



#### City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (P): (972) 771-7745 (W): www.rockwall.com The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.

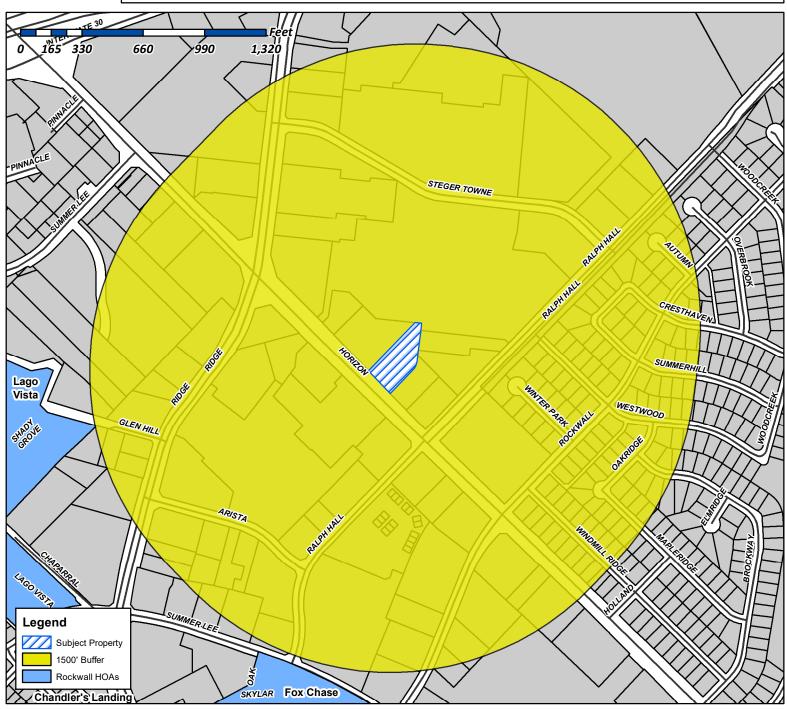




#### **City of Rockwall**

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.





Case Number: Z2019-015

Case Name: SUP for an Existing Minor Repair Garage

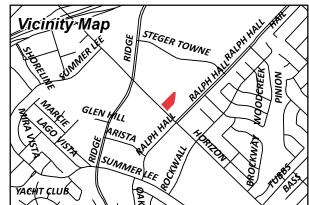
Case Type: Zoning

Zoning: Commercial (C) District

Case Address: 3581 Horizon Road

Date Created: 7/12/2019

For Questions on this Case Call (972) 771-7745

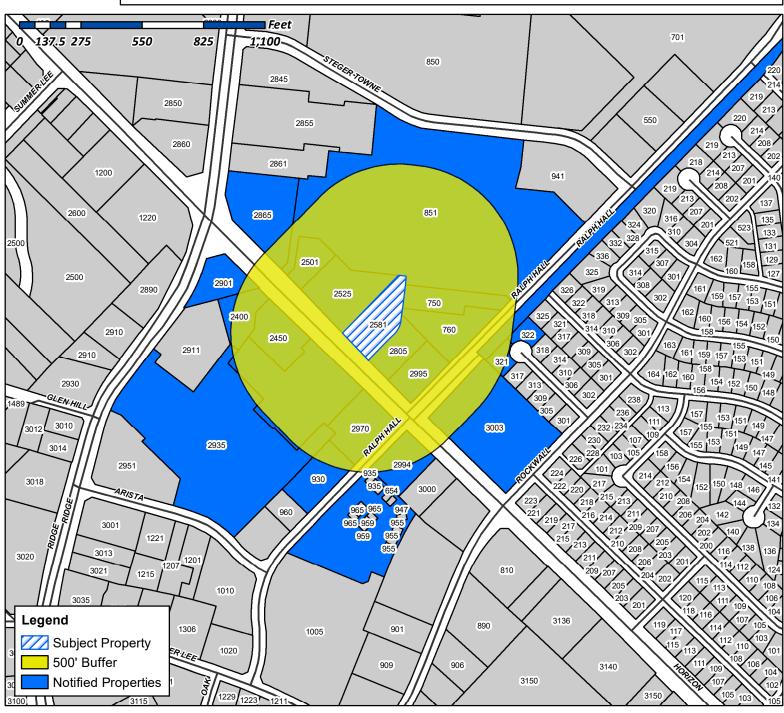




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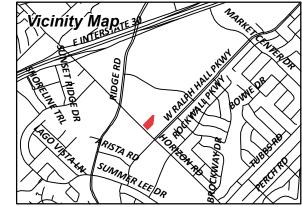
Case Type: Zoning

