



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Planning and Zoning Commission  
**FROM:** Korey Brooks, *Senior Planner*  
**CC:** Ryan Miller, *Director of Planning and Zoning*  
**DATE:** March 12, 2019  
**SUBJECT:** SP2017-025; *Site Plan for Cornerstone Church*

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In August 2017, the applicant submitted a request for approval of a site plan [Case No. SP2017-025] for an approximately 21,600 SF house of worship (*i.e. Cornerstone Church*). While reviewing the proposed site plan, landscape plan, treescape plan, photometric plan, and building elevations, staff notified the applicant of the variances required to construct the building. At the time of this review, it appeared that the rear of the building did not have a parapet wall providing screening from the mechanical equipment that was thought to be mounted on the roof. In response to this, staff requested that the applicant provide the height of the parapet wall, and indicate how the equipment would be screened. In addition, staff requested that the applicant provide a dash line on the building elevations indicating where the equipment would be located. The applicant submitted revised comments noting that the rooftop units (RTU's) were to be screened utilizing a six (6) foot tall masonry wall matching the exterior materials used on the building; however, the applicant intended for the HVAC system to be on the ground and screened by a six (6) foot wing wall (despite indicating RTU's on the provided comments as opposed to noting HVAC's). Staff was under the impression that the intent of the applicant's comment was to provide a six (6) foot tall masonry wall on the rear of the building where there was no parapet wall. The revised building elevations depicted a sloped dash line (*i.e. the sloped roof*) on the east and west building elevations, but did not indicate the provision of a parapet wall. At the time of building permit, a comment was made indicating a need to show the parapet wall, but this was never followed up on and a building permit was issued. Based on this issuance the applicant felt like they had addressed all of staff's comments, and the applicant commenced construction of the building. Currently, the building shell has been erected. Recently, it was discovered by staff that the building did not incorporate the required parapet in accordance with the requirements of the Unified Development Code (UDC), and that the variance was not requested by the applicant as part of the original case nor was it approved as part of this case. Based on this, staff notified the applicant that this would need to be rectified prior to the City giving final acceptance to the project.

Since this notification, the applicant has stated that they do not wish to construct the parapet wall citing the cost required to retrofit the building as being the main reason. Based on this, the applicant has submitted an application requesting the approval of a variance for this issue. As a compensatory measure the applicant is requesting that the Planning and Zoning Commission accept one of the following alternatives:

- (1) Grant a variance to the requirement and leave the building as-is since the City issued a permit in error;
- (2) Grant a variance to utilize trees to partially screen the parapet walls at the rear; or
- (3) Grant a variance to paint the back of the parapet walls that are visible from John King Boulevard a color to match the stucco on the front façades and provide the additional trees mentioned in Option 2 above.

Staff should note that the rear of this building is highly visible from John King Boulevard. Both staff and the applicant have provided pictures of the visibility of the building to assist the Planning and Zoning Commission in making a decision. Staff should also note that the Planning and Zoning Commission is not limited to approving the variance as presented, and retains discretion with regard to the request. Based on the requirements of the UDC, since the four (4) sided parapet wall is a requirement of the overlay district it will require a super-majority vote of the Planning and Zoning Commission for approval. The Architectural Review Board (ARB) will review the request and forward a recommendation to the Planning and Zoning Commission at the March 12, 2019 Planning and Zoning Commission meeting.

Should this request be approved, the applicant would be required to amend the existing site plan and provide staff with new documents reflecting the changes required by the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions, staff and the applicant will be available at the meeting on March 12, 2019.



City of Rockwall  
Planning and Zoning Department  
Ryan Miller AICP

March 4, 2019

Mr. Ryan,

We are respectfully requesting a variance of the John King Overlay District ordinance for the Cornerstone Church project.

