



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2019-007 P&Z DATE 1/29/19 CC DATE 2/12/19 APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

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

SITE PLAN APPLICATION
<input checked="" type="checkbox"/> SITE PLAN
<input 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

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECIEPT
<input checked="" 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 & ZONING CASE NO. SP2019-002

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

Please check the appropriate box below to indicate the type of development request (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 108 Saint Mary Street

Subdivision H. W. Boyston Addition, Vol. 3024, Pg. 225

Lot —

Block —

General Location SEC Goliad & St. Mary

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Residential/ Commercial

Current Use N/A

Proposed Zoning same

Proposed Use Office

Acreage 0.500

Lots [Current] 1

Lots [Proposed] 1

1

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

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

Owner TIC MAIN STREET HOLDINGS, LLC.

Applicant SAME

Contact Person Chuck Vickers

Contact Person _____

Address 2475 Riding Club Rd.

Address _____

City, State & Zip Rockwall, TX 75087

City, State & Zip _____

Phone +1 (214) 793-9794

Phone _____

E-Mail casenchi@gmail.com

E-Mail _____

NOTARY VERIFICATION [REQUIRED]

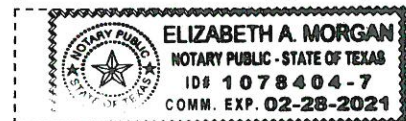
Before me, the undersigned authority, on this day personally appeared Charles Vickers [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ 250.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 18 day of Jan, 20 19. By signing this application I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 18 day of Jan, 20 19.

Owner's/Applicant's Signature

Notary Public in and for the State of Texas



My Commission Expires 02-28-2021



**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: 1/18/2019

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, 01/25/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 1/29/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 1/29/2019 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: SP2019-002
Project Name: 108 St. Mary
Project Type: SITE PLAN
Applicant Name: T&C MAIN STREET HOLDINGS, LLC
Owner Name: T&C MAIN STREET HOLDINGS, LLC
Project Description:



SP2019-002 - 108 ST. MARY STREET
 SITE PLAN - LOCATION MAP =

0 20 40 80 120 160 Feet

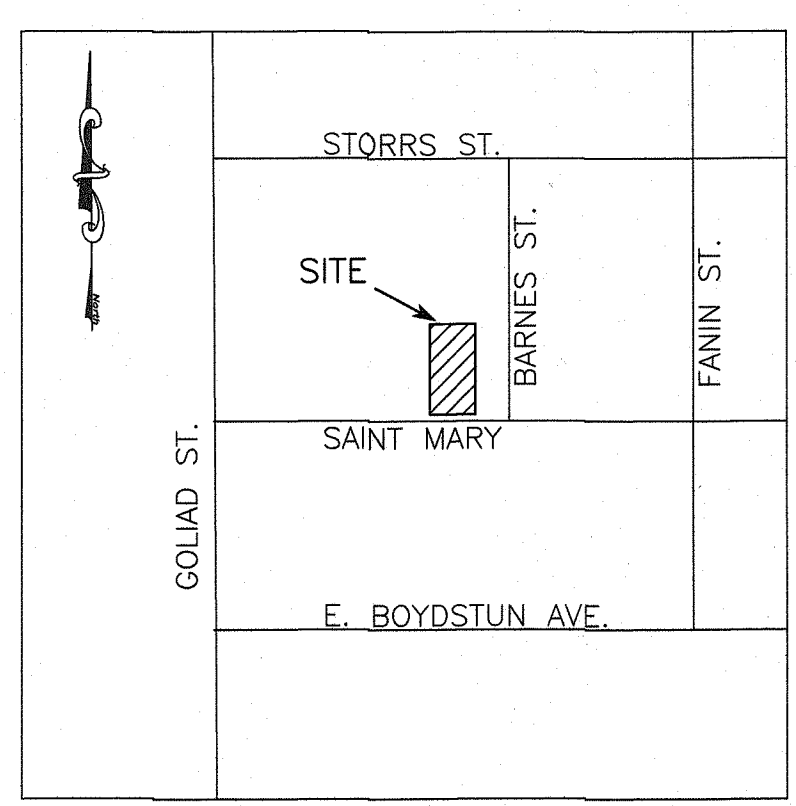
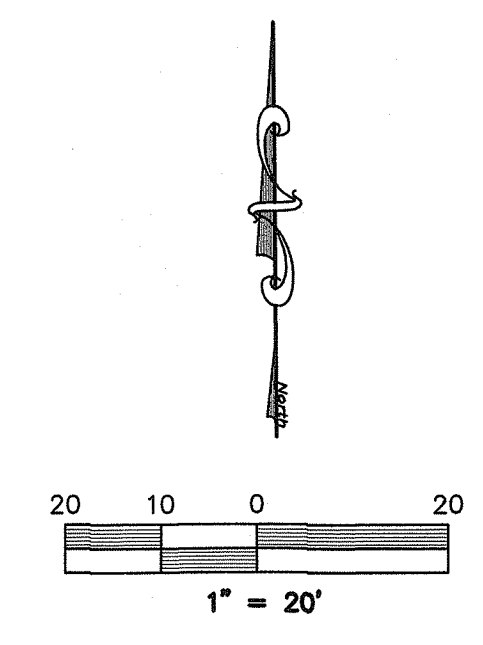
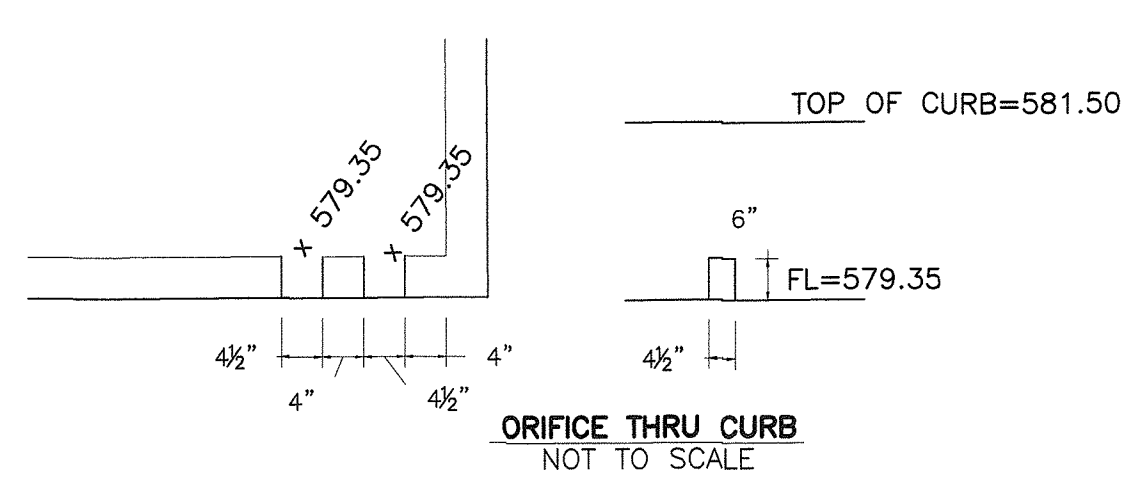
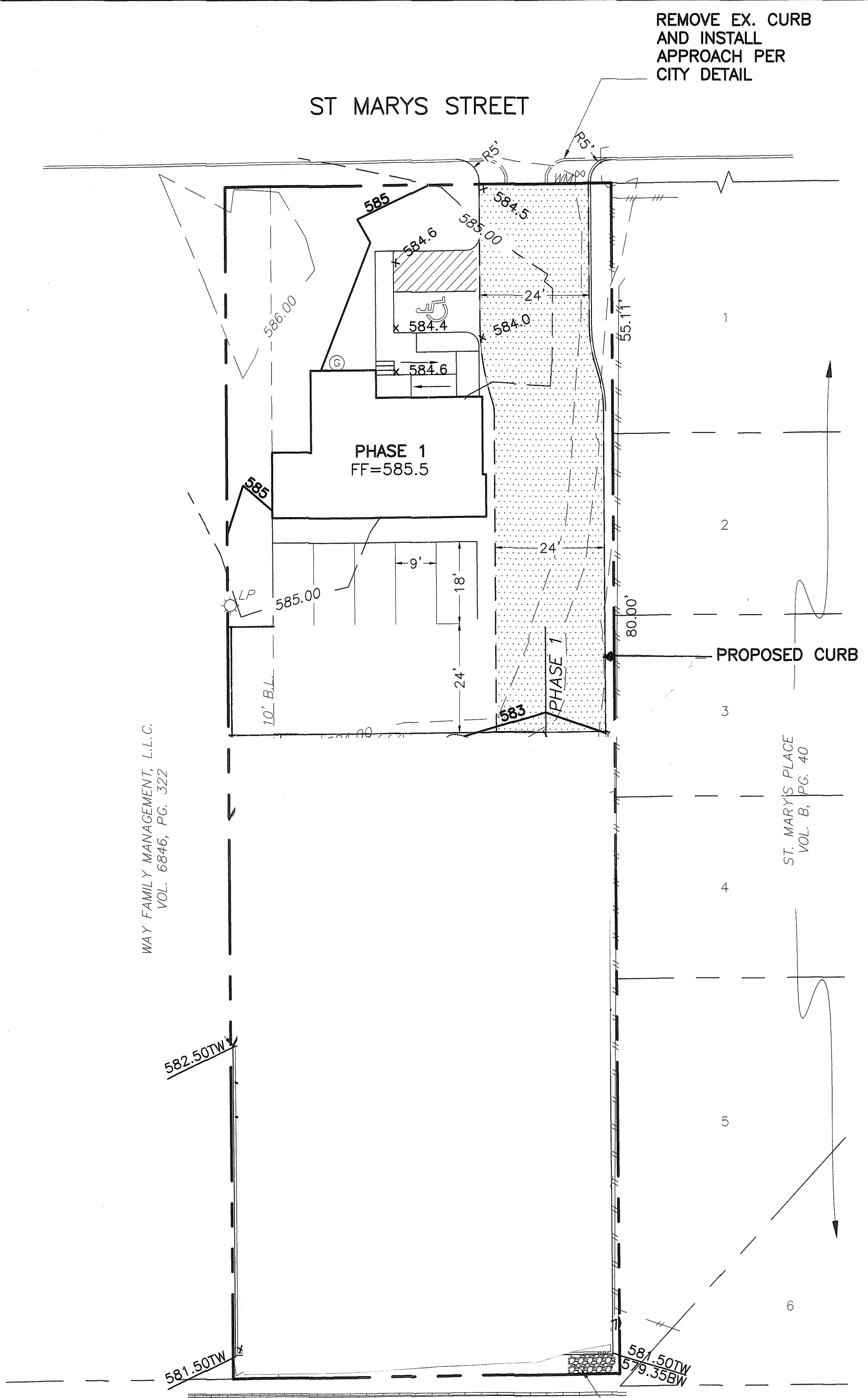


City of Rockwall

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.





