



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2021-025 P&Z DATE 10/12/21 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 ONLYPLANNING & ZONING CASE NO. SP2021-025

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
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☐ PLAT REINSTATEMENT REQUEST (\$100.00)

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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 1500 Sunset Hill

SUBDIVISION _____

LOT _____

BLOCK _____

GENERAL LOCATION North of SH66 on Lakeshore Dr**ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]**CURRENT ZONING SF-10 w/SUPCURRENT USE House of Worship

PROPOSED ZONING _____

PROPOSED USE House of WorshipACREAGE 7.45

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]☒ OWNERSt. Benedict's Anglican Church☐ APPLICANTDoughrate Assoc. Inc.

CONTACT PERSON

Michael Vinson

CONTACT PERSON

Dub Doughrate

ADDRESS

1500 Sunset Hill

ADDRESS

2235 Ridge Rd

CITY, STATE & ZIP

Rockwall, TX 75087

CITY, STATE & ZIP

Rockwall, TX 75087

PHONE

214.600.0779

PHONE

972.742.2210

E-MAIL

michael@stbenedictanglican.com

E-MAIL

wdoughrate@doughrate.com**NOTARY VERIFICATION [REQUIRED]**

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED W.L. Doughrate II [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

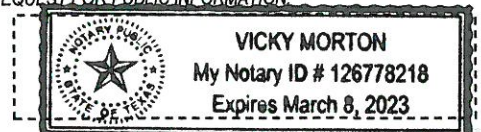
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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF September, 2021

OWNER'S SIGNATURE

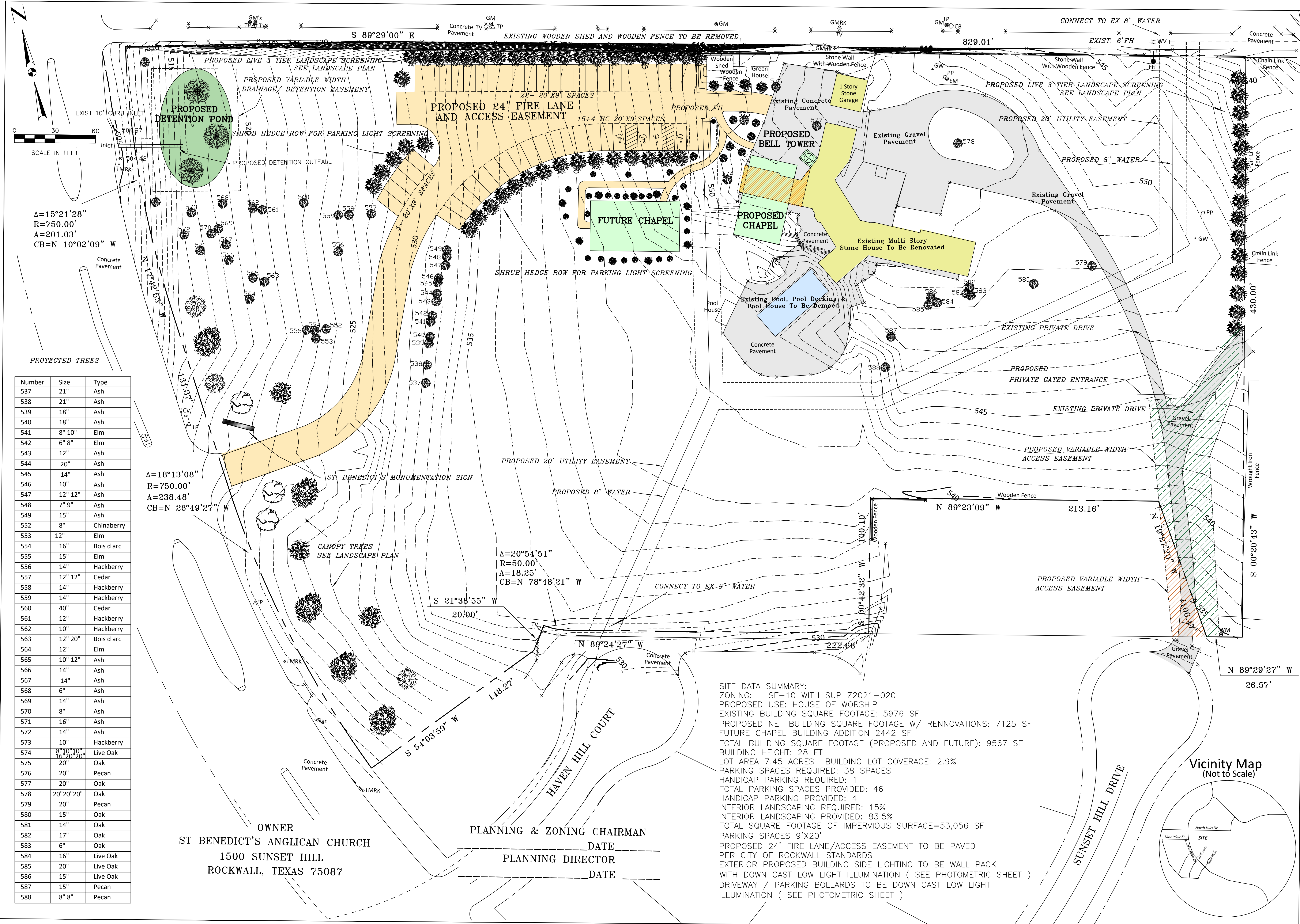
W.L. Doughrate II

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Vicky Morton

MY COMMISSION EXPIRES

March 8, 2023



$\Delta=15^{\circ}21'28''$
 $R=750.00'$
 $A=201.03'$
 $CB=N\ 10^{\circ}02'09''\ W$

$\Delta=18^{\circ}13'08''$
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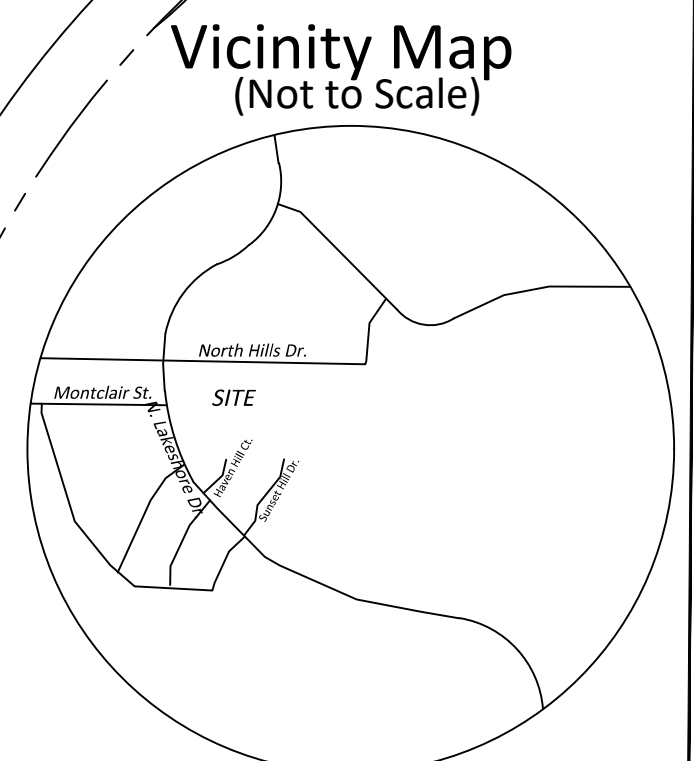
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557	12" 12"	Cedar
558	14"	Hackberry
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584	16"	Live Oak
585	20"	Live Oak
586	15"	Live Oak
587	15"	Pecan
588	8" 8"	Pecan

OWNER
ST BENEDICT'S ANGLICAN CHURCH
1500 SUNSET HILL
ROCKWALL, TEXAS 75087

PLANNING & ZONING CHAIRMAN
DATE
PLANNING DIRECTOR
DATE

SITE DATA SUMMARY:
ZONING: SF-10 WITH SUP Z2021-020
PROPOSED USE: HOUSE OF WORSHIP
EXISTING BUILDING SQUARE FOOTAGE: 5976 SF
PROPOSED NET BUILDING SQUARE FOOTAGE W/ RENNOVATIONS: 7125 SF
FUTURE CHAPEL BUILDING ADDITION 2442 SF
TOTAL BUILDING SQUARE FOOTAGE (PROPOSED AND FUTURE): 9567 SF
BUILDING HEIGHT: 28 FT
LOT AREA 7.45 ACRES BUILDING LOT COVERAGE: 2.9%
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HANDICAP PARKING REQUIRED: 1
TOTAL PARKING SPACES PROVIDED: 46
HANDICAP PARKING PROVIDED: 4
INTERIOR LANDSCAPING REQUIRED: 15%
INTERIOR LANDSCAPING PROVIDED: 83.5%
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE=53,056 SF
PARKING SPACES 9'X20'
PROPOSED 24' FIRE LANE/ACCESS EASEMENT TO BE PAVED
PER CITY OF ROCKWALL STANDARDS
EXTERIOR PROPOSED BUILDING SIDE LIGHTING TO BE WALL PACK
WITH DOWN CAST LOW LIGHT ILLUMINATION (SEE PHOTOMETRIC SHEET)
DRIVEWAY / PARKING BOLLARDS TO BE DOWN CAST LOW LIGHT
ILLUMINATION (SEE PHOTOMETRIC SHEET)



THE SEAL APPEARING ON THIS DOCUMENT IS THE PROPERTY OF W.L. DOUPHRATE & ASSOCIATES, INC. NO. 60102, F-886, ON DATE: APRIL 23, 2021.

DOUPHRATE & ASSOCIATES, INC.

ENGINEERING PROJECT MANAGEMENT SURVEYING

2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087

PHONE: (972)771-9004 FAX: (972)771-9005

SITE PLAN

ST. BENEDICT'S ANGLICAN CHURCH PROPERTY

1500 SUNSET HILL DR

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

REVISION
W.L.D.
CHECKED
G.C.W.
DRAWN
SCALE 1"=30' H
DATE APRIL 23, 2021
2007 SITE PL PROJECT
20



Schedule					
Label	Quantity	Manufacturer	Catalog Number	Description	Wattage
A	27	KIM LIGHTING	BNB-36L3K	BOUNCE BOLLARD LED DIE CAST ALUMINUM HOUSING AND LENS FRAME. FLAT GLASS LENS, FOUR 3/4" RODS HOLDING FIXTURE HEAD OFF BALLAST COMPARTMENT/RISER.	40.9

NOTES BY SYMBOL (X) :

1. PROPERTY LINE.



Type:
Job:
Catalog number:

BNB1 LED

Bounce Bollard
revision 12/14/17 • kl bnbled spec.pd

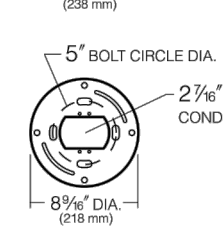
Approvals:



Date:
Page: 1 of 4

Specifications

BNB1 LED
18, 27 or 36 LED



© 2014 KIM LIGHTING • 16555 EAST GALE AVENUE, CITY OF INDUSTRY, CA 91745-1788 • TEL: 626/968-5666 • FAX: 626/968-5711

KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE

Hood and Lens Frame: Die-cast, low copper (<0.6% Cu) aluminum alloy with stainless steel hinge. Hood is opened by loosening one stainless steel captive button-head socket cap screw. 3/16" thick clear flat tempered glass lens seals against the lens frame by a one-piece molded silicone gasket. Lens frame seals against the hood by a one-piece extruded and vulcanized silicone gasket.

Body Support: Die-cast, low copper (<0.6% Cu) aluminum alloy flanges compress a ribbed extruded aluminum chamber. The four heavy wall extruded aluminum support rods are mechanically fastened to the lens frame with stainless steel fasteners. The support rods are held in position through die-cast arms and mechanically fastened at the bottom with a custom aluminum bolt. The electrical wiring is channeled through a support rod with a hinge, hurbina.

Body Cap: Die-cast, low copper (<0.6% Cu) aluminum, retained by two captive stainless steel screws. Optional matte black finish to eliminate bounce light. See page 3.

Shaft: One-piece aluminum extrusion, .125" minimum wall thickness and two internal $\frac{3}{16}$ "-16 mounting rods sandwich shaft between base and head.

Anchor Base Plate: A heavy cast aluminum anchor base is provided for mounting to the four $\frac{3}{8}$ " x 10" x 2" zinc plated J-bolts, each with two nuts and washers. A rigid pressed board template is provided to secure the anchor bolts during concrete pour (5" R.C.D.).

Electrical Module: Factory mounted to a rigid harness attached to the anchor base. A total of 27 mid power LED emitters configured in a rectangular array comprised together as a module. Two (2) modules for Type I version; three (3) modules for Type III version; and four (4) modules for Type V version. Available in 580nm Amber, 3000K, 4200K and 5100K color temperatures.

LED Driver: Universal voltage from 120 to 277V with a $\pm 10\%$ tolerance; -40°F starting temperature. All drivers are Underwriters Laboratories recognized.

