



PLANNING AND ZONING CASE CHECKLIST

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

22018-009

P&Z CASE # _____ P&Z DATE _____ CC DATE _____

APPROVED/DENIED ARB 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 type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input 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

Case Withdrawn B.O.G. 2018

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECEIPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER 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 & Z

CASE NO.

22018-009

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	Lot 6,7, and 8, Block A			
Subdivision	LA JOLLA POINTE ADDITION	Lot	6,7,8	Block A
General Location	Near northwest corner of IH-30 and Ridge Road			

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning	PD	Current Use	Undevelop Tracts of Land	
Proposed Zoning	PD with SUP for 4-story Office Building	Proposed Use	4-story Professional Office Building	
Acreage	1.330	Lots [Current]	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]

<input type="checkbox"/> Owner	DFW Hospitality of Rockwall LLC	<input checked="" type="checkbox"/> Applicant	PSA Engineering
Contact Person	Shailesh C. Vora, MD	Contact Person	Pann S. Sribhen, P.E.
Address	2402 Pathway	Address	17819 Davenport Road, Ste 215
City, State & Zip	Eldorado, AR 71730	City, State & Zip	Dallas, TX 75252
Phone	+1 (870) 918-7399	Phone	+1 (972) 567-8239
E-Mail		E-Mail	panns@psaengr.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared PANN S. SRIBHEN [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 \$ 230.-, to cover the cost of this application, has been paid to the City of Rockwall on this the 16th day of FEBRUARY, 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 conjunction with this application upon request associated or in response to a request for public information."

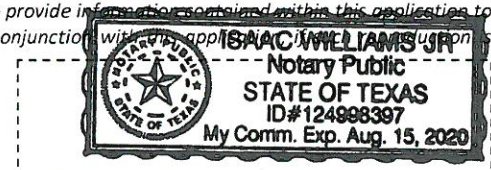
Given under my hand and seal of office on this the 16th day of FEBRUARY, 20 18.

Owner's/Applicant's Signature

[Signature]

Notary Public in and for the State of Texas

[Signature]
Isaac Williams, Jr.



My Commission Expires

AUG 15, 2020



RECEIPT

Project Number: Z2018-008
Job Address: LA JOLLA POINTE DR
ROCKWALL, TX 75087

Receipt Number: B78261

Printed: 3/9/2018 4:12 pm

Fee Description	Account Number	Fee Amount
ZONING	01-4280	\$ 219.95

Total Fees Paid:

\$ 219.95

Date Paid: 3/12/2018 12:00:00AM

Paid By: PSA ENGINEERING

Pay Method: CHECK 11521

Received By: LM



**DEVELOPMENT REVIEW COMMITTEE (DRC)
CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT**

Phone: (972) 771-7745

Email: Planning@Rockwall.com

External Review: Wayne Carter, Charter Communications
Jim Friske, Charter Communications
Dinah Wood, Atmos
Randy Voight, Oncor
Phillip Dickerson, Oncor
Brian Duncan, AT&T
Javier Fernandez, RISD
Brenda Callaway, TXDOT
Stephen Geiger, Farmer's Electric
Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering
John Shannon, Building Inspections
Ariana Hargrove, Fire
Andy Hesser, Parks
Andy Villarreal, Police

From: Planning & Zoning Department

Date: 2/19/2018

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 02/23/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 2/27/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 2/27/2018 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number: Z2018-009
Project Name: SUP for 4-story Office Building
Project Type: ZONING
Applicant Name: PSA ENGINEERING
Owner Name: ROCKWAY, PARTNERS LLP
Project Description:



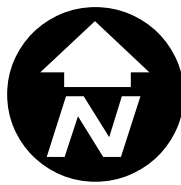
Z2018-009 - SUP FOR A 4-STORY OFFICE BUILDING
 SUP - LOCATION MAP = [yellow square icon]



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.

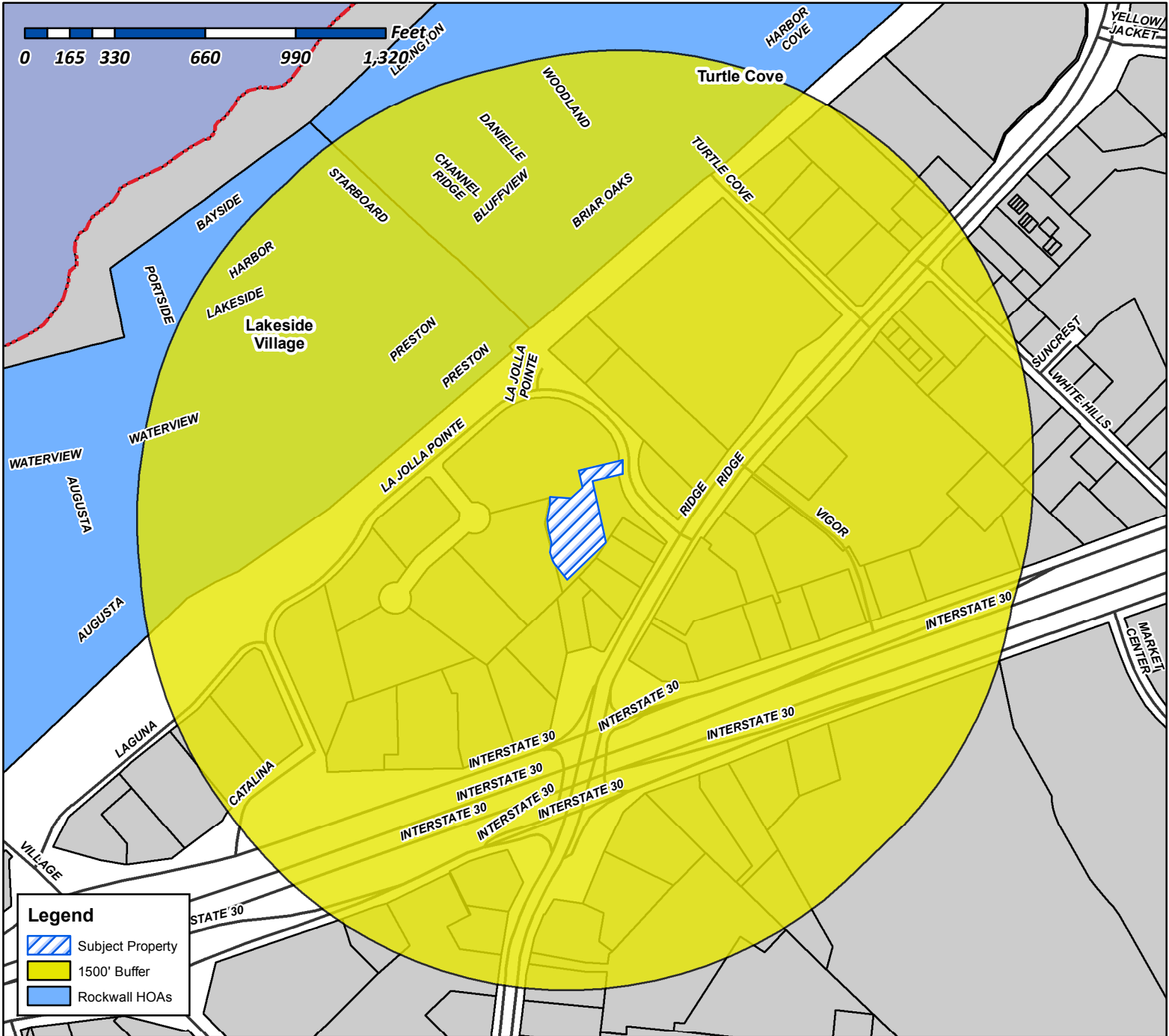




City of Rockwall

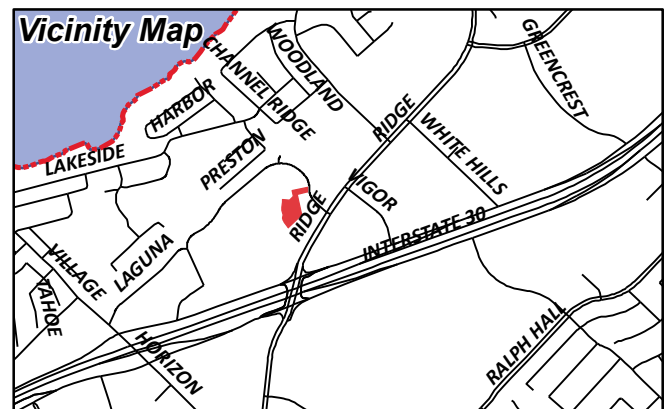
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2018-009
Case Name: SUP for a 4-Story Office Building
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: South of the Intersection of Carmel Circle and Laguna Drive

Date Created: 02/19/2018
For Questions on this Case Call (972) 771-7745

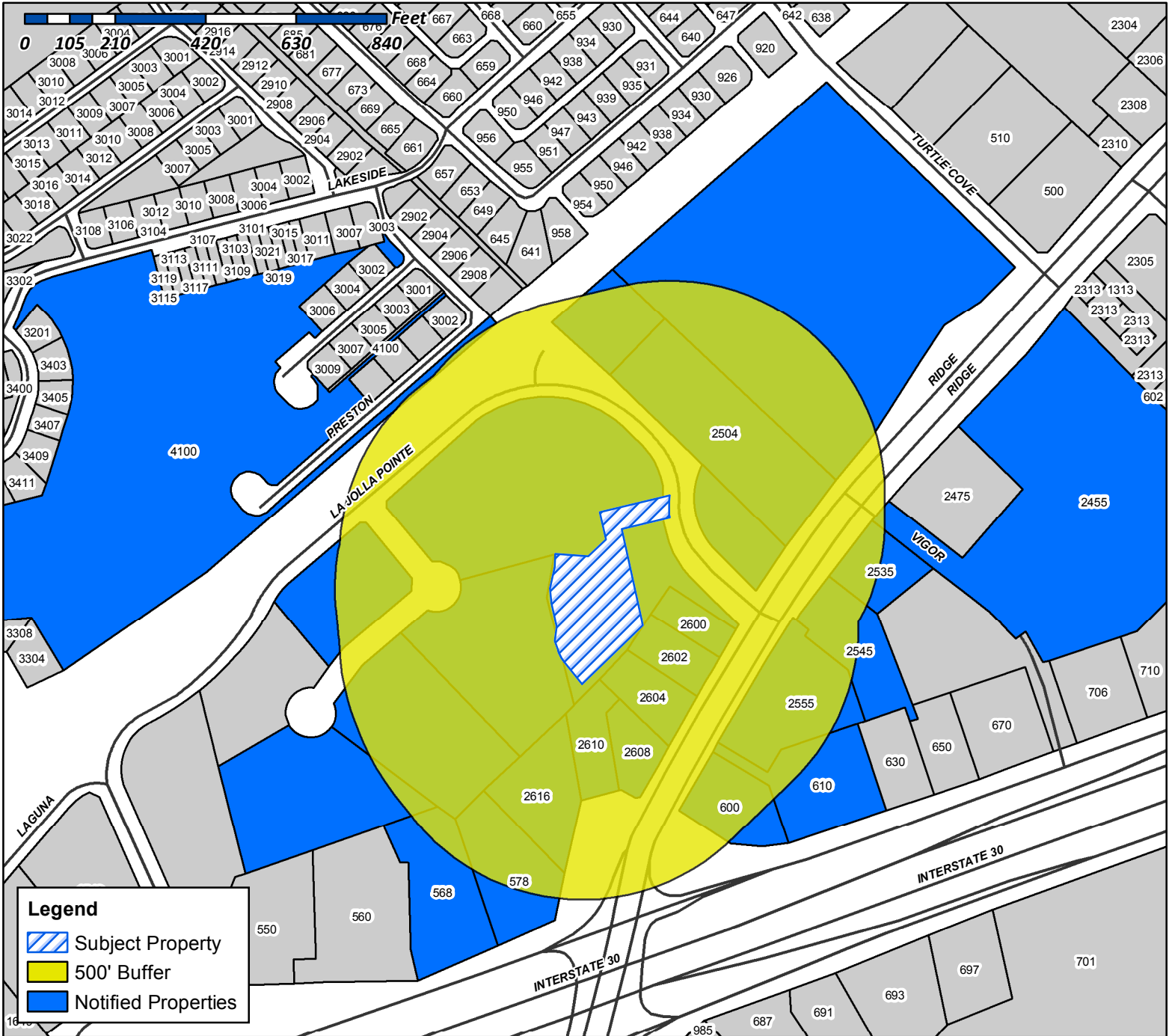




City of Rockwall

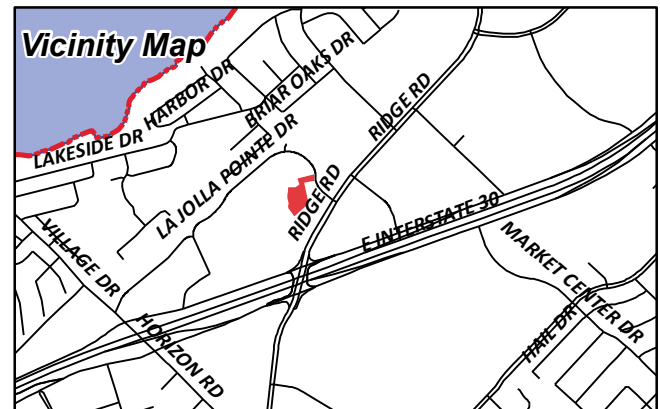
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
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Case Number: Z2018-009
Case Name: SUP for a 4-Story Office Building
Case Type: Zoning
Zoning: Commercial (C) Distirct
Case Address: South of the Intersection of Carmel Circle and Laguna Drive

Date Created: 02/19/2018
For Questions on this Case Call (972) 771-7745



STEAK N SHAKE OPERATIONS INC
C/O THE STEAK N SHAKE COMPANY
107 S PENNSYLVANIA ST SUITE 400
INDIANAPOLIS, IN 46204

HARRIS RICHARD DALE & JUDY A
210 GLENN AVE
ROCKWALL, TX 75087

MANGRIN CORPORATION
2255 RIDGE ROAD #208
ROCKWALL, TX 75087

CURRENT RESIDENT
2455 RIDGE RD
ROCKWALL, TX 75087

BROOKS RICHARD L DR
2504 RIDGE RD STE 107
ROCKWALL, TX 75087

CURRENT RESIDENT
2535 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2545 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2555 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2600 RIDGE RD
ROCKWALL, TX 75087

BELAC PROPERTIES LLC
2600 RIDGE RD STE 102
ROCKWALL, TX 75087

CURRENT RESIDENT
2602 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2604 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2608 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2610 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2616 RIDGE RD
ROCKWALL, TX 75087

NOTY INVESTMENTS LLC
4001 BRIDGEPORT DR
PLANO, TX 75093

CURRENT RESIDENT
4100 VILLAGE DR
ROCKWALL, TX 75087

LAKESIDE VILLAGE H O ASSOC
4100 VILLAGE DR
ROCKWALL, TX 75087

CBAX PROPERTIES LLC
465 W PRESIDENT GEORGE BUSH HWY
RICHARDSON, TX 75080

CURRENT RESIDENT
568 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
578 E I30
ROCKWALL, TX 75087

ROCKWALL CORNER CORPORATION
600 E I-30
ROCKWALL, TX 75087

CURRENT RESIDENT
610 I30
ROCKWALL, TX 75087

RDF 188 30 & RIDGE ROCKWALL TX P1 LLC
620 E SOUTHLAKE BLVD
SOUTHLAKE, TX 76092

POP HOLDINGS LP
7750 N MACARTHUR BLVD STE 120-121
IRVING, TX 75063

DAVID HOGG BUILDING LLC
8652 W ROWEL RD
PEORIA, AZ 85383

ROCKWAY PARTNERS LLP
C/O JOHN HAMMERBECK
9071 E VASSAR AVE
DENVER, CO 80231

MIRANDA VINOD
9105 BRIARCREST DR
ROWLETT, TX 75089

MCDONALDS CORP (398/42)
C/O KEVA CHILDRESS
935 W RALPH HALL PKWY #101
ROCKWALL, TX 75032

ROBERT H FAMILY TRUST AND BMK FIN CORP D
SHERRI LANE HEWETT AND SUSAN LYNNE
HEWETT LUCAS
C/O IHOP ATTN HAKIM REMA
5743 STONEGATE RD
DALLAS, TX 75209

WENDY'S PROPERTIES LLC
C/O THE WENDY'S COMPANY
ONE DAVE THOMAS BLVD
DUBLIN, OH 43017

ROCKWALL OCEANHILL LLC
C/O GEORGE RAUST
PO BOX 1295
ROCKWALL, TX 75087

LANDAU PROPERTIES LP
PO BOX 601679
DALLAS, TX 75360

WAFFLE HOUSE INC
ATTN: TAX DEPT
PO BOX 6450
NORCROSS, GA 30091

METES & BOUNDS DESCRIPTION; TRACT 4 – PHASE I

BEING a tract of land situated in the abstract Number 9 and the James Smith Survey, Abstract Number 200, and being more particularly described by metes and bounds as follows;

BEGINNING at the Northwest along the La Jolla Point drive an about 10 feet Right-of-Way and about 300 feet to the Ridge Road Right of Way.

