



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2019-011 P&Z DATE 5/14/2019 CC DATE \_\_\_\_\_ APPROVED/DENIED \_\_\_\_\_  
ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

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

SITE PLAN APPLICATION
<input 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"/> RECEIPT
<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 # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

SP2019-011

**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)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

- Tree Removal (\$75.00)

### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, only the "base fee" is required.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 1306 Summer Lee Dr.

Subdivision

Lot

Block

General Location North side of Summer Lee Dr. between Ridge Rd. & Ralph Hall Pkwy.

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

Current Zoning

Current Use

Proposed Zoning

Proposed Use

Acreage

Lots [Current]

Lots [Proposed]

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

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

Owner 1306 Summer Lee, LLC

Applicant **CRADDOCK ARCHITECTURE**

Contact Person Mike Fisher

Contact Person **PHIL CRADDOCK**

Address 244 Harvest Ridge Dr.

Address **P.O. Box 188**

City, State & Zip Rockwall, TX 75032

City, State & Zip **Rockwall TX 75087**

Phone +1 (469) 766-2028

Phone **214.952.0527**

E-Mail mike@fzdentistry.com

E-Mail **PHILIP@CRADDOCKARCHITECTURE.COM**

## NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 100, to cover the cost of this application, has been paid to the City of Rockwall on this the 12 day of April, 2020. 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."

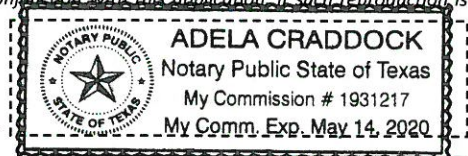
Given under my hand and seal of office on this the 12 day of April, 2020.

Owner's/Applicant's Signature

*Phillip Craddock*

Notary Public in and for the State of Texas

*Adela Craddock*



My Commission Expires 5-14-2020



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

Phone: (972) 771-7745

Email: [Planning@Rockwall.com](mailto: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: 4/12/2019

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, 04/19/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 4/30/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 4/30/2019 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: SP2019-011**  
**Project Name: 1306 Summer Lee Drive**  
**Project Type: SITE PLAN**  
**Applicant Name: CRADDOCK ARCHITECTURE**  
**Owner Name: 1306 SUMMER LEE LLC**  
**Project Description:**



# RECEIPT

Project Number: SP2019-011  
Job Address: 1306 SUMMER LEE DR  
ROCKWALL, TX 75032

Receipt Number: B84911

Printed: 4/18/2019 9:52 am

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

**\$ 100.00**

Date Paid: 4/18/2019 12:00:00AM

Paid By: CRADDOCK ARCHITECTURE

Pay Method: CHECK 5191

Received By: LM



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Planning and Zoning Commission

**FROM:** Phil Craddock, *Craddock Architecture*

**DATE:** April 30, 2019

**SUBJECT:** SP2019-011; *Amended Site Plan for Medical Office Building*

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On September 26, 2019, the Planning and Zoning Commission approved a site plan [*i.e.* SP2017-023] for the proposed development. On April 20, 2019, the applicant -- *Phil Craddock of Craddock Architects* -- submitted an application requesting approval of an amended site plan for the purpose of proposing changes to the façade of the approved building elevations. These changes include replacing portions of the brick and stone with stucco in certain areas of all sides of the building elevations. The upper portions of the tower elements, between the cast stone sills, are cladded with brick. These areas will be replaced with stucco as indicated on the revised building elevations. Additionally, the rear façade (*i.e. north elevation*) is composed primarily of stone, which exceeds the Scenic Overlay (SOV) District standards. The applicant is requesting to allow for portions of the rear façade (*i.e. north elevation*) to be replaced with stucco. Despite the changes, the building will maintain conformance with the SOV standard of a minimum of 20% natural stone. The Architectural Review Board (ARB) will provide a recommendation to the Planning and Zoning Commission at the April 30, 2019 meeting. Staff will also be available at this meeting.

## City of Rockwall Project Plan Review History



<b>Project Number</b> SP2019-011	<b>Owner</b> 1306 SUMMER LEE LLC	<b>Applied</b> 4/12/2019 LM
<b>Project Name</b> 1306 Summer Lee Drive	<b>Applicant</b> CRADDOCK ARCHITECTURE	<b>Approved</b>
<b>Type</b> SITE PLAN		<b>Closed</b>
<b>Subtype</b> AMENDING		<b>Expired</b>
<b>Status</b> P&Z HEARING		<b>Status</b> 4/25/2019 DG

<b>Site Address</b> 1306 SUMMER LEE DR	<b>City, State Zip</b> ROCKWALL, TX 75032	<b>Zoning</b>
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<b>Subdivision</b> HORIZON RIDGE ADDITION	<b>Tract</b> 6	<b>Block</b> A	<b>Lot No</b> 6	<b>Parcel No</b> 5151-000A-0006-00-0R	<b>General Plan</b>
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	4/12/2019	4/19/2019	4/18/2019	6	APPROVED	
ENGINEERING	Sarah Hager	4/12/2019	4/19/2019	4/18/2019	6	APPROVED	
FIRE	Ariana Hargrove	4/12/2019	4/19/2019	4/22/2019	10	APPROVED	
GIS	Lance Singleton	4/12/2019	4/19/2019	4/18/2019	6	APPROVED	
PLANNING	David Gonzales	4/12/2019	4/19/2019	4/25/2019	13	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
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Consider a request by Phil Craddock of Craddock Architecture on behalf of the Michael Fisher of 1306 Summer Lee, LLC for the approval of an amended site plan for a medical office building on a 1.082-acre parcel of land identified as Lot 6, Block A, Temunovic Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 9 (PD-9) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1306 Summer Lee Drive, and take any action necessary.

The following staff comments are to be addressed and resubmitted no later than Tuesday May 7, 2019 or prior to the release of a building permit. Please provide one (1) large copy [24" X 36" FOLDED] and one PDF version for a final review by staff:

\*\* Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required
2. Re-label revised building elevation plan documents with "Case No. SP2019-011" at the lower right corner of each plan.
3. Provide building elevations that do not have color codes, rather represent what is to be built
4. RTU's must be screened and not visible from public rights-of-way and adjacent properties. Will the RTU's be visible from the drainage area or is there appropriate screening? Provide detail.
5. All exterior signage requires submittal and approval of a separate building permit through the building inspections department

\*\* Although on this case is on the Consent Agenda, staff would recommend that you and/or your representative(s) are in attendance for this request. If you have any questions regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745.

Meeting Dates to Attend

Planning - Consent: April 30, 2019 (6:00p.m.) [P&Z to take action]

Police Department	David Gonzales	4/25/2019	5/2/2019	4/25/2019	COMMENTS	See comments
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(4/25/2019 6:11 PM DG)  
 SP 2019-011 Amended Plan

Considerations:

- Place lighting on or around structure that will illuminate all areas and is aesthetically compliant with the structure and code. LEDs are recommend.

Captain Edward Fowler  
 Rockwall Police Department



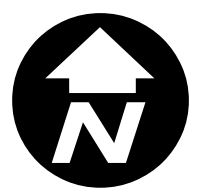
SP2019-011 - AMENDED SITE PLAN FOR 1306 SUMMER LEE DRIVE  
SITE PLAN - LOCATION MAP = 



# City of Rockwall

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





PROPOSED CHANGES LIMITED TO REVISING THE FACADE TO STUCCO IN LIEU OF STONE:

AREA OF FACADE:

TOTAL AREA 2,043 SF  
 MAX. STUCCO IS 45%  
 45% OF 2,043 = 920 SF.



### FZ DENTISTRY

4.24.2019

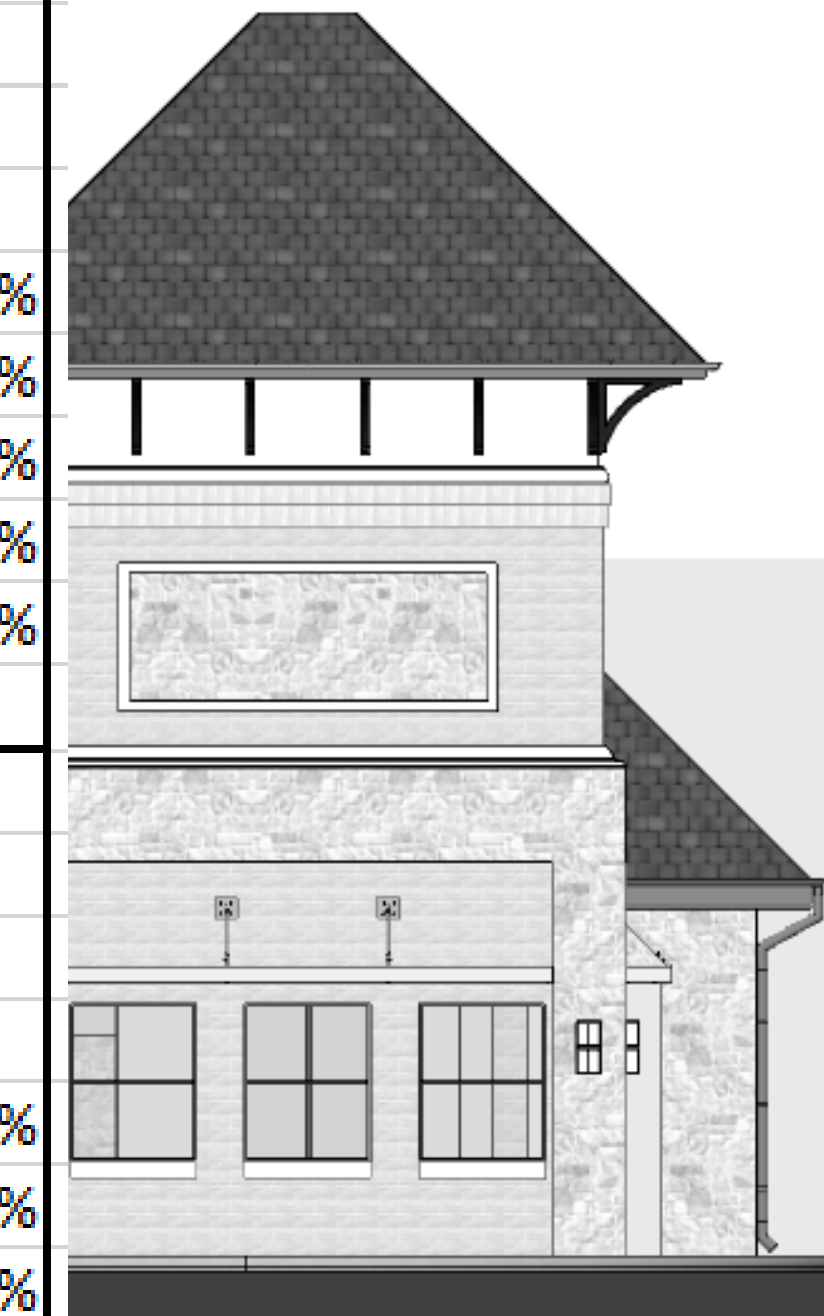
1310 Summer Lee Dr.

#### FAÇADE MATERIAL CALCULATIONS

FRONT SOUTH ELEVATION			BACK NORTH ELEVATION		
	Area	%		Area	%
BRICK	388.0	19.0%	BRICK	151.0	12.7%
STONE	726.0	35.5%	STONE	296.0	24.9%
CAST STONE	44.0	2.2%	CAST STONE	15.0	1.3%
STUCCO	326.0	16.0%	STUCCO	396.0	33.3%
GLAZING	559.0	27.4%	GLAZING	330.0	27.8%

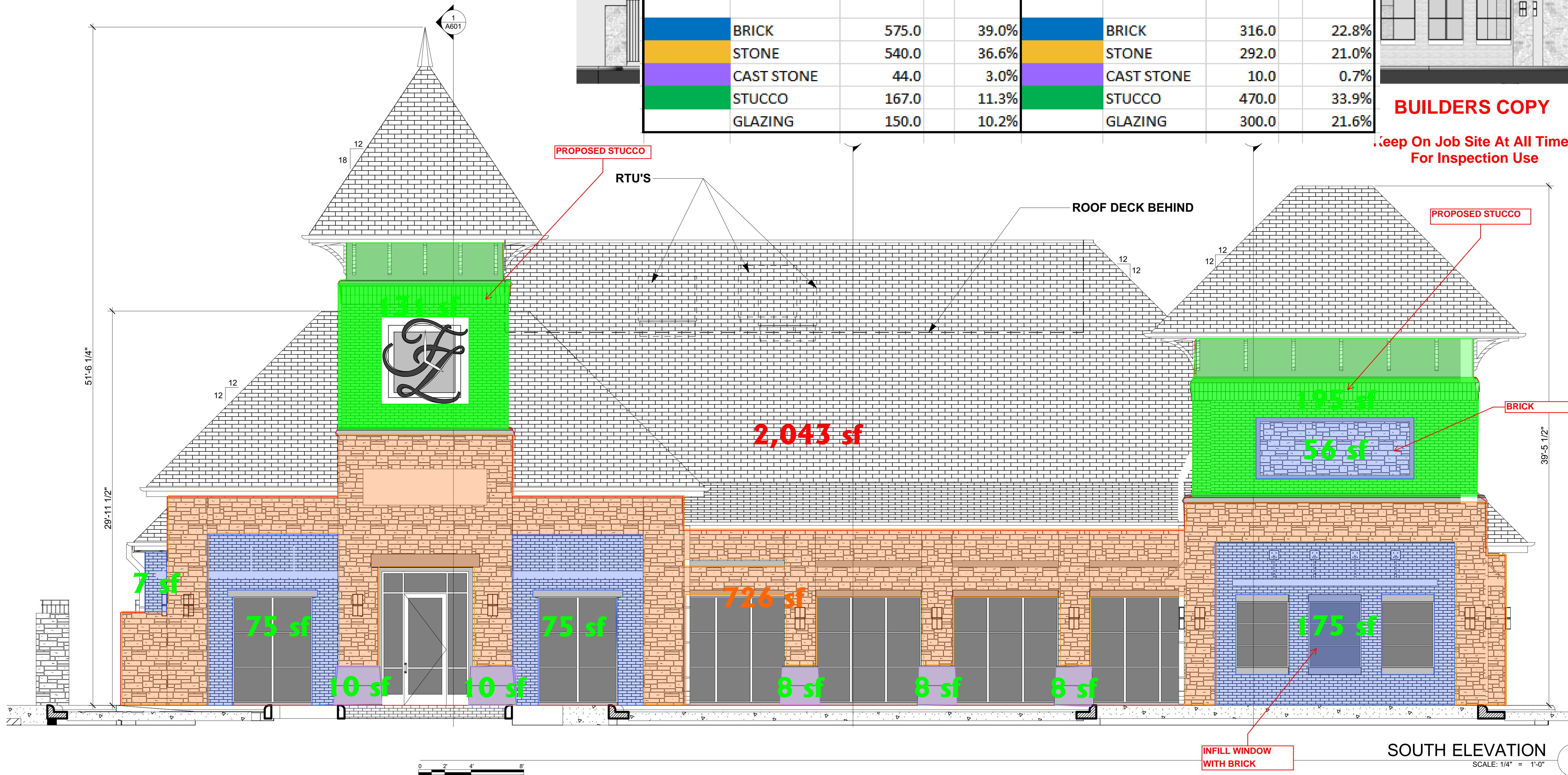
  

LEFT WEST ELEVATION			RIGHT EAST ELEVATION		
	Area	%		Area	%
BRICK	575.0	39.0%	BRICK	316.0	22.8%
STONE	540.0	36.6%	STONE	292.0	21.0%
CAST STONE	44.0	3.0%	CAST STONE	10.0	0.7%
STUCCO	167.0	11.3%	STUCCO	470.0	33.9%
GLAZING	150.0	10.2%	GLAZING	300.0	21.6%



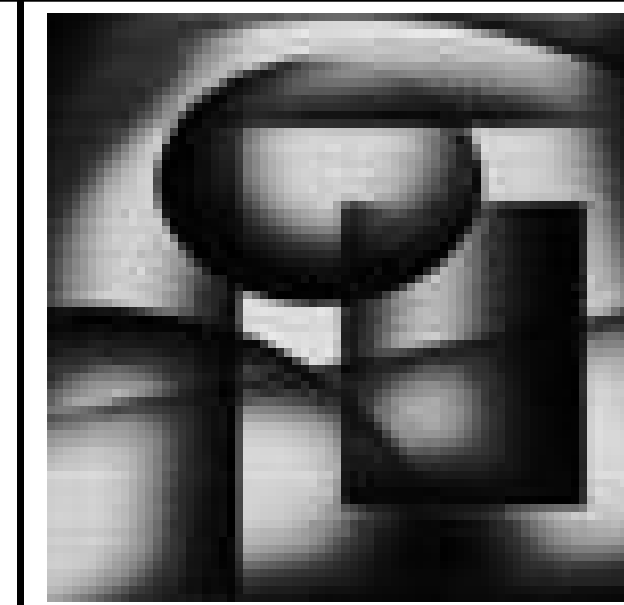
**BUILDERS COPY**

Keep On Job Site At All Times For Inspection Use



SOUTH ELEVATION  
 SCALE: 1/4" = 1'-0"

1



**The Stensland Group**

ARCHITECTURE INTERIORS PLANNING

214 - 680 - 1387 Ph.

5151 Bent Tree Dr.  
 Suite 560  
 Dallas, Texas 75248

E-mail  
 robertstensland@mac.com

5/09/18



**FISHER & ZITTERICH**  
 FAMILY | COSMETIC | IMPLANT  
 DENTISTRY  
 Medical Office Building  
 1310 Summer Lee Drive  
 City of Rockwall  
 Rockwall County, Texas 75032  
 E:ABPRJB8816730

MARK	DATE	DESCRIPTION
SD	8/10/17	Site Plan Comments
CD	10/15/17	Pricing
CD	5/09/18	Permit / Construction

PROJECT NO:  
 MODEL FILE:  
 DRAWN BY:  
 CHK'D BY:  
 COPYRIGHT

SHEET TITLE  
 SOUTH ELEVATION

**A401**

# FZ DENTISTRY

4.24.2019

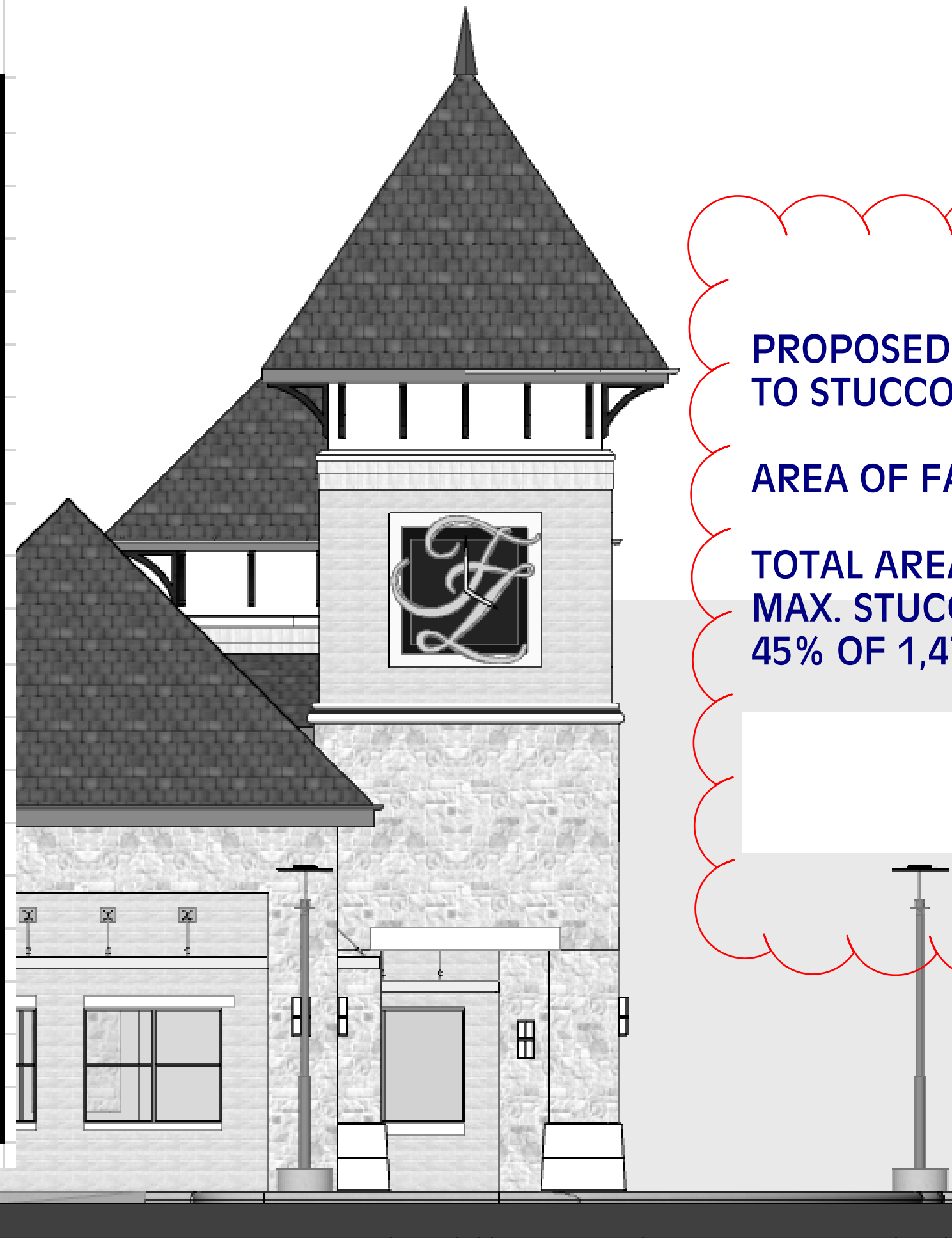
1310 Summer Lee Dr.

