



DEVELOPMENT APPLICATION

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

STATE 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 **3070 N Goliad St**

SUBDIVISION _____

LOT _____

BLOCK _____

GENERAL LOCATION **Intersection of Goliad & Dalton Rd - Tom Thumb Shopping Centre**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD-37**

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE _____

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]

OWNER

Metroplex Acquisition Fund, L.P.

APPLICANT

CONTACT PERSON

Grey Stogner

CONTACT PERSON

Mamta Bojjam

ADDRESS

12720 Hillcrest Rd.

ADDRESS

5505 Greenville Ave

Suite 650

CITY, STATE & ZIP

Dallas, TX 75230

CITY, STATE & ZIP

Dallas TX 75206

PHONE

214-343-4477

PHONE

214.273.1536

E-MAIL

gstogner@crestviewcompanies.com

E-MAIL

mamta_bojjam@gensler.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Grey Stogner [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."

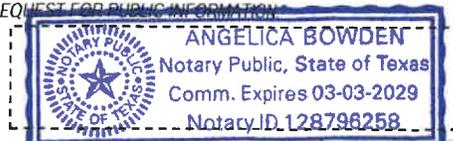
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 16th DAY OF April, 2025

OWNER'S SIGNATURE

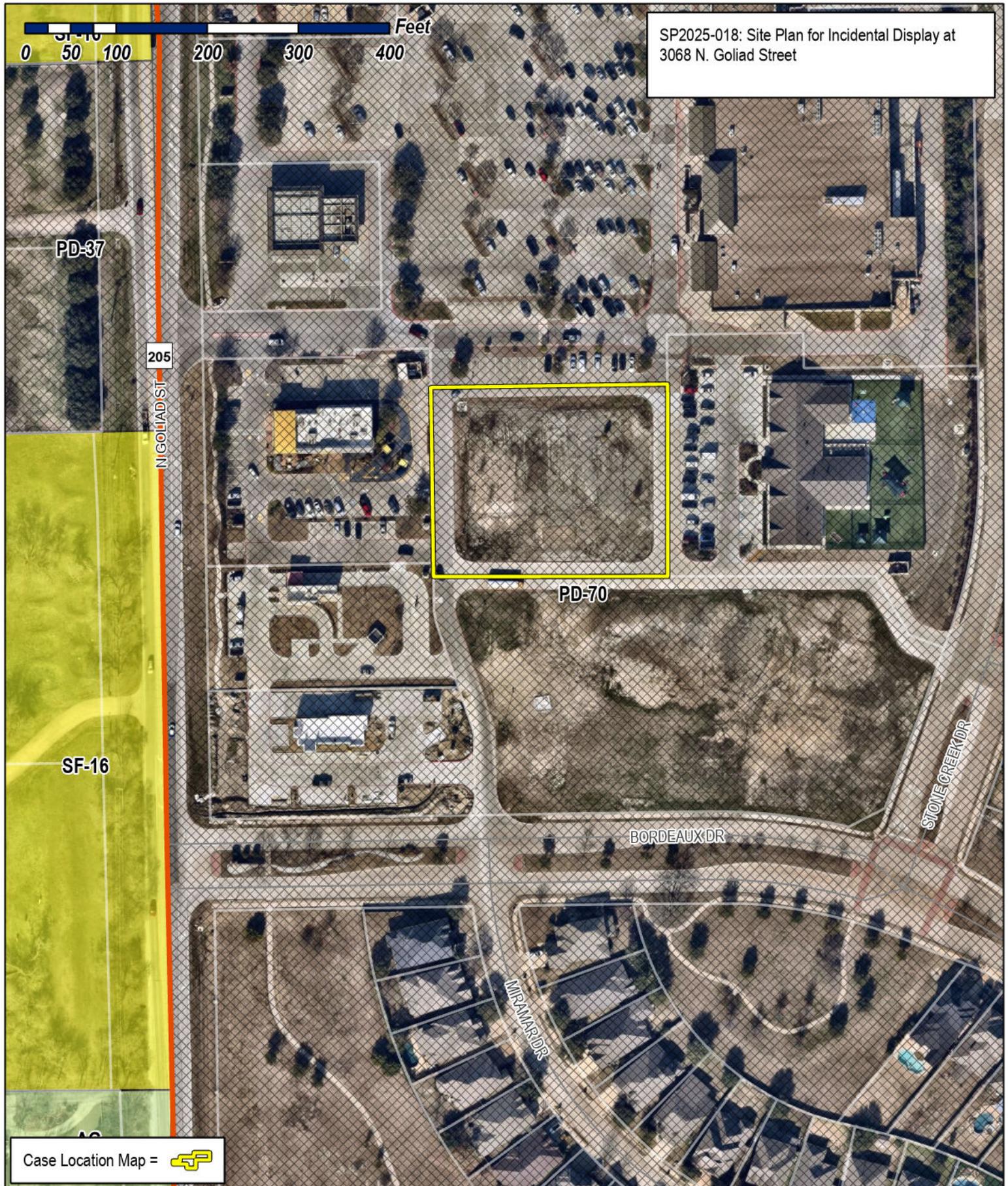
Grey Stogner

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Angelica Bowden



MY COMMISSION EXPIRES 03.03.2029



