



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: 2700 Observation Trail
 SUBDIVISION: Rockwall Technology Park LOT: 1 BLOCK: E
 GENERAL LOCATION: Phase 1 Rockwall Technology Park

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: L1 CURRENT USE: L1
 PROPOSED ZONING: PROPOSED USE: L1 w/ incidental display
 ACREAGE: 3.634 LOTS [CURRENT]: LOTS [PROPOSED]:

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]

<input checked="" type="checkbox"/> OWNER	SC4H Holdings, LLC - LIMEHA Series	<input type="checkbox"/> APPLICANT	Lime Media Group, Inc.
CONTACT PERSON	Heath Hill	CONTACT PERSON	HEATH HILL
ADDRESS	2700 Observation Trail	ADDRESS	2700 observation trail
CITY, STATE & ZIP	Rockwall TX 75032	CITY, STATE & ZIP	Rockwall TX, 75032
PHONE	469-446-4160	PHONE	469 446- 4160
E-MAIL	heath@lime-media.com	E-MAIL	heath@lime-media.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

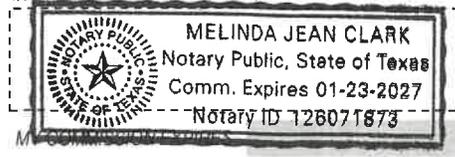
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 11 DAY OF December 2024

OWNER'S SIGNATURE _____

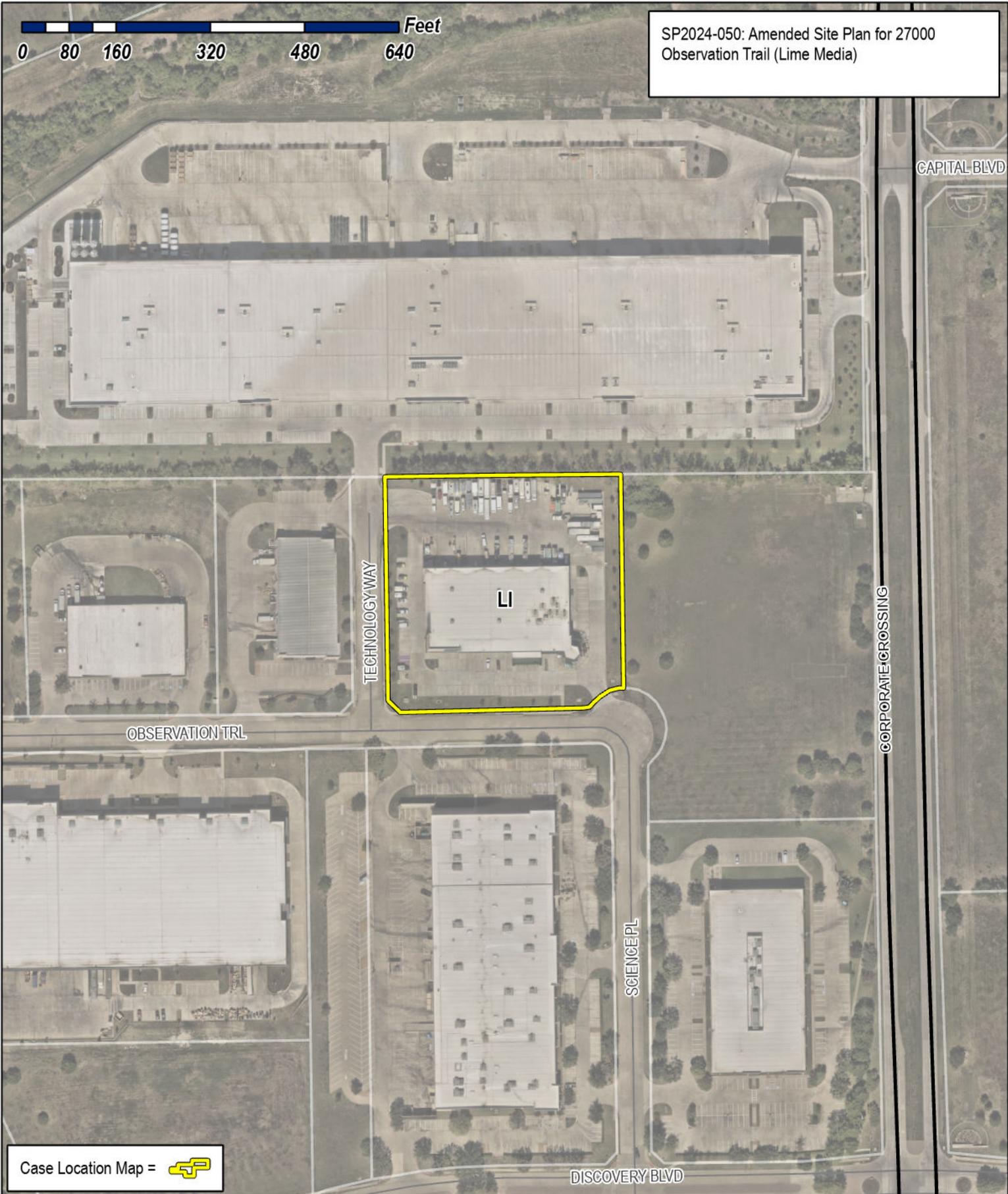
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

