

### **DEVELOPMENT APPLICATION**

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

- STAFF USE ONLY	E NO.
	NOT CONSIDERED ACCEPTED BY THE DIRECTOR AND CITY ENGINEER HAVE
DIRECTOR OF PLANNING:	
CITY ENGINEER:	

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [SELECT ONLY ONE BOX]:

[ ] Preliminary Pla [ ] Final Plat (\$30 [ ] Replat (\$300.0 [ ] Amending or N	100.00 + \$15.00 Acre) 1 at (\$200.00 + \$15.00 Acre) 1 0.00 + \$20.00 Acre) 1	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)				
	ion Fees: 0.00 + \$20.00 Acre) <sup>1</sup> Plan/Elevations/Landscaping Plan (\$100.00)	the per acre an	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 INFO	RMATION [PLEASE PRINT]					
Address						
Subdivision	ALLIANCE ADDITION P	HASE 2	Lot Z Block 12			
General Location	S.E. CORNER OF WALLAC	ERDE	FM 3097			
ZONING, SITE P	LAN AND PLATTING INFORMATION [PLEASE	E PRINT]				
Current Zoning	PD/57	Current Use	NA			
Proposed Zoning	PD/57	Proposed Use				
Acreage		2	Lots [Proposed]			
	ats: By checking the box at the left you agree to waive blocal Government Code.	the statutory time l	limit for plat approval in accordance with Section			
OWNER/APPLIC	ANT/AGENT INFORMATION [PLEASE PRINT/CI	HECK THE PRIMARY O	tarrers can perform and account to the amount of the first control of th			
[ ] Owner	WOODHILL DENTAL	[ Applicant				
Contact Person		Contact Person				
Address	8355 WALNUT HUL #100	Address	2313 RIDGE RD			
City. State & Zip	DALLASITX 75231	City, State & Zip	ROCKWALL, TX 75087			
	972-771-5258		972-721-9302			
E-Mail	1,7		mershawnarch@gmail.com			
Before me, the undersig	CATION [REQUIRED] Ined authority, on this day personally appeared WAYNE lication to be true and certified the following:	MERSHAWA	I [Owner/Applicant Name] the undersigned, who stated the			
the application fee of \$ , 20 By signing the public. The City is	to cover the cost of this application, has b this application I agree that the City of Rockwall (i.e. "City") is	een paid to the City o authorized and perm	cation; all information submitted herein is true and correct; and f Rockwall on this the day of itted to provide information contained within this application to ted in conjunction with this application if			
Given under my hand ar	nd seal of office on this the day of	, 20 <u>l &amp;</u> .	SO SO THE SO SO			
Owne	er's/Applicant's Signature Wayne Mersh	un Mich	19 9 X X X X X X X X X X X X X X X X X X			
Notary Public in	and for the State of Texas Midwelller		My Commission Expires 2/1808 3 4-7-20			
DEVELOPMI	ENT APPLICATION • CITY OF ROCKWALL • 385 SOUTH GOLIAL	STREET • ROCKWAL	L, TX 75087 • [P] (972) 771-4715 • [H SH777]			



### **RECEIPT**

Project Number: SP2018-014

Job Address: 6519 HORIZON RD

ROCKWALL, TX 75032

\$ 250.00

Receipt Number: B79453
Printed: 10/10/2018 1:28 pm

Fee Description Account Number Fee Amount

SITE PLANNING

01-4280

Total Fees Paid: \$ 250.00

Date Paid: 5/14/2018 12:00:00AM Paid By: MERSHAWN ARCHITECTS

Pay Method: CHECK 4062 Received By: LM



July 17, 2018

ATTN: GREG WALLIS WAYNE MERSHAWN 2313 RIDGE ROAD, ROCKWALL, TX 75087

RE: SITE PLAN (SP2018-014), See Conditions -- Woodhill Dental

#### 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 City Council on 07/02/2018. The following is a record of all recommendations, voting records and conditions of approval:

#### ARCHITECTURAL REVIEW BOARD

On May 29, 2018 the Architectural Review Board (ARB) reviewed the proposed building elevations and requested that the applicant make revisions to the building elevations to be more consistent with the existing buildings in the development and to provide additional vertical and horizontal articulation on the building façade. The applicant submitted revisions, however, did not provide additional vertical and/or horizontal articulation to the building façades. On June 12, 2018, the ARB was unable to establish a quorum and the Planning and Zoning Commission tabled the case. The revisions to this case will be reviewed prior to the Planning and Zoning Commission meeting on June 26, 2018 by the ARB.

On June 26, 2018, the Architectural Review Board (ARB) reviewed three (3) proposed building elevations. The Architectural Review Board's motion to recommend approval of Option 3 along with the variance to vertical articulation to the building facades and to recommend denial of the variance to horizontal articulation passed by a vote of 3-0 with Board Members Meyrat, Tovar, and Miller absent and one (1) vacant seat.

#### **RECOMMENDATIONS:**

Should the City Council choose to approve the applicant's request then staff would recommend the following conditions of approval:

- 1) All 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, Planned Development District 57 (PD-57), 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.

#### PLANNING AND ZONING COMMISSION:

On June 12, 2018, the Planning and Zoning Commission's motion to recommend tabling the request pending a recommendation from the Architectural Review Board (ARB) passed by a vote of 6-0 with one (1) vacant seat.

On June 26, 2018, the Planning and Zoning Commission's motion to approve the site plan and recommend approval of the variance to vertical articulation and recommend denial of the variance to the horizontal articulation passed by a vote of 4-1 with Commissioner Moeller dissenting.



#### CITY COUNCIL:

On July 2, 2018, the City Council's motion to deny the variance to the horizontal articulation requirements and to approve the variance to the vertical articulation requirements passed by a vote of 6-0 with Councilmember Macalik absent.

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,

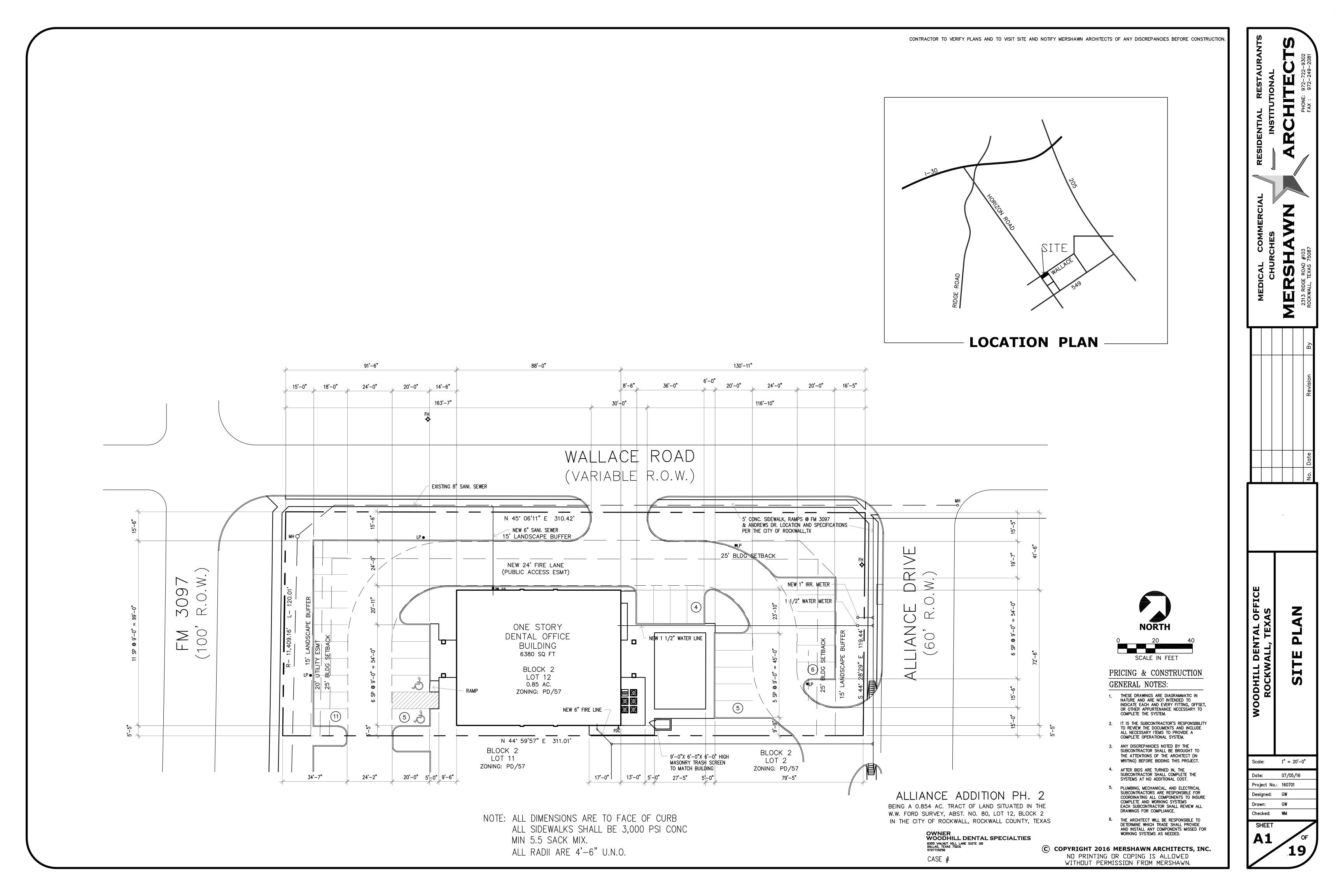
**Korey Brooks, AICP**Planning & Zoning Department
City of Rockwall, TX





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.





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Ŋ	SITE TREES — ONE TREE W/ A CALIPER OF AT LEAST 2" FOR EACH 20,000 SF OF PARKING, 1 PER EVERY TEN REQ, PARKING SPACES	<b>7</b>	Ω
3.	LANDSCAPE BUFFER	15′	15′
4.	SCREENING OF OFF STREET PARKING	YES	YES
5.	TOTAL LANDSCAPE AREA 20% REQUIRED	7,414 SF	16,674 SF

LOT 12, BLOCK 2 - WOODHILL DENTAL SPECIALTIES 8355 WALNUT HILL LANE #100 DALLAS, TX (972)771-5258

- 1. ZONING: PD-57 BUSINESS OCCUPANCY 2. PROPOSED USE: DENTAL OFFICE
- 3. PROPERTY AREA (GROSS): 37,070 SF 0.85 AC
- 4. BUILDING AREA: 6,380 SF
- 5. BUILDING HEIGHT: SINGLE STORY 19'-6"
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- 9. TOTAL PARKING PROVIDED: 30 SPACES
- 10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 20,396 SF



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RED BUD (5) 4' HIGH @ INSTALLATION



MEXICAN PLUM (8) 4' HIGH @ INSTALLATION

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BEING A 0.854 AC. TRACT OF LAND SITUATED IN THE

W.W. FORD SURVEY, ABST. NO. 80, LOT 12, BLOCK 2

8355 WALNUT HILL LANE SUITE 100 DALLAS, TEXAS 75231 9727715258

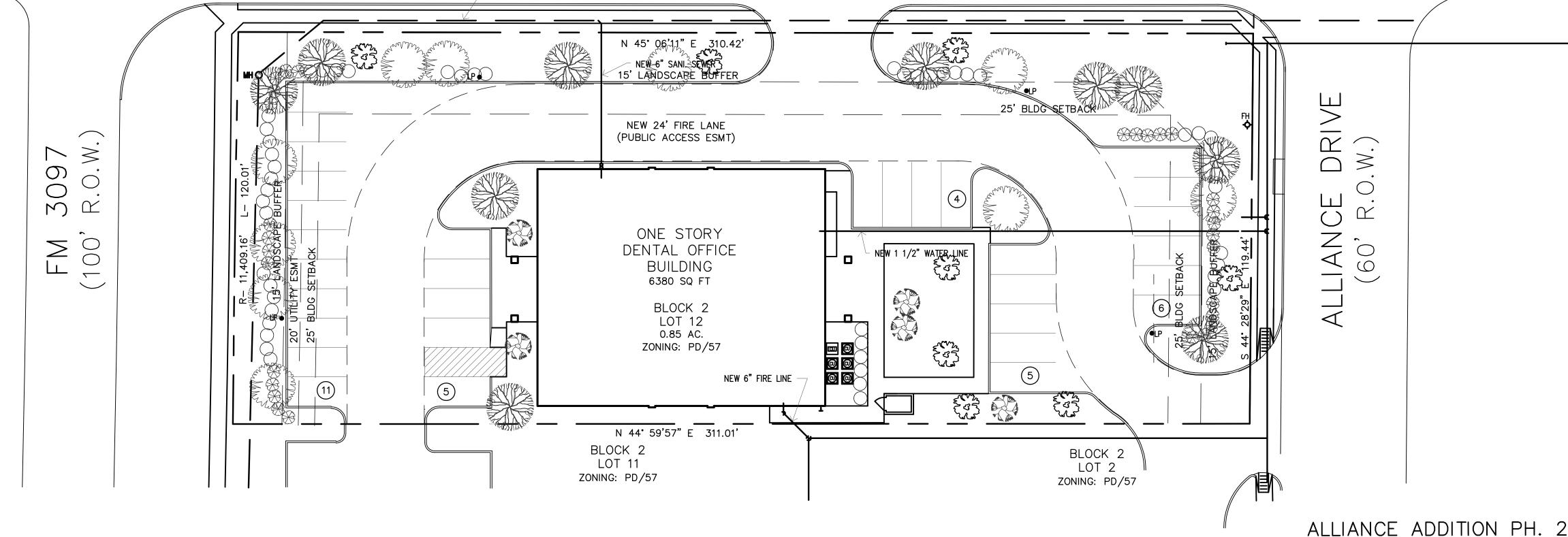
CASE #

IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER WOODHILL DENTAL SPECIALTIES

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SCALE IN FEET

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- THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

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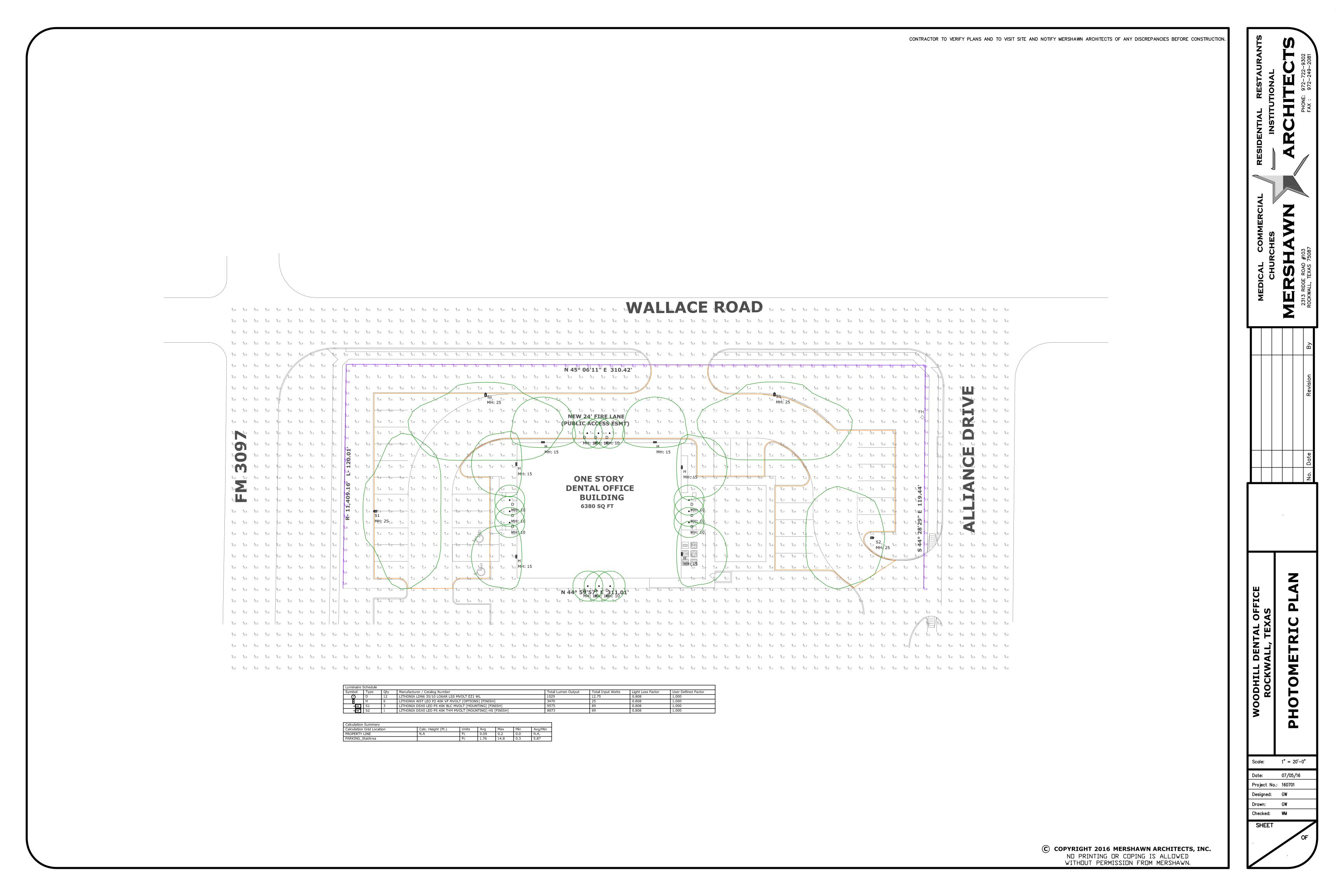
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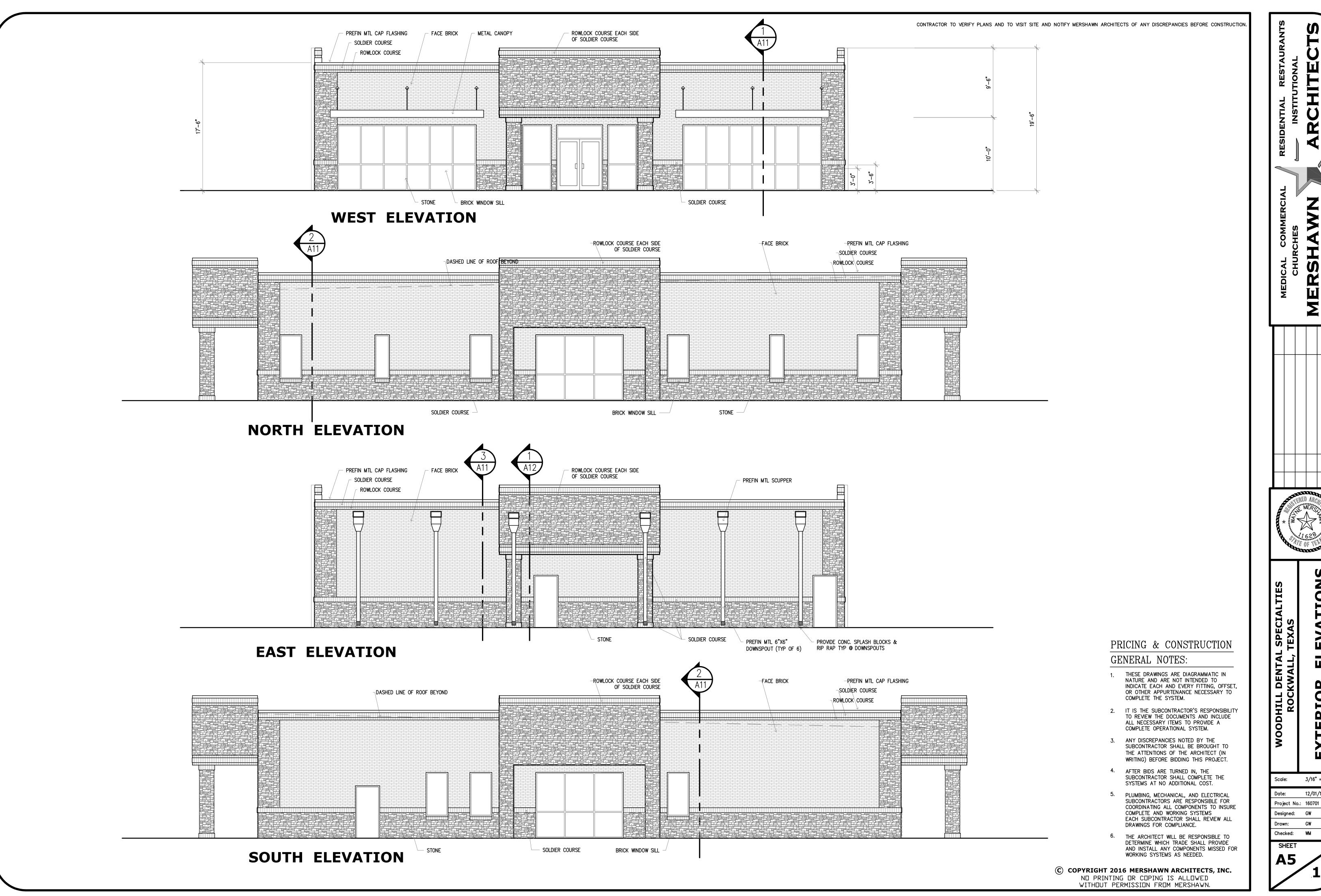
1'' = 20' - 0''Scale: 07/05/16 Project No.: 160701 Designed: GW

