



# 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 **Fit Sport Life Boulevard**

SUBDIVISION **Structured REA-Rockwall Land LLC**

Inst. No. 20210000001622

GENERAL LOCATION **200' South and 800' East of intersection of I30 and Corporate Crossing**

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

CURRENT ZONING **Commercial - C with SUP**

CURRENT USE **Undeveloped**

PROPOSED ZONING **Commercial - C with SUP**

PROPOSED USE **Restaurant & Golf**

ACREAGE **9.942 acres**

LOTS [CURRENT] **0**

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 **Structured REA-Rockwall Land LLC**

☒ APPLICANT **Wier & Associates, Inc.**

CONTACT PERSON **Conor Keilty, AIA**

CONTACT PERSON **Renee Ward, P.E.**

ADDRESS **3104 E Camelback Road, Ste. 2387**

ADDRESS **2201 E Lamar Blvd, Ste. 200E**

CITY, STATE & ZIP **Phoenix, Arizona 85016**

CITY, STATE & ZIP **Arlington, Texas 76006**

PHONE **480-856-8808**

PHONE **(817) 467-7700**

E-MAIL **conork@structuredrea.com**

E-MAIL **ReneeW@wierassociates.com**

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CONOR KEILTY [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 \$ 448.84 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14<sup>th</sup> DAY OF MARCH, 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 14 DAY OF March, 2024.