Melinda Jean Clark





SP2024-050: Amended Site Plan for 27000
Observation Trail (Lime Media)



Case Location Map =



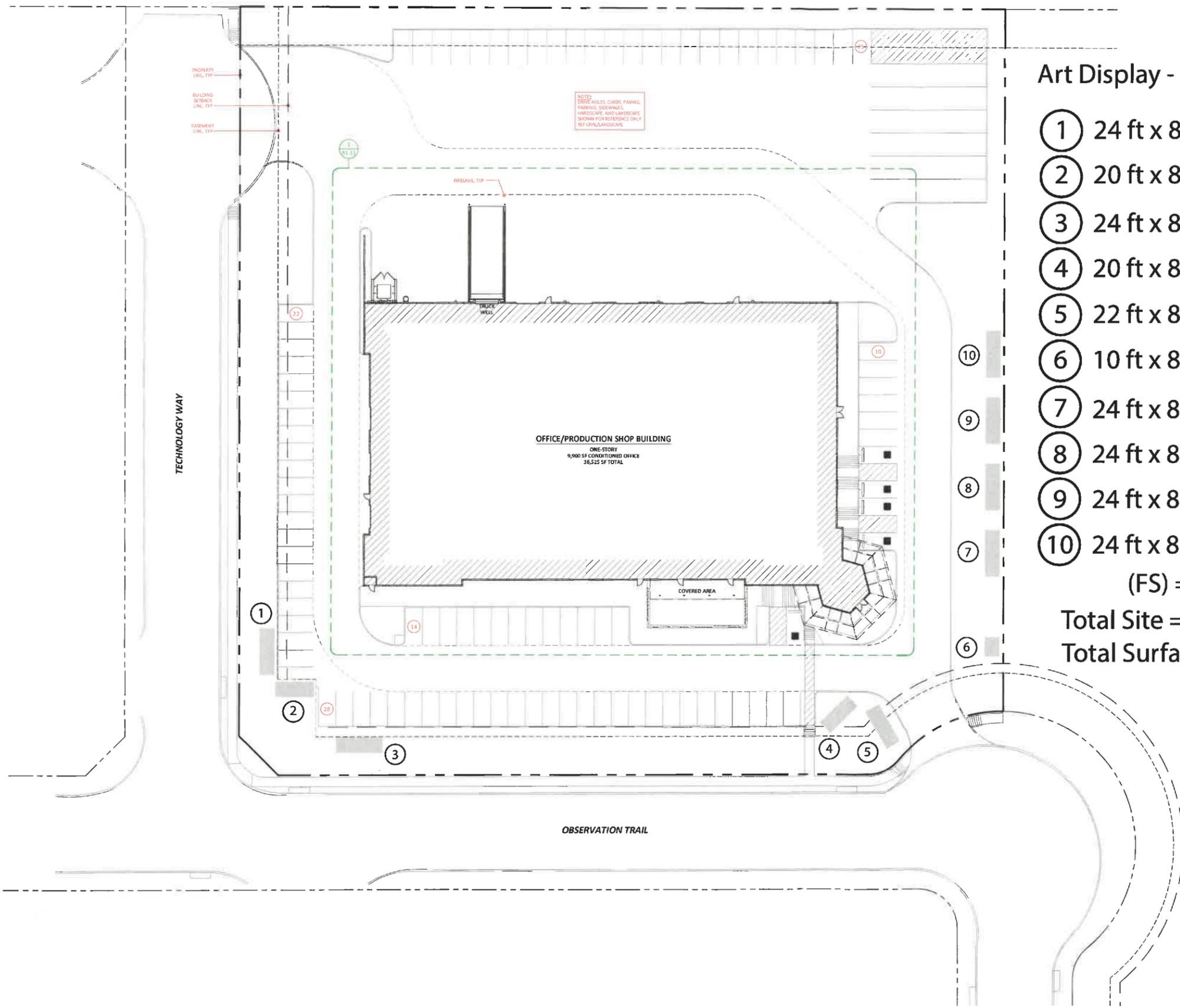
City of Rockwall

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.