LOCATION MAP (NOT TO SCALE)

LEGEND

- = PROPERTY LINE
- - - - - = EXISTING CONTOURS
- 460 — = PROPOSED CONTOURS
- x 463.00 TC or x 462.50 = PROPOSED SPOT GRADES
- tc = TOP OF CURB
- ep = EDGE OF PAVEMENT
- tw = TOP OF WALL
- bw = BOTTOM OF WALL
- (ALL SPOT GRADES ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED)
- EX. SS — = EXISTING SANITARY SEWER LINE
- EX. W — = EXISTING WATER LINE
- ⊙ FH = EXISTING FIRE HYDRANT
- ⊙ WM = EXISTING WATER METER
- ⊙ PP = EXISTING POWER POLE
- ⊙ LP = EXISTING LIGHT POLE
- T = EX. WATER VALVE
- ⊙ = EXISTING STORM MANHOLE
- ⊙ = EXISTING GAS METER
- ⊙ FH = PROPOSED FIRE HYDRANT
- EXIST. or EX. = EXISTING
- PROP. = PROPOSED
- LS = LANDSCAPE
- RCP = REINFORCED CONCRETE PIPE
- min = MINIMUM
- max = MAXIMUM

Pond Report

Hydraulic Hydrographs by Intellisolve v9.01 Friday, Dec 14, 2018

Pond No. 1 - St Mary Street
Pond Data
 Contours - User-defined contour areas. Average end area method used for volume calculation. Beginning Elevation = 579.35 ft

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	579.35	00	0	0
0.15	579.50	50	4	4
0.40	579.75	125	22	26
0.65	580.00	2,000	268	281
0.90	580.25	2,200	625	816
1.15	580.50	3,600	725	1,541
1.40	580.75	3,700	913	2,454
1.65	581.00	3,700	925	3,379
1.90	581.25	3,750	931	4,310

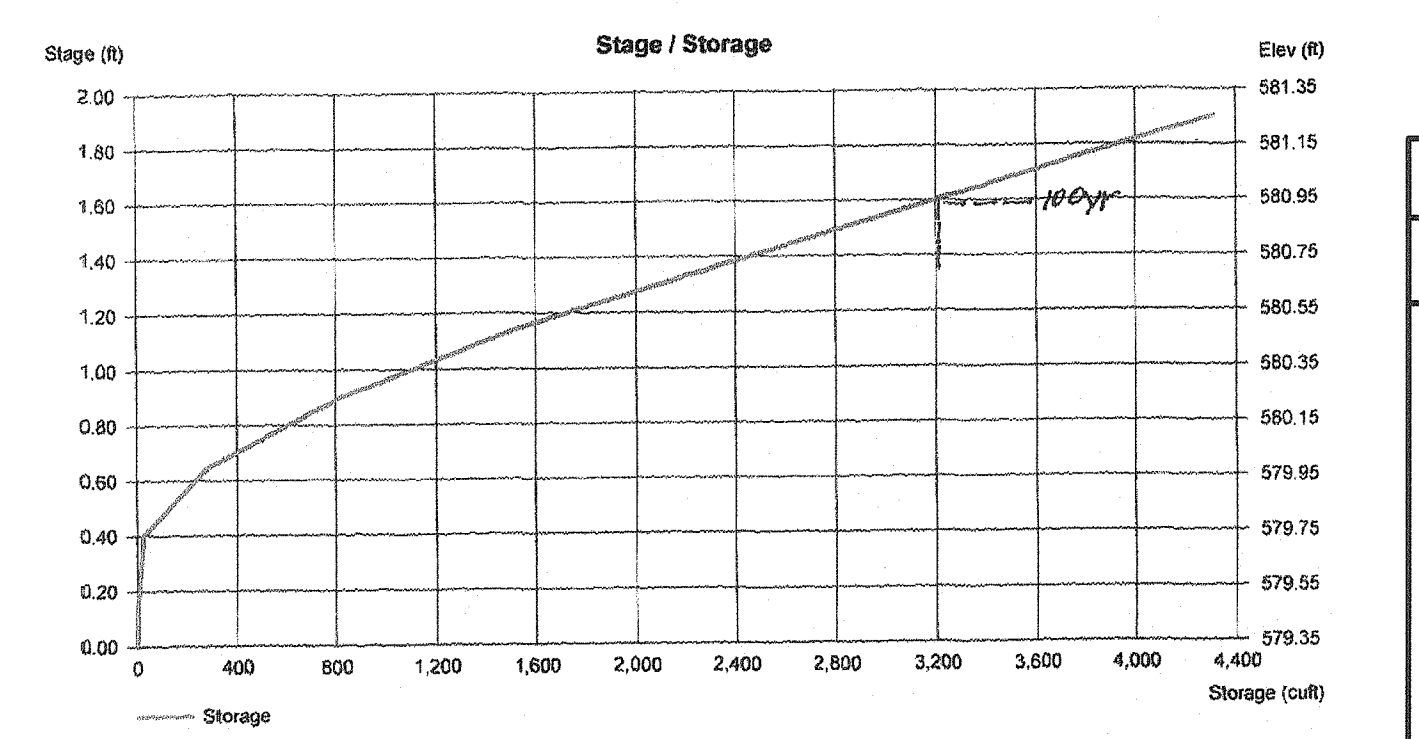
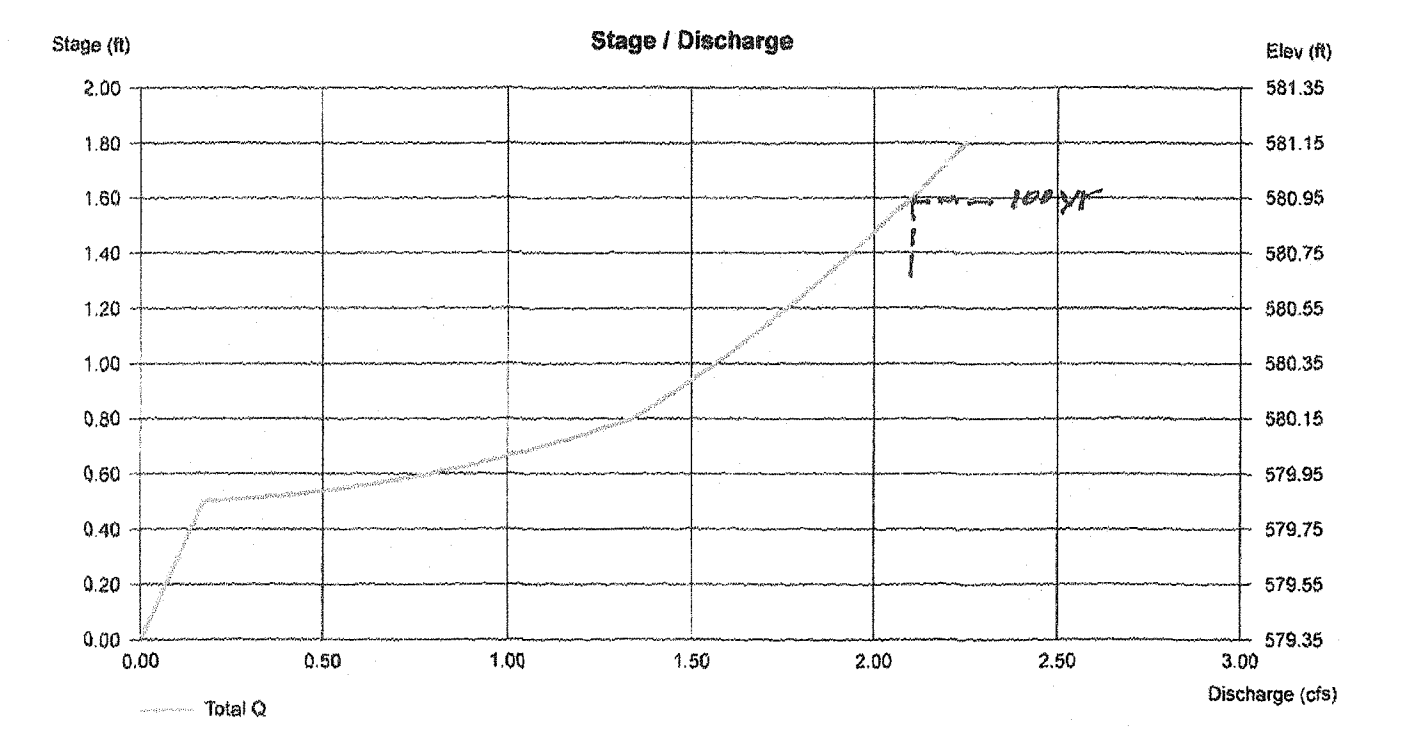
Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	579.35	00	0	0
0.15	579.50	50	4	4
0.40	579.75	125	22	26
0.65	580.00	2,000	268	281
0.90	580.25	2,200	625	816
1.15	580.50	3,600	725	1,541
1.40	580.75	3,700	913	2,454
1.65	581.00	3,700	925	3,379
1.90	581.25	3,750	931	4,310

Summary Detention Pond Calculations

Existing Conditions for Pond: C = 0.50, Tc = 20.00, Area = 20,000, Minutes = 0.51 Acres

Time	Inflow	Outflow	Storage
10 min	2,699	1,270	1,429
15 min	3,718	1,587	2,131
20 min	4,572	1,905	2,667
30 min	5,701	2,540	3,161
40 min	6,389	3,175	3,215
50 min	6,885	3,810	3,075
60 min	7,436	4,445	2,991
70 min	7,711	5,080	2,632
80 min	8,152	5,715	2,437
90 min	8,675	6,350	2,326
100 min	9,364	6,984	2,379
110 min	9,694	7,619	2,075
120 min	9,914	8,254	1,660



ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF DALLAS TO BE USED FOR CONSTRUCTION.



SITE & GRADING PLAN
 108 SAINT MARY STREET

City of Rockwall, Rockwall County, Texas 75087

OWNER:
CHUCK VICKERS
 CASENCHI@GMAIL.COM
 214-793-9794

prepared by:
MONK CONSULTING ENGINEERS, INC.
 1200 W. State Street, Garland Texas 75040
 972 272-1763 Fax 972 272-8761

NO LOT TO LOT DRAINAGE ALLOWED WITHOUT PRIVATE DRAINAGE EASEMENT RECORDED

**** NOTICE TO CONTRACTORS ****

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY RHODES SURVEYING OF GARLAND, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (PS&E), WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

WARNING:
 PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

NOTE:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

Overall Detention Pond Modified Rational Present Conditions

Q=CIA	By-Pass Acreage	New Acreage	Present Conditions	25 Year	By-Pass Acreage	New Acreage
A= 0.510	-	0.51	A= 0.510	-	-	0.510
C= 0.50	-	-	C= 0.50	-	-	-
Tc= 20.00	-	-	Tc= 20.00	-	-	-
I100= 8.30	-	-	I25= 5.72	-	-	-
Q100= 2.12	-	2.12	Q25= 1.46	-	-	-

Future Conditions

Q=CIA	By-Pass Q cfs	New Allowable CFS	Future Conditions	10 Year	By-Pass Acreage	New Acreage
A= 0.51	-	-	A= 0.510	-	-	0.510
C= 0.90	-	-	C= 0.50	-	-	-
Tc= 10.00	-	-	Tc= 20.00	-	-	-
I100= 9.80	-	-	I10= 4.92	-	-	-
Q100= 4.50	-	-	Q10= 1.25	-	-	-

Flow for Storm Duration

Time	C	Q (cfs)	Present Conditions	5 Year	By-Pass Acreage	New Acreage
10 min	0.90	4,498	A= 0.510	-	-	0.510
15 min	0.90	4,131	C= 0.50	-	-	-
20 min	0.90	3,810	Tc= 20.00	-	-	-
30 min	0.90	3,167	I10= 4.92	-	-	-
40 min	0.90	2,662	Q10= 1.25	-	-	-
50 min	0.90	2,295	A= 0.51	-	-	-
60 min	0.90	2,066	C= 0.90	-	-	-
70 min	0.90	1,836	Tc= 10.00	-	-	-
80 min	0.90	1,698	I10= 6.56	-	-	-
90 min	0.90	1,607	Q10= 3.01	-	-	-
100 min	0.90	1,561	A= 0.510	-	-	-
110 min	0.90	1,469	C= 0.50	-	-	-
120 min	0.90	1,377	Tc= 20.00	-	-	-