Zoning: Commercial (C) District

Case Address: 2581 Horizon Road

Date Created: 7/16/2019

For Questions on this Case Call (972) 771-7745



LOWES HOME CENTERS INC KROGER TEXAS LP **HVCSG LLC** 1000 LOWES BLVD 1014 VINE STREET 1027 WOODBRIDGE PLACE MOORESVILLE, NC 28117 CINCINNATI, OH 45202 HEATH, TX 75032 CFT DEVELOPMENTS LLC **NEW BLB CORPORATION CURRENT RESIDENT** ATTN: DAVID LUO, DIRECTOR 2400 HORIZON RD 1100 SIENNA CT 1683 WALNUT GROVE AVE BURLESON, TX 76028 ROCKWALL, TX 75032 ROSEMEAD, CA 91770 **CURRENT RESIDENT CURRENT RESIDENT ROCKWALL PARTNERS LTD** 2450 HORIZON RD 2501 HORIZON RD 2525 HORIZON RD ROCKWALL, TX 75032 ROCKWALL, TX 75032 ROCKWALL, TX 75032 JUCHA RHETT BARRY **CURRENT RESIDENT CURRENT RESIDENT** 2581 HORIZON RD 2805 HORIZON RD 2865 RIDGE RD ROCKWALL, TX 75032 ROCKWALL, TX 75032 ROCKWALL, TX 75032 **CURRENT RESIDENT CURRENT RESIDENT CURRENT RESIDENT** 2901 RIDGE RD 2970 HORIZON RD 2935 RIDGE RD ROCKWALL, TX 75032 ROCKWALL, TX 75032 ROCKWALL, TX 75032 **OUR SAVIOR EVANG LUTHERAN CURRENT RESIDENT CURRENT RESIDENT** CHURCH C/O E H CONSTION 2994 HORIZON RD 2995 HORIZON RD 3003 HORIZON ROCKWALL, TX 75032 ROCKWALL, TX 75032 ROCKWALL, TX 75032 SOUTHTRUST BANK SWAGERTY TOMMY & DEBORAH K HARGROVE **BROOM JUDY M** C/O WELLS FARGO 322 WINTER PARK **321 WINTER PARK** 333 MARKET ST 10TH FLOOR 0 ROCKWALL, TX 75032 ROCKWALL, TX 75032 SAN FRANCISCO, CA 94105 HASTINGS CLAIMS SERVICE INC **CURRENT RESIDENT** KROGER TEXAS LP 732 WINDSONG LN 750 RALPH HALL PKWY 751 FREEPORT PKWY ROCKWALL, TX 75032 ROCKWALL, TX 75032 COPPELL, TX 75019 **CURRENT RESIDENT CURRENT RESIDENT ROCKWALL HORIZON RIDGE LP** 930 W RALPH HALL PKWY 0 760 RALPH HALL 851 STEGER TOWNE DR

