



**CASE COVER SHEET**

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

**PLANNING & ZONING CASE NO.**

**PLANNING & ZONING FEE**

**PLATTING APPLICATION**

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

**SITE PLAN APPLICATION**

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

**ZONING APPLICATION**

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

**OTHER APPLICATION**

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

**RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL**

**ARCHITECTURE REVIEW BOARD**

**PLANNING AND ZONING COMMISSION**

**CITY COUNCIL READING #1**

**CITY COUNCIL READING #2**

**CONDITIONS OF APPROVAL**

**NOTES**



# 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)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: 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: 1010 Ridge Rd  
 SUBDIVISION: R.S. Lofland Subd. LOT: 1 BLOCK: A  
 GENERAL LOCATION: Ridge Rd south of Summit Ridge

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

CURRENT ZONING: R0 CURRENT USE: OFFICE  
 PROPOSED ZONING: R0 PROPOSED USE: OFFICE  
 ACREAGE: .32 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	Pregnancy Resource Center	<input checked="" type="checkbox"/> APPLICANT	Dub Doughrate w/
CONTACT PERSON	Jocanne Vuckovic	CONTACT PERSON	Doughrate & Assoc. Inc.
ADDRESS	1010	ADDRESS	2235 Ridge Rd
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	972 772 8292	PHONE	972 742 2210
E-MAIL		E-MAIL	wldoughrate@doughrate.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

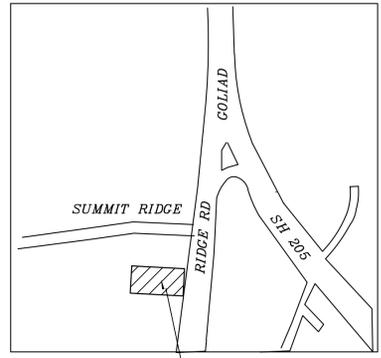
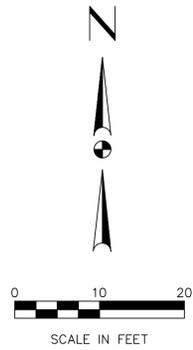
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

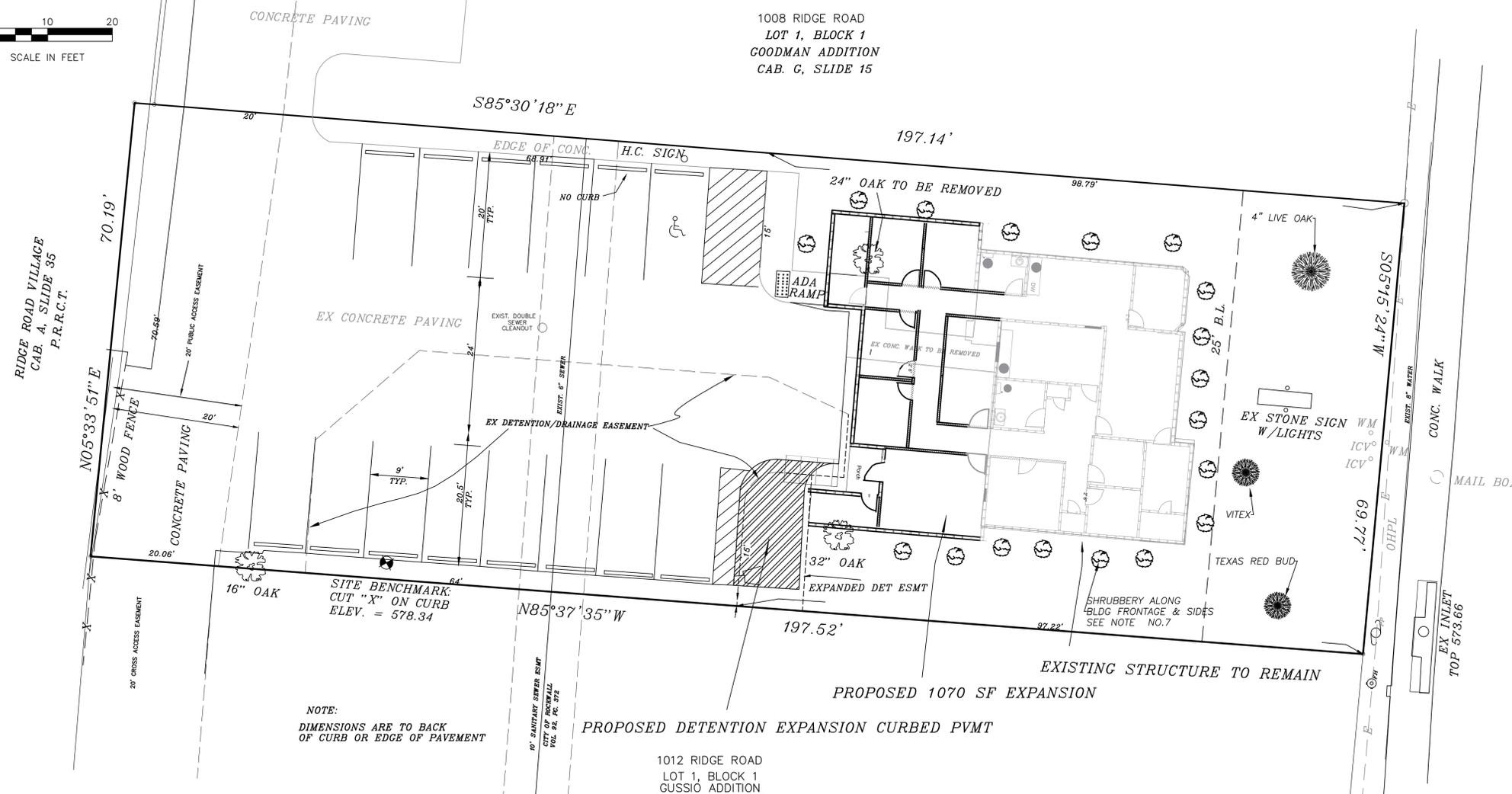
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



PROJECT LOCATION  
LOCATION MAP  
NTS



NOTE:  
DIMENSIONS ARE TO BACK  
OF CURB OR EDGE OF PAVEMENT

1012 RIDGE ROAD  
LOT 1, BLOCK 1  
GUSSIO ADDITION  
CAB. C, SLIDE 317

RIDGE ROAD  
F.M. HWY. 740  
VARIABLE WIDTH R.O.W.

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  
CASE NO. SP2020-009

- NOTES:
1. PARKING SPACES ARE 9'X20'
  2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH 3-5 GAL TEXAS SAGE BUSHES
  3. EXTERIOR SIDE LIGHTING IS BUILDING WALL PACK WITH DOWN CAST ILLUMINATION
  4. 1- 4" LIVE OAK, 1-TEXAS RED BUD, 1-VITEX TO BE PLANTED AS SHOWN FRONTING RIDGE RD
  5. IN LIEU OF THE RESIDENT SCREENING CRAPE MYRTLES ARE TO BE PLANTED AT SAME 5' SPACING AS 1008 RIDGE RD ALONG WEST PROPERTY LINE
  6. SCREEN PARKING FRONTAGE WITH A MIXTURE OF 3-7 GAL TEXAS SAGE DESPERADO & 3-5 GAL WAX LEAF LIGUSTRUM BUSHES
  7. LANDSCAPE BLDG FRONTAGE & SIDES WITH 16-5 GAL TEXAS RED YUCCA PLANTS
  8. ALL MUTUAL ACCESS EASEMENTS TO BE PAVED PER CITY OF ROCKWALL STANDARDS OF DESIGN

SITE DATA SUMMARY:  
NAME OF FINAL PLAT: PREGNANCY RESOURCE CENTER LOT 1 BLOCK A BEING A REPLAT OF LOT 3 R.S. LOFLAND SUBD  
ZONING: RO (RESIDENTIAL OFFICE DISTRICT) PD-53  
PROPOSED USE: BUSINESS OFFICE  
EXIST BUILDING SQUARE FOOTAGE: 1200 SF  
PROPOSED BUILDING EXPANSION SQUARE FOOTAGE 1070 SF  
TOTAL BUILDING FOOTPRINT: 2270 SF  
BUILDING HEIGHT: 28 FT  
LOT COVERAGE: 16.44%  
PARKING SPACES REQUIRED: 1 SPACE/300 SF= 8  
HANDICAP PARKING REQUIRED: 1  
TOTAL PARKING SPACES PROVIDED: 14  
HANDICAP PARKING PROVIDED: 1  
INTERIOR LANDSCAPING REQUIRED: 30%  
INTERIOR LANDSCAPING PROVIDED: 30% 4150 SF  
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE=9314 SF

OWNER  
PREGNANCY RESOURCE CENTER  
1010 RIDGE RD  
ROCKWALL, TX 75087  
972-722-8292

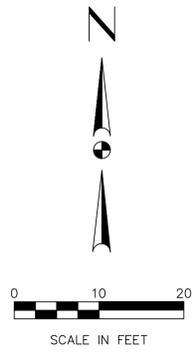


THE SEAL APPEARING ON THIS DOCUMENT IS VALID FOR THE STATE OF TEXAS P.L. NO. 60102, F-886, ON DATE: FEBRUARY 15, 2023

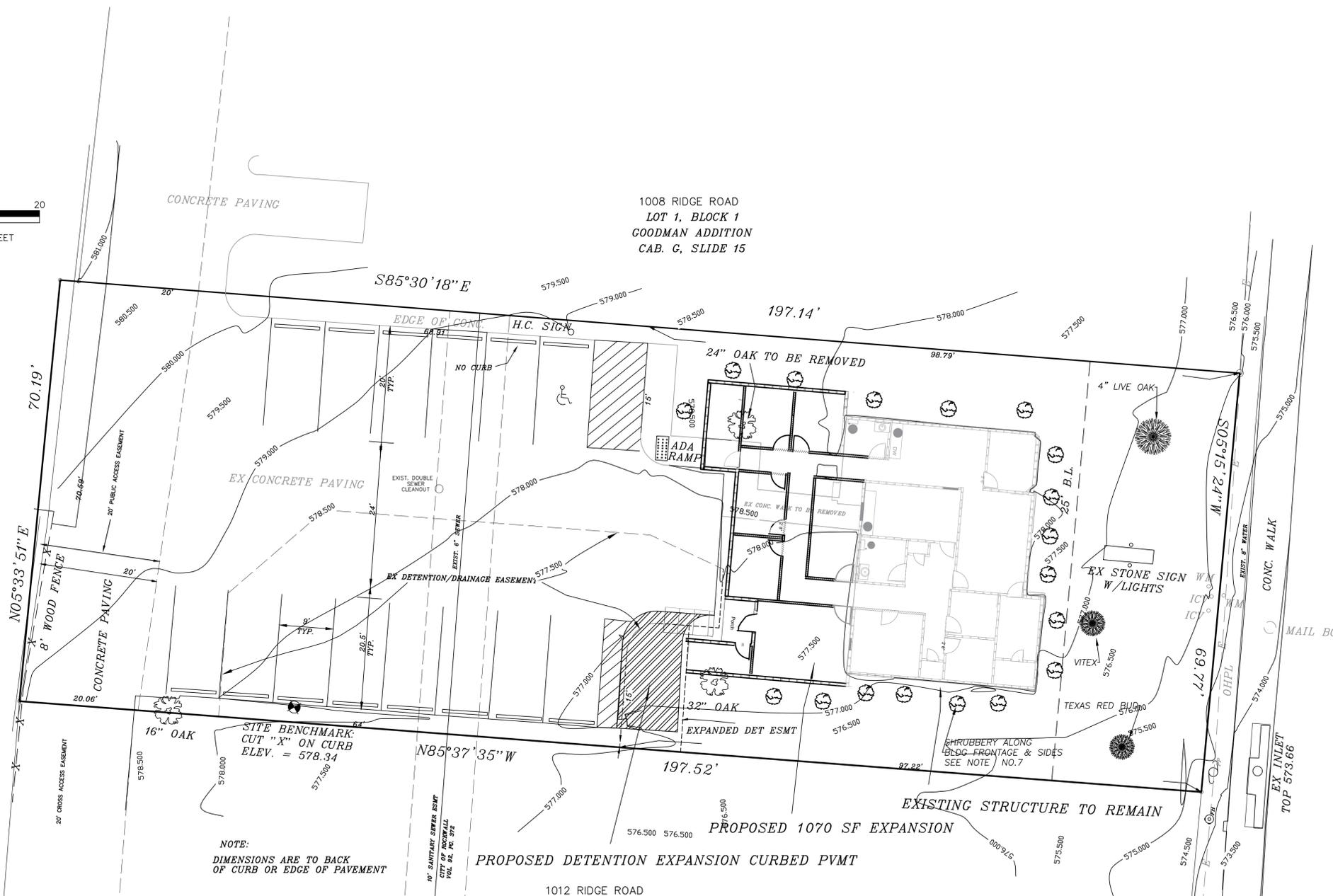
DOUPHRADE & ASSOCIATES, INC.  
ENGINEERING • PROJECT MANAGEMENT • SURVEYING  
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087  
PHONE: (972)771-9004 FAX: (972)771-9005

SITE PLAN BUILDING EXPANSION & LANDSCAPING  
PREGNANCY RESOURCE CENTER  
1010 RIDGE ROAD  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

REVISION	
CHECKED	W.L.D.
DRAWN	GCW.
SCALE	1" = 10' H 1" = 1' V
DATE	JUNE 16, 2015
PROJECT	22029
	1



RIDGE ROAD VILLAGE  
CAB. A, SLIDE 35  
P.R.R.C.T.



