



PLANNING AND ZONING CASE CHECKLIST

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET
ROCKWALL, TX 75087

P&Z CASE # SP2022-046 P&Z DATE 09/13/2022 CC DATE _____ Approved/Denied

ARCHITECTURAL REVIEW BOARD DATE 09/13/2022 HPAB DATE _____ PARK BOARD DATE _____

Zoning Application

- Specific Use Permit
- Zoning Change
- PD Concept Plan
- PD Development Plan

Site Plan Application

- Site Plan
- Landscape Plan
- Treescape Plan
- Photometric Plan
- Building Elevations
- Material Samples
- Color Rendering

Platting Application

- Master Plat
- Preliminary Plat
- Final Plat
- Replat
- Administrative/Minor Plat
- Vacation Plat
- Landscape Plan
- Treescape Plan

HPAB Application

- Exhibit

Miscellaneous Application

- Variance/Exception Request

- Copy of Ordinance (ORD# _____)
- Applications
- Receipt
- Location Map
- HOA Map
- PON Map
- FLU Map
- Newspaper Public Notice
- 500-foot Buffer Public Notice
- Project Review
- Staff Report
- Correspondence
- Copy-all Plans Required
- Copy-Mark-Ups
- City Council Minutes – Laserfiche
- Minutes-Laserfiche
- Plat Filled 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. SP2022-046

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
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- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) ¹
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- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 703 N. Goliad Rockwall, TX 75087

SUBDIVISION Sandy Glen Addition Phase I

LOT 30

BLOCK PT 22

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Residential Office

CURRENT USE

Residential

PROPOSED ZONING Residential Office

PROPOSED USE

Professional Office

ACREAGE 0.230

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 Wayne Mark and Rachel Reynolds

APPLICANT

LLEAD Services

CONTACT PERSON Wayne Mark Reynolds

CONTACT PERSON

Logan Ortiz

ADDRESS 12017 Kilgore Dr

ADDRESS

10601 Clarence Dr
STE 250

CITY, STATE & ZIP Frisco, TX 75035

CITY, STATE & ZIP

Frisco, TX 75033

PHONE 915-549-6208

PHONE

214-202-8517

E-MAIL mark@rockwallhomecare.com

E-MAIL

logan@lleadservices.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Wayne Reynolds [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 _____ DAY OF _____, 20____. 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."

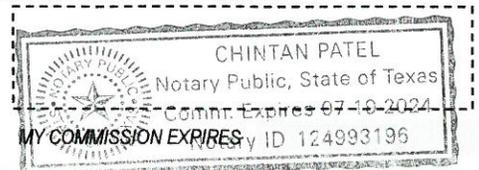
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF August, 2022

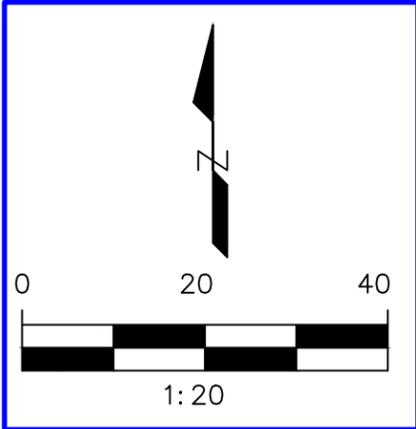
OWNER'S SIGNATURE

Wayne Mark Reynolds

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Chintan Patel





**NOT FOR
CONSTRUCTION
- EXHIBIT ONLY -**



APPARENT BOUNDARY
LIMIT (TYP.)

703 N GOLIAD
STREET

N GOLIAD STREET



LOCATION & DESCRIPTION:
**703 N GOLIAD STREET
ROCKWALL, TX**

SHEET TITLE:
EXISTING SITE PLAN

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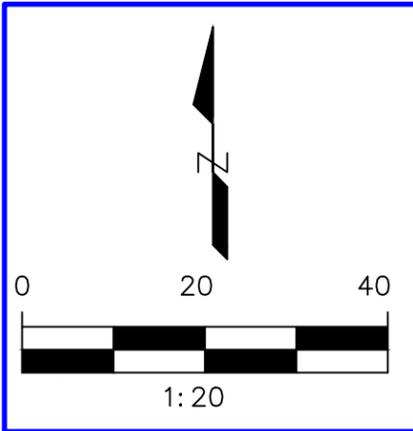
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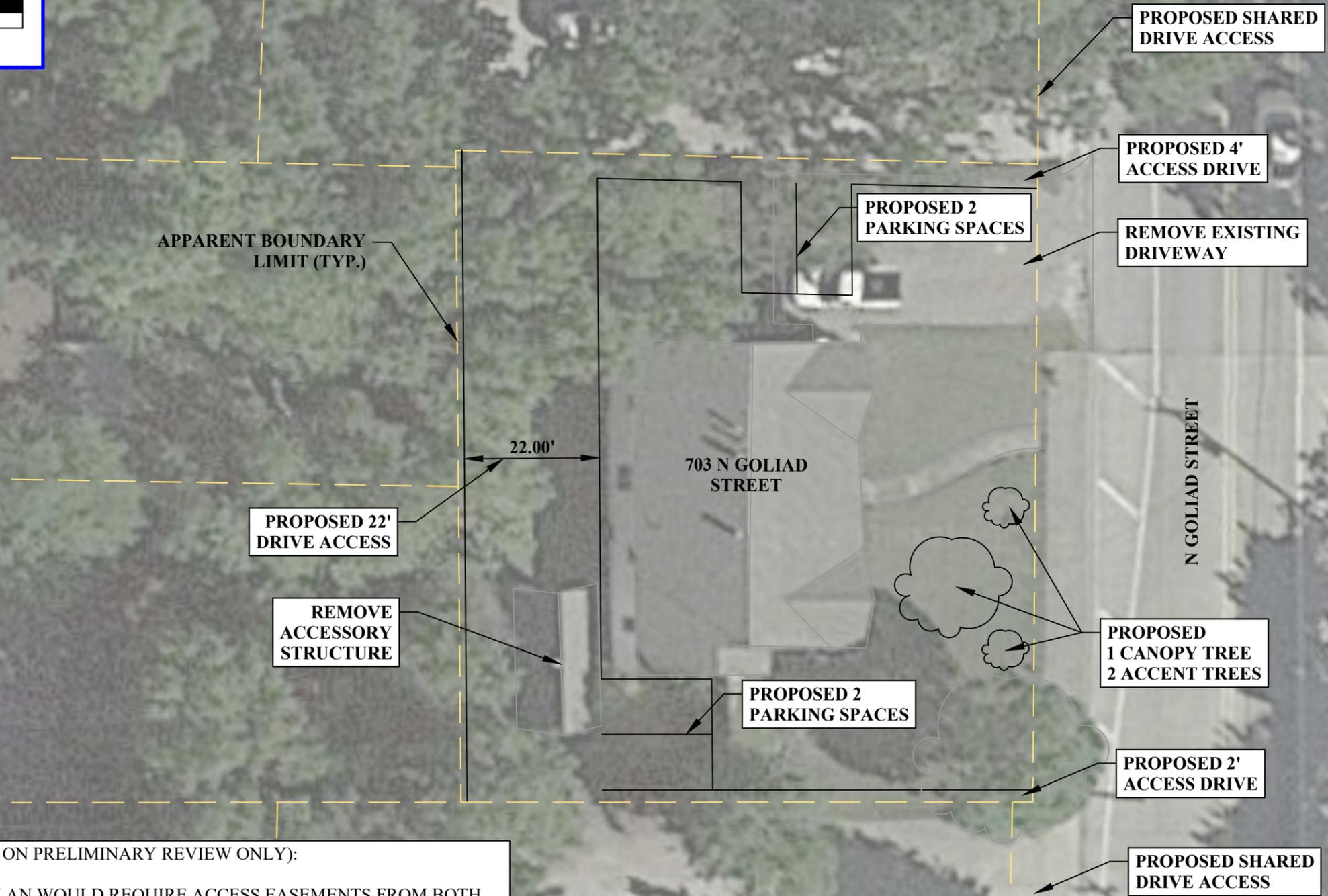
CHECKED BY:
LAO