Finish: Each luminaire receives a fade and abrasion resistant electrostatically applied, thermally cured, triglycidyl isocyanurate (TGIC) polyester powdercoat finish. Standard colors include (BL) Black, (DB) Dark Bronze, (WH) White, (PS) Platinum Silver, (SG) Stealth Gray, (LG) Light Gray, and (CC) Custom Color (Include RAL#).

Listed to: UL 1598 Standard for Luminaires - UL 8750 Standard for Safety for Light Emitting Diode (LED) Equipment for use in Lighting Products and CSA C22.2#250.0 Luminaires. RoHS compliant. Meets Buy American provisions within ARRA.

Warranty: Kim Lighting warrants Bollard LED products sold by Kim Lighting to be free from defects in material and workmanship for (i) a period of five (5) years for metal parts, (ii) a period of five (5) years for exterior housing paint finish(s), (iii) a period of five (5) years for LED Light Engines and, (iv) a period of five (5) years for LED power components (driver, surge protector and LifeShield® device), from the date of sale of such goods to the buyer as specified in Kim Lighting shipment documents for each product.

CAUTION: Fixtures must be grounded in accordance with national state and/or local electrical codes. Failure to do so may result in serious personal injury.

choice
engineering

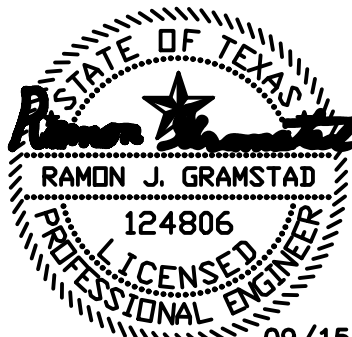
CHOICE ENGINEERING, LLC SACHSE, TEXAS PHONE: (469) 656-1268
TEXAS FIRM REG. NUMBER F-16876 WWW.CHOICEENGINEERING.COM

THIS DRAWING SHALL NOT BE REPRODUCED FOR ANY PROJECT, OTHER THAN THE ONE NOTED IN THE TITLE BLOCK, WITHOUT THE WRITTEN CONSENT OF CHOICE ENGINEERING, LLC. COPYRIGHT 2021, CHOICE ENGINEERING, LLC.

ST. BENEDICT'S ANGLICAN CHURCH
ROCKWALL, TX

[illegible]

SEAL:



09/15/21

ISSUE/ORIGINAL COPYRIGHT

DATE: 09.15.2

PROJECT #:	21075-06-203
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DRAWN BY: RO

CHECKED BY:	15
-------------	----

CHECKED BY.	SP
GUEST NAME	

SHEET NAME:
PHOTOMETRIC
PLAN

SHEET NUMBER:

E1



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2021-025

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1500 Sunset Hill

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION North of SH66 on Lakeshore Dr

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF-10 w/SUP

CURRENT USE House of Worship

PROPOSED ZONING

PROPOSED USE House of Worship

ACREAGE 7.45

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

St. Benedict's Anglican Church

☐ APPLICANT

Doughrate Assoc. Inc.

CONTACT PERSON

Michael Vinson

CONTACT PERSON

Dub Doughrate

ADDRESS

1500 Sunset Hill

ADDRESS

2235 Ridge Rd

CITY, STATE & ZIP

Rockwall, TX 75087

CITY, STATE & ZIP

Rockwall, TX 75087

PHONE

214,600,0779

PHONE

972,742,2210

E-MAIL

michael@stbenedictanglican.com

E-MAIL

wdoughrate@doughrate.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED W.L. Doughrate II [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 \$ 298.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF September, 2021 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."

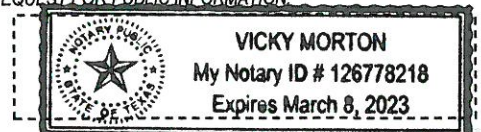
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OWNER'S SIGNATURE

W.L. Doughrate II

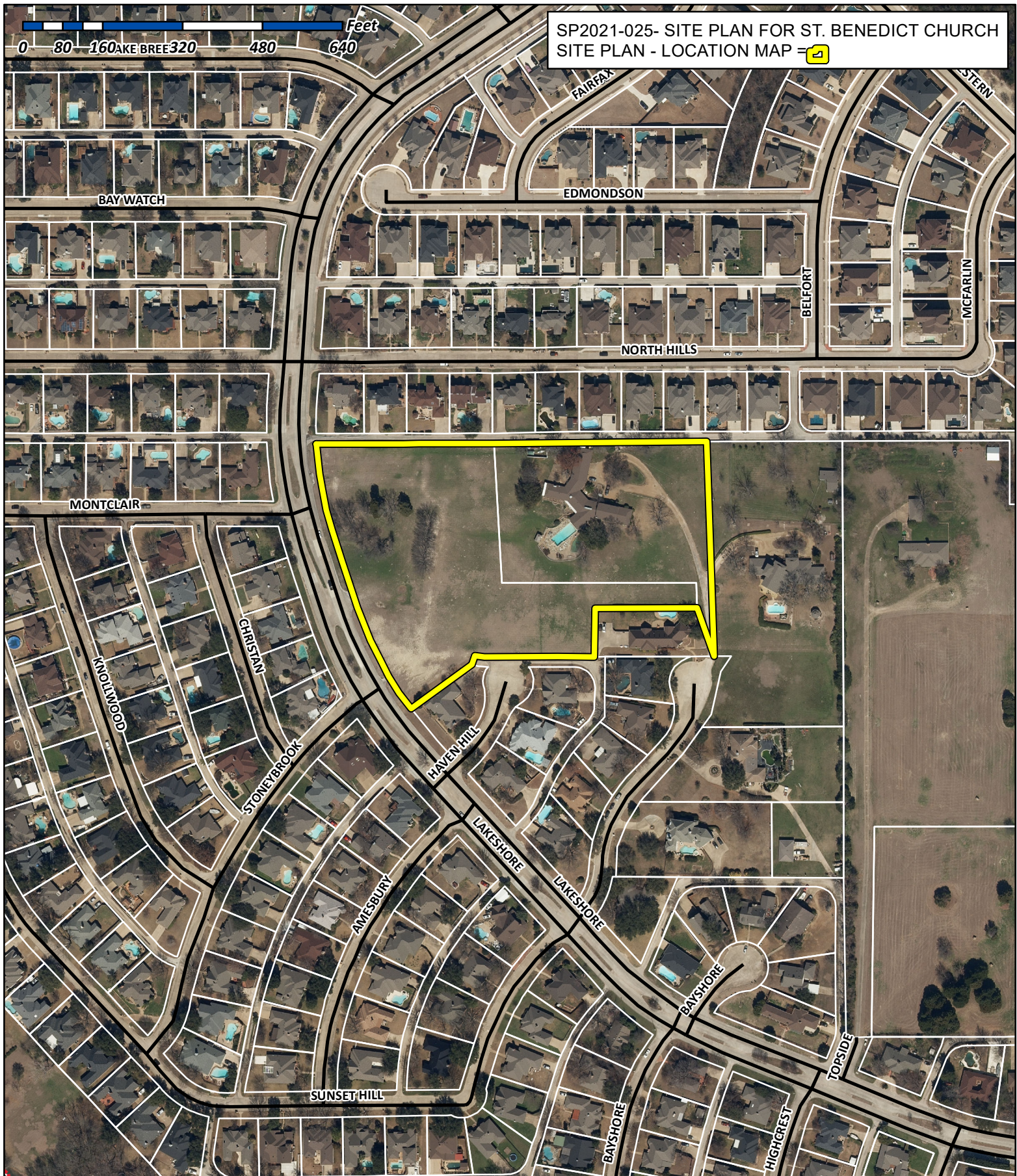
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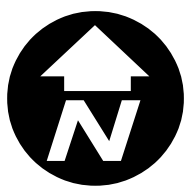
SP2021-025- SITE PLAN FOR ST. BENEDICT CHURCH
 SITE PLAN - LOCATION MAP =

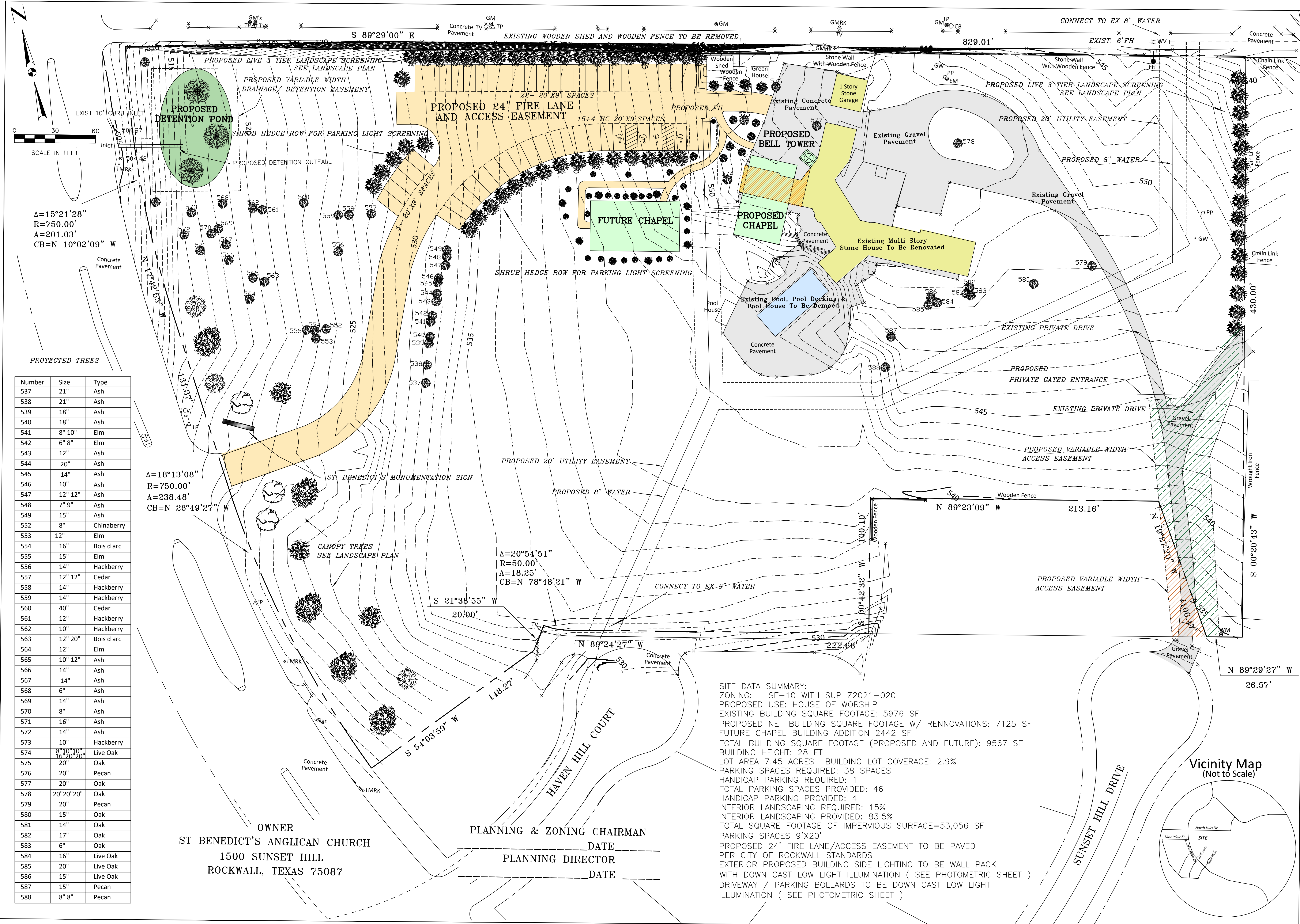


City of Rockwall

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.





