



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2018-009 P&Z DATE 5/8/18 CC DATE _____ APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input checked="" type="checkbox"/> SITE PLAN
<input checked="" type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input checked="" type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECIEPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPTER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING PERMITTING CASE NO. 5P2018-009

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: *[Signature]*

CITY ENGINEER: *[Signature]*

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [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
- PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:

- Tree Removal (\$75.00)

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, only the "base fee" is required.

PROPERTY INFORMATION [PLEASE PRINT]

Address 302 Ranch Road

Subdivision Maverick Ranch

Lot 3 Block A

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Commercial

Current Use SUP Residential Care

Proposed Zoning Commercial

Proposed Use SUP Residential Care

Acreage 1.96

Lots [Current] 1

Lots [Proposed] 1

Required for Plats: By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 212.009 of the Local Government Code.

OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

Owner *PHILIP T BILLS*

Applicant Creative Architects

Contact Person *ADAM CUNNINGHAM*

Contact Person Scott Roberts

Address *254 RANCH ROAD*

Address 1026 Creekwood

City, State & Zip *ROCKWALL, TX 75087*

City, State & Zip Garland, Texas 75044

Phone *972 772 3282*

Phone 9725304872

E-Mail *OFFICE@PHILIPBILLS.COM*

E-Mail scottr@cr-ar.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Adam Cunningham [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

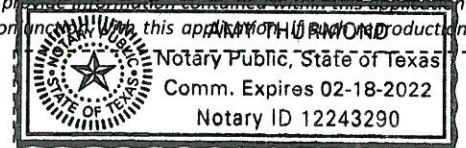
"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the 12 day of APRIL, 20 18. 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 connection with this application without reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 18 day of April, 20 18.

Owner's/Applicant's Signature

[Signature]
Arny Thurman

Notary Public in and for the State of Texas



My Commission Expires

2/18/2022



RECEIPT

Project Number: SP2018-009
Job Address: 254 RANCH TRL
ROCKWALL, TX 75032

Receipt Number: B78905

Printed: 4/25/2018 8:04 am

Fee Description	Account Number	Fee Amount
-----------------	----------------	------------

SITE PLANNING		
---------------	--	--

	01-4280	
--	---------	--

		\$ 319.32
--	--	-----------

Total Fees Paid:

\$ 319.32

Date Paid: 4/25/2018 12:00:00AM

Paid By: Creative Architects

Pay Method: CHECK 6831

Received By: KB

0 50 100 200 300 400 Feet

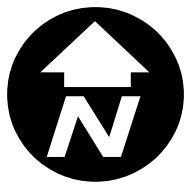
SP2018-009 - RESIDENTIAL CARE FACILITY
SITE PLAN - LOCATION MAP = 

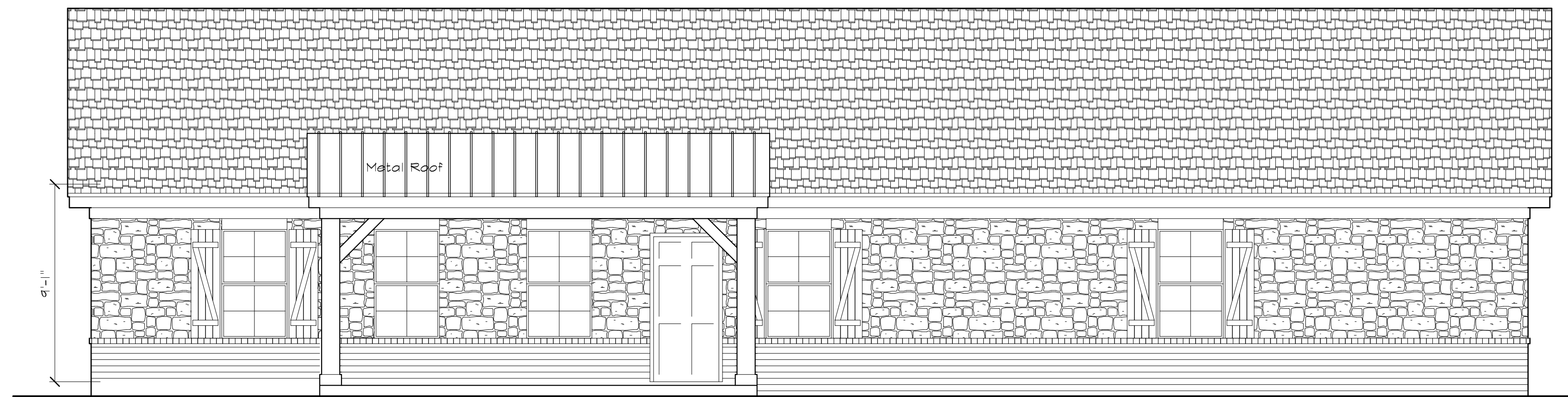


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

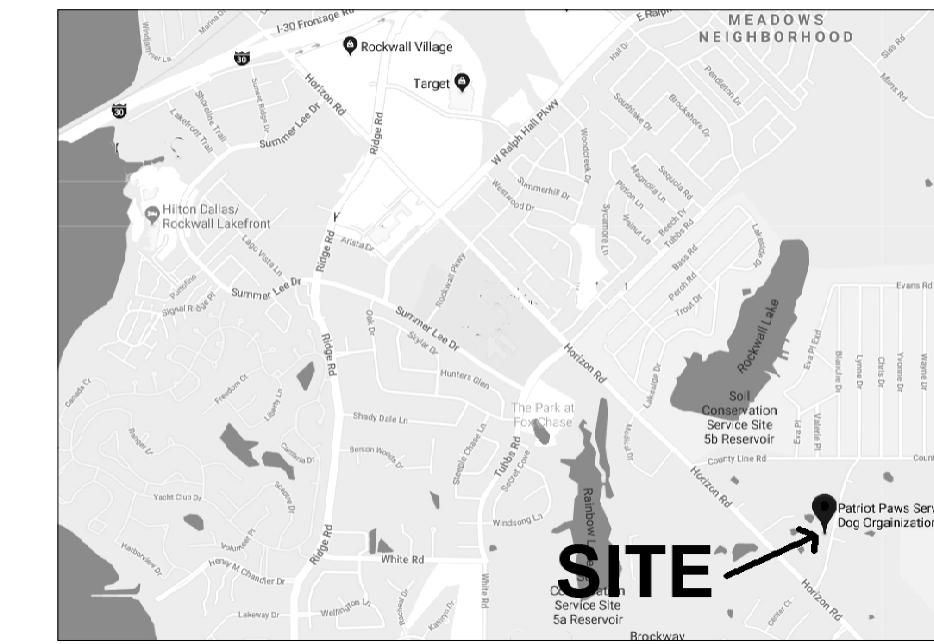
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



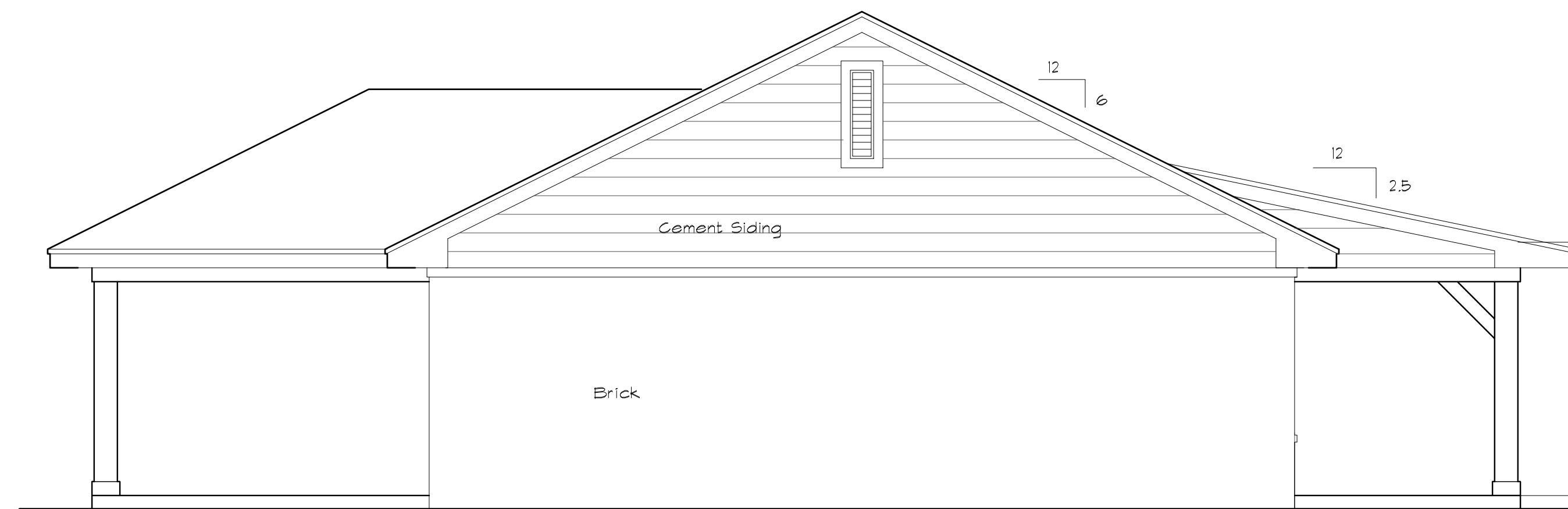


Front Elev. (East) 1/4" = 1'-0"
 (faces street) printed on 11" x 17" paper - 1/8" = 1'-0"

Location Map

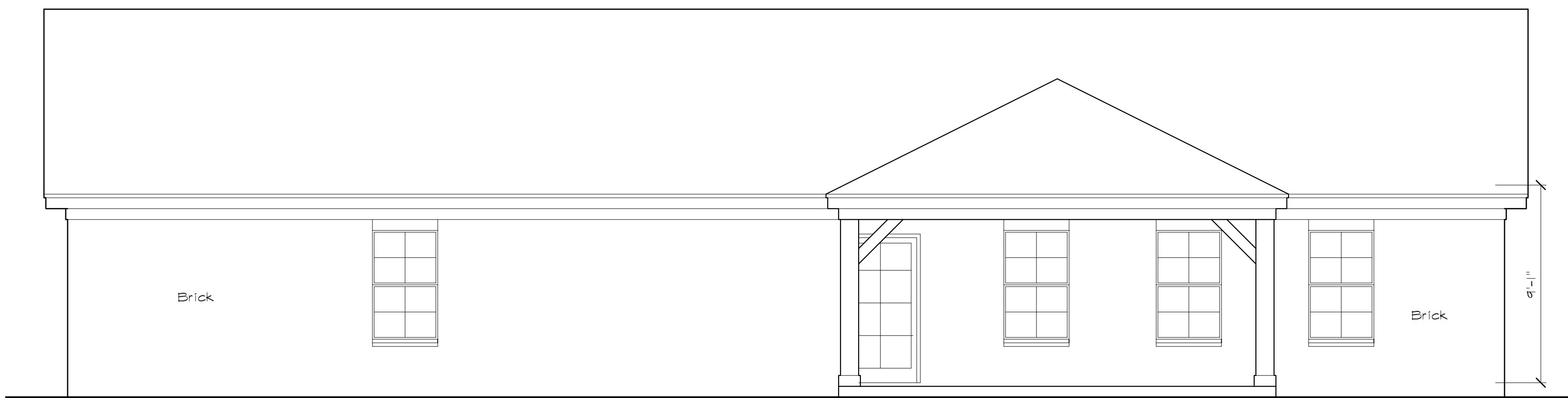


Zoned Commercial



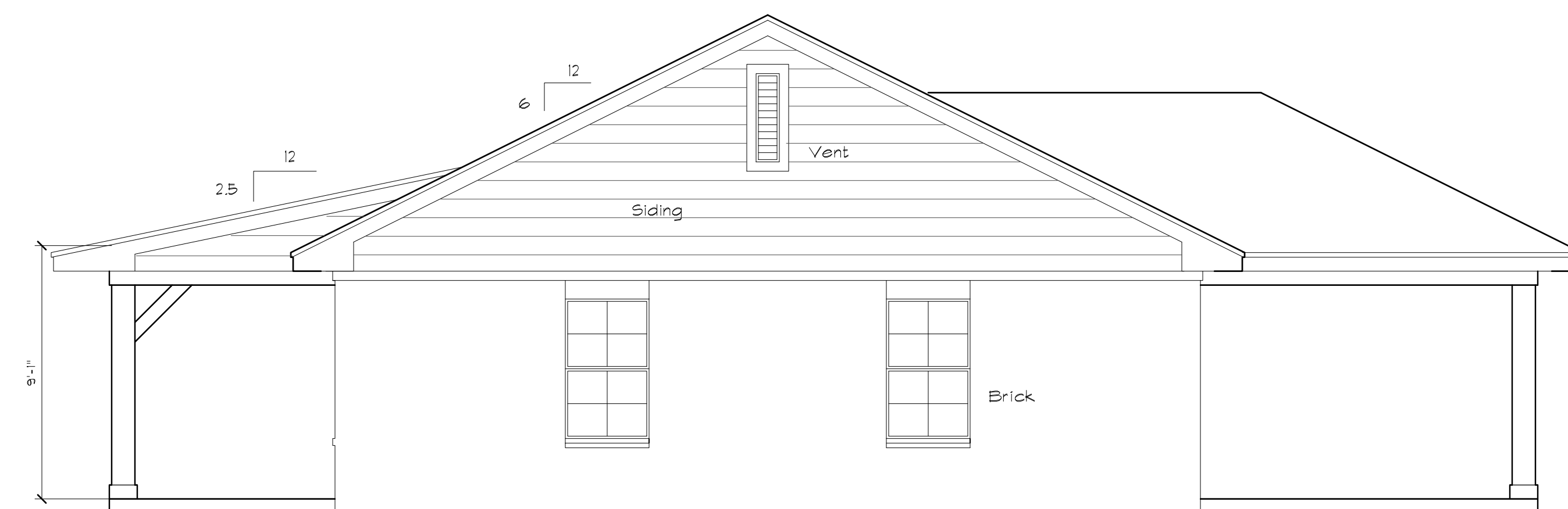
Left Elev. (South) 1/4" = 1'-0"
 printed on 11" x 17" paper - 1/8" = 1'-0"

