



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP 2019-024 P&Z DATE 6/25/19 CC DATE 7/9/2019 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"/> 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 # _____
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. 5/2019-027

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 John King Blvd. (#7175)

Subdivision N/A

Lot

Block

General Location 7175

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 Rockwall Friendship Baptist Church

Applicant Rockwall Friendship Baptist Church

Contact Person Shanon Thomas

Contact Person Shanon Thomas

Address John King Blvd (Proposal #7175)

Address 5651 State Highway 276

City, State & Zip Rockwall, TX 75032

City, State & Zip Royse City, TX 75189

Phone 9727727520

Phone 9727727520

E-Mail stthomas@rockwallfbc.org

E-Mail stthomas@rockwallfbc.org

NOTARY VERIFICATION [REQUIRED]

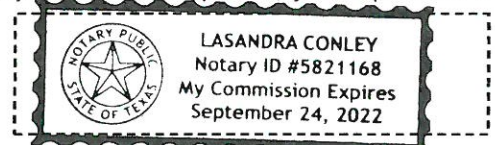
Before me, the undersigned authority, on this day personally appeared Shanon Thomas [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ 270.60, to cover the cost of this application, has been paid to the City of Rockwall on this the 14th day of June, 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 12th day of June, 20 19.

Owner's/Applicant's Signature [Signature]

Notary Public in and for the State of Texas [Signature]



My Commission Expires Sept. 24, 2022



**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: 6/19/2019

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, 06/21/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on at 2:00 p.m. The Planning and Zoning Commission work session will be held on 6/25/2019 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: SP2019-024
Project Name: Friendship Baptist Church
Project Type: SITE PLAN
Applicant Name: [APPLICANT]
Owner Name: ATHEY, BOBBY FRANK
Project Description:



RECEIPT

Project Number: SP2019-024
Job Address: 1820 JUSTIN RD
ROCKWALL, TX 75087

Receipt Number: B85647

Printed: 6/19/2019 2:49 pm

Fee Description	Account Number	Fee Amount
SITE PLANNING	01-4280	\$ 370.60

Total Fees Paid:

\$ 370.60

Date Paid: 6/19/2019 12:00:00AM

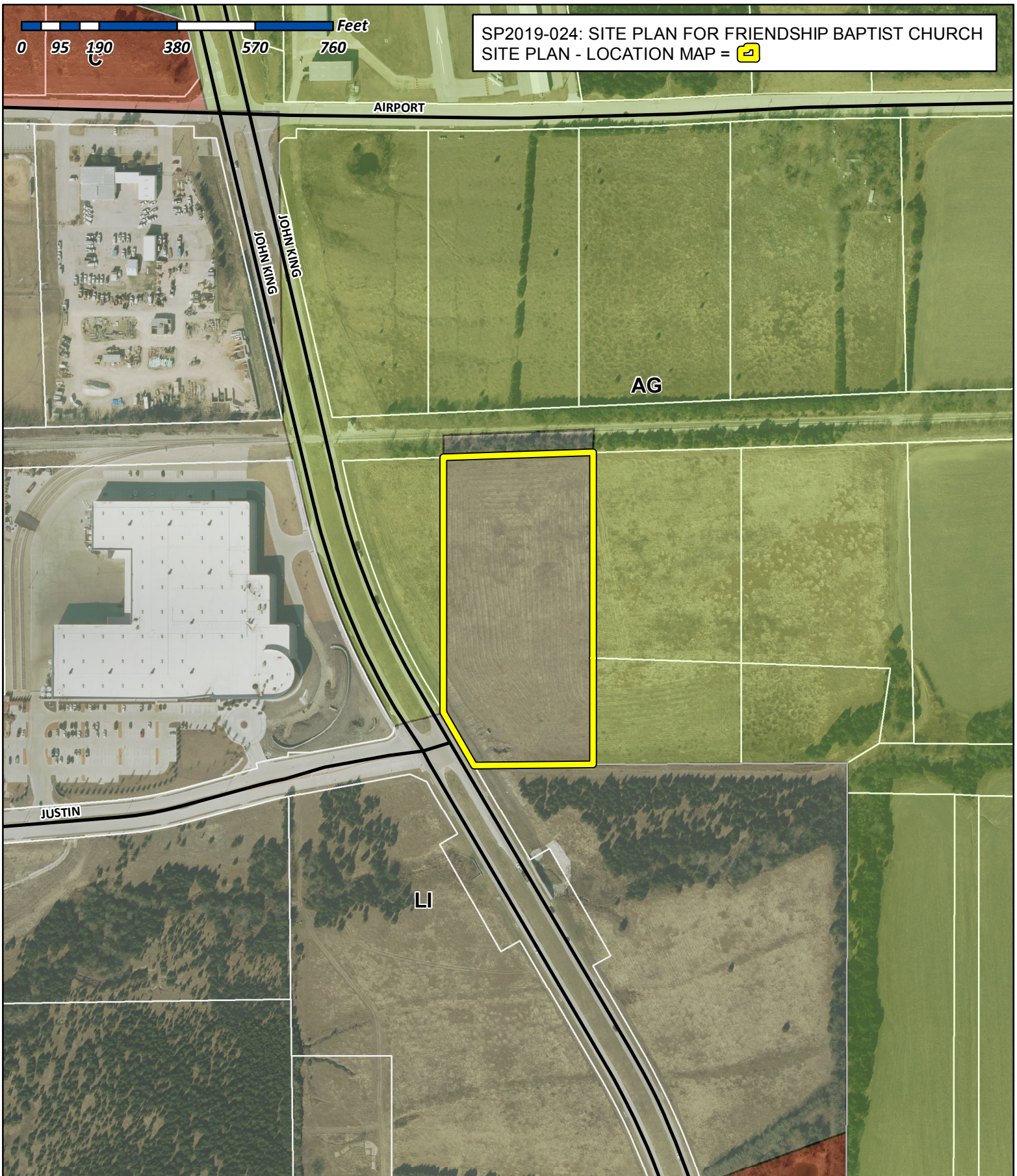
Paid By: ROCKWALL FRIENDSHIP BAPTIST CH

Pay Method: CHECK 3057

Received By: KB



SP2019-024: SITE PLAN FOR FRIENDSHIP BAPTIST CHURCH
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

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.



C ORDINANCE REQUIREMENT

Mandatory Provisions

- 15' landscape buffer**
Provided.
- Screening of off-street loading areas**
Provided.
- Residential Adjacency**
6' masonry fencing n/a
- Buffer landscaping**
1 tree per 50' linear feet 1,105 /50 22 3" caliper trees required
22 3" caliper trees provided
- Parking lot landscaping**
5% required 75,000 *.05 3,750 required area
4,228 provided area
- Open space**
Office zoning requires 20% 262,666 *.20 52,533 square feet required
109,000 square feet provided
- SH 205 Overlay District**
Planting at Buffer 323 / 50 6 Canopy Trees required
9 Canopy Trees provided
323 / 25 13 Accent Trees required
14 Accent Trees provided

C PLANT LISTING

ALL SIZES SHOWN ARE MINIMUM. SMALLER CONTAINERS MEETING THE SPECIFIED HEIGHT AND SPREAD WILL NOT BE ACCEPTED. IF QUANTITIES ARE SHOWN, CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES. PLAN REFERENCES GOVERN.

BOTANIC NAME	COMMON NAME	SIZE	DESCRIPTION
LARGE TREES			
QUERCUS PHELLOS	CHINQUAPIN OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
QUERCUS SHUMARDII	SHUMARD RED OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
QUERCUS VIRGINIANA	LIVE OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
TAXODIUM DISTICHUM	BALD CYPRESS	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
ULMUS CRASSIFOLIA	CEDAR ELM	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
ORNAMENTAL TREES			
VITEX AGNUS-CASTUS	VITEX	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
ILEX VOMITORIA 'NANA'	TREE YAUPON	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
LAGESTROEMIA INDICA	CRAPE MYRTLE	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
SHRUBS			
ILEX CRENATA BURFORDII NANA	DWARF BURFORD HOLLY	3 GALLON	24" ON CENTER
SALVIA GREGII 'HOTLIPS'	HOT LIPS CHERRY SAGE	3 GALLON	24" ON CENTER
GROUNDCOVER / PERINNEL			
EUONYMUS COLORATA	PURPLE WINTERCREEPER	1 GALLON	18" ON CENTER
TRACHELSPERMUM ASIATICUM	ASIAN JASMINE	1 GALLON	18" ON CENTER
LAWN			
CYNDON	SOLID SOD BERMUDA		

B PREPARATION GENERAL NOTES

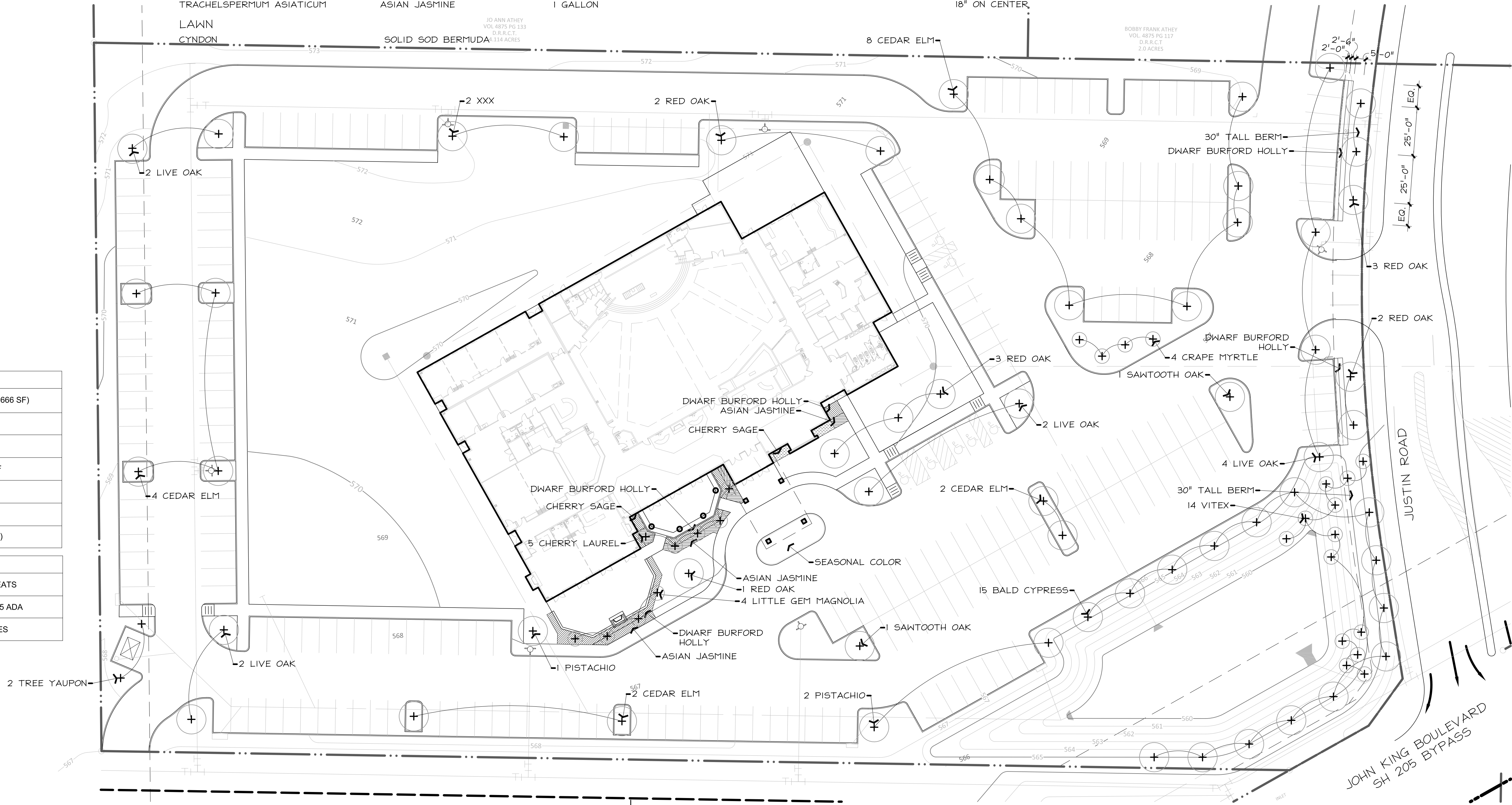
- PLAN PREPARED BY:
MICHAEL S. KENDALL
KENDALL + LANDSCAPE ARCHITECTURE
6976 SANTA BARBARA
DALLAS, TEXAS 75214
PHONE: (214) 739-3226
E-MAIL: MIKE@KENDALL7.COM
TEXAS LANDSCAPE ARCHITECT LICENSE NO. 1127
- ALL AREAS SHALL BE IRRIGATED BY A LICENCES IRRIGATOR WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE.
- ALL REQUIRED TREES FROM THE CITY APPROVED LISTING.
- IRRIGATION WILL MEET THE REQUIREMENTS OF UDC.



FRIENDSHIP BAPTIST CHURCH ROCKWALL, TEXAS

SITE DATA TABLE	
SITE AREA	6.03 ACRES 262,666 SF)
ZONING	L1
PROPOSED USE	CHURCH
BUILDING SIZE	27,400 SF
LOT COVERAGE	10%
FLOOR TO AREA RATIO	0.04 : 1
BUILDING HEIGHT	(1 STORY)

PARKING TABLE	
PARKING REQUIREMENTS	1 PER X 4 SEATS
PARKING REQUIRED	150 SPACES - 5 ADA
PARKING PROVIDED	245 SPACES



A LANDSCAPE PLAN
1" = 30'-0"