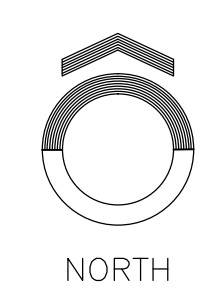
Storage Calculations

Time	Inflow	Outflow	Storage
10 min	2,699	1,270	1,429
15 min	3,718	1,587	2,131
20 min	4,572	1,905	2,667
30 min	5,701	2,540	3,161
40 min	6,389	3,175	3,215
50 min	6,885	3,810	3,075
60 min	7,436	4,445	2,991
70 min	7,711	5,080	2,632
80 min	8,152	5,715	2,437
90 min	8,675	6,350	2,326
100 min	9,364	6,984	2,379
110 min	9,694	7,619	2,075
120 min	9,914	8,254	1,660

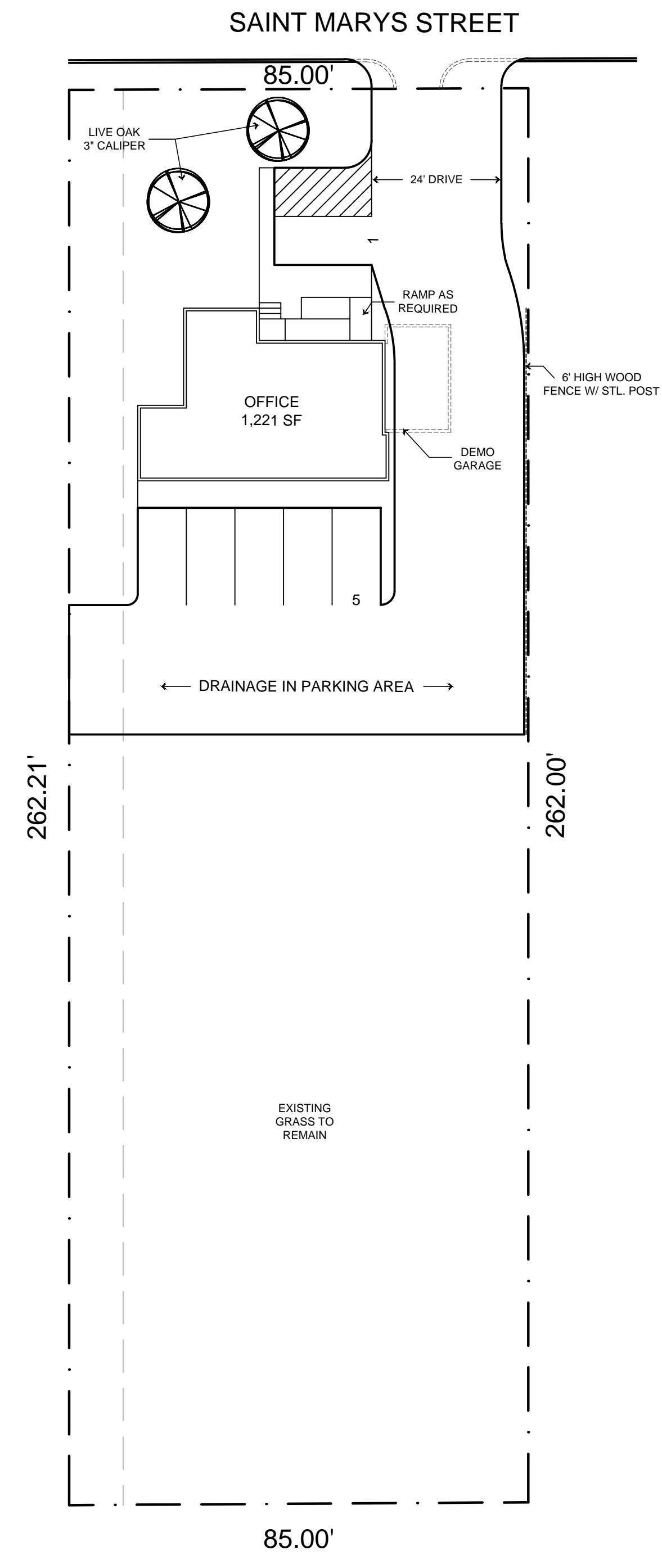
The Difference in discharge flows from existing to proposed conditions equals Volume to be detained on site Q Diff = Qdev - QEX

Q diff	Volume	Elevation
Q diff-100 = 2.38 cfs	3,215 cf	580.95
Q diff-25 = 2.03 cfs	800 cf	580.25
Q diff-10 = 1.76 cfs	450 cf	580.10
Q diff-5 = 1.58 cfs	300 cf	580.00

THIS DOCUMENT IS THE PROPERTY OF CARROLL ARCHITECTS, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CARROLL ARCHITECTS, INC.



1 SITE PLAN / LANDSCAPE PLAN
SCALE: 1:20



SITE DATA TABLE	
SITE AREA	0.51 ACRES (22,279 SF)
ZONING	COMMERCIAL OFFICE
PROPOSED USE	OFFICE
PROPOSED BUILDING AREA-TOTAL AREA:	1,221 SF
EXISTING BUILDING AREA-TOTAL AREA:	1,423 SF
LOT COVERAGE	5.48%
FLOOR TO AREA RATIO	0.0548 : 1
BUILDING HEIGHT	30 ft. MAX

PARKING TABLE	
PROPOSED PARKING-TOTAL PARKING:	1:300 = 5 SPACES
PARKING REQUIRED	5 (1 ADA)
PARKING PROVIDED	6 (1 ADA)

108 Saint Marys Street	
<small>LEGAL DESCRIPTION AND OR ADDRESS:</small>	
H.W. Boydston Addition Rockwall, Texas Volume 3024, Page 225 of Deed Records of Rockwall County, Texas 0.51 Acres	
<u>OWNER</u>	
Chuck Vickers 2475 Riding Club Rd. Rockwall, TX 75087	
<u>APPLICANT</u>	
Carroll Architects, INC 750 E. Interstate 30 #110 Rockwall, TX 75087 Ph: 972-732-6085 Email: jc@carrollarch.com	
<u>CASE NUMBER</u>	
2019XXX	

ISSUE: OWNER REVIEW: 01-17-2018

COPYRIGHT NOTICE: This document is the property of Carroll Architects, Inc. It is to be used only for the project and site specifically identified herein. It is not to be reproduced, copied, or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the written permission of Carroll Architects, Inc. As amended January 2005. The protection of this document is provided by the Copyright Act of 1976. Under such protection, unauthorized use or reproduction of this document may result in cessation of construction, building seizure, and/or monetary liability.

INTERIOR REMODEL FOR
PROFESSIONAL OFFICES
108 Saint Mary Street
Rockwall, Texas 75087

VICKERS
CONSTRUCTION
Chuck Vickers
214.793.9794

CARROLL
architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

**SITE PLAN/
LANDSCAPE
PLAN**

DATE: JULY 2018 SHEET NO:
PROJECT NO: 2018009 **A100**
DRAWN BY:
CHECKED BY:

City of Rockwall Project Plan Review History

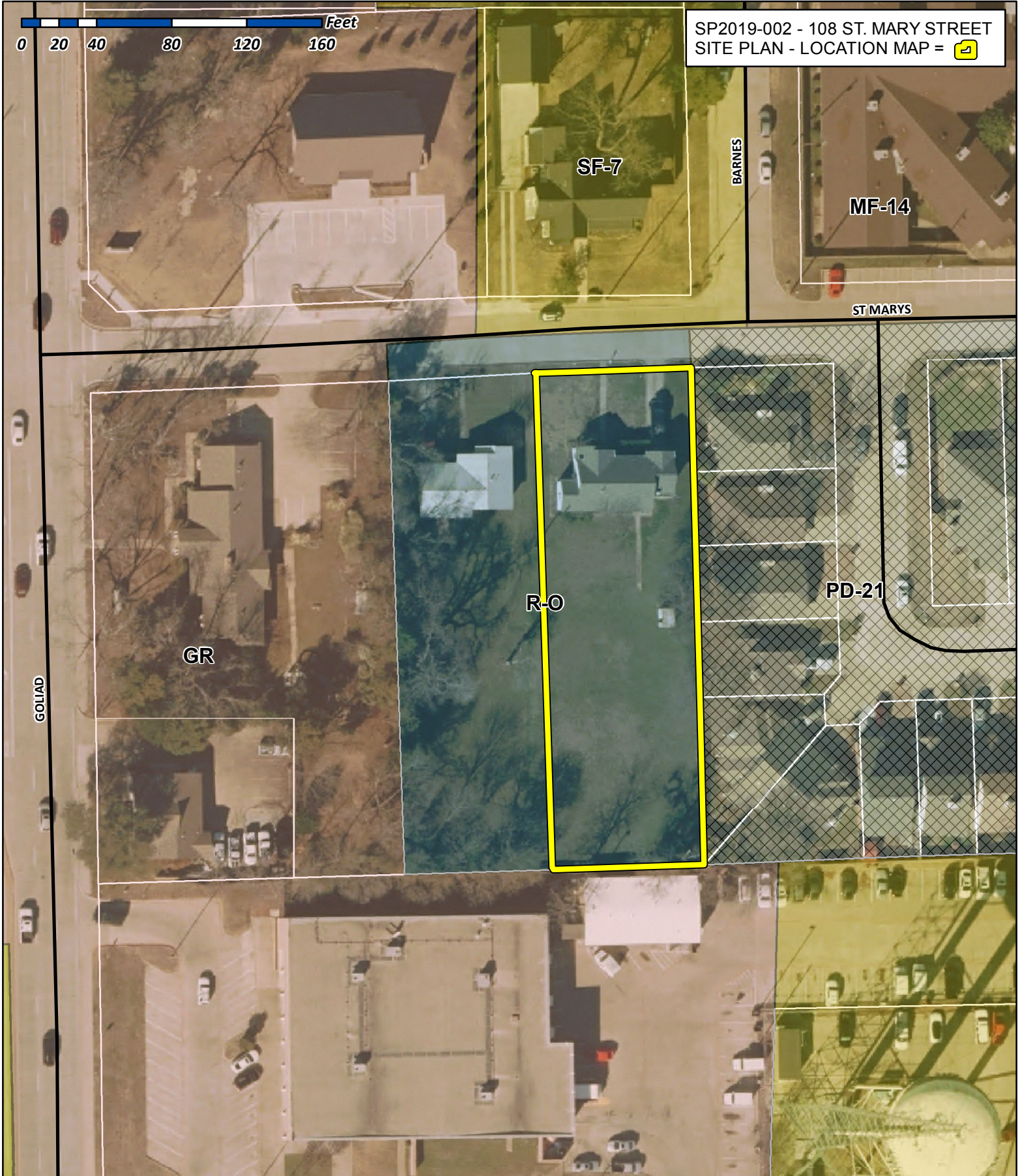


Project Number SP2019-002	Owner T&C MAIN STREET HOLDINGS, LLC	Applied 1/18/2019	LM
Project Name 108 St. Mary	Applicant T&C MAIN STREET HOLDINGS, LLC	Approved	
Type SITE PLAN		Closed	
Subtype		Expired	
Status Staff Review		Status	
 Site Address 108 ST MARY		City, State Zip ROCKWALL, TX 75087	
		Zoning	
Subdivision ST MARYS PLACE	Tract NULL	Block 80C	Lot No NULL
		Parcel No 3140-080C-0000-00-OR	General Plan