OWNER'S SIGNATURE

*Washington*

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Robert S Dillard*

Notary Public

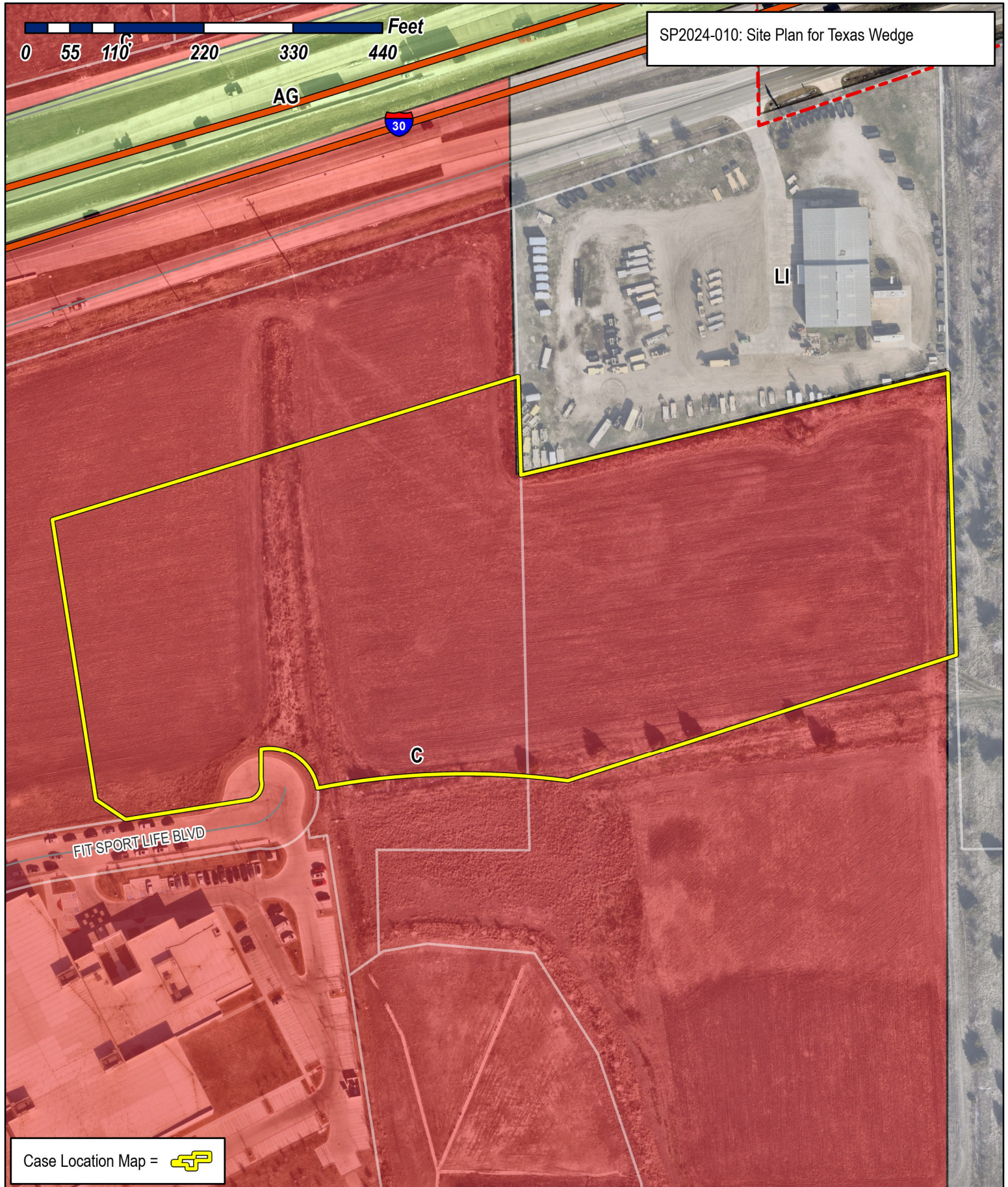
State of Washington

Robert S Dillard