SP2025-018: Site Plan for Incidental Display at
3068 N. Goliad Street

0 50 100 200 300 400 Feet

PD-37

205

N GOLIAD ST

SF-16

PD-70

BORDEAUX DR

STONE CREEK DR

MIRAMAR DR

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.



Bank of America Corporation

3070 N GOLIAD ST
ROCKWALL, TX 75087

Gensler

While editing the title block select & change this Family Type via the Type selector to set the correct Office Information

Tel Do not enter
Fax Text here

Date	Description
09.23.2024	SCHEMATIC DESIGN - 90%
02.03.2025	CONSTRUCTION DOCUMENTS - 90%



SCOPE OF WORK
(NO CHANGE IN PARKING COUNT)

01
A01.01

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
GOLIAD AND DALTON
TXW-E05
Project Number
027.7901.201
Description
SITE PLAN

Scale
1" = 60'-0"

A00.50

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NOTE: PICTURE COUTESY OF GOOGLE EARTH

Bank of America Corporation

3070 N GOLIAD ST
ROCKWALL, TX 75087

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ROCKWALL, TX 75087

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Fax Text here

△ Date	Description
1 09.23.2024	SCHEMATIC DESIGN - 90%
2 02.03.2025	CONSTRUCTION DOCUMENTS - 90%

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
GOLIAD AND DALTON
TXW-E05
Project Number
027.7901.201

