



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)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
- REPLAT (\$300.00 + \$20.00 ACRE)¹
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)¹
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS ALPHA DRIVE

SUBDIVISION ELLIS CENTER INDUSTRIAL PARK #2 LOT 6 BLOCK A

GENERAL LOCATION ALFA DR & BETA WAY

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI

CURRENT USE N/A

PROPOSED ZONING LI

PROPOSED USE MEDICAL USE

ACREAGE 0.70 AC

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

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 VEDANTA ESTATES, LLC. APPLICANT CARROLL ARCH. INC.

CONTACT PERSON AKHIL VATS

CONTACT PERSON JEFF CARROLL

ADDRESS 482 ACADIA WAY

ADDRESS 750 E. INTERSTATE 30 #110

CITY, STATE & ZIP ROCKWALL, TX. 75087

CITY, STATE & ZIP ROCKWALL TX 75087

PHONE 817.235.9253

PHONE 214.632.1762

E-MAIL WALLISASSOCIATES@gmail.com

E-MAIL JC@CARROLLARCH.COM

NOTARY VERIFICATION [REQUIRED]

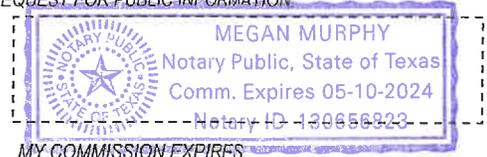
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jeff Carroll ^{Applicant} [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

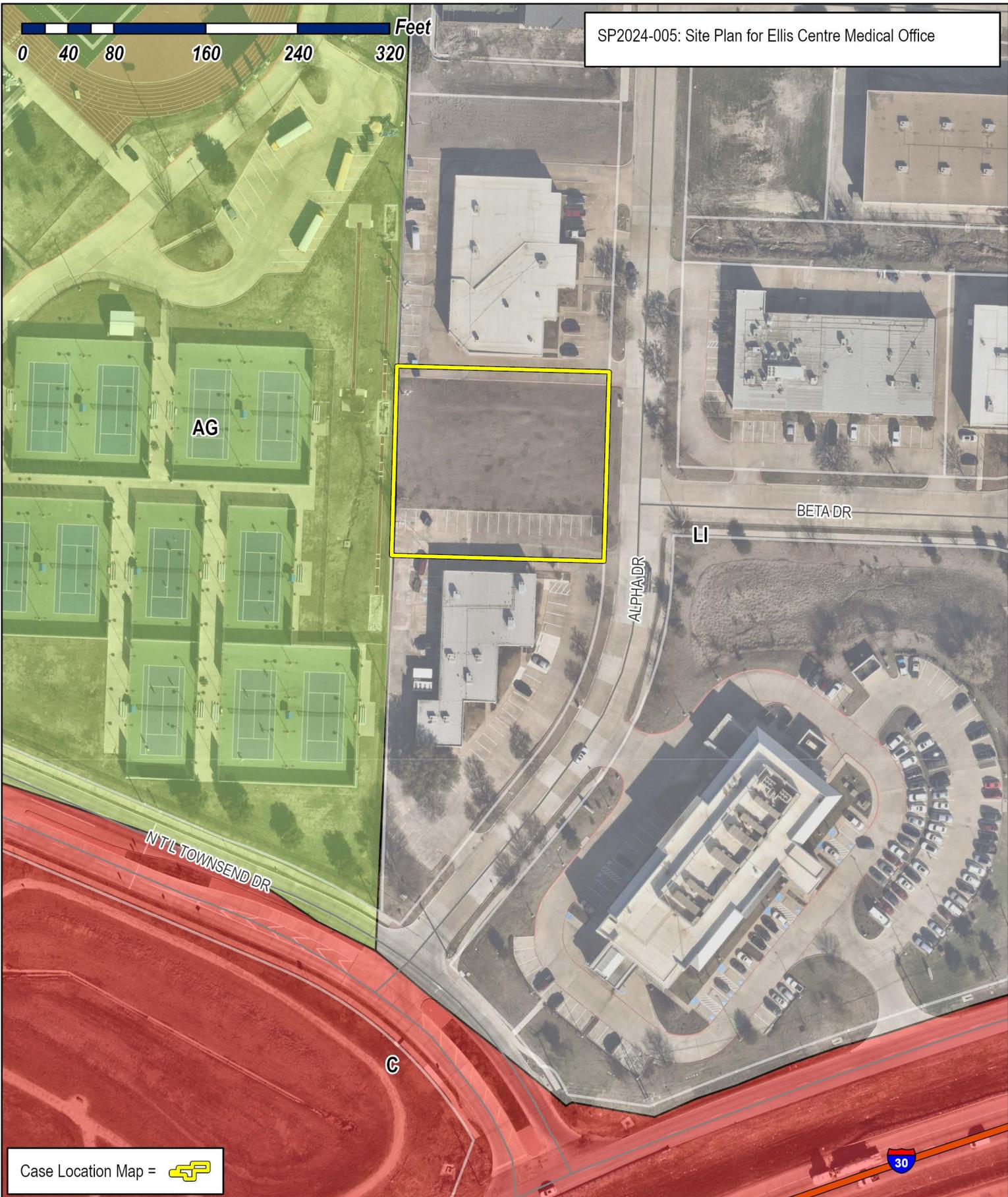
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ February 2024 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 16th DAY OF February, 2024 BY SIGNING THIS 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 16 DAY OF February, 2024

