CASE COVER SHEET

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

PLANNING & ZONING CASE NO. SP2023-010

PLANNING & ZONING FEE $ 282.00

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

On March 28, 2023, the Architecture Review Board approved a motion to approve the Site Plan with the suggestion that the applicant paint 1205 N Goliad a cohesive neutral color that matches the district by a vote of 5-0, with Board Members Meyrat and Lefere absent.

PLANNING AND ZONING COMMISSION

On April 11, 2023, the Planing and Zoning Commission approved a motion to approve the Site Plan by a vote of 6-0, with Commissioner Womble absent.

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
(2) The existing accessory buildings will need to be removed from the subject property prior to the issuance of a Certificate of Occupancy (CO).
(3) 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.

NOTES

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2023-010

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:
- ☐ MASTER PLAT ($100.00 + $15.00 ACRE) [1]
- ☐ PRELIMINARY PLAT ($200.00 + $15.00 ACRE) [1]
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- ☐ 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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- ☐ 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	1203 & 1205 Goliad				
SUBDIVISION	Green Valley Subd	LOT	1, 2	BLOCK	
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	RO	CURRENT USE	OFFICE		
PROPOSED ZONING	No change	PROPOSED USE	OFFICE		
ACREAGE	1.6	LOTS [CURRENT]		LOTS [PROPOSED]	

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	Howard Barrett	☐ APPLICANT	Douphrate & Assoc. Inc.
CONTACT PERSON		CONTACT PERSON	Dub Douphrate
ADDRESS	1203 Goliad	ADDRESS	2235 Ridge Rd
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	972 722 8292	PHONE	9727422210
E-MAIL		E-MAIL	wldouphrate@douphrate.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Howard Barrett [*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 $ 282.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 16th *DAY OF* MARCH, 2023 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th *DAY OF* March, 2023

OWNER'S SIGNATURE Barrett

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kristy Deanne Teague

KRISTY DEANNE TEAGUE
Notary Public, State of Texas
Comm. Expires 05-13-2024
NOTARY ID 12650443-3

MY COMMISSION EXPIRES

DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

[ ] *PLAT TYPE.*

- [ ] *MINOR/AMENDING PLAT.*
- [ ] *MASTER PLAT.*
- [ ] *PRELIMINARY PLAT.*
- [ ] *FINAL PLAT.*
- [ ] *REPLAT.*
- [ ] *VACATION PLAT.*

Staff requires two (2), 18" x 24" copies be submitted at the time the application is submitted. See *Folding Requirements* in this development packet.

[ ] *DIGITAL COPY OF THE PLAT.* The following is required with all plat submittals:

- [ ] *ONE (1) PDF COPY OF THE PLAT*
- [ ] *ONE (1) SURVEY BOUNDARY CLOSURE REPORT.*

** AFTER APPROVAL STAFF WILL REQUIRE ONE (1) AUTOCAD/ESRI (DWG, DXF, OR SHP FILE FORMAT) FILE*

[ ] *TREESCAPE PLAN [IF APPLICABLE].*

[ ] *LANDSCAPE PLAN [IF APPLICABLE].*

[ ] *APPLICATION AND APPLICATION FEE.*

SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

[ ] *PLAN SET.* A plan set is composed of the following items (failure to submit all of the items required *shall constitute an incomplete application*):

- [x] *SITE PLAN.*
- [x] *LANDSCAPE PLAN.*
- [x] *TREESCAPE PLAN.*
- [ ] *PHOTOMETRIC PLAN.*
- [x] *BUILDING ELEVATIONS.*

Staff requires the submittal of two (2) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" *Tri-Fold* with the project title or identifier facing out.

[ ] *PHYSICAL BUILDING MATERIAL SAMPLE BOARD (11" x 17").* See the *Material Sample Board Design Guidelines* in this development packet. Individual material samples or sample boards that are larger than *11" x 17"* will *not* be accepted.

[ ] *VARIANCE REQUEST LETTER.* The letter must indicate the variance being requested, the reason for the variance, *and the two (2) required compensatory measures being offered to off-set the variance* in accordance with the requirements of the UDC.

[ ] *APPLICATION AND APPLICATION FEE.*

ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

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

[ ] *ZONING EXHIBIT OR CONCEPT PLAN.* A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires two (2), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*

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

[ ] *APPLICATION AND APPLICATION FEE.*

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



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

STORMWATER DETENTION TO BE CONTAINED WITHIN PROPOSED PARKING IN REAR BOTH LOTS 1203 & 1205

NOTES:
1. PARKING SPACES ARE 9'X20'
2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH 3-5 GAL TEXAS SAGE BUSHES
3. SCREEN PARKING FRONTAGE WITH A MIXTURE OF 3-7 GAL TEXAS SAGE DESPERADO & 3-5 GAL WAX LEAF LIGUSTRUM BUSHES
4. LANDSCAPE EACH BLDG FRONTAGE & SIDES WITH 16-5 GAL TEXAS RED YUCCA PLANTS
5. ALL MUTUAL ACCESS EASEMENTS TO BE PAVED PER CITY OF ROCKWALL STANDARDS OF DESIGN
6. ALL SHRUBS SHALL BE A 5 GAL MINIMUM IN SIZE.
7. 2 ACCENT TREES TO BE PLANTED WITHIN THE 20' LANDSCAPE BUFFER ON EACH LOT A TOTAL OF 2-SHAUNTING MAPLE & 2- YAUPON HOLLY

SITE DATA SUMMARY:
NAME OF FINAL PLAT: GREEN VALLEY SUBD LOT 1
ZONING: RO (RESIDENTIAL OFFICE DISTRICT)
PROPOSED USE: BUSINESS OFFICE
EXIST BUILDING SQUARE FOOTAGE: 1203 GOIAD-2361 SF, 1205 GOLIAD-2324 SF
PROPOSED BUIDLING EXPANSION SQUARE FOOTAGE NONE
TOTAL LOT AREA : 1203 GOLIAD 35,537 SF +1205 GOLIAD 34,337 SF= 69,874 SF= 1.60 AC
BUILDING HEIGHT: 28 FT
LOT BLDG COVERAGE: 1203 GOLIAD 6.6% 1205 GOLIAD 6.8%
PARKING SPACES REQUIRED BOTH 1203 & 1205: 1 SPACE/300 SF= 8 EA
HANDICAP PARKING REQUIRED: 1 EA
TOTAL PARKING SPACES PROVIDED: 1203 GOLIAD 8 SPACES , 1205 GOLIAD 11 SPACES
HANDICAP PARKING PROVIDED: 1EA
INTERIOR LANDSCAPING REQUIRED: 20%
INTERIOR LANDSCAPING PROVIDED: 20% 7,000 SF
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE (BLDGS + PARKING/FIRE LANE) =13,818 SF

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. SP2023-XXX

OWNER
HOWARD BARRETT
1203 GOLIAD
ROCKWALL , TX 75087
972-722-8292

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. NO. 80102, ON DATE: MARCH 10, 2023

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

SITE & LANDSCAPING PLAN
HOWARD BARRETT COMMERCIAL
1203 & 1205 GOLIAD STREET ROCKWALL TEXAS
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

REVISION	
W.L.D.	CHECKED
W.L.D.	DRAWN
SCALE 1"=20' H 1"= V	
MAR 10, 2023	DATE
23010 SITE PL	PROJECT
10	

11

DRAINAGE ESM'T

12

LAKEVIEW SUMMIT, PHASE ONE
CABINET D, SLIDE 135
P.R.R.C.T.

13

BLOCK C
14

15

16

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

EVELYN WAY SMITH, TRUSTEE OF
EVELYN WAY SMITH IRREVOCABLE TRUST

LOT 3
GREEN VALLEY SUBDIVISION
CAB. A, SLIDE 78
P.R.R.C.T.

