



**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 \_\_\_\_\_ LOT \_\_\_\_\_ BLOCK \_\_\_\_\_

GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING \_\_\_\_\_ CURRENT USE \_\_\_\_\_

PROPOSED ZONING \_\_\_\_\_ PROPOSED USE \_\_\_\_\_

ACREAGE \_\_\_\_\_ 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 Pregnancy Resource Center of Lake Ray Hubbard  APPLICANT \_\_\_\_\_

CONTACT PERSON Joanne Vuckovic CONTACT PERSON \_\_\_\_\_

ADDRESS 1010 Ridge Rd. ADDRESS \_\_\_\_\_

CITY, STATE & ZIP Rockwall Tx 75087 CITY, STATE & ZIP \_\_\_\_\_

PHONE 972-772-8292 PHONE \_\_\_\_\_

E-MAIL joanne@younpre.org E-MAIL \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

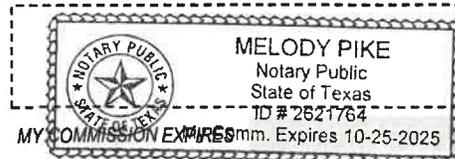
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Joanne Vuckovic [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 100 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF October, 2024. 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 17th DAY OF October, 2024.

OWNER'S SIGNATURE Joanne Vuckovic

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Melody Pike



**ISSUES**

| NO. | DATE     | DESCRIPTION      |
|-----|----------|------------------|
| A   | 10/30/23 | ISSUE FOR PERMIT |

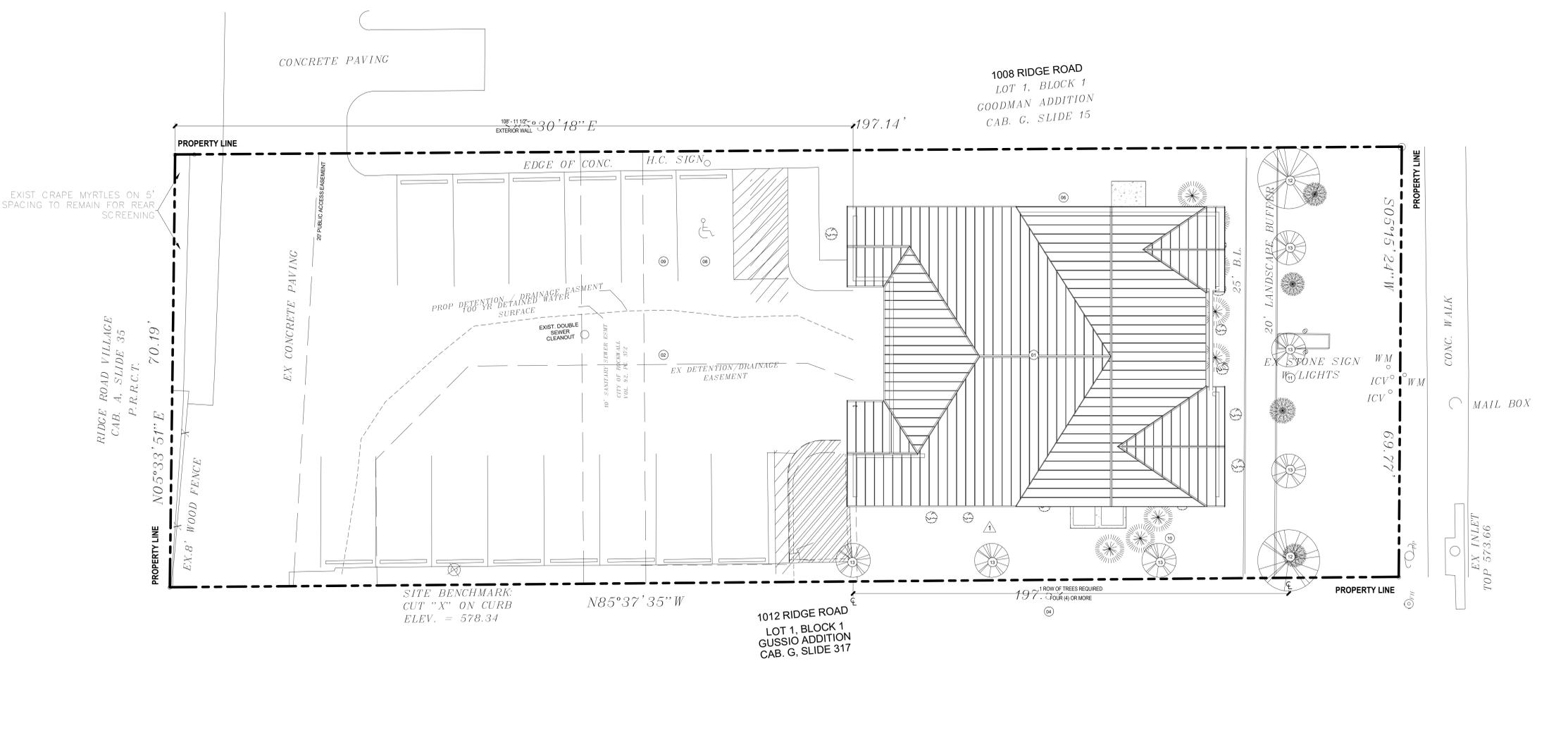
**REVISION**

| NO. | DATE     | DESCRIPTION |
|-----|----------|-------------|
| 1   | 06/04/24 | ADDENDUM 01 |

This Document was produced by or under the direct supervision of **Registered Architect BLAKE AARON**. This document is incomplete and may not be used for regulatory approval, permit or construction. Date of issue: 06/04/2024

**RPRC ADDITION**

1010 RIDGE ROAD  
ROCKWALL, TEXAS 75087



01 SITE PLAN - PROPOSED  
1/8" = 1'-0"

- GENERAL NOTES**
- A. REF: G0-SERIES FOR LEGENDS, SYMBOLS AND ABBREVIATIONS
  - B. REF: A0-SERIES FOR TYPICAL DEVICE MOUNTING LOCATIONS AND TYPICAL ACCESSIBILITY DIAGRAMS
  - C. REF: A6-SERIES FOR DOOR, WINDOW, FINISH, FIXTURE AND EQUIPMENT SCHEDULES
  - D. REF: G-SERIES FOR PROJECT RELATED GENERAL NOTES

- SHEET NOTES**
- 01 EXISTING BUILDING TO BE RENOVATED; REFER TO ARCHITECTURAL DRAWINGS FOR SCOPE OF WORK
  - 02 EXISTING PARKING AREA; REFER TO CIVIL DRAWINGS FOR SCOPE OF WORK
  - 04 REQUIRED LANDSCAPE PER THE CITY OF ROCKWALL SCENIC OVERLAY DISTRICT; REFER ARTICLE
  - 06 PROPOSED OUTDOOR PAVERS; REFER ARCHITECTURAL DRAWINGS
  - 08 PROPOSED ADA PARKING LOCATION; REFER CIVIL DRAWINGS
  - 09 PROPOSED TYPICAL PARKING STALL; REFER CIVIL DRAWINGS

- 10 PROPOSED LANDSCAPE SCREEN PER AHJ REQUIREMENTS; LANDSCAPE BY OWNER
- 11 REQUIRED LANDSCAPE BUFFER PER CITY OF ROCKWALL; REFER TO APPENDIX C
- 12 REQUIRED CANOPY TREE PER CITY OF ROCKWALL; REFER TO SUBSECTION 05.01 OF ARTICLE 08
- 13 REQUIRED ACCENT TREE PER CITY OF ROCKWALL; REFER TO SUBSECTION 05.01 OF ARTICLE 08

**LEGEND**

|  |  |
|--|--|
|  |  |
|  |  |
|  |  |

**SITE PLAN**

**JOB** 23.014

**DATE** 06/04/2024

**G1.000**





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

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## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1010 Ridge Rd.

SUBDIVISION \_\_\_\_\_

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING \_\_\_\_\_

CURRENT USE \_\_\_\_\_

PROPOSED ZONING \_\_\_\_\_

PROPOSED USE \_\_\_\_\_

ACREAGE \_\_\_\_\_

LOTS [CURRENT] \_\_\_\_\_

LOTS [PROPOSED] \_\_\_\_\_

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OWNER

Pregnancy Resource Center of Lake Ray Hubbard

APPLICANT

CONTACT PERSON

Joanne Vuckovic

CONTACT PERSON

ADDRESS

1010 Ridge Rd.

ADDRESS

CITY, STATE & ZIP

Rockwall Tx 75087

CITY, STATE & ZIP

PHONE

972-772-8292

PHONE

E-MAIL

joanne@younpre.org

E-MAIL

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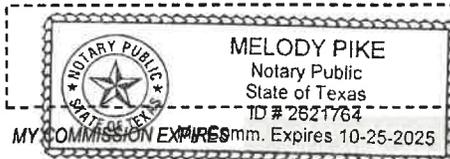
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF October, 2024.