Description
SITE PLAN - REFERENCE

Bank of America Corporation

3070 N GOLIAD ST
ROCKWALL, TX 75087

A00.51

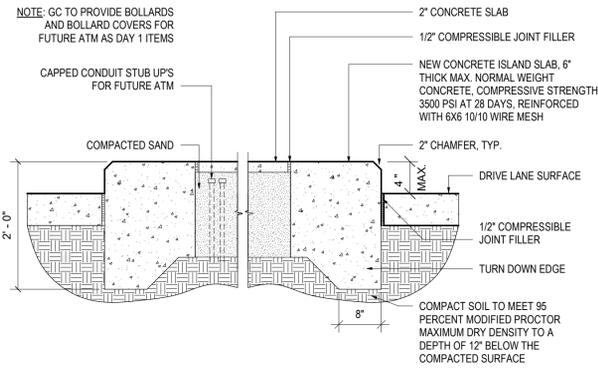
SCOPE OF WORK

01
A01.01

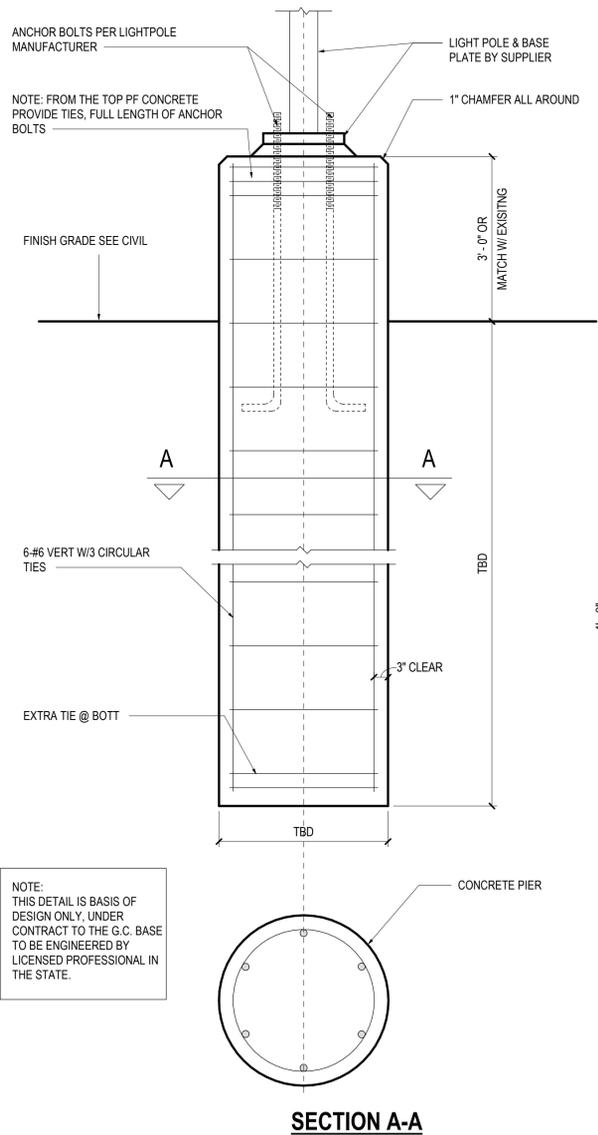
McDonalds

PRIMROSE SCHOOL

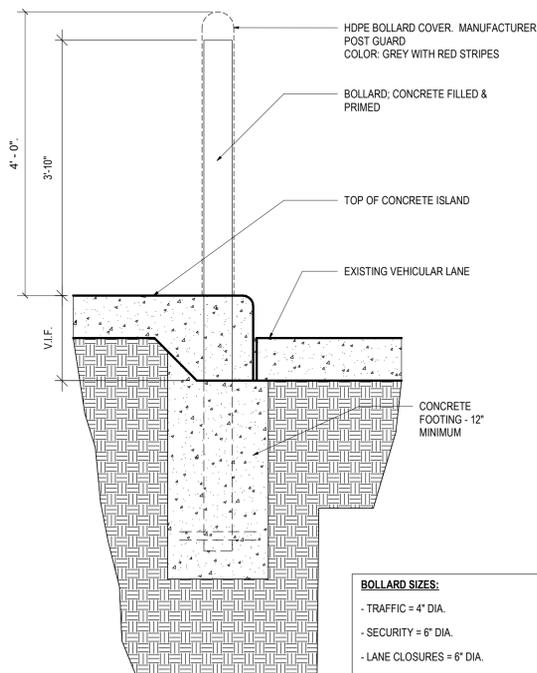
STONE CREEK DRIVE
CONCRETE ROADWAY



3 TYP CURB SLAB @ DRIVE-UP ATM
SCALE: 3/4" = 1'-0"



6 LIGHT POLE FOUNDATION DETAIL
SCALE: 1/2" = 1'-0"



5 TYPICAL BOLLARD DETAIL
SCALE: 1" = 1'-0"

01 ATM FRONT ELEVATION
SCALE: 3/8" = 1'-0"



02 ATM REAR ELEVATION
SCALE: 3/8" = 1'-0"



04 SIDE ELEVATION
SCALE: 3/8" = 1'-0"



Bank of America Corporation

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ROCKWALL, TX 75087

Gensler

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Tel Do not enter
Fax Text here

Date	Description
09.23.2024	SCHEMATIC DESIGN - 90%
02.03.2025	CONSTRUCTION DOCUMENTS - 90%

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
GOLIAD AND DALTON TXW-E05
Project Number
027.7901.201
Description
ELEVATIONS

