



# PLANNING AND ZONING CASE CHECKLIST

City of Rockwall

Planning and Zoning Department

385 S. Goliad Street

Rockwall, Texas 75087

P&Z CASE # SP2021-014 P&Z DATE 06/15/21 CC DATE \_\_\_\_\_ 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. SP2021-014

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

### Site Plan Application Fees:

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

### Zoning Application Fees:

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

### Other Application Fees:

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

### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 108 SAINT MARY STREET

Subdivision H.W. BOYSTON Addition, Vol. 3024 pg 225 Lot - Block -

General Location SEC. GOLIAD & ST. MARY

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

Current Zoning RESIDENTIAL / COMMERCIAL Current Use N/A

Proposed Zoning SAME Proposed Use OFFICE

Acreage 0.50 AC. Lots [Current] 1 Lots [Proposed] 1

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

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

☒ Owner T & C MAIN STREET HOLDING, LLC.

☐ Applicant CARROLL ARCHITECTS, INC

Contact Person CHUCK VICKERS

Contact Person JEFF CARROLL

Address 2475 RIDGING CLUB RD

Address 750 E. INTERSTATE 30  
# 110

City, State & Zip ROCKWALL TX 75087

City, State & Zip ROCKWALL, TX

Phone 214. 793. 9794

Phone 214. 632. 1762

E-Mail CASENCHI@gmail.com

E-Mail JCARROLLARCH.com

## NOTARY VERIFICATION [REQUIRED]

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

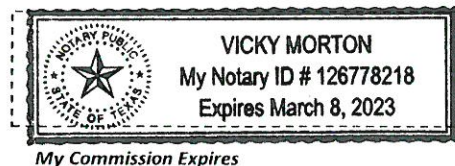
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 100.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 14 day of May, 20 21. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 14 day of May, 20 21

Owner's Signature

*Jeff Carroll*

Notary Public in and for the State of Texas







# DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

## PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

☐ PLAT TYPE.

- ☐ MINOR/AMENDING PLAT.
- ☐ MASTER PLAT.
- ☐ PRELIMINARY PLAT.
- ☐ FINAL PLAT.
- ☐ REPLAT.
- ☐ VACATION PLAT.

Staff requires four (4), 18" x 24" copies be submitted at the time the application is submitted. See *Folding Requirements* in this development packet.

☐ DIGITAL COPY OF THE PLAT. The following is required with all plat submittals:

- ☐ ONE (1) PDF COPY OF THE PLAT
- ☐ ONE (1) SURVEY BOUNDARY CLOSURE REPORT.

\* AFTER APPROVAL STAFF WILL REQUIRE ONE (1) AUTOCAD/ESRI (DWG, DXF, OR SHP FILE FORMAT) FILE

- ☐ TREESCAPE PLAN [IF APPLICABLE].
- ☐ LANDSCAPE PLAN [IF APPLICABLE].
- ☐ APPLICATION AND APPLICATION FEE.

## SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

☐ PLAN SET. A plan set is composed of the following items:

- ☒ SITE PLAN.
- ☒ LANDSCAPE PLAN.
- ☐ TREESCAPE PLAN. N/A
- ☐ PHOTOMETRIC PLAN. N/A
- ☒ BUILDING ELEVATIONS.

✓ Staff requires the submittal of four (4) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" Tri-Fold with the project title or identifier facing out.

☐ BUILDING MATERIAL SAMPLE BOARD. See the *Material Sample Board Design Guidelines* in this development packet.

N/A ☐ VARIANCE REQUEST LETTER. The letter must indicate the variance being requested, the reason for the variance, and the two (2) required compensatory measures being offered to off-set the variance in accordance with the requirements of the UDC.

☐ APPLICATION AND APPLICATION FEE.

## ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

☐ LEGAL DESCRIPTION. A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.

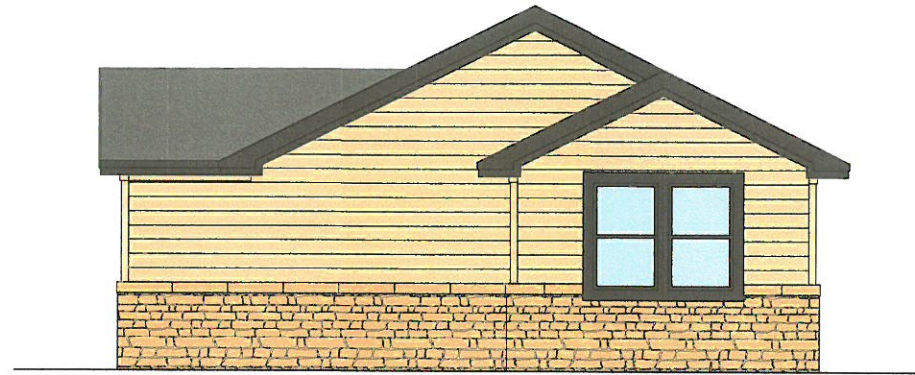
☐ ZONING EXHIBIT OR CONCEPT PLAN. A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires four (4), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*

☐ LETTER OF EXPLANATION. A letter from the applicant or property owner explaining the purpose of the zoning application.

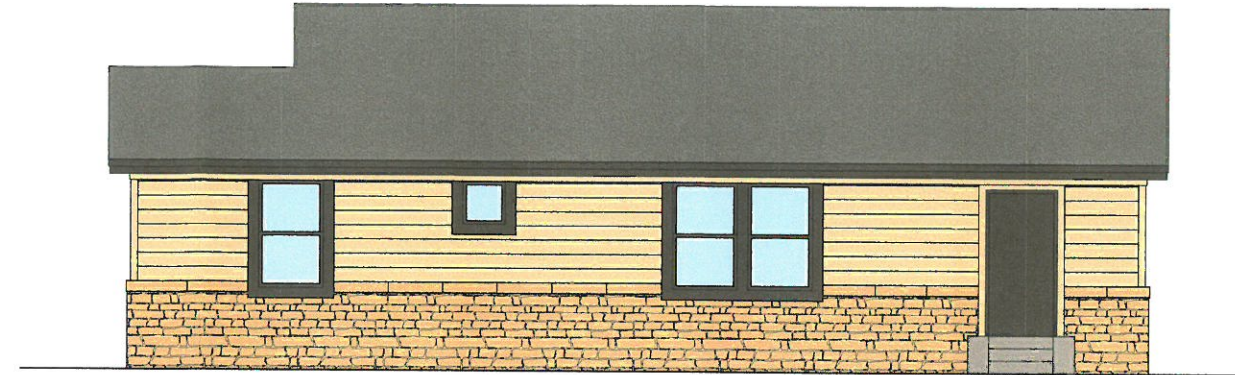
☐ APPLICATION AND APPLICATION FEE.

IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. INCOMPLETE APPLICATION PACKAGES WILL NOT BE ACCEPTED BY STAFF AND WILL BE RETURNED TO APPLICANTS. DUE TO THE PASSAGE OF HB3167, APPLICATIONS AND APPLICATION PACKAGES WILL ONLY BE ACCEPTED ON THE SUBMITTAL DATE AND EARLY AND/OR LATE APPLICATIONS WILL BE RETURNED.

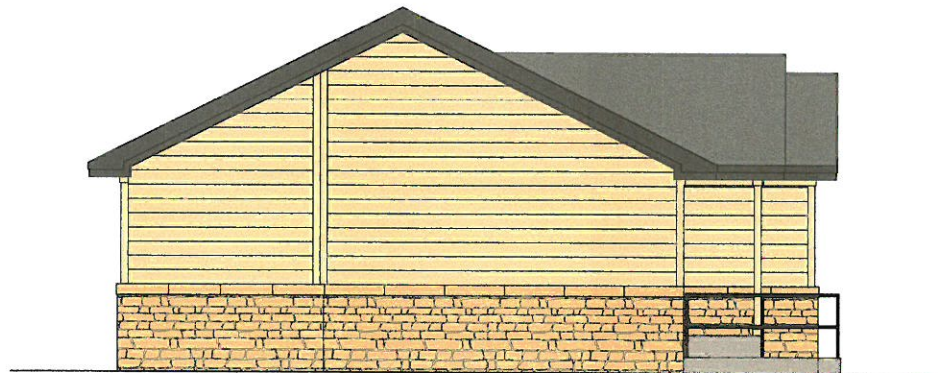




**4 RIGHT SIDE ELEVATION**  
SCALE: 1/4"=1'-0"



**3 BACK ELEVATION**  
SCALE: 1/4"=1'-0"



2 LEFT SIDE ELEVATION  
SCALE: 1/4"=1'-0"



1 FRONT ELEVATION  
SCALE: 1/4"=1'-0"

ISSUE:

OWNER REVIEW 7-13-2018

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INTERIOR REMODEL FOR  
**PROFESSIONAL OFFICES**  
108 Saint Mary Street  
Rockwall, Texas 75087

VICKERS  
CONSTRUCTION

Chuck Vickers  
214.793.9794



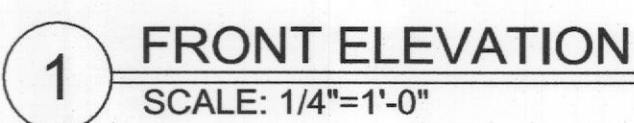
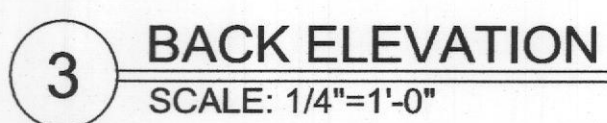
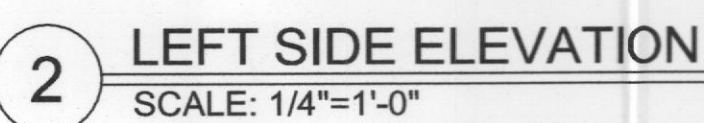
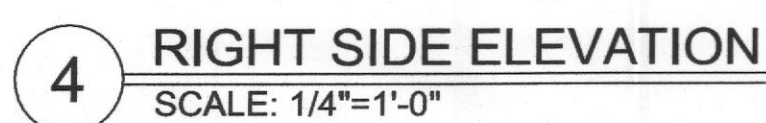
750 E. Interstate 30  
Suite 110  
Rockwall, TX 75087  
t: 972-732-6085  
f: 972-732-8058

## ELEVATIONS

DATE: JULY 2018  
PROJECT NO: 2018009  
DRAWN BY:  
CHECKED BY:

SP2021-014





- |  |   |
|--|---|
| <p><b>108 Saint Marys Street</b></p> <p><u>LEGAL DESCRIPTION AND OR ADDRESS:</u></p> <p><b>H.W. Boydston Addition</b><br/> <b>Rockwall, Texas</b><br/> <b>Volume 3024, Page 225 of</b><br/> <b>Deed Records of Rockwall County, Texas</b><br/> <b>0.51 Acres</b></p> |   |
| <p><b>Chuck Vickers</b><br/> <b>2475 Riding Club Rd.</b><br/> <b>Rockwall, TX 75087</b></p>  | <p><u>OWNER</u></p>   |
| <p><u>APPLICANT</u></p>  |   |
| <p><b>Carroll Architects, INC</b><br/> <b>750 E. Interstate 30 #110</b><br/> <b>Rockwall, TX 75087</b><br/> <b>Ph: 972-732-6085</b></p>  | <p><b>Email: <a href="mailto:jc@carrollarch.com">jc@carrollarch.com</a></b></p> |
| <p><u>CASE NUMBER</u><br/> <b>SP2019-002</b></p>   |   |

INTERIOR REMODEL FOR  
**PROFESSIONAL OFFICES**  
108 Saint Mary Street  
Rockwall, Texas 75087

VICKERS  
CONSTRUCTION

Chuck Vickers  
214.793.9794



750 E. Interstate 30  
Suite 110  
Rockwall, TX 75087  
t: 972-732-6085  
f: 972-732-8058

ISSUE: \_\_\_\_\_ OWNER REVIEW: 01-17-2018

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DATE: JULY 2018

PROJECT NO: 2018009

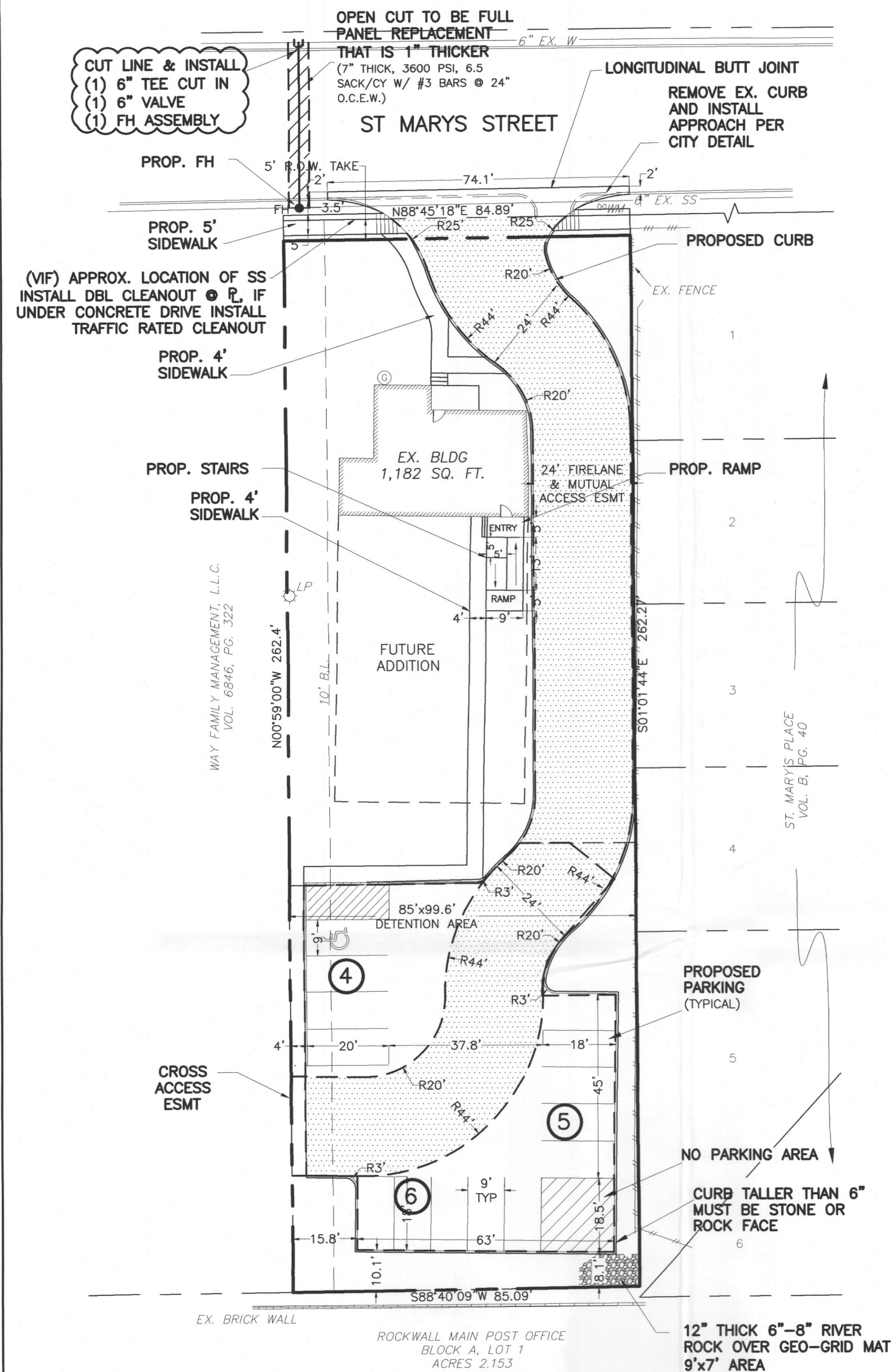
DRAWN BY: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