OWNER'S SIGNATURE

Joanne Vuckovic

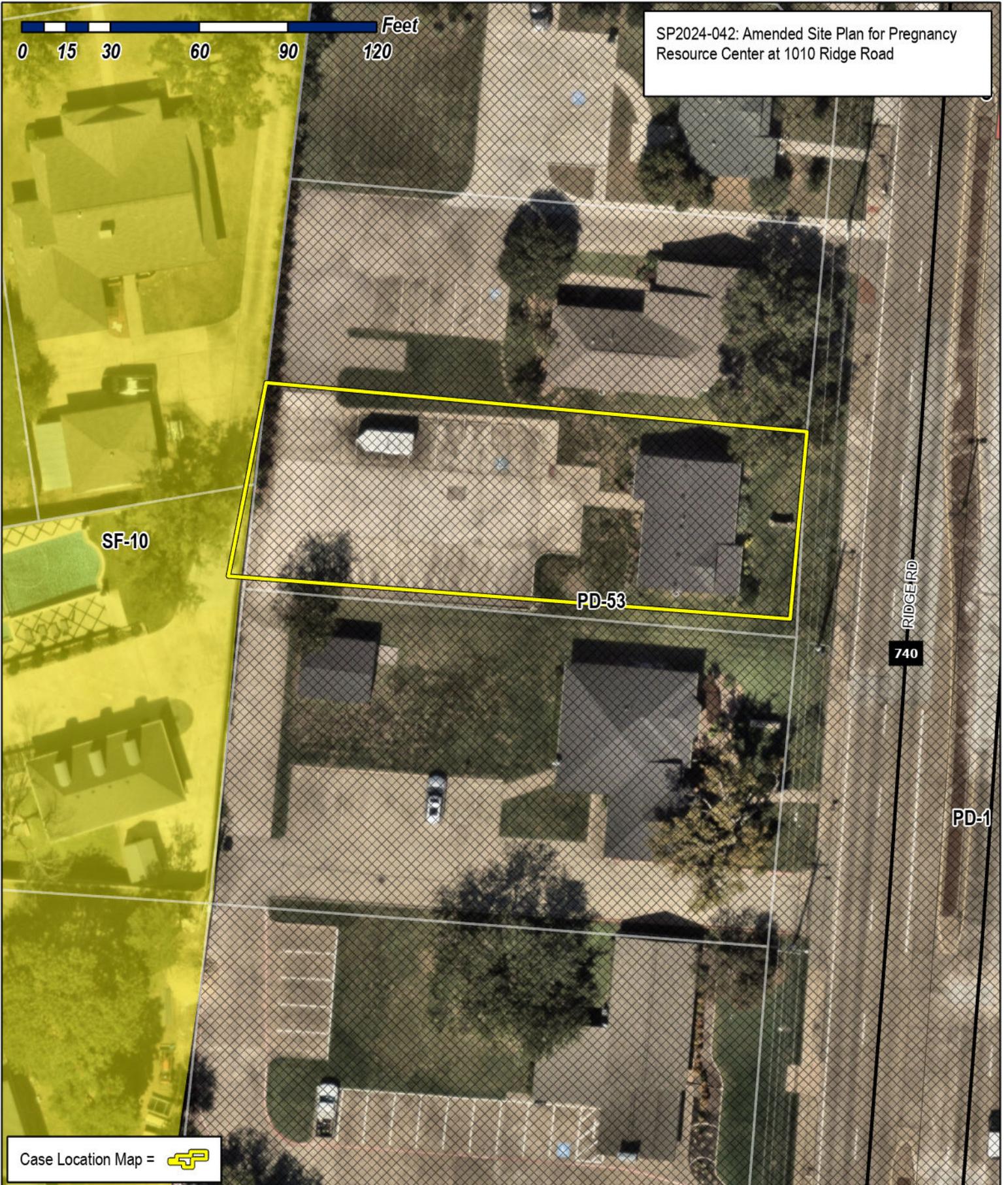
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Melody Pike





SP2024-042: Amended Site Plan for Pregnancy Resource Center at 1010 Ridge Road



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.





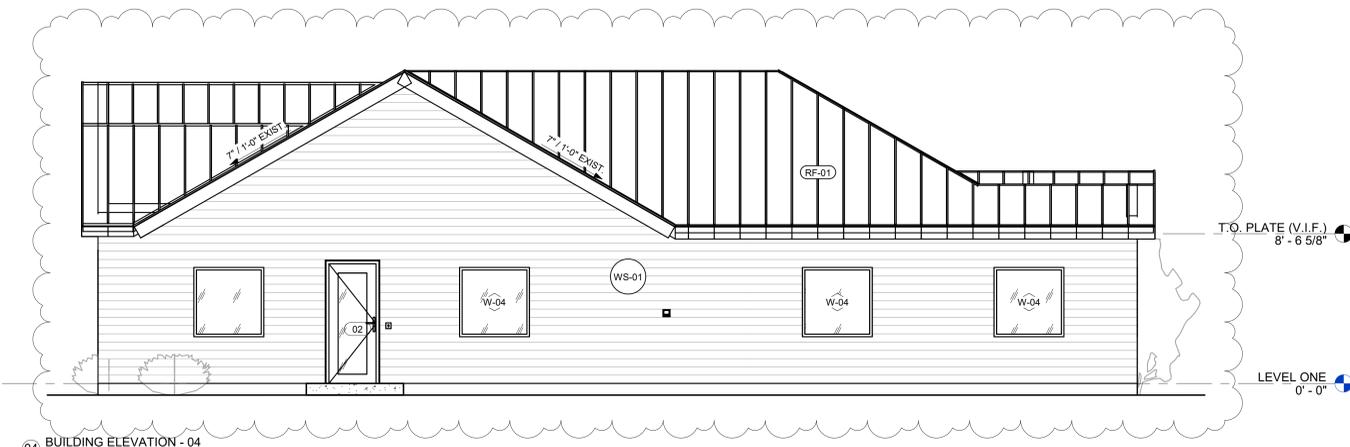
**ISSUES**

| NO. | DATE     | DESCRIPTION      |
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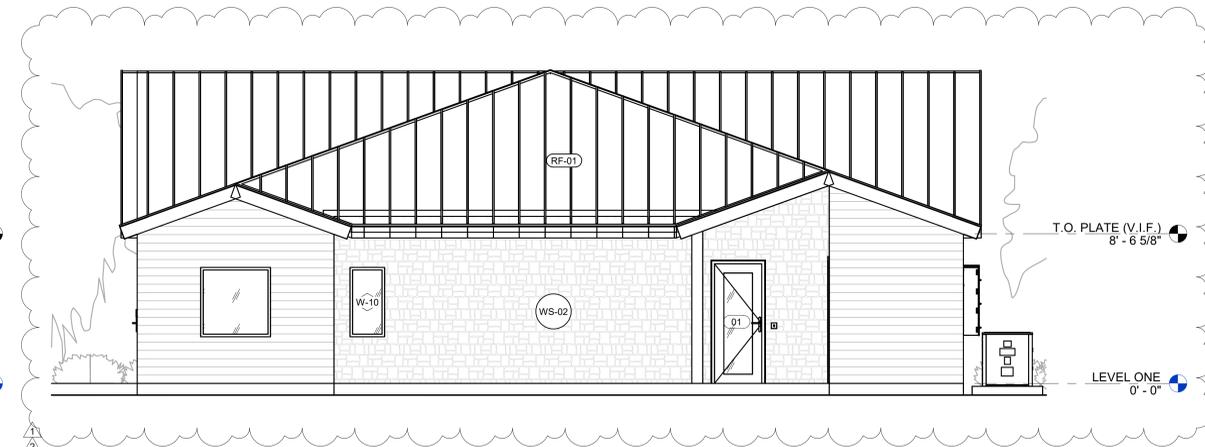
**REVISION**

| NO. | DATE     | DESCRIPTION            |
|-----|----------|------------------------|
| 1   | 06/04/24 | ADDENDUM 01            |
| 2   | TBD      | ISSUE FOR CONSTRUCTION |

