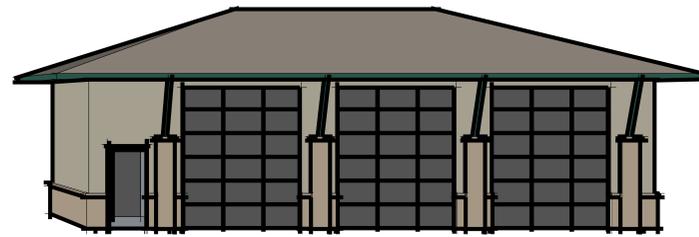
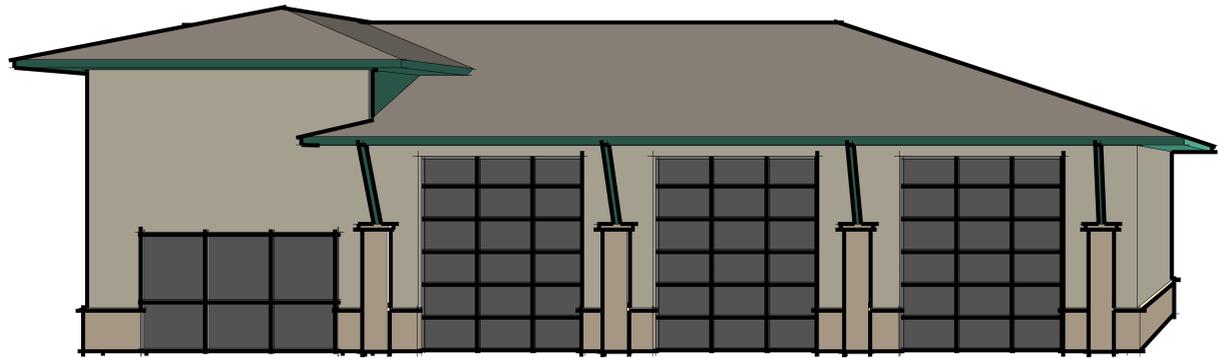
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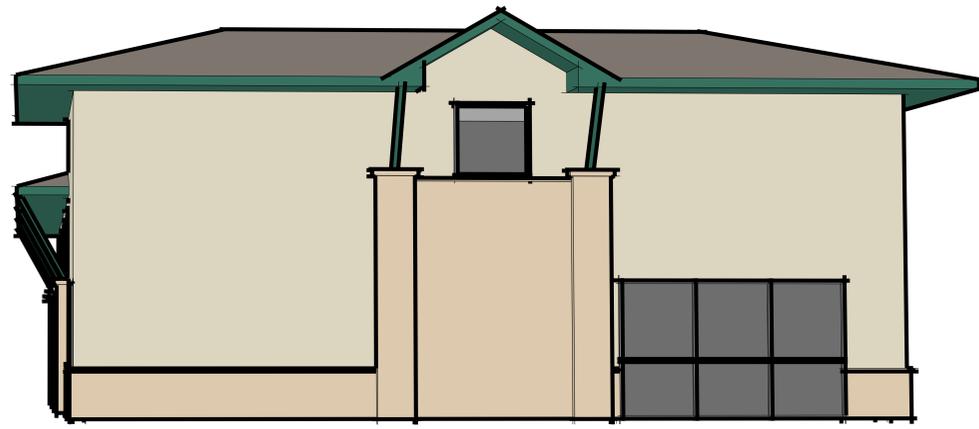
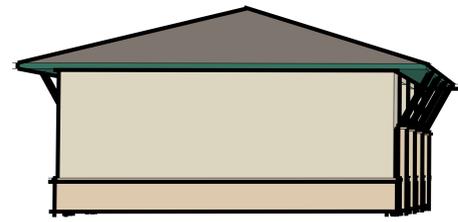
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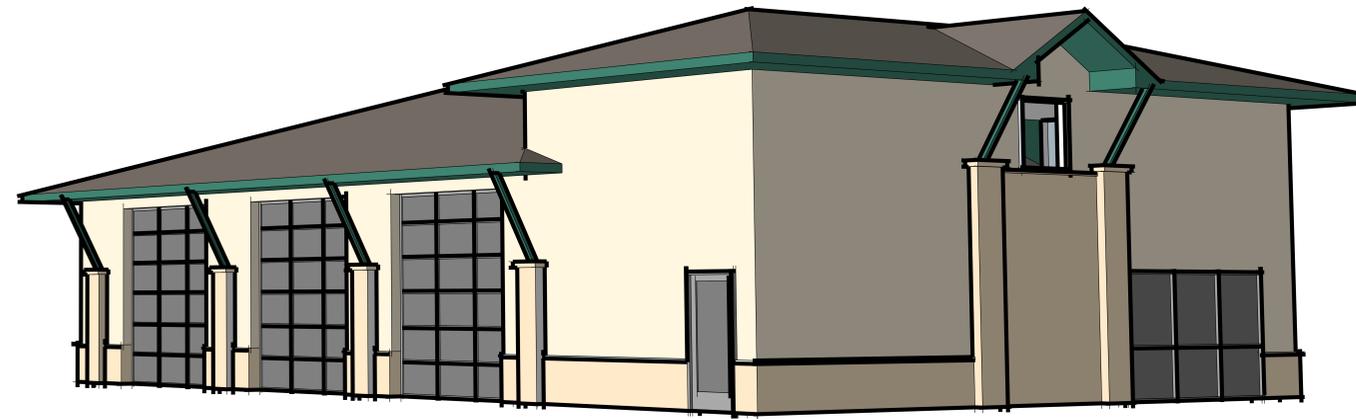
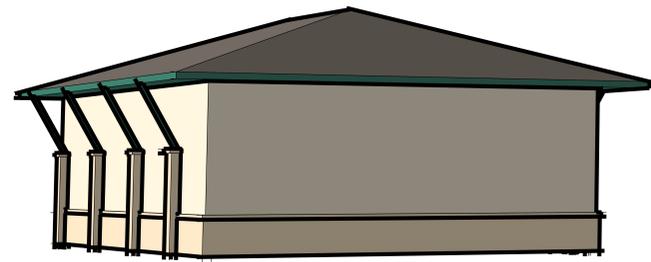
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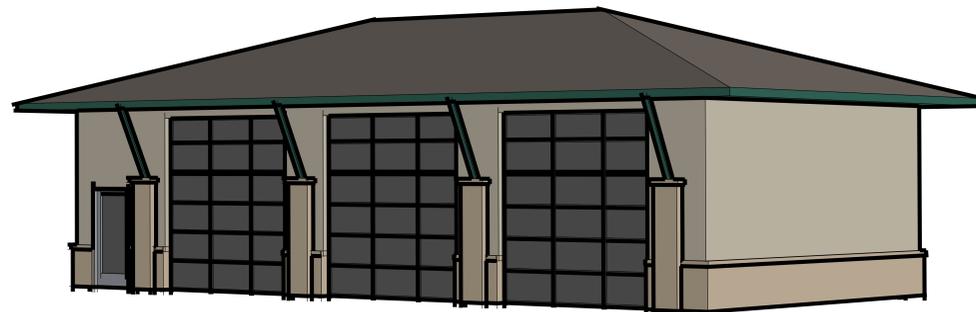
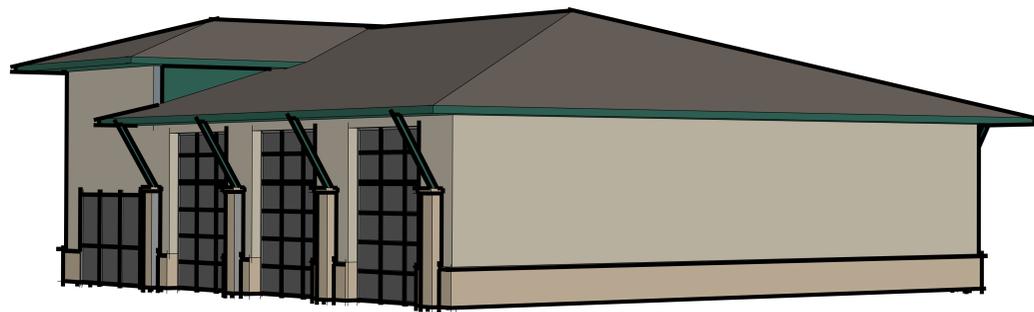












City of Rockwall Project Plan Review History



Project Number Z2019-015	Owner JUCHA, RHETT BARRY	Applied 7/10/2019 LM
Project Name SUP for Kwik Kar	Applicant GREG WALLIS	Approved
Type ZONING		Closed
Subtype SUP		Expired
Status Staff Review		Status

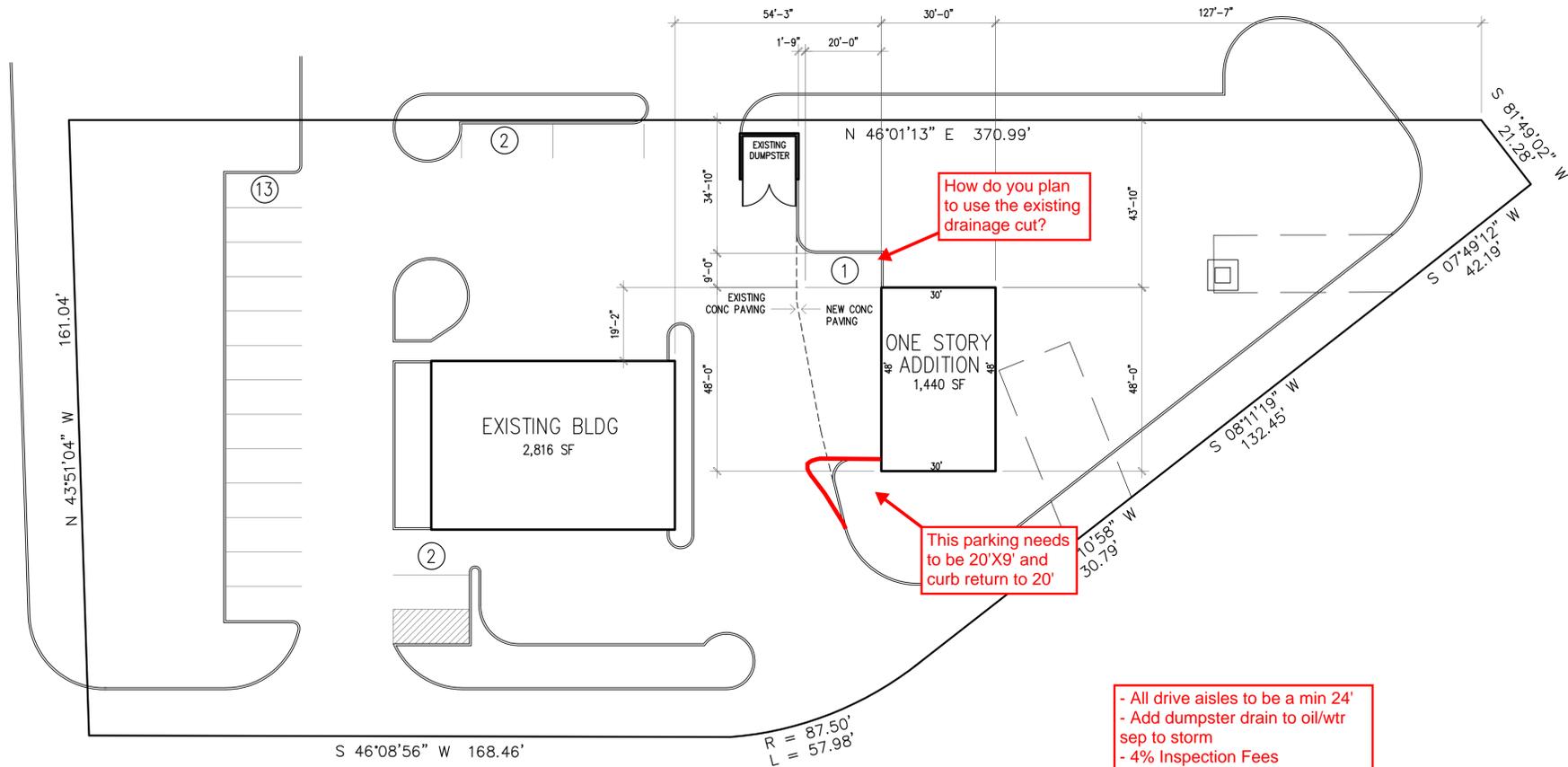
Site Address 2581 HORIZON RD	City, State Zip ROCKWALL, TX 75032	Zoning
--	--	---------------

Subdivision HORIZON CARWASH ADDITION	Tract 4	Block 1	Lot No 4	Parcel No 4011-0001-0004-00-OR	General Plan
--	-------------------	-------------------	--------------------	--	---------------------

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	7/15/2019	7/22/2019	7/15/2019		APPROVED	
ENGINEERING	Sarah Hager	7/10/2019	7/17/2019	7/25/2019	15	APPROVED	(7/25/2019 11:41 AM SH) - How do you plan to use the existing drainage cut? - This parking needs to be 20'X9' and curb return to 20'. - All drive aisles to be a min 24' - Add dumpster drain to oil/wtr sep to storm - 4% Inspection Fees - Impact Fees - Retaining Walls 3' and over must be engineered - All retaining walls to be rock or stone face. No smooth concrete walls - Parking to be 20'X9' - Paving to be 3600psi (6.5 sack mix) - Must have sand traps approved for car wash - using the same tap as the existing building - Must meet all city standards of design and construction
FIRE	Ariana Hargrove	7/10/2019	7/17/2019	7/18/2019	8	APPROVED	
PLANNING	Korey Brooks	7/10/2019	7/17/2019	7/25/2019	15	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Z2019-015 SUP for Minor Auto Repair Garage						
Please address the following comments (M= Mandatory Comments; I = Informational Comments).						
I.1 This a request by Greg Wallis of Mershawn Architects on behalf of the owner for the approval of a Specific Use Permit (SUP) for the expansion of an existing Minor Auto Repair Garage on a 1.1107-acre parcel of land identified as Lot 4, Block 1, Horizon Village Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 2581 Horizon Road [FM-3097].						
I.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.						
M.3 For reference, include the case number (Z2019-015) in the lower right hand corner of all pages on future submittals.						
M.4 Please review the attached draft ordinance prior to the August 13, 2019 Planning & Zoning Commission meeting.						
M.5 Will any additional lighting be added? If so, a Photometric Plan will be required.						
M.6 A ten (10) foot landscape buffer incorporating ground cover, a built-up berm and/or shrubbery or a combination thereof along the entire length of the frontage. Berms and/or shrubbery shall have a minimum height of 30-inches and a maximum height of 48-inches. The landscape buffer shall also include 1 canopy tree per 50-linear feet of frontage.						
I.7 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 by August 6, 2019. The Planning and Zoning Worksession for this case is July 30, 2019. The Planning and Zoning Meeting for this case is August 13, 2019.						
I.8 The projected City Council meeting date and subsequent approval for this request is August 19, 2019 and September 3, 2019.						

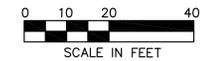
HORIZON ROAD



How do you plan to use the existing drainage cut?

This parking needs to be 20'X9' and curb return to 20'

- All drive aisles to be a min 24'
- Add dumpster drain to oil/wtr sep to storm
- 4% Inspection Fees
- Impact Fees
- Retaining Walls 3' and over must be engineered
- All retaining walls to be rock or stone face. No smooth concrete walls
- Parking to be 20'X9'
- Paving to be 3600psi (6.5 sack mix)
- Must have sand traps approved for car wash
- using the same tap as the existing building
- Must meet all city standards of design and construction



PRICING & CONSTRUCTION
GENERAL NOTES:

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



LOCATION PLAN

ABSTRACT NO. 9 - WILLIAM BLEVINS SURVEY

1. ZONING: C
2. PROPOSED USE: OIL CHANGE
3. PROPERTY AREA (GROSS): 48,383 SF 1.11 AC
4. BUILDING AREA: 1,440 SF
5. BUILDING HEIGHT: ONE STORY - 20'-6"
6. LOT COVERAGE : 8.8% F.A.R. = 0.009:1
7. PARKING REQUIRED: 2 PER EACH BAY = 18 SPACES REQUIRED
8. HANDICAP REQUIRED 1 ACCESSIBLE IN 0-25 SPACES 1 PROVIDED
9. TOTAL PARKING PROVIDED: 18 SPACES
10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 28,566 SF

HORIZON VILLAGE
BEING A 1.11 AC. TRACT OF LAND SITUATED IN THE HORIZON VILLAGE ADDITION BLOCK 1 LOT 4 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
IYM AUTOMOTIVE INC.
5505 HORIZON ROAD
ROCKWALL, TEXAS 75087
CASE #SP2019-000

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MEDICAL COMMERCIAL CHURCHES
MERSHAWN ARCHITECTS
RESIDENTIAL RESTAURANTS INSTITUTIONAL ARCHITECTS
PHONE: 972-722-9302
FAX: 972-249-2051
2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087

No.	Date	Revision	By

KWIK KAR
ROCKWALL, TEXAS
SITE PLAN

Scale: 1" = 20'-0"

Date: MM/DD/YEAR

Project No.: AAAAAA

Designed: GW

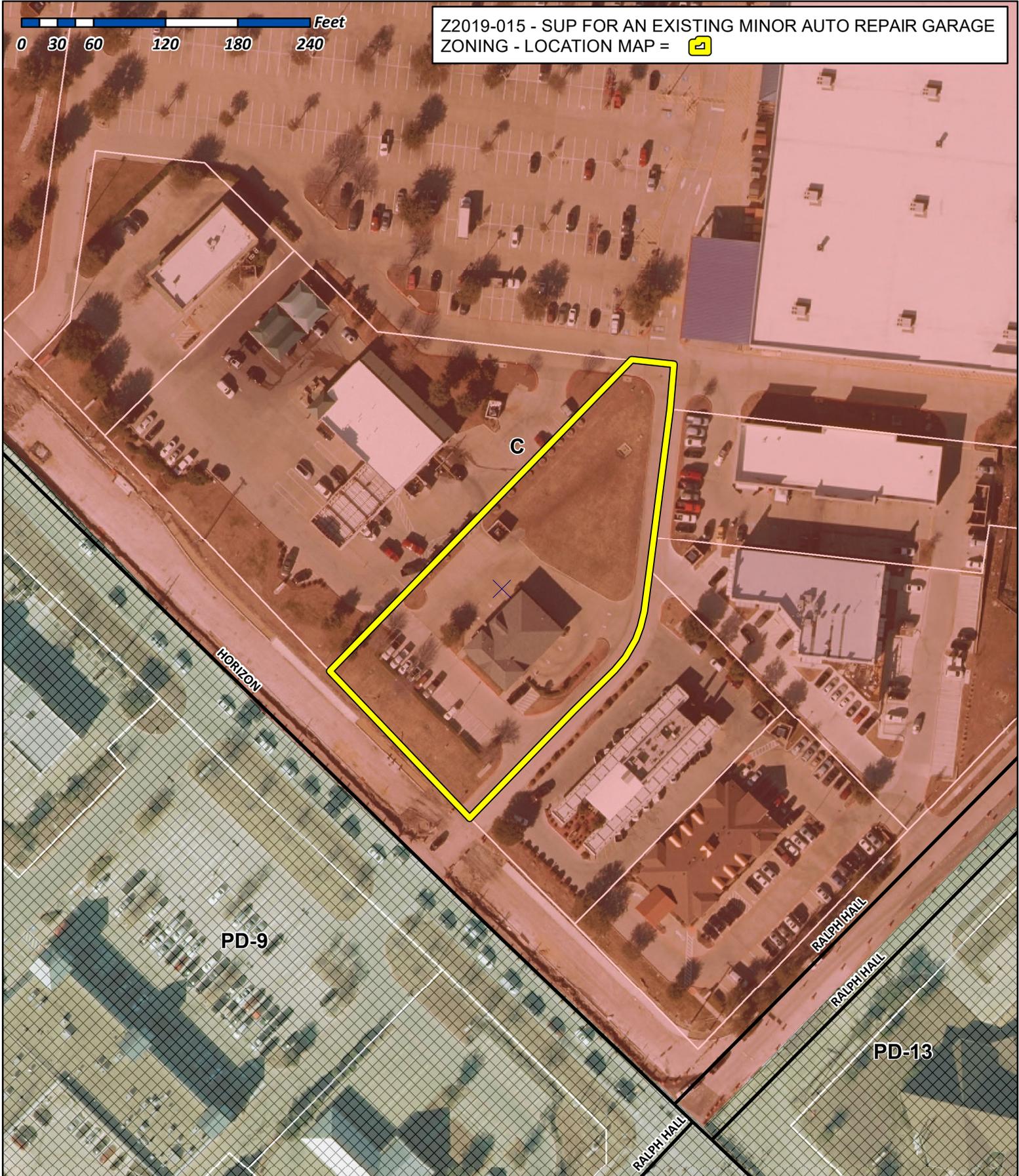
Drawn: GW

Checked: WM

A1 OF



Z2019-015 - SUP FOR AN EXISTING MINOR AUTO REPAIR GARAGE
ZONING - LOCATION MAP =



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.

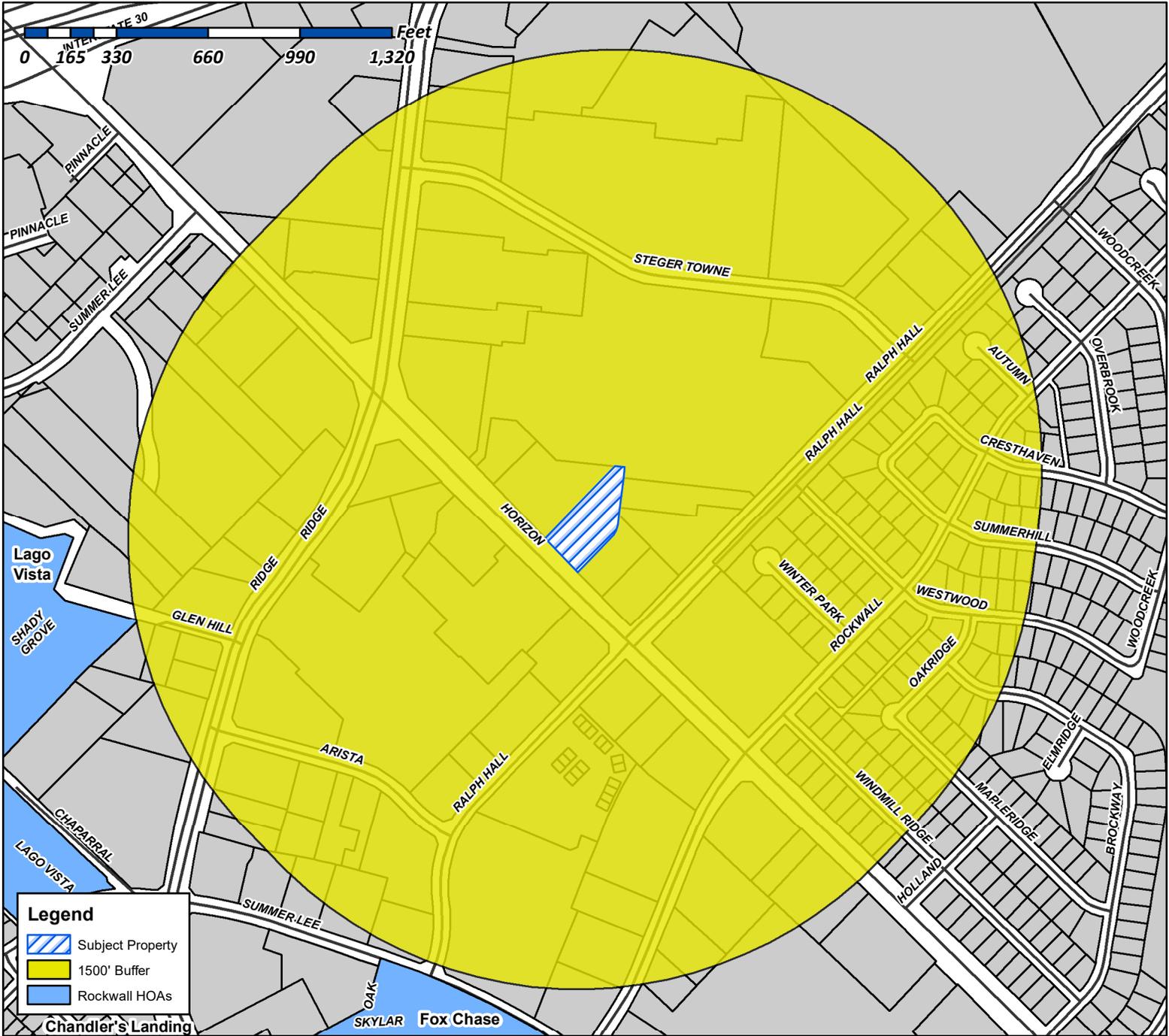
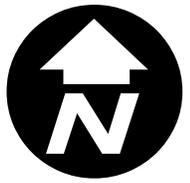




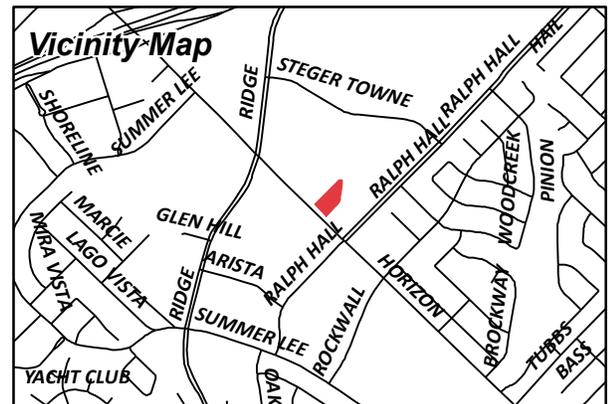
City of Rockwall

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Case Number: Z2019-015
Case Name: SUP for an Existing Minor Repair Garage
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 3581 Horizon Road