## FAÇADE MATERIAL CALCULATIONS

FRONT				BACK			
SOUTH ELEVATION		%		NORTH ELEVATION		%	
BRICK	388.0	19.0%	BRICK	151.0	12.7%		
STONE	726.0	35.5%	STONE	296.0	24.9%		
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GLAZING	559.0	27.4%	GLAZING	330.0	27.8%		

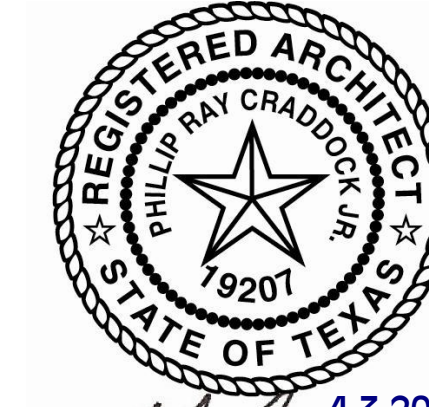
LEFT				RIGHT			
WEST ELEVATION		%		EAST ELEVATION		%	
BRICK	575.0	39.0%	BRICK	316.0	22.8%		
STONE	540.0	36.6%	STONE	292.0	21.0%		
CAST STONE	44.0	3.0%	CAST STONE	10.0	0.7%		
STUCCO	167.0	11.3%	STUCCO	470.0	33.9%		
GLAZING	150.0	10.2%	GLAZING	300.0	21.6%		



PROPOSED CHANGES LIMITED TO REVISING THE FAÇADE TO STUCCO IN LIEU OF STONE:

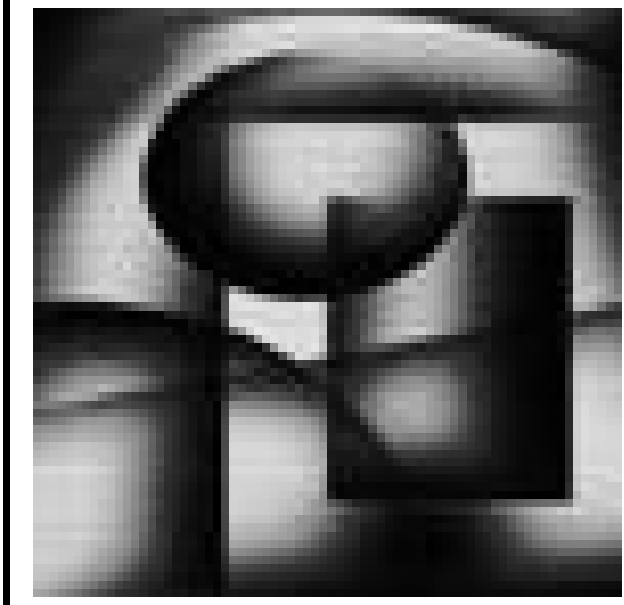
AREA OF FAÇADE:

TOTAL AREA 1,476 SF  
 MAX. STUCCO IS 45%  
 45% OF 1,476 = 665 SF.



4.3.2019

*[Signature]*



## The Stensland Group

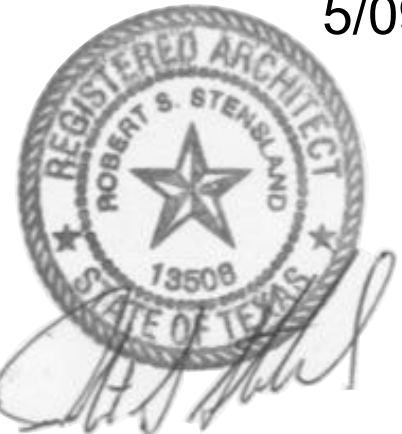
ARCHITECTURE INTERIORS PLANNING

214 - 680 - 1387 Ph.

5151 Bent Tree Forest Dr.  
 Suite 560  
 Dallas, Texas 75248

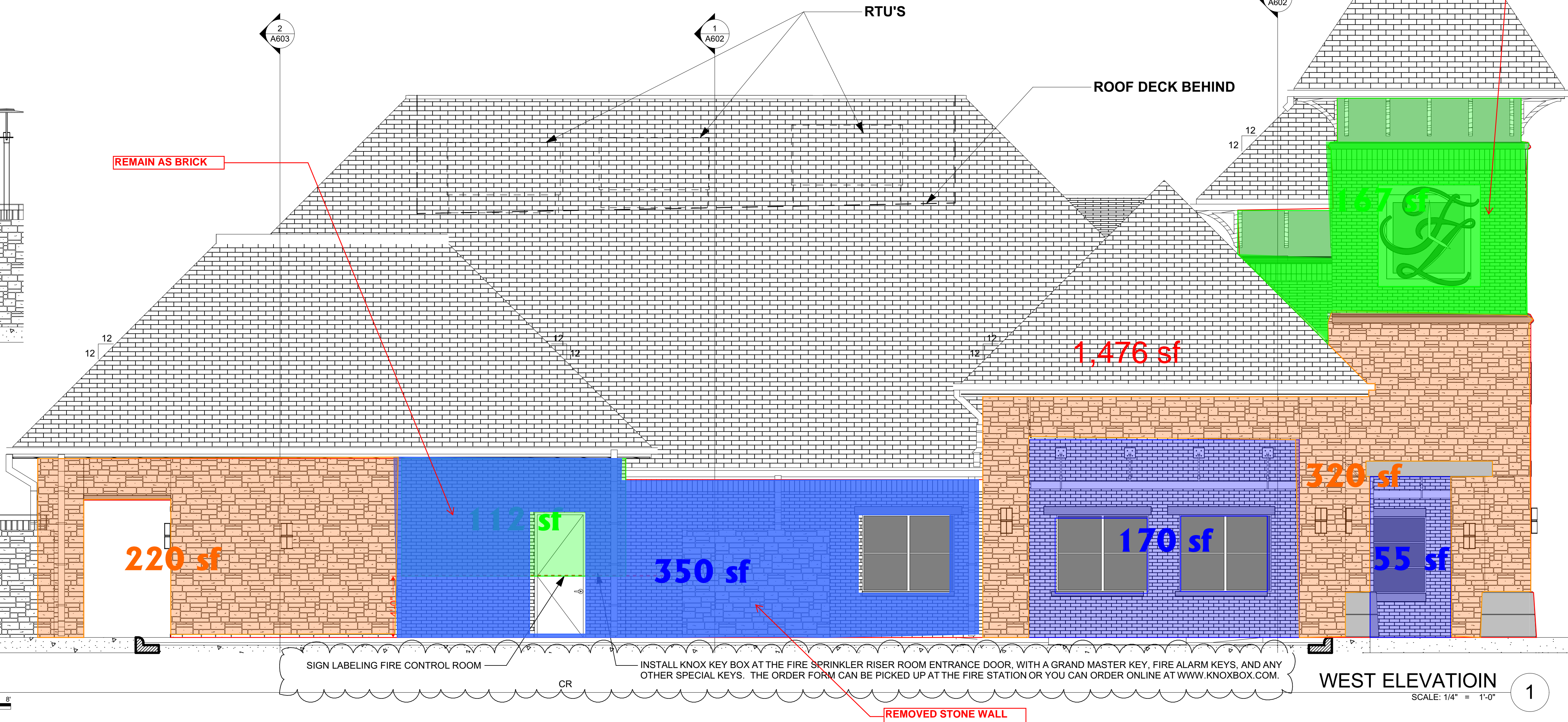
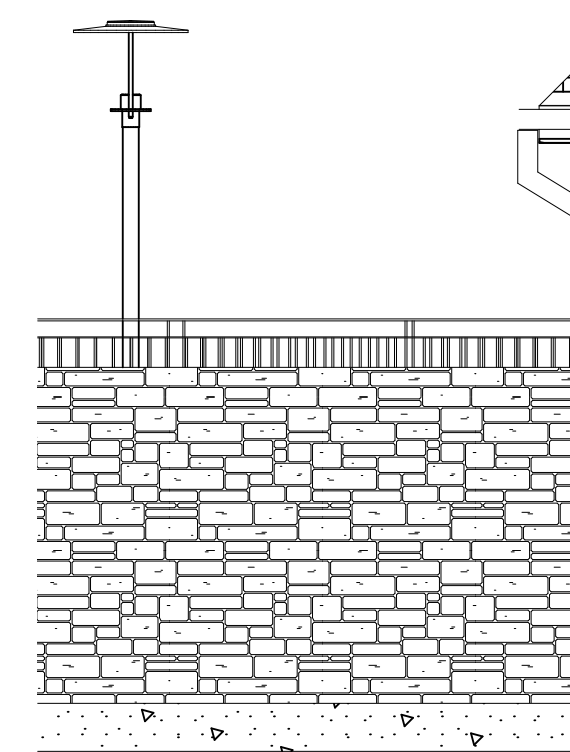
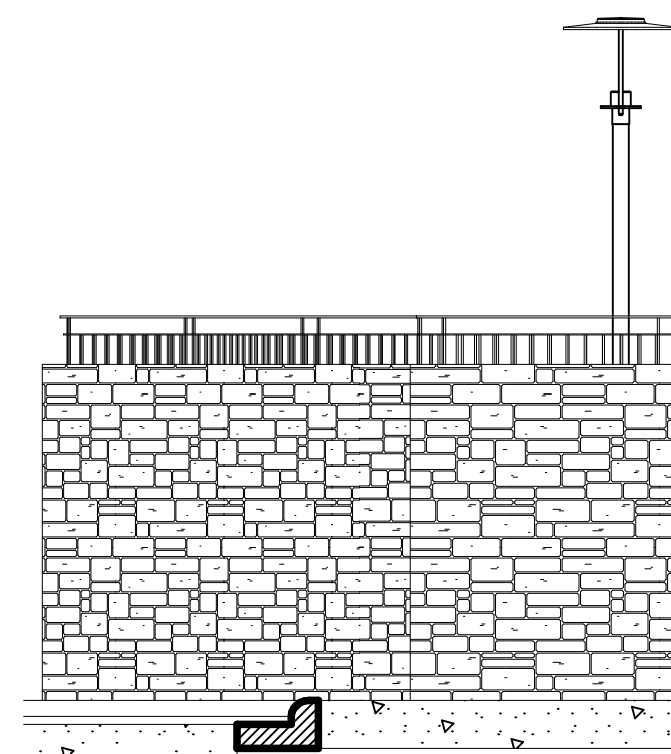
E-mail  
 robertstensland@mac.com

5/09/18



### BUILDERS COPY

Keep On Job Site At All Times  
 For Inspection Use



SIGN LABELING FIRE CONTROL ROOM  
 INSTALL KNOX KEY BOX AT THE FIRE SPRINKLER RISER ROOM ENTRANCE DOOR, WITH A GRAND MASTER KEY, FIRE ALARM KEYS, AND ANY OTHER SPECIAL KEYS. THE ORDER FORM CAN BE PICKED UP AT THE FIRE STATION OR YOU CAN ORDER ONLINE AT WWW.KNOXBOX.COM.

WEST ELEVATION 1  
 SCALE: 1/4" = 1'-0"

**FISHER & ZITTERICH**  
 FAMILY | COSMETIC | IMPLANT  
 DENTISTRY  
 Medical Office Building  
 1310 Summer Lee Drive  
 City of Rockwall  
 Rockwall County, Texas 75032  
 E.A.B.P.R.J.B8816730

MARK	DATE	DESCRIPTION
SD	8/10/17	Site Plan Comments
CD	10/15/17	Pricing
CD	5/09/18	Permit / Construction
CR	6/14/18	City Review Comply

PROJECT NO:  
 MODEL FILE:  
 DRAWN BY:  
 CHK'D BY:  
 COPYRIGHT

SHEET TITLE  
 WEST ELEVATION

A402

# FZ DENTISTRY

4.24.2019

1310 Summer Lee Dr.

## FAÇADE MATERIAL CALCULATIONS

FRONT SOUTH ELEVATION			BACK NORTH ELEVATION		
		%			%
BRICK	388.0	19.0%	BRICK	151.0	12.7%
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GLAZING	559.0	27.4%	GLAZING	330.0	27.8%
LEFT WEST ELEVATION			RIGHT EAST ELEVATION		
		%			%
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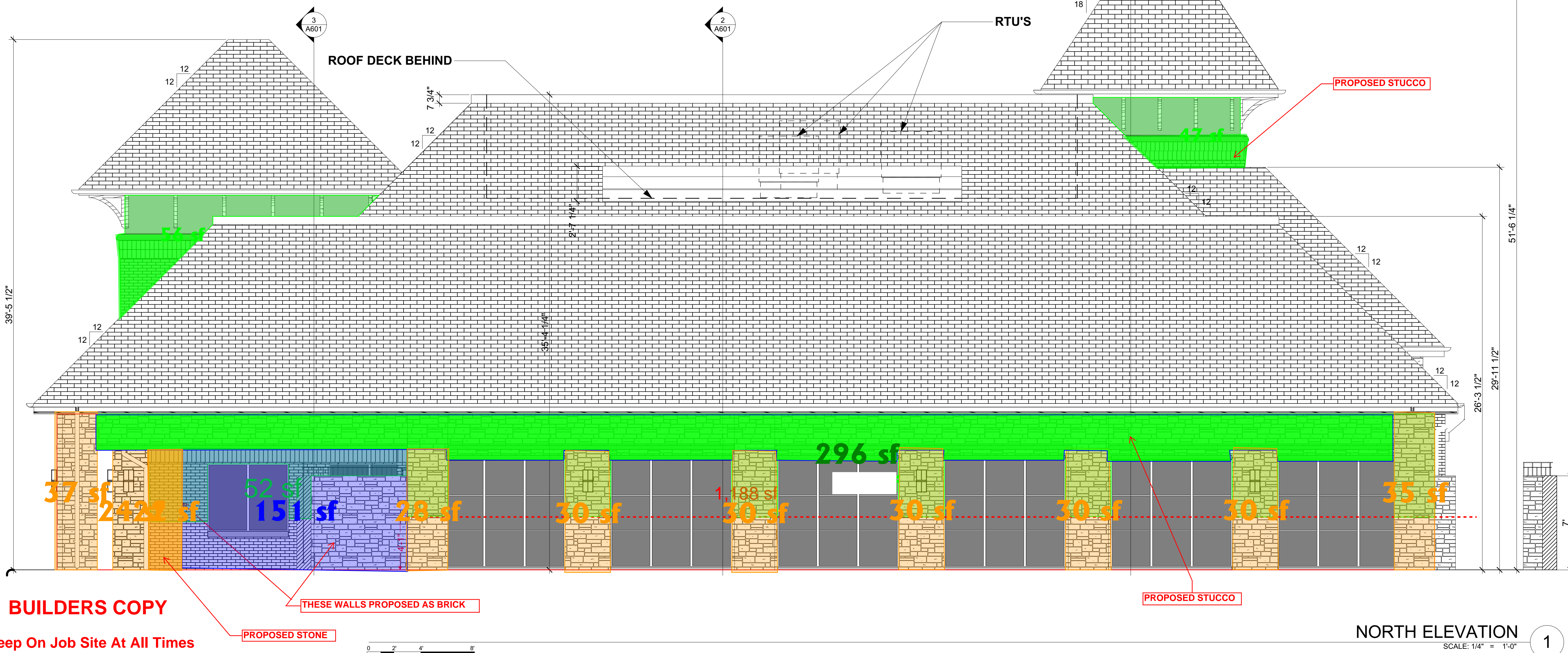
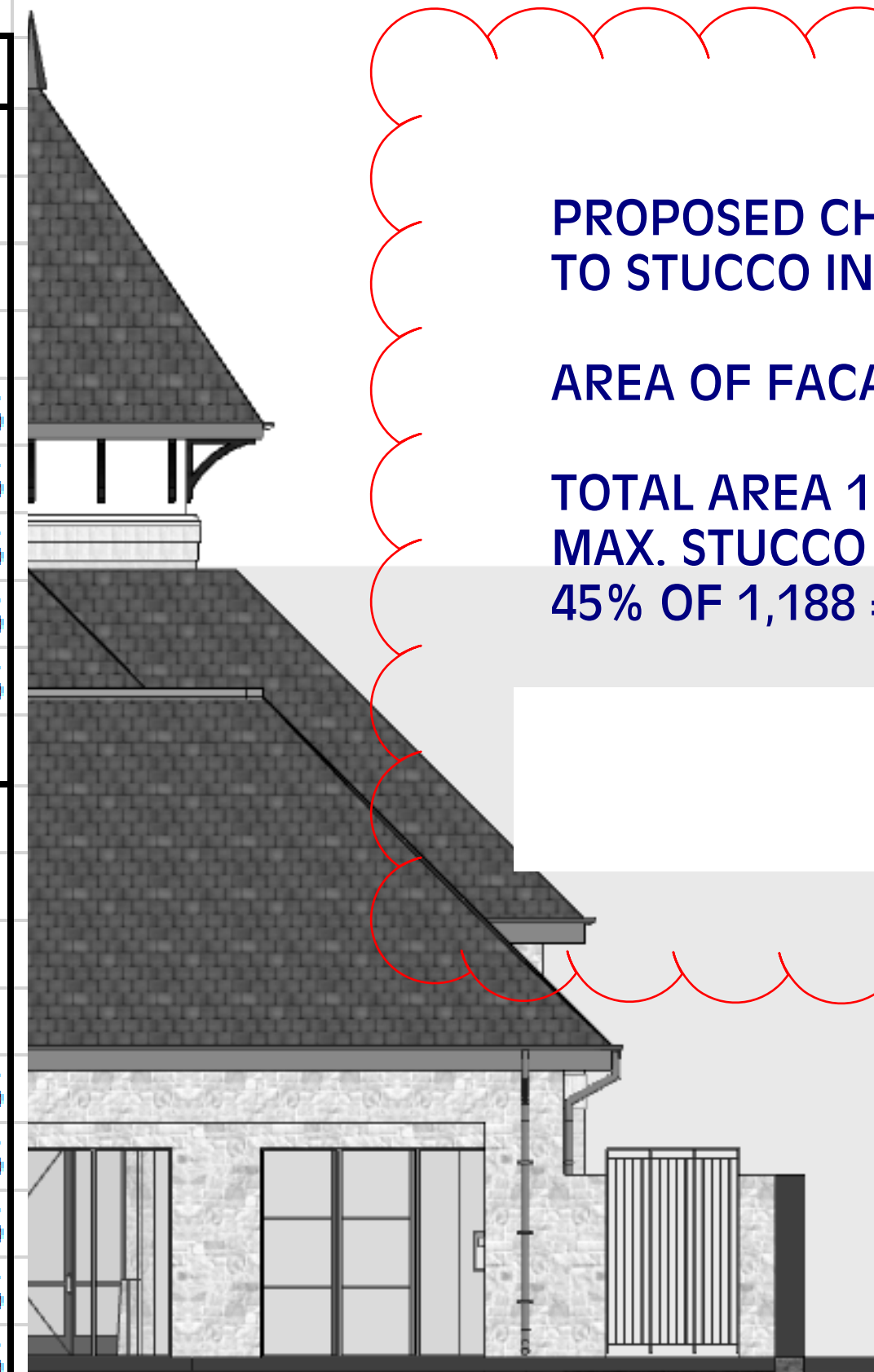
PROPOSED CHANGES LIMITED TO REVISING THE FACADE TO STUCCO IN LIEU OF STONE:

AREA OF FACADE:

TOTAL AREA 1,188 SF  
MAX. STUCCO IS 45%  
45% OF 1,188 = 581 SF.



4.3.2019



**BUILDERS COPY**

Keep On Job Site At All Times  
For Inspection Use

THESE WALLS PROPOSED AS BRICK

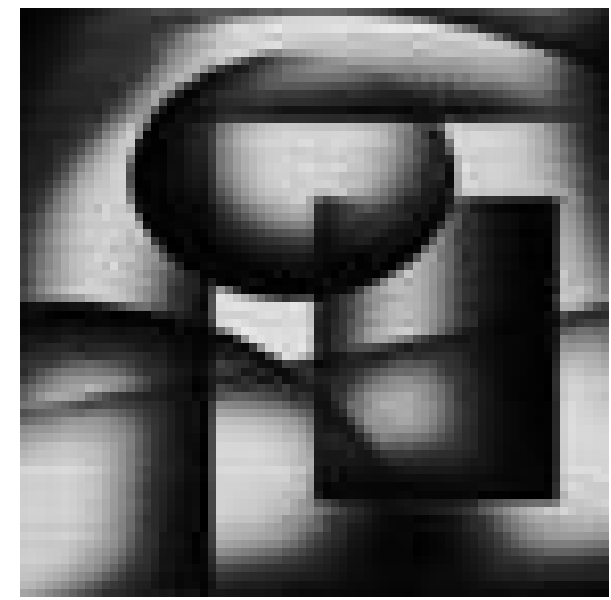
PROPOSED STONE

PROPOSED STUCCO

NORTH ELEVATION

SCALE: 1/4" = 1'-0"

1

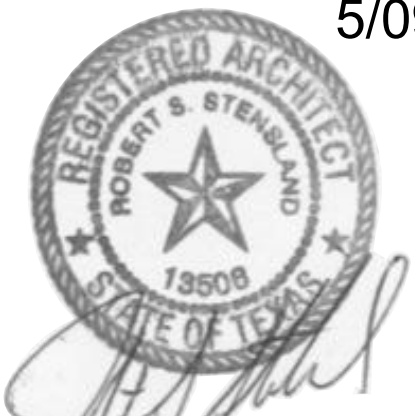


# The Stensland Group

ARCHITECTURE INTERIORS PLANNING

214 - 680 - 1387 Ph.