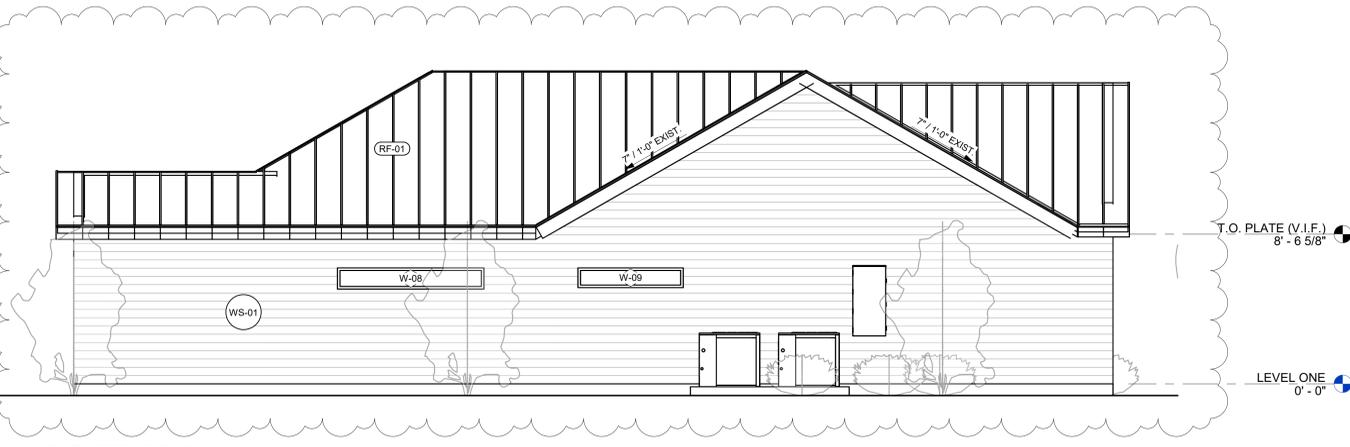
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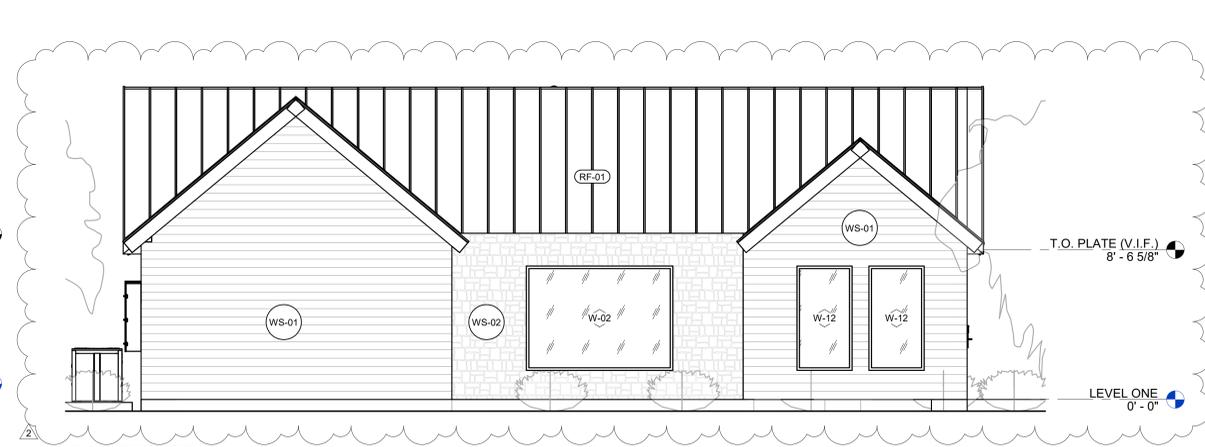
04 BUILDING ELEVATION - 04  
1/4" = 1'-0"



02 BUILDING ELEVATION - 02  
1/4" = 1'-0"



03 BUILDING ELEVATION 03  
1/4" = 1'-0"



01 BUILDING ELEVATION - 01  
1/4" = 1'-0"



**GENERAL NOTES**

- A. REF: G0-SERIES FOR LEGENDS, SYMBOLS AND ABBREVIATIONS
- B. REF: A0-SERIES FOR FOR TYPICAL DEVICE MOUNTING LOCATIONS AND TYPICAL ACCESSIBILITY DIAGRAM
- C. REF: A6-SERIES FOR DOOR, WINDOW, FINISH, FIXTURE AND EQUIPMENT SCHEDULES
- D. REF: G SERIES FOR PROJECT RELATED GENERAL NOTES

**SHEET NOTES**

**LEGEND**

- EXISTING
- NEW CONSTRUCTION

**BUILDING ELEVATIONS**

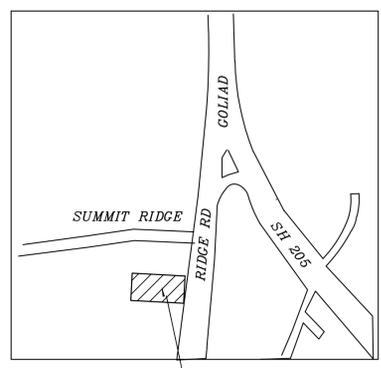
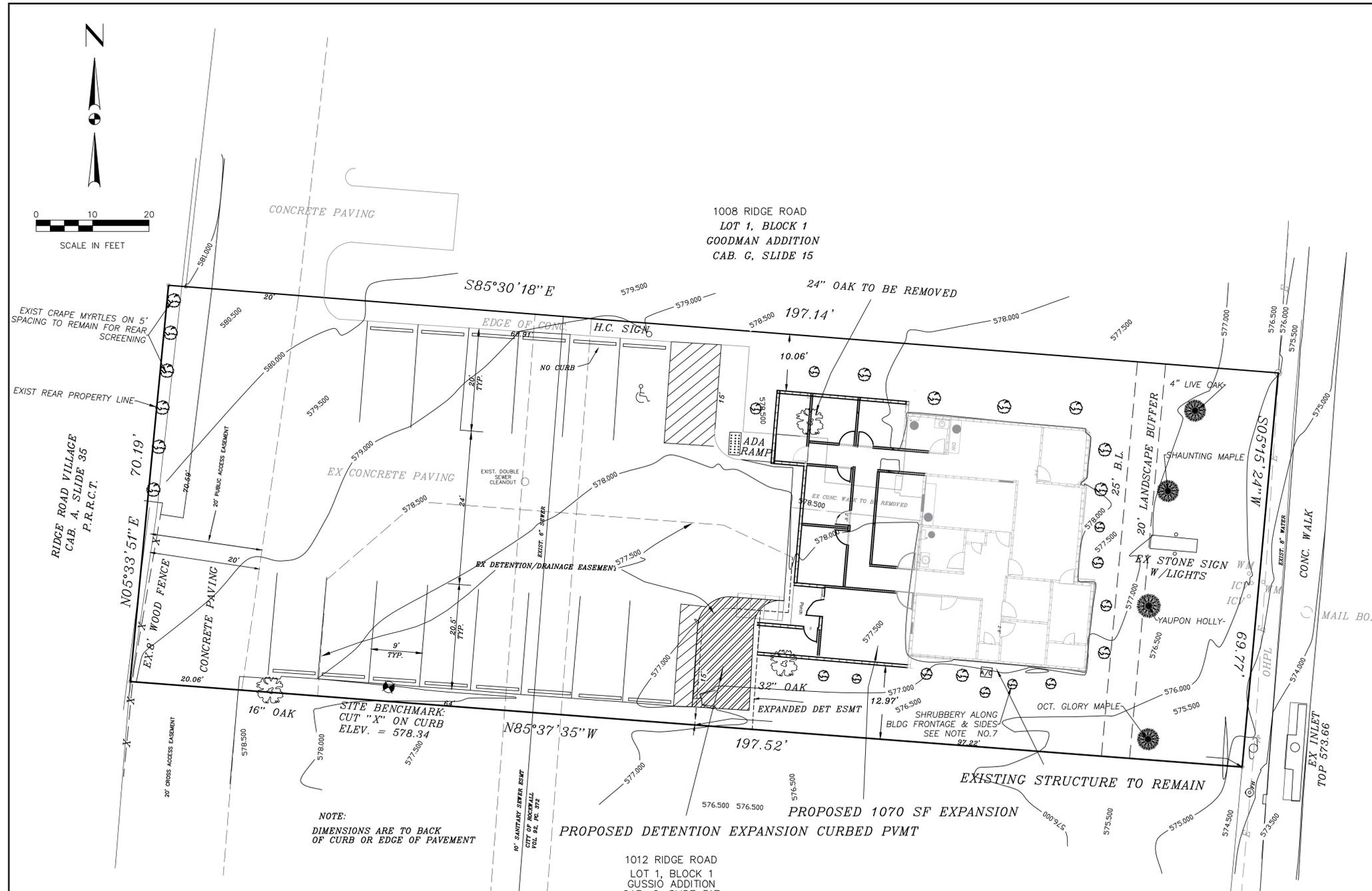
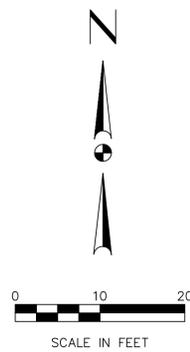
**JOB** 23.014

**DATE** 06/04/2024

**A2.101**

**RPRC ADDITION**

1010 RIDGE ROAD  
ROCKWALL, TEXAS 75087



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 WAS ISSUED BY THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS OF THE STATE OF TEXAS, 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 | W.L.D.               |
| CHECKED  |                      |
| DRAWN    | GCW.                 |
| SCALE    | 1"=10' H<br>1"=10' V |
| DATE     | JUNE 16, 2015        |
| PROJECT  | 22029                |
|          | 1                    |







# PROJECT COMMENTS



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

DATE: 10/24/2024

PROJECT NUMBER: SP2024-042  
PROJECT NAME: Amended Site Plan for 1010 Ridge Road  
SITE ADDRESS/LOCATIONS: 1010 RIDGE RD

CASE CAPTION: Discuss and consider a request by Joanne Vuckovic on behalf of the Pregnancy Resource Center of Lake Ray Hubbard for the approval of an Amended Site Plan for an existing Medical Office Building on a 0.32-acre parcel of land identified as Lot 1, Block A, Pregnancy Resource Center 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   | Angelica Guevara | 10/24/2024     | Approved w/ Comments |

10/24/2024: SP2024-042; Amended Site Plan for 1010 Ridge Road (Pregnancy Resource Center)  
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 existing Medical Office Building on a 0.32-acre parcel of land identified as Lot 1, Block A, Pregnancy Resource Center 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.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email [aguevara@rockwall.com](mailto:aguevara@rockwall.com).

