



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2020-022

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

DIRECTOR OF PLANNING: B. Li

CITY ENGINEER: [Signature]

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]

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]

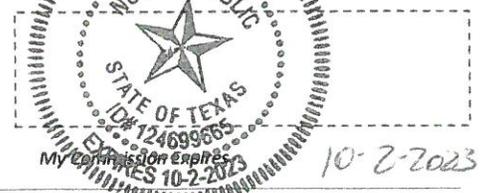
Before me, the undersigned authority, on this day personally appeared Kevin Lawson [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the 17th day of July, 2020. 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 in 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



PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 8/20/2020

PROJECT NUMBER: SP2020-022
PROJECT NAME: Lot 5, Block A, Landing Point Addition
SITE ADDRESS/LOCATIONS: 1507 AIRPORT RD, ROCKWALL, 75087

CASE MANAGER: Angelica Gamez
CASE MANAGER PHONE: 972-772-6438
CASE MANAGER EMAIL: agamez@rockwall.com

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	08/20/2020	Needs Review

08/20/2020: SP2020-022: Comments for Site Plan for 1505 Airport Road

Please address the following comments prior to re-submittal of an application for a site plan. (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for an office building on a 0.47-acre parcel of land identified as Lot 5, Block A, Landing Point Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1505 Airport Road.

I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at (972) 772-6488 or email dgonzales@rockwall.com.

I.3 For reference, include the case number (SP2020-022) in the lower right-hand corner of all pages of all revised plan submittals. (§01.02(D), Art. 11, UDC)

I.4 Signage Plan. Please note that all plans for signage must be submitted and approved through a separate permit with the Building Inspections Department. Contact Craig Foshee, Plans Examiner at cfoshee@rockwall.com for permitting requirements for any proposed sign(s).

M.5 Site Plan. Please make the following clarifications on the site plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (§03.04, Art. 11, UDC):

- 1) Indicate all Drive Widths. The existing driveway has an arrow pointing to the property line, outside of the driveway. Correct. (§03.04.B, Art. 11, UDC)
- 2) Indicate all utilities both existing and proposed. Provide labels for all easements (i.e. utility, detention, drainage, etc.) Are all being indicated? (§03.04.B, Art. 11, UDC)
- 3) Correct/relabel all Firelane to indicate "24-ft Firelane, Public Access, & Utility Easement". (§03.04.B, Art. 11, UDC)
- 4) Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material. (§03.02, Art. 06, UDC)
- 5) How is the dumpster going to be serviced? Reorient the dumpster or provide detail indicating the dumpster can be serviced? (§01.05.B, Art. 05, UDC)

M.6 Landscape Plan. Please make the following clarifications and changes to the landscape plan to ensure staff can properly review this project and convey all of the required elements to the City's boards and commissions (Sec. 2, Art. 08, UDC):

1) All shrub plantings require a minimum size of five (5) gallons. Correct plan where less than 5-gallons is indicated. The landscape materials should be acceptable materials from the City's approved materials list. (§05.03.B, Art. 08, UDC)

I.7 Treescape Plan. With no existing trees located on this site, a treescape plan is not required.

M.8 Photometric Plan. According to Section 3.3, Minimum Requirements, of Article 07, Environmental Performance, of the UDC, the maximum allowable light intensity measured at the property line of any non-residentially zoned lot shall be 0.2 FC or less. In this case, the submitted photometric plan conforms to the requirements of the UDC.

1) As a note, no light standard, light fixture, light pole, pole base or combination thereof shall exceed 30-feet in total height in any overlay district [i.e. Scenic Overlay (SOV) District]. (§06.02.G, Art. 05, UDC)

M.9 Building Elevations. The building elevations as submitted appear to meet the intent of the Unified Development Code (UDC) as was submitted; however, the building elevations will require a recommendation from the Architectural Review Board (ARB) forwarded to the Planning and Zoning Commission for approval.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Jeremy White	08/19/2020	Approved w/ Comments

- 08/19/2020: - Engineering review fees apply (i)
 - 4% Engineering inspection fees (i)
 - Impact fees (Water, Wastewater and Roadway) (i)
 - Min 20' utility easements. (i)
 - No structures in easements. (i)
 - Fire lane easement to be on plat. (i)
 - Drive isles to be 24' wide. Fire lane Radii is 20' min. (i)
 - No trees within 5' of public utilities. (i)
 - Retaining walls 3' and over must be designed by a licensed engineer. All walks to be rock or stone. No smooth concrete walls. (i)
 - Parking must be 20'x9' for head in. (i)
 - 10' minimum separation between water and sewer lines. (m)
 - Must meet all Standards of Design and Construction (i)
 - Need to Replat both lots to obtain access easement for hatch area. (i)
 - Tie Domestic and irrigation Services off the front 8" water line. (i)
 - Will need to complete full 24' fire lane pavement from what T3 Chiropractic put in and convert existing wye inlet into curb inlet. (i)

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	08/18/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Kevin Clark	08/18/2020	Approved w/ Comments

08/18/2020: Approved, unobstructed fire department access (fire lanes) shall be provided such that all portions of the exterior of the building shall be within 150-feet (as the hose lays) of a fire lane and/or other approved fire apparatus access roadway. The path of measurement shall be along a minimum of a 10-foot wide unobstructed pathway around the external walls of the structure. (Obstructions include AC units, shrubs, trees, gates, or other construction or utilities.)

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/19/2020	Approved w/ Comments

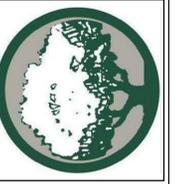
08/19/2020: Due to building layout changes since initial concept, please use 1507 AIRPORT RD, ROCKWALL, TX 75087 for this structure.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/17/2020	Denied

- 08/17/2020: 1. Please provide Tree Mitigation Plan for existing trees on site
2. *recommendation only: wrap the Glory Burst Maples trunks from ground to canopy for first year to prevent sun scald which can kill the tree.



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



NO.	REVISIONS/ISSUE DESCRIPTIONS/ISSUE	DATE

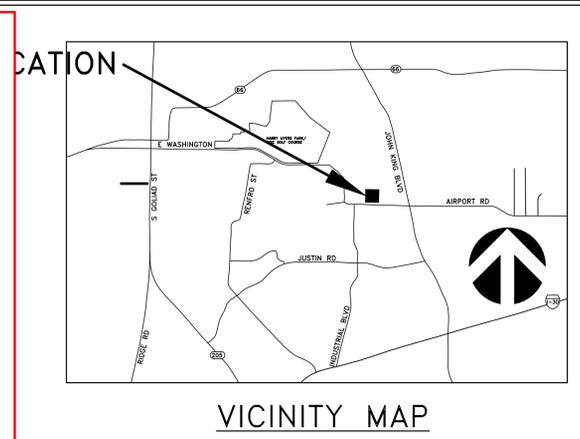
PROJECT NAME AND ADDRESS:
LAWSON REAL ESTATE HOLDINGS, LLC
 1505 AIRPORT RD.
 ROCKWALL, TX 75087
 LANDING POINT ADDITION

PROJECT No.	SR
DRAWN BY	RR
CHECKED BY	RR
DATE	08/14/2020
SCALE	1" = 10'
SHEET NO.	of

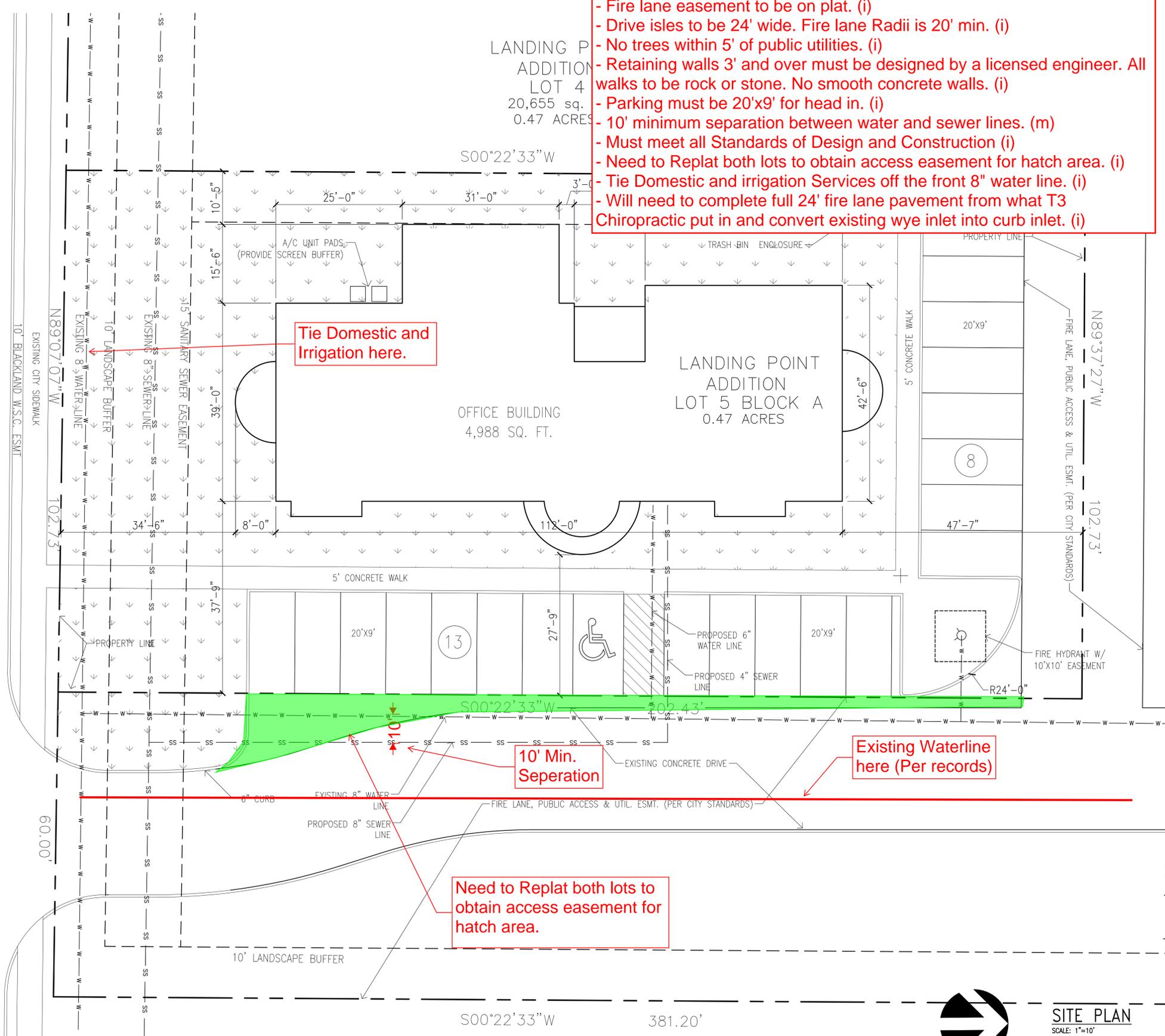
DRAWING NAME:
SITE PLAN

S1.0

SP2020-014



- Engineering review fees apply (i)
- 4% Engineering inspection fees (i)
- Impact fees (Water, Wastewater and Roadway) (i)
- Min 20' utility easements. (i)
- No structures in easements. (i)
- Fire lane easement to be on plat. (i)
- Drive isles to be 24' wide. Fire lane Radii is 20' min. (i)
- No trees within 5' of public utilities. (i)
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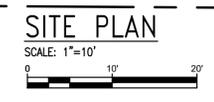
SITE SUMMARY - COMMERCIAL ZONING

DESCRIPTION	AREA	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	

APPROVED:
 I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, _____.

