



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2020-014 P&Z DATE 08/11/20 CC DATE 08/18/20 APPROVED/DENIED
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION

- ☐ SPECIFIC USE PERMIT
- ☐ ZONING CHANGE
- ☐ PD CONCEPT PLAN
- ☐ PD DEVELOPMENT PLAN

SITE PLAN APPLICATION

- ☒ SITE PLAN
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN
- ☐ PHOTOMETRIC PLAN
- ☐ BUILDING ELEVATIONS
- ☐ MATERIAL SAMPLES
- ☐ COLOR RENDERING

PLATTING APPLICATION

- ☐ MASTER PLAT
- ☐ PRELIMINARY PLAT
- ☐ FINAL PLAT
- ☐ REPLAT
- ☐ ADMINISTRATIVE/MINOR PLAT
- ☐ VACATION PLAT
- ☐ LANDSCAPE PLAN
- ☐ TREESCAPE PLAN

- ☐ COPY OF ORDINANCE (ORD.# _____)
- ☒ APPLICATIONS
- ☒ RECEIPT
- ☒ LOCATION MAP
- ☐ HOA MAP
- ☐ PON MAP
- ☐ FLU MAP
- ☐ NEWSPAPER PUBLIC NOTICE
- ☐ 500-FT. BUFFER PUBLIC NOTICE
- ☐ PROJECT REVIEW
- ☐ STAFF REPORT
- ☐ CORRESPONDENCE
- ☐ COPY-ALL PLANS REQUIRED
- ☐ COPY-MARK-UPS
- ☐ CITY COUNCIL MINUTES-LASERFICHE
- ☐ MINUTES-LASERFICHE
- ☐ PLAT FILED DATE _____
 - ☐ CABINET # _____
 - ☐ SLIDE # _____

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.

SP2020-014

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

Platting Application Fees:

- ☐ Master Plat (\$100.00 + \$15.00 Acre)¹
- ☐ Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- ☐ Final Plat (\$300.00 + \$20.00 Acre)¹
- ☐ Replat (\$300.00 + \$20.00 Acre)¹
- ☐ Amending or Minor Plat (\$150.00)
- ☐ Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

- ☐ Site Plan (\$250.00 + \$20.00 Acre)¹
- ☐ Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:

- ☐ Zoning Change (\$200.00 + \$15.00 Acre)¹
- ☐ Specific Use Permit (\$200.00 + \$15.00 Acre)¹
- ☐ PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- ☐ Tree Removal (\$75.00)
- ☐ Variance Request (\$100.00)

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, round up to one (1) acre.

PROPERTY INFORMATION [PLEASE PRINT]

Address 1505 Airport Rd, Rockwall, TX 750

Subdivision Landing Point Addition

Lot

5

Block

A

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Commercial

Current Use C

Proposed Zoning Commercial

Proposed Use C

Acreage 0.47

Lots [Current]

Lots [Proposed]

[] **SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

[X] Owner Lawson Real Estate Holdings LLC

[] Applicant

Contact Person Kevin Lawson

Contact Person

Address 4509 Rowlett Rd.

Address

City, State & Zip Rowlett, TX 75088

City, State & Zip

Phone (972) 475-0644

Phone

E-Mail KevinL@LawsonCPAs.com

E-Mail

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Kevin Lawson [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 270, to cover the cost of this application, has been paid to the City of Rockwall on this the 17th day of July, 2020. In 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 17th day of July, 2020.

Owner's Signature

Notary Public in and for the State of Texas





City of Rockwall
The New Horizon

RockwallPLL

Receipt#: 632

Date: 7/20/2020

Payment Receipt

Invoice #	Case Type	Case Number	Sub Type
	PZSITEPLAN	SP2020-014	PZSITEPLAN

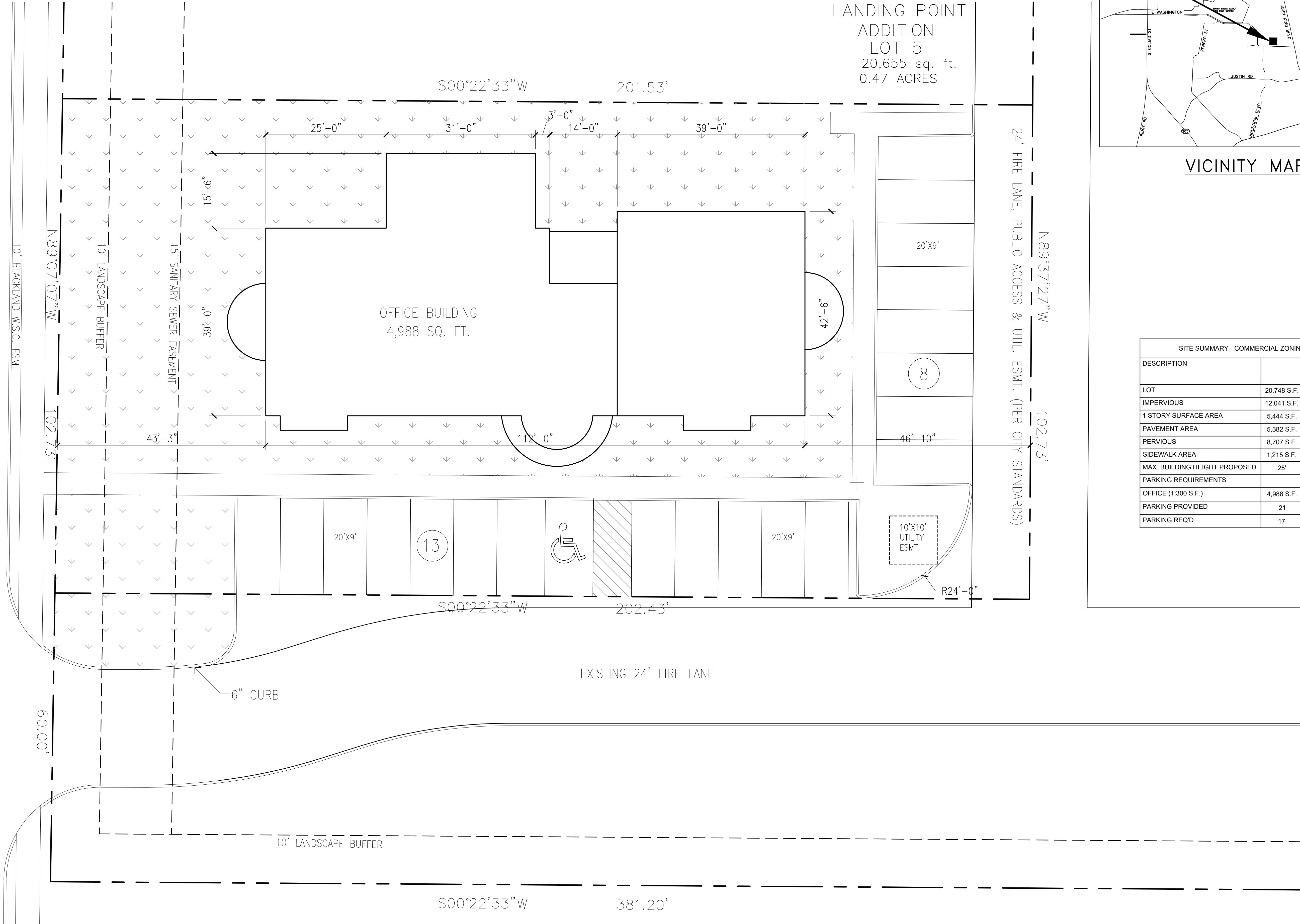
Tender Type / Description	Amount
CHECK- CHECK	270.00
Sub Total:	270.00

Fees:

