



# 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: *[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)<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</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

- Tree Removal (\$75.00)

### 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, only the "base fee" is required.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 689 E Interstate 30 Rockwall, TX 75087

Subdivision Miller Addition

Lot

3

Block

General Location

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

Current Zoning

Current Use

Proposed Zoning

Proposed Use

Acreage

Lots [Current]

Lots [Proposed]

**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

Applicant Jay Soun

Contact Person

Contact Person Jay Soun

Address

Address 689 E Intersate 30

City, State & Zip

City, State & Zip Rockwall, TX 75087

Phone

Phone 8179916034

E-Mail

E-Mail jaysoun@gmail.com

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Jay Soun [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 \$ 100, to cover the cost of this application, has been paid to the City of Rockwall on this the 11 day of April, 2018. 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."

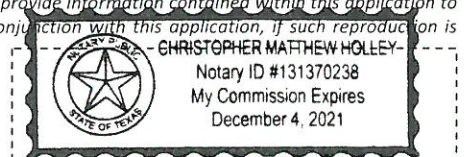
Given under my hand and seal of office on this the 11th day of April, 2018.

Owner's/Applicant's Signature

*[Signature]*

Notary Public in and for the State of Texas

*[Signature]*



My Commission Expires Dec 4 2021



# RECEIPT

Project Number: SP2018-010

Job Address: 689 E I30

ROCKWALL, TX 75087

Receipt Number: B78809

Printed: 4/19/2018 2:23 pm

Fee Description	Account Number	Fee Amount
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SITE PLANNING		
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	01-4280	
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		\$ 100.00
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**Total Fees Paid:**

**\$ 100.00**

Date Paid: 4/19/2018 12:00:00AM

Paid By: Power J Investments Co Inc.

Pay Method: CHECK 3771

Received By: KB



# CITY OF ROCKWALL, TEXAS

## MEMORANDUM

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**TO:** Planning and Zoning Commission