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

PLANNING AND ZONING COMMISSION DIRECTOR OF PLANNING AND ZONING



OWNER/DEVELOPER:
 LAWSON REAL ESTATE HOLDINGS, LLC
 4509 ROWLETT RD.
 ROWLETT, TX 75088
 (972)475-0644

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

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

EXISTING CITY SIDEWALK
 10' BLACKLAND W.S.C. ESMT
 N89°07'07"W
 102.73'

60.00'

S00°22'33"W 381.20'

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	Ao	Acer rubrum 'October Glory' / Red Maple 4" cal.	B & B	2
	Ci	Chilopsis l 'Lucretia Hamilton' / Desert Willow 3" cal. * ROCKWALL APPROVED TREE	B & B	2
	Pe	Pinus edularica / Afghan Pine 6" cal. * ROCKWALL APPROVED TREE	B & B	2
	Qv	Quercus virginiana / Southern Live Oak 6" cal. * ROCKWALL APPROVED TREE	B & B	3
	Ss	Sophora secundiflora / Texas Mountain Laurel 2" cal.	20" Box	2
	Tax	Taxodium distichum / Bald Cypress 4" cal. * ROCKWALL APPROVED TREE	B & B	1
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Hp	Hesperaloe parviflora / Red Yucca * ROCKWALL APPROVED PLANT	5 gal	12
	Lm	Lantana montevidensis 'New Gold' / Gold Lantana	1 gal	11
	Lg	Leucophyllum frutescens 'Green Cloud' / Texas Ranger * ROCKWALL APPROVED PLANT	5 gal	12
	Ls	Ligustrum sinense 'Sunshine' / Sunshine Ligustrum	5 gal	5
	Lp	Loropetalum chinense 'Purple Diamond' / Fringe Flower * ROCKWALL APPROVED PLANT	5 gal	10
	Msc	Mahonia 'Soft Caress' / Soft Caress Mahonia	3 gal	3
	Ma	Miscanthus sinensis 'Adagio' / Dwarf Maiden Grass * ROCKWALL APPROVED PLANT	5 gal	6
	Mr	Muhlenbergia capillaris / Muhly Grass * ROCKWALL APPROVED PLANT	5 gal	9
	Ph	Pennisetum a. 'Hameln' / Dwarf Fountain Grass * ROCKWALL APPROVED PLANT	5 gal	16
	Rop	Rosmarinus officinalis 'Prostratus' / Trailing Rosemary * ROCKWALL APPROVED PLANT	1 gal	6
	Sg	Salvia greggii 'Pink' / Pink Autumn Sage	3 gal	14
	Yp	Yucca pendula / Soft Leaf Yucca * ROCKWALL APPROVED PLANT	5 gal	3
CACTI	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Af	Agave ovatifolia 'Frosty Blue' / Whale's Tongue Agave	5 gal	1
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	Crr	Colorado River Rock / 3" to 6"	6" deep	50 sf
	Ch	Cynodon dactylon '419 Hybrid' / Bermuda Grass * ROCKWALL APPROVED PLANT	sod	4,044 sf
	Tb	Tejas Black / 5/8"	2" deep	1,553 sf

ALL TREES IN GRASS TO HAVE A 4' DIA. MULCH RING

GENERAL LANDSCAPE NOTES:

INSTALLING LANDSCAPE CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
FINISH GRADE TO BE 9" BELOW FINISH FLOOR. SLOPE GRADE AT 2% MINIMUM AWAY FROM BUILDING.
REFER TO CIVIL GRADING PLAN FOR ADDITIONAL GRADING AND DRAINAGE INFORMATION.

CONTRACTOR TO FIELD VERIFY ALL UTILITY LINES, EASEMENTS, SETBACKS, GRADES, HARDSCAPE AND PLANTING ELEMENTS PRIOR TO INSTALLATION. CONTRACTOR TO LAYOUT ALL PLANTING MATERIALS PRIOR TO INSTALLATION TO IDENTIFY ANY CONFLICTS WITH UTILITIES, EASEMENTS OR OTHER EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITY LINES OR ANY OTHER DAMAGE DONE TO THE SITE. CONTRACTOR TO CONTACT TEXAS 811 AT LEAST 48 HOURS IN ADVANCE OF ANY EXCAVATION ON SITE.

CONTRACTOR TO FOLLOW ANY AND ALL APPLICABLE RULES, REGULATIONS, CODES AND ORDINANCES.

CONTRACTOR RESPONSIBLE FOR PULLING ALL APPLICABLE PERMITS FOR WORK DONE ON SITE.

CONTRACTOR TO VERIFY ALL QUANTITIES ON THE LANDSCAPE PLANS. ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.

CONTRACTOR RESPONSIBLE FOR PROVIDING AND MAINTAINING A SAFE WORK ENVIRONMENT. CHECK WITH GENERAL CONTRACTOR REGARDING JOB SITE RULES AND REGULATIONS.

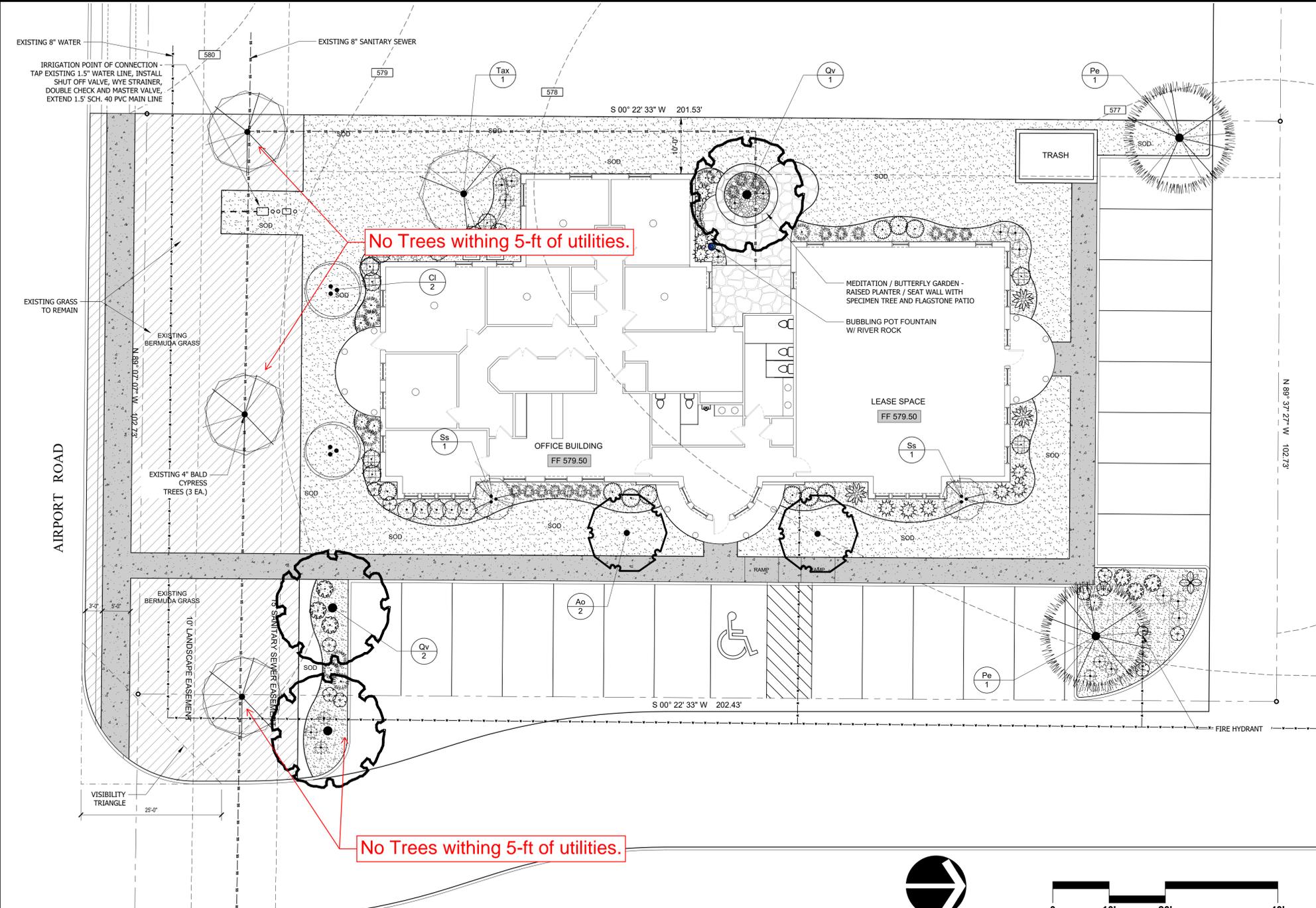
TREE PLANTING AREAS ARE TO PROVIDE A MINIMUM OF 12" OF FRIABLE NATIVE SOIL MEETING THE REQUIREMENTS OF THE PLANTING NOTES AND SPECIFICATIONS.

CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH OTHER TRADES AT THE DIRECTION OF THE GENERAL CONTRACTOR.

UPON REASONABLE COMPLETION OF THE SCOPE OF WORK, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY WHEEL RUTS, SETTLING FORM SOIL AMENDMENT, EROSION OR OTHER COSMETIC LANDSCAPE SITE ELEMENTS PENDING APPROVAL BY GENERAL CONTRACTOR.

CONTRACTOR TO PROVIDE PHOTOS OF ALL NURSERY STOCK AT LEAST 1 MONTH PRIOR TO PURCHASE FOR APPROVAL BY OWNER'S REPRESENTATIVE.

CONTRACTOR TO PROVIDE A 1 YEAR WARRANTY FOR ALL PLANT MATERIAL AFTER FINAL ACCEPTANCE OF LANDSCAPE BY OWNER'S REPRESENTATIVE.



A LANDSCAPE PLAN

THE IRRIGATION SYSTEM FOR THIS PROJECT IS TO CONSIST OF A 8 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 ROCKWALL STANDARD IRRIGATION REQUIREMENTS.

ZONING: COMMERCIAL

REQUIRED PLANTINGS

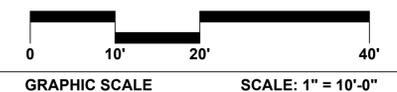
A. STREET TREES:
1 TREE FOR EVERY 50 L.F. OF FRONTAGE
 Airport Road - 102.73 / 50 = 2.05 **2 TREES REQUIRED**
 (3) EXISTING 4" TREES PROVIDED

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

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NORTH



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 ROSS RAMSAY
 (214)536-5306
 2235 RIDGE RD. STE 201
 ROCKWALL, TEXAS 75087

B SCHEDULE AND NOTES

C LANDSCAPE NOTES AND CALCULATIONS

Landscape Architecture
 TX #5629 NV #583

2617 Jasmine Lane
 Plano, TX 75074
 voice (702) 339-0825
 mike@mayerdesignstudio.com

MAYER
 Design Studio



REVISIONS	DATE	BY

PLANTING PLAN

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

20-10-102
 AUGUST 14, 2020



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2020-022

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DIRECTOR OF PLANNING: *[Signature]*

CITY ENGINEER: *[Signature]*

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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]

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]

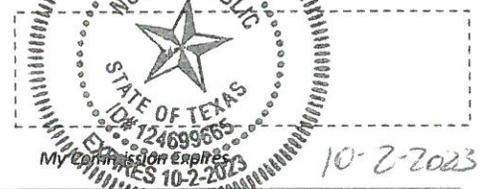
Before me, the undersigned authority, on this day personally appeared Kevin Lawson [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the 17th day of July, 2020. 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 in request for public information."

Given under my hand and seal of office on this the 17th day of July, 2020.

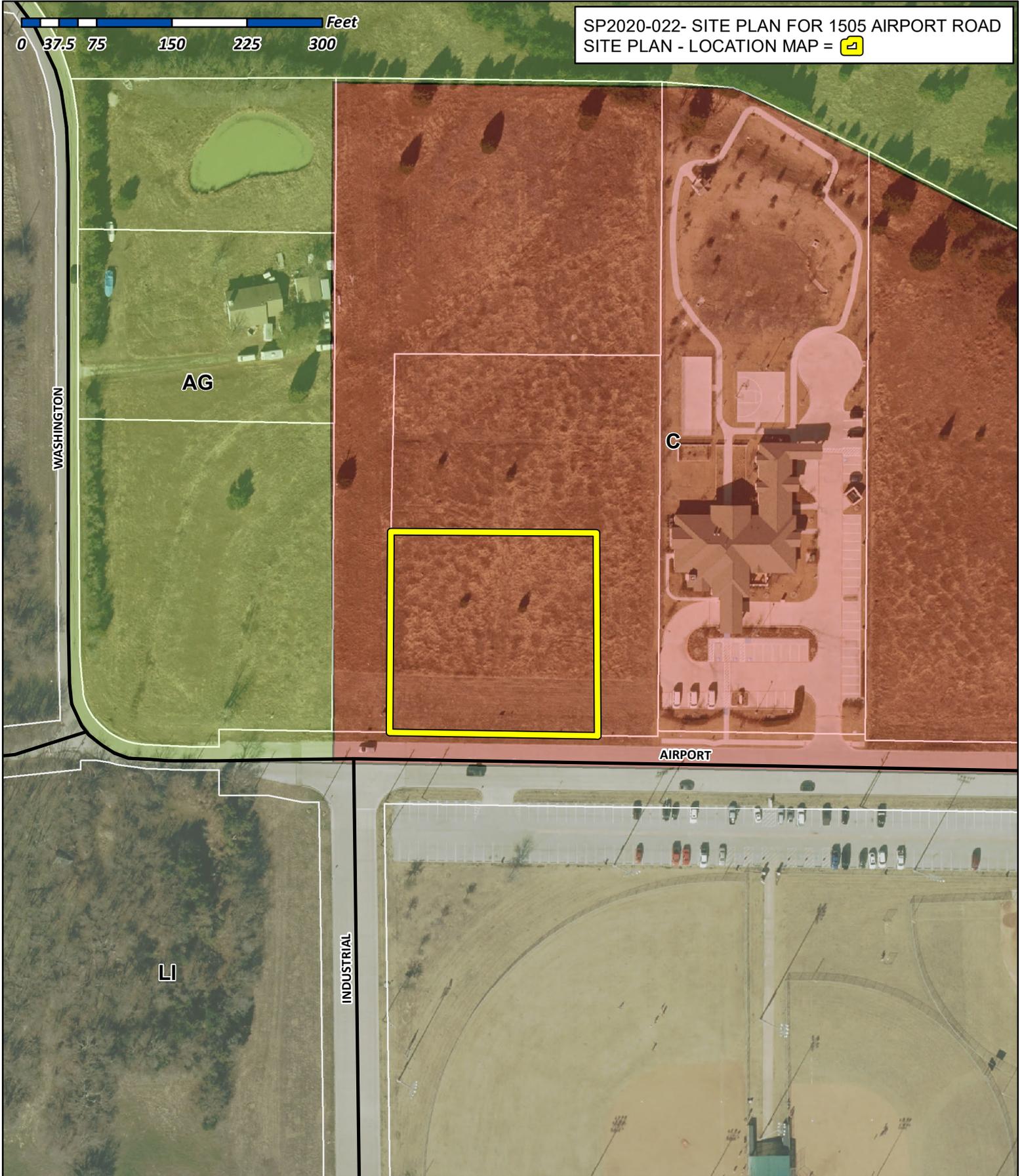
Owner's Signature

Notary Public in and for the State of Texas



0 37.5 75 150 225 300 Feet

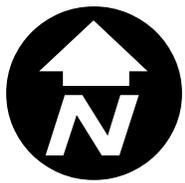
SP2020-022- SITE PLAN FOR 1505 AIRPORT ROAD
SITE PLAN - LOCATION MAP = 



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.