DATE:
8/16/2022

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EX001ofEX002



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ITEMS TO NOTE (BASED ON PRELIMINARY REVIEW ONLY):

- CITY PROPOSED PLAN WOULD REQUIRE ACCESS EASEMENTS FROM BOTH ADJACENT LAND OWNERS
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DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
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STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2022-046

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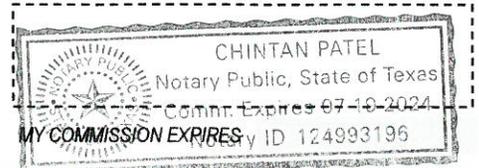
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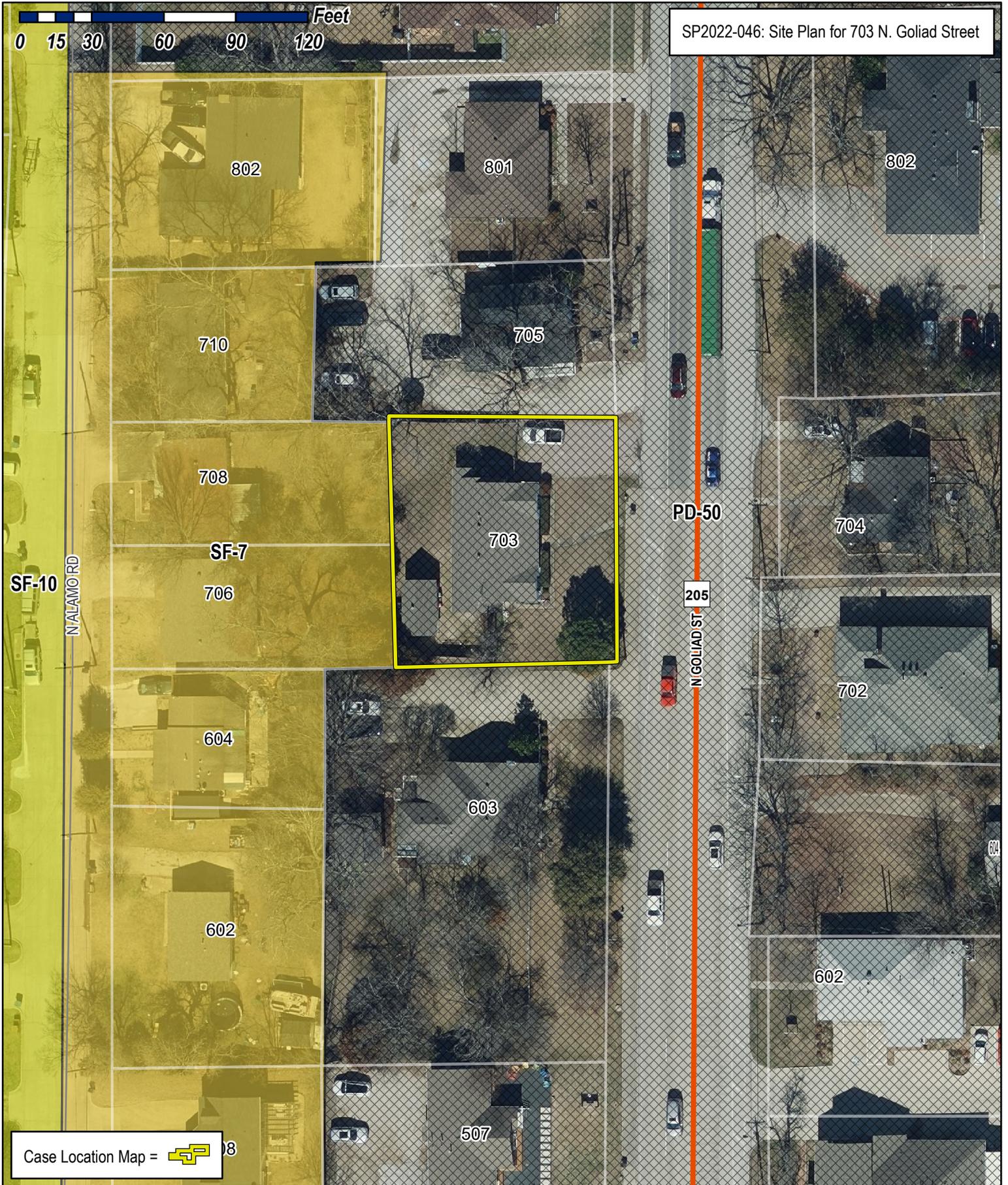
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Chao P.