Drawn: GW

SHEET


Checked: WM





Scale: 3/16" = 1'-0"Date: 12/01/16

Project No.: 160701



12/01/16

Project No.: 160701 Designed: GW

Checked: WM



5/14/2018 LM

**Applied** 

Closed

**Expired** 

Status

Approved

#### **Project Plan Review History**

ROCKWALL, RENTAL PROPERTIES LP

WAYNE MERSHAWN

Project Number Project Name SP2018-014 Woodhill Dental

Type SITE PLAN

Subtype

Status Staff Review

Site Address City, State Zip

6519 HORIZON RD ROCKWALL, TX 75032 Zoning

Subdivision Tract Block Lot No Parcel No General Plan

Owner

**Applicant** 

ALLIANCE ADDITION PH 2 1 2 12 3039-0002-0001-00-0R

Type of Review / Notes	Contact	Sent	Due	Received	Elapse	d Status	Remarks
BUILDING	John Ankrum	5/14/2018	5/21/2018				
ENGINEERING	Amy Williams	5/14/2018	5/21/2018	5/17/2018	3	COMMENTS	See Comments
(5/17/2018 11:25 A	•				_		
•	cing between FM 3097 (i			•			nce Drive (see markup).
	move to the NE corner			_		_	
Don't tie in the fire	/ along FM 3097. 12' fro	ni current pro	perty line wii	i be the luture c	יוסו מזט	IVI 3097.	
	ary smaller building to t	he north of th	e dental offi	~e?			
4% engineering fee		ne north or th	ic acritar orri				
Impact fees.							
\$432.74/acre sewe	r pro-rata.						
\$3.50/sf of sidewal	k along FM 3097.						
FIRE	Ariana Hargrove	5/14/2018	5/21/2018	5/18/2018	4	COMMENTS	see comments
(5/18/2018 4:06 PN	ΛAA)						
FDC shall be facing	and visible from the fire	lane.					
	100-feet of a fire hydra						
FDC shall be clear a	and unobstructed with a	minimum of	a 5-feet clear	all-weather path	from fir	e lane access.	
GIS	Lance Singleton	5/14/2018	5/21/2018	5/24/2018	10	APPROVED	See Comments
(5/24/2018 11:17 A	M LS)						
Address Assignmen	nt wil be:						
6519 HORIZON RD,	ROCKWALL, TX 75032						
PLANNING	Korey Brooks	5/14/2018	5/21/2018	5/23/2018	9	COMMENTS	Comments

SP2018-014 Site Plan for Woodhill Dental: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request by Wayne Mershawn of Mershawn Architects on behalf of Jeff Johnston of Woodhill Dental for the approval of a site plan for a medical office building on a 0.85-acre parcel of land identified as Lot 12, Block 2, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 149 H. Wallace Lane.
- I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com. M.3 For reference, include the case number (SP2018-014) in the lower right hand corner of all pages on future submittals.
- M.6 Site Plan. You will need to reserve an addition 10-feet for your landscape buffer adjacent to FM 3097 to allow for the future expansion of FM 3097.
- M.7 Site Plan. Please dimension all walls of the building.
- M.8 Site Plan. Please show distance from the property line to the building for each side.
- M.9 Site Plan. Please dimension a typical parking space.
- M.10 Site Plan. Please hatch firelane and provide paving material and depth
- M.11 Site Plan. Please provide paving material and thickness.
- M.12 Site Plan. Please show centerline of FM 3097, Wallace Road, and Alliance Drive.
- M.13 Site Plan. Please note that rear setback is 10-feet unless fire retardant wall.
- M.14 Site Plan. Please add note to dumpster that it has an opaque, self-latching gate
- M.15 Site Plan. Please note that the minimum size for dumpster enclosure is 10 x 12.
- M.16 Site Plan. Please indicate screening of pad mounted equipment
- M.17 Site Plan. What is the rectangle to the right of the building? Please label.
- M.18 Site Plan. Please hatch sidewalk.
- M.19 Site Plan. Please review the PD-57 standards, as this building does not seem to follow the theme of theothers.
- M.20 Site Plan. Please note, the setback along Wallace Road and Alliance Drive is 15-feet. This lot has triple frontage. The front yard setback is 15-feet for a Commercial (C) District. The 25-foot setback adjacent to FM 3097 is correct because you will need to reserve 10-feet for future expansion.
- M.21 Site Plan. Please provide square footage of the site next to the acreage that is shown within the footprint of the building.
- M.22 Site Plan. Please provide site data table as shown on the submitted Landscape Plan.
- M.23 Site Plan. Please note that the required parking is 31 spaces.
- M.24 Landscape Plan. Please see PD-57 requirements for living screen adjacent to Wallace Lane.
- M.25 Landscape Plan. Please show and label easements.
- M.26 Landscape Plan. Please show centerline for all adjacent roadways
- M.27 Photometric Plan. Please darken property line on photometric plan.
- M.28 Photometric Plan. Please provide cut sheets.
- M.29 Photometric Plan. Please note that any light over 15-watts shall be directed downward with a partial or full cutoff
- M.30 Photometric Plan. Please provide site data table as shown on Landscape Plan.
- M.31 Photometric Plan. Please provide elevation of any light poles.
- M.32 Photometric Plan. Please show centerline of all adjacent roadways.
- M.33 Building Elevations. Please see PD-57 standards. This building does not appear to match the theme of the existing buildings.
- M.34 Building Elevations. Please provide material percentages per façade. Subtract windows and doors.
- M.35 Building Elevations. Please indicate the elevation that faces the street.
- M.36 Building Elevations. Please provide color elevations.
- M.37 Building Elevations. Please note that as proposed, this will need a variance for vertical and horizontal articulation. Please see the vertical and horizontal articulation requirements for Commercial (C) District.
- M.38 Building Elevations. If the building elevations are scalable, pleaseprovide scale.

Project Reviews.rpt Page 2 of 3

I.39 The Architectural Review Board (ARB) meeting for this case will be held on May 29, 2018 at 5:00 p.m.

I.40 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on June 5, 2018. The Planning and Zoning Worksession for this case will be May 29, 2018, at 6:00 p.m. The Planning and Zoning Meeting will be June 12, 2018. A representative is required to attend all meetings.

I.41If necessary the projected City Council meeting date for this case will be June 18, 2018.

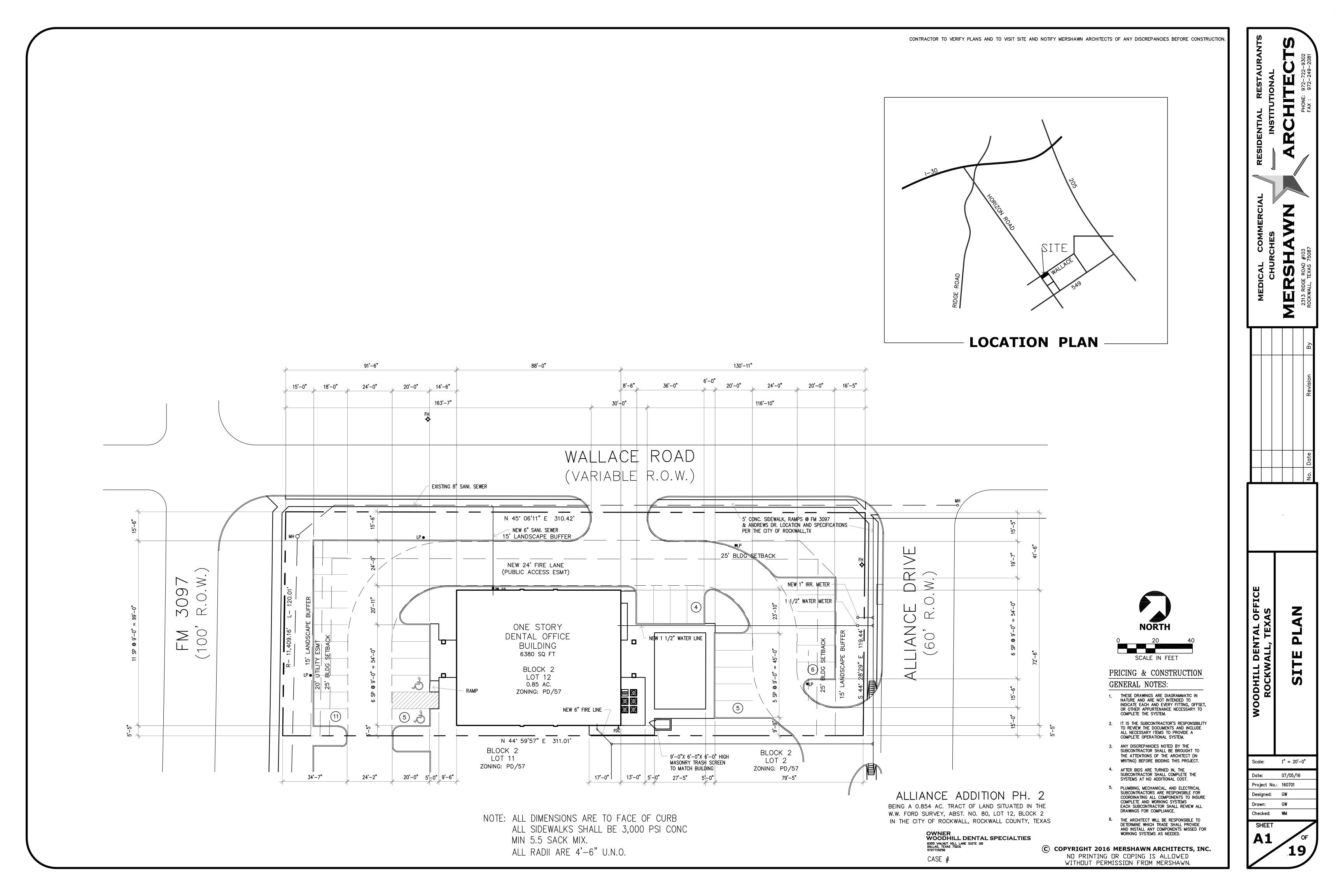
Project Reviews.rpt Page 3 of 3





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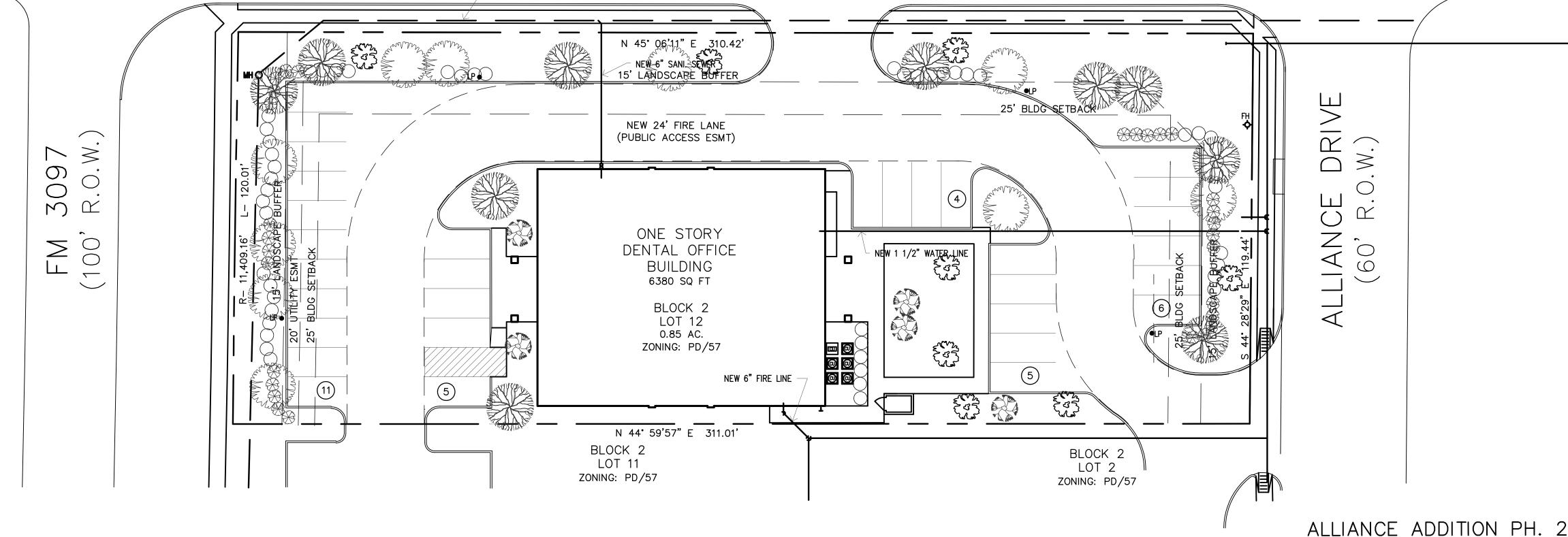
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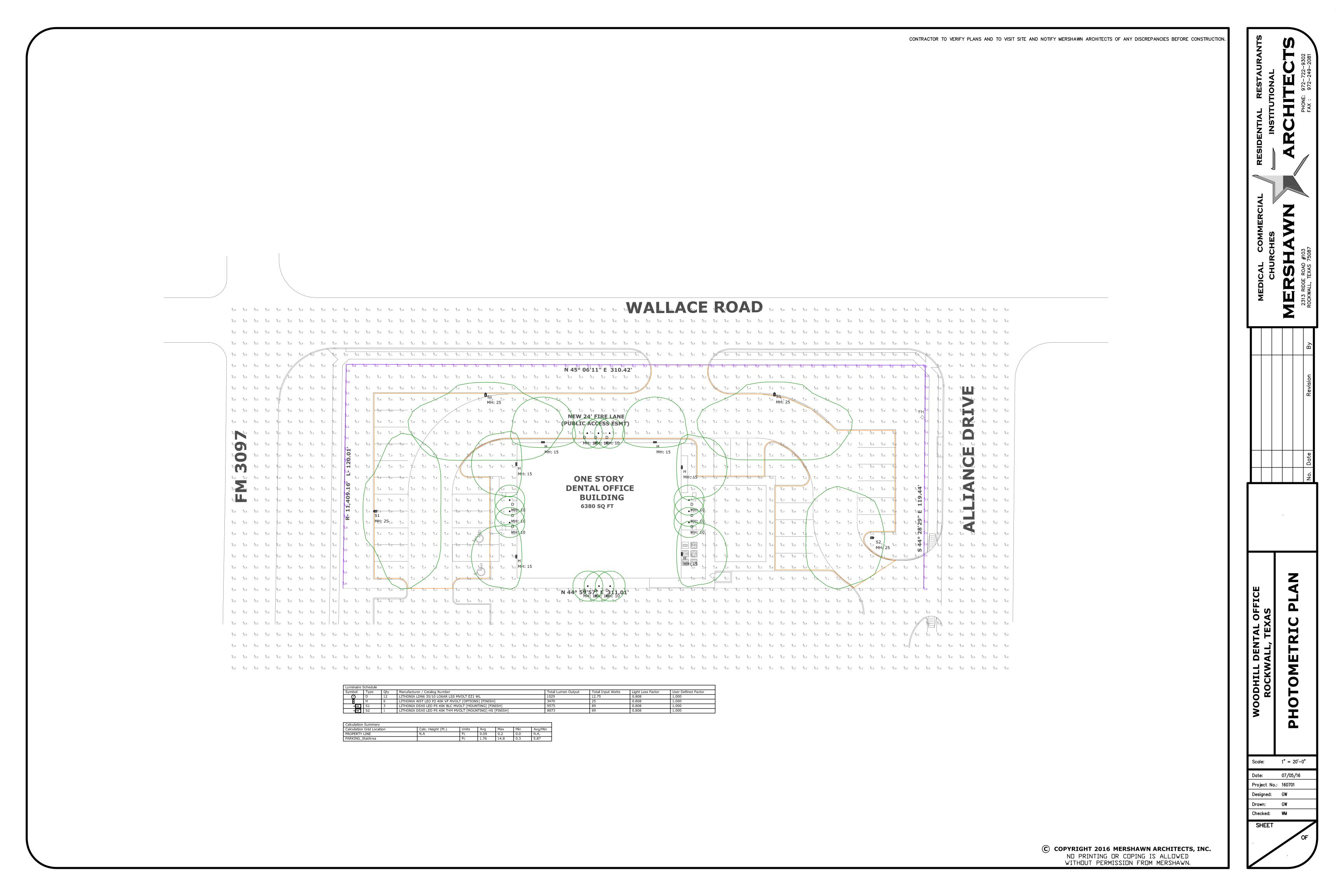
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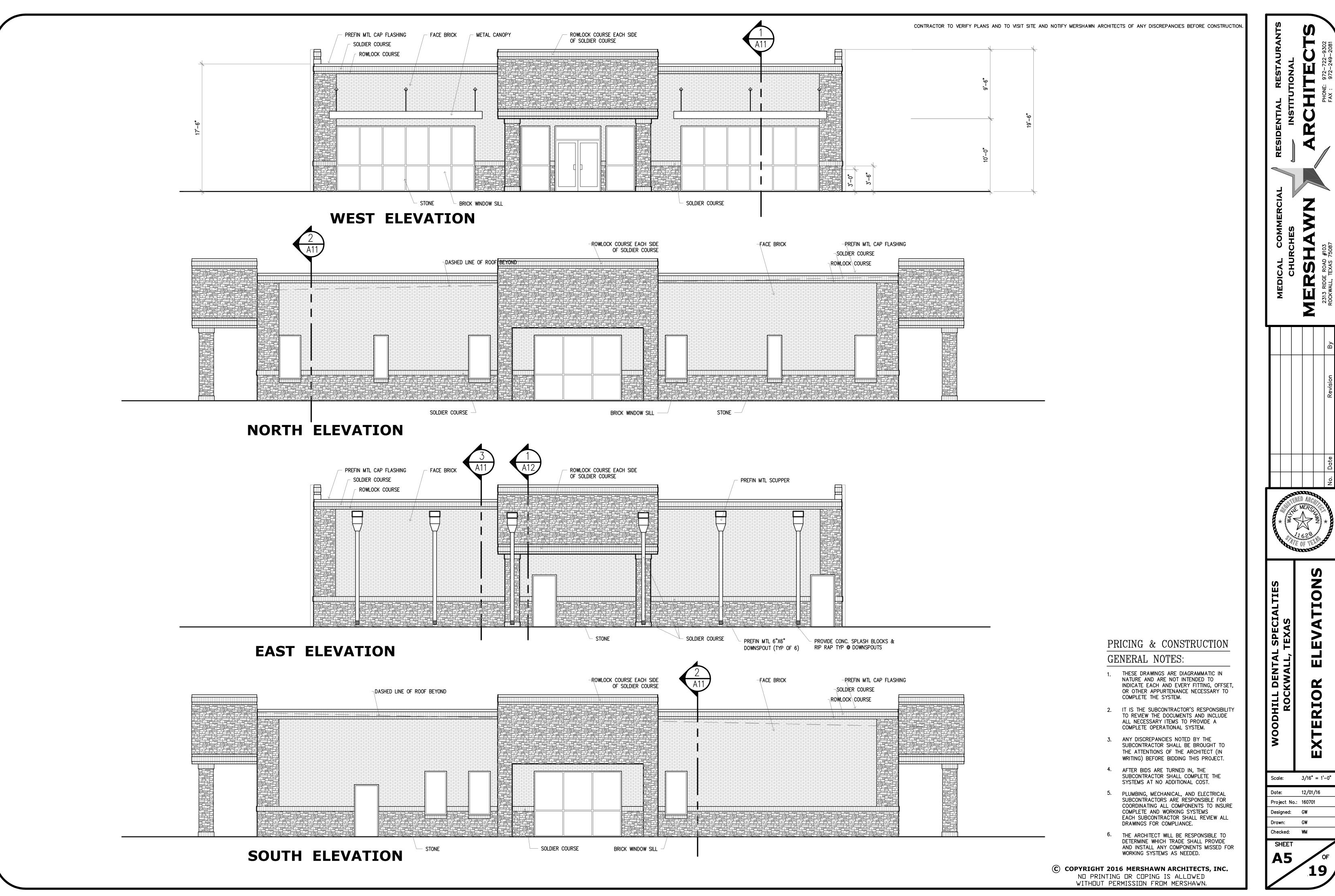
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
SHEET

