



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2022-008 P&Z DATE 03/15/21 CC DATE _____ APPROVED/DENIED
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input checked="" type="checkbox"/> SITE PLAN <i>(Amended)</i>
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> 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. Sp2022-008
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: <input type="checkbox"/> MASTER PLAT (\$100.00 + \$15.00 ACRE) <input type="checkbox"/> PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <input type="checkbox"/> FINAL PLAT (\$300.00 + \$20.00 ACRE) <input type="checkbox"/> REPLAT (\$300.00 + \$20.00 ACRE) <input type="checkbox"/> AMENDING OR MINOR PLAT (\$150.00) <input type="checkbox"/> PLAT REINSTATEMENT REQUEST (\$100.00) SITE PLAN APPLICATION FEES: <input type="checkbox"/> SITE PLAN (\$250.00 + \$20.00 ACRE) <input checked="" type="checkbox"/> AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)	ZONING APPLICATION FEES: <input type="checkbox"/> ZONING CHANGE (\$200.00 + \$15.00 ACRE) <input type="checkbox"/> SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^A <input type="checkbox"/> PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) OTHER APPLICATION FEES: <input type="checkbox"/> TREE REMOVAL (\$75.00) <input type="checkbox"/> VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) NOTES: <small>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. A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.</small>
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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2890 South Goliad St.
SUBDIVISION Texas Star Addition LOT 1R BLOCK 1
GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING "HC" Heavy Commercial CURRENT USE Penske/EPES Trucking Facility
PROPOSED ZONING No change Proposed PROPOSED USE No change Proposed
ACREAGE 4.060 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]

<input type="checkbox"/> OWNER	<u>EPE's / PENSKER</u>	<input checked="" type="checkbox"/> APPLICANT	<u>JAL Architect Group Inc.</u>
CONTACT PERSON	<u>Guy Holbert</u>	CONTACT PERSON	<u>John M. Lucio</u>
ADDRESS	<u>5605 N. MacArthur Blvd.</u>	ADDRESS	<u>2695 Villa Creek Dr. Suite 206</u>
CITY, STATE & ZIP	<u>Irving, Tx. 75038</u>	CITY, STATE & ZIP	<u>Dallas, Tx 75234</u>
PHONE	<u>817-674-1513</u>	PHONE	<u>214-935-6257</u>
E-MAIL	<u>Guy.Holbert@Penske.com</u>	E-MAIL	<u>J.Lucio@jalarchitectgroup.net</u>

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Guy Holbert [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 \$ Feb TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17 DAY OF Feb 2022 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 REPRDUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

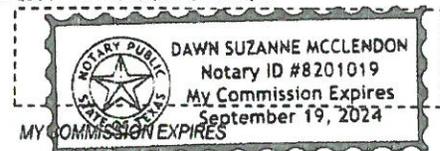
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF Feb, 2022

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DEVELOPMENT APPLICATION

[Signature] 9.19.2024





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 two (2), 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 (failure to submit all of the items required shall constitute an incomplete application):
 - SITE PLAN.
 - LANDSCAPE PLAN.
 - TREESCAPE PLAN.
 - PHOTOMETRIC PLAN.
 - BUILDING ELEVATIONS.

Staff requires the submittal of two (2) 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.

- PHYSICAL BUILDING MATERIAL SAMPLE BOARD (11" x 17"). See the *Material Sample Board Design Guidelines* in this development packet. Individual material samples or sample boards that are larger than 11" x 17" will not be accepted.
- VARIANCE REQUEST LETTER. The letter must indicate the variance being requested, the reason for the variance, and the two (2) required compensatory measures being offered to off-set the variance in accordance with the requirements of the UDC.
- APPLICATION AND APPLICATION FEE.

ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

- LEGAL DESCRIPTION. A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.
- ZONING EXHIBIT OR CONCEPT PLAN. A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires two (2), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*
- LETTER OF EXPLANATION. A letter from the applicant or property owner explaining the purpose of the zoning application.
- APPLICATION AND APPLICATION FEE.

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

PLANNING & ZONING PROPOSED CHANGE(S)

CURRENT FACILITY OWNER IS REQUESTING TO PARK SIX (6) RENTAL TRUCKS IN THE EXISTING FRONT YARD OFF-STREET PARKING / DRIVE AREA. THIS PROPERTY IS CURRENTLY ZONED "HC" HEAVY COMMERCIAL. THE EXISTING PROPERTIES ACROSS SOUTH GOLIAD STREET / S.H. 205 ARE "RESIDENTIAL" AND ARE CURRENTLY ZONED "PD-10".