Applicant OWNER'S SIGNATURE Jeff Carroll

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Location Map = 



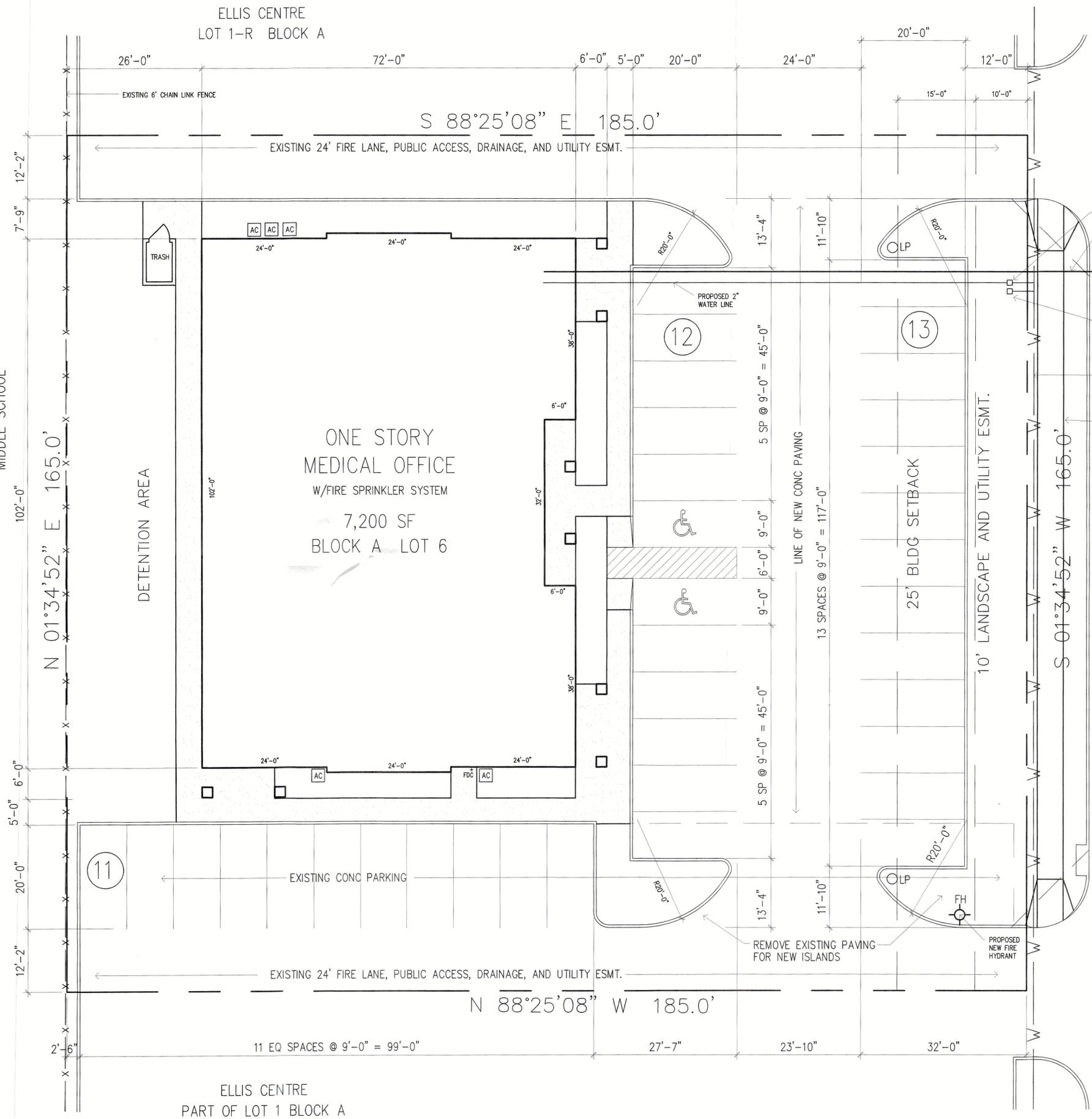
City of Rockwall

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.



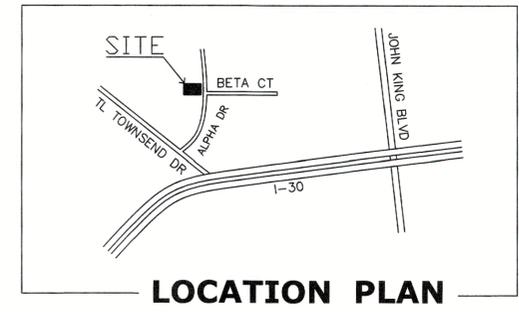
HERMAN E UTLEY
MIDDLE SCHOOL



CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY WALLIS ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.

- ABSTRACT NO. 9 - WILLIAM BLEVINS SURVEY
1. ZONING: L I
 2. PROPOSED USE: MEDICAL OFFICE
 3. PROPERTY AREA (GROSS): 30,531 SF 0.70 AC
 4. BUILDING AREA: 7,200 SF
 5. BUILDING HEIGHT: ONE STORY - 28'-3"
 6. LOT COVERAGE: 23.6% F.A.R. = 0.236:1
 7. PARKING REQUIRED: 1 SPACE/200 = 36 SPACES REQUIRED
 8. HANDICAP REQUIRED 2 ACCESSIBLE IN 25-50 SPACES 2 PROVIDED
 9. TOTAL PARKING PROVIDED: 36 SPACES
 10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 24,558 SF