Commission No. 185589

MY COMMISSION EXPIRES  
Commission Expires 07-01-24





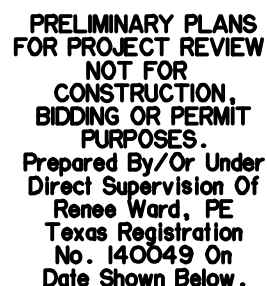
# City of Rockwall

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

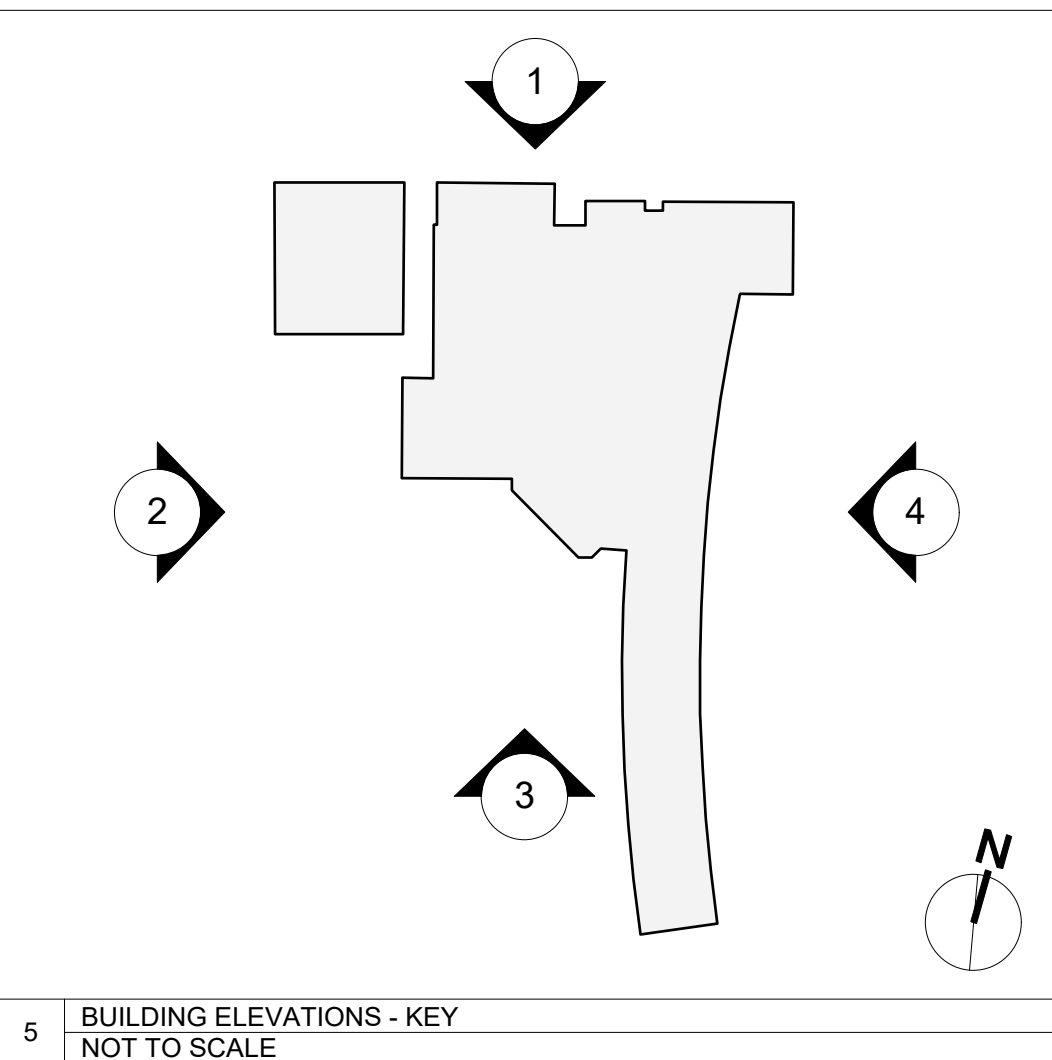