EXISTING STRUCTURE TO REMAIN

FL 24" RCP 476.17

24" RCP

N. GOLIAD

POINT OF BEGINNING
1/2" IRF

CONC. DRIVE

N81°23'19"E 150.76'

EX 20" SYCAMORE

FL 24" RCP 476.42
1205 MAILBOX

EX CONC. DRIVE TO BE REMOVED

S14°13'35"E 98.62'

5/8" IRF

N85°53'09"E 185.37'

3/4" IRF

EX 3" PINE TO BE REMOVED

SHED

5' ADA SIDEWALK

EX STONE PATIO

EX 24" ELM TO BE REMOVED

EX 12"/18"/6" CEDARS

EX 2-8" ELMS

YAUPON HOLLY

WM

IOV

SSMH

LOT 2
GREEN VALLEY SUBDIVISION
CAB. A, SLIDE 78
P.R.R.C.T.
ONE STORY BRICK RESIDENCE
1205 N. GOLIAD
FIN. FLOOR 488.34

SHAUNTING MAPLE

GAS METER

EX 38" OAK

FL 24" RCP 476.43
1203 MAILBOX

EDGE OF ASPHALT

S.H. 205

GATE

NWF

A/C

A/C PAD

EX 11" CYPRESS

1/2" IRF

N81°29'02"E 150.89'

FIRELANE & ACCESS ESMT

1/2" IRF

EX 32" ELM

EX CONC. DRIVE TO BE REMOVED

LAMP

EX 3" CEDAR

EX. CONC. DRIVE

EX. WOOD DECK TO BE REMOVED

BRICK PIT

CONC PATIO

EX COVERED CONC TO BE REMOVED

LOT 1
GREEN VALLEY SUBDIVISION
CAB. A, SLIDE 78
P.R.R.C.T.
ONE STORY BRICK RESIDENCE
1203 N. GOLIAD
FIN. FLOOR 488.49

5' ADA SIDEWALK

WALK

A/C

YAUPON HOLLY

EX 35" LIVE OAK

20' SANITARY SEWER ESM'T

FL 24" RCP 477.05

EDGE OF ASPHALT

EX 30" LIVE OAK

SHAUNTING MAPLE

EX 6" CYPRESS

VAULT

COM PED

FL 24" RCP 477.31

1/2" IRF

GAS METER

24" RCP

FL 24" RCP 477.55

5' CLF

209.28'

N85°28'26"E

EX 6" ELM

EX 9" ELM

EX 9" ELM

EX 14" ELM

CONC. PAD

EX 23" PEAR

BIRD HOUSE POLE

WELL HOUSE

100.02'

N00°27'07"W

EX 40" ELM

EX 29" ELM

383.75'

6" WF

EX 21" ELM

EX 21" ELM

5/8" IRF

S83°31'27"W
BEARING /CONTROL LINE

99.92'

N00°23'12"W

CONNECT TO EX ACCESS DRIVE AND EXTEND 24' FIRE LANE THROUGH 1203 & 1205

CURB & GUTTER

FIRELANE STRIP ON FACE OF CURB

CONC. DRIVE

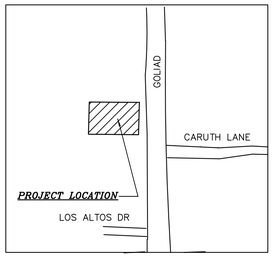
FIRELANE

CURB & GUTTER

EXISTING STRUCTURE TO REMAIN

LIVAY, LLC
INST. No. 20160000014086
O.P.R.R.C.T.

LOCATION MAP
NTS



NOTE:
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ON THE _____ DAY OF _____

WITNESS OUR HANDS, THIS ____ DAY OF _____ , ____

PLANNING & ZONING COMMISSION, CHAIRMAN *DIRECTOR OF PLANNING AND ZONING*

CASE NO. SP2023-XXX

OWNER
HOWARD BARRETT
1203 GOLIAD
ROCKWALL , TX 75087
972-722-8292

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. NO. 60102, P-886, ON DATE: MARCH 10, 2023

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

SITE & LANDSCAPING PLAN
HOWARD BARRETT COMMERCIAL
1203 & 1205 GOLIAD STREET ROCKWALL TEXAS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	
W.L.D.	
CHECKED	W.L.D.
DRAWN	
SCALE	1"=20' H 1"= V
DATE	MAR 10, 2023
PROJECT	23010 SITE PL
	1.0



















DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2023-010

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CONTACT PERSON		CONTACT PERSON	Dub Douphrate
ADDRESS	1203 Goliad	ADDRESS	2235 Ridge Rd
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	972 722 8292	PHONE	9727422210
E-MAIL		E-MAIL	wldouphrate@douphrate.com

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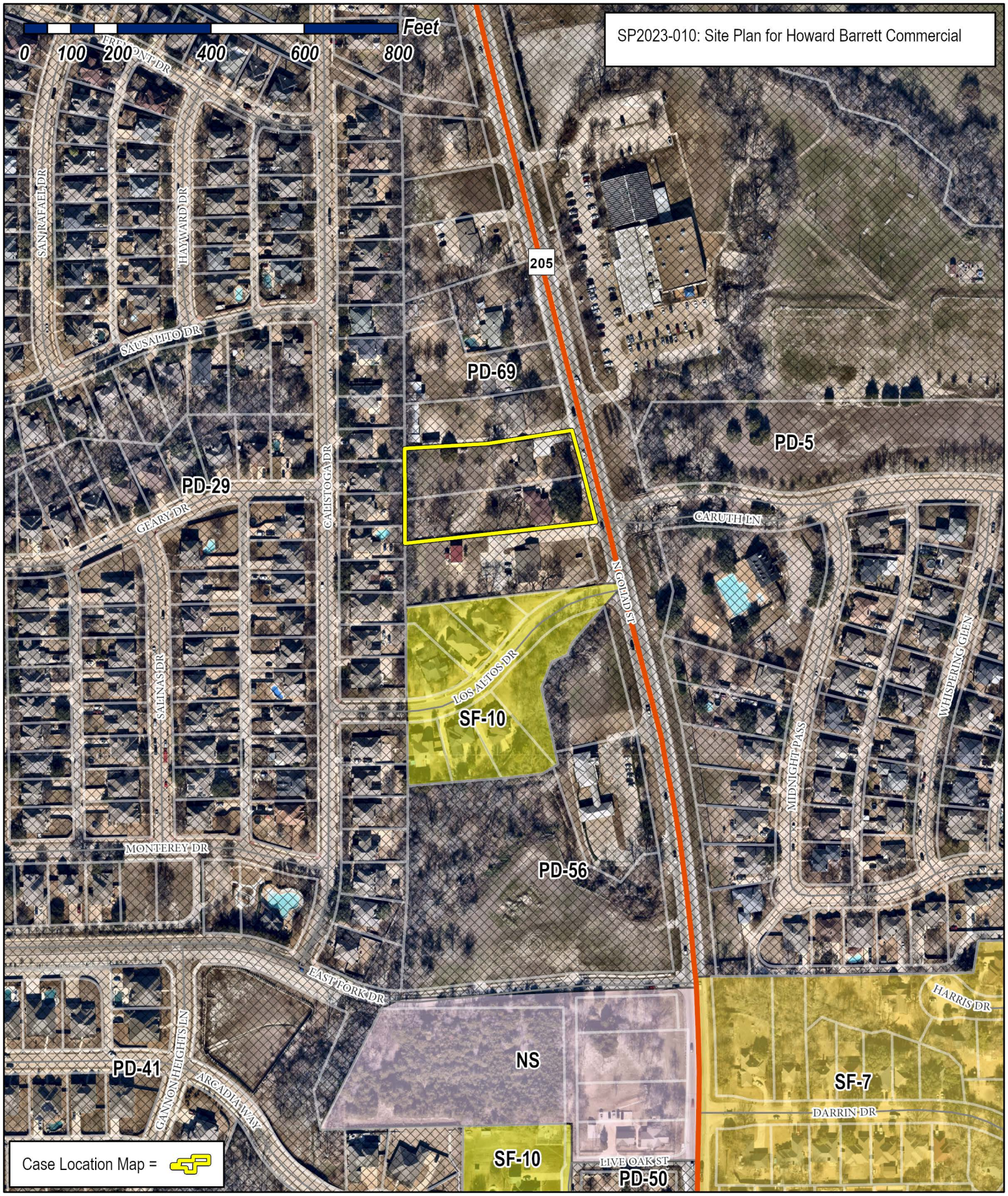
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th *DAY OF* March, 2023

OWNER'S SIGNATURE Barrett

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kristy Deanne Teague

KRISTY DEANNE TEAGUE
Notary Public, State of Texas
Comm. Expires 05-13-2024
NOTARY ID 12650443-3

MY COMMISSION EXPIRES



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.