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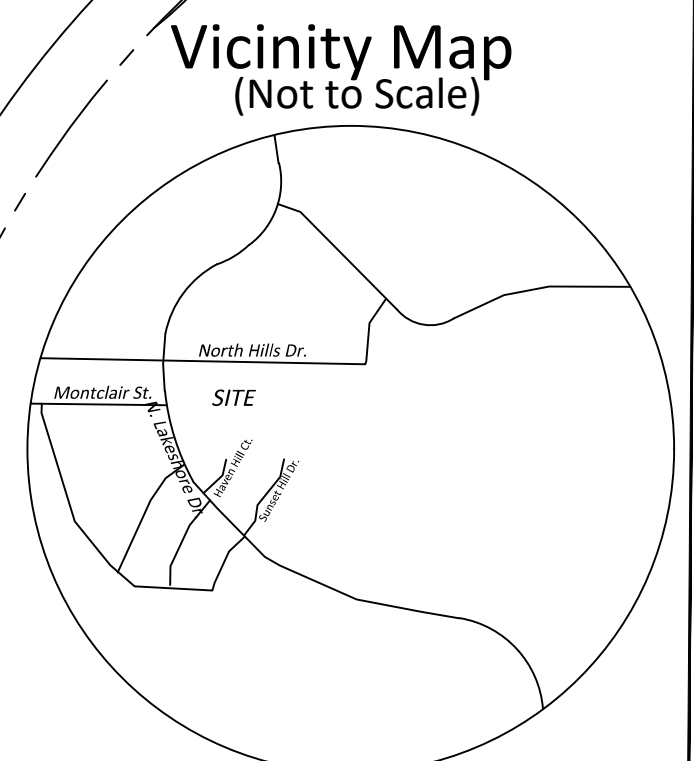
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OWNER
ST BENEDICT'S ANGLICAN CHURCH
1500 SUNSET HILL
ROCKWALL, TEXAS 75087

PLANNING & ZONING CHAIRMAN
DATE
PLANNING DIRECTOR
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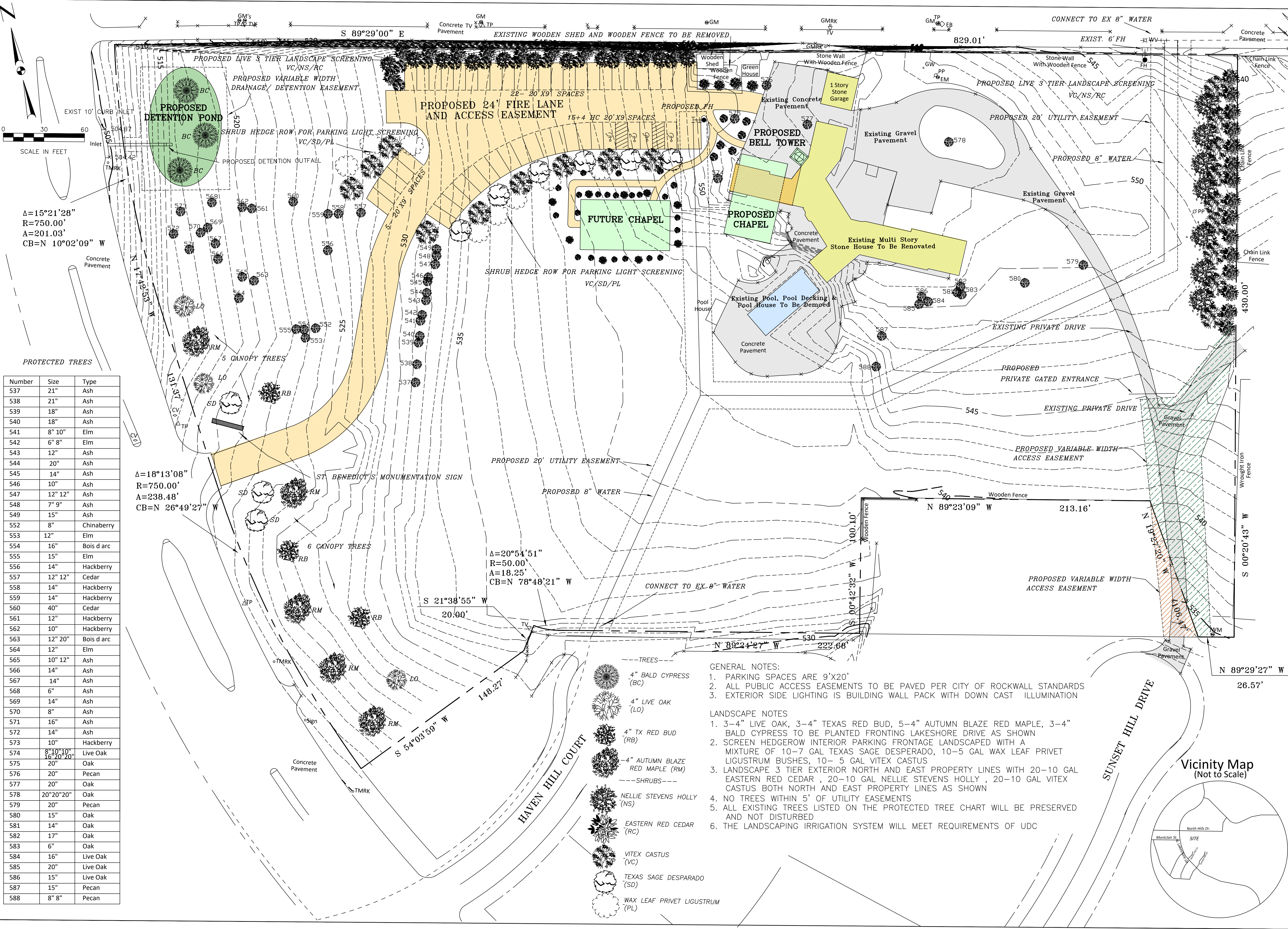


THE SEAL APPEARING ON THIS DOCUMENT IS THE PROPERTY OF W.L. DOUPHRATE & ASSOCIATES, INC. NO DUPLICATION OR REPRODUCTION OF THIS SEAL IS PERMITTED. DATE: APRIL 23, 2021.

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE PLAN
ST. BENEDICT'S ANGLICAN CHURCH PROPERTY
1500 SUNSET HILL DR
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

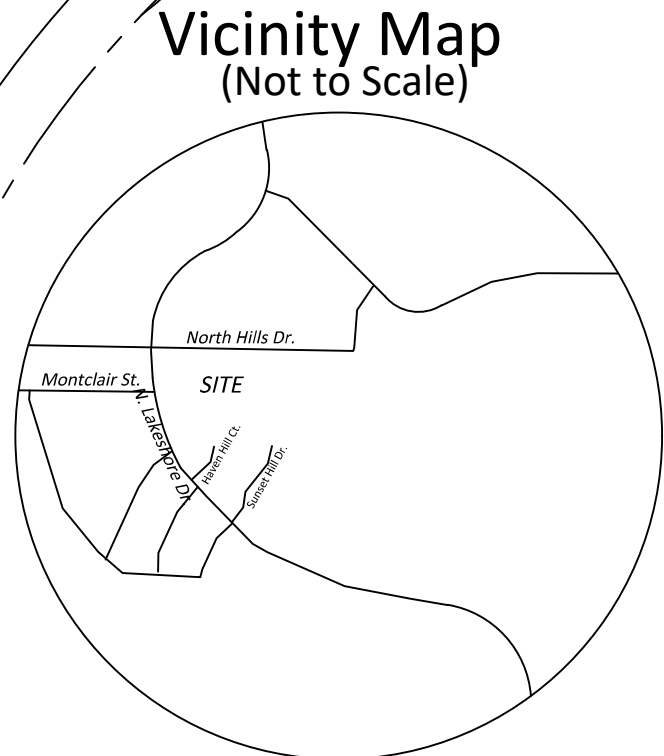
REVISION
W.L.D.
CHECKED
G.C.W.
DRAWN
SCALE 1"=30' ±
DATE APRIL 23, 2021
2007 SITE PL PROJECT
20



Number	Size	Type
537	21"	Ash
538	21"	Ash
539	18"	Ash
540	18"	Ash
541	8" 10"	Elm
542	6" 8"	Elm
543	12"	Ash
544	20"	Ash
545	14"	Ash
546	10"	Ash
547	12" 12"	Ash
548	7" 9"	Ash
549	15"	Ash
552	8"	Chinaberry
553	12"	Elm
554	16"	Bois d arc
555	15"	Elm
556	14"	Hackberry
557	12" 12"	Cedar
558	14"	Hackberry
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560	40"	Cedar
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564	12"	Elm
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566	14"	Ash
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568	6"	Ash
569	14"	Ash
570	8"	Ash
571	16"	Ash
572	14"	Ash
573	10"	Hackberry
574	8" 10" 10"	Live Oak
575	20"	Oak
576	20"	Pecan
577	20"	Oak
578	20" 20" 20"	Oak
579	20"	Pecan
580	15"	Oak
581	14"	Oak
582	17"	Oak
583	6"	Oak
584	16"	Live Oak
585	20"	Live Oak
586	15"	Live Oak
587	15"	Pecan
588	8" 8"	Pecan

- TREES---
- 4" BALD CYPRESS (BC)
 - 4" LIVE OAK (LO)
 - 4" TX RED BUD (RB)
 - 4" AUTUMN BLAZE RED MAPLE (RM)
 - SHRUBS---
 - NELLIE STEVENS HOLLY (NS)
 - EASTERN RED CEDAR (RC)
 - VITEX CASTUS (VC)
 - TEXAS SAGE DESPARADO (SD)
 - WAX LEAF PRIVET LIGUSTRUM (PL)

- GENERAL NOTES:
1. PARKING SPACES ARE 9'X20'
 2. ALL PUBLIC ACCESS EASEMENTS TO BE PAVED PER CITY OF ROCKWALL STANDARDS
 3. EXTERIOR SIDE LIGHTING IS BUILDING WALL PACK WITH DOWN CAST ILLUMINATION
- LANDSCAPE NOTES
1. 3-4" LIVE OAK, 3-4" TEXAS RED BUD, 5-4" AUTUMN BLAZE RED MAPLE, 3-4" BALD CYPRESS TO BE PLANTED FRONTING LAKESHORE DRIVE AS SHOWN
 2. SCREEN HEDGEROW INTERIOR PARKING FRONTAGE LANDSCAPED WITH A MIXTURE OF 10-7 GAL TEXAS SAGE DESPERADO, 10-5 GAL WAX LEAF PRIVET LIGUSTRUM BUSHES, 10- 5 GAL VITEX CASTUS
 3. LANDSCAPE 3 TIER EXTERIOR NORTH AND EAST PROPERTY LINES WITH 20-10 GAL EASTERN RED CEDAR , 20-10 GAL NELLIE STEVENS HOLLY , 20-10 GAL VITEX CASTUS BOTH NORTH AND EAST PROPERTY LINES AS SHOWN
 4. NO TREES WITHIN 5' OF UTILITY EASEMENTS
 5. ALL EXISTING TREES LISTED ON THE PROTECTED TREE CHART WILL BE PRESERVED AND NOT DISTURBED
 6. THE LANDSCAPING IRRIGATION SYSTEM WILL MEET REQUIREMENTS OF UDC



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. NO. 60102, EXPIRES ON DATE: APRIL 23, 2021.

DOUPHRATE & ASSOCIATES, INC.

ENGINEERING PROJECT HANDBOOK, SURVEYING

2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087

PHONE: (972)771-9004 FAX: (972)771-9005

LANDSCAPING PLAN

ST. BENEDICT'S ANGLICAN CHURCH PROPERTY

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

REVISION

W.L.D.

CHECKED

G.C.W.

DRAWN

SCALE 1"=30' H 1"=50' V

DATE

APRIL 23, 2021

2007 SITE PL

PROJECT

20



Schedule					
Label	Quantity	Manufacturer	Catalog Number	Description	Wattage
A	27	KIM LIGHTING	BNB-36L3K	BOUNCE BOLLARD LED DIE CAST ALUMINUM HOUSING AND LENS FRAME. FLAT GLASS LENS, FOUR 3/4" RODS HOLDING FIXTURE HEAD OFF BALLAST COMPARTMENT/RISER.	40.9

NOTES BY SYMBOL (X) :

1. PROPERTY LINE.

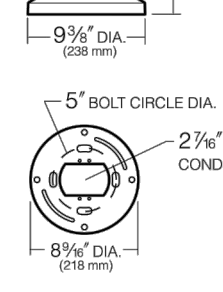


Type:
Job:
Catalog number:

	<i>I</i>	<i>I</i>	<i>I</i>
Fixture	Electrical Module	Luminaire Finish	Options
	_____ See page 2	_____	_____ See page 3

Specifications

BNB1 LED
18, 27 or 36 LED



© 2014 KIM LIGHTING • 16555 EAST GALE AVENUE, CITY OF INDUSTRY, CA 91745-1788 • TEL: 626/968-5666 • FAX: 626/968-5711

BNB1 LED
Bounce Bollard
/17 • kl bnbled spec.pdf

Approvals:

Date:
Page: 1 of 4

Hood and Lens Frame: Die-cast, low copper (<0.6% Cu) aluminum alloy with stainless steel hinge. Hood is opened by loosening one stainless steel captive button-head socket cap screw. 3/16" thick clear flat tempered glass lens seals against the lens frame by a one-piece molded silicone gasket. Lens frame seals against the hood by a one-piece extruded and vulcanized silicone gasket.

Body Support: Die-cast, low copper (<0.6% Cu) aluminum alloy flanges compress a ribbed extruded aluminum chamber. The four heavy wall extruded aluminum support rods are mechanically fastened to the lens frame with stainless steel fasteners. The support rods are held in position through die-cast arms and mechanically fastened at the bottom with a custom aluminum bolt. The electrical wiring is channeled through a support rod with a hinge, burning.

Body Cap: Die-cast, low copper (<0.6% Cu) aluminum, retained by two captive stainless steel screws. Optional matte black finish to eliminate bounce light. See page 3.

Shaft: One-piece aluminum extrusion, .125" minimum wall thickness and two internal $\frac{3}{8}$ "-16 mounting rods sandwich shaft between base and head.

Anchor Base Plate: A heavy cast aluminum anchor base is provided for mounting to the four $\frac{3}{8}$ " x 10" x 2" zinc plated J-bolts, each with two nuts and washers. A rigid pressed board template is provided to secure the anchor bolts during concrete pour (5" B.C.D.).

Electrical Module: Factory mounted to a rigid harness attached to the anchor base. A total of 27 mid power LED emitters configured in a rectangular array comprised together as a module. Two (2) modules for Type I version; three (3) modules for Type III version; and four (4) modules for Type V version. Available in 580nm Amber, 3000K, 4200K and 5100K color temperatures.

