PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE #. Z2021-002 P&Z DATE 2/9/21 CC DATE 2/16/21 APPROVED/DENIED

ARCHITECTURAL REVIEW BOARD DATE_____ HPAB DATE_____ PARK BOARD DATE_____

ZONING APPLICATION

- [x] 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.#_____)
- [x] APPLICATIONS
- [x] RECEIPT
- [x] LOCATION MAP
- [x] HOA MAP
- [x] 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.

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]
[X] 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	To Be Determined				
Subdivision	Dalton Goliad Addition	Lot	2	Block	A
General Location	NW Corner of Dalton RD and N Goliad Street (Lot North of Existing Development)				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	General Retail (SH205 Overlay)	Current Use	Vacant		
Proposed Zoning	General Retail (SH205 Overlay)	Proposed Use	Car Wash		
Acreage	0.89 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	Rockwall 205-552 LLC	[ ] Applicant	BOING US HOLDCO, INC.
Contact Person	Donald L. Silverman	Contact Person	Lisa White
Address	4622 Maple Ave #200	Address	6300 S Syracuse Way #205
City, State & Zip	Dallas, Tx 75219	City, State & Zip	Centennial, CO 80111
Phone	972-980-8807	Phone	214-208-0339
E-Mail	DSilverman@MQcompanies.com	E-Mail	Lisawhite@ICWG.com

NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of $_____, to cover the cost of this application, has been paid to the City of Rockwall on this the 14th day of January, 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 14th *day of* January, *20* 21.

Owner's Signature D Silverman

Notary Public in and for the State of Texas Susan Cooper

SUSAN COOPER NOTARY PUBLIC STATE OF TEXAS ID# 124195782 EXPIRES 2022

My Commission Expires

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.*
[ ] *PHOTOMETRIC PLAN.*
[ ] *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.

[ ] *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

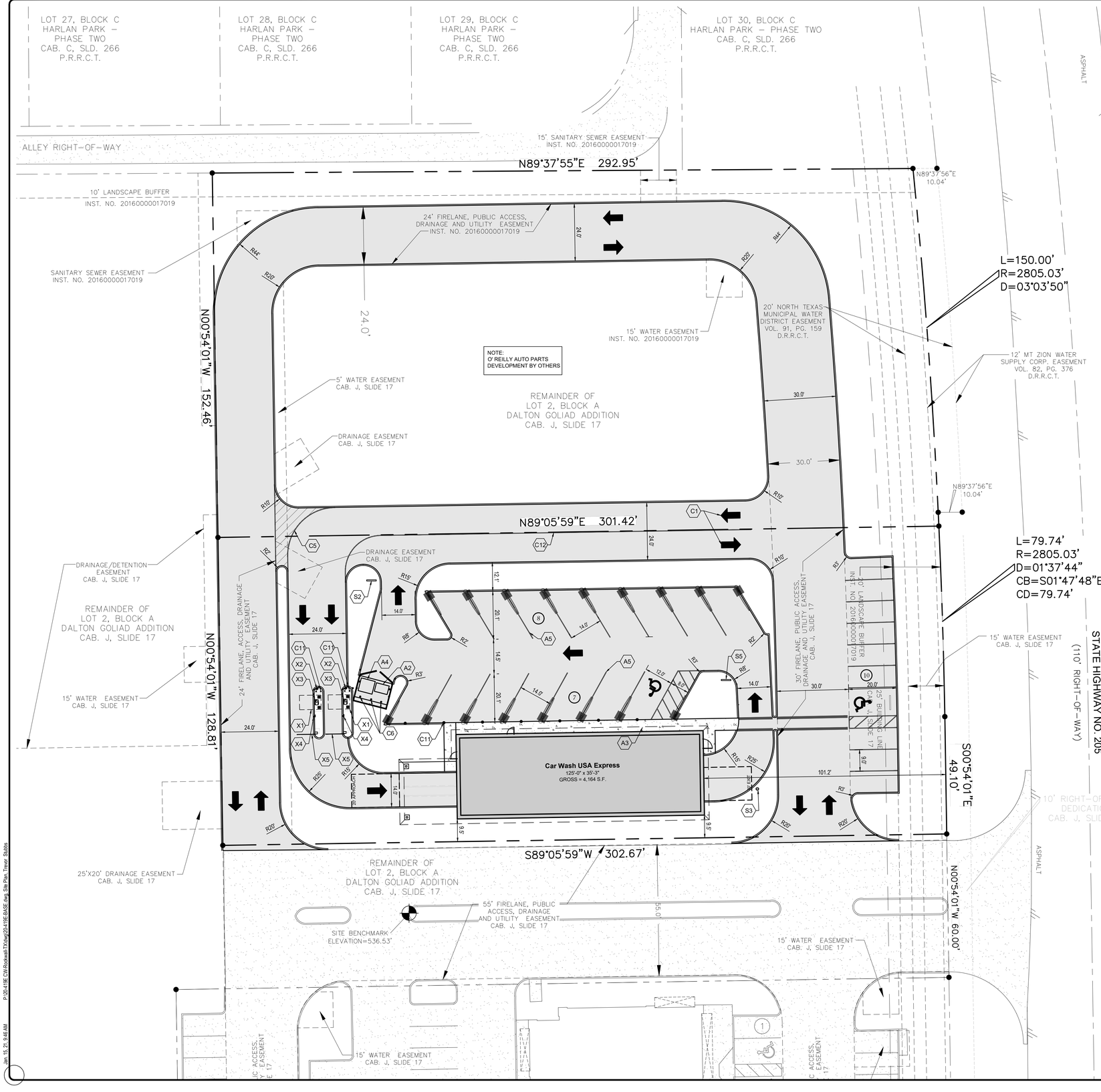
[X] *LEGAL DESCRIPTION.* A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.

[X] *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.*

[X] *LETTER OF EXPLANATION.* A letter from the applicant or property owner explaining the purpose of the zoning application.

[X] *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.



SITE DATA

PROJECT NAME:	CAR WASH USA EXPRESS & TAKE 5 OIL CHANGE OF ROCKWALL, TX
SITE ADDRESS:	3611 N. GOLLAD ST ROCKWALL, TX
TOTAL PARCEL AREA:	±0.894 AC
JURISDICTION:	CITY OF ROCKWALL
ZONING:	GR - GENERAL RETAIL
INTENDED USE:	CAR WASH
EXISTING USE:	VACANT
FLOOD ZONE:	ZONE X MAP 48397C0030L DATED SEPTEMBER 26, 2008

SETBACKS:	REQUIRED
FRONT	15 FT.
REAR	0 FT. (W/ FIRE RETARDANT WALL)
SIDE	0 FT. (W/ FIRE RETARDANT WALL)

PARKING CALCULATIONS

PARKING REQUIRED:	AUTO REPAIR SERVICE 2 PER BAY = 2 SPACES
PARKING PROVIDED:	26 SPACES (16 VACS)

SITE NOTES

1. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS AND TREES AND OTHER DEBRIS WITHIN THE LIMITS OF THE WORK FROM THE SITE. THE BURIAL OF TREES AND OTHER DEBRIS ON-SITE WILL NOT BE ALLOWED.
2. ALL CONSTRUCTION ACTIVITIES/WORK SHALL COMPLY WITH ALL GOVERNING JURISDICTIONS, STATE OF TEXAS, AND FEDERAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
3. ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
4. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.
5. ALL WORK PERFORMED ON CITY, COUNTY, AND/OR STATE OR FEDERAL RIGHT-OF-WAY SHALL BE IN STRICT CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCIES.
6. PRIOR TO COMMENCEMENT OF CONSTRUCTION BUILDING DIMENSIONS SHALL BE COORDINATED AND CHECKED WITH THE ARCHITECTURAL PLANS.
7. ALL DISTURBED AREAS WITHIN SIDEWALK/ CURB AND GUTTER/ ROAD PAVEMENT SHALL BE RESTORED TO ITS ORIGINAL OR BETTER CONDITIONS.
8. ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
9. ALL SIDEWALKS SHALL HAVE A WIDTH OF 5 FEET, UNLESS OTHERWISE NOTED.

SIGN KEYNOTES

S1	"TRUCK OWNER" SIGN
S2	ILLUMINATED MONUMENT SIGN
S3	TUNNEL EXIT LIGHT
S4	"COME BACK SOON" SIGN
S5	"FREE VACUUM" SIGN

SITE FEATURES KEYNOTES

A1	RHINO-MAT WASH STATION WITH CMU WALL. REFERENCE ARCH SITE DETAILS.
A2	VACUUM EQUIPMENT. REFERENCE ELECTRICAL DETAILS.
A3	VENDING MACHINE. REFERENCE ARCH PLANS FOR DETAILS.
A4	CMU DUMPSTER ENCLOSURE. REFERENCE ARCH PLANS FOR DETAILS.
A5	VACUUM CANOPY. REFERENCE ARCH PLANS DETAILS.
C1	PAVEMENT MARKINGS. REFERENCE SHEET C-4 FOR DETAILS.
C2	PAD MOUNTED TRANSFORMER. REFERENCE SHEET C-4 FOR DETAILS.
C3	WHEEL STOP. REFERENCE SHEET C-4 FOR DETAILS.
C4	ACCESSIBLE SIGN IN BOLLARD. REFERENCE SHEET C-4 FOR DETAILS.
C5	4" WHITE STRIPING. REFERENCE SHEET C-4 FOR DETAILS.
C6	BOLLARD TYPE I. REFERENCE SHEET C-4 FOR DETAILS.
C7	BARRIER FREE RAMP. REFERENCE SHEET C-4 FOR DETAILS.
C8	ACCESSIBLE PARKING. REFERENCE SHEET C-4 FOR DETAILS.
C9	WATER RECLAMATION SUMP. REFERENCE MEP DETAILS.
C10	SAND AND OIL INTERCEPTOR. REFERENCE MEP DETAILS.
C11	BOLLARD TYPE II. REFERENCE SHEET C-4 FOR DETAILS.
C12	4" SOLID WHITE LANE STRIPE.

PAY KIOSK KEYNOTES

X1	PAY STATION CANOPY. REFERENCE ARCH PLANS FOR DETAILS.
X2	XPT MENU BOARD. REFERENCE ARCH PLANS FOR DETAILS.
X3	KIOSK. REFERENCE ARCH PLANS FOR DETAILS.
X4	FAST PASS READER. REFERENCE ARCH PLANS FOR DETAILS.
X5	GATE. REFERENCE ARCH PLANS FOR DETAILS.

LEGEND

- PROPOSED CONCRETE PAVEMENT SIDEWALK (SEE DETAIL THIS SHEET)
- PROPOSED CONCRETE SIDEWALK
- BUILDING SETBACK
- (10) PARKING SPACE COUNTER

NOTE: LIGHTER SHADE DENOTES EXISTING CONDITION.

CAI
CARTER ASSOCIATES, INC.
SERVING FLORIDA SINCE 1911
CONSULTING ENGINEERS AND LAND SURVEYORS
1708 21ST STREET
VERO BEACH, FL 32960
TEL: (772) 562-4191
EMAIL: TrevorS@CarterAssoc.com

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BOING US HOLDCO, INC
dba "CAR WASH USA EXPRESS"
6300 S SYRACUSE WAY #205
CENTENNIAL, CO 80111
TEL: (214) 208-0339 EMAIL: LISAWHITE@ICWG.COM

DATE	REVISION	NO.
, , , , , ,		

CAR WASH USA EXPRESS
& TAKE 5 OIL CHANGE
3611 N. GOLIAD STREET
ROCKWALL, TX 75087

STATE OF TEXAS
TREVOR STUBBS
138964
LICENSED PROFESSIONAL ENGINEER

TREVOR STUBBS, P.E.
TX. LIC. NO. 138964
CARTER ASSOCIATES, INC.
COA 205 / LB 205

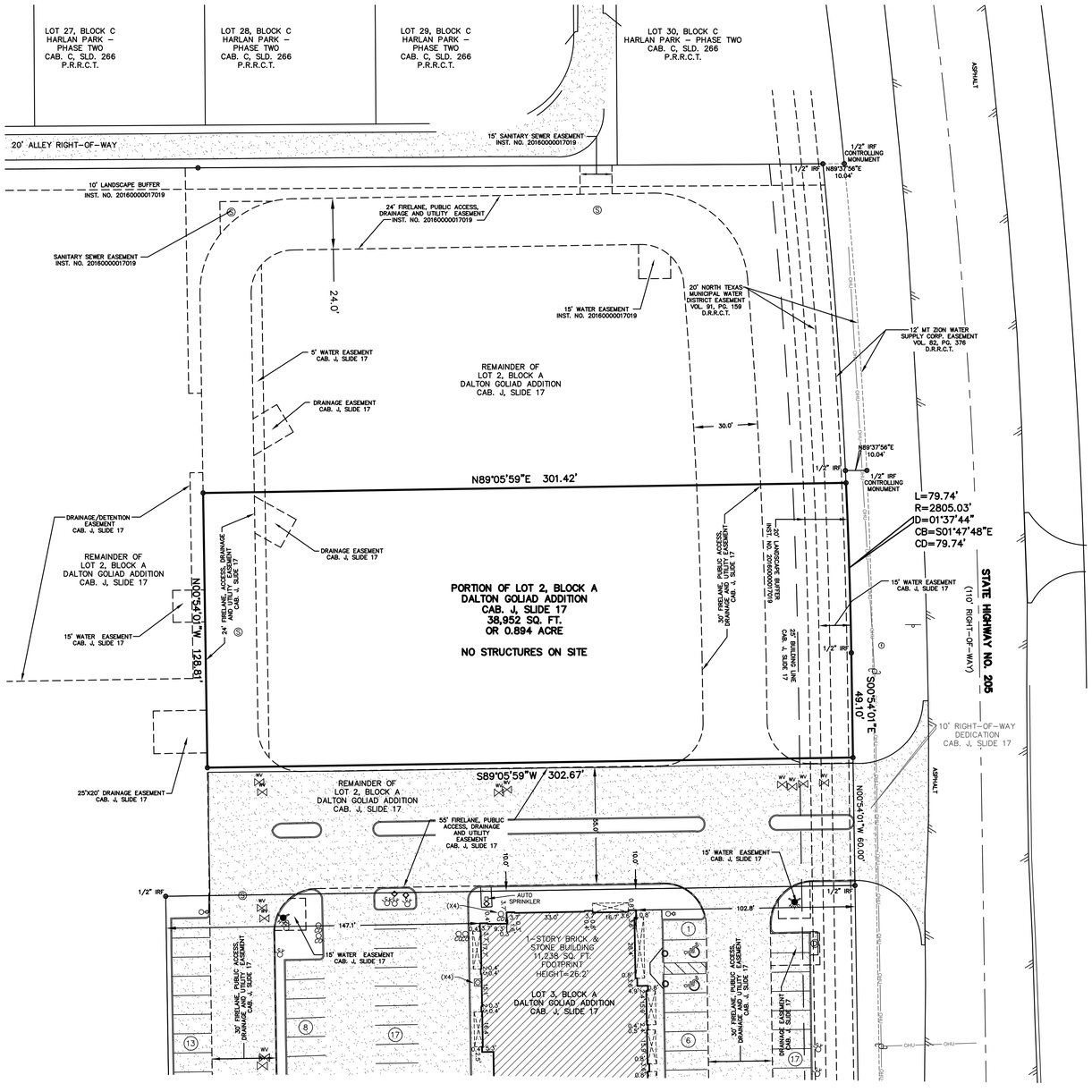
DATE : 1/15/2021
PROJ. # : 20-419 E
DRAWN BY: TGS
DATUM : SEE SURVEY
REF. # : SEE SURVEY
F.B. & PG. : SEE SURVEY

SHEET TITLE:
SITE PLAN

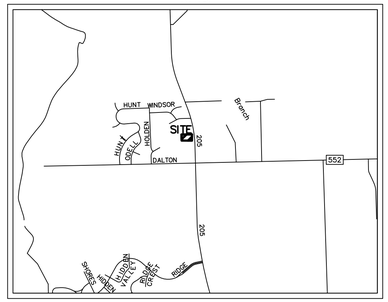
SHEET
C-3

DWG. NO:

P:\20-419E CW\Rockwall TX\dwg\20-419E-BASE.dwg, Site Plan, Trevor Stubbs
Jan 15, 21, 9:46 AM



VICINITY MAP
N.T.S.



LINETYPE TABLE

———	BOUNDARY LINE
———	ADJOINER LINE
——OHU——	OVERHEAD SERVICE LINE
— — — —	EASEMENT LINE
———	BUILDING LINE
———	STREET CENTERLINE

NOTES CORRESPONDING TO SCHEDULE 'B';

1. The following restrictive covenants of record itemized below:
under Clerk's File No. 20160000012426, and Clerk's File No. 20180000021610, Real Property Records, Rockwall County, Texas, does affect and is blanket in nature.

f. The following easements and/or building lines, as shown on plat recorded in Cabinet J, Slide 17, Plat Records, Rockwall County, Texas, to wit:
a) 5' water easement; affects as shown hereon
b) 15' water easement(s); affects as shown hereon
c) 30' fire lane, public access, drainage and utility easement; affects as shown hereon
d) 55' fire lane, public access, drainage and utility easement; benefits subject property
e) 24' fire lane, public access, drainage and utility easement; affects as shown hereon
f) 15' x 15' water easement; does not affect
g) Portion of a 10' x 25' drainage easement; does not affect
h) Drainage / Detention easement; does not affect
i) 25' building line; affects as shown hereon
j) 20' landscape buffer; affects as shown hereon
k) 15' sanitary sewer easement; does not affect
l) 25 x 20 drainage easement; does not affect
m) 10 x 25 drainage easement; does not affect
n) Drainage easements, affects as shown hereon

g. Easement(s) and rights incidental thereto, as granted in a document:
Granted to: North Texas Municipal Water District
Purpose: As provided in said document
Recording Date: June 1, 1970
Recording No: in Volume 91, Page 159, Deed Records, Rockwall County, Texas; shown on plat recorded in Cabinet J, Slide 17, Plat Records, Rockwall County, Texas, does affect, as shown hereon.

h. Easement(s) and rights incidental thereto, as granted in a document:
Granted to: Mt. Zion Water Supply Corporation
Purpose: As provided in said document
Recording Date: April 24, 1968
Recording No: in Volume 82, Page 376, Deed Records, Rockwall County, Texas; shown on plat recorded in Cabinet J, Slide 17, Plat Records, Rockwall County, Texas, does affect, as shown hereon.

i. Matters contained in that certain document:
Entitled: Easement and Restriction Agreement
Executed by: Rockwall 205–552 LLC, and Aldi (Texas) L.L.C.
Recording Date: July 22, 2016
Recording No: under Clerk's File No. 20160000012426, Real Property Records, Rockwall County, Texas. First Amendment to Easement and Restriction Agreement filed of record December 7, 2018 and recorded under Clerk's File No. 20180000021610, Real Property Records, Rockwall County, Texas, does affect and is blanket in nature.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

This is to certify that I have, this date, made an on the ground survey of the property located on State Highway No. 205 in the City of Rockwall, Texas, described as follows:

TRACT 1: (FEE SIMPLE)
Being all that certain 0.894 acre tract of land situated in the T.R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, and being a portion of Lot 2, Block A, Dalton Goliad Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet J, Slide 17, Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found for the most easterly southeast corner of said Lot 2, same being the northeast corner of Lot 3, said Block A, Dalton Goliad Addition, same being in the westerly right–of–way line of State Highway No. 205 (110 foot right–of–way);

THENCE North 00 deg. 54 min. 01 sec. West, along the common line of said Lot 2 and said State Highway No. 205, a distance of 60.00 feet to a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap set for the southeast corner of the herein described tract, same being the POINT OF BEGINNING;

THENCE through the interior of said Lot 2 as follows:
South 89 deg. 05 min. 59 sec. West, a distance of 302.67 feet to a 1/2 inch iron rod set for the southwest corner of the herein described tract;
North 00 deg. 54 min. 01 sec. West, a distance of 128.81 feet to a 1/2 inch iron rod set for the northwest corner of the herein described tract;
North 89 deg. 05 min. 59 sec. East, a distance of 301.42 feet to a 1/2 inch iron rod set for the northeast corner of the herein described tract, same being in the east line of said Lot 2, same being in the westerly right–of–way line of aforesaid State Highway No. 205, same being the beginning of a non–tangent curve to the right, having a radius of 2805.03 feet and a delta angle of 01 deg. 37 min. 44 sec.;

THENCE along said non–tangent curve to the right, and along the common line of said Lot 2 and said State Highway No. 205, an arc distance of 79.74 feet and a chord bearing and distance of South 01 deg. 47 min. 48 sec. East, 79.74 feet to a 1/2 inch iron rod found for angle point;

South 00 deg. 54 min. 01 sec. East, continuing along the common line of said Lot 2 and said State Highway No. 205, a distance of 49.10 feet to the POINT OF BEGINNING and containing 38,952 square feet or 0.894 acre of computed land, more or less.

TRACT 2: (EASEMENT ESTATE)
Non–exclusive easement as created and defined in Easement and Restriction Agreement by and between Rockwall 205–552 LLC, a Texas limited liability company and Aldi (Texas) L.L.C., a Texas limited liability company, filed of record July 22, 2016, under recorded under Clerk's File No. 20160000012426, Real Property Records, Rockwall County, Texas. As amended in First Amendment to Easement and Restriction Agreement filed of record December 7, 2018 and recorded under Clerk's File No. 20180000021610, Real Property Records, Rockwall County, Texas.

NOTES:

1. IRF – Iron Rod Found
2. Bearings based on the Texas State Plano Coordinate System, North Central Zone 4202, NAD83, as derived by field observations utilizing the RTK Network Administrated by Western Data Systems.
3. There are no observable evidence of cemeteries on site.
4. There is no observable evidence of earth moving work, building construction or building additions within the recent months.
5. There are no changes in street right–of–way lines either completed or proposed, and available from the controlling jurisdiction. No observable evidence of recent street or sidewalk construction or repairs.
6. There are no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
7. This survey was performed in connection with the transaction described in Commitment by Chicago Title Insurance Company, GF CTDAL36–8000362001253, effective December 2, 2020. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.
8. Property has indirect access to and from dedicated Public right–of–way known as State Highway No. 205, maintained by the State of Texas. No curb cuts at time of survey.
9. This boundary forms a mathematical closed figure, with no gaps, gores, or overlaps.

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Rockwall County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 9/26/2008 Community Panel No. 48397C0030L subject lot is located in Zone 'X'.
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man–made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

To: Chicago Title Insurance Company, Boing US Holdco, Inc., a Delaware corporation, Rockwall 205–552, LLC., a Texas limited liability company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items Items 1–4, 8, 9, 13, 14 and 16, 17, 18 of Table A thereof. The latest field work was completed on 12/15/2020.
Date of Plat or Map: 12/16/2020

12/16/2020
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Timothy R. Mankin
Registered Professional Land Surveyor No. 6122

LEGEND

GAS METER	FIRE HYDRANT	WATER MANHOLE	SIGN
IRR. CONTROL VALVE	WATER METER	TRAFFIC SIGNAL POLE	LIGHT POLE
TELEPHONE PEDESTAL	FUEL PORT	TELEPHONE MANHOLE	TYPICAL FENCE
POWER POLE	WATER VALVE	SWB MANHOLE	CONCRETE
DOWN GUY	TRANSFORMER PAD	GREASE TRAP	BOLLARD
S.S. MANHOLE	ELECTRIC METER	VAULT	COVERED AREA
CLEAN OUT	STORM DRAIN MANHOLE	HANDICAP SPACE	A/C PAD

Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

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ALTA/NSPS LAND TITLE SURVEY

STATE HIGHWAY NO. 205 AND DALTON ROAD

ROCKWALL, TEXAS 75087

NO.	DATE	REVISION
1.		
2.		
3.		

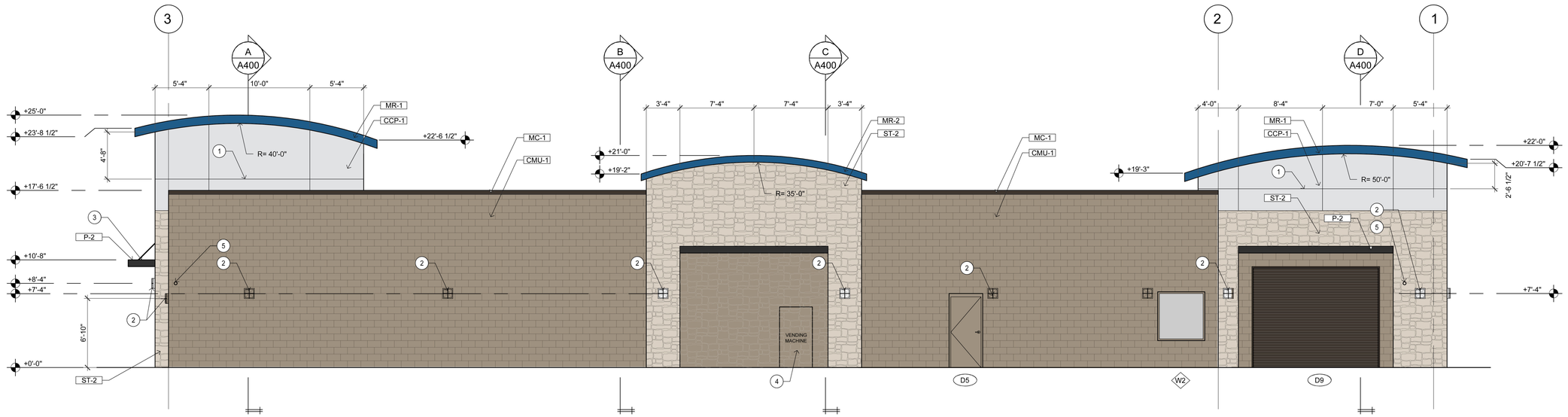
JOB NO.:	15–1216L3
DATE:	12/16/2020
FIELD DATE:	12/15/2020
SCALE:	1" = 30'
FIELD:	J.D.H.
DRAWN:	T.R.M.
CHECKED:	J.B.W.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
1604 HART STREET
SOUTHLAKE, TEXAS 76092
817–481–1806 (O)
tmankin@peisersurveying.com
FIRM No. 100999–00

COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE

Texas Society of Professional Surveyors
Member Since 1977

SHEET 1 OF 1



NORTH ELEVATION

3/16" = 1'-0"

1

SOUTH ELEVATION

3/16" = 1'-0"

2

EXTERIOR MATERIAL AND FINISH SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL/ STYLE	SIZE	COLOR	FINISH	REMARKS
CMU-1	CONCRETE MASONRY UNIT	ESHELON	SPLIT FACE	8X8X16	APACHE BROWN	-	REFER TO STRUCTURAL FOR MATERIAL SPECIFICATIOINS
CCP-1	COMMERCIAL CEMENT PLASTER (STUCCO)	LA HABRA; PAREX USA		-	P-1	SAND	
MR-1	METAL ROOFING	FIRESTONE	UNA-CLAD	-	ELECTRIC BLUE	-	
MR-2	METAL ROOFING (ARCHED COPING)	FIRESTONE	UNA-CLAD	-	ELECTRIC BLUE	-	
MP-1	METAL PANEL(SOFFIT)	FIRESTONE	UNA-CLAD UC-501	-	ELECTRIC BLUE	-	
MC-1	METAL COPING	METAL-ERA	PERMA-TITE		DARK BRONZE		TAPERED
P-1	EXTERIOR PAINT	SHERWIN WILLIAMS	PER SUBSTRATE	-	SW6539 SOOTHING WHITE	SEE REMARKS	WALLS: PAINT SPECIFICATIONS #1
P-2	EXTERIOR PAINT	SHERWIN WILLIAMS	PER SUBSTRATE	-	SW6991 BLACK MAGIC	SEE REMARKS	CANPOIES: PAINT SPECIFICATION #5 DOORS AND FRAMES: PAINT SPECIFICATION #5
F-1	SHADE FABRIC - VACUUM ARCHES	POLYFAB	COMTEX	-	865227 RED	-	RESPONSIBILITY
PC-1	POWDER COAT - VACUUM ARCHES	CARDINAL PAINTS VIA VACUTECH	-	-	SILVER METALLIC 30 GLOSS T353-GR06	-	FACTORY POWDER COATED
PC-2	POWDER COAT - TSS CANOPY	TSS	-	-	BLUE	-	FACTORY POWDER COATED
H-1	VACUUM HOSE	VACUTECH	-	-	RED	-	
ST-1	STONE WALL CAP	MODERN PRE-CAST	FLAT COPING	8"	CHARCOAL	-	
ST-2	NATURAL STONE	TBD	TBD	12"	NATURAL	-	

REFER TO SHEET A803 FOR FINISH SPECIFICATIONS

EXTERIOR FINISHES

N.T.S

KEYNOTES

1. COMMERCIAL CEMENT PLASTER CONTROL JOINT, TYPICAL.
2. EXTERIOR LIGHT FIXTURE 'W'. REFER TO E500 FOR LIGHT FIXTURE SCHEDULE.
3. PAINTED STEEL CANOPY.
4. VENDING MACHINE. FURNISHED AND INSTALLED BY OWNER'S CONTRACTOR. REFER TO ELECTRICAL FOR POWER AND DATA REQUIREMENTS.
5. SECURITY CAMERA. FURNISHED AND INSTALLED BY OWNER'S CONTRACTOR. REFER TO E301 FOR CONDUIT REQUIREMENTS
6. ROOF DRAIN LEADER AND OVERFLOW OUTLETS

GENERAL NOTES

A. CONTRACTOR TO COORDINATE WITH FIRE MARSHALL FOR REQUIREMENTS OF ADDRESS NUMBER.

B. BUILDING SIGNAGE UNDER SEPARATE PERMIT. CONTRACTOR TO OBTAIN FINAL SIGNAGE DRAWINGS FOR CONFIRMATION OF ELECTRICAL ROUGH-IN PRIOR TO THE COMMENCEMENT OF WORK. SEE ELECTRICAL.

C. REFER TO E301 FOR SECURITY PLAN. COORDINATE FINAL LOCATIONS OF CAMERAS WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.

G. UNLESS NOTED OTHERWISE, MASONRY CONTROL JOINTS SHALL BE LOCATED SUCH THAT NO STRAIGHT RUN OF MASONRY WALL EXCEEDS 24' -0". REFER TO GENERAL STRUCTURAL NOTES ON S100.

F. REFER TO DOOR AND WINDOW SCHEDULE ON A802 FOR DOOR AND FRAME FINISHES AND WINDOW GLASS TYPE AND FRAME FINISHES.

CLIENT

CAR WASH USA EXPRESS

DELTA	DESCRIPTION	DATE
1	X	XX-XX-XX
2	X	XX-XX-XX
3	X	XX-XX-XX
4	X	XX-XX-XX
5	X	XX-XX-XX
6	X	XX-XX-XX

CAR WASH USA

NORTH GOLIAD STREET
ROCKWALL, TX

ARCHITECT:

NEPTUNE
DESIGN STUDIO

ENGINEER:

STAMPS

SHEET TITLE

EXTERIOR ELEVATIONS

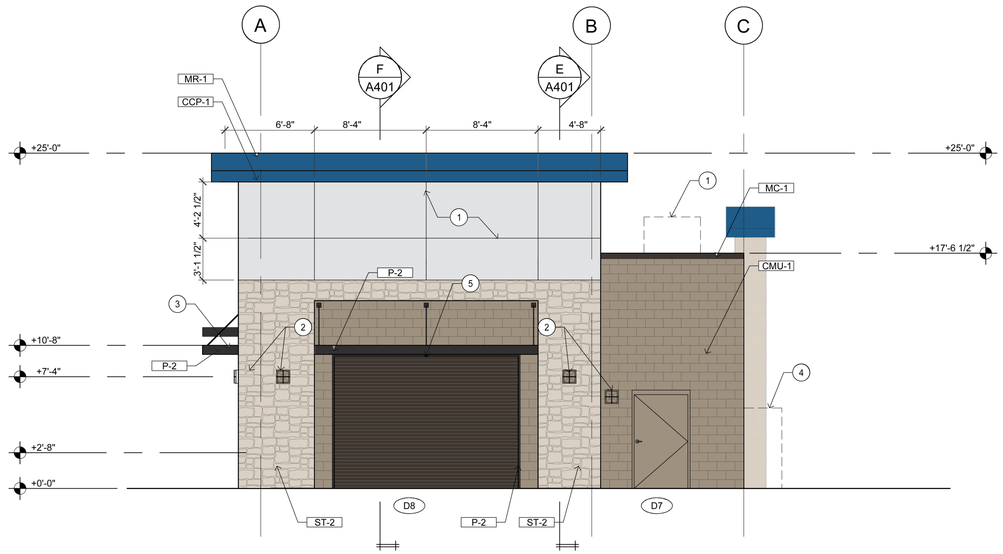
PROJECT NUMBER
20-018

DATE	01.14.2021
SCALE	AS NOTED
DRAWN	TMS
CHECKED	JDE

SHEET NO

A300

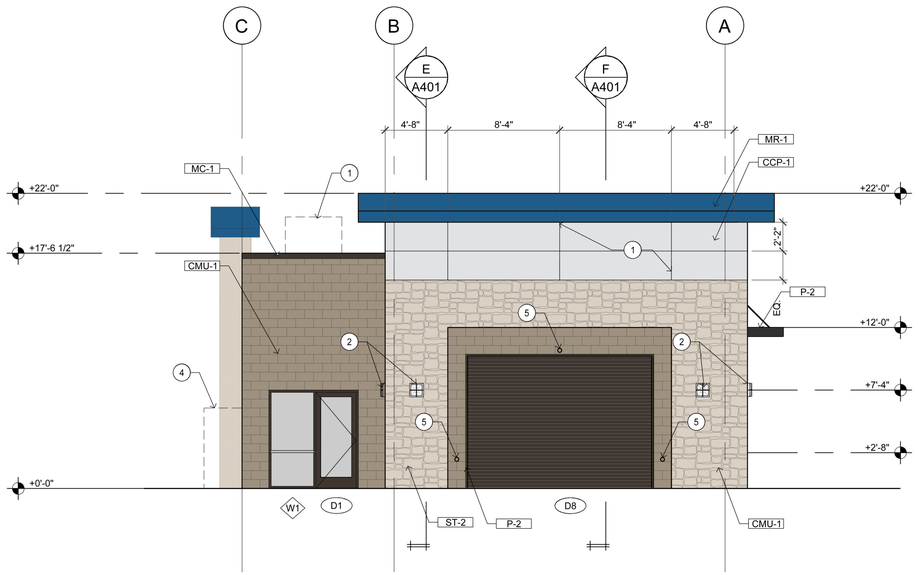
PLOT DATE: : 1/14/2021 TIME: 1:21 PM



WEST ELEVATION

3/16" = 1'-0"

4



EAST ELEVATION

3/16" = 1'-0"

3

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EXTERIOR FINISHES

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E. REFER TO DOOR AND WINDOW SCHEDULE ON A802 FOR DOOR AND FRAME FINISHES AND WINDOW GLASS TYPE AND FRAME FINISHES.

CLIENT

CAR WASH USA EXPRESS

DELTA	DESCRIPTION	DATE
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2	X	XX-XX-XX
3	X	XX-XX-XX
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CAR WASH USA

NORTH GOLIAD STREET
ROCKWALL, TX

ARCHITECT:

NEPTUNE
DESIGN STUDIO

ENGINEER:

STAMPS

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EXTERIOR ELEVATIONS

PROJECT NUMBER
20-018

DATE	01.14.2021
SCALE	AS NOTED
DRAWN	TMS
CHECKED	JDE

SHEET NO

A301

PLOT DATE : 1/14/2021 TIME: 1:27 PM

PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE #. Z2021-002 P&Z DATE 2/9/21 CC DATE 2/16/21 APPROVED/DENIED

ARCHITECTURAL REVIEW BOARD DATE_____ HPAB DATE_____ PARK BOARD DATE_____

ZONING APPLICATION

- [x] 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.#_____)
- [x] APPLICATIONS
- [x] RECEIPT
- [x] LOCATION MAP
- [x] HOA MAP
- [x] 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.

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]
[X] 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	To Be Determined				
Subdivision	Dalton Goliad Addition	Lot	2	Block	A
General Location	NW Corner of Dalton RD and N Goliad Street (Lot North of Existing Development)				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	General Retail (SH205 Overlay)	Current Use	Vacant		
Proposed Zoning	General Retail (SH205 Overlay)	Proposed Use	Car Wash		
Acreage	0.89 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	Rockwall 205-552 LLC	[ ] Applicant	BOING US HOLDCO, INC.
Contact Person	Donald L. Silverman	Contact Person	Lisa White
Address	4622 Maple Ave #200	Address	6300 S Syracuse Way #205
City, State & Zip	Dallas, Tx 75219	City, State & Zip	Centennial, CO 80111
Phone	972-980-8807	Phone	214-208-0339
E-Mail	DSilverman@MQcompanies.com	E-Mail	Lisawhite@ICWG.com

NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of $_____, to cover the cost of this application, has been paid to the City of Rockwall on this the 14th day of January, 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."

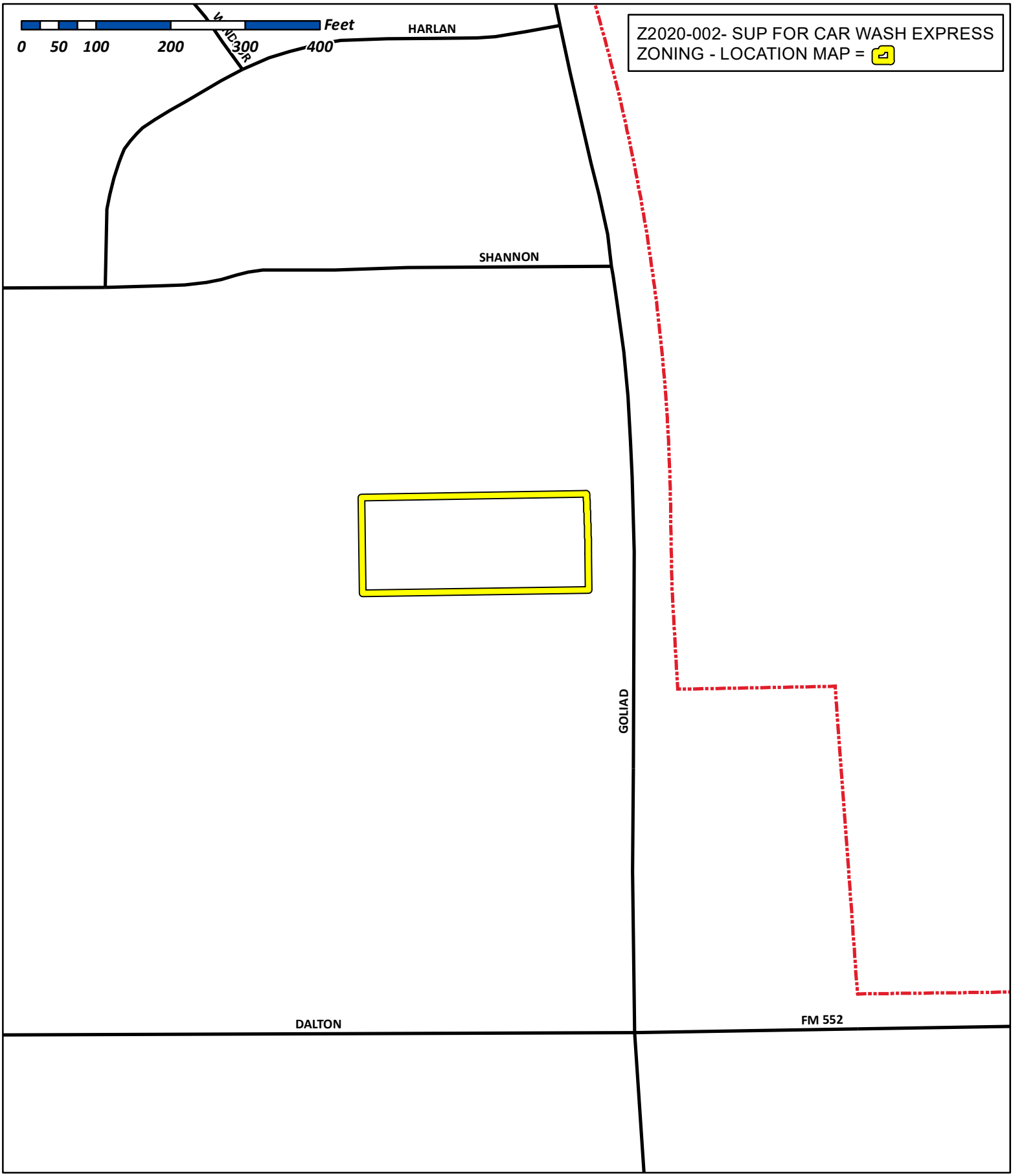
Given under my hand and seal of office on this the 14th *day of* January, *20* 21.

Owner's Signature D Silverman

Notary Public in and for the State of Texas Susan Cooper

SUSAN COOPER NOTARY PUBLIC STATE OF TEXAS ID# 124195782 EXPIRES 2022

My Commission Expires



City of Rockwall

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

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

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
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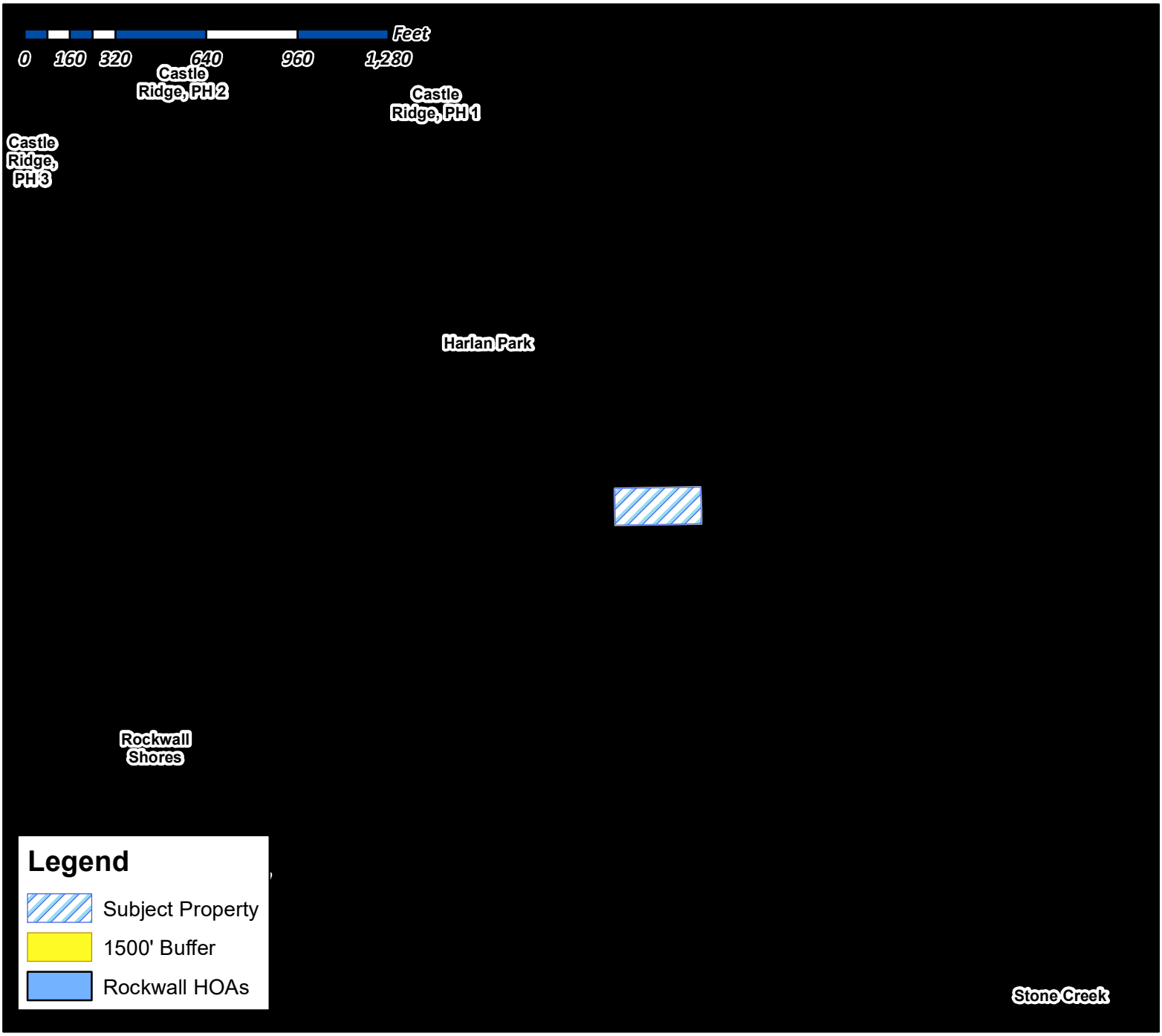
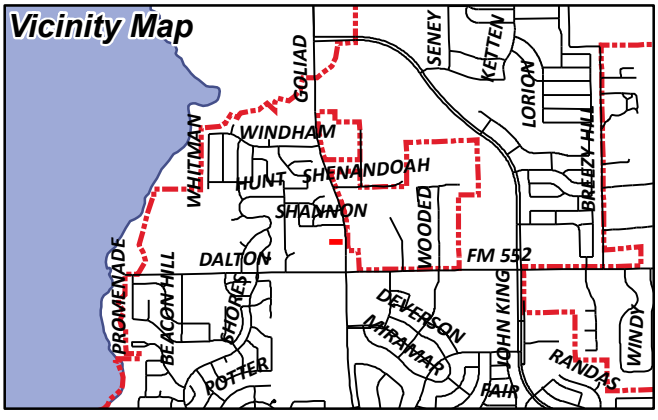


Case Number: Z2021-002
Case Name: SUP for Car Wash
Case Type: Zoning
Zoning: General Retail (GR) District
Case Address: 3611 N. Goliad Street

Date Created: *1/19/2021*
For Questions on this Case Call (972) 771-7745



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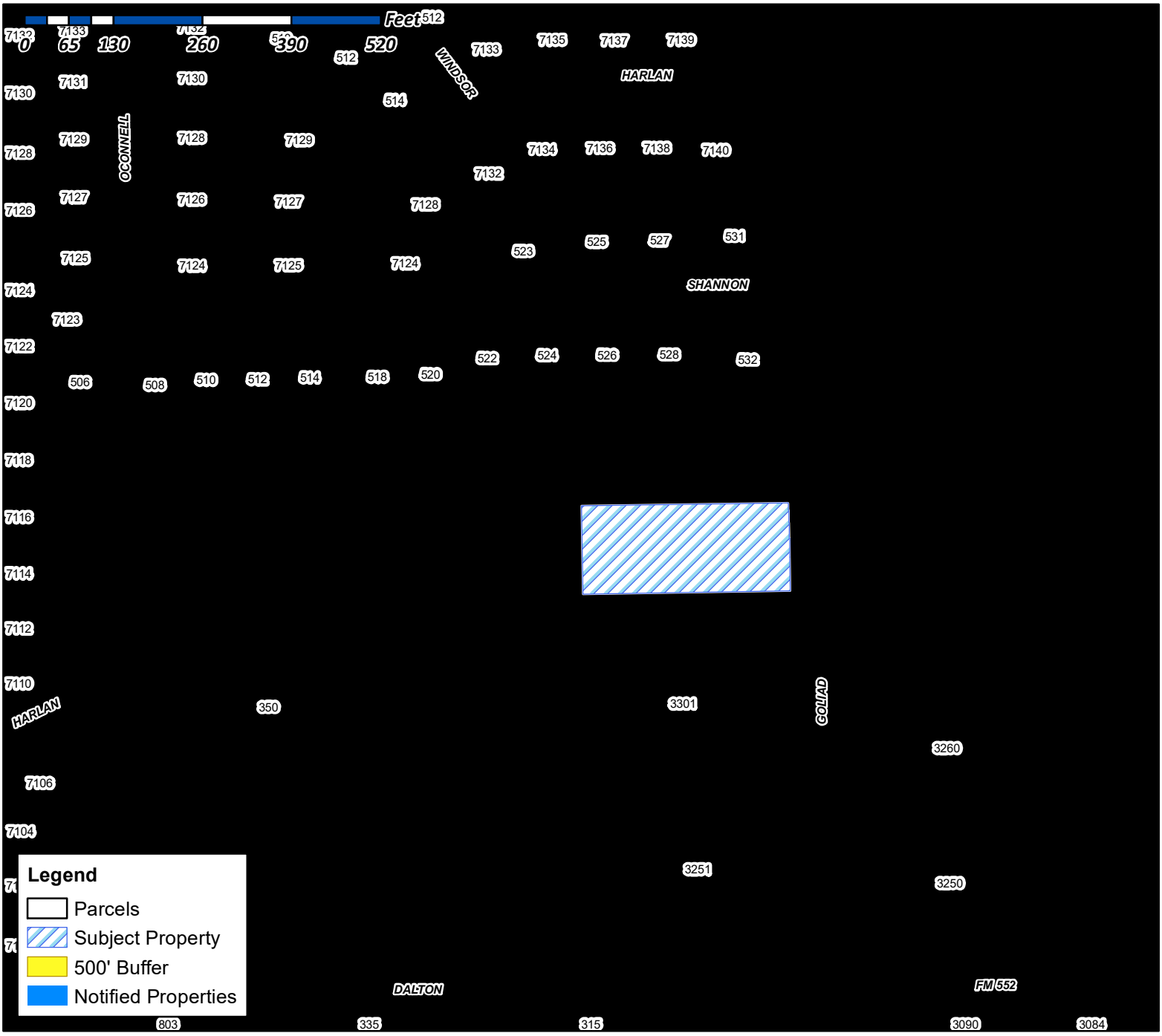

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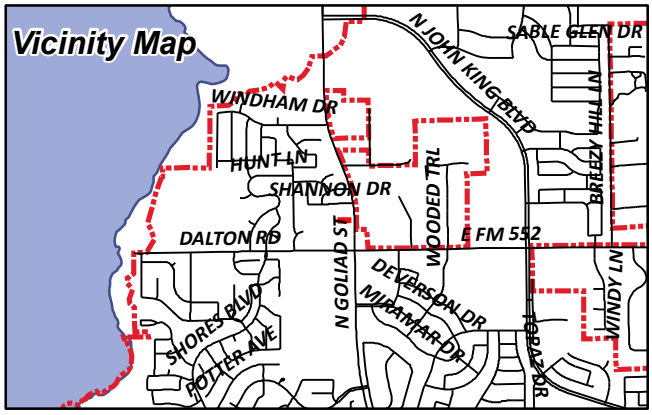


DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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.*
[ ] *PHOTOMETRIC PLAN.*
[ ] *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.

[ ] *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

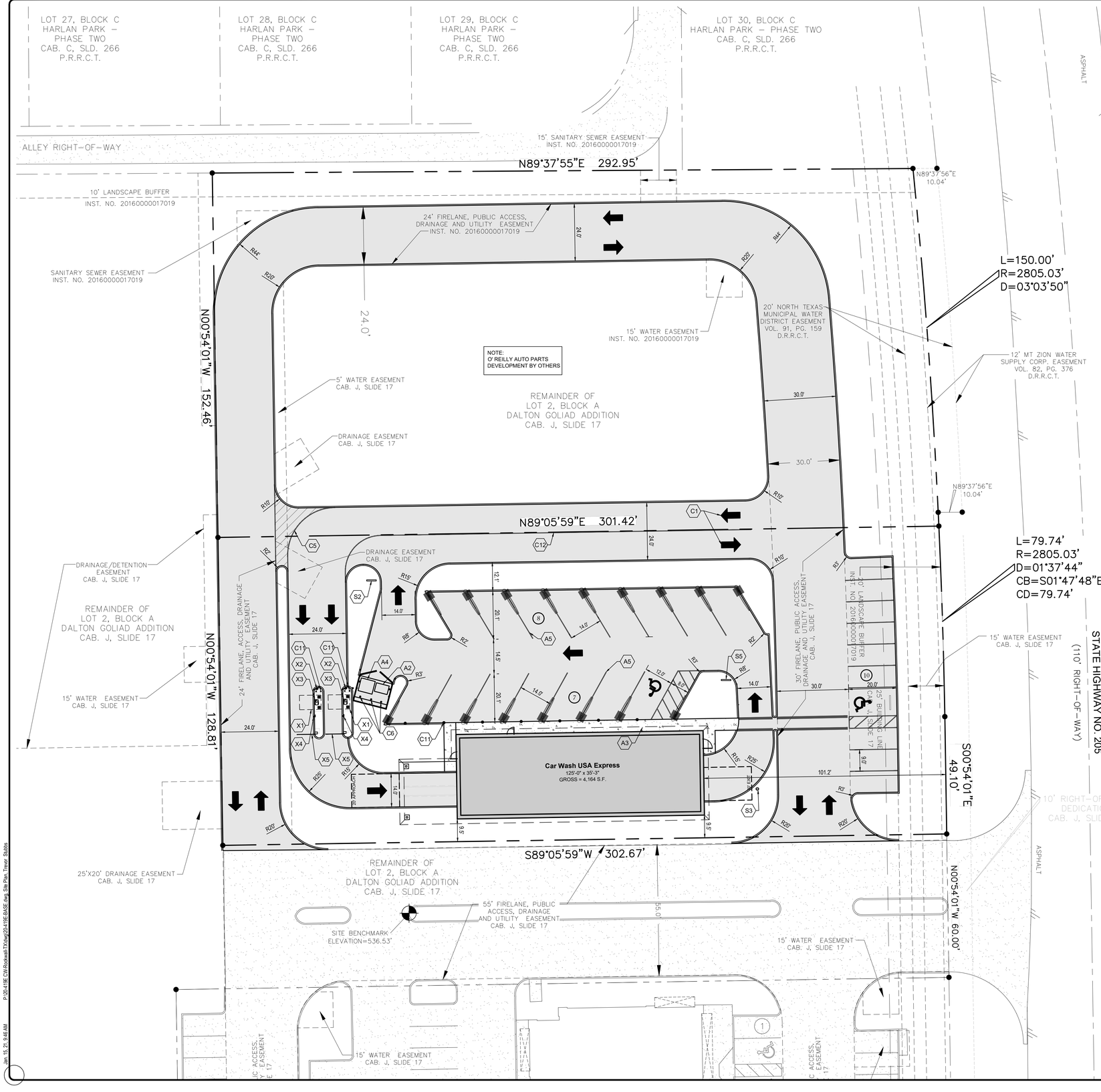
[X] *LEGAL DESCRIPTION.* A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.

[X] *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.*

[X] *LETTER OF EXPLANATION.* A letter from the applicant or property owner explaining the purpose of the zoning application.

[X] *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.



SITE DATA

PROJECT NAME:	CAR WASH USA EXPRESS & TAKE 5 OIL CHANGE OF ROCKWALL, TX
SITE ADDRESS:	3611 N. GOLLAD ST ROCKWALL, TX
TOTAL PARCEL AREA:	±0.894 AC
JURISDICTION:	CITY OF ROCKWALL
ZONING:	GR - GENERAL RETAIL
INTENDED USE:	CAR WASH
EXISTING USE:	VACANT
FLOOD ZONE:	ZONE X MAP 48397C0030L DATED SEPTEMBER 26, 2008

SETBACKS:	REQUIRED
FRONT	15 FT.
REAR	0 FT. (W/ FIRE RETARDANT WALL)
SIDE	0 FT. (W/ FIRE RETARDANT WALL)

PARKING CALCULATIONS

PARKING REQUIRED:	AUTO REPAIR SERVICE 2 PER BAY = 2 SPACES
PARKING PROVIDED:	26 SPACES (16 VACS)

SITE NOTES

1. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS AND TREES AND OTHER DEBRIS WITHIN THE LIMITS OF THE WORK FROM THE SITE. THE BURIAL OF TREES AND OTHER DEBRIS ON-SITE WILL NOT BE ALLOWED.
2. ALL CONSTRUCTION ACTIVITIES/WORK SHALL COMPLY WITH ALL GOVERNING JURISDICTIONS, STATE OF TEXAS, AND FEDERAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
3. ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
4. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.
5. ALL WORK PERFORMED ON CITY, COUNTY, AND/OR STATE OR FEDERAL RIGHT-OF-WAY SHALL BE IN STRICT CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCIES.
6. PRIOR TO COMMENCEMENT OF CONSTRUCTION BUILDING DIMENSIONS SHALL BE COORDINATED AND CHECKED WITH THE ARCHITECTURAL PLANS.
7. ALL DISTURBED AREAS WITHIN SIDEWALK/ CURB AND GUTTER/ ROAD PAVEMENT SHALL BE RESTORED TO ITS ORIGINAL OR BETTER CONDITIONS.
8. ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
9. ALL SIDEWALKS SHALL HAVE A WIDTH OF 5 FEET, UNLESS OTHERWISE NOTED.

SIGN KEYNOTES

S1	"TRUCK OWNER" SIGN
S2	ILLUMINATED MONUMENT SIGN
S3	TUNNEL EXIT LIGHT
S4	"COME BACK SOON" SIGN
S5	"FREE VACUUM" SIGN

SITE FEATURES KEYNOTES

A1	RHINO-MAT WASH STATION WITH CMU WALL. REFERENCE ARCH SITE DETAILS.
A2	VACUUM EQUIPMENT. REFERENCE ELECTRICAL DETAILS.
A3	VENDING MACHINE. REFERENCE ARCH PLANS FOR DETAILS.
A4	CMU DUMPSTER ENCLOSURE. REFERENCE ARCH PLANS FOR DETAILS.
A5	VACUUM CANOPY. REFERENCE ARCH PLANS DETAILS.
C1	PAVEMENT MARKINGS. REFERENCE SHEET C-4 FOR DETAILS.
C2	PAD MOUNTED TRANSFORMER. REFERENCE SHEET C-4 FOR DETAILS.
C3	WHEEL STOP. REFERENCE SHEET C-4 FOR DETAILS.
C4	ACCESSIBLE SIGN IN BOLLARD. REFERENCE SHEET C-4 FOR DETAILS.
C5	4" WHITE STRIPING. REFERENCE SHEET C-4 FOR DETAILS.
C6	BOLLARD TYPE I. REFERENCE SHEET C-4 FOR DETAILS.
C7	BARRIER FREE RAMP. REFERENCE SHEET C-4 FOR DETAILS.
C8	ACCESSIBLE PARKING. REFERENCE SHEET C-4 FOR DETAILS.
C9	WATER RECLAMATION SUMP. REFERENCE MEP DETAILS.
C10	SAND AND OIL INTERCEPTOR. REFERENCE MEP DETAILS.
C11	BOLLARD TYPE II. REFERENCE SHEET C-4 FOR DETAILS.
C12	4" SOLID WHITE LANE STRIPE.

PAY KIOSK KEYNOTES

X1	PAY STATION CANOPY. REFERENCE ARCH PLANS FOR DETAILS.
X2	XPT MENU BOARD. REFERENCE ARCH PLANS FOR DETAILS.
X3	KIOSK. REFERENCE ARCH PLANS FOR DETAILS.
X4	FAST PASS READER. REFERENCE ARCH PLANS FOR DETAILS.
X5	GATE. REFERENCE ARCH PLANS FOR DETAILS.

LEGEND

- PROPOSED CONCRETE PAVEMENT SIDEWALK (SEE DETAIL THIS SHEET)
- PROPOSED CONCRETE SIDEWALK
- BUILDING SETBACK
- (10) PARKING SPACE COUNTER

NOTE: LIGHTER SHADE DENOTES EXISTING CONDITION.

CAI
CARTER ASSOCIATES, INC.
SERVING FLORIDA SINCE 1911
CONSULTING ENGINEERS AND LAND SURVEYORS
1708 21ST STREET
VERO BEACH, FL 32960
TEL: (772) 562-4191
EMAIL: TrevorS@CarterAssoc.com

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BOING US HOLDCO, INC
dba "CAR WASH USA EXPRESS"
6300 S SYRACUSE WAY #205
CENTENNIAL, CO 80111
TEL: (214) 208-0339 EMAIL: LISAWHITE@ICWG.COM

DATE	REVISION	NO.
, , , , , ,		

CAR WASH USA EXPRESS
& TAKE 5 OIL CHANGE
3611 N. GOLIAD STREET
ROCKWALL, TX 75087

STATE OF TEXAS
TREVOR STUBBS
138964
LICENSED PROFESSIONAL ENGINEER

TREVOR STUBBS, P.E.
TX. LIC. NO. 138964
CARTER ASSOCIATES, INC.
COA 205 / LB 205

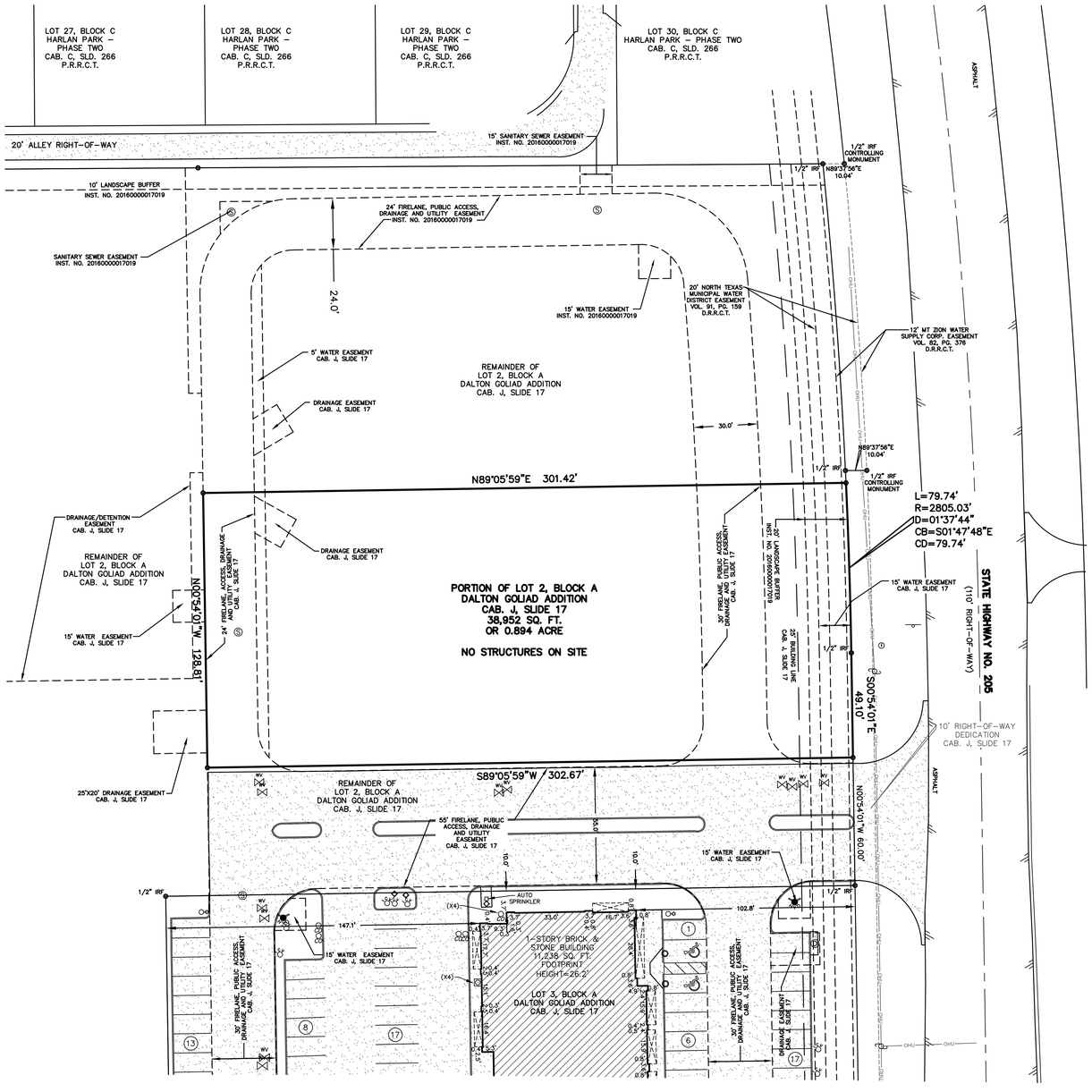
DATE : 1/15/2021
PROJ. # : 20-419 E
DRAWN BY: TGS
DATUM : SEE SURVEY
REF. # : SEE SURVEY
F.B. & PG. : SEE SURVEY

SHEET TITLE:
SITE PLAN

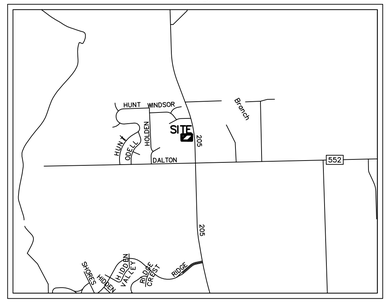
SHEET
C-3

DWG. NO:

P:\20-419E CW\Rockwall TX\dwg\20-419E-BASE.dwg, Site Plan, Trevor Stubbs
Jan 15, 21, 9:46 AM



VICINITY MAP
N.T.S.



LINETYPE TABLE

———	BOUNDARY LINE
———	ADJOINER LINE
——OHU——	OVERHEAD SERVICE LINE
— — — —	EASEMENT LINE
———	BUILDING LINE
———	STREET CENTERLINE

NOTES CORRESPONDING TO SCHEDULE 'B';

1. The following restrictive covenants of record itemized below:
under Clerk's File No. 20160000012426, and Clerk's File No. 20180000021610, Real Property Records, Rockwall County, Texas, does affect and is blanket in nature.

f. The following easements and/or building lines, as shown on plat recorded in Cabinet J, Slide 17, Plat Records, Rockwall County, Texas, to wit:
a) 5' water easement; affects as shown hereon
b) 15' water easement(s); affects as shown hereon
c) 30' fire lane, public access, drainage and utility easement; affects as shown hereon
d) 55' fire lane, public access, drainage and utility easement; benefits subject property
e) 24' fire lane, public access, drainage and utility easement; affects as shown hereon
f) 15' x 15' water easement; does not affect
g) Portion of a 10' x 25' drainage easement; does not affect
h) Drainage / Detention easement; does not affect
i) 25' building line; affects as shown hereon
j) 20' landscape buffer; affects as shown hereon
k) 15' sanitary sewer easement; does not affect
l) 25 x 20 drainage easement; does not affect
m) 10 x 25 drainage easement; does not affect
n) Drainage easements, affects as shown hereon

g. Easement(s) and rights incidental thereto, as granted in a document:
Granted to: North Texas Municipal Water District
Purpose: As provided in said document
Recording Date: June 1, 1970
Recording No: in Volume 91, Page 159, Deed Records, Rockwall County, Texas; shown on plat recorded in Cabinet J, Slide 17, Plat Records, Rockwall County, Texas, does affect, as shown hereon.

h. Easement(s) and rights incidental thereto, as granted in a document:
Granted to: Mt. Zion Water Supply Corporation
Purpose: As provided in said document
Recording Date: April 24, 1968
Recording No: in Volume 82, Page 376, Deed Records, Rockwall County, Texas; shown on plat recorded in Cabinet J, Slide 17, Plat Records, Rockwall County, Texas, does affect, as shown hereon.

i. Matters contained in that certain document:
Entitled: Easement and Restriction Agreement
Executed by: Rockwall 205–552 LLC, and Aldi (Texas) L.L.C.
Recording Date: July 22, 2016
Recording No: under Clerk's File No. 20160000012426, Real Property Records, Rockwall County, Texas. First Amendment to Easement and Restriction Agreement filed of record December 7, 2018 and recorded under Clerk's File No. 20180000021610, Real Property Records, Rockwall County, Texas, does affect and is blanket in nature.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

This is to certify that I have, this date, made an on the ground survey of the property located on State Highway No. 205 in the City of Rockwall, Texas, described as follows:

TRACT 1: (FEE SIMPLE)
Being all that certain 0.894 acre tract of land situated in the T.R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, and being a portion of Lot 2, Block A, Dalton Goliad Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet J, Slide 17, Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found for the most easterly southeast corner of said Lot 2, same being the northeast corner of Lot 3, said Block A, Dalton Goliad Addition, same being in the westerly right–of–way line of State Highway No. 205 (110 foot right–of–way);

THENCE North 00 deg. 54 min. 01 sec. West, along the common line of said Lot 2 and said State Highway No. 205, a distance of 60.00 feet to a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap set for the southeast corner of the herein described tract, same being the POINT OF BEGINNING;

THENCE through the interior of said Lot 2 as follows:
South 89 deg. 05 min. 59 sec. West, a distance of 302.67 feet to a 1/2 inch iron rod set for the southwest corner of the herein described tract;
North 00 deg. 54 min. 01 sec. West, a distance of 128.81 feet to a 1/2 inch iron rod set for the northwest corner of the herein described tract;
North 89 deg. 05 min. 59 sec. East, a distance of 301.42 feet to a 1/2 inch iron rod set for the northeast corner of the herein described tract, same being in the east line of said Lot 2, same being in the westerly right–of–way line of aforesaid State Highway No. 205, same being the beginning of a non–tangent curve to the right, having a radius of 2805.03 feet and a delta angle of 01 deg. 37 min. 44 sec.;

THENCE along said non–tangent curve to the right, and along the common line of said Lot 2 and said State Highway No. 205, an arc distance of 79.74 feet and a chord bearing and distance of South 01 deg. 47 min. 48 sec. East, 79.74 feet to a 1/2 inch iron rod found for angle point;

South 00 deg. 54 min. 01 sec. East, continuing along the common line of said Lot 2 and said State Highway No. 205, a distance of 49.10 feet to the POINT OF BEGINNING and containing 38,952 square feet or 0.894 acre of computed land, more or less.

TRACT 2: (EASEMENT ESTATE)
Non–exclusive easement as created and defined in Easement and Restriction Agreement by and between Rockwall 205–552 LLC, a Texas limited liability company and Aldi (Texas) L.L.C., a Texas limited liability company, filed of record July 22, 2016, under recorded under Clerk's File No. 20160000012426, Real Property Records, Rockwall County, Texas. As amended in First Amendment to Easement and Restriction Agreement filed of record December 7, 2018 and recorded under Clerk's File No. 20180000021610, Real Property Records, Rockwall County, Texas.

NOTES:

1. IRF – Iron Rod Found
2. Bearings based on the Texas State Plano Coordinate System, North Central Zone 4202, NAD83, as derived by field observations utilizing the RTK Network Administrated by Western Data Systems.
3. There are no observable evidence of cemeteries on site.
4. There is no observable evidence of earth moving work, building construction or building additions within the recent months.
5. There are no changes in street right–of–way lines either completed or proposed, and available from the controlling jurisdiction. No observable evidence of recent street or sidewalk construction or repairs.
6. There are no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
7. This survey was performed in connection with the transaction described in Commitment by Chicago Title Insurance Company, GF CTDAL36–8000362001253, effective December 2, 2020. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.
8. Property has indirect access to and from dedicated Public right–of–way known as State Highway No. 205, maintained by the State of Texas. No curb cuts at time of survey.
9. This boundary forms a mathematical closed figure, with no gaps, gores, or overlaps.

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Rockwall County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 9/26/2008 Community Panel No. 48397C0030L subject lot is located in Zone 'X'.
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man–made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

To: Chicago Title Insurance Company, Boing US Holdco, Inc., a Delaware corporation, Rockwall 205–552, LLC., a Texas limited liability company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items Items 1–4, 8, 9, 13, 14 and 16, 17, 18 of Table A thereof. The latest field work was completed on 12/15/2020.
Date of Plat or Map: 12/16/2020

12/16/2020
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Timothy R. Mankin
Registered Professional Land Surveyor No. 6122

LEGEND

GAS METER	FIRE HYDRANT	WATER MANHOLE	SIGN
IRR. CONTROL VALVE	WATER METER	TRAFFIC SIGNAL POLE	LIGHT POLE
TELEPHONE PEDESTAL	FUEL PORT	TELEPHONE MANHOLE	TYPICAL FENCE
POWER POLE	WATER VALVE	SWB MANHOLE	CONCRETE
DOWN GUY	TRANSFORMER PAD	GREASE TRAP	BOLLARD
S.S. MANHOLE	ELECTRIC METER	VAULT	COVERED AREA
CLEAN OUT	STORM DRAIN MANHOLE	HANDICAP SPACE	A/C PAD

Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

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ALTA/NSPS LAND TITLE SURVEY

STATE HIGHWAY NO. 205 AND DALTON ROAD

ROCKWALL, TEXAS 75087

NO.	DATE	REVISION
1.		
2.		
3.		

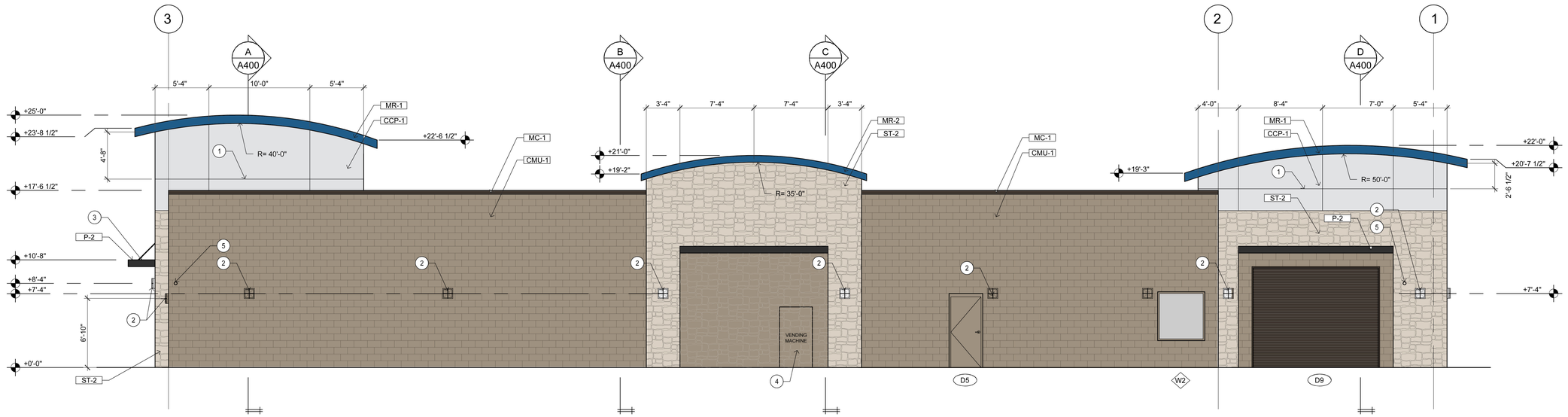
JOB NO.:	15–1216L3
DATE:	12/16/2020
FIELD DATE:	12/15/2020
SCALE:	1" = 30'
FIELD:	J.D.H.
DRAWN:	T.R.M.
CHECKED:	J.B.W.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
1604 HART STREET
SOUTHLAKE, TEXAS 76092
817–481–1806 (O)
tmankin@peisersurveying.com
FIRM No. 100999–00

COMMERCIAL
RESIDENTIAL
BOUNDARIES
TOPOGRAPHY
MORTGAGE

Texas Society of Professional Surveyors
Member Since 1977

SHEET 1 OF 1



NORTH ELEVATION

3/16" = 1'-0"

1

SOUTH ELEVATION

3/16" = 1'-0"

2

EXTERIOR MATERIAL AND FINISH SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL/ STYLE	SIZE	COLOR	FINISH	REMARKS
CMU-1	CONCRETE MASONRY UNIT	ESHELON	SPLIT FACE	8X8X16	APACHE BROWN	-	REFER TO STRUCTURAL FOR MATERIAL SPECIFICATIOINS
CCP-1	COMMERCIAL CEMENT PLASTER (STUCCO)	LA HABRA; PAREX USA		-	P-1	SAND	
MR-1	METAL ROOFING	FIRESTONE	UNA-CLAD	-	ELECTRIC BLUE	-	
MR-2	METAL ROOFING (ARCHED COPING)	FIRESTONE	UNA-CLAD	-	ELECTRIC BLUE	-	
MP-1	METAL PANEL(SOFFIT)	FIRESTONE	UNA-CLAD UC-501	-	ELECTRIC BLUE	-	
MC-1	METAL COPING	METAL-ERA	PERMA-TITE		DARK BRONZE		TAPERED
P-1	EXTERIOR PAINT	SHERWIN WILLIAMS	PER SUBSTRATE	-	SW6539 SOOTHING WHITE	SEE REMARKS	WALLS: PAINT SPECIFICATIONS #1
P-2	EXTERIOR PAINT	SHERWIN WILLIAMS	PER SUBSTRATE	-	SW6991 BLACK MAGIC	SEE REMARKS	CANPOIES: PAINT SPECIFICATION #5 DOORS AND FRAMES: PAINT SPECIFICATION #5
F-1	SHADE FABRIC - VACUUM ARCHES	POLYFAB	COMTEX	-	865227 RED	-	RESPONSIBILITY
PC-1	POWDER COAT - VACUUM ARCHES	CARDINAL PAINTS VIA VACUTECH	-	-	SILVER METALLIC 30 GLOSS T353-GR06	-	FACTORY POWDER COATED
PC-2	POWDER COAT - TSS CANOPY	TSS	-	-	BLUE	-	FACTORY POWDER COATED
H-1	VACUUM HOSE	VACUTECH	-	-	RED	-	
ST-1	STONE WALL CAP	MODERN PRE-CAST	FLAT COPING	8"	CHARCOAL	-	
ST-2	NATURAL STONE	TBD	TBD	12"	NATURAL	-	

REFER TO SHEET A803 FOR FINISH SPECIFICATIONS

EXTERIOR FINISHES

N.T.S

KEYNOTES

1. COMMERCIAL CEMENT PLASTER CONTROL JOINT, TYPICAL.
2. EXTERIOR LIGHT FIXTURE 'W'. REFER TO E500 FOR LIGHT FIXTURE SCHEDULE.
3. PAINTED STEEL CANOPY.
4. VENDING MACHINE. FURNISHED AND INSTALLED BY OWNER'S CONTRACTOR. REFER TO ELECTRICAL FOR POWER AND DATA REQUIREMENTS.
5. SECURITY CAMERA. FURNISHED AND INSTALLED BY OWNER'S CONTRACTOR. REFER TO E301 FOR CONDUIT REQUIREMENTS
6. ROOF DRAIN LEADER AND OVERFLOW OUTLETS

GENERAL NOTES

A. CONTRACTOR TO COORDINATE WITH FIRE MARSHALL FOR REQUIREMENTS OF ADDRESS NUMBER.

B. BUILDING SIGNAGE UNDER SEPARATE PERMIT. CONTRACTOR TO OBTAIN FINAL SIGNAGE DRAWINGS FOR CONFIRMATION OF ELECTRICAL ROUGH-IN PRIOR TO THE COMMENCEMENT OF WORK. SEE ELECTRICAL.

C. REFER TO E301 FOR SECURITY PLAN. COORDINATE FINAL LOCATIONS OF CAMERAS WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.

G. UNLESS NOTED OTHERWISE, MASONRY CONTROL JOINTS SHALL BE LOCATED SUCH THAT NO STRAIGHT RUN OF MASONRY WALL EXCEEDS 24' -0". REFER TO GENERAL STRUCTURAL NOTES ON S100.

F. REFER TO DOOR AND WINDOW SCHEDULE ON A802 FOR DOOR AND FRAME FINISHES AND WINDOW GLASS TYPE AND FRAME FINISHES.

CLIENT

CAR WASH USA EXPRESS

DELTA	DESCRIPTION	DATE
1	X	XX-XX-XX
2	X	XX-XX-XX
3	X	XX-XX-XX
4	X	XX-XX-XX
5	X	XX-XX-XX
6	X	XX-XX-XX

CAR WASH USA

NORTH GOLIAD STREET
ROCKWALL, TX

ARCHITECT:

NEPTUNE
DESIGN STUDIO

ENGINEER:

STAMPS

SHEET TITLE

EXTERIOR ELEVATIONS

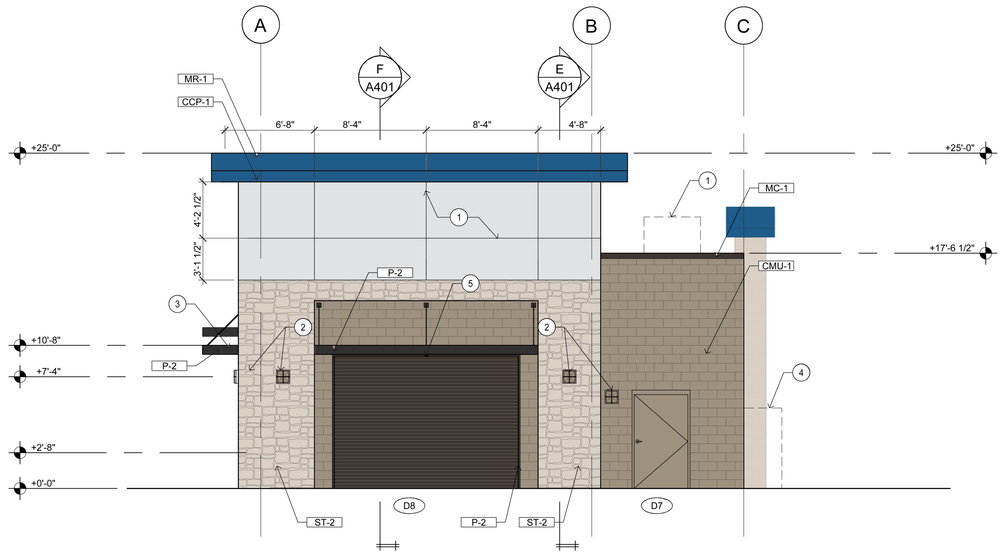
PROJECT NUMBER
20-018

DATE	01.14.2021
SCALE	AS NOTED
DRAWN	TMS
CHECKED	JDE

SHEET NO

A300

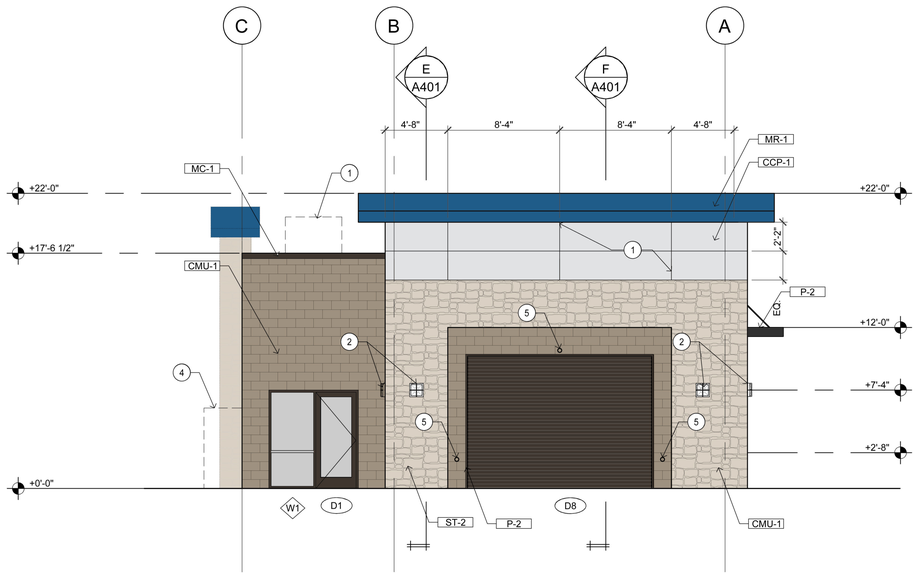
PLOT DATE: : 1/14/2021 TIME: 1:21 PM



WEST ELEVATION

3/16" = 1'-0"

4



EAST ELEVATION

3/16" = 1'-0"

3

EXTERIOR MATERIAL AND FINISH SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL/ STYLE	SIZE	COLOR	FINISH	REMARKS
CMU-1	CONCRETE MASONRY UNIT	ESHELON	SPLIT FACE	8X8X16	APACHE BROWN	-	REFER TO STRUCTURAL FOR MATERIAL SPECIFICATIOINS
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MR-1	METAL ROOFING	FIRESTONE	UNA-CLAD	-	ELECTRIC BLUE	-	
MR-2	METAL ROOFING (ARCHED COPING)	FIRESTONE	UNA-CLAD	-	ELECTRIC BLUE	-	
MP-1	METAL PANEL(SOFFIT)	FIRESTONE	UNA-CLAD UC-501	-	ELECTRIC BLUE	-	
MC-1	METAL COPING	METAL-ERA	PERMA-TITE		DARK BRONZE		TAPERED
P-1	EXTERIOR PAINT	SHERWIN WILLIAMS	PER SUBSTRATE	-	SW6539 SOOTHING WHITE	SEE REMARKS	WALLS: PAINT SPECIFICATIONS #1
P-2	EXTERIOR PAINT	SHERWIN WILLIAMS	PER SUBSTRATE	-	SW6991 BLACK MAGIC	SEE REMARKS	CANPOIES: PAINT SPECIFICATION #5 DOORS AND FRAMES: PAINT SPECIFICATION #5
F-1	SHADE FABRIC - VACUUM ARCHES	POLYFAB	COMTEX	-	865227 RED	-	RESPONSIBILITY
PC-1	POWDER COAT - VACUUM ARCHES	CARDINAL PAINTS VIA VACUTECH	-	-	SILVER METALLIC 30 GLOSS T353-GR06	-	FACTORY POWDER COATED
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H-1	VACUUM HOSE	VACUTECH	-	-	RED	-	
ST-1	STONE WALL CAP	MODERN PRE-CAST	FLAT COPING	8"	CHARCOAL	-	
ST-2	NATURAL STONE	TBD	TBD	12"	NATURAL	-	

REFER TO SHEET A803 FOR FINISH SPECIFICATIONS

EXTERIOR FINISHES

N.T.S

KEYNOTES

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2. EXTERIOR LIGHT FIXTURE 'W'. REFER TO E500 FOR LIGHT FIXTURE SCHEDULE.
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GENERAL NOTES

A. CONTRACTOR TO COORDINATE WITH FIRE MARSHALL FOR REQUIREMENTS OF ADDRESS NUMBER.

B. BUILDING SIGNAGE UNDER SEPARATE PERMIT. CONTRACTOR TO OBTAIN FINAL SIGNAGE DRAWINGS FOR CONFIRMATION OF ELECTRICAL ROUGH-IN PRIOR TO THE COMMENCEMENT OF WORK. SEE ELECTRICAL.

C. REFER TO E301 FOR SECURITY PLAN. COORDINATE FINAL LOCATIONS OF CAMERAS WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.

D. UNLESS NOTED OTHERWISE, MASONRY CONTROL JOINTS SHALL BE LOCATED SUCH THAT NO STRAIGHT RUN OF MASONRY WALL EXCEEDS 24' -0". REFER TO GENERAL STRUCTURAL NOTES ON S100.

E. REFER TO DOOR AND WINDOW SCHEDULE ON A802 FOR DOOR AND FRAME FINISHES AND WINDOW GLASS TYPE AND FRAME FINISHES.

CLIENT

CAR WASH USA EXPRESS

DELTA	DESCRIPTION	DATE
1	X	XX-XX-XX
2	X	XX-XX-XX
3	X	XX-XX-XX
4	X	XX-XX-XX
5	X	XX-XX-XX
6	X	XX-XX-XX

CAR WASH USA

NORTH GOLIAD STREET
ROCKWALL, TX

ARCHITECT:

NEPTUNE
DESIGN STUDIO

ENGINEER:

STAMPS

SHEET TITLE

EXTERIOR ELEVATIONS

PROJECT NUMBER
20-018

DATE	01.14.2021
SCALE	AS NOTED
DRAWN	TMS
CHECKED	JDE

SHEET NO

A301

PLOT DATE : 1/14/2021 TIME: 1:27 PM

PROJECT COMMENTS

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

DATE: 1/22/2021

PROJECT NUMBER:	Z2021-002	CASE MANAGER:	Angelica Gamez
PROJECT NAME:	SUP for Car Wash USA Express & Take 5 Oil Change	CASE MANAGER PHONE:	972-772-6438
SITE ADDRESS/LOCATIONS:		CASE MANAGER EMAIL:	agamez@rockwall.com

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	David Gonzales	01/21/2021	Approved w/ Comments

01/21/2021: Z2021-002; Specific Use Permit for 3611 N. Goliad Street
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) for a Full Service Car Wash and Auto Detail on a 0.89-acre tract of land identified as a portion of Lot 2, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3611 N. Goliad Street [SH-205].

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

I.3 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the North SH-205 Overlay (N SH-205 OV) District, and the Development Standards of Article 05 that are applicable to the subject property.

(A) Proposed operational conditions of the SUP Ordinance:

The following conditions pertain to the operation of a Full Service Car Wash and Auto Detail land use on the Subject Property and conformance to these requirements is necessary for continued operations:

(1) The Full-Service Car Wash and Auto Detail facility shall generally conform to the Concept Plan depicted in Exhibit 'B' and the Building Elevations depicted in Exhibit 'C' of this ordinance;

(2) No outside display of merchandise or outside storage (e.g. ice machine, propane cage, vending machines, and DVD rental kiosk) shall be allowed on the subject property;

(3) Additional landscaping (i.e. trees and shrubs) shall be required adjacent to the vacuum bays to provide additional sound attenuation for the residential subdivision north of the subject property; and

(4) The exit tunnel of the Full-Service Car Wash and Auto Detail facility shall be screened from N. Goliad Street [i.e. SH-205] utilizing landscape screening (e.g. trees, pampas

grass, etc.) and a berm.

I.4 Site Plan:
1. Remove the “NOTE: O’Reilly Auto Parts Development by Others” from adjacent lot.
2. Under Parking Calculations, remove the Auto Repair Service reference and correct the parking count to be 25 spaces provided.

I.5 Please note the scheduled meetings for this case:

(1) Planning & Zoning work session meeting will be held on January 26, 2021.
(2) Planning & Zoning Public Hearing will be held on February 9, 2021.

(3) City Council Public Hearing will be held on February 16, 2021. [1st Reading of Ordinance]
(4) City Council regular meeting will be held on March 1, 2021. [1st Reading of Ordinance]

I.6 All meetings will be held in person in the City’s Council Chambers and are scheduled to begin at 6:00 PM. The City requires that a representative(s) be present for all scheduled meetings.

I.7 As a note, the building elevations provided with this submittal will require a review by the Architectural Review Board (ARB) at the time of site plan submittal. The ARB will forward a recommendation to the Planning and Zoning Commission at that time (i.e. site plan review).

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	01/21/2021	Approved w/ Comments

01/21/2021: I - Parking must be 20' deep if you install wheel stops. If you remove the wheel stops you must have a clear 2' overhang or will need to be 20' in length. All shrubs and trees must be planted 4' from back of curb if these are 18' parking spaces. See notes regarding tree locations near City utilities. NTMWD will not allow any landscaping in their easement.
I - Label all easements.
I - Install fire hydrants and valves with the proposed 8" water line.
I - Show and label existing manholes and 8' sewer.
I - Label the angle of the parking spaces.

The following items are for your information for engineering design.
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'. No structures 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.
I- No signage in easements or right-of-way

Drainage Items:
I - Drainage from the site must follow the approved drainage area map.
I - Drainage from the car wash and dumpster must be run through an oil/water separator before draining to the storm lines.

Water and Wastewater Items:
I - 8" water will need to be looped and tied to the existing 8" water line along SH 205
I - Only one "use" can be off a dead-end water line (Domestic service, irrigation, fire hydrant, or fire line).
I - Must show existing and proposed utilities.

Roadway Paving Items:
I - Parking to be 20'x9'.
I - Drive isles to be 24' wide.
I - No deadend parking allowed. Must connect through if you have two way traffic.

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	01/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/20/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/19/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	David Gonzales	01/21/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	01/19/2021	Approved

No Comments

LOT 27, BLOCK C HARLAN PARK – PHASE TWO CAB. C, SLD. 266 P.R.R.C.T.

LOT 28, BLOCK C HARLAN PARK – PHASE TWO CAB. C, SLD. 266 P.R.R.C.T.

LOT 29, BLOCK C HARLAN PARK – PHASE TWO CAB. C, SLD. 266 P.R.R.C.T.

LOT 30, BLOCK C HARLAN PARK – PHASE TWO CAB. C, SLD. 266 P.R.R.C.T.

ALLEY RIGHT-OF-WAY

15' SANITARY SEWER EASEMENT INST. NO. 20160000017019

Show and label existing manholes and 8' sewer

N89°37'55"E 292.95'

N89°37'56"E 10.04'

10' LANDSCAPE BUFFER INST. NO. 20160000017019

24' FIRELANE, PUBLIC ACCESS, DRAINAGE AND UTILITY EASEMENT INST. NO. 20160000017019

SANITARY SEWER EASEMENT INST. NO. 20160000017019

Install fire hydrants and valves with the proposed 8" water line

N00°54'01"W 152.46'

24.0'

Remove note

NOTE: O' REILLY AUTO PARTS DEVELOPMENT BY OTHERS

15' WATER INST. NO. 20160

Will need to have the 20" NTMWD water line located as well as the City's 8" water line to make sure that no trees are planted within 10' of the 20" and 5' from the 8". No landscaping allowed in NTMWD easement

L=150.00'
R=2805.03'
D=03°03'50"

12' MT ZION WATER SUPPLY CORP. EASEMENT VOL. 82, PG. 376 D.R.R.C.T.

5' WATER EASEMENT CAB. J, SLIDE 17

DRAINAGE EASEMENT CAB. J, SLIDE 17

REMAINDER OF LOT 2, BLOCK A DALTON GOLIAD ADDITION CAB. J, SLIDE 17

Label the angle of the parking spaces

30.0'

N89°37'56"E 10.04'

N89°05'59"E 301.42'

L=79.74'
R=2805.03'
D=01°37'44"
CB=S01°47'48"E
CD=79.74'

DRAINAGE/DETENTION EASEMENT CAB. J, SLIDE 17

REMAINDER OF LOT 2, BLOCK A DALTON GOLIAD ADDITION CAB. J, SLIDE 17

15' WATER EASEMENT CAB. J, SLIDE 17

24' FIRELANE, ACCESS, DRAINAGE AND UTILITY EASEMENT CAB. J, SLIDE 17

N00°54'01"W 128.81'

30' FIRELANE, PUBLIC ACCESS, DRAINAGE AND UTILITY EASEMENT CAB. J, SLIDE 17

20' LANDSCAPE BUFFER INST. NO. 20160000017019

25' BUILDING LINE CAB. J, SLIDE 17

15' WATER EASEMENT CAB. J, SLIDE 17

STATE HIGHWAY NO. 205 (110' RIGHT-OF-WAY)

Car Wash USA Express
125'-0" x 35'-3"
GROSS = 4,164 S.F.

S00°54'01"E 49.10'

Must be 20' if you install wheel stops. If you remove the wheel stops you must have a clear 2' overhang or will need to be 20' in length. All shrubs and trees must be planted 4' from back of curb if these are 18' parking spaces. See notes regarding tree locations near City utilities. NTMWD will not allow any landscaping in their easement

25'X20' DRAINAGE EASEMENT CAB. J, SLIDE 17

S89°05'59"W 302.67'

Label 5' util easement

REMAINDER OF LOT 2, BLOCK A DALTON GOLIAD ADDITION CAB. J, SLIDE 17

55' FIRELANE, PUBLIC ACCESS, DRAINAGE AND UTILITY EASEMENT CAB. J, SLIDE 17

55.0'

SITE BENCHMARK ELEVATION=536.53'

15' WATER EASEMENT CAB. J, SLIDE 17

N00°54'01"W 60.00'

15' WATER EASEMENT CAB. J, SLIDE 17

SITE DATA

General Items:

I - Must meet City Standards of Design and Construction
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I - Impact Fees (Water, Wastewater & Roadway)
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PROPOSED CONCRETE PAVEMENT
SIDEWALK (SEE DETAIL THIS SHEET)

PROPOSED CONCRETE SIDEWALK

BUILDING SETBACK

PARKING SPACE COUNTER

NOTE: LIGHTER SHADE DENOTES EXISTING CONDITION.

C4 ACCESSIBLE SIGN IN BOLLARD. REFERENCE SHEET C-4 FOR DETAILS.
C5 4" WHITE STRIPING. REFERENCE SHEET C-4 FOR DETAILS.
C6 BOLLARD TYPE I. REFERENCE SHEET C-4 FOR DETAILS.
C7 BARRIER FREE RAMP. REFERENCE SHEET C-4 FOR DETAILS.
C8 ACCESSIBLE PARKING. REFERENCE SHEET C-4 FOR DETAILS.
C9 WATER RECLAMATION SUMP. REFERENCE MEP DETAILS.
C10 SAND AND OIL INTERCEPTOR. REFERENCE MEP DETAILS.
C11 BOLLARD TYPE II. REFERENCE SHEET C-4 FOR DETAILS.
C12 4" SOLID WHITE LANE STRIPE.

PAY KIOSK KEYNOTES

X1 PAY STATION CANOPY. REFERENCE ARCH PLANS FOR DETAILS.
X2 XPT MENU BOARD. REFERENCE ARCH PLANS FOR DETAILS.
X3 KIOSK. REFERENCE ARCH PLANS FOR DETAILS.
X4 FAST PASS READER. REFERENCE ARCH PLANS FOR DETAILS.
X5 GATE. REFERENCE ARCH PLANS FOR DETAILS.

CARTER ASSOCIATES, INC.
SERVING FLORIDA SINCE 1911
CONSULTING ENGINEERS AND LAND SURVEYORS
1708 21ST STREET
VERO BEACH, FL 32960
TEL: (772) 562-4191
EMAIL: TrevorS@CarterAssoc.com

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BOING US HOLDCO, INC
dba "CAR WASH USA EXPRESS"
6300 S SYRACUSE WAY #205
CENTENNIAL, CO 80111
TEL: (214) 208-0339 EMAIL: LISAWHITE@ICWG.COM

DATE	REVISION	NO
, , , , , ,		

CAR WASH USA EXPRESS
& TAKE 5 OIL CHANGE
3611 N. GOLIAD STREET
ROCKWALL, TX 75087

STATE OF TEXAS
TREVOR STUBBS
138964
LICENSED
PROFESSIONAL ENGINEER

TREVOR STUBBS, P.E.
TX. LIC. NO. 138964
CARTER ASSOCIATES, INC.
COA 205 / LB 205

DATE : 1/15/2021
PROJ. # : 20-419 E
DRAWN BY: TGS
DATUM : SEE SURVEY
REF. # : SEE SURVEY
F.B. & PG. : SEE SURVEY

SHEET TITLE:
SITE PLAN

SHEET
C-3

DWG. NO:

P:\20-419E CW\Rockwall TX\dwg\20-419E-BASE.dwg, Site Plan, Trevor Stubbs
Jan 15, 21 9:46 AM

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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]
[X] 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	To Be Determined				
Subdivision	Dalton Goliad Addition	Lot	2	Block	A
General Location	NW Corner of Dalton RD and N Goliad Street (Lot North of Existing Development)				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	General Retail (SH205 Overlay)	Current Use	Vacant		
Proposed Zoning	General Retail (SH205 Overlay)	Proposed Use	Car Wash		
Acreage	0.89 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	Rockwall 205-552 LLC	[ ] Applicant	BOING US HOLDCO, INC.
Contact Person	Donald L. Silverman	Contact Person	Lisa White
Address	4622 Maple Ave #200	Address	6300 S Syracuse Way #205
City, State & Zip	Dallas, Tx 75219	City, State & Zip	Centennial, CO 80111
Phone	972-980-8807	Phone	214-208-0339
E-Mail	DSilverman@MQcompanies.com	E-Mail	Lisawhite@ICWG.com

NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of $_____, to cover the cost of this application, has been paid to the City of Rockwall on this the 14th day of January, 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."

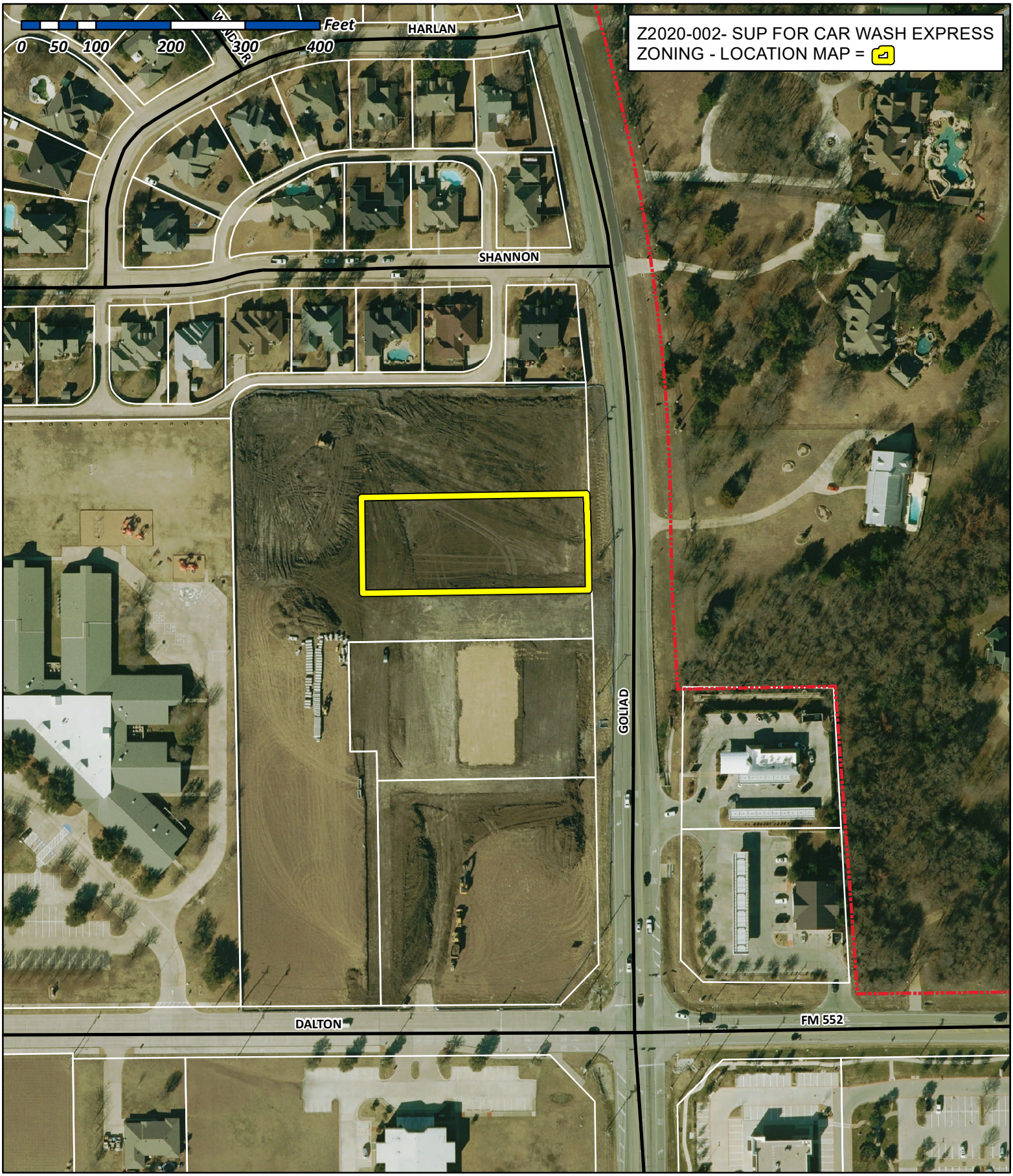
Given under my hand and seal of office on this the 14th *day of* January, *20* 21.

Owner's Signature D Silverman

Notary Public in and for the State of Texas Susan Cooper

SUSAN COOPER NOTARY PUBLIC STATE OF TEXAS ID# 124195782 EXPIRES 2022

My Commission Expires



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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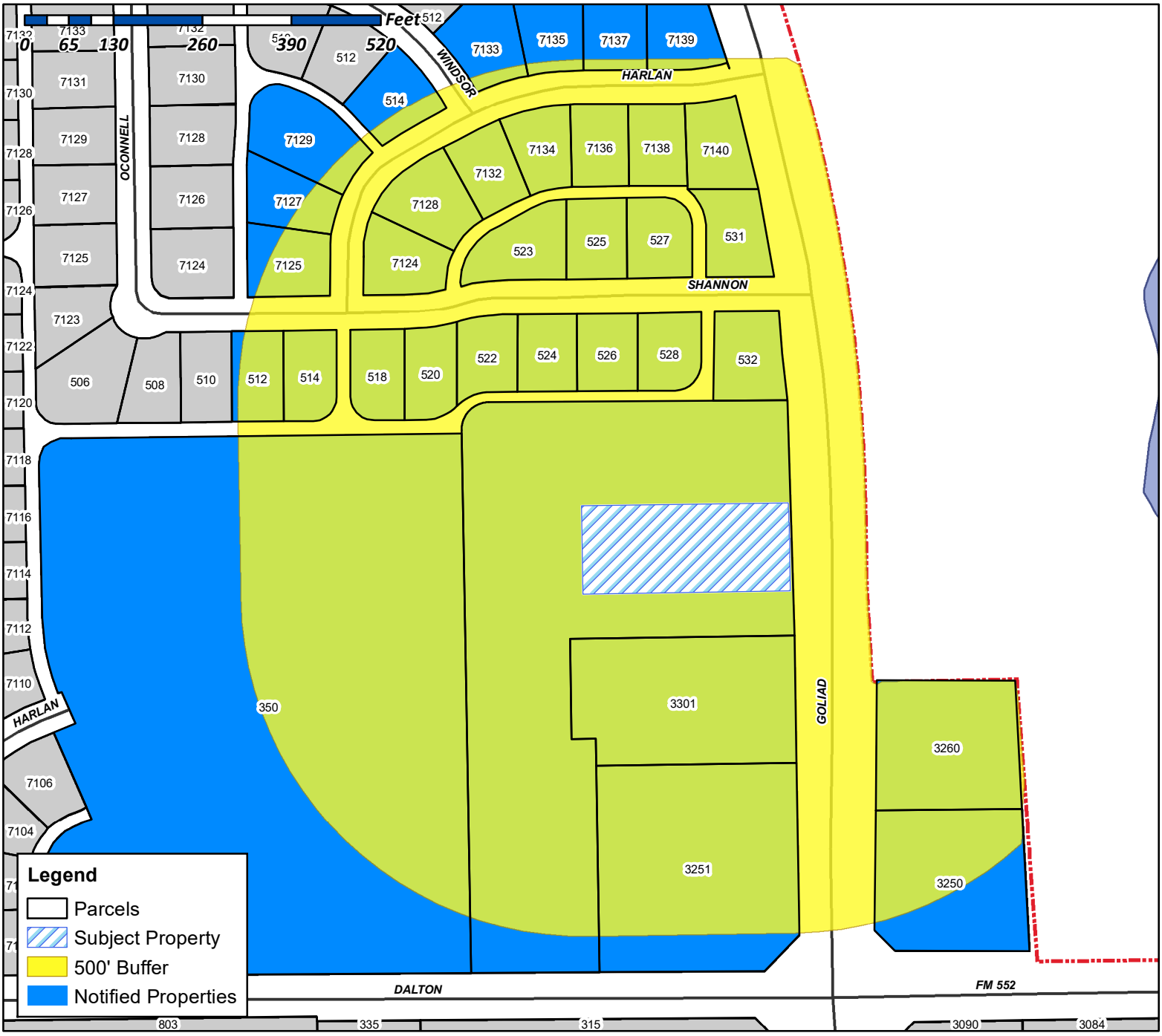
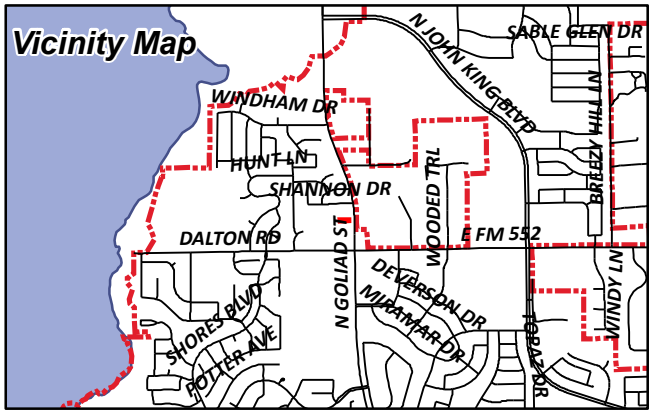


Case Number: Z2021-002
Case Name: SUP for Car Wash
Case Type: Zoning
Zoning: General Retail (GR) District
Case Address: 3611 N. Goliad Street

Date Created: *1/19/2021*

For Questions on this Case Call (972) 771-7745



PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2021-002: Specific Use Permit for a Car Wash

Hold a public hearing to discuss and consider a request by Lisa White of Boing US HoldCo, Inc. on behalf of Donald L. Silverman of Rockwall 205-552, LLC for the approval of a Specific Use Permit (SUP) for Full Service Car Wash and Auto Detail on a 0.89-acre tract of land identified as a portion of Lot 2, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3611 N. Goliad Street [SH-205], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, February 9, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, February 16, 2021 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Tuesday, February 16, 2021 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2021-002: Specific Use Permit for a Car Wash

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

ERVIN RICHARD L
1155 W WALL ST STE 101
GRAPEVINE, TX 76051

ALDI TEXAS LLC
2500 WESTCOURT ROAD
DENTON, TX 76207

DALTON RETAIL LLC
2954 ARBORIDGE COURT
FULLERTON, CA 92835

LIU LIRONG AND FENG XIN
3116 DEEP SPRINGS DR
PLANO, TX 75025

GOLIAD 711 ROCKWALL LLC
SILVER OAK ADVISORS LLC
3250 N GOLIAD
ROCKWALL, TX 75087

ALDI TEXAS LLC
3251 N GOLIAD
ROCKWALL, TX 75087

ERVIN RICHARD L
3260 N GOLIAD
ROCKWALL, TX 75087

DALTON RETAIL LLC
3301 N GOLIAD
ROCKWALL, TX 75087

ROCKWALL I S D
350 DALTON ROAD
ROCKWALL, TX 75087

ROCKWALL 205-552 LLC
4622 MAPLE AVE SUITE 200
DALLAS, TX 75219

MILAZZO DENNIS M SHELLY A
512 SHANNON DRIVE
ROCKWALL, TX 75087

WOLFE KENNETH & PAMELA
514 SHANNON DR
ROCKWALL, TX 75087

WAGONER LISA M
514 WINDSOR WAY
ROCKWALL, TX 75087

PRICE ELLIOTT & LATOYA DUNCAN
518 SHANNON DRIVE
ROCKWALL, TX 75087

DRENNON CHRISTINA LYNN
520 SHANNON DR
ROCKWALL, TX 75087

HAN SANG HWA
522 SHANNON DR
ROCKWALL, TX 75087

BELL WILLIAM L JR & PAMELA S
523 SHANNON DR
ROCKWALL, TX 75087

DAVIS GLYNN M & CAROLYN A
524 SHANNON DR
ROCKWALL, TX 75087

YATES GLEN M & DORIS A
525 SHANNON DR
ROCKWALL, TX 75087

LINDEMAN TONY M & STACY L
526 SHANNON DR
ROCKWALL, TX 75087

MCDANIEL DREW & TYLER
527 SHANNON DR
ROCKWALL, TX 75087

CHERUKURU NANDGOPAL
528 SHANNONDR
ROCKWALL, TX 75087

JONES KENNETH A & CYNTHIA C
531 SHANNON DR
ROCKWALL, TX 75087

SANFORD DAVID A & ANNETTE F
532 SHANNON DR
ROCKWALL, TX 75087

CHERUKURU NANDGOPAL
609 S GOLIAD ST #2498
ROCKWALL, TX 75087

TRAN STEVE & CATHERINE
7124 HARLAN DRIVE
ROCKWALL, TX 75087

BENNETT R LANGDON & LINDA
7125 HARLAN DR
ROCKWALL, TX 75087

LIU LIRONG AND FENG XIN
7127 HARLANDR
ROCKWALL, TX 75087

MASSEY WILLIAM C JR AND LACY
7128 HARLAN DR
ROCKWALL, TX 75087

GREEN DORIS M
7129 HARLAN DR
ROCKWALL, TX 75087

VINES THOMAS & SHERRY
7132 HARLAN DR
ROCKWALL, TX 75087

FRYER CRAIG RYAN
7133 HARLAN DRIVE
ROCKWALL, TX 75087

MARTINEZ MICHELE L
7134 HARLAN DRIVE
ROCKWALL, TX 75087

WILLIAMS BUCK AND JESSICA
7135 HARLAN DRIVE
ROCKWALL, TX 75087

KELLY CASEY & CRYSTIE
7136 HARLAN DR
ROCKWALL, TX 75087

DOSS JAMES B & JENNIFER
7137 HARLAN DR
ROCKWALL, TX 75087

HORTON BILL D & JOYCE
7138 HARLAN DR
ROCKWALL, TX 75087

FAVRE JOSH GABRIEL AND TINA MARIA
7139 HARLAN DRIVE
ROCKWALL, TX 75087

RUNNELS NEVILLE J & JOHANNA E REVOCABLE LIVING TRUST
NEVILLE J & JOHANNA E RUNNELS CO TRUSTEES
7140 HARLAN DRIVE
ROCKWALL, TX 75087

GOLIAD 711 ROCKWALL LLC
SILVER OAK ADVISORS LLC
ATTN GARSON C SOE 1630 RIVIERA AVE
WALNUT CREEK, CA 94596

City of Rockwall

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

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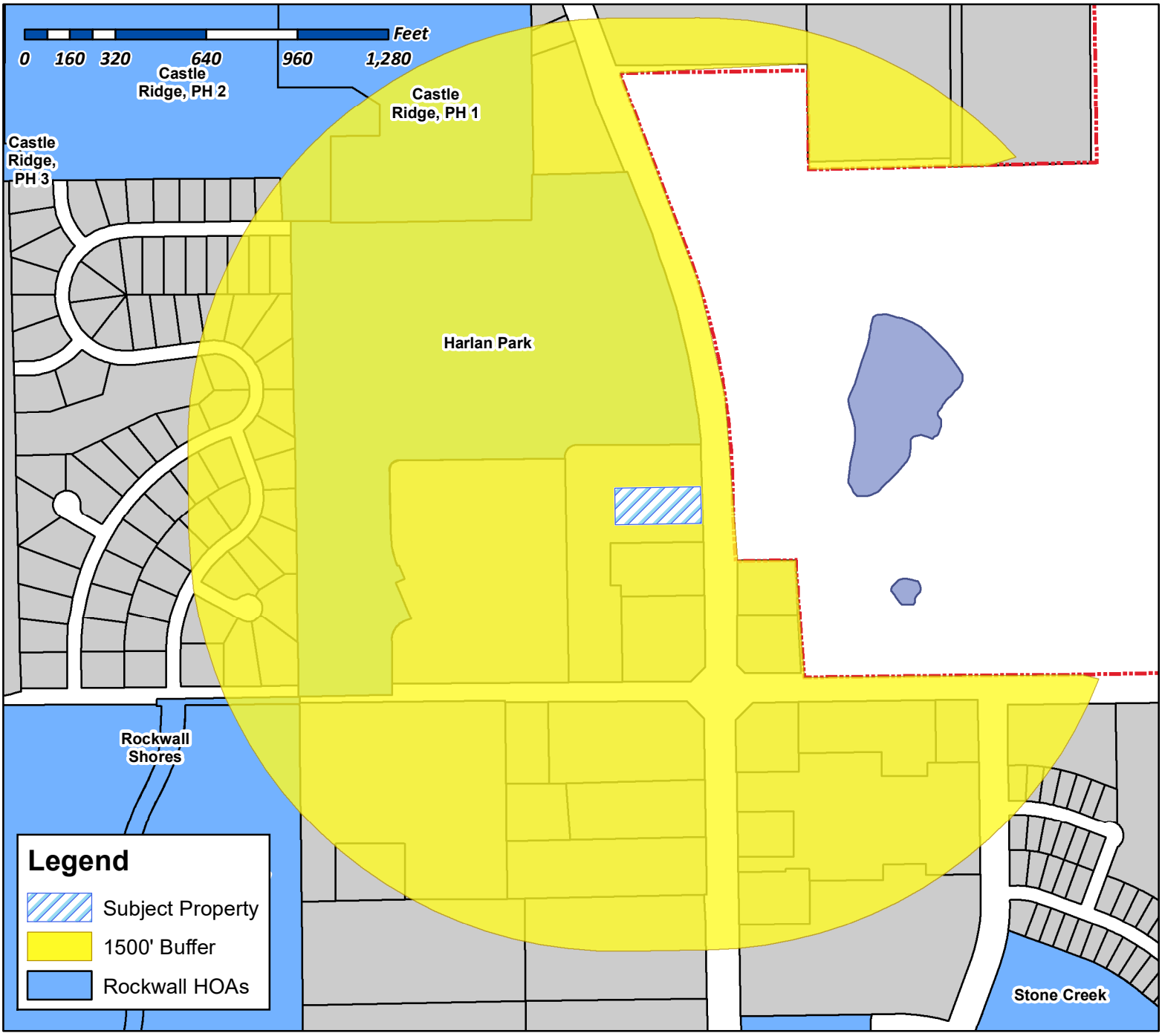

Case Number: Z2021-002
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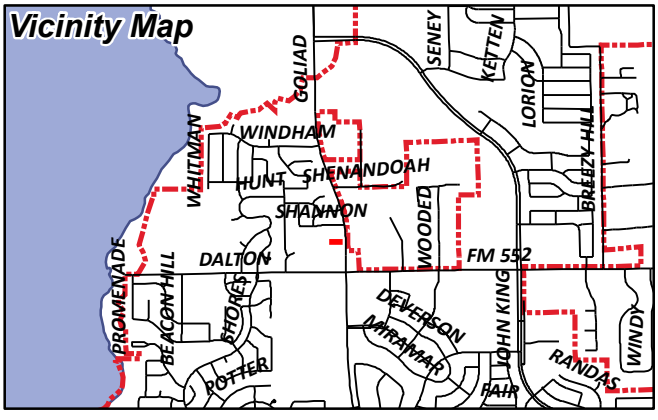

From: Gamez, Angelica
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-002]
Date: Friday, January 22, 2021 9:00:06 AM
Attachments: Public Notice (01.19.2021).pdf
HOA Map Z2021-002.pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on January 29, 2021. The Planning and Zoning Commission will hold a public hearing on Tuesday, February 9, 2021 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 16, 2021 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2021-002 SUP for a Full Service Car Wash & Auto Detail
Hold a public hearing to discuss and consider a request by Lisa White of Boing US HoldCo, Inc. on behalf of Donald L. Silverman of Rockwall 205-552, LLC for the approval of a Specific Use Permit (SUP) for Full Service Car Wash and Auto Detail on a 0.89-acre tract of land identified as a portion of Lot 2, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3611 N. Goliad Street [SH-205], and take any action necessary.

Thank you,

Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

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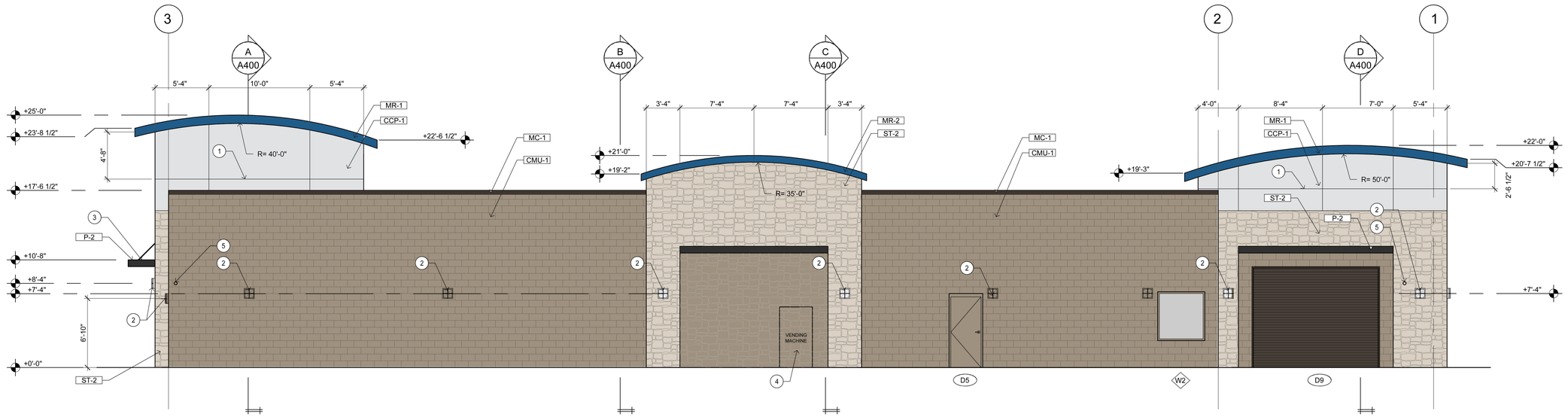


NORTH ELEVATION

3/16" = 1'-0"

1

SOUTH ELEVATION

3/16" = 1'-0"

2

EXTERIOR MATERIAL AND FINISH SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL/ STYLE	SIZE	COLOR	FINISH	REMARKS
CMU-1	CONCRETE MASONRY UNIT	ESHELON	SPLIT FACE	8X8X16	APACHE BROWN	-	REFER TO STRUCTURAL FOR MATERIAL SPECIFICATIOINS
CCP-1	COMMERCIAL CEMENT PLASTER (STUCCO)	LA HABRA; PAREX USA		-	P-1	SAND	
MR-1	METAL ROOFING	FIRESTONE	UNA-CLAD	-	ELECTRIC BLUE	-	
MR-2	METAL ROOFING (ARCHED COPING)	FIRESTONE	UNA-CLAD	-	ELECTRIC BLUE	-	
MP-1	METAL PANEL(SOFFIT)	FIRESTONE	UNA-CLAD UC-501	-	ELECTRIC BLUE	-	
MC-1	METAL COPING	METAL-ERA	PERMA-TITE		DARK BRONZE		TAPERED
P-1	EXTERIOR PAINT	SHERWIN WILLIAMS	PER SUBSTRATE	-	SW6539 SOOTHING WHITE	SEE REMARKS	WALLS: PAINT SPECIFICATIONS #1
P-2	EXTERIOR PAINT	SHERWIN WILLIAMS	PER SUBSTRATE	-	SW6991 BLACK MAGIC	SEE REMARKS	CANPOIES: PAINT SPECIFICATION #5 DOORS AND FRAMES: PAINT SPECIFICATION #5
F-1	SHADE FABRIC - VACUUM ARCHES	POLYFAB	COMTEX	-	865227 RED	-	RESPONSIBILITY
PC-1	POWDER COAT - VACUUM ARCHES	CARDINAL PAINTS VIA VACUTECH	-	-	SILVER METALLIC 30 GLOSS T353-GR06	-	FACTORY POWDER COATED
PC-2	POWDER COAT - TSS CANOPY	TSS	-	-	BLUE	-	FACTORY POWDER COATED
H-1	VACUUM HOSE	VACUTECH	-	-	RED	-	
ST-1	STONE WALL CAP	MODERN PRE-CAST	FLAT COPING	8"	CHARCOAL	-	
ST-2	NATURAL STONE	TBD	TBD	12"	NATURAL	-	

REFER TO SHEET A803 FOR FINISH SPECIFICATIONS

EXTERIOR FINISHES

N.T.S

KEYNOTES

1. COMMERCIAL CEMENT PLASTER CONTROL JOINT, TYPICAL.
2. EXTERIOR LIGHT FIXTURE 'W'. REFER TO E500 FOR LIGHT FIXTURE SCHEDULE.
3. PAINTED STEEL CANOPY.
4. VENDING MACHINE. FURNISHED AND INSTALLED BY OWNER'S CONTRACTOR. REFER TO ELECTRICAL FOR POWER AND DATA REQUIREMENTS.
5. SECURITY CAMERA. FURNISHED AND INSTALLED BY OWNER'S CONTRACTOR. REFER TO E301 FOR CONDUIT REQUIREMENTS
6. ROOF DRAIN LEADER AND OVERFLOW OUTLETS

GENERAL NOTES

A. CONTRACTOR TO COORDINATE WITH FIRE MARSHALL FOR REQUIREMENTS OF ADDRESS NUMBER.

B. BUILDING SIGNAGE UNDER SEPARATE PERMIT. CONTRACTOR TO OBTAIN FINAL SIGNAGE DRAWINGS FOR CONFIRMATION OF ELECTRICAL ROUGH-IN PRIOR TO THE COMMENCEMENT OF WORK. SEE ELECTRICAL.

C. REFER TO E301 FOR SECURITY PLAN. COORDINATE FINAL LOCATIONS OF CAMERAS WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.

G. UNLESS NOTED OTHERWISE, MASONRY CONTROL JOINTS SHALL BE LOCATED SUCH THAT NO STRAIGHT RUN OF MASONRY WALL EXCEEDS 24' -0". REFER TO GENERAL STRUCTURAL NOTES ON S100.

F. REFER TO DOOR AND WINDOW SCHEDULE ON A802 FOR DOOR AND FRAME FINISHES AND WINDOW GLASS TYPE AND FRAME FINISHES.

CLIENT

CAR WASH USA EXPRESS

DELTA	DESCRIPTION	DATE
1	X	XX-XX-XX
2	X	XX-XX-XX
3	X	XX-XX-XX
4	X	XX-XX-XX
5	X	XX-XX-XX
6	X	XX-XX-XX

CAR WASH USA

NORTH GOLIAD STREET
ROCKWALL, TX

ARCHITECT:

NEPTUNE
DESIGN STUDIO

ENGINEER:

STAMPS

SHEET TITLE

EXTERIOR ELEVATIONS

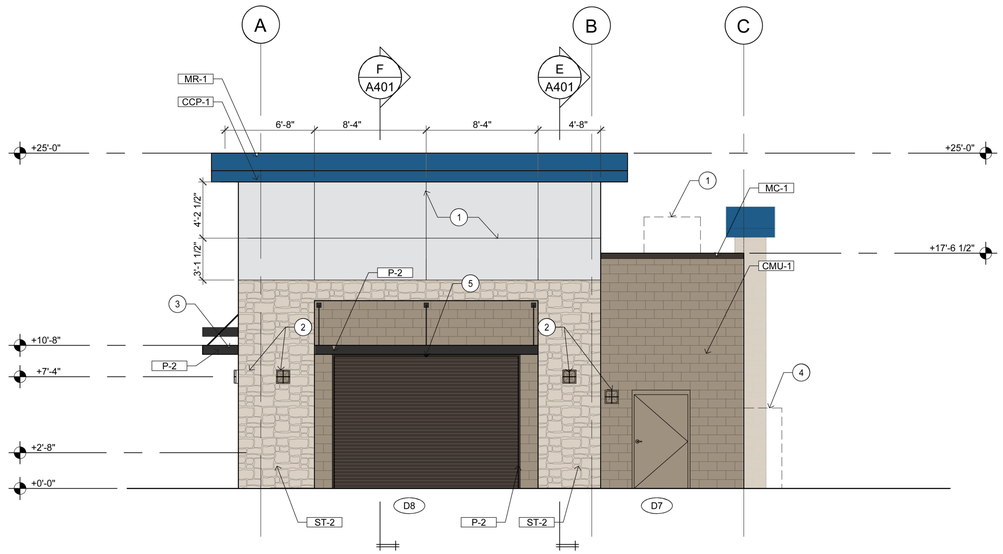
PROJECT NUMBER
20-018

DATE	01.14.2021
SCALE	AS NOTED
DRAWN	TMS
CHECKED	JDE

SHEET NO

A300

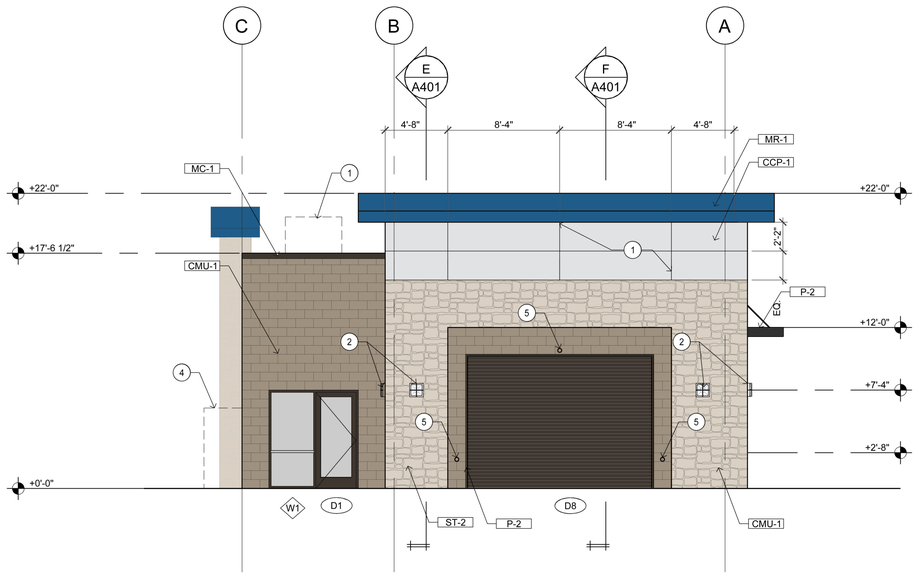
PLOT DATE: : 1/14/2021 TIME: 1:21 PM



WEST ELEVATION

3/16" = 1'-0"

4



EAST ELEVATION

3/16" = 1'-0"

3

EXTERIOR MATERIAL AND FINISH SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL/ STYLE	SIZE	COLOR	FINISH	REMARKS
CMU-1	CONCRETE MASONRY UNIT	ESHELON	SPLIT FACE	8X8X16	APACHE BROWN	-	REFER TO STRUCTURAL FOR MATERIAL SPECIFICATIOINS
CCP-1	COMMERCIAL CEMENT PLASTER (STUCCO)	LA HABRA; PAREX USA		-	P-1	SAND	
MR-1	METAL ROOFING	FIRESTONE	UNA-CLAD	-	ELECTRIC BLUE	-	
MR-2	METAL ROOFING (ARCHED COPING)	FIRESTONE	UNA-CLAD	-	ELECTRIC BLUE	-	
MP-1	METAL PANEL(SOFFIT)	FIRESTONE	UNA-CLAD UC-501	-	ELECTRIC BLUE	-	
MC-1	METAL COPING	METAL-ERA	PERMA-TITE		DARK BRONZE		TAPERED
P-1	EXTERIOR PAINT	SHERWIN WILLIAMS	PER SUBSTRATE	-	SW6539 SOOTHING WHITE	SEE REMARKS	WALLS: PAINT SPECIFICATIONS #1
P-2	EXTERIOR PAINT	SHERWIN WILLIAMS	PER SUBSTRATE	-	SW6991 BLACK MAGIC	SEE REMARKS	CANPOIES: PAINT SPECIFICATION #5 DOORS AND FRAMES: PAINT SPECIFICATION #5
F-1	SHADE FABRIC - VACUUM ARCHES	POLYFAB	COMTEX	-	865227 RED	-	RESPONSIBILITY
PC-1	POWDER COAT - VACUUM ARCHES	CARDINAL PAINTS VIA VACUTECH	-	-	SILVER METALLIC 30 GLOSS T353-GR06	-	FACTORY POWDER COATED
PC-2	POWDER COAT - TSS CANOPY	TSS	-	-	BLUE	-	FACTORY POWDER COATED
H-1	VACUUM HOSE	VACUTECH	-	-	RED	-	
ST-1	STONE WALL CAP	MODERN PRE-CAST	FLAT COPING	8"	CHARCOAL	-	
ST-2	NATURAL STONE	TBD	TBD	12"	NATURAL	-	

REFER TO SHEET A803 FOR FINISH SPECIFICATIONS

EXTERIOR FINISHES

N.T.S

KEYNOTES

1. COMMERCIAL CEMENT PLASTER CONTROL JOINT, TYPICAL.
2. EXTERIOR LIGHT FIXTURE 'W'. REFER TO E500 FOR LIGHT FIXTURE SCHEDULE.
3. PAINTED STEEL CANOPY
4. VENDING MACHINE. FURNISHED AND INSTALLED BY OWNER'S CONTRACTOR. REFER TO ELECTRICAL FOR POWER AND DATA REQUIREMENTS.
5. SECURITY CAMERA. FURNISHED AND INSTALLED BY OWNER'S CONTRACTOR. REFER TO E301 FOR CONDUIT REQUIREMENTS

GENERAL NOTES

A. CONTRACTOR TO COORDINATE WITH FIRE MARSHALL FOR REQUIREMENTS OF ADDRESS NUMBER.

B. BUILDING SIGNAGE UNDER SEPARATE PERMIT. CONTRACTOR TO OBTAIN FINAL SIGNAGE DRAWINGS FOR CONFIRMATION OF ELECTRICAL ROUGH-IN PRIOR TO THE COMMENCEMENT OF WORK. SEE ELECTRICAL.