NOTE:  
DIMENSIONS ARE TO BACK  
OF CURB OR EDGE OF PAVEMENT

1012 RIDGE ROAD  
LOT 1, BLOCK 1  
GUSSIO ADDITION  
CAB. G, SLIDE 317

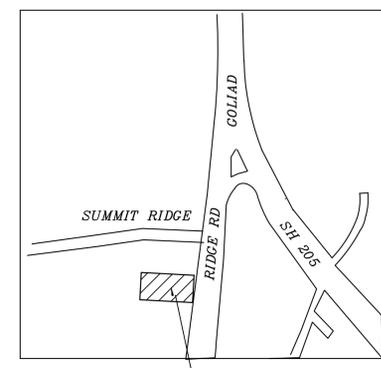
PROPOSED DETENTION EXPANSION CURBED PVMT

PROPOSED 1070 SF EXPANSION

EXISTING STRUCTURE TO REMAIN

- NOTES:**
1. PARKING SPACES ARE 9'X20'
  2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH 3-5 GAL TEXAS SAGE BUSHES
  3. EXTERIOR SIDE LIGHTING IS BUILDING WALL PACK WITH DOWN CAST ILLUMINATION
  4. 1- 4" LIVE OAK, 1-TEXAS RED BUD, 1-VITEX TO BE PLANTED AS SHOWN FRONTING RIDGE RD
  5. IN LIEU OF THE RESIDENT SCREENING CRAPE MYRTLES ARE TO BE PLANTED AT SAME 5' SPACING AS 1008 RIDGE RD ALONG WEST PROPERTY LINE
  6. SCREEN PARKING FRONTAGE WITH A MIXTURE OF 3-7 GAL TEXAS SAGE DESPERADO & 3-5 GAL WAX LEAF LIGUSTRUM BUSHES
  7. LANDSCAPE BLDG FRONTAGE & SIDES WITH 16-5 GAL TEXAS RED YUCCA PLANTS
  8. ALL MUTUAL ACCESS EASEMENTS TO BE PAVED PER CITY OF ROCKWALL STANDARDS OF DESIGN

**SITE DATA SUMMARY:**  
 NAME OF FINAL PLAT: PREGNANCY RESOURCE CENTER LOT 1 BLOCK A BEING A REPLAT OF LOT 3 R.S. LOFLAND SUBD  
 ZONING: RO (RESIDENTIAL OFFICE DISTRICT) PD-53  
 PROPOSED USE: BUSINESS OFFICE  
 EXIST BUILDING SQUARE FOOTAGE: 1200 SF  
 PROPOSED BUILDING EXPANSION SQUARE FOOTAGE 1070 SF  
 TOTAL BUILDING FOOTPRINT: 2270 SF  
 BUILDING HEIGHT: 28 FT  
 LOT COVERAGE: 16.44%  
 PARKING SPACES REQUIRED: 1 SPACE/300 SF= 8  
 HANDICAP PARKING REQUIRED: 1  
 TOTAL PARKING SPACES PROVIDED: 14  
 HANDICAP PARKING PROVIDED: 1  
 INTERIOR LANDSCAPING REQUIRED: 30%  
 INTERIOR LANDSCAPING PROVIDED: 30% 4150 SF  
 TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE=9314 SF



PROJECT LOCATION  
LOCATION MAP  
NTS

RIDGE ROAD  
F.M. HWY. 740  
VARIABLE WIDTH R.O.W.

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  
 CASE NO. SP2020-009

OWNER  
PREGNANCY RESOURCE CENTER  
1010 RIDGE RD  
ROCKWALL, TX 75087  
972-722-8292



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRAATE II TEXAS P.E. NO. 60102, F-886, ON DATE: FEBRUARY 15, 2023

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

SITE PLAN BUILDING EXPANSION & LANDSCAPING  
PREGNANCY RESOURCE CENTER  
1010 RIDGE ROAD  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	GC.W.
DRAWN	
SCALE	1"=10' H 1"=10' V
DATE	JUNE 16, 2015
PROJECT	22029









# 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)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: 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: 1010 Ridge Rd

SUBDIVISION: R.S. Lofland Subd. LOT: 1 BLOCK: A

GENERAL LOCATION: Ridge Rd south of Summit Ridge

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

CURRENT ZONING: RO CURRENT USE: OFFICE

PROPOSED ZONING: RO PROPOSED USE: OFFICE

ACREAGE: .32 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>Pregnancy Resource Center</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Dub Doughrate w/</u>
CONTACT PERSON	<u>Jocanne Vuckovic</u>	CONTACT PERSON	<u>Doughrate &amp; Assoc. Inc.</u>
ADDRESS	<u>1010</u>	ADDRESS	<u>2235 Ridge Rd</u>
CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>	CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>
PHONE	<u>972 772 8292</u>	PHONE	<u>972 742 2210</u>
E-MAIL		E-MAIL	<u>wldoughrate@doughrate.com</u>

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ [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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

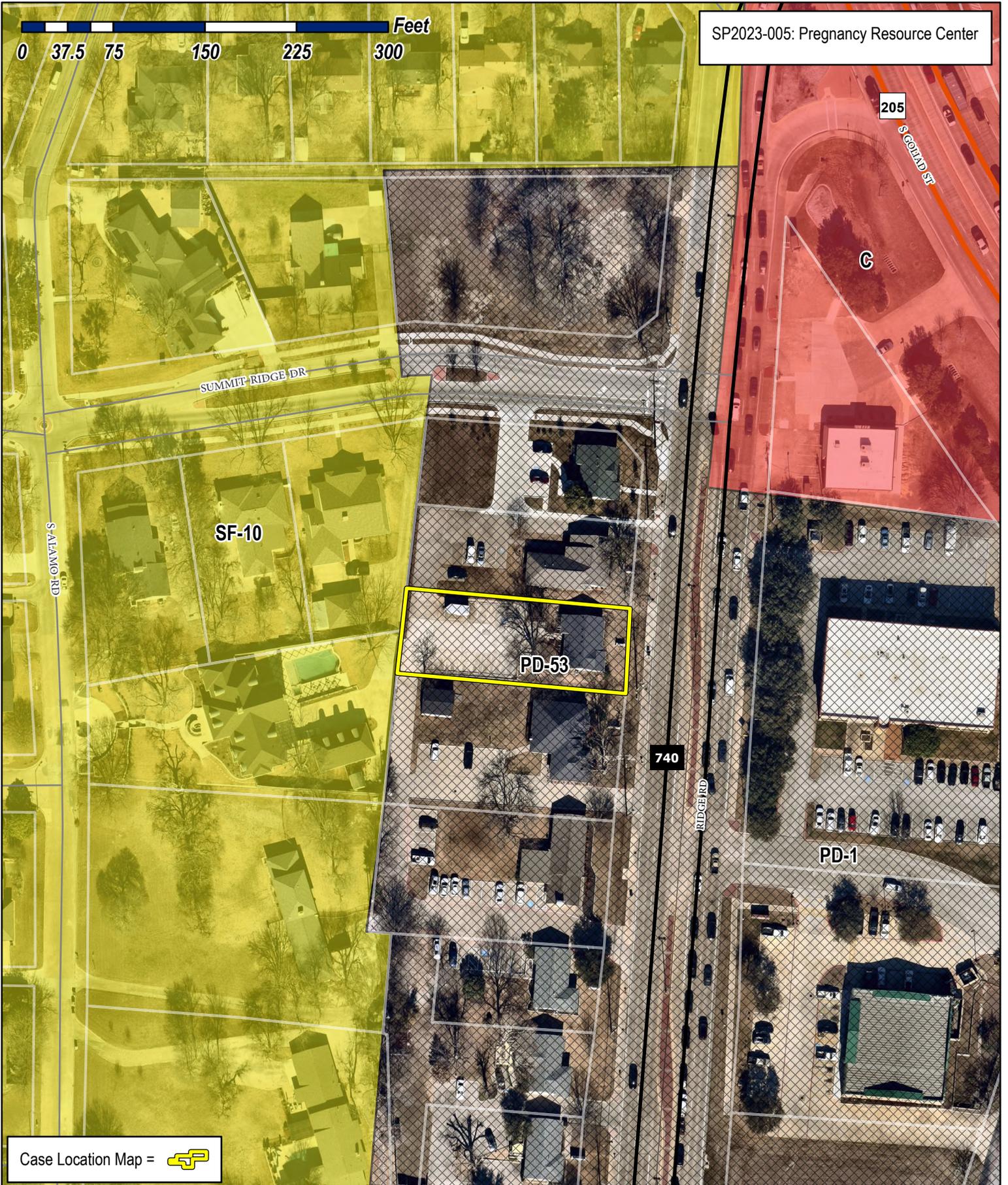
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

0 37.5 75 150 225 300 Feet

SP2023-005: Pregnancy Resource Center



Case Location Map = 

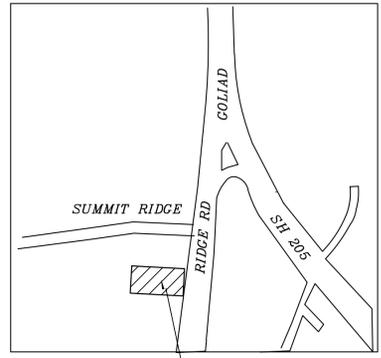
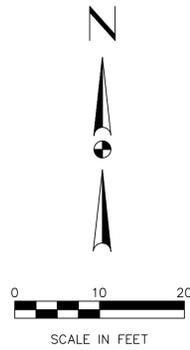


# City of Rockwall

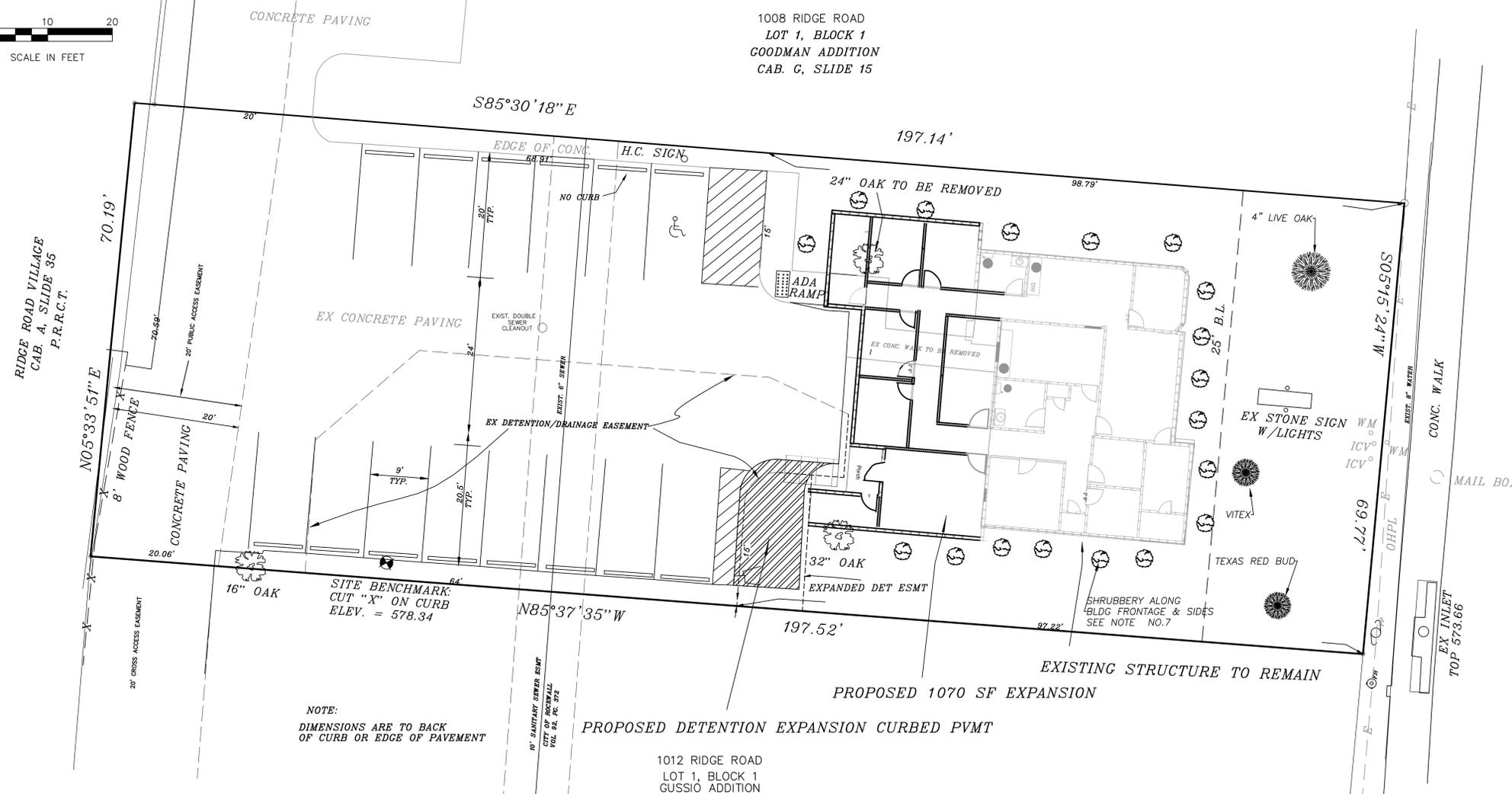
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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.