COLOR BOARD			
Paint 1 - Trim = Sherwin Williams SW 7100 "Arcade White"		Stone = Acme Brick "Autim Blend"	
Paint 2 - Front Door = Sherwin Williams SW 6314 "Luxurious Red"		Brick = Acme Brick "Quorum" (Denton Plant)	
Paint 3 - Columns & Shutters = Sherwin Williams SW 2856 "Fairfax Brown"		Singles = GAF Timberline 30 - "Weatherwood" (30 Year Warrantee)	
Metal Roof = Kynar 500 "Metal Gray"			



Rear Elev. (West) 1/4" = 1'-0"
 printed on 11" x 17" paper - 1/8" = 1'-0"

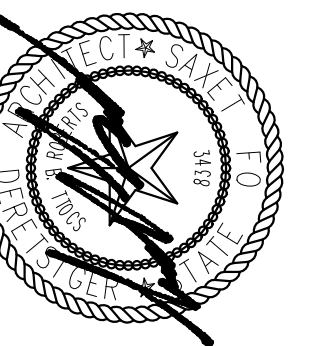
BRICK TABULATIONS				
AREAS	MASONRY SF.	SIDING SF.	TOTAL SF.	% MASONRY
FRONT	476	0	476	100
LEFT	269	141	410	66
REAR	299	30	329	90.1
RIGHT	491	0	491	100
TOTALS	1,535 SF.	171 SF.	1,706 SF.	90 %



Right Elev. (North) 1/4" = 1'-0"
 printed on 11" x 17" paper - 1/8" = 1'-0"

revisions:

Residential Care/Training Facility
 Patriot Paws
 302 Ranch Trail
 Rockwall, Texas



creative architects
 scott b. roberts, architect

Residential Care/Training Facility
 Patriot Paws
 302 Ranch Trail
 Rockwall, Texas

Case No. _____

OWNER:
 PATRIOT PAWS
 254 RANCH TRAIL
 ROCKWALL, TEXAS 75032
 972-772-3282

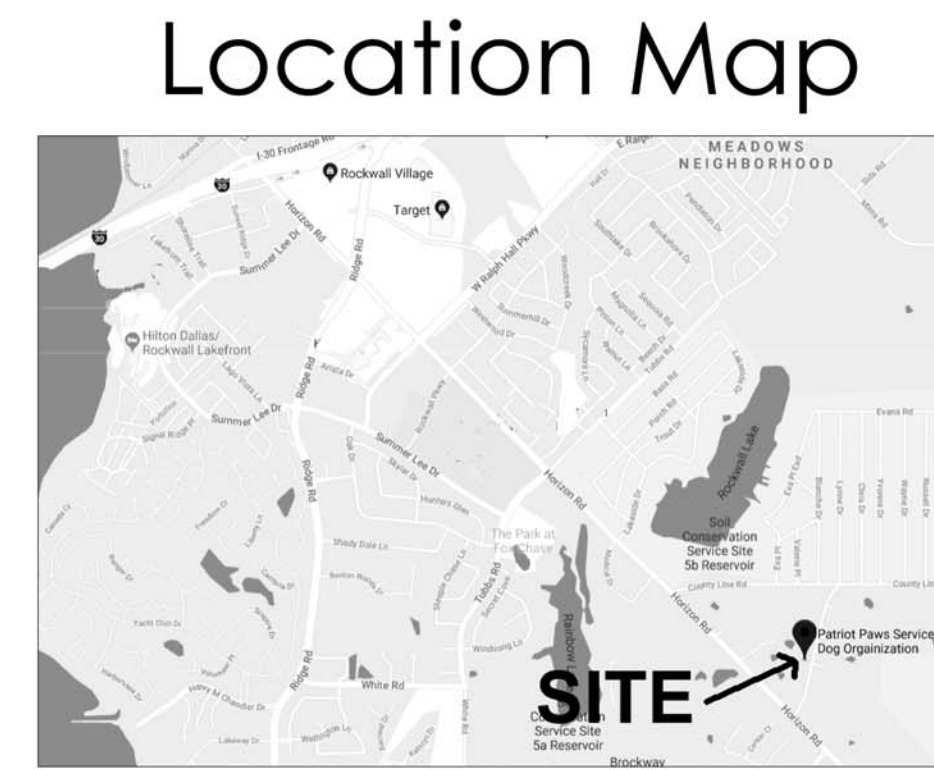
1026 creekwood drive
 garland, texas 75044
 972-530-4872
 www.creative-architect.com
 scott@cr-ar.com

2017352
 april 12, 2018

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 creative architects

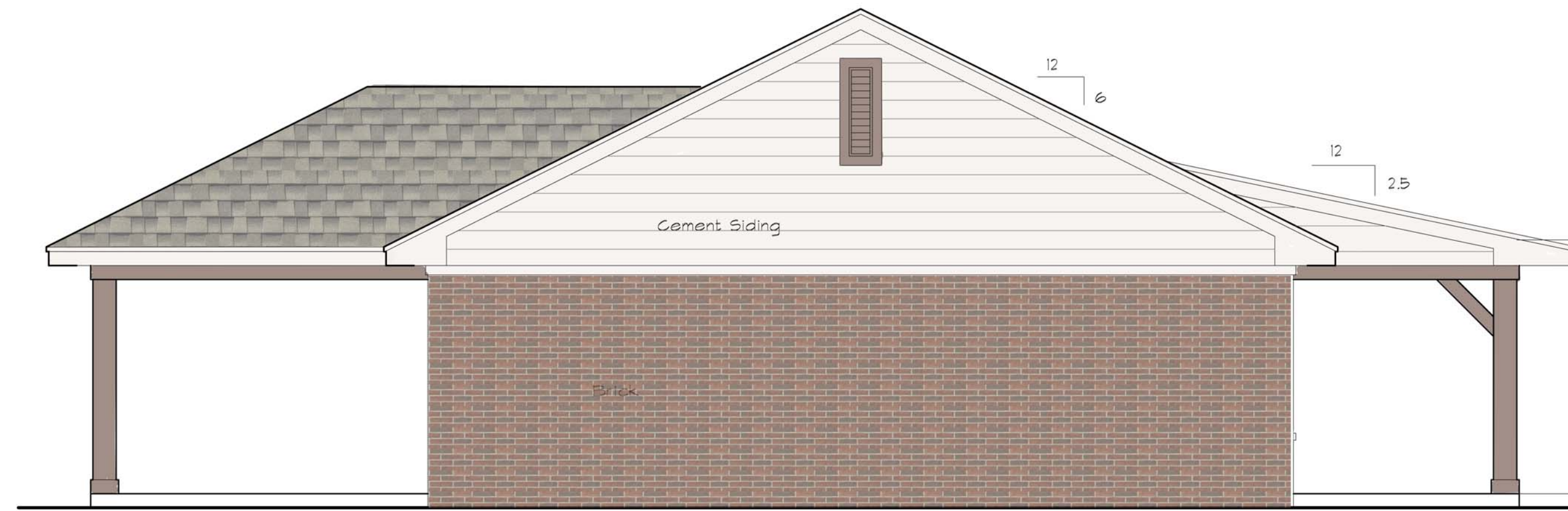


Front Elev. 1/4" = 1'-0"
 printed on 11" x 17" paper - 1/8" = 1'-0"
 (West - faces street)



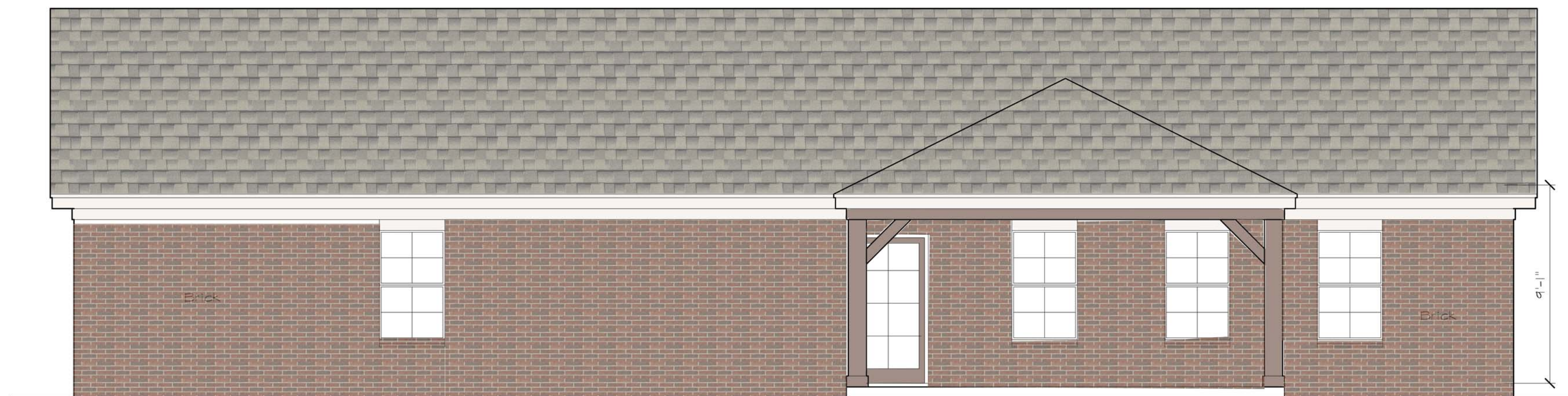
Zoned Commercial

revisions:



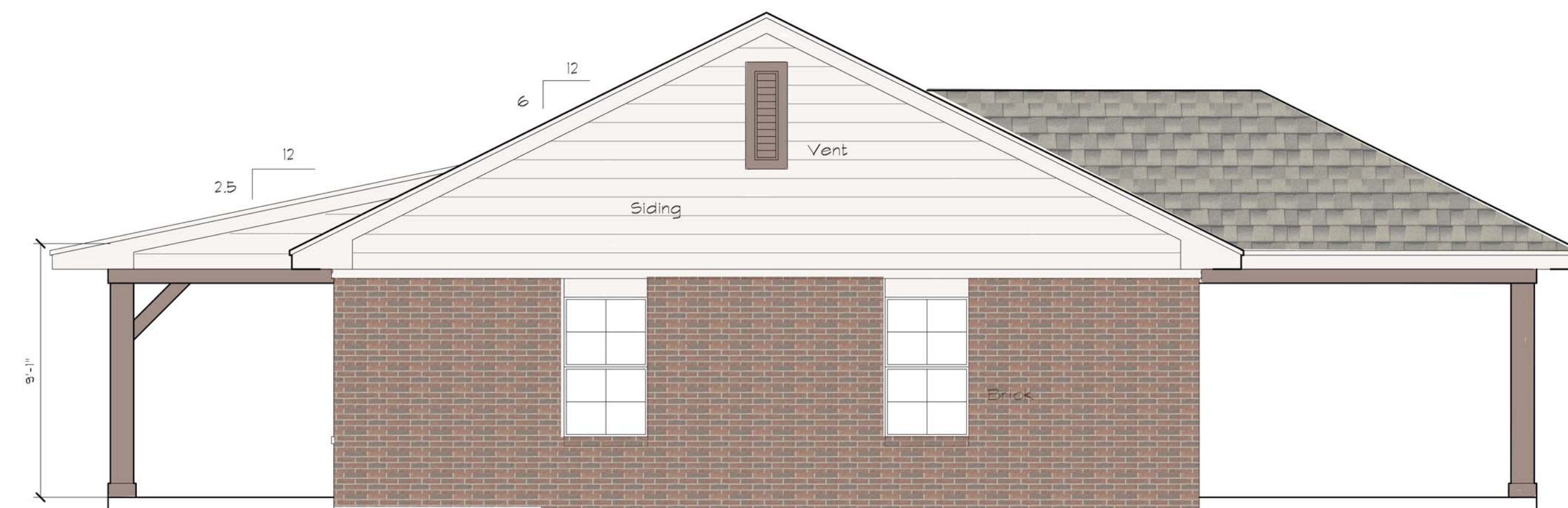
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 (South)

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Paint 3 - Columns & Shutters = Sherwin Williams SW 2856 "Fairfax Brown"		Singles = GAF Timberline 30 - "Weatherwood" (30 Year Warranty)	
Metal Roof = Kynar 500 "Metal Gray"			



Rear Elev. 1/4" = 1'-0"
 printed on 11" x 17" paper - 1/8" = 1'-0"
 (West)

BRICK TABULATIONS				
AREAS	MASONRY SF.	SIDING SF.	TOTAL SF.	% MASONRY
FRONT	476	0	476	100
LEFT	269	141	410	66
REAR	299	30	329	90.1
RIGHT	491	0	491	100
TOTALS	1535 SF.	171 SF.	1,706 SF.	90 %



Right Elev. 1/4" = 1'-0"
 printed on 11" x 17" paper - 1/8" = 1'-0"
 (North)

Residential Care/Training Facility
 Patriot Paws
 302 Ranch Trail
 Rockwall, Texas



creative architects
 scott b. roberts, architect

Residential Care/Training Facility
 Patriot Paws
 302 Ranch Trail
 Rockwall, Texas

Case No. _____

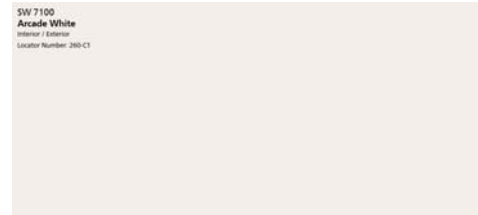
OWNER:
 PATRIOT PAWS
 254 RANCH TRAIL
 ROCKWALL, TEXAS 75032
 972-772-3282

1026 creekwood drive
 garland, texas 75044
 972-530-4872
 www.creative-architect.com
 scott@cr-ar.com

2017352
 april 12, 2018
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 creative architects

COLOR BOARD

Paint 1 - Trim =
Sherwin Williams SW 7100
"Arcade White"



Stone =
Acme Brick "Autim Blend"



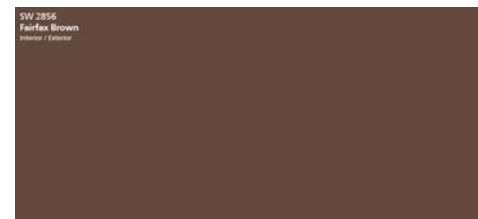
Paint 2 - Front Door=
Sherwin Williams SW 6314
"Luxurious Red"



Brick =
Acme Brick "Quorum" (Denton Plant)



Paint 3 - Columns & Shutters=
Sherwin Williams SW 2856
"Fairfax Brown"



Singles =
GAF Timberline 30 - "Weatherwood"
(30 Year Warrantee)



Metal Roof=
Kynar 500 "Metal Gray"



Patriot Paws Residential Care Facility

Case No. _____

Owner:
Patriot Paws
254 Ranch Trail
Rockwall, Texas 75032
972-772-3282

Applicant:
Scott Roberts
Creative Architects
1026 Creekwood Drive
Garland, Texas 75044
972-530-4872

CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE: 05/08/2018

APPLICANT: Scott Roberts; *Creative Architects*

AGENDA ITEM: **SP2018-009**; Site Plan for Patriot Paws – *Residential Care Facility*

SUMMARY:

Discuss and consider a request by Scott Roberts of Creative Architects on behalf of Adam Cunningham of Patriot Paws for site plan for a *Residential Care Facility* on a 3.466-acre parcel of land identified as Lot 1, Block A, Patriot Paws Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 302 Ranch Trail, and take any action necessary.