Checked: WM





Date: 12/01/16



12/01/16

Project No.: 160701 Designed: GW

Checked: WM

# CITY OF ROCKWALL PLANNING AND ZONING COMMISSION MEMO

**AGENDA DATE:** 06/12/2018

**APPLICANT:** Wayne Mershawn; *Mershawn Architects* 

AGENDA ITEM: SP2018-014; Woodhill Dental

#### **SUMMARY:**

Discuss and consider a request by Wayne Mershawn of Mershawn Architects on behalf of Jeff Johnston of Woodhill Dental for the approval of a site plan for a medical office building on a 0.85-acre parcel of land identified as Lot 12, Block 2, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 149 H. Wallace Lane, and take any action necessary.

#### **PURPOSE AND BACKGROUND:**

The applicant is requesting approval of a site plan for a dentist office [i.e. Woodhill Dental]. The proposed dentist office will be situated on a 0.85-acre tract of land [i.e. Lot 12, Block 2, Alliance Addition]. The subject property is zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses and is addressed as 149 H. Wallace Lane.

On August 16, 2004, the City Council adopted *Ordinance No. 04-48*, establishing the development requirements for Planned Development District 57 (PD-57), which allows a *medical office building* by-right. As a condition of approval, each building throughout the development shall be constructed with a consistent design scheme and materials approved by the Architectural Review Board (ARB). In this case, the building materials are consistent with the other buildings in the development [e.g. Alliance III, Alliance V, and Alliance VI], however, those buildings are constructed utilizing a green metal pitched roof system. Since the proposed dental office is larger than 6,000 SF, the building is not required to be constructed of a pitched roof system according to Planned Development 57 (PD-57), however, this building will be the only building in the development that utilizes a flat roof system.

#### **DENSITY AND DIMENSIONAL REQUIREMENTS:**

According to Section 1, Land Use Schedule, of Article IV, Permissible Uses, of the Unified Development Code (UDC), the proposed use [i.e. a medical office building] is permitted by-right in Planned Development District 57 (PD-57). The submitted site plan, landscape plan, photometric plan, and building elevations conform to the technical requirements contained within the Unified Development Code (UDC) with the exception of the items listed in the Variances section of this case memo. A summary of the density and dimensional requirements of the subject property is as follows:

Ordinance Provisions	Zoning District Standards	Conformance to the Standards
Minimum Lot Area	10,000 SF	X~37,312 SF; In Conformance
Minimum Lot frontage	60-Feet	X~120-Feet; In Conformance
Minimum Lot Depth	100-Feet	X~310Feet; In Conformance
Minimum Front Yard Setback	15-Feet	X~15-Feet; In Conformance
Minimum Rear Yard Setback	10-Feet	X~15-Feet; In Conformance
Minimum Side Yard Setback	0-Feet <sup>1</sup>	X~5-Feet; In Conformance
Maximum Building Height	240-Feet <sup>2</sup>	X~20-Feet; In Conformance
Max Building/Lot Coverage	60%	X=17%; In Conformance
Minimum Masonry Requirement	90%	X= 100%; In Conformance
Minimum Number of Parking Spaces	32	32 Provided; In Conformance
Minimum Stone Requirement (SH205 OV)	20% ea facade	X<20%; In Conformance

Ordinance Provisions	Zoning District Standards	Conformance to the Standards
Minimum Landscaping Percentage	15%	X=45%; In Conformance
Maximum Impervious Coverage	85-90%	X=55%; In Conformance

NOTES: 1. With fire retardant wall. 2. Any structure over 60-feet shall require a Specific Use Permit (SUP).

#### **VARIANCES:**

Based on the applicant's submittal, staff has identified the following variances:

- A) General Commercial (C) District Standards.
  - a. Building Articulation. According to Subsection C.1.A, Horizontal Articulation, of Section 4.1, General Commercial District Standards, of Article V, District Development Standards, of the Unified Development Code (UDC) no building wall shall extend for a distance equal to three (3) times the wall's height without having an offset of 25% of the wall's height, and that new plane shall extend for a distance equal to at least 25% of the maximum length of the first plane. In this case, the applicant is not providing any offsets on the north and east elevations (i.e. side elevations).
  - b. Building Articulation. According to Subsection C.1.B, Vertical Articulation, of Section 4.1 General Commercial District Standards, of Article V, District Development Standards, of the Unified Development Code (UDC) no horizontal wall shall extend for a greater distance than three (3) times the height of the wall without a change in height by a minimum of 25% (i.e. five (5) feet) of the wall's height. In this case, the applicant is not providing a change in height of the building façade of five (5) feet, however, is providing a change in height of two (2) feet to provide articulation.

All variances will require a simple majority vote of the City Council members present to be approved.

#### ARCHITECTURAL REVIEW BOARD

On May 29, 2018 the Architectural Review Board (ARB) reviewed the proposed building elevations and requested that the applicant make revisions to the building elevations to be more consistent with the existing buildings in the development and to provide additional vertical and horizontal articulation on the building façade. The applicant submitted revisions, however, did not provide additional vertical and/or horizontal articulation to the building façades. The revisions will be reviewed prior to the Planning and Zoning Commission on June 12, 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 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, Planned Development District 57 (PD-57), 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.



5/14/2018 LM

**Applied** 

Closed

**Expired** 

Status

Approved

#### **Project Plan Review History**

ROCKWALL, RENTAL PROPERTIES LP

WAYNE MERSHAWN

Project Number Project Name SP2018-014 Woodhill Dental

Type SITE PLAN

Subtype

Status Staff Review

Site Address City, State Zip

6519 HORIZON RD ROCKWALL, TX 75032 Zoning

Subdivision Tract Block Lot No Parcel No General Plan

Owner

**Applicant** 

ALLIANCE ADDITION PH 2 1 2 12 3039-0002-0001-00-0R

Type of Review / Notes	Contact	Sent	Due	Received	Elapse	d Status	Remarks
BUILDING	John Ankrum	5/14/2018	5/21/2018				
ENGINEERING	Amy Williams	5/14/2018	5/21/2018	5/17/2018	3	COMMENTS	See Comments
(5/17/2018 11:25 A	•				_		
•	cing between FM 3097 (i			•			nce Drive (see markup).
	move to the NE corner			_		_	
Don't tie in the fire	/ along FM 3097. 12' fro	ni current pro	perty line wii	i be the luture c	יוסו מזט	IVI 3097.	
	ary smaller building to t	he north of th	e dental offi	~e?			
4% engineering fee		ne north or th	ic acritar orri				
Impact fees.							
\$432.74/acre sewe	r pro-rata.						
\$3.50/sf of sidewal	k along FM 3097.						
FIRE	Ariana Hargrove	5/14/2018	5/21/2018	5/18/2018	4	COMMENTS	see comments
(5/18/2018 4:06 PN	ΛAA)						
FDC shall be facing	and visible from the fire	lane.					
	100-feet of a fire hydra						
FDC shall be clear a	and unobstructed with a	minimum of	a 5-feet clear	all-weather path	from fir	e lane access.	
GIS	Lance Singleton	5/14/2018	5/21/2018	5/24/2018	10	APPROVED	See Comments
(5/24/2018 11:17 A	M LS)						
Address Assignmen	nt wil be:						
6519 HORIZON RD,	ROCKWALL, TX 75032						
PLANNING	Korey Brooks	5/14/2018	5/21/2018	5/23/2018	9	COMMENTS	Comments

SP2018-014 Site Plan for Woodhill Dental: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request by Wayne Mershawn of Mershawn Architects on behalf of Jeff Johnston of Woodhill Dental for the approval of a site plan for a medical office building on a 0.85-acre parcel of land identified as Lot 12, Block 2, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 149 H. Wallace Lane.
- I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com. M.3 For reference, include the case number (SP2018-014) in the lower right hand corner of all pages on future submittals.
- M.6 Site Plan. You will need to reserve an addition 10-feet for your landscape buffer adjacent to FM 3097 to allow for the future expansion of FM 3097.
- M.7 Site Plan. Please dimension all walls of the building.
- M.8 Site Plan. Please show distance from the property line to the building for each side.
- M.9 Site Plan. Please dimension a typical parking space.
- M.10 Site Plan. Please hatch firelane and provide paving material and depth
- M.11 Site Plan. Please provide paving material and thickness.
- M.12 Site Plan. Please show centerline of FM 3097, Wallace Road, and Alliance Drive.
- M.13 Site Plan. Please note that rear setback is 10-feet unless fire retardant wall.
- M.14 Site Plan. Please add note to dumpster that it has an opaque, self-latching gate
- M.15 Site Plan. Please note that the minimum size for dumpster enclosure is 10 x 12.
- M.16 Site Plan. Please indicate screening of pad mounted equipment
- M.17 Site Plan. What is the rectangle to the right of the building? Please label.
- M.18 Site Plan. Please hatch sidewalk.
- M.19 Site Plan. Please review the PD-57 standards, as this building does not seem to follow the theme of theothers.
- M.20 Site Plan. Please note, the setback along Wallace Road and Alliance Drive is 15-feet. This lot has triple frontage. The front yard setback is 15-feet for a Commercial (C) District. The 25-foot setback adjacent to FM 3097 is correct because you will need to reserve 10-feet for future expansion.
- M.21 Site Plan. Please provide square footage of the site next to the acreage that is shown within the footprint of the building.
- M.22 Site Plan. Please provide site data table as shown on the submitted Landscape Plan.
- M.23 Site Plan. Please note that the required parking is 31 spaces.
- M.24 Landscape Plan. Please see PD-57 requirements for living screen adjacent to Wallace Lane.
- M.25 Landscape Plan. Please show and label easements.
- M.26 Landscape Plan. Please show centerline for all adjacent roadways
- M.27 Photometric Plan. Please darken property line on photometric plan.
- M.28 Photometric Plan. Please provide cut sheets.
- M.29 Photometric Plan. Please note that any light over 15-watts shall be directed downward with a partial or full cutoff
- M.30 Photometric Plan. Please provide site data table as shown on Landscape Plan.
- M.31 Photometric Plan. Please provide elevation of any light poles.
- M.32 Photometric Plan. Please show centerline of all adjacent roadways.
- M.33 Building Elevations. Please see PD-57 standards. This building does not appear to match the theme of the existing buildings.
- M.34 Building Elevations. Please provide material percentages per façade. Subtract windows and doors.
- M.35 Building Elevations. Please indicate the elevation that faces the street.
- M.36 Building Elevations. Please provide color elevations.
- M.37 Building Elevations. Please note that as proposed, this will need a variance for vertical and horizontal articulation. Please see the vertical and horizontal articulation requirements for Commercial (C) District.
- M.38 Building Elevations. If the building elevations are scalable, pleaseprovide scale.

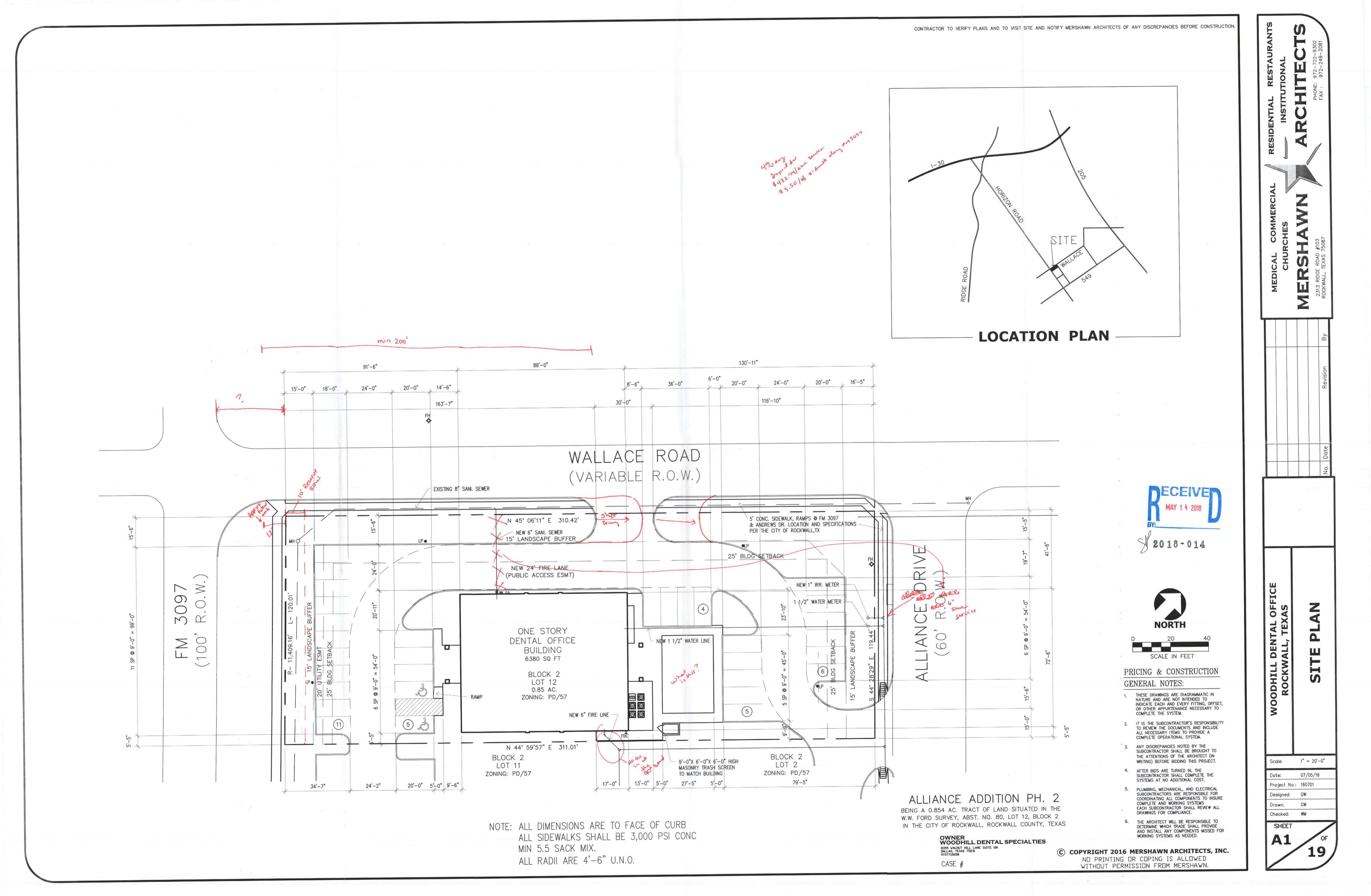
Project Reviews.rpt Page 2 of 3

I.39 The Architectural Review Board (ARB) meeting for this case will be held on May 29, 2018 at 5:00 p.m.

I.40 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on June 5, 2018. The Planning and Zoning Worksession for this case will be May 29, 2018, at 6:00 p.m. The Planning and Zoning Meeting will be June 12, 2018. A representative is required to attend all meetings.

I.41If necessary the projected City Council meeting date for this case will be June 18, 2018.

Project Reviews.rpt Page 3 of 3







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.