LED Driver: Universal voltage from 120 to 277V with a $\pm 10\%$ tolerance; -40°F starting temperature. All drivers are Underwriters Laboratories recognized.

Finish: Each luminaire receives a fade and abrasion resistant electrostatically applied, thermally cured, triglycidyl isocyanurate (TGIC) polyester powdercoat finish. Standard colors include (BL) Black, (DB) Dark Bronze, (WH) White, (PS) Platinum Silver, (SG) Stealth Gray, (LG) Light Gray, and (CC) Custom Color (Include RAL#).

Listed to: UL 1598 Standard for Luminaires - UL 8750 Standard for Safety for Light Emitting Diode (LED) Equipment for use in Lighting Products and CSA C22.2#250.0 Luminaires. RoHS compliant. Meets Buy American provisions within ARRA.

Warranty: Kim Lighting warrants Bollard LED products sold by Kim Lighting to be free from defects in material and workmanship for (i) a period of five (5) years for metal parts, (ii) a period of five (5) years for exterior housing paint finish(s), (iii) a period of five (5) years for LED Light Engines and, (iv) a period of five (5) years for LED power components (driver, surge protector and LifeShield® device), from the date of sale of such goods to the buyer as specified in Kim Lighting shipment documents for each product.

CAUTION: Fixtures must be grounded in accordance with national state and/or local electrical codes. Failure to do so may result in serious personal injury.

KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE



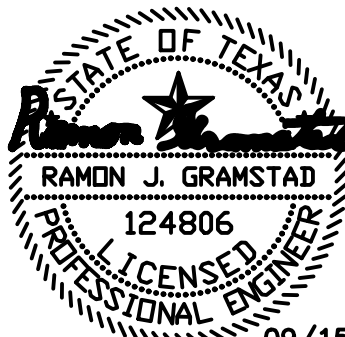
CHOICE ENGINEERING, LLC SACHSE, TEXAS PHONE: (469) 606-1266
TEXAS FIRM REG. NUMBER F-16870 WWW.CHOICEENGINEERING.COM

THIS DRAWING SHALL NOT BE REPRODUCED FOR ANY PROJECT, OTHER THAN THE ONE NOTED IN THE TITLE BLOCK, WITHOUT THE WRITTEN CONSENT OF CHOICE ENGINEERING, LLC. COPYRIGHT 2021, CHOICE ENGINEERING, LLC.

ST. BENEDICT'S ANGLICAN CHURCH
ROCKWALL, TX

[illegible]

SEAL:



09/15/21

ISSUE/ORIGINAL	COPYRIGHT
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DATE: 09.15.2

PROJECT #:	21075-06-203
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DRAWN BY: _____ RC _____

CHECKED BY: JF

SHEET NAME:

PHOTOMETRIC
PLAN

SHEET NUMBER:

E1

PROJECT COMMENTS



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

DATE: 9/24/2021

PROJECT NUMBER: SP2021-025
PROJECT NAME: Site Plan for St. Benedict Church
SITE ADDRESS/LOCATIONS: 1500 SUNSET HILL DR, 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 Dub Doupbrate of Doupbrate & Associates, Inc. on behalf of Michael Vinson of St. Benedict's Anglican Church for the approval of a Site Plan for a House of Worship on a 7.45-acre tract of land identified as Tract 3 & 10 of the W. B. Bowles Survey, Abstract No. 12 and A. Hanna Survey Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, 1500 Sunset Hill Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	09/22/2021	Needs Review

09/22/2021: SP2021-025; Site Plan for St. Benedict's Church

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for a House of Worship on a 7.45-acre tract of land identified as Tract 3 & 10 of the W. B. Bowles Survey, Abstract No. 12 and A. Hanna Survey Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, 1500 Sunset Hill Drive.

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

M.3 For reference, include the case number (SP2021-025) 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 Single-Family 10 (SF-10) District standards, and the Development Standards of Article V, that are applicable to the subject property.

I.5 The subject property will need to be plat before any building permits will be issued.

M.6 The standard signature block with signature space for the Planning & Zoning Chairman and Planning Director shall be on each page of the plans. (Subsection 03.04. A, of Article 11)

I.7 Drop the contours from the site plan to increase legibility as well as allow for the required information to be added.

M.8 Site Plan:

1. Provide the square footage of the subject property. (Subsection 03.04.B, of Article 11)
2. Indicate all building setbacks adjacent to right-of-way. (Subsection 03.04.B, of Article 11)
3. Indicate all easements existing and proposed. (Subsection 03.04.B, of Article 11)
4. Indicate all drive widths and drive radii. (Subsection 03.04.B, of Article 11)
5. Indicate the adjacent street right-of-way, street names, and street centerlines. (Subsection 03.04.B, of Article 11)

6. Provide a parking table. (Subsection 05.01, of Article 06)
7. Indicate if adequate parking has been provided. Parking for a House of Worship is 1 per 4 seats; the number of seats in the chapel has not been indicated. (Table 5, of Article 06)
8. Signage will be covered at building permit and is not approved via the proposed site plan. (Subsection 06.02, F. of Article 05)
9. Indicate any pad mounted or roof mounted utility equipment and their subsequent screening. (Subsection 01.05, C. of Article 05)
10. Indicate if there is a dumpster on site or if one is to be constructed. If one is to be added to the site it must be indicated; this must include the mandatory screening as well. (Subsection 01.05, B. of Article 05)
11. Residential Adjacency: Per the Specific Use Permit (S-250) 3-tiered landscaping will be required as depicted in the Concept Plan in S-250 (along the north property line from in front of the parking to near the north-east property corner, and from the north-east property corner south to the existing drive). (Subsection 01.06, of Article 05; S-250)

M.9 Landscape Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Section 2.1 of this checklist)
2. Show the percentage for the impervious coverage. (Subsection 01.01, B. of Article 05)
3. Indicate all landscaping required by the SUP (S-205) 3-tiered screening along the north property line as described in M.7.14 and the shrubs along the parking area for headlight screening. The shrubs should connect to the 3-teir screening to the north to screen the headlights shining west from the fire lane. (Subsection 05.03, B. of Article 08)
4. Indicate the landscape buffer along N. Lakeshore Drive, which includes a berm and the canopy and accent trees. (Subsection 05.01, of Article 08)
5. All parking should be within 80-feet of a canopy tree (Subsection 05.03, E. of Article 09)

M.10 Treescape Plan:

1. If any trees are to be removed, include them on the landscape plan and indicate the mitigation balance. (Subsection 03.01, G. of Article 09)

M.11 Photometric Plan:

1. Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. (Section 2.1 of this checklist)
2. Foot-candles must not exceed 20 FC anywhere on the property and at the property line the foot-candles must not exceed 0.2 FC. Both requirements are exceeded on the plan, please correct. (Subsection 03.03, B. of Article 07)
3. The plans only indicate bollards as the added lighting; however a note on the site plan indicates wall pacts. The FC they create as well as cutsheets must be provided. (Subsection 03.03, of Article 07)

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on October 5, 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.13 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 October 5, 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 October 12, 2021 Planning & Zoning Meeting.

I.14 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on September 28, 2021.
- 2) Planning & Zoning meeting/public hearing meeting will be held on October 12, 2021.

I.15 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	09/23/2021	Needs Review

09/23/2021: M - East driveway must be 24' wide minimum, reinforced concrete.

M - Must have a 15'x64' striped no parking as a turnaround.

The following items are informational for the Engineering design phase.

General Items:

- I - Must meet City Standards of Design and Construction
- I - 4% Engineering Inspection Fees
- I - Impact Fees (Water, Wastewater & Roadway)

- I - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- I - Retaining walls 3' and over must be engineered.
- I - All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:

- I - Detention is required. Will need to detain from a 0.5 c-factor to a 0.9.
- I - Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:

- I - Must loop 8" water line on site.
- I - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- I - Minimum public sewer is 8".

Roadway Paving Items:

- I - No dead-end parking allowed without an City approved turnaround.
- I - Drive isles to be 24' wide.
- I - Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- I - Fire lane to be in a platted easement.

Landscaping:

- I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	09/22/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	09/22/2021	Approved w/ Comments

09/22/2021: The existing building shall not be enlarged without the addition of fire sprinkler protection. New construction shall be separate buildings in accordance with the Building Code.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	09/20/2021	Approved w/ Comments

09/20/2021: Contact Lance Singleton, lsingleton@rockwall.com if you would like to be re-addressed off of N. Lakeshore Dr.

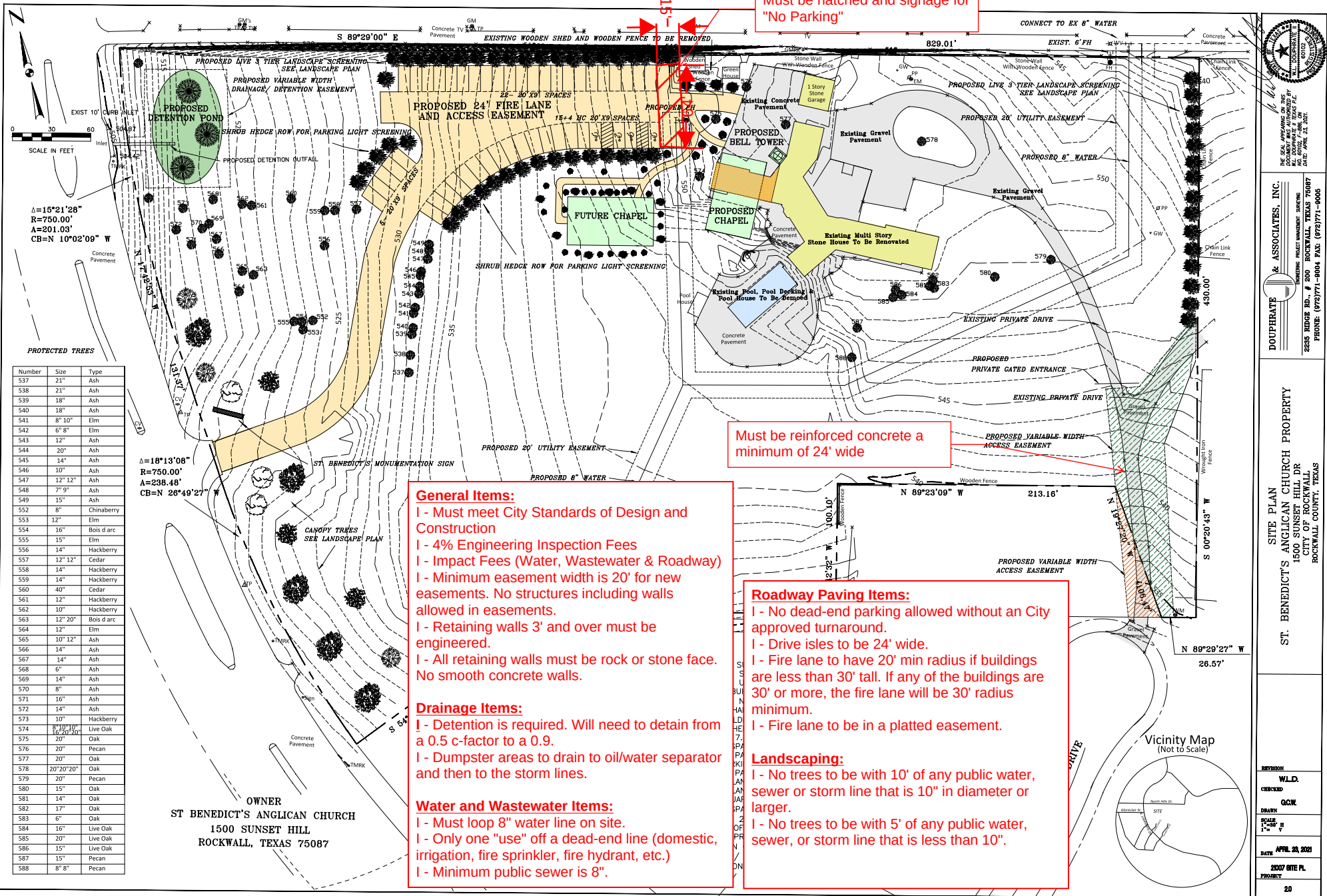
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	09/24/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	09/20/2021	Approved w/ Comments

09/20/2021: Full approval will required the following;

1. Landscape Plan that included a required vs. proposed legend. This should reflect over all landscaping, but also the detention pond and parking requirement landscaping.





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2021-025

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☒ SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)¹
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST (\$100.00)

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1500 Sunset Hill

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION North of SH66 on Lakeshore Dr

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF-10 w/SUP

CURRENT USE House of Worship

PROPOSED ZONING

PROPOSED USE House of Worship

ACREAGE 7.45

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

St. Benedict's Anglican Church

☐ APPLICANT

Doughrate Assoc. Inc.