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	1/18/2019	1/25/2019	1/22/2019	4	APPROVED	

ENGINEERING	Sarah Hager	1/18/2019	1/25/2019	1/25/2019	7	COMMENTS	<p>(1/25/2019 10:56 AM SH)</p> <ul style="list-style-type: none"> - Is the building shown existing? - Parking to be 20'x9' minimum - Must have 15'x24' turnaround. - Are you planning to include a cross access easement? - Must label TW and BW elevations in all locations. - Calculations will not be reviewed until plans are submitted for engineering review. - Add note to Landscape Plans, "No trees within 5' of utilities." <p>The following is for your information for engineering review.</p> <ul style="list-style-type: none"> - 4% Engineering Inspection Fees - Impact fees. - Min 20' utility easements. - No structures in easements. - Fire lane easement to be on plat. - Fire lane to be 24' wide with 20' radii. - Parking to be 20'x9' - No dead-end parking. - Driveway spacing must be labeled on Site Plan. - Must have detention. Manning's "c-value" is per zoning for the entire property. 4:1 max slope. No vertical walls allowed in detention easement - No trees within 5' of public utilities. - Retaining walls 3' and over must be designed by a licensed engineer. All walls to be rock or stone. No smooth concrete walls. - Must meet all City Engineering Standards.
-------------	-------------	-----------	-----------	-----------	---	----------	---

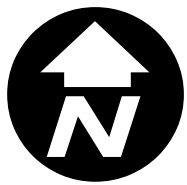
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
FIRE	Ariana Hargrove	1/18/2019	1/25/2019	1/24/2019	6	APPROVED	
GIS	Lance Singleton	1/18/2019	1/25/2019	1/22/2019	4	APPROVED	
PLANNING	Korey Brooks	1/18/2019	1/25/2019	1/25/2019	7	COMMENTS	Comments
SP2019-002 Site Plan for 108 St Mary: Please address the following comments (M= Mandatory Comments; I = Informational Comments)							
<p>? This is a request by Chuck Vickers of T & C Main Street Holdings, LLC for the approval of a site plan for an office building on a 0.50-acre parcel of land identified as Block 80B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, addressed as 108 St. Mary's Street.</p> <p>? For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.</p> <p>? For reference, include the case number (SP2019-002) in the lower right hand corner of all pages on future submittals.</p> <p>? Site Plan. Please provide a Site Plan instead of a "Site and Grading Plan". That needs to be submitted with your Civils later on. Without the correct drawing I can provide limited comments.</p> <p>? Site Plan. Please note that the subject property will not be able to be subdivided.</p> <p>? Site Plan. Please move all parking to rear of building.</p> <p>? Site Plan. ADA will more than likely need to be moved to the rear of building.</p> <p>? Site Plan. Please provide cross/access to RO property to the west.</p> <p>? Site Plan. Please note that parking spaces to not appear to meet engineering standards of design</p> <p>? Landscape Plan. Please show centerlines of adjacent roadways.</p> <p>? Landscape Plan. Please provide site data table as shown on landscape plan. Also, please check the site plan checklist that shows additional information to be added to site data table (e.g. pervious vs. impervious percentage, landscape percentage, etc.)</p> <p>? Landscape Plan. Please utilize engineering scale and show adjacent properties.</p> <p>? Landscape Plan. Please check the tree requirements along Goliad—There seems to be 1 or 2 trees missing.</p> <p>? Landscape Plan. Please note that no parking space shall be 80-feet from a tree. Provide 80-foot buffer at 1 or 2 trees to show compliance.</p> <p>? Landscape Plan. Please utilize different lineweights for clarity. For instance the callouts for the landscape could be a greyscale dashline.</p> <p>? Landscape Plan. Please utilize different lineweights for clarity. For instance the callouts for the landscape could be a greyscale dashline.</p> <p>? Landscape Plan. Please show heavy landscape screening from the adjacent residential property</p> <p>? Landscape Plan. Please provide engineering information on all plans (e.g turning radii, easements, utilities, etc). Also provide visibility triangle.</p> <p>? Photometric Plan. If any additional lighting is being provided, please provide a photometric plan.</p> <p>? Building Elevations. Please provide dimensions.</p> <p>? Building Elevations. Is the wainscot existing?</p> <p>? Building Elevations. Provide Site data Table as provided on other sheets.</p> <p>? Building Elevations. Please note any changes being made to the exterior.</p> <p>? The Architectural Review Board (ARB) meeting for this case will be held on January 29, 2019 at 5:00 p.m.</p> <p>? 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 February 4, 2019. The Planning and Zoning Worksession for this case will be January 29, 2019, at 6:00 p.m. The Planning and Zoning Meeting will be February 12, 2019</p>							

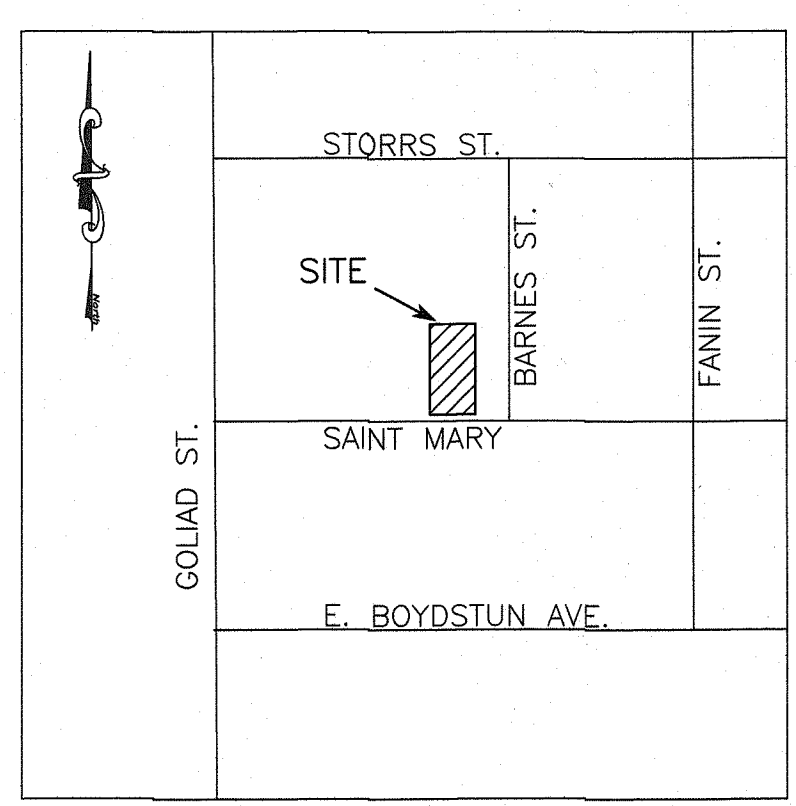
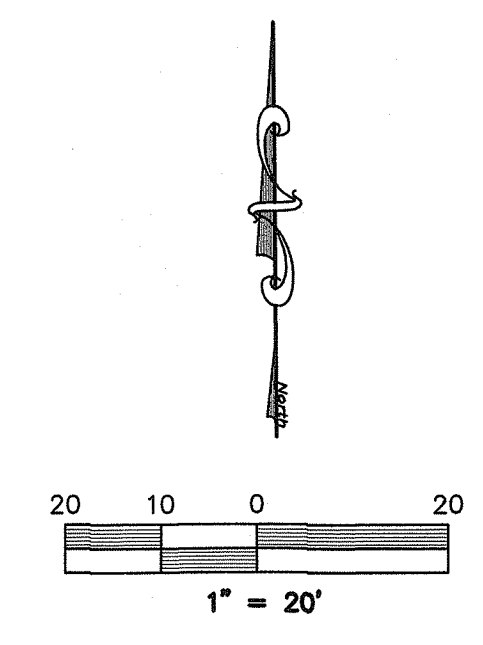
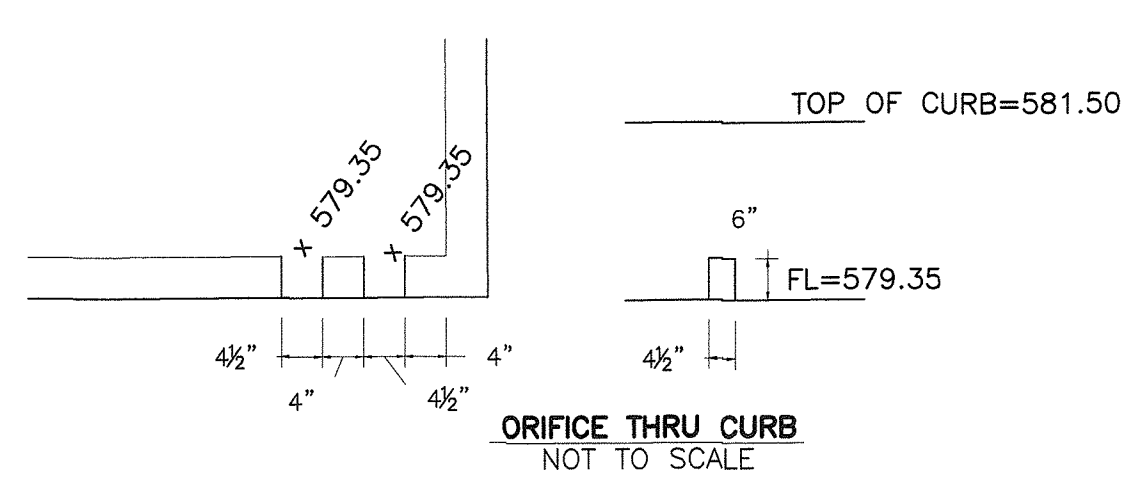
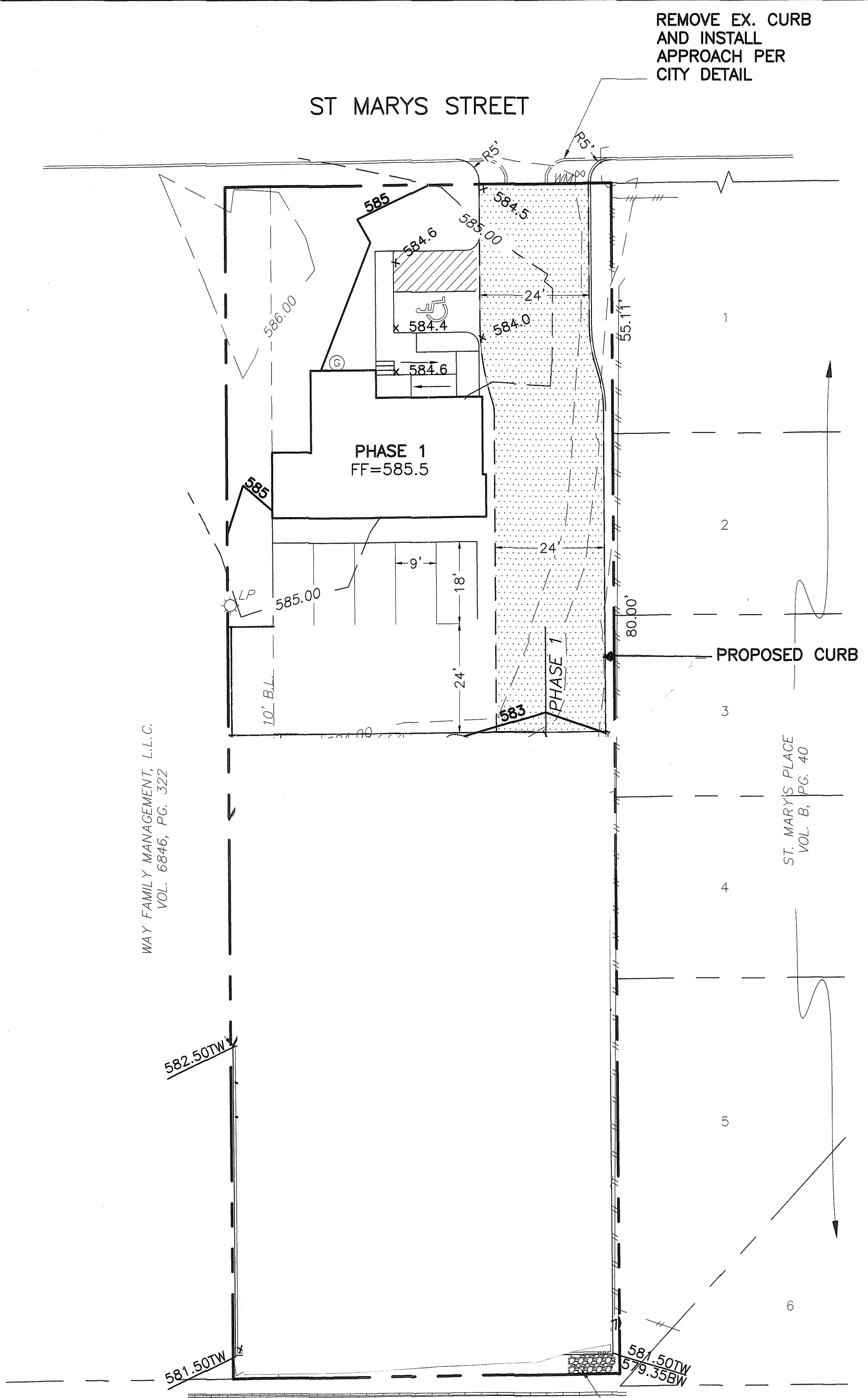