Bank of America Corporation

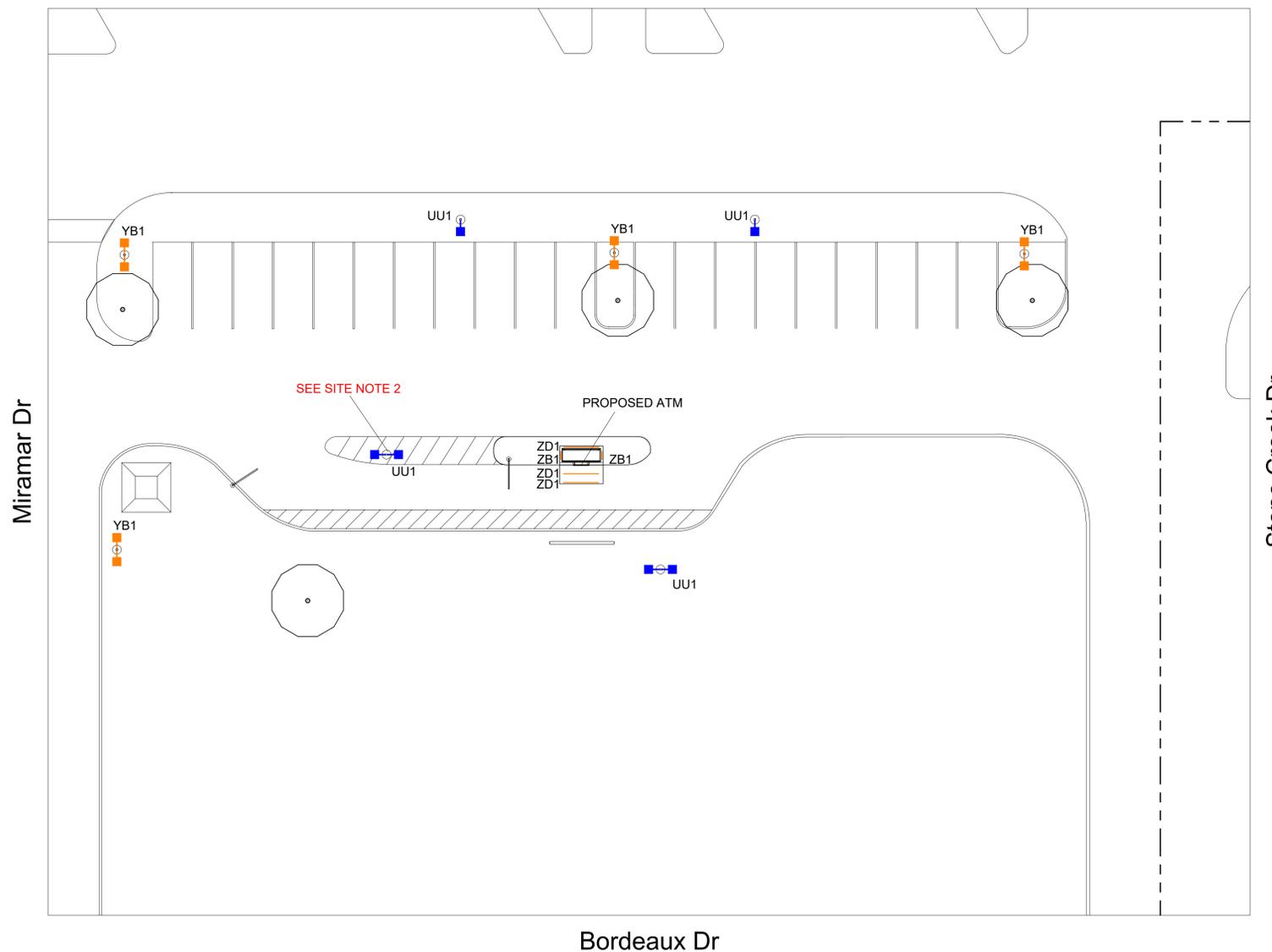
3070 N GOLIAD ST
ROCKWALL, TX 75087

A12.01

TOTAL FIXTURE COUNT	TYPE	NOTES	MOUNTING HEIGHT
6	UU1	ADD NEW POLE AND FIXTURE	25' - 0" AFG
8	YB1	OUT OF SCOPE	-
2	ZB1	OUT OF SCOPE	-
3	ZD1	OUT OF SCOPE	-



BLUE = NEW FIXTURE
 GREEN = EXISTING FIXTURE LOCATION TO BE REPLACED
 ORANGE = EXISTING FIXTURE TO REMAIN
 TURQUOISE = FIXTURE TO BE REMOVED
 PINK = REPLACE WITH NEW POLE AT NEW HEIGHT
 --- = PROPERTY LINE BASED ON COUNTY APPRAISAL INFORMATION
 --- = INDICATES NEW SECURITY FENCE
 --- = BURIED ELECTRICAL CIRCUIT



Stone Creek Dr

Miramar Dr

Bordeaux Dr

SEE FIXTURE CLARIFICATION NOTE #9

LUMINAIRE SCHEDULE

CONTRACTOR TO VERIFY MOUNTING ACCESSORIES BEFORE ORDERING

SYMBOL	TOTAL FIXTURE COUNT	TYPE	NEW POLE COUNT	MANUFACTURER	MODEL	MODEL NUMBER	NOTES	MOUNTING HEIGHT	MOUNTING ACCESSORY	BUG RATING	MOUNTING	KILOWATT PER HOUR	TOTAL WATTAGE
■	6	UU1	4	CURRENT	UR28	UR28-114L-265-4K7-5W-UNV-VSF-DBT	ADD NEW POLE AND FIXTURE	25' - 0" AFG	-	B5-U0-G3	POLE MOUNT	0.265	1590 W
■	8	YB1	-	-	-	-	OUT OF SCOPE	-	-	-	POLE MOUNT	0	0 W
■	2	ZB1	-	-	-	-	OUT OF SCOPE	-	-	-	RECESSED CANOPY MOUNT	0.016	32 W
■	3	ZD1	-	-	-	-	OUT OF SCOPE	-	-	-	RECESSED CANOPY MOUNT	0.064	192 W

GRAND TOTAL WATTAGE 1814 W

SCALE: 1/16" = 1'-0"
V4 250203

REVISION NO.	DESCRIPTION	REVISED BY



Bank of America Corporation
 3070 N GOLIAD ST
 ROCKWALL, TX 75087

Goliad and Dalton
 TXW-E05
 3070 N Goliad St,
 Rockwall, TX 75087
OVERALL SITE PLAN

