

DEVELOPMENT APPLICATION

## DEVELOPMENT APPLICATION

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

STA	FF	USE	ONLY	_

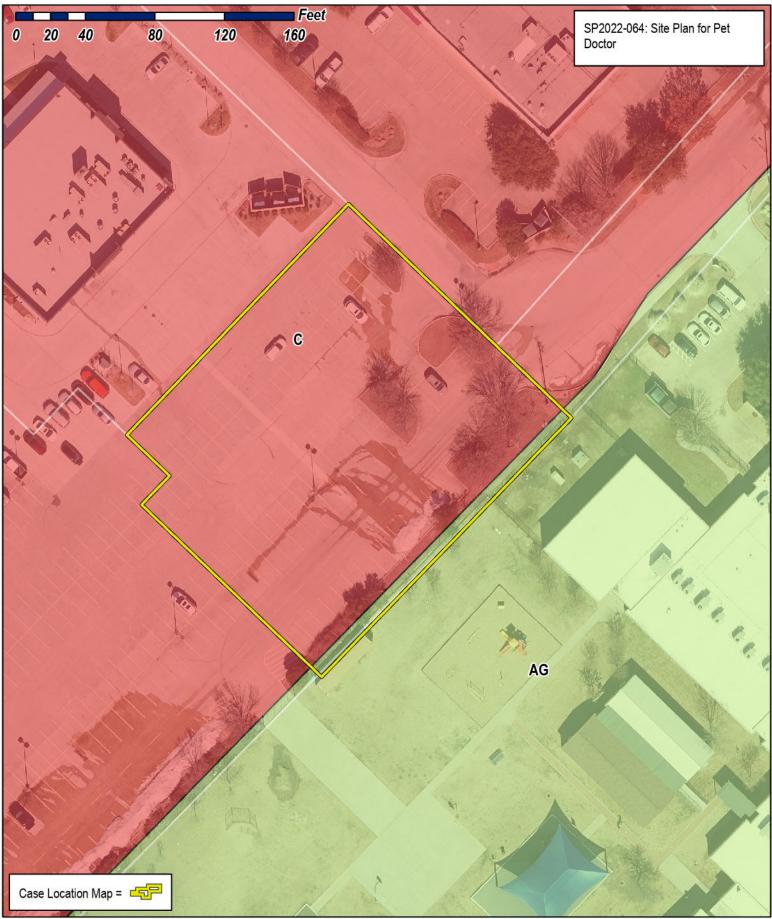
PLANNING & ZONING CASE NO.

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 de	velopment 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:	Zoning Application Fees:  [ ] Zoning Change (\$200.00 + \$15.00 Acre) <sup>1</sup> [ ] Specific Use Permit (\$200.00 + \$15.00 Acre) <sup>1</sup> [ ] PD Development Plans (\$200.00 + \$15.00 Acre) <sup>1</sup> Other Application Fees: [ ] Tree Removal (\$75.00) [ ] Variance Request (\$100.00)  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.	
PROPERTY INFORMATION [PLEASE PRINT]		
Address 823 E. I-30 Racken	ull TY 15032	
Subdivision POCKWALL MARKET CENTER		
General Location I-30 & MIMS ROAD		
ZONING, SITE PLAN AND PLATTING INFORMATION [PLE	:ASE PRINT]	
Current Zoning Commercial	Current Use RETAIL	
Proposed Zoning - GAME	Proposed Use OFFICE - Veterinary divic	
Acreage 0.636 AC. Lots [Current]	E] 2 Lots [Proposed] 3	
[ ] <u>SITE PLANS AND PLATS</u> : By checking this box you acknowledge that due to process, and failure to address any of staff's comments by the date provided	to the passage of <u>HB3167</u> the City no longer has flexibility with regord to its approva I on the Development Calendar will result in the denial of your case.	
OWNER/APPLICANT/AGENT INFORMATION IPLEASE PRINT,  [ ] Owner KUHLS DEDT STURES - ERIL BURKER  Contact Person ERIL BURKENHAWEN  Address N 56 W 17000 RIDGEWOOD DR	Contact Person JEE CARPOLL Architects, MC	
City, State & Zip MENUMOWER FALLS, WI Phone 262-703-7000 E-Mail Cric. Workenhagene Kuhls.com	City, State & Zip ROCKWALL, TX 75087  Phone ZI4. 632.1762  E-Mail JCC CANTOLLANCH. COM	
TONI TONI TONI	Bor Ken hagem [Owner] the undersigned, who stated the information on	
"I hereby certify that I am the owner for the purpose of this application; all informationer the cost of this application, has been paid to the City of Rockwall on this the that the City of Rockwall (i.e. "City") is authorized and permitted to provide information submitted in conjunction with information."	day of	
Given under my hand and seal of office on this the 3 day of Octobo  Owner's Signature	ELIZABETH A. CARDNER	
Maria	My Commission Axpines	