The roof design standards requiring four sided parapets was overlooked by both ourselves and city staff during the site plan approval process and permitting. This was not brought to our attention until recently, after the building and roof were constructed. The only exterior elevation that does not have a parapet is the back wall. Making this change at this late date would be costly and difficult for our client in that the loan and budget was set some time ago. Also, it is our understanding, that the purpose and intent of requiring parapet walls is to hide roof top equipment; we have no roof top mechanical units that a parapet wall would screen. Please accept one of the following recommended solutions:

1. Request this variance due to the project being permitted and constructed.
2. Request this variance with modified landscape as included to help screen parapet walls.
3. Request this variance with both modified landscape and back of parapet walls painted to match the stucco walls.

Thank you for your consideration,

Greg Wallis  
Mershawn Architects













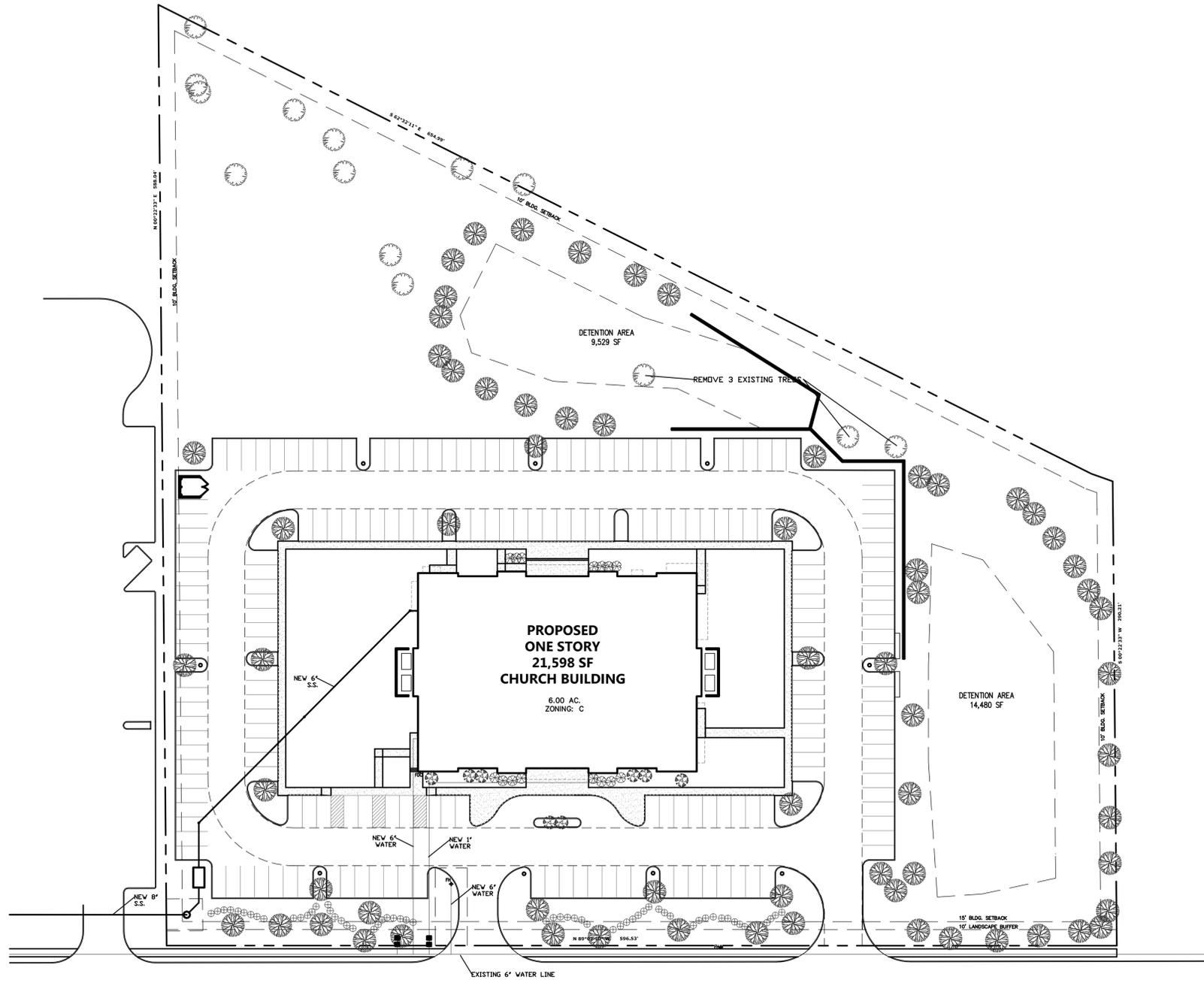




- EXISTING CEDAR AND HACKBERRY
  - LIVE OAKS (61)  
INSTALLED WITH A MIN. 4" CALIPER
  - RED BUD (2)  
4' HIGH @ INSTALLATION
  - INDIAN HAWTHORNE (23)  
PARKING SCREEN  
PLANTS SHALL BE A MINIMUM OF 5-GALLONS W/A MINIMUM HEIGHT @ PLANTING OF 15" & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.
  - BOXWOOD BUSH (58)  
PLANTS SHALL BE A MINIMUM OF 5-GALLONS W/A MINIMUM HEIGHT @ PLANTING OF 15" & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.
- ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED, BERMUDA.