PURPOSE AND BACKGROUND:

The applicant is requesting the approval of a *site plan* for the purpose of constructing a, single-story, 2,015 SF *Residential Care Facility*. The residential styled facility will consist of two (2) bedrooms for the purpose of short-term occupancy (*i.e. occupancy not to exceed 14 days*) of a disabled American veterans and/or others with mobile disabilities that require special training for a service animal. The facility will be situated on the northern portion of the 3.466-acre parcel of land identified as a Lot 1, Block A, Patriot Paws Addition. The property is addressed as 302 Ranch Trail and is zoned *Commercial (C) District*.

On October 2, 2017, the City Council approved a Specific Use Permit (*SUP No. S-176*) [*Ordinance No. 17-54*] to allow for a *Residential Care Facility* in a Commercial (C) District. The SUP establishes operational conditions that are specific to this property (*e.g. definitions regarding short term occupancy, disabled persons, parking, etc.*). At the time of approval of the SUP, there was an existing two (2) bedroom, single-story home on the *subject property*. The homes has since been demolished to make way for the new facility. Parking will be in accordance with the Article V, Parking and Loading, of the UDC, which requires a minimum of one (1) space per bedroom. The facility will provide two (2) parking spaces, and meet this requirement.

DENSITY AND DIMENSIONAL REQUIREMENTS:

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (*UDC*), a residential care facility operation is a use permitted by a SUP within the Commercial (C) District. The submitted site plan, landscape plan, and building elevations conform to the technical requirements contained within the Unified Development Code (*UDC*) and the Commercial (C) District. A summary of the density and dimensional requirements for the subject property is as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>10,000 SF</i>	<i>x=3.466-Acres; In Conformance</i>
<i>Minimum Lot Frontage</i>	<i>60-Feet</i>	<i>x>425-Feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>	<i>x>347-Feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>15-Feet</i>	<i>x>50-Feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>0-Feet²</i>	<i>x>100-Feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>0-Feet²</i>	<i>x>25-Feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>60-Ft w/o SUP³</i>	<i>x=13'6"-Feet; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>60%</i>	<i>x=8%; In Conformance</i>
<i>Minimum Masonry Requirement</i>	<i>90%</i>	<i>x>90%; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>2</i>	<i>2 Provided; In Conformance</i>
<i>Minimum Stone Requirement</i>	<i>20% ea facade</i>	<i>x≥ 20%; In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>15%</i>	<i>x>15%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>85-90%</i>	<i>x=7%; In Conformance</i>

NOTES: 1 Without fire retardant wall, or alley: ten feet, or as required by building and/or fire codes.
2. Abutting non-residentially zoned property, with fire retardant wall and alley separating: zero feet.
3. Maximum building height: 240 feet. Any structure over 60 feet shall require a specific use permit.

ARCHITECTURAL REVIEW BOARD RECOMMENDATION:

On March 24, 2018, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. The ARB requested the applicant make minor changes to the materials on the north, south, and west facing elevations, utilizing stone in order to meet the 20% stone requirement. The applicant has revised the elevations, meeting the 20% stone requirement for all facades. The ARB will provide a recommendation to the Planning and Zoning Commission during the next scheduled meeting to be held on May 8, 2018.

RECOMMENDATIONS:

If the Planning & Zoning Commission chooses to approve the applicant’s request then staff would recommend the following conditions of approval:

- 1) All technical comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- 2) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

0 50 100 200 300 400 Feet

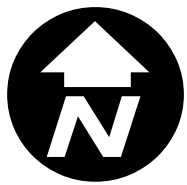
SP2018-009 - RESIDENTIAL CARE FACILITY
SITE PLAN - LOCATION MAP = 



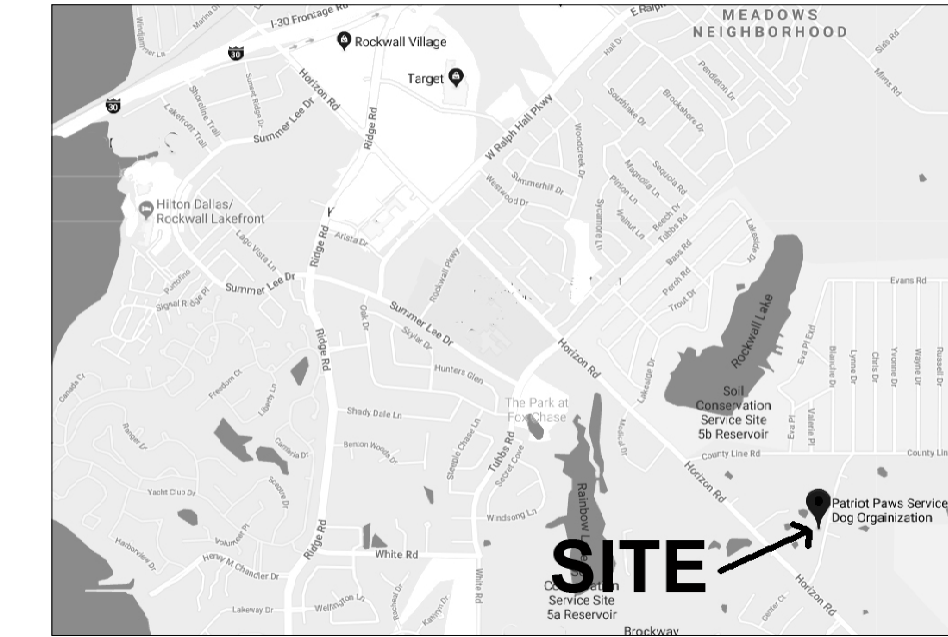
City of Rockwall

Planning & Zoning Department
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Location Map



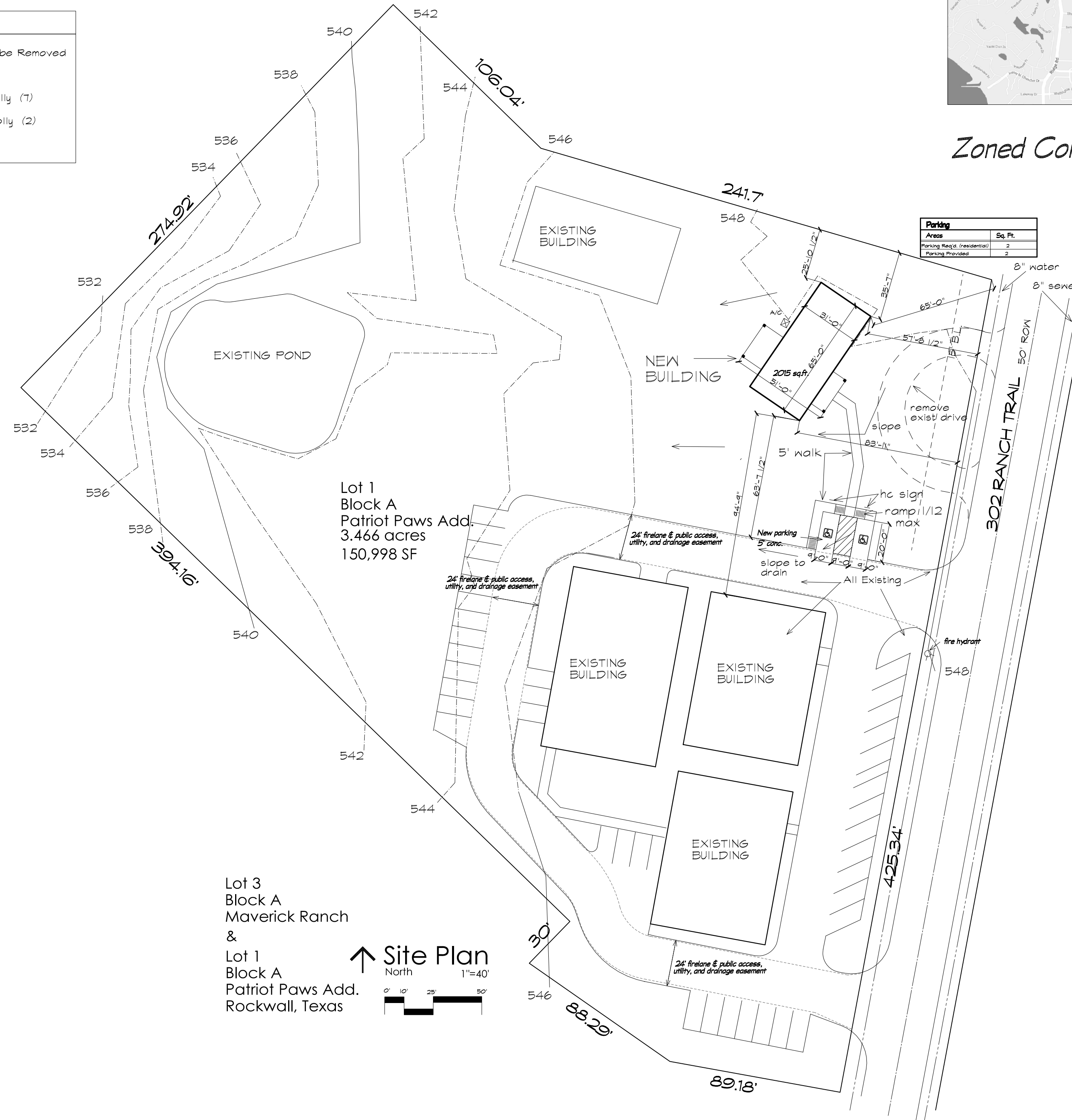
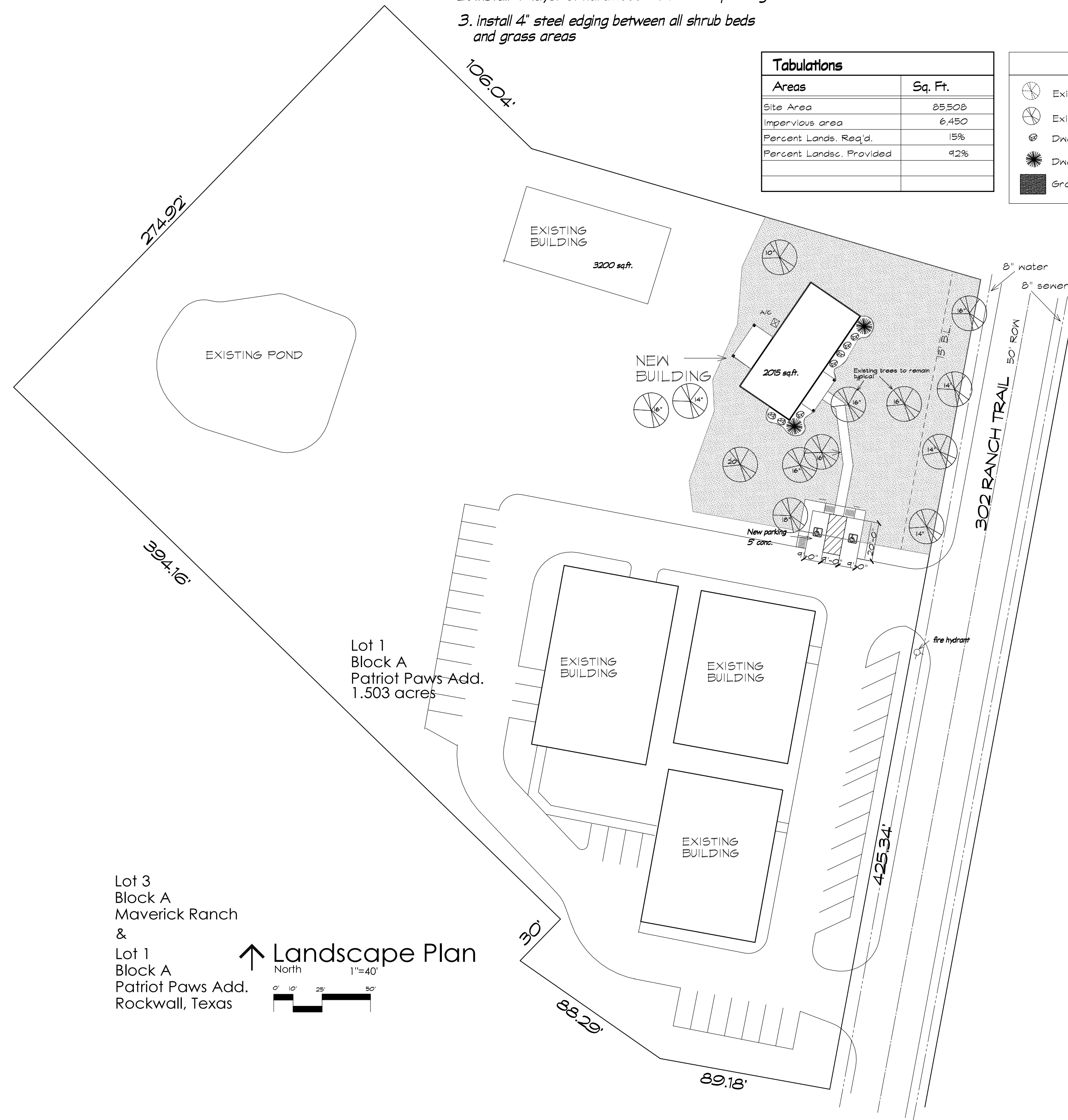
Zoned Commercial

revisions:

1. Irrigation system to meet UDC requirements
2. Install 4" layer of hardwood mulch to all planting beds
3. install 4" steel edging between all shrub beds and grass areas

Areas	Sq. Ft.
Site Area	88,508
Impervious area	6,480
Percent Landsc. Req'd.	15%
Percent Landsc. Provided	92%

Legend	
	Existing Tree to be Removed
	Existing Tree
	Dwarf Yaupon Holly (7)
	Dwarf Burford Holly (2)
	Grass (Bermuda)



Lot 3
Block A
Maverick Ranch
&
Lot 1
Block A
Patriot Paws Add.
Rockwall, Texas

Landscape Plan
North
1"=40'

Lot 3
Block A
Maverick Ranch
&
Lot 1
Block A
Patriot Paws Add.
Rockwall, Texas

Site Plan
North
1"=40'

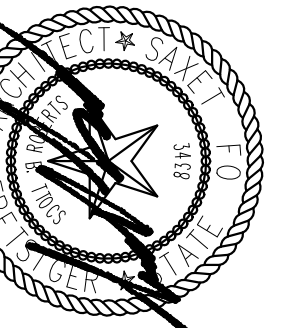
Residential Care/Training Facility

Patriot Paws
302 Ranch Trail
Rockwall, Texas

OWNER:
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254 RANCH TRAIL
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Case No. SP2018-009

Residential Care/Training Facility
Patriot Paws
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creativearchitects
scott b. roberts, architect

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www.creative-architect.com
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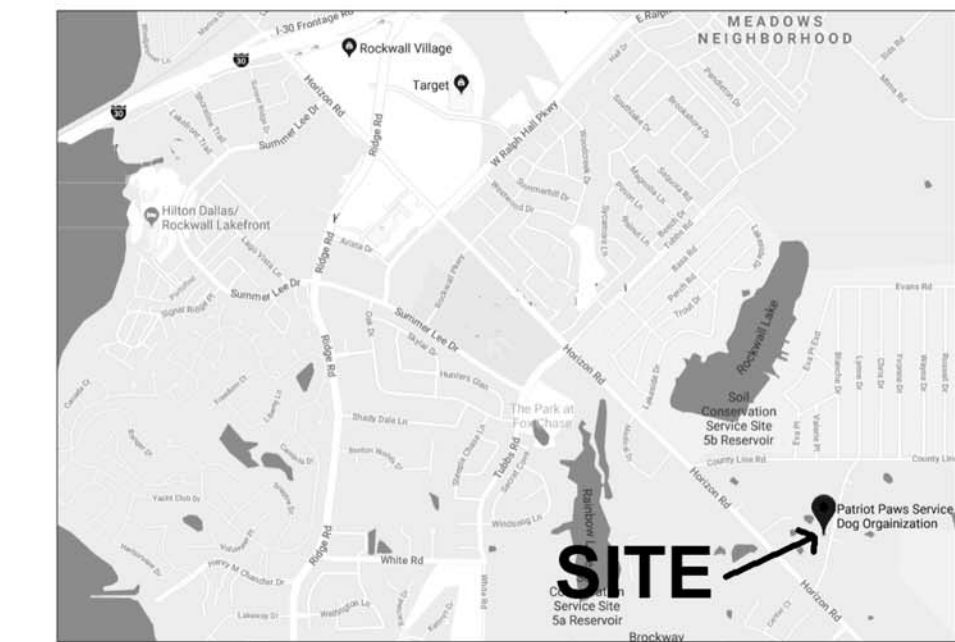
2017352
april 12, 2018

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creative architects



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Location Map

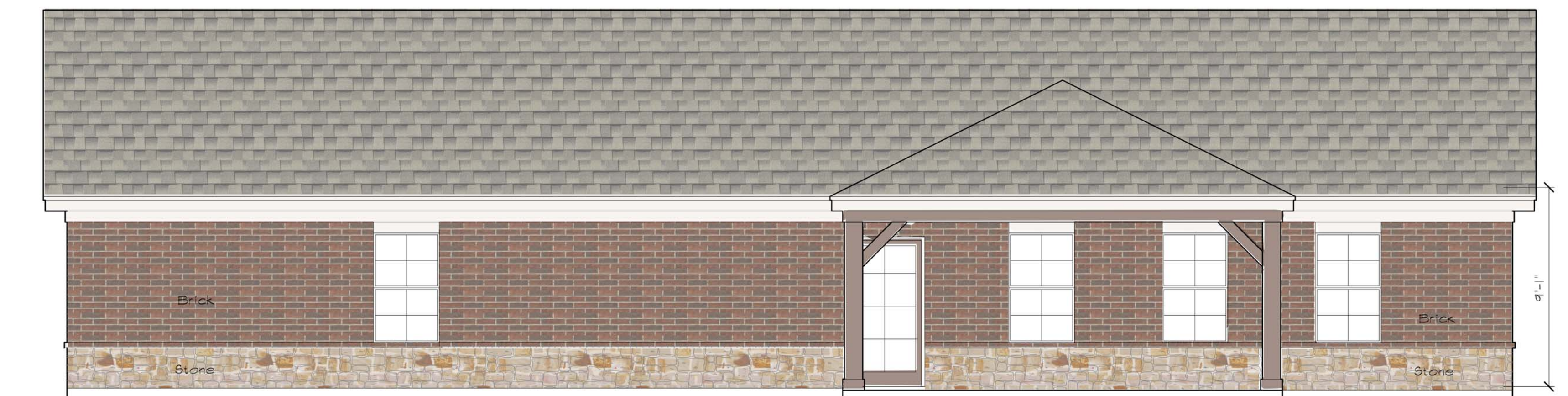


Zoned Commercial



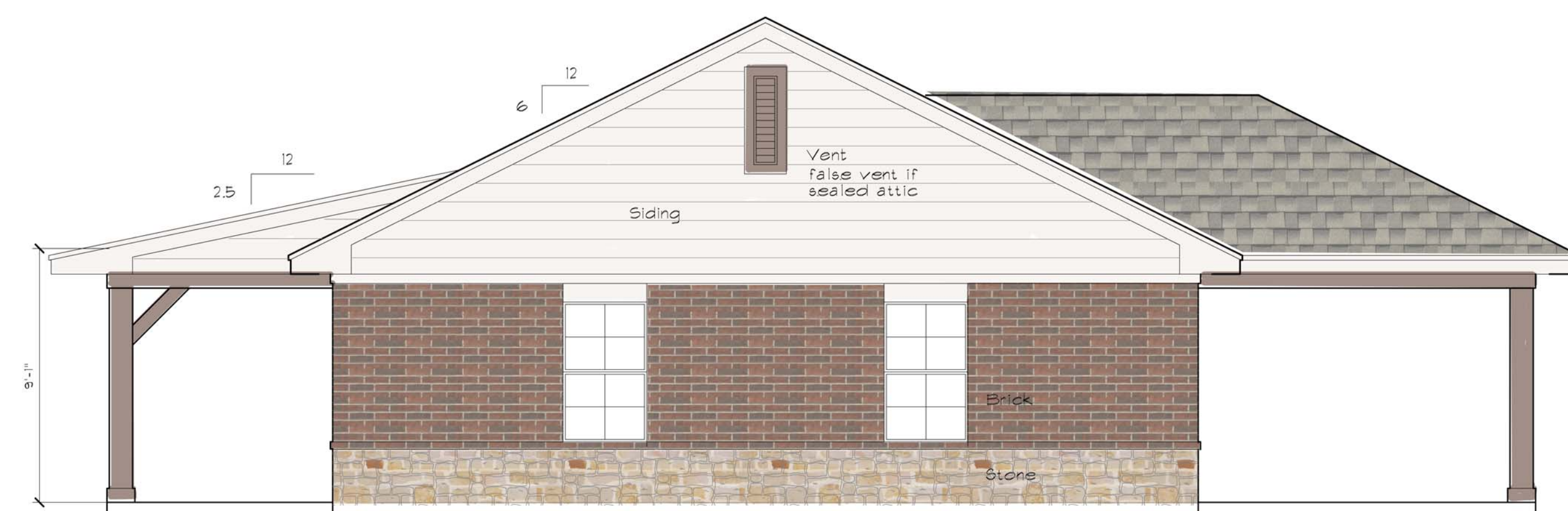
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Rear Elev. (West) 1/4" = 1'-0"
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BRICK TABULATIONS				
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revisions:

Residential Care/Training Facility
 Patriot Paws
 302 Ranch Trail
 Rockwall, Texas



creative architects
 scott b. roberts, architect

Residential Care/Training Facility

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 PATRIOT PAWS
 254 RANCH TRAIL
 ROCKWALL, TEXAS 75082
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Case No. SP2018-009

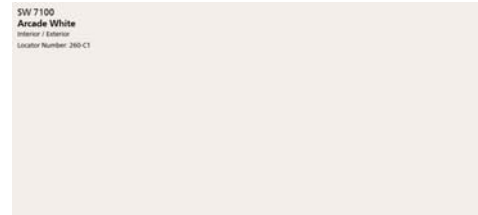
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 creative architects

COLOR BOARD

Paint 1 - Trim =
Sherwin Williams SW 7100
"Arcade White"



Stone =
Acme Brick "Autim Blend"



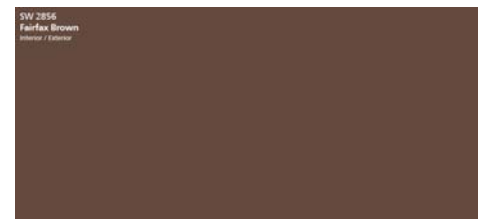
Paint 2 - Front Door=
Sherwin Williams SW 6314
"Luxurious Red"



Brick =
Acme Brick "Quorum" (Denton Plant)



Paint 3 - Columns & Shutters=
Sherwin Williams SW 2856
"Fairfax Brown"



Singles =
GAF Timberline 30 - "Weatherwood"
(30 Year Warrantee)



Metal Roof=
Kynar 500 "Metal Gray"



Patriot Paws Residential Care Facility

Case No. _____

Owner:
Patriot Paws
254 Ranch Trail
Rockwall, Texas 75032
972-772-3282

Applicant:
Scott Roberts
Creative Architects
1026 Creekwood Drive
Garland, Texas 75044
972-530-4872

City of Rockwall Project Plan Review History



Project Number SP2018-009	Owner Adam Cunningham	Applied 4/13/2018	KB
Project Name Patriot Paws	Applicant Adam Cunningham	Approved	
Type SITE PLAN		Closed	
Subtype		Expired	
Status Staff Review		Status	
 Site Address 254 RANCH TRL		City, State Zip ROCKWALL, TX 75032	
 Subdivision MAVERICK RANCH		Tract 26-1	Block NULL
		Lot No 26-1	Parcel No 0080-0000-0026-01-OR
			General Plan
			Zoning

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	4/13/2018	4/20/2018	4/16/2018	3	APPROVED	
ENGINEERING (4/17/2018 10:31 AM SH) Show existing turnaround driveway to be removed. Sewer pro-rata=\$94.41/acre x 1.963 acres=\$185.33 Sewer Impact to be paid at building permit Must meet all engineering standards	Amy Williams	4/13/2018	4/20/2018	4/17/2018	4	APPROVED	See Conditions
FIRE	Ariana Hargrove	4/13/2018	4/20/2018	4/16/2018	3	APPROVED	
GIS	Lance Singleton	4/13/2018	4/20/2018	4/16/2018	3	APPROVED	
PLANNING	David Gonzales	4/13/2018	4/20/2018	4/18/2018	5	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Discuss and consider a request by Scott Roberts of Creative Architects on behalf of Adam Cunningham of Patriot Paws for site plan for a Residential Care Facility on a 3.466-acre parcel of land identified as Lot 1, Block A, Patriot Paws Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 302 Ranch Trail, and take any action necessary.						
The following staff comments are to be addressed and resubmitted no later than Tuesday May 1, 2018. Please provide three large copies [24" X 36" FOLDED] plan and one PDF version for a subsequent review by staff:						
** Planning Department General Comments to be addressed:						
1. Adherence to Engineering and Fire Department standards shall be required						
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy(CO).						
3. Label all revised site plan documents with "Case No. SP2018-009" at the lower right corner of each plan.						
** Please address the following Planning Comments for each plan and resubmit revised plans by date requested						
Site Plan:						
1. Re-label all drive access & firelane as "24-ft Firelane and Public Access Easement" as appropriate – (if utilities exist, add utility easement in label).						
2. Remove trees as indicated on site plan						
3. Remove lot lable indicating "Lot 3, Block A, Maverick Ranch." This is the Patriot Paws Addition and is considered to be a portion of Lot1, Block A.						
4. Remove old "lot line" unless you are delineating this as a separate of focus for the site plan or subdividing the property						
5. Is the existing driveway going away?						
Landscape/Treescape Plan:						
1. Remove lot lable "Lot 3, Block A, Maverick Ranch" as indicated on site plan comments.						
2. Why type of tree is being removed from the property (provide label on plan).						
No Photometric Plan Submitted:						
1. Will there be any exterior lighting of the property (e.g. light poles)? If so, there may be a photometric plan required.						
1. Requires a recommendation from the Architectural Review Board (ARB) forwarded to the Planning and Zoning Commission for action						
** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.						
Scheduled Meeting Dates to Attend						
Architectural Review Board: April 24, 2018 (5:00 p.m.) [Applicant to receive recommendations from ARB]						
Planning - Work Session: April 24, 2018 (6:00p.m.) [Applicant to present/discuss project to P&Z]						
Architectural Review Board: May 8, 2018 (5:00 p.m.) [Subsequent meeting, if necessary]						
Planning - Action: May 8, 2018 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]						

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
City Council - Action: Monday, May 21, 2018 (6:00 p.m.) [FOR VARIANCE AND EXCEPTION REQUESTS ONLY]						