 11. 15% LANDSCAPE REQUIRED = 4,580 SF PROVIDED 5,973 SF

NOTE: ALL DIMENSIONS ARE TO FACE OF CURB
ALL SIDEWALKS SHALL BE 3,000 PSI CONC
MIN 5.5 SACK MIX.
ALL RADI ARE 2'-0" U.N.O.
ANY DISCREPANCIES BETWEEN THE PLAN &
THE CIVIL ENGINEER'S PLANS SHALL DEFER
TO THE CIVIL ENGINEER.



SITE PLAN SIGNATURE BLOCK

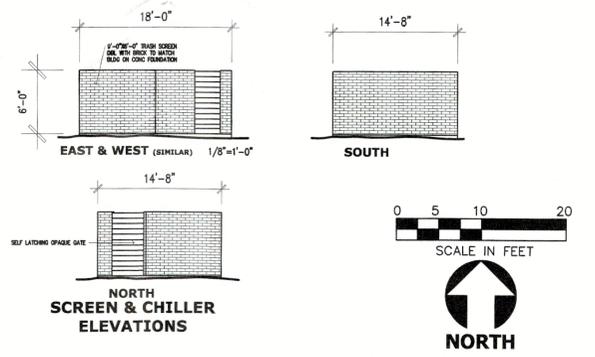
APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the planning and zoning commission of the City of Rockwall on the _____ 2024.

WITNESS OUR HANDS, this _____ day of _____

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

NOTE: DUMPSTER PAVING AND FIRE LANE PAVING SHALL BE MIN. 6" THICK, 3600 PSI CONCRETE 6.5 SACK MIX



PRICING & CONSTRUCTION
GENERAL NOTES:

1. 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.
3. ANY DISCREPANCIES NOTED BY THE SUBCONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
4. 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.