SHEET NO: **A5**

A501





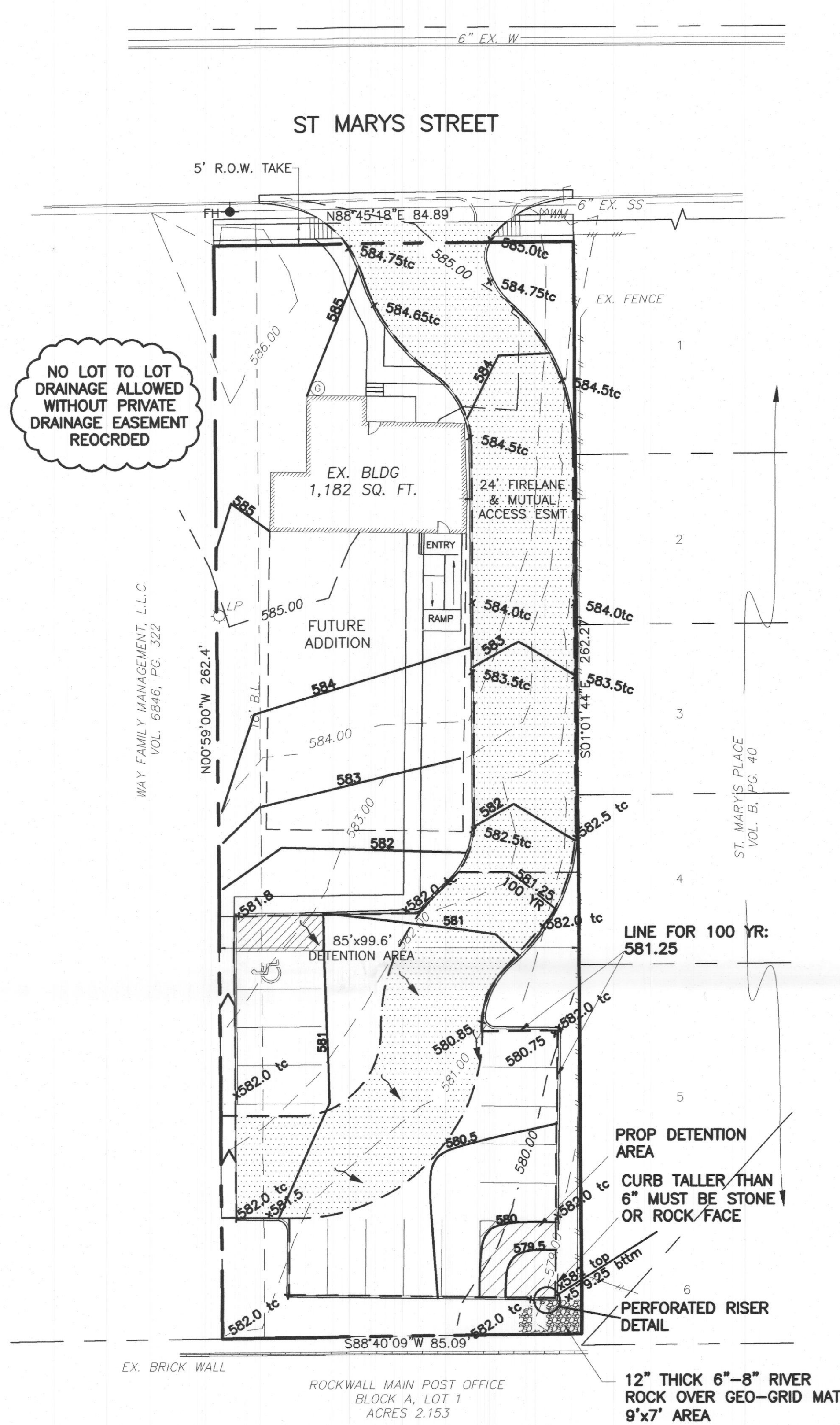
**SITE PLAN**  
 SCALE: 1" = 20'

**WARNING:**  
 PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

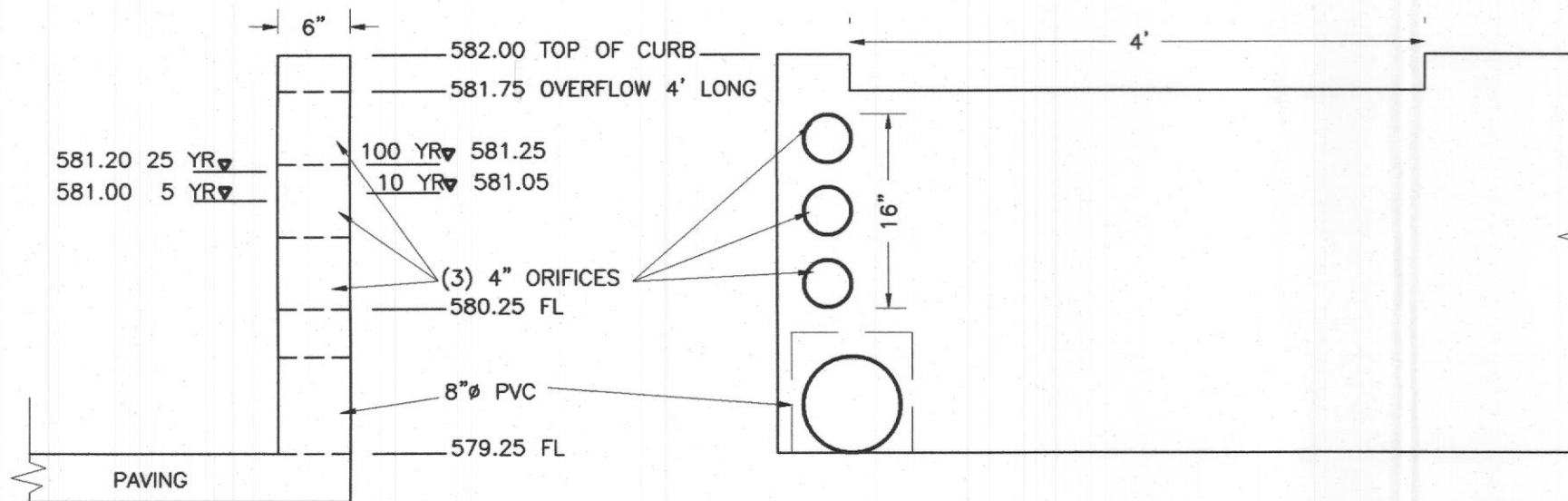
**NOTE:**  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

**\*\* NOTICE TO CONTRACTORS \*\***

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY RHODES SURVEYING OF GARLAND, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (PS&E), WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.



**GRADING PLAN**  
 SCALE: 1" = 20'



- NOTES:**
- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 4th EDITION.
  - 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS.
  - 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
  - 4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - 5) ALL SPOT GRADE ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
  - 6) ALL LINES UNDER BUILDING MUST BE TESTED WITH AIR OR WATER TO ENSURE THAT SOIL WILL NOT SEEP INTO PIPE AND RODE THE SOIL UNDER THE FOUNDATION.
  - 7) NO PERMANENT STRUCTURES (INCLUDING LIGHT POLES AND INLETS) MAY BE PLACED WITHIN A PUBLIC UTILITY EASEMENT.
  - 8) NO PART OF THE WALL (FOOTINGS, TIE BACKS, ETC) CAN BE OFF-SITE IN EASEMENTS, OR IN RIGHT OF WAY.

- PAVING NOTES:**
- 1) APPROACHES AND FIRELANE TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER, (O.C.)
  - 2) ALL NON-FIRELANE PAVING CAN BE 6" THICK, 3000 psi, 6 SACK MIX, REINFORCED WITH #4 BARS @ 18" O.C.
  - 3) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +4% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
  - 4) SIDEWALK TO BE 4" THICK CONCRETE #3 @ 24" O.C.E.W., 3000 psi, 5.5 SACK MIX IN R.O.W.
  - 5) NO SAND UNDER PAVING.

**!!!! CAUTION !!!!**  
 CALL 811 TO LOCATE UNDERGROUND LINES  
 48 HRS PRIOR TO CONSTRUCTION

**SITE DATA:**

**LOT AREA:**  
 0.51 Acres, 22,278.6 Sq. Ft.

**EX. BUILDING AREA:**  
 1,182 sq.ft.

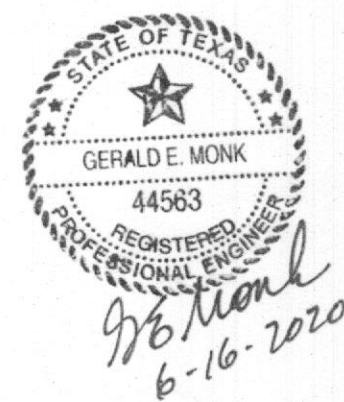
**PROPOSED USE:**  
 Office

**IMPERVIOUS AREA (including buildings):**  
 12,632 sq.ft.

**PARKING:**  
 Required: (1 space/300) = 4  
 Provided:  
 Standard = 14  
 Handicapped = 1  
 Total Provided = 15

**LANDSCAPE AREA:**  
 Required: (10%) 2,227.9 sq.ft.  
 Provided: 9646.6 sq.ft.

**ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.**



**CASE #: SP2019-002**

**SITE & GRADING PLAN**

**108 SAINT MARY STREET**

City of Rockwall, Rockwall County, Texas 75087

OWNER:

**CHUCK VICKERS**  
 CASENCHI@GMAIL.COM  
 214-793-9794

prepared by:

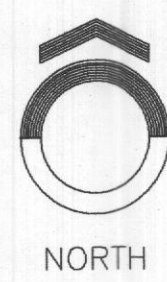
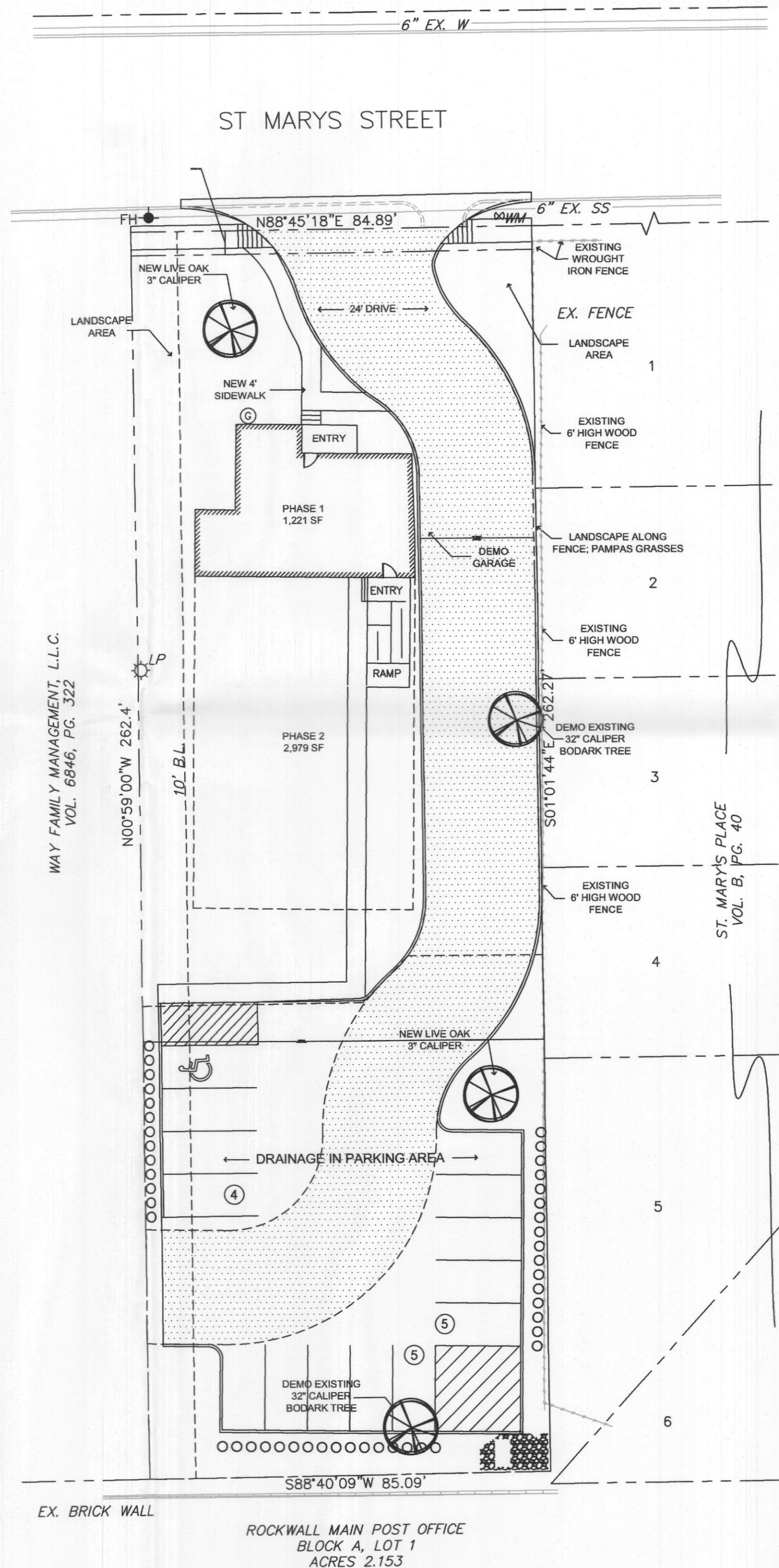
**MONK CONSULTING ENGINEERS, INC.**  
 1200 W. State Street, Garland Texas 75040  
 972 272-1763 Fax 972 272-8761

REG NO.: F-2567  
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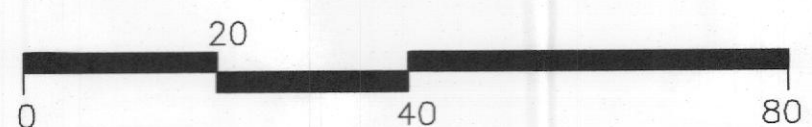
date: 6/16/20 scale: 1" = 20' sheet: **C101**

SP2021-014





1 SITE PLAN  
SCALE: 1:20



SITE DATA TABLE		
SITE AREA	0.51 ACRES (22,279 SF)	
ZONING	RO - RESIDENTIAL OFFICE	
PROPOSED USE	PROFESSIONAL OFFICE	
EXISTING BUILDING AREA-TOTAL AREA:	1,423 SF	
PROPOSED BUILDING AREA-TOTAL AREA:	PHASE 1 1,221 SF	PHASE 2 2,976 SF
LOT COVERAGE	5.48%	18.85%
FLOOR TO AREA RATIO	0.0548 : 1	0.1885 : 1
BUILDING HEIGHT	30 ft. MAX	30 ft. MAX

PARKING TABLE		
PROPOSED PARKING-TOTAL PARKING:	PHASE 1 1:300 = 5 SPACES	PHASE 2 1:300 = 7 SPACES
PARKING REQUIRED	4 (1 ADA)	10
PARKING PROVIDED	14 (1 ADA)	

- NOTE:
- Photometric plan N/A. There will be no site lighting on this project.
  - This property will not be subdivided.