City of Rockwall

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.





LOCATION MAP (NOT TO SCALE)

LEGEND

- = PROPERTY LINE
- 460 = EXISTING CONTOURS
- 460 = PROPOSED CONTOURS
- x 463.00 TC or x 462.50 = PROPOSED SPOT GRADES
- tc = TOP OF CURB
- ep = EDGE OF PAVEMENT
- tw = TOP OF WALL
- bw = BOTTOM OF WALL
- (ALL SPOT GRADES ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED)
- EX. SS = EXISTING SANITARY SEWER LINE
- EX. W = EXISTING WATER LINE
- FH = EXISTING FIRE HYDRANT
- WM = EXISTING WATER METER
- PP = EXISTING POWER POLE
- LP = EXISTING LIGHT POLE
- T = EX. WATER VALVE
- SMH = EXISTING STORM MANHOLE
- GM = EXISTING GAS METER
- FH = PROPOSED FIRE HYDRANT
- EXIST. or EX. = EXISTING
- PROP. = PROPOSED
- LS = LANDSCAPE
- RCP = REINFORCED CONCRETE PIPE
- min = MINIMUM
- max = MAXIMUM

Pond Report

Hydraulic Hydrographs by Intellisolve v9.01 Friday, Dec 14, 2018

Pond No. 1 - St Mary Street
Pond Data
 Contours - User-defined contour areas. Average end area method used for volume calculation. Beginning Elevation = 579.35 ft

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	579.35	00	0	0
0.15	579.50	50	4	4
0.40	579.75	125	22	26
0.65	580.00	2,000	268	281
0.90	580.25	2,200	625	816
1.15	580.50	3,600	725	1,541
1.40	580.75	3,700	913	2,454
1.65	581.00	3,700	925	3,379
1.90	581.25	3,750	931	4,310

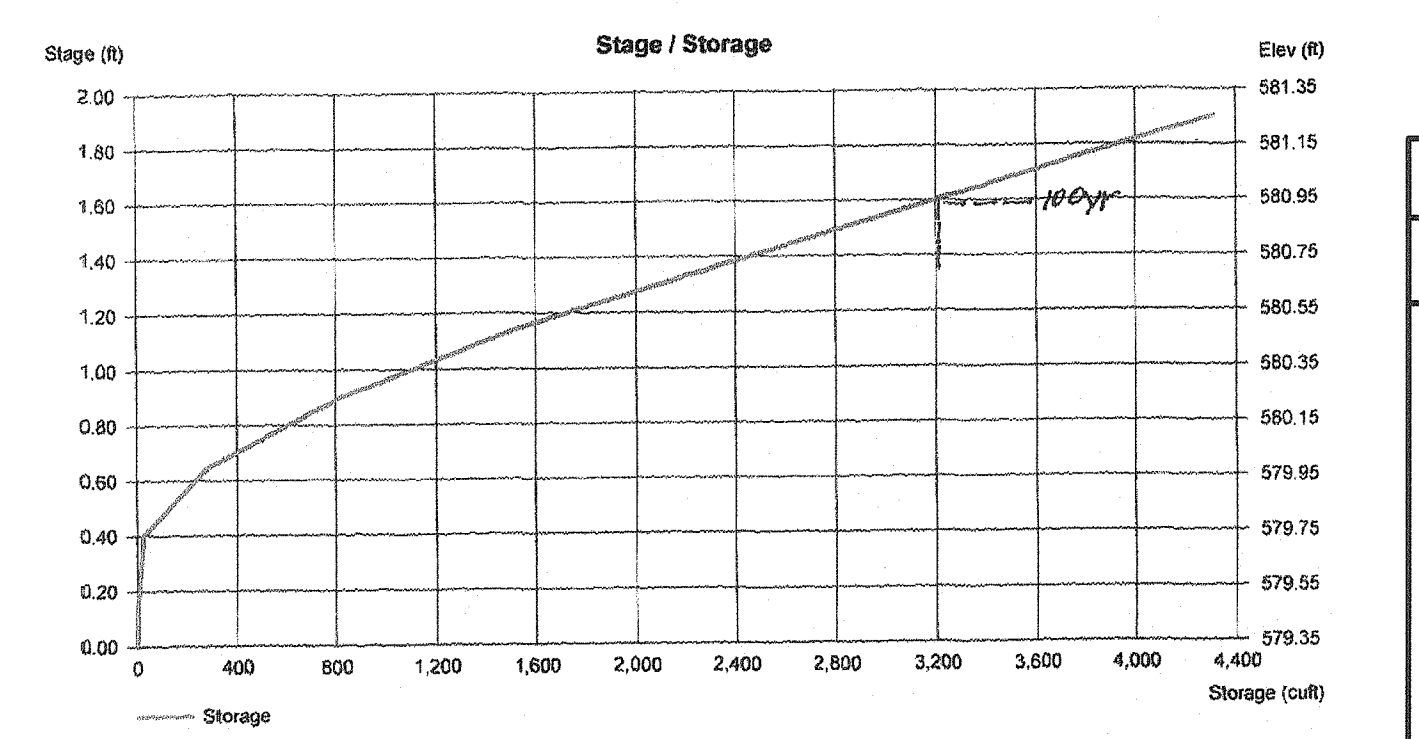
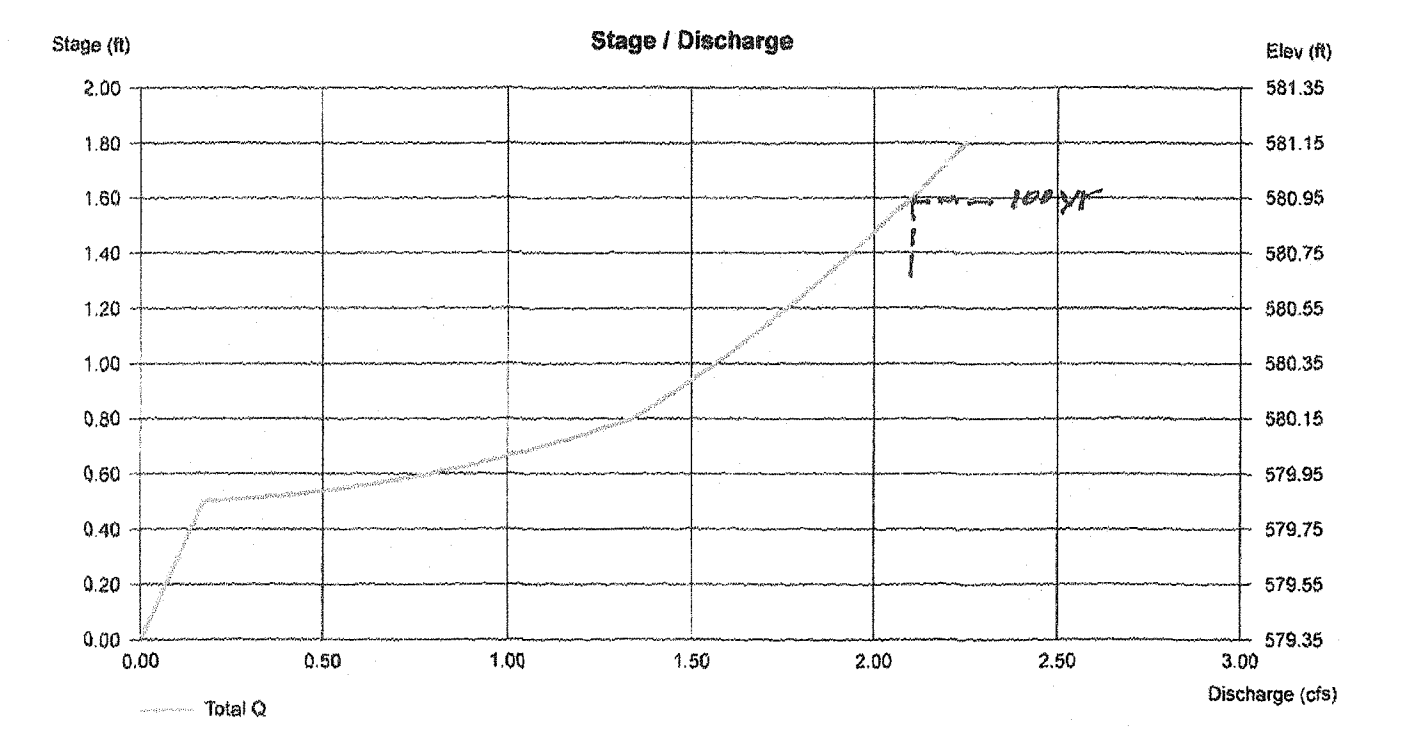
Stage / Storage Table

Stage (ft)	Elevation (ft)	Contour area (sqft)	Incr. Storage (cuft)	Total storage (cuft)
0.00	579.35	00	0	0
0.15	579.50	50	4	4
0.40	579.75	125	22	26
0.65	580.00	2,000	268	281
0.90	580.25	2,200	625	816
1.15	580.50	3,600	725	1,541
1.40	580.75	3,700	913	2,454
1.65	581.00	3,700	925	3,379
1.90	581.25	3,750	931	4,310

Summary Detention Pond Calculations

Existing Conditions for Pond: C=0.50, Tc=20.00, Area=20,000, Minutes=0.51 Acres

Time	Inflow	Outflow	Storage
10 min	2,699	1,270	1,429
15 min	3,718	1,587	2,131
20 min	4,572	1,905	2,667
30 min	5,701	2,540	3,161
40 min	6,389	3,175	3,215
50 min	6,885	3,810	3,075
60 min	7,436	4,445	2,991
70 min	7,711	5,080	2,632
80 min	8,152	5,715	2,437
90 min	8,675	6,350	2,326
100 min	9,364	6,984	2,379
110 min	9,694	7,619	2,075
120 min	9,914	8,254	1,660



ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF DALLAS TO BE USED FOR CONSTRUCTION.