CONTACT PERSON

Michael Vinson

CONTACT PERSON

Dub Doughrate

ADDRESS

1500 Sunset Hill

ADDRESS

2235 Ridge Rd

CITY, STATE & ZIP

Rockwall, TX 75087

CITY, STATE & ZIP

Rockwall, TX 75087

PHONE

214,600,0779

PHONE

972,742,2210

E-MAIL

michael@stbenedictanglican.com

E-MAIL

wdoughrate@doughrate.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED W.L. Doughrate II [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 \$ 298.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF September, 2021 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."

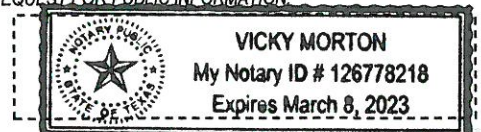
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF September, 2021

OWNER'S SIGNATURE

W.L. Doughrate II

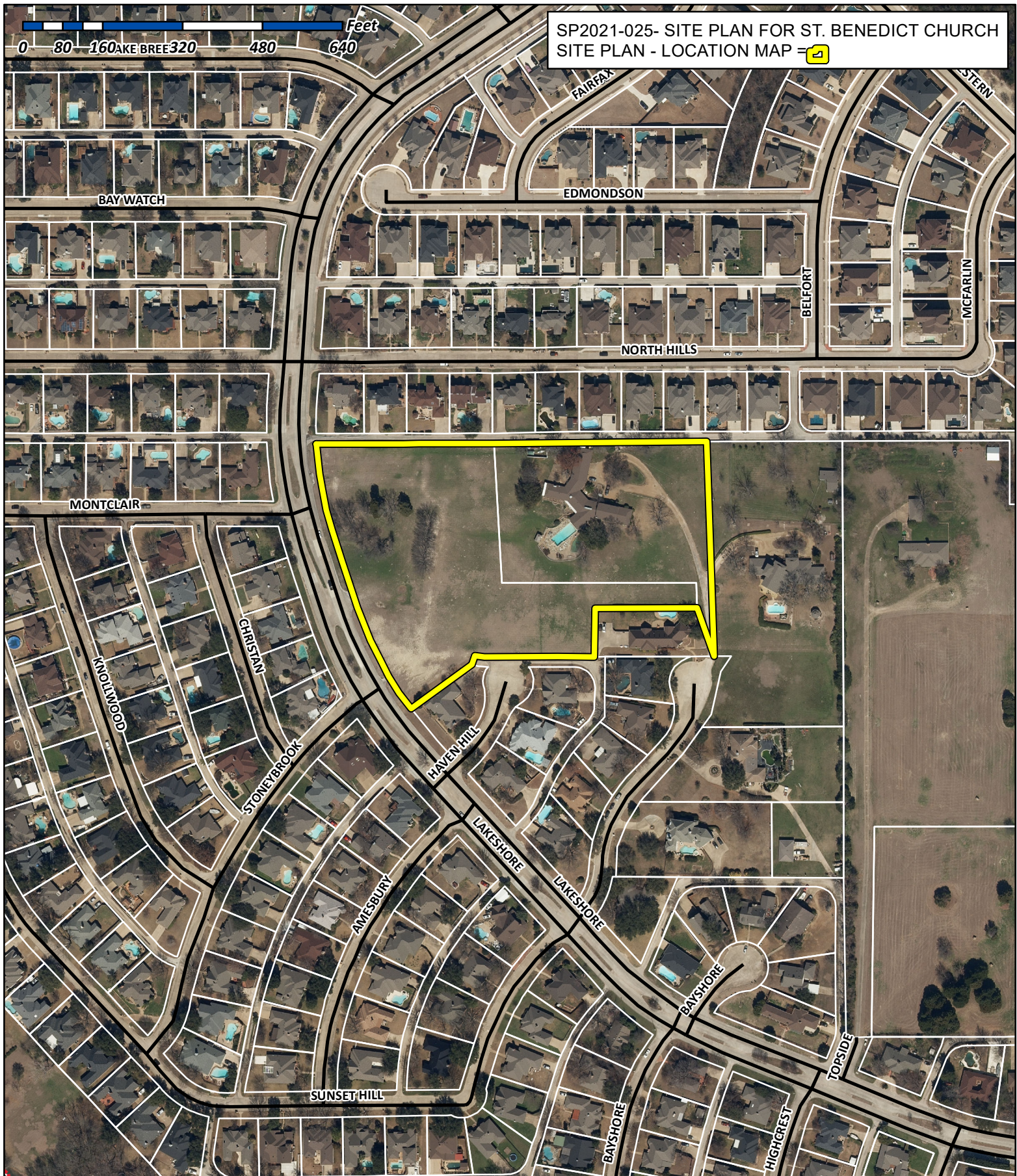
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Vicky Morton



MY COMMISSION EXPIRES

March 8, 2023

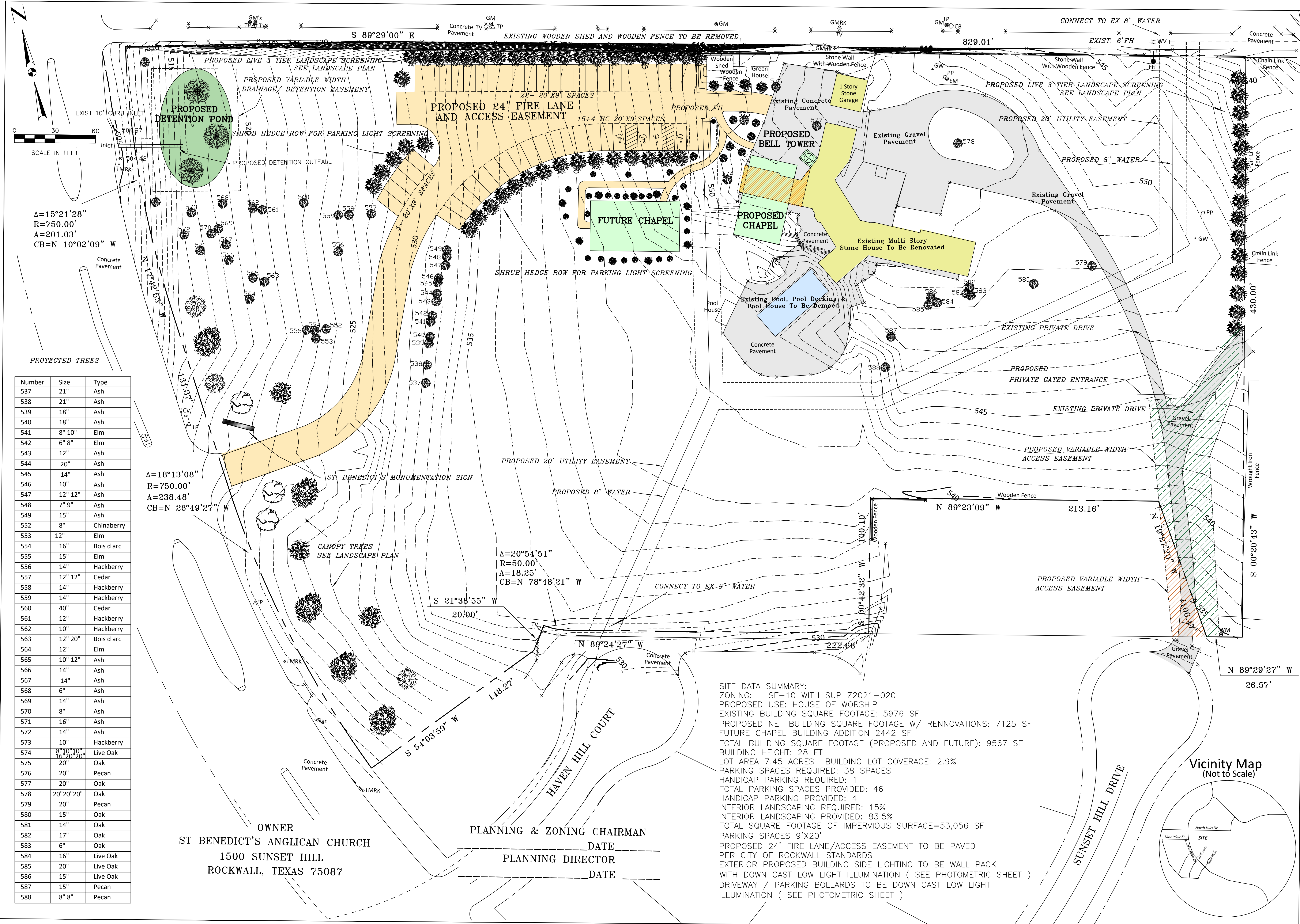


City of Rockwall

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.





Δ=15°21'28"
R=750.00'
A=201.03'
CB=N 10°02'09" W

Δ=18°13'08"
R=750.00'
A=238.48'
CB=N 26°49'27" W

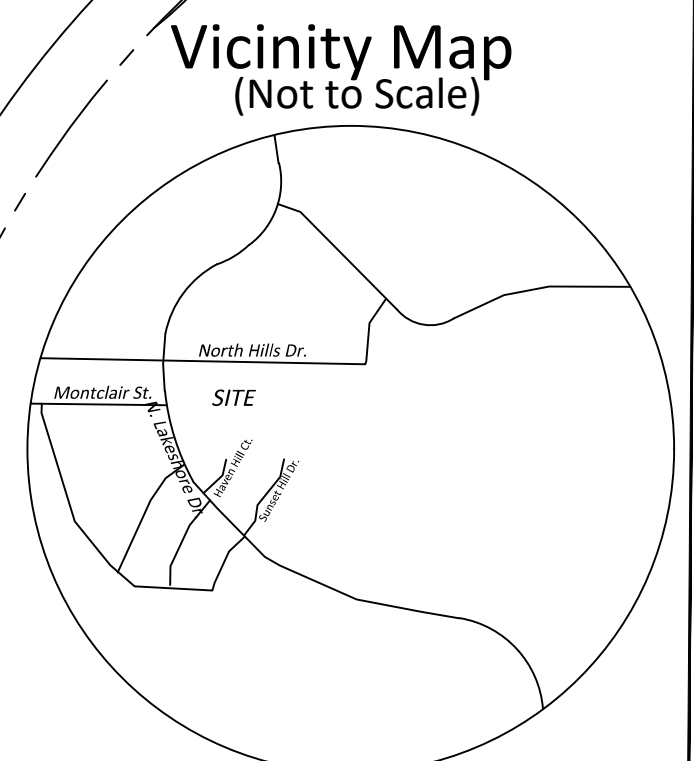
Δ=20°54'51"
R=50.00'
A=18.25'
CB=N 78°48'21" W

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581	14"	Oak
582	17"	Oak
583	6"	Oak
584	16"	Live Oak
585	20"	Live Oak
586	15"	Live Oak
587	15"	Pecan
588	8" 8"	Pecan

OWNER
ST BENEDICT'S ANGLICAN CHURCH
1500 SUNSET HILL
ROCKWALL, TEXAS 75087

PLANNING & ZONING CHAIRMAN
DATE
PLANNING DIRECTOR
DATE

SITE DATA SUMMARY:
ZONING: SF-10 WITH SUP Z2021-020
PROPOSED USE: HOUSE OF WORSHIP
EXISTING BUILDING SQUARE FOOTAGE: 5976 SF
PROPOSED NET BUILDING SQUARE FOOTAGE W/ RENNOVATIONS: 7125 SF
FUTURE CHAPEL BUILDING ADDITION 2442 SF
TOTAL BUILDING SQUARE FOOTAGE (PROPOSED AND FUTURE): 9567 SF
BUILDING HEIGHT: 28 FT
LOT AREA 7.45 ACRES BUILDING LOT COVERAGE: 2.9%
PARKING SPACES REQUIRED: 38 SPACES
HANDICAP PARKING REQUIRED: 1
TOTAL PARKING SPACES PROVIDED: 46
HANDICAP PARKING PROVIDED: 4
INTERIOR LANDSCAPING REQUIRED: 15%
INTERIOR LANDSCAPING PROVIDED: 83.5%
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE=53,056 SF
PARKING SPACES 9'X20'
PROPOSED 24' FIRE LANE/ACCESS EASEMENT TO BE PAVED
PER CITY OF ROCKWALL STANDARDS
EXTERIOR PROPOSED BUILDING SIDE LIGHTING TO BE WALL PACK
WITH DOWN CAST LOW LIGHT ILLUMINATION (SEE PHOTOMETRIC SHEET)
DRIVEWAY / PARKING BOLLARDS TO BE DOWN CAST LOW LIGHT
ILLUMINATION (SEE PHOTOMETRIC SHEET)