LANDSCAPE TABULATION			
PHASE 1			
Gross Area	(0.51 acres)	=	22,279 S.F.
Required Landscape Area	- 10% of 22,279 S.F.	=	2,228 S.F.
Provided Landscape Area	- 39% of 22,279 S.F.	=	8,782 S.F.
PHASE 2			
Gross Area	(0.51 acres)	=	22,279 S.F.
Required Landscape Area	- 10% of 22,279 S.F.	=	2,228 S.F.
Provided Landscape Area	- 27% of 22,279 S.F.	=	6,114 S.F.

DESCRIPTION OF NEW LANDSCAPE AREA MATERIAL		QTY
Frontage 60 LF (NIC DRIVES) = 1 tree - Live Oak, 4" caliper (canopy)		1
Parking 1 tree per 80' radius - 1 tree - Live Oak 4" caliper		1
	Total	2
Shrubs for headlight screening. At planting should be 24" tall 36" O.C.		

**108 Saint Mary Street**  
LEGAL DESCRIPTION AND OR ADDRESS:  
**H.W. Boydston Addition**  
Rockwall, Texas  
Volume 3024, Page 225 of  
Deed Records of Rockwall County, Texas  
0.51 Acres

**OWNER**  
Chuck Vickers  
2475 Riding Club Rd.  
Rockwall, TX 75087

**APPLICANT**  
Carroll Architects, INC  
750 E. Interstate 30 #110  
Rockwall, TX 75087  
Ph: 972-732-6085 Email: [jo@carrollarch.com](mailto:jo@carrollarch.com)

**CASE NUMBER**  
SP2019-002

OWNER REVIEW:	
CITY SUBMITTAL	01-17-2018
REVISED SUBMITTAL	02-08-2019
REVISED	05-22-2020
REVISED	06-22-2020

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INTERIOR REMODEL FOR  
**PROFESSIONAL OFFICES**  
108 Saint Mary Street  
Rockwall, Texas 75087

**VICKERS  
CONSTRUCTION**

Chuck Vickers  
214.793.9794



750 E. Interstate 30  
Suite 110 TX 75087  
Rockwall, Texas  
P: 972-732-6085  
F: 972-732-8058

**LANDSCAPE  
PLAN**

DATE: JULY 2018 SHEET NO:  
PROJECT NO: 2018009  
DRAWN BY: LP1  
CHECKED BY:





# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2021-014

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CITY ENGINEER:

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

### Site Plan Application Fees:

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

### Zoning Application Fees:

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

### Other Application Fees:

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

### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 108 SAINT MARY STREET

Subdivision H.W. BOYSTON Addition, Vol. 3024 pg 225 Lot - Block -

General Location SEC. GOLIAD & ST. MARY

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

Current Zoning RESIDENTIAL / COMMERCIAL Current Use N/A

Proposed Zoning SAME Proposed Use OFFICE

Acreage 0.50 AC. Lots [Current] 1 Lots [Proposed] 1

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

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

☒ Owner T & C MAIN STREET HOLDING, LLC.

☐ Applicant CARROLL ARCHITECTS, INC

Contact Person CHUCK VICKERS

Contact Person JEFF CARROLL

Address 2475 RIDGING CLUB RD

Address 750 E. INTERSTATE 30  
# 110

City, State & Zip ROCKWALL TX 75087

City, State & Zip ROCKWALL, TX

Phone 214. 793. 9794

Phone 214. 632. 1762

E-Mail CASENCHI@gmail.com

E-Mail JCARROLLARCH.com

## NOTARY VERIFICATION [REQUIRED]

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

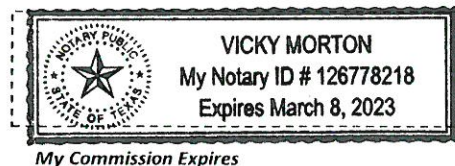
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 100.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 14 day of May, 20 21. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 14 day of May, 20 21

Owner's Signature

*Jeff Carroll*

Notary Public in and for the State of Texas



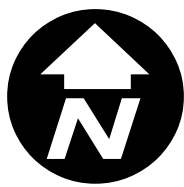




## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.







# DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

## PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

☐ PLAT TYPE.

- ☐ MINOR/AMENDING PLAT.
- ☐ MASTER PLAT.
- ☐ PRELIMINARY PLAT.
- ☐ FINAL PLAT.
- ☐ REPLAT.
- ☐ VACATION PLAT.

Staff requires four (4), 18" x 24" copies be submitted at the time the application is submitted. See *Folding Requirements* in this development packet.

☐ DIGITAL COPY OF THE PLAT. The following is required with all plat submittals:

- ☐ ONE (1) PDF COPY OF THE PLAT
- ☐ ONE (1) SURVEY BOUNDARY CLOSURE REPORT.

\* AFTER APPROVAL STAFF WILL REQUIRE ONE (1) AUTOCAD/ESRI (DWG, DXF, OR SHP FILE FORMAT) FILE

- ☐ TREESCAPE PLAN [IF APPLICABLE].
- ☐ LANDSCAPE PLAN [IF APPLICABLE].
- ☐ APPLICATION AND APPLICATION FEE.

## SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

☐ PLAN SET. A plan set is composed of the following items:

- ☒ SITE PLAN.
- ☒ LANDSCAPE PLAN.
- ☐ TREESCAPE PLAN. N/A
- ☐ PHOTOMETRIC PLAN. N/A
- ☒ BUILDING ELEVATIONS.

✓ Staff requires the submittal of four (4) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" Tri-Fold with the project title or identifier facing out.

☐ BUILDING MATERIAL SAMPLE BOARD. See the *Material Sample Board Design Guidelines* in this development packet.

N/A ☐ VARIANCE REQUEST LETTER. The letter must indicate the variance being requested, the reason for the variance, and the two (2) required compensatory measures being offered to off-set the variance in accordance with the requirements of the UDC.

☐ APPLICATION AND APPLICATION FEE.

## ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

☐ LEGAL DESCRIPTION. A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.

☐ ZONING EXHIBIT OR CONCEPT PLAN. A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires four (4), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*

☐ LETTER OF EXPLANATION. A letter from the applicant or property owner explaining the purpose of the zoning application.

☐ APPLICATION AND APPLICATION FEE.

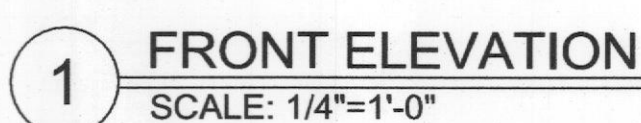
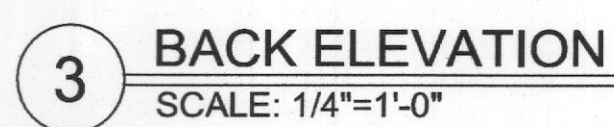
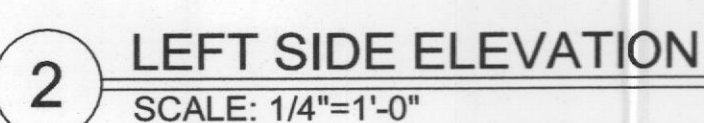
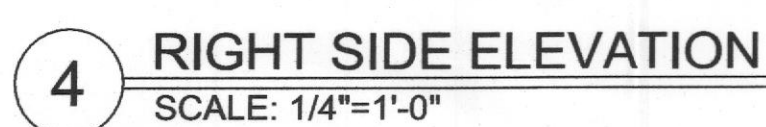
IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. INCOMPLETE APPLICATION PACKAGES WILL NOT BE ACCEPTED BY STAFF AND WILL BE RETURNED TO APPLICANTS. DUE TO THE PASSAGE OF HB3167, APPLICATIONS AND APPLICATION PACKAGES WILL ONLY BE ACCEPTED ON THE SUBMITTAL DATE AND EARLY AND/OR LATE APPLICATIONS WILL BE RETURNED.





SP2021-014





1. New siding applied to all 4 elevations.
2. New stone cap / wainscot applied to all 4 elevations
3. New insulated windows applied to all 4 elevations.

<p><b>108 Saint Marys Street</b></p> <p><u>LEGAL DESCRIPTION AND OR ADDRESS:</u></p> <p><b>H.W. Boydston Addition Rockwall, Texas Volume 3024, Page 225 of Deed Records of Rockwall County, Texas 0.51 Acres</b></p>	
<p><u>OWNER</u></p> <p>Chuck Vickers 4755 Riding Club Rd. Rockwall, TX 75087</p>	
<p><u>APPLICANT</u></p> <p>Carroll Architects, INC 750 E. Interstate 30 #110 Rockwall, TX 75087 Ph: 972-732-6085</p> <p>Email: <a href="mailto:jc@carrollarch.com">jc@carrollarch.com</a></p>	
<p><u>CASE NUMBER</u> <b>SP2019-002</b></p>	

INTERIOR REMODEL FOR  
**PROFESSIONAL OFFICES**  
108 Saint Mary Street  
Rockwall, Texas 75087

VICKERS  
CONSTRUCTION

Chuck Vickers  
214.793.9794



750 E. Interstate 30  
Suite 110  
Rockwall, TX 75087  
t: 972-732-6085  
f: 972-732-8058

ISSUE: \_\_\_\_\_  
OWNER REVIEW: \_\_\_\_\_  
01-17-2018

REVIEW: 01-17-2018

**COPYRIGHT NOTICE:** These drawings and specifications are copyrighted and subject to copyright protection as an "architectural work" under sec. 102 of the copyright act, 17 U.S.C. as amended January 2003. The protection includes, without limitation, the overall form, arrangement and composition of spaces, and elements of the design. Under such protection, unauthorized use of these drawings and specifications may result in cessation of construction, including seizure and/or monetary liability.

DATE: JULY 2018 SHEET NO: 1

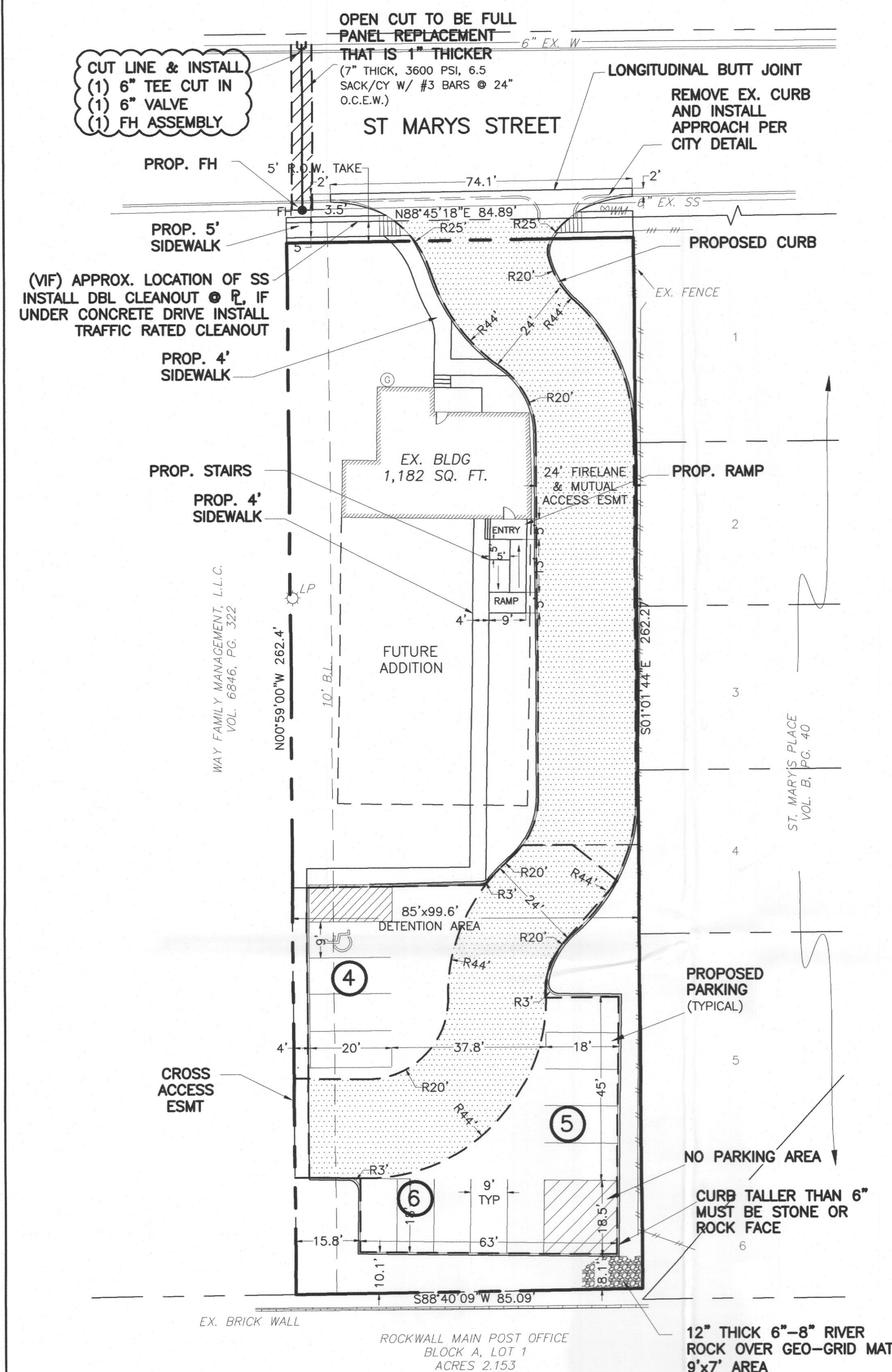
PROJECT NO: 2018009

DRAWN BY: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

A501



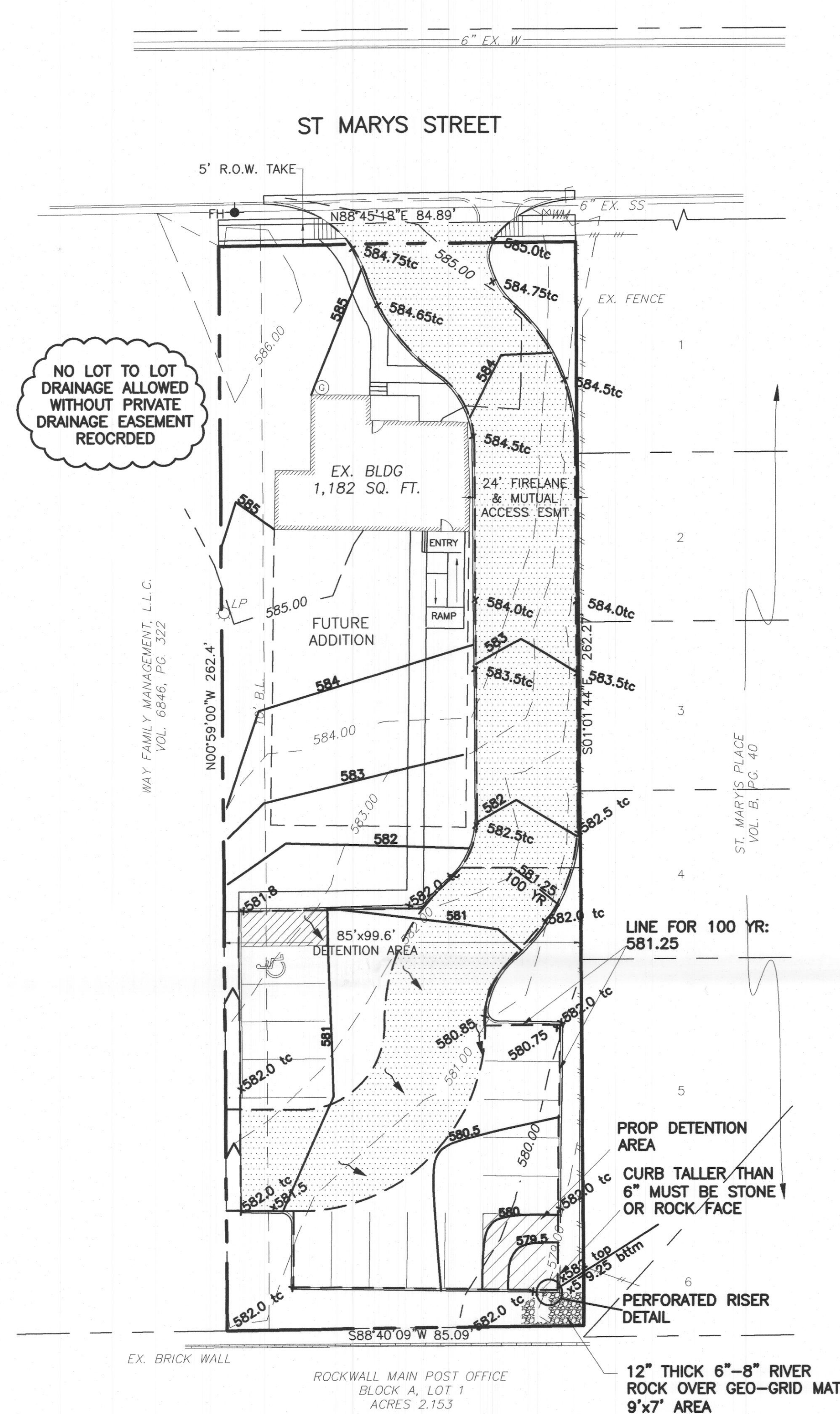


**WARNING:**  
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION  
OR CONSTRUCTION STAKING, IT SHALL BE THE  
CONTRACTORS RESPONSIBILITY TO CONTACT THE  
CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE  
IN POSSESSION OF THE MOST CURRENT SET OF  
CONSTRUCTION DOCUMENTS.