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

STORMWATER DETENTION TO BE CONTAINED WITHIN PROPOSED PARKING IN REAR BOTH LOTS 1203 & 1205

NOTES:
1. PARKING SPACES ARE 9'X20'
2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH 3-5 GAL TEXAS SAGE BUSHES
3. SCREEN PARKING FRONTAGE WITH A MIXTURE OF 3-7 GAL TEXAS SAGE DESPERADO & 3-5 GAL WAX LEAF LIGUSTRUM BUSHES
4. LANDSCAPE EACH BLDG FRONTAGE & SIDES WITH 16-5 GAL TEXAS RED YUCCA PLANTS
5. ALL MUTUAL ACCESS EASEMENTS TO BE PAVED PER CITY OF ROCKWALL STANDARDS OF DESIGN
6. ALL SHRUBS SHALL BE A 5 GAL MINIMUM IN SIZE.
7. 2 ACCENT TREES TO BE PLANTED WITHIN THE 20' LANDSCAPE BUFFER ON EACH LOT A TOTAL OF 2-SHAUNTING MAPLE & 2- YAUPON HOLLY

SITE DATA SUMMARY:
NAME OF FINAL PLAT: GREEN VALLEY SUBD LOT 1
ZONING: RO (RESIDENTIAL OFFICE DISTRICT)
PROPOSED USE: BUSINESS OFFICE
EXIST BUILDING SQUARE FOOTAGE: 1203 GOIAD-2361 SF, 1205 GOLIAD-2324 SF
PROPOSED BUIDLING EXPANSION SQUARE FOOTAGE NONE
TOTAL LOT AREA : 1203 GOLIAD 35,537 SF +1205 GOLIAD 34,337 SF= 69,874 SF= 1.60 AC
BUILDING HEIGHT: 28 FT
LOT BLDG COVERAGE: 1203 GOLIAD 6.6% 1205 GOLIAD 6.8%
PARKING SPACES REQUIRED BOTH 1203 & 1205: 1 SPACE/300 SF= 8 EA
HANDICAP PARKING REQUIRED: 1 EA
TOTAL PARKING SPACES PROVIDED: 1203 GOLIAD 8 SPACES , 1205 GOLIAD 11 SPACES
HANDICAP PARKING PROVIDED: 1EA
INTERIOR LANDSCAPING REQUIRED: 20%
INTERIOR LANDSCAPING PROVIDED: 20% 7,000 SF
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE (BLDGS + PARKING/FIRE LANE) =13,818 SF

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. SP2023-XXX

OWNER
HOWARD BARRETT
1203 GOLIAD
ROCKWALL , TX 75087
972-722-8292

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. NO. 80102, ON DATE: MARCH 10, 2023

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

SITE & LANDSCAPING PLAN
HOWARD BARRETT COMMERCIAL
1203 & 1205 GOLIAD STREET ROCKWALL TEXAS
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

REVISION	
W.L.D.	CHECKED
W.L.D.	DRAWN
SCALE 1"=20' H 1"= V	
MAR 10, 2023	DATE
23010 SITE PL	PROJECT
10	

11

DRAINAGE ESM'T

12

LAKEVIEW SUMMIT, PHASE ONE
CABINET D, SLIDE 135
P.R.R.C.T.

13

BLOCK C
14

15

16

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

EVELYN WAY SMITH, TRUSTEE OF
EVELYN WAY SMITH IRREVOCABLE TRUST

LOT 3
GREEN VALLEY SUBDIVISION
CAB. A, SLIDE 78
P.R.R.C.T.

EXISTING STRUCTURE TO REMAIN

FL 24" RCP 476.17

24" RCP

N. GOLIAD

POINT OF BEGINNING
1/2" IRF

CONC. DRIVE

N81°23'19"E 150.76'

EX 20" SYCAMORE

FL 24" RCP 476.42
1205 MAILBOX

EX CONC. DRIVE TO BE REMOVED

S14°13'35"E 98.62'

5/8" IRF

N85°53'09"E 185.37'

3/4" IRF

EX 3" PINE TO BE REMOVED

SHED

5' ADA SIDEWALK

EX STONE PATIO

EX 24" ELM TO BE REMOVED

EX 12"/18"/6" CEDARS

EX 2-8" ELMS

YAUPON HOLLY

WM

IOV

SSMH

LOT 2
GREEN VALLEY SUBDIVISION
CAB. A, SLIDE 78
P.R.R.C.T.
ONE STORY BRICK RESIDENCE
1205 N. GOLIAD
FIN. FLOOR 488.34

SHAUNTING MAPLE

GAS METER

EX 38" OAK

FL 24" RCP 476.43
1203 MAILBOX

EDGE OF ASPHALT

S.H. 205

GATE

NWF

A/C

A/C PAD

EX 11" CYPRESS

1/2" IRF

N81°29'02"E 150.89'

FIRELANE & ACCESS ESMT

1/2" IRF

EX 32" ELM

EX CONC. DRIVE TO BE REMOVED

LAMP

EX 3" CEDAR

EX. CONC. DRIVE

EX. WOOD DECK TO BE REMOVED

BRICK PIT

CONC PATIO

EX COVERED CONC TO BE REMOVED

LOT 1
GREEN VALLEY SUBDIVISION
CAB. A, SLIDE 78
P.R.R.C.T.
ONE STORY BRICK RESIDENCE
1203 N. GOLIAD
FIN. FLOOR 488.49

5' ADA SIDEWALK

WALK

A/C

YAUPON HOLLY

EX 35" LIVE OAK

20' SANITARY SEWER ESM'T

FL 24" RCP 477.05

EDGE OF ASPHALT

EX 30" LIVE OAK

SHAUNTING MAPLE

EX 6" CYPRESS

VAULT

COM PED

FL 24" RCP 477.31

1/2" IRF

GAS METER

24" RCP

FL 24" RCP 477.55

5' CLF

209.28'

N85°28'26"E

EX 6" ELM

EX 9" ELM

EX 9" ELM

EX 14" ELM

CONC. PAD

EX 23" PEAR

BIRD HOUSE POLE

WELL HOUSE

100.02'

N00°27'07"W

EX 40" ELM

EX 29" ELM

383.75'

6" WF

EX 21" ELM

EX 21" ELM

5/8" IRF

S83°31'27"W
BEARING /CONTROL LINE

99.92'

N00°23'12"W

CONNECT TO EX ACCESS DRIVE AND EXTEND 24' FIRE LANE THROUGH 1203 & 1205

CURB & GUTTER

FIRELANE STRIP ON FACE OF CURB

CONC. DRIVE

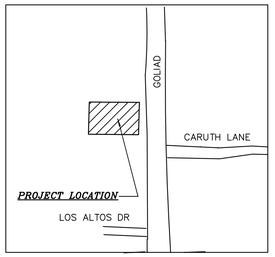
FIRELANE

CURB & GUTTER

EXISTING STRUCTURE TO REMAIN

LIVAY, LLC
INST. No. 20160000014086
O.P.R.R.C.T.

LOCATION MAP
NTS



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ON THE _____ DAY OF _____

WITNESS OUR HANDS, THIS ____ DAY OF _____ , ____

PLANNING & ZONING COMMISSION, CHAIRMAN *DIRECTOR OF PLANNING AND ZONING*

CASE NO. SP2023-XXX

OWNER
HOWARD BARRETT
1203 GOLIAD
ROCKWALL , TX 75087
972-722-8292

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. NO. 60102, P-886, ON DATE: MARCH 10, 2023

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

SITE & LANDSCAPING PLAN
HOWARD BARRETT COMMERCIAL
1203 & 1205 GOLIAD STREET ROCKWALL TEXAS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	
W.L.D.	
CHECKED	W.L.D.
DRAWN	
SCALE	1"=20' H 1"= V
DATE	MAR 10, 2023
PROJECT	23010 SITE PL
	1.0



















PROJECT COMMENTS

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

DATE: 3/24/2023

PROJECT NUMBER: SP2023-010
PROJECT NAME: Site Plan for Barrett Howard Commercial
SITE ADDRESS/LOCATIONS:

CASE CAPTION: This is a request by Dub Douphrate of Douphrate and Associates on behalf of Howard Barrett for the approval of a Site Plan to convert two (2) single-family homes to office buildings on a 1.60-acre tract of land identified as Lots 1 & 2 of the Greenvalley Addition and Tract 32 of the H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for Residential-Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1203 & 1205 N. Goliad Street [SH-205].

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	03/24/2023	Needs Review

03/24/2023: SP2023-010; Site Plan for Offices at 1203 & 1205 N. Goliad
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Dub Douphrate of Douphrate and Associates on behalf of Howard Barrett for the approval of a Site Plan to convert two (2) single-family homes to office buildings on a 1.60-acre tract of land identified as Lots 1 & 2 of the Greenvalley Addition and Tract 32 of the H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for Residential-Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1203 & 1205 N. Goliad Street [SH-205].

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

M.3 For reference, include the case number (SP2023-010) 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 69 (PD-69) Standards, the Residential Office (RO) District Standards, and the Development Standards of Article 05, that are applicable to the subject property.