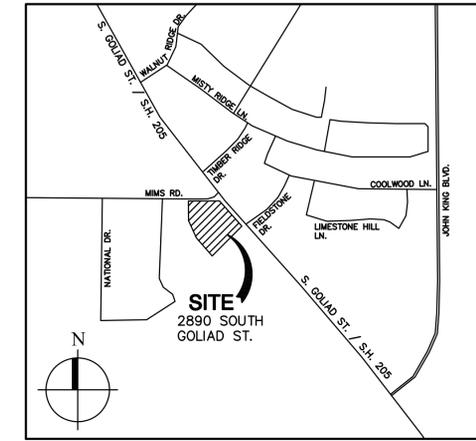
THE NEW LANDSCAPE BUFFER(S) NOTED ALONG THE STREET FRONTAGE OF SOUTH GOLIAD STREET / S.H. 205 AND MIMS ROAD ARE PROPOSED TO ALLOW FOR THE PARKING OF THE PREVIOUSLY NOTED SIX (6) RENTAL TRUCKS.

PARKING ANALYSIS FOR EXISTING OFFICE BLDG.

EXISTING OFF-STREET PARKING AREA PROVIDES PARKING AREA FOR A 11,715 S.F. EXISTING OFFICE BUILDING.

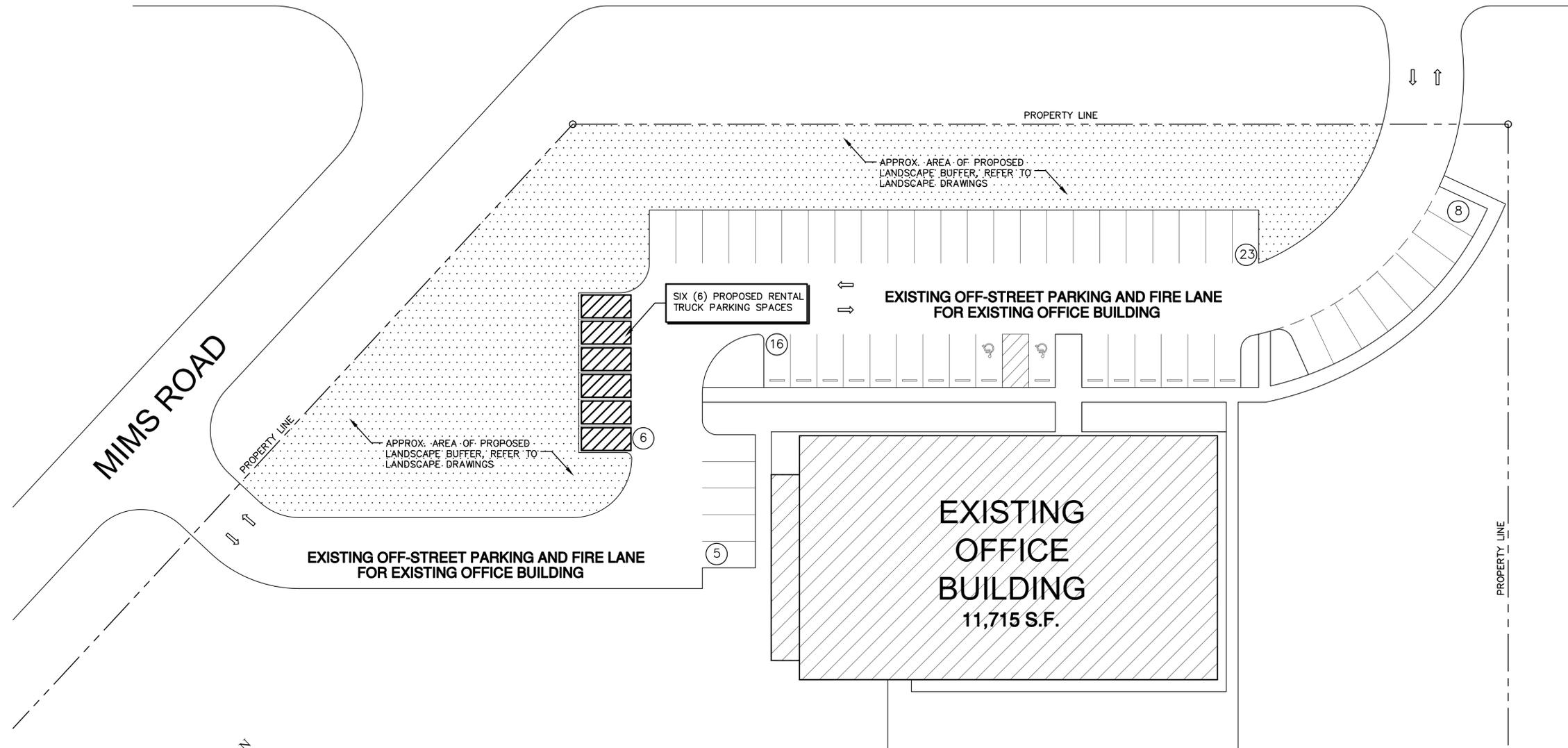
"CITY OF ROCKWALL - TABLE 5: PARKING REQUIRED SCHEDULE, OFFICE BUILDING 1/300 S.F. MIN. PARKING REQUIRED."

EXISTING PARKING REQUIRED FOR EXISTING OFFICE BLDG.:	11,715 S.F. (1/300)	= 40
PROPOSED RENTAL TRUCK PARKING SPACES:		= 06
TOTAL PARKING SPACES REQUIRED:		= 46
EXISTING STANDARD PARKING SPACES:		= 56
EXISTING HANDICAP PARKING SPACES:		= 02
TOTAL EXISTING PARKING SPACES:		= 58



VICINITY MAP
N.T.S.