750 HALL PARKWAY LLC
NTW LLC
C/O MARVIN F POER & COMPANY 0
ATLANTA, GA 30355

ROCKWALL, TX 75032

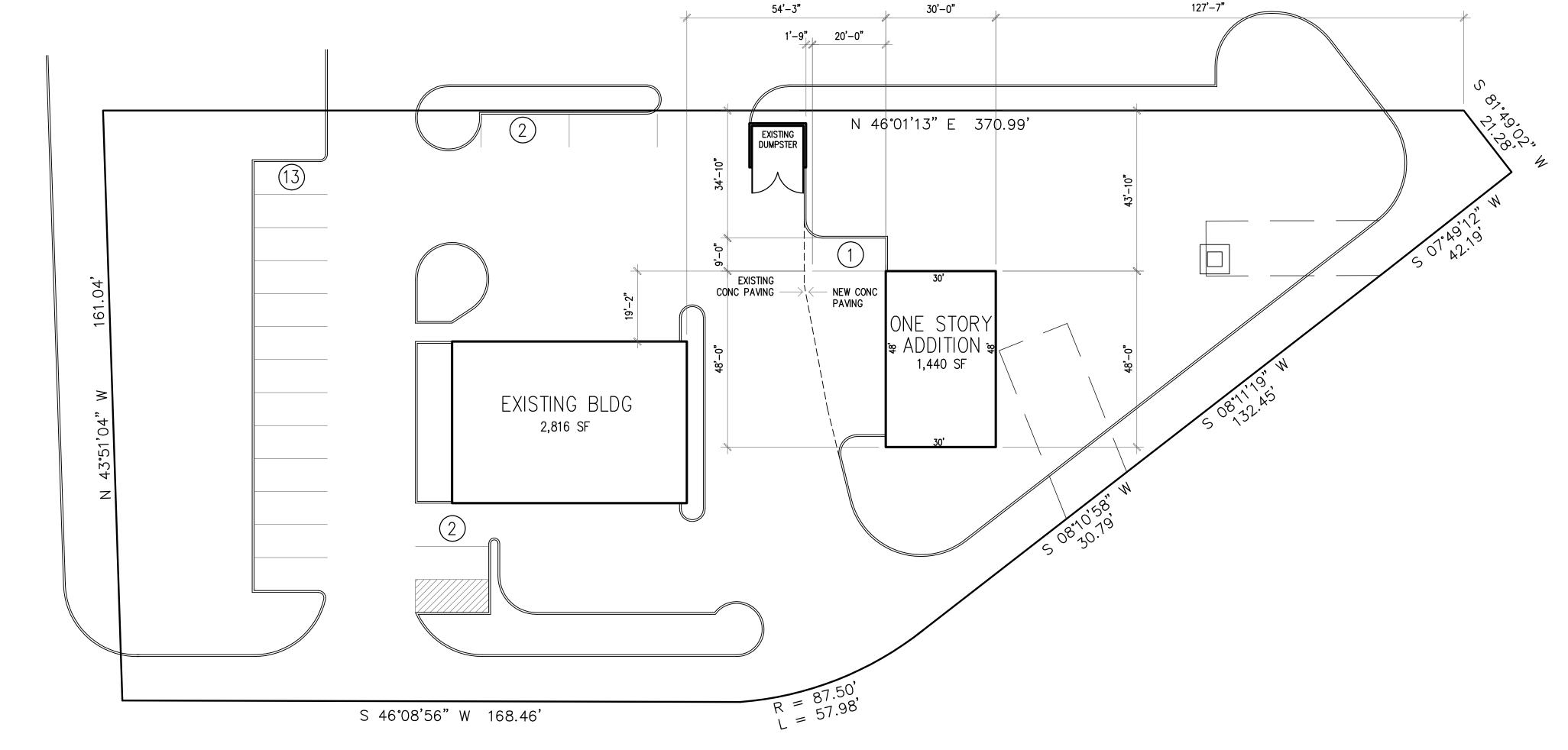
BANK OF AMERICA
CORPORATE REAL ESTATE ASSESSMENTS
NC1-001-03-81 0
CHARLOTTE, NC 28255