C. REFER TO E301 FOR SECURITY PLAN. COORDINATE FINAL LOCATIONS OF CAMERAS WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.

D. UNLESS NOTED OTHERWISE, MASONRY CONTROL JOINTS SHALL BE LOCATED SUCH THAT NO STRAIGHT RUN OF MASONRY WALL EXCEEDS 24' -0". REFER TO GENERAL STRUCTURAL NOTES ON S100.

E. REFER TO DOOR AND WINDOW SCHEDULE ON A802 FOR DOOR AND FRAME FINISHES AND WINDOW GLASS TYPE AND FRAME FINISHES.

CLIENT

CAR WASH USA EXPRESS

DELTA	DESCRIPTION	DATE
1	X	XX-XX-XX
2	X	XX-XX-XX
3	X	XX-XX-XX
4	X	XX-XX-XX
5	X	XX-XX-XX
6	X	XX-XX-XX

CAR WASH USA

NORTH GOLIAD STREET
ROCKWALL, TX

ARCHITECT:

NEPTUNE
DESIGN STUDIO

ENGINEER:

STAMPS

SHEET TITLE

EXTERIOR ELEVATIONS

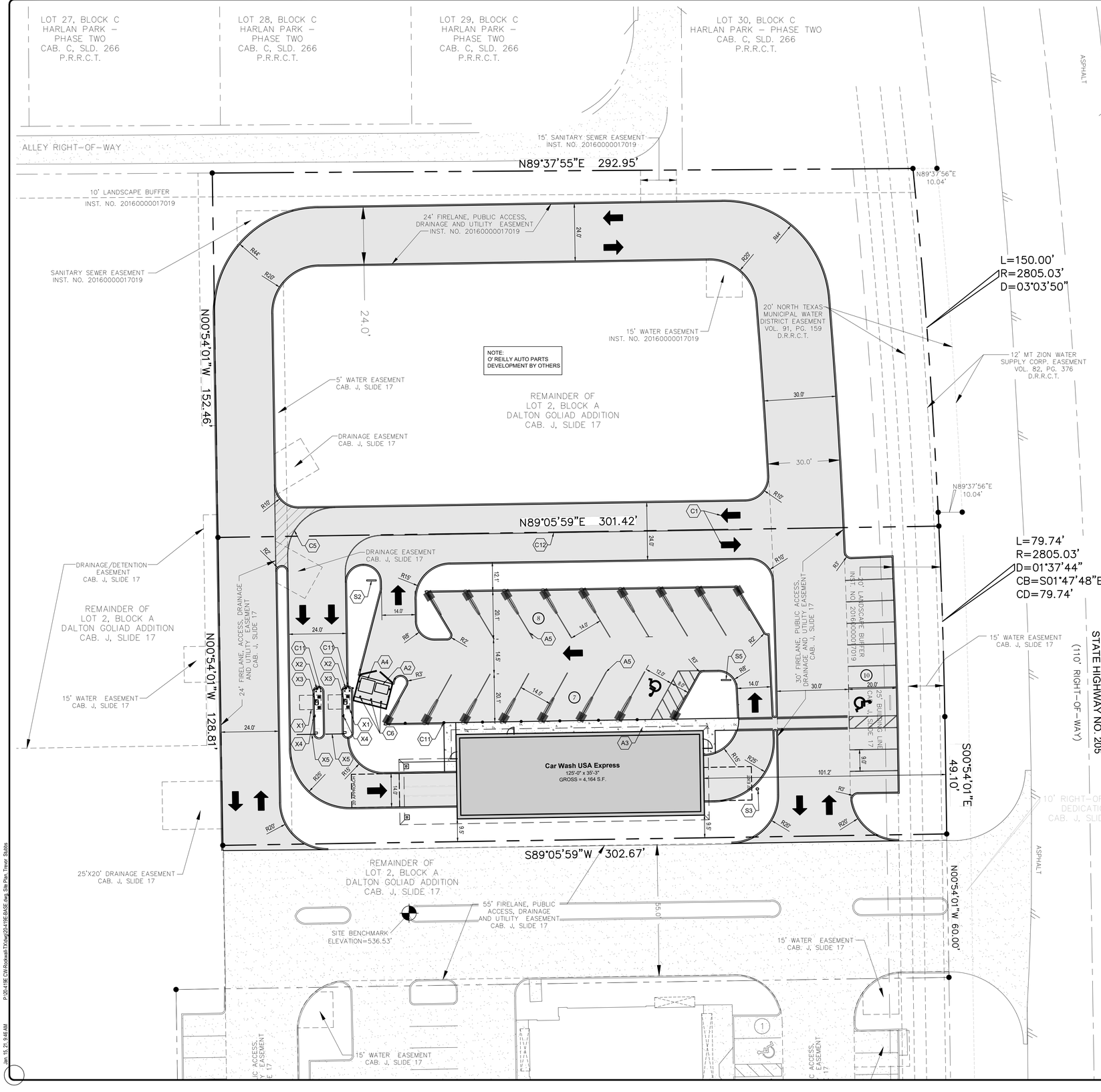
PROJECT NUMBER
20-018

DATE	01.14.2021
SCALE	AS NOTED
DRAWN	TMS
CHECKED	JDE

SHEET NO

A301

PLOT DATE : 1/14/2021 TIME: 1:27 PM



SITE DATA

PROJECT NAME:	CAR WASH USA EXPRESS & TAKE 5 OIL CHANGE OF ROCKWALL, TX
SITE ADDRESS:	3611 N. GOLLAD ST ROCKWALL, TX
TOTAL PARCEL AREA:	±0.894 AC
JURISDICTION:	CITY OF ROCKWALL
ZONING:	GR - GENERAL RETAIL
INTENDED USE:	CAR WASH
EXISTING USE:	VACANT
FLOOD ZONE:	ZONE X MAP 48397C0030L DATED SEPTEMBER 26, 2008

SETBACKS:	REQUIRED
FRONT	15 FT.
REAR	0 FT. (W/ FIRE RETARDANT WALL)
SIDE	0 FT. (W/ FIRE RETARDANT WALL)

PARKING CALCULATIONS

PARKING REQUIRED:	AUTO REPAIR SERVICE 2 PER BAY = 2 SPACES
PARKING PROVIDED:	26 SPACES (16 VACS)

SITE NOTES

1. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS AND TREES AND OTHER DEBRIS WITHIN THE LIMITS OF THE WORK FROM THE SITE. THE BURIAL OF TREES AND OTHER DEBRIS ON-SITE WILL NOT BE ALLOWED.
2. ALL CONSTRUCTION ACTIVITIES/WORK SHALL COMPLY WITH ALL GOVERNING JURISDICTIONS, STATE OF TEXAS, AND FEDERAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
3. ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
4. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.
5. ALL WORK PERFORMED ON CITY, COUNTY, AND/OR STATE OR FEDERAL RIGHT-OF-WAY SHALL BE IN STRICT CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCIES.
6. PRIOR TO COMMENCEMENT OF CONSTRUCTION BUILDING DIMENSIONS SHALL BE COORDINATED AND CHECKED WITH THE ARCHITECTURAL PLANS.
7. ALL DISTURBED AREAS WITHIN SIDEWALK/ CURB AND GUTTER/ ROAD PAVEMENT SHALL BE RESTORED TO ITS ORIGINAL OR BETTER CONDITIONS.
8. ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
9. ALL SIDEWALKS SHALL HAVE A WIDTH OF 5 FEET, UNLESS OTHERWISE NOTED.

SIGN KEYNOTES

S1	"TRUCK OWNER" SIGN
S2	ILLUMINATED MONUMENT SIGN
S3	TUNNEL EXIT LIGHT
S4	"COME BACK SOON" SIGN
S5	"FREE VACUUM" SIGN

SITE FEATURES KEYNOTES

A1	RHINO-MAT WASH STATION WITH CMU WALL. REFERENCE ARCH SITE DETAILS.
A2	VACUUM EQUIPMENT. REFERENCE ELECTRICAL DETAILS.
A3	VENDING MACHINE. REFERENCE ARCH PLANS FOR DETAILS.
A4	CMU DUMPSTER ENCLOSURE. REFERENCE ARCH PLANS FOR DETAILS.
A5	VACUUM CANOPY. REFERENCE ARCH PLANS DETAILS.
C1	PAVEMENT MARKINGS. REFERENCE SHEET C-4 FOR DETAILS.
C2	PAD MOUNTED TRANSFORMER. REFERENCE SHEET C-4 FOR DETAILS.
C3	WHEEL STOP. REFERENCE SHEET C-4 FOR DETAILS.
C4	ACCESSIBLE SIGN IN BOLLARD. REFERENCE SHEET C-4 FOR DETAILS.
C5	4" WHITE STRIPING. REFERENCE SHEET C-4 FOR DETAILS.
C6	BOLLARD TYPE I. REFERENCE SHEET C-4 FOR DETAILS.
C7	BARRIER FREE RAMP. REFERENCE SHEET C-4 FOR DETAILS.
C8	ACCESSIBLE PARKING. REFERENCE SHEET C-4 FOR DETAILS.
C9	WATER RECLAMATION SUMP. REFERENCE MEP DETAILS.
C10	SAND AND OIL INTERCEPTOR. REFERENCE MEP DETAILS.
C11	BOLLARD TYPE II. REFERENCE SHEET C-4 FOR DETAILS.
C12	4" SOLID WHITE LANE STRIPE.

PAY KIOSK KEYNOTES

X1	PAY STATION CANOPY. REFERENCE ARCH PLANS FOR DETAILS.
X2	XPT MENU BOARD. REFERENCE ARCH PLANS FOR DETAILS.
X3	KIOSK. REFERENCE ARCH PLANS FOR DETAILS.
X4	FAST PASS READER. REFERENCE ARCH PLANS FOR DETAILS.
X5	GATE. REFERENCE ARCH PLANS FOR DETAILS.

LEGEND

- PROPOSED CONCRETE PAVEMENT SIDEWALK (SEE DETAIL THIS SHEET)
- PROPOSED CONCRETE SIDEWALK
- BUILDING SETBACK
- (10) PARKING SPACE COUNTER

NOTE: LIGHTER SHADE DENOTES EXISTING CONDITION.

CAI
CARTER ASSOCIATES, INC.
SERVING FLORIDA SINCE 1911
CONSULTING ENGINEERS AND LAND SURVEYORS
1708 21ST STREET
VERO BEACH, FL 32960
TEL: (772) 562-4191
EMAIL: TrevorS@CarterAssoc.com

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BOING US HOLDCO, INC
dba "CAR WASH USA EXPRESS"
6300 S SYRACUSE WAY #205
CENTENNIAL, CO 80111
TEL: (214) 208-0339 EMAIL: LISAWHITE@ICWG.COM

DATE	REVISION	NO.
, , , , , ,		

CAR WASH USA EXPRESS
& TAKE 5 OIL CHANGE
3611 N. GOLIAD STREET
ROCKWALL, TX 75087

STATE OF TEXAS
TREVOR STUBBS
138964
LICENSED PROFESSIONAL ENGINEER

TREVOR STUBBS, P.E.
TX. LIC. NO. 138964
CARTER ASSOCIATES, INC.
COA 205 / LB 205

DATE : 1/15/2021
PROJ. # : 20-419 E
DRAWN BY: TGS
DATUM : SEE SURVEY
REF. # : SEE SURVEY
F.B. & PG. : SEE SURVEY

SHEET TITLE:
SITE PLAN

SHEET
C-3

DWG. NO:

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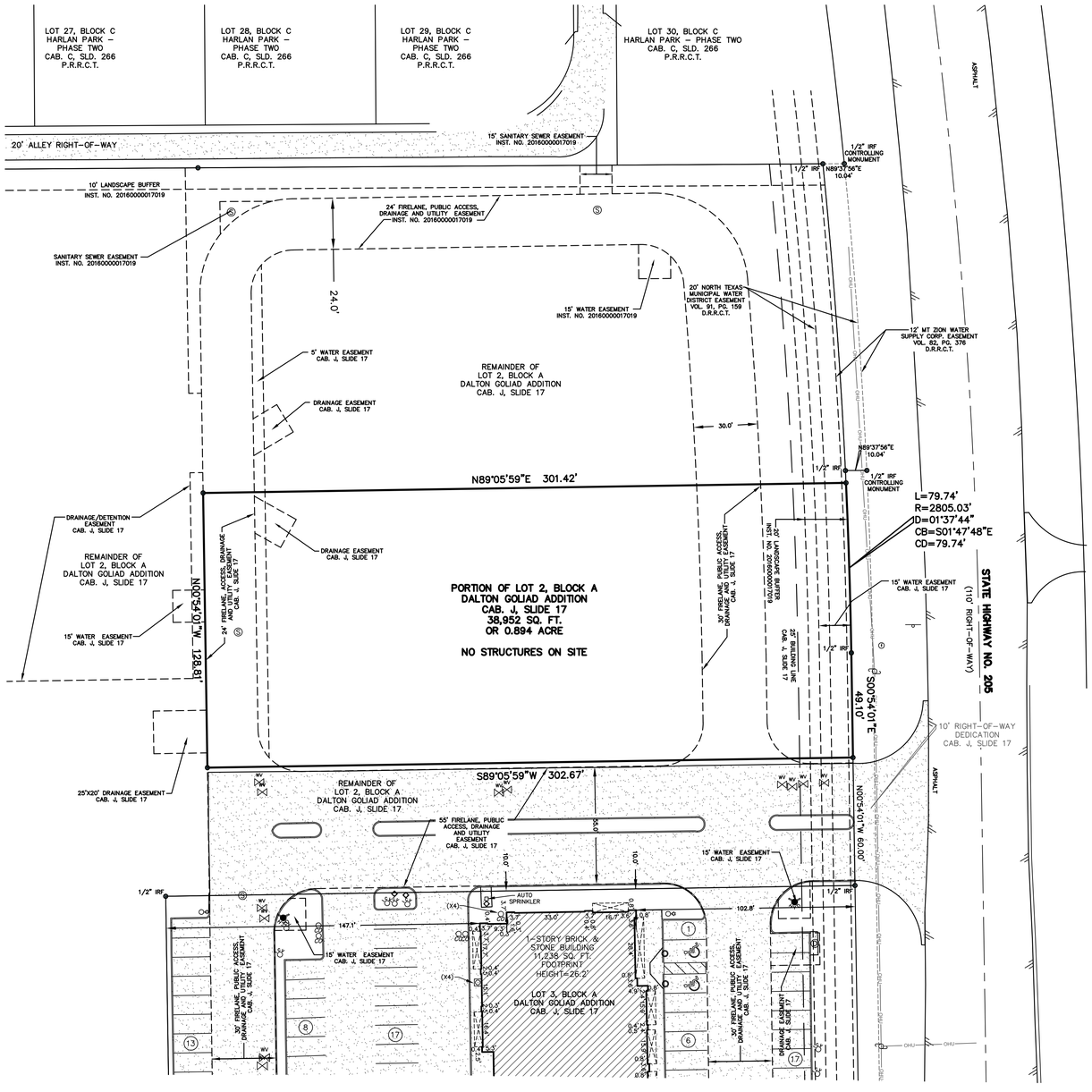
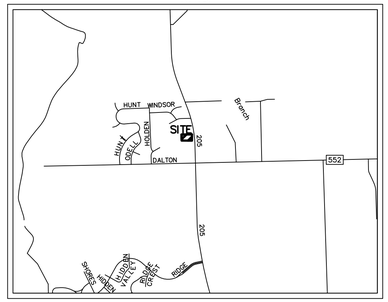


VICINITY MAP
N.T.S.



LINETYPE TABLE

———	BOUNDARY LINE
———	ADJOINER LINE
——OHU——	OVERHEAD SERVICE LINE
— — — —	EASEMENT LINE
———	BUILDING LINE
———	STREET CENTERLINE

NOTES CORRESPONDING TO SCHEDULE 'B';

1. The following restrictive covenants of record itemized below:
under Clerk's File No. 20160000012426, and Clerk's File No. 20180000021610, Real Property Records, Rockwall County, Texas, does affect and is blanket in nature.

f. The following easements and/or building lines, as shown on plat recorded in Cabinet J, Slide 17, Plat Records, Rockwall County, Texas, to wit:
a) 5' water easement; affects as shown hereon
b) 15' water easement(s); affects as shown hereon
c) 30' fire lane, public access, drainage and utility easement; affects as shown hereon
d) 55' fire lane, public access, drainage and utility easement; benefits subject property
e) 24' fire lane, public access, drainage and utility easement; affects as shown hereon
f) 15' x 15' water easement; does not affect
g) Portion of a 10' x 25' drainage easement; does not affect
h) Drainage / Detention easement; does not affect
i) 25' building line; affects as shown hereon
j) 20' landscape buffer; affects as shown hereon
k) 15' sanitary sewer easement; does not affect
l) 25 x 20 drainage easement; does not affect
m) 10 x 25 drainage easement; does not affect
n) Drainage easements, affects as shown hereon

g. Easement(s) and rights incidental thereto, as granted in a document:
Granted to: North Texas Municipal Water District
Purpose: As provided in said document
Recording Date: June 1, 1970
Recording No: in Volume 91, Page 159, Deed Records, Rockwall County, Texas; shown on plat recorded in Cabinet J, Slide 17, Plat Records, Rockwall County, Texas, does affect, as shown hereon.

h. Easement(s) and rights incidental thereto, as granted in a document:
Granted to: Mt. Zion Water Supply Corporation
Purpose: As provided in said document
Recording Date: April 24, 1968
Recording No: in Volume 82, Page 376, Deed Records, Rockwall County, Texas; shown on plat recorded in Cabinet J, Slide 17, Plat Records, Rockwall County, Texas, does affect, as shown hereon.

i. Matters contained in that certain document:
Entitled: Easement and Restriction Agreement
Executed by: Rockwall 205–552 LLC, and Aldi (Texas) L.L.C.
Recording Date: July 22, 2016
Recording No: under Clerk's File No. 20160000012426, Real Property Records, Rockwall County, Texas. First Amendment to Easement and Restriction Agreement filed of record December 7, 2018 and recorded under Clerk's File No. 20180000021610, Real Property Records, Rockwall County, Texas, does affect and is blanket in nature.

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

This is to certify that I have, this date, made an on the ground survey of the property located on State Highway No. 205 in the City of Rockwall, Texas, described as follows:

TRACT 1: (FEE SIMPLE)
Being all that certain 0.894 acre tract of land situated in the T.R. Bailey Survey, Abstract No. 30, City of Rockwall, Rockwall County, Texas, and being a portion of Lot 2, Block A, Dalton Goliad Addition, an Addition to the City of Rockwall, Rockwall County, Texas, according to the plat thereof recorded in Cabinet J, Slide 17, Official Public Records of Rockwall County, Texas, and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found for the most easterly southeast corner of said Lot 2, same being the northeast corner of Lot 3, said Block A, Dalton Goliad Addition, same being in the westerly right–of–way line of State Highway No. 205 (110 foot right–of–way);

THENCE North 00 deg. 54 min. 01 sec. West, along the common line of said Lot 2 and said State Highway No. 205, a distance of 60.00 feet to a 1/2 inch iron rod with "Peiser & Mankin SURV" red plastic cap set for the southeast corner of the herein described tract, same being the POINT OF BEGINNING;

THENCE through the interior of said Lot 2 as follows:
South 89 deg. 05 min. 59 sec. West, a distance of 302.67 feet to a 1/2 inch iron rod set for the southwest corner of the herein described tract;
North 00 deg. 54 min. 01 sec. West, a distance of 128.81 feet to a 1/2 inch iron rod set for the northwest corner of the herein described tract;
North 89 deg. 05 min. 59 sec. East, a distance of 301.42 feet to a 1/2 inch iron rod set for the northeast corner of the herein described tract, same being in the east line of said Lot 2, same being in the westerly right–of–way line of aforesaid State Highway No. 205, same being the beginning of a non–tangent curve to the right, having a radius of 2805.03 feet and a delta angle of 01 deg. 37 min. 44 sec.;

THENCE along said non–tangent curve to the right, and along the common line of said Lot 2 and said State Highway No. 205, an arc distance of 79.74 feet and a chord bearing and distance of South 01 deg. 47 min. 48 sec. East, 79.74 feet to a 1/2 inch iron rod found for angle point;

South 00 deg. 54 min. 01 sec. East, continuing along the common line of said Lot 2 and said State Highway No. 205, a distance of 49.10 feet to the POINT OF BEGINNING and containing 38,952 square feet or 0.894 acre of computed land, more or less.

TRACT 2: (EASEMENT ESTATE)
Non–exclusive easement as created and defined in Easement and Restriction Agreement by and between Rockwall 205–552 LLC, a Texas limited liability company and Aldi (Texas) L.L.C., a Texas limited liability company, filed of record July 22, 2016, under recorded under Clerk's File No. 20160000012426, Real Property Records, Rockwall County, Texas. As amended in First Amendment to Easement and Restriction Agreement filed of record December 7, 2018 and recorded under Clerk's File No. 20180000021610, Real Property Records, Rockwall County, Texas.

NOTES:

1. IRF – Iron Rod Found
2. Bearings based on the Texas State Plano Coordinate System, North Central Zone 4202, NAD83, as derived by field observations utilizing the RTK Network Administrated by Western Data Systems.
3. There are no observable evidence of cemeteries on site.
4. There is no observable evidence of earth moving work, building construction or building additions within the recent months.
5. There are no changes in street right–of–way lines either completed or proposed, and available from the controlling jurisdiction. No observable evidence of recent street or sidewalk construction or repairs.
6. There are no observable evidence of site use as a solid waste dump, sump or sanitary landfill.
7. This survey was performed in connection with the transaction described in Commitment by Chicago Title Insurance Company, GF CTDAL36–8000362001253, effective December 2, 2020. USE OF THIS SURVEY FOR ANY OTHER PURPOSE OR BY OTHER PARTIES SHALL BE AT THEIR OWN RISK AND UNDERSIGNED IS NOT RESPONSIBLE TO OTHERS FOR ANY LOSS RESULTING THEREFROM.
8. Property has indirect access to and from dedicated Public right–of–way known as State Highway No. 205, maintained by the State of Texas. No curb cuts at time of survey.
9. This boundary forms a mathematical closed figure, with no gaps, gores, or overlaps.

FLOOD CERTIFICATE
As determined by the FLOOD INSURANCE RATE MAPS for Rockwall County, the subject property Does Not appear to lie within a Special Flood Hazard Area (100 Year Flood), Map date 9/26/2008 Community Panel No. 48397C0030L subject lot is located in Zone 'X'.
If this site is not within an identified flood hazard area, this Flood Statement does not imply that the property and/or structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man–made or natural causes. This Flood Statement shall not create liability on the part of the Surveyor.

To: Chicago Title Insurance Company, Boing US Holdco, Inc., a Delaware corporation, Rockwall 205–552, LLC., a Texas limited liability company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items Items 1–4, 8, 9, 13, 14 and 16, 17, 18 of Table A thereof. The latest field work was completed on 12/15/2020.
Date of Plat or Map: 12/16/2020

12/16/2020
PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Timothy R. Mankin
Registered Professional Land Surveyor No. 6122

LEGEND

GAS METER	FIRE HYDRANT	WATER MANHOLE	SIGN
IRR. CONTROL VALVE	WATER METER	TRAFFIC SIGNAL POLE	LIGHT POLE
TELEPHONE PEDESTAL	FUEL PORT	TELEPHONE MANHOLE	TYPICAL FENCE
POWER POLE	WATER VALVE	SWB MANHOLE	CONCRETE
DOWN GUY	TRANSFORMER PAD	GREASE TRAP	BOLLARD
S.S. MANHOLE	ELECTRIC METER	VAULT	COVERED AREA
CLEAN OUT	STORM DRAIN MANHOLE	HANDICAP SPACE	A/C PAD

Errors: The Client or Client's Representatives will have 45 days from the date the survey was issued to change any misspellings or any errors on the survey report, after this time has expired all parties involved must accept the survey as issued.

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ALTA/NSPS LAND TITLE SURVEY

STATE HIGHWAY NO. 205 AND DALTON ROAD

ROCKWALL, TEXAS 75087

NO.	DATE	REVISION
1.		
2.		
3.		

JOB NO.:	15–1216L3
DATE:	12/16/2020
FIELD DATE:	12/15/2020
SCALE:	1" = 30'
FIELD:	J.D.H.
DRAWN:	T.R.M.
CHECKED:	J.B.W.

PEISER & MANKIN SURVEYING, LLC
www.peisersurveying.com
1604 HART STREET
SOUTHLAKE, TEXAS 76092
817–481–1806 (O)
tmankin@peisersurveying.com
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Texas Society of Professional Surveyors
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SHEET 1 OF 1

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *FULL-SERVICE CAR WASH AND AUTO DETAIL* ON A 0.89-ACRE TRACT OF LAND, IDENTIFIED AS A PORTION OF LOT 2, BLOCK A, DALTON GOLIAD ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Lisa White of Boing US HoldCo, Inc. on behalf of Donald L. Silverman of Rockwall 205-552, LLC for the approval of a Specific Use Permit (SUP) for a *Full-Service Car Wash and Auto Detail* on a 0.89-acre tract of land, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N SH-205 OV) District, being identified as a portion of Lot 2, Block A of the Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, addressed as 3611 N. Goliad Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Full-Service Car Wash and Auto Detail* in accordance with Article 04, *Permissible Uses,* of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be subject to the requirements set forth in Subsection 02.03(H)(4)*, Car Wash (Full-Service or Self-Service),* of Article 04*, Permissible*

DRAFT ORDINANCE 01.26.2021

Uses; Subsection 04.04*, General Retail (GR) District,* of Article 05, *District Development Standards*; and Subsection 06.11*, North SH-205 Overlay (N SH-205 OV) District,* of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall -- *as heretofore amended and as my be amended in the future* -- and the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of the *Full-Service Car Wash and Auto Detail* land use on the *Subject Property* and conformance to these conditions is necessary for continued operations:

(1) The *Full-Service Car Wash and Auto Detail* facility shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance;

(2) No outside display of merchandise or outside storage (*e.g. ice machine, propane cage, vending machines, and DVD rental kiosk*) shall be allowed on the *subject property*;

(3) Additional landscaping (*i.e. trees and shrubs*) shall be required adjacent to the vacuum bays to provide additional sound attenuation for the residential subdivision north of the *subject property*; and

(4) The exit tunnel of the *Full-Service Car Wash and Auto Detail* facility shall be screened from N. Goliad Street [*i.e. SH-205*] utilizing landscape screening (*e.g. trees, pampas grass, etc.*) and a berm.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits,* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Certificate of Occupancy (CO)*, should any business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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

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

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

DRAFT ORDINANCE 01.26.2021

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF MARCH, 2021.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *February 16, 2021*

2nd Reading: *March 1, 2021*

DRAFT ORDINANCE
01.26.2021

Exhibit 'A'
Legal Description and Location Map

Legal Description: Lot 2, Block A, Dalton Goliad Addition
Address: 3611 N. Goliad Street

DRAFT ORDINANCE 01.26.2021

Exhibit 'B'
Concept Plan

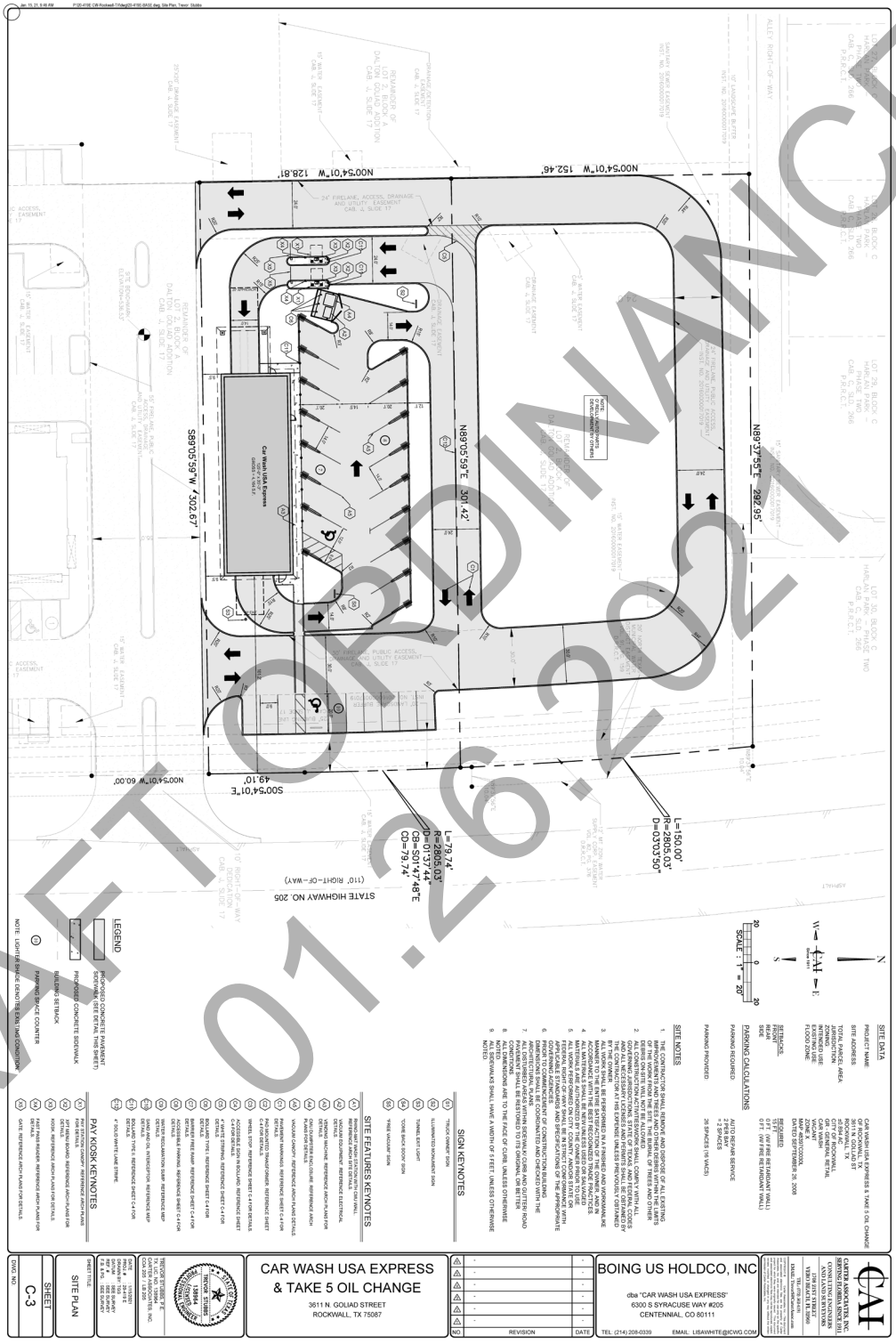
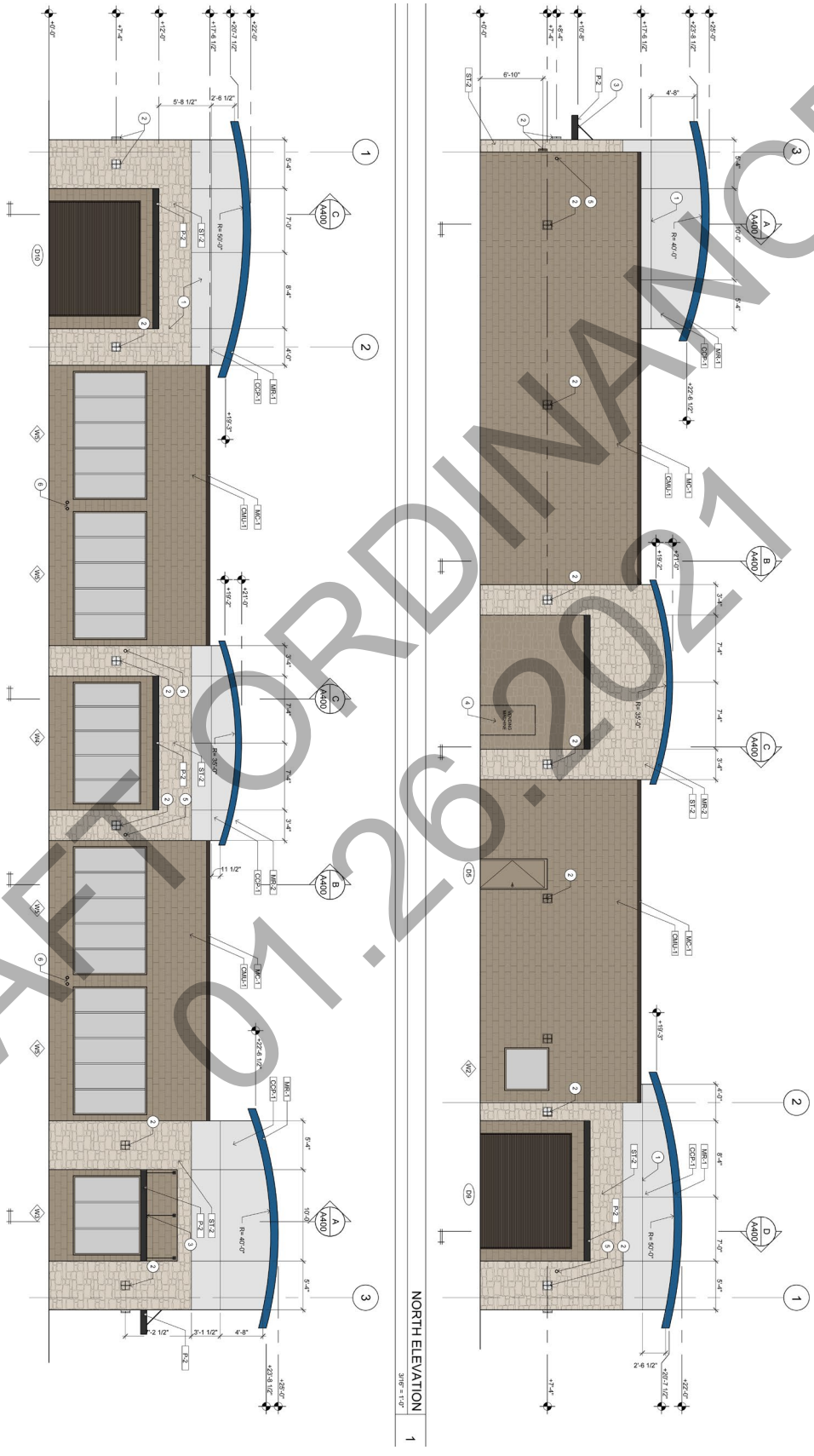
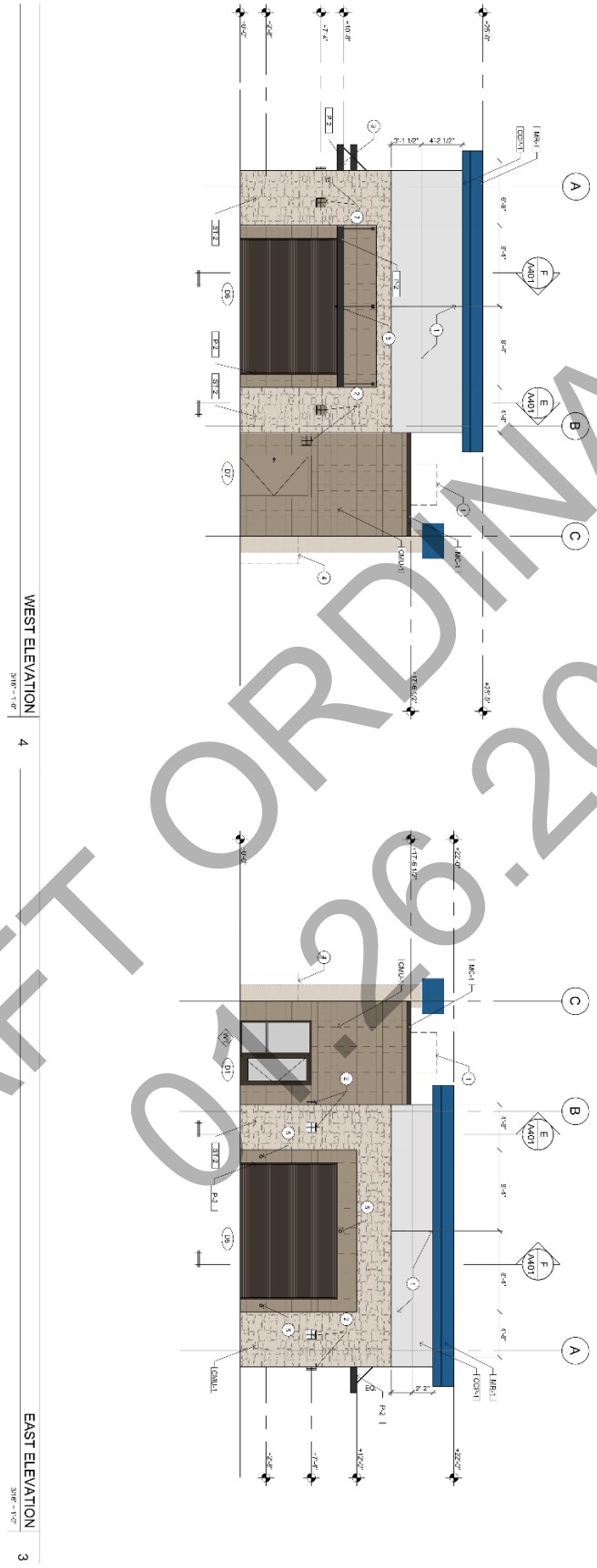


Exhibit 'C'
Building Elevations



DRAFT ORDINANCE
01.26.2021

Exhibit 'C'
Building Elevations



DRAFT ORDINANCE 01.26.2021

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 – *CORRECTED MEMO*
DATE:	February 9, 2021
APPLICANT:	Lisa White; *Boing US HoldCo, Inc.*
CASE NUMBER:	Z2021-002; *Specific Use Permit (SUP) for Self-Service Carwash at 3611 N. Goliad Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Lisa White of Boing US HoldCo, Inc. on behalf of Donald L. Silverman of Rockwall 205-552, LLC for the approval of a *Specific Use Permit (SUP)* for *Self-Service Carwash and Auto Detail* on a 0.89-acre tract of land identified as a portion of Lot 2, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3611 N. Goliad Street [*SH-205*], and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on November 7, 1983 by *Ordinance No. 83-57*. Based on the City's historic zoning maps the subject property was rezoned from an Agricultural (AG) District to a General Retail (GR) District at some point between November 7, 1983 and December 7, 1993. On February 15, 2016, the City Council approved a preliminary plat [*Case No. P2016-004*] for Lots 1-6, Block A, Dalton Goliad Addition. This approval was followed by a final plat [*Case No. P2016-034*], which was approved by the City Council on August 1, 2016. This final plat created Lots 1-3, Block A, Dalton Goliad Addition. On December 4, 2017, the City Council approved a replat [*i.e. Case No. P2017-062*] subdividing Lot 2, Block A into Lots 4 & 5, Block A and establishing the subject property (*i.e. Lot 4, Block A, Dalton Goliad Addition*); however, this replat was never filed. Prior to the replat, a Specific Use Permit (SUP) [*SUP #S-171; Ordinance No. 17-39*; *Case No. Z2017-029*] was approved by the City Council on August 7, 2017. This approval allowed a *Restaurant, Greater Than 2,000 SF with a Drive-Through or Drive-In* (*i.e. Freddy's Frozen Custard*) on the subject property. On September 12, 2017, the Planning and Zoning Commission approved a site plan [*Case No. SP2017-024*] for the proposed restaurant; however, the restaurant was never constructed, and the site plan and Specific Use Permit (SUP) have since expired. On December 7, 2020, the City Council approved a conveyance plat [*i.e. Case No. P2020-048*] for the purpose of subdividing one (1) lot (i.e. *Lot 2, Block A, Dalton Goliad Addition*) into four (4) lots (*i.e. Lots 4-7, Block A, Dalton Goliad Addition*) to convey property. This conveyance plat established the subject property as Lot 5, Block A, Dalton Goliad Addition. The subject property is currently vacant.

PURPOSE

The applicant, is requesting the approval of a Specific Use Permit (SUP) to allow for a *Self-Service Carwash* on the subject property in accordance with the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is located at 3611 N. Goliad Street [*SH-205*]. The land uses adjacent to the subject property are as follows:

North: Directly north and adjacent to the subject property is a vacant 1.033-acre parcel of land (*i.e. Lot 4, Block A, Dalton Goliad Addition*). Beyond this is a single-family residential subdivision, consisting of 30 single-family residential lots, and being identified as Harlan Park, Phase 2 Addition. Beyond this is Harlan Park, Phase 1 Addition, which consists of 65 single-family residential lots. Both of these subdivisions are zoned Single-Family 10 (SF-10) District.

South: Directly south of the subject property are Lots 1, 3, & 6, Block A, Dalton Goliad Addition. Lot 3 is currently occupied by a strip retail center with several tenants (*i.e. Marco's Pizza, Hittson Dental, and Venice Nail Salon*). Adjacent to and south of the strip center is Lot 1, which is occupied with an Aldi's Grocery Store. These properties are zoned General Retail (GR) District. South of this is Dalton Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Free Methodist Church, which is zoned Single-Family 16 (SF-16) District.

East: Directly east of the subject property is N. Goliad Street [*SH-205*], 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 is the corporate limits of the City followed by properties in the City's Extraterritorial Jurisdiction (ETJ) that have existing single-family homes situated on them. Adjacent to and south of this area is a Sonic Drive-In and 7-Eleven convenience store, which are situated within the City limits and are zoned General Retail (GR) District.

West: Directly west of the subject property is a vacant 2.402-acre parcel of land (*i.e. Lot 6, Block A, Dalton Goliad Addition*). This property is zoned General Retail (GR) District. Beyond this is the Nebbie Williams Elementary School, which is situated on a 11.599-acre parcel of land (*i.e. Lot 1, Block A, Rockwall School North Addition*). This property is zoned Single-Family 10 (SF-10) District.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, concept plan, and building elevations depicting the layout of a ~4,164 SF *Self-Service Carwash*. The proposed carwash will consist of a single entrance tunnel, 15 vacuum stalls, and ten (10) parking spaces. Based on the concept plan, the carwash tunnel will be oriented so that the exit of the tunnel will be facing onto N. Goliad Street, with the building being setback ~101-feet from the public right-of-way. Staff should point out that the carwash will be located within 300-feet of both the Harlan Park Subdivision and Nebbie Williams Elementary School. Based on this staff is requesting that the applicant provide additional landscaping for sound attenuation. These have been included in the draft ordinance as operational conditions should the SUP be approved. The landscaping for the subject property will be considered at the time of site plan.

CONFORMANCE TO THE CITY'S CODES

According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Self Service Car Wash* requires a Specific Use Permit (SUP) in the General Retail (GR) District. In addition, Subsection 02.03.(H)(4), *Conditional Land Use Standards*, of Article 04, *Permissible Use Charts*, of the Unified Development Code (UDC) also provides the following requirements relating to regulating the land use:

(a) Entrances and exits to the car wash shall not directly face any public right-of-way.
(b) The carwash shall be set back a minimum of 50-feet from any street frontage.

In this case, the submitted concept plan indicates the exit of the carwash tunnel will be directly facing N. Goliad Street, which is not in compliance with the land use conditions required for this land use in the Unified Development Code (UDC). Staff should point out that a similar orientation for a *full-service carwash* was approved by the Planning and Zoning Commission along N. Goliad Street; however, staff is should note that in that case the proposed carwash was [*1*] situated in a Commercial (C) District with no adjacent residentially zoned or used land, [*2*] primarily situated behind a standalone structure that served as the point of sale, and [*3*] that incorporated heavy screening along the *SH-205* frontage. In this case, no mitigating measures are being proposed. In addition, staff should point out that due to existing easements along SH-205, increased landscape screening cannot be provided in front of the tunnel in the landscape buffer.

According to Subsection 01.06(A), *Residential Adjacency Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he general objectives of residential adjacency standards are to preserve and protect the integrity, enjoyment and property values of residential neighborhoods within the City of Rockwall, through the establishment of standards for certain nonresidential uses that may impact surrounding residential land uses." This section goes on to state that the residential adjacency standards are to be applied to a carwash when it is adjacent to or within 150-feet of a residential district boundary. In this case, the applicant replatted the property (*i.e. Case No. P2020-048*) so that the carwash is more than 150-

feet from the adjacent residential zoning districts (*i.e. ~152-feet from the Harlan Park Subdivision and ~173-feet from Nebbie Williams Elementary School*); however, Subsection 01.06(D)(6)(a) this section of the Unified Development Code (UDC) grants the Planning and Zoning Commission the ability to require wing walls, landscape screens, changes in building orientation, and/or other design elements to screen and minimize the impact of the proposed land use. Although the subject property is in compliance with the 150-foot distance requirement, staff has requested that the applicant provide additional landscape screening adjacent to the northern and western property lines to provide screening and sound attenuation. Staff should also point out that the applicant has provided staff a noise assessment for the carwash and vacuum bays. With this being said, the determination of if the landscaping is sufficient screening/sound attenuation remains a discretionary decision for the Planning and Zoning Commission and City Council.

With the exception of these items the concept plan appears to meet the design requirements for the General Retail (GR) District. Staff should note that the submitted building elevations *do not* appear to meet the minimum standards of the N. SH-205 Overlay (N. SH-205 OV) District and will need to be reviewed by the Architectural Review Board (ARB) and Planning and Zoning Commission at the time of site plan.

STAFF ANALYSIS

The intent of the General Retail (GR) District is to provide limited retail and service uses for nearby residential neighborhoods. Development in these areas should not include intensive commercial land uses that carry large volumes of retail traffic. Developments should also be adequately buffered and screened from residential land uses. Since the General Retail (GR) District is located close to residential areas, the development standards are typically more stringent and similar to the Residential-Office (RO) and Neighborhood Services (NS) Districts. All of these districts are intended to create a transition from the adjacent residential neighborhoods to less intense non-residential land uses. According to the *ITE Trip Generation Rates* (*9th Edition*) a carwash carries around 108 weekday trips, which makes it a medium to low traffic generator; however staff should point out that -- *with the exception of one (1) self-service car wash that was built in 1992 according to the Rockwall Central Appraisal District* -- no other carwashes (*self-service or full-service*) have been constructed in a General Retail (GR) District. The four (4) standalone carwashes (*i.e. Horizon Car Wash, Hacienda Car Wash, Speedy Bee Car Wash, and Carmel Car Wash*) are all located within a Commercial (C) District, which allows both a self-service and full-service carwash *by-right*. With all of this being said, any request for a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On January 22, 2021, staff mailed ~~92~~ 40 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Castle Ridge, Harlan Park, and Rockwall Shores Homeowner's Association (HOA), which are the only Homeowner's Associations (HOA's)/Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received the following:

(1) Two (2) property owner notifications from property owners within the notification area (*i.e. within the 500-foot buffer*) opposed to the applicant's request.
(2) Two (2) ~~online *Zoning & Specific Use Permit Input Form*~~ emails from property owners within the Homeowner's Association (HOA) notification area (*i.e. within the 1,500-foot buffer*) opposed to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) for a *Self-Service Carwash* on the subject property, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:

    (a) The *Self-Service Carwash* facility shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance;

(b) No outside display of merchandise or outside storage (*e.g. ice machine, propane cage, vending machines, and DVD rental kiosk*) shall be allowed on the *subject property*; with the exception of vending machines that are integrated into the façade of the building.

(c) Additional landscaping (*i.e. trees and shrubs*) shall be required adjacent to the vacuum bays to provide additional sound attenuation for the residential subdivision north of the *subject property*; and

(d) The exit tunnel of the *Self-Service Carwash* facility shall be screened from N. Goliad Street [*i.e. SH-205*] utilizing landscape screening (*e.g. trees, pampas grass, etc.*) and a berm; and,

(2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

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:	February 9, 2021
APPLICANT:	Lisa White; *Boing US HoldCo, Inc.*
CASE NUMBER:	Z2021-002; *Specific Use Permit (SUP) for Self-Service Carwash at 3611 N. Goliad Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Lisa White of Boing US HoldCo, Inc. on behalf of Donald L. Silverman of Rockwall 205-552, LLC for the approval of a *Specific Use Permit (SUP)* for *Self-Service Carwash and Auto Detail* on a 0.89-acre tract of land identified as a portion of Lot 2, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3611 N. Goliad Street [*SH-205*], and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on November 7, 1983 by *Ordinance No. 83-57*. Based on the City's historic zoning maps the subject property was rezoned from an Agricultural (AG) District to a General Retail (GR) District at some point between November 7, 1983 and December 7, 1993. On February 15, 2016, the City Council approved a preliminary plat [*Case No. P2016-004*] for Lots 1-6, Block A, Dalton Goliad Addition. This approval was followed by a final plat [*Case No. P2016-034*], which was approved by the City Council on August 1, 2016. This final plat created Lots 1-3, Block A, Dalton Goliad Addition. On December 4, 2017, the City Council approved a replat [*i.e. Case No. P2017-062*] subdividing Lot 2, Block A into Lots 4 & 5, Block A and establishing the subject property (*i.e. Lot 4, Block A, Dalton Goliad Addition*); however, this replat was never filed. Prior to the replat, a Specific Use Permit (SUP) [*SUP #S-171; Ordinance No. 17-39*; *Case No. Z2017-029*] was approved by the City Council on August 7, 2017. This approval allowed a *Restaurant, Greater Than 2,000 SF with a Drive-Through or Drive-In* (*i.e. Freddy's Frozen Custard*) on the subject property. On September 12, 2017, the Planning and Zoning Commission approved a site plan [*Case No. SP2017-024*] for the proposed restaurant; however, the restaurant was never constructed, and the site plan and Specific Use Permit (SUP) have since expired. On December 7, 2020, the City Council approved a conveyance plat [*i.e. Case No. P2020-048*] for the purpose of subdividing one (1) lot (i.e. *Lot 2, Block A, Dalton Goliad Addition*) into four (4) lots (*i.e. Lots 4-7, Block A, Dalton Goliad Addition*) to convey property. This conveyance plat established the subject property as Lot 5, Block A, Dalton Goliad Addition. The subject property is currently vacant.

PURPOSE

The applicant, is requesting the approval of a Specific Use Permit (SUP) to allow for a *Self-Service Carwash* on the subject property in accordance with the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is located at 3611 N. Goliad Street [*SH-205*]. The land uses adjacent to the subject property are as follows:

North: Directly north and adjacent to the subject property is a vacant 1.033-acre parcel of land (*i.e. Lot 4, Block A, Dalton Goliad Addition*). Beyond this is a single-family residential subdivision, consisting of 30 single-family residential lots, and being identified as Harlan Park, Phase 2 Addition. Beyond this is Harlan Park, Phase 1 Addition, which consists of 65 single-family residential lots. Both of these subdivisions are zoned Single-Family 10 (SF-10) District.

South: Directly south of the subject property are Lots 1, 3, & 6, Block A, Dalton Goliad Addition. Lot 3 is currently occupied by a strip retail center with several tenants (*i.e. Marco's Pizza, Hittson Dental, and Venice Nail Salon*). Adjacent to and south of the strip center is Lot 1, which is occupied with an Aldi's Grocery Store. These properties are zoned General Retail (GR) District. South of this is Dalton Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Free Methodist Church, which is zoned Single-Family 16 (SF-16) District.

East: Directly east of the subject property is N. Goliad Street [*SH-205*], 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 is the corporate limits of the City followed by properties in the City's Extraterritorial Jurisdiction (ETJ) that have existing single-family homes situated on them. Adjacent to and south of this area is a Sonic Drive-In and 7-Eleven convenience store, which are situated within the City limits and are zoned General Retail (GR) District.

West: Directly west of the subject property is a vacant 2.402-acre parcel of land (*i.e. Lot 6, Block A, Dalton Goliad Addition*). This property is zoned General Retail (GR) District. Beyond this is the Nebbie Williams Elementary School, which is situated on a 11.599-acre parcel of land (*i.e. Lot 1, Block A, Rockwall School North Addition*). This property is zoned Single-Family 10 (SF-10) District.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, concept plan, and building elevations depicting the layout of a ~4,164 SF *Self-Service Carwash*. The proposed carwash will consist of a single entrance tunnel, 15 vacuum stalls, and ten (10) parking spaces. Based on the concept plan, the carwash tunnel will be oriented so that the exit of the tunnel will be facing onto N. Goliad Street, with the building being setback ~101-feet from the public right-of-way. Staff should point out that the carwash will be located within 300-feet of both the Harlan Park Subdivision and Nebbie Williams Elementary School. Based on this staff is requesting that the applicant provide additional landscaping for sound attenuation. These have been included in the draft ordinance as operational conditions should the SUP be approved. The landscaping for the subject property will be considered at the time of site plan.

CONFORMANCE TO THE CITY'S CODES

According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Self Service Car Wash* requires a Specific Use Permit (SUP) in the General Retail (GR) District. In addition, Subsection 02.03.(H)(4), *Conditional Land Use Standards*, of Article 04, *Permissible Use Charts*, of the Unified Development Code (UDC) also provides the following requirements relating to regulating the land use:

(a) Entrances and exits to the car wash shall not directly face any public right-of-way.
(b) The carwash shall be set back a minimum of 50-feet from any street frontage.

In this case, the submitted concept plan indicates the exit of the carwash tunnel will be directly facing N. Goliad Street, which is not in compliance with the land use conditions required for this land use in the Unified Development Code (UDC). Staff should point out that a similar orientation for a *full-service carwash* was approved by the Planning and Zoning Commission along N. Goliad Street; however, staff is should note that in that case the proposed carwash was [*1*] situated in a Commercial (C) District with no adjacent residentially zoned or used land, [*2*] primarily situated behind a standalone structure that served as the point of sale, and [*3*] that incorporated heavy screening along the *SH-205* frontage. In this case, no mitigating measures are being proposed. In addition, staff should point out that due to existing easements along SH-205, increased landscape screening cannot be provided in front of the tunnel in the landscape buffer.

According to Subsection 01.06(A), *Residential Adjacency Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he general objectives of residential adjacency standards are to preserve and protect the integrity, enjoyment and property values of residential neighborhoods within the City of Rockwall, through the establishment of standards for certain nonresidential uses that may impact surrounding residential land uses." This section goes on to state that the residential adjacency standards are to be applied to a carwash when it is adjacent to or within 150-feet of a residential district boundary. In this case, the applicant replatted the property (*i.e. Case No. P2020-048*) so that the carwash is more than 150-

feet from the adjacent residential zoning districts (*i.e. ~152-feet from the Harlan Park Subdivision and ~173-feet from Nebbie Williams Elementary School*); however, Subsection 01.06(D)(6)(a) this section of the Unified Development Code (UDC) grants the Planning and Zoning Commission the ability to require wing walls, landscape screens, changes in building orientation, and/or other design elements to screen and minimize the impact of the proposed land use. Although the subject property is in compliance with the 150-foot distance requirement, staff has requested that the applicant provide additional landscape screening adjacent to the northern and western property lines to provide screening and sound attenuation. Staff should also point out that the applicant has provided staff a noise assessment for the carwash and vacuum bays. With this being said, the determination of if the landscaping is sufficient screening/sound attenuation remains a discretionary decision for the Planning and Zoning Commission and City Council.

With the exception of these items the concept plan appears to meet the design requirements for the General Retail (GR) District. Staff should note that the submitted building elevations *do not* appear to meet the minimum standards of the N. SH-205 Overlay (N. SH-205 OV) District and will need to be reviewed by the Architectural Review Board (ARB) and Planning and Zoning Commission at the time of site plan.

STAFF ANALYSIS

The intent of the General Retail (GR) District is to provide limited retail and service uses for nearby residential neighborhoods. Development in these areas should not include intensive commercial land uses that carry large volumes of retail traffic. Developments should also be adequately buffered and screened from residential land uses. Since the General Retail (GR) District is located close to residential areas, the development standards are typically more stringent and similar to the Residential-Office (RO) and Neighborhood Services (NS) Districts. All of these districts are intended to create a transition from the adjacent residential neighborhoods to less intense non-residential land uses. According to the *ITE Trip Generation Rates* (*9th Edition*) a carwash carries around 108 weekday trips, which makes it a medium to low traffic generator; however staff should point out that -- *with the exception of one (1) self-service car wash that was built in 1992 according to the Rockwall Central Appraisal District* -- no other carwashes (*self-service or full-service*) have been constructed in a General Retail (GR) District. The four (4) standalone carwashes (*i.e. Horizon Car Wash, Hacienda Car Wash, Speedy Bee Car Wash, and Carmel Car Wash*) are all located within a Commercial (C) District, which allows both a self-service and full-service carwash *by-right*. With all of this being said, any request for a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On January 22, 2021, staff mailed 92 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Castle Ridge, Harlan Park, and Rockwall Shores Homeowner's Association (HOA), which are the only Homeowner's Associations (HOA's)/Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received the following:

(1) Two (2) property owner notifications from property owners within the notification area (*i.e. within the 500-foot buffer*) opposed to the applicant's request.
(2) Two (2) online *Zoning & Specific Use Permit Input Form* from property owners within the Homeowner's Association (HOA) notification area (*i.e. within the 1,500-foot buffer*) opposed to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) for a *Self-Service Carwash* on the subject property, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:

    (a) The *Self-Service Carwash* facility shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance;

(b) No outside display of merchandise or outside storage (*e.g. ice machine, propane cage, vending machines, and DVD rental kiosk*) shall be allowed on the *subject property*; with the exception of vending machines that are integrated into the façade of the building.

(c) Additional landscaping (*i.e. trees and shrubs*) shall be required adjacent to the vacuum bays to provide additional sound attenuation for the residential subdivision north of the *subject property*; and

(d) The exit tunnel of the *Self-Service Carwash* facility shall be screened from N. Goliad Street [*i.e. SH-205*] utilizing landscape screening (*e.g. trees, pampas grass, etc.*) and a berm; and,

(2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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]
[X] 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	To Be Determined				
Subdivision	Dalton Goliad Addition	Lot	2	Block	A
General Location	NW Corner of Dalton RD and N Goliad Street (Lot North of Existing Development)				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	General Retail (SH205 Overlay)	Current Use	Vacant		
Proposed Zoning	General Retail (SH205 Overlay)	Proposed Use	Car Wash		
Acreage	0.89 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	Rockwall 205-552 LLC	[ ] Applicant	BOING US HOLDCO, INC.
Contact Person	Donald L. Silverman	Contact Person	Lisa White
Address	4622 Maple Ave #200	Address	6300 S Syracuse Way #205
City, State & Zip	Dallas, Tx 75219	City, State & Zip	Centennial, CO 80111
Phone	972-980-8807	Phone	214-208-0339
E-Mail	DSilverman@MQcompanies.com	E-Mail	Lisawhite@ICWG.com

NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of $_____, to cover the cost of this application, has been paid to the City of Rockwall on this the 14th day of January, 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."

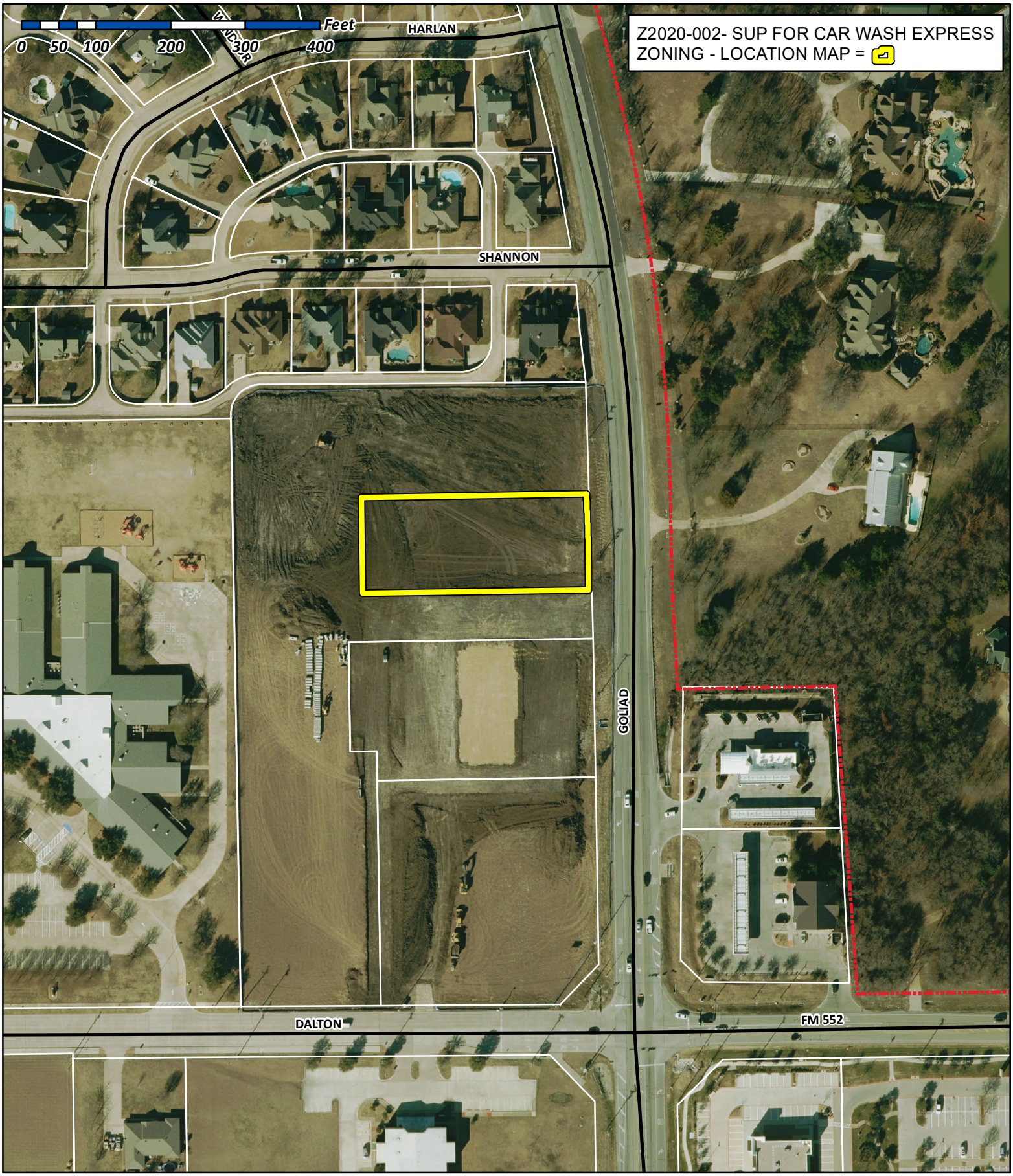
Given under my hand and seal of office on this the 14th *day of* January, *20* 21.

Owner's Signature D Silverman

Notary Public in and for the State of Texas Susan Cooper

SUSAN COOPER NOTARY PUBLIC STATE OF TEXAS ID# 124195782 EXPIRES 2022

My Commission Expires



City of Rockwall

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

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

City of Rockwall

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Rockwall, Texas 75087
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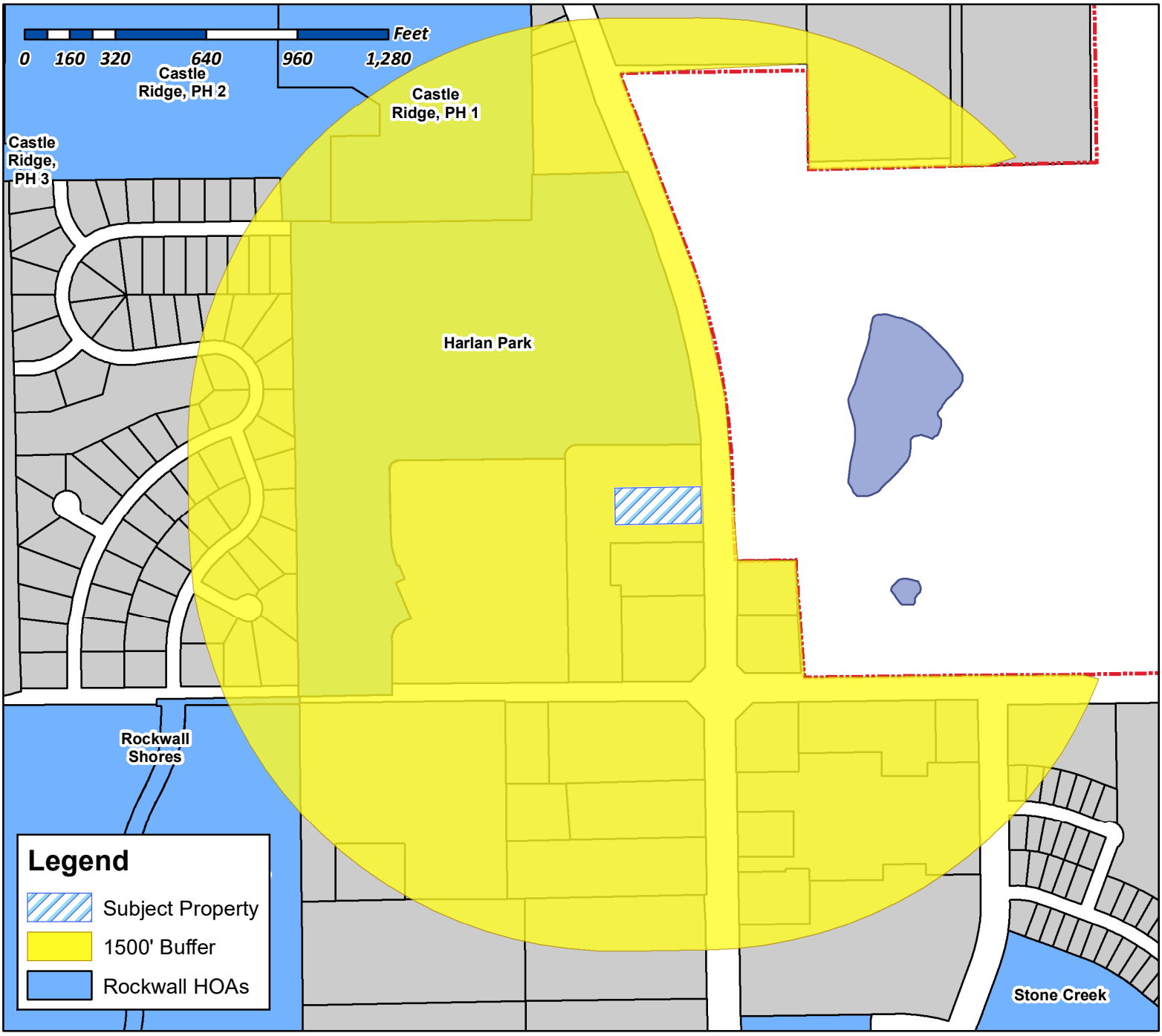
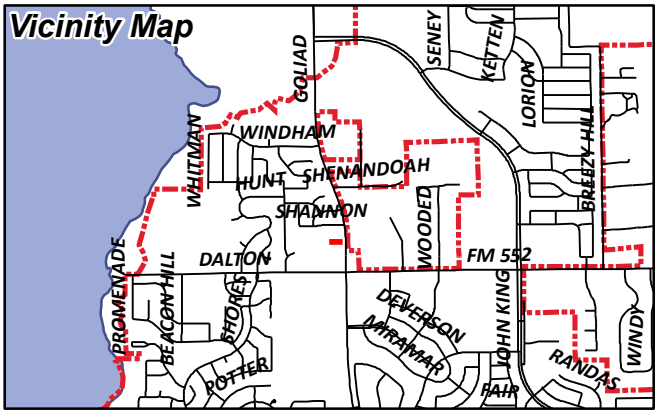


Case Number: Z2021-002
Case Name: SUP for Car Wash
Case Type: Zoning
Zoning: General Retail (GR) District
Case Address: 3611 N. Goliad Street

Date Created: *1/19/2021*
For Questions on this Case Call (972) 771-7745



From: Gamez, Angelica
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-002]
Date: Friday, January 22, 2021 9:00:06 AM
Attachments: Public Notice (01.19.2021).pdf
HOA Map Z2021-002.pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on January 29, 2021. The Planning and Zoning Commission will hold a public hearing on Tuesday, February 9, 2021 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 16, 2021 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2021-002 SUP for a Full Service Car Wash & Auto Detail
Hold a public hearing to discuss and consider a request by Lisa White of Boing US HoldCo, Inc. on behalf of Donald L. Silverman of Rockwall 205-552, LLC for the approval of a Specific Use Permit (SUP) for Full Service Car Wash and Auto Detail on a 0.89-acre tract of land identified as a portion of Lot 2, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3611 N. Goliad Street [SH-205], and take any action necessary.

Thank you,

Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

City of Rockwall

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

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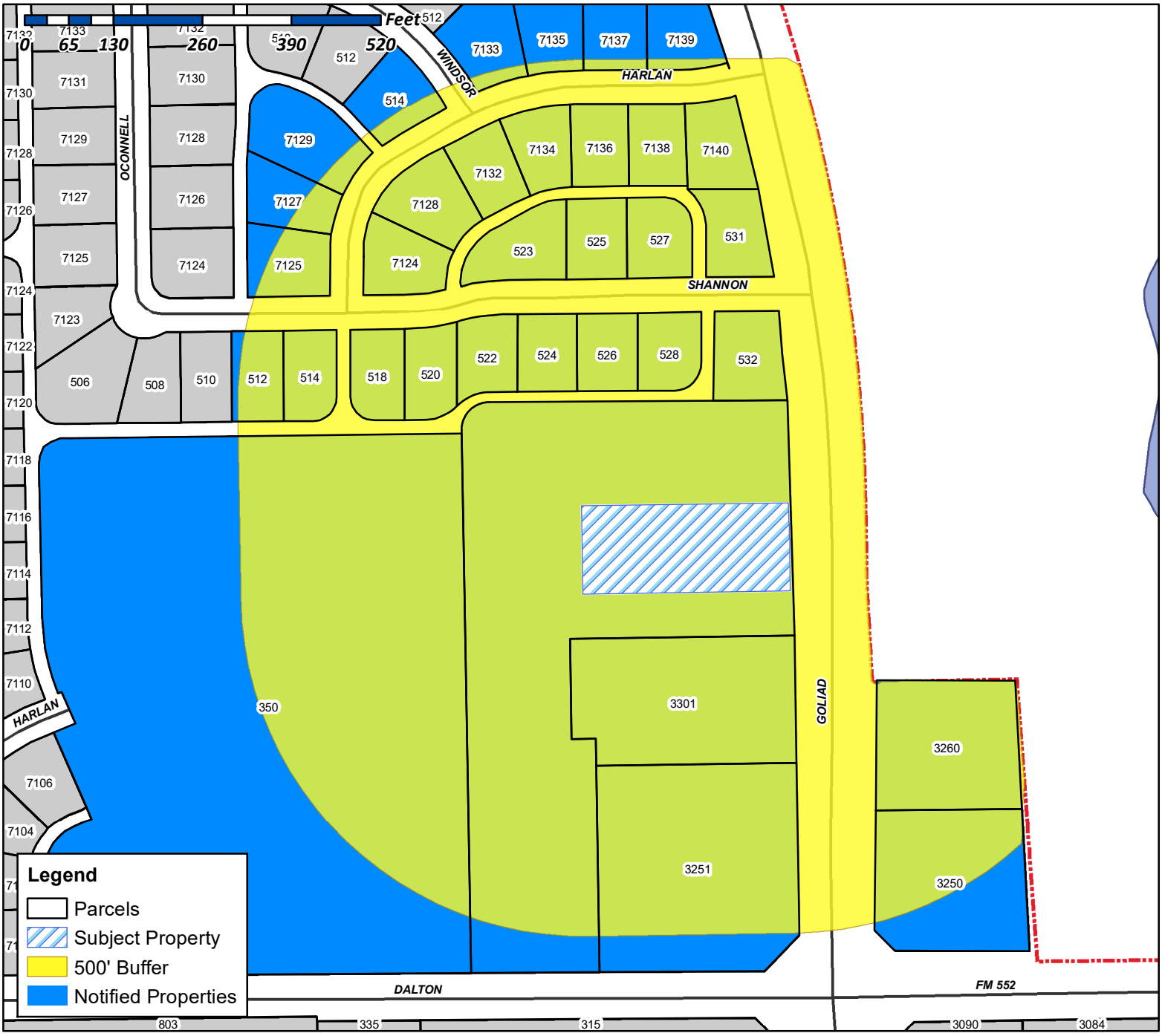

Case Number: Z2021-002
Case Name: SUP for Car Wash
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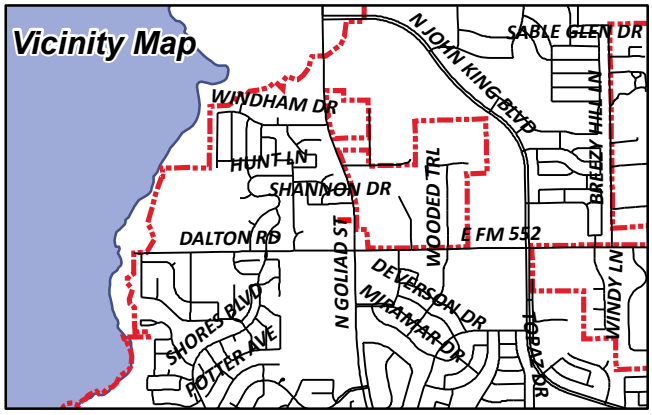
Zoning: General Retail (GR) District
Case Address: 3611 N. Goliad Street

Date Created: *1/19/2021*

For Questions on this Case Call (972) 771-7745



PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2021-002: Specific Use Permit for a Car Wash

Hold a public hearing to discuss and consider a request by Lisa White of Boing US HoldCo, Inc. on behalf of Donald L. Silverman of Rockwall 205-552, LLC for the approval of a Specific Use Permit (SUP) for Full Service Car Wash and Auto Detail on a 0.89-acre tract of land identified as a portion of Lot 2, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3611 N. Goliad Street [SH-205], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, February 9, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, February 16, 2021 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Tuesday, February 16, 2021 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2021-002: Specific Use Permit for a Car Wash

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

= RESPONSE RECEIVED

ERVIN RICHARD L
1155 W WALL ST STE 101
GRAPEVINE, TX 76051

ALDI TEXAS LLC
2500 WESTCOURT ROAD
DENTON, TX 76207

DALTON RETAIL LLC
2954 ARBORIDGE COURT
FULLERTON, CA 92835

LIU LIRONG AND FENG XIN
3116 DEEP SPRINGS DR
PLANO, TX 75025

GOLIAD 711 ROCKWALL LLC
SILVER OAK ADVISORS LLC
3250 N GOLIAD
ROCKWALL, TX 75087

ALDI TEXAS LLC
3251 N GOLIAD
ROCKWALL, TX 75087

ERVIN RICHARD L
3260 N GOLIAD
ROCKWALL, TX 75087

DALTON RETAIL LLC
3301 N GOLIAD
ROCKWALL, TX 75087

ROCKWALL I S D
350 DALTON ROAD
ROCKWALL, TX 75087

ROCKWALL 205-552 LLC
4622 MAPLE AVE SUITE 200
DALLAS, TX 75219

MILAZZO DENNIS M SHELLY A
512 SHANNON DRIVE
ROCKWALL, TX 75087

WOLFE KENNETH & PAMELA
514 SHANNON DR
ROCKWALL, TX 75087

WAGONER LISA M
514 WINDSOR WAY
ROCKWALL, TX 75087

PRICE ELLIOTT & LATOYA DUNCAN
518 SHANNON DRIVE
ROCKWALL, TX 75087

DRENNON CHRISTINA LYNN
520 SHANNON DR
ROCKWALL, TX 75087

HAN SANG HWA
522 SHANNON DR
ROCKWALL, TX 75087

BELL WILLIAM L JR & PAMELA S
523 SHANNON DR
ROCKWALL, TX 75087

DAVIS GLYNN M & CAROLYN A
524 SHANNON DR
ROCKWALL, TX 75087

YATES GLEN M & DORIS A
525 SHANNON DR
ROCKWALL, TX 75087

Zach Carter
~~LINDEMAN TONY M & STACY L~~
526 SHANNON DR
ROCKWALL, TX 75087

MCDANIEL DREW & TYLER
527 SHANNON DR
ROCKWALL, TX 75087

CHERUKURU NANDGOPAL
528 SHANNONDR
ROCKWALL, TX 75087

JONES KENNETH A & CYNTHIA C
531 SHANNON DR
ROCKWALL, TX 75087

SANFORD DAVID A & ANNETTE F
532 SHANNON DR
ROCKWALL, TX 75087

CHERUKURU NANDGOPAL
609 S GOLIAD ST #2498
ROCKWALL, TX 75087

TRAN STEVE & CATHERINE
7124 HARLAN DRIVE
ROCKWALL, TX 75087

BENNETT R LANGDON & LINDA
7125 HARLAN DR
ROCKWALL, TX 75087

LIU LIRONG AND FENG XIN
7127 HARLANDR
ROCKWALL, TX 75087

MASSEY WILLIAM C JR AND LACY
7128 HARLAN DR
ROCKWALL, TX 75087

GREEN DORIS M
7129 HARLAN DR
ROCKWALL, TX 75087

VINES THOMAS & SHERRY
7132 HARLAN DR
ROCKWALL, TX 75087

FRYER CRAIG RYAN
7133 HARLAN DRIVE
ROCKWALL, TX 75087

MARTINEZ MICHELE L
7134 HARLAN DRIVE
ROCKWALL, TX 75087

WILLIAMS BUCK AND JESSICA
7135 HARLAN DRIVE
ROCKWALL, TX 75087

KELLY CASEY & CRYSTIE
7136 HARLAN DR
ROCKWALL, TX 75087

DOSS JAMES B & JENNIFER
7137 HARLAN DR
ROCKWALL, TX 75087

HORTON BILL D & JOYCE
7138 HARLAN DR
ROCKWALL, TX 75087

FAVRE JOSH GABRIEL AND TINA MARIA
7139 HARLAN DRIVE
ROCKWALL, TX 75087

RUNNELS NEVILLE J & JOHANNA E REVOCABLE LIVING TRUST
NEVILLE J & JOHANNA E RUNNELS CO TRUSTEES
7140 HARLAN DRIVE
ROCKWALL, TX 75087

GOLIAD 711 ROCKWALL LLC
SILVER OAK ADVISORS LLC
ATTN GARSON C SOE 1630 RIVIERA AVE
WALNUT CREEK, CA 94596

PLEASE RETURN THE BELOW FORM

Case No. Z2021-002: Specific Use Permit for a Car Wash

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below. → DO NOT APPROVE

TRAFFIC IS TERRIBLE ON 205/GOLIAD AS IS. THIS WILL CREATE EVEN MORE, AS THE NEIGHBORHOOD IS TRYING TO GET HOME. I DO NOT WANT ALL THOSE CHEMICALS RIGHT NEXT TO MY HOUSE. DON'T WANT PEOPLE CONGREGATED IN BACK YAR

Name: ZACH CARTER

Address: 526 SHANNON DR. ROCKWALL, TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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David Gonzales
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385 S. Goliad Street
Rockwall, TX 75087

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

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PLEASE RETURN THE BELOW FORM

Case No. Z2021-002: Specific Use Permit for a Car Wash

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

too much traffic + too close to residential neighborhoods.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Gamez, Angelica

From: Dennis Dayman <[redacted]
Sent: Monday, January 25, 2021 10:19 PM
To: Planning
Cc: Jennifer Dayman
Subject: Z2021-002 - SUP for Car Wash USA Express & Take 5 Oil Change

We are filing this letter in protest AGAINST Project Number: Z2021-002; Project Name: SUP for Car Wash USA Express & Take 5 Oil Change.

We can definitely understand the need for a Specific Use Permit for this project, given this property is currently zoned as a General Retail (GR) district. What becomes more difficult to understand, though, is the actual end result of this project. In reviewing the documents provided as Public Notice, Neighborhood Notification Program Letter, and the City's Project Comments, we are left wondering about the full scope of this project because of potentially mismatched information.

For example:

- In the Project Comments, the Project Name is "SUP for CarWash USA Express and Take 5 Oil Change."
- In Section I.1 of the same document, it references a request for the approval of a "Specific Use Permit for 3611 N. Goliad Street for a Full Service Car Wash and Auto Detail." (No mention of an Oil Change business.)
- In the Neighborhood Notification Program Letter, it lists Z2021-002 as "SUP for Full Service Car Wash & Auto Detail." (Again, no mention of an Oil Change business.)
- In the Public Notice, Case No, Z2021-002 is listed as an "Specific Use Permit for a Car Wash." (No mention of an Oil Change business, and in this case it appears that the higher standard and expectation of a full-service car wash and auto detailing has also been dropped.)

While we understand that the intention of all of these might indeed be the same, according to the website for Car Wash Express USA, the majority of their locations, including their four closest locations (Rowlett, Terrell, DeSoto, and Grand Prairie) offer only exterior car washes with vacuum bays for self-service. So, our unresolved questions would be these: What IS this actual project? Will it really be a full-service car wash with auto detailing? Will there be an oil change business, too? If we're getting a regular drive-through car wash with do-it-yourself vacuum bays, is this really a special enough project to warrant a zoning change?

In addition to our first example of potential mismatching information, we'd also like to mention this conflicting information:

- In the Project Comments, section I.3 (A)(2), there is a directive that there should be no outside display of merchandise (e.g. vending machines) allowed on the subject property.
- In the North Elevation provided for the project, #4 is specifically listed as a vending machine.

Of course, this is just a small detail in what we believe is an entirely unnecessary project, however, all of these small details that appear to be conflicting raise red flags to us about this project from the start.

Beyond all of the informational details that have created doubt, we are most opposed to this project for the following reasons:

- We are concerned about the incredibly close proximity (according to Google Maps, less than a football field) of these types of businesses to the playground and open spaces at Nebbie Williams Elementary.
- We are concerned about the noises, smells, and potential toxins that could impact not only the public elementary school, but also the nearby neighborhood. (This must be a reasonable concern, given the Project Comments section I.3(A)(3) requires additional landscaping to provide sound attenuation for the residential

subdivision. Related: it's surprising to us that this 'noise barrier' was not extended to the area adjacent to the school.)

- We are concerned for the standard of development in this area.
- We are concerned with adding more traffic to the already busy intersection at Dalton Road and 205.
- We are concerned with the inconsistent messaging and lack of clarity on the business plan for this property.

We feel that a business of this type should be located in more commercial or industrial areas of our city, especially near the I-30 corridor. Roads that are main arteries to the city seem more suitable for auto care facilities than this section of road that is primarily residential.

According to our understanding, a Specific Use Permit is required because city code recognizes that some areas may be suitable for this use, while others will not be. It is our personal opinion that this specific area is not suitable for a car wash (whether full-service or not), an oil change business, or any other type of auto care facility.

Previously, the City Council and Planning & Zoning had rejected Z2018-041 - SUP FOR FIRESTONE COMPLETE AUTO CARE in this same area, and it is our hope that you will again do that again in this case.

Thank you for your time and consideration -

Jennifer & Dennis Dayman
519 Cellars Court
Rockwall, TX 75087

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Gamez, Angelica

From: GammieX4 Callaway <[redacted]>
Sent: Tuesday, January 26, 2021 12:21 AM
To: Planning
Subject: SUP request Z2021-002
Attachments: Car Wash Oil Change SUP Z2021-002.docx

January 25, 2021

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

RE: Z2021-002
SUP for Car Wash USA Express and Take 5 Oil Change

To the Planning and Zoning Commission:

My husband and I live at 517 Cellars Ct, Rockwall, TX 75087 (Harlan Park Phase 1). We are opposed to the referenced SUP (Z2021-002) proposing zoning approval of Car Wash USA Express and Take 5 Oil Change at 3611 N. Goliad.

First, we are confused by the Project name – P/Z agenda refers to SUP Z2021-002, full service car wash and auto detail. From review of the P/Z website, the neighborhood SUP request notification reflects **a car wash**, not a *full service car wash and auto detail.* Only in examination of the site plan documents, is an oil change facility noted as the title. We are not able to determine the location of the oil change segment from the site drawing or the elevation drawings. To us, it does not appear that an oil change business is a part of this SUP. It is noted on the site drawing that "O'Reilly Auto Parts development by others" for the remainder of Lot 2, Block A of Dalton Goliad Addition, CAB J, Slide 17. If it is not, the drawing title is quite deceptive. So our initial question is "WHAT DOES THIS PROJECT ENTAIL"? Is this
SUP for a full service car wash and auto detail concept, for a car wash only, or for a car wash (full service or not) and an oil change facility?

Currently, this property is zoned General Retail (GR). This zoning requires a Specific Use Permit (SUP) for this particular type of retail to be located at this address. This raises concerns from our family, due to the "out the back door" proximity to Nebbie Williams Elementary School (public school) and for the standard of development in this area. Our primary concerns revolve around the chemicals and odors this type of establishment (car wash/ car wash and oil change) involves. Children and teachers should not be exposed to those odors and toxins every day on the adjoining playground. And what about our neighbors whose property backs up to this property? We hope they are in total opposition to this SUP request. Since this does require a SUP approval, we recognize, as the city does, that some areas may be more suitable than others for retail purposes. We are of the mindset that this specific area is not suitable for a car wash/oil change business. We strongly feel this type of business should be located in a more commercial area. We realize commercial lot availability is at a premium in our no longer small town, however, the residuals from this type of business have no place in this general retail (GR) area that borders schools and residential areas.

If you, Planning and Zoning, our city representatives, approve this SUP request, we plead that a substantial mature landscape line of sight barrier be mandated to provide and protect privacy to the adjacent school and neighboring homes.

Also it bears mentioning that access and egress will only put additional strain on the clog of traffic already at Goliad (Hwy 205) and Dalton Rd/FM552.

SuLaine and Wendell Callaway

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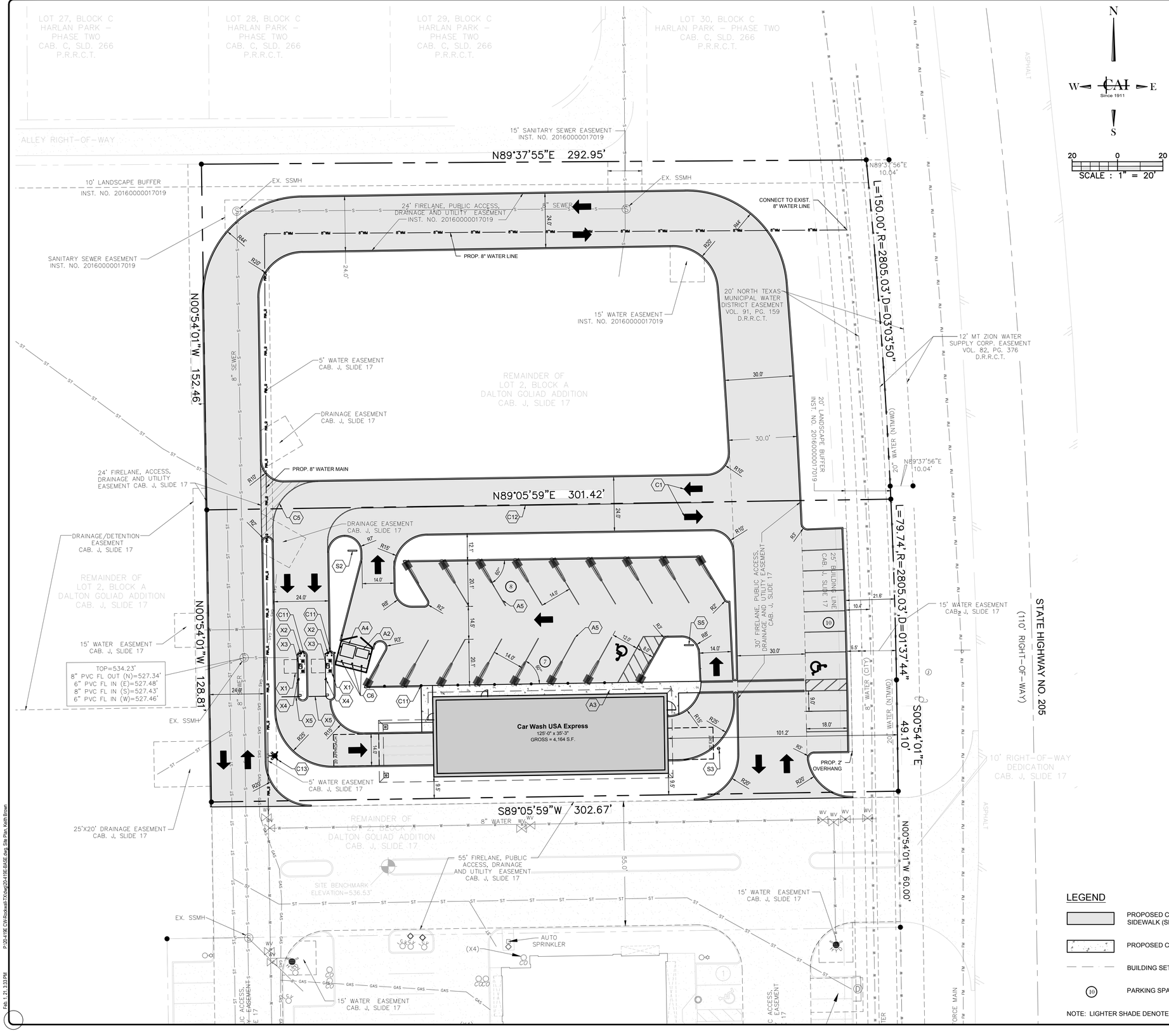

SITE DATA

PROJECT NAME:	CAR WASH USA EXPRESS OF ROCKWALL, TX
SITE ADDRESS:	3611 N. GOLLAD ST ROCKWALL, TX
TOTAL PARCEL AREA:	±0.894 AC
JURISDICTION:	CITY OF ROCKWALL
ZONING:	GR - GENERAL RETAIL
INTENDED USE:	CAR WASH
EXISTING USE:	VACANT
FLOOD ZONE:	ZONE X MAP 48397C0030L DATED SEPTEMBER 26, 2008

SETBACKS:	REQUIRED
FRONT	15 FT.
REAR	0 FT. (W/ FIRE RETARDANT WALL)
SIDE	0 FT. (W/ FIRE RETARDANT WALL)

PARKING CALCULATIONS

PARKING PROVIDED: 25 SPACES (15 VACS)

SITE NOTES

1. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS AND TREES AND OTHER DEBRIS WITHIN THE LIMITS OF THE WORK FROM THE SITE. THE BURIAL OF TREES AND OTHER DEBRIS ON-SITE WILL NOT BE ALLOWED.
2. ALL CONSTRUCTION ACTIVITIES/WORK SHALL COMPLY WITH ALL GOVERNING JURISDICTIONS, STATE OF TEXAS, AND FEDERAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
3. ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
4. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.
5. ALL WORK PERFORMED ON CITY, COUNTY, AND/OR STATE OR FEDERAL RIGHT-OF-WAY SHALL BE IN STRICT CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCIES.
6. PRIOR TO COMMENCEMENT OF CONSTRUCTION BUILDING DIMENSIONS SHALL BE COORDINATED AND CHECKED WITH THE ARCHITECTURAL PLANS.
7. ALL DISTURBED AREAS WITHIN SIDEWALK/ CURB AND GUTTER/ ROAD PAVEMENT SHALL BE RESTORED TO ITS ORIGINAL OR BETTER CONDITIONS.
8. ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
9. ALL SIDEWALKS SHALL HAVE A WIDTH OF 5 FEET, UNLESS OTHERWISE NOTED.

SIGN KEYNOTES

S1	"TRUCK OWNER" SIGN
S2	ILLUMINATED MONUMENT SIGN
S3	TUNNEL EXIT LIGHT
S4	"COME BACK SOON" SIGN
S5	"FREE VACUUM" SIGN

SITE FEATURES KEYNOTES

A1	RHINO-MAT WASH STATION WITH CMU WALL. REFERENCE ARCH SITE DETAILS.
A2	VACUUM EQUIPMENT. REFERENCE ELECTRICAL DETAILS.
A3	VENDING MACHINE. REFERENCE ARCH PLANS FOR DETAILS.
A4	CMU DUMPSTER ENCLOSURE. REFERENCE ARCH PLANS FOR DETAILS.
A5	VACUUM CANOPY. REFERENCE ARCH PLANS DETAILS.
C1	PAVEMENT MARKINGS. REFERENCE SHEET C-4 FOR DETAILS.
C2	PAD MOUNTED TRANSFORMER. REFERENCE SHEET C-4 FOR DETAILS.
C3	WHEEL STOP. REFERENCE SHEET C-4 FOR DETAILS.
C4	ACCESSIBLE SIGN IN BOLLARD. REFERENCE SHEET C-4 FOR DETAILS.
C5	4" WHITE STRIPING. REFERENCE SHEET C-4 FOR DETAILS.
C6	BOLLARD TYPE I. REFERENCE SHEET C-4 FOR DETAILS.
C7	BARRIER FREE RAMP. REFERENCE SHEET C-4 FOR DETAILS.
C8	ACCESSIBLE PARKING. REFERENCE SHEET C-4 FOR DETAILS.
C9	WATER RECLAMATION SUMP. REFERENCE MEP DETAILS.
C10	SAND AND OIL INTERCEPTOR. REFERENCE MEP DETAILS.
C11	BOLLARD TYPE II. REFERENCE SHEET C-4 FOR DETAILS.
C12	4" SOLID WHITE LANE STRIPE.
C13	PROPOSED FIRE HYDRANT

PAY KIOSK KEYNOTES

X1	PAY STATION CANOPY. REFERENCE ARCH PLANS FOR DETAILS.
X2	XPT MENU BOARD. REFERENCE ARCH PLANS FOR DETAILS.
X3	KIOSK. REFERENCE ARCH PLANS FOR DETAILS.
X4	FAST PASS READER. REFERENCE ARCH PLANS FOR DETAILS.
X5	GATE. REFERENCE ARCH PLANS FOR DETAILS.

LEGEND

- PROPOSED CONCRETE PAVEMENT SIDEWALK (SEE DETAIL THIS SHEET)
- PROPOSED CONCRETE SIDEWALK
- BUILDING SETBACK
- (10) PARKING SPACE COUNTER

NOTE: LIGHTER SHADE DENOTES EXISTING CONDITION.

CAI
CARTER ASSOCIATES, INC.
SERVING FLORIDA SINCE 1911
CONSULTING ENGINEERS AND LAND SURVEYORS
1708 21ST STREET
VERO BEACH, FL 32960
TEL: (772) 562-4191
EMAIL: TrevorS@CarterAssoc.com

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BOING US HOLDCO, INC
dba "CAR WASH USA EXPRESS"
6300 S SYRACUSE WAY #205
CENTENNIAL, CO 80111
TEL: (214) 208-0339 EMAIL: LISAWHITE@ICWG.COM

DATE	REVISION	NO.
'	'	◁
'	'	◁
'	'	◁
'	'	◁
'	'	◁
'	'	◁

CAR WASH USA EXPRESS
3611 N. GOLIAD STREET
ROCKWALL, TX 75087

STATE OF TEXAS
TREVOR STUBBS
138964
LICENSED PROFESSIONAL ENGINEER

TREVOR STUBBS, P.E.
TX. LIC. NO. 138964
CARTER ASSOCIATES, INC.
COA 205 / LB 205

DATE : 2/1/21
PROJ. # : 20-419 E
DRAWN BY: TGS
DATUM : SEE SURVEY
REF. # : SEE SURVEY
F.B. & PG. : SEE SURVEY

SHEET TITLE:
SITE PLAN

SHEET
C-3

DWG. NO:

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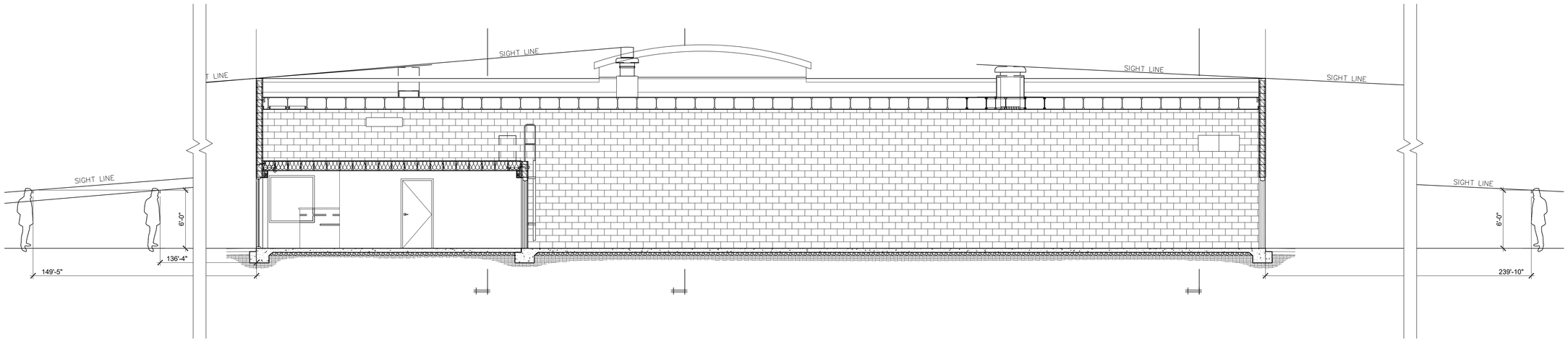
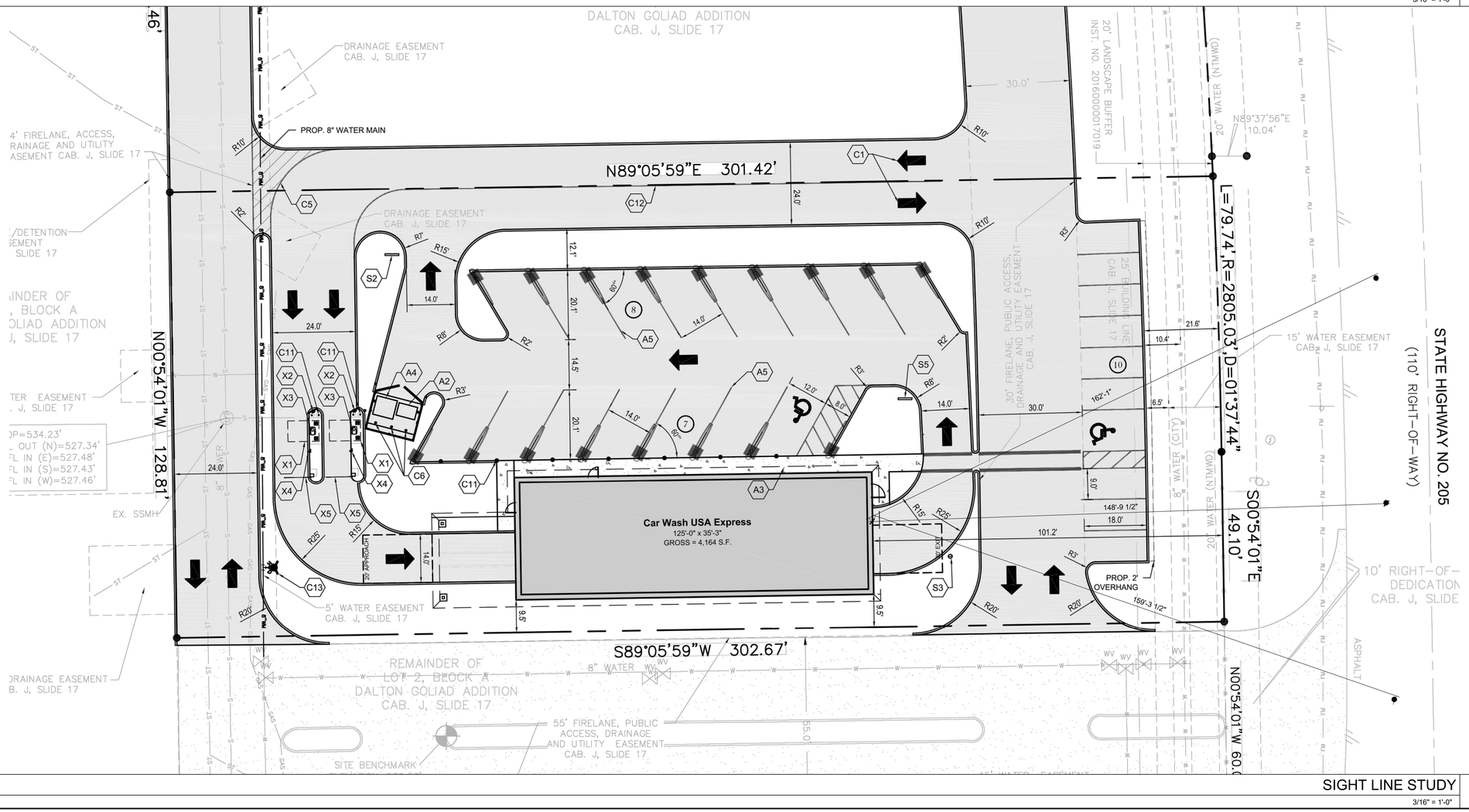


SIGHT LINE STUDY 1

3/16" = 1'-0"



SIGHT LINE STUDY 2

3/16" = 1'-0"

PLOT DATE : 2/1/2021 TIME: 8:40 PM

CLIENT

TAKE 5 CAR WASH

DELTA	DESCRIPTION	DATE
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2	X	XX-XX-XX
3	X	XX-XX-XX
4	X	XX-XX-XX
5	X	XX-XX-XX
6	X	XX-XX-XX

TAKE 5 CAR WASH

NORTH GOLIAD STREET
ROCKWALL, TX

ARCHITECT:
NEPTUNE
DESIGN STUDIO

ENGINEER:

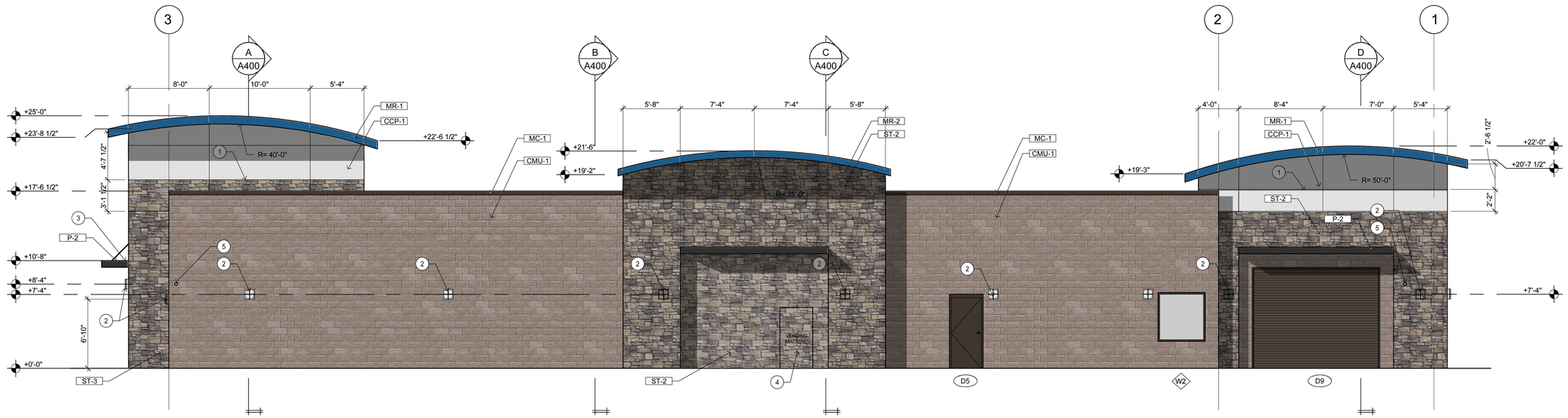
STAMPS

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT NUMBER
20-018

DATE	01.14.2021
SCALE	AS NOTED
DRAWN	TMS
CHECKED	JDE

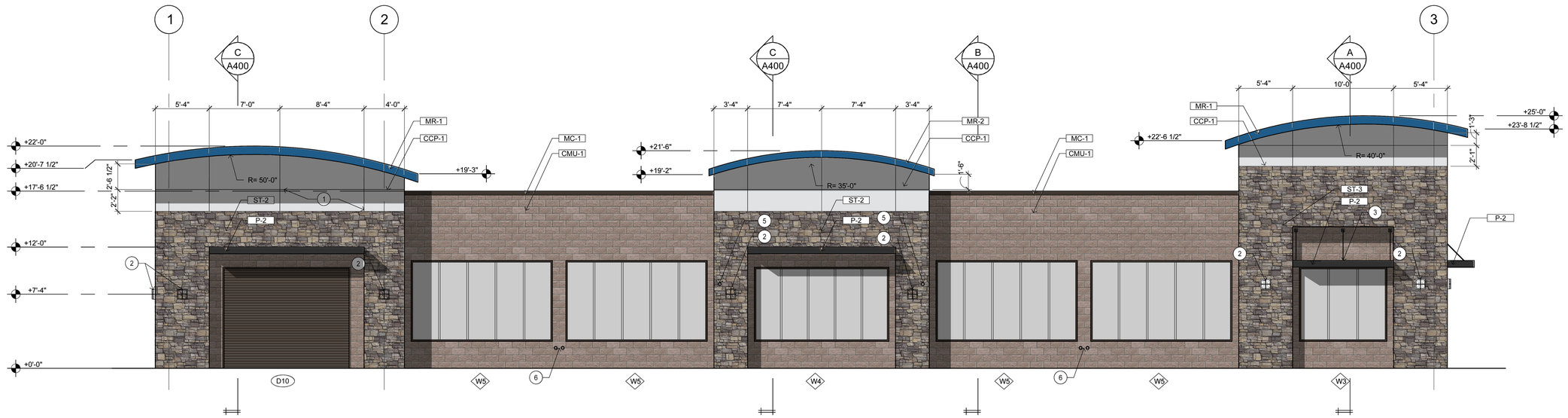
SHEET NO
A300A



NORTH ELEVATION

3/16" = 1'-0"

1



SOUTH ELEVATION

3/16" = 1'-0"

2

EXTERIOR MATERIAL AND FINISH SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL/ STYLE	SIZE	COLOR	FINISH	REMARKS
CMU-1	CONCRETE MASONRY UNIT	ESHELON	SPLIT FACE	8X8X16	APACHE BROWN	-	REFER TO STRUCTURAL FOR MATERIAL SPECIFICATIOINS
CCP-1	COMMERCIAL CEMENT PLASTER (STUCCO)	LA HABRA, PAREX USA		-	P-1	SAND	
MR-1	METAL ROOFING	FIRESTONE	UNA-CLAD	-	ELECTRIC BLUE	-	
MR-2	METAL ROOFING (ARCHED COPING)	FIRESTONE	UNA-CLAD	-	ELECTRIC BLUE	-	
MP-1	METAL PANEL(SOFFIT)	FIRESTONE	UNA-CLAD UC-501	-	ELECTRIC BLUE	-	
MC-1	METAL COPING	METAL-ERA	PERMA-TITE		DARK BRONZE		TAPERED
P-1	EXTERIOR PAINT	SHERWIN WILLIAMS	PER SUBSTRATE	-	SW6539 SOOTHING WHITE	SEE REMARKS	WALLS: PAINT SPECIFICATIONS #1
P-2	EXTERIOR PAINT	SHERWIN WILLIAMS	PER SUBSTRATE	-	SW6991 BLACK MAGIC	SEE REMARKS	CANPOIES: PAINT SPECIFICATION #5 DOORS AND FRAMES: PAINT SPECIFICATION #5
F-1	SHADE FABRIC - VACUUM ARCHES	POLYFAB	COMTEX	-	865227 RED	-	RESPONSIBILITY
PC-1	POWDER COAT - VACUUM ARCHES	CARDINAL PAINTS VIA VACUTECH	-	-	SILVER METALLIC 30 GLOSS T353-GR05	-	FACTORY POWDER COATED
PC-2	POWDER COAT - TSS CANOPY	TSS	-	-	BLUE	-	FACTORY POWDER COATED
H-1	VACUUM HOSE	VACUTECH	-	-	RED	-	
ST-1	STONE WALL CAP	MODERN PRE-CAST	FLAT COPING	8"	CHARCOAL	-	
ST-2	CULTURED STONE	ELDORADO	LUCERA	VARIES	TAN/STONE	-	
ST-3	NATURAL STONE	TBD	TBD	12"	NATURAL	-	

REFER TO SHEET A803 FOR FINISH SPECIFICATIONS

EXTERIOR FINISHES

N.T.S

KEYNOTES

1. COMMERCIAL CEMENT PLASTER CONTROL JOINT, TYPICAL.
2. EXTERIOR LIGHT FIXTURE 'W'. REFER TO E500 FOR LIGHT FIXTURE SCHEDULE.
3. PAINTED STEEL CANOPY.
4. VENDING MACHINE. FURNISHED AND INSTALLED BY OWNER'S CONTRACTOR. REFER TO ELECTRICAL FOR POWER AND DATA REQUIREMENTS.
5. SECURITY CAMERA. FURNISHED AND INSTALLED BY OWNER'S CONTRACTOR. REFER TO E301 FOR CONDUIT REQUIREMENTS
6. ROOF DRAIN LEADER AND OVERFLOW OUTLETS

GENERAL NOTES

A. CONTRACTOR TO COORDINATE WITH FIRE MARSHALL FOR REQUIREMENTS OF ADDRESS NUMBER.

B. BUILDING SIGNAGE UNDER SEPARATE PERMIT. CONTRACTOR TO OBTAIN FINAL SIGNAGE DRAWINGS FOR CONFIRMATION OF ELECTRICAL ROUGH-IN PRIOR TO THE COMMENCEMENT OF WORK. SEE ELECTRICAL.

C. REFER TO E301 FOR SECURITY PLAN. COORDINATE FINAL LOCATIONS OF CAMERAS WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.

G. UNLESS NOTED OTHERWISE, MASONRY CONTROL JOINTS SHALL BE LOCATED SUCH THAT NO STRAIGHT RUN OF MASONRY WALL EXCEEDS 24' -0". REFER TO GENERAL STRUCTURAL NOTES ON S100.

F. REFER TO DOOR AND WINDOW SCHEDULE ON A802 FOR DOOR AND FRAME FINISHES AND WINDOW GLASS TYPE AND FRAME FINISHES.

PLOT DATE - 2/1/2021 TIME: 6:44 PM

CLIENT

TAKE 5 CAR WASH

DELTA	DESCRIPTION	DATE
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2	X	XX-XX-XX
3	X	XX-XX-XX
4	X	XX-XX-XX
5	X	XX-XX-XX
6	X	XX-XX-XX

TAKE 5 CAR WASH

NORTH GOLIAD STREET
ROCKWALL, TX

ARCHITECT:

NEPTUNE
DESIGN STUDIO

ENGINEER:

STAMPS

SHEET TITLE

EXTERIOR ELEVATIONS

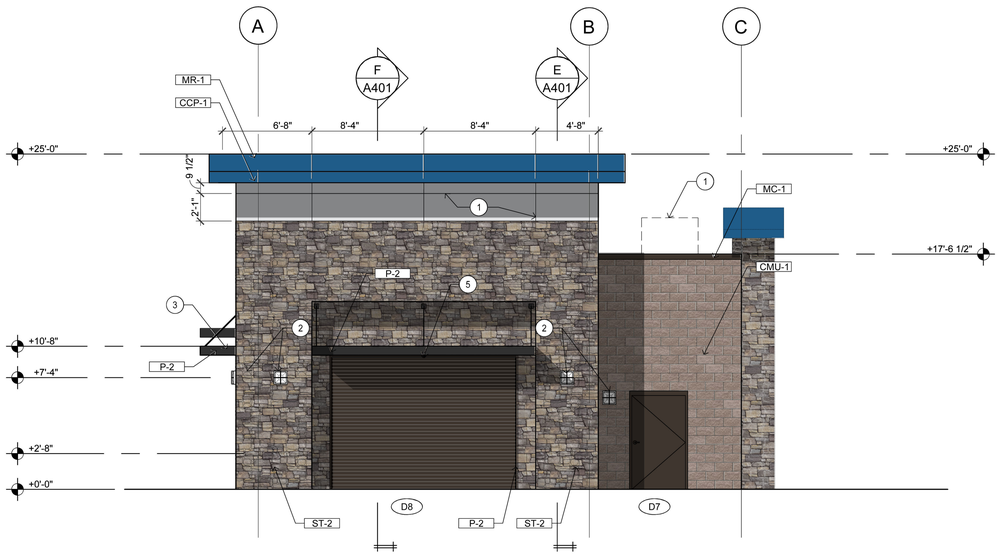
PROJECT NUMBER

20-018

DATE 01.14.2021
SCALE AS NOTED
DRAWN TMS
CHECKED JDE

SHEET NO

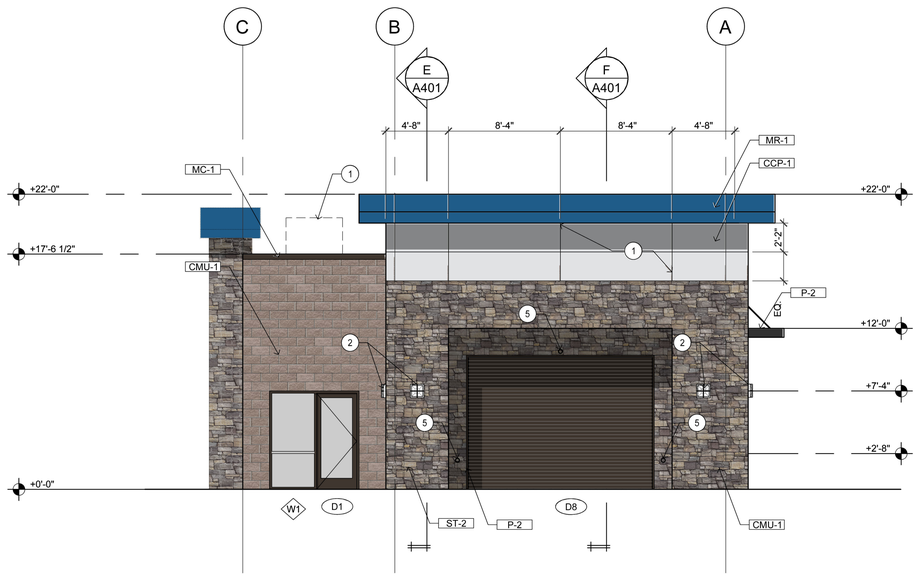
A300



WEST ELEVATION

3/16" = 1'-0"

4



EAST ELEVATION

3/16" = 1'-0"

3

EXTERIOR MATERIAL AND FINISH SCHEDULE

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MP-1	METAL PANEL(SOFFIT)	FIRESTONE	UNA-CLAD UC-501	-	ELECTRIC BLUE	-	
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P-1	EXTERIOR PAINT	SHERWIN WILLIAMS	PER SUBSTRATE	-	SW6539 SOOTHING WHITE	SEE REMARKS	WALLS: PAINT SPECIFICATIONS #1
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PC-1	POWDER COAT - VACUUM ARCHES	CARDINAL PAINTS VIA VACUTECH	-	-	SILVER METALLIC 30 GLOSS T353-GR06	-	FACTORY POWDER COATED
PC-2	POWDER COAT - TSS CANOPY	TSS	-	-	BLUE	-	FACTORY POWDER COATED
H-1	VACUUM HOSE	VACUTECH	-	-	RED	-	
ST-1	STONE WALL CAP	MODERN PRE-CAST	FLAT COPING	8"	CHARCOAL	-	
ST-2	CULTURED STONE	ELDORADO	LUCERA	VARIES	TAN/STONE	-	
ST-3	NATURAL STONE	TBD	TBD	12"	NATURAL	-	

REFER TO SHEET A803 FOR FINISH SPECIFICATIONS

EXTERIOR FINISHES

N.T.S

KEYNOTES

1. COMMERCIAL CEMENT PLASTER CONTROL JOINT, TYPICAL.
2. EXTERIOR LIGHT FIXTURE 'W'. REFER TO E500 FOR LIGHT FIXTURE SCHEDULE.
3. PAINTED STEEL CANOPY
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PLOT DATE : 2/1/2021 TIME: 6:45 PM

CLIENT

TAKE 5 CAR WASH

DELTA	DESCRIPTION	DATE
1	X	XX-XX-XX
2	X	XX-XX-XX
3	X	XX-XX-XX
4	X	XX-XX-XX
5	X	XX-XX-XX
6	X	XX-XX-XX

TAKE 5 CAR WASH

NORTH GOLIAD STREET
ROCKWALL, TX

ARCHITECT:

NEPTUNE
DESIGN STUDIO

ENGINEER:

STAMPS

SHEET TITLE

EXTERIOR ELEVATIONS

PROJECT NUMBER
20-018

DATE 01.14.2021
SCALE AS NOTED
DRAWN TMS
CHECKED JDE

SHEET NO

A301

Trow

Since 1957

1595 Clark Boulevard
Brampton, ON
L6T 4V1

Tel: (905) 793-9800
Fax: (905) 793-0641

March 11, 2008 Reference: BAEN00286072B

Mr. Bob MacNeil
MacNeil Wash Systems
423 Welham Road,
Barrie, Ontario L4N 8Y4

Noise Assessment – Car Wash System
623 Yonge Street / Big Bay PointRoad
Barrie, Ontario

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Dear Mr. MacNeil:

1. Introduction

At the request of PetroCanada and MacNeil Wash Systems (MacNeil), Trow Associates Inc. (Trow) performed a noise assessment of the car wash system located at 623 Yonge Street junction with Big Bay Point Road in Barrie, Ontario. The assessment was performed on August 27, 2007.

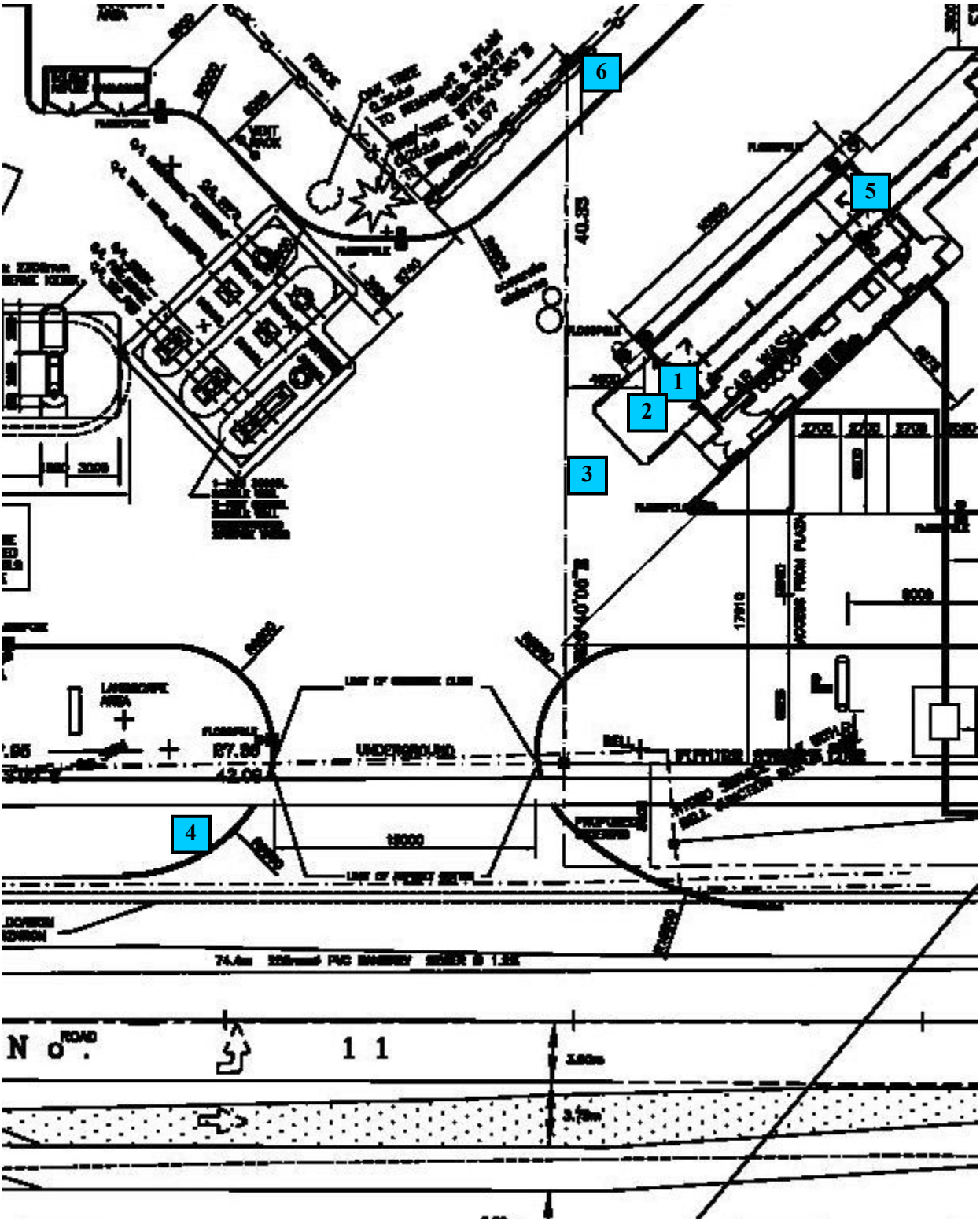
Trow understands that the assessment is required to compare a car wash system using standard dryer fans with a system equipped with MacNeil dryer fans. The assessment protocol evaluated the total noise (dBA weighting) at the site with the car wash system dryer and conveyor components running and heat saver doors open. Measurements were also collected with the car wash system shut down to assess the level of background noise at the site.

2. Equipment and Assessment Protocol

Sound pressure level was measured by a Quest 2900 Integrationg Sound Level Meter (S/N CDF04002). Measurement of total noise was made using dBA weighting.

The microphone was positioned in an upright position, 1 m above ground level for all measurements. Measurements were collected from locations in front of the exit to the car wash at distance of 0 m (Location 1), 4.6 m (Location 2), 9.1 m (Location 3), and 36.6 m (Location 4). Additional measurements were made at the entrance to the car wash (Location 5) and at 90^{o} to the car wash system at the fenceline of the property (Location 6). Monitoring locations are shown in Figure 1.

Figure 1: Monitoring Locations



1 **Noise Measurement Location**

The car wash was closed to commercial traffic throughout the monitoring period. The adjacent PetroCanada gas bar was in operation during the measurement period, resulting in commercial traffic using the roadway directly in front of the exit to the car wash (see Appendix 1: Site Plan).

Extraneous noise sources at neighbouring facilities were outside the control of PetroCanada, MacNeil and Trow. Trow considers that the primary source of extraneous noise was due to road traffic on Yonge Street. The impact of noise arising from traffic on Yonge Street was assessed by conducting a limited traffic survey immediately following completion of noise measurements. Data from the traffic survey has been interpreted using the Ontario Road Noise Analysis Method for Environment and Transportation (ORNAMENT) developed by the Ontario MOE.

3. Background Noise Assessment

Trow's traffic survey indicated the following traffic volumes on Yonge Street to the south-east of the junction between Yonge Street and Big Bay Point Road in Barrie:

Table 1: Traffic Survey Data

Vehicle Type	Vehicle Count (14:20 – 14:40)	Vehicle Volume (vehicles / hour)	Vehicle Percentage by Type	Truck Type Percentage
Cars	350	1050	94	-
Light Trucks	4	12	1	17
Heavy Trucks	19	57	5	83

The anticipated background noise level arising from Yonge Street at each noise monitoring location was assessed using ORNAMENT. Basing calculations on the posted speed limit of 50 km/hr; an hourly traffic volume of 1000 vehicles / hour (closest ORNAMENT category to actual vehicle volume); 6% truck volume; 12.5% medium trucks (closest ORNAMENT category to actual truck percentage); and, noise attenuation due only to distance from source for a reflective surface:

Table 2: Calculated Background Noise at Monitoring Locations due to Yonge Street Traffic

Location ID	Distance from Source (m)	Calculated Background Noise (dBA)
1	40.5	64.2
2	38.5	64.2
3	36.0	64.2
4	15.0	68.5
5	52.0	63.3
6	58.0	62.5

4. Monitoring Results

Equivalent noise levels (L_{eq}) and peak noise levels at each monitoring location under specified conditions are provided in tabular form below.

Table 3: Noise Monitoring Results

Time	Location	Conditions	Leq (dBA)	Peak (dBC)
11:24 – 11:44	2	Background, Dryer off	63.0	98.4
11:45 – 12:05	3	Background, Dryer off	62.2	101.2
12:06 – 12:26	4	Background, Dryer off	68.1	104.6
12:32 – 12:52	2	Dryer and conveyor on, heat saver doors open	80.8	102.0
12:55 – 13:15	3	Dryer and conveyor on, heat saver doors open	73.2	101.7
13:17 – 13:37	4	Dryer and conveyor on, heat saver doors open	68.4	101.8
13:38 – 13:43	1	Dryer and conveyor on, heat saver doors open	92.1	109.8
13:44 – 13:49	5	Dryer and conveyor on, heat saver doors open	87.8	106.5
13:50 – 13:55	6	Dryer and conveyor on, heat saver doors open	58.5	91.7
13:58 – 14:04	6	Dryer on, heat saver & overhead doors closed	55.7	91.5
14:05 – 14:09	6	Background, Dryer off	56.9	91.7

5. Predicted Impact of Noise Arising from Car Wash

The theoretical impact of sound at a receptor arising from a distant source can be calculated following procedures detailed in CSA Z107.55 Recommended Practice for the Prediction of Sound Levels Received at a Distance from an Industrial Plant. The standard recommends that sound levels be predicted using the following equation:

$L_p = L_w + DI – DIS – A – \Delta$

Where: L_p = Sound pressure level at receiving location

L_w = Source sound power level

DI = Directivity Index

DIS = Effect of geometric spreading

A = Atmospheric absorption

Δ = Barrier effect

There are presently no barriers between the exit of the car wash and Yonge Street and the distance is small (<100 m); the impact of atmospheric absorption and the barrier effect are therefore considered negligible. Taking the sound pressure level reading of 92.1 dBA at the entrance to the car wash as equivalent to the source sound power level (L_w) and the sound to have a quarter sphere radiation pattern due to the surface configuration of car wash exit intersecting with the ground gives the following calculation of predicted sound level at Monitoring Locations 2 – 4:

Table 4: Predicted Sound Levels

Receptor Location	L_w	DI	DIS	L_p	Leq
2	92.1	6	21.2	76.9	80.8
3	92.1	6	27.2	70.9	73.2
4	92.1	6	39.3	58.8	68.4

6. Discussion

The measured background noise level at Monitoring Location 4 (68.1 dBA), the closest location to Yonge Street is in good agreement with the value predicted by ORNAMENT (68.5 dBA) using the traffic survey data obtained immediately following noise measurements. The measured background levels of 63.0 and 62.2 dBA at Monitoring Locations 2 and 3 respectively (between the car wash exit and Yonge Street) are also in good agreement with the predicted value of 64.2 dBA for both locations. In contrast, the measured background noise level of 56.9 dBA at Monitoring Location 6 (adjacent to the property line to the north west of the car wash) is significantly lower than the predicted value of 62.5 dBA. The lower measured value suggests that the car wash shields the property line from noise arising from a segment of Yonge Street.

The measured sound levels of 80.8 and 73.2 dBA at Monitoring Locations 2 and 3 respectively are in reasonable agreement with the predicted values of 76.9 and 70.9 dBA respectively. The observed differences may be due to impact of background noise, underestimation of the source power level, and / or underestimation of the directivity index. The car wash design may be expected to give rise to a greater directivity index than predicted.

The measured sound level of 68.4 dBA at Monitoring Location 4 is significantly greater than the predicted value of 58.8 dBA, but consistent with the predicted and measured sound level due to road traffic on Yonge Street indicating that road traffic is the dominant noise source at this location.

The measured sound level at the car wash entrance of 87.8 dBA is below that at the exit (92.1 dBA) as anticipated given that the dryers, considered to be a primary noise source, are located towards the exit of the car wash. The sound level is however significant indicating a strong directivity index at the entrance as well as at the exit of the car wash.

The measured sound level (58.5 dBA) at Monitoring Location 6, at the property line to the north west of the car wash, is greater than the measured background sound level (56.9 dBA) but below the predicted background sound level (62.5 dBA) due to road traffic on Yonge Street. The results suggest that the reduction of noise level due to the screening of road traffic more than off-sets the noise arising from operation of the car wash.

7. Conclusions

The noise emissions from the car wash located on the PetroCanada facility at the junction of Yonge Street and Big Bay Point Road in Barrie have a strong directivity index away from both the entrance and exit of the car wash. Noise levels are highest at the car wash exit however the impact on receptors in the direction of the exit is limited due to high background sound levels arising from road traffic on Yonge Street.

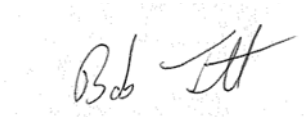
Potential impact on receptors located towards the car wash entrance were not within the scope of this assessment but may be greater than on receptors towards the car wash exit due to the relative impact of Yonge Street road traffic noise.

The car wash provides a net reduction in noise impact at the monitoring location situated at the property line to the north west of the car wash with shielding of road traffic noise more than off-setting the noise arising from operation of the car wash.

We trust the aforementioned meets your immediate requirements.

Yours truly,

Trow Associates Inc.



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Noise Assessment – 10 &15 HP Fans
423 Welham Road
Barrie, Ontario

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Dear Mr. MacNeil:

1. Introduction

At the request of MacNeil Wash Systems (MacNeil), Trow Associates Inc. (Trow) performed a noise assessment of 10 HP and 15 HP car wash dryer fans at 423 Welham Road located in Barrie, Ontario. The assessment was performed on July 6, 10, and 13, 2007.

Trow understands that MacNeil develops and manufactures car wash systems and required a noise assessment of dryer fans to assess impact of baffle and foam insulation on noise produced by the fans. The assessment protocol evaluated the frequency distribution of noise and total noise (A weighting) produced by the fans under client defined operating conditions.

2. Equipment and Assessment Protocol

Noise produced by the fans was measured by a Quest 2900 Integrationg Sound Level Meter (S/N CDC030016) equipped with a Quest OB300 filter for measurement of frequency distribution. Measurement of total noise was made using dBA weighting and frequency measurements were made using dB Linear weighting.