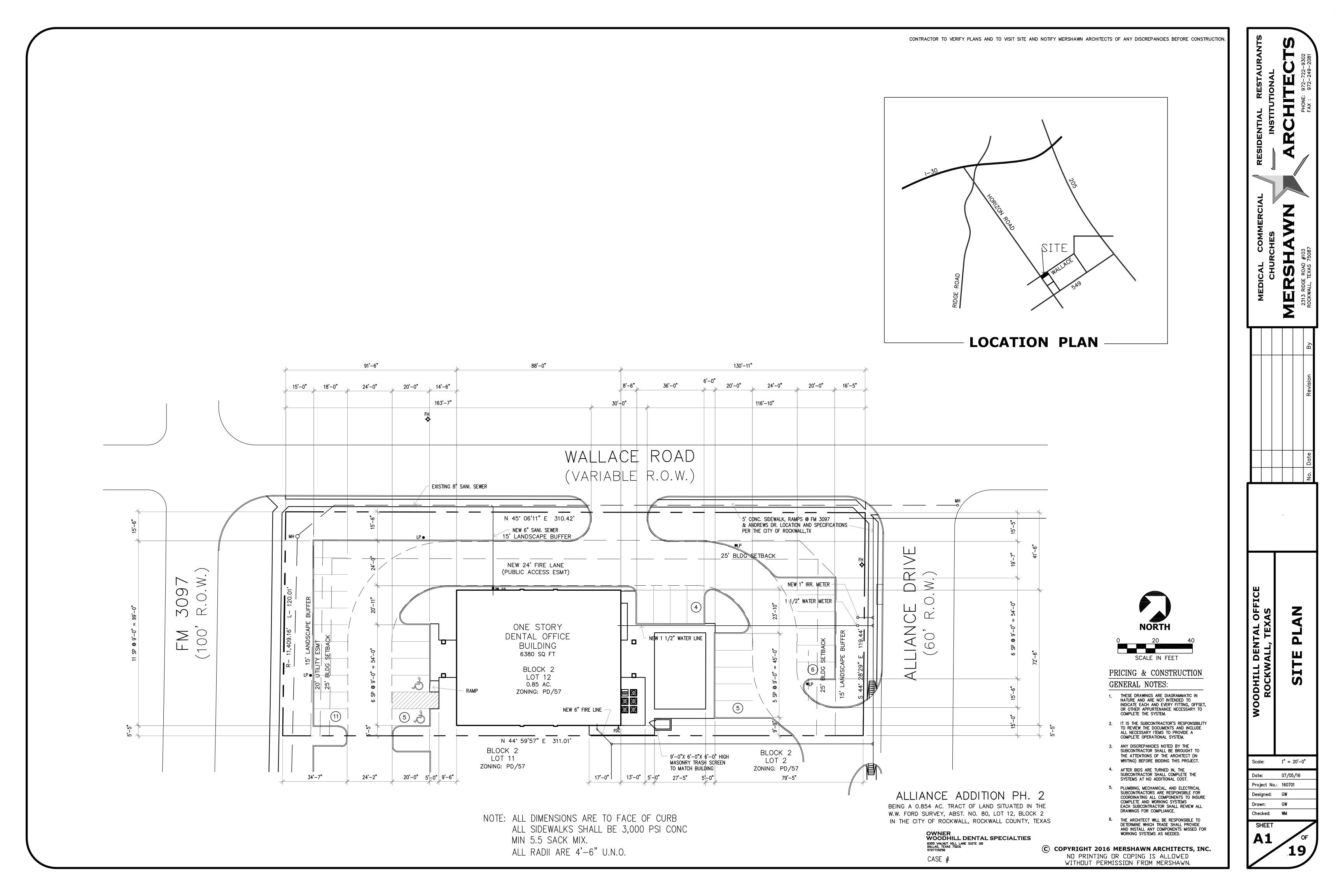
City of Rockwall Planning Department May 30, 2018

#### LETTER OF VARIANCE

We respectfully request a variance for the Woodhill Dental Project (SP2018-014)

- 1. The 15' additional landscape buffer for the expansion of FM 3097 In order to align with the adjacent fire lane and parking with the three other buildings fronting FM 3097 and maintain a consistency.
- 2. Building articulation

Due to the fire lane being shifted back into our lot and the additional firelane along Wallace Road, the property has lost width and does not allow us to provide the articulation on the north and south walls. We have maintained the design intent as much as allowed with the space to work with.



		REQUIRED	PROVIDED
1.	STREET TREES 3 CANOPY OR 4 ACCENT PER 100'	17	17
Ŋ	SITE TREES — ONE TREE W/ A CALIPER OF AT LEAST 2" FOR EACH 20,000 SF OF PARKING, 1 PER EVERY TEN REQ, PARKING SPACES	<b>7</b>	Ω
3.	LANDSCAPE BUFFER	15′	15′
4.	SCREENING OF OFF STREET PARKING	YES	YES
5.	TOTAL LANDSCAPE AREA 20% REQUIRED	7,414 SF	16,674 SF

LOT 12, BLOCK 2 - WOODHILL DENTAL SPECIALTIES 8355 WALNUT HILL LANE #100 DALLAS, TX (972)771-5258

- 1. ZONING: PD-57 BUSINESS OCCUPANCY 2. PROPOSED USE: DENTAL OFFICE
- 3. PROPERTY AREA (GROSS): 37,070 SF 0.85 AC
- 4. BUILDING AREA: 6,380 SF
- 5. BUILDING HEIGHT: SINGLE STORY 19'-6"
- 6. LOT COVERAGE: 17.2% F.A.R. = 0.017:1
- 7. PARKING REQUIRED:
- DENTAL: 1 SPACE/200 SF 5,427 SF/200 = 27 SPACES REQUIRED OFFICE: 1 SPACE/300 SF 760 SF/300 = 2.5 SPACES REQUIRED STORAGE:1 SPACE/500 SF 193 SF/500 = 0.4 SPACES REQUIRED 8. HANDICAP REQUIRED 2 ACCESSIBLE 25-50 SPACES 2 ACCESSIBLE PROVIDED
- 9. TOTAL PARKING PROVIDED: 30 SPACES
- 10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 20,396 SF



BURR OAKS (10) INSTALLED WITH A MIN. 4" CALIPER



LIVE OAKS (10) INSTALLED WITH A MIN. 4" CALIPER



RED BUD (5) 4' HIGH @ INSTALLATION



MEXICAN PLUM (8) 4' HIGH @ INSTALLATION

- INDIAN HAWTHORNE (29) PLANTS SHALL BE A' MINIMUM OF 5-GALLONS W/A MINIMUM HEIGHT @ PLANTING OF 15" & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.
- BOXWOOD BUSH (50) PLANTS SHALL BE A MINIMUM OF 5-GALLONS W/A MINIMUM HEIGHT @ PLANTING OF 15" & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.

ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED, BERMUDA.

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CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.

BEING A 0.854 AC. TRACT OF LAND SITUATED IN THE

W.W. FORD SURVEY, ABST. NO. 80, LOT 12, BLOCK 2

8355 WALNUT HILL LANE SUITE 100 DALLAS, TEXAS 75231 9727715258

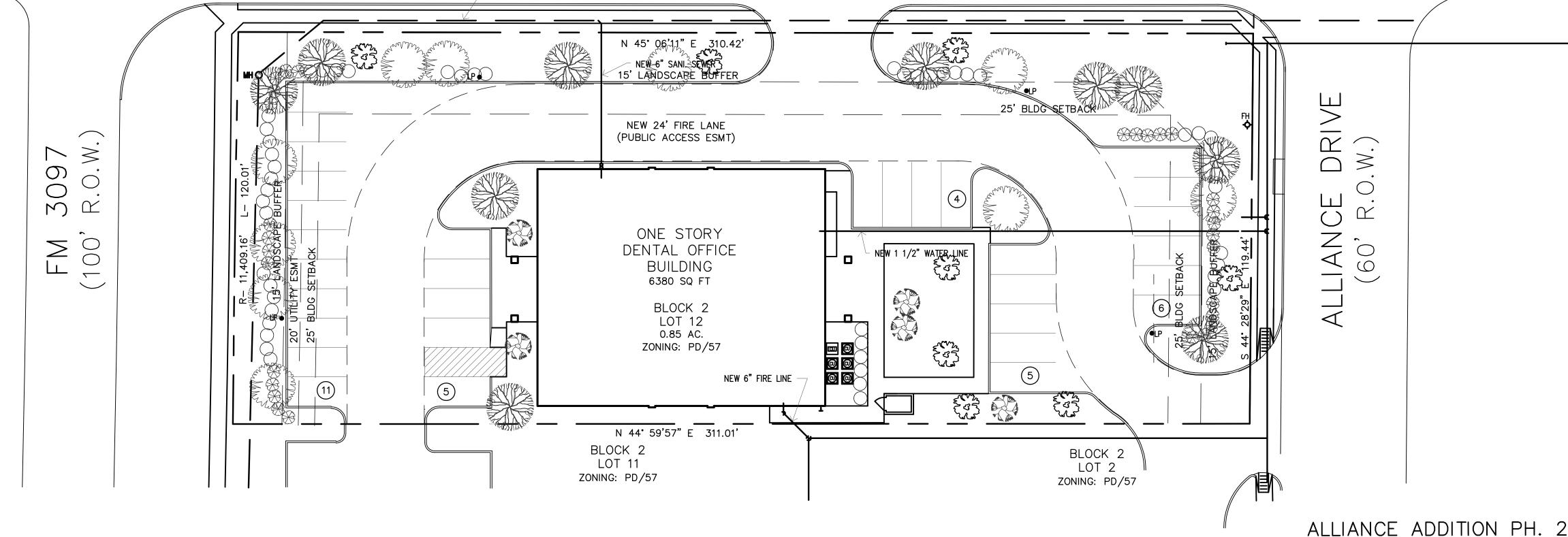
CASE #

IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER WOODHILL DENTAL SPECIALTIES

TREES AND PLANTS SHALL BE PLANTED NO CLOSER THAN WITHIN 4' OF CURB AT PARKING SPACES AND NO CLOSER THAN 5' FROM ANY WATER, SEWER, OR STORM SEWER LINES.

WALLACE ROAD (VARIABLE R.O.W.) EXISTING 8" SANI. SEWER N 45° 06'11" E 310.42' - NEWEO" SANI SEWER? 15' LANDSCARE BUFFER



SCALE IN FEET

PRICING & CONSTRUCTION **GENERAL NOTES:** 

- THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO
- COMPLETE THE SYSTEM. 2. IT IS THE SUBCONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
- ANY DISCREPANCIES NOTED BY THE SUBCONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
- AFTER BIDS ARE TURNED IN, THE SUBCONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
- 5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
- THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

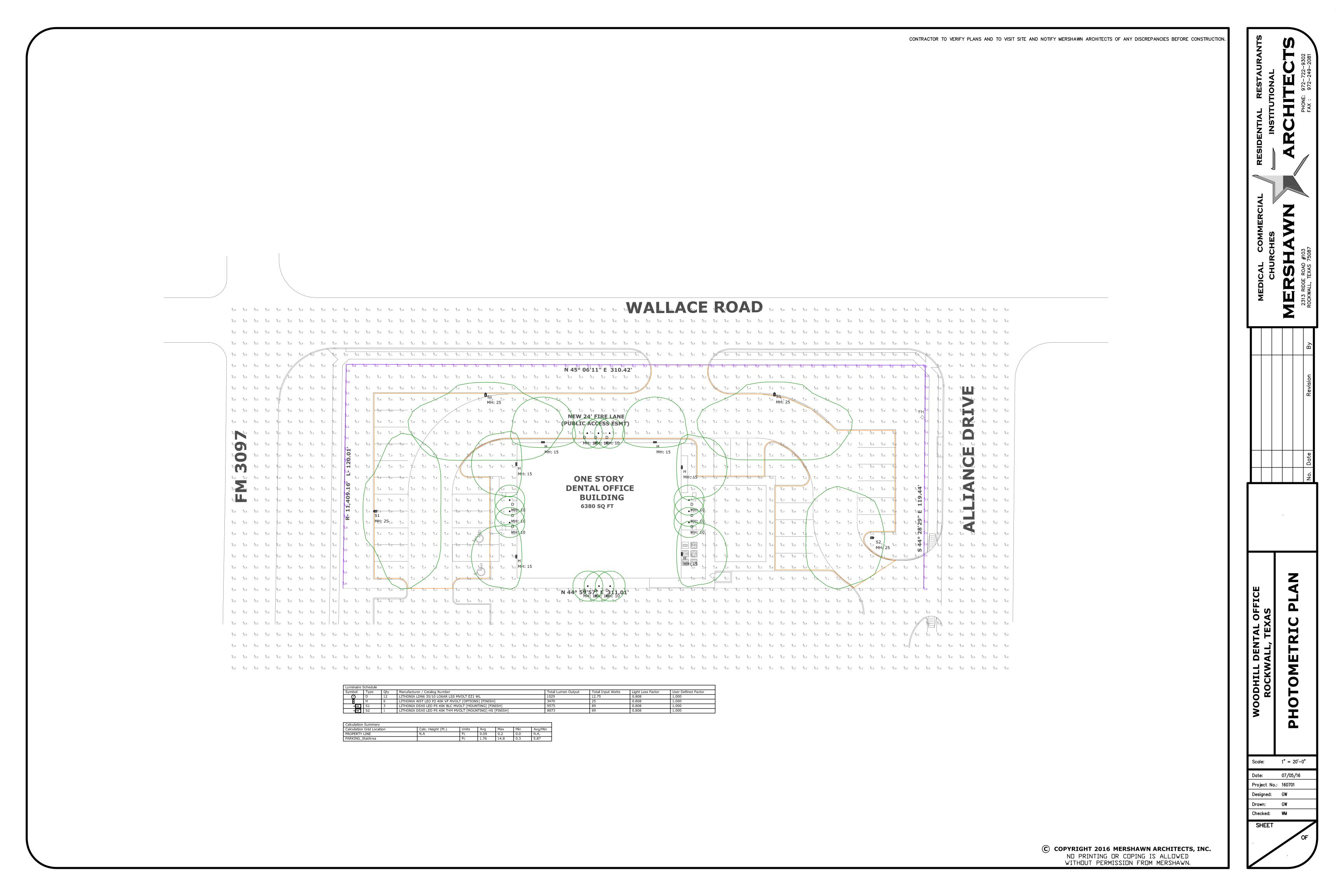
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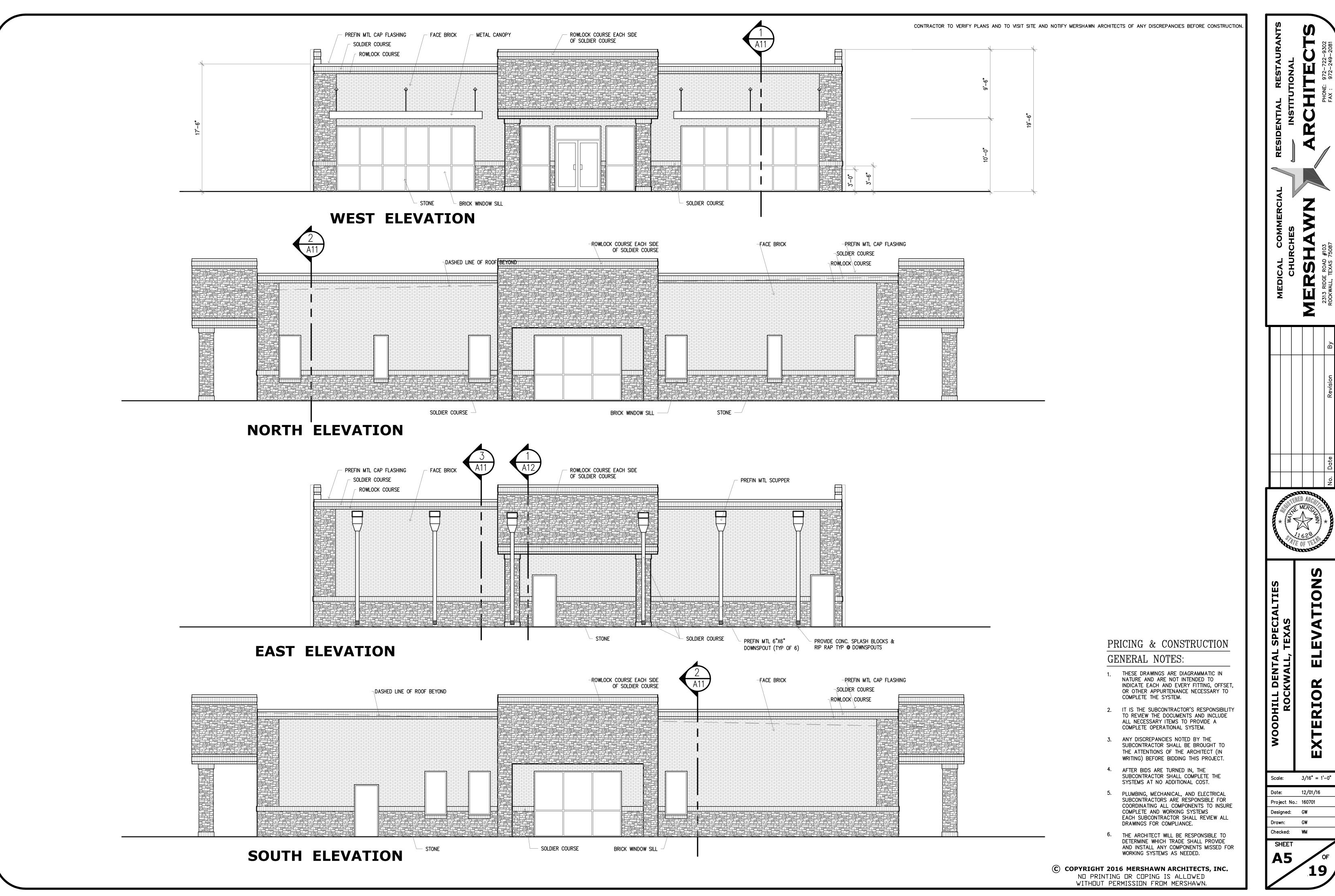
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1'' = 20' - 0''Scale: 07/05/16 Project No.: 160701


Designed: GW Drawn: GW Checked: WM

SHEET





Date: 12/01/16



12/01/16

Project No.: 160701 Designed: GW

Checked: WM

# CITY OF ROCKWALL CITY COUNCIL MEMO

**AGENDA DATE:** 07/02/2018

**APPLICANT:** Wayne Mershawn; *Mershawn Architects* 

AGENDA ITEM: SP2018-014; Woodhill Dental

#### **SUMMARY:**

Discuss and consider a request by Wayne Mershawn of Mershawn Architects on behalf of Jeff Johnston of Woodhill Dental for the approval of variances to the building articulation standards in conjunction with a site plan for a medical office building on a 0.85-acre parcel of land identified as Lot 12, Block 2, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 149 H. Wallace Lane, and take any action necessary.