Seal

Revisions

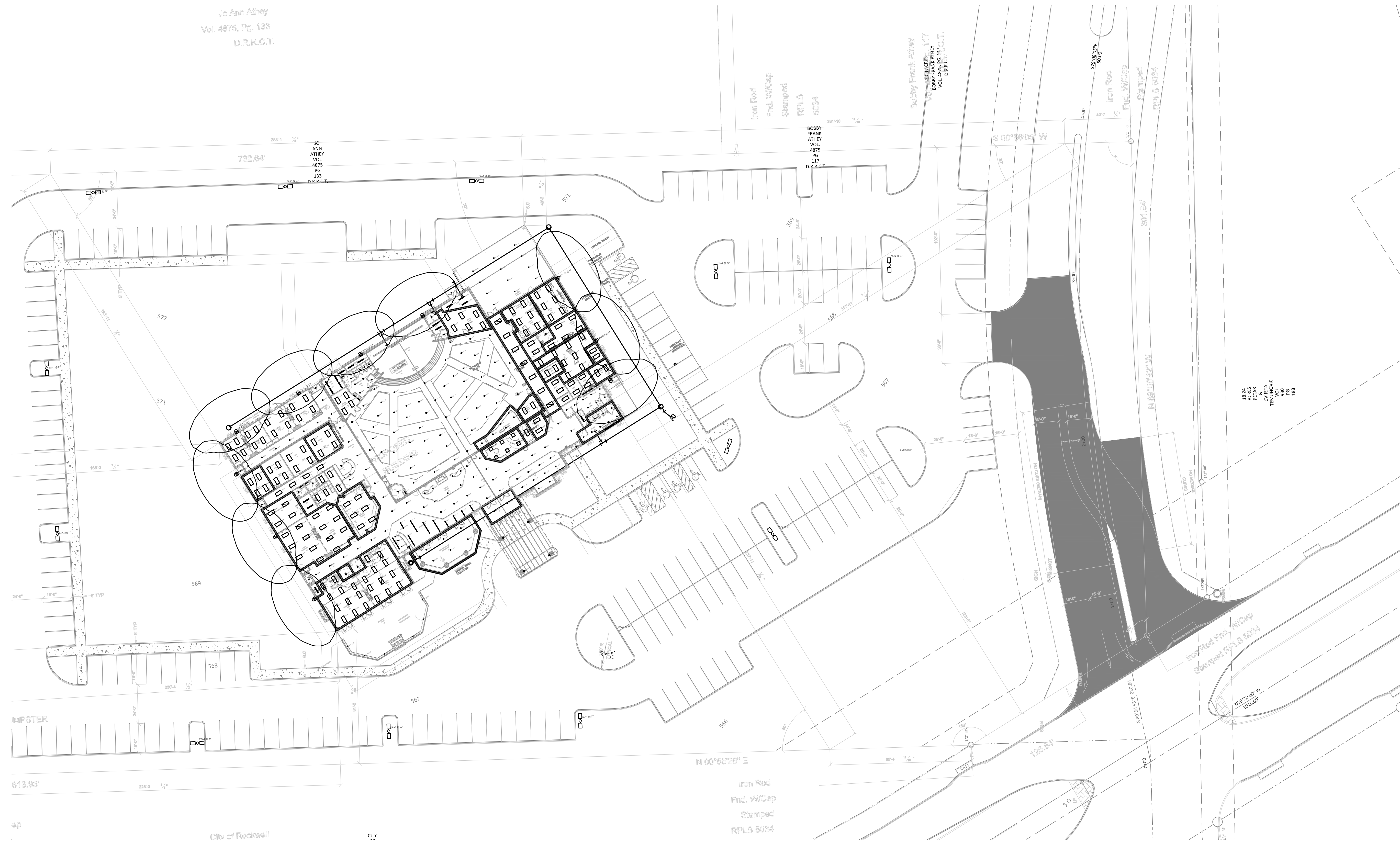
Issue Date

06.04.19

Sheet Name
LANDSCAPE PLAN

Sheet Number

L1.1



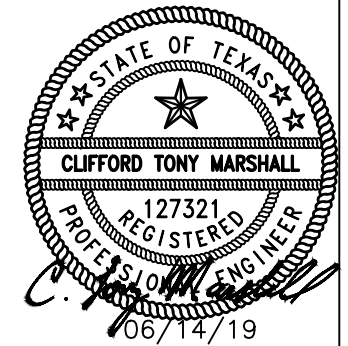
- KEY NOTES:**
1. FROM BUILDING PLUMBING FIXTURES. SEE SHEET P1.0 AND P1.2 FOR CONTINUATION.
 2. TO SEWER MAIN. SEE CIVIL PLANS FOR CONTINUATION.
 3. FROM BUILDING PLUMBING FIXTURES. SEE SHEET P1.1 AND P1.3 FOR CONTINUATION.
 4. 4" DOMESTIC WATER LINE. SEE CIVIL PLANS FOR CONTINUATION.
 5. 6" FIRE WATER LINE. SEE CIVIL PLANS FOR CONTINUATION.

CROSSPOINTE CHURCH ARCHITECTS
designing buildings that grow churches

10924 GRANT ROAD #112, HOUSTON, TX 77070
281-404-2236 214-269-2236 866-687-2296

THESE DRAWINGS ARE THE PROPERTY OF CROSSPOINTE CHURCH ARCHITECTS, P.C. AND ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE, REPRODUCTION, OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF CROSSPOINTE CHURCH ARCHITECTS, P.C. IS STRICTLY PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR CONSTRUCTION DEFECTS OR OMISSIONS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS.

MARSHALL ENGINEERING CORPORATION
T.B.E. FIRM REG. # F-5988
715 N. HOUSTON AVENUE
HUMBLE TEXAS 77338
PHONE: 281-852-4131
FAX: 281-852-4631
marshallengineeringco.com



ROCKWALL FRIENDSHIP BAPTIST CHURCH

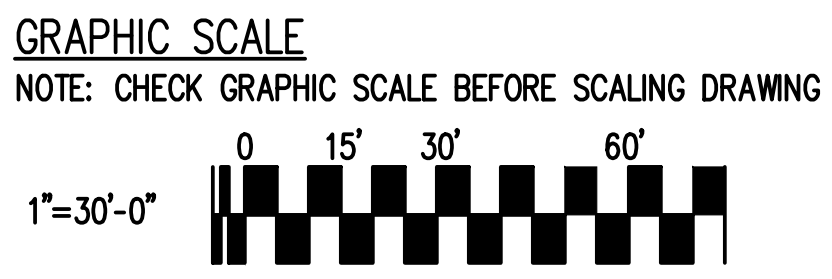
FR

Drawn by: [Signature]
Checked by: [Signature]
Revisions:

Date: XXX
Drawing No.: **E1.0**

MEP SITE PLAN

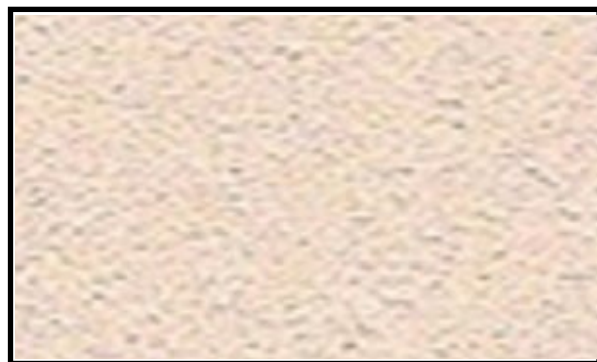
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	File Name	Lumens Per Lamp	Light Loss Factor	Wattage
☐	ZAA1	11	Lithonia Lighting	DSX1 LED P8 40K T4M MVOLT SPA PIRHFCV HS XAPINSISU) - DRILL MOUNT TO LITHONIA POLE: SSS-25 SC DM2AS XAPINSISU) - ANCHOR BOLT TO 2" CONCRETE PAD	AREA LIGHT - PARKING - 1@90	LED	1	DSX1_LED_P8_40K_T4M_MVOLT_HS.as	18423.85	0.9	207
☐	ZAA2	5	Lithonia Lighting	DSX1 LED P8 40K T4M MVOLT SPA PIRHFCV HS XAPINSISU) - DRILL MOUNT TO LITHONIA POLE: SSS-25 SC DM2AS XAPINSISU) - ANCHOR BOLT TO 2" CONCRETE PAD	AREA LIGHT - PARKING - 2@90	LED	1	DSX1_LED_P8_40K_T4M_MVOLT_HS.as	23739.58	0.9	414
○	ZSS1	13	USAI	BLRDS 16C3 3K 50 S WH XAPMOUNTING) UNV	EXTERIOR - SURFACE CYLINDER	LED	1	BLRDS-16C3-30KH-50-S-WH-AB00.as	1045.093	0.9	16
○	ZWS1	4	BEGA-US	21-2M12027TV K35 XAPINSISU)	EXTERIOR - COLUMN MOUNT - INDIRECT WALL SCENE	LED	1	[WC1] 22414.BES	2978.814	0.9	55.42
○	ZWW1	6	BEGA	23172 12027TV K35 XAPINSISU)	WALL MT PATH LIGHT - 18" MOUNTING HEIGHT	LED	1	[WW2] 22372.BES	240.6907	0.9	11
☐	ZWW2	10	Lithonia Lighting	WST LED P2 40K VW MVOLT PIRHFCV E20WC XAPINSISU)	WALL PACK	LED	1	WST_LED_P2_40K_VW_MVOLT_HS.as	3511	0.9	23



The Drawings, Specifications and other documents prepared by the Engineer for this Project are instruments of the Engineer's service for use solely with respect to this Project, and the Engineer shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright. The Owner shall be permitted to retain copies, including reproducible copies, of the Engineer's Drawings, Specifications and other documents for information and reference in connection with the Owner's use and occupancy of the project. The Engineer's Drawings, Specifications or other documents shall not be used by the Owner or others on other projects, for additions to this Project or for completion of this Project by others, except by agreement in writing and with appropriate compensation to the Engineer.



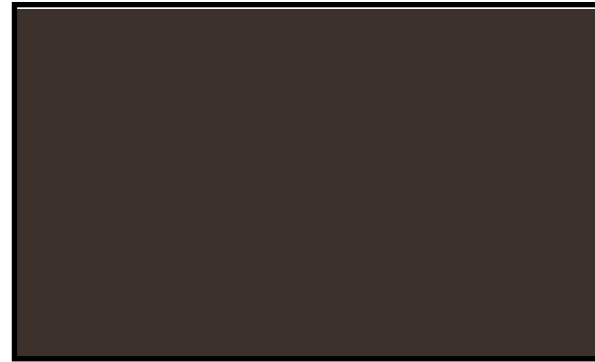
2. Around the base of the building—hard to see in rendering



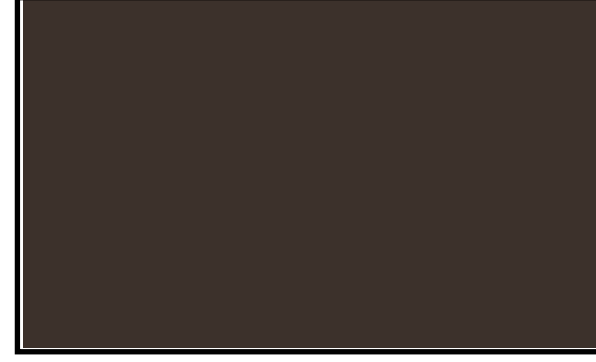
1. 3-coat Stucco—color: Dryvit (finish coat only)
color: Baked Meringue



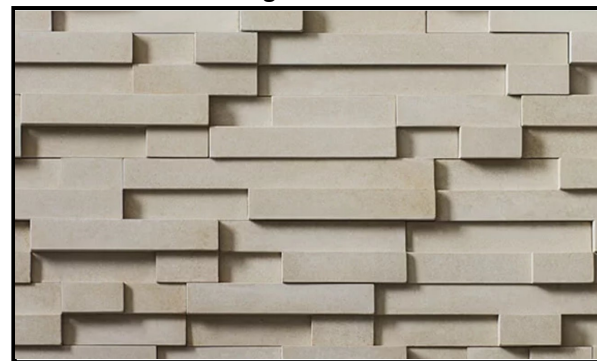
2. Manufactured stone: Boral Pro-Fit Alpine
LedgeStone—Color: Chardennay



3. Metal trim:



4. Metal Roofing: MBCI Signature 300 metal
roofing, color: Medium Bronze



5. Manufactured stone:



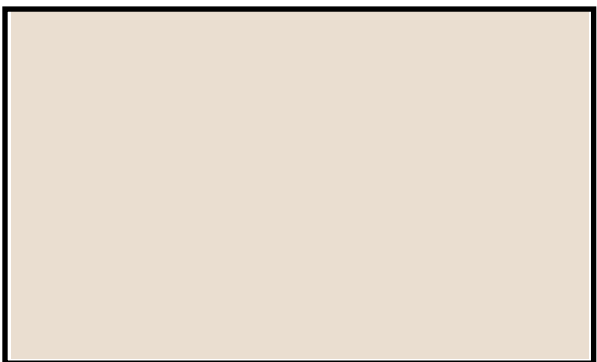
6. Ceramic Tile—"reclaimed wood" look—Daltile
Yorkwood Manor YM02 Pecan



7. Metal window/door frames: Bronze finish on
aluminum



8. Glass: Bronze glass



9. Metal trim (painted to match stucco): Sherwin
Williams Moderate White SW 6140



10. Metal cross and logo: custom made from
CorTen steel

- 1. Stucco—color:
 - 2. Manufactured stone:
 - 3. Metal trim: bronze finish
 - 4. Metal roof (exposed): bronze
 - 5. Manufactured stone:
 - 6. Ceramic tile "reclaimed wood" look:
 - 7. Window frames: bronze
 - 8. Glass: bronze tint everywhere (except clear glass at heavily shaded main entrance)
 - 9. Metal trim: (match the stucco) color:
 - 10. Cross and sign: CorTen steel (rust color)
- Metal roof (where not seen): white

Applicant Info:

Crosspointe Architects

Steve Upham
10924 Grant Road, #112
Houston, TX 77070 281-404-2236
Steve@CrosspointeArchitects.com

Owner Info:

Rockwall Friendship Baptist Church

— Pastor Shanon Thomas
5651 State Highway 276
Royse City, TX 75189
972-772-7520
info@rockwallfbc.org

Rockwall Friendship Baptist Church

Case No: _____

City of Rockwall Project Plan Review History



Project Number	SP2019-024	Owner	ATHEY, BOBBY FRANK	Applied	6/17/2019	KB
Project Name	Friendship Baptist Church	Applicant	ROCKWALL FRIENDSHIP BAPTIST CHURCH	Approved		
Type	SITE PLAN			Closed		
Subtype				Expired		
Status	Staff Review			Status		