1501 AIRPORT ROAD - FACING E



FABRAL- STANDING SEAM METAL ROOF
MEDIUM BRONZE L09



CLASSIC STONE - AUSTIN LIMESTONE
MAIN PORTION



PACKER BRICK- SHELLMANS BLUFF

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

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	Ao	Acer rubrum 'October Glory' / Red Maple 4" cal. * ROCKWALL APPROVED TREE	B & B	2
	Ci	Chilopsis 1 'Lucretia Hamilton' / Desert Willow 3" cal. * ROCKWALL APPROVED TREE	B & B	2
	Pe	Pinus edularica / Afghan Pine 6" cal. * ROCKWALL APPROVED TREE	B & B	2
	Qv	Quercus virginiana / Southern Live Oak 6" cal. * ROCKWALL APPROVED TREE	B & B	3
	Ss	Sophora secundiflora / Texas Mountain Laurel 2" cal.	20" Box	2
	Tax	Taxodium distichum / Bald Cypress 4" cal. * ROCKWALL APPROVED TREE	B & B	1
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Hp	Hesperaloe parviflora / Red Yucca * ROCKWALL APPROVED PLANT	5 gal	12
	Lm	Lantana montevidensis 'New Gold' / Gold Lantana	1 gal	11
	Lg	Leucophyllum frutescens 'Green Cloud' / Texas Ranger * ROCKWALL APPROVED PLANT	5 gal	12
	Ls	Ligustrum sinense 'Sunshine' / Sunshine Ligustrum	5 gal	5
	Lp	Loropetalum chinense 'Purple Diamond' / Fringe Flower * ROCKWALL APPROVED PLANT	5 gal	10
	Msc	Mahonia 'Soft Caress' / Soft Caress Mahonia	3 gal	3
	Ma	Miscanthus sinensis 'Adagio' / Dwarf Maiden Grass * ROCKWALL APPROVED PLANT	5 gal	6
	Mr	Muhlenbergia capillaris / Muhly Grass * ROCKWALL APPROVED PLANT	5 gal	9
	Ph	Pennisetum a. 'Hameln' / Dwarf Fountain Grass * ROCKWALL APPROVED PLANT	5 gal	16
	Rop	Rosmarinus officinalis 'Prostratus' / Trailing Rosemary * ROCKWALL APPROVED PLANT	1 gal	6
	Sg	Salvia greggii 'Pink' / Pink Autumn Sage	3 gal	14
	Yp	Yucca pendula / Soft Leaf Yucca * ROCKWALL APPROVED PLANT	5 gal	3
CACTI	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Af	Agave ovatifolia 'Frosty Blue' / Whale's Tongue Agave	5 gal	1
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	Crr	Colorado River Rock / 3" to 6"	6" deep	50 sf
	Ch	Cynodon dactylon '419 Hybrid' / Bermuda Grass * ROCKWALL APPROVED PLANT	sod	4,044 sf
	Tb	Tejas Black / 5/8"	2" deep	1,553 sf

ALL TREES IN GRASS TO HAVE A 4' DIA. MULCH RING

GENERAL LANDSCAPE NOTES:

- INSTALLING LANDSCAPE CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
- FINISH GRADE TO BE 9" BELOW FINISH FLOOR. SLOPE GRADE AT 2% MINIMUM AWAY FROM BUILDING.
- REFER TO CIVIL GRADING PLAN FOR ADDITIONAL GRADING AND DRAINAGE INFORMATION.

CONTRACTOR TO FIELD VERIFY ALL UTILITY LINES, EASEMENTS, SETBACKS, GRADES, HARDSCAPE AND PLANTING ELEMENTS PRIOR TO INSTALLATION. CONTRACTOR TO LAYOUT ALL PLANTING MATERIALS PRIOR TO INSTALLATION TO IDENTIFY ANY CONFLICTS WITH UTILITIES, EASEMENTS OR OTHER EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITY LINES OR ANY OTHER DAMAGE DONE TO THE SITE. CONTRACTOR TO CONTACT TEXAS 811 AT LEAST 48 HOURS IN ADVANCE OF ANY EXCAVATION ON SITE.

CONTRACTOR TO FOLLOW ANY AND ALL APPLICABLE RULES, REGULATIONS, CODES AND ORDINANCES.

CONTRACTOR RESPONSIBLE FOR PULLING ALL APPLICABLE PERMITS FOR WORK DONE ON SITE.

CONTRACTOR TO VERIFY ALL QUANTITIES ON THE LANDSCAPE PLANS. ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.

CONTRACTOR RESPONSIBLE FOR PROVIDING AND MAINTAINING A SAFE WORK ENVIRONMENT. CHECK WITH GENERAL CONTRACTOR REGARDING JOB SITE RULES AND REGULATIONS.

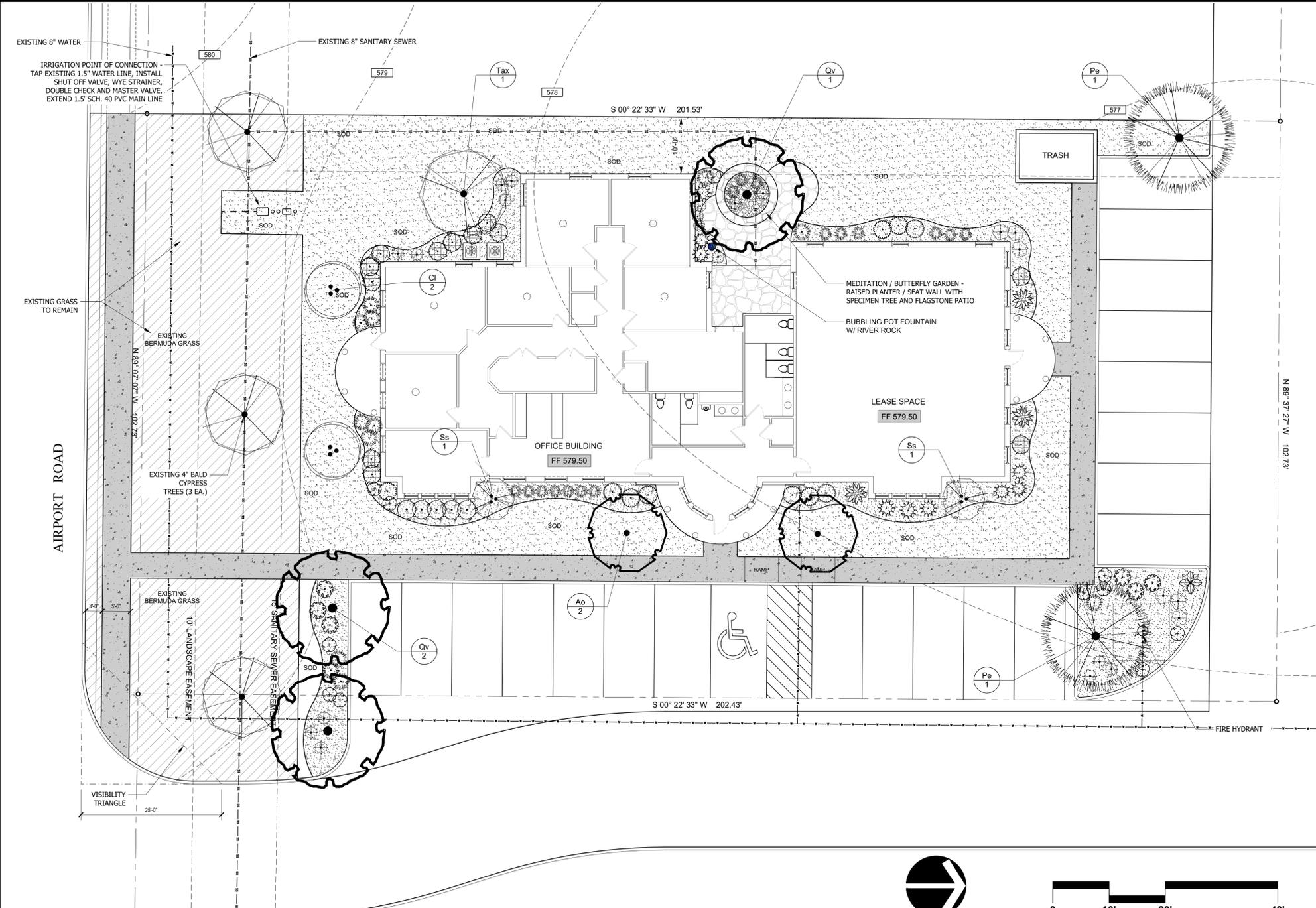
TREE PLANTING AREAS ARE TO PROVIDE A MINIMUM OF 12" OF FRIABLE NATIVE SOIL MEETING THE REQUIREMENTS OF THE PLANTING NOTES AND SPECIFICATIONS.

CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH OTHER TRADES AT THE DIRECTION OF THE GENERAL CONTRACTOR.

UPON REASONABLE COMPLETION OF THE SCOPE OF WORK, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY WHEEL RUTS, SETTLING FORM SOIL AMENDMENT, EROSION OR OTHER COSMETIC LANDSCAPE SITE ELEMENTS PENDING APPROVAL BY GENERAL CONTRACTOR.

CONTRACTOR TO PROVIDE PHOTOS OF ALL NURSERY STOCK AT LEAST 1 MONTH PRIOR TO PURCHASE FOR APPROVAL BY OWNER'S REPRESENTATIVE.

CONTRACTOR TO PROVIDE A 1 YEAR WARRANTY FOR ALL PLANT MATERIAL AFTER FINAL ACCEPTANCE OF LANDSCAPE BY OWNER'S REPRESENTATIVE.



A LANDSCAPE PLAN

THE IRRIGATION SYSTEM FOR THIS PROJECT IS TO CONSIST OF A 8 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 ROCKWALL STANDARD IRRIGATION REQUIREMENTS.

ZONING: COMMERCIAL

REQUIRED PLANTINGS

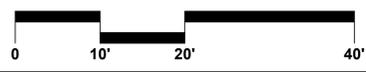
A. STREET TREES:
1 TREE FOR EVERY 50 L.F. OF FRONTAGE
 Airport Road - 102.73 / 50 = 2.05 **2 TREES REQUIRED**
(3) EXISTING 4" TREES PROVIDED

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

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	



NORTH



GRAPHIC SCALE

SCALE: 1" = 10'-0"

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____.

WITNESS OUR HANDS, THIS ____ DAY OF _____.