SOUTH GOLIAD STREET / S.H. 205



01 PARTIAL ENLARGED SITE PLAN
SCALE: 1/20" = 1'-0"



02-16-22

▲	_____	_____
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▲	_____	_____
▲	_____	_____
No.	Date	Item
Issued Drawing Log		

JAL
Architect Group

2695 Villa Creek Dr.
Suite 206
DALLAS, TEXAS 75234
Phone: 972.620.7377
E-Mail: j.lucio@jalarchitectgroup.net

© JAL ARCHITECT GROUP INC. 2022

Drawn	_____
Checked	_____
Project No.	2021006
Issue Date	02-16-22

SHEET

PENSKE / EPES - TRUCK FACILITY RENOVATION
2890 SOUTH GOLIAD ST.
ROCKWALL, TEXAS



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. Sp2022-008
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CONTACT PERSON	<u>Guy Holbert</u>	CONTACT PERSON	<u>John M. Lucio</u>
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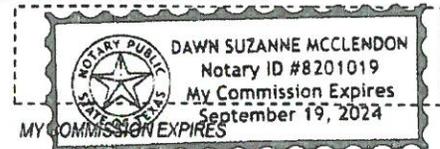
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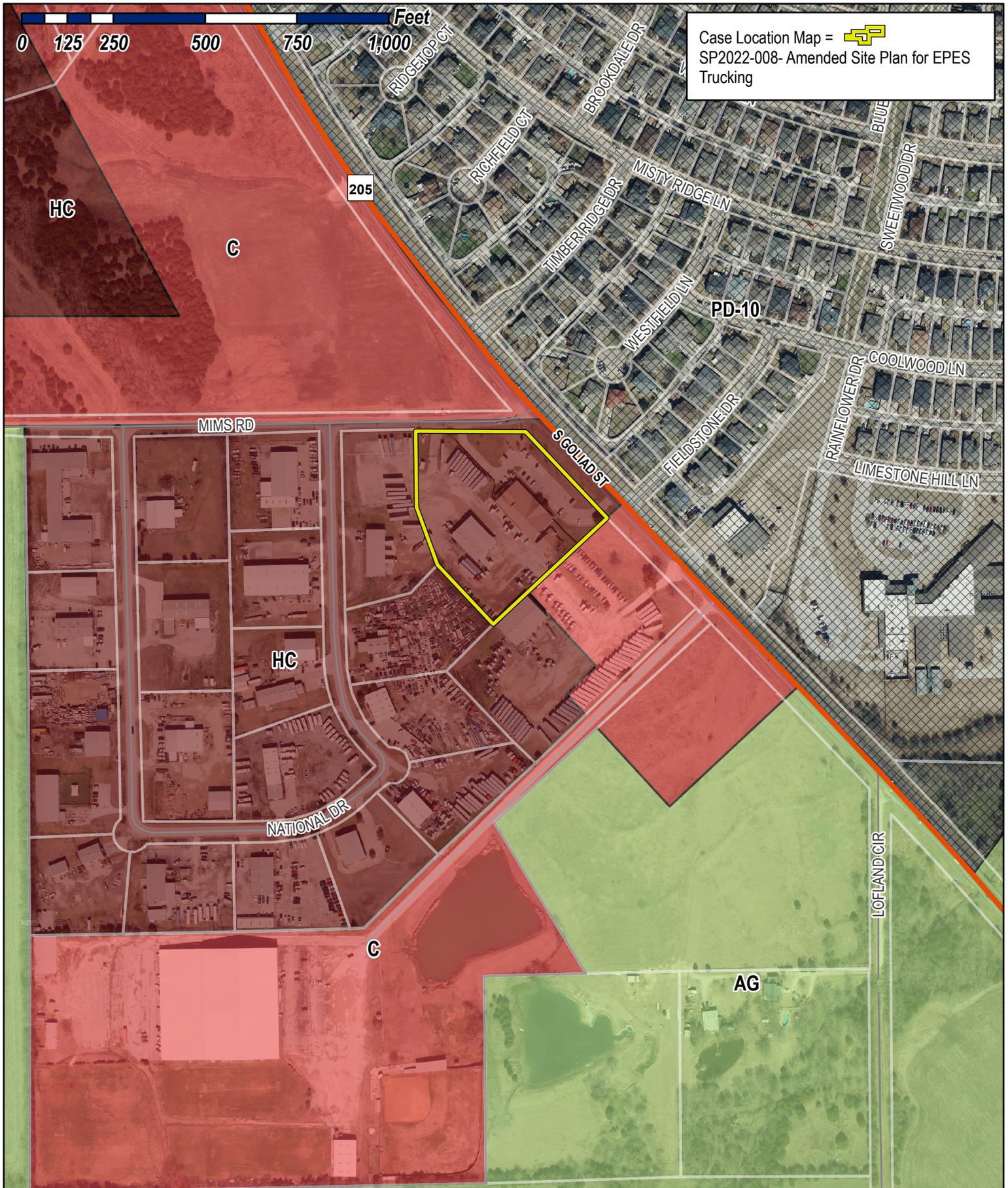
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DEVELOPMENT APPLICATION

[Signature] 9.19.2024





Case Location Map = 
 SP2022-008- Amended Site Plan for EPES
 Trucking



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.