THENCE S 76°38'35" W, a distance of 114.02 feet to a 1/2" iron rod set for corner;

THENCE S 12°31'52" E, a distance of 228.93 feet to a 1/2" iron rod set for corner;

THENCE S 46°05'36" W a distance of 197.23 feet to a 1/2" iron rod set for corner;

THENCE N 38°09'07" W, a distance of 65.61 feet to a 1/2" iron rod set for corner, said a point also being a curve tangent;

THENCE continuing along the curve to the right with a Chord bearing of N 28°11'31"W and a Chord distance of 31.15 feet with a delta of 18°53'12", a curve radius of 95 feet and a curve length of 31.29 feet and a Tangent of 15.79 feet to a point;

THENCE N 18°44'59" W, a distance of 22.67 feet to a 1/2" iron rod set for corner;

THENCE N 07°13'09" W, a distance of 33.92 feet to a 1/2" iron rod set for corner;

THENCE N 12°35'26" W, a distance of 54.88 feet to a 1/2" iron rod set for corner;

THENCE N 05°34'48" W, a distance of 34.76 feet to a 1/2" iron rod set for corner;

THENCE N 11°36'36" E, a distance of 51.43 feet to a 1/2" iron rod set for corner;

THENCE N 01°53'42" E, a distance of 30.27 feet to a 1/2" iron rod set for corner;

THENCE S 85°50'42" E, a distance of 77.12 feet to a 1/2" iron rod set for corner;

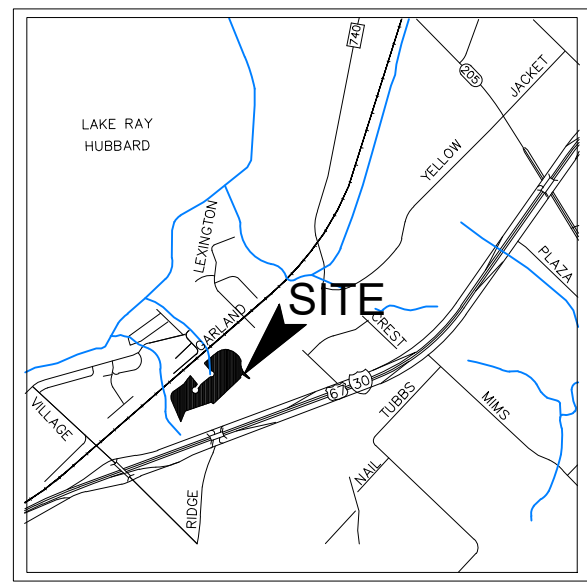
THENCE N 47°25'28" E, a distance of 56.90 feet to a 1/2" iron rod set for corner;

THENCE N 13°21'25" W, a distance of 65.43 feet to a 1/2" iron rod set for corner;

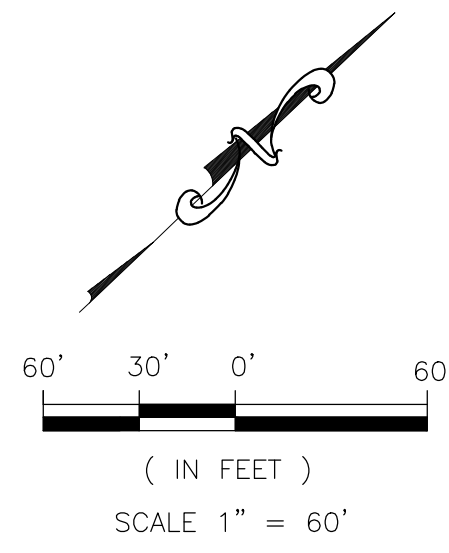
THENCE N 76°38'35" E, a distance 166.45 feet to a 1/2" iron rod set for corner;

THENCE continuing along the curve to the right with a Chord bearing of S 01°32'18"W and a Chord distance of 14.47 feet with a delta of 04°52'46", a curve radius of 170.00 feet and a curve length of 14.48 feet and a Tangent of 7.24 feet to a 1/2" iron rod found for corner, said a point also on the Right of Way of La Jolla Pointe Drive;

THENCE continuing along the curve to the right with a Chord bearing of S 00°35'04"E and a Chord distance of 36.93 feet with a delta of 09°13'35", a curve radius of 230 feet and a curve length of 36.98 feet and a Tangent of 18.52 feet to a 1/2" iron rod set for corner, and also to the **Point of Beginning** and containing 57,876 square feet or 1.329 acres of land more or less.



VICINITY MAP
N.T.S.



LEGEND

- PROPERTY LINE
 - - - EASEMENT LINE
 - 1/2" IRS/IRF
 - EX.MH.
 - MH.
 - EX.FH.
 - FH.
- PROPERTY LINE
EASEMENT LINE
IRON ROD
EXISTING SANITARY MANHOLE
PROPOSED SANITARY MANHOLE
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT

LOT INFORMATION

TRACT 1	AREA LOT PROPOSED	= 119,688 S.F. (2.748 AC.)	= FUTURE BUILDING
TRACT 2	AREA LOT PROPOSED	= 62,769 S.F. (1.441 AC.)	= FUTURE BUILDING
TRACT 3	AREA LOT PROPOSED	= 11,788 S.F. (0.271 AC.)	= FUTURE BUILDING
TRACT 4 - PHASE I	AREA LOT PROPOSED	= 57,876 S.F. (1.329 AC.)	= PROFESSIONAL BLDG. 4-STORY
	TOTAL BLDG. AREA	= 32,000 S.F.	
	PARKING REQUIREMENTS		
	PARKING RATIO	= 1/300 S.F.	
	TOTAL PARKING REQUIRED	= 106 SP	
	TOTAL PARKING PROVIDED	= 106 SP	
	HANDICAP PARKING REQUIRED	= 4 SP	
	SURFACE PARKING PROVIDED	= 70 SP	
	TOTAL SURFACE PARKING	= 74 SP	
	GARAGE PARKING PROVIDED	= 32 SP	
TRACT 5 - PHASE I	AREA LOT PROPOSED	= 88,910 S.F. (2.041 AC.)	= AVID HOTEL, 87 RM. 4-STORY
	TOTAL BLDG. AREA	= 45,956 S.F.	
	PARKING REQUIREMENTS		
	PARKING RATIO	= 1SP/1 UNIT	
	TOTAL PARKING REQUIRED	= 87 SP	
	TOTAL PARKING PROVIDED	= 104 SP	
	HANDICAP PARKING REQUIRED	= 4 SP	
	SURFACE PARKING PROVIDED	= 68 SP	
	TOTAL SURFACE PARKING	= 72 SP	
	GARAGE PARKING PROVIDED	= 32 SP	
TRACT 6	AREA LOT PROPOSED	= 79,087 S.F. (1.816 AC.)	= FUTURE BUILDING
TRACT 7	AREA LOT PROPOSED	= 55,951 S.F. (1.284 AC.)	= FUTURE BUILDING

PREPARED BY:

ASA ENGINEERING
17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248-9651 FAX (972) 248-9681
TX T.B.P.E. REGISTRATION # F-006974
T.B.P.L.S. FIRM REGISTRATION # 100433

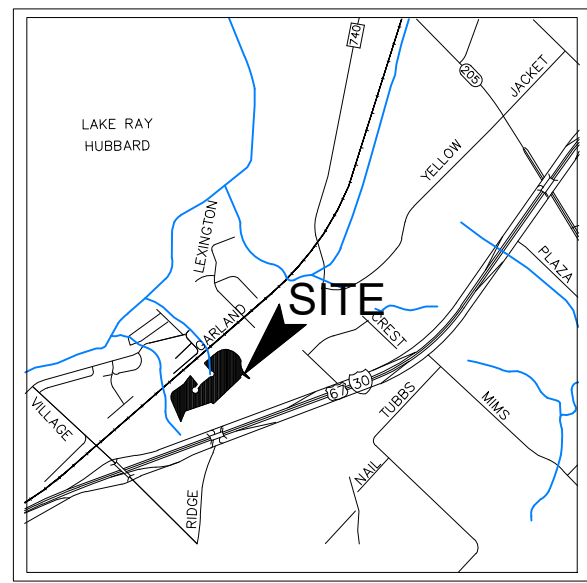
OWNER/DEVELOPER

DFW HOSPITALITY OF ROCKWALL LLC
2402 PATHWAY ELDORADO,
AR, 71730

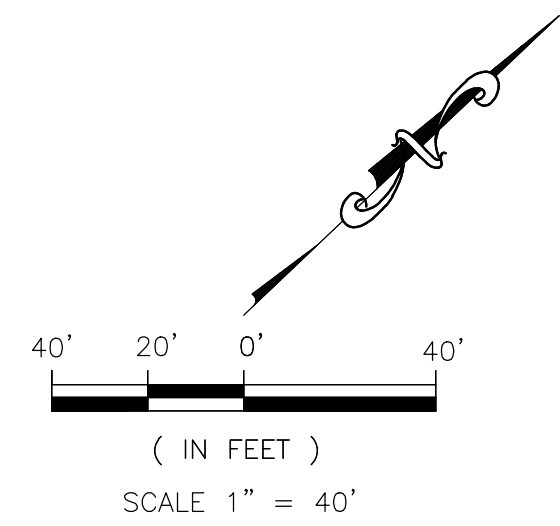
CONCEPT PLAN
FOR
DFW HOSPITALITY OF ROCKWALL LLC
11.173 ACRES
PART OF
William Blevins Survey, Abst. No.9
James Smith Survey, Abst. No.200
City of Rockwall
Rockwall County, Texas
FEBRUARY 16, 2018



2/16/2018 10:58:00 AM C:\PROJECTS\DFW_HOSPITALITY\CONCEPT PLAN\DWG\CONCEPT PLAN.dwg
 AND REVISIONS TO 2/16/2018 10:58:00 AM

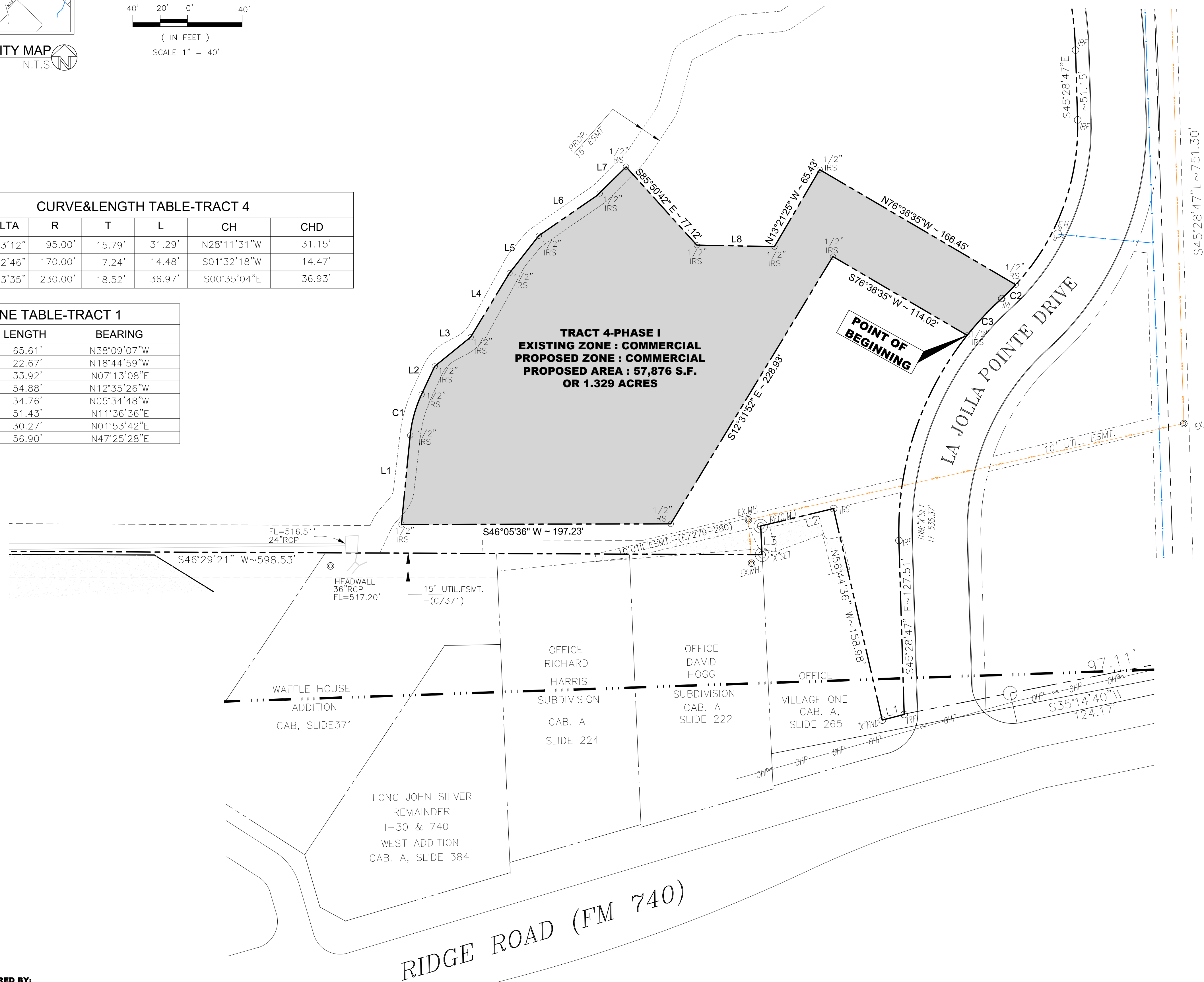


VICINITY MAP
N.T.S.



CURVE&LENGTH TABLE-TRACT 4						
CURVE	DELTA	R	T	L	CH	CHD
C1	18°53'12"	95.00'	15.79'	31.29'	N28°11'31"W	31.15'
C2	04°52'46"	170.00'	7.24'	14.48'	S01°32'18"W	14.47'
C3	09°13'35"	230.00'	18.52'	36.97'	S00°35'04"E	36.93'

LINE TABLE-TRACT 1		
LINE	LENGTH	BEARING
L1	65.61'	N38°09'07"W
L2	22.67'	N18°44'59"W
L3	33.92'	N07°13'08"E
L4	54.88'	N12°35'26"W
L5	34.76'	N05°34'48"W
L6	51.43'	N11°36'36"E
L7	30.27'	N01°53'42"E
L8	56.90'	N47°25'28"E



METES & BOUNDS DESCRIPTION

BEING a tract of land situated in the abstract Number 9 and the James Smith Survey, Abstract Number 200, and being more particularly described by metes and bounds as follows;

BEGINNING at the Northwest along the La Jolla Pointe Drive an about 10 feet Right-of-Way and about 300 feet to the Ridge Road Right of Way.

THENCE S 76°38'35" W, a distance of 114.02 feet to a 1/2" iron rod set for corner;

THENCE S 12°31'52" E, a distance of 228.93 feet to a 1/2" iron rod set for corner;

THENCE S 46°05'36" W a distance of 197.23 feet to a 1/2" iron rod set for corner;

THENCE N 38°09'07" W, a distance of 65.61 feet to a 1/2" iron rod set for corner, said a point also being a curve tangent;

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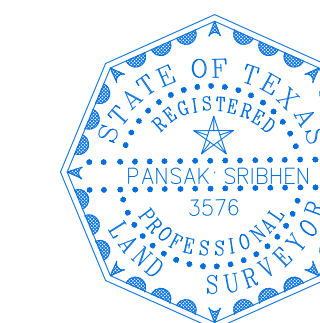
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SURVEYOR'S CERTIFICATE

That I, Pansak Sribhen, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Rockwall.