**CC:** Ryan Miller, *Director of Planning and Zoning*

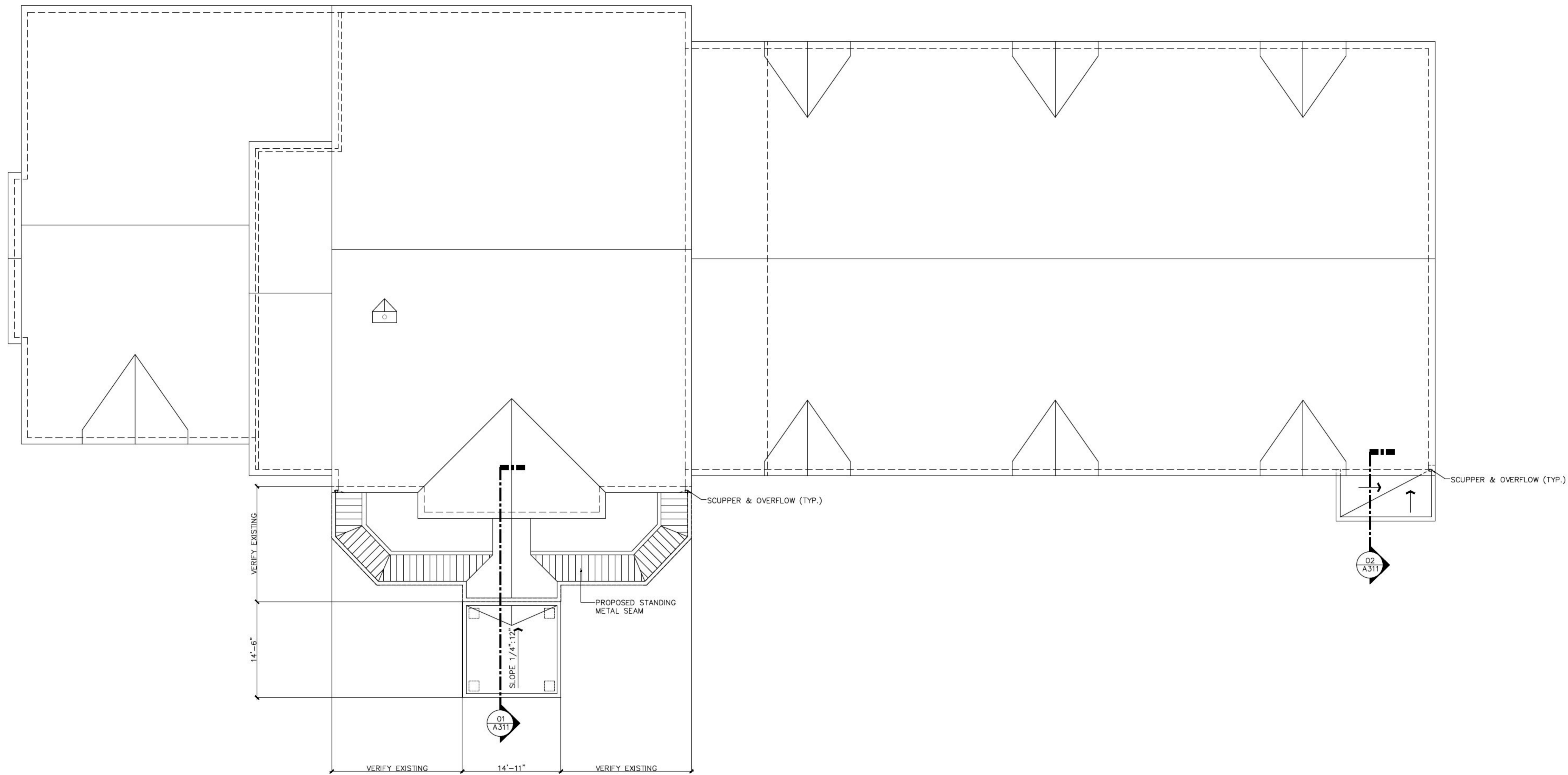
**FROM:** Korey Brooks

**DATE:** April 24, 2018

**SUBJECT:** SP2018-010; *La Quinta Inn*

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On April 28, 2017, the Architectural Review Board (ARB) reviewed the building elevations for an amended site plan [SP2017-008] for a hotel [*i.e. La Quinta Inn*] and made a recommendation to approve the building elevations. At that time, the applicant was proposing to change the entryway element to a flat roof design. Since that time, the applicant has made revisions to the proposed building elevations and is proposing to utilize a pitched roof design to match the rest of the building. Since the proposed building elevation [*i.e. south elevation*] is different from the approved building elevations, staff felt it necessary to allow the Architectural Review Board (ARB) to review the modified elevations and determine if subsequent approvals are necessary [*i.e. approval of new recommendations by the Architectural Review Board (ARB) and subsequent adoption by the Planning and Zoning Commission*]. Staff should note that this will not affect any of the existing building material percentages.



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



ENGINEER:  
**EDWARD M. FAGGETT**  
 P.O. BOX 17805  
 FORT WORTH, TEXAS 76102

OWNER/DEVELOPER:  
**JAY SOUN**  
 CELL: 817.991.6034  
 email: jaysoun@gmail.com

  
 Extg. LA Quinta Inn & Suites  
 689 I-30 FRONTAGE ROAD  
 ROCKWALL, TEXAS

ENGINEER SEAL



PROJECT STATUS:  
 FOR PERMITTING  
 PROJECT MANAGER:  
 FREDERICK L. GATELA  
 DESIGN COORDINATOR:  
 --  
 DRAWING BY:  
 --  
 JOB ORDER:  
 --

REVISION DATE:  
 :  
 :  
 :

SHEET:

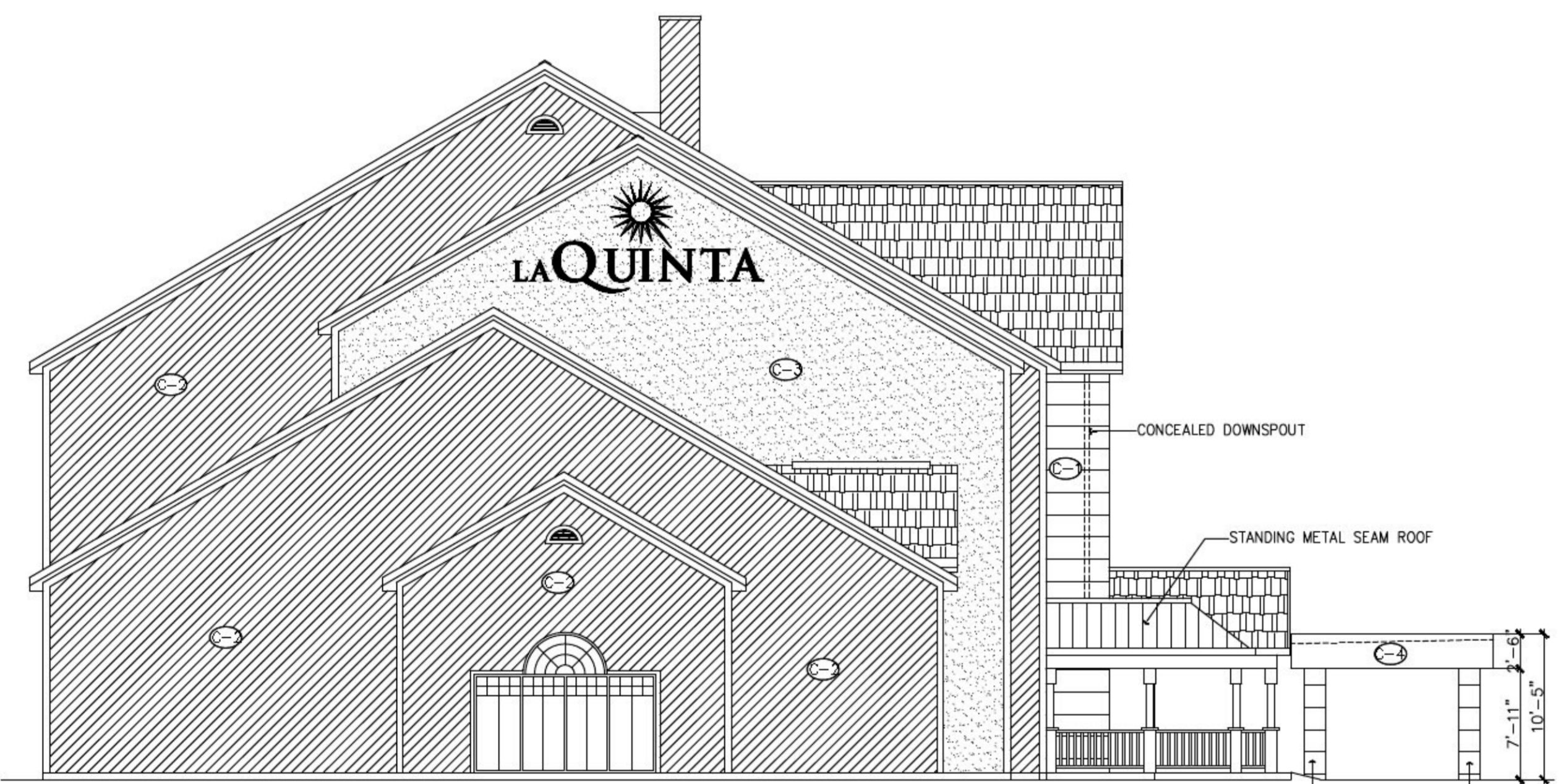
**A220**

11/24/2017

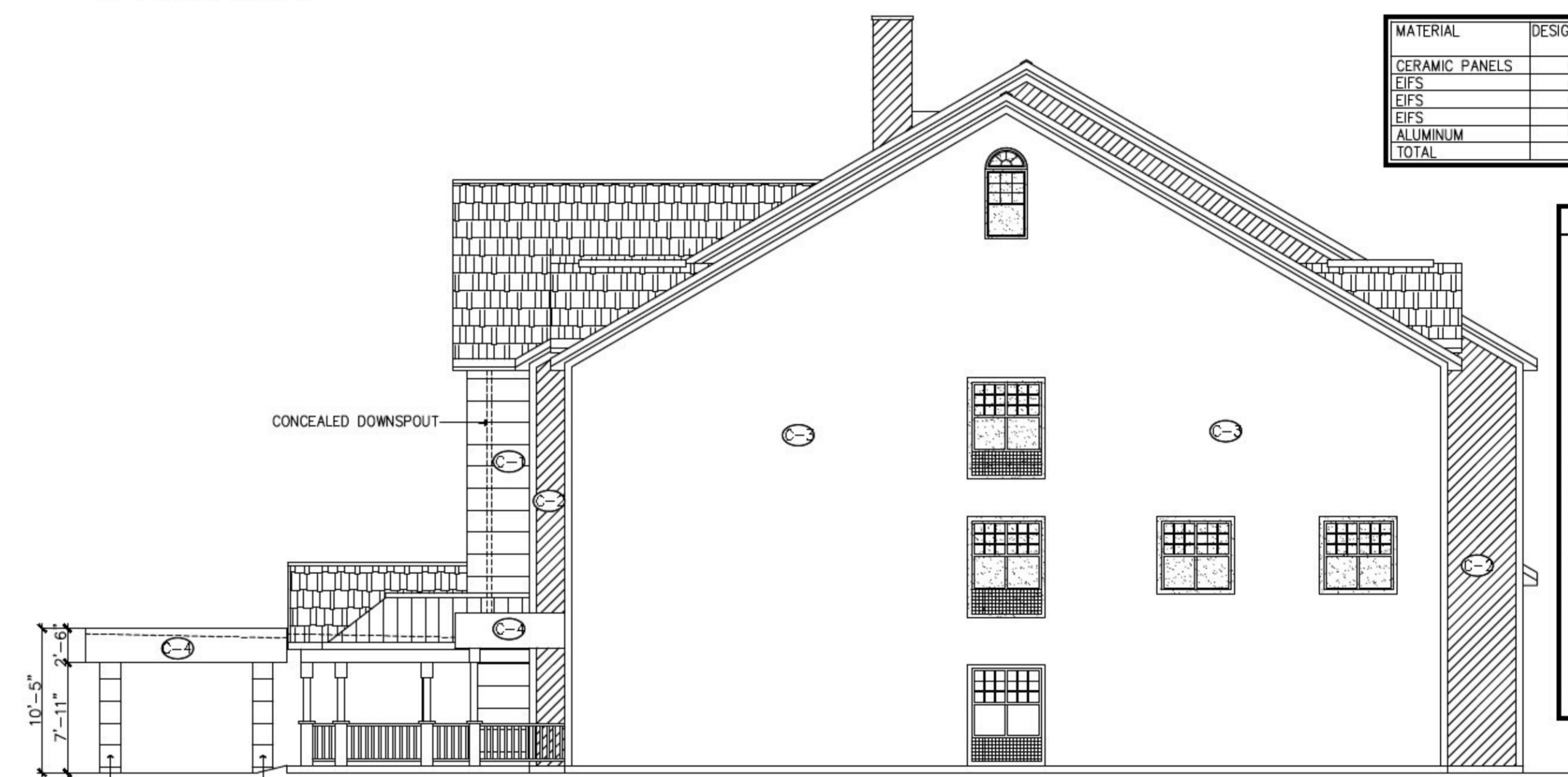


NEW 4" EIFS TRIM

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



02 WEST ELEVATION  
SCALE: 1/8"=1'-0"



03 EAST ELEVATION  
SCALE: 1/8"=1'-0"

MATERIAL	DESIGNATION	SOUTH		NORTH		EAST		WEST	
		AREA SF	PCT	AREA SF	PCT	AREA SF	PCT	AREA SF	PCT
CERAMIC PANELS	C1	534 SF	8%	-	-	177 SF	6%	239 SF	7%
	C2	2,341 SF	37%	2,318 SF	85%	249 SF	8%	1,764 SF	56%
	C3	1,179 SF	19%	807 SF	23%	2,172 SF	73%	656 SF	21%
	C4	2,147 SF	34%	442 SF	12%	325 SF	11%	433 SF	14%
	C7	55 SF	1%	-	-	43 SF	2%	43 SF	2%
ALUMINUM									
TOTAL		6,256 SF	100%	3,567 SF	100%	2,966 SF	100%	3,135 SF	100%

COLOR SCHEDULE	
	CERAMIC PANELS MANUF: NEOLITH COLOR: IRON CORTEN CONTACT: PETER HOLLAND HOLLAND MARBLE 972.247.1621
	EIFS (COARSE SAND TEXTURE) PAINTED SW-7645 - THUNDER GRAY
	EIFS (FINE SAND TEXTURE) PAINTED SW-7031 - MEGA GREIGE
	EIFS (FINE SAND TEXTURE) SW-7010 - DUCK WHITE
	EIFS (FINE SAND TEXTURE) SW-6374 - TORCHLIGHT
	DOOR & FRAME PAINT (AS NOTED) SW-7645 - THUNDER GRAY
	ALUMINUM (TOWER PARAPET EXTENSIONS) PAC-CLAD - SILVER
	ALUMINUM (WINDOWS, STOREFRONT, & PTAC GRILLS) CLEAR ANODIZED
	ALUMINUM FLUSH PANELS (PORTE-COCHERE) PAC-CLAD - STONE WHITE FINISH