PLANNING AND ZONING COMMISSION

DIRECTOR OF PLANNING AND ZONING



OWNER/DEVELOPER:
 LAWSON REAL ESTATE HOLDINGS, LLC
 4509 ROWLETT RD.
 ROWLETT, TX 75088
 (972)475-0644

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

LAWSON LANDSCAPE PLANS

Landscape Architecture
 TX #5629 NV #583
 2617 Jasmine Lane
 Plano, TX 75074
 voice (702) 339-0825
 mike@mayerdesignstudio.com



REVISIONS	DATE	BY

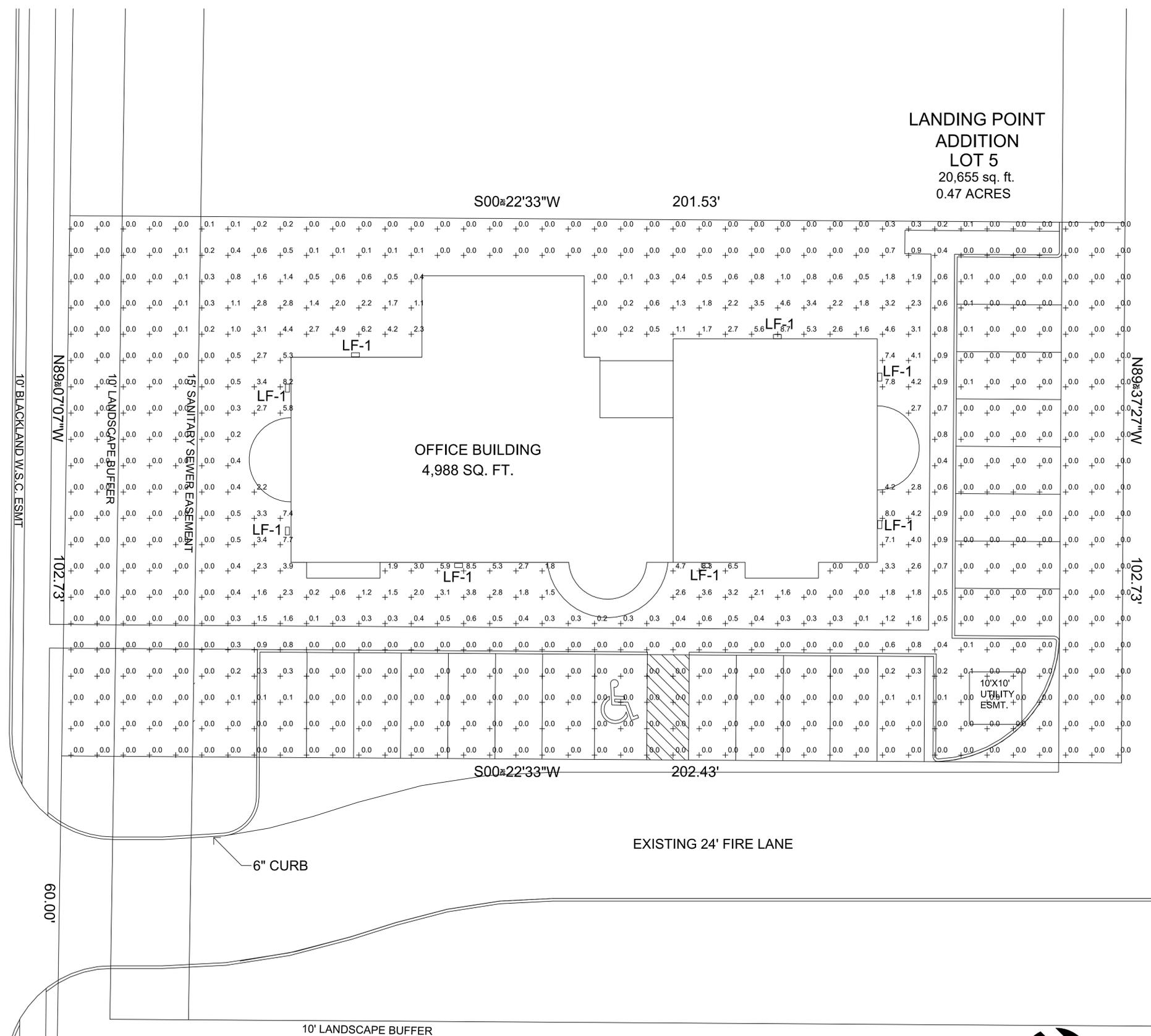
PLANTING PLAN

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

20-10-102
 AUGUST 14, 2020

L2.1

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

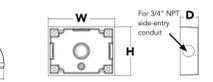
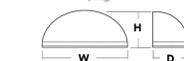


WSQ LED
Architectural Wall Sconce

Catalog Number: **LF-1**
Notes: **BLACK**
Type:

Specifications Luminaire
Height: 9-3/8" (23.8 cm)
Width: 18" (45.7 cm)
Depth: 22.8 cm
Weight: 17 lbs (7.7 kg)

Optional Back Box (BBW)
Height: 4" (10.2 cm)
Width: 5-1/2" (14.0 cm)
Depth: 1-1/2" (3.8 cm)



Introduction
Classic Architectural Wall Sconce with the LED technology. Long-life, maintenance-free product with typical energy savings of 80% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity. The WSQ LED is ideal for replacing existing 50-250W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

Ordering Information EXAMPLE: WSQ LED P2 40K SR3 MVOLT DDBTXD

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting	Options	Finish (optional)
WSQLED	P1	30K	SR2 Type II	MVOLT 1	Shipped included (Blank) Surface mount	Shipped installed	DDBRZ Dark bronze
	P2	40K	SR3 Type II	240	BBW Surface-mounted back box	PE Photometric cell, button type 1 ¹	DBLUD Black
	P3	50K	SR4 Type IV	208		SF Single face (120, 277, 347V) 1	DRALD Natural aluminum
	P4			240		DF Double face (208, 240, 480V) 1	DBRWD White
				277		D-10v dimming wires pulled outside fixture (for use with an external control, ordered separately)	DSSSD Sandstone
				347		Emergency battery backup, Certified in CA Title 20 MAERS (10W, -20°C) 1	DDBTD Textured dark bronze
				480		Emergency battery backup, Certified in CA Title 20 MAERS (10W, -20°C) 1	DBLBD Textured black
						Emergency battery backup, Certified in CA Title 20 MAERS (10W, -20°C) 1	DRATD Textured natural aluminum
						Emergency battery backup, Certified in CA Title 20 MAERS (10W, -20°C) 1	DWBWD Textured white
						WLU Wet location door for up orientation 1	DSSTD Textured sandstone
						PIR Motion/ambient light sensor 1	
						DS Dual switching 1	
						SPD Separate Surge Protection 1	
						Shipped separately	
						VG Vandal guard	
						WG Wire guard	

Emergency Battery Operation
The emergency battery backup (E20WC & E10WH options) is integral to the luminaire - no external housing required. This design provides reliable emergency operation while maintaining the aesthetics of the product. All E20WC & E10WH configurations include an independent secondary driver with an integral relay to immediately detect AC power loss. The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours from the time supply power is lost, per International Building Code Section 1020 and 2018, 101 Life Safety Code Section 10.2) provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions. The examples below show illumination of 1 fc average and 0.1 fc minimum of the P1 power package Type IV product in emergency mode.

WSQ P1 LED 40K SR4 MVOLT E20WC 10' x 10' Gridlines 8" and 12" Mounting Height

NOTES
1 MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
2 Not available with 480V option.
3 PE option is voltage specific.
4 Single face SF requires 120V, 277V or 347V options. Double face DF requires 208V, 240V or 480V options.
5 Not available with 347V or 480V. Not available with WLU.
6 WLU not available with PIR, E20WC or E10WH.
7 See PFI Table for default settings.
8 Only available with P1 & P4 packages. Provides 50/50 luminaire operation via two independent drivers arranged on two separate circuits.
9 Product is UL listed for motion sensor (PIR), only the primary power source leads will be controlled.
10 See electrical section on page 2 for more details.

LITHONIA LIGHTING Commercial Outdoor One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-7378 • www.lithonia.com WSQ LED Rev. 04/2019

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF _____.

WITNESS OUR HANDS, THIS ___ DAY OF _____.

PLANNING AND ZONING COMMISSION DIRECTOR OF PLANNING AND ZONING

DESCRIPTION	AREA	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	

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

OWNER/DEVELOPER:
LAWSON REAL ESTATE HOLDINGS, LLC
4509 ROWLETT RD.
ROWLETT, TX 75088
(972)475-0644

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



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



DATE	REVISIONS
	DESCRIPTION/ISSUE

PROJECT NAME AND ADDRESS:
LAWSON REAL ESTATE HOLDINGS, LLC
1505 AIRPORT RD.
ROCKWALL, TX 75087
LANDING POINT ADDITION

PROJECT No.
DRAWN BY
CHECKED BY
DATE 08/14/2020
SCALE
SHEET No. of

DRAWING NAME:
PHOTOMETRIC PLAN

P1.0
SP2020-014



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: September 15, 2020
APPLICANT: Kevin Lawson; *Lawson Real Estate Holdings, LLC*
CASE NUMBER: SP2020-022; *Site Plan for an Office Building at 1507 Airport Road*

SUMMARY

Discuss and consider a request by Kevin Lawson of Lawson Real Estate Holdings, LLC for the approval of a Site Plan for an *office building* on a 0.47-acre parcel of land identified as Lot 5, Block A, Landing Point Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 1507 Airport Road.

BACKGROUND

The subject property was annexed in 1986 [*Ordinance No. 86-30*] is zoned Commercial (C) District, and is located north of the intersection of Industrial Boulevard and Airport Road. On July 7, 2012, The City Council approved a change in zoning from an Agricultural (AG) District to a Commercial (C) District [*Ordinance No. 12-14*] for the subject property. On June 5, 2017 the City Council approved a final plat [*Case No. P2017-026*] for Lots 1-3, Block A, Landing Point Addition. On April 20, 2020, the City Council approved a replat of Lot 1, Block A, Landing Point Addition, which subdivided the property into two buildable lots (*i.e. Lots 4 & 5, Block A, Landing Point Addition*) and establishing the subject property as Lot 5, Block A, Landing Point Addition.

PURPOSE

The applicant is requesting approval of a site plan for a ~4,988 SF single-story office building on the 0.47-acre subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 1507 Airport Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a vacant lot (*i.e. Lot 6, Block A, Landing Point Addition*) that has been recently site planned [*i.e. SP2020-041*] for a medical office facility (*i.e. T-3 Chiropractic*). Beyond this is an indoor recreation/amusement business (*i.e. Adventure Sports*). These properties are zoned Commercial (C) District. Beyond this are several large vacant tracts of land that are zoned Agricultural (AG) District and Planned Development District 71 (PD-71) for Commercial (C) District land uses.

South: Directly south of the subject property is Airport Road, which is identified as a *M4U (major collector, four [4] lane, undivided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Following this is the *Leon Tuttle Athletic Complex* followed by the Union Pacific/Dallas Garland N. E. Railway. Beyond this there is a light industrial facility (*i.e. Graham Packaging Pet Technologies*). These areas are zoned Light Industrial (LI) District.

East: Directly east of the subject property is a medical office facility (*i.e. Lakes Regional Mental Health*), a house of worship (*i.e. Cornerstone Church*), and a vacant tract of land (*i.e. Tract 4-06, N. Butler Survey, Abstract No. A0020*). These areas are zoned Commercial (C) District. Following this is John King Boulevard, which is identified as a *P6D (principle arterial, six [6]-lane, divided roadway)* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property are several vacant tracts of land followed by Airport Road, which is identified as a *M4U (major collector, four [4]-lane, undivided roadway)* on the City's Master Thoroughfare Plan OURHometown Vision 2040 Comprehensive Plan. Beyond this there are several vacant tracts of land, a light industrial facility (*i.e. Columbia Extrusion*), and a mixed-use subdivision (*i.e. Park Station*). These areas are zoned Light Industrial (LI) District and Planned Development District 87 (PD-87) for townhome, commercial, and light industrial land uses.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *office facility* is permitted by-right in a Commercial (C) District and no additional discretionary approvals are necessary with regard to land use. The proposed single-story office building will be ~4,988 SF, and will be clad with a combination of brick, natural stone, cast stone, and cementitious lap siding (*i.e. Hardi-Board or similar*). The building will utilize a pitched roof system (*i.e. standing seam metal roof*). The submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Commercial (C) District. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>10,000 SF</i>	<i>20,748 SF; In Conformance</i>
<i>Minimum Lot Frontage</i>	<i>60-Feet</i>	<i>102-Feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>	<i>202-Feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>15-Feet</i>	<i>>15-Feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet</i>	<i>>10-Feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>10-Feet</i>	<i>>10-Feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>60-Feet</i>	<i>25-Feet; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>60%</i>	<i>26%; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>17 Spaces</i>	<i>21 Spaces; In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>20%</i>	<i>42%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>85-90%</i>	<i>58%; In Conformance</i>

TREESCAPE PLAN

This request does not require a treescape plan since there are no protected trees being removed.