M.3 For reference, include the case number (SP2024-042) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC).

M.4 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans (i.e. Site Plan and Building Elevations). (Subsection 03.04. A, of Article 11, UDC)

#### APPROVED:

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

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

\_\_\_\_\_  
Director of Planning and Zoning

M.5 Please provide a Site Data Table listing the following: square footage of the building, building height, and the parking requirements).

M.6 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) All ground mounted utility equipment shall be screened with 5-gallon evergreen shrubs. (Subsection 01.05, C. of Article 05)
- 3) All shrubs shall be a 5-gallon minimum. (Appendix C)
- 4) The landscape buffer must have 2, 4-inch caliper, canopy trees and 4, 4-foot accent trees per 100-linear feet. In this case, there must be 2 canopy and 3 accent trees. (Subsection 05.01, of Article 08)

**M.7 Building Elevations**

- 1) Please indicate the proposed building materials on the proposed building. (Subsection 04.01, of Article 05)
- 2) Please indicate the roof pitch. In this case, the minimum roof pitch for commercial buildings is 6:12.
- 3) Please indicate the roof material and color being used on the building. The building elevations indicate a standing seam roof. Please specify if this is the case.
- 4) Please indicate the building height. (Subsection 07.03, of Article 05)

**M.8** Please provide a Material Sample Board if walls are being removed.

**I.9** Please note that failure to address all comments provided by staff by 3:00 PM on November 5, 2024 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

**I.10** Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on November 5, 2024; 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 November 12, 2024 Planning & Zoning Meeting.

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

- 1) Planning & Zoning Work Session meeting will be held on October 29, 2024.
- 2) Planning & Zoning Meeting/Public Hearing meeting will be held on November 12, 2024.

**I.12** All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). Please note that a representative(s) is required to 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 | Madelyn Price   | 10/23/2024     | Approved          |
| No Comments |                 |                |                   |
| DEPARTMENT  | REVIEWER        | DATE OF REVIEW | STATUS OF PROJECT |
| BUILDING    | Craig Foshee    | 10/24/2024     | Approved          |
| No Comments |                 |                |                   |
| DEPARTMENT  | REVIEWER        | DATE OF REVIEW | STATUS OF PROJECT |
| FIRE        | Ariana Kistner  | 10/22/2024     | Approved          |
| No Comments |                 |                |                   |
| DEPARTMENT  | REVIEWER        | DATE OF REVIEW | STATUS OF PROJECT |
| GIS         | Lance Singleton | 10/21/2024     | Approved          |
| No Comments |                 |                |                   |
| DEPARTMENT  | REVIEWER        | DATE OF REVIEW | STATUS OF PROJECT |
| POLICE      | Chris Cleveland | 10/21/2024     | Approved          |

No Comments

| DEPARTMENT | REVIEWER     | DATE OF REVIEW | STATUS OF PROJECT    |
|------------|--------------|----------------|----------------------|
| PARKS      | Travis Sales | 10/22/2024     | Approved w/ Comments |

- 10/22/2024: 1. Please provide landscape / tree scape plan  
2. Please provide tree mitigation showing mitigation for the tree removals



# 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 \_\_\_\_\_ LOT \_\_\_\_\_ BLOCK \_\_\_\_\_

GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING \_\_\_\_\_ CURRENT USE \_\_\_\_\_

PROPOSED ZONING \_\_\_\_\_ PROPOSED USE \_\_\_\_\_

ACREAGE \_\_\_\_\_ 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 Pregnancy Resource Center of Lake Ray Hubbard  APPLICANT \_\_\_\_\_

CONTACT PERSON Joanne Vuckovic CONTACT PERSON \_\_\_\_\_

ADDRESS 1010 Ridge Rd. ADDRESS \_\_\_\_\_

CITY, STATE & ZIP Rockwall Tx 75087 CITY, STATE & ZIP \_\_\_\_\_

PHONE 972-772-8292 PHONE \_\_\_\_\_

E-MAIL joanne@younpre.org E-MAIL \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

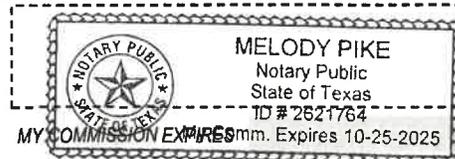
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Joanne Vuckovic [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 100 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF October, 2024. 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 17th DAY OF October, 2024.

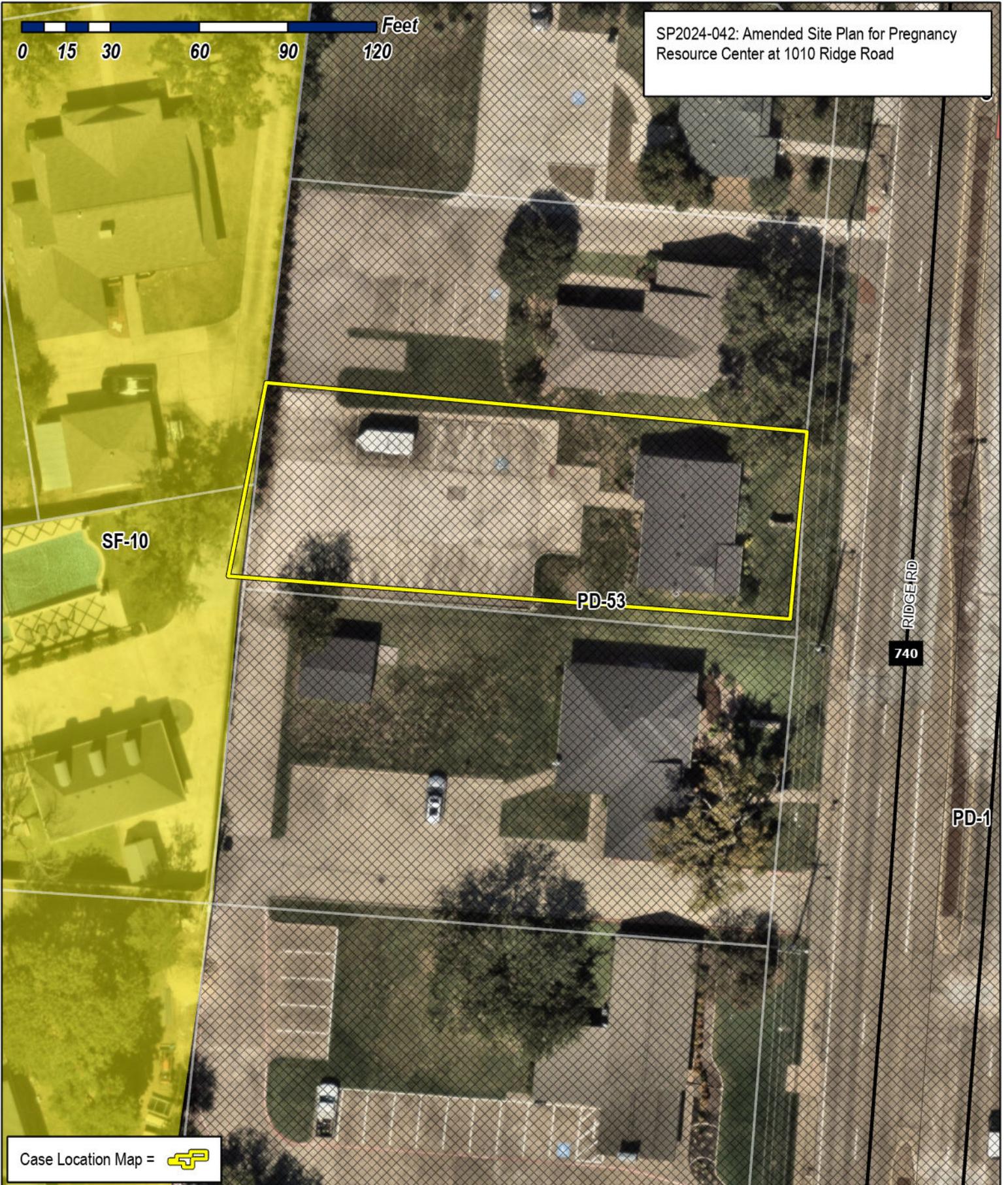
OWNER'S SIGNATURE Joanne Vuckovic

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Melody Pike





SP2024-042: Amended Site Plan for Pregnancy Resource Center at 1010 Ridge Road



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.