M.5 Site Plan:
1. Provide a cross access easement from the building to the north property line and from Goliad to the parking area in the back. This cross access easement will provide for a future fire lane along the north side of the property once 1207 N Goliad is developed. (Subsection 03.04. B, of Article 11, UDC)
2. The accessory structures will need to be removed. (Section 04, of Article 05, UDC)
3. The landscape plan provided indicates that a 24 caliper-inch Elm will be removed from the subject property as a result of the development. The landscape plan also indicates that one (1) 38 inch caliper Oak tree will be saved, one (1) 35 inch caliper Live Oak will be saved, and one (1) 30 inch caliper Live Oak will be saved. According to Section 05, Tree Mitigation Requirements, of Article 09, “For each saved oak, pecan or elm tree(s) 25-inches DBH or greater the mitigation balance can be reduced on an inch-for-inch basis for up to 20% of the total mitigation balance (i.e. total mitigation balance × 20% = total eligible tree preservation credit)”. For this property, the tree mitigation balance can be reduced by 4.8 inches (i.e. 24 x 20% = 4.8). The total tree mitigation as presented will be 7.2 caliper inches (i.e. 24 caliper inches removed– 4.8 caliper inches preserved = 19.2 caliper inches). This would equate to a total of $1,920.00 paid into the Tree Fund. The applicant will need to request an Alternative Tree Mitigation Settlement Agreement in order to pay the remaining tree mitigation balance in full OR provide a revised landscape plan showing five (5) more canopy trees (at 4 inch-caliper) added to the site. (Section 5, of Article 09, UDC)

I.6 Please note that failure to address all comments provided by staff by 3:00 PM on April 4, 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 April 4, 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 April 11, 2023 Planning & Zoning Meeting.

I.8 Please note the scheduled meetings for this case:
1) Planning & Zoning Work Session meeting will be held on March 28, 2023.
2) Planning & Zoning meeting/public hearing meeting will be held on April 11, 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	03/21/2023	Needs Review

03/21/2023: - Label 64'x15' No Parking are to be striped and signed.
- Replatting will be required to remove at least these two property lines between the east and west property lines.
- Existing drive approach to be removed to the roadway and curb installed. Culvert to be removed. Relocate headwall.
- Call out ROW width.

The following comments are informational for the engineering design process.
-All parking is 20'x9'
-No dead end parking without 64'x15' hammerhead (no parking) or cul-de-sac turn around
- All dumpsters to have an oil/water separator draining to storm system.
- No structures in easements
- No landscaping within 10' of 10" and larger diameter utility lines and 5' of utility lines less than 10" in diameter.
- Engineering review fees
- Impact fees
- Engineering Inspection fees
- Retaining walls 3' and over must be engineered
- All retaining walls to be rock or stone face. No smooth concrete walls.
- Minimum easement width is 20'. No structures in easements.
- Must meet all of the City's Engineering Standards of Design and Construction.
- Need to show prop. and ex. utilities and approved flood plain
- TXDOT permitting required for work within Goliad ROW.
- Detention is required for new impervious area.
- ROW dedication along N. Goliad may be required depending on actual ROW width.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	03/24/2023	Approved

03/24/2023: Note: interior will also need ADA modifications.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/20/2023	Needs Review

03/20/2023: A fire lane cannot exceed 150 feet without an approved turn-around. Note: Fire lane is not required if no additions are planned for the existing structures.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/17/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	03/17/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/20/2023	Approved w/ Comments

03/20/2023: Please provide a tree mitigation plan for the removals cited on the plans.

-All parking is 20'x9'
-No dead end parking without 64'x15' hammerhead (no parking) or cul-de-sac turn around
- All dumpsters to have an oil/water separator draining to storm system.
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11

DRAINAGE ESM'T

12

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

EVELYN WAY SMITH, TRUSTEE OF
EVELYN WAY SMITH IRREVOCABLE TRUST

LOT 3
GREEN VALLEY SUBDIVISION
CAB. A, SLIDE 78
P.R.R.C.T.

EXISTING STRUCTURE TO REMAIN

Label 64'x15' No Parking are to be striped and signed

CONC. DRIVE

POINT OF BEGINNING

1/2" IRF

FL 24" RCP 476.17

24" RCP

N. GOLIAD

Existing drive approach to be removed to the roadway and curb installed. Culvert to be removed. Relocate headwall.

FL 24" RCP
1205 MAILBOX

N81°23'19"E 150.76'

EX 20" SYCAMORE

EX CONC. DRIVE TO BE REMOVED

S14°13'35"E

OHPL

100.00'

EDGE OF ASPHALT

S.H. 205

N85°53'09"E 185.37'

5/8" IRF

5' CLF

3/4" IRF

EX 3" PINE TO BE REMOVED

EX 24" ELM TO BE REMOVED

SHED

EX 12"/10"/6" CEDARS

EX 2-8" ELMS

EX 2-8" ELMS

GATE

5' ADA SIDEWALK

EX STONE PATIO

YAUPON HOLLY

WM
ICV
SSMH

SHAUNTING MAPLE

GAS METER

EX 38" OAK

LOT 2
GREEN VALLEY SUBDIVISION
CAB. A, SLIDE 78
P.R.R.C.T.
ONE STORY BRICK RESIDENCE
1205 N. GOLIAD
FIN. FLOOR 488.34

A/C
A/C PAD

FL 24" RCP 476.43
1203 MAILBOX

EX 11" CYPRESS

1/2" IRF

N81°29'02"E 150.89'

EX CONC. DRIVE TO BE REMOVED

Existing drive approach to be removed to the roadway and curb installed. Culvert to be removed.

FIRELANE & CROSS ACCESS ESMT

Replatting will be required to remove at least these two property lines between the east and west property lines.

5' CLF

209.28'

1/2" IRF

EX 32" ELM

EX. CONC. DRIVE

LAMP
LP

60' BL

EX 3" CEDAR

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FL 24" RCP 477.05

EDGE OF ASPHALT

N85°28'26"E

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CONC. PAD

EX 23" PEAR

BIRD HOUSE POLE

WELL HOUSE

EX8" ELM

20' min.

EX. WOOD DECK TO BE REMOVED

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BRICK PIT

CONC. PATIO

5'ADA SIDEWALK

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GREEN VALLEY SUBDIVISION
CAB. A, SLIDE 78
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1203 N. GOLIAD
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ESCO

EX 35" LIVE OAK

EX 30" LIVE OAK

SHAUNTING MAPLE

EX 9" CYPRESS

GAS METER

VAULT & COM PED.

Call out ROW width.

1/2" IRF

FL 24" RCP 477.31

24" RCP

EX 29" ELM

FLUME

EX 40" ELM

383.75' 6' WF

CURB & GUTTER

FIRELANE STRIP ON FACE OF CURB

CONC. DRIVE

FIRELANE

FL 24" RCP 477.55

EX 21" ELM

EX 21" ELM

6' WF

S83°31'27"W
BEARING CONTROL LINE

5/8" IRF

CONNECT TO EX ACCESS DRIVE AND EXTEND 24' FIRE LANE THROUGH 1203 & 1205

EXISTING STRUCTURE TO REMAIN

CURB & GUTTER

LIVAY, LLC
INST. No. 20160000014086
O.P.R.R.C.T.

N00°23'12"W 99.92'

NWF

N00°27'07"W 100.02'

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ON THE ____ DAY OF _____

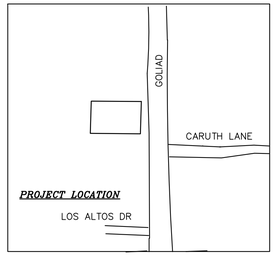
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_____ PLANNING & ZONING COMMISSION, CHAIRMAN

_____ DIRECTOR OF PLANNING AND ZONING

CASE NO. SP2023-XXX

OWNER
HOWARD BARRETT
1203 GOLIAD
ROCKWALL , TX 75087
972-722-8292





THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. BOUDHRAIT II TEXAS P.E. NO. 60102, P-880, ON DATE: MARCH 10, 2023

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

SITE & LANDSCAPING PLAN
HOWARD BARRETT COMMERCIAL
1203 & 1205 GOLIAD STREET ROCKWALL TEXAS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION
W.L.D.
CHECKED
W.L.D.
DRAWN
SCALE 1"=20' H 1"= V
DATE MAR 10, 2023
23010 SITE PL
PROJECT
10

DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2023-010

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	1203 & 1205 Goliad				
SUBDIVISION	Green Valley Subd	LOT	1, 2	BLOCK	
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	RO	CURRENT USE	OFFICE		
PROPOSED ZONING	No change	PROPOSED USE	OFFICE		
ACREAGE	1.6	LOTS [CURRENT]		LOTS [PROPOSED]	

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	Howard Barrett	☐ APPLICANT	Douphrate & Assoc. Inc.
CONTACT PERSON		CONTACT PERSON	Dub Douphrate
ADDRESS	1203 Goliad	ADDRESS	2235 Ridge Rd
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	972 722 8292	PHONE	9727422210
E-MAIL		E-MAIL	wldouphrate@douphrate.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Howard Barrett [*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 $ 282.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 16th *DAY OF* MARCH, 2023 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