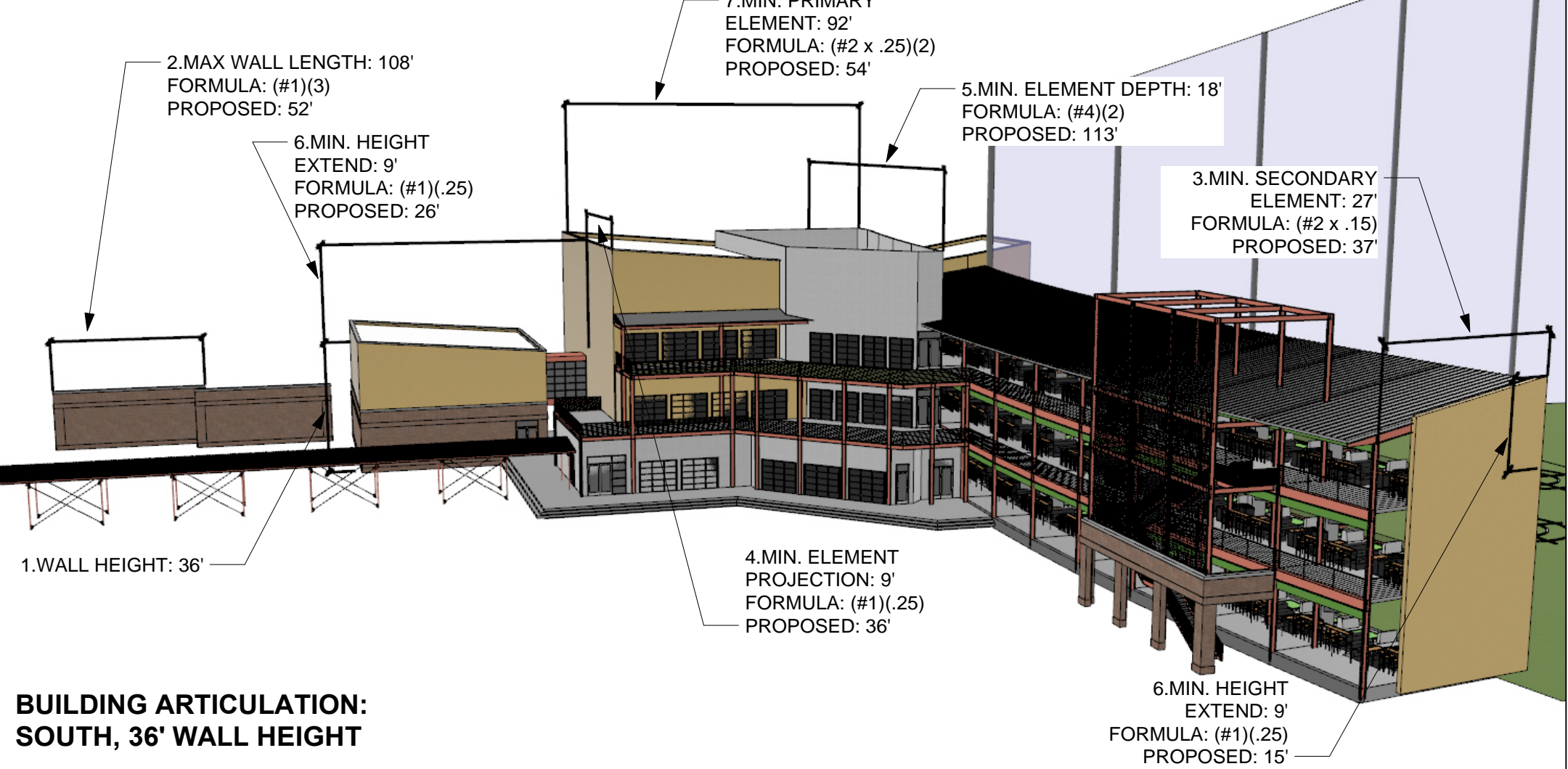
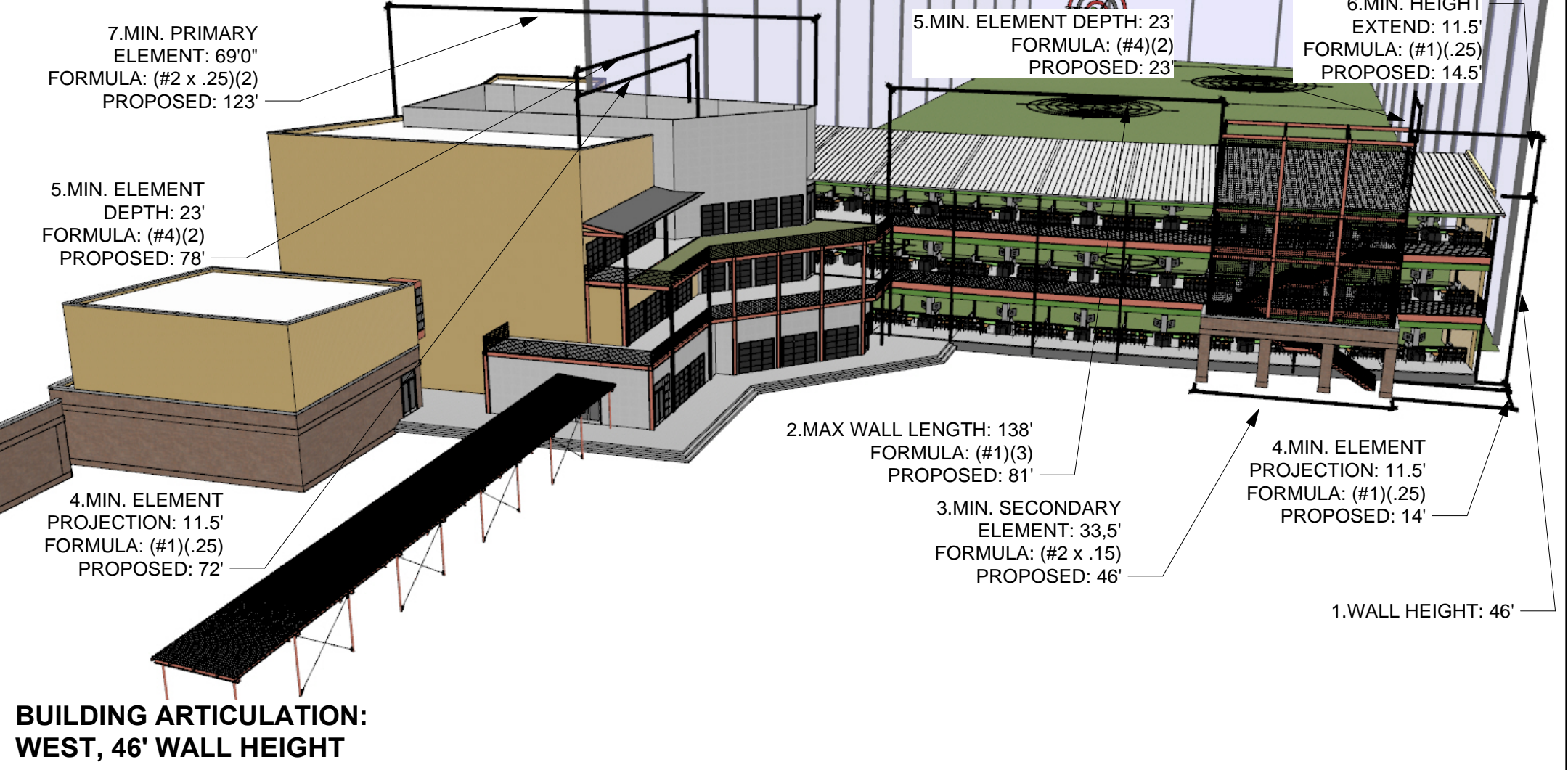
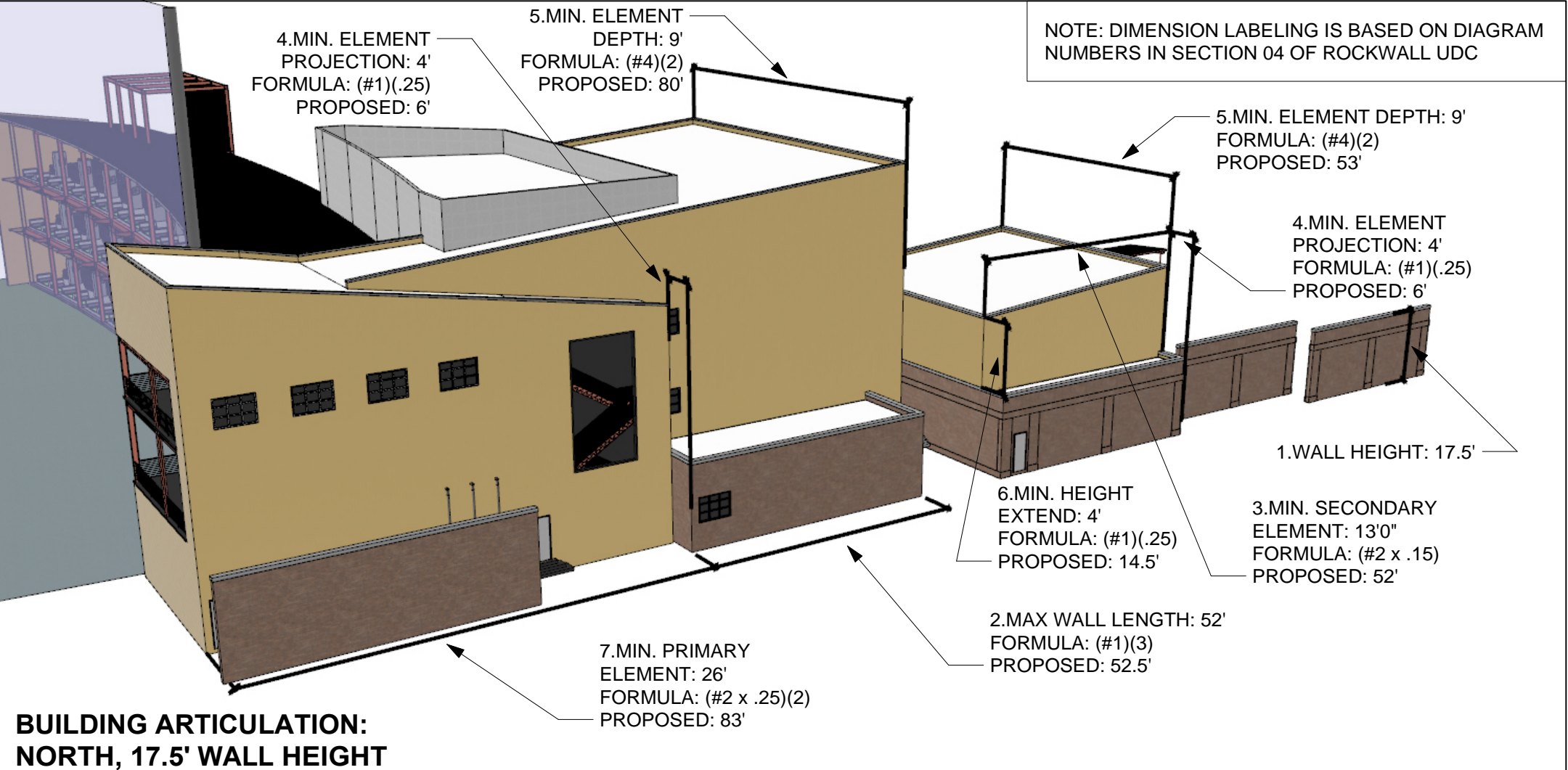
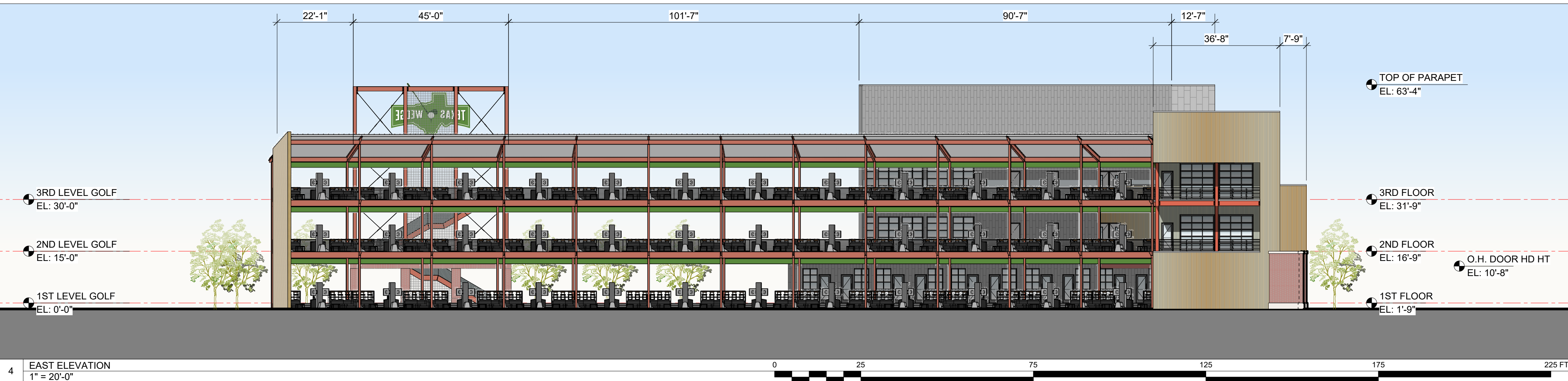
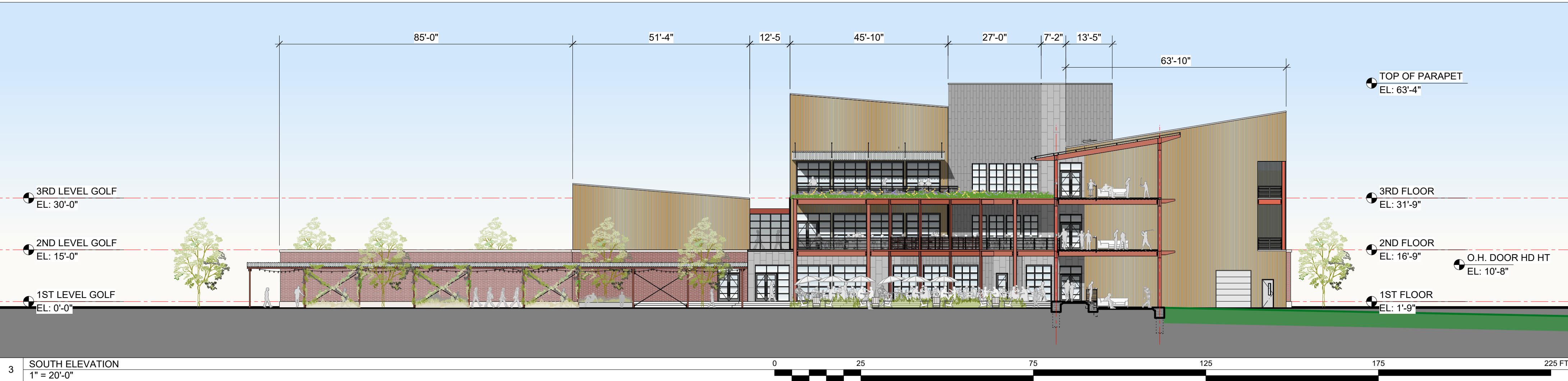