5151 Bent Tree Forest Dr.  
Suite 560  
Dallas, Texas 75248  
E-mail  
robertstensland@mac.com



5/09/18

**FISHER & ZITTERICH**  
FAMILY | COSMETIC | IMPLANT  
DENTISTRY  
Medical Office Building  
1310 Summer Lee Drive  
City of Rockwall  
Rockwall County, Texas 75032  
E: ABPRJB8816730

MARK	DATE	DESCRIPTION
SD	8/10/17	Site Plan Comments
CD	10/15/17	Pricing
CD	5/09/18	Permit / Construction

PROJECT NO:  
MODEL FILE:  
DRAWN BY:  
CHK'D BY:  
COPYRIGHT

SHEET TITLE

NORTH ELEVATION

# A403

# FZ DENTISTRY

4.24.2019

1310 Summer Lee Dr.

## FAÇADE MATERIAL CALCULATIONS

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CAST STONE	44.0	2.2%	CAST STONE	15.0	1.3%
STUCCO	326.0	16.0%	STUCCO	396.0	33.3%
GLAZING	559.0	27.4%	GLAZING	330.0	27.8%
TOTAL: 2,043.0			TOTAL: 1,188.0		
LEFT WEST ELEVATION			RIGHT EAST ELEVATION		
		%			%
BRICK	575.0	39.0%	BRICK	316.0	22.8%
STONE	540.0	36.6%	STONE	292.0	21.0%
CAST STONE	44.0	3.0%	CAST STONE	10.0	0.7%
STUCCO	167.0	11.3%	STUCCO	470.0	33.9%
GLAZING	150.0	10.2%	GLAZING	300.0	21.6%
TOTAL: 1,476.0			TOTAL: 1,388.0		

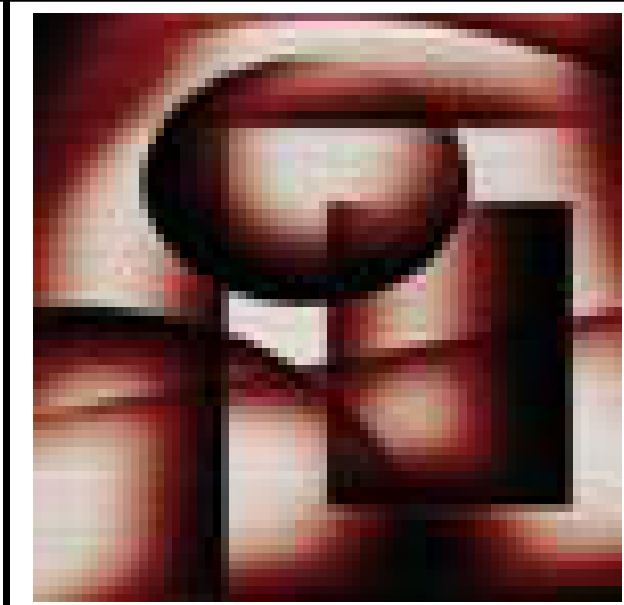
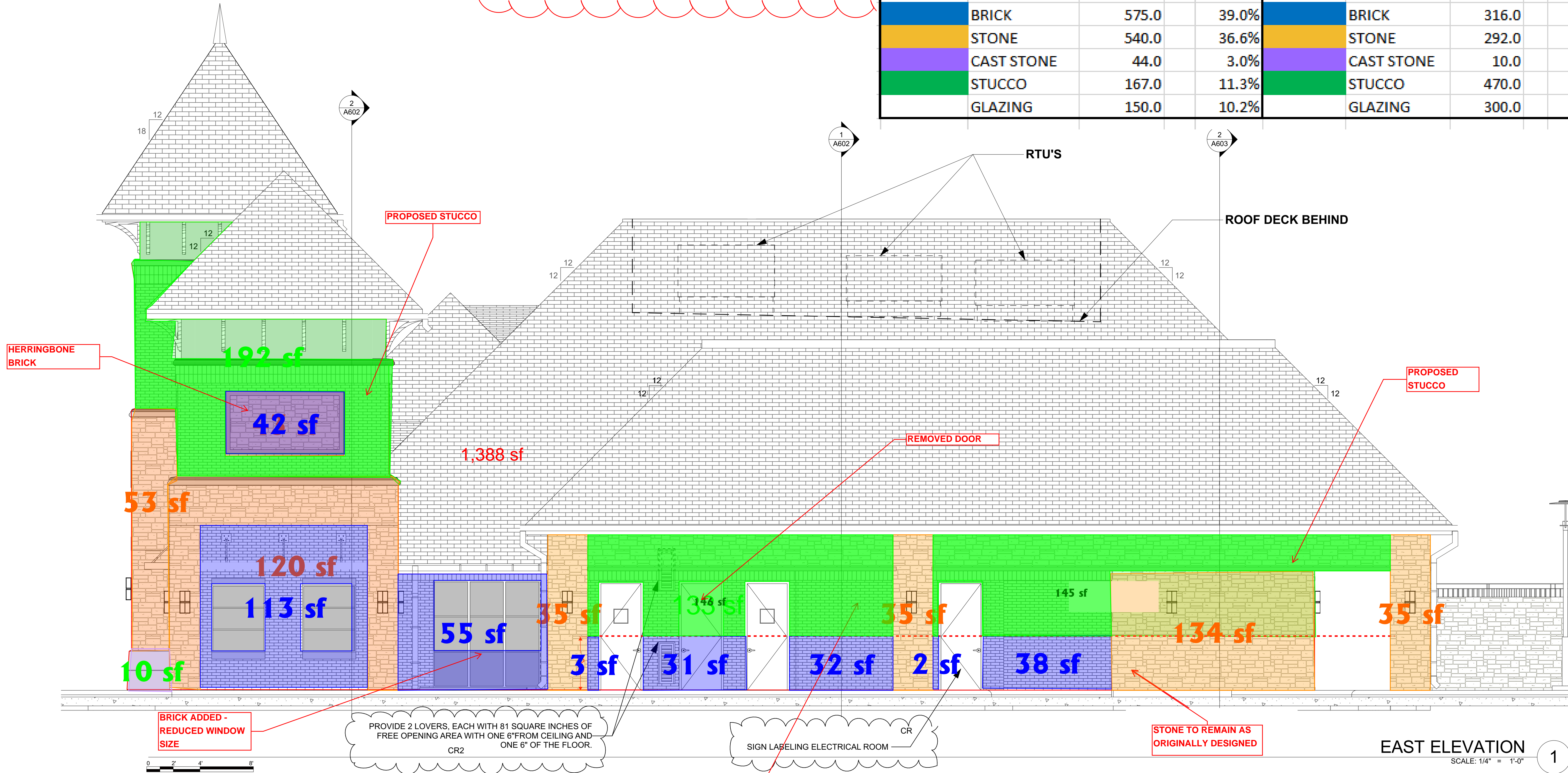
PROPOSED CHANGES LIMITED TO REVISING

AREA OF FAÇADE:

TOTAL AREA 1,388 SF  
MAX. STUCCO IS 45%  
45% OF 1,388 = 625 SF.



*Handwritten signature*  
4.3.



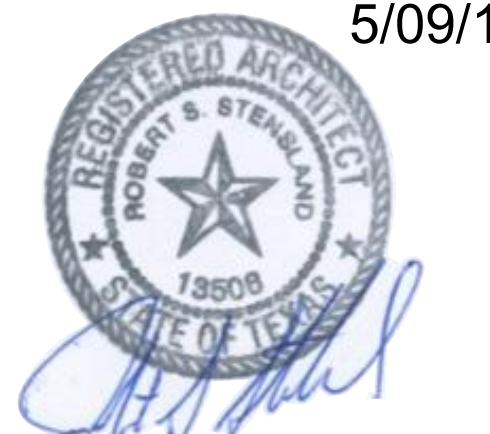
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robertstensland@mac.com



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DENTISTRY  
Medical Office Building  
1310 Summer Lee Drive  
City of Rockwall  
Rockwall County, Texas 75032  
EABPRJB8816730

MARK	DATE	DESCRIPTION
SD	8/10/17	Site Plan Comments
CD	10/15/17	Pricing
CD	5/09/18	Permit / Construction
CR	6/14/18	City Review Comply
CR2	8/28/18	City Review Comply

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SHEET TITLE

EAST ELEVATION

A404

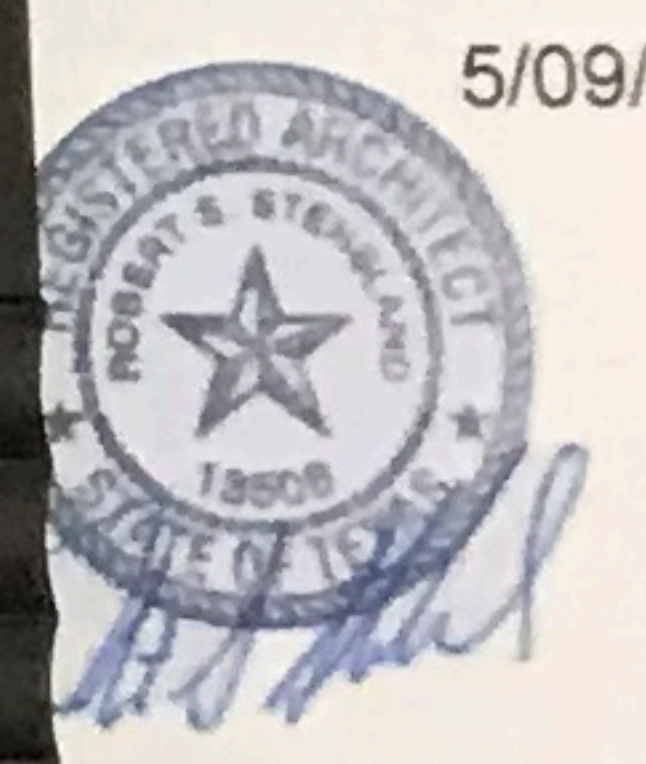


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ARCHITECTURE + REAL ESTATE GROUP

**Phillip Craddock, NCARB, AIA**  
ARCHITECT, REALTOR®  
**214-952-0527**  
phillip@craddockarchitecture.com  
P. O. Box 188, Rockwall, TX 75087

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AS - Asphalt Shingles  
Blackstone Slate

AG - Aluminum Gutters  
AD - Aluminum Downspout  
MC - Metal Parapet Cap  
Color Match Rustic Kolbe  
Finish

Color Match Rustic Kolbe  
Finish

Color Match Rustic Kolbe  
Finish

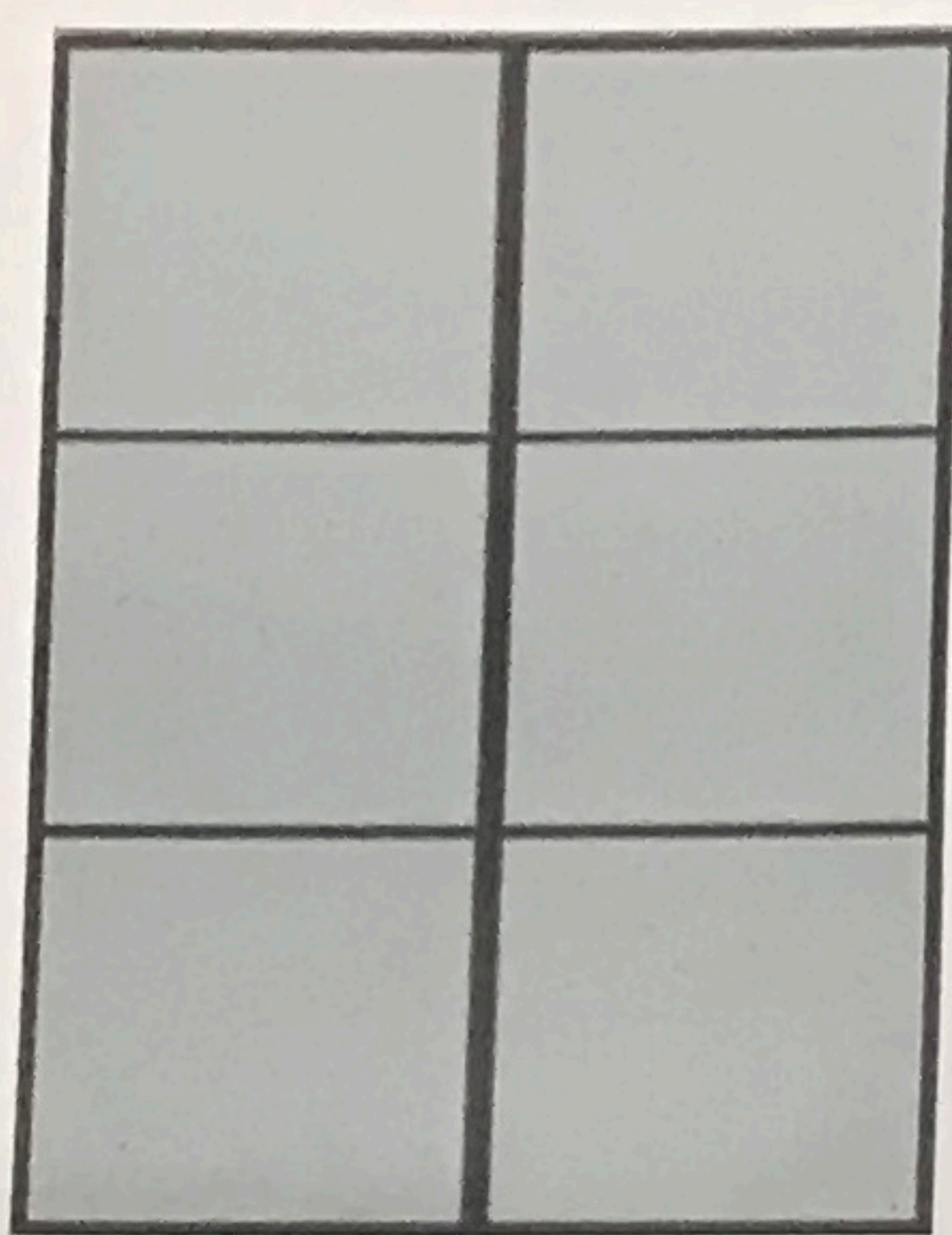
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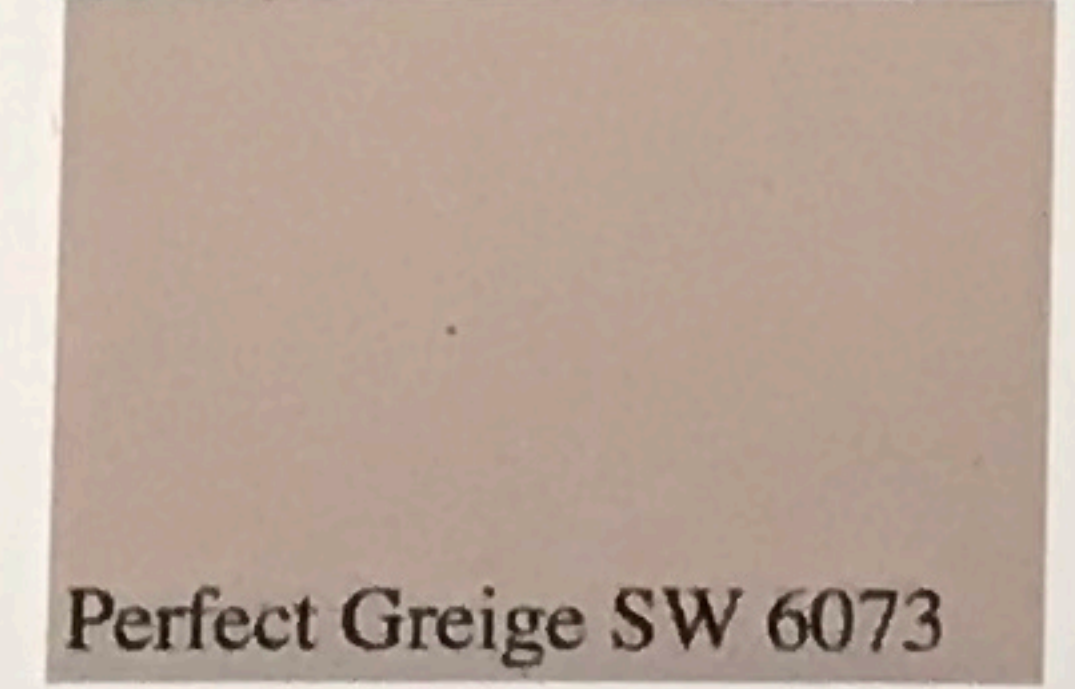
SHEET TITLE

COLOR BOARD

**A-400**

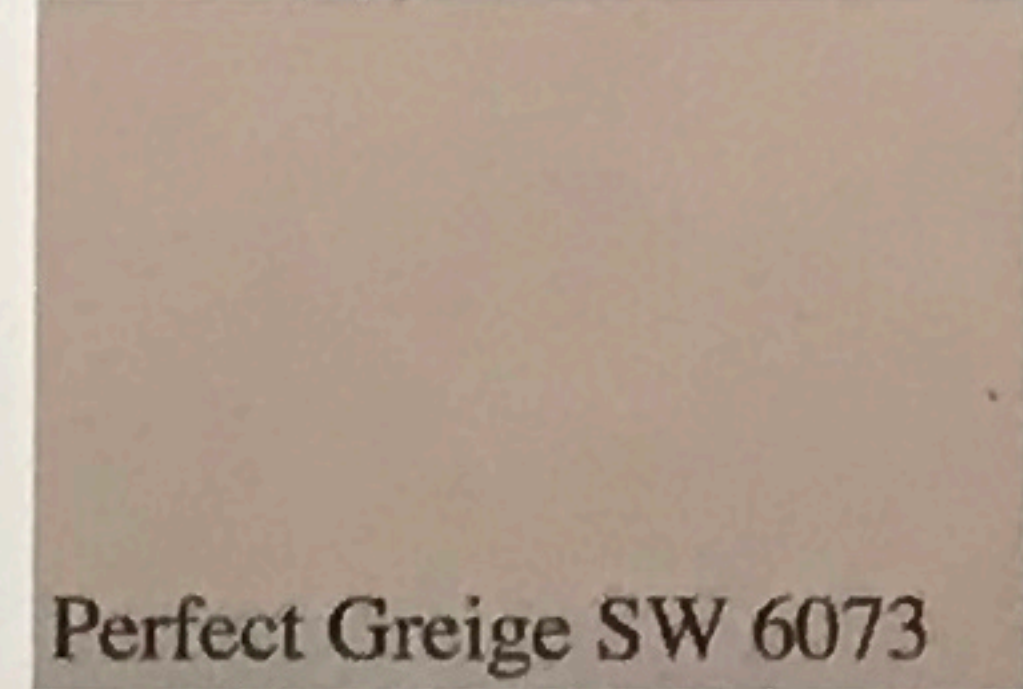


Paint P-1, P-2, P4



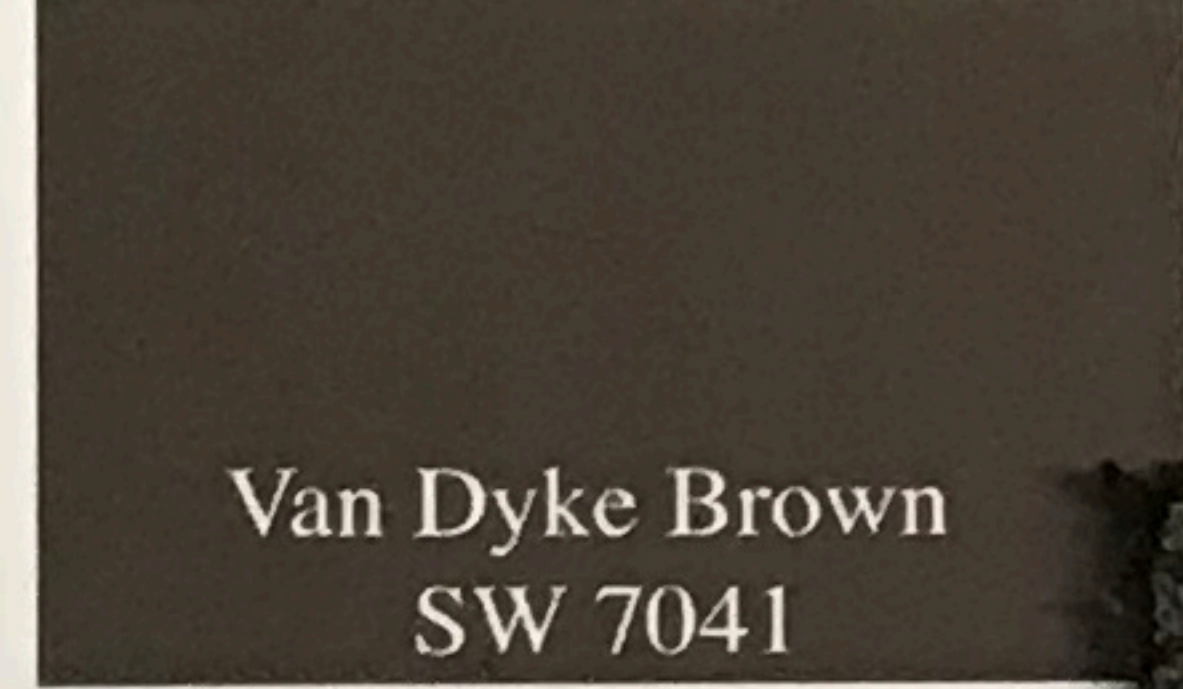
Perfect Greige SW 6073  
HB - Hardie Board  
Fascia Trim  
SW 6073 Perfect Greige

Paint P-1, P-2, P4



Perfect Greige SW 6073  
D2 - Hollow Metal Doors  
SU - Sun Screens and Supports  
SW 6073 Perfect Greige