#### **PURPOSE AND BACKGROUND:**

The applicant is requesting approval of variances associated with an approved site plan for a dentist office [i.e. Woodhill Dental]. The proposed dentist office will be situated on a 0.85-acre tract of land [i.e. Lot 12, Block 2, Alliance Addition]. The subject property is zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses and is addressed as 149 H. Wallace Lane.

On August 16, 2004, the City Council adopted *Ordinance No. 04-48*, establishing the development requirements for Planned Development District 57 (PD-57), which allows a *medical office building* by-right. As a condition of approval, each building throughout the development shall be constructed with a consistent design scheme and materials approved by the Architectural Review Board (ARB). In this case, the building materials are consistent with the other buildings in the development [*e.g. Alliance III, Alliance V, and Alliance VI*], however, those buildings are constructed utilizing a green metal pitched roof system. Since the proposed dental office is larger than 6,000 SF, the building is not required to be constructed of a pitched roof system according to Planned Development 57 (PD-57), however, this building will be the only building in the development that utilizes a flat roof system.

#### **VARIANCES:**

Based on the applicant's submittal, staff has identified the following variances:

- A) General Commercial (C) District Standards.
  - a. Building Articulation. According to Subsection C.1.A, Horizontal Articulation, of Section 4.1, General Commercial District Standards, of Article V, District Development Standards, of the Unified Development Code (UDC) no building wall shall extend for a distance equal to three (3) times the wall's height without having an offset of 25% of the wall's height, and that new plane shall extend for a distance equal to at least 25% of the maximum length of the first plane. In this case, the applicant is not providing any offsets on the north and east elevations (i.e. side elevations).

b. Building Articulation. According to Subsection C.1.B, Vertical Articulation, of Section 4.1 General Commercial District Standards, of Article V, District Development Standards, of the Unified Development Code (UDC) no horizontal wall shall extend for a greater distance than three (3) times the height of the wall without a change in height by a minimum of 25% (i.e. five (5) feet) of the wall's height. In this case, the applicant is not providing a change in height of two (2) feet to provide articulation.

All variances will require a simple majority vote of the City Council members present to be approved.

#### ARCHITECTURAL REVIEW BOARD

On May 29, 2018 the Architectural Review Board (ARB) reviewed the proposed building elevations and requested that the applicant make revisions to the building elevations to be more consistent with the existing buildings in the development and to provide additional vertical and horizontal articulation on the building façade. The applicant submitted revisions, however, did not provide additional vertical and/or horizontal articulation to the building façades. On June 12, 2018, the ARB was unable to establish a quorum and the Planning and Zoning Commission tabled the case. The revisions to this case will be reviewed prior to the Planning and Zoning Commission meeting on June 26, 2018 by the ARB.

On June 26, 2018, the Architectural Review Board (ARB) reviewed three (3) proposed building elevations. The Architectural Review Board's motion to recommend approval of Option 3 along with the variance to vertical articulation to the building facades and to recommend denial of the variance to horizontal articulation passed by a vote of 3-0 with Board Members Meyrat, Tovar, and Miller absent and one (1) vacant seat.

#### **RECOMMENDATIONS:**

Should the City Council choose to approve the applicant's request then staff would recommend the following conditions of approval:

- 1) All 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, Planned Development District 57 (PD-57), 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.





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.





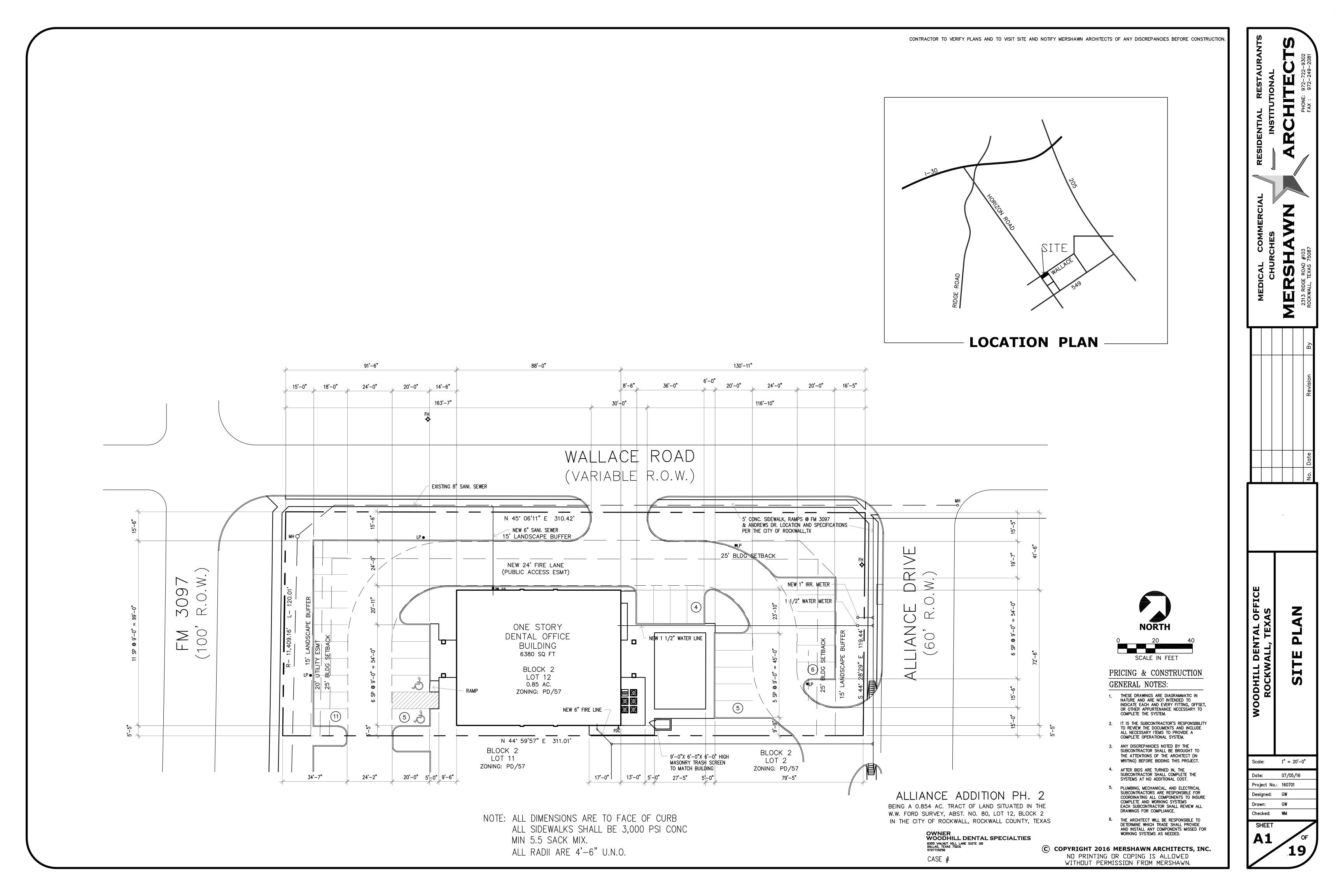
City of Rockwall Planning Department May 30, 2018

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LIVE OAKS (10) INSTALLED WITH A MIN. 4" CALIPER



RED BUD (5) 4' HIGH @ INSTALLATION



MEXICAN PLUM (8) 4' HIGH @ INSTALLATION

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W.W. FORD SURVEY, ABST. NO. 80, LOT 12, BLOCK 2

8355 WALNUT HILL LANE SUITE 100 DALLAS, TEXAS 75231 9727715258

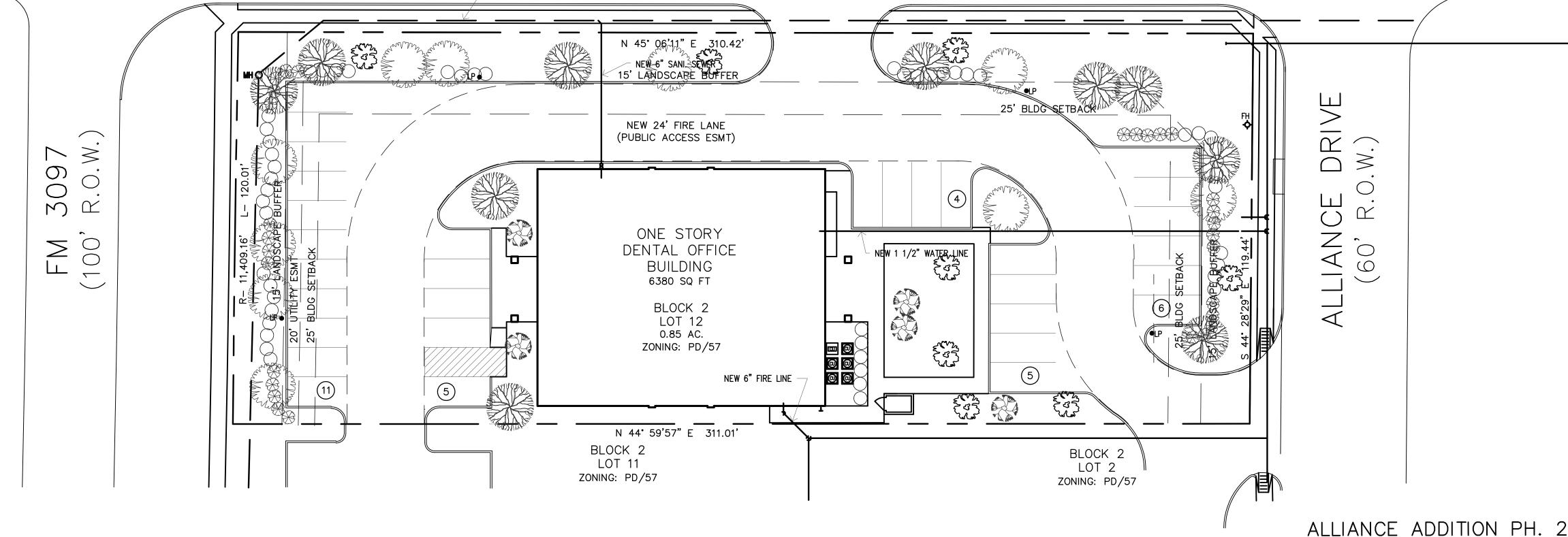
CASE #

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WALLACE ROAD (VARIABLE R.O.W.) EXISTING 8" SANI. SEWER N 45° 06'11" E 310.42' - NEWEO" SANI SEWER? 15' LANDSCARE BUFFER



SCALE IN FEET

PRICING & CONSTRUCTION **GENERAL NOTES:** 

- THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO
- COMPLETE THE SYSTEM. 2. IT IS THE SUBCONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
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- 5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
- THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

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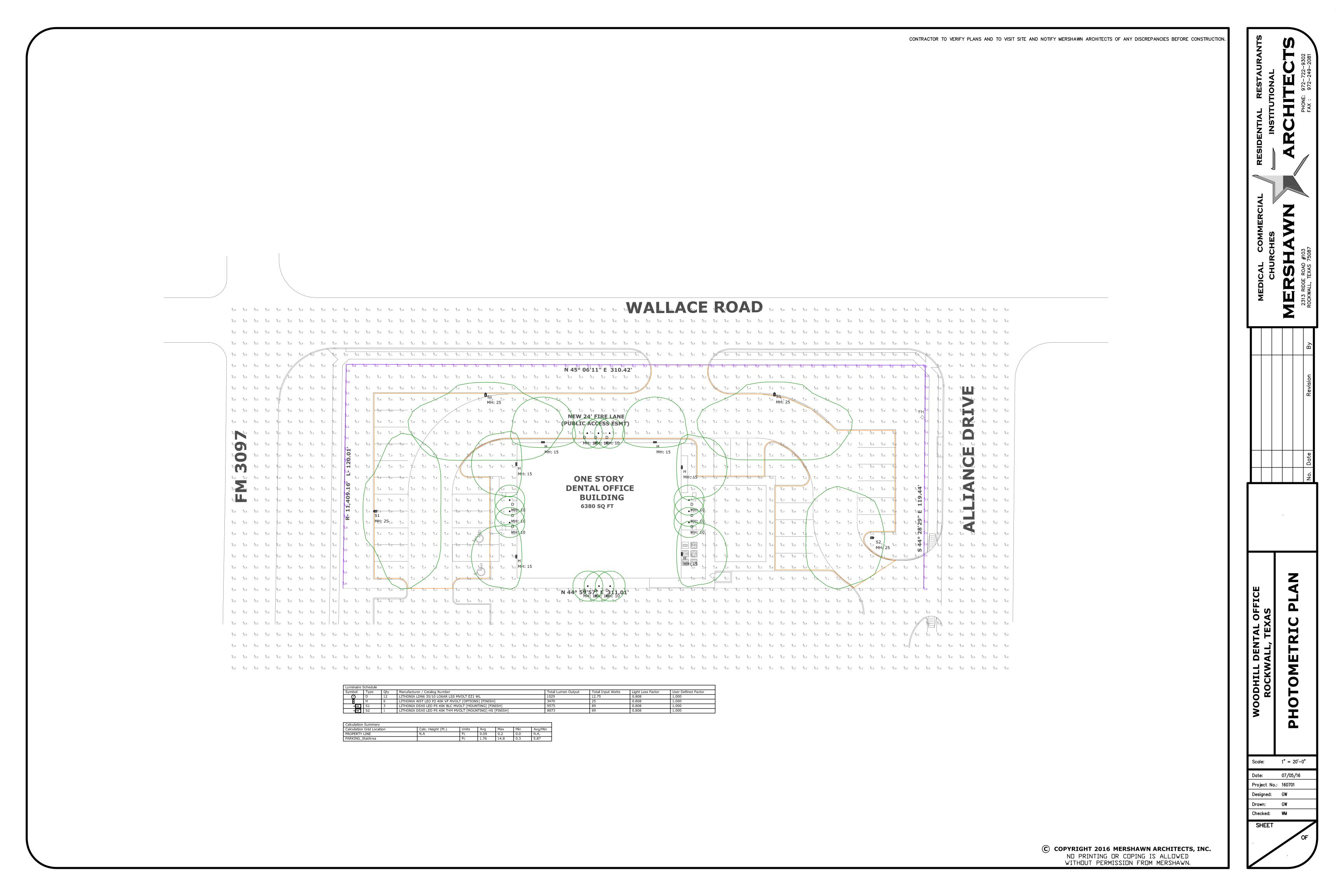
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
1'' = 20' - 0''Scale: 07/05/16 Project No.: 160701 Designed: GW

Drawn: GW

SHEET

Checked: WM





# CITY OF ROCKWALL CITY COUNCIL MEMO

**AGENDA DATE:** 07/02/2018

**APPLICANT:** Wayne Mershawn; *Mershawn Architects* 

AGENDA ITEM: SP2018-014; Woodhill Dental

### **SUMMARY:**

Discuss and consider a request by Wayne Mershawn of Mershawn Architects on behalf of Jeff Johnston of Woodhill Dental for the approval of variances to the building articulation standards in conjunction with a site plan for a medical office building on a 0.85-acre parcel of land identified as Lot 12, Block 2, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 149 H. Wallace Lane, and take any action necessary.

### **PURPOSE AND BACKGROUND:**

The applicant is requesting approval of variances associated with an approved site plan for a dentist office [*i.e. Woodhill Dental*]. The proposed dentist office will be situated on a 0.85-acre tract of land [*i.e. Lot 12, Block 2, Alliance Addition*]. The subject property is zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses and is addressed as 149 H. Wallace Lane.

On August 16, 2004, the City Council adopted *Ordinance No. 04-48*, establishing the development requirements for Planned Development District 57 (PD-57), which allows a *medical office building* by-right. As a condition of approval, each building throughout the development shall be constructed with a consistent design scheme and materials approved by the Architectural Review Board (ARB). In this case, the building materials are consistent with the other buildings in the development [*e.g. Alliance III, Alliance V, and Alliance VI*], however, those buildings are constructed utilizing a green metal pitched roof system. Since the proposed dental office is larger than 6,000 SF, the building is not required to be constructed of a pitched roof system according to Planned Development 57 (PD-57), however, this building will be the only building in the development that utilizes a flat roof system.

### **VARIANCES:**

Based on the applicant's submittal, staff has identified the following variances:

- A) General Commercial (C) District Standards.
  - a. Building Articulation. According to Subsection C.1.A, Horizontal Articulation, of Section 4.1, General Commercial District Standards, of Article V, District Development Standards, of the Unified Development Code (UDC) no building wall shall extend for a distance equal to three (3) times the wall's height without having an offset of 25% of the wall's height, and that new plane shall extend for a distance equal to at least 25% of the maximum length of the first plane. In this case, the projection should be approximately five (5)-feet The applicant is not providing any offsets on the north and south elevations (i.e. side elevations), however, the applicant is providing two (2)-feet projections on the north and south elevations.

b. Building Articulation. According to Subsection C.1.B, Vertical Articulation, of Section 4.1 General Commercial District Standards, of Article V, District Development Standards, of the Unified Development Code (UDC) no horizontal wall shall extend for a greater distance than three (3) times the height of the wall without a change in height by a minimum of 25% (i.e. five (5) feet) of the wall's height. In this case, the applicant is not providing a change in height of the building façade of five (5) feet, however, is providing a change in height of two (2) feet to provide articulation.

All variances will require a simple majority vote of the City Council members present to be approved.

### ARCHITECTURAL REVIEW BOARD

On May 29, 2018 the Architectural Review Board (ARB) reviewed the proposed building elevations and requested that the applicant make revisions to the building elevations to be more consistent with the existing buildings in the development and to provide additional vertical and horizontal articulation on the building façade. The applicant submitted revisions, however, did not provide additional vertical and/or horizontal articulation to the building façades. On June 12, 2018, the ARB was unable to establish a quorum and the Planning and Zoning Commission tabled the case. The revisions to this case will be reviewed prior to the Planning and Zoning Commission meeting on June 26, 2018 by the ARB.

On June 26, 2018, the Architectural Review Board (ARB) reviewed three (3) proposed building elevations. The Architectural Review Board's motion to recommend approval of Option 3 along with the variance to vertical articulation to the building facades and to recommend denial of the variance to horizontal articulation passed by a vote of 3-0 with Board Members Meyrat, Tovar, and Miller absent and one (1) vacant seat.

#### **RECOMMENDATIONS:**

Should the City Council choose to approve the applicant's request then staff would recommend the following conditions of approval:

- 1) All 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, Planned Development District 57 (PD-57), 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.

### PLANNING AND ZONING COMMISSION:

On June 12, 2018, the Planning and Zoning Commission's motion to recommend tabling the request pending a recommendation from the Architectural Review Board (ARB) passed by a vote of 6-0 with one (1) vacant seat.

On June 26, 2018, the Planning and Zoning Commission's motion to approve the site plan and recommend approval of the variance to vertical articulation and recommend denial of the variance to the horizontal articulation passed by a vote of 4-1 with Commissioner Moeller dissenting.