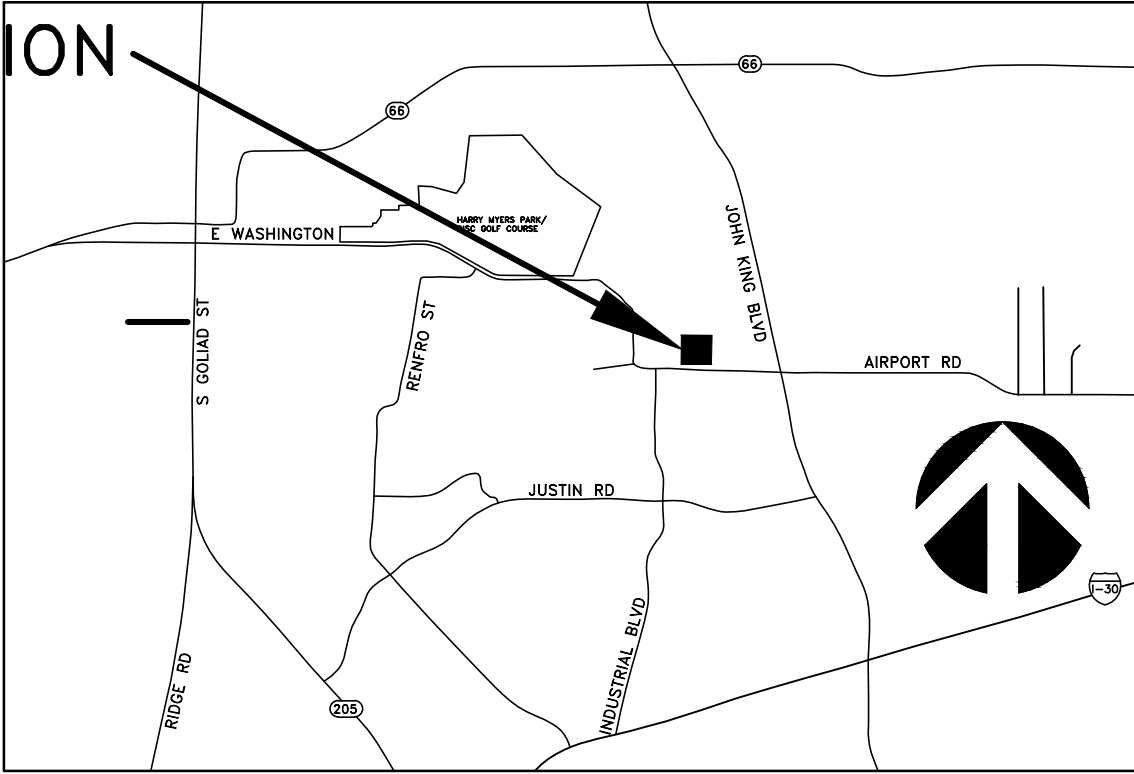
Fee Codes / Description	Amount
PZSITEPLAN- PZ - Site Plan App Fee	270.00
Sub Total:	270.00

Total Amount Due:	270.00
Total Payment:	270.00

AIRPORT ROAD
(VARIABLE WIDTH R.O.W. PER PLAT)



PROJECT LOCATION



VICINITY MAP

SITE SUMMARY - COMMERCIAL ZONING		
DESCRIPTION		LOT PERCENTAGE
LOT	20,748 S.F.	100 %
IMPERVIOUS	12,041 S.F.	58 %
1 STORY SURFACE AREA	5,444 S.F.	26 %
PAVEMENT AREA	5,382 S.F.	26 %
PERVIOUS	8,707 S.F.	42 %
SIDEWALK AREA	1,215 S.F.	6 %
MAX. BUILDING HEIGHT PROPOSED	25'	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	4,988 S.F.	
PARKING PROVIDED	21	
PARKING REQ'D	17	



ARCHITECTONICS TEXAS, LLC
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087



No.	DATE	REVISIONS	
		DESCRIPTION/ISSUE	

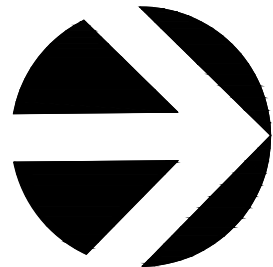
PROJECT NAME AND ADDRESS:
LAWSON REAL ESTATE HOLDINGS, LLC
1501 AIRPORT RD.
ROCKWALL, TX 75087
LANDING POINT ADDITION

PROJECT No.	
DRAWN BY	SR
CHECKED BY	RR
DATE	07/17/2020
SCALE	1" = 10'
SHEET NO.	of

DRAWING NAME:
SITE PLAN

S1.0

SP2020-0??



SITE PLAN

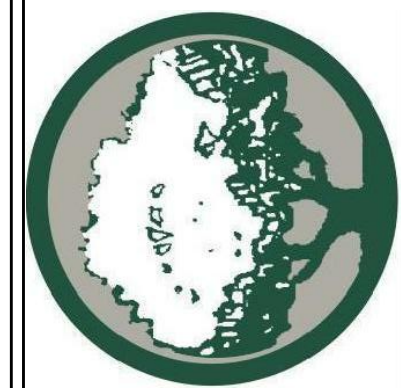
SCALE: 1"=10'
0 10' 20'

OWNER/DEVELOPER:
LAWSON REAL ESTATE HOLDINGS, LLC
(???)???
ROCKWALL, TEXAS 75087

ARCHITECT/PLANNER:
ARCHITECTONICS TEXAS, LLC
(214)536-5306
2235 RIDGE RD. STE 201
ROCKWALL, TEXAS 75087



ARCHITECTONICS TEXAS, LLC
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087



REVISIONS		DATE
NO.	DESCRIPTION/ISSUE	

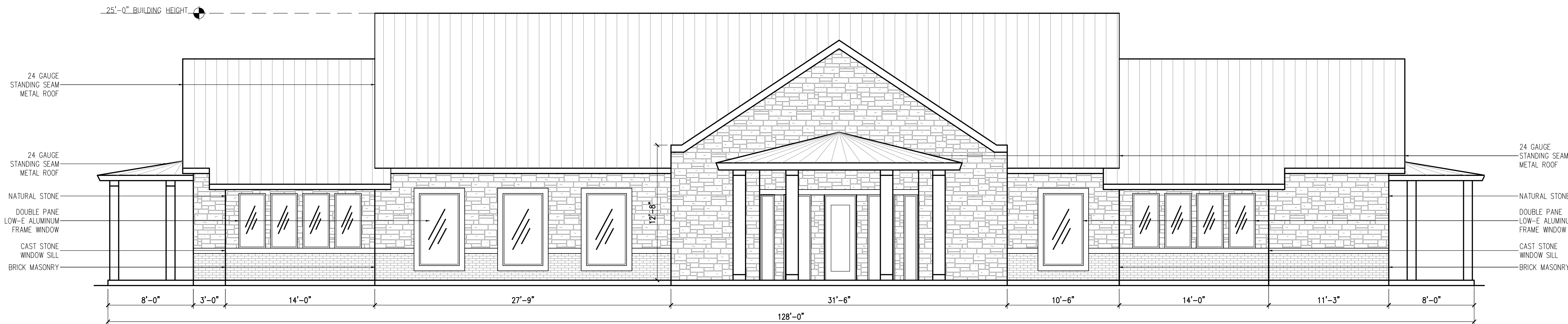
PROJECT NAME AND ADDRESS:	
LAWSON REAL ESTATE HOLDINGS, LLC	
1501 AIRPORT RD. ROCKWALL, TX 75087 LANDING POINT ADDITION	

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	07/17/2020
SCALE	
SHEET NO.	of

DRAWING NAME:
ELEVATIONS

A1.0

SP2020-0??



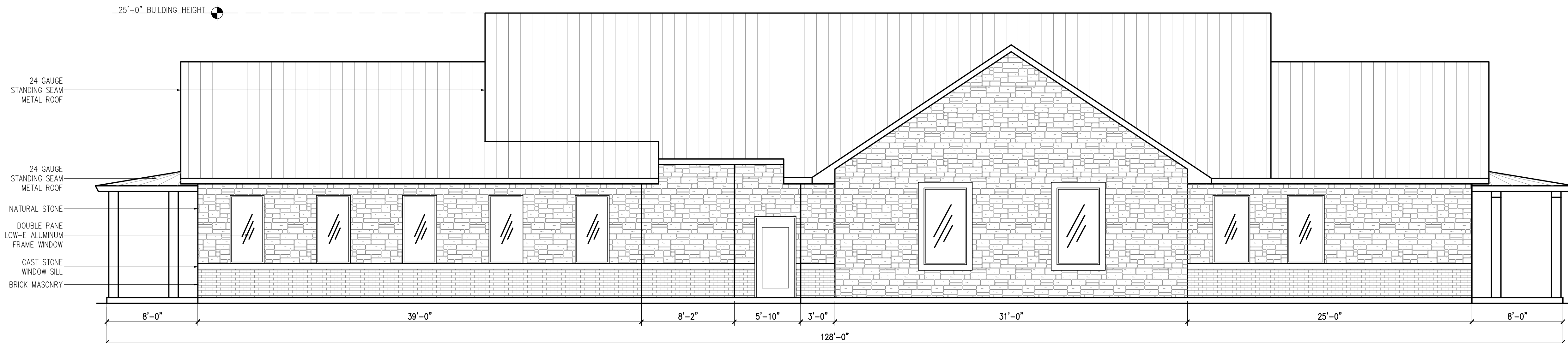
EAST ELEVATION (FRONT ENTRANCE)
SCALE: 3/16" = 1'

MATERIAL USAGE (%) - EAST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,273	
DOORS & WINDOWS (DEDUCTED)		285	
ACCOUNTABLE AREA		988	100%
MASONRY - BRICK		170	17%
NATURAL STONE		738	75%
CAST STONE		80	8%