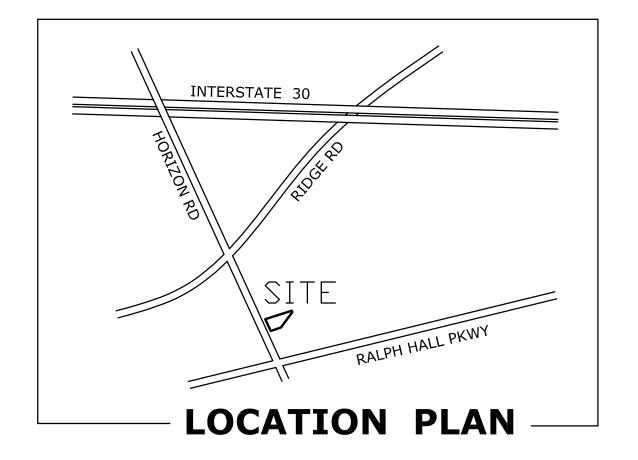
ROCKWALL, TX 75032

ARMSTRONG RALPH HALL LP C/O ARMSTRONG DEVELOPMENT PROPERTIES INC ONE ARMSTRONG PLACE BUTLER, PA 16004

ROCKWALL, TX 75032

ERVIN RICHARD PO BOX 171373 ARLINGTON, TX 76003 AMERICAN NATIONAL BANK THE PO BOX 40 TERRELL, TX 75160





ABSTRACT NO. 9 - WILLIAM BLEVINS SURVEY

I. ZONING: C

2. PROPOSED USE: OIL CHANGE
3. PROPERTY AREA (GROSS): 48,383 SF 1.11 AC

4. BUILDING AREA: 1,440 SF 5. BUILDING HEIGHT: ONE STORY - 20'-6"

6. LOT COVERAGE : 8.8% F.A.R. = 0.009:1

7. PARKING REQUIRED: 2 PER EACH BAY = 18 SPACES REQUIRED

8. HANDICAP REQUIRED 1 ACCESSIBLE IN 0-25 SPACES 1 PROVIDED

9. TOTAL PARKING PROVIDED: 18 SPACES

10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 28,566 SF

### HORIZON VILLAGE

BEING A 1.11 AC. TRACT OF LAND SITUATED IN THE HORIZON VILLAGE ADDITION BLOCK 1

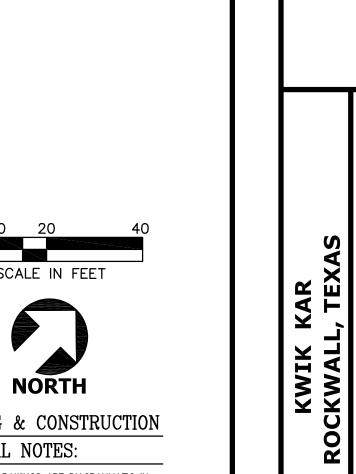
IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER IYM AUTOMOTIVE INC.

2581 HORIZON ROAD ROCKWALL, TEXAS 75032 CASE #SP2019-000

LOT 4

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#### PRICING & CONSTRUCTION GENERAL NOTES:

- THESE DRAWINGS ARE DIAGRAMMATIC IN
  NATURE AND ARE NOT INTENDED TO
  INDICATE EACH AND EVERY FITTING, OFFSET,
  OR OTHER APPURTENANCE NECESSARY TO
  COMPLETE THE SYSTEM.
- 2. IT IS THE SUBCONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
- ANY DISCREPANCIES NOTED BY THE SUBCONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN
- WRITING) BEFORE BIDDING THIS PROJECT.
- AFTER BIDS ARE TURNED IN, THE SUBCONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST. 5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
- 6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

SHEET

Scale: 1'' = 20' - 0''