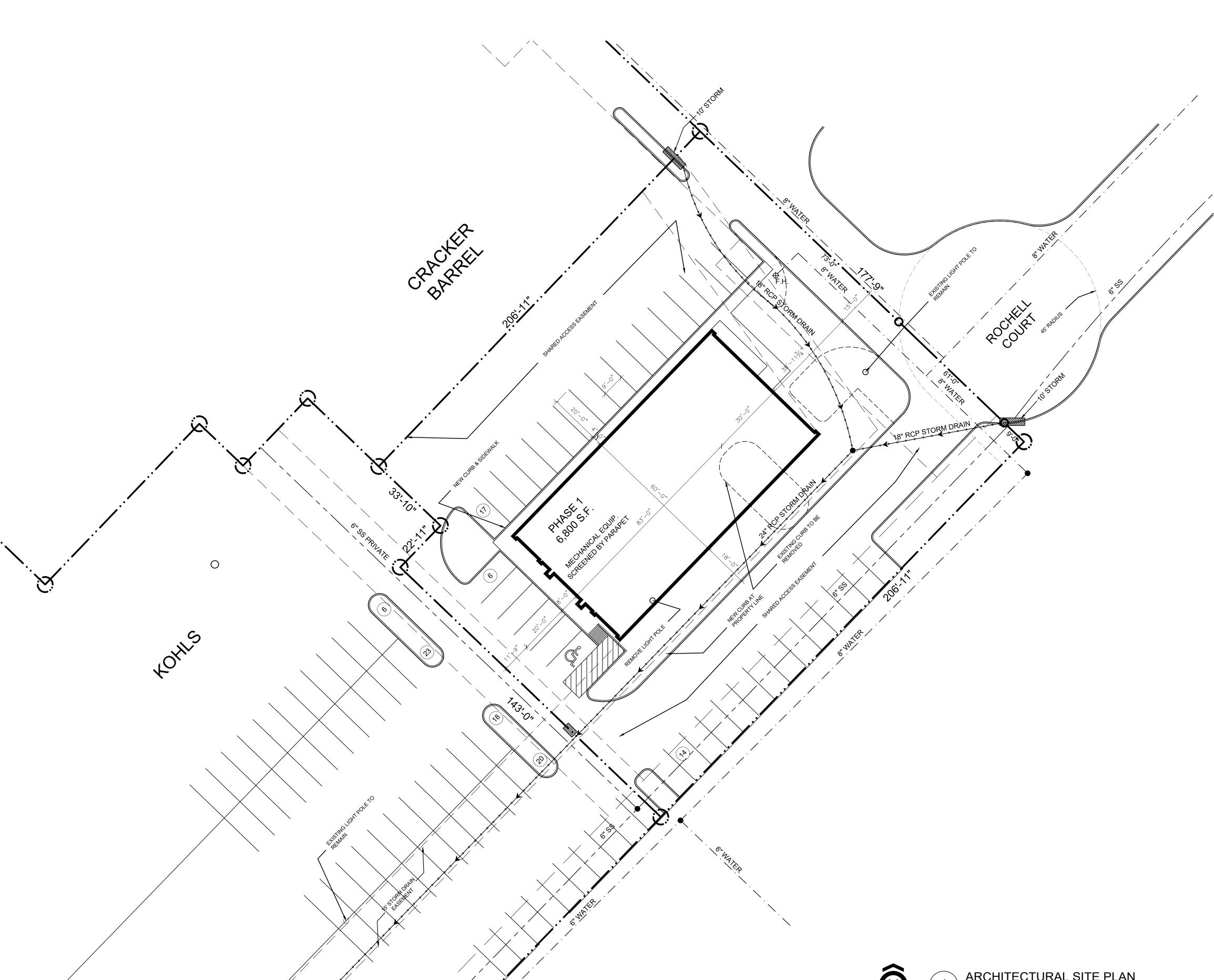




## City of Rockwall Planning & Zoning Department 385 S. Goliad Street

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.





SITE DAT	A TABLE
SITE AREA	0.824 ACRES (35,917 S.F.)
SHARED ACCESS EASEMENT	6,300 S.F.
ORDINANCE SITE PLAN AREA	29,617 S.F.
ZONING	(C) COMMERCIAL
PROPOSED USE	BUSINESS
BUILDING AREA #1:	6,800 S.F.
LOT COVERAGE (GROSS AREA)	23.0%
FLOOR TO AREA RATIO	23 : 1
BUILDING HEIGHT MAX.	36'-0"

BUILDING PARKING CALCULATIONS

DOILDING LANNING CALCULATION			10
BUILDING USE	SQUARE FOOTAGE	PARKING REQUIREMENT	REQUIREI PARKING
BUILDING #1	6,800 S.F.	1/300	= 23
TOTAL PARKING REQUIRED TOTAL PARKING PROVIDED			= 23 SP, = 37 SP,

PET DOCTOR

LEGAL DESCRIPTION AND OR ADDRESS:

ROCKWALL MARKET CENTER EAST
LOT , BLOCK A E.P. GAINES CHISUM
SURVEY, ABSTRACT NO.64
City of Rockwall, Rockwall County, Texas

<u>APPLICANT</u>

CITY OF ROCKWALL CASE NUMBER: SP2022-056

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 \_\_\_\_\_\_,\_\_\_\_

Dr. Keith Webb Pet Doctor Veterinary Hospital 2703 Market Center Rockwall, TX 75032

Carroll Architects, INC.
750 E. Interstate 30 #110
Rockwall, TX 75087
P: 972-732-6085
E: jc@carrollarch.com
ATTN: Jeff Carroll