ELLIS CENTRE
INDUSTRIAL PARK
BEING A 0.70 AC. TRACT OF LAND SITUATED
IN THE ELLIS CENTRE #2 INDUSTRIAL PARK
LOT 6 BLOCK A IN THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

OWNER
ADAT ESTATE LLC
486 ARCADIA WAY
ROCKWALL, TEXAS 75087
CASE #SP2020-010

© COPYRIGHT 2022 WALLIS ARCHITECTS

CHURCHES COMMERCIAL RESIDENTIAL INSTITUTIONAL
WALLIS ASSOCIATES
132 BERKSHIRE LANE
WAKARUSCHIE, TEXAS 75165
PHONE: 817-235-9253

No.	Date	Revision	By



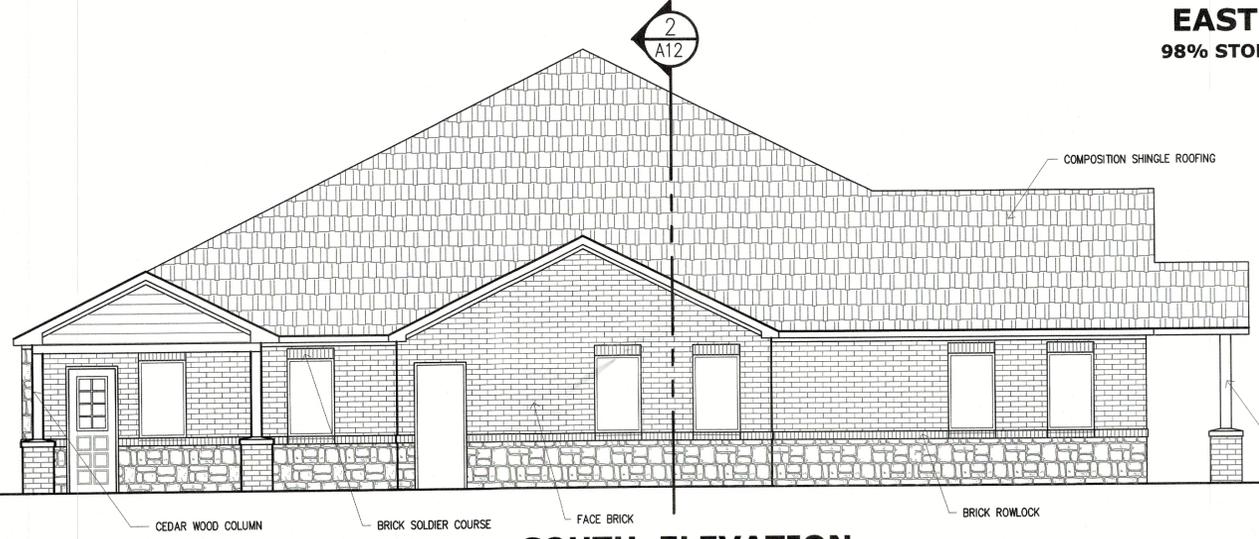
ELLIS CENTER MEDICAL OFFICE
ROCKWALL, TEXAS
SITE PLAN

Scale: 1" = 10'-0"
Date: 2/16/2024
Project No.: 200204
Designed: GW
Drawn: GW
Checked: GW

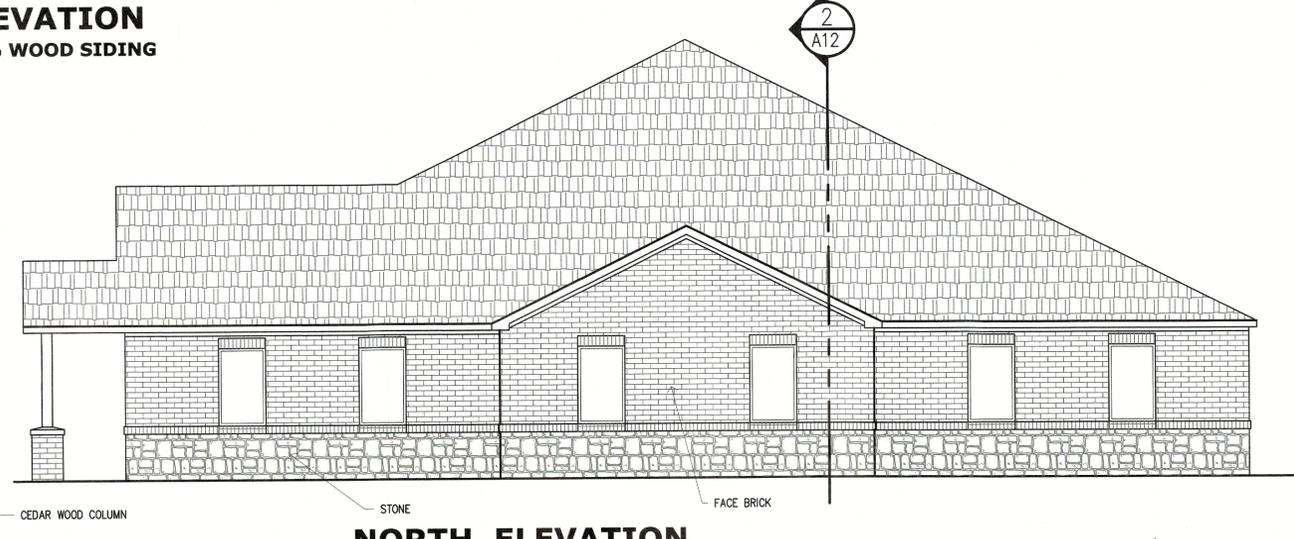
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A1 OF
17