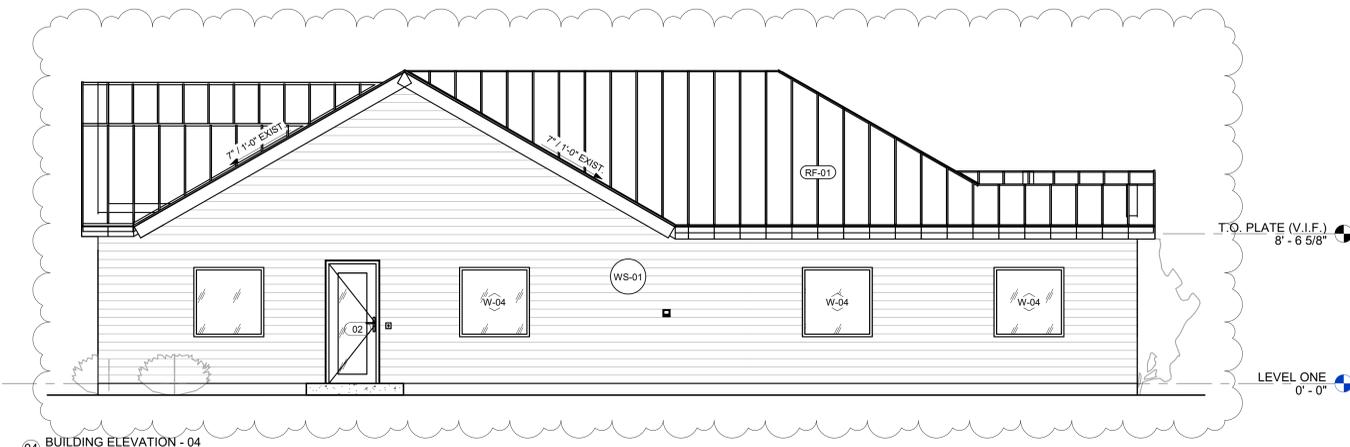
**ISSUES**

| NO. | DATE     | DESCRIPTION      |
|-----|----------|------------------|
| A   | 10/30/23 | ISSUE FOR PERMIT |

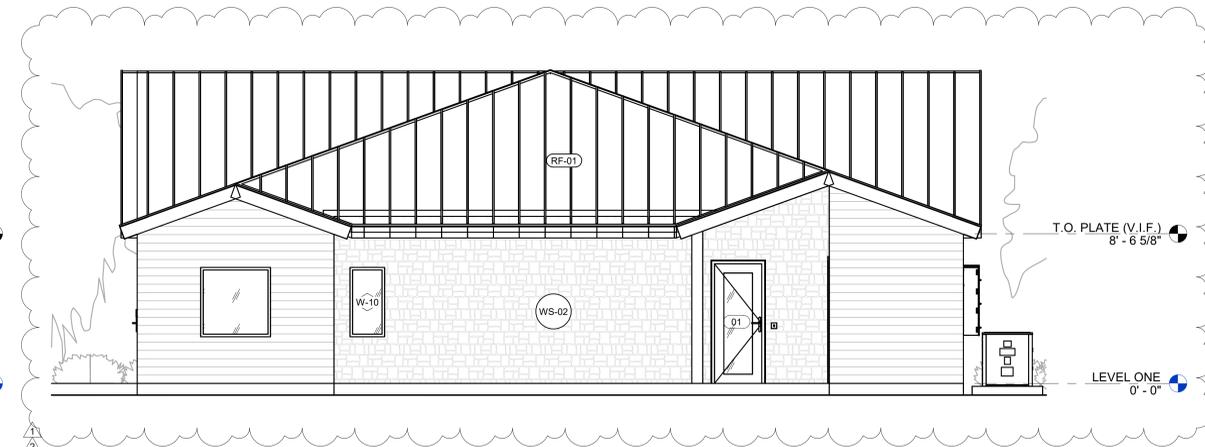
**REVISION**

| NO. | DATE     | DESCRIPTION            |
|-----|----------|------------------------|
| 1   | 06/04/24 | ADDENDUM 01            |
| 2   | TBD      | ISSUE FOR CONSTRUCTION |

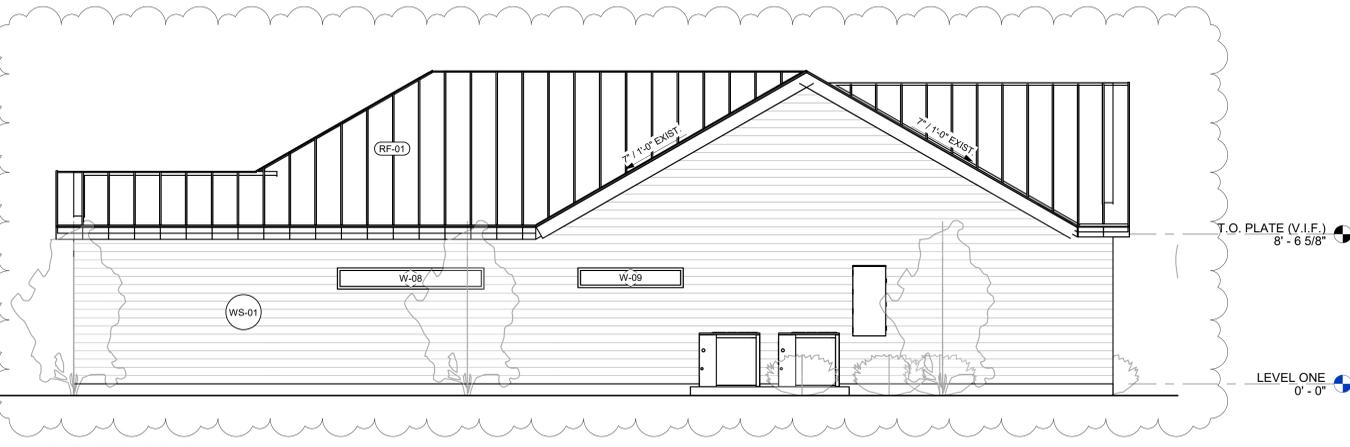
This Document was produced by or under the direct supervision of **Registered Architect BLAKE AARON**. This document is incomplete and may not be used for regulatory approval, permit or construction. Date of issue: 06/04/2024



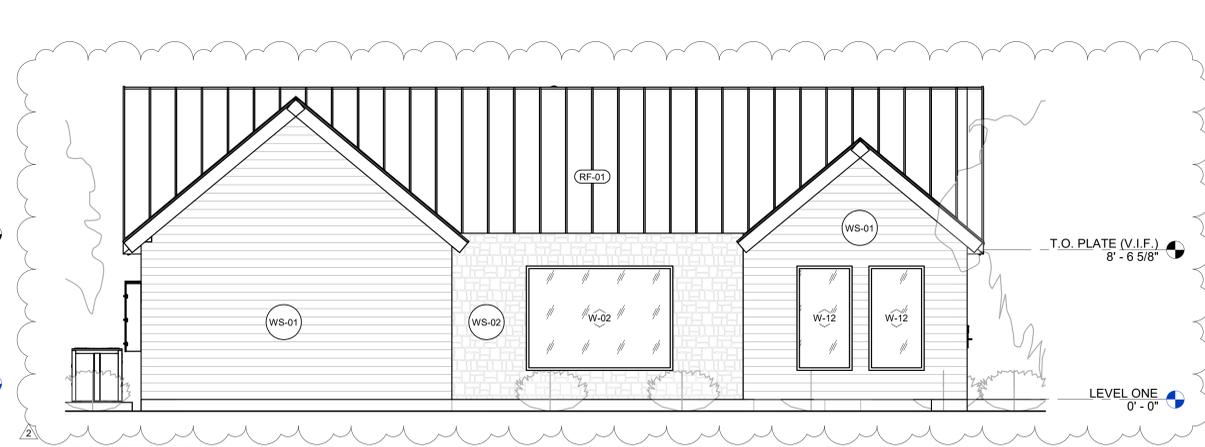
04 BUILDING ELEVATION - 04  
1/4" = 1'-0"