Paint P-3

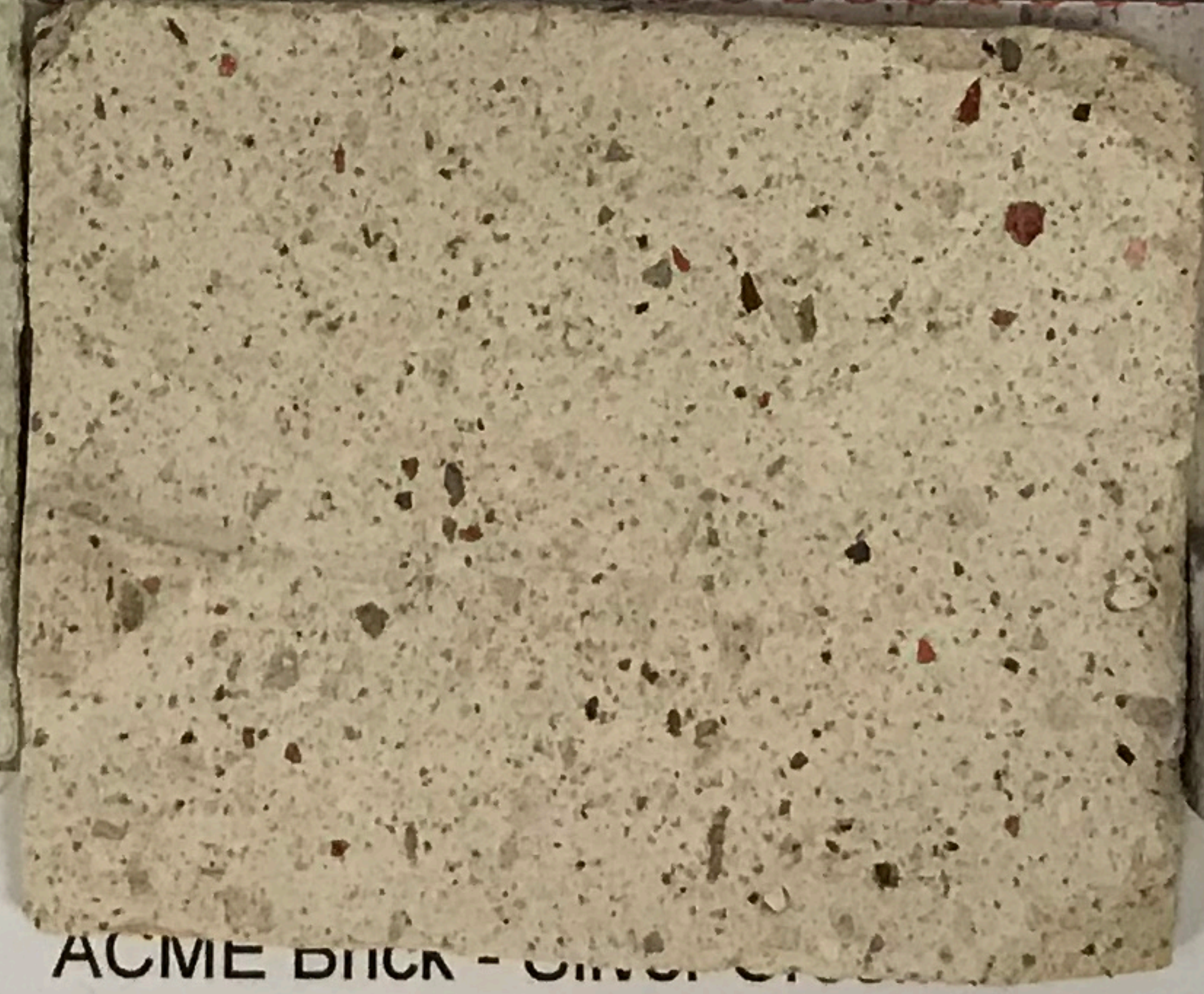


Van Dyke Brown  
SW 7041  
SS - Steel Struits  
SW 7041 Van Dyke Br

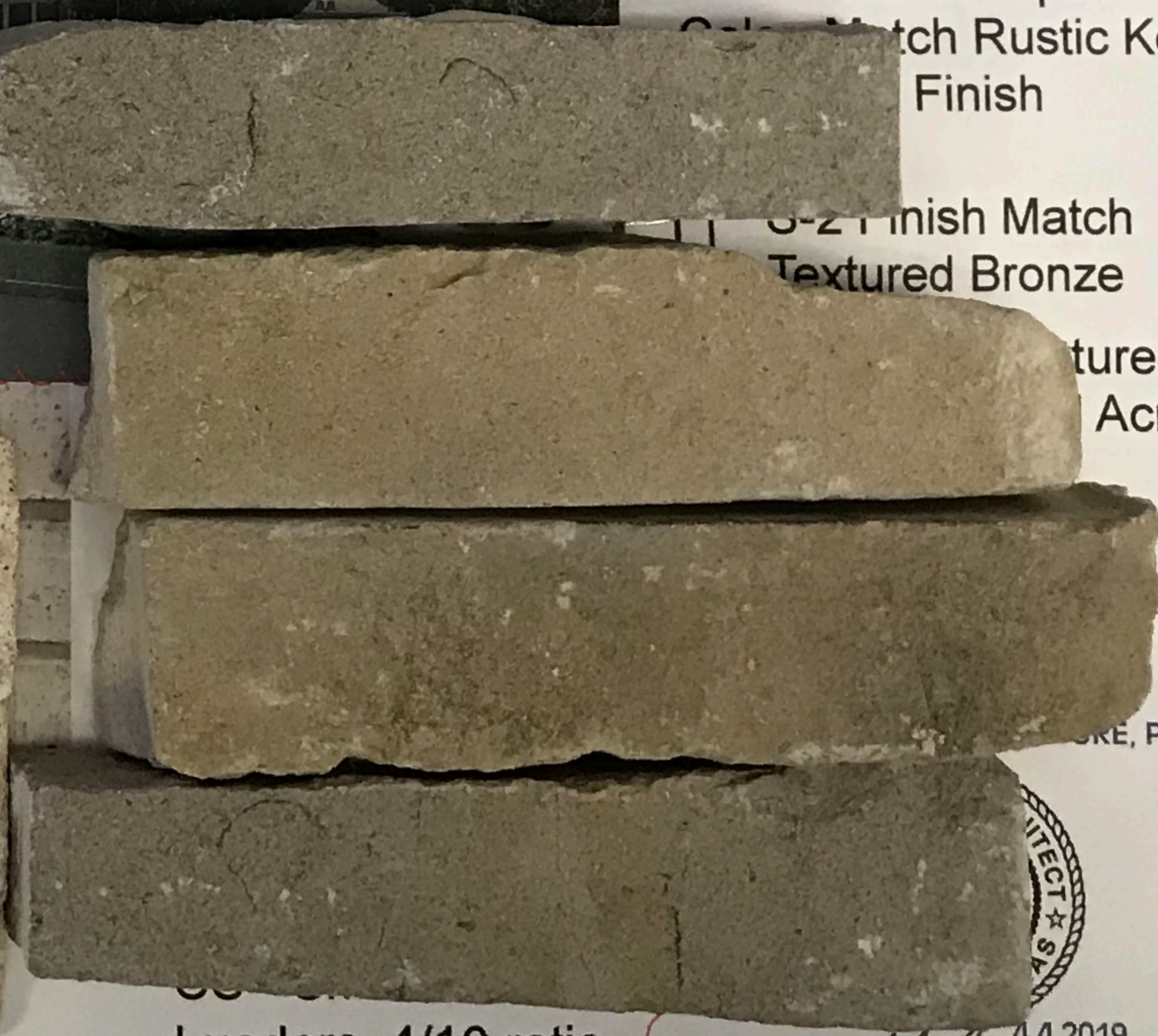


ST - Stucco - 86  
Bright White w/  
Natural Swirl Finish

CT - Cast Stone



ACME BRICK - SINGLE

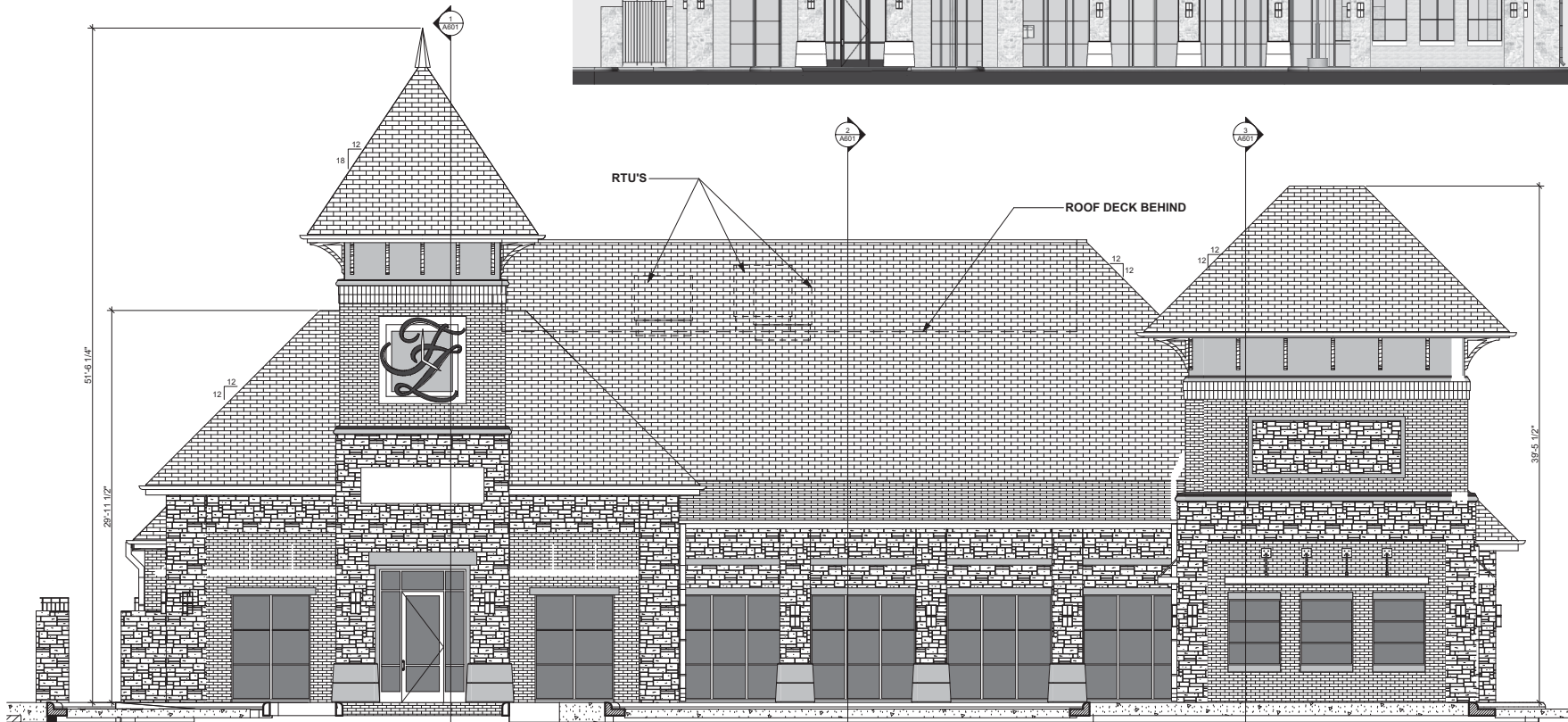


Lueders, 4/10 ratio

4.4.2019

BIM Server: p396633

Approved Elevations



SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



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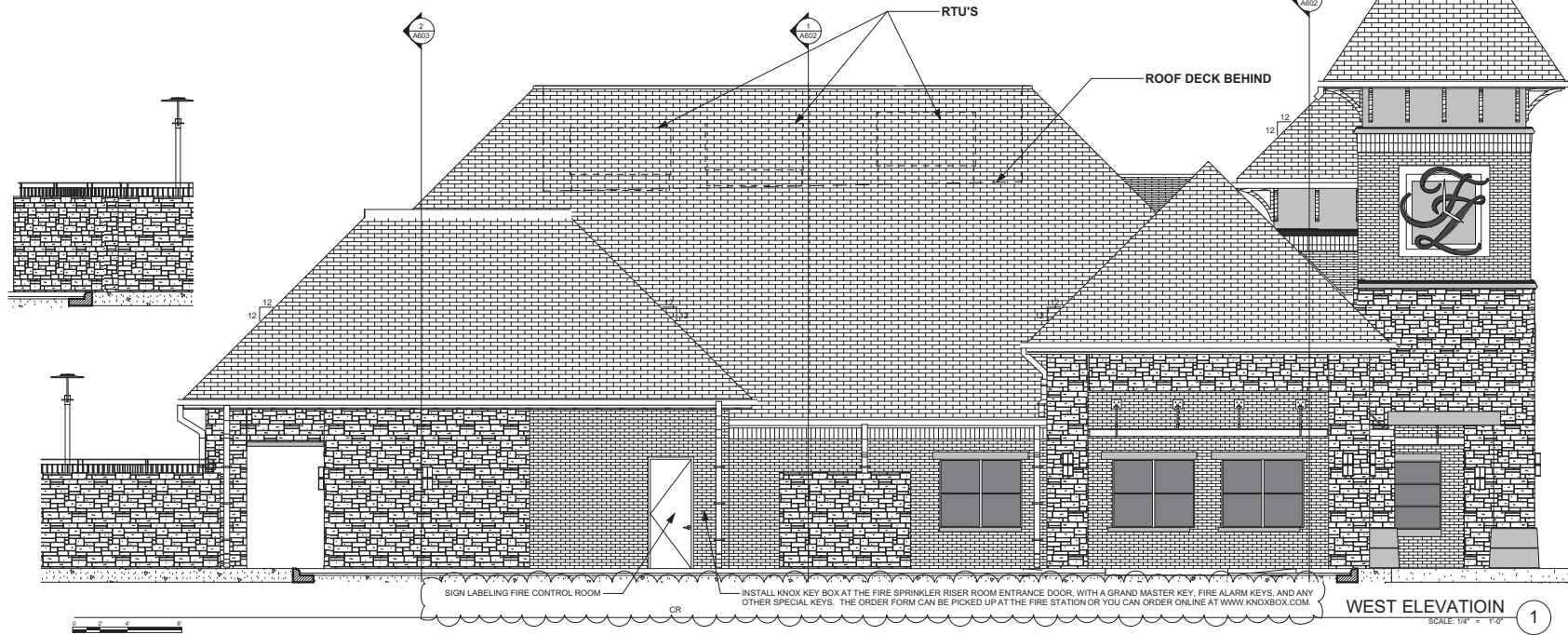
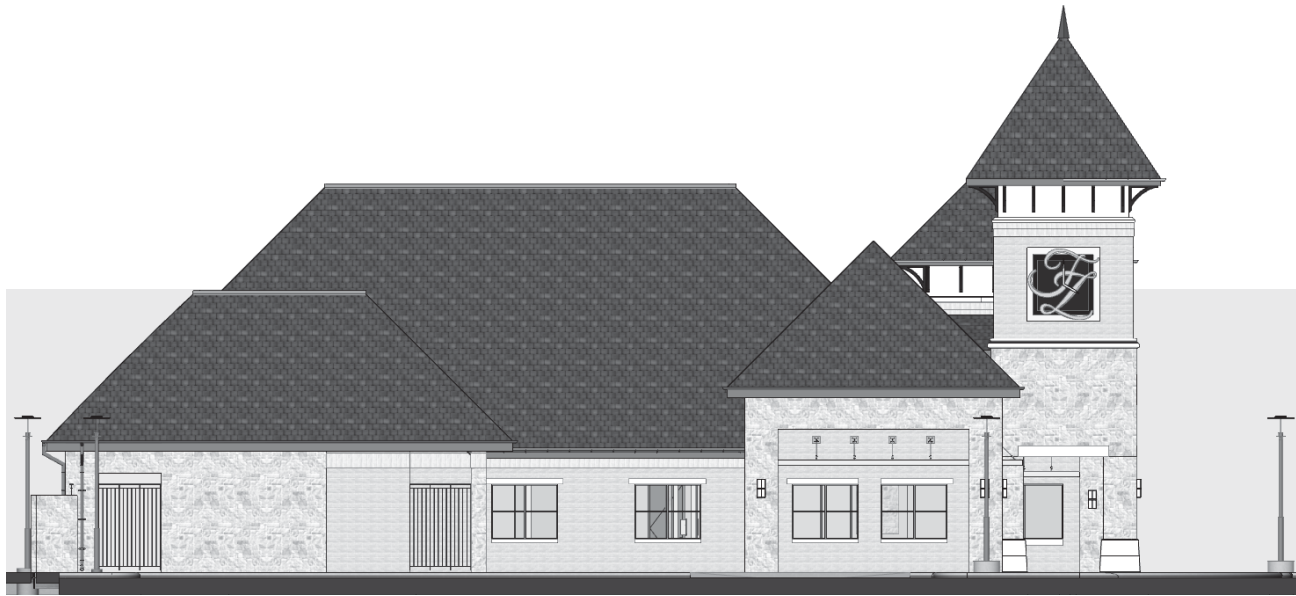
MARK	DATE	DESCRIPTION
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CD	10/15/17	Pricing
CD	5/09/18	Permit / Construction

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SHEET TITLE  
SOUTH ELEVATION

A401

Approved Elevations



WEST ELEVATION 1  
SCALE: 1/4" = 1'-0"



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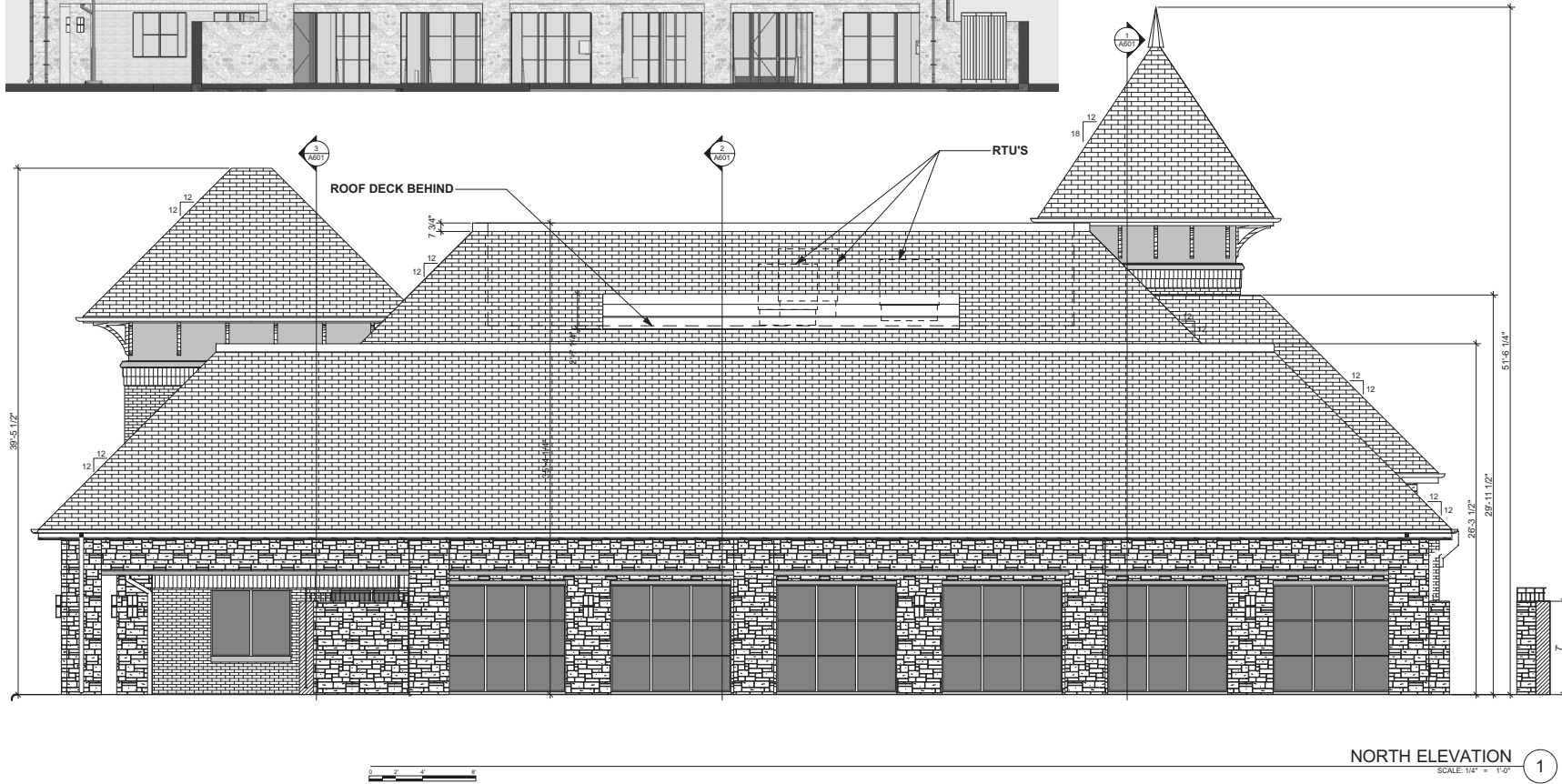
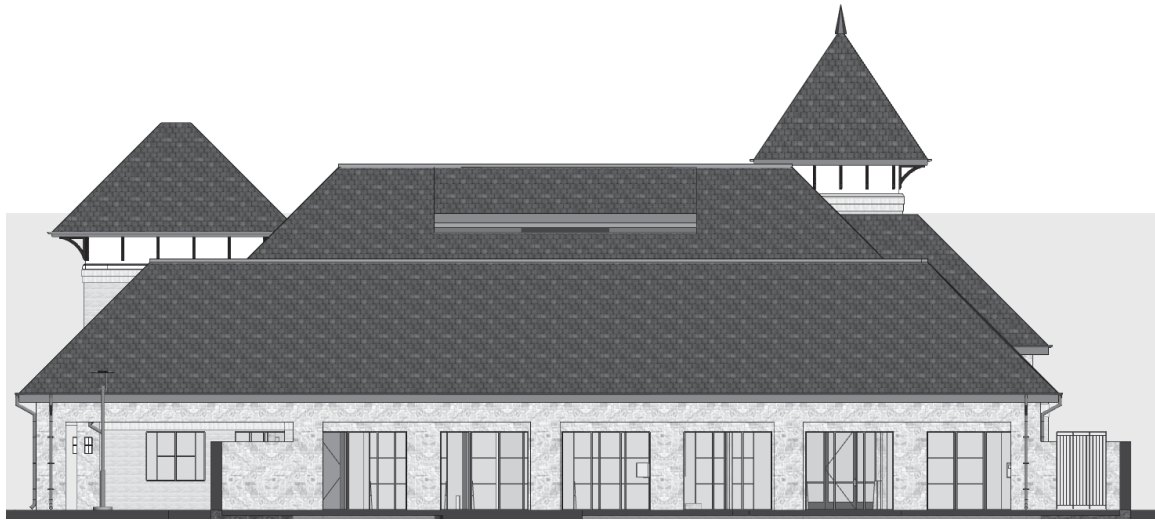
MARK	DATE	DESCRIPTION
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CD	10/15/17	Pricing
CD	5/09/18	Permit / Construction
CR	6/14/18	City Review Comply

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SHEET TITLE  
WEST ELEVATION

A402

Approved Elevations



NORTH ELEVATION

SCALE: 1/4" = 1'-0"