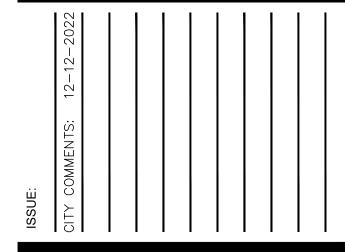
SITE PLAN SIGNATURE BLOCK

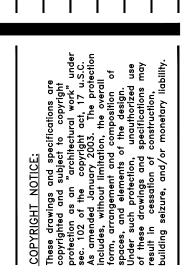
WITNESS OUR HANDS, this\_\_\_

Director of Planning and Zoning

Planning & Zoning Commission, Chairman

NOTE: 1.) KOHLS PARKING SPACES REDUCES 61 SPACES 2.) KOHLS TO PAY AND RELOCATE SEWER LINES





Rochelle all, Texas

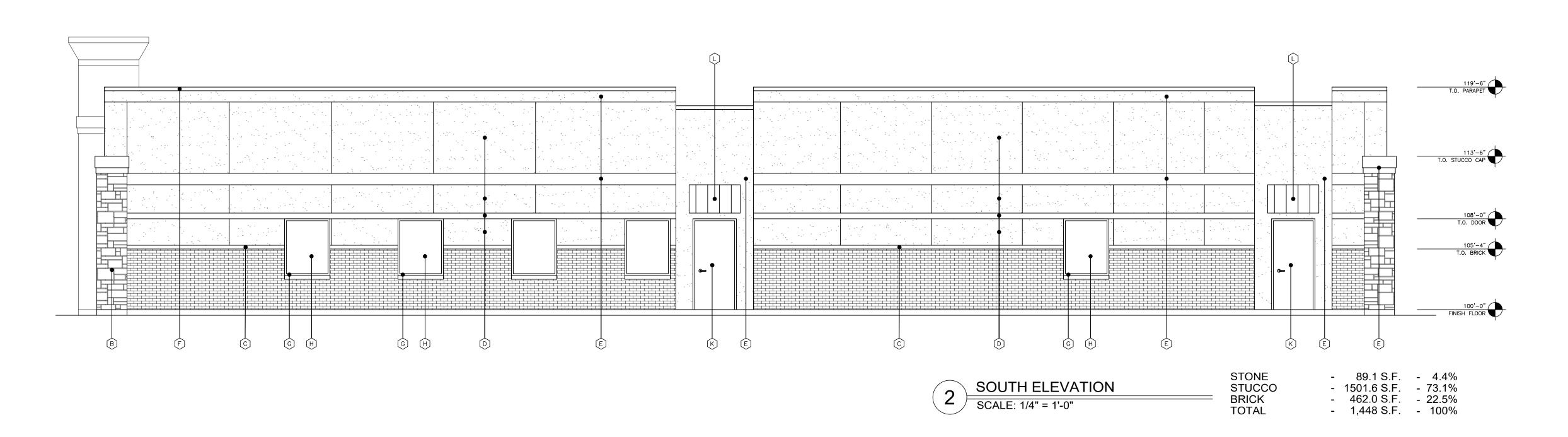


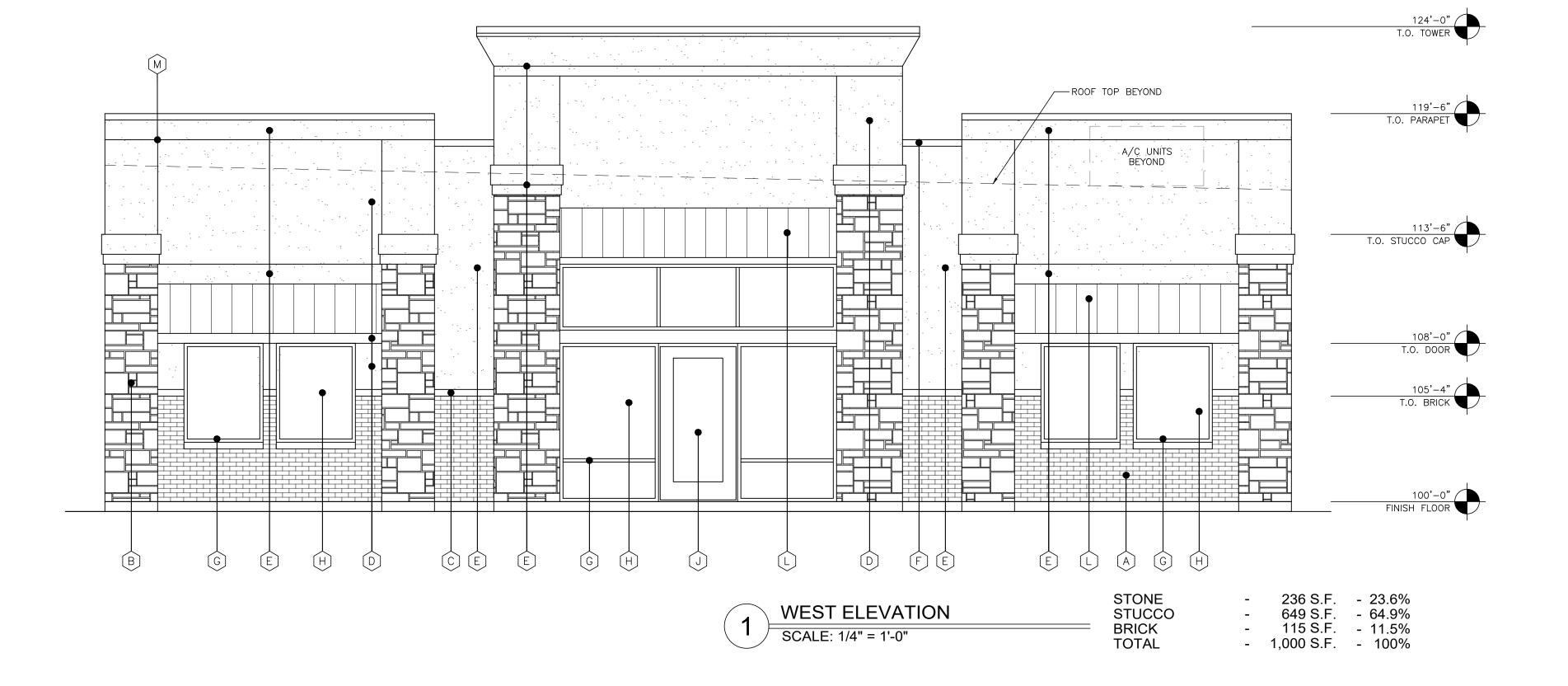
## ARCHITECTURAL SITE PLAN

DATE:	SHEET NO:		
	DEC 2022		
PROJECT NO:			
	2022063	$\Lambda$ 1 $\Omega$	
DRAWN BY:		AIUU	
CHECKED BY:			

ARCHITECTURAL SITE PLAN

SCALE: 1" = 20'-0"