Amended Site Plan



Art Display - Incidental Display

- ① 24 ft x 8 ft = 192 sq ft
- ② 20 ft x 8 ft = 160 sq ft
- ③ 24 ft x 8 ft = 192 sq ft
- ④ 20 ft x 8 ft = 160 sq ft
- ⑤ 22 ft x 8 ft = 176 sq ft
- ⑥ 10 ft x 8 ft = 80 sq ft
- ⑦ 24 ft x 8 ft = 192 sq ft (FS)
- ⑧ 24 ft x 8 ft = 192 sq ft (FS)
- ⑨ 24 ft x 8 ft = 192 sq ft (FS)
- ⑩ 24 ft x 8 ft = 192 sq ft (FS)

(FS) = Future Sight

Total Site = 158,297 sq ft (5% = 7,914 sq ft.)

Total Surface Area = 1,728 sq ft

SITE PLAN NOTES	
1.	ALL CONCRETE PAVING AT BUILDING TO BE 4" THICK AND SLOPE MAX 2% AWAY FROM THE BUILDING TO MEET EXISTING SIDEWALK OR GRADE. EXTERIOR CONCRETE SURFACE TO BE FLUSH WITH INTERIOR SURFACE AT THRESHOLD. VERIFY WITH CIVIL.
2.	ALL EXTERIOR SIDEWALK JOINTS TO BE FILLED.
3.	VERIFY GRADES AT ALL DOOR LOCATIONS. ENSURE PAVING SLOPES AWAY FROM BUILDING.
4.	ALL PAVING / FLATWORK SHOULD MATCH OR ENHANCE EXISTING SITE DRAINAGE.
5.	REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN, INCLUDING LANDSCAPING.
6.	MONUMENT SIGN TO BE DESIGNED BY OTHERS AND APPROVED BY ARCHITECT/OWNER.

SITE SUMMARY	
AREA	
TOTAL SITE AREA	158,297 SF = 3.624 AC
GROSS BUILDING AREA	36,525 SF
SETBACKS	
BUILDING SETBACKS	25'-0"
LANDSCAPE BUFFERS	20'-0"
PARKING	
TOTAL PARKING REQUIRED (1/500 GSP)	36,525 / 500 = 72
TOTAL PARKING PROVIDED	90
ACCESSIBLE PARKING REQUIRED	4 (1 VAN)
ACCESSIBLE PARKING PROVIDED	5 (5 VAN)

ARCHITECT
KILLIAN
STUDIO OF ARCHITECTURE
10670 N CENTRAL EXPWY | STUDIO 600
DALLAS, TEXAS 75231
214.457.3652

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ARCHITECT. THEY SHALL NOT BE LOANED, REPRODUCED, COPIED, OR USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

KENNETH R. KILLIAN, AIA
TX REG. NO. 19488

SEAL

OWNER
LIME MEDIA GROUP
4951 GRISHAM DRIVE
ROWLETT, TEXAS 75088
972.475.1300
CONTACT: HEATH HILL, PRESIDENT

CONTRACTOR
Z CONSTRUCTORS
201 WEST KAUFMAN STREET
RICHARDSON, TEXAS 75081
972.682.1435
CONTACT: SETH WILLIAMS, CEO

CIVIL ENGINEER
CLAY MOORE ENGINEERING
1903 CENTRAL DRIVE | SUITE 405
BEDFORD, TEXAS 76021
817.281.0572
CONTACT: MATT MOORE, P.E.

LANDSCAPE ARCHITECT
CONTACT: -

STRUCTURAL ENGINEER
MK ENGINEERS & ASSOCIATES, INC
400 CHISHOLM PLACE | SUITE 106
PLANO, TEXAS 75075
214.501.3354
CONTACT: MOHAMMAD KABIR, P.E.

MEP ENGINEER
SCHMIDT & STACY
2713 H HASKELL | SUITE 400
DALLAS, TEXAS 75204
214.874.0200
CONTACT: STRIDER STEELE, P.E.

INTERIOR DESIGNER
CONTACT: -

PROJECT
LIMEMEDIA
OFFICE/WAREHOUSE

PROJECT ADDRESS
ROCKWALL TECHNOLOGY PARK
ROCKWALL, TEXAS 75032

REV.	DATE	ISSUE
01	12.20.18	DESIGN DEVELOPMENT
02	01.18.19	CD PROGRESS
03	02.08.19	PERMIT

2018.108
PROJECT NUMBER
OVERALL
ARCHITECTURAL
SITE PLAN
A1.01
SHEET NUMBER

Feb 08, 2019 - 7:13am - USER Marc Frame
P:\02 - ARCH\18-034 - LIME MEDIA\02 - DRAWING\0101 - A1.01 ARCHITECTURAL SITE PLAN.dwg



Netflix's "Spellbound" Monster Trucks



Netflix's "Spellbound" Monster Trucks