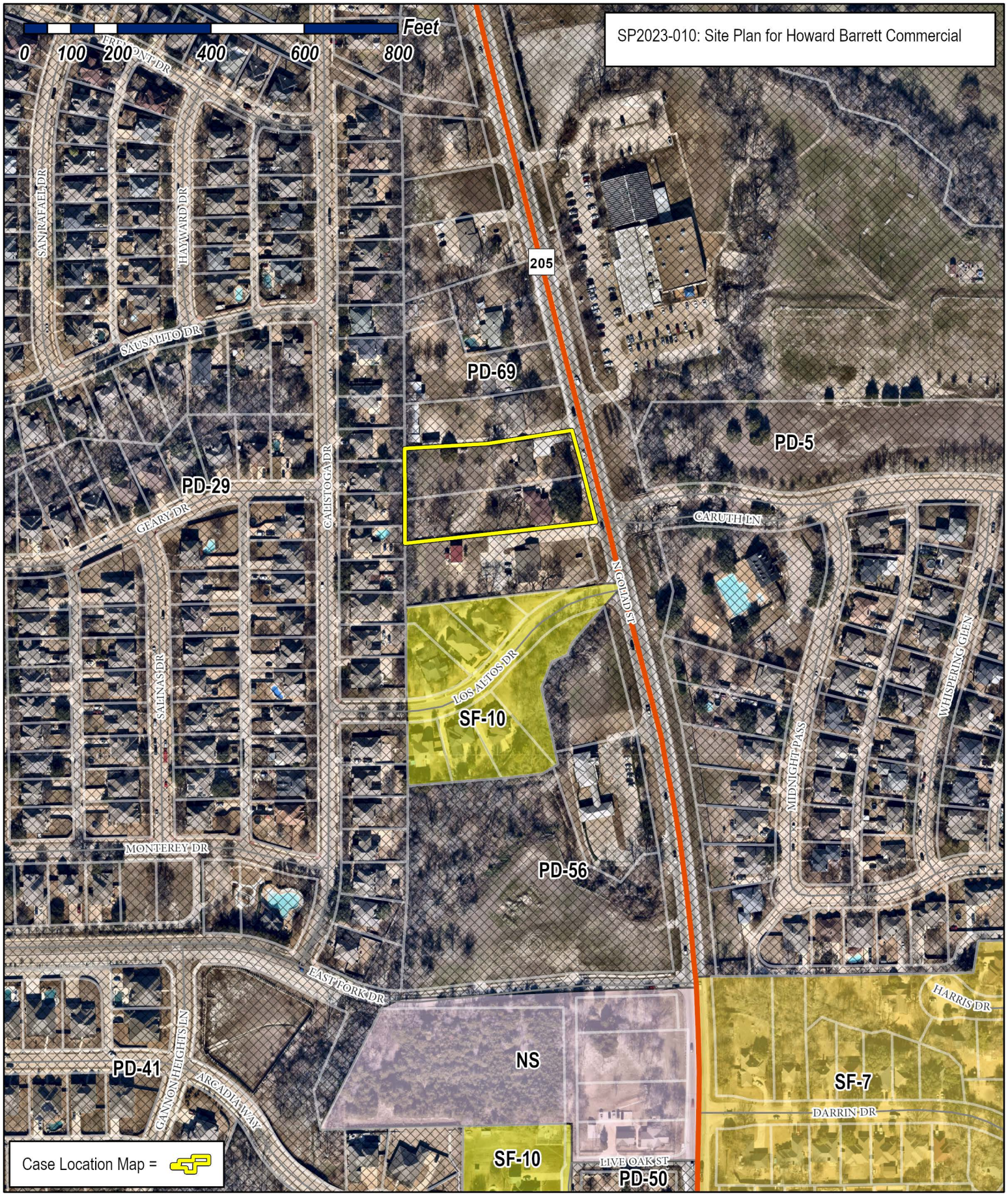
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th *DAY OF* March, 2023

OWNER'S SIGNATURE Barrett

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kristy Deanne Teague

KRISTY DEANNE TEAGUE
Notary Public, State of Texas
Comm. Expires 05-13-2024
NOTARY ID 12650443-3

MY COMMISSION EXPIRES



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.



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

STORMWATER DETENTION TO BE CONTAINED WITHIN PROPOSED PARKING IN REAR BOTH LOTS 1203 & 1205

NOTES:
1. PARKING SPACES ARE 9'X20'
2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH 3-5 GAL TEXAS SAGE BUSHES
3. SCREEN PARKING FRONTAGE WITH A MIXTURE OF 3-7 GAL TEXAS SAGE DESPERADO & 3-5 GAL WAX LEAF LIGUSTRUM BUSHES
4. LANDSCAPE EACH BLDG FRONTAGE & SIDES WITH 16-5 GAL TEXAS RED YUCCA PLANTS
5. ALL MUTUAL ACCESS EASEMENTS TO BE PAVED PER CITY OF ROCKWALL STANDARDS OF DESIGN
6. ALL SHRUBS SHALL BE A 5 GAL MINIMUM IN SIZE.
7. 2 ACCENT TREES TO BE PLANTED WITHIN THE 20' LANDSCAPE BUFFER ON EACH LOT A TOTAL OF 2-SHAUNTING MAPLE & 2- YAUPON HOLLY

SITE DATA SUMMARY:
NAME OF FINAL PLAT: GREEN VALLEY SUBD LOT 1
ZONING: RO (RESIDENTIAL OFFICE DISTRICT)
PROPOSED USE: BUSINESS OFFICE
EXIST BUILDING SQUARE FOOTAGE: 1203 GOIAD-2361 SF, 1205 GOLIAD-2324 SF
PROPOSED BUIDLING EXPANSION SQUARE FOOTAGE NONE
TOTAL LOT AREA : 1203 GOLIAD 35,537 SF +1205 GOLIAD 34,337 SF= 69,874 SF= 1.60 AC
BUILDING HEIGHT: 28 FT
LOT BLDG COVERAGE: 1203 GOLIAD 6.6% 1205 GOLIAD 6.8%
PARKING SPACES REQUIRED BOTH 1203 & 1205: 1 SPACE/300 SF= 8 EA
HANDICAP PARKING REQUIRED: 1 EA
TOTAL PARKING SPACES PROVIDED: 1203 GOLIAD 8 SPACES , 1205 GOLIAD 11 SPACES
HANDICAP PARKING PROVIDED: 1EA
INTERIOR LANDSCAPING REQUIRED: 20%
INTERIOR LANDSCAPING PROVIDED: 20% 7,000 SF
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE (BLDGS + PARKING/FIRE LANE) =13,818 SF

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. SP2023-XXX

OWNER
HOWARD BARRETT
1203 GOLIAD
ROCKWALL , TX 75087
972-722-8292

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. NO. 80102, ON DATE: MARCH 10, 2023

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

SITE & LANDSCAPING PLAN
HOWARD BARRETT COMMERCIAL
1203 & 1205 GOLIAD STREET ROCKWALL TEXAS
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

REVISION	
W.L.D.	CHECKED
W.L.D.	DRAWN
SCALE 1"=20' H 1"= V	
MAR 10, 2023	DATE
23010 SITE PL	PROJECT
10	

11

DRAINAGE ESM'T

12

LAKEVIEW SUMMIT, PHASE ONE
CABINET D, SLIDE 135
P.R.R.C.T.

13

BLOCK C
14

15

16

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

EVELYN WAY SMITH, TRUSTEE OF
EVELYN WAY SMITH IRREVOCABLE TRUST

LOT 3
GREEN VALLEY SUBDIVISION
CAB. A, SLIDE 78
P.R.R.C.T.

EXISTING STRUCTURE TO REMAIN

FL 24" RCP 476.17

24" RCP

N. GOLIAD

POINT OF BEGINNING
1/2" IRF

CONC. DRIVE

N81°23'19"E 150.76'

EX 20" SYCAMORE

FL 24" RCP 476.42
1205 MAILBOX

EX CONC. DRIVE TO BE REMOVED

S14°13'35"E 98.62'

5/8" IRF

N85°53'09"E 185.37'

3/4" IRF

EX 3" PINE TO BE REMOVED

SHED

5' ADA SIDEWALK

EX STONE PATIO

EX 24" ELM TO BE REMOVED

EX 12"/18"/6" CEDARS

EX 2-8" ELMS

YAUPON HOLLY

WM

IOV

SSMH

LOT 2
GREEN VALLEY SUBDIVISION
CAB. A, SLIDE 78
P.R.R.C.T.
ONE STORY BRICK RESIDENCE
1205 N. GOLIAD
FIN. FLOOR 488.34

SHAUNTING MAPLE

GAS METER

EX 38" OAK

FL 24" RCP 476.43
1203 MAILBOX

EDGE OF ASPHALT

S.H. 205

GATE

NWF

A/C

A/C PAD

EX 11" CYPRESS

1/2" IRF

N81°29'02"E 150.89'