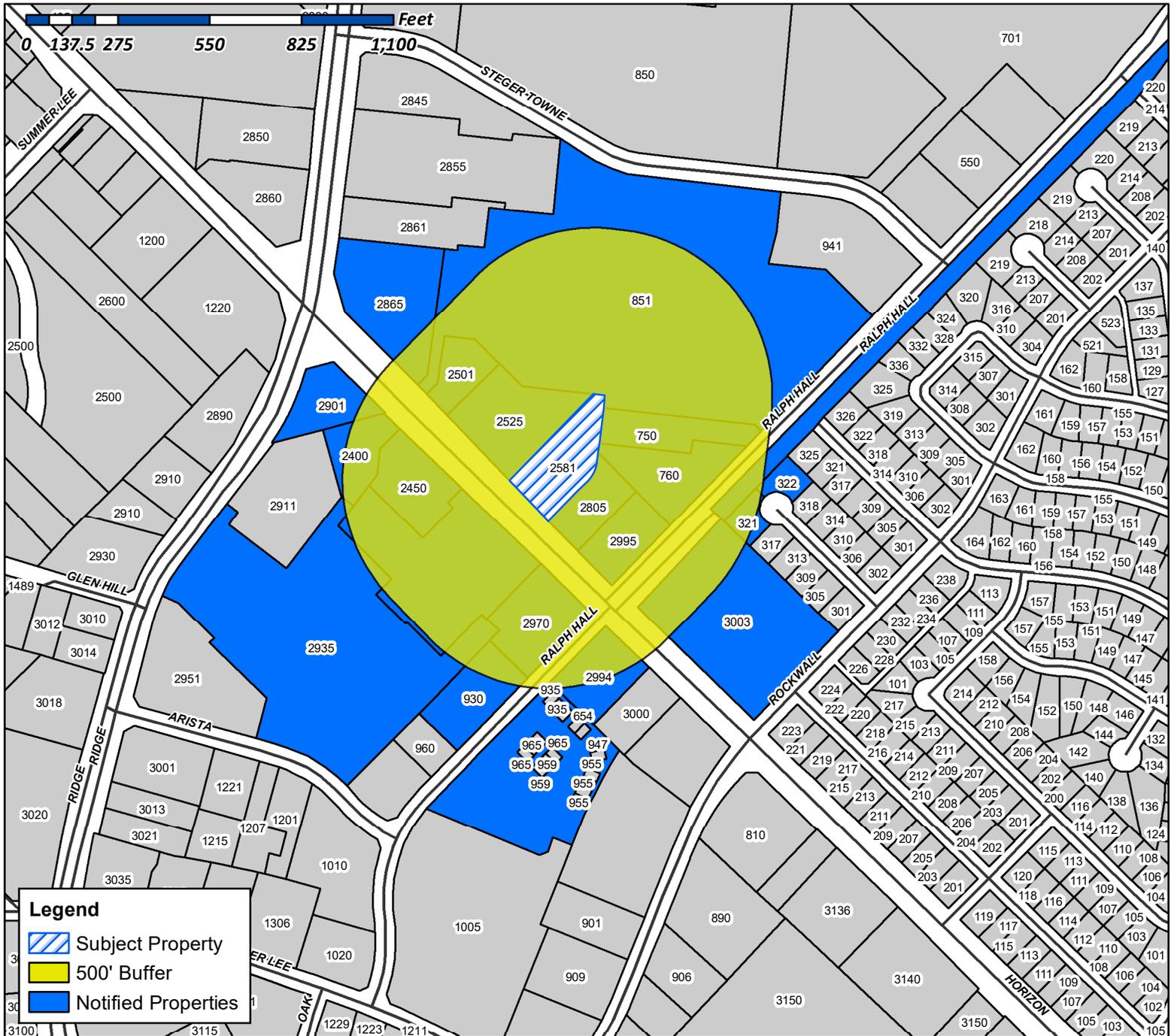
Date Created: 7/12/2019
For Questions on this Case Call (972) 771-7745



City of Rockwall

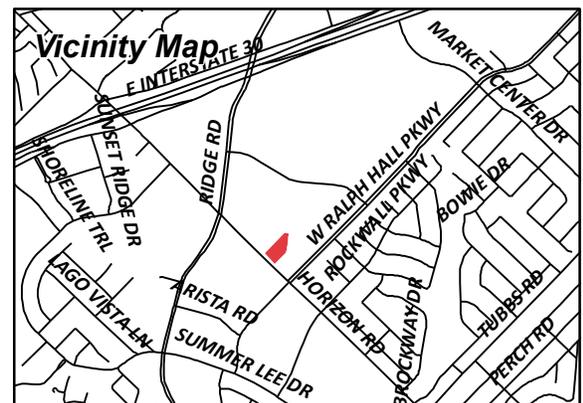
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Case Number: Z2019-015
Case Name: SUP for an Existing Minor Repair Garage
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 2581 Horizon Road

Date Created: 7/16/2019
For Questions on this Case Call (972) 771-7745



LOWES HOME CENTERS INC
1000 LOWES BLVD
MOORESVILLE, NC 28117

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

HVCSG LLC
1027 WOODBRIDGE PLACE
HEATH, TX 75032

NEW BLB CORPORATION
1100 SIENNA CT
BURLESON, TX 76028

CFT DEVELOPMENTS LLC
ATTN: DAVID LUO, DIRECTOR
1683 WALNUT GROVE AVE
ROSEMEAD, CA 91770

CURRENT RESIDENT
2400 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2450 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2501 HORIZON RD
ROCKWALL, TX 75032

ROCKWALL PARTNERS LTD
2525 HORIZON RD
ROCKWALL, TX 75032

JUCHA RHETT BARRY
2581 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2805 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2865 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2901 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2935 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2970 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2994 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2995 HORIZON RD
ROCKWALL, TX 75032

OUR SAVIOR EVANG LUTHERAN
CHURCH C/O E H CONSTION
3003 HORIZON
ROCKWALL, TX 75032

SWAGERTY TOMMY & DEBORAH K HARGROVE
321 WINTER PARK
ROCKWALL, TX 75032

BROOM JUDY M
322 WINTER PARK
ROCKWALL, TX 75032

SOUTHTRUST BANK
C/O WELLS FARGO
333 MARKET ST 10TH FLOOR O
SAN FRANCISCO, CA 94105

HASTINGS CLAIMS SERVICE INC
732 WINDSONG LN
ROCKWALL, TX 75032

CURRENT RESIDENT
750 RALPH HALL PKWY
ROCKWALL, TX 75032

KROGER TEXAS LP
751 FREEPORT PKWY
COPPELL, TX 75019

CURRENT RESIDENT
760 RALPH HALL
ROCKWALL, TX 75032

CURRENT RESIDENT
851 STEGER TOWNE DR
ROCKWALL, TX 75032

ROCKWALL HORIZON RIDGE LP
930 W RALPH HALL PKWY O
ROCKWALL, TX 75032

750 HALL PARKWAY LLC
NTW LLC
C/O MARVIN F POER & COMPANY O
ATLANTA, GA 30355

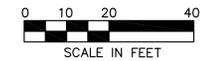
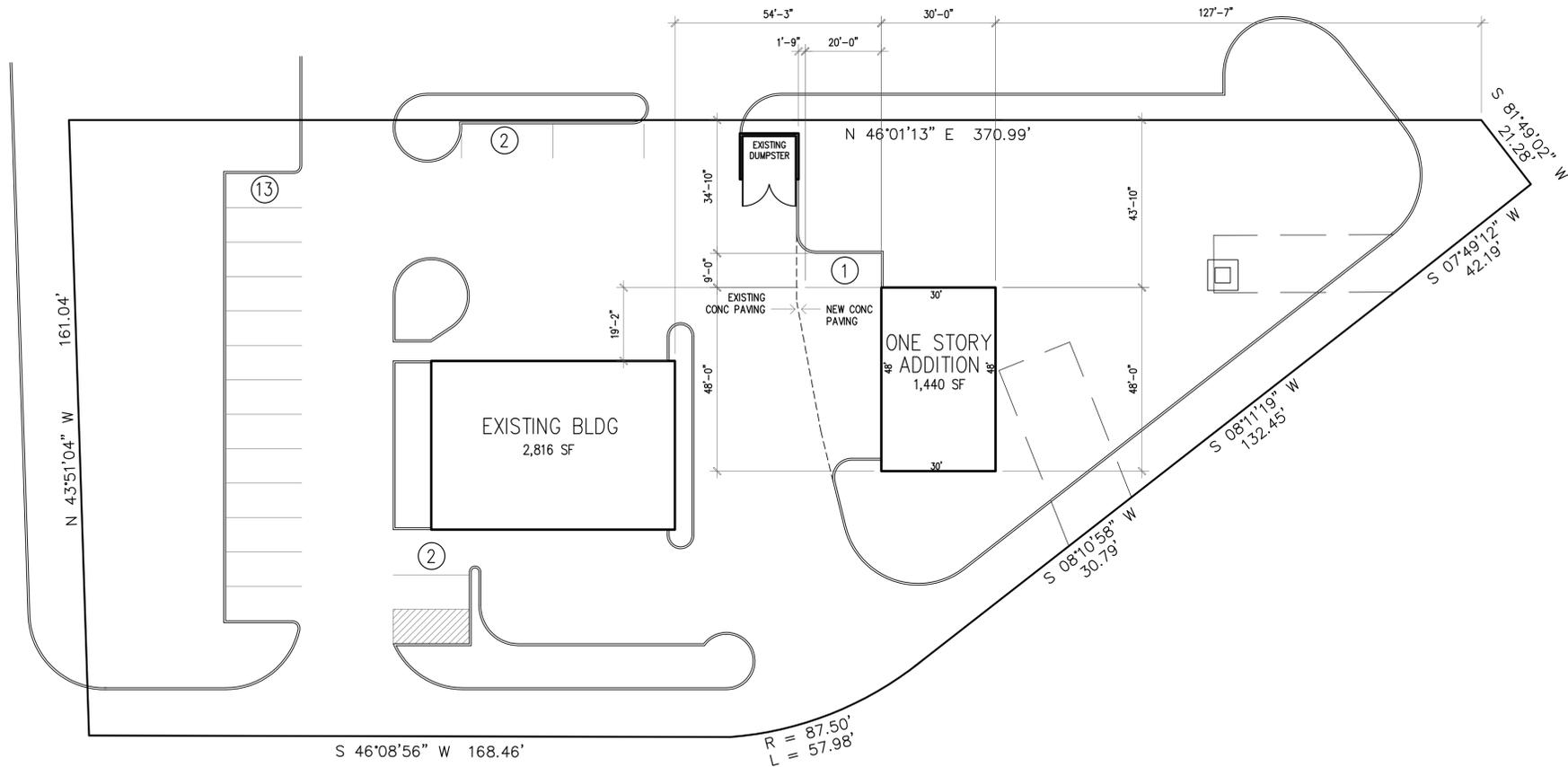
BANK OF AMERICA
CORPORATE REAL ESTATE ASSESSMENTS
NC1-001-03-81 O
CHARLOTTE, NC 28255

ARMSTRONG RALPH HALL LP
C/O ARMSTRONG DEVELOPMENT PROPERTIES
INC
ONE ARMSTRONG PLACE
BUTLER, PA 16004

ERVIN RICHARD
PO BOX 171373
ARLINGTON, TX 76003

AMERICAN NATIONAL BANK THE
PO BOX 40
TERRELL, TX 75160

HORIZON ROAD



PRICING & CONSTRUCTION
GENERAL NOTES:

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HORIZON VILLAGE
BEING A 1.11 AC. TRACT OF LAND SITUATED IN THE HORIZON VILLAGE ADDITION BLOCK 1 LOT 4 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
IYM AUTOMOTIVE INC.
5505 HORIZON ROAD
ROCKWALL, TEXAS 75087
CASE #SP2019-000

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CHURCHES
MERSHAWN

2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX: 972-249-2051

No.	Date	Revision	By

KWIK KAR
ROCKWALL, TEXAS

SITE PLAN

Scale: 1" = 20'-0"

Date: MM/DD/YEAR

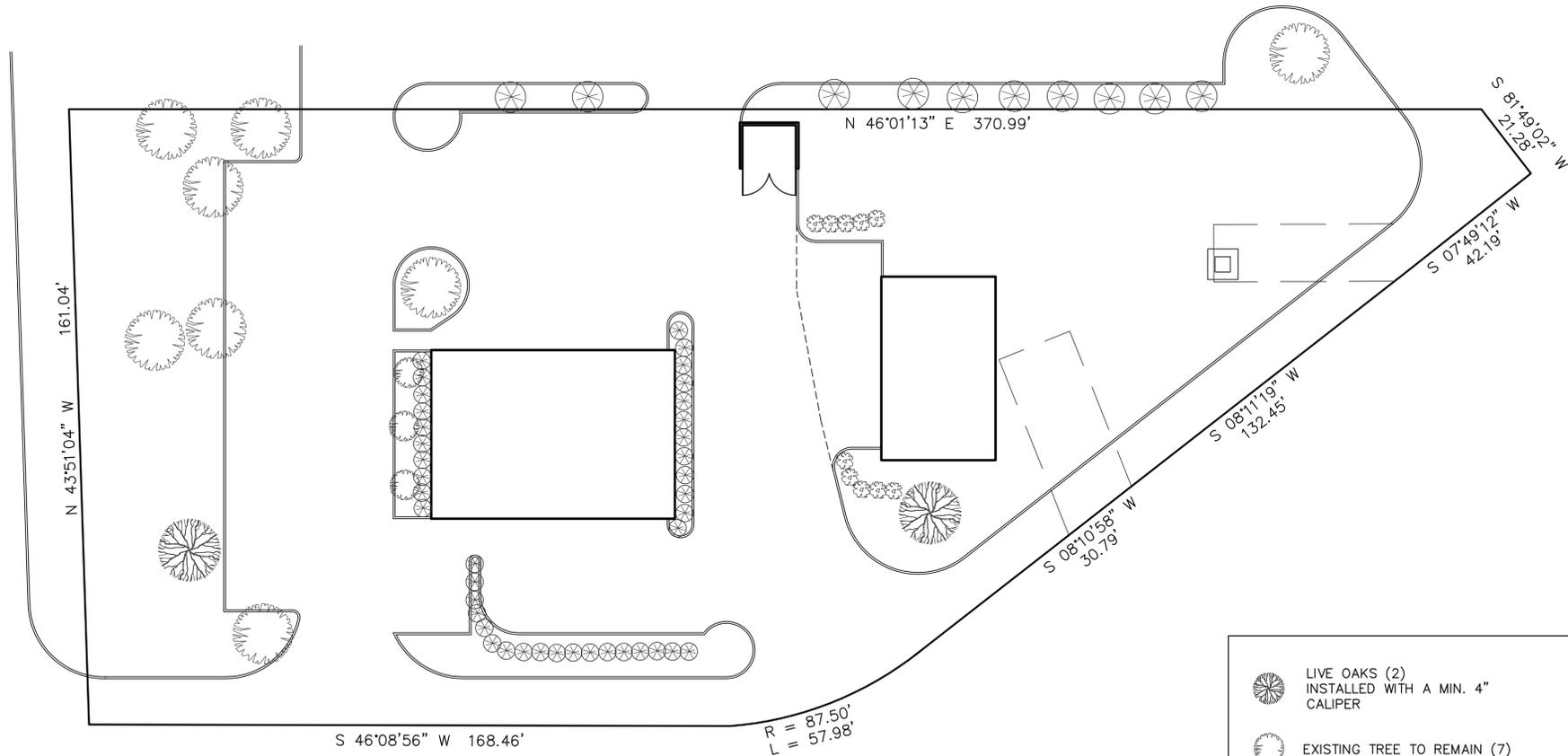
Project No.: AAAAAA

Designed: GW

Drawn: GW

Checked: WM

A1 OF



		EXISTING	NEW	REQUIRED	PROVIDED
1.	STREET TREES 1 CANOPY PER 50' LINEAR OF R.O.W.	4	1	3	5
2.	LANDSCAPE BUFFER			25'	35'
3.	TOTAL LANDSCAPE AREA 15% REQUIRED			7,257 SF	19,817 SF

- LIVE OAKS (2)
INSTALLED WITH A MIN. 4" CALIPER
- EXISTING TREE TO REMAIN (7)
- EXISTING SHRUB (40)
- NEW INDIAN HAWTHORNE (10)
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.

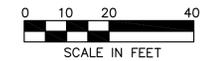
ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDOMULCHED, BERMUDA.

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.



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KWIK KAR
ROCKWALL, TEXAS

LANDSCAPE PLAN

Scale: 1" = 20'-0"

Date: MM/DD/YEAR

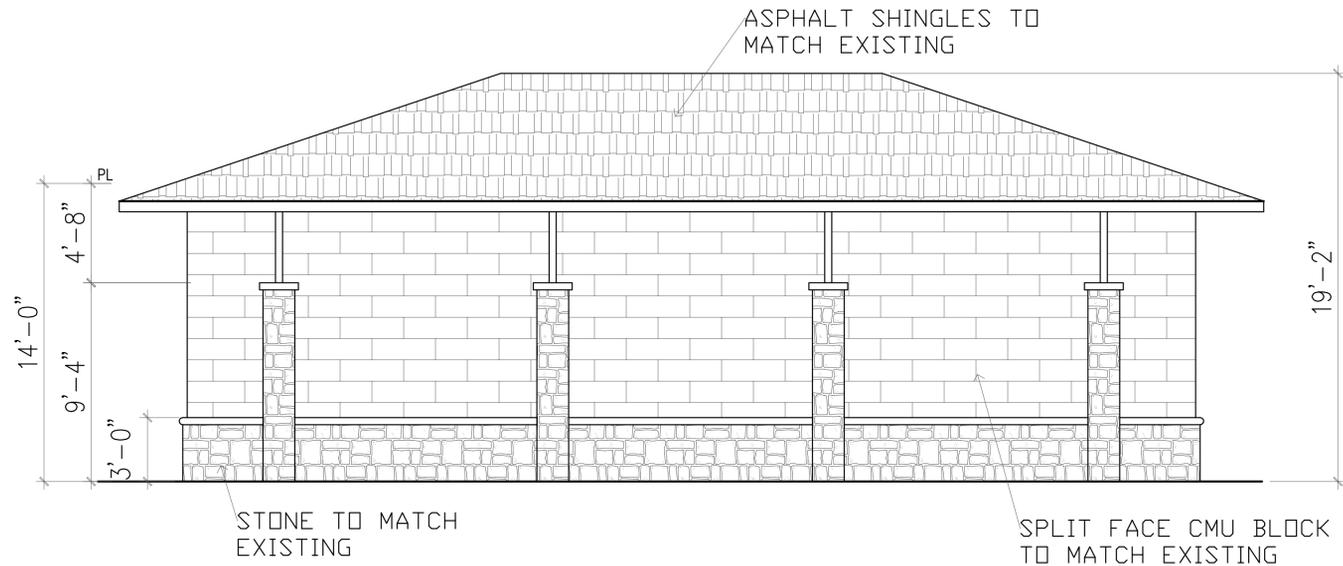
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Designed: GW

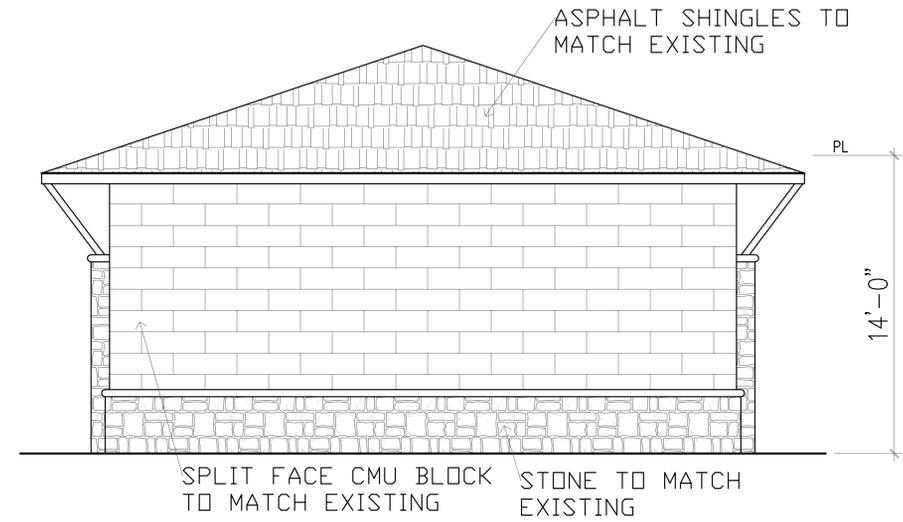
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Checked: WM

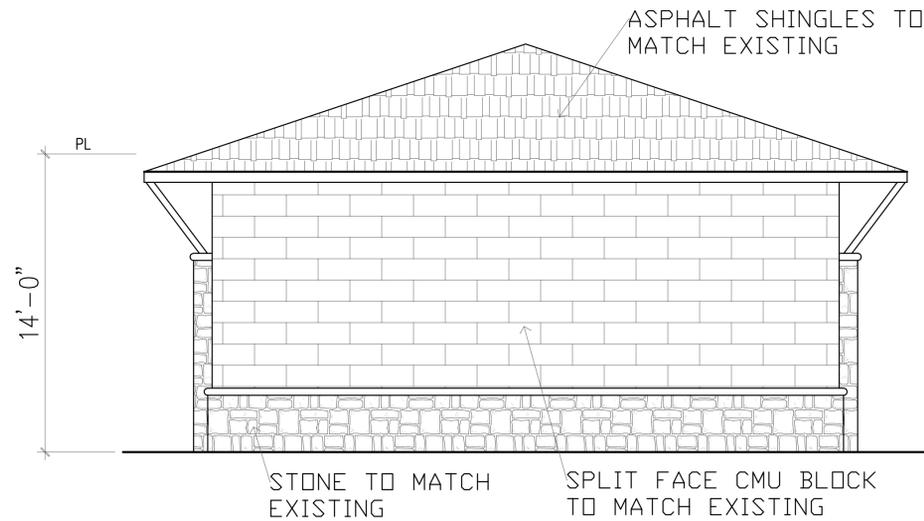
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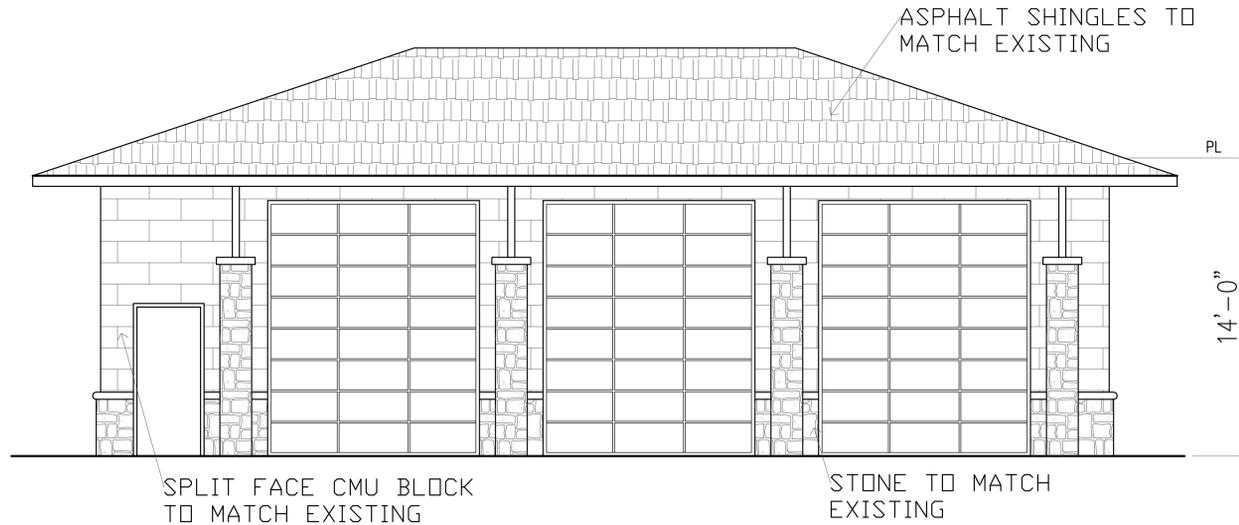
NORTH ELEVATION
100% MASONRY 30% STONE 70% BLOCK



EAST ELEVATION
100% MASONRY 24% STONE 76% BLOCK



WEST ELEVATION
100% MASONRY 24% STONE 76% BLOCK



SOUTH ELEVATION
100% MASONRY 38% STONE 62% BLOCK

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PHONE: 972-722-9302
FAX: 972-249-2051

No.	Date	Revision	By

KWIK KAR
ROCKWALL, TEXAS

EXTERIOR ELEVATIONS

Scale: 1/4" = 1'-0"