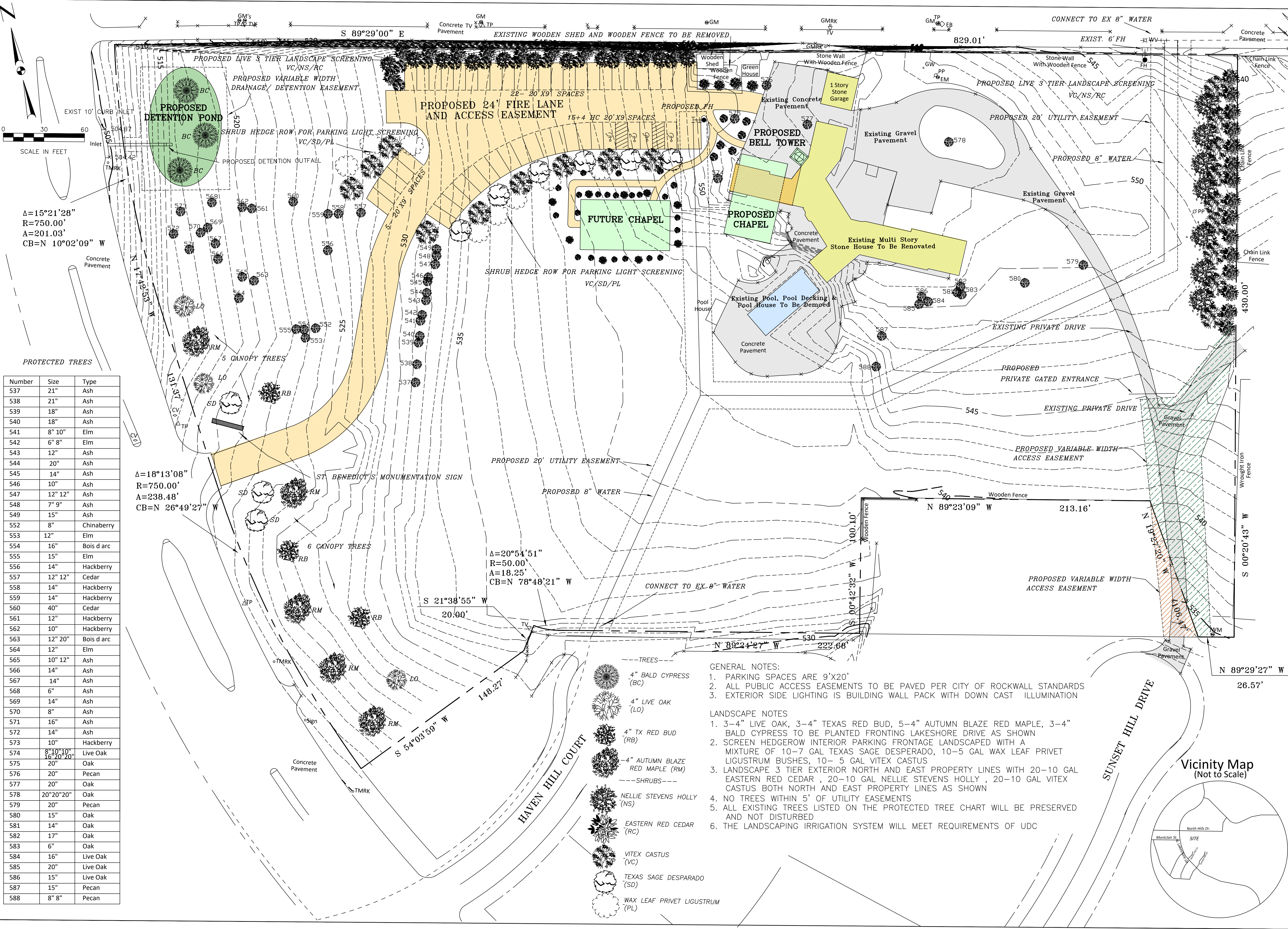


THE SEAL APPEARING ON THIS DOCUMENT IS THE PROPERTY OF W.L. DOUPHRATE & ASSOCIATES, INC. NO DUPLICATION OR REPRODUCTION OF THIS SEAL IS PERMITTED. DATE: APRIL 23, 2021.

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE PLAN
ST. BENEDICT'S ANGLICAN CHURCH PROPERTY
1500 SUNSET HILL DR
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

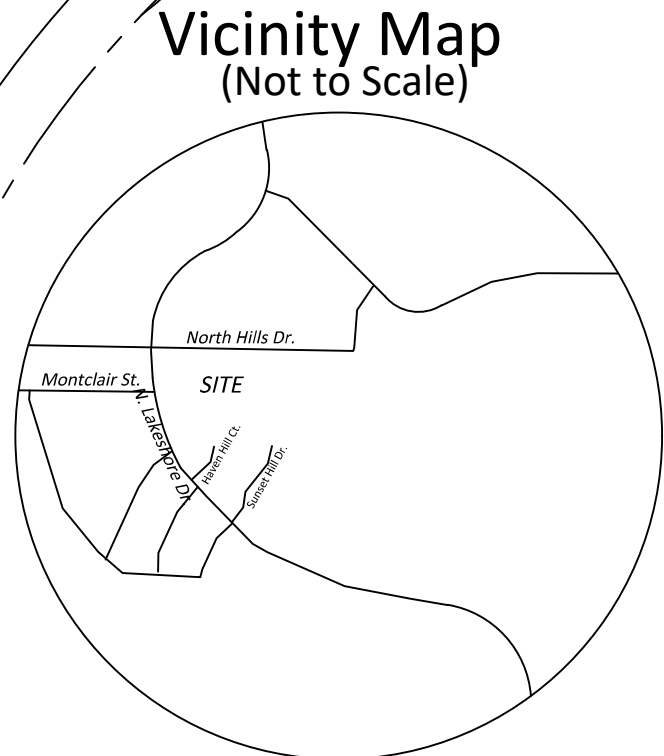
REVISION
W.L.D.
CHECKED
G.C.W.
DRAWN
SCALE 1"=30' ±
DATE APRIL 23, 2021
2007 SITE PL PROJECT
20



Number	Size	Type
537	21"	Ash
538	21"	Ash
539	18"	Ash
540	18"	Ash
541	8" 10"	Elm
542	6" 8"	Elm
543	12"	Ash
544	20"	Ash
545	14"	Ash
546	10"	Ash
547	12" 12"	Ash
548	7" 9"	Ash
549	15"	Ash
552	8"	Chinaberry
553	12"	Elm
554	16"	Bois d arc
555	15"	Elm
556	14"	Hackberry
557	12" 12"	Cedar
558	14"	Hackberry
559	14"	Hackberry
560	40"	Cedar
561	12"	Hackberry
562	10"	Hackberry
563	12" 20"	Bois d arc
564	12"	Elm
565	10" 12"	Ash
566	14"	Ash
567	14"	Ash
568	6"	Ash
569	14"	Ash
570	8"	Ash
571	16"	Ash
572	14"	Ash
573	10"	Hackberry
574	8" 10" 10"	Live Oak
575	20"	Oak
576	20"	Pecan
577	20"	Oak
578	20" 20" 20"	Oak
579	20"	Pecan
580	15"	Oak
581	14"	Oak
582	17"	Oak
583	6"	Oak
584	16"	Live Oak
585	20"	Live Oak
586	15"	Live Oak
587	15"	Pecan
588	8" 8"	Pecan

- TREES---
- 4" BALD CYPRESS (BC)
 - 4" LIVE OAK (LO)
 - 4" TX RED BUD (RB)
 - 4" AUTUMN BLAZE RED MAPLE (RM)
 - SHRUBS---
 - NELLIE STEVENS HOLLY (NS)
 - EASTERN RED CEDAR (RC)
 - VITEX CASTUS (VC)
 - TEXAS SAGE DESPARADO (SD)
 - WAX LEAF PRIVET LIGUSTRUM (PL)

- GENERAL NOTES:
1. PARKING SPACES ARE 9'X20'
 2. ALL PUBLIC ACCESS EASEMENTS TO BE PAVED PER CITY OF ROCKWALL STANDARDS
 3. EXTERIOR SIDE LIGHTING IS BUILDING WALL PACK WITH DOWN CAST ILLUMINATION
- LANDSCAPE NOTES
1. 3-4" LIVE OAK, 3-4" TEXAS RED BUD, 5-4" AUTUMN BLAZE RED MAPLE, 3-4" BALD CYPRESS TO BE PLANTED FRONTING LAKESHORE DRIVE AS SHOWN
 2. SCREEN HEDGEROW INTERIOR PARKING FRONTAGE LANDSCAPED WITH A MIXTURE OF 10-7 GAL TEXAS SAGE DESPERADO, 10-5 GAL WAX LEAF PRIVET LIGUSTRUM BUSHES, 10- 5 GAL VITEX CASTUS
 3. LANDSCAPE 3 TIER EXTERIOR NORTH AND EAST PROPERTY LINES WITH 20-10 GAL EASTERN RED CEDAR , 20-10 GAL NELLIE STEVENS HOLLY , 20-10 GAL VITEX CASTUS BOTH NORTH AND EAST PROPERTY LINES AS SHOWN
 4. NO TREES WITHIN 5' OF UTILITY EASEMENTS
 5. ALL EXISTING TREES LISTED ON THE PROTECTED TREE CHART WILL BE PRESERVED AND NOT DISTURBED
 6. THE LANDSCAPING IRRIGATION SYSTEM WILL MEET REQUIREMENTS OF UDC



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. NO. 60102, EXPIRES ON DATE: APRIL 23, 2021.

DOUPHRATE & ASSOCIATES, INC.

ENGINEERING PROJECT HANDBOOK, SURVEYING

2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087

PHONE: (972)771-9004 FAX: (972)771-9005

LANDSCAPING PLAN

ST. BENEDICT'S ANGLICAN CHURCH PROPERTY

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

REVISION	WLD.
CHECKED	GCW.
DRAWN	
SCALE	1"=30' H 1"=50' V
DATE	APRIL 23, 2021
PROJECT	2007 SITE PL

20



Schedule					
Label	Quantity	Manufacturer	Catalog Number	Description	Wattage
A	27	KIM LIGHTING	BNB-36L3K	BOUNCE BOLLARD LED DIE CAST ALUMINUM HOUSING AND LENS FRAME. FLAT GLASS LENS, FOUR 3/4" RODS HOLDING FIXTURE HEAD OFF BALLAST COMPARTMENT/RISER.	40.9

NOTES BY SYMBOL (X) :

1. PROPERTY LINE.



Type:
Job:
Catalog number:

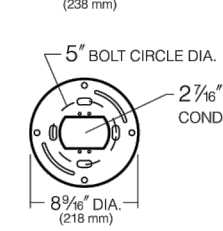
BNB1 LED
Bounce Bollard
17 • kl bnbled spec.pdf

Approvals:

Date:
Page: 1 of 4

Specifications

BNB1 LED
18, 27 or 36 LED



© 2014 KIM LIGHTING • 16555 EAST GALE AVENUE, CITY OF INDUSTRY, CA 91745-1788 • TEL: 626/968-5666 • FAX: 626/968-5711

KIM LIGHTING RESERVES THE RIGHT TO CHANGE SPECIFICATIONS WITHOUT NOTICE

Hood and Lens Frame: Die-cast, low copper (<0.6% Cu) aluminum alloy with stainless steel hinge. Hood is opened by loosening one stainless steel captive button-head socket cap screw. 3/16" thick clear flat tempered glass lens seals against the lens frame by a one-piece molded silicone gasket. Lens frame seals against the hood by a one-piece extruded and vulcanized silicone gasket.

Body Support: Die-cast, low copper (<0.6% Cu) aluminum alloy flanges compress a ribbed extruded aluminum chamber. The four heavy wall extruded aluminum support rods are mechanically fastened to the lens frame with stainless steel fasteners. The support rods are held in position through die-cast arms and mechanically fastened at the bottom with a custom aluminum bolt. The electrical wiring is channeled through a support rod with a hinge, hurling...

Body Cap: Die-cast, low copper (<0.6% Cu) aluminum, retained by two captive stainless steel screws. Optional matte black finish to eliminate bounce light. See page 3.

Shaft: One-piece aluminum extrusion, .125" minimum wall thickness and two internal $\frac{3}{8}$ "-16 mounting rods sandwich shaft between base and head.

Anchor Base Plate: A heavy cast aluminum anchor base is provided for mounting to the four $\frac{3}{8}$ " x 10" x 2" zinc plated J-bolts, each with two nuts and washers. A rigid pressed board template is provided to secure the anchor bolts during concrete pour (5" B.C.D.).

Electrical Module: Factory mounted to a rigid harness attached to the anchor base. A total of 27 mid power LED emitters configured in a rectangular array comprised together as a module. Two (2) modules for Type I version; three (3) modules for Type III version; and four (4) modules for Type V version. Available in 580nm Amber, 3000K, 4200K and 5100K color temperatures.

LED Driver: Universal voltage from 120 to 277V with a $\pm 10\%$ tolerance; -40°F starting temperature. All drivers are Underwriters Laboratories recognized.

Finish: Each luminaire receives a fade and abrasion resistant electrostatically applied, thermally cured, triglycidyl isocyanurate (TGIC) polyester powdercoat finish. Standard colors include (BL) Black, (DB) Dark Bronze, (WH) White, (PS) Platinum Silver, (SG) Stealth Gray, (LG) Light Gray, and (CC) Custom Color (Include RAL#).

Listed to: UL 1598 Standard for Luminaires - UL 8750 Standard for Safety for Light Emitting Diode (LED) Equipment for use in Lighting Products and CSA C22.2#250.0 Luminaires. RoHS compliant. Meets Buy American provisions within ARRA.