PLANNING & ZONING PROPOSED CHANGE(S)

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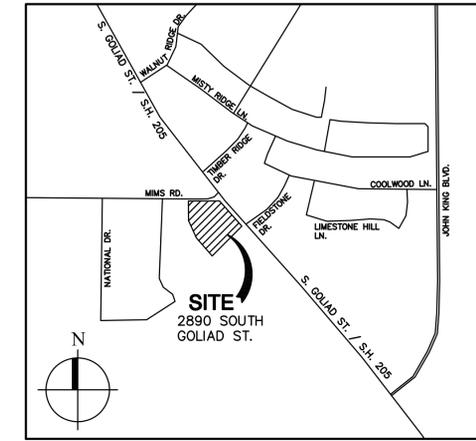
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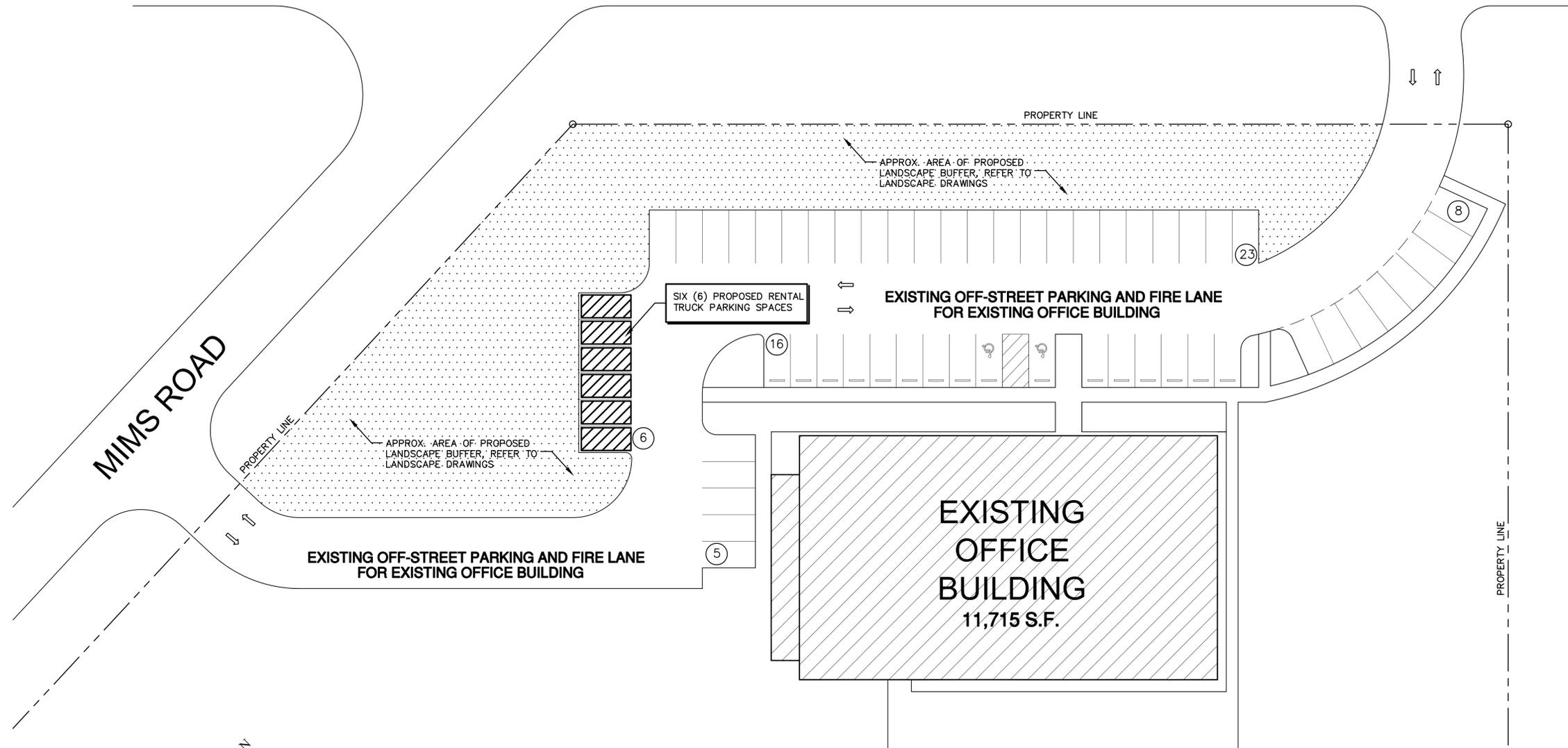
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TOTAL EXISTING PARKING SPACES:		= 58



VICINITY MAP
N.T.S.