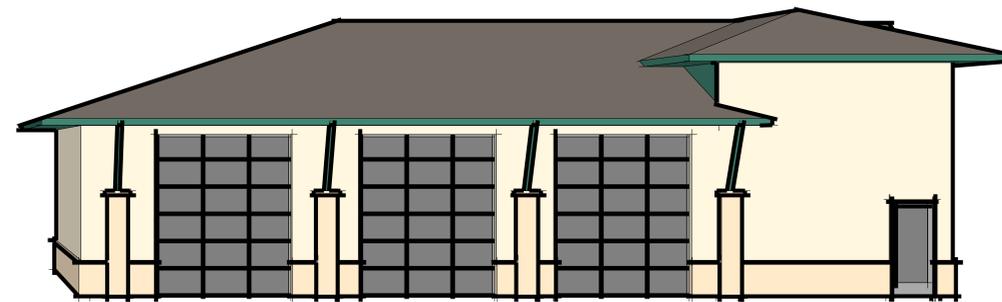
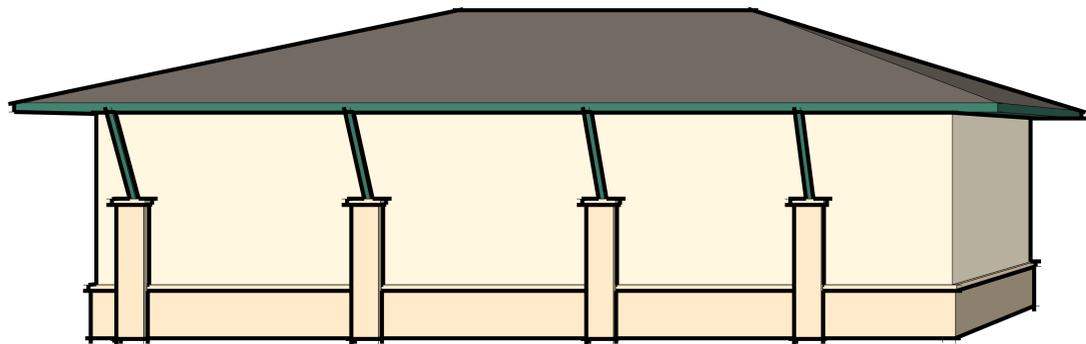
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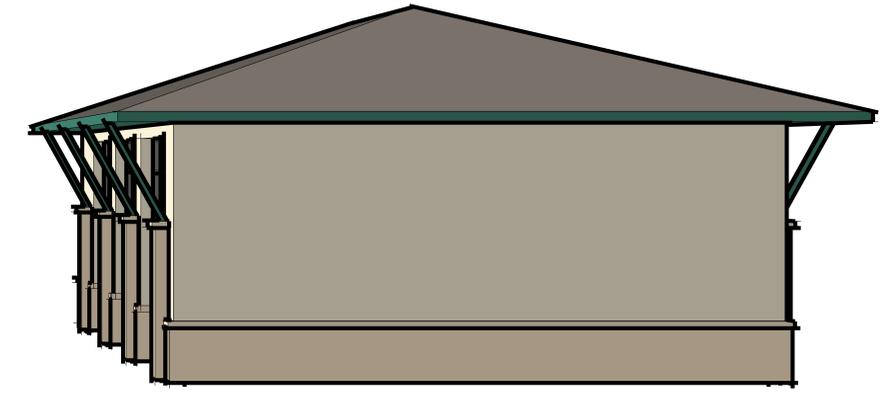
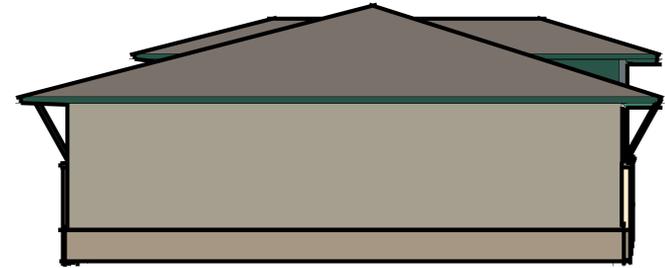
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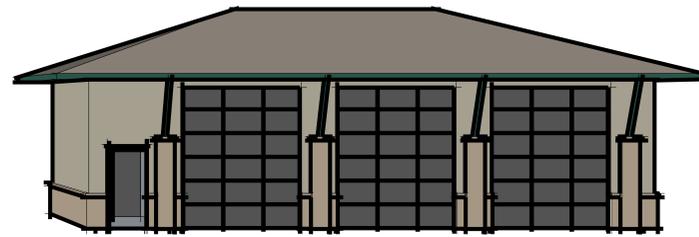
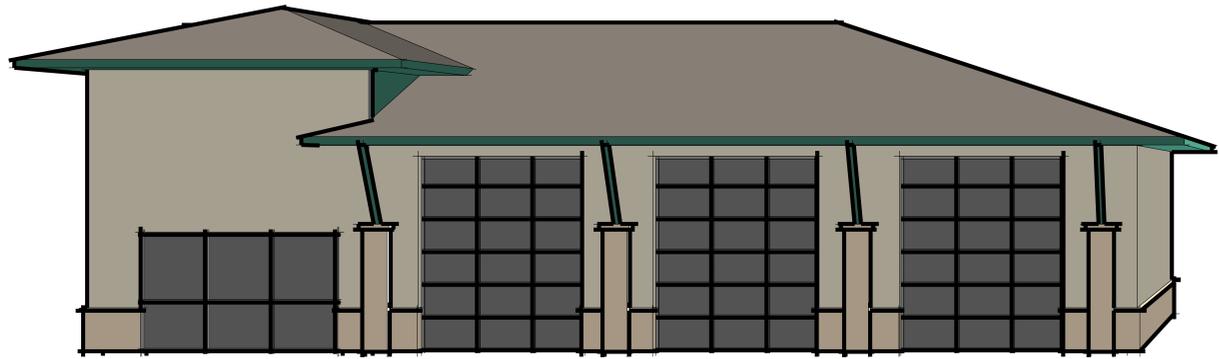
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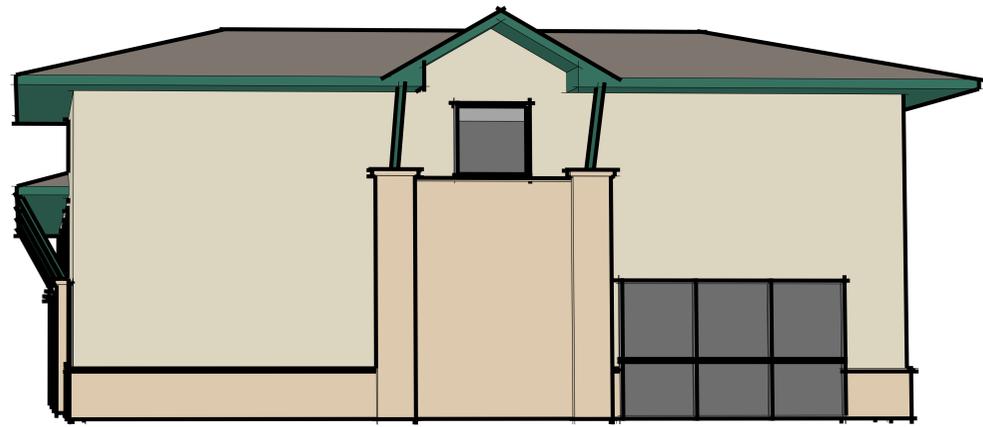
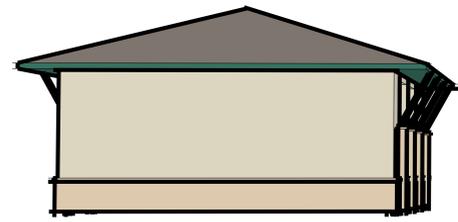
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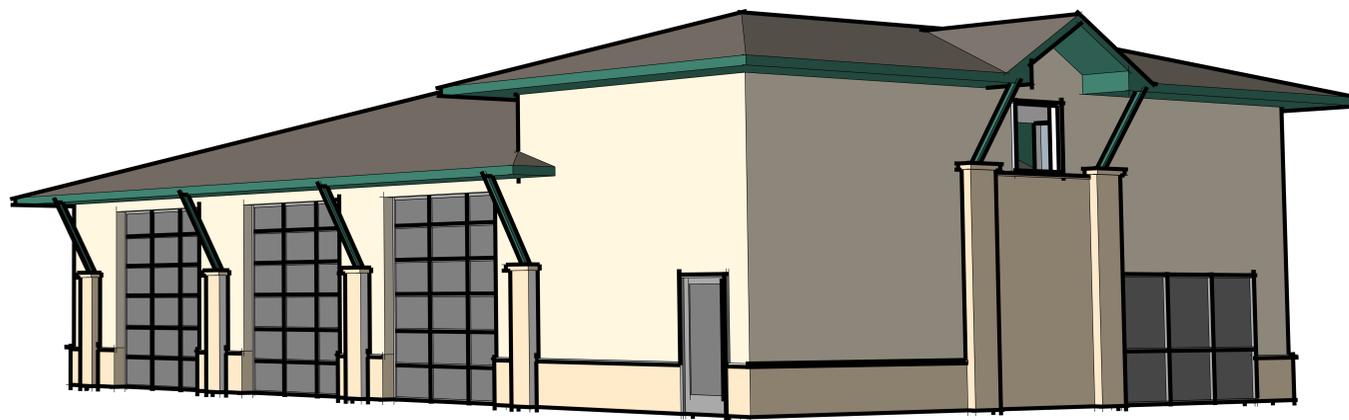
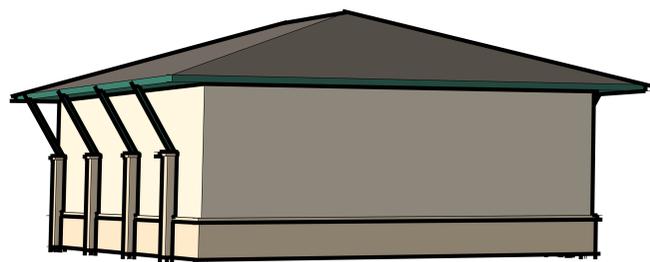
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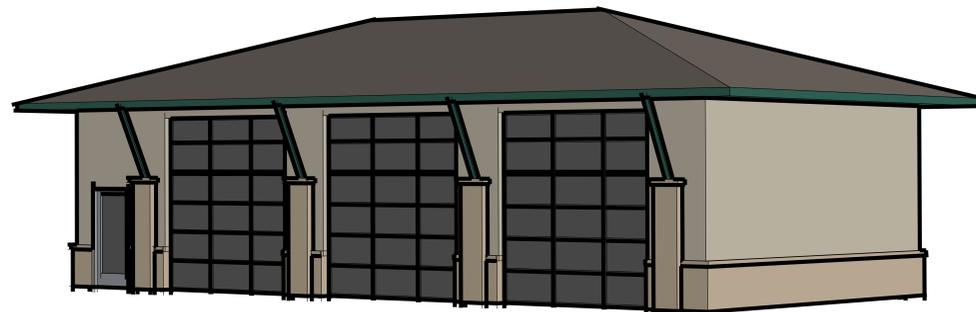
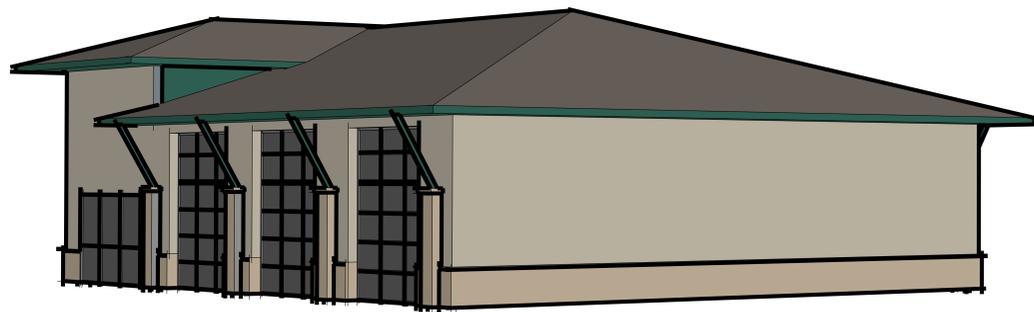












CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *MINOR AUTO REPAIR GARAGE*, IN A COMMERCIAL (C) DISTRICT, SITUATED ON A 1.1107-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 4, BLOCK 1, HORIZON VILLAGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Greg Wallace of Mershawn Architects on behalf of the owner for the approval of a Specific Use Permit (SUP) to allow a *minor auto repair garage* in a Commercial (C) District on a 1.1107-acre parcel of land being described as Lot 4, Block 1, Horizon Village Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 2581 Horizon Road [FM-3097], and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *minor auto repair garage* as stipulated by Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*], on the *Subject Property*; and,

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 4.4, *Commercial (C) District*, of Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the following:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *minor auto repair garage* on the *Subject Property* and conformance to these stipulations is required for continued operations:

- 1) The *minor auto repair garage* shall generally conform to the concept plan and building elevations depicted in *Exhibits 'B' and 'C'* of this ordinance;
- 2) Vehicles, equipment, parts, and/or inventory shall not be stored outside overnight.
- 3) All work must be performed within an enclosed building.
- 4) The addition shall match the design and materials of the existing buildings.
- 5) A ten (10)-foot landscape buffer consisting of ground cover, a built-up berm and/or shrubbery or a combination thereof along the entire length of the frontage.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 3RD DAY OF SEPTEMBER, 2019.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: August 19, 2019

2nd Reading: September 3, 2019

Exhibit 'A'
Zoning Exhibit

Address: 2581 Horizon Road [FM-3097]

Legal Description: Lot 1, Block 1, Horizon Village Addition



Exhibit 'B':
Concept Plan

	MEDICAL COMMERCIAL CHURCHES INSTITUTIONAL RESIDENTIAL RESTAURANTS	MERSHAW ARCHITECTS 2013 ROCK ROAD SUITE 200 ROCKWALL, TEXAS 75087 PHONE: 972-262-8300 FAX: 972-262-8301	No. Date Revision _____ _____ _____	SITE PLAN ROCKWALL, TEXAS KWIK KAR	SCALE: 1" = 20'-0" DRAWN BY: MAMM CHECKED BY: DATE: 08/11/19 SHEET NO. 01 A1 OF 01
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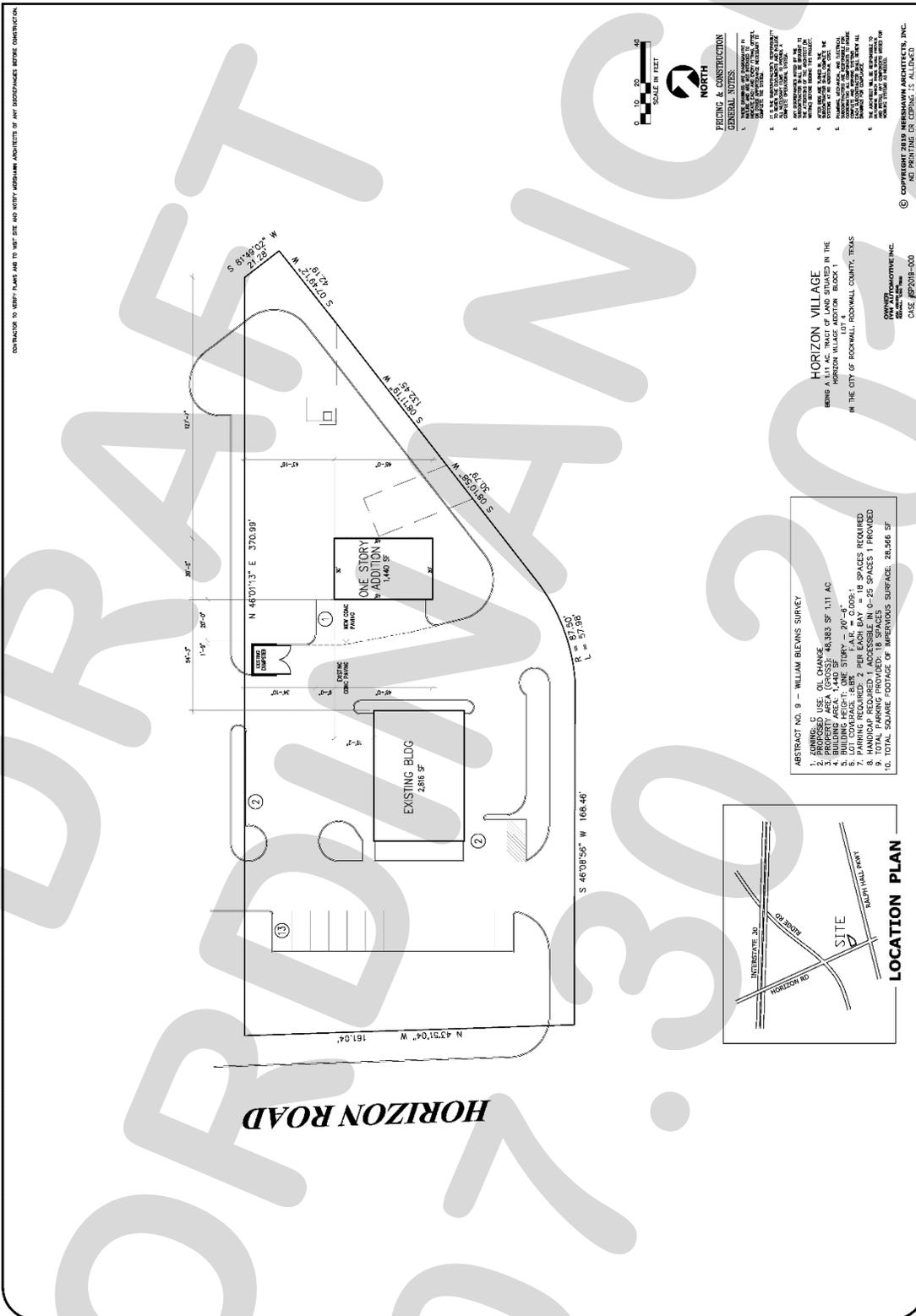
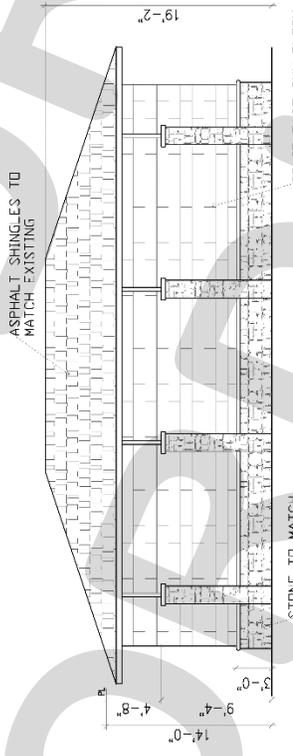


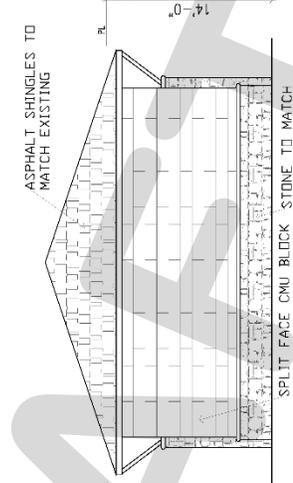
Exhibit 'C': Conceptual Building Elevations

 MERSHAWN ARCHITECTS MEDICAL COMMERCIAL INSTITUTIONAL RESIDENTIAL RESTAURANTS	MERSHAWN ARCHITECTS 2011 WEST 20TH STREET ROCKWALL, TEXAS 75087 PHONE: 972-515-5588 FAX: 972-515-5031	No. _____ Date _____ Revision _____ By _____	EXTERIOR ELEVATIONS ROCKWALL, TEXAS KWIK KAR	Scale: 1/8" = 1'-0" Project No. _____ Drawing No. _____ Date: _____ Sheet: _____ A4
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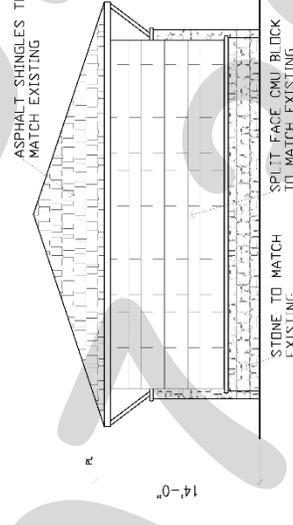
CONTRACTOR TO VERIFY PLANS AND TO MEET SET AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



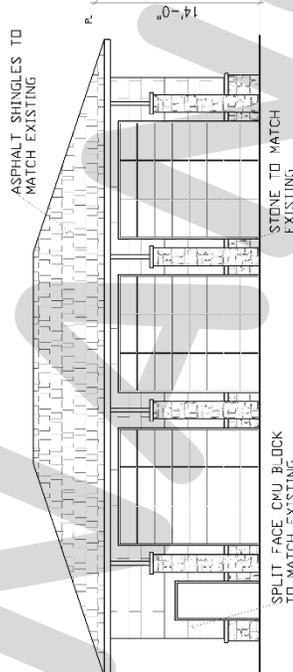
NORTH ELEVATION
100% MASONRY 30% STONE 70% BLOCK



EAST ELEVATION
100% MASONRY 24% STONE 76% BLOCK



WEST ELEVATION
100% MASONRY 24% STONE 76% BLOCK



SOUTH ELEVATION
100% MASONRY 38% STONE 62% BLOCK

GENERAL NOTES:

1. UNLESS NOTED OTHERWISE, ALL MATERIALS AND FINISHES SHALL BE AS SHOWN ON THESE PLANS AND SHALL BE SUBJECT TO APPROVAL BY THE ARCHITECT BEFORE PROCEEDING TO ORDER.
2. IT IS THE MASONRY CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTING MASONRY AND TO PROVIDE A COMPLETE EXISTING CONDITION SURVEY.
3. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN THE EXISTING MASONRY AND TO REPAIR OR REPLACE ANY DAMAGE TO THE EXISTING MASONRY THAT OCCURS DURING THE COURSE OF CONSTRUCTION.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE EXISTING MASONRY AND TO PROVIDE A COMPLETE EXISTING CONDITION SURVEY.
5. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE EXISTING MASONRY AND TO PROVIDE A COMPLETE EXISTING CONDITION SURVEY.
6. THE CONTRACTOR SHALL BE RESPONSIBLE TO VERIFY THE EXISTING MASONRY AND TO PROVIDE A COMPLETE EXISTING CONDITION SURVEY.

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 ALL RIGHTS RESERVED. NO PART OF THIS DOCUMENT MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION FROM MERSHAWN ARCHITECTS, INC.



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: August 13, 2019
APPLICANT: Greg Wallis; Mershawn Architects
CASE NUMBER: Z2019-015; *SUP for Expansion of Existing Minor Auto Repair Garage*

SUMMARY

Hold a public hearing to discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of the owner for the approval of a Specific Use Permit (SUP) for the expansion of an existing Minor Auto Repair Garage on a 1.1107-acre parcel of land identified as Lot 4, Block 1, Horizon Village Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 2581 Horizon Road [FM-3097], and take any action necessary.

BACKGROUND

The subject property was annexed in 1986 [*Ordinance No. 86-37*] and is zoned Commercial (C) District. On May 16, 2005, the City Council approved a Specific Use Permit (SUP) [*Ordinance 05-20; Case No. Z2005-012; S-019*] to allow the expansion of an existing minor auto repair garage on the subject property.

PURPOSE

The applicant is requesting the approval of a Specific Use Permit (SUP) for the expansion of an existing minor auto repair garage (*i.e. Kwik Kar*).

ADJACENT LAND USES AND ACCESS

The subject property is located at 2581 Horizon Road [FM-3097]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a hardware store (*i.e. Lowes Improvement Store*) followed by Steger Towne Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Beyond this is a commercial shopping center (*i.e. Steger Towne Crossing*) followed by IH-30, which is a TxDOT6D (*Texas Department of Transportation, principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan. These areas are zoned Commercial (C) District.

South: Directly south of the subject property is Horizon Road [FM-3097], which is identified as a TxDOT4D (*Texas Department of Transportation principle arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Following this roadway is a financial institution (*i.e. Well Fargo Bank*) and a rehabilitation facility (*i.e. Horizon Ridge Rehabilitation Management*). These areas are zoned Commercial (C) District and Planned Development District 9 (PD-9) for General Retail (GR) District land uses.

East: Directly east of the subject property is a restaurant (*i.e. Sonic*) followed by several commercial businesses (*e.g. National Tire & Battery, Standard Service, Bel Fiore Salon*). Beyond

this is Ralph Hall Parkway, which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. These areas are zoned Commercial (C) District.

West: Directly west of the subject property is a car-wash facility (*i.e. Horizon Car Wash*) followed by Horizon Road [FM-3097], which is identified as a TxDOT4D (*Texas Department of Transportation principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this there are several commercial businesses (*e.g. Bank of America, Pizza Hut, Kroger*). These areas are zoned Commercial (C) District and Planned Development District 9 (PD-9) for General Retail (GR) District land uses.

CHARACTERISTICS OF THE REQUEST

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a minor auto repair garage is permitted with a Specific Use Permit (SUP) in a Commercial (C) District. Currently, there is an 8,431 SF building on the subject property and the applicant is proposing to construct a second building that will be approximately 1,440 SF and located behind the existing building. According to the applicant, the new structure will match the existing structure with regard to design and materials. Since this is a substantial change from the approved Specific Use Permit (SUP) [*Ordinance No. 05-20*], the applicant is required to amend the Specific Use Permit (SUP).

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 4.05, *Commercial (C) District*, of Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), the Commercial (C) District is the "...proper zoning classification for most types of commercial development..." and "...excludes land uses that are not compatible with retail shopping..." The Unified Development Code (UDC) goes on to state that the Commercial (C) District is a "...general business zoning and is intended to service most commercial land uses..." In this case, since the minor auto repair garage is a general commercial operation, the applicant's request appears to conform to the district development standards stipulated in the Unified Development Code (UDC).

STAFF ANALYSIS

Currently, there is an existing minor auto repair garage on the subject property. The applicant is proposing to expand the current facility by constructing a second building in order to manage the volume of vehicles being serviced. The proposed facility will be located behind the existing building and will match the existing building with regard to design and materials. Given the proposed layout, design and the adjacent automotive land uses, the applicant's request does not appear to negatively impact the subject property or adjacent properties. Staff should note, approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission. Should this request be approved, the applicant would be required to submit a site plan for approval by the Architectural Review Board (ARB) and the Planning and Zoning Commission.

NOTIFICATIONS

On July 26, 2019, staff notified 32 property owners/residents within 500-feet of the subject property. There are no Homeowner's Associations (HOA's)/Neighborhood Programs located with 1,500-feet of the subject property and participating in the Neighborhood Notification Program. At the time this report was written, staff had not received any notices concerning this request.

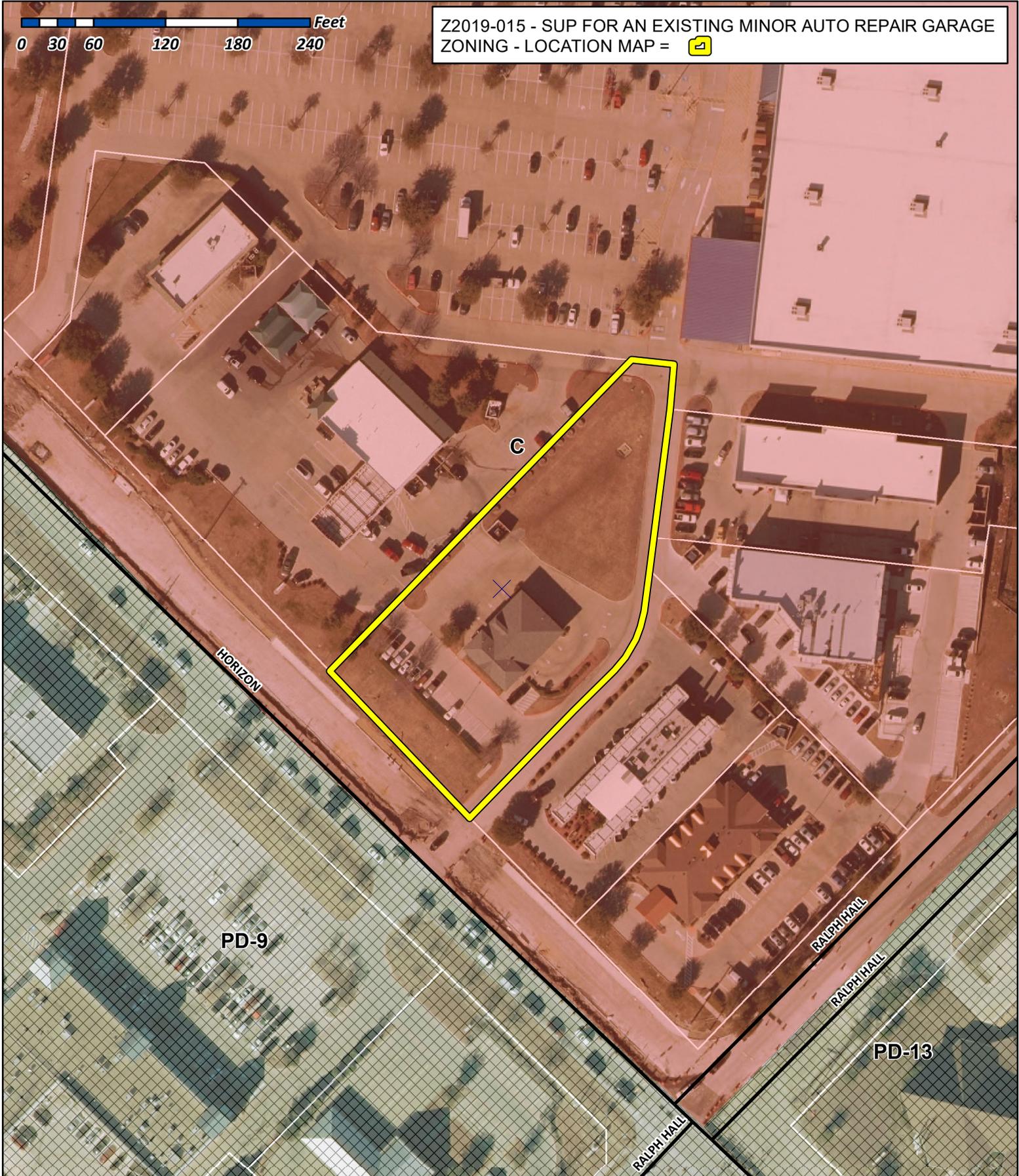
CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for approval of a Specific Use Permit (SUP) for a *minor auto repair garage*, then staff would propose the following conditions of approval:

- (1) The minor auto repair garage shall generally conform to the concept plan and building elevations depicted in Exhibits 'B' and 'C' of the attached ordinance;
- (2) Vehicles, equipment, parts, and/or inventory shall not be stored outside overnight.
- (3) All work must be performed within an enclosed building.
- (4) The addition shall match the design and materials of the existing buildings.
- (5) A ten (10)-foot landscape buffer consisting of ground cover, a built-up berm and/or shrubbery or a combination thereof along the entire length of the frontage.
- (6) Any construction resulting from the approval of this zoning change 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.



Z2019-015 - SUP FOR AN EXISTING MINOR AUTO REPAIR GARAGE
ZONING - LOCATION MAP =



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.