CONFORMANCE WITH THE CITY'S CODES

The applicant's request adheres to all applicable requirements stipulated by the Unified Development Code (UDC) and other City codes.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Map that was adopted with the OURHometown Vision 2040 Comprehensive Plan depicts the subject property being located within the *Central District*. This district contains a wide range of land uses that vary from single-family residential to industrial land uses. The residential areas within the district are largely rural and estate developments. Although there are some residential and commercial/retail developments within the district, the *Technology/Employment Center (TEC)* land use occupies the largest acreage (*i.e. 390.78-acres*). This can likely be attributed to the Union Pacific/Dallas Garland and Northeastern Rail Road that bisects the district and serves as a major mode of transportation for the facilities within the Rockwall Technology Park. The commercial/retail centers in this district are intended to support existing and proposed residential developments and should be compatible in scale with adjacent residential structures and incorporate appropriate screening (*e.g. berms, landscaping, and large buffers*) to transition uses. In this case, it appears that the proposed office building can be viewed as a supporting service for the residential developments located to the north and to the west of the subject property. The applicant is utilizing a *residential-scale* architectural style and the property is surrounded by commercial and industrial land uses. Due to these factors, the applicant's request appears to be in conformance with the district strategies of the *Central District* as outlined in the Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB):

On August 25, 2020, the Architectural Review Board (ARB) reviewed the proposed building elevations and approved a motion to recommend approval of the applicant's request by a vote of 5-0, with Board Members Wacker and Mitchell absent.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's request for a site plan for an office building, then staff would propose the following conditions of approval:

- (1) All comments provided by the Planning, Engineering, and Fire Department must be addressed prior to the submittal of a building permit; and,
- (2) 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.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2020-022

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

DIRECTOR OF PLANNING: B. Li

CITY ENGINEER: [Signature]

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]

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 \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the 17th day of July, 2020. 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 in request for public information."

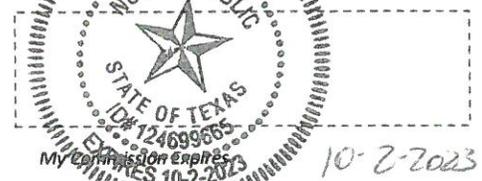
Given under my hand and seal of office on this the 17th day of July, 2020.

Owner's Signature

[Signature]

Notary Public in and for the State of Texas

[Signature]



PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 9/10/2020

PROJECT NUMBER: SP2020-022
PROJECT NAME: Lot 5, Block A, Landing Point Addition
SITE ADDRESS/LOCATIONS: 1507 AIRPORT RD, ROCKWALL, 75087
CASE CAPTION:

CASE MANAGER: Angelica Gamez
CASE MANAGER PHONE: 972-772-6438
CASE MANAGER EMAIL: agamez@rockwall.com

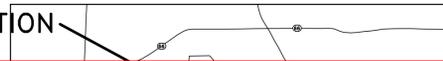
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	09/03/2020	Approved
09/03/2020: Will need to replat the property to fill in the gap of fire lane/mutual access easement to the parking spaces.			
BUILDING	David Gonzales	09/03/2020	N/A
No Comments			
FIRE	Ariana Kistner	09/03/2020	Approved w/Condition
09/03/2020: Approved automatic fire sprinkler systems shall be installed in all new buildings, structures, and additions with a fire flow calculation area of 5,000 square feet (464.5 m2) or greater. The fire-flow calculation area shall be the total floor area of all floor levels within the exterior walls and under the horizontal projections of the roof of a building.			
GIS	David Gonzales	09/03/2020	N/A
No Comments			
POLICE	David Gonzales	09/03/2020	N/A
No Comments			
PLANNING	David Gonzales	09/03/2020	Approved
No Comments			



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



PROJECT LOCATION



General Items:

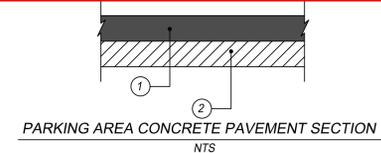
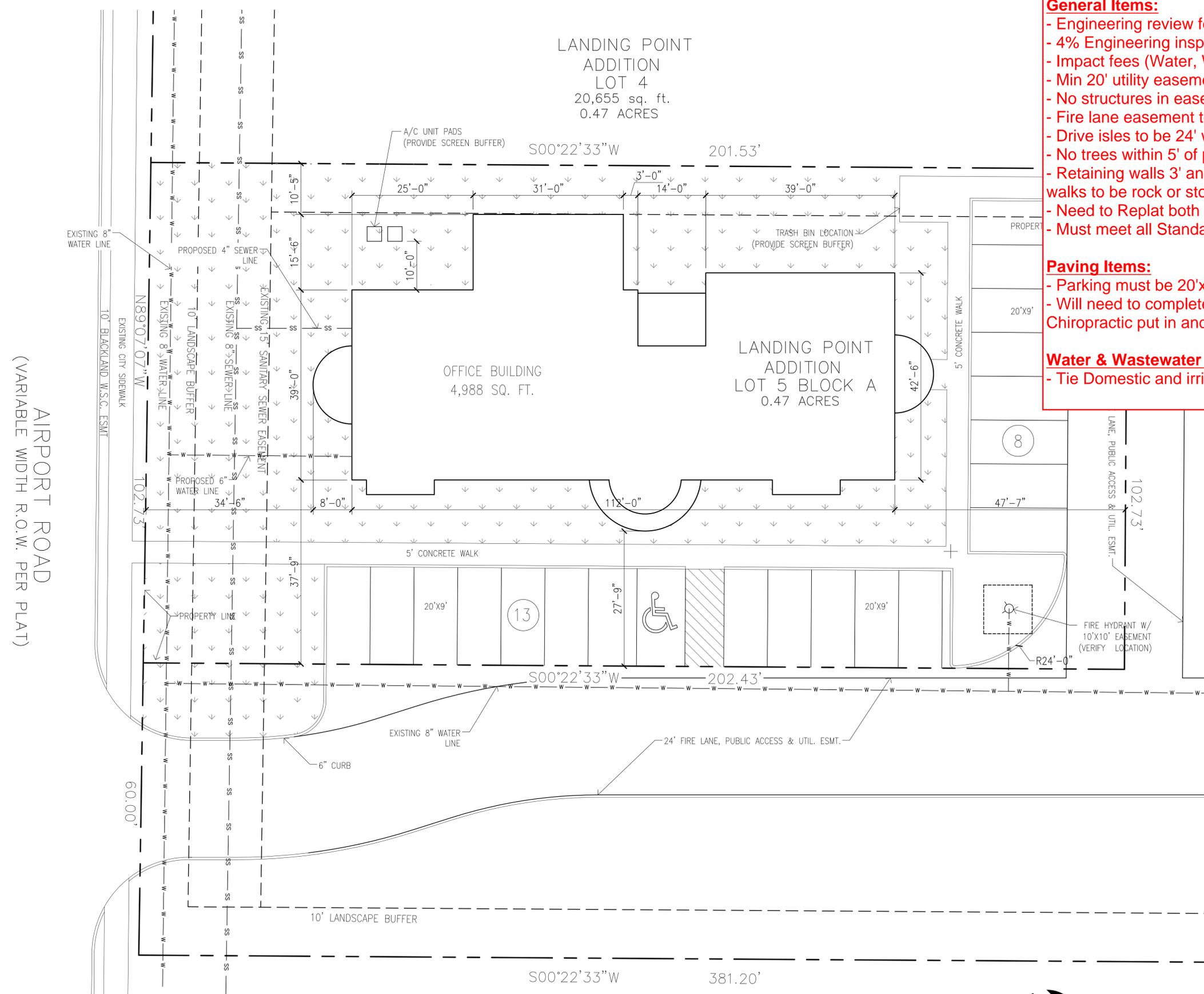
- Engineering review fees apply (i)
- 4% Engineering inspection fees (i)
- Impact fees (Water, Wastewater and Roadway) (i)
- Min 20' utility easements. (i)
- No structures in easements. (i)
- Fire lane easement to be on plat. (i)
- Drive isles to be 24' wide. Fire lane Radii is 20' min. (i)
- No trees within 5' of public utilities. (i)
- Retaining walls 3' and over must be designed by a licensed engineer. All walks to be rock or stone. No smooth concrete walls. (i)
- Need to Replat both lots to obtain access easement for hatch area. (i)
- Must meet all Standards of Design and Construction (i)

Paving Items:

- Parking must be 20'x9' for head in. (i)
- Will need to complete full 24' fire lane pavement from what T3 Chiropractic put in and convert existing wye inlet into curb inlet. (i)

Water & Wastewater Items:

- Tie Domestic and irrigation Services off the front 8" water line. (i)



1. 5"-3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
2. 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.

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	

NO.	REVISIONS	DATE

PROJECT NAME AND ADDRESS:
LAWSON REAL ESTATE HOLDINGS, LLC
 1505 AIRPORT RD.
 ROCKWALL, TX 75087
 LANDING POINT ADDITION

APPROVED:
 I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, _____.
 WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

 PLANNING AND ZONING COMMISSION DIRECTOR OF PLANNING AND ZONING



SITE PLAN
 SCALE: 1"=10'

OWNER/DEVELOPER:
 LAWSON REAL ESTATE HOLDINGS, LLC
 4509 ROWLETT RD.
 ROWLETT, TX 75088
 (972)475-0644

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

PROJECT No.	
DRAWN BY	SR
CHECKED BY	RR
DATE	09/02/2020
SCALE	1" = 10'
SHEET NO.	of

DRAWING NAME:
SITE PLAN

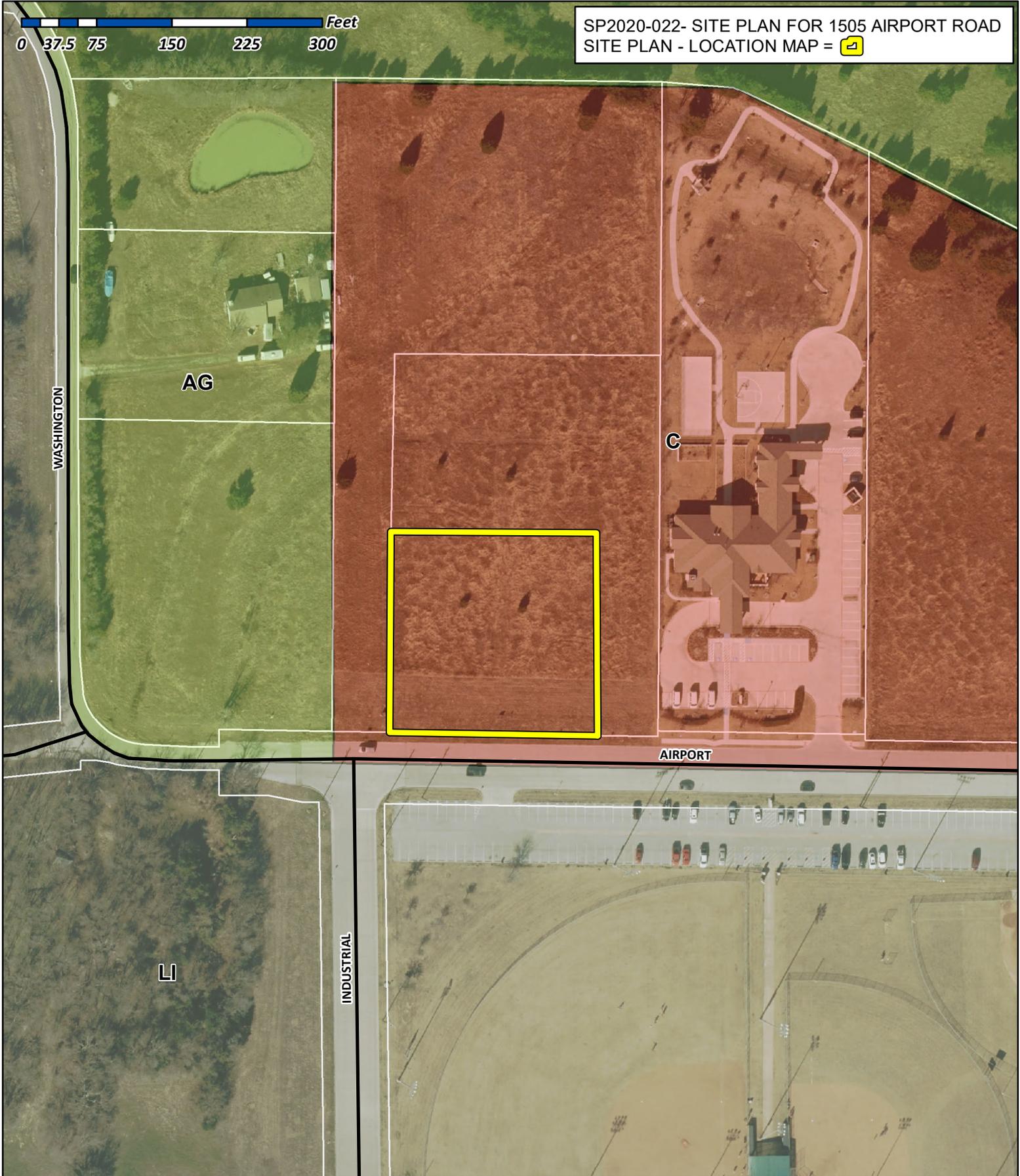
S1.0

SP2020-022

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

0 37.5 75 150 225 300 Feet

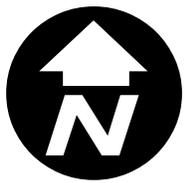
SP2020-022- SITE PLAN FOR 1505 AIRPORT ROAD
SITE PLAN - LOCATION MAP = 



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.