0 50 100 200 300 400 Feet

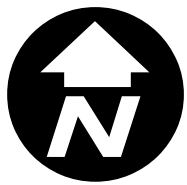
SP2018-009 - RESIDENTIAL CARE FACILITY
SITE PLAN - LOCATION MAP = 

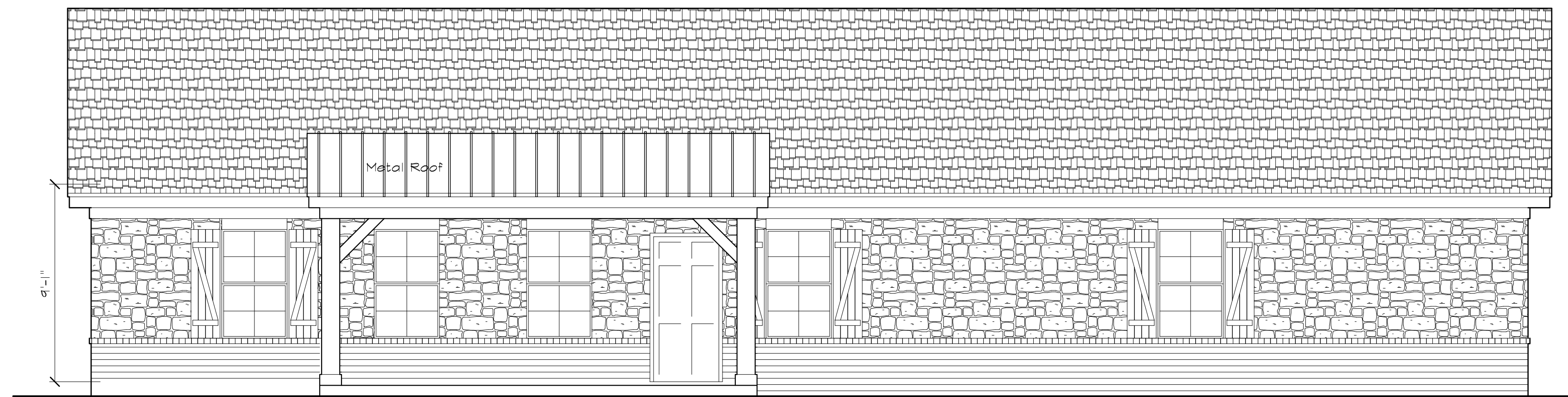


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

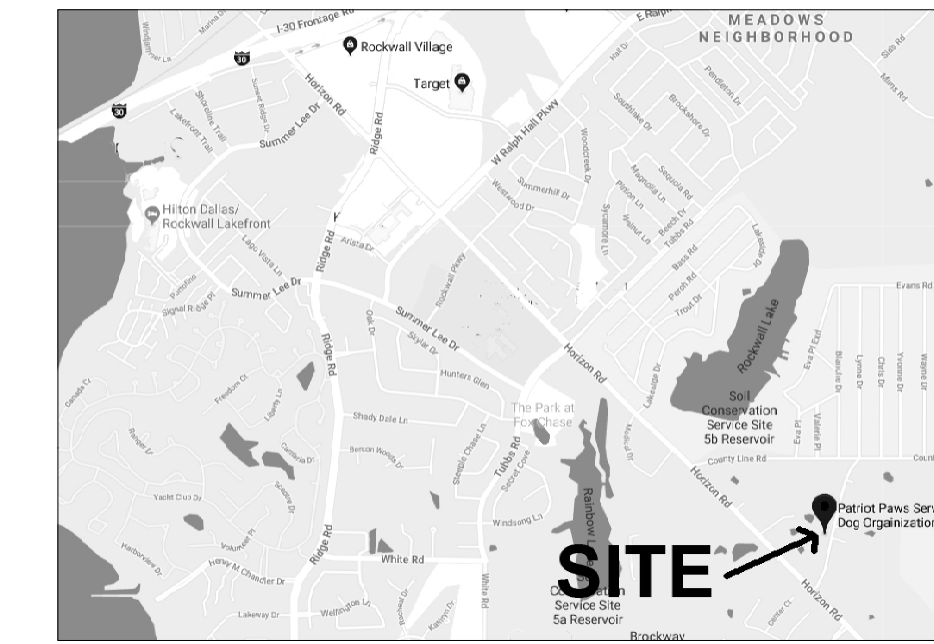
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



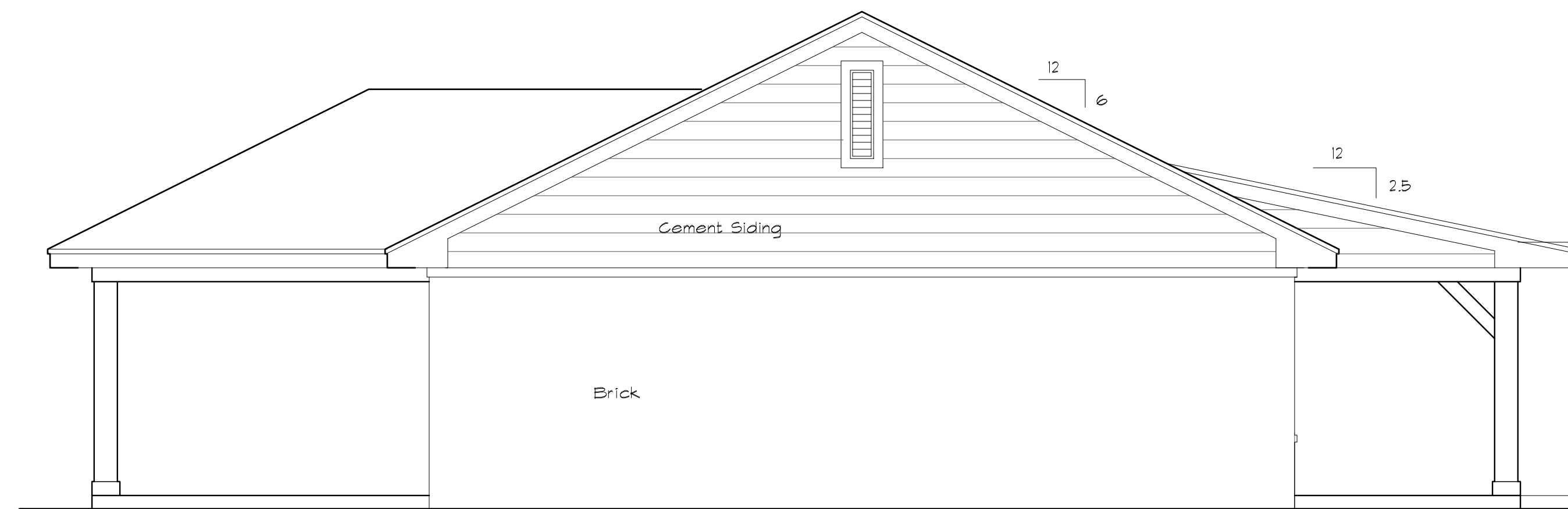


Front Elev. (East) 1/4" = 1'-0"
 (faces street) printed on 11" x 17" paper - 1/8" = 1'-0"

Location Map

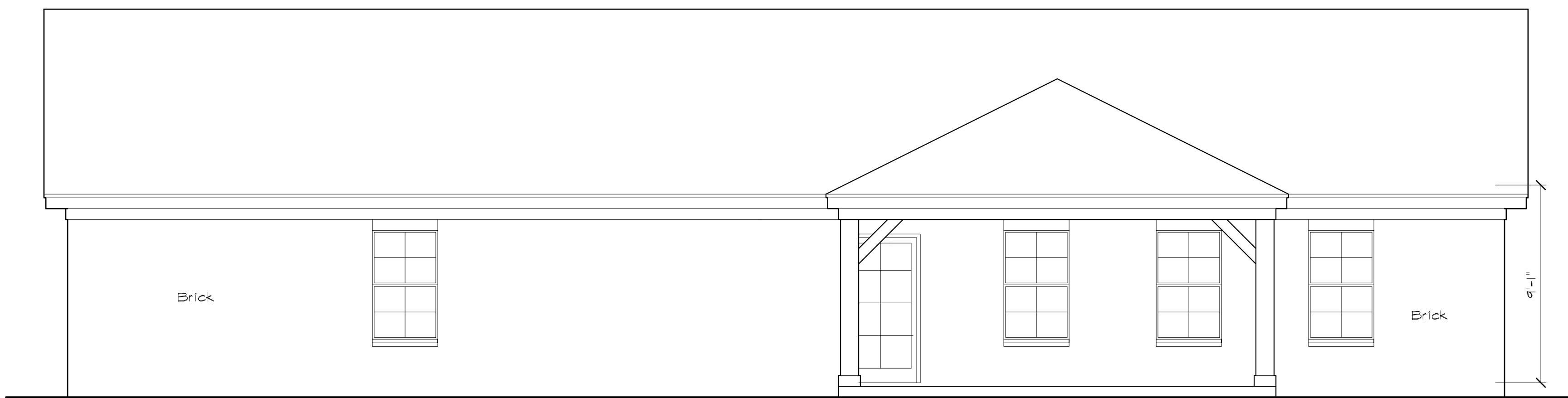


Zoned Commercial



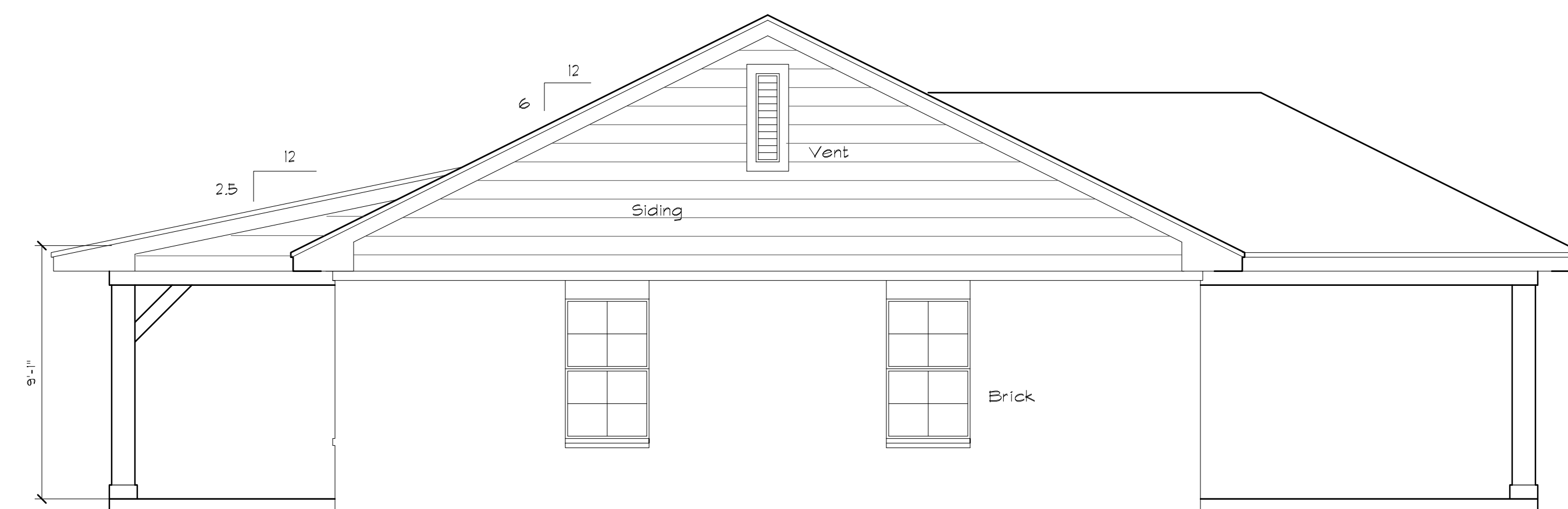
Left Elev. (South) 1/4" = 1'-0"
 printed on 11" x 17" paper - 1/8" = 1'-0"

COLOR BOARD			
Paint 1 - Trim = Sherwin Williams SW 7100 "Arcade White"		Stone = Acme Brick "Autim Blend"	
Paint 2 - Front Door = Sherwin Williams SW 6314 "Luxurious Red"		Brick = Acme Brick "Quorum" (Denton Plant)	
Paint 3 - Columns & Shutters = Sherwin Williams SW 2856 "Fairfax Brown"		Singles = GAF Timberline 30 - "Weatherwood" (30 Year Warrantee)	
Metal Roof = Kynar 500 "Metal Gray"			



Rear Elev. (West) 1/4" = 1'-0"
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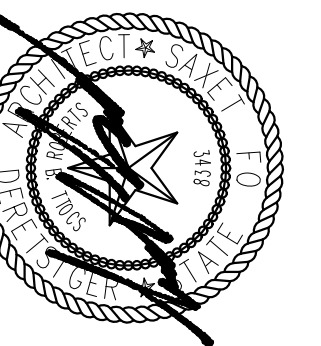
BRICK TABULATIONS				
AREAS	MASONRY SF.	SIDING SF.	TOTAL SF.	% MASONRY
FRONT	476	0	476	100
LEFT	269	141	410	66
REAR	299	30	329	90.1
RIGHT	491	0	491	100
TOTALS	1,535 SF.	171 SF.	1,706 SF.	90 %



Right Elev. (North) 1/4" = 1'-0"
 printed on 11" x 17" paper - 1/8" = 1'-0"

revisions:

Residential Care/Training Facility
 Patriot Paws
 302 Ranch Trail
 Rockwall, Texas



creative architects
 scott b. roberts, architect

Residential Care/Training Facility
 Patriot Paws
 302 Ranch Trail
 Rockwall, Texas