1

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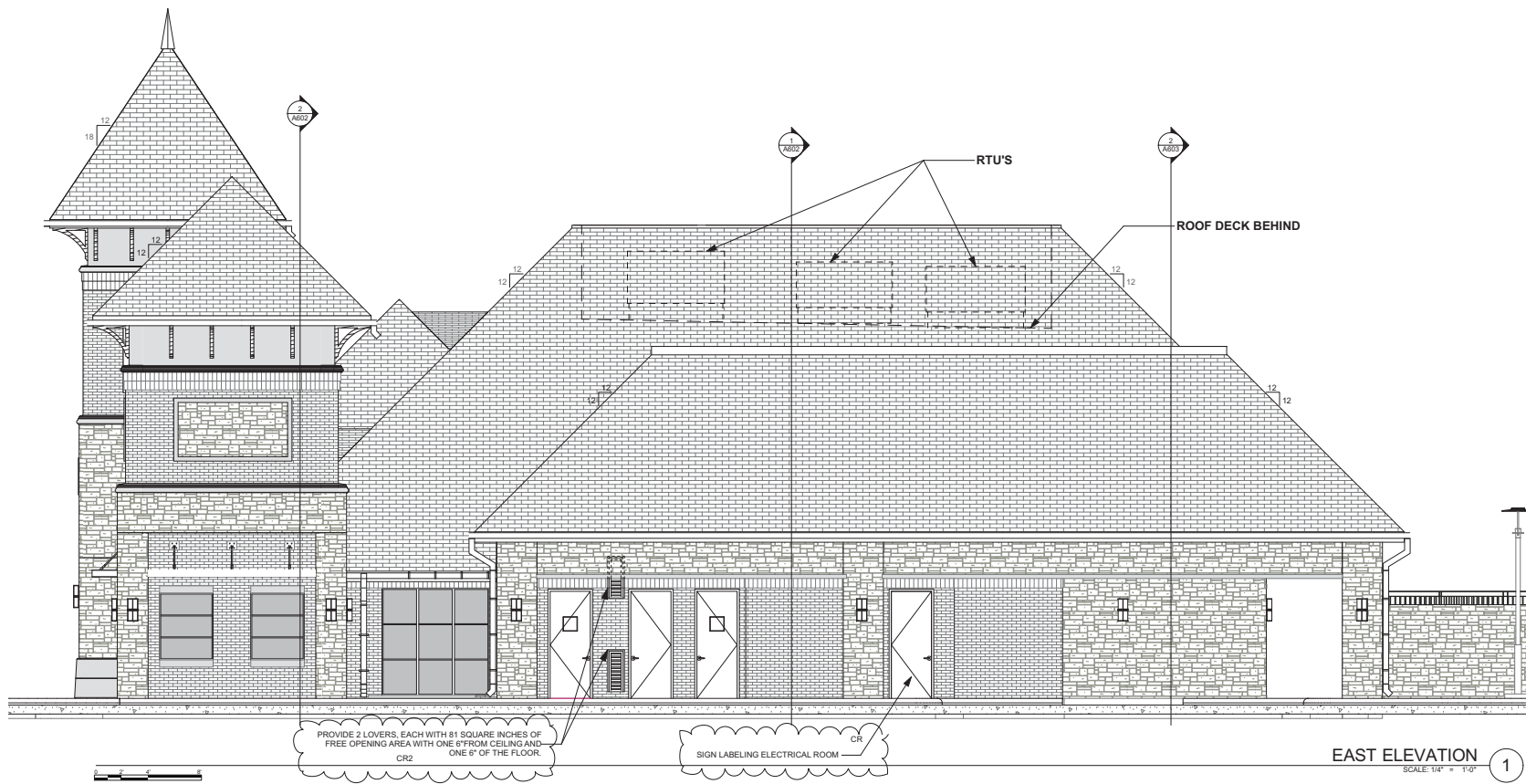
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SHEET TITLE  
NORTH ELEVATION

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Approved Elevations



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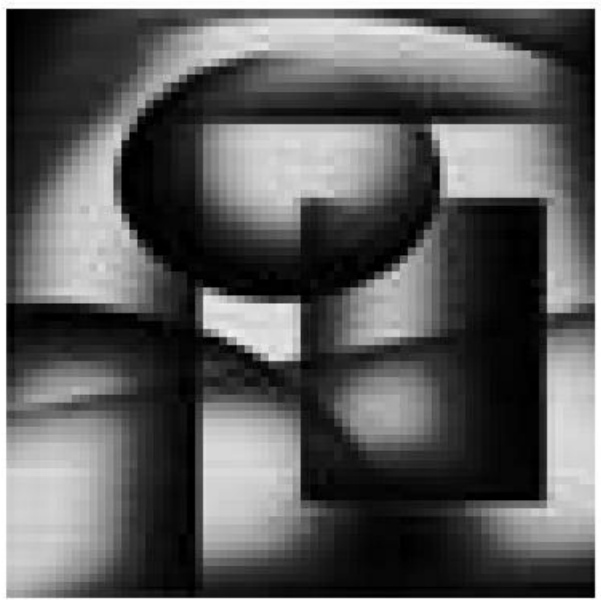
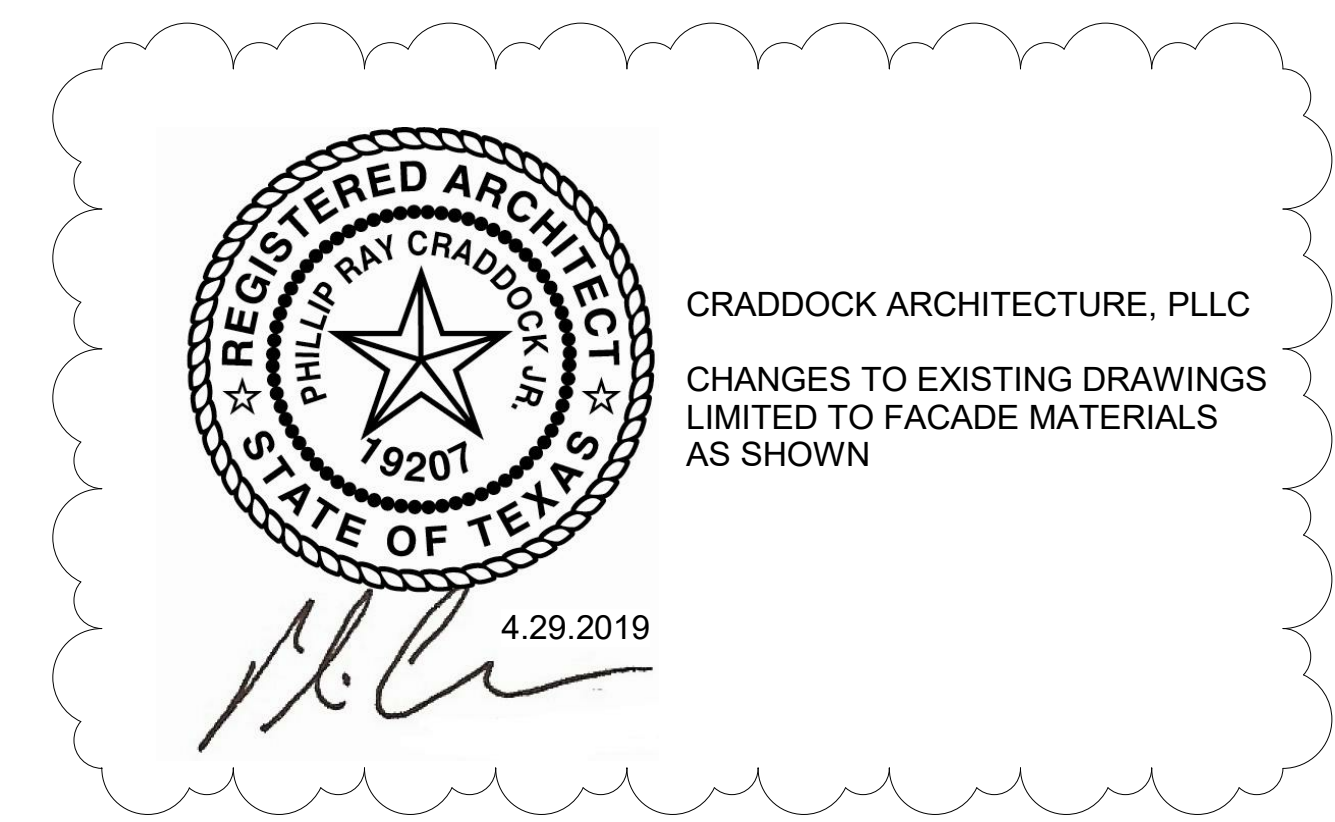
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SHEET TITLE  
EAST ELEVATION

A404

Rendering Approved  
March 2019





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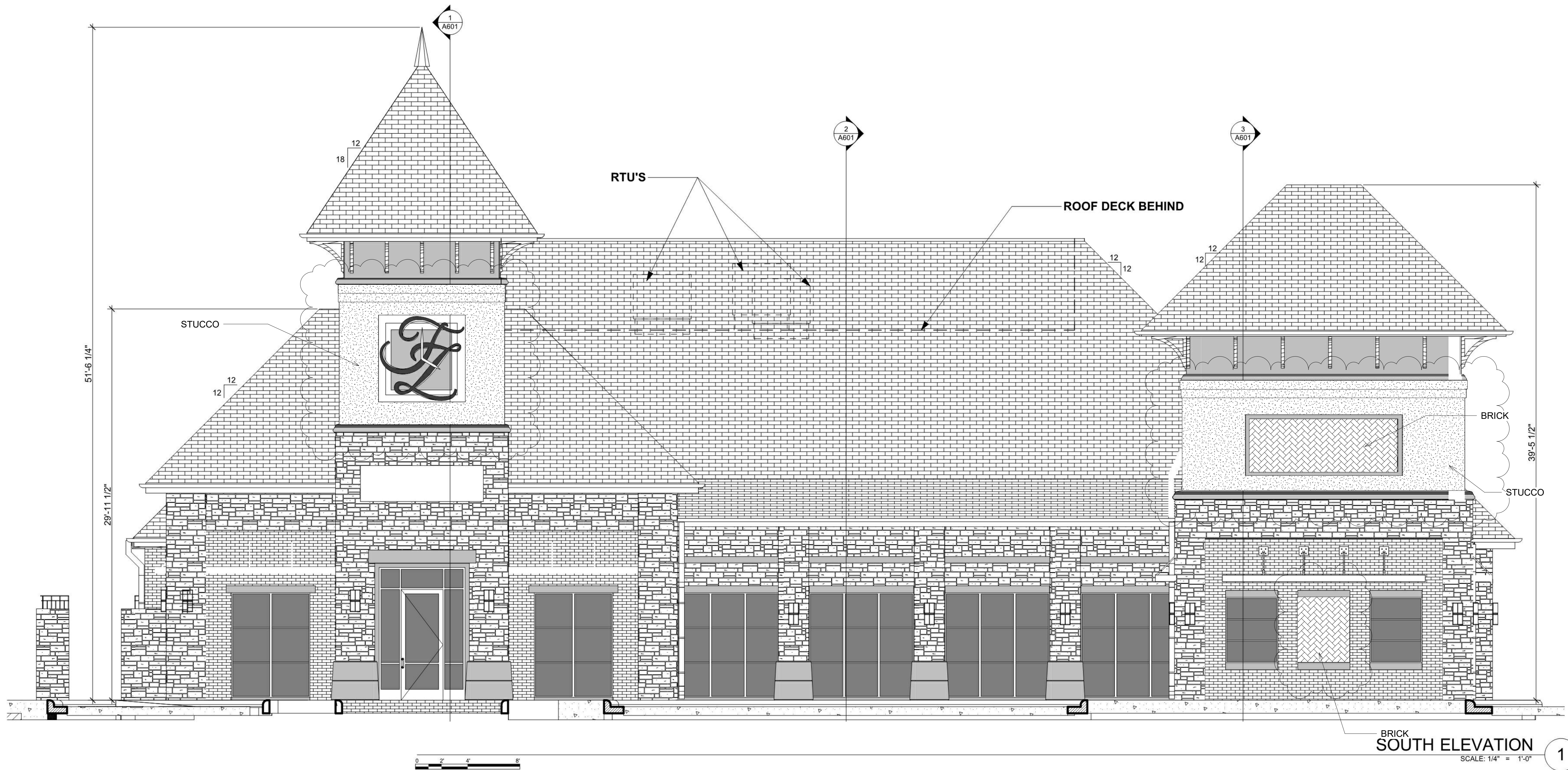
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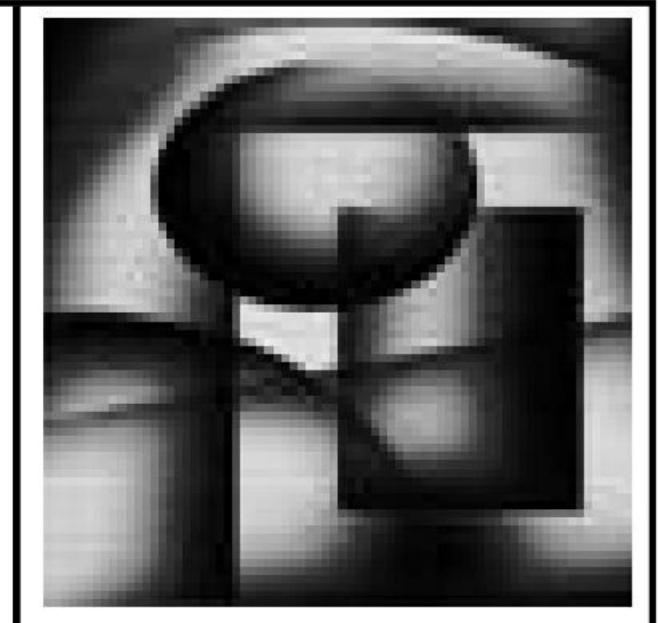
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SHEET TITLE  
SOUTH ELEVATION

**A401**

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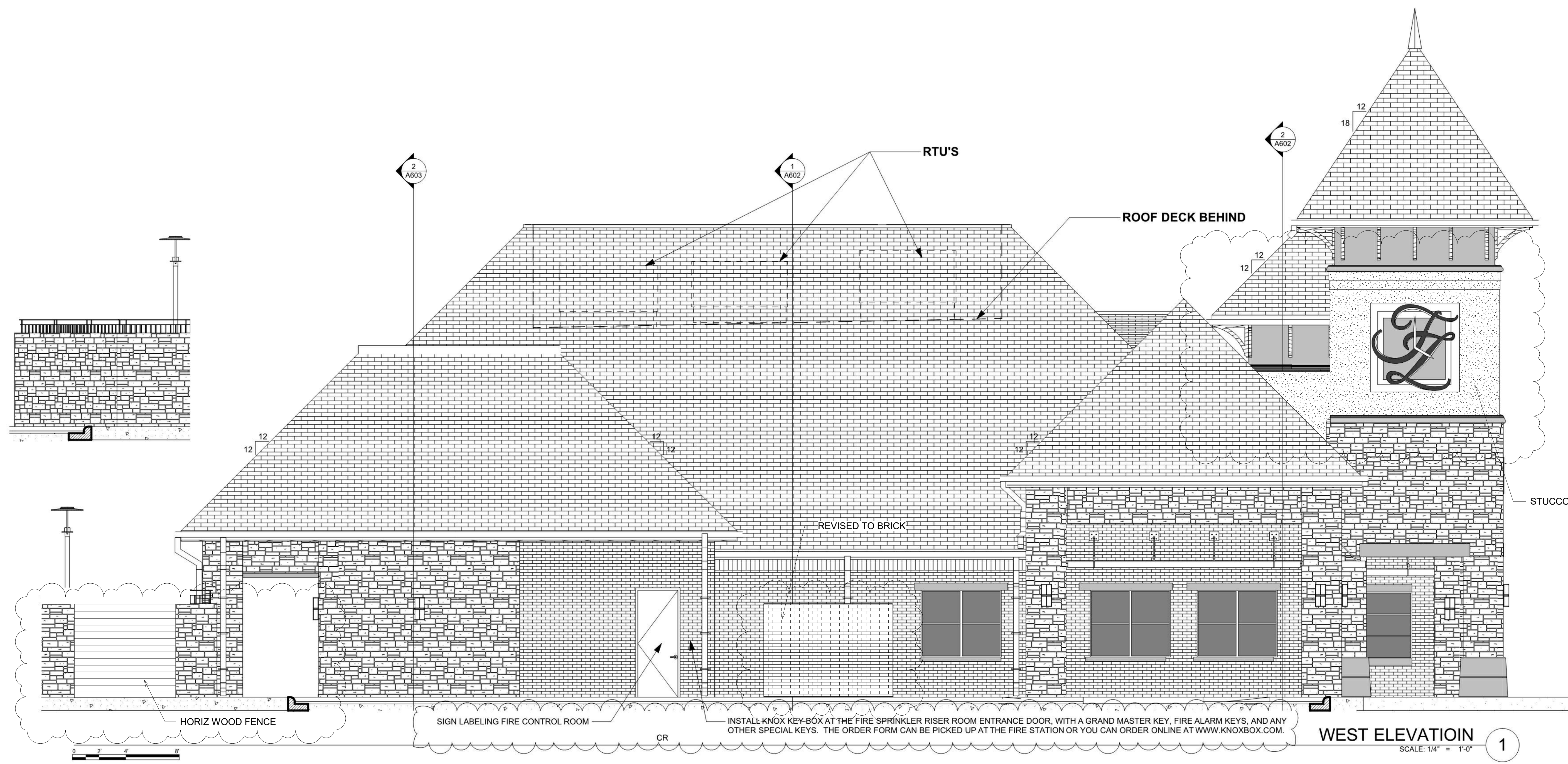
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**WEST ELEVATION** ①  
 SCALE: 1/4" = 1'-0"

MARK	DATE	DESCRIPTION
SD	8/10/17	Site Plan Comments
CD	10/15/17	Pricing
CD	5/09/18	Permit / Construction
CR	6/14/18	City Review Comply

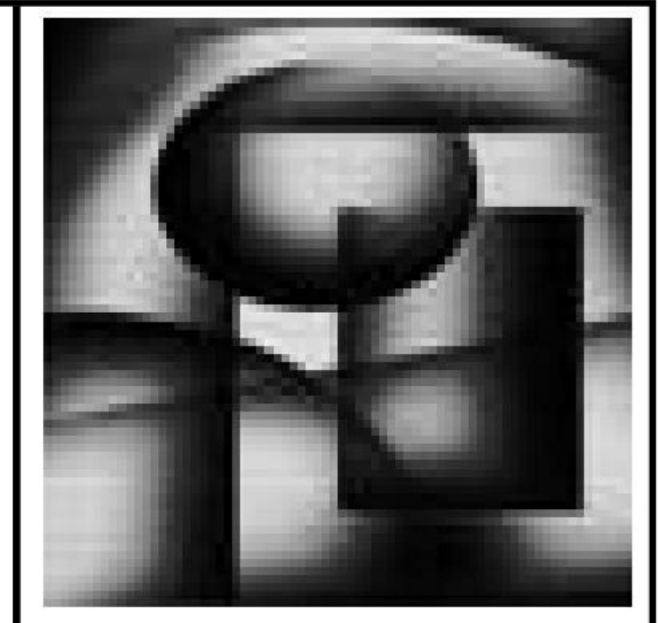
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SHEET TITLE  
**WEST ELEVATION**

**A402**



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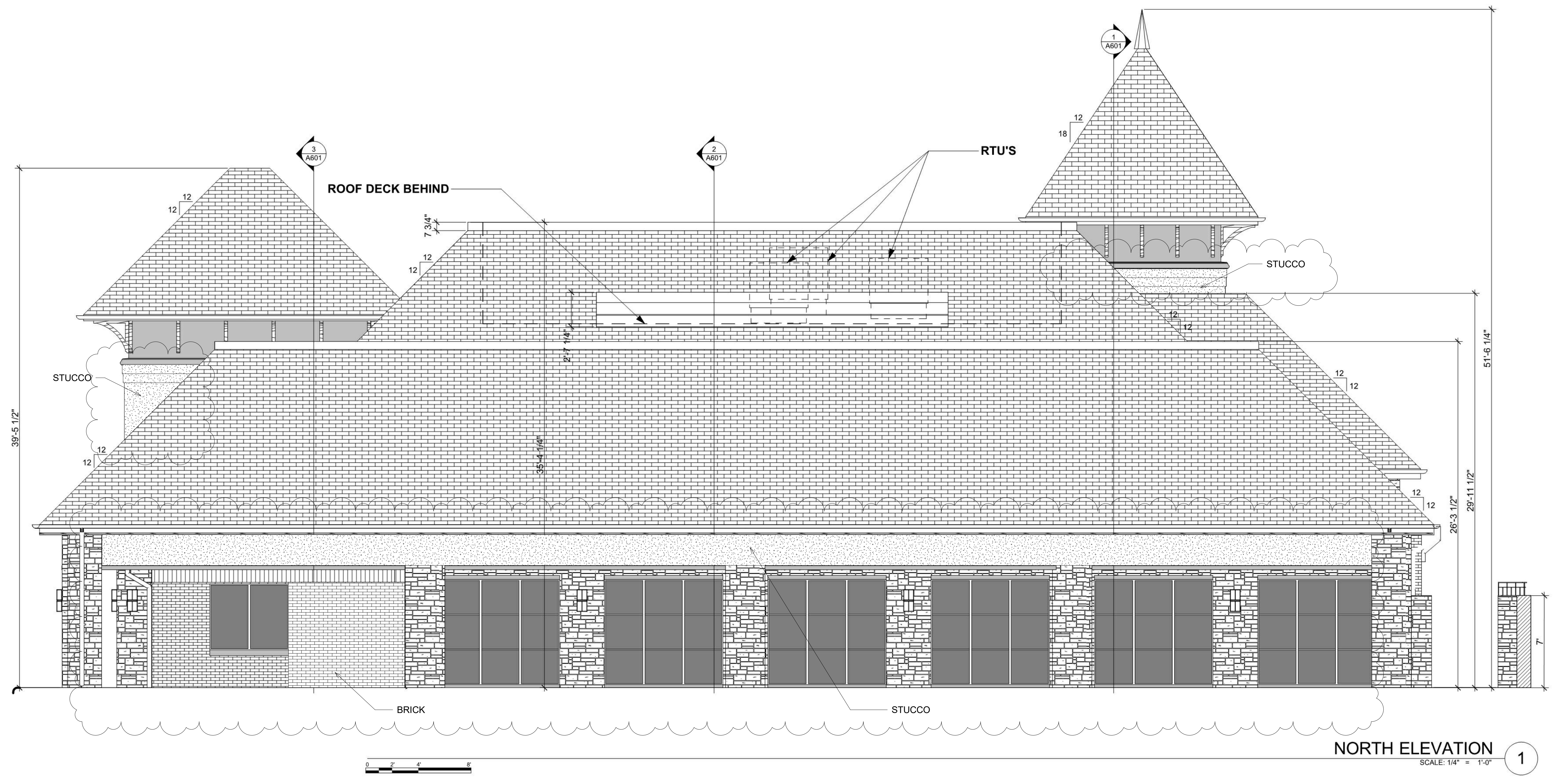
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CD	5/09/18	Permit / Construction