1501 AIRPORT ROAD - FACING E



FABRAL- STANDING SEAM METAL ROOF
MEDIUM BRONZE L09



CLASSIC STONE - AUSTIN LIMESTONE
MAIN PORTION



PACKER BRICK- SHELLMANS BLUFF

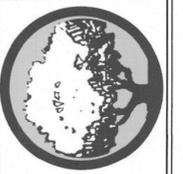
PROJECT ADDRESS:
1501 AIRPORT ROAD
ROCKWALL, TEXAS 75087

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

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



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



DATE	REVISIONS	DESCRIPTION/ISSUE

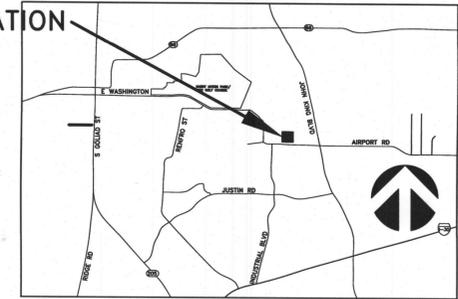
PROJECT NAME AND ADDRESS:
LAWSON REAL ESTATE HOLDINGS, LLC
 1507 AIRPORT RD.
 ROCKWALL, TX 75087
 LANDING POINT ADDITION

PROJECT No.	
DRAWN BY	SR
CHECKED BY	RR
DATE	09/08/2020
SCALE	1" = 10'
SHEET No.	of

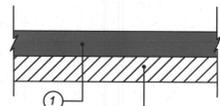
DRAWING NAME:
SITE PLAN

S1.0
 SP2020-022

PROJECT LOCATION

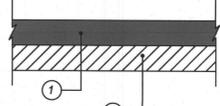


VICINITY MAP



FIRE LANE PAVEMENT SECTION
 NTS

- 6"-3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
- 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.



PARKING AREA CONCRETE PAVEMENT SECTION
 NTS

- 5"-3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
- 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.

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MAX. BUILDING HEIGHT PROPOSED	25'	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	4,988 S.F.	
PARKING PROVIDED	21	
PARKING REQ'D	17	

APPROVED:

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WITNESS OUR HANDS, THIS 15 DAY OF September, 2020.

[Signature]
 PLANNING AND ZONING COMMISSION

[Signature]
 DIRECTOR OF PLANNING AND ZONING

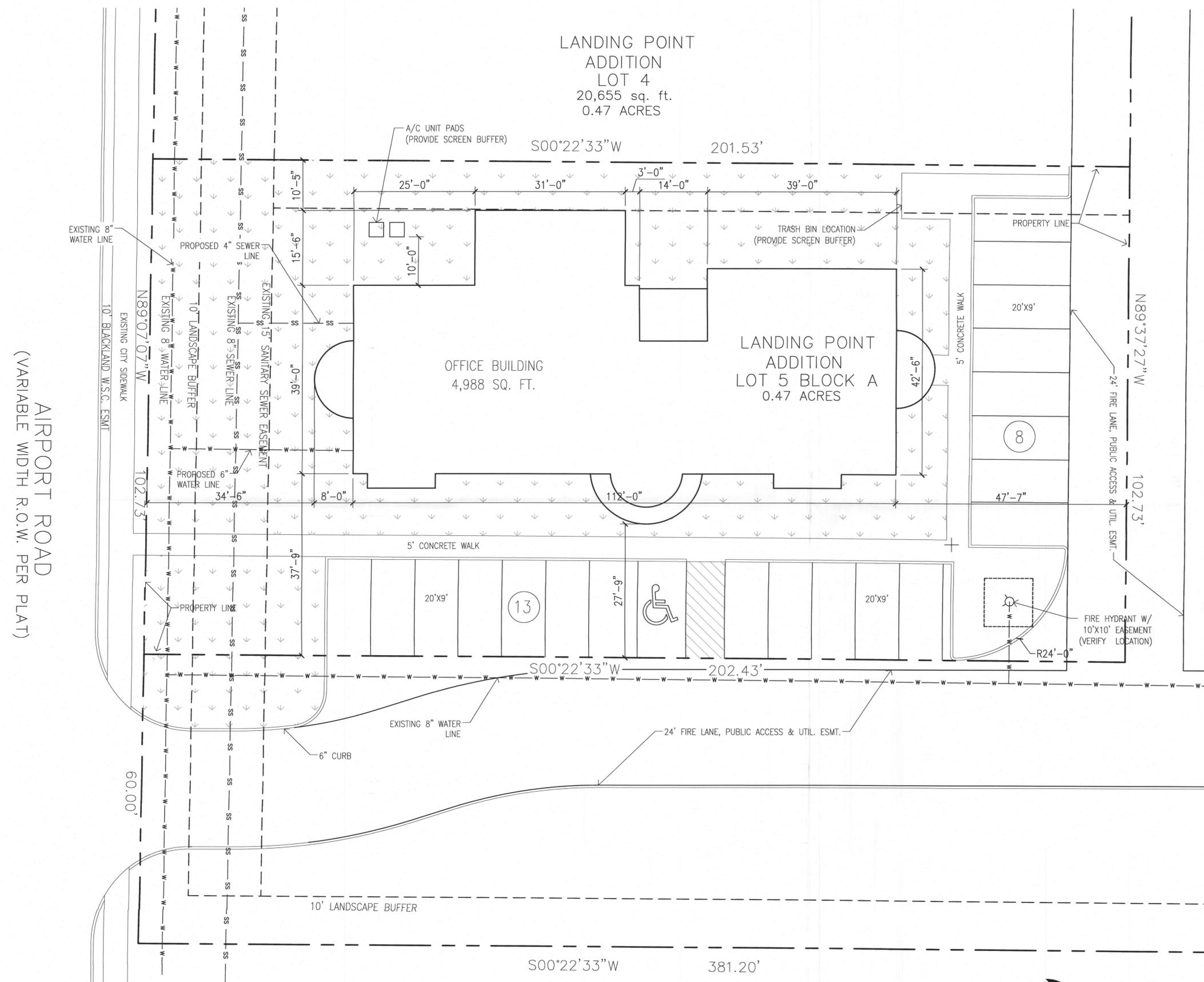


SITE PLAN

SCALE: 1"=10'

OWNER/DEVELOPER:
 LAWSON REAL ESTATE HOLDINGS, LLC
 4509 ROWLETT RD.
 ROCKWALL, TX 75088
 (972)475-0644

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



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

OWNER/DEVELOPER:
 LAWSON REAL ESTATE HOLDINGS, LLC
 4509 ROWLETT RD.
 ROCKWALL, TX 75088
 (972)475-0644

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

SECTION 5. - TREE MITIGATION REQUIREMENTS

The tree mitigation requirements shall apply for all properties that do not fall under the exemptions listed in section 1.3. Exemptions, of this article. In addition, if a treescape plan or tree removal permit allows for the removal of a protected or feature tree(s), the applicant and/or property owner shall account for the number of inches of tree being removed using the following criteria:

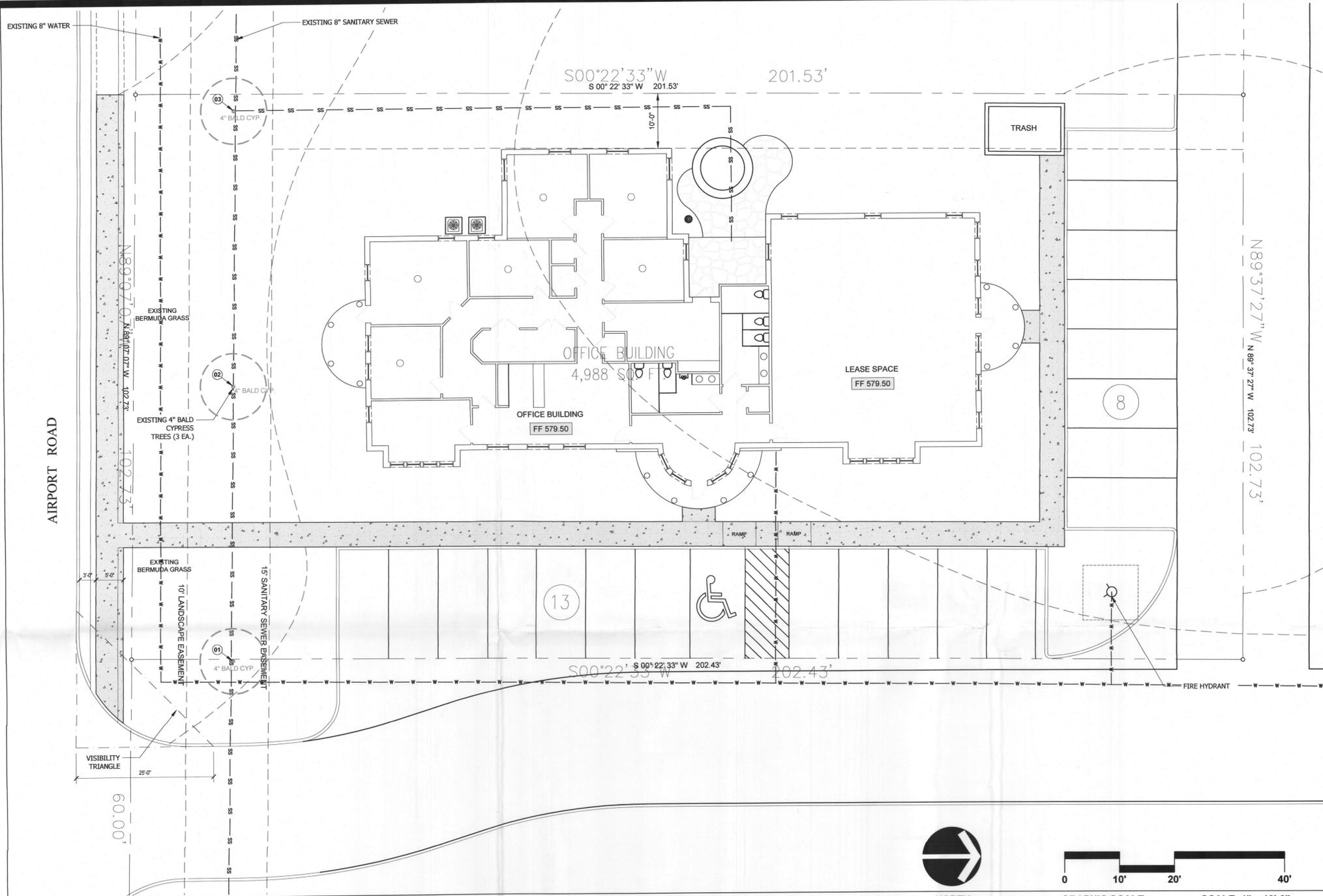
- Primary protected trees.** Primary protected trees measuring four inches through 25 inches DBH shall be replaced on an inch-for-inch basis (i.e. the total number of caliper inches of tree being replaced shall equal the total number of caliper inches being removed).
- Secondary protected trees.** Hackberry and cedar trees measuring 11 inches through 25 inches DBH shall be replaced with a half-inch for every inch removed (i.e. the total number of caliper inches of tree required to be replaced shall be half (1/2) of the inches being removed).
- Featured trees.** Featured trees (i.e. all trees greater than 25 inches) shall be replaced with twice the number of inches being removed (i.e. the total number of caliper inches of tree being replaced shall be twice the number of caliper inches being removed).
- Non-protected tree.** No mitigation will be required for the removal of any tree that is less than four inches DBH or less than 11 inches DBH for hackberry and cedar trees. In addition, no mitigation shall be required for the removal of Bois d'Arc, willow, cottonwood, locust and Chinaberry trees.
- Tree preservation credits.** For each saved oak, pecan or elm tree(s) 25 inches DBH or greater the mitigation balance can be reduced on an inch-for-inch basis for up to 20 percent of the total mitigation balance (i.e. total mitigation balance x 20 percent = Total eligible tree preservation credit).
- Mitigation balance.** The total mitigation balance (i.e. mitigation balance - tree preservation credits = total mitigation balance) may be satisfied through one or a combination of the following:
 - The developer/property owner can provide the required number of trees—three-inch caliper DBH minimum—on the subject property to offset the total mitigation balance (e.g. if the total mitigation balance is nine inches then three three-inch caliper trees could be planted on-site to satisfy the mitigation requirements).
 - The developer/property owner may petition the parks and recreation department to accept the required number of trees—three-inch caliper DBH minimum—to offset the total mitigation balance (e.g. if the total mitigation balance is nine inches then three three-inch caliper trees could be submitted to the parks and recreation department to satisfy the mitigation requirements). Depending on the number of trees being submitted the director of parks and recreation or his/her designee could require a facilities agreement be approved prior to accepting the trees.
 - Tree preservation credits may be purchased at a rate of \$200.00 per inch for up to 20 percent of the total replacement inches (e.g. if total mitigation required was 100 inches the developer/property owner could pay a total of \$4,000.00 (i.e. $20\% \times 100 \times \$200.00 = \$4,000.00$) into the city's tree fund; however, the developer/property owner would still be required to satisfy a remaining tree mitigation balance of 80 inches). In addition, if the developer/property owner plants a tree on (i) the property for which the tree preservation credit was assessed or (ii) a location that is mutually agreed upon by the city and the developer/property owner, the developer/property owner shall be eligible for a reduction in the cost of tree preservation credits of up to 50 percent. These funds will be deposited in the city's tree mitigation fund and will be used for planting trees in the city's parks, medians, street rights-of-way, or other similar areas as determined by the parks and recreation department.
 - Trees required by article VIII, landscape standards, of this Unified Development Code shall be permitted to be subtracted from the total mitigation balance if provided on site as part of the required landscaping.
- Alternative tree mitigation settlement agreements.** In certain cases, the city council—upon recommendation from the planning and zoning commission—may consider an alternative tree mitigation settlement agreement where, due to hardship, the applicant is unable to meet the requirements of this article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant. These funds will be deposited in the city's tree mitigation fund and will be used for planting trees in the city's parks, medians, street rights-of-way, or other similar areas as determined by the parks and recreation department.