FIRELANE & ACCESS ESMT

1/2" IRF

EX 32" ELM

EX CONC. DRIVE TO BE REMOVED

LAMP

EX 3" CEDAR

EX. CONC. DRIVE

EX. WOOD DECK TO BE REMOVED

BRICK PIT

CONC PATIO

EX COVERED CONC TO BE REMOVED

LOT 1
GREEN VALLEY SUBDIVISION
CAB. A, SLIDE 78
P.R.R.C.T.
ONE STORY BRICK RESIDENCE
1203 N. GOLIAD
FIN. FLOOR 488.49

5' ADA SIDEWALK

WALK

A/C

YAUPON HOLLY

EX 35" LIVE OAK

20' SANITARY SEWER ESM'T

FL 24" RCP 477.05

EDGE OF ASPHALT

EX 30" LIVE OAK

SHAUNTING MAPLE

EX 6" CYPRESS

VAULT

COM PED

FL 24" RCP 477.31

1/2" IRF

GAS METER

24" RCP

FL 24" RCP 477.55

5' CLF

209.28'

N85°28'26"E

EX 6" ELM

EX 9" ELM

EX 9" ELM

EX 14" ELM

CONC. PAD

EX 23" PEAR

BIRD HOUSE POLE

WELL HOUSE

100.02'

N00°27'07"W

EX 40" ELM

EX 29" ELM

383.75'

6" WF

EX 21" ELM

EX 21" ELM

5/8" IRF

S83°31'27"W
BEARING /CONTROL LINE

99.92'

N00°23'12"W

CONNECT TO EX ACCESS DRIVE AND EXTEND 24' FIRE LANE THROUGH 1203 & 1205

CURB & GUTTER

FIRELANE STRIP ON FACE OF CURB

CONC. DRIVE

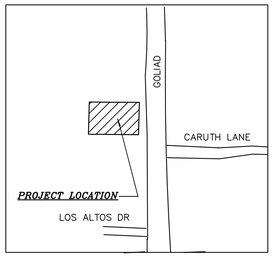
FIRELANE

CURB & GUTTER

EXISTING STRUCTURE TO REMAIN

LIVAY, LLC
INST. No. 20160000014086
O.P.R.R.C.T.

LOCATION MAP
NTS



NOTE:
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STORMWATER DETENTION TO BE CONTAINED WITHIN PROPOSED PARKING IN REAR BOTH LOTS 1203 & 1205

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ON THE _____ DAY OF _____

WITNESS OUR HANDS, THIS ____ DAY OF _____ , ____

PLANNING & ZONING COMMISSION, CHAIRMAN *DIRECTOR OF PLANNING AND ZONING*

CASE NO. SP2023-XXX

OWNER
HOWARD BARRETT
1203 GOLIAD
ROCKWALL , TX 75087
972-722-8292

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. NO. 60102, P-886, ON DATE: MARCH 10, 2023

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

SITE & LANDSCAPING PLAN
HOWARD BARRETT COMMERCIAL
1203 & 1205 GOLIAD STREET ROCKWALL TEXAS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	
W.L.D.	
CHECKED	W.L.D.
DRAWN	
SCALE	1"=20' H 1"= V
DATE	MAR 10, 2023
PROJECT	23010 SITE PL
	1.0



















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:	April 11, 2023
APPLICANT:	Dub Douphrate; *Douphrate and Associates*
CASE NUMBER:	SP2023-010; *Site Plan for Offices at 1203 & 1205 N. Goliad Street*

SUMMARY

Consider a request by Dub Douphrate of Douphrate and Associates on behalf of Howard Barrett for the approval of a *Site Plan* to convert two (2) single-family homes to office buildings on a 1.60-acre tract of land identified as Lots 1 & 2 of the Greenvalley Addition and Tract 32 of the H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for Residential-Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1203 & 1205 N. Goliad Street [*SH-205*].

BACKGROUND

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 zone Agricultural (AG) District. According to the City's historic zoning maps, at some point between June 20, 1959 and January 3, 1972, the subject property was rezoned from Agricultural (AG) District to Single Family 2 (SF-2) District. Between January 3, 1972 and May 16, 1983, the subject property was rezoned from a Single Family 2 (SF-2) District to a Single Family 10 (SF-10) District. On March 5, 2007, the City Council approved a zoning change from Single Family 10 (SF-10) District to Planned Development District 69 (PD-69) for Residential Office (RO) District land uses. The subject property currently has one (1), 2,410 SF single family home and one (1), 2,530 SF single family home situated on it. Both of these homes were built in 1976. The subject property also has seven (7) accessory structures situated on it of various sizes which will be required to be removed from the subject property as part of this case. The property has been used for residential uses and has remained zoned Planned Development District 69 (PD-69) for Residential Office (RO) District land uses since March 5, 2007.

PURPOSE

On March 17, 2023, the applicant -- *Dub Douphrate of Douphrate and Associates* -- submitted an application requesting the approval of a *Site Plan* for the purpose of converting two (2) single-family homes into *Offices* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1203 and 1205 N. Goliad Street [*SH-205*]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are three (3) parcels of land (*i.e. 1207, 1209, & 1211 N. Goliad Street*) developed with single-family homes and zoned Planned Development District 69 (PD-69) for Residential Office (RO) District land uses. Beyond this is a 0.74-acre parcel of land (*i.e. 1213 N. Goliad Street*) developed with a single-family home that was converted into a commercial property in 2007 (*i.e. State Farm*), and zoned Planned Development 69 District (PD-69) for Residential Office (RO) District land uses. Beyond this are four (4) parcels of land (*i.e. 1213B, 1215, & 1401 N. Goliad Street and 401 Sonoma Drive*) zoned Planned Development 69 District (PD-69)t for Residential Office (RO) District land uses. Beyond this is Sonoma Drive, 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 is one (1), 1.237-acre parcel of land (*i.e. 1201 N. Goliad Street*) developed with a single-family home, which has been converted into a commercial property, and is zoned Planned Development District 69 (PD-69) for Residential Office (RO) District land uses. Beyond this is one (1), vacant parcel of land used as green space for the Lakeview Summit Homeowners Association (HOA), that is zoned Single Family 10 (SF-10) District. Beyond this is Los Altos Drive, 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.

East: Directly east of the subject property is N. Goliad Street, which is identified as a M4D (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is one (1), 3.133-acre vacant parcel of land (*i.e. Common Area, Caruth Lakes Phase I*) used as green space for Caruth Ridge Estates Homeowners Association (HOA) and zoned Planned Development District 5 (PD-5) for open space/public park land uses. Beyond this is the rest of Caruth Lakes Subdivision, which is zoned Planned Development District 5 (PD-5).

West: Directly west of the subject property is Phase I of the Lakeview Summit subdivision, which consists of 104 single-family homes and was established on October 19, 2000. Beyond this is Phase IA of the Lakeview Summit subdivision, which consists of 156 single-family homes and was established on February 22, 2001.

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 Planned Development District 69 (PD-69). The submitted site plan generally conforms to the technical requirements contained within the Unified Development Code (UDC) for a property located within Planned Development District 69 (PD-69) and a Residential Office (RO) District. A summary of the density and dimensional requirements for the subject property are as follows:

Ordinance Provisions	*Zoning District Standards*	*1203 N Goliad Conformance to the Standards*	*1205 N Goliad Conformance to the Standards*
Minimum Lot Area	*6,000 SF*	*X= 0.805-Acres; In Conformance*	*X= 0.788-Acres ; In Conformance*
Minimum Lot Frontage	*60-Feet*	*X= 100-feet; In Conformance*	*X= 100-feet; In Conformance*
Minimum Lot Depth	*100-Feet*	*X=387-feet; In Conformance*	*X=363-feet; In Conformance*
Minimum Front Yard Setback	*25-Feet*	*X=56-feet; In Conformance*	*X=62-feet; In Conformance*
Minimum Rear Yard Setback	*30-Feet*	*X=170-feet; In Conformance*	*X=159-feet; In Conformance*
Minimum Side Yard Setback	*10-Feet*	*X=5-feet, 10-inches; Legally Non-Conforming*	*X=6.5-feet; Legally Non-Conforming*
Maximum Building Height	*36-Feet*	*X<36-feet; In Conformance*	*X<36-feet; In Conformance*
Max Building/Lot Coverage	*40%*	*X=7%; In Conformance*	*X=7%; In Conformance*
Minimum Number of Parking Spaces	*1 Parking Space/300 SF (6 Required)*	*X=8; In Conformance*	*X=11; In Conformance*
Minimum Landscaping Percentage	*30%*	*X>30.00%; In Conformance*	*X>30.00%; In Conformance*
Maximum Impervious Coverage	*75-80%*	*X<75%; In Conformance*	*X<75%; In Conformance*

TREESCAPE PLAN

The landscape plan provided by the applicant indicates that a 24-inch caliper Elm tree will be removed from the subject property as a result of the proposed development. The landscape plan also indicates that: [*1*] one (1), 38-inch caliper Oak tree will be saved, [*2*] one (1), 35-inch caliper Live Oak tree will be saved, and [*3*] one (1), 30-inch caliper Live Oak tree will be saved. According to Section 05, *Tree Mitigation Requirements*, of Article 08, *Landscape and Screening Standards*, of the Unified Development Code (UDC), "(f)or each saved oak, pecan or elm tree(s) 25-inches DBH or greater the mitigation balance can be reduced on an inch-for-inch basis for up to 20% of the total mitigation balance (*i.e. total mitigation balance × 20% = total eligible tree preservation credit*)". For this property, the tree mitigation balance can be reduced by 4.8 inches (*i.e. 24 x 20% = 4.8*). The total tree mitigation as presented will be 19.2 caliper inches (*i.e. 24 caliper inches removed - 4.8 caliper inches preserved = 19.2 caliper inches*). The landscape plan provided by the applicant indicates that four (4), four (4) inch

caliper trees will be planted (*i.e. 20 caliper inches of trees*). Given this, the proposed landscape plan satisfies the mitigation balance.