SITE NOTES:	EXISTING SITE CONDITIONS:
1. LIGHTING IS REQUIRED FOR COMPLIANCE AND WILL REQUIRE LANDLORD APPROVAL PRIOR TO INSTALLATION. BANK MUST HAVE LANDLORD AGREE TO LEAVE FIXTURES ON ALL HOURS OF DARKNESS. 2. CONTRACTOR TO INSTALL POLE WITH A 3' BASE PAINTED YELLOW TO PROTECT POLE.	1. EXISTING POLES - ROUND TAPERED - STEEL 2. EXISTING POLE BASES - 3' 3. EXISTING DRIVE THRU CEILING - N/A

THIS LIGHTING PLAN ILLUSTRATES ILLUMINATE LEVELS CALCULATED FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICAN (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER RELATED VARIABLE FIELD CONDITIONS.

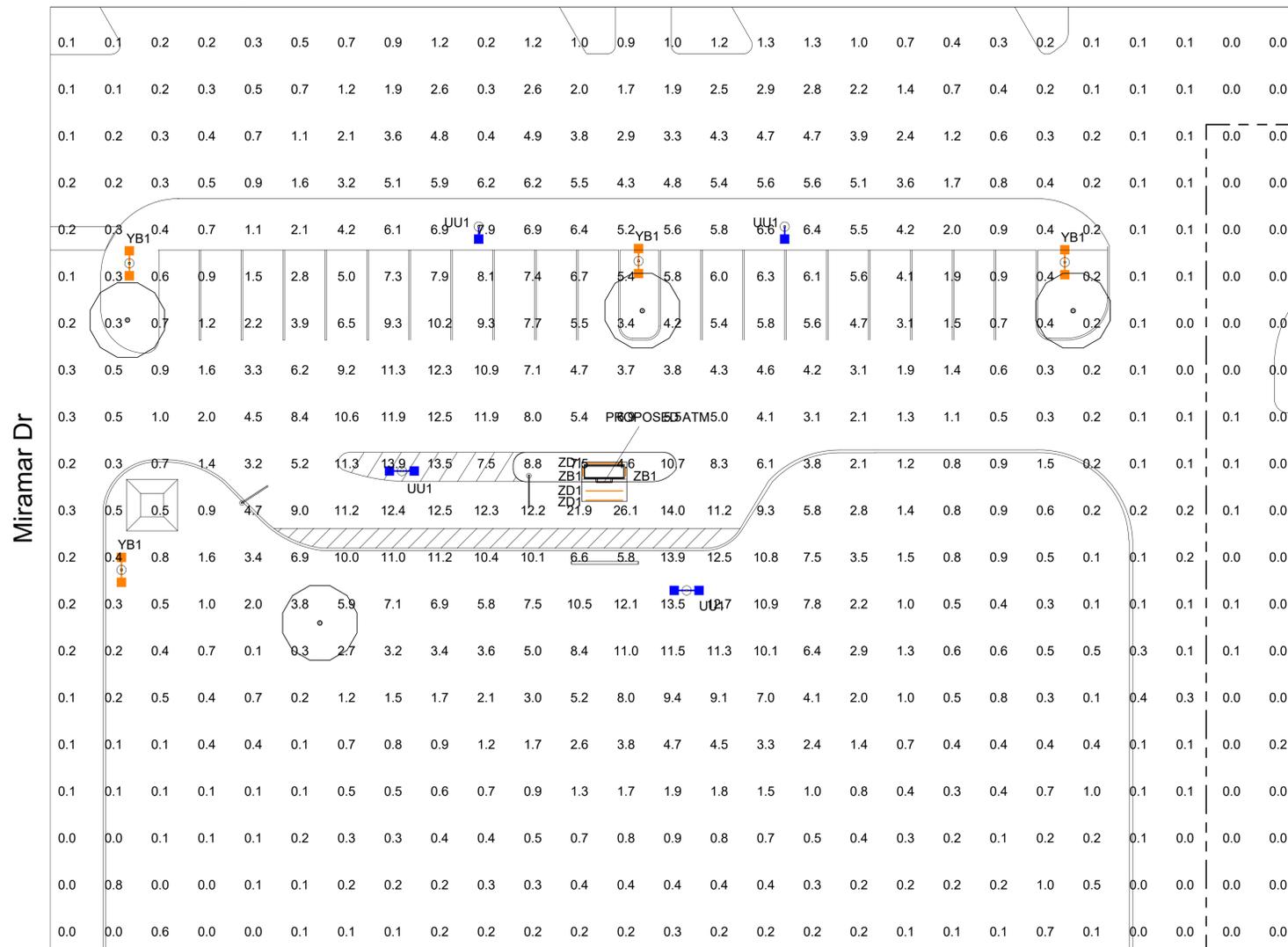
DESIGNED BY:	JWE	DRAWN BY:	JWE
REVIEWED BY:	AWD	APPROVED BY:	KRM
SHEET NO.	LU-3		



- BLUE = NEW FIXTURE
- GREEN = EXISTING FIXTURE LOCATION TO BE REPLACED
- ORANGE = EXISTING FIXTURE TO REMAIN
- TURQUOISE = FIXTURE TO BE REMOVED
- PINK = REPLACE WITH NEW POLE AT NEW HEIGHT
- = PROPERTY LINE BASED ON COUNTY APPRAISAL INFORMATION
- = INDICATES NEW SECURITY FENCE
- = BURIED ELECTRICAL CIRCUIT



- NOTES:
1. THE SCOPE OF WORK FOR THIS PROJECT IS LIMITED TO EXTERIOR LIGHTING RENOVATIONS AS SHOWN ON THE PLANS.
 2. ALL PROPOSED LIGHTS WILL BE FULL CUTOFF LED LIGHT FIXTURES.
 3. ALL EXISTING LIGHTS WILL BE REPLACED WITH FULL CUT OFF LED LIGHT FIXTURES.
 4. REFERENCE THE LUMINAIRE SCHEDULE (SHEET LU-2) FOR ADDITIONAL LIGHT FIXTURE INFORMATION.