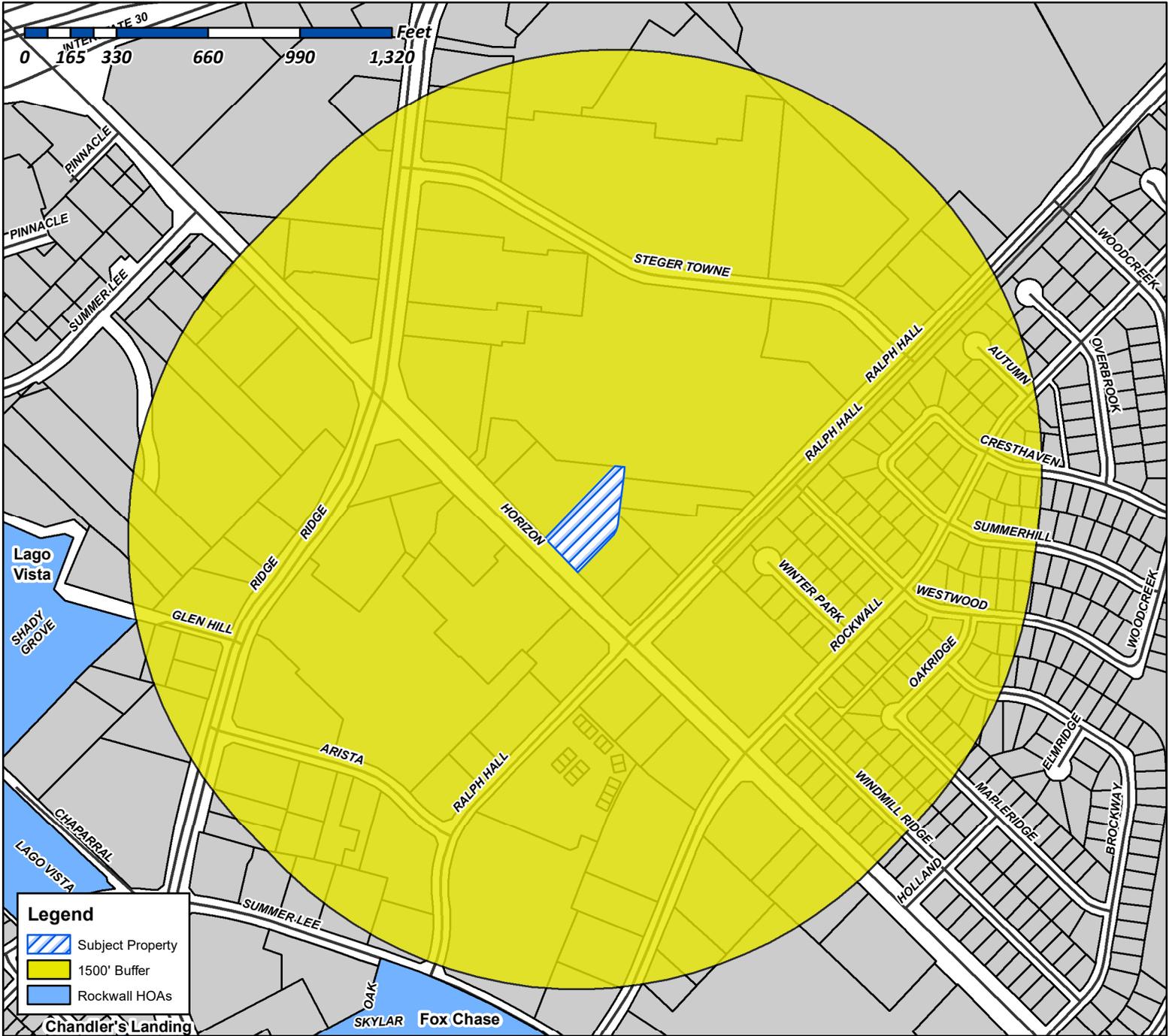




City of Rockwall

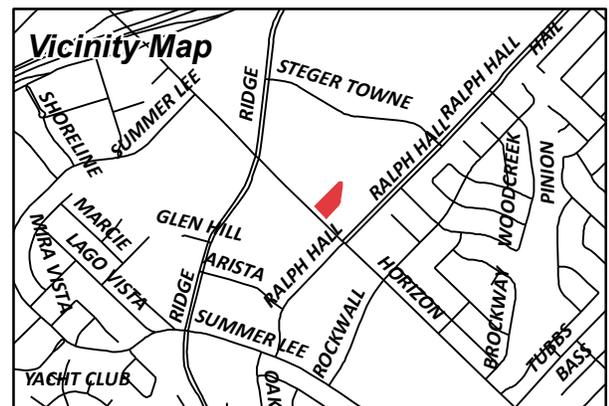
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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Case Number: Z2019-015
Case Name: SUP for an Existing Minor Repair Garage
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 3581 Horizon Road

Date Created: 7/12/2019
 For Questions on this Case Call (972) 771-7745





City of Rockwall

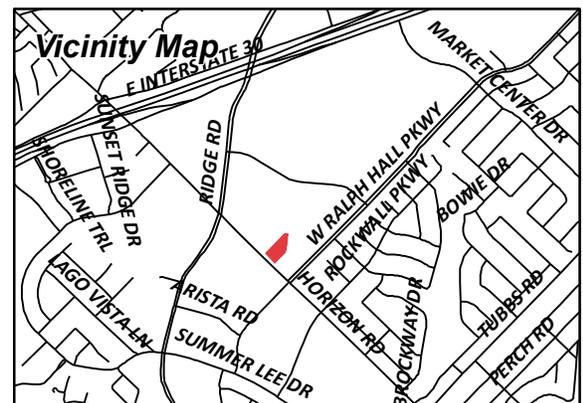
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385 S. Goliad Street
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(P): (972) 771-7745
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Case Number: Z2019-015
Case Name: SUP for an Existing Minor Repair Garage
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 2581 Horizon Road

Date Created: 7/16/2019
For Questions on this Case Call (972) 771-7745



LOWES HOME CENTERS INC
1000 LOWES BLVD
MOORESVILLE, NC 28117

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

HVCSG LLC
1027 WOODBRIDGE PLACE
HEATH, TX 75032

NEW BLB CORPORATION
1100 SIENNA CT
BURLESON, TX 76028

CFT DEVELOPMENTS LLC
ATTN: DAVID LUO, DIRECTOR
1683 WALNUT GROVE AVE
ROSEMEAD, CA 91770

CURRENT RESIDENT
2400 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2450 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2501 HORIZON RD
ROCKWALL, TX 75032

ROCKWALL PARTNERS LTD
2525 HORIZON RD
ROCKWALL, TX 75032

JUCHA RHETT BARRY
2581 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2805 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2865 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2901 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2935 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2970 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2994 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2995 HORIZON RD
ROCKWALL, TX 75032

OUR SAVIOR EVANG LUTHERAN
CHURCH C/O E H CONSTION
3003 HORIZON
ROCKWALL, TX 75032

SWAGERTY TOMMY & DEBORAH K HARGROVE
321 WINTER PARK
ROCKWALL, TX 75032

BROOM JUDY M
322 WINTER PARK
ROCKWALL, TX 75032

SOUTHTRUST BANK
C/O WELLS FARGO
333 MARKET ST 10TH FLOOR O
SAN FRANCISCO, CA 94105

HASTINGS CLAIMS SERVICE INC
732 WINDSONG LN
ROCKWALL, TX 75032

CURRENT RESIDENT
750 RALPH HALL PKWY
ROCKWALL, TX 75032

KROGER TEXAS LP
751 FREEPORT PKWY
COPPELL, TX 75019

CURRENT RESIDENT
760 RALPH HALL
ROCKWALL, TX 75032

CURRENT RESIDENT
851 STEGER TOWNE DR
ROCKWALL, TX 75032

ROCKWALL HORIZON RIDGE LP
930 W RALPH HALL PKWY O
ROCKWALL, TX 75032

750 HALL PARKWAY LLC
NTW LLC
C/O MARVIN F POER & COMPANY O
ATLANTA, GA 30355

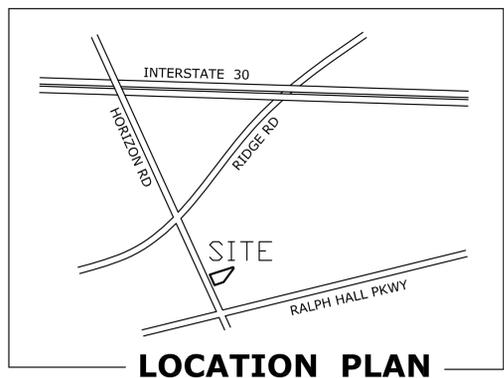
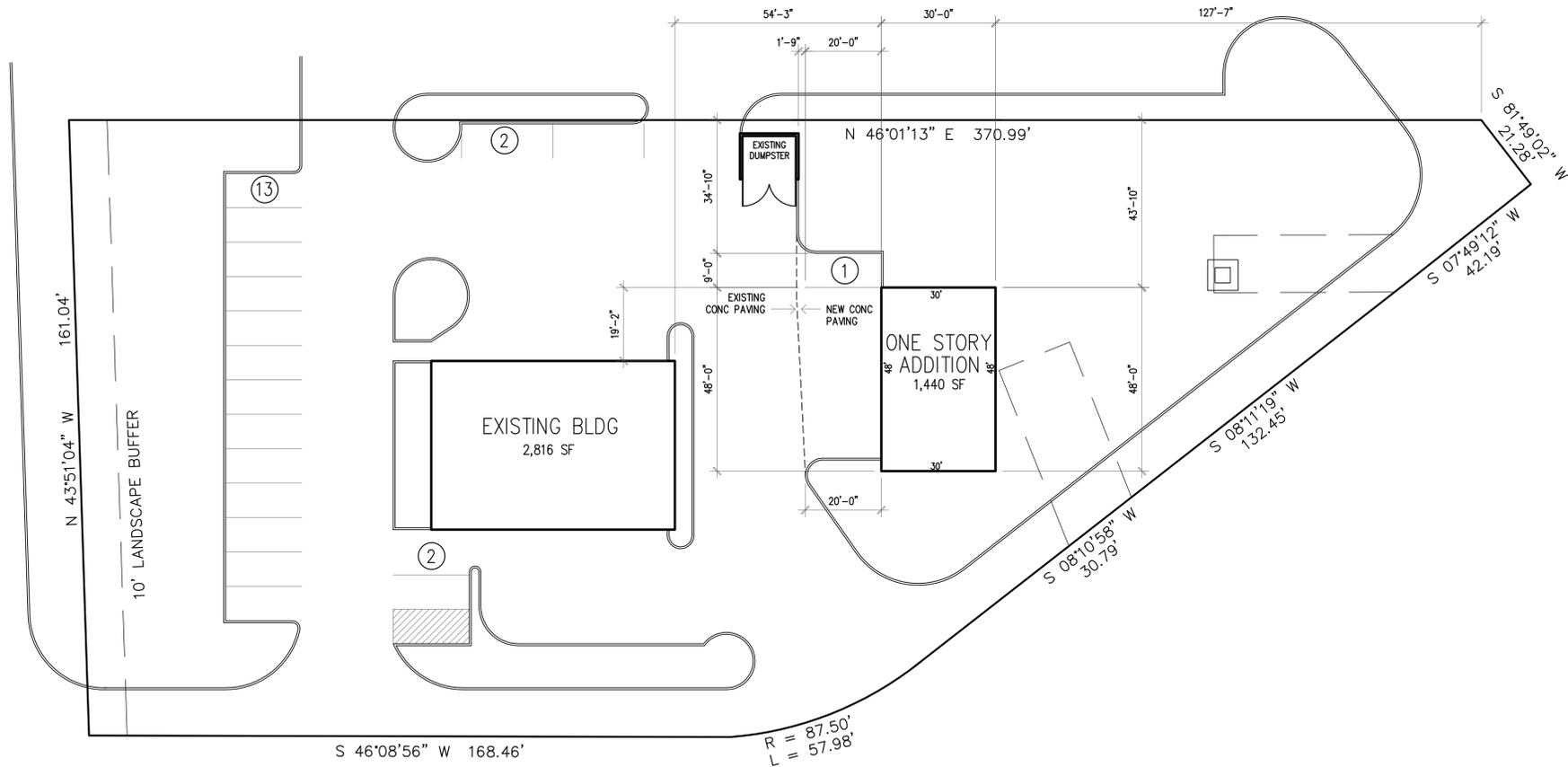
BANK OF AMERICA
CORPORATE REAL ESTATE ASSESSMENTS
NC1-001-03-81 O
CHARLOTTE, NC 28255

ARMSTRONG RALPH HALL LP
C/O ARMSTRONG DEVELOPMENT PROPERTIES
INC
ONE ARMSTRONG PLACE
BUTLER, PA 16004

ERVIN RICHARD
PO BOX 171373
ARLINGTON, TX 76003

AMERICAN NATIONAL BANK THE
PO BOX 40
TERRELL, TX 75160

HORIZON ROAD



- ABSTRACT NO. 9 - WILLIAM BLEVINS SURVEY
1. ZONING: C
 2. PROPOSED USE: OIL CHANGE
 3. PROPERTY AREA (GROSS): 48,383 SF 1.11 AC
 4. BUILDING AREA: 1,440 SF
 5. BUILDING HEIGHT: ONE STORY - 20'-6"
 6. LOT COVERAGE : 8.8% F.A.R. = 0.009:1
 7. PARKING REQUIRED: 2 PER EACH BAY = 18 SPACES REQUIRED
 8. HANDICAP REQUIRED 1 ACCESSIBLE IN 0-25 SPACES 1 PROVIDED
 9. TOTAL PARKING PROVIDED: 18 SPACES
 10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 28,566 SF

HORIZON VILLAGE
 BEING A 1.11 AC. TRACT OF LAND SITUATED IN THE
 HORIZON VILLAGE ADDITION BLOCK 1
 LOT 4
 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
IYM AUTOMOTIVE INC.
 5905 HORIZON ROAD
 ROCKWALL, TEXAS 75087
 CASE #SP2019-015



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

RESIDENTIAL RESTAURANTS
 INSTITUTIONAL
ARCHITECTS

MEDICAL COMMERCIAL
 CHURCHES
MERSHAWN

2313 RIDGE ROAD #103
 ROCKWALL, TEXAS 75087
 PHONE: 972-722-9302
 FAX: 972-249-2051

No.	Date	Revision	By

KWIK KAR
 ROCKWALL, TEXAS

SITE PLAN

Scale: 1" = 20'-0"

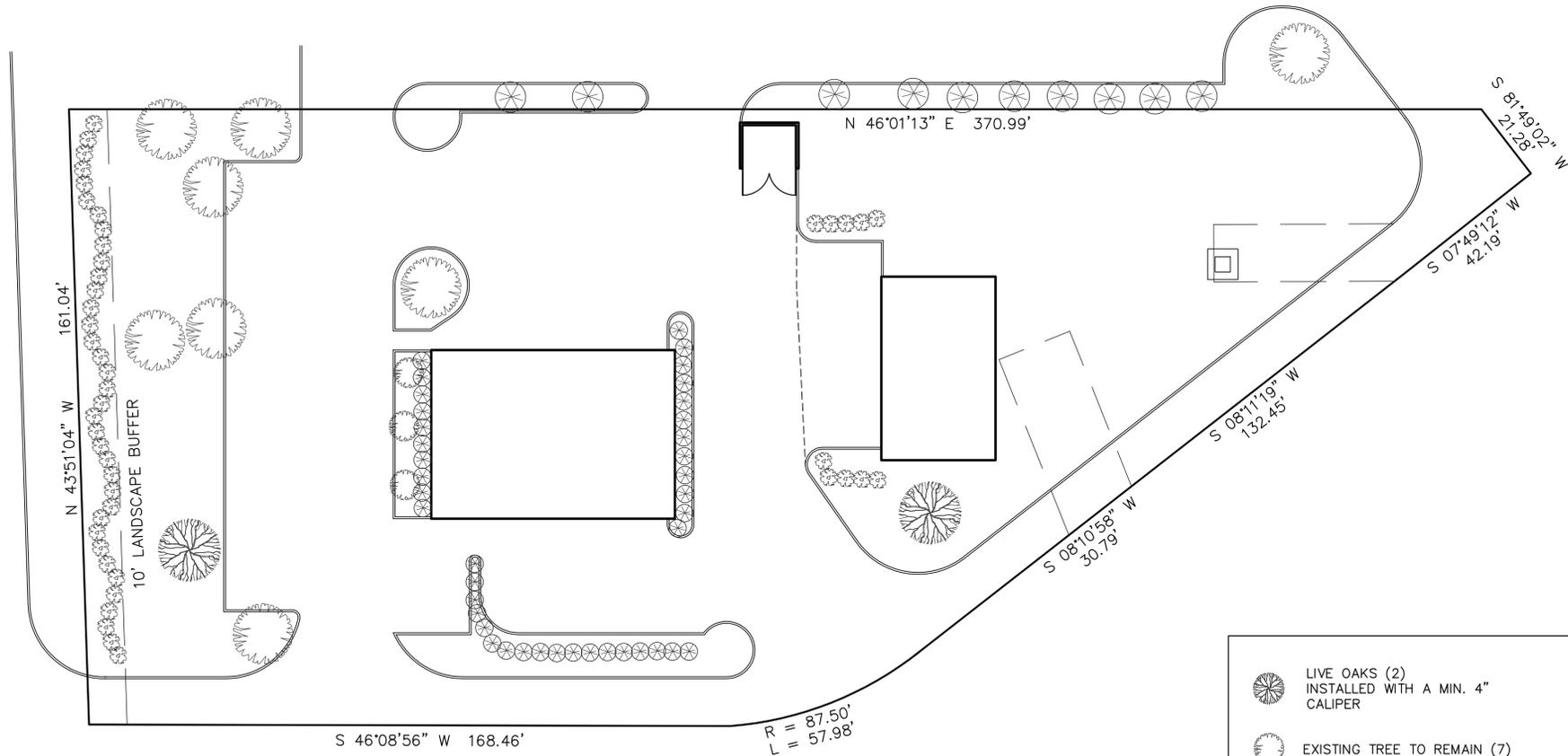
Date: MM/DD/YEAR

Project No.: AAAAAA

Designed: GW

Drawn: GW

Checked: WM



		EXISTING	NEW	REQUIRED	PROVIDED
1.	STREET TREES 1 CANOPY PER 50' LINEAR OF R.O.W.	4	1	3	5
2.	LANDSCAPE BUFFER			25'	35'
3.	TOTAL LANDSCAPE AREA 15% REQUIRED			7,257 SF	19,817 SF

- LIVE OAKS (2)
INSTALLED WITH A MIN. 4" CALIPER
- EXISTING TREE TO REMAIN (7)
- EXISTING SHRUB (40)
- NEW INDIAN HAWTHORNE (46)
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.

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

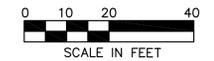
REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.

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.

HORIZON VILLAGE
BEING A 1.11 AC. TRACT OF LAND SITUATED IN THE HORIZON VILLAGE ADDITION BLOCK 1 LOT 4 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
IYM AUTOMOTIVE INC.
5905 HORIZON ROAD
ROCKWALL, TEXAS 75087
CASE #SP2019-015



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GENERAL NOTES:

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- IT IS THE SUBCONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
- 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.
- 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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RESIDENTIAL RESTAURANTS ARCHITECTS

MEDICAL COMMERCIAL CHURCHES INSTITUTIONAL ARCHITECTS

MERSHAWN ARCHITECTS

2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX: 972-249-2051

No.	Date	Revision	By

KWIK KAR
ROCKWALL, TEXAS

LANDSCAPE PLAN

Scale: 1" = 20'-0"

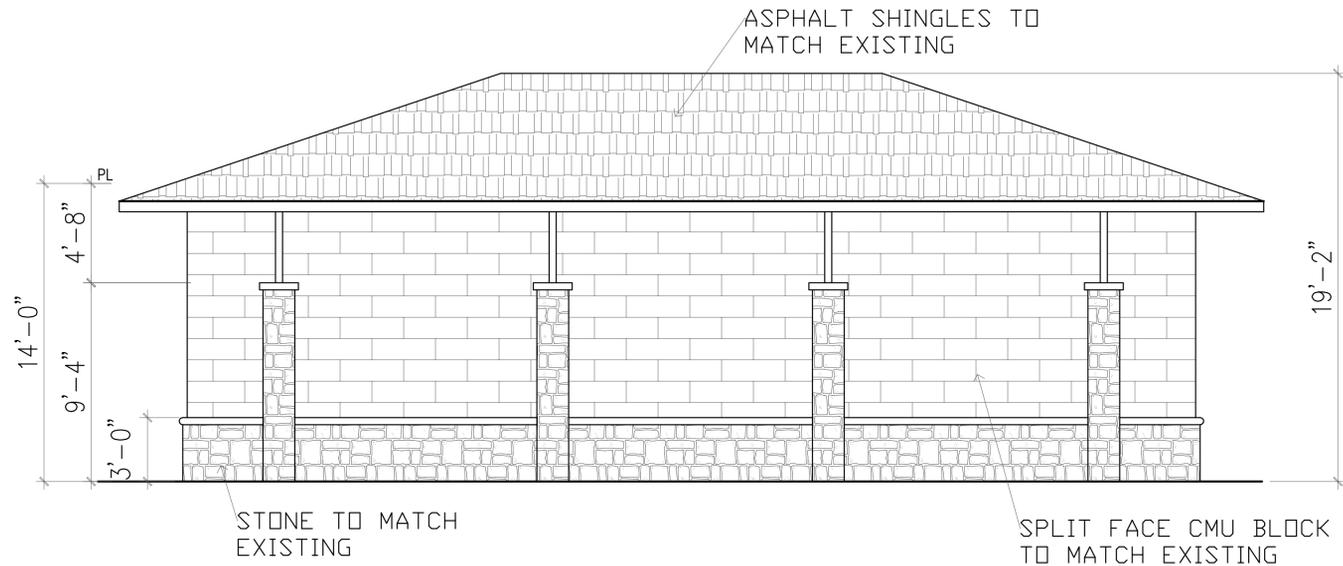
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Project No.: AAAAAA

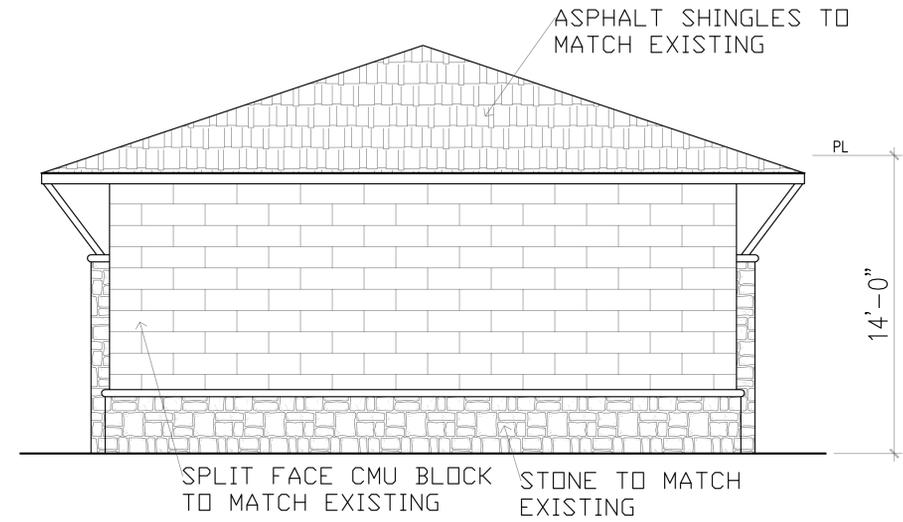
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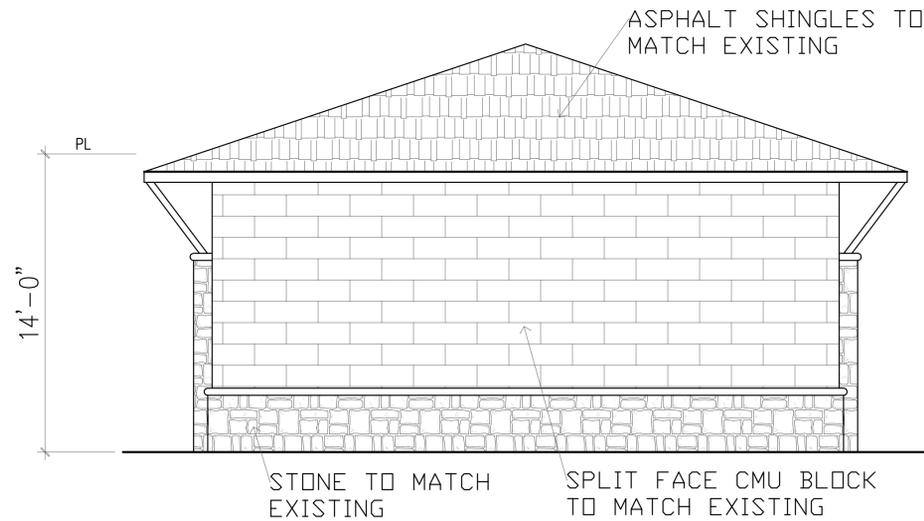
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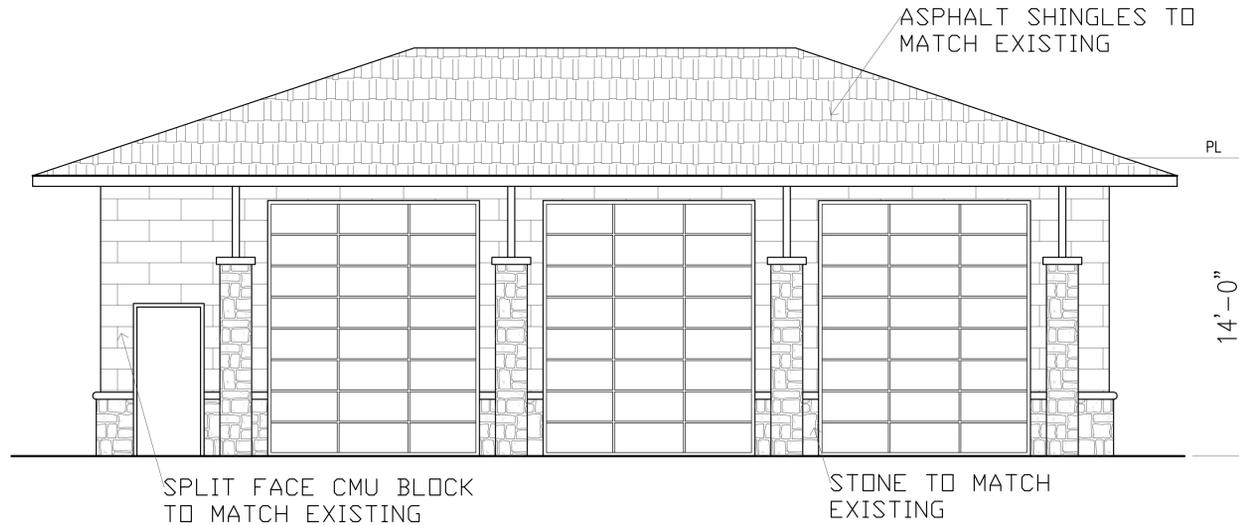
NORTH ELEVATION
100% MASONRY 30% STONE 70% BLOCK



EAST ELEVATION
100% MASONRY 24% STONE 76% BLOCK



WEST ELEVATION
100% MASONRY 24% STONE 76% BLOCK



SOUTH ELEVATION
100% MASONRY 38% STONE 62% BLOCK

PRICING & CONSTRUCTION
GENERAL NOTES:

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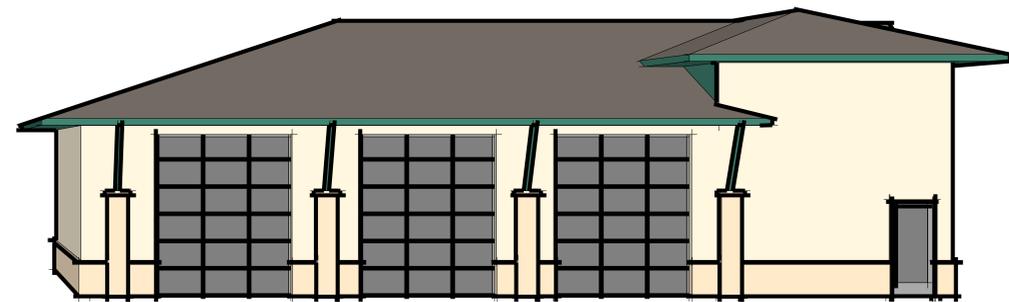
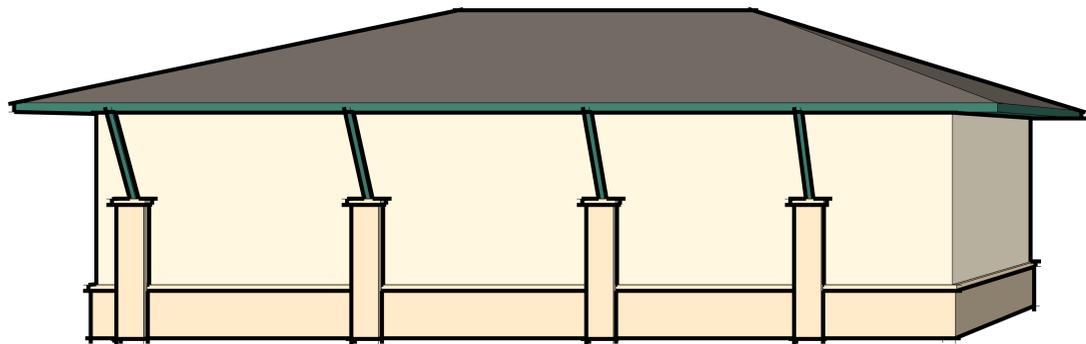
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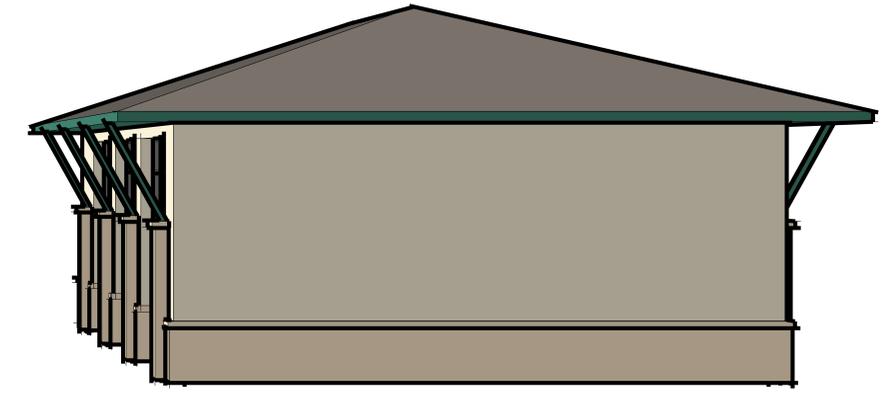
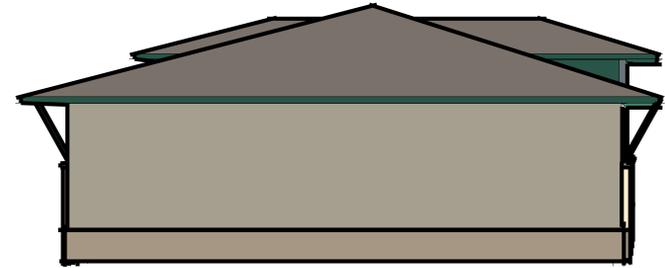
KWIK KAR
ROCKWALL, TEXAS

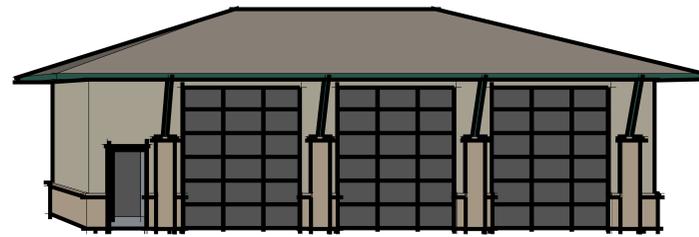
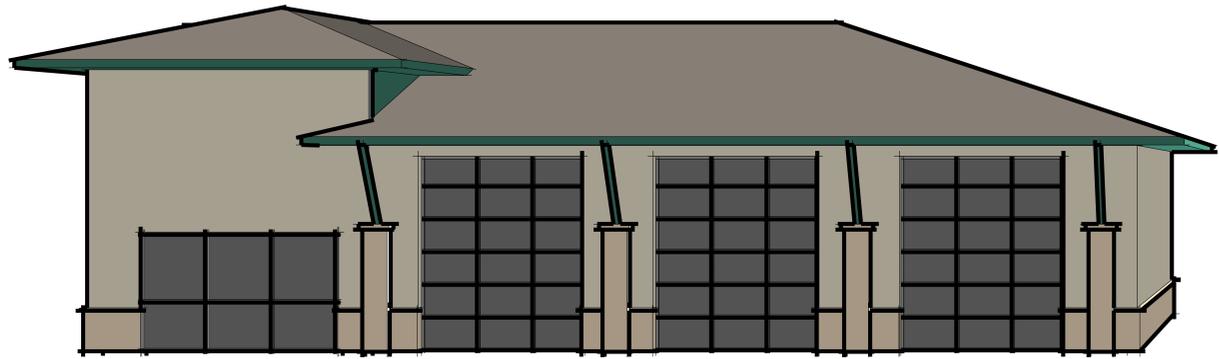
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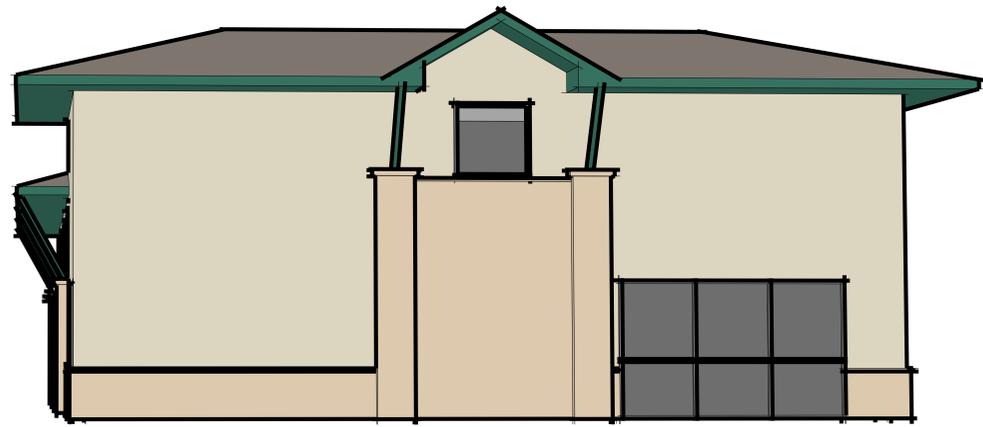
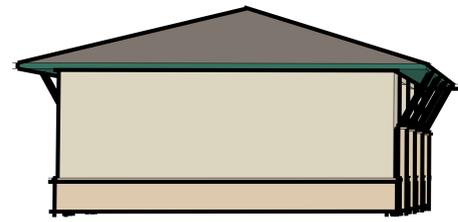
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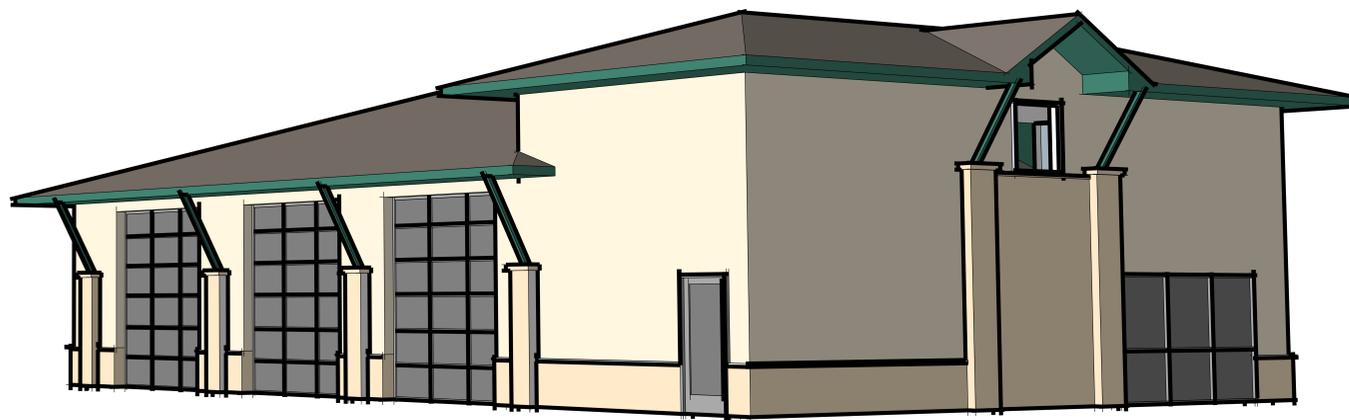
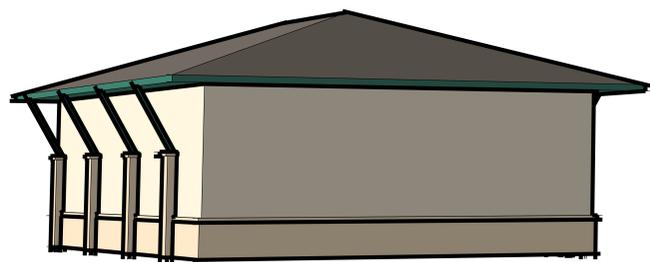
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Project No.:	
Designed:	GW
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Checked:	WM

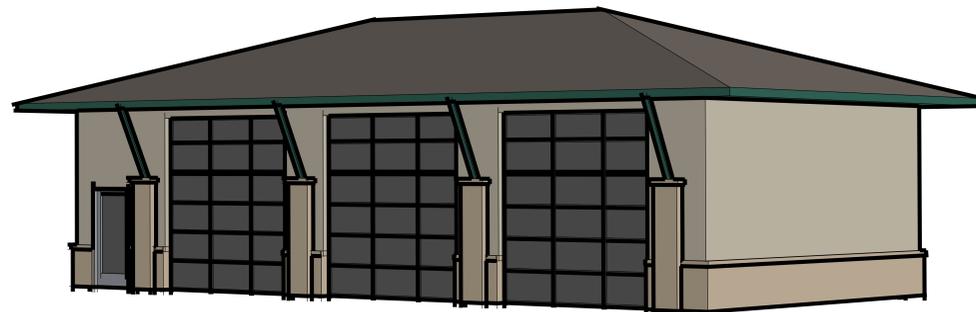
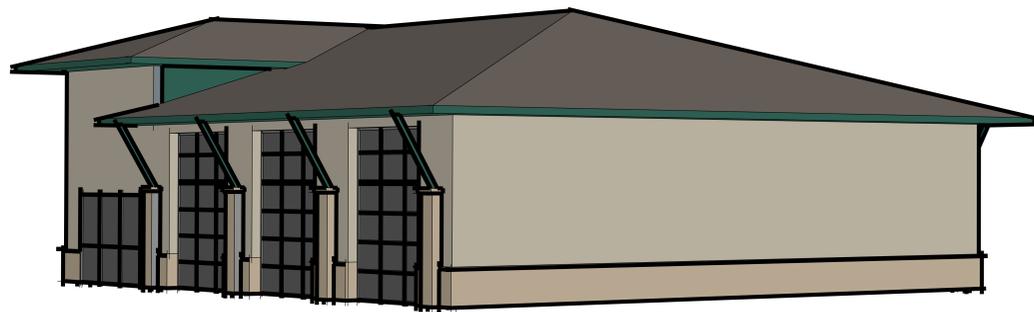












CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *MINOR AUTO REPAIR GARAGE*, IN A COMMERCIAL (C) DISTRICT, SITUATED ON A 1.1107-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 4, BLOCK 1, HORIZON VILLAGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Greg Wallace of Mershawn Architects on behalf of the owner for the approval of a Specific Use Permit (SUP) to allow a *minor auto repair garage* in a Commercial (C) District on a 1.1107-acre parcel of land being described as Lot 4, Block 1, Horizon Village Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 2581 Horizon Road [FM-3097], and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated by *Ordinance No. 05-20*.

SECTION 2. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *minor auto repair garage* as stipulated by Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*], on the *Subject Property*, and,

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 4.4, *Commercial (C) District*, of Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as

heretofore amended and as may be amended in the future, and shall be subject to the following:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *minor auto repair garage* on the *Subject Property* and conformance to these stipulations is required for continued operations:

- 1) The *minor auto repair garage* shall generally conform to the concept plan and building elevations depicted in *Exhibits 'B' and 'C'* of this ordinance;
- 2) Vehicles, equipment, parts, and/or inventory shall not be stored outside overnight.
- 3) All work must be performed within an enclosed building.
- 4) The addition shall match the design and materials of the existing buildings as depicted in *Exhibit 'C'* of this ordinance.
- 5) A ten (10)-foot landscape buffer consisting of ground cover, a built-up berm and/or shrubbery or a combination thereof shall be installed along the entire length of the frontage of the subject property.

3.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full

force and effect.

SECTION 8. That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 3RD DAY OF SEPTEMBER, 2019.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: August 19, 2019

2nd Reading: September 3, 2019

Exhibit 'A'
Zoning Exhibit

Address: 2581 Horizon Road [FM-3097]

Legal Description: Lot 1, Block 1, Horizon Village Addition

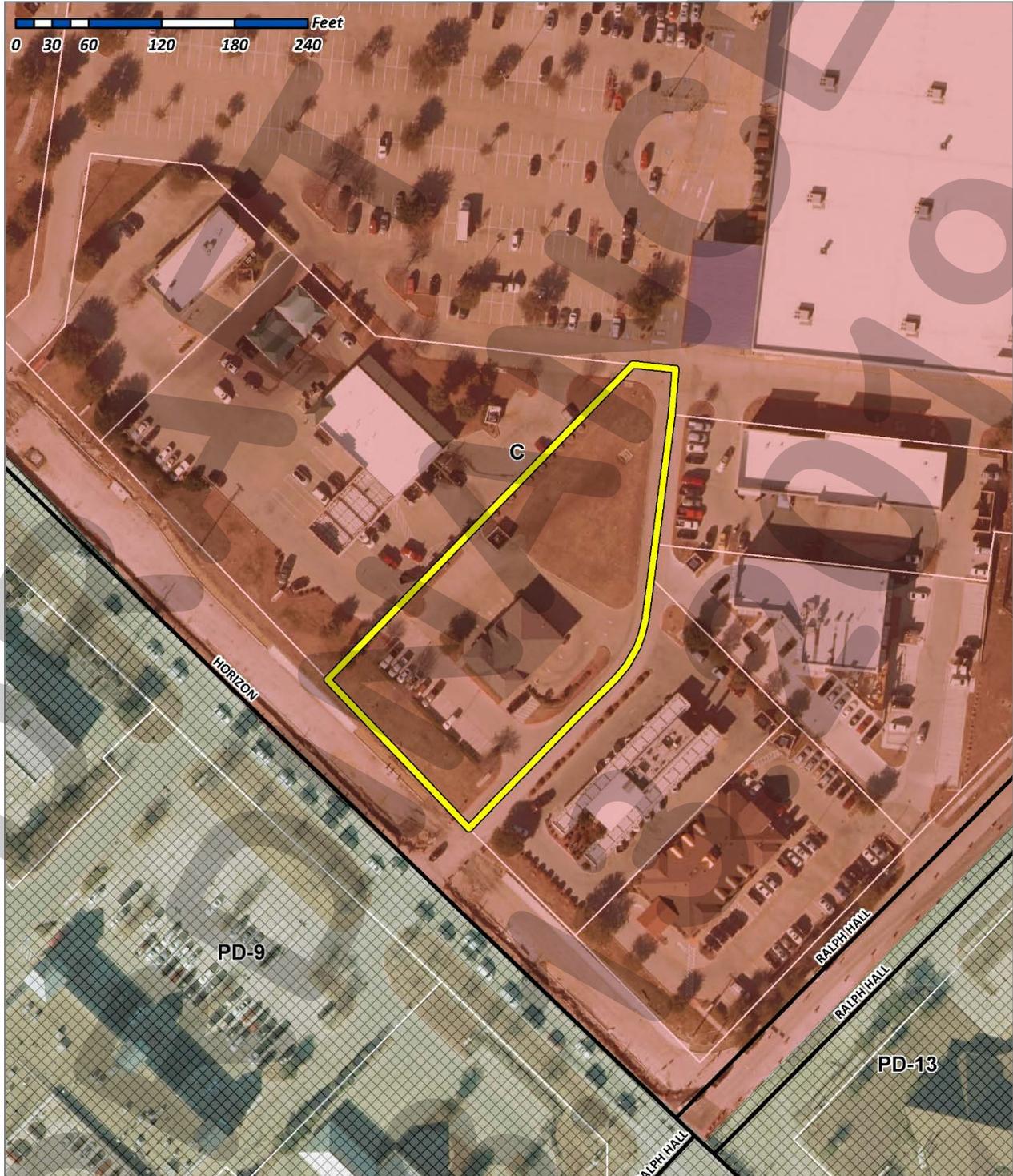


Exhibit 'C':
Conceptual Building Elevations

MERSHAWN ARCHITECTS MEDICAL COMMERCIAL RESIDENTIAL RESTAURANTS CHURCHES INSTITUTIONAL 2011 ROCKWALL BOULEVARD ROCKWALL, TEXAS 75087 PHONE: 972-551-5500 FAX: 972-551-5031	By: _____ Revision: _____ No: _____ Date: _____	EXTERIOR ELEVATIONS KWIK KAR ROCKWALL, TEXAS	Scale: 1/8" = 1'-0" Title: _____ Number: _____ Date: _____ Drawn: _____ Checked: _____ Project: _____ A4
--	--	---	--

CONTRACTOR TO VERIFY PLANS AND TO MEET SET AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.

NORTH ELEVATION
 100% MASONRY 30% STONE 70% BLOCK

EAST ELEVATION
 100% MASONRY 24% STONE 76% BLOCK

WEST ELEVATION
 100% MASONRY 24% STONE 76% BLOCK

SOUTH ELEVATION
 100% MASONRY 38% STONE 62% BLOCK

GENERAL NOTES:

1. ALL WORK SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE INTERNATIONAL BUILDING CODES AND ALL APPLICABLE LOCAL ORDINANCES.
2. IT IS THE ARCHITECT'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES.
3. ALL MATERIALS SHALL BE APPROVED BY THE ARCHITECT BEFORE CONSTRUCTION.
4. THE ARCHITECT SHALL BE RESPONSIBLE TO THE CLIENT FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE CONTRACTOR.
5. THE ARCHITECT SHALL BE RESPONSIBLE TO THE CLIENT FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE CONTRACTOR.
6. THE ARCHITECT SHALL BE RESPONSIBLE TO THE CLIENT FOR THE ACCURACY OF ALL INFORMATION PROVIDED TO THE CONTRACTOR.

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CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council
DATE: August 19, 2019
APPLICANT: Greg Wallis; Mershawn Architects
CASE NUMBER: Z2019-015; *SUP for Expansion of Existing Minor Auto Repair Garage*

SUMMARY

Hold a public hearing to discuss and consider a request by Greg Wallis of Mershawn Architects on behalf of the owner for the approval of a Specific Use Permit (SUP) for the expansion of an existing Minor Auto Repair Garage on a 1.1107-acre parcel of land identified as Lot 4, Block 1, Horizon Village Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 2581 Horizon Road [FM-3097], and take any action necessary.

BACKGROUND

The subject property was annexed in 1986 [*Ordinance No. 86-37*] and is zoned Commercial (C) District. On May 16, 2005, the City Council approved a Specific Use Permit (SUP) [*Ordinance 05-20; Case No. Z2005-012; S-019*] to allow the expansion of an existing minor auto repair garage on the subject property.

PURPOSE

The applicant is requesting the approval of a Specific Use Permit (SUP) for the expansion of an existing minor auto repair garage (*i.e. Kwik Kar*).

ADJACENT LAND USES AND ACCESS

The subject property is located at 2581 Horizon Road [FM-3097]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a hardware store (*i.e. Lowes Improvement Store*) followed by Steger Towne Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan. Beyond this is a commercial shopping center (*i.e. Steger Towne Crossing*) followed by IH-30, which is a TxDOT6D (*Texas Department of Transportation, principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan. These areas are zoned Commercial (C) District.

South: Directly south of the subject property is Horizon Road [FM-3097], which is identified as a TxDOT4D (*Texas Department of Transportation principle arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Following this roadway is a financial institution (*i.e. Well Fargo Bank*) and a rehabilitation facility (*i.e. Horizon Ridge Rehabilitation Management*). These areas are zoned Commercial (C) District and Planned Development District 9 (PD-9) for General Retail (GR) District land uses.

East: Directly east of the subject property is a restaurant (*i.e. Sonic*) followed by several commercial businesses (*e.g. National Tire & Battery, Standard Service, Bel Fiore Salon*). Beyond

this is Ralph Hall Parkway, which is identified as a M4D (*major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. These areas are zoned Commercial (C) District.

West: Directly west of the subject property is a car-wash facility (*i.e. Horizon Car Wash*) followed by Horizon Road [FM-3097], which is identified as a TxDOT4D (*Texas Department of Transportation principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this there are several commercial businesses (*e.g. Bank of America, Pizza Hut, Kroger*). These areas are zoned Commercial (C) District and Planned Development District 9 (PD-9) for General Retail (GR) District land uses.

CHARACTERISTICS OF THE REQUEST

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a minor auto repair garage is permitted with a Specific Use Permit (SUP) in a Commercial (C) District. Currently, there is an 8,431 SF building on the subject property and the applicant is proposing to construct a second building that will be approximately 1,440 SF and located behind the existing building. According to the applicant, the new structure will match the existing structure with regard to design and materials. Since this is a substantial change from the approved Specific Use Permit (SUP) [*Ordinance No. 05-20*], the applicant is required to amend the Specific Use Permit (SUP).

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 4.05, *Commercial (C) District*, of Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), the Commercial (C) District is the "...proper zoning classification for most types of commercial development..." and "...excludes land uses that are not compatible with retail shopping..." The Unified Development Code (UDC) goes on to state that the Commercial (C) District is a "...general business zoning and is intended to service most commercial land uses..." In this case, since the minor auto repair garage is a general commercial operation, the applicant's request appears to conform to the district development standards stipulated in the Unified Development Code (UDC).

STAFF ANALYSIS

Currently, there is an existing minor auto repair garage on the subject property. The applicant is proposing to expand the current facility by constructing a second building in order to manage the volume of vehicles being serviced. The proposed facility will be located behind the existing building and will match the existing building with regard to design and materials. Given the proposed layout, design and the adjacent automotive land uses, the applicant's request does not appear to negatively impact the subject property or adjacent properties. Staff should note, approval of a Specific Use Permit (SUP) is a discretionary decision for the City Council, pending a recommendation from the Planning and Zoning Commission. Should this request be approved, the applicant would be required to submit a site plan for approval by the Architectural Review Board (ARB) and the Planning and Zoning Commission.

NOTIFICATIONS

On July 26, 2019, staff notified 32 property owners/residents within 500-feet of the subject property. There are no Homeowner's Associations (HOA's)/Neighborhood Programs located within 1,500-feet of the subject property and participating in the Neighborhood Notification Program. At the time this report was written, staff had not received any notices concerning this request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request, then staff would propose the following conditions of approval:

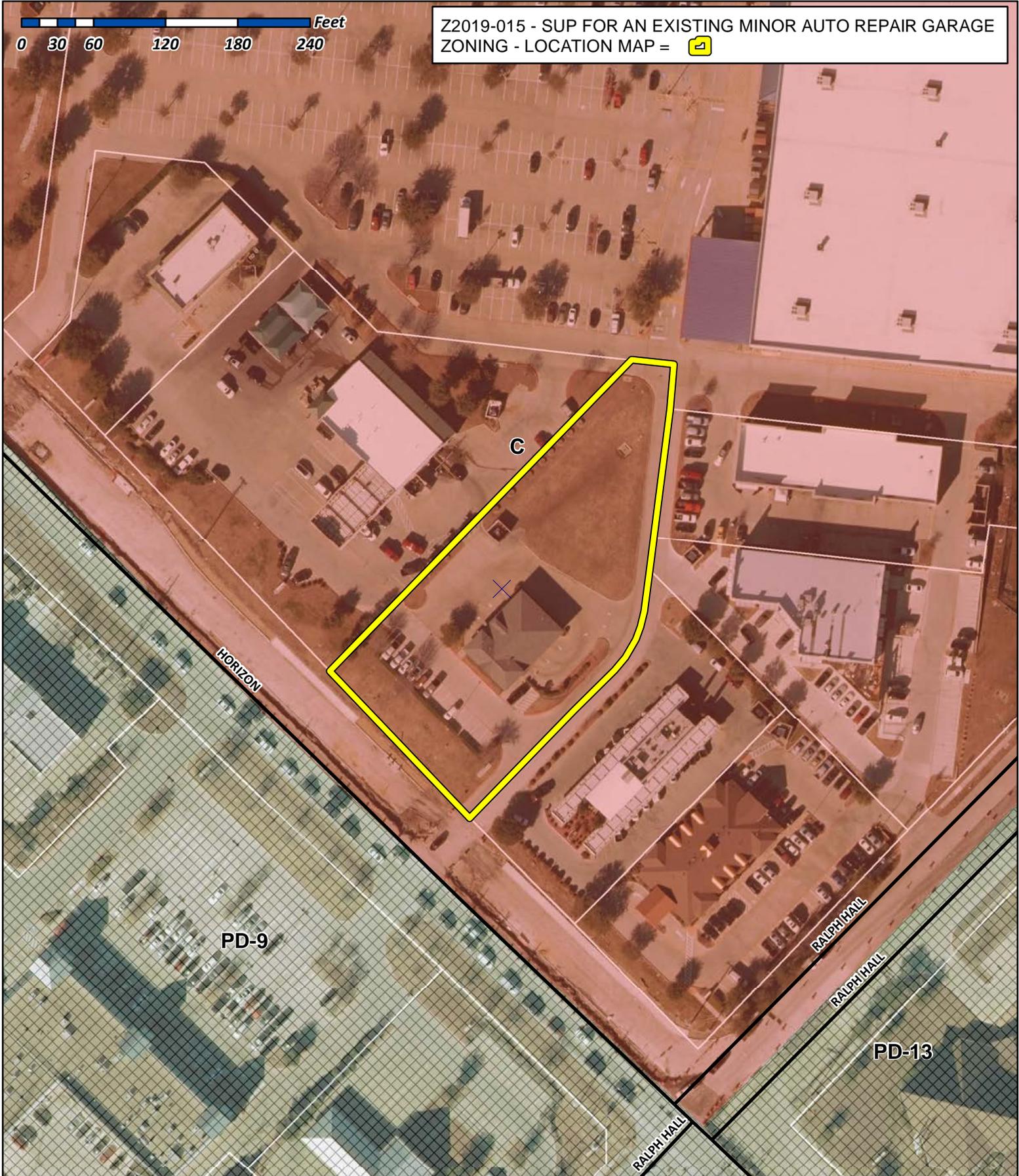
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- (2) Vehicles, equipment, parts, and/or inventory shall not be stored outside overnight.
- (3) All work must be performed within an enclosed building.
- (4) The addition shall match the design and materials of the existing buildings.
- (5) A ten (10)-foot landscape buffer consisting of ground cover, a built-up berm and/or shrubbery or a combination thereof along the entire length of the frontage.
- (6) Any construction resulting from the approval of this zoning change 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 August 13, 2019, the Planning and Zoning Commission's motion to recommend approval of the Specific Use Permit (SUP) with staff's conditions of approval passed by a vote of 7-0,

0 30 60 120 180 240 Feet

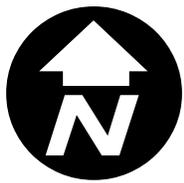
Z2019-015 - SUP FOR AN EXISTING MINOR AUTO REPAIR GARAGE
ZONING - LOCATION MAP = 



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.