Case No. _____

OWNER:
 PATRIOT PAWS
 254 RANCH TRAIL
 ROCKWALL, TEXAS 75032
 972-772-3282

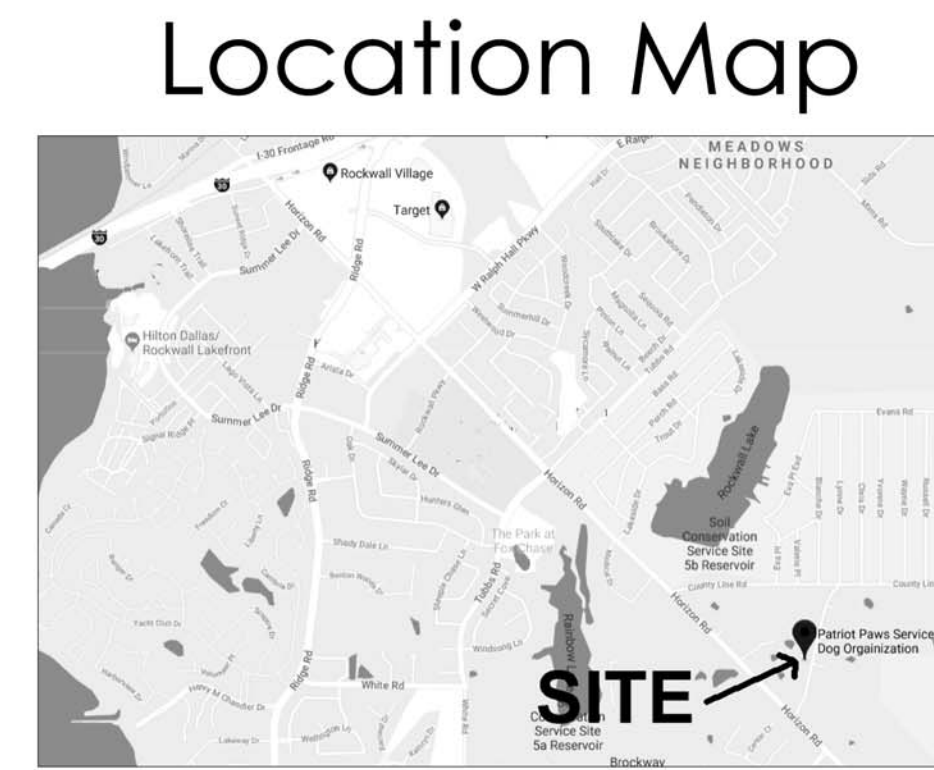
1026 creekwood drive
 garland, texas 75044
 972-530-4872
 www.creative-architect.com
 scott@cr-ar.com

2017352
 april 12, 2018

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 creative architects



Front Elev. 1/4" = 1'-0"
 printed on 11" x 17" paper - 1/8" = 1'-0"
 (West - faces street)



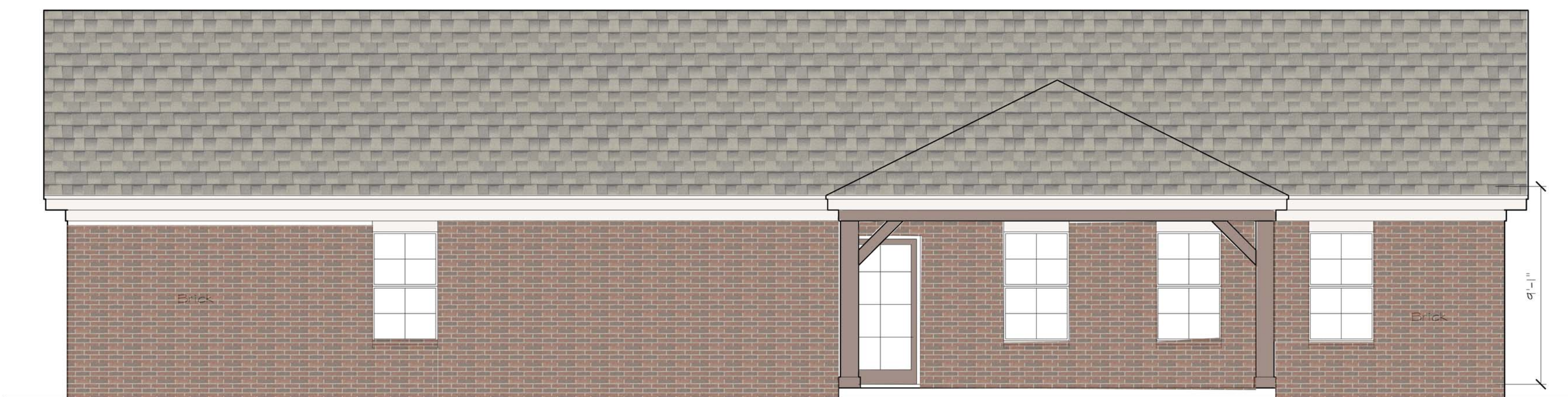
Zoned Commercial

revisions:



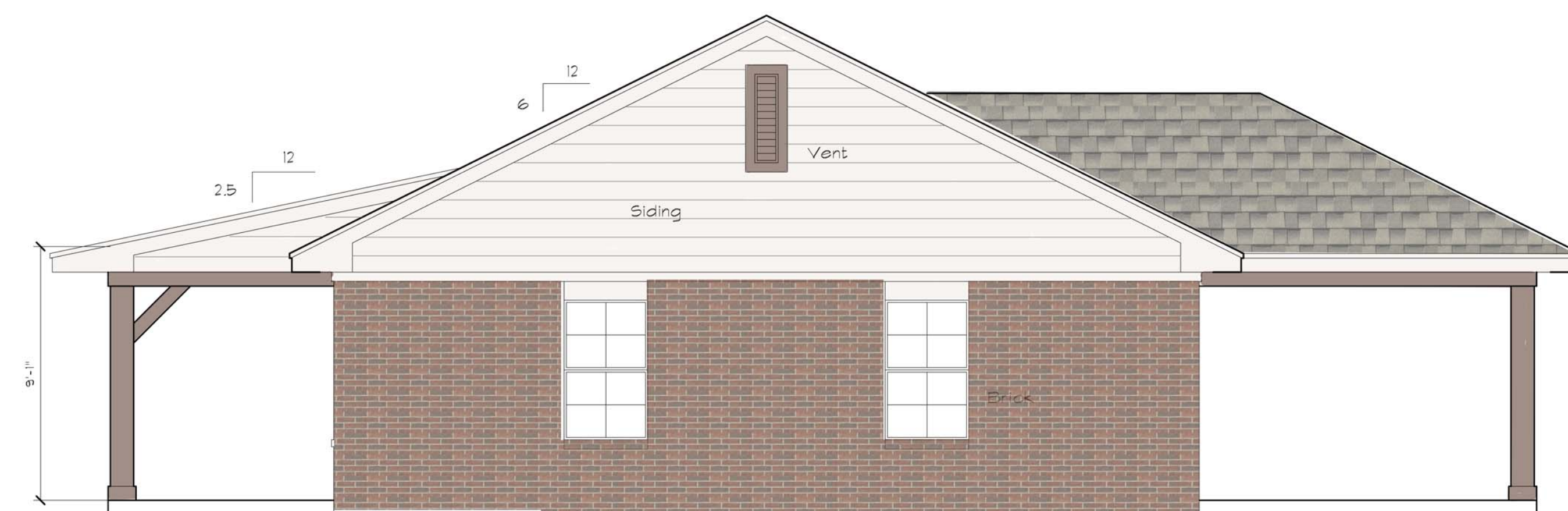
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 (South)

COLOR BOARD			
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Metal Roof = Kynar 500 "Metal Gray"			



Rear Elev. 1/4" = 1'-0"
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 (West)

BRICK TABULATIONS				
AREAS	MASONRY SF.	SIDING SF.	TOTAL SF.	% MASONRY
FRONT	476	0	476	100
LEFT	269	141	410	66
REAR	299	30	329	90.1
RIGHT	491	0	491	100
TOTALS	1535 SF.	171 SF.	1,706 SF.	90 %



Right Elev. 1/4" = 1'-0"
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 (North)

Residential Care/Training Facility
 Patriot Paws
 302 Ranch Trail
 Rockwall, Texas



creative architects
 scott b. roberts, architect

Residential Care/Training Facility
 Patriot Paws
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 april 12, 2018
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City of Rockwall Project Plan Review History



Project Number SP2018-009	Owner Adam Cunningham	Applied 4/13/2018	KB
Project Name Patriot Paws	Applicant Adam Cunningham	Approved	
Type SITE PLAN		Closed	
Subtype		Expired	
Status Staff Review		Status	
 Site Address 254 RANCH TRL		City, State Zip ROCKWALL, TX 75032	
		Zoning	
Subdivision MAVERICK RANCH	Tract 26-1	Block NULL	Lot No 26-1
		Parcel No 0080-0000-0026-01-OR	General Plan

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	4/13/2018	4/20/2018	4/16/2018	3	APPROVED	
ENGINEERING (4/17/2018 10:31 AM SH) Show existing turnaround driveway to be removed. Sewer pro-rata=\$94.41/acre x 1.963 acres=\$185.33 Sewer Impact to be paid at building permit Must meet all engineering standards	Amy Williams	4/13/2018	4/20/2018	4/17/2018	4	APPROVED	See Conditions
FIRE	Ariana Hargrove	4/13/2018	4/20/2018	4/16/2018	3	APPROVED	
GIS	Lance Singleton	4/13/2018	4/20/2018	4/16/2018	3	APPROVED	
PLANNING	David Gonzales	4/13/2018	4/20/2018	4/18/2018	5	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
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Discuss and consider a request by Scott Roberts of Creative Architects on behalf of Adam Cunningham of Patriot Paws for site plan for a Residential Care Facility on a 3.466-acre parcel of land identified as Lot 1, Block A, Patriot Paws Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 302 Ranch Trail, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday May 1, 2018. Please provide three large copies [24" X 36" FOLDED] plan and one PDF version for a subsequent review by staff:

** Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required. Understood
2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of a Certificate of Occupancy(CO). Will attached plat work?
3. Label all revised site plan documents with "Case No. SP2018-009" at the lower right corner of each plan. Done

** Please address the following Planning Comments for each plan and resubmit revised plans by date requested

Site Plan:

1. Re-label all drive access & firelane as "24-ft Firelane and Public Access Easement" as appropriate – (if utilities exist, add utility easement in label) Done
2. Remove trees as indicated on site plan. Done
3. Remove lot lable indicating "Lot 3, Block A, Maverick Ranch." This is the Patriot Paws Addition and is considered to be a portion of Lot1, Block A. Done
4. Remove old "lot line" unless you are delineating this as a separate of focus for the site plan or subdividing the property. Done
5. Is the existing driveway going away? Yes, added note for removal

Landscape/Treescape Plan:

1. Remove lot lable "Lot 3, Block A, Maverick Ranch" as indicated on site plan comments. Done
2. Why type of tree is being removed from the property (provide label on plan). Permission has already been received to remove the dead tree. (see attached email)

No Photometric Plan Submitted:

1. Will there be any exterior lighting of the property (e.g. light poles)? If so, there may be a photometric plan required. Building Elevations: No light poles will be added
1. Requires a recommendation from the Architectural Review Board (ARB) forwarded to the Planning and Zoning Commission for action. Revised per Arch. Review Bd.

** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Scheduled Meeting Dates to Attend

Architectural Review Board: April 24, 2018 (5:00 p.m.) [Applicant to receive recommendations from ARB]

Planning - Work Session: April 24, 2018 (6:00p.m.) [Applicant to present/discuss project to P&Z]

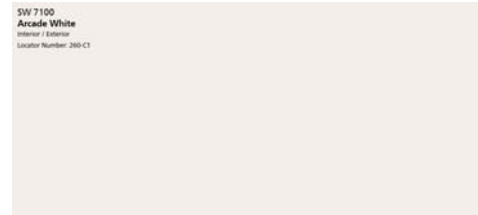
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COLOR BOARD

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"Arcade White"



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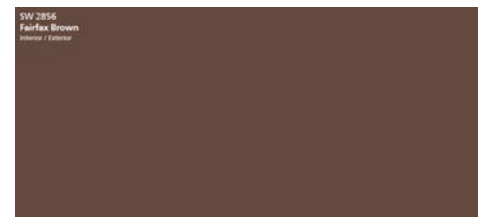
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Singles =
GAF Timberline 30 - "Weatherwood"
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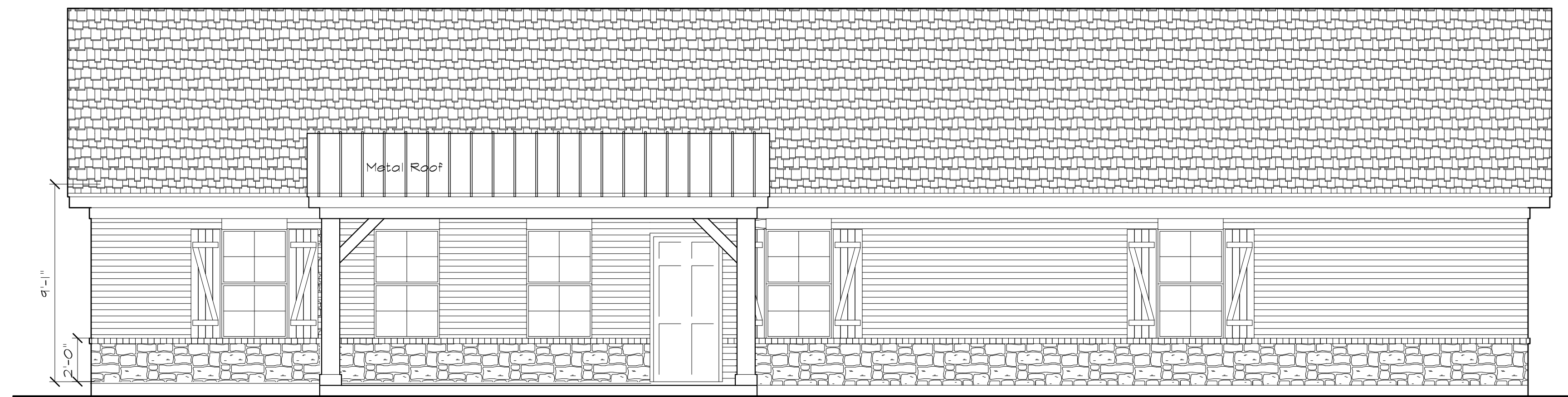


Patriot Paws Residential Care Facility

Case No. _____

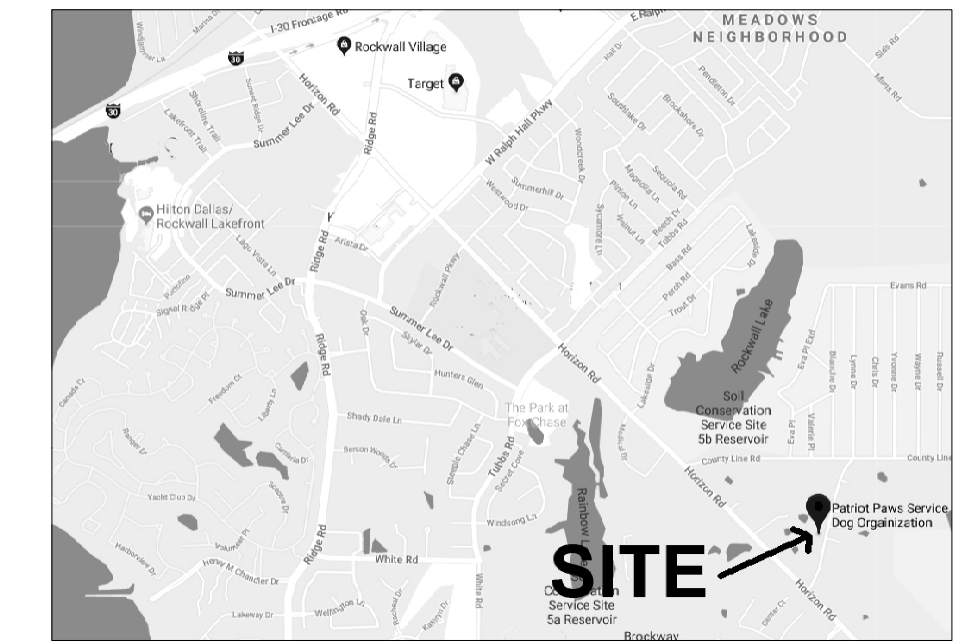
Owner:
Patriot Paws
254 Ranch Trail
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972-772-3282