Site Address	City, State Zip	Zoning
1820 JUSTIN RD	ROCKWALL, TX 75087	

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
	2-4		2-4	0102-0000-0002-04-0R	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	6/17/2019	6/24/2019	6/20/2019	3	APPROVED	
ENGINEERING	Sarah Hager	6/17/2019	6/24/2019	6/21/2019	4	COMMENTS	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>(6/21/2019 9:44 AM SH)</p> <ul style="list-style-type: none"> - Minimum 20' wide easements. Water line to be centered in easement with 10' of easement on either side of the line. - Dumpster to drain to an oil/water separator. - 12" water line to be installed along John King and tie into Airport Rd. Water line to be in 20' easement, not the ROW. - No sand allowed under paving. - Drainage culvert to be out of TXDOT ROW. - Fire Hydrant to have 10' parking island for safety. - 4:1 maximum slope. - Monument sign can't be in the detention easement. - Each of the storm outfalls must have a 1% sloped concrete flume to prevent erosion. This flume will connect the outfall to the next intake. - No grate inlets allowed. - Median in Justin Road to be stamped and stained in the truck. - Must have 20' offsite sewer easement for the connection. - Can't tie the water line under John King. - Water line can't be in City property. - All parking against the building to be 20'x9'. - All fire hydrants to be placed 5' back from the curb. <p>The following is for your information for engineering design.</p> <ul style="list-style-type: none"> - 4% Engineering fees - Impact fees - Walls 3' and over must be engineered. - All retaining walls to be rock or stone face. No smooth concrete walls. - No utilities in Detention Must have 2' of freeboard from the 100-year water surface to the detention easement. - Utilities to have 10' Easement on both sides of the line - Min 20' easements - No structures or utilities in detention easement - 4:1 Max slope - Must build Justin Rd. - TxDOT permit for John King utilities - Off-site esmts required for sewer - Sidewalk along Justin - Show dedication of rows for Justin - Show dedication (future) of row for TxDOT Plans for John King. No detention allowed in future row of John King - Need Note: Dimensions are to face curb or edge of paving? (unless stated) - Must meet all City Standards of Design and Construction <p>(6/21/2019 9:45 AM SH)</p> <p>Landscaping: No trees are allowed to be within 5' of any utility.</p>						
FIRE	Ariana Hargrove	6/17/2019	6/24/2019	6/21/2019	4 COMMENTS	see comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
(6/21/2019 9:53 AM AA) The FDC is required to be along the fire lane and within 100-feet as the hose lays, of a fire hydrant. A minimum of a 5-foot wide sidewalk or other approved "all-weather" pathway shall be provided from the fire lane to the FDC. Parking/loading spaces are not considered a clear pathway.							
GIS (6/19/2019 11:51 AM LS) Address assignment will be: 1820 JUSTIN RD, ROCKWALL TX 75087	Lance Singleton	6/17/2019	6/24/2019	6/19/2019	2	APPROVED	See comments
PLANNING	Korey Brooks	6/17/2019	6/24/2019	6/20/2019	3	COMMENTS	Comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
SP2019-024 Site Plan for Friendship Baptist Church: Please address the following comments (M= Mandatory Comments; I = Informational Comments)						
1.						This is a request by Shannon Thomas of Rockwall Friendship Baptist Church for the approval of a site plan for a church on a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Agricultural (AG) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of Justin Road and John King Boulevard
2.						For questions or comments concerning this case please contact Korey Brooks in the Planning Department at (972) 772-6434 or email kbrooks@rockwall.com.
3.						For reference, include the case number (SP2019-024) in the lower right hand corner of all pages on future submittals.
4.						Site Plan—Please show and label the landscape buffers along John King and Justin Road.
5.						Site Plan—Please note, the landscape buffer is 25-feet.
6.						Site Plan—Please provide radii
7.						Site Plan—Please provide a separate floorplan at a larger size and remove it from other plans. It is difficult to read the floorplan on the site plan.
8.						Site Plan—Please breakdown each use (e.g. office, classroom, etc.)
9.						Site Plan—Please remove monument sign—That is taken care of with a separate process.
10.						Site Plan—Although there are labels within the building and close surrounding areas, it is not legible.
11.						Site Plan—Please show grass as a stipple hatch pattern to differentiate from concrete.
12.						Site Plan—For clarity, please show the property line as a solid, bold line and label.
13.						Site Plan—It appears that some of your 18-foot parking spaces will need to be 20-feet—Please see engineering comments.
14.						Site Plan—Please label all utilities and sidewalks.
15.						Site Plan—Please show and label required sidewalk adjacent to John King Blvd. and Justin Rd.
16.						Site Plan—Please dimension all walls (e.g. the recesses on the west side of the building are not dimensioned).
17.						Landscape Plan—Please label the property line
18.						Landscape Plan—Please show and label the landscape buffers
19.						Landscape Plan—Please show grass/groundcover as a stipple hatch pattern.
20.						Landscape Plan—Please indicate all sidewalks
21.						Landscape Plan—Please note, the dumpster cannot face the street.
22.						Please Provide a photometric plan.
23.						Building Elevations—Please note, the John King Overlay requires 4-sided architecture. The rear of the building will have to have a parapet.
24.						Building Elevations—Please show rooftop equipment and how it will be screen on all elevations.
25.						Building Elevations—Please provide a different hatch for each building material being utilized.
26.						Building Elevations—Please do not include windows and doors in your calculations or materials tables.
27.						Building Materials—It would be helpful to have renderings from the rear of the building. It is difficult to understand the elevations. For instance, on the east elevation, there is a parapet, however, on the west elevation, there is a metal roof. Additionally, there is a show wall on the lefthand side of the north elevation, however, it blends with the building and makes it appear that the doors are cut off.
28.						Building Elevations—Please provide shadows to help show projections and recesses on the building.
29.						Building Elevations—The west elevation does not appear to show the projecting element with the pitched roof.
30.						Building Elevations—Please use a different lineweight/type for dimensions vs structure. It is confusing as drawn.
31.						Building Elevations—Please note that there is a min 20% natural stone and a maximum 50% stucco requirement. The tile is a secondary material that has a max of 10%. As shown, masonry exceptions will be required.
32.						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 July 2, 2019. The Planning and Zoning Worksession is on June 25th, 2019. The Planning and Zoning Meeting will be July 9th, 2019. Both meetings start at 6:00 p.m. The ARB meetings will be at 5:00 p.m. on the meeting dates.

C ORDINANCE REQUIREMENT

Mandatory Provisions

- 15' landscape buffer**
Provided.
- Screening of off-street loading areas**
Provided.
- Residential Adjacency**
6' masonry fencing n/a
- Buffer landscaping**
1 tree per 50' linear feet 1,105 /50 **22** 3" caliper trees required
22 3" caliper trees provided
- Parking lot landscaping**
5% required 75,000 *.05 **3,750** required area
4,228 provided area
- Open space**
Office zoning requires 20% 262,666 *.20 **52,533** square feet required
109,000 square feet provided
- SH 205 Overlay District**
Planting at Buffer 323 / 50 **6** Canopy Trees required
9 Canopy Trees provided
323 / 25 **13** Accent Trees required
14 Accent Trees provided

C PLANT LISTING

ALL SIZES SHOWN ARE MINIMUM. SMALLER CONTAINERS MEETING THE SPECIFIED HEIGHT AND SPREAD WILL NOT BE ACCEPTED. IF QUANTITIES ARE SHOWN, CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES. PLAN REFERENCES GOVERN.

BOTANIC NAME	COMMON NAME	SIZE	DESCRIPTION
LARGE TREES			
QUERCUS PHELLOS	CHINQUAPIN OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
QUERCUS SHUMARDII	SHUMARD RED OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
QUERCUS VIRGINIANA	LIVE OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
TAXODIUM DISTICHUM	BALD CYPRESS	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
ULMUS CRASSIFOLIA	CEDAR ELM	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
ORNAMENTAL TREES			
VITEX AGNUS-CASTUS	VITEX	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
ILEX VOMITORIA 'NANA'	TREE YAUPON	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
LAGESTROEMIA INDICA	CRAPE MYRTLE	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
SHRUBS			
ILEX CRENATA BURFORDII NANA	DWARF BURFORD HOLLY	3 GALLON	24" ON CENTER
SALVIA GREGII 'HOTLIPS'	HOT LIPS CHERRY SAGE	3 GALLON	24" ON CENTER
GROUNDCOVER / PERINNEL			
EUONYMUS COLORATA	PURPLE WINTERCREEPER	1 GALLON	18" ON CENTER
TRACHELSPERMUM ASIATICUM	ASIAN JASMINE	1 GALLON	18" ON CENTER
LAWN			
CYNDON	SOLID SOD BERMUDA		

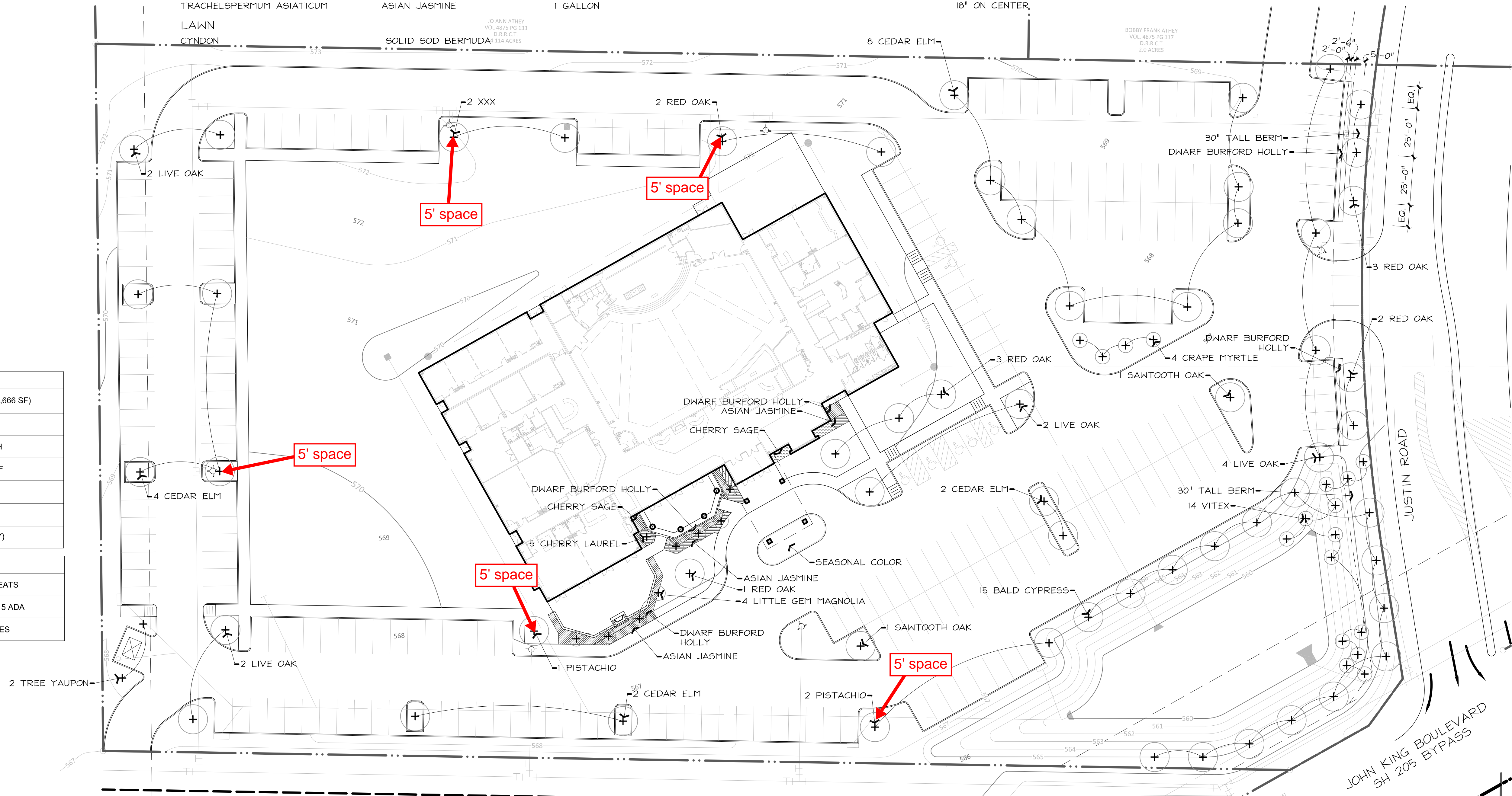
B PREPARATION GENERAL NOTES

- PLAN PREPARED BY:
MICHAEL S. KENDALL
KENDALL + LANDSCAPE ARCHITECTURE
6976 SANTA BARBARA
DALLAS, TEXAS 75214
PHONE: (214) 739-3226
E-MAIL: MIKE@KENDALL7.COM
TEXAS LANDSCAPE ARCHITECT LICENSE NO. 1127
- ALL AREAS SHALL BE IRRIGATED BY A LICENCES IRRIGATOR WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE.
- ALL REQUIRED TREES FROM THE CITY APPROVED LISTING.
- IRRIGATION WILL MEET THE REQUIREMENTS OF UDC.

No trees within 5' of utilities

SITE DATA TABLE	
SITE AREA	6.03 ACRES 262,666 SF)
ZONING	L1
PROPOSED USE	CHURCH
BUILDING SIZE	27,400 SF
LOT COVERAGE	10%
FLOOR TO AREA RATIO	0.04 : 1
BUILDING HEIGHT	(1 STORY)

PARKING TABLE	
PARKING REQUIREMENTS	1 PER X 4 SEATS
PARKING REQUIRED	150 SPACES - 5 ADA
PARKING PROVIDED	245 SPACES



A LANDSCAPE PLAN

1" = 30'-0"

0 15' 30' 60'



FRIENDSHIP BAPTIST CHURCH
ROCKWALL, TEXAS

Seal

Revisions

Issue Date

06.04.19

Sheet Name

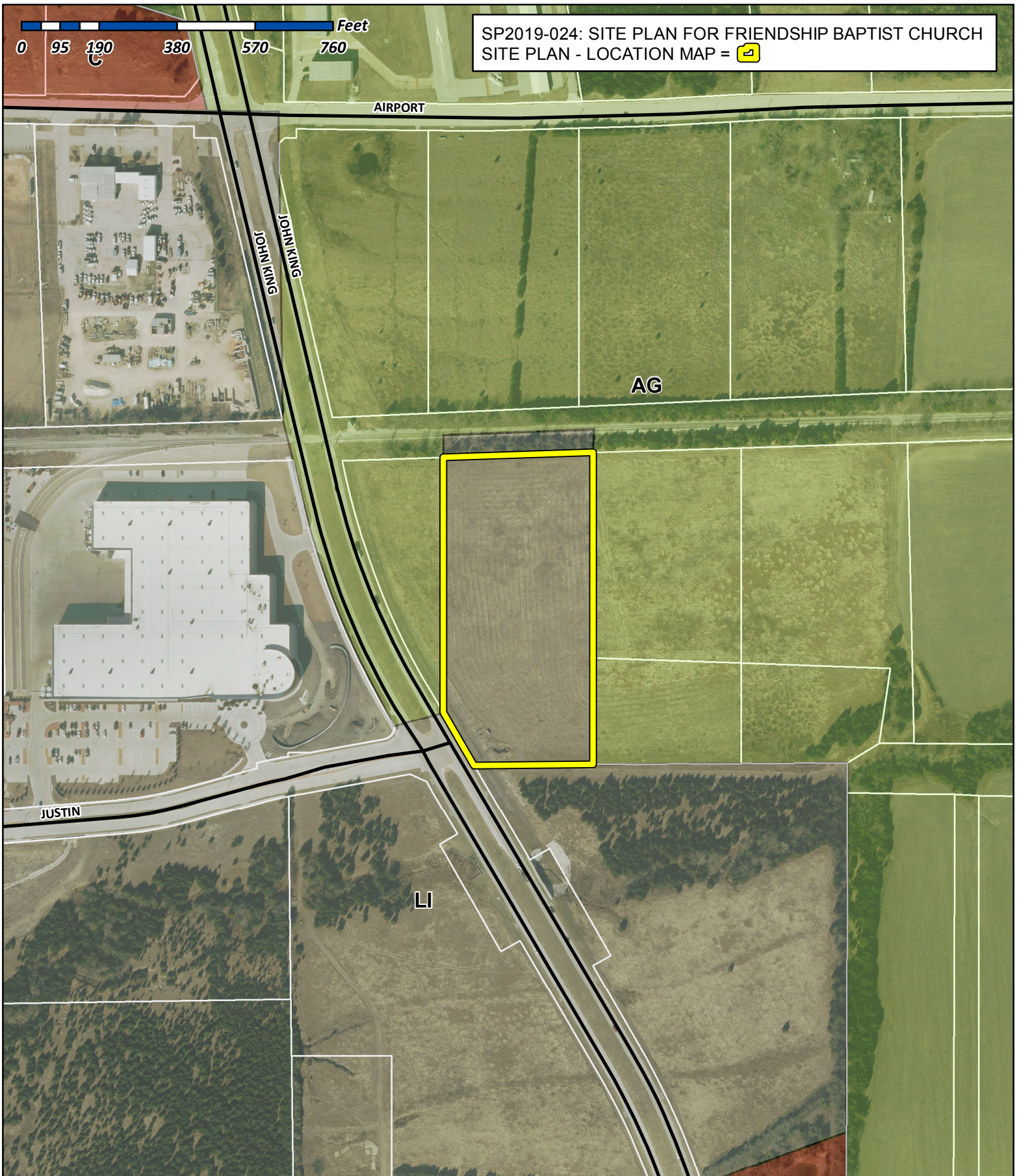
LANDSCAPE PLAN

Sheet Number

L1.1



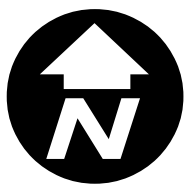
SP2019-024: SITE PLAN FOR FRIENDSHIP BAPTIST CHURCH
SITE PLAN - LOCATION MAP =



City of Rockwall

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

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.