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 convert two (2) existing single-family homes into two (2) *Office Buildings*, which are 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 Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the *North Lakeshore District* and is designated for *Live/Work* land uses. The *North Lakeshore District* is "… an established district that is significantly developed with medium density, suburban housing …" and "… it is not anticipated that this district's development patterns will drastically change moving forward". The *Live/Work* designation in this district is "… intended to provide a low intensity transition from residential properties to N. Goliad Street [*SH-205*]." In this case, the applicant is proposing two (2) *Office Buildings* that adaptively reuse the existing single-family homes and provide a buffer between the current suburban residential areas and N. Goliad Street [*SH-205*]. Based on this the applicant's proposal appears to conform to the goals and policies of the Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On March 28, 2023, the Architecture Review Board reviewed the proposed building elevations provided by the applicant on March 17, 2023 and made a motion to recommend approval of the building elevations with the suggestion that the applicant paint 1205 N Goliad a cohesive neutral color to match the district. The motion passed with a vote of 5-0, with Board Members Lefere and Meyrat absent.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for the establishment of two (2) *Office Buildings* on the *subject property*, then staff would propose the following conditions of approval:

(1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.

(2) The existing accessory buildings will need to be removed from the subject property prior to the issuance of a Certificate of Occupancy (CO).

(3) 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. SP2023-010

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	1203 & 1205 Goliad				
SUBDIVISION	Green Valley Subd	LOT	1, 2	BLOCK	
GENERAL LOCATION					

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	RO	CURRENT USE	OFFICE		
PROPOSED ZONING	No change	PROPOSED USE	OFFICE		
ACREAGE	1.6	LOTS [CURRENT]		LOTS [PROPOSED]	

☐ ***SITE PLANS AND PLATS:*** *BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.*

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

☐ OWNER	Howard Barrett	☐ APPLICANT	Douphrate & Assoc. Inc.
CONTACT PERSON		CONTACT PERSON	Dub Douphrate
ADDRESS	1203 Goliad	ADDRESS	2235 Ridge Rd
CITY, STATE & ZIP	Rockwall, TX 75087	CITY, STATE & ZIP	Rockwall, TX 75087
PHONE	972 722 8292	PHONE	9727422210
E-MAIL		E-MAIL	wldouphrate@douphrate.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Howard Barrett [*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 $ 282.00 *TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE* 16th *DAY OF* MARCH, 2023 *BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."*

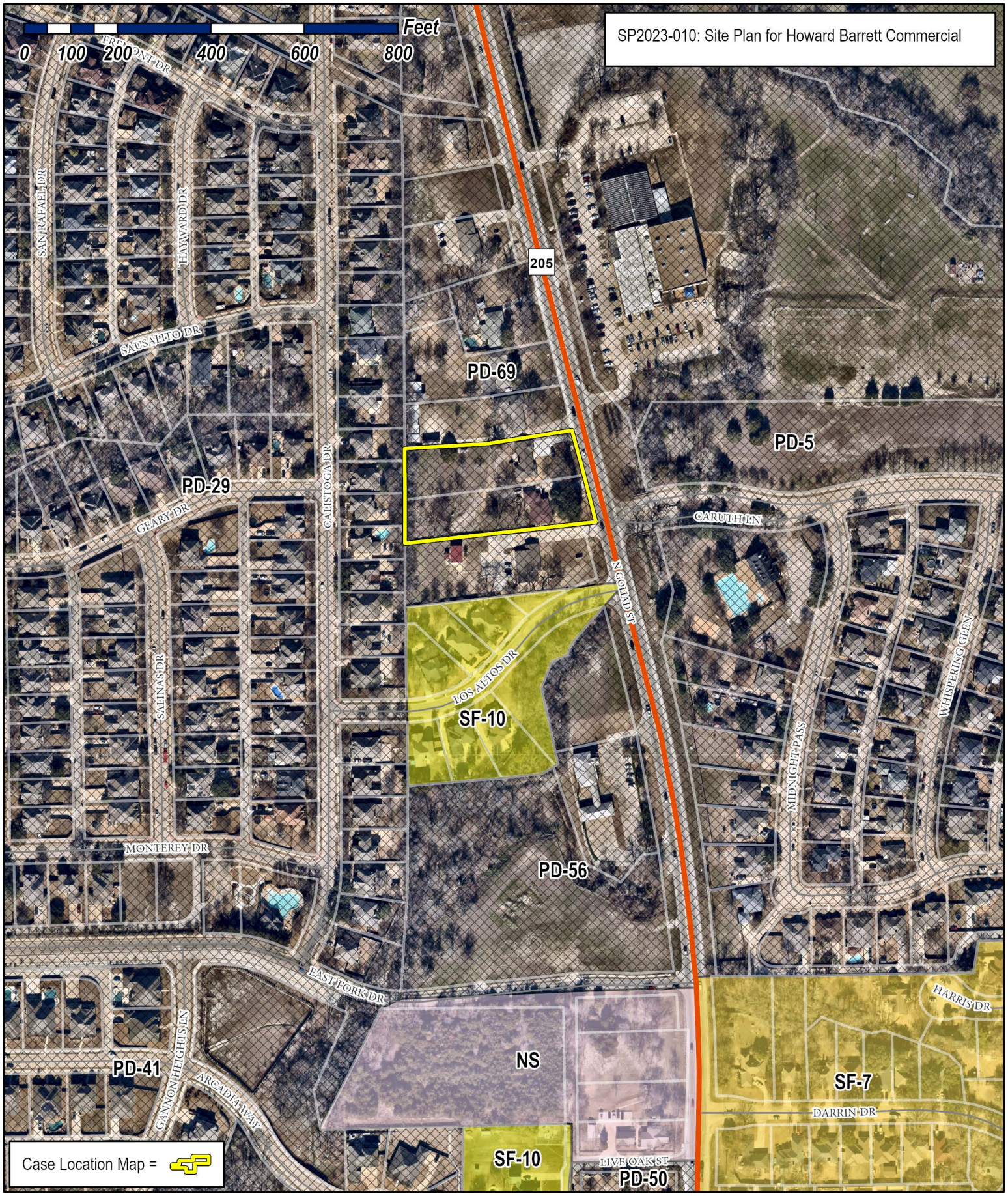
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th *DAY OF* March, 2023

OWNER'S SIGNATURE Barrett

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Kristy Deanne Teague

KRISTY DEANNE TEAGUE
Notary Public, State of Texas
Comm. Expires 05-13-2024
NOTARY ID 12650443-3

MY COMMISSION EXPIRES



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.

11

DRAINAGE ESM'T

12

LAKEVIEW SUMMIT, PHASE ONE
CABINET D, SLIDE 135
P.R.R.C.T.

13

BLOCK C
14

15

16

GRAPHIC SCALE

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

MAGNETIC

LOT 3
GREEN VALLEY SUBDIVISION
CAB. A, SLIDE 78
P.R.R.C.T.