PROJECT LOCATION  
LOCATION MAP  
NTS



NOTE:  
DIMENSIONS ARE TO BACK  
OF CURB OR EDGE OF PAVEMENT

1012 RIDGE ROAD  
LOT 1, BLOCK 1  
GUSSIO ADDITION  
CAB. C, SLIDE 317

**SITE DATA SUMMARY:**  
 NAME OF FINAL PLAT: PREGNANCY RESOURCE CENTER LOT 1 BLOCK A BEING A REPLAT OF LOT 3 R.S. LOFLAND SUBD  
 ZONING: RO (RESIDENTIAL OFFICE DISTRICT) PD-53  
 PROPOSED USE: BUSINESS OFFICE  
 EXIST BUILDING SQUARE FOOTAGE: 1200 SF  
 PROPOSED BUILDING EXPANSION SQUARE FOOTAGE 1070 SF  
 TOTAL BUILDING FOOTPRINT: 2270 SF  
 BUILDING HEIGHT: 28 FT  
 LOT COVERAGE: 16.44%  
 PARKING SPACES REQUIRED: 1 SPACE/300 SF= 8  
 HANDICAP PARKING REQUIRED: 1  
 TOTAL PARKING SPACES PROVIDED: 14  
 HANDICAP PARKING PROVIDED: 1  
 INTERIOR LANDSCAPING REQUIRED: 30%  
 INTERIOR LANDSCAPING PROVIDED: 30% 4150 SF  
 TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE=9314 SF

- NOTES:**
1. PARKING SPACES ARE 9'X20'
  2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH 3-5 GAL TEXAS SAGE BUSHES
  3. EXTERIOR SIDE LIGHTING IS BUILDING WALL PACK WITH DOWN CAST ILLUMINATION
  4. 1- 4" LIVE OAK, 1-TEXAS RED BUD, 1-VITEX TO BE PLANTED AS SHOWN FRONTING RIDGE RD
  5. IN LIEU OF THE RESIDENT SCREENING CRAPE MYRTLES ARE TO BE PLANTED AT SAME 5' SPACING AS 1008 RIDGE RD ALONG WEST PROPERTY LINE
  6. SCREEN PARKING FRONTAGE WITH A MIXTURE OF 3-7 GAL TEXAS SAGE DESPERADO & 3-5 GAL WAX LEAF LIGUSTRUM BUSHES
  7. LANDSCAPE BLDG FRONTAGE & SIDES WITH 16-5 GAL TEXAS RED YUCCA PLANTS
  8. ALL MUTUAL ACCESS EASEMENTS TO BE PAVED PER CITY OF ROCKWALL STANDARDS OF DESIGN

RIDGE ROAD  
F.M. HWY. 740  
VARIABLE WIDTH R.O.W.

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  
 CASE NO. SP2020-009

OWNER  
PREGNANCY RESOURCE CENTER  
1010 RIDGE RD  
ROCKWALL, TX 75087  
972-722-8292

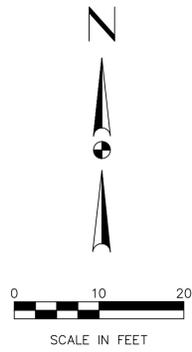


THE SEAL APPEARING ON THIS DOCUMENT IS AUTHORIZED BY THE BOARD OF PROFESSIONAL ENGINEERS OF THE STATE OF TEXAS P.L. NO. 60102, F-886, ON DATE: FEBRUARY 15, 2023

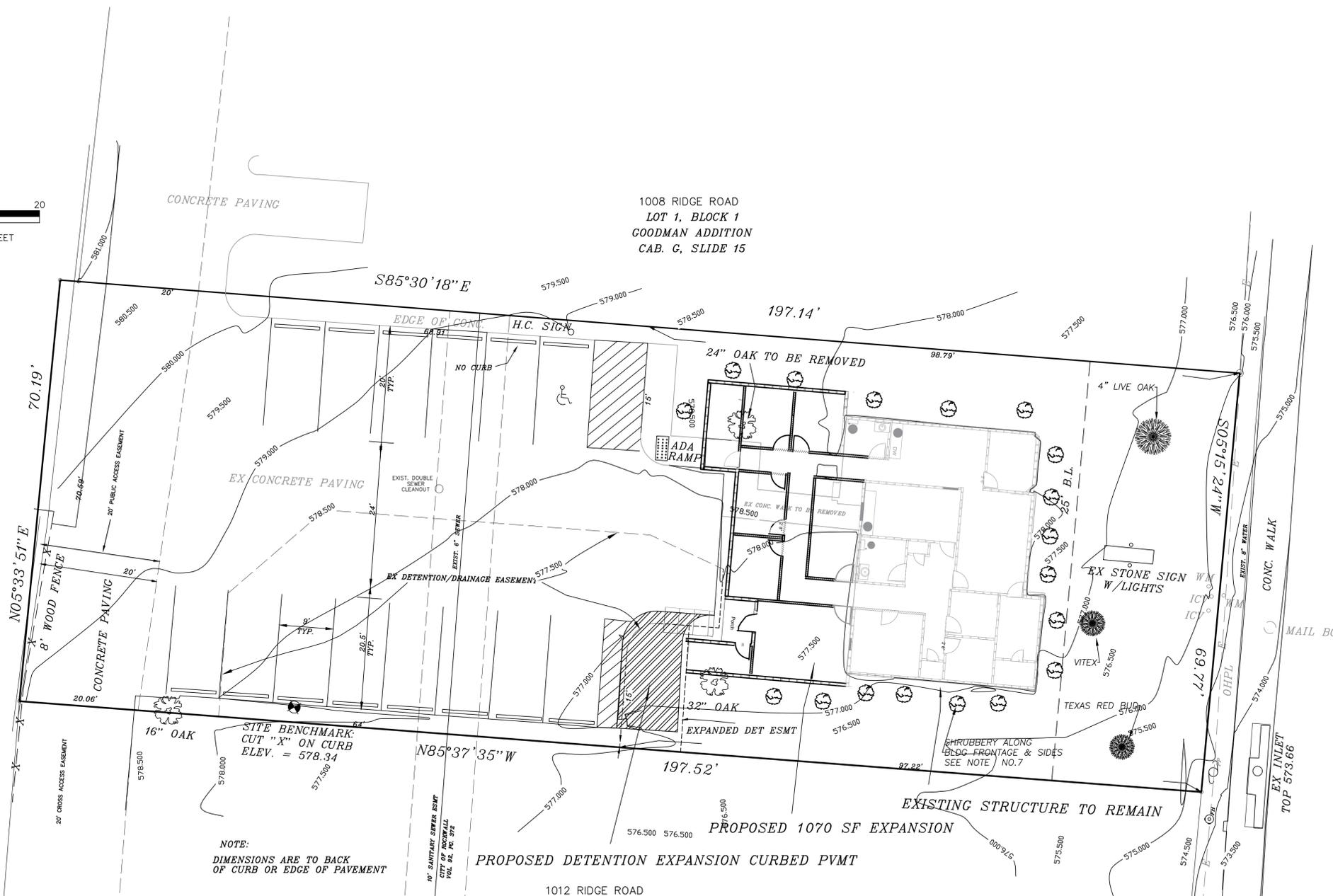
DOUPHRADE & ASSOCIATES, INC.  
ENGINEERING • PROJECT MANAGEMENT • SURVEYING  
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087  
PHONE: (972)771-9004 FAX: (972)771-9005

SITE PLAN BUILDING EXPANSION & LANDSCAPING  
PREGNANCY RESOURCE CENTER  
1010 RIDGE ROAD  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

REVISION	
CHECKED	W.L.D.
DRAWN	GCW.
SCALE	1" = 10' H 1" = 1' V
DATE	JUNE 16, 2015
PROJECT	22029
	1



RIDGE ROAD VILLAGE  
CAB. A, SLIDE 35  
P.R.R.C.T.

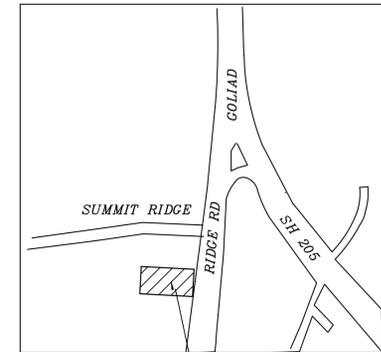


NOTE:  
DIMENSIONS ARE TO BACK  
OF CURB OR EDGE OF PAVEMENT

1012 RIDGE ROAD  
LOT 1, BLOCK 1  
GUSSIO ADDITION  
CAB. G, SLIDE 317

**SITE DATA SUMMARY:**  
 NAME OF FINAL PLAT: PREGNANCY RESOURCE CENTER LOT 1 BLOCK A BEING A REPLAT OF LOT 3 R.S. LOFLAND SUBD  
 ZONING: RO (RESIDENTIAL OFFICE DISTRICT) PD-53  
 PROPOSED USE: BUSINESS OFFICE  
 EXIST BUILDING SQUARE FOOTAGE: 1200 SF  
 PROPOSED BUILDING EXPANSION SQUARE FOOTAGE 1070 SF  
 TOTAL BUILDING FOOTPRINT: 2270 SF  
 BUILDING HEIGHT: 28 FT  
 LOT COVERAGE: 16.44%  
 PARKING SPACES REQUIRED: 1 SPACE/300 SF= 8  
 HANDICAP PARKING REQUIRED: 1  
 TOTAL PARKING SPACES PROVIDED: 14  
 HANDICAP PARKING PROVIDED: 1  
 INTERIOR LANDSCAPING REQUIRED: 30%  
 INTERIOR LANDSCAPING PROVIDED: 30% 4150 SF  
 TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE=9314 SF

- NOTES:**
1. PARKING SPACES ARE 9'X20'
  2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH 3-5 GAL TEXAS SAGE BUSHES
  3. EXTERIOR SIDE LIGHTING IS BUILDING WALL PACK WITH DOWN CAST ILLUMINATION
  4. 1- 4" LIVE OAK, 1-TEXAS RED BUD, 1-VITEX TO BE PLANTED AS SHOWN FRONTING RIDGE RD
  5. IN LIEU OF THE RESIDENT SCREENING CRAPE MYRTLES ARE TO BE PLANTED AT SAME 5' SPACING AS 1008 RIDGE RD ALONG WEST PROPERTY LINE
  6. SCREEN PARKING FRONTAGE WITH A MIXTURE OF 3-7 GAL TEXAS SAGE DESPERADO & 3-5 GAL WAX LEAF LIGUSTRUM BUSHES
  7. LANDSCAPE BLDG FRONTAGE & SIDES WITH 16-5 GAL TEXAS RED YUCCA PLANTS
  8. ALL MUTUAL ACCESS EASEMENTS TO BE PAVED PER CITY OF ROCKWALL STANDARDS OF DESIGN



PROJECT LOCATION  
LOCATION MAP  
NTS

RIDGE ROAD  
F.M. HWY. 740  
VARIABLE WIDTH R.O.W.

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  
CASE NO. SP2020-009

OWNER  
PREGNANCY RESOURCE CENTER  
1010 RIDGE RD  
ROCKWALL, TX 75087  
972-722-8292



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRAATE II TEXAS P.E. NO. 60102, F-886, ON DATE: FEBRUARY 15, 2023

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

SITE PLAN BUILDING EXPANSION & LANDSCAPING  
PREGNANCY RESOURCE CENTER  
1010 RIDGE ROAD  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	GC.W.
DRAWN	
SCALE	1"=10' H 1"=10' V
DATE	JUNE 16, 2015
PROJECT	22029







# PROJECT COMMENTS



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

DATE: 2/23/2023

PROJECT NUMBER: SP2023-005  
PROJECT NAME: Site Plan for the Pregnancy Resource Center  
SITE ADDRESS/LOCATIONS: 1010 RIDGE RD

CASE CAPTION: Discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of Joanne Vockovic of the Pregnancy Resource Center for the approval of an Amended Site Plan for an office building on a 0.32-acre parcel of land identified as Lot 1, Block A, Pregnancy Resource Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 53 (PD-53) for Residential-Office (RO) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1010 Ridge Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	02/23/2023	Approved w/ Comments

02/23/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan for an office building on a 0.32-acre parcel of land identified as Lot 1, Block A, Pregnancy Resource Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 53 (PD-53) for Residential-Office (RO) District land uses, situated within the Scenic Overlay (SOV) District.

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 (SP2023-005) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

M.4 Provide a letter that explains that the addition will match the existing building exterior materials.

M.5 Site Plan:

- (1) Please indicate the distance between the building and the side property lines to ensure conformance with the side setbacks. (Subsection 03.04, B. of Article 11)
- (2) Please provide exhibits of all proposed and/or existing fencing. (Subsection 08.02, F. of Article 08)
- (3) All ground mounted utility equipment shall be screened with 5-gallon evergreen shrubs. (Subsection 01.05, C. of Article 05)
- (4) Indicate the landscape buffer. (Subsection 05.01, of Article 08)
- (5) Vitex is not an approved plant within the landscape buffer. (Appendix C)
- (6) All shrubs shall be a 5-gallon minimum. (Appendix C)
- (7) The landscape buffer must have 2 canopy and 4 accent trees per 100-linear feet. In this case, there must be 2 canopy and 3 accent trees. (Subsection 05.01, of Article 08)
- (8) Please consider shifting the canopy trees back closer to the structure to avoid future issues with the power lines or as an alternative, consider understory trees (see comment M.5.9).
- (9) To satisfy the tree mitigation for the one (1) removed tree, consider planting one (1) additional canopy tree in the front. This would satisfy the balance; you could plant one (1) less accent tree and that would be ok. Also, consider reaching out to our Parks Director, Travis Sales, on canopy tree recommendations that do not have invasive roots and will mitigate future conflicts with the power lines. If the one (1) additional canopy tree is not planted, you will have to request approval of an Alternative Tree Mitigation Agreement from City Council (i.e. to allow you to pay more than 20% of the mitigation balance). (Subsection 03.01, G, of Article 09)
- (10) Please remove note #3, as no new lighting is being proposed.

I.6 Please note that failure to address all comments provided by staff by 3:00 PM on March 7, 2023 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.7 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, 2023; 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 14, 2023 Planning & Zoning Meeting.

I.8 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on February 28, 2023.
- 2) Planning & Zoning meeting/public hearing meeting will be held on March 14, 2023.

I.9 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	02/22/2023	Approved w/ Comments

02/22/2023: General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees for roadway will be based on expansion size.
- Minimum easement width is 20'. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:

- Detention is required for additional impervious area. Previous project did not account for this proposed phase for detention sizing.
- Retaining walls are not allowed within detention ponds.