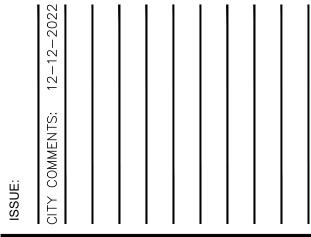


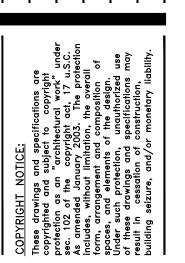


EXTERIOR FINISH SCHEDULE

- A BRICK VENEER: ACME, FIELD COLOR
- STONE VENEER: (4) SIDED CUT STONE W/ RANDOM SIZE & WIDTHS WITH MINIMUM SIZE 12" TALL, MAXIMUM SIZE 15" TALL COLOR CREAM
- STONE CAP: (4) SIDED CUT STONE W/ RANDOM SIZE & WIDTHS
  WITH MINIMUM SIZE 12" TALL, MAXIMUM SIZE 15" TALL COLOR CREAM
- STUCCO: (3 PART SYSTEM)
  ELASTOMERIC FINISH COAT FIELD COLOR SANDY BEACH
- E STUCCO: EIFS STUCCO
  ELASTOMERIC FINISH COAT ACCENT. COLOR PEARL ASH
- F PREFINISHED METAL COPING COLOR SILVER
- (G) WINDOW FRAMES ALUMINUM, COLOR ANODIZED ALUM.
- H GLAZING: DOUBLE PANE INSULATED, LOW E GLASS W/ WINDOW TINTED @ 10% GREY
- STOREFRONT ENTRY SLIDING DOOR SYSTEM: ALUM. COLOR ANODIZED ALUM.
- K EXTERIOR HOLLOW MTL. DOOR & FRAME: PAINTED, COLOR TO MATCH STUCCO
- AWNINGS: PREFINISHED STANDING SEAM MTL. AWNINGS PANELS COLOR DARK BRONZE
- M STUCCO: CONTROL JOINTS AS SHOWN
- N ELEC. SECTIONAL OVERHEAD DOCK DOORS W/ VISION PANELS COLOR:

NOTE: PARAPETS WILL BE FINISHED ON BOTH SIDES





## chelle



**EXTERIOR ELEVATIONS** 

DATE:		SHEET NO:
1	DEC 2022	
PROJECT NO:		
	2022063	$\Lambda E \cap A$
DRAWN BY:		A501

Planning & Zoning Commission, Chairman

PET DOCTOR

LEGAL DESCRIPTION AND OR ADDRESS:

ROCKWALL MARKET CENTER EAST
LOT , BLOCK A E.P. GAINES CHISUM
SURVEY, ABSTRACT NO.64

City of Rockwall, Rockwall County, Texas

<u>APPLICANT</u>

CITY OF ROCKWALL CASE NUMBER: SP2022-###

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

Director of Planning and Zoning

WITNESS OUR HANDS, this\_\_\_\_\_

Dr. Keith Webb

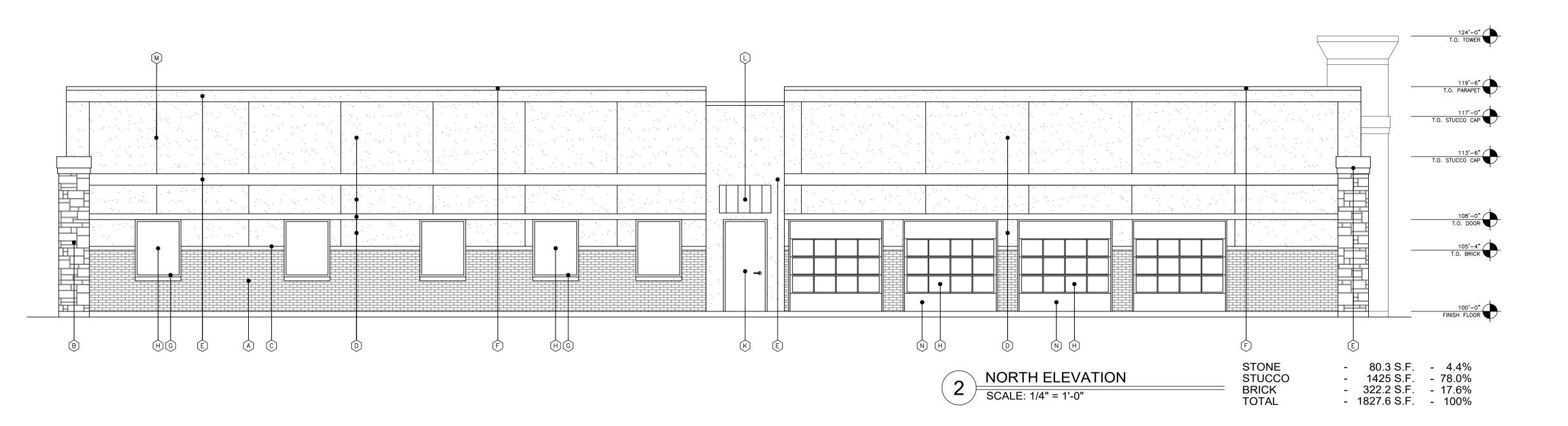
Pet Doctor Veterinary Hospital 2703 Market Center Rockwall, TX 75032