01 SOUTH ELEVATION  
SCALE: 1/8"=1'-0"



ENGINEER:  
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FORT WORTH, TEXAS 76102

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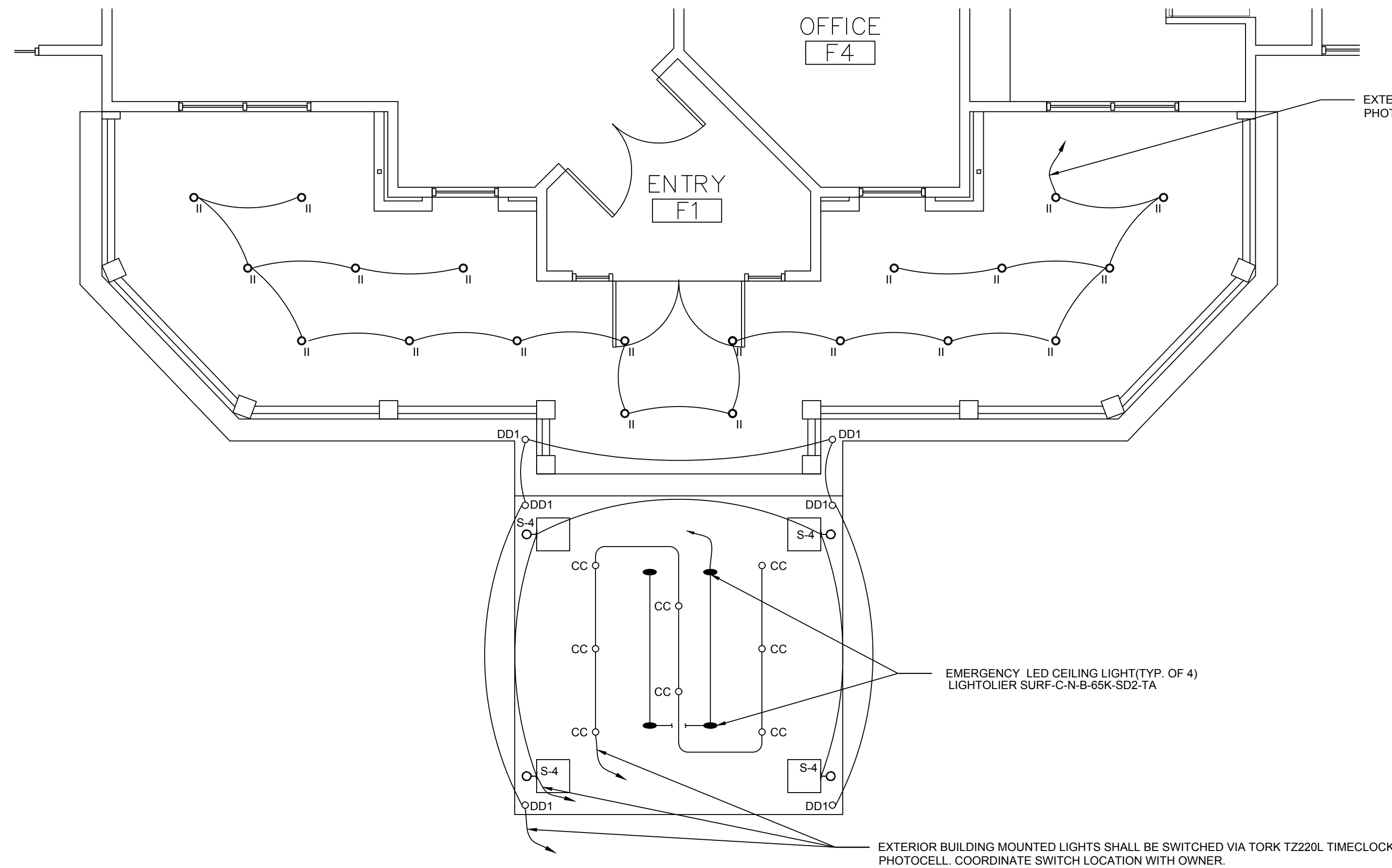
**LAQUINTA**  
Extg. LA Quinta Inn & Suites  
689 I-30 FRONTAGE ROAD  
ROCKWALL, TEXAS



PROJECT STATUS:  
FOR PERMITTING  
PROJECT MANAGER:  
FREDERICK L. GATELA  
DESIGN COORDINATOR:  
-  
DRAWING BY:  
-  
JOB ORDER:  
-  
REVISION DATE:  
-  
-  
-  
-

SHEET:  
**A310**  
11/24/2017





EXTERIOR BUILDING MOUNTED LIGHTS SHALL BE SWITCHED VIA TORK TZ220L TIMECLOCK/  
PHOTOCELL. COORDINATE SWITCH LOCATION WITH OWNER.