0 15 30 60 90 120 Feet

SP2022-046: Site Plan for 703 N. Goliad Street



Case Location Map =  8

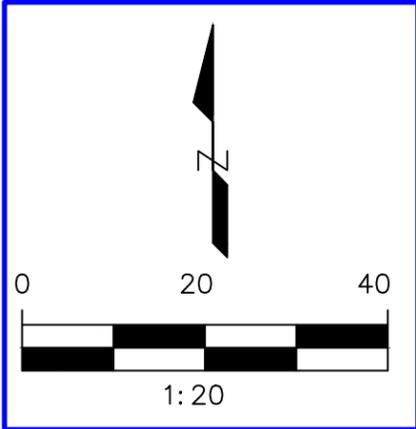


City of Rockwall

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

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





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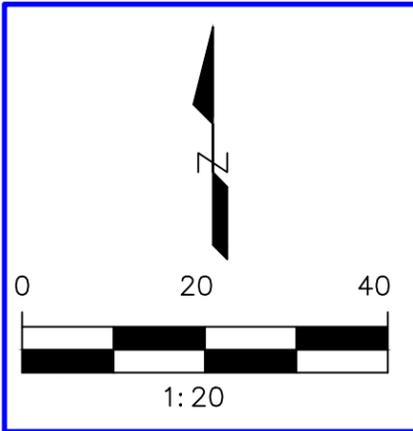
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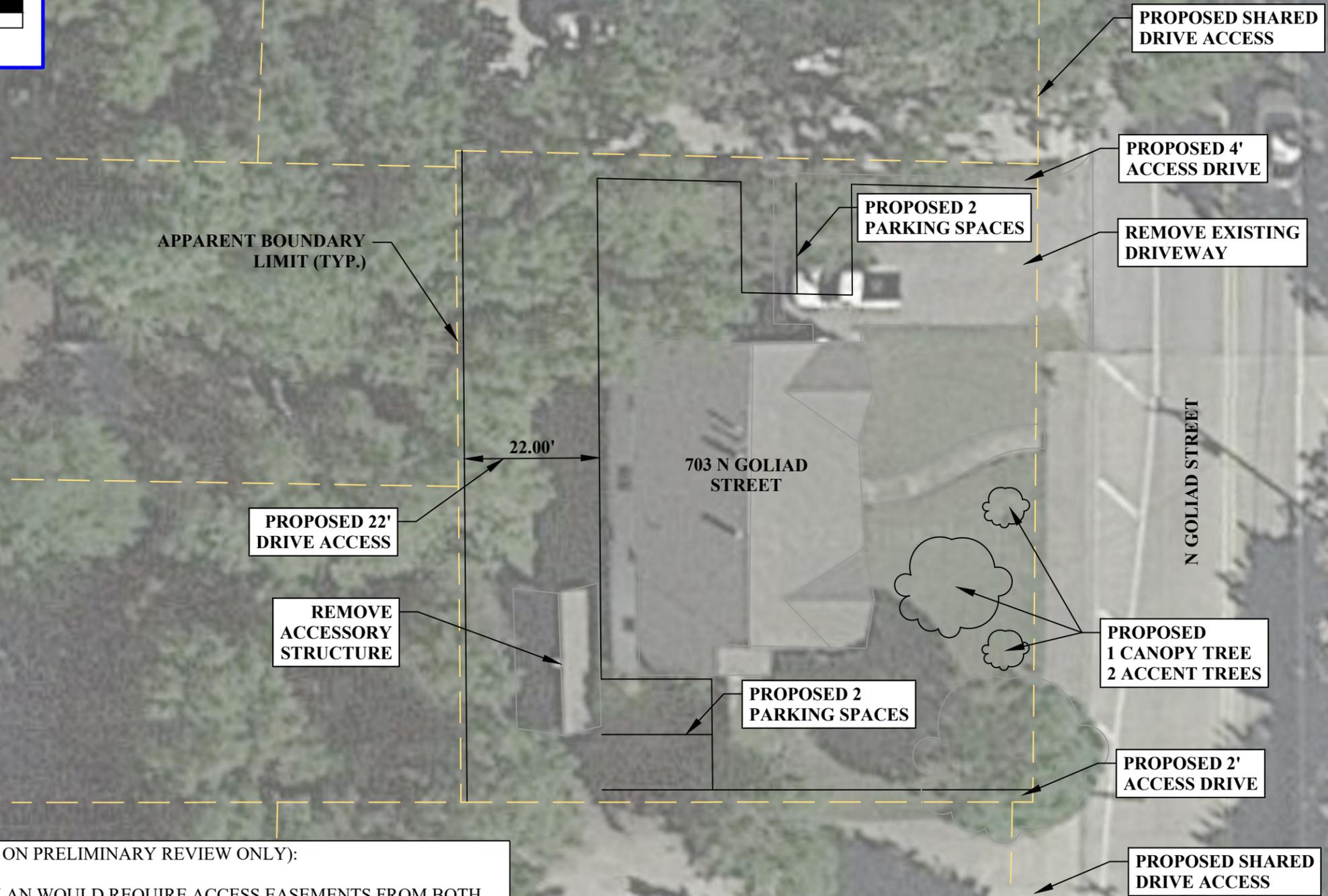
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SITE PLAN**

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LAO

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EX002ofEX002

PROJECT COMMENTS



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

DATE: 8/26/2022

PROJECT NUMBER: SP2022-046
PROJECT NAME:
SITE ADDRESS/LOCATIONS: 703 N GOLIAD ST

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

CASE CAPTION: Discuss and consider a request by Logan Ortiz of LLEAD Services on behalf of Wayne Mark and Rachel Reynolds for the approval of a Site Plan for an Office Building on a 0.230-acre parcel of land identified as Lot 30, Block 22, Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, addressed as 703 N. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	08/26/2022	Needs Review

08/26/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Office Building on a 0.230-acre parcel of land identified as Lot 30, Block 22, Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, addressed as 703 N. Goliad Street [SH-205].

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2022-046) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Planned Development District 50 (PD-50) Standards, the Residential Office (RO) District Standards, and the Development Standards of Article 05, that are applicable to the subject property.

M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, _____.

WITNESS OUR HANDS, this ____ day of _____, _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

M.6 Site Plan:

1. The proposed access drives, four (4) parking spaces (i.e. must be 20' x 9'), and the landscaping meet our requirements. (Subsection 03.04. B, of Article 11)
2. The accessory structure will need to be removed. (Section 04, of Article 05)

3. A 22-foot driveway must be installed to connect the adjacent properties to the north and south. The drive must be located at the rear of the property. (Ordinance No. 17-19)
4. The additional impervious cover added must be detained for; detaining in the parking area would probably be easiest.

I.7 Please note that failure to address all comments provided by staff by 3:00 PM on September 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.8 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 September 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 September 13, 2022 Planning & Zoning Meeting.

I.9 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on August 30, 2022.
- 2) Planning & Zoning meeting/public hearing meeting will be held on September 13, 2022.

I.10 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	08/25/2022	Needs Review

08/25/2022: - Detention is required for additional impervious areas.
- Drive isles must be 24' minimum.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	08/24/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/24/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/22/2022	Approved

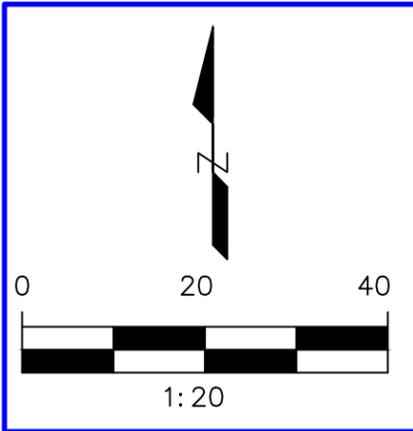
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	08/23/2022	Approved

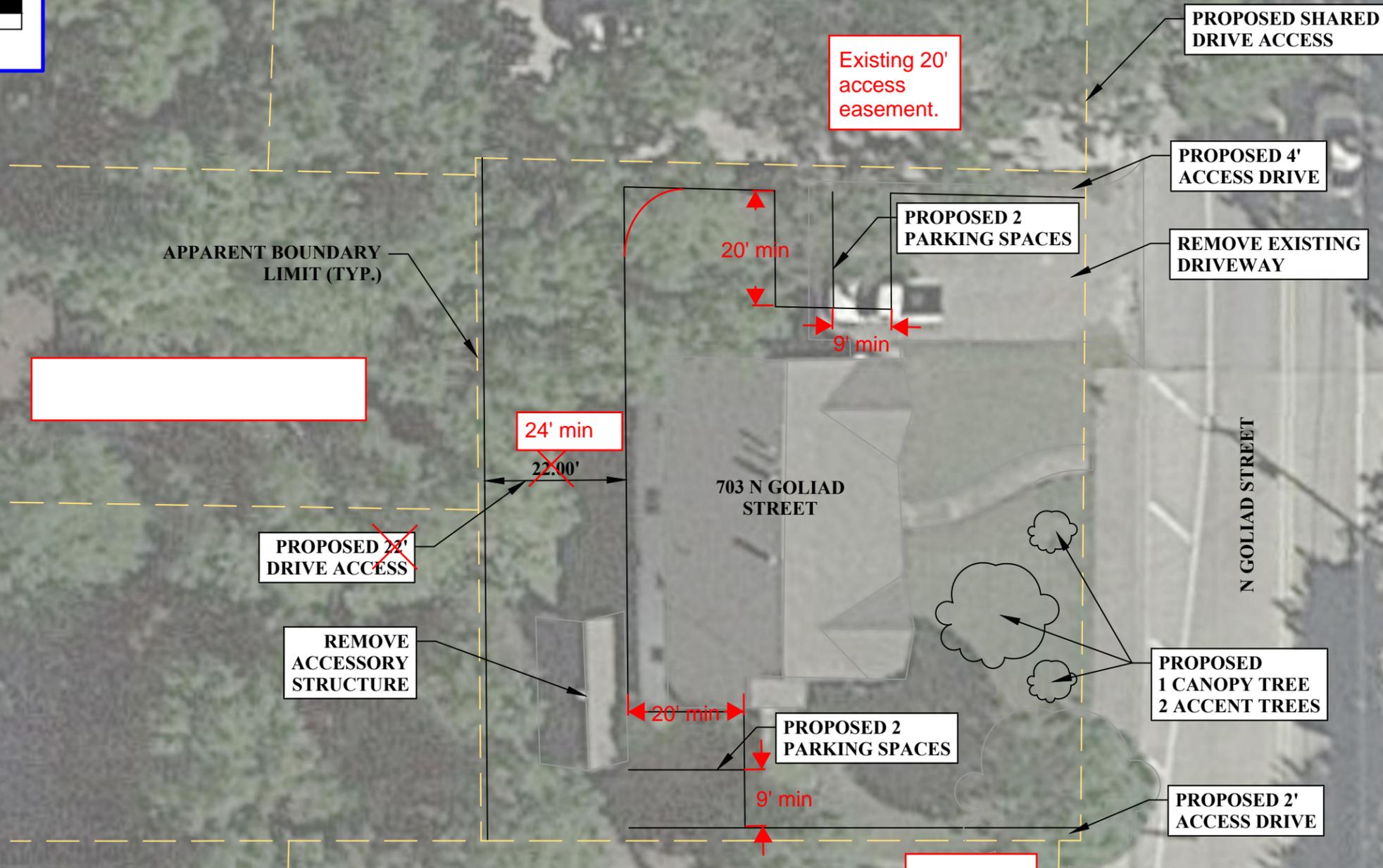
No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/22/2022	Approved w/ Comments