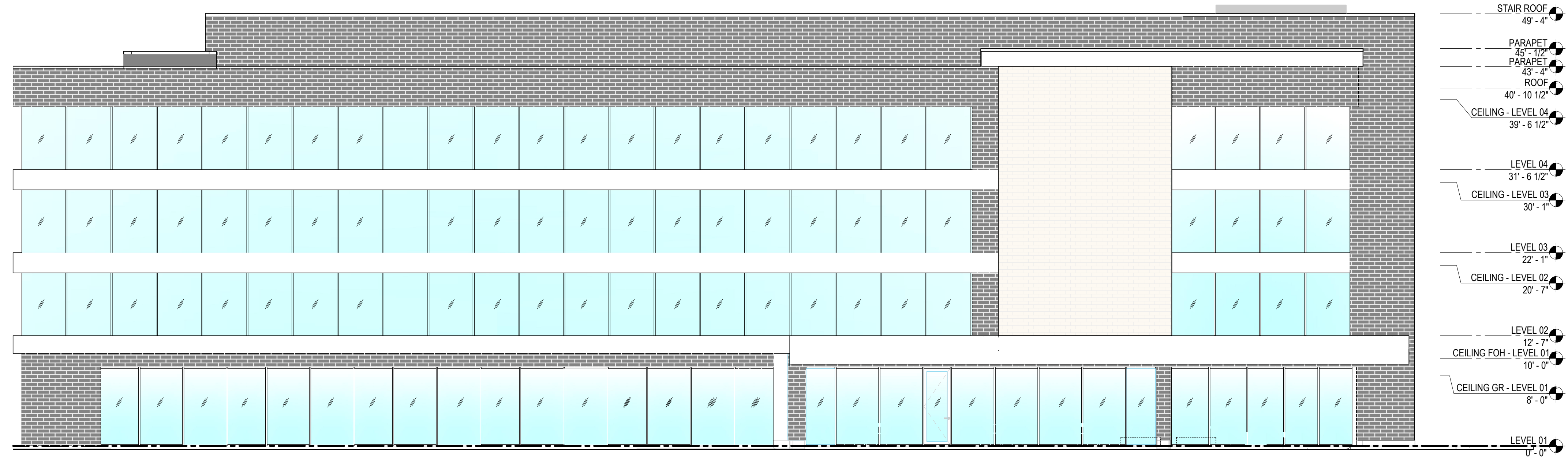
Pansak Sribhen
Registered Professional Land Surveyor No. 3576

ZONING EXHIBIT TRACT 4-PHASE I
FOR
DFW HOSPITALITY OF ROCKWALL LLC
1.329 ACRES

PART OF
William Blevins Survey, Abst. No.9
James Smith Survey, Abst. No.200
City of Rockwall
Rockwall County, Texas
FEBRUARY 16, 2018

PREPARED BY:
ASA ENGINEERING
17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248-9651 FAX (972) 248-9681
TX T.B.P.E. REGISTRATION # F-006974
T.B.P.L.S. FIRM REGISTRATION # 100433

OWNER/DEVELOPER
DFW HOSPITALITY OF ROCKWALL LLC
2402 PATHWAY ELDORADO,
AR, 71730



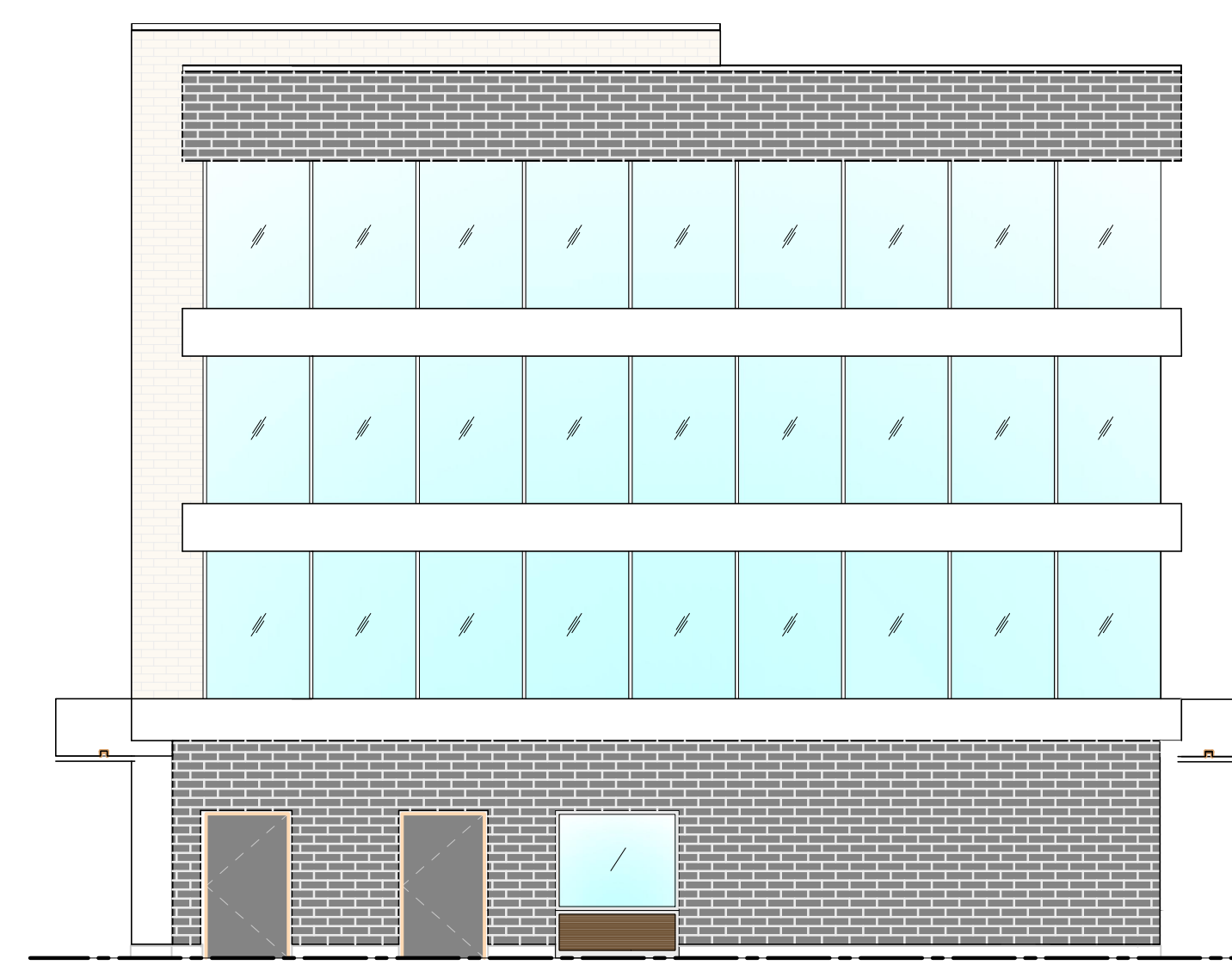
1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

MATERIALS CALCULATION TABLE:

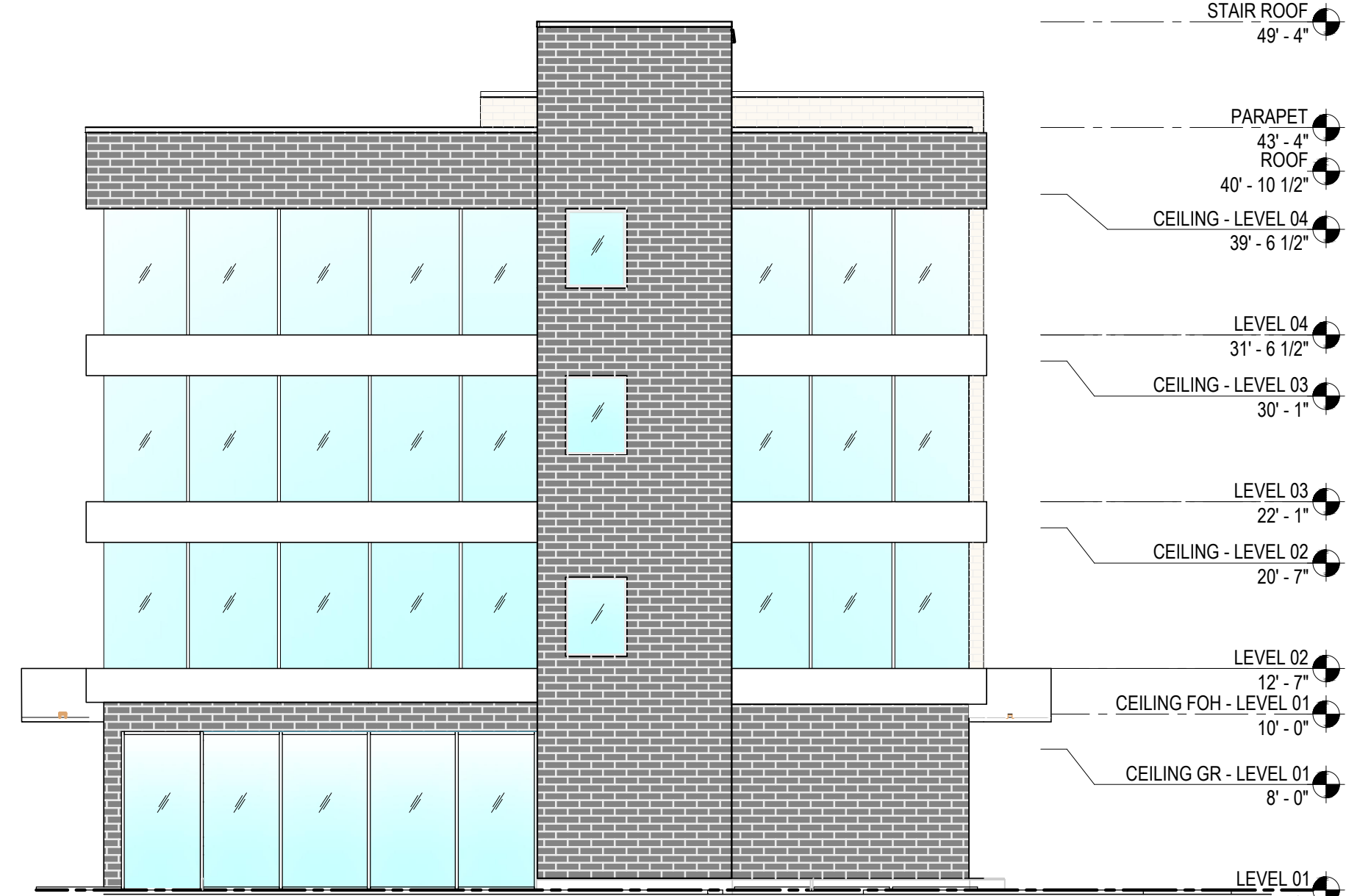
DESCRIPTION	FRONT SIDE		REAR SIDE		LEFT SIDE		RIGHT SIDE	
	AREA (S.F.)	% OF TOTAL AREA	AREA (S.F.)	% OF TOTAL AREA	AREA (S.F.)	% OF TOTAL AREA	AREA (S.F.)	% OF TOTAL AREA
TOTAL OF ELEVATION AREA	7,522 S.F.	100%	7,522 S.F.	100%	2,111 S.F.	100%	2,211 S.F.	100%
GLAZING DOORS & WINDOWS	3,902 S.F.	52%	3,748 S.F.	50%	968 S.F.	46%	1,034 S.F.	47%
NET AREA (EXCLUSIVE OF W/D)	3,620 S.F.	48%	3,774 S.F.	50%	1,143 S.F.	54%	1,177 S.F.	53%
DESCRIPTION	AREA (S.F.)	% OF TOTAL AREA	AREA (S.F.)	% OF TOTAL AREA	AREA (S.F.)	% OF TOTAL AREA	AREA (S.F.)	% OF TOTAL AREA
M1 - AUSTIN STONE VENEER	930 S.F.	13%	1,115 S.F.	15%	186 S.F.	9%	69 S.F.	3%
M2 - BRICK VENEER	1,970 S.F.	26%	1,970 S.F.	26%	588 S.F.	28%	644 S.F.	29%
M3 - STUCCO	720 S.F.	9%	720 S.F.	9%	327 S.F.	15%	264 S.F.	12%
GLAZING DOOR & WINDOW	3,902 S.F.	52%	4,081 S.F.	50%	968 S.F.	46%	1,034 S.F.	47%
DOOR	-	-	-	-	42 S.F.	2%	-	-

FINISH SCHEDULE

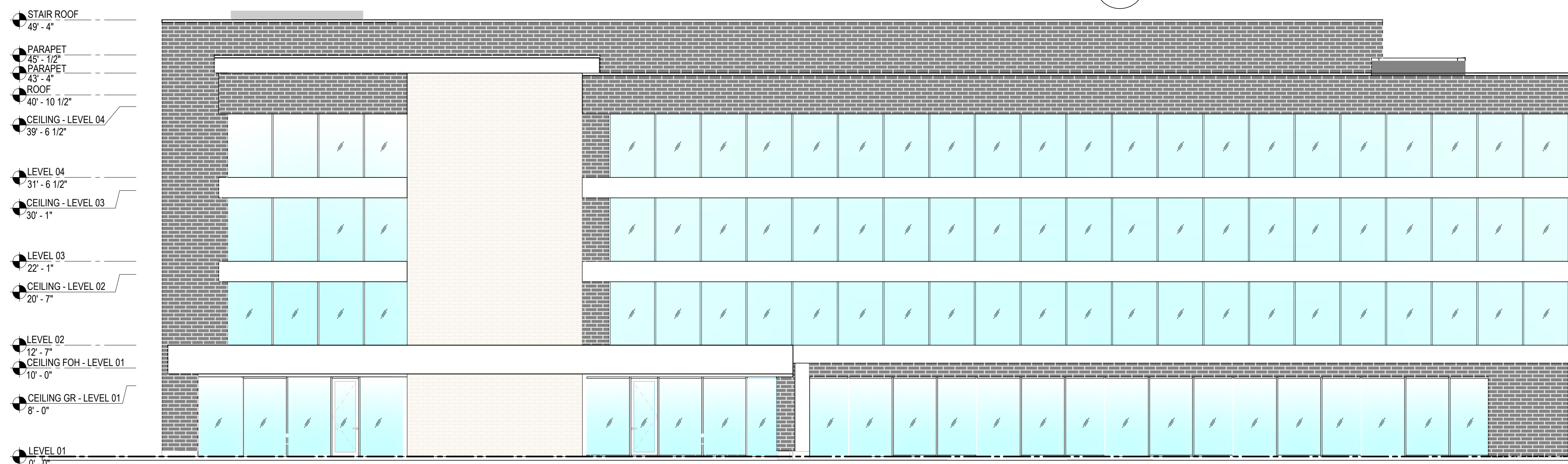
- AUSTIN STONE VENEER
- STUCCO WALL
- BRICK VENEER
- GLAZING



2 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



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



4 REAR ELEVATION
SCALE: 1/8" = 1'-0"

OFFICE BUILDING ELEVATIONS
FOR
DFW HOSPITALITY OF ROCKWALL LLC
2,014 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

DFW HOSPITALITY
OF ROCKWALL LLC

AS A ENGINEERING

13710 PARKWAY ROAD, SUITE 215
DALLAS, TEXAS 75242
(972) 248-8651 FAX (972) 248-8681

SCALE: AS SHOWN
DESIGNED BY: PSS
DRAWN BY: C.C.
CHECKED BY: PSS
PSA PROJECT NO. TRC 2446

SHEET
A-3
FEBRUARY 16, 2018

City of Rockwall Project Plan Review History



Project Number Z2018-009	Owner ROCKWAY, PARTNERS LLP	Applied 2/16/2018 LM
Project Name SUP for 4-story Office Building	Applicant PSA ENGINEERING	Approved
Type ZONING		Closed
Subtype SUP		Expired
Status Staff Review		Status