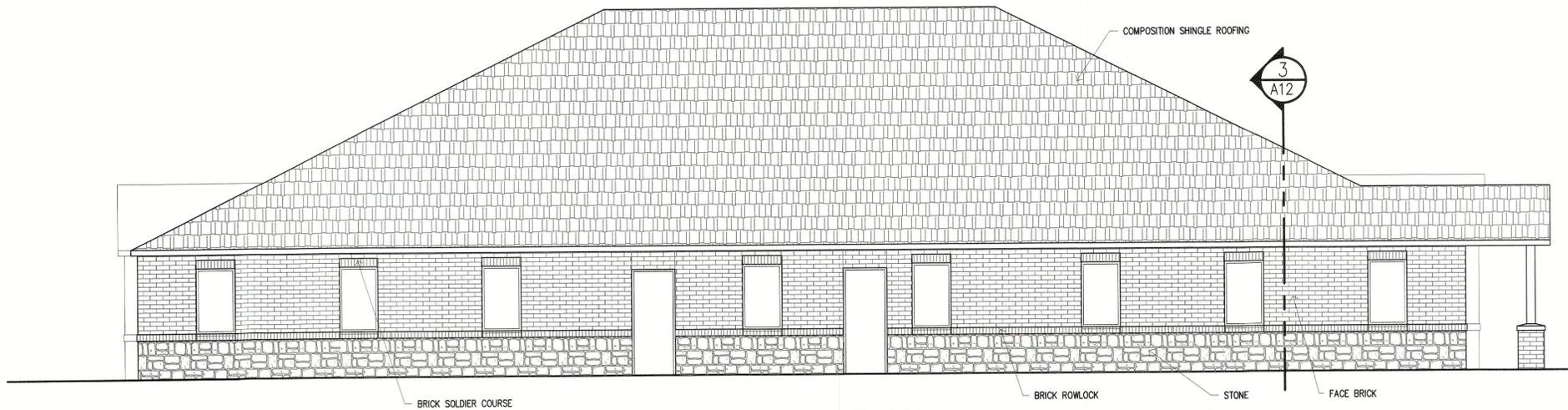
EAST ELEVATION
98% STONE 2% WOOD SIDING



SOUTH ELEVATION
30% STONE 4% WOOD SIDING 66% BRICK



NORTH ELEVATION
31% STONE 69% BRICK



WEST ELEVATION
35% STONE 65% BRICK

SITE PLAN SIGNATURE BLOCK

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 and zoning commission of the City of Rockwall on the _____, 2024.

WITNESS OUR HANDS, this _____ day of _____

Planning & Zoning Commission, Chairman Director of Planning and Zoning

PRICING & CONSTRUCTION
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6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

OWNER
ADAT ESTATE LLC
488 ARCADIA WAY
ROCKWALL, TEXAS 75087
CASE #SP2024-000

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No.	Date	Revision	By



Scale:	3/16" = 1'-0"
Date:	2/16/2024
Project No.:	200204
Designed:	GW
Drawn:	GW
Checked:	GW









CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY WALLIS ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.