08/22/2022: Please provide tree types and sizes



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DEVELOPMENT APPLICATION

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SUBDIVISION **Sandy Glen Addition Phase I**

LOT **30** BLOCK **PT 22**

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CURRENT ZONING **Residential Office**

CURRENT USE

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PROPOSED ZONING **Residential Office**

PROPOSED USE

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ACREAGE **0.230**

LOTS [CURRENT] **1**

LOTS [PROPOSED] **1**

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CONTACT PERSON

Logan Ortiz

ADDRESS **12017 Kilgore Dr**

ADDRESS

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BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Wayne Reynolds [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 _____ DAY OF _____, 20____. 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."

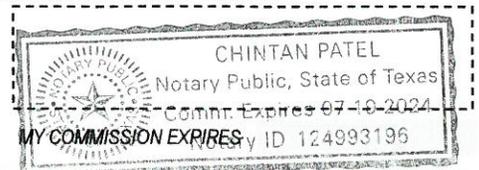
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF August, 2022

OWNER'S SIGNATURE

Wayne Mark Reynolds

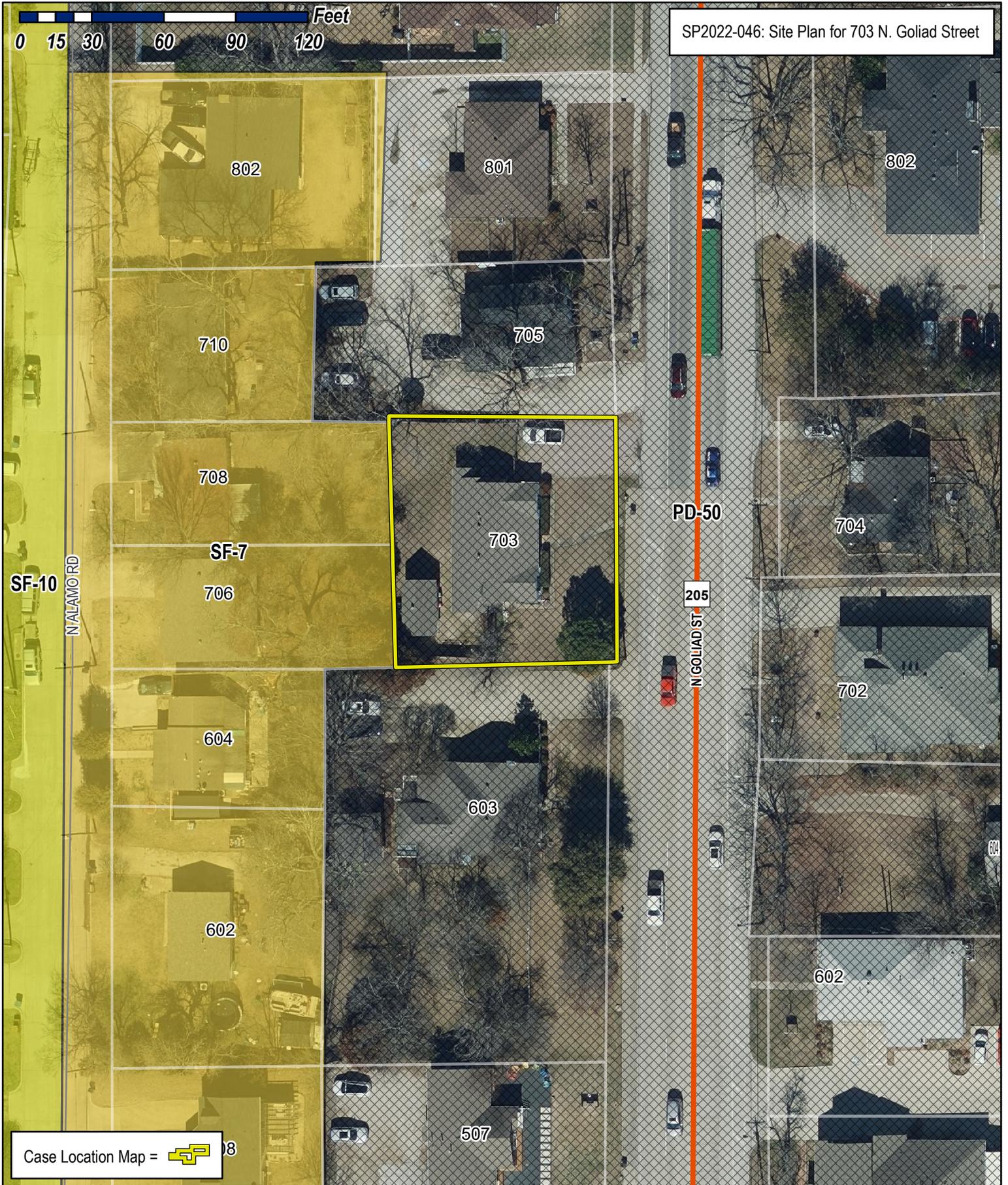
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Ch...



0 15 30 60 90 120 Feet

SP2022-046: Site Plan for 703 N. Goliad Street



Case Location Map =  8

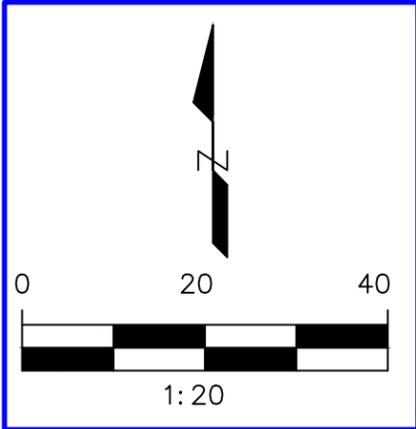


City of Rockwall

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.





**NOT FOR
CONSTRUCTION
- EXHIBIT ONLY -**



APPARENT BOUNDARY
LIMIT (TYP.)