- IN ORDER TO MEET BUDGET TREES SPECIFIED MAY NOT BE USED OTHER TREES FROM THE APPROVED CITY OF ROCKWALL PLANT LIST MAY BE SUITABLE FOR SUBSTITUTION.
- REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.
- CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
- TREES AND PLANTS SHALL BE PLANTED NO CLOSER THAN WITHIN 4' OF CURB AT PARKING SPACES AND NO CLOSER THAN 5' FROM ANY WATER, SEWER, OR STORM SEWER LINES.
- THERE IS NO TREE MITIGATION REQUIRED FOR THIS PROPERTY

ABSTRACT NO. 20 -N. BUTLER SURVEY

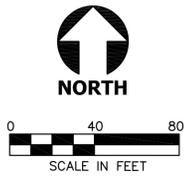
- ZONING: C -COMERCIAL
- PROPOSED USE: CHURCH
- PROPERTY AREA (GROSS): 261,357.0 SF 6.0 AC
- BUILDING AREA: 21,598 SF
- BUILDING HEIGHT: SINGLE STORY - 37'-0"
- LOT COVERAGE: 8.3% F.A.R. = 0.008:1
- PARKING REQUIRED: 3 SPACE/SEAT 592/3 = 197 SPACES REQUIRED
- HANDICAP REQUIRED 6 ACCESSIBLE IN 150-200 SPACES 6 ACCESSIBLE PROVIDED
- TOTAL PARKING PROVIDED: 198 SPACES
- TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 100,300 SF



	REQUIRED	PROVIDED
1. STREET TREES 1 CANDOPY PER 50'	12	12
2. SITE TREES - ONE TREE W/ A CALIPER OF AT LEAST 2" FOR EACH 20,000 SF OF PARKING. 1 PER EVERY TEN REQ. PARKING SPACES	20	20
3. LANDSCAPE BUFFER	10'	10'
4. SCREENING OF OFF STREET PARKING	YES	YES
5. DETENTION AREA 25,742 SF / 750 SF	34	34
6. TOTAL LANDSCAPE AREA 10% REQUIRED	39,204 SF	161,057 SF

**CORNERSTONE**  
BEING A 6.0 AC. TRACT OF LAND SITUATED IN THE N. BUTLER SURVEY, ABSTRACT NO. 20 IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
ADDRESS 1565 AIRPORT ROAD

**OWNER  
CORNERSTONE CHURCH**  
1950 ALPHA DRIVE  
ROCKWALL, TEXAS 75087  
214-771-4140  
CASE # (SP2017-025)



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INSTITUTIONAL  
**ARCHITECTS**