Water and Wastewater Items:

Roadway Paving Items:

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- 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	02/23/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/23/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/21/2023	Approved

No Comments

---

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/22/2023	Approved

---

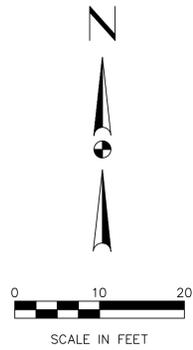
No Comments

---

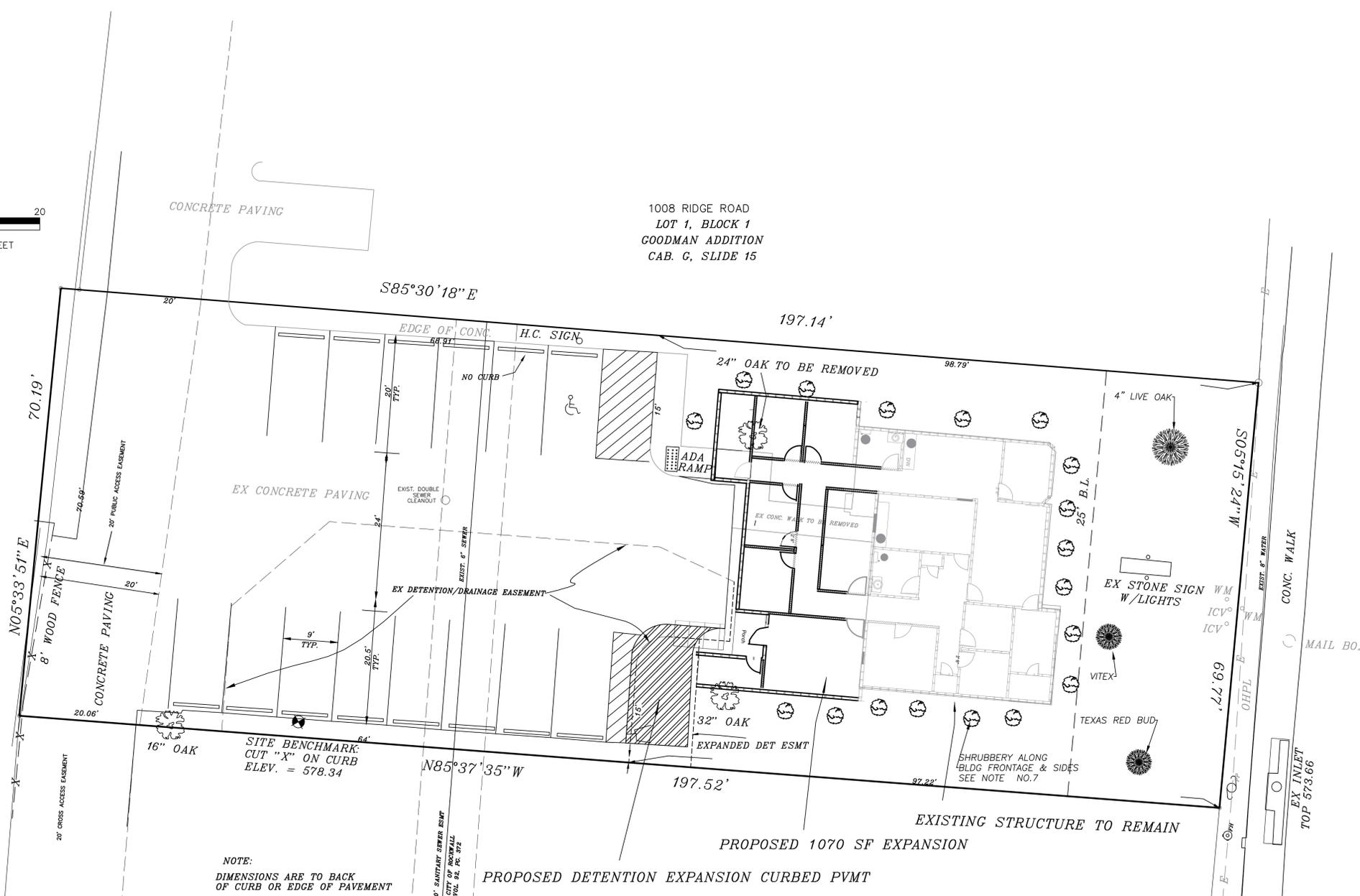
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/21/2023	Approved

---

No Comments



RIDGE ROAD VILLAGE  
CAB. A, SLIDE 35  
P.R.R.C.T.

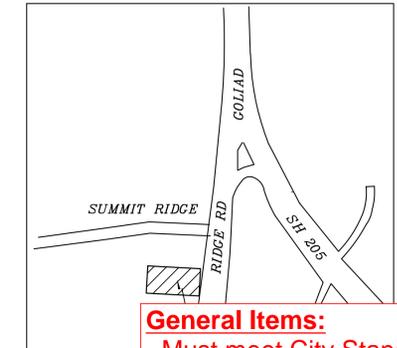


NOTE:  
DIMENSIONS ARE TO BACK  
OF CURB OR EDGE OF PAVEMENT

1012 RIDGE ROAD  
LOT 1, BLOCK 1  
GUSSIO ADDITION  
CAB. C, SLIDE 317

**SITE DATA SUMMARY:**  
 NAME OF FINAL PLAT: PREGNANCY RESOURCE CENTER LOT 1 BLOCK A BEING A REPLAT OF LOT 3 R.S. LOFLAND SUBD  
 ZONING: RO (RESIDENTIAL OFFICE DISTRICT) PD-53  
 PROPOSED USE: BUSINESS OFFICE  
 EXIST BUILDING SQUARE FOOTAGE: 1200 SF  
 PROPOSED BUILDING EXPANSION SQUARE FOOTAGE 1070 SF  
 TOTAL BUILDING FOOTPRINT: 2270 SF  
 BUILDING HEIGHT: 28 FT  
 LOT COVERAGE: 16.44%  
 PARKING SPACES REQUIRED: 1 SPACE/300 SF= 8  
 HANDICAP PARKING REQUIRED: 1  
 TOTAL PARKING SPACES PROVIDED: 14  
 HANDICAP PARKING PROVIDED: 1  
 INTERIOR LANDSCAPING REQUIRED: 30%  
 INTERIOR LANDSCAPING PROVIDED: 30% 4150 SF  
 TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE=9314 SF

- NOTES:**
1. PARKING SPACES ARE 9'X20'
  2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH 3-5 GAL TEXAS SAGE BUSHES
  3. EXTERIOR SIDE LIGHTING IS BUILDING WALL PACK WITH DOWN CAST ILLUMINATION
  4. 1- 4" LIVE OAK, 1-TEXAS RED BUD, 1-VITEX TO BE PLANTED AS SHOWN FRONTING RIDGE RD
  5. IN LIEU OF THE RESIDENT SCREENING CRAPE MYRTLES ARE TO BE PLANTED AT SAME 5' SPACING AS 1008 RIDGE RD ALONG WEST PROPERTY LINE
  6. SCREEN PARKING FRONTAGE WITH A MIXTURE OF 3-7 GAL TEXAS SAGE DESPERADO & 3-5 GAL WAX LEAF LIGUSTRUM BUSHES
  7. LANDSCAPE BLDG FRONTAGE & SIDES WITH 16-5 GAL TEXAS RED YUCCA PLANTS
  8. ALL MUTUAL ACCESS EASEMENTS TO BE PAVED PER CITY OF ROCKWALL STANDARDS OF DESIGN



- General Items:**
- Must meet City Standards of Design and Construction
  - 4% Engineering Inspection Fees
  - Impact Fees for roadway will be based on expansion size.
  - Minimum easement width is 20'. No structures allowed in easements.
  - Retaining walls 3' and over must be engineered.
  - All retaining walls must be rock or stone face. No smooth concrete walls.

- Drainage Items:**
- Detention is required for additional impervious area. Previous project did not account for this proposed phase for detention sizing.
  - Retaining walls are not allowed within detention ponds.

**Water and Wastewater Items:**

**Roadway Paving Items:**

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

RIDGE ROAD  
F.M. HWY. 740  
VARIABLE WIDTH R.O.W.

APPROVED:  
I HEREBY CERTIFY THAT THE  
FOR A DEVELOPMENT IN THE  
BY THE PLANNING & ZONING  
ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
WITNESS OUR HANDS, THIS \_\_\_\_\_  
PLANNING & ZONING COMMISSION

**OWNER**  
**PREGNANCY RESOURCE CENTER**  
 1010 RIDGE RD  
 ROCKWALL, TX 75087  
 972-722-8292



THE SEAL APPEARING ON THIS  
DOCUMENT IS AUTHORIZED BY  
THE BOARD OF PROFESSIONAL ENGINEERS  
NO. 60102, F-886, ON  
DATE: FEBRUARY 15, 2023

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

**SITE PLAN BUILDING EXPANSION & LANDSCAPING**  
**PREGNANCY RESOURCE CENTER**  
 1010 RIDGE ROAD  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

REVISION	
CHECKED	W.L.D.
DRAWN	GCW.
SCALE	1"=10' H 1"= 1' V
DATE	JUNE 16, 2015
PROJECT	22029
	1



# 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)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: 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 1010 Ridge Rd

SUBDIVISION R.S. Lofland Subd. LOT 1 BLOCK A

GENERAL LOCATION Ridge Rd south of Summit Ridge

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

CURRENT ZONING RO CURRENT USE OFFICE

PROPOSED ZONING RO PROPOSED USE OFFICE

ACREAGE .32 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>Pregnancy Resource Center</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Dub Doughrate w/</u>
CONTACT PERSON	<u>Jocanne Vuckovic</u>	CONTACT PERSON	<u>Doughrate &amp; Assoc. Inc.</u>
ADDRESS	<u>1010</u>	ADDRESS	<u>2235 Ridge Rd</u>
CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>	CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>
PHONE	<u>972 772 8292</u>	PHONE	<u>972 742 2210</u>
E-MAIL		E-MAIL	<u>wldoughrate@doughrate.com</u>

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

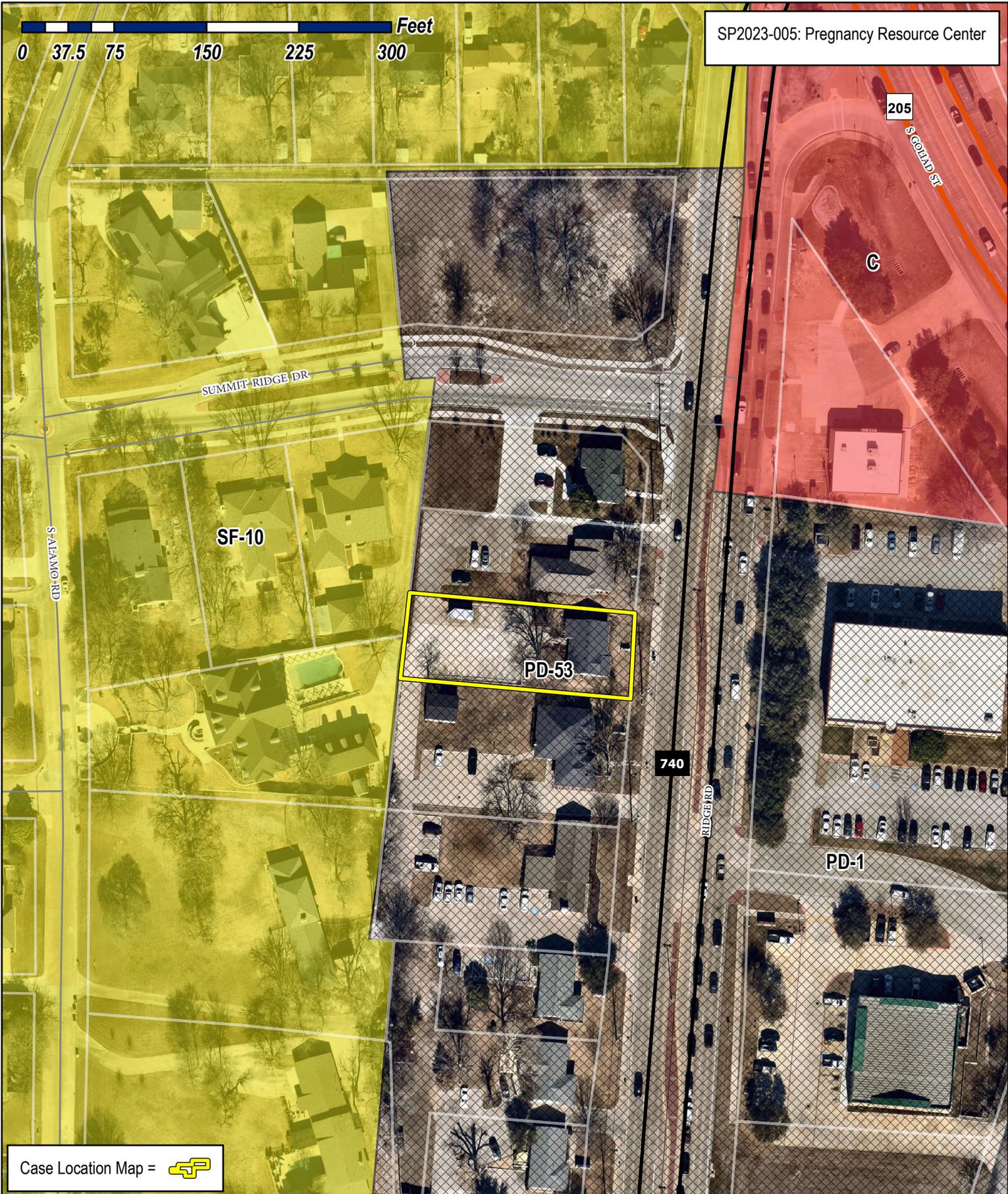
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_