703 N GOLIAD
STREET

N GOLIAD STREET



LOCATION & DESCRIPTION:
**703 N GOLIAD STREET
ROCKWALL, TX**

SHEET TITLE:
EXISTING SITE PLAN

**INTENTIONALLY
LEFT BLANK**

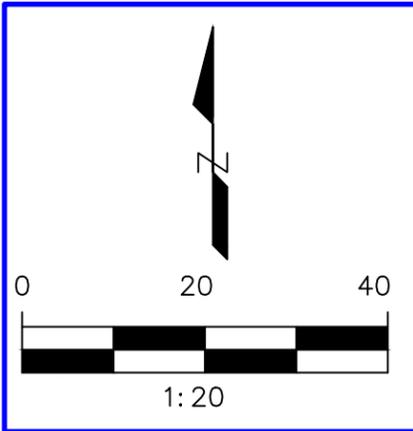
REV #	DESCRIPTION	DATE	APPROVAL

DRAWN BY:
TTS

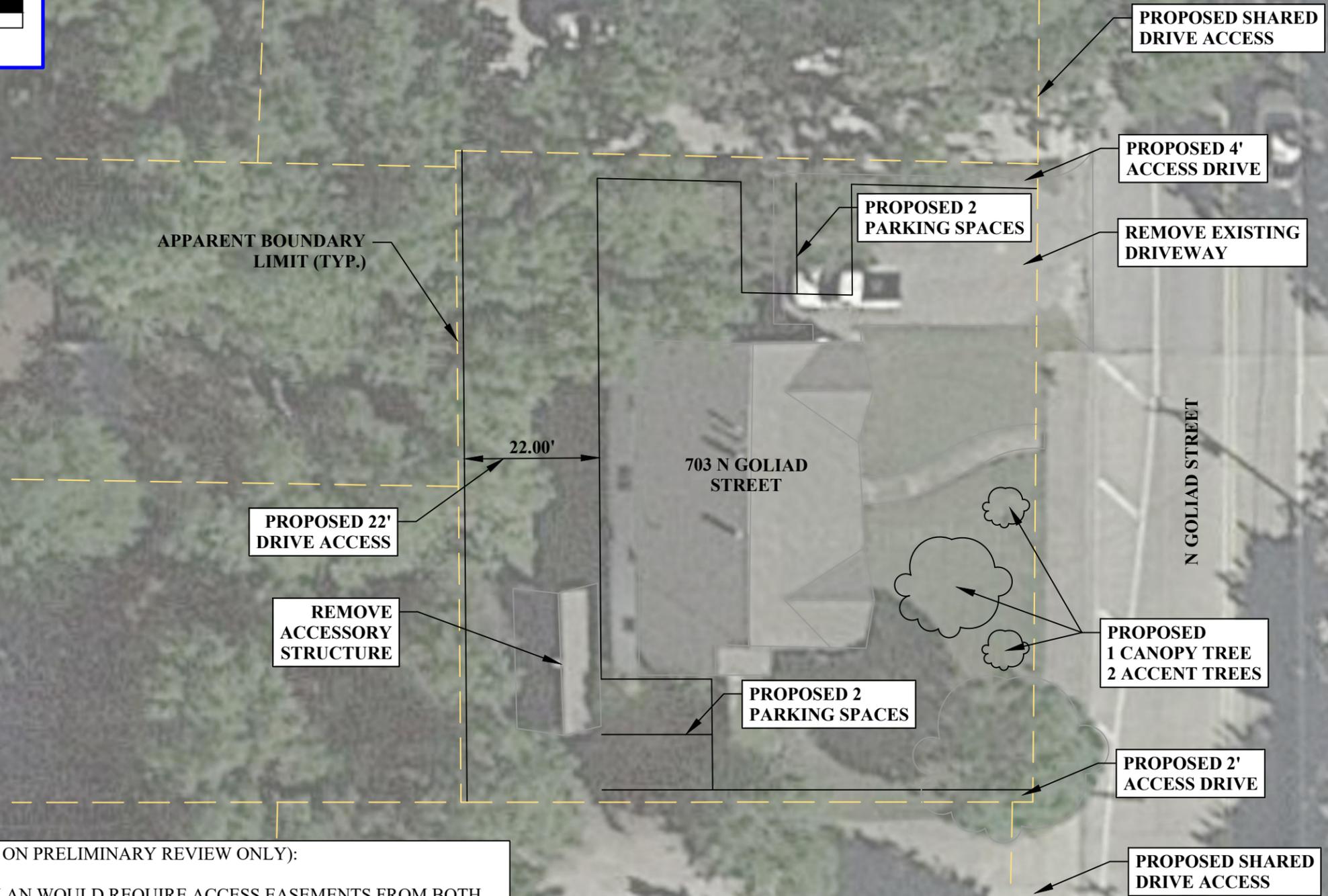
CHECKED BY:
LAO

DATE:
8/16/2022

SHEET NUMBER:
EX001ofEX002



**NOT FOR
CONSTRUCTION
- EXHIBIT ONLY -**



ITEMS TO NOTE (BASED ON PRELIMINARY REVIEW ONLY):

- CITY PROPOSED PLAN WOULD REQUIRE ACCESS EASEMENTS FROM BOTH ADJACENT LAND OWNERS
- DRAINAGE WOULD BE THE CRITICAL DESIGN PATH DUE TO THE AMOUNT OF CONVERSION TO IMPERVIOUS SURFACES PER CITY PROPOSED SITE LAYOUT
- THE BACK DRIVE ACCESS IS ASSUMED TO BE AN EMERGENCY RESPONDENT LANE AND SHALL NOT BE BLOCKED



LOCATION & DESCRIPTION:
703 N GOLIAD STREET
ROCKWALL, TX

SHEET TITLE:
CITY RECOMMENDED
SITE PLAN

INTENTIONALLY
LEFT BLANK

REV #	DESCRIPTION	DATE	APPROVAL

DRAWN BY:
TTS

CHECKED BY:
LAO

DATE:
8/16/2022

SHEET NUMBER:
EX002ofEX002



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: September 13, 2022
APPLICANT: Logan Ortiz; *LLEAD Services*
CASE NUMBER: SP2022-046; *Site Plan for 703 N. Goliad Street*

SUMMARY

Discuss and consider a request by Logan Ortiz of LLEAD Services on behalf of Wayne Mark and Rachel Reynolds for the approval of a *Site Plan* for an *Office Building* on a 0.230-acre parcel of land identified as Lot 30, Block 22, Amick Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 50 (PD-50) for Residential-Office (RO) District land uses, addressed as 703 N. Goliad Street [*SH-205*], and take any action necessary.

BACKGROUND

The subject property was originally located within the B. F. Boydston Addition and was incorporated into the City of Rockwall in the early 1900's. At some point after the subject property was plat into the B. F. Boydston Addition it was replat as Lot 30, Part of Block 22, Amick Addition. According to the Rockwall Central Appraisal District (RCAD) there is a 1,612 SF single-family home constructed 1969 and a 280 SF accessory structure constructed in 1985 located on the subject property. According to the City's Historic zoning maps, the subject property was zoned Single Family 3 (SF-3) District from at least January 3, 1972 to November 5, 2001 when Planned Development District 50 (PD-50) was established by the City Council [*Case No. PZ2001-080; Ordinance No. 01-53*]. Planned Development District 50 (PD-50) allows all land uses permitted within a Residential-Office (RO) District with special provisions. Since Planned Development District 50 (PD-50) was established it has been amended ten (10) times [*Ordinance No. 02-46, 04-24, 04-39, 05-03, 05-08, 05-18, 05-35, 07-29, 16-15, and 17-19*].