Warranty: Kim Lighting warrants Bollard LED products sold by Kim Lighting to be free from defects in material and workmanship for (i) a period of five (5) years for metal parts, (ii) a period of five (5) years for exterior housing paint finish(s), (iii) a period of five (5) years for LED Light Engines and, (iv) a period of five (5) years for LED power components (driver, surge protector and LifeShield® device), from the date of sale of such goods to the buyer as specified in Kim Lighting shipment documents for each product.

CAUTION: Fixtures must be grounded in accordance with national state and/or local electrical codes. Failure to do so may result in serious personal injury.



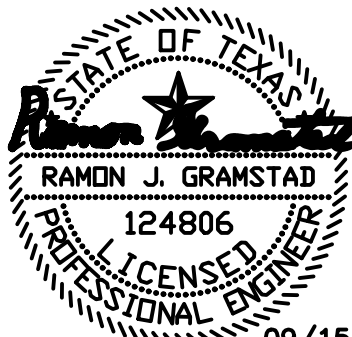
CHOICE ENGINEERING, LLC SACHSE, TEXAS PHONE: (469) 656-1266
TEXAS FIRM REG. NUMBER F-16876 WWW.CHOICE-ENGINEERING.COM

THIS DRAWING SHALL NOT BE REPRODUCED FOR ANY PROJECT, OTHER THAN THE ONE NOTED IN THE TITLE BLOCK, WITHOUT THE WRITTEN CONSENT OF CHOICE ENGINEERING, LLC. COPYRIGHT 2021, CHOICE ENGINEERING, LLC.

ST. BENEDICT'S ANGLICAN CHURCH
ROCKWALL, TX

[illegible]

SEAL:



09/15/21

ISSUE/ORIGINAL COPYRIGHT

DATE: 09.15.2

PROJECT #:	21075-06-203
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DRAWN BY: RO

CHECKED BY:	15
-------------	----

CHECKED BY:	SP
GUEST NAME	

SHEET NAME:
PHOTOMETRIC
PLAN

SHEET NUMBER:

E1



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: October 12, 2021
APPLICANT: Dub Douphrate; *Douphrate & Associates*
CASE NUMBER: SP2021-025; *Site Plan for St. Benedict's Anglican Church*

SUMMARY

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Michael Vinson of St. Benedict's Anglican Church for the approval of a Site Plan for a *House of Worship* on a 7.45-acre tract of land identified as Tract 3 & 10 of the W. B. Bowles Survey, Abstract No. 12 and A. Hanna Survey Abstract No. 98, City of Rockwall, Rockwall County, Texas, zoned Single-Family 10 (SF-10) District, 1500 Sunset Hill Drive, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on June 20, 1959 by *Ordinance No. 59-02*. Based on the City's historic zoning maps the subject property was rezoned from a Single-Family 2 (SF-2) District to a Single-Family 10 (SF-10) District at some point between January 3, 1972 and May 16, 1983. According to the Rockwall Central Appraisal District (RCAD), the existing single-family home was constructed in 1955, with the addition of a detached garage, carport, and balcony in 1969. The subject property is identified as Tracts 3 & 10 of the W. B. Bowles Survey, Abstract No. 12 and A. Hanna Survey, Abstract No. 98, and is comprised of a total of 7.45-acres. On August 2, 2021, the City Council approved a Specific Use Permit (SUP) [*Ordinance No. 21-29; S-250*] to allow for a *Church/House of Worship* on the subject property.

PURPOSE

On September 17, 2021, the applicant -- *Dub Douphrate of Douphrate & Associates*. -- submitted an application requesting the approval of a site plan for the purpose of establishing the parking areas and the landscaping for a future *House of Worship* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at 1500 Sunset Hill Drive. The land uses adjacent to the subject property are as follows:

North: Directly north, and adjacent to, the subject property is the Northshore, Phase 2 Subdivision -- *which is zoned Single-Family 10 (SF-10) District* --, and The Preserve, Phase 2 Subdivision -- *which is zoned Planned Development District No. 41 (PD-41)*. Both of these subdivisions are zoned for single-family district land uses and combine for a total of 158 lots. Beyond this is a continuation of Planned Development District 11 (PD-11) and Planned Development District 41, which are single-family residential subdivisions identified as Hillcrest Shores, Phase 2 and The Preserve, Phase 1 Subdivisions. Both Planned Development District 11 (PD-11) and Planned Development District 41 (PD-41) have an underlying zoning of Single-Family 10 (SF-10) District.

South: Directly south, and adjacent to, the subject property is the Northshore, Phase 2A Subdivision and the Hairston Addition which are zoned Single-Family 10 (SF-10) District. Both of these subdivisions are zoned for single-family district land uses, and combine for a total of 45 lots. Beyond this is N. Lakeshore Drive, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is a 3.036-acre tract of land identified as Tract 1 of the A. Hanna Survey, Abstract No. 98 and W. B. Bowles Survey, Abstract No. 12, and which contains a single-family home. East of, and adjacent to, this property is a 7.235-acre tract of land identified as Tract 2, W. B. Bowles Survey, Abstract No. 12, and which contains a single-family home. Beyond this are the Pinnacle, Phase 1 and Pinnacle, Phase 2 Subdivisions, which are zoned Single-Family 10 (SF-10) District.

West: Directly west of the subject property is N. Lakeshore Drive, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this a continuation of the Northshore, Phase 2B Subdivision. This property is zoned Single-Family 10 (SF-10) District. Continuing west is the City of Dallas takeline, followed by Lake Ray Hubbard.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Church/House of Worship* is permitted by a *Specific Use Permit (SUP)* in a Single-Family 10 (SF-10) District. The submitted site plan, landscape plan, and photometric plan generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Single-Family 10 (SF-10) District. The applicant has indicated that a subsequent site plan will be submitted addressing the proposed changes to the existing building and the building elevations for the proposed chapel.

TREESCAPE PLAN

The landscape plan provided by the applicant indicates that no protected trees are to be removed from the site; therefore, no treescape plan is required.

CONFORMANCE WITH THE CITY'S CODES

According to Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC) the parking requirements for a *Church/House of Worship* is one (1) parking space per four (4) seats. In this case the applicant conforms to the parking requirements; however, the parking requirements shall be reevaluated when an amended site plan is submitted requesting approval for the future chapels indicated on the proposed site plan. According to *Ordinance No. 21-29 (SUP No. S-250)* the applicant is required to provide headlight screening for all parking areas and provide three (3) tiered screening to satisfy the residential adjacency standards set forth in the Unified Development Code (UDC). In this case the applicant's site plan shows conformance to these requirements.

VARIANCES AND EXCEPTIONS REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following exception to the Unified Development Code (UDC) and Engineering Department's *Standards of Design and Construction Manual*:

- (1) Driveways/Drive Aisles. According to Section 2.15.2, *Multi-Family and Non-Residential*, of Chapter 2, *Streets*, of the Engineering Department's *Standards of Design and Construction Manual*, "...steel reinforced concrete driveways providing access to multi-family or non-residential uses shall have a minimum width of twenty-four (24) feet ..." In addition, Section 03.02, *Paving Materials*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC) states that "(a)ll required parking and loading areas, public and private drives, and fire lands shall be constructed of concrete ..." In this case there is a variable width residential, gravel driveway located adjacent to the eastern property line. This driveway connects Sunset Hill Drive to the subject property, and uses an existing cross access easement on 1588 Sunset Hill to access the driveway. The applicant is requesting that this driveway remain and only be used as a private driveway that is gated. Staff should point out that the driveway also serves 1501 Sunset Hill Drive. The applicant has indicated that they have worked out an agreement with the adjacent property owners to asphalt the driveway in the future.

According to Section 9.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(u)unless otherwise specified by the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified

Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. In cases where an exception or exceptions is/are being requested, the applicant shall provide compensatory measures that directly offset the requested exceptions.” In this case, as compensatory measures the applicant is proposing to incorporate a minimum of 10% stone on the future standalone chapel and install a prayer garden that will be open to the general public.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to Chapter 1, *Land Use and Growth Management*, of the OURHometown Vision 2040 Comprehensive Plan, a Quasi-Public land uses shall be “...operated by a private non-profit educational, religious, recreational, charitable, or medical institution having the purpose primarily of serving the general public”. In this case the proposed *House of Worship (St. Benedict's Anglican Church)*, meets the definition of a Quasi-Public land use; however, the subject property is currently designated for Low Density Residential land uses, which means that a change to the *Future Land Use Map* will be required to be brought forward to the Planning and Zoning Commission and City Council with the annual review of the OURHometown Vision 2040 Comprehensive Plan. This has been added to the *Conditions of Approval* section of this case memo.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) is not required to review the site plan since there are no changes proposed to the existing buildings; however, when the applicant amends the site plan to account for changes to the existing buildings and/or the future chapel the Architectural Review Board (ARB) will be required to make a recommendation.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's Site Plan for the St. Benedict's Anglican Church on 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) The future stand alone chapel shall utilize a minimum of 10% stone on the façades.
- (3) A prayer garden shall be constructed on the subject property on approximately 0.3 acres, where the removed swimming pool was located.
- (4) The subject property will be required to be replatted prior to the issuance of a building permit.
- (5) The Future Land Use Map shall be required to be amended to show the subject as a Quasi-Public land use at the time of the annual review of the OURHometown Vision 2040 Comprehensive Plan.
- (6) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2021-025

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

PLATTING APPLICATION FEES:

- ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- ☐ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ REPLAT (\$300.00 + \$20.00 ACRE)¹
- ☐ AMENDING OR MINOR PLAT (\$150.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- ☒ SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- ☐ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)¹
- ☐ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$75.00)
- ☐ VARIANCE REQUEST (\$100.00)

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1500 Sunset Hill

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION North of SH66 on Lakeshore Dr

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF-10 w/SUP

CURRENT USE House of Worship

PROPOSED ZONING

PROPOSED USE House of Worship

ACREAGE 7.45

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 St. Benedict's Anglican Church

☐ APPLICANT Doupbrate & Assoc. Inc.

CONTACT PERSON Michael Vinson

CONTACT PERSON Dub Doupbrate

ADDRESS 1500 Sunset Hill

ADDRESS 2235 Ridge Rd

CITY, STATE & ZIP Rockwall, TX 75087

CITY, STATE & ZIP Rockwall, TX 75087

PHONE 214.600.0779

PHONE 972.742.2210

E-MAIL michael@stbenedictanglican.com

E-MAIL wdoupbrate@doupbrate.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED W.L. Doupbrate II [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

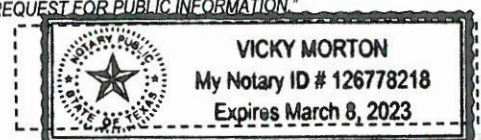
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 245.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS 10th DAY OF September 2021 BY SIGNING THIS APPLICATION, 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 10th DAY OF September, 2021.