Case Location Map =

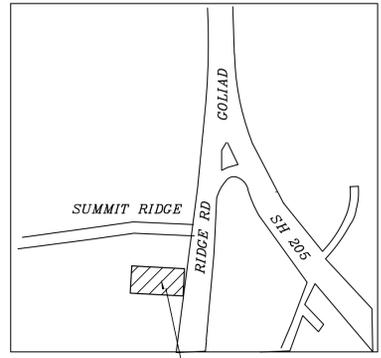
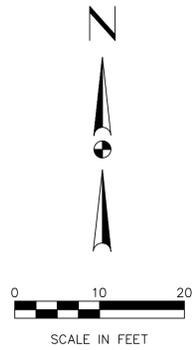


# City of Rockwall

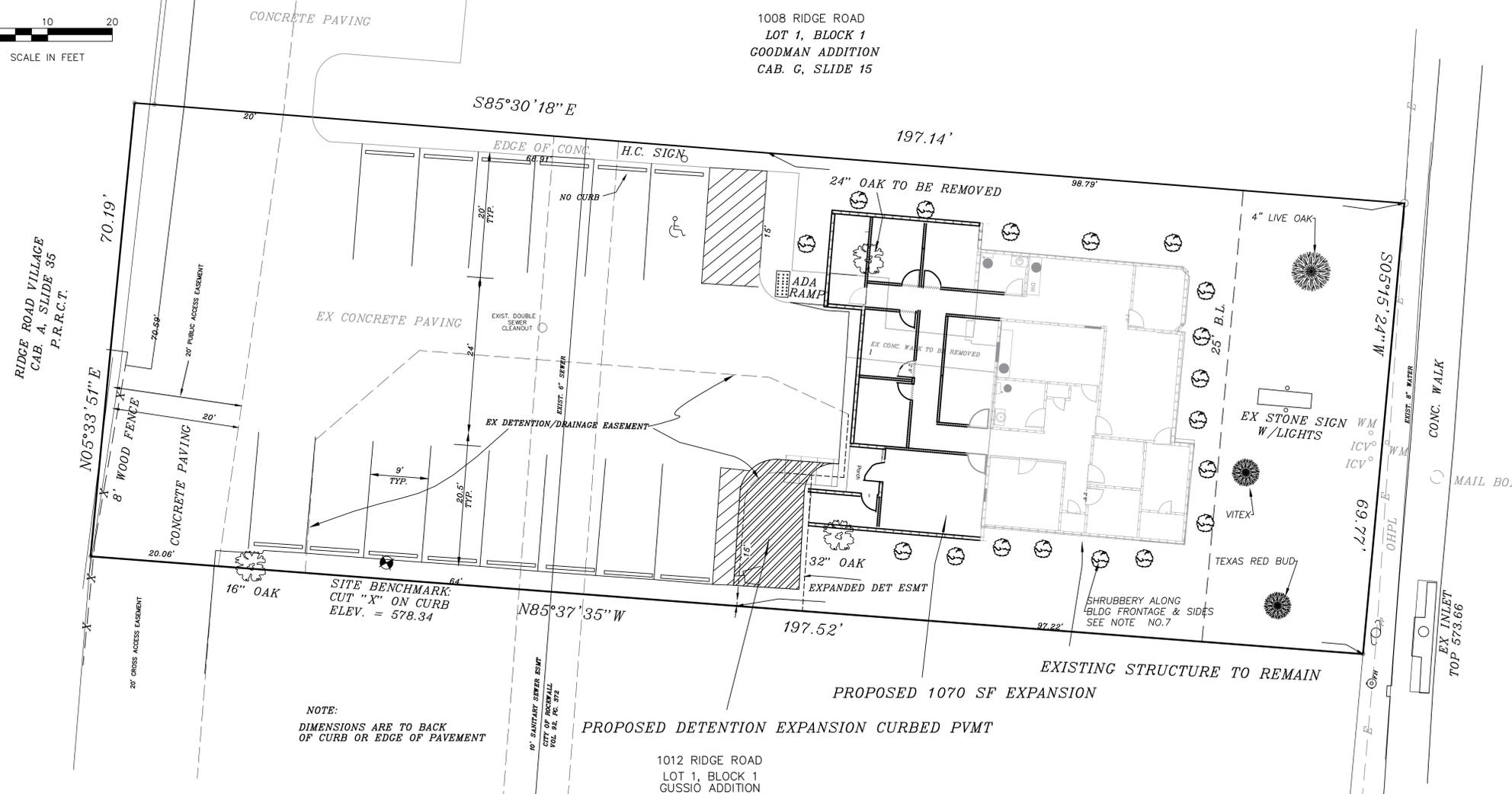
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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.





PROJECT LOCATION  
LOCATION MAP  
NTS



NOTE:  
DIMENSIONS ARE TO BACK  
OF CURB OR EDGE OF PAVEMENT

1012 RIDGE ROAD  
LOT 1, BLOCK 1  
GUSSIO ADDITION  
CAB. G, SLIDE 317

RIDGE ROAD  
F.M. HWY. 740  
VARIABLE WIDTH R.O.W.

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  
CASE NO. SP2020-009

- NOTES:
1. PARKING SPACES ARE 9'X20'
  2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH 3-5 GAL TEXAS SAGE BUSHES
  3. EXTERIOR SIDE LIGHTING IS BUILDING WALL PACK WITH DOWN CAST ILLUMINATION
  4. 1- 4" LIVE OAK, 1-TEXAS RED BUD, 1-VITEX TO BE PLANTED AS SHOWN FRONTING RIDGE RD
  5. IN LIEU OF THE RESIDENT SCREENING CRAPE MYRTLES ARE TO BE PLANTED AT SAME 5' SPACING AS 1008 RIDGE RD ALONG WEST PROPERTY LINE
  6. SCREEN PARKING FRONTAGE WITH A MIXTURE OF 3-7 GAL TEXAS SAGE DESPERADO & 3-5 GAL WAX LEAF LIGUSTRUM BUSHES
  7. LANDSCAPE BLDG FRONTAGE & SIDES WITH 16-5 GAL TEXAS RED YUCCA PLANTS
  8. ALL MUTUAL ACCESS EASEMENTS TO BE PAVED PER CITY OF ROCKWALL STANDARDS OF DESIGN

SITE DATA SUMMARY:  
NAME OF FINAL PLAT: PREGNANCY RESOURCE CENTER LOT 1 BLOCK A BEING A REPLAT OF LOT 3 R.S. LOFLAND SUBD  
ZONING: RO (RESIDENTIAL OFFICE DISTRICT) PD-53  
PROPOSED USE: BUSINESS OFFICE  
EXIST BUILDING SQUARE FOOTAGE: 1200 SF  
PROPOSED BUILDING EXPANSION SQUARE FOOTAGE 1070 SF  
TOTAL BUILDING FOOTPRINT: 2270 SF  
BUILDING HEIGHT: 28 FT  
LOT COVERAGE: 16.44%  
PARKING SPACES REQUIRED: 1 SPACE/300 SF= 8  
HANDICAP PARKING REQUIRED: 1  
TOTAL PARKING SPACES PROVIDED: 14  
HANDICAP PARKING PROVIDED: 1  
INTERIOR LANDSCAPING REQUIRED: 30%  
INTERIOR LANDSCAPING PROVIDED: 30% 4150 SF  
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE=9314 SF

OWNER  
PREGNANCY RESOURCE CENTER  
1010 RIDGE RD  
ROCKWALL, TX 75087  
972-722-8292

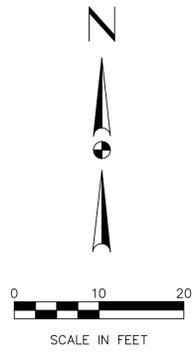


THE SEAL APPEARING ON THIS DOCUMENT IS AUTHORIZED BY THE BOARD OF PROFESSIONAL ENGINEERS OF THE STATE OF TEXAS P.L. NO. 60102, F-886, ON DATE: FEBRUARY 15, 2023

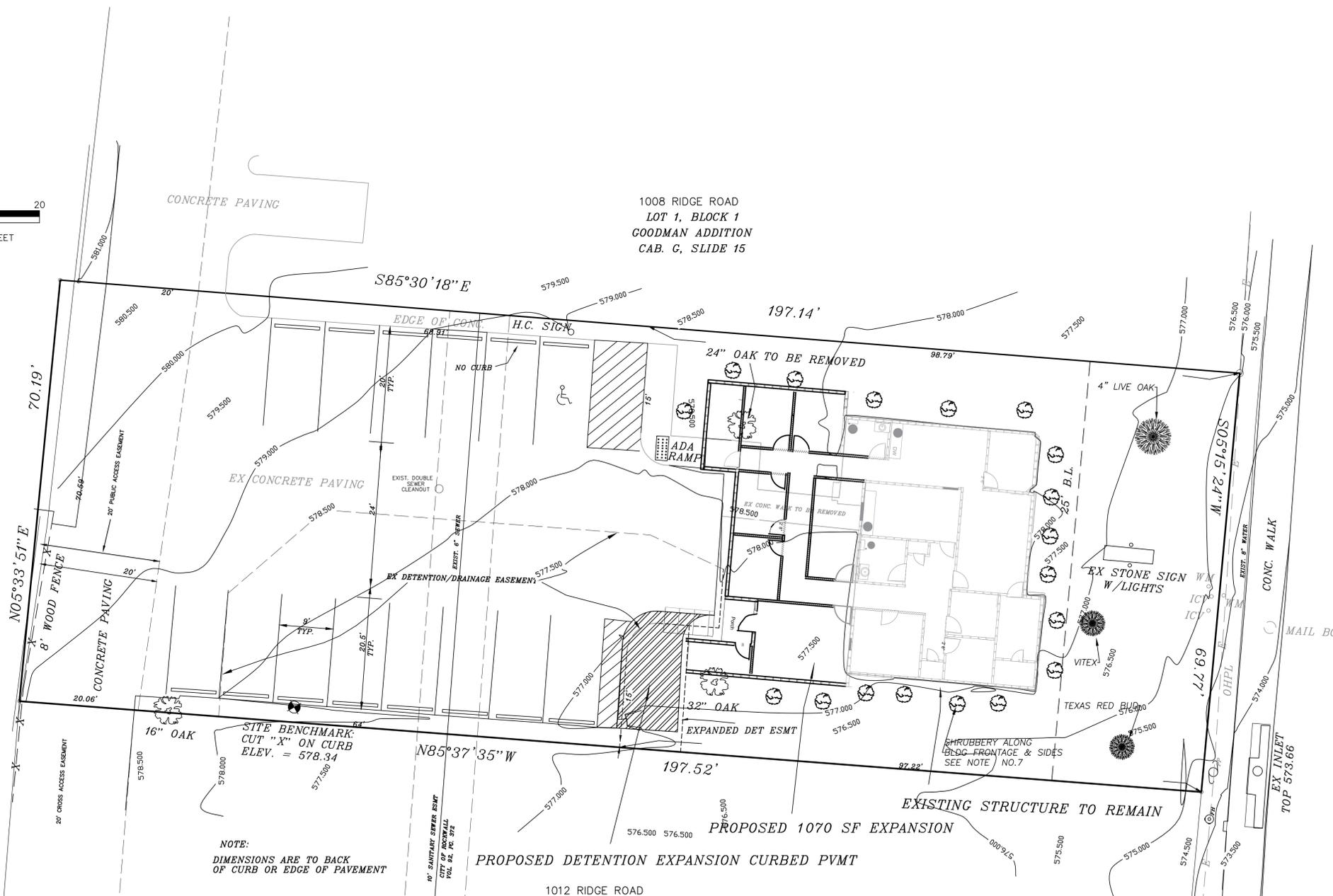
DOUPHRADE & ASSOCIATES, INC.  
ENGINEERING • PROJECT MANAGEMENT • SURVEYING  
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087  
PHONE: (972)771-9004 FAX: (972)771-9005

SITE PLAN BUILDING EXPANSION & LANDSCAPING  
PREGNANCY RESOURCE CENTER  
1010 RIDGE ROAD  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

REVISION	
CHECKED	W.L.D.
DRAWN	GCW.
SCALE	1" = 10' H 1" = 1' V
DATE	JUNE 16, 2015
PROJECT	22029
	1



RIDGE ROAD VILLAGE  
CAB. A, SLIDE 35  
P.R.R.C.T.



NOTE:  
DIMENSIONS ARE TO BACK  
OF CURB OR EDGE OF PAVEMENT

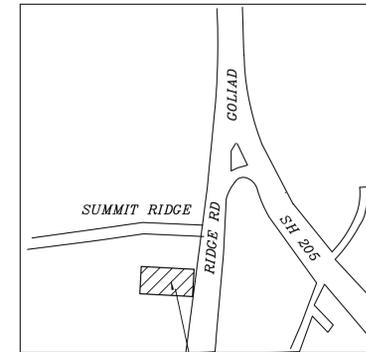
1012 RIDGE ROAD  
LOT 1, BLOCK 1  
GUSSIO ADDITION  
CAB. G, SLIDE 317

**NOTES:**

1. PARKING SPACES ARE 9'X20'
2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH 3-5 GAL TEXAS SAGE BUSHES
3. EXTERIOR SIDE LIGHTING IS BUILDING WALL PACK WITH DOWN CAST ILLUMINATION
4. 1- 4" LIVE OAK, 1-TEXAS RED BUD, 1-VITEX TO BE PLANTED AS SHOWN FRONTING RIDGE RD
5. IN LIEU OF THE RESIDENT SCREENING CRAPE MYRTLES ARE TO BE PLANTED AT SAME 5' SPACING AS 1008 RIDGE RD ALONG WEST PROPERTY LINE
6. SCREEN PARKING FRONTAGE WITH A MIXTURE OF 3-7 GAL TEXAS SAGE DESPERADO & 3-5 GAL WAX LEAF LIGUSTRUM BUSHES
7. LANDSCAPE BLDG FRONTAGE & SIDES WITH 16-5 GAL TEXAS RED YUCCA PLANTS
8. ALL MUTUAL ACCESS EASEMENTS TO BE PAVED PER CITY OF ROCKWALL STANDARDS OF DESIGN

**SITE DATA SUMMARY:**

NAME OF FINAL PLAT: PREGNANCY RESOURCE CENTER LOT 1 BLOCK A BEING A REPLAT OF LOT 3 R.S. LOFLAND SUBD  
ZONING: RO (RESIDENTIAL OFFICE DISTRICT) PD-53  
PROPOSED USE: BUSINESS OFFICE  
EXIST BUILDING SQUARE FOOTAGE: 1200 SF  
PROPOSED BUILDING EXPANSION SQUARE FOOTAGE 1070 SF  
TOTAL BUILDING FOOTPRINT: 2270 SF  
BUILDING HEIGHT: 28 FT  
LOT COVERAGE: 16.44%  
PARKING SPACES REQUIRED: 1 SPACE/300 SF= 8  
HANDICAP PARKING REQUIRED: 1  
TOTAL PARKING SPACES PROVIDED: 14  
HANDICAP PARKING PROVIDED: 1  
INTERIOR LANDSCAPING REQUIRED: 30%  
INTERIOR LANDSCAPING PROVIDED: 30% 4150 SF  
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE=9314 SF



PROJECT LOCATION  
LOCATION MAP  
NTS

RIDGE ROAD  
F.M. HWY. 740  
VARIABLE WIDTH R.O.W.