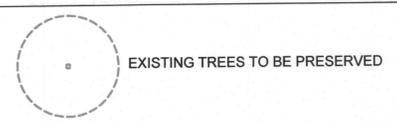
(3) 4" BALD CYPRESS TREES ON SITE LOOKING WEST



(3) 4" BALD CYPRESS TREES ON SITE LOOKING SOUTHWEST



A TREESCAPE PLAN

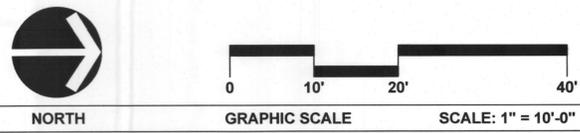


TREE PROTECTION SCHEDULE								
NO.	SCIENTIFIC NAME	COMMON NAME	TYPE	TRUNK	CALIPER	MITIGATION RATIO	ADJUSTED	RESULT
01	Taxodium distichum	Bald Cypress	PROTECTED	STANDARD	4"	1:1	4"	PROTECT
02	Taxodium distichum	Bald Cypress	PROTECTED	STANDARD	4"	1:1	4"	PROTECT
03	Taxodium distichum	Bald Cypress	PROTECTED	STANDARD	4"	1:1	4"	PROTECT
TOTAL CALIPER INCHES OF TREES TO BE PRESERVED:							12"	

The intent of this drawing is to show existing trees to be preserved or removed in order to develop the proposed project. Property owner will be responsible for any fees or penalties owed at the discretion of The City of Rockwall. Demolition contractor is responsible for ensuring all required permits and paperwork from the City of Rockwall are in place before beginning demolition.

Refer to The City of Rockwall - Article IX - TREE PRESERVATION
also The City of Rockwall - Article VIII - LANDSCAPE STANDARDS

B TREE PROTECTION SCHEDULE



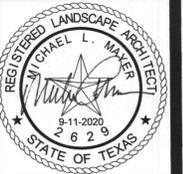
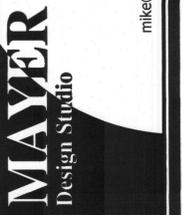
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WITNESS OUR HANDS, THIS 15 DAY OF September, 2020.
[Signature] PLANNING AND ZONING COMMISSION
[Signature] DIRECTOR OF PLANNING AND ZONING



OWNER/DEVELOPER:
LAWSON REAL ESTATE HOLDINGS, LLC
4509 ROWLETT RD.
ROWLETT, TX 75088
(972)475-0644

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

Landscape Architecture
TX #2629 NV #583
2617 Jasmine Lane
Plano, TX 75074
voice (702) 339-0825
mike@mayerdesignstudio.com



REVISIONS	DATE	BY

TREESCAPE PLAN

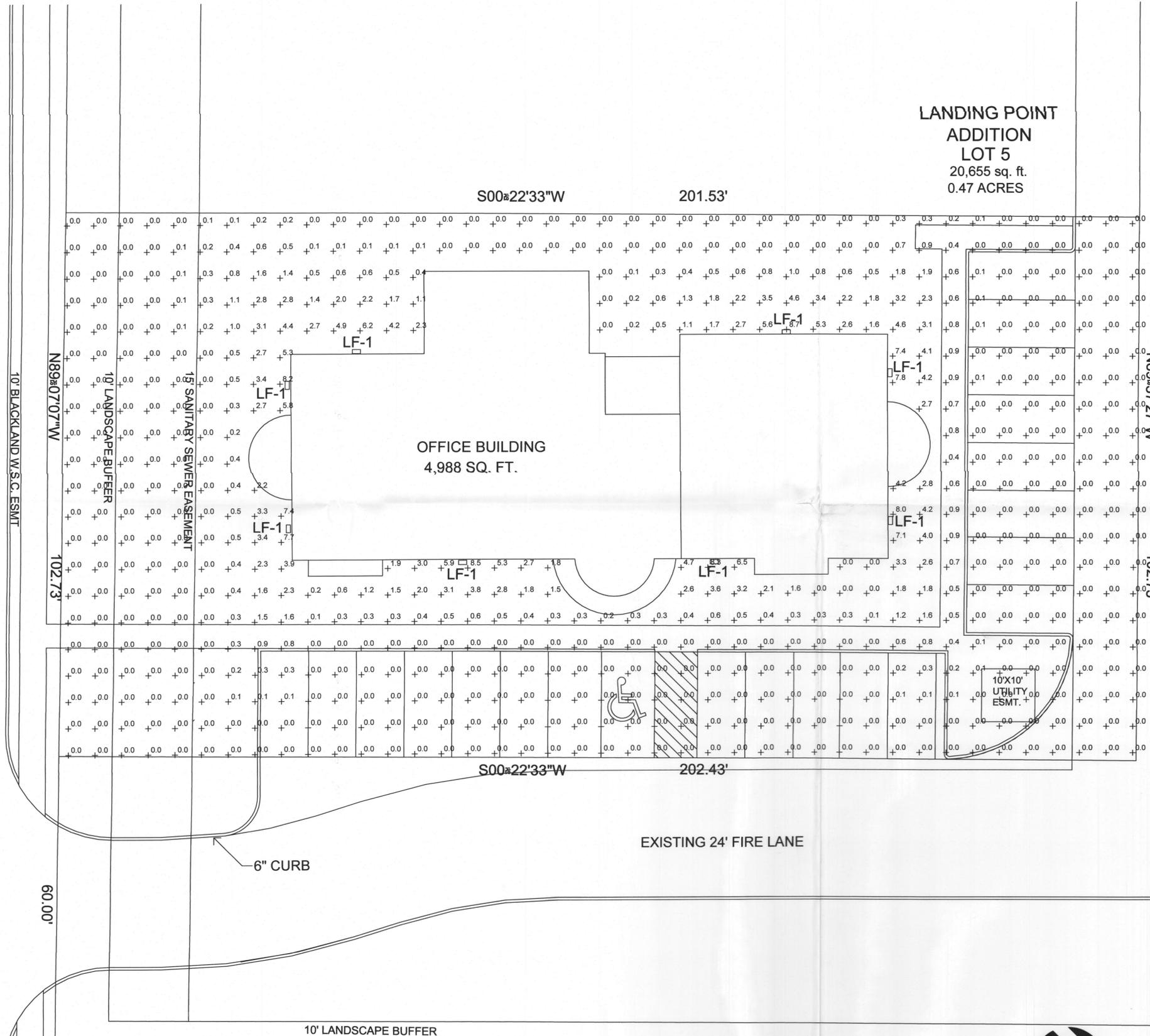
JOB:
Lawson Real Estate Holdings LLC
1507 AIRPORT ROAD
ROCKWALL, TX 75087

20-10-102
JOB#

DATE: SEPTEMBER 11, 2020

L1.1
SHEET

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



WSQ LED
Architectural Wall Sconce

Color: **LF-1**
Notes: **BLACK**
Type:

Specifications
Luminaire
Height: 9-3/8" (23.8 cm)
Width: 18" (45.7 cm)
Depth: 22.8" (58 cm)
Weight: 17 lbs (7.7 kg)

Optional Back Box (BBW)
Height: 4" (10.2 cm)
Width: 5-1/2" (14.0 cm)
Depth: 1-1/2" (3.8 cm)



Introduction

Classic Architectural Wall Sconce with the LED technology. Long-life, maintenance-free product with typical energy savings of 80% compared to metal halide versions. The integral battery backup option provides emergency egress lighting, without the use of a back-box or remote gear, so installations maintain their aesthetic integrity. The WSQ LED is ideal for replacing existing 50-250W metal halide wall-mounted products. The expected service life is 20+ years of nighttime use.

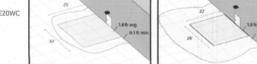
Ordering Information

EXAMPLE: WSQ LED P2 40K SR3 MVOLT DDBTXD

Series	Performance Package	Color Temperature	Distribution	Voltage	Mounting	Options	Finish (Optional)
WSQ LED	P1	30K	SR2 type II	MVOLT 1	Shipped included	PE Photometric coil, button type ^{1,2}	DOBK Dark bronze
	P2	40K	SR3 type III	120	Shipped separately ³	SF Single fuse (1.20, 2.7, 3.47V) ⁴	DBLK Black
	P3	50K	SR4 type IV	208	Shipped separately ³	DF Double fuse (2.08, 3.47, 4.80V) ⁴	DNALD Natural aluminum
	P4			240	BBW Surface-mounted back box	DMG 0-10v dimming (wired or pulled outside fixture for use with an external control, ordered separately)	DNWHD White
				277		E10WH Emergency battery backup, Certified in CA Title 20 MADESS (18V, -20°C)	DNBDO Textured black
				347		E10WH Emergency battery backup, Certified in CA Title 20 MADESS (18V, -20°C)	DNBRO Textured bronze
				480		E10WH Emergency battery backup, Certified in CA Title 20 MADESS (18V, -20°C)	DNBLD Textured natural aluminum
						WU Wet location door for up orientation ⁵	DNWHD Textured white
						DS Dual switching ⁶	DNWHD Textured white
						SPD Surge Spike Protection ⁷	DNWHD Textured white
						Shipped separately	DNWHD Textured white
						VG Vandal guard	DNWHD Textured white
						WG Wire guard	DNWHD Textured white

Emergency Battery Operation

The emergency battery backup (E20WC & E10WH optional) is integral to the luminaire - no external housing required! The design provides reliable emergency operation while maintaining the aesthetics of the product. All E20WC & E10WH configurations include an independent secondary driver with an integral relay to immediately direct AC power flow.
The emergency battery will power the luminaire for a minimum duration of 90 minutes (maximum duration of three hours) from the time supply power is lost, per IFC 907.2.1.2.1. Provided luminaires are mounted at an appropriate height and illuminate an open space with no major obstructions.
The examples below show illuminance of 1 fc average and 0.1 fc minimum of the P1 power package Type IV product in emergency mode.