1. ZONING: PD-57 - BUSINESS OCCUPANCY
2. PROPOSED USE: DENTAL OFFICE

3. PROPERTY AREA (GROSS): 37,213 SF 0.85 AC

4. BUILDING AREA: 6,380 SF

5. BUILDING HEIGHT: SINGLE STORY - 19'-6"

6. LOT COVERAGE: 17.2% F.A.R. = 0.017:1

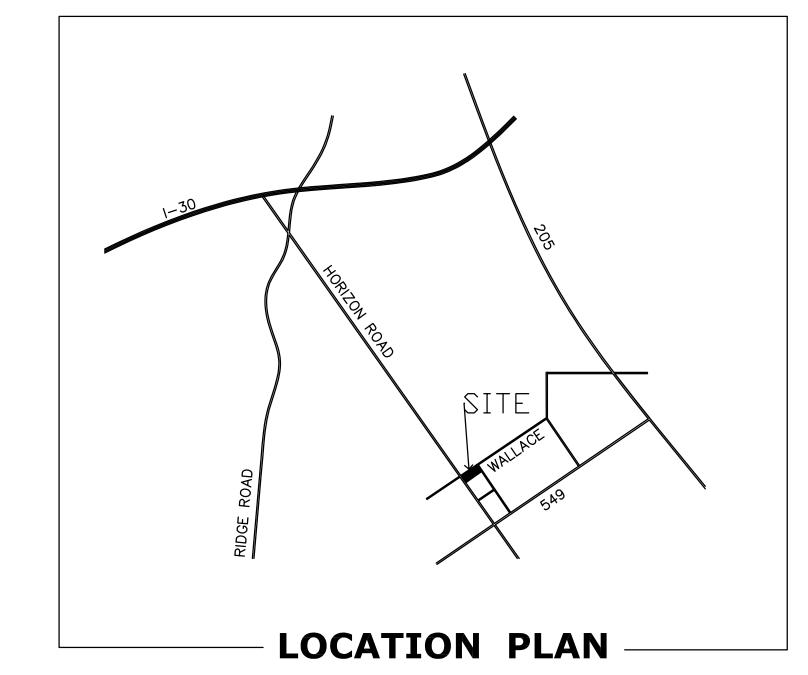
7. PARKING REQUIRED:

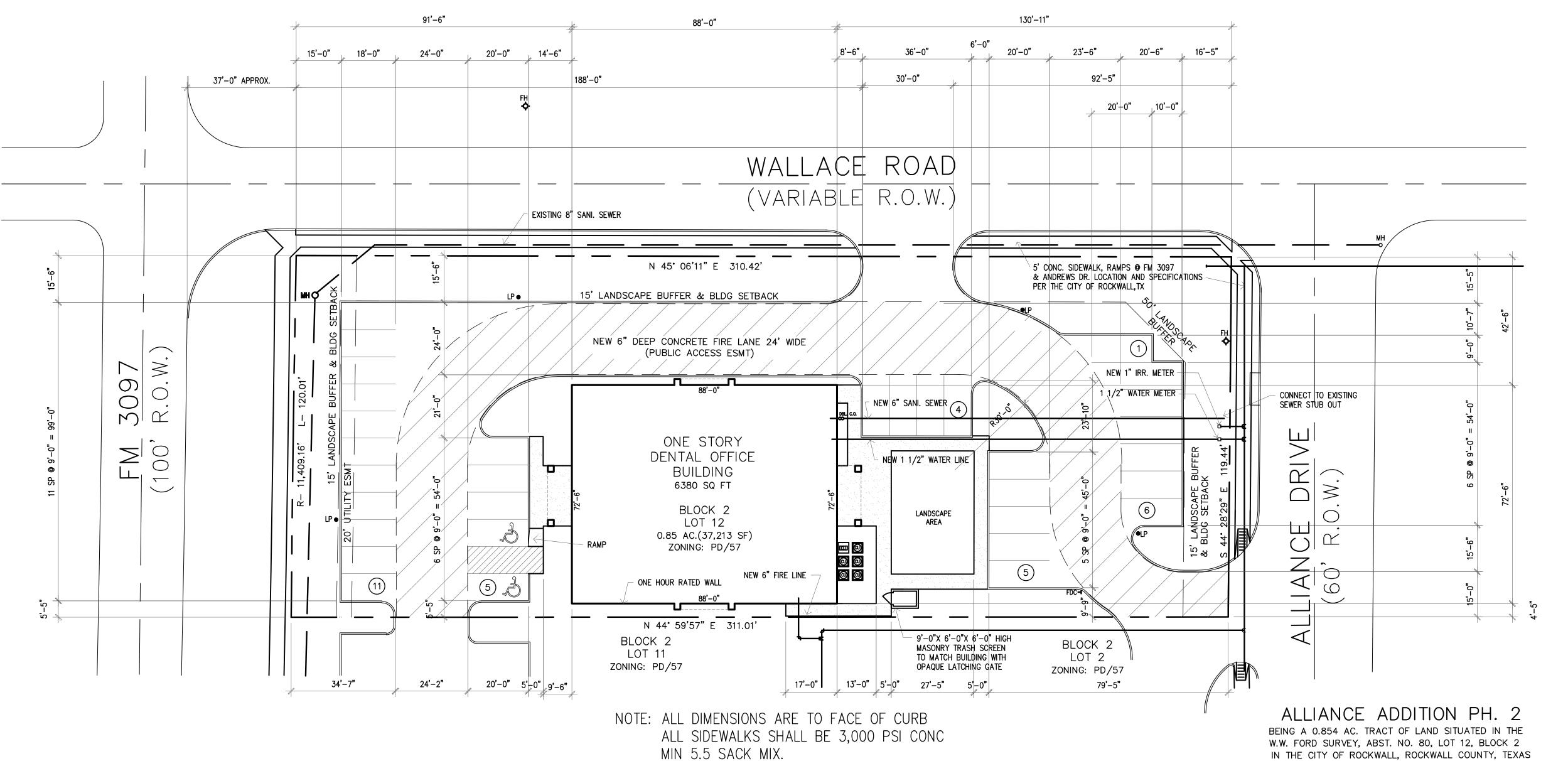
DENTAL: 1 SPACE/200 SF 6,380 = 32 SPACES REQUIRED

8. HANDICAP REQUIRED 2 ACCESSIBLE 25-50 SPACES 2 ACCESSIBLE PROVIDED

9. TOTAL PARKING PROVIDED: 32 SPACES

10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 20,396 SF





ALL RADII ARE 4'-6" U.N.O.

ALL PARKING SHALL BE 5" THK. CONCRETE

NORTH

PRICING & CONSTRUCTION GENERAL NOTES:

SCALE IN FEET

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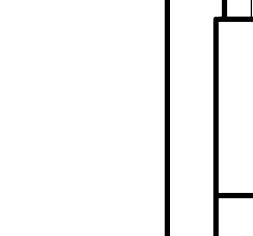
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IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE # 2018-014

OWNER
WOODHILL DENTAL SPECIALTIES
8355 VALNUT HILL LANE SUITE 100
DALLAS, TEXAS 75231
9727715258



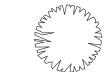
WOODHILL DENTAL OFFICE ROCKWALL, TEXAS

Scale: 1" = 20'-0"

07/05/16 Project No.: 160701 Designed: GW Drawn: GW

			·
		REQUIRED	PROVIDED
1.	STREET TREES 3 CANOPY OR 4 ACCENT PER 100'	17	17
۵i	SITE TREES — ONE TREE W/ A CALIPER OF AT LEAST 2" FOR EACH 20,000 SF OF PARKING. 1 PER EVERY TEN REQ. PARKING SPACES	3	3
3.	LANDSCAPE BUFFER	15′	15′
4.	SCREENING OF OFF STREET PARKING	YES	YES
5.	TOTAL LANDSCAPE AREA 20% REQUIRED	7,414 SF	16,674 SF

- 1. ZONING: PD-57 BUSINESS OCCUPANCY 2. PROPOSED USE: DENTAL OFFICE
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- 4. BUILDING AREA: 6,380 SF
- 5. BUILDING HEIGHT: SINGLE STORY 19'-6"
- 6. LOT COVERAGE: 17.2% F.A.R. = 0.017:1
- 7. PARKING REQUIRED:
- DENTAL: 1 SPACE/200 SF 6,380 = 32 SPACES REQUIRED
- 8. HANDICAP REQUIRED 2 ACCESSIBLE 25-50 SPACES 2 ACCESSIBLE PROVIDED
- 9. TOTAL PARKING PROVIDED: 32 SPACES
- 10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 20,396 SF



BURR OAKS (12) INSTALLED WITH A MIN. 4" CALIPER



LIVE OAKS (11) INSTALLED WITH A MIN. 4" CALIPER



RED BUD (10) 4' HIGH @ INSTALLATION



MEXICAN PLUM (12) 4' HIGH @ INSTALLATION

- INDIAN HAWTHORNE (64) PLANTS SHALL BE A`MINIMUM OF 5-GALLONS W/A MINIMUM HEIGHT @ PLANTING OF 15" & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.
- BOXWOOD BUSH (63) PLANTS SHALL BE A MINIMUM OF 5-GALLONS W/A MINIMUM HEIGHT @ PLANTING OF 15" & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.

ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED, BERMUDA.

IN ORDER TO MEET BUDGET TREES SPECIFIED MAY NOT BE USED OTHER TREES FROM THE APPROVED CITY OF ROCKWALL PLANT LIST MAY BE SUITABLE FOR SUBSTITUTION.

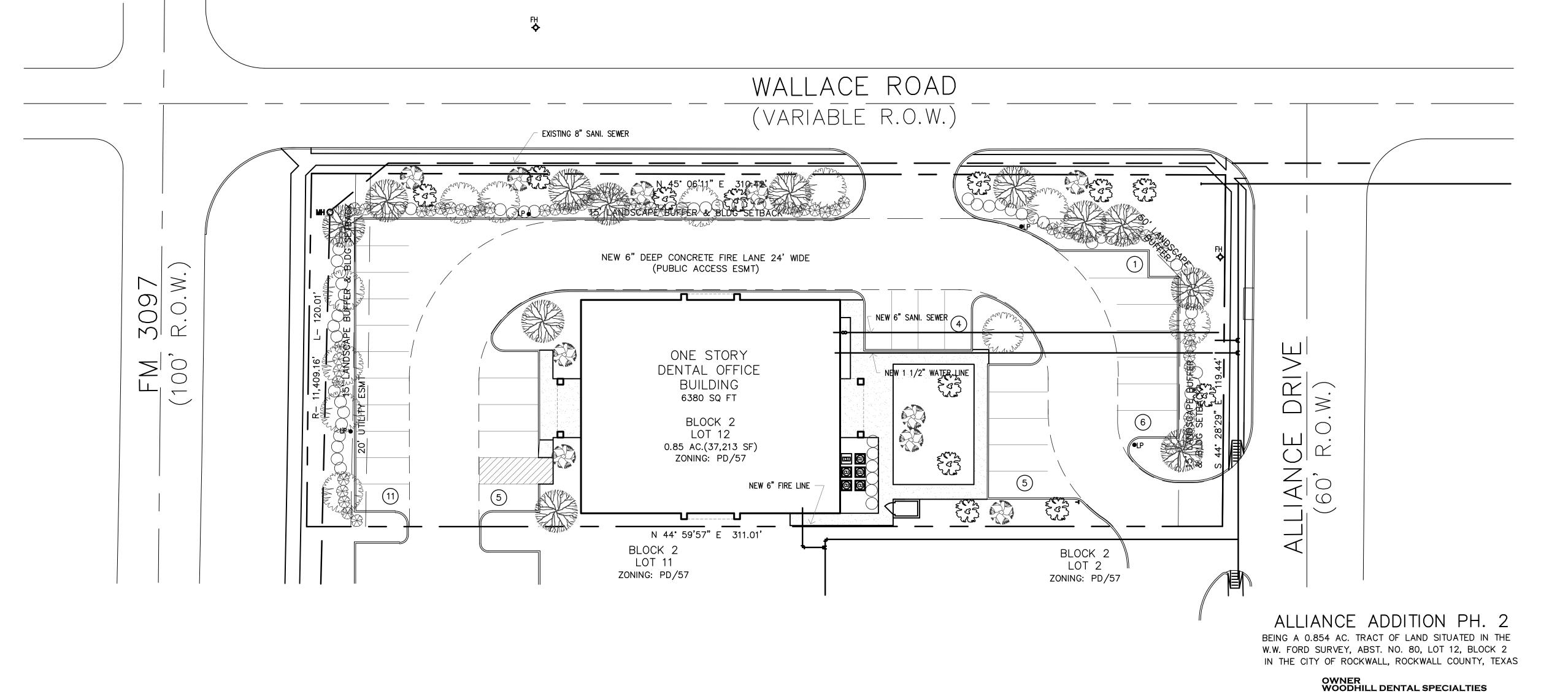
REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.

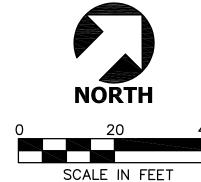
CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.

8355 WALNUT HILL LANE SUITE 100 DALLAS, TEXAS 75231 9727715258

CASE # 2018-014

TREES AND PLANTS SHALL BE PLANTED NO CLOSER THAN WITHIN 4' OF CURB AT PARKING SPACES AND NO CLOSER THAN 5' FROM ANY WATER, SEWER, OR STORM SEWER LINES.





PRICING & CONSTRUCTION GENERAL NOTES:

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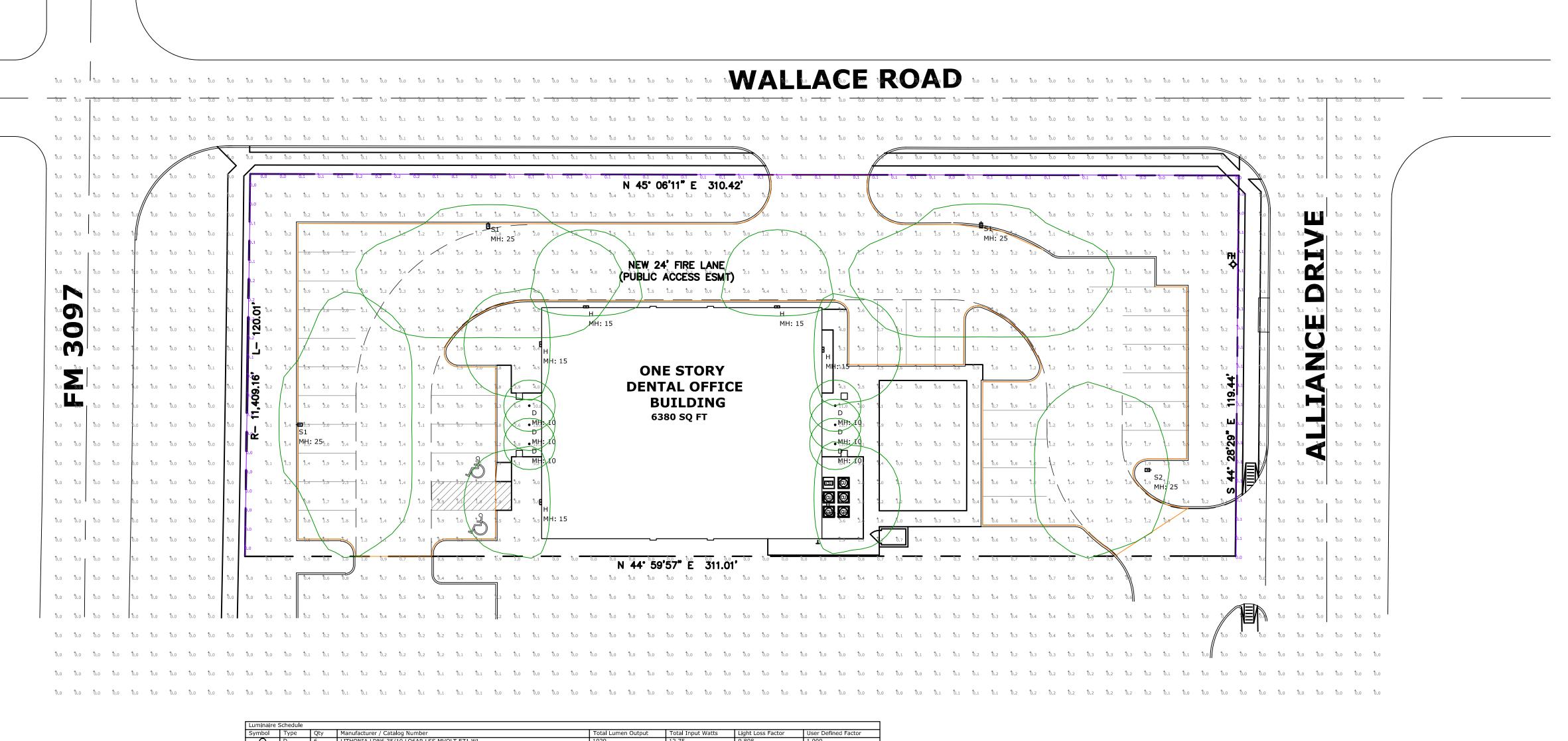
OA ENTAL 

1'' = 20' - 0''Scale: 07/05/16 Project No.: 160701

Designed: GW Drawn: GW Checked: WM

SHEET

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Luminaire Schedule								
Symbol	Туре	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Light Loss Factor	User Defined Factor	
0	D	6	LITHONIA LDN6 35/10 LO6AR LSS MVOLT EZ1 WL	1029	12.75	0.808	1.000	
8	Н	6	LITHONIA WST LED P2 40K VF MVOLT [OPTIONS] [FINISH]	3470	25	0.808	1.000	
Ð	S1	3	LITHONIA DSX0 LED P5 40K BLC MVOLT [MOUNTING] [FINISH]	9575	89	0.808	1.000	
1	S2	1	LITHONIA DSX0 LED P5 40K T4M MVOLT [MOUNTING] HS [FINISH]	8873	89	0.808	1.000	

Calculation Summary						
Calculation Grid Location	Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min
PROPERTY LINE	N.A	Fc	0.09	0.2	0.0	N.A.
PARKING_StatArea		Fc	1.64	6.1	0.3	5.47

ALL FIXTURES SHALL BE MOUNTED ON 20' HIGH POLES MOUNTED ON CONCRETE BASE. ALL LIGHT FIXTURES WITH OVER 15 WATT LAMPS SHALL BE DIRECTED DOWNWARD WITH A PARTIAL OR FULL CUTOFF.