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  
CASE NO. SP2020-009

OWNER  
PREGNANCY RESOURCE CENTER  
1010 RIDGE RD  
ROCKWALL, TX 75087  
972-722-8292



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRAATE II TEXAS P.E. NO. 60102, F-886, ON DATE: FEBRUARY 15, 2023

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

SITE PLAN BUILDING EXPANSION & LANDSCAPING  
PREGNANCY RESOURCE CENTER  
1010 RIDGE ROAD  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	GC.W.
DRAWN	
SCALE	1"=10' H 1"=10' V
DATE	JUNE 16, 2015
PROJECT	22029









# 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:** March 14, 2023  
**APPLICANT:** Dub Douphrate; *Douphrate and Associates*  
**CASE NUMBER:** SP2023-005; *Amended Site Plan for the Pregnancy Resource Center*

---

### SUMMARY

Consider a request by Dub Douphrate of Douphrate and Associates on behalf of Joanne Vockovic of the Pregnancy Resource Center for the approval of an Amended Site Plan for an *office building* on a 0.32-acre parcel of land identified as Lot 1, Block A, Pregnancy Resource Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 53 (PD-53) for Residential-Office (RO) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1010 Ridge Road, and take any action necessary.

### BACKGROUND

On July 28, 1952, a final plat was recorded with Rockwall County establishing the subject property as Lot 3 of the R. S. Lofland Subdivision. The subject property was annexed into the City of Rockwall on June 20, 1959 by *Ordinance No. 59-02* [Case No. A1959-002]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the January 3, 1972 historic zoning map, at some point after annexation the subject property was rezoned from Agricultural (AG) District to Single Family 2 (SF-2) District. According to the May 16, 1983 historic zoning map, at some point between January 3, 1972 and May 16, 1983 the subject property was rezoned from Single Family 2 (SF-2) District to Single Family 10 (SF-10) District. On July 1, 2003, the City Council approved to rezone the subject property from Single Family 10 (SF-10) District to Planned Development District 53 (PD-53) for Residential Office (RO) District land uses. On June 9, 2015, the Planning and Zoning Commission approved a site plan case [Case No. SP2015-014] to allow the conversion of the single-family home into a commercial property. On August 17, 2015, the City Council approved a replat [Case No. P2015-034] that establish the subject property as Lot 1, Block A, Pregnancy Resource Center.

### PURPOSE

On February 14, 2023, the applicant -- *Dub Douphrate of Douphrate and Associates* -- requested the approval of an amended site plan to allow a 1,070 SF addition to the 1,200 SF existing *Office Building*.

### ADJACENT LAND USES AND ACCESS

The subject property is located at 1010 Ridge Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 0.31-acre parcel of land (*i.e. Lot 1, Block A, Goodman Addition*) developed with an *office building*. Beyond this is a 0.304-acre parcel of land (*i.e. Lot 1, Block A, R. S. Lofland Addition*) developed with an *office building*. Both properties are zoned Planned Development District 53 (PD-53) for Residential Office (RO) District land uses. Following this is Summit Ridge Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a vacant 0.651-acre parcel of land (*i.e. Lots 3, Block A, Lee Rhodes Subdivision*) zoned Planned Development District 53 (PD-53) for Residential Office (RO) District land uses.

South: Directly south of the subject property are six (6) parcels of land (*i.e. Lot 1, Block 1, Gussio Addition; Lots 2 & 3, Block A, Rock Ridge Office Plaza Addition; Lots 2 & 3, Block A, Walker Addition; Lot 1, Block A, Gamez Addition*) developed with commercial land uses that make up the remainder of Planned Development District 53 (PD-53).

East: Directly east of the subject property is Ridge Road, which is classified 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 a 2.00-acre parcel of land (*i.e. Eastridge Center Addition*) developed with an *office building* zoned Planned Development District 1 (PD-1) for General Retail (GR) District land uses. Following this is S. Goliad Street, which is classified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City’s Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is Ridge Road Village residential subdivision, which consists of 185 single-family homes and is zoned Single Family 16 (SF-16) District.

**DENSITY AND DIMENSIONAL REQUIREMENTS**

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *Office Building* is a permitted *by-right* land use in a Residential Office (RO) District. The submitted site plan and building elevations conform 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>	10,000 SF	13,939.20 SF; <i>In Conformance</i>
<i>Minimum Lot Frontage</i>	60-Feet	69.77-Feet; <i>In Conformance</i>
<i>Minimum Lot Depth</i>	100-Feet	197.14-Feet; <i>In Conformance</i>
<i>Minimum Front Yard Setback</i>	25-Feet	>25-Feet; <i>In Conformance</i>
<i>Minimum Rear Yard Setback</i>	10-Feet	>10-Feet; <i>In Conformance</i>
<i>Minimum Side Yard Setback</i>	10-Feet	>10-Feet; <i>In Conformance</i>
<i>Maximum Building Height</i>	60-Feet	15-Feet; <i>In Conformance</i>
<i>Max Building/Lot Coverage</i>	60%	16.44%; <i>In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	8 (1 Space per 300 SF)	8; <i>In Conformance</i>
<i>Minimum Landscaping Percentage</i>	20%	X=33.18%; <i>In Conformance</i>
<i>Maximum Impervious Coverage</i>	85-90%	66.82%; <i>In Conformance</i>

**TREESCAPE PLAN**

The *Treescape Plan* provided by the applicant indicates that 24 caliper inches of trees will be removed from the property as a result of the development. As part of the proposed development the applicant’s landscape plan shows that 32-caliper inch Oak Tree is being preserved and twelve (12) caliper inches of canopy trees are being planted. This brings the mitigation balance down to 7.2 caliper inches. According to Section 05(F), *Mitigation Balance*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), tree preservation credits may be purchased at \$100.00 per inch for up to 20.00% of the mitigation total. In this case, the applicant has 7.2 caliper inches remaining, which is greater than 20.00% of the mitigation total. Given this, the applicant is requesting an *Alternative Tree Mitigation Settlement Agreement*. This must be acted upon by the City Council following a recommendation from the Planning and Zoning Commission.

**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 to expand an *Office Building*, which is permitted *by-right* according to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC). The proposed site plan also conforms to the requirements of the *General Commercial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC).

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

The OURHometown Vision 2040 Comprehensive Plan indicates the subject property is designated for Live/Work land uses and is located within the Scenic District which "...is significantly developed and has residential land uses that range from medium to high density." The area adjacent to Ridge Road represents mixed-use district and includes one of the City's larger mixed residential/office developments..." The primary land uses in the Live/Work designated areas include professional offices, boutiques, art/music studios, and antique and collectable shops. In this case, the applicant is requesting approval of an amended site plan for an existing *Office Building less than 5,000 SF*. Based on this, the applicant's request appears to conform to the goals and policies of the OURHometown Vision 2040 Comprehensive Plan.

## **ARCHITECTURAL REVIEW BOARD (ARB):**

This property, being in the Scenic Overlay (SOV) District, requires the review of the Architecture Review Board. On February 28, 2023, the Architecture Review Board (ARB) reviewed the proposed building elevations and made a motion to recommend approval of the site plan by a vote of 6-0, with Board Member Miller absent.

## **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to approve the applicant's request for an amended site plan for an existing *office building*, 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 a building permit;
- (2) Any construction resulting from the approval of this Amended Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



# 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)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: 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 1010 Ridge Rd

SUBDIVISION RS. Lofland Subd. LOT 1 BLOCK A

GENERAL LOCATION Ridge Rd south of Summit Ridge

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

CURRENT ZONING RO CURRENT USE OFFICE

PROPOSED ZONING RO PROPOSED USE OFFICE

ACREAGE .32 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>Pregnancy Resource Center</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Dub Doughrate w/</u>
CONTACT PERSON	<u>Jocanne Vuckovic</u>	CONTACT PERSON	<u>Doughrate &amp; Assoc. Inc.</u>
ADDRESS	<u>1010</u>	ADDRESS	<u>2235 Ridge Rd</u>
CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>	CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>
PHONE	<u>972 772 8292</u>	PHONE	<u>972 742 2210</u>
E-MAIL		E-MAIL	<u>wldoughrate@doughrate.com</u>

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

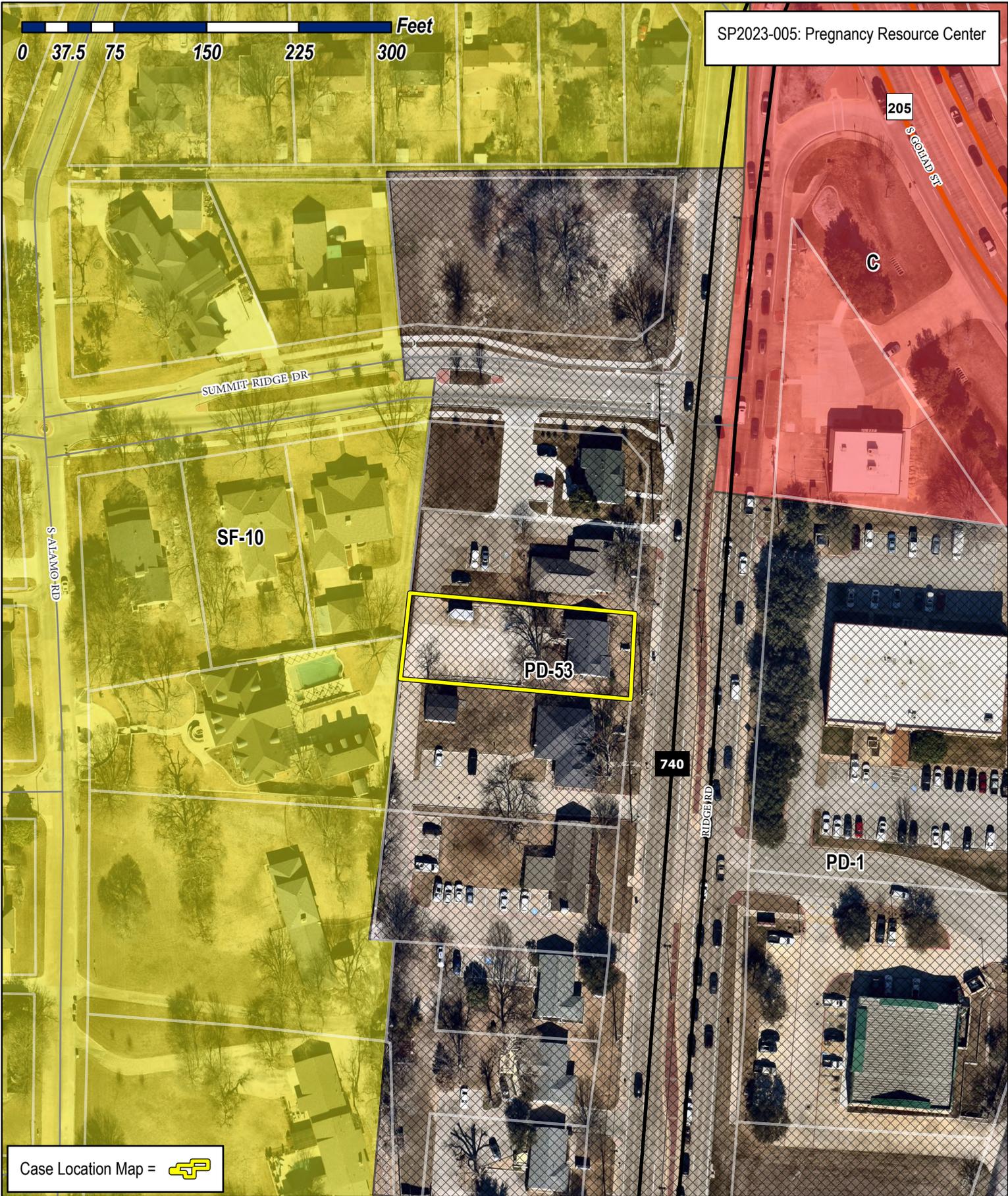
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_



Case Location Map =



# 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.



February 28, 2023

Henry Lee  
Planner  
Planning and Zoning Dept  
City of Rockwall

Re: Proposed Building Materials for PRC Expansion

Dear Henry,

The building materials proposed for the PRC expansion will be identical to the existing structure. The proposed color for the expansion will also match the existing structure's color. Should you have any questions regarding this matter please let me know.