Commercial Outdoor One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-7378 • www.lithonia.com
© 2011-2019 Acuity Brands Lighting, Inc. All rights reserved. WSQ LED Rev. 04/22/19

APPROVED:

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WITNESS OUR HANDS, THIS 15 DAY OF September, 2020

[Signature] PLANNING AND ZONING COMMISSION
[Signature] DIRECTOR OF PLANNING AND ZONING

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OFFICE (1:300 S.F.)	4,988 S.F.	
PARKING PROVIDED	21	
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PHOTOMETRIC PLAN

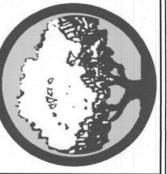
SCALE: 1"=10'
0 10' 20'

OWNER/DEVELOPER:
LAWSON REAL ESTATE HOLDINGS, LLC
4509 ROWLETT RD.
ROWLETT, TX 75088
(972)475-0644

ARCHITECT/PLANNER:
ARCHITECTONICS TEXAS, LLC
ROSS RAMSAY
(214)356-5306
2235 RIDGE RD. STE 201
ROCKWALL, TEXAS 75087



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



DATE	REVISIONS/ISSUE

PROJECT NAME AND ADDRESS:
LAWSON REAL ESTATE HOLDINGS, LLC
1507 AIRPORT RD.
ROCKWALL, TX 75087
LANDING POINT ADDITION

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	09/08/2020
SCALE	
SHEET NO.	of

DRAWING NAME:
PHOTOMETRIC PLAN

P1.0

SP2020-022

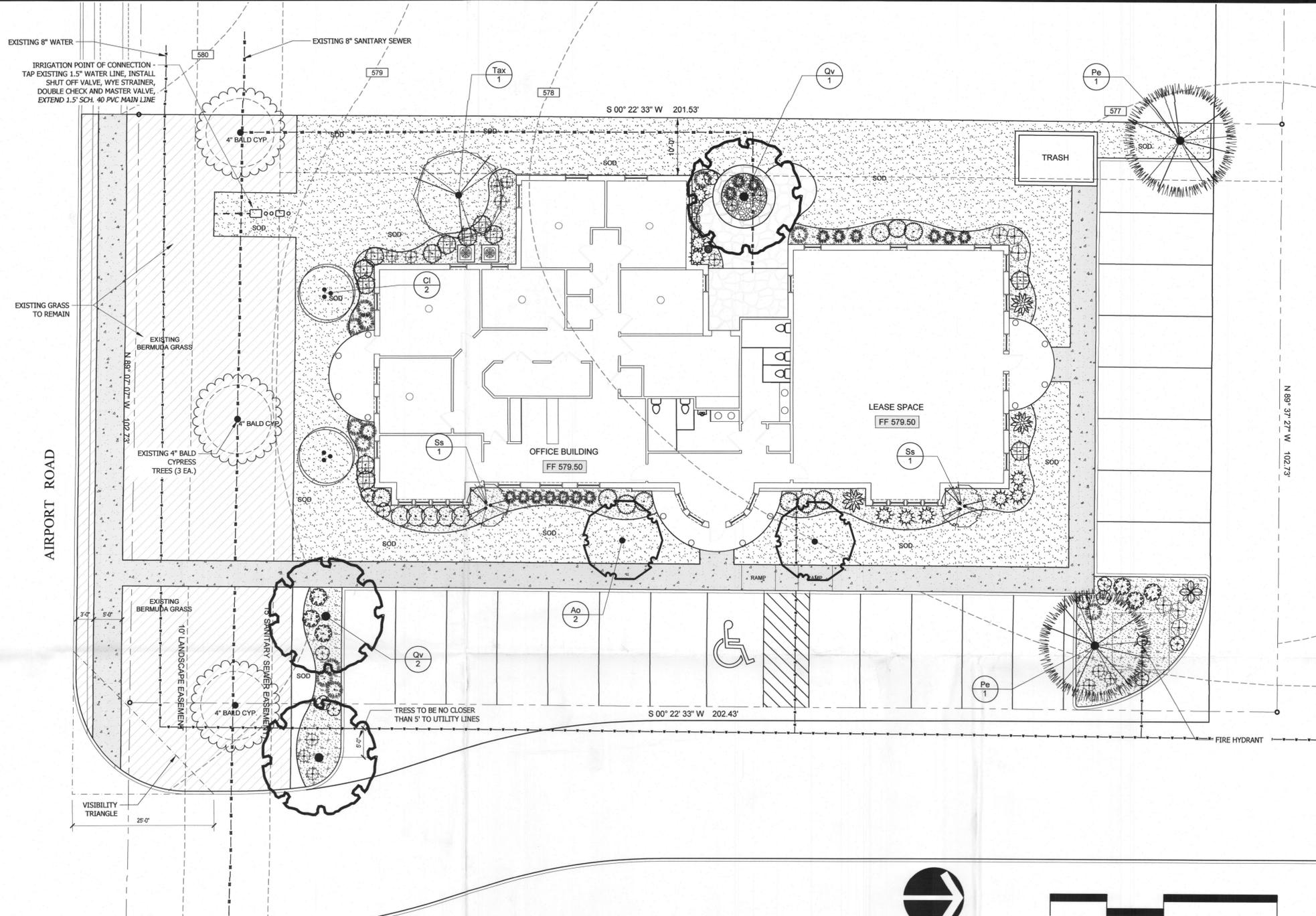
PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	Ao	Acer rubrum 'October Glory' / Red Maple 4" cal. * ROCKWALL APPROVED TREE	B & B	2
	Cl	Chilopsis l 'Lucretia Hamilton' / Desert Willow 3" cal. * ROCKWALL APPROVED TREE	B & B	2
	Pe	Pinus eldarica / Afghan Pine 6" cal. * ROCKWALL APPROVED TREE	B & B	2
	Qv	Quercus virginiana / Southern Live Oak 6" cal. * ROCKWALL APPROVED TREE	B & B	3
	Ss	Sophora secundiflora / Texas Mountain Laurel 2" cal.	20" Box	2
	Tax	Taxodium distichum / Bald Cypress 4" cal. * ROCKWALL APPROVED TREE	B & B	1
	T-E	Taxodium distichum / Bald Cypress 4" cal existing trees planted by City of Rockwall	Existing	3
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Hp	Hesperaloe parviflora / Red Yucca * ROCKWALL APPROVED PLANT	3 gal	12
	Lm	Lantana montevidensis 'New Gold' / Gold Lantana	1 gal	11
	Lg	Leucophyllum frutescens 'Green Cloud' / Texas Ranger * ROCKWALL APPROVED PLANT	3 gal	12
	Ls	Ligustrum sinense 'Sunshine' / Sunshine Ligustrum	3 gal	5
	Lp	Loropetalum chinense 'Purple Diamond' / Fringe Flower * ROCKWALL APPROVED PLANT	3 gal	10
	Msc	Mahonia 'Soft Caress' / Soft Caress Mahonia	3 gal	3
	Ma	Miscanthus sinensis 'Adagio' / Dwarf Maiden Grass * ROCKWALL APPROVED PLANT	3 gal	6
	Mr	Muhlenbergia capillaris / Muhly Grass * ROCKWALL APPROVED PLANT	3 gal	9
	Ph	Pennisetum a. 'Hamelin' / Dwarf Fountain Grass * ROCKWALL APPROVED PLANT	3 gal	16
	Rop	Rosmarinus officinalis 'Prostratus' / Trailing Rosemary * ROCKWALL APPROVED PLANT	3 gal	6
	Sg	Salvia greggii 'Pink' / Pink Autumn Sage	3 gal	14
	Yp	Yucca pendula / Soft Leaf Yucca * ROCKWALL APPROVED PLANT	3 gal	3
CACTI	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Af	Agave ovatifolia 'Frosty Blue' / Whale's Tongue Agave	5 gal	1
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	Crr	Colorado River Rock / 3" to 6"	6" deep	50 sf
	Ch	Cynodon dactylon '419 Hybrid' / Bermuda Grass * ROCKWALL APPROVED PLANT	sod	4,044 sf
	Tb	Tejas Black / 5/8"	2" deep	1,553 sf

ALL TREES IN GRASS TO HAVE A 4' DIA. MULCH RING

GENERAL LANDSCAPE NOTES:

- INSTALLING LANDSCAPE CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
- FINISH GRADE TO BE 9" BELOW FINISH FLOOR. SLOPE GRADE AT 2% MINIMUM AWAY FROM BUILDING.
- REFER TO CIVIL GRADING PLAN FOR ADDITIONAL GRADING AND DRAINAGE INFORMATION.
- CONTRACTOR TO FIELD VERIFY ALL UTILITY LINES, EASEMENTS, SETBACKS, GRADES, HARDSCAPE AND PLANTING ELEMENTS PRIOR TO INSTALLATION. CONTRACTOR TO LAYOUT ALL PLANTING MATERIALS PRIOR TO INSTALLATION TO IDENTIFY ANY CONFLICTS WITH UTILITIES, EASEMENTS OR OTHER EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITY LINES OR ANY OTHER DAMAGE DONE TO THE SITE. CONTRACTOR TO CONTACT TEXAS 811 AT LEAST 48 HOURS IN ADVANCE OF ANY EXCAVATION ON SITE.
- CONTRACTOR TO FOLLOW ANY AND ALL APPLICABLE RULES, REGULATIONS, CODES AND ORDINANCES.
- CONTRACTOR RESPONSIBLE FOR PULLING ALL APPLICABLE PERMITS FOR WORK DONE ON SITE.
- CONTRACTOR TO VERIFY ALL QUANTITIES ON THE LANDSCAPE PLANS. ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.
- CONTRACTOR RESPONSIBLE FOR PROVIDING AND MAINTAINING A SAFE WORK ENVIRONMENT. CHECK WITH GENERAL CONTRACTOR REGARDING JOB SITE RULES AND REGULATIONS.
- TREE PLANTING AREAS ARE TO PROVIDE A MINIMUM OF 12" OF FRIABLE NATIVE SOIL MEETING THE REQUIREMENTS OF THE PLANTING NOTES AND SPECIFICATIONS.
- CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH OTHER TRADES AT THE DIRECTION OF THE GENERAL CONTRACTOR.
- UPON REASONABLE COMPLETION OF THE SCOPE OF WORK, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY WHEEL RUTS, SETTLING FORM SOIL AMENDMENT, EROSION OR OTHER COSMETIC LANDSCAPE SITE ELEMENTS PENDING APPROVAL BY GENERAL CONTRACTOR.
- CONTRACTOR TO PROVIDE PHOTOS OF ALL NURSERY STOCK AT LEAST 1 MONTH PRIOR TO PURCHASE FOR APPROVAL BY OWNER'S REPRESENTATIVE.
- CONTRACTOR TO PROVIDE A 1 YEAR WARRANTY FOR ALL PLANT MATERIAL AFTER FINAL ACCEPTANCE OF LANDSCAPE BY OWNER'S REPRESENTATIVE.



A PLANTING PLAN

THE IRRIGATION SYSTEM FOR THIS PROJECT IS TO CONSIST OF A 8 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 ROCKWALL STANDARD IRRIGATION REQUIREMENTS.

ZONING: COMMERCIAL

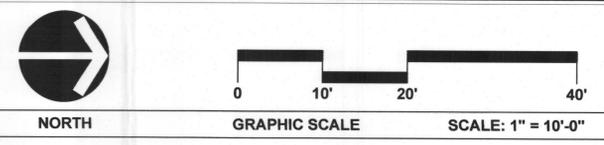
REQUIRED PLANTINGS

A. STREET TREES:
1 TREE FOR EVERY 50 L.F. OF FRONTAGE
 Airport Road - 102.73 / 50 = 2.05 **2 TREES REQUIRED**
(3) EXISTING 4" TREES PROVIDED

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

SITE SUMMARY - COMMERCIAL ZONING

DESCRIPTION	AREA	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	



APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 15 DAY OF September, 2020.

WITNESS OUR HANDS, THIS 15 DAY OF September, 2020.

[Signature] PLANNING AND ZONING COMMISSION
[Signature] DIRECTOR OF PLANNING AND ZONING



OWNER/DEVELOPER:
 LAWSON REAL ESTATE HOLDINGS, LLC
 4509 ROWLETT RD.
 ROWLETT, TX 75088
 (972)475-0644

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

MAYER Design Studio
 Landscape Architecture
 TX #2629 NV #583
 2617 Jasmine Lane
 Plano, TX 75074
 voice (702) 339-0825
 mike@mayerdesignstudio.com



REVISIONS

NO.	DATE	BY

PLANTING PLAN

JOB:
 Lawson Real Estate Holdings LLC
 1507 AIRPORT ROAD
 ROCKWALL, TX 75087

20-10-102
 DATE: SEPTEMBER 11, 2020



September 18, 2020

TO: Lawson Real Estate Holdings, LLC
Kevin Lawson
4509 Rowlett Road
Rowlett, TX 75088

FROM: David Gonzales, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: SP2020-022; *Site Plan for an Office Building at 1507 Airport Road*

Kevin Lawson:

This letter serves to notify you that the above referenced site plan case, that you submitted for consideration by the City of Rockwall, was approved by the Planning and Zoning Commission on September 15, 2020. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

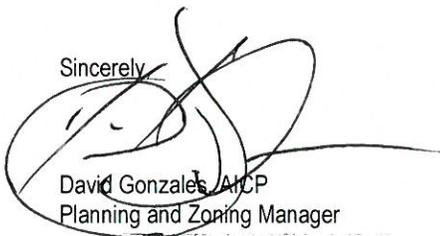
- (1) All comments provided by the Planning, Engineering, and Fire Department must be addressed prior to the submittal of a building permit; and,
- (2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), 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 September 15, 2020, the Planning and Zoning Commission approved a motion to approve the site plan with the conditions of approval by a vote of 6-0, with Commissioner Conway absent.

Prior to submitting your civil engineering plans to the Engineering Department, you will need to submit bonded and digital copies of the site plan showing that all outstanding comments have been addressed. Please note that site plans that have not been completed within two (2) years of the final approval date shall be deemed to have expired. An extension may be granted by the Planning and Zoning Commission upon submission of a written request at least 90-days prior to the expiration date. Should you have any questions or concerns regarding your site plan or the site plan process, please feel free to contact me a (972) 771-7745.

Sincerely,



David Gonzales, AICP
Planning and Zoning Manager