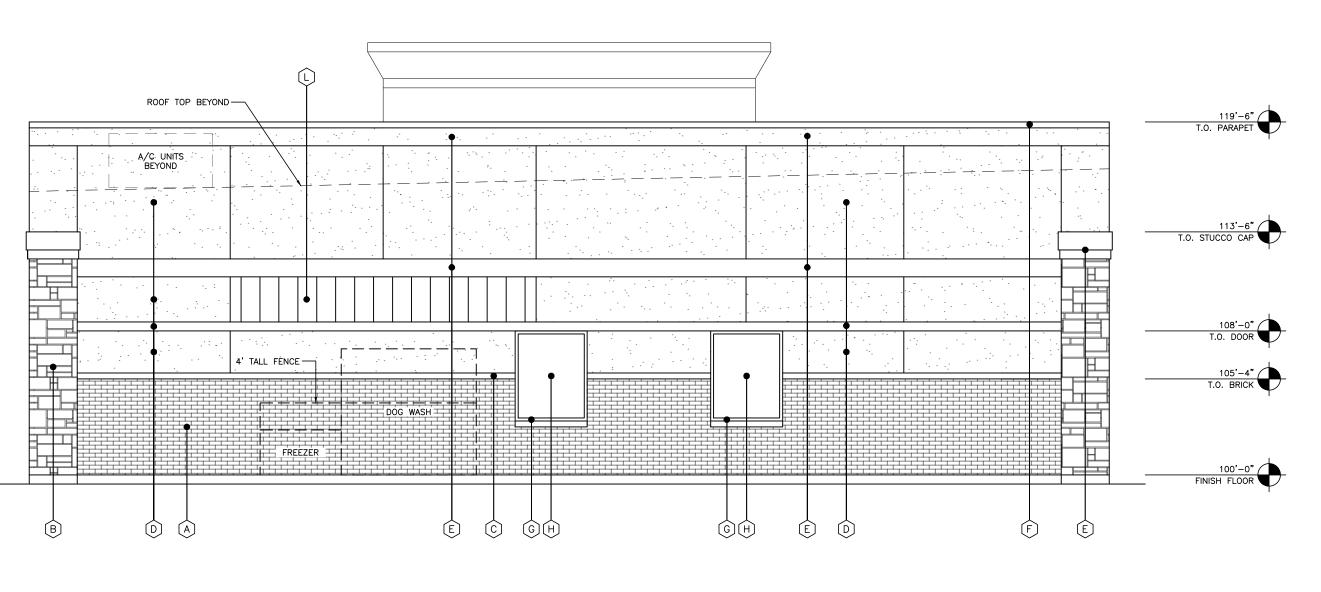
Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jc@carrollarch.com ATTN: Jeff Carroll

SITE PLAN SIGNATURE BLOCK

on the\_\_\_\_day of\_\_\_\_\_,

CHECKED BY:





**EAST ELEVATION** SCALE: 1/4" = 1'-0"

STONE STUCCO BRICK TOTAL

- 77 S.F. - 7.1% - 766 S.F. - 70.8% - 239 S.F. - 22.1% - 1,082 S.F. - 100%

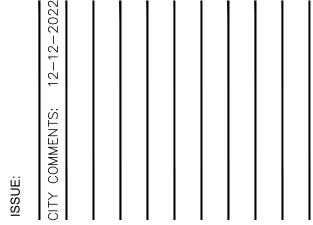
EXTERIOR FINISH SCHEDULE

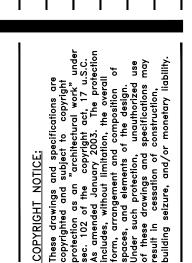
- A BRICK VENEER: ACME, FIELD COLOR
- STONE VENEER: (4) SIDED CUT STONE W/ RANDOM SIZE & WIDTHS WITH MINIMUM SIZE 12" TALL, MAXIMUM SIZE 15" TALL COLOR CREAM
- STONE CAP: (4) SIDED CUT STONE W/ RANDOM SIZE & WIDTHS WITH MINIMUM SIZE 12" TALL, MAXIMUM SIZE 15" TALL COLOR CREAM
- STUCCO: (3 PART SYSTEM)
  ELASTOMERIC FINISH COAT FIELD COLOR SANDY BEACH
- E STUCCO: EIFS STUCCO ELASTOMERIC FINISH COAT ACCENT. COLOR PEARL ASH

G WINDOW FRAMES ALUMINUM, COLOR - ANODIZED ALUM.

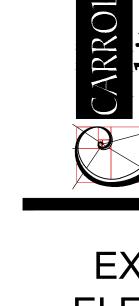
- F PREFINISHED METAL COPING COLOR SILVER
- H GLAZING: DOUBLE PANE INSULATED, LOW E GLASS W/ WINDOW TINTED @ 10% GREY
- STOREFRONT ENTRY SLIDING DOOR SYSTEM: ALUM. COLOR ANODIZED ALUM.
- K EXTERIOR HOLLOW MTL. DOOR & FRAME: PAINTED, COLOR TO MATCH STUCCO
- AWNINGS: PREFINISHED STANDING SEAM MTL. AWNINGS PANELS COLOR DARK BRONZE
- (M) STUCCO: CONTROL JOINTS AS SHOWN
- N ELEC. SECTIONAL OVERHEAD DOCK DOORS W/ VISION PANELS COLOR:

NOTE: PARAPETS WILL BE FINISHED ON BOTH SIDES





# Rochelle



CARROIII architects	750 E. Interstate 30 Suite 110 Rockwall, TX 75087 t: 972-732-6085

**EXTERIOR ELEVATIONS** 

DATE:	SHEET NO:		
	DEC 2022		
PROJECT NO:			
	2022063	$\Lambda E \cap \Omega$	
DRAWN BY:		A502	

CHECKED BY:

Carroll Architects, Inc.
750 E. Interstate 30 #110
Rockwall, TX 75087
P: 972-732-6085
E: jc@carrollarch.com
ATTN: Jeff Carroll CITY OF ROCKWALL CASE NUMBER: SP2022-### SITE PLAN SIGNATURE BLOCK 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\_\_\_\_ Planning & Zoning Commission, Chairman Director of Planning and Zoning

PET DOCTOR

LEGAL DESCRIPTION AND OR ADDRESS:

ROCKWALL MARKET CENTER EAST
LOT , BLOCK A E.P. GAINES CHISUM
SURVEY, ABSTRACT NO.64

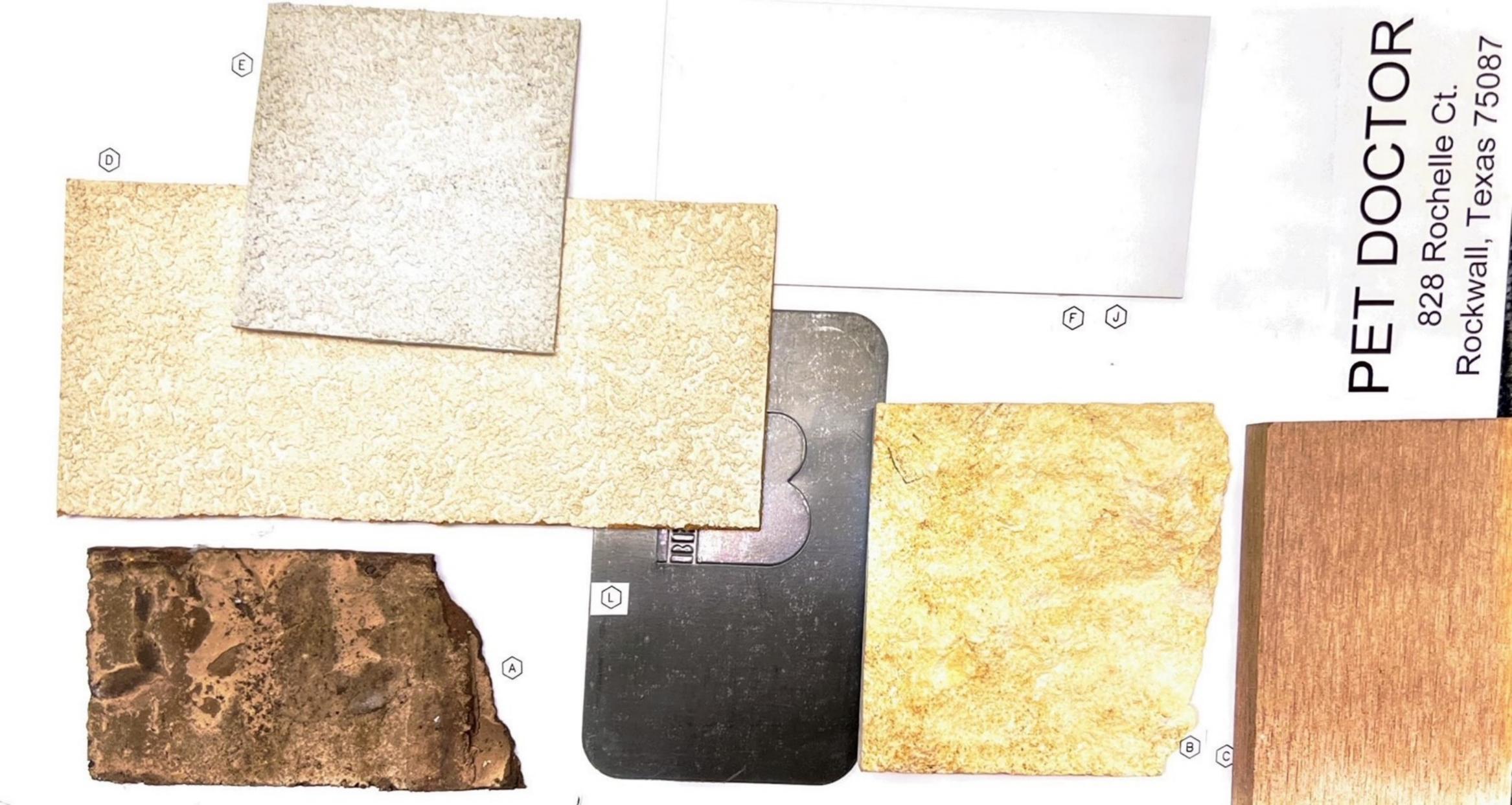
City of Rockwall, Rockwall County, Texas