Applicant:
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Creative Architects
1026 Creekwood Drive
Garland, Texas 75044
972-530-4872

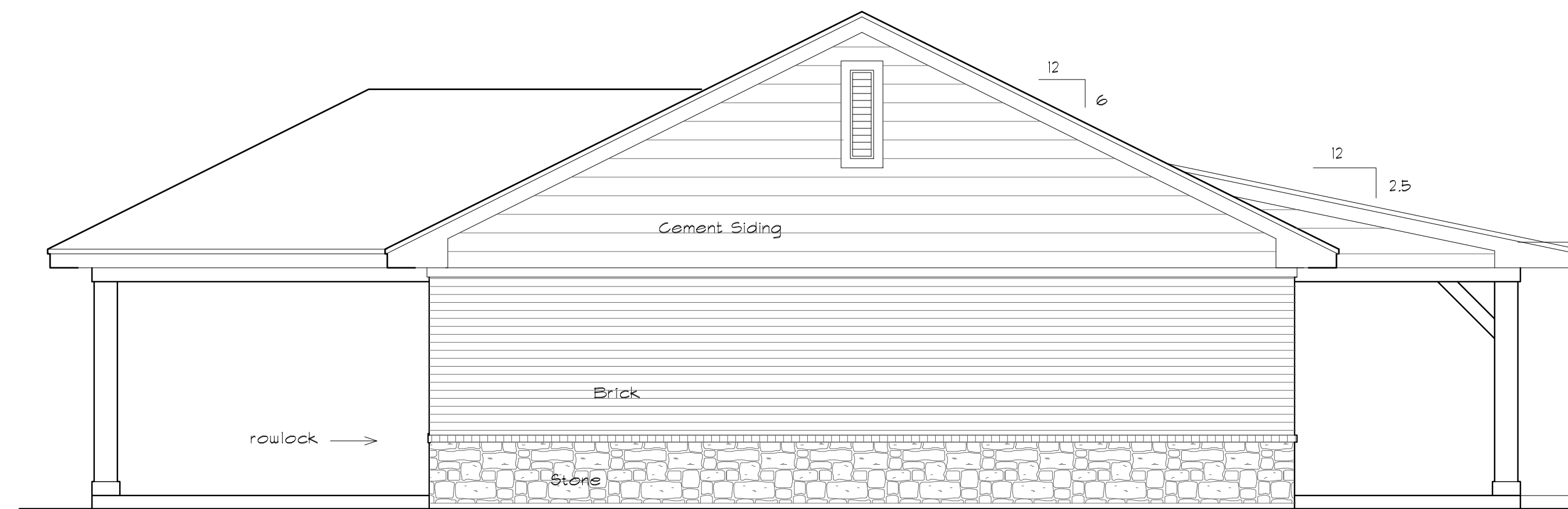


Front Elev. (East) 1/4" = 1'-0"
 (faces street) printed on 11" x 17" paper - 1/8" = 1'-0"

Location Map

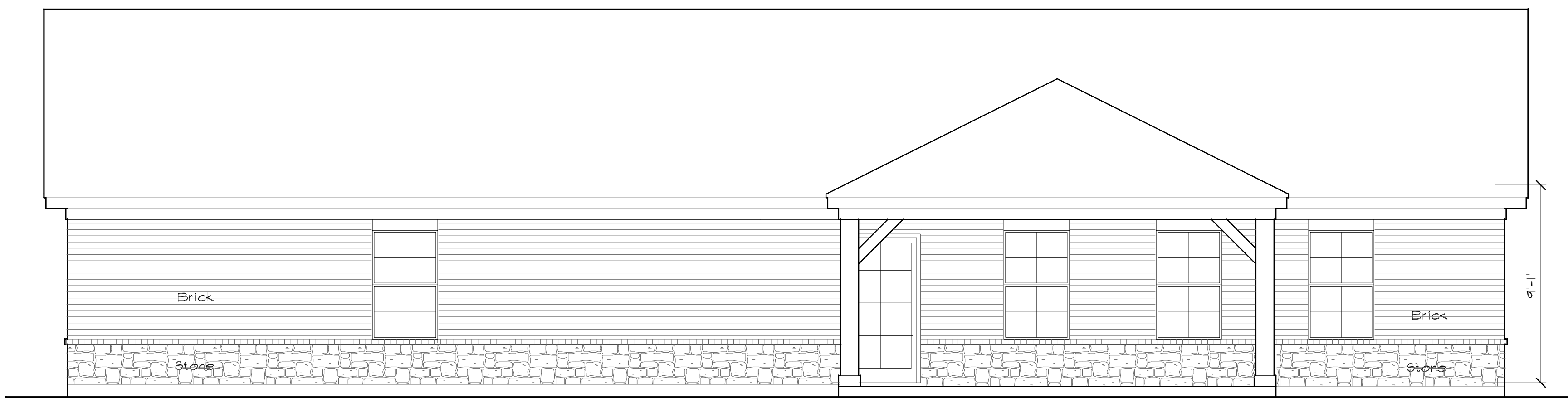


Zoned Commercial



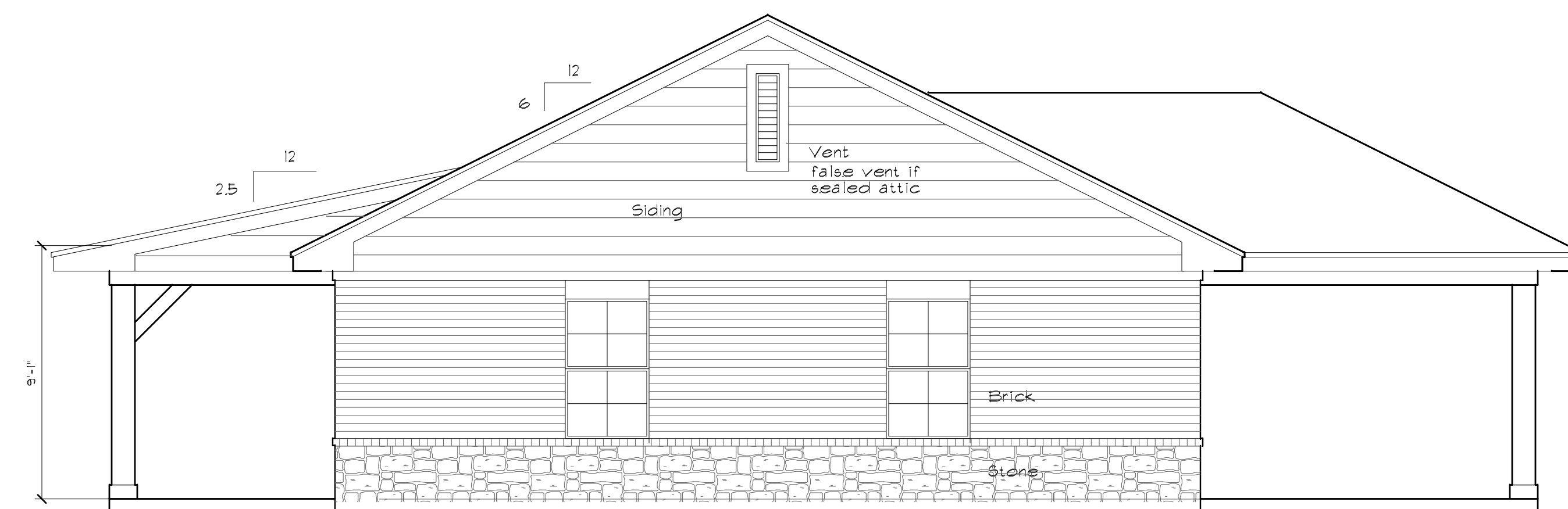
Left Elev. (South) 1/4" = 1'-0"
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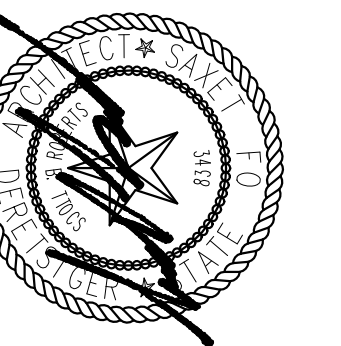
BRICK TABULATIONS				
AREAS	MASONRY SF.	SIDING SF.	TOTAL SF.	% MASONRY
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revisions:

Residential Care/Training Facility
 Patriot Paws
 302 Ranch Trail
 Rockwall, Texas



creative architects
 scott b. roberts, architect

Residential Care/Training Facility

Patriot Paws
 302 Ranch Trail
 Rockwall, Texas

OWNER:
 PATRIOT PAWS
 254 RANCH TRAIL
 ROCKWALL, TEXAS 75032
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 www.creative-architect.com
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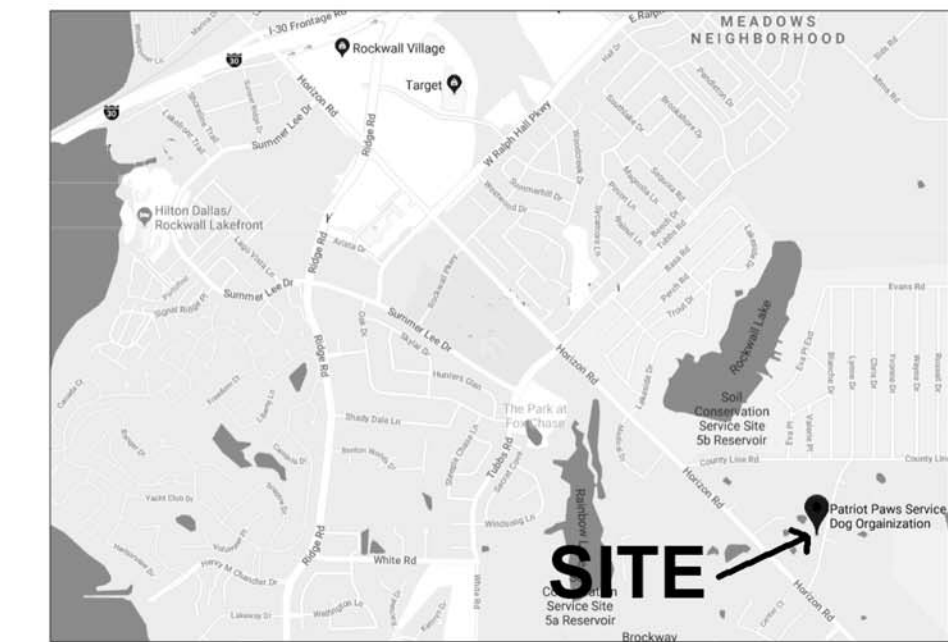
Case No. SP2018-009

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 (faces street) printed on 11" x 17" paper - 1/8" = 1'-0"

Location Map

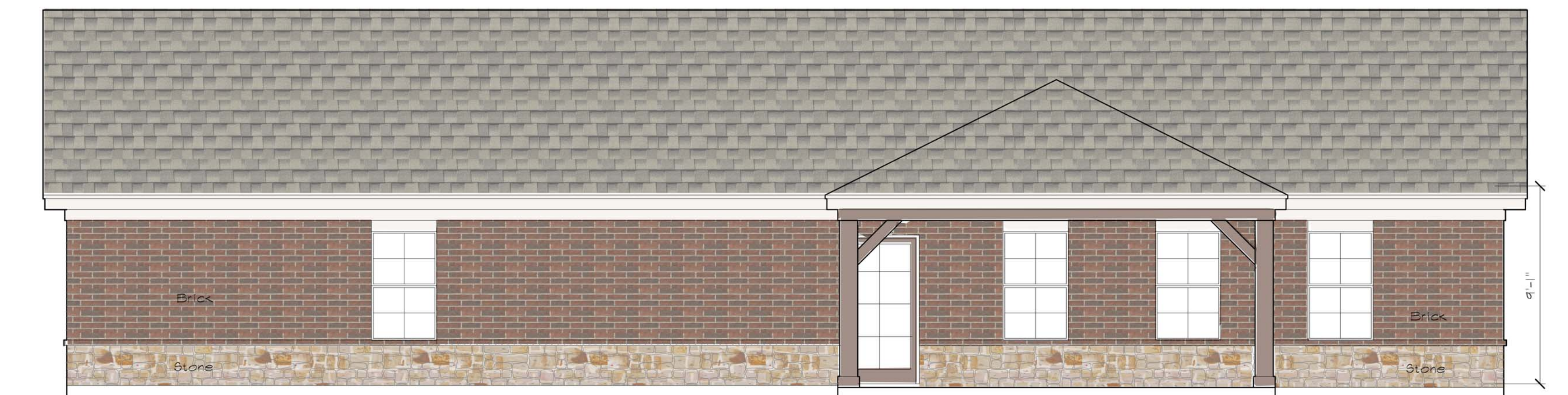


Zoned Commercial



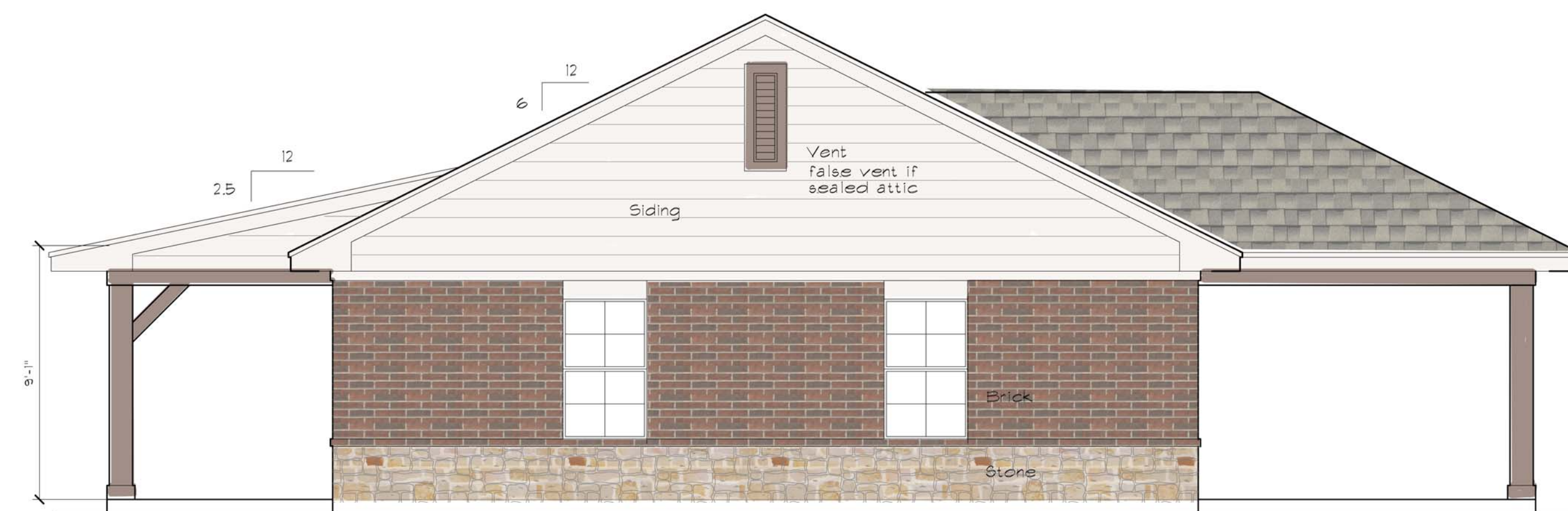
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Metal Roof = Kynar 500 "Metal Gray"			