Site Address LA JOLLA POINTE DR	City, State Zip ROCKWALL, TX 75087	Zoning
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Subdivision RICHARD HARRIS	Tract 6	Block A	Lot No 6	Parcel No 4119-000A-0006-00-OR	General Plan
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	John Ankrum	2/16/2018	2/23/2018	2/21/2018	5	APPROVED	
ENGINEERING	Amy Williams	2/16/2018	2/23/2018	2/20/2018	4	COMMENTS	See Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(2/20/2018 3:49 PM AW) Need infrastructure evaluation. Cost to be paid by the developer. FYI for site - 4% Engineering Fees - Impact Fees - All driveways to be a minimum of 100' apart and 200' from Carmel Circle. The driveway onto La Jolla Pointe from Tract 1 will need to be off of Carmel Circle not La Jolla - Car parking must be 20'x9' with 24' isles - Must have a 15'x24' turn around for dead-end parking - All paving to be reinforced concrete. - All public easements are min. 20' wide - No structures in easements. - Existing detention to the west (by Lot 7) needs to be built to the correct volume prior to any development - Water and sewer to be installed in Carmel Circle - Must loop water lines. - Erosion hazard setback along creek areas per Engineering Standards of Design - Waters of the US determination on creek - Some existing storm sewer. - Must construct sidewalk along La Jolla - Need to build 24' of Carmel Cir. along all property lines. - 12.5' parkway with 5' sidewalks. - Sidewalks to be 2' inside parkway on Carmel and La Jolla - Dumpster areas shall drain to oil/water separator							
FIRE	Kevin Clark	2/16/2018	2/23/2018	2/23/2018	7	APPROVED	
PLANNING	David Gonzales	2/16/2018	2/23/2018	2/21/2018	5	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
						<p>Hold a public hearing to discuss and consider a request by Pan S. Sribhen, P. E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of a Specific Use Permit (SUP) for an office building in excess of 36-feet in the Scenic Overlay (SOV) District on a 1.330-acre tract of land being identified as a portion of Lot 6, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District and the IH-30 Overlay (IH-30 OV) District, situated west of the intersection of Laguna Drive and Ridge Road [FM-740], and take any action necessary.</p> <p>PLANNING COMMENTS - DAVID GONZALES - 02.22.2018</p> <p>All staff comments are to be addressed and resubmitted by Tuesday, March 6, 2018. Please provide two copies and one PDF version for a subsequent review by staff (if necessary):</p> <ul style="list-style-type: none"> • Provide a concept plan for the individual office building property by March 6, 2018 for inclusion with the SUP Ordinance. • Please review the Draft SUP Ordinance and provide any correction/adjustments you feel are necessary for staff to review. • On all future plan submittals please include "Case No. Z2018-008" in the lower right hand corner. <p>Planning Staff General Comments/Conditions of SUP:</p> <ol style="list-style-type: none"> 1. The SUP is for the proposed land use as an Office Building that exceeds 36-ft in height within the Scenic Overlay (SOV) District. 2. Future site plan submittal and approval shall be required if the SUP is granted. Since the project is located within the IH-30 OV and Scenic OV districts, the development is required to meet the standards as established and a review by the Architectural Review Board is required with their recommendation forwarded to the Planning and Zoning Commission. 3. Any variance to the IH-30 OV and Scenic OV Districts or any other section of the Unified Development Code shall be considered at the time of site plan approval. 4. Submittal and approval of engineering plans and final plat shall be completed prior to the issuance of a building permit. Final Plat shall be filed prior to issuance of a Certificate of Occupancy (CO). 5. If approved, the development shall generally conform to the Concept Plan as depicted in the SUP ordinance (this will be a condition of the SUP once submitted). 6. If approved, the SUP shall expire if development process has not commenced within one (1) year from the approval date of the SUP ordinance. <p>The following are scheduled meeting dates that you and/or your representative(s) should attend regarding the SUP. All meeting will be held in the City's Council Chambers and begin at 6:00 p.m. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.</p> <p>** Scheduled Meeting Dates to Attend:</p> <p>Planning - Work Session: February 27, 2018 (6:00p.m.) [Applicant to present case to P&Z for discussion].</p> <p>Planning - Public Hearing: March 13, 2018 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, or deny)</p> <p>City Council - Public Hearing: March 19, 2018 (6:00 p.m.) [1st Reading of SUP Ordinance]</p> <p>City Council - Action Item: April 2, 2018 (6:00 p.m.) [2nd Reading of SUP Ordinance (if approved at 1st reading)]</p>



Z2018-009 - SUP FOR A 4-STORY OFFICE BUILDING
 SUP - LOCATION MAP = [icon]



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.

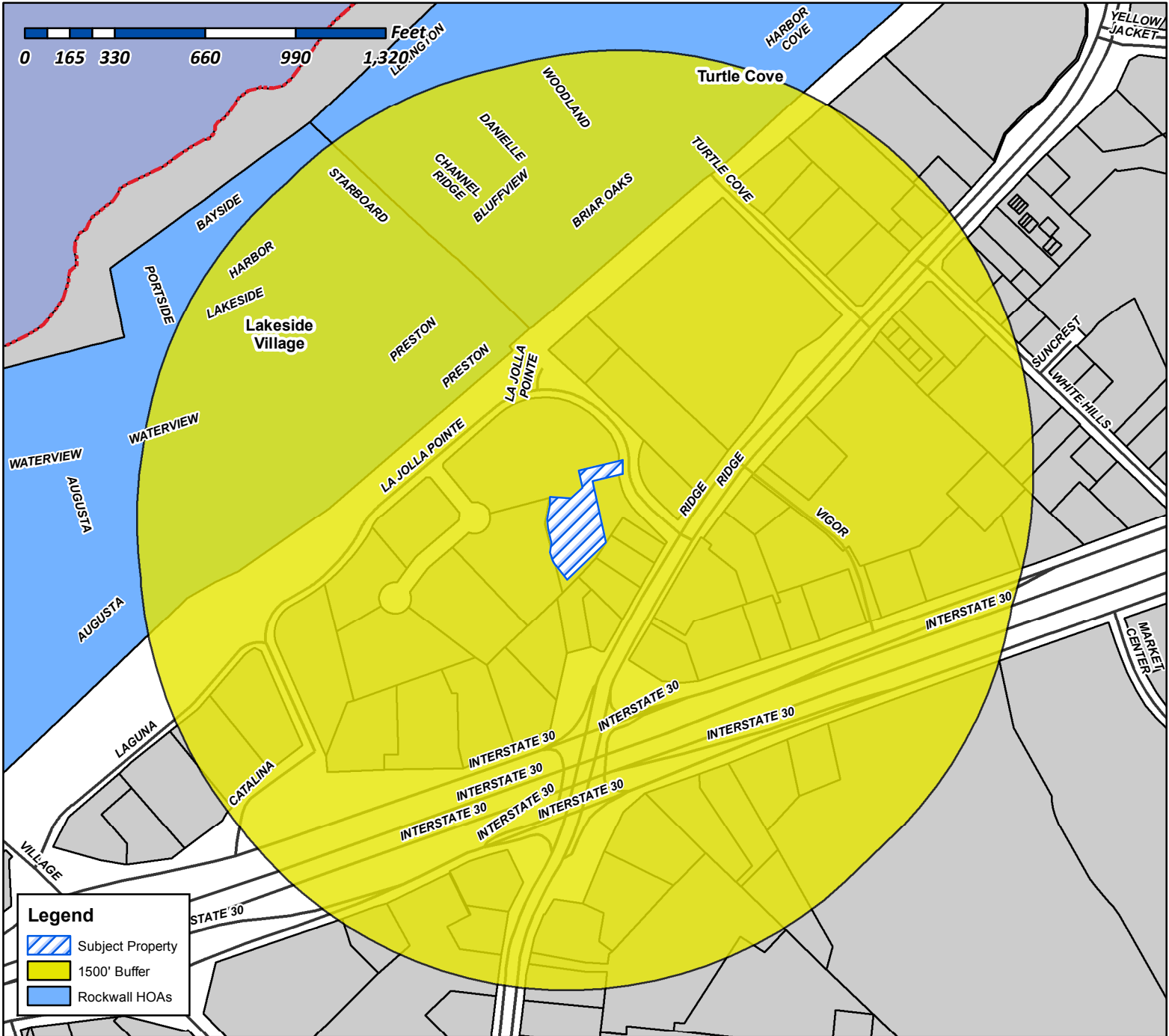




City of Rockwall

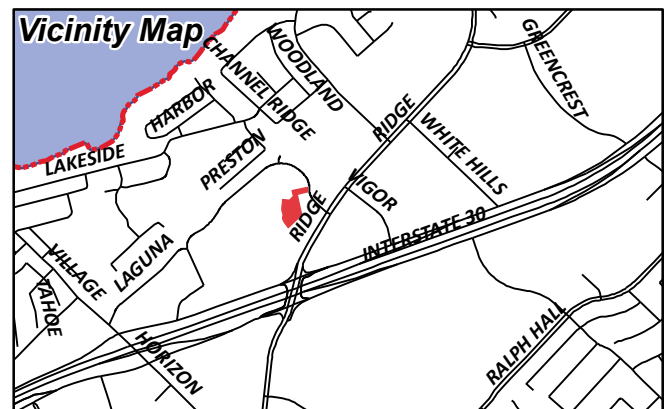
Planning & Zoning Department
385 S. Goliad Street
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Case Number: Z2018-009
Case Name: SUP for a 4-Story Office Building
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: South of the Intersection of Carmel Circle and Laguna Drive

Date Created: 02/19/2018
 For Questions on this Case Call (972) 771-7745

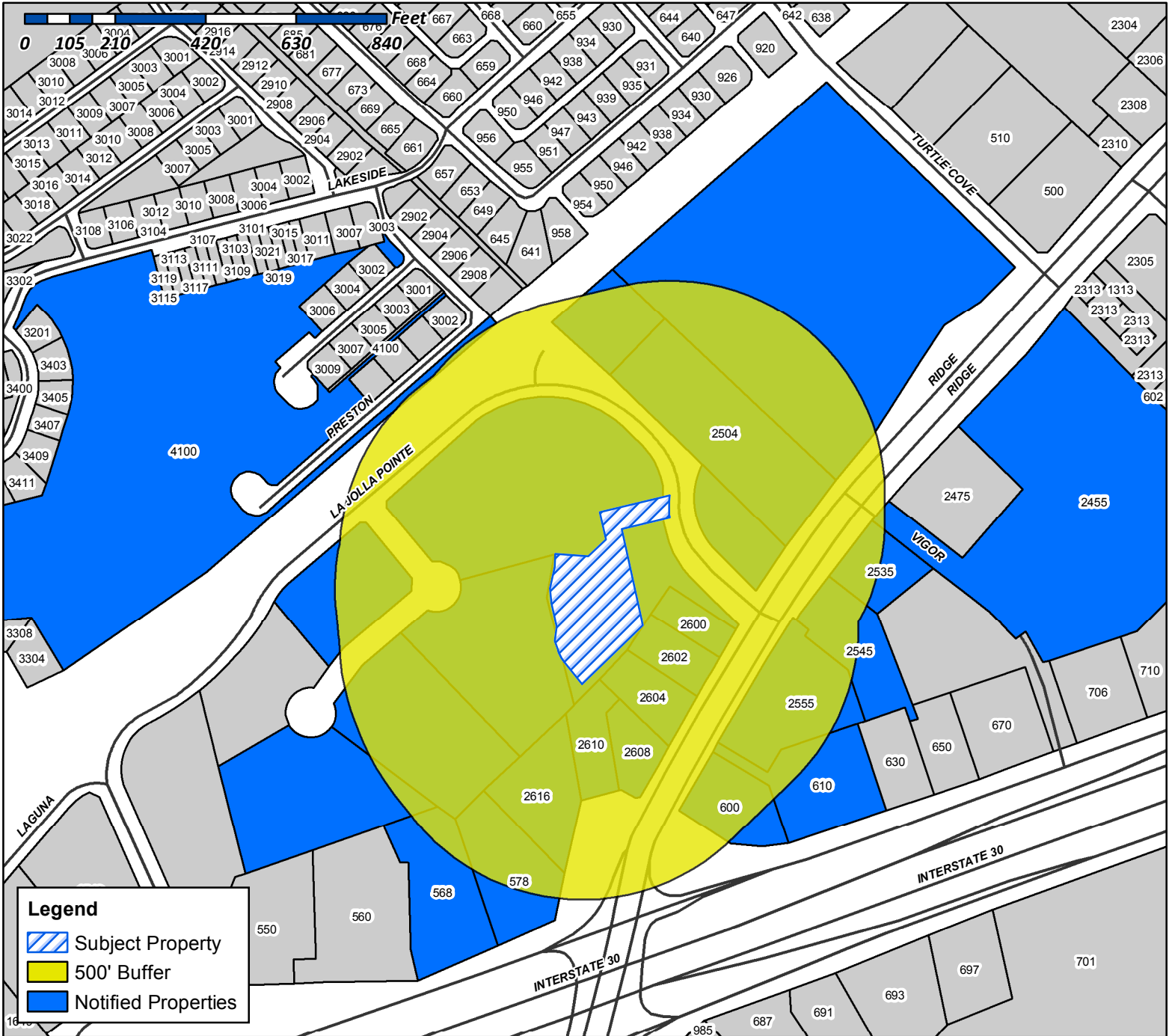




City of Rockwall

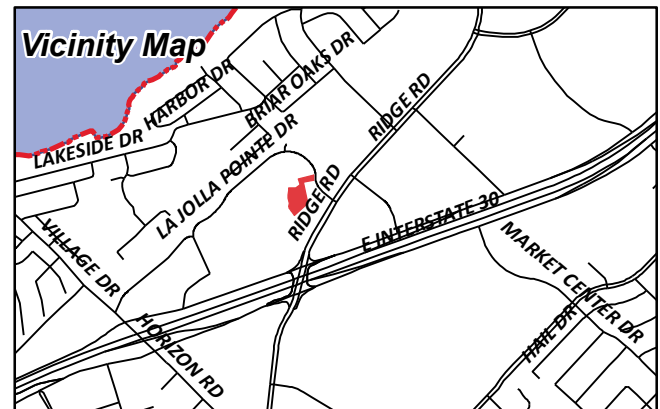
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Case Number: Z2018-009
Case Name: SUP for a 4-Story Office Building
Case Type: Zoning
Zoning: Commercial (C) Distirct
Case Address: South of the Intersection of Carmel Circle and Laguna Drive

Date Created: 02/19/2018
For Questions on this Case Call (972) 771-7745



STEAK N SHAKE OPERATIONS INC
C/O THE STEAK N SHAKE COMPANY
107 S PENNSYLVANIA ST SUITE 400
INDIANAPOLIS, IN 46204

HARRIS RICHARD DALE & JUDY A
210 GLENN AVE
ROCKWALL, TX 75087

MANGRIN CORPORATION
2255 RIDGE ROAD #208
ROCKWALL, TX 75087

CURRENT RESIDENT
2455 RIDGE RD
ROCKWALL, TX 75087

BROOKS RICHARD L DR
2504 RIDGE RD STE 107
ROCKWALL, TX 75087

CURRENT RESIDENT
2535 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2545 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2555 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2600 RIDGE RD
ROCKWALL, TX 75087

BELAC PROPERTIES LLC
2600 RIDGE RD STE 102
ROCKWALL, TX 75087

CURRENT RESIDENT
2602 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2604 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2608 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2610 RIDGE RD
ROCKWALL, TX 75087

CURRENT RESIDENT
2616 RIDGE RD
ROCKWALL, TX 75087

NOTY INVESTMENTS LLC
4001 BRIDGEPORT DR
PLANO, TX 75093

CURRENT RESIDENT
4100 VILLAGE DR
ROCKWALL, TX 75087

LAKESIDE VILLAGE H O ASSOC
4100 VILLAGE DR
ROCKWALL, TX 75087

CBAX PROPERTIES LLC
465 W PRESIDENT GEORGE BUSH HWY
RICHARDSON, TX 75080

CURRENT RESIDENT
568 E I30
ROCKWALL, TX 75087

CURRENT RESIDENT
578 E I30
ROCKWALL, TX 75087

ROCKWALL CORNER CORPORATION
600 E I-30
ROCKWALL, TX 75087

CURRENT RESIDENT
610 I30
ROCKWALL, TX 75087

RDF 188 30 & RIDGE ROCKWALL TX P1 LLC
620 E SOUTHLAKE BLVD
SOUTHLAKE, TX 76092

POP HOLDINGS LP
7750 N MACARTHUR BLVD STE 120-121
IRVING, TX 75063

DAVID HOGG BUILDING LLC
8652 W ROWEL RD
PEORIA, AZ 85383

ROCKWAY PARTNERS LLP
C/O JOHN HAMMERBECK
9071 E VASSAR AVE
DENVER, CO 80231

MIRANDA VINOD
9105 BRIARCREST DR
ROWLETT, TX 75089

MCDONALDS CORP (398/42)
C/O KEVA CHILDRESS
935 W RALPH HALL PKWY #101
ROCKWALL, TX 75032

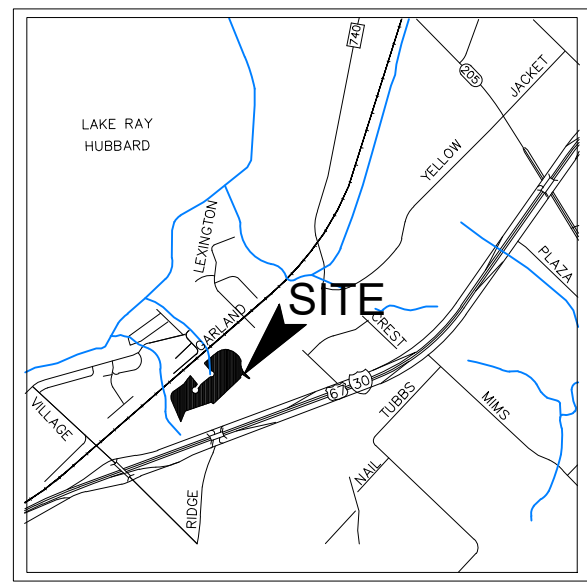
ROBERT H FAMILY TRUST AND BMK FIN CORP D
SHERRI LANE HEWETT AND SUSAN LYNNE
HEWETT LUCAS
C/O IHOP ATTN HAKIM REMA
5743 STONEGATE RD
DALLAS, TX 75209