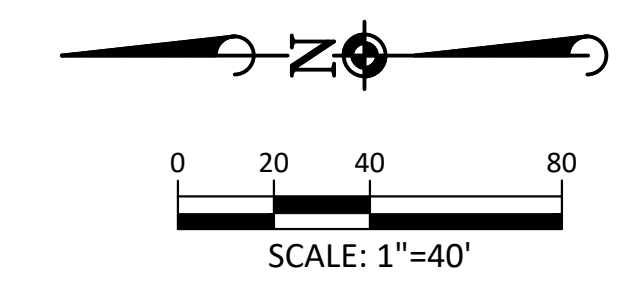
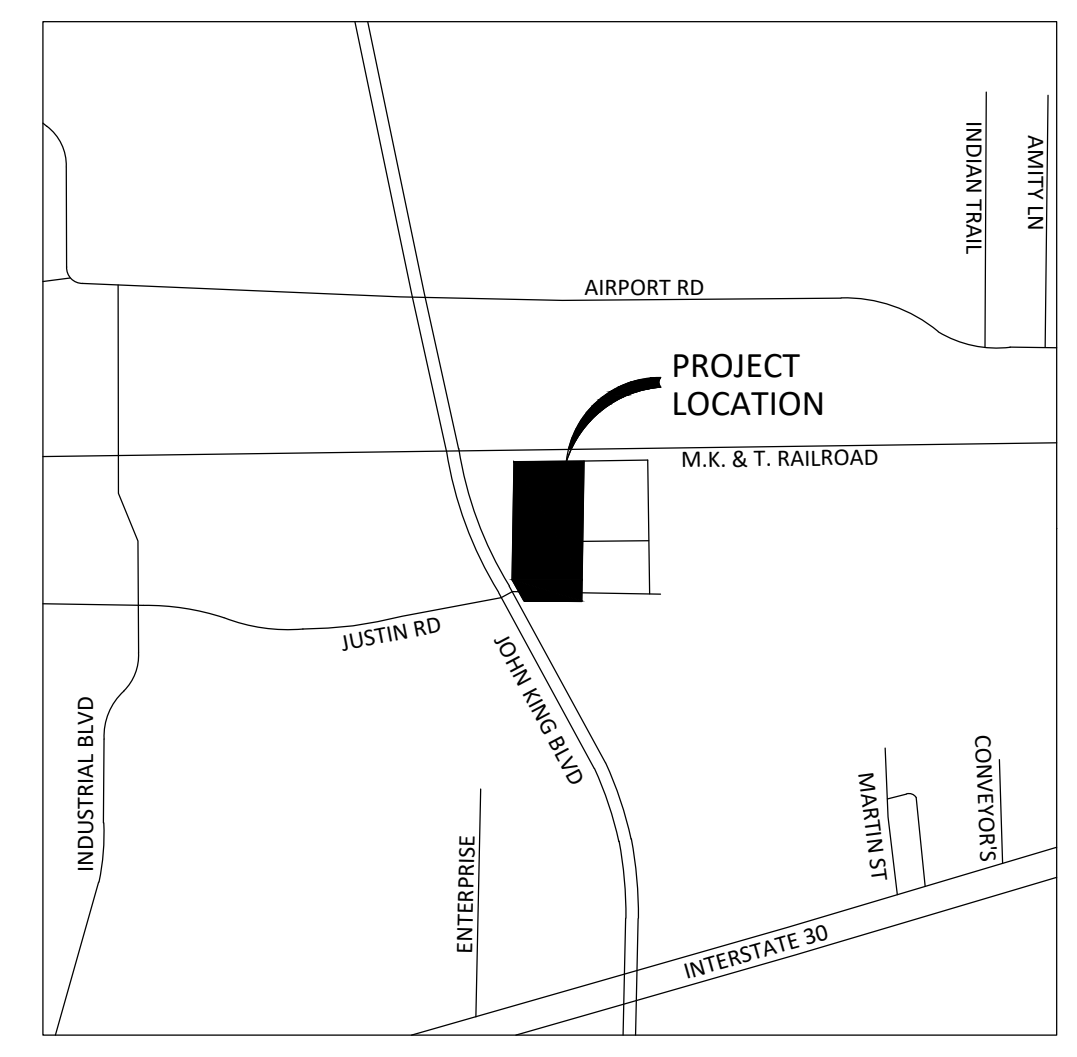
M.K.&T. RAILROAD
(100' Right-of-Way)

JO ANN ATHEY
VOL 4875 PG 133
D.R.R.C.T.
4.114 ACRES

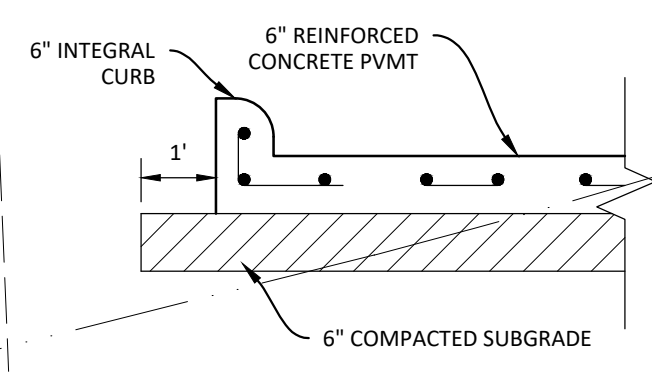
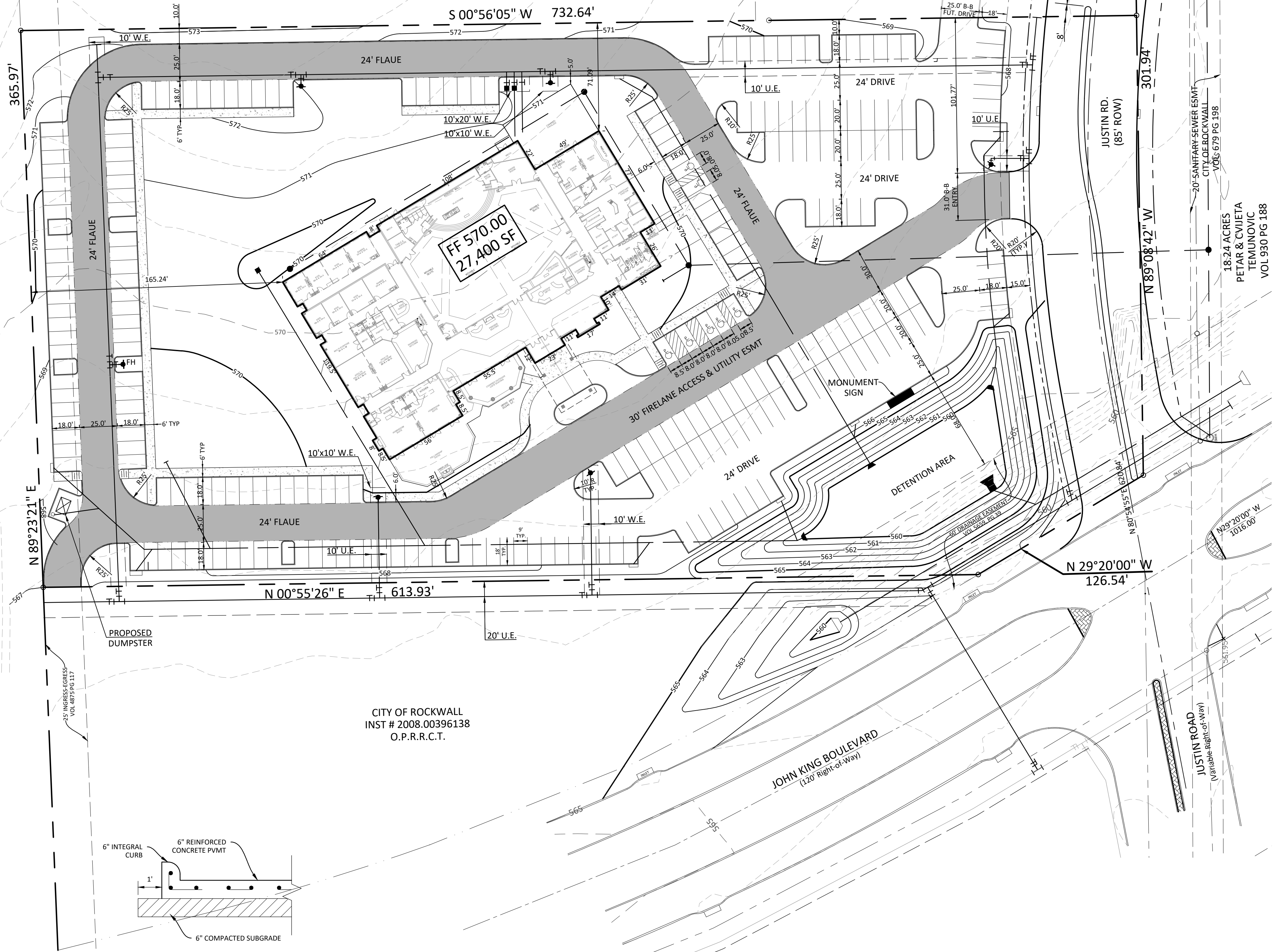
BOBBY FRANK ATHEY
VOL. 4875 PG 117
D.R.R.C.T.
2.0 ACRES

CITY OF ROCKWALL
INST # 2008.00396138
O.P.R.R.C.T.

18.24 ACRES
PETAR & CVIETA
TEMUNOVIC
VOL 930 PG 188



PROJECT INFORMATION	
NAME OF PROJECT	ROCKWALL FRIENDSHIP BAPTIST CHURCH
PROPOSED LAND USE	CHURCH
GENERAL	
ZONING DISTRICT	PROPOSED
OVERLAY	LIGHT INDUSTRIAL (LI)
	JOHN KING (SH 205)
OVERALL SITE	
TOTAL SITE AREA	6.033 AC.
IMPERVIOUS SURFACE	62% (3.76 AC)
PERVIOUS SURFACE AREA	38% (2.27 AC)
BUILDING	
TOTAL SQUARE FOOTAGE	27,400 S.F.
TOTAL GROSS INTENSITY (FAR)	0.10 OR 10%
PROPERTY DEVELOPMENT REGULATIONS	
MAXIMUM LOT COVERAGE	60%
MINIMUM LOT AREA	43,560 SF
MINIMUM LOT WIDTH	100
MINIMUM LOT DEPTH	125
SETBACKS	
FRONT	25
REAR	1/2 H > 36 w/ FRW & ALLEY
SIDE	1/2 H > 36 w/ FRW
STRUCTURE HEIGHT	60' MAX
PARKING & ACCESS	
REQUIRED	
TOTAL PARKING	150
(598 SPACES @ 1 PER 4 SEATS)	
PROVIDED	
TOTAL PARKING	245
NO. OF HANDICAP (REGULAR)	4
NO. OF HANDICAP (VAN)	3



PAVEMENT SECTION	
FOR FIRELANE & DRIVE AISLES	6" 3600 PSI PVMT 6" LIME STAB SUBGRADE
FOR DUMPSTER PAD	8" 4000 PSI PVMT 6" LIME STAB SUBGRADE
FOR PARKING AREAS	5" 3600 PSI PVMT 6" COMPACTED SUBGRADE

CASE NO. _____

SITE PLAN
6.03 ACRES

ROCKWALL FRIENDSHIP BAPTIST CHURCH

VOL. 4875, PG. 117 D.R.R.C.T.

<p>OWNER/DEVELOPER ROCKWALL FRIENDSHIP BAPTIST CHURCH MR. SHANON THOMAS, SENIOR PASTOR 5651 STATE HWY 276 ROYSE CITY, TX 75189 972-712-7520</p>	<p>SURVEYOR H.D. FETTY LAND SURVEYOR, LLC TRACY FETTY 6770 FM 1565 ROYSE CITY, TEXAS 75189 972-635-2255</p>
---	---

<p>SITE PLAN</p> <p>ROCKWALL FRIENDSHIP BAPTIST CHURCH</p> <p>ROCKWALL, TEXAS</p>	<p>1 OF 1</p>
--	-----------------------------

PROJ. MGR.: TPI
 PROJ. ASSOC.: ADC
 DRAWN BY:
 DATE: 06/14/2019

TOMDEN ENGINEERING, L.L.P.
 5815 MEADOWCREST
 DALLAS, TX 75230
 (214) 679-1679
 FIRM No. 19244
 tjones@tomden.com

C ORDINANCE REQUIREMENT

Mandatory Provisions

- 15' landscape buffer**
Provided.
- Screening of off-street loading areas**
Provided.
- Residential Adjacency**
6' masonry fencing n/a
- Buffer landscaping**
1 tree per 50' linear feet 1,105 /50 22 3" caliper trees required
22 3" caliper trees provided
- Parking lot landscaping**
5% required 75,000 *.05 3,750 required area
4,228 provided area
- Open space**
Office zoning requires 20% 262,666 *.20 52,533 square feet required
109,000 square feet provided
- SH 205 Overlay District**
Planting at Buffer 323 / 50 6 Canopy Trees required
9 Canopy Trees provided
323 / 25 13 Accent Trees required
14 Accent Trees provided

C PLANT LISTING

ALL SIZES SHOWN ARE MINIMUM. SMALLER CONTAINERS MEETING THE SPECIFIED HEIGHT AND SPREAD WILL NOT BE ACCEPTED. IF QUANTITIES ARE SHOWN, CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES. PLAN REFERENCES GOVERN.

BOTANIC NAME	COMMON NAME	SIZE	DESCRIPTION
LARGE TREES			
QUERCUS PHELLOS	CHINQUAPIN OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
QUERCUS SHUMARDII	SHUMARD RED OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
QUERCUS VIRGINIANA	LIVE OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
TAXODIUM DISTICHUM	BALD CYPRESS	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
ULMUS CRASSIFOLIA	CEDAR ELM	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
ORNAMENTAL TREES			
VITEX AGNUS-CASTUS	VITEX	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
ILEX VOMITORIA 'NANA'	TREE YAUPON	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
LAGESTROEMIA INDICA	CRAPE MYRTLE	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
SHRUBS			
ILEX CRENATA BURFORDII NANA	DWARF BURFORD HOLLY	3 GALLON	24" ON CENTER
SALVIA GREGII 'HOTLIPS'	HOT LIPS CHERRY SAGE	3 GALLON	24" ON CENTER
GROUNDCOVER / PERINNEL			
EUONYMUS COLORATA	PURPLE WINTERCREEPER	1 GALLON	18" ON CENTER
TRACHELSPERMUM ASIATICUM	ASIAN JASMINE	1 GALLON	18" ON CENTER
LAWN			
CYNDON	SOLID SOD BERMUDA		