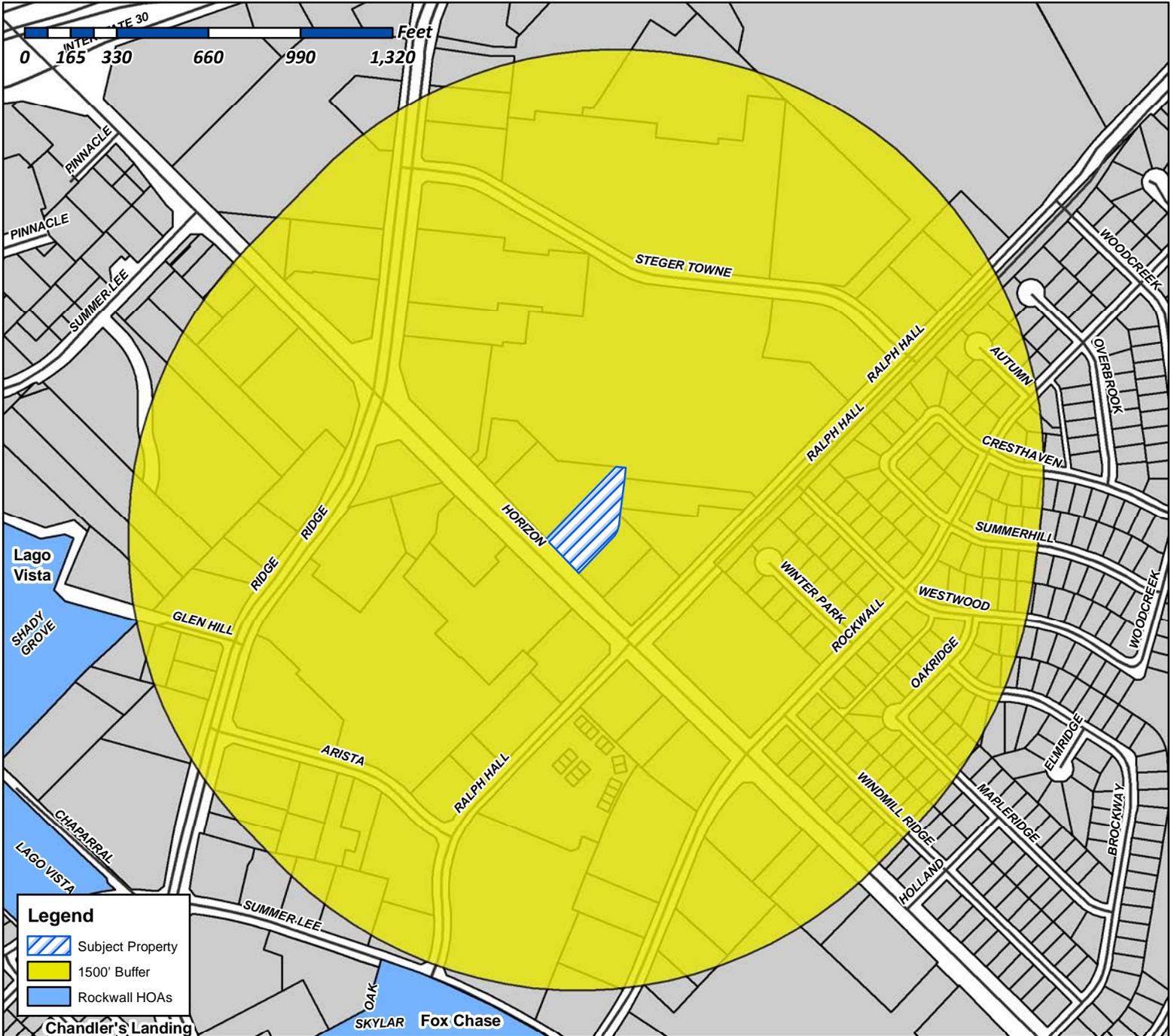




City of Rockwall

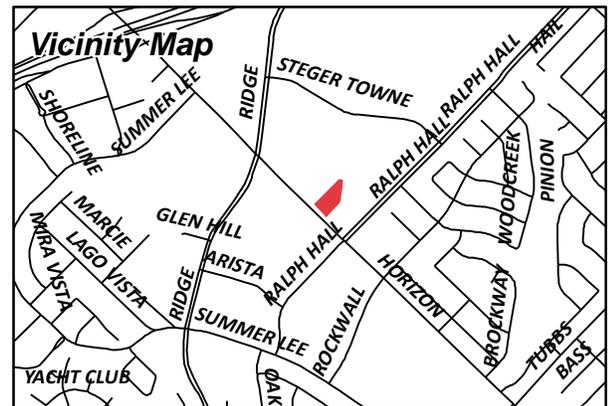
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2019-015
Case Name: SUP for an Existing Minor Repair Garage
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 3581 Horizon Road

Date Created: 7/12/2019
For Questions on this Case Call (972) 771-7745

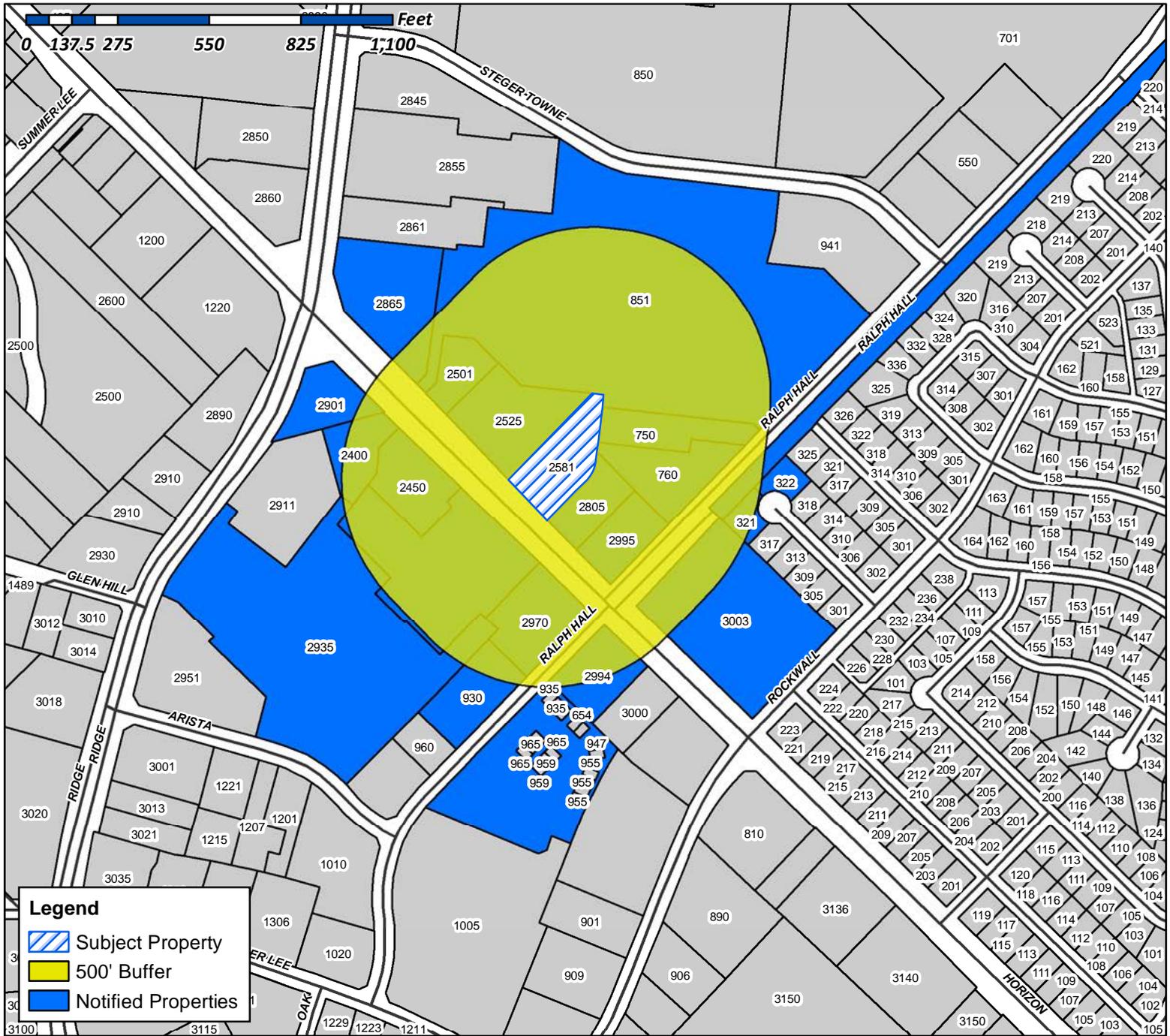




City of Rockwall

Planning & Zoning Department
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Case Number: Z2019-015
Case Name: SUP for an Existing Minor Repair Garage
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: 2581 Horizon Road

Date Created: 7/16/2019
For Questions on this Case Call (972) 771-7745



LOWES HOME CENTERS INC
1000 LOWES BLVD
MOORESVILLE, NC 28117

KROGER TEXAS LP
1014 VINE STREET
CINCINNATI, OH 45202

HVCSG LLC
1027 WOODBRIDGE PLACE
HEATH, TX 75032

NEW BLB CORPORATION
1100 SIENNA CT
BURLESON, TX 76028

CFT DEVELOPMENTS LLC
ATTN: DAVID LUO, DIRECTOR
1683 WALNUT GROVE AVE
ROSEMEAD, CA 91770

CURRENT RESIDENT
2400 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2450 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2501 HORIZON RD
ROCKWALL, TX 75032

ROCKWALL PARTNERS LTD
2525 HORIZON RD
ROCKWALL, TX 75032

JUCHA RHETT BARRY
2581 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2805 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2865 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2901 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2935 RIDGE RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2970 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2994 HORIZON RD
ROCKWALL, TX 75032

CURRENT RESIDENT
2995 HORIZON RD
ROCKWALL, TX 75032

OUR SAVIOR EVANG LUTHERAN
CHURCH C/O E H CONSTION
3003 HORIZON
ROCKWALL, TX 75032

SWAGERTY TOMMY & DEBORAH K HARGROVE
321 WINTER PARK
ROCKWALL, TX 75032

BROOM JUDY M
322 WINTER PARK
ROCKWALL, TX 75032

SOUTHTRUST BANK
C/O WELLS FARGO
333 MARKET ST 10TH FLOOR 0
SAN FRANCISCO, CA 94105

HASTINGS CLAIMS SERVICE INC
732 WINDSONG LN
ROCKWALL, TX 75032

CURRENT RESIDENT
750 RALPH HALL PKWY
ROCKWALL, TX 75032

KROGER TEXAS LP
751 FREEPORT PKWY
COPPELL, TX 75019

CURRENT RESIDENT
760 RALPH HALL
ROCKWALL, TX 75032

CURRENT RESIDENT
851 STEGER TOWNE DR
ROCKWALL, TX 75032

ROCKWALL HORIZON RIDGE LP
930 W RALPH HALL PKWY 0
ROCKWALL, TX 75032

750 HALL PARKWAY LLC
NTW LLC
C/O MARVIN F POER & COMPANY O
ATLANTA, GA 30355

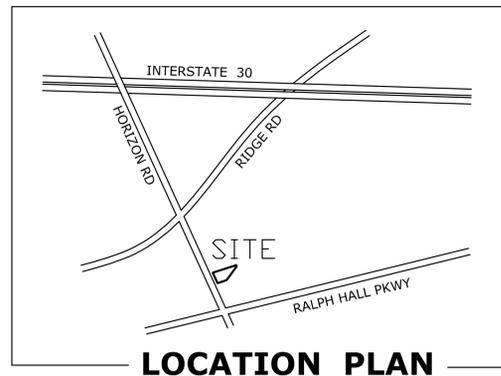
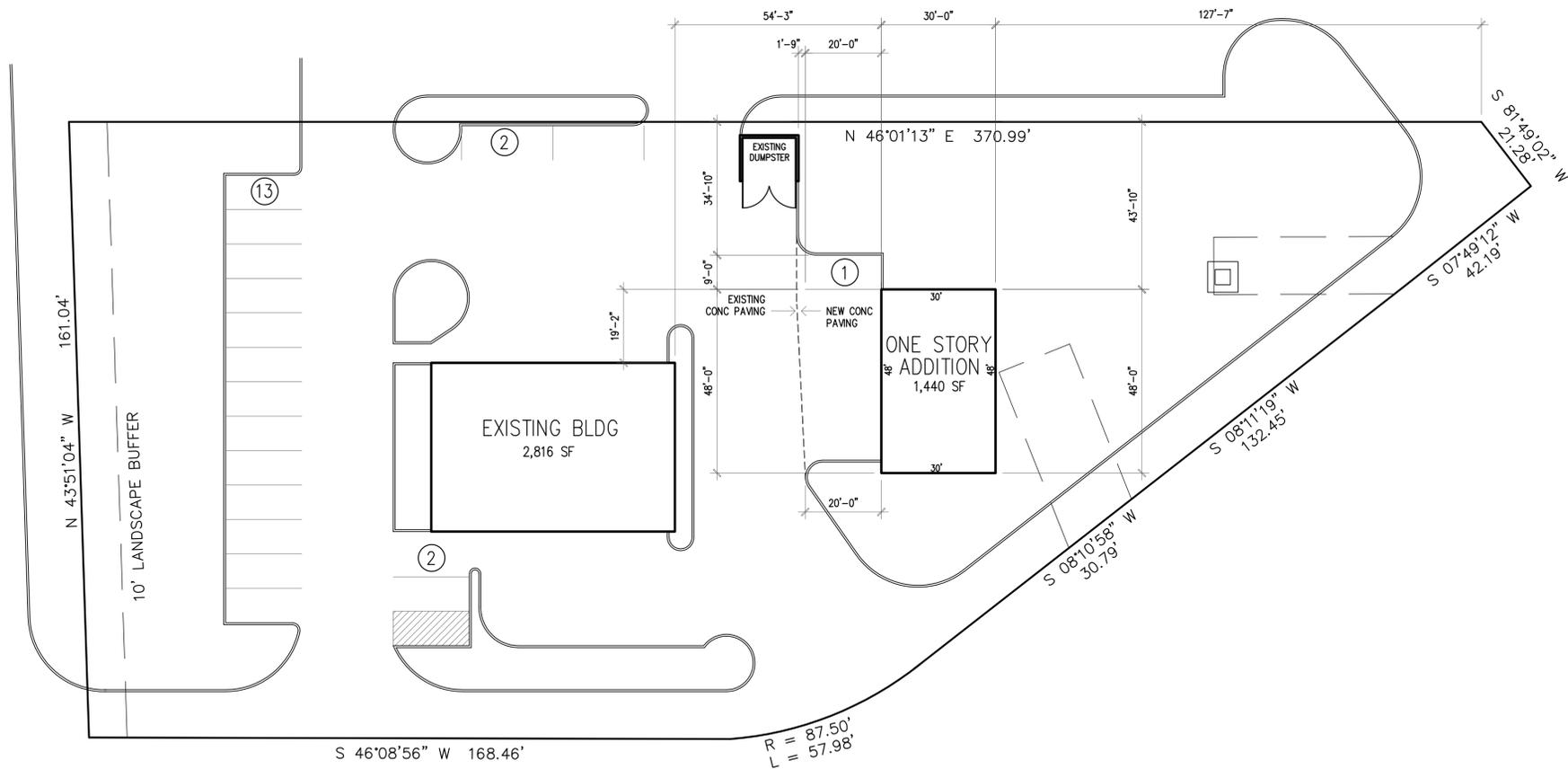
BANK OF AMERICA
CORPORATE REAL ESTATE ASSESSMENTS
NC1-001-03-81 0
CHARLOTTE, NC 28255

ARMSTRONG RALPH HALL LP
C/O ARMSTRONG DEVELOPMENT PROPERTIES
INC
ONE ARMSTRONG PLACE
BUTLER, PA 16004

ERVIN RICHARD
PO BOX 171373
ARLINGTON, TX 76003

AMERICAN NATIONAL BANK THE
PO BOX 40
TERRELL, TX 75160

HORIZON ROAD



ABSTRACT NO. 9 - WILLIAM BLEVINS SURVEY

- ZONING: C
- PROPOSED USE: OIL CHANGE
- PROPERTY AREA (GROSS): 48,383 SF 1.11 AC
- BUILDING AREA: 1,440 SF
- BUILDING HEIGHT: ONE STORY - 20'-6"
- LOT COVERAGE : 8.8% F.A.R. = 0.009:1
- PARKING REQUIRED: 2 PER EACH BAY = 18 SPACES REQUIRED
- HANDICAP REQUIRED 1 ACCESSIBLE IN 0-25 SPACES 1 PROVIDED
- TOTAL PARKING PROVIDED: 18 SPACES
- TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 28,566 SF

HORIZON VILLAGE
 BEING A 1.11 AC. TRACT OF LAND SITUATED IN THE
 HORIZON VILLAGE ADDITION BLOCK 1
 LOT 4
 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
IYM AUTOMOTIVE INC.
 5905 HORIZON ROAD
 ROCKWALL, TEXAS 75087
 CASE #SP2019-015



PRICING & CONSTRUCTION
GENERAL NOTES:

- 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.
- IT IS THE SUBCONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
- 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.
- 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.

MEDICAL COMMERCIAL CHURCHES
MERSHAWN ARCHITECTS
 RESIDENTIAL RESTAURANTS INSTITUTIONAL ARCHITECTS
 2313 RIDGE ROAD #103
 ROCKWALL, TEXAS 75087
 PHONE: 972-722-9302
 FAX: 972-249-2051

No.	Date	Revision	By

KWIK KAR
 ROCKWALL, TEXAS
SITE PLAN

Scale: 1" = 20'-0"

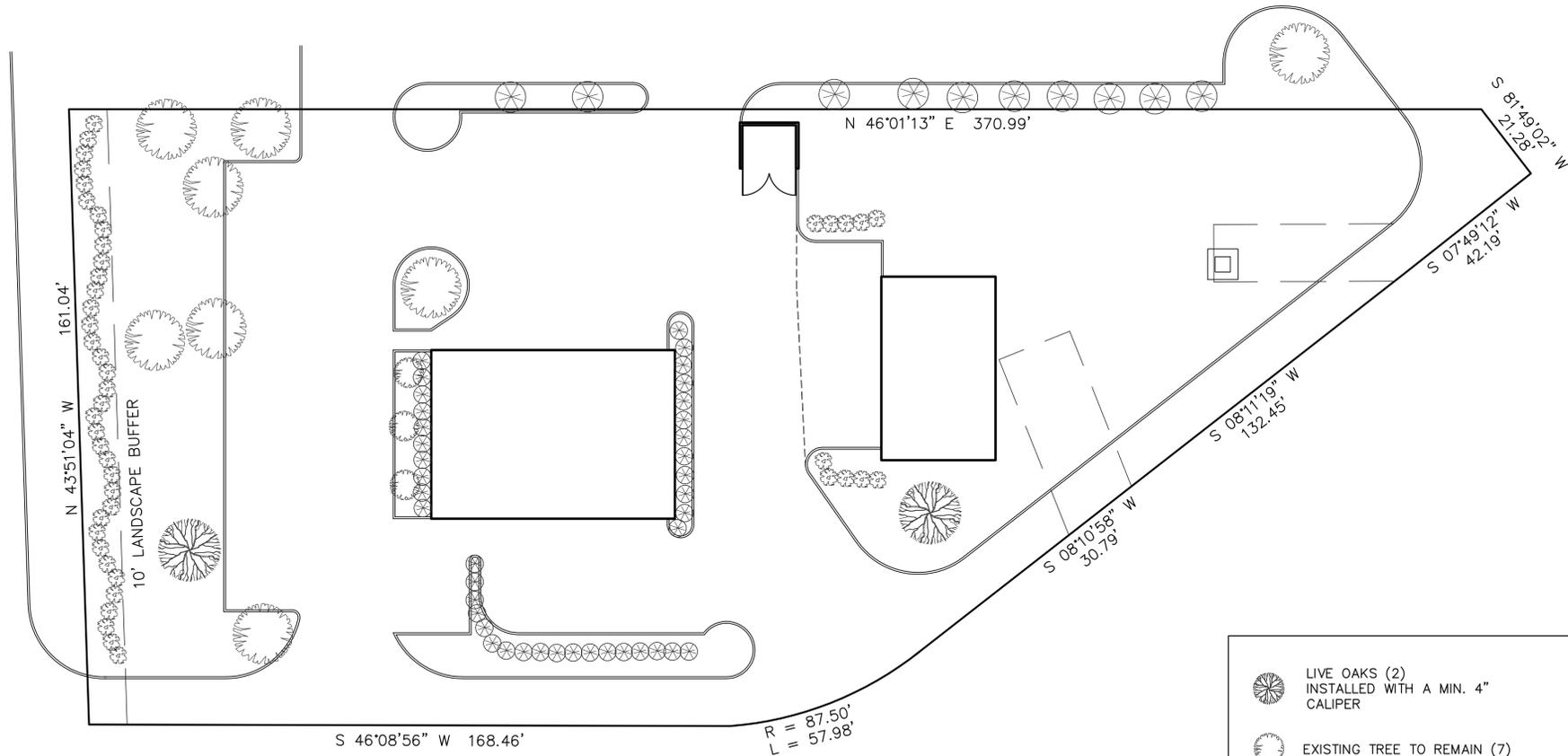
Date: MM/DD/YEAR

Project No.: AAAAAA

Designed: GW

Drawn: GW

Checked: WM



- LIVE OAKS (2)
INSTALLED WITH A MIN. 4" CALIPER
- EXISTING TREE TO REMAIN (7)
- EXISTING SHRUB (40)
- NEW INDIAN HAWTHORNE (46)
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.

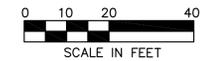
ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDOMULCHED, BERMUDA.

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.



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

		EXISTING	NEW	REQUIRED	PROVIDED
1.	STREET TREES 1 CANOPY PER 50' LINEAR OF R.O.W.	4	1	3	5
2.	LANDSCAPE BUFFER			25'	35'
3.	TOTAL LANDSCAPE AREA 15% REQUIRED			7,257 SF	19,817 SF

HORIZON VILLAGE
BEING A 1.11 AC. TRACT OF LAND SITUATED IN THE HORIZON VILLAGE ADDITION BLOCK 1 LOT 4 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER
IYM AUTOMOTIVE INC.
5905 HORIZON ROAD
ROCKWALL, TEXAS 75087
CASE #SP2019-015

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RESIDENTIAL RESTAURANTS
INSTITUTIONAL
ARCHITECTS

MEDICAL COMMERCIAL
CHURCHES
MERSHAWN

2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087
PHONE: 972-722-9302
FAX: 972-249-2051

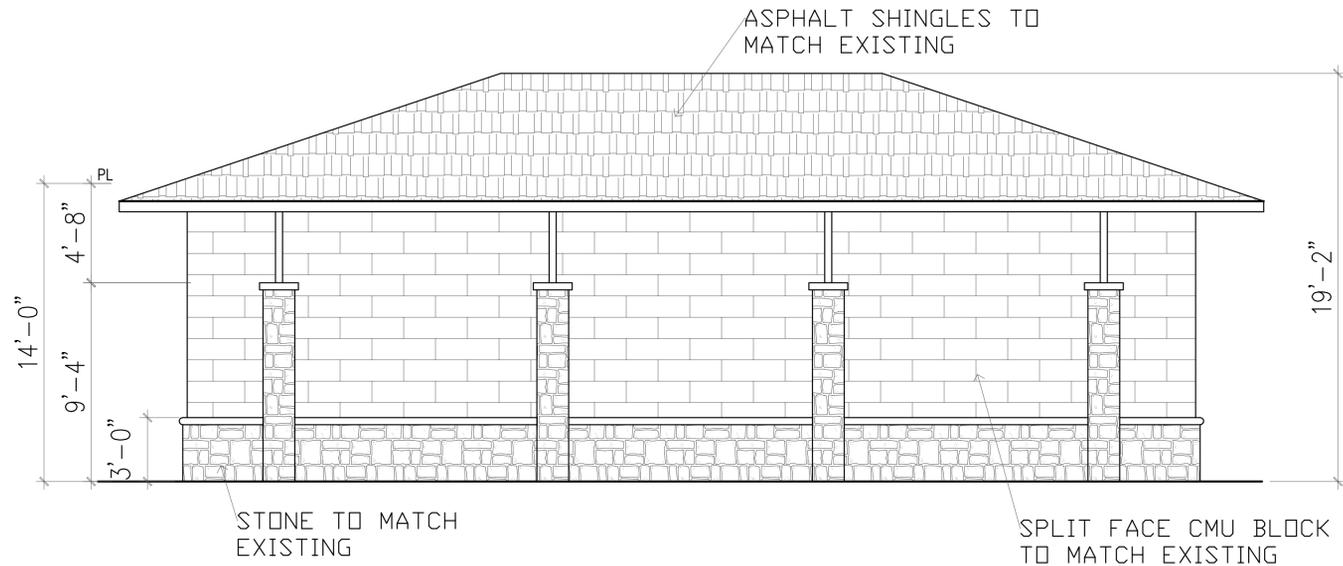
No.	Date	Revision	By

KWIK KAR
ROCKWALL, TEXAS

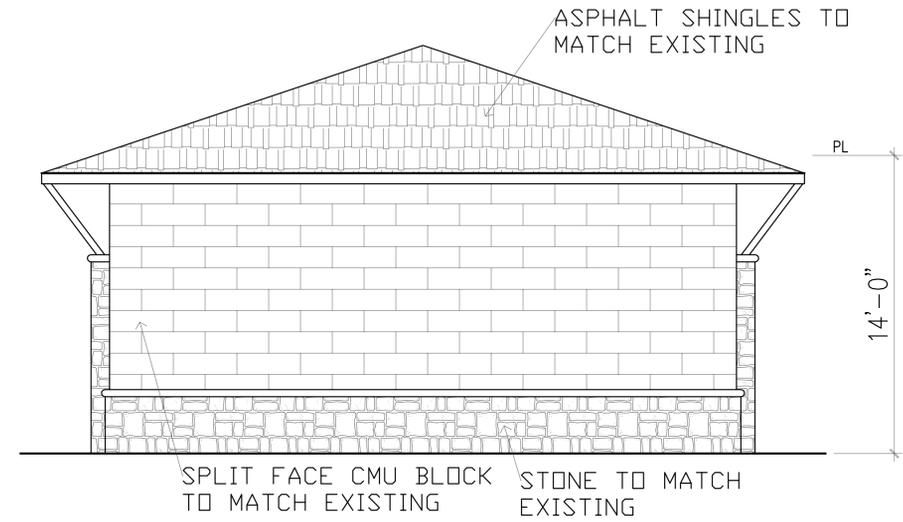
LANDSCAPE PLAN

Scale: 1" = 20'-0"
Date: MM/DD/YEAR
Project No.: AAAAAA
Designed: GW
Checked: GW

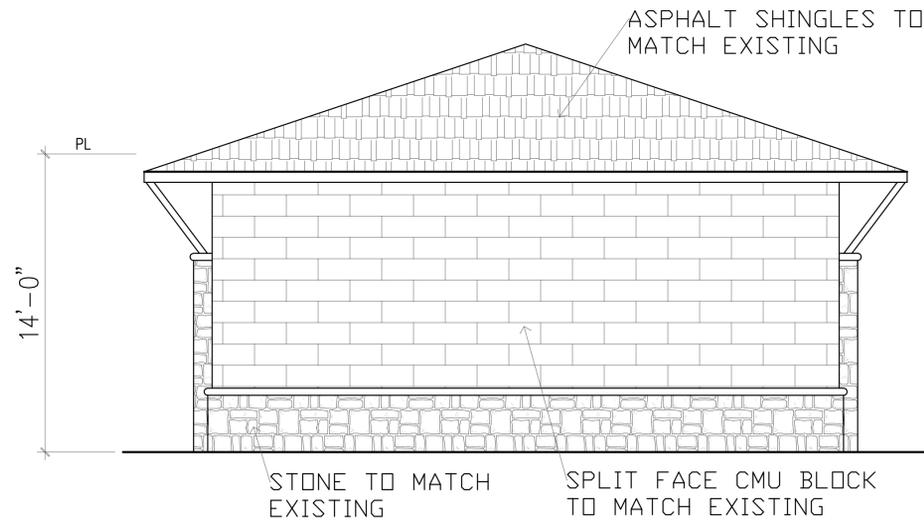
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L1 OF
1