WENDY'S PROPERTIES LLC
C/O THE WENDY'S COMPANY
ONE DAVE THOMAS BLVD
DUBLIN, OH 43017

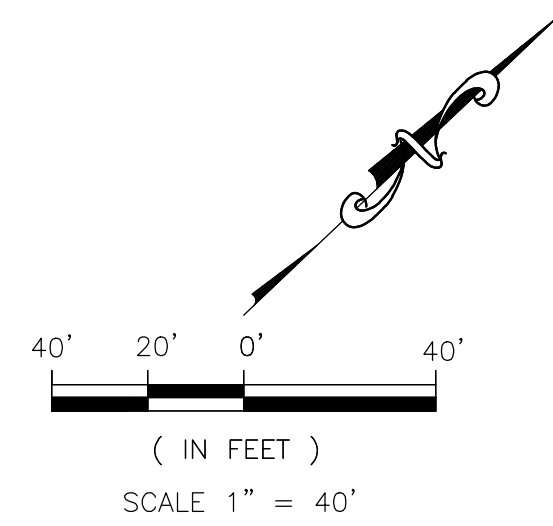
ROCKWALL OCEANHILL LLC
C/O GEORGE RAUST
PO BOX 1295
ROCKWALL, TX 75087

LANDAU PROPERTIES LP
PO BOX 601679
DALLAS, TX 75360

WAFFLE HOUSE INC
ATTN: TAX DEPT
PO BOX 6450
NORCROSS, GA 30091

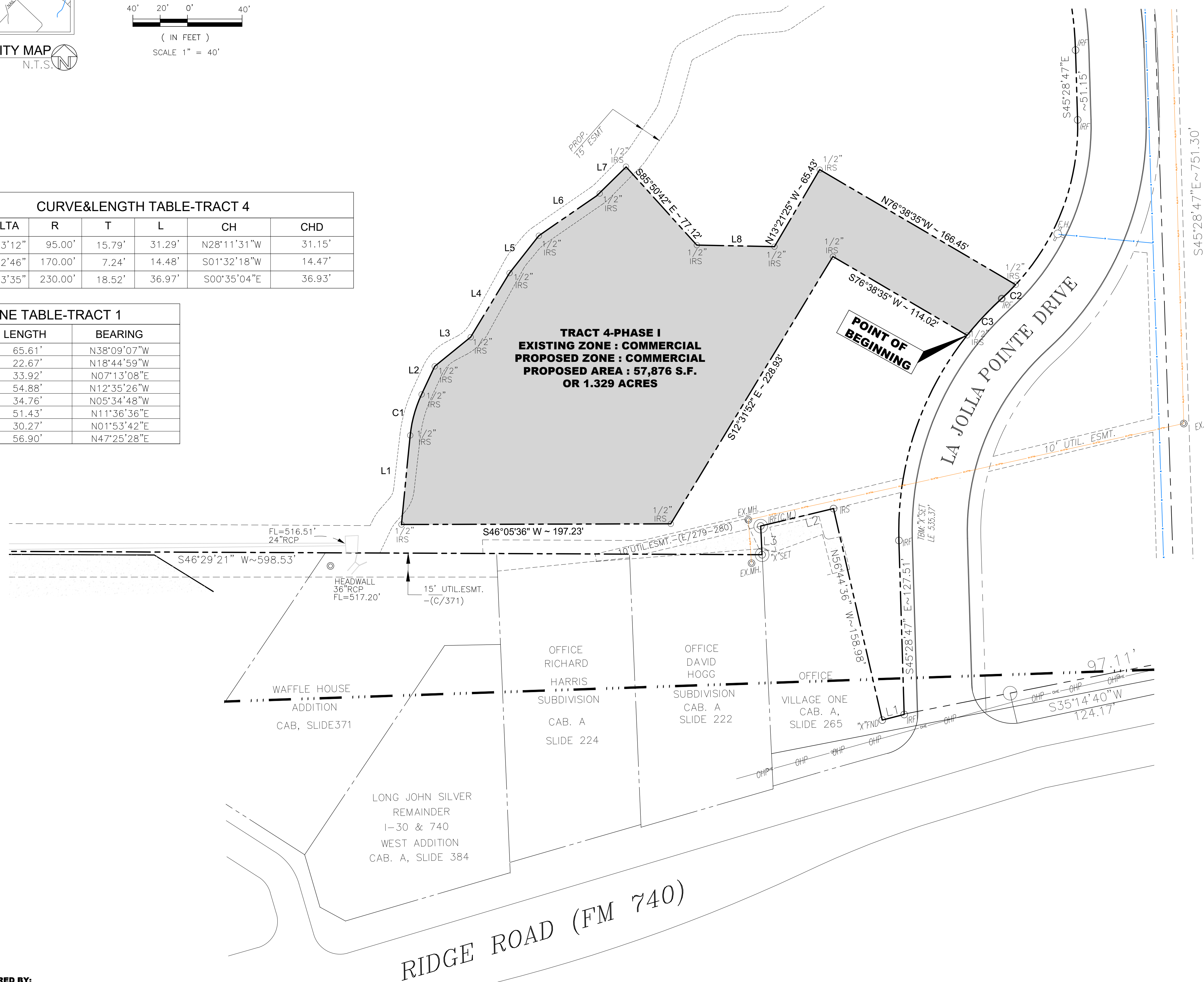


VICINITY MAP
N.T.S.



CURVE&LENGTH TABLE-TRACT 4						
CURVE	DELTA	R	T	L	CH	CHD
C1	18°53'12"	95.00'	15.79'	31.29'	N28°11'31"W	31.15'
C2	04°52'46"	170.00'	7.24'	14.48'	S01°32'18"W	14.47'
C3	09°13'35"	230.00'	18.52'	36.97'	S00°35'04"E	36.93'

LINE TABLE-TRACT 1		
LINE	LENGTH	BEARING
L1	65.61'	N38°09'07"W
L2	22.67'	N18°44'59"W
L3	33.92'	N07°13'08"E
L4	54.88'	N12°35'26"W
L5	34.76'	N05°34'48"W
L6	51.43'	N11°36'36"E
L7	30.27'	N01°53'42"E
L8	56.90'	N47°25'28"E



METES & BOUNDS DESCRIPTION

BEING a tract of land situated in the abstract Number 9 and the James Smith Survey, Abstract Number 200, and being more particularly described by metes and bounds as follows;

BEGINNING at the Northwest along the La Jolla Pointe Drive an about 10 feet Right-of-Way and about 300 feet to the Ridge Road Right of Way.

THENCE S 76°38'35" W, a distance of 114.02 feet to a 1/2" iron rod set for corner;

THENCE S 12°31'52" E, a distance of 228.93 feet to a 1/2" iron rod set for corner;

THENCE S 46°05'36" W a distance of 197.23 feet to a 1/2" iron rod set for corner;

THENCE N 38°09'07" W, a distance of 65.61 feet to a 1/2" iron rod set for corner, said a point also being a curve tangent;

THENCE continuing along the curve to the right with a Chord bearing of N 28°11'31"W and a Chord distance of 31.15 feet with a delta of 18°53'12", a curve radius of 95 feet and a curve length of 31.29 feet and a Tangent of 15.79 feet to a point;

THENCE N 18°44'59" W, a distance of 22.67 feet iron rod set for corner;

THENCE N 07°13'09" W, a distance of 33.92 feet iron rod set for corner;

THENCE N 12°35'26" W, a distance of 54.88 feet iron rod set for corner;

THENCE N 05°34'48" W, a distance of 34.76 feet iron rod set for corner;

THENCE N 11°36'36" E, a distance of 51.43 feet iron rod set for corner;

THENCE N 01°53'42" E, a distance of 30.27 feet iron rod set for corner;

THENCE S 85°50'42" E, a distance of 77.12 feet iron rod set for corner;

THENCE N 47°25'28" E, a distance of 56.90 feet iron rod set for corner;

THENCE N 13°21'25" W, a distance of 65.43 feet iron rod set for corner;

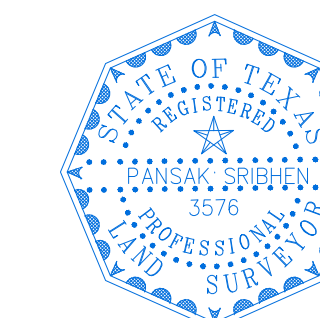
THENCE N 76°38'35" E, a distance 166.45 feet iron rod set for corner;

THENCE continuing along the curve to the right with a Chord bearing of S 01°32'18"W and a Chord distance of 14.47 feet with a delta of 04°52'46", a curve radius of 170.00 feet and a curve length of 14.48 feet and a Tangent of 7.24 feet to a 1/2" iron rod found for corner, said a point also on the Right of Way of La Jolla Pointe Drive;

THENCE continuing along the curve to the right with a Chord bearing of S 00°35'04"E and a Chord distance of 36.93 feet with a delta of 09°13'35", a curve radius of 230 feet and a curve length of 36.98 feet and a Tangent of 18.52 feet to a 1/2" iron rod set for corner, and also to the **Point of Beginning** and containing 57,876 square feet or 1.329 acres of land more or less.

SURVEYOR'S CERTIFICATE

That I, Pansak Sribhen, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Rockwall.



Pansak Sribhen
Registered Professional Land Surveyor No. 3576

ZONING EXHIBIT TRACT 4-PHASE I
FOR
DFW HOSPITALITY OF ROCKWALL LLC
1.329 ACRES

PART OF
William Blevins Survey, Abst. No.9
James Smith Survey, Abst. No.200
City of Rockwall
Rockwall County, Texas
FEBRUARY 16, 2018

PREPARED BY:

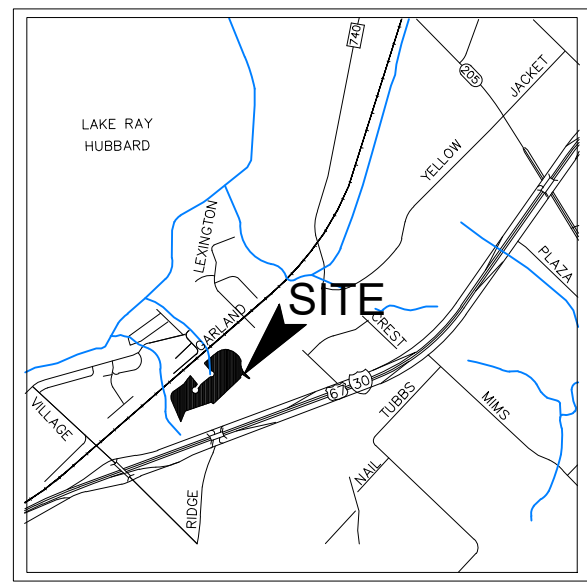


ENGINEERING

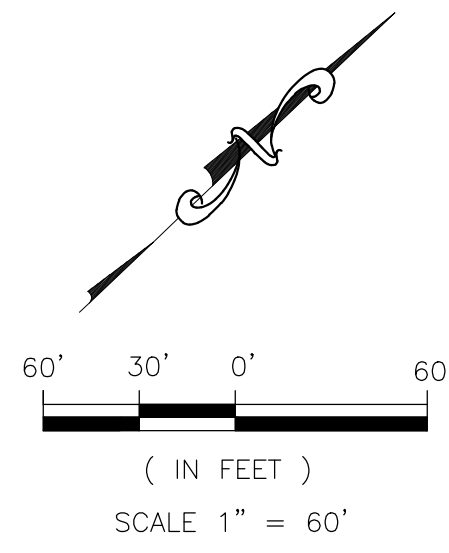
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OWNER/DEVELOPER

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2402 PATHWAY ELDORADO,
AR, 71730



VICINITY MAP
N.T.S.



LEGEND

- PROPERTY LINE
- - - EASEMENT LINE
- 1/2" IRS/IRF
- EX.MH.
- MH.
- EX.FH.
- T.H.
- EX.MH. PROPOSED SANITARY MANHOLE
- MH. PROPOSED SANITARY MANHOLE
- EX.FH. EXISTING FIRE HYDRANT
- T.H. PROPOSED FIRE HYDRANT

LOT INFORMATION

TRACT 1	AREA LOT PROPOSED	= 119,688 S.F. (2.748 AC.)	= FUTURE BUILDING
TRACT 2	AREA LOT PROPOSED	= 62,769 S.F. (1.441 AC.)	= FUTURE BUILDING
TRACT 3	AREA LOT PROPOSED	= 11,788 S.F. (0.271 AC.)	= FUTURE BUILDING
TRACT 4 - PHASE I	AREA LOT PROPOSED	= 57,876 S.F. (1.329 AC.)	= 32,000 S.F. PROFESSIONAL BLDG. 4-STORY
	TOTAL BLDG. AREA	= 32,000 S.F.	
	PARKING REQUIREMENTS		
	PARKING RATIO	= 1/300 S.F.	
	TOTAL PARKING REQUIRED	= 106 SP	
	TOTAL PARKING PROVIDED	= 106 SP	
	HANDICAP PARKING REQUIRED	= 4 SP	
	SURFACE PARKING PROVIDED	= 70 SP	
	TOTAL SURFACE PARKING	= 74 SP	
	GARAGE PARKING PROVIDED	= 32 SP	
TRACT 5 - PHASE I	AREA LOT PROPOSED	= 88,910 S.F. (2.041 AC.)	= 45,956 S.F. AVID HOTEL, 87 RM. 4-STORY
	TOTAL BLDG. AREA	= 45,956 S.F.	
	PARKING REQUIREMENTS		
	PARKING RATIO	= 1SP/1 UNIT	
	TOTAL PARKING REQUIRED	= 87 SP	
	TOTAL PARKING PROVIDED	= 104 SP	
	HANDICAP PARKING REQUIRED	= 4 SP	
	SURFACE PARKING PROVIDED	= 68 SP	
	TOTAL SURFACE PARKING	= 72 SP	
	GARAGE PARKING PROVIDED	= 32 SP	
TRACT 6	AREA LOT PROPOSED	= 79,087 S.F. (1.816 AC.)	= FUTURE BUILDING
TRACT 7	AREA LOT PROPOSED	= 55,951 S.F. (1.284 AC.)	= FUTURE BUILDING

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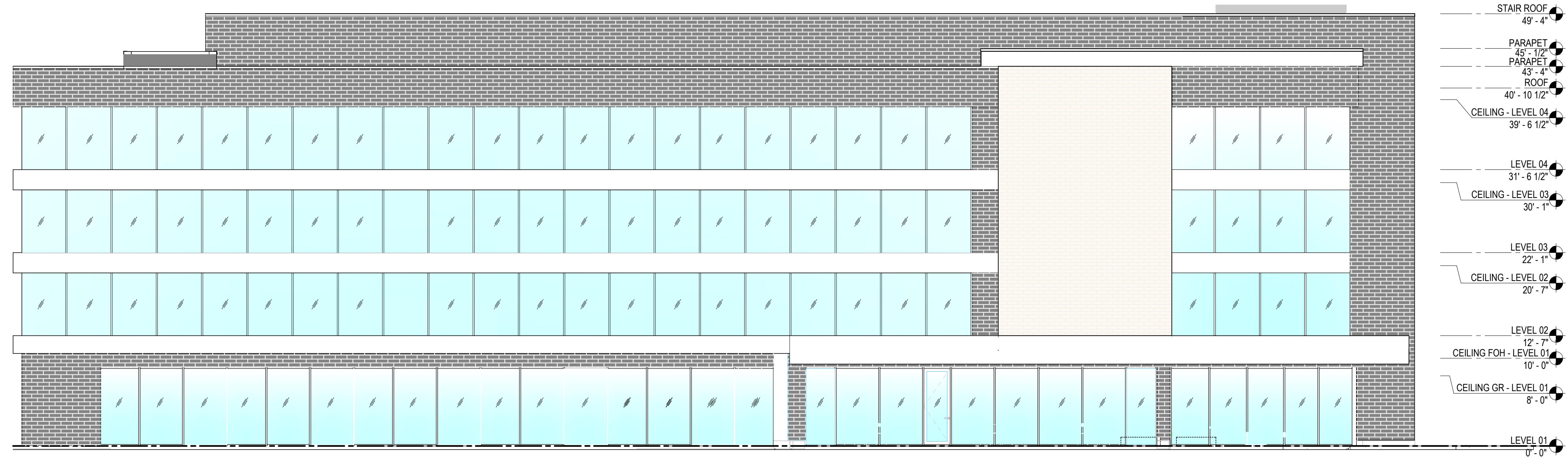
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CONCEPT PLAN
FOR
DFW HOSPITALITY OF ROCKWALL LLC
11.173 ACRES
PART OF
William Blevins Survey, Abst. No.9
James Smith Survey, Abst. No.200
City of Rockwall
Rockwall County, Texas
FEBRUARY 16, 2018