SOUTH GOLIAD STREET / S.H. 205



01 PARTIAL ENLARGED SITE PLAN
SCALE: 1/20" = 1'-0"



02-16-22

▲	_____	_____
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No.	Date	Item
Issued Drawing Log		

JAL
Architect Group

2695 Villa Creek Dr.
Suite 206
DALLAS, TEXAS 75234
Phone: 972.620.7377
E-Mail: j.lucio@jalarchitectgroup.net

© JAL ARCHITECT GROUP INC. 2022

Drawn	_____
Checked	_____
Project No.	2021006
Issue Date	02-16-22

SHEET

PENSKE / EPES - TRUCK FACILITY RENOVIATION
2890 SOUTH GOLIAD ST.
ROCKWALL, TEXAS

PROJECT COMMENTS



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

DATE: 2/25/2022

PROJECT NUMBER: SP2022-008
PROJECT NAME:
SITE ADDRESS/LOCATIONS: 2890 S GOLIAD ST

CASE MANAGER: Bethany ross
CASE MANAGER PHONE: (972) 772-6488
CASE MANAGER EMAIL: bross@rockwall.com

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Ryan Miller	02/25/2022	Approved w/ Comments

02/25/2022: SP2022-008; Amended Site Plan for EPES Trucking

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

- I.1 This is a request for the approval of an Amended Site Plan to add outside storage to an existing trucking company on a 4.060-acre tract of land identified as Lot 1R, Block 1, Texas Star Addition, City of Rockwall, Rockwall County, Texas, zoned Heavy Commercial (HC) District, addressed as 2890 South Goliad Road.
- I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com. March 7, 2022 is the deadline to have all comments; please provide staff revised plans before March 7, 2022 to ensure all comments are addressed.
- M.3 For reference, include the case number (SP2022-008) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)
- M.4 Provide the owner's name, address, and phone number in the lower right-hand corner of all plans. (03.04.A of Article 11)
- M.4 Provide the Developer's name, address, and phone number in the lower right-hand corner of all plans. (03.04.A of Article 11)
- M.5 Provide a graphic scale. (03.04.A of Article 11)
- M.6 Provide a standard signature block with signature space for the Planning and Zoning Chairman and Director of Planning and Zoning. (03.04.A of Article 11)
- M.7 Site Plan:
 - (1) Please indicate the square footage and use of all buildings on site and add them into the parking analysis.
 - (2) Please correct the existing parking to show that a total of 58 parking spaces were existing with 52 parking spaces remaining after the outside storage is established.
- M.8 Landscape Plan:
 - (1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional requirements.
 - (2) Please note that all shrubs are required to be a minimum of five (5) gallons, all canopy trees are required to be a minimum of four (4) caliper inches, and all accent trees are required to be a minimum of four (4) feet in height.
- I.9 Please note that failure to address all comments provided by staff by 3:00 PM on March 7, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.
- I.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on March 7, 2022; however, it is encouraged for applicants to submit revisions as soon as possible to give staff

ample time to review the case prior to the March 15, 2022 Planning & Zoning Meeting.

I.11 Please note the scheduled meetings for this case:

- (1) Planning & Zoning Work Session meeting will be held on February 28, 2022.
- (2) Planning & Zoning meeting/public hearing meeting will be held on March 15, 2022.

I.12 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	02/25/2022	Approved w/ Comments

02/25/2022: - No trees within 5' of any public water of sewer less than 10".
- No trees within 10' of public utilities 10" or greater.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Ryan Miller	02/25/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ryan Miller	02/25/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/25/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	02/25/2022	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Ryan Miller	02/25/2022	N/A

No Comments



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. Sp2022-008
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: <input type="checkbox"/> MASTER PLAT (\$100.00 + \$15.00 ACRE) <input type="checkbox"/> PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <input type="checkbox"/> FINAL PLAT (\$300.00 + \$20.00 ACRE) <input type="checkbox"/> REPLAT (\$300.00 + \$20.00 ACRE) <input type="checkbox"/> AMENDING OR MINOR PLAT (\$150.00) <input type="checkbox"/> PLAT REINSTATEMENT REQUEST (\$100.00) SITE PLAN APPLICATION FEES: <input type="checkbox"/> SITE PLAN (\$250.00 + \$20.00 ACRE) <input checked="" type="checkbox"/> AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)	ZONING APPLICATION FEES: <input type="checkbox"/> ZONING CHANGE (\$200.00 + \$15.00 ACRE) <input type="checkbox"/> SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^A <input type="checkbox"/> PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) OTHER APPLICATION FEES: <input type="checkbox"/> TREE REMOVAL (\$75.00) <input type="checkbox"/> VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) NOTES: <small>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. A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.</small>
--	---

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2890 South Goliad St.
SUBDIVISION Texas Star Addition LOT 1R BLOCK 1
GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING "HC" Heavy Commercial CURRENT USE Penske/EPES Trucking Facility
PROPOSED ZONING No change Proposed PROPOSED USE No change Proposed
ACREAGE 4.060 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]