The microphone was positioned in an upright position, 1 m above ground level for all measurements. Measurements were made within the MacNeil Wash Systems research and development facility located at 423 Welham Road. Fan location was in the centre of the facility, as far as practicable from all noise reflective surfaces. Extraneous noise within the facility was kept to a minimum during measurement activities. Extraneous noise sources at neighbouring facilities were outside the control of MacNeil and Trow, however Trow considers that such sources generally made minimal contribution to recorded noise values. In instances where

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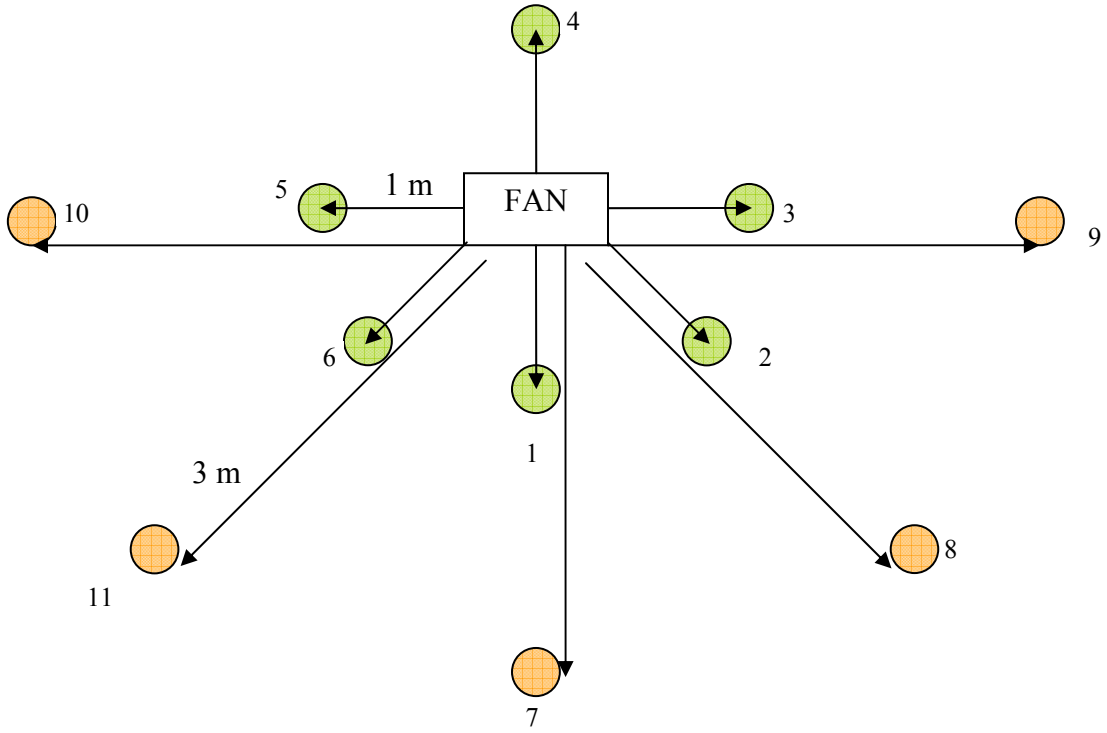
measurements may have been impacted by extraneous noise sources data has been highlighted. Trow recommends caution when evaluating highlighted data.

Measurements were made in a semi-circle to the front of each fan at distances of 1 m and 3m, with an additional measurement point located 1 m directly behind the fans. See Figure 1 below for measurement locations:

Figure 1. Noise Measuring Point Locations



Measurements of noise produced by 10 HP and 15 HP fans were made under the following operating conditions:

- No attenuation device fitted
- Baffle fitted (no foam), maximum air flow
- Baffle fitted (no foam), minimum air flow
- Baffle with foam insulation fitted, maximum air flow
- Baffle with foam insulation fitted, minimum air flow

Results

Equivalent noise levels (L_{eq}) for each measurement period are provided in tabular form below. Bar charts of significant data are also provided to facilitate evaluation of the impact of noise attenuation due to installation of the baffle, operation of fans at reduced air flow, and installation of foam installation within the baffle.

Table 1. – Noise Produced by 10 HP Fan with No Attenuation

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	92.2	65.8	76.1	82.3	84.4	86.1	91.3	89.7	83.7	86.4	74.4	73.4
2	89.6	62.9	73.3	78.6	82.2	84.7	87.8	87.2	83.1	84.6	72.2	72.5
3	86.7	57.4	67.8	74	78.8	82.7	85	84.4	82.1	79.5	74.2	71.6
4	87.8	58.7	68.1	75.3	80.3	81.4	85.7	81.9	78.8	84	77.4	74.5
5	90	58	68	75.2	80.6	83.6	85.9	84.6	81.1	78.4	74.5	74.3
6	87.3	62.7	73	78.9	83.1	85.4	87.8	86.5	82.4	83.8	72.4	73.4
7	86.6	58.7	69.2	75	79	81.3	85.6	80.8	80.7	80.8	68.2	66.6
8	85	56.7	67.7	73.7	78	80	82.9	80.8	80.8	79.4	68.8	80.3
9	83.3	52.7	64	70.7	75.8	78.9	81.1	77.9	78.6	79.8	69.2	87.1
10	83.8	53.1	64.3	71.6	77.1	79.2	81.9	77.7	78	76	71.4	71.4
11	86.2	58.5	68.5	75.2	79.6	81.8	83.6	80.2	80.2	78.2	69.2	69.2

Table 2. – Noise Produced by 10 HP Fan with Baffle at Maximum Air Flow (No Foam Insulation)

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	89.2	58	68.4	74.9	81.8	83.6	87.4	87.4	82.8	85.3	72.7	72.2
2	89.2	60.6	71.3	77.3	82.3	84	85.7	87.1	83.2	84.9	74.2	85.4
3	88	58.6	69.4	75.6	80.9	83.2	85.4	84.9	82.4	79.8	77.4	82.7
4	88.5	58.3	68.1	75.2	81.2	83.3	87.3	83.9	79.1	84.4	78.5	74.4
5	89.1	59.4	70	76.7	82.5	84.5	86.4	85.6	81.5	79.3	76.7	74.4
6	89.2	60.2	70.9	77.4	82.9	84	85.8	87.1	82.7	84.2	74.2	73.5
7	84.9	53.8	64.4	71.2	77.5	80.6	82.1	82	80.8	80.6	70.3	73.5
8	84.3	54.3	65.2	72.2	78.5	79.5	80.8	80.6	80.6	78.9	69.3	67.6
9	84.1	54.1	65.5	72	77.1	81.2	81.2	78.4	76.3	77.8	69.8	68.1
10	84.8	54.4	65.6	72.7	78.6	79.9	81.8	79.4	76.9	77	74.2	73.4
11	85	55.2	66.3	73.3	79.4	81.3	81.2	81.6	80.9	80	71.5	80.9

Table 3. – Noise Produced by 10 HP Fan with Baffle at Minimum Air Flow (No Foam Insulation)

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	84.9	63.6	74.1	78	77.5	78.7	79.8	82.4	79.6	82.9	79.7	79
2	86.4	68.3	77.9	80.6	77.9	78.5	80	83.7	82.5	85.5	81.6	80.4
3	83.7	59.7	71.5	74	75.4	78.5	80	83.1	78.7	83.9	87.1	87.3
4	84.2	56.6	67.2	72.7	75.7	79.4	83.9	82.2	78.3	86.7	88.2	70.3
5	84.8	61.2	71	75.2	76.5	78.7	81.5	84.1	77	81.7	84.3	71.1
6	86.8	67.8	77.7	81.5	78.6	78	80.4	82.3	78.7	82.5	80.7	75.6
7	81.2	59.7	69.5	73.7	73.6	75.1	76.8	77.7	79.3	83.2	78.2	71.6
8	81.6	61	71.3	75	73.9	74.7	75.7	76.5	77.4	80.1	76.9	69.4
9	80.4	57.7	67.2	71.4	72.5	74.7	77	74.7	75.4	81.9	80.4	71.9
10	81.1	58.3	67.7	72.4	73.3	75.3	78.2	74.9	73.4	81.3	82.4	70.5
11	82.4	61.7	71.8	76.2	74.5	75.1	75.9	77.4	78.8	81.7	78.9	67.7

Table 4. – Noise Produced by 10 HP Fan with Baffle and Foam Insulation at Maximum Air Flow

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	87.9	55.2	65.7	73.3	79	82.4	87.1	87.8	82.9	85.2	75	73.1
2	88.4	57	68	75.4	80.3	83.7	85.6	88	83.5	84.8	74.1	71
3	87.2	56.8	67.4	73.9	79.5	82.8	84.6	85.2	81.6	79.4	77.9	86.3
4	88	57.2	66.9	74.2	79.6	82	87.4	83.2	78.5	84.1	79.1	75.8
5	88.2	59.3	67.8	74.9	80.9	83.7	85.6	85.3	81.5	78.3	76	73.1
6	88.1	56.6	67.8	75.7	80.7	83	85.5	87.1	82.6	84.2	74.7	72.3
7	83.6	51.4	67.6	70.1	75.6	79	81.7	82.1	80.5	80.6	71.2	67.3
8	83.4	56.2	62.6	70.9	76.7	79.1	80.5	81	80.3	79	68.8	63.9
9	83	51.6	63.8	70.1	75.6	78.3	80.1	78.4	76.7	78.7	71.3	66.3
10	84.2	51.8	63.9	71.2	76.9	79.2	81.6	79.3	77.2	76.9	72.7	68.2
11	84.3	52.2	63.9	71.6	77.6	79.6	80.9	80.7	80.7	80	70.7	66.8

Table 5. – Noise Produced by 10 HP Fan with Baffle and Foam Insulation at Minimum Air Flow

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	84.9	62.5	72.7	77	76.4	77.4	79.5	82.3	78.7	82.8	80	70.1
2	86.6	67.9	77.4	80.5	77.6	78.1	80	83.5	82.3	86.2	81.8	77.7
3	83.3	59.6	69	73.1	74.7	78	79.4	82.9	79.4	84.2	84.4	78.9
4	84.2	55.3	65.9	71.7	74.7	78.6	84.5	82.9	77.9	86.6	86.7	69.7
5	84.4	62.2	69.8	74.5	75.9	78.6	81.8	84.5	77.7	82.2	84.7	69
6	86.3	67.1	77.2	80.8	77.9	77.3	80.1	82	79.1	83.2	80.5	64.3
7	80.8	58.8	68.2	72.8	72.6	74	76.4	75.5	79.9	83.6	77.8	62.1
8	81.2	60.2	70.3	75	73.7	74.3	75.9	77.9	77.3	79.7	78.2	70.8
9	79.5	56.6	66.4	71.1	71.6	74	75.8	75.6	72.6	79.6	79.5	66.2
10	80.8	58.2	67.2	72.3	73	75.5	78.4	74.4	73.4	80.6	83.3	70.4
11	82	61.3	71.5	76.6	74.3	74.7	75.9	78	76.7	79.6	79.9	66.6

Table 6. – Noise Produced by 15 HP Fan with No Attenuation

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	95.8	66.2	76.6	82.4	85.7	89.6	96.2	92.5	83.6	86.1	74.1	68
2	94.5	64.2	75.2	80.8	84.6	87.5	93.1	89.7	83.9	85.1	73.1	67
3	92.6	61.7	71.6	78.5	83.9	87.2	90.8	87.9	85.4	81.3	77.2	72.2
4	92.6	62.8	72.8	79.2	84.4	87.1	92	84.2	84.4	86.1	79.4	72.8
5	92.9	61.4	72.2	79.7	85.4	87.6	91.6	88.2	84.6	82.7	74.5	69.4
6	95.5	66.1	76	82.1	86.5	90.6	94.1	90.9	84.2	85.7	74.1	68.9
7	89.9	60	70.9	77.6	81.4	84.6	89.4	83.5	81.3	81.6	70.6	63.6
8	89.4	59	70.8	77	81.1	84.3	87.7	82.8	81.8	81.1	72.2	68.9
9	89.2	55.3	67.4	74.8	79.9	84.1	87.4	81.3	80.4	78.6	71	63.1
10	89	56.2	68	75.7	80.7	84.5	87.5	81.3	80.5	77.8	73.1	69.2
11	90.3	60.1	71	77.7	82.3	86.1	87.9	82.4	82.5	81.4	71.8	64.2

Table 7. – Noise Produced by 15 HP Fan with Baffle at Maximum Air Flow (No Foam Insulation)

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	93.4	60.6	71.8	79.5	84.4	88.3	93.6	90.8	83.9	85.8	74.3	68.2
2	92.7	63	74.8	81.1	85.4	87.3	91.3	89.4	84.5	85.4	75	69.7
3	92.9	63.3	73.4	80.3	85.6	87.2	89.9	88.4	85.1	82.1	77.9	72.6
4	92.6	62.7	72.5	79.2	84.9	87.6	92.3	85.1	83.8	85.9	79.7	74.7
5	93.3	63.1	73.9	80.9	86	87.6	91.5	88.6	84.6	82.8	77.3	74.2
6	93.8	62.3	73.9	81	86.1	88.2	92.2	89.1	84.2	85.9	74.4	69.6
7	89.4	56.1	67.7	75.6	81	84.8	87.9	83.6	81.6	83	76	63.1
8	89	57.4	68.9	76.3	81.2	83.6	86	82.5	81.6	82	70.7	66.9
9	89.2	56.8	68.4	75.8	80.9	84	87.7	81.8	80.1	78.5	72.7	68.1
10	90	58	69	76.5	81.5	84.4	87.9	81.2	80.4	78.9	73.7	67.8
11	89.1	57.5	69.1	76.7	81.6	84	87.1	82.4	82.6	81.4	71.4	67.9

Table 8. – Noise Produced by 10 HP Fan with Baffle at Minimum Air Flow (No Foam Insulation)

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	89.2	67.1	78.4	81.4	80.4	80.9	81.9	84.6	83	81.2	75.8	71.1
2	91.1	70.9	81.8	84.7	81.4	81.9	82.6	86.3	82.1	80.6	76.9	66.3
3	88.3	65.2	75.6	79.1	79.3	82.7	82.8	86.8	79.8	81	80.6	69.3
4	88	60.6	71.9	76.6	78.9	83.3	83.7	85.5	80.5	87.5	84.3	71.5
5	88.3	67.9	76.9	79.8	79.2	80.8	83.6	85.6	80.8	80.5	79.3	70.1
6	91.3	71.5	82.4	85.4	81	80.7	83.5	86	83	81.4	76.8	64.3
7	85.8	62.4	74	77.8	76.7	77.9	79.7	78.7	81.5	79.2	74	62.7
8	86.4	64.7	75.8	79.6	77.2	78.3	79.1	79.5	78.2	78.5	74	62.9
9	85.1	61	71.9	76	76.5	79.1	79.9	78.5	76.7	82	78.4	68.9
10	84.8	61.9	72.4	76.2	75.9	78.6	80.4	78.8	77.8	80.8	78.5	66.1
11	86.1	64.6	76	79.4	77.3	78	78.5	78.9	81.6	79.8	75.3	66.1

Table 9. – Noise Produced by 15 HP Fan with Baffle and Foam Insulation at Maximum Air Flow

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	92.2	58.7	69.7	77.8	82.3	86.5	93.1	90.7	84.3	86.5	74.5	71.7
2	91.5	60.6	73.4	79.5	83.5	86.7	90.5	89.1	84.4	85.4	75	70.6
3	91.6	61.8	71.8	78.6	84.6	86.9	89.5	88.5	84.7	81.8	76	71.9
4	92.1	62.2	71.9	78.2	83.3	86.8	92.3	84.4	84	86.2	79.1	75.1
5	92.3	61.5	72.2	79.6	84.8	87.1	90.9	88.2	84.3	82.6	75	73
6	92.3	59.7	71.6	79.3	83.6	86.6	91.4	89.3	84	85.6	74	68.7
7	88.1	54.4	65.9	74.3	79.3	83.3	88.2	83.6	81.7	82.1	70	64.6
8	87.2	55.5	67.6	74.8	79.8	83.1	86.3	82.7	81.9	81.9	71.7	70.8
9	88.2	55.6	66.9	74.4	80	83.6	87.5	81.6	79.6	79	72.4	72.5
10	88.5	56	67.6	75	80.2	84	88.3	81.1	80	78.6	73.2	73.5
11	87.6	55.3	67.4	75.1	80	82.7	86.1	82	82.3	81.6	70.5	63.5

Table 10. – Noise Produced by 15 HP Fan with Baffle and Foam Insulation at Minimum Air Flow

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	87.1	65.9	77.3	80.5	79.5	80.1	81.2	84.5	82.9	81	75.7	69.4
2	89.3	69.9	80.7	83.8	80.5	81.7	82.2	85.9	81.8	80.3	77.1	72.5
3	87.3	63.7	74.2	77.9	78.5	83	82.7	86.1	79.6	80.7	80.4	72.2
4	86.8	58.8	70.4	75.5	78.6	82.5	84.2	84.2	80.5	86.7	84.5	69.2
5	86.8	66.3	75.2	78.4	78.6	80.4	83.2	85.3	80.3	79.8	79.3	69.7
6	89.1	70.2	80.8	83.9	79.8	80.4	83	85.7	82.3	81.1	77	68.7
7	84.4	61.2	72.7	76.8	75.9	77.5	80	78.6	81	78.8	74	65.7
8	83.7	63	74.7	78.5	76.4	78.1	78.5	79.4	78.4	78.1	74	73.5
9	83.7	59.3	70.7	74.9	80.5	79.1	80.2	77.9	77.3	82.1	77.8	72.2
10	83.3	60.7	71.5	75.2	75.4	78.3	80.2	78	78.1	80.9	78.1	72.2
11	84.6	63.3	74.9	78.8	76.4	77.8	79.1	78.1	81.3	79.5	75.6	66.2

Figure 2. Sound Pressure Levels Produced by 10HP Fan

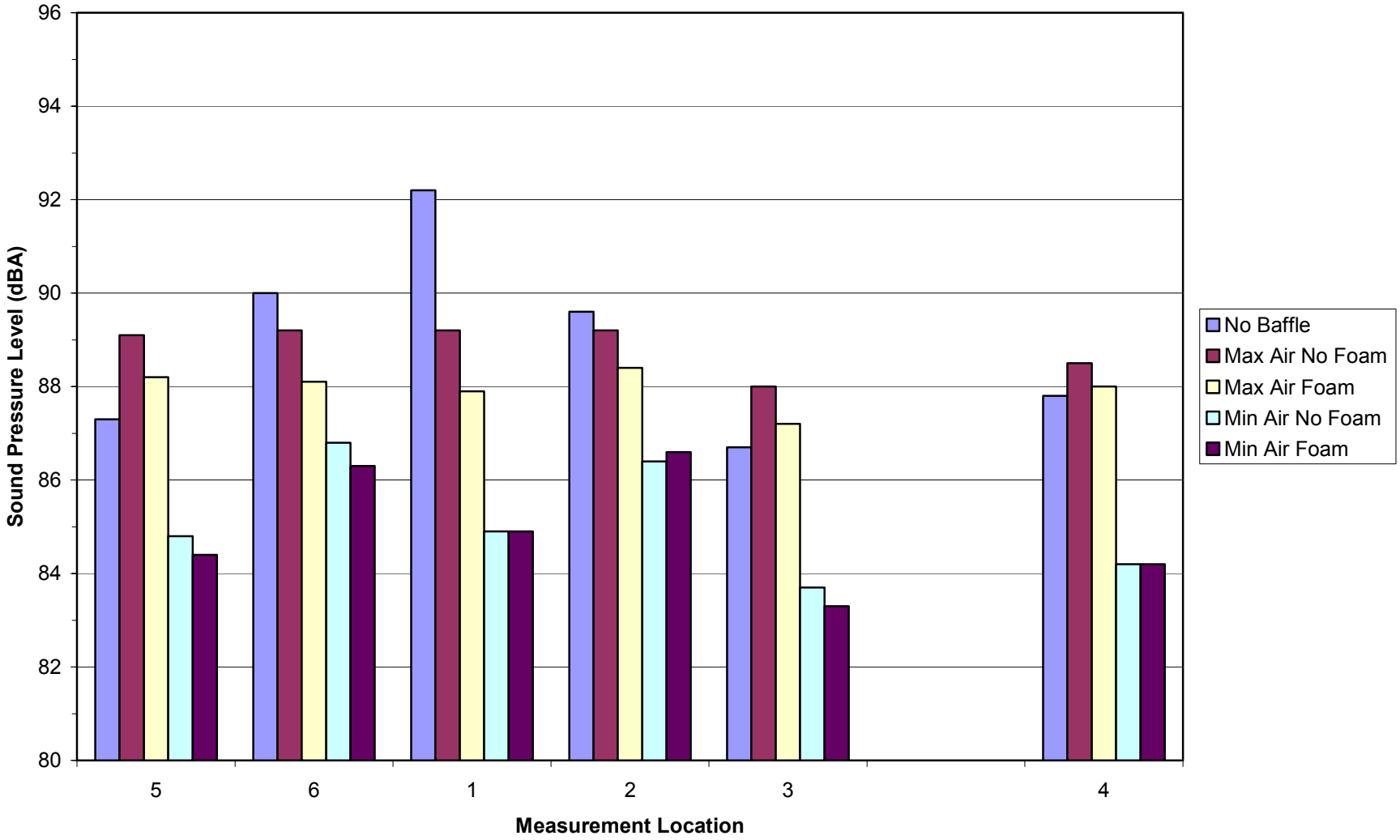


Figure 3. Sound Pressure Levels Produced by 15HP Fan

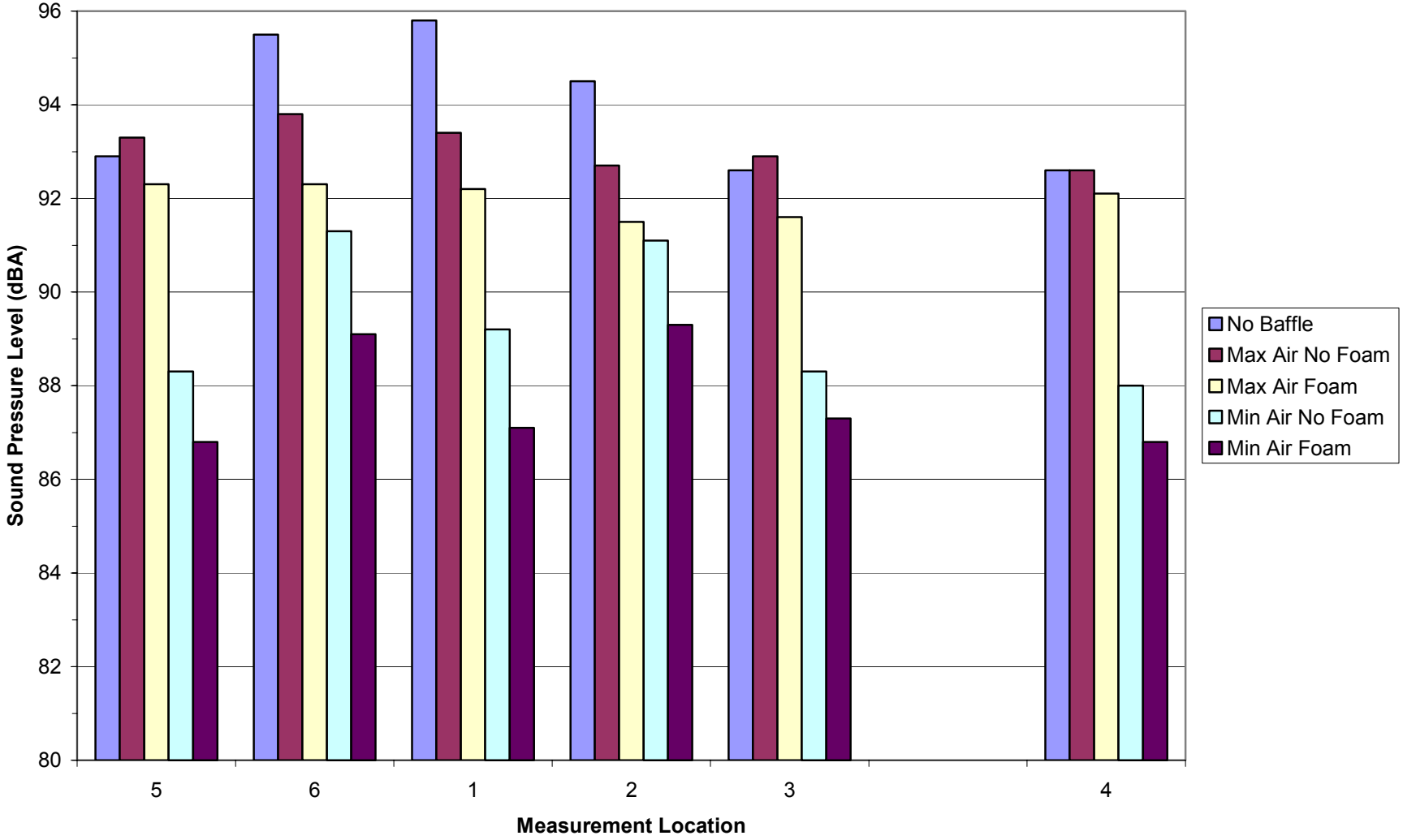


Figure 4. 10HP Fan Maximum Air Flow with Baffle. Frequency Distribution at 1m

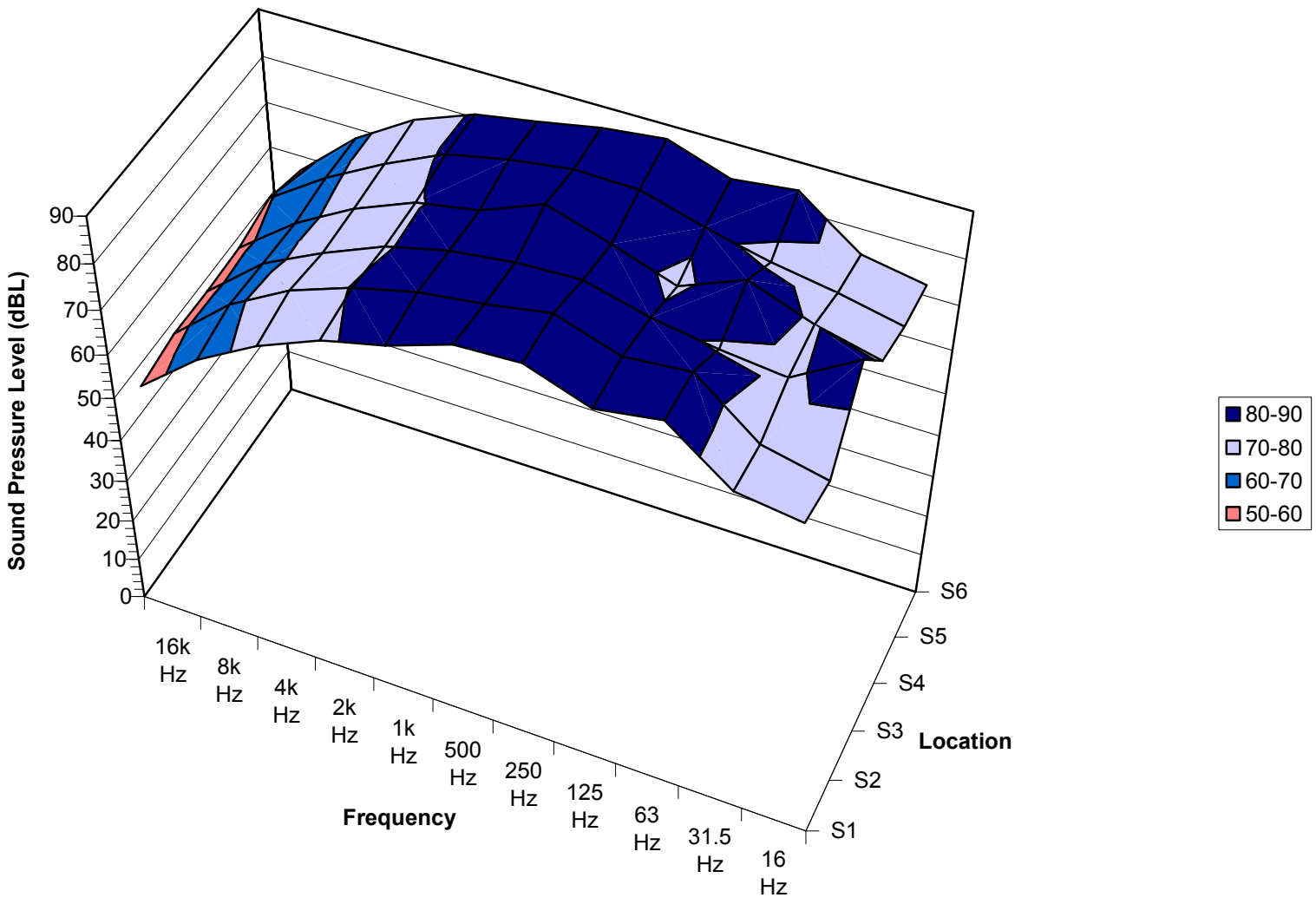


Figure 5. Change in Sound Pressure Level with Frequency on Installation of Baffle to 10HP Fan

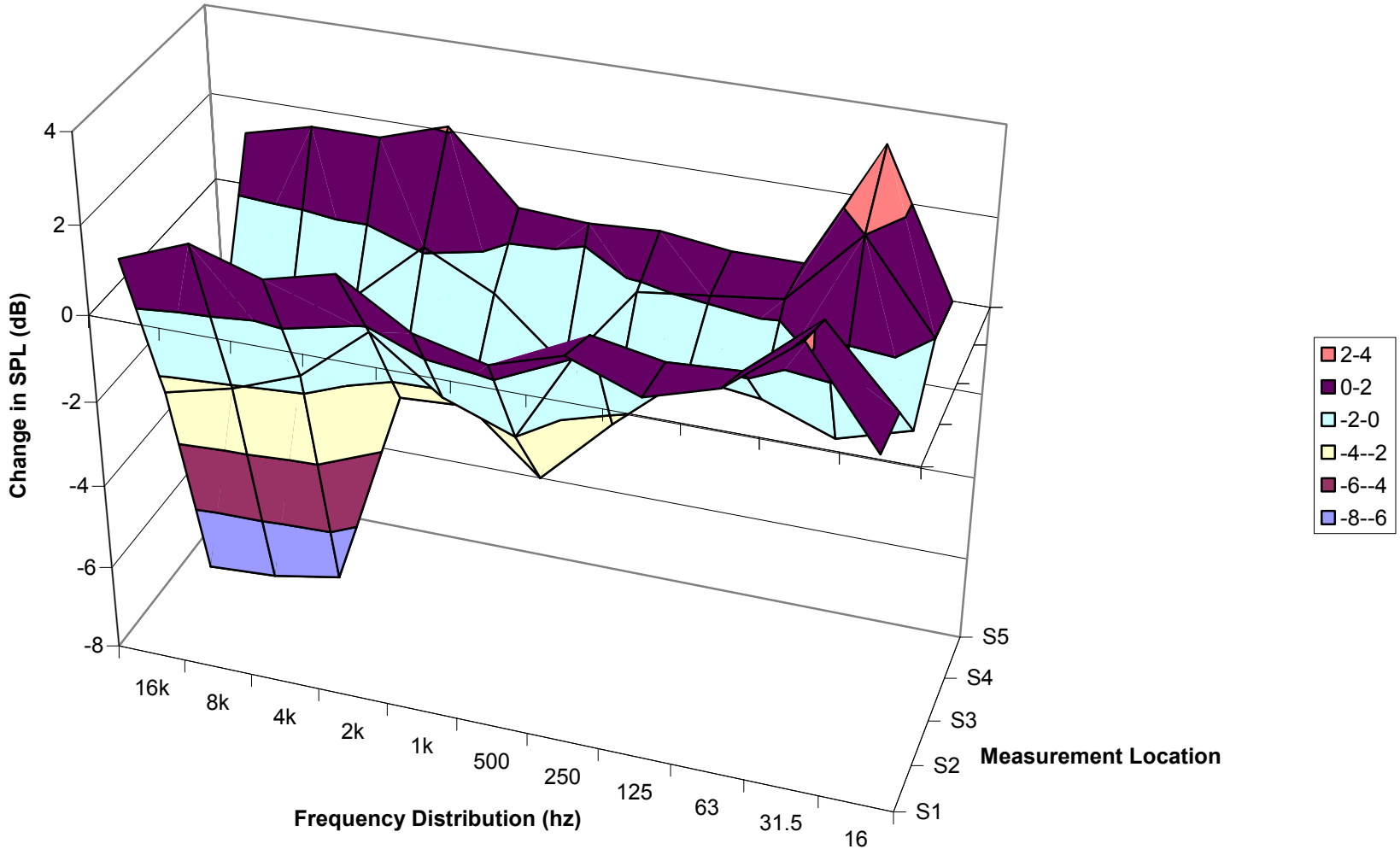


Figure 6. Change in Sound Pressure Level with Frequency on Installation of Baffle to 15HP Fan

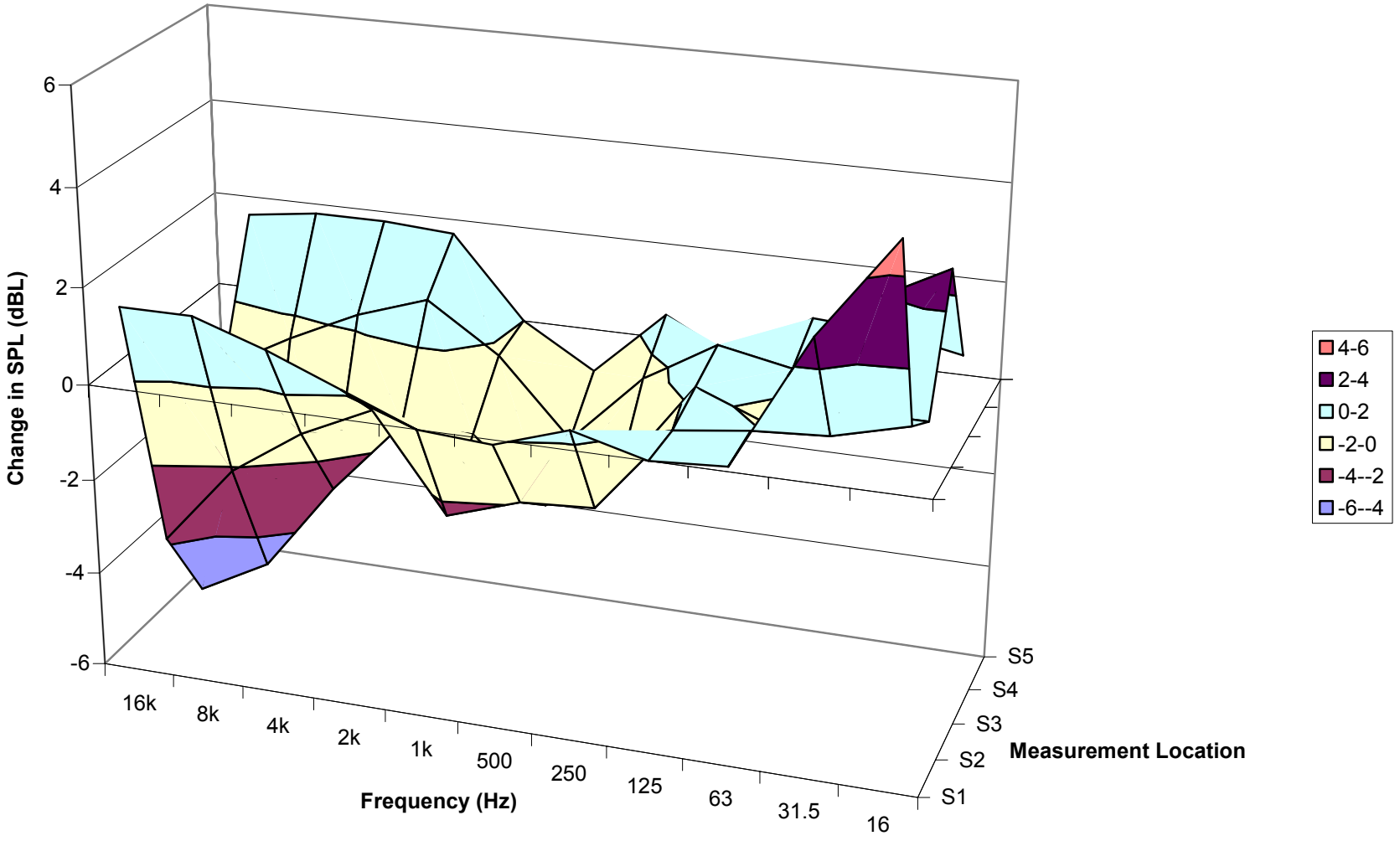
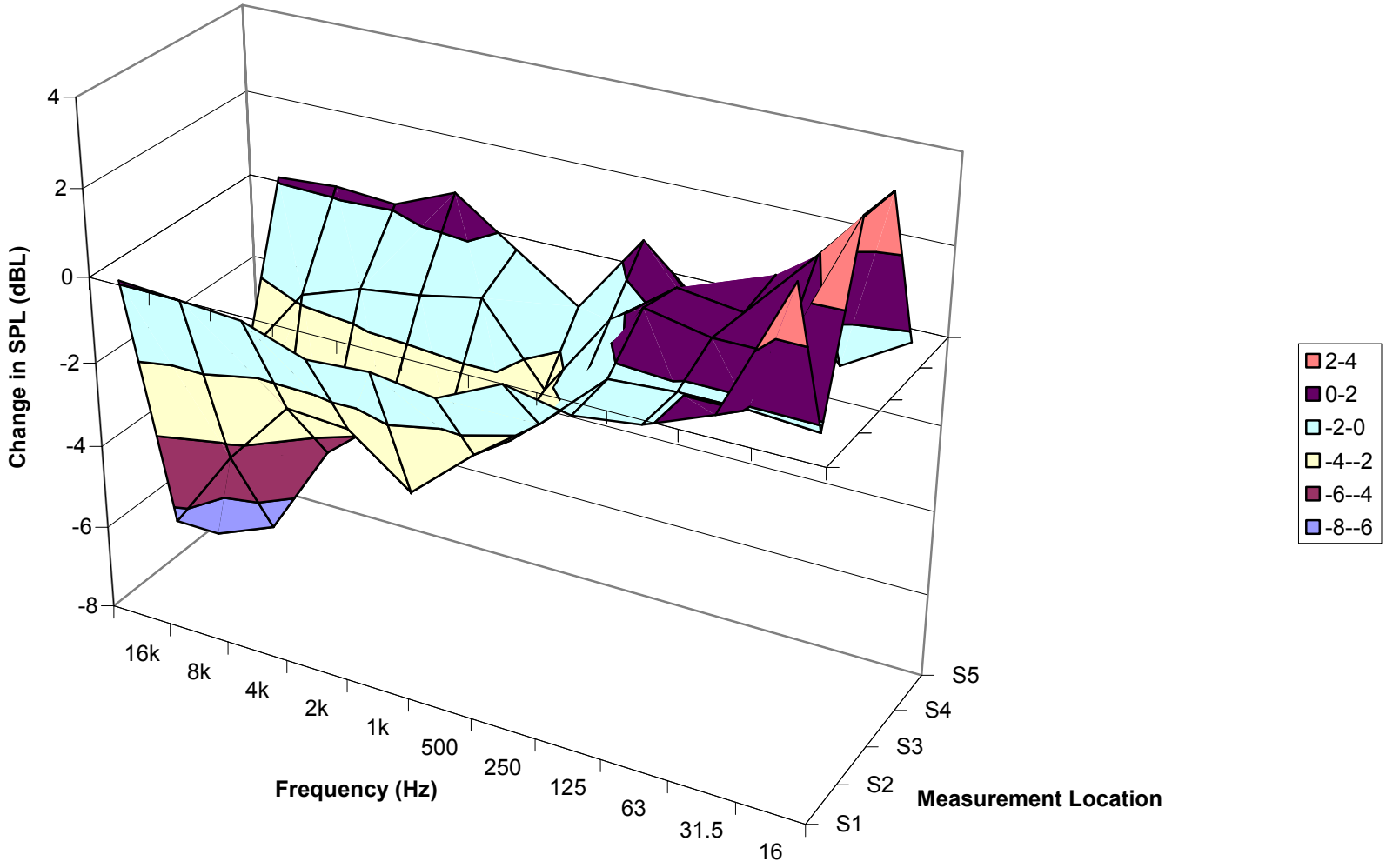
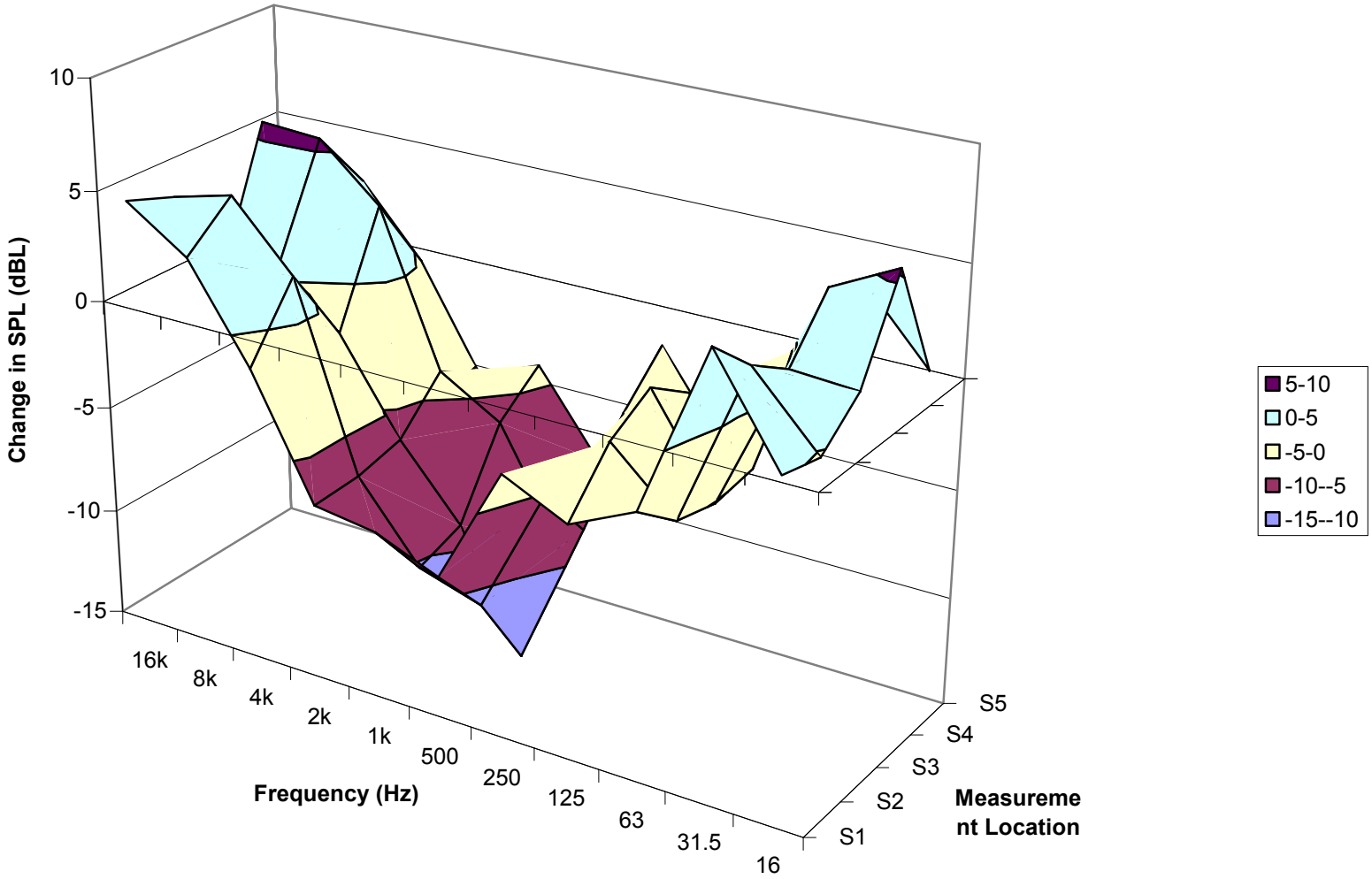


Figure 7. Change in SPL with Frequency on Installation of Baffle and Foam to 15HP Fan (Max Air Flow)



Figue 8. Change in SPL with Frequency on Installation of Baffle with Foam to 15HP Fan and Operation at Minimum Flow



5. Comments

Sound pressure levels are anticipated to decrease by 3 dB with a doubling of distance from the source. Measurements were taken 1 m and 3 m from each fan under each chosen operating condition, the anticipated decrease in sound pressure level at 3 m from source in comparison to 1 m from source is 4.8 dB. Recorded decreases in sound pressure level were, on average, in the range of 4.5 to 5.2 dB showing good agreement with theoretical sound attenuation with distance. Trow concludes that interference due to sound reflection, extraneous noise sources, etc. were maintained at acceptable level during the measurement periods.

Attenuation of Sound by Baffle at Maximum Air Flow

Installation of the baffle whilst operating the 10 HP and 15 HP fans at maximum air flow rate resulted in a change in the directional distribution of the sound emitted from the fans. Sound pressure levels directly in front of the fans were reduced by 2 – 3 dB. Conversely, sound pressure levels at 180^{o} to the fans increased by 0 – 2 dB. (See Figures 2 and 3).

Attenuation of Sound by Baffle at Minimum Air Flow

Operation of the baffle at minimum flow resulted in a further change in the directional distribution of sound emitted from the fans, with maxima values being recorded at 45^{o} to the face of the fans. Sound pressure levels at all measurement locations were reduced by 2 – 5 dB by operating at minimum air flow in comparison to operating without the baffle or with the baffle at maximum air flow. (See Figures 2 and 3).

Attenuation of Sound by Foam Insulation

Introduction of foam insulation into the baffle resulted in a decrease in measured sound pressure level by <2dB under the majority of operating conditions for both the 10HP and 15HP fans. (See Figures 2 and 3).

Sound Pressure Level Frequency Distribution

The frequency distribution for the 10HP fan operating at maximum air flow with baffle is shown in Figure 4. Under all operating conditions the sound pressure level frequency distribution showed maxima at central frequency ranges (e.g. 250 – 1000 hertz), however operating parameters were shown to impact on frequency distribution. Installation of baffles to the 10HP and 15HP fans (see Figures 5 and 6) resulted in:

- a 4 – 8 dB reduction in high and mid frequency (250 – 16,000 Hz) sound pressure levels in front of the fans;
- a 0 – 2 dB increase in high frequency sound pressure levels at 180^{o} to the fans;
- minimal impact on low frequency (16 – 125 Hz) sound pressure levels in front of the fans; and,
- a 0 – 4 dB increase in low frequency sound pressure levels at 180^{o} to the fans.

Reduction of air flow (see Figures 7 and 8) resulted in:

- a decrease in mid frequency (250 – 2,000 Hz) sound pressure levels at all measurement locations;
- minimal impact on low and high frequency sound pressure levels in front of the fans;
- a 0 – 6 dB increase in low and high frequency sound pressure levels at an angle of 45^{o} to the fan orientation; and,
- a 0 – 5 dB increase in low and high frequency sound pressure levels at 180^{o} to the fans.

The redistribution of sound pressure level frequencies has the potential to impact on perception of noise nuisance through fan operation. Increased reduction of high frequencies as observed on installation of baffle (with or without foam insulation) is likely to reduce perceived nuisance as high frequency noise is considered more obtrusive. Any increases in low frequency sound pressure levels (e.g. during operation of baffles at minimum air flow) may increase the area of impact of any noise nuisance as low frequency sound travels further and is more difficult to attenuate than high frequency sound.

Conclusions

The above measurements provide a fundamental understanding of noise generated by 10HP and 15HP car dryer fans operating under controlled conditions.

Trow understands that car dryer fans are operated in banks of 6 – 18 within car wash units. Theory predicts that sound pressure levels will increase by 3 dB on doubling of noise source, e.g. two 15HP fans each generating a sound pressure level of 90 dB would provide a combined sound pressure level of 93 dB, four fans would provide 96 dB etc. Other factors can impact on predicted noise generation, resonance can increase noise impact whilst sound adsorbing materials may provide attenuation. Vibration is also a consideration.

Trow strongly recommends that in situ sound measurements be made to assess noise impact of car dryer fans installed within a car wash system. In situ measurements should consider appropriate receptors including, but not necessarily limited to, occupational noise and environmental receptors as well as car wash operation and design.

We trust the aforementioned meets your immediate requirements. If you have any questions, concerns or if we can be of any further assistance, please do not hesitate to contact the undersigned at your earliest convenience.

Yours truly,

Trow Associates Inc.

Bob Jowett, B.Sc., C.E.P.I.T.
Environmental Scientist
Environmental Division

Ron Taylor, M.Sc., C. Chem.
Senior Project Manager
Environmental Division

SOUND LEVEL METER READINGS

MODEL: FT-DD-T450HP4 (50hp T4 VACSTAR TURBINE VACUUM PRODUCER)

READING ONE: 73 DB-A, 3 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

READING TWO: 69 DB-A, 10 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

READING THREE: 54 DB-A, 20 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

READING FOUR: 38 DB-A, 30 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

NOTE: THESE READINGS WERE TAKEN OUTSIDE IN THE OPEN ON A CONCRETE SLAB.

SOUND LEVEL METER USED:

SIMPSON MODEL #40003 – MSHA APPROVED.
MEETS OSHA & WALSH-HEALY REQUIREMENTS FOR NOISE CONTROL.
CONFORMS TO ANSI S1.4-1983, IEC 651 SPECS FOR METER TYPE.

Vacutech
1350 Hi-Tech Drive, Sheridan WY, 82801
PHONE: (800) 917-9444 FAX: (303) 675-1988
EMAIL: info@vacutechllc
WEB SITE: vacutechllc.com

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *SELF SERVICE CAR WASH* ON A 0.89-ACRE TRACT OF LAND, IDENTIFIED AS A PORTION OF LOT 2, BLOCK A, DALTON GOLIAD ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Lisa White of Boing US HoldCo, Inc. on behalf of Donald L. Silverman of Rockwall 205-552, LLC for the approval of a Specific Use Permit (SUP) for a *Self Service Car Wash* on a 0.89-acre tract of land, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N SH-205 OV) District, being identified as a portion of Lot 2, Block A of the Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, addressed as 3611 N. Goliad Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Self Service Car Wash* in accordance with Article 04, *Permissible Uses,* of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be subject to the requirements set forth in Subsection 02.03(H)(4)*, Car Wash (Full-Service or Self-Service),* of Article 04*, Permissible Uses*; Subsection 04.04*, General Retail (GR) District,* of Article 05, *District Development*

DRAFT ORDINANCE 02.09.2021

Standards; and Subsection 06.11*, North SH-205 Overlay (N SH-205 OV) District,* of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall -- *as heretofore amended and as my be amended in the future* -- and the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of the *Self Service Car Wash* land use on the *Subject Property* and conformance to these conditions is necessary for continued operations:

(1) The *Self Service Car Wash* facility shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance;

(2) No outside display of merchandise or outside storage (*e.g. ice machine, propane cage, vending machines, and DVD rental kiosk*) shall be allowed on the *subject property*; with the exception of vending machines that are integrated into the façade of the building.

(3) Additional landscaping (*i.e. trees and shrubs*) shall be required adjacent to the vacuum bays to provide additional sound attenuation for the residential subdivision north of the *subject property*; and

(4) The exit tunnel of the *Self Service Car Wash* facility shall be screened from N. Goliad Street [*i.e. SH-205*] utilizing landscape screening (*e.g. trees, pampas grass, etc.*) and a berm.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits,* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Certificate of Occupancy (CO)*, should any business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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

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

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

SECTION 6. If any section or provision of this ordinance or the application of that section or

DRAFT ORDINANCE 02.09.2021

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF MARCH, 2021.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

1st Reading: *February 16, 2021*

2nd Reading: *March 1, 2021*

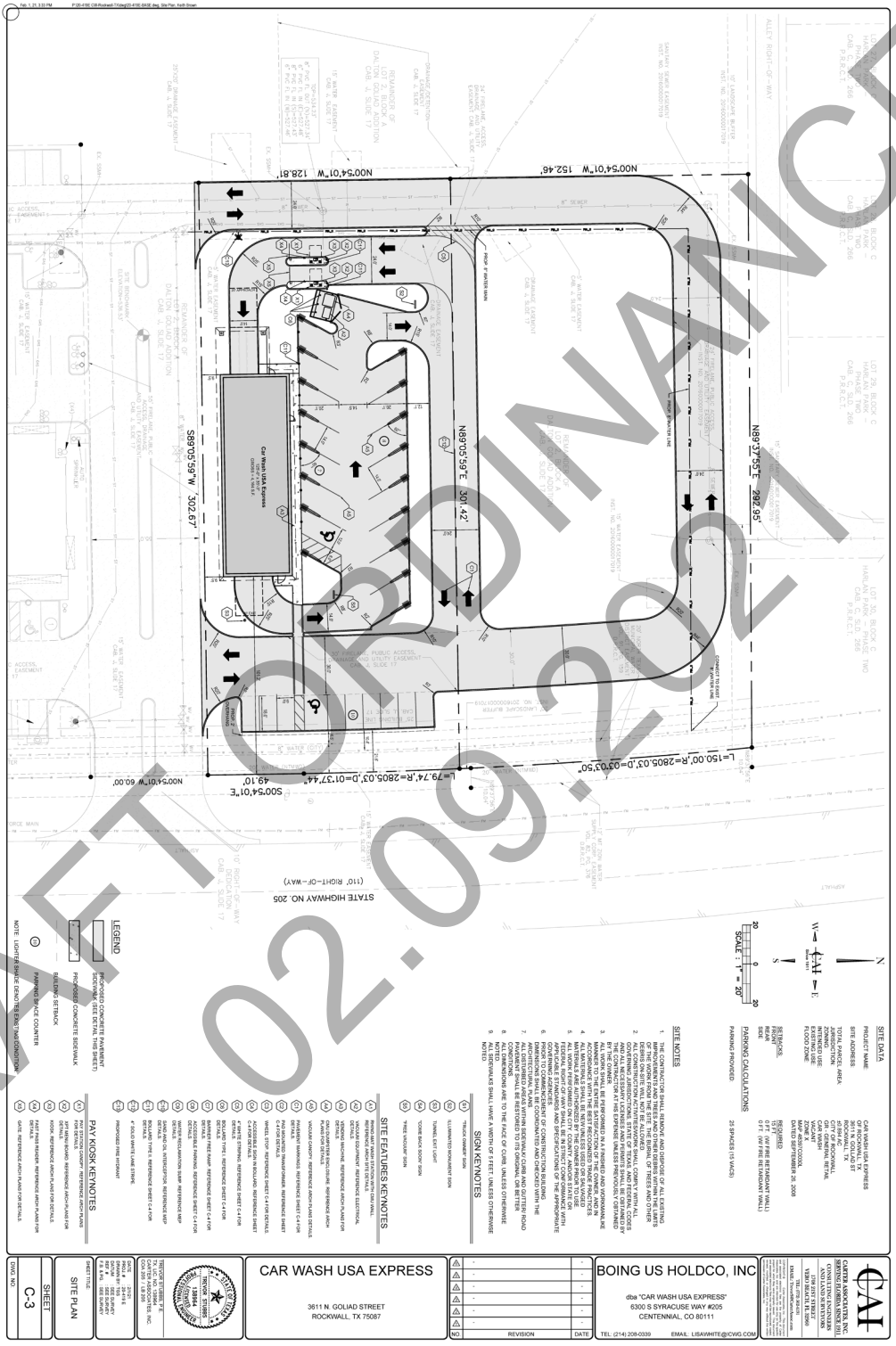
DRAFT ORDINANCE
02.09.2021

Exhibit 'A'
Legal Description and Location Map

Legal Description: Lot 2, Block A, Dalton Goliad Addition
Address: 3611 N. Goliad Street

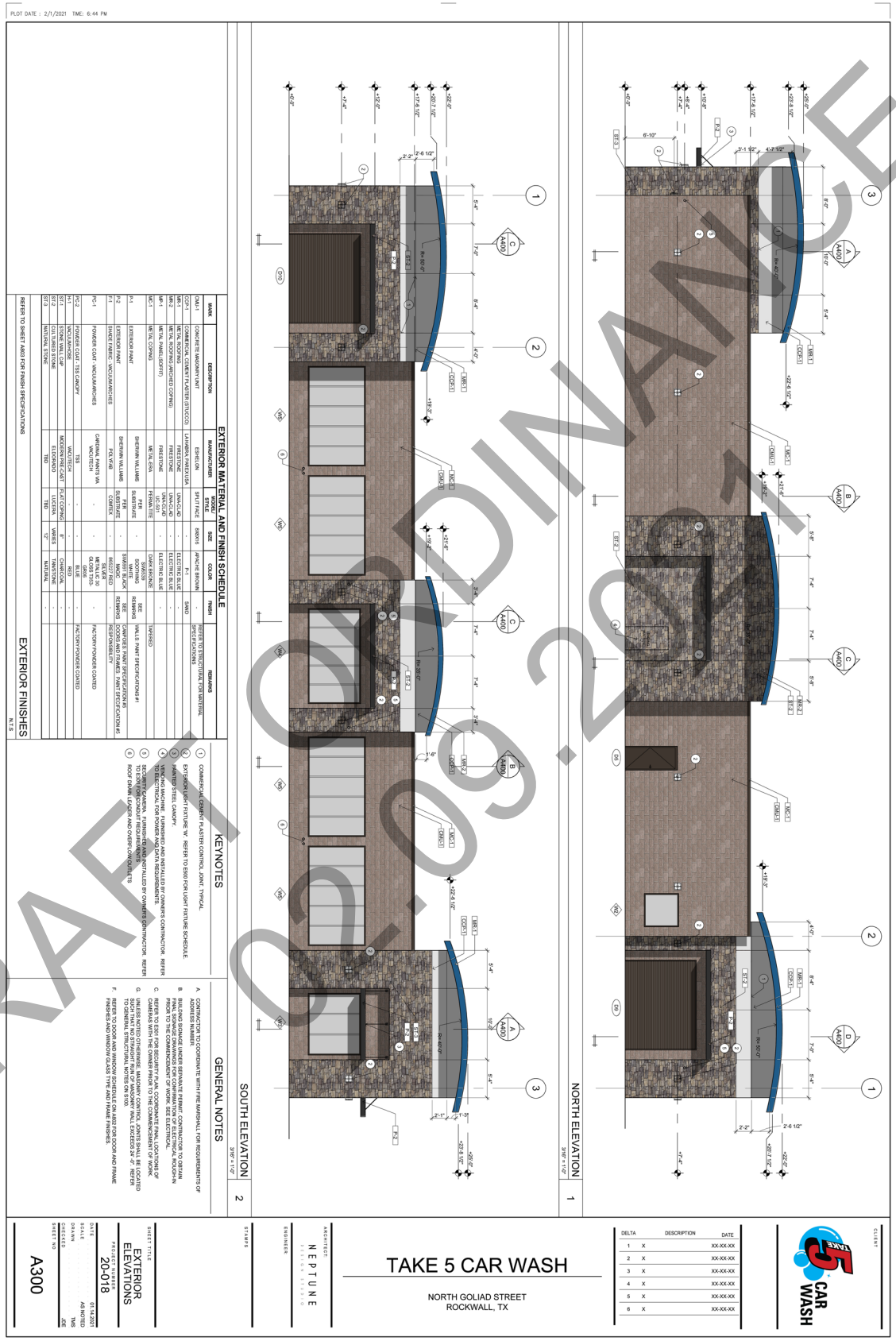
DRAFT ORDINANCE 02.09.2021

Exhibit 'B'
Concept Plan



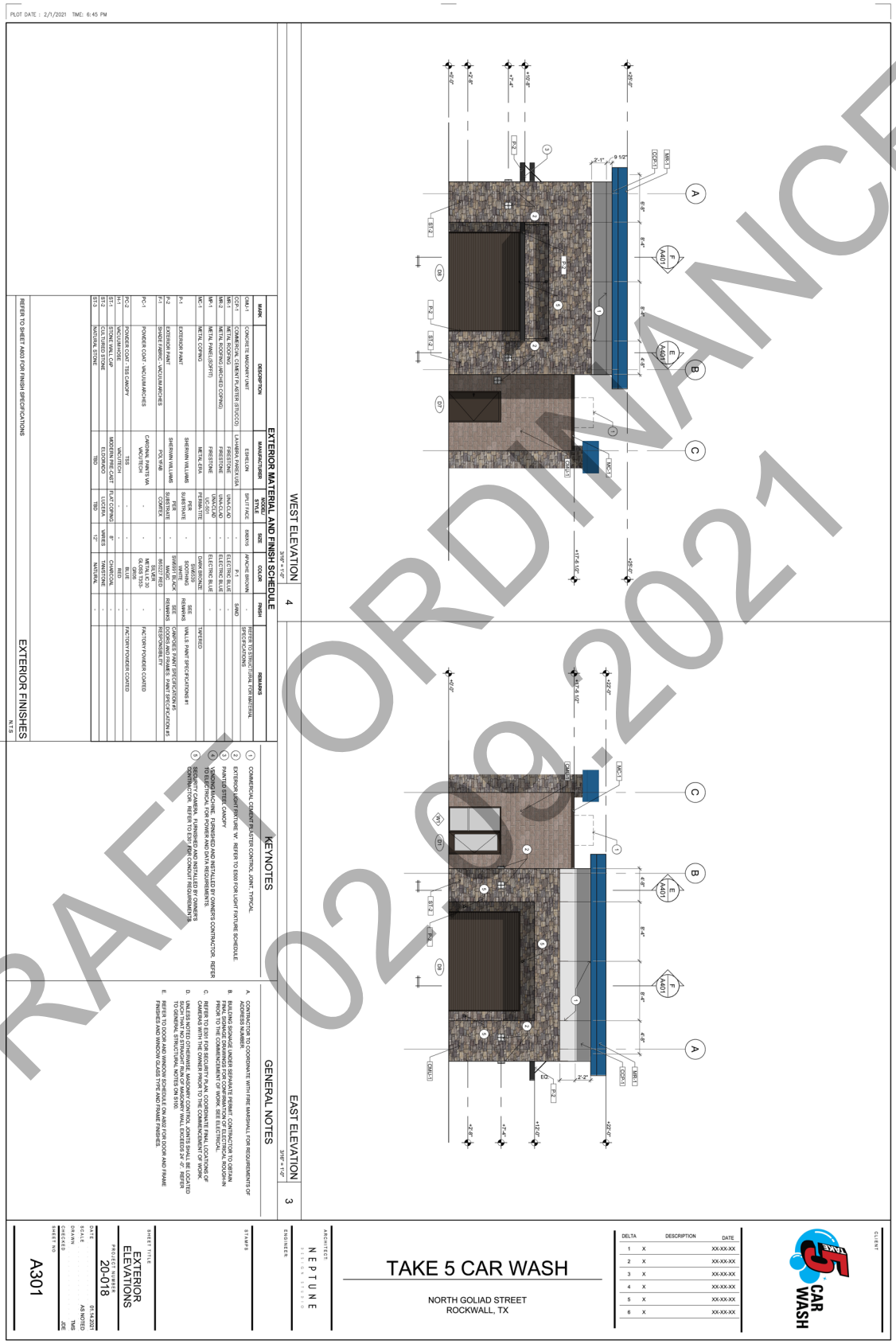
DRAFT ORDINANCE 02.09.2021

Exhibit 'C'
Building Elevations



DRAFT 02.09.2021 ORDINANCE

Exhibit 'C'
Building Elevations



DRAFT ORDINANCE 02.09.2021

CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Mayor and City Council
DATE:	February 16, 2021
APPLICANT:	Lisa White; *Boing US HoldCo, Inc.*
CASE NUMBER:	Z2021-002; *Specific Use Permit (SUP) for Self-Service Carwash at 3611 N. Goliad Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Lisa White of Boing US HoldCo, Inc. on behalf of Donald L. Silverman of Rockwall 205-552, LLC for the approval of a *Specific Use Permit (SUP)* for *Self-Service Carwash and Auto Detail* on a 0.89-acre tract of land identified as a portion of Lot 2, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3611 N. Goliad Street [*SH-205*], and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on November 7, 1983 by *Ordinance No. 83-57*. Based on the City's historic zoning maps the subject property was rezoned from an Agricultural (AG) District to a General Retail (GR) District at some point between November 7, 1983 and December 7, 1993. On February 15, 2016, the City Council approved a preliminary plat [*Case No. P2016-004*] for Lots 1-6, Block A, Dalton Goliad Addition. This approval was followed by a final plat [*Case No. P2016-034*], which was approved by the City Council on August 1, 2016. This final plat created Lots 1-3, Block A, Dalton Goliad Addition. On December 4, 2017, the City Council approved a replat [*i.e. Case No. P2017-062*] subdividing Lot 2, Block A into Lots 4 & 5, Block A and establishing the subject property (*i.e. Lot 4, Block A, Dalton Goliad Addition*); however, this replat was never filed. Prior to the replat, a Specific Use Permit (SUP) [*SUP #S-171; Ordinance No. 17-39*; *Case No. Z2017-029*] was approved by the City Council on August 7, 2017. This approval allowed a *Restaurant, Greater Than 2,000 SF with a Drive-Through or Drive-In* (*i.e. Freddy's Frozen Custard*) on the subject property. On September 12, 2017, the Planning and Zoning Commission approved a site plan [*Case No. SP2017-024*] for the proposed restaurant; however, the restaurant was never constructed, and the site plan and Specific Use Permit (SUP) have since expired. On December 7, 2020, the City Council approved a conveyance plat [*i.e. Case No. P2020-048*] for the purpose of subdividing one (1) lot (i.e. *Lot 2, Block A, Dalton Goliad Addition*) into four (4) lots (*i.e. Lots 4-7, Block A, Dalton Goliad Addition*) to convey property. This conveyance plat established the subject property as Lot 5, Block A, Dalton Goliad Addition. The subject property is currently vacant.

PURPOSE

The applicant, is requesting the approval of a Specific Use Permit (SUP) to allow for a *Self-Service Carwash* on the subject property in accordance with the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is located at 3611 N. Goliad Street [*SH-205*]. The land uses adjacent to the subject property are as follows:

North: Directly north and adjacent to the subject property is a vacant 1.033-acre parcel of land (*i.e. Lot 4, Block A, Dalton Goliad Addition*). Beyond this is a single-family residential subdivision, consisting of 30 single-family residential lots, and being identified as Harlan Park, Phase 2 Addition. Beyond this is Harlan Park, Phase 1 Addition, which consists of 65 single-family residential lots. Both of these subdivisions are zoned Single-Family 10 (SF-10) District.

South: Directly south of the subject property are Lots 1, 3, & 6, Block A, Dalton Goliad Addition. Lot 3 is currently occupied by a strip retail center with several tenants (*i.e. Marco's Pizza, Hittson Dental, and Venice Nail Salon*). Adjacent to and south of the strip center is Lot 1, which is occupied with an Aldi's Grocery Store. These properties are zoned General Retail (GR) District. South of this is Dalton Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Free Methodist Church, which is zoned Single-Family 16 (SF-16) District.

East: Directly east of the subject property is N. Goliad Street [*SH-205*], 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 is the corporate limits of the City followed by properties in the City's Extraterritorial Jurisdiction (ETJ) that have existing single-family homes situated on them. Adjacent to and south of this area is a Sonic Drive-In and 7-Eleven convenience store, which are situated within the City limits and are zoned General Retail (GR) District.

West: Directly west of the subject property is a vacant 2.402-acre parcel of land (*i.e. Lot 6, Block A, Dalton Goliad Addition*). This property is zoned General Retail (GR) District. Beyond this is the Nebbie Williams Elementary School, which is situated on a 11.599-acre parcel of land (*i.e. Lot 1, Block A, Rockwall School North Addition*). This property is zoned Single-Family 10 (SF-10) District.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, concept plan, and building elevations depicting the layout of a ~4,164 SF *Self-Service Carwash*. The proposed carwash will consist of a single entrance tunnel, 15 vacuum stalls, and ten (10) parking spaces. Based on the concept plan, the carwash tunnel will be oriented so that the exit of the tunnel will be facing onto N. Goliad Street, with the building being setback ~101-feet from the public right-of-way. Staff should point out that the carwash will be located within 300-feet of both the Harlan Park Subdivision and Nebbie Williams Elementary School. Based on this staff is requesting that the applicant provide additional landscaping for sound attenuation. These have been included in the draft ordinance as operational conditions should the SUP be approved. The landscaping for the subject property will be considered at the time of site plan.

CONFORMANCE TO THE CITY'S CODES

According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Self Service Car Wash* requires a Specific Use Permit (SUP) in the General Retail (GR) District. In addition, Subsection 02.03.(H)(4), *Conditional Land Use Standards*, of Article 04, *Permissible Use Charts*, of the Unified Development Code (UDC) also provides the following requirements relating to regulating the land use:

(a) Entrances and exits to the car wash shall not directly face any public right-of-way.
(b) The carwash shall be set back a minimum of 50-feet from any street frontage.

In this case, the submitted concept plan indicates the exit of the carwash tunnel will be directly facing N. Goliad Street, which is not in compliance with the land use conditions required for this land use in the Unified Development Code (UDC). Staff should point out that a similar orientation for a *full-service carwash* was approved by the Planning and Zoning Commission along N. Goliad Street; however, staff is should note that in that case the proposed carwash was [*1*] situated in a Commercial (C) District with no adjacent residentially zoned or used land, [*2*] primarily situated behind a standalone structure that served as the point of sale, and [*3*] that incorporated heavy screening along the *SH-205* frontage. In this case, no mitigating measures are being proposed. In addition, staff should point out that due to existing easements along SH-205, increased landscape screening cannot be provided in front of the tunnel in the landscape buffer.

According to Subsection 01.06(A), *Residential Adjacency Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he general objectives of residential adjacency standards are to preserve and protect the integrity, enjoyment and property values of residential neighborhoods within the City of Rockwall, through the establishment of standards for certain nonresidential uses that may impact surrounding residential land uses." This section goes on to state that the residential adjacency standards are to be applied to a carwash when it is adjacent to or within 150-feet of a residential district boundary. In this case, the applicant replatted the property (*i.e. Case No. P2020-048*) so that the carwash is more than 150-

feet from the adjacent residential zoning districts (*i.e. ~152-feet from the Harlan Park Subdivision and ~173-feet from Nebbie Williams Elementary School*); however, Subsection 01.06(D)(6)(a) this section of the Unified Development Code (UDC) grants the Planning and Zoning Commission the ability to require wing walls, landscape screens, changes in building orientation, and/or other design elements to screen and minimize the impact of the proposed land use. Although the subject property is in compliance with the 150-foot distance requirement, staff has requested that the applicant provide additional landscape screening adjacent to the northern and western property lines to provide screening and sound attenuation. Staff should also point out that the applicant has provided staff a noise assessment for the carwash and vacuum bays. With this being said, the determination of if the landscaping is sufficient screening/sound attenuation remains a discretionary decision for the Planning and Zoning Commission and City Council.

With the exception of these items the concept plan appears to meet the design requirements for the General Retail (GR) District. Staff should note that the submitted building elevations *do not* appear to meet the minimum standards of the N. SH-205 Overlay (N. SH-205 OV) District and will need to be reviewed by the Architectural Review Board (ARB) and Planning and Zoning Commission at the time of site plan.

STAFF ANALYSIS

The intent of the General Retail (GR) District is to provide limited retail and service uses for nearby residential neighborhoods. Development in these areas should not include intensive commercial land uses that carry large volumes of retail traffic. Developments should also be adequately buffered and screened from residential land uses. Since the General Retail (GR) District is located close to residential areas, the development standards are typically more stringent and similar to the Residential-Office (RO) and Neighborhood Services (NS) Districts. All of these districts are intended to create a transition from the adjacent residential neighborhoods to less intense non-residential land uses. According to the *ITE Trip Generation Rates* (*9th Edition*) a carwash carries around 108 weekday trips, which makes it a medium to low traffic generator; however staff should point out that -- *with the exception of one (1) self-service car wash that was built in 1992 according to the Rockwall Central Appraisal District* -- no other carwashes (*self-service or full-service*) have been constructed in a General Retail (GR) District. The four (4) standalone carwashes (*i.e. Horizon Car Wash, Hacienda Car Wash, Speedy Bee Car Wash, and Carmel Car Wash*) are all located within a Commercial (C) District, which allows both a self-service and full-service carwash *by-right*. With all of this being said, any request for a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On January 22, 2021, staff mailed 40 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Castle Ridge, Harlan Park, and Rockwall Shores Homeowner's Association (HOA), which are the only Homeowner's Associations (HOA's)/Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received the following:

(1) Three (3) property owner notifications from property owners within the notification area (*i.e. within the 500-foot buffer*) opposed to the applicant's request.
(2) Two (2) emails from property owners within the Homeowner's Association (HOA) notification area (*i.e. within the 1,500-foot buffer*) opposed to the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) for a *Self-Service Carwash* on the subject property, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:

    (a) The *Self-Service Carwash* facility shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance;

(b) No outside display of merchandise or outside storage (*e.g. ice machine, propane cage, vending machines, and DVD rental kiosk*) shall be allowed on the *subject property*; with the exception of vending machines that are integrated into the façade of the building.

(c) Additional landscaping (*i.e. trees and shrubs*) shall be required adjacent to the vacuum bays to provide additional sound attenuation for the residential subdivision north of the *subject property*; and

(d) The exit tunnel of the *Self-Service Carwash* facility shall be screened from N. Goliad Street [*i.e. SH-205*] utilizing landscape screening (*e.g. trees, pampas grass, etc.*) and a berm; and,

(2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On February 9, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) allowing for a *Self-Service Carwash* subject to the conditions of approval and the following additional recommendations:

(1) A masonry screening wall a minimum of six (6) feet in height be constructed adjacent to the northern property line of the subject property.
(2) Three (3) tiered screening (*i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) be incorporated in front of the carwash to screen the tunnel and vacuum bays adjacent to the eastern property line of the subject property.

This motion passed by a vote of 5-0, with Commissioners Moeller and Welch absent. Staff has incorporated these recommendations into the draft ordinance for the City Council's consideration.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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]
[X] 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	To Be Determined				
Subdivision	Dalton Goliad Addition	Lot	2	Block	A
General Location	NW Corner of Dalton RD and N Goliad Street (Lot North of Existing Development)				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	General Retail (SH205 Overlay)	Current Use	Vacant		
Proposed Zoning	General Retail (SH205 Overlay)	Proposed Use	Car Wash		
Acreage	0.89 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	Rockwall 205-552 LLC	[ ] Applicant	BOING US HOLDCO, INC.
Contact Person	Donald L. Silverman	Contact Person	Lisa White
Address	4622 Maple Ave #200	Address	6300 S Syracuse Way #205
City, State & Zip	Dallas, Tx 75219	City, State & Zip	Centennial, CO 80111
Phone	972-980-8807	Phone	214-208-0339
E-Mail	DSilverman@MQcompanies.com	E-Mail	Lisawhite@ICWG.com

NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of $_____, to cover the cost of this application, has been paid to the City of Rockwall on this the 14th day of January, 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."

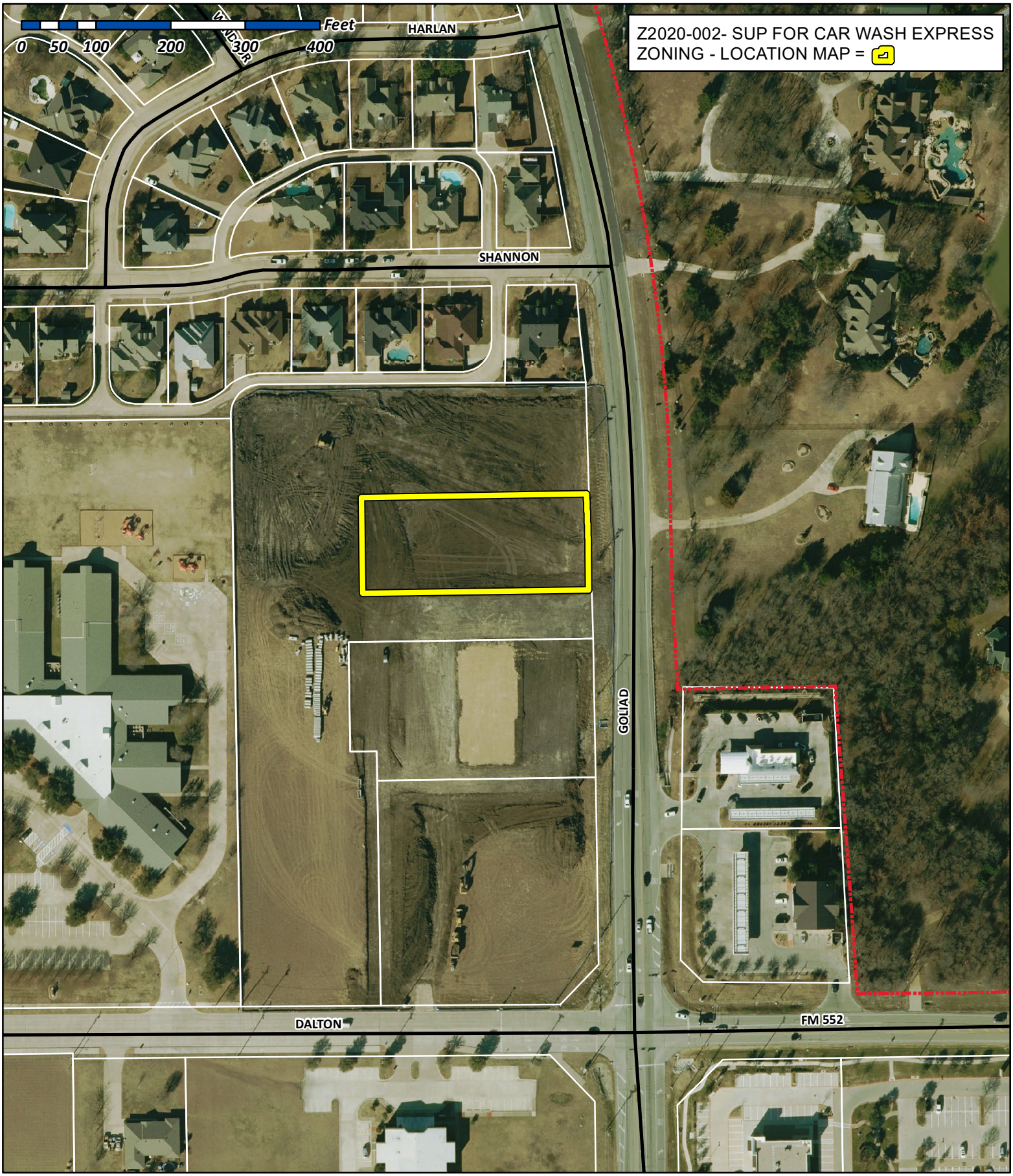
Given under my hand and seal of office on this the 14th *day of* January, *20* 21.

Owner's Signature D Silverman

Notary Public in and for the State of Texas Susan Cooper

SUSAN COOPER NOTARY PUBLIC STATE OF TEXAS ID# 124195782 EXPIRES 2022

My Commission Expires



City of Rockwall

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

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

City of Rockwall

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Rockwall, Texas 75087
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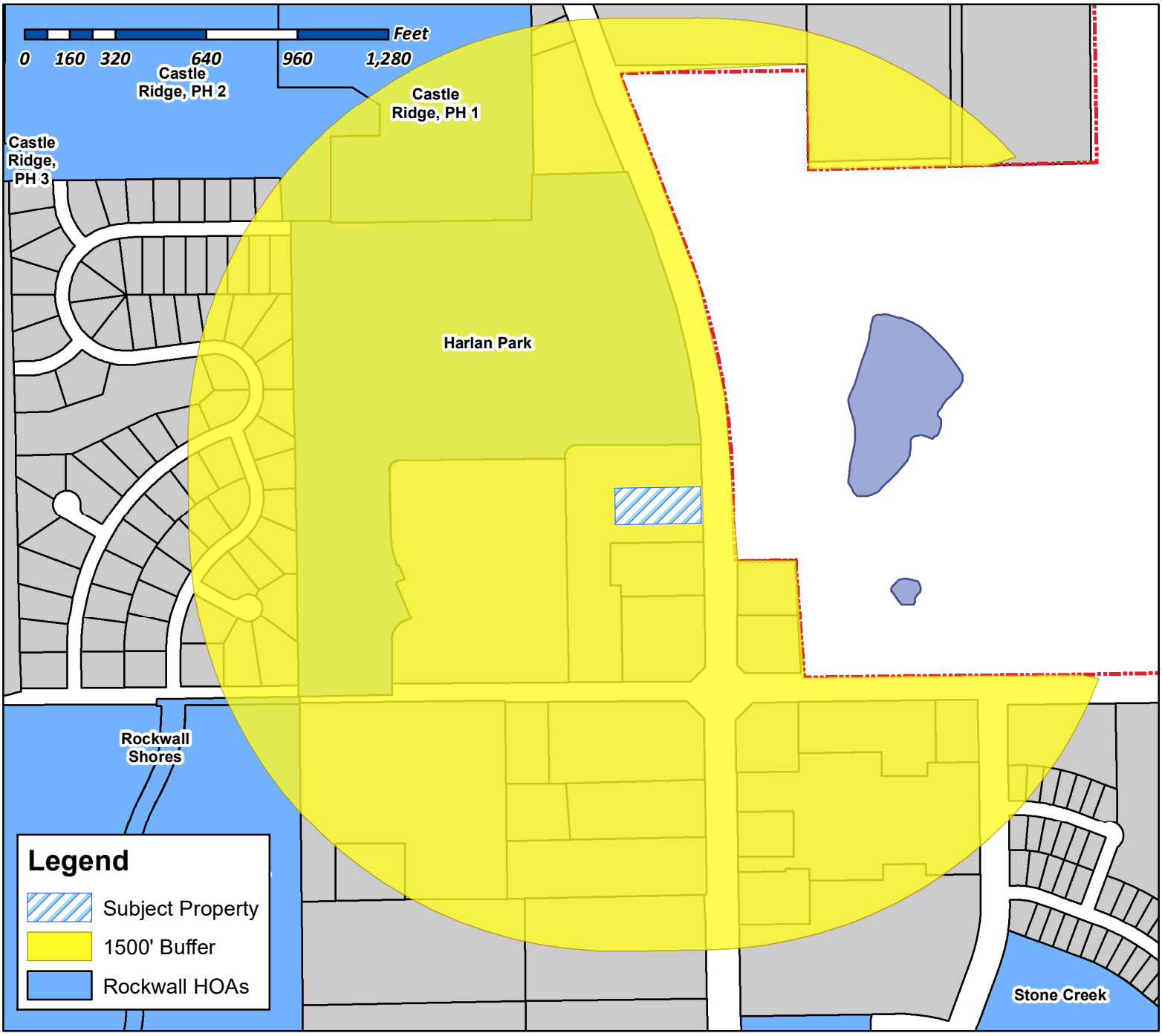
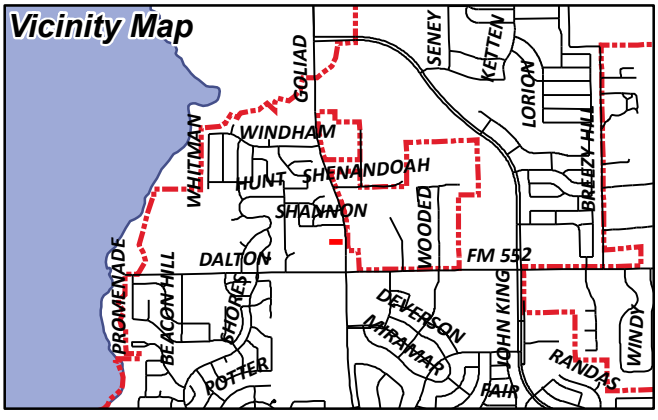


Case Number: Z2021-002
Case Name: SUP for Car Wash
Case Type: Zoning
Zoning: General Retail (GR) District
Case Address: 3611 N. Goliad Street

Date Created: *1/19/2021*
For Questions on this Case Call (972) 771-7745



From: Gamez, Angelica
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-002]
Date: Friday, January 22, 2021 9:00:06 AM
Attachments: Public Notice (01.19.2021).pdf
HOA Map Z2021-002.pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on January 29, 2021. The Planning and Zoning Commission will hold a public hearing on Tuesday, February 9, 2021 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 16, 2021 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2021-002 SUP for a Full Service Car Wash & Auto Detail
Hold a public hearing to discuss and consider a request by Lisa White of Boing US HoldCo, Inc. on behalf of Donald L. Silverman of Rockwall 205-552, LLC for the approval of a Specific Use Permit (SUP) for Full Service Car Wash and Auto Detail on a 0.89-acre tract of land identified as a portion of Lot 2, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3611 N. Goliad Street [SH-205], and take any action necessary.

Thank you,

Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

City of Rockwall

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

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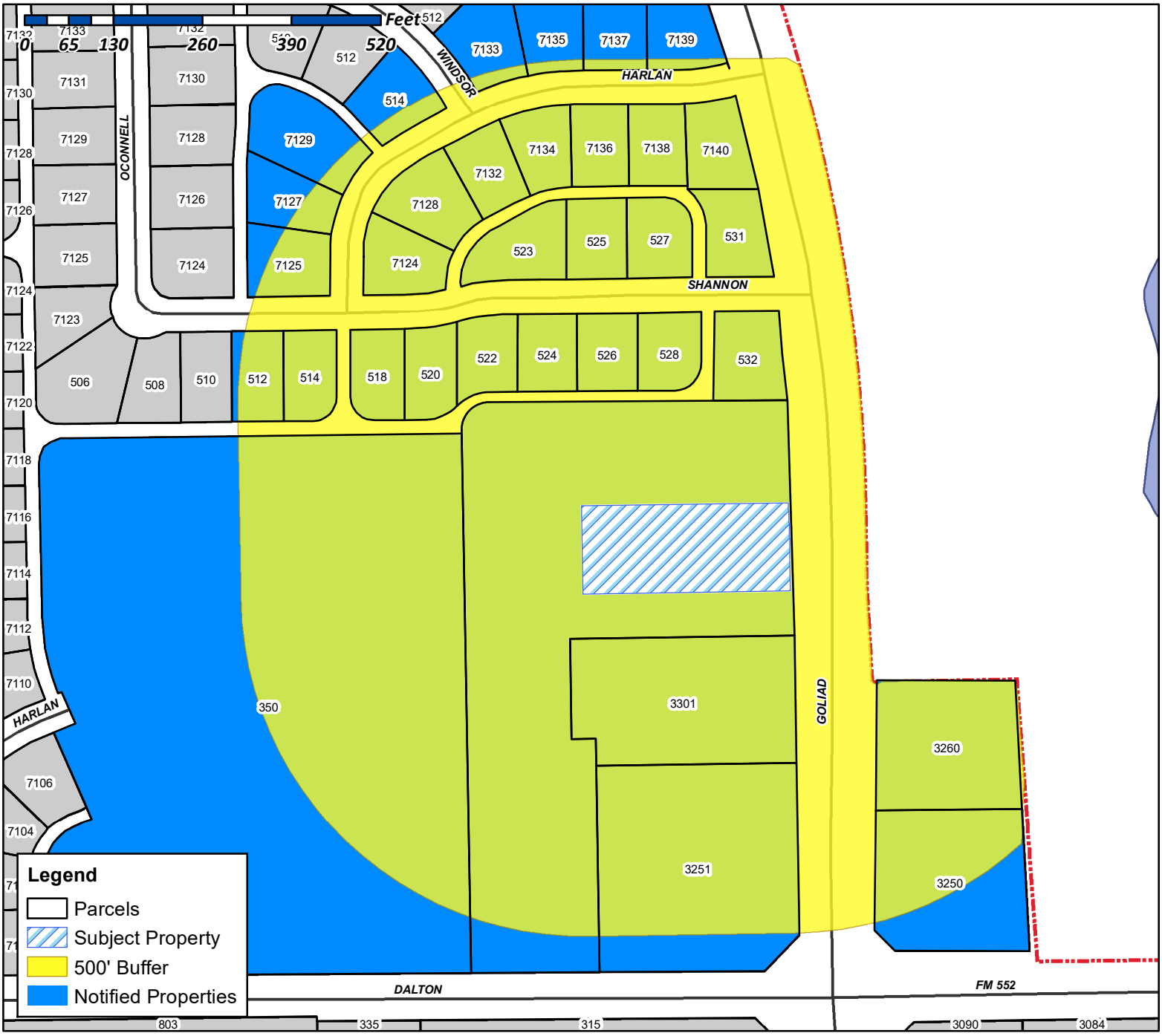
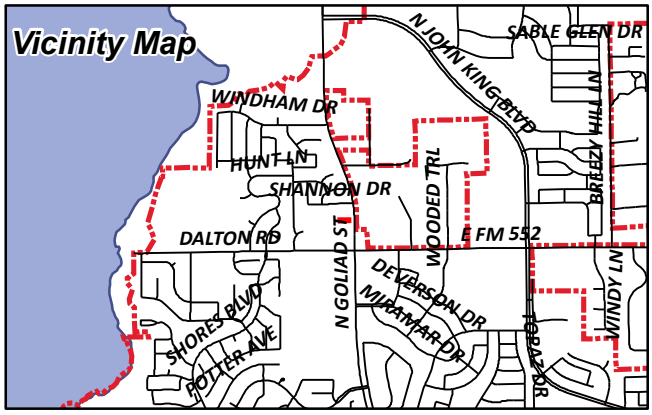


Case Number: Z2021-002
Case Name: SUP for Car Wash
Case Type: Zoning
Zoning: General Retail (GR) District
Case Address: 3611 N. Goliad Street

Date Created: *1/19/2021*

For Questions on this Case Call (972) 771-7745



= RESPONSE RECEIVED

ERVIN RICHARD L
1155 W WALL ST STE 101
GRAPEVINE, TX 76051

ALDI TEXAS LLC
2500 WESTCOURT ROAD
DENTON, TX 76207

DALTON RETAIL LLC
2954 ARBORIDGE COURT
FULLERTON, CA 92835

LIU LIRONG AND FENG XIN
3116 DEEP SPRINGS DR
PLANO, TX 75025

GOLIAD 711 ROCKWALL LLC
SILVER OAK ADVISORS LLC
3250 N GOLIAD
ROCKWALL, TX 75087

ALDI TEXAS LLC
3251 N GOLIAD
ROCKWALL, TX 75087

ERVIN RICHARD L
3260 N GOLIAD
ROCKWALL, TX 75087

DALTON RETAIL LLC
3301 N GOLIAD
ROCKWALL, TX 75087

ROCKWALL I S D
350 DALTON ROAD
ROCKWALL, TX 75087

ROCKWALL 205-552 LLC
4622 MAPLE AVE SUITE 200
DALLAS, TX 75219

MILAZZO DENNIS M SHELLY A
512 SHANNON DRIVE
ROCKWALL, TX 75087

WOLFE KENNETH & PAMELA
514 SHANNON DR
ROCKWALL, TX 75087

WAGONER LISA M
514 WINDSOR WAY
ROCKWALL, TX 75087

PRICE ELLIOTT & LATOYA DUNCAN
518 SHANNON DRIVE
ROCKWALL, TX 75087

DRENNON CHRISTINA LYNN
520 SHANNON DR
ROCKWALL, TX 75087

HAN SANG HWA
522 SHANNON DR
ROCKWALL, TX 75087

BELL WILLIAM L JR & PAMELA S
523 SHANNON DR
ROCKWALL, TX 75087

DAVIS GLYNN M & CAROLYN A
524 SHANNON DR
ROCKWALL, TX 75087

YATES GLEN M & DORIS A
525 SHANNON DR
ROCKWALL, TX 75087

Zach Carter
~~LINDEMAN TONY M & STACY L~~
526 SHANNON DR
ROCKWALL, TX 75087

MCDANIEL DREW & TYLER
527 SHANNON DR
ROCKWALL, TX 75087

CHERUKURU NANDGOPAL
528 SHANNONDR
ROCKWALL, TX 75087

JONES KENNETH A & CYNTHIA C
531 SHANNON DR
ROCKWALL, TX 75087

SANFORD DAVID A & ANNETTE F
532 SHANNON DR
ROCKWALL, TX 75087

CHERUKURU NANDGOPAL
609 S GOLIAD ST #2498
ROCKWALL, TX 75087

TRAN STEVE & CATHERINE
7124 HARLAN DRIVE
ROCKWALL, TX 75087

BENNETT R LANGDON & LINDA
7125 HARLAN DR
ROCKWALL, TX 75087

LIU LIRONG AND FENG XIN
7127 HARLANDR
ROCKWALL, TX 75087

MASSEY WILLIAM C JR AND LACY
7128 HARLAN DR
ROCKWALL, TX 75087

GREEN DORIS M
7129 HARLAN DR
ROCKWALL, TX 75087

VINES THOMAS & SHERRY
7132 HARLAN DR
ROCKWALL, TX 75087

FRYER CRAIG RYAN
7133 HARLAN DRIVE
ROCKWALL, TX 75087

MARTINEZ MICHELE L
7134 HARLAN DRIVE
ROCKWALL, TX 75087

WILLIAMS BUCK AND JESSICA
7135 HARLAN DRIVE
ROCKWALL, TX 75087

KELLY CASEY & CRYSTIE
7136 HARLAN DR
ROCKWALL, TX 75087

DOSS JAMES B & JENNIFER
7137 HARLAN DR
ROCKWALL, TX 75087

HORTON BILL D & JOYCE
7138 HARLAN DR
ROCKWALL, TX 75087

FAVRE JOSH GABRIEL AND TINA MARIA
7139 HARLAN DRIVE
ROCKWALL, TX 75087

RUNNELS NEVILLE J & JOHANNA E REVOCABLE LIVING TRUST
NEVILLE J & JOHANNA E RUNNELS CO TRUSTEES
7140 HARLAN DRIVE
ROCKWALL, TX 75087

GOLIAD 711 ROCKWALL LLC
SILVER OAK ADVISORS LLC
ATTN GARSON C SOE 1630 RIVIERA AVE
WALNUT CREEK, CA 94596

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2021-002: Specific Use Permit for a Car Wash

Hold a public hearing to discuss and consider a request by Lisa White of Boing US HoldCo, Inc. on behalf of Donald L. Silverman of Rockwall 205-552, LLC for the approval of a Specific Use Permit (SUP) for Full Service Car Wash and Auto Detail on a 0.89-acre tract of land identified as a portion of Lot 2, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3611 N. Goliad Street [SH-205], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, February 9, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, February 16, 2021 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Tuesday, February 16, 2021 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2021-002: Specific Use Permit for a Car Wash

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2021-002: Specific Use Permit for a Car Wash

Hold a public hearing to discuss and consider a request by Lisa White of Boing US HoldCo, Inc. on behalf of Donald L. Silverman of Rockwall 205-552, LLC for the approval of a Specific Use Permit (SUP) for Full Service Car Wash and Auto Detail on a 0.89-acre tract of land identified as a portion of Lot 2, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3611 N. Goliad Street [SH-205], and take any action necessary.

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Case No. Z2021-002: Specific Use Permit for a Car Wash

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

Name: Pastors Glynn & Carolyn Davis

Address: 524 Shannon Drive
Rockwall, Texas 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below. → DO NOT APPROVE

TRAFFIC IS TERRIBLE ON 205/GOLIAD AS IS. THIS WILL CREATE EVEN MORE, AS THE NEIGHBORHOOD IS TRYING TO GET HOME. I DO NOT WANT ALL THOSE CHEMICALS RIGHT NEXT TO MY HOUSE. DON'T WANT PEOPLE CONGREGATED IN BACK YAR

Name: ZACH CARTER

Address: 526 SHANNON DR. ROCKWALL, TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

too much traffic + too close to residential neighborhoods.

Name:

Address:

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PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Gamez, Angelica

From: Dennis Dayman <[redacted]
Sent: Monday, January 25, 2021 10:19 PM
To: Planning
Cc: Jennifer Dayman
Subject: Z2021-002 - SUP for Car Wash USA Express & Take 5 Oil Change

We are filing this letter in protest AGAINST Project Number: Z2021-002; Project Name: SUP for Car Wash USA Express & Take 5 Oil Change.

We can definitely understand the need for a Specific Use Permit for this project, given this property is currently zoned as a General Retail (GR) district. What becomes more difficult to understand, though, is the actual end result of this project. In reviewing the documents provided as Public Notice, Neighborhood Notification Program Letter, and the City's Project Comments, we are left wondering about the full scope of this project because of potentially mismatched information.

For example:

- In the Project Comments, the Project Name is "SUP for CarWash USA Express and Take 5 Oil Change."
- In Section I.1 of the same document, it references a request for the approval of a "Specific Use Permit for 3611 N. Goliad Street for a Full Service Car Wash and Auto Detail." (No mention of an Oil Change business.)
- In the Neighborhood Notification Program Letter, it lists Z2021-002 as "SUP for Full Service Car Wash & Auto Detail." (Again, no mention of an Oil Change business.)
- In the Public Notice, Case No, Z2021-002 is listed as an "Specific Use Permit for a Car Wash." (No mention of an Oil Change business, and in this case it appears that the higher standard and expectation of a full-service car wash and auto detailing has also been dropped.)

While we understand that the intention of all of these might indeed be the same, according to the website for Car Wash Express USA, the majority of their locations, including their four closest locations (Rowlett, Terrell, DeSoto, and Grand Prairie) offer only exterior car washes with vacuum bays for self-service. So, our unresolved questions would be these: What IS this actual project? Will it really be a full-service car wash with auto detailing? Will there be an oil change business, too? If we're getting a regular drive-through car wash with do-it-yourself vacuum bays, is this really a special enough project to warrant a zoning change?

In addition to our first example of potential mismatching information, we'd also like to mention this conflicting information:

- In the Project Comments, section I.3 (A)(2), there is a directive that there should be no outside display of merchandise (e.g. vending machines) allowed on the subject property.
- In the North Elevation provided for the project, #4 is specifically listed as a vending machine.

Of course, this is just a small detail in what we believe is an entirely unnecessary project, however, all of these small details that appear to be conflicting raise red flags to us about this project from the start.

Beyond all of the informational details that have created doubt, we are most opposed to this project for the following reasons:

- We are concerned about the incredibly close proximity (according to Google Maps, less than a football field) of these types of businesses to the playground and open spaces at Nebbie Williams Elementary.
- We are concerned about the noises, smells, and potential toxins that could impact not only the public elementary school, but also the nearby neighborhood. (This must be a reasonable concern, given the Project Comments section I.3(A)(3) requires additional landscaping to provide sound attenuation for the residential

subdivision. Related: it's surprising to us that this 'noise barrier' was not extended to the area adjacent to the school.)

- We are concerned for the standard of development in this area.
- We are concerned with adding more traffic to the already busy intersection at Dalton Road and 205.
- We are concerned with the inconsistent messaging and lack of clarity on the business plan for this property.

We feel that a business of this type should be located in more commercial or industrial areas of our city, especially near the I-30 corridor. Roads that are main arteries to the city seem more suitable for auto care facilities than this section of road that is primarily residential.

According to our understanding, a Specific Use Permit is required because city code recognizes that some areas may be suitable for this use, while others will not be. It is our personal opinion that this specific area is not suitable for a car wash (whether full-service or not), an oil change business, or any other type of auto care facility.

Previously, the City Council and Planning & Zoning had rejected Z2018-041 - SUP FOR FIRESTONE COMPLETE AUTO CARE in this same area, and it is our hope that you will again do that again in this case.

Thank you for your time and consideration -

Jennifer & Dennis Dayman
519 Cellars Court
Rockwall, TX 75087

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Gamez, Angelica

From: GammieX4 Callaway <[redacted]>
Sent: Tuesday, January 26, 2021 12:21 AM
To: Planning
Subject: SUP request Z2021-002
Attachments: Car Wash Oil Change SUP Z2021-002.docx

January 25, 2021

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

RE: Z2021-002
SUP for Car Wash USA Express and Take 5 Oil Change

To the Planning and Zoning Commission:

My husband and I live at 517 Cellars Ct, Rockwall, TX 75087 (Harlan Park Phase 1). We are opposed to the referenced SUP (Z2021-002) proposing zoning approval of Car Wash USA Express and Take 5 Oil Change at 3611 N. Goliad.

First, we are confused by the Project name – P/Z agenda refers to SUP Z2021-002, full service car wash and auto detail. From review of the P/Z website, the neighborhood SUP request notification reflects **a car wash**, not a *full service car wash and auto detail.* Only in examination of the site plan documents, is an oil change facility noted as the title. We are not able to determine the location of the oil change segment from the site drawing or the elevation drawings. To us, it does not appear that an oil change business is a part of this SUP. It is noted on the site drawing that "O'Reilly Auto Parts development by others" for the remainder of Lot 2, Block A of Dalton Goliad Addition, CAB J, Slide 17. If it is not, the drawing title is quite deceptive. So our initial question is "WHAT DOES THIS PROJECT ENTAIL"? Is this
SUP for a full service car wash and auto detail concept, for a car wash only, or for a car wash (full service or not) and an oil change facility?

Currently, this property is zoned General Retail (GR). This zoning requires a Specific Use Permit (SUP) for this particular type of retail to be located at this address. This raises concerns from our family, due to the "out the back door" proximity to Nebbie Williams Elementary School (public school) and for the standard of development in this area. Our primary concerns revolve around the chemicals and odors this type of establishment (car wash/ car wash and oil change) involves. Children and teachers should not be exposed to those odors and toxins every day on the adjoining playground. And what about our neighbors whose property backs up to this property? We hope they are in total opposition to this SUP request. Since this does require a SUP approval, we recognize, as the city does, that some areas may be more suitable than others for retail purposes. We are of the mindset that this specific area is not suitable for a car wash/oil change business. We strongly feel this type of business should be located in a more commercial area. We realize commercial lot availability is at a premium in our no longer small town, however, the residuals from this type of business have no place in this general retail (GR) area that borders schools and residential areas.

If you, Planning and Zoning, our city representatives, approve this SUP request, we plead that a substantial mature landscape line of sight barrier be mandated to provide and protect privacy to the adjacent school and neighboring homes.

Also it bears mentioning that access and egress will only put additional strain on the clog of traffic already at Goliad (Hwy 205) and Dalton Rd/FM552.

SuLaine and Wendell Callaway

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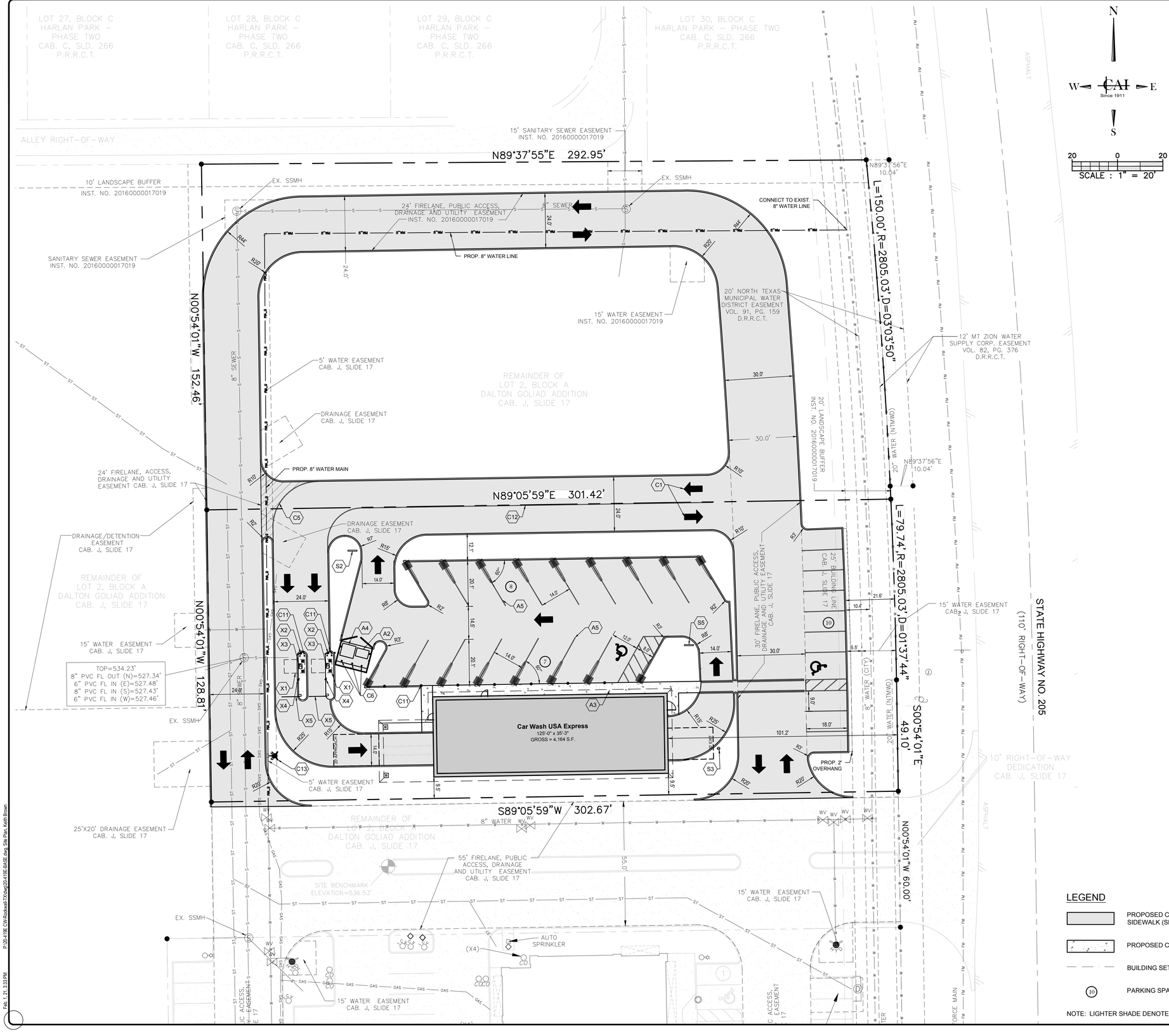

SITE DATA

PROJECT NAME:	CAR WASH USA EXPRESS OF ROCKWALL, TX
SITE ADDRESS:	3611 N. GOLLAD ST ROCKWALL, TX
TOTAL PARCEL AREA:	±0.894 AC
JURISDICTION:	CITY OF ROCKWALL
ZONING:	GR - GENERAL RETAIL
INTENDED USE:	CAR WASH
EXISTING USE:	VACANT
FLOOD ZONE:	ZONE X MAP 48397C0030L DATED SEPTEMBER 26, 2008

SETBACKS:	REQUIRED
FRONT	15 FT.
REAR	0 FT. (W/ FIRE RETARDANT WALL)
SIDE	0 FT. (W/ FIRE RETARDANT WALL)

PARKING CALCULATIONS

PARKING PROVIDED: 25 SPACES (15 VACS)

SITE NOTES

1. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS AND TREES AND OTHER DEBRIS WITHIN THE LIMITS OF THE WORK FROM THE SITE. THE BURIAL OF TREES AND OTHER DEBRIS ON-SITE WILL NOT BE ALLOWED.
2. ALL CONSTRUCTION ACTIVITIES/WORK SHALL COMPLY WITH ALL GOVERNING JURISDICTIONS, STATE OF TEXAS, AND FEDERAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
3. ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
4. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.
5. ALL WORK PERFORMED ON CITY, COUNTY, AND/OR STATE OR FEDERAL RIGHT-OF-WAY SHALL BE IN STRICT CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCIES.
6. PRIOR TO COMMENCEMENT OF CONSTRUCTION BUILDING DIMENSIONS SHALL BE COORDINATED AND CHECKED WITH THE ARCHITECTURAL PLANS.
7. ALL DISTURBED AREAS WITHIN SIDEWALK/ CURB AND GUTTER/ ROAD PAVEMENT SHALL BE RESTORED TO ITS ORIGINAL OR BETTER CONDITIONS.
8. ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
9. ALL SIDEWALKS SHALL HAVE A WIDTH OF 5 FEET, UNLESS OTHERWISE NOTED.

SIGN KEYNOTES

S1	"TRUCK OWNER" SIGN
S2	ILLUMINATED MONUMENT SIGN
S3	TUNNEL EXIT LIGHT
S4	"COME BACK SOON" SIGN
S5	"FREE VACUUM" SIGN

SITE FEATURES KEYNOTES

A1	RHINO-MAT WASH STATION WITH CMU WALL. REFERENCE ARCH SITE DETAILS.
A2	VACUUM EQUIPMENT. REFERENCE ELECTRICAL DETAILS.
A3	VENDING MACHINE. REFERENCE ARCH PLANS FOR DETAILS.
A4	CMU DUMPSTER ENCLOSURE. REFERENCE ARCH PLANS FOR DETAILS.
A5	VACUUM CANOPY. REFERENCE ARCH PLANS DETAILS.
C1	PAVEMENT MARKINGS. REFERENCE SHEET C-4 FOR DETAILS.
C2	PAD MOUNTED TRANSFORMER. REFERENCE SHEET C-4 FOR DETAILS.
C3	WHEEL STOP. REFERENCE SHEET C-4 FOR DETAILS.
C4	ACCESSIBLE SIGN IN BOLLARD. REFERENCE SHEET C-4 FOR DETAILS.
C5	4" WHITE STRIPING. REFERENCE SHEET C-4 FOR DETAILS.
C6	BOLLARD TYPE I. REFERENCE SHEET C-4 FOR DETAILS.
C7	BARRIER FREE RAMP. REFERENCE SHEET C-4 FOR DETAILS.
C8	ACCESSIBLE PARKING. REFERENCE SHEET C-4 FOR DETAILS.
C9	WATER RECLAMATION SUMP. REFERENCE MEP DETAILS.
C10	SAND AND OIL INTERCEPTOR. REFERENCE MEP DETAILS.
C11	BOLLARD TYPE II. REFERENCE SHEET C-4 FOR DETAILS.
C12	4" SOLID WHITE LANE STRIPE.
C13	PROPOSED FIRE HYDRANT

PAY KIOSK KEYNOTES

X1	PAY STATION CANOPY. REFERENCE ARCH PLANS FOR DETAILS.
X2	XPT MENU BOARD. REFERENCE ARCH PLANS FOR DETAILS.
X3	KIOSK. REFERENCE ARCH PLANS FOR DETAILS.
X4	FAST PASS READER. REFERENCE ARCH PLANS FOR DETAILS.
X5	GATE. REFERENCE ARCH PLANS FOR DETAILS.

LEGEND

- PROPOSED CONCRETE PAVEMENT SIDEWALK (SEE DETAIL THIS SHEET)
- PROPOSED CONCRETE SIDEWALK
- BUILDING SETBACK
- (10) PARKING SPACE COUNTER

NOTE: LIGHTER SHADE DENOTES EXISTING CONDITION.

CAI
CARTER ASSOCIATES, INC.
SERVING FLORIDA SINCE 1911
CONSULTING ENGINEERS AND LAND SURVEYORS
1708 21ST STREET
VERO BEACH, FL 32960
TEL: (772) 562-4191
EMAIL: TrevorS@CarterAssoc.com

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BOING US HOLDCO, INC
dba "CAR WASH USA EXPRESS"
6300 S SYRACUSE WAY #205
CENTENNIAL, CO 80111
TEL: (214) 208-0339 EMAIL: LISAWHITE@ICWG.COM

DATE	REVISION	NO.
'	'	◁
'	'	◁
'	'	◁
'	'	◁
'	'	◁
'	'	◁

CAR WASH USA EXPRESS
3611 N. GOLIAD STREET
ROCKWALL, TX 75087

STATE OF TEXAS
TREVOR STUBBS
138964
LICENSED PROFESSIONAL ENGINEER

TREVOR STUBBS, P.E.
TX. LIC. NO. 138964
CARTER ASSOCIATES, INC.
COA 205 / LB 205

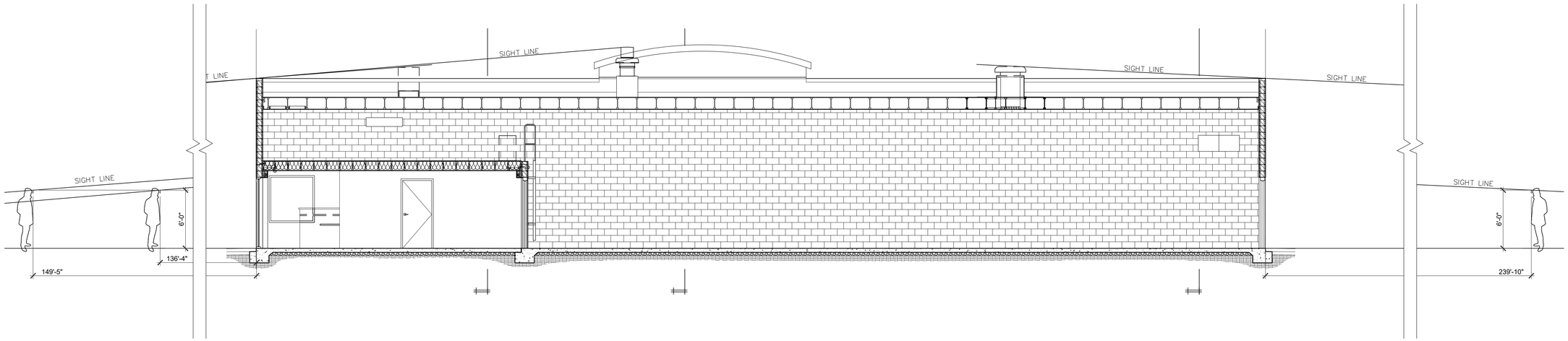
DATE : 2/1/21
PROJ. # : 20-419 E
DRAWN BY: TGS
DATUM : SEE SURVEY
REF. # : SEE SURVEY
F.B. & PG. : SEE SURVEY

SHEET TITLE:
SITE PLAN

SHEET
C-3

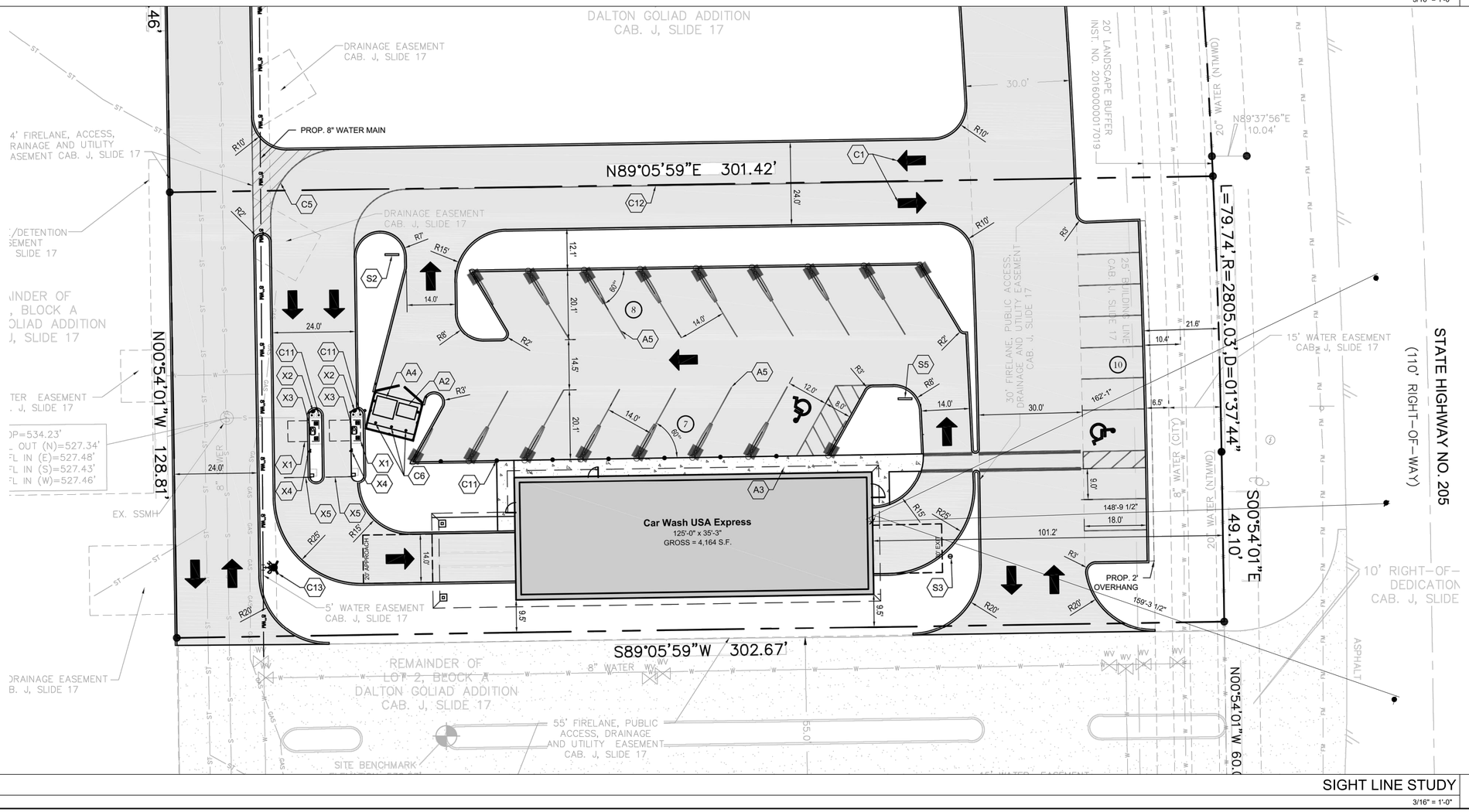
DWG. NO:

P:\20-419E CW\Rockwall TX\dwg\20-419E-BASE.dwg, Site Plan, Keith Brown
Feb. 21, 3:33 PM



SIGHT LINE STUDY 1

3/16" = 1'-0"



SIGHT LINE STUDY 2

3/16" = 1'-0"

PLOT DATE : 2/1/2021 TIME: 8:40 PM

CLIENT

TAKE 5 CAR WASH

DELTA	DESCRIPTION	DATE
1	X	XX-XX-XX
2	X	XX-XX-XX
3	X	XX-XX-XX
4	X	XX-XX-XX
5	X	XX-XX-XX
6	X	XX-XX-XX

TAKE 5 CAR WASH

NORTH GOLIAD STREET
ROCKWALL, TX

ARCHITECT:
NEPTUNE
DESIGN STUDIO

ENGINEER:

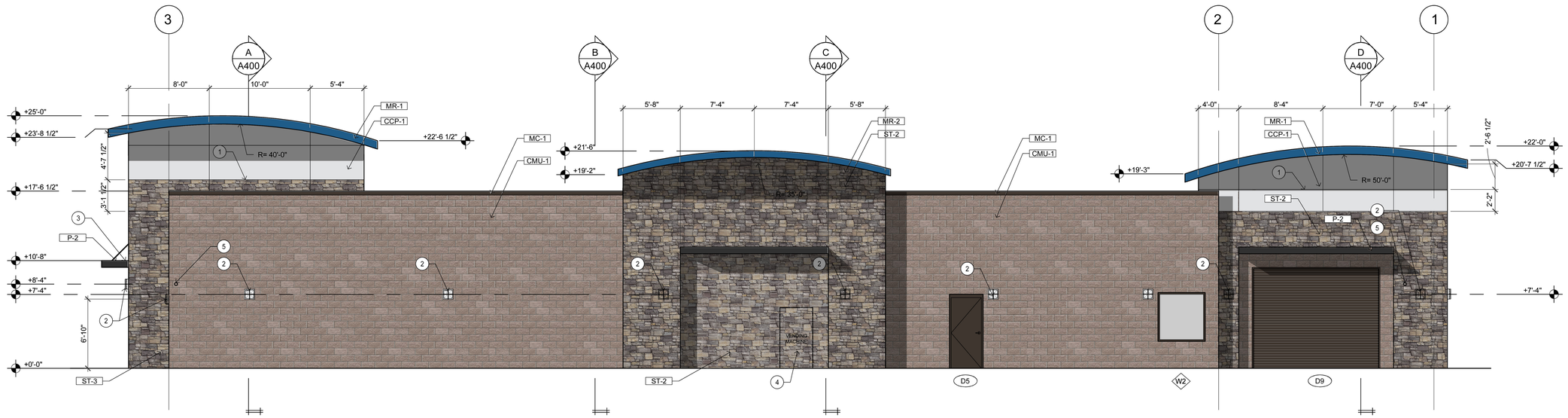
STAMPS

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT NUMBER
20-018

DATE	01.14.2021
SCALE	AS NOTED
DRAWN	TMS
CHECKED	JDE

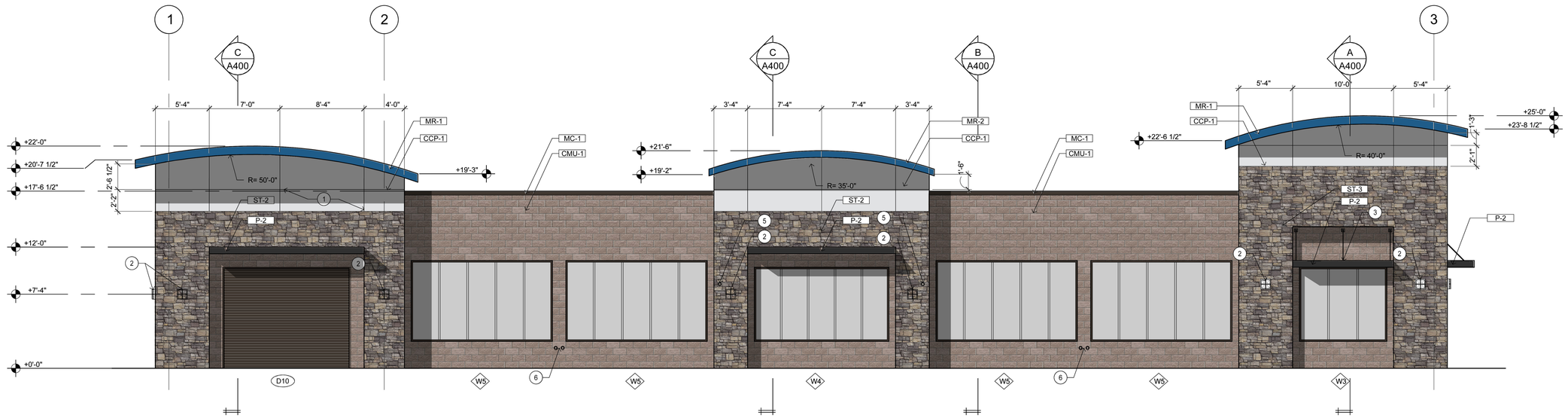
SHEET NO
A300A



NORTH ELEVATION

3/16" = 1'-0"

1



SOUTH ELEVATION

3/16" = 1'-0"

2

EXTERIOR MATERIAL AND FINISH SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL/ STYLE	SIZE	COLOR	FINISH	REMARKS
CMU-1	CONCRETE MASONRY UNIT	ESHELON	SPLIT FACE	8X8X16	APACHE BROWN	-	REFER TO STRUCTURAL FOR MATERIAL SPECIFICATIOINS
CCP-1	COMMERCIAL CEMENT PLASTER (STUCCO)	LA HABRA, PAREX USA		-	P-1	SAND	
MR-1	METAL ROOFING	FIRESTONE	UNA-CLAD	-	ELECTRIC BLUE	-	
MR-2	METAL ROOFING (ARCHED COPING)	FIRESTONE	UNA-CLAD	-	ELECTRIC BLUE	-	
MP-1	METAL PANEL(SOFFIT)	FIRESTONE	UNA-CLAD UC-501	-	ELECTRIC BLUE	-	
MC-1	METAL COPING	METAL-ERA	PERMA-TITE		DARK BRONZE		TAPERED
P-1	EXTERIOR PAINT	SHERWIN WILLIAMS	PER SUBSTRATE	-	SW6539 SOOTHING WHITE	SEE REMARKS	WALLS: PAINT SPECIFICATIONS #1
P-2	EXTERIOR PAINT	SHERWIN WILLIAMS	PER SUBSTRATE	-	SW6991 BLACK MAGIC	SEE REMARKS	CANPOIES: PAINT SPECIFICATION #5 DOORS AND FRAMES: PAINT SPECIFICATION #5
F-1	SHADE FABRIC - VACUUM ARCHES	POLYFAB	COMTEX	-	865227 RED	-	RESPONSIBILITY
PC-1	POWDER COAT - VACUUM ARCHES	CARDINAL PAINTS VIA VACUTECH	-	-	SILVER METALLIC 30 GLOSS T353-GR05	-	FACTORY POWDER COATED
PC-2	POWDER COAT - TSS CANOPY	TSS	-	-	BLUE	-	FACTORY POWDER COATED
H-1	VACUUM HOSE	VACUTECH	-	-	RED	-	
ST-1	STONE WALL CAP	MODERN PRE-CAST	FLAT COPING	8"	CHARCOAL	-	
ST-2	CULTURED STONE	ELDORADO	LUCERA	VARIES	TAN/STONE	-	
ST-3	NATURAL STONE	TBD	TBD	12"	NATURAL	-	

REFER TO SHEET A803 FOR FINISH SPECIFICATIONS

EXTERIOR FINISHES

N.T.S

KEYNOTES

1. COMMERCIAL CEMENT PLASTER CONTROL JOINT, TYPICAL.
2. EXTERIOR LIGHT FIXTURE 'W'. REFER TO E500 FOR LIGHT FIXTURE SCHEDULE.
3. PAINTED STEEL CANOPY.
4. VENDING MACHINE. FURNISHED AND INSTALLED BY OWNER'S CONTRACTOR. REFER TO ELECTRICAL FOR POWER AND DATA REQUIREMENTS.
5. SECURITY CAMERA. FURNISHED AND INSTALLED BY OWNER'S CONTRACTOR. REFER TO E301 FOR CONDUIT REQUIREMENTS
6. ROOF DRAIN LEADER AND OVERFLOW OUTLETS

GENERAL NOTES

A. CONTRACTOR TO COORDINATE WITH FIRE MARSHALL FOR REQUIREMENTS OF ADDRESS NUMBER.

B. BUILDING SIGNAGE UNDER SEPARATE PERMIT. CONTRACTOR TO OBTAIN FINAL SIGNAGE DRAWINGS FOR CONFIRMATION OF ELECTRICAL ROUGH-IN PRIOR TO THE COMMENCEMENT OF WORK. SEE ELECTRICAL.

C. REFER TO E301 FOR SECURITY PLAN. COORDINATE FINAL LOCATIONS OF CAMERAS WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.

G. UNLESS NOTED OTHERWISE, MASONRY CONTROL JOINTS SHALL BE LOCATED SUCH THAT NO STRAIGHT RUN OF MASONRY WALL EXCEEDS 24' -0". REFER TO GENERAL STRUCTURAL NOTES ON S100.

F. REFER TO DOOR AND WINDOW SCHEDULE ON A802 FOR DOOR AND FRAME FINISHES AND WINDOW GLASS TYPE AND FRAME FINISHES.

PLOT DATE - 2/1/2021 TIME: 6:44 PM

CLIENT

TAKE 5 CAR WASH

DELTA	DESCRIPTION	DATE
1	X	XX-XX-XX
2	X	XX-XX-XX
3	X	XX-XX-XX
4	X	XX-XX-XX
5	X	XX-XX-XX
6	X	XX-XX-XX

TAKE 5 CAR WASH

NORTH GOLIAD STREET
ROCKWALL, TX

ARCHITECT:

NEPTUNE
DESIGN STUDIO

ENGINEER:

STAMPS

SHEET TITLE

EXTERIOR ELEVATIONS

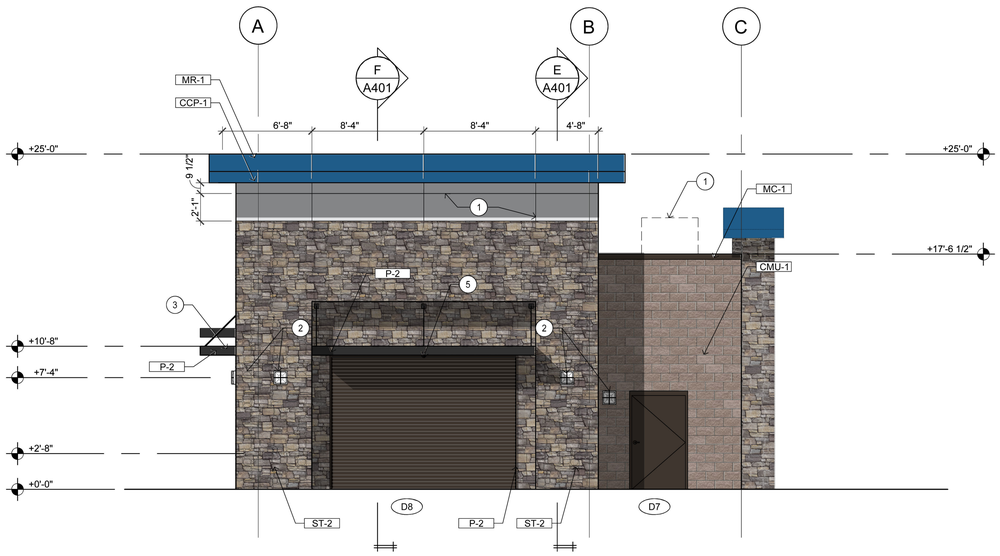
PROJECT NUMBER

20-018

DATE 01.14.2021
SCALE AS NOTED
DRAWN TMS
CHECKED JDE

SHEET NO

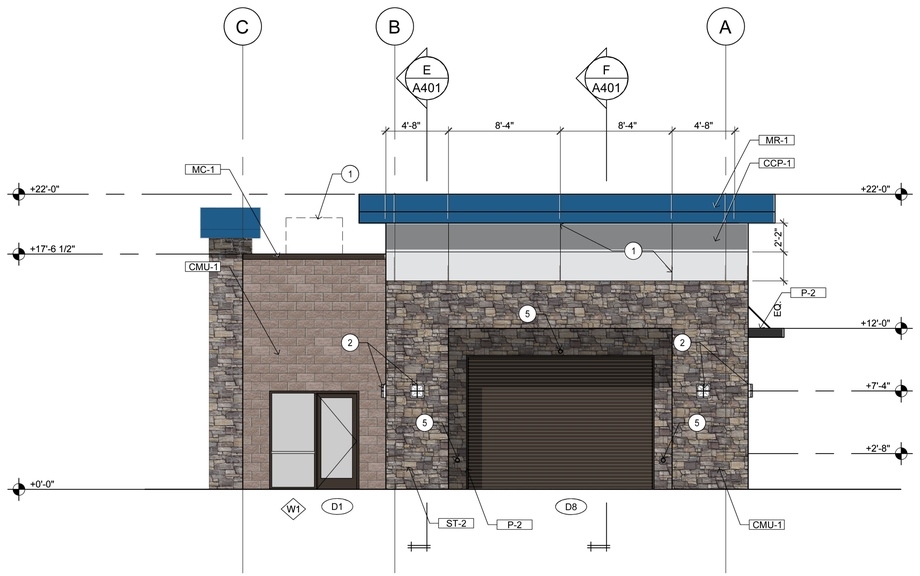
A300



WEST ELEVATION

3/16" = 1'-0"

4



EAST ELEVATION

3/16" = 1'-0"

3

EXTERIOR MATERIAL AND FINISH SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL/ STYLE	SIZE	COLOR	FINISH	REMARKS
CMU-1	CONCRETE MASONRY UNIT	ESHELON	SPLIT FACE	8X8X16	APACHE BROWN	-	REFER TO STRUCTURAL FOR MATERIAL SPECIFICATIOINS
CCP-1	COMMERCIAL CEMENT PLASTER (STUCCO)	LA HABRA; PAREX USA		-	P-1	SAND	
MR-1	METAL ROOFING	FIRESTONE	UNA-CLAD	-	ELECTRIC BLUE	-	
MR-2	METAL ROOFING (ARCHED COPING)	FIRESTONE	UNA-CLAD	-	ELECTRIC BLUE	-	
MP-1	METAL PANEL(SOFFIT)	FIRESTONE	UNA-CLAD UC-501	-	ELECTRIC BLUE	-	
MC-1	METAL COPING	METAL-ERA	PERMA-TITE		DARK BRONZE		TAPERED
P-1	EXTERIOR PAINT	SHERWIN WILLIAMS	PER SUBSTRATE	-	SW6539 SOOTHING WHITE	SEE REMARKS	WALLS: PAINT SPECIFICATIONS #1
P-2	EXTERIOR PAINT	SHERWIN WILLIAMS	PER SUBSTRATE	-	SW6991 BLACK MAGIC	SEE REMARKS	CANPOIES: PAINT SPECIFICATION #5 DOORS AND FRAMES: PAINT SPECIFICATION #5
F-1	SHADE FABRIC - VACUUM ARCHES	POLYFAB	COMTEX	-	865227 RED	-	RESPONSIBILITY
PC-1	POWDER COAT - VACUUM ARCHES	CARDINAL PAINTS VIA VACUTECH	-	-	SILVER METALLIC 30 GLOSS T353-GR06	-	FACTORY POWDER COATED
PC-2	POWDER COAT - TSS CANOPY	TSS	-	-	BLUE	-	FACTORY POWDER COATED
H-1	VACUUM HOSE	VACUTECH	-	-	RED	-	
ST-1	STONE WALL CAP	MODERN PRE-CAST	FLAT COPING	8"	CHARCOAL	-	
ST-2	CULTURED STONE	ELDORADO	LUCERA	VARIES	TAN/STONE	-	
ST-3	NATURAL STONE	TBD	TBD	12"	NATURAL	-	

REFER TO SHEET A803 FOR FINISH SPECIFICATIONS

EXTERIOR FINISHES

N.T.S

KEYNOTES

1. COMMERCIAL CEMENT PLASTER CONTROL JOINT, TYPICAL.
2. EXTERIOR LIGHT FIXTURE 'W'. REFER TO E500 FOR LIGHT FIXTURE SCHEDULE.
3. PAINTED STEEL CANOPY
4. VENDING MACHINE. FURNISHED AND INSTALLED BY OWNER'S CONTRACTOR. REFER TO ELECTRICAL FOR POWER AND DATA REQUIREMENTS.
5. SECURITY CAMERA. FURNISHED AND INSTALLED BY OWNER'S CONTRACTOR. REFER TO E301 FOR CONDUIT REQUIREMENTS

GENERAL NOTES

A. CONTRACTOR TO COORDINATE WITH FIRE MARSHALL FOR REQUIREMENTS OF ADDRESS NUMBER.

B. BUILDING SIGNAGE UNDER SEPARATE PERMIT. CONTRACTOR TO OBTAIN FINAL SIGNAGE DRAWINGS FOR CONFIRMATION OF ELECTRICAL ROUGH-IN PRIOR TO THE COMMENCEMENT OF WORK. SEE ELECTRICAL.