PROJECT NO:  
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SHEET TITLE  
 NORTH ELEVATION

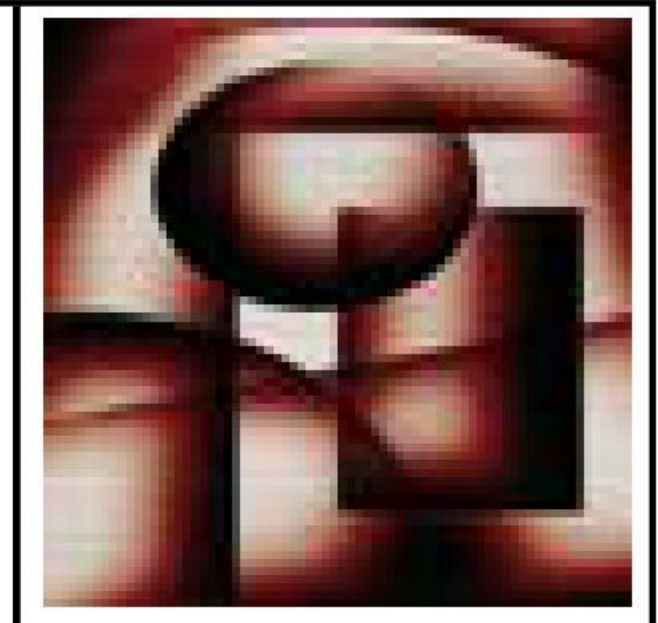
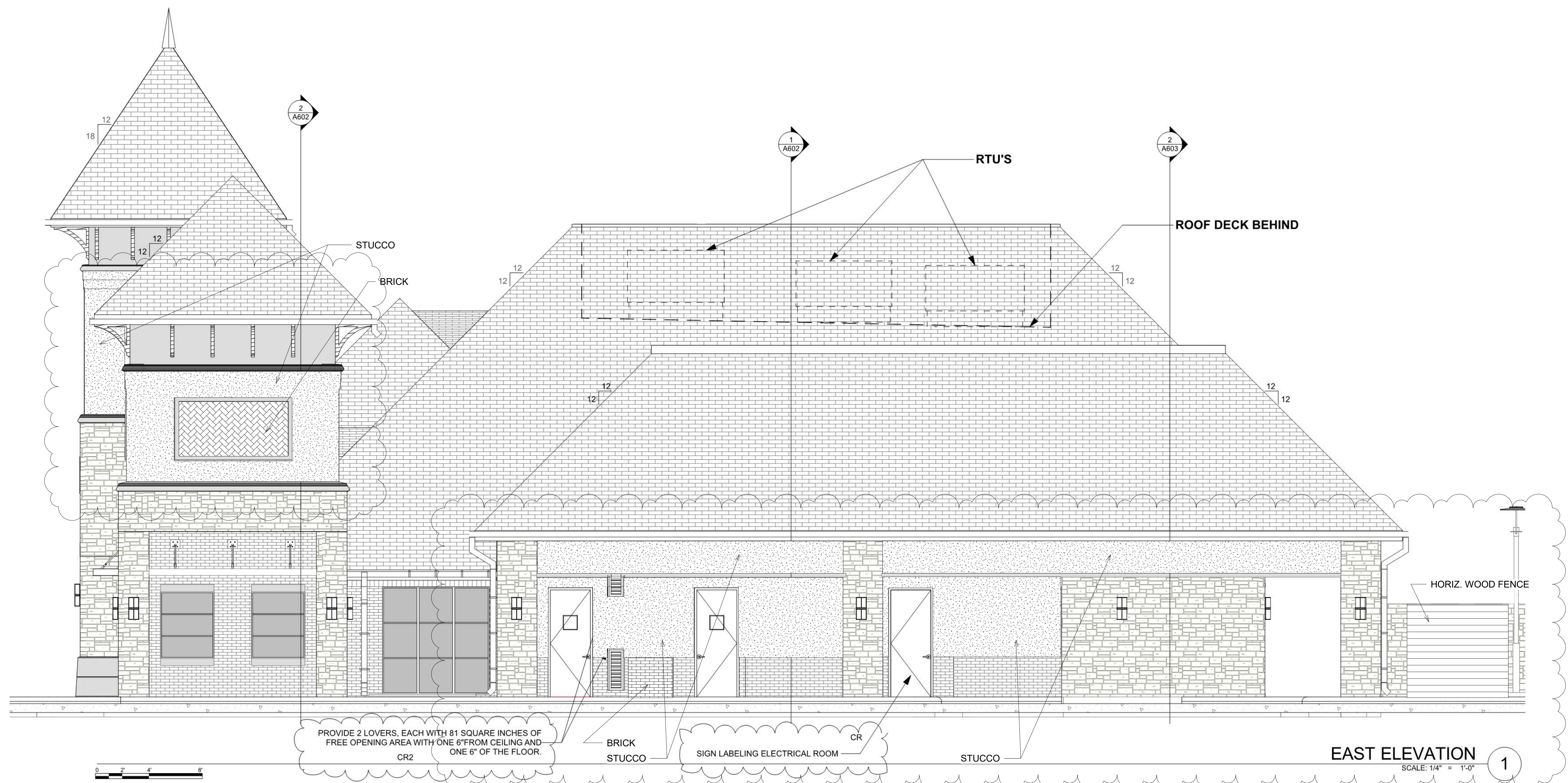
**A403**



**NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"

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 DRAWN BY:  
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SHEET TITLE  
**EAST ELEVATION**

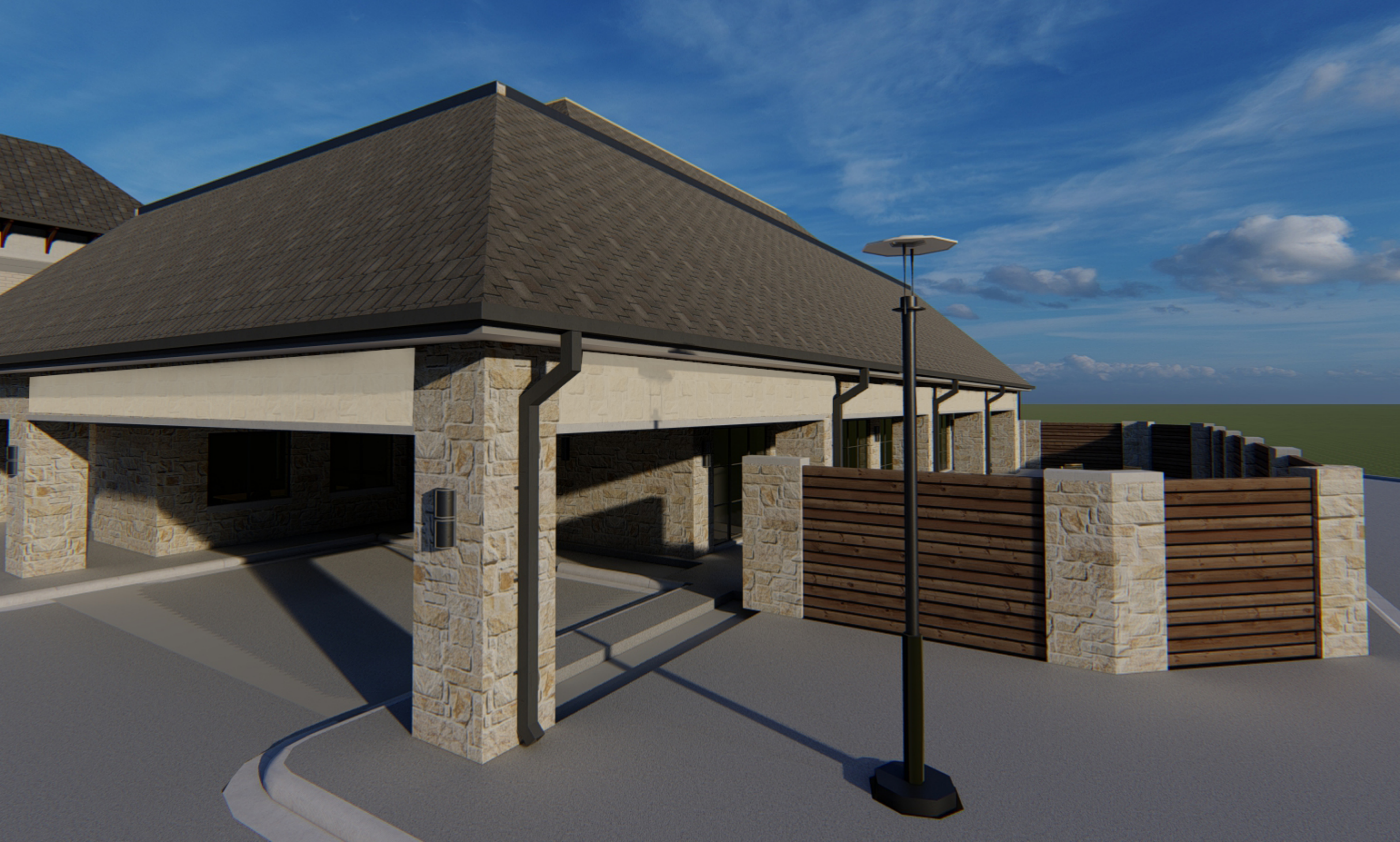
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DENTISTRY



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DENTISTRY





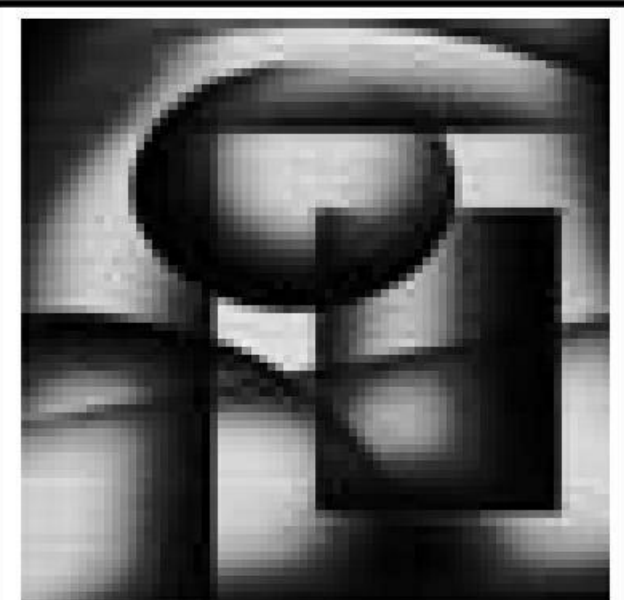


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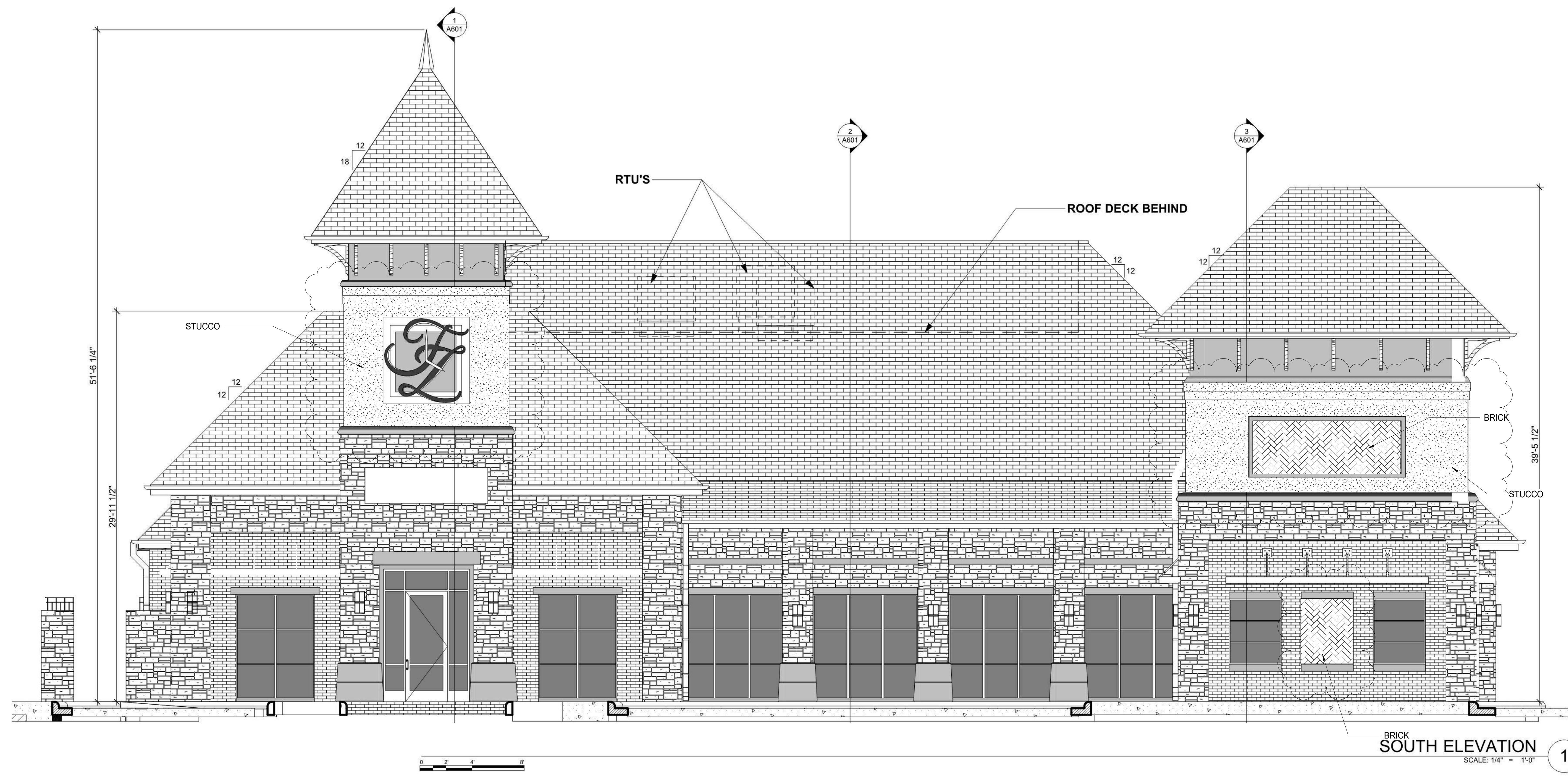
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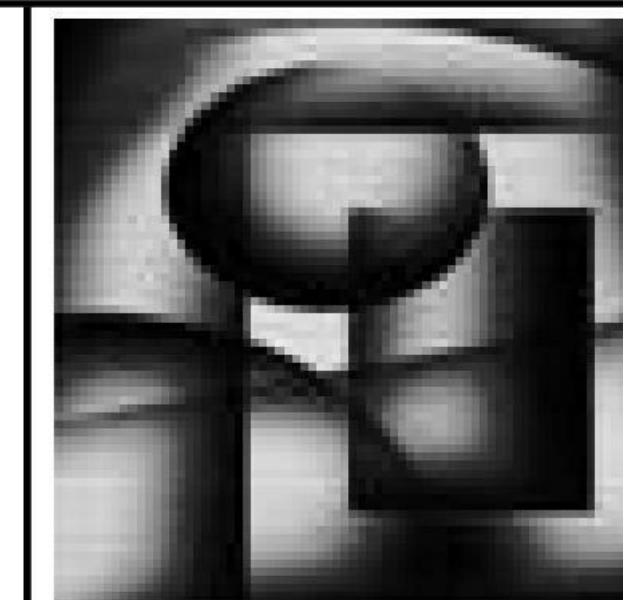
SHEET TITLE  
**SOUTH ELEVATION**

# A401



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 AS SHOWN



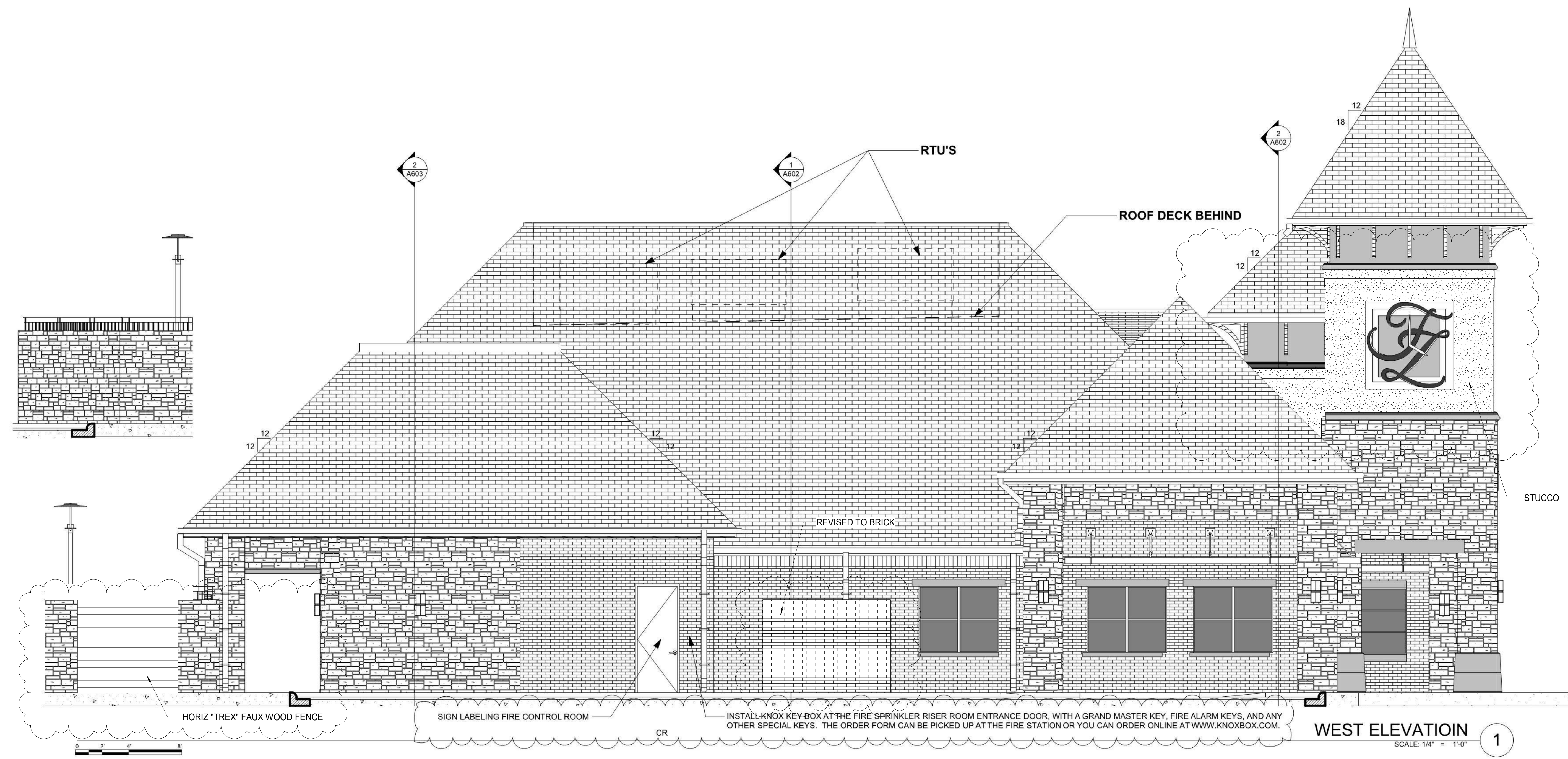
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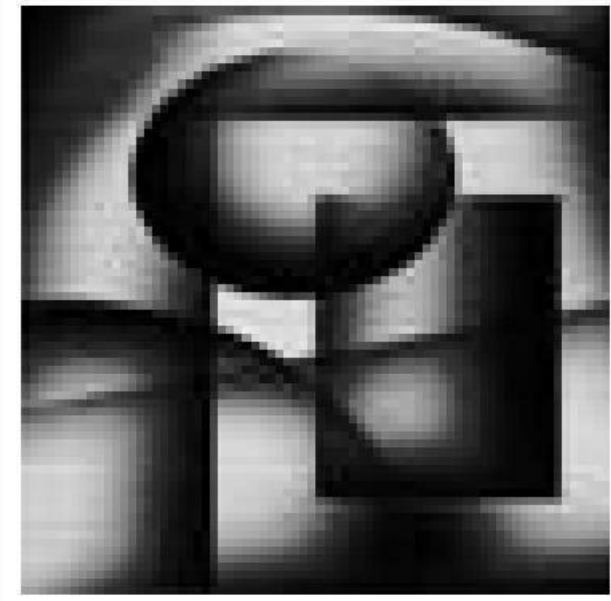
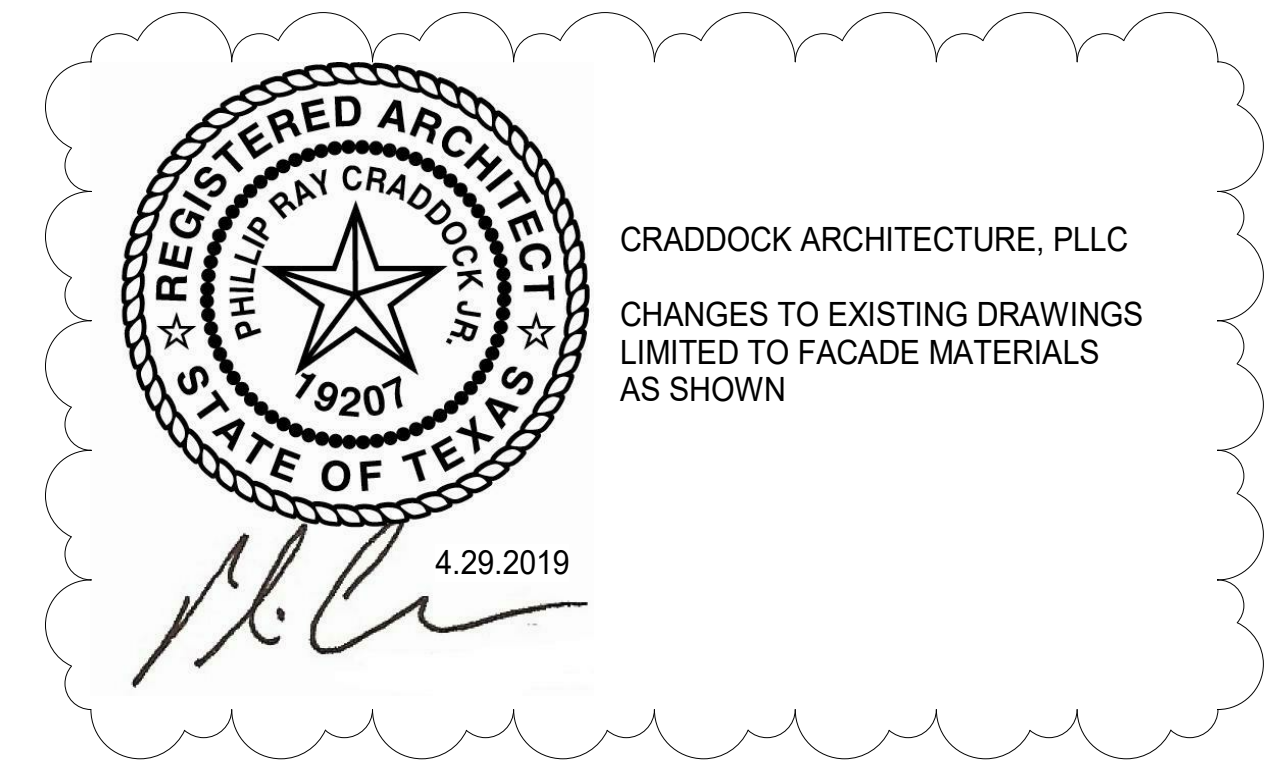
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 MODEL FILE:  
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SHEET TITLE  
 WEST ELEVATION