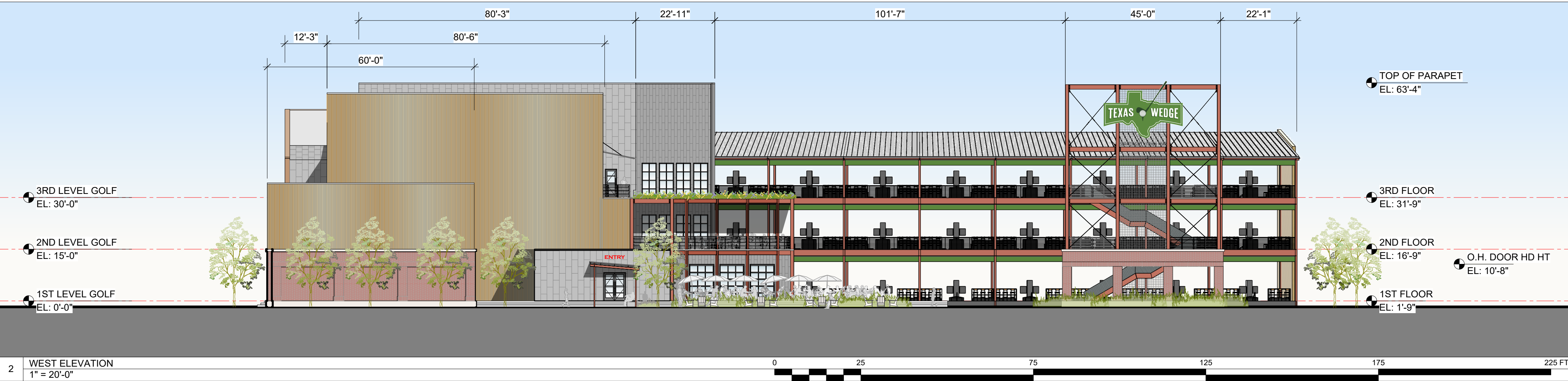
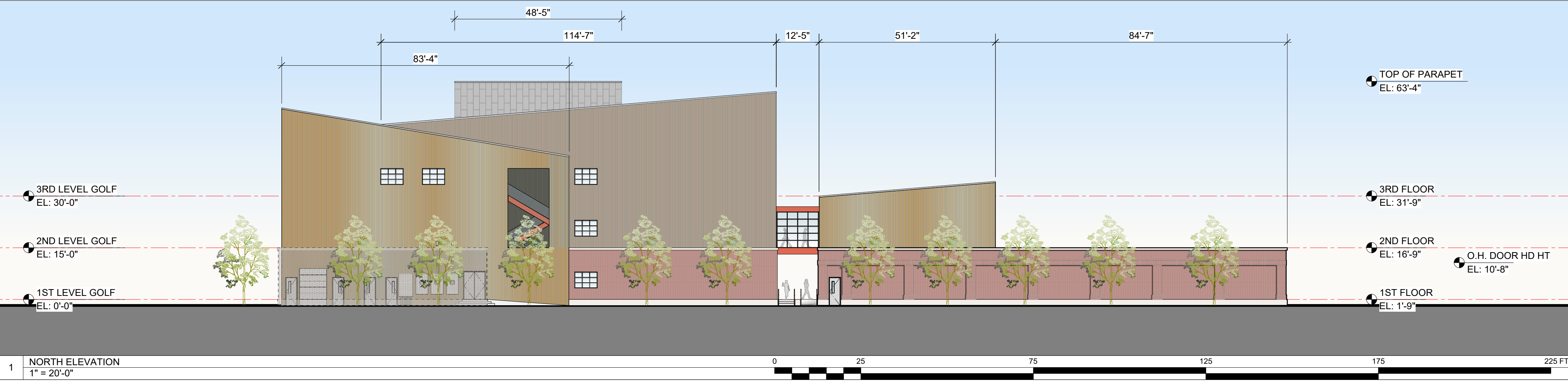
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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