C. REFER TO E301 FOR SECURITY PLAN. COORDINATE FINAL LOCATIONS OF CAMERAS WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.

D. UNLESS NOTED OTHERWISE, MASONRY CONTROL JOINTS SHALL BE LOCATED SUCH THAT NO STRAIGHT RUN OF MASONRY WALL EXCEEDS 24' -0". REFER TO GENERAL STRUCTURAL NOTES ON S100.

E. REFER TO DOOR AND WINDOW SCHEDULE ON A802 FOR DOOR AND FRAME FINISHES AND WINDOW GLASS TYPE AND FRAME FINISHES.

PLOT DATE : 2/1/2021 TIME: 6:45 PM

CLIENT

TAKE 5 CAR WASH

DELTA	DESCRIPTION	DATE
1	X	XX-XX-XX
2	X	XX-XX-XX
3	X	XX-XX-XX
4	X	XX-XX-XX
5	X	XX-XX-XX
6	X	XX-XX-XX

TAKE 5 CAR WASH

NORTH GOLIAD STREET
ROCKWALL, TX

ARCHITECT:

NEPTUNE
DESIGN STUDIO

ENGINEER:

STAMPS

SHEET TITLE

EXTERIOR ELEVATIONS

PROJECT NUMBER
20-018

DATE 01.14.2021
SCALE AS NOTED
DRAWN TMS
CHECKED JDE

SHEET NO

A301

Trow

Since 1957

1595 Clark Boulevard
Brampton, ON
L6T 4V1

Tel: (905) 793-9800
Fax: (905) 793-0641

March 11, 2008 Reference: BAEN00286072B

Mr. Bob MacNeil
MacNeil Wash Systems
423 Welham Road,
Barrie, Ontario L4N 8Y4

Noise Assessment – Car Wash System
623 Yonge Street / Big Bay PointRoad
Barrie, Ontario

Buildings

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Geotechnical

Infrastructure

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Dear Mr. MacNeil:

1. Introduction

At the request of PetroCanada and MacNeil Wash Systems (MacNeil), Trow Associates Inc. (Trow) performed a noise assessment of the car wash system located at 623 Yonge Street junction with Big Bay Point Road in Barrie, Ontario. The assessment was performed on August 27, 2007.

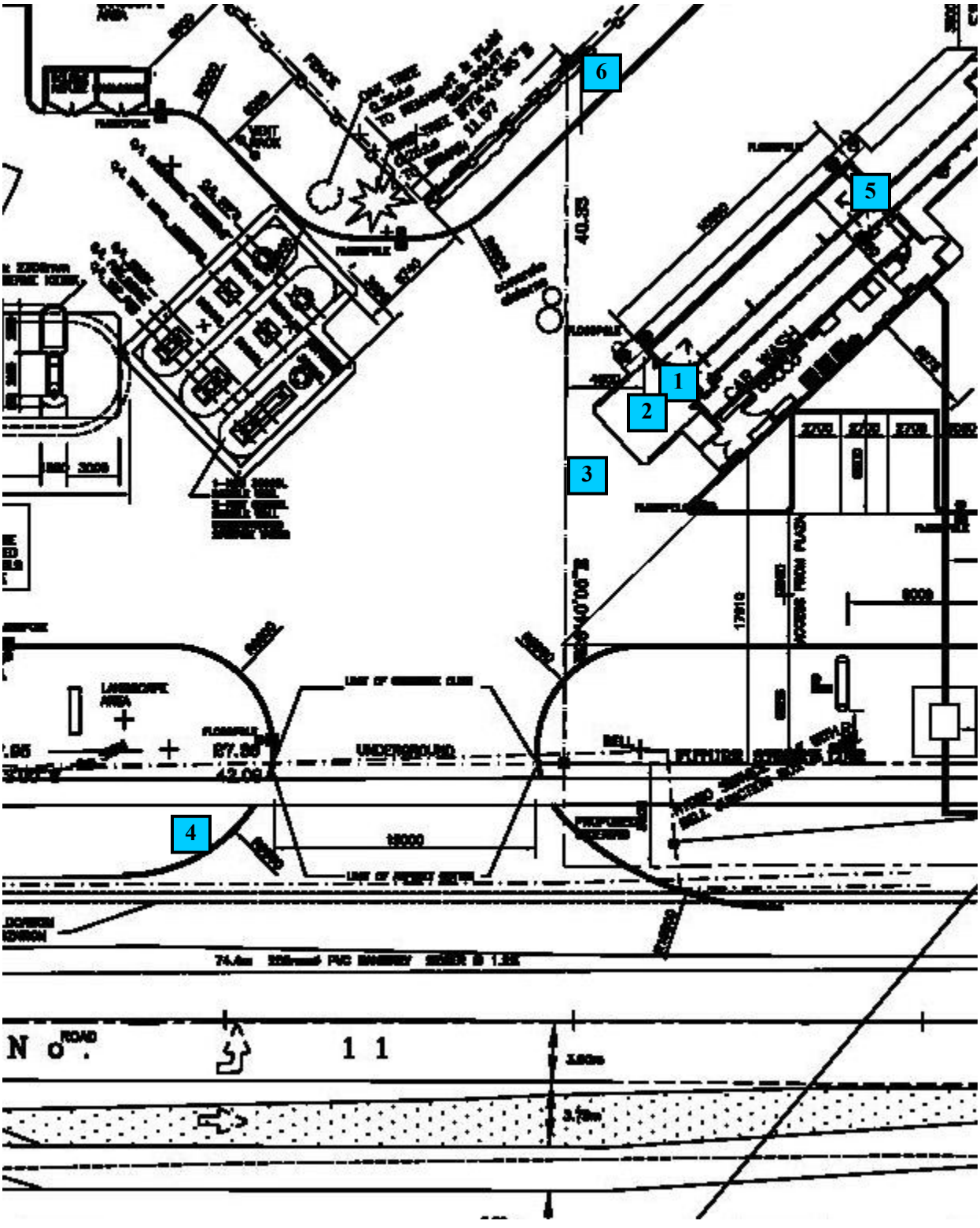
Trow understands that the assessment is required to compare a car wash system using standard dryer fans with a system equipped with MacNeil dryer fans. The assessment protocol evaluated the total noise (dBA weighting) at the site with the car wash system dryer and conveyor components running and heat saver doors open. Measurements were also collected with the car wash system shut down to assess the level of background noise at the site.

2. Equipment and Assessment Protocol

Sound pressure level was measured by a Quest 2900 Integrationg Sound Level Meter (S/N CDF04002). Measurement of total noise was made using dBA weighting.

The microphone was positioned in an upright position, 1 m above ground level for all measurements. Measurements were collected from locations in front of the exit to the car wash at distance of 0 m (Location 1), 4.6 m (Location 2), 9.1 m (Location 3), and 36.6 m (Location 4). Additional measurements were made at the entrance to the car wash (Location 5) and at 90^{o} to the car wash system at the fenceline of the property (Location 6). Monitoring locations are shown in Figure 1.

Figure 1: Monitoring Locations



1 **Noise Measurement Location**

The car wash was closed to commercial traffic throughout the monitoring period. The adjacent PetroCanada gas bar was in operation during the measurement period, resulting in commercial traffic using the roadway directly in front of the exit to the car wash (see Appendix 1: Site Plan).

Extraneous noise sources at neighbouring facilities were outside the control of PetroCanada, MacNeil and Trow. Trow considers that the primary source of extraneous noise was due to road traffic on Yonge Street. The impact of noise arising from traffic on Yonge Street was assessed by conducting a limited traffic survey immediately following completion of noise measurements. Data from the traffic survey has been interpreted using the Ontario Road Noise Analysis Method for Environment and Transportation (ORNAMENT) developed by the Ontario MOE.

3. Background Noise Assessment

Trow's traffic survey indicated the following traffic volumes on Yonge Street to the south-east of the junction between Yonge Street and Big Bay Point Road in Barrie:

Table 1: Traffic Survey Data

Vehicle Type	Vehicle Count (14:20 – 14:40)	Vehicle Volume (vehicles / hour)	Vehicle Percentage by Type	Truck Type Percentage
Cars	350	1050	94	-
Light Trucks	4	12	1	17
Heavy Trucks	19	57	5	83

The anticipated background noise level arising from Yonge Street at each noise monitoring location was assessed using ORNAMENT. Basing calculations on the posted speed limit of 50 km/hr; an hourly traffic volume of 1000 vehicles / hour (closest ORNAMENT category to actual vehicle volume); 6% truck volume; 12.5% medium trucks (closest ORNAMENT category to actual truck percentage); and, noise attenuation due only to distance from source for a reflective surface:

Table 2: Calculated Background Noise at Monitoring Locations due to Yonge Street Traffic

Location ID	Distance from Source (m)	Calculated Background Noise (dBA)
1	40.5	64.2
2	38.5	64.2
3	36.0	64.2
4	15.0	68.5
5	52.0	63.3
6	58.0	62.5

4. Monitoring Results

Equivalent noise levels (L_{eq}) and peak noise levels at each monitoring location under specified conditions are provided in tabular form below.

Table 3: Noise Monitoring Results

Time	Location	Conditions	Leq (dBA)	Peak (dBC)
11:24 – 11:44	2	Background, Dryer off	63.0	98.4
11:45 – 12:05	3	Background, Dryer off	62.2	101.2
12:06 – 12:26	4	Background, Dryer off	68.1	104.6
12:32 – 12:52	2	Dryer and conveyor on, heat saver doors open	80.8	102.0
12:55 – 13:15	3	Dryer and conveyor on, heat saver doors open	73.2	101.7
13:17 – 13:37	4	Dryer and conveyor on, heat saver doors open	68.4	101.8
13:38 – 13:43	1	Dryer and conveyor on, heat saver doors open	92.1	109.8
13:44 – 13:49	5	Dryer and conveyor on, heat saver doors open	87.8	106.5
13:50 – 13:55	6	Dryer and conveyor on, heat saver doors open	58.5	91.7
13:58 – 14:04	6	Dryer on, heat saver & overhead doors closed	55.7	91.5
14:05 – 14:09	6	Background, Dryer off	56.9	91.7

5. Predicted Impact of Noise Arising from Car Wash

The theoretical impact of sound at a receptor arising from a distant source can be calculated following procedures detailed in CSA Z107.55 Recommended Practice for the Prediction of Sound Levels Received at a Distance from an Industrial Plant. The standard recommends that sound levels be predicted using the following equation:

$L_p = L_w + DI – DIS – A – \Delta$

Where: L_p = Sound pressure level at receiving location

L_w = Source sound power level

DI = Directivity Index

DIS = Effect of geometric spreading

A = Atmospheric absorption

Δ = Barrier effect

There are presently no barriers between the exit of the car wash and Yonge Street and the distance is small (<100 m); the impact of atmospheric absorption and the barrier effect are therefore considered negligible. Taking the sound pressure level reading of 92.1 dBA at the entrance to the car wash as equivalent to the source sound power level (L_w) and the sound to have a quarter sphere radiation pattern due to the surface configuration of car wash exit intersecting with the ground gives the following calculation of predicted sound level at Monitoring Locations 2 – 4:

Table 4: Predicted Sound Levels

Receptor Location	L_w	DI	DIS	L_p	Leq
2	92.1	6	21.2	76.9	80.8
3	92.1	6	27.2	70.9	73.2
4	92.1	6	39.3	58.8	68.4

6. Discussion

The measured background noise level at Monitoring Location 4 (68.1 dBA), the closest location to Yonge Street is in good agreement with the value predicted by ORNAMENT (68.5 dBA) using the traffic survey data obtained immediately following noise measurements. The measured background levels of 63.0 and 62.2 dBA at Monitoring Locations 2 and 3 respectively (between the car wash exit and Yonge Street) are also in good agreement with the predicted value of 64.2 dBA for both locations. In contrast, the measured background noise level of 56.9 dBA at Monitoring Location 6 (adjacent to the property line to the north west of the car wash) is significantly lower than the predicted value of 62.5 dBA. The lower measured value suggests that the car wash shields the property line from noise arising from a segment of Yonge Street.

The measured sound levels of 80.8 and 73.2 dBA at Monitoring Locations 2 and 3 respectively are in reasonable agreement with the predicted values of 76.9 and 70.9 dBA respectively. The observed differences may be due to impact of background noise, underestimation of the source power level, and / or underestimation of the directivity index. The car wash design may be expected to give rise to a greater directivity index than predicted.

The measured sound level of 68.4 dBA at Monitoring Location 4 is significantly greater than the predicted value of 58.8 dBA, but consistent with the predicted and measured sound level due to road traffic on Yonge Street indicating that road traffic is the dominant noise source at this location.

The measured sound level at the car wash entrance of 87.8 dBA is below that at the exit (92.1 dBA) as anticipated given that the dryers, considered to be a primary noise source, are located towards the exit of the car wash. The sound level is however significant indicating a strong directivity index at the entrance as well as at the exit of the car wash.

The measured sound level (58.5 dBA) at Monitoring Location 6, at the property line to the north west of the car wash, is greater than the measured background sound level (56.9 dBA) but below the predicted background sound level (62.5 dBA) due to road traffic on Yonge Street. The results suggest that the reduction of noise level due to the screening of road traffic more than off-sets the noise arising from operation of the car wash.

7. Conclusions

The noise emissions from the car wash located on the PetroCanada facility at the junction of Yonge Street and Big Bay Point Road in Barrie have a strong directivity index away from both the entrance and exit of the car wash. Noise levels are highest at the car wash exit however the impact on receptors in the direction of the exit is limited due to high background sound levels arising from road traffic on Yonge Street.

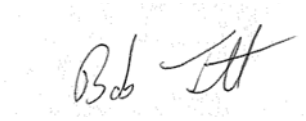
Potential impact on receptors located towards the car wash entrance were not within the scope of this assessment but may be greater than on receptors towards the car wash exit due to the relative impact of Yonge Street road traffic noise.

The car wash provides a net reduction in noise impact at the monitoring location situated at the property line to the north west of the car wash with shielding of road traffic noise more than off-setting the noise arising from operation of the car wash.

We trust the aforementioned meets your immediate requirements.

Yours truly,

Trow Associates Inc.



Bob Jowett, B.Sc., C.E.P.I.T.
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Since 1957

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July 25, 2007 Reference: BAEN00286072A

Mr. Bob MacNeil
MacNeil Wash Systems
423 Welham Road,
Barrie, Ontario L4N 8Y4

Noise Assessment – 10 &15 HP Fans
423 Welham Road
Barrie, Ontario

Buildings

Environment

Geotechnical

Infrastructure

Materials & Quality

Dear Mr. MacNeil:

1. Introduction

At the request of MacNeil Wash Systems (MacNeil), Trow Associates Inc. (Trow) performed a noise assessment of 10 HP and 15 HP car wash dryer fans at 423 Welham Road located in Barrie, Ontario. The assessment was performed on July 6, 10, and 13, 2007.

Trow understands that MacNeil develops and manufactures car wash systems and required a noise assessment of dryer fans to assess impact of baffle and foam insulation on noise produced by the fans. The assessment protocol evaluated the frequency distribution of noise and total noise (A weighting) produced by the fans under client defined operating conditions.

2. Equipment and Assessment Protocol

Noise produced by the fans was measured by a Quest 2900 Integrationg Sound Level Meter (S/N CDC030016) equipped with a Quest OB300 filter for measurement of frequency distribution. Measurement of total noise was made using dBA weighting and frequency measurements were made using dB Linear weighting.

The microphone was positioned in an upright position, 1 m above ground level for all measurements. Measurements were made within the MacNeil Wash Systems research and development facility located at 423 Welham Road. Fan location was in the centre of the facility, as far as practicable from all noise reflective surfaces. Extraneous noise within the facility was kept to a minimum during measurement activities. Extraneous noise sources at neighbouring facilities were outside the control of MacNeil and Trow, however Trow considers that such sources generally made minimal contribution to recorded noise values. In instances where

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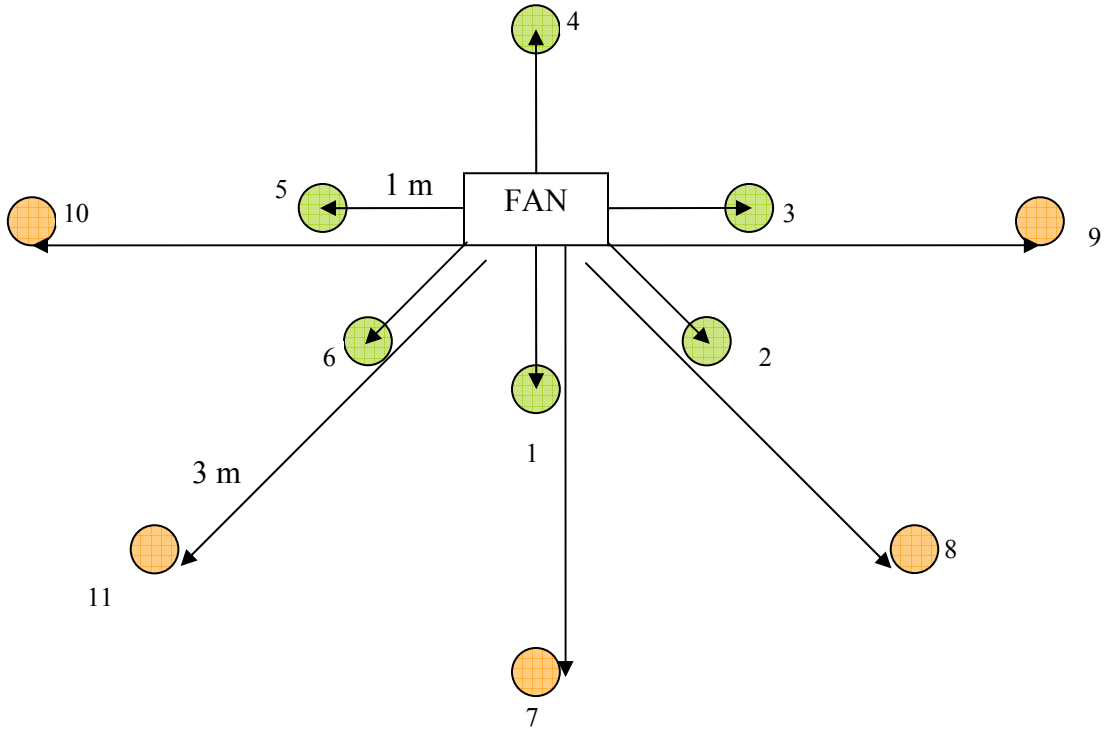
measurements may have been impacted by extraneous noise sources data has been highlighted. Trow recommends caution when evaluating highlighted data.

Measurements were made in a semi-circle to the front of each fan at distances of 1 m and 3m, with an additional measurement point located 1 m directly behind the fans. See Figure 1 below for measurement locations:

Figure 1. Noise Measuring Point Locations



Measurements of noise produced by 10 HP and 15 HP fans were made under the following operating conditions:

- No attenuation device fitted
- Baffle fitted (no foam), maximum air flow
- Baffle fitted (no foam), minimum air flow
- Baffle with foam insulation fitted, maximum air flow
- Baffle with foam insulation fitted, minimum air flow

Results

Equivalent noise levels (L_{eq}) for each measurement period are provided in tabular form below. Bar charts of significant data are also provided to facilitate evaluation of the impact of noise attenuation due to installation of the baffle, operation of fans at reduced air flow, and installation of foam installation within the baffle.

Table 1. – Noise Produced by 10 HP Fan with No Attenuation

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	92.2	65.8	76.1	82.3	84.4	86.1	91.3	89.7	83.7	86.4	74.4	73.4
2	89.6	62.9	73.3	78.6	82.2	84.7	87.8	87.2	83.1	84.6	72.2	72.5
3	86.7	57.4	67.8	74	78.8	82.7	85	84.4	82.1	79.5	74.2	71.6
4	87.8	58.7	68.1	75.3	80.3	81.4	85.7	81.9	78.8	84	77.4	74.5
5	90	58	68	75.2	80.6	83.6	85.9	84.6	81.1	78.4	74.5	74.3
6	87.3	62.7	73	78.9	83.1	85.4	87.8	86.5	82.4	83.8	72.4	73.4
7	86.6	58.7	69.2	75	79	81.3	85.6	80.8	80.7	80.8	68.2	66.6
8	85	56.7	67.7	73.7	78	80	82.9	80.8	80.8	79.4	68.8	80.3
9	83.3	52.7	64	70.7	75.8	78.9	81.1	77.9	78.6	79.8	69.2	87.1
10	83.8	53.1	64.3	71.6	77.1	79.2	81.9	77.7	78	76	71.4	71.4
11	86.2	58.5	68.5	75.2	79.6	81.8	83.6	80.2	80.2	78.2	69.2	69.2

Table 2. – Noise Produced by 10 HP Fan with Baffle at Maximum Air Flow (No Foam Insulation)

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	89.2	58	68.4	74.9	81.8	83.6	87.4	87.4	82.8	85.3	72.7	72.2
2	89.2	60.6	71.3	77.3	82.3	84	85.7	87.1	83.2	84.9	74.2	85.4
3	88	58.6	69.4	75.6	80.9	83.2	85.4	84.9	82.4	79.8	77.4	82.7
4	88.5	58.3	68.1	75.2	81.2	83.3	87.3	83.9	79.1	84.4	78.5	74.4
5	89.1	59.4	70	76.7	82.5	84.5	86.4	85.6	81.5	79.3	76.7	74.4
6	89.2	60.2	70.9	77.4	82.9	84	85.8	87.1	82.7	84.2	74.2	73.5
7	84.9	53.8	64.4	71.2	77.5	80.6	82.1	82	80.8	80.6	70.3	73.5
8	84.3	54.3	65.2	72.2	78.5	79.5	80.8	80.6	80.6	78.9	69.3	67.6
9	84.1	54.1	65.5	72	77.1	81.2	81.2	78.4	76.3	77.8	69.8	68.1
10	84.8	54.4	65.6	72.7	78.6	79.9	81.8	79.4	76.9	77	74.2	73.4
11	85	55.2	66.3	73.3	79.4	81.3	81.2	81.6	80.9	80	71.5	80.9

Table 3. – Noise Produced by 10 HP Fan with Baffle at Minimum Air Flow (No Foam Insulation)

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	84.9	63.6	74.1	78	77.5	78.7	79.8	82.4	79.6	82.9	79.7	79
2	86.4	68.3	77.9	80.6	77.9	78.5	80	83.7	82.5	85.5	81.6	80.4
3	83.7	59.7	71.5	74	75.4	78.5	80	83.1	78.7	83.9	87.1	87.3
4	84.2	56.6	67.2	72.7	75.7	79.4	83.9	82.2	78.3	86.7	88.2	70.3
5	84.8	61.2	71	75.2	76.5	78.7	81.5	84.1	77	81.7	84.3	71.1
6	86.8	67.8	77.7	81.5	78.6	78	80.4	82.3	78.7	82.5	80.7	75.6
7	81.2	59.7	69.5	73.7	73.6	75.1	76.8	77.7	79.3	83.2	78.2	71.6
8	81.6	61	71.3	75	73.9	74.7	75.7	76.5	77.4	80.1	76.9	69.4
9	80.4	57.7	67.2	71.4	72.5	74.7	77	74.7	75.4	81.9	80.4	71.9
10	81.1	58.3	67.7	72.4	73.3	75.3	78.2	74.9	73.4	81.3	82.4	70.5
11	82.4	61.7	71.8	76.2	74.5	75.1	75.9	77.4	78.8	81.7	78.9	67.7

Table 4. – Noise Produced by 10 HP Fan with Baffle and Foam Insulation at Maximum Air Flow

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	87.9	55.2	65.7	73.3	79	82.4	87.1	87.8	82.9	85.2	75	73.1
2	88.4	57	68	75.4	80.3	83.7	85.6	88	83.5	84.8	74.1	71
3	87.2	56.8	67.4	73.9	79.5	82.8	84.6	85.2	81.6	79.4	77.9	86.3
4	88	57.2	66.9	74.2	79.6	82	87.4	83.2	78.5	84.1	79.1	75.8
5	88.2	59.3	67.8	74.9	80.9	83.7	85.6	85.3	81.5	78.3	76	73.1
6	88.1	56.6	67.8	75.7	80.7	83	85.5	87.1	82.6	84.2	74.7	72.3
7	83.6	51.4	67.6	70.1	75.6	79	81.7	82.1	80.5	80.6	71.2	67.3
8	83.4	56.2	62.6	70.9	76.7	79.1	80.5	81	80.3	79	68.8	63.9
9	83	51.6	63.8	70.1	75.6	78.3	80.1	78.4	76.7	78.7	71.3	66.3
10	84.2	51.8	63.9	71.2	76.9	79.2	81.6	79.3	77.2	76.9	72.7	68.2
11	84.3	52.2	63.9	71.6	77.6	79.6	80.9	80.7	80.7	80	70.7	66.8

Table 5. – Noise Produced by 10 HP Fan with Baffle and Foam Insulation at Minimum Air Flow

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	84.9	62.5	72.7	77	76.4	77.4	79.5	82.3	78.7	82.8	80	70.1
2	86.6	67.9	77.4	80.5	77.6	78.1	80	83.5	82.3	86.2	81.8	77.7
3	83.3	59.6	69	73.1	74.7	78	79.4	82.9	79.4	84.2	84.4	78.9
4	84.2	55.3	65.9	71.7	74.7	78.6	84.5	82.9	77.9	86.6	86.7	69.7
5	84.4	62.2	69.8	74.5	75.9	78.6	81.8	84.5	77.7	82.2	84.7	69
6	86.3	67.1	77.2	80.8	77.9	77.3	80.1	82	79.1	83.2	80.5	64.3
7	80.8	58.8	68.2	72.8	72.6	74	76.4	75.5	79.9	83.6	77.8	62.1
8	81.2	60.2	70.3	75	73.7	74.3	75.9	77.9	77.3	79.7	78.2	70.8
9	79.5	56.6	66.4	71.1	71.6	74	75.8	75.6	72.6	79.6	79.5	66.2
10	80.8	58.2	67.2	72.3	73	75.5	78.4	74.4	73.4	80.6	83.3	70.4
11	82	61.3	71.5	76.6	74.3	74.7	75.9	78	76.7	79.6	79.9	66.6

Table 6. – Noise Produced by 15 HP Fan with No Attenuation

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	95.8	66.2	76.6	82.4	85.7	89.6	96.2	92.5	83.6	86.1	74.1	68
2	94.5	64.2	75.2	80.8	84.6	87.5	93.1	89.7	83.9	85.1	73.1	67
3	92.6	61.7	71.6	78.5	83.9	87.2	90.8	87.9	85.4	81.3	77.2	72.2
4	92.6	62.8	72.8	79.2	84.4	87.1	92	84.2	84.4	86.1	79.4	72.8
5	92.9	61.4	72.2	79.7	85.4	87.6	91.6	88.2	84.6	82.7	74.5	69.4
6	95.5	66.1	76	82.1	86.5	90.6	94.1	90.9	84.2	85.7	74.1	68.9
7	89.9	60	70.9	77.6	81.4	84.6	89.4	83.5	81.3	81.6	70.6	63.6
8	89.4	59	70.8	77	81.1	84.3	87.7	82.8	81.8	81.1	72.2	68.9
9	89.2	55.3	67.4	74.8	79.9	84.1	87.4	81.3	80.4	78.6	71	63.1
10	89	56.2	68	75.7	80.7	84.5	87.5	81.3	80.5	77.8	73.1	69.2
11	90.3	60.1	71	77.7	82.3	86.1	87.9	82.4	82.5	81.4	71.8	64.2

Table 7. – Noise Produced by 15 HP Fan with Baffle at Maximum Air Flow (No Foam Insulation)

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	93.4	60.6	71.8	79.5	84.4	88.3	93.6	90.8	83.9	85.8	74.3	68.2
2	92.7	63	74.8	81.1	85.4	87.3	91.3	89.4	84.5	85.4	75	69.7
3	92.9	63.3	73.4	80.3	85.6	87.2	89.9	88.4	85.1	82.1	77.9	72.6
4	92.6	62.7	72.5	79.2	84.9	87.6	92.3	85.1	83.8	85.9	79.7	74.7
5	93.3	63.1	73.9	80.9	86	87.6	91.5	88.6	84.6	82.8	77.3	74.2
6	93.8	62.3	73.9	81	86.1	88.2	92.2	89.1	84.2	85.9	74.4	69.6
7	89.4	56.1	67.7	75.6	81	84.8	87.9	83.6	81.6	83	76	63.1
8	89	57.4	68.9	76.3	81.2	83.6	86	82.5	81.6	82	70.7	66.9
9	89.2	56.8	68.4	75.8	80.9	84	87.7	81.8	80.1	78.5	72.7	68.1
10	90	58	69	76.5	81.5	84.4	87.9	81.2	80.4	78.9	73.7	67.8
11	89.1	57.5	69.1	76.7	81.6	84	87.1	82.4	82.6	81.4	71.4	67.9

Table 8. – Noise Produced by 10 HP Fan with Baffle at Minimum Air Flow (No Foam Insulation)

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	89.2	67.1	78.4	81.4	80.4	80.9	81.9	84.6	83	81.2	75.8	71.1
2	91.1	70.9	81.8	84.7	81.4	81.9	82.6	86.3	82.1	80.6	76.9	66.3
3	88.3	65.2	75.6	79.1	79.3	82.7	82.8	86.8	79.8	81	80.6	69.3
4	88	60.6	71.9	76.6	78.9	83.3	83.7	85.5	80.5	87.5	84.3	71.5
5	88.3	67.9	76.9	79.8	79.2	80.8	83.6	85.6	80.8	80.5	79.3	70.1
6	91.3	71.5	82.4	85.4	81	80.7	83.5	86	83	81.4	76.8	64.3
7	85.8	62.4	74	77.8	76.7	77.9	79.7	78.7	81.5	79.2	74	62.7
8	86.4	64.7	75.8	79.6	77.2	78.3	79.1	79.5	78.2	78.5	74	62.9
9	85.1	61	71.9	76	76.5	79.1	79.9	78.5	76.7	82	78.4	68.9
10	84.8	61.9	72.4	76.2	75.9	78.6	80.4	78.8	77.8	80.8	78.5	66.1
11	86.1	64.6	76	79.4	77.3	78	78.5	78.9	81.6	79.8	75.3	66.1

Table 9. – Noise Produced by 15 HP Fan with Baffle and Foam Insulation at Maximum Air Flow

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	92.2	58.7	69.7	77.8	82.3	86.5	93.1	90.7	84.3	86.5	74.5	71.7
2	91.5	60.6	73.4	79.5	83.5	86.7	90.5	89.1	84.4	85.4	75	70.6
3	91.6	61.8	71.8	78.6	84.6	86.9	89.5	88.5	84.7	81.8	76	71.9
4	92.1	62.2	71.9	78.2	83.3	86.8	92.3	84.4	84	86.2	79.1	75.1
5	92.3	61.5	72.2	79.6	84.8	87.1	90.9	88.2	84.3	82.6	75	73
6	92.3	59.7	71.6	79.3	83.6	86.6	91.4	89.3	84	85.6	74	68.7
7	88.1	54.4	65.9	74.3	79.3	83.3	88.2	83.6	81.7	82.1	70	64.6
8	87.2	55.5	67.6	74.8	79.8	83.1	86.3	82.7	81.9	81.9	71.7	70.8
9	88.2	55.6	66.9	74.4	80	83.6	87.5	81.6	79.6	79	72.4	72.5
10	88.5	56	67.6	75	80.2	84	88.3	81.1	80	78.6	73.2	73.5
11	87.6	55.3	67.4	75.1	80	82.7	86.1	82	82.3	81.6	70.5	63.5

Table 10. – Noise Produced by 15 HP Fan with Baffle and Foam Insulation at Minimum Air Flow

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	87.1	65.9	77.3	80.5	79.5	80.1	81.2	84.5	82.9	81	75.7	69.4
2	89.3	69.9	80.7	83.8	80.5	81.7	82.2	85.9	81.8	80.3	77.1	72.5
3	87.3	63.7	74.2	77.9	78.5	83	82.7	86.1	79.6	80.7	80.4	72.2
4	86.8	58.8	70.4	75.5	78.6	82.5	84.2	84.2	80.5	86.7	84.5	69.2
5	86.8	66.3	75.2	78.4	78.6	80.4	83.2	85.3	80.3	79.8	79.3	69.7
6	89.1	70.2	80.8	83.9	79.8	80.4	83	85.7	82.3	81.1	77	68.7
7	84.4	61.2	72.7	76.8	75.9	77.5	80	78.6	81	78.8	74	65.7
8	83.7	63	74.7	78.5	76.4	78.1	78.5	79.4	78.4	78.1	74	73.5
9	83.7	59.3	70.7	74.9	80.5	79.1	80.2	77.9	77.3	82.1	77.8	72.2
10	83.3	60.7	71.5	75.2	75.4	78.3	80.2	78	78.1	80.9	78.1	72.2
11	84.6	63.3	74.9	78.8	76.4	77.8	79.1	78.1	81.3	79.5	75.6	66.2

Figure 2. Sound Pressure Levels Produced by 10HP Fan

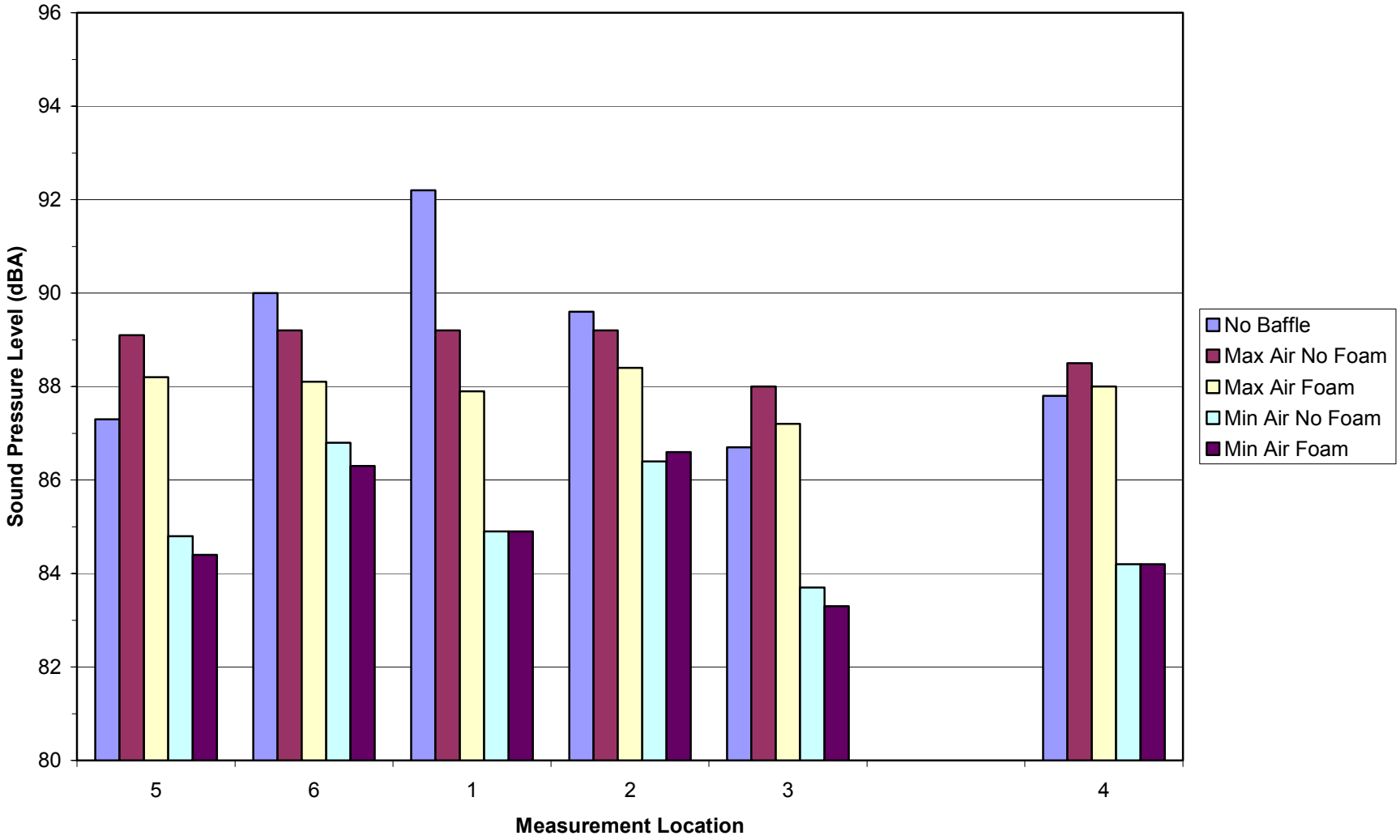


Figure 3. Sound Pressure Levels Produced by 15HP Fan

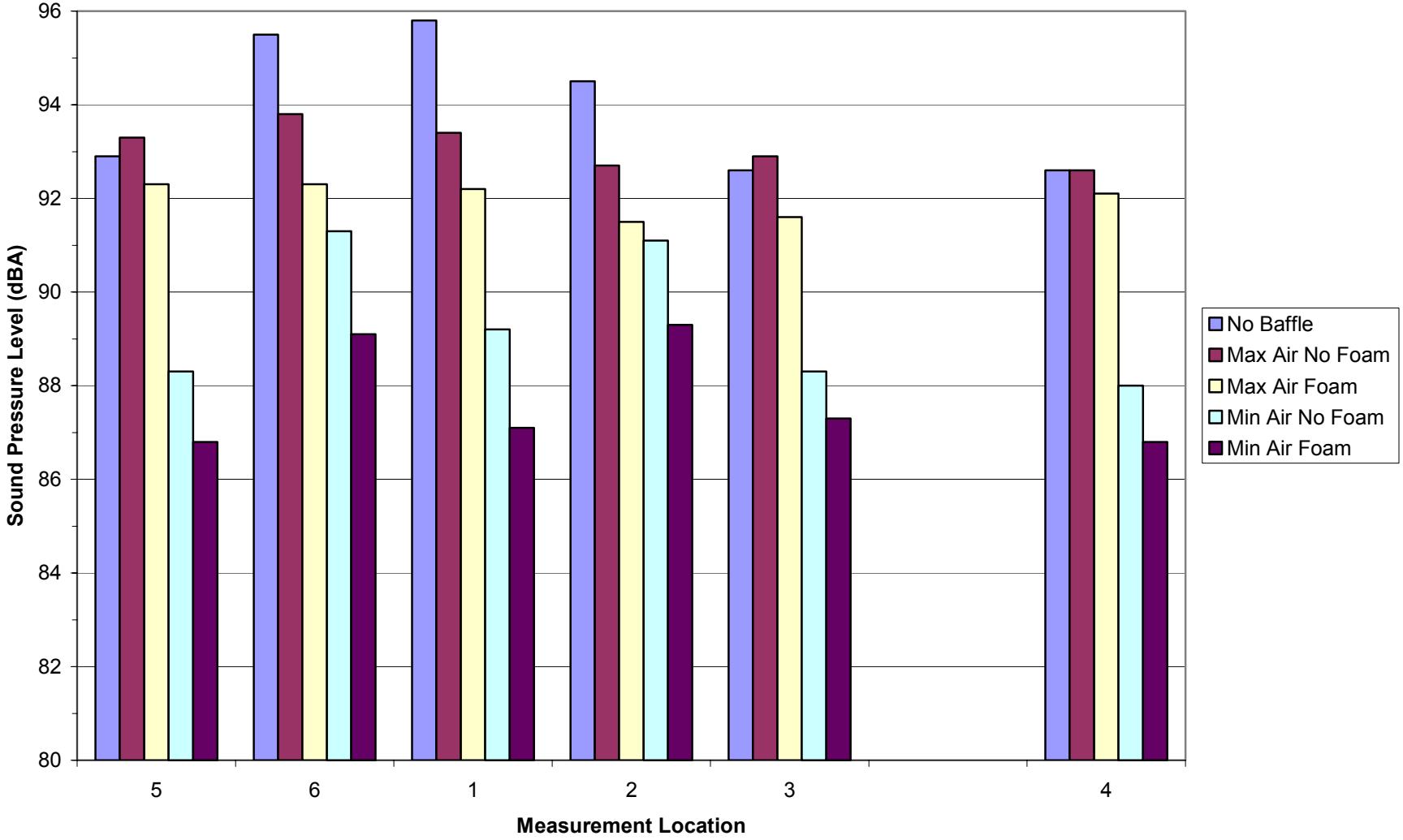


Figure 4. 10HP Fan Maximum Air Flow with Baffle. Frequency Distribution at 1m

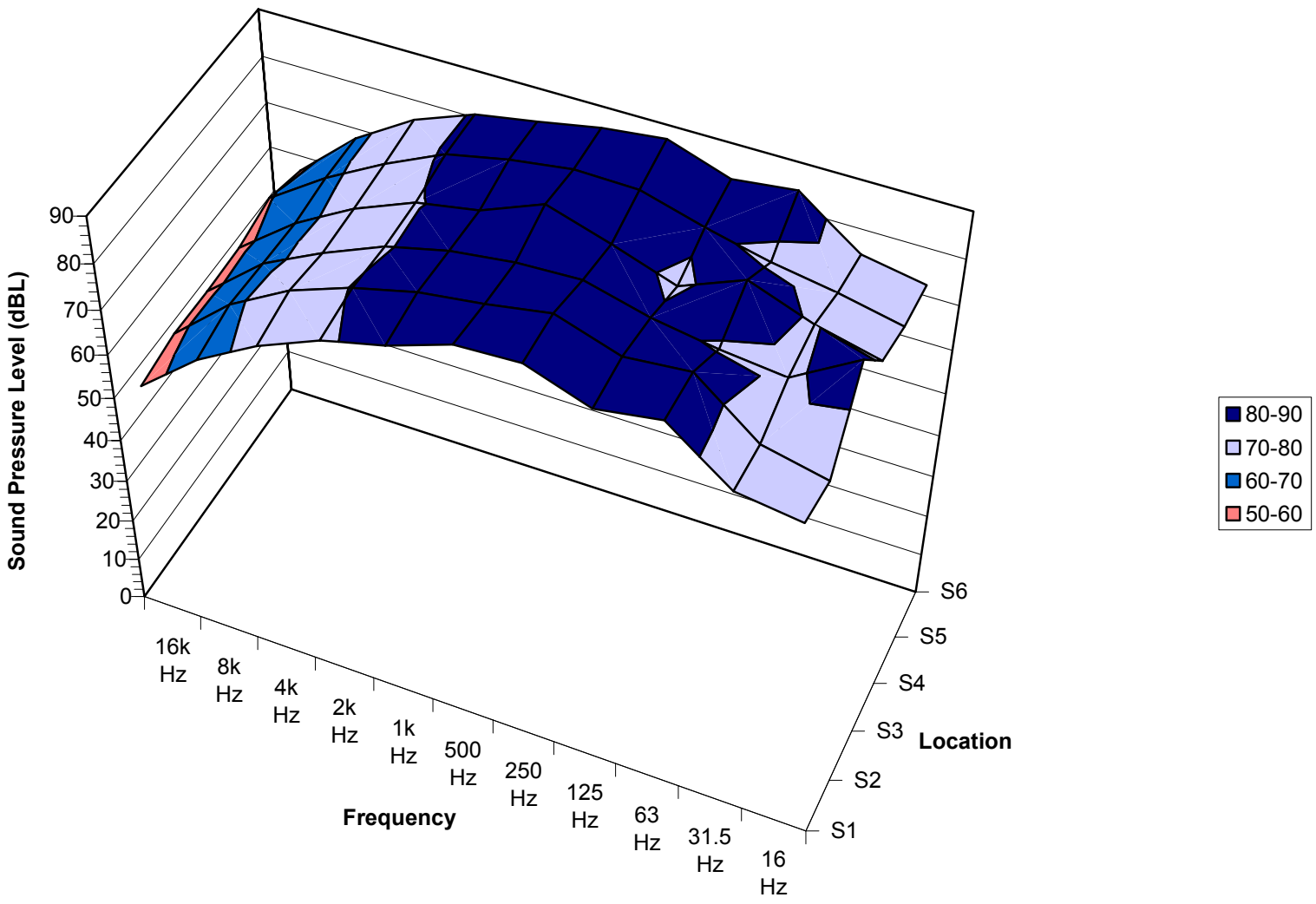


Figure 5. Change in Sound Pressure Level with Frequency on Installation of Baffle to 10HP Fan

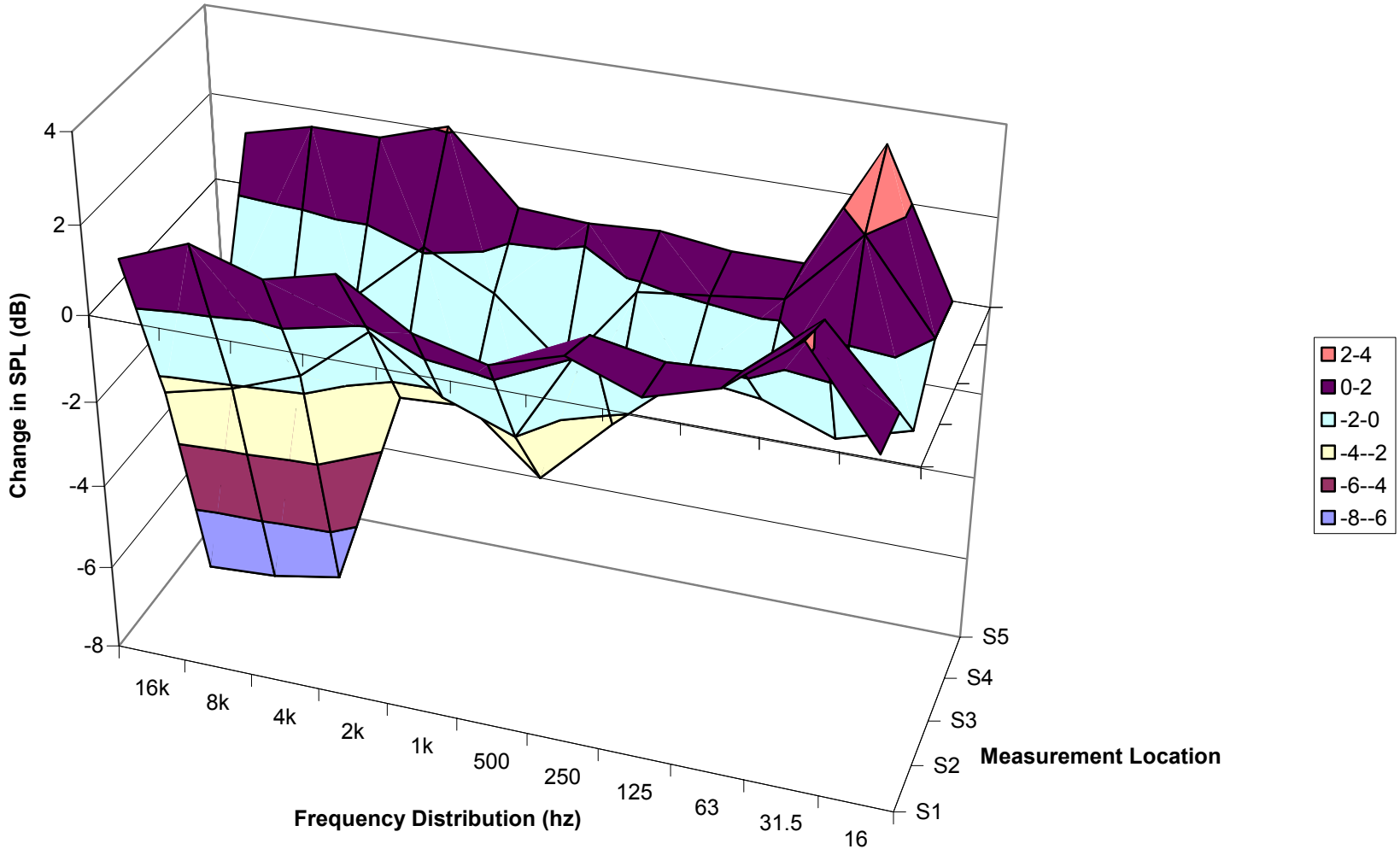


Figure 6. Change in Sound Pressure Level with Frequency on Installation of Baffle to 15HP Fan

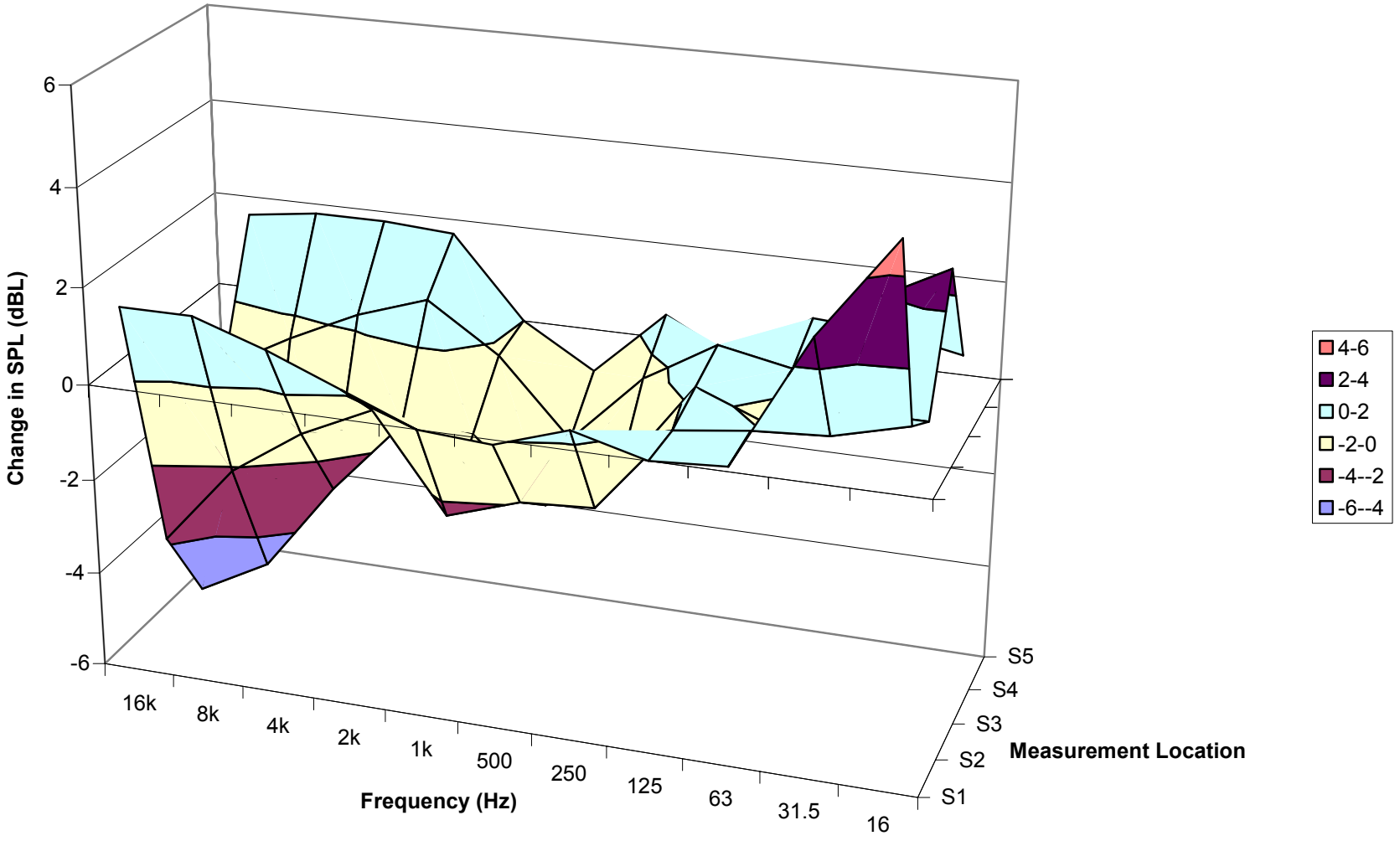
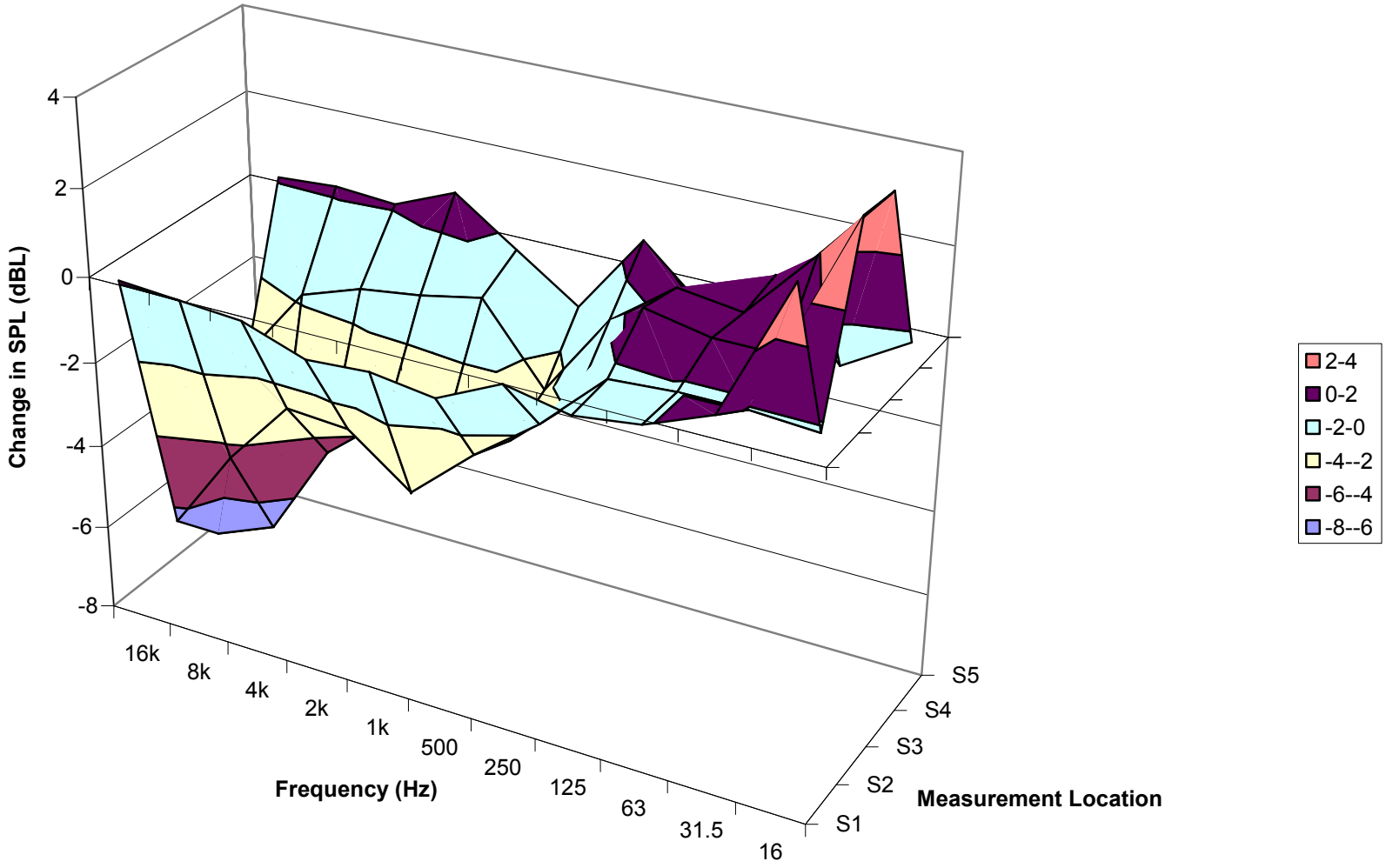
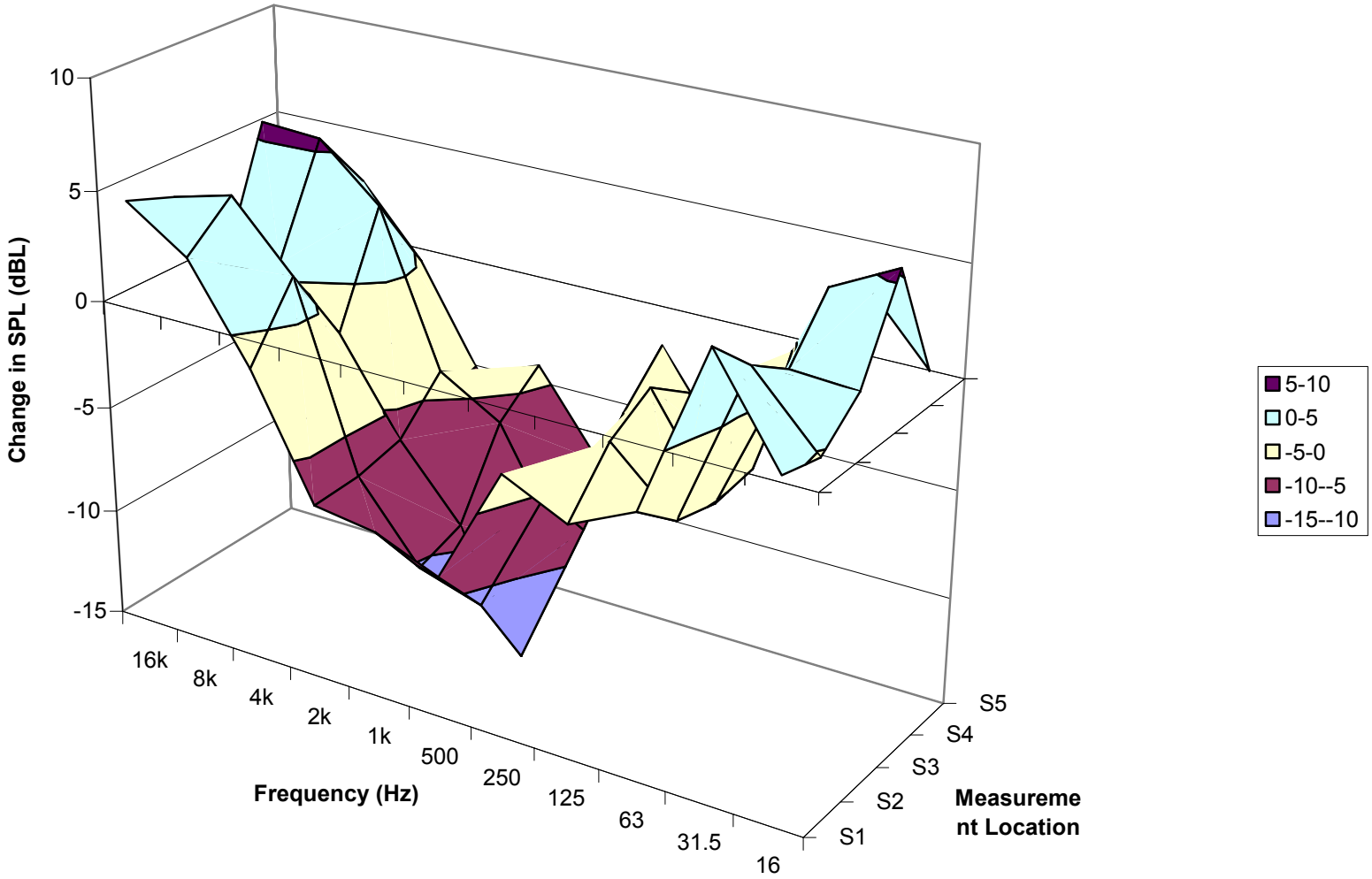


Figure 7. Change in SPL with Frequency on Installation of Baffle and Foam to 15HP Fan (Max Air Flow)



Figue 8. Change in SPL with Frequency on Installation of Baffle with Foam to 15HP Fan and Operation at Minimum Flow



5. Comments

Sound pressure levels are anticipated to decrease by 3 dB with a doubling of distance from the source. Measurements were taken 1 m and 3 m from each fan under each chosen operating condition, the anticipated decrease in sound pressure level at 3 m from source in comparison to 1 m from source is 4.8 dB. Recorded decreases in sound pressure level were, on average, in the range of 4.5 to 5.2 dB showing good agreement with theoretical sound attenuation with distance. Trow concludes that interference due to sound reflection, extraneous noise sources, etc. were maintained at acceptable level during the measurement periods.

Attenuation of Sound by Baffle at Maximum Air Flow

Installation of the baffle whilst operating the 10 HP and 15 HP fans at maximum air flow rate resulted in a change in the directional distribution of the sound emitted from the fans. Sound pressure levels directly in front of the fans were reduced by 2 – 3 dB. Conversely, sound pressure levels at 180^{o} to the fans increased by 0 – 2 dB. (See Figures 2 and 3).

Attenuation of Sound by Baffle at Minimum Air Flow

Operation of the baffle at minimum flow resulted in a further change in the directional distribution of sound emitted from the fans, with maxima values being recorded at 45^{o} to the face of the fans. Sound pressure levels at all measurement locations were reduced by 2 – 5 dB by operating at minimum air flow in comparison to operating without the baffle or with the baffle at maximum air flow. (See Figures 2 and 3).

Attenuation of Sound by Foam Insulation

Introduction of foam insulation into the baffle resulted in a decrease in measured sound pressure level by <2dB under the majority of operating conditions for both the 10HP and 15HP fans. (See Figures 2 and 3).

Sound Pressure Level Frequency Distribution

The frequency distribution for the 10HP fan operating at maximum air flow with baffle is shown in Figure 4. Under all operating conditions the sound pressure level frequency distribution showed maxima at central frequency ranges (e.g. 250 – 1000 hertz), however operating parameters were shown to impact on frequency distribution. Installation of baffles to the 10HP and 15HP fans (see Figures 5 and 6) resulted in:

- a 4 – 8 dB reduction in high and mid frequency (250 – 16,000 Hz) sound pressure levels in front of the fans;
- a 0 – 2 dB increase in high frequency sound pressure levels at 180^{o} to the fans;
- minimal impact on low frequency (16 – 125 Hz) sound pressure levels in front of the fans; and,
- a 0 – 4 dB increase in low frequency sound pressure levels at 180^{o} to the fans.

Reduction of air flow (see Figures 7 and 8) resulted in:

- a decrease in mid frequency (250 – 2,000 Hz) sound pressure levels at all measurement locations;
- minimal impact on low and high frequency sound pressure levels in front of the fans;
- a 0 – 6 dB increase in low and high frequency sound pressure levels at an angle of 45^{o} to the fan orientation; and,
- a 0 – 5 dB increase in low and high frequency sound pressure levels at 180^{o} to the fans.

The redistribution of sound pressure level frequencies has the potential to impact on perception of noise nuisance through fan operation. Increased reduction of high frequencies as observed on installation of baffle (with or without foam insulation) is likely to reduce perceived nuisance as high frequency noise is considered more obtrusive. Any increases in low frequency sound pressure levels (e.g. during operation of baffles at minimum air flow) may increase the area of impact of any noise nuisance as low frequency sound travels further and is more difficult to attenuate than high frequency sound.

Conclusions

The above measurements provide a fundamental understanding of noise generated by 10HP and 15HP car dryer fans operating under controlled conditions.

Trow understands that car dryer fans are operated in banks of 6 – 18 within car wash units. Theory predicts that sound pressure levels will increase by 3 dB on doubling of noise source, e.g. two 15HP fans each generating a sound pressure level of 90 dB would provide a combined sound pressure level of 93 dB, four fans would provide 96 dB etc. Other factors can impact on predicted noise generation, resonance can increase noise impact whilst sound adsorbing materials may provide attenuation. Vibration is also a consideration.

Trow strongly recommends that in situ sound measurements be made to assess noise impact of car dryer fans installed within a car wash system. In situ measurements should consider appropriate receptors including, but not necessarily limited to, occupational noise and environmental receptors as well as car wash operation and design.

We trust the aforementioned meets your immediate requirements. If you have any questions, concerns or if we can be of any further assistance, please do not hesitate to contact the undersigned at your earliest convenience.

Yours truly,

Trow Associates Inc.

Bob Jowett, B.Sc., C.E.P.I.T.
Environmental Scientist
Environmental Division

Ron Taylor, M.Sc., C. Chem.
Senior Project Manager
Environmental Division

SOUND LEVEL METER READINGS

MODEL: FT-DD-T450HP4 (50hp T4 VACSTAR TURBINE VACUUM PRODUCER)

READING ONE: 73 DB-A, 3 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

READING TWO: 69 DB-A, 10 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

READING THREE: 54 DB-A, 20 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

READING FOUR: 38 DB-A, 30 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

NOTE: THESE READINGS WERE TAKEN OUTSIDE IN THE OPEN ON A CONCRETE SLAB.

SOUND LEVEL METER USED:

SIMPSON MODEL #40003 – MSHA APPROVED.
MEETS OSHA & WALSH-HEALY REQUIREMENTS FOR NOISE CONTROL.
CONFORMS TO ANSI S1.4-1983, IEC 651 SPECS FOR METER TYPE.

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EMAIL: info@vacutechllc
WEB SITE: vacutechllc.com

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *SELF SERVICE CAR WASH* ON A 0.89-ACRE TRACT OF LAND, IDENTIFIED AS A PORTION OF LOT 2, BLOCK A, DALTON GOLIAD ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Lisa White of Boing US HoldCo, Inc. on behalf of Donald L. Silverman of Rockwall 205-552, LLC for the approval of a Specific Use Permit (SUP) for a *Self Service Car Wash* on a 0.89-acre tract of land, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N SH-205 OV) District, being identified as a portion of Lot 2, Block A of the Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, addressed as 3611 N. Goliad Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Self Service Car Wash* in accordance with Article 04, *Permissible Uses,* of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be subject to the requirements set forth in Subsection 02.03(H)(4)*, Car Wash (Full-Service or Self-Service),* of Article 04*, Permissible Uses*; Subsection 04.04*, General Retail (GR) District,* of Article 05, *District Development*

DRAFT ORDINANCE 02.16.2021

Standards; and Subsection 06.11*, North SH-205 Overlay (N SH-205 OV) District,* of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall -- *as heretofore amended and as my be amended in the future* -- and the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of the *Self Service Car Wash* land use on the *Subject Property* and conformance to these conditions is necessary for continued operations:

(1) The *Self Service Car Wash* facility shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance;

(2) No outside display of merchandise or outside storage (*e.g. ice machine, propane cage, vending machines, and DVD rental kiosk*) shall be allowed on the *subject property*; with the exception of vending machines that are integrated into the façade of the building;

(3) Additional landscaping (*i.e. trees and shrubs*) shall be required adjacent to the vacuum bays to provide additional sound attenuation for the residential subdivision north of the *subject property*;

(4) A masonry screening wall a minimum of six (6) feet in height shall be constructed adjacent to the northern property line of the subject property; and,

(5) Three (3) tiered screening (*i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) shall be incorporated in front of the carwash to screen the tunnel and vacuum bays adjacent to the eastern property line of the subject property.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits,* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Certificate of Occupancy (CO)*, should any business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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

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

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

DRAFT ORDINANCE 02.16.2021

offense.

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF MARCH, 2021.

_____

Jim Pruitt, *Mayor*

ATTEST:

_____

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____

Frank J. Garza, *City Attorney*

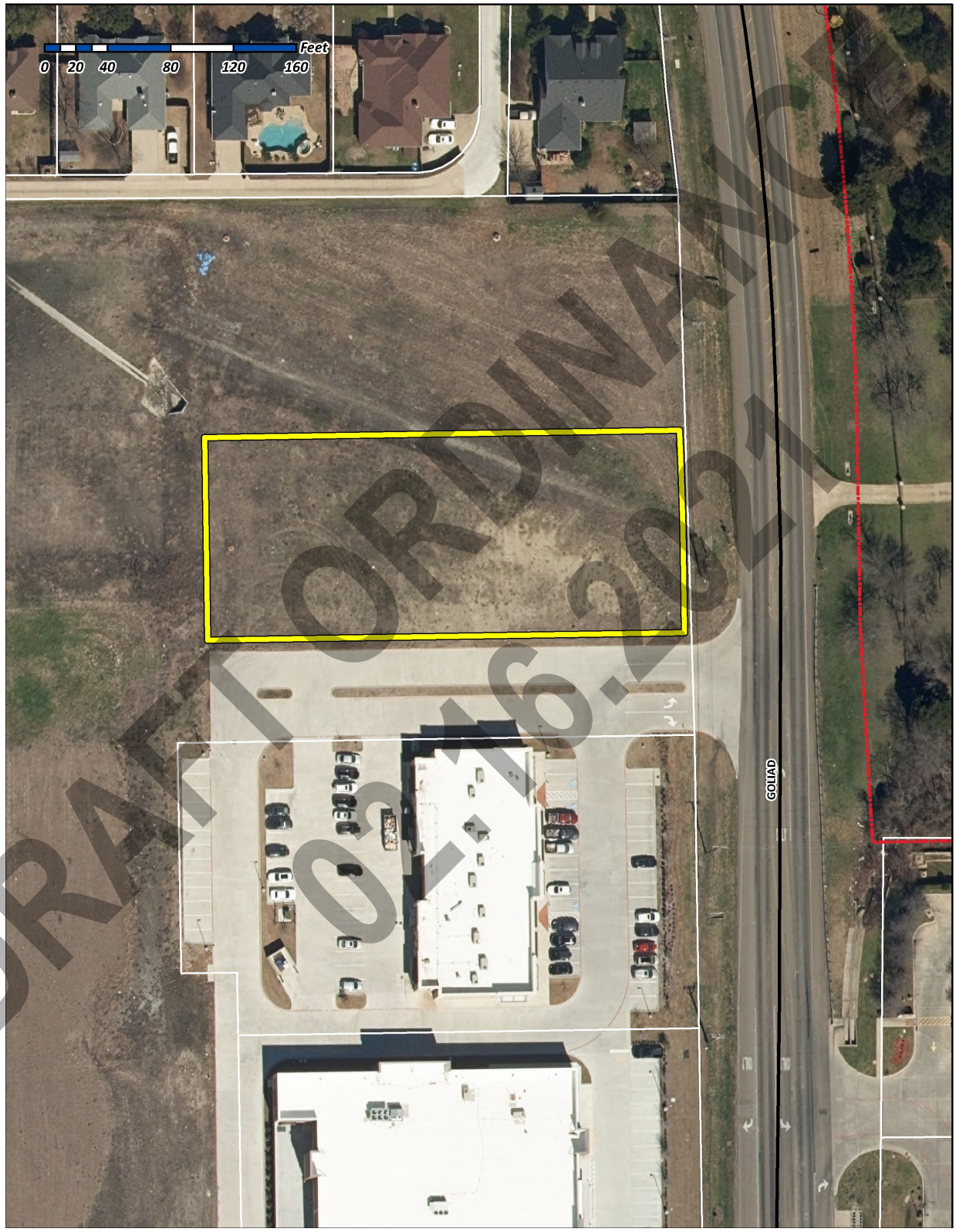
1st Reading: *February 16, 2021*

2nd Reading: *March 1, 2021*

DRAFT ORDINANCE
02.16.2021

Exhibit 'A'
Legal Description and Location Map

Legal Description: Lot 2, Block A, Dalton Goliad Addition
Address: 3611 N. Goliad Street



DRAFT ORDINANCE 03.16.2021

Exhibit 'B'
Concept Plan

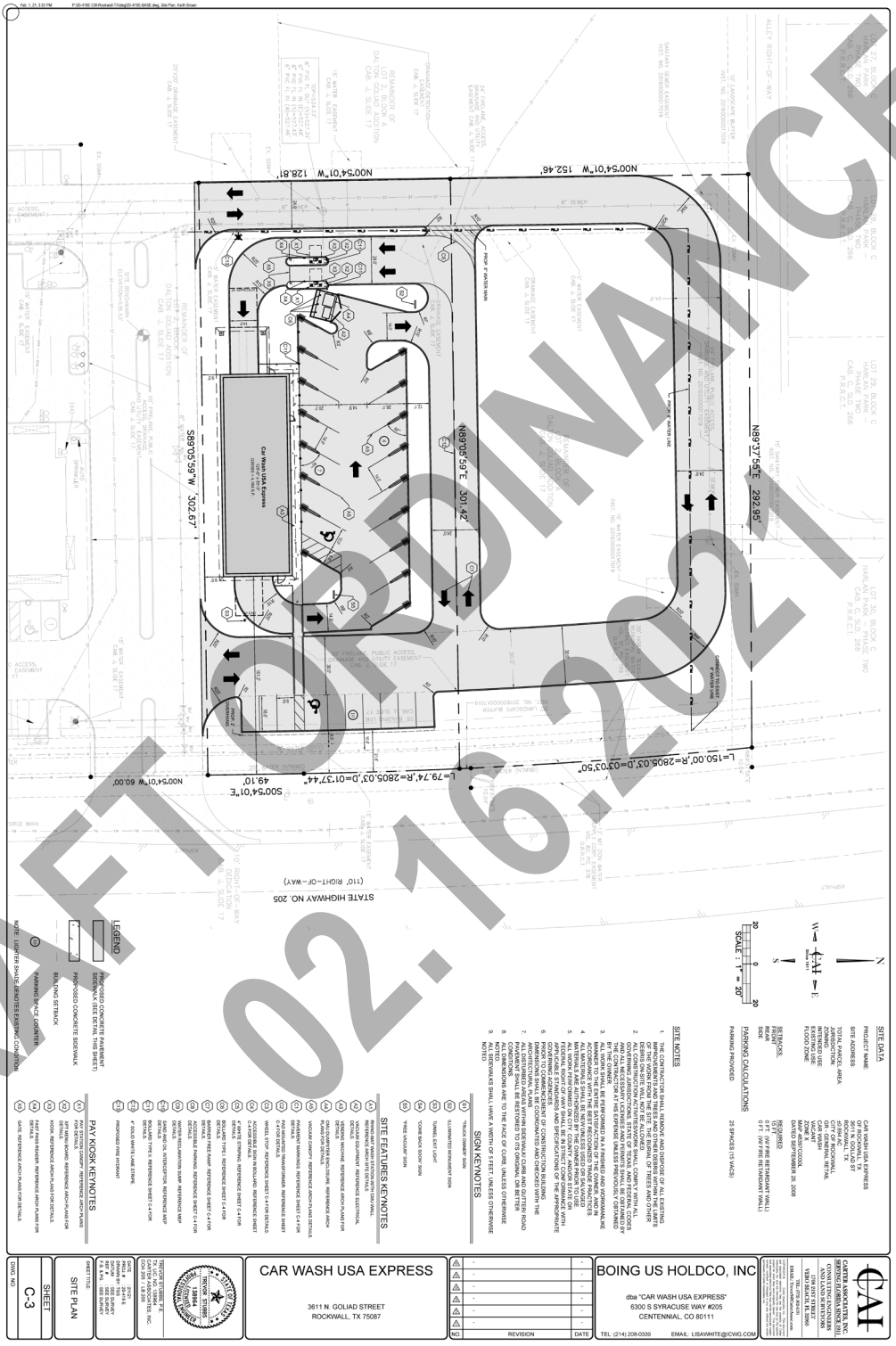
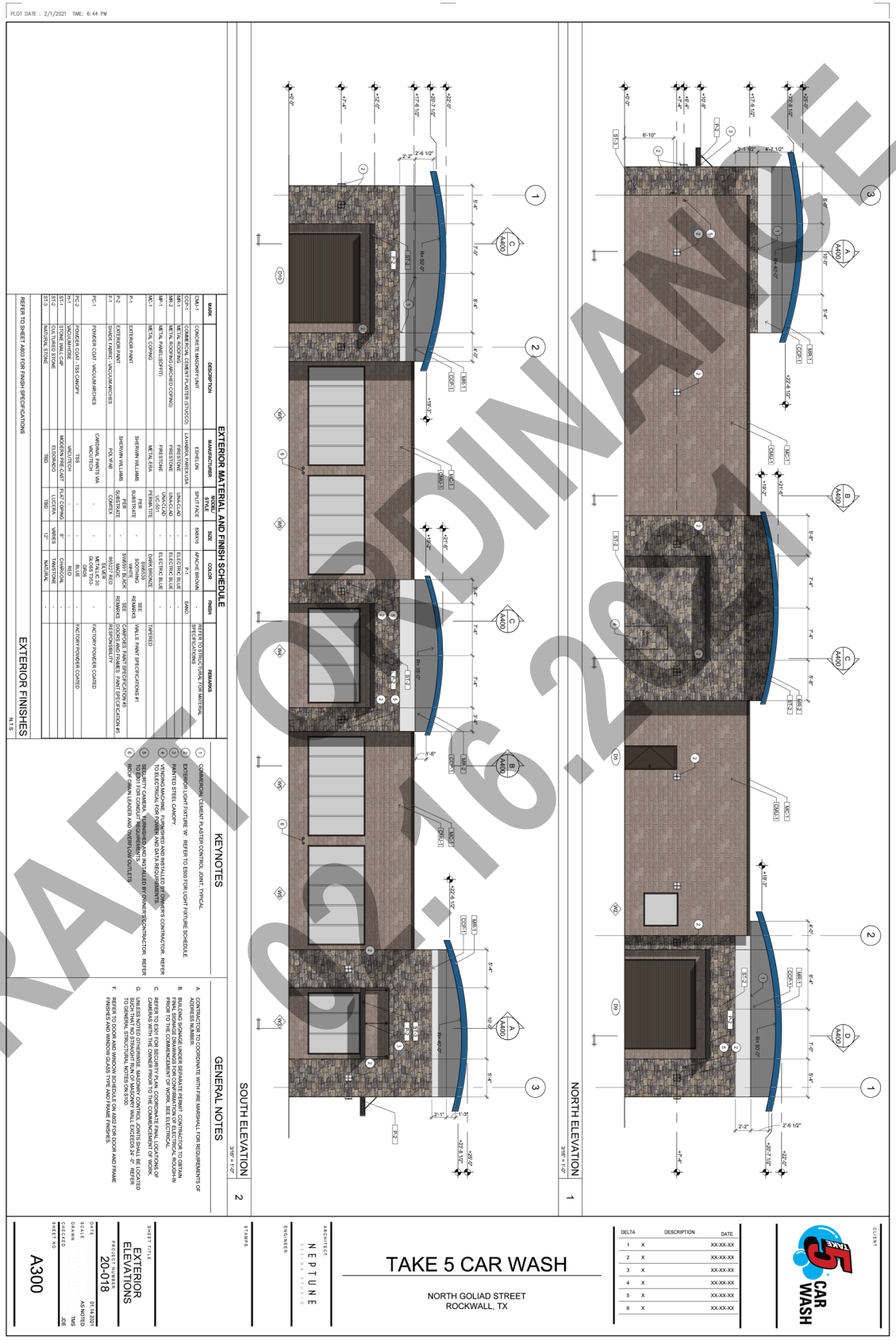
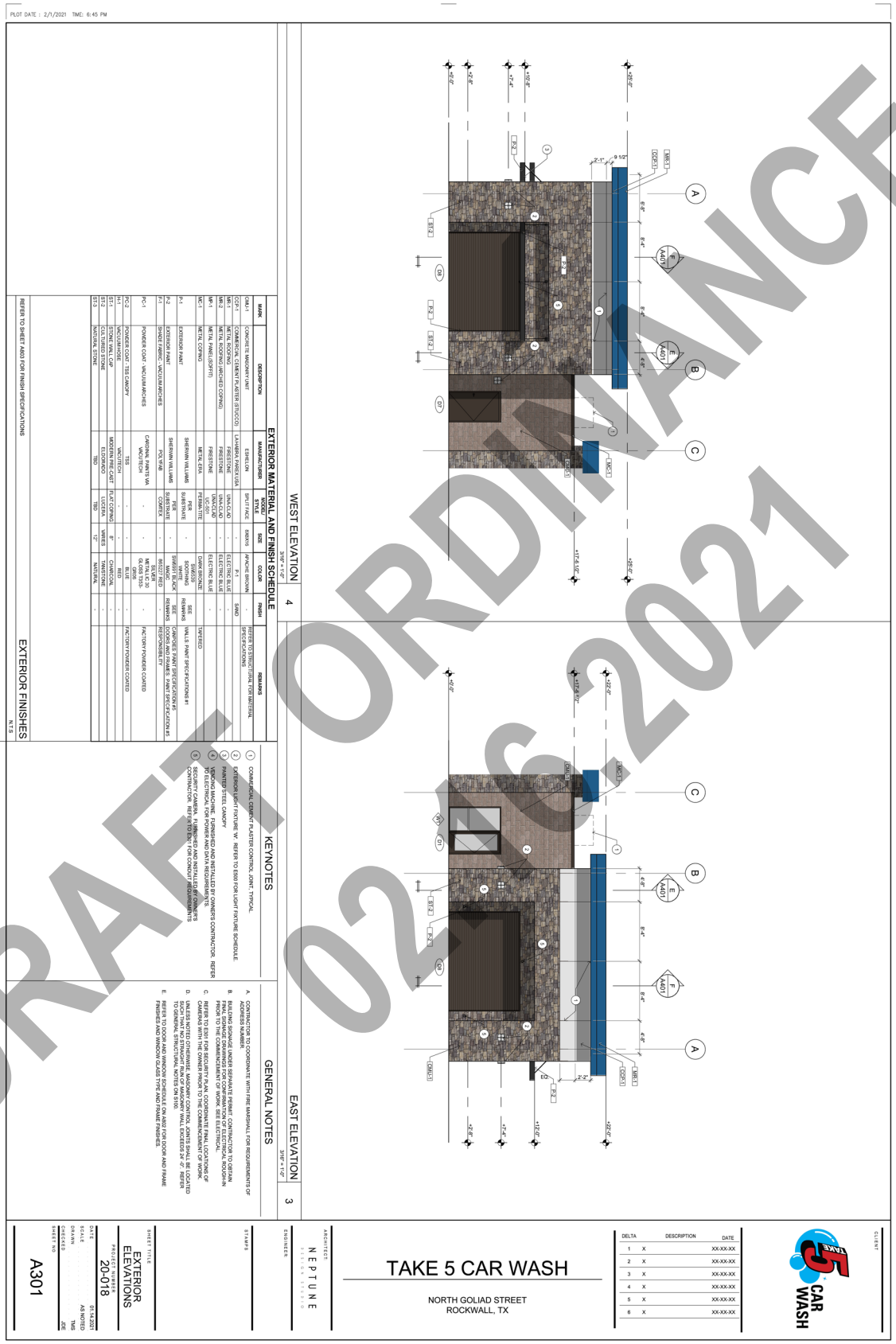


Exhibit 'C'
Building Elevations



DRAFT ORDINANCE 02.16.2021

Exhibit 'C'
Building Elevations



DRAFT ORDINANCE 02.16.2021

CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Mayor and City Council
DATE:	March 1, 2021
APPLICANT:	Lisa White; *Boing US HoldCo, Inc*.
CASE NUMBER:	Z2021-002; *Specific Use Permit (SUP) for Self-Service Carwash at 3611 N. Goliad Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Lisa White of Boing US HoldCo, Inc. on behalf of Donald L. Silverman of Rockwall 205-552, LLC for the approval of a *Specific Use Permit (SUP)* for *Self-Service Carwash and Auto Detail* on a 0.89-acre tract of land identified as a portion of Lot 2, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3611 N. Goliad Street [*SH-205*], and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on November 7, 1983 by *Ordinance No. 83-57*. Based on the City's historic zoning maps the subject property was rezoned from an Agricultural (AG) District to a General Retail (GR) District at some point between November 7, 1983 and December 7, 1993. On February 15, 2016, the City Council approved a preliminary plat [*Case No. P2016-004*] for Lots 1-6, Block A, Dalton Goliad Addition. This approval was followed by a final plat [*Case No. P2016-034*], which was approved by the City Council on August 1, 2016. This final plat created Lots 1-3, Block A, Dalton Goliad Addition. On December 4, 2017, the City Council approved a replat [*i.e. Case No. P2017-062*] subdividing Lot 2, Block A into Lots 4 & 5, Block A and establishing the subject property (*i.e. Lot 4, Block A, Dalton Goliad Addition*); however, this replat was never filed. Prior to the replat, a Specific Use Permit (SUP) [*SUP #S-171; Ordinance No. 17-39*; *Case No. Z2017-029*] was approved by the City Council on August 7, 2017. This approval allowed a *Restaurant, Greater Than 2,000 SF with a Drive-Through or Drive-In* (*i.e. Freddy's Frozen Custard*) on the subject property. On September 12, 2017, the Planning and Zoning Commission approved a site plan [*Case No. SP2017-024*] for the proposed restaurant; however, the restaurant was never constructed, and the site plan and Specific Use Permit (SUP) have since expired. On December 7, 2020, the City Council approved a conveyance plat [*i.e. Case No. P2020-048*] for the purpose of subdividing one (1) lot (i.e. *Lot 2, Block A, Dalton Goliad Addition*) into four (4) lots (*i.e. Lots 4-7, Block A, Dalton Goliad Addition*) to convey property. This conveyance plat established the subject property as Lot 5, Block A, Dalton Goliad Addition. The subject property is currently vacant.

PURPOSE

The applicant, is requesting the approval of a Specific Use Permit (SUP) to allow for a *Self-Service Carwash* on the subject property in accordance with the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is located at 3611 N. Goliad Street [*SH-205*]. The land uses adjacent to the subject property are as follows:

North: Directly north and adjacent to the subject property is a vacant 1.033-acre parcel of land (*i.e. Lot 4, Block A, Dalton Goliad Addition*). Beyond this is a single-family residential subdivision, consisting of 30 single-family residential lots, and being identified as Harlan Park, Phase 2 Addition. Beyond this is Harlan Park, Phase 1 Addition, which consists of 65 single-family residential lots. Both of these subdivisions are zoned Single-Family 10 (SF-10) District.

South: Directly south of the subject property are Lots 1, 3, & 6, Block A, Dalton Goliad Addition. Lot 3 is currently occupied by a strip retail center with several tenants (*i.e. Marco's Pizza, Hittson Dental, and Venice Nail Salon*). Adjacent to and south of the strip center is Lot 1, which is occupied with an Aldi's Grocery Store. These properties are zoned General Retail (GR) District. South of this is Dalton Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Free Methodist Church, which is zoned Single-Family 16 (SF-16) District.

East: Directly east of the subject property is N. Goliad Street [*SH-205*], 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 is the corporate limits of the City followed by properties in the City's Extraterritorial Jurisdiction (ETJ) that have existing single-family homes situated on them. Adjacent to and south of this area is a Sonic Drive-In and 7-Eleven convenience store, which are situated within the City limits and are zoned General Retail (GR) District.

West: Directly west of the subject property is a vacant 2.402-acre parcel of land (*i.e. Lot 6, Block A, Dalton Goliad Addition*). This property is zoned General Retail (GR) District. Beyond this is the Nebbie Williams Elementary School, which is situated on a 11.599-acre parcel of land (*i.e. Lot 1, Block A, Rockwall School North Addition*). This property is zoned Single-Family 10 (SF-10) District.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, concept plan, and building elevations depicting the layout of a ~4,164 SF *Self-Service Carwash*. The proposed carwash will consist of a single entrance tunnel, 15 vacuum stalls, and ten (10) parking spaces. Based on the concept plan, the carwash tunnel will be oriented so that the exit of the tunnel will be facing onto N. Goliad Street, with the building being setback ~101-feet from the public right-of-way. Staff should point out that the carwash will be located within 300-feet of both the Harlan Park Subdivision and Nebbie Williams Elementary School. Based on this staff is requesting that the applicant provide additional landscaping for sound attenuation. These have been included in the draft ordinance as operational conditions should the SUP be approved. The landscaping for the subject property will be considered at the time of site plan.

CONFORMANCE TO THE CITY'S CODES

According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Self Service Car Wash* requires a Specific Use Permit (SUP) in the General Retail (GR) District. In addition, Subsection 02.03.(H)(4), *Conditional Land Use Standards*, of Article 04, *Permissible Use Charts*, of the Unified Development Code (UDC) also provides the following requirements relating to regulating the land use:

(a) Entrances and exits to the car wash shall not directly face any public right-of-way.
(b) The carwash shall be set back a minimum of 50-feet from any street frontage.

In this case, the submitted concept plan indicates the exit of the carwash tunnel will be directly facing N. Goliad Street, which is not in compliance with the land use conditions required for this land use in the Unified Development Code (UDC). Staff should point out that a similar orientation for a *full-service carwash* was approved by the Planning and Zoning Commission along N. Goliad Street; however, staff is should note that in that case the proposed carwash was [*1*] situated in a Commercial (C) District with no adjacent residentially zoned or used land, [*2*] primarily situated behind a standalone structure that served as the point of sale, and [*3*] that incorporated heavy screening along the *SH-205* frontage. In this case, no mitigating measures are being proposed. In addition, staff should point out that due to existing easements along SH-205, increased landscape screening cannot be provided in front of the tunnel in the landscape buffer.

According to Subsection 01.06(A), *Residential Adjacency Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he general objectives of residential adjacency standards are to preserve and protect the integrity, enjoyment and property values of residential neighborhoods within the City of Rockwall, through the establishment of standards for certain nonresidential uses that may impact surrounding residential land uses." This section goes on to state that the residential adjacency standards are to be applied to a carwash when it is adjacent to or within 150-feet of a residential district boundary. In this case, the applicant replatted the property (*i.e. Case No. P2020-048*) so that the carwash is more than 150-

feet from the adjacent residential zoning districts (*i.e. ~152-feet from the Harlan Park Subdivision and ~173-feet from Nebbie Williams Elementary School*); however, Subsection 01.06(D)(6)(a) this section of the Unified Development Code (UDC) grants the Planning and Zoning Commission the ability to require wing walls, landscape screens, changes in building orientation, and/or other design elements to screen and minimize the impact of the proposed land use. Although the subject property is in compliance with the 150-foot distance requirement, staff has requested that the applicant provide additional landscape screening adjacent to the northern and western property lines to provide screening and sound attenuation. Staff should also point out that the applicant has provided staff a noise assessment for the carwash and vacuum bays. With this being said, the determination of if the landscaping is sufficient screening/sound attenuation remains a discretionary decision for the Planning and Zoning Commission and City Council.

With the exception of these items the concept plan appears to meet the design requirements for the General Retail (GR) District. Staff should note that the submitted building elevations ***do not*** appear to meet the minimum standards of the N. SH-205 Overlay (N. SH-205 OV) District and will need to be reviewed by the Architectural Review Board (ARB) and Planning and Zoning Commission at the time of site plan.

STAFF ANALYSIS

The intent of the General Retail (GR) District is to provide limited retail and service uses for nearby residential neighborhoods. Development in these areas should not include intensive commercial land uses that carry large volumes of retail traffic. Developments should also be adequately buffered and screened from residential land uses. Since the General Retail (GR) District is located close to residential areas, the development standards are typically more stringent and similar to the Residential-Office (RO) and Neighborhood Services (NS) Districts. All of these districts are intended to create a transition from the adjacent residential neighborhoods to less intense non-residential land uses. According to the *ITE Trip Generation Rates* (*9th Edition*) a carwash carries around 108 weekday trips, which makes it a medium to low traffic generator; however staff should point out that -- *with the exception of one (1) self-service car wash that was built in 1992 according to the Rockwall Central Appraisal District* -- no other carwashes (*self-service or full-service*) have been constructed in a General Retail (GR) District. The four (4) standalone carwashes (*i.e. Horizon Car Wash, Hacienda Car Wash, Speedy Bee Car Wash, and Carmel Car Wash*) are all located within a Commercial (C) District, which allows both a self-service and full-service carwash *by-right*. With all of this being said, any request for a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On January 22, 2021, staff mailed 40 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Castle Ridge, Harlan Park, and Rockwall Shores Homeowner's Association (HOA), which are the only Homeowner's Associations (HOA's)/Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received the following:

(1) Four (4) property owner notifications and one (1) email from property owners within the notification area (*i.e. within the 500-foot buffer*) opposed to the applicant's request.
(2) Two (2) emails from property owners within the Homeowner's Association (HOA) notification area (*i.e. within the 1,500-foot buffer*) opposed to the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) for a *Self-Service Carwash* on the subject property, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:

    (a) The *Self-Service Carwash* facility shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance;

(b) No outside display of merchandise or outside storage (*e.g. ice machine, propane cage, vending machines, and DVD rental kiosk*) shall be allowed on the *subject property*; with the exception of vending machines that are integrated into the façade of the building.

(c) Additional landscaping (*i.e. trees and shrubs*) shall be required adjacent to the vacuum bays to provide additional sound attenuation for the residential subdivision north of the *subject property*; and

(d) The exit tunnel of the *Self-Service Carwash* facility shall be screened from N. Goliad Street [*i.e. SH-205*] utilizing landscape screening (*e.g. trees, pampas grass, etc*.) and a berm; and,

(2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On February 9, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) allowing for a *Self-Service Carwash* subject to the conditions of approval and the following additional recommendations:

(1) A masonry screening wall a minimum of six (6) feet in height be constructed adjacent to the northern property line of the subject property.
(2) Three (3) tiered screening (*i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) be incorporated in front of the carwash to screen the tunnel and vacuum bays adjacent to the eastern property line of the subject property.

This motion passed by a vote of 5-0, with Commissioners Moeller and Welch absent. Staff has incorporated these recommendations into the draft ordinance for the City Council's consideration.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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]
[X] 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	To Be Determined				
Subdivision	Dalton Goliad Addition	Lot	2	Block	A
General Location	NW Corner of Dalton RD and N Goliad Street (Lot North of Existing Development)				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	General Retail (SH205 Overlay)	Current Use	Vacant		
Proposed Zoning	General Retail (SH205 Overlay)	Proposed Use	Car Wash		
Acreage	0.89 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	Rockwall 205-552 LLC	[ ] Applicant	BOING US HOLDCO, INC.
Contact Person	Donald L. Silverman	Contact Person	Lisa White
Address	4622 Maple Ave #200	Address	6300 S Syracuse Way #205
City, State & Zip	Dallas, Tx 75219	City, State & Zip	Centennial, CO 80111
Phone	972-980-8807	Phone	214-208-0339
E-Mail	DSilverman@MQcompanies.com	E-Mail	Lisawhite@ICWG.com

NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of $_____, to cover the cost of this application, has been paid to the City of Rockwall on this the 14th day of January, 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."

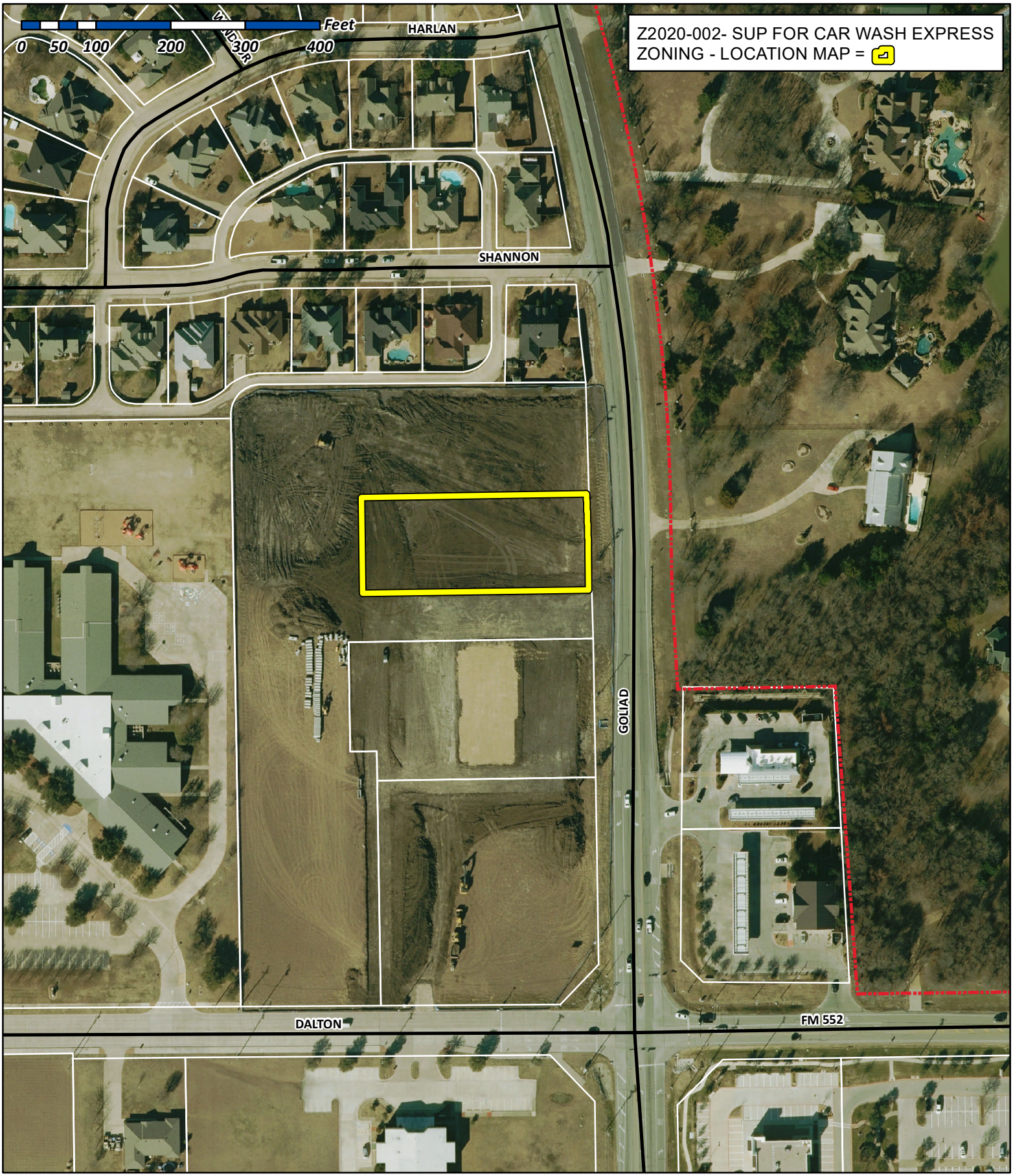
Given under my hand and seal of office on this the 14th *day of* January, *20* 21.

Owner's Signature D Silverman

Notary Public in and for the State of Texas Susan Cooper

SUSAN COOPER NOTARY PUBLIC STATE OF TEXAS ID# 124195782 EXPIRES 2022

My Commission Expires



City of Rockwall

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

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

City of Rockwall

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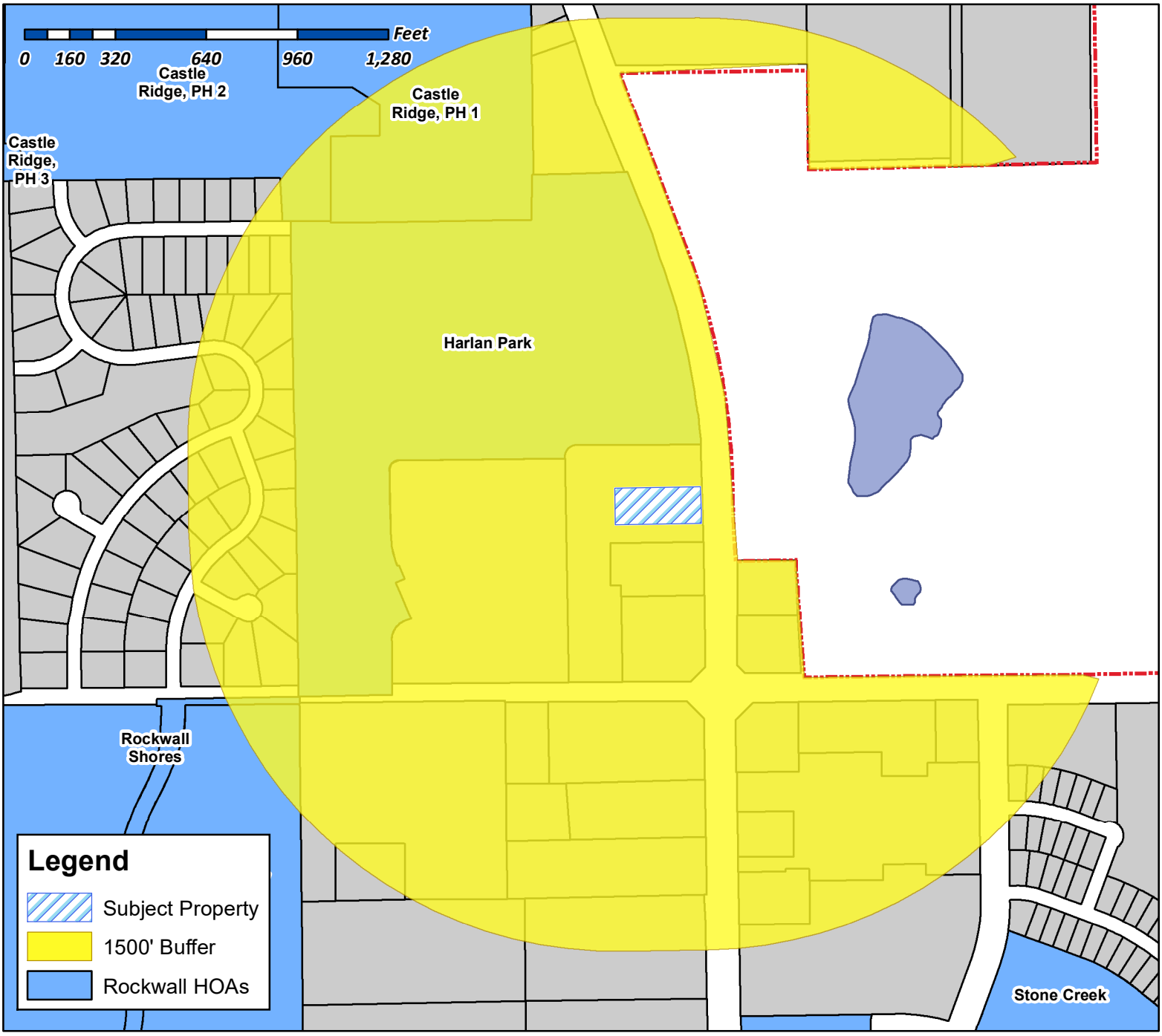
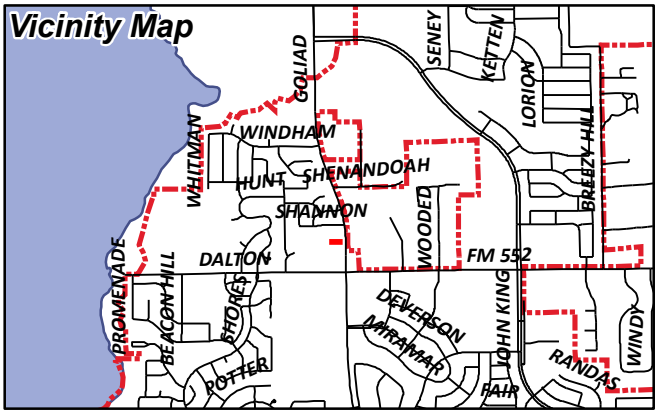


Case Number: Z2021-002
Case Name: SUP for Car Wash
Case Type: Zoning
Zoning: General Retail (GR) District
Case Address: 3611 N. Goliad Street

Date Created: *1/19/2021*
For Questions on this Case Call (972) 771-7745



From: Gamez, Angelica
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-002]
Date: Friday, January 22, 2021 9:00:06 AM
Attachments: Public Notice (01.19.2021).pdf
HOA Map Z2021-002.pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on January 29, 2021. The Planning and Zoning Commission will hold a public hearing on Tuesday, February 9, 2021 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 16, 2021 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2021-002 SUP for a Full Service Car Wash & Auto Detail
Hold a public hearing to discuss and consider a request by Lisa White of Boing US HoldCo, Inc. on behalf of Donald L. Silverman of Rockwall 205-552, LLC for the approval of a Specific Use Permit (SUP) for Full Service Car Wash and Auto Detail on a 0.89-acre tract of land identified as a portion of Lot 2, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3611 N. Goliad Street [SH-205], and take any action necessary.

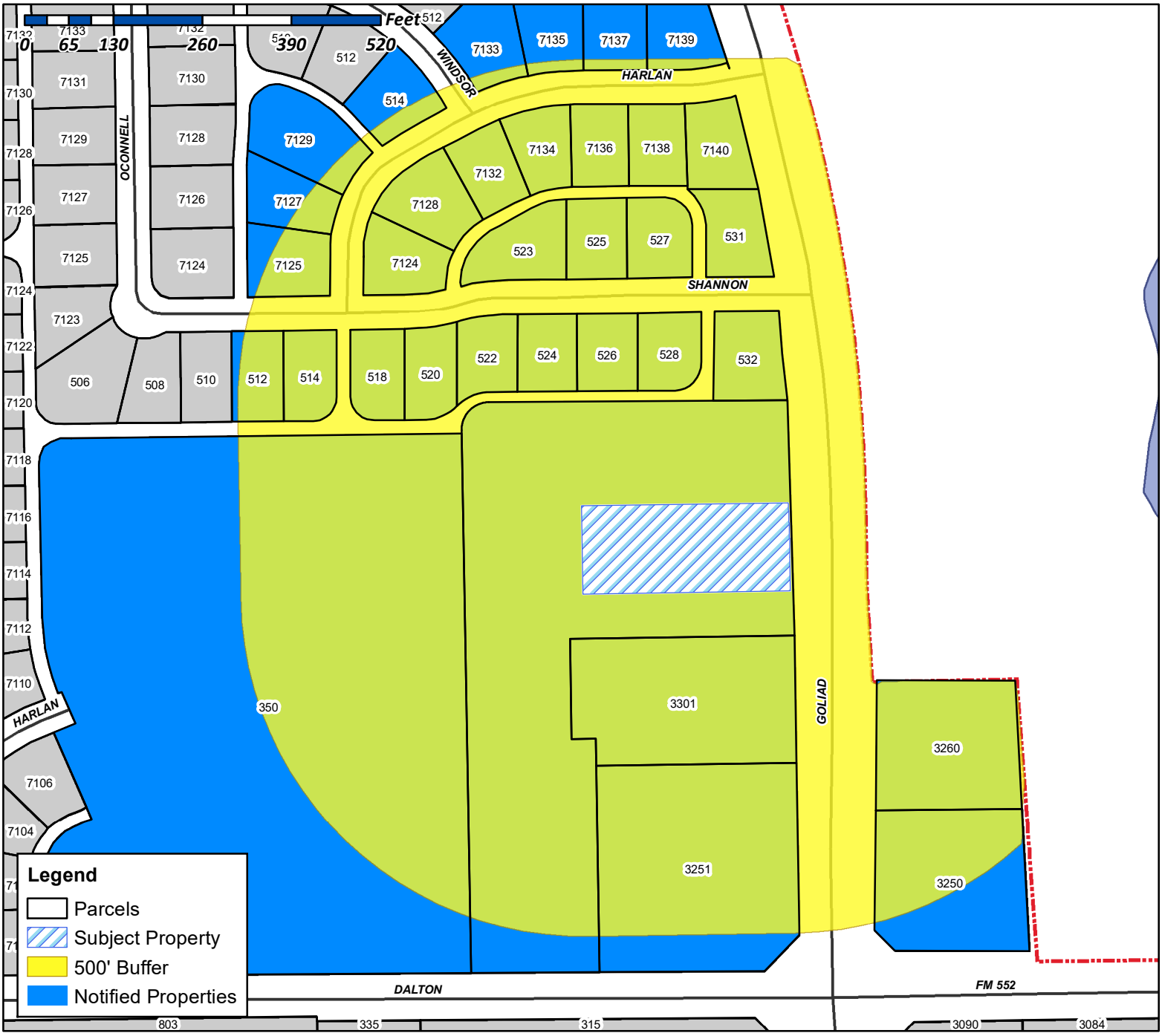
Thank you,

Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

City of Rockwall

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

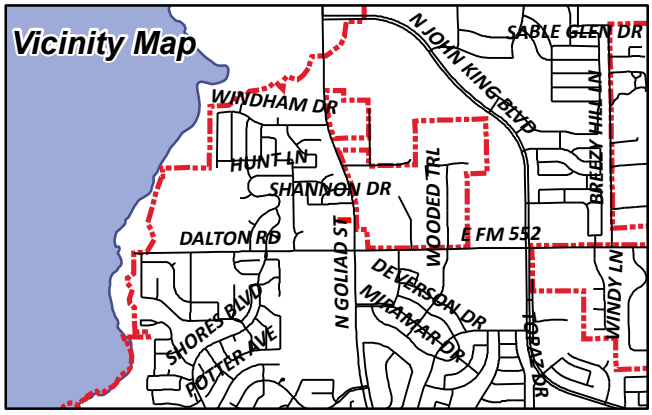
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Case Number: Z2021-002
Case Name: SUP for Car Wash
Case Type: Zoning
Zoning: General Retail (GR) District
Case Address: 3611 N. Goliad Street

Date Created: *1/19/2021*

For Questions on this Case Call (972) 771-7745



= RESPONSE RECEIVED

ERVIN RICHARD L
1155 W WALL ST STE 101
GRAPEVINE, TX 76051

ALDI TEXAS LLC
2500 WESTCOURT ROAD
DENTON, TX 76207

DALTON RETAIL LLC
2954 ARBORIDGE COURT
FULLERTON, CA 92835

LIU LIRONG AND FENG XIN
3116 DEEP SPRINGS DR
PLANO, TX 75025

GOLIAD 711 ROCKWALL LLC
SILVER OAK ADVISORS LLC
3250 N GOLIAD
ROCKWALL, TX 75087

ALDI TEXAS LLC
3251 N GOLIAD
ROCKWALL, TX 75087

ERVIN RICHARD L
3260 N GOLIAD
ROCKWALL, TX 75087

DALTON RETAIL LLC
3301 N GOLIAD
ROCKWALL, TX 75087

ROCKWALL I S D
350 DALTON ROAD
ROCKWALL, TX 75087

ROCKWALL 205-552 LLC
4622 MAPLE AVE SUITE 200
DALLAS, TX 75219

MILAZZO DENNIS M SHELLY A
512 SHANNON DRIVE
ROCKWALL, TX 75087

WOLFE KENNETH & PAMELA
514 SHANNON DR
ROCKWALL, TX 75087

WAGONER LISA M
514 WINDSOR WAY
ROCKWALL, TX 75087

PRICE ELLIOTT & LATOYA DUNCAN
518 SHANNON DRIVE
ROCKWALL, TX 75087

DRENNON CHRISTINA LYNN
520 SHANNON DR
ROCKWALL, TX 75087

HAN SANG HWA
522 SHANNON DR
ROCKWALL, TX 75087

BELL WILLIAM L JR & PAMELA S
523 SHANNON DR
ROCKWALL, TX 75087

DAVIS GLYNN M & CAROLYN A
524 SHANNON DR
ROCKWALL, TX 75087

YATES GLEN M & DORIS A
525 SHANNON DR
ROCKWALL, TX 75087

Zach Carter
~~LINDEMAN TONY M & STACY L~~
526 SHANNON DR
ROCKWALL, TX 75087

MCDANIEL DREW & TYLER
527 SHANNON DR
ROCKWALL, TX 75087

CHERUKURU NANDGOPAL
528 SHANNONDR
ROCKWALL, TX 75087

JONES KENNETH A & CYNTHIA C
531 SHANNON DR
ROCKWALL, TX 75087

SANFORD DAVID A & ANNETTE F
532 SHANNON DR
ROCKWALL, TX 75087

CHERUKURU NANDGOPAL
609 S GOLIAD ST #2498
ROCKWALL, TX 75087

TRAN STEVE & CATHERINE
7124 HARLAN DRIVE
ROCKWALL, TX 75087

BENNETT R LANGDON & LINDA
7125 HARLAN DR
ROCKWALL, TX 75087

LIU LIRONG AND FENG XIN
7127 HARLANDR
ROCKWALL, TX 75087

MASSEY WILLIAM C JR AND LACY
7128 HARLAN DR
ROCKWALL, TX 75087

GREEN DORIS M
7129 HARLAN DR
ROCKWALL, TX 75087

VINES THOMAS & SHERRY
7132 HARLAN DR
ROCKWALL, TX 75087

FRYER CRAIG RYAN
7133 HARLAN DRIVE
ROCKWALL, TX 75087

MARTINEZ MICHELE L
7134 HARLAN DRIVE
ROCKWALL, TX 75087

WILLIAMS BUCK AND JESSICA
7135 HARLAN DRIVE
ROCKWALL, TX 75087

KELLY CASEY & CRYSTIE
7136 HARLAN DR
ROCKWALL, TX 75087

DOSS JAMES B & JENNIFER
7137 HARLAN DR
ROCKWALL, TX 75087

HORTON BILL D & JOYCE
7138 HARLAN DR
ROCKWALL, TX 75087

FAVRE JOSH GABRIEL AND TINA MARIA
7139 HARLAN DRIVE
ROCKWALL, TX 75087

RUNNELS NEVILLE J & JOHANNA E REVOCABLE
LIVING TRUST
NEVILLE J & JOHANNA E RUNNELS CO TRUSTEES
7140 HARLAN DRIVE
ROCKWALL, TX 75087

GOLIAD 711 ROCKWALL LLC
SILVER OAK ADVISORS LLC
ATTN GARSON C SOE 1630 RIVIERA AVE
WALNUT CREEK, CA 94596

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2021-002: Specific Use Permit for a Car Wash

Hold a public hearing to discuss and consider a request by Lisa White of Boing US HoldCo, Inc. on behalf of Donald L. Silverman of Rockwall 205-552, LLC for the approval of a Specific Use Permit (SUP) for Full Service Car Wash and Auto Detail on a 0.89-acre tract of land identified as a portion of Lot 2, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3611 N. Goliad Street [SH-205], and take any action necessary.

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As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Tuesday, February 16, 2021 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2021-002: Specific Use Permit for a Car Wash

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

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Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

The carwash is too noisy to abut a residence. It needs to be in a commercial area like other carwashes in the city

Name: Derrle & Johanna Runnels

Address: 7140 Harlan Dr., Rockwall, TX

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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Rockwall, TX 75087

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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Case No. Z2021-002: Specific Use Permit for a Car Wash

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

Name: Pastors Glynn & Carolyn Davis

Address: 524 Shannon Drive
Rockwall, Texas 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below. → DO NOT APPROVE

TRAFFIC IS TERRIBLE ON 205/GOLIAD AS IS. THIS WILL CREATE EVEN MORE, AS THE NEIGHBORHOOD IS TRYING TO GET HOME. I DO NOT WANT ALL THOSE CHEMICALS RIGHT NEXT TO MY HOUSE. DON'T WANT PEOPLE CONGREGATED IN BACK YAR

Name: ZACH CARTER

Address: 526 SHANNON DR. ROCKWALL, TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

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David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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PLEASE RETURN THE BELOW FORM

Case No. Z2021-002: Specific Use Permit for a Car Wash

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

too much traffic + too close to residential neighborhoods.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Miller, Ryan

From: [redacted]
Sent: Saturday, February 13, 2021 2:22 PM
To: Planning
Subject: Case No. Z2021-002 comments

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern,

My name is Lirong Liu and I am the owner of the property at 7127 Harlan Dr, Rockwall TX 75087. I am writing to voice my strong opposition to the request of specific use permit for a car wash Case No. Z2021-002. The use of the land for a car wash doesn't align with the interest of the properties. I have multiple concerns. 1. With the Nebbie Williams Elementary school just blocks away, the proposed car wash can It will bring unnecessary traffic and noise. It is disturbing to the school and parents. 2. The current lot is insufficient. It doesn't not provide enough parking or circulation. 3. The neighborhood will be adversely impacted by additional cars lingering / backing up, making u-turns etc, especially considering the school near by. This will inevitably impact the property value.

Best,
Lirong Liu

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Gamez, Angelica

From: Dennis Dayman <[redacted]
Sent: Monday, January 25, 2021 10:19 PM
To: Planning
Cc: Jennifer Dayman
Subject: Z2021-002 - SUP for Car Wash USA Express & Take 5 Oil Change

We are filing this letter in protest AGAINST Project Number: Z2021-002; Project Name: SUP for Car Wash USA Express & Take 5 Oil Change.

We can definitely understand the need for a Specific Use Permit for this project, given this property is currently zoned as a General Retail (GR) district. What becomes more difficult to understand, though, is the actual end result of this project. In reviewing the documents provided as Public Notice, Neighborhood Notification Program Letter, and the City's Project Comments, we are left wondering about the full scope of this project because of potentially mismatched information.

For example:

- In the Project Comments, the Project Name is "SUP for CarWash USA Express and Take 5 Oil Change."
- In Section I.1 of the same document, it references a request for the approval of a "Specific Use Permit for 3611 N. Goliad Street for a Full Service Car Wash and Auto Detail." (No mention of an Oil Change business.)
- In the Neighborhood Notification Program Letter, it lists Z2021-002 as "SUP for Full Service Car Wash & Auto Detail." (Again, no mention of an Oil Change business.)
- In the Public Notice, Case No, Z2021-002 is listed as an "Specific Use Permit for a Car Wash." (No mention of an Oil Change business, and in this case it appears that the higher standard and expectation of a full-service car wash and auto detailing has also been dropped.)

While we understand that the intention of all of these might indeed be the same, according to the website for Car Wash Express USA, the majority of their locations, including their four closest locations (Rowlett, Terrell, DeSoto, and Grand Prairie) offer only exterior car washes with vacuum bays for self-service. So, our unresolved questions would be these: What IS this actual project? Will it really be a full-service car wash with auto detailing? Will there be an oil change business, too? If we're getting a regular drive-through car wash with do-it-yourself vacuum bays, is this really a special enough project to warrant a zoning change?

In addition to our first example of potential mismatching information, we'd also like to mention this conflicting information:

- In the Project Comments, section I.3 (A)(2), there is a directive that there should be no outside display of merchandise (e.g. vending machines) allowed on the subject property.
- In the North Elevation provided for the project, #4 is specifically listed as a vending machine.

Of course, this is just a small detail in what we believe is an entirely unnecessary project, however, all of these small details that appear to be conflicting raise red flags to us about this project from the start.

Beyond all of the informational details that have created doubt, we are most opposed to this project for the following reasons:

- We are concerned about the incredibly close proximity (according to Google Maps, less than a football field) of these types of businesses to the playground and open spaces at Nebbie Williams Elementary.
- We are concerned about the noises, smells, and potential toxins that could impact not only the public elementary school, but also the nearby neighborhood. (This must be a reasonable concern, given the Project Comments section I.3(A)(3) requires additional landscaping to provide sound attenuation for the residential

subdivision. Related: it's surprising to us that this 'noise barrier' was not extended to the area adjacent to the school.)

- We are concerned for the standard of development in this area.
- We are concerned with adding more traffic to the already busy intersection at Dalton Road and 205.
- We are concerned with the inconsistent messaging and lack of clarity on the business plan for this property.

We feel that a business of this type should be located in more commercial or industrial areas of our city, especially near the I-30 corridor. Roads that are main arteries to the city seem more suitable for auto care facilities than this section of road that is primarily residential.

According to our understanding, a Specific Use Permit is required because city code recognizes that some areas may be suitable for this use, while others will not be. It is our personal opinion that this specific area is not suitable for a car wash (whether full-service or not), an oil change business, or any other type of auto care facility.

Previously, the City Council and Planning & Zoning had rejected Z2018-041 - SUP FOR FIRESTONE COMPLETE AUTO CARE in this same area, and it is our hope that you will again do that again in this case.

Thank you for your time and consideration -

Jennifer & Dennis Dayman
519 Cellars Court
Rockwall, TX 75087

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Gamez, Angelica

From: GammieX4 Callaway <[redacted]>
Sent: Tuesday, January 26, 2021 12:21 AM
To: Planning
Subject: SUP request Z2021-002
Attachments: Car Wash Oil Change SUP Z2021-002.docx

January 25, 2021

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

RE: Z2021-002
SUP for Car Wash USA Express and Take 5 Oil Change

To the Planning and Zoning Commission:

My husband and I live at 517 Cellars Ct, Rockwall, TX 75087 (Harlan Park Phase 1). We are opposed to the referenced SUP (Z2021-002) proposing zoning approval of Car Wash USA Express and Take 5 Oil Change at 3611 N. Goliad.

First, we are confused by the Project name – P/Z agenda refers to SUP Z2021-002, full service car wash and auto detail. From review of the P/Z website, the neighborhood SUP request notification reflects **a car wash**, not a *full service car wash and auto detail.* Only in examination of the site plan documents, is an oil change facility noted as the title. We are not able to determine the location of the oil change segment from the site drawing or the elevation drawings. To us, it does not appear that an oil change business is a part of this SUP. It is noted on the site drawing that "O'Reilly Auto Parts development by others" for the remainder of Lot 2, Block A of Dalton Goliad Addition, CAB J, Slide 17. If it is not, the drawing title is quite deceptive. So our initial question is "WHAT DOES THIS PROJECT ENTAIL"? Is this
SUP for a full service car wash and auto detail concept, for a car wash only, or for a car wash (full service or not) and an oil change facility?

Currently, this property is zoned General Retail (GR). This zoning requires a Specific Use Permit (SUP) for this particular type of retail to be located at this address. This raises concerns from our family, due to the "out the back door" proximity to Nebbie Williams Elementary School (public school) and for the standard of development in this area. Our primary concerns revolve around the chemicals and odors this type of establishment (car wash/ car wash and oil change) involves. Children and teachers should not be exposed to those odors and toxins every day on the adjoining playground. And what about our neighbors whose property backs up to this property? We hope they are in total opposition to this SUP request. Since this does require a SUP approval, we recognize, as the city does, that some areas may be more suitable than others for retail purposes. We are of the mindset that this specific area is not suitable for a car wash/oil change business. We strongly feel this type of business should be located in a more commercial area. We realize commercial lot availability is at a premium in our no longer small town, however, the residuals from this type of business have no place in this general retail (GR) area that borders schools and residential areas.

If you, Planning and Zoning, our city representatives, approve this SUP request, we plead that a substantial mature landscape line of sight barrier be mandated to provide and protect privacy to the adjacent school and neighboring homes.

Also it bears mentioning that access and egress will only put additional strain on the clog of traffic already at Goliad (Hwy 205) and Dalton Rd/FM552.

SuLaine and Wendell Callaway

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Miller, Ryan

From: Ryan Phelan <[redacted]>
Sent: Tuesday, February 23, 2021 1:40 PM
To: Planning
Subject: Z2021-002 SUP for Self Service Car Wash & Auto Detail - Opposition

Afternoon.

I would like to submit my comments for the upcoming meeting in opposition to the SUP for Z2021-002 SUP for Self Service Car Wash & Auto Detail.

We do not need that type of property in the neighborhood. Realistically, a self-service car wash degrades the neighborhood, not enhance it. I cannot imagine that the homeowners on the other side of Goliad are pleased with this SUP.

The north end of town desperately needs more businesses to draw people to the north end. Restaurants, bars, shops – that's what's needed. Not car washes, tire repair, nail salons or pizza joints.

We have a fairly growing area up here that is more affluent and frankly, investment is needed that does not look like a car wash. That type addition does not add value to the surrounding property. What we need is leadership from the City to drive investment up here.

This SUP should be opposed.

Thanks for your time.

Ryan Phelan
782 Bordeaux Drive
[redacted]

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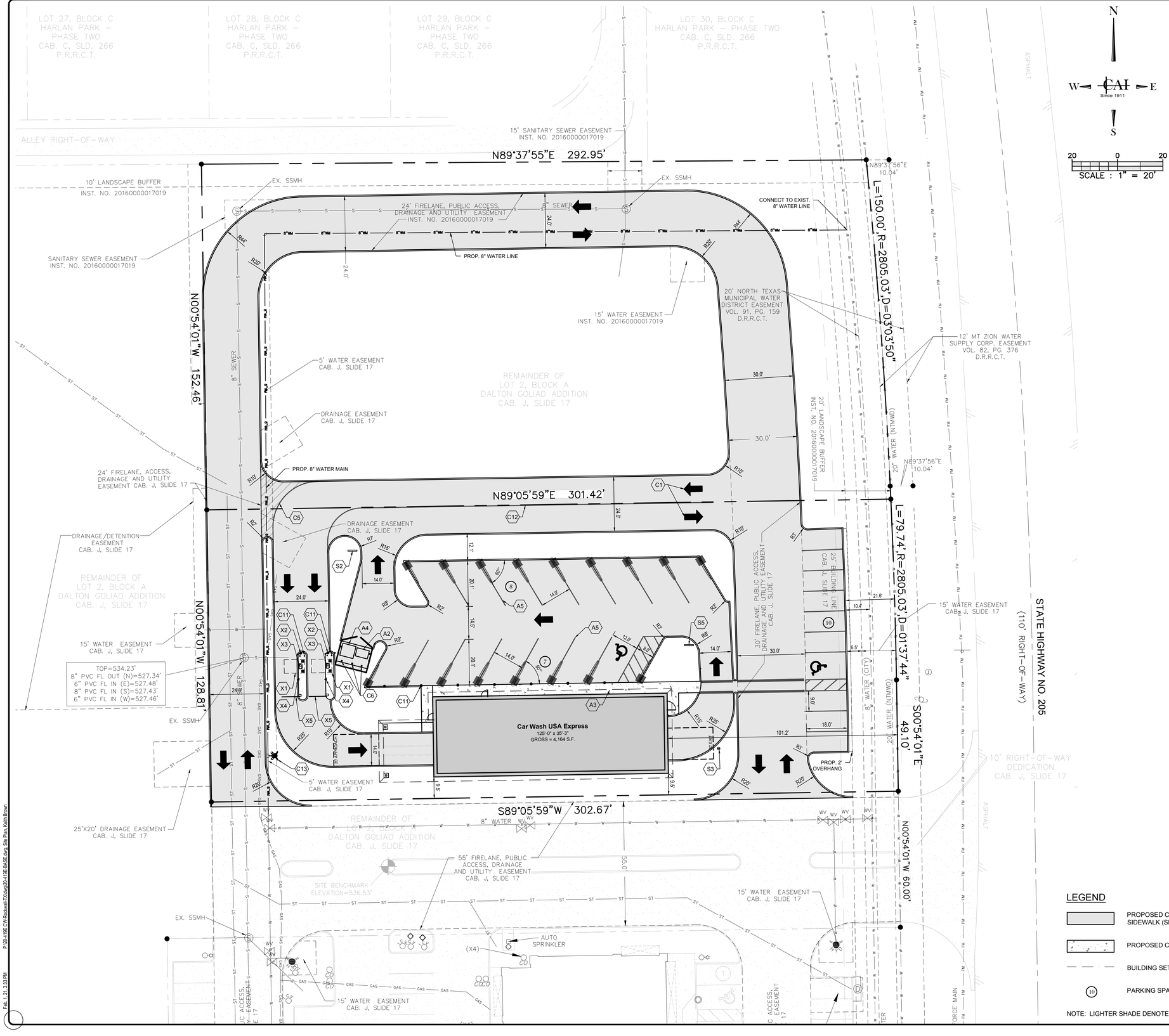

SITE DATA

PROJECT NAME:	CAR WASH USA EXPRESS OF ROCKWALL, TX
SITE ADDRESS:	3611 N. GOLLAD ST ROCKWALL, TX
TOTAL PARCEL AREA:	±0.894 AC
JURISDICTION:	CITY OF ROCKWALL
ZONING:	GR - GENERAL RETAIL
INTENDED USE:	CAR WASH
EXISTING USE:	VACANT
FLOOD ZONE:	ZONE X MAP 48397C0030L DATED SEPTEMBER 26, 2008

SETBACKS:	REQUIRED
FRONT	15 FT.
REAR	0 FT. (W/ FIRE RETARDANT WALL)
SIDE	0 FT. (W/ FIRE RETARDANT WALL)

PARKING CALCULATIONS

PARKING PROVIDED: 25 SPACES (15 VACS)

SITE NOTES

1. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS AND TREES AND OTHER DEBRIS WITHIN THE LIMITS OF THE WORK FROM THE SITE. THE BURIAL OF TREES AND OTHER DEBRIS ON-SITE WILL NOT BE ALLOWED.
2. ALL CONSTRUCTION ACTIVITIES/WORK SHALL COMPLY WITH ALL GOVERNING JURISDICTIONS, STATE OF TEXAS, AND FEDERAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
3. ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
4. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.
5. ALL WORK PERFORMED ON CITY, COUNTY, AND/OR STATE OR FEDERAL RIGHT-OF-WAY SHALL BE IN STRICT CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCIES.
6. PRIOR TO COMMENCEMENT OF CONSTRUCTION BUILDING DIMENSIONS SHALL BE COORDINATED AND CHECKED WITH THE ARCHITECTURAL PLANS.
7. ALL DISTURBED AREAS WITHIN SIDEWALK/ CURB AND GUTTER/ ROAD PAVEMENT SHALL BE RESTORED TO ITS ORIGINAL OR BETTER CONDITIONS.
8. ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
9. ALL SIDEWALKS SHALL HAVE A WIDTH OF 5 FEET, UNLESS OTHERWISE NOTED.