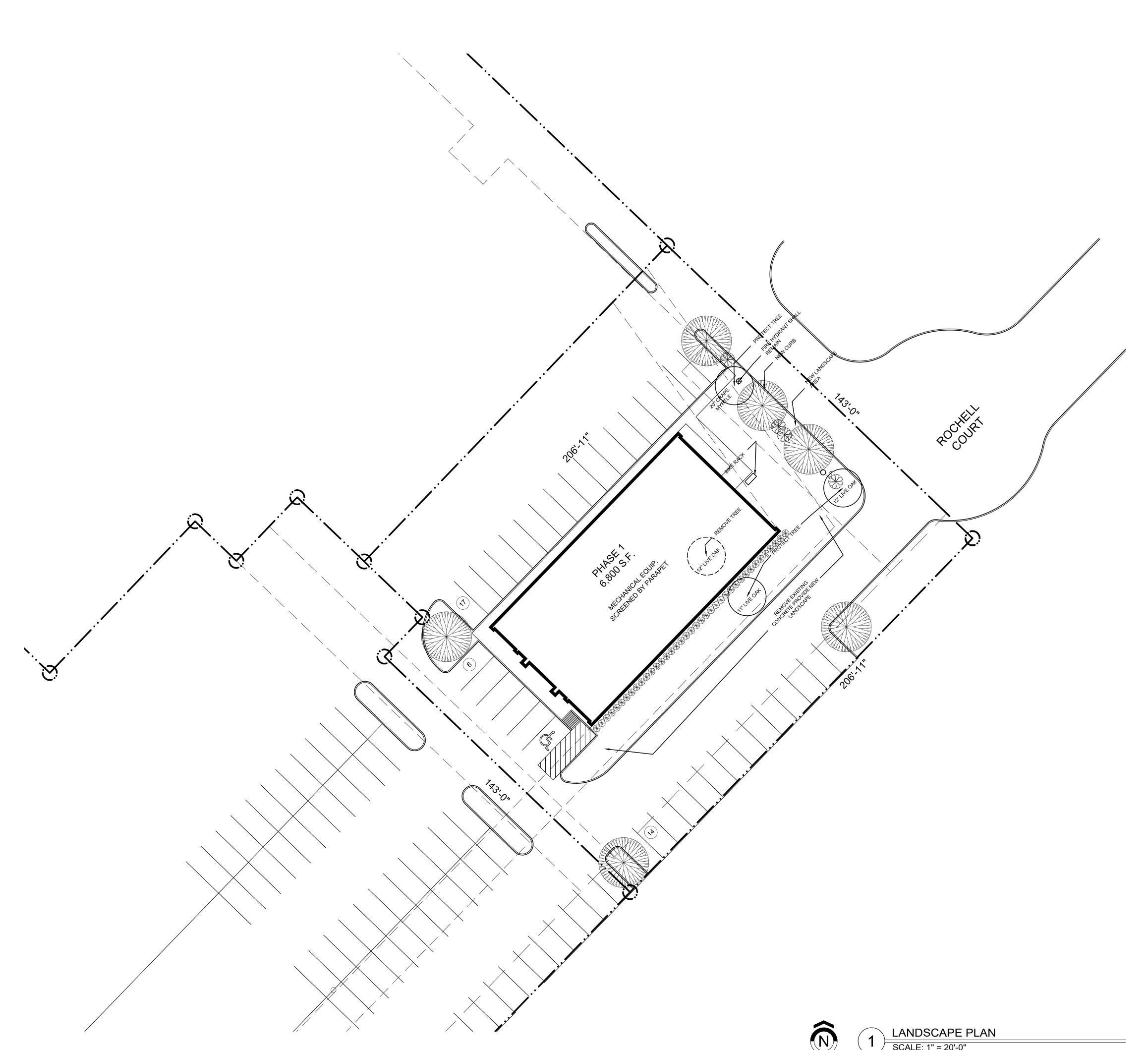
<u>APPLICANT</u>

Dr. Keith Webb

Pet Doctor Veterinary Hospital 2703 Market Center Rockwall, TX 75032

Carroll Architects, Inc.





SITE DATA TABLE		
0.824 ACRES (35,917 S.F.)		
6,300 S.F.		
29,617 S.F.		
(C) COMMERCIAL		
BUSINESS		
6,800 S.F.		
23.0%		
23 : 1		
36'-0"		

LANDSCAPE	TABULATION	
NET AREA	29,617 S.F.	
REQUIRED LANDSCAPE AREA— 20% OF 29,617 S.F.	5,923 S.F.	
PROVIDED LANDSCAPE AREA— 23% OF 29,617 S.F.	6,812 S.F.	
IMPERVIOUS COVERAGE- 77% OF 29,617 S.F.	22,805 S.F.	
1		

Irrigation shall be provided to all landscaped areas.
Tree mitigation for this project for existing trees on this property.
All perimeter parking are within 50'-0" of a shade tree. No trees within 5' of public utilities less than 10".
No trees within 10' of public utilities 10" or greater

		TREE/SHR	UB LEGE	ND
ſ	TRE	ES, INSTALLED W	V/ MINIMUM (	6" CALIPER
	CEDAR E (MIN. 6"	LM CALIPER)	₩	WINTER BOXWOOD (SHRUB) 5 GALLON @ INSTALLATION
	EVE'S NE			EXISTING TREE OR SHRUBBERY

## TREE MITIGATION NOTES:

REMOVED - (1) EXISTING 12" PROPOSED - ADDITIONAL 30"

## **GENERAL NOTES:**

- 1. REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM; PROVIDED HOWEVER, THAT A HOSE BIB SYSTEM MAY BE USED FOR IRRIGATION WHEN A LANDSCAPE AREA IS LESS THAN 1,000 SQUARE FEET IN SIZE AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50-FEET OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.
- 2. ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA. 3. OWNER MAY SUBSTITUTE TYPES OF TREES. THE OWNER SHALL SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE.

  4. CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.

  5. CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/
- OWNER.

  6. DUMPSTER IS NOT REQUIRED FOR THIS PROJECT. PROVIDED

  7. ALL LANDSCAPE BUFFERS AND PUBLIC RIGHT—OF—WAY LOCATED ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH
- 8. THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDED AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND
- OF GRASS" IS OBTAINED. 9. NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO EDGE OF PAVEMENT OR FIVE (5) FEET FROM ANY WATER OR WASTEWATER LINE THAT IS LESS THAN 12 INCHES. WATER AND WASTEWATER
  LINES THAT ARE 12 INCHES AND GREATER REQUIRE TREES TO BE
  PLANTED A MINIMUM OF TEN (10) FEET FROM THE CENTERLINE OF
  THE PIPE. TREES MUST BE (5) FEET FROM ALL UTILITIES.
- 10. ALL PARKING SPACES ARE WITHIN 80' OF A TREE 11. THERE IS AN EXISTING SEWER EASEMENT @ REAR OF BOTH BUILDINGS. THIS DOES NOT ALLOW TREES TO BE PLANTED BEHIND THESE BUILDINGS.

PET DOCTOR

LEGAL DESCRIPTION AND OR ADDRESS:

ROCKWALL MARKET CENTER EAST
LOT , BLOCK A E.P. GAINES CHISUM
SURVEY, ABSTRACT NO.64
City of Rockwall, Rockwall County, Texas

<u>OWNER</u>

<u>APPLICANT</u>

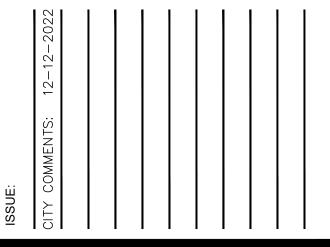
CITY OF ROCKWALL CASE NUMBER: SP2022-056

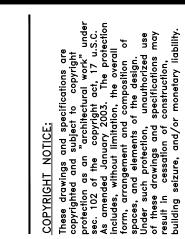
Dr. Keith Webb

Pet Doctor Veterinary Hospital 2703 Market Center Rockwall, TX 75032

Carroll Architects, INC.
750 E. Interstate 30 #110
Rockwall, TX 75087
P: 972-732-6085
E: jc@carrollarch.com
ATTN: Jeff Carroll