# WDS

410 SOUTH MICHIGAN AVE SUITE 512  
CHICAGO ILLINOIS 60605  
312.583.7087 ERICH@WDS-AD.COM

JOB # 2207

**TEXAS WEDGE FACILITY**  
ROCKWALL, TX

| DATE       | DESCRIPTION           |
|------------|-----------------------|
| 07.19.2023 | SCHEMATIC REDESIGN    |
| 08.07.2023 | SUP COMMENT REVISIONS |
| 03.15.2024 | SITE PLAN REVIEW      |

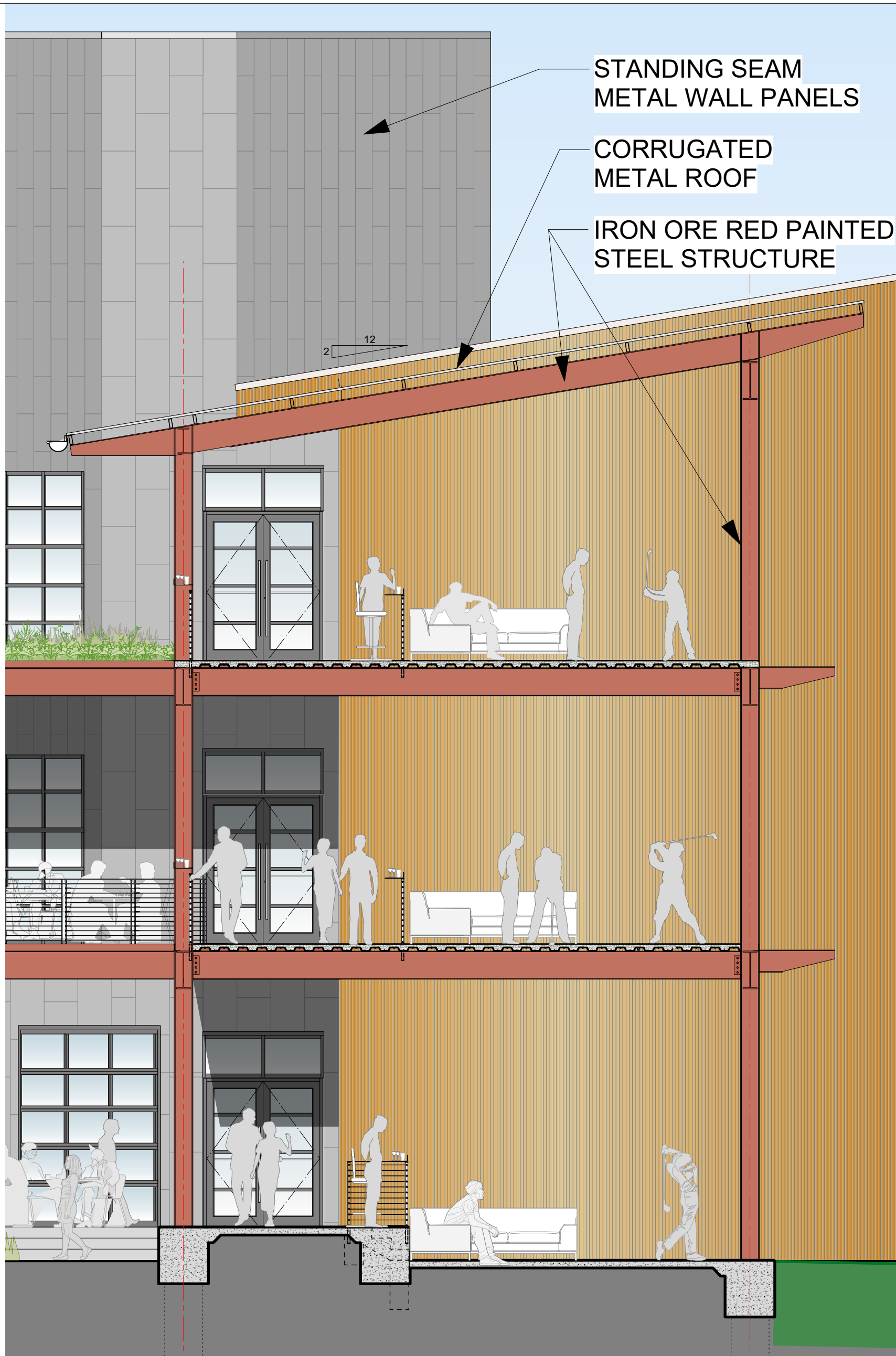
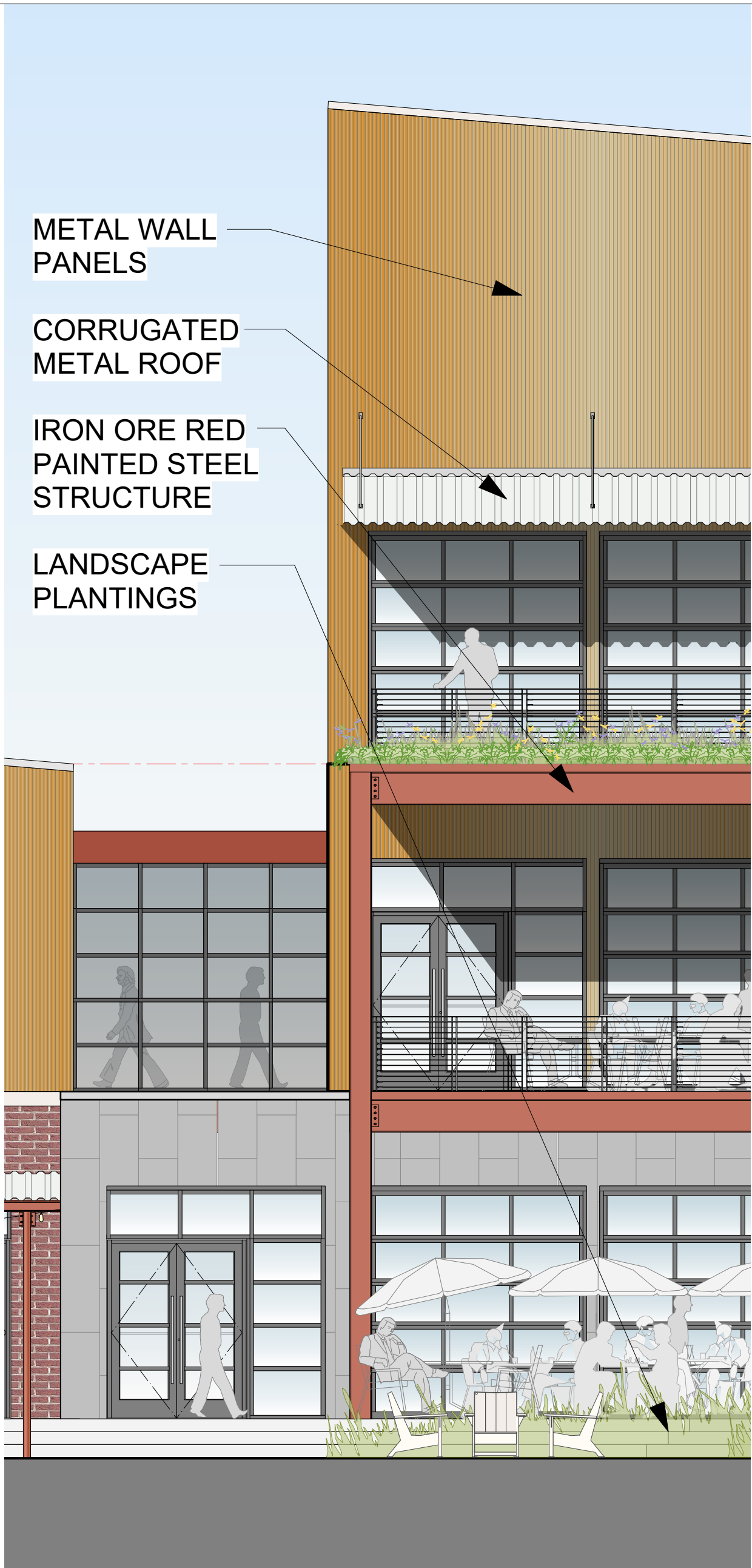
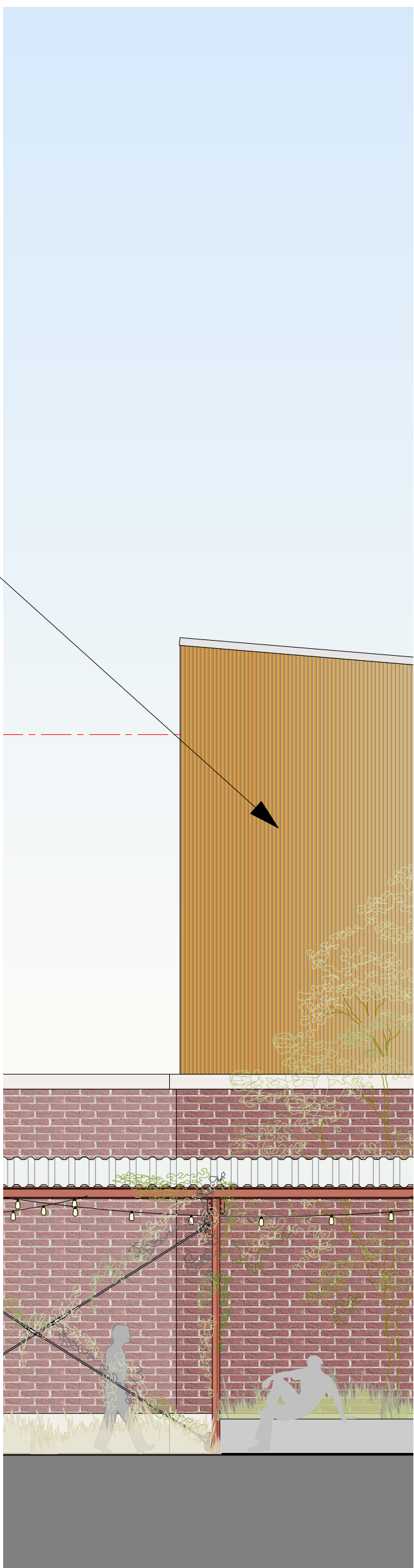
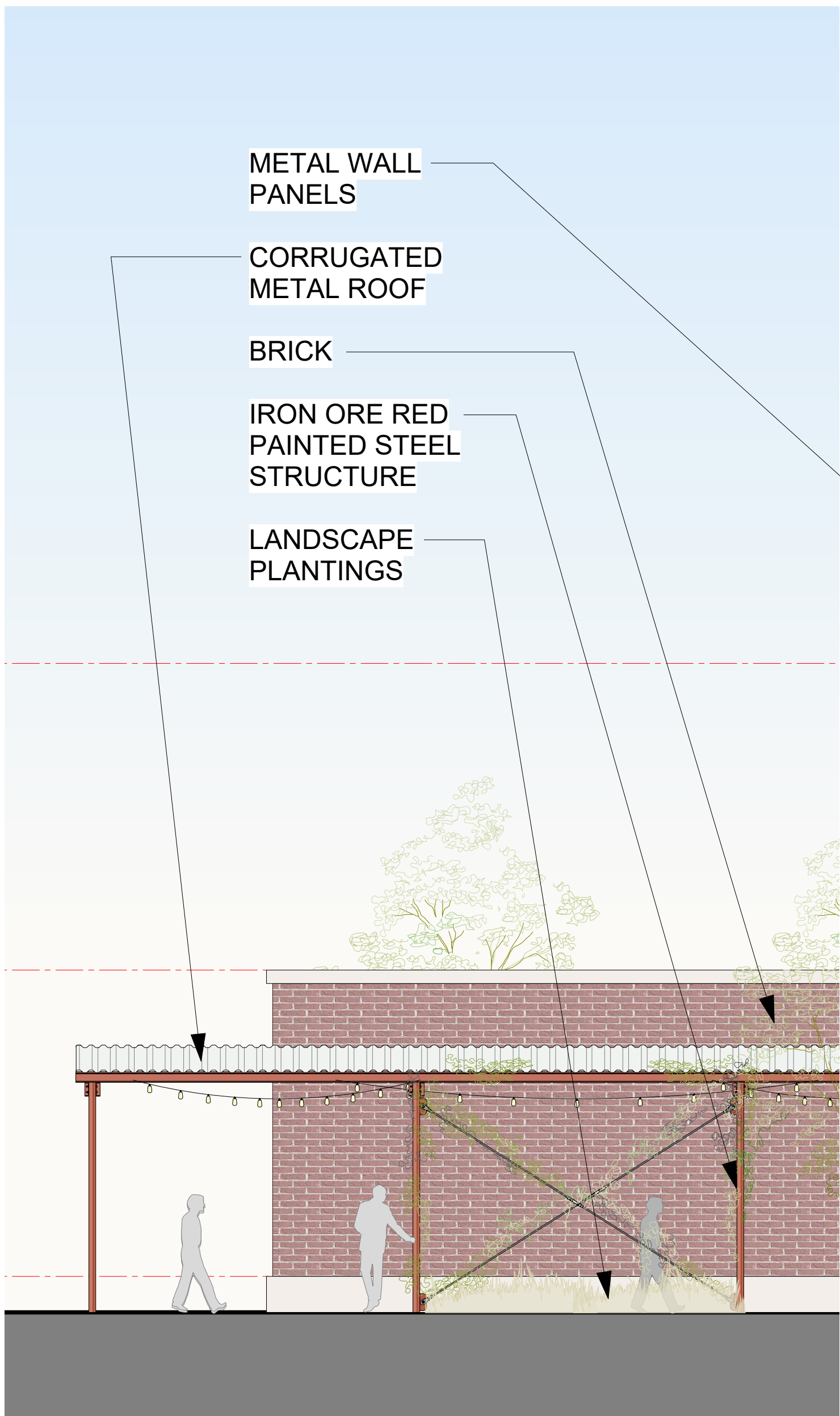
**ZONING CASE:**  
**Z2023-035**