SIGN KEYNOTES

S1	"TRUCK OWNER" SIGN
S2	ILLUMINATED MONUMENT SIGN
S3	TUNNEL EXIT LIGHT
S4	"COME BACK SOON" SIGN
S5	"FREE VACUUM" SIGN

SITE FEATURES KEYNOTES

A1	RHINO-MAT WASH STATION WITH CMU WALL. REFERENCE ARCH SITE DETAILS.
A2	VACUUM EQUIPMENT. REFERENCE ELECTRICAL DETAILS.
A3	VENDING MACHINE. REFERENCE ARCH PLANS FOR DETAILS.
A4	CMU DUMPSTER ENCLOSURE. REFERENCE ARCH PLANS FOR DETAILS.
A5	VACUUM CANOPY. REFERENCE ARCH PLANS DETAILS.
C1	PAVEMENT MARKINGS. REFERENCE SHEET C-4 FOR DETAILS.
C2	PAD MOUNTED TRANSFORMER. REFERENCE SHEET C-4 FOR DETAILS.
C3	WHEEL STOP. REFERENCE SHEET C-4 FOR DETAILS.
C4	ACCESSIBLE SIGN IN BOLLARD. REFERENCE SHEET C-4 FOR DETAILS.
C5	4" WHITE STRIPING. REFERENCE SHEET C-4 FOR DETAILS.
C6	BOLLARD TYPE I. REFERENCE SHEET C-4 FOR DETAILS.
C7	BARRIER FREE RAMP. REFERENCE SHEET C-4 FOR DETAILS.
C8	ACCESSIBLE PARKING. REFERENCE SHEET C-4 FOR DETAILS.
C9	WATER RECLAMATION SUMP. REFERENCE MEP DETAILS.
C10	SAND AND OIL INTERCEPTOR. REFERENCE MEP DETAILS.
C11	BOLLARD TYPE II. REFERENCE SHEET C-4 FOR DETAILS.
C12	4" SOLID WHITE LANE STRIPE.
C13	PROPOSED FIRE HYDRANT

PAY KIOSK KEYNOTES

X1	PAY STATION CANOPY. REFERENCE ARCH PLANS FOR DETAILS.
X2	XPT MENU BOARD. REFERENCE ARCH PLANS FOR DETAILS.
X3	KIOSK. REFERENCE ARCH PLANS FOR DETAILS.
X4	FAST PASS READER. REFERENCE ARCH PLANS FOR DETAILS.
X5	GATE. REFERENCE ARCH PLANS FOR DETAILS.

LEGEND

- PROPOSED CONCRETE PAVEMENT SIDEWALK (SEE DETAIL THIS SHEET)
- PROPOSED CONCRETE SIDEWALK
- BUILDING SETBACK
- (10) PARKING SPACE COUNTER

NOTE: LIGHTER SHADE DENOTES EXISTING CONDITION.

CAI
CARTER ASSOCIATES, INC.
SERVING FLORIDA SINCE 1911
CONSULTING ENGINEERS AND LAND SURVEYORS
1708 21ST STREET
VERO BEACH, FL 32960
TEL: (772) 562-4191
EMAIL: TrevorS@CarterAssoc.com

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BOING US HOLDCO, INC
dba "CAR WASH USA EXPRESS"
6300 S SYRACUSE WAY #205
CENTENNIAL, CO 80111
TEL: (214) 208-0339 EMAIL: LISAWHITE@ICWG.COM

DATE	REVISION	NO.
'	'	◁
'	'	◁
'	'	◁
'	'	◁
'	'	◁
'	'	◁

CAR WASH USA EXPRESS
3611 N. GOLIAD STREET
ROCKWALL, TX 75087

STATE OF TEXAS
TREVOR STUBBS
138964
LICENSED PROFESSIONAL ENGINEER

TREVOR STUBBS, P.E.
TX. LIC. NO. 138964
CARTER ASSOCIATES, INC.
COA 205 / LB 205

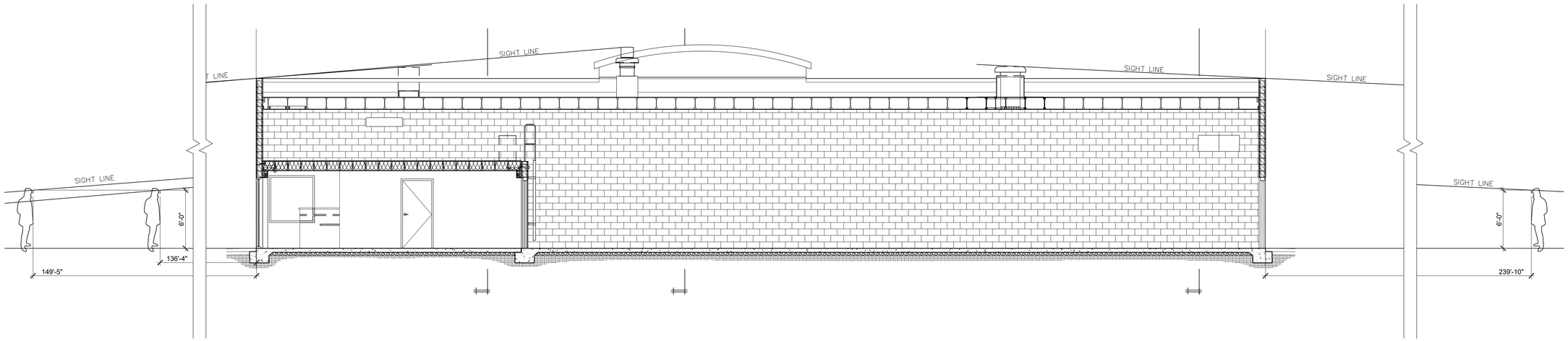
DATE : 2/1/21
PROJ. # : 20-419 E
DRAWN BY: TGS
DATUM : SEE SURVEY
REF. # : SEE SURVEY
F.B. & PG. : SEE SURVEY

SHEET TITLE:
SITE PLAN

SHEET
C-3

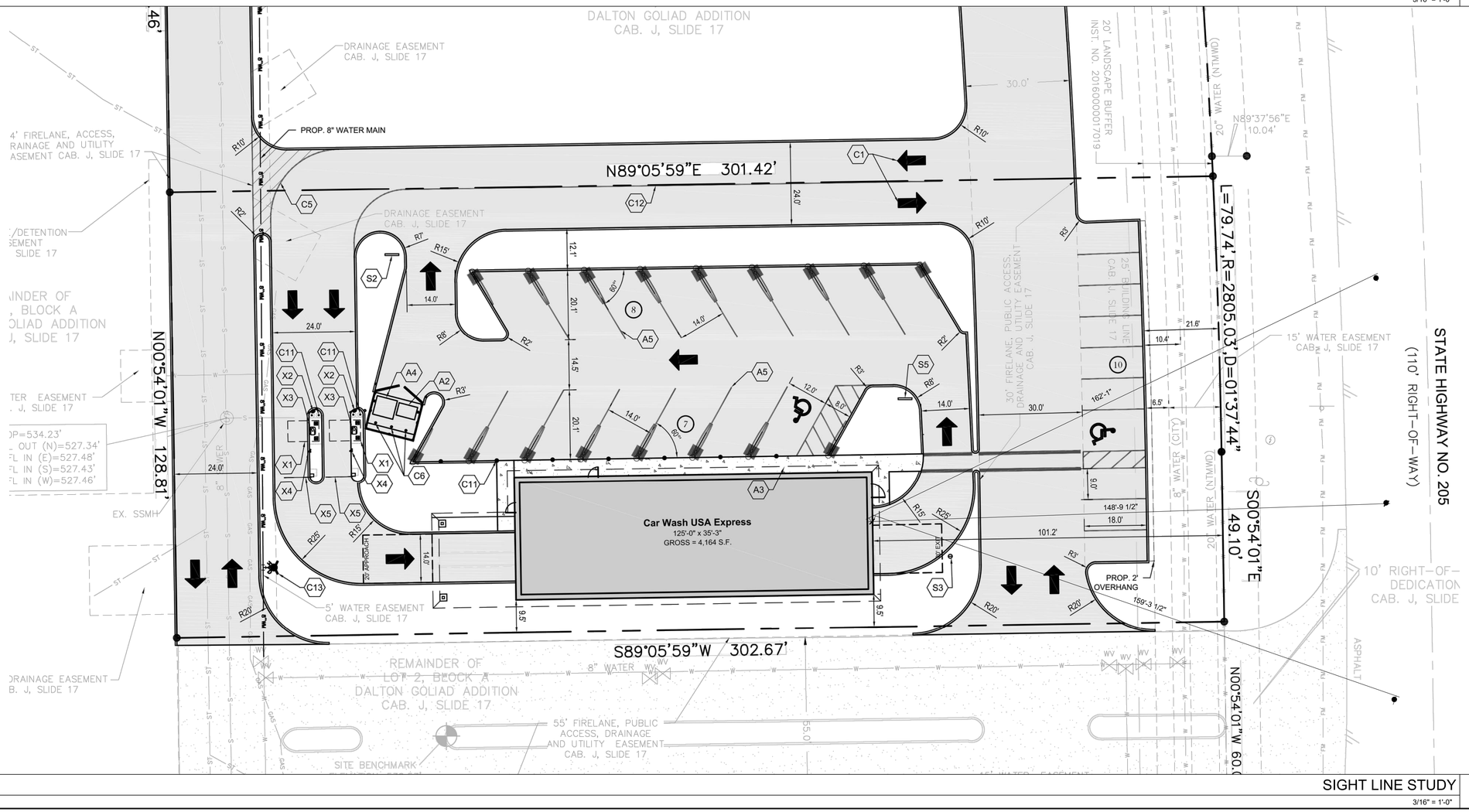
DWG. NO:

P:\20-419E CW\Rockwall TX\dwg\20-419E-BASE.dwg, Site Plan, Keith Brown
Feb. 21, 3:33 PM



SIGHT LINE STUDY 1

3/16" = 1'-0"



SIGHT LINE STUDY 2

3/16" = 1'-0"

PLOT DATE : 2/1/2021 TIME: 8:40 PM

CLIENT

TAKE 5 CAR WASH

DELTA	DESCRIPTION	DATE
1	X	XX-XX-XX
2	X	XX-XX-XX
3	X	XX-XX-XX
4	X	XX-XX-XX
5	X	XX-XX-XX
6	X	XX-XX-XX

TAKE 5 CAR WASH

NORTH GOLIAD STREET
ROCKWALL, TX

ARCHITECT:
NEPTUNE
DESIGN STUDIO

ENGINEER:

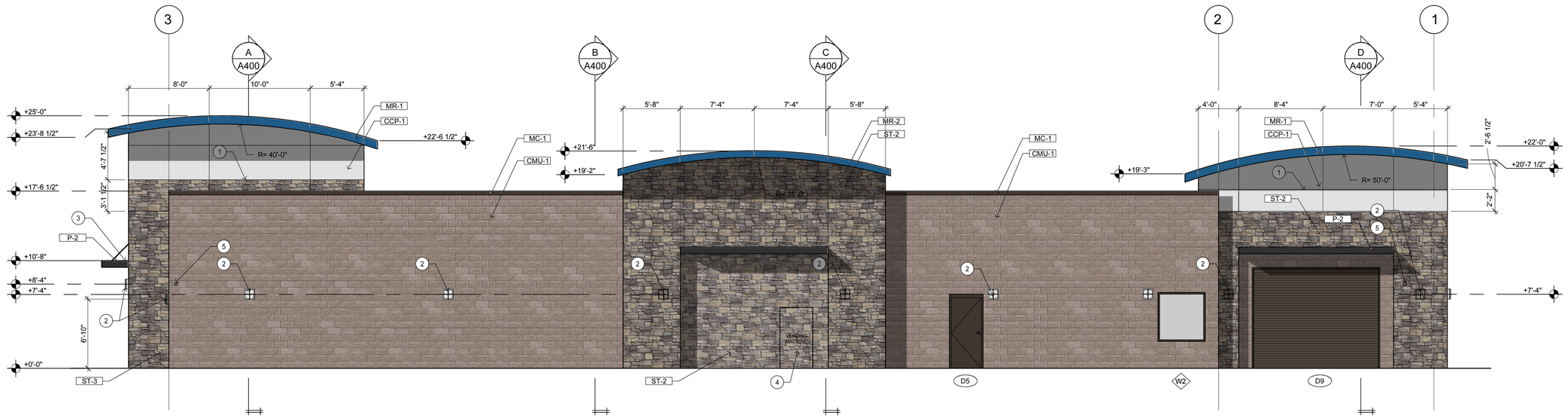
STAMPS

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT NUMBER
20-018

DATE	01.14.2021
SCALE	AS NOTED
DRAWN	TMS
CHECKED	JDE

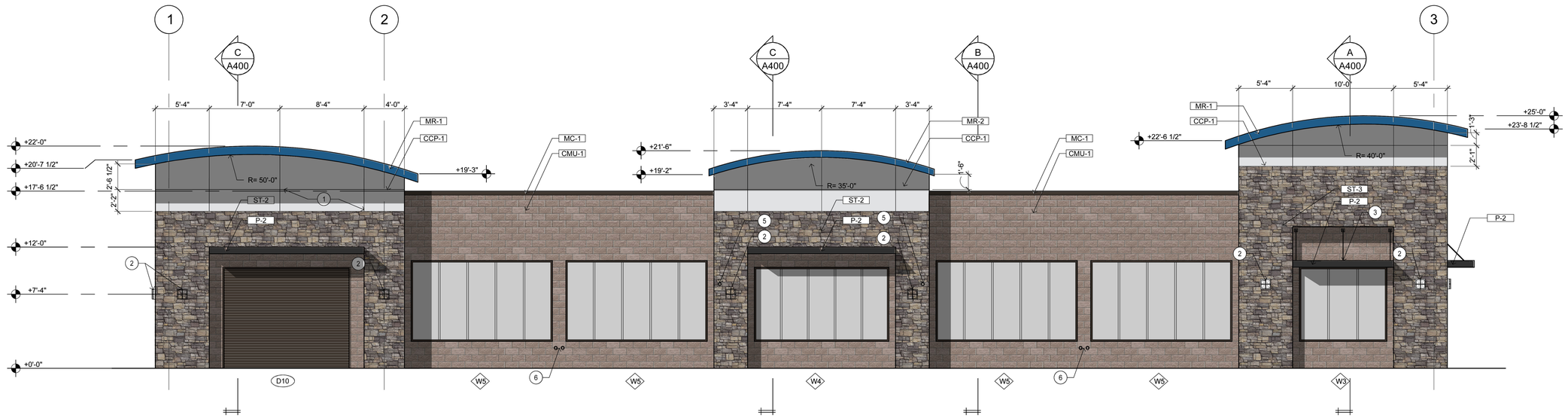
SHEET NO
A300A



NORTH ELEVATION

3/16" = 1'-0"

1



SOUTH ELEVATION

3/16" = 1'-0"

2

EXTERIOR MATERIAL AND FINISH SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL/ STYLE	SIZE	COLOR	FINISH	REMARKS
CMU-1	CONCRETE MASONRY UNIT	ESHELON	SPLIT FACE	8X8X16	APACHE BROWN	-	REFER TO STRUCTURAL FOR MATERIAL SPECIFICATIOINS
CCP-1	COMMERCIAL CEMENT PLASTER (STUCCO)	LA HABRA, PAREX USA		-	P-1	SAND	
MR-1	METAL ROOFING	FIRESTONE	UNA-CLAD	-	ELECTRIC BLUE	-	
MR-2	METAL ROOFING (ARCHED COPING)	FIRESTONE	UNA-CLAD	-	ELECTRIC BLUE	-	
MP-1	METAL PANEL(SOFFIT)	FIRESTONE	UNA-CLAD UC-501	-	ELECTRIC BLUE	-	
MC-1	METAL COPING	METAL-ERA	PERMA-TITE		DARK BRONZE		TAPERED
P-1	EXTERIOR PAINT	SHERWIN WILLIAMS	PER SUBSTRATE	-	SW6539 SOOTHING WHITE	SEE REMARKS	WALLS: PAINT SPECIFICATIONS #1
P-2	EXTERIOR PAINT	SHERWIN WILLIAMS	PER SUBSTRATE	-	SW6991 BLACK MAGIC	SEE REMARKS	CANPOIES: PAINT SPECIFICATION #5 DOORS AND FRAMES: PAINT SPECIFICATION #5
F-1	SHADE FABRIC - VACUUM ARCHES	POLYFAB	COMTEX	-	865227 RED	-	RESPONSIBILITY
PC-1	POWDER COAT - VACUUM ARCHES	CARDINAL PAINTS VIA VACUTECH	-	-	SILVER METALLIC 30 GLOSS T353-GR05	-	FACTORY POWDER COATED
PC-2	POWDER COAT - TSS CANOPY	TSS	-	-	BLUE	-	FACTORY POWDER COATED
H-1	VACUUM HOSE	VACUTECH	-	-	RED	-	
ST-1	STONE WALL CAP	MODERN PRE-CAST	FLAT COPING	8"	CHARCOAL	-	
ST-2	CULTURED STONE	ELDORADO	LUCERA	VARIES	TAN/STONE	-	
ST-3	NATURAL STONE	TBD	TBD	12"	NATURAL	-	

REFER TO SHEET A803 FOR FINISH SPECIFICATIONS

EXTERIOR FINISHES

N.T.S

KEYNOTES

1. COMMERCIAL CEMENT PLASTER CONTROL JOINT, TYPICAL.
2. EXTERIOR LIGHT FIXTURE 'W'. REFER TO E500 FOR LIGHT FIXTURE SCHEDULE.
3. PAINTED STEEL CANOPY.
4. VENDING MACHINE. FURNISHED AND INSTALLED BY OWNER'S CONTRACTOR. REFER TO ELECTRICAL FOR POWER AND DATA REQUIREMENTS.
5. SECURITY CAMERA. FURNISHED AND INSTALLED BY OWNER'S CONTRACTOR. REFER TO E301 FOR CONDUIT REQUIREMENTS
6. ROOF DRAIN LEADER AND OVERFLOW OUTLETS

GENERAL NOTES

A. CONTRACTOR TO COORDINATE WITH FIRE MARSHALL FOR REQUIREMENTS OF ADDRESS NUMBER.

B. BUILDING SIGNAGE UNDER SEPARATE PERMIT. CONTRACTOR TO OBTAIN FINAL SIGNAGE DRAWINGS FOR CONFIRMATION OF ELECTRICAL ROUGH-IN PRIOR TO THE COMMENCEMENT OF WORK. SEE ELECTRICAL.

C. REFER TO E301 FOR SECURITY PLAN. COORDINATE FINAL LOCATIONS OF CAMERAS WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.

G. UNLESS NOTED OTHERWISE, MASONRY CONTROL JOINTS SHALL BE LOCATED SUCH THAT NO STRAIGHT RUN OF MASONRY WALL EXCEEDS 24' -0". REFER TO GENERAL STRUCTURAL NOTES ON S100.

F. REFER TO DOOR AND WINDOW SCHEDULE ON A802 FOR DOOR AND FRAME FINISHES AND WINDOW GLASS TYPE AND FRAME FINISHES.

PLOT DATE - 2/1/2021 TIME: 6:44 PM

CLIENT

TAKE 5 CAR WASH

DELTA	DESCRIPTION	DATE
1	X	XX-XX-XX
2	X	XX-XX-XX
3	X	XX-XX-XX
4	X	XX-XX-XX
5	X	XX-XX-XX
6	X	XX-XX-XX

TAKE 5 CAR WASH

NORTH GOLIAD STREET
ROCKWALL, TX

ARCHITECT:

NEPTUNE
DESIGN STUDIO

ENGINEER:

STAMPS

SHEET TITLE

EXTERIOR ELEVATIONS

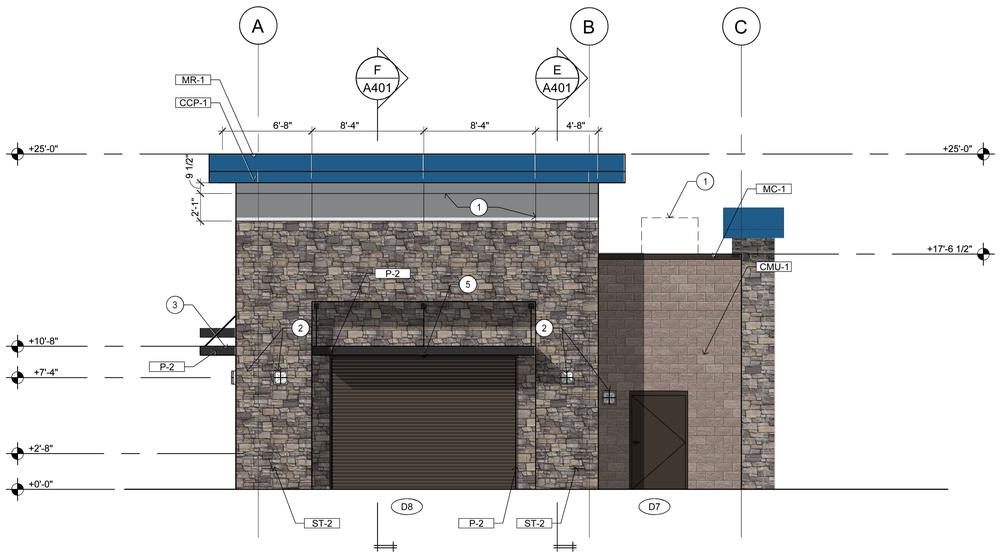
PROJECT NUMBER

20-018

DATE 01.14.2021
SCALE AS NOTED
DRAWN TMS
CHECKED JDE

SHEET NO

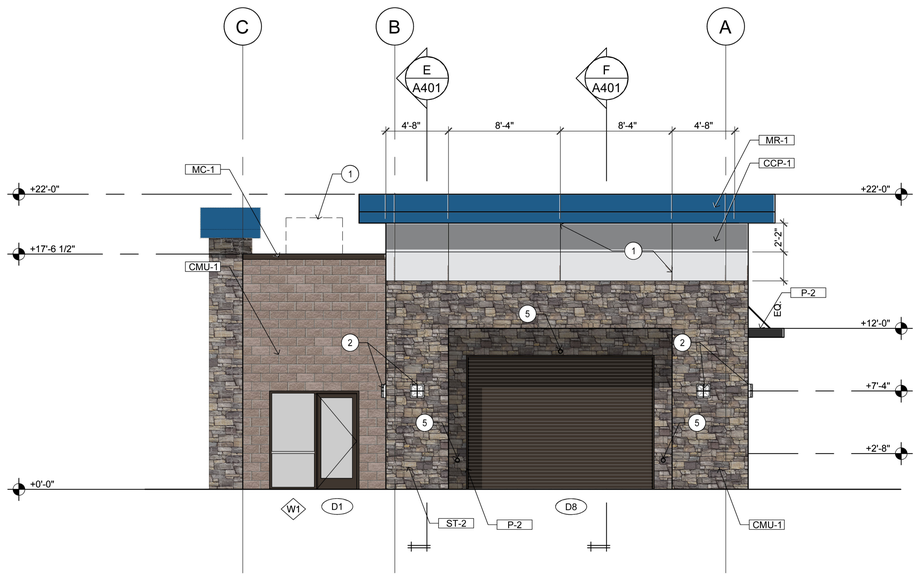
A300



WEST ELEVATION

3/16" = 1'-0"

4



EAST ELEVATION

3/16" = 1'-0"

3

EXTERIOR MATERIAL AND FINISH SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL/ STYLE	SIZE	COLOR	FINISH	REMARKS
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PC-1	POWDER COAT - VACUUM ARCHES	CARDINAL PAINTS VIA VACUTECH	-	-	SILVER METALLIC 30 GLOSS T353-GR06	-	FACTORY POWDER COATED
PC-2	POWDER COAT - TSS CANOPY	TSS	-	-	BLUE	-	FACTORY POWDER COATED
H-1	VACUUM HOSE	VACUTECH	-	-	RED	-	
ST-1	STONE WALL CAP	MODERN PRE-CAST	FLAT COPING	8"	CHARCOAL	-	
ST-2	CULTURED STONE	ELDORADO	LUCERA	VARIES	TAN/STONE	-	
ST-3	NATURAL STONE	TBD	TBD	12"	NATURAL	-	

REFER TO SHEET A803 FOR FINISH SPECIFICATIONS

EXTERIOR FINISHES

N.T.S

KEYNOTES

1. COMMERCIAL CEMENT PLASTER CONTROL JOINT, TYPICAL.
2. EXTERIOR LIGHT FIXTURE 'W'. REFER TO E500 FOR LIGHT FIXTURE SCHEDULE.
3. PAINTED STEEL CANOPY
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5. SECURITY CAMERA. FURNISHED AND INSTALLED BY OWNER'S CONTRACTOR. REFER TO E301 FOR CONDUIT REQUIREMENTS

GENERAL NOTES

A. CONTRACTOR TO COORDINATE WITH FIRE MARSHALL FOR REQUIREMENTS OF ADDRESS NUMBER.

B. BUILDING SIGNAGE UNDER SEPARATE PERMIT. CONTRACTOR TO OBTAIN FINAL SIGNAGE DRAWINGS FOR CONFIRMATION OF ELECTRICAL ROUGH-IN PRIOR TO THE COMMENCEMENT OF WORK. SEE ELECTRICAL.

C. REFER TO E301 FOR SECURITY PLAN. COORDINATE FINAL LOCATIONS OF CAMERAS WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.

D. UNLESS NOTED OTHERWISE, MASONRY CONTROL JOINTS SHALL BE LOCATED SUCH THAT NO STRAIGHT RUN OF MASONRY WALL EXCEEDS 24' -0". REFER TO GENERAL STRUCTURAL NOTES ON S100.

E. REFER TO DOOR AND WINDOW SCHEDULE ON A802 FOR DOOR AND FRAME FINISHES AND WINDOW GLASS TYPE AND FRAME FINISHES.

PLOT DATE : 2/1/2021 TIME: 6:45 PM

CLIENT

TAKE 5 CAR WASH

DELTA	DESCRIPTION	DATE
1	X	XX-XX-XX
2	X	XX-XX-XX
3	X	XX-XX-XX
4	X	XX-XX-XX
5	X	XX-XX-XX
6	X	XX-XX-XX

TAKE 5 CAR WASH

NORTH GOLIAD STREET
ROCKWALL, TX

ARCHITECT:

NEPTUNE
DESIGN STUDIO

ENGINEER:

STAMPS

SHEET TITLE

EXTERIOR ELEVATIONS

PROJECT NUMBER
20-018

DATE 01.14.2021
SCALE AS NOTED
DRAWN TMS
CHECKED JDE

SHEET NO

A301

Trow

Since 1957

1595 Clark Boulevard
Brampton, ON
L6T 4V1

Tel: (905) 793-9800
Fax: (905) 793-0641

March 11, 2008 Reference: BAEN00286072B

Mr. Bob MacNeil
MacNeil Wash Systems
423 Welham Road,
Barrie, Ontario L4N 8Y4

Noise Assessment – Car Wash System
623 Yonge Street / Big Bay PointRoad
Barrie, Ontario

Buildings

Environment

Geotechnical

Infrastructure

Materials & Quality

www.trow.com

One Company.
One Contact.
One Stop.

50 BEST MANAGED COMPANIES

Dear Mr. MacNeil:

1. Introduction

At the request of PetroCanada and MacNeil Wash Systems (MacNeil), Trow Associates Inc. (Trow) performed a noise assessment of the car wash system located at 623 Yonge Street junction with Big Bay Point Road in Barrie, Ontario. The assessment was performed on August 27, 2007.

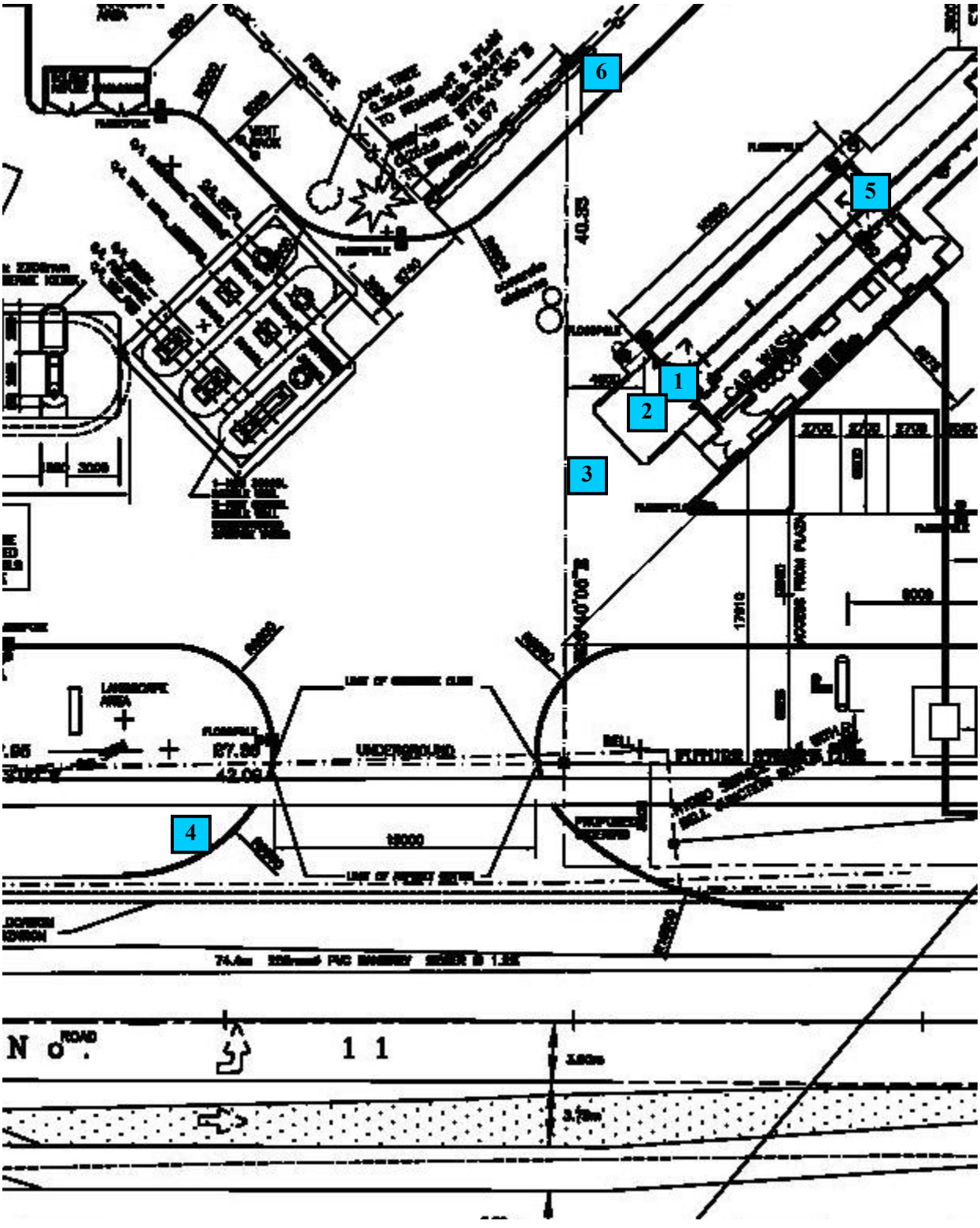
Trow understands that the assessment is required to compare a car wash system using standard dryer fans with a system equipped with MacNeil dryer fans. The assessment protocol evaluated the total noise (dBA weighting) at the site with the car wash system dryer and conveyor components running and heat saver doors open. Measurements were also collected with the car wash system shut down to assess the level of background noise at the site.

2. Equipment and Assessment Protocol

Sound pressure level was measured by a Quest 2900 Integrationg Sound Level Meter (S/N CDF04002). Measurement of total noise was made using dBA weighting.

The microphone was positioned in an upright position, 1 m above ground level for all measurements. Measurements were collected from locations in front of the exit to the car wash at distance of 0 m (Location 1), 4.6 m (Location 2), 9.1 m (Location 3), and 36.6 m (Location 4). Additional measurements were made at the entrance to the car wash (Location 5) and at 90^{o} to the car wash system at the fenceline of the property (Location 6). Monitoring locations are shown in Figure 1.

Figure 1: Monitoring Locations



1 **Noise Measurement Location**

The car wash was closed to commercial traffic throughout the monitoring period. The adjacent PetroCanada gas bar was in operation during the measurement period, resulting in commercial traffic using the roadway directly in front of the exit to the car wash (see Appendix 1: Site Plan).

Extraneous noise sources at neighbouring facilities were outside the control of PetroCanada, MacNeil and Trow. Trow considers that the primary source of extraneous noise was due to road traffic on Yonge Street. The impact of noise arising from traffic on Yonge Street was assessed by conducting a limited traffic survey immediately following completion of noise measurements. Data from the traffic survey has been interpreted using the Ontario Road Noise Analysis Method for Environment and Transportation (ORNAMENT) developed by the Ontario MOE.

3. Background Noise Assessment

Trow's traffic survey indicated the following traffic volumes on Yonge Street to the south-east of the junction between Yonge Street and Big Bay Point Road in Barrie:

Table 1: Traffic Survey Data

Vehicle Type	Vehicle Count (14:20 – 14:40)	Vehicle Volume (vehicles / hour)	Vehicle Percentage by Type	Truck Type Percentage
Cars	350	1050	94	-
Light Trucks	4	12	1	17
Heavy Trucks	19	57	5	83

The anticipated background noise level arising from Yonge Street at each noise monitoring location was assessed using ORNAMENT. Basing calculations on the posted speed limit of 50 km/hr; an hourly traffic volume of 1000 vehicles / hour (closest ORNAMENT category to actual vehicle volume); 6% truck volume; 12.5% medium trucks (closest ORNAMENT category to actual truck percentage); and, noise attenuation due only to distance from source for a reflective surface:

Table 2: Calculated Background Noise at Monitoring Locations due to Yonge Street Traffic

Location ID	Distance from Source (m)	Calculated Background Noise (dBA)
1	40.5	64.2
2	38.5	64.2
3	36.0	64.2
4	15.0	68.5
5	52.0	63.3
6	58.0	62.5

4. Monitoring Results

Equivalent noise levels (L_{eq}) and peak noise levels at each monitoring location under specified conditions are provided in tabular form below.

Table 3: Noise Monitoring Results

Time	Location	Conditions	Leq (dBA)	Peak (dBC)
11:24 – 11:44	2	Background, Dryer off	63.0	98.4
11:45 – 12:05	3	Background, Dryer off	62.2	101.2
12:06 – 12:26	4	Background, Dryer off	68.1	104.6
12:32 – 12:52	2	Dryer and conveyor on, heat saver doors open	80.8	102.0
12:55 – 13:15	3	Dryer and conveyor on, heat saver doors open	73.2	101.7
13:17 – 13:37	4	Dryer and conveyor on, heat saver doors open	68.4	101.8
13:38 – 13:43	1	Dryer and conveyor on, heat saver doors open	92.1	109.8
13:44 – 13:49	5	Dryer and conveyor on, heat saver doors open	87.8	106.5
13:50 – 13:55	6	Dryer and conveyor on, heat saver doors open	58.5	91.7
13:58 – 14:04	6	Dryer on, heat saver & overhead doors closed	55.7	91.5
14:05 – 14:09	6	Background, Dryer off	56.9	91.7

5. Predicted Impact of Noise Arising from Car Wash

The theoretical impact of sound at a receptor arising from a distant source can be calculated following procedures detailed in CSA Z107.55 Recommended Practice for the Prediction of Sound Levels Received at a Distance from an Industrial Plant. The standard recommends that sound levels be predicted using the following equation:

$L_p = L_w + DI – DIS – A – \Delta$

Where: L_p = Sound pressure level at receiving location

L_w = Source sound power level

DI = Directivity Index

DIS = Effect of geometric spreading

A = Atmospheric absorption

Δ = Barrier effect

There are presently no barriers between the exit of the car wash and Yonge Street and the distance is small (<100 m); the impact of atmospheric absorption and the barrier effect are therefore considered negligible. Taking the sound pressure level reading of 92.1 dBA at the entrance to the car wash as equivalent to the source sound power level (L_w) and the sound to have a quarter sphere radiation pattern due to the surface configuration of car wash exit intersecting with the ground gives the following calculation of predicted sound level at Monitoring Locations 2 – 4:

Table 4: Predicted Sound Levels

Receptor Location	L_w	DI	DIS	L_p	Leq
2	92.1	6	21.2	76.9	80.8
3	92.1	6	27.2	70.9	73.2
4	92.1	6	39.3	58.8	68.4

6. Discussion

The measured background noise level at Monitoring Location 4 (68.1 dBA), the closest location to Yonge Street is in good agreement with the value predicted by ORNAMENT (68.5 dBA) using the traffic survey data obtained immediately following noise measurements. The measured background levels of 63.0 and 62.2 dBA at Monitoring Locations 2 and 3 respectively (between the car wash exit and Yonge Street) are also in good agreement with the predicted value of 64.2 dBA for both locations. In contrast, the measured background noise level of 56.9 dBA at Monitoring Location 6 (adjacent to the property line to the north west of the car wash) is significantly lower than the predicted value of 62.5 dBA. The lower measured value suggests that the car wash shields the property line from noise arising from a segment of Yonge Street.

The measured sound levels of 80.8 and 73.2 dBA at Monitoring Locations 2 and 3 respectively are in reasonable agreement with the predicted values of 76.9 and 70.9 dBA respectively. The observed differences may be due to impact of background noise, underestimation of the source power level, and / or underestimation of the directivity index. The car wash design may be expected to give rise to a greater directivity index than predicted.

The measured sound level of 68.4 dBA at Monitoring Location 4 is significantly greater than the predicted value of 58.8 dBA, but consistent with the predicted and measured sound level due to road traffic on Yonge Street indicating that road traffic is the dominant noise source at this location.

The measured sound level at the car wash entrance of 87.8 dBA is below that at the exit (92.1 dBA) as anticipated given that the dryers, considered to be a primary noise source, are located towards the exit of the car wash. The sound level is however significant indicating a strong directivity index at the entrance as well as at the exit of the car wash.

The measured sound level (58.5 dBA) at Monitoring Location 6, at the property line to the north west of the car wash, is greater than the measured background sound level (56.9 dBA) but below the predicted background sound level (62.5 dBA) due to road traffic on Yonge Street. The results suggest that the reduction of noise level due to the screening of road traffic more than off-sets the noise arising from operation of the car wash.

7. Conclusions

The noise emissions from the car wash located on the PetroCanada facility at the junction of Yonge Street and Big Bay Point Road in Barrie have a strong directivity index away from both the entrance and exit of the car wash. Noise levels are highest at the car wash exit however the impact on receptors in the direction of the exit is limited due to high background sound levels arising from road traffic on Yonge Street.

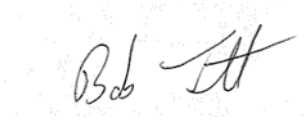
Potential impact on receptors located towards the car wash entrance were not within the scope of this assessment but may be greater than on receptors towards the car wash exit due to the relative impact of Yonge Street road traffic noise.

The car wash provides a net reduction in noise impact at the monitoring location situated at the property line to the north west of the car wash with shielding of road traffic noise more than off-setting the noise arising from operation of the car wash.

We trust the aforementioned meets your immediate requirements.

Yours truly,

Trow Associates Inc.



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July 25, 2007 Reference: BAEN00286072A

Mr. Bob MacNeil
MacNeil Wash Systems
423 Welham Road,
Barrie, Ontario L4N 8Y4

Noise Assessment – 10 &15 HP Fans
423 Welham Road
Barrie, Ontario

Buildings

Environment

Geotechnical

Infrastructure

Materials & Quality

Dear Mr. MacNeil:

1. Introduction

At the request of MacNeil Wash Systems (MacNeil), Trow Associates Inc. (Trow) performed a noise assessment of 10 HP and 15 HP car wash dryer fans at 423 Welham Road located in Barrie, Ontario. The assessment was performed on July 6, 10, and 13, 2007.

Trow understands that MacNeil develops and manufactures car wash systems and required a noise assessment of dryer fans to assess impact of baffle and foam insulation on noise produced by the fans. The assessment protocol evaluated the frequency distribution of noise and total noise (A weighting) produced by the fans under client defined operating conditions.

2. Equipment and Assessment Protocol

Noise produced by the fans was measured by a Quest 2900 Integrationg Sound Level Meter (S/N CDC030016) equipped with a Quest OB300 filter for measurement of frequency distribution. Measurement of total noise was made using dBA weighting and frequency measurements were made using dB Linear weighting.

The microphone was positioned in an upright position, 1 m above ground level for all measurements. Measurements were made within the MacNeil Wash Systems research and development facility located at 423 Welham Road. Fan location was in the centre of the facility, as far as practicable from all noise reflective surfaces. Extraneous noise within the facility was kept to a minimum during measurement activities. Extraneous noise sources at neighbouring facilities were outside the control of MacNeil and Trow, however Trow considers that such sources generally made minimal contribution to recorded noise values. In instances where

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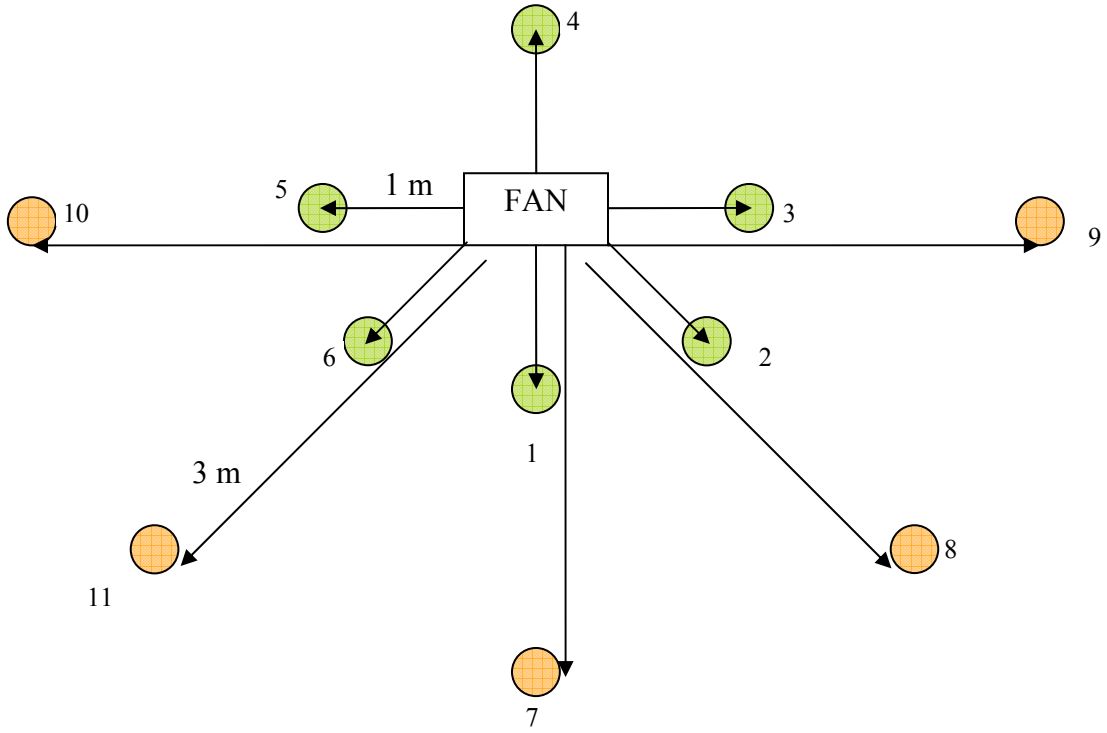
measurements may have been impacted by extraneous noise sources data has been highlighted. Trow recommends caution when evaluating highlighted data.

Measurements were made in a semi-circle to the front of each fan at distances of 1 m and 3m, with an additional measurement point located 1 m directly behind the fans. See Figure 1 below for measurement locations:

Figure 1. Noise Measuring Point Locations



Measurements of noise produced by 10 HP and 15 HP fans were made under the following operating conditions:

- No attenuation device fitted
- Baffle fitted (no foam), maximum air flow
- Baffle fitted (no foam), minimum air flow
- Baffle with foam insulation fitted, maximum air flow
- Baffle with foam insulation fitted, minimum air flow

Results

Equivalent noise levels (L_{eq}) for each measurement period are provided in tabular form below. Bar charts of significant data are also provided to facilitate evaluation of the impact of noise attenuation due to installation of the baffle, operation of fans at reduced air flow, and installation of foam installation within the baffle.

Table 1. – Noise Produced by 10 HP Fan with No Attenuation

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	92.2	65.8	76.1	82.3	84.4	86.1	91.3	89.7	83.7	86.4	74.4	73.4
2	89.6	62.9	73.3	78.6	82.2	84.7	87.8	87.2	83.1	84.6	72.2	72.5
3	86.7	57.4	67.8	74	78.8	82.7	85	84.4	82.1	79.5	74.2	71.6
4	87.8	58.7	68.1	75.3	80.3	81.4	85.7	81.9	78.8	84	77.4	74.5
5	90	58	68	75.2	80.6	83.6	85.9	84.6	81.1	78.4	74.5	74.3
6	87.3	62.7	73	78.9	83.1	85.4	87.8	86.5	82.4	83.8	72.4	73.4
7	86.6	58.7	69.2	75	79	81.3	85.6	80.8	80.7	80.8	68.2	66.6
8	85	56.7	67.7	73.7	78	80	82.9	80.8	80.8	79.4	68.8	80.3
9	83.3	52.7	64	70.7	75.8	78.9	81.1	77.9	78.6	79.8	69.2	87.1
10	83.8	53.1	64.3	71.6	77.1	79.2	81.9	77.7	78	76	71.4	71.4
11	86.2	58.5	68.5	75.2	79.6	81.8	83.6	80.2	80.2	78.2	69.2	69.2

Table 2. – Noise Produced by 10 HP Fan with Baffle at Maximum Air Flow (No Foam Insulation)

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	89.2	58	68.4	74.9	81.8	83.6	87.4	87.4	82.8	85.3	72.7	72.2
2	89.2	60.6	71.3	77.3	82.3	84	85.7	87.1	83.2	84.9	74.2	85.4
3	88	58.6	69.4	75.6	80.9	83.2	85.4	84.9	82.4	79.8	77.4	82.7
4	88.5	58.3	68.1	75.2	81.2	83.3	87.3	83.9	79.1	84.4	78.5	74.4
5	89.1	59.4	70	76.7	82.5	84.5	86.4	85.6	81.5	79.3	76.7	74.4
6	89.2	60.2	70.9	77.4	82.9	84	85.8	87.1	82.7	84.2	74.2	73.5
7	84.9	53.8	64.4	71.2	77.5	80.6	82.1	82	80.8	80.6	70.3	73.5
8	84.3	54.3	65.2	72.2	78.5	79.5	80.8	80.6	80.6	78.9	69.3	67.6
9	84.1	54.1	65.5	72	77.1	81.2	81.2	78.4	76.3	77.8	69.8	68.1
10	84.8	54.4	65.6	72.7	78.6	79.9	81.8	79.4	76.9	77	74.2	73.4
11	85	55.2	66.3	73.3	79.4	81.3	81.2	81.6	80.9	80	71.5	80.9

Table 3. – Noise Produced by 10 HP Fan with Baffle at Minimum Air Flow (No Foam Insulation)

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	84.9	63.6	74.1	78	77.5	78.7	79.8	82.4	79.6	82.9	79.7	79
2	86.4	68.3	77.9	80.6	77.9	78.5	80	83.7	82.5	85.5	81.6	80.4
3	83.7	59.7	71.5	74	75.4	78.5	80	83.1	78.7	83.9	87.1	87.3
4	84.2	56.6	67.2	72.7	75.7	79.4	83.9	82.2	78.3	86.7	88.2	70.3
5	84.8	61.2	71	75.2	76.5	78.7	81.5	84.1	77	81.7	84.3	71.1
6	86.8	67.8	77.7	81.5	78.6	78	80.4	82.3	78.7	82.5	80.7	75.6
7	81.2	59.7	69.5	73.7	73.6	75.1	76.8	77.7	79.3	83.2	78.2	71.6
8	81.6	61	71.3	75	73.9	74.7	75.7	76.5	77.4	80.1	76.9	69.4
9	80.4	57.7	67.2	71.4	72.5	74.7	77	74.7	75.4	81.9	80.4	71.9
10	81.1	58.3	67.7	72.4	73.3	75.3	78.2	74.9	73.4	81.3	82.4	70.5
11	82.4	61.7	71.8	76.2	74.5	75.1	75.9	77.4	78.8	81.7	78.9	67.7

Table 4. – Noise Produced by 10 HP Fan with Baffle and Foam Insulation at Maximum Air Flow

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	87.9	55.2	65.7	73.3	79	82.4	87.1	87.8	82.9	85.2	75	73.1
2	88.4	57	68	75.4	80.3	83.7	85.6	88	83.5	84.8	74.1	71
3	87.2	56.8	67.4	73.9	79.5	82.8	84.6	85.2	81.6	79.4	77.9	86.3
4	88	57.2	66.9	74.2	79.6	82	87.4	83.2	78.5	84.1	79.1	75.8
5	88.2	59.3	67.8	74.9	80.9	83.7	85.6	85.3	81.5	78.3	76	73.1
6	88.1	56.6	67.8	75.7	80.7	83	85.5	87.1	82.6	84.2	74.7	72.3
7	83.6	51.4	67.6	70.1	75.6	79	81.7	82.1	80.5	80.6	71.2	67.3
8	83.4	56.2	62.6	70.9	76.7	79.1	80.5	81	80.3	79	68.8	63.9
9	83	51.6	63.8	70.1	75.6	78.3	80.1	78.4	76.7	78.7	71.3	66.3
10	84.2	51.8	63.9	71.2	76.9	79.2	81.6	79.3	77.2	76.9	72.7	68.2
11	84.3	52.2	63.9	71.6	77.6	79.6	80.9	80.7	80.7	80	70.7	66.8

Table 5. – Noise Produced by 10 HP Fan with Baffle and Foam Insulation at Minimum Air Flow

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	84.9	62.5	72.7	77	76.4	77.4	79.5	82.3	78.7	82.8	80	70.1
2	86.6	67.9	77.4	80.5	77.6	78.1	80	83.5	82.3	86.2	81.8	77.7
3	83.3	59.6	69	73.1	74.7	78	79.4	82.9	79.4	84.2	84.4	78.9
4	84.2	55.3	65.9	71.7	74.7	78.6	84.5	82.9	77.9	86.6	86.7	69.7
5	84.4	62.2	69.8	74.5	75.9	78.6	81.8	84.5	77.7	82.2	84.7	69
6	86.3	67.1	77.2	80.8	77.9	77.3	80.1	82	79.1	83.2	80.5	64.3
7	80.8	58.8	68.2	72.8	72.6	74	76.4	75.5	79.9	83.6	77.8	62.1
8	81.2	60.2	70.3	75	73.7	74.3	75.9	77.9	77.3	79.7	78.2	70.8
9	79.5	56.6	66.4	71.1	71.6	74	75.8	75.6	72.6	79.6	79.5	66.2
10	80.8	58.2	67.2	72.3	73	75.5	78.4	74.4	73.4	80.6	83.3	70.4
11	82	61.3	71.5	76.6	74.3	74.7	75.9	78	76.7	79.6	79.9	66.6

Table 6. – Noise Produced by 15 HP Fan with No Attenuation

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	95.8	66.2	76.6	82.4	85.7	89.6	96.2	92.5	83.6	86.1	74.1	68
2	94.5	64.2	75.2	80.8	84.6	87.5	93.1	89.7	83.9	85.1	73.1	67
3	92.6	61.7	71.6	78.5	83.9	87.2	90.8	87.9	85.4	81.3	77.2	72.2
4	92.6	62.8	72.8	79.2	84.4	87.1	92	84.2	84.4	86.1	79.4	72.8
5	92.9	61.4	72.2	79.7	85.4	87.6	91.6	88.2	84.6	82.7	74.5	69.4
6	95.5	66.1	76	82.1	86.5	90.6	94.1	90.9	84.2	85.7	74.1	68.9
7	89.9	60	70.9	77.6	81.4	84.6	89.4	83.5	81.3	81.6	70.6	63.6
8	89.4	59	70.8	77	81.1	84.3	87.7	82.8	81.8	81.1	72.2	68.9
9	89.2	55.3	67.4	74.8	79.9	84.1	87.4	81.3	80.4	78.6	71	63.1
10	89	56.2	68	75.7	80.7	84.5	87.5	81.3	80.5	77.8	73.1	69.2
11	90.3	60.1	71	77.7	82.3	86.1	87.9	82.4	82.5	81.4	71.8	64.2

Table 7. – Noise Produced by 15 HP Fan with Baffle at Maximum Air Flow (No Foam Insulation)

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	93.4	60.6	71.8	79.5	84.4	88.3	93.6	90.8	83.9	85.8	74.3	68.2
2	92.7	63	74.8	81.1	85.4	87.3	91.3	89.4	84.5	85.4	75	69.7
3	92.9	63.3	73.4	80.3	85.6	87.2	89.9	88.4	85.1	82.1	77.9	72.6
4	92.6	62.7	72.5	79.2	84.9	87.6	92.3	85.1	83.8	85.9	79.7	74.7
5	93.3	63.1	73.9	80.9	86	87.6	91.5	88.6	84.6	82.8	77.3	74.2
6	93.8	62.3	73.9	81	86.1	88.2	92.2	89.1	84.2	85.9	74.4	69.6
7	89.4	56.1	67.7	75.6	81	84.8	87.9	83.6	81.6	83	76	63.1
8	89	57.4	68.9	76.3	81.2	83.6	86	82.5	81.6	82	70.7	66.9
9	89.2	56.8	68.4	75.8	80.9	84	87.7	81.8	80.1	78.5	72.7	68.1
10	90	58	69	76.5	81.5	84.4	87.9	81.2	80.4	78.9	73.7	67.8
11	89.1	57.5	69.1	76.7	81.6	84	87.1	82.4	82.6	81.4	71.4	67.9

Table 8. – Noise Produced by 10 HP Fan with Baffle at Minimum Air Flow (No Foam Insulation)

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	89.2	67.1	78.4	81.4	80.4	80.9	81.9	84.6	83	81.2	75.8	71.1
2	91.1	70.9	81.8	84.7	81.4	81.9	82.6	86.3	82.1	80.6	76.9	66.3
3	88.3	65.2	75.6	79.1	79.3	82.7	82.8	86.8	79.8	81	80.6	69.3
4	88	60.6	71.9	76.6	78.9	83.3	83.7	85.5	80.5	87.5	84.3	71.5
5	88.3	67.9	76.9	79.8	79.2	80.8	83.6	85.6	80.8	80.5	79.3	70.1
6	91.3	71.5	82.4	85.4	81	80.7	83.5	86	83	81.4	76.8	64.3
7	85.8	62.4	74	77.8	76.7	77.9	79.7	78.7	81.5	79.2	74	62.7
8	86.4	64.7	75.8	79.6	77.2	78.3	79.1	79.5	78.2	78.5	74	62.9
9	85.1	61	71.9	76	76.5	79.1	79.9	78.5	76.7	82	78.4	68.9
10	84.8	61.9	72.4	76.2	75.9	78.6	80.4	78.8	77.8	80.8	78.5	66.1
11	86.1	64.6	76	79.4	77.3	78	78.5	78.9	81.6	79.8	75.3	66.1

Table 9. – Noise Produced by 15 HP Fan with Baffle and Foam Insulation at Maximum Air Flow

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	92.2	58.7	69.7	77.8	82.3	86.5	93.1	90.7	84.3	86.5	74.5	71.7
2	91.5	60.6	73.4	79.5	83.5	86.7	90.5	89.1	84.4	85.4	75	70.6
3	91.6	61.8	71.8	78.6	84.6	86.9	89.5	88.5	84.7	81.8	76	71.9
4	92.1	62.2	71.9	78.2	83.3	86.8	92.3	84.4	84	86.2	79.1	75.1
5	92.3	61.5	72.2	79.6	84.8	87.1	90.9	88.2	84.3	82.6	75	73
6	92.3	59.7	71.6	79.3	83.6	86.6	91.4	89.3	84	85.6	74	68.7
7	88.1	54.4	65.9	74.3	79.3	83.3	88.2	83.6	81.7	82.1	70	64.6
8	87.2	55.5	67.6	74.8	79.8	83.1	86.3	82.7	81.9	81.9	71.7	70.8
9	88.2	55.6	66.9	74.4	80	83.6	87.5	81.6	79.6	79	72.4	72.5
10	88.5	56	67.6	75	80.2	84	88.3	81.1	80	78.6	73.2	73.5
11	87.6	55.3	67.4	75.1	80	82.7	86.1	82	82.3	81.6	70.5	63.5

Table 10. – Noise Produced by 15 HP Fan with Baffle and Foam Insulation at Minimum Air Flow

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	87.1	65.9	77.3	80.5	79.5	80.1	81.2	84.5	82.9	81	75.7	69.4
2	89.3	69.9	80.7	83.8	80.5	81.7	82.2	85.9	81.8	80.3	77.1	72.5
3	87.3	63.7	74.2	77.9	78.5	83	82.7	86.1	79.6	80.7	80.4	72.2
4	86.8	58.8	70.4	75.5	78.6	82.5	84.2	84.2	80.5	86.7	84.5	69.2
5	86.8	66.3	75.2	78.4	78.6	80.4	83.2	85.3	80.3	79.8	79.3	69.7
6	89.1	70.2	80.8	83.9	79.8	80.4	83	85.7	82.3	81.1	77	68.7
7	84.4	61.2	72.7	76.8	75.9	77.5	80	78.6	81	78.8	74	65.7
8	83.7	63	74.7	78.5	76.4	78.1	78.5	79.4	78.4	78.1	74	73.5
9	83.7	59.3	70.7	74.9	80.5	79.1	80.2	77.9	77.3	82.1	77.8	72.2
10	83.3	60.7	71.5	75.2	75.4	78.3	80.2	78	78.1	80.9	78.1	72.2
11	84.6	63.3	74.9	78.8	76.4	77.8	79.1	78.1	81.3	79.5	75.6	66.2

Figure 2. Sound Pressure Levels Produced by 10HP Fan

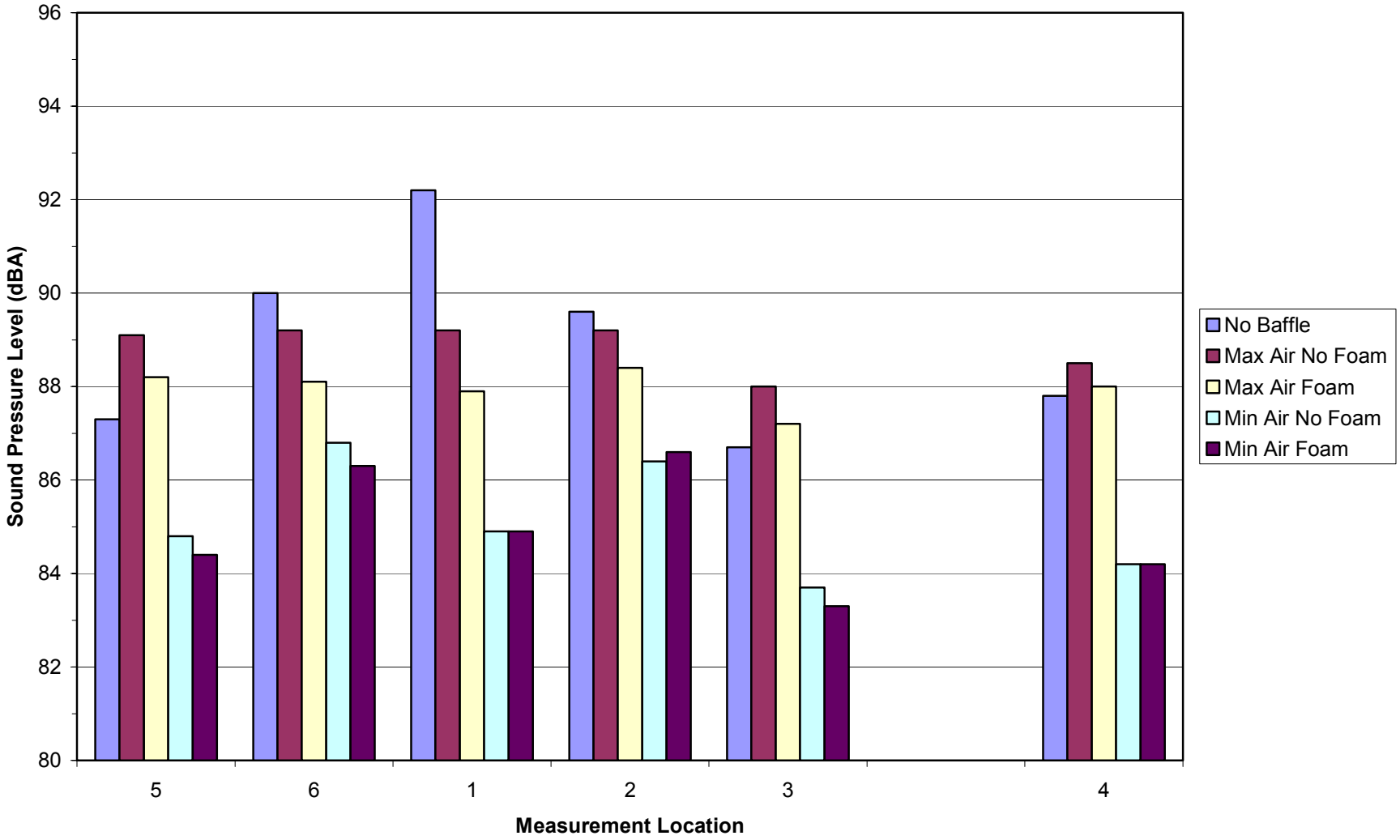


Figure 3. Sound Pressure Levels Produced by 15HP Fan

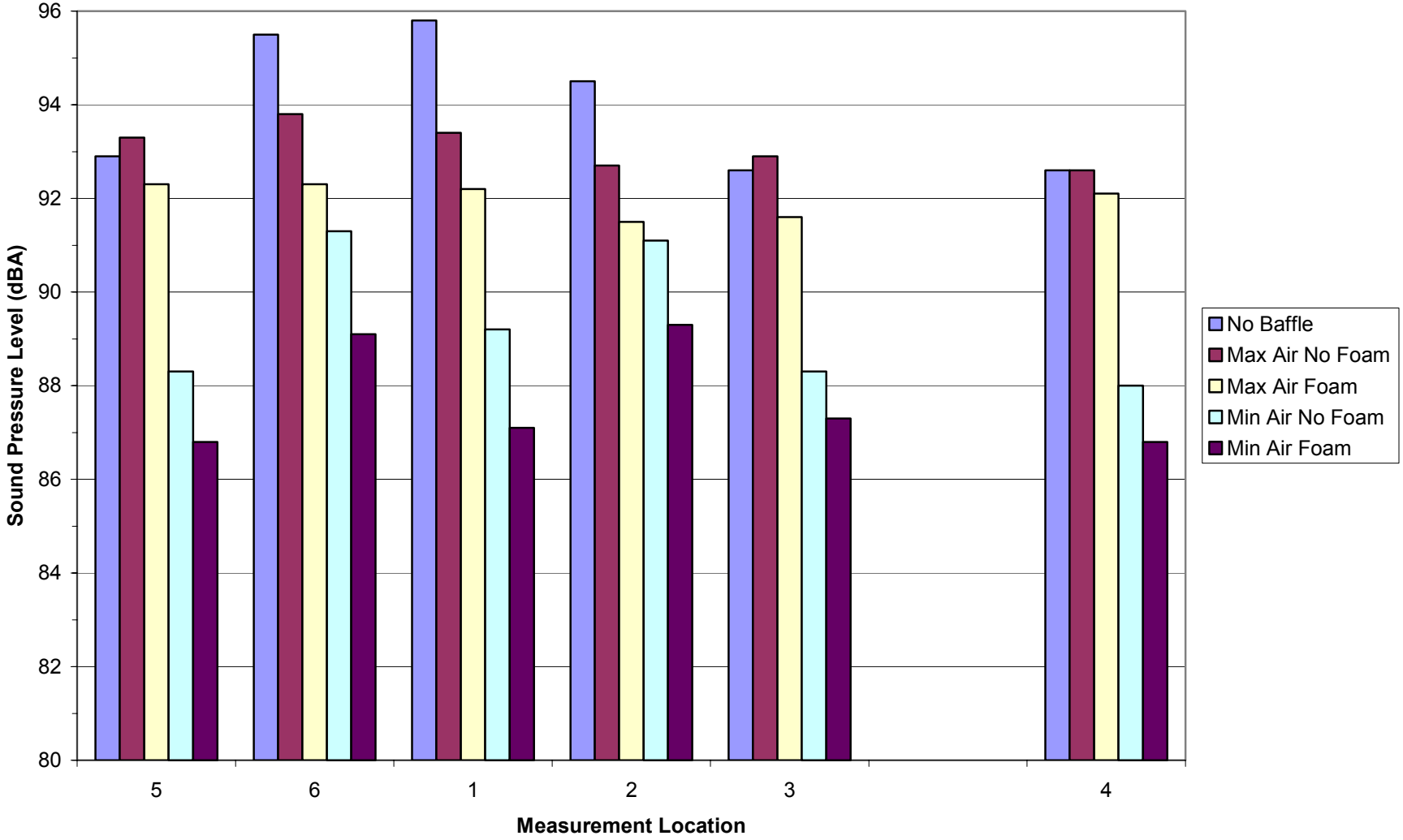


Figure 4. 10HP Fan Maximum Air Flow with Baffle. Frequency Distribution at 1m

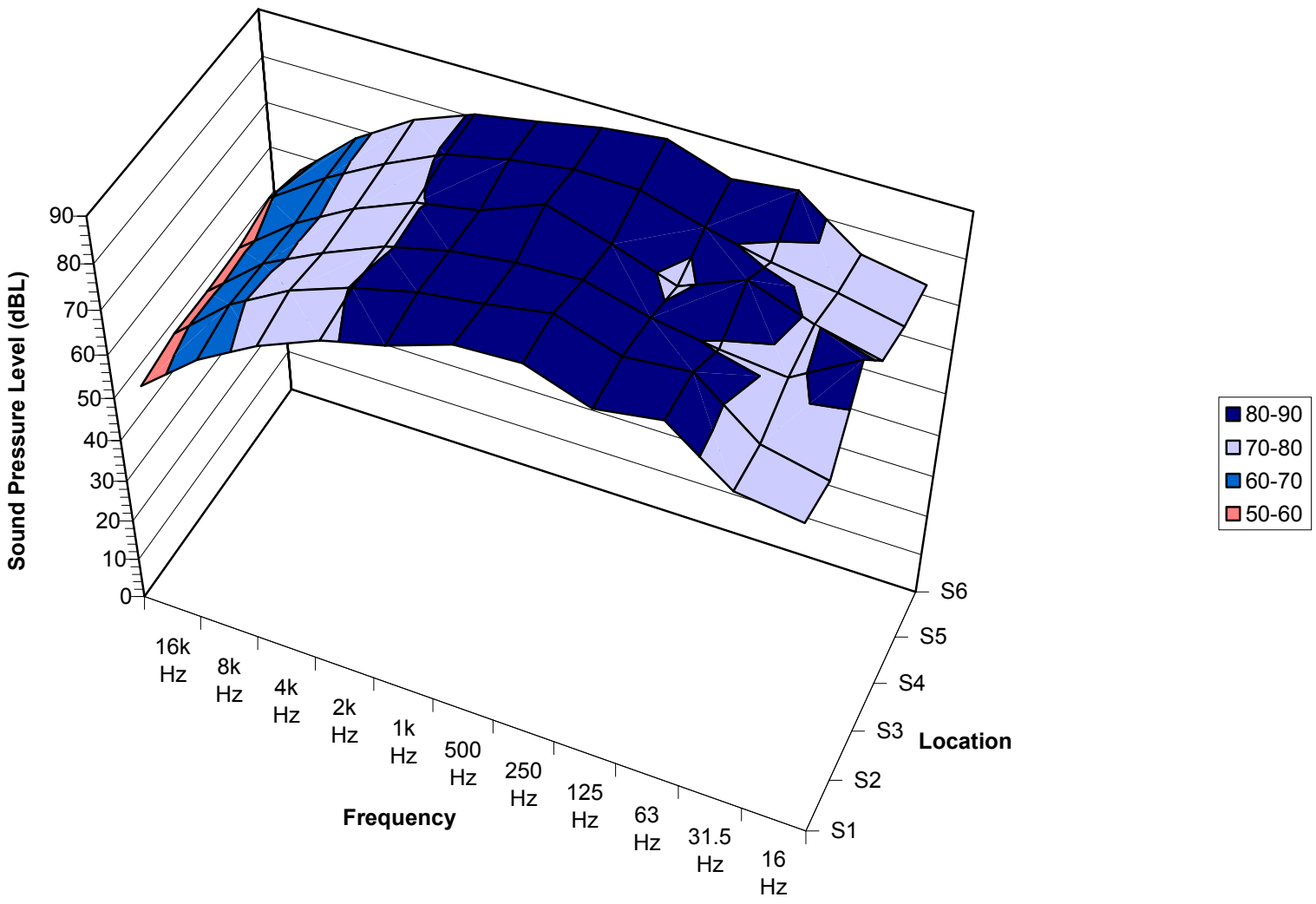


Figure 5. Change in Sound Pressure Level with Frequency on Installation of Baffle to 10HP Fan

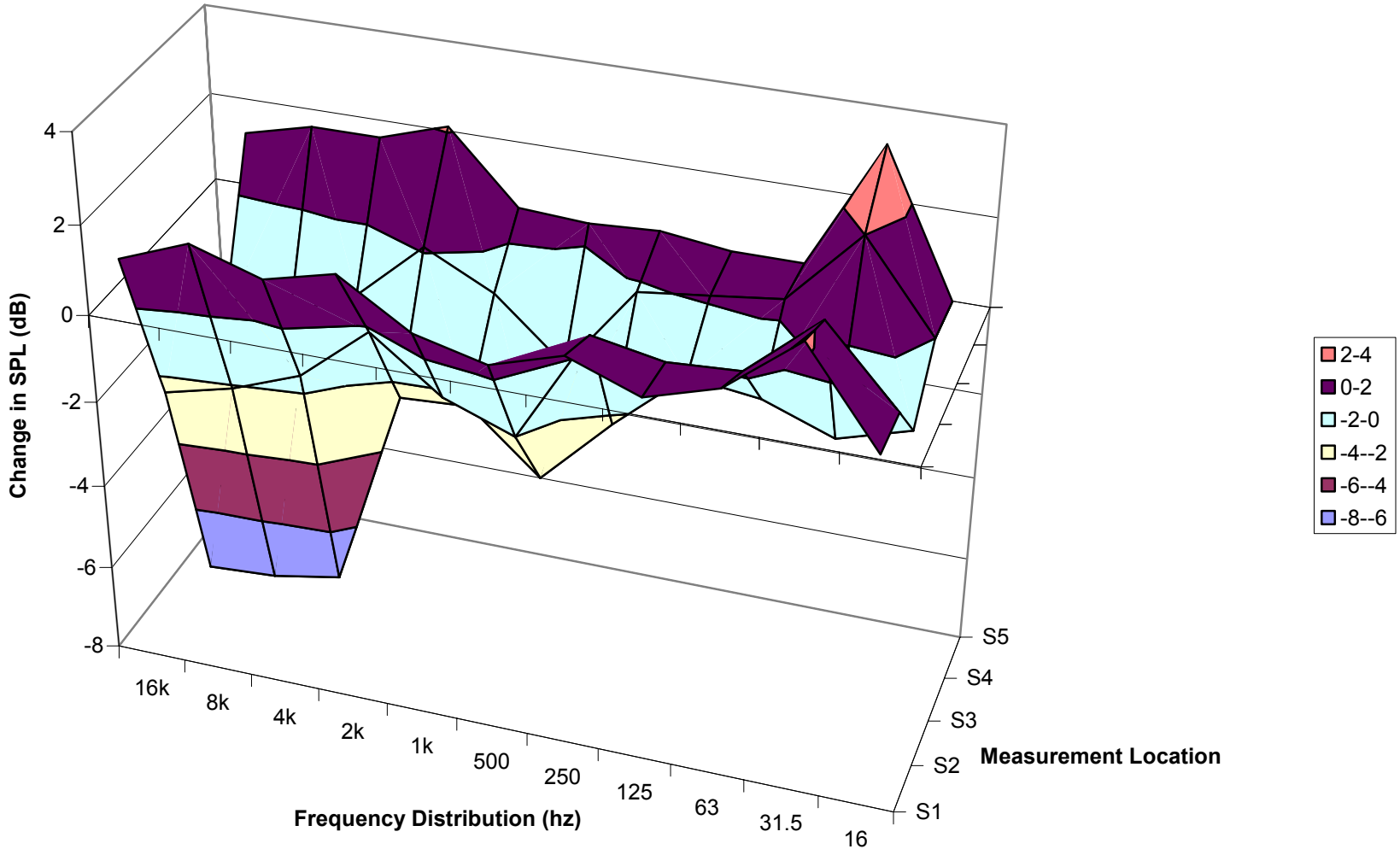


Figure 6. Change in Sound Pressure Level with Frequency on Installation of Baffle to 15HP Fan

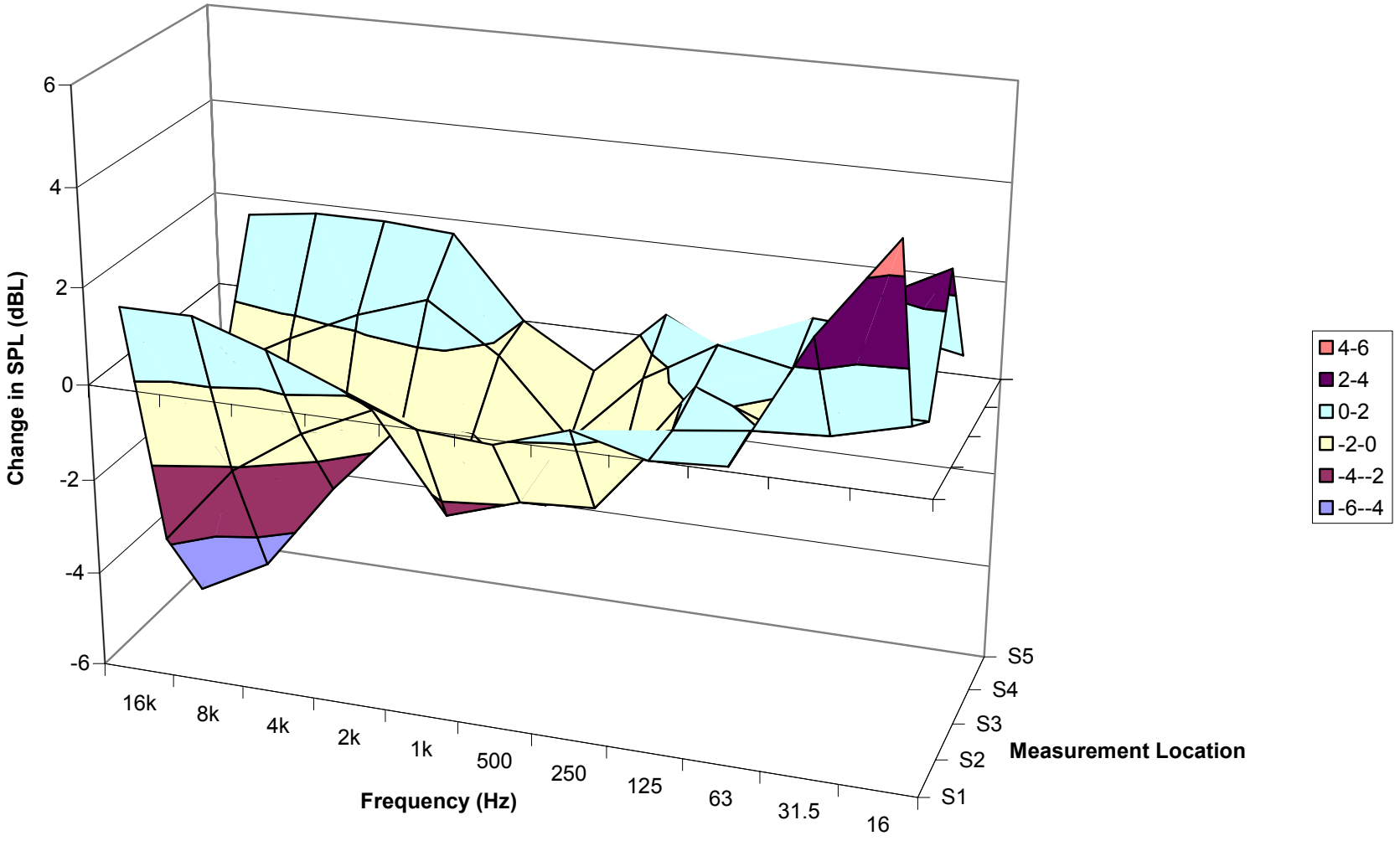
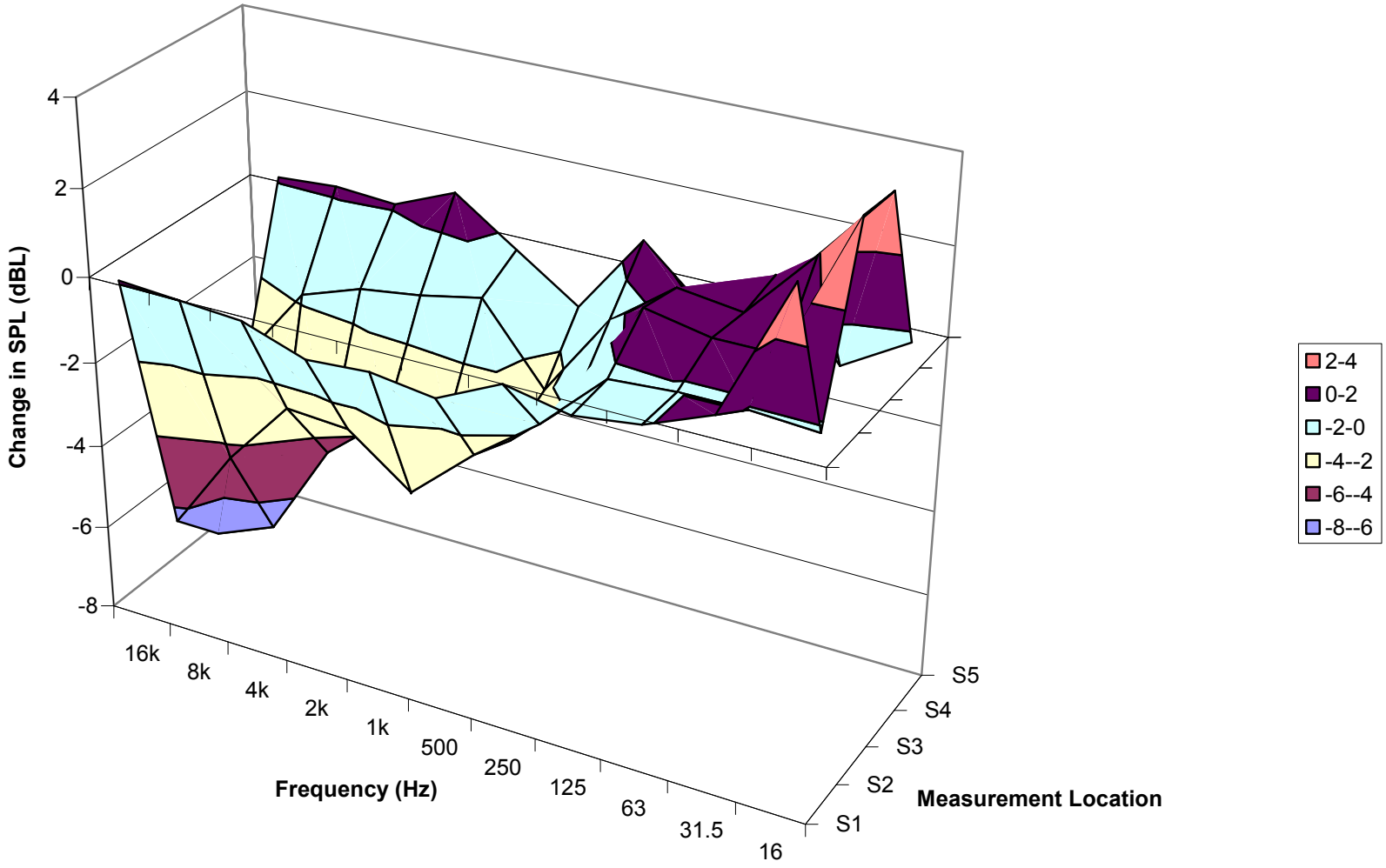
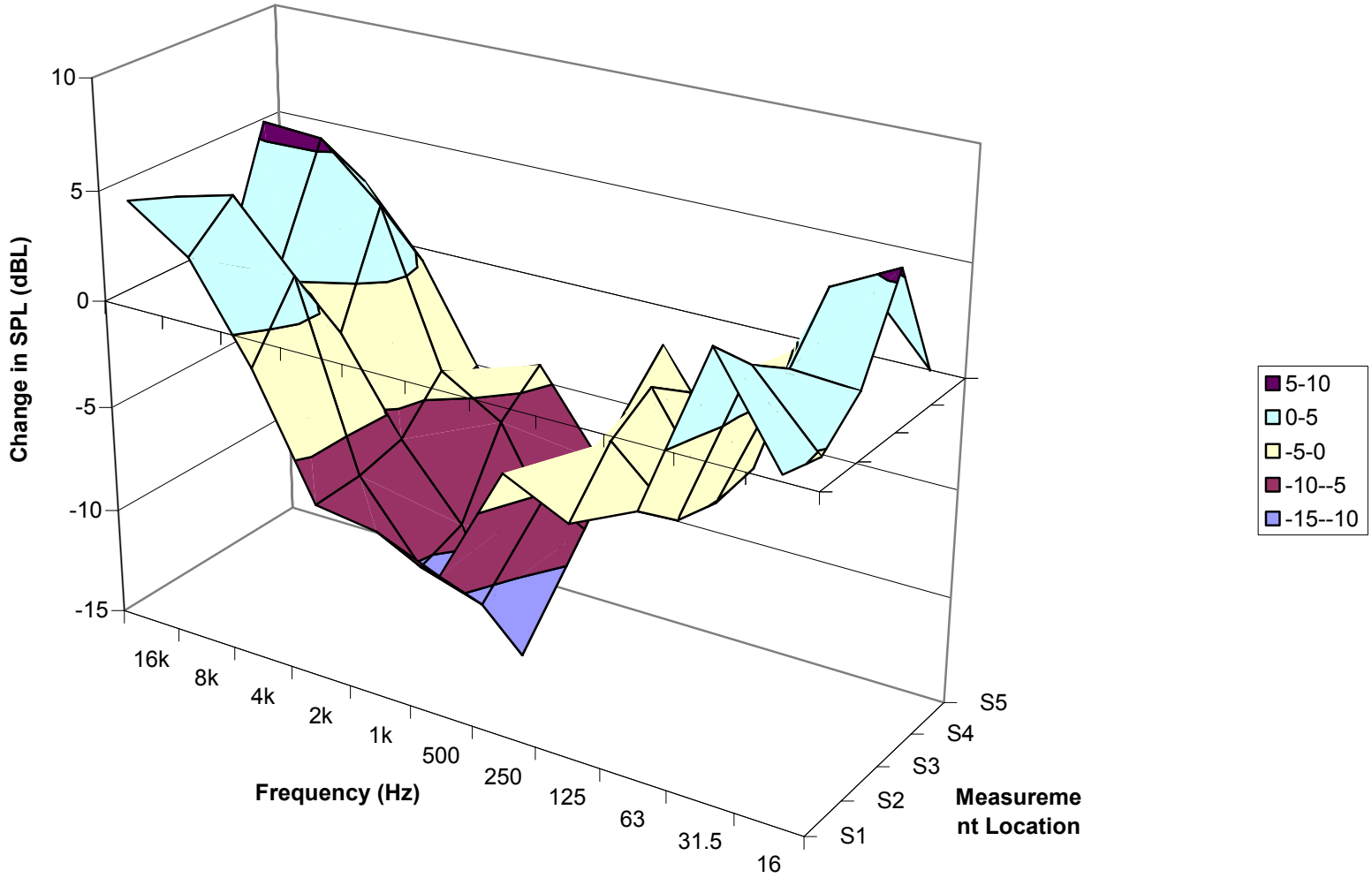


Figure 7. Change in SPL with Frequency on Installation of Baffle and Foam to 15HP Fan (Max Air Flow)



Figue 8. Change in SPL with Frequency on Installation of Baffle with Foam to 15HP Fan and Operation at Minimum Flow



5. Comments

Sound pressure levels are anticipated to decrease by 3 dB with a doubling of distance from the source. Measurements were taken 1 m and 3 m from each fan under each chosen operating condition, the anticipated decrease in sound pressure level at 3 m from source in comparison to 1 m from source is 4.8 dB. Recorded decreases in sound pressure level were, on average, in the range of 4.5 to 5.2 dB showing good agreement with theoretical sound attenuation with distance. Trow concludes that interference due to sound reflection, extraneous noise sources, etc. were maintained at acceptable level during the measurement periods.

Attenuation of Sound by Baffle at Maximum Air Flow

Installation of the baffle whilst operating the 10 HP and 15 HP fans at maximum air flow rate resulted in a change in the directional distribution of the sound emitted from the fans. Sound pressure levels directly in front of the fans were reduced by 2 – 3 dB. Conversely, sound pressure levels at 180^{o} to the fans increased by 0 – 2 dB. (See Figures 2 and 3).

Attenuation of Sound by Baffle at Minimum Air Flow

Operation of the baffle at minimum flow resulted in a further change in the directional distribution of sound emitted from the fans, with maxima values being recorded at 45^{o} to the face of the fans. Sound pressure levels at all measurement locations were reduced by 2 – 5 dB by operating at minimum air flow in comparison to operating without the baffle or with the baffle at maximum air flow. (See Figures 2 and 3).

Attenuation of Sound by Foam Insulation

Introduction of foam insulation into the baffle resulted in a decrease in measured sound pressure level by <2dB under the majority of operating conditions for both the 10HP and 15HP fans. (See Figures 2 and 3).

Sound Pressure Level Frequency Distribution

The frequency distribution for the 10HP fan operating at maximum air flow with baffle is shown in Figure 4. Under all operating conditions the sound pressure level frequency distribution showed maxima at central frequency ranges (e.g. 250 – 1000 hertz), however operating parameters were shown to impact on frequency distribution. Installation of baffles to the 10HP and 15HP fans (see Figures 5 and 6) resulted in:

- a 4 – 8 dB reduction in high and mid frequency (250 – 16,000 Hz) sound pressure levels in front of the fans;
- a 0 – 2 dB increase in high frequency sound pressure levels at 180^{o} to the fans;
- minimal impact on low frequency (16 – 125 Hz) sound pressure levels in front of the fans; and,
- a 0 – 4 dB increase in low frequency sound pressure levels at 180^{o} to the fans.

Reduction of air flow (see Figures 7 and 8) resulted in:

- a decrease in mid frequency (250 – 2,000 Hz) sound pressure levels at all measurement locations;
- minimal impact on low and high frequency sound pressure levels in front of the fans;
- a 0 – 6 dB increase in low and high frequency sound pressure levels at an angle of 45^{o} to the fan orientation; and,
- a 0 – 5 dB increase in low and high frequency sound pressure levels at 180^{o} to the fans.

The redistribution of sound pressure level frequencies has the potential to impact on perception of noise nuisance through fan operation. Increased reduction of high frequencies as observed on installation of baffle (with or without foam insulation) is likely to reduce perceived nuisance as high frequency noise is considered more obtrusive. Any increases in low frequency sound pressure levels (e.g. during operation of baffles at minimum air flow) may increase the area of impact of any noise nuisance as low frequency sound travels further and is more difficult to attenuate than high frequency sound.

Conclusions

The above measurements provide a fundamental understanding of noise generated by 10HP and 15HP car dryer fans operating under controlled conditions.

Trow understands that car dryer fans are operated in banks of 6 – 18 within car wash units. Theory predicts that sound pressure levels will increase by 3 dB on doubling of noise source, e.g. two 15HP fans each generating a sound pressure level of 90 dB would provide a combined sound pressure level of 93 dB, four fans would provide 96 dB etc. Other factors can impact on predicted noise generation, resonance can increase noise impact whilst sound adsorbing materials may provide attenuation. Vibration is also a consideration.

Trow strongly recommends that in situ sound measurements be made to assess noise impact of car dryer fans installed within a car wash system. In situ measurements should consider appropriate receptors including, but not necessarily limited to, occupational noise and environmental receptors as well as car wash operation and design.

We trust the aforementioned meets your immediate requirements. If you have any questions, concerns or if we can be of any further assistance, please do not hesitate to contact the undersigned at your earliest convenience.

Yours truly,

Trow Associates Inc.

Bob Jowett, B.Sc., C.E.P.I.T.
Environmental Scientist
Environmental Division

Ron Taylor, M.Sc., C. Chem.
Senior Project Manager
Environmental Division

SOUND LEVEL METER READINGS

MODEL: FT-DD-T450HP4 (50hp T4 VACSTAR TURBINE VACUUM PRODUCER)

READING ONE: 73 DB-A, 3 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

READING TWO: 69 DB-A, 10 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

READING THREE: 54 DB-A, 20 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

READING FOUR: 38 DB-A, 30 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

NOTE: THESE READINGS WERE TAKEN OUTSIDE IN THE OPEN ON A CONCRETE SLAB.

SOUND LEVEL METER USED:

SIMPSON MODEL #40003 – MSHA APPROVED.
MEETS OSHA & WALSH-HEALY REQUIREMENTS FOR NOISE CONTROL.
CONFORMS TO ANSI S1.4-1983, IEC 651 SPECS FOR METER TYPE.

Vacutech
1350 Hi-Tech Drive, Sheridan WY, 82801
PHONE: (800) 917-9444 FAX: (303) 675-1988
EMAIL: info@vacutechllc
WEB SITE: vacutechllc.com

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *SELF SERVICE CAR WASH* ON A 0.89-ACRE TRACT OF LAND, IDENTIFIED AS A PORTION OF LOT 2, BLOCK A, DALTON GOLIAD ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Lisa White of Boing US HoldCo, Inc. on behalf of Donald L. Silverman of Rockwall 205-552, LLC for the approval of a Specific Use Permit (SUP) for a *Self Service Car Wash* on a 0.89-acre tract of land, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N SH-205 OV) District, being identified as a portion of Lot 2, Block A of the Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, addressed as 3611 N. Goliad Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Self Service Car Wash* in accordance with Article 04, *Permissible Uses,* of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be subject to the requirements set forth in Subsection 02.03(H)(4)*, Car Wash (Full-Service or Self-Service),* of Article 04*, Permissible Uses*; Subsection 04.04*, General Retail (GR) District,* of Article 05, *District Development*

DRAFT ORDINANCE 08.03.2021

Standards; and Subsection 06.11*, North SH-205 Overlay (N SH-205 OV) District,* of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall -- *as heretofore amended and as my be amended in the future* -- and the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of the *Self Service Car Wash* land use on the *Subject Property* and conformance to these conditions is necessary for continued operations:

(1) The *Self Service Car Wash* facility shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance;

(2) No outside display of merchandise or outside storage (*e.g. ice machine, propane cage, vending machines, and DVD rental kiosk*) shall be allowed on the *subject property*; with the exception of vending machines that are integrated into the façade of the building;

(3) Additional landscaping (*i.e. trees and shrubs*) shall be required adjacent to the vacuum bays to provide additional sound attenuation for the residential subdivision north of the *subject property*;

(4) A masonry screening wall a minimum of six (6) feet in height shall be constructed adjacent to the northern property line of the subject property; and,

(5) Three (3) tiered screening (*i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) shall be incorporated in front of the carwash to screen the tunnel and vacuum bays adjacent to the eastern property line of the subject property.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits,* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Certificate of Occupancy (CO)*, should any business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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

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

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

DRAFT ORDINANCE 03.04.2021

offense.

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF MARCH, 2021.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

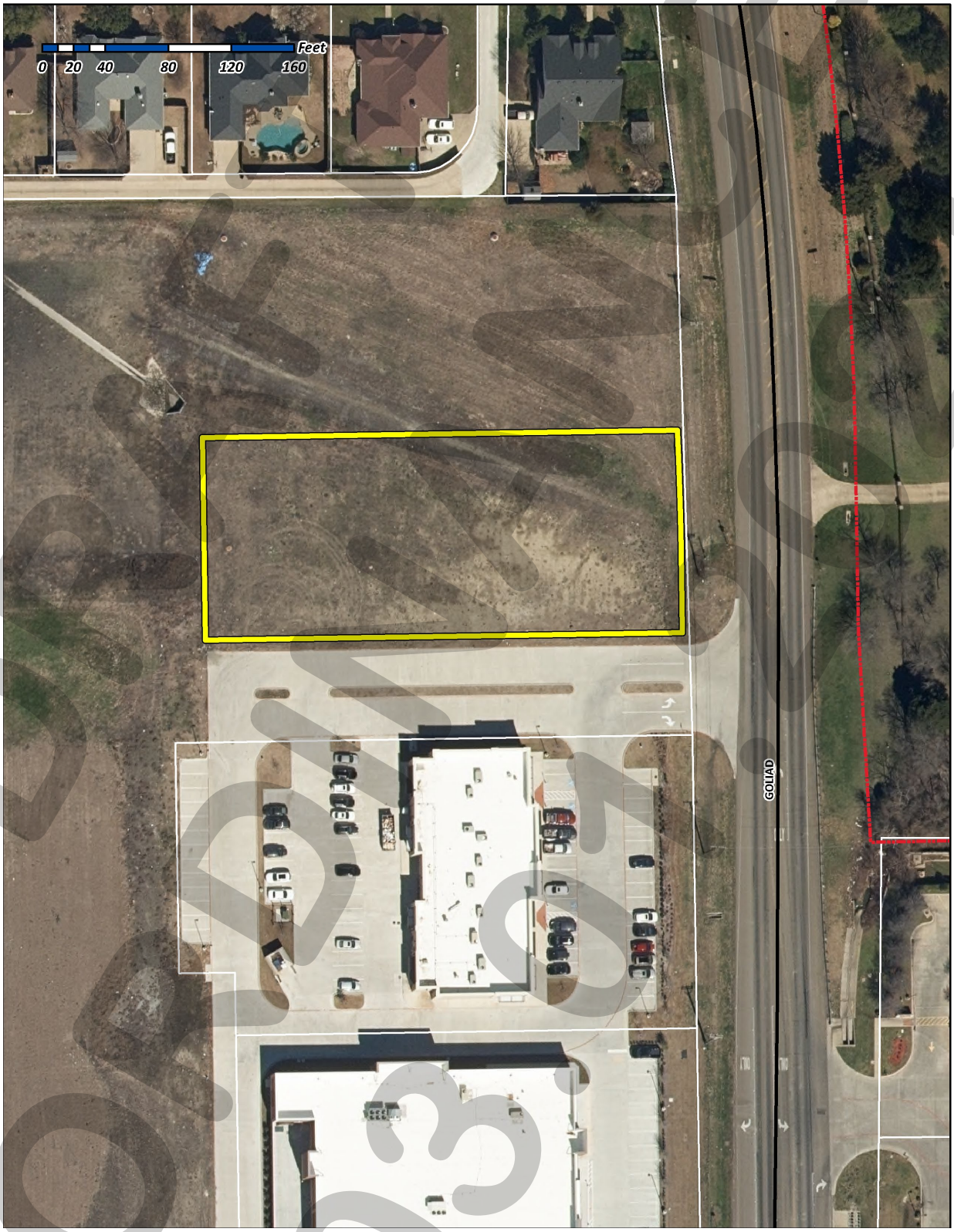
1st Reading: *February 16, 2021*

2nd Reading: *March 1, 2021*

DRAFT ORDINANCE 03.01.2021

Exhibit 'A'
Legal Description and Location Map

Legal Description: Lot 2, Block A, Dalton Goliad Addition
Address: 3611 N. Goliad Street



DRAFT 03/30/21

Exhibit 'B'
Concept Plan

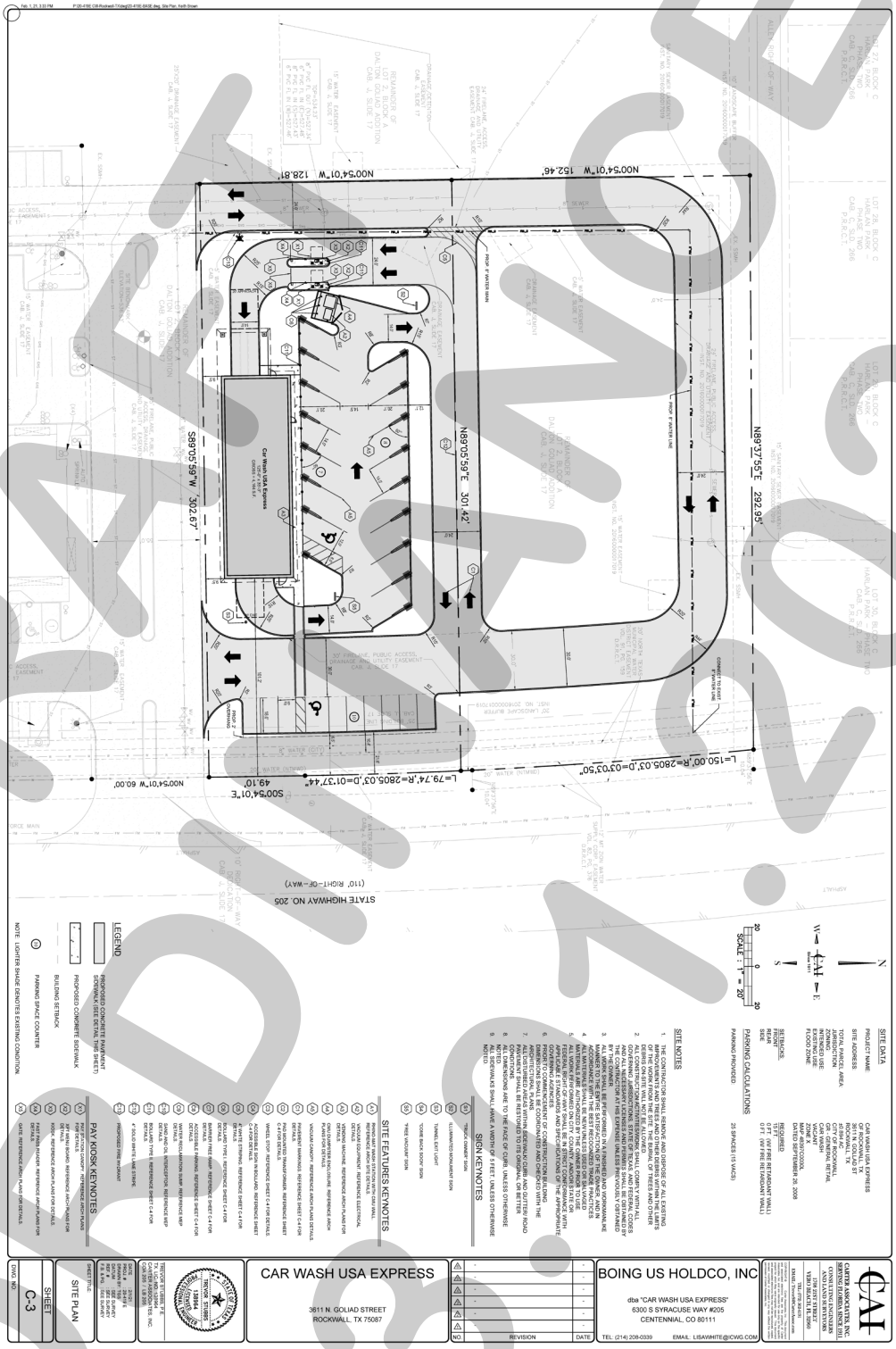


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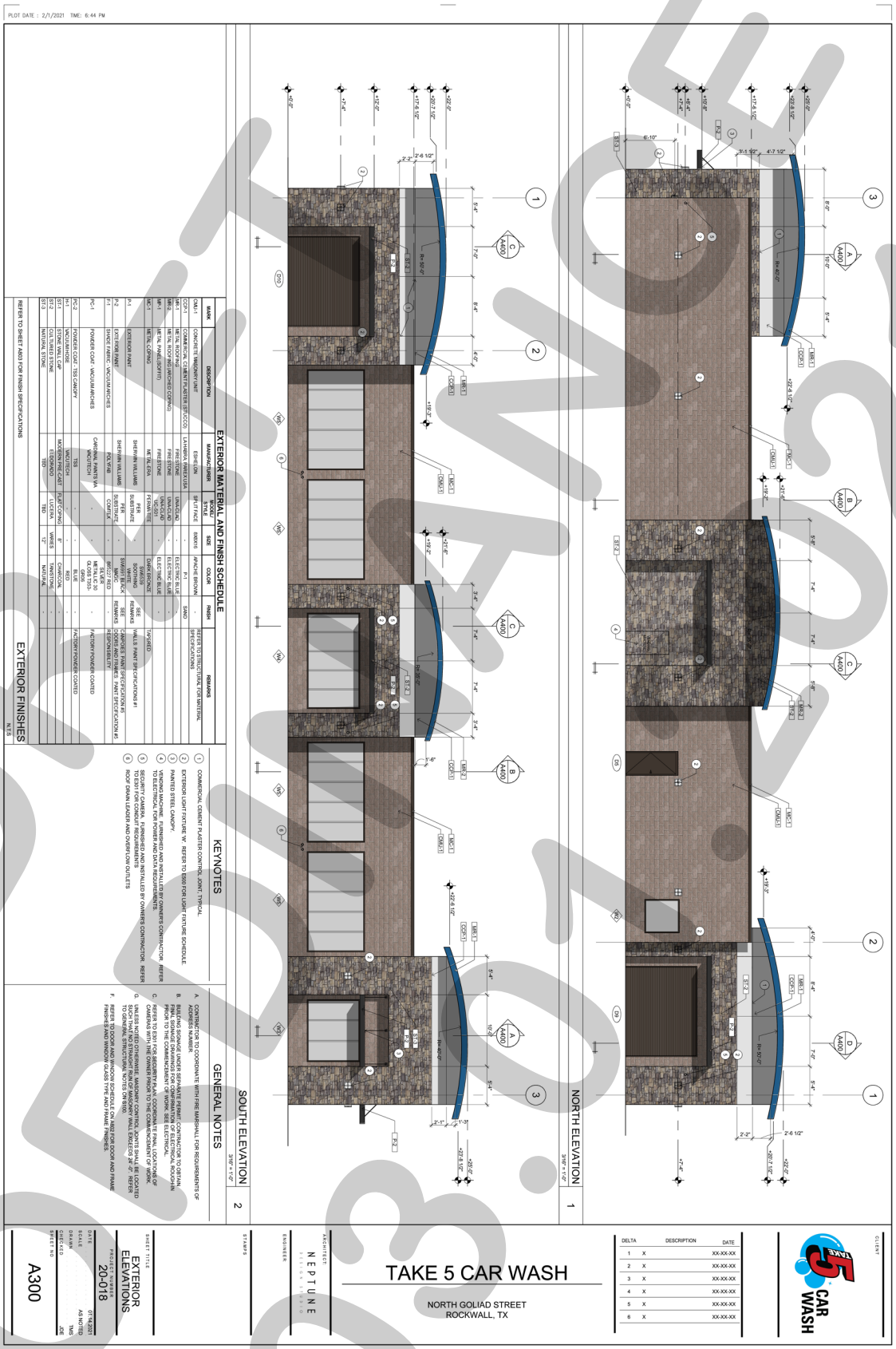
Exhibit 'C'
Building Elevations



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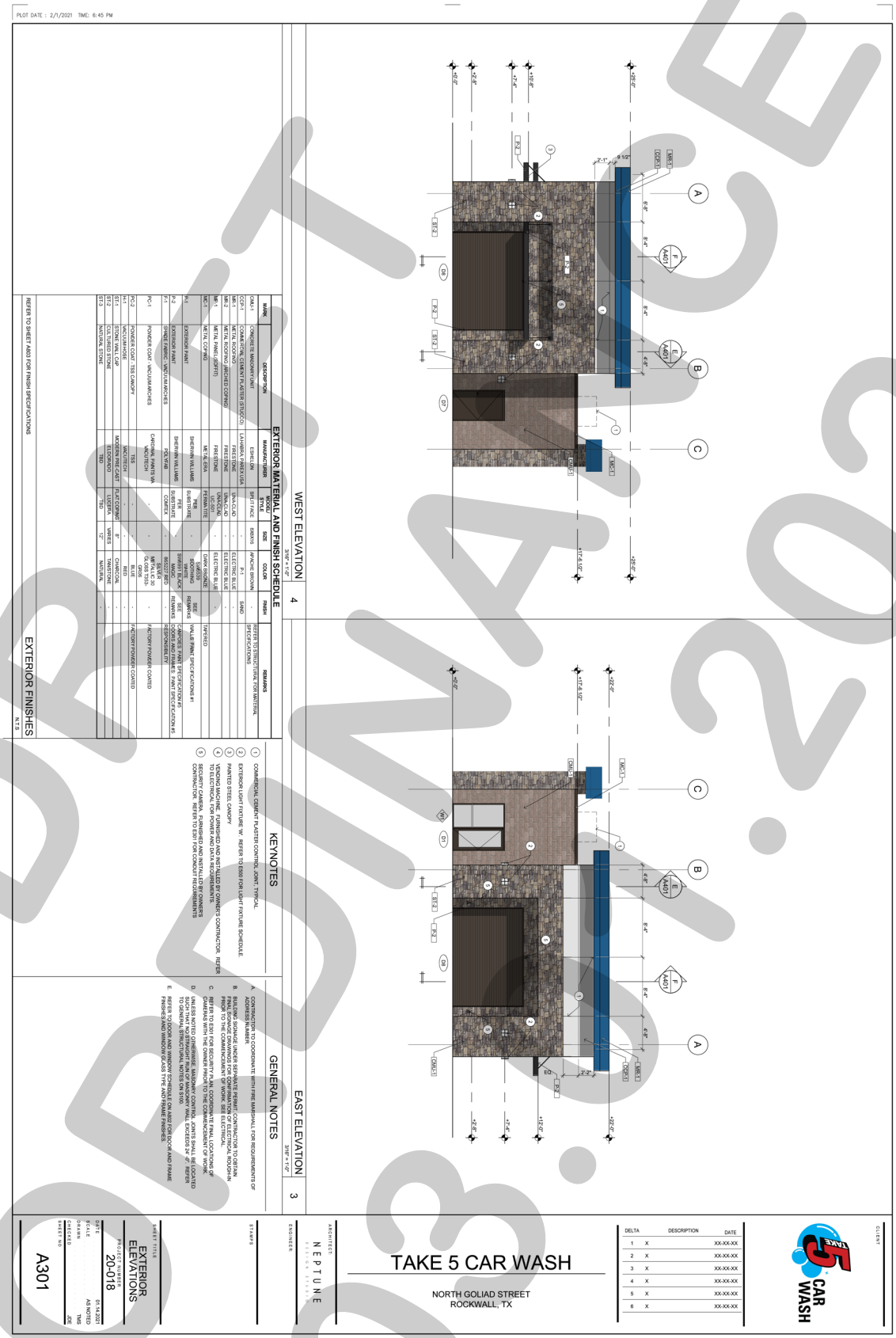


DRAFT 03.05.2021

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	David Gonzales, *Planning and Zoning Manager*
DATE:	March 9, 2021
SUBJECT:	Z2021-002; *Specific Use Permit (SUP) for Self-Service Car Wash at 3611 N. Goliad Street*

On March 1, 2021, the City Council remanded *Case No. Z2021-002* back to the Planning and Zoning Commission. The catalyst for this action, as cited by the City Council, was the submission of additional documentation provided by the applicant that was not considered by the Planning and Zoning Commission, and the realization by staff that the submitted sound studies did not comply with Article IV, *Noise*, of Chapter 16, *Environment*, of the Municipal Code of Ordinances (*this fact was no conveyed to the Planning and Zoning Commission at the time of their consideration*). According to Subsection 02.03, *Procedures for Zoning Applications*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(n)ew matters of evidence not presented to the Planning and Zoning Commission shall not be heard or considered by the City Council … [in] the event new evidence develops between the date of the public hearing by the Planning and Zoning Commission and the hearing of the City Council … the City Council shall refer the zoning change, Specific Use Permit (SUP), or text amendment back to the Planning and Zoning Commission for a further public hearing to consider the new evidence." The applicant has contended that the submitted information was provided in response to the Planning and Zoning Commission's recommendation; however, staff found the exhibits to lack conformance to the City's code requirements. After a conversation with staff the applicant again revised the exhibits and resubmitted them for consideration by the Planning and Zoning Commission. Based on the materials submitted after the City Council meeting, staff has identified the following issues:

(1) *Noise*. According to Section 16-183, *Limits on Environmental Sound Levels*, of the Municipal Code of Ordinances, the highest readings permitted within a commercial or agricultural land use district is 72 dbA (62 dbA ambient) from 7:00 AM to 10:00 PM and 67 dbA (57 dbA ambient) from 10:00 PM to 7:00 AM. According to the sound study for the proposed 10 HP and 15 HP vacuums, the readings for vacuums with and without sound attenuation range between 79.5 dbA and 95.8 dbA (*all of which exceed the City's maximum sound requirements*). In addition, another sound study was submitted that the applicant indicated is from a comparable site in Barrie, Ontario. This study shows that the sound during peak hours (*i.e. 12:32 PM – 1:49 PM)* ranges from 73.2 dbA to 92.1 dbA, which is in excess of the City's maximum sound requirements. Staff should note that this is the same sound study that was originally provided to Planning and Zoning Commission. The applicant has stated that they are providing an updated sound study that will show compliance; however, as of the time of this case memo staff had not received any updates.

(2) *Building Elevations*. The applicant has submitted new buildings elevations showing the incorporation of a pitched roof, which does appear to conform to the *General Overlay District Requirements* stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC); however, the roof is not visible from the front or rear of the building and the elements that remain in these areas do not conform to the articulation requirements stipulated by the *General Commercial District* standards contained in the same article.

(3) *Side Yard Setback*. The minimum side yard setback for a property in a General Retail (GR) District is ten (10) feet. In this case, the applicant's proposed building is 6.8-feet from the southern property line. This is permissible if the applicant incorporates a fire rated wall along the entire southern façade of the proposed building. This is also significant because this would put the tunnel less than ten (10) feet from this property line, and according to the sound study provided by the applicant this is the location that produced the largest dbA value (*i.e. 92.1 dbA*). This means that the proposed development will most likely not be able to meet the City's sound requirements if the building is situated as it is depicted on the concept plan.

(4) *Screening*. The screening plan provided by the applicant do not appear to meet the recommendation provided by the Planning and Zoning Commission. Specifically, the Planning and Zoning Commission asked that the tunnel be screened by three (3) tiered screening (*i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*). These three (3) rows of shrubs are supposed to be stacked in front of each other to create a thick vegetative screen; however, the screening depicted on the concept plan does not show this is being achieved. Staff should also point out that this is primarily due to the parking provided adjacent to SH-205, which only allows a two (2) foot area for the planting of trees and shrubs, and does not provide a sufficient amount of space to provide three (3) tiered screening.

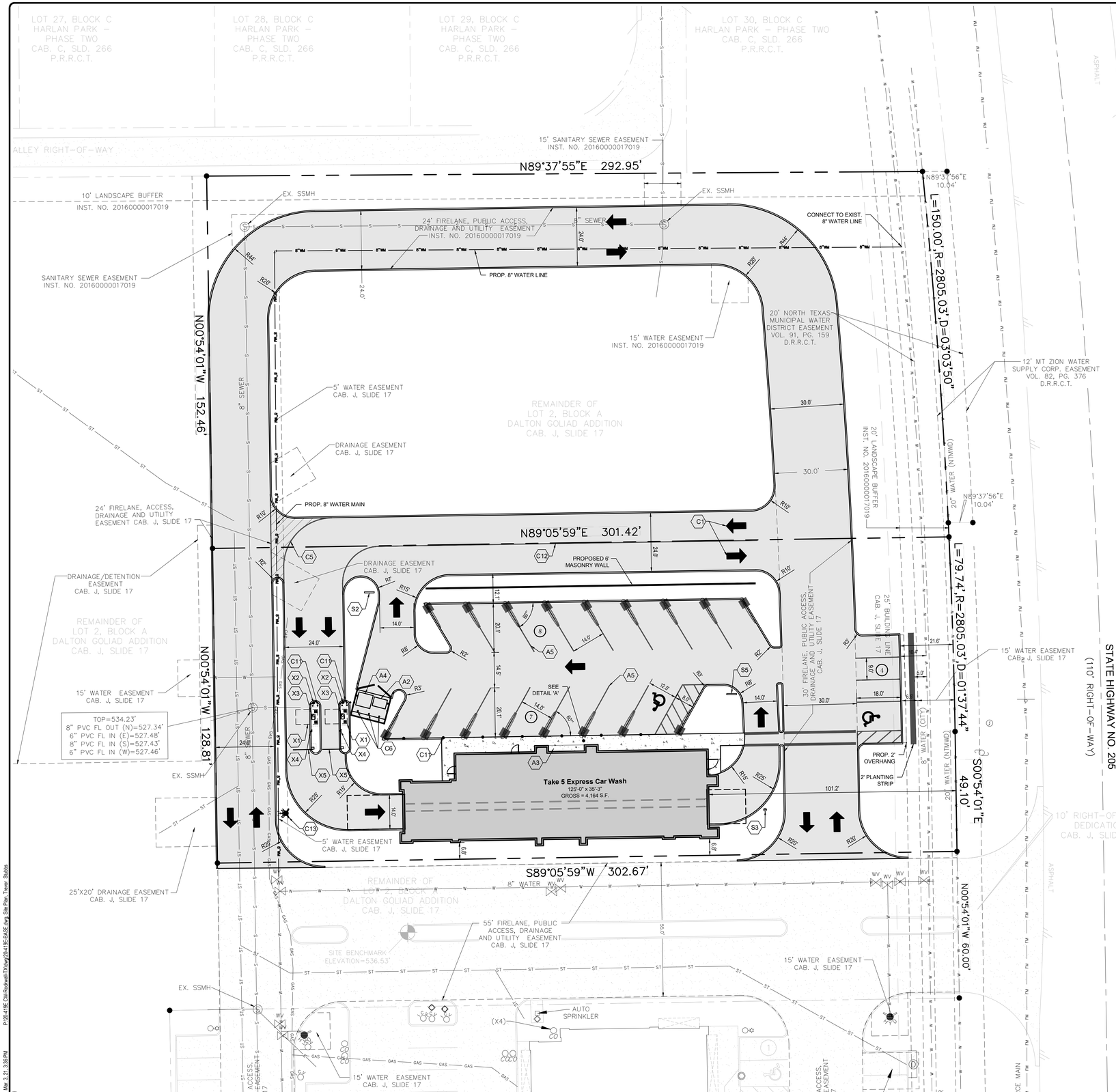
In addition to these deficiencies, the tunnel of the carwash is still not incompliance with the land use requirements stipulated in Article 04, *Permissible Uses*, of the Unified Development Code (UDC). Staff should note that this was specifically cited as an issue for the City Council in their motion to remand the case back to the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning this case, staff and the applicant will be available at the *March 9, 2021* meeting.

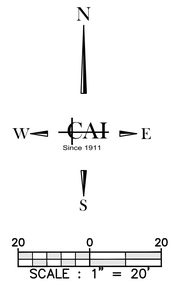
EVERGREEN
DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy, Suite 600
Addison, TX 75001
www.EvergreenDesignGroup.com

Rockwall Car Wash - CONCEPTUAL LANDSCAPE

3611 N. GOLIAD STREET | ROCKWALL, TEXAS

MARCH 4, 2021





SITE DATA

PROJECT NAME:	CAR WASH USA EXPRESS OF ROCKWALL, TX
SITE ADDRESS:	3611 N. GOLLAD ST ROCKWALL, TX
TOTAL PARCEL AREA:	±0.894 AC
JURISDICTION:	CITY OF ROCKWALL
ZONING:	GR - GENERAL RETAIL
INTENDED USE:	CAR WASH
EXISTING USE:	VACANT
FLOOD ZONE:	ZONE X MAP 48397C0030L DATED SEPTEMBER 26, 2008

SETBACKS:	REQUIRED
FRONT	15 FT.
REAR	0 FT. (W/ FIRE RETARDANT WALL)
SIDE	0 FT. (W/ FIRE RETARDANT WALL)

PARKING CALCULATIONS

PARKING PROVIDED: 19 SPACES (15 VACS)

SITE NOTES

1. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS AND TREES AND OTHER DEBRIS WITHIN THE LIMITS OF THE WORK FROM THE SITE. THE BURIAL OF TREES AND OTHER DEBRIS ON-SITE WILL NOT BE ALLOWED.
2. ALL CONSTRUCTION ACTIVITIES/WORK SHALL COMPLY WITH ALL GOVERNING JURISDICTIONS, STATE OF TEXAS, AND FEDERAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
3. ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
4. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.
5. ALL WORK PERFORMED ON CITY, COUNTY, AND/OR STATE OR FEDERAL RIGHT-OF-WAY SHALL BE IN STRICT CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCIES.
6. PRIOR TO COMMENCEMENT OF CONSTRUCTION BUILDING DIMENSIONS SHALL BE COORDINATED AND CHECKED WITH THE ARCHITECTURAL PLANS.
7. ALL DISTURBED AREAS WITHIN SIDEWALK/ CURB AND GUTTER/ ROAD PAVEMENT SHALL BE RESTORED TO ITS ORIGINAL OR BETTER CONDITIONS.
8. ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
9. ALL SIDEWALKS SHALL HAVE A WIDTH OF 5 FEET, UNLESS OTHERWISE NOTED.

SIGN KEYNOTES

S1	"TRUCK OWNER" SIGN
S2	ILLUMINATED MONUMENT SIGN
S3	TUNNEL EXIT LIGHT
S4	"COME BACK SOON" SIGN
S5	"FREE VACUUM" SIGN

PAY KIOSK KEYNOTES

X1	PAY STATION CANOPY. REFERENCE ARCH PLANS FOR DETAILS.
X2	XPT MENU BOARD. REFERENCE ARCH PLANS FOR DETAILS.
X3	KIOSK. REFERENCE ARCH PLANS FOR DETAILS.
X4	FAST PASS READER. REFERENCE ARCH PLANS FOR DETAILS.
X5	GATE. REFERENCE ARCH PLANS FOR DETAILS.

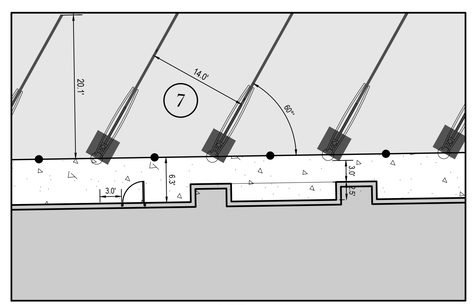
LEGEND

- PROPOSED CONCRETE PAVEMENT SIDEWALK (SEE DETAIL THIS SHEET)
- PROPOSED CONCRETE SIDEWALK
- BUILDING SETBACK
- (10) PARKING SPACE COUNTER

NOTE: LIGHTER SHADE DENOTES EXISTING CONDITION.

SITE FEATURES KEYNOTES

A1	RHINO-MAT WASH STATION WITH CMU WALL. REFERENCE ARCH SITE DETAILS.
A2	VACUUM EQUIPMENT. REFERENCE ELECTRICAL DETAILS.
A3	VENDING MACHINE. REFERENCE ARCH PLANS FOR DETAILS.
A4	CMU DUMPSTER ENCLOSURE. REFERENCE ARCH PLANS FOR DETAILS.
A5	VACUUM CANOPY. REFERENCE ARCH PLANS DETAILS.
C1	PAVEMENT MARKINGS. REFERENCE SHEET C-4 FOR DETAILS.
C2	PAD MOUNTED TRANSFORMER. REFERENCE SHEET C-4 FOR DETAILS.
C3	WHEEL STOP. REFERENCE SHEET C-4 FOR DETAILS.
C4	ACCESSIBLE SIGN IN BOLLARD. REFERENCE SHEET C-4 FOR DETAILS.
C5	4" WHITE STRIPING. REFERENCE SHEET C-4 FOR DETAILS.
C6	BOLLARD TYPE I. REFERENCE SHEET C-4 FOR DETAILS.
C7	BARRIER FREE RAMP. REFERENCE SHEET C-4 FOR DETAILS.
C8	ACCESSIBLE PARKING. REFERENCE SHEET C-4 FOR DETAILS.
C9	WATER RECLAMATION SUMP. REFERENCE MEP DETAILS.
C10	SAND AND OIL INTERCEPTOR. REFERENCE MEP DETAILS.
C11	BOLLARD TYPE II. REFERENCE SHEET C-4 FOR DETAILS.
C12	4" SOLID WHITE LANE STRIPE.
C13	PROPOSED FIRE HYDRANT



DETAIL 'A'
SCALE: 1" = 10'

CAI
CARTER ASSOCIATES, INC.
SERVING FLORIDA SINCE 1911
CONSULTING ENGINEERS AND LAND SURVEYORS
1708 21ST STREET
VERO BEACH, FL 32960
TEL: (772) 562-4191
EMAIL: TrevorS@CarterAssoc.com

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BOING US HOLDCO, INC
dba "CAR WASH USA EXPRESS"
6300 S SYRACUSE WAY #205
CENTENNIAL, CO 80111
TEL: (214) 208-0339 EMAIL: LISAWHITE@ICWG.COM

NO.	REVISION	DATE

TAKE 5 EXPRESS CAR WASH
3611 N. GOLIAD STREET
ROCKWALL, TX 75087

STATE OF TEXAS
TREVOR STUBBS
138964
LICENSED PROFESSIONAL ENGINEER

TREVOR STUBBS, P.E.
TX. LIC. NO. 138964
CARTER ASSOCIATES, INC.
COA 205 / LB 205

DATE : 3/3/21
PROJ. # : 20-419 E
DRAWN BY: TGS
DATUM : SEE SURVEY
REF. # : SEE SURVEY
F.B. & PG. : SEE SURVEY

SHEET TITLE:
SITE PLAN

SHEET
C-3

DWG. NO:

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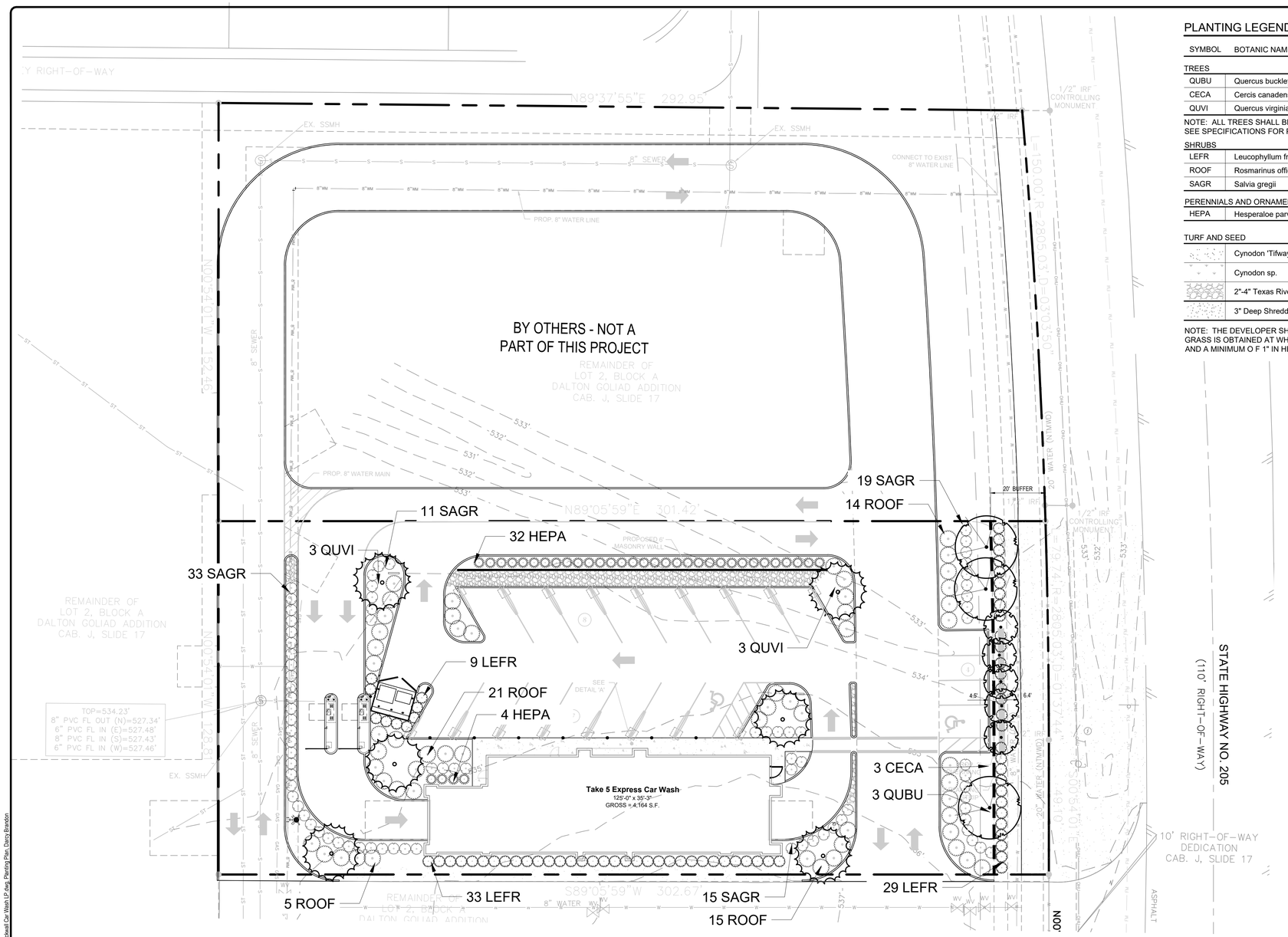

PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	SPACING	QUANTITY	REMARKS
TREES						
QUBU	Quercus buckleyi	Texas Red Oak	4" cal., 12'-15" high	Per plan	3	
CECA	Cercis canadensis 'Texana'	Texas Redbud	1.5" cal., 4'-6' high	Per plan	5	
QUVI	Quercus virginiana	Live Oak	4" cal., 12'-15' high	Per plan	6	
NOTE: ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.						
SHRUBS						
LEFR	Leucophyllum frutescens	Texas Sage	5 gallon	4' o.c.	74	
ROOF	Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary	5 gallon	6' o.c.	55	
SAGR	Salvia gregii	Autumn Sage	5 gallon	3' o.c.	72	
PERENNIALS AND ORNAMENTAL GRASSES						
HEPA	Hesperaloe parviflora	Red Yucca	1 gallon	3' o.c.	36	
TURF AND SEED						
	Cynodon 'Tifway 419'	Tifway Hybrid Bermuda Grass	Sod	- - -	- - -	
	Cynodon sp.	Common Bermuda Grass	Hydromulch	- - -	- - -	
	2"-4" Texas River Cobble, 3" Deep				- - -	
	3" Deep Shredded Wood Mulch					

NOTE: THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SODDED AREA, INCLUDING WATERING, UNTIL A PERMANENT STAND OF GRASS IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A STAND OF GRASS SHALL CONSIST OF 75%-80% COVERAGE AND A MINIMUM O F 1" IN HEIGHT AS DETERMINED BY THE CITY.

LANDSCAPE STANDARDS

05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL

REQ. ABUTTING A PUBLIC RIGHT-OF-WAY:	10' WIDE LANDSCAPE BUFFER W/ GROUND COVER, BERM, AND SHRUBBERY 30" HIGH + 1 CANOPY TREE & 1 ACCENT TREE PER 50 LIN. FEET OF FRONTAGE
N. SH-205 OVERLAY ZONE: ±129' OF STREET FRONTAGE	20' WIDE BUFFER REQUIRED W/ 2 CANOPY & 4 ACCENT TREES PER 100' OF FRONTAGE
PROVIDED 20' BUFFER - SH 205.:	GROUND COVER, SHRUBS, 3 OAKS, 5 REDBUDS

05.02 LANDSCAPE SCREENING

REQ. HEADLIGHT SCREENING	HEAD-IN PARKING ADJ. TO STREET SHALL INCORP. MIN. 2' BERM W/ MATURE EVERGREEN SHRUBS ALONG ENTIRE PARKING AREAS
PROVIDED SCREENING	TEXAS SAGE SHRUBS PROVIDED IN FRONT OF PARKING SPACES LOCATED ALONG STREET FRONTAGES

05.03 LANDSCAPE REQUIREMENTS - COMMERCIAL (C) DISTRICT

TOTAL SITE AREA:	38,952 SF
LANDSCAPE AREA REQUIRED TOTAL SITE:	7,790.4 SF (20%)
LANDSCAPE PROVIDED, TOTAL SITE:	10,528 SF (27%)
LOCATION OF LANDSCAPING:	MIN. 50% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.
MIN. SIZE OF AREAS	ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA
DETENTION BASINS	NONE PROPOSED
PARKING LOT LANDSCAPING	MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF THE PARKING LOT AREA.
PROPOSED PARKING AREA:	7,950 SF
REQ. PARKING LOT LANDSCAPING:	398 SF
PROPOSED PARKING LOT LANDSCAPING;	3,727 SF
	REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

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Since 1911
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20 0 20
SCALE : 1" = 20'

03/04/2021

EVERGREEN DESIGN GROUP
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www.EvergreenDesignGroup.com

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6300 S SYRACUSE WAY #205
CENTENNIAL, CO 80111
TEL: (214) 208-0339 EMAIL: LISAWHITE@ICWG.COM

NO	REVISION	DATE
1		
2		
3		
4		
5		
6		

CAR WASH USA EXPRESS
3611 N. GOLIAD STREET
ROCKWALL, TX 75087

TREVOR STUBBS, P.E.
TX. LIC. NO. 138964
CARTER ASSOCIATES, INC.
COA 205 / LB 205

DATE : 3/4/21
PROJ. # : 20-419 E
DRAWN BY: TGS
DATUM : SEE SURVEY
REF. # : SEE SURVEY
F.B. & PG. : SEE SURVEY

SHEET TITLE:
LANDSCAPE PLANTING PLAN

SHEET
LP-1

DWG. NO:

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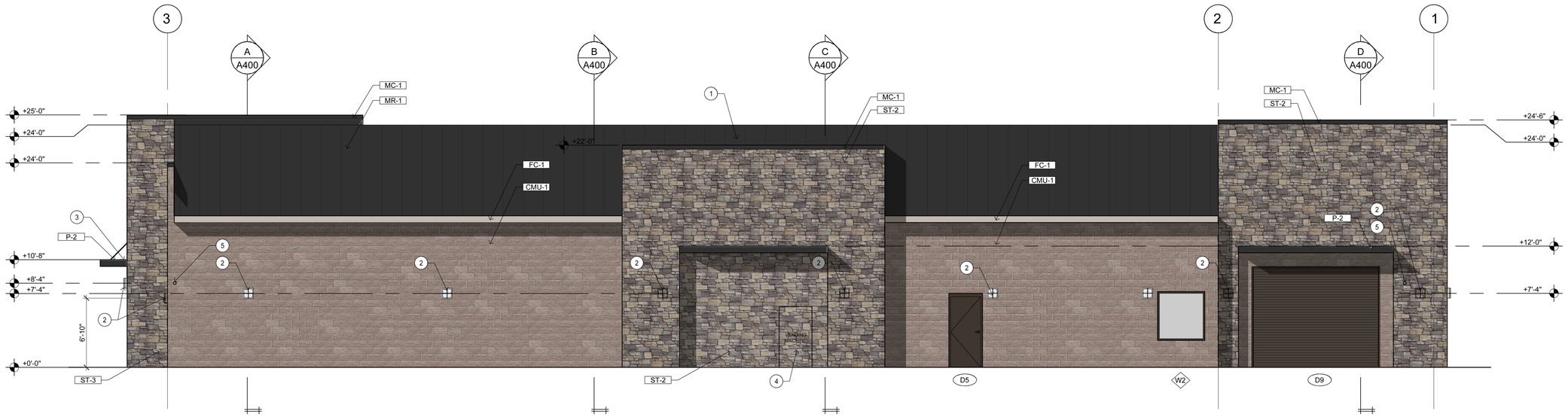


NORTH ELEVATION 1

3/16" = 1'-0"

SOUTH ELEVATION 2

3/16" = 1'-0"

EXTERIOR MATERIAL AND FINISH SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL/ STYLE	SIZE	COLOR	FINISH	REMARKS
CMU-1	CONCRETE MASONRY UNIT	ESHELON	SPLIT FACE	8X8X16	APACHE BROWN	-	REFER TO STRUCTURAL FOR MATERIAL SPECIFICATIOINS
MR-1	METAL ROOFING	FIRESTONE	UNA-CLAD	-	CHARCOAL GRAY	-	
FC-1	ROOF FASCIA	JAMES HARDIE	HARDI	-	CREAM	-	
MP-1	METAL PANEL(SOFFIT)	FIRESTONE	UNA-CLAD UC-501	-	ELECTRIC BLUE	-	
MC-1	METAL COPING	METAL-ERA	PERMA-TITE		DARK BRONZE		TAPERED
P-1	EXTERIOR PAINT	SHERWIN WILLIAMS	PER SUBSTRATE	-	SW6539 SOOTHING WHITE	SEE REMARKS	WALLS: PAINT SPECIFICATIONS #1
P-2	EXTERIOR PAINT	SHERWIN WILLIAMS	PER SUBSTRATE	-	SW6991 BLACK MAGIC	SEE REMARKS	CANPOIES: PAINT SPECIFICATION #5 DOORS AND FRAMES: PAINT SPECIFICATION #5
F-1	SHADE FABRIC - VACUUM ARCHES	POLYFAB	COMTEX	-	865227 RED	-	RESPONSIBILITY
PC-1	POWDER COAT - VACUUM ARCHES	CARDINAL PAINTS VIA VACUTECH	-	-	SILVER METALLIC 30 GLOSS T353-GR06	-	FACTORY POWDER COATED
PC-2	POWDER COAT - TSS CANOPY	TSS	-	-	BLUE	-	FACTORY POWDER COATED
H-1	VACUUM HOSE	VACUTECH	-	-	RED	-	
ST-1	STONE WALL CAP	MODERN PRE-CAST	FLAT COPING	8"	CHARCOAL	-	
ST-2	CULTURED STONE	ELDORADO	LUCERA	VARIES	TAN/STONE	-	
ST-3	NATURAL STONE	TBD	TBD	12"	NATURAL	-	

REFER TO SHEET A803 FOR FINISH SPECIFICATIONS

EXTERIOR FINISHES

N.T.S

KEYNOTES

1. METAL ROOF 6:12 PITCH
2. EXTERIOR LIGHT FIXTURE 'W'. REFER TO E500 FOR LIGHT FIXTURE SCHEDULE.
3. PAINTED STEEL CANOPY.
4. VENDING MACHINE. FURNISHED AND INSTALLED BY OWNER'S CONTRACTOR. REFER TO ELECTRICAL FOR POWER AND DATA REQUIREMENTS.
5. SECURITY CAMERA. FURNISHED AND INSTALLED BY OWNER'S CONTRACTOR. REFER TO E301 FOR CONDUIT REQUIREMENTS
6. ROOF DRAIN LEADER AND OVERFLOW OUTLETS

GENERAL NOTES

A. CONTRACTOR TO COORDINATE WITH FIRE MARSHALL FOR REQUIREMENTS OF ADDRESS NUMBER.

B. BUILDING SIGNAGE UNDER SEPARATE PERMIT. CONTRACTOR TO OBTAIN FINAL SIGNAGE DRAWINGS FOR CONFIRMATION OF ELECTRICAL ROUGH-IN PRIOR TO THE COMMENCEMENT OF WORK. SEE ELECTRICAL.