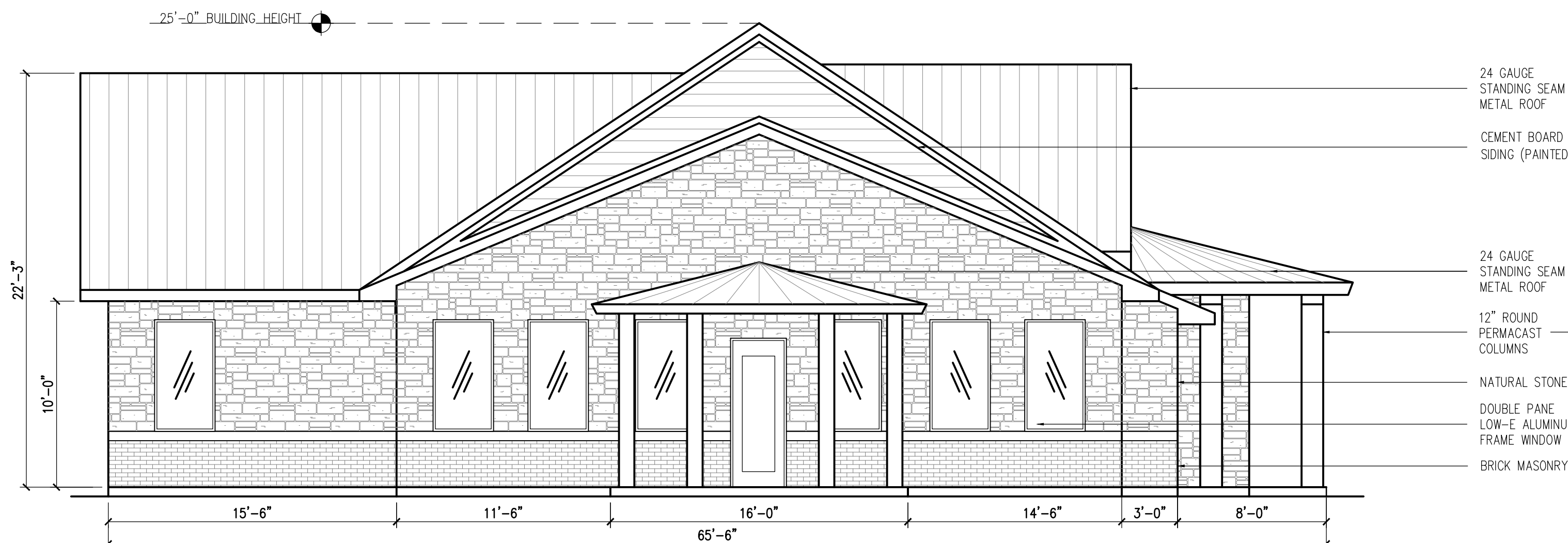
MATERIAL USAGE (%) - WEST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,339	
DOORS & WINDOWS (DEDUCTED)		224	
ACCOUNTABLE AREA		1,115	100%
MASONRY - BRICK		193	17%
NATURAL STONE		878	79%
CAST STONE		44	4%

MATERIAL USAGE (%) - SOUTH (FACING AIRPORT RD.)			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		894	
DOORS & WINDOWS (DEDUCTED)		157	
ACCOUNTABLE AREA		737	100%
MASONRY - BRICK		158	21%
NATURAL STONE		485	66%
CEMENT BOARD		66	9%
CAST STONE		28	4%

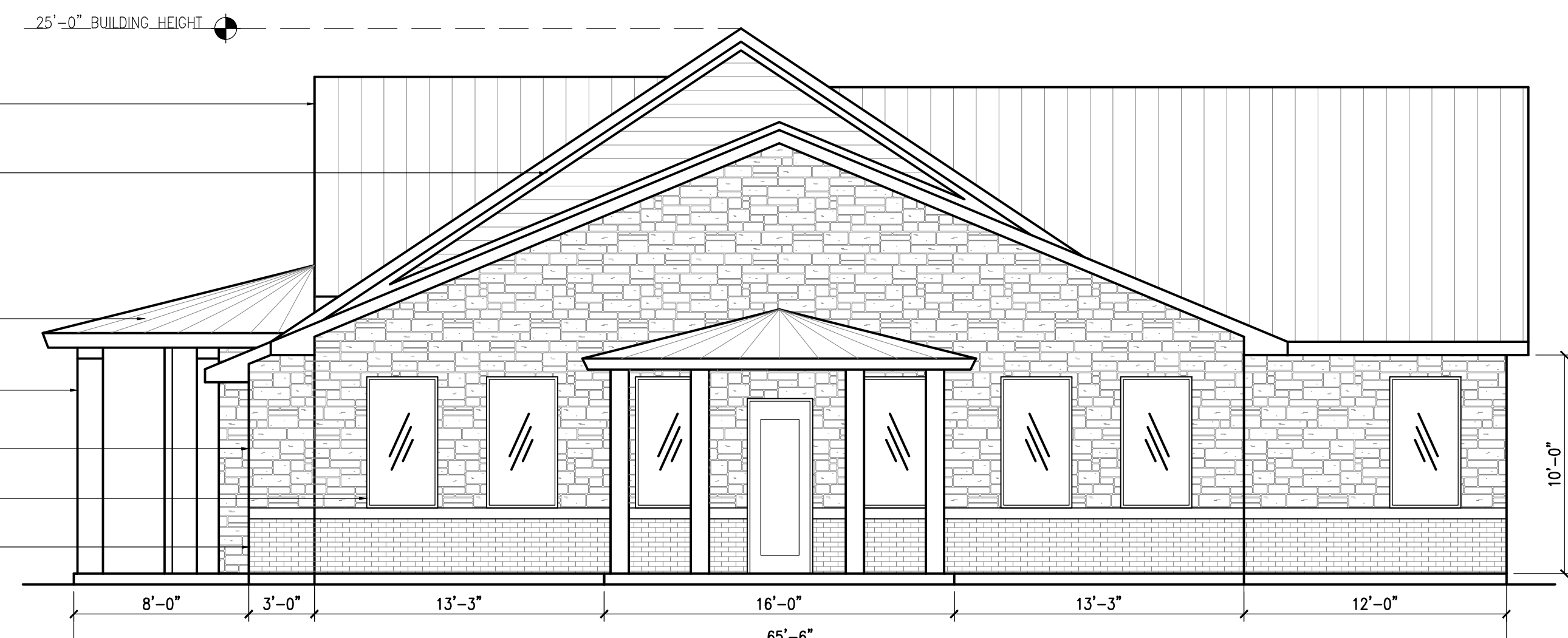
MATERIAL USAGE (%) - NORTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		878	
DOORS & WINDOWS (DEDUCTED)		157	
ACCOUNTABLE AREA		721	100%
MASONRY - BRICK		135	19%
NATURAL STONE		489	68%
CEMENT BOARD		69	10%
CAST STONE		28	4%



WEST ELEVATION
SCALE: 3/16" = 1'



SOUTH ELEVATION (FACING AIRPORT RD.)
SCALE: 3/16" = 1'



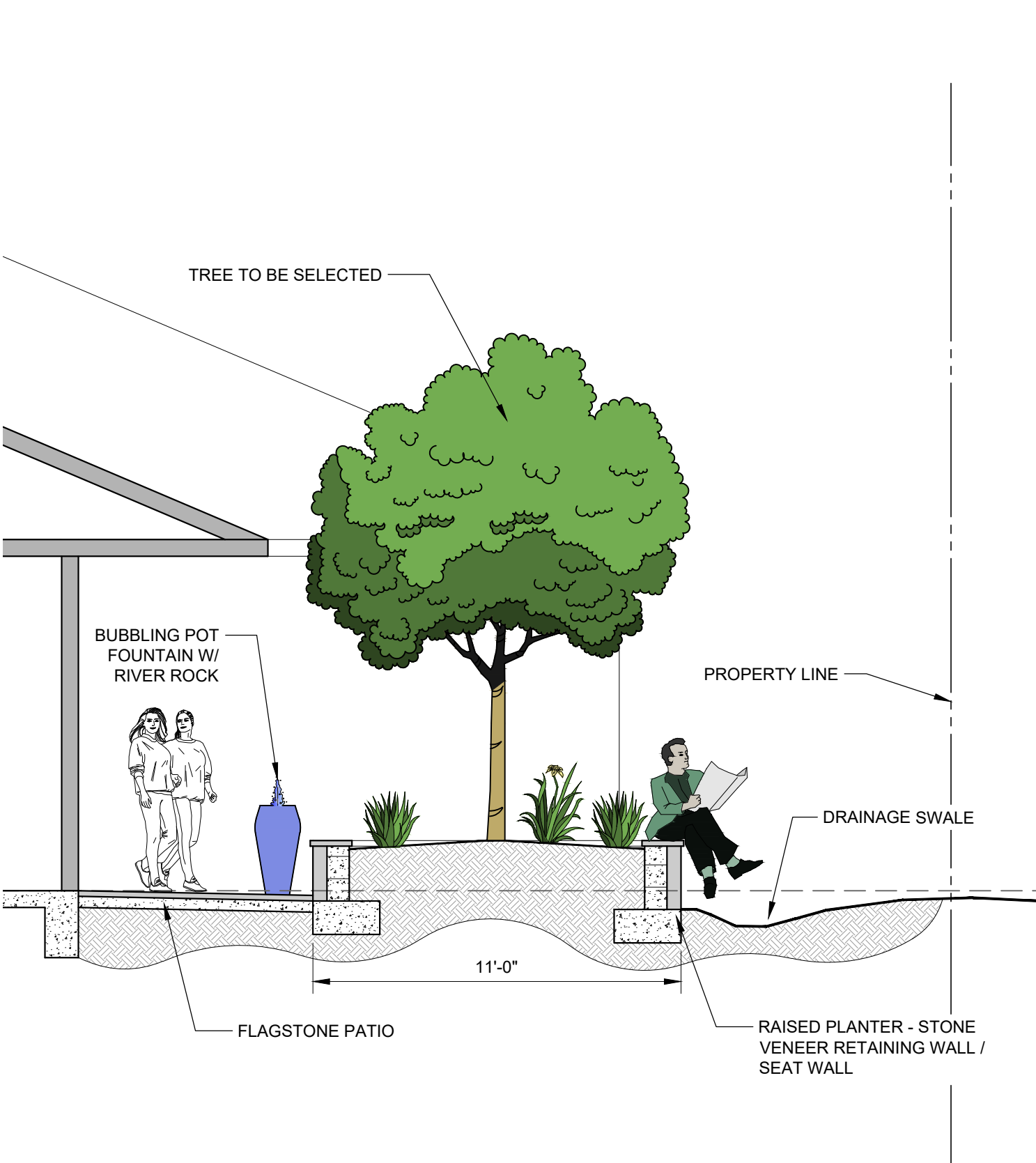
NORTH ELEVATION
SCALE: 3/16" = 1'