Thanks

*W. L. Douphrate II*

March 2, 2023

Henry Lee  
Planner  
Planning and Zoning Dept  
City of Rockwall

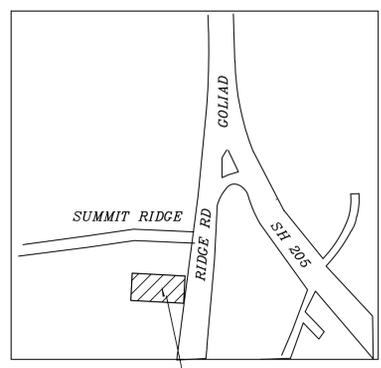
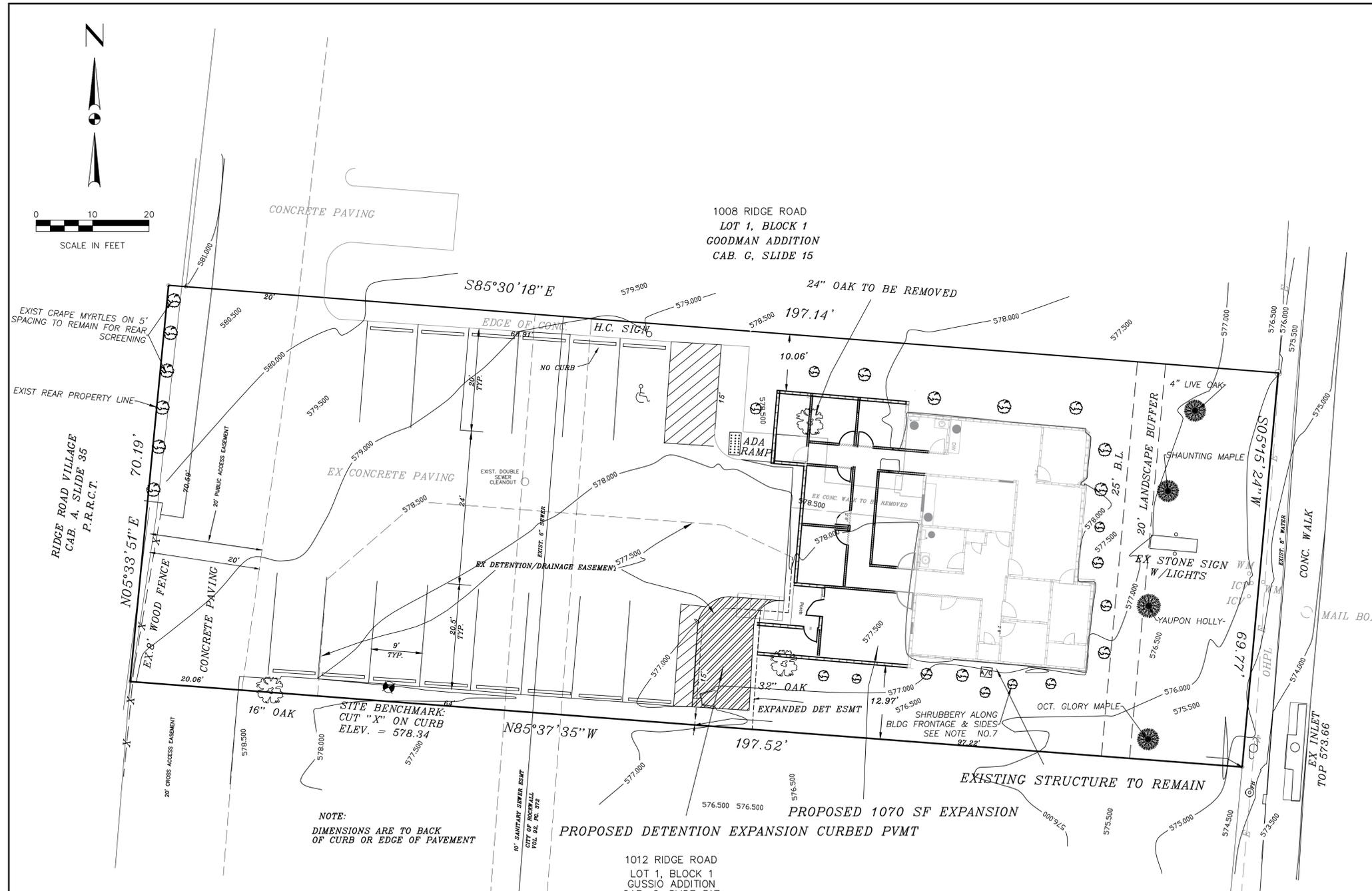
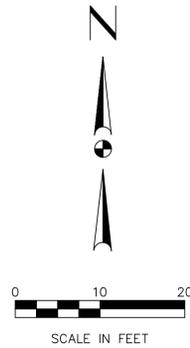
Re: PRC Tree Mitigation Agreement

Dear Henry,

Due to the restricted space we have along the Ridge Road frontage we are asking to enter into a tree mitigation agreement with the City since we are not able to meet the requirements of the tree planting. If we planted all the trees required we are fearful the sign ( in time ) would be covered up therefore we are in agreement to pay the City for the offset cost of the tree planting.

Thanks

*W. L. Douphrate II*



PROJECT LOCATION  
LOCATION MAP  
NTS

RIDGE ROAD  
F.M. HWY. 740  
VARIABLE WIDTH R.O.W.

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  
CASE NO. SP2020-009

- NOTES:
1. PARKING SPACES ARE 9'X20'
  2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH 3-5 GAL TEXAS SAGE BUSHES
  3. THE EXISTING CRAPE MYRTLES LOCATED ALONG THE WEST PROPERTY LINE ARE TO BE PRESERVED FOR RESIDENT SCREENING
  4. SCREEN PARKING FRONTAGE WITH A MIXTURE OF 3-7 GAL TEXAS SAGE DESPERADO & 3-5 GAL WAX LEAF LICUSTRUM BUSHES
  5. LANDSCAPE BLDG FRONTAGE & SIDES WITH 16-5 GAL TEXAS RED YUCCA PLANTS
  6. ALL MUTUAL ACCESS EASEMENTS TO BE PAVED PER CITY OF ROCKWALL STANDARDS OF DESIGN
  7. ALL SHRUBS SHALL BE A 5 GAL MINIMUM IN SIZE.
  8. 2 CANOPY TREES TO BE PLANTED WITHIN THE 20' LANDSCAPE BUFFER  
1-4" LIVE OAK, 1-4" OCTOBER GLORY MAPLE
  9. 2 ACCENT TREES TO BE PLANTD WITHIN THE 20' LANDSCAPE BUFFER  
1-SHAUNTING MAPLE & 1- YAUPON HOLLY

SITE DATA SUMMARY:  
NAME OF FINAL PLAT: PREGNANCY RESOURCE CENTER LOT 1 BLOCK A BEING A REPLAT OF LOT 3 R.S. LOFLAND SUBD  
ZONING: RO (RESIDENTIAL OFFICE DISTRICT) PD-53  
PROPOSED USE: BUSINESS OFFICE  
EXIST BUILDING SQUARE FOOTAGE: 1200 SF  
PROPOSED BUILDING EXPANSION SQUARE FOOTAGE 1070 SF  
TOTAL BUILDING FOOTPRINT: 2270 SF  
BUILDING HEIGHT: 28 FT  
LOT COVERAGE: 16.44%  
PARKING SPACES REQUIRED: 1 SPACE/300 SF= 8  
HANDICAP PARKING REQUIRED: 1  
TOTAL PARKING SPACES PROVIDED: 14  
HANDICAP PARKING PROVIDED: 1  
INTERIOR LANDSCAPING REQUIRED: 30%  
INTERIOR LANDSCAPING PROVIDED: 30% 4150 SF  
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE=9314 SF

1012 RIDGE ROAD  
LOT 1, BLOCK 1  
GUSSIO ADDITION  
CAB. G, SLIDE 317



THE SEAL APPEARING ON THIS DOCUMENT IS AUTHORIZED BY THE BOARD OF SURVEYORS, TEXAS, P.L.E. NO. 60102, F-886, ON DATE: FEBRUARY 15, 2023

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

SITE PLAN BUILDING EXPANSION & LANDSCAPING  
PREGNANCY RESOURCE CENTER  
1010 RIDGE ROAD  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

REVISION	WLD.
CHECKED	
DRAWN	GCW.
SCALE	1"=10' H 1"=10' V
DATE	JUNE 16, 2015
PROJECT	22029
	1









**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, *City Manager*  
Joey Boyd, *Assistant City Manager*  
**FROM:** Ryan Miller, *Director of Planning and Zoning*  
**DATE:** March 20, 2023  
**SUBJECT:** SP2023-005; *Alternative Tree Mitigation Settlement Agreement for the Pregnancy Resource Center*

---

The applicant, Dub Douphrate of Douphrate & Associates, Inc., is requesting the approval of an *Alternative Tree Mitigation Settlement Agreement*. The subject property is a 0.32-acre parcel of land (*i.e. Lot 1, Block A, Pregnancy Resource Addition*), addressed as 1010 Ridge Road. On March 14, 2023, the Planning and Zoning Commission approved an amended site plan for the *medical office building* on this property. As part of this case, the applicant proposed a *Treescape Plan* that indicated that one (1), 24-caliper inch Oak Tree will be removed and one (1), 32-caliper inch Oak Tree will be protected. The submitted *Landscape Plan* indicated that 12-caliper inches of trees would be added back to the site as part of the proposed development. This leaves a remaining tree mitigation balance of 7.20-caliper inches of trees. According to Section 05, *Tree Mitigation Requirements*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), “(t)ree preservation credits may be purchased at a rate of \$200.00 per inch for up to 20% of the total replacement inches...[however] if the developer/property owner plants a tree on [1] the property for which the tree preservation credit was addressed or [2] a location that is mutually agreed upon by the City and the developer/property owner, the developer/property owner shall be eligible for a reduction in the cost of tree preservation credits of up to 50%.” In this case, the remaining 7.20-caliper inch mitigation balance is greater than 20% of the total mitigation balance. Given this, the applicant is proposing to satisfy the full balance by paying \$100.00 per inch in accordance with the requirements of the Unified Development Code (UDC). This means the applicant will pay a total of \$720.00 into the *Tree Fund* (*i.e. 7.2 caliper inches x \$100.00 = \$720.00*), which equates to a total of 37.50% of their total mitigation balance or 14.50% higher than what is permitted to be paid by Section 05, *Tree Mitigation Requirements*, of Article 09, *General Provisions*, of the Unified Development Code (UDC). According to Subsection 05(G) of this section “...the City Council -- upon recommendation from the Planning and Zoning Commission -- may consider an alternative tree mitigation settlement agreement where, due to hardship, the applicant is unable to meet the requirements of this Article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant.” On March 14, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the *Alternative Tree Mitigation Settlement Agreement* by a vote of 6-0, with Commissioner Welch absent. Since the applicant is requesting to pay the remaining mitigation balance in full, staff has placed this item on the consent agenda. Should the City Council have any questions concerning the applicants request, staff will be available at the meeting on March 20, 2023.



# 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)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1&2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.  
<sup>2</sup>: 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: 1010 Ridge Rd

SUBDIVISION: RS. Lofland Subd. LOT: 1 BLOCK: A

GENERAL LOCATION: Ridge Rd south of Summit Ridge

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

CURRENT ZONING: RO CURRENT USE: OFFICE

PROPOSED ZONING: RO PROPOSED USE: OFFICE

ACREAGE: .32 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>Pregnancy Resource Center</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Dub Doughrate w/</u>
CONTACT PERSON	<u>Jocanne Vuckovic</u>	CONTACT PERSON	<u>Doughrate &amp; Assoc. Inc.</u>
ADDRESS	<u>1010</u>	ADDRESS	<u>2235 Ridge Rd</u>
CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>	CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>
PHONE	<u>972 772 8292</u>	PHONE	<u>972 742 2210</u>
E-MAIL		E-MAIL	<u>wldoughrate@doughrate.com</u>

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

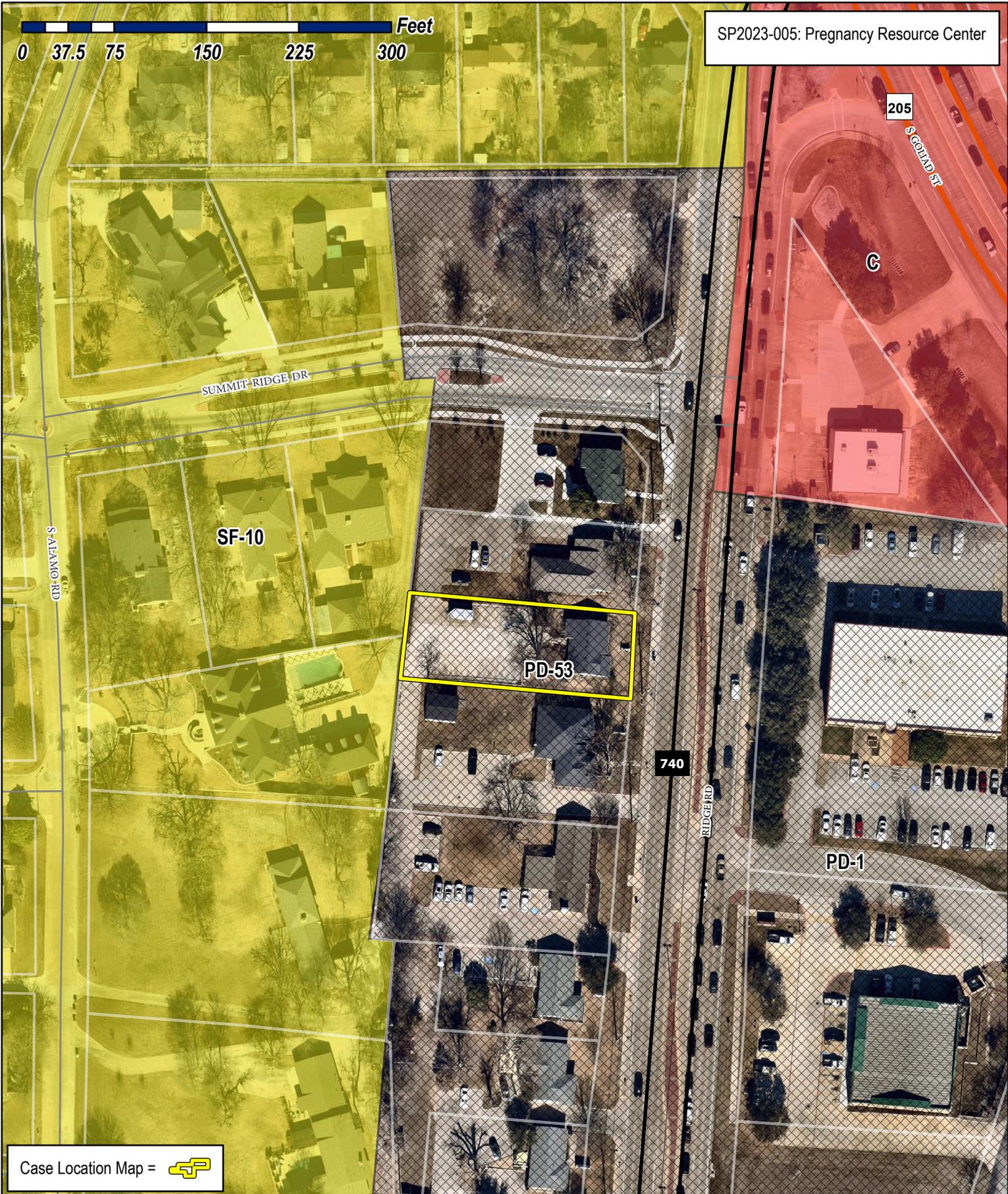
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. 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 \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