Miramar Dr

Stone Creek Dr

Bordeaux Dr

SCALE: 1/16" = 1'-0"
V4 250203

REVISION NO.	DESCRIPTION	REVISED BY



Bank of America Corporation
3070 N GOLIAD ST
ROCKWALL, TX 75087

Goliad and Dalton
TXW-E05
3070 N Goliad St,
Rockwall, TX 75087

FULL SITE PHOTOMETRICS PLAN

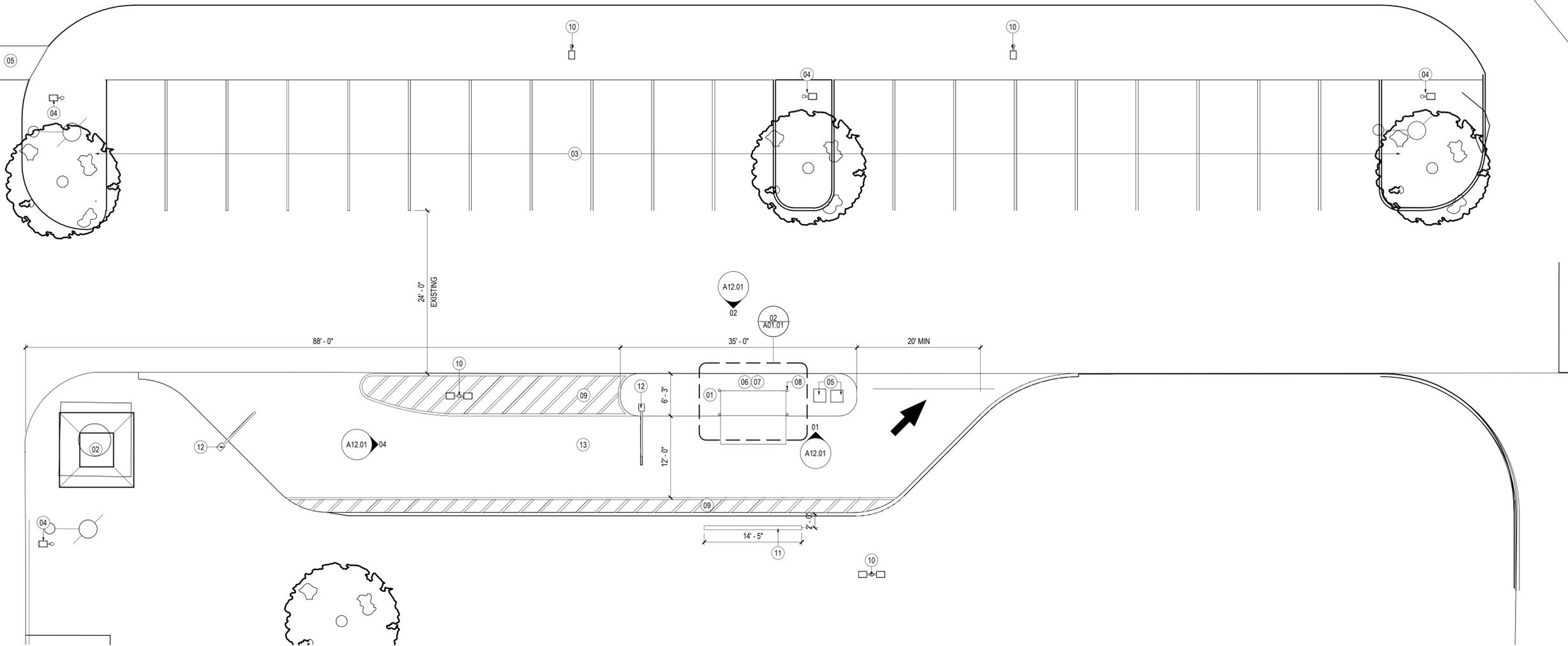
DESIGNED BY:	JWE	DRAWN BY:	JWE
REVIEWED BY:	AWD	APPROVED BY:	KRM

SHEET NO. **LU-4**

THIS LIGHTING PLAN ILLUSTRATES ILLUMINATE LEVELS CALCULATED FROM LABORATORY DATA UNDER CONTROLLED CONDITIONS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICAN (IESNA) APPROVED METHODS. ACTUAL SITE ILLUMINATION LEVELS AND PERFORMANCE OF LUMINAIRES MAY VARY DUE TO VARIATIONS IN WEATHER, ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER RELATED VARIABLE FIELD CONDITIONS.

CALCULATION SUMMARY FULL SITE					
Calculation Points Name	Average	Maximum	Minimum	Ave/Min	Max/Min
FULL SITE @ GRADE	2.6 fc	26.1 fc	0.0 fc	0.0 fc	0.0 fc

Date	Description
09.23.2024	SCHEMATIC DESIGN - 90%
02.03.2025	CONSTRUCTION DOCUMENTS - 90%



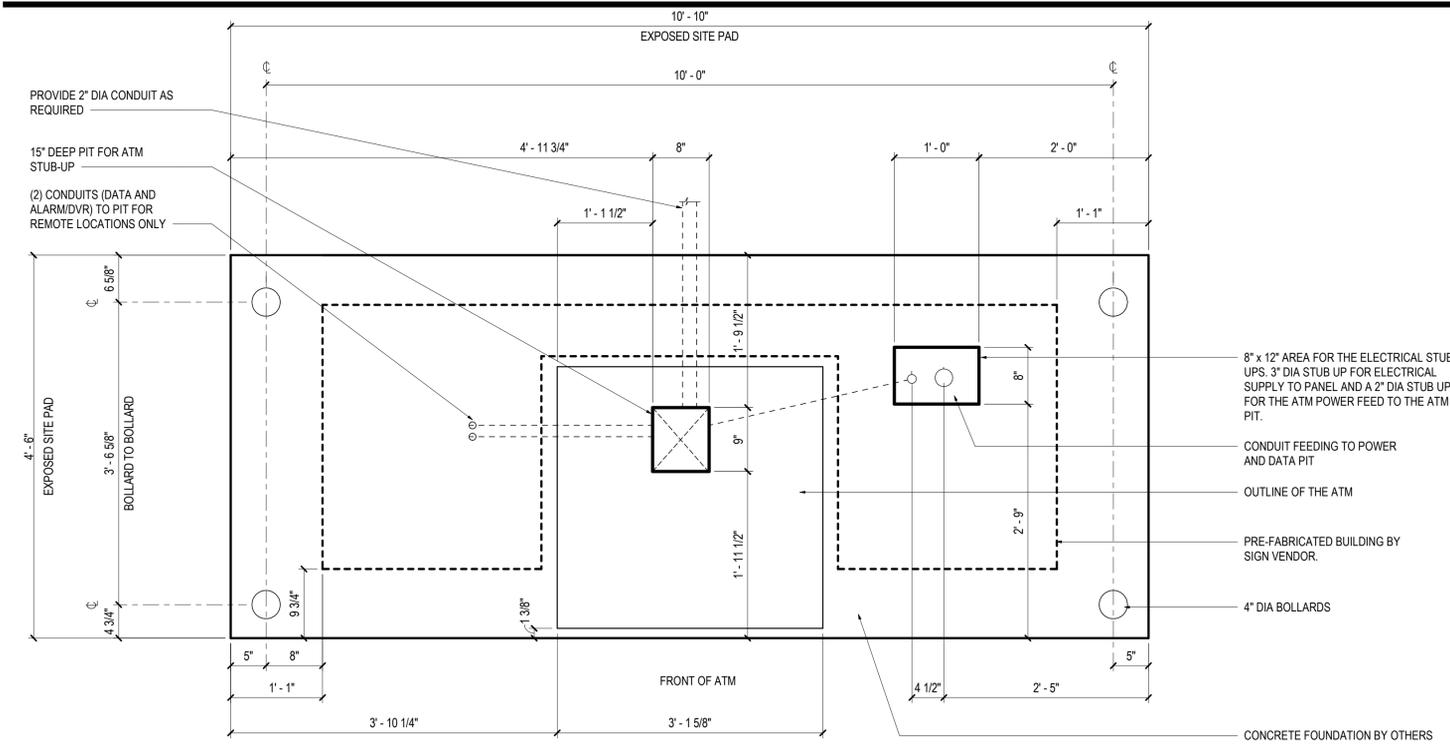
01 CONSTRUCTION PLAN - LEVEL 01
SCALE: 1/8" = 1'-0"