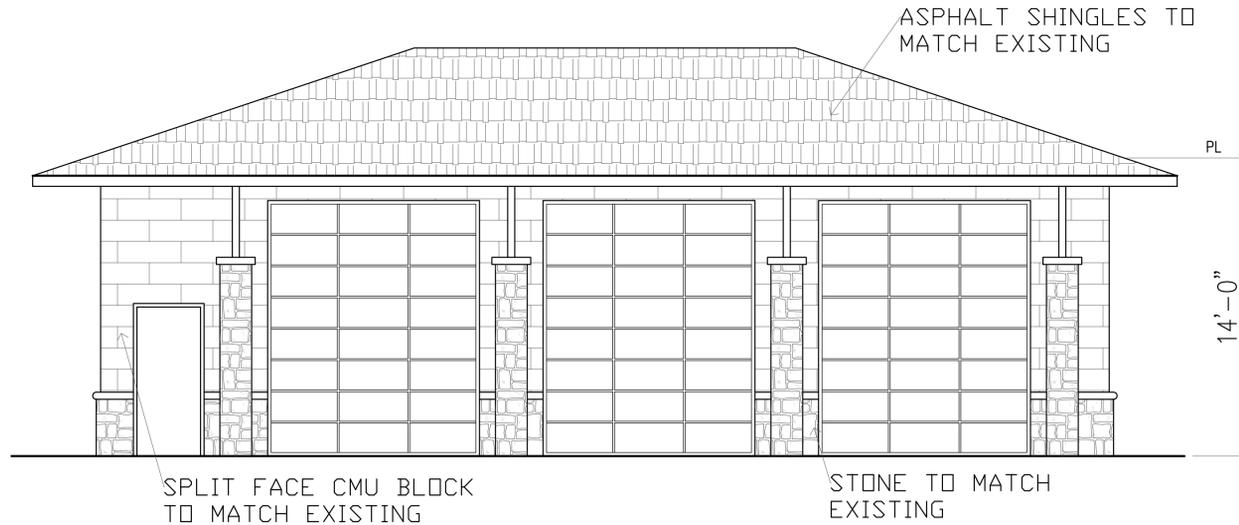
NORTH ELEVATION
100% MASONRY 30% STONE 70% BLOCK



EAST ELEVATION
100% MASONRY 24% STONE 76% BLOCK



WEST ELEVATION
100% MASONRY 24% STONE 76% BLOCK



SOUTH ELEVATION
100% MASONRY 38% STONE 62% BLOCK

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RESIDENTIAL RESTAURANTS
INSTITUTIONAL
ARCHITECTS

MEDICAL COMMERCIAL
CHURCHES
MERSHAWN

2313 RIDGE ROAD #103
ROCKWALL, TEXAS 75087

PHONE: 972-722-9302
FAX: 972-249-2051

No.	Date	Revision	By

KWIK KAR
ROCKWALL, TEXAS

EXTERIOR ELEVATIONS

Scale: 1/4" = 1'-0"

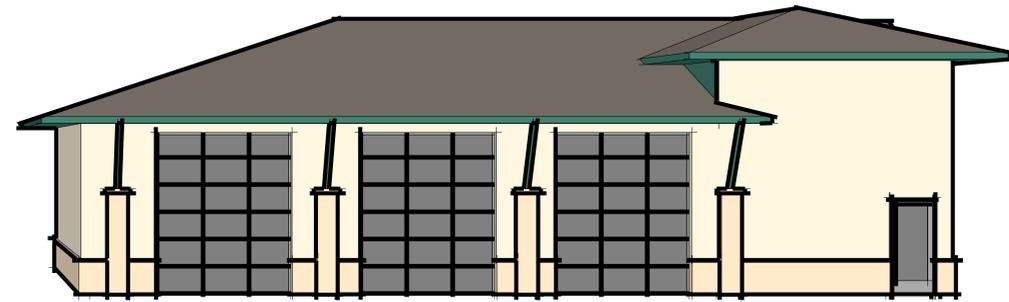
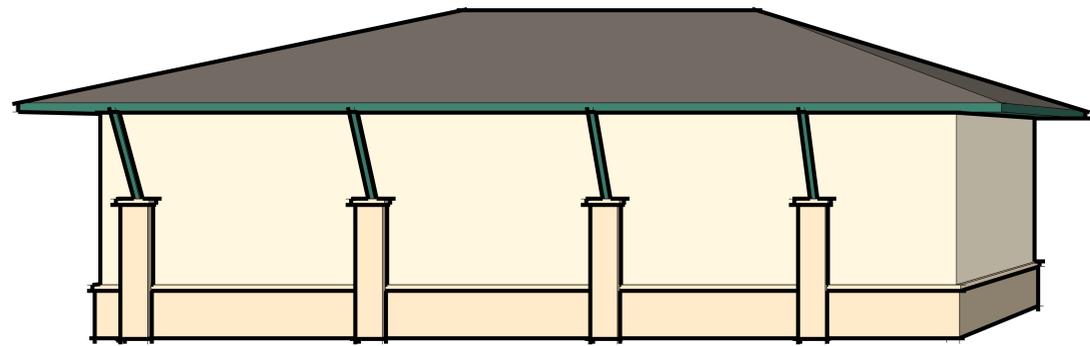
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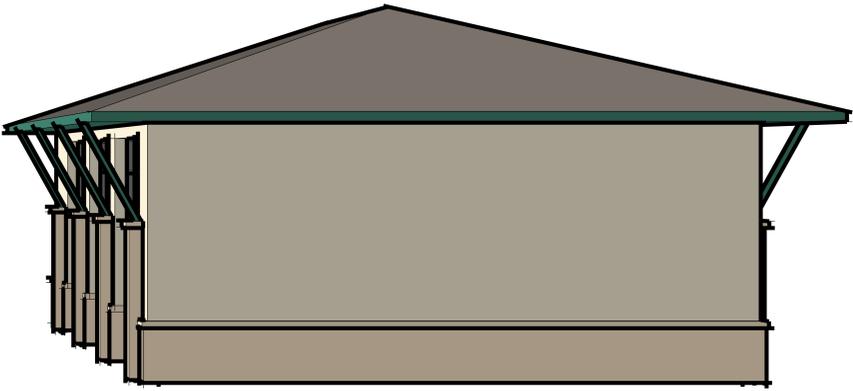
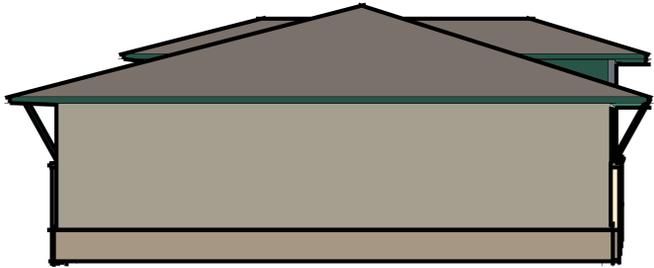
Project No.: _____

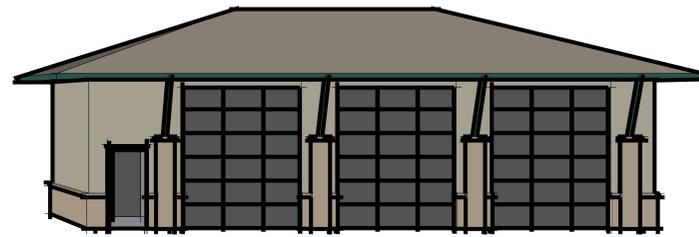
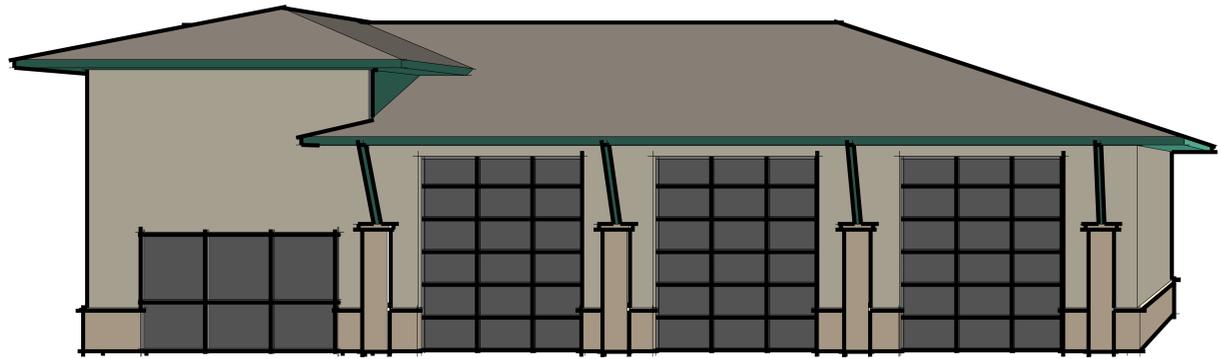
Designed: GW

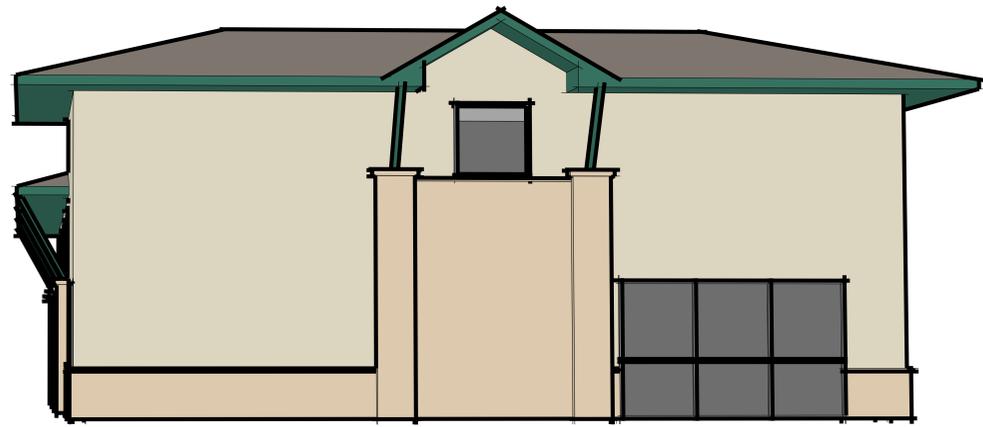
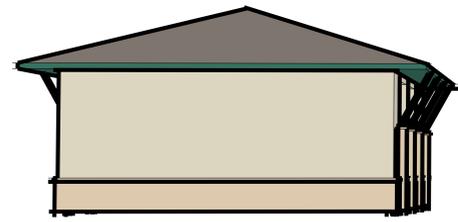
Drawn: GW

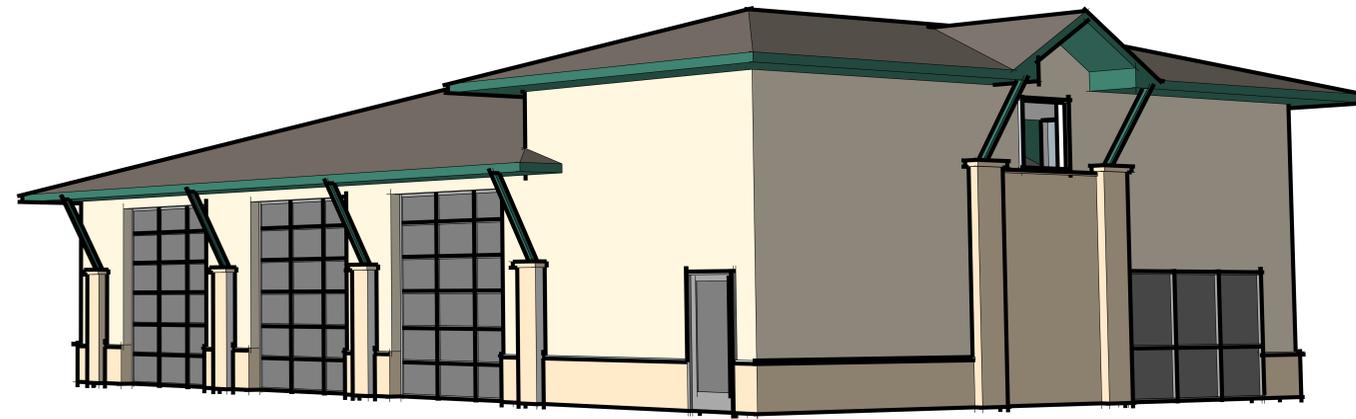
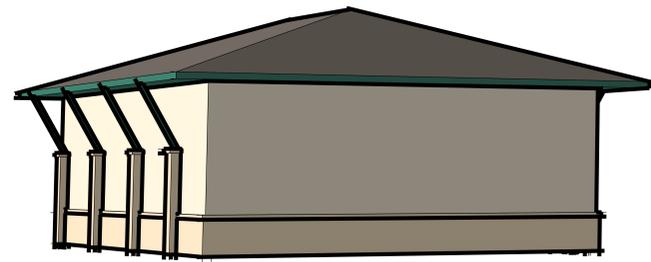
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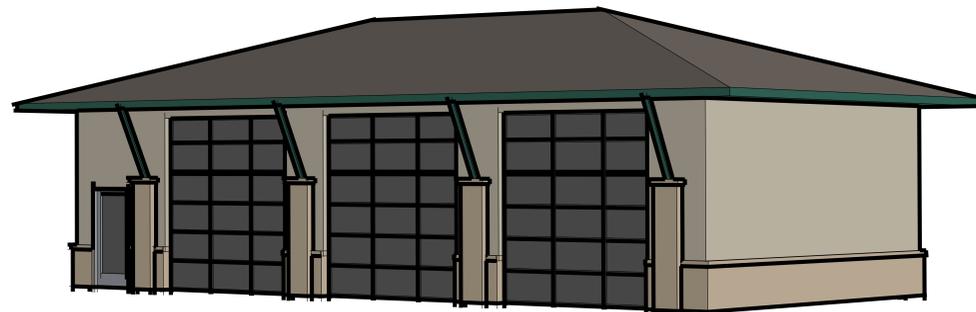
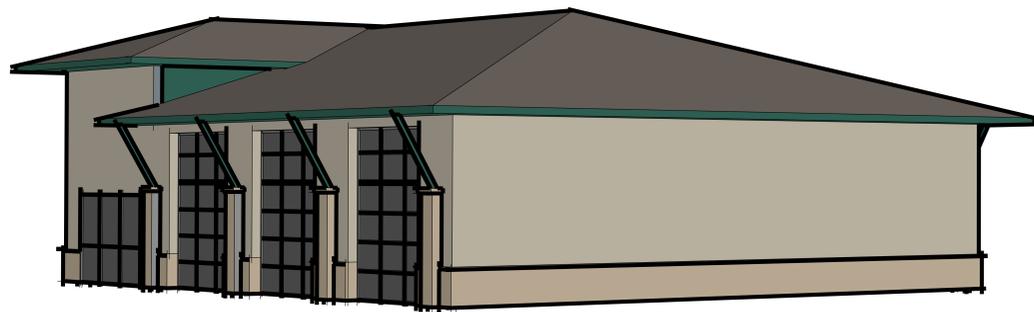












CITY OF ROCKWALL

ORDINANCE NO. 19-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *MINOR AUTO REPAIR GARAGE*, IN A COMMERCIAL (C) DISTRICT, SITUATED ON A 1.1107-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 4, BLOCK 1, HORIZON VILLAGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Greg Wallace of Mershawn Architects on behalf of the owner for the approval of a Specific Use Permit (SUP) to allow a *minor auto repair garage* in a Commercial (C) District on a 1.1107-acre parcel of land being described as Lot 4, Block 1, Horizon Village Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 2581 Horizon Road [FM-3097], and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated by *Ordinance No. 05-20*.

SECTION 2. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *minor auto repair garage* as stipulated by Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*], on the *Subject Property*, and,

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 4.4, *Commercial (C) District*, of Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as

heretofore amended and as may be amended in the future, and shall be subject to the following:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *minor auto repair garage* on the *Subject Property* and conformance to these stipulations is required for continued operations:

- 1) The *minor auto repair garage* shall generally conform to the concept plan and building elevations depicted in *Exhibits 'B' and 'C'* of this ordinance;
- 2) Vehicles, equipment, parts, and/or inventory shall not be stored outside overnight.
- 3) All work must be performed within an enclosed building.
- 4) The addition shall match the design and materials of the existing buildings as depicted in *Exhibit 'C'* of this ordinance.
- 5) A ten (10)-foot landscape buffer consisting of ground cover, a built-up berm and/or shrubbery or a combination thereof shall be installed along the entire length of the frontage of the subject property.

3.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full

force and effect.

SECTION 8. That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 3RD DAY OF SEPTEMBER, 2019.**

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: August 19, 2019

2nd Reading: September 3, 2019

Exhibit 'A'
Zoning Exhibit

Address: 2581 Horizon Road [FM-3097]

Legal Description: Lot 1, Block 1, Horizon Village Addition

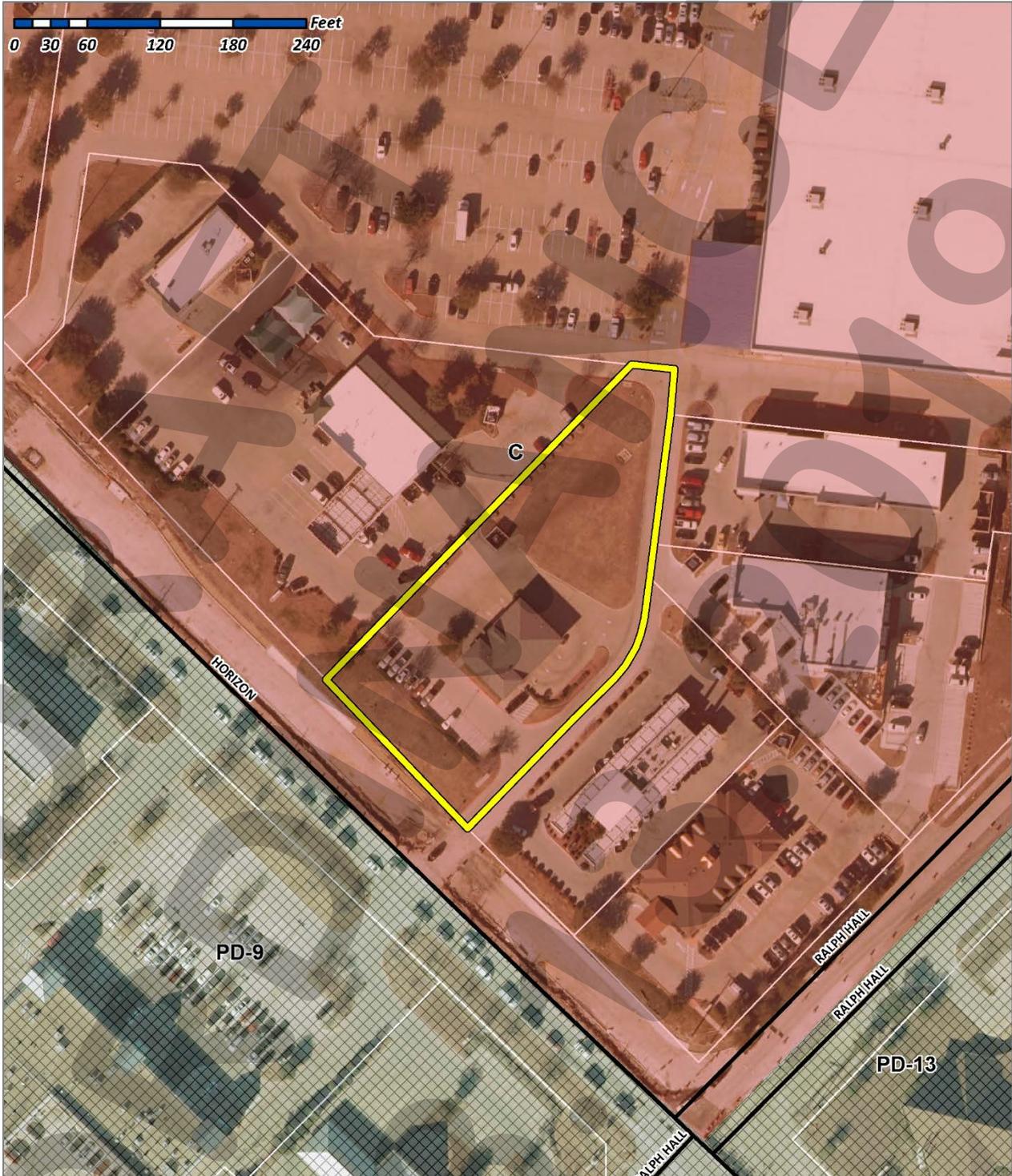


Exhibit 'C':
Conceptual Building Elevations



BENCHMARK CONSTRUCTION INC.

ROCKWALL, TEXAS
LOCATED AT:
7722 FM 3097 - HORIZON ROAD

PROJ. NO. 04158
DATE: 5/18/05
REVISIONS: 8/22/05 ELEVATIONS 9/24/05 PLASTERS
SHEET
A4
OF 5X

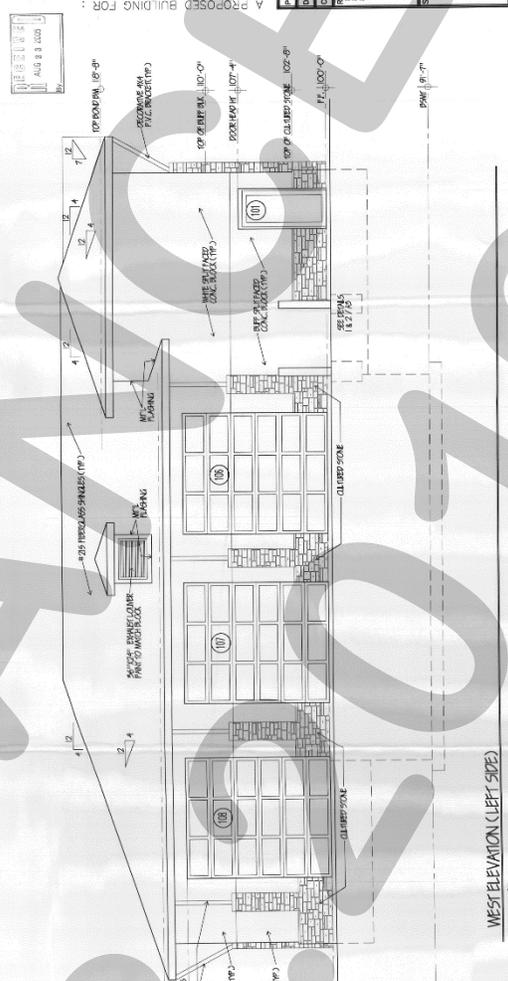
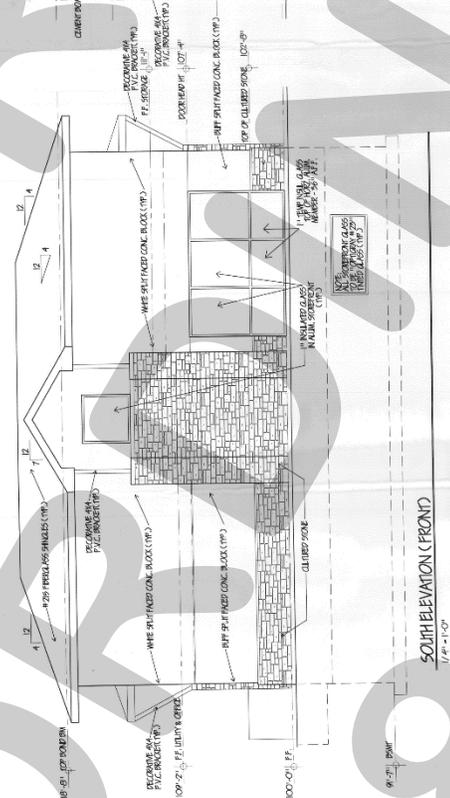
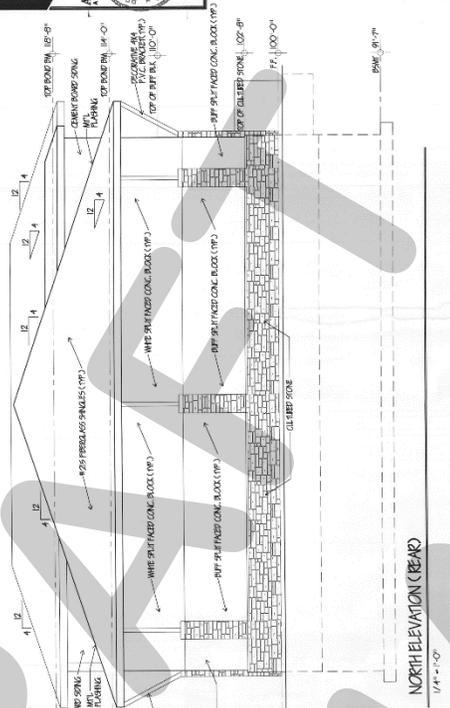


Exhibit 'C':
Conceptual Building Elevations



BENCHMARK CONSTRUCTION INC.