PURPOSE

On August 19, 2022, the applicant -- *Logan Ortiz of LLEAD Services* -- submitted an application requesting the approval of a *Site Plan* for the purpose of converting a single-family home into an *Office* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 703 N. Goliad Street [*SH-205*]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are four (4) properties (*i.e. 705, 801, 803, and 807 N. Goliad Street*) that have converted from single-family homes into commercial properties zoned Planned Development District 50 (PD-50) for Residential Office (RO) District land uses. Beyond this are two (2) properties (*i.e. 809 and 811 N. Goliad Street*) developed with single-family homes zoned Planned Development District 50 (PD-50) for Residential Office (RO) land uses. Beyond this is Heath Street, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property are three (3) properties (*i.e. 603, 507, and 505 N. Goliad Street*) that have been converted from single-family homes into commercial properties zoned Planned Development District 50 (PD-50) for Residential Office (RO) land uses. Beyond this are three (3) vacant parcels of land (*i.e. 503, 501, and 405 N. Goliad Street*) zoned Planned Development District 50 (PD-50) for Residential Office (RO) land uses.

Beyond this is N. Goliad Street, which is identified as a P3U (*i.e. principle arterial, three (3) lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is N. Goliad Street, which is identified as a M4U-M (*i.e. modified major collector, four (4) lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are two (2) parcels of land, one (1) developed with a single-family home (*i.e. 704 N. Goliad Street*) and one (1) developed with a single-family home that was converted into a commercial property (*i.e. 702 N. Goliad Street*). Both of these properties are zoned Planned Development District 50 (PD-50) for Residential Office (RO) land uses. Beyond this is a 1.05-acre parcel of land zoned Planned Development District 50 (PD-50) for Residential Office (RO) land uses. Beyond this is a vacant 3.46-acre parcel of land zoned Single Family 7 (SF-7) District.

West: Directly west of the subject property are two (2) parcels of land (*i.e. 706 and 708 N. Goliad Street*) developed with single-family homes zoned Single Family 7 (SF-7) District. Beyond this is N. Alamo Road, which is classified as a *Minor Collector*, on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several parcels of land developed with single-family homes zoned Single Family 10 (SF-10) District. Beyond this is Wildwood Lane, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *Office* is a permitted *by-right* land use in a Residential Office (RO) District. The submitted site plan generally conforms to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Residential Office (RO) District. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	6,000 SF	X=10,018.80 SF; <i>In Conformance</i>
<i>Minimum Lot Frontage</i>	60-Feet	X= ~100-feet; <i>In Conformance</i>
<i>Minimum Lot Depth</i>	100-Feet	X=~100-feet; <i>In Conformance</i>
<i>Minimum Front Yard Setback</i>	25-Feet	X=~26.5-feet; <i>In Conformance</i>
<i>Minimum Rear Yard Setback</i>	30-Feet	X=~39-feet; <i>In Conformance</i>
<i>Minimum Side Yard Setback</i>	10-Feet	X=20-feet; <i>In Conformance</i>
<i>Maximum Building Height</i>	36-Feet	X<36-feet; <i>In Conformance</i>
<i>Max Building/Lot Coverage</i>	40%	X=17.29%; <i>In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	1 Parking Space/500 SF (4 Required)	X=4; <i>In Conformance</i>
<i>Minimum Landscaping Percentage</i>	30%	X>30.00%; <i>In Conformance</i>
<i>Maximum Impervious Coverage</i>	75-80%	X<75%; <i>In Conformance</i>

TREESCAPE PLAN

No trees are being removed from the subject property. Based on this no Treescape Plan is required.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 02.02(D)(2), *Office Building*, of Article 13, *Definitions*, of the Unified Development Code (UDC) an *Office Building* is defined as “(a) facility that provides executive, management, administrative, or professional services... but not involving the sale of merchandise except as incidental to a permitted use.” In this case, the applicant is requesting an *Office Building*, which are permitted by right according to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

According to Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC) an *Office Building* is required one (1) parking space per 300 SF. That being said, the subject property is located in Planned Development District 50 (PD-50), which states that “*Professional Offices* shall be subject to one (1) parking space per

500 SF of floor area.” In this case, the applicant is proposing four (4) parking spaces, which satisfies the parking requirement (i.e. $1,612 \text{ SF} / 500 \text{ SF} = 4 \text{ parking spaces}$).

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the Downtown District. The Downtown District is the “cultural heart of the community and embodies the small town atmosphere that is characteristic of the City of Rockwall” and “contains the City’s oldest residential and commercial buildings.” The Downtown District also indicates that Planned Development District 50 (PD-50) “...is a unique *Live/Work* corridor that supports a range of small boutiques (*with a SUP*) and offices, and represents a successful adaptive reuse effort by the City.” In this case, the applicant is proposing an *Office Building* that adaptively reuses the existing single-family home. Based on this the applicant’s proposal appears to conform with the goals and policies of the Comprehensive Plan.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant’s Site Plan for the establishment of an *Office Building* on the *subject property*, then staff would propose the following conditions of approval:

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



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2022-046

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.
²: 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.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 703 N. Goliad Rockwall, TX 75087

SUBDIVISION Sandy Glen Addition Phase I

LOT 30 BLOCK PT 22

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Residential Office

CURRENT USE

Residential

PROPOSED ZONING Residential Office

PROPOSED USE

Professional Office

ACREAGE 0.230

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 Wayne Mark and Rachel Reynolds

APPLICANT

LLEAD Services

CONTACT PERSON Wayne Mark Reynolds

CONTACT PERSON

Logan Ortiz

ADDRESS 12017 Kilgore Dr

ADDRESS

10601 Clarence Dr
STE 250

CITY, STATE & ZIP Frisco, TX 75035

CITY, STATE & ZIP

Frisco, TX 75033

PHONE 915-549-6208

PHONE

214-202-8517

E-MAIL mark@rockwallhomecare.com

E-MAIL

logan@lleadservices.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Wayne Reynolds [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 _____ DAY OF _____, 20____. 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."

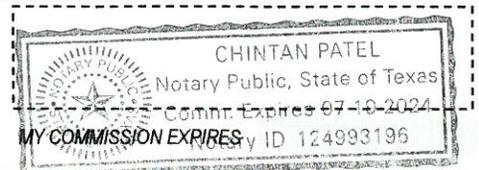
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF August, 2022