**NOTE:** THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

**\*\* NOTICE TO CONTRACTORS \*\***

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY **RHODES SURVEYING OF GARLAND, TEXAS** THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS, ANY COSTS INCURRED AS THE RESULT OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (R/S&E) WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE RESPONSIBLE FOR DETERMINING THE MOST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.



**NOTES:**

- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 4th EDITION.
- 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
- 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
- 4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
- 5) ALL SPOT GRADE ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
- 6) ALL LINES UNDER BUILDING MUST BE TESTED WITH AIR OR WATER TO ENSURE THAT SOIL WILL NOT SEEP INTO PIPE AND RODE THE SOIL UNDER THE FOUNDATION.
- 7) NO PERMANENT STRUCTURES (INCLUDING LIGHT POLES AND INLETS) MAY BE PLACED WITHIN A PUBLIC UTILITY EASEMENT.
- 8) NO PART OF THE WALL (FOOTINGS, TIE BACKS, ETC.) CAN BE OFF-SITE IN EASEMENTS, OR IN RIGHT OF WAY.

PAVING NOTES:

- 1) APPROACHES AND FIRELANE TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
- 2) ALL NON-FIRELANE PAVING CAN BE 6" THICK, 3000 psi, 6 SACK MIX, REINFORCED WITH #4 BARS @ 18" O.C.
- 3) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 85% OF STD. PROCTOR @ MOISTURE RANGE OF 1% - 4% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING SHEEPS' FOOT ROLLER.
- 4) SIDEWALK TO BE 4" THICK CONCRETE #3 @ 24" O.C.E.W., 3000 psi, 5.5 SACK MIX IN R.O.W.
- 5) NO SAND UNDER PAVING.

!!!! CAUTION !!!!  
CALL 811 TO LOCATE  
UNDERGROUND LINES  
48 HRS PRIOR TO CONSTRUCTION

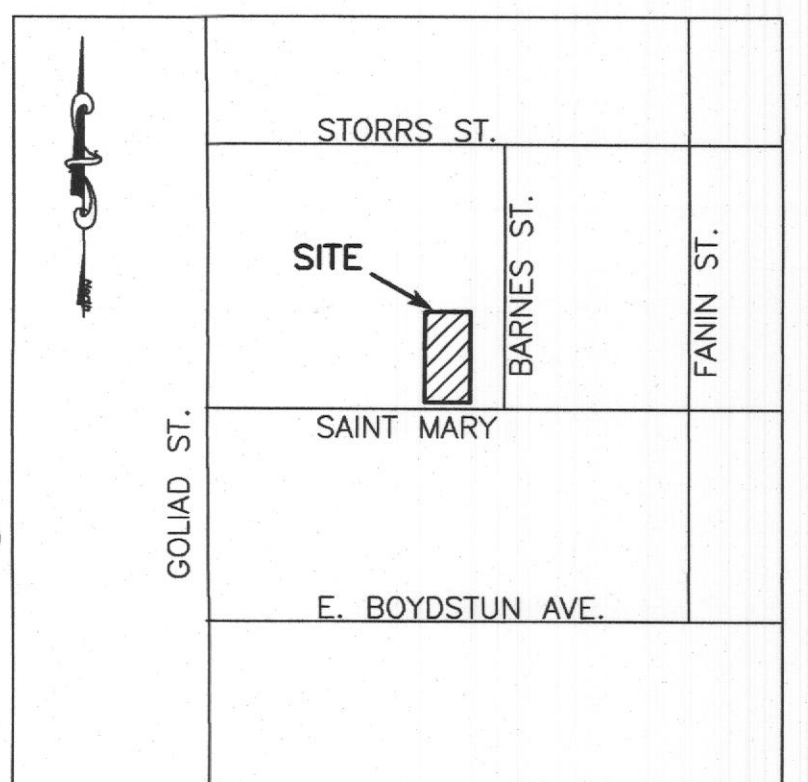
SITE DATA:

**LOT AREA:**  
0.51 Acres, 22,278.6 Sq. Ft.  
**EX. BUILDING AREA:**

**PROPOSED USE:**



















Office  
IMPERVIOUS AREA

(including buildings):  
12,632 sq.ft.  
**PARKING:**  
Required:  $(1 \text{ space}/300) = 4$   
Provided:  
Standard = 14  
Handicapped = 1  
Total Provided = 15  
**LANDSCAPE AREA:**  
Required:  $(10\%) 2,227.9 \text{ sq.ft.}$   
Provided: 9646.6 sq.ft.



LOCATION MAP  
(NOT TO SCALE)

### LEGEND

-  = PROPERTY LINE  
 = EXISTING CONTOURS  
 = PROPOSED CONTOURS  
 = PROPOSED SLOPE GRADES  
     or  
 = TOP OF CURB  
 = EDGE OF PAVEMENT  
     or  
 = TOP OF WALL  
 = BOTTOM OF WALL  
     or  
 = ALL SLOPE GRADES ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED
-  = EXISTING SANITARY SEWER LINE  
 = EXISTING WATER LINE  
 = EXISTING FIRE HYDRANT  
 = EXISTING WATER METER  
 = EXISTING POWER POLE  
 = EXISTING LIGHT POLE  
 = EX. WATER VALVE  
 = EXISTING STORM MANHOLE  
 = EXISTING GAS METER

ONLY DRAWINGS STAMPED "RELEASED FOR  
CONSTRUCTION" BY THE CITY OF ROCKWALL  
TO BE USED FOR CONSTRUCTION.



**CASE #: SP2019-002**

## SITE & GRADING PLAN

108 SAINT MARY STREET

City of Rockwall, Rockwall County, Texas 75087

owner

**CHUCK VICKERS**  
**CASENCHI@GMAIL.COM**  
**214-793-9794**

prepared by

**MONK CONSULTING ENGINEERS, INC.**  
1200 W. State Street, Garland Texas 75040  
972 272-1763 Fax 972 272-8761

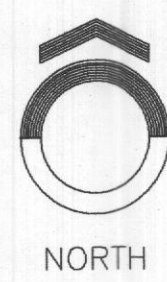
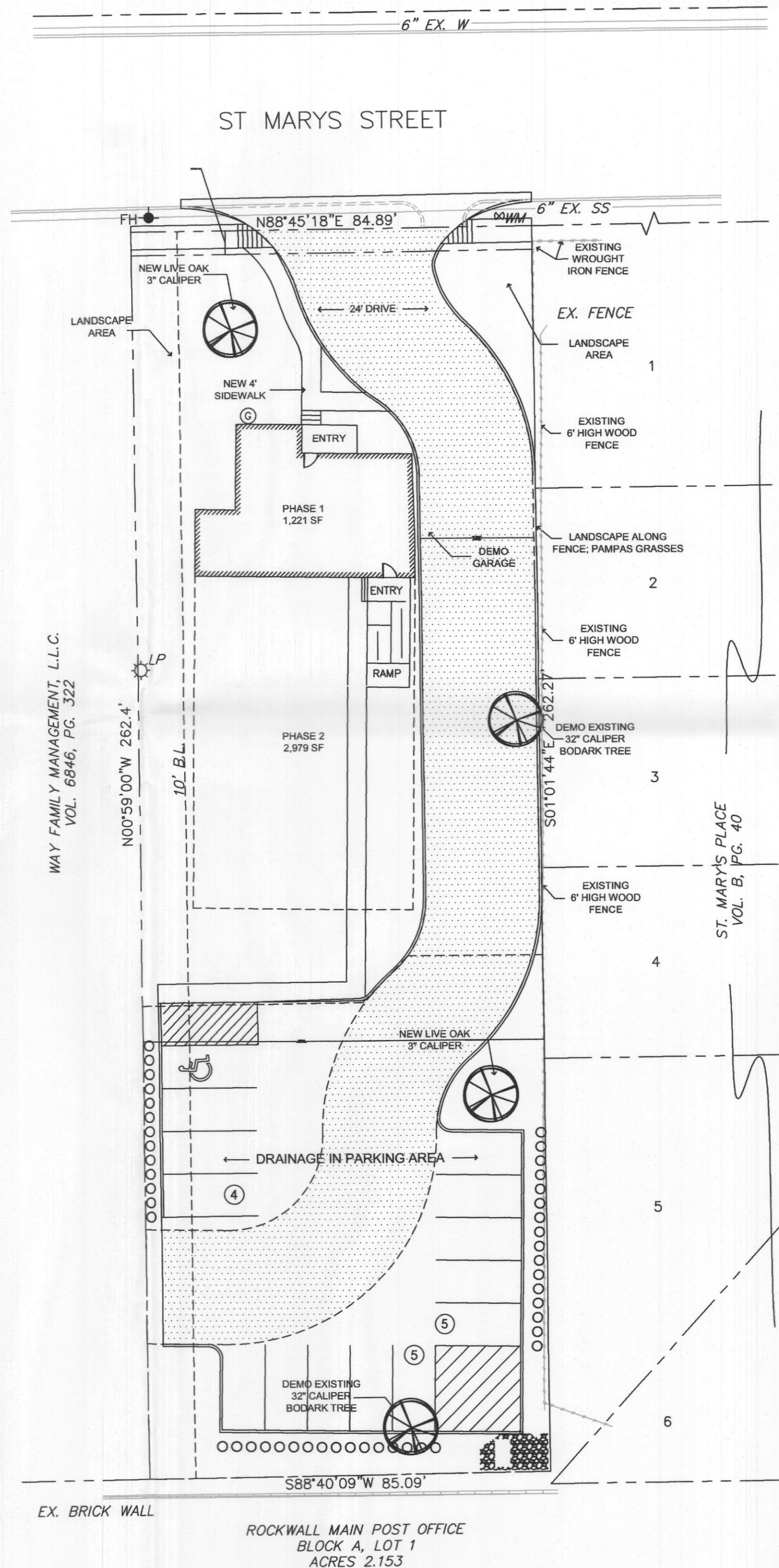
REG NO.: F-2567

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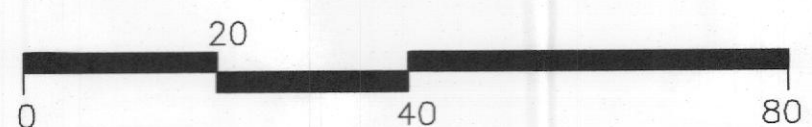
date: scale: sheet:

SP 2021-014





1 SITE PLAN  
SCALE: 1:20



SITE DATA TABLE		
SITE AREA	0.51 ACRES (22,279 SF)	
ZONING	RO - RESIDENTIAL OFFICE	
PROPOSED USE	PROFESSIONAL OFFICE	
EXISTING BUILDING AREA-TOTAL AREA:	1,423 SF	
PROPOSED BUILDING AREA-TOTAL AREA:	PHASE 1 1,221 SF	PHASE 2 2,976 SF
LOT COVERAGE	5.48%	18.85%
FLOOR TO AREA RATIO	0.0548 : 1	0.1885 : 1
BUILDING HEIGHT	30 ft. MAX	30 ft. MAX

PARKING TABLE		
PROPOSED PARKING-TOTAL PARKING:	PHASE 1 1:300 = 5 SPACES	PHASE 2 1:300 = 7 SPACES
PARKING REQUIRED	4 (1 ADA)	10
PARKING PROVIDED	14 (1 ADA)	

- NOTE:
- Photometric plan N/A. There will be no site lighting on this project.
  - This property will not be subdivided.

LANDSCAPE TABULATION			
PHASE 1			
Gross Area	(0.51 acres)	=	22,279 S.F.
Required Landscape Area	- 10% of 22,279 S.F.	=	2,228 S.F.
Provided Landscape Area	- 39% of 22,279 S.F.	=	8,782 S.F.
PHASE 2			
Gross Area	(0.51 acres)	=	22,279 S.F.
Required Landscape Area	- 10% of 22,279 S.F.	=	2,228 S.F.
Provided Landscape Area	- 27% of 22,279 S.F.	=	6,114 S.F.

DESCRIPTION OF NEW LANDSCAPE AREA MATERIAL		QTY
Frontage 60 LF (NIC DRIVES) = 1 tree - Live Oak, 4" caliper (canopy)		1
Parking 1 tree per 80' radius - 1 tree - Live Oak 4" caliper		1
	Total	2
Shrubs for headlight screening. At planting should be 24" tall 36" O.C.		