2/16/18 11:58 AM C:\PROJECTS\DFW_HOSPITALITY\CONCEPT PLAN\DWG\CONCEPT PLAN.dwg
 AND REVISIONS TO DWG 11.173 ACRES



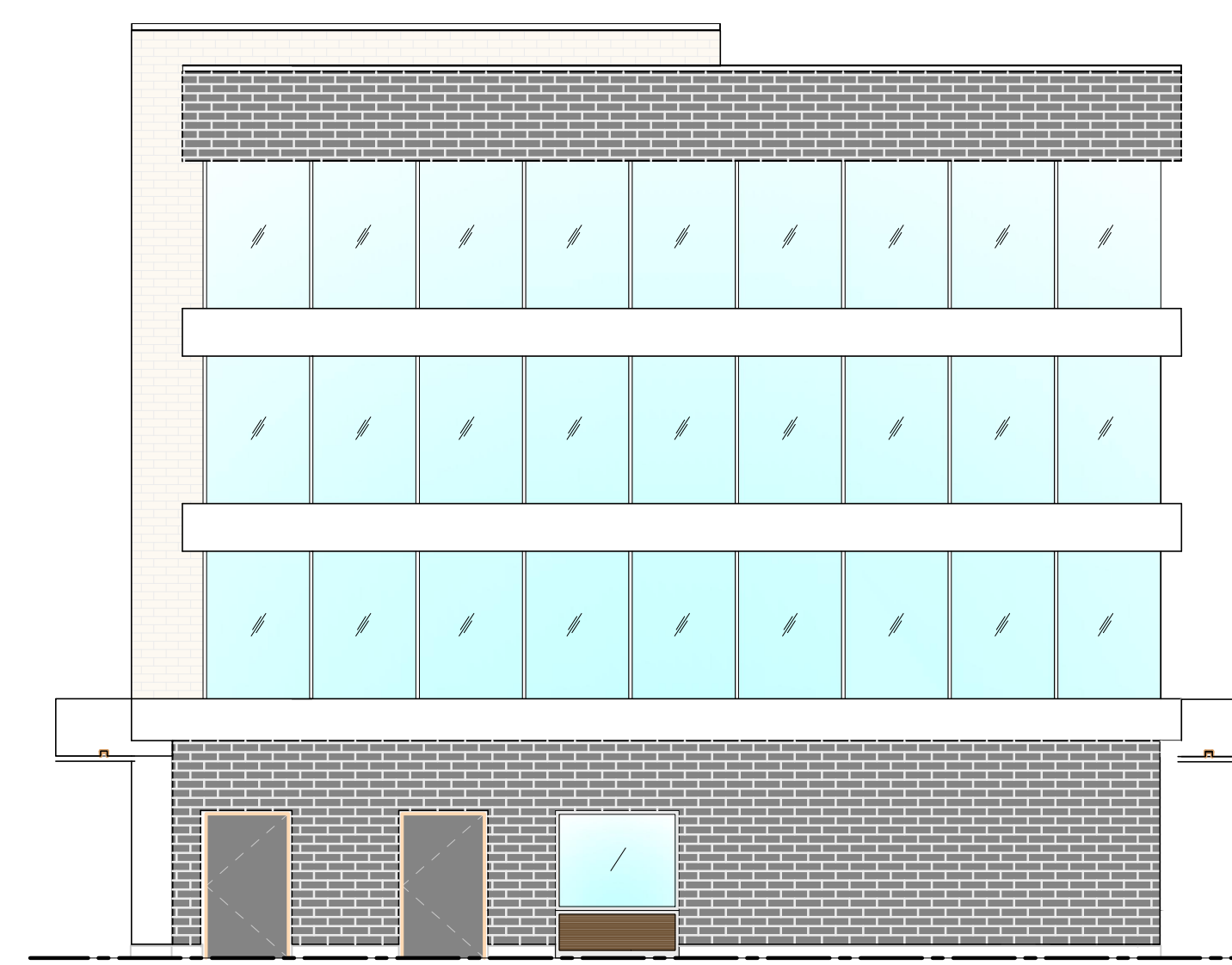
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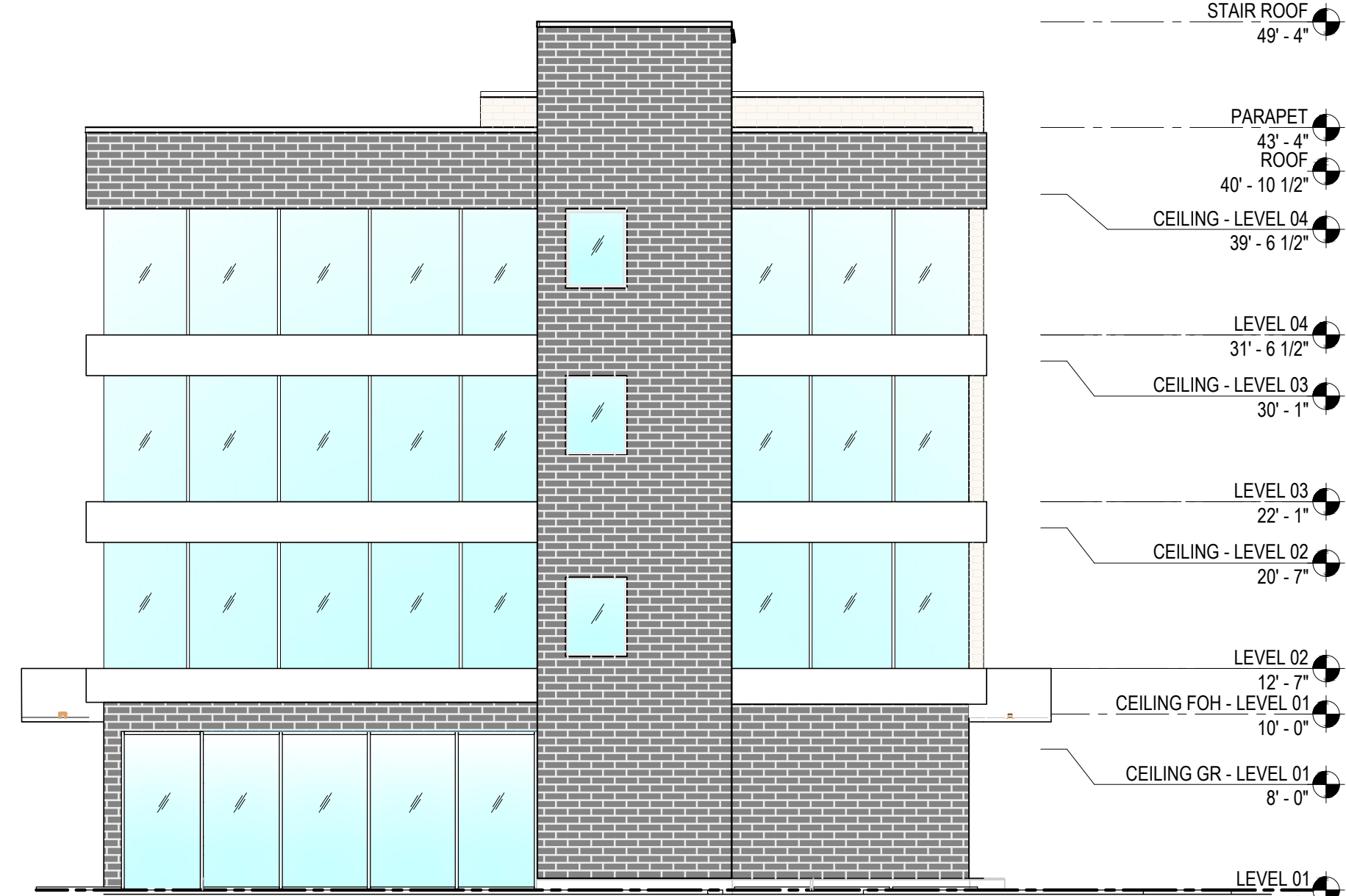
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	AREA (S.F.)	% OF TOTAL AREA	AREA (S.F.)	% OF TOTAL AREA	AREA (S.F.)	% OF TOTAL AREA	AREA (S.F.)	% OF TOTAL AREA
TOTAL OF ELEVATION AREA	7,522 S.F.	100%	7,522 S.F.	100%	2,111 S.F.	100%	2,211 S.F.	100%
GLAZING DOORS & WINDOWS	3,902 S.F.	52%	3,748 S.F.	50%	968 S.F.	46%	1,034 S.F.	47%
NET AREA (EXCLUSIVE OF W/D)	3,620 S.F.	48%	3,774 S.F.	50%	1,143 S.F.	54%	1,177 S.F.	53%
DESCRIPTION	AREA (S.F.)	% OF TOTAL AREA	AREA (S.F.)	% OF TOTAL AREA	AREA (S.F.)	% OF TOTAL AREA	AREA (S.F.)	% OF TOTAL AREA
M1 - AUSTIN STONE VENEER	930 S.F.	13%	1,115 S.F.	15%	186 S.F.	9%	69 S.F.	3%
M2 - BRICK VENEER	1,970 S.F.	26%	1,970 S.F.	26%	588 S.F.	28%	644 S.F.	29%
M3 - STUCCO	720 S.F.	9%	720 S.F.	9%	327 S.F.	15%	264 S.F.	12%
GLAZING DOOR & WINDOW	3,902 S.F.	52%	4,081 S.F.	50%	968 S.F.	46%	1,034 S.F.	47%
DOOR	-	-	-	-	42 S.F.	2%	-	-

FINISH SCHEDULE

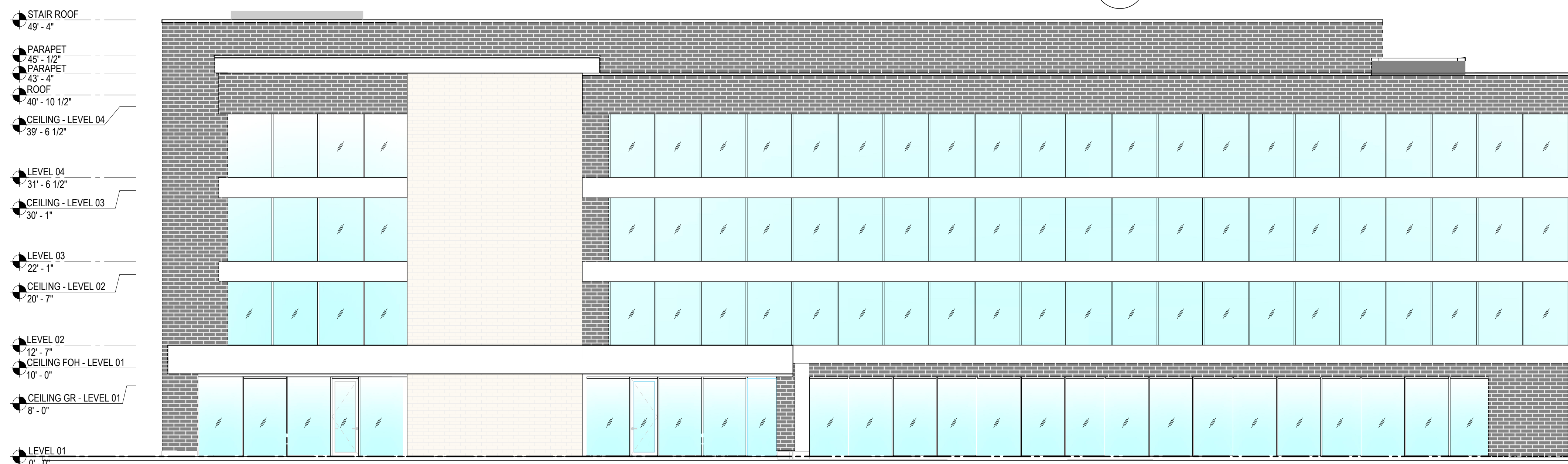
- AUSTIN STONE VENEER
- STUCCO WALL
- BRICK VENEER
- GLAZING



2 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



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



4 REAR ELEVATION
SCALE: 1/8" = 1'-0"

OFFICE BUILDING ELEVATIONS
FOR
DFW HOSPITALITY OF ROCKWALL LLC
2.014 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

DFW HOSPITALITY
OF ROCKWALL LLC

ASA ENGINEERING
13710 PARKWAY ROAD, SUITE 215
DALLAS, TEXAS 75242
(972) 248-8651 FAX (972) 248-8681

SCALE: AS SHOWN

DESIGNED BY: PSS

DRAWN BY: C.C.

CHECKED BY: PSS

PSA PROJECT NO.
TRC 2446

SHEET
A-3

FEBRUARY 16, 2018

CITY OF ROCKWALL

ORDINANCE NO. 18-XX

SPECIFIC USE PERMIT NO. S-1XX

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 STRUCTURE THAT EXCEEDS 36-FEET IN HEIGHT WITHIN THE SCENIC OVERLAY (SOV) DISTRICT, AND ZONED COMMERCIAL (C) DISTRICT, ON A 1.330-ACRE TRACT OF LAND IDENTIFIED AS A PORTION OF LOT 6, BLOCK A, LA JOLLA POINTE, PHASE 2 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 Pan S, Sribhen, P.E. of PSA Engineering on behalf of Shailesh C. Vora of DFW Hospitality of Rockwall, LLC for the approval of a Specific Use Permit (SUP) to allow for the construction of an office building that exceeds 36-feet in height within the Scenic Overlay (SOV) District on a 1.330-acre tract of land, identified as a portion of Lot 6, Block A, La Jolla Pointe, Phase 2 Addition, City of Rockwall, Rockwall County, Texas, zoned *Commercial (C) District*, situated within the *IH-30 Overlay (IH-30 OV) and Scenic Overlay (SOV) Districts*, generally located along La Jolla Pointe Drive, west of the intersection of Laguna Drive and Ridge Road Drive, 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 an office building exceeding 36-feet in height within a *Commercial (C) District* as stipulated by *Section 6.8*, of Article V, *Scenic Overlay (SOV) District*, 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; Section 6.6, IH-30 Overlay (IH-30 OV) District; and Section 6.8, Scenic Overlay (SOV) 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 construction of an *office building* exceeding 36-feet in height on the *Subject Property*, and conformance to these operational conditions is required for continued operations:

- 1) The development of office building shall generally conform to the **Concept Plan** depicted in *Exhibit 'B'* of this SUP ordinance; and,
- 2) The proposed office building shall generally conform to the *Concept Building Elevations* depicted in *Exhibit 'C'* of this SUP ordinance, and shall be subject to review and recommendation by the Architecture Review Board (ARB); and,
- 3) The maximum overall height of the building shall not exceed four (4) stories or 60-feet.

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

Section 5. 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 6. 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 7. 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 8. 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 APRIL, 2017.

Jim Pruitt, *Mayor*

ATTEST:

Kristy Cole, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: March 19, 2018

2nd Reading: April 2, 2018

Exhibit 'A':
Legal Description

BEING a tract of land situated in the abstract Number 9 and the James Smith Survey, Abstract Number 200, and being more particularly described by metes and bounds as follows;

BEGINNING at the Northwest along the La Jolla Point drive an about 10 feet Right-of-Way and about 300 feet to the Ridge Road Right of Way.