SITE & GRADING PLAN
 108 SAINT MARY STREET

City of Rockwall, Rockwall County, Texas 75087

OWNER:
CHUCK VICKERS
 CASENCHI@GMAIL.COM
 214-793-9794

prepared by:
MONK CONSULTING ENGINEERS, INC.
 1200 W. State Street, Garland Texas 75040
 972 272-1763 Fax 972 272-8761

REG NO.: F-2567
 © 2018 by Monk Consulting Engineers, Inc., All Rights Reserved.

date: 12/13/18 scale: 1" = 20' sheet: C101

NO LOT TO LOT DRAINAGE ALLOWED WITHOUT PRIVATE DRAINAGE EASEMENT RECORDED

**** NOTICE TO CONTRACTORS ****
 TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY RHODES SURVEYING OF GARLAND, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (PS&E), WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

WARNING:
 PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

NOTE:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

Overall Detention Pond Modified Rational Present Conditions

Q=CIA	By-Pass Acreage	New Acreage	Present Conditions Q=CIA	25 Year By-Pass Acreage	New Acreage
A= 0.510	-	0.51	A= 0.510	-	0.510
C= 0.50	-	-	C= 0.50	-	-
Tc= 20.00	-	-	Tc= 20.00	-	-
I100= 8.30	-	-	I25= 5.72	-	-
Q100= 2.12	-	2.12	Q25= 1.46	-	-

Future Conditions

Q=CIA	By-Pass Q cfs	New Allowable CFS	Future Conditions Q=CIA	10 Year By-Pass Acreage	New Acreage
A= 0.51	-	-	A= 0.510	-	0.510
C= 0.90	-	-	C= 0.50	-	-
Tc= 10.00	-	-	Tc= 20.00	-	-
I100= 9.80	-	-	I10= 4.92	-	-
Q100= 4.50	-	2.12	Q10= 1.25	-	-

Flow for Storm Duration

Time	C	Q (cfs)	Present Conditions Q=CIA	5 Year By-Pass Acreage	New Acreage
10 min	0.90	4,498	A= 0.510	-	0.510
15 min	0.90	4,131	C= 0.50	-	-
20 min	0.90	3,810	Tc= 20.00	-	-
30 min	0.90	3,167	I10= 4.92	-	-
40 min	0.90	2,662	Q10= 1.25	-	-
50 min	0.90	2,295	A= 0.51	-	-
60 min	0.90	2,066	C= 0.90	-	-
70 min	0.90	1,836	Tc= 10.00	-	-
80 min	0.90	1,698	I10= 6.56	-	-
90 min	0.90	1,607	Q10= 3.01	-	-
100 min	0.90	1,561	A= 0.51	-	-
110 min	0.90	1,469	C= 0.50	-	-
120 min	0.90	1,377	Tc= 20.00	-	-

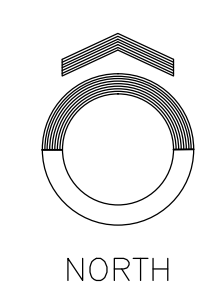
Storage Calculations

Time	Inflow	Outflow	Storage
10 min	2,699	1,270	1,429
15 min	3,718	1,587	2,131
20 min	4,572	1,905	2,667
30 min	5,701	2,540	3,161
40 min	6,389	3,175	3,215
50 min	6,885	3,810	3,075
60 min	7,436	4,445	2,991
70 min	7,711	5,080	2,632
80 min	8,152	5,715	2,437
90 min	8,675	6,350	2,326
100 min	9,364	6,984	2,379
110 min	9,694	7,619	2,075
120 min	9,914	8,254	1,660

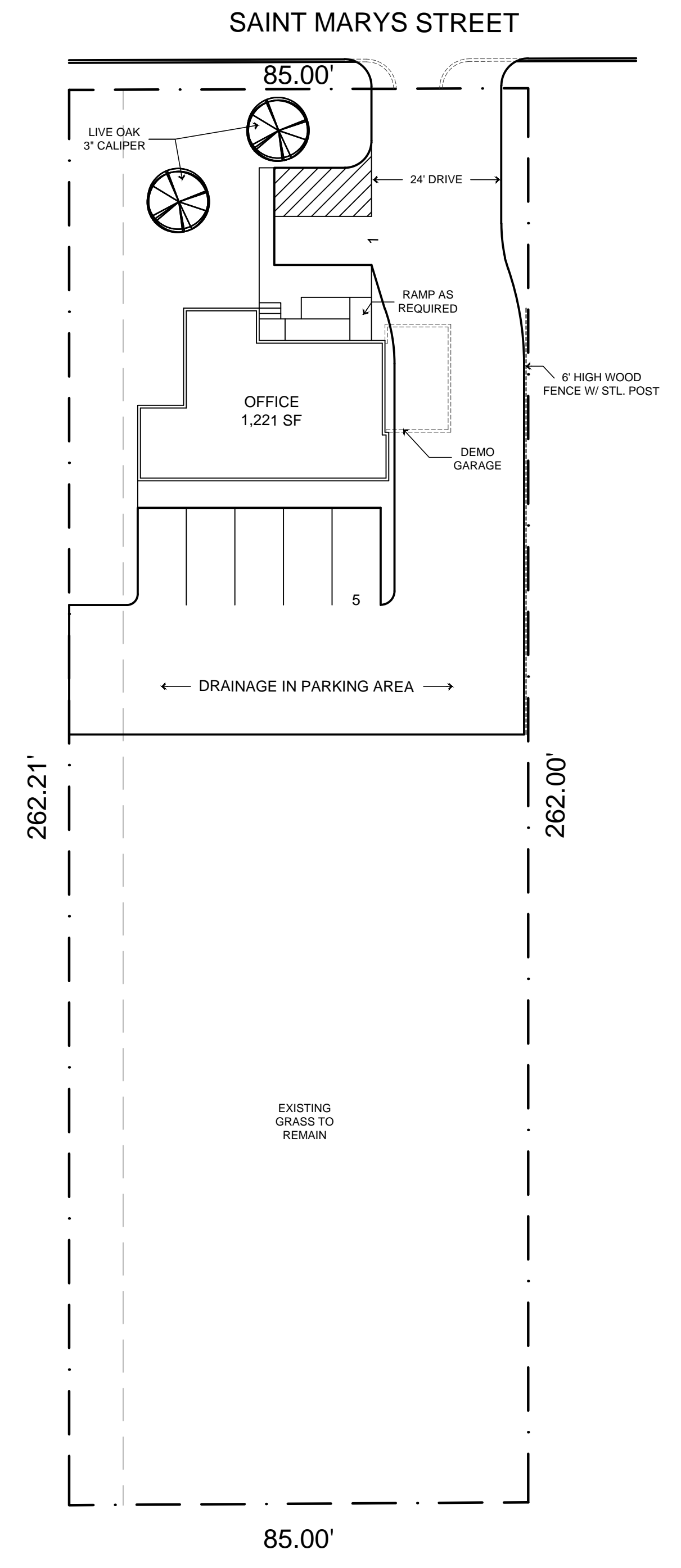
The Difference in discharge flows from existing to proposed conditions equals Volume to be detained on site
 Q Diff = Qdev - QEX

Q diff	Volume	Elevation
Q diff-100 = 2.38 cfs	3,215 cf	580.95
Q diff-25 = 2.03 cfs	800 cf	580.25
Q diff-10 = 1.76 cfs	450 cf	580.10
Q diff-5 = 1.58 cfs	300 cf	580.00

THIS DOCUMENT IS THE PROPERTY OF CARROLL ARCHITECTS, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF CARROLL ARCHITECTS, INC.



1 SITE PLAN / LANDSCAPE PLAN
SCALE: 1:20



SITE DATA TABLE	
SITE AREA	0.51 ACRES (22,279 SF)
ZONING	COMMERCIAL OFFICE
PROPOSED USE	OFFICE
PROPOSED BUILDING AREA-TOTAL AREA:	1,221 SF
EXISTING BUILDING AREA-TOTAL AREA:	1,423 SF
LOT COVERAGE	5.48%
FLOOR TO AREA RATIO	0.0548 : 1
BUILDING HEIGHT	30 ft. MAX

PARKING TABLE	
PROPOSED PARKING-TOTAL PARKING:	1:300 = 5 SPACES
PARKING REQUIRED	5 (1 ADA)
PARKING PROVIDED	6 (1 ADA)

108 Saint Marys Street	
<small>LEGAL DESCRIPTION AND OR ADDRESS:</small>	
H.W. Boydston Addition Rockwall, Texas Volume 3024, Page 225 of Deed Records of Rockwall County, Texas 0.51 Acres	
<u>OWNER</u>	
Chuck Vickers 2475 Riding Club Rd. Rockwall, TX 75087	
<u>APPLICANT</u>	
Carroll Architects, INC 750 E. Interstate 30 #110 Rockwall, TX 75087 Ph: 972-732-6085 Email: jc@carrollarch.com	
<u>CASE NUMBER</u>	
2019XXX	

ISSUE: OWNER REVIEW: 01-17-2018

COPYRIGHT NOTICE: This document is the property of Carroll Architects, Inc. and is not to be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the written permission of Carroll Architects, Inc. As amended January 2005. The protection of this document is provided by the Copyright Act of 1976. Under such protection, unauthorized use or reproduction of this document may result in cessation of construction, building seizure, and/or monetary liability.

INTERIOR REMODEL FOR
PROFESSIONAL OFFICES
108 Saint Mary Street
Rockwall, Texas 75087

VICKERS CONSTRUCTION
Chuck Vickers
214.793.9794

CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

**SITE PLAN/
LANDSCAPE
PLAN**

DATE: SHEET NO:
 PROJECT NO:
 DRAWN BY: **A100**
 CHECKED BY:



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Planning and Zoning Commission
DATE: 02/12/2019
APPLICANT: Chuck Vickers; *T & C Main Street Holdings, LLC*
CASE NUMBER: SP2019-002; *108 St. Mary's Street*

SUMMARY

Discuss and consider a request by Chuck Vickers of T & C Main Street Holdings, LLC for the approval of a site plan for an office building on a 0.50-acre parcel of land identified as Block 80B of the B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned Residential-Office (RO) District, addressed as 108 St. Mary's Street, and take any action necessary.

BACKGROUND

The subject property is located east of the intersection of S. Goliad Street [SH-205] and St. Mary's Street, zoned Residential-Office (RO) District, and is addressed as 108 St. Mary's Street. On April 2 2018, the City Council approved a request [Case No. Z2018-007] to rezone the subject property from a Single-Family 7 (SF-7) District to a Residential-Office (RO) District. The request included a second property, 106 St. Mary's Street). At the time of the rezoning request, the property owners stated that the intent was to convert two (2) single-family homes into two (2) residential-office buildings. The Residential-Office (RO) District is a unique district that allows live/work arrangements with the intention of extending the life of older homes by allowing them to be converted into low-intensity office buildings. These areas usually serve as a transition between high-intensity, non-residential land uses to low-intensity residential land uses. The flexibility of live/work arrangements in a Residential-Office (RO) District allows a residential-office structure to be utilized as a single-family home, an office, or both.