A402

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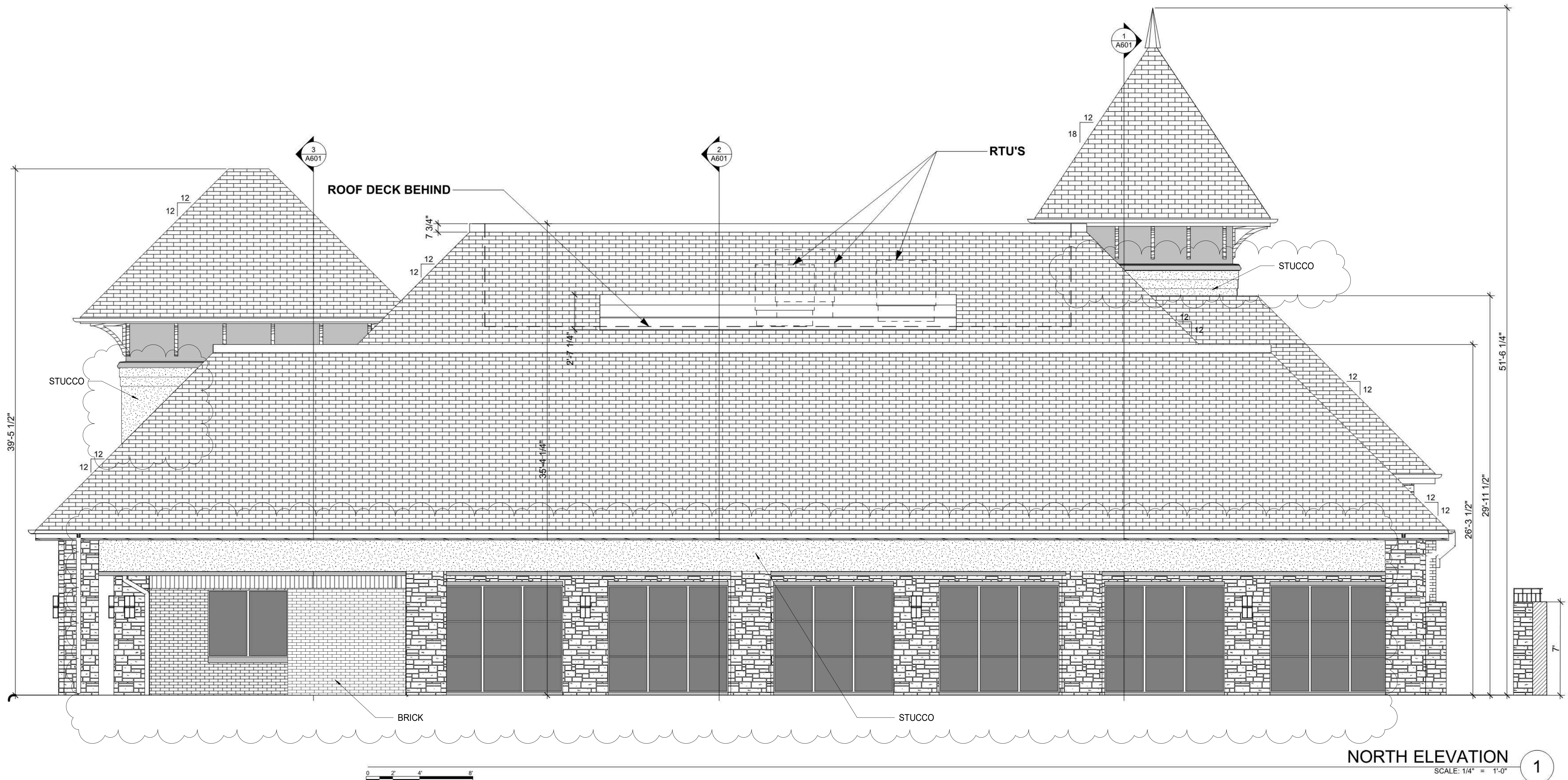
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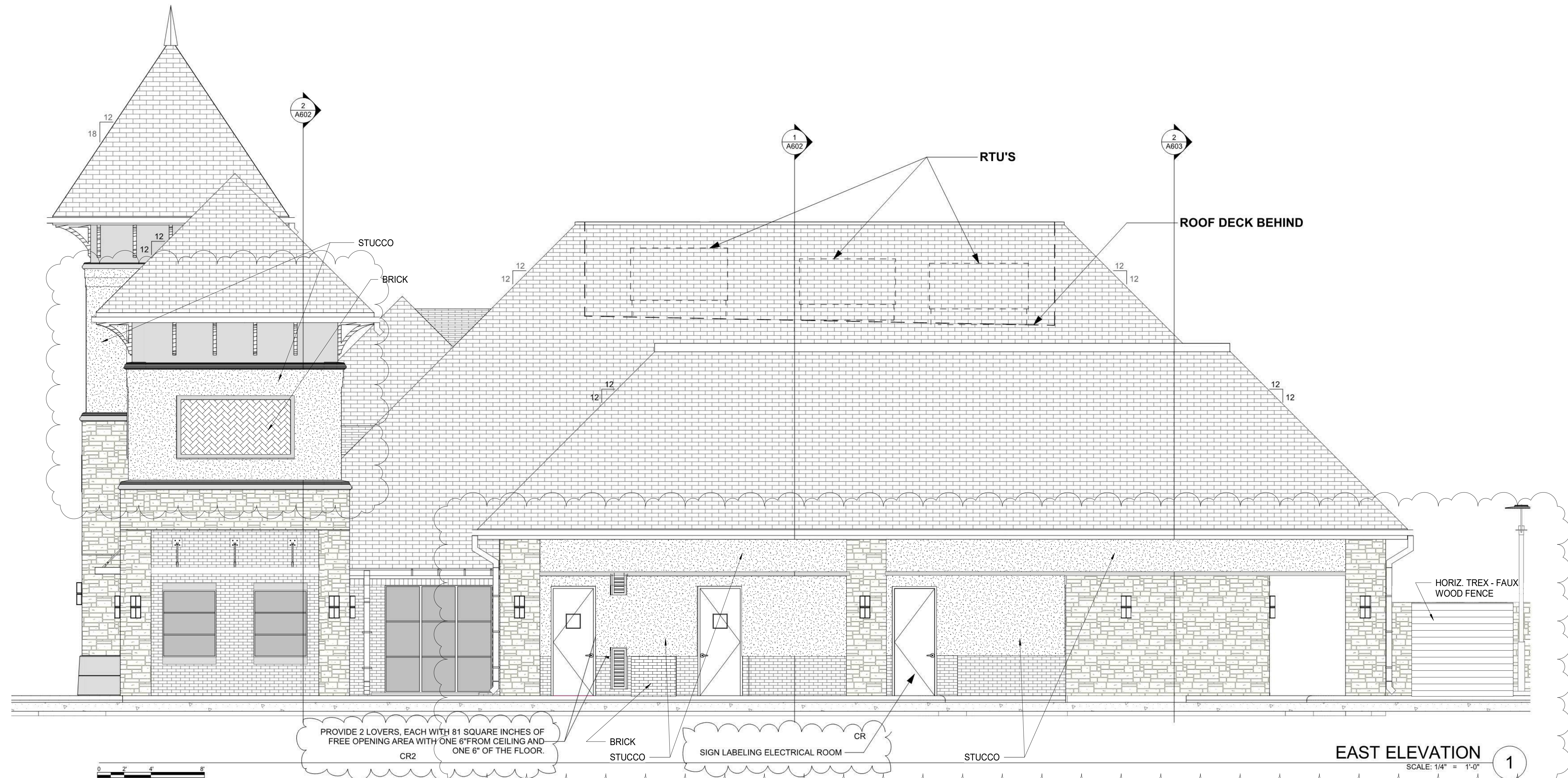
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NORTH ELEVATION



# A403

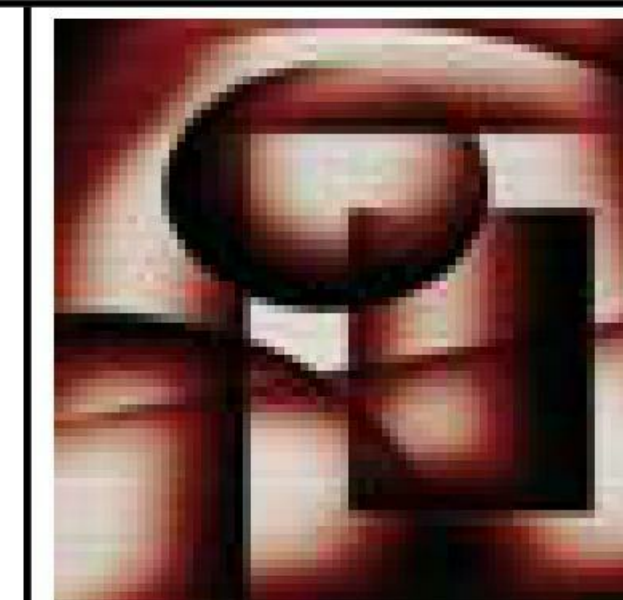


NORTH ELEVATION 1  
SCALE: 1/4" = 1'-0"

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5/09/18

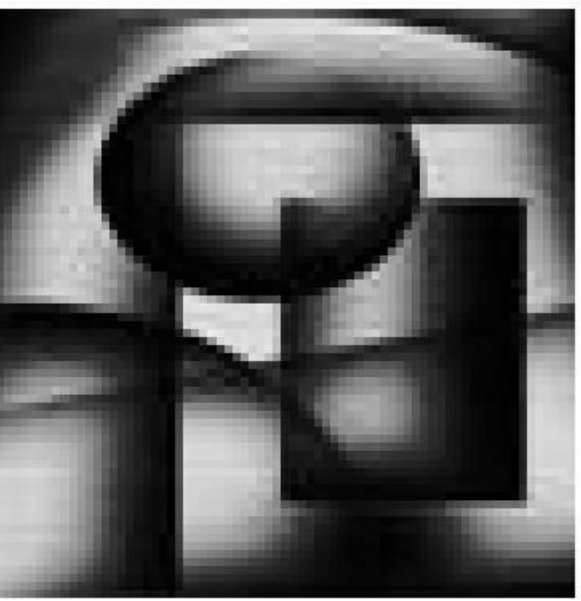
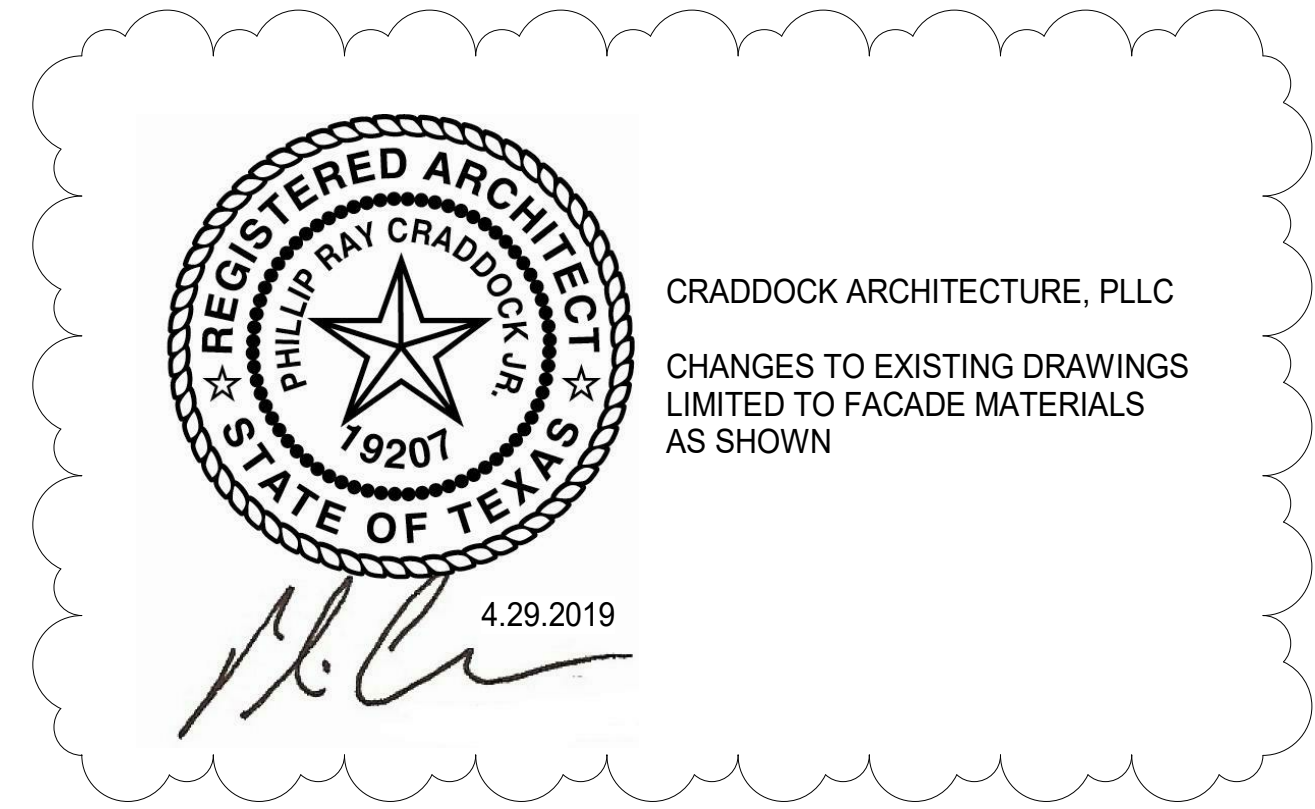

**FISHER & ZITTERICH**  
 FAMILY | COSMETIC | IMPLANT  
 DENTISTRY  
 Medical Office Building  
 1310 Summer Lee Drive  
 City of Rockwall  
 Rockwall County, Texas 75032  
 E.A.BPRJB8816730

MARK	DATE	DESCRIPTION
SD	8/10/17	Site Plan Comments
CD	10/15/17	Pricing
CD	5/09/18	Permit / Construction
CR	6/14/18	City Review Comply
CR2	8/28/18	City Review Comply

PROJECT NO:  
 MODEL FILE:  
 DRAWN BY:  
 CHK'D BY:  
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SHEET TITLE  
**EAST ELEVATION**

# A404



**The Stensland Group**

ARCHITECTURE INTERIORS PLANNING

214 - 680 - 1387 Ph.

5151 Bent Tree Forest Dr.  
Suite 560  
Dallas, Texas 75248  
E-mail  
robertstensland@mac.com



5/09/18

**FISHER & ZITTERICH**  
FAMILY | COSMETIC | IMPLANT  
DENTISTRY

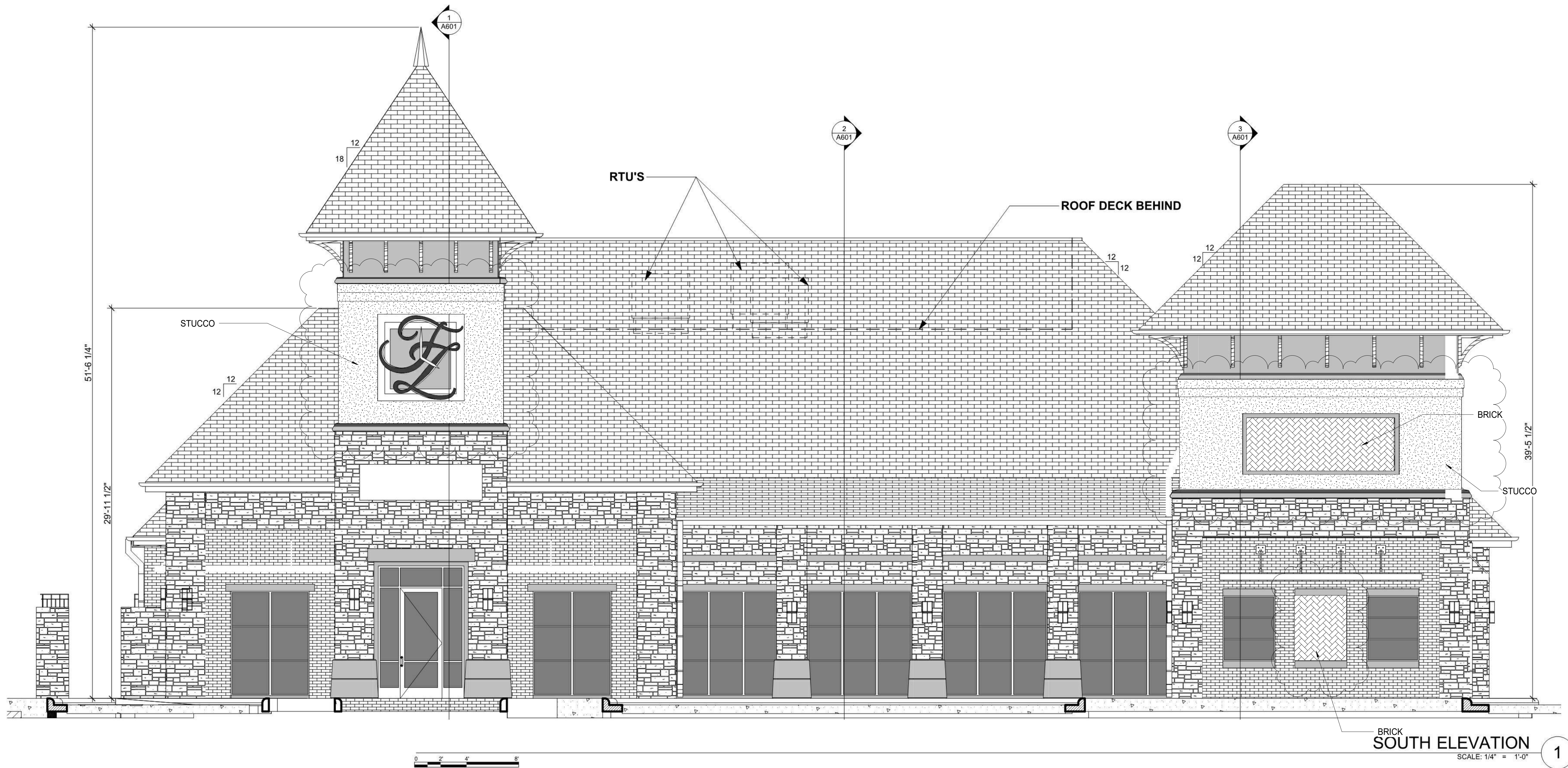
Medical Office Building  
1310 Summer Lee Drive  
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EABPRJB8816730

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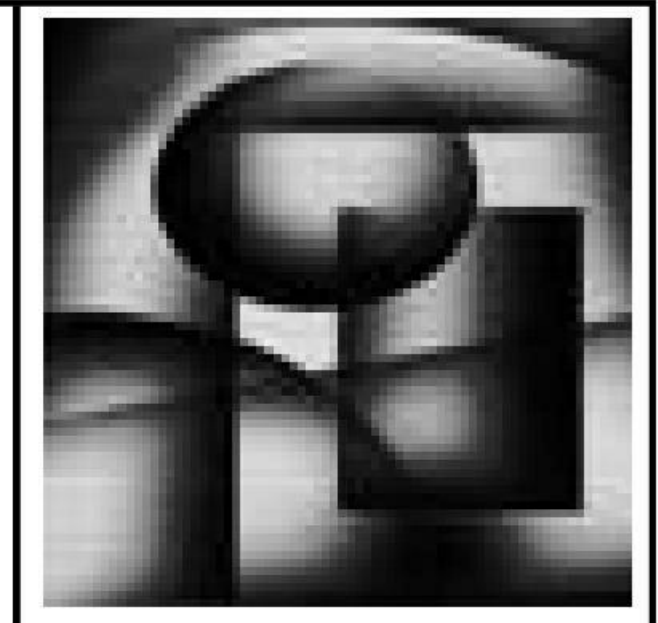
SHEET TITLE  
**SOUTH ELEVATION**