MEDICAL COMMERCIAL  
CHURCHES  
**MERSHAWN**

2313 RIDGE ROAD #103  
ROCKWALL, TEXAS 75087

PHONE: 972-722-9302  
FAX: 972-249-2051

No.	Date	Revision	By



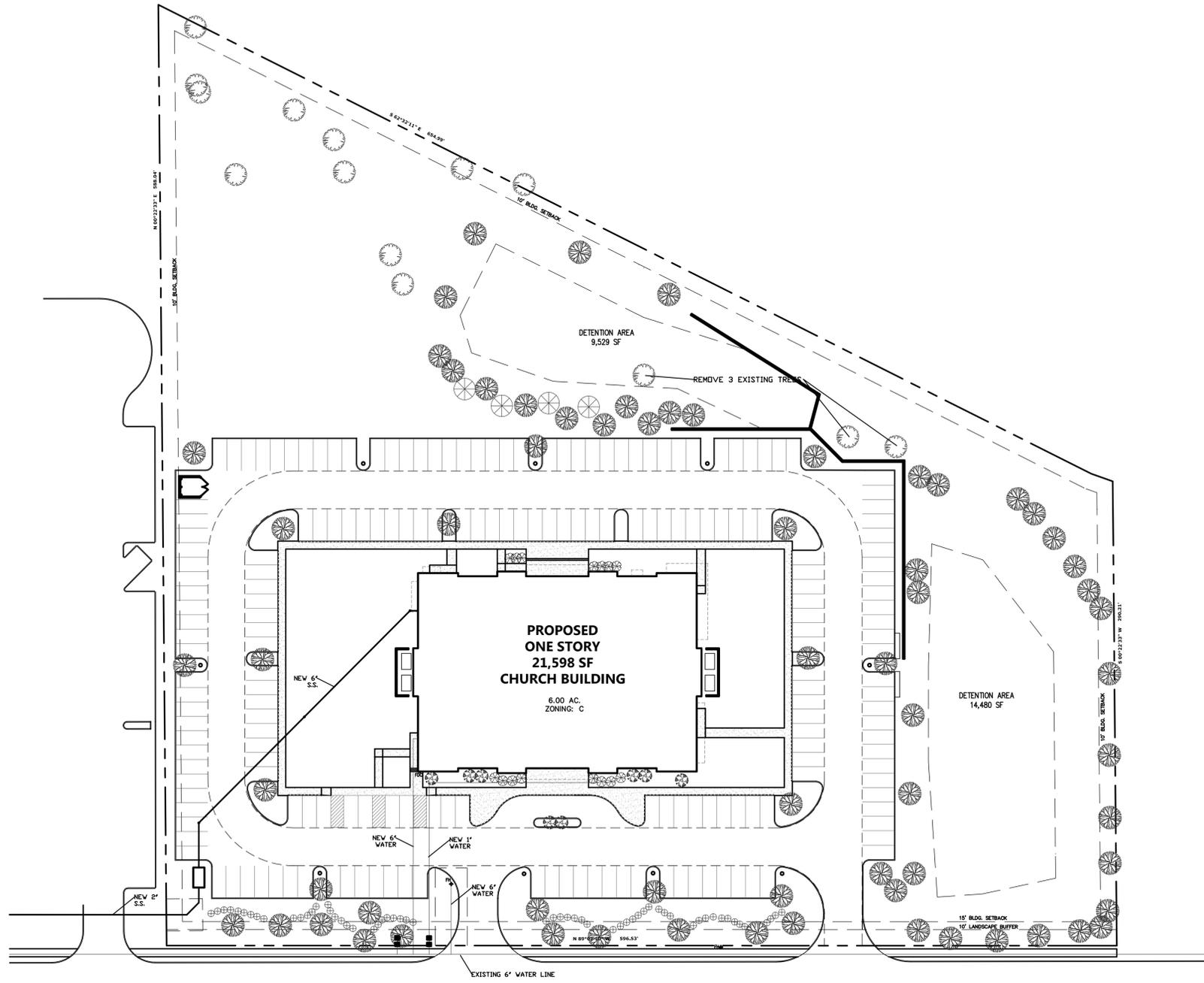
**CORNERSTONE COMMUNITY CHURCH**  
ROCKWALL, TEXAS

**LANDSCAPE PLAN**

Scale: 1" = 40'-0"  
Date: 08/24/17  
Project No.: 170201  
Designed: GW  
Drawn: GW  
Checked: WM