**108 Saint Mary Street**  
LEGAL DESCRIPTION AND OR ADDRESS:  
**H.W. Boydston Addition**  
**Rockwall, Texas**  
**Volume 3024, Page 225 of**  
**Deed Records of Rockwall County, Texas**  
**0.51 Acres**

**OWNER**  
Chuck Vickers  
2475 Riding Club Rd.  
Rockwall, TX 75087

**APPLICANT**  
Carroll Architects, INC  
750 E. Interstate 30 #110  
Rockwall, TX 75087  
Ph: 972-732-6085 Email: [jo@carrollarch.com](mailto:jo@carrollarch.com)

**CASE NUMBER**  
SP2019-002

ISSUE:	OWNER REVIEW:
CITY SUBMITTAL	01-17-2018
REVISED SUBMITTAL	02-08-2019
REVISED	05-22-2020
REVISED	06-22-2020

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INTERIOR REMODEL FOR  
**PROFESSIONAL OFFICES**  
108 Saint Mary Street  
Rockwall, Texas 75087

**VICKERS  
CONSTRUCTION**

Chuck Vickers  
214.793.9794



750 E. Interstate 30  
Suite 110 TX 75087  
Rockwall, Texas  
P: 972-732-6085  
F: 972-732-8058

**LANDSCAPE  
PLAN**

DATE: JULY 2018 SHEET NO: **LP1**

PROJECT NO: **2018009**

DRAWN BY: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_



# PROJECT COMMENTS



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

DATE: 5/20/2021

PROJECT NUMBER: SP2021-014  
PROJECT NAME: Amended Site Plan for 108 St. Mary's Street  
SITE ADDRESS/LOCATIONS: 108 ST MARYS ST, ROCKWALL, 75087

CASE MANAGER: Henry Lee  
CASE MANAGER PHONE: 972.772.6434  
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Chuck Vickers of T&C Main Street Holdings, LLC for the approval of an Amended Site Plan for an office building on a 0.50-acre parcel of land identified as Bock 80B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Residential Office (RO) District, addressed as 108 St. Mary Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	05/20/2021	Approved w/ Comments
05/20/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)			
I.1 This is a request for the approval of an Amended Site Plan for an office building on a 0.50-acre parcel of land identified as Bock 80B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Residential Office (RO) District, addressed as 108 St. Mary Street.			
I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.			
M.3 For reference, include the case number (SP2021-014) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)			
I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Residential Office (RO) District standards, and the Development Standards of Article V, that are applicable to the subject property.			
M.5 Site Plan:			
1. The signature block is required on all sheets of the plans. (Subsection 03.04.A, of Article 11)			
2. Remove the drainage plan from the site plan sheet. (Subsection 03.04.A, of Article 11)			
3. Update the date that the plans were drafted. (Subsection 03.04.A, of Article 11)			
4. Indicate the wall lengths of the building on site. (Subsection 03.04. B, of Article 11)			
5. Indicate the distance between the building and the property lines. (Subsection 03.04. B, of Article 11)			
6. Indicate the front yard setback. (Subsection 03.04. B, of Article 11)			
7. Indicate the fire lane as Fire Lane, Public Access, Utility, and Mutual Access Easement. (Subsection 03.04. B, of Article 11)			
8. Identify the adjacent right-of-way. (Subsection 03.04. B, of Article 11)			
9. Indicate the centerline for St Marys Street. (Subsection 03.04. B, of Article 11)			
10. Label the height and type of any proposed or existing fencing. (Subsection 08.02.F, of Article 08)			
11. Show all proposed and existing utility equipment (pad/ground and roof mounted) and their subsequent screening. Pad mounted must be screening from any public ROW and adjacent properties. Roof mounted must not be visible from the street or adjacent properties; consider crosshatching or outlining the units. (Subsection 01.05. C, of Article 05)			
12. Indicate if there is a dumpster, if so meet these requirements: Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards. (Subsection 01.05. B, of Article 05)			
13. The subject property has residential adjacency along the east property line. According to the case memo for a pervious site plan case, SP2019-002, on the subject property the			



landscape plan must have canopy trees on 20' on centers and mature shrubs along the east property line. (Subsection 01.06, of Article 05)

M.6 Landscape Plan:

1. Update the site data provided to reflect a maximum building height of 36'. (Section 2.1 of this checklist)
2. A 10' landscape buffer is required along St Marys Street; 1 canopy and 1 accent tree per 50' (i.e. 2 canopy and 2 accent trees are required along St Marys Street). (Subsection 05.01, of Article 08)
3. Canopy trees are a 4" caliper minimum and shrubs are a 5-gallon minimum. (Subsection 05.03. B, of Art. 08)
4. Indicate all proposed and existing trees and shrubs. Include all proposed landscaping into a table that includes species, quantities, and size. (Subsection 05.03. B, of Art. 08)
5. Identify the visibility triangles for all driveway intersections and public streets. (Subsection 01.08, of Article 05)
6. Provide a note that indicates that the irrigation will meet the requirements of the Unified Development Code. (Subsection 015.04., of Article 08)

I.7 All proposed and existing signage will be covered in the building permit.

I.8 The future addition will need an amended site plan before construction.

I.9 The subject property will need to replat to dedicate the right-of-way where the proposed sidewalk is located.

I.10 Please note that failure to address all comments provided by staff by 3:00 PM on June 1, 2021 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on June 1, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the June 15, 2021 Planning & Zoning Meeting.

I.12 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on May 25, 2021.

2) Planning & Zoning meeting/public hearing meeting will be held on June 15, 2021.

I.13 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/20/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/18/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/17/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/17/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	05/20/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/17/2021	Approved
05/17/2021: No comments			









# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2021-014

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

### Site Plan Application Fees:

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

### Zoning Application Fees:

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

### Other Application Fees:

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

### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 108 SAINT MARY STREET

Subdivision H.W. BOYSTON Addition, Vol. 3024 pg 225 Lot - Block -

General Location SEC. GOLIAD & ST. MARY

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

Current Zoning RESIDENTIAL / COMMERCIAL Current Use N/A

Proposed Zoning SAME Proposed Use OFFICE

Acreage 0.50 AC. Lots [Current] 1 Lots [Proposed] 1

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

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

☒ Owner T & C MAIN STREET HOLDING, LLC.

☐ Applicant CARROLL ARCHITECTS, INC

Contact Person CHUCK VICKERS

Contact Person JEFF CARROLL

Address 2475 RIDGING CLUB RD

Address 750 E. INTERSTATE 30  
# 110

City, State & Zip ROCKWALL TX 75087

City, State & Zip ROCKWALL, TX

Phone 214. 793. 9794

Phone 214. 632. 1762

E-Mail CASENCHI@gmail.com

E-Mail JCARROLLARCH.com

## NOTARY VERIFICATION [REQUIRED]

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

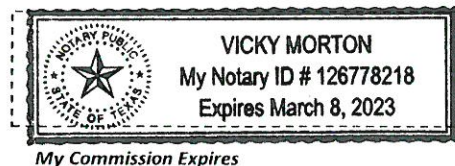
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 100.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 14 day of May, 20 21. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 14 day of May, 20 21

Owner's Signature

*Jeff Carroll*

Notary Public in and for the State of Texas



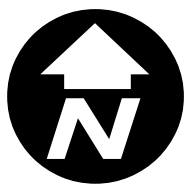




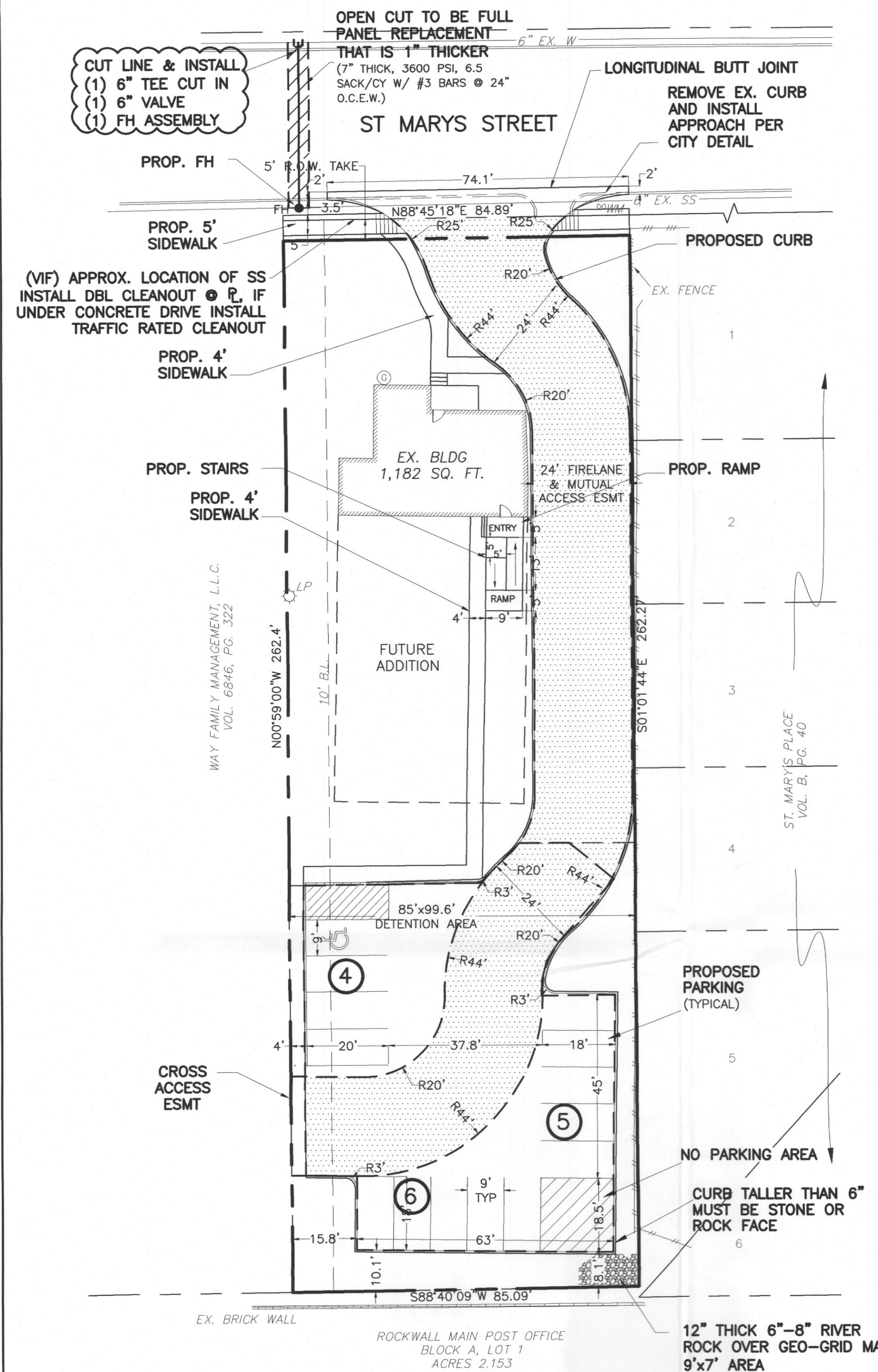
## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.







**SITE PLAN**  
SCALE: 1" = 20'

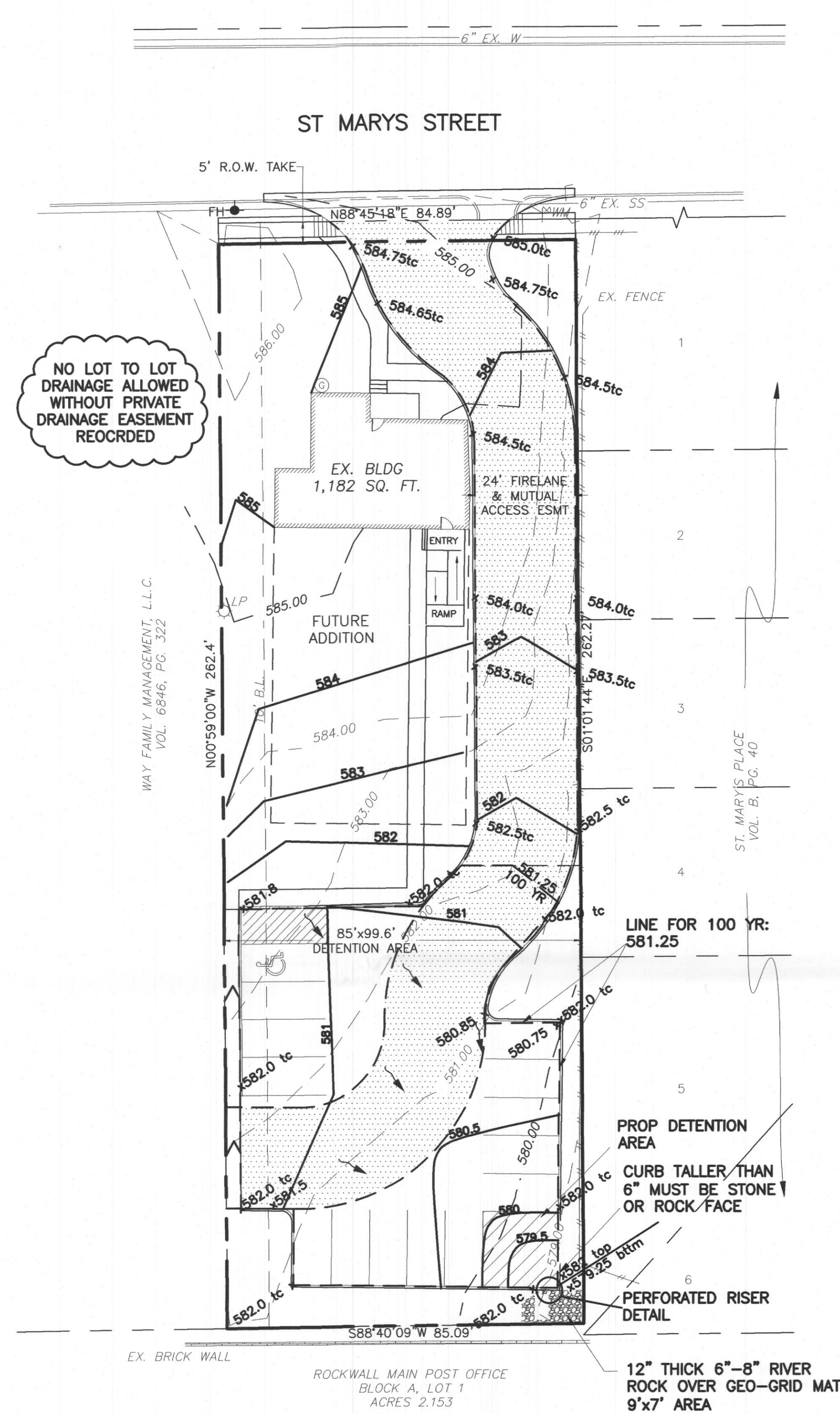
**WARNING:**  
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

**NOTE:**  
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

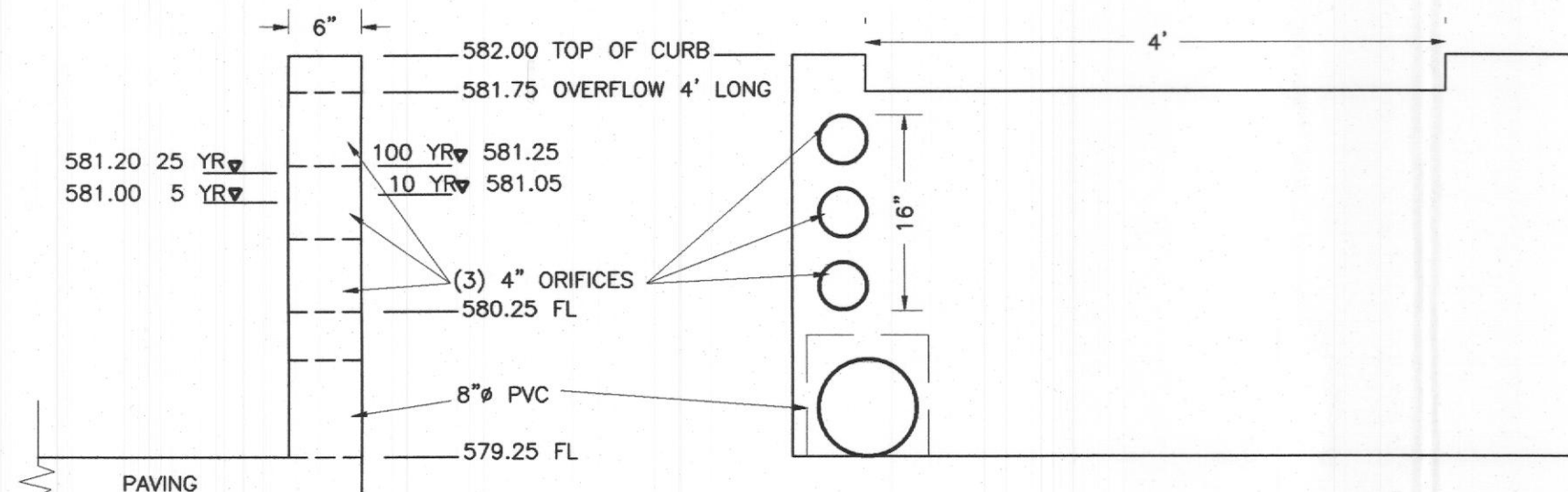
**\*\* NOTICE TO CONTRACTORS \*\***

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY RHODES SURVEYING OF GARLAND, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (P&E), WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

NO LOT TO LOT DRAINAGE ALLOWED WITHOUT PRIVATE DRAINAGE EASEMENT RECORDED



**GRADING PLAN**  
SCALE: 1" = 20'



**PERFORATED RISER DETAIL**  
W/ ROCK OR STONE FACE  
NOT TO SCALE

- NOTES:**
- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 4th EDITION.
  - 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS.
  - 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
  - 4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
  - 5) ALL SPOT GRADE ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
  - 6) ALL LINES UNDER BUILDING MUST BE TESTED WITH AIR OR WATER TO ENSURE THAT SOIL WILL NOT SEEP INTO PIPE AND RUDE THE SOIL UNDER THE FOUNDATION.
  - 7) NO PERMANENT STRUCTURES (INCLUDING LIGHT POLES AND INLETS) MAY BE PLACED WITHIN A PUBLIC UTILITY EASEMENT.
  - 8) NO PART OF THE WALL (FOOTINGS, TIE BACKS, ETC) CAN BE OFF-SITE IN EASEMENTS, OR IN RIGHT OF WAY.