C SECTION - DRY STREAM BED SCALE: 1/4" = 1'-0"



B EAST ELEVATION SCALE: 1" = 10'-0"



D SECTION - RAISED PLANTER SCALE: 1/4" = 1'-0"

THE IRRIGATION SYSTEM FOR THIS PROJECT IS TO CONSIST OF A 12 STATION SMART CONTROLLER WITH WI-FI CAPABILITIES AND A WIRELESS RAIN / FREEZE SENSOR. SHRUBS WILL BE IRRIGATED WITH IN-LINE DRIP TUBE FED FROM 1" DRIP ZONE VALVE ASSEMBLIES. LAWN AREAS TO BE IRRIGATED WITH LOW FLOW ROTARY NOZZLES ON 4" POP-UP BODIES. POINT OF CONNECTION, BACKFLOW, WYE STRAINER AND SHUT OFF VALVE TO BE INSTALLED PER CITY OF HOUSTON STANDARD IRRIGATION REQUIREMENTS.

ZONING: COMMERCIAL

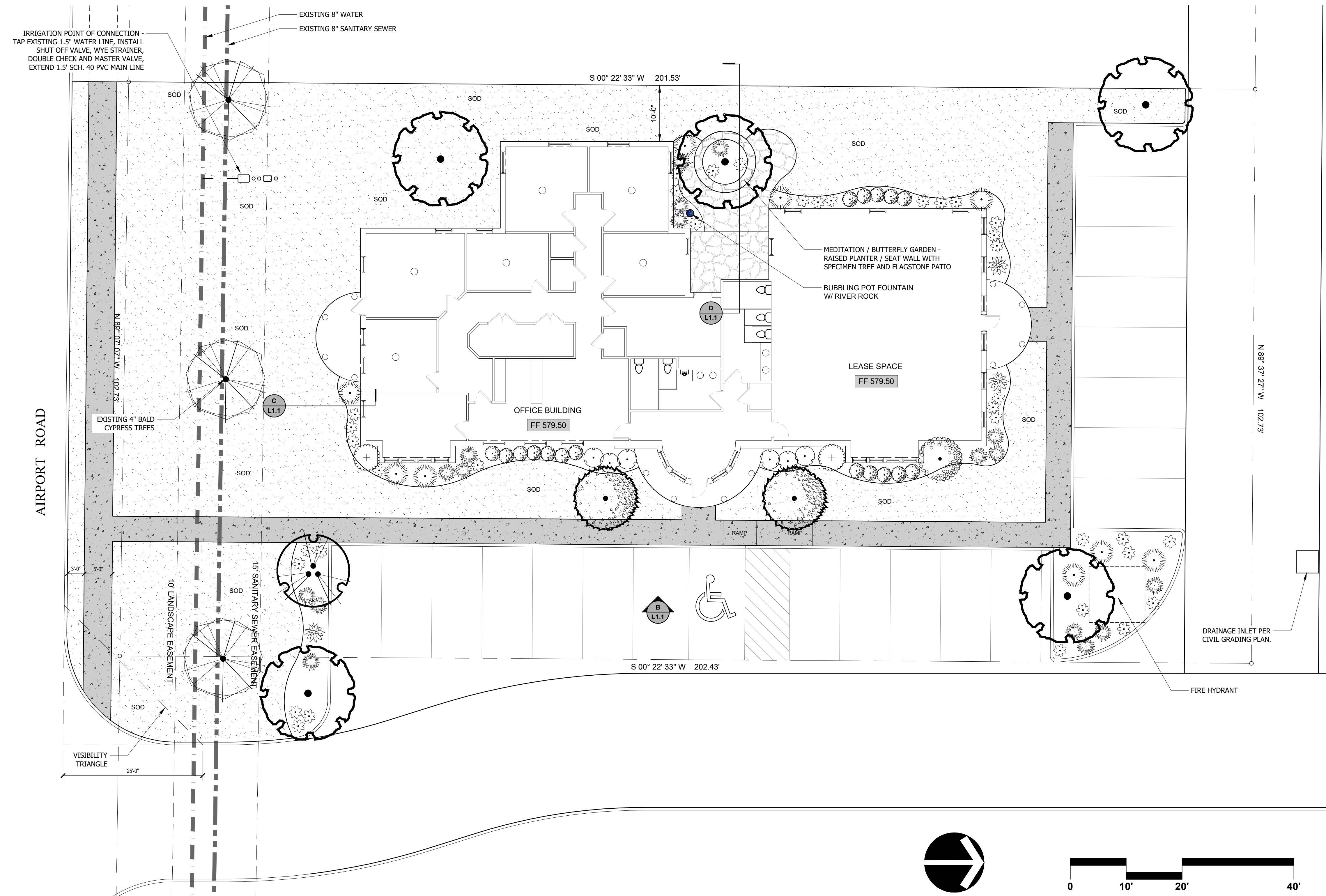
REQUIRED PLANTINGS

A. STREET TREES:
1 TREE FOR EVERY 50 L.F. OF FRONTAGE
Airport Road - 102.73 / 50 = 2.05

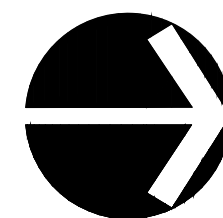
2 TREES REQUIRED
(3) 4" EXISTING TREES
PROVIDED

NOTE:
NO TREES TO BE WITHIN 5' OF PUBLIC UTILITIES

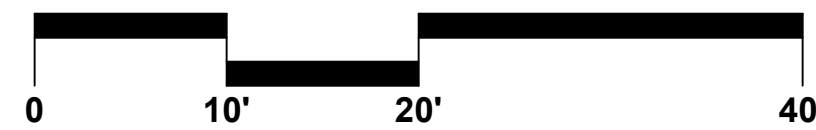
E SCHEDULE AND NOTES



A LANDSCAPE PLAN



NORTH



GRAPHIC SCALE

SCALE: 1" = 10'-0"

LAWSON
LANDSCAPE PLANS

Landscape Architecture
TX #3629 NV #583
2617 Jasmine Lane
Plano, TX 75074
voice (702) 339-0825
mike@mayerdesignstudio.com

MAYER
Design Studio



REVISIONS	DATE	BY
1		
2		
3		
4		

LANDSCAPE PLAN

JOB:
Lawson Real Estate Holdings LLC
AIRPORT ROAD
ROCKWALL, TX 75087

20-10-102

JOB#

JULY 7, 2020

DATE

L1.1

SHEET

[illegible]

PROJECT NAME AND ADDRESS:
LAWSON REAL ESTATE
HOLDINGS, LLC
1501 AIRPORT RD.
ROCKWALL, TX 75087
LANDING POINT ADDITION

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	07/17/2020
SCALE	
SHEET NO.	of

DRAWING NAME:

PHOTOMETRIC
PLAN

P1.0

SP2020-0??