	REQUIRED	PROVIDED
1. STREET TREES 1 CANOPY PER 50' LINEAR OF R.O.W.	3	5
2. LANDSCAPE BUFFER	10'	10'
3. SCREENING OF OFF STREET PARKING	NO	NO
4. TOTAL LANDSCAPE AREA 15% REQUIRED	4,580 SF	5,973 SF
5. 4 TREES REQUIRED AT REAR OF PROPERTY	4	4

- ABSTRACT NO. 9 - WILLIAM BLEVINS SURVEY
- ZONING: L I
 - PROPOSED USE: MEDICAL OFFICE
 - PROPERTY AREA (GROSS): 30,531 SF 0.70 AC
 - BUILDING AREA: 7,200 SF
 - BUILDING HEIGHT: ONE STORY - 28'-3"
 - LOT COVERAGE: 23.6% F.A.R. = 0.236:1
 - PARKING REQUIRED: 1 SPACE/200 = 36 SPACES REQUIRED
 - HANDICAP REQUIRED 2 ACCESSIBLE IN 25-50 SPACES 2 PROVIDED
 - TOTAL PARKING PROVIDED: 36 SPACES
 - TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 24,558 SF
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THERE IS NO MITIGATION FOR THIS PROPERTY

- LIVE OAKS (15)
INSTALLED WITH A MIN. 4" CALIPER
- RED BUD (17)
MIN 4' TALL
- INDIAN HAWTHORNE (90)
PLANTS SHALL BE A MINIMUM OF 5-GALLONS & SHALL CREATE A MINIMUM 30" TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.
- BOXWOOD BUSH (126)
PLANTS SHALL BE A MINIMUM OF 5-GALLONS & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.

NO PARKING SPACE SHALL BE MORE THAN 80' FROM A CANOPY TREE

ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE SODDED, 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.

ALL R.O.W. SHALL BE SODDED

HERMAN E UTLEY
MIDDLE SCHOOL

N 01°34'52" E 165.0'

S 88°25'08" E 185.0'

S 01°34'52" W 165.0'

N 88°25'08" W 185.0'

ALPHA DRIVE
60' R.O.W.

ONE STORY
MEDICAL OFFICE
W/FIRE SPRINKLER SYSTEM
7,200 SF
BLOCK A LOT 6

SITE PLAN SIGNATURE BLOCK

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 and zoning commission of the City of Rockwall on the 11th day of February, 2024.

WITNESS OUR HANDS, this _____ day of _____

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

ELLIS CENTRE
INDUSTRIAL PARK
BEING A 0.70 AC. TRACT OF LAND SITUATED
IN THE ELLIS CENTRE #2 INDUSTRIAL PARK
LOT 6 BLOCK A IN THE CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

OWNER
ADAT ESTATE LLC
488 BUCKLE WAY
ROCKWALL, TEXAS 75087
CASE #SP2020-010

© COPYRIGHT 2022 WALLIS ARCHITECTS



PRICING & CONSTRUCTION
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CHURCHES COMMERCIAL RESIDENTIAL INSTITUTIONAL
WALLIS ASSOCIATES
139 BERKSHIRE LANE
WAKAHACHE, TEXAS 75165
PHONE: 817-235-9253

No.	Date	By	Revision



ELLIS CENTER MEDICAL OFFICE
ROCKWALL, TEXAS
LANDSCAPE PLAN

Scale: 1" = 10'-0"
Date: 2/16/2024
Project No.: 200204
Designed: GW
Drawn: GW
Checked: GW

SHEET
11 OF
1

Luminaire Schedule				Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor	User Defined Factor
Symbol	Type	Qty	Manufacturer / Catalog Number	12359	138	1.000	0.808	1.000
LP		2	LITHONIA_DSX1 LED P5 40K TFTM VOLTAGE MOUNTING HS FINISH					
WP		5	LITHONI_WDGE1 LED P2 40K 80CRI VF VOLTAGE MOUNTING FINISH	1979	15.0178	1.000	0.808	1.000