EMERGENCY LED CEILING LIGHT (TYP. OF 4)  
LIGHTOLIER SURF-C-N-B-65K-SD2-TA

EXTERIOR BUILDING MOUNTED LIGHTS SHALL BE SWITCHED VIA TORK TZ220L TIMECLOCK/  
PHOTOCELL. COORDINATE SWITCH LOCATION WITH OWNER.

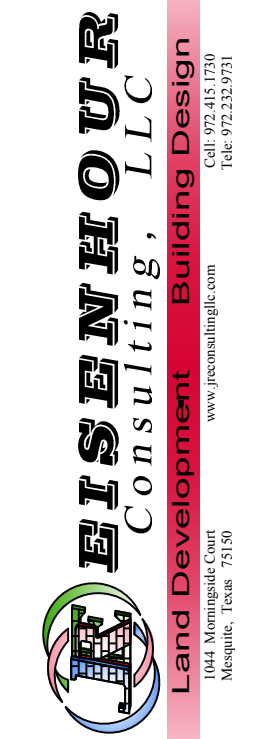
**ELECTRICAL NOTES:**

1. ELECTRICAL WORKS SHALL BE PER NEC-2014.
2. TIE ALL EXIT SIGNS & EMERGENCY LIGHTS TO UNSWITCHED CIRCUIT & PROVIDE AN EMERGENCY BATTERY PACK TO AN UNSWITCHED HOT TO MAINTAIN CHARGE TO THE BATTERY BALLAST.
3. ALL EXTERIOR LIGHT FIXTURES MUST BE SUITABLE FOR OUTDOOR INSTALLATION AND MUST HAVE COORDINATED COLOR TEMPERATURE AND CHARACTERISTICS.
4. EXTERIOR LIGHTING MUST BE CONTROLLED BY A PHOTOCELL WITH A MANUAL OVERRIDE SWITCH, BY TIME CLOCK SYSTEM LOCATED IN THE BACK OF HOUSE AREA. THE CONTROL SYSTEM MUST SWITCH ALL LIGHTS ON AND OFF SIMULTANEOUSLY.

**LIGHTING LEGEND**

DESCRIPTION	MANUFACTURER	CATALOG NUMBER	LAMPS (QTY. / TYPE)	FIXTURE (INPUT WATTS)	VOLTS	BALLAST	MOUNTING	REMARKS
S-4 EXTERIOR WALL SCONCE, ANTIQUE BRONZE FINISH (URBAN DESIGN)	LIGHTWAY	MERW-926 LED	4900lm/3000K	42 WATTS	120		WALL	PORTE COCHERE
CC RECESSED PORTE COCHERE LIGHTING	PORTFOLIO	MLS13100E-11302P	M 100 MH ( 1 )	100 WATTS	120		RECESSED	PORTE COCHERE
DD1 50W METAL HALIDE FLOOD LIGHT W/ NEMA 6 X 7 DISTRIBUTION	LUMIERE	MPSF-K-50-MT-LL	50 MH / MED ( 1 )	50 WATTS	120	ELECTRONIC	GROUND	PORTE COCHERE
II ENTRY FOYER 45.6 W LED RECESSED DOWNLIGHT 8" SPECULAR CLEAR	VANTAGE	AIC8VEFLED-U-40-30K-L801-4P-SGL	4000lm / 3000K	45.6 WATTS	120		RECESSED	ENTRY DOWNLIGHT

01 ENLARGE PORTE COCHERE LIGHTING PLAN  
SCALE: 1/4" = 1'-0"



**WAHEED CONSULTING**  
420 PARKSIDE COURT  
MURPHY, TEXAS 75094

**JAY SOUN**  
CELL: 817.991.6034  
email: jaysoun@gmail.com

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REVISION DATE:  
:  
:  
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SHEET:

**E1**

02/04/2018