PURPOSE

The applicant is requesting approval of a site plan to convert an existing single-family home to an office building. The home is approximately 1,423 SF including the garage. The applicant is proposing to demolish the existing garage, which reduces the size of the structure to approximately 1,221 SF. The exterior of the existing structure is clad with hardie board (or a similar cementitious material) and the applicant is proposing to add an approximately three (3)-foot stone wainscot to each façade. Since the structure is being converted from a single-family home to an office building, it will require a parking lot to be constructed. The applicant is proposing to locate the parking lot behind the main structure and provide landscape screening in conjunction with an existing six (6) foot tall wooden fence to screen the property from the adjacent residential properties.

ADJACENT LAND USES AND ACCESS

The subject property is located east of the intersection of S. Goliad Street [SH-205] and St. Mary Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is St. Mary's Street, which is identified as a R2 (*residential, two [2] lane, undivided roadway*) on the City's Master Thoroughfare Plan. Beyond this is a single-family home, which is identified as a Landmarked Property (*i.e. the Underwood House*). Adjacent to the Underwood House is another single-family home, which is also identified as a

Landmarked Property (*i.e. the Barnes House*). These areas are zoned Single-Family 7 (SF-7) and General Retail (GR) Districts.

South: Directly south of the subject property is a post-office followed by Boydston Avenue, which is identified as a MC (*minor collector, two [2] lane, undivided roadway*) on the City’s Master Thoroughfare Plan and zoned General Retail (GR) District. Beyond this is a residential housing development, which is zoned Planned Development District 30 (PD-30) for Two-Family (2F) District land uses. Following this are several single-family homes that are zoned Single-Family 7 (SF-7) District.

East: Directly east of the subject property is a residential subdivision (*i.e. St. Mary’s Place*) containing several homes. This area is zoned Planned Development District 21 (PD-21) for single-family attached and single-family detached land uses. Beyond this is S. Fannin Street, which is identified as a MC (*minor collector, two [2] lane, undivided roadway*) on the city’s Master Thoroughfare Plan followed by several single-family homes that are zoned Single-Family 7 (SF-7) District.

West: Directly west of the subject property is a single-family home, a photography studio (*i.e. Lakepointe Photography*), and a swimming pool company (*i.e. Swim Tech*). Beyond this is S. Goliad Street [SH-205], which is identified as a P6D (*principle arterial, six [6] lane, divided roadway*) on the City’s Master Thoroughfare Plan and a house of worship (*i.e. First Baptist Church*). These areas are zoned Residential-Office (RO) and General Retail (GR) District.

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. an office*) is allowed by-right in a Residential-Office (RO) District and will not require any additional approvals. The submitted site plan, landscape plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Residential-Office (RO) District. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>6,000 SF</i>	<i>22,279 SF; In Conformance</i>
<i>Minimum Lot frontage</i>	<i>60-Feet</i>	<i>~85-Feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>	<i>~262-Feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>25-Feet</i>	<i>25-Feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>30-Feet</i>	<i>30-Feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>10-Feet</i>	<i>10-Feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>36-Feet</i>	<i>17-Feet; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>40%</i>	<i>~5.48%; In Conformance</i>
<i>Minimum Masonry Requirement</i>	<i>80</i>	<i>100%; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>5 Spaces</i>	<i>6 Spaces; In Conformance</i>
<i>Minimum Stone Requirement</i>	<i>20%</i>	<i>20%; In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>25%</i>	<i>~60%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>75-80%</i>	<i>~42%; In Conformance</i>

TREESCAPE PLAN

The applicant has submitted a landscape plan showing that there are no protected trees being removed from the subject property.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OurHometown Vision 2040 Comprehensive plan shows the subject property being located in the Downtown District and designated for Live/Work land uses. The Downtown District contains some of the City's oldest structures and maintains its small town atmosphere by utilizing strategies such as live/work arrangements, historic preservation, and the adaptive reuse of existing buildings. Given the proximity of the subject property to S. Goliad Street [SH-205] and the surrounding Commercial/Retail land uses, the proposed office building appears to be a natural transition from the high-intensity, non-residential land uses west of the subject property to the lower intensity land uses east of the subject property. Since the subject property is designated for Live/Work land uses, the existing structure utilized as a single-family home, an office, or both. Staff should note, the applicant's request to convert a single-family home into an office building conforms to the Future Land Use Plan and the strategies implemented in the Downtown District.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 4.02, *Residential-Office (RO) District*, of Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), Residential-Office (RO) Districts "...recognize the existence of older residential areas where older homes can be converted into low-intensity office uses..." Additionally, the Residential-Office (RO) District "...provides low-intensity services such as offices, medical and professional services, and some limited retail businesses to residents in the adjacent neighborhoods..." Residential-Office (RO) Districts serve as a transition between high-intensity, non-residential uses or busy arterial roadways to lower intensity residential uses and should have access to major or secondary thoroughfares. With that being said, the applicant's request for approval of a site plan to convert an existing single-family home to an office building appears to be in conformance with the intent of the Residential-Office (RO) District. Currently, there is residential adjacency to the east, and the proposed office would serve as a transition between the higher intensity General Retail (GR) District land uses to the west of the subject property and the lower intensity residential uses to the east. The Unified Development Code (UDC) requires a six (6) foot masonry-screening wall be constructed for all non-residential property adjacent to residentially zoned or used property; however, the code does give the Planning and Zoning Commission the discretion to approve alternative landscape screening plans when warranted. In this case, the adjacent residential subdivision has an existing six (6) foot wood fence that extends along the entire adjacency. Based on this, the applicant has indicated a preference to use a thick vegetative screen utilizing trees and bushes in lieu of the required masonry-screening wall. Staff has requested an updated landscape plan reflecting these changes; however, the applicant has failed to provide the plan prior to the resubmission date. As a result, staff has added a condition of approval requiring that the applicant resubmit a landscape plan showing canopy trees planted on 20-foot centers and mature bushes planted in a staggered pattern along the eastern property line (*i.e. along the entire residential adjacency*). If the Planning and Zoning Commission chooses to approve this alternative screening method the applicant would be required to submit a landscape plan showing conformance to this requirement prior to submitting civil plans and/or a building permit.

ARCHITECTURAL REVIEW BOARD (ARB):

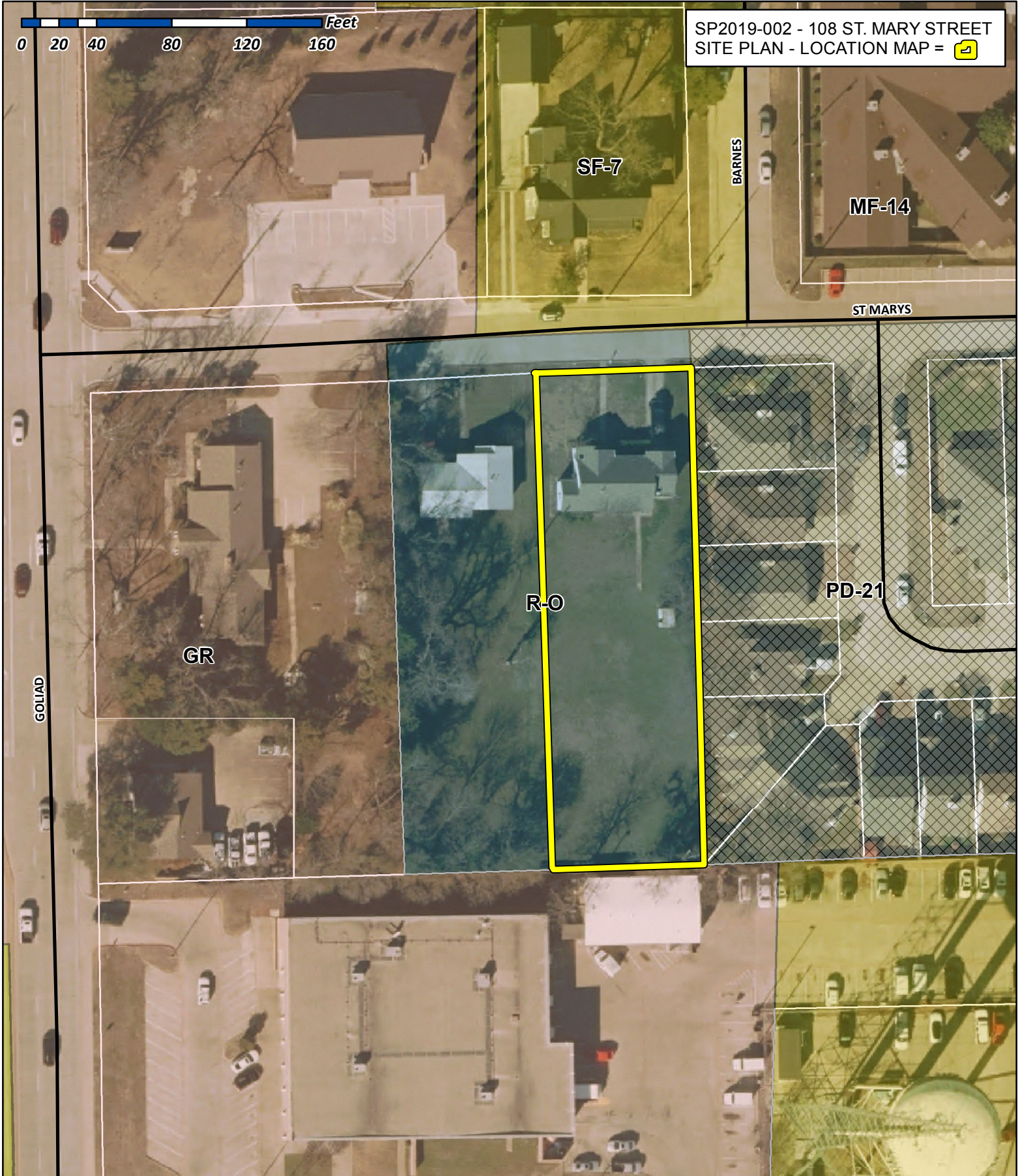
On January 29 2019, the Architectural Review Board (ARB) reviewed the building elevations and passed a motion to recommend approval of the site plan by a vote of 7-0.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's request, then staff would propose 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) A landscape plan showing canopy trees planted on 20-foot centers and mature bushes planted in a staggered pattern along the eastern property line (*i.e. along the entire residential adjacency*) shall be required prior to the submittal of civil plans and/or a building permit; and,
- (3) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.