1501 AIRPORT ROAD - FACING E



STANDING SEAM METAL ROOF
SILVER METALLIC



CAST STONE
WINDOW SILL, BUILDING BASE



NATURAL STONE - LIMESTONE
MAIN PORTION

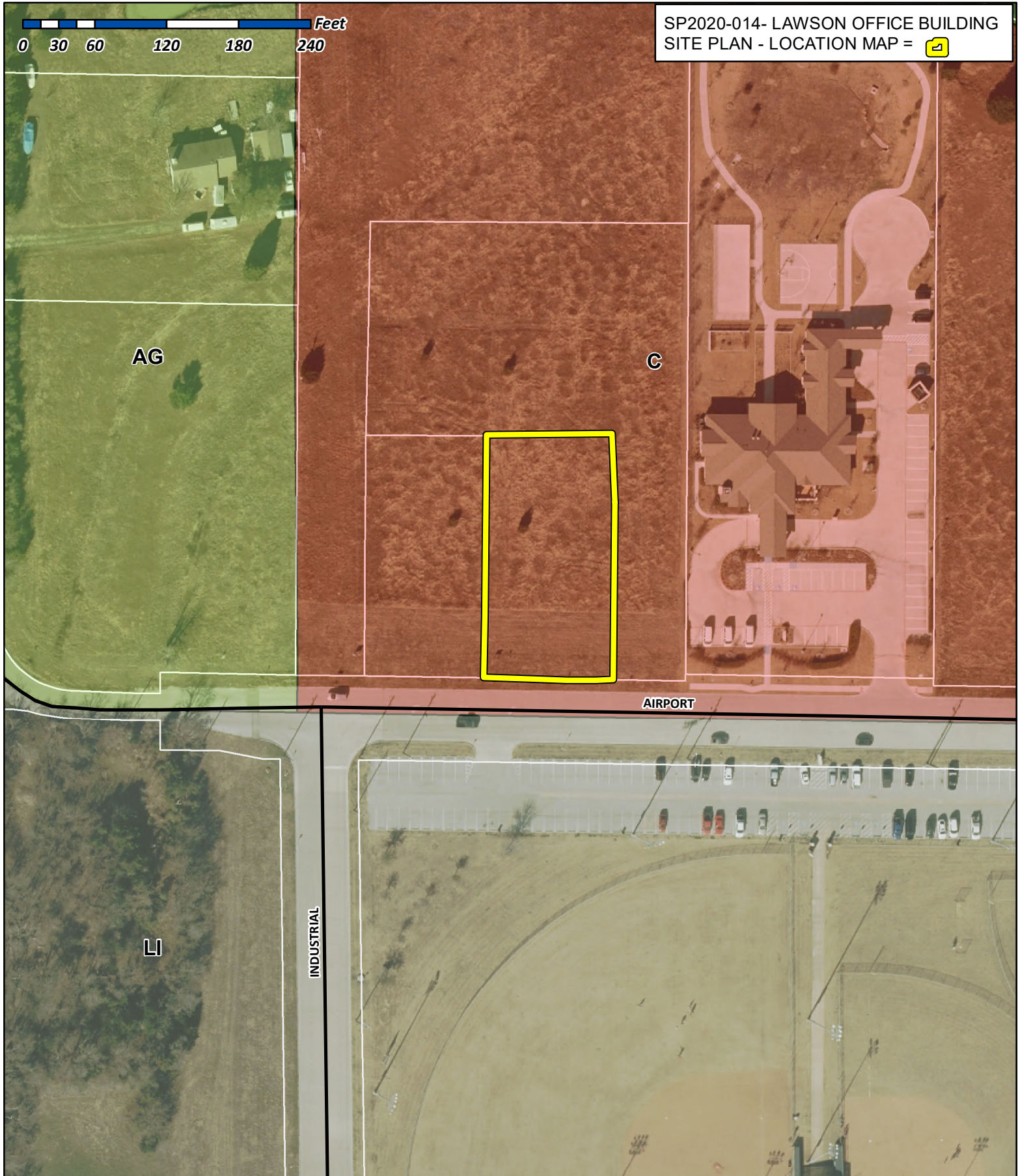


PAINTED ROUND PVC LOAD
BEARING COLUMN

PROJECT ADDRESS:
1501 AIRPORT ROAD
ROCKWALL, TEXAS 75087

OWNER/DEVELOPER:
LAWSON REAL ESTATE
HOLDINGS, LLC
ROCKWALL, TEXAS 75087

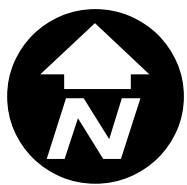
ARCHITECT/PLANNER:
RAMSAY & REYES, LLC
2235 RIDGE RD.
ROCKWALL, TEXAS 75032



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.





1501 AIRPORT ROAD - FACING E



STANDING SEAM METAL ROOF
SILVER METALLIC



CAST STONE
WINDOW SILL, BUILDING BASE



NATURAL STONE - LIMESTONE
MAIN PORTION



PAINTED ROUND PVC LOAD
BEARING COLUMN

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ROCKWALL, TEXAS 75087

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1501 AIRPORT ROAD - FACING E



STANDING SEAM METAL ROOF
SILVER METALLIC



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NATURAL STONE - LIMESTONE
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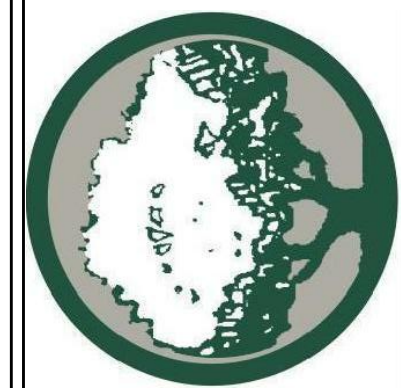
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ARCHITECTONICS TEXAS, LLC
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087



REVISIONS		DATE
NO.	DESCRIPTION/ISSUE	

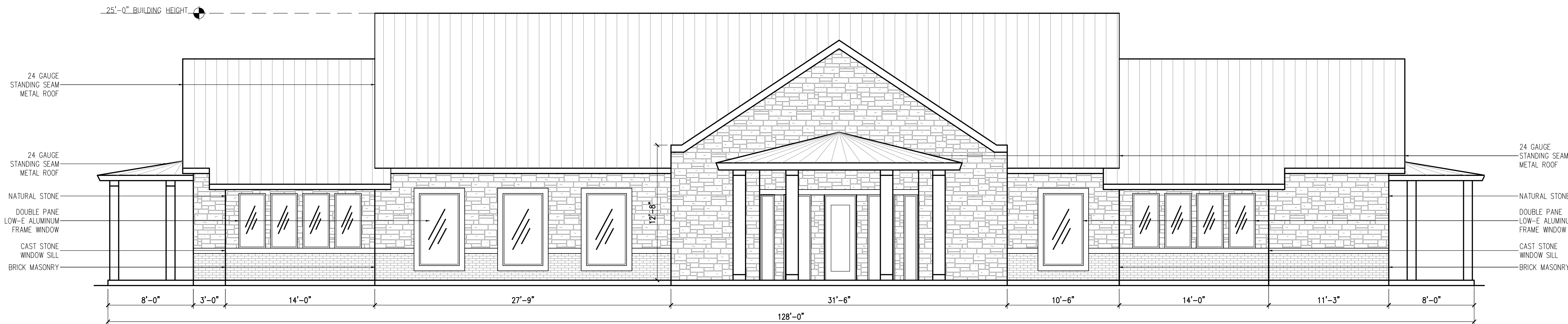
PROJECT NAME AND ADDRESS:	
LAWSON REAL ESTATE HOLDINGS, LLC	
1501 AIRPORT RD. ROCKWALL, TX 75087 LANDING POINT ADDITION	

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	07/17/2020
SCALE	
SHEET NO.	of

DRAWING NAME:
ELEVATIONS

A1.0

SP2020-0??