<input type="checkbox"/> OWNER	<u>EPE's / PENSKER</u>	<input checked="" type="checkbox"/> APPLICANT	<u>JAL Architect Group Inc.</u>
CONTACT PERSON	<u>Guy Holbert</u>	CONTACT PERSON	<u>John M. Lucio</u>
ADDRESS	<u>5605 N. MacArthur Blvd.</u>	ADDRESS	<u>2695 Villa Creek Dr. Suite 206</u>
CITY, STATE & ZIP	<u>Irving, Tx. 75038</u>	CITY, STATE & ZIP	<u>Dallas, Tx 75234</u>
PHONE	<u>817-674-1513</u>	PHONE	<u>214-935-6257</u>
E-MAIL	<u>Guy.Holbert@Penske.com</u>	E-MAIL	<u>J.Lucio@jalarchitectgroup.net</u>

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Guy Holbert [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 \$ Feb TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17 DAY OF Feb 2022 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 REPRDUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

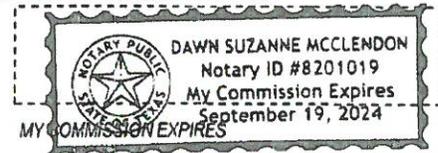
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF Feb, 2022

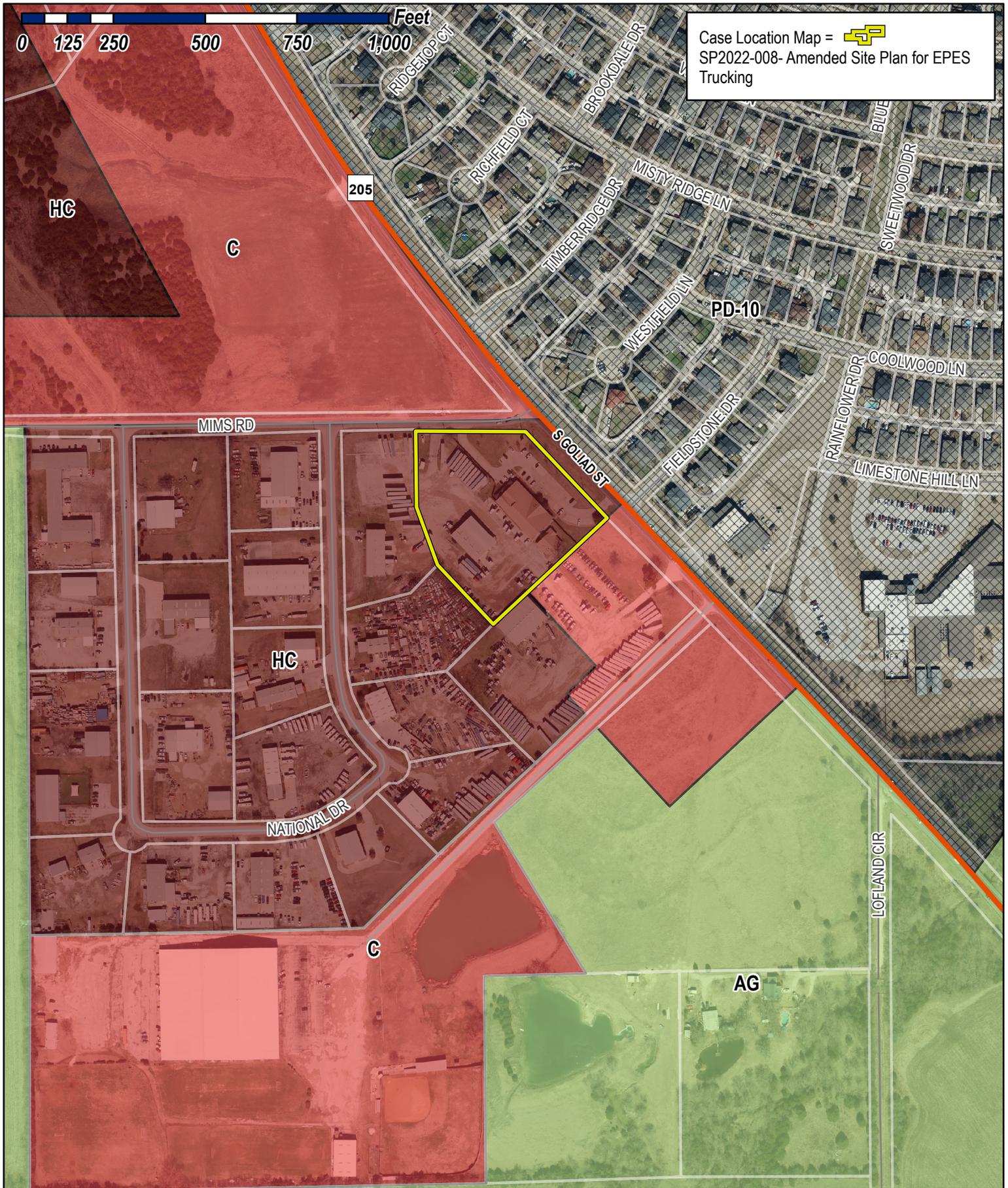
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DEVELOPMENT APPLICATION

[Signature] 9.19.2024





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.