- PAVING NOTES:**
- 1) APPROACHES AND FIRELANE TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER, (O.C.)
  - 2) ALL NON-FIRELANE PAVING CAN BE 6" THICK, 3000 psi, 6 SACK MIX, REINFORCED WITH #4 BARS @ 18" O.C.
  - 3) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +4% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
  - 4) SIDEWALK TO BE 4" THICK CONCRETE #3 @ 24" O.C.E.W., 3000 psi, 5.5 SACK MIX IN R.O.W.
  - 5) NO SAND UNDER PAVING.

**!!!! CAUTION !!!!**  
CALL 811 TO LOCATE  
UNDERGROUND LINES  
48 HRS PRIOR TO CONSTRUCTION

**SITE DATA:**

**LOT AREA:**  
0.51 Acres, 22,278.6 Sq. Ft.  
**EX. BUILDING AREA:**  
1,182 sq.ft.  
**PROPOSED USE:**  
Office  
**IMPERVIOUS AREA**  
(including buildings):  
12,632 sq.ft.  
**PARKING:**  
Required: (1 space/300) = 4  
Provided:  
Standard = 14  
Handicapped = 1  
Total Provided = 15  
**LANDSCAPE AREA:**  
Required: (10%) 2,227.9 sq.ft.  
Provided: 9646.6 sq.ft.

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.



**CASE #: SP2019-002**  
**SITE & GRADING PLAN**

**108 SAINT MARY STREET**

City of Rockwall, Rockwall County, Texas 75087

OWNER:  
**CHUCK VICKERS**  
CASENCHI@GMAIL.COM  
214-793-9794

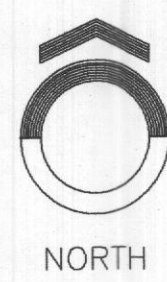
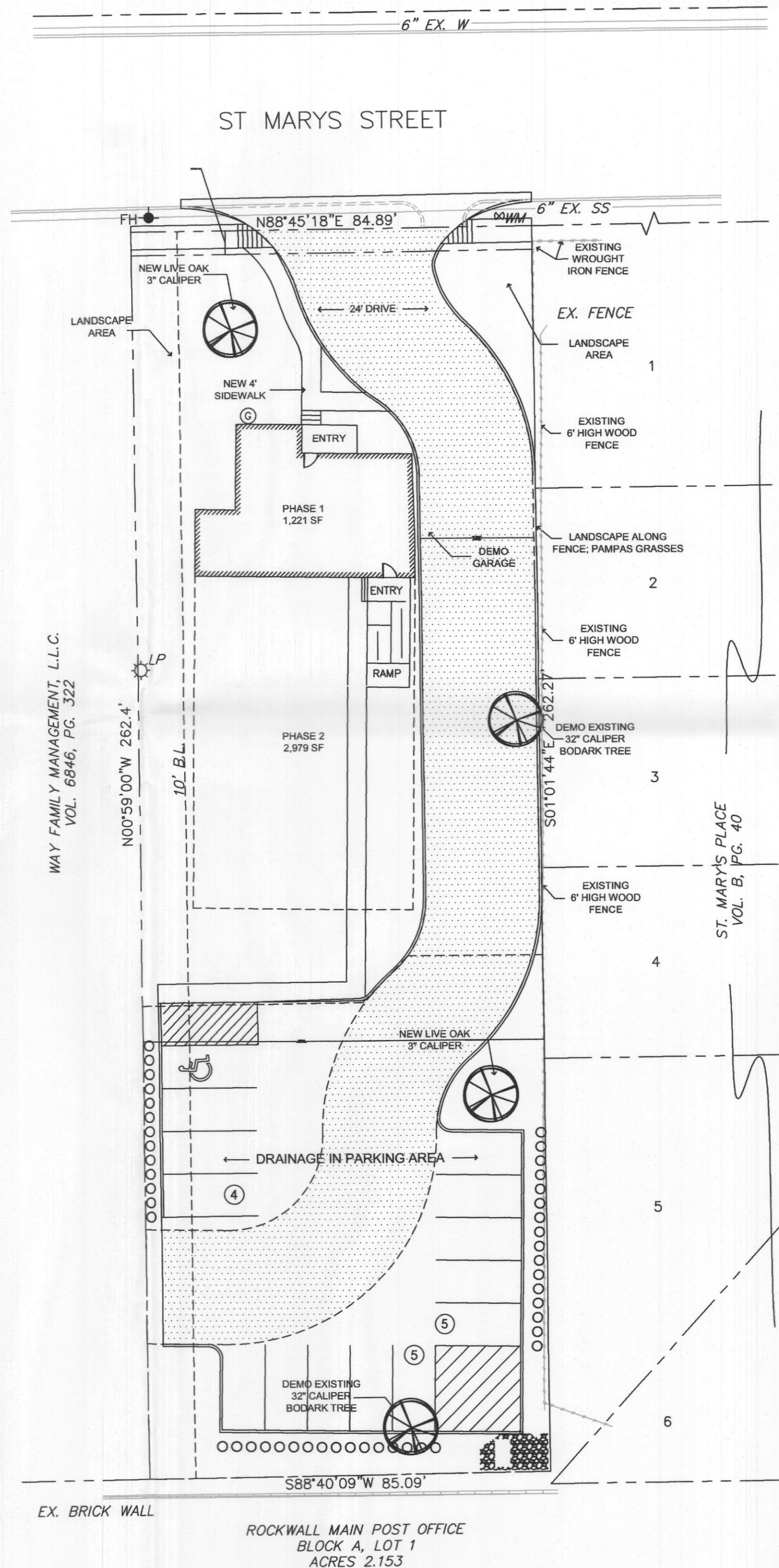
PREPARED BY:  
**MONK CONSULTING ENGINEERS, INC.**  
1200 W. State Street, Garland Texas 75040  
972 272-1763 Fax 972 272-8761

REG NO.: F-2567  
© 2020 by Monk Consulting Engineers, Inc., All Rights Reserved.

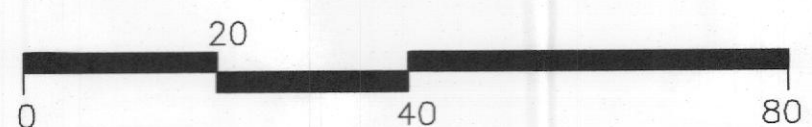
date: 6/16/20 scale: 1" = 20' sheet: **C101**

SP2021-014





1 SITE PLAN  
SCALE: 1:20



SITE DATA TABLE		
SITE AREA	0.51 ACRES (22,279 SF)	
ZONING	RO - RESIDENTIAL OFFICE	
PROPOSED USE	PROFESSIONAL OFFICE	
EXISTING BUILDING AREA-TOTAL AREA:	1,423 SF	
PROPOSED BUILDING AREA-TOTAL AREA:	PHASE 1 1,221 SF	PHASE 2 2,976 SF
LOT COVERAGE	5.48%	18.85%
FLOOR TO AREA RATIO	0.0548 : 1	0.1885 : 1
BUILDING HEIGHT	30 ft. MAX	30 ft. MAX

PARKING TABLE		
PROPOSED PARKING-TOTAL PARKING:	PHASE 1 1:300 = 5 SPACES	PHASE 2 1:300 = 7 SPACES
PARKING REQUIRED	4 (1 ADA)	10
PARKING PROVIDED	14 (1 ADA)	

- NOTE:
- Photometric plan N/A. There will be no site lighting on this project.
  - This property will not be subdivided.

LANDSCAPE TABULATION			
PHASE 1			
Gross Area	(0.51 acres)	=	22,279 S.F.
Required Landscape Area	- 10% of 22,279 S.F.	=	2,228 S.F.
Provided Landscape Area	- 39% of 22,279 S.F.	=	8,782 S.F.
PHASE 2			
Gross Area	(0.51 acres)	=	22,279 S.F.
Required Landscape Area	- 10% of 22,279 S.F.	=	2,228 S.F.
Provided Landscape Area	- 27% of 22,279 S.F.	=	6,114 S.F.

DESCRIPTION OF NEW LANDSCAPE AREA MATERIAL		QTY
Frontage 60 LF (NIC DRIVES) = 1 tree - Live Oak, 4" caliper (canopy)		1
Parking 1 tree per 80' radius - 1 tree - Live Oak 4" caliper		1
	Total	2
Shrubs for headlight screening. At planting should be 24" tall 36" O.C.		

**108 Saint Mary Street**  
LEGAL DESCRIPTION AND OR ADDRESS:  
**H.W. Boydston Addition**  
**Rockwall, Texas**  
**Volume 3024, Page 225 of**  
**Deed Records of Rockwall County, Texas**  
**0.51 Acres**

**OWNER**  
Chuck Vickers  
2475 Riding Club Rd.  
Rockwall, TX 75087

**APPLICANT**  
Carroll Architects, INC  
750 E. Interstate 30 #110  
Rockwall, TX 75087  
Ph: 972-732-6085 Email: [jo@carrollarch.com](mailto:jo@carrollarch.com)

**CASE NUMBER**  
SP2019-002

OWNER REVIEW:	
CITY SUBMITTAL	01-17-2018
REVISED SUBMITTAL	02-08-2019
REVISED	05-22-2020
REVISED	06-22-2020

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INTERIOR REMODEL FOR  
**PROFESSIONAL OFFICES**  
108 Saint Mary Street  
Rockwall, Texas 75087

**VICKERS  
CONSTRUCTION**

Chuck Vickers  
214.793.9794

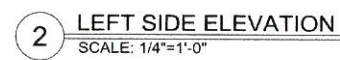
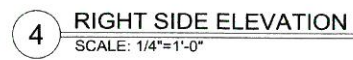


750 E. Interstate 30  
Suite 110 TX 75087  
Rockwall, Texas  
P: 972-732-6085  
F: 972-732-8058

**LANDSCAPE  
PLAN**

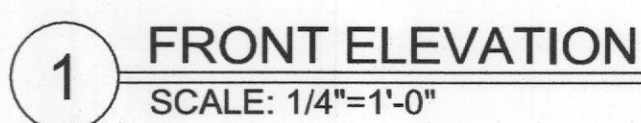
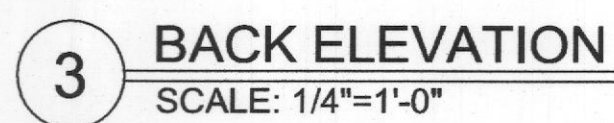
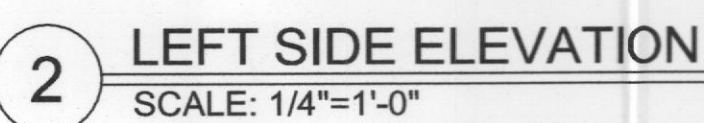
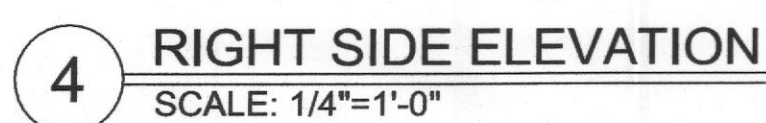
DATE: JULY 2018 SHEET NO: LP1  
PROJECT NO: 2018009  
DRAWN BY:  
CHECKED BY:





SP2021-014





1. New siding applied to all 4 elevations.
2. New stone cap / wainscot applied to all 4 elevations.
3. New insulated windows applied to all 4 elevations.

<p><b>108 Saint Marys Street</b></p> <p><u>LEGAL DESCRIPTION AND OR ADDRESS:</u></p> <p><b>H.W. Boydston Addition Rockwall, Texas Volume 3024, Page 225 of Deed Records of Rockwall County, Texas 0.51 Acres</b></p>
<p><u>OWNER</u></p> <p>Chuck Vickers 2475 Riding Club Rd. Rockwall, TX 75087</p>
<p><u>APPLICANT</u></p> <p>Carroll Architects, INC 750 E. Interstate 30 #110 Rockwall, TX 75087 Phone: 972-732-6085      Email: jc@carrollarch.com</p>
<p><u>CASE NUMBER</u> SP2019-002</p>

INTERIOR REMODEL FOR  
**PROFESSIONAL OFFICES**  
108 Saint Mary Street  
Rockwall, Texas 75087

VICKERS  
CONSTRUCTION

Chuck Vickers  
214.793.9794



750 E. Interstate 30  
Suite 110  
Rockwall, TX 75087  
t: 972-732-6085  
f: 972-732-8058

OWNER REVIEW: 01-17-2018

**REVIEW: 01-17-2018**

**COPYRIGHT NOTICE:** These drawings and specifications are copyrighted and subject to copyright protection as an "architectural work" under 17 U.S.C. § 102 of the Copyright Act of 1976, as amended January 2003. The protection includes, without limitation, the overall form, arrangement and composition of spaces, and elements of the design. Under such protection, unauthorized use of these drawings and specifications may result in cessation of construction, building seizure, and/or monetary liability.

DATE: SHEET NO:

DATE: JULY 2018 SHE

PROJECT NO: \_\_\_\_\_

2018009

DRAWN BY:

CHECKED BY: \_\_\_\_\_

A501





# 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:** June 15, 2021  
**APPLICANT:** Jeff Carroll; *Carroll Architects, Inc.*  
**CASE NUMBER:** SP2021-014; *Site Plan for 108 Saint Mary Street*

---

### **SUMMARY**

Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Chuck Vickers of T&C Main Street Holdings, LLC for the approval of an Amended Site Plan for an office building on a 0.50-acre parcel of land identified as Block 80B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Residential Office (RO) District, addressed as 108 St. Mary Street, and take any action necessary.