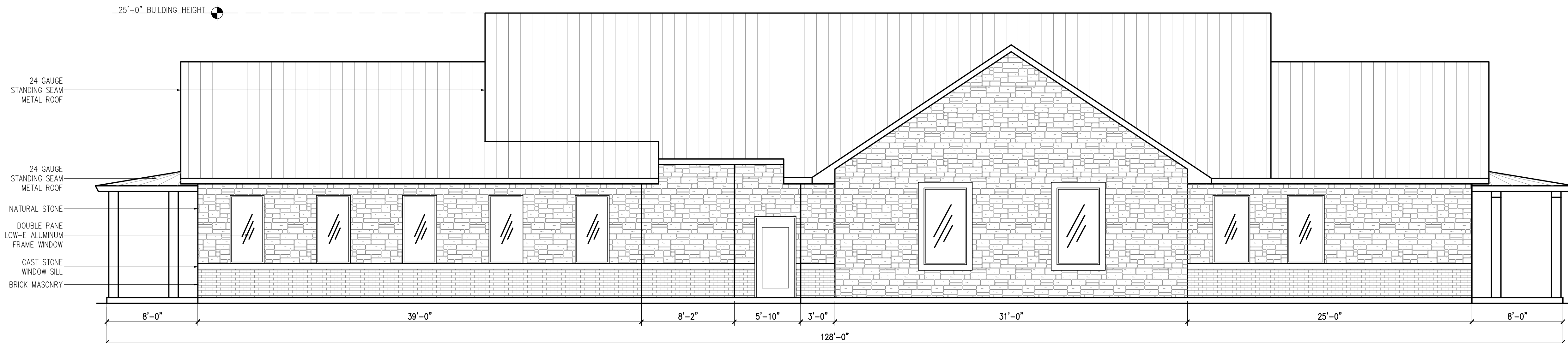
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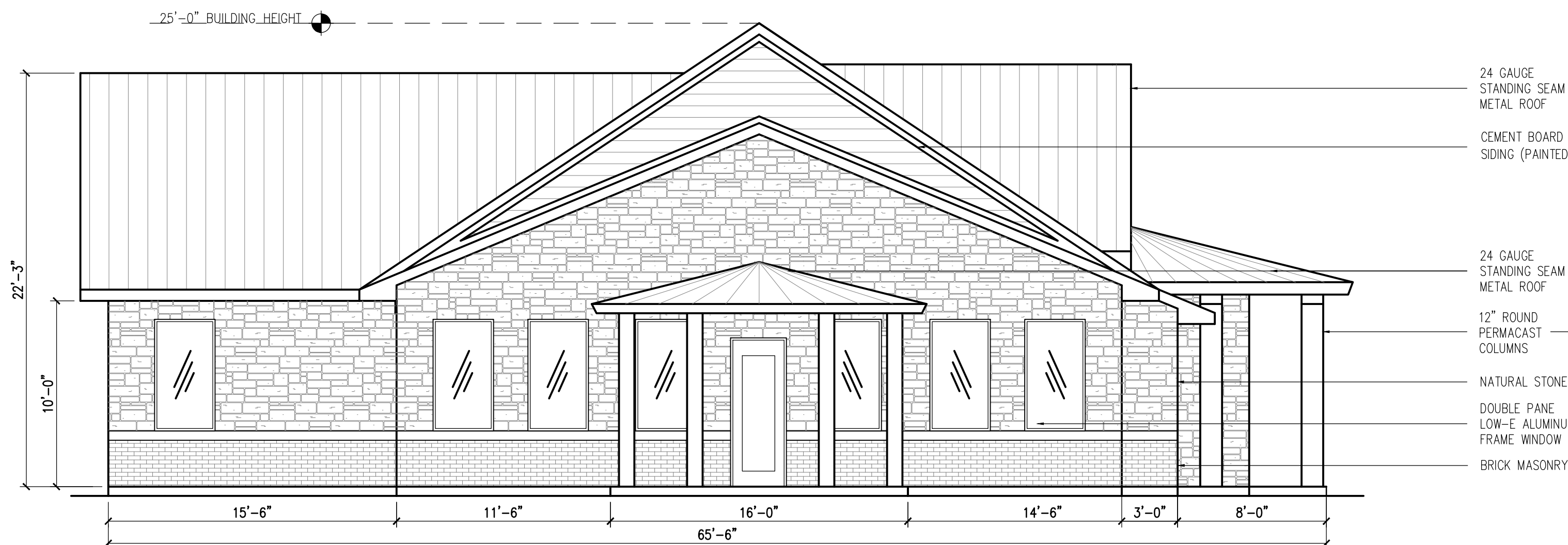
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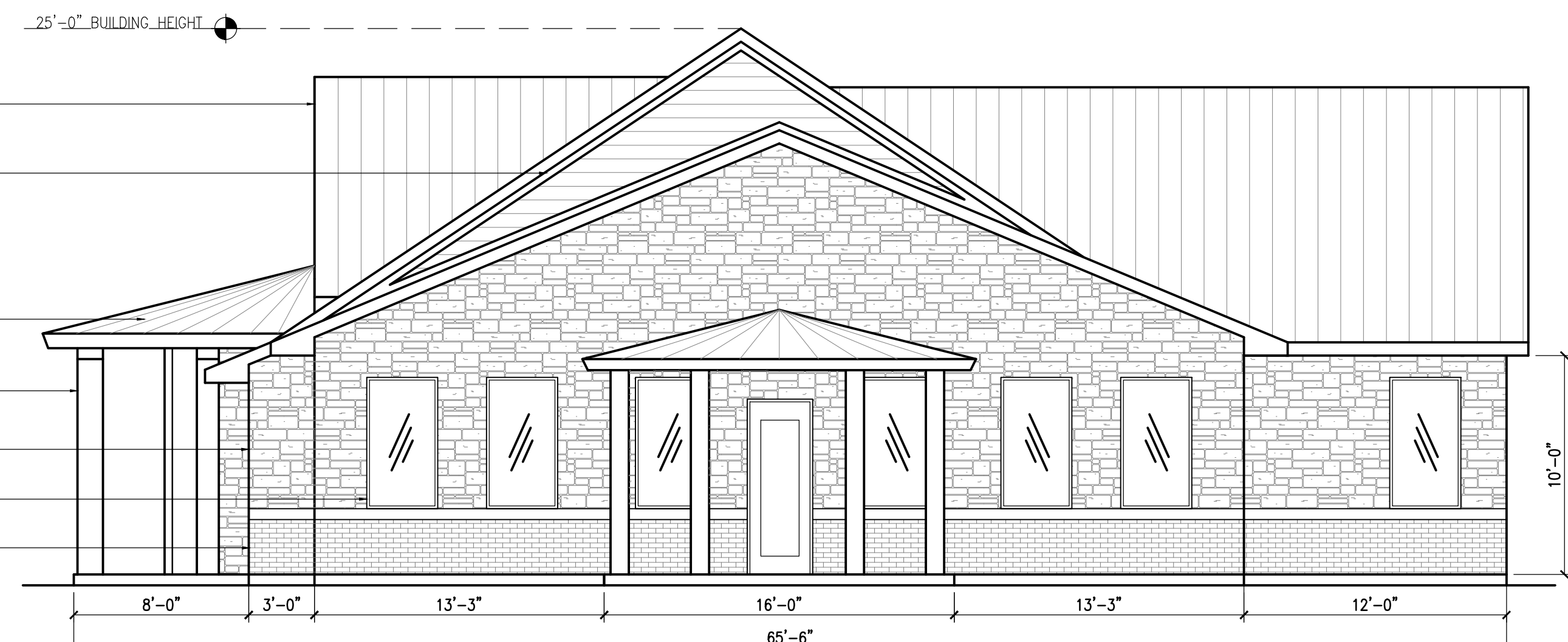
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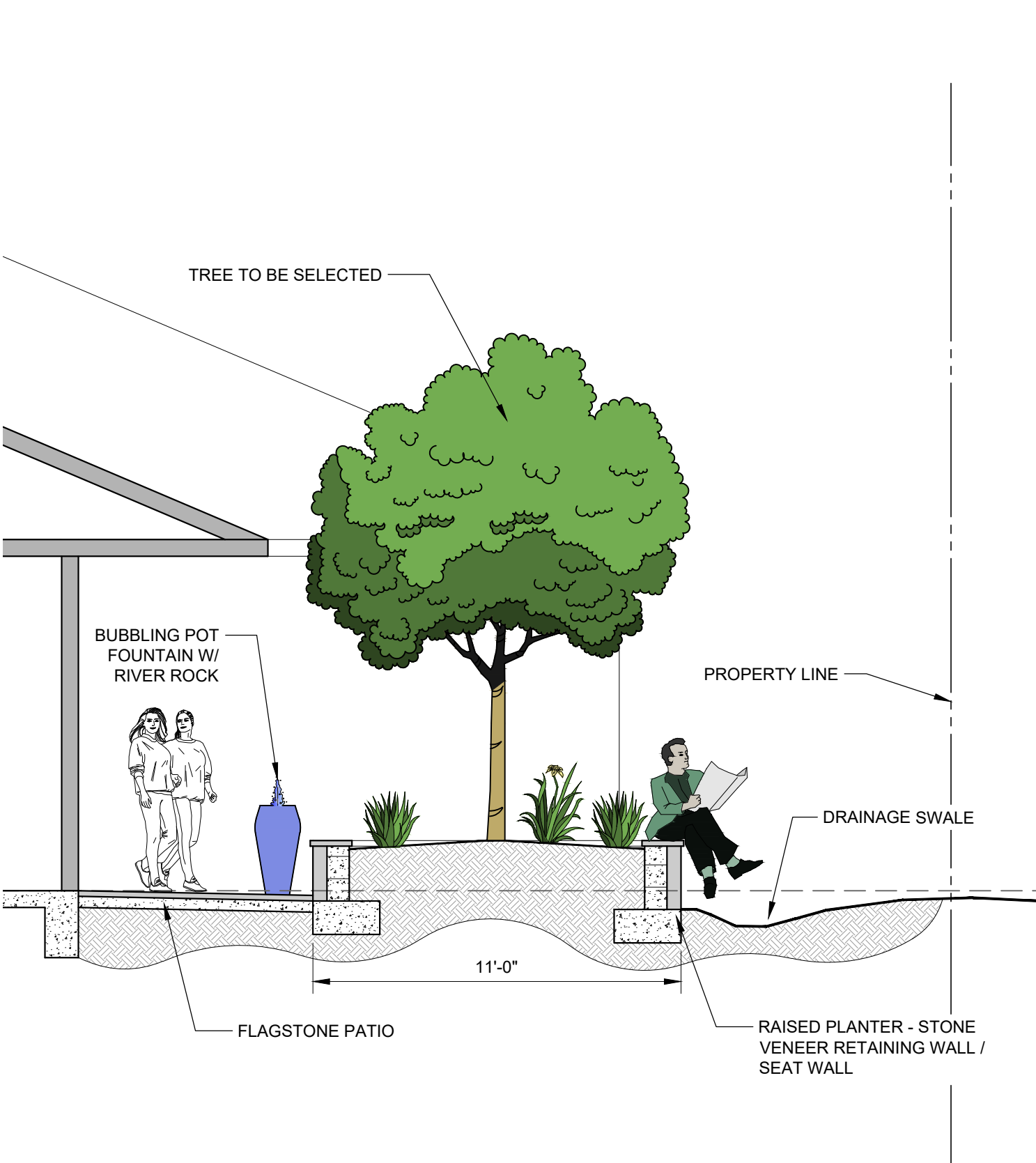
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D SECTION - RAISED PLANTER SCALE: 1/4" = 1'-0"