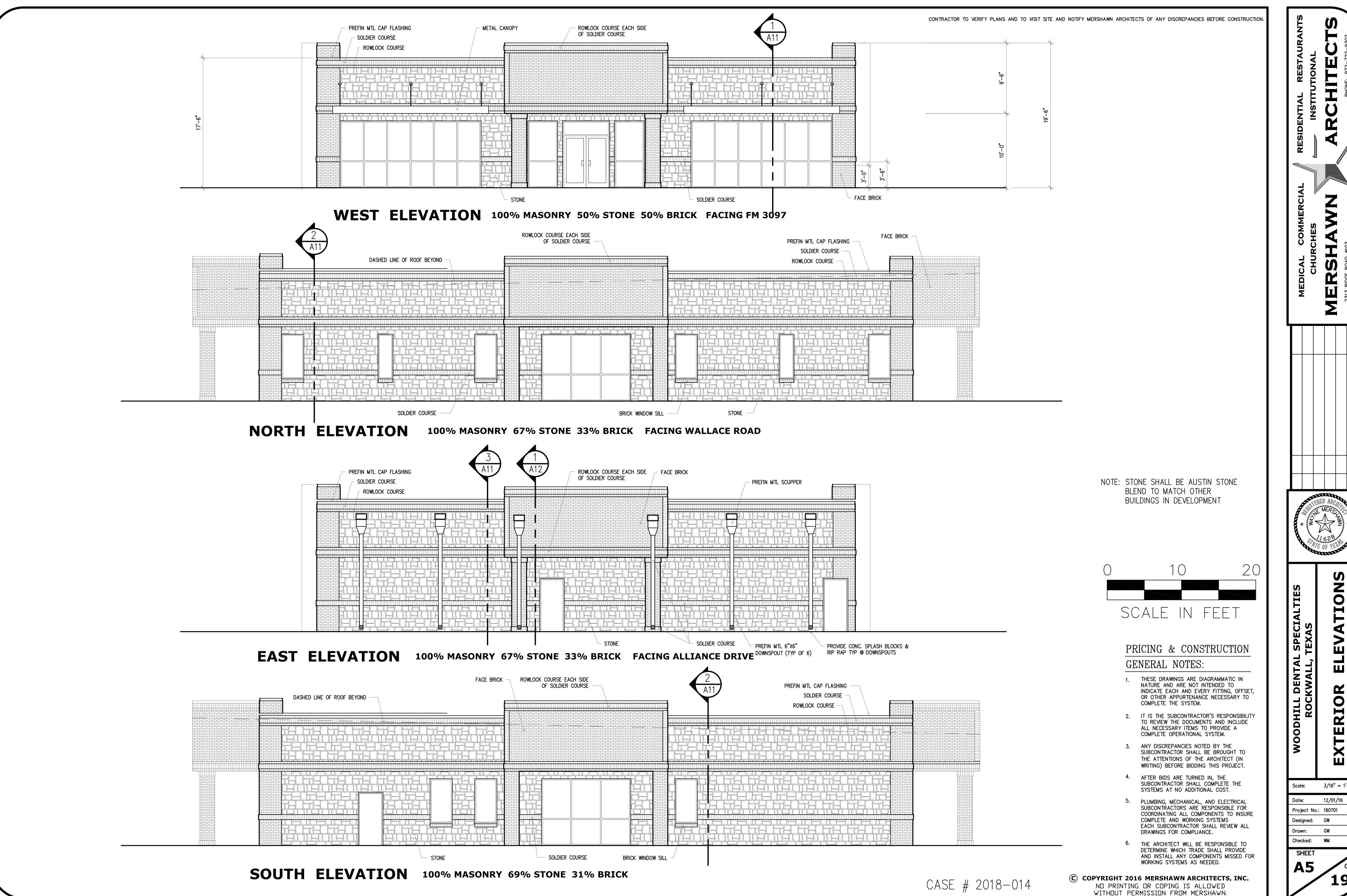
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CASE # 2018-014

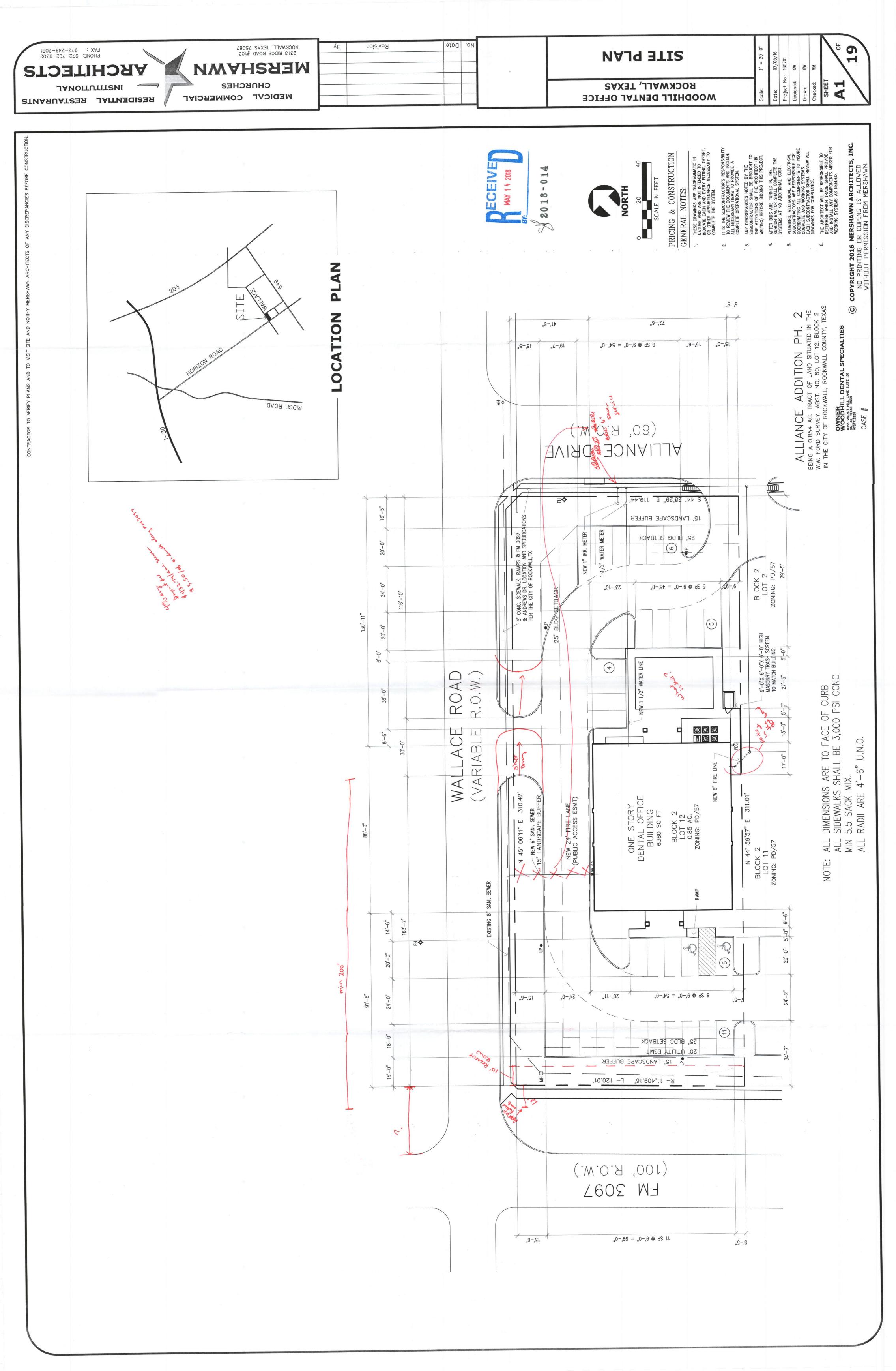
WOODHILL DENTAL OFFICE ROCKWALL, TEXAS

Scale: 1'' = 20'-0''07/05/16 Project No.: 160701 Designed: GW

Drawn: GW



Scale: 3/16" = 1'-0"Date: 12/01/16



### **City of Rockwall**



5/14/2018 LM

**Applied** 

Closed

**Expired** 

Status

Approved

### **Project Plan Review History**

ROCKWALL, RENTAL PROPERTIES LP

WAYNE MERSHAWN

Project Number Project Name SP2018-014 Woodhill Dental

Type SITE PLAN

Subtype

Status Staff Review

Site Address City, State Zip

6519 HORIZON RD ROCKWALL, TX 75032 Zoning

Subdivision Tract Block Lot No Parcel No General Plan

Owner

**Applicant** 

ALLIANCE ADDITION PH 2 1 2 12 3039-0002-0001-00-0R

Type of Review / Notes	Contact	Sent	Due	Received	Elapse	d Status	Remarks
BUILDING	John Ankrum	5/14/2018	5/21/2018				
ENGINEERING	Amy Williams	5/14/2018	5/21/2018	5/17/2018	3	COMMENTS	See Comments
(5/17/2018 11:25 A	•				_		
•	cing between FM 3097 (r			•			nce Drive (see markup).
	move to the NE corner			_		_	
Don't tie in the fire	/ along FM 3097. 12' from	ni current pro	perty line wii	i be the luture c	יוסו מזט	IVI 3097.	
	ary smaller building to t	he north of th	e dental offi	~e?			
4% engineering fee		ne north or th	ic acritar orri				
Impact fees.	5 . 5qa 5a.						
\$432.74/acre sewe	r pro-rata.						
\$3.50/sf of sidewal	k along FM 3097.						
FIRE	Ariana Hargrove	5/14/2018	5/21/2018	5/18/2018	4	COMMENTS	see comments
(5/18/2018 4:06 PN	Л AA)						
FDC shall be facing	and visible from the fire	lane.					
	100-feet of a fire hydra						
FDC shall be clear a	ind unobstructed with a	minimum of	a 5-feet clear	all-weather path	from fir	e lane access.	
GIS	Lance Singleton	5/14/2018	5/21/2018	5/24/2018	10	APPROVED	See Comments
(5/24/2018 11:17 A	M LS)						
Address Assignmer	it wil be:						
6519 HORIZON RD,	ROCKWALL, TX 75032						
PLANNING	Korey Brooks	5/14/2018	5/21/2018	5/23/2018	9	COMMENTS	Comments

SP2018-014 Site Plan for Woodhill Dental: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request by Wayne Mershawn of Mershawn Architects on behalf of Jeff Johnston of Woodhill Dental for the approval of a site plan for a medical office building on a 0.85-acre parcel of land identified as Lot 12, Block 2, Alliance Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 57 (PD-57) for Commercial (C) District land uses, addressed as 149 H. Wallace Lane.
- I.2 For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com. M.3 For reference, include the case number (SP2018-014) in the lower right hand corner of all pages on future submittals.
- M.6 Site Plan. You will need to reserve an addition 10-feet for your landscape buffer adjacent to FM 3097 to allow for the future expansion of FM 3097.
- M.7 Site Plan. Please dimension all walls of the building.
- M.8 Site Plan. Please show distance from the property line to the building for each side.
- M.9 Site Plan. Please dimension a typical parking space.
- M.10 Site Plan. Please hatch firelane and provide paving material and depth
- M.11 Site Plan. Please provide paving material and thickness.
- M.12 Site Plan. Please show centerline of FM 3097, Wallace Road, and Alliance Drive.
- M.13 Site Plan. Please note that rear setback is 10-feet unless fire retardant wall.
- M.14 Site Plan. Please add note to dumpster that it has an opaque, self-latching gate
- M.15 Site Plan. Please note that the minimum size for dumpster enclosure is 10 x 12.
- M.16 Site Plan. Please indicate screening of pad mounted equipment
- M.17 Site Plan. What is the rectangle to the right of the building? Please label.
- M.18 Site Plan. Please hatch sidewalk.
- M.19 Site Plan. Please review the PD-57 standards, as this building does not seem to follow the theme of theothers.
- M.20 Site Plan. Please note, the setback along Wallace Road and Alliance Drive is 15-feet. This lot has triple frontage. The front yard setback is 15-feet for a Commercial (C) District. The 25-foot setback adjacent to FM 3097 is correct because you will need to reserve 10-feet for future expansion.
- M.21 Site Plan. Please provide square footage of the site next to the acreage that is shown within the footprint of the building.
- M.22 Site Plan. Please provide site data table as shown on the submitted Landscape Plan.
- M.23 Site Plan. Please note that the required parking is 31 spaces.
- M.24 Landscape Plan. Please see PD-57 requirements for living screen adjacent to Wallace Lane.
- M.25 Landscape Plan. Please show and label easements.
- M.26 Landscape Plan. Please show centerline for all adjacent roadways
- M.27 Photometric Plan. Please darken property line on photometric plan.
- M.28 Photometric Plan. Please provide cut sheets.
- M.29 Photometric Plan. Please note that any light over 15-watts shall be directed downward with a partial or full cutoff
- M.30 Photometric Plan. Please provide site data table as shown on Landscape Plan.
- M.31 Photometric Plan. Please provide elevation of any light poles.
- M.32 Photometric Plan. Please show centerline of all adjacent roadways.
- M.33 Building Elevations. Please see PD-57 standards. This building does not appear to match the theme of the existing buildings.
- M.34 Building Elevations. Please provide material percentages per façade. Subtract windows and doors.
- M.35 Building Elevations. Please indicate the elevation that faces the street.
- M.36 Building Elevations. Please provide color elevations.
- M.37 Building Elevations. Please note that as proposed, this will need a variance for vertical and horizontal articulation. Please see the vertical and horizontal articulation requirements for Commercial (C) District.
- M.38 Building Elevations. If the building elevations are scalable, pleaseprovide scale.

Project Reviews.rpt Page 2 of 3

I.39 The Architectural Review Board (ARB) meeting for this case will be held on May 29, 2018 at 5:00 p.m.

I.40 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on June 5, 2018. The Planning and Zoning Worksession for this case will be May 29, 2018, at 6:00 p.m. The Planning and Zoning Meeting will be June 12, 2018. A representative is required to attend all meetings.

I.41If necessary the projected City Council meeting date for this case will be June 18, 2018.

Project Reviews.rpt Page 3 of 3



Site Plan Approval SP2018-014 Comment Response

May 30, 2018

### **ENGINEERING**

Approach to Wallace Rd has been shifted to comply. Sewer line has been moved !0' future R.O.W. has been added to site plan Fire line has been revised The space to the right of building has been labeled as landscape area

### **FIRE**

FDC has been moved to comply

### **PLANNING**

- M.3 Case number has been added to plans
- M.6 We will be asking for a variance on the landscape buffer
- M.7 Building walls have been labeled
- M.8 Dimensions are included on site plan
- M.9 Parking is dimensioned on site plan
- M.10 Fire lane has been hatched
- M.11 Paving material and thickness has been noted on site plan
- M.12 Centerline of streets has been added
- M.13 South wall has been noted as one hour construction
- M.14 Dumpster note has been added to site plan
- M.15 This dumpster screen matches the other four in this development and is Intended for the smaller rolling type trash can
- M.16 Screening for HVAC equipment is indicated on the landscape plan
- M.17 The space to the right of building has been labeled as landscape area
- M.18 Sidewalk has been hatched
- M.19 Elevations have been revised to follow PD-57
- M.20 Setbacks have been added to plan
- M.21 Square footage has been added to plan

- M.22 Site data table has been added to site plan
- M.23 Required parking is noted.
- M.24 Landscape plan has been revised to comply with PD-57
- M.25 Easements have been added to landscape plan
- M.26 Centerline of streets has been added to plan
- M.27 Property line has been darkened on photometric plan
- M.28 Cut sheets will be included in resubmission
- M.29 Plan has been noted
- M.30 Site data table has been added to plan
- M.31 Light pole elevation has been noted on plan
- M.32 Centerline of streets has been added to plan
- M.33 Elevations have been revised to comply with PD-57
- M.34 Percentages have been added to plan
- M.35 Street elevations have been added to plan
- M.36 Color elevations will be revised and submitted
- M.37 We will ask for variance on articulation
- M.38 Graphic scale has been added to plan




City of Rockwall Planning Department May 30, 2018

### LETTER OF VARIANCE

We respectfully request a variance for the Woodhill Dental Project (SP2018-014)


- 1. The 15' additional landscape buffer for the expansion of FM 3097 In order to align with the adjacent fire lane and parking with the three other buildings fronting FM 3097 and maintain a consistency.
- 2. Building articulation

Due to the fire lane being shifted back into our lot and the additional firelane along Wallace Road, the property has lost width and does not allow us to provide the articulation on the north and south walls. We have maintained the design intent as much as allowed with the space to work with.