### **BACKGROUND**

The subject property was annexed prior to 1934 based on the August 25, 1934 Sanborn Map. At some point after August 25, 1934 the subject property was platted as Block 80B, B. F. Boydston Addition. According to the City's historic zoning maps, the subject property was zoned Single-Family 3 (SF-3) District as of January 3, 1972. This designation changed between January 4, 1972 and May 15, 1983 to Single-Family 7 (SF-7) District based on the May 16, 1983 zoning map. On April 2, 2018, the City Council approved to rezone [Case No. Z2018-007] the subject property from Single-Family (SF-7) District to Residential Office (RO) District. On February 12, 2019, the Planning and Zoning Commission approved a site plan [Case No. SP2019-002] to allow the conversion of the existing single-family home into a 1,182 SF office building.

### **PURPOSE**

On May 14, 2021, the applicant -- *Jeff Carroll of Carroll Architects, Inc.* -- submitted an application requesting approval of an amended site plan for the purpose of increasing the parking area and to accommodate the future expansion of the existing structure.

### **ADJACENT LAND USES AND ACCESS**

The subject property is located at 108 Saint Mary Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Saint Mary Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a single-family home, which is identified as a *Landmarked Property (i.e. the Underwood House)*. Adjacent to the *Underwood House* is another single-family home, which is also identified as a *Landmarked Property (i.e. the Barnes House)*. Both properties are zoned Single-Family 7 (SF-7) District.

South: Directly south of the subject property is a 2.153-acre parcel of land developed with a post-office and zoned General Retail (GR) District. Beyond this is E. Boydston Avenue, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a residential housing development, which is zoned Planned Development District 30 (PD-30) for Two-Family (2F) District land uses.

East: Directly east of the subject property are seven (7) residential lots (*i.e. 202, 204, 206, 208, 210, 212, and 214 St. Marys Place*) developed with single-family homes and zoned Planned Development District 21 (PD-21) for single-family attached and single-family detached land uses. Beyond this is St. Mary's Place, which is identified as a R2



(i.e. residential, two [2] lane, undivided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is S. Fannin Street, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. This is followed by several single-family homes that are zoned Single-Family 7 (SF-7) District.

**West:** Directly west of the subject property is a 0.509-acre parcel of land zoned Residential Office (RO) District. Beyond this are two (2) parcels (i.e. 603 and 607 S. Goliad Street) of land zoned General Retail (GR) District. Beyond this is S. Goliad Street [SH-205], which is identified as a P6D (i.e. *principle arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 9.43-acre tract of land developed with a *House of Worship* (i.e. *First Baptist Church*) and zoned General Retail (GR) District and Single-Family 10 (SF-10) District.

## **DENSITY AND DIMENSIONAL REQUIREMENTS**

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), the proposed use (i.e. *an office*) is allowed by-right in a Residential-Office (RO) District and will not require any additional approvals. The submitted site plan and landscape plan generally conform to the technical requirements contained within the UDC for a property located within a Residential-Office (RO) 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>	6,000 SF	22,279 SF; In Conformance
<i>Minimum Lot frontage</i>	60-Feet	84.9-feet; In Conformance
<i>Minimum Lot Depth</i>	100-Feet	262-feet; In Conformance
<i>Minimum Front Yard Setback</i>	25-Feet	x>25-feet; In Conformance
<i>Minimum Rear Yard Setback</i>	30-Feet	x>30-feet; In Conformance
<i>Minimum Side Yard Setback</i>	10-Feet	x=10-feet; In Conformance
<i>Max Building/Lot Coverage</i>	40%	5.3%; In Conformance
<i>Minimum Number of Parking Spaces</i>	1/300 (4 Required)	x=15; In Conformance
<i>Minimum Landscaping Percentage</i>	30%	In Conformance
<i>Maximum Impervious Coverage</i>	75-80%	56%; In Conformance

## **TREESCAPE PLAN**

The landscape plan submitted by the applicant indicates that no protected trees are to be removed and therefore does not require a treescape plan.

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

According to Subsection 04.02, *Residential-Office (RO) District*, of Section 04, *Commercial Districts*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), Residential-Office (RO) Districts "...recognize the existence of older residential areas where older homes can be converted into low-intensity office uses..." Additionally, the Residential-Office (RO) District "...provides low-intensity services such as offices, medical and professional services, and some limited retail businesses to residents in the adjacent neighborhoods..." Residential-Office (RO) Districts serve as a transition between high-intensity, non-residential uses or busy arterial roadways to lower intensity residential uses and should have access to major or secondary thoroughfares. With that being said, the applicant's request for approval of an amended site plan to expand the parking areas does not propose to make any changes to the existing office building, and remains consistent with the previously approved site plan [Case No. SP2019-002]. The proposed future expansion of the office building would require the applicant to submit an amended site plan prior to requesting a building permit, and this request does not vest the applicant with regard to that future expansion. Based on this, the applicant's request appears to be in conformance with the intent of the Residential-Office (RO) District. Given the residential adjacency -- *and the previously approved site plan* -- the applicant is required to plant canopy trees on 20-foot centers and mature shrubs along the east property line (where applicable) in conformance with the Unified Development Code (UDC) and the previously approved variance requests [requested as part of Case No. SP2019-002].



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

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan shows the subject property being located in the Downtown District and zoned for Residential Office (RO) District land uses. The Downtown District contains some of the City's oldest structures and maintains its small-town atmosphere by utilizing strategies such as live/work arrangements, historic preservation, and the adaptive reuse of existing buildings. Given the proximity of the subject property to S. Goliad Street [SH-205] and the surrounding Commercial/Retail land uses, the proposed amended site plan appears to be a natural transition from the high-intensity, non-residential land uses west of the subject property to the lower intensity land uses east of the subject property. Since the subject property is zoned for Residential Office (RO) District land uses, the existing structure can be utilized as a single-family home, an office, or both.

## **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to approve the applicant's Amended Site Plan for the *subject property*, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) Any construction resulting from the approval of this Amended Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



# PROJECT COMMENTS



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

DATE: 5/20/2021

PROJECT NUMBER: SP2021-014  
PROJECT NAME: Amended Site Plan for 108 St. Mary's Street  
SITE ADDRESS/LOCATIONS: 108 ST MARYS ST, ROCKWALL, 75087

CASE MANAGER: Henry Lee  
CASE MANAGER PHONE: 972.772.6434  
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Chuck Vickers of T&C Main Street Holdings, LLC for the approval of an Amended Site Plan for an office building on a 0.50-acre parcel of land identified as Bock 80B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Residential Office (RO) District, addressed as 108 St. Mary Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	05/20/2021	Approved w/ Comments
05/20/2021: Please address the following comments (M= Mandatory Comments; I = Informational Comments)			
I.1 This is a request for the approval of an Amended Site Plan for an office building on a 0.50-acre parcel of land identified as Bock 80B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Residential Office (RO) District, addressed as 108 St. Mary Street.			
I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.			
M.3 For reference, include the case number (SP2021-014) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)			
I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Residential Office (RO) District standards, and the Development Standards of Article V, that are applicable to the subject property.			
M.5 Site Plan:			
1. The signature block is required on all sheets of the plans. (Subsection 03.04.A, of Article 11)			
2. Remove the drainage plan from the site plan sheet. (Subsection 03.04.A, of Article 11)			
3. Update the date that the plans were drafted. (Subsection 03.04.A, of Article 11)			
4. Indicate the wall lengths of the building on site. (Subsection 03.04. B, of Article 11)			
5. Indicate the distance between the building and the property lines. (Subsection 03.04. B, of Article 11)			
6. Indicate the front yard setback. (Subsection 03.04. B, of Article 11)			
7. Indicate the fire lane as Fire Lane, Public Access, Utility, and Mutual Access Easement. (Subsection 03.04. B, of Article 11)			
8. Identify the adjacent right-of-way. (Subsection 03.04. B, of Article 11)			
9. Indicate the centerline for St Marys Street. (Subsection 03.04. B, of Article 11)			
10. Label the height and type of any proposed or existing fencing. (Subsection 08.02.F, of Article 08)			
11. Show all proposed and existing utility equipment (pad/ground and roof mounted) and their subsequent screening. Pad mounted must be screening from any public ROW and adjacent properties. Roof mounted must not be visible from the street or adjacent properties; consider crosshatching or outlining the units. (Subsection 01.05. C, of Article 05)			
12. Indicate if there is a dumpster, if so meet these requirements: Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards. (Subsection 01.05. B, of Article 05)			
13. The subject property has residential adjacency along the east property line. According to the case memo for a pervious site plan case, SP2019-002, on the subject property the			



landscape plan must have canopy trees on 20' on centers and mature shrubs along the east property line. (Subsection 01.06, of Article 05)

M.6 Landscape Plan:

1. Update the site data provided to reflect a maximum building height of 36'. (Section 2.1 of this checklist)
2. A 10' landscape buffer is required along St Marys Street; 1 canopy and 1 accent tree per 50' (i.e. 2 canopy and 2 accent trees are required along St Marys Street). (Subsection 05.01, of Article 08)
3. Canopy trees are a 4" caliper minimum and shrubs are a 5-gallon minimum. (Subsection 05.03. B, of Art. 08)
4. Indicate all proposed and existing trees and shrubs. Include all proposed landscaping into a table that includes species, quantities, and size. (Subsection 05.03. B, of Art. 08)
5. Identify the visibility triangles for all driveway intersections and public streets. (Subsection 01.08, of Article 05)
6. Provide a note that indicates that the irrigation will meet the requirements of the Unified Development Code. (Subsection 015.04., of Article 08)

I.7 All proposed and existing signage will be covered in the building permit.

I.8 The future addition will need an amended site plan before construction.

I.9 The subject property will need to replat to dedicate the right-of-way where the proposed sidewalk is located.

I.10 Please note that failure to address all comments provided by staff by 3:00 PM on June 1, 2021 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on June 1, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the June 15, 2021 Planning & Zoning Meeting.

I.12 Please note the scheduled meetings for this case:

1) Planning & Zoning Work Session meeting will be held on May 25, 2021.

2) Planning & Zoning meeting/public hearing meeting will be held on June 15, 2021.

I.13 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	05/20/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/18/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/17/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/17/2021	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	05/20/2021	N/A
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/17/2021	Approved
05/17/2021: No comments			









# DEVELOPMENT APPLICATION

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

## STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2021-014

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

### Site Plan Application Fees:

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

### Zoning Application Fees:

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

### Other Application Fees:

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

### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 108 SAINT MARY STREET

Subdivision H.W. BOYSTON Addition, Vol. 3024 pg 225 Lot - Block -

General Location SEC. GOLIAD & ST. MARY

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

Current Zoning RESIDENTIAL / COMMERCIAL Current Use N/A

Proposed Zoning SAME Proposed Use OFFICE

Acreage 0.50 AC. Lots [Current] 1 Lots [Proposed] 1

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

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

☒ Owner T & C MAIN STREET HOLDING, LLC.

☐ Applicant CARROLL ARCHITECTS, INC

Contact Person CHUCK VICKERS

Contact Person JEFF CARROLL

Address 2475 RIDGING CLUB RD

Address 750 E. INTERSTATE 30  
# 110

City, State & Zip ROCKWALL TX 75087

City, State & Zip ROCKWALL, TX

Phone 214. 793. 9794

Phone 214. 632. 1762

E-Mail CASENCHI@gmail.com

E-Mail JCARROLLARCH.com

## NOTARY VERIFICATION [REQUIRED]

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

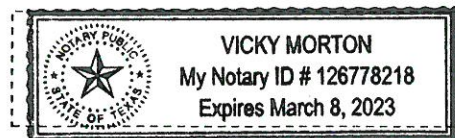
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 100.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 14 day of May, 20 21. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 14 day of May, 20 21

Owner's Signature

*Jeff Carroll*

Notary Public in and for the State of Texas



My Commission Expires





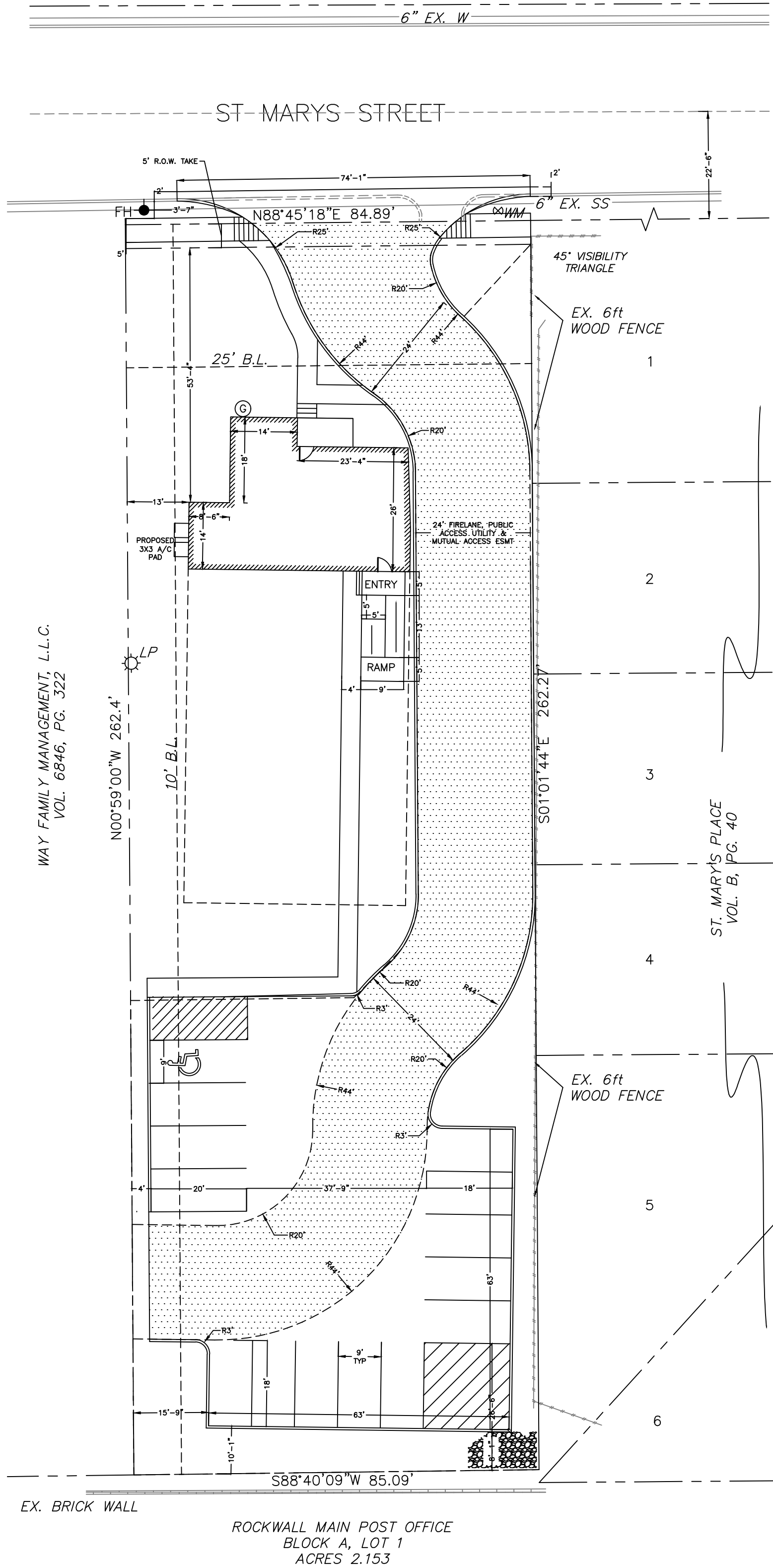
## City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.