C. REFER TO E301 FOR SECURITY PLAN. COORDINATE FINAL LOCATIONS OF CAMERAS WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.

G. UNLESS NOTED OTHERWISE, MASONRY CONTROL JOINTS SHALL BE LOCATED SUCH THAT NO STRAIGHT RUN OF MASONRY WALL EXCEEDS 24' -0". REFER TO GENERAL STRUCTURAL NOTES ON S100.

F. REFER TO DOOR AND WINDOW SCHEDULE ON A802 FOR DOOR AND FRAME FINISHES AND WINDOW GLASS TYPE AND FRAME FINISHES.

CLIENT

TAKE 5 CAR WASH

NORTH GOLIAD STREET
ROCKWALL, TX

DELTA	DESCRIPTION	DATE
1	X	XX-XX-XX
2	X	XX-XX-XX
3	X	XX-XX-XX
4	X	XX-XX-XX
5	X	XX-XX-XX
6	X	XX-XX-XX

ARCHITECT:

NEPTUNE DESIGN STUDIO

ENGINEER:

STAMPS

SHEET TITLE

EXTERIOR ELEVATIONS

PROJECT NUMBER

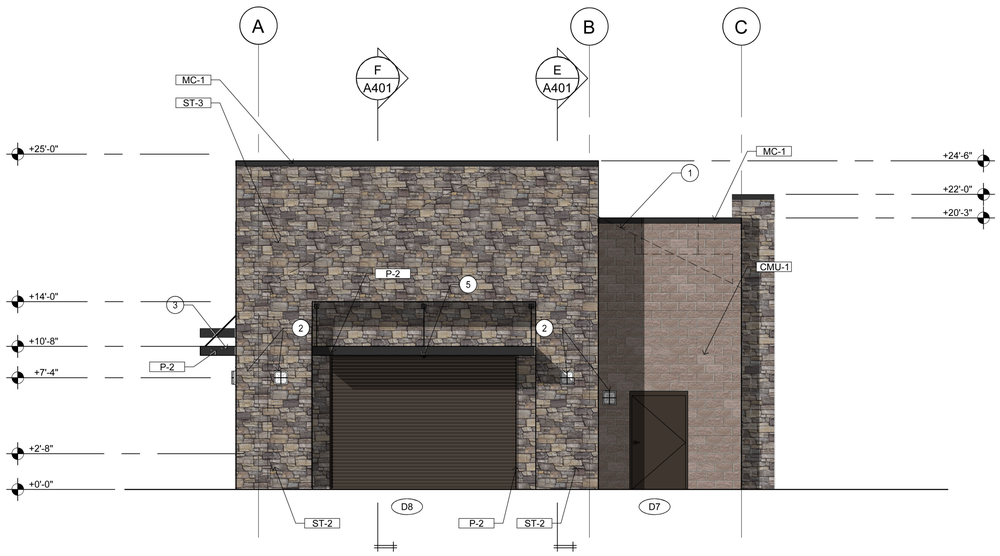
20-018

DATE 01.14.2021
SCALE AS NOTED
DRAWN TMS
CHECKED JDE

SHEET NO

A300

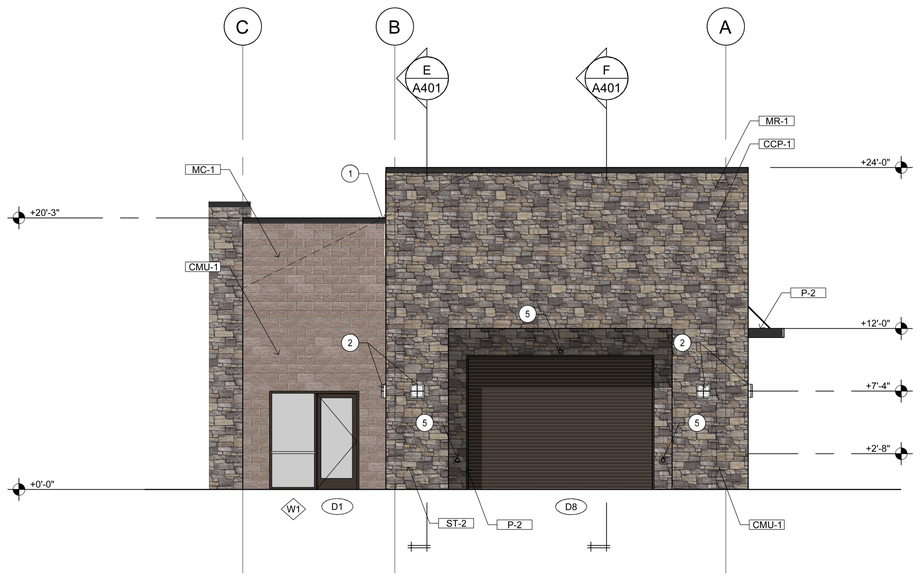
PLOT DATE : 3/4/2021 TIME: 9:53 PM



WEST ELEVATION

3/16" = 1'-0"

4



EAST ELEVATION

3/16" = 1'-0"

3

EXTERIOR MATERIAL AND FINISH SCHEDULE

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ST-2	CULTURED STONE	ELDORADO	LUCERA	VARIES	TAN/STONE	-	
ST-3	NATURAL STONE	TBD	TBD	12"	NATURAL	-	

REFER TO SHEET A803 FOR FINISH SPECIFICATIONS

EXTERIOR FINISHES

N.T.S

KEYNOTES

1. METAL ROOF PITCH 6:12.
2. EXTERIOR LIGHT FIXTURE 'W'. REFER TO E500 FOR LIGHT FIXTURE SCHEDULE.
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CLIENT

DRIVE 5 CAR WASH

DELTA	DESCRIPTION	DATE
1	X	XX-XX-XX
2	X	XX-XX-XX
3	X	XX-XX-XX
4	X	XX-XX-XX
5	X	XX-XX-XX
6	X	XX-XX-XX

TAKE 5 CAR WASH

NORTH GOLIAD STREET
ROCKWALL, TX

ARCHITECT:

NEPTUNE
DESIGN STUDIO

ENGINEER:

STAMPS

SHEET TITLE

EXTERIOR ELEVATIONS

PROJECT NUMBER
20-018

DATE 01.14.2021
SCALE AS NOTED
DRAWN TMS
CHECKED JDE

SHEET NO

A301

PLOT DATE : 3/4/2021 TIME: 9:58 PM

CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Mayor and City Council
DATE:	March 1, 2021
APPLICANT:	Lisa White; *Boing US HoldCo, Inc*.
CASE NUMBER:	Z2021-002; *Specific Use Permit (SUP) for Self-Service Carwash at 3611 N. Goliad Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Lisa White of Boing US HoldCo, Inc. on behalf of Donald L. Silverman of Rockwall 205-552, LLC for the approval of a *Specific Use Permit (SUP)* for *Self-Service Carwash and Auto Detail* on a 0.89-acre tract of land identified as a portion of Lot 2, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3611 N. Goliad Street [*SH-205*], and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on November 7, 1983 by *Ordinance No. 83-57*. Based on the City's historic zoning maps the subject property was rezoned from an Agricultural (AG) District to a General Retail (GR) District at some point between November 7, 1983 and December 7, 1993. On February 15, 2016, the City Council approved a preliminary plat [*Case No. P2016-004*] for Lots 1-6, Block A, Dalton Goliad Addition. This approval was followed by a final plat [*Case No. P2016-034*], which was approved by the City Council on August 1, 2016. This final plat created Lots 1-3, Block A, Dalton Goliad Addition. On December 4, 2017, the City Council approved a replat [*i.e. Case No. P2017-062*] subdividing Lot 2, Block A into Lots 4 & 5, Block A and establishing the subject property (*i.e. Lot 4, Block A, Dalton Goliad Addition*); however, this replat was never filed. Prior to the replat, a Specific Use Permit (SUP) [*SUP #S-171; Ordinance No. 17-39*; *Case No. Z2017-029*] was approved by the City Council on August 7, 2017. This approval allowed a *Restaurant, Greater Than 2,000 SF with a Drive-Through or Drive-In* (*i.e. Freddy's Frozen Custard*) on the subject property. On September 12, 2017, the Planning and Zoning Commission approved a site plan [*Case No. SP2017-024*] for the proposed restaurant; however, the restaurant was never constructed, and the site plan and Specific Use Permit (SUP) have since expired. On December 7, 2020, the City Council approved a conveyance plat [*i.e. Case No. P2020-048*] for the purpose of subdividing one (1) lot (i.e. *Lot 2, Block A, Dalton Goliad Addition*) into four (4) lots (*i.e. Lots 4-7, Block A, Dalton Goliad Addition*) to convey property. This conveyance plat established the subject property as Lot 5, Block A, Dalton Goliad Addition. The subject property is currently vacant.

PURPOSE

The applicant, is requesting the approval of a Specific Use Permit (SUP) to allow for a *Self-Service Carwash* on the subject property in accordance with the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is located at 3611 N. Goliad Street [*SH-205*]. The land uses adjacent to the subject property are as follows:

North: Directly north and adjacent to the subject property is a vacant 1.033-acre parcel of land (*i.e. Lot 4, Block A, Dalton Goliad Addition*). Beyond this is a single-family residential subdivision, consisting of 30 single-family residential lots, and being identified as Harlan Park, Phase 2 Addition. Beyond this is Harlan Park, Phase 1 Addition, which consists of 65 single-family residential lots. Both of these subdivisions are zoned Single-Family 10 (SF-10) District.

South: Directly south of the subject property are Lots 1, 3, & 6, Block A, Dalton Goliad Addition. Lot 3 is currently occupied by a strip retail center with several tenants (*i.e. Marco's Pizza, Hittson Dental, and Venice Nail Salon*). Adjacent to and south of the strip center is Lot 1, which is occupied with an Aldi's Grocery Store. These properties are zoned General Retail (GR) District. South of this is Dalton Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Free Methodist Church, which is zoned Single-Family 16 (SF-16) District.

East: Directly east of the subject property is N. Goliad Street [*SH-205*], 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 is the corporate limits of the City followed by properties in the City's Extraterritorial Jurisdiction (ETJ) that have existing single-family homes situated on them. Adjacent to and south of this area is a Sonic Drive-In and 7-Eleven convenience store, which are situated within the City limits and are zoned General Retail (GR) District.

West: Directly west of the subject property is a vacant 2.402-acre parcel of land (*i.e. Lot 6, Block A, Dalton Goliad Addition*). This property is zoned General Retail (GR) District. Beyond this is the Nebbie Williams Elementary School, which is situated on a 11.599-acre parcel of land (*i.e. Lot 1, Block A, Rockwall School North Addition*). This property is zoned Single-Family 10 (SF-10) District.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, concept plan, and building elevations depicting the layout of a ~4,164 SF *Self-Service Carwash*. The proposed carwash will consist of a single entrance tunnel, 15 vacuum stalls, and ten (10) parking spaces. Based on the concept plan, the carwash tunnel will be oriented so that the exit of the tunnel will be facing onto N. Goliad Street, with the building being setback ~101-feet from the public right-of-way. Staff should point out that the carwash will be located within 300-feet of both the Harlan Park Subdivision and Nebbie Williams Elementary School. Based on this staff is requesting that the applicant provide additional landscaping for sound attenuation. These have been included in the draft ordinance as operational conditions should the SUP be approved. The landscaping for the subject property will be considered at the time of site plan.

CONFORMANCE TO THE CITY'S CODES

According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Self Service Car Wash* requires a Specific Use Permit (SUP) in the General Retail (GR) District. In addition, Subsection 02.03.(H)(4), *Conditional Land Use Standards*, of Article 04, *Permissible Use Charts*, of the Unified Development Code (UDC) also provides the following requirements relating to regulating the land use:

(a) Entrances and exits to the car wash shall not directly face any public right-of-way.
(b) The carwash shall be set back a minimum of 50-feet from any street frontage.

In this case, the submitted concept plan indicates the exit of the carwash tunnel will be directly facing N. Goliad Street, which is not in compliance with the land use conditions required for this land use in the Unified Development Code (UDC). Staff should point out that a similar orientation for a *full-service carwash* was approved by the Planning and Zoning Commission along N. Goliad Street; however, staff is should note that in that case the proposed carwash was [*1*] situated in a Commercial (C) District with no adjacent residentially zoned or used land, [*2*] primarily situated behind a standalone structure that served as the point of sale, and [*3*] that incorporated heavy screening along the *SH-205* frontage. In this case, no mitigating measures are being proposed. In addition, staff should point out that due to existing easements along SH-205, increased landscape screening cannot be provided in front of the tunnel in the landscape buffer.

According to Subsection 01.06(A), *Residential Adjacency Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he general objectives of residential adjacency standards are to preserve and protect the integrity, enjoyment and property values of residential neighborhoods within the City of Rockwall, through the establishment of standards for certain nonresidential uses that may impact surrounding residential land uses." This section goes on to state that the residential adjacency standards are to be applied to a carwash when it is adjacent to or within 150-feet of a residential district boundary. In this case, the applicant replatted the property (*i.e. Case No. P2020-048*) so that the carwash is more than 150-

feet from the adjacent residential zoning districts (*i.e. ~152-feet from the Harlan Park Subdivision and ~173-feet from Nebbie Williams Elementary School*); however, Subsection 01.06(D)(6)(a) this section of the Unified Development Code (UDC) grants the Planning and Zoning Commission the ability to require wing walls, landscape screens, changes in building orientation, and/or other design elements to screen and minimize the impact of the proposed land use. Although the subject property is in compliance with the 150-foot distance requirement, staff has requested that the applicant provide additional landscape screening adjacent to the northern and western property lines to provide screening and sound attenuation. Staff should also point out that the applicant has provided staff a noise assessment for the carwash and vacuum bays. With this being said, the determination of if the landscaping is sufficient screening/sound attenuation remains a discretionary decision for the Planning and Zoning Commission and City Council.

With the exception of these items the concept plan appears to meet the design requirements for the General Retail (GR) District. Staff should note that the submitted building elevations ***do not*** appear to meet the minimum standards of the N. SH-205 Overlay (N. SH-205 OV) District and will need to be reviewed by the Architectural Review Board (ARB) and Planning and Zoning Commission at the time of site plan.

STAFF ANALYSIS

The intent of the General Retail (GR) District is to provide limited retail and service uses for nearby residential neighborhoods. Development in these areas should not include intensive commercial land uses that carry large volumes of retail traffic. Developments should also be adequately buffered and screened from residential land uses. Since the General Retail (GR) District is located close to residential areas, the development standards are typically more stringent and similar to the Residential-Office (RO) and Neighborhood Services (NS) Districts. All of these districts are intended to create a transition from the adjacent residential neighborhoods to less intense non-residential land uses. According to the *ITE Trip Generation Rates* (*9th Edition*) a carwash carries around 108 weekday trips, which makes it a medium to low traffic generator; however staff should point out that -- *with the exception of one (1) self-service car wash that was built in 1992 according to the Rockwall Central Appraisal District* -- no other carwashes (*self-service or full-service*) have been constructed in a General Retail (GR) District. The four (4) standalone carwashes (*i.e. Horizon Car Wash, Hacienda Car Wash, Speedy Bee Car Wash, and Carmel Car Wash*) are all located within a Commercial (C) District, which allows both a self-service and full-service carwash *by-right*. With all of this being said, any request for a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On January 22, 2021, staff mailed 40 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Castle Ridge, Harlan Park, and Rockwall Shores Homeowner's Association (HOA), which are the only Homeowner's Associations (HOA's)/Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received the following:

(1) Four (4) property owner notifications and one (1) email from property owners within the notification area (*i.e. within the 500-foot buffer*) opposed to the applicant's request.
(2) Two (2) emails from property owners within the Homeowner's Association (HOA) notification area (*i.e. within the 1,500-foot buffer*) opposed to the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) for a *Self-Service Carwash* on the subject property, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:

    (a) The *Self-Service Carwash* facility shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance;

(b) No outside display of merchandise or outside storage (*e.g. ice machine, propane cage, vending machines, and DVD rental kiosk*) shall be allowed on the *subject property*; with the exception of vending machines that are integrated into the façade of the building.

(c) Additional landscaping (*i.e. trees and shrubs*) shall be required adjacent to the vacuum bays to provide additional sound attenuation for the residential subdivision north of the *subject property*; and

(d) The exit tunnel of the *Self-Service Carwash* facility shall be screened from N. Goliad Street [*i.e. SH-205*] utilizing landscape screening (*e.g. trees, pampas grass, etc*.) and a berm; and,

(2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On February 9, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) allowing for a *Self-Service Carwash* subject to the conditions of approval and the following additional recommendations:

(1) A masonry screening wall a minimum of six (6) feet in height be constructed adjacent to the northern property line of the subject property.
(2) Three (3) tiered screening (*i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) be incorporated in front of the carwash to screen the tunnel and vacuum bays adjacent to the eastern property line of the subject property.

This motion passed by a vote of 5-0, with Commissioners Moeller and Welch absent. Staff has incorporated these recommendations into the draft ordinance for the City Council's consideration.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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]
[X] 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	To Be Determined				
Subdivision	Dalton Goliad Addition	Lot	2	Block	A
General Location	NW Corner of Dalton RD and N Goliad Street (Lot North of Existing Development)				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	General Retail (SH205 Overlay)	Current Use	Vacant		
Proposed Zoning	General Retail (SH205 Overlay)	Proposed Use	Car Wash		
Acreage	0.89 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	Rockwall 205-552 LLC	[ ] Applicant	BOING US HOLDCO, INC.
Contact Person	Donald L. Silverman	Contact Person	Lisa White
Address	4622 Maple Ave #200	Address	6300 S Syracuse Way #205
City, State & Zip	Dallas, Tx 75219	City, State & Zip	Centennial, CO 80111
Phone	972-980-8807	Phone	214-208-0339
E-Mail	DSilverman@MQcompanies.com	E-Mail	Lisawhite@ICWG.com

NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of $_____, to cover the cost of this application, has been paid to the City of Rockwall on this the 14th day of January, 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."

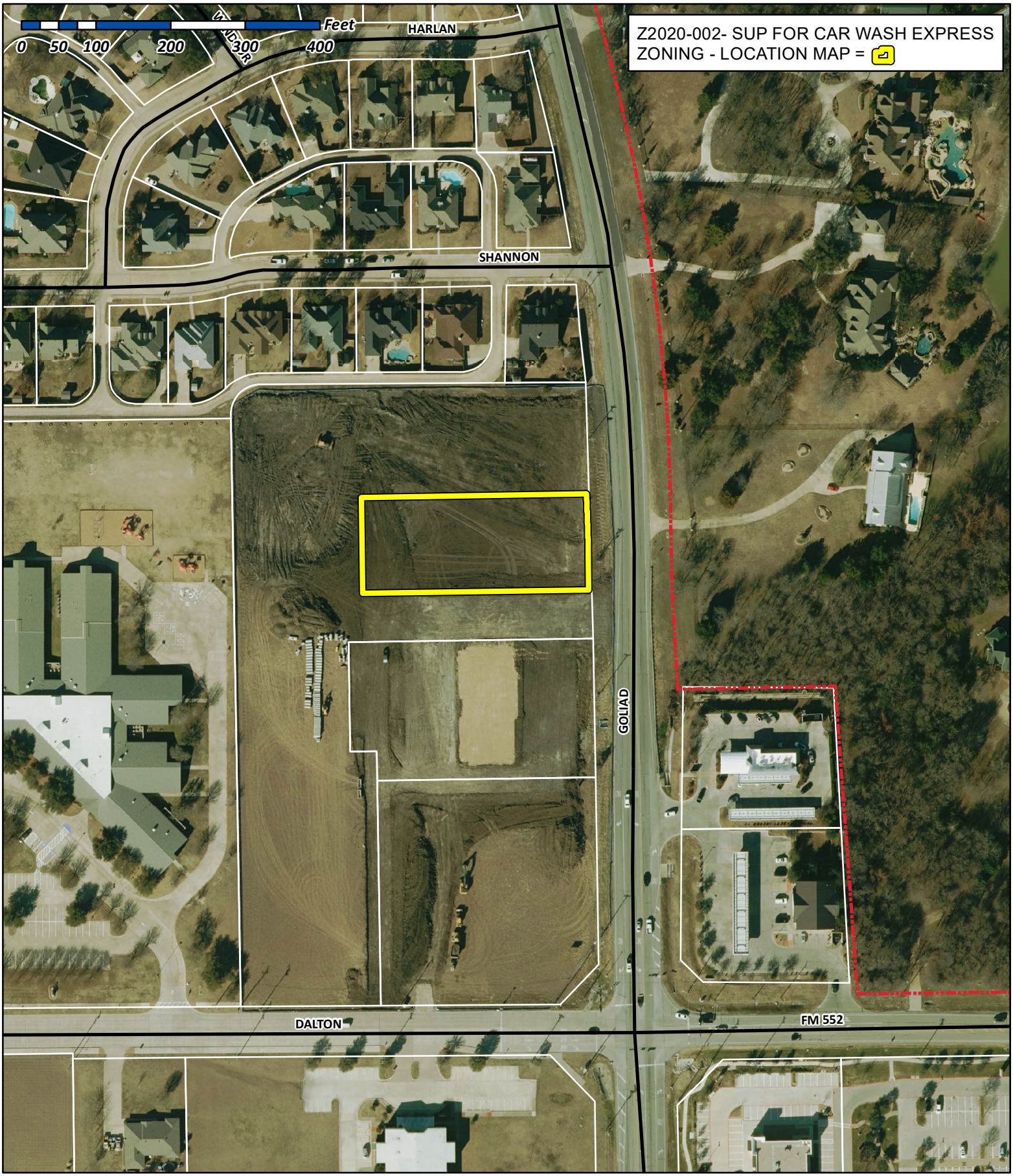
Given under my hand and seal of office on this the 14th *day of* January, *20* 21.

Owner's Signature D Silverman

Notary Public in and for the State of Texas Susan Cooper

SUSAN COOPER NOTARY PUBLIC STATE OF TEXAS ID# 124195782 EXPIRES 2022

My Commission Expires



City of Rockwall

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

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

City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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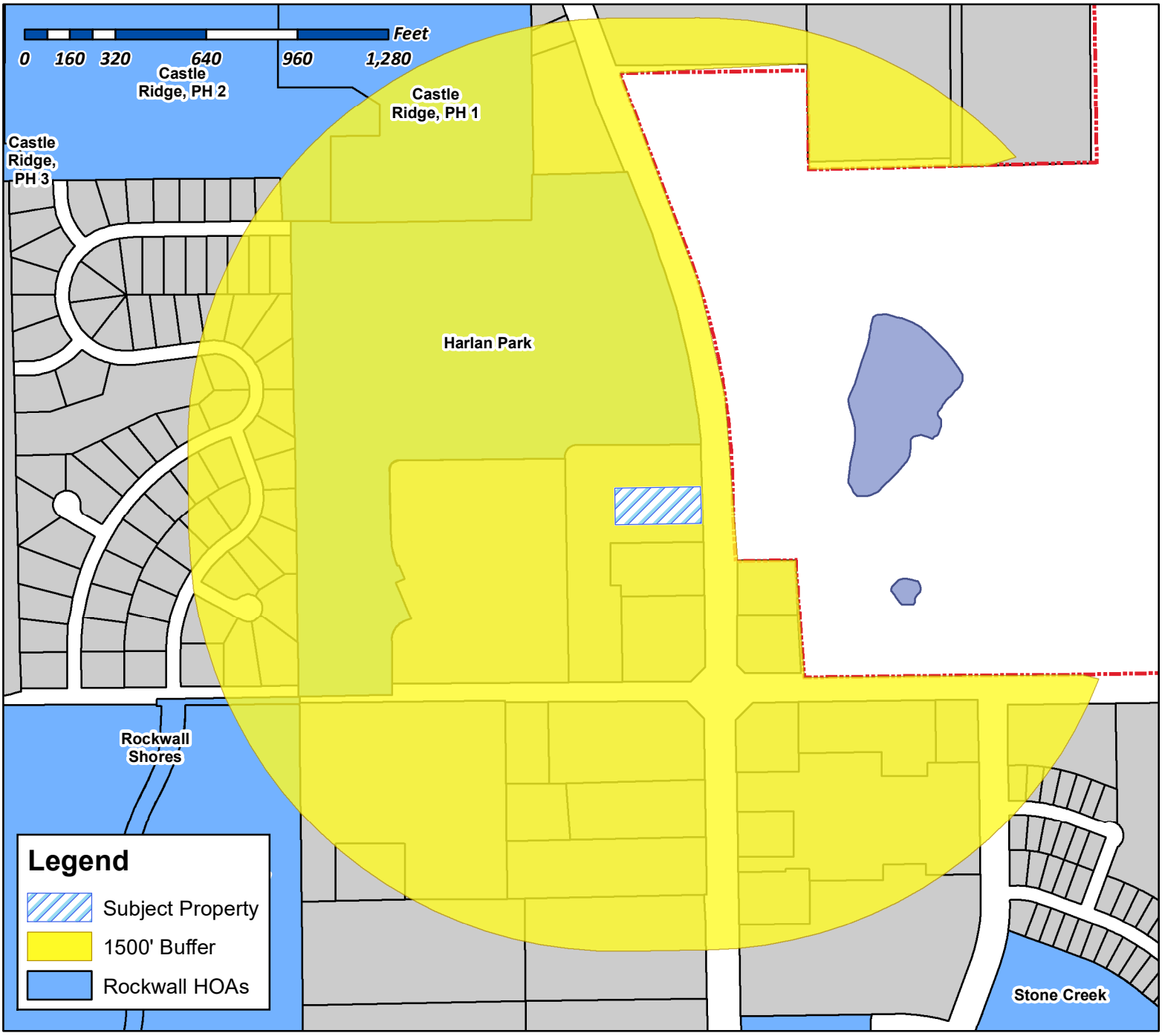
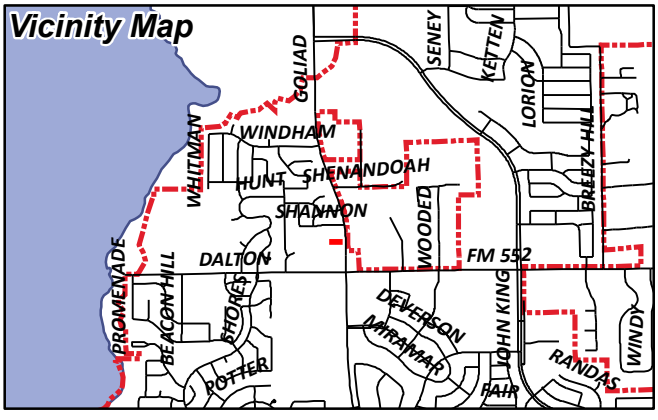


Case Number: Z2021-002
Case Name: SUP for Car Wash
Case Type: Zoning
Zoning: General Retail (GR) District
Case Address: 3611 N. Goliad Street

Date Created: *1/19/2021*
For Questions on this Case Call (972) 771-7745



From: Gamez, Angelica
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-002]
Date: Friday, January 22, 2021 9:00:06 AM
Attachments: Public Notice (01.19.2021).pdf
HOA Map Z2021-002.pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on January 29, 2021. The Planning and Zoning Commission will hold a public hearing on Tuesday, February 9, 2021 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 16, 2021 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2021-002 SUP for a Full Service Car Wash & Auto Detail
Hold a public hearing to discuss and consider a request by Lisa White of Boing US HoldCo, Inc. on behalf of Donald L. Silverman of Rockwall 205-552, LLC for the approval of a Specific Use Permit (SUP) for Full Service Car Wash and Auto Detail on a 0.89-acre tract of land identified as a portion of Lot 2, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3611 N. Goliad Street [SH-205], and take any action necessary.

Thank you,

Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

City of Rockwall

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

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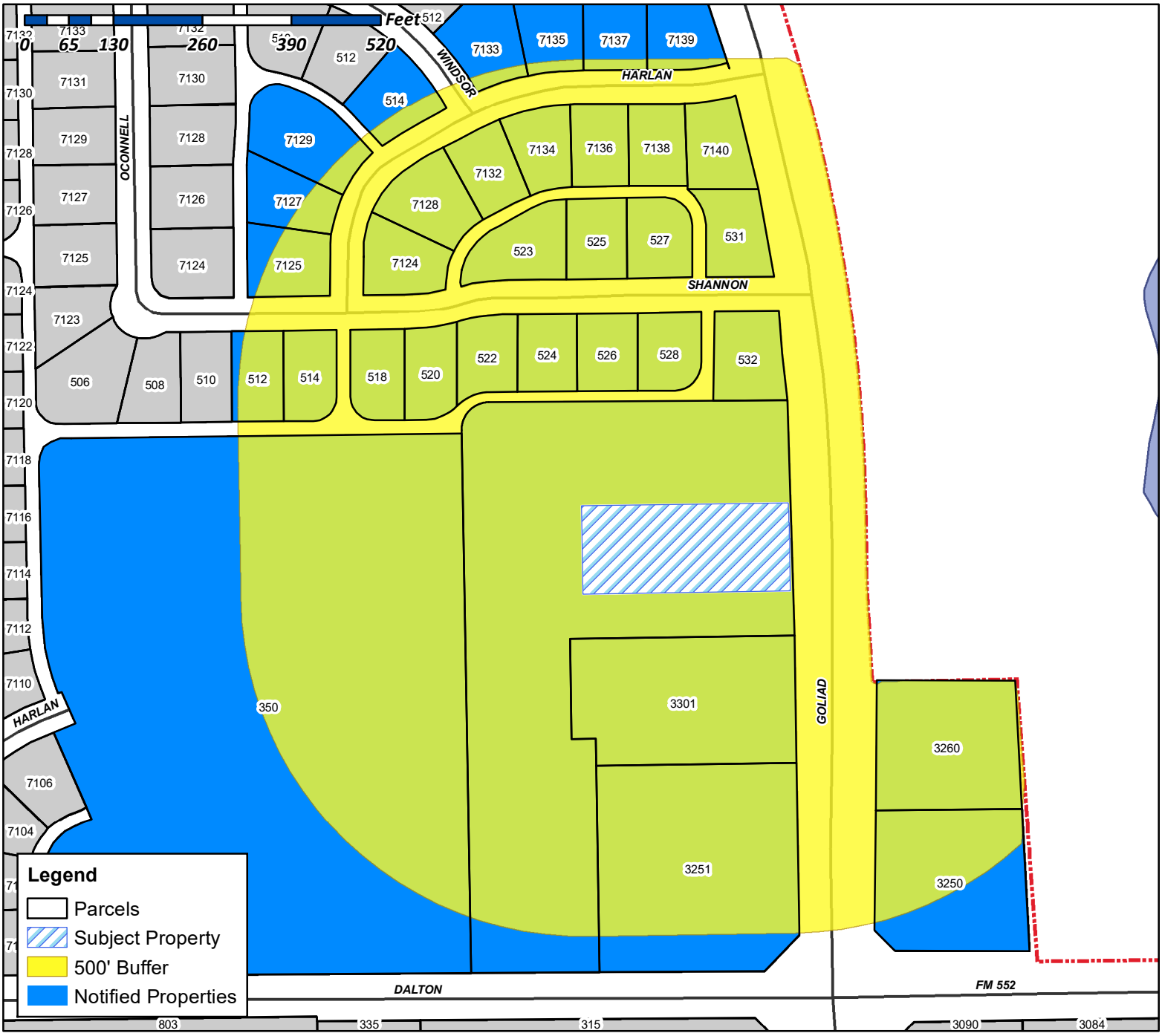
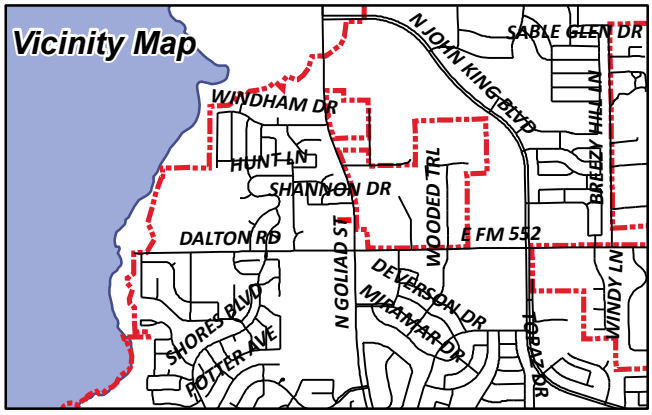


Case Number: Z2021-002
Case Name: SUP for Car Wash
Case Type: Zoning
Zoning: General Retail (GR) District
Case Address: 3611 N. Goliad Street

Date Created: *1/19/2021*

For Questions on this Case Call (972) 771-7745



= RESPONSE RECEIVED

ERVIN RICHARD L
1155 W WALL ST STE 101
GRAPEVINE, TX 76051

ALDI TEXAS LLC
2500 WESTCOURT ROAD
DENTON, TX 76207

DALTON RETAIL LLC
2954 ARBORIDGE COURT
FULLERTON, CA 92835

LIU LIRONG AND FENG XIN
3116 DEEP SPRINGS DR
PLANO, TX 75025

GOLIAD 711 ROCKWALL LLC
SILVER OAK ADVISORS LLC
3250 N GOLIAD
ROCKWALL, TX 75087

ALDI TEXAS LLC
3251 N GOLIAD
ROCKWALL, TX 75087

ERVIN RICHARD L
3260 N GOLIAD
ROCKWALL, TX 75087

DALTON RETAIL LLC
3301 N GOLIAD
ROCKWALL, TX 75087

ROCKWALL I S D
350 DALTON ROAD
ROCKWALL, TX 75087

ROCKWALL 205-552 LLC
4622 MAPLE AVE SUITE 200
DALLAS, TX 75219

MILAZZO DENNIS M SHELLY A
512 SHANNON DRIVE
ROCKWALL, TX 75087

WOLFE KENNETH & PAMELA
514 SHANNON DR
ROCKWALL, TX 75087

WAGONER LISA M
514 WINDSOR WAY
ROCKWALL, TX 75087

PRICE ELLIOTT & LATOYA DUNCAN
518 SHANNON DRIVE
ROCKWALL, TX 75087

DRENNON CHRISTINA LYNN
520 SHANNON DR
ROCKWALL, TX 75087

HAN SANG HWA
522 SHANNON DR
ROCKWALL, TX 75087

BELL WILLIAM L JR & PAMELA S
523 SHANNON DR
ROCKWALL, TX 75087

DAVIS GLYNN M & CAROLYN A
524 SHANNON DR
ROCKWALL, TX 75087

YATES GLEN M & DORIS A
525 SHANNON DR
ROCKWALL, TX 75087

Zach Carter
~~LINDEMAN TONY M & STACY L~~
526 SHANNON DR
ROCKWALL, TX 75087

MCDANIEL DREW & TYLER
527 SHANNON DR
ROCKWALL, TX 75087

CHERUKURU NANDGOPAL
528 SHANNONDR
ROCKWALL, TX 75087

JONES KENNETH A & CYNTHIA C
531 SHANNON DR
ROCKWALL, TX 75087

SANFORD DAVID A & ANNETTE F
532 SHANNON DR
ROCKWALL, TX 75087

CHERUKURU NANDGOPAL
609 S GOLIAD ST #2498
ROCKWALL, TX 75087

TRAN STEVE & CATHERINE
7124 HARLAN DRIVE
ROCKWALL, TX 75087

BENNETT R LANGDON & LINDA
7125 HARLAN DR
ROCKWALL, TX 75087

LIU LIRONG AND FENG XIN
7127 HARLANDR
ROCKWALL, TX 75087

MASSEY WILLIAM C JR AND LACY
7128 HARLAN DR
ROCKWALL, TX 75087

GREEN DORIS M
7129 HARLAN DR
ROCKWALL, TX 75087

VINES THOMAS & SHERRY
7132 HARLAN DR
ROCKWALL, TX 75087

FRYER CRAIG RYAN
7133 HARLAN DRIVE
ROCKWALL, TX 75087

MARTINEZ MICHELE L
7134 HARLAN DRIVE
ROCKWALL, TX 75087

WILLIAMS BUCK AND JESSICA
7135 HARLAN DRIVE
ROCKWALL, TX 75087

KELLY CASEY & CRYSTIE
7136 HARLAN DR
ROCKWALL, TX 75087

DOSS JAMES B & JENNIFER
7137 HARLAN DR
ROCKWALL, TX 75087

HORTON BILL D & JOYCE
7138 HARLAN DR
ROCKWALL, TX 75087

FAVRE JOSH GABRIEL AND TINA MARIA
7139 HARLAN DRIVE
ROCKWALL, TX 75087

RUNNELS NEVILLE J & JOHANNA E REVOCABLE
LIVING TRUST
NEVILLE J & JOHANNA E RUNNELS CO TRUSTEES
7140 HARLAN DRIVE
ROCKWALL, TX 75087

GOLIAD 711 ROCKWALL LLC
SILVER OAK ADVISORS LLC
ATTN GARSON C SOE 1630 RIVIERA AVE
WALNUT CREEK, CA 94596

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2021-002: Specific Use Permit for a Car Wash

Hold a public hearing to discuss and consider a request by Lisa White of Boing US HoldCo, Inc. on behalf of Donald L. Silverman of Rockwall 205-552, LLC for the approval of a Specific Use Permit (SUP) for Full Service Car Wash and Auto Detail on a 0.89-acre tract of land identified as a portion of Lot 2, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3611 N. Goliad Street [SH-205], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, February 9, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, February 16, 2021 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Tuesday, February 16, 2021 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2021-002: Specific Use Permit for a Car Wash

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

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Case No. Z2021-002: Specific Use Permit for a Car Wash

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

The carwash is too noisy to abut a residence. It needs to be in a commercial area like other carwashes in the city

Name: Derrle & Johanna Runnels

Address: 7140 Harlan Dr., Rockwall, TX

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PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2021-002: Specific Use Permit for a Car Wash

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PLEASE RETURN THE BELOW FORM

Case No. Z2021-002: Specific Use Permit for a Car Wash

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

Name: Pastors Glynn & Carolyn Davis

Address: 524 Shannon Drive
Rockwall, Texas 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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Case No. Z2021-002: Specific Use Permit for a Car Wash

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below. → DO NOT APPROVE

TRAFFIC IS TERRIBLE ON 205/GOLIAD AS IS. THIS WILL CREATE EVEN MORE, AS THE NEIGHBORHOOD IS TRYING TO GET HOME. I DO NOT WANT ALL THOSE CHEMICALS RIGHT NEXT TO MY HOUSE. DON'T WANT PEOPLE CONGREGATED IN BACK YAR

Name: ZACH CARTER

Address: 526 SHANNON DR. ROCKWALL, TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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PHONE: (972) 771-7745
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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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Case No. Z2021-002: Specific Use Permit for a Car Wash

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

too much traffic + too close to residential neighborhoods.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Miller, Ryan

From: [redacted]
Sent: Saturday, February 13, 2021 2:22 PM
To: Planning
Subject: Case No. Z2021-002 comments

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern,

My name is Lirong Liu and I am the owner of the property at 7127 Harlan Dr, Rockwall TX 75087. I am writing to voice my strong opposition to the request of specific use permit for a car wash Case No. Z2021-002. The use of the land for a car wash doesn't align with the interest of the properties. I have multiple concerns. 1. With the Nebbie Williams Elementary school just blocks away, the proposed car wash can It will bring unnecessary traffic and noise. It is disturbing to the school and parents. 2. The current lot is insufficient. It doesn't not provide enough parking or circulation. 3. The neighborhood will be adversely impacted by additional cars lingering / backing up, making u-turns etc, especially considering the school near by. This will inevitably impact the property value.

Best,
Lirong Liu

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Gamez, Angelica

From: Dennis Dayman <[redacted]
Sent: Monday, January 25, 2021 10:19 PM
To: Planning
Cc: Jennifer Dayman
Subject: Z2021-002 - SUP for Car Wash USA Express & Take 5 Oil Change

We are filing this letter in protest AGAINST Project Number: Z2021-002; Project Name: SUP for Car Wash USA Express & Take 5 Oil Change.

We can definitely understand the need for a Specific Use Permit for this project, given this property is currently zoned as a General Retail (GR) district. What becomes more difficult to understand, though, is the actual end result of this project. In reviewing the documents provided as Public Notice, Neighborhood Notification Program Letter, and the City's Project Comments, we are left wondering about the full scope of this project because of potentially mismatched information.

For example:

- In the Project Comments, the Project Name is "SUP for CarWash USA Express and Take 5 Oil Change."
- In Section I.1 of the same document, it references a request for the approval of a "Specific Use Permit for 3611 N. Goliad Street for a Full Service Car Wash and Auto Detail." (No mention of an Oil Change business.)
- In the Neighborhood Notification Program Letter, it lists Z2021-002 as "SUP for Full Service Car Wash & Auto Detail." (Again, no mention of an Oil Change business.)
- In the Public Notice, Case No, Z2021-002 is listed as an "Specific Use Permit for a Car Wash." (No mention of an Oil Change business, and in this case it appears that the higher standard and expectation of a full-service car wash and auto detailing has also been dropped.)

While we understand that the intention of all of these might indeed be the same, according to the website for Car Wash Express USA, the majority of their locations, including their four closest locations (Rowlett, Terrell, DeSoto, and Grand Prairie) offer only exterior car washes with vacuum bays for self-service. So, our unresolved questions would be these: What IS this actual project? Will it really be a full-service car wash with auto detailing? Will there be an oil change business, too? If we're getting a regular drive-through car wash with do-it-yourself vacuum bays, is this really a special enough project to warrant a zoning change?

In addition to our first example of potential mismatching information, we'd also like to mention this conflicting information:

- In the Project Comments, section I.3 (A)(2), there is a directive that there should be no outside display of merchandise (e.g. vending machines) allowed on the subject property.
- In the North Elevation provided for the project, #4 is specifically listed as a vending machine.

Of course, this is just a small detail in what we believe is an entirely unnecessary project, however, all of these small details that appear to be conflicting raise red flags to us about this project from the start.

Beyond all of the informational details that have created doubt, we are most opposed to this project for the following reasons:

- We are concerned about the incredibly close proximity (according to Google Maps, less than a football field) of these types of businesses to the playground and open spaces at Nebbie Williams Elementary.
- We are concerned about the noises, smells, and potential toxins that could impact not only the public elementary school, but also the nearby neighborhood. (This must be a reasonable concern, given the Project Comments section I.3(A)(3) requires additional landscaping to provide sound attenuation for the residential

subdivision. Related: it's surprising to us that this 'noise barrier' was not extended to the area adjacent to the school.)

- We are concerned for the standard of development in this area.
- We are concerned with adding more traffic to the already busy intersection at Dalton Road and 205.
- We are concerned with the inconsistent messaging and lack of clarity on the business plan for this property.

We feel that a business of this type should be located in more commercial or industrial areas of our city, especially near the I-30 corridor. Roads that are main arteries to the city seem more suitable for auto care facilities than this section of road that is primarily residential.

According to our understanding, a Specific Use Permit is required because city code recognizes that some areas may be suitable for this use, while others will not be. It is our personal opinion that this specific area is not suitable for a car wash (whether full-service or not), an oil change business, or any other type of auto care facility.

Previously, the City Council and Planning & Zoning had rejected Z2018-041 - SUP FOR FIRESTONE COMPLETE AUTO CARE in this same area, and it is our hope that you will again do that again in this case.

Thank you for your time and consideration -

Jennifer & Dennis Dayman
519 Cellars Court
Rockwall, TX 75087

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Gamez, Angelica

From: GammieX4 Callaway <[redacted]>
Sent: Tuesday, January 26, 2021 12:21 AM
To: Planning
Subject: SUP request Z2021-002
Attachments: Car Wash Oil Change SUP Z2021-002.docx

January 25, 2021

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

RE: Z2021-002
SUP for Car Wash USA Express and Take 5 Oil Change

To the Planning and Zoning Commission:

My husband and I live at 517 Cellars Ct, Rockwall, TX 75087 (Harlan Park Phase 1). We are opposed to the referenced SUP (Z2021-002) proposing zoning approval of Car Wash USA Express and Take 5 Oil Change at 3611 N. Goliad.

First, we are confused by the Project name – P/Z agenda refers to SUP Z2021-002, full service car wash and auto detail. From review of the P/Z website, the neighborhood SUP request notification reflects **a car wash**, not a *full service car wash and auto detail.* Only in examination of the site plan documents, is an oil change facility noted as the title. We are not able to determine the location of the oil change segment from the site drawing or the elevation drawings. To us, it does not appear that an oil change business is a part of this SUP. It is noted on the site drawing that "O'Reilly Auto Parts development by others" for the remainder of Lot 2, Block A of Dalton Goliad Addition, CAB J, Slide 17. If it is not, the drawing title is quite deceptive. So our initial question is "WHAT DOES THIS PROJECT ENTAIL"? Is this
SUP for a full service car wash and auto detail concept, for a car wash only, or for a car wash (full service or not) and an oil change facility?

Currently, this property is zoned General Retail (GR). This zoning requires a Specific Use Permit (SUP) for this particular type of retail to be located at this address. This raises concerns from our family, due to the "out the back door" proximity to Nebbie Williams Elementary School (public school) and for the standard of development in this area. Our primary concerns revolve around the chemicals and odors this type of establishment (car wash/ car wash and oil change) involves. Children and teachers should not be exposed to those odors and toxins every day on the adjoining playground. And what about our neighbors whose property backs up to this property? We hope they are in total opposition to this SUP request. Since this does require a SUP approval, we recognize, as the city does, that some areas may be more suitable than others for retail purposes. We are of the mindset that this specific area is not suitable for a car wash/oil change business. We strongly feel this type of business should be located in a more commercial area. We realize commercial lot availability is at a premium in our no longer small town, however, the residuals from this type of business have no place in this general retail (GR) area that borders schools and residential areas.

If you, Planning and Zoning, our city representatives, approve this SUP request, we plead that a substantial mature landscape line of sight barrier be mandated to provide and protect privacy to the adjacent school and neighboring homes.

Also it bears mentioning that access and egress will only put additional strain on the clog of traffic already at Goliad (Hwy 205) and Dalton Rd/FM552.

SuLaine and Wendell Callaway

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Miller, Ryan

From: Ryan Phelan <[redacted]>
Sent: Tuesday, February 23, 2021 1:40 PM
To: Planning
Subject: Z2021-002 SUP for Self Service Car Wash & Auto Detail - Opposition

Afternoon.

I would like to submit my comments for the upcoming meeting in opposition to the SUP for Z2021-002 SUP for Self Service Car Wash & Auto Detail.

We do not need that type of property in the neighborhood. Realistically, a self-service car wash degrades the neighborhood, not enhance it. I cannot imagine that the homeowners on the other side of Goliad are pleased with this SUP.

The north end of town desperately needs more businesses to draw people to the north end. Restaurants, bars, shops – that's what's needed. Not car washes, tire repair, nail salons or pizza joints.

We have a fairly growing area up here that is more affluent and frankly, investment is needed that does not look like a car wash. That type addition does not add value to the surrounding property. What we need is leadership from the City to drive investment up here.

This SUP should be opposed.

Thanks for your time.

Ryan Phelan
782 Bordeaux Drive
[redacted]

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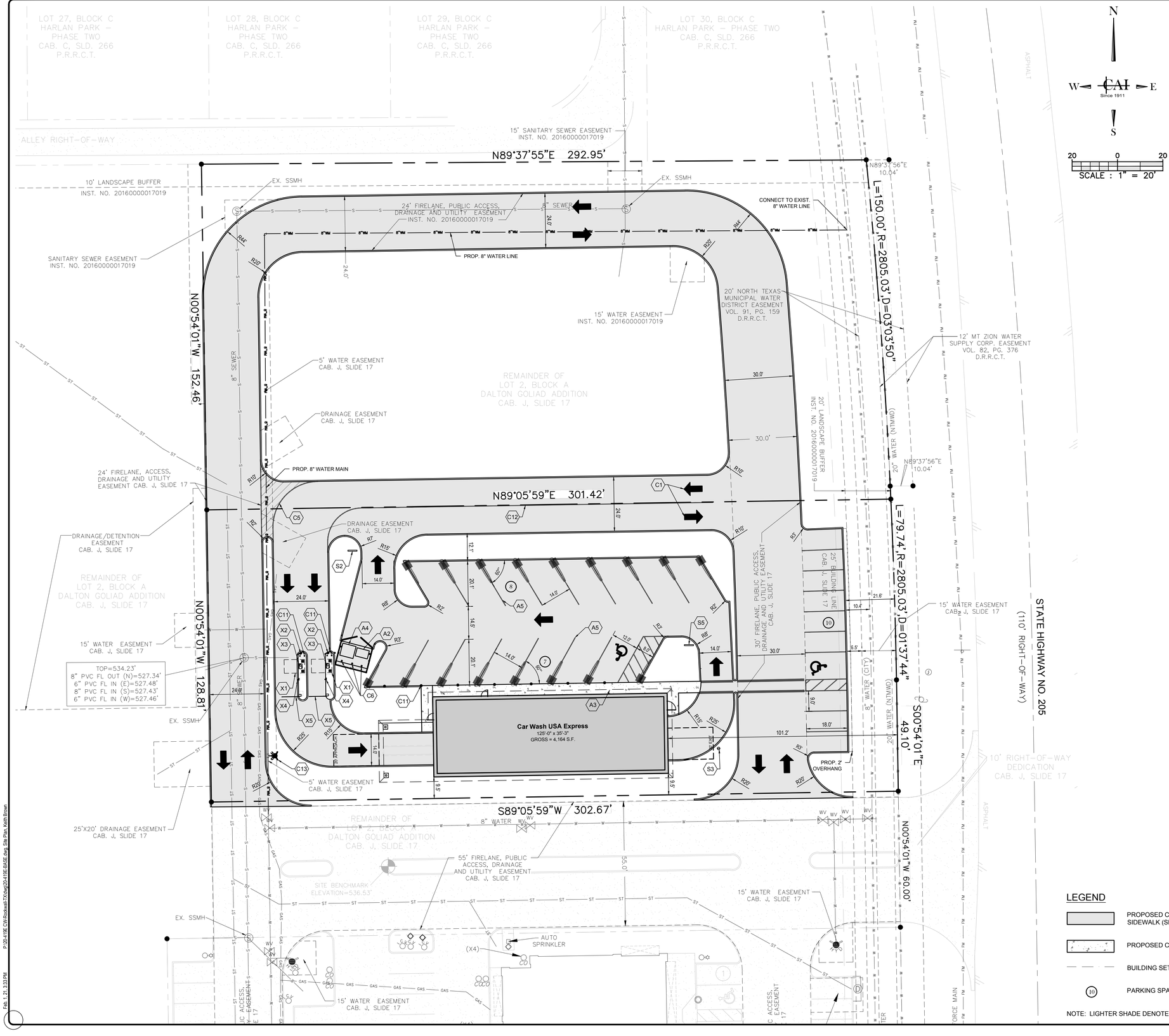

SITE DATA

PROJECT NAME:	CAR WASH USA EXPRESS OF ROCKWALL, TX
SITE ADDRESS:	3611 N. GOLLAD ST ROCKWALL, TX
TOTAL PARCEL AREA:	±0.894 AC
JURISDICTION:	CITY OF ROCKWALL
ZONING:	GR - GENERAL RETAIL
INTENDED USE:	CAR WASH
EXISTING USE:	VACANT
FLOOD ZONE:	ZONE X MAP 48397C0030L DATED SEPTEMBER 26, 2008

SETBACKS:	REQUIRED
FRONT	15 FT.
REAR	0 FT. (W/ FIRE RETARDANT WALL)
SIDE	0 FT. (W/ FIRE RETARDANT WALL)

PARKING CALCULATIONS

PARKING PROVIDED: 25 SPACES (15 VACS)

SITE NOTES

1. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS AND TREES AND OTHER DEBRIS WITHIN THE LIMITS OF THE WORK FROM THE SITE. THE BURIAL OF TREES AND OTHER DEBRIS ON-SITE WILL NOT BE ALLOWED.
2. ALL CONSTRUCTION ACTIVITIES/WORK SHALL COMPLY WITH ALL GOVERNING JURISDICTIONS, STATE OF TEXAS, AND FEDERAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
3. ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
4. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.
5. ALL WORK PERFORMED ON CITY, COUNTY, AND/OR STATE OR FEDERAL RIGHT-OF-WAY SHALL BE IN STRICT CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCIES.
6. PRIOR TO COMMENCEMENT OF CONSTRUCTION BUILDING DIMENSIONS SHALL BE COORDINATED AND CHECKED WITH THE ARCHITECTURAL PLANS.
7. ALL DISTURBED AREAS WITHIN SIDEWALK/ CURB AND GUTTER/ ROAD PAVEMENT SHALL BE RESTORED TO ITS ORIGINAL OR BETTER CONDITIONS.
8. ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
9. ALL SIDEWALKS SHALL HAVE A WIDTH OF 5 FEET, UNLESS OTHERWISE NOTED.

SIGN KEYNOTES

S1	"TRUCK OWNER" SIGN
S2	ILLUMINATED MONUMENT SIGN
S3	TUNNEL EXIT LIGHT
S4	"COME BACK SOON" SIGN
S5	"FREE VACUUM" SIGN

SITE FEATURES KEYNOTES

A1	RHINO-MAT WASH STATION WITH CMU WALL. REFERENCE ARCH SITE DETAILS.
A2	VACUUM EQUIPMENT. REFERENCE ELECTRICAL DETAILS.
A3	VENDING MACHINE. REFERENCE ARCH PLANS FOR DETAILS.
A4	CMU DUMPSTER ENCLOSURE. REFERENCE ARCH PLANS FOR DETAILS.
A5	VACUUM CANOPY. REFERENCE ARCH PLANS DETAILS.
C1	PAVEMENT MARKINGS. REFERENCE SHEET C-4 FOR DETAILS.
C2	PAD MOUNTED TRANSFORMER. REFERENCE SHEET C-4 FOR DETAILS.
C3	WHEEL STOP. REFERENCE SHEET C-4 FOR DETAILS.
C4	ACCESSIBLE SIGN IN BOLLARD. REFERENCE SHEET C-4 FOR DETAILS.
C5	4" WHITE STRIPING. REFERENCE SHEET C-4 FOR DETAILS.
C6	BOLLARD TYPE I. REFERENCE SHEET C-4 FOR DETAILS.
C7	BARRIER FREE RAMP. REFERENCE SHEET C-4 FOR DETAILS.
C8	ACCESSIBLE PARKING. REFERENCE SHEET C-4 FOR DETAILS.
C9	WATER RECLAMATION SUMP. REFERENCE MEP DETAILS.
C10	SAND AND OIL INTERCEPTOR. REFERENCE MEP DETAILS.
C11	BOLLARD TYPE II. REFERENCE SHEET C-4 FOR DETAILS.
C12	4" SOLID WHITE LANE STRIPE.
C13	PROPOSED FIRE HYDRANT

PAY KIOSK KEYNOTES

X1	PAY STATION CANOPY. REFERENCE ARCH PLANS FOR DETAILS.
X2	XPT MENU BOARD. REFERENCE ARCH PLANS FOR DETAILS.
X3	KIOSK. REFERENCE ARCH PLANS FOR DETAILS.
X4	FAST PASS READER. REFERENCE ARCH PLANS FOR DETAILS.
X5	GATE. REFERENCE ARCH PLANS FOR DETAILS.

LEGEND

- PROPOSED CONCRETE PAVEMENT SIDEWALK (SEE DETAIL THIS SHEET)
- PROPOSED CONCRETE SIDEWALK
- BUILDING SETBACK
- (10) PARKING SPACE COUNTER

NOTE: LIGHTER SHADE DENOTES EXISTING CONDITION.

CAI
CARTER ASSOCIATES, INC.
SERVING FLORIDA SINCE 1911
CONSULTING ENGINEERS AND LAND SURVEYORS
1708 21ST STREET
VERO BEACH, FL 32960
TEL: (772) 562-4191
EMAIL: TrevorS@CarterAssoc.com

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BOING US HOLDCO, INC
dba "CAR WASH USA EXPRESS"
6300 S SYRACUSE WAY #205
CENTENNIAL, CO 80111
TEL: (214) 208-0339 EMAIL: LISAWHITE@ICWG.COM

DATE	REVISION	NO.
'	'	◁
'	'	◁
'	'	◁
'	'	◁
'	'	◁
'	'	◁

CAR WASH USA EXPRESS
3611 N. GOLIAD STREET
ROCKWALL, TX 75087

STATE OF TEXAS
TREVOR STUBBS
138964
LICENSED PROFESSIONAL ENGINEER

TREVOR STUBBS, P.E.
TX. LIC. NO. 138964
CARTER ASSOCIATES, INC.
COA 205 / LB 205

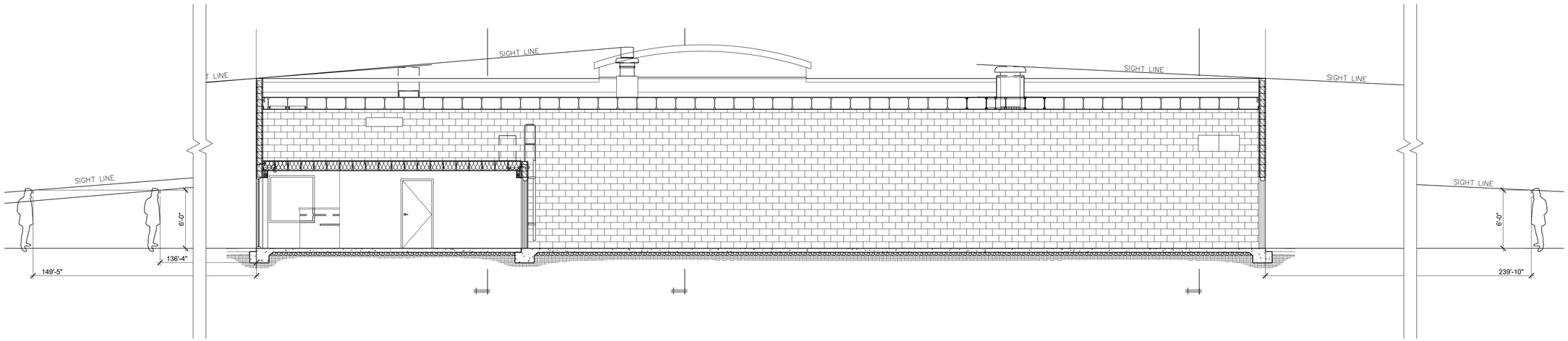
DATE : 2/1/21
PROJ. # : 20-419 E
DRAWN BY: TGS
DATUM : SEE SURVEY
REF. # : SEE SURVEY
F.B. & PG. : SEE SURVEY

SHEET TITLE:
SITE PLAN

SHEET
C-3

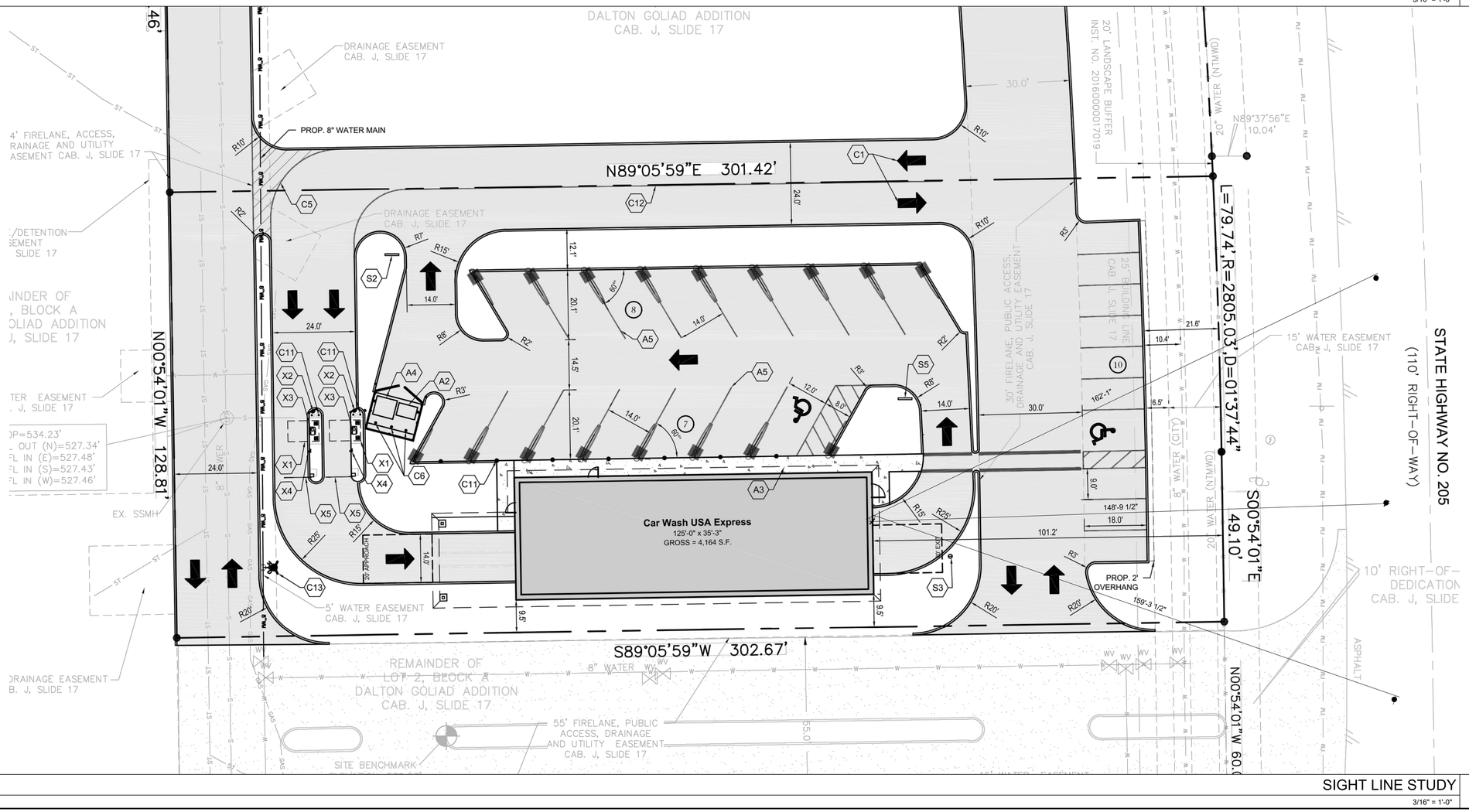
DWG. NO:

P:\20-419E CW\Rockwall TX\dwg\20-419E-BASE.dwg, Site Plan, Keith Brown
Feb. 21, 3:33 PM



SIGHT LINE STUDY 1

3/16" = 1'-0"



SIGHT LINE STUDY 2

3/16" = 1'-0"

PLOT DATE : 2/1/2021 TIME: 8:40 PM

CLIENT

TAKE 5 CAR WASH

DELTA	DESCRIPTION	DATE
1	X	XX-XX-XX
2	X	XX-XX-XX
3	X	XX-XX-XX
4	X	XX-XX-XX
5	X	XX-XX-XX
6	X	XX-XX-XX

TAKE 5 CAR WASH

NORTH GOLIAD STREET
ROCKWALL, TX

ARCHITECT:
NEPTUNE
DESIGN STUDIO

ENGINEER:

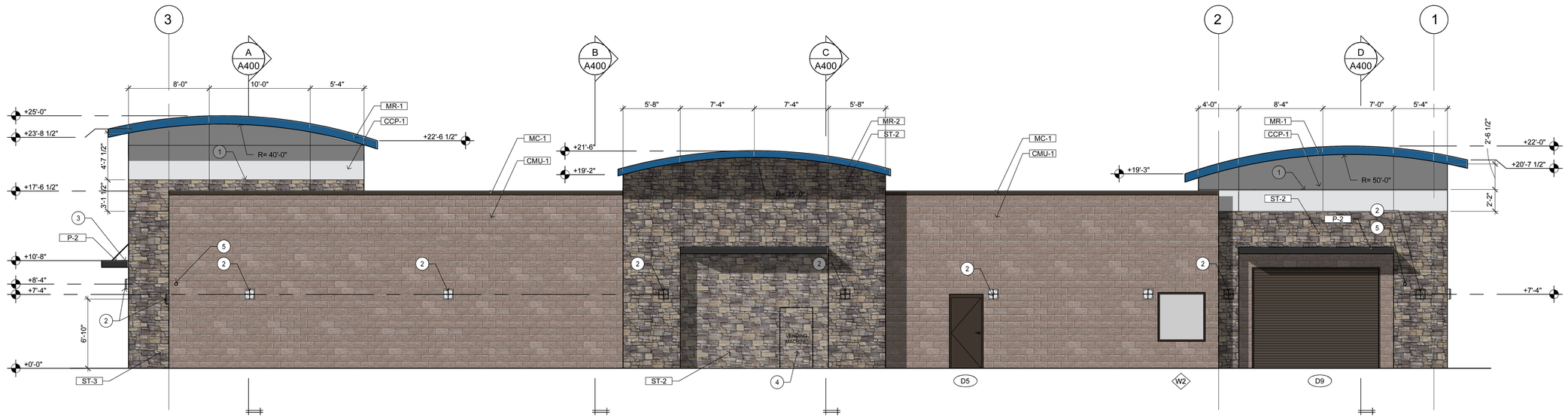
STAMPS

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT NUMBER
20-018

DATE	01.14.2021
SCALE	AS NOTED
DRAWN	TMS
CHECKED	JDE

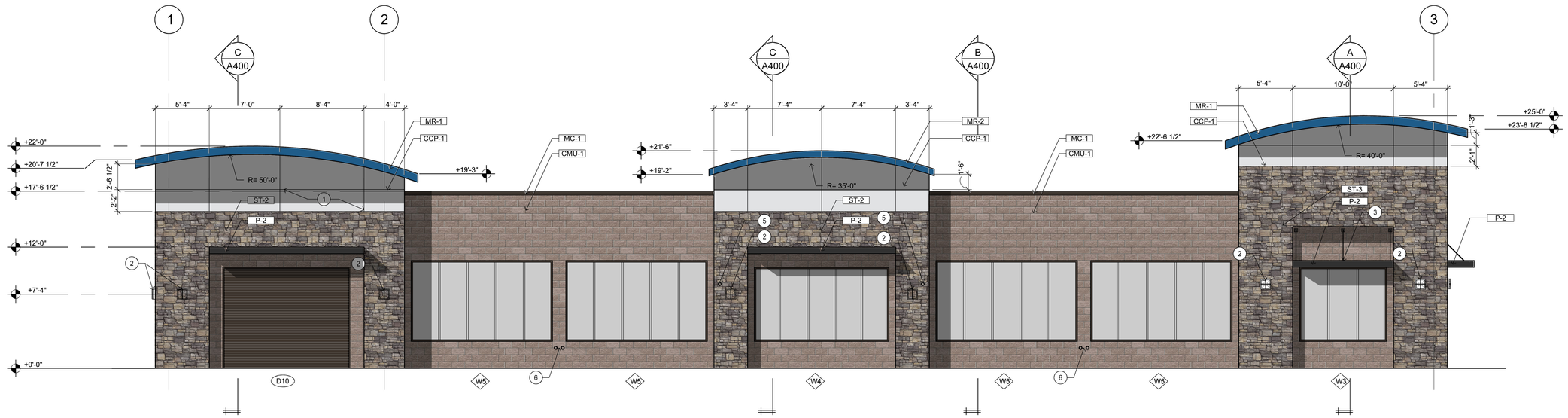
SHEET NO
A300A



NORTH ELEVATION

3/16" = 1'-0"

1



SOUTH ELEVATION

3/16" = 1'-0"

2

EXTERIOR MATERIAL AND FINISH SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL/ STYLE	SIZE	COLOR	FINISH	REMARKS
CMU-1	CONCRETE MASONRY UNIT	ESHELON	SPLIT FACE	8X8X16	APACHE BROWN	-	REFER TO STRUCTURAL FOR MATERIAL SPECIFICATIOINS
CCP-1	COMMERCIAL CEMENT PLASTER (STUCCO)	LA HABRA, PAREX USA		-	P-1	SAND	
MR-1	METAL ROOFING	FIRESTONE	UNA-CLAD	-	ELECTRIC BLUE	-	
MR-2	METAL ROOFING (ARCHED COPING)	FIRESTONE	UNA-CLAD	-	ELECTRIC BLUE	-	
MP-1	METAL PANEL(SOFFIT)	FIRESTONE	UNA-CLAD UC-501	-	ELECTRIC BLUE	-	
MC-1	METAL COPING	METAL-ERA	PERMA-TITE		DARK BRONZE		TAPERED
P-1	EXTERIOR PAINT	SHERWIN WILLIAMS	PER SUBSTRATE	-	SW6539 SOOTHING WHITE	SEE REMARKS	WALLS: PAINT SPECIFICATIONS #1
P-2	EXTERIOR PAINT	SHERWIN WILLIAMS	PER SUBSTRATE	-	SW6991 BLACK MAGIC	SEE REMARKS	CANPOIES: PAINT SPECIFICATION #5 DOORS AND FRAMES: PAINT SPECIFICATION #5
F-1	SHADE FABRIC - VACUUM ARCHES	POLYFAB	COMTEX	-	865227 RED	-	RESPONSIBILITY
PC-1	POWDER COAT - VACUUM ARCHES	CARDINAL PAINTS VIA VACUTECH	-	-	SILVER METALLIC 30 GLOSS T353-GR05	-	FACTORY POWDER COATED
PC-2	POWDER COAT - TSS CANOPY	TSS	-	-	BLUE	-	FACTORY POWDER COATED
H-1	VACUUM HOSE	VACUTECH	-	-	RED	-	
ST-1	STONE WALL CAP	MODERN PRE-CAST	FLAT COPING	8"	CHARCOAL	-	
ST-2	CULTURED STONE	ELDORADO	LUCERA	VARIES	TAN/STONE	-	
ST-3	NATURAL STONE	TBD	TBD	12"	NATURAL	-	

REFER TO SHEET A803 FOR FINISH SPECIFICATIONS

EXTERIOR FINISHES

N.T.S

KEYNOTES

1. COMMERCIAL CEMENT PLASTER CONTROL JOINT, TYPICAL.
2. EXTERIOR LIGHT FIXTURE 'W'. REFER TO E500 FOR LIGHT FIXTURE SCHEDULE.
3. PAINTED STEEL CANOPY.
4. VENDING MACHINE. FURNISHED AND INSTALLED BY OWNER'S CONTRACTOR. REFER TO ELECTRICAL FOR POWER AND DATA REQUIREMENTS.
5. SECURITY CAMERA. FURNISHED AND INSTALLED BY OWNER'S CONTRACTOR. REFER TO E301 FOR CONDUIT REQUIREMENTS
6. ROOF DRAIN LEADER AND OVERFLOW OUTLETS

GENERAL NOTES

A. CONTRACTOR TO COORDINATE WITH FIRE MARSHALL FOR REQUIREMENTS OF ADDRESS NUMBER.

B. BUILDING SIGNAGE UNDER SEPARATE PERMIT. CONTRACTOR TO OBTAIN FINAL SIGNAGE DRAWINGS FOR CONFIRMATION OF ELECTRICAL ROUGH-IN PRIOR TO THE COMMENCEMENT OF WORK. SEE ELECTRICAL.

C. REFER TO E301 FOR SECURITY PLAN. COORDINATE FINAL LOCATIONS OF CAMERAS WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.

G. UNLESS NOTED OTHERWISE, MASONRY CONTROL JOINTS SHALL BE LOCATED SUCH THAT NO STRAIGHT RUN OF MASONRY WALL EXCEEDS 24' -0". REFER TO GENERAL STRUCTURAL NOTES ON S100.

F. REFER TO DOOR AND WINDOW SCHEDULE ON A802 FOR DOOR AND FRAME FINISHES AND WINDOW GLASS TYPE AND FRAME FINISHES.

PLOT DATE - 2/1/2021 TIME: 6:44 PM

CLIENT

TAKE 5 CAR WASH

DELTA	DESCRIPTION	DATE
1	X	XX-XX-XX
2	X	XX-XX-XX
3	X	XX-XX-XX
4	X	XX-XX-XX
5	X	XX-XX-XX
6	X	XX-XX-XX

TAKE 5 CAR WASH

NORTH GOLIAD STREET
ROCKWALL, TX

ARCHITECT:

NEPTUNE
DESIGN STUDIO

ENGINEER:

STAMPS

SHEET TITLE

EXTERIOR ELEVATIONS

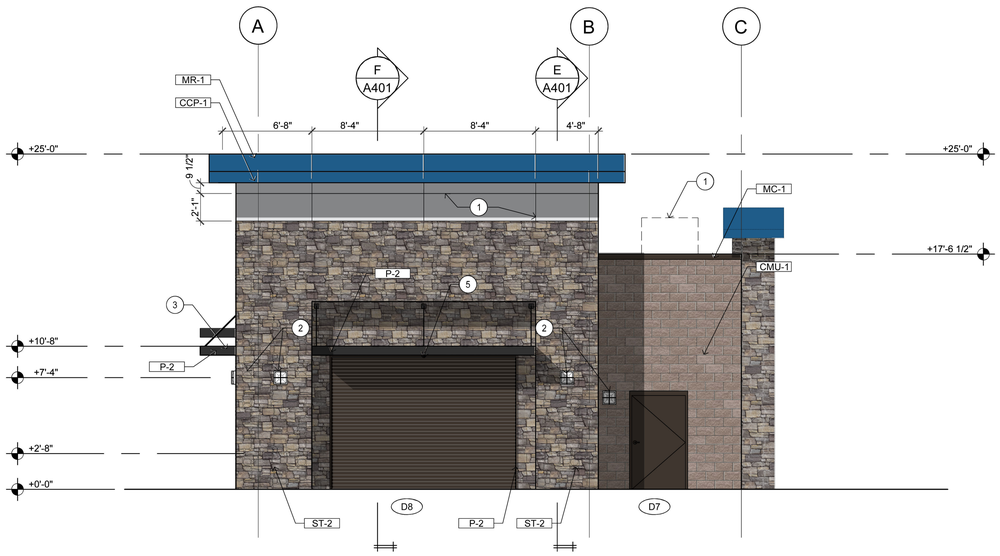
PROJECT NUMBER

20-018

DATE 01.14.2021
SCALE AS NOTED
DRAWN TMS
CHECKED JDE

SHEET NO

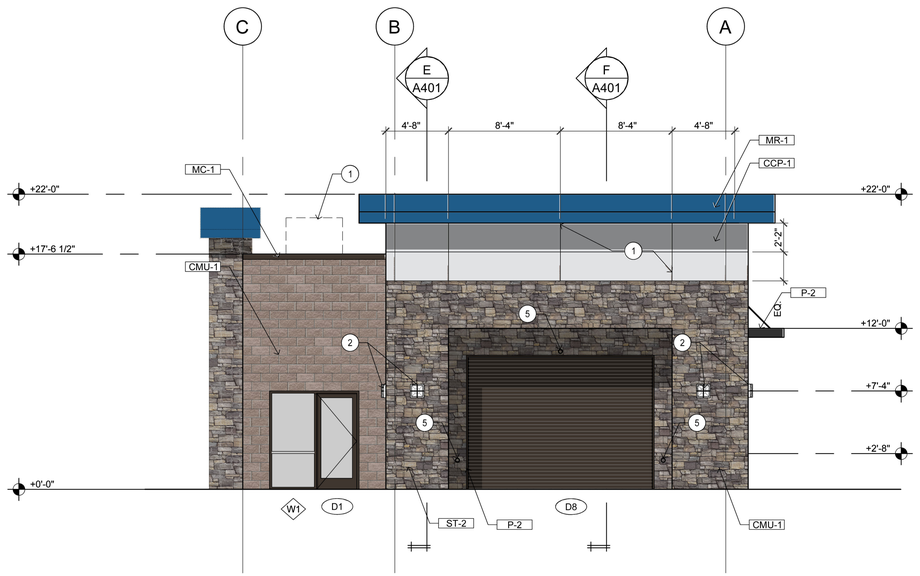
A300



WEST ELEVATION

3/16" = 1'-0"

4



EAST ELEVATION

3/16" = 1'-0"

3

EXTERIOR MATERIAL AND FINISH SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL/ STYLE	SIZE	COLOR	FINISH	REMARKS
CMU-1	CONCRETE MASONRY UNIT	ESHELON	SPLIT FACE	8X8X16	APACHE BROWN	-	REFER TO STRUCTURAL FOR MATERIAL SPECIFICATIOINS
CCP-1	COMMERCIAL CEMENT PLASTER (STUCCO)	LA HABRA; PAREX USA		-	P-1	SAND	
MR-1	METAL ROOFING	FIRESTONE	UNA-CLAD	-	ELECTRIC BLUE	-	
MR-2	METAL ROOFING (ARCHED COPING)	FIRESTONE	UNA-CLAD	-	ELECTRIC BLUE	-	
MP-1	METAL PANEL(SOFFIT)	FIRESTONE	UNA-CLAD UC-501	-	ELECTRIC BLUE	-	
MC-1	METAL COPING	METAL-ERA	PERMA-TITE		DARK BRONZE		TAPERED
P-1	EXTERIOR PAINT	SHERWIN WILLIAMS	PER SUBSTRATE	-	SW6539 SOOTHING WHITE	SEE REMARKS	WALLS: PAINT SPECIFICATIONS #1
P-2	EXTERIOR PAINT	SHERWIN WILLIAMS	PER SUBSTRATE	-	SW6991 BLACK MAGIC	SEE REMARKS	CANPOIES: PAINT SPECIFICATION #5 DOORS AND FRAMES: PAINT SPECIFICATION #5
F-1	SHADE FABRIC - VACUUM ARCHES	POLYFAB	COMTEX	-	865227 RED	-	RESPONSIBILITY
PC-1	POWDER COAT - VACUUM ARCHES	CARDINAL PAINTS VIA VACUTECH	-	-	SILVER METALLIC 30 GLOSS T353-GR06	-	FACTORY POWDER COATED
PC-2	POWDER COAT - TSS CANOPY	TSS	-	-	BLUE	-	FACTORY POWDER COATED
H-1	VACUUM HOSE	VACUTECH	-	-	RED	-	
ST-1	STONE WALL CAP	MODERN PRE-CAST	FLAT COPING	8"	CHARCOAL	-	
ST-2	CULTURED STONE	ELDORADO	LUCERA	VARIES	TAN/STONE	-	
ST-3	NATURAL STONE	TBD	TBD	12"	NATURAL	-	

REFER TO SHEET A803 FOR FINISH SPECIFICATIONS

EXTERIOR FINISHES

N.T.S

KEYNOTES

1. COMMERCIAL CEMENT PLASTER CONTROL JOINT, TYPICAL.
2. EXTERIOR LIGHT FIXTURE 'W'. REFER TO E500 FOR LIGHT FIXTURE SCHEDULE.
3. PAINTED STEEL CANOPY
4. VENDING MACHINE. FURNISHED AND INSTALLED BY OWNER'S CONTRACTOR. REFER TO ELECTRICAL FOR POWER AND DATA REQUIREMENTS.
5. SECURITY CAMERA. FURNISHED AND INSTALLED BY OWNER'S CONTRACTOR. REFER TO E301 FOR CONDUIT REQUIREMENTS

GENERAL NOTES

A. CONTRACTOR TO COORDINATE WITH FIRE MARSHALL FOR REQUIREMENTS OF ADDRESS NUMBER.

B. BUILDING SIGNAGE UNDER SEPARATE PERMIT. CONTRACTOR TO OBTAIN FINAL SIGNAGE DRAWINGS FOR CONFIRMATION OF ELECTRICAL ROUGH-IN PRIOR TO THE COMMENCEMENT OF WORK. SEE ELECTRICAL.

C. REFER TO E301 FOR SECURITY PLAN. COORDINATE FINAL LOCATIONS OF CAMERAS WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.

D. UNLESS NOTED OTHERWISE, MASONRY CONTROL JOINTS SHALL BE LOCATED SUCH THAT NO STRAIGHT RUN OF MASONRY WALL EXCEEDS 24' -0". REFER TO GENERAL STRUCTURAL NOTES ON S100.

E. REFER TO DOOR AND WINDOW SCHEDULE ON A802 FOR DOOR AND FRAME FINISHES AND WINDOW GLASS TYPE AND FRAME FINISHES.

PLOT DATE : 2/1/2021 TIME: 6:45 PM

CLIENT

TAKE 5 CAR WASH

DELTA	DESCRIPTION	DATE
1	X	XX-XX-XX
2	X	XX-XX-XX
3	X	XX-XX-XX
4	X	XX-XX-XX
5	X	XX-XX-XX
6	X	XX-XX-XX

TAKE 5 CAR WASH

NORTH GOLIAD STREET
ROCKWALL, TX

ARCHITECT:

NEPTUNE
DESIGN STUDIO

ENGINEER:

STAMPS

SHEET TITLE

EXTERIOR ELEVATIONS

PROJECT NUMBER
20-018

DATE 01.14.2021
SCALE AS NOTED
DRAWN TMS
CHECKED JDE

SHEET NO

A301

Trow

Since 1957

1595 Clark Boulevard
Brampton, ON
L6T 4V1

Tel: (905) 793-9800
Fax: (905) 793-0641

March 11, 2008 Reference: BAEN00286072B

Mr. Bob MacNeil
MacNeil Wash Systems
423 Welham Road,
Barrie, Ontario L4N 8Y4

Noise Assessment – Car Wash System
623 Yonge Street / Big Bay PointRoad
Barrie, Ontario

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Dear Mr. MacNeil:

1. Introduction

At the request of PetroCanada and MacNeil Wash Systems (MacNeil), Trow Associates Inc. (Trow) performed a noise assessment of the car wash system located at 623 Yonge Street junction with Big Bay Point Road in Barrie, Ontario. The assessment was performed on August 27, 2007.

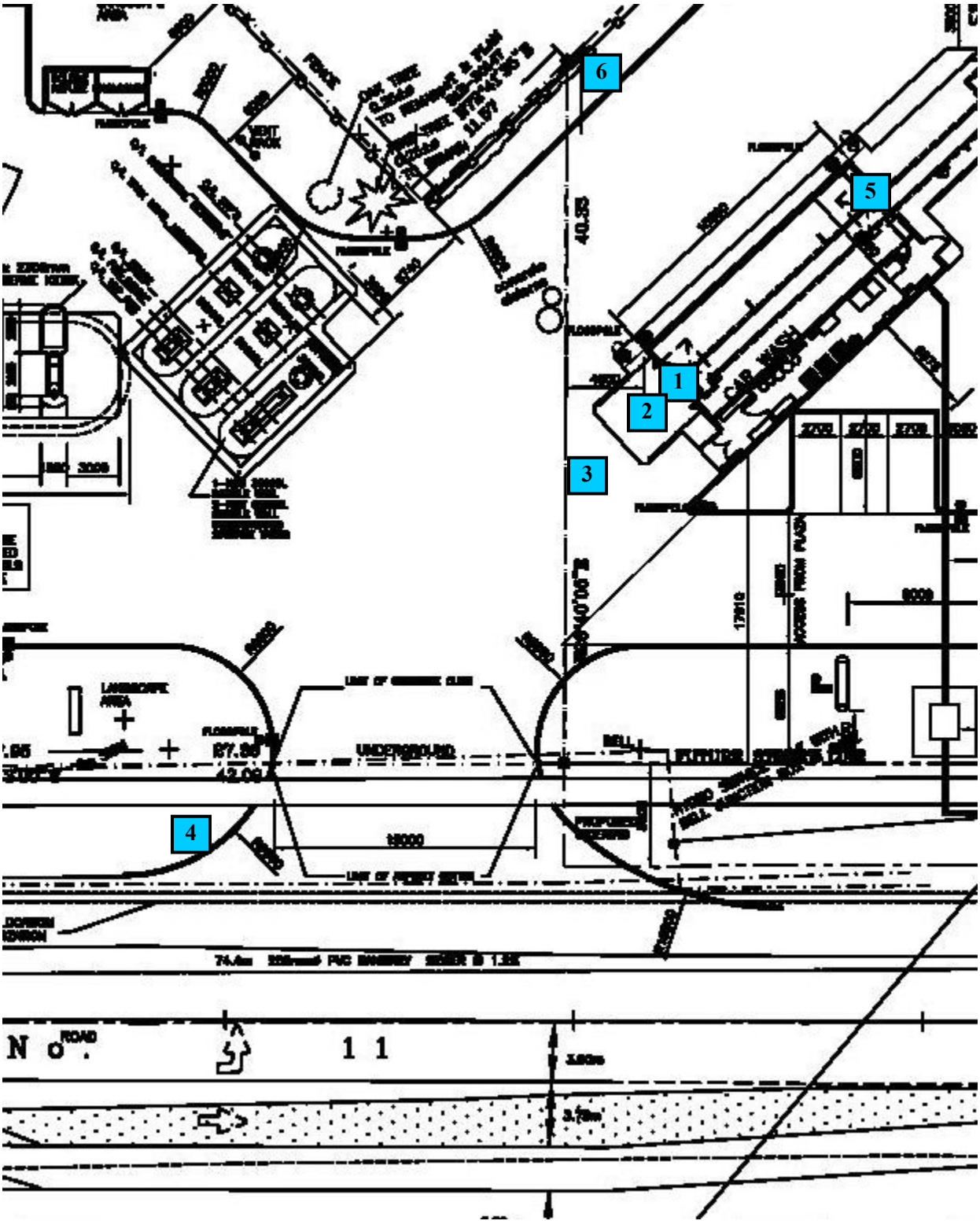
Trow understands that the assessment is required to compare a car wash system using standard dryer fans with a system equipped with MacNeil dryer fans. The assessment protocol evaluated the total noise (dBA weighting) at the site with the car wash system dryer and conveyor components running and heat saver doors open. Measurements were also collected with the car wash system shut down to assess the level of background noise at the site.

2. Equipment and Assessment Protocol

Sound pressure level was measured by a Quest 2900 Integrationg Sound Level Meter (S/N CDF04002). Measurement of total noise was made using dBA weighting.

The microphone was positioned in an upright position, 1 m above ground level for all measurements. Measurements were collected from locations in front of the exit to the car wash at distance of 0 m (Location 1), 4.6 m (Location 2), 9.1 m (Location 3), and 36.6 m (Location 4). Additional measurements were made at the entrance to the car wash (Location 5) and at 90^{o} to the car wash system at the fenceline of the property (Location 6). Monitoring locations are shown in Figure 1.

Figure 1: Monitoring Locations



1 **Noise Measurement Location**

The car wash was closed to commercial traffic throughout the monitoring period. The adjacent PetroCanada gas bar was in operation during the measurement period, resulting in commercial traffic using the roadway directly in front of the exit to the car wash (see Appendix 1: Site Plan).

Extraneous noise sources at neighbouring facilities were outside the control of PetroCanada, MacNeil and Trow. Trow considers that the primary source of extraneous noise was due to road traffic on Yonge Street. The impact of noise arising from traffic on Yonge Street was assessed by conducting a limited traffic survey immediately following completion of noise measurements. Data from the traffic survey has been interpreted using the Ontario Road Noise Analysis Method for Environment and Transportation (ORNAMENT) developed by the Ontario MOE.

3. Background Noise Assessment

Trow's traffic survey indicated the following traffic volumes on Yonge Street to the south-east of the junction between Yonge Street and Big Bay Point Road in Barrie:

Table 1: Traffic Survey Data

Vehicle Type	Vehicle Count (14:20 – 14:40)	Vehicle Volume (vehicles / hour)	Vehicle Percentage by Type	Truck Type Percentage
Cars	350	1050	94	-
Light Trucks	4	12	1	17
Heavy Trucks	19	57	5	83

The anticipated background noise level arising from Yonge Street at each noise monitoring location was assessed using ORNAMENT. Basing calculations on the posted speed limit of 50 km/hr; an hourly traffic volume of 1000 vehicles / hour (closest ORNAMENT category to actual vehicle volume); 6% truck volume; 12.5% medium trucks (closest ORNAMENT category to actual truck percentage); and, noise attenuation due only to distance from source for a reflective surface:

Table 2: Calculated Background Noise at Monitoring Locations due to Yonge Street Traffic

Location ID	Distance from Source (m)	Calculated Background Noise (dBA)
1	40.5	64.2
2	38.5	64.2
3	36.0	64.2
4	15.0	68.5
5	52.0	63.3
6	58.0	62.5

4. Monitoring Results

Equivalent noise levels (L_{eq}) and peak noise levels at each monitoring location under specified conditions are provided in tabular form below.

Table 3: Noise Monitoring Results

Time	Location	Conditions	Leq (dBA)	Peak (dBC)
11:24 – 11:44	2	Background, Dryer off	63.0	98.4
11:45 – 12:05	3	Background, Dryer off	62.2	101.2
12:06 – 12:26	4	Background, Dryer off	68.1	104.6
12:32 – 12:52	2	Dryer and conveyor on, heat saver doors open	80.8	102.0
12:55 – 13:15	3	Dryer and conveyor on, heat saver doors open	73.2	101.7
13:17 – 13:37	4	Dryer and conveyor on, heat saver doors open	68.4	101.8
13:38 – 13:43	1	Dryer and conveyor on, heat saver doors open	92.1	109.8
13:44 – 13:49	5	Dryer and conveyor on, heat saver doors open	87.8	106.5
13:50 – 13:55	6	Dryer and conveyor on, heat saver doors open	58.5	91.7
13:58 – 14:04	6	Dryer on, heat saver & overhead doors closed	55.7	91.5
14:05 – 14:09	6	Background, Dryer off	56.9	91.7

5. Predicted Impact of Noise Arising from Car Wash

The theoretical impact of sound at a receptor arising from a distant source can be calculated following procedures detailed in CSA Z107.55 Recommended Practice for the Prediction of Sound Levels Received at a Distance from an Industrial Plant. The standard recommends that sound levels be predicted using the following equation:

$L_p = L_w + DI – DIS – A – \Delta$

Where: L_p = Sound pressure level at receiving location

L_w = Source sound power level

DI = Directivity Index

DIS = Effect of geometric spreading

A = Atmospheric absorption

Δ = Barrier effect

There are presently no barriers between the exit of the car wash and Yonge Street and the distance is small (<100 m); the impact of atmospheric absorption and the barrier effect are therefore considered negligible. Taking the sound pressure level reading of 92.1 dBA at the entrance to the car wash as equivalent to the source sound power level (L_w) and the sound to have a quarter sphere radiation pattern due to the surface configuration of car wash exit intersecting with the ground gives the following calculation of predicted sound level at Monitoring Locations 2 – 4:

Table 4: Predicted Sound Levels

Receptor Location	L_w	DI	DIS	L_p	Leq
2	92.1	6	21.2	76.9	80.8
3	92.1	6	27.2	70.9	73.2
4	92.1	6	39.3	58.8	68.4

6. Discussion

The measured background noise level at Monitoring Location 4 (68.1 dBA), the closest location to Yonge Street is in good agreement with the value predicted by ORNAMENT (68.5 dBA) using the traffic survey data obtained immediately following noise measurements. The measured background levels of 63.0 and 62.2 dBA at Monitoring Locations 2 and 3 respectively (between the car wash exit and Yonge Street) are also in good agreement with the predicted value of 64.2 dBA for both locations. In contrast, the measured background noise level of 56.9 dBA at Monitoring Location 6 (adjacent to the property line to the north west of the car wash) is significantly lower than the predicted value of 62.5 dBA. The lower measured value suggests that the car wash shields the property line from noise arising from a segment of Yonge Street.

The measured sound levels of 80.8 and 73.2 dBA at Monitoring Locations 2 and 3 respectively are in reasonable agreement with the predicted values of 76.9 and 70.9 dBA respectively. The observed differences may be due to impact of background noise, underestimation of the source power level, and / or underestimation of the directivity index. The car wash design may be expected to give rise to a greater directivity index than predicted.

The measured sound level of 68.4 dBA at Monitoring Location 4 is significantly greater than the predicted value of 58.8 dBA, but consistent with the predicted and measured sound level due to road traffic on Yonge Street indicating that road traffic is the dominant noise source at this location.

The measured sound level at the car wash entrance of 87.8 dBA is below that at the exit (92.1 dBA) as anticipated given that the dryers, considered to be a primary noise source, are located towards the exit of the car wash. The sound level is however significant indicating a strong directivity index at the entrance as well as at the exit of the car wash.

The measured sound level (58.5 dBA) at Monitoring Location 6, at the property line to the north west of the car wash, is greater than the measured background sound level (56.9 dBA) but below the predicted background sound level (62.5 dBA) due to road traffic on Yonge Street. The results suggest that the reduction of noise level due to the screening of road traffic more than off-sets the noise arising from operation of the car wash.

7. Conclusions

The noise emissions from the car wash located on the PetroCanada facility at the junction of Yonge Street and Big Bay Point Road in Barrie have a strong directivity index away from both the entrance and exit of the car wash. Noise levels are highest at the car wash exit however the impact on receptors in the direction of the exit is limited due to high background sound levels arising from road traffic on Yonge Street.

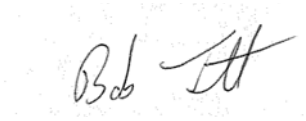
Potential impact on receptors located towards the car wash entrance were not within the scope of this assessment but may be greater than on receptors towards the car wash exit due to the relative impact of Yonge Street road traffic noise.

The car wash provides a net reduction in noise impact at the monitoring location situated at the property line to the north west of the car wash with shielding of road traffic noise more than off-setting the noise arising from operation of the car wash.

We trust the aforementioned meets your immediate requirements.

Yours truly,

Trow Associates Inc.



Bob Jowett, B.Sc., C.E.P.I.T.
Environmental Scientist
Environmental Division

Ron Taylor, M.Sc., C. Chem.
Senior Project Manager
Environmental Division

Since 1957

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July 25, 2007 Reference: BAEN00286072A

Mr. Bob MacNeil
MacNeil Wash Systems
423 Welham Road,
Barrie, Ontario L4N 8Y4

Noise Assessment – 10 &15 HP Fans
423 Welham Road
Barrie, Ontario

Buildings

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Dear Mr. MacNeil:

1. Introduction

At the request of MacNeil Wash Systems (MacNeil), Trow Associates Inc. (Trow) performed a noise assessment of 10 HP and 15 HP car wash dryer fans at 423 Welham Road located in Barrie, Ontario. The assessment was performed on July 6, 10, and 13, 2007.

Trow understands that MacNeil develops and manufactures car wash systems and required a noise assessment of dryer fans to assess impact of baffle and foam insulation on noise produced by the fans. The assessment protocol evaluated the frequency distribution of noise and total noise (A weighting) produced by the fans under client defined operating conditions.

2. Equipment and Assessment Protocol

Noise produced by the fans was measured by a Quest 2900 Integrationg Sound Level Meter (S/N CDC030016) equipped with a Quest OB300 filter for measurement of frequency distribution. Measurement of total noise was made using dBA weighting and frequency measurements were made using dB Linear weighting.

The microphone was positioned in an upright position, 1 m above ground level for all measurements. Measurements were made within the MacNeil Wash Systems research and development facility located at 423 Welham Road. Fan location was in the centre of the facility, as far as practicable from all noise reflective surfaces. Extraneous noise within the facility was kept to a minimum during measurement activities. Extraneous noise sources at neighbouring facilities were outside the control of MacNeil and Trow, however Trow considers that such sources generally made minimal contribution to recorded noise values. In instances where

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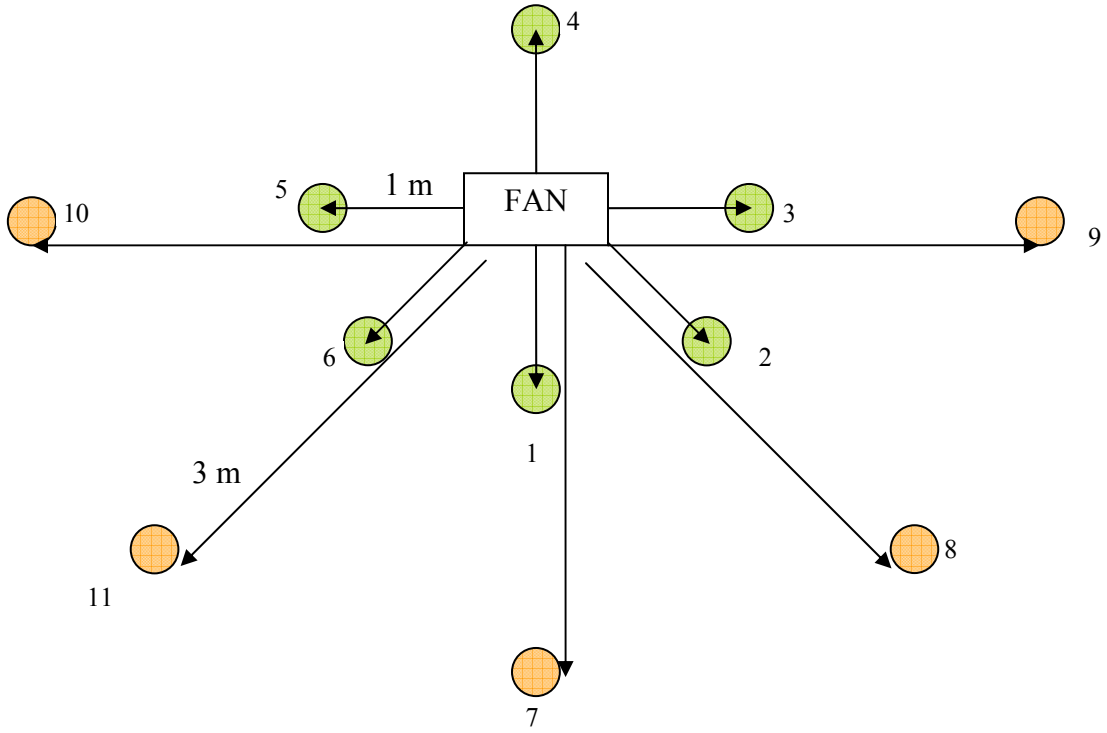
measurements may have been impacted by extraneous noise sources data has been highlighted. Trow recommends caution when evaluating highlighted data.

Measurements were made in a semi-circle to the front of each fan at distances of 1 m and 3m, with an additional measurement point located 1 m directly behind the fans. See Figure 1 below for measurement locations:

Figure 1. Noise Measuring Point Locations



Measurements of noise produced by 10 HP and 15 HP fans were made under the following operating conditions:

- No attenuation device fitted
- Baffle fitted (no foam), maximum air flow
- Baffle fitted (no foam), minimum air flow
- Baffle with foam insulation fitted, maximum air flow
- Baffle with foam insulation fitted, minimum air flow

Results

Equivalent noise levels (L_{eq}) for each measurement period are provided in tabular form below. Bar charts of significant data are also provided to facilitate evaluation of the impact of noise attenuation due to installation of the baffle, operation of fans at reduced air flow, and installation of foam installation within the baffle.

Table 1. – Noise Produced by 10 HP Fan with No Attenuation

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	92.2	65.8	76.1	82.3	84.4	86.1	91.3	89.7	83.7	86.4	74.4	73.4
2	89.6	62.9	73.3	78.6	82.2	84.7	87.8	87.2	83.1	84.6	72.2	72.5
3	86.7	57.4	67.8	74	78.8	82.7	85	84.4	82.1	79.5	74.2	71.6
4	87.8	58.7	68.1	75.3	80.3	81.4	85.7	81.9	78.8	84	77.4	74.5
5	90	58	68	75.2	80.6	83.6	85.9	84.6	81.1	78.4	74.5	74.3
6	87.3	62.7	73	78.9	83.1	85.4	87.8	86.5	82.4	83.8	72.4	73.4
7	86.6	58.7	69.2	75	79	81.3	85.6	80.8	80.7	80.8	68.2	66.6
8	85	56.7	67.7	73.7	78	80	82.9	80.8	80.8	79.4	68.8	80.3
9	83.3	52.7	64	70.7	75.8	78.9	81.1	77.9	78.6	79.8	69.2	87.1
10	83.8	53.1	64.3	71.6	77.1	79.2	81.9	77.7	78	76	71.4	71.4
11	86.2	58.5	68.5	75.2	79.6	81.8	83.6	80.2	80.2	78.2	69.2	69.2

Table 2. – Noise Produced by 10 HP Fan with Baffle at Maximum Air Flow (No Foam Insulation)

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	89.2	58	68.4	74.9	81.8	83.6	87.4	87.4	82.8	85.3	72.7	72.2
2	89.2	60.6	71.3	77.3	82.3	84	85.7	87.1	83.2	84.9	74.2	85.4
3	88	58.6	69.4	75.6	80.9	83.2	85.4	84.9	82.4	79.8	77.4	82.7
4	88.5	58.3	68.1	75.2	81.2	83.3	87.3	83.9	79.1	84.4	78.5	74.4
5	89.1	59.4	70	76.7	82.5	84.5	86.4	85.6	81.5	79.3	76.7	74.4
6	89.2	60.2	70.9	77.4	82.9	84	85.8	87.1	82.7	84.2	74.2	73.5
7	84.9	53.8	64.4	71.2	77.5	80.6	82.1	82	80.8	80.6	70.3	73.5
8	84.3	54.3	65.2	72.2	78.5	79.5	80.8	80.6	80.6	78.9	69.3	67.6
9	84.1	54.1	65.5	72	77.1	81.2	81.2	78.4	76.3	77.8	69.8	68.1
10	84.8	54.4	65.6	72.7	78.6	79.9	81.8	79.4	76.9	77	74.2	73.4
11	85	55.2	66.3	73.3	79.4	81.3	81.2	81.6	80.9	80	71.5	80.9

Table 3. – Noise Produced by 10 HP Fan with Baffle at Minimum Air Flow (No Foam Insulation)

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	84.9	63.6	74.1	78	77.5	78.7	79.8	82.4	79.6	82.9	79.7	79
2	86.4	68.3	77.9	80.6	77.9	78.5	80	83.7	82.5	85.5	81.6	80.4
3	83.7	59.7	71.5	74	75.4	78.5	80	83.1	78.7	83.9	87.1	87.3
4	84.2	56.6	67.2	72.7	75.7	79.4	83.9	82.2	78.3	86.7	88.2	70.3
5	84.8	61.2	71	75.2	76.5	78.7	81.5	84.1	77	81.7	84.3	71.1
6	86.8	67.8	77.7	81.5	78.6	78	80.4	82.3	78.7	82.5	80.7	75.6
7	81.2	59.7	69.5	73.7	73.6	75.1	76.8	77.7	79.3	83.2	78.2	71.6
8	81.6	61	71.3	75	73.9	74.7	75.7	76.5	77.4	80.1	76.9	69.4
9	80.4	57.7	67.2	71.4	72.5	74.7	77	74.7	75.4	81.9	80.4	71.9
10	81.1	58.3	67.7	72.4	73.3	75.3	78.2	74.9	73.4	81.3	82.4	70.5
11	82.4	61.7	71.8	76.2	74.5	75.1	75.9	77.4	78.8	81.7	78.9	67.7

Table 4. – Noise Produced by 10 HP Fan with Baffle and Foam Insulation at Maximum Air Flow

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	87.9	55.2	65.7	73.3	79	82.4	87.1	87.8	82.9	85.2	75	73.1
2	88.4	57	68	75.4	80.3	83.7	85.6	88	83.5	84.8	74.1	71
3	87.2	56.8	67.4	73.9	79.5	82.8	84.6	85.2	81.6	79.4	77.9	86.3
4	88	57.2	66.9	74.2	79.6	82	87.4	83.2	78.5	84.1	79.1	75.8
5	88.2	59.3	67.8	74.9	80.9	83.7	85.6	85.3	81.5	78.3	76	73.1
6	88.1	56.6	67.8	75.7	80.7	83	85.5	87.1	82.6	84.2	74.7	72.3
7	83.6	51.4	67.6	70.1	75.6	79	81.7	82.1	80.5	80.6	71.2	67.3
8	83.4	56.2	62.6	70.9	76.7	79.1	80.5	81	80.3	79	68.8	63.9
9	83	51.6	63.8	70.1	75.6	78.3	80.1	78.4	76.7	78.7	71.3	66.3
10	84.2	51.8	63.9	71.2	76.9	79.2	81.6	79.3	77.2	76.9	72.7	68.2
11	84.3	52.2	63.9	71.6	77.6	79.6	80.9	80.7	80.7	80	70.7	66.8

Table 5. – Noise Produced by 10 HP Fan with Baffle and Foam Insulation at Minimum Air Flow

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	84.9	62.5	72.7	77	76.4	77.4	79.5	82.3	78.7	82.8	80	70.1
2	86.6	67.9	77.4	80.5	77.6	78.1	80	83.5	82.3	86.2	81.8	77.7
3	83.3	59.6	69	73.1	74.7	78	79.4	82.9	79.4	84.2	84.4	78.9
4	84.2	55.3	65.9	71.7	74.7	78.6	84.5	82.9	77.9	86.6	86.7	69.7
5	84.4	62.2	69.8	74.5	75.9	78.6	81.8	84.5	77.7	82.2	84.7	69
6	86.3	67.1	77.2	80.8	77.9	77.3	80.1	82	79.1	83.2	80.5	64.3
7	80.8	58.8	68.2	72.8	72.6	74	76.4	75.5	79.9	83.6	77.8	62.1
8	81.2	60.2	70.3	75	73.7	74.3	75.9	77.9	77.3	79.7	78.2	70.8
9	79.5	56.6	66.4	71.1	71.6	74	75.8	75.6	72.6	79.6	79.5	66.2
10	80.8	58.2	67.2	72.3	73	75.5	78.4	74.4	73.4	80.6	83.3	70.4
11	82	61.3	71.5	76.6	74.3	74.7	75.9	78	76.7	79.6	79.9	66.6

Table 6. – Noise Produced by 15 HP Fan with No Attenuation

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	95.8	66.2	76.6	82.4	85.7	89.6	96.2	92.5	83.6	86.1	74.1	68
2	94.5	64.2	75.2	80.8	84.6	87.5	93.1	89.7	83.9	85.1	73.1	67
3	92.6	61.7	71.6	78.5	83.9	87.2	90.8	87.9	85.4	81.3	77.2	72.2
4	92.6	62.8	72.8	79.2	84.4	87.1	92	84.2	84.4	86.1	79.4	72.8
5	92.9	61.4	72.2	79.7	85.4	87.6	91.6	88.2	84.6	82.7	74.5	69.4
6	95.5	66.1	76	82.1	86.5	90.6	94.1	90.9	84.2	85.7	74.1	68.9
7	89.9	60	70.9	77.6	81.4	84.6	89.4	83.5	81.3	81.6	70.6	63.6
8	89.4	59	70.8	77	81.1	84.3	87.7	82.8	81.8	81.1	72.2	68.9
9	89.2	55.3	67.4	74.8	79.9	84.1	87.4	81.3	80.4	78.6	71	63.1
10	89	56.2	68	75.7	80.7	84.5	87.5	81.3	80.5	77.8	73.1	69.2
11	90.3	60.1	71	77.7	82.3	86.1	87.9	82.4	82.5	81.4	71.8	64.2

Table 7. – Noise Produced by 15 HP Fan with Baffle at Maximum Air Flow (No Foam Insulation)

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	93.4	60.6	71.8	79.5	84.4	88.3	93.6	90.8	83.9	85.8	74.3	68.2
2	92.7	63	74.8	81.1	85.4	87.3	91.3	89.4	84.5	85.4	75	69.7
3	92.9	63.3	73.4	80.3	85.6	87.2	89.9	88.4	85.1	82.1	77.9	72.6
4	92.6	62.7	72.5	79.2	84.9	87.6	92.3	85.1	83.8	85.9	79.7	74.7
5	93.3	63.1	73.9	80.9	86	87.6	91.5	88.6	84.6	82.8	77.3	74.2
6	93.8	62.3	73.9	81	86.1	88.2	92.2	89.1	84.2	85.9	74.4	69.6
7	89.4	56.1	67.7	75.6	81	84.8	87.9	83.6	81.6	83	76	63.1
8	89	57.4	68.9	76.3	81.2	83.6	86	82.5	81.6	82	70.7	66.9
9	89.2	56.8	68.4	75.8	80.9	84	87.7	81.8	80.1	78.5	72.7	68.1
10	90	58	69	76.5	81.5	84.4	87.9	81.2	80.4	78.9	73.7	67.8
11	89.1	57.5	69.1	76.7	81.6	84	87.1	82.4	82.6	81.4	71.4	67.9

Table 8. – Noise Produced by 10 HP Fan with Baffle at Minimum Air Flow (No Foam Insulation)

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	89.2	67.1	78.4	81.4	80.4	80.9	81.9	84.6	83	81.2	75.8	71.1
2	91.1	70.9	81.8	84.7	81.4	81.9	82.6	86.3	82.1	80.6	76.9	66.3
3	88.3	65.2	75.6	79.1	79.3	82.7	82.8	86.8	79.8	81	80.6	69.3
4	88	60.6	71.9	76.6	78.9	83.3	83.7	85.5	80.5	87.5	84.3	71.5
5	88.3	67.9	76.9	79.8	79.2	80.8	83.6	85.6	80.8	80.5	79.3	70.1
6	91.3	71.5	82.4	85.4	81	80.7	83.5	86	83	81.4	76.8	64.3
7	85.8	62.4	74	77.8	76.7	77.9	79.7	78.7	81.5	79.2	74	62.7
8	86.4	64.7	75.8	79.6	77.2	78.3	79.1	79.5	78.2	78.5	74	62.9
9	85.1	61	71.9	76	76.5	79.1	79.9	78.5	76.7	82	78.4	68.9
10	84.8	61.9	72.4	76.2	75.9	78.6	80.4	78.8	77.8	80.8	78.5	66.1
11	86.1	64.6	76	79.4	77.3	78	78.5	78.9	81.6	79.8	75.3	66.1

Table 9. – Noise Produced by 15 HP Fan with Baffle and Foam Insulation at Maximum Air Flow

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	92.2	58.7	69.7	77.8	82.3	86.5	93.1	90.7	84.3	86.5	74.5	71.7
2	91.5	60.6	73.4	79.5	83.5	86.7	90.5	89.1	84.4	85.4	75	70.6
3	91.6	61.8	71.8	78.6	84.6	86.9	89.5	88.5	84.7	81.8	76	71.9
4	92.1	62.2	71.9	78.2	83.3	86.8	92.3	84.4	84	86.2	79.1	75.1
5	92.3	61.5	72.2	79.6	84.8	87.1	90.9	88.2	84.3	82.6	75	73
6	92.3	59.7	71.6	79.3	83.6	86.6	91.4	89.3	84	85.6	74	68.7
7	88.1	54.4	65.9	74.3	79.3	83.3	88.2	83.6	81.7	82.1	70	64.6
8	87.2	55.5	67.6	74.8	79.8	83.1	86.3	82.7	81.9	81.9	71.7	70.8
9	88.2	55.6	66.9	74.4	80	83.6	87.5	81.6	79.6	79	72.4	72.5
10	88.5	56	67.6	75	80.2	84	88.3	81.1	80	78.6	73.2	73.5
11	87.6	55.3	67.4	75.1	80	82.7	86.1	82	82.3	81.6	70.5	63.5

Table 10. – Noise Produced by 15 HP Fan with Baffle and Foam Insulation at Minimum Air Flow

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	87.1	65.9	77.3	80.5	79.5	80.1	81.2	84.5	82.9	81	75.7	69.4
2	89.3	69.9	80.7	83.8	80.5	81.7	82.2	85.9	81.8	80.3	77.1	72.5
3	87.3	63.7	74.2	77.9	78.5	83	82.7	86.1	79.6	80.7	80.4	72.2
4	86.8	58.8	70.4	75.5	78.6	82.5	84.2	84.2	80.5	86.7	84.5	69.2
5	86.8	66.3	75.2	78.4	78.6	80.4	83.2	85.3	80.3	79.8	79.3	69.7
6	89.1	70.2	80.8	83.9	79.8	80.4	83	85.7	82.3	81.1	77	68.7
7	84.4	61.2	72.7	76.8	75.9	77.5	80	78.6	81	78.8	74	65.7
8	83.7	63	74.7	78.5	76.4	78.1	78.5	79.4	78.4	78.1	74	73.5
9	83.7	59.3	70.7	74.9	80.5	79.1	80.2	77.9	77.3	82.1	77.8	72.2
10	83.3	60.7	71.5	75.2	75.4	78.3	80.2	78	78.1	80.9	78.1	72.2
11	84.6	63.3	74.9	78.8	76.4	77.8	79.1	78.1	81.3	79.5	75.6	66.2

Figure 2. Sound Pressure Levels Produced by 10HP Fan

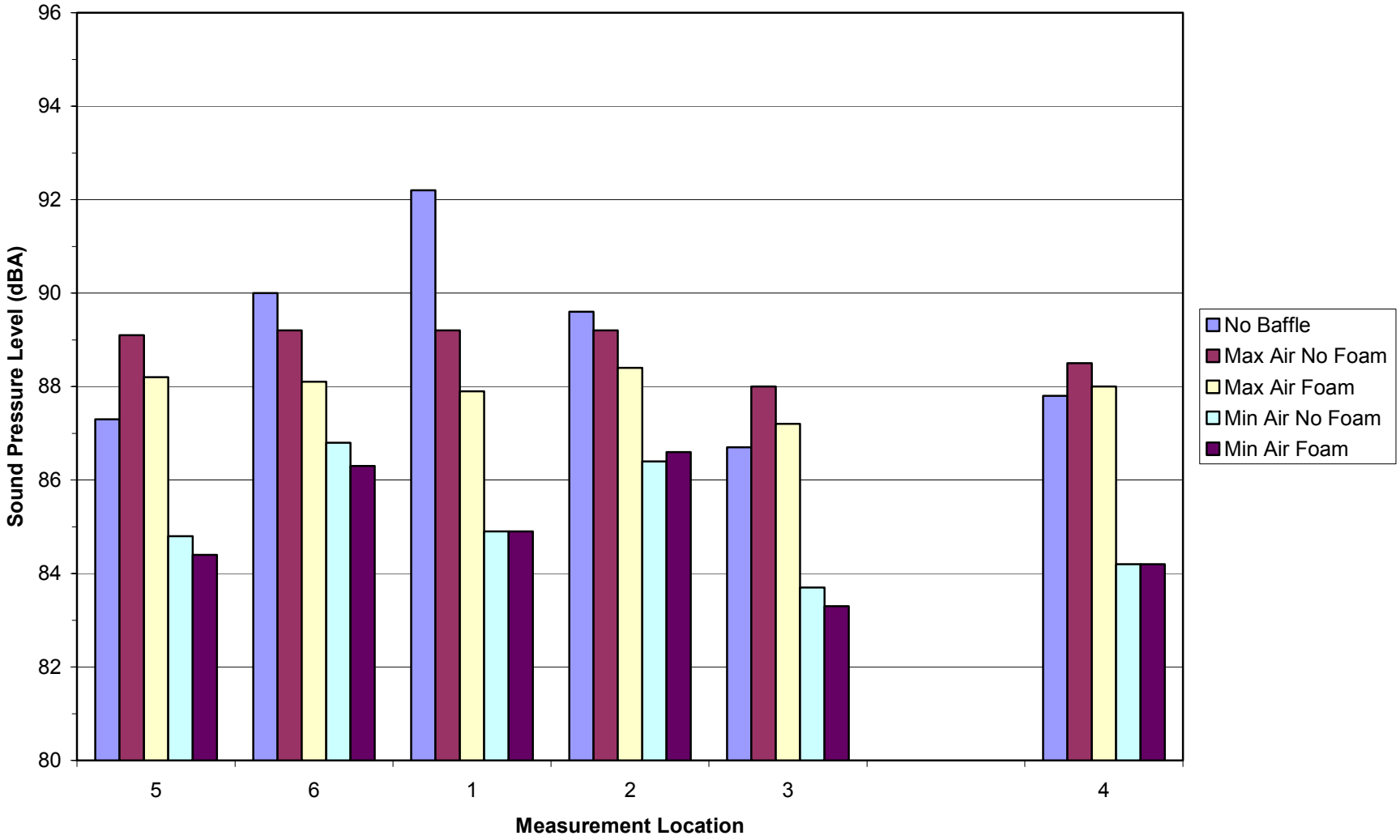


Figure 3. Sound Pressure Levels Produced by 15HP Fan

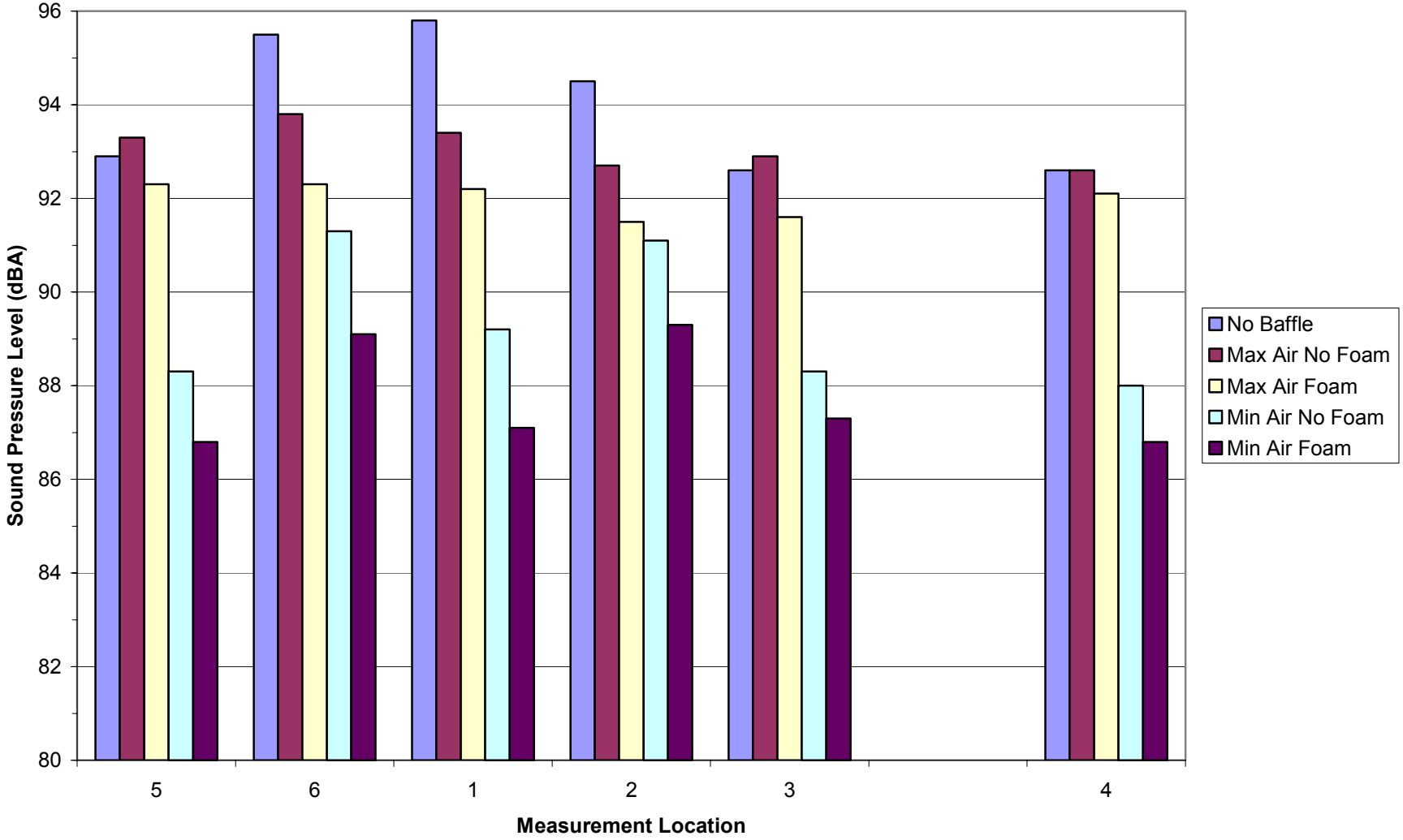


Figure 4. 10HP Fan Maximum Air Flow with Baffle. Frequency Distribution at 1m

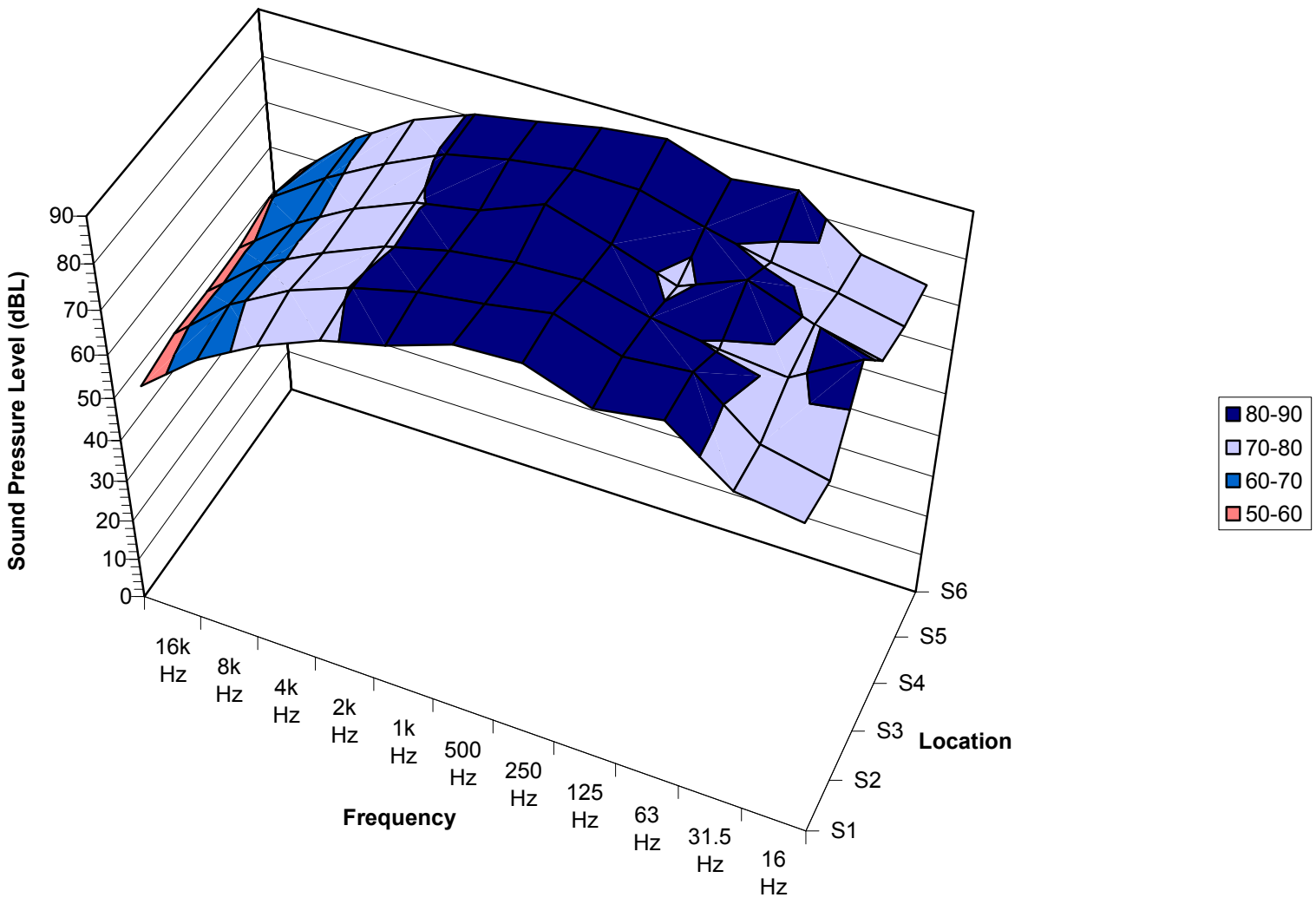


Figure 5. Change in Sound Pressure Level with Frequency on Installation of Baffle to 10HP Fan

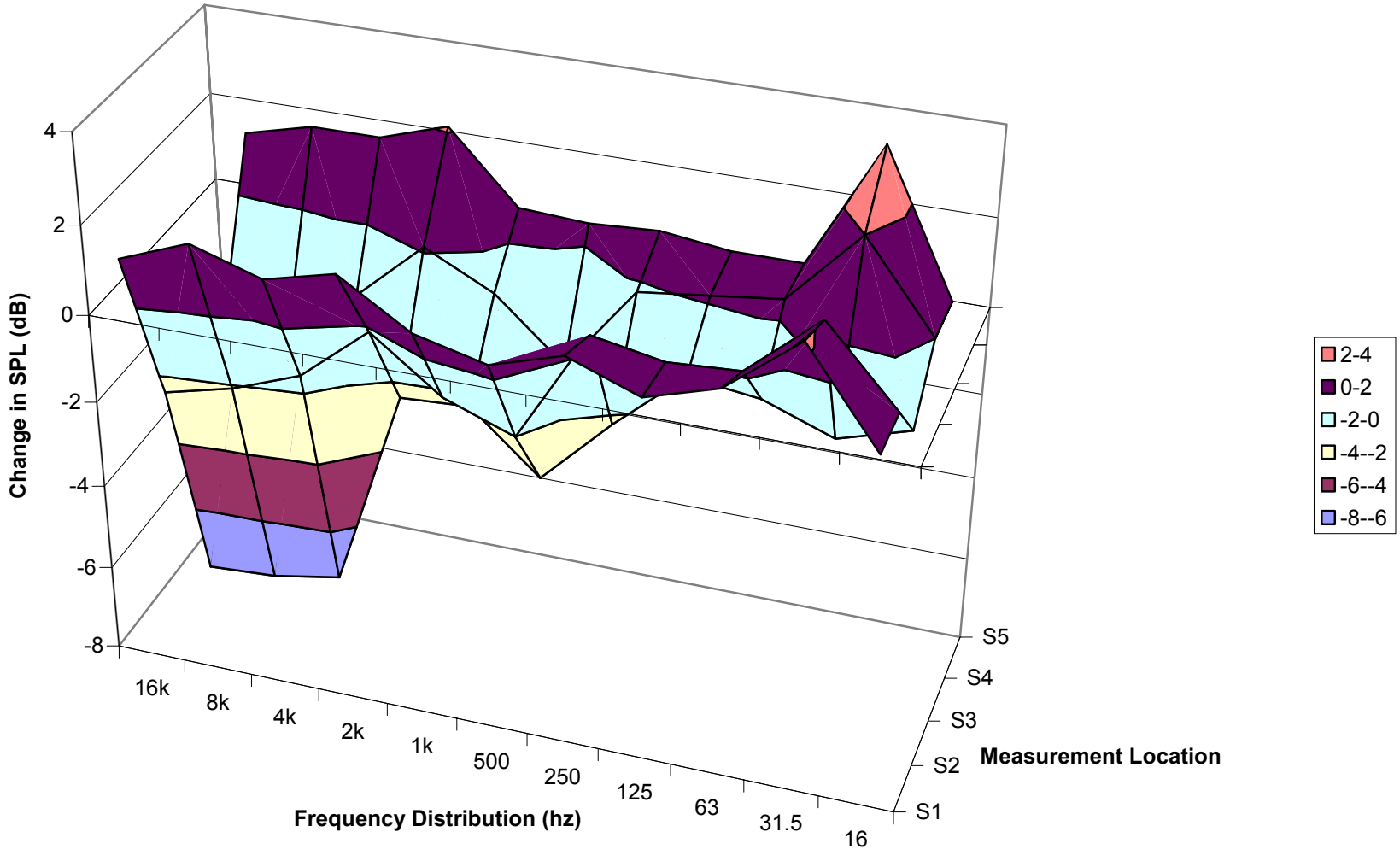


Figure 6. Change in Sound Pressure Level with Frequency on Installation of Baffle to 15HP Fan

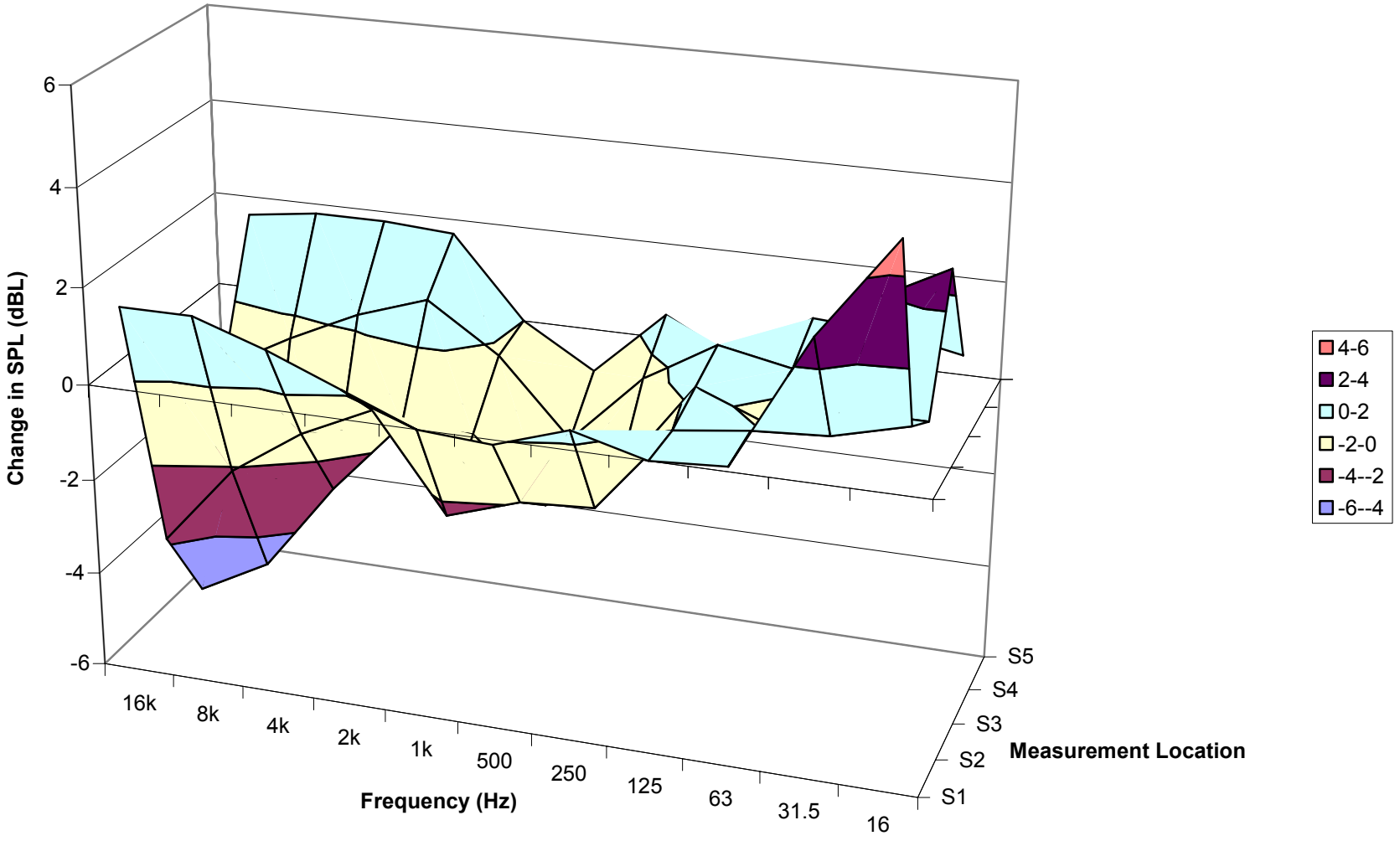
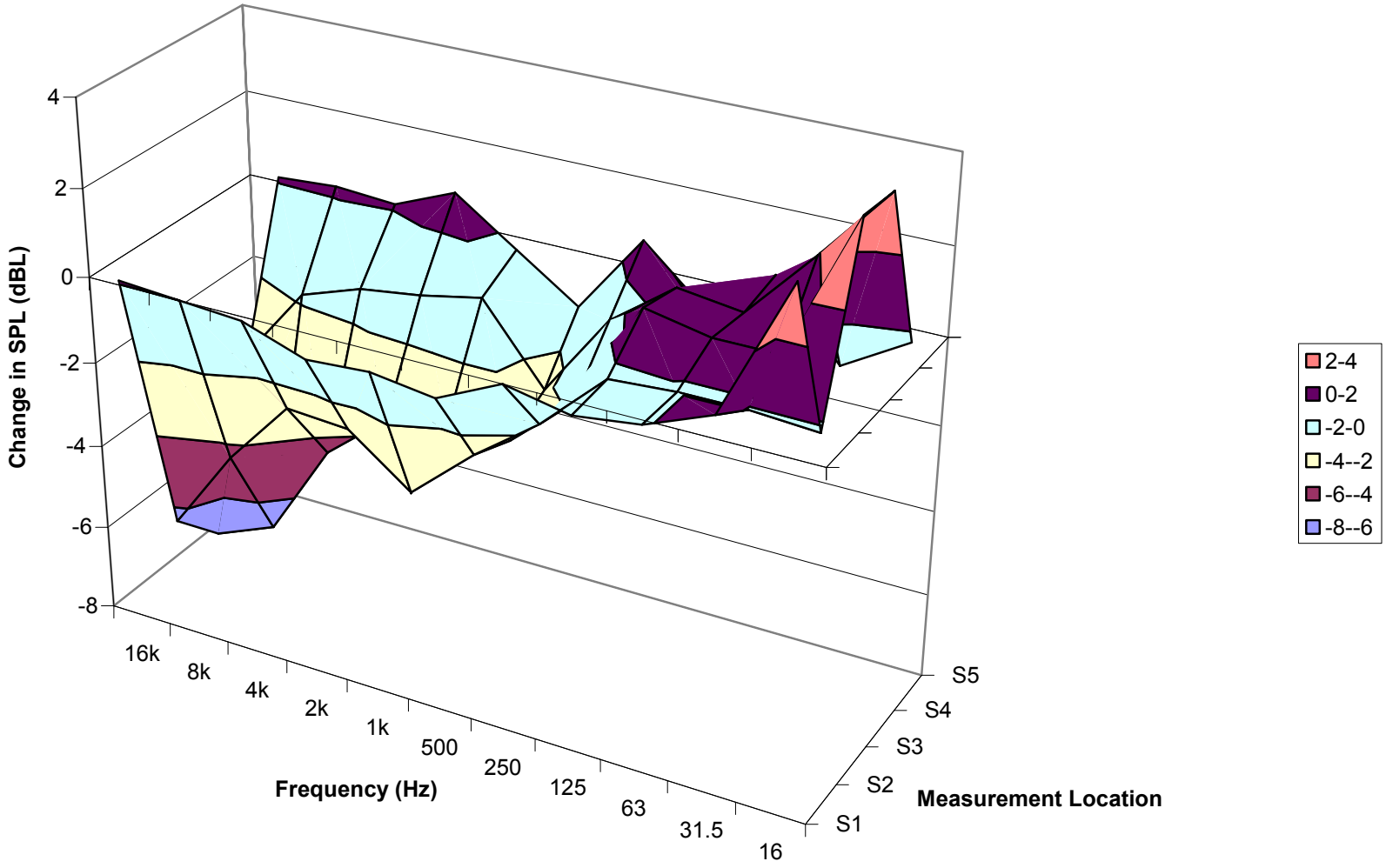
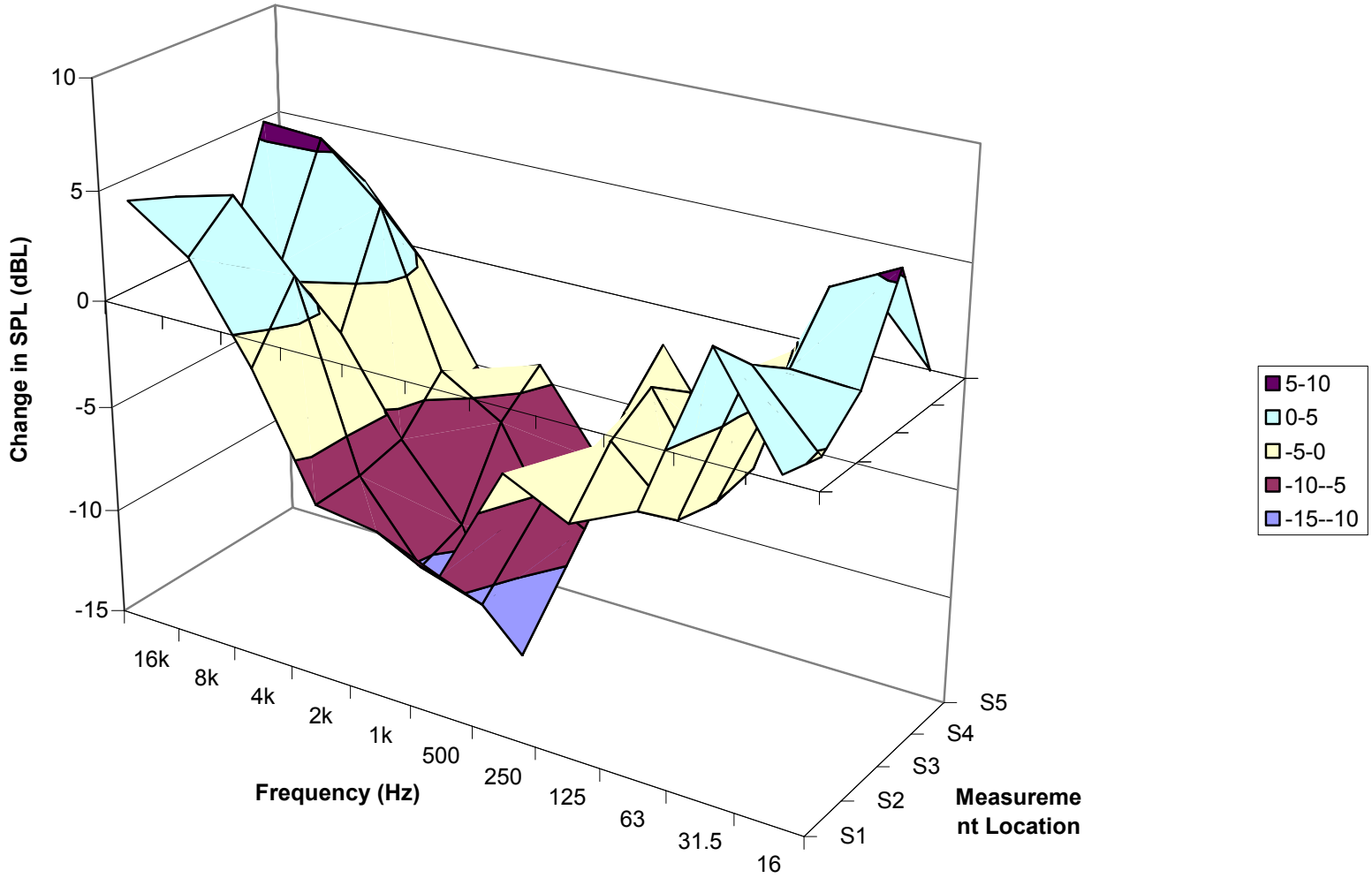


Figure 7. Change in SPL with Frequency on Installation of Baffle and Foam to 15HP Fan (Max Air Flow)



Figue 8. Change in SPL with Frequency on Installation of Baffle with Foam to 15HP Fan and Operation at Minimum Flow



5. Comments

Sound pressure levels are anticipated to decrease by 3 dB with a doubling of distance from the source. Measurements were taken 1 m and 3 m from each fan under each chosen operating condition, the anticipated decrease in sound pressure level at 3 m from source in comparison to 1 m from source is 4.8 dB. Recorded decreases in sound pressure level were, on average, in the range of 4.5 to 5.2 dB showing good agreement with theoretical sound attenuation with distance. Trow concludes that interference due to sound reflection, extraneous noise sources, etc. were maintained at acceptable level during the measurement periods.