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INSTALLED WITH A MIN. 4" CALIPER
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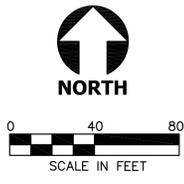
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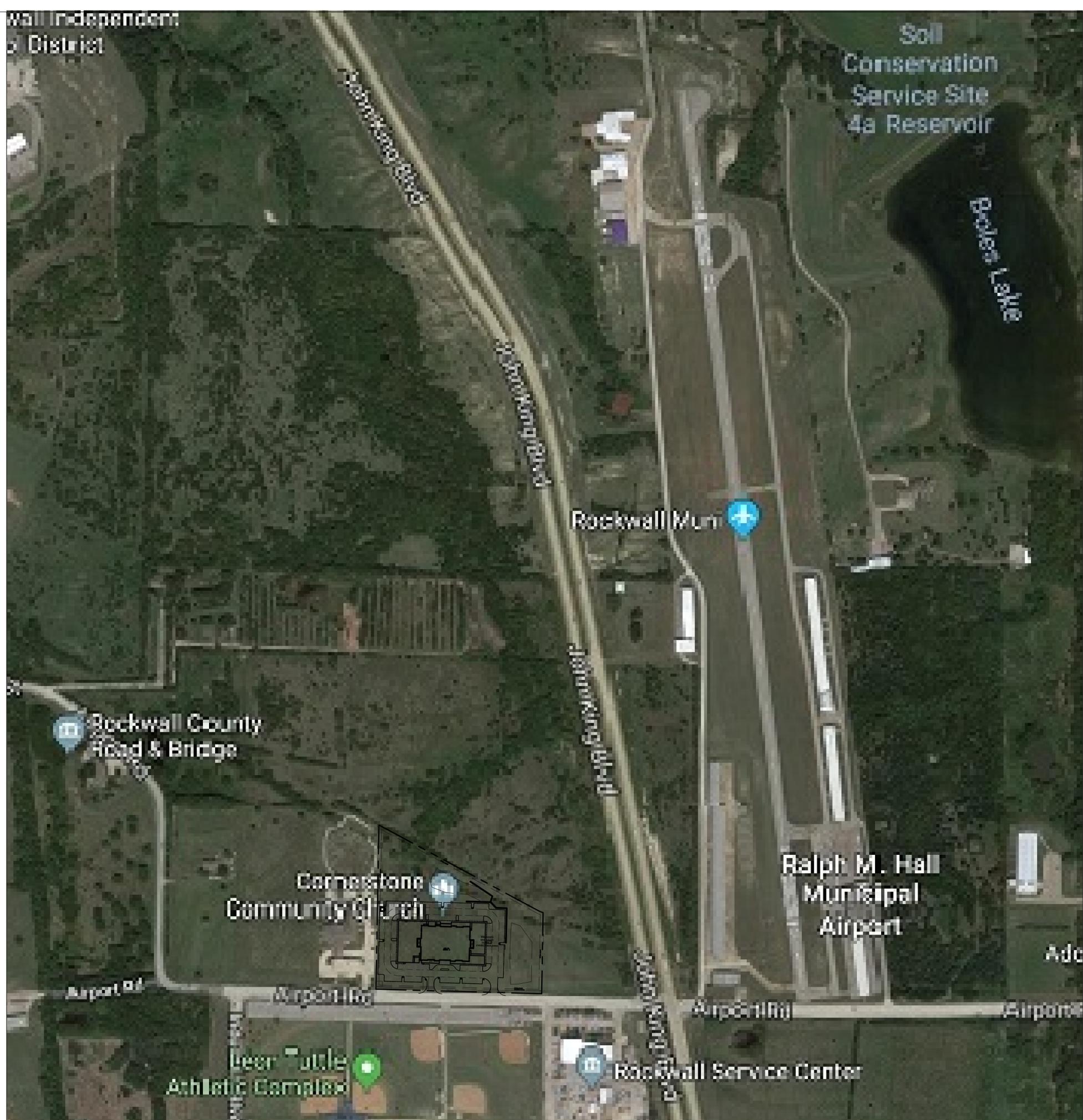
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Cornerstone  
Community Church

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CHURCH BUILDING

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ZONING: C

Total Personnel

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Airport Rd

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Google





Staff Photo



Staff Photo



Staff Photo



Staff Photo