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ZONING: COMMERCIAL

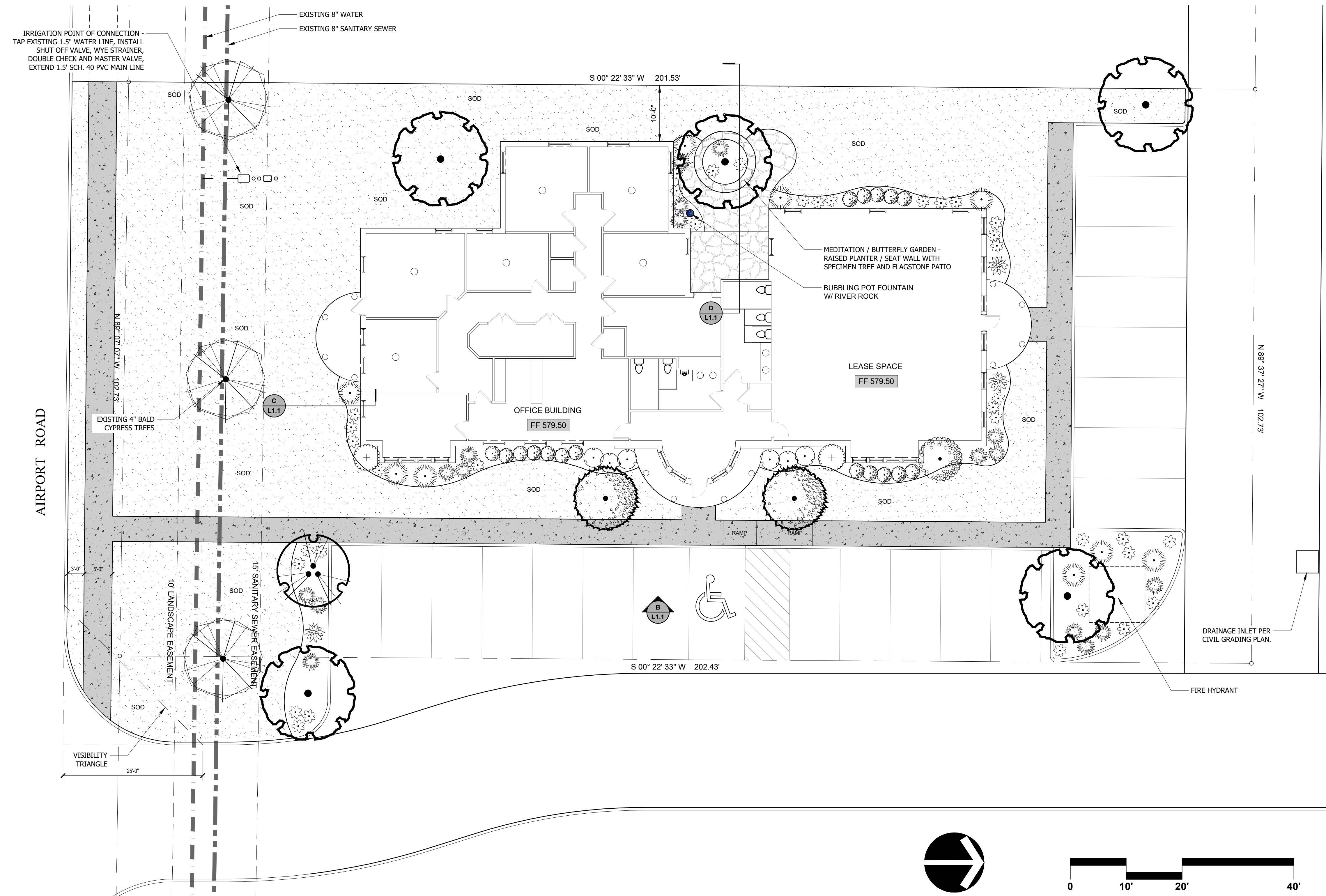
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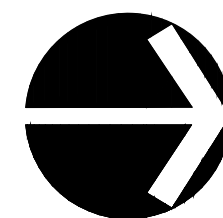
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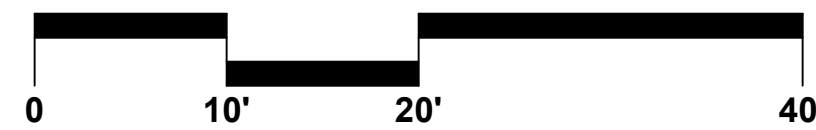
E SCHEDULE AND NOTES



A LANDSCAPE PLAN



NORTH



GRAPHIC SCALE

SCALE: 1" = 10'-0"

LAWSON
LANDSCAPE PLANS

Landscape Architecture
TX #3629 NV #583
2617 Jasmine Lane
Plano, TX 75074
voice (702) 339-0825
mike@mayerdesignstudio.com

MAYER
Design Studio



REVISIONS	DATE	BY
1		
2		
3		
4		
5		

LANDSCAPE PLAN

JOB:
Lawson Real Estate Holdings LLC
AIRPORT ROAD
ROCKWALL, TX 75087

20-10-102

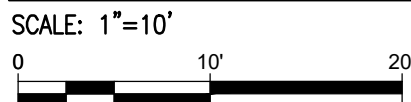
JOB#

JULY 7, 2020

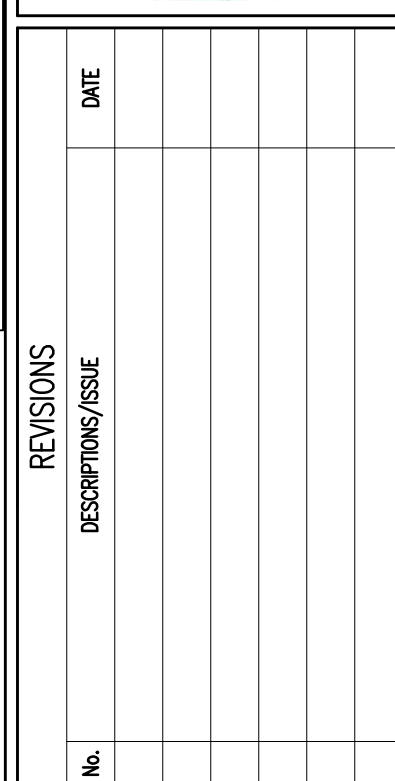
DATE

L1.1

SHEET



2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087



PROJECT NAME AND ADDRESS:

PROJECT NAME AND ADDRESS:
LAWSON REAL ESTATE
HOLDINGS, LLC

1501 AIRPORT RD.
ROCKWALL, TX 75087
LANDING POINT ADDITION

PROJECT No.	
DRAWN BY	
CHECKED BY	
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SCALE	
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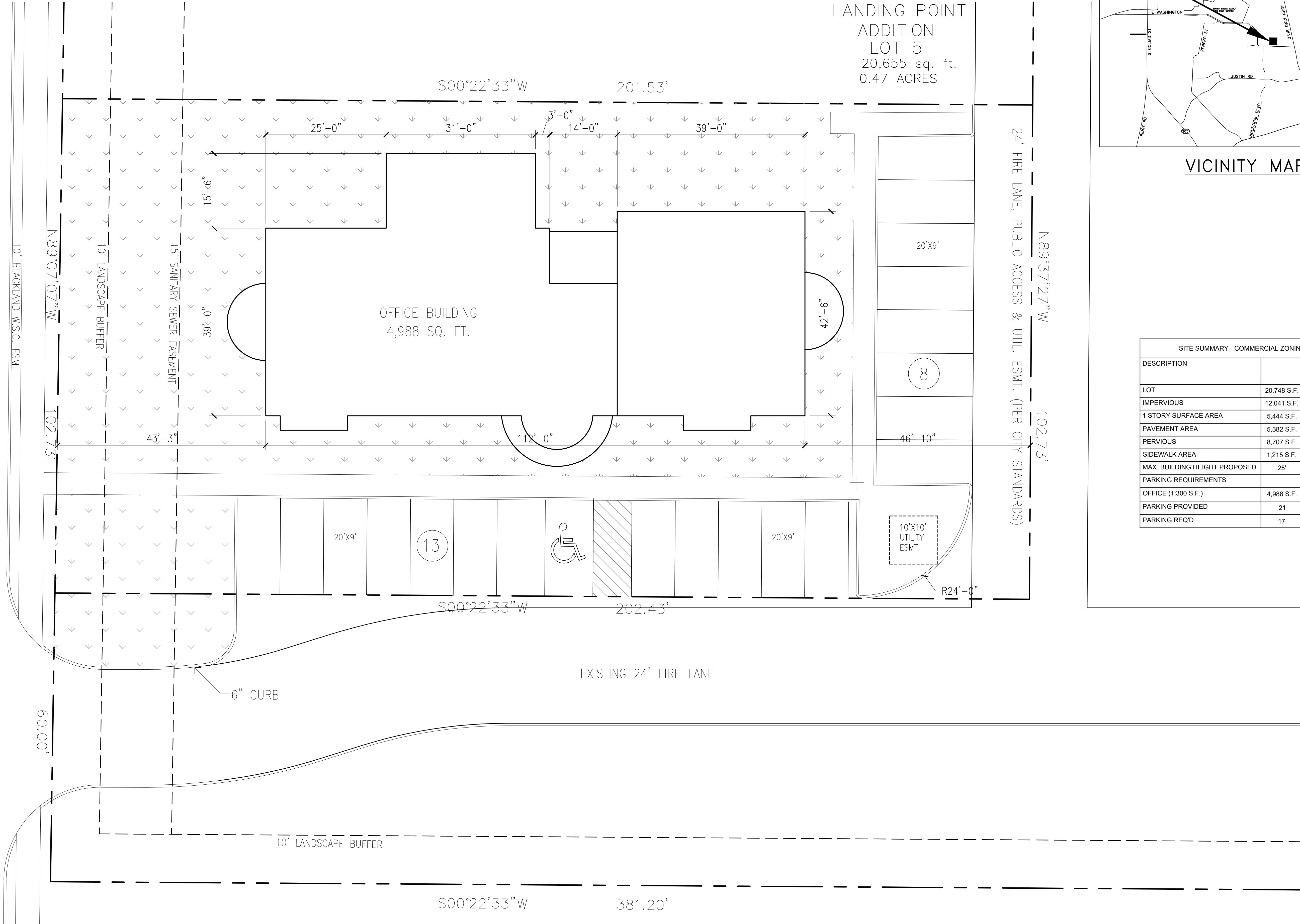
DRAWING NAME

PHOTOMETRIC PLAN

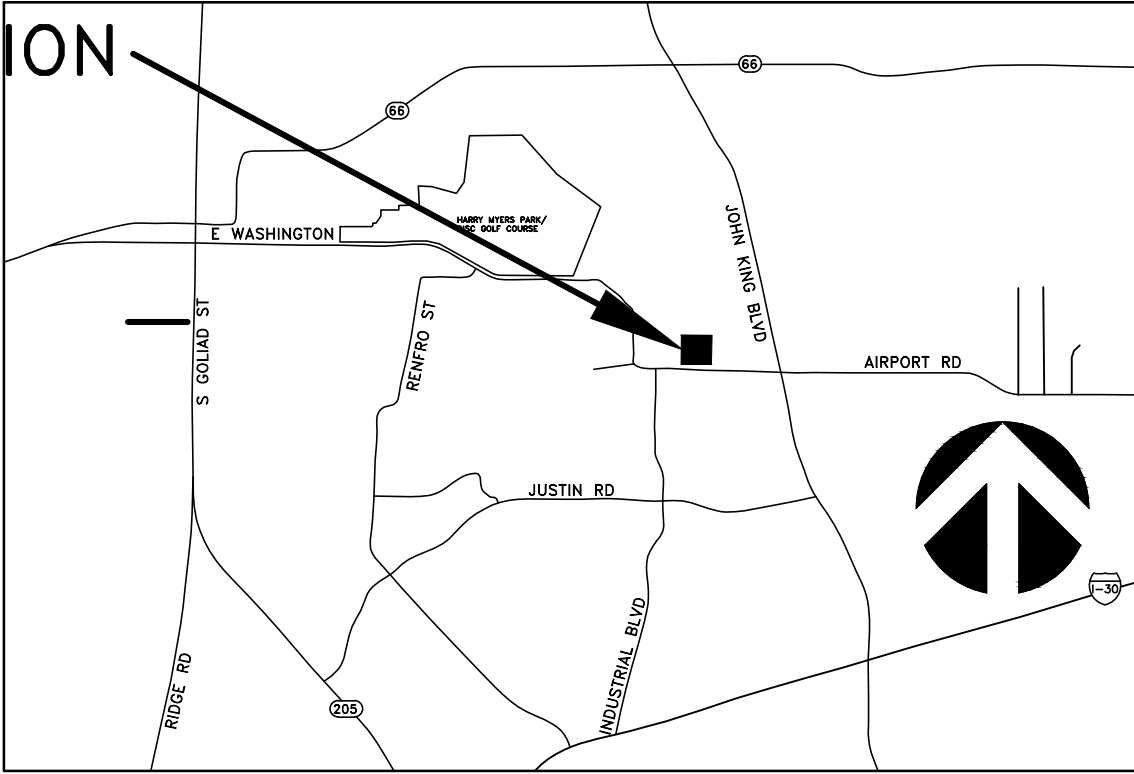
P1.0

SP2020-0??

AIRPORT ROAD
(VARIABLE WIDTH R.O.W. PER PLAT)



PROJECT LOCATION

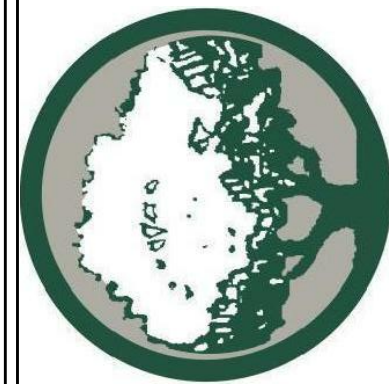


VICINITY MAP

SITE SUMMARY - COMMERCIAL ZONING		
DESCRIPTION		LOT PERCENTAGE
LOT	20,748 S.F.	100 %
IMPERVIOUS	12,041 S.F.	58 %
1 STORY SURFACE AREA	5,444 S.F.	26 %
PAVEMENT AREA	5,382 S.F.	26 %
PERVIOUS	8,707 S.F.	42 %
SIDEWALK AREA	1,215 S.F.	6 %
MAX. BUILDING HEIGHT PROPOSED	25'	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	4,988 S.F.	
PARKING PROVIDED	21	
PARKING REQ'D	17	



ARCHITECTONICS TEXAS, LLC
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087



DATE	REVISIONS	DESCRIPTION/ISSUE
	No.	

PROJECT NAME AND ADDRESS:
LAWSON REAL ESTATE HOLDINGS, LLC
1501 AIRPORT RD.
ROCKWALL, TX 75087
LANDING POINT ADDITION

PROJECT No.	
DRAWN BY	SR
CHECKED BY	RR
DATE	07/17/2020
SCALE	1" = 10'
SHEET NO.	of

DRAWING NAME:
SITE PLAN

S1.0

SP2020-0??

OWNER/DEVELOPER:
LAWSON REAL ESTATE HOLDINGS, LLC
(???)???

ARCHITECT/PLANNER:
ARCHITECTONICS TEXAS, LLC
(214)536-5306
2235 RIDGE RD. STE 201
ROCKWALL, TEXAS 75087

SITE PLAN

SCALE: 1"=10'
0 10' 20'

Gonzales, David

From: Ross Ramsay <r7ramsay@yahoo.com>
Sent: Thursday, July 23, 2020 1:38 PM
To: Gonzales, David
Subject: Re: Material Sample Boards
Attachments: Board Renderings (07.20.2020).pdf; Building Renderings (07.20.2020).pdf; image001.jpg

Good day David: Reference the Lawson project at 1501 Airport Road.
The brick sample is not available today for the materials board, so please withdraw this from current consideration, and we will refile it on the next round in August.\

Regards,

Ross Ramsay
Ramsay & Reyes, LLC

On Tuesday, July 21, 2020, 09:35:47 AM CDT, Gonzales, David <dgonzales@rockwall.com> wrote:

Ross,

Here are the electronic versions of the MSB's I received for the Lawson Real Estate & Washington Place Addition

Thank you,



DAVID GONZALES, AICP
PLANNING & ZONING MANAGER

PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE

DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

[HELPFUL LINKS](#) | [CITY OF ROCKWALL WEBSITE](#) | [PLANNING & ZONING DIVISION WEBSITE](#) | [MUNICIPAL CODE WEBSITE](#)
[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

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