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revisions:

Residential Care/Training Facility
 Patriot Paws
 302 Ranch Trail
 Rockwall, Texas



creative architects
 scott b. roberts, architect

Residential Care/Training Facility

Patriot Paws
 302 Ranch Trail
 Rockwall, Texas

OWNER:
 PATRIOT PAWS
 254 RANCH TRAIL
 ROCKWALL, TEXAS 75082
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Case No. SP2018-009

1026 creekwood drive
 garland, texas 75044
 972-530-4872
 www.creative-architect.com
 scott@cr-ar.com

2017352
 april 12, 2018

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 creative architects

CITY OF ROCKWALL

ORDINANCE NO. 17-54

SPECIFIC USE PERMIT NO. S-176

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE [*ORDINANCE NO. 04-38*] OF THE CITY OF ROCKWALL, AS HERETOFORE AMENDED, SO AS TO FURTHER AMEND THE ZONING MAP TO ADOPT A SPECIFIC USE PERMIT (SUP) TO ALLOW FOR A *RESIDENTIAL CARE FACILITY* IN A COMMERCIAL (C) DISTRICT, ON A 3.466-ACRE PARCEL OF LAND BEING IDENTIFIED AS LOT 1, BLOCK A, PATRIOT PAWS ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS AND MORE FULLY DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Lori Stevens of Patriot Paws Service Dogs for the approval of a Specific Use Permit (SUP) to allow for a *Residential Care Facility* on a 3.466-acre parcel of land, identified as Lot 1, Block A, Patriot Paws Addition, City of Rockwall, Rockwall County, Texas, zoned *Commercial (C) District*, addressed as 302 Ranch Trail, and more specifically described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS

SECTION 1. That the Unified Development Code [*Ordinance No. 04-38*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *Residential Care Facility* within a *Commercial (C) District* as stipulated by Article IV, *Permissible Uses*, of the Unified Development Code [*Ordinance No. 04-38*] on the *Subject Property*; and

SECTION 2. That the Specific Use Permit (SUP) shall be subject to the conditions set forth in *Section 4.5, Commercial (C) District, of Article V, District Development Standards*, of the Unified Development Code [*Ordinance No. 04-38*] as heretofore amended and as may be amended in the future, and shall be subject to the additional following conditions:

2.1 OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *Residential Care Facility* on the *Subject Property*, and conformance to these operational conditions is required for continued operations:

- 1) For the purposes of this SUP ordinance, a *Residential Care Facility* shall be defined as a facility that allows for the short-term occupancy (*i.e. occupancy not to exceed 14 days*) of a disabled American veteran and/or others with mobile disabilities that require special training for a service animal.
- 2) Parking for this facility shall be one (1) parking space per each bed provided within the *Residential Care Facility*, and shall be constructed in accordance with the requirements of Article VI, *Parking and Loading*, of the Unified Development Code (UDC).
- 3) For the purpose of this SUP ordinance, the *Residential Care Facility* shall be limited to the residential structure addressed as 302 Ranch Trail and indicated in *Exhibit 'B'* of this ordinance.

2.2 COMPLIANCE

Approval of this ordinance in accordance with Section 8.3, *Council Approval or Denial*, of Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- 1) Upon obtaining a Certificate of Occupancy (CO), should any business or establishment operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outline in the Unified Development Code (UDC), the City Council may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Section 4.4.(3) of Article IV, *Permissible Uses*, of the Unified Development Code (UDC).

SECTION 3. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

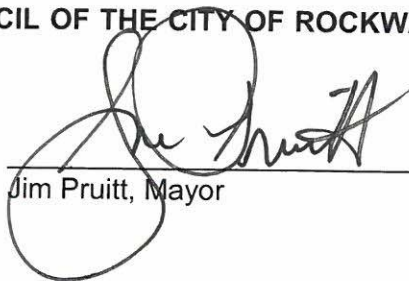
SECTION 4. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict

SECTION 5. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 6. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 7. That this ordinance shall take effect immediately from and after its passage of the caption of said ordinance as the law in such cases provides;

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,
THIS THE 2ND DAY OF OCTOBER, 2017.



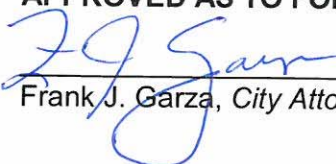
Jim Pruitt, Mayor

ATTEST:



Kristy Cole, City Secretary

APPROVED AS TO FORM:



Frank J. Garza, City Attorney



1st Reading: September 18, 2017

2nd Reading: October 2, 2017

Exhibit 'A':
Legal Description

WHEREAS, PATRIOT PAWS SERVICE DOGS is the owner of a tract of land in the William M. Ford Survey, Abstract No. 80, situated in the City of Rockwall, in Rockwall County, Texas, being all of Lot 3 and Lot 4, Block A, of Maverick Ranch Addition, an addition to The City of Rockwall as recorded in Cabinet H, Slide 19, of the Plat Records of Rockwall County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the southeast corner of said Lot 4, said point also lying on the northwest right of way of Ranch Trail, (a called 50' Right of Way);

THENCE North 79 degrees 50 minutes 20 seconds West along the southerly line of said Lot 4, a distance of 89.18-feet to a 1/2 inch iron rod found for corner;

THENCE North 55 degrees 10 minutes 36 seconds West continuing along said southerly line a distance of 88.29-feet to a 1/2 inch iron rod found for corner lying on the southeast line of Lot 2 of Rainbo Acres, an addition to The City of Rockwall as recorded in Cabinet A, Slide 20 of the Plat Records of Rockwall County, Texas;

THENCE North 44 degrees 07 minutes 42 seconds East along the southeast line of said Lot 2 a distance of 30.00 feet to a 1/2 inch iron rod found for the east corner of said Lot 2, same being an inner ell corner of previously mentioned Lot 4;

THENCE North 45 degrees 54 minutes 16 seconds West along the northeast line of Lots 1 and 2 of said Rainbo Acres, same being the southwest line of Lots 3 and 4 of said Maverick Ranch Addition a distance of 394.16-feet to a point for the west corner of said Lot 3 from which a 1/2 inch iron rod with cap stamped "R.P.L.S. 3963" found bears South 24 degrees 13 minutes 24 seconds East a distance of 0.42-feet;

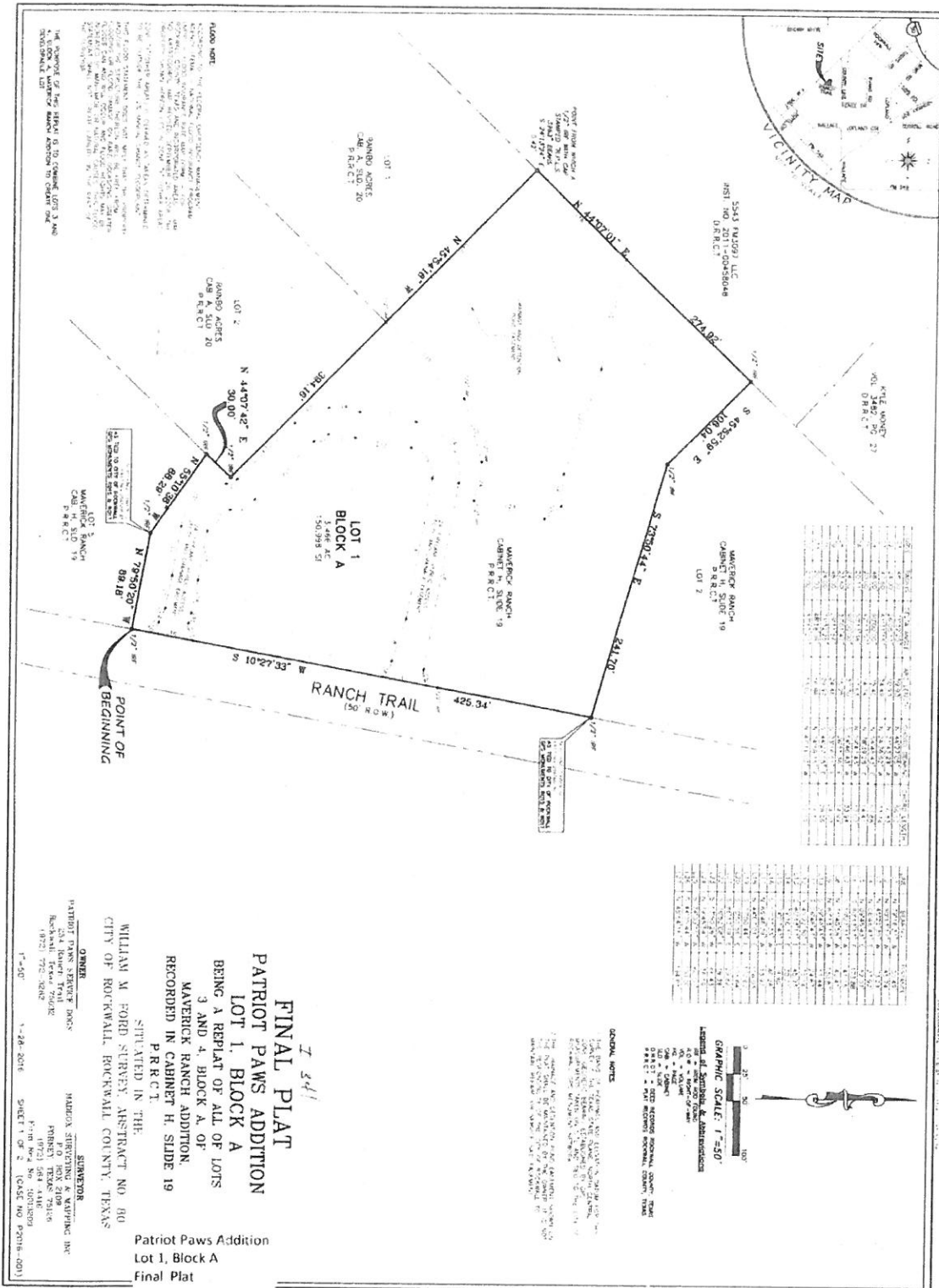
THENCE North 44 degrees 07 minutes 01 seconds East along the northwest line of said Lot 3 a distance of 274.92-feet to a 1/2 inch iron rod found for the north corner of said Lot 3;

THENCE South 45 degrees 52 minutes 59 seconds East along the northeast line of said Lot 3 a distance of 106.04-feet to a 1/2 inch iron rod found for corner;

THENCE South 73 degrees 50 minutes 44 seconds East continuing along the northeast line of said Lot 3 a distance of 241.70-feet to a 1/2 inch iron rod found for the east corner of said Lot 3 lying on the aforementioned northwest line of Ranch Trail;



THENCE South 10 degrees 27 minutes 33 seconds West along the northwest line of said Ranch Trail a distance of 425.34-feet to the *POINT OF BEGINNING* containing 150,998 SF, or 3.466-acres of land.

**Exhibit 'A':
Boundary Survey**



**Exhibit 'B':
Site Plan**



-  Subject Property
-  302 Ranch Trail



May 9, 2018

ATTN:

Scott Roberts
1026 Creekwood
Garland, TX 75044

RE: SITE PLAN (SP2018-009), Patriot Paws

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by the Planning and Zoning Commission on 05/08/2018. The following is a record of all recommendations, voting records and conditions of approval:

ARCHITECTURAL REVIEW BOARD RECOMMENDATION:

On March 24, 2018, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. The ARB requested the applicant make minor changes to the materials on the north, south, and west facing elevations, utilizing stone in order to meet the 20% stone requirement. The applicant has revised the elevations, meeting the 20% stone requirement for all facades. The ARB will provide a recommendation to the Planning and Zoning Commission during the next scheduled meeting to be held on May 8, 2018.

On May 8, 2018, the Architectural Review Board's motion to recommend approval of the revised building elevations passed by a vote of 3 to 0 with Board Members Neill, Craddock, Tovar, and Miller absent.

RECOMMENDATIONS:

If the Planning & Zoning Commission chooses to approve the applicant's request then staff would recommend the following conditions of approval:

- 1) All technical comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;*
- 2) Any construction or building necessary to complete this Site Plan request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.*

For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely,

David Gonzales, AICP

Senior Planner
Planning & Zoning Department
City of Rockwall, TX