A PROPOSED BUILDING FOR :
 LOCATED AT :
 2929 FM 3097 - HORIZON ROAD
 ROCKWALL, TEXAS

PROJECT NO. 04158	DATE 5/18/05
REVISIONS: 1. 5/18/05 2. 5/18/05 3. 5/18/05	REVISIONS: 1. 5/18/05 2. 5/18/05 3. 5/18/05
SHEET A5 OF SIX	

ROOM NO.	ROOM NAME	FINISH	WALL	FLOOR	CEILING	DOOR	HARDWARE	REMARKS
101	OFFICE	1	1	1	1	1	1	SEE FINISH SCHEDULE
102	OFFICE	1	1	1	1	1	1	SEE FINISH SCHEDULE
103	OFFICE	1	1	1	1	1	1	SEE FINISH SCHEDULE
104	OFFICE	1	1	1	1	1	1	SEE FINISH SCHEDULE
105	OFFICE	1	1	1	1	1	1	SEE FINISH SCHEDULE
106	OFFICE	1	1	1	1	1	1	SEE FINISH SCHEDULE
107	OFFICE	1	1	1	1	1	1	SEE FINISH SCHEDULE
108	OFFICE	1	1	1	1	1	1	SEE FINISH SCHEDULE
109	OFFICE	1	1	1	1	1	1	SEE FINISH SCHEDULE
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112	OFFICE	1	1	1	1	1	1	SEE FINISH SCHEDULE
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127	OFFICE	1	1	1	1	1	1	SEE FINISH SCHEDULE
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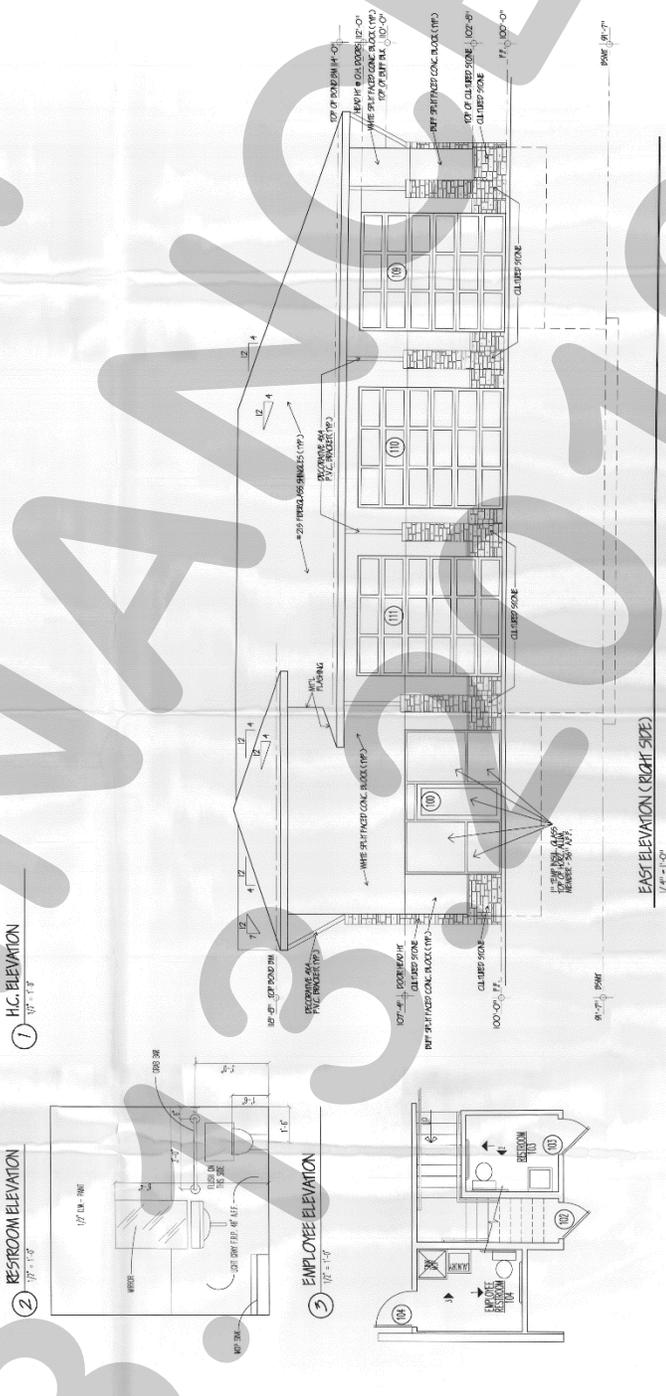
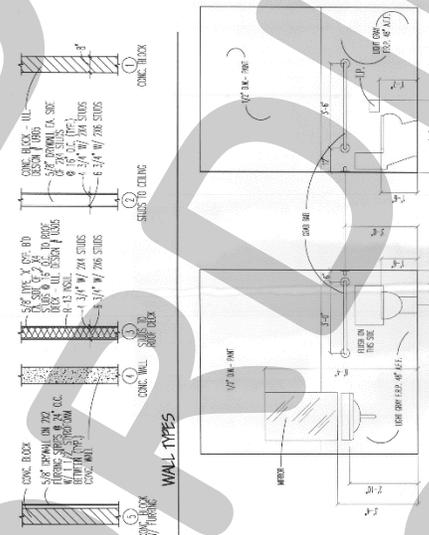


Exhibit 'C':
Conceptual Building Elevations

MERSHAWN ARCHITECTS MEDICAL COMMERCIAL RESIDENTIAL RESTAURANTS CHURCHES INSTITUTIONAL 2011 ROCKWALL BOULEVARD ROCKWALL, TEXAS 75087 PHONE: 972-952-5500 FAX: 972-952-5031	By: _____ Revision: _____ No: _____ Date: _____	EXTERIOR ELEVATIONS ROCKWALL, TEXAS KWIK KAR	Scale: 1/8" = 1'-0" Title: _____ Number: _____ Date: _____ Drawn: _____ Checked: _____ Appr'd: _____ A4
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CONTRACTOR TO VERIFY PLANS AND TO MEET SET AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.

NORTH ELEVATION
 100% MASONRY 30% STONE 70% BLOCK

SOUTH ELEVATION
 100% MASONRY 38% STONE 62% BLOCK

EAST ELEVATION
 100% MASONRY 24% STONE 76% BLOCK

WEST ELEVATION
 100% MASONRY 24% STONE 76% BLOCK

GENERAL NOTES:

1. UNLESS SHOWN OTHERWISE, ALL MATERIALS AND FINISHES TO BE USED SHALL BE APPROVED BY THE ARCHITECT BEFORE CONSTRUCTION.
2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE EXISTING CONDITIONS AND TO COMPLETE EXISTING DETAILS.
3. ALL MATERIALS AND FINISHES TO BE USED SHALL BE APPROVED BY THE ARCHITECT BEFORE CONSTRUCTION.
4. THE ARCHITECT SHALL BE RESPONSIBLE TO VERIFY THE EXISTING CONDITIONS AND TO COMPLETE EXISTING DETAILS.
5. THE ARCHITECT SHALL BE RESPONSIBLE TO VERIFY THE EXISTING CONDITIONS AND TO COMPLETE EXISTING DETAILS.
6. THE ARCHITECT SHALL BE RESPONSIBLE TO VERIFY THE EXISTING CONDITIONS AND TO COMPLETE EXISTING DETAILS.

CITY OF ROCKWALL

ORDINANCE NO. 19-31

SPECIFIC USE PERMIT NO. S-211

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE (UDC) OF THE CITY OF ROCKWALL, ROCKWALL COUNTY TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *MINOR AUTO REPAIR GARAGE*, IN A COMMERCIAL (C) DISTRICT, SITUATED ON A 1.1107-ACRE PARCEL OF LAND, IDENTIFIED AS LOT 4, BLOCK 1, HORIZON VILLAGE ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Greg Wallace of Mershawn Architects on behalf of the owner for the approval of a Specific Use Permit (SUP) to allow a *minor auto repair garage* in a Commercial (C) District on a 1.1107-acre parcel of land being described as Lot 4, Block 1, Horizon Village Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 2581 Horizon Road [FM-3097], and being more specifically depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated by *Ordinance No. 05-20*.

SECTION 2. That the Unified Development Code (UDC) [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *minor auto repair garage* as stipulated by Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*], on the *Subject Property*; and,

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 4.4, *Commercial (C) District*, of Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the following:

3.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *minor auto repair garage* on the *Subject Property* and conformance to these stipulations is required for continued operations:

- 1) The *minor auto repair garage* shall generally conform to the concept plan and building elevations depicted in *Exhibits 'B' and 'C'* of this ordinance;
- 2) Vehicles, equipment, parts, and/or inventory shall not be stored outside overnight.
- 3) All work must be performed within an enclosed building.
- 4) The addition shall match the design and materials of the existing buildings as depicted in *Exhibit 'C'* of this ordinance.
- 5) A ten (10)-foot landscape buffer consisting of ground cover, a built-up berm and/or shrubbery or a combination thereof shall be installed along the entire length of the frontage of the subject property.

3.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

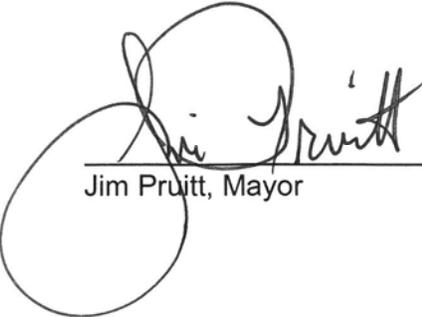
SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS* (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 8. That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 3RD DAY OF SEPTEMBER, 2019.**



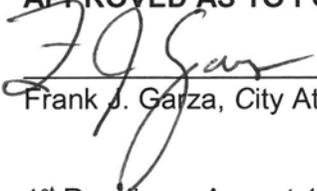
Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney



1st Reading: August 19, 2019

2nd Reading: September 3, 2019

Exhibit 'A'
Zoning Exhibit

Address: 2581 Horizon Road [FM-3097]

Legal Description: Lot 1, Block 1, Horizon Village Addition

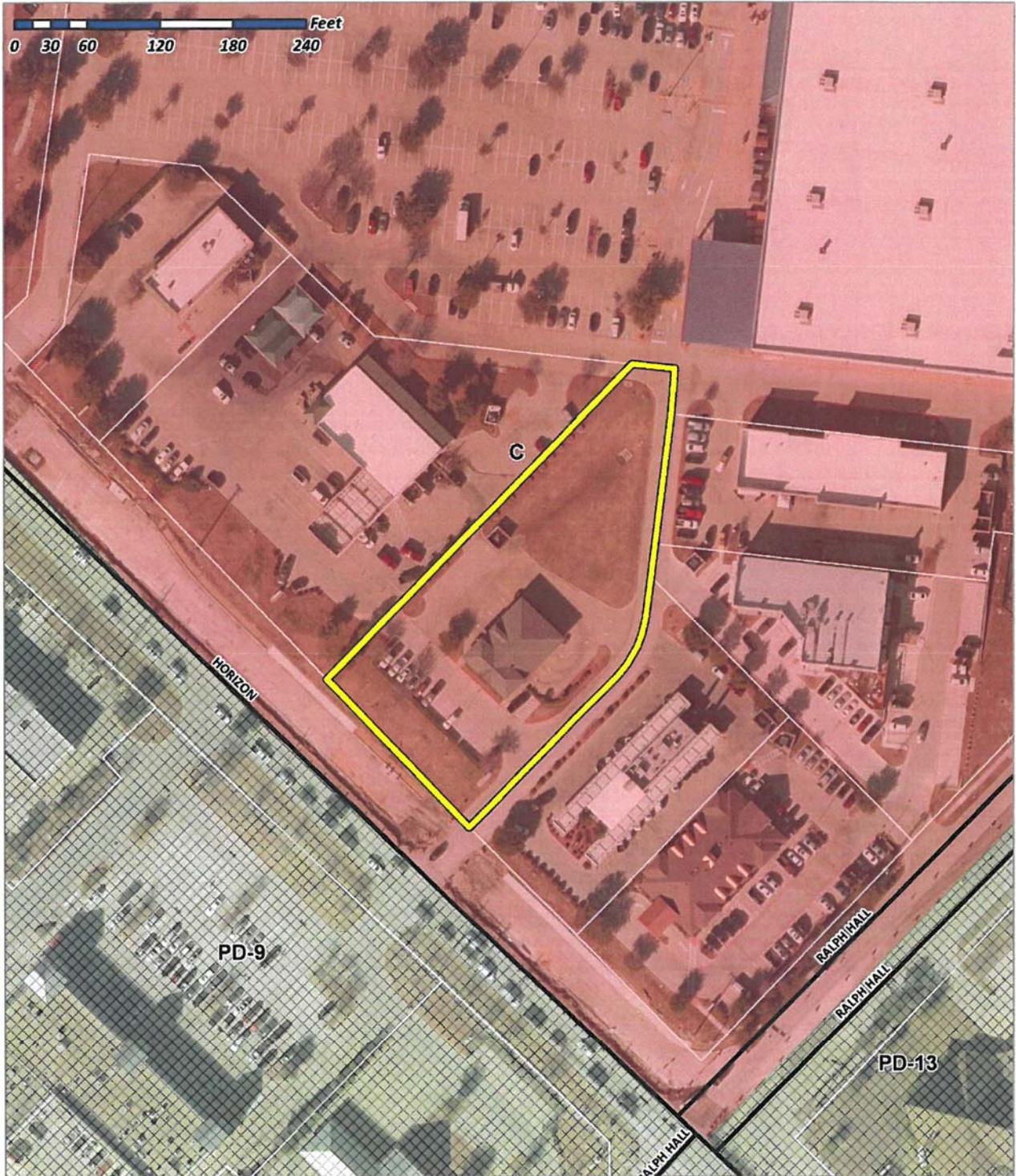
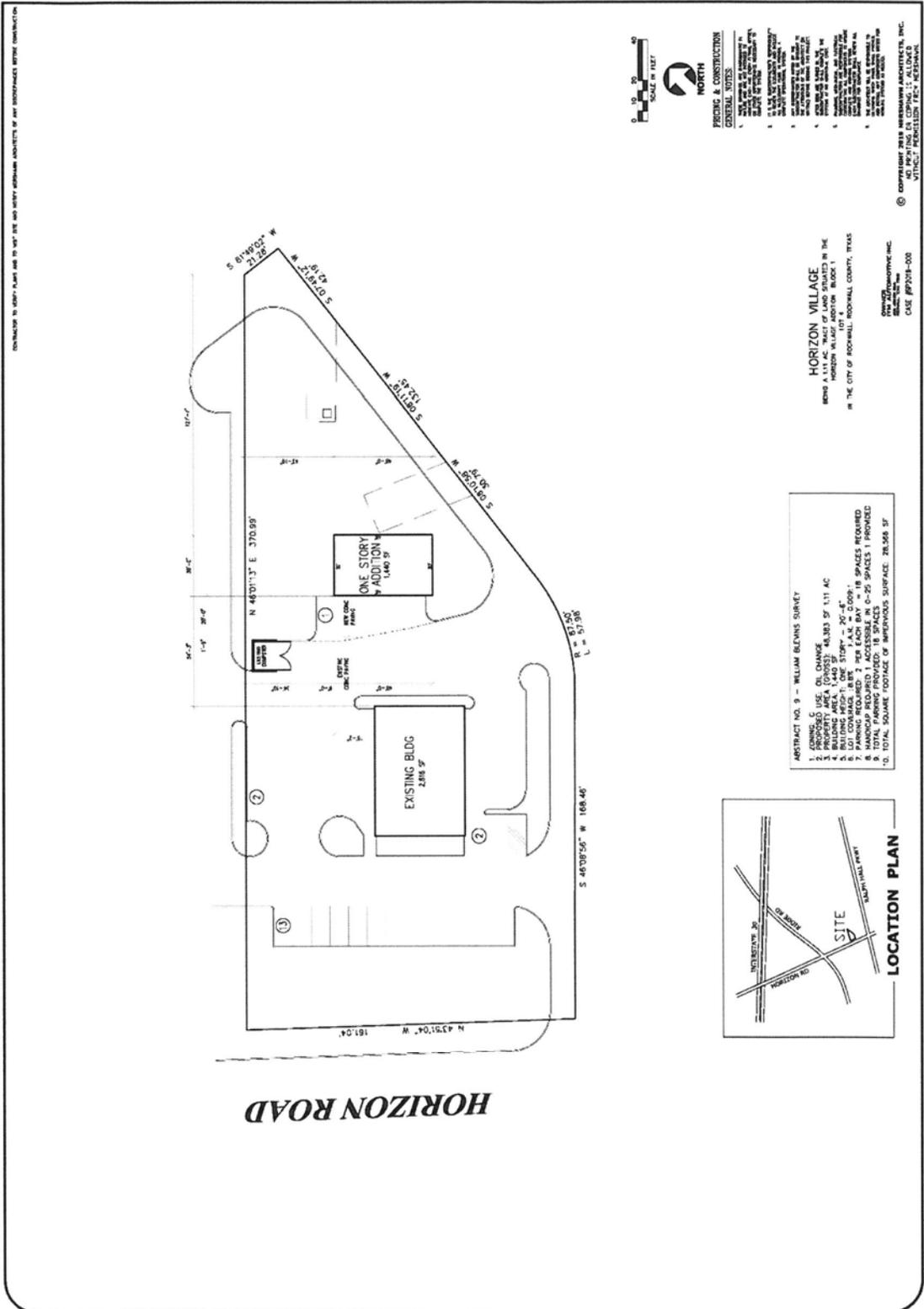


Exhibit 'B': Concept Plan

 MERSHAWN ARCHITECTS MEDICAL COMMERCIAL, RESIDENTIAL, RESTAURANTS, INSTITUTIONAL 1213 ROSE ROAD #213 ROCKWALL, TEXAS 75087 PHONE: 972-221-1300 FAX: 972-221-1308	By: _____ Title: _____ Date: _____	SITE PLAN KWIK KAR ROCKWALL, TEXAS	Scale: 1" = 40'-0" Date: _____ Project No.: _____ Drawing No.: _____ Sheet: _____ of _____ A1
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**Exhibit 'C':
Conceptual Building Elevations**



BENCHMARK CONSTRUCTION INC.

A PROPOSED BUILDING FOR:
 LOCAL 411
 7727 FM 2051
 ROCKWALL, TEXAS

PROJECT NO.	24156
DATE	5/18/05
BY	ANTON JACOBS ARCHITECTS, INC.
CHECKED BY	ANTON JACOBS ARCHITECTS, INC.
SCALE	AS SHOWN

A4
OF 5X

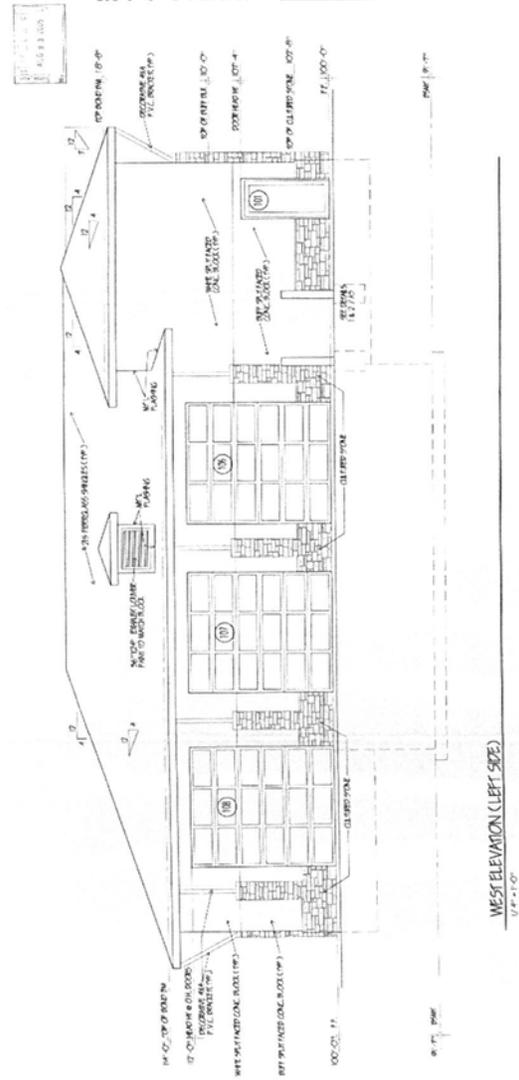
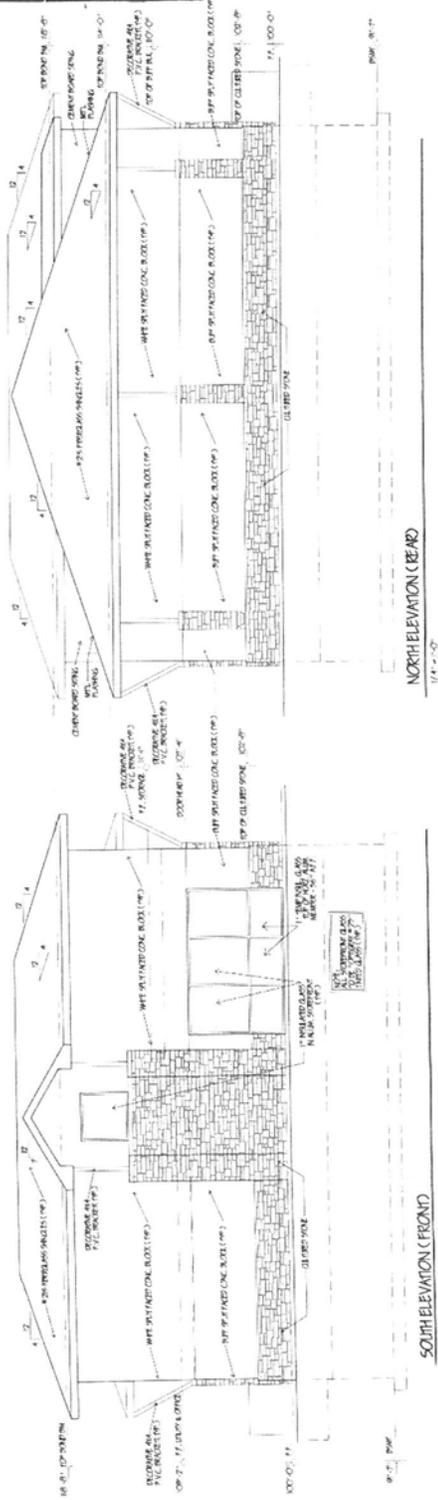


Exhibit 'C': Conceptual Building Elevations



BENCHMARK CONSTRUCTION INC.

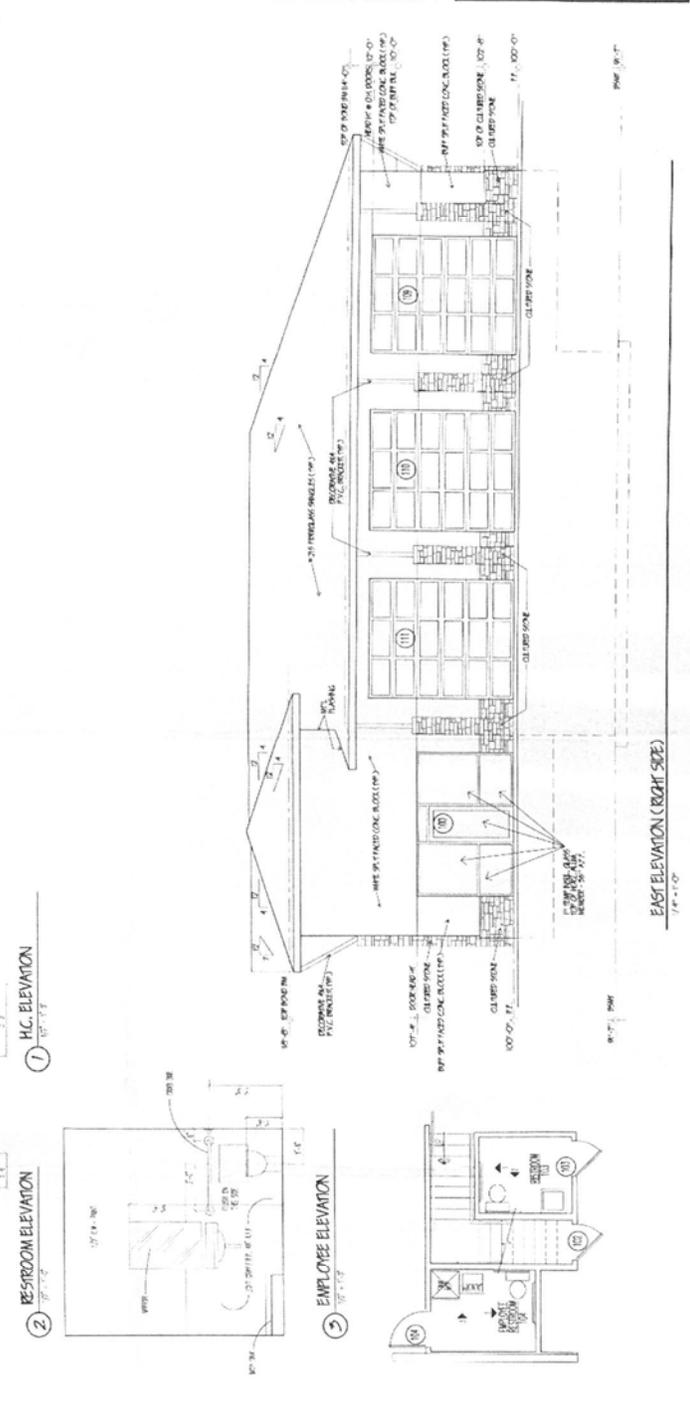
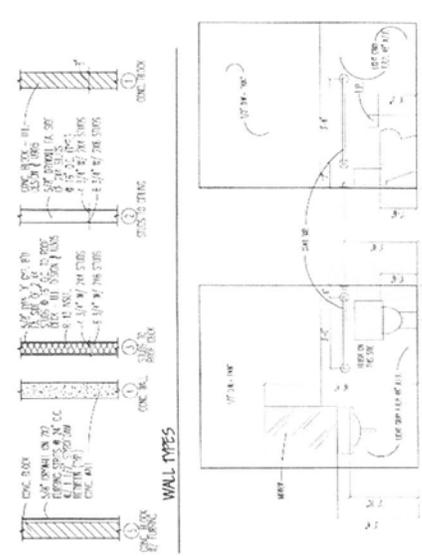
PROJECT BUILDING FOR :
 LOCATION :
 DATE :
 DRAWING NO. :
 SHEET NO. :
 OF SIX

ROOM FINISH SCHEDULE

NO.	ROOM	FINISH	NOTES
1	101	CONCRETE	
2	102	CONCRETE	
3	103	CONCRETE	
4	104	CONCRETE	
5	105	CONCRETE	
6	106	CONCRETE	
7	107	CONCRETE	
8	108	CONCRETE	
9	109	CONCRETE	
10	110	CONCRETE	
11	111	CONCRETE	
12	112	CONCRETE	
13	113	CONCRETE	
14	114	CONCRETE	
15	115	CONCRETE	
16	116	CONCRETE	
17	117	CONCRETE	
18	118	CONCRETE	
19	119	CONCRETE	
20	120	CONCRETE	

DOOR AND WINDOW SCHEDULE

NO.	ROOM	TYPE	FINISH	NOTES
1	101	SWING	WOOD	
2	102	SLIDING	ALUMINUM	
3	103	SWING	WOOD	
4	104	SWING	WOOD	
5	105	SWING	WOOD	
6	106	SWING	WOOD	
7	107	SWING	WOOD	
8	108	SWING	WOOD	
9	109	SWING	WOOD	
10	110	SWING	WOOD	
11	111	SWING	WOOD	
12	112	SWING	WOOD	
13	113	SWING	WOOD	
14	114	SWING	WOOD	
15	115	SWING	WOOD	
16	116	SWING	WOOD	
17	117	SWING	WOOD	
18	118	SWING	WOOD	
19	119	SWING	WOOD	
20	120	SWING	WOOD	





October 2, 2019

ATTN: GREG WALLIS
GREG WALLIS
1520 E IH-30,
ROCKWALL, TX 75087

RE: SUP ZONING (Z2019-015), SUP for Kwik Kar

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by City Council on 09/03/2019 via Ordinance No. 19-31. The following is a record of all recommendations, voting records and conditions of approval:

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request, then staff would propose the following conditions of approval:

- (1) The minor auto repair garage shall generally conform to the concept plan and building elevations depicted in Exhibits 'B' and 'C' of the attached ordinance;*
- (2) Vehicles, equipment, parts, and/or inventory shall not be stored outside overnight.*
- (3) All work must be performed within an enclosed building.*
- (4) The addition shall match the design and materials of the existing buildings.*
- (5) A ten (10)-foot landscape buffer consisting of ground cover, a built-up berm and/or shrubbery or a combination thereof along the entire length of the frontage.*
- (6) Any construction resulting from the approval of this zoning change 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 August 13, 2019, the Planning and Zoning Commission's motion to recommend approval of the Specific Use Permit (SUP) with staff's conditions of approval passed by a vote of 7-0,

CITY COUNCIL:

On August 19, 2019, the City Council's motion to approve a Specific Use Permit (SUP) for the expansion of an existing Minor Auto Repair Garage with staff conditions passed by a vote of 6-0 with Councilmember Trowbridge absent [1st Reading].



On September 3, 2019, the City Council's motion to approve a Specific Use Permit (SUP) for the expansion of an existing Minor Auto Repair Garage with staff conditions passed by a vote of 7-0 [2nd Reading].

Please contact the City of Rockwall Planning staff at (972) 771-7745 with any questions or concerns regarding this matter.

Sincerely,

A handwritten signature in black ink that reads "Korey M. Brooks". The signature is written in a cursive, flowing style.

Korey Brooks, AICP
Senior Planner
Planning & Zoning Department
City of Rockwall, TX