OWNER'S SIGNATURE

Wayne Mark Reynolds

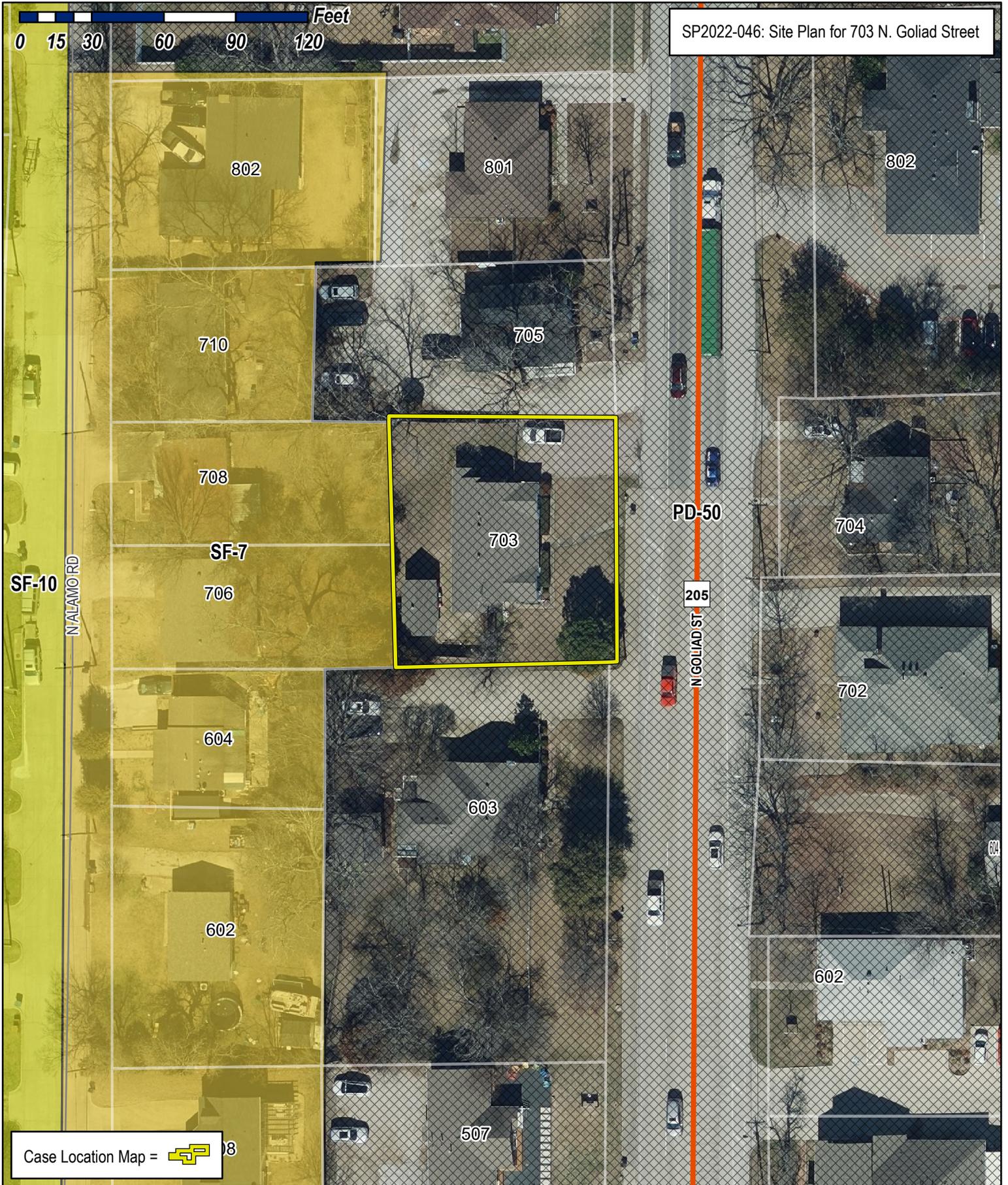
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Chao P.



0 15 30 60 90 120 Feet

SP2022-046: Site Plan for 703 N. Goliad Street



Case Location Map =  8

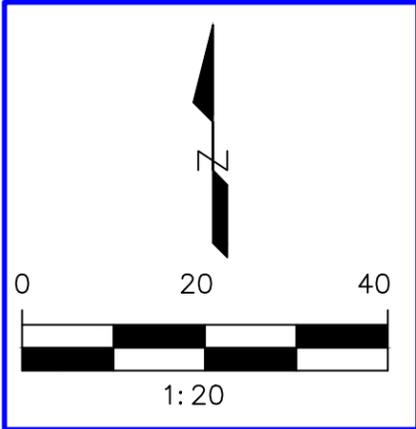


City of Rockwall

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

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**NOT FOR
CONSTRUCTION
- EXHIBIT ONLY -**



APPARENT BOUNDARY
LIMIT (TYP.)

703 N GOLIAD
STREET

N GOLIAD STREET



LOCATION & DESCRIPTION:
**703 N GOLIAD STREET
ROCKWALL, TX**

SHEET TITLE:
EXISTING SITE PLAN

**INTENTIONALLY
LEFT BLANK**

REV #	DESCRIPTION	DATE	APPROVAL

DRAWN BY:
TTS

CHECKED BY:
LAO

DATE:
8/16/2022

SHEET NUMBER:
EX001ofEX002

PRELIMINARY
FOR INTERIM REVIEW ONLY
 THESE DOCUMENTS ARE FOR INTERIM REVIEW AND ARE NOT INTENDED FOR REGULATORY APPROVAL, PERMIT, BIDDING OR CONSTRUCTION PURPOSES. THEY WERE PREPARED BY, OR UNDER THE SUPERVISION OF:

NAME: LOGAN A. ORTIZ, PE
 PE #: 128805 DATE: SEPTEMBER 8, 2022
 TBPE FIRM # 24513

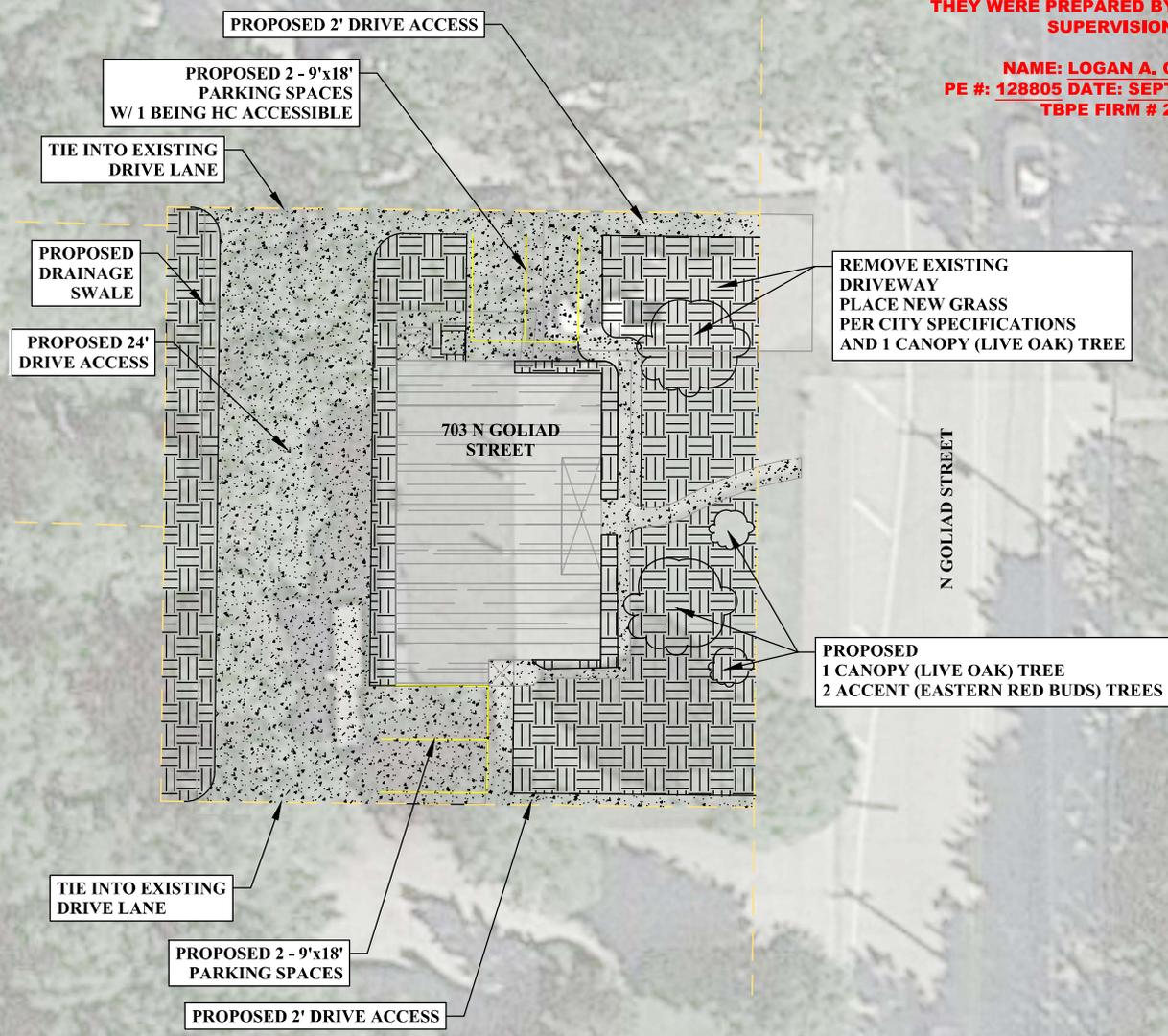
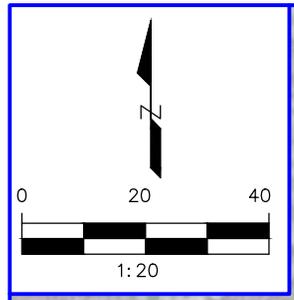