March 16, 2022

TO: John M. Lucio
JAL Architect Group
2695 Villa Creek Dr.
Suite 206
Dallas, Texas 75230

COPY: Guy Holbert
EPES / Penske
5605 N. Mac Arthur Blvd.
Irving, TX 75038

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

SUBJECT: SP2022-008; *Amended Site Plan to Add Outside Storage to an Existing Trucking Facility (EPES)*

Mr. Lucio:

This letter serves to notify you that the above referenced case that you submitted for consideration by the City of Rockwall, was approved by the Planning and Zoning Commission on March 15, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Planning and Zoning Commission

On March 15, 2022, the Planning and Zoning Commission approved a motion to approve the amended site plan by a vote of 4-0, with Commissioners Chodun, Thomas, and Conway absent.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6488.

Sincerely,

A handwritten signature in black ink that reads "Bethany Ross". The signature is written in a cursive, flowing style.

Bethany Ross
Planner



VICINITY MAP

BUILDING NOTES

LANDSCAPE NOTES

1. EXISTING BUILDING TO REMAIN AS IS. ALL EXISTING MATERIALS TO BE REUSED TO THE EXTENT POSSIBLE. ALL EXISTING MATERIALS TO BE REUSED TO THE EXTENT POSSIBLE.
2. EXISTING BUILDING TO REMAIN AS IS. ALL EXISTING MATERIALS TO BE REUSED TO THE EXTENT POSSIBLE.
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GENERAL LANDSCAPE NOTES

1. THE EXISTING BUILDING TO REMAIN AS IS. ALL EXISTING MATERIALS TO BE REUSED TO THE EXTENT POSSIBLE.
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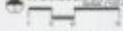
PLANT MATERIAL SCHEDULE

NO.	QTY	COMMON NAME	SCIENTIFIC NAME	SIZE	REMARKS
1	1	Small Tree	Quercus sp.	12"	12" DBH, 10' H, 10' SPAN
2	1	Large Tree	Quercus sp.	18"	18" DBH, 15' H, 15' SPAN
3	1	Small Tree	Quercus sp.	12"	12" DBH, 10' H, 10' SPAN
4	1	Large Tree	Quercus sp.	18"	18" DBH, 15' H, 15' SPAN
5	1	Small Tree	Quercus sp.	12"	12" DBH, 10' H, 10' SPAN
6	1	Large Tree	Quercus sp.	18"	18" DBH, 15' H, 15' SPAN
7	1	Small Tree	Quercus sp.	12"	12" DBH, 10' H, 10' SPAN
8	1	Large Tree	Quercus sp.	18"	18" DBH, 15' H, 15' SPAN
9	1	Small Tree	Quercus sp.	12"	12" DBH, 10' H, 10' SPAN
10	1	Large Tree	Quercus sp.	18"	18" DBH, 15' H, 15' SPAN

NOTE: All plant materials are to be installed within 14 days of completion of site work. All plants are to be installed within 14 days of completion of site work.

PROJECT INFORMATION:
 PROJECT NO.: 2020-008
 PROJECT LOCATION: 2800 SOUTH GOIAD STREET, ROCKWALL, TEXAS
 PROJECT OWNER: PENSKE TRUCK FACILITY

L1 LANDSCAPE PLAN



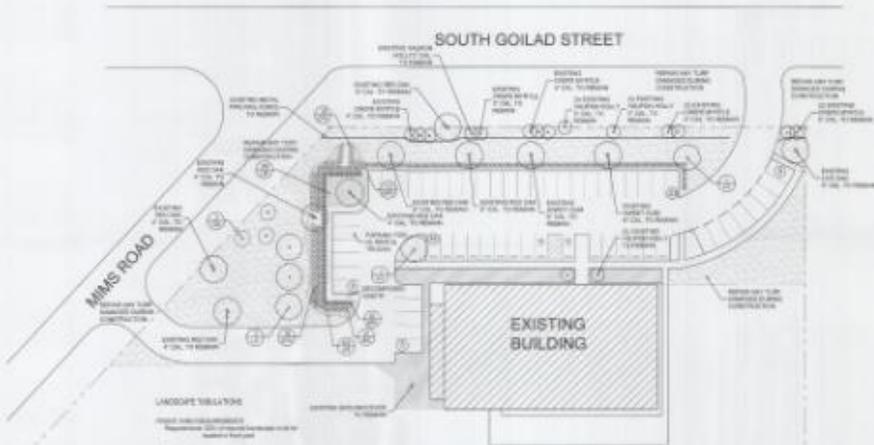
LANDSCAPE ARCHITECT
 JOHN W. BARNETT, JR., AIA, LPA
 10000 W. HIGHTWAY 100, SUITE 100
 ROCKWALL, TEXAS 75087
 (972) 962-1111
 www.jalarchitect.com

EXPOSED-ONE
ONE PLAN SIGNATURE BLOCK

DATE: 08/11/2020
 TIME: 10:00 AM

THIS PLAN IS THE PROPERTY OF JAL ARCHITECT GROUP. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JAL ARCHITECT GROUP.