SHEET NOTES

GENERAL NOTES

- 01 PROVIDE NEW CONCRETE MEDIAN.
- 02 EXISTING OVERFLOW DRAIN TO REMAIN.
- 03 EXISTING PARKING & LANDSCAPE ISLAND TO REMAIN.
- 04 EXISTING STREET LIGHTING TO REMAIN.
- 05 EXISTING WATER CONTROL TO REMAIN. GC TO RAISE THEM AS REQUIRED TO FLUSH WITH NEW CONCRETE PAD.
- 06 PROVIDE NEW ISLAND DIVE UP ATM WITH UB HOUSING (1)HYOSUNG 91_CEN III WITH FRAME-R-UB-DU-EC-NG-3 (0-H9). REFER TO ATM KIOSK SHOP. PROVIDE ENGINEERED PAD PER THE UB MANUFACTURER'S SPECIFICATIONS WITH BANK STANDARD BOLLARDS.
- 07 PRIOR TO POURING CONCRETE GC TO COORDINATE ALL UTILITY LOCATIONS RELATIVE TO SLABS AND HARDSCAPE WITH OTHER DISCIPLINES AND SHOP DRAWINGS. REFERENCE ATM KIOSK SHOP DRAWINGS.
- 08 4" DIA POST CONCRETE AND STEEL BOLLARDS WITH BANK STANDARD GRAY WITH WHITE SLEEVES AS SHOWN.
- 09 PROVIDE NEW 4" WIDE WHITE PAINT STRIPING AS SHOWN.
- 10 PROVIDE NEW LIGHT FIXTURE TO MATCH EXISTING AT LOCATION SHOWN. MOUNTING HT = 25'. UR28 - 114L-265-4K7-SW-UNV-VSF-DBT.
- 11 PROVIDE FREE STANDING SUNSCREEN TO SHIELD ATM FROM DIRECT SUN. REFER TO ATTACHED VENDOR DRAWINGS.
- 12 PROVIDE BANK STANDARD CLEARANCE BAR. MFG: COMPANION #7099. 7'-8 1/4" X 10'-0". REFER TO ATTACHED VENDOR DRAWINGS.
- 13 PROVIDE ENLARGED LANE TO SUPPORT NEW ATM DRIVE THRU ENTRANCE TRAFFIC.

- A. PROPERTY LINES AND OTHER SITE INFORMATION IS BELIEVED TO BE ACCURATE BUT ACCURACY IS NOT GUARANTEED. INFORMATION IS SHOWN FOR ILLUSTRATIVE PURPOSES AND TO BE USED FOR REFERENCE ONLY.
- B. REFER TO SHEET A00.00 FOR GRAPHIC SYMBOLS AND ABBREVIATIONS.
- C. REFER TO SHEET A00.40 FOR TYPICAL ACCESSIBILITY DETAILS.
- D. GENERAL CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS.
- E. PATCH & REPAIR OR REPLACE ANY DAMAGED SURFACE DURING DEMO AND CONSTRUCTION OF NEW WORK TO MATCH EXISTING.
- F. DRAWINGS MAY NOT REFLECT EXACT CONDITIONS. FIELD VERIFY EXISTING CONDITIONS PRIOR TO WORK. COORDINATE NEW WORK AND DEMOLITIONS WITH OTHER DISCIPLINES EXISTING CONDITIONS PRIOR TO WORK.



02 ATM FOUNDATION PLAN (FOR REFERENCE ONLY)
SCALE: 1" = 1'-0"

Seal / Signature

NOT FOR CONSTRUCTION

Project Name
**GOLIAD AND DALTON
TXW-E05**

Project Number
027.7901.201

Description
ENLARGED PLANS

Bank of America Corporation
3070 N GOLIAD ST
ROCKWALL, TX 75087

Scale
As indicated

A01.01