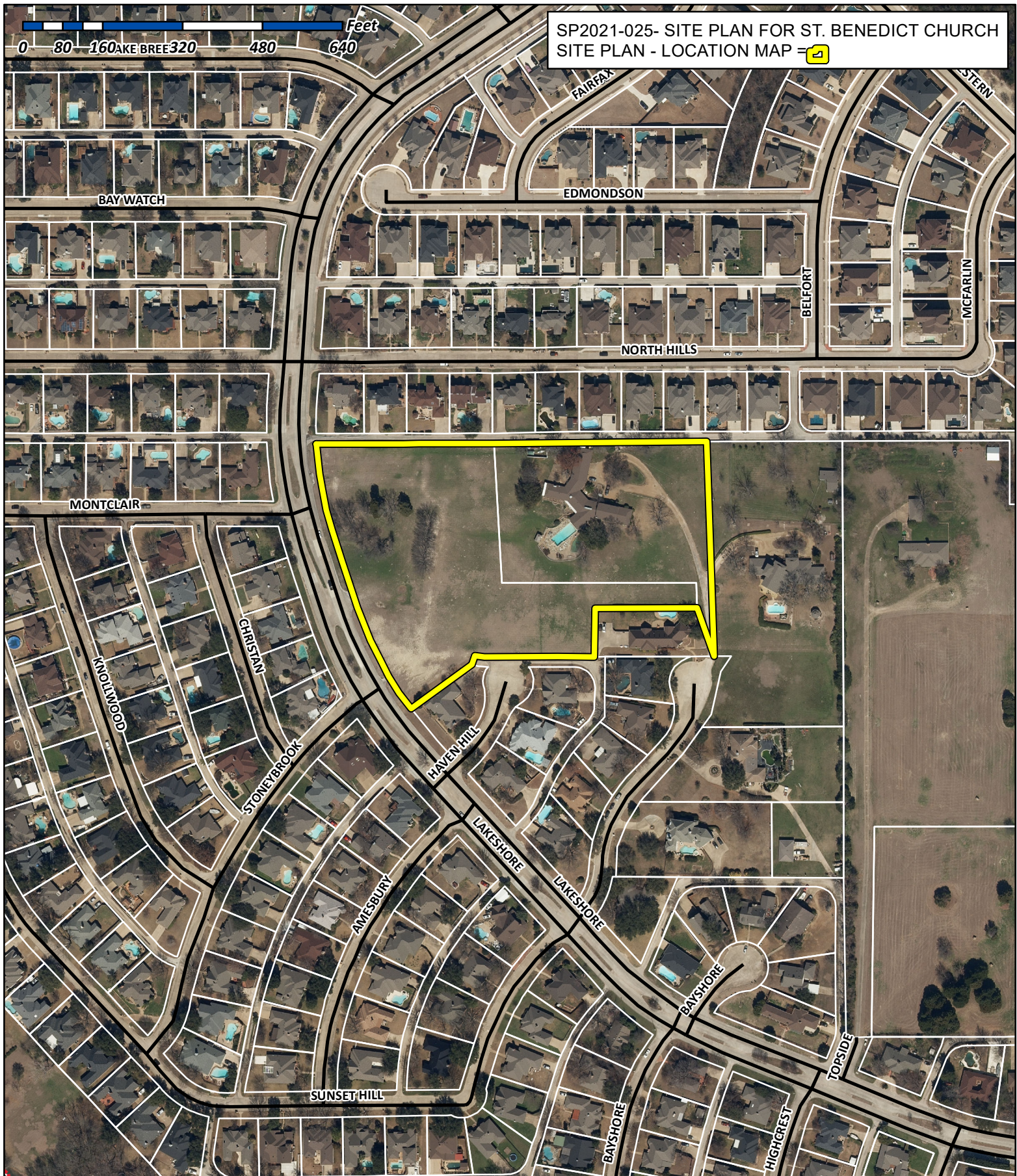
OWNER'S SIGNATURE W.L. Doupbrate II

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Vicky Morton



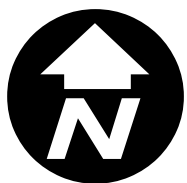
MY COMMISSION EXPIRES March 8, 2023

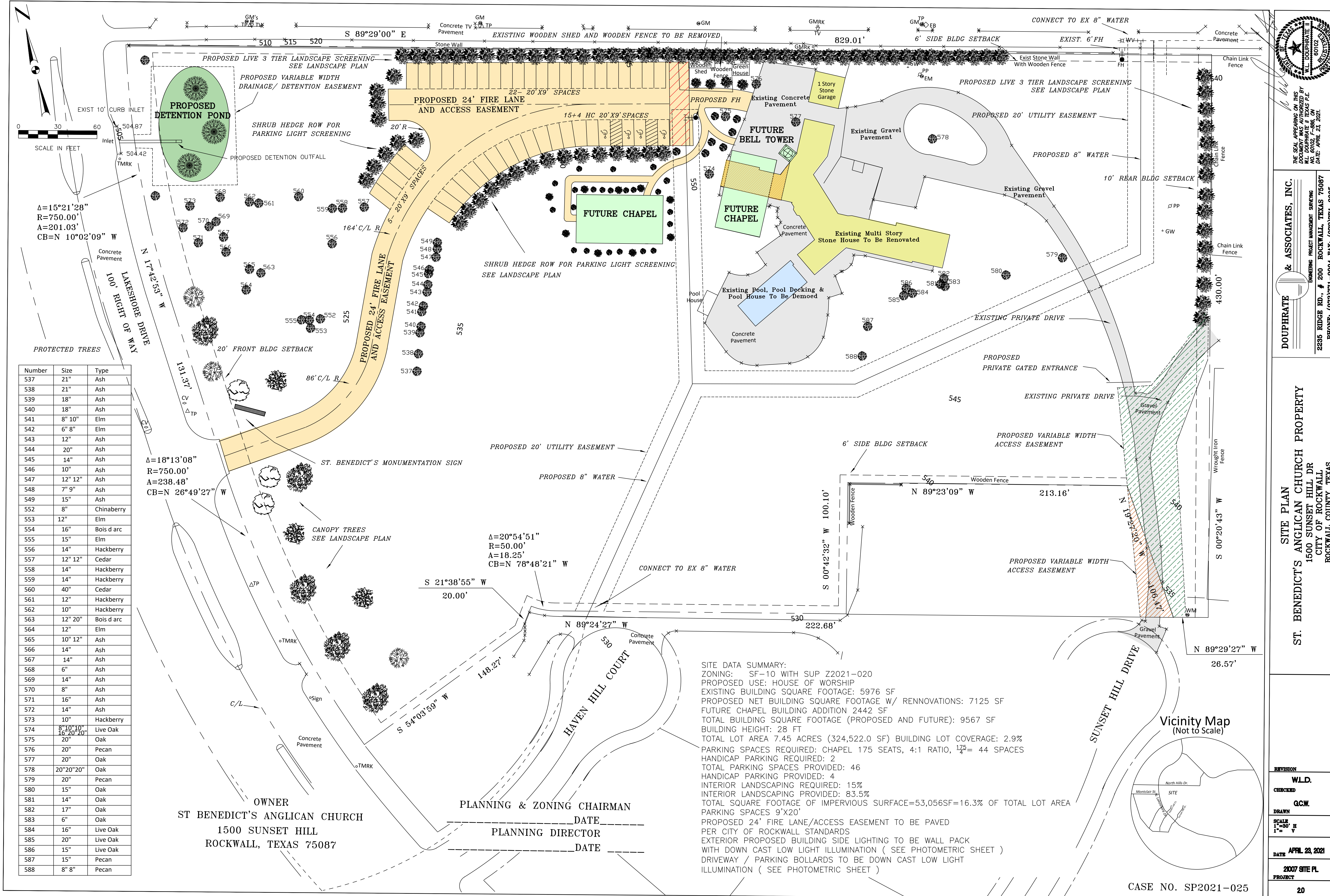


City of Rockwall

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

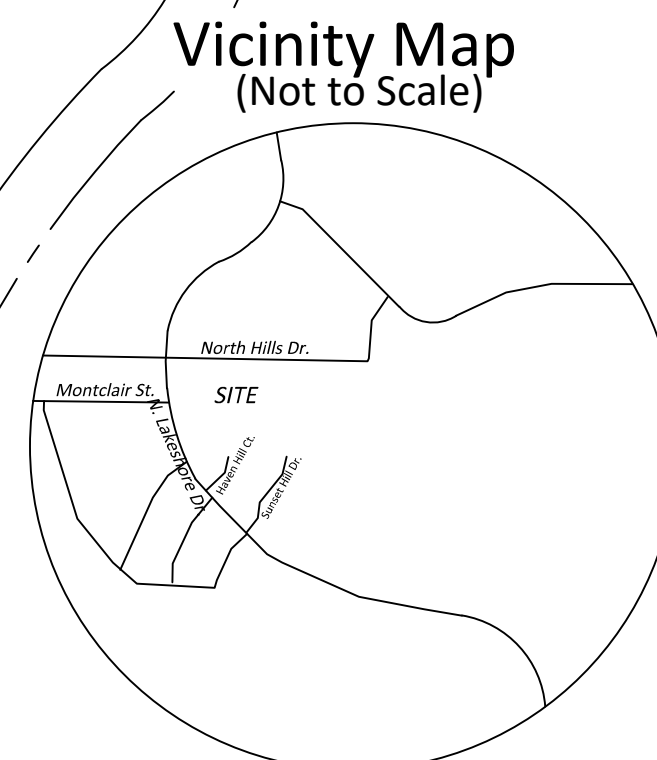
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





Number	Size	Type
537	21"	Ash
538	21"	Ash
539	18"	Ash
540	18"	Ash
541	8" 10"	Elm
542	6" 8"	Elm
543	12"	Ash
544	20"	Ash
545	14"	Ash
546	10"	Ash
547	12" 12"	Ash
548	7" 9"	Ash
549	15"	Ash
552	8"	Chinaberry
553	12"	Elm
554	16"	Bois d arc
555	15"	Elm
556	14"	Hackberry
557	12" 12"	Cedar
558	14"	Hackberry
559	14"	Hackberry
560	40"	Cedar
561	12"	Hackberry
562	10"	Hackberry
563	12" 20"	Bois d arc
564	12"	Elm
565	10" 12"	Ash
566	14"	Ash
567	14"	Ash
568	6"	Ash
569	14"	Ash
570	8"	Ash
571	16"	Ash
572	14"	Ash
573	10"	Hackberry
574	8" 10" 10"	Live Oak
575	20"	Oak
576	20"	Pecan
577	20"	Oak
578	20" 20" 20"	Oak
579	20"	Pecan
580	15"	Oak
581	14"	Oak
582	17"	Oak
583	6"	Oak
584	16"	Live Oak
585	20"	Live Oak
586	15"	Live Oak
587	15"	Pecan
588	8" 8"	Pecan

SITE DATA SUMMARY:
ZONING: SF-10 WITH SUP Z2021-020
PROPOSED USE: HOUSE OF WORSHIP
EXISTING BUILDING SQUARE FOOTAGE: 5976 SF
PROPOSED NET BUILDING SQUARE FOOTAGE W/ RENNOVATIONS: 7125 SF
FUTURE CHAPEL BUILDING ADDITION 2442 SF
TOTAL BUILDING SQUARE FOOTAGE (PROPOSED AND FUTURE): 9567 SF
BUILDING HEIGHT: 28 FT
TOTAL LOT AREA 7.45 ACRES (324,522.0 SF) BUILDING LOT COVERAGE: 2.9%
PARKING SPACES REQUIRED: CHAPEL 175 SEATS, 4:1 RATIO, 175 = 44 SPACES
HANDICAP PARKING REQUIRED: 2
TOTAL PARKING SPACES PROVIDED: 46
HANDICAP PARKING PROVIDED: 4
INTERIOR LANDSCAPING REQUIRED: 15%
INTERIOR LANDSCAPING PROVIDED: 83.5%
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE=53,056SF=16.3% OF TOTAL LOT AREA
PARKING SPACES 9'X20'
PROPOSED 24' FIRE LANE/ACCESS EASEMENT TO BE PAVED
PER CITY OF ROCKWALL STANDARDS
EXTERIOR PROPOSED BUILDING SIDE LIGHTING TO BE WALL PACK
WITH DOWN CAST LOW LIGHT ILLUMINATION (SEE PHOTOMETRIC SHEET)
DRIVEWAY / PARKING BOLLARDS TO BE DOWN CAST LOW LIGHT
ILLUMINATION (SEE PHOTOMETRIC SHEET)



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. DATE: APRIL 23, 2021.

DOUPHRATE & ASSOCIATES, INC.

ENGINEERING PROJECT MANAGEMENT SURVEYING

2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087

PHONE: (972)771-9004 FAX: (972)771-9005

SITE PLAN

ST. BENEDICT'S ANGLICAN CHURCH PROPERTY

1500 SUNSET HILL DR

CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	QC.W.
DRAWN	
SCALE	1"=50' H 1"=100' V
DATE	APRIL 23, 2021
PROJECT	2007 SITE PL
	20

October 7, 2021

To: Henry Lee

From: Dub Douphrate

Re: St. Benedict's Anglican Church Site Plan Compensatory Proposal

St. Benedict's and Dr Coble are currently in agreement to share the cost to improve the cross-access 10' driveway with an asphalt overlay. In addition to this improvement, a cross-access easement will be granted to Dr Coble and wife when the church property is platted. It is our understanding, based on the city staff comments provided, this proposed driveway improvement is requested to be upgraded to a 24' wide reinforced concrete paving standard.

As part of the site plan review process, St. Benedict's has requested a waiver to the concrete paving standard.

In exchange for this waiver to be approved by the city, it is the church's understanding, two compensatory measures of improvement will be required to waive the concrete paving standard.

The board members of St. Benedict's propose the following compensatory measures of improvement for staff consideration:

1. The future standalone chapel (which will soon be forthcoming with elevations) will have a minimum of 10% stone as part of the exterior façade.
2. A prayer garden will be constructed on the church grounds encompassing approximately .3 acres of land and will be constructed where the recently removed swimming pool was located. This prayer garden will be named the Mary Ellen Hall Prayer Garden. The cost to construct the prayer garden has been projected to cost in excess of \$50,000. This prayer garden will be open to the general public.

The church body appreciates the opportunity to work through these matters of importance in a positive manner with the city's staff, planning & zoning commission, and city council. We hope these proposed improvements outlined above will be received favorably as St. Benedict's strives with great effort to be a good neighbor to the adjacent homeowners and within the entire neighborhood community of Sunset Hill in developing a beautiful church campus for all to enjoy.

Please let me know if you have any questions regarding this matter.

Sincerely,

W.L. Douphrate II

W.L. Douphrate II, P.E.



October 22, 2021

TO: Dub Douphrate
Douphrate & Associates Inc.
2235 Ridge Road
Rockwall, Texas 75087

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

SUBJECT: SP2021-025; *Site Plan for a St. Benedict's Anglican Church*

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on October 12, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) The future stand alone chapel shall utilize a minimum of 10% stone on the façades.
- (3) A prayer garden shall be constructed on the subject property on approximately 0.3 acres, where the removed swimming pool was located.
- (4) The subject property will be required to be replatted prior to the issuance of a building permit
- (5) The Future Land Use Map shall be required to be amended to show the subject as a Quasi-Public land use at the time of the annual review of the OURHometown Vision 2040 Comprehensive Plan.
- (6) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On October 12, 2021, The Planning & Zoning Commission approved a motion to approve the site plan by a vote of 6-0, with Commissioner Moeller absent.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

Henry Lee
Planner