THENCE S 76°38'35" W, a distance of 114.02 feet to a 1/2" iron rod set for corner;

THENCE S 12°31'52" E, a distance of 228.93 feet to a 1/2" iron rod set for corner;

THENCE S 46°05'36" W a distance of 197.23 feet to a 1/2" iron rod set for corner;

THENCE N 38°09'07" W, a distance of 65.61 feet to a 1/2" iron rod set for corner, said a point also being a curve tangent;

THENCE continuing along the curve to the right with a Chord bearing of N 28°11'31"W and a Chord distance of 31.15 feet with a delta of 18°53'12", a curve radius of 95 feet and a curve length of 31.29 feet and a Tangent of 15.79 feet to a point;

THENCE N 18°44'59" W, a distance of 22.67 feet to a 1/2" iron rod set for corner;

THENCE N 07°13'09" W, a distance of 33.92 feet to a 1/2" iron rod set for corner;

THENCE N 12°35'26" W, a distance of 54.88 feet to a 1/2" iron rod set for corner;

THENCE N 05°34'48" W, a distance of 34.76 feet to a 1/2" iron rod set for corner;

THENCE N 11°36'36" E, a distance of 51.43 feet to a 1/2" iron rod set for corner;

THENCE N 01°53'42" E, a distance of 30.27 feet to a 1/2" iron rod set for corner;

THENCE S 85°50'42" E, a distance of 77.12 feet to a 1/2" iron rod set for corner;

THENCE N 47°25'28 E, a distance of 56.90 feet to a 1/2" iron rod set for corner;

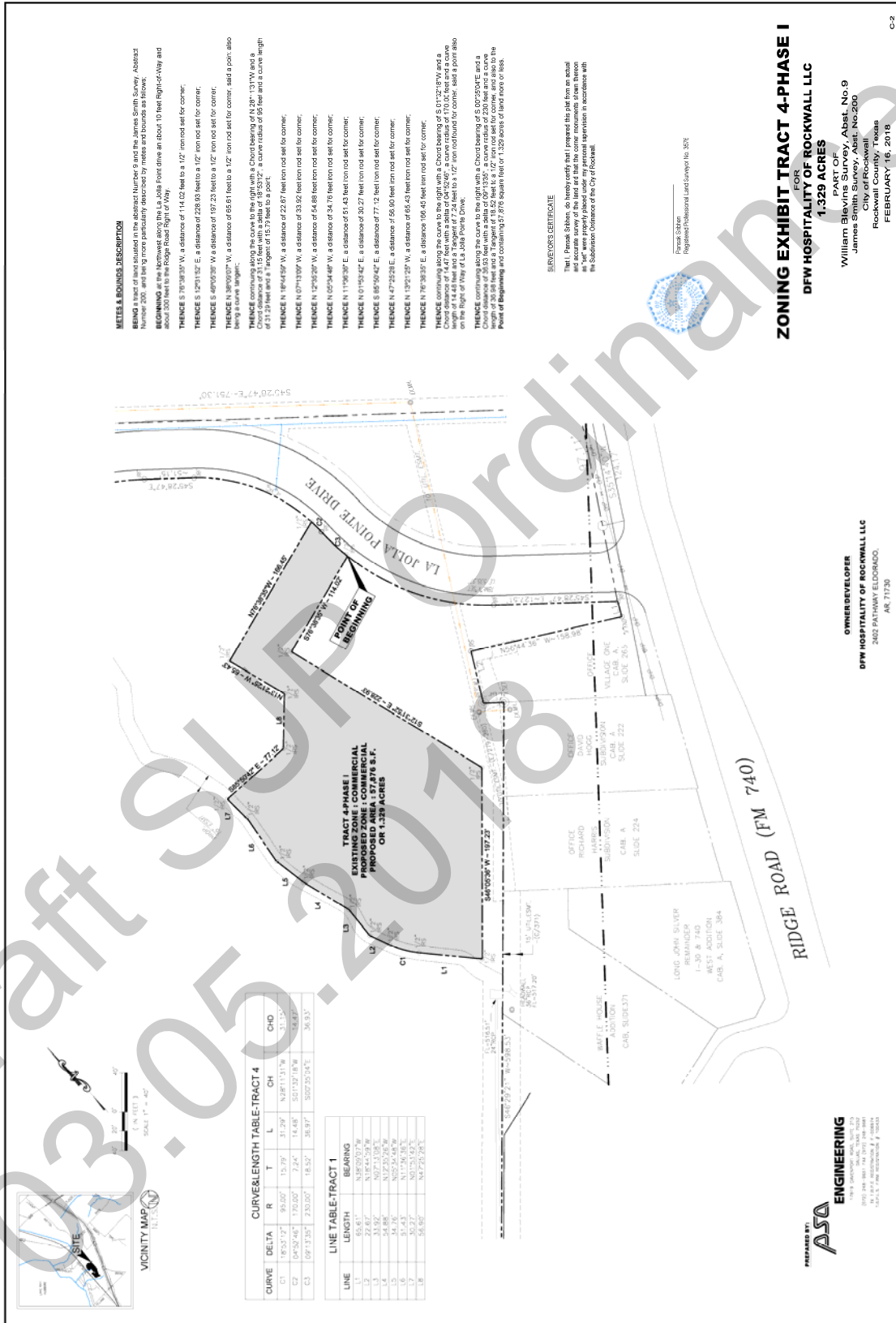
THENCE N 13°21'25" W, a distance of 65.43 feet to a 1/2" iron rod set for corner;

THENCE N 76°38'35" E, a distance 166.45 feet to a 1/2" iron rod set for corner;

THENCE continuing along the curve to the right with a Chord bearing of S 01°32'18"W and a Chord distance of 14.47 feet with a delta of 04°52'46", a curve radius of 170.00 feet and a curve length of 14.48 feet and a Tangent of 7.24 feet to a 1/2" iron rod found for corner, said a point also on the Right of Way of La Jolla Pointe Drive;

THENCE continuing along the curve to the right with a Chord bearing of S 00°35'04"E and a Chord distance of 36.93 feet with a delta of 09°13'35", a curve radius of 230 feet and a curve length of 36.98 feet and a Tangent of 18.52 feet to a 1/2" iron rod set for corner, and also to the **Point of Beginning** and containing 57,876 square feet or 1.329 acres of land more or less.

Exhibit 'B': Zoning Boundary Survey



METES & BOUNDS DESCRIPTION
 BEING a tract of land situated in the abstract Number 9 and the James Smith Survey, Abstract Number 200, and being more particularly described by metes and bounds as follows:
BEGINNING at the Northwest corner of the La Jolla Pointe Drive an about 10 feet Right-of-Way and about 300 feet to the Ridge Road Right of Way
THENCE S 76°38'30" W, a distance of 114.02 feet to a 1/2" iron rod set for corner;
THENCE S 12°31'15" E, a distance of 228.93 feet to a 1/2" iron rod set for corner;
THENCE S 40°50'30" W, a distance of 197.23 feet to a 1/2" iron rod set for corner;
THENCE N 80°00'30" W, a distance of 65.61 feet to a 1/2" iron rod set for corner, said a point also being a curve tangent;
THENCE continuing along the curve to the right with a Chord bearing of N 28°-13'31" W and a Chord distance of 31.15 feet with a deflection of 8°53'32", a curve radius of 95 feet and a curve length of 47.12 feet and a tangent of 15.19 feet to a post;
THENCE N 18°44'30" W, a distance of 22.87 feet from rod set for corner;
THENCE N 07°13'30" W, a distance of 33.92 feet from rod set for corner;
THENCE N 12°35'20" W, a distance of 54.88 feet from rod set for corner;
THENCE N 05°34'40" W, a distance of 34.70 feet from rod set for corner;
THENCE N 17°06'30" E, a distance of 51.43 feet from rod set for corner;
THENCE N 07°53'42" E, a distance of 30.27 feet from rod set for corner;
THENCE S 68°50'42" E, a distance of 77.12 feet from rod set for corner;
THENCE N 47°25'20" E, a distance of 56.90 feet from rod set for corner;
THENCE N 12°21'20" W, a distance of 66.43 feet from rod set for corner;
THENCE N 76°38'30" E, a distance of 65.45 feet from rod set for corner;
THENCE continuing along the curve to the right with a Chord bearing of S 10°52'45" W and a Chord distance of 14.42 feet with a deflection of 14°07'45" and a curve radius of 170.00 feet and a curve length of 14.42 feet and a tangent of 4.72 feet to a 1/2" iron rod set for corner, said a point also being on the Right of Way of La Jolla Pointe Drive;
THENCE continuing along the curve to the right with a Chord bearing of S 10°52'45" W and a Chord distance of 14.42 feet with a deflection of 14°07'45" and a curve radius of 170.00 feet and a curve length of 14.42 feet and a tangent of 4.72 feet to a 1/2" iron rod set for corner, said a point also being on the Right of Way of La Jolla Pointe Drive;
Points of Beginning into containing 27,870 square feet of 1.329 acres of land more or less.

SURVEYOR'S CERTIFICATE
 That Patrick S. Brown, Civil Engineer, No. 4461, licensed under the laws of the State of Texas, is the duly qualified and licensed Surveyor of the said land and that the corner monuments shown thereon are "true" were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Rockwall.

Patrick S. Brown
 Registered Professional Land Surveyor No. 3878

ZONING EXHIBIT TRACT 4-PHASE I
FOR
DFW HOSPITALITY OF ROCKWALL LLC
1.329 ACRES

PART OF
 James Smith Survey, Abst. No. 9
 James Smith Survey, Abst. No. 200
 City of Rockwall Survey
 Rockwall County, Texas
 FEBRUARY 16, 2018

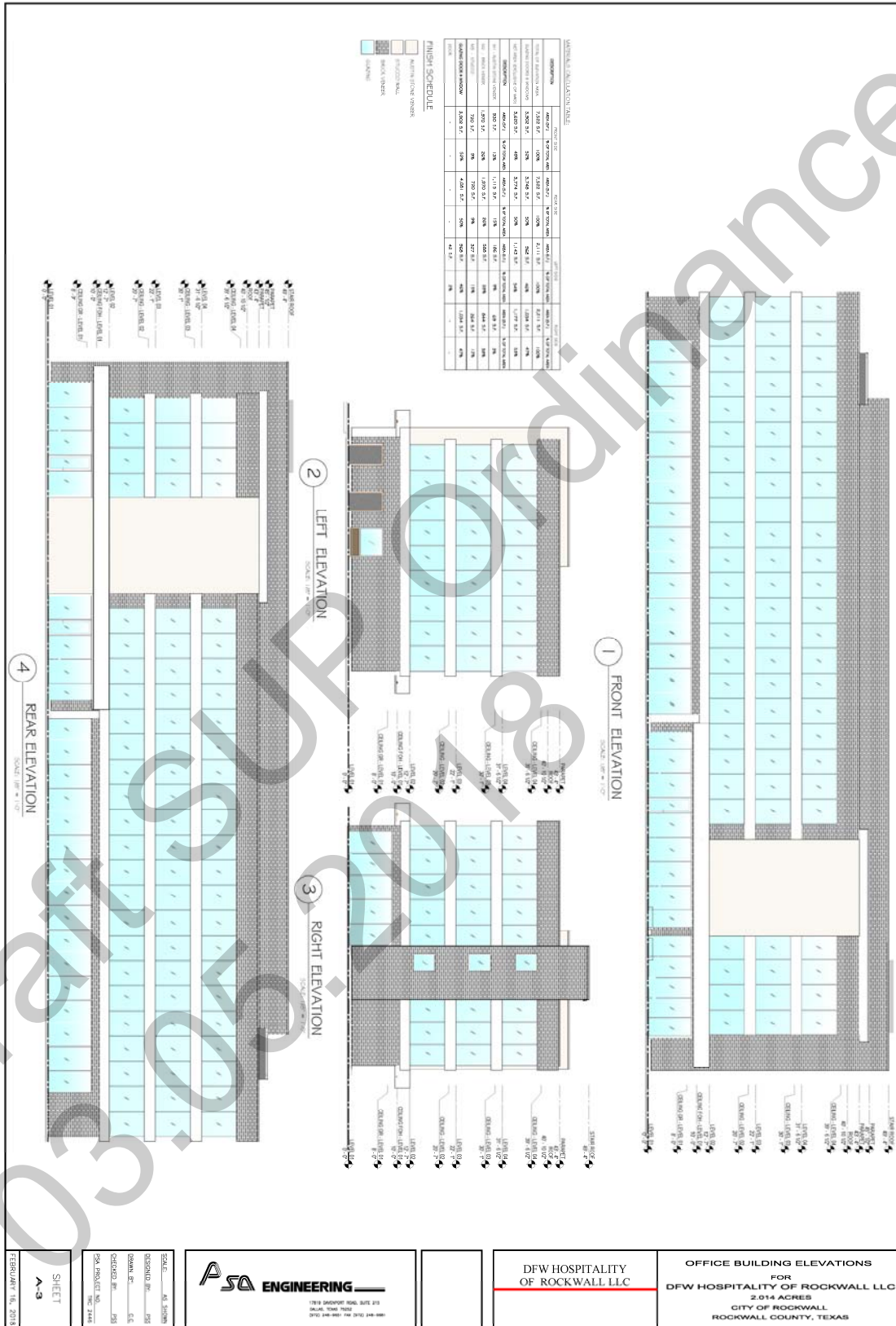
OWNER/DEVELOPER
DFW HOSPITALITY OF ROCKWALL LLC
 2402 PATHWAY ELDORADO,
 AR 71230

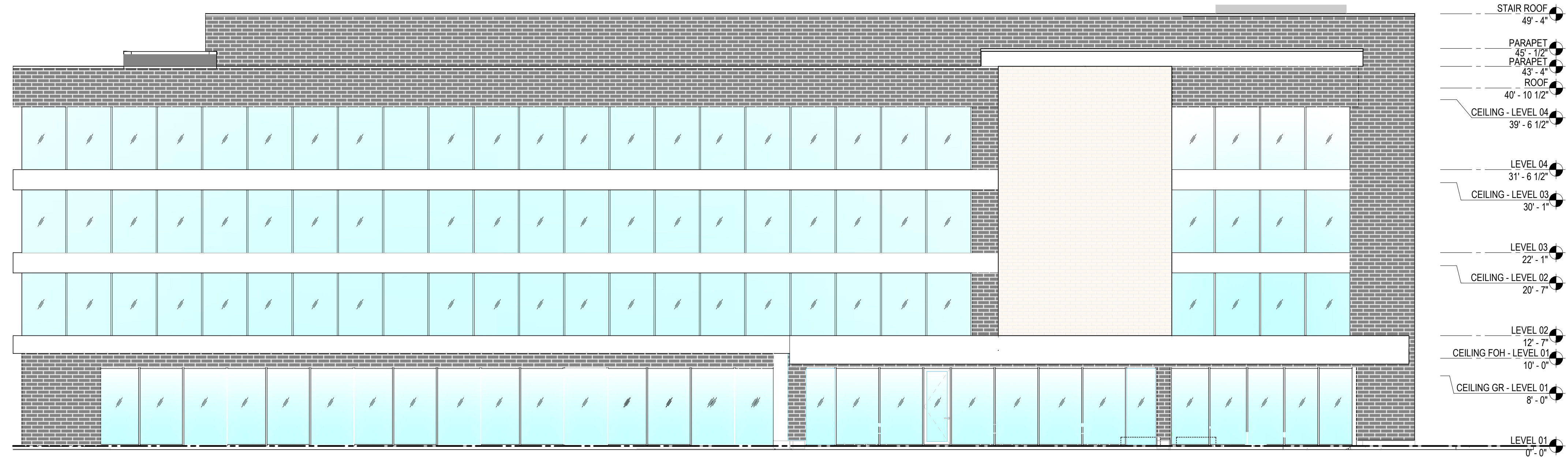
PREPARED BY:
ASO ENGINEERING
 10011 W. STATE ST., SUITE 200
 ROCKWALL, TEXAS 75087
 972.967.1000
 19.1014 E. WASHINGTON ST. # 1000A
 ROCKWALL, TEXAS 75087

CURVE	DELTA	R	L	CH	CHD
C1	16°53'12"	95.00	15.79	31.29	N 31°13'17" W 31.15
C2	04°52'46"	170.00	7.24	14.48	S 07°52'18" W 14.42
C3	09°13'35"	230.00	15.57	30.27	S 02°23'34" E 30.23

LINE	LENGTH	BEARING
1.2	22.67	N 18°44'30" W
1.3	33.92	S 07°13'30" E
1.4	54.88	N 12°35'20" W
1.5	34.70	N 05°34'40" W
1.6	51.43	N 17°06'30" E
1.8	56.97	N 47°25'20" E