**TEXAS WEDGE**  
SCRATCH GOLF KITCHEN + BAR

**ELEVATIONS**

**A-2.0**





LANDSCAPE PLANTINGS



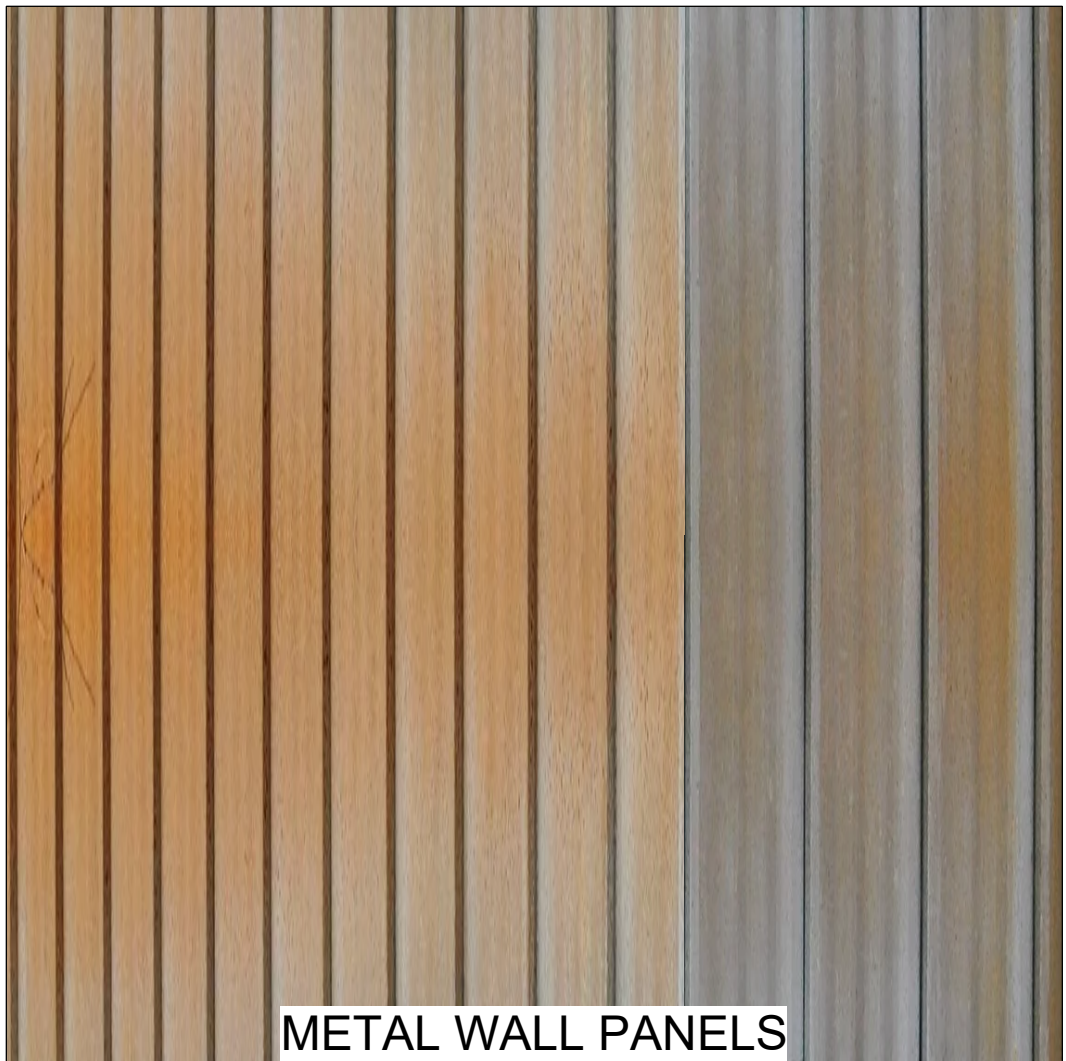
LANDSCAPE PLANTINGS



BRICK



CORRUGATED METAL ROOF



METAL WALL PANELS




STANDING SEAM METAL WALL PANELS



IRON ORE RED PAINTED STEEL STRUCTURE

# WDS

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CHICAGO ILLINOIS 60605  
312.583.7087 ERICH@WDS-AD.COM

|                                      |                       |   |  |
|--------------------------------------|-----------------------|---|--|
| JOB # 2207                           |                       | ZONING CASE: Z2023-035  |  |
| TEXAS WEDGE FACILITY<br>ROCKWALL, TX |                       |  |  |
| SUBMISSION                           |                       |   |  |
| DATE                                 | DESCRIPTION           |   |  |
| 07.19.2023                           | SCHEMATIC REDESIGN    |   |  |
| 08.07.2023                           | SUP COMMENT REVISIONS |   |  |
| 03.15.2024                           | SITE PLAN REVIEW      |   |  |
| MATERIALS BOARD                      |                       | A-2.1   |  |



Scale: 1 inch= 80 Ft.

Project Name: Texas Wedge

Client:

Date:3/14/2024

Drawn By: CM

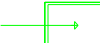

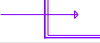

Version:



**HOSSLEY**  
LIGHTING AND POWER SOLUTIONS

THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING / FUTURE FIELD CONDITIONS. THIS LIGHTING LAYOUT REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS, AND OTHER VARIABLE FIELD CONDITIONS. THESE LIGHTING CALCULATIONS ARE NOT A SUBSTITUTE FOR INDEPENDENT ENGINEERING ANALYSIS OF LIGHTING SYSTEM SUITABILITY AND SAFETY. THE ENGINEER AND/OR ARCHITECT IS RESPONSIBLE TO REVIEW FOR COMPLIANCE OF ALL APPLICABLE ENERGY CODES AND LIGHTING QUALITY STANDARDS.



| Luminaire Schedule  |       |     |             |                            |       |             |
|---|-------|-----|-------------|----------------------------|-------|-------------|
| Symbol  | Label | Qty | Arrangement | Manufacturer & Part Number | LLF   | Lum. Lumens |
|  | A1    | 6   | Single      | CREE OSQL-C-30L-40K7-5M    | 0.900 | 30000       |
|  | A2    | 2   | Single      | CREE OSQL-C-30L-40K7-3B    | 0.900 | 19600       |
|  | A3    | 16  | Single      | CREE OSQL-C-30L-40K7-4B    | 0.900 | 18000       |
|  | A4    | 16  | Single      | CREE OSQL-C-30L-40K7-4M    | 0.900 | 28500       |

| Calculation Summary  |             |       |         |         |      |     |     |         |         |                             |  |
|----------------------|-------------|-------|---------|---------|------|-----|-----|---------|---------|-----------------------------|--|
| Label                | CalcType    | Units | PtSpCLr | PtSpCTb | Avg  | Max | Min | Avg/Min | Max/Min | Description                 |  |
| OVERALL CALCULATIONS | Illuminance | Fc    | 10      | 10      | 0.37 | 6.2 | 0.0 | N.A.    | N.A.    | Readings taken at 0'-0" AFG |  |
| PROPERTY LINE        | Illuminance | Fc    | 10      | N.A.    | 0.00 | 4.4 | 0.0 | N.A.    | N.A.    | Readings taken at 0'-0" AFG |  |
| PARKING LOT 1        | Illuminance | Fc    |         |         | 2.56 | 6.0 | 0.3 | 8.53    | 20.00   | Readings taken at 0'-0" AFG |  |
| PARKING LOT 2        | Illuminance | Fc    |         |         | 2.10 | 5.9 | 0.4 | 5.25    | 14.75   | Readings taken at 0'-0" AFG |  |

- NOTES:
- 1) Fixture Mounting Heights (MH) are indicated next to each fixture.
  - 2) All fixtures labeled with "\_alt" indicates an alternative fixture different from what was listed in the fixture schedule received was used in this calculation
  - 3) Interior reflectances 80/50/20; exterior reflectances 20% UON.
  - 4) Quantity (QTY) indicated on HLPS Luminaire Schedule is for what is included in this calculation study only - Not final counts.
  - 5) Contractor to verify exact fixture quantities and fixture run lengths before ordering.

Project Name: Texas Wedge

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Drawn By: CM

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Version:



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