B PREPARATION GENERAL NOTES

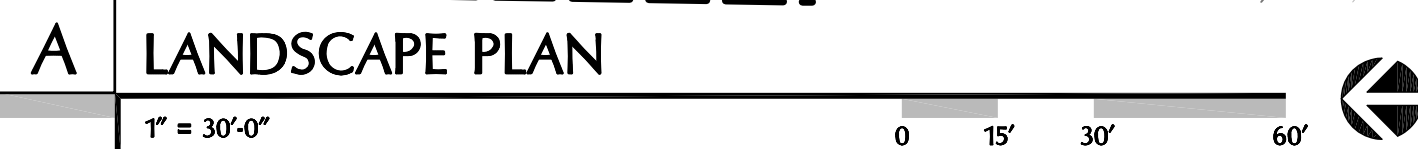
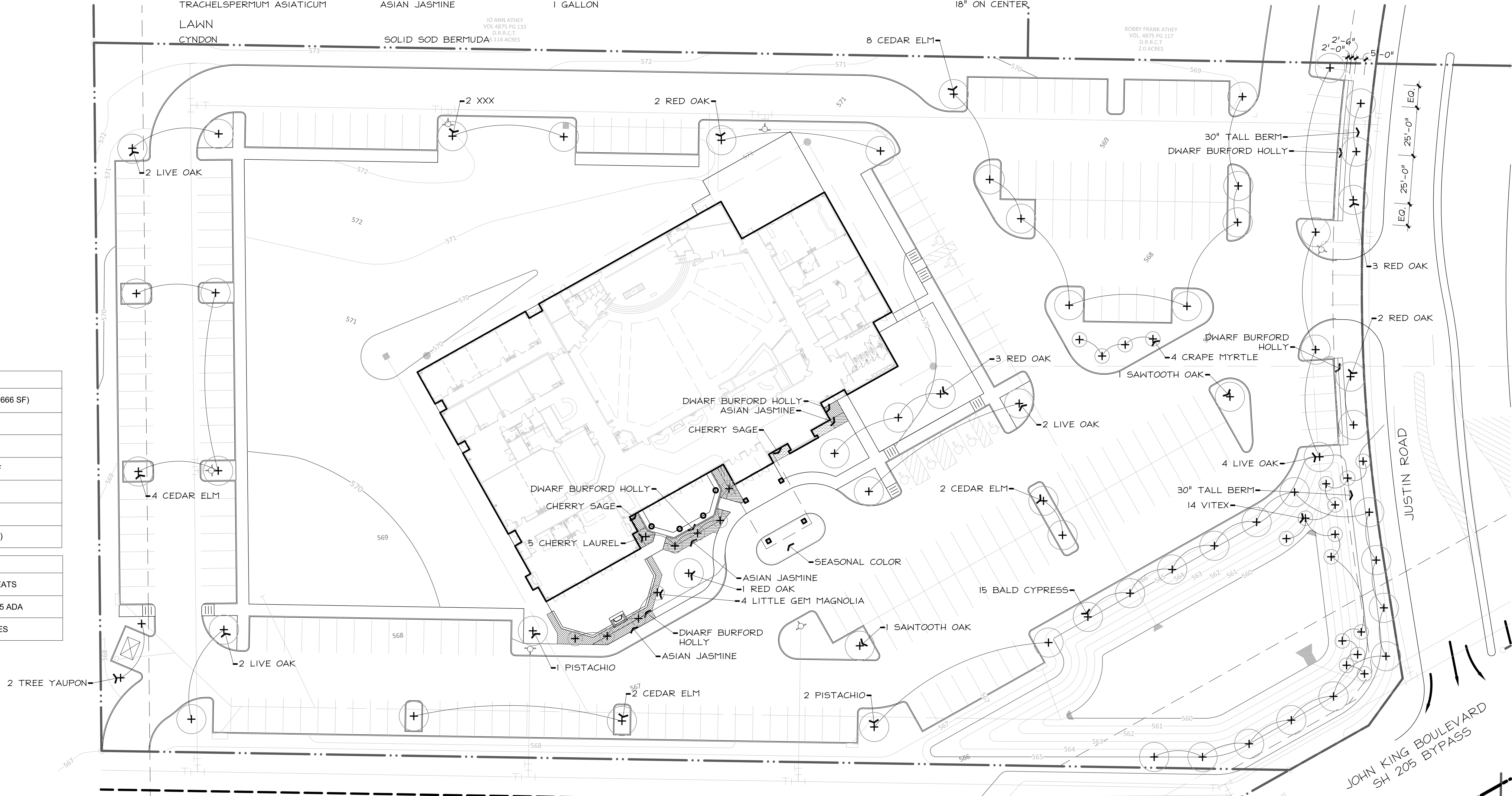
- PLAN PREPARED BY:
MICHAEL S. KENDALL
KENDALL + LANDSCAPE ARCHITECTURE
6976 SANTA BARBARA
DALLAS, TEXAS 75214
PHONE: (214) 739-3226
E-MAIL: MIKE@KENDALL7.COM
TEXAS LANDSCAPE ARCHITECT LICENSE NO. 1127
- ALL AREAS SHALL BE IRRIGATED BY A LICENCES IRRIGATOR WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE.
- ALL REQUIRED TREES FROM THE CITY APPROVED LISTING.
- IRRIGATION WILL MEET THE REQUIREMENTS OF UDC.



FRIENDSHIP BAPTIST CHURCH ROCKWALL, TEXAS

SITE DATA TABLE	
SITE AREA	6.03 ACRES 262,666 SF)
ZONING	L1
PROPOSED USE	CHURCH
BUILDING SIZE	27,400 SF
LOT COVERAGE	10%
FLOOR TO AREA RATIO	0.04 : 1
BUILDING HEIGHT	(1 STORY)

PARKING TABLE	
PARKING REQUIREMENTS	1 PER X 4 SEATS
PARKING REQUIRED	150 SPACES - 5 ADA
PARKING PROVIDED	245 SPACES



Seal

Revisions

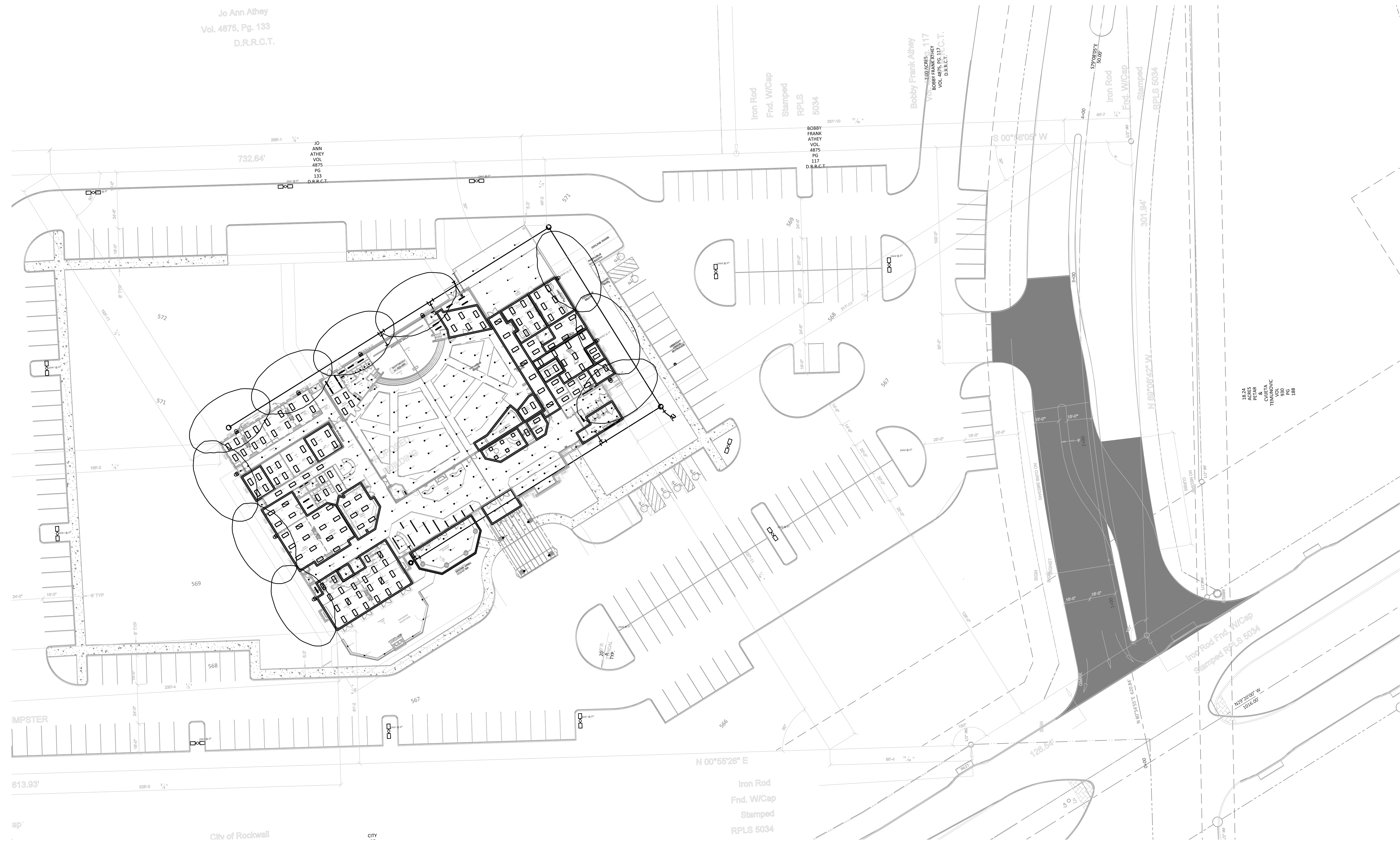
Issue Date

06.04.19

Sheet Name
LANDSCAPE
PLAN

Sheet Number

L1.1



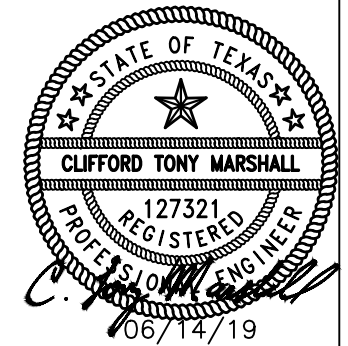
- KEY NOTES:**
1. FROM BUILDING PLUMBING FIXTURES. SEE SHEET P1.0 AND P1.2 FOR CONTINUATION.
 2. TO SEWER MAIN. SEE CIVIL PLANS FOR CONTINUATION.
 3. FROM BUILDING PLUMBING FIXTURES. SEE SHEET P1.1 AND P1.3 FOR CONTINUATION.
 4. 4" DOMESTIC WATER LINE. SEE CIVIL PLANS FOR CONTINUATION.
 5. 6" FIRE WATER LINE. SEE CIVIL PLANS FOR CONTINUATION.

CROSSPOINTE
CHURCH ARCHITECTS
designing buildings that grow churches

10924 GRANT ROAD #112, HOUSTON, TX 77070
281-404-2236 214-269-2236 866-687-2296

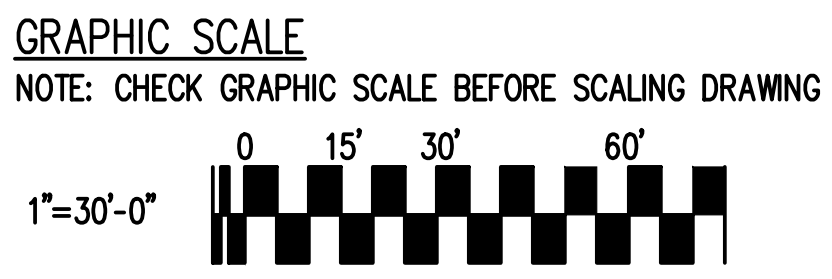
THESE DRAWINGS ARE THE PROPERTY OF CROSSPOINTE CHURCH ARCHITECTS. THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE, REPRODUCTION, OR DISTRIBUTION OF THESE DRAWINGS WITHOUT THE WRITTEN PERMISSION OF CROSSPOINTE CHURCH ARCHITECTS IS STRICTLY PROHIBITED. THE ARCHITECT ASSUMES NO LIABILITY FOR DAMAGES OF ANY KIND, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE USE OF THESE DRAWINGS. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES RENDERED. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF STRUCTURES OR THE CONSTRUCTION OF THE SAME. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF MECHANICAL, ELECTRICAL, OR PLUMBING SYSTEMS. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF LANDSCAPE ARCHITECTURE. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF INTERIOR ARCHITECTURE. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF EXTERIOR ARCHITECTURE. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF SITEWORK. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF UTILITY WORK. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF TRAFFIC CONTROL. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF SIGNAGE. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF FURNITURE. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF LIGHTING. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF SOUND. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF VIBRATION. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF AIR QUALITY. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF WATER QUALITY. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF SOIL QUALITY. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF CLIMATE CONTROL. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF ENERGY EFFICIENCY. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF SUSTAINABILITY. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF ACCESSIBILITY. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF SAFETY. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF SECURITY. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF HEALTH. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF WELL-BEING. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF QUALITY OF LIFE. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF COMMUNITY. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF CULTURE. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF ART. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF SCIENCE. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF TECHNOLOGY. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF INNOVATION. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF LEADERSHIP. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF INSPIRATION. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF HOPE. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF FAITH. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF LOVE. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF PEACE. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF JUSTICE. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF KINDNESS. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF PATIENCE. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF HUMILITY. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF GRACE. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF MERCY. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF GENTLENESS. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF SELF-CONTROL. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF PEACEFULNESS. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF KINDNESS. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF PATIENCE. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF HUMILITY. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF GRACE. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF MERCY. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF GENTLENESS. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF SELF-CONTROL. THE ARCHITECT'S LIABILITY DOES NOT EXTEND TO THE DESIGN OF PEACEFULNESS.

MARSHALL ENGINEERING CORPORATION
T.B.P.E. FIRM REG. # F-5988
715 N. HOUSTON AVENUE
HUMBLE TEXAS 77338
PHONE: 281-852-4131
FAX: 281-852-4631
marshallengineeringco.com



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	File Name	Lumens Per Lamp	Light Loss Factor	Wattage
☐	ZAA1	11	Lithonia Lighting	DSX1 LED P8 40K T4M MVOLT SPA PIRHFCV HS XAPINSISU) - DRILL MOUNT TO LITHONIA POLE: SSS-25 SC DM2AS XAPINSISU) - ANCHOR BOLT TO 2" CONCRETE PAD	AREA LIGHT - PARKING - 1@90	LED	1	DSX1_LED_P8_40K_T4M_MVOLT_HS.as	18423.85	0.9	207
☐	ZAA2	5	Lithonia Lighting	DSX1 LED P8 40K T4M MVOLT SPA PIRHFCV HS XAPINSISU) - DRILL MOUNT TO LITHONIA POLE: SSS-25 SC DM2AS XAPINSISU) - ANCHOR BOLT TO 2" CONCRETE PAD	AREA LIGHT - PARKING - 2@90	LED	1	DSX1_LED_P8_40K_T4M_MVOLT_HS.as	23739.58	0.9	414
○	ZSS1	13	USAI	BLRDS 16C3 3K 50 S WH XAPMOUNTING) UNV	EXTERIOR - SURFACE CYLINDER	LED	1	BLRDS-16C3-30KH-50-S-WH-AB00.as	1045.093	0.9	16
○	ZWS1	4	BEGA-US	21-2M12027TV K35 XAPINSISU)	EXTERIOR - COLUMN MOUNT - INDIRECT WALL SCENE	LED	1	(WC1) 22414.HS	2978.814	0.9	55.42
○	ZWW1	6	BEGA	23172 12027TV K35 XAPINSISU)	WALL MT PATH LIGHT - 18" MOUNTING HEIGHT	LED	1	(WW2) 22372.HS	240.6907	0.9	11
☐	ZWW2	10	Lithonia Lighting	WST LED P2 40K VW MVOLT PIRHFCV E20WC XAPINSISU)	WALL PACK	LED	1	WST_LED_P2_40K_VW_MVOLT_HS.as	3511	0.9	23

MEP SITE PLAN

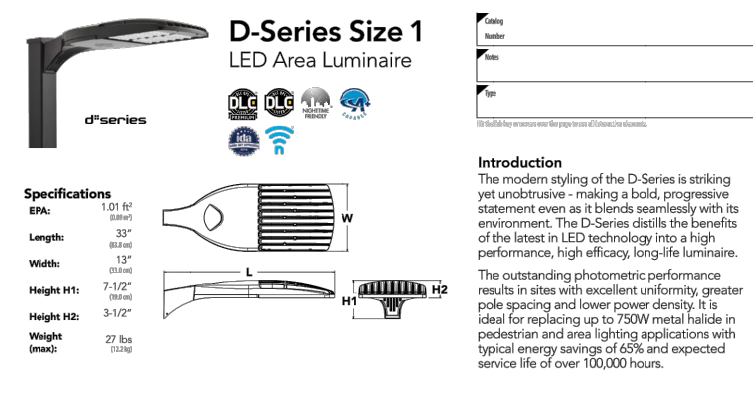


The Drawings, Specifications and other documents prepared by the Engineer for this Project are instruments of the Engineer's service for use solely with respect to this Project, and the Engineer shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright. The Owner shall be permitted to retain copies, including reproducible copies, of the Engineer's Drawings, Specifications and other documents for information and reference in connection with the Owner's use and occupancy of the project. The Engineer's Drawings, Specifications or other documents shall not be used by the Owner or others on other projects, for additions to this Project or for completion of this Project by others, except by agreement in writing and with appropriate compensation to the Engineer.