SP2019-002 - 108 ST. MARY STREET
 SITE PLAN - LOCATION MAP =

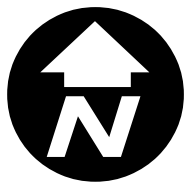
0 20 40 80 120 160 Feet

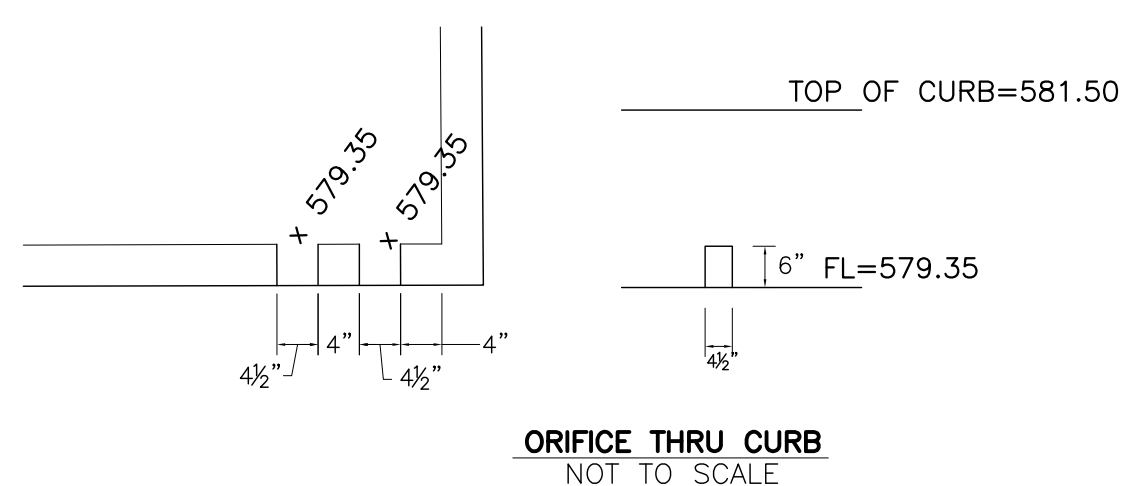
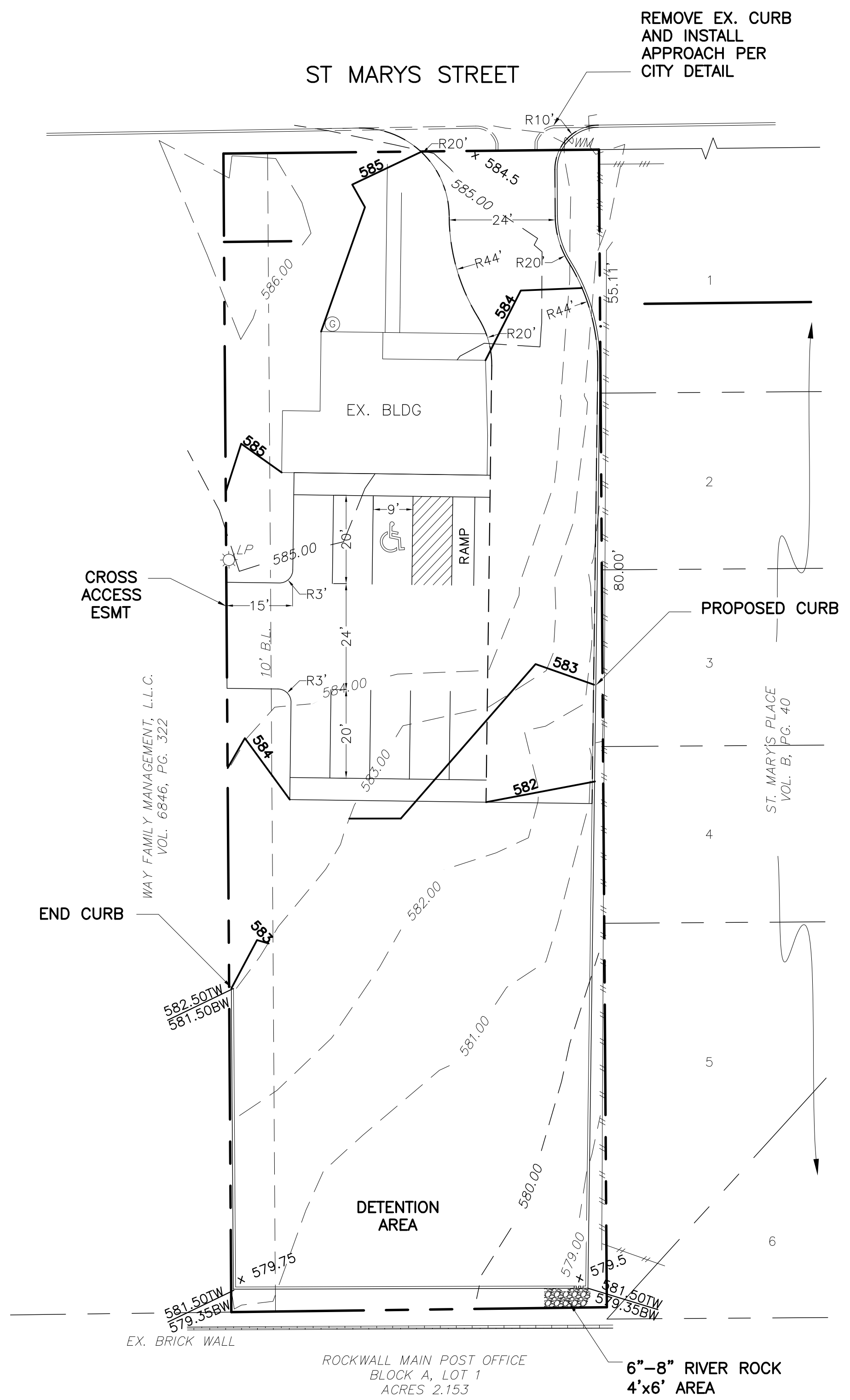


City of Rockwall

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.





**** NOTICE TO CONTRACTORS ****

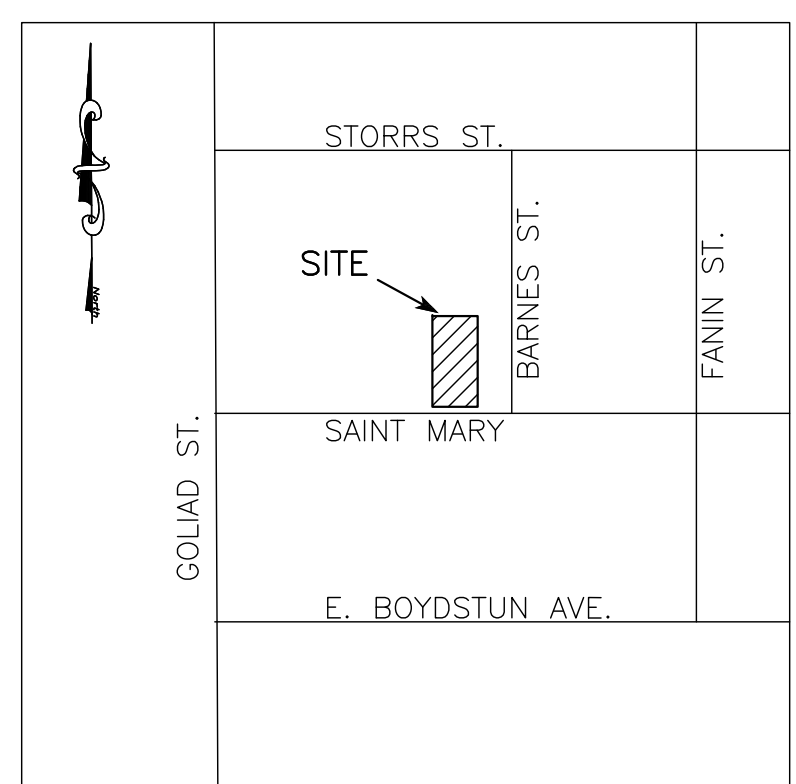
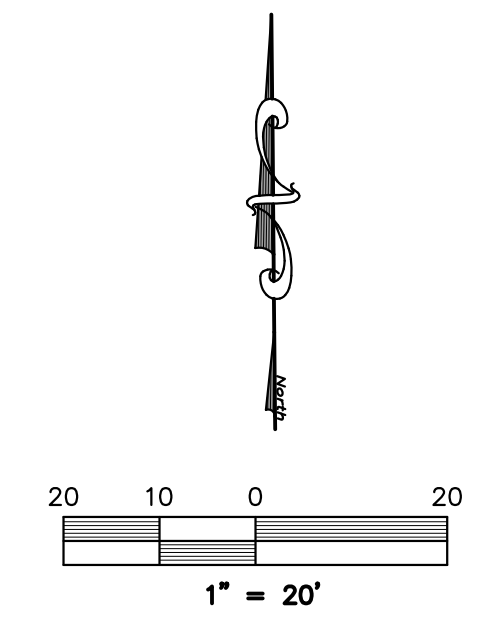
TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY RHODES SURVEYING OF GARLAND, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (PS&E), WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

NO LOT TO LOT DRAINAGE ALLOWED WITHOUT PRIVATE DRAINAGE EASEMENT RECORDED

POST DEVELOPMENT RUNOFF DESIGN CALCULATIONS								
Area No.		Design Storm Frequency (yrs)	AREA RUNOFF				Q (c.f.s.)	Remarks
			Time of Conc. (min)	Intensity In./hr	Runoff Coeff. "C"	Area Ac.		
1	2	3	4	5	6	7	8	9
1		100	10	9.8	0.9	0.51	4.50	

WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.



LOCATION MAP (NOT TO SCALE)

LEGEND

- = PROPERTY LINE
- 460 = EXISTING CONTOURS
- 460 = PROPOSED CONTOURS
- x 463.00 TC or x 462.50 = PROPOSED SPOT GRADES
tc = TOP OF CURB
ep = EDGE OF PAVEMENT
tw = TOP OF WALL
bw = BOTTOM OF WALL
(ALL SPOT GRADES ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED)
- EX. SS = EXISTING SANITARY SEWER LINE
- EX. W = EXISTING WATER LINE
- FH = EXISTING FIRE HYDRANT
- WM = EXISTING WATER METER
- PP = EXISTING POWER POLE
- LP = EXISTING LIGHT POLE
- T = EX. WATER VALVE
- SM = EXISTING STORM MANHOLE
- GM = EXISTING GAS METER
- FH = PROPOSED FIRE HYDRANT
- EXIST. or EX. = EXISTING
- PROP. = PROPOSED
- LS = LANDSCAPE
- RCP = REINFORCED CONCRETE PIPE
- min = MINIMUM
- max = MAXIMUM

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF DALLAS TO BE USED FOR CONSTRUCTION.



CASE #: SP2019-002

SITE & GRADING PLAN

108 SAINT MARY STREET

City of Rockwall, Rockwall County, Texas 75087

OWNER
CHUCK VICKERS
CASENCHI@GMAIL.COM
214-793-9794

prepared by
MONK CONSULTING ENGINEERS, INC.
1200 W. State Street, Garland Texas 75040
972 272-1763 Fax 972 272-8761

REG NO.: F-2567
© 2019 by Monk Consulting Engineers, Inc., All Rights Reserved.

date: 2/4/19 scale: 1" = 20' sheet: C101



February 14, 2019

ATTN: CHUCK VICKERS
T&C MAIN STREET HOLDINGS, LLC
2475 RIDING CLUB ROAD,
ROCKWALL, TX 75087

RE: SITE PLAN (SP2019-002), 108 St. Mary

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by the Planning and Zoning Commission on 02/12/2019. The following is a record of all recommendations, voting records and conditions of approval:

ARCHITECTURAL REVIEW BOARD (ARB):

On January 29 2019, the Architectural Review Board (ARB) reviewed the building elevations and passed a motion to recommend approval of the site plan by a vote of 7-0.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's request, then staff would propose 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) A landscape plan showing canopy trees planted on 20-foot centers and mature bushes planted in a staggered pattern along the eastern property line (i.e. along the entire residential adjacency) shall be required prior to the submittal of civil plans and/or a building permit; and,*
- (3) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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 February 12, 2019, the Planning and Zoning Commission's motion to approve the site plan, with the condition that a thick vegetative screen be planted and maintained adjacent to the residential properties to the east, passed by a vote of 7-0.



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,

A handwritten signature in blue ink, appearing to read "Korey Brooks".

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