02 BUILDING ELEVATION - 02  
1/4" = 1'-0"



03 BUILDING ELEVATION 03  
1/4" = 1'-0"



01 BUILDING ELEVATION - 01  
1/4" = 1'-0"



**GENERAL NOTES**

- A. REF: G0-SERIES FOR LEGENDS, SYMBOLS AND ABBREVIATIONS
- B. REF: A0-SERIES FOR TYPICAL DEVICE MOUNTING LOCATIONS AND TYPICAL ACCESSIBILITY DIAGRAM
- C. REF: A6-SERIES FOR DOOR, WINDOW, FINISH, FIXTURE AND EQUIPMENT SCHEDULES
- D. REF: G SERIES FOR PROJECT RELATED GENERAL NOTES

**SHEET NOTES**

**LEGEND**

- EXISTING
- NEW CONSTRUCTION

**BUILDING ELEVATIONS**

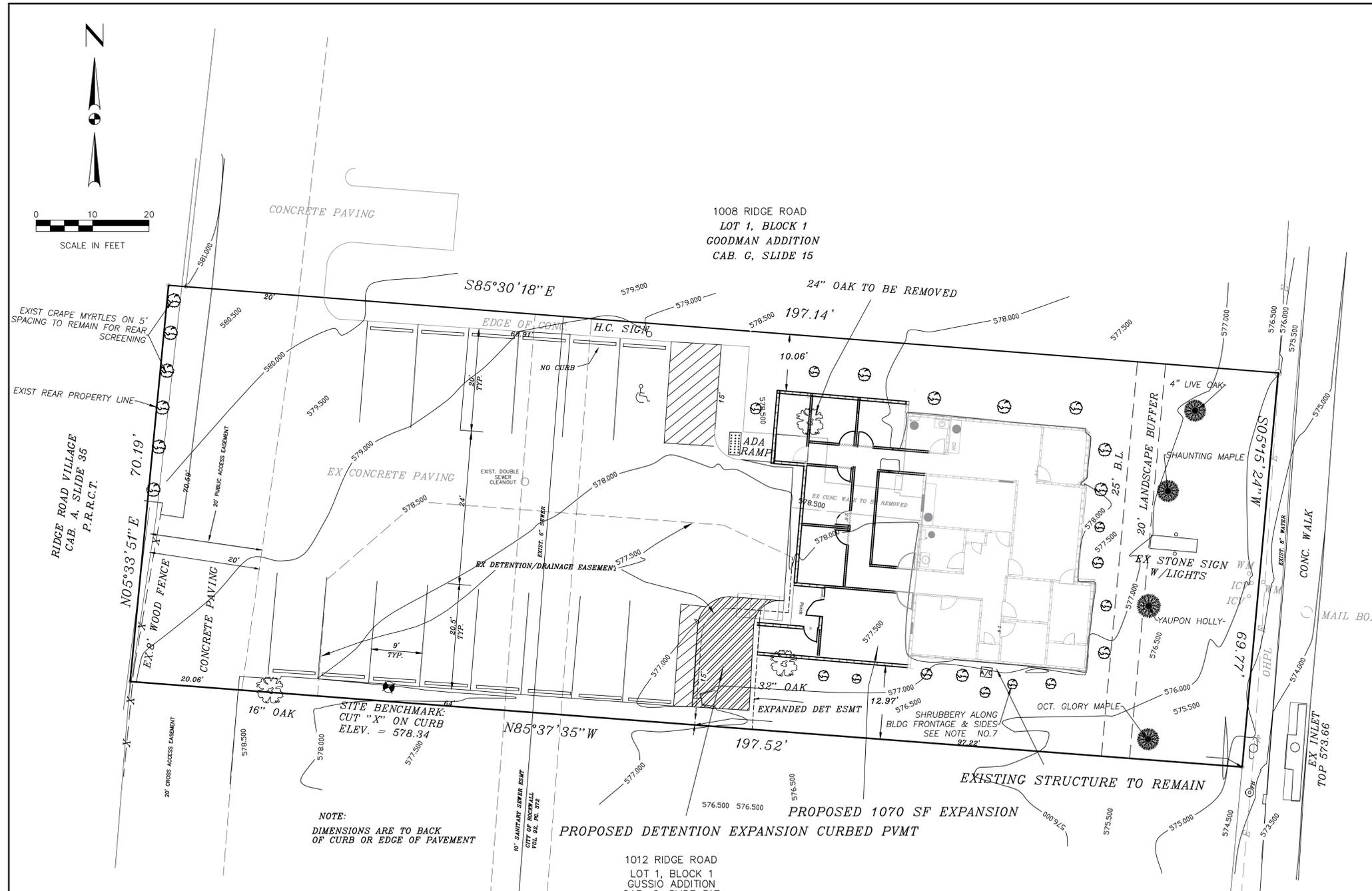
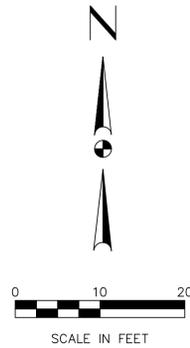
**JOB** 23.014

**DATE** 06/04/2024

**A2.101**

**RPRC ADDITION**

1010 RIDGE ROAD  
ROCKWALL, TEXAS 75087

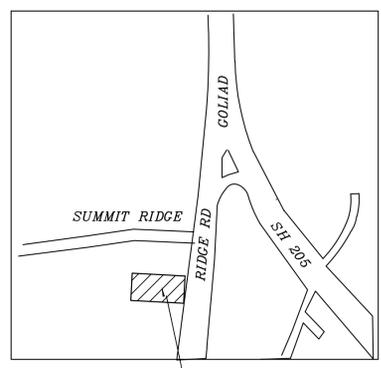


NOTE:  
DIMENSIONS ARE TO BACK  
OF CURB OR EDGE OF PAVEMENT

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. 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



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



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<br>1"=10' V |
| DATE     | JUNE 16, 2015        |
| PROJECT  | 22029                |
|          | 1                    |









# 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:** November 12, 2024  
**APPLICANT:** Joanne Vuckovic; *Pregnancy Resource Center*  
**CASE NUMBER:** SP2024-042; *Site Plan for 1010 Ridge Road (Pregnancy Resource Center)*

---

### SUMMARY

Consider a request by Joanne Vuckovic on behalf of the Pregnancy Resource Center of Lake Ray Hubbard for the approval of an Site Plan for an existing *Medical Office Building* on a 0.32-acre parcel of land identified as Lot 1, Block A, Pregnancy Resource Center 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 [i.e. 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 [*i.e. 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 Addition. On March 14, 2023, the Planning and Zoning Commission approved an amended site plan [*i.e. Case No. SP2023-005*] to allow a 1,070 SF addition to the 1,200 SF existing *Medical Office Building*. Staff was informed by the Building Inspections Department that the building plans submitted by the applicant for this addition [*i.e. COM2023-5480*] did not align with the approved site plan. The applicant was subsequently notified that revised plans would need to be submitted to the Planning and Zoning Commission for approval.

### PURPOSE

On October 18, 2024, the applicant -- *Joanne Vuckovic* -- requested the approval of a Site Plan for the purpose of constructing a new *Medical Office Building* utilizing portions of the existing structure to accommodate extra offices, an expanded reception area, a larger waiting room, a break room, and additional storage space.

### 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), a *Medical 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                          | 18-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)           | 13; <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>       |

**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) a *Medical Office Building* is defined as “(a) facility designed to support a range of healthcare services, including diagnostics, treatments, and administrative functions. These services encompass procedures requiring medical devices or the expertise of a qualified medical professional. Examples include but are not limited to medical doctor offices, physical therapy, massage therapy, chiropractic care, Botox treatments, and sonograms.” In this case, the applicant is requesting to reconstruct and expand an existing *Medical 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 generally conforms to the requirements of the *General Commercial District Standards* and *General Overlay District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) with the exception of the items listed in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

**VARIANCES AND EXCEPTIONS REQUESTED BY THE APPLICANT**

As stated above, the applicant's request generally conforms to the majority of the City's codes; however, staff has identified the following variances:

(1) Architectural Standards.