ROCKWALL FRIENDSHIP BAPTIST CHURCH

Drawn by: [Signature]
Checked by: [Signature]
Revisions:

Date: XXX
Drawing No.: **E1.0**



Ordering Information

EXAMPLE: DSX1 LED F7 40K T3M D2M SPA NATARZ P1RHN COBDO

Order Code	Order Code	Order Code	Order Code	Order Code	Order Code	Order Code	Order Code	Order Code	Order Code
DSX1	LED	F7	40K	T3M	D2M	SPA	NATARZ	P1RHN	COBDO



Ordering Information

EXAMPLE: WST LED F7 40K T3M D2M SPA NATARZ P1RHN COBDO

Order Code	Order Code	Order Code	Order Code	Order Code	Order Code	Order Code	Order Code	Order Code	Order Code
WST	LED	F7	40K	T3M	D2M	SPA	NATARZ	P1RHN	COBDO

LED wall luminaire - asymmetric floodlight

Specifications

Luminaire

Height: 8.12"

Width: 5.12"

Depth: 3.12"

Weight: 2.1 lbs

Optional Back Box (PBW)

Height: 8.12"

Width: 5.12"

Depth: 3.12"

Weight: 2.1 lbs

Optional Back Box (PBW)

Height: 8.12"

Width: 5.12"

Depth: 3.12"

Weight: 2.1 lbs

LITONIA LIGHTING

FEATURES & SPECIFICATIONS

SSS

Anchor Base Plate

SQUARE STRAIGHT STEEL

LED recessed wall - shielded

Specifications

Height: 8.12"

Width: 5.12"

Depth: 3.12"

Weight: 2.1 lbs

Optional Back Box (PBW)

Height: 8.12"

Width: 5.12"

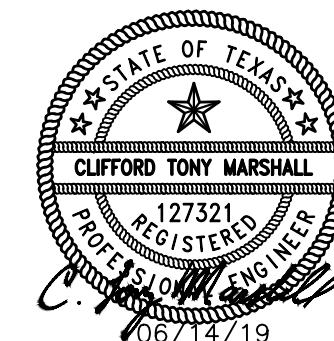
Depth: 3.12"

Weight: 2.1 lbs

1 LIGHTING CUT SHEETS

The Drawings, Specifications and other documents prepared by the Engineer for this Project are instruments of the Engineer's service for use solely with respect to this Project, and the Engineer shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright. The Owner shall be permitted to retain copies, including reproducible copies, of the Engineer's Drawings, Specifications and other documents for information and reference in connection with the Owner's use and occupancy of the project. The Engineer's Drawings, Specifications or other documents shall not be used by the Owner or others on other projects, for additions to this Project or for completion of this Project by others, except by agreement in writing and with appropriate compensation to the Engineer.

MARSHALL ENGINEERING CORPORATION
 T.B.P.E. FIRM REG. # F-5988
 715 N. HOUSTON AVENUE
 HUMBLE, TEXAS 77338
 PHONE: 281-852-4131
 FAX: 281-852-4631
 marshallengineeringco.com



ROCKWALL FRIENDSHIP BAPTIST CHURCH

Drawn by: [Signature]
 Project No.: [Number]
 Checked by: [Signature]
 Revisions:

Date: XXX
 Drawing No.: **E1.2**

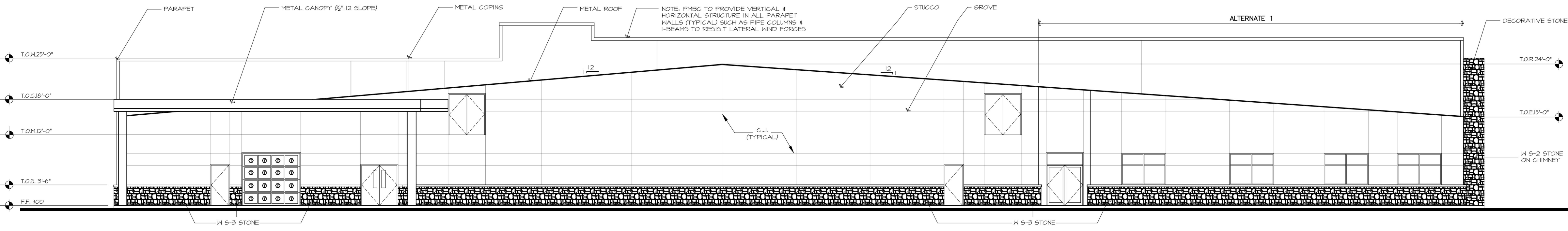
CROSSPOINTE CHURCH ARCHITECTS
designing buildings that grow churches
 10924 GRANT ROAD #112, HOUSTON, TX 77070
 281-404-2336 214-269-2336 866-687-2296

THIS DOCUMENT IS THE PROPERTY OF MARSHALL ENGINEERING CORPORATION. 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 MARSHALL ENGINEERING CORPORATION. THE USER OF THIS DOCUMENT AGREES TO HOLD MARSHALL ENGINEERING CORPORATION HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST MARSHALL ENGINEERING CORPORATION BY ANY AND ALL CLAIMANTS AS A RESULT OF THE USER'S USE OF THIS DOCUMENT.

SOUTH FAÇADE SYNOPSIS

4,456 SF (3,994 SF w/o doors/windows)

Metal Roof	104 SF	.02%
Stone	904 SF	23%
Stucco	2,986 SF	75%
Doors/Windows	462 SF	N/A

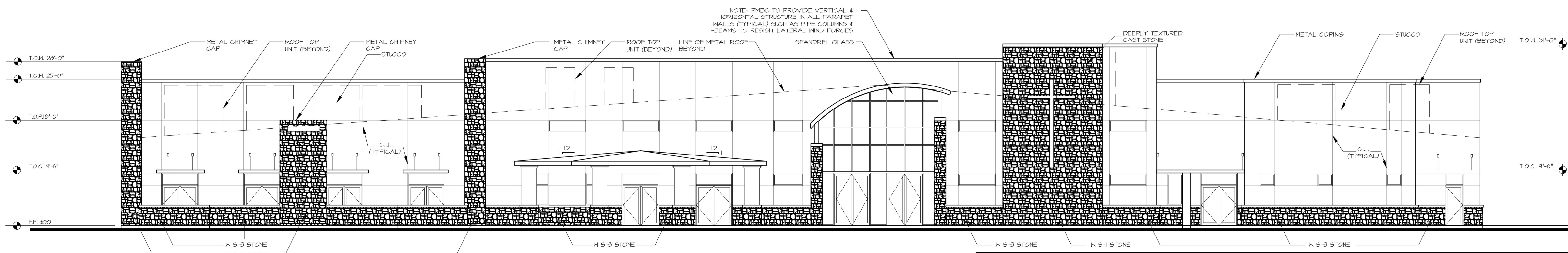


4 SOUTH ELEVATION
A3.1 SCALE: 3/32" = 1'-0"

NORTH FAÇADE SYNOPSIS

6,204 SF (5,184 SF w/o doors/windows)

Ceramic Tile	240 SF	5%
Stone	1,492 SF	29%
Stucco	3,361 SF	64%
Metal Roof	91 SF	2%
Doors/Windows	1,020 SF	N/A



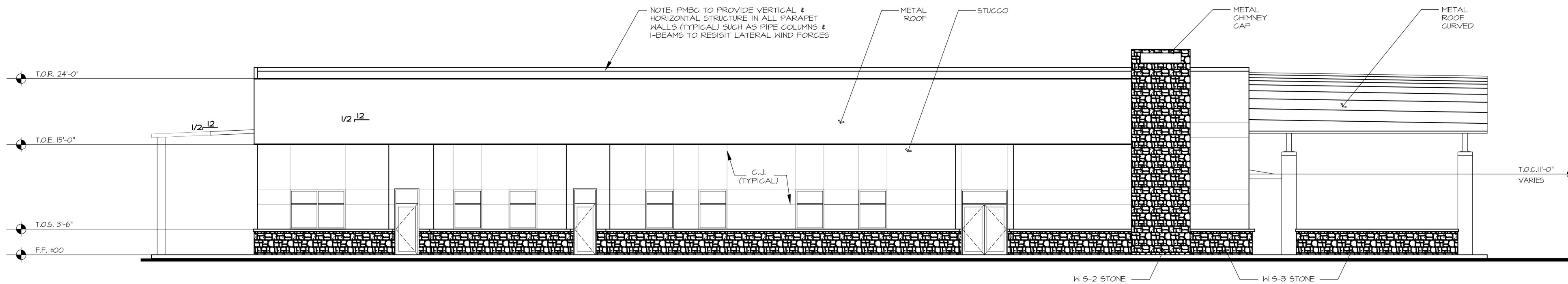
3 NORTH ELEVATION
A3.1 SCALE: 3/32" = 1'-0"

THIS IS THE ELEVATION FACING THE PUBLIC R.O.W.

WEST FAÇADE SYNOPSIS

3,280 SF (2,972 SF w/o doors/windows)

Metal Roof	1,200 SF	40%
Stone	808 SF	27%
Stucco	964 SF	32%
Doors/Windows	308 SF	N/A

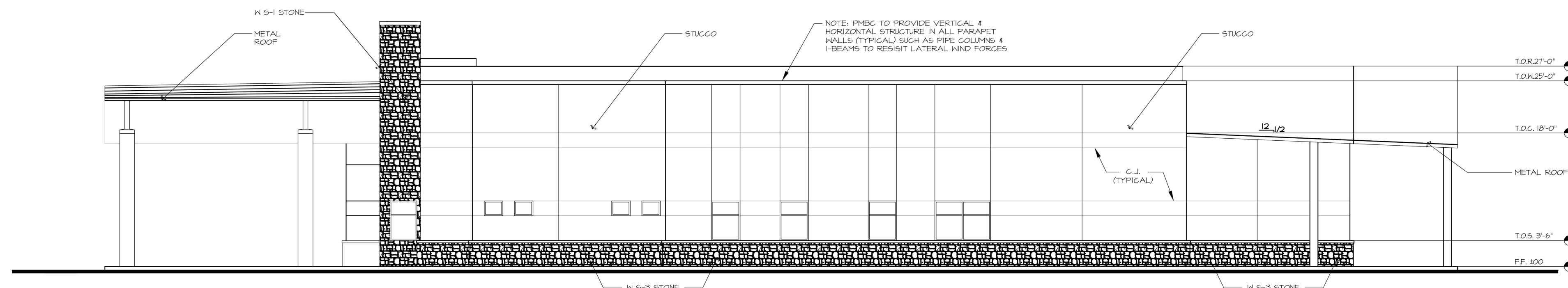


2 WEST ELEVATION
A3.1 SCALE: 3/32" = 1'-0"

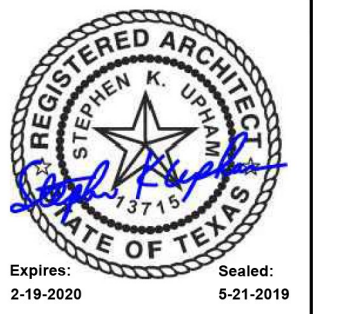
EAST FAÇADE SYNOPSIS

3,821 SF (3,690 SF w/o doors/windows)

Metal Roof	319 SF	9%
Stone	655 SF	17%
Stucco	2,716 SF	74%
Doors/Windows	131 SF	N/A

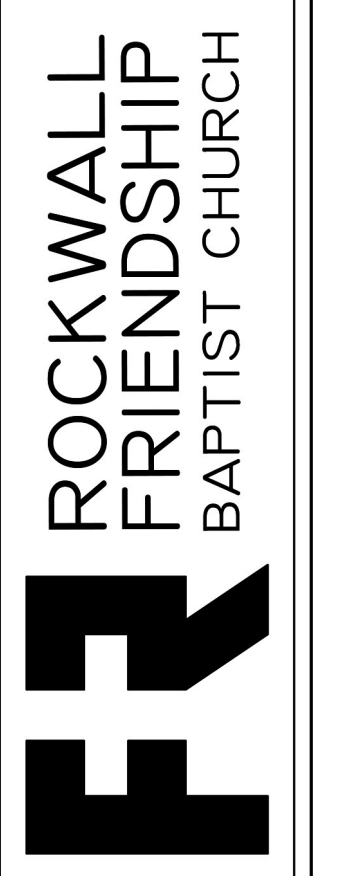


1 EAST ELEVATION
A3.1 SCALE: 3/32" = 1'-0"



NOTE: These drawings are preliminary and shall not be used for construction or final bidding unless sealed by the architect above.

Copyright Architectural Authority of the State of Texas. All rights reserved. This drawing is the property of Crosspointe Church Architects, Inc. and shall not be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Crosspointe Church Architects, Inc. The design, drawings and specifications are for the project described herein and are not to be used for any other project. The architect and design team do not warrant, represent or guarantee the accuracy, reliability or completeness of the information, data, drawings or specifications provided hereon, and the architect and design team shall not be liable for any errors or omissions in the drawings or specifications, or for any consequences arising from the use of the drawings or specifications, or for any damages, including consequential damages, of any kind, whether or not foreseeable, arising from the use of the drawings or specifications. The architect and design team shall not be liable for any damages, including consequential damages, of any kind, whether or not foreseeable, arising from the use of the drawings or specifications. The architect and design team shall not be liable for any damages, including consequential damages, of any kind, whether or not foreseeable, arising from the use of the drawings or specifications. The architect and design team shall not be liable for any damages, including consequential damages, of any kind, whether or not foreseeable, arising from the use of the drawings or specifications.