Attenuation of Sound by Baffle at Maximum Air Flow

Installation of the baffle whilst operating the 10 HP and 15 HP fans at maximum air flow rate resulted in a change in the directional distribution of the sound emitted from the fans. Sound pressure levels directly in front of the fans were reduced by 2 – 3 dB. Conversely, sound pressure levels at 180^{o} to the fans increased by 0 – 2 dB. (See Figures 2 and 3).

Attenuation of Sound by Baffle at Minimum Air Flow

Operation of the baffle at minimum flow resulted in a further change in the directional distribution of sound emitted from the fans, with maxima values being recorded at 45^{o} to the face of the fans. Sound pressure levels at all measurement locations were reduced by 2 – 5 dB by operating at minimum air flow in comparison to operating without the baffle or with the baffle at maximum air flow. (See Figures 2 and 3).

Attenuation of Sound by Foam Insulation

Introduction of foam insulation into the baffle resulted in a decrease in measured sound pressure level by <2dB under the majority of operating conditions for both the 10HP and 15HP fans. (See Figures 2 and 3).

Sound Pressure Level Frequency Distribution

The frequency distribution for the 10HP fan operating at maximum air flow with baffle is shown in Figure 4. Under all operating conditions the sound pressure level frequency distribution showed maxima at central frequency ranges (e.g. 250 – 1000 hertz), however operating parameters were shown to impact on frequency distribution. Installation of baffles to the 10HP and 15HP fans (see Figures 5 and 6) resulted in:

- a 4 – 8 dB reduction in high and mid frequency (250 – 16,000 Hz) sound pressure levels in front of the fans;
- a 0 – 2 dB increase in high frequency sound pressure levels at 180^{o} to the fans;
- minimal impact on low frequency (16 – 125 Hz) sound pressure levels in front of the fans; and,
- a 0 – 4 dB increase in low frequency sound pressure levels at 180^{o} to the fans.

Reduction of air flow (see Figures 7 and 8) resulted in:

- a decrease in mid frequency (250 – 2,000 Hz) sound pressure levels at all measurement locations;
- minimal impact on low and high frequency sound pressure levels in front of the fans;
- a 0 – 6 dB increase in low and high frequency sound pressure levels at an angle of 45^{o} to the fan orientation; and,
- a 0 – 5 dB increase in low and high frequency sound pressure levels at 180^{o} to the fans.

The redistribution of sound pressure level frequencies has the potential to impact on perception of noise nuisance through fan operation. Increased reduction of high frequencies as observed on installation of baffle (with or without foam insulation) is likely to reduce perceived nuisance as high frequency noise is considered more obtrusive. Any increases in low frequency sound pressure levels (e.g. during operation of baffles at minimum air flow) may increase the area of impact of any noise nuisance as low frequency sound travels further and is more difficult to attenuate than high frequency sound.

Conclusions

The above measurements provide a fundamental understanding of noise generated by 10HP and 15HP car dryer fans operating under controlled conditions.

Trow understands that car dryer fans are operated in banks of 6 – 18 within car wash units. Theory predicts that sound pressure levels will increase by 3 dB on doubling of noise source, e.g. two 15HP fans each generating a sound pressure level of 90 dB would provide a combined sound pressure level of 93 dB, four fans would provide 96 dB etc. Other factors can impact on predicted noise generation, resonance can increase noise impact whilst sound adsorbing materials may provide attenuation. Vibration is also a consideration.

Trow strongly recommends that in situ sound measurements be made to assess noise impact of car dryer fans installed within a car wash system. In situ measurements should consider appropriate receptors including, but not necessarily limited to, occupational noise and environmental receptors as well as car wash operation and design.

We trust the aforementioned meets your immediate requirements. If you have any questions, concerns or if we can be of any further assistance, please do not hesitate to contact the undersigned at your earliest convenience.

Yours truly,

Trow Associates Inc.

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SOUND LEVEL METER READINGS

MODEL: FT-DD-T450HP4 (50hp T4 VACSTAR TURBINE VACUUM PRODUCER)

READING ONE: 73 DB-A, 3 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

READING TWO: 69 DB-A, 10 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

READING THREE: 54 DB-A, 20 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

READING FOUR: 38 DB-A, 30 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

NOTE: THESE READINGS WERE TAKEN OUTSIDE IN THE OPEN ON A CONCRETE SLAB.

SOUND LEVEL METER USED:

SIMPSON MODEL #40003 – MSHA APPROVED.
MEETS OSHA & WALSH-HEALY REQUIREMENTS FOR NOISE CONTROL.
CONFORMS TO ANSI S1.4-1983, IEC 651 SPECS FOR METER TYPE.

Vacutech
1350 Hi-Tech Drive, Sheridan WY, 82801
PHONE: (800) 917-9444 FAX: (303) 675-1988
EMAIL: info@vacutechllc
WEB SITE: vacutechllc.com

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *SELF SERVICE CAR WASH* ON A 0.89-ACRE TRACT OF LAND, IDENTIFIED AS A PORTION OF LOT 2, BLOCK A, DALTON GOLIAD ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Lisa White of Boing US HoldCo, Inc. on behalf of Donald L. Silverman of Rockwall 205-552, LLC for the approval of a Specific Use Permit (SUP) for a *Self Service Car Wash* on a 0.89-acre tract of land, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N SH-205 OV) District, being identified as a portion of Lot 2, Block A of the Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, addressed as 3611 N. Goliad Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Self Service Car Wash* in accordance with Article 04, *Permissible Uses,* of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be subject to the requirements set forth in Subsection 02.03(H)(4)*, Car Wash (Full-Service or Self-Service),* of Article 04*, Permissible Uses*; Subsection 04.04*, General Retail (GR) District,* of Article 05, *District Development*

DRAFT ORDINANCE 08.03.2021

Standards; and Subsection 06.11*, North SH-205 Overlay (N SH-205 OV) District,* of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall -- *as heretofore amended and as my be amended in the future* -- and the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of the *Self Service Car Wash* land use on the *Subject Property* and conformance to these conditions is necessary for continued operations:

(1) The *Self Service Car Wash* facility shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance;

(2) No outside display of merchandise or outside storage (*e.g. ice machine, propane cage, vending machines, and DVD rental kiosk*) shall be allowed on the *subject property*; with the exception of vending machines that are integrated into the façade of the building;

(3) Additional landscaping (*i.e. trees and shrubs*) shall be required adjacent to the vacuum bays to provide additional sound attenuation for the residential subdivision north of the *subject property*;

(4) A masonry screening wall a minimum of six (6) feet in height shall be constructed adjacent to the northern property line of the subject property; and,

(5) Three (3) tiered screening (*i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) shall be incorporated in front of the carwash to screen the tunnel and vacuum bays adjacent to the eastern property line of the subject property.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits,* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Certificate of Occupancy (CO)*, should any business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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

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

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

DRAFT ORDINANCE 03.04.2021

offense.

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 1ST DAY OF MARCH, 2021.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

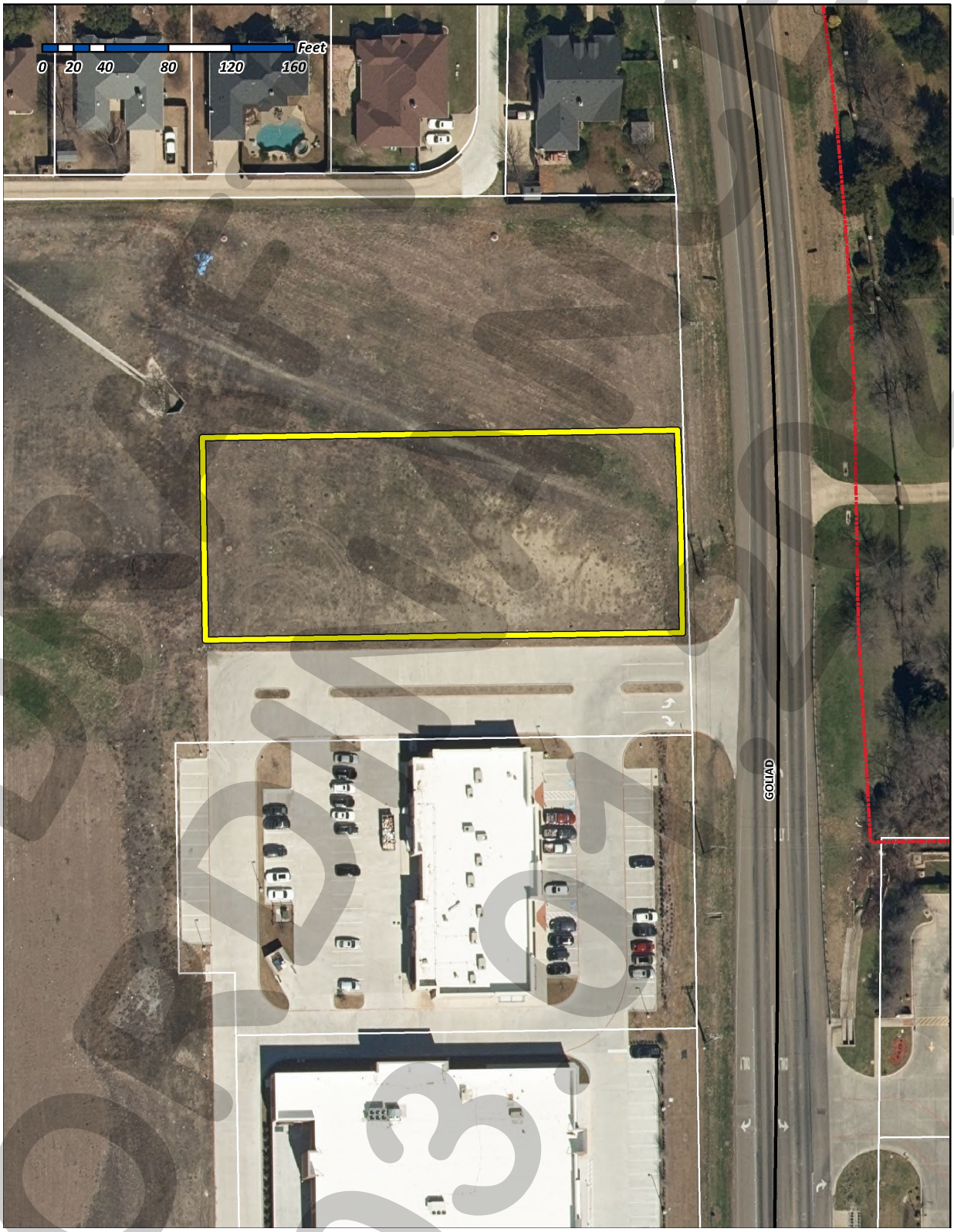
1st Reading: *February 16, 2021*

2nd Reading: *March 1, 2021*

DRAFT ORDINANCE 03.01.2021

Exhibit 'A'
Legal Description and Location Map

Legal Description: Lot 2, Block A, Dalton Goliad Addition
Address: 3611 N. Goliad Street



DRAFT 03/30/21

Exhibit 'B'
Concept Plan

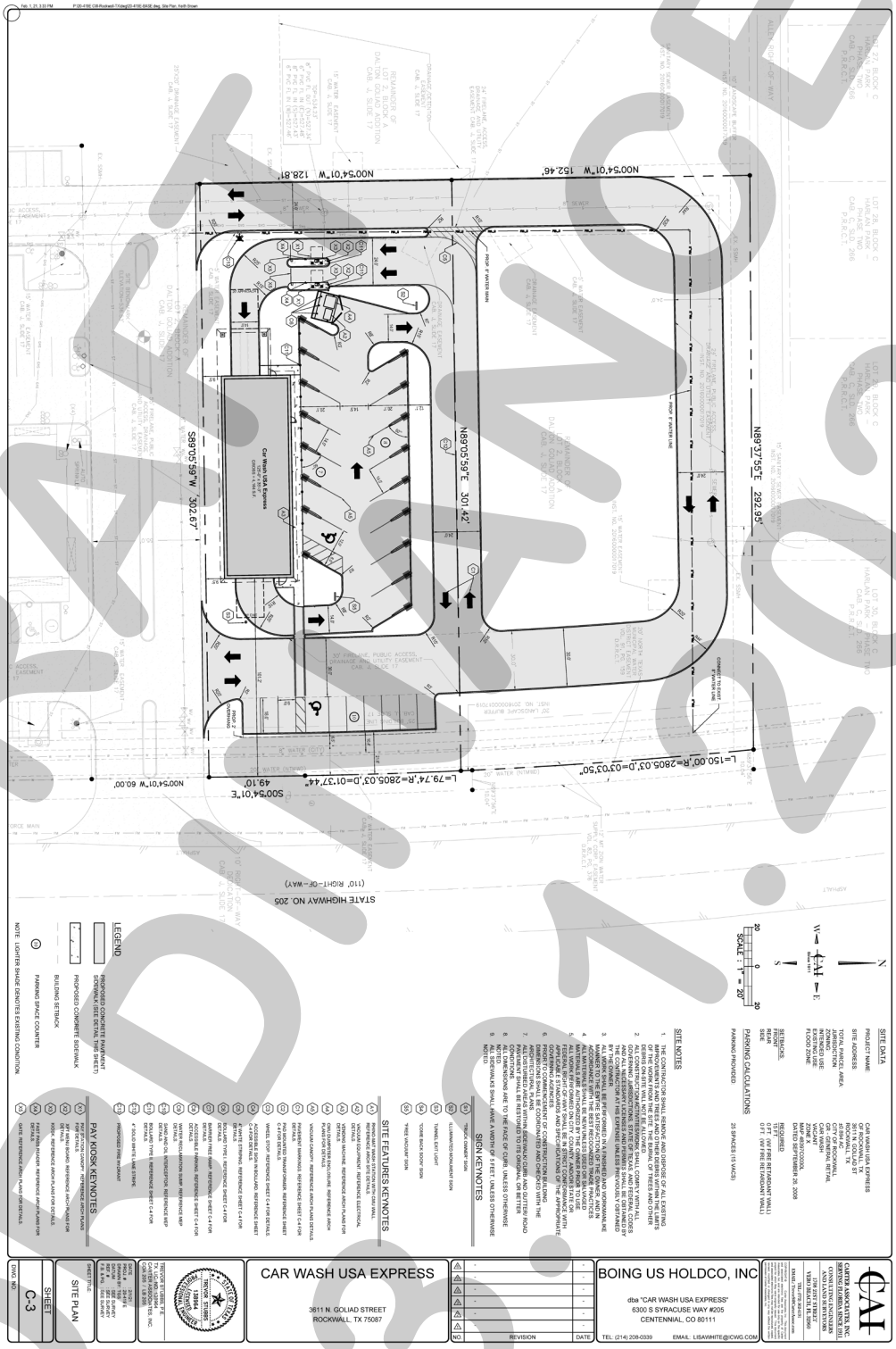


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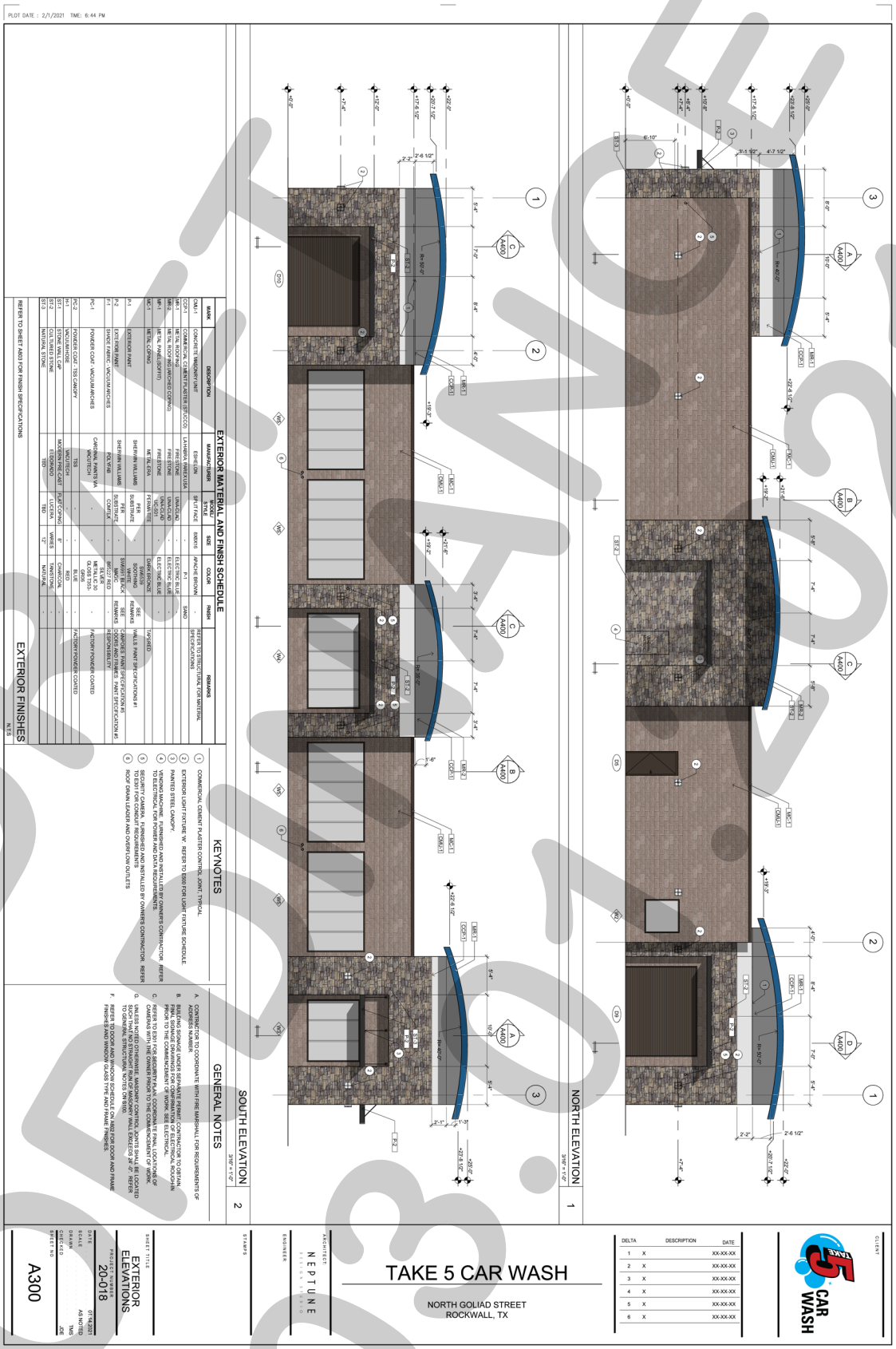
Exhibit 'C'
Building Elevations



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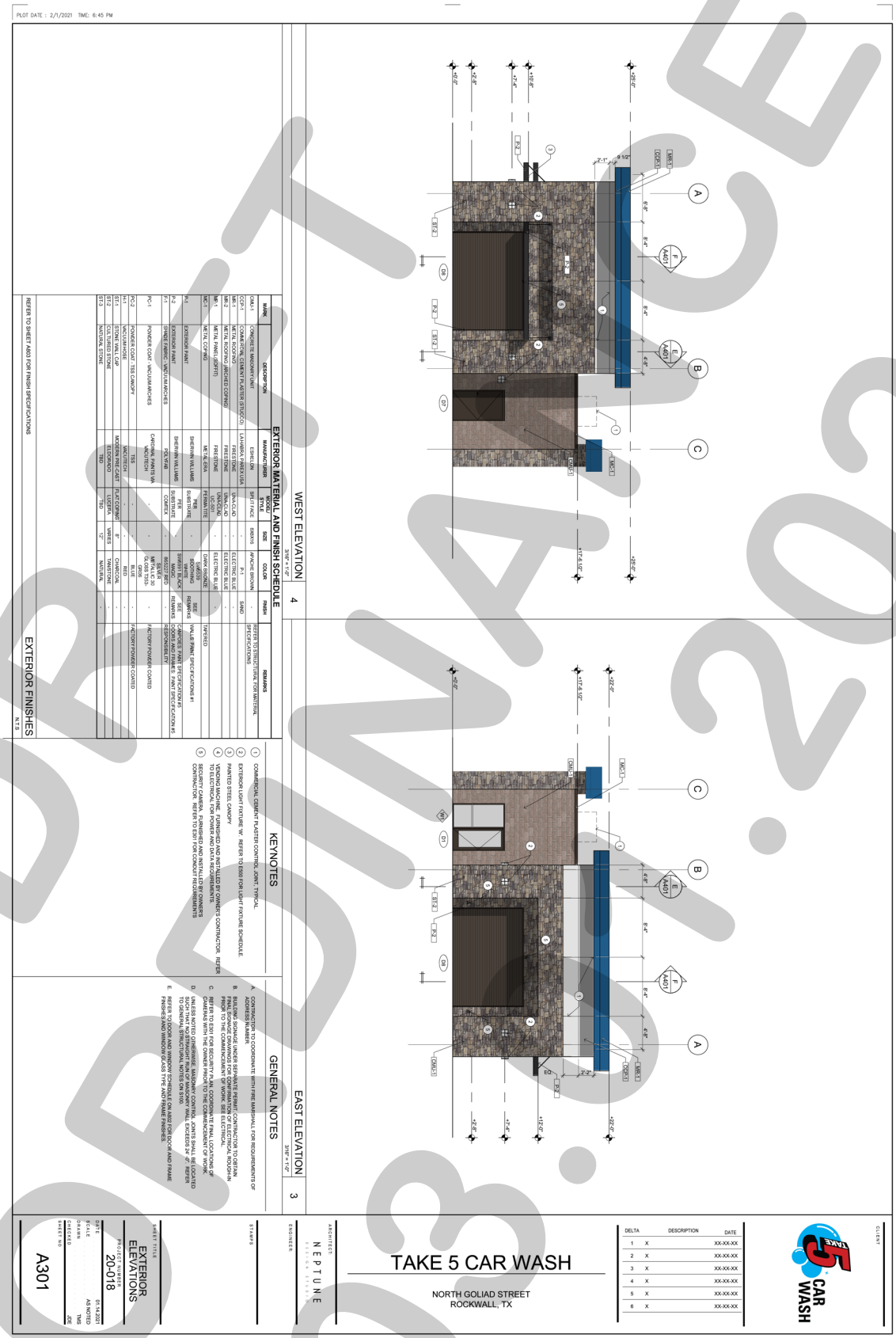


DRAFT 03.05.2021

CITY OF ROCKWALL

CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Mayor and City Council
CC:	Mary Smith, *Interim City Manager* Joey Boyd, *Assistant City Manager* Ryan Miller, *Director of Planning and Zoning*
FROM:	David Gonzales, *Planning and Zoning Manager*
DATE:	March 15, 2021
SUBJECT:	Z2021-002; *Specific Use Permit (SUP) for Self-Service Car Wash at 3611 N. Goliad Street*

On March 1, 2021, the City Council remanded *Case No. Z2021-002* back to the Planning and Zoning Commission for consideration of new evidence (*i.e. Concept Plan and the Sound Study that does not comply with the City's ordinance*) that was provided to the City Council that had not been considered by the Planning and Zoning Commission during the *February 9, 2021* public hearing. On March 9, 2021, the Planning and Zoning Commission held a second public hearing at the direction of City Council for the purpose of re-reviewing the case with the new evidence. Prior to the meeting, staff had reviewed the materials submitted by the applicants for compliance with the Unified Development Code (UDC) and the Municipal Code of Ordinances and provided the Planning and Zoning with a brief synopsis of deficiencies in the documents. A summary of these deficiencies is provided in the attached memorandum that was provided to the Planning and Zoning Commission on *March 9, 2021*. Staff should note that during the public hearing the applicant indicated they are currently working on a new sound study that is specific to the subject property; however, based on the new evidence and the information provided by the applicant, the Planning and Zoning Commission approved a motion to recommend denial of the Specific Use Permit (SUP) by a vote of 5-0 with Commissioners Womble and Deckard absent. Since this case is being recommended for denial, it will require a super-majority vote or six (6) out of the seven (7) members of the City Council for approval. Should the City Council have any questions concerning this case, staff and the applicant will be available at the *March 15, 2021* meeting.

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Planning and Zoning Commission
FROM:	David Gonzales, *Planning and Zoning Manager*
DATE:	March 9, 2021
SUBJECT:	Z2021-002; *Specific Use Permit (SUP) for Self-Service Car Wash at 3611 N. Goliad Street*

On March 1, 2021, the City Council remanded *Case No. Z2021-002* back to the Planning and Zoning Commission. The catalyst for this action, as cited by the City Council, was the submission of additional documentation provided by the applicant that was not considered by the Planning and Zoning Commission, and the realization by staff that the submitted sound studies did not comply with Article IV, *Noise*, of Chapter 16, *Environment*, of the Municipal Code of Ordinances (*this fact was no conveyed to the Planning and Zoning Commission at the time of their consideration*). According to Subsection 02.03, *Procedures for Zoning Applications*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(n)ew matters of evidence not presented to the Planning and Zoning Commission shall not be heard or considered by the City Council … [in] the event new evidence develops between the date of the public hearing by the Planning and Zoning Commission and the hearing of the City Council … the City Council shall refer the zoning change, Specific Use Permit (SUP), or text amendment back to the Planning and Zoning Commission for a further public hearing to consider the new evidence." The applicant has contended that the submitted information was provided in response to the Planning and Zoning Commission's recommendation; however, staff found the exhibits to lack conformance to the City's code requirements. After a conversation with staff the applicant again revised the exhibits and resubmitted them for consideration by the Planning and Zoning Commission. Based on the materials submitted after the City Council meeting, staff has identified the following issues:

(1) *Noise*. According to Section 16-183, *Limits on Environmental Sound Levels*, of the Municipal Code of Ordinances, the highest readings permitted within a commercial or agricultural land use district is 72 dbA (62 dbA ambient) from 7:00 AM to 10:00 PM and 67 dbA (57 dbA ambient) from 10:00 PM to 7:00 AM. According to the sound study for the proposed 10 HP and 15 HP vacuums, the readings for vacuums with and without sound attenuation range between 79.5 dbA and 95.8 dbA (*all of which exceed the City's maximum sound requirements*). In addition, another sound study was submitted that the applicant indicated is from a comparable site in Barrie, Ontario. This study shows that the sound during peak hours (*i.e. 12:32 PM – 1:49 PM)* ranges from 73.2 dbA to 92.1 dbA, which is in excess of the City's maximum sound requirements. Staff should note that this is the same sound study that was originally provided to Planning and Zoning Commission. The applicant has stated that they are providing an updated sound study that will show compliance; however, as of the time of this case memo staff had not received any updates.

(2) *Building Elevations*. The applicant has submitted new buildings elevations showing the incorporation of a pitched roof, which does appear to conform to the *General Overlay District Requirements* stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC); however, the roof is not visible from the front or rear of the building and the elements that remain in these areas do not conform to the articulation requirements stipulated by the *General Commercial District* standards contained in the same article.

(3) *Side Yard Setback*. The minimum side yard setback for a property in a General Retail (GR) District is ten (10) feet. In this case, the applicant's proposed building is 6.8-feet from the southern property line. This is permissible if the applicant incorporates a fire rated wall along the entire southern façade of the proposed building. This is also significant because this would put the tunnel less than ten (10) feet from this property line, and according to the sound study provided by the applicant this is the location that produced the largest dbA value (*i.e. 92.1 dbA*). This means that the proposed development will most likely not be able to meet the City's sound requirements if the building is situated as it is depicted on the concept plan.

(4) *Screening*. The screening plan provided by the applicant do not appear to meet the recommendation provided by the Planning and Zoning Commission. Specifically, the Planning and Zoning Commission asked that the tunnel be screened by three (3) tiered screening (*i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*). These three (3) rows of shrubs are supposed to be stacked in front of each other to create a thick vegetative screen; however, the screening depicted on the concept plan does not show this is being achieved. Staff should also point out that this is primarily due to the parking provided adjacent to SH-205, which only allows a two (2) foot area for the planting of trees and shrubs, and does not provide a sufficient amount of space to provide three (3) tiered screening.

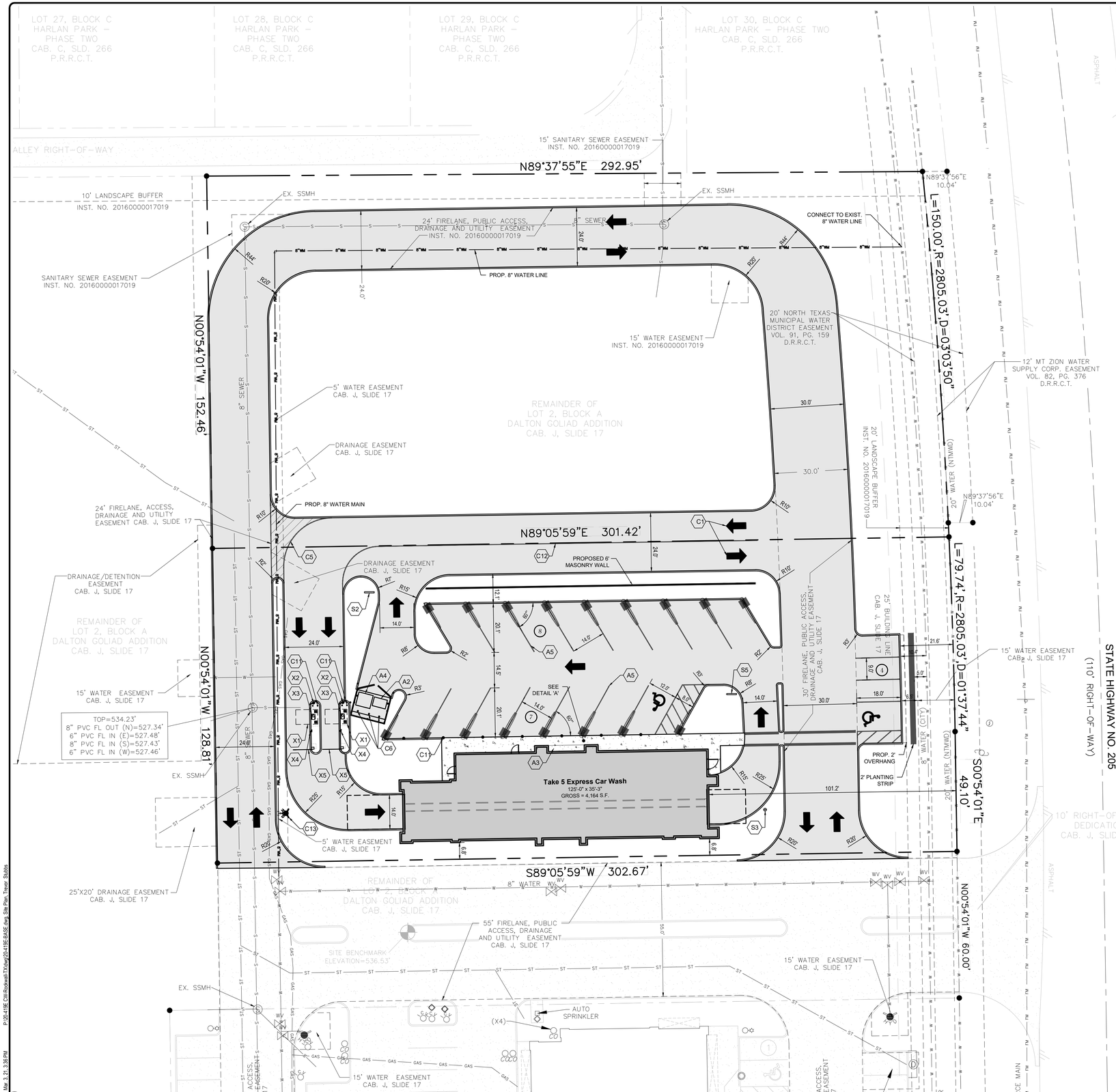
In addition to these deficiencies, the tunnel of the carwash is still not incompliance with the land use requirements stipulated in Article 04, *Permissible Uses*, of the Unified Development Code (UDC). Staff should note that this was specifically cited as an issue for the City Council in their motion to remand the case back to the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning this case, staff and the applicant will be available at the *March 9, 2021* meeting.

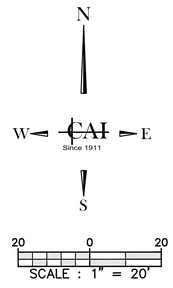
EVERGREEN
DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy, Suite 600
Addison, TX 75001
www.EvergreenDesignGroup.com

Rockwall Car Wash - CONCEPTUAL LANDSCAPE

3611 N. GOLIAD STREET | ROCKWALL, TEXAS

MARCH 4, 2021





SITE DATA

PROJECT NAME:	CAR WASH USA EXPRESS OF ROCKWALL, TX
SITE ADDRESS:	3611 N. GOLLAD ST ROCKWALL, TX
TOTAL PARCEL AREA:	±0.894 AC
JURISDICTION:	CITY OF ROCKWALL
ZONING:	GR - GENERAL RETAIL
INTENDED USE:	CAR WASH
EXISTING USE:	VACANT
FLOOD ZONE:	ZONE X MAP 48397C0030L DATED SEPTEMBER 26, 2008

SETBACKS:	REQUIRED
FRONT	15 FT.
REAR	0 FT. (W/ FIRE RETARDANT WALL)
SIDE	0 FT. (W/ FIRE RETARDANT WALL)

PARKING CALCULATIONS

PARKING PROVIDED: 19 SPACES (15 VACS)

SITE NOTES

1. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS AND TREES AND OTHER DEBRIS WITHIN THE LIMITS OF THE WORK FROM THE SITE. THE BURIAL OF TREES AND OTHER DEBRIS ON-SITE WILL NOT BE ALLOWED.
2. ALL CONSTRUCTION ACTIVITIES/WORK SHALL COMPLY WITH ALL GOVERNING JURISDICTIONS, STATE OF TEXAS, AND FEDERAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
3. ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
4. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.
5. ALL WORK PERFORMED ON CITY, COUNTY, AND/OR STATE OR FEDERAL RIGHT-OF-WAY SHALL BE IN STRICT CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCIES.
6. PRIOR TO COMMENCEMENT OF CONSTRUCTION BUILDING DIMENSIONS SHALL BE COORDINATED AND CHECKED WITH THE ARCHITECTURAL PLANS.
7. ALL DISTURBED AREAS WITHIN SIDEWALK/ CURB AND GUTTER/ ROAD PAVEMENT SHALL BE RESTORED TO ITS ORIGINAL OR BETTER CONDITIONS.
8. ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
9. ALL SIDEWALKS SHALL HAVE A WIDTH OF 5 FEET, UNLESS OTHERWISE NOTED.

SIGN KEYNOTES

S1	"TRUCK OWNER" SIGN
S2	ILLUMINATED MONUMENT SIGN
S3	TUNNEL EXIT LIGHT
S4	"COME BACK SOON" SIGN
S5	"FREE VACUUM" SIGN

PAY KIOSK KEYNOTES

X1	PAY STATION CANOPY. REFERENCE ARCH PLANS FOR DETAILS.
X2	XPT MENU BOARD. REFERENCE ARCH PLANS FOR DETAILS.
X3	KIOSK. REFERENCE ARCH PLANS FOR DETAILS.
X4	FAST PASS READER. REFERENCE ARCH PLANS FOR DETAILS.
X5	GATE. REFERENCE ARCH PLANS FOR DETAILS.

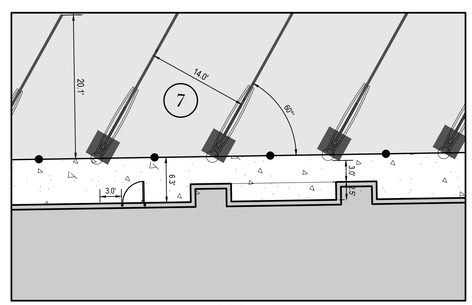
LEGEND

- PROPOSED CONCRETE PAVEMENT SIDEWALK (SEE DETAIL THIS SHEET)
- PROPOSED CONCRETE SIDEWALK
- BUILDING SETBACK
- (10) PARKING SPACE COUNTER

NOTE: LIGHTER SHADE DENOTES EXISTING CONDITION.

SITE FEATURES KEYNOTES

A1	RHINO-MAT WASH STATION WITH CMU WALL. REFERENCE ARCH SITE DETAILS.
A2	VACUUM EQUIPMENT. REFERENCE ELECTRICAL DETAILS.
A3	VENDING MACHINE. REFERENCE ARCH PLANS FOR DETAILS.
A4	CMU DUMPSTER ENCLOSURE. REFERENCE ARCH PLANS FOR DETAILS.
A5	VACUUM CANOPY. REFERENCE ARCH PLANS DETAILS.
C1	PAVEMENT MARKINGS. REFERENCE SHEET C-4 FOR DETAILS.
C2	PAD MOUNTED TRANSFORMER. REFERENCE SHEET C-4 FOR DETAILS.
C3	WHEEL STOP. REFERENCE SHEET C-4 FOR DETAILS.
C4	ACCESSIBLE SIGN IN BOLLARD. REFERENCE SHEET C-4 FOR DETAILS.
C5	4" WHITE STRIPING. REFERENCE SHEET C-4 FOR DETAILS.
C6	BOLLARD TYPE I. REFERENCE SHEET C-4 FOR DETAILS.
C7	BARRIER FREE RAMP. REFERENCE SHEET C-4 FOR DETAILS.
C8	ACCESSIBLE PARKING. REFERENCE SHEET C-4 FOR DETAILS.
C9	WATER RECLAMATION SUMP. REFERENCE MEP DETAILS.
C10	SAND AND OIL INTERCEPTOR. REFERENCE MEP DETAILS.
C11	BOLLARD TYPE II. REFERENCE SHEET C-4 FOR DETAILS.
C12	4" SOLID WHITE LANE STRIPE.
C13	PROPOSED FIRE HYDRANT



DETAIL 'A'
SCALE: 1" = 10'

CAI
CARTER ASSOCIATES, INC.
SERVING FLORIDA SINCE 1911
CONSULTING ENGINEERS AND LAND SURVEYORS
1708 21ST STREET
VERO BEACH, FL 32960
TEL: (772) 562-4191
EMAIL: TrevorS@CarterAssoc.com

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BOING US HOLDCO, INC
dba "CAR WASH USA EXPRESS"
6300 S SYRACUSE WAY #205
CENTENNIAL, CO 80111
TEL: (214) 208-0339 EMAIL: LISAWHITE@ICWG.COM

NO.	REVISION	DATE

TAKE 5 EXPRESS CAR WASH
3611 N. GOLIAD STREET
ROCKWALL, TX 75087

STATE OF TEXAS
TREVOR STUBBS
138964
LICENSED PROFESSIONAL ENGINEER

TREVOR STUBBS, P.E.
TX. LIC. NO. 138964
CARTER ASSOCIATES, INC.
COA 205 / LB 205

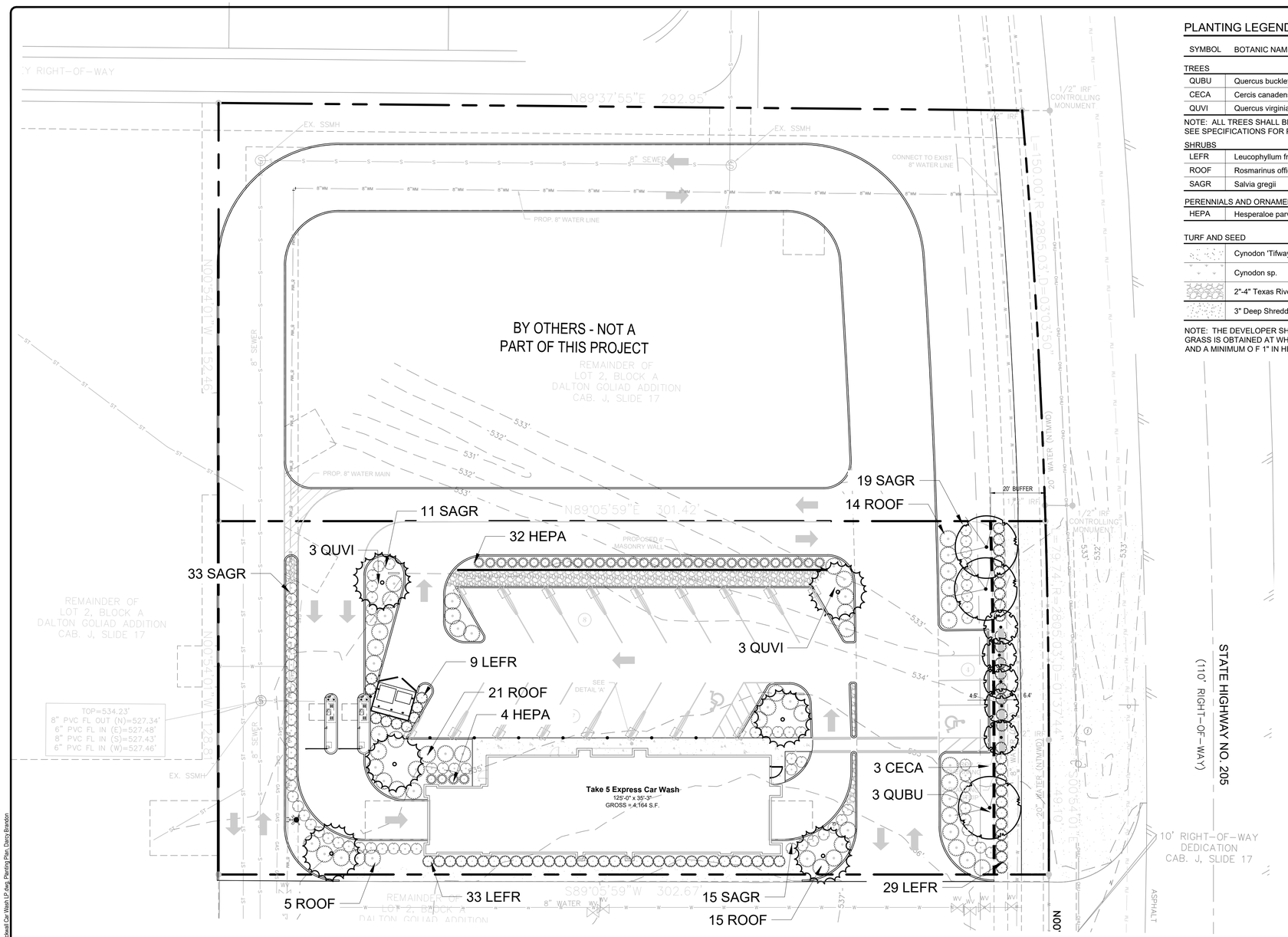
DATE : 3/3/21
PROJ. # : 20-419 E
DRAWN BY: TGS
DATUM : SEE SURVEY
REF. # : SEE SURVEY
F.B. & PG. : SEE SURVEY

SHEET TITLE:
SITE PLAN

SHEET
C-3

DWG. NO:

Mar 3, 21, 3:38 PM P:\20-419E CW\Rockwall TX\dwg\20-419E-BASE.dwg, Site Plan, Trevor Stubbs



PLANTING LEGEND

SYMBOL	BOTANIC NAME	COMMON NAME	MIN. SIZE	SPACING	QUANTITY	REMARKS
TREES						
QUBU	Quercus buckleyi	Texas Red Oak	4" cal., 12'-15" high	Per plan	3	
CECA	Cercis canadensis 'Texana'	Texas Redbud	1.5" cal., 4'-6' high	Per plan	5	
QUVI	Quercus virginiana	Live Oak	4" cal., 12'-15' high	Per plan	6	
NOTE: ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.						
SHRUBS						
LEFR	Leucophyllum frutescens	Texas Sage	5 gallon	4' o.c.	74	
ROOF	Rosmarinus officinalis 'Prostratus'	Prostrate Rosemary	5 gallon	6' o.c.	55	
SAGR	Salvia gregii	Autumn Sage	5 gallon	3' o.c.	72	
PERENNIALS AND ORNAMENTAL GRASSES						
HEPA	Hesperaloe parviflora	Red Yucca	1 gallon	3' o.c.	36	
TURF AND SEED						
	Cynodon 'Tifway 419'	Tifway Hybrid Bermuda Grass	Sod	- - -	- - -	
	Cynodon sp.	Common Bermuda Grass	Hydromulch	- - -	- - -	
	2"-4" Texas River Cobble, 3" Deep				- - -	
	3" Deep Shredded Wood Mulch					

NOTE: THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SODDED AREA, INCLUDING WATERING, UNTIL A PERMANENT STAND OF GRASS IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A STAND OF GRASS SHALL CONSIST OF 75%-80% COVERAGE AND A MINIMUM O F 1" IN HEIGHT AS DETERMINED BY THE CITY.

LANDSCAPE STANDARDS

05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL

REQ. ABUTTING A PUBLIC RIGHT-OF-WAY:	10' WIDE LANDSCAPE BUFFER W/ GROUND COVER, BERM, AND SHRUBBERY 30" HIGH + 1 CANOPY TREE & 1 ACCENT TREE PER 50 LIN. FEET OF FRONTAGE
N. SH-205 OVERLAY ZONE: ±129' OF STREET FRONTAGE	20' WIDE BUFFER REQUIRED W/ 2 CANOPY & 4 ACCENT TREES PER 100' OF FRONTAGE
PROVIDED 20' BUFFER - SH 205.:	GROUND COVER, SHRUBS, 3 OAKS, 5 REDBUDS

05.02 LANDSCAPE SCREENING

REQ. HEADLIGHT SCREENING	HEAD-IN PARKING ADJ. TO STREET SHALL INCORP. MIN. 2' BERM W/ MATURE EVERGREEN SHRUBS ALONG ENTIRE PARKING AREAS
PROVIDED SCREENING	TEXAS SAGE SHRUBS PROVIDED IN FRONT OF PARKING SPACES LOCATED ALONG STREET FRONTAGES

05.03 LANDSCAPE REQUIREMENTS - COMMERCIAL (C) DISTRICT

TOTAL SITE AREA:	38,952 SF
LANDSCAPE AREA REQUIRED TOTAL SITE:	7,790.4 SF (20%)
LANDSCAPE PROVIDED, TOTAL SITE:	10,528 SF (27%)
LOCATION OF LANDSCAPING:	MIN. 50% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.
MIN. SIZE OF AREAS	ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA
DETENTION BASINS	NONE PROPOSED
PARKING LOT LANDSCAPING	MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF THE PARKING LOT AREA.
PROPOSED PARKING AREA:	7,950 SF
REQ. PARKING LOT LANDSCAPING:	398 SF
PROPOSED PARKING LOT LANDSCAPING;	3,727 SF
	REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK

GENERAL GRADING AND PLANTING NOTES

1. BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
2. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
3. IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
   a. BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +/-0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
   b. CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
   c. THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (**BASED ON A SOIL TEST**, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
   d. ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   e. ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
   f. SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
4. ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
   a. THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES; PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
   b. **NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT.** IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
   c. THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
5. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
6. SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

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Since 1911
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20 0 20
SCALE : 1" = 20'

03/04/2021

EVERGREEN DESIGN GROUP
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15455 Dallas Pkwy., Ste 600
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www.EvergreenDesignGroup.com

CARTER ASSOCIATES, INC.
SERVING FLORIDA SINCE 1911
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BOING US HOLDCO, INC
dba "CAR WASH USA EXPRESS"
6300 S SYRACUSE WAY #205
CENTENNIAL, CO 80111
TEL: (214) 208-0339 EMAIL: LISAWHITE@ICWG.COM

NO	REVISION	DATE
1		
2		
3		
4		
5		
6		

CAR WASH USA EXPRESS
3611 N. GOLIAD STREET
ROCKWALL, TX 75087

TREVOR STUBBS, P.E.
TX. LIC. NO. 138964
CARTER ASSOCIATES, INC.
COA 205 / LB 205

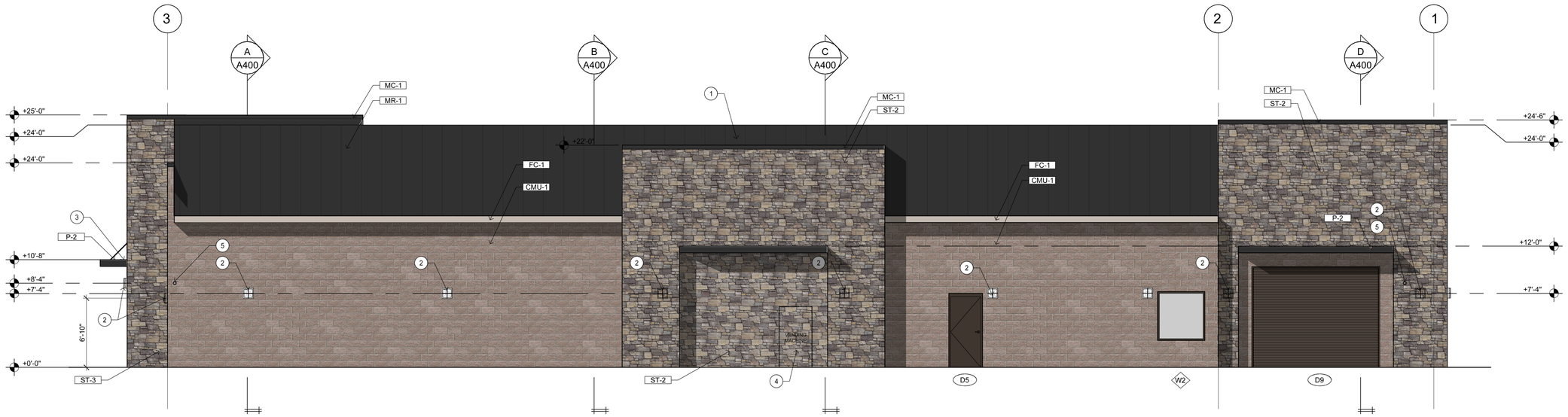
DATE : 3/4/21
PROJ. # : 20-419 E
DRAWN BY: TGS
DATUM : SEE SURVEY
REF. # : SEE SURVEY
F.B. & PG. : SEE SURVEY

SHEET TITLE:
LANDSCAPE PLANTING PLAN

SHEET
LP-1

DWG. NO:

C:\Users\tstory\Documents\0BIL\A_PROJECTS\2021\Exs\Rockwall Car Wash - Rockwall_R\Rockwall Car Wash LP.dwg, Planting Plan, Darcy Branton
Mar 4, 21, 10:17 PM



NORTH ELEVATION 1

3/16" = 1'-0"

SOUTH ELEVATION 2

3/16" = 1'-0"

EXTERIOR MATERIAL AND FINISH SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL/ STYLE	SIZE	COLOR	FINISH	REMARKS
CMU-1	CONCRETE MASONRY UNIT	ESHELON	SPLIT FACE	8X8X16	APACHE BROWN	-	REFER TO STRUCTURAL FOR MATERIAL SPECIFICATIOINS
MR-1	METAL ROOFING	FIRESTONE	UNA-CLAD	-	CHARCOAL GRAY	-	
FC-1	ROOF FASCIA	JAMES HARDIE	HARDI	-	CREAM	-	
MP-1	METAL PANEL(SOFFIT)	FIRESTONE	UNA-CLAD UC-501	-	ELECTRIC BLUE	-	
MC-1	METAL COPING	METAL-ERA	PERMA-TITE		DARK BRONZE		TAPERED
P-1	EXTERIOR PAINT	SHERWIN WILLIAMS	PER SUBSTRATE	-	SW6539 SOOTHING WHITE	SEE REMARKS	WALLS: PAINT SPECIFICATIONS #1
P-2	EXTERIOR PAINT	SHERWIN WILLIAMS	PER SUBSTRATE	-	SW6991 BLACK MAGIC	SEE REMARKS	CANPOIES: PAINT SPECIFICATION #5 DOORS AND FRAMES: PAINT SPECIFICATION #5
F-1	SHADE FABRIC - VACUUM ARCHES	POLYFAB	COMTEX	-	865227 RED	-	RESPONSIBILITY
PC-1	POWDER COAT - VACUUM ARCHES	CARDINAL PAINTS VIA VACUTECH	-	-	SILVER METALLIC 30 GLOSS T353-GR06	-	FACTORY POWDER COATED
PC-2	POWDER COAT - TSS CANOPY	TSS	-	-	BLUE	-	FACTORY POWDER COATED
H-1	VACUUM HOSE	VACUTECH	-	-	RED	-	
ST-1	STONE WALL CAP	MODERN PRE-CAST	FLAT COPING	8"	CHARCOAL	-	
ST-2	CULTURED STONE	ELDORADO	LUCERA	VARIES	TAN/STONE	-	
ST-3	NATURAL STONE	TBD	TBD	12"	NATURAL	-	

REFER TO SHEET A803 FOR FINISH SPECIFICATIONS

EXTERIOR FINISHES

N.T.S

KEYNOTES

1. METAL ROOF 6:12 PITCH
2. EXTERIOR LIGHT FIXTURE 'W'. REFER TO E500 FOR LIGHT FIXTURE SCHEDULE.
3. PAINTED STEEL CANOPY.
4. VENDING MACHINE. FURNISHED AND INSTALLED BY OWNER'S CONTRACTOR. REFER TO ELECTRICAL FOR POWER AND DATA REQUIREMENTS.
5. SECURITY CAMERA. FURNISHED AND INSTALLED BY OWNER'S CONTRACTOR. REFER TO E301 FOR CONDUIT REQUIREMENTS
6. ROOF DRAIN LEADER AND OVERFLOW OUTLETS

GENERAL NOTES

A. CONTRACTOR TO COORDINATE WITH FIRE MARSHALL FOR REQUIREMENTS OF ADDRESS NUMBER.

B. BUILDING SIGNAGE UNDER SEPARATE PERMIT. CONTRACTOR TO OBTAIN FINAL SIGNAGE DRAWINGS FOR CONFIRMATION OF ELECTRICAL ROUGH-IN PRIOR TO THE COMMENCEMENT OF WORK. SEE ELECTRICAL.

C. REFER TO E301 FOR SECURITY PLAN. COORDINATE FINAL LOCATIONS OF CAMERAS WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.

G. UNLESS NOTED OTHERWISE, MASONRY CONTROL JOINTS SHALL BE LOCATED SUCH THAT NO STRAIGHT RUN OF MASONRY WALL EXCEEDS 24' -0". REFER TO GENERAL STRUCTURAL NOTES ON S100.

F. REFER TO DOOR AND WINDOW SCHEDULE ON A802 FOR DOOR AND FRAME FINISHES AND WINDOW GLASS TYPE AND FRAME FINISHES.

CLIENT

TAKE 5 CAR WASH

NORTH GOLIAD STREET
ROCKWALL, TX

DELTA	DESCRIPTION	DATE
1	X	XX-XX-XX
2	X	XX-XX-XX
3	X	XX-XX-XX
4	X	XX-XX-XX
5	X	XX-XX-XX
6	X	XX-XX-XX

ARCHITECT:

NEPTUNE DESIGN STUDIO

ENGINEER:

STAMPS

SHEET TITLE

EXTERIOR ELEVATIONS

PROJECT NUMBER

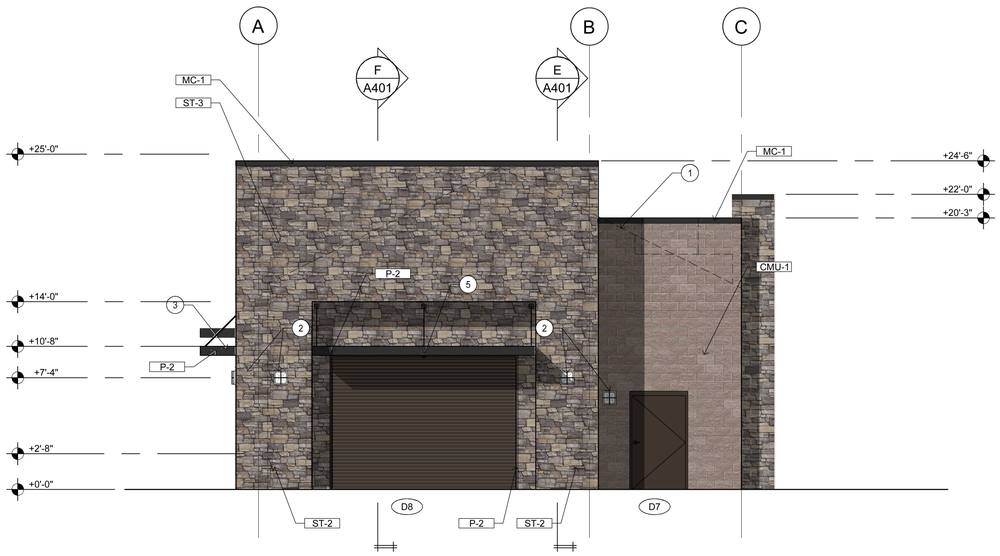
20-018

DATE 01.14.2021
SCALE AS NOTED
DRAWN TMS
CHECKED JDE

SHEET NO

A300

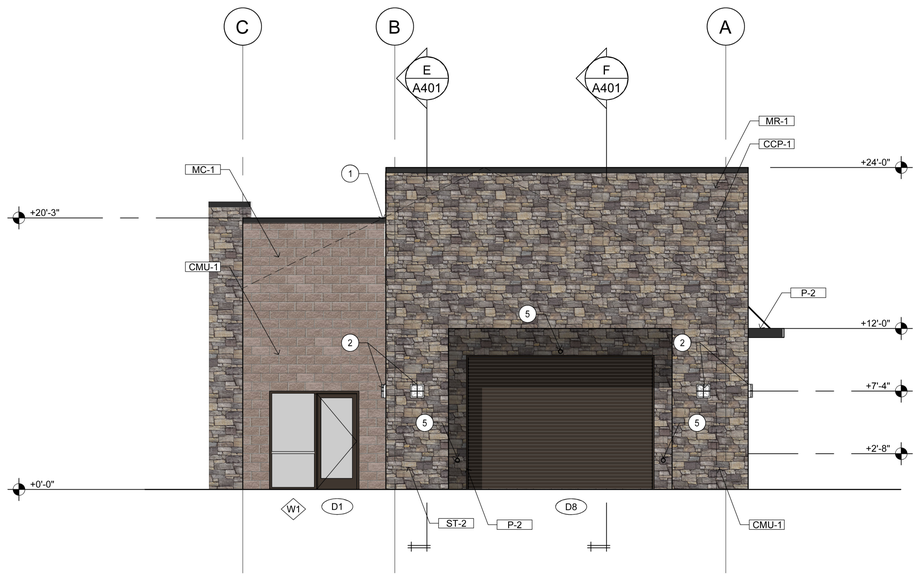
PLOT DATE : 3/4/2021 TIME: 9:53 PM



WEST ELEVATION

3/16" = 1'-0"

4



EAST ELEVATION

3/16" = 1'-0"

3

EXTERIOR MATERIAL AND FINISH SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL/ STYLE	SIZE	COLOR	FINISH	REMARKS
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FC-1	ROOF FASCIA	JAMES HARDIE	HARDI	-	CREAM	-	
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PC-1	POWDER COAT - VACUUM ARCHES	CARDINAL PAINTS VIA VACUTECH	-	-	SILVER METALLIC 30 GLOSS T353-GR06	-	FACTORY POWDER COATED
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H-1	VACUUM HOSE	VACUTECH	-	-	RED	-	
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ST-2	CULTURED STONE	ELDORADO	LUCERA	VARIES	TAN/STONE	-	
ST-3	NATURAL STONE	TBD	TBD	12"	NATURAL	-	

REFER TO SHEET A803 FOR FINISH SPECIFICATIONS

EXTERIOR FINISHES

N.T.S

KEYNOTES

1. METAL ROOF PITCH 6:12.
2. EXTERIOR LIGHT FIXTURE 'W'. REFER TO E500 FOR LIGHT FIXTURE SCHEDULE.
3. PAINTED STEEL CANOPY
4. VENDING MACHINE. FURNISHED AND INSTALLED BY OWNER'S CONTRACTOR. REFER TO ELECTRICAL FOR POWER AND DATA REQUIREMENTS.
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C. REFER TO E301 FOR SECURITY PLAN. COORDINATE FINAL LOCATIONS OF CAMERAS WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.

D. UNLESS NOTED OTHERWISE, MASONRY CONTROL JOINTS SHALL BE LOCATED SUCH THAT NO STRAIGHT RUN OF MASONRY WALL EXCEEDS 24' -0". REFER TO GENERAL STRUCTURAL NOTES ON S100.

E. REFER TO DOOR AND WINDOW SCHEDULE ON A802 FOR DOOR AND FRAME FINISHES AND WINDOW GLASS TYPE AND FRAME FINISHES.

CLIENT

DRIVE 5 CAR WASH

DELTA	DESCRIPTION	DATE
1	X	XX-XX-XX
2	X	XX-XX-XX
3	X	XX-XX-XX
4	X	XX-XX-XX
5	X	XX-XX-XX
6	X	XX-XX-XX

TAKE 5 CAR WASH

NORTH GOLIAD STREET
ROCKWALL, TX

ARCHITECT:

NEPTUNE
DESIGN STUDIO

ENGINEER:

STAMPS

SHEET TITLE

EXTERIOR ELEVATIONS

PROJECT NUMBER
20-018

DATE 01.14.2021
SCALE AS NOTED
DRAWN TMS
CHECKED JDE

SHEET NO

A301

PLOT DATE : 3/4/2021 TIME: 9:58 PM

CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO:	Mayor and City Council
DATE:	March 1, 2021
APPLICANT:	Lisa White; *Boing US HoldCo, Inc*.
CASE NUMBER:	Z2021-002; *Specific Use Permit (SUP) for Self-Service Carwash at 3611 N. Goliad Street*

SUMMARY

Hold a public hearing to discuss and consider a request by Lisa White of Boing US HoldCo, Inc. on behalf of Donald L. Silverman of Rockwall 205-552, LLC for the approval of a *Specific Use Permit (SUP)* for *Self-Service Carwash and Auto Detail* on a 0.89-acre tract of land identified as a portion of Lot 2, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3611 N. Goliad Street [*SH-205*], and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on November 7, 1983 by *Ordinance No. 83-57*. Based on the City's historic zoning maps the subject property was rezoned from an Agricultural (AG) District to a General Retail (GR) District at some point between November 7, 1983 and December 7, 1993. On February 15, 2016, the City Council approved a preliminary plat [*Case No. P2016-004*] for Lots 1-6, Block A, Dalton Goliad Addition. This approval was followed by a final plat [*Case No. P2016-034*], which was approved by the City Council on August 1, 2016. This final plat created Lots 1-3, Block A, Dalton Goliad Addition. On December 4, 2017, the City Council approved a replat [*i.e. Case No. P2017-062*] subdividing Lot 2, Block A into Lots 4 & 5, Block A and establishing the subject property (*i.e. Lot 4, Block A, Dalton Goliad Addition*); however, this replat was never filed. Prior to the replat, a Specific Use Permit (SUP) [*SUP #S-171; Ordinance No. 17-39*; *Case No. Z2017-029*] was approved by the City Council on August 7, 2017. This approval allowed a *Restaurant, Greater Than 2,000 SF with a Drive-Through or Drive-In* (*i.e. Freddy's Frozen Custard*) on the subject property. On September 12, 2017, the Planning and Zoning Commission approved a site plan [*Case No. SP2017-024*] for the proposed restaurant; however, the restaurant was never constructed, and the site plan and Specific Use Permit (SUP) have since expired. On December 7, 2020, the City Council approved a conveyance plat [*i.e. Case No. P2020-048*] for the purpose of subdividing one (1) lot (i.e. *Lot 2, Block A, Dalton Goliad Addition*) into four (4) lots (*i.e. Lots 4-7, Block A, Dalton Goliad Addition*) to convey property. This conveyance plat established the subject property as Lot 5, Block A, Dalton Goliad Addition. The subject property is currently vacant.

PURPOSE

The applicant, is requesting the approval of a Specific Use Permit (SUP) to allow for a *Self-Service Carwash* on the subject property in accordance with the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is located at 3611 N. Goliad Street [*SH-205*]. The land uses adjacent to the subject property are as follows:

North: Directly north and adjacent to the subject property is a vacant 1.033-acre parcel of land (*i.e. Lot 4, Block A, Dalton Goliad Addition*). Beyond this is a single-family residential subdivision, consisting of 30 single-family residential lots, and being identified as Harlan Park, Phase 2 Addition. Beyond this is Harlan Park, Phase 1 Addition, which consists of 65 single-family residential lots. Both of these subdivisions are zoned Single-Family 10 (SF-10) District.

South: Directly south of the subject property are Lots 1, 3, & 6, Block A, Dalton Goliad Addition. Lot 3 is currently occupied by a strip retail center with several tenants (*i.e. Marco's Pizza, Hittson Dental, and Venice Nail Salon*). Adjacent to and south of the strip center is Lot 1, which is occupied with an Aldi's Grocery Store. These properties are zoned General Retail (GR) District. South of this is Dalton Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Free Methodist Church, which is zoned Single-Family 16 (SF-16) District.

East: Directly east of the subject property is N. Goliad Street [*SH-205*], 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 is the corporate limits of the City followed by properties in the City's Extraterritorial Jurisdiction (ETJ) that have existing single-family homes situated on them. Adjacent to and south of this area is a Sonic Drive-In and 7-Eleven convenience store, which are situated within the City limits and are zoned General Retail (GR) District.

West: Directly west of the subject property is a vacant 2.402-acre parcel of land (*i.e. Lot 6, Block A, Dalton Goliad Addition*). This property is zoned General Retail (GR) District. Beyond this is the Nebbie Williams Elementary School, which is situated on a 11.599-acre parcel of land (*i.e. Lot 1, Block A, Rockwall School North Addition*). This property is zoned Single-Family 10 (SF-10) District.

CHARACTERISTICS OF THE REQUEST

The applicant has submitted an application, concept plan, and building elevations depicting the layout of a ~4,164 SF *Self-Service Carwash*. The proposed carwash will consist of a single entrance tunnel, 15 vacuum stalls, and ten (10) parking spaces. Based on the concept plan, the carwash tunnel will be oriented so that the exit of the tunnel will be facing onto N. Goliad Street, with the building being setback ~101-feet from the public right-of-way. Staff should point out that the carwash will be located within 300-feet of both the Harlan Park Subdivision and Nebbie Williams Elementary School. Based on this staff is requesting that the applicant provide additional landscaping for sound attenuation. These have been included in the draft ordinance as operational conditions should the SUP be approved. The landscaping for the subject property will be considered at the time of site plan.

CONFORMANCE TO THE CITY'S CODES

According to the *Permissible Use Charts* contained in Article 04, *Permissible Uses*, of the Unified Development Code (UDC) a *Self Service Car Wash* requires a Specific Use Permit (SUP) in the General Retail (GR) District. In addition, Subsection 02.03.(H)(4), *Conditional Land Use Standards*, of Article 04, *Permissible Use Charts*, of the Unified Development Code (UDC) also provides the following requirements relating to regulating the land use:

(a) Entrances and exits to the car wash shall not directly face any public right-of-way.
(b) The carwash shall be set back a minimum of 50-feet from any street frontage.

In this case, the submitted concept plan indicates the exit of the carwash tunnel will be directly facing N. Goliad Street, which is not in compliance with the land use conditions required for this land use in the Unified Development Code (UDC). Staff should point out that a similar orientation for a *full-service carwash* was approved by the Planning and Zoning Commission along N. Goliad Street; however, staff is should note that in that case the proposed carwash was [*1*] situated in a Commercial (C) District with no adjacent residentially zoned or used land, [*2*] primarily situated behind a standalone structure that served as the point of sale, and [*3*] that incorporated heavy screening along the *SH-205* frontage. In this case, no mitigating measures are being proposed. In addition, staff should point out that due to existing easements along SH-205, increased landscape screening cannot be provided in front of the tunnel in the landscape buffer.

According to Subsection 01.06(A), *Residential Adjacency Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he general objectives of residential adjacency standards are to preserve and protect the integrity, enjoyment and property values of residential neighborhoods within the City of Rockwall, through the establishment of standards for certain nonresidential uses that may impact surrounding residential land uses." This section goes on to state that the residential adjacency standards are to be applied to a carwash when it is adjacent to or within 150-feet of a residential district boundary. In this case, the applicant replatted the property (*i.e. Case No. P2020-048*) so that the carwash is more than 150-

feet from the adjacent residential zoning districts (*i.e. ~152-feet from the Harlan Park Subdivision and ~173-feet from Nebbie Williams Elementary School*); however, Subsection 01.06(D)(6)(a) this section of the Unified Development Code (UDC) grants the Planning and Zoning Commission the ability to require wing walls, landscape screens, changes in building orientation, and/or other design elements to screen and minimize the impact of the proposed land use. Although the subject property is in compliance with the 150-foot distance requirement, staff has requested that the applicant provide additional landscape screening adjacent to the northern and western property lines to provide screening and sound attenuation. Staff should also point out that the applicant has provided staff a noise assessment for the carwash and vacuum bays. With this being said, the determination of if the landscaping is sufficient screening/sound attenuation remains a discretionary decision for the Planning and Zoning Commission and City Council.

With the exception of these items the concept plan appears to meet the design requirements for the General Retail (GR) District. Staff should note that the submitted building elevations ***do not*** appear to meet the minimum standards of the N. SH-205 Overlay (N. SH-205 OV) District and will need to be reviewed by the Architectural Review Board (ARB) and Planning and Zoning Commission at the time of site plan.

STAFF ANALYSIS

The intent of the General Retail (GR) District is to provide limited retail and service uses for nearby residential neighborhoods. Development in these areas should not include intensive commercial land uses that carry large volumes of retail traffic. Developments should also be adequately buffered and screened from residential land uses. Since the General Retail (GR) District is located close to residential areas, the development standards are typically more stringent and similar to the Residential-Office (RO) and Neighborhood Services (NS) Districts. All of these districts are intended to create a transition from the adjacent residential neighborhoods to less intense non-residential land uses. According to the *ITE Trip Generation Rates* (*9th Edition*) a carwash carries around 108 weekday trips, which makes it a medium to low traffic generator; however staff should point out that -- *with the exception of one (1) self-service car wash that was built in 1992 according to the Rockwall Central Appraisal District* -- no other carwashes (*self-service or full-service*) have been constructed in a General Retail (GR) District. The four (4) standalone carwashes (*i.e. Horizon Car Wash, Hacienda Car Wash, Speedy Bee Car Wash, and Carmel Car Wash*) are all located within a Commercial (C) District, which allows both a self-service and full-service carwash *by-right*. With all of this being said, any request for a Specific Use Permit (SUP) is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On January 22, 2021, staff mailed 40 notices to property owners and residents within 500-feet of the subject property. Staff also notified the Castle Ridge, Harlan Park, and Rockwall Shores Homeowner's Association (HOA), which are the only Homeowner's Associations (HOA's)/Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received the following:

(1) Four (4) property owner notifications and one (1) email from property owners within the notification area (*i.e. within the 500-foot buffer*) opposed to the applicant's request.
(2) Two (2) emails from property owners within the Homeowner's Association (HOA) notification area (*i.e. within the 1,500-foot buffer*) opposed to the applicant's request.

CONDITIONS OF APPROVAL

If the City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) for a *Self-Service Carwash* on the subject property, then staff would propose the following conditions of approval:

(1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:

    (a) The *Self-Service Carwash* facility shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* and the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance;

(b) No outside display of merchandise or outside storage (*e.g. ice machine, propane cage, vending machines, and DVD rental kiosk*) shall be allowed on the *subject property*; with the exception of vending machines that are integrated into the façade of the building.

(c) Additional landscaping (*i.e. trees and shrubs*) shall be required adjacent to the vacuum bays to provide additional sound attenuation for the residential subdivision north of the *subject property*; and

(d) The exit tunnel of the *Self-Service Carwash* facility shall be screened from N. Goliad Street [*i.e. SH-205*] utilizing landscape screening (*e.g. trees, pampas grass, etc*.) and a berm; and,

(2) Any construction resulting from the approval of this zoning change shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION

On February 9, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) allowing for a *Self-Service Carwash* subject to the conditions of approval and the following additional recommendations:

(1) A masonry screening wall a minimum of six (6) feet in height be constructed adjacent to the northern property line of the subject property.
(2) Three (3) tiered screening (*i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) be incorporated in front of the carwash to screen the tunnel and vacuum bays adjacent to the eastern property line of the subject property.

This motion passed by a vote of 5-0, with Commissioners Moeller and Welch absent. Staff has incorporated these recommendations into the draft ordinance for the City Council's consideration.

DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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]
[X] 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	To Be Determined				
Subdivision	Dalton Goliad Addition	Lot	2	Block	A
General Location	NW Corner of Dalton RD and N Goliad Street (Lot North of Existing Development)				

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	General Retail (SH205 Overlay)	Current Use	Vacant		
Proposed Zoning	General Retail (SH205 Overlay)	Proposed Use	Car Wash		
Acreage	0.89 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	Rockwall 205-552 LLC	[ ] Applicant	BOING US HOLDCO, INC.
Contact Person	Donald L. Silverman	Contact Person	Lisa White
Address	4622 Maple Ave #200	Address	6300 S Syracuse Way #205
City, State & Zip	Dallas, Tx 75219	City, State & Zip	Centennial, CO 80111
Phone	972-980-8807	Phone	214-208-0339
E-Mail	DSilverman@MQcompanies.com	E-Mail	Lisawhite@ICWG.com

NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of $_____, to cover the cost of this application, has been paid to the City of Rockwall on this the 14th day of January, 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."

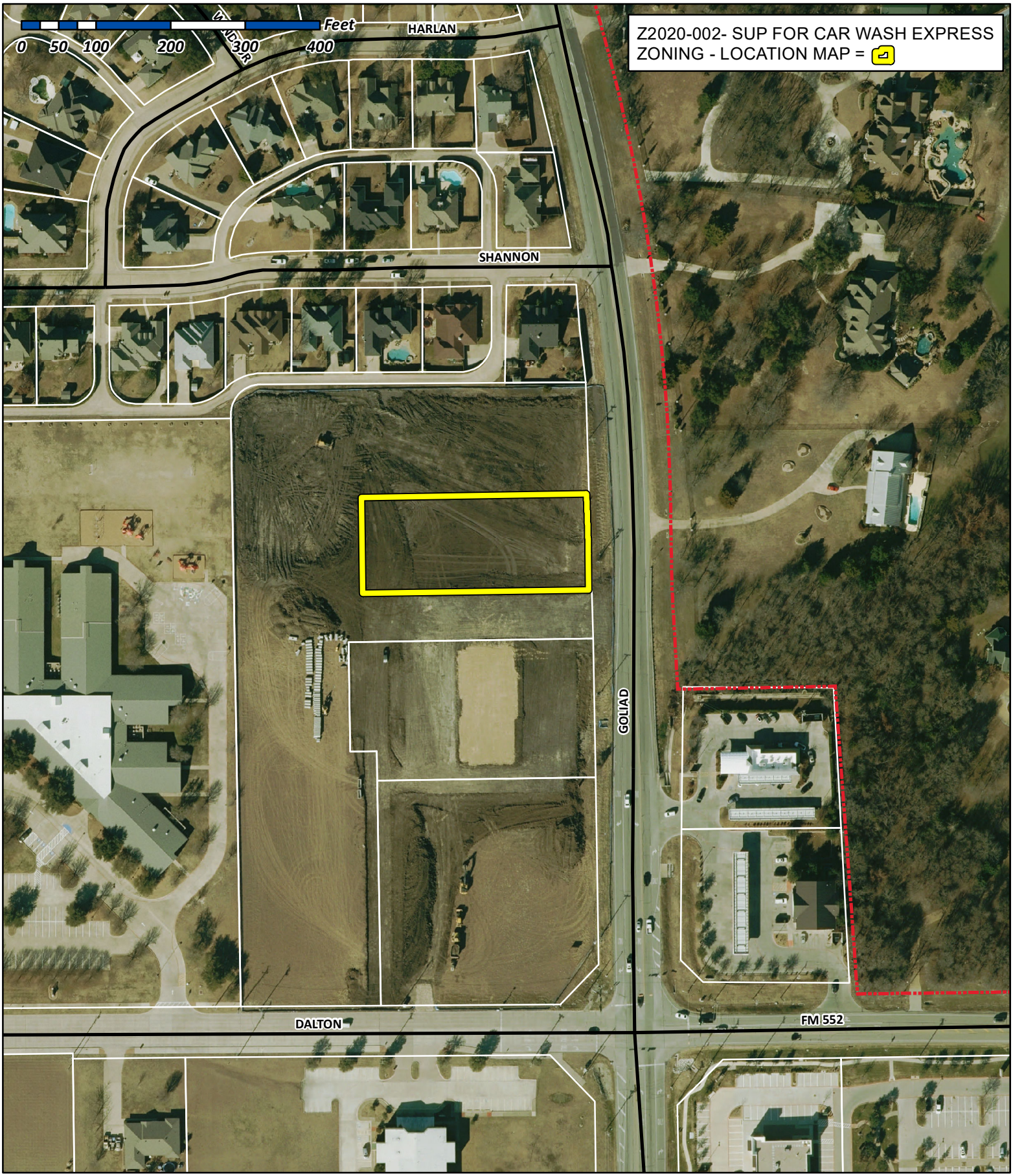
Given under my hand and seal of office on this the 14th *day of* January, *20* 21.

Owner's Signature D Silverman

Notary Public in and for the State of Texas Susan Cooper

SUSAN COOPER NOTARY PUBLIC STATE OF TEXAS ID# 124195782 EXPIRES 2022

My Commission Expires



City of Rockwall

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

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

City of Rockwall

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Rockwall, Texas 75087
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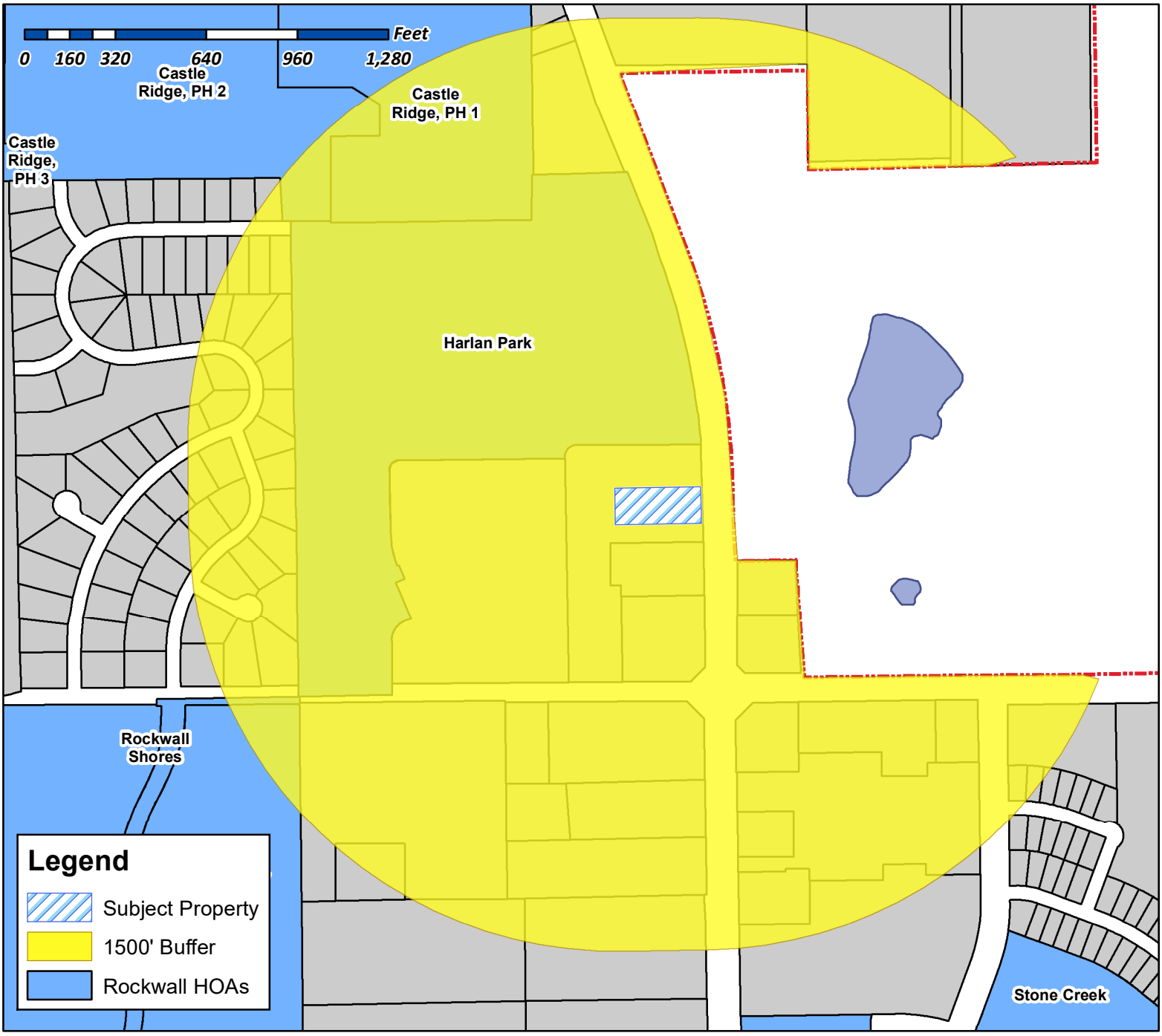
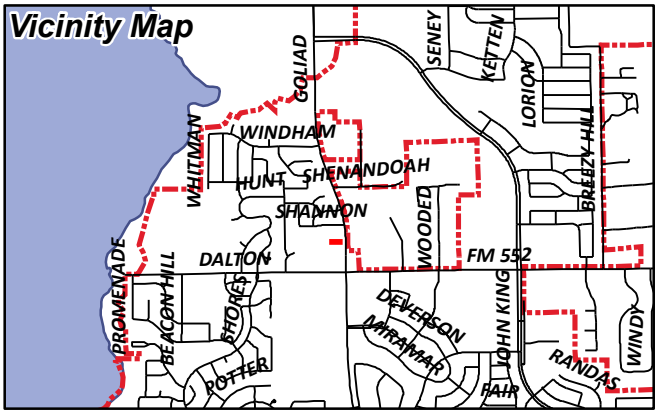


Case Number: Z2021-002
Case Name: SUP for Car Wash
Case Type: Zoning
Zoning: General Retail (GR) District
Case Address: 3611 N. Goliad Street

Date Created: *1/19/2021*
For Questions on this Case Call (972) 771-7745



From: Gamez, Angelica
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-002]
Date: Friday, January 22, 2021 9:00:06 AM
Attachments: Public Notice (01.19.2021).pdf
HOA Map Z2021-002.pdf

HOA/Neighborhood Association Representative:

Per your participation in the Neighborhood Notification Program, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on January 29, 2021. The Planning and Zoning Commission will hold a public hearing on Tuesday, February 9, 2021 at 6:00 PM, and the City Council will hold a public hearing on Tuesday, February 16, 2021 at 6:00 PM. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2021-002 SUP for a Full Service Car Wash & Auto Detail
Hold a public hearing to discuss and consider a request by Lisa White of Boing US HoldCo, Inc. on behalf of Donald L. Silverman of Rockwall 205-552, LLC for the approval of a Specific Use Permit (SUP) for Full Service Car Wash and Auto Detail on a 0.89-acre tract of land identified as a portion of Lot 2, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3611 N. Goliad Street [SH-205], and take any action necessary.

Thank you,

Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

City of Rockwall

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

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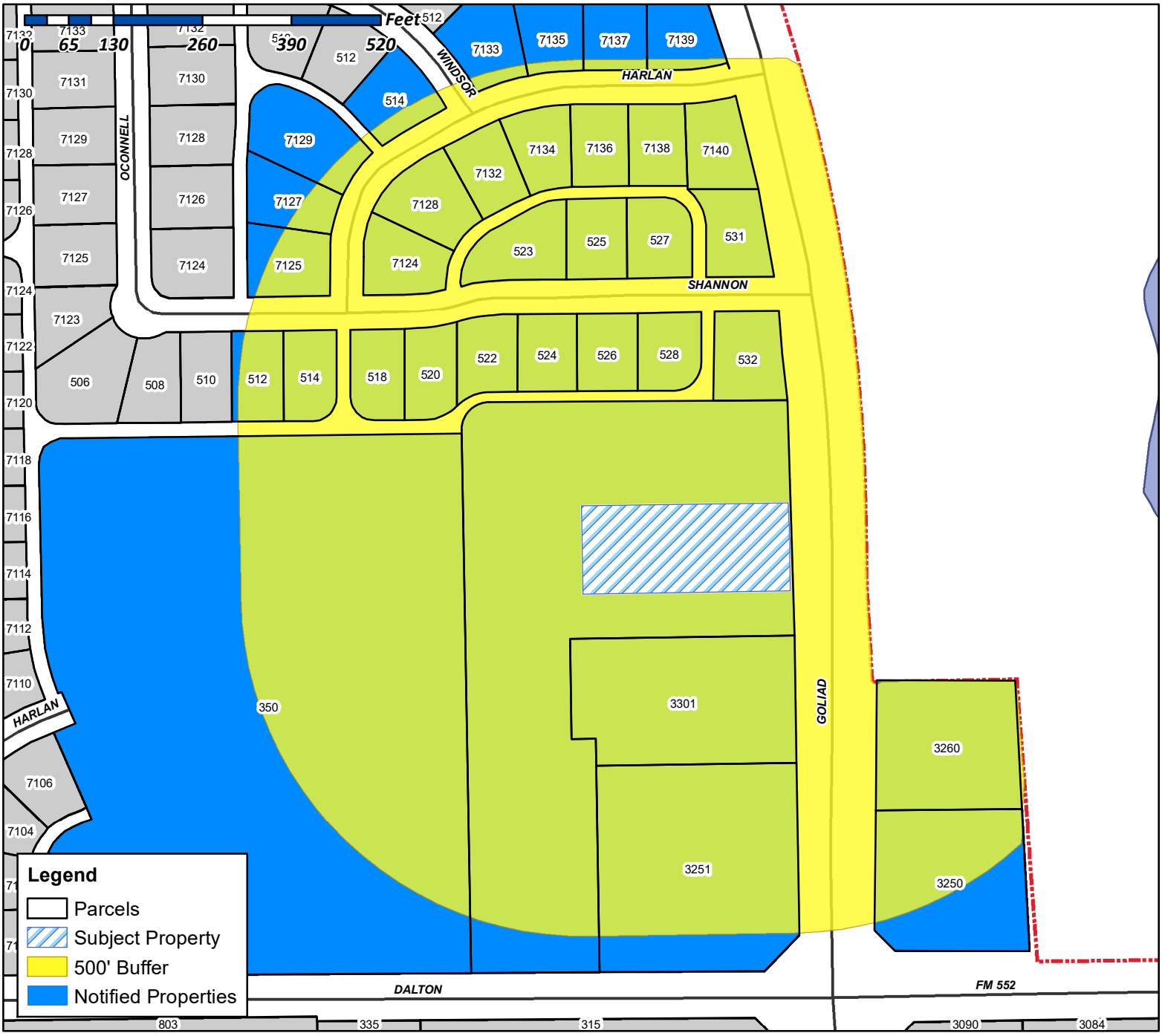
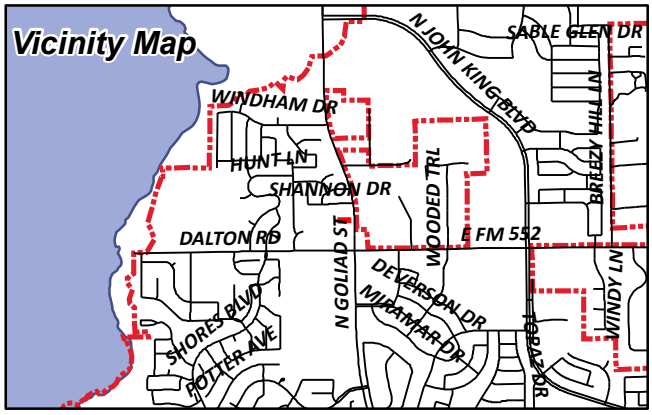


Case Number: Z2021-002
Case Name: SUP for Car Wash
Case Type: Zoning
Zoning: General Retail (GR) District
Case Address: 3611 N. Goliad Street

Date Created: *1/19/2021*

For Questions on this Case Call (972) 771-7745



= RESPONSE RECEIVED

ERVIN RICHARD L
1155 W WALL ST STE 101
GRAPEVINE, TX 76051

ALDI TEXAS LLC
2500 WESTCOURT ROAD
DENTON, TX 76207

DALTON RETAIL LLC
2954 ARBORIDGE COURT
FULLERTON, CA 92835

LIU LIRONG AND FENG XIN
3116 DEEP SPRINGS DR
PLANO, TX 75025

GOLIAD 711 ROCKWALL LLC
SILVER OAK ADVISORS LLC
3250 N GOLIAD
ROCKWALL, TX 75087

ALDI TEXAS LLC
3251 N GOLIAD
ROCKWALL, TX 75087

ERVIN RICHARD L
3260 N GOLIAD
ROCKWALL, TX 75087

DALTON RETAIL LLC
3301 N GOLIAD
ROCKWALL, TX 75087

ROCKWALL I S D
350 DALTON ROAD
ROCKWALL, TX 75087

ROCKWALL 205-552 LLC
4622 MAPLE AVE SUITE 200
DALLAS, TX 75219

MILAZZO DENNIS M SHELLY A
512 SHANNON DRIVE
ROCKWALL, TX 75087

WOLFE KENNETH & PAMELA
514 SHANNON DR
ROCKWALL, TX 75087

WAGONER LISA M
514 WINDSOR WAY
ROCKWALL, TX 75087

PRICE ELLIOTT & LATOYA DUNCAN
518 SHANNON DRIVE
ROCKWALL, TX 75087

DRENNON CHRISTINA LYNN
520 SHANNON DR
ROCKWALL, TX 75087

HAN SANG HWA
522 SHANNON DR
ROCKWALL, TX 75087

BELL WILLIAM L JR & PAMELA S
523 SHANNON DR
ROCKWALL, TX 75087

DAVIS GLYNN M & CAROLYN A
524 SHANNON DR
ROCKWALL, TX 75087

YATES GLEN M & DORIS A
525 SHANNON DR
ROCKWALL, TX 75087

Zach Carter
~~LINDEMAN TONY M & STACY L~~
526 SHANNON DR
ROCKWALL, TX 75087

MCDANIEL DREW & TYLER
527 SHANNON DR
ROCKWALL, TX 75087

CHERUKURU NANDGOPAL
528 SHANNONDR
ROCKWALL, TX 75087

JONES KENNETH A & CYNTHIA C
531 SHANNON DR
ROCKWALL, TX 75087

SANFORD DAVID A & ANNETTE F
532 SHANNON DR
ROCKWALL, TX 75087

CHERUKURU NANDGOPAL
609 S GOLIAD ST #2498
ROCKWALL, TX 75087

TRAN STEVE & CATHERINE
7124 HARLAN DRIVE
ROCKWALL, TX 75087

BENNETT R LANGDON & LINDA
7125 HARLAN DR
ROCKWALL, TX 75087

LIU LIRONG AND FENG XIN
7127 HARLANDR
ROCKWALL, TX 75087

MASSEY WILLIAM C JR AND LACY
7128 HARLAN DR
ROCKWALL, TX 75087

GREEN DORIS M
7129 HARLAN DR
ROCKWALL, TX 75087

VINES THOMAS & SHERRY
7132 HARLAN DR
ROCKWALL, TX 75087

FRYER CRAIG RYAN
7133 HARLAN DRIVE
ROCKWALL, TX 75087

MARTINEZ MICHELE L
7134 HARLAN DRIVE
ROCKWALL, TX 75087

WILLIAMS BUCK AND JESSICA
7135 HARLAN DRIVE
ROCKWALL, TX 75087

KELLY CASEY & CRYSTIE
7136 HARLAN DR
ROCKWALL, TX 75087

DOSS JAMES B & JENNIFER
7137 HARLAN DR
ROCKWALL, TX 75087

HORTON BILL D & JOYCE
7138 HARLAN DR
ROCKWALL, TX 75087

FAVRE JOSH GABRIEL AND TINA MARIA
7139 HARLAN DRIVE
ROCKWALL, TX 75087

RUNNELS NEVILLE J & JOHANNA E REVOCABLE
LIVING TRUST
NEVILLE J & JOHANNA E RUNNELS CO TRUSTEES
7140 HARLAN DRIVE
ROCKWALL, TX 75087

GOLIAD 711 ROCKWALL LLC
SILVER OAK ADVISORS LLC
ATTN GARSON C SOE 1630 RIVIERA AVE
WALNUT CREEK, CA 94596

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2021-002: Specific Use Permit for a Car Wash

Hold a public hearing to discuss and consider a request by Lisa White of Boing US HoldCo, Inc. on behalf of Donald L. Silverman of Rockwall 205-552, LLC for the approval of a Specific Use Permit (SUP) for Full Service Car Wash and Auto Detail on a 0.89-acre tract of land identified as a portion of Lot 2, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3611 N. Goliad Street [SH-205], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, February 9, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, February 16, 2021 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Tuesday, February 16, 2021 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2021-002: Specific Use Permit for a Car Wash

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☐ I am opposed to the request for the reasons listed below.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PLEASE RETURN THE BELOW FORM

Case No. Z2021-002: Specific Use Permit for a Car Wash

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

The carwash is too noisy to abut a residence. It needs to be in a commercial area like other carwashes in the city

Name: Derrle & Johanna Runnels

Address: 7140 Harlan Dr., Rockwall, TX

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

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Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

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MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2021-002: Specific Use Permit for a Car Wash

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☒ I am opposed to the request for the reasons listed below.

Name: Pastors Glynn & Carolyn Davis

Address: 524 Shannon Drive
Rockwall, Texas 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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Case No. Z2021-002: Specific Use Permit for a Car Wash

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below. → DO NOT APPROVE

TRAFFIC IS TERRIBLE ON 205/GOLIAD AS IS. THIS WILL CREATE EVEN MORE, AS THE NEIGHBORHOOD IS TRYING TO GET HOME. I DO NOT WANT ALL THOSE CHEMICALS RIGHT NEXT TO MY HOUSE. DON'T WANT PEOPLE CONGREGATED IN BACK YAR

Name: ZACH CARTER

Address: 526 SHANNON DR. ROCKWALL, TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PUBLIC NOTICE

CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Case No. Z2021-002: Specific Use Permit for a Car Wash

Hold a public hearing to discuss and consider a request by Lisa White of Boing US HoldCo, Inc. on behalf of Donald L. Silverman of Rockwall 205-552, LLC for the approval of a Specific Use Permit (SUP) for Full Service Car Wash and Auto Detail on a 0.89-acre tract of land identified as a portion of Lot 2, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3611 N. Goliad Street [SH-205], and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on *Tuesday, February 9, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, February 16, 2021 at 6:00 PM*. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

David Gonzales
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by *Tuesday, February 16, 2021 at 4:00 PM* to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning

USE THIS QR CODE TO GO DIRECTLY TO THE WEBSITE

MORE INFORMATION ON THIS CASE CAN BE FOUND AT: https://sites.google.com/site/rockwallplanning/development/development-cases

PLEASE RETURN THE BELOW FORM

Case No. Z2021-002: Specific Use Permit for a Car Wash

Please place a check mark on the appropriate line below:

☐ I am in favor of the request for the reasons listed below.

☑ I am opposed to the request for the reasons listed below.

too much traffic + too close to residential neighborhoods.

Name:

Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

Miller, Ryan

From: [redacted]
Sent: Saturday, February 13, 2021 2:22 PM
To: Planning
Subject: Case No. Z2021-002 comments

Follow Up Flag: Follow up
Flag Status: Flagged

To whom it may concern,

My name is Lirong Liu and I am the owner of the property at 7127 Harlan Dr, Rockwall TX 75087. I am writing to voice my strong opposition to the request of specific use permit for a car wash Case No. Z2021-002. The use of the land for a car wash doesn't align with the interest of the properties. I have multiple concerns. 1. With the Nebbie Williams Elementary school just blocks away, the proposed car wash can It will bring unnecessary traffic and noise. It is disturbing to the school and parents. 2. The current lot is insufficient. It doesn't not provide enough parking or circulation. 3. The neighborhood will be adversely impacted by additional cars lingering / backing up, making u-turns etc, especially considering the school near by. This will inevitably impact the property value.

Best,
Lirong Liu

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Gamez, Angelica

From: Dennis Dayman <[redacted]
Sent: Monday, January 25, 2021 10:19 PM
To: Planning
Cc: Jennifer Dayman
Subject: Z2021-002 - SUP for Car Wash USA Express & Take 5 Oil Change

We are filing this letter in protest AGAINST Project Number: Z2021-002; Project Name: SUP for Car Wash USA Express & Take 5 Oil Change.

We can definitely understand the need for a Specific Use Permit for this project, given this property is currently zoned as a General Retail (GR) district. What becomes more difficult to understand, though, is the actual end result of this project. In reviewing the documents provided as Public Notice, Neighborhood Notification Program Letter, and the City's Project Comments, we are left wondering about the full scope of this project because of potentially mismatched information.

For example:

- In the Project Comments, the Project Name is "SUP for CarWash USA Express and Take 5 Oil Change."
- In Section I.1 of the same document, it references a request for the approval of a "Specific Use Permit for 3611 N. Goliad Street for a Full Service Car Wash and Auto Detail." (No mention of an Oil Change business.)
- In the Neighborhood Notification Program Letter, it lists Z2021-002 as "SUP for Full Service Car Wash & Auto Detail." (Again, no mention of an Oil Change business.)
- In the Public Notice, Case No, Z2021-002 is listed as an "Specific Use Permit for a Car Wash." (No mention of an Oil Change business, and in this case it appears that the higher standard and expectation of a full-service car wash and auto detailing has also been dropped.)

While we understand that the intention of all of these might indeed be the same, according to the website for Car Wash Express USA, the majority of their locations, including their four closest locations (Rowlett, Terrell, DeSoto, and Grand Prairie) offer only exterior car washes with vacuum bays for self-service. So, our unresolved questions would be these: What IS this actual project? Will it really be a full-service car wash with auto detailing? Will there be an oil change business, too? If we're getting a regular drive-through car wash with do-it-yourself vacuum bays, is this really a special enough project to warrant a zoning change?

In addition to our first example of potential mismatching information, we'd also like to mention this conflicting information:

- In the Project Comments, section I.3 (A)(2), there is a directive that there should be no outside display of merchandise (e.g. vending machines) allowed on the subject property.
- In the North Elevation provided for the project, #4 is specifically listed as a vending machine.

Of course, this is just a small detail in what we believe is an entirely unnecessary project, however, all of these small details that appear to be conflicting raise red flags to us about this project from the start.

Beyond all of the informational details that have created doubt, we are most opposed to this project for the following reasons:

- We are concerned about the incredibly close proximity (according to Google Maps, less than a football field) of these types of businesses to the playground and open spaces at Nebbie Williams Elementary.
- We are concerned about the noises, smells, and potential toxins that could impact not only the public elementary school, but also the nearby neighborhood. (This must be a reasonable concern, given the Project Comments section I.3(A)(3) requires additional landscaping to provide sound attenuation for the residential

subdivision. Related: it's surprising to us that this 'noise barrier' was not extended to the area adjacent to the school.)

- We are concerned for the standard of development in this area.
- We are concerned with adding more traffic to the already busy intersection at Dalton Road and 205.
- We are concerned with the inconsistent messaging and lack of clarity on the business plan for this property.

We feel that a business of this type should be located in more commercial or industrial areas of our city, especially near the I-30 corridor. Roads that are main arteries to the city seem more suitable for auto care facilities than this section of road that is primarily residential.

According to our understanding, a Specific Use Permit is required because city code recognizes that some areas may be suitable for this use, while others will not be. It is our personal opinion that this specific area is not suitable for a car wash (whether full-service or not), an oil change business, or any other type of auto care facility.

Previously, the City Council and Planning & Zoning had rejected Z2018-041 - SUP FOR FIRESTONE COMPLETE AUTO CARE in this same area, and it is our hope that you will again do that again in this case.

Thank you for your time and consideration -

Jennifer & Dennis Dayman
519 Cellars Court
Rockwall, TX 75087

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Gamez, Angelica

From: GammieX4 Callaway <[redacted]>
Sent: Tuesday, January 26, 2021 12:21 AM
To: Planning
Subject: SUP request Z2021-002
Attachments: Car Wash Oil Change SUP Z2021-002.docx

January 25, 2021

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

RE: Z2021-002
SUP for Car Wash USA Express and Take 5 Oil Change

To the Planning and Zoning Commission:

My husband and I live at 517 Cellars Ct, Rockwall, TX 75087 (Harlan Park Phase 1). We are opposed to the referenced SUP (Z2021-002) proposing zoning approval of Car Wash USA Express and Take 5 Oil Change at 3611 N. Goliad.

First, we are confused by the Project name – P/Z agenda refers to SUP Z2021-002, full service car wash and auto detail. From review of the P/Z website, the neighborhood SUP request notification reflects **a car wash**, not a *full service car wash and auto detail.* Only in examination of the site plan documents, is an oil change facility noted as the title. We are not able to determine the location of the oil change segment from the site drawing or the elevation drawings. To us, it does not appear that an oil change business is a part of this SUP. It is noted on the site drawing that "O'Reilly Auto Parts development by others" for the remainder of Lot 2, Block A of Dalton Goliad Addition, CAB J, Slide 17. If it is not, the drawing title is quite deceptive. So our initial question is "WHAT DOES THIS PROJECT ENTAIL"? Is this
SUP for a full service car wash and auto detail concept, for a car wash only, or for a car wash (full service or not) and an oil change facility?

Currently, this property is zoned General Retail (GR). This zoning requires a Specific Use Permit (SUP) for this particular type of retail to be located at this address. This raises concerns from our family, due to the "out the back door" proximity to Nebbie Williams Elementary School (public school) and for the standard of development in this area. Our primary concerns revolve around the chemicals and odors this type of establishment (car wash/ car wash and oil change) involves. Children and teachers should not be exposed to those odors and toxins every day on the adjoining playground. And what about our neighbors whose property backs up to this property? We hope they are in total opposition to this SUP request. Since this does require a SUP approval, we recognize, as the city does, that some areas may be more suitable than others for retail purposes. We are of the mindset that this specific area is not suitable for a car wash/oil change business. We strongly feel this type of business should be located in a more commercial area. We realize commercial lot availability is at a premium in our no longer small town, however, the residuals from this type of business have no place in this general retail (GR) area that borders schools and residential areas.

If you, Planning and Zoning, our city representatives, approve this SUP request, we plead that a substantial mature landscape line of sight barrier be mandated to provide and protect privacy to the adjacent school and neighboring homes.

Also it bears mentioning that access and egress will only put additional strain on the clog of traffic already at Goliad (Hwy 205) and Dalton Rd/FM552.

SuLaine and Wendell Callaway

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Miller, Ryan

From: Ryan Phelan <[redacted]>
Sent: Tuesday, February 23, 2021 1:40 PM
To: Planning
Subject: Z2021-002 SUP for Self Service Car Wash & Auto Detail - Opposition

Afternoon.

I would like to submit my comments for the upcoming meeting in opposition to the SUP for Z2021-002 SUP for Self Service Car Wash & Auto Detail.

We do not need that type of property in the neighborhood. Realistically, a self-service car wash degrades the neighborhood, not enhance it. I cannot imagine that the homeowners on the other side of Goliad are pleased with this SUP.

The north end of town desperately needs more businesses to draw people to the north end. Restaurants, bars, shops – that's what's needed. Not car washes, tire repair, nail salons or pizza joints.

We have a fairly growing area up here that is more affluent and frankly, investment is needed that does not look like a car wash. That type addition does not add value to the surrounding property. What we need is leadership from the City to drive investment up here.

This SUP should be opposed.

Thanks for your time.

Ryan Phelan
782 Bordeaux Drive
[redacted]

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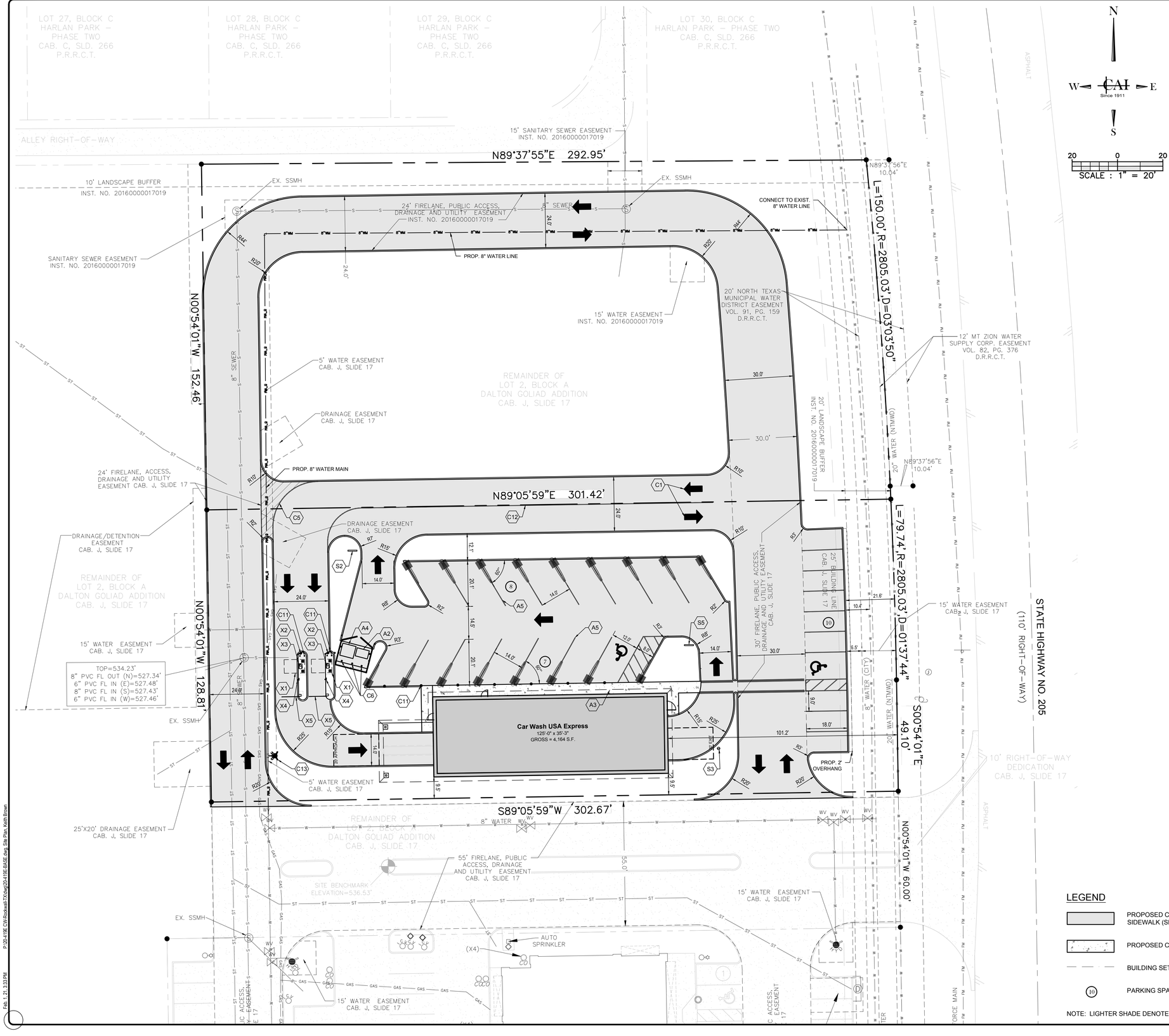

SITE DATA

PROJECT NAME:	CAR WASH USA EXPRESS OF ROCKWALL, TX
SITE ADDRESS:	3611 N. GOLLAD ST ROCKWALL, TX
TOTAL PARCEL AREA:	±0.894 AC
JURISDICTION:	CITY OF ROCKWALL
ZONING:	GR - GENERAL RETAIL
INTENDED USE:	CAR WASH
EXISTING USE:	VACANT
FLOOD ZONE:	ZONE X MAP 48397C0030L DATED SEPTEMBER 26, 2008

SETBACKS:	REQUIRED
FRONT	15 FT.
REAR	0 FT. (W/ FIRE RETARDANT WALL)
SIDE	0 FT. (W/ FIRE RETARDANT WALL)

PARKING CALCULATIONS

PARKING PROVIDED: 25 SPACES (15 VACS)

SITE NOTES

1. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL EXISTING IMPROVEMENTS AND TREES AND OTHER DEBRIS WITHIN THE LIMITS OF THE WORK FROM THE SITE. THE BURIAL OF TREES AND OTHER DEBRIS ON-SITE WILL NOT BE ALLOWED.
2. ALL CONSTRUCTION ACTIVITIES/WORK SHALL COMPLY WITH ALL GOVERNING JURISDICTIONS, STATE OF TEXAS, AND FEDERAL CODES AND ALL NECESSARY LICENSES AND PERMITS SHALL BE OBTAINED BY THE CONTRACTOR AT HIS EXPENSE UNLESS PREVIOUSLY OBTAINED BY THE OWNER.
3. ALL WORK SHALL BE PERFORMED IN A FINISHED AND WORKMANLIKE MANNER TO THE ENTIRE SATISFACTION OF THE OWNER, AND IN ACCORDANCE WITH THE BEST RECOGNIZED TRADE PRACTICES.
4. ALL MATERIALS SHALL BE NEW UNLESS USED OR SALVAGED MATERIALS ARE AUTHORIZED BY THE OWNER PRIOR TO USE.
5. ALL WORK PERFORMED ON CITY, COUNTY, AND/OR STATE OR FEDERAL RIGHT-OF-WAY SHALL BE IN STRICT CONFORMANCE WITH APPLICABLE STANDARDS AND SPECIFICATIONS OF THE APPROPRIATE GOVERNING AGENCIES.
6. PRIOR TO COMMENCEMENT OF CONSTRUCTION BUILDING DIMENSIONS SHALL BE COORDINATED AND CHECKED WITH THE ARCHITECTURAL PLANS.
7. ALL DISTURBED AREAS WITHIN SIDEWALK/ CURB AND GUTTER/ ROAD PAVEMENT SHALL BE RESTORED TO ITS ORIGINAL OR BETTER CONDITIONS.
8. ALL DIMENSIONS ARE TO THE FACE OF CURB, UNLESS OTHERWISE NOTED.
9. ALL SIDEWALKS SHALL HAVE A WIDTH OF 5 FEET, UNLESS OTHERWISE NOTED.

SIGN KEYNOTES

S1	"TRUCK OWNER" SIGN
S2	ILLUMINATED MONUMENT SIGN
S3	TUNNEL EXIT LIGHT
S4	"COME BACK SOON" SIGN
S5	"FREE VACUUM" SIGN

SITE FEATURES KEYNOTES

A1	RHINO-MAT WASH STATION WITH CMU WALL. REFERENCE ARCH SITE DETAILS.
A2	VACUUM EQUIPMENT. REFERENCE ELECTRICAL DETAILS.
A3	VENDING MACHINE. REFERENCE ARCH PLANS FOR DETAILS.
A4	CMU DUMPSTER ENCLOSURE. REFERENCE ARCH PLANS FOR DETAILS.
A5	VACUUM CANOPY. REFERENCE ARCH PLANS DETAILS.
C1	PAVEMENT MARKINGS. REFERENCE SHEET C-4 FOR DETAILS.
C2	PAD MOUNTED TRANSFORMER. REFERENCE SHEET C-4 FOR DETAILS.
C3	WHEEL STOP. REFERENCE SHEET C-4 FOR DETAILS.
C4	ACCESSIBLE SIGN IN BOLLARD. REFERENCE SHEET C-4 FOR DETAILS.
C5	4" WHITE STRIPING. REFERENCE SHEET C-4 FOR DETAILS.
C6	BOLLARD TYPE I. REFERENCE SHEET C-4 FOR DETAILS.
C7	BARRIER FREE RAMP. REFERENCE SHEET C-4 FOR DETAILS.
C8	ACCESSIBLE PARKING. REFERENCE SHEET C-4 FOR DETAILS.
C9	WATER RECLAMATION SUMP. REFERENCE MEP DETAILS.
C10	SAND AND OIL INTERCEPTOR. REFERENCE MEP DETAILS.
C11	BOLLARD TYPE II. REFERENCE SHEET C-4 FOR DETAILS.
C12	4" SOLID WHITE LANE STRIPE.
C13	PROPOSED FIRE HYDRANT

PAY KIOSK KEYNOTES

X1	PAY STATION CANOPY. REFERENCE ARCH PLANS FOR DETAILS.
X2	XPT MENU BOARD. REFERENCE ARCH PLANS FOR DETAILS.
X3	KIOSK. REFERENCE ARCH PLANS FOR DETAILS.
X4	FAST PASS READER. REFERENCE ARCH PLANS FOR DETAILS.
X5	GATE. REFERENCE ARCH PLANS FOR DETAILS.

LEGEND

- PROPOSED CONCRETE PAVEMENT SIDEWALK (SEE DETAIL THIS SHEET)
- PROPOSED CONCRETE SIDEWALK
- BUILDING SETBACK
- (10) PARKING SPACE COUNTER

NOTE: LIGHTER SHADE DENOTES EXISTING CONDITION.