- (a) Primary and Secondary Materials. According to Subsection 06.02(C)(1), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "...each exterior wall of a building's façade shall consist of a minimum of 90% Primary Materials and/or a maximum of 10% Secondary Materials..." In this case, the applicant is proposing to primarily use Hardie Board lap siding in excess of the amount permitted by the *General Overlay District Standards*, and -- *while the building does incorporate masonry materials (i.e. stone and Hardi Board Lap Siding)* -- the applicant's request does not meet the material requirements. This will require a variance from the Planning and Zoning Commission.
- (b) Cementitious Materials. According to Subsection 06.02(C)(2), *Cementitious Materials*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he use of cementitious materials (i.e. stucco, cementitious lap siding, or similar materials approved by the Director of Planning and Zoning or his/her designee) shall be limited to 50.00% of the building's exterior façade..." In this case, the applicant has not provided masonry percentages for each façade; however, two (2) of the facades utilize 100.00% Hardie Board lap siding and the overall structure does not appear to meet this requirement. Based on this, this aspect of the applicant's request will require a variance from the Planning and Zoning Commission.
- (c) Stone. A minimum of 20.00% natural or quarried stone is required on all building facades; however, the Planning and Zoning Commission, upon recommendation from the Architectural Review Board (ARB), may grant the use of a high quality manufactured or cultured stone in lieu of natural or quarried stone if it is determined that the application of the manufactured or cultured stone will be complimentary and integral to the design of the building. In this case, the applicant does not meet the requirement for 20.00% natural or quarried stone on two (2) facades of the proposed building and is proposing a manufactured or cultured stone product for the remaining two (2) sides of the building. This will require a Variance from the Planning and Zoning Commission.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "...an applicant may request the Planning and Zoning Commission grant variances and exceptions to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship." In addition, the code requires that the applicant provide two (2) compensatory measures that directly offset each requested variance and/or exception, and based on the submitted materials, the applicant's request would require six (6) compensatory measures; however, staff should note that the applicant intends to demolish and reconstruct the same building as was previously on the subject property. In addition, the proposed building elevations indicate that the new structure will maintain continuity with the existing homes and office buildings along Ridge Road, and maintain conformance with the spirit and intent of Planned Development District 53 (PD-53). Based on this, the Director of Planning and Zoning is recommending approval of these three (3) variances.

With this being said, requests for variances to the Unified Development Code (UDC) are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (e.g. *six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- is required for the approval of a variance.

**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 *Medical Office Building* that already conforms with the Live/Work land use designation. 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):**

On October 29, 2024, the Architecture Review Board (ARB) reviewed the proposed building elevations and recommended that the applicant provide a material sample board, a colored rendering of the proposed building, and add a double window in the front of the building to create symmetry. The Architectural Review Board will review the updated building elevations and material sample board and provide a recommendation before action is taken by the Planning and Zoning Commission at the November 12, 2024 meeting.

### **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) Landscaping will have to meet the approved Landscape Plan provided with Case SP2023-005;
- (3) Wall signage shall not exceed ten (10) percent of the front face area of the building or storefront, or 60 SF, whichever is greater and;
- (4) 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. \_\_\_\_\_

**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 \_\_\_\_\_ LOT \_\_\_\_\_ BLOCK \_\_\_\_\_

GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING \_\_\_\_\_ CURRENT USE \_\_\_\_\_

PROPOSED ZONING \_\_\_\_\_ PROPOSED USE \_\_\_\_\_

ACREAGE \_\_\_\_\_ 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 Pregnancy Resource Center of Lake Ray Hubbard  APPLICANT \_\_\_\_\_

CONTACT PERSON Joanne Vuckovic CONTACT PERSON \_\_\_\_\_

ADDRESS 1010 Ridge Rd. ADDRESS \_\_\_\_\_

CITY, STATE & ZIP Rockwall Tx 75087 CITY, STATE & ZIP \_\_\_\_\_

PHONE 972-772-8292 PHONE \_\_\_\_\_

E-MAIL joanne@younpre.org E-MAIL \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

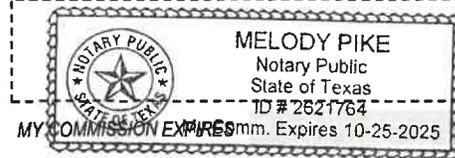
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Joanne Vuckovic [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 100 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF October, 2024. 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 17th DAY OF October, 2024.

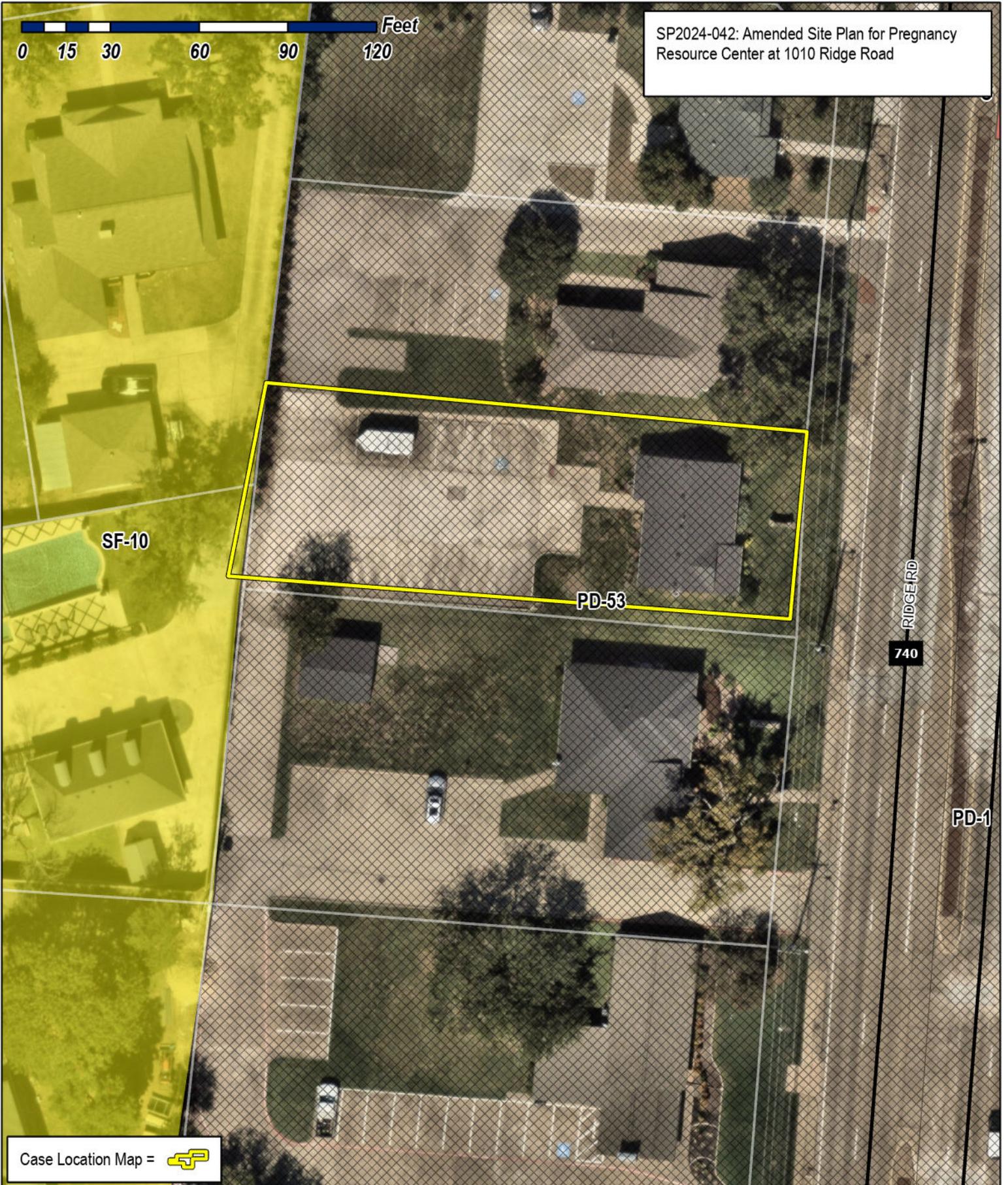
OWNER'S SIGNATURE Joanne Vuckovic

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Melody Pike





SP2024-042: Amended Site Plan for Pregnancy Resource Center at 1010 Ridge Road



Case Location Map = 



# City of Rockwall

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

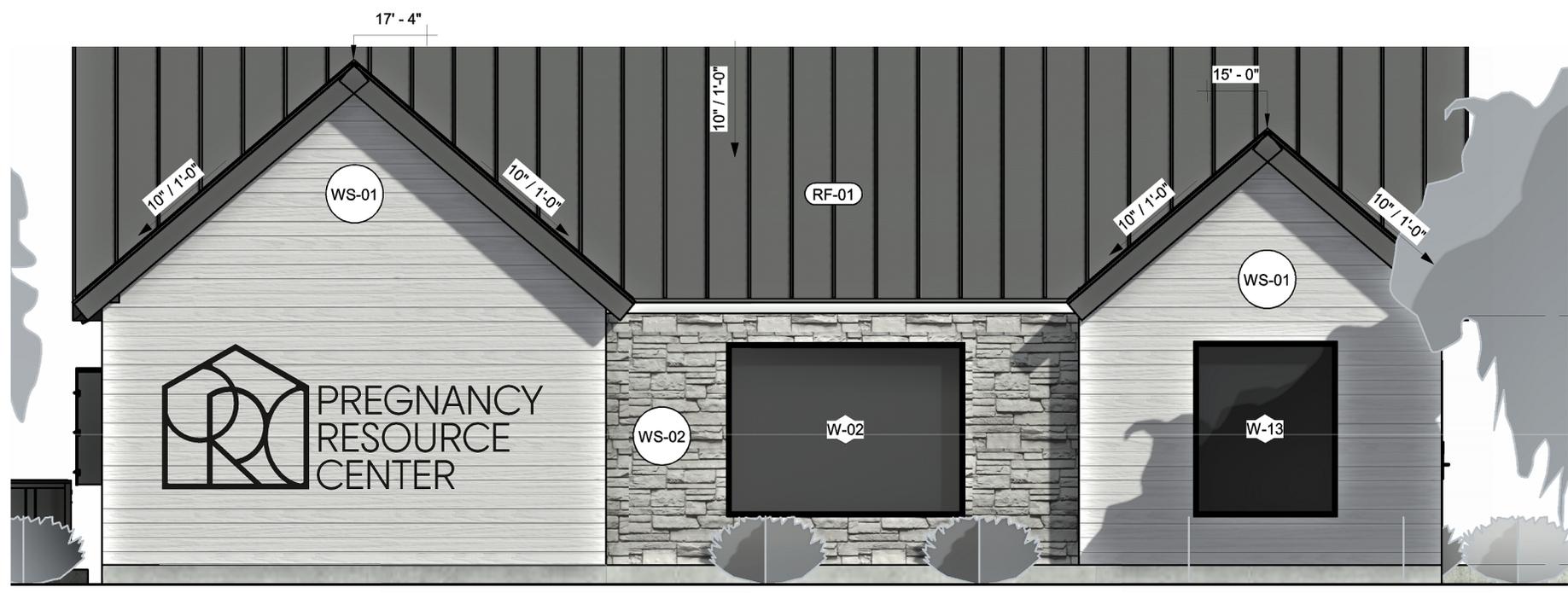
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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