**Exhibit 'C':
Conceptual Building Elevations**





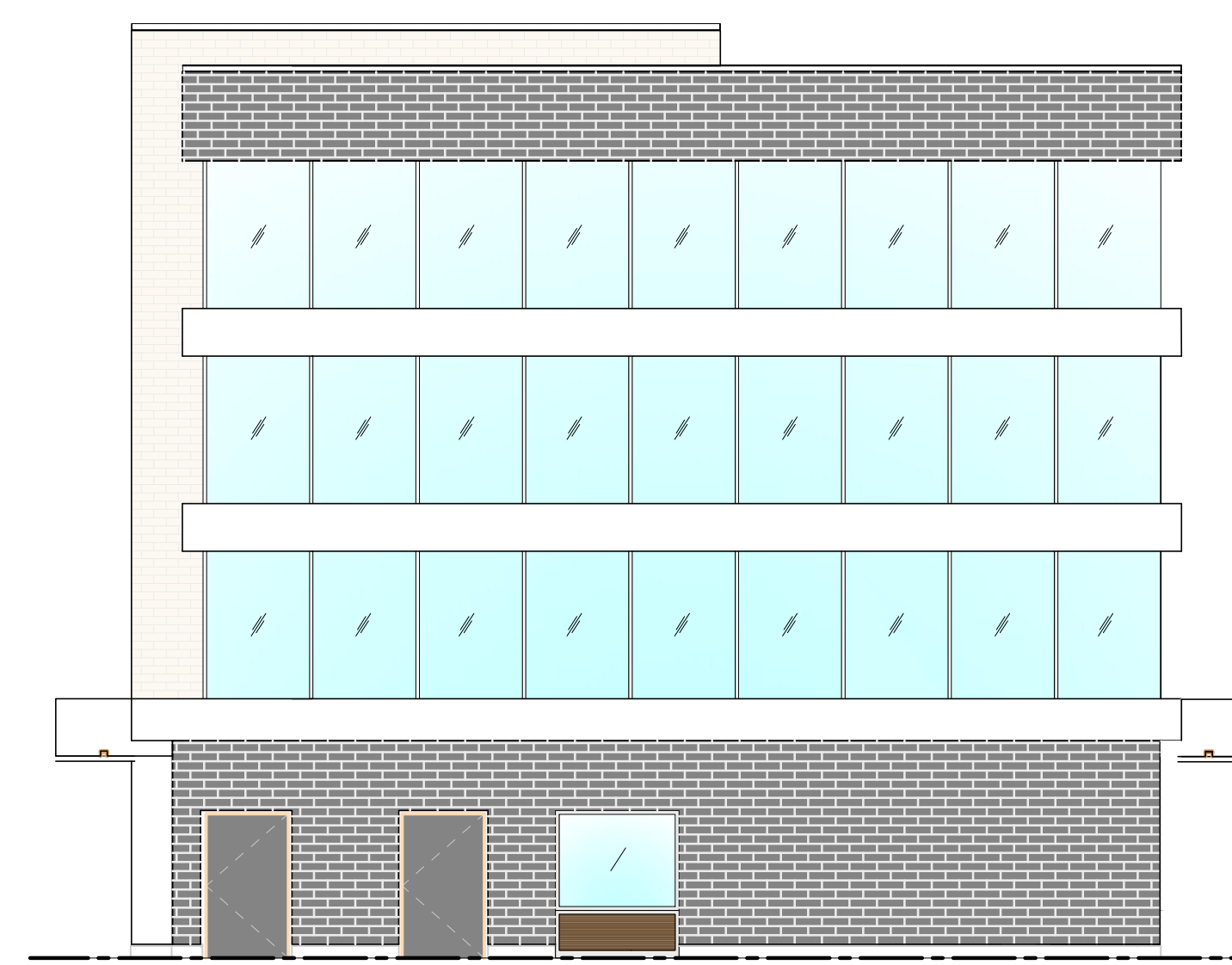
1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"

MATERIALS CALCULATION TABLE:

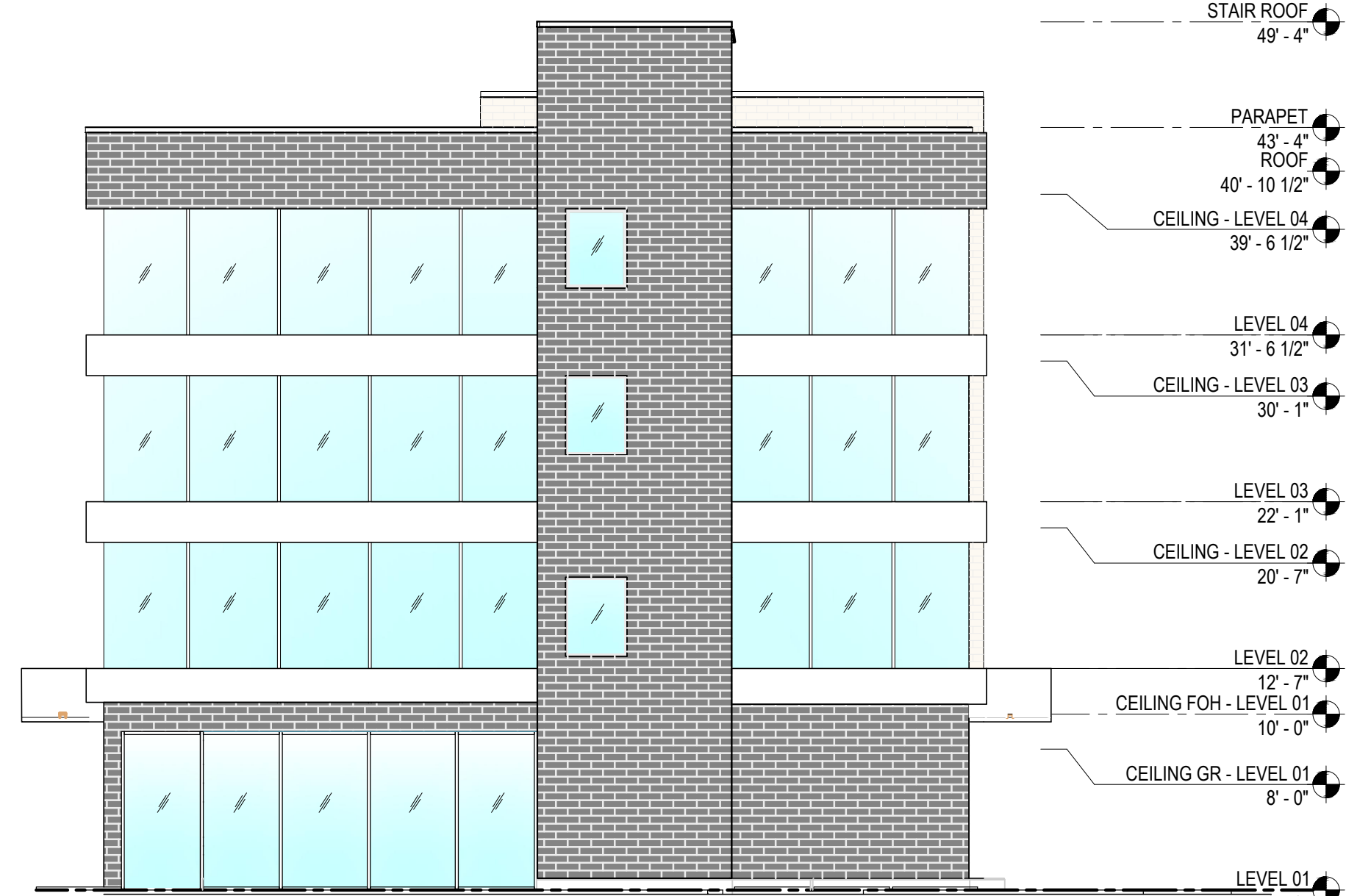
DESCRIPTION	FRONT SIDE		REAR SIDE		LEFT SIDE		RIGHT SIDE	
	AREA (S.F.)	% OF TOTAL AREA	AREA (S.F.)	% OF TOTAL AREA	AREA (S.F.)	% OF TOTAL AREA	AREA (S.F.)	% OF TOTAL AREA
TOTAL OF ELEVATION AREA	7,522 S.F.	100%	7,522 S.F.	100%	2,111 S.F.	100%	2,211 S.F.	100%
GLAZING DOORS & WINDOWS	3,902 S.F.	52%	3,748 S.F.	50%	968 S.F.	46%	1,034 S.F.	47%
NET AREA (EXCLUSIVE OF W/D)	3,620 S.F.	48%	3,774 S.F.	50%	1,143 S.F.	54%	1,177 S.F.	53%
DESCRIPTION	AREA (S.F.)	% OF TOTAL AREA	AREA (S.F.)	% OF TOTAL AREA	AREA (S.F.)	% OF TOTAL AREA	AREA (S.F.)	% OF TOTAL AREA
M1 - AUSTIN STONE VENEER	930 S.F.	13%	1,115 S.F.	15%	186 S.F.	9%	69 S.F.	3%
M2 - BRICK VENEER	1,970 S.F.	26%	1,970 S.F.	26%	588 S.F.	28%	644 S.F.	29%
M3 - STUCCO	720 S.F.	9%	720 S.F.	9%	327 S.F.	15%	264 S.F.	12%
GLAZING DOOR & WINDOW	3,902 S.F.	52%	4,081 S.F.	50%	968 S.F.	46%	1,034 S.F.	47%
DOOR	-	-	-	-	42 S.F.	2%	-	-

FINISH SCHEDULE

- AUSTIN STONE VENEER
- STUCCO WALL
- BRICK VENEER
- GLAZING



2 LEFT ELEVATION
SCALE: 1/8" = 1'-0"



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



4 REAR ELEVATION
SCALE: 1/8" = 1'-0"

OFFICE BUILDING ELEVATIONS
FOR
DFW HOSPITALITY OF ROCKWALL LLC
2.014 ACRES
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

DFW HOSPITALITY
OF ROCKWALL LLC

ASA ENGINEERING
13710 PARKWAY ROAD, SUITE 215
DALLAS, TEXAS 75242
(972) 248-8651 FAX (972) 248-8681

SCALE: AS SHOWN

DESIGNED BY: PSS

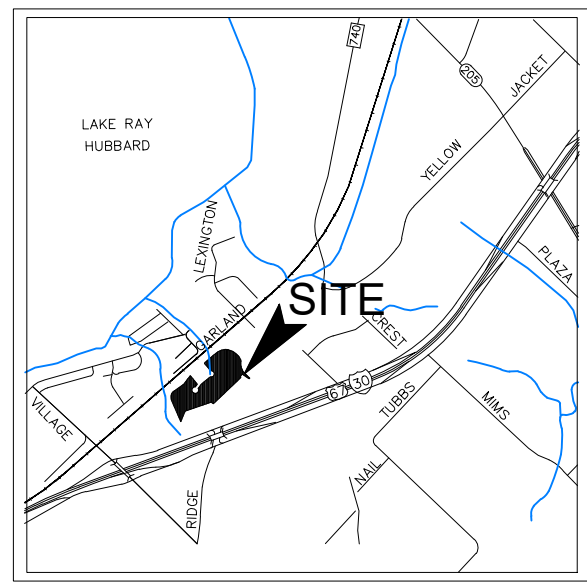
DRAWN BY: C.C.

CHECKED BY: PSS

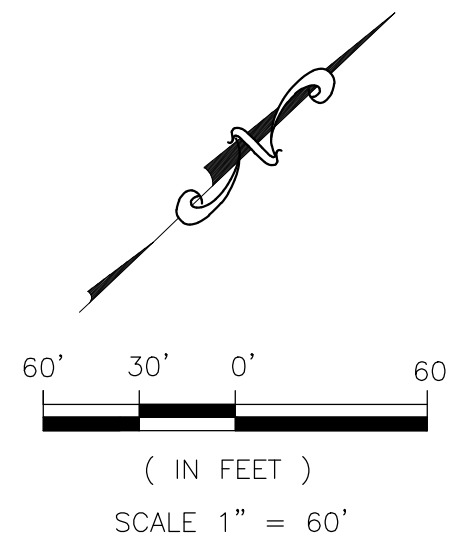
PSA PROJECT NO.
TRC 2446

SHEET
A-3

FEBRUARY 16, 2018



VICINITY MAP
N.T.S.



LEGEND

- PROPERTY LINE
 - - - EASEMENT LINE
 - 1/2" IRS/IRF
 - EX.MH.
 - MH.
 - EX.FH.
 - FH.
- PROPERTY LINE
EASEMENT LINE
IRON ROD
EXISTING SANITARY MANHOLE
PROPOSED SANITARY MANHOLE
EXISTING FIRE HYDRANT
PROPOSED FIRE HYDRANT

LOT INFORMATION

TRACT 1	AREA LOT PROPOSED	= 119,688 S.F. (2.748 AC.)	= FUTURE BUILDING
TRACT 2	AREA LOT PROPOSED	= 62,769 S.F. (1.441 AC.)	= FUTURE BUILDING
TRACT 3	AREA LOT PROPOSED	= 11,788 S.F. (0.271 AC.)	= FUTURE BUILDING
TRACT 4 - PHASE I	AREA LOT PROPOSED	= 57,876 S.F. (1.329 AC.)	= PROFESSIONAL BLDG. 4-STORY
	TOTAL BLDG. AREA	= 32,000 S.F.	
	PARKING REQUIREMENTS		
	PARKING RATIO	= 1/300 S.F.	
	TOTAL PARKING REQUIRED	= 106 SP	
	TOTAL PARKING PROVIDED	= 106 SP	
	HANDICAP PARKING REQUIRED	= 4 SP	
	SURFACE PARKING PROVIDED	= 70 SP	
	TOTAL SURFACE PARKING	= 74 SP	
	GARAGE PARKING PROVIDED	= 32 SP	
TRACT 5 - PHASE I	AREA LOT PROPOSED	= 88,910 S.F. (2.041 AC.)	= AVID HOTEL, 87 RM. 4-STORY
	TOTAL BLDG. AREA	= 45,956 S.F.	
	PARKING REQUIREMENTS		
	PARKING RATIO	= 1SP/1 UNIT	
	TOTAL PARKING REQUIRED	= 87 SP	
	TOTAL PARKING PROVIDED	= 104 SP	
	HANDICAP PARKING REQUIRED	= 4 SP	
	SURFACE PARKING PROVIDED	= 68 SP	
	TOTAL SURFACE PARKING	= 72 SP	
	GARAGE PARKING PROVIDED	= 32 SP	
TRACT 6	AREA LOT PROPOSED	= 79,087 S.F. (1.816 AC.)	= FUTURE BUILDING
TRACT 7	AREA LOT PROPOSED	= 55,951 S.F. (1.284 AC.)	= FUTURE BUILDING

PREPARED BY:
ASA ENGINEERING
17819 DAVENPORT ROAD, SUITE 215
DALLAS, TEXAS 75252
(972) 248-9651 FAX (972) 248-9681
TX T.B.P.E. REGISTRATION # F-006974
T.B.P.L.S. FIRM REGISTRATION # 100433

OWNER/DEVELOPER
DFW HOSPITALITY OF ROCKWALL LLC
2402 PATHWAY ELDORADO,
AR, 71730

CONCEPT PLAN
FOR
DFW HOSPITALITY OF ROCKWALL LLC
11.173 ACRES
PART OF
William Blevins Survey, Abst. No.9
James Smith Survey, Abst. No.200
City of Rockwall
Rockwall County, Texas
FEBRUARY 16, 2018



2/16/18 11:58 AM C:\Users\jbl\OneDrive\Documents\11.173 Acres\11.173 Acres Concept Plan.dwg
 AND REVISIONS TO 11.173 ACRES CONCEPT PLAN



CITY OF ROCKWALL, TEXAS

MEMORANDUM

TO: Planning and Zoning Commission

FROM: David Gonzales, *Senior Planner*

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

DATE: March 13, 2018

SUBJECT: Z2018-009; SUP for Office Building Exceeding 36-feet in Height (SOV)

Staff has received a letter from the applicant, Pan Shribhen, P.E. requesting to withdraw Case No. Z2018-009 (see attached). This case is scheduled for a public hearing on tonight's agenda. Staff should note that the City Council has discretion on whether to accept or deny the applicant's request to withdraw the zoning case. Section 5, *Application Withdrawal*, of the Article II, *Authority and Administrative Procedures*, of the Unified Development Code (UDC), states that any case that has been published in the paper and notifications of a public hearing sent out must be placed on the public hearing agenda and acted upon by the applicable body. Should the Planning and Zoning Commission have any questions staff will be available at the meeting.

March 6, 2018

David Gonzales, AICP
Senior Planner
Planning & Zoning Department
City of Rockwall
385 S. Goliad
Rockwall, TX 75087

**Re: Withdrawal of Proposed SUP for Office Building
for DFW Hospitality at Rockwall**

Dear Sir:

On behalf of the DFW Hospitality at Rockwall, this letter is our **withdrawal of a SUP request for exceeding height restriction for Office Building** at La Jolla Point Addition. The proposed office building will be design as a 3-story, 24,000 SF building, to meet 36-foot maximum height required for an overlay district, as shown on the attached Exhibit.

We appreciated the comments from P&Z Work Session and cooperation of the staff for your courtesy on this matter. Please let me know if you required additional information on this matter. Thank you.

Sincerely yours,



Pann S. Sribhen, P.E.

Principal

PSA Engineers, Inc.