SITE DATA TABLE		
SITE AREA	0.51 ACRES (22,279 SF)	
ZONING	RO - RESIDENTIAL OFFICE	
PROPOSED USE	PROFESSIONAL OFFICE	
EXISTING BUILDING AREA- TOTAL AREA:	1,423 SF	
PROPOSED BUILDING AREA- TOTAL AREA:	PHASE 1 1,221 SF	PHASE 2 2,976 SF
LOT COVERAGE	5.48%	18.85%
FLOOR TO AREA RATIO	0.0548 : 1	0.1885 : 1
BUILDING HEIGHT	15.5 ft. MAX	36 ft. MAX

PARKING TABLE		
PROPOSED PARKING- TOTAL PARKING:	PHASE 1 1:300 = 5 SPACES	PHASE 2 1:300 = 7 SPACES
PARKING REQUIRED	4 (1 ADA)	10
PARKING PROVIDED	14 (1 ADA)	

108 SAINT MARY STREET

LEGAL DESCRIPTION AND OR ADDRESS:  
H.W. Boydston Addition  
Rockwall, Texas  
Volume 3024, Page 225 of  
Deed Records of Rockwall County, Texas  
0.51 Acres

OWNER  
Chuck Vickers  
2475 Riding Club Rd.  
Rockwall, TX 75087

APPLICANT  
Carroll Architects, INC.  
750 E. Interstate 30 #110  
Rockwall, TX 75087  
P: 972-732-6085  
E: jc@carrollarch.com

CASE NUMBER  
SP2021-014

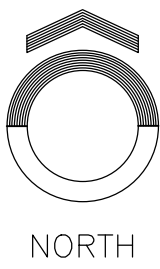
SITE PLAN SIGNATURE BLOCK

APPROVED:  
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_\_\_ day of \_\_\_\_\_, 2018.  
WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, 2018.

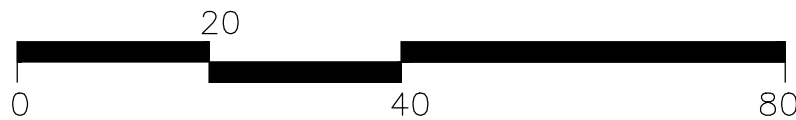
Planning & Zoning Commission, Chairman

Director of Planning & Zoning

NOTE:  
1. NO DUMPSTER REQUIRED NOR PROPOSED.



1 SITE PLAN  
SCALE: 1:20



ISSUE:	OWNER REVIEW:
CITY SUBMITTAL	01-17-2018
REVISED SUBMITTAL	02-06-2019
REVISED	05-22-2020
REVISED	06-22-2020
REVISED	06-01-2021

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INTERIOR REMODEL FOR  
PROFESSIONAL OFFICES  
108 Saint Mary Street  
Rockwall, Texas 75087

VICKERS  
CONSTRUCTION

Chuck Vickers  
214.793.9794



750 E. Interstate 30  
Suite 110  
Rockwall, TX 75087  
t: 972-732-6085  
f: 972-732-8058

SITE PLAN

DATE: JULY 2018 SHEET NO:

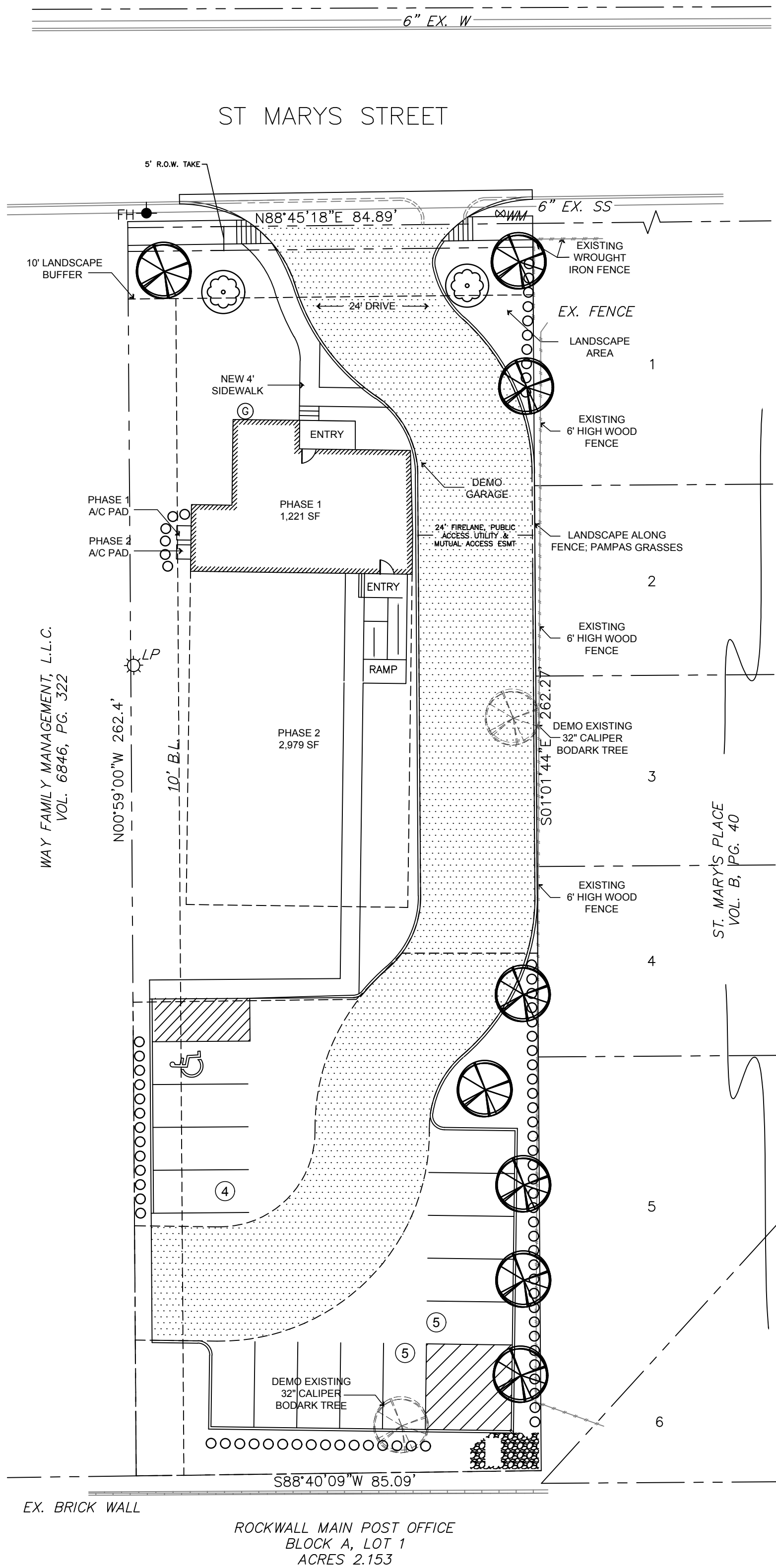
PROJECT NO: 2018009

DRAWN BY:

CHECKED BY:

A100





SITE DATA TABLE		
SITE AREA	0.51 ACRES (22,279 SF)	
ZONING	RO - RESIDENTIAL OFFICE	
PROPOSED USE	PROFESSIONAL OFFICE	
EXISTING BUILDING AREA- TOTAL AREA:	1,423 SF	
PROPOSED BUILDING AREA- TOTAL AREA:	PHASE 1 1,221 SF	PHASE 2 2,976 SF
LOT COVERAGE	5.48%	18.85%
FLOOR TO AREA RATIO	0.0548 : 1	0.1885 : 1
BUILDING HEIGHT	15.5 ft. MAX	36 ft. MAX

PARKING TABLE		
PROPOSED PARKING- TOTAL PARKING:	PHASE 1 1:300 = 5 SPACES	PHASE 2 1:300 = 7 SPACES
PARKING REQUIRED	4 (1 ADA)	10
PARKING PROVIDED	14 (1 ADA)	

NOTE:

1. Photometric plan N/A. There will be no site pole lighting on this project.
2. This property will not be subdivided.
3. Irrigation will meet the requirements of the Unified Development Code.

LANDSCAPE TABULATION			
PHASE 1			
Gross Area	(0.51 acres)	=	22,279 S.F.
Required Landscape Area	- 10% of 22,279 S.F.	=	2,228 S.F.
Provided Landscape Area	- 39% of 22,279 S.F.	=	8,762 S.F.
PHASE 2			
Gross Area	(0.51 acres)	=	22,279 S.F.
Required Landscape Area	- 10% of 22,279 S.F.	=	2,228 S.F.
Provided Landscape Area	- 27% of 22,279 S.F.	=	6,114 S.F.

DESCRIPTION OF NEW LANDSCAPE AREA MATERIAL		QTY
Frontage 60 LF (NIC DRIVES) = 2 trees - Live Oak, 4" caliper (canopy)		2
Parking 1 tree per 80' radius - 1 tree - Live Oak 4" caliper		1
East Property line - 6 trees (canopy)		6
Frontage Crape Myrtle (Ornamental Trees) - (2)		2
	Total	11
Shrubs for headlight screening. 5 Gal. at planting.		

108 SAINT MARY STREET	
LEGAL DESCRIPTION AND OR ADDRESS: H.W. Boydston Addition Rockwall, Texas Volume 3024, Page 225 of Deed Records of Rockwall County, Texas 0.51 Acres	
OWNER Chuck Vickers 2475 Riding Club Rd. Rockwall, TX 75087	APPLICANT Carroll Architects, INC. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jc@carrollarch.com
CASE NUMBER SP2021-014	
SITE PLAN SIGNATURE BLOCK APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2018. WITNESS OUR HANDS, this _____ day of _____, 2018.  _____ Planning & Zoning Commission, Chairman  _____ Director of Planning & Zoning	

NOTE:  
1. NO DUMPSTER REQUIRED NOR PROPOSED.

INTERIOR REMODEL FOR  
**PROFESSIONAL OFFICES**  
108 Saint Mary Street  
Rockwall, Texas 75087

VICKERS  
CONSTRUCTION

Chuck Vickers  
214.793.9794



750 E. Interstate 30  
Suite 110  
Rockwall, TX 75087  
t: 972-732-6085  
f: 972-732-8058

**LANDSCAPE  
PLAN**

DATE: \_\_\_\_\_ SHEET NO: \_\_\_\_\_

PROJECT NO: JULY 2018

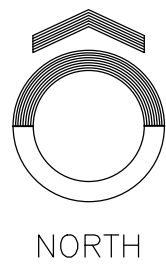
DRAWN BY: 2018009

CHECKED BY: \_\_\_\_\_

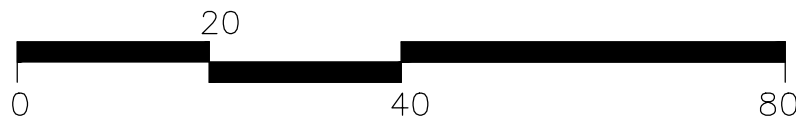
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ISSUE:	OWNER REVIEW:
CITY SUBMITTAL	01-17-2018
REVISED SUBMITTAL	02-06-2019
REVISED	05-22-2020
REVISED	06-22-2020
REVISED	06-01-2021

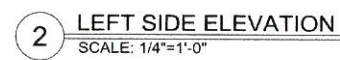
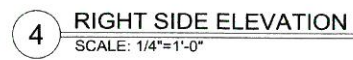
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1 **SITE PLAN**  
SCALE: 1:20

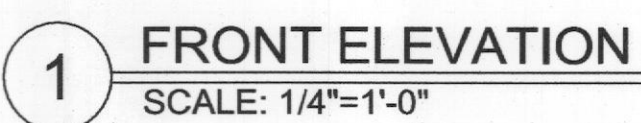
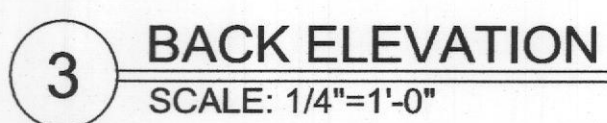
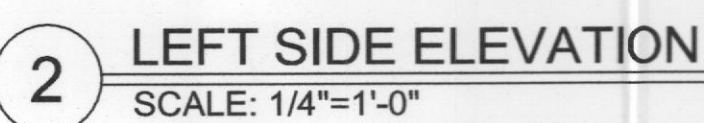
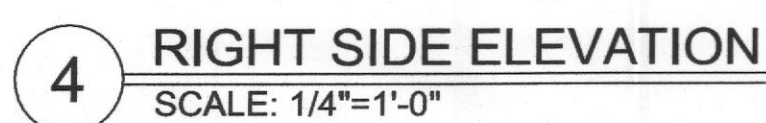






SP2021-014





- |   |  |
|---|--|
| <p align="center"><b>108 Saint Marys Street</b></p> <p align="center"><u>LEGAL DESCRIPTION AND OR ADDRESS:</u></p> <p align="center"><b>H.W. Boydston Addition<br/>Rockwall, Texas<br/>Volume 3024, Page 225 of<br/>Deed Records of Rockwall County, Texas<br/>0.51 Acres</b></p> |  |
| <p align="center"><u>OWNER</u></p> <p>Chuck Vickers<br/>2475 Riding Club Rd.<br/>Rockwall, TX 75087</p>   |  |
| <p align="center"><u>APPLICANT</u></p> <p>Carroll Architects, INC<br/>750 E. Interstate 30 #110<br/>Rockwall, TX 75087<br/>Ph: 972-732-6085</p> <p align="right">Email: <a href="mailto:jc@carrollarch.com">jc@carrollarch.com</a></p>  |  |
| <p align="center"><u>CASE NUMBER</u><br/>SP2019-002</p>   |  |

INTERIOR REMODEL FOR  
**PROFESSIONAL OFFICES**  
108 Saint Mary Street  
Rockwall, Texas 75087

VICKERS  
CONSTRUCTION

Chuck Vickers  
214.793.9794



750 E. Interstate 30  
Suite 110  
Rockwall, TX 75087  
t: 972-732-6085  
f: 972-732-8058

ISSUE: \_\_\_\_\_ OWNER REVIEW: 01-17-2018

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DATE: JULY 2018

PROJECT NO: 2018009

DRAWN BY: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

SHEET NO: **A5**

A501





June 30, 2021

TO: Jeff Carroll  
Carroll Architects, Inc.  
750 E. I-30 #110  
Rockwall, TX 75087

COPY: Chuck Vickers  
T&C Main Street Holding, LLC  
2475 Riding Club Road  
Rockwall, Texas 75087

FROM: Henry Lee, *Planner*  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: SP2021-014; *Amended Site Plan for 108 Saint Mary's Street*

Jeff Carroll:

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 June 15, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) If the Planning and Zoning Commission chooses to approve the applicant's Amended Site Plan for the subject property, then staff would propose the following conditions of approval:
  - (a) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
  - (b) Any construction resulting from the approval of this Amended Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On June 15, 2021, 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 Moeller absent.

Should you have any questions or concerns, please feel free to contact me at (972) 771-7745.

Sincerely,

Henry Lee  
Planner