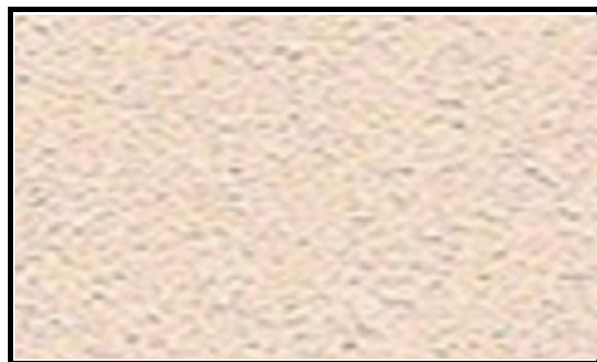


Drawn by: CS
Project No.: 1705
Checked by: SKU
Revisions:

Date: 05/14/2019
Drawing No.:
A3.1



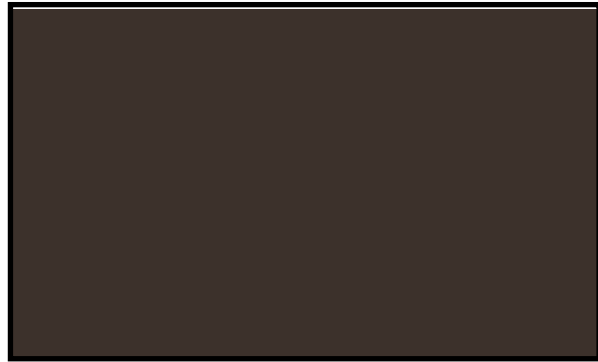
2. Around the base of the building—hard to see in rendering



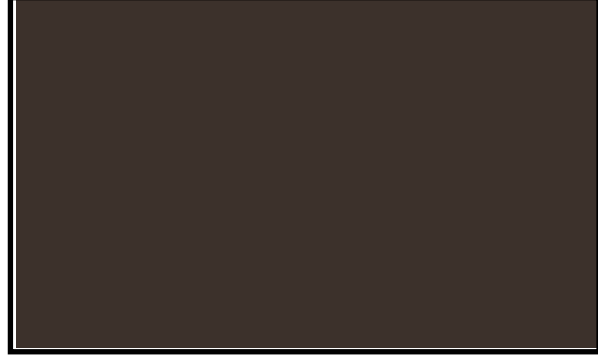
1. 3-coat Stucco—color: Dryvit (finish coat only)
color: Baked Meringue



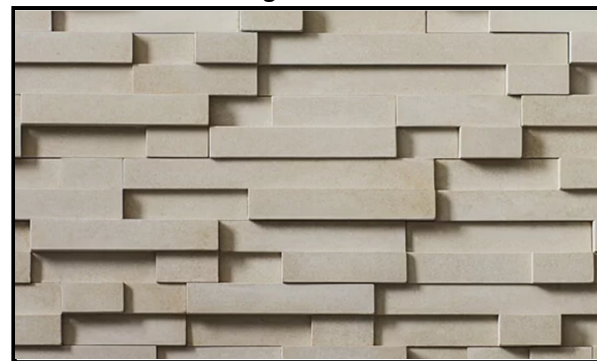
2. Manufactured stone: Boral Pro-Fit Alpine LedgeStone—Color: Chardennay



3. Metal trim:



4. Metal Roofing: MBCI Signature 300 metal roofing, color: Medium Bronze



5. Manufactured stone:



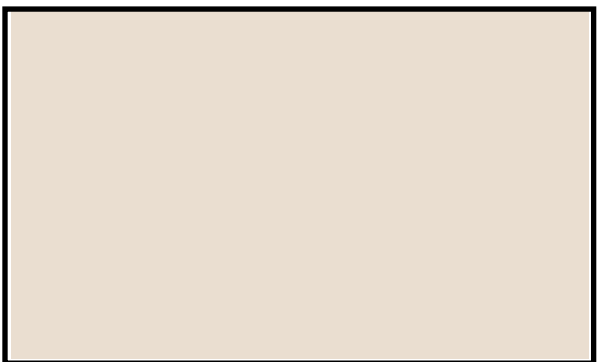
6. Ceramic Tile—"reclaimed wood" look—Daltile Yorkwood Manor YM02 Pecan



7. Metal window/door frames: Bronze finish on aluminum



8. Glass: Bronze glass



9. Metal trim (painted to match stucco): Sherwin Willaims Moderate White SW 6140



10. Metal cross and logo: custom made from CorTen steel

- 1. Stucco—color:
 - 2. Manufactured stone:
 - 3. Metal trim: bronze finish
 - 4. Metal roof (exposed): bronze
 - 5. Manufactured stone:
 - 6. Ceramic tile "reclaimed wood" look:
 - 7. Window frames: bronze
 - 8. Glass: bronze tint everywhere (except clear glass at heavily shaded main entrance)
 - 9. Metal trim: (match the stucco) color:
 - 10. Cross and sign: CorTen steel (rust color)
- Metal roof (where not seen): white

Applicant Info:

Crosspointe Architects

Steve Upham
10924 Grant Road, #112
Houston, TX 77070 281-404-2236
Steve@CrosspointeArchitects.com

Owner Info:

Rockwall Friendship Baptist Church

— Pastor Shanon Thomas
5651 State Highway 276
Royse City, TX 75189
972-772-7520
info@rockwallfbc.org

Rockwall Friendship Baptist Church

Case No: _____



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: August 13, 2019
APPLICANT: Shannon Thomas; *Friendship Baptist Church*
CASE NUMBER: SP2019-024; *Site Plan for House of Worship*

SUMMARY

Discuss and consider a request by Shannon Thomas of Rockwall Friendship Baptist Church for the approval of a site plan for a church on a 6.03-acre tract of land being identified as Tract 2-4 of the D. Harr Survey, Abstract No. 102, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, located east of the intersection of Justin Road and John King Boulevard, and take any action necessary.

BACKGROUND

The 6.03-acre subject property was annexed in 1985 [*Ordinance No. 85-66*], is situated within the SH-205 By-Pass Overlay (SH-205 BY OV) District, and is located east of the intersection of Justin Road and John King Boulevard. On February 19, 2019, the City Council approved a change in zoning from an Agricultural (AG) District to a Light Industrial (LI) District.

PURPOSE

The applicant is requesting approval of a site plan for a 27,352 SF *house of worship* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is located at the intersection of Justin Road and John King Boulevard. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a railroad (*i.e. Union Pacific/Dallas Garland N. E.*) followed by several vacant tracts of land. Beyond this is Airport Road, which is identified as a M4U (*Major Collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan. Beyond this is the Rockwall Municipal Airport. These areas are zoned Agricultural (AG) District.

South: Directly south of the subject property is Justin Road, which is identified as a M4D (*Major Collector, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this are several vacant tracts of land zoned Light Industrial (LI) District and Commercial (C) District followed by IH-30, which is identified as a TXDOT roadway on the City's Master Thoroughfare Plan.

East: Directly east of the subject property are several vacant tracts of land zoned Agricultural (AG) District and Light Industrial (LI) District. Beyond this is FM-3549, which is identified as a TXDOT4D (*i.e. Texas Department of Transportation, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan. This roadway delineates the city limits of the City of Rockwall.

West: Directly west of the subject property is a small vacant tract of land owned by the City of Rockwall and which is zoned Agricultural (AG) District. Beyond this is John King Boulevard, which is identified as a P6D (*Principal Arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan. Beyond this are two (2) manufacturing companies (*i.e. Channell Commercial Corporation and Graham Packaging Technologies*). These areas are zoned Light Industrial (LI) District.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), a house of worship is allowed by-right in a Light Industrial (LI) District. With the exception of the variances being requested, the submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within a Light Industrial (LI) District and situated within the SH-205 Bypass (SH-205 BY OV) 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>12,500 SF</i>	<i>X=262,666 SF; In Conformance</i>
<i>Minimum Lot Frontage</i>	<i>100 Feet</i>	<i>X=301-Feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>125-Feet</i>	<i>X=613-732-Feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>25-Feet</i>	<i>X=25-Feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet</i>	<i>X=10-Feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>27-Feet</i>	<i>X=27-Feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>60-Feet</i>	<i>X=25-Feet; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>60%</i>	<i>X=10%; In Conformance</i>
<i>Minimum Masonry Requirement</i>	<i>90%</i>	<i>X=90-100%; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>150 Spaces</i>	<i>X=239 Spaces; In Conformance</i>
<i>Minimum Stone Requirement</i>	<i>20%</i>	<i>X=21-32%; In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>10%</i>	<i>X=38%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>90-95%</i>	<i>X=62%; In Conformance</i>

TREESCAPE PLAN

This request does not require a treescape plan since there are no protected trees being removed.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 5.02, *Light Industrial (LI) District*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), the Light Industrial (LI) District is intended for industrial parks and larger, cleaner types of industries. Light Industrial (LI) Districts are typically located close to arterial capable of carrying commercial traffic and in this case, the subject property is located at the intersection of an arterial and a major collector (*i.e. S. John King Blvd and Airport Rd.*) and this request appears to conform to these requirements.

VARIANCES REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following variances to the requirements of the Unified Development Code (UDC):

- (1) *Architectural Standards*

- (a) *Secondary Materials*. Subsection 6.02.C, *Architectural Standards*, of Subsection 6.02, *General Overlay District Standards*, of Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), requires that each exterior wall of a building's façade consist of a minimum of 90% primary materials and/or a maximum of 10% secondary materials. In this case, the west façade utilizes 16.9% secondary materials. Since this exceeds the maximum allowable secondary materials, a variance is required to be approved by the Planning and Zoning Commission, pending a recommendation from the Architectural Review Board (ARB).
- (b) *Cementitious Materials*. Subsection 6.02.C, *Architectural Standards*, of Subsection 6.02, *General Overlay District Standards*, of Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), stipulates that the use of cementitious materials shall be limited to 50% of the building's exterior façade. In this case, the east façade utilizes 58% stucco. Since this exceeds the maximum allowable cementitious materials, a variance is required to be approved by the Planning and Zoning Commission, pending a recommendation by the Architectural Review Board (ARB).
- (c) *Four (4)-Sided Architecture*. Subsection 6.02.C, *Architectural Standards*, of Subsection 6.02, *General Overlay District Standards*, of Section 6, *Overlay Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), stipulates that all buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation, and features. In this case, the rear façade spans 108-feet without an architectural element (*i.e. a projection, recess, etc.*). Since this exceeds the maximum allowable wall length, a variance is required to be approved by the Planning and Zoning Commission, pending a recommendation by the Architectural Review Board (ARB).

These variances are discretionary decisions for the Planning and Zoning Commission and require approval by a ¾ majority vote. In the event that the variances are denied, the applicant has the ability to appeal the Planning and Zoning Commission's decision to the City Council by filing a written request with the Planning and Zoning Department.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OurHometown Vision 2040 Comprehensive Plan, designated the subject property for Technology/Employment land uses, which is characterized by employment-oriented businesses, typically situated in larger centers that have access to key transportation networks. In this case, the applicant previously rezoned the property to Light Industrial (LI) District, which was in conformance with the Future Land Use Plan; however, the land use (*i.e. a house of worship*) is considered to be a Quasi-Public land use, which necessitated a change in the Future Land Use Plan. The proposed house of worship conforms to the Quasi-Public land use.

ARCHITECTURAL REVIEW BOARD (ARB):

On June 25, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations and requested that the applicant provide the following: A parapet wall on all four (4) sides of the building; meet the four (4)-sided architecture requirements; raise the stone wainscot to the top of the windows, to provide an alternative color rendering; and, to provide material samples. The applicant has submitted revised building elevations that appear to be generally conforming. The Architectural Review Board (ARB) will review the revised building elevations and forward a recommendation to the Planning and Zoning Commission at the meeting on August 13, 2019.

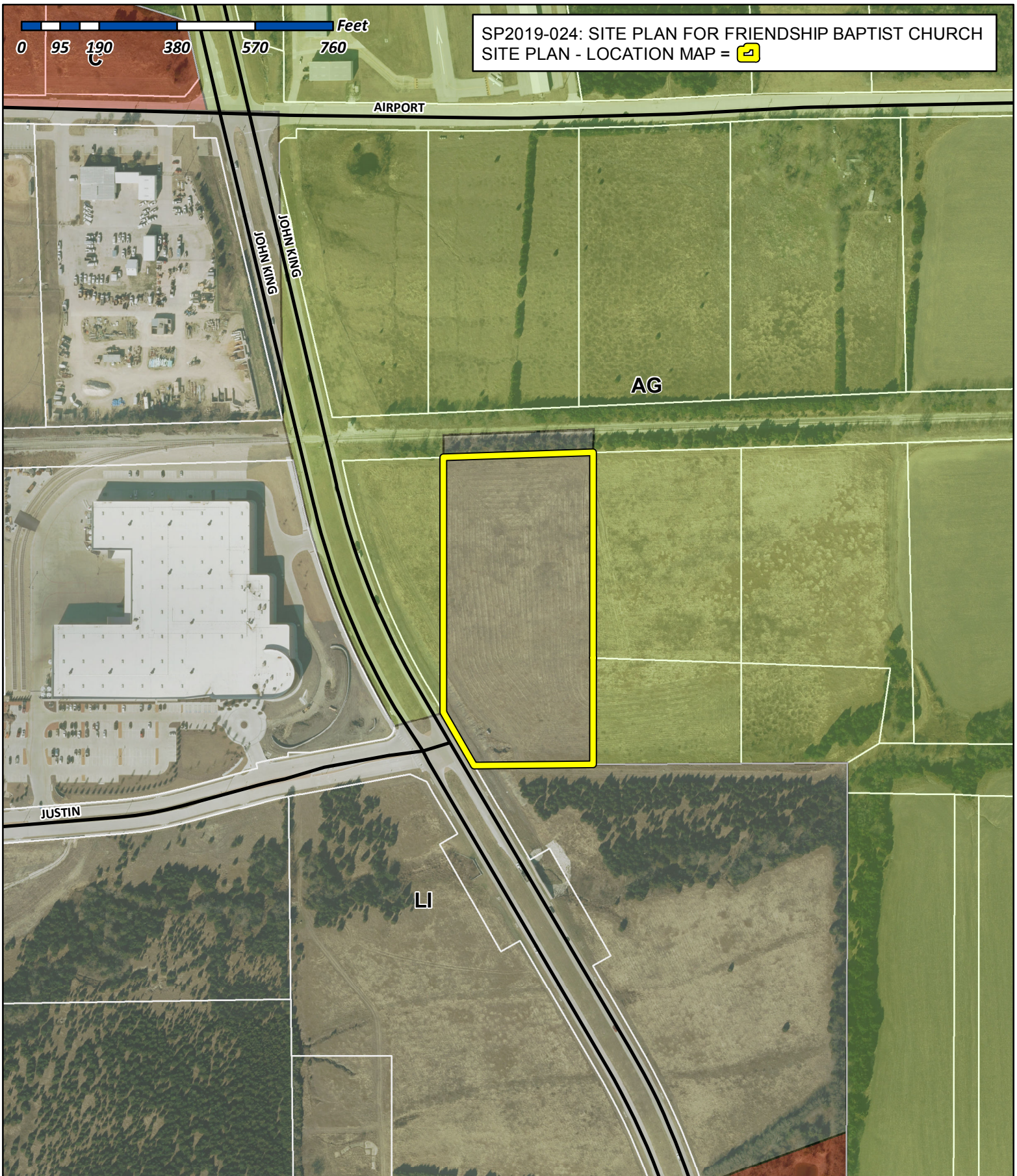
CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's request for approval of a site plan for a *house of worship*, then staff would propose the following conditions of approval:

- (1) 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.



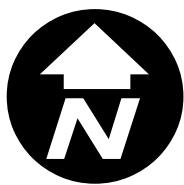
SP2019-024: SITE PLAN FOR FRIENDSHIP BAPTIST CHURCH
SITE PLAN - LOCATION MAP =



City of Rockwall

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

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.



C ORDINANCE REQUIREMENT

Mandatory Provisions

- 15' landscape buffer**
Provided.
- Screening of off-street loading areas**
Provided.
- Residential Adjacency**
6' masonry fencing
n/a
- Buffer landscaping**
1 tree per 50' linear feet
1,105 /50 **22 3" caliper trees required**
22 3" caliper trees provided
- Parking lot landscaping**
5% required
75,000 *.05 **3,750 required area**
4,228 provided area
- Open space**
Office zoning requires 20%
262,666 *.20 **52,533 square feet required**
109,000 square feet provided
- SH 205 Overlay District**
Planting at Buffer
323 /50 **6 Canopy Trees required**
9 Canopy Trees provided
323 /25 **13 Accent Trees required**
14 Accent Trees provided

C PLANT LISTING

ALL SIZES SHOWN ARE MINIMUM. SMALLER CONTAINERS MEETING THE SPECIFIED HEIGHT AND SPREAD WILL NOT BE ACCEPTED. IF QUANTITIES ARE SHOWN, CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES. PLAN REFERENCES GOVERN.