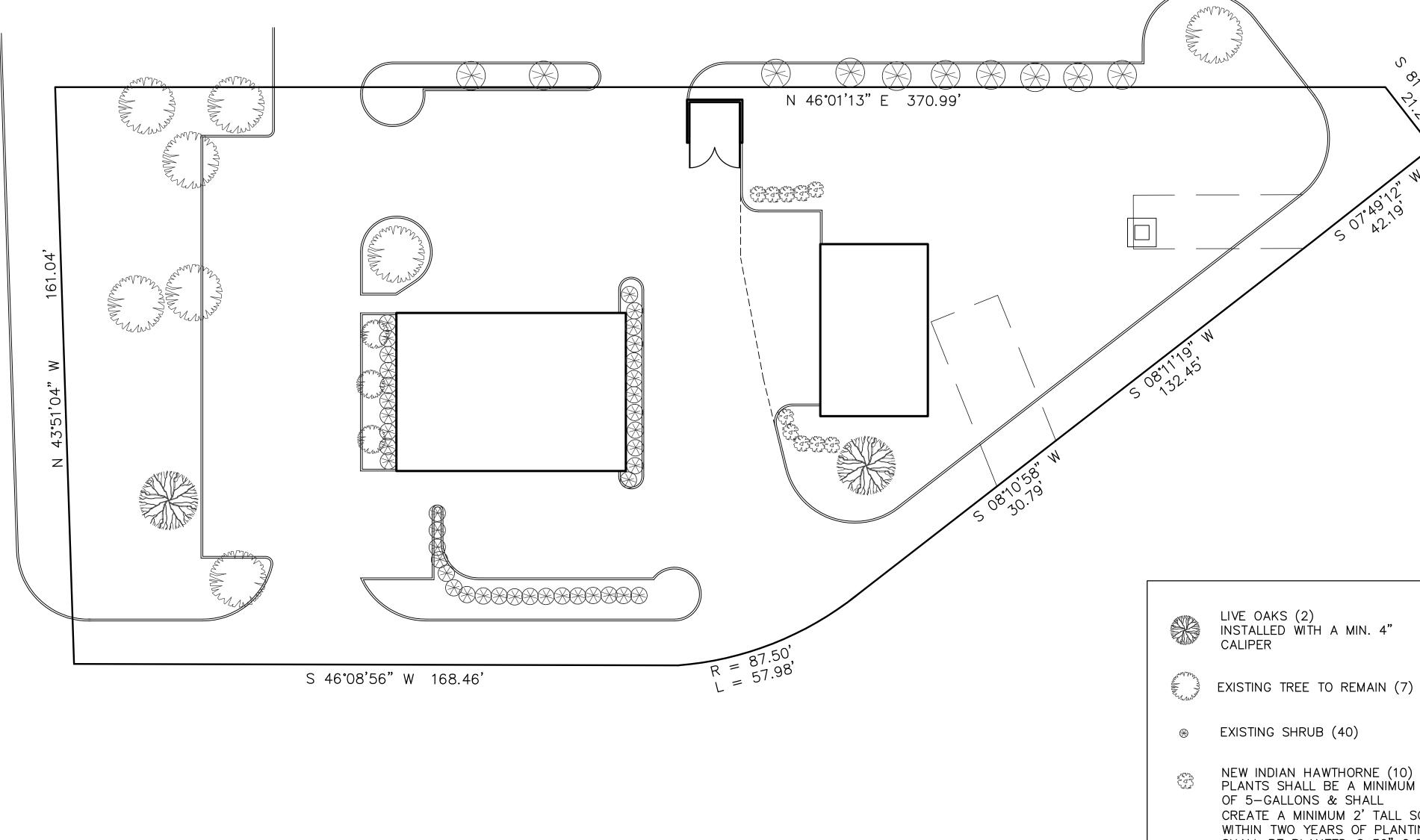
Project No.: AAAAAA

Designed: GW

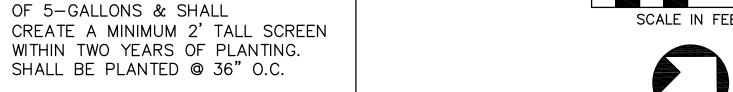
Drawn: GW

Checked: WM

MM/DD/YEAR



EXISTING PROVIDED NEWREQUIRED STREET TREES 1 CANOPY PER 50' LINEAR OF R.O.W. LANDSCAPE BUFFER 7,257 SF 19,817 SF TOTAL LANDSCAPE AREA 15% REQUIRED



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.

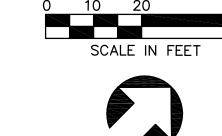
# HORIZON VILLAGE

BEING A 1.11 AC. TRACT OF LAND SITUATED IN THE HORIZON VILLAGE ADDITION BLOCK 1 LOT 4

IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER IYM AUTOMOTIVE INC.

2581 HORIZON ROAD ROCKWALL, TEXAS 75032 CASE #SP2019-000



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Z

Scale: 1'' = 20'-0''