Checked: WM







1. ZONING: PD-57 - BUSINESS OCCUPANCY
2. PROPOSED USE: DENTAL OFFICE

3. PROPERTY AREA (GROSS): 37,213 SF 0.85 AC

4. BUILDING AREA: 6,380 SF

5. BUILDING HEIGHT: SINGLE STORY - 19'-6"

6. LOT COVERAGE: 17.2% F.A.R. = 0.017:1

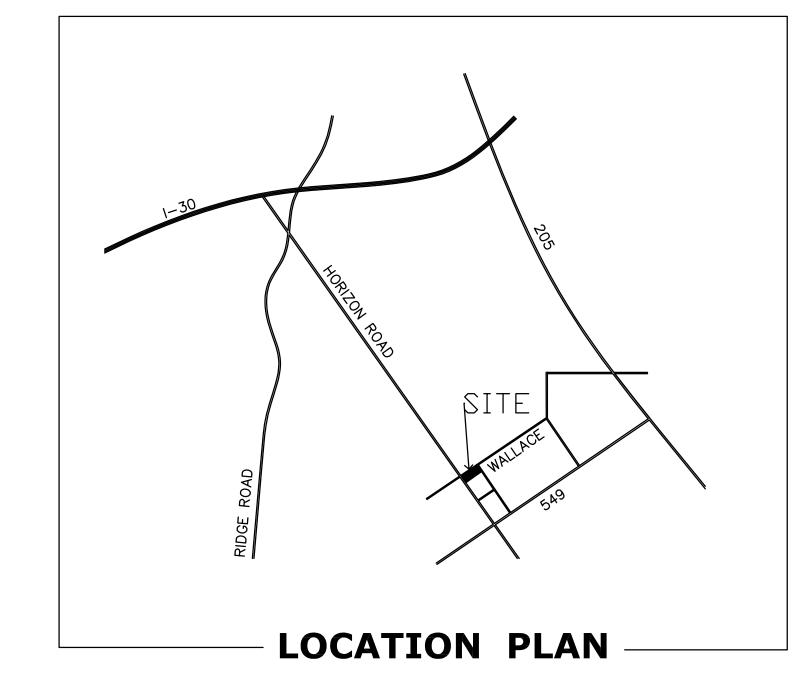
7. PARKING REQUIRED:

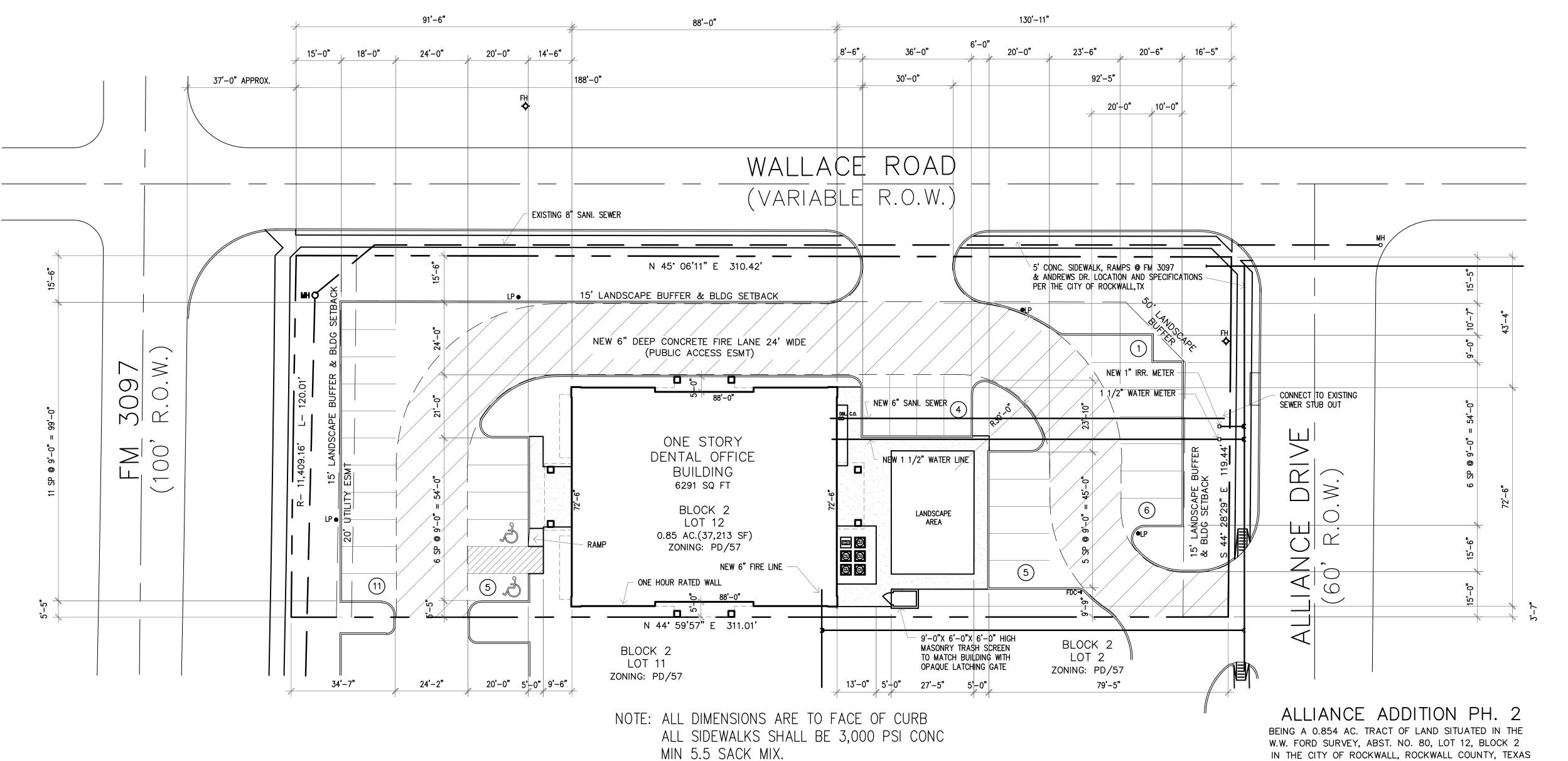
DENTAL: 1 SPACE/200 SF 6,380 = 32 SPACES REQUIRED

8. HANDICAP REQUIRED 2 ACCESSIBLE 25-50 SPACES 2 ACCESSIBLE PROVIDED

9. TOTAL PARKING PROVIDED: 32 SPACES

10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 20,396 SF





ALL RADII ARE 4'-6" U.N.O.

ALL PARKING SHALL BE 5" THK. CONCRETE

NORTH

PRICING & CONSTRUCTION GENERAL NOTES:

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4. AFTER BIDS ARE TURNED IN, THE SUBCONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.

5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.

6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

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OWNER
WOODHILL DENTAL SPECIALTIES
8355 VALNUT HILL LANE SUITE 100
DALLAS, TEXAS 75231
9727715258

CASE # 2018-014

SCALE IN FEET

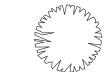
Scale: 1" = 20'-0"

WOODHILL DENTAL OFFICE ROCKWALL, TEXAS

07/05/16 Project No.: 160701 Designed: GW Drawn: GW

		REQUIRED	PROVIDED
1.	STREET TREES 3 CANOPY OR 4 ACCENT PER 100'	17	17
٥	SITE TREES — DNE TREE W/ A CALIPER DF AT LEAST 2" FDR EACH 20,000 SF DF PARKING, 1 PER EVERY TEN REQ, PARKING SPACES	3	3
3.	LANDSCAPE BUFFER	15′	15′
4.	SCREENING OF OFF STREET PARKING	YES	YES
5.	TOTAL LANDSCAPE AREA 20% REQUIRED	7,414 SF	16,674 SF

- 1. ZONING: PD-57 BUSINESS OCCUPANCY 2. PROPOSED USE: DENTAL OFFICE
- 3. PROPERTY AREA (GROSS): 37,213 SF 0.85 AC
- 4. BUILDING AREA: 6,291 SF
- 5. BUILDING HEIGHT: SINGLE STORY 19'-6"
- 6. LOT COVERAGE: 17.2% F.A.R. = 0.017:1
- 7. PARKING REQUIRED:
- DENTAL: 1 SPACE/200 SF 6,380 = 32 SPACES REQUIRED
- 8. HANDICAP REQUIRED 2 ACCESSIBLE 25-50 SPACES 2 ACCESSIBLE PROVIDED
- 9. TOTAL PARKING PROVIDED: 32 SPACES
- 10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 20,396 SF



BURR OAKS (12) INSTALLED WITH A MIN. 4" CALIPER



LIVE OAKS (11) INSTALLED WITH A MIN. 4" CALIPER



RED BUD (10) 4' HIGH @ INSTALLATION

4' HIGH @ INSTALLATION

MEXICAN PLUM (12)



INDIAN HAWTHORNE (64) PLANTS SHALL BE A`MINIMUM OF 5-GALLONS W/A MINIMUM HEIGHT @ PLANTING OF 15" & SHALL CREATE A MINIMUM 2' TALL SCREEN

WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.

BOXWOOD BUSH (62) PLANTS SHALL BE A MINIMUM OF 5-GALLONS W/A MINIMUM HEIGHT @ PLANTING OF 15" & SHALL CREATE A MINIMUM 2' TALL SCREEN WITHIN TWO YEARS OF PLANTING. SHALL BE PLANTED @ 36" O.C.

ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED, BERMUDA.

IN ORDER TO MEET BUDGET TREES SPECIFIED MAY NOT BE USED OTHER TREES FROM THE APPROVED CITY OF ROCKWALL PLANT LIST MAY BE SUITABLE FOR SUBSTITUTION.

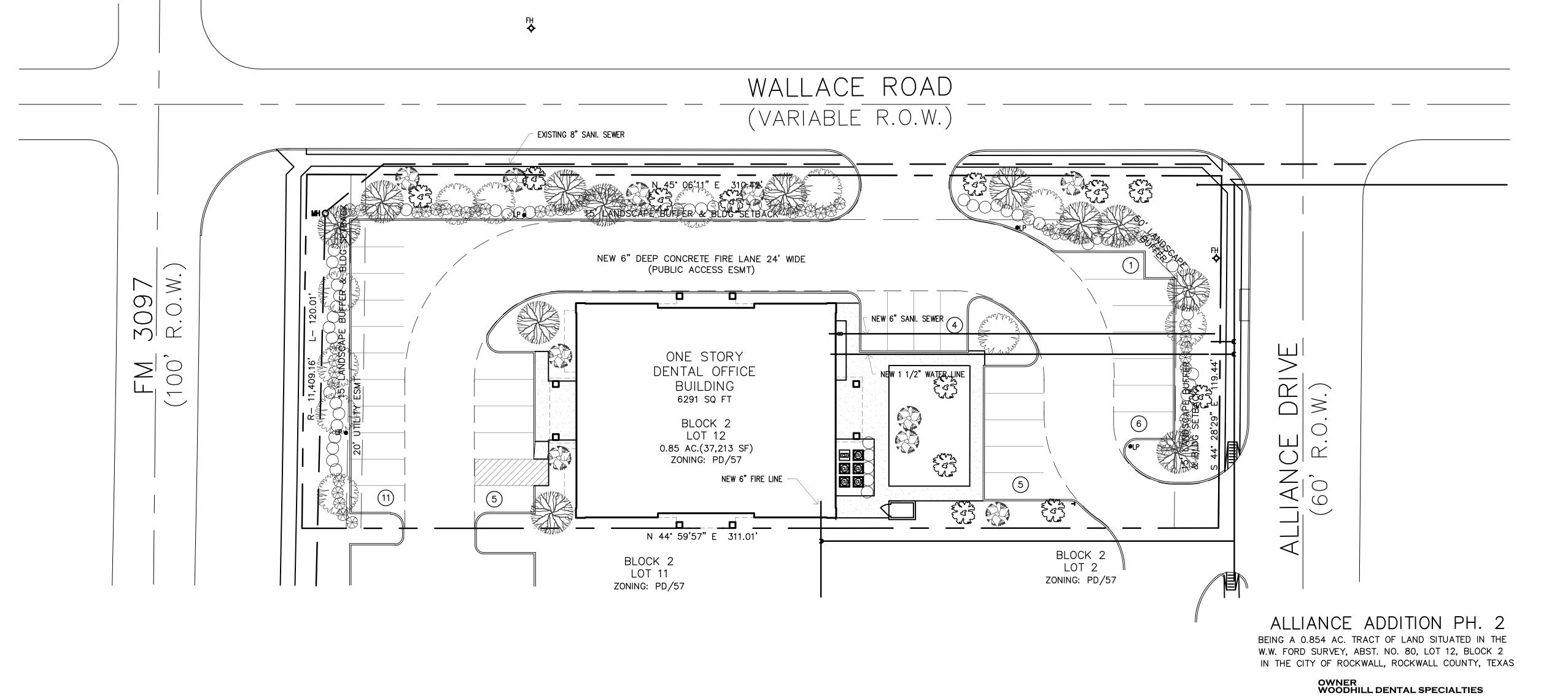
REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.

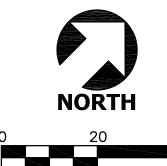
CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.

8355 WALNUT HILL LANE SUITE 100 DALLAS, TEXAS 75231 9727715258

CASE # 2018-014

TREES AND PLANTS SHALL BE PLANTED NO CLOSER THAN WITHIN 4' OF CURB AT PARKING SPACES AND NO CLOSER THAN 5' FROM ANY WATER, SEWER, OR STORM SEWER LINES.





SCALE IN FEET PRICING & CONSTRUCTION

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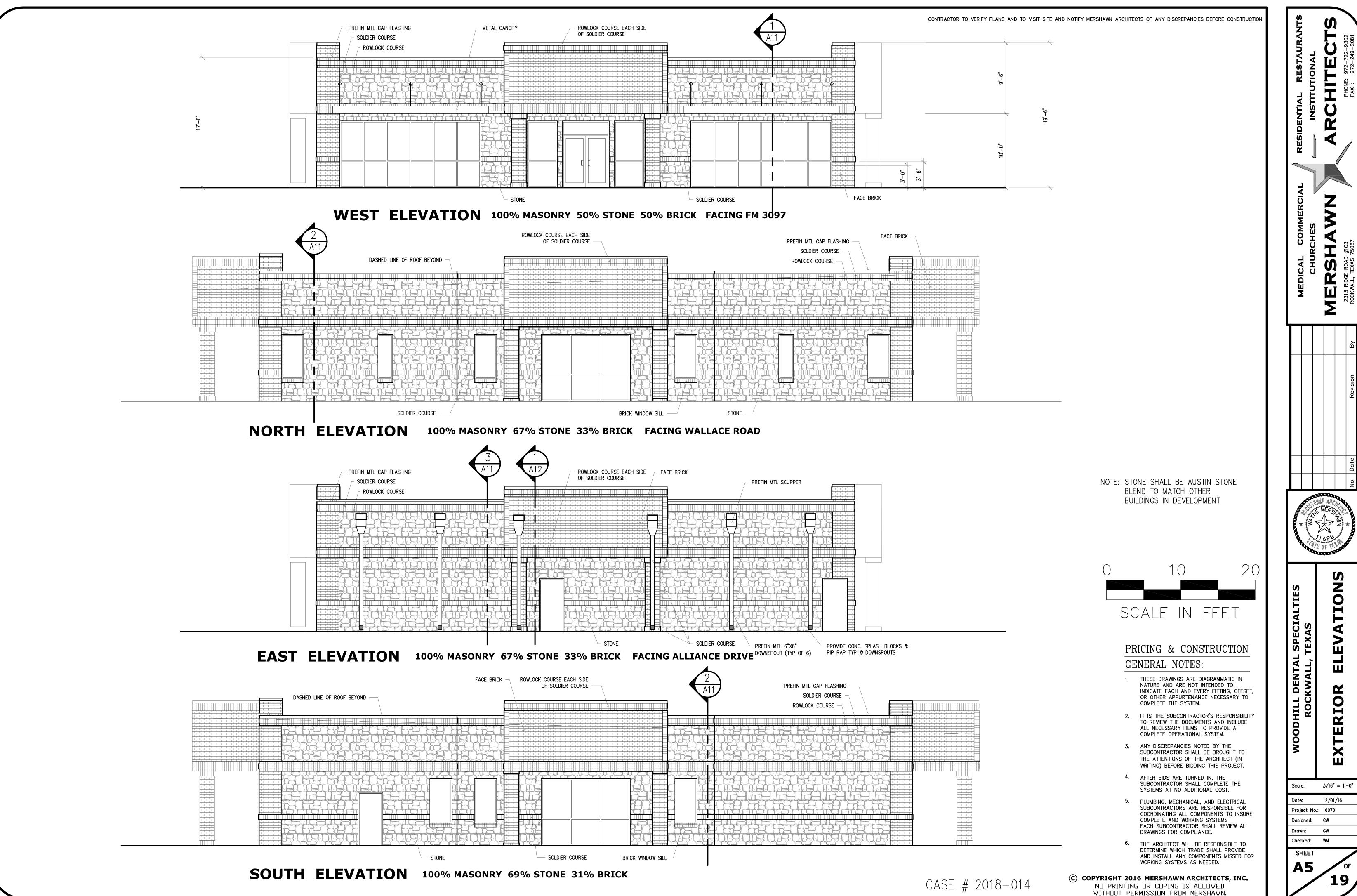
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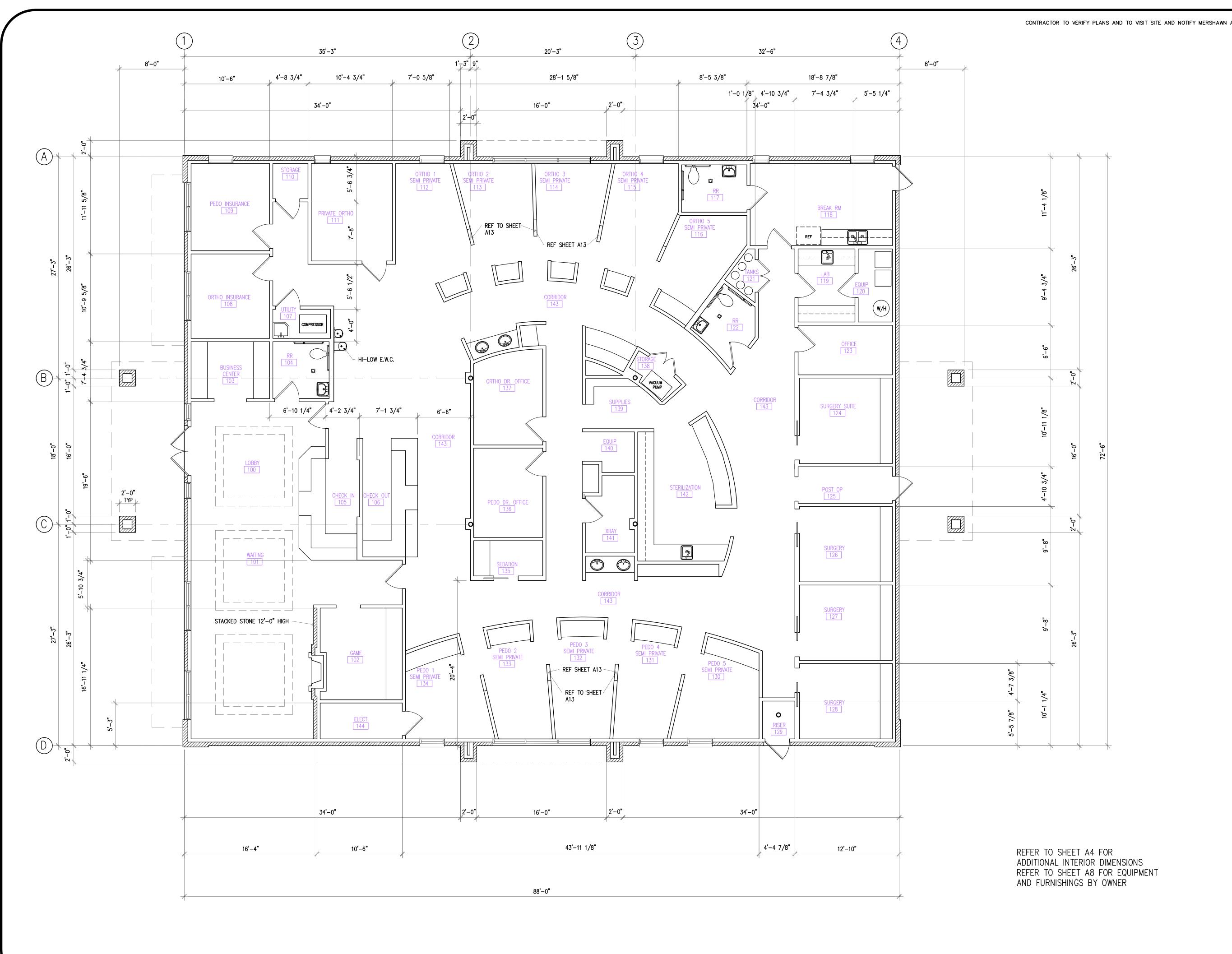
OA ENTAL 

1'' = 20' - 0''Scale: 07/05/16

Project No.: 160701 Designed: GW Drawn: GW Checked: WM

SHEET





NORTH NORTH

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OODHILL DENTAL SPECIAL ROCKWALL, TEXAS LOOR

Scale: 3/16" = 1'-0"

Date: 12/01/16 Project No.: 160701 Designed: GW Drawn: GW