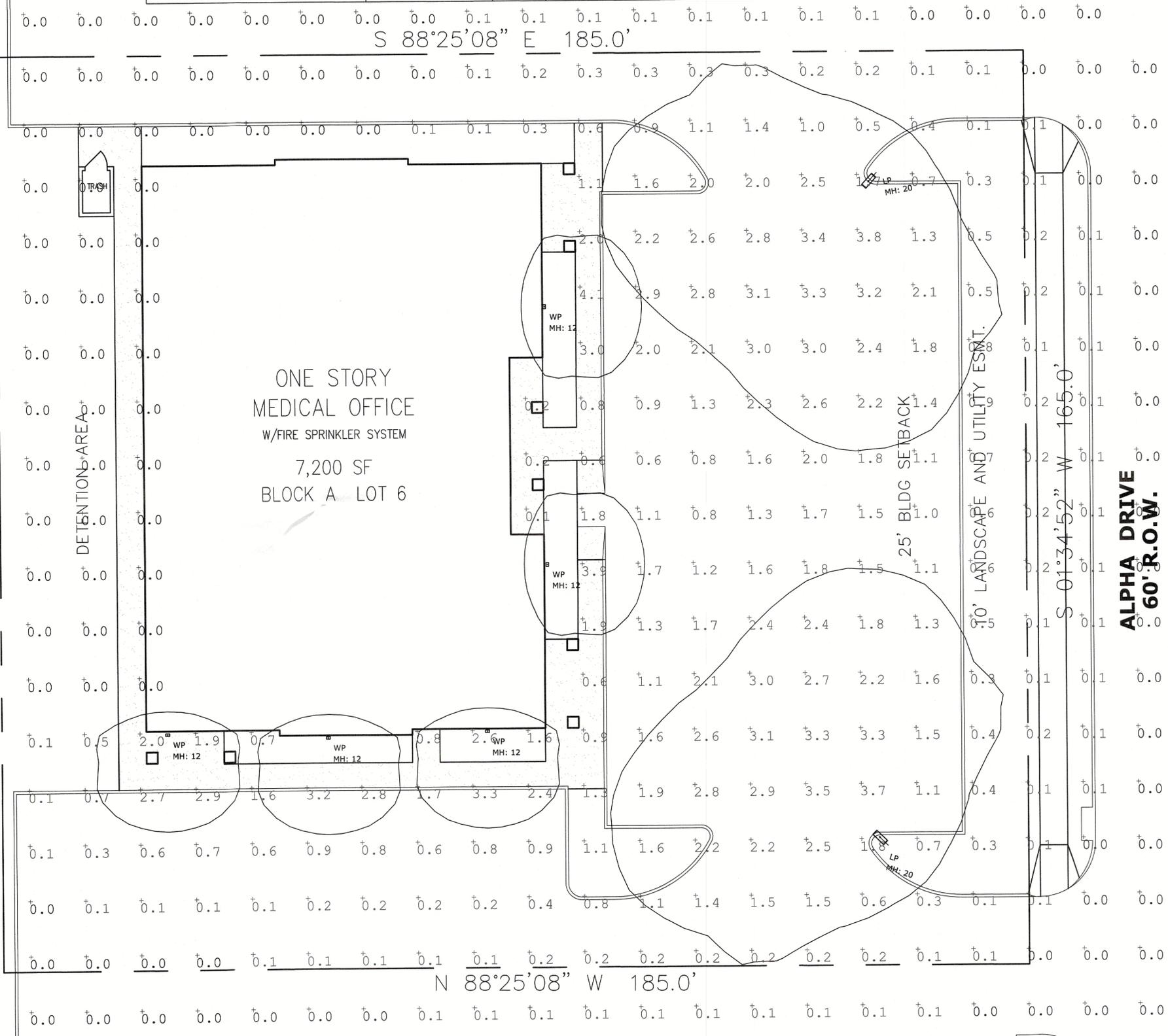
Calculation Summary						
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
GRADE_Planar	0	Fc	0.29	4.1	0.0	N.A.
PARKING LOT & DRIVEWAY		Fc	1.45	3.7	0.0	N.A.

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HERMAN E UTLEY
MIDDLE SCHOOL

N 01°34'52" E 165.0'



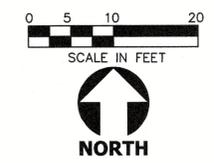
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LOT 6 BLOCK A IN THE CITY OF ROCKWALL,
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OWNER
ADAT ESTATE LLC
485 BRIDGEMAN WAY
ROCKWALL, TEXAS 75087
CASE #SP2020-010

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CHURCHES COMMERCIAL RESIDENTIAL INSTITUTIONAL
WALLIS ASSOCIATES
132 BERKSHIRE LANE
WAXAHACHIE, TEXAS 75165
PHONE: 817-236-9253

No.	Date	Revision	By



ELLIS CENTER MEDICAL OFFICE
ROCKWALL, TEXAS
PHOTOMETRIC PLAN

Scale: 1" = 10'-0"
Date: 2/16/2024
Project No.: 200204
Designed: GW
Drawn: GW
Checked: GW

SHEET
AP1 OF
1