Project No.: AAAAAA

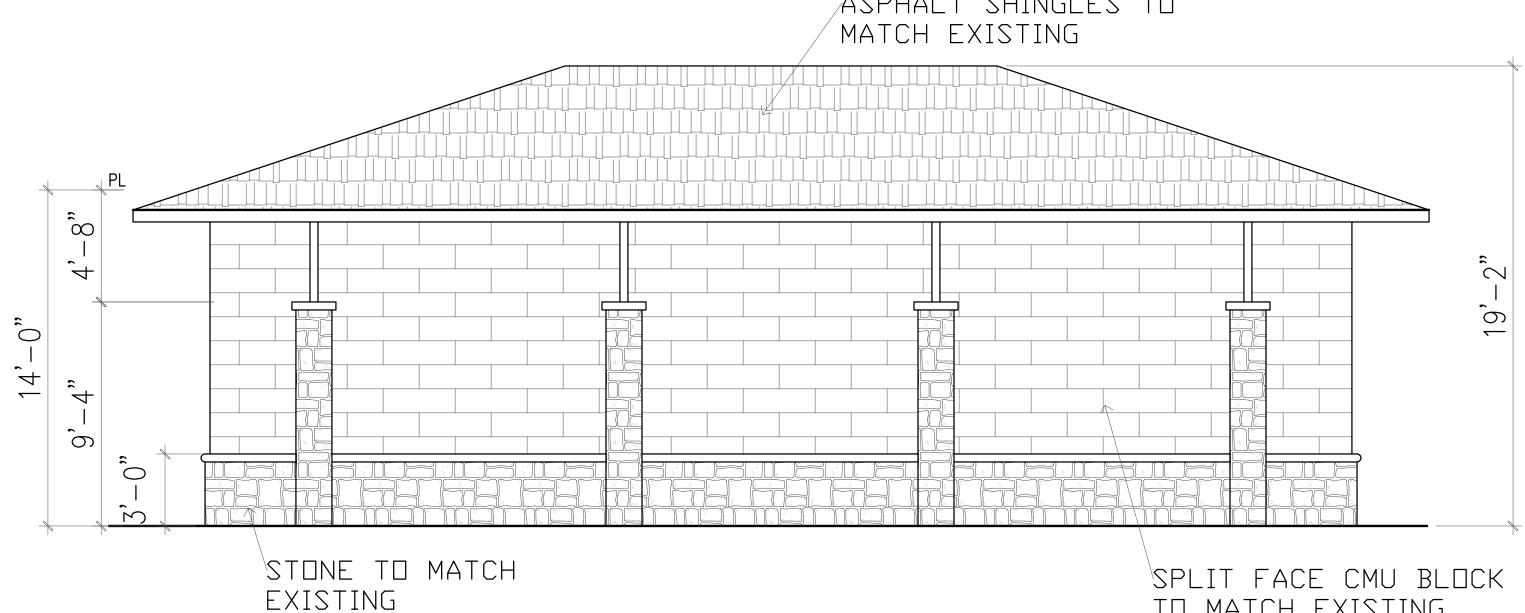
Designed: GW

Drawn: GW

Checked: WM

SHEET

MM/DD/YEAR



**100% MASONRY 30% STONE 70% BLOCK** 

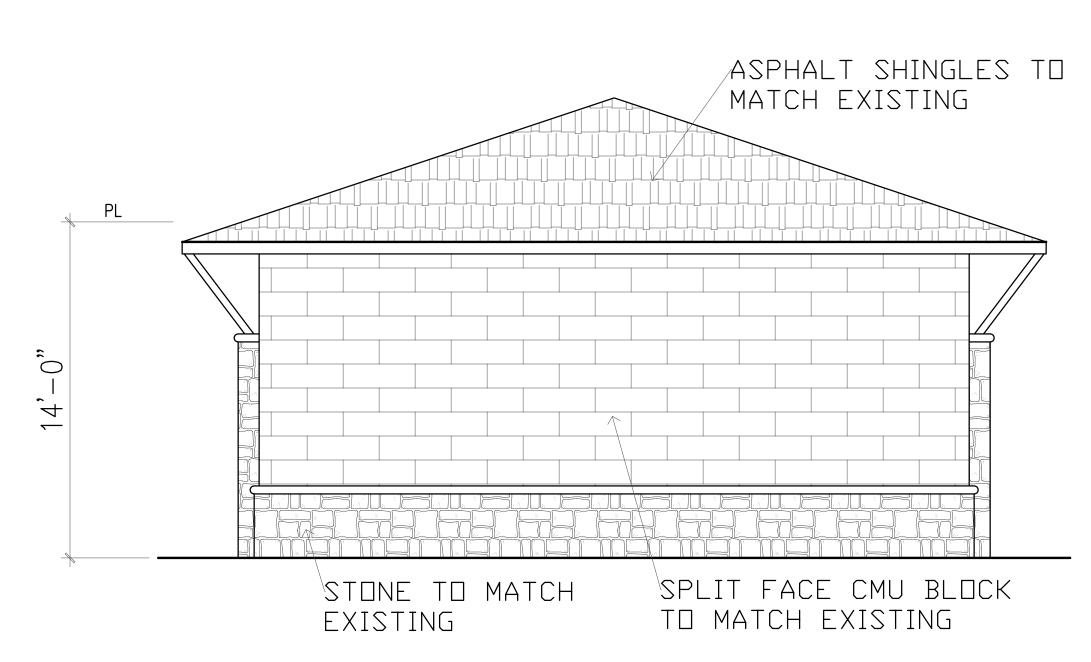
TO MATCH EXISTING NORTH ELEVATION

# EAST ELEVATION **100% MASONRY 24% STONE 76% BLOCK**

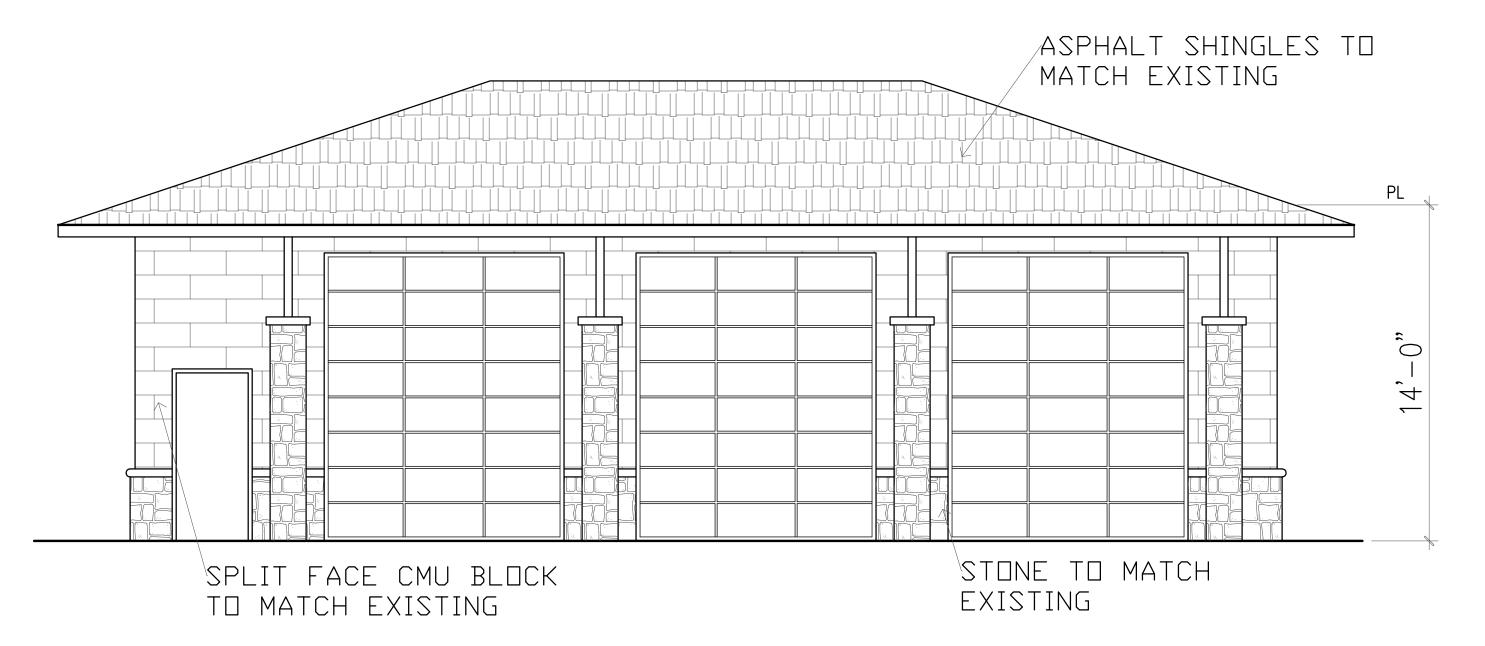
TO MATCH EXISTING

SPLIT FACE CMU BLOCK STONE TO MATCH

EXISTING



WEST ELEVATION **100% MASONRY 24% STONE 76% BLOCK** 



**SOUTH ELEVATION 100% MASONRY 38% STONE 62% BLOCK** 

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DRAWINGS FOR COMPLIANCE.

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'ATION XTE

Scale: 1/4" = 1'-0"

Project No.: Designed: GW Drawn: GW Checked: WM

SHEET