21' - 11"



T.O. PLATE (V.I.F.)  
8' - 6 5/8"

LEVEL ONE  
0' - 0"

01 BUILDING ELEVATION - 01  
1/4" = 1'-0"



WS-01 HARDIE PLANK SIDING - ARTIC WHITE



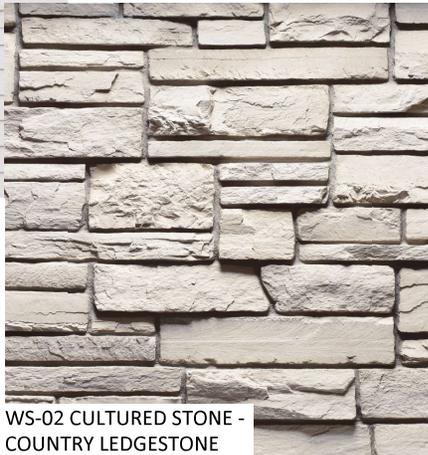
MBCI HIGH BATTEN ROOF PANEL AND COLOR



JELD-WEN SIMPLY MODERN WINDOWS



JELD-WEN SIMPLY MODERN DOORS



WS-02 CULTURED STONE - COUNTRY LEDGESTONE

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

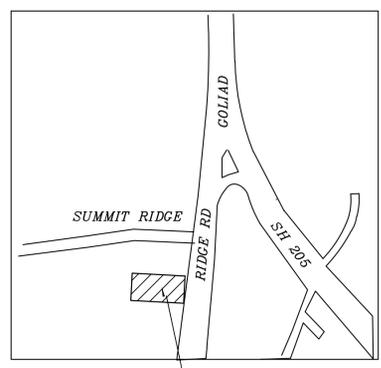
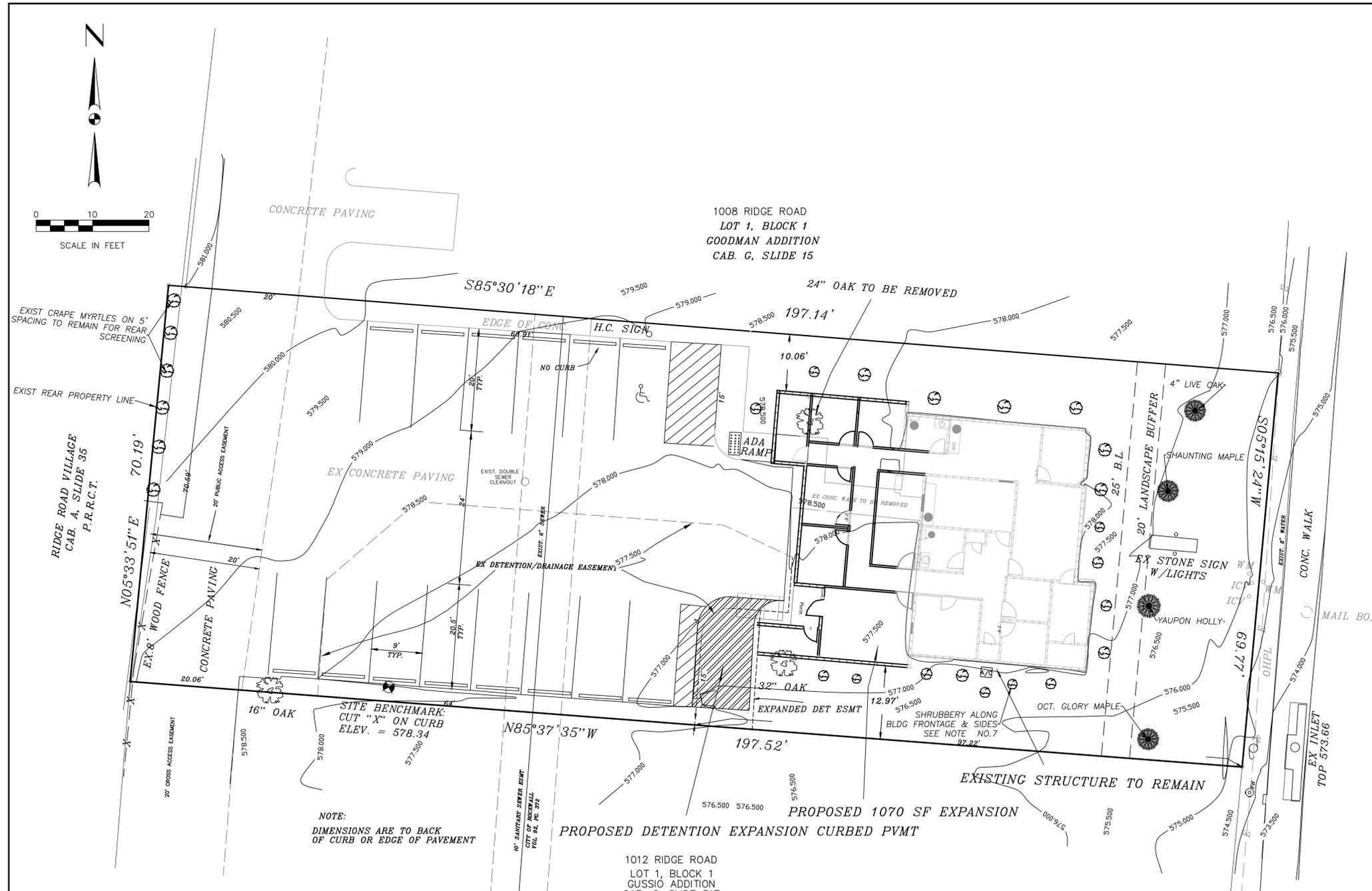
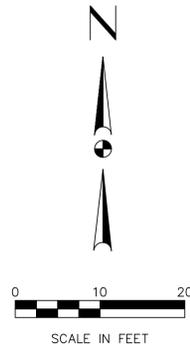
\_\_\_\_\_  
Director of Planning and Zoning

**MATERIAL PALETTE**

DISCLAIMER:  
THESE DOCUMENTS ARE INCOMPLETE, AND ARE RELEASED FOR INFORMAL REVIEW ONLY. NOT INTENDED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION PURPOSES.

**ROCKWALL PREGNANCY RESOURCE CENTER**

1010 RIDGE ROAD  
ROCKWALL, TX



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 VALIDATED BY THE BOARD OF PROFESSIONAL ENGINEERS, STATE OF TEXAS, P.E. NO. 60102, F-686, 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<br>1"=10' V |
| DATE     | JUNE 16, 2015        |
| PROJECT  | 22029                |
|          | 1                    |









November 13, 2024

TO: Joanne Vuckovic  
1010 Ridge Road  
Rockwall, TX 75087

FROM: Angelica Guevara, *Planning Technician*  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: SP2024-042; *Site Plan for a New Medical Office Building (Pregnancy Resource Center) at 1010 Ridge Road*

To whom it may concern:

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 November 12, 2024. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- (2) Landscaping will have to meet the approved Landscape Plan provided with Case No. SP2023-005;
- (3) Wall signage shall not exceed ten (10) percent of the front face area of the building or storefront, or 60 SF, whichever is greater, and;
- (4) 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 November 12, 2024, the Planning and Zoning Commission approved a motion to approve the Site Plan by a vote of 5-0, with Commissioners Hustings and Womble absent.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me at (972) 772-6438.

Sincerely,

Angelica Guevara, *Planning Technician*  
City of Rockwall Planning and Zoning Department