EVELYN WAY SMITH, TRUSTEE OF
EVELYN WAY SMITH IRREVOCABLE TRUST

10' CROSS ACCESS EASEMENT

EXISTING STRUCTURE TO REMAIN

64'X15' NO PARKING ZONE TO BE STRIPED AND SIGNED

FL 24" RCP 476.17

24" RCP

N. GOLIAD

CONC. DRIVE

POINT OF BEGINNING

1/2" IRF

CORNER RED

150.76'

N81°23'19"E

EX 20" SYCAMORE

185.37'

N85°53'09"E

5/8" IRF

3/4" IRF

EX CONC. DRIVE TO BE REMOVED

EX CONC. WALKWAY TO REMAIN

S14°13'55"E

FL 24" RCP 476.42

1205 MAILBOX

EX 3" PINE TO BE REMOVED

SHED

EX 12"/10"/6" CEDARS

AUTUMN RED MAPLE

EX 24" ELM TO BE REMOVED

5' ADA SIDEWALK

EX STONE PATIO

WM

ICV

SSMH

YAUPON HOLLY

100.00'

OHPL

S.H. 205

EDGE OF ASPHALT

GATE

EX 2-8" ELMS

"EX 2-8" ELMS

20'

24'

20'

24' CROSS ACCESS ESMT

LOT 2
GREEN VALLEY SUBDIVISION
CAB. A, SLIDE 78
P.R.R.C.T.
ONE STORY BRICK
RESIDENCE
1205 N. GOLIAD
FIN. FLOOR 488.34

A/C PAD

SHAUNTING MAPLE

GAS METER

EX 38" OAK

EX 11" CYPRESS

FL 24" RCP 476.43

1203 MAILBOX

1/2" IRF

N81°29'02"E

150.89'

EX CONC. DRIVE TO BE REMOVED

1/2" IRF

EX 32" ELM

5' CLF

209.28'

N85°28'26"E

EX 6" ELM EX 9" ELM EX 9" ELM EX 14" ELM

EX. CONC. TO REMAIN AS PATIO AREA

LAMP

60' BL

EX 3" CEDAR

YAUPON HOLLY

FL 24" RCP 477.05

EX. WOOD DECK TO BE REMOVED

9'

9'

20' SANITARY SEWER ESMT

S14°13'55"E

98.62'

120' ROW

EDGE OF ASPHALT

TEXAS RED BUD

CONC. PAD

EX 23" PEAR

BIRD HOUSE POLE

BRICK PIT

CONC. PATIO

EX 35" LIVE OAK

EX 30" LIVE OAK

EX COVERED CONC. TO BE REMOVED

20'

20'

5' ADA SIDEWALK

LOT 1
GREEN VALLEY SUBDIVISION
CAB. A, SLIDE 78
P.R.R.C.T.
ONE STORY BRICK
RESIDENCE
1203 N. GOLIAD
FIN. FLOOR 488.49

FLUME

ESCO

SHAUNTING MAPLE

EX 9" CYPRESS

VAULT & COM PED.

GAS METER

1/2" IRF

FL 24" RCP 477.31

24" RCP

WELL HOUSE

LIVE OAK

EX8" ELM

CONNECT TO EX ACCESS DRIVE AND EXTEND 24' FIRE LANE THROUGH 1203 & 1205

EX 29" ELM

EX 40" ELM

383.75'

6" WF

CURB & GUTTER

FIRELANE STRIP ON FACE OF CURB

CONC. DRIVE

FIRELANE

FL 24" RCP 477.55

AUTUMN RED MAPLE

EX 21" ELM

EX 21" ELM

6" WF

5/8" IRF

S83°31'27"W
BEARING CONTROL LINE

CURB & GUTTER

LIVAY, LLC
INST. No. 20160000014086
O.P.R.R.C.T.

EXISTING STRUCTURE TO REMAIN

NWF

99.92'

N00°23'12"W

100.02'

N00°27'07"W

1" IRF

EXISTING DRIVE TO BE REMOVED TO N GOLIAD ROADWAY WITH NEW CURB INSTALLED, REMOVE CULVERT, RELOCATE HEADWALL

EXISTING DRIVE TO BE REMOVED TO N GOLIAD ROADWAY WITH NEW CURB INSTALLED, REMOVE CULVERT,

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

STORMWATER DETENTION TO BE CONTAINED WITHIN PROPOSED PARKING IN REAR BOTH LOTS 1203 & 1205

ALL ACCESSORY STRUCTURES TO BE REMOVED

LOCATION MAP
NTS



NOTES:
1. PARKING SPACES ARE 9'X20'
2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH 3-5 GAL TEXAS SAGE BUSHES
3. SCREEN PARKING FRONTAGE WITH A MIXTURE OF 7 GAL TEXAS SAGE DESPERADO & 5 GAL WAX LEAF LIGUSTRUM BUSHES, 2 PER SPACE
4. LANDSCAPE EACH BLDG FRONTAGE & SIDES WITH MIXTURE OF 16-5 GAL EASTERN RED CEDAR AND VITEX CASTUS PLANTS
5. ALL MUTUAL ACCESS EASEMENTS TO BE PAVED PER CITY OF ROCKWALL STANDARDS OF DESIGN
6. ALL SHRUBS SHALL BE A 5 GAL MINIMUM IN SIZE.
7. 2 ACCENT TREES TO BE PLANTED WITHIN THE 20' LANDSCAPE BUFFER ON EACH LOT A TOTAL OF 2-SHAUNTING MAPLE & 2- YAUPON HOLLY
8. A TOTAL OF 5- 4" CANOPY TREES SHALL BE PLANTED IN THE REAR OF THE LOTS. THE 5-4" CANOPY TREES WILL BE A MIXTURE OF LIVE OAK , TEXAS RED BUD , AND AUTUMN BLAZE RED MAPLE

SHRUBS

WAX LEAF PRIVET LIGUSTRUM (PL)

TEXAS SAGE DESPARADO (SD)

TREES

CANOPY: 4" LIVE OAK , TEXAS RED BUD, OR AUTUMN BLAZE RED MAPLE

ACCENT: SHAUNTING MAPLE , OR YAUPON HOLLY

SITE DATA SUMMARY:
NAME OF FINAL PLAT: GREEN VALLEY SUBD LOT 1
ZONING: RO (RESIDENTIAL OFFICE DISTRICT)
PROPOSED USE: BUSINESS OFFICE
EXIST BUILDING SQUARE FOOTAGE: 1203 GOIAD-2361 SF, 1205 GOLIAD-2324 SF
PROPOSED BUILDING EXPANSION SQUARE FOOTAGE NONE
TOTAL LOT AREA : 1203 GOLIAD 35,537 SF +1205 GOLIAD 34,337 SF= 69,874 SF= 1.60 AC
BUILDING HEIGHT: 28 FT
LOT BLDG COVERAGE: 1203 GOLIAD 6.6% 1205 GOLIAD 6.8%
PARKING SPACES REQUIRED BOTH 1203 & 1205: 1 SPACE/300 SF= 8 EA
HANDICAP PARKING REQUIRED: 1 EA
TOTAL PARKING SPACES PROVIDED: 1203 GOLIAD 8 SPACES , 1205 GOLIAD 11 SPACES
HANDICAP PARKING PROVIDED: 1EA
INTERIOR LANDSCAPING REQUIRED: 20%
INTERIOR LANDSCAPING PROVIDED: 20% 7,000 SF
TOTAL SQUARE FOOTAGE OF IMPERVOUS SURFACE (BLDGS + PARKING/FIRE LANE) =13,818 SF

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. SP2023-010

OWNER
HOWARD BARRETT
1203 GOLIAD
ROCKWALL , TX 75087
972-722-8292

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE, TEXAS P.E. NO. 60102, ON THIS DATE: MARCH 10, 2023

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

SITE & LANDSCAPING PLAN
HOWARD BARRETT COMMERCIAL
1203 & 1205 GOLIAD STREET ROCKWALL TEXAS
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	
W.L.D.	
CHECKED	
W.L.D.	
DRAWN	
SCALE	1"=20' H 1"= V
DATE	MAR 10, 2023
PROJECT	23010 SITE PL
	1.0



















April 12, 2023

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

CC: Howard Barrett
1203 N Goliad
Rockwall, Texas 75087

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

SUBJECT: SP2023-010; *Site Plan for Offices at 1203 & 1205 N Goliad Street*

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 April 11, 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) The existing accessory buildings will need to be removed from the subject property prior to the issuance of a Certificate of Occupancy (CO).

(3) 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 April 11, 2023, the Planning and Zoning Commission approved a motion to approve the *Site Plan* by a vote of 6-0, with Commissioner Womble absent.

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

Sincerely,

Bethany Ross

Bethany Ross, *Planner*
City of Rockwall Planning and Zoning Department

Ross, Bethany

From: Ross, Bethany
Sent: Friday, March 24, 2023 10:23 AM
To: 'wldouphrate@douphrate.com'
Subject: Project Comments SP2023-010: Site Plan for 1203 &1205 N Goliad.
Attachments: Project Comments (03.24.2023).pdf; Engineering Markups (03.21.2023).pdf

Good morning Dub,

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

Planning and Zoning Commission Work Session: March 28, 2023
Planning and Zoning Commission Public Hearing: April 11, 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. Thanks.

Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
City of Rockwall - Planning & Zoning

Ross, Bethany

From: Ross, Bethany
Sent: Wednesday, March 29, 2023 8:17 AM
To: 'wldouphrate@douphrate.com'
Subject: RE: Project Comments SP2023-010: Site Plan for 1203 &1205 N Goliad.

Good morning Dub,

We missed you last night at the meeting. I just wanted to let you know that ARB unanimously approved the two buildings with the suggestion that the applicant paint 1205 N Goliad a cohesive neutral color that matches the district. This case should go on consent next meeting on April 11, 2023 if all comments are addressed.

Please let me know if you have any questions.

Thank you,
Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
City of Rockwall - Planning & Zoning

From: Ross, Bethany
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