OWNER'S SIGNATURE \_\_\_\_\_

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_



Case Location Map =



# 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.



March 2, 2023

Henry Lee  
Planner  
Planning and Zoning Dept  
City of Rockwall

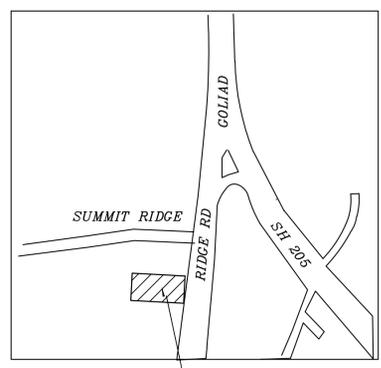
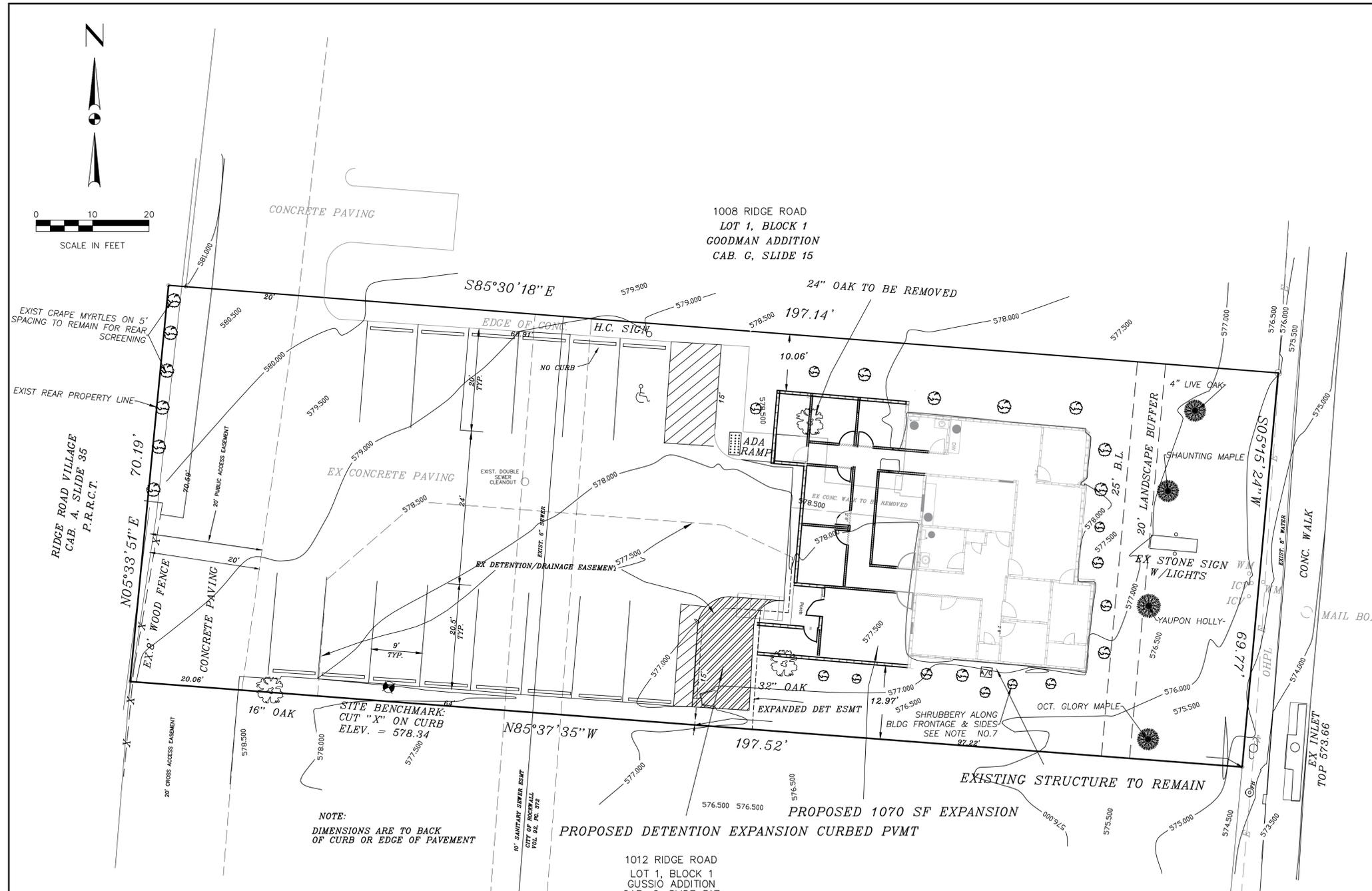
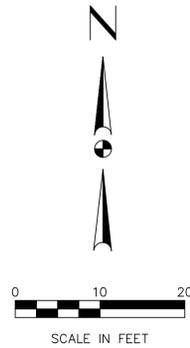
Re: PRC Tree Mitigation Agreement

Dear Henry,

Due to the restricted space we have along the Ridge Road frontage we are asking to enter into a tree mitigation agreement with the City since we are not able to meet the requirements of the tree planting. If we planted all the trees required we are fearful the sign ( in time ) would be covered up therefore we are in agreement to pay the City for the offset cost of the tree planting.

Thanks

*W. L. Douphrate II*



PROJECT LOCATION  
LOCATION MAP  
NTS

RIDGE ROAD  
F.M. HWY. 740  
VARIABLE WIDTH R.O.W.

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  
CASE NO. SP2020-009

- NOTES:
1. PARKING SPACES ARE 9'X20'
  2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH 3-5 GAL TEXAS SAGE BUSHES
  3. THE EXISTING CRAPE MYRTLES LOCATED ALONG THE WEST PROPERTY LINE ARE TO BE PRESERVED FOR RESIDENT SCREENING
  4. SCREEN PARKING FRONTAGE WITH A MIXTURE OF 3-7 GAL TEXAS SAGE DESPERADO & 3-5 GAL WAX LEAF LICUSTRUM BUSHES
  5. LANDSCAPE BLDG FRONTAGE & SIDES WITH 16-5 GAL TEXAS RED YUCCA PLANTS
  6. ALL MUTUAL ACCESS EASEMENTS TO BE PAVED PER CITY OF ROCKWALL STANDARDS OF DESIGN
  7. ALL SHRUBS SHALL BE A 5 GAL MINIMUM IN SIZE.
  8. 2 CANOPY TREES TO BE PLANTED WITHIN THE 20' LANDSCAPE BUFFER  
1-4" LIVE OAK, 1-4" OCTOBER GLORY MAPLE
  9. 2 ACCENT TREES TO BE PLANTD WITHIN THE 20' LANDSCAPE BUFFER  
1-SHAUNTING MAPLE & 1- YAUPON HOLLY

SITE DATA SUMMARY:  
NAME OF FINAL PLAT: PREGNANCY RESOURCE CENTER LOT 1 BLOCK A BEING A REPLAT OF LOT 3 R.S. LOFLAND SUBD  
ZONING: RO (RESIDENTIAL OFFICE DISTRICT) PD-53  
PROPOSED USE: BUSINESS OFFICE  
EXIST BUILDING SQUARE FOOTAGE: 1200 SF  
PROPOSED BUILDING EXPANSION SQUARE FOOTAGE 1070 SF  
TOTAL BUILDING FOOTPRINT: 2270 SF  
BUILDING HEIGHT: 28 FT  
LOT COVERAGE: 16.44%  
PARKING SPACES REQUIRED: 1 SPACE/300 SF= 8  
HANDICAP PARKING REQUIRED: 1  
TOTAL PARKING SPACES PROVIDED: 14  
HANDICAP PARKING PROVIDED: 1  
INTERIOR LANDSCAPING REQUIRED: 30%  
INTERIOR LANDSCAPING PROVIDED: 30% 4150 SF  
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE=9314 SF

1012 RIDGE ROAD  
LOT 1, BLOCK 1  
GUSSIO ADDITION  
CAB. G, SLIDE 317

1008 RIDGE ROAD  
LOT 1, BLOCK 1  
GOODMAN ADDITION  
CAB. G, SLIDE 15



THE SEAL APPEARING ON THIS DOCUMENT IS AUTHORIZED BY THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS OF THE STATE OF TEXAS, LICENSE NO. 60102, F-886, ON DATE: FEBRUARY 15, 2023

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

SITE PLAN BUILDING EXPANSION & LANDSCAPING  
PREGNANCY RESOURCE CENTER  
1010 RIDGE ROAD  
CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS

REVISION	WLD.
CHECKED	
DRAWN	GCW.
SCALE	1"=10' H 1"=10' V
DATE	JUNE 16, 2015
PROJECT	22029
	1



March 22, 2023

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

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

SUBJECT: SP2023-005; *Amended Site Plan for the Pregnancy Resource Center*

Dub Douphrate:

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 March 14, 2023. 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 acceptance of site/civil permit.
- (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 March 14, 2023, the Planning and Zoning Commission approved a motion to approve the Amended Site Plan and recommend approval of the alternative tree mitigation settlement agreement by a vote of 6-0, with Commissioner Welch absent.

City Council

On March 20, 2023, the City Council approved the Alternative Tree Mitigation Settlement Agreement by a vote of 7-0.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6434.

Sincerely,

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

## Lee, Henry

---

**From:** Lee, Henry  
**Sent:** Friday, February 24, 2023 2:58 PM  
**To:** 'Dub Douphrate'  
**Subject:** Project Comments SP2023-005  
**Attachments:** Project Comments (02.23.2023).pdf; Engineering Mark-Ups (02.23.2023).pdf

Good Afternoon,

Attached are the project comments for your case. The meeting schedule for this case is as follows:

Planning and Zoning Commission Work Session: February 28, 2023  
Planning and Zoning Commission Public Hearing: March 14, 2023

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is required to be at all meetings. Should you have any questions please let me know.

Thank you,



Henry Lee, AICP  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087

## Lee, Henry

---

**From:** Dub Douphrate <wldouphrate@douphrate.com>  
**Sent:** Tuesday, February 28, 2023 4:00 PM  
**To:** Lee, Henry  
**Cc:** 'Joanne Vuckovic'  
**Subject:** FW: Letter , Revised Site Plan and pics  
**Attachments:** PRC Site Plan Expansion Letter SP2023-005 2-28-23.pdf; SITE PLAN 2-28-23-REVISED.pdf; tree7.pdf; tree4.pdf; tree3.pdf; tree4.pdf

Henry after reviewing this a little more with Joanne after I sent this to you to review , could we ask if possibly you could meet us at the PRC sometime tomorrow to look at if it is even feasible to plant so many trees in the front , we are fearful now that they may block the view of the signage , so we might need to look at a tree mitigation agreement to pay in a fee because it is so tight in the front , Please advise

Thanks

Dub

---

**From:** Dub Douphrate <wldouphrate@douphrate.com>  
**Sent:** Tuesday, February 28, 2023 3:21 PM  
**To:** 'Lee, Henry' <HLee@rockwall.com>  
**Cc:** 'Joanne Vuckovic' <joanne@yourpregnancycenter.org>  
**Subject:** Letter , Revised Site Plan and pics

Henry , please see all attached , my best interpretation we will be required to have 3 canopy trees and 2 accent trees in the landscape buffer along Ridge . Please review what I have chosen for the trees , and if I need to tweak this more or if I missed a line item please let me know , We have crape myrtles on the rear property line , attached also are pics to see what is there today and the letter you were requesting

Thanks

Dub

W.L. Douphrate II, P.E.  
Douphrate & Associates, Inc.  
Texas Registered Engineering Firm F-886  
2235 Ridge Road  
Rockwall, Texas, 75087  
Office 972.771.9004  
Fax 972.771.9005



**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

## Lee, Henry

---

**From:** Dub Douphrate <wldouphrate@douphrate.com>  
**Sent:** Saturday, March 4, 2023 8:29 AM  
**To:** Lee, Henry  
**Cc:** 'Joanne Vuckovic'  
**Subject:** PRC Updated Site plan and Tree Mitigation letter  
**Attachments:** SITE PLAN REVISED 3-2-23.pdf; PRC Tree Mitigation Letter SP2023-005 3-2-23.pdf

Henry , please see attached, please let me know if i need to tweak anything else on the site plan  
Thanks  
Dub

W.L. Douphrate II, P.E.  
Douphrate & Associates, Inc.  
Texas Registered Engineering Firm F-886  
2235 Ridge Road  
Rockwall, Texas, 75087  
Office 972.771.9004  
Fax 972.771.9005



**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**