SCALE: AS SHOWN



LANDSCAPE SCHEDULE

NO. QTY COMMON NAME SCIENTIFIC NAME SIZE REMARKS

1 1 Small Tree Quercus sp. 12" 12" DBH, 10' H, 10' SPAN

2 1 Large Tree Quercus sp. 18" 18" DBH, 15' H, 15' SPAN

3 1 Small Tree Quercus sp. 12" 12" DBH, 10' H, 10' SPAN

4 1 Large Tree Quercus sp. 18" 18" DBH, 15' H, 15' SPAN

5 1 Small Tree Quercus sp. 12" 12" DBH, 10' H, 10' SPAN

6 1 Large Tree Quercus sp. 18" 18" DBH, 15' H, 15' SPAN

7 1 Small Tree Quercus sp. 12" 12" DBH, 10' H, 10' SPAN

8 1 Large Tree Quercus sp. 18" 18" DBH, 15' H, 15' SPAN

9 1 Small Tree Quercus sp. 12" 12" DBH, 10' H, 10' SPAN

10 1 Large Tree Quercus sp. 18" 18" DBH, 15' H, 15' SPAN

PLANNING & ZONING PROPOSED CHANGE(S)

CURRENT FACILITY OWNER IS REQUESTING TO REUSE ALL EXISTING MATERIALS IN THE EXISTING BUILDING AND TO REUSE ALL EXISTING MATERIALS IN THE EXISTING BUILDING. THE EXISTING BUILDING IS CURRENTLY ZONED "M-1" (MEDIUM DENSITY RESIDENTIAL). THE EXISTING BUILDING IS CURRENTLY ZONED "M-1" (MEDIUM DENSITY RESIDENTIAL). THE EXISTING BUILDING IS CURRENTLY ZONED "M-1" (MEDIUM DENSITY RESIDENTIAL).

THE NEW LANDSCAPE BUFFER NOTES ALLOW THE EXISTING PROPOSED SOUTH GOIAD STREET TO BE A 20' WIDE LANDSCAPE BUFFER WITH PROPOSED TO ALLOW FOR THE PARKING OF THE PROPOSED NOTES BY THE EXISTING BUILDING.

THE EXISTING BUILDING IS CURRENTLY ZONED "M-1" (MEDIUM DENSITY RESIDENTIAL). THE EXISTING BUILDING IS CURRENTLY ZONED "M-1" (MEDIUM DENSITY RESIDENTIAL). THE EXISTING BUILDING IS CURRENTLY ZONED "M-1" (MEDIUM DENSITY RESIDENTIAL).

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LANDSCAPE BUFFER NOTES

1. ALL NEW TREES SHALL BE PLANTED WITHIN 10' OF ANY PUBLIC WATER BODIES AND 10' FROM ANY AND SHALL BE 10' IN DIAMETER AT 10'.
2. ALL NEW TREES SHALL BE PLANTED WITHIN 10' OF ANY PUBLIC WATER BODIES AND 10' FROM ANY AND SHALL BE 10' IN DIAMETER AT 10'.



DATE: 08/11/2020

PROJECT NO.: 2020-008

PROJECT LOCATION: 2800 SOUTH GOIAD STREET, ROCKWALL, TEXAS

PROJECT OWNER: PENSKE TRUCK FACILITY

DATE: 08/11/2020

TIME: 10:00 AM

SCALE: AS SHOWN

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DATE: 08/11/2020

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DATE: 08/11/2020

TIME: 10:00 AM

SCALE: AS SHOWN

(SP2022-008)

L.1
LANDSCAPE PLAN

Ross, Bethany

From: Ross, Bethany
Sent: Monday, February 28, 2022 9:33 AM
To: 'John Lucio'
Subject: RE: Project Comments: SP2022-008
Attachments: Development Application (Complete) (1).pdf

Hi John,

As mentioned earlier on the phone, attached is the Development packet. All the standard plat wording is on pages 12-15. Specifically, the Standard City Signature Block is on the bottom of page 13.

Please let me know if you have any further questions.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
<http://www.rockwall.com/planning/>

From: Miller, Ryan
Sent: Friday, February 25, 2022 2:38 PM
To: 'John Lucio' <j.lucio@jalarchitectgroup.net>
Cc: 'guy.holbert@penske.com' <guy.holbert@penske.com>
Subject: Project Comments: SP2022-008

John ... Attached are the project comments and engineering markups for SP2022-008. Please address these comments and have revisions returned to staff by March 7, 2022. The schedule for you case is as follows:

Planning and Zoning Commission Work Session Meeting: February 28, 2022
Planning and Zoning Commission Meeting: March 15, 2022
City Council: March 21, 2022

All meetings will be held at 6:00 PM in the City Council Chambers of City Hall at 385 S. Goliad Street. Please note that a representative will need to be present. If you have any additional questions please let us know. Thanks.



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

HELPFUL LINKS | CITY OF ROCKWALL WEBSITE | PLANNING & ZONING DIVISION 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