LOCATION & DESCRIPTION:
 703 N GOLIAD STREET
 ROCKWALL, TX
 SHEET TITLE:
 PROPOSED SITE PLAN

INTENTIONALLY LEFT BLANK

REV.	DESCRIPTION	DATE	APPROVAL

DRAWN BY:
 TTS
 CHECKED BY:
 LAO
 DATE:
 9/8/2022
 SHEET NUMBER:
 PS001 OF PS001



- LEGEND:**
- PARKING PAINT
 - 6" CONCRETE
 - GRASSY AREA
 - APPROXIMATE PROPERTY LIMITS



October 6, 2022

TO: Logan Ortiz
LLEAD Services
10601 Clarence Drive, Suite 250
Frisco, TX 75033

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

SUBJECT: SP2022-046; *Site Plan for 703 N. Goliad Street*

Logan Ortiz:

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on September 13, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

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

Planning and Zoning Commission

On September 13, 2022, the Planning and Zoning Commission approved a motion to approve the Site Plan by a vote of 6-0, with Commissioner Welch absent, and with staff and ARB recommendations.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Henry Lee", is written over a white background.

Henry Lee, AICP, Planner
City of Rockwall Planning and Zoning Department

Lee, Henry

From: Ross, Bethany
Sent: Tuesday, August 23, 2022 12:03 PM
To: Lee, Henry
Subject: FW: 703 N Goliad convert to office
Attachments: 703 N Goliad.pdf

Attached is what they needed to do.

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

From: Ross, Bethany
Sent: Wednesday, August 10, 2022 5:00 PM
To: 'rachel@rockwallhomecare.com' <rachel@rockwallhomecare.com>
Subject: 703 N Goliad convert to office

Hi Rachel,

It was great talking to you and your husband on the phone earlier.

I have attached an exhibit of what you will need to do to convert the home to an office and listed those below as well:

1. Add a 4-foot cross access and concrete driveway along the north side of the building that connects with your neighbors north of you. This will allow you to use their drive.
2. Add a 2-foot access drive on the south side of the building that connect with your neighbors south of you.
3. Add a 22-foot drive access along the west side of the building that connects both your neighbors.
4. Remove the existing accessory structure.
5. Add 4 parking spaces (our exhibit shows where you can add those).
6. To meet our requirements for landscaping you will need to add 1 canopy tree and 2 accent trees along the frontage of N Goliad.

Please feel free to give me a call tomorrow to discuss any questions you have. Unfortunately, I have meetings in the morning and training at 3 so I am only available from 1-3 PM.

Again, it was great talking with you and have a wonderful evening! Hopefully we will get a little rain. ☺

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

Lee, Henry

From: Ross, Bethany
Sent: Tuesday, August 23, 2022 12:04 PM
To: Lee, Henry
Subject: FW: City Planner of Rockwall Conversation
Attachments: 703 N GOLIAD ST - CITY SITE PLAN.pdf

What they originally sent me.

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

From: Mark Reynolds [mailto:mark@rockwallhomecare.com]
Sent: Wednesday, August 17, 2022 9:55 AM
To: Ross, Bethany <bross@rockwall.com>
Subject: FW: City Planner of Rockwall Conversation

Mark Reynolds
Owner and Marketing/Recruiting Manager
Right at Home Rockwall



1101 Ridge Rd. | Suite 203 | Rockwall, TX 75087
office 469-314-1774 | mobile 469-631-9771 | fax 469-440-8812



IMPORTANT: This facsimile or email transmission may contain confidential information which may include protected health information as defined by the federal Health Insurance Portability & Accountability Act (HIPAA) Privacy Rule, as well as confidential information that is subject to legal privilege(s). If you are not the intended recipient (or an authorized representative of the intended recipient) of the preceding message, any dissemination or use of the preceding message and any attachments is strictly prohibited. If you have received such a message in error, please notify the sender by telephone (number listed above) to arrange the return or destruction of the information and all copies.

From: Logan Ortiz <Logan@lleadservices.com>
Sent: Tuesday, August 16, 2022 3:05:56 PM
To: Mark Reynolds <mark@rockwallhomecare.com>
Subject: RE: City Planner of Rockwall Conversation

Mark,

It was great talking with you.

I decided to go ahead and get this knocked out for you. Please send this to your City Panning contact and ask if they would be willing to discuss it further over a TEAMS call with your civil engineer. I would be happy to assist you further if she agrees.

Thank you,

Logan A. Ortiz, PE | LLEAD Services, LLC
Managing Partner | (214) 202-8517
Logan@LLEADServices.com



From: Mark Reynolds <mark@rockwallhomecare.com>
Sent: Tuesday, August 16, 2022 12:19 PM
To: Logan Ortiz <Logan@lleadservices.com>
Subject: FW: City Planner of Rockwall Conversation

Mark Reynolds
Owner and Marketing/Recruiting Manager
Right at Home Rockwall



1101 Ridge Rd. | Suite 203 | Rockwall, TX 75087
office 469-314-1774 | mobile 469-631-9771 | fax 469-440-8812



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From: [Mark Reynolds](#)

Sent: Tuesday, August 16, 2022 11:33 AM

To: [Mark Reynolds](#)

Subject: City Planner of Rockwall Conversation

Below is a list of list for the conversion of a residential to an office property.

Well good news! I just looked again and it is permitted in residential office. I was looking at the wrong category! YAY! I am not sure where to move it to where you have room for the access drive and your required parking. Our requirements are that it needs to be behind the front façade of the building, 6-feet from the building and 3 feet off the property line. Do you know the square footage of the accessory structure?

I just realized I did not add the application before. I have attached it here. The application schedule is the first page and the application for a site plan is on page 5. To apply for a site plan, you will just need to bring in that application, a check for the fee (\$250 +\$20/acre) and a site plan/landscape plan combined on one of the submittal days. You'll need to get an engineer to do your site plan/landscape plan.

Hi Rachel,

It was great talking to you and your husband on the phone earlier.

I have attached an exhibit of what you will need to do to convert the home to an office and listed those below as well:

1. Add a 4-foot cross access and concrete driveway along the north side of the building that connects with your neighbors north of you. This will allow you to use their drive.
2. Add a 2-foot access drive on the south side of the building that connect with your neighbors south of you.
3. Add a 22-foot drive access along the west side of the building that connects both your neighbors.
4. Remove the existing accessory structure.
5. Add 4 parking spaces (our exhibit shows where you can add those).
6. To meet our requirements for landscaping you will need to add 1 canopy tree and 2 accent trees along the frontage of N Goliad.

Please feel free to give me a call tomorrow to discuss any questions you have. Unfortunately, I have meetings in the morning and training at 3 so I am only available from 1-3 PM.

Again, it was great talking with you and have a wonderful evening! Hopefully we will get a little rain. ☺

Thank you,

Bethany Ross

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