SITE PLAN SIGNATURE BLOCK





## Rochelle 828



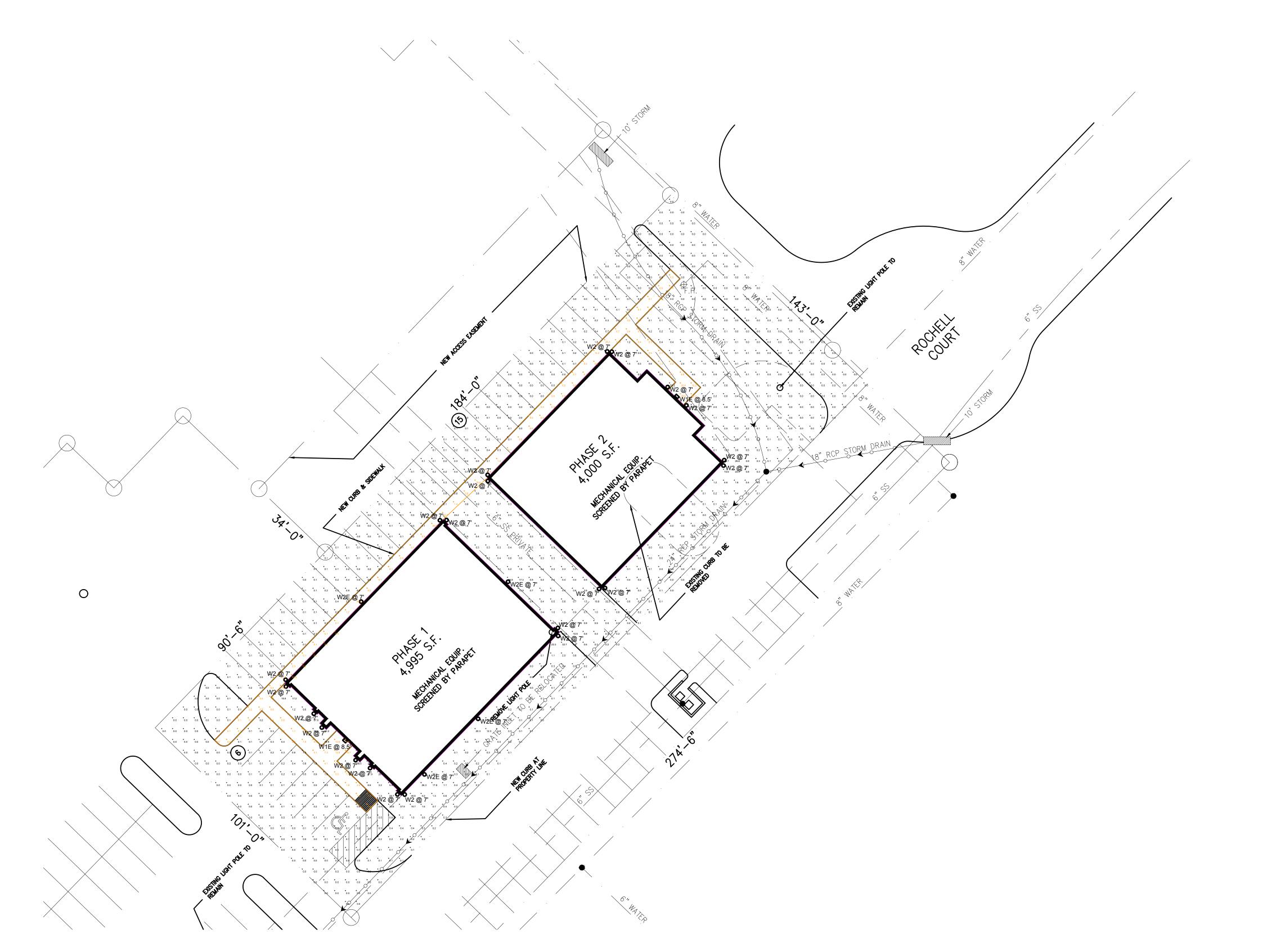
LANDSCAPE PLAN

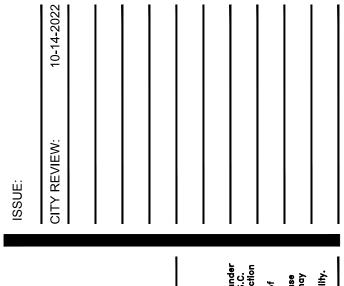
DATE:		SHEET NO:
	DEC 2022	
PROJECT NO:		
	2022063	1 /
DRAWN BY:		L

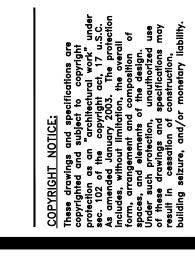
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the\_\_\_\_day of\_\_\_\_\_,\_ WITNESS OUR HANDS, this\_\_\_\_\_ Planning & Zoning Commission, Chairman CHECKED BY: Director of Planning and Zoning

LIG	HTING FIX	TURE SCHEDULE				
TYPE	MANUFACTURER	PART NUMBER	DESCRIPTION	LAMP	WATTS	VOLTS
W1E	LITHONIA	WDGE1 LED 40K 80CRI VW MVOLT E4WH [FINISH]	WALL PACK WITH EMERGENCY BATTERY BACK UP	LED	15	120-277
W2	LUMINIS	SY800 L1L20 R55 [VOLTAGE] [FINISH]	WALL SCONCE	LED	22	120-277
W2E	LUMINIS	SY800 L1L20 R55 [VOLTAGE] [FINISH] - REML2-50	WALL SCONCE WITH REMOTE EMERGENCY BATTERY BACK UP	LED	22	120-277

Statistics									
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min			
WALKWAY	+	6.5 fc	85.2 fc	0.0 fc	N/A	N/A			







James F. Turner
Engineers, L.P.

Consulting Engineers
8340 Meadow Rd. Suite 160
Dallas, Texas 75231
TEL. 214-750-2900
Job #: 35902
TX REGISTRATION # 10349

CHECKED BY:

DRAWN/DESIGN SVA/SVA QC/APPD TNM/JFT

OCT 2022 2022063