CAI
CARTER ASSOCIATES, INC.
SERVING FLORIDA SINCE 1911
CONSULTING ENGINEERS AND LAND SURVEYORS
1708 21ST STREET
VERO BEACH, FL 32960
TEL: (772) 562-4191
EMAIL: TrevorS@CarterAssoc.com

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BOING US HOLDCO, INC
dba "CAR WASH USA EXPRESS"
6300 S SYRACUSE WAY #205
CENTENNIAL, CO 80111
TEL: (214) 208-0339 EMAIL: LISAWHITE@ICWG.COM

DATE	REVISION	NO.
'	'	◁
'	'	◁
'	'	◁
'	'	◁
'	'	◁
'	'	◁

CAR WASH USA EXPRESS
3611 N. GOLIAD STREET
ROCKWALL, TX 75087

STATE OF TEXAS
TREVOR STUBBS
138964
LICENSED PROFESSIONAL ENGINEER

TREVOR STUBBS, P.E.
TX. LIC. NO. 138964
CARTER ASSOCIATES, INC.
COA 205 / LB 205

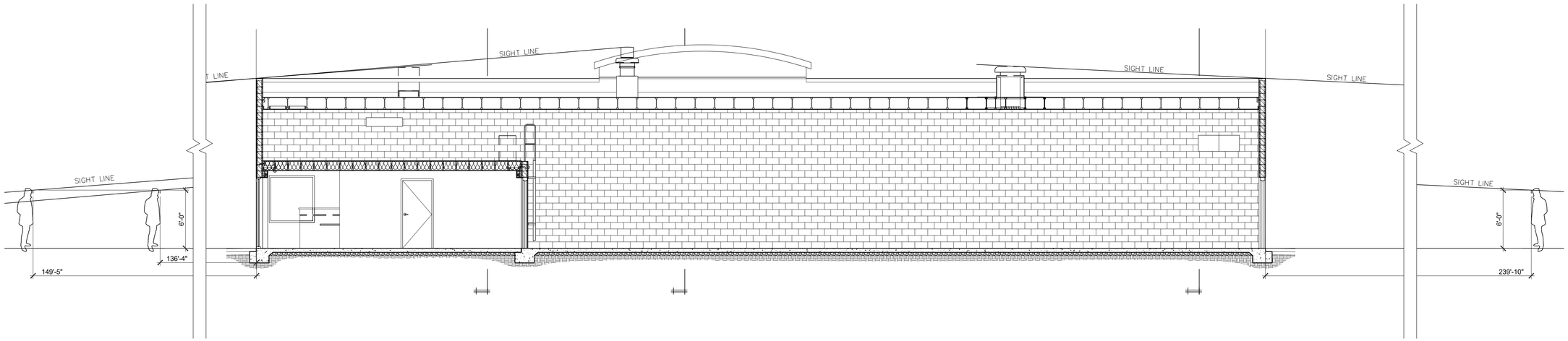
DATE : 2/1/21
PROJ. # : 20-419 E
DRAWN BY: TGS
DATUM : SEE SURVEY
REF. # : SEE SURVEY
F.B. & PG. : SEE SURVEY

SHEET TITLE:
SITE PLAN

SHEET
C-3

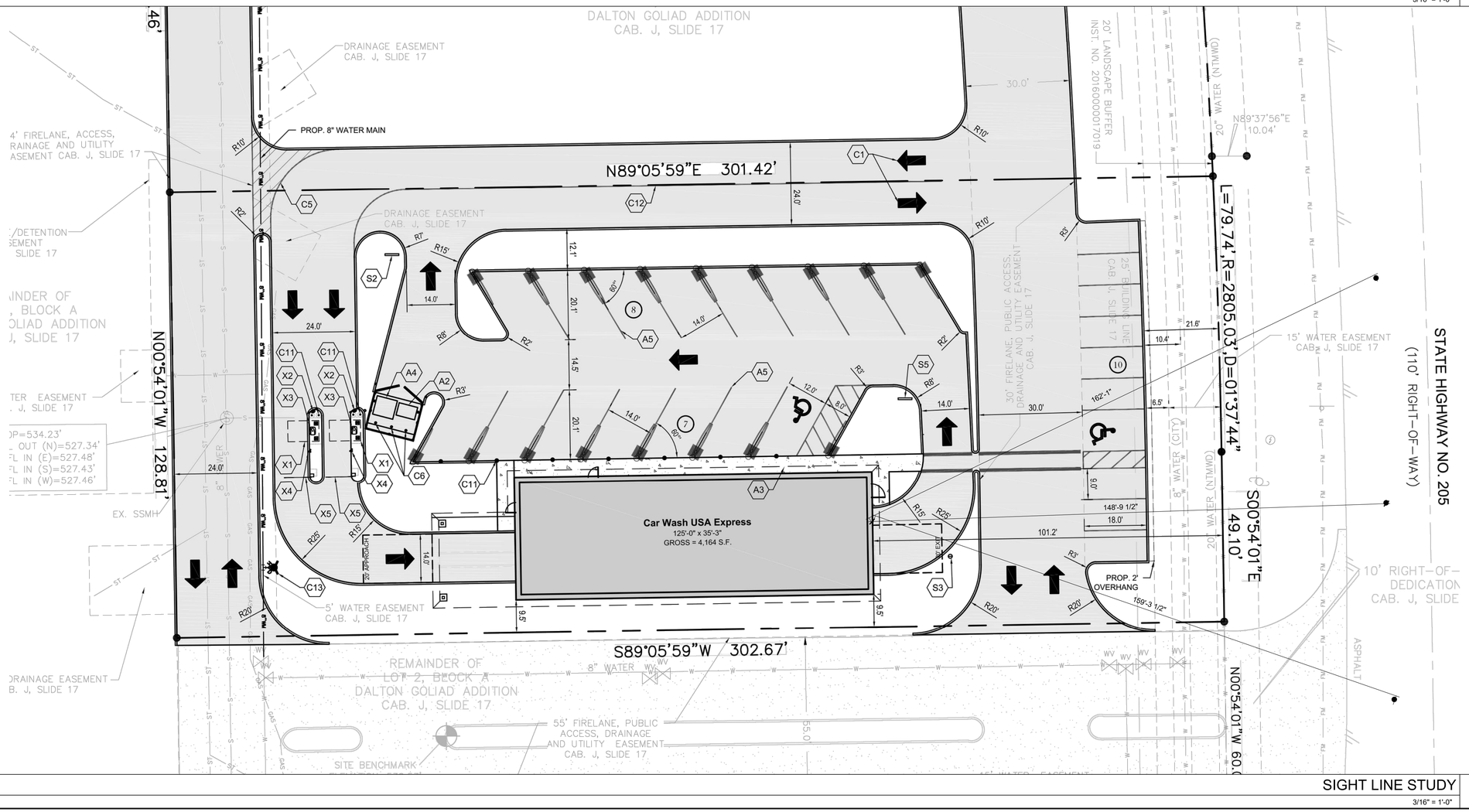
DWG. NO:

P:\20-419E CW\Rockwall TX\dwg\20-419E-BASE.dwg, Site Plan, Keith Brown
Feb. 21, 3:33 PM



SIGHT LINE STUDY 1

3/16" = 1'-0"



SIGHT LINE STUDY 2

3/16" = 1'-0"

PLOT DATE : 2/1/2021 TIME: 8:40 PM

CLIENT

TAKE 5 CAR WASH

DELTA	DESCRIPTION	DATE
1	X	XX-XX-XX
2	X	XX-XX-XX
3	X	XX-XX-XX
4	X	XX-XX-XX
5	X	XX-XX-XX
6	X	XX-XX-XX

TAKE 5 CAR WASH

NORTH GOLIAD STREET
ROCKWALL, TX

ARCHITECT:
NEPTUNE
DESIGN STUDIO

ENGINEER:

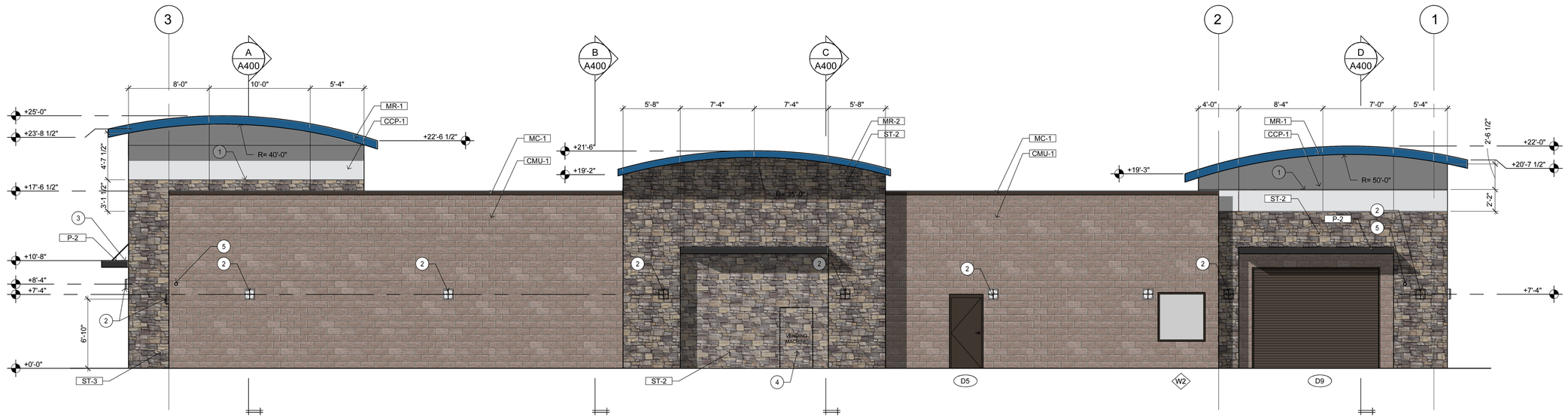
STAMPS

SHEET TITLE
EXTERIOR ELEVATIONS

PROJECT NUMBER
20-018

DATE	01.14.2021
SCALE	AS NOTED
DRAWN	TMS
CHECKED	JDE

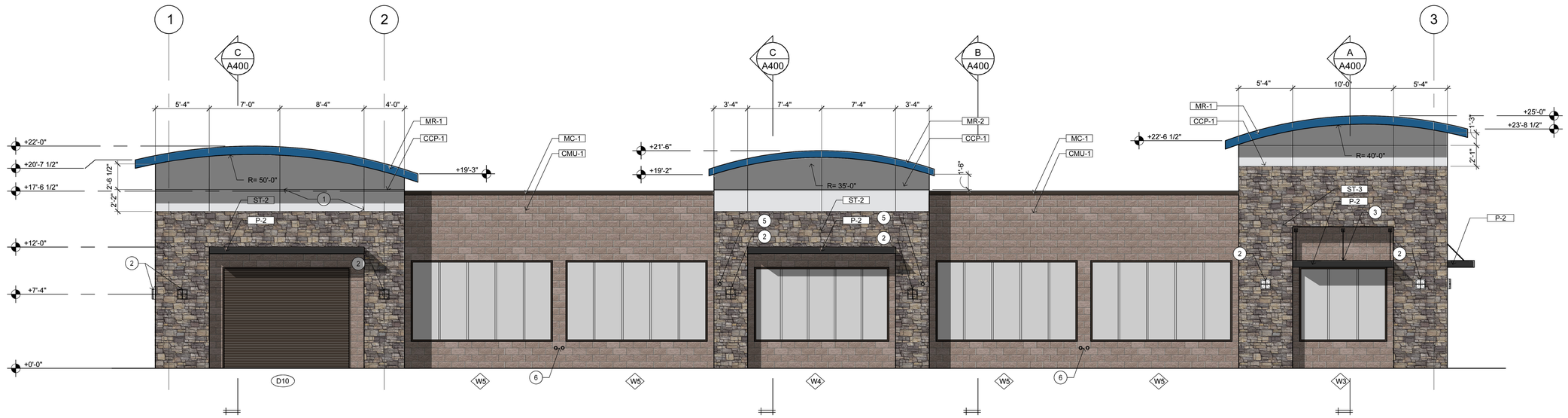
SHEET NO
A300A



NORTH ELEVATION

3/16" = 1'-0"

1



SOUTH ELEVATION

3/16" = 1'-0"

2

EXTERIOR MATERIAL AND FINISH SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL/ STYLE	SIZE	COLOR	FINISH	REMARKS
CMU-1	CONCRETE MASONRY UNIT	ESHELON	SPLIT FACE	8X8X16	APACHE BROWN	-	REFER TO STRUCTURAL FOR MATERIAL SPECIFICATIOINS
CCP-1	COMMERCIAL CEMENT PLASTER (STUCCO)	LA HABRA, PAREX USA		-	P-1	SAND	
MR-1	METAL ROOFING	FIRESTONE	UNA-CLAD	-	ELECTRIC BLUE	-	
MR-2	METAL ROOFING (ARCHED COPING)	FIRESTONE	UNA-CLAD	-	ELECTRIC BLUE	-	
MP-1	METAL PANEL(SOFFIT)	FIRESTONE	UNA-CLAD UC-501	-	ELECTRIC BLUE	-	
MC-1	METAL COPING	METAL-ERA	PERMA-TITE		DARK BRONZE		TAPERED
P-1	EXTERIOR PAINT	SHERWIN WILLIAMS	PER SUBSTRATE	-	SW6539 SOOTHING WHITE	SEE REMARKS	WALLS: PAINT SPECIFICATIONS #1
P-2	EXTERIOR PAINT	SHERWIN WILLIAMS	PER SUBSTRATE	-	SW6991 BLACK MAGIC	SEE REMARKS	CANPOIES: PAINT SPECIFICATION #5 DOORS AND FRAMES: PAINT SPECIFICATION #5
F-1	SHADE FABRIC - VACUUM ARCHES	POLYFAB	COMTEX	-	865227 RED	-	RESPONSIBILITY
PC-1	POWDER COAT - VACUUM ARCHES	CARDINAL PAINTS VIA VACUTECH	-	-	SILVER METALLIC 30 GLOSS T353-GR05	-	FACTORY POWDER COATED
PC-2	POWDER COAT - TSS CANOPY	TSS	-	-	BLUE	-	FACTORY POWDER COATED
H-1	VACUUM HOSE	VACUTECH	-	-	RED	-	
ST-1	STONE WALL CAP	MODERN PRE-CAST	FLAT COPING	8"	CHARCOAL	-	
ST-2	CULTURED STONE	ELDORADO	LUCERA	VARIES	TAN/STONE	-	
ST-3	NATURAL STONE	TBD	TBD	12"	NATURAL	-	

REFER TO SHEET A803 FOR FINISH SPECIFICATIONS

EXTERIOR FINISHES

N.T.S

KEYNOTES

1. COMMERCIAL CEMENT PLASTER CONTROL JOINT, TYPICAL.
2. EXTERIOR LIGHT FIXTURE 'W'. REFER TO E500 FOR LIGHT FIXTURE SCHEDULE.
3. PAINTED STEEL CANOPY.
4. VENDING MACHINE. FURNISHED AND INSTALLED BY OWNER'S CONTRACTOR. REFER TO ELECTRICAL FOR POWER AND DATA REQUIREMENTS.
5. SECURITY CAMERA. FURNISHED AND INSTALLED BY OWNER'S CONTRACTOR. REFER TO E301 FOR CONDUIT REQUIREMENTS
6. ROOF DRAIN LEADER AND OVERFLOW OUTLETS

GENERAL NOTES

A. CONTRACTOR TO COORDINATE WITH FIRE MARSHALL FOR REQUIREMENTS OF ADDRESS NUMBER.

B. BUILDING SIGNAGE UNDER SEPARATE PERMIT. CONTRACTOR TO OBTAIN FINAL SIGNAGE DRAWINGS FOR CONFIRMATION OF ELECTRICAL ROUGH-IN PRIOR TO THE COMMENCEMENT OF WORK. SEE ELECTRICAL.

C. REFER TO E301 FOR SECURITY PLAN. COORDINATE FINAL LOCATIONS OF CAMERAS WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.

G. UNLESS NOTED OTHERWISE, MASONRY CONTROL JOINTS SHALL BE LOCATED SUCH THAT NO STRAIGHT RUN OF MASONRY WALL EXCEEDS 24' -0". REFER TO GENERAL STRUCTURAL NOTES ON S100.

F. REFER TO DOOR AND WINDOW SCHEDULE ON A802 FOR DOOR AND FRAME FINISHES AND WINDOW GLASS TYPE AND FRAME FINISHES.

PLOT DATE - 2/1/2021 TIME: 6:44 PM

CLIENT

TAKE 5 CAR WASH

DELTA	DESCRIPTION	DATE
1	X	XX-XX-XX
2	X	XX-XX-XX
3	X	XX-XX-XX
4	X	XX-XX-XX
5	X	XX-XX-XX
6	X	XX-XX-XX

TAKE 5 CAR WASH

NORTH GOLIAD STREET
ROCKWALL, TX

ARCHITECT:

NEPTUNE
DESIGN STUDIO

ENGINEER:

STAMPS

SHEET TITLE

EXTERIOR ELEVATIONS

PROJECT NUMBER

20-018

DATE 01.14.2021
SCALE AS NOTED
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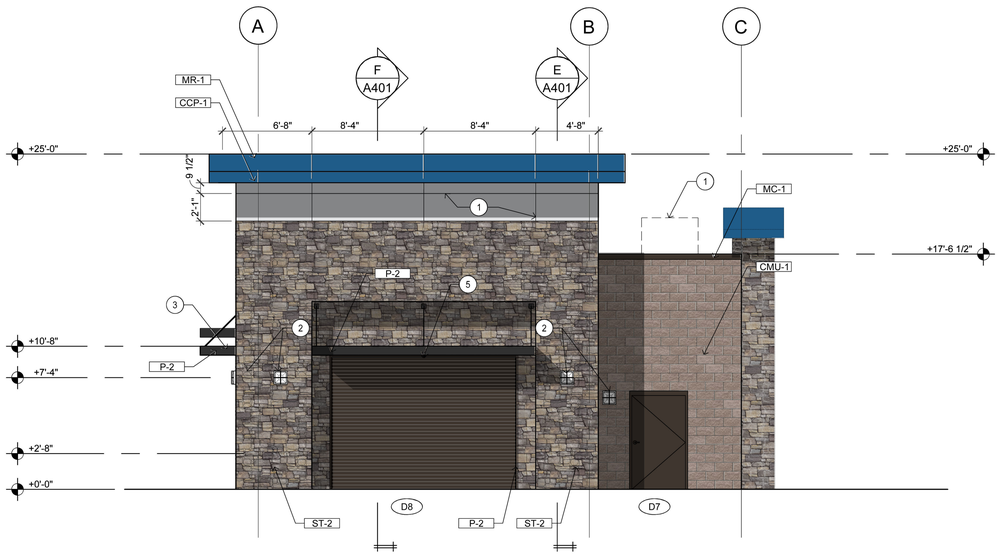
SHEET NO

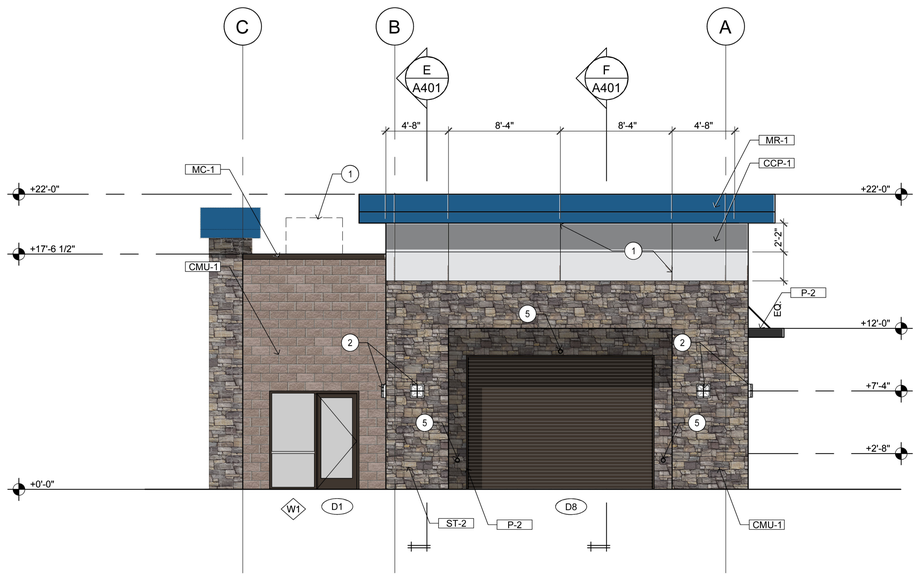
A300



WEST ELEVATION

3/16" = 1'-0"

4



EAST ELEVATION

3/16" = 1'-0"

3

EXTERIOR MATERIAL AND FINISH SCHEDULE

MARK	DESCRIPTION	MANUFACTURER	MODEL/ STYLE	SIZE	COLOR	FINISH	REMARKS
CMU-1	CONCRETE MASONRY UNIT	ESHELON	SPLIT FACE	8X8X16	APACHE BROWN	-	REFER TO STRUCTURAL FOR MATERIAL SPECIFICATIOINS
CCP-1	COMMERCIAL CEMENT PLASTER (STUCCO)	LA HABRA; PAREX USA		-	P-1	SAND	
MR-1	METAL ROOFING	FIRESTONE	UNA-CLAD	-	ELECTRIC BLUE	-	
MR-2	METAL ROOFING (ARCHED COPING)	FIRESTONE	UNA-CLAD	-	ELECTRIC BLUE	-	
MP-1	METAL PANEL(SOFFIT)	FIRESTONE	UNA-CLAD UC-501	-	ELECTRIC BLUE	-	
MC-1	METAL COPING	METAL-ERA	PERMA-TITE		DARK BRONZE		TAPERED
P-1	EXTERIOR PAINT	SHERWIN WILLIAMS	PER SUBSTRATE	-	SW6539 SOOTHING WHITE	SEE REMARKS	WALLS: PAINT SPECIFICATIONS #1
P-2	EXTERIOR PAINT	SHERWIN WILLIAMS	PER SUBSTRATE	-	SW6991 BLACK MAGIC	SEE REMARKS	CANPOIES: PAINT SPECIFICATION #5 DOORS AND FRAMES: PAINT SPECIFICATION #5
F-1	SHADE FABRIC - VACUUM ARCHES	POLYFAB	COMTEX	-	865227 RED	-	RESPONSIBILITY
PC-1	POWDER COAT - VACUUM ARCHES	CARDINAL PAINTS VIA VACUTECH	-	-	SILVER METALLIC 30 GLOSS T353-GR06	-	FACTORY POWDER COATED
PC-2	POWDER COAT - TSS CANOPY	TSS	-	-	BLUE	-	FACTORY POWDER COATED
H-1	VACUUM HOSE	VACUTECH	-	-	RED	-	
ST-1	STONE WALL CAP	MODERN PRE-CAST	FLAT COPING	8"	CHARCOAL	-	
ST-2	CULTURED STONE	ELDORADO	LUCERA	VARIES	TAN/STONE	-	
ST-3	NATURAL STONE	TBD	TBD	12"	NATURAL	-	

REFER TO SHEET A803 FOR FINISH SPECIFICATIONS

EXTERIOR FINISHES

N.T.S

KEYNOTES

1. COMMERCIAL CEMENT PLASTER CONTROL JOINT, TYPICAL.
2. EXTERIOR LIGHT FIXTURE 'W'. REFER TO E500 FOR LIGHT FIXTURE SCHEDULE.
3. PAINTED STEEL CANOPY
4. VENDING MACHINE. FURNISHED AND INSTALLED BY OWNER'S CONTRACTOR. REFER TO ELECTRICAL FOR POWER AND DATA REQUIREMENTS.
5. SECURITY CAMERA. FURNISHED AND INSTALLED BY OWNER'S CONTRACTOR. REFER TO E301 FOR CONDUIT REQUIREMENTS

GENERAL NOTES

A. CONTRACTOR TO COORDINATE WITH FIRE MARSHALL FOR REQUIREMENTS OF ADDRESS NUMBER.

B. BUILDING SIGNAGE UNDER SEPARATE PERMIT. CONTRACTOR TO OBTAIN FINAL SIGNAGE DRAWINGS FOR CONFIRMATION OF ELECTRICAL ROUGH-IN PRIOR TO THE COMMENCEMENT OF WORK. SEE ELECTRICAL.

C. REFER TO E301 FOR SECURITY PLAN. COORDINATE FINAL LOCATIONS OF CAMERAS WITH THE OWNER PRIOR TO THE COMMENCEMENT OF WORK.

D. UNLESS NOTED OTHERWISE, MASONRY CONTROL JOINTS SHALL BE LOCATED SUCH THAT NO STRAIGHT RUN OF MASONRY WALL EXCEEDS 24' -0". REFER TO GENERAL STRUCTURAL NOTES ON S100.

E. REFER TO DOOR AND WINDOW SCHEDULE ON A802 FOR DOOR AND FRAME FINISHES AND WINDOW GLASS TYPE AND FRAME FINISHES.

PLOT DATE : 2/1/2021 TIME: 6:45 PM

CLIENT

TAKE 5 CAR WASH

DELTA	DESCRIPTION	DATE
1	X	XX-XX-XX
2	X	XX-XX-XX
3	X	XX-XX-XX
4	X	XX-XX-XX
5	X	XX-XX-XX
6	X	XX-XX-XX

TAKE 5 CAR WASH

NORTH GOLIAD STREET
ROCKWALL, TX

ARCHITECT:

NEPTUNE
DESIGN STUDIO

ENGINEER:

STAMPS

SHEET TITLE

EXTERIOR ELEVATIONS

PROJECT NUMBER
20-018

DATE 01.14.2021
SCALE AS NOTED
DRAWN TMS
CHECKED JDE

SHEET NO

A301

Trow

Since 1957

1595 Clark Boulevard
Brampton, ON
L6T 4V1

Tel: (905) 793-9800
Fax: (905) 793-0641

March 11, 2008 Reference: BAEN00286072B

Mr. Bob MacNeil
MacNeil Wash Systems
423 Welham Road,
Barrie, Ontario L4N 8Y4

Noise Assessment – Car Wash System
623 Yonge Street / Big Bay PointRoad
Barrie, Ontario

Buildings

Environment

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Dear Mr. MacNeil:

1. Introduction

At the request of PetroCanada and MacNeil Wash Systems (MacNeil), Trow Associates Inc. (Trow) performed a noise assessment of the car wash system located at 623 Yonge Street junction with Big Bay Point Road in Barrie, Ontario. The assessment was performed on August 27, 2007.

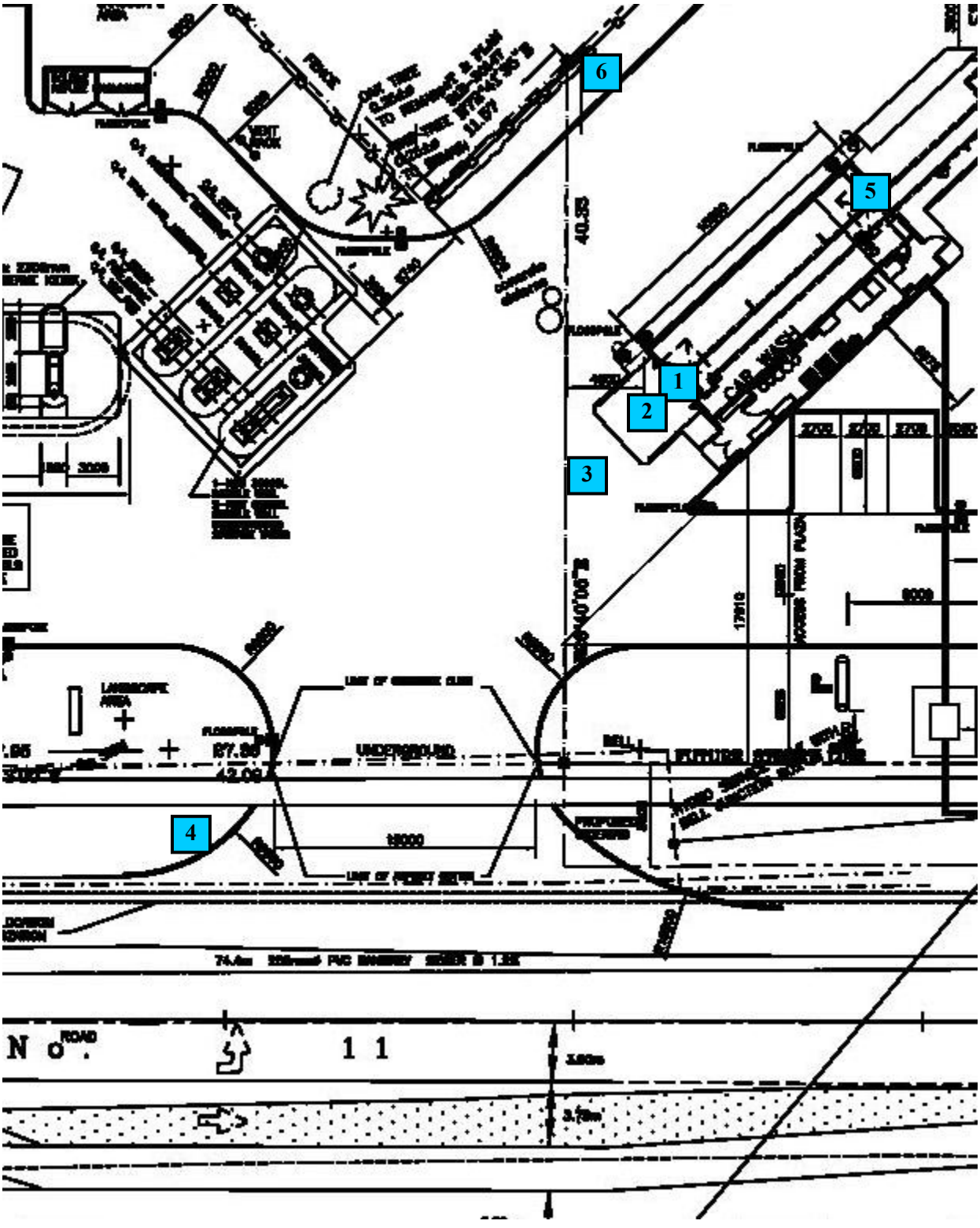
Trow understands that the assessment is required to compare a car wash system using standard dryer fans with a system equipped with MacNeil dryer fans. The assessment protocol evaluated the total noise (dBA weighting) at the site with the car wash system dryer and conveyor components running and heat saver doors open. Measurements were also collected with the car wash system shut down to assess the level of background noise at the site.

2. Equipment and Assessment Protocol

Sound pressure level was measured by a Quest 2900 Integrationg Sound Level Meter (S/N CDF04002). Measurement of total noise was made using dBA weighting.

The microphone was positioned in an upright position, 1 m above ground level for all measurements. Measurements were collected from locations in front of the exit to the car wash at distance of 0 m (Location 1), 4.6 m (Location 2), 9.1 m (Location 3), and 36.6 m (Location 4). Additional measurements were made at the entrance to the car wash (Location 5) and at 90^{o} to the car wash system at the fenceline of the property (Location 6). Monitoring locations are shown in Figure 1.

Figure 1: Monitoring Locations



1 **Noise Measurement Location**

The car wash was closed to commercial traffic throughout the monitoring period. The adjacent PetroCanada gas bar was in operation during the measurement period, resulting in commercial traffic using the roadway directly in front of the exit to the car wash (see Appendix 1: Site Plan).

Extraneous noise sources at neighbouring facilities were outside the control of PetroCanada, MacNeil and Trow. Trow considers that the primary source of extraneous noise was due to road traffic on Yonge Street. The impact of noise arising from traffic on Yonge Street was assessed by conducting a limited traffic survey immediately following completion of noise measurements. Data from the traffic survey has been interpreted using the Ontario Road Noise Analysis Method for Environment and Transportation (ORNAMENT) developed by the Ontario MOE.

3. Background Noise Assessment

Trow's traffic survey indicated the following traffic volumes on Yonge Street to the south-east of the junction between Yonge Street and Big Bay Point Road in Barrie:

Table 1: Traffic Survey Data

Vehicle Type	Vehicle Count (14:20 – 14:40)	Vehicle Volume (vehicles / hour)	Vehicle Percentage by Type	Truck Type Percentage
Cars	350	1050	94	-
Light Trucks	4	12	1	17
Heavy Trucks	19	57	5	83

The anticipated background noise level arising from Yonge Street at each noise monitoring location was assessed using ORNAMENT. Basing calculations on the posted speed limit of 50 km/hr; an hourly traffic volume of 1000 vehicles / hour (closest ORNAMENT category to actual vehicle volume); 6% truck volume; 12.5% medium trucks (closest ORNAMENT category to actual truck percentage); and, noise attenuation due only to distance from source for a reflective surface:

Table 2: Calculated Background Noise at Monitoring Locations due to Yonge Street Traffic

Location ID	Distance from Source (m)	Calculated Background Noise (dBA)
1	40.5	64.2
2	38.5	64.2
3	36.0	64.2
4	15.0	68.5
5	52.0	63.3
6	58.0	62.5

4. Monitoring Results

Equivalent noise levels (L_{eq}) and peak noise levels at each monitoring location under specified conditions are provided in tabular form below.

Table 3: Noise Monitoring Results

Time	Location	Conditions	Leq (dBA)	Peak (dBC)
11:24 – 11:44	2	Background, Dryer off	63.0	98.4
11:45 – 12:05	3	Background, Dryer off	62.2	101.2
12:06 – 12:26	4	Background, Dryer off	68.1	104.6
12:32 – 12:52	2	Dryer and conveyor on, heat saver doors open	80.8	102.0
12:55 – 13:15	3	Dryer and conveyor on, heat saver doors open	73.2	101.7
13:17 – 13:37	4	Dryer and conveyor on, heat saver doors open	68.4	101.8
13:38 – 13:43	1	Dryer and conveyor on, heat saver doors open	92.1	109.8
13:44 – 13:49	5	Dryer and conveyor on, heat saver doors open	87.8	106.5
13:50 – 13:55	6	Dryer and conveyor on, heat saver doors open	58.5	91.7
13:58 – 14:04	6	Dryer on, heat saver & overhead doors closed	55.7	91.5
14:05 – 14:09	6	Background, Dryer off	56.9	91.7

5. Predicted Impact of Noise Arising from Car Wash

The theoretical impact of sound at a receptor arising from a distant source can be calculated following procedures detailed in CSA Z107.55 Recommended Practice for the Prediction of Sound Levels Received at a Distance from an Industrial Plant. The standard recommends that sound levels be predicted using the following equation:

$L_p = L_w + DI – DIS – A – \Delta$

Where: L_p = Sound pressure level at receiving location

L_w = Source sound power level

DI = Directivity Index

DIS = Effect of geometric spreading

A = Atmospheric absorption

Δ = Barrier effect

There are presently no barriers between the exit of the car wash and Yonge Street and the distance is small (<100 m); the impact of atmospheric absorption and the barrier effect are therefore considered negligible. Taking the sound pressure level reading of 92.1 dBA at the entrance to the car wash as equivalent to the source sound power level (L_w) and the sound to have a quarter sphere radiation pattern due to the surface configuration of car wash exit intersecting with the ground gives the following calculation of predicted sound level at Monitoring Locations 2 – 4:

Table 4: Predicted Sound Levels

Receptor Location	L_w	DI	DIS	L_p	Leq
2	92.1	6	21.2	76.9	80.8
3	92.1	6	27.2	70.9	73.2
4	92.1	6	39.3	58.8	68.4

6. Discussion

The measured background noise level at Monitoring Location 4 (68.1 dBA), the closest location to Yonge Street is in good agreement with the value predicted by ORNAMENT (68.5 dBA) using the traffic survey data obtained immediately following noise measurements. The measured background levels of 63.0 and 62.2 dBA at Monitoring Locations 2 and 3 respectively (between the car wash exit and Yonge Street) are also in good agreement with the predicted value of 64.2 dBA for both locations. In contrast, the measured background noise level of 56.9 dBA at Monitoring Location 6 (adjacent to the property line to the north west of the car wash) is significantly lower than the predicted value of 62.5 dBA. The lower measured value suggests that the car wash shields the property line from noise arising from a segment of Yonge Street.

The measured sound levels of 80.8 and 73.2 dBA at Monitoring Locations 2 and 3 respectively are in reasonable agreement with the predicted values of 76.9 and 70.9 dBA respectively. The observed differences may be due to impact of background noise, underestimation of the source power level, and / or underestimation of the directivity index. The car wash design may be expected to give rise to a greater directivity index than predicted.

The measured sound level of 68.4 dBA at Monitoring Location 4 is significantly greater than the predicted value of 58.8 dBA, but consistent with the predicted and measured sound level due to road traffic on Yonge Street indicating that road traffic is the dominant noise source at this location.

The measured sound level at the car wash entrance of 87.8 dBA is below that at the exit (92.1 dBA) as anticipated given that the dryers, considered to be a primary noise source, are located towards the exit of the car wash. The sound level is however significant indicating a strong directivity index at the entrance as well as at the exit of the car wash.

The measured sound level (58.5 dBA) at Monitoring Location 6, at the property line to the north west of the car wash, is greater than the measured background sound level (56.9 dBA) but below the predicted background sound level (62.5 dBA) due to road traffic on Yonge Street. The results suggest that the reduction of noise level due to the screening of road traffic more than off-sets the noise arising from operation of the car wash.

7. Conclusions

The noise emissions from the car wash located on the PetroCanada facility at the junction of Yonge Street and Big Bay Point Road in Barrie have a strong directivity index away from both the entrance and exit of the car wash. Noise levels are highest at the car wash exit however the impact on receptors in the direction of the exit is limited due to high background sound levels arising from road traffic on Yonge Street.

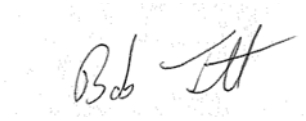
Potential impact on receptors located towards the car wash entrance were not within the scope of this assessment but may be greater than on receptors towards the car wash exit due to the relative impact of Yonge Street road traffic noise.

The car wash provides a net reduction in noise impact at the monitoring location situated at the property line to the north west of the car wash with shielding of road traffic noise more than off-setting the noise arising from operation of the car wash.

We trust the aforementioned meets your immediate requirements.

Yours truly,

Trow Associates Inc.



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July 25, 2007 Reference: BAEN00286072A

Mr. Bob MacNeil
MacNeil Wash Systems
423 Welham Road,
Barrie, Ontario L4N 8Y4

Noise Assessment – 10 &15 HP Fans
423 Welham Road
Barrie, Ontario

Buildings

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Dear Mr. MacNeil:

1. Introduction

At the request of MacNeil Wash Systems (MacNeil), Trow Associates Inc. (Trow) performed a noise assessment of 10 HP and 15 HP car wash dryer fans at 423 Welham Road located in Barrie, Ontario. The assessment was performed on July 6, 10, and 13, 2007.

Trow understands that MacNeil develops and manufactures car wash systems and required a noise assessment of dryer fans to assess impact of baffle and foam insulation on noise produced by the fans. The assessment protocol evaluated the frequency distribution of noise and total noise (A weighting) produced by the fans under client defined operating conditions.

2. Equipment and Assessment Protocol

Noise produced by the fans was measured by a Quest 2900 Integrationg Sound Level Meter (S/N CDC030016) equipped with a Quest OB300 filter for measurement of frequency distribution. Measurement of total noise was made using dBA weighting and frequency measurements were made using dB Linear weighting.

The microphone was positioned in an upright position, 1 m above ground level for all measurements. Measurements were made within the MacNeil Wash Systems research and development facility located at 423 Welham Road. Fan location was in the centre of the facility, as far as practicable from all noise reflective surfaces. Extraneous noise within the facility was kept to a minimum during measurement activities. Extraneous noise sources at neighbouring facilities were outside the control of MacNeil and Trow, however Trow considers that such sources generally made minimal contribution to recorded noise values. In instances where

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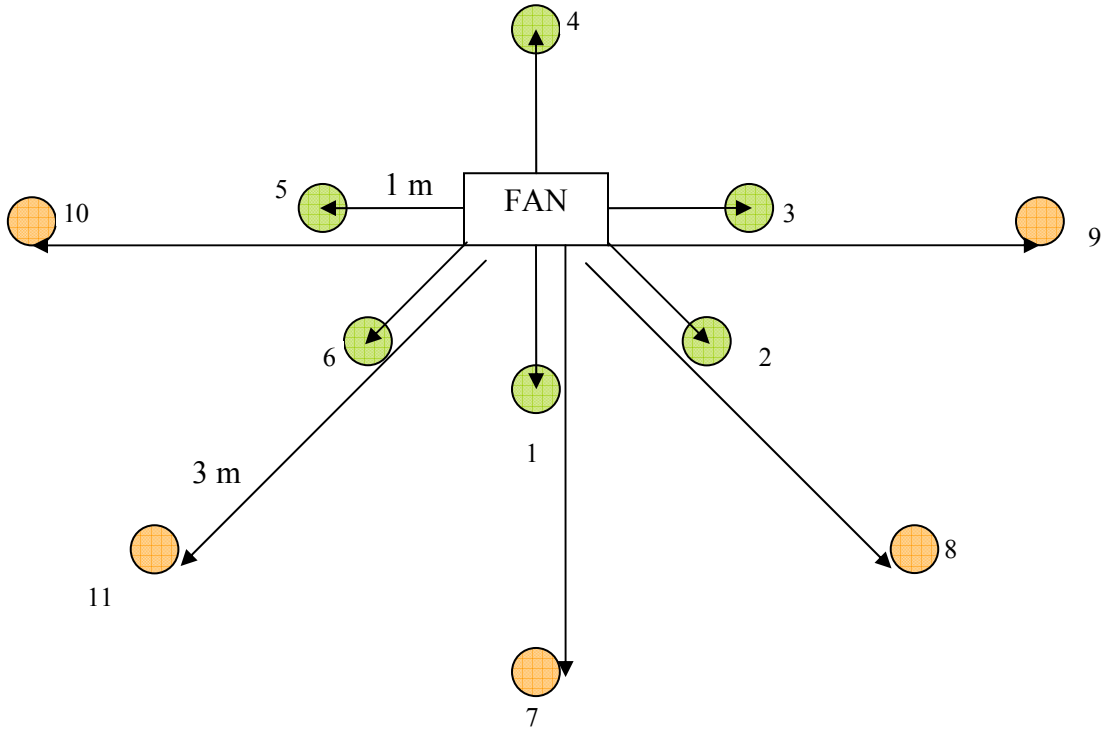
measurements may have been impacted by extraneous noise sources data has been highlighted. Trow recommends caution when evaluating highlighted data.

Measurements were made in a semi-circle to the front of each fan at distances of 1 m and 3m, with an additional measurement point located 1 m directly behind the fans. See Figure 1 below for measurement locations:

Figure 1. Noise Measuring Point Locations



Measurements of noise produced by 10 HP and 15 HP fans were made under the following operating conditions:

- No attenuation device fitted
- Baffle fitted (no foam), maximum air flow
- Baffle fitted (no foam), minimum air flow
- Baffle with foam insulation fitted, maximum air flow
- Baffle with foam insulation fitted, minimum air flow

Results

Equivalent noise levels (L_{eq}) for each measurement period are provided in tabular form below. Bar charts of significant data are also provided to facilitate evaluation of the impact of noise attenuation due to installation of the baffle, operation of fans at reduced air flow, and installation of foam installation within the baffle.

Table 1. – Noise Produced by 10 HP Fan with No Attenuation

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	92.2	65.8	76.1	82.3	84.4	86.1	91.3	89.7	83.7	86.4	74.4	73.4
2	89.6	62.9	73.3	78.6	82.2	84.7	87.8	87.2	83.1	84.6	72.2	72.5
3	86.7	57.4	67.8	74	78.8	82.7	85	84.4	82.1	79.5	74.2	71.6
4	87.8	58.7	68.1	75.3	80.3	81.4	85.7	81.9	78.8	84	77.4	74.5
5	90	58	68	75.2	80.6	83.6	85.9	84.6	81.1	78.4	74.5	74.3
6	87.3	62.7	73	78.9	83.1	85.4	87.8	86.5	82.4	83.8	72.4	73.4
7	86.6	58.7	69.2	75	79	81.3	85.6	80.8	80.7	80.8	68.2	66.6
8	85	56.7	67.7	73.7	78	80	82.9	80.8	80.8	79.4	68.8	80.3
9	83.3	52.7	64	70.7	75.8	78.9	81.1	77.9	78.6	79.8	69.2	87.1
10	83.8	53.1	64.3	71.6	77.1	79.2	81.9	77.7	78	76	71.4	71.4
11	86.2	58.5	68.5	75.2	79.6	81.8	83.6	80.2	80.2	78.2	69.2	69.2

Table 2. – Noise Produced by 10 HP Fan with Baffle at Maximum Air Flow (No Foam Insulation)

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	89.2	58	68.4	74.9	81.8	83.6	87.4	87.4	82.8	85.3	72.7	72.2
2	89.2	60.6	71.3	77.3	82.3	84	85.7	87.1	83.2	84.9	74.2	85.4
3	88	58.6	69.4	75.6	80.9	83.2	85.4	84.9	82.4	79.8	77.4	82.7
4	88.5	58.3	68.1	75.2	81.2	83.3	87.3	83.9	79.1	84.4	78.5	74.4
5	89.1	59.4	70	76.7	82.5	84.5	86.4	85.6	81.5	79.3	76.7	74.4
6	89.2	60.2	70.9	77.4	82.9	84	85.8	87.1	82.7	84.2	74.2	73.5
7	84.9	53.8	64.4	71.2	77.5	80.6	82.1	82	80.8	80.6	70.3	73.5
8	84.3	54.3	65.2	72.2	78.5	79.5	80.8	80.6	80.6	78.9	69.3	67.6
9	84.1	54.1	65.5	72	77.1	81.2	81.2	78.4	76.3	77.8	69.8	68.1
10	84.8	54.4	65.6	72.7	78.6	79.9	81.8	79.4	76.9	77	74.2	73.4
11	85	55.2	66.3	73.3	79.4	81.3	81.2	81.6	80.9	80	71.5	80.9

Table 3. – Noise Produced by 10 HP Fan with Baffle at Minimum Air Flow (No Foam Insulation)

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	84.9	63.6	74.1	78	77.5	78.7	79.8	82.4	79.6	82.9	79.7	79
2	86.4	68.3	77.9	80.6	77.9	78.5	80	83.7	82.5	85.5	81.6	80.4
3	83.7	59.7	71.5	74	75.4	78.5	80	83.1	78.7	83.9	87.1	87.3
4	84.2	56.6	67.2	72.7	75.7	79.4	83.9	82.2	78.3	86.7	88.2	70.3
5	84.8	61.2	71	75.2	76.5	78.7	81.5	84.1	77	81.7	84.3	71.1
6	86.8	67.8	77.7	81.5	78.6	78	80.4	82.3	78.7	82.5	80.7	75.6
7	81.2	59.7	69.5	73.7	73.6	75.1	76.8	77.7	79.3	83.2	78.2	71.6
8	81.6	61	71.3	75	73.9	74.7	75.7	76.5	77.4	80.1	76.9	69.4
9	80.4	57.7	67.2	71.4	72.5	74.7	77	74.7	75.4	81.9	80.4	71.9
10	81.1	58.3	67.7	72.4	73.3	75.3	78.2	74.9	73.4	81.3	82.4	70.5
11	82.4	61.7	71.8	76.2	74.5	75.1	75.9	77.4	78.8	81.7	78.9	67.7

Table 4. – Noise Produced by 10 HP Fan with Baffle and Foam Insulation at Maximum Air Flow

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	87.9	55.2	65.7	73.3	79	82.4	87.1	87.8	82.9	85.2	75	73.1
2	88.4	57	68	75.4	80.3	83.7	85.6	88	83.5	84.8	74.1	71
3	87.2	56.8	67.4	73.9	79.5	82.8	84.6	85.2	81.6	79.4	77.9	86.3
4	88	57.2	66.9	74.2	79.6	82	87.4	83.2	78.5	84.1	79.1	75.8
5	88.2	59.3	67.8	74.9	80.9	83.7	85.6	85.3	81.5	78.3	76	73.1
6	88.1	56.6	67.8	75.7	80.7	83	85.5	87.1	82.6	84.2	74.7	72.3
7	83.6	51.4	67.6	70.1	75.6	79	81.7	82.1	80.5	80.6	71.2	67.3
8	83.4	56.2	62.6	70.9	76.7	79.1	80.5	81	80.3	79	68.8	63.9
9	83	51.6	63.8	70.1	75.6	78.3	80.1	78.4	76.7	78.7	71.3	66.3
10	84.2	51.8	63.9	71.2	76.9	79.2	81.6	79.3	77.2	76.9	72.7	68.2
11	84.3	52.2	63.9	71.6	77.6	79.6	80.9	80.7	80.7	80	70.7	66.8

Table 5. – Noise Produced by 10 HP Fan with Baffle and Foam Insulation at Minimum Air Flow

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	84.9	62.5	72.7	77	76.4	77.4	79.5	82.3	78.7	82.8	80	70.1
2	86.6	67.9	77.4	80.5	77.6	78.1	80	83.5	82.3	86.2	81.8	77.7
3	83.3	59.6	69	73.1	74.7	78	79.4	82.9	79.4	84.2	84.4	78.9
4	84.2	55.3	65.9	71.7	74.7	78.6	84.5	82.9	77.9	86.6	86.7	69.7
5	84.4	62.2	69.8	74.5	75.9	78.6	81.8	84.5	77.7	82.2	84.7	69
6	86.3	67.1	77.2	80.8	77.9	77.3	80.1	82	79.1	83.2	80.5	64.3
7	80.8	58.8	68.2	72.8	72.6	74	76.4	75.5	79.9	83.6	77.8	62.1
8	81.2	60.2	70.3	75	73.7	74.3	75.9	77.9	77.3	79.7	78.2	70.8
9	79.5	56.6	66.4	71.1	71.6	74	75.8	75.6	72.6	79.6	79.5	66.2
10	80.8	58.2	67.2	72.3	73	75.5	78.4	74.4	73.4	80.6	83.3	70.4
11	82	61.3	71.5	76.6	74.3	74.7	75.9	78	76.7	79.6	79.9	66.6

Table 6. – Noise Produced by 15 HP Fan with No Attenuation

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	95.8	66.2	76.6	82.4	85.7	89.6	96.2	92.5	83.6	86.1	74.1	68
2	94.5	64.2	75.2	80.8	84.6	87.5	93.1	89.7	83.9	85.1	73.1	67
3	92.6	61.7	71.6	78.5	83.9	87.2	90.8	87.9	85.4	81.3	77.2	72.2
4	92.6	62.8	72.8	79.2	84.4	87.1	92	84.2	84.4	86.1	79.4	72.8
5	92.9	61.4	72.2	79.7	85.4	87.6	91.6	88.2	84.6	82.7	74.5	69.4
6	95.5	66.1	76	82.1	86.5	90.6	94.1	90.9	84.2	85.7	74.1	68.9
7	89.9	60	70.9	77.6	81.4	84.6	89.4	83.5	81.3	81.6	70.6	63.6
8	89.4	59	70.8	77	81.1	84.3	87.7	82.8	81.8	81.1	72.2	68.9
9	89.2	55.3	67.4	74.8	79.9	84.1	87.4	81.3	80.4	78.6	71	63.1
10	89	56.2	68	75.7	80.7	84.5	87.5	81.3	80.5	77.8	73.1	69.2
11	90.3	60.1	71	77.7	82.3	86.1	87.9	82.4	82.5	81.4	71.8	64.2

Table 7. – Noise Produced by 15 HP Fan with Baffle at Maximum Air Flow (No Foam Insulation)

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	93.4	60.6	71.8	79.5	84.4	88.3	93.6	90.8	83.9	85.8	74.3	68.2
2	92.7	63	74.8	81.1	85.4	87.3	91.3	89.4	84.5	85.4	75	69.7
3	92.9	63.3	73.4	80.3	85.6	87.2	89.9	88.4	85.1	82.1	77.9	72.6
4	92.6	62.7	72.5	79.2	84.9	87.6	92.3	85.1	83.8	85.9	79.7	74.7
5	93.3	63.1	73.9	80.9	86	87.6	91.5	88.6	84.6	82.8	77.3	74.2
6	93.8	62.3	73.9	81	86.1	88.2	92.2	89.1	84.2	85.9	74.4	69.6
7	89.4	56.1	67.7	75.6	81	84.8	87.9	83.6	81.6	83	76	63.1
8	89	57.4	68.9	76.3	81.2	83.6	86	82.5	81.6	82	70.7	66.9
9	89.2	56.8	68.4	75.8	80.9	84	87.7	81.8	80.1	78.5	72.7	68.1
10	90	58	69	76.5	81.5	84.4	87.9	81.2	80.4	78.9	73.7	67.8
11	89.1	57.5	69.1	76.7	81.6	84	87.1	82.4	82.6	81.4	71.4	67.9

Table 8. – Noise Produced by 10 HP Fan with Baffle at Minimum Air Flow (No Foam Insulation)

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	89.2	67.1	78.4	81.4	80.4	80.9	81.9	84.6	83	81.2	75.8	71.1
2	91.1	70.9	81.8	84.7	81.4	81.9	82.6	86.3	82.1	80.6	76.9	66.3
3	88.3	65.2	75.6	79.1	79.3	82.7	82.8	86.8	79.8	81	80.6	69.3
4	88	60.6	71.9	76.6	78.9	83.3	83.7	85.5	80.5	87.5	84.3	71.5
5	88.3	67.9	76.9	79.8	79.2	80.8	83.6	85.6	80.8	80.5	79.3	70.1
6	91.3	71.5	82.4	85.4	81	80.7	83.5	86	83	81.4	76.8	64.3
7	85.8	62.4	74	77.8	76.7	77.9	79.7	78.7	81.5	79.2	74	62.7
8	86.4	64.7	75.8	79.6	77.2	78.3	79.1	79.5	78.2	78.5	74	62.9
9	85.1	61	71.9	76	76.5	79.1	79.9	78.5	76.7	82	78.4	68.9
10	84.8	61.9	72.4	76.2	75.9	78.6	80.4	78.8	77.8	80.8	78.5	66.1
11	86.1	64.6	76	79.4	77.3	78	78.5	78.9	81.6	79.8	75.3	66.1

Table 9. – Noise Produced by 15 HP Fan with Baffle and Foam Insulation at Maximum Air Flow

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	92.2	58.7	69.7	77.8	82.3	86.5	93.1	90.7	84.3	86.5	74.5	71.7
2	91.5	60.6	73.4	79.5	83.5	86.7	90.5	89.1	84.4	85.4	75	70.6
3	91.6	61.8	71.8	78.6	84.6	86.9	89.5	88.5	84.7	81.8	76	71.9
4	92.1	62.2	71.9	78.2	83.3	86.8	92.3	84.4	84	86.2	79.1	75.1
5	92.3	61.5	72.2	79.6	84.8	87.1	90.9	88.2	84.3	82.6	75	73
6	92.3	59.7	71.6	79.3	83.6	86.6	91.4	89.3	84	85.6	74	68.7
7	88.1	54.4	65.9	74.3	79.3	83.3	88.2	83.6	81.7	82.1	70	64.6
8	87.2	55.5	67.6	74.8	79.8	83.1	86.3	82.7	81.9	81.9	71.7	70.8
9	88.2	55.6	66.9	74.4	80	83.6	87.5	81.6	79.6	79	72.4	72.5
10	88.5	56	67.6	75	80.2	84	88.3	81.1	80	78.6	73.2	73.5
11	87.6	55.3	67.4	75.1	80	82.7	86.1	82	82.3	81.6	70.5	63.5

Table 10. – Noise Produced by 15 HP Fan with Baffle and Foam Insulation at Minimum Air Flow

Measurement Station	Leq (dBA)	Leq 16k Hz (dBL)	Leq 8k Hz (dBL)	Leq 4k Hz (dBL)	Leq 2k Hz (dBL)	Leq 1k Hz (dBL)	Leq 500 Hz (dBL)	Leq 250 Hz (dBL)	Leq 125 Hz (dBL)	Leq 63 Hz (dBL)	Leq 31.5 Hz (dBL)	Leq 16 Hz (dBL)
1	87.1	65.9	77.3	80.5	79.5	80.1	81.2	84.5	82.9	81	75.7	69.4
2	89.3	69.9	80.7	83.8	80.5	81.7	82.2	85.9	81.8	80.3	77.1	72.5
3	87.3	63.7	74.2	77.9	78.5	83	82.7	86.1	79.6	80.7	80.4	72.2
4	86.8	58.8	70.4	75.5	78.6	82.5	84.2	84.2	80.5	86.7	84.5	69.2
5	86.8	66.3	75.2	78.4	78.6	80.4	83.2	85.3	80.3	79.8	79.3	69.7
6	89.1	70.2	80.8	83.9	79.8	80.4	83	85.7	82.3	81.1	77	68.7
7	84.4	61.2	72.7	76.8	75.9	77.5	80	78.6	81	78.8	74	65.7
8	83.7	63	74.7	78.5	76.4	78.1	78.5	79.4	78.4	78.1	74	73.5
9	83.7	59.3	70.7	74.9	80.5	79.1	80.2	77.9	77.3	82.1	77.8	72.2
10	83.3	60.7	71.5	75.2	75.4	78.3	80.2	78	78.1	80.9	78.1	72.2
11	84.6	63.3	74.9	78.8	76.4	77.8	79.1	78.1	81.3	79.5	75.6	66.2

Figure 2. Sound Pressure Levels Produced by 10HP Fan

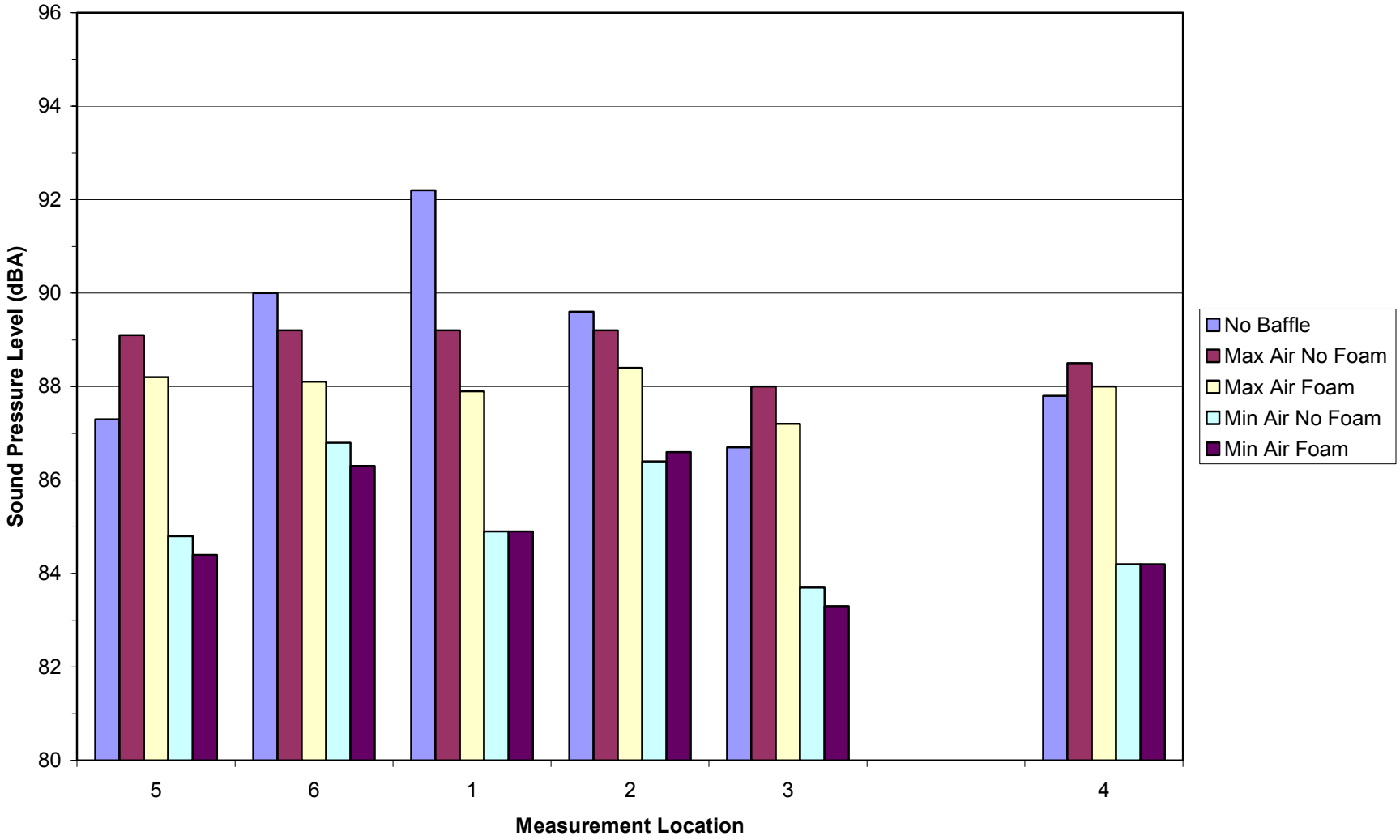


Figure 3. Sound Pressure Levels Produced by 15HP Fan

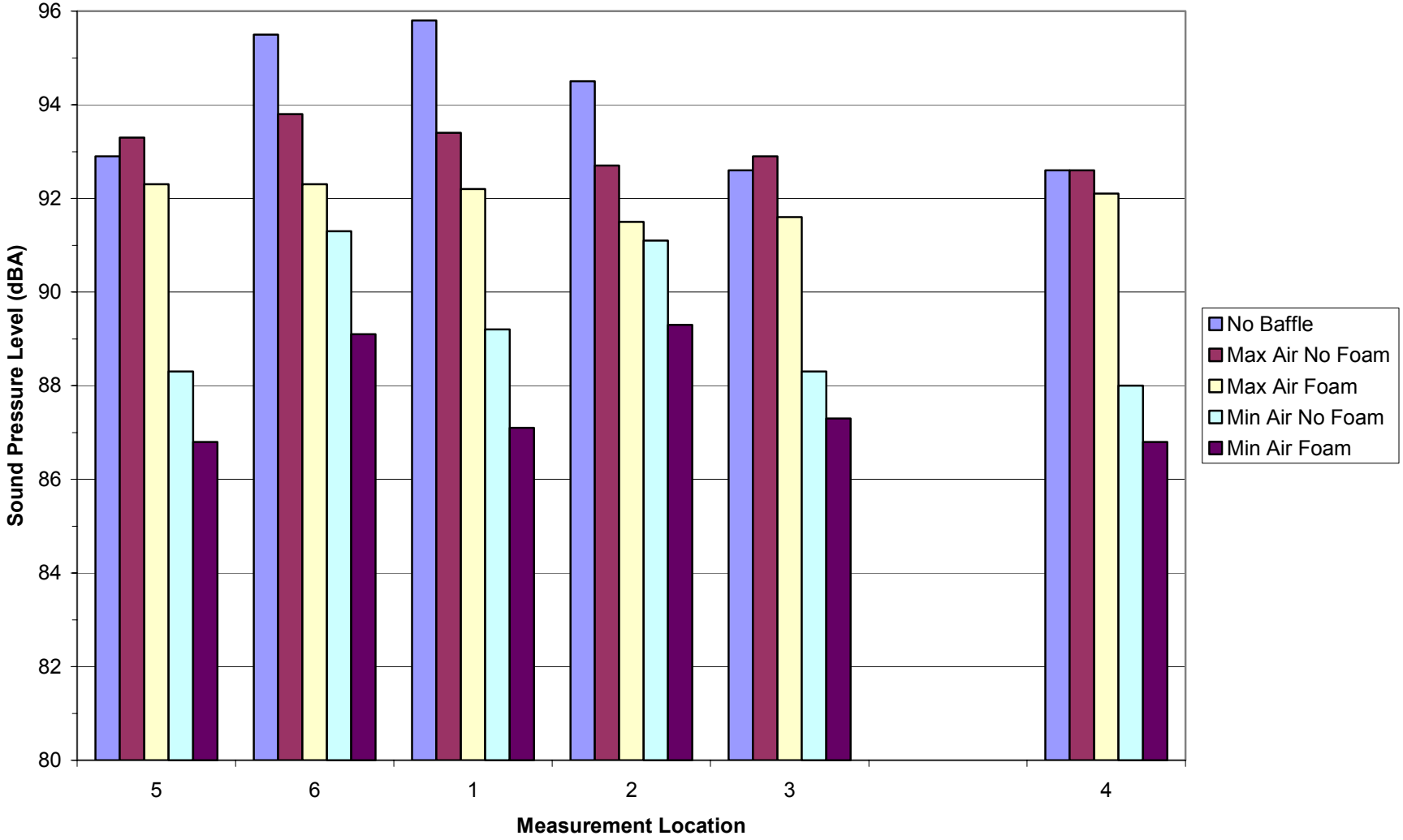


Figure 4. 10HP Fan Maximum Air Flow with Baffle. Frequency Distribution at 1m

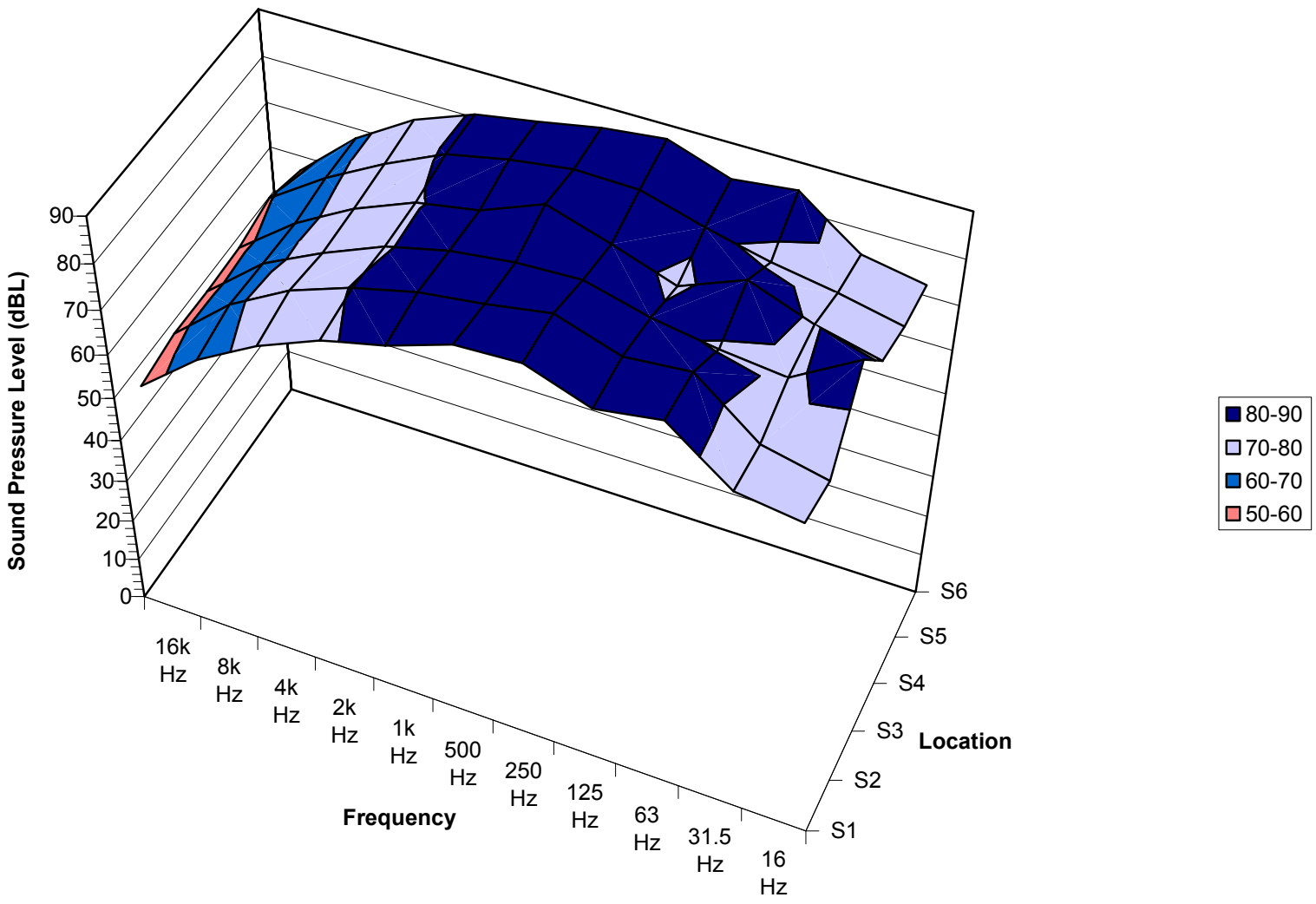


Figure 5. Change in Sound Pressure Level with Frequency on Installation of Baffle to 10HP Fan

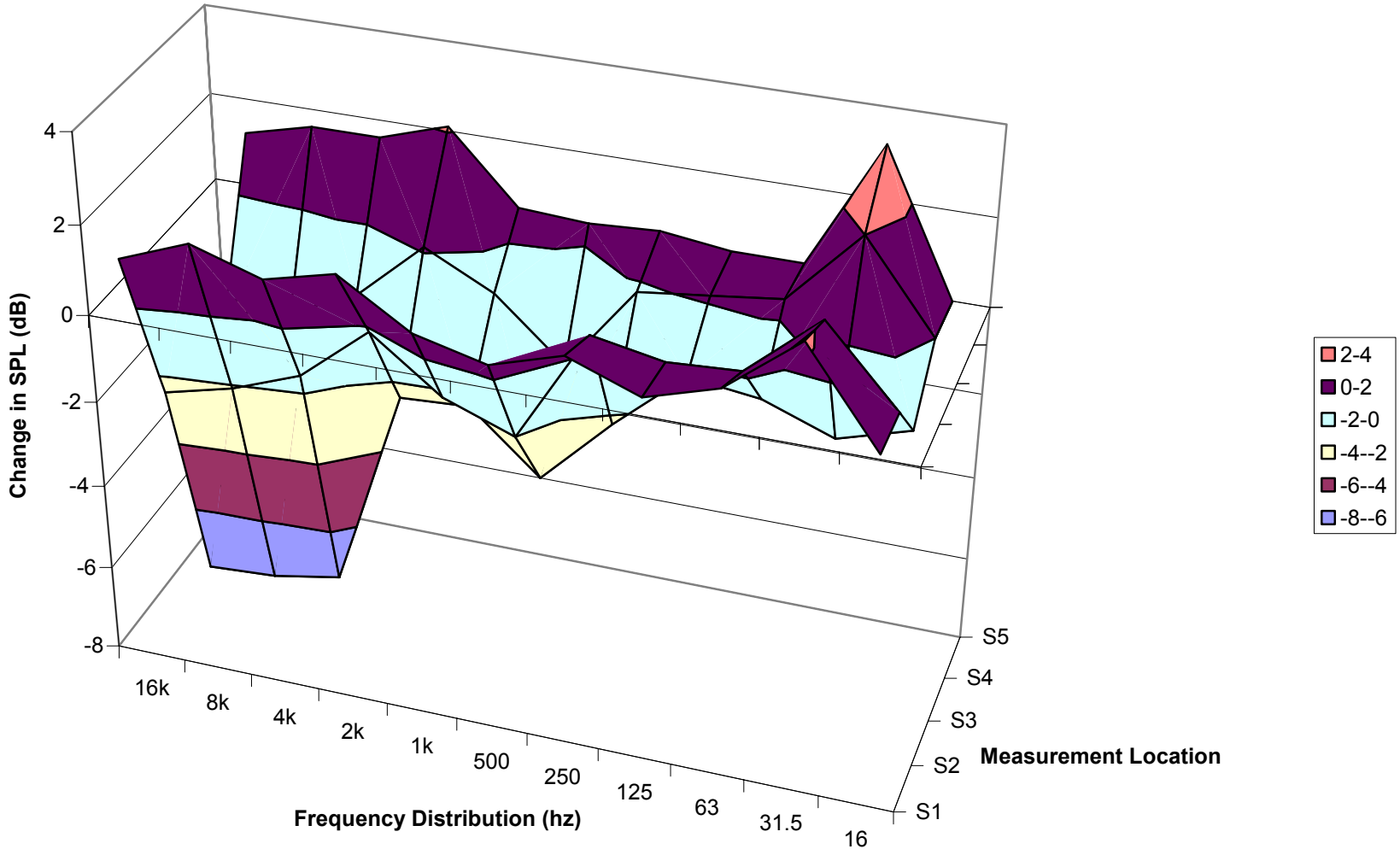


Figure 6. Change in Sound Pressure Level with Frequency on Installation of Baffle to 15HP Fan

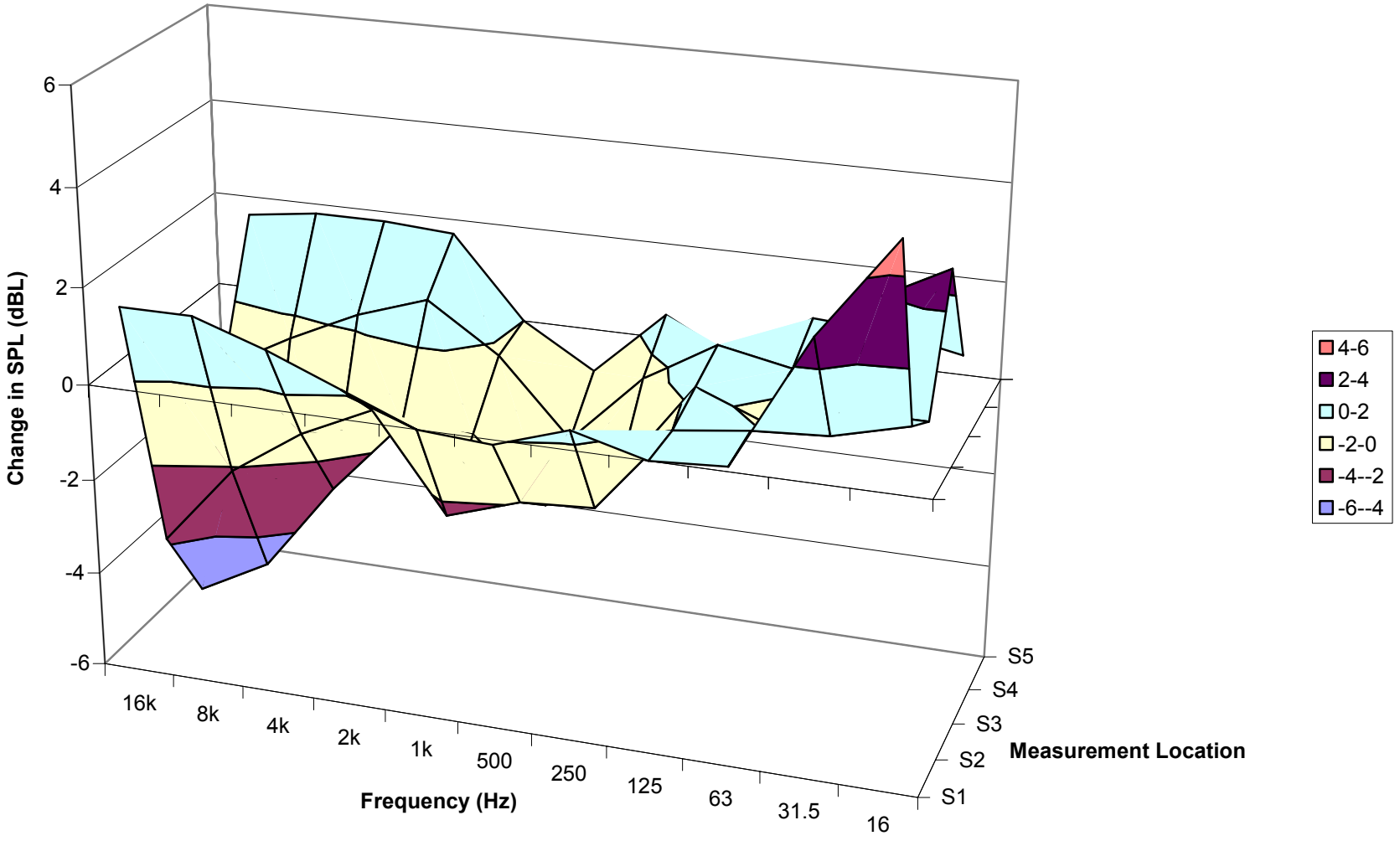
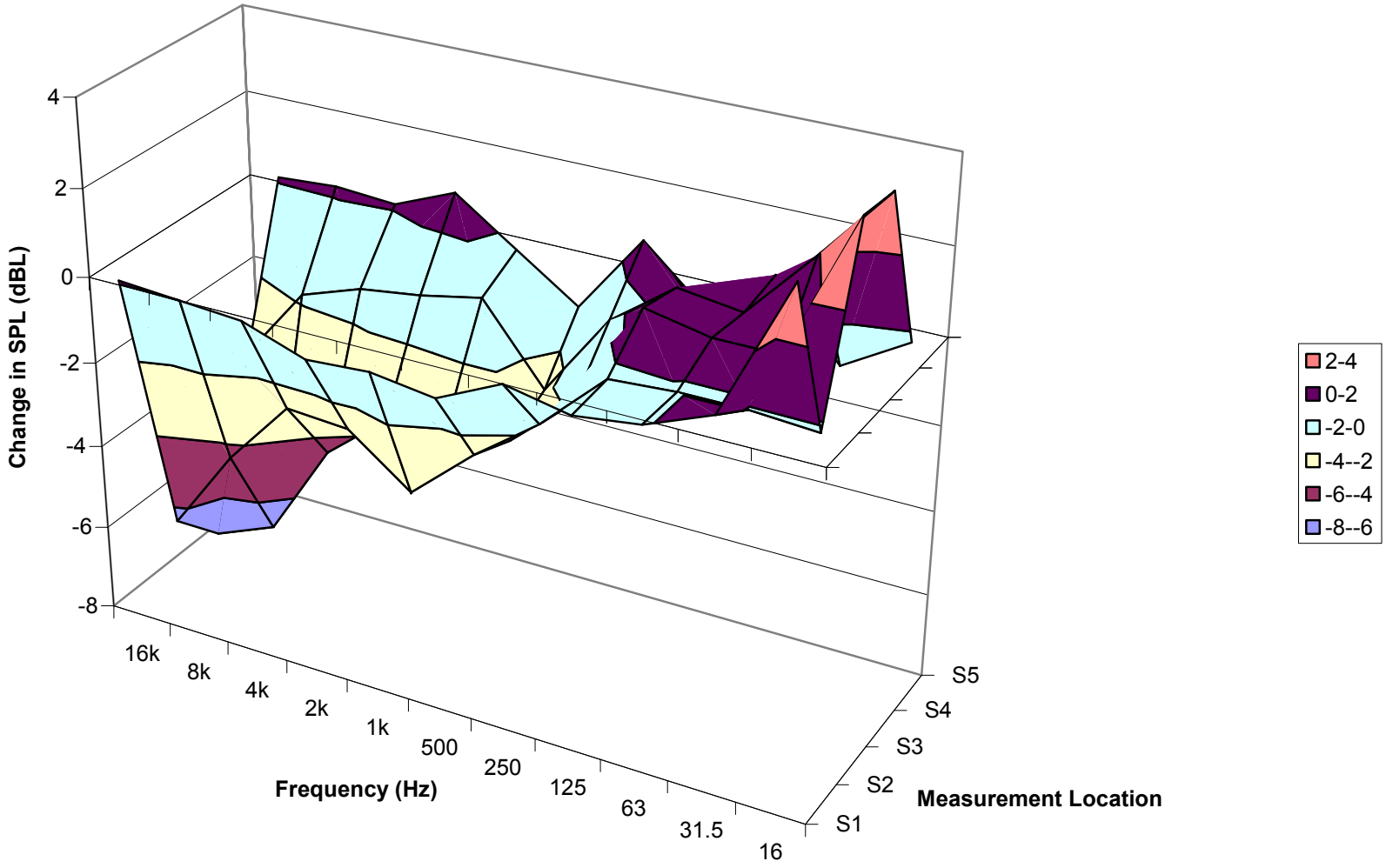
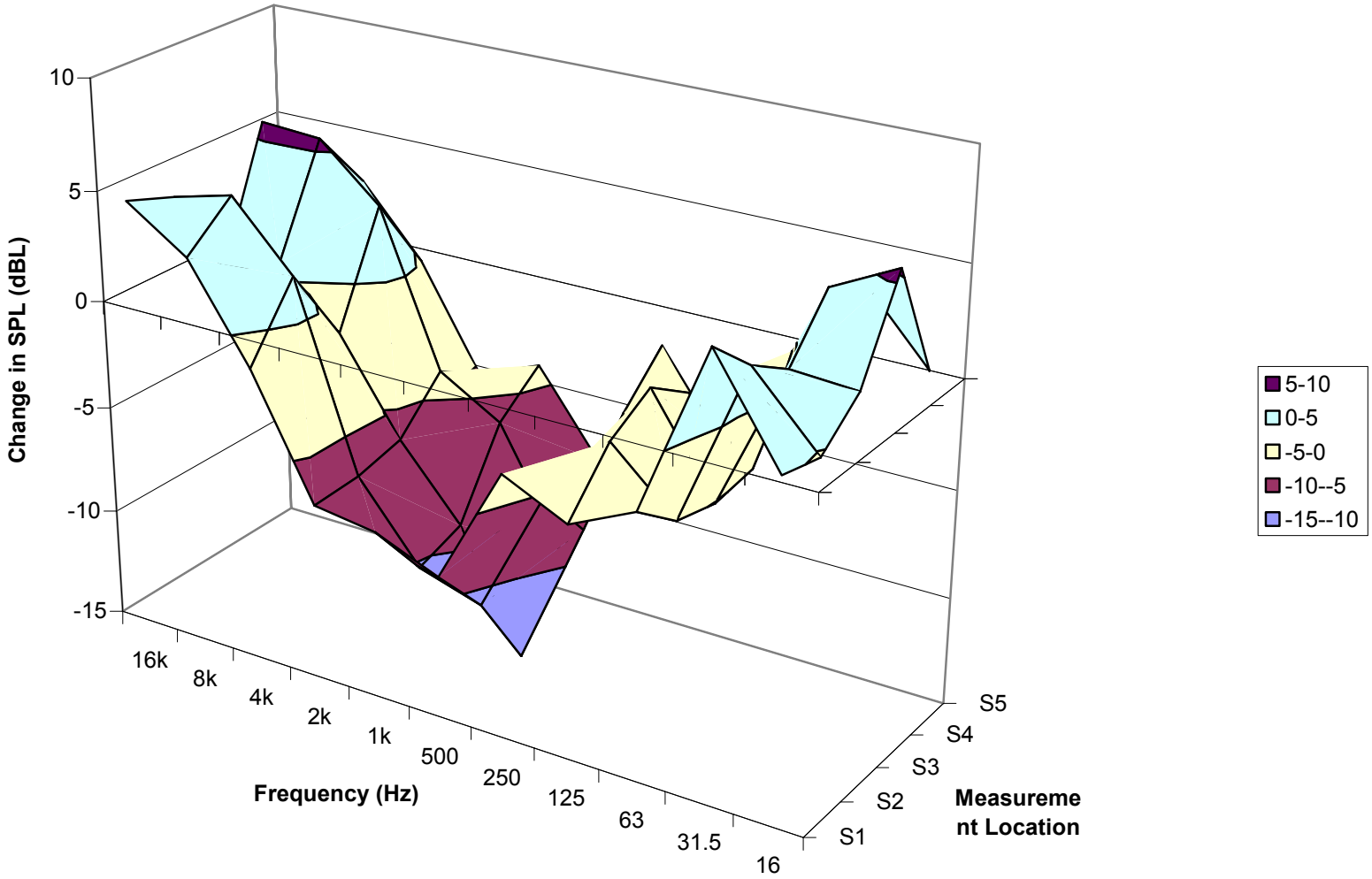


Figure 7. Change in SPL with Frequency on Installation of Baffle and Foam to 15HP Fan (Max Air Flow)



Figue 8. Change in SPL with Frequency on Installation of Baffle with Foam to 15HP Fan and Operation at Minimum Flow



5. Comments

Sound pressure levels are anticipated to decrease by 3 dB with a doubling of distance from the source. Measurements were taken 1 m and 3 m from each fan under each chosen operating condition, the anticipated decrease in sound pressure level at 3 m from source in comparison to 1 m from source is 4.8 dB. Recorded decreases in sound pressure level were, on average, in the range of 4.5 to 5.2 dB showing good agreement with theoretical sound attenuation with distance. Trow concludes that interference due to sound reflection, extraneous noise sources, etc. were maintained at acceptable level during the measurement periods.

Attenuation of Sound by Baffle at Maximum Air Flow

Installation of the baffle whilst operating the 10 HP and 15 HP fans at maximum air flow rate resulted in a change in the directional distribution of the sound emitted from the fans. Sound pressure levels directly in front of the fans were reduced by 2 – 3 dB. Conversely, sound pressure levels at 180^{o} to the fans increased by 0 – 2 dB. (See Figures 2 and 3).

Attenuation of Sound by Baffle at Minimum Air Flow

Operation of the baffle at minimum flow resulted in a further change in the directional distribution of sound emitted from the fans, with maxima values being recorded at 45^{o} to the face of the fans. Sound pressure levels at all measurement locations were reduced by 2 – 5 dB by operating at minimum air flow in comparison to operating without the baffle or with the baffle at maximum air flow. (See Figures 2 and 3).

Attenuation of Sound by Foam Insulation

Introduction of foam insulation into the baffle resulted in a decrease in measured sound pressure level by <2dB under the majority of operating conditions for both the 10HP and 15HP fans. (See Figures 2 and 3).

Sound Pressure Level Frequency Distribution

The frequency distribution for the 10HP fan operating at maximum air flow with baffle is shown in Figure 4. Under all operating conditions the sound pressure level frequency distribution showed maxima at central frequency ranges (e.g. 250 – 1000 hertz), however operating parameters were shown to impact on frequency distribution. Installation of baffles to the 10HP and 15HP fans (see Figures 5 and 6) resulted in:

- a 4 – 8 dB reduction in high and mid frequency (250 – 16,000 Hz) sound pressure levels in front of the fans;
- a 0 – 2 dB increase in high frequency sound pressure levels at 180^{o} to the fans;
- minimal impact on low frequency (16 – 125 Hz) sound pressure levels in front of the fans; and,
- a 0 – 4 dB increase in low frequency sound pressure levels at 180^{o} to the fans.

Reduction of air flow (see Figures 7 and 8) resulted in:

- a decrease in mid frequency (250 – 2,000 Hz) sound pressure levels at all measurement locations;
- minimal impact on low and high frequency sound pressure levels in front of the fans;
- a 0 – 6 dB increase in low and high frequency sound pressure levels at an angle of 45^{o} to the fan orientation; and,
- a 0 – 5 dB increase in low and high frequency sound pressure levels at 180^{o} to the fans.

The redistribution of sound pressure level frequencies has the potential to impact on perception of noise nuisance through fan operation. Increased reduction of high frequencies as observed on installation of baffle (with or without foam insulation) is likely to reduce perceived nuisance as high frequency noise is considered more obtrusive. Any increases in low frequency sound pressure levels (e.g. during operation of baffles at minimum air flow) may increase the area of impact of any noise nuisance as low frequency sound travels further and is more difficult to attenuate than high frequency sound.

Conclusions

The above measurements provide a fundamental understanding of noise generated by 10HP and 15HP car dryer fans operating under controlled conditions.

Trow understands that car dryer fans are operated in banks of 6 – 18 within car wash units. Theory predicts that sound pressure levels will increase by 3 dB on doubling of noise source, e.g. two 15HP fans each generating a sound pressure level of 90 dB would provide a combined sound pressure level of 93 dB, four fans would provide 96 dB etc. Other factors can impact on predicted noise generation, resonance can increase noise impact whilst sound adsorbing materials may provide attenuation. Vibration is also a consideration.

Trow strongly recommends that in situ sound measurements be made to assess noise impact of car dryer fans installed within a car wash system. In situ measurements should consider appropriate receptors including, but not necessarily limited to, occupational noise and environmental receptors as well as car wash operation and design.

We trust the aforementioned meets your immediate requirements. If you have any questions, concerns or if we can be of any further assistance, please do not hesitate to contact the undersigned at your earliest convenience.

Yours truly,

Trow Associates Inc.

Bob Jowett, B.Sc., C.E.P.I.T.
Environmental Scientist
Environmental Division

Ron Taylor, M.Sc., C. Chem.
Senior Project Manager
Environmental Division

SOUND LEVEL METER READINGS

MODEL: FT-DD-T450HP4 (50hp T4 VACSTAR TURBINE VACUUM PRODUCER)

READING ONE: 73 DB-A, 3 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

READING TWO: 69 DB-A, 10 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

READING THREE: 54 DB-A, 20 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

READING FOUR: 38 DB-A, 30 FEET FROM TURBINE @ 45° ANGLE
AND NO BACKGROUND NOISE OR OUTSIDE INTERFERENCE.

NOTE: THESE READINGS WERE TAKEN OUTSIDE IN THE OPEN ON A CONCRETE SLAB.

SOUND LEVEL METER USED:

SIMPSON MODEL #40003 – MSHA APPROVED.
MEETS OSHA & WALSH-HEALY REQUIREMENTS FOR NOISE CONTROL.
CONFORMS TO ANSI S1.4-1983, IEC 651 SPECS FOR METER TYPE.

Vacutech
1350 Hi-Tech Drive, Sheridan WY, 82801
PHONE: (800) 917-9444 FAX: (303) 675-1988
EMAIL: info@vacutechllc
WEB SITE: vacutechllc.com

CITY OF ROCKWALL

ORDINANCE NO. 21-XX

SPECIFIC USE PERMIT NO. S-2XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *SELF SERVICE CAR WASH* ON A 0.89-ACRE TRACT OF LAND, IDENTIFIED AS A PORTION OF LOT 2, BLOCK A, DALTON GOLIAD ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DESCRIBED AND DEPICTED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OR FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS ($2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, a request has been made by Lisa White of Boing US HoldCo, Inc. on behalf of Donald L. Silverman of Rockwall 205-552, LLC for the approval of a Specific Use Permit (SUP) for a *Self Service Car Wash* on a 0.89-acre tract of land, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N SH-205 OV) District, being identified as a portion of Lot 2, Block A of the Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, addressed as 3611 N. Goliad Street, and being more specifically described and depicted in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:

SECTION 1. That the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing for the establishment of a *Self Service Car Wash* in accordance with Article 04, *Permissible Uses,* of the Unified Development Code [*Ordinance No. 20-02*] on the *Subject Property*; and

SECTION 2. That the *Subject Property* shall be subject to the requirements set forth in Subsection 02.03(H)(4)*, Car Wash (Full-Service or Self-Service),* of Article 04*, Permissible Uses*; Subsection 04.04*, General Retail (GR) District,* of Article 05, *District Development*

DRAFT ORDINANCE 08.15.2021

Standards; and Subsection 06.11*, North SH-205 Overlay (N SH-205 OV) District,* of Article 05, *District Development Standards*, of the Unified Development Code [*Ordinance No. 20-02*] of the City of Rockwall -- *as heretofore amended and as my be amended in the future* -- and the following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of the *Self Service Car Wash* land use on the *Subject Property* and conformance to these conditions is necessary for continued operations:

(1) The *Self Service Car Wash* facility shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of this ordinance.

(2) The *Self Service Car Wash* facility shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance; however, the *Building Elevations* shall be subject to changes based on the requirements of the Unified Development Code (UDC) and recommendations by the Architectural Review Board (ARB).

(3) No outside display of merchandise or outside storage (*e.g. ice machine, propane cage, vending machines, and DVD rental kiosk*) shall be allowed on the *subject property*; with the exception of vending machines that are integrated into the façade of the building.

(4) A masonry screening wall a minimum of six (6) feet in height with landscaping shall be constructed adjacent to the northern property line of the subject property.

(5) Three (3) tiered screening (*i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees*) shall be incorporated in front of the carwash to screen the tunnel and vacuum bays adjacent to the eastern property line of the subject property.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits,* of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require the *Subject Property* to comply with the following:

1) Upon obtaining a *Certificate of Occupancy (CO)*, should any business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

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

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

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

DRAFT ORDINANCE 03.15.2021

each and every day such offense shall continue shall be deemed to constitute a separate offense.

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

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

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5TH DAY OF APRIL, 2021.

_____
Jim Pruitt, *Mayor*

ATTEST:

_____
Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

_____
Frank J. Garza, *City Attorney*

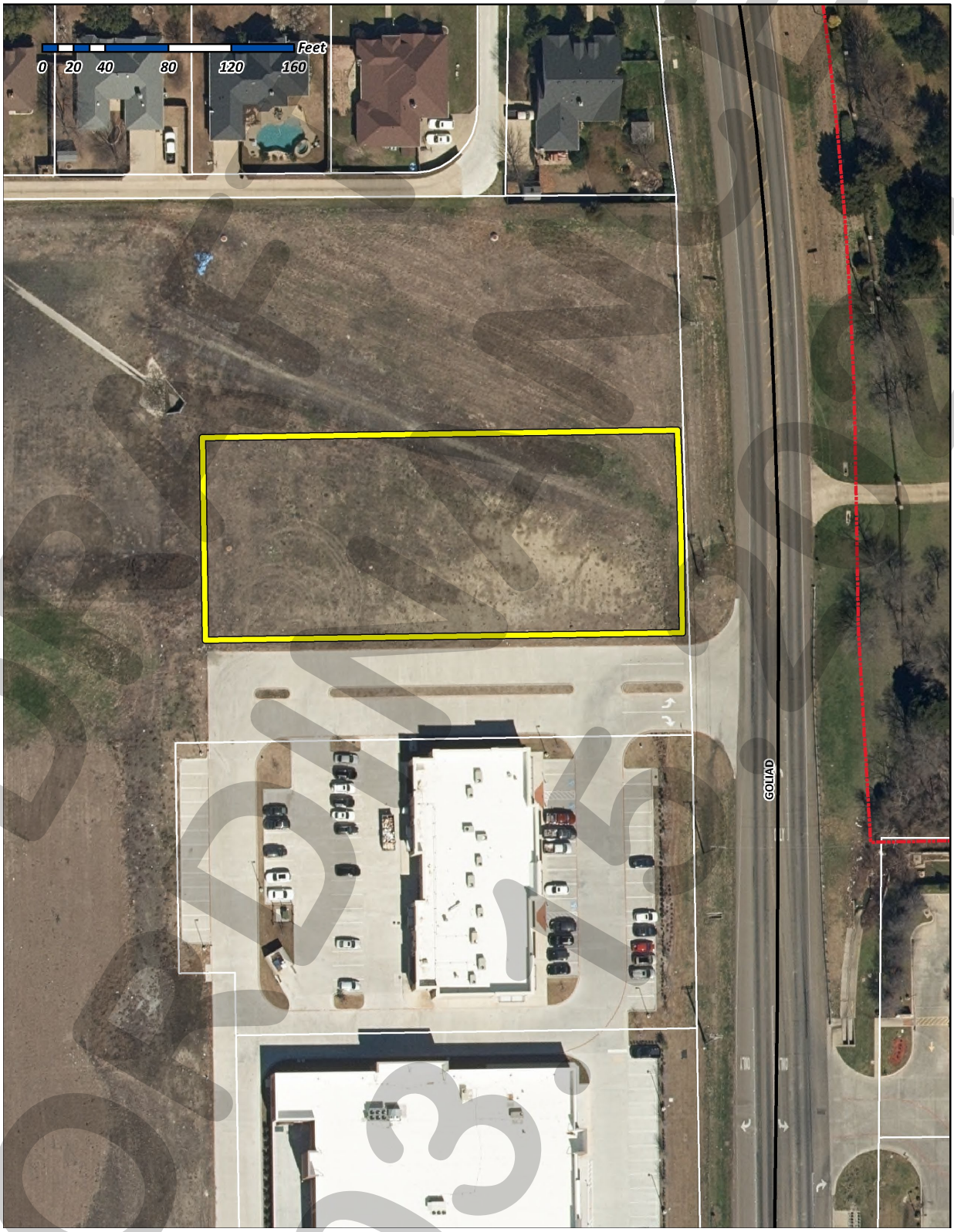
1st Reading: *March 15, 2021*

2nd Reading: *April 5, 2021*

DRAFT ORDINANCE 03.15.2021

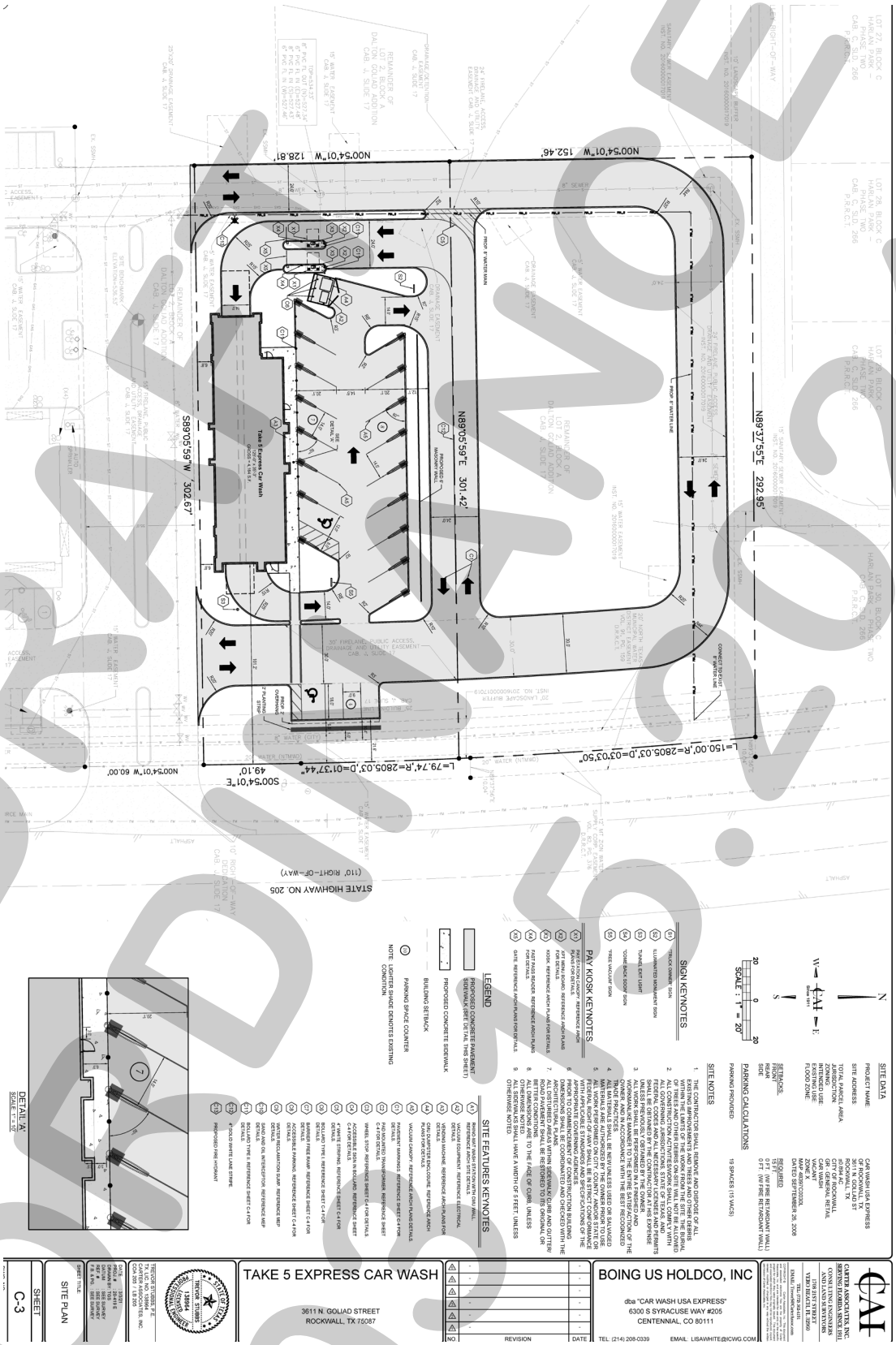
Exhibit 'A'
Legal Description and Location Map

Legal Description: Lot 2, Block A, Dalton Goliad Addition
Address: 3611 N. Goliad Street



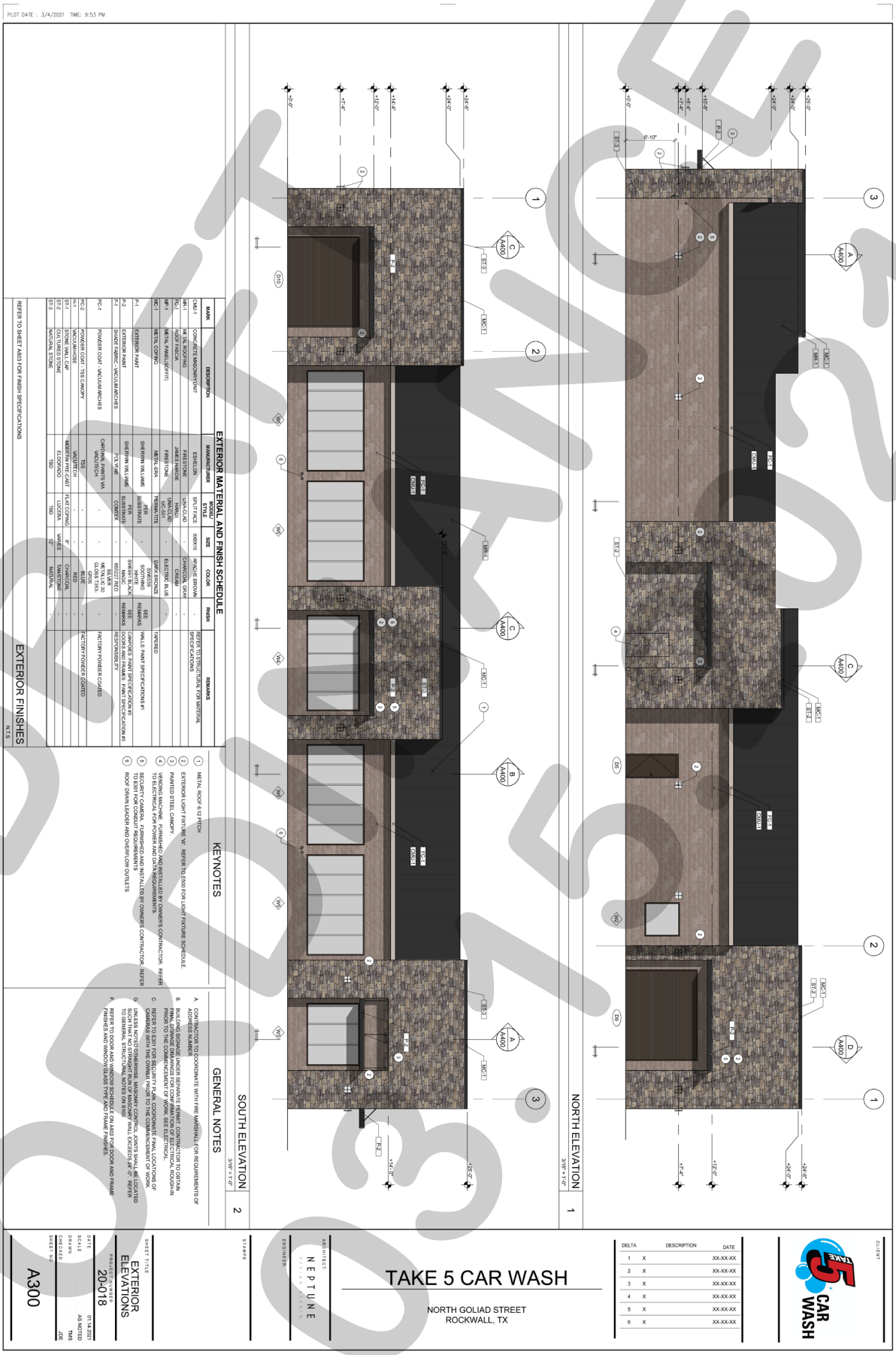
DRAFT 03/15/21

Exhibit 'B'
Concept Plan



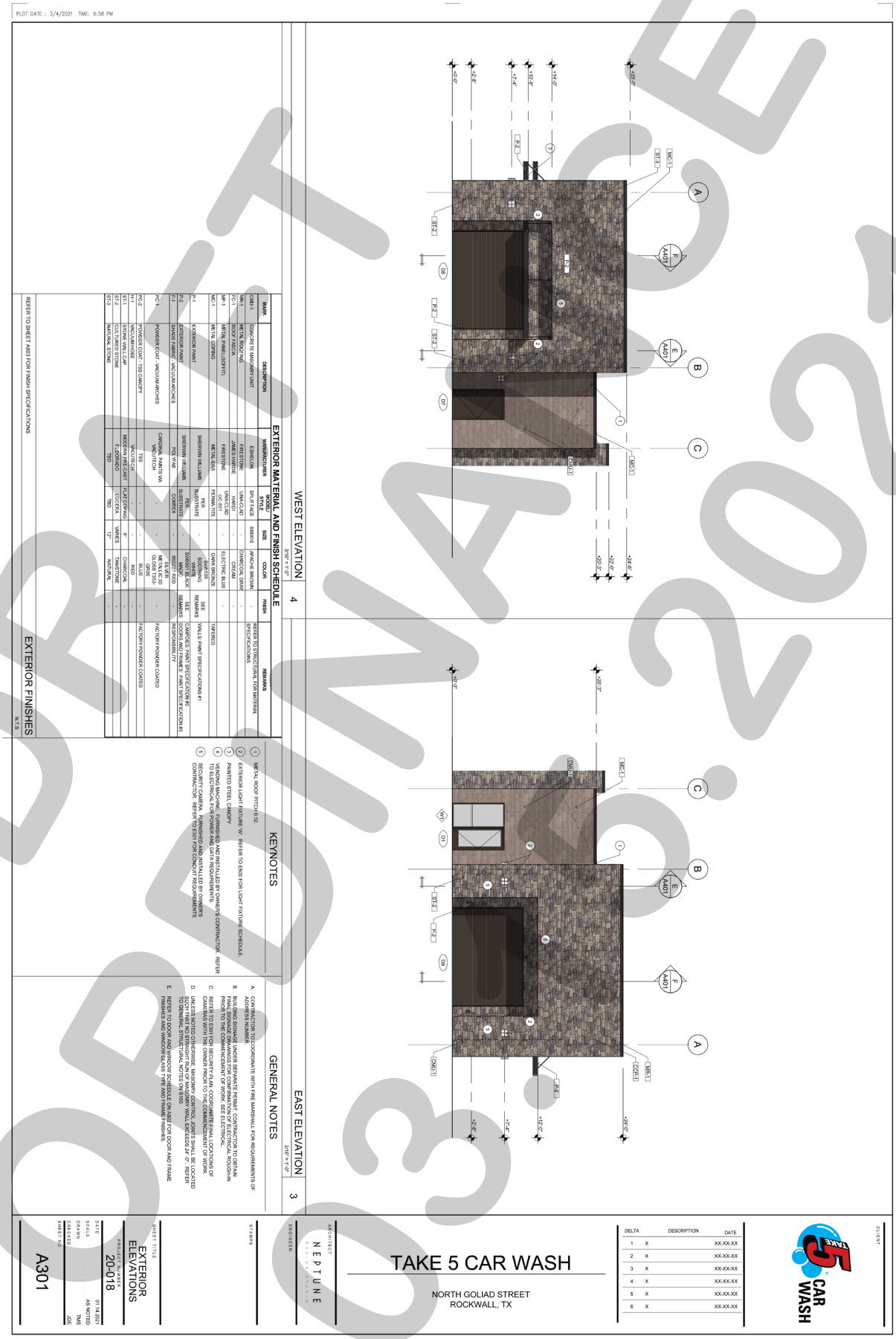
DRAFT 05.05.2021

Exhibit 'C'
Building Elevations



DRAFT 03.15.2021

Exhibit 'C'
Building Elevations



DRAFT 03.15.2021

as

March 16, 2021

TO: Lisa White
BOING US HOLDCO, Inc.
6300 S. Syracuse Way, Suite 205
Centennial, CO 80111

COPY: Donald L. Silverman
Rockwall 205-552 LLC
4622 Maple Ave, Suite 220
Dallas, TX 75219

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

SUBJECT: Z2021-002; *Specific Use Permit (SUP) for Self-Service Car Wash at 3611 N. Goliad Street*

Ms. Lisa White:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall, was denied by the City Council on March 15, 2021. The following is a record of all voting records:

Planning and Zoning Commission
On February 9, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) allowing for a Self-Service Carwash subject to the conditions of approval and the following additional recommendations:
(1) A masonry screening wall a minimum of six (6) feet in height be constructed adjacent to the northern property line of the subject property.
(2) Three (3) tiered screening (i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees) be incorporated in front of the carwash to screen the tunnel and vacuum bays adjacent to the eastern property line of the subject property.
This motion passed by a vote of 5-0, with Commissioners Moeller and Welch absent. Staff has incorporated these recommendations into the draft ordinance for the City Council's consideration.

On March 9, the Planning and Zoning Commission held a second public hearing at the direction of City Council for the purpose of re-reviewing the case with the new evidence that had previously not been considered during the February 9, 2021 public hearing. Based on the new evidence and the information provided by the applicant, the Planning and Zoning Commission approved a motion to recommend denial of the Specific Use Permit (SUP) by a vote of 5-0 with Commissioners Womble and Deckard absent.

City Council
On March 1, 2021, the City Council approved a motion to remand the case back to the Planning and Zoning Commission March 9, 2021 meeting by a vote of 7-0.

On March 15, 2021, the City Council approved a motion to deny the Specific Use Permit (SUP) by a vote of 7-0.

According to Subsection 02.05, *City Council Action*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(t)he City Council may deny a request for a zoning change, Specific Use Permit (SUP), or text amendment with or without prejudice. If a request or amendment is denied with prejudice, a new application may not be submitted for the same lot or tract of land -- *or any portion thereof* -- for a period of one (1) year unless the request is for a more restrictive or less intense land use than the previously denied request ... If a request or amendment is denied without prejudice, no restrictions on resubmitting an application shall

apply (*i.e. an application for the same request may be filed at the applicant's discretion*). A failure to indicate a denial is with or without prejudice in making a motion to deny a request or amendment shall be considered a denial with prejudice." Should you have any questions or concerns regarding the denial of your site plan or the site planning process, please feel free to contact me a (972) 771-7745.

Sincerely,

David Gonzales, AICP
Planning and Zoning Manager

Gonzales, David

From: Cesar Segovia <segoviac@neptunedesignstudio.com>
Sent: Tuesday, March 9, 2021 1:43 PM
To: Gonzales, David
Subject: RE: P&Z Public Hearing Next Week

David,

Me and Jimmy will be there tonight at the meeting per the clients request.

Cesar Segovia
Project Manager
Neptune Design Studio
c 817.454.7207

From: Gonzales, David
Sent: Friday, March 5, 2021 4:36 PM
To: 'lisawhite@icwg.com'
Cc: 'dsilverman@mqcompanies.com' ; Cesar Segovia
Subject: P&Z Public Hearing Next Week

Lisa,

Due to the file size being too large, I am attaching staff's report regarding your request via the link below. This will be a public hearing before for the Planning and Zoning Commission next week, March 9, 2021. The meeting is scheduled to begin at 6:00 PM in the City's Council Chambers. Please be sure that you and/or your representative are present for the meeting.

P&Z Packet: https://drive.google.com/drive/folders/1Ks-w1gQH2BZP8L4rCSqmREswIYeOpuA_?usp=sharing

Let me know if you have any questions.

Thank you,

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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Gonzales, David

From: Cesar Segovia <segoviac@neptunedesignstudio.com>
Sent: Monday, February 1, 2021 10:01 AM
To: Gonzales, David
Subject: RE: Car Wash USA Express - Rockwall TX
Attachments: Sound Meter T4-DD-50HP-Outside.pdf

Follow Up Flag: Follow up
Flag Status: Completed

David,

Please see attached vacuum equipment sound level meter readings.

Cesar Segovia
Project Manager
Neptune Design Studio
c 817.454.7207

From: Gonzales, David
Sent: Friday, January 29, 2021 9:55 AM
To: Cesar Segovia
Subject: RE: Car Wash USA Express - Rockwall TX

You're welcome.

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
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From: Cesar Segovia [mailto:segoviac@neptunedesignstudio.com]
Sent: Friday, January 29, 2021 9:30 AM
To: Gonzales, David <DGonzales@rockwall.com>
Cc: Miller, Ryan <RMiller@rockwall.com>
Subject: RE: Car Wash USA Express - Rockwall TX

David,

I appreciate you clarifying this information for me.

Thank you,

Cesar Segovia

Project Manager
Neptune Design Studio
c 817.454.7207

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Friday, January 29, 2021 9:20 AM
To: Cesar Segovia <segoviac@neptunedesignstudio.com>
Cc: Miller, Ryan <RMiller@rockwall.com>
Subject: RE: Car Wash USA Express - Rockwall TX

Cesar,

Civil engineering plans are submitted after a site plan has been approved. In this case, this is a zoning request and the concept plan that has been submitted would not an approved site plan. A site plan application would be submitted after the SUP has been approved. With this being said, a civil engineering submittal would be at a future date and not the dates that you are referencing on the schedule.

Thank you,

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
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DGONZALES@ROCKWALL.COM
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From: Cesar Segovia [mailto:segoviac@neptunedesignstudio.com]
Sent: Thursday, January 28, 2021 4:04 PM
To: Gonzales, David <DGonzales@rockwall.com>
Cc: Miller, Ryan <RMiller@rockwall.com>
Subject: RE: Car Wash USA Express - Rockwall TX

David,

I do have another follow up question regarding the submittal calendar, specifically the Engineering submittal date of 2/10 in my email below-

For this engineering submittal, do we need to submit full civil plans? Is there a checklist that has the information and details that we need to ensure we include in our plans for the engineering submittal?

Engineering Submittal Date **(5:00 PM)**
January 27, 2021
February 10, 2021

Thank you David,

Cesar Segovia
Project Manager

Neptune Design Studio
c 817.454.7207

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Thursday, January 28, 2021 11:45 AM
To: Cesar Segovia <segoviac@neptunedesignstudio.com>
Cc: Miller, Ryan <RMiller@rockwall.com>
Subject: RE: Car Wash USA Express - Rockwall TX

Thank you, Cesar for the information. With regard to a contact at RISD, I apologize, but I would not have that information.

DAVID GONZALES, AICP
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From: Cesar Segovia [mailto:segoviac@neptunedesignstudio.com]
Sent: Thursday, January 28, 2021 10:03 AM
To: Gonzales, David <DGonzales@rockwall.com>
Cc: Miller, Ryan <RMiller@rockwall.com>
Subject: FW: Car Wash USA Express - Rockwall TX

Good morning David,

I received the attached information regarding the noise assessments for the Car Wash Prototype. Our client will be sending the vacuum noise assessment information shortly.

Would you happen to have a contact for the Nebbie Williams Elementary School or Rockwall ISD that we can send this information to review?

Feel free to call me on my cell 817.454.7207 to discuss into further detail.

Thank you David,

Cesar Segovia
Project Manager
Neptune Design Studio
c 817.454.7207

From: Cesar Segovia
Sent: Tuesday, January 26, 2021 1:37 PM
To: rmiller@rockwall.com
Cc: Trevor Stubbs <TrevorS@carterassoc.com>; Jim Eller <jim@neptunedesignstudio.com>
Subject: RE: Car Wash USA Express - Rockwall TX

Ryan,

I forgot to attach the latest elevations for this building.

The exterior design changed from natural stone to faux stone. You can reference this update on the callout labeled: ST-2 on the attached elevations.

Feel free to contact me if you have any follow up questions.

Thank you Ryan,

Cesar Segovia
Project Manager
Neptune Design Studio
c 817.454.7207

From: Cesar Segovia
Sent: Tuesday, January 26, 2021 1:26 PM
To: 'rmiller@rockwall.com' <rmiller@rockwall.com>
Cc: Trevor Stubbs <TrevorS@carterassoc.com>; Jim Eller <jim@neptunedesignstudio.com>
Subject: Car Wash USA Express - Rockwall TX

Good afternoon Ryan,

Regarding the workshop meeting later this evening to discuss the proposed Car Wash into further detail-

Attached you will find our revised site plan for the proposed Car Wash USA Express.

This revised site plan includes the existing utilities and easements. Additionally, we showed the 8" water loop and adjusted the parking abutting 205. We now show a proposed 18' stall depth with 2' overhang. There is room for plantings maintaining the separation from utilities and curbing as well as keeping out of the easement.

Do I need to print out hardcopies of the revised site plan to present at today's workshop meeting?

I have also included the pdf with the comments received for you to reference if needed.

Thank you Ryan,

Cesar Segovia
Project Manager
Neptune Design Studio
c 817.454.7207

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Gonzales, David

From: Cesar Segovia <segoviac@neptunedesignstudio.com>
Sent: Monday, February 15, 2021 9:24 AM
To: Gonzales, David; 'lisawhite@icwg.com'
Cc: 'Trevor Stubbs'; Jim Eller
Subject: RE: Rockwall City Council Agenda
Attachments: Rockwall Car Wash RENDERING.jpg; Rockwall Car Wash Site Plan Revised.pdf; Rockwall Car Wash-LP-1_2021-02-12.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning David,

I hope you are doing well during this weather.

I have attached the following items to this email for tomorrow's City Council meeting-

-Revised site plan
-Revised landscape plan
-Revised landscape rendering

These revised items now reflect the items requested at the SUP meeting:

- The tunnel has been screened with landscaping.
- 6 parking spots have been removed from the parking row along Hwy 205.
- A 6' masonry screen wall has been added along the vacuum bays on the North side of the property facing the residential area.

Feel free to contact me if you have any follow up questions.

Thank you David

Cesar Segovia
Project Manager
Neptune Design Studio
c 817.454.7207

From: Gonzales, David
Sent: Friday, February 12, 2021 5:02 PM
To: 'lisawhite@icwg.com'
Cc: 'dsilverman@mqcompanies.com' ; Cesar Segovia
Subject: Rockwall City Council Agenda

Lisa,

I am attaching next week's City Council agenda regarding the current weather situation. Please see the instructions should there be a weather event next week on Tuesday, and how to sign-up using Zoom. Please check the City's website at www.rockwall.com for updated information regarding the meeting.

Let me know if you have any questions.

Thank you,

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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Gonzales, David

From: Cesar Segovia <segoviac@neptunedesignstudio.com>
Sent: Tuesday, March 9, 2021 2:20 PM
To: Gonzales, David
Subject: RE: P&Z Public Hearing Next Week

Thank you David.

I forgot to mention that the client is expecting to have the sound study within a few days.

I will email that to you as soon as I receive it in the next few days.

Cesar Segovia
Project Manager
Neptune Design Studio
c 817.454.7207

From: Gonzales, David
Sent: Tuesday, March 9, 2021 2:18 PM
To: Cesar Segovia
Subject: RE: P&Z Public Hearing Next Week

Thank you, Cesar.

Also, I am providing you with a copy of the updated memorandum I will be providing the Planning and Zoning Commission for their consideration at tonight's meeting.

Regards,

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
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From: Cesar Segovia [mailto:segoviac@neptunedesignstudio.com]
Sent: Tuesday, March 9, 2021 1:43 PM
To: Gonzales, David <DGonzales@rockwall.com>
Subject: RE: P&Z Public Hearing Next Week

David,

Me and Jimmy will be there tonight at the meeting per the clients request.

Cesar Segovia
Project Manager
Neptune Design Studio
c 817.454.7207

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Friday, March 5, 2021 4:36 PM
To: 'lisawhite@icwg.com' <lisawhite@icwg.com>
Cc: 'dsilverman@mqcompanies.com' <dsilverman@mqcompanies.com>; Cesar Segovia <segoviac@neptunedesignstudio.com>
Subject: P&Z Public Hearing Next Week

Lisa,

Due to the file size being too large, I am attaching staff's report regarding your request via the link below. This will be a public hearing before for the Planning and Zoning Commission next week, March 9, 2021. The meeting is scheduled to begin at 6:00 PM in the City's Council Chambers. Please be sure that you and/or your representative are present for the meeting.

P&Z Packet: https://drive.google.com/drive/folders/1Ks-w1gQH2BZP8L4rCSqmREswIYeOpuA_?usp=sharing

Let me know if you have any questions.

Thank you,

DAVID GONZALES, AICP
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Gonzales, David

From: Cesar Segovia <segoviac@neptunedesignstudio.com>
Sent: Friday, March 5, 2021 9:52 AM
To: Miller, Ryan; Gonzales, David
Cc: Trevor Stubbs; Jim Eller; 'lisawhite@icwg.com'; Matthew Gilbert
Subject: Car Wash Express - Rockwall TX
Attachments: Rockwall_P&Z Submittal_2021.03.05_Combined Set.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Ryan / David,

Attached you will find the revised site plan, landscape plan and rendering, and updated exterior building rendering to present at the next meeting on Tuesday March 9th.

Below are the updates made to this submittal-

Architectural-
Building has been updated with a pitched roof to meet the SH205 Zoning Overlay requirements.
The building height has been modified to meet the City of Rockwall's Zoning Articulation requirements.

Site Plan -
Opened up vacuum bays to the drive aisle in order for vacuum parking to towards calculations.
2-foot planting has been called out to meet separation requirements.

Landscape Plan-
2 Red Bud trees added to meet SH205 Overlay District Specifications requirements.
2-foot planting area that meets the City of Rockwall's separation requirements.

Feel free to contact me if you have any follow up questions.

Thank you Ryan / David,

Cesar Segovia
Project Manager
Neptune Design Studio
c 817.454.7207

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Gonzales, David

From: Cesar Segovia <segoviac@neptunedesignstudio.com>
Sent: Tuesday, March 2, 2021 9:01 AM
To: Gonzales, David; 'lisawhite@icwg.com'
Cc: 'Trevor Stubbs'; Jim Eller
Subject: RE: Rockwall City Council Agenda

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning David,

I wanted to get clarification regarding last night's meeting.

From our understanding, the car wash was conditionally approved by city staff at the meeting held on 2/9.

The revised plans I emailed on 2/15 met all the conditions that the city requested at the 2/9 meeting.

Can you please provide further detail as to what was the reason that the City decided to not stand by the previously given conditional approval?

If you could please be as detailed as possible.

Thank you David,

Cesar Segovia
Project Manager
Neptune Design Studio
c 817.454.7207

From: Gonzales, David
Sent: Monday, February 22, 2021 3:00 PM
To: Cesar Segovia ; 'lisawhite@icwg.com'
Cc: 'Trevor Stubbs' ; Jim Eller
Subject: RE: Rockwall City Council Agenda

Thank you for the revisions, Cesar. Also, my apologies for getting back to you late; however, the City was not open last week due to the weather events and as a result the Council meeting was postponed. The meeting (i.e. public hearing) has been rescheduled for next week on Monday, March 1, 2021 at 6:00 p.m.

Let me know if you have any questions.

Thank you,

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM

From: Cesar Segovia [mailto:segoviac@neptunedesignstudio.com]
Sent: Monday, February 15, 2021 9:24 AM
To: Gonzales, David <DGonzales@rockwall.com>; 'lisawhite@icwg.com' <lisawhite@icwg.com>
Cc: 'Trevor Stubbs' <TrevorS@carterassoc.com>; Jim Eller <jim@neptunedesignstudio.com>
Subject: RE: Rockwall City Council Agenda

Good morning David,

I hope you are doing well during this weather.

I have attached the following items to this email for tomorrow's City Council meeting-

-Revised site plan
-Revised landscape plan
-Revised landscape rendering

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Thank you David

Cesar Segovia
Project Manager
Neptune Design Studio
c 817.454.7207

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Friday, February 12, 2021 5:02 PM
To: 'lisawhite@icwg.com' <lisawhite@icwg.com>
Cc: 'dsilverman@mqcompanies.com' <dsilverman@mqcompanies.com>; Cesar Segovia <segoviac@neptunedesignstudio.com>
Subject: Rockwall City Council Agenda

Lisa,

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Let me know if you have any questions.

Thank you,

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Gonzales, David

From: Dennis Dayman <[redacted]>
Sent: Monday, March 1, 2021 7:44 PM
To: Miller, Ryan
Cc: Gonzales, David; Jennifer Dayman
Subject: Re: Z2021-002 - Specific Use Permit (SUP) for Self Service Car Wash

Oh please don't apologize. You know, just as I do, we never know what will transpire in these meetings - I was glad we stayed around and the council could see there are people with concerns in the chambers.

We will see you on these dates again!

Thanks again for your assistance as always.

-Dennis

> On Mar 1, 2021, at 7:40 PM, Miller, Ryan <RMiller@rockwall.com> wrote:
>
> Dennis ... I wanted to apologize for telling you to wait around. I was under the impression that they were going to still hold the public hearing. The next meeting for this case will be a public hearing at the Planning and Zoning Commission on March 9th and the anticipated City Council meeting would be March 15th. Please let me know if you have any questions. Thanks.
>
>
> Ryan C. Miller, AICP
> Director of Planning and Zoning
> Planning and Zoning Department
> City of Rockwall, Texas
>
> Please excuse any errors, this was sent from my mobile device.
>
>
>
> -------- Original message --------
> From: "Miller, Ryan" <RMiller@rockwall.com>
> Date: 3/1/21 8:16 AM (GMT-06:00)
> To: 'Dennis Dayman' <[redacted]>, "Gonzales, David"
> <DGonzales@rockwall.com>
> Cc: Jennifer Dayman <[redacted]>
> Subject: RE: Z2021-002 - Specific Use Permit (SUP) for Self Service
> Car Wash
>
> Dennis ... David can correct me if I miss state any of this (he is the case manager), but as of right now we have not received updated drawings from the applicant addressing the Planning and Zoning Commission's concerns. We will not be sure if they can meet the requested recommendations until we have seen these. With regard to the noise study, it does NOT appear to meet the code and appears to be a generic study of the vacuum units. According to the noise ordinance a maximum DBA of 72 (90th Percentile) and 62 (Ambient) can be shed during the hours of 7:00 AM and 10 PM. In this case, both the 10 HP and 15 HP vacuums (with or without sound attenuation) appear to be higher than the permitted levels. They have also provided a noise assessment completed for another site, and while these numbers are

closer to complying there is still hours of operation that would be above the permitted levels and out of compliance with the sound ordinance. Due to when staff received this information, this fact was not conveyed to the Planning and Zoning Commission, and I will be pointing this out tonight. Should you have any additional questions please let me know. Thanks, and thanks for helping out with the City's vaccine efforts.
>
> RYAN C. MILLER, AICP
> DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF
> ROCKWALL
> 972.772.6441 OFFICE
> RMILLER@ROCKWALL.COM
> 385 S. GOLIAD STREET • ROCKWALL, TX 75087
>
>
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> WEBSITE | MUNICIPAL CODE WEBSITE GIS DIVISION WEBSITE | CITY OF
> ROCKWALL INTERACTIVE MAPS | UNIFIED DEVELOPMENT CODE
>
>
> NOTES
> 1) APPOINTED AND ELECTED OFFICIALS: BY REPLYING ALL TO THIS EMAIL YOU MAY BE IN VIOLATION OF THE TEXAS OPEN MEETINGS ACT. PLEASE REPLY ONLY TO THE SENDER.
> 2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME
> PUBLIC RECORD
>
> -----Original Message-----
> From: Dennis Dayman <[redacted]>
> Sent: Sunday, February 28, 2021 8:50 PM
> To: Miller, Ryan <RMiller@rockwall.com>; Gonzales, David
> <DGonzales@rockwall.com>
> Cc: Jennifer Dayman [redacted]>
> Subject: Z2021-002 - Specific Use Permit (SUP) for Self Service Car
> Wash
>
> Ryan and David,
>
> Sorry to send this a bit late before the city council meeting tomorrow, but my wife will be coming up to the city council meeting since I will be now helping with the vaccine clinic tomorrow with FD and she working up comments. Can you tell us if the applicant was able to meet the conditions specified for approval from the February 9, 2021 P&Z meeting?
>
> Also, do you know if their sound study they submitted meets code?
>
> -Dennis
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Gonzales, David

From: Miller, Ryan
Sent: Monday, March 1, 2021 8:16 AM
To: 'Dennis Dayman'; Gonzales, David
Cc: Jennifer Dayman
Subject: RE: Z2021-002 - Specific Use Permit (SUP) for Self Service Car Wash

Dennis ... David can correct me if I miss state any of this (he is the case manager), but as of right now we have not received updated drawings from the applicant addressing the Planning and Zoning Commission's concerns. We will not be sure if they can meet the requested recommendations until we have seen these. With regard to the noise study, it does NOT appear to meet the code and appears to be a generic study of the vacuum units. According to the noise ordinance a maximum DBA of 72 (90th Percentile) and 62 (Ambient) can be shed during the hours of 7:00 AM and 10 PM. In this case, both the 10 HP and 15 HP vacuums (with or without sound attenuation) appear to be higher than the permitted levels. They have also provided a noise assessment completed for another site, and while these numbers are closer to complying there is still hours of operation that would be above the permitted levels and out of compliance with the sound ordinance. Due to when staff received this information, this fact was not conveyed to the Planning and Zoning Commission, and I will be pointing this out tonight. Should you have any additional questions please let me know. Thanks, and thanks for helping out with the City's vaccine efforts.

RYAN C. MILLER, AICP
DIRECTOR OF PLANNING & ZONING • PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6441 OFFICE
RMILLER@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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NOTES
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2) PLEASE NOTE THAT ANY CORRESPONDENCE SENT TO CITY STAFF MAY BECOME PUBLIC RECORD

-----Original Message-----
From: Dennis Dayman <[redacted]>
Sent: Sunday, February 28, 2021 8:50 PM
To: Miller, Ryan <RMiller@rockwall.com>; Gonzales, David <DGonzales@rockwall.com>
Cc: Jennifer Dayman <[redacted]>
Subject: Z2021-002 - Specific Use Permit (SUP) for Self Service Car Wash

Ryan and David,

Sorry to send this a bit late before the city council meeting tomorrow, but my wife will be coming up to the city council meeting since I will be now helping with the vaccine clinic tomorrow with FD and she working up comments. Can you tell us if the applicant was able to meet the conditions specified for approval from the February 9, 2021 P&Z meeting?

Also, do you know if their sound study they submitted meets code?

-Dennis

_____

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Gonzales, David

From: Dennis Dayman <[redacted]>
Sent: Sunday, February 28, 2021 8:50 PM
To: Miller, Ryan; Gonzales, David
Cc: Jennifer Dayman
Subject: Z2021-002 - Specific Use Permit (SUP) for Self Service Car Wash

Ryan and David,

Sorry to send this a bit late before the city council meeting tomorrow, but my wife will be coming up to the city council meeting since I will be now helping with the vaccine clinic tomorrow with FD and she working up comments. Can you tell us if the applicant was able to meet the conditions specified for approval from the February 9, 2021 P&Z meeting?

Also, do you know if their sound study they submitted meets code?

-Dennis

_____
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Gonzales, David

From: Gonzales, David
Sent: Friday, February 5, 2021 4:56 PM
To: 'lisawhite@icwg.com'
Cc: 'dsilverman@mqcompanies.com'
Subject: P&Z Public Hearing Next Week
Attachments: Packet [P&Z] (02.09.2021).pdf

Lisa,

Please find attached staff's report regarding the public hearing for your SUP request. The Planning Commission will be conducting a Public Hearing next week on Tuesday, *February 9, 2021*. The Planning and Zoning Commission meeting is scheduled to begin at 6:00 p.m. in the City's Council Chambers. Please be sure that you and/or your representative(s) are present to answer any questions the Commission may have regarding your request.

The public hearing before the City Council is scheduled for *February 16, 2021* (*1st Reading of the Ordinance*). You will need to be present for this meeting also.

Do not hesitate to contact me should you have any questions.

Thank you,

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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Gonzales, David

From: Gonzales, David
Sent: Friday, January 29, 2021 9:20 AM
To: 'Cesar Segovia'
Cc: Miller, Ryan
Subject: RE: Car Wash USA Express - Rockwall TX

Cesar,

Civil engineering plans are submitted after a site plan has been approved. In this case, this is a zoning request and the concept plan that has been submitted would not an approved site plan. A site plan application would be submitted after the SUP has been approved. With this being said, a civil engineering submittal would be at a future date and not the dates that you are referencing on the schedule.

Thank you,

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
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From: Cesar Segovia [mailto:segoviac@neptunedesignstudio.com]
Sent: Thursday, January 28, 2021 4:04 PM
To: Gonzales, David
Cc: Miller, Ryan
Subject: RE: Car Wash USA Express - Rockwall TX

David,

I do have another follow up question regarding the submittal calendar, specifically the Engineering submittal date of 2/10 in my email below-

For this engineering submittal, do we need to submit full civil plans? Is there a checklist that has the information and details that we need to ensure we include in our plans for the engineering submittal?

Engineering Submittal Date (5:00 PM)
January 27, 2021
February 10, 2021

Thank you David,

Cesar Segovia
Project Manager

Neptune Design Studio
c 817.454.7207

From: Gonzales, David <DGonzales@rockwall.com>
Sent: Thursday, January 28, 2021 11:45 AM
To: Cesar Segovia <segoviac@neptunedesignstudio.com>
Cc: Miller, Ryan <RMiller@rockwall.com>
Subject: RE: Car Wash USA Express - Rockwall TX

Thank you, Cesar for the information. With regard to a contact at RISD, I apologize, but I would not have that information.

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
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From: Cesar Segovia [mailto:segoviac@neptunedesignstudio.com]
Sent: Thursday, January 28, 2021 10:03 AM
To: Gonzales, David <DGonzales@rockwall.com>
Cc: Miller, Ryan <RMiller@rockwall.com>
Subject: FW: Car Wash USA Express - Rockwall TX

Good morning David,

I received the attached information regarding the noise assessments for the Car Wash Prototype. Our client will be sending the vacuum noise assessment information shortly.

Would you happen to have a contact for the Nebbie Williams Elementary School or Rockwall ISD that we can send this information to review?

Feel free to call me on my cell 817.454.7207 to discuss into further detail.

Thank you David,

Cesar Segovia
Project Manager
Neptune Design Studio
c 817.454.7207

From: Cesar Segovia
Sent: Tuesday, January 26, 2021 1:37 PM
To: rmiller@rockwall.com
Cc: Trevor Stubbs <TrevorS@carterassoc.com>; Jim Eller <jim@neptunedesignstudio.com>
Subject: RE: Car Wash USA Express - Rockwall TX

Ryan,

I forgot to attach the latest elevations for this building.

The exterior design changed from natural stone to faux stone. You can reference this update on the callout labeled: ST-2 on the attached elevations.

Feel free to contact me if you have any follow up questions.

Thank you Ryan,

Cesar Segovia
Project Manager
Neptune Design Studio
c 817.454.7207

From: Cesar Segovia
Sent: Tuesday, January 26, 2021 1:26 PM
To: 'rmiller@rockwall.com' <rmiller@rockwall.com>
Cc: Trevor Stubbs <TrevorS@carterassoc.com>; Jim Eller <jim@neptunedesignstudio.com>
Subject: Car Wash USA Express - Rockwall TX

Good afternoon Ryan,

Regarding the workshop meeting later this evening to discuss the proposed Car Wash into further detail-

Attached you will find our revised site plan for the proposed Car Wash USA Express.

This revised site plan includes the existing utilities and easements. Additionally, we showed the 8" water loop and adjusted the parking abutting 205. We now show a proposed 18' stall depth with 2' overhang. There is room for plantings maintaining the separation from utilities and curbing as well as keeping out of the easement.

Do I need to print out hardcopies of the revised site plan to present at today's workshop meeting?

I have also included the pdf with the comments received for you to reference if needed.

Thank you Ryan,

Cesar Segovia
Project Manager
Neptune Design Studio
c 817.454.7207

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Gonzales, David

From: Cesar Segovia <segoviac@neptunedesignstudio.com>
Sent: Thursday, January 28, 2021 10:03 AM
To: Gonzales, David
Cc: Miller, Ryan
Subject: FW: Car Wash USA Express - Rockwall TX
Attachments: Noise Assessment Yonge St Big Bay Point Road final-1.pdf; Noise Assessment 10 15HP fans Final-1.pdf

Good morning David,

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Neptune Design Studio
c 817.454.7207

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Gonzales, David

From: Gonzales, David
Sent: Friday, January 22, 2021 4:39 PM
To: 'lisawhite@icwg.com'
Cc: 'dsilverman@mqcompanies.com'
Subject: P&Z Work Session Next Week
Attachments: Packet [WS] (01.26.2021).pdf

Lisa,

Please find attached staff's comments for your request. The Planning Commission will be conducting a work session next week on Tuesday, *January 26, 2021*. As the applicant, you will be presenting your case before the commission to discuss your project and receive feedback. The Planning and Zoning Commission meeting is scheduled for 6:00 p.m. in the City's Council Chambers. Please be sure that you and/or your representative(s) are present to answer any questions the Commission may have regarding your request.

Please see dates for all meetings in staff comments.

Do not hesitate to contact me should you have any questions.

Thank you,

DAVID GONZALES, AICP
PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM
385 S. GOLIAD STREET • ROCKWALL, TX 75087

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Gonzales, David

From: Gamez, Angelica
Sent: Friday, January 22, 2021 9:00 AM
Cc: Miller, Ryan; Gonzales, David; Lee, Henry
Subject: Neighborhood Notification Program [Z2021-002]
Attachments: Public Notice (01.19.2021).pdf; HOA Map Z2021-002.pdf

HOA/Neighborhood Association Representative:

Per your participation in the *Neighborhood Notification Program*, you are receiving this notice to inform your organization that a zoning case has been filed with the City of Rockwall that is located within 1,500-feet of the boundaries of your neighborhood. As the contact listed for your organization, you are encouraged to share this information with the residents of your subdivision. Please find the attached map detailing the property requesting to be rezoned in relation to your subdivision boundaries. Additionally, below is the summary of the zoning case that will be published in the Rockwall Herald Banner on *January 29, 2021*. The Planning and Zoning Commission will hold a public hearing on *Tuesday, February 9, 2021 at 6:00 PM*, and the City Council will hold a public hearing on *Tuesday, February 16, 2021 at 6:00 PM*. Both hearings will take place at 6:00 PM at City Hall, 385 S. Goliad, Rockwall, TX 75087.

All interested parties are encouraged to submit public comments via email to Planning@rockwall.com at least 30 minutes in advance of the meeting. Please include your name, address, and the case number your comments are referring to. These comments will be read into the record during each of the public hearings. Additional information on all current development cases can be found on the City's website: https://sites.google.com/site/rockwallplanning/development/development-cases.

Z2021-002 SUP for a Full Service Car Wash & Auto Detail
Hold a public hearing to discuss and consider a request by Lisa White of Boing US HoldCo, Inc. on behalf of Donald L. Silverman of Rockwall 205-552, LLC for the approval of a *Specific Use Permit (SUP)* for *Full Service Car Wash and Auto Detail* on a 0.89-acre tract of land identified as a portion of Lot 2, Block A, Dalton Goliad Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 3611 N. Goliad Street [*SH-205*], and take any action necessary.

Thank you,

Angelica Gamez
Planning & Zoning Coordinator
City of Rockwall
972.771.7745 Office
972.772.6438 Direct
http://www.rockwall.com/planning/

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