**A401**



BIM Server: p3965338 - BIM Server 21/EA/IFZ Plans 7D to Civil\_11\_16\_17

CRADDOCK ARCHITECTURE, PLLC  
 CHANGES TO EXISTING DRAWINGS  
 LIMITED TO FACADE MATERIALS  
 AS SHOWN  
 4.29.2019



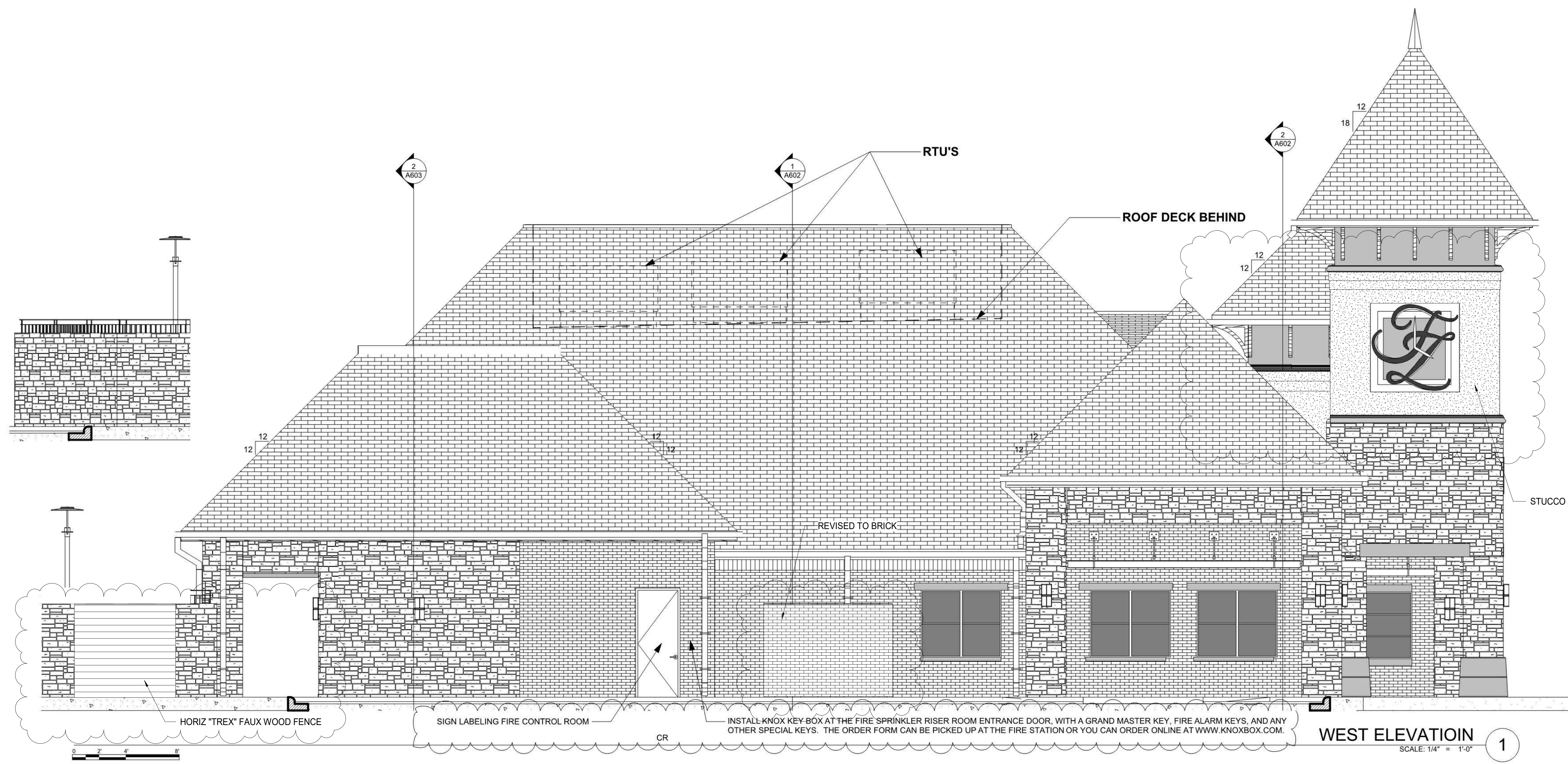
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 E-mail  
 robertstensland@mac.com

5/09/18

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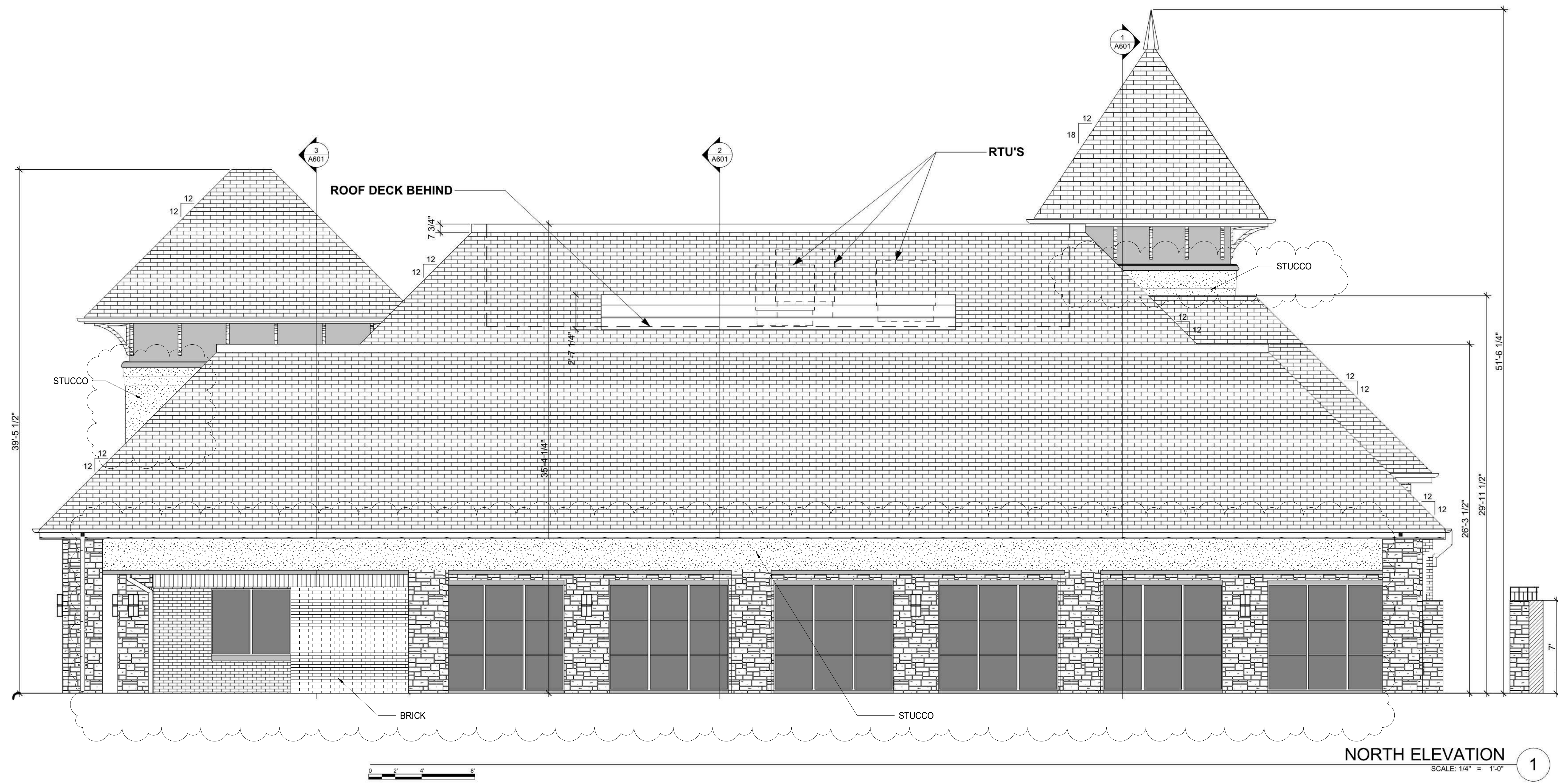
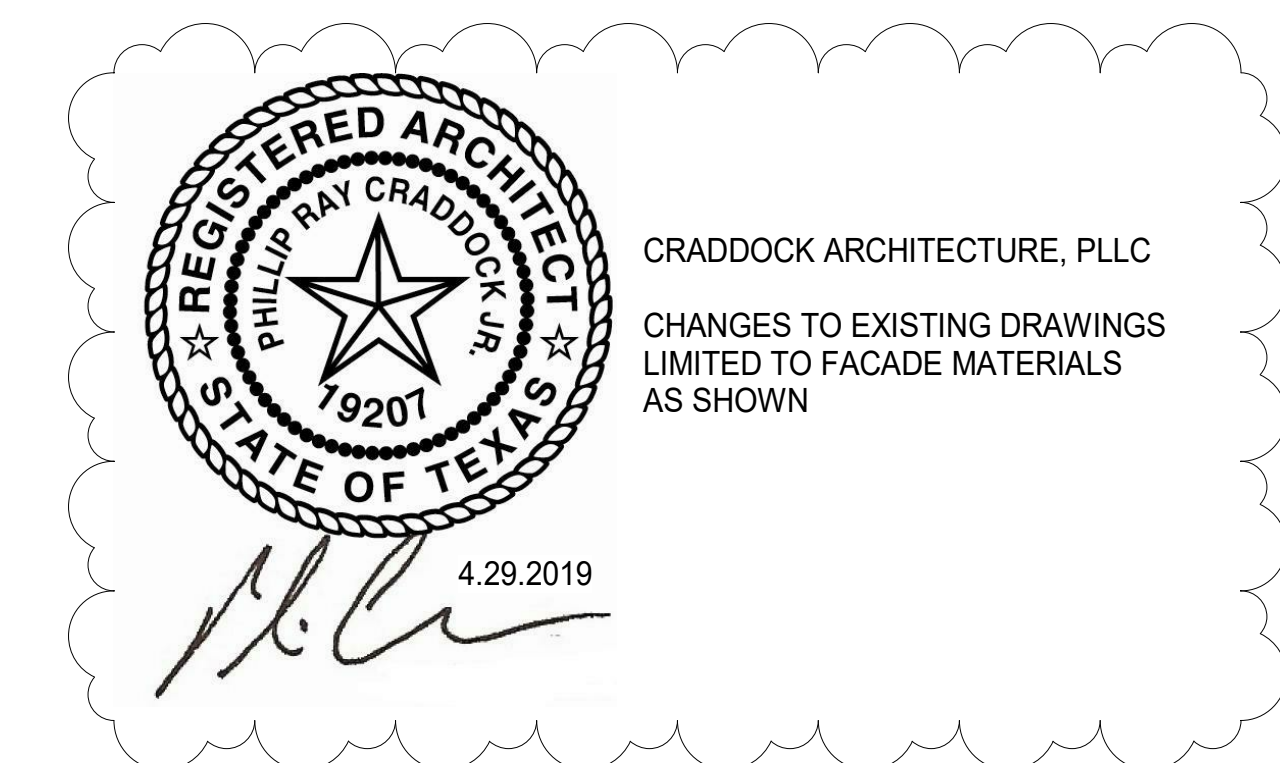
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 MODEL FILE:  
 DRAWN BY:  
 CHK'D BY:  
 COPYRIGHT

SHEET TITLE  
**WEST ELEVATION**

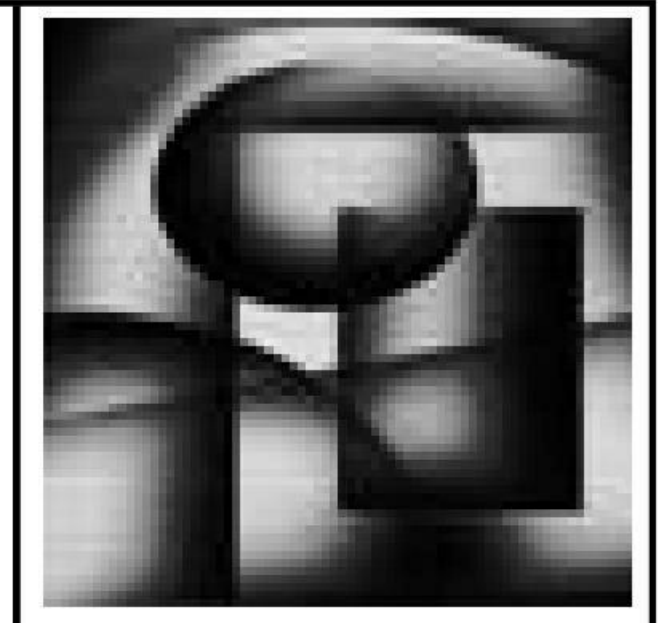
**A402**

**WEST ELEVATION**  
 SCALE: 1/4" = 1'-0" 1

BIM Server: p3965338 - BIM Server 21/EAJ/FZ Plans 7D to Civil\_11\_16\_17



**NORTH ELEVATION** 1  
SCALE: 1/4" = 1'-0"



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Dallas, Texas 75248  
E-mail  
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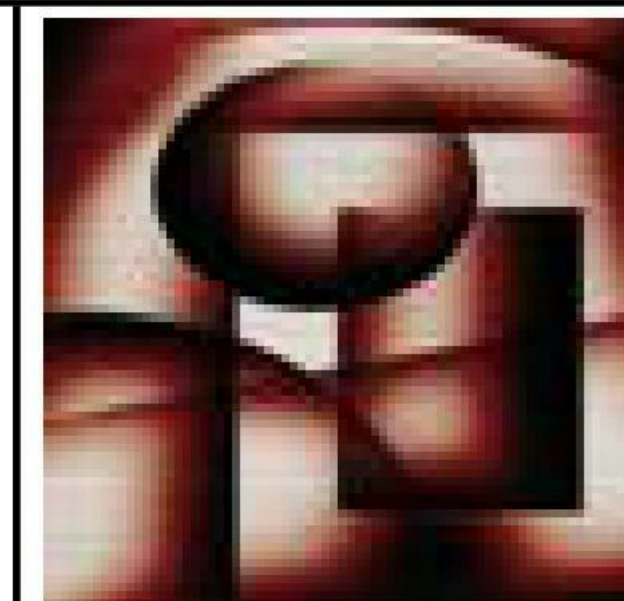
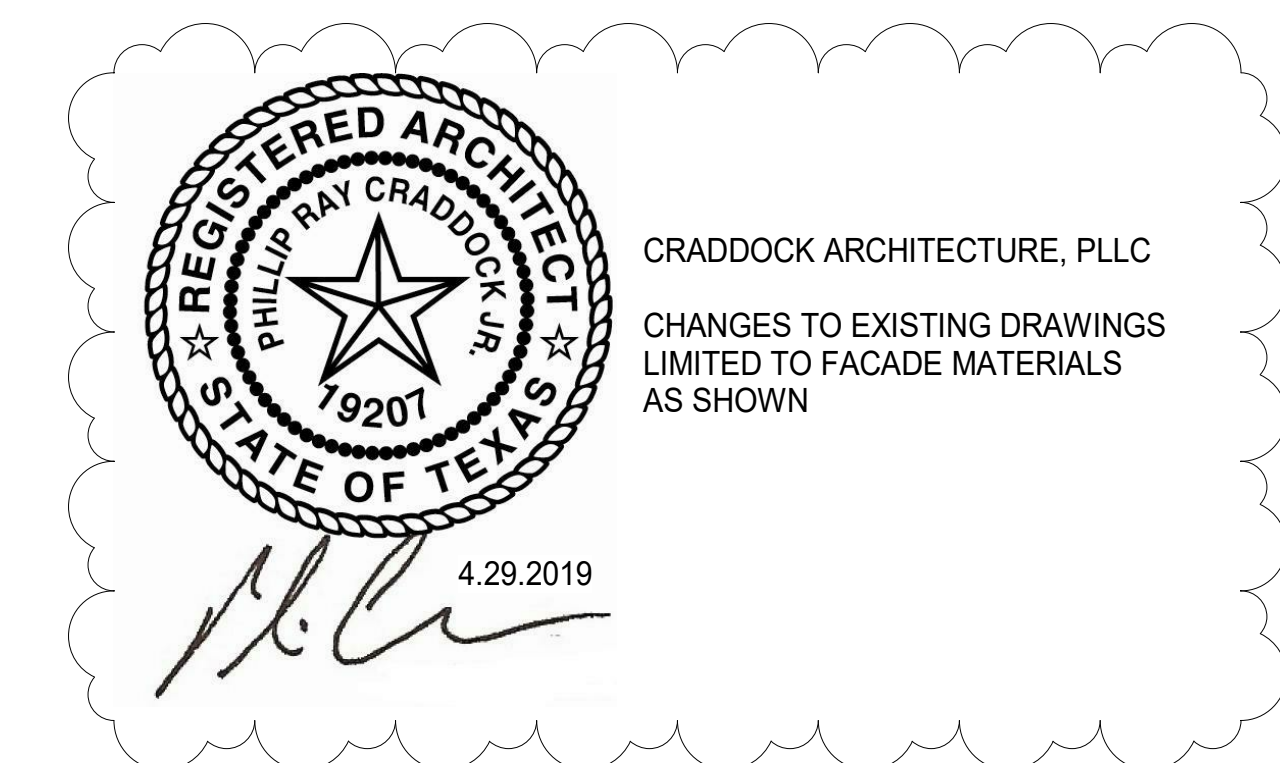
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MODEL FILE:  
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SHEET TITLE  
**NORTH ELEVATION**

# A403



C:\Stensland\F&Z Rockwall\A202 CR2.pln



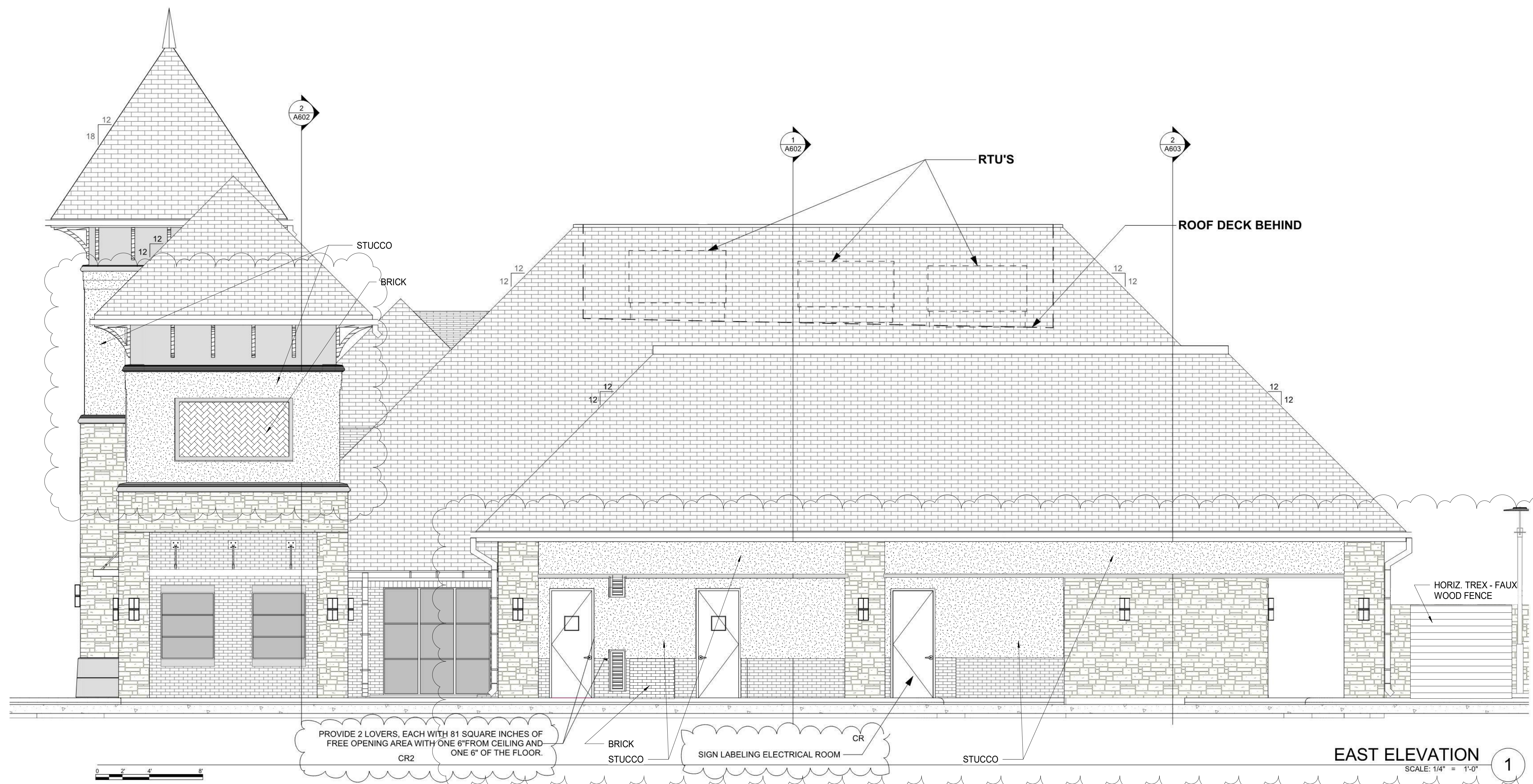
**The Stensland Group**

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 Medical Office Building  
 1310 Summer Lee Drive  
 City of Rockwall  
 Rockwall County, Texas 75032  
 EABPRJ8816730



PROVIDE 2 LOVERS, EACH WITH 81 SQUARE INCHES OF FREE OPENING AREA WITH ONE 6" FROM CEILING AND ONE 6" OF THE FLOOR.  
 CR2

**EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"

MARK	DATE	DESCRIPTION
SD	8/10/17	Site Plan Comments
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 COPYRIGHT

SHEET TITLE  
**EAST ELEVATION**

**A404**



May 14, 2019

**ATTN:** PHIL CRADDOCK  
CRADDOCK ARCHITECTURE  
P.O. BOX 188  
ROCKWALL, TX 75087

**RE: AMENDING SITE PLAN (SP2019-011), 1306 Summer Lee Drive**

Dear Applicant:

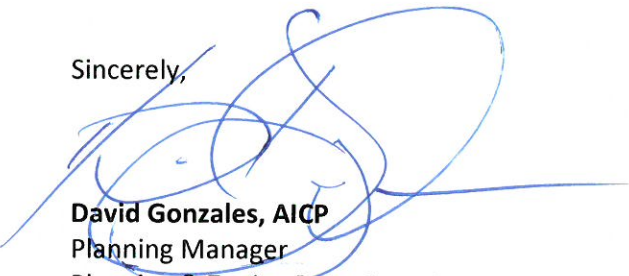
This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by the Planning and Zoning Commission on 04/30/2019. The following is a record of all recommendations, voting records and conditions of approval:

*PLANNING AND ZONING COMMISSION:*

*On April 30, 2019, the Planning and Zoning Commission's motion to approve the amended site plan with staff conditions and the Architectural Review Board (ARB) recommendations passed by a vote of 6 to 0 with Commissioner Logan absent.*

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

Sincerely,



**David Gonzales, AICP**  
Planning Manager  
Planning & Zoning Department  
City of Rockwall, TX