BOTANIC NAME	COMMON NAME	SIZE	DESCRIPTION
LARGE TREES			
QUERCUS PHELLOS	CHINQUAPIN OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
QUERCUS SHUMARDII	SHUMARD RED OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
QUERCUS VIRGINIANA	LIVE OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
TAXODIUM DISTICHUM	BALD CYPRESS	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
ULMUS CRASSIFOLIA	CEDAR ELM	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
ORNAMENTAL TREES			
VITEX AGNUS-CASTUS	VITEX	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
ILEX VOMITORIA 'NANA'	TREE YAUPON	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
LAGESTROEMIA INDICA	CRAPE MYRTLE	65 GALLON CONTAINER, 3"-3 1/2" CALIPER, 7' - 8' HEIGHT, 5'-7' SPREAD	MULTI-TRUNK - 3 CANES MAXIMUM
SHRUBS			
ILEX CRENATA BURFORDII NANA	DWARF BURFORD HOLLY	3 GALLON	24" ON CENTER
SALVIA GREGII 'HOTLIPS'	HOT LIPS CHERRY SAGE	3 GALLON	24" ON CENTER
GROUNDCOVER / PERINNEL			
EUONYMUS COLORATA	PURPLE WINTERCREEPER	1 GALLON	18" ON CENTER
TRACHELSPERMUM ASIATICUM	ASIAN JASMINE	1 GALLON	18" ON CENTER
LAWN			
CYNDOA	SOLID SOD BERMUDA		

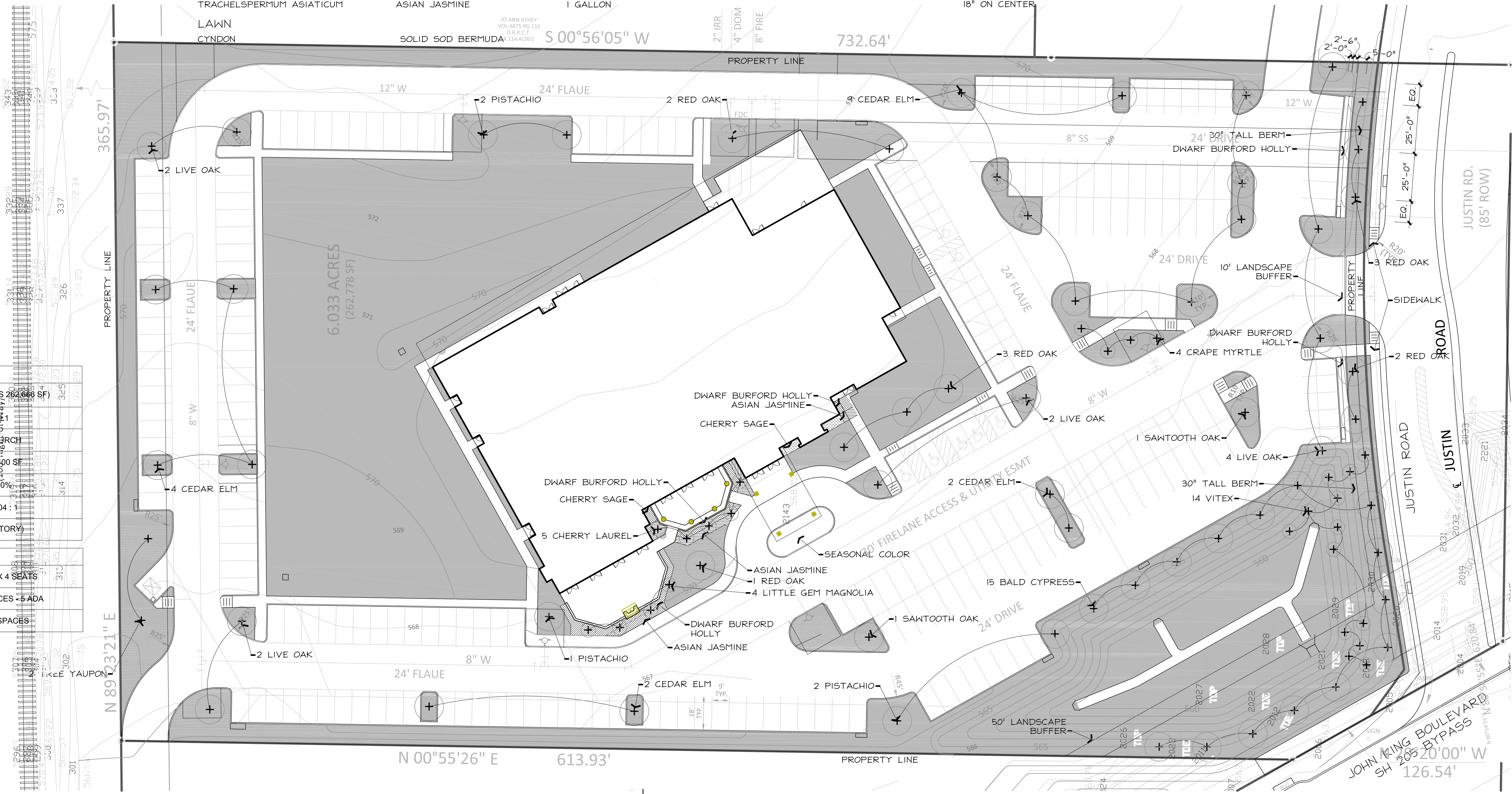
B PREPARATION GENERAL NOTES

- PLAN PREPARED BY:
MICHAEL S. KENDALL
KENDALL + LANDSCAPE ARCHITECTURE
6976 SANTA BARBARA
DALLAS, TEXAS 75214
PHONE: (214) 739-3226
E-MAIL: MIKE@KENDALL7.COM
TEXAS LANDSCAPE ARCHITECT LICENSE NO. 1127
- ALL AREAS SHALL BE IRRIGATED BY A LICENSED IRRIGATOR WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM PROVIDING 100% COVERAGE.
- ALL REQUIRED TREES FROM THE CITY APPROVED LISTING.
- IRRIGATION WILL MEET THE REQUIREMENTS OF UDC.
- NO TREES WITHIN 5' OF ANY UTILITIES.



FRIENDSHIP BAPTIST CHURCH ROCKWALL, TEXAS

SITE DATA TABLE	
SITE AREA	6.03 ACRES (262,778 SF)
ZONING	CHURCH
PROPOSED USE	CHURCH
BUILDING SIZE	27,400 SF
LOT COVERAGE	10%
FLOOR TO AREA RATIO	0.04 : 1
BUILDING HEIGHT	(1 STORY)
PARKING TABLE	
PARKING REQUIREMENTS	1 PER X 4 SEATS
PARKING REQUIRED	150 SPACES - 5 ADA
PARKING PROVIDED	245 SPACES



A LANDSCAPE PLAN

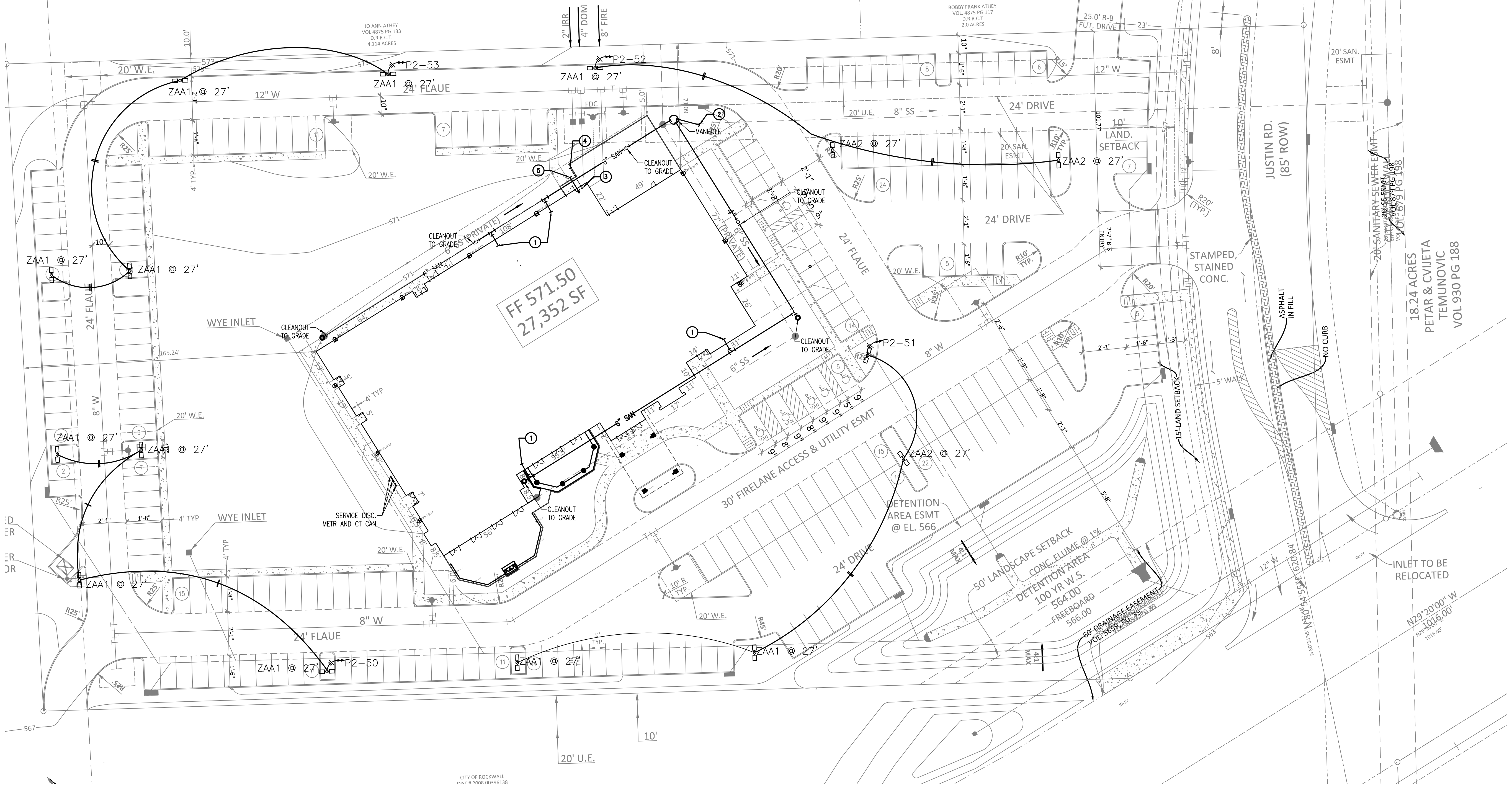
1" = 30'-0"

Seal	
Revisions	
Issue Date	08.02.2019
Sheet Name	LANDSCAPE PLAN
Sheet Number	L1.1

SP2019-024

JO ANN ATHEY
VOL 4875 PG 133
D.R.R.C.T.
4.114 ACRES

BOBBY FRANK ATHEY
VOL. 4875 PG 117
D.R.R.C.T.
2.0 ACRES



FF 571.50
27,352 SF

- NOTES:
1. FROM BUILDING DRAIN. SEE SHEET P1.0 AND P1.2 FOR CONTINUATION.
 2. TO SEWER MAIN. SEE CIVIL PLANS FOR CONTINUATION.
 3. FROM BUILDING PLUMBING FIXTURES. SEE SHEET P1.1 AND P1.3 FOR CONTINUATION.
 4. 2" DOMESTIC WATER LINE. SEE CIVIL PLANS FOR CONTINUATION.
 5. 6" FIRE WATER LINE. SEE CIVIL PLANS FOR CONTINUATION.

CROSSPOINTE
CHURCH ARCHITECTS
designing buildings that grow churches

10924 GRANT ROAD #112, HOUSTON, TX 77070
281-404-2236 214-269-2236 866-687-2296

THIS DOCUMENT IS THE PROPERTY OF CROSSPOINTE CHURCH ARCHITECTS. 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 CROSSPOINTE CHURCH ARCHITECTS. THE USER OF THIS DOCUMENT AGREES TO HOLD CROSSPOINTE CHURCH ARCHITECTS HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY CROSSPOINTE CHURCH ARCHITECTS AS A RESULT OF THE USER'S USE OF THIS DOCUMENT. THE USER OF THIS DOCUMENT AGREES TO INDEMNIFY AND HOLD CROSSPOINTE CHURCH ARCHITECTS HARMLESS FROM AND AGAINST ALL CLAIMS, DAMAGES, LOSSES, AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, THAT MAY BE ASSERTED AGAINST OR INCURRED BY CROSSPOINTE CHURCH ARCHITECTS AS A RESULT OF THE USER'S USE OF THIS DOCUMENT.

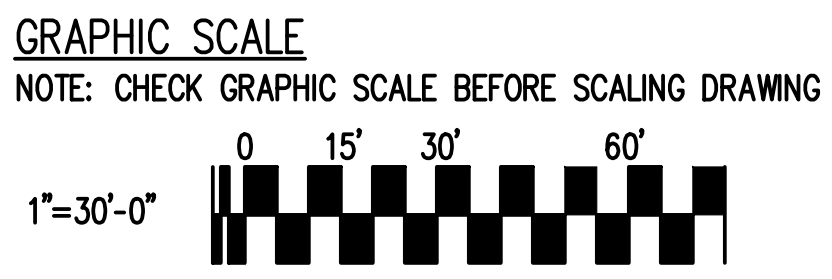
MARSHALL
ENGINEERING
CORPORATION

T.B.P.E. FIRM REG. # F-5988
715 N. HOUSTON AVENUE
HUMBLE, TEXAS 77338
PHONE: 281-852-4131
FAX: 281-852-4631
marshallengineeringco.com



Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Number Lamps	File Name	Lumens Per Lamp	Light Loss Factor	Wattage
☐	ZAA1	11	Lithonia Lighting	DSX1 LED PR 40K T4M MVOLT SPA PIRHFCV HS XAPFNISH) - DRILL MOUNT TO LITHONIA POLE. SSS 25 SC DM2AS XAPFNISH) - ANCHOR BOLT TO 2" CONCRETE PAD	AREA LIGHT - PARKING - 1@90	LED	1	DSX1_LED_PR_40K_T4M_MVOLT_HS.as	18423.85	0.9	207
☐	ZAA2	5	Lithonia Lighting	DSX1 LED PR 40K T4M MVOLT SPA PIRHFCV XAPFNISH) - DRILL MOUNT TO LITHONIA POLE. SSS 25 SC DM2AS XAPFNISH) - ANCHOR BOLT TO 2" CONCRETE PAD	AREA LIGHT - PARKING - 2@90	LED	1	DSX1_LED_PR_40K_T4M_MVOLT_HS.as	23739.58	0.9	414
○	ZSS1	13	USAI	BLRDS 16C3.3K.50.S.WH XAPFNISH) UNV	EXTERIOR - SURFACE CYLINDER	LED	1	BLRDS-16C3-30KH-50-S-WH-AB0D.as	1045.093	0.9	16
⬆	ZWS1	4	BEGA-US	21-244 120-277V K35 XAPFNISH)	EXTERIOR - COLUMN MOUNT - INDIRECT WALL SCOFF	LED	1	(WC1) 22434.BES	2978.814	0.9	55.42
⬆	ZWW1	6	BEGA	23272 120-277V K35 XAPFNISH)	WALL MT PATH LIGHT - 18" MOUNTING HEIGHT	LED	1	(WW2) 22372.BES	240.6907	0.9	11
⬆	ZWW2	10	Lithonia Lighting	WST LED P2 40K W MVOLT PIRHFCV E20WC XAPFNISH)	WALL PACK	LED	1	WST_LED_P2_40K_W_MVOLT_HS.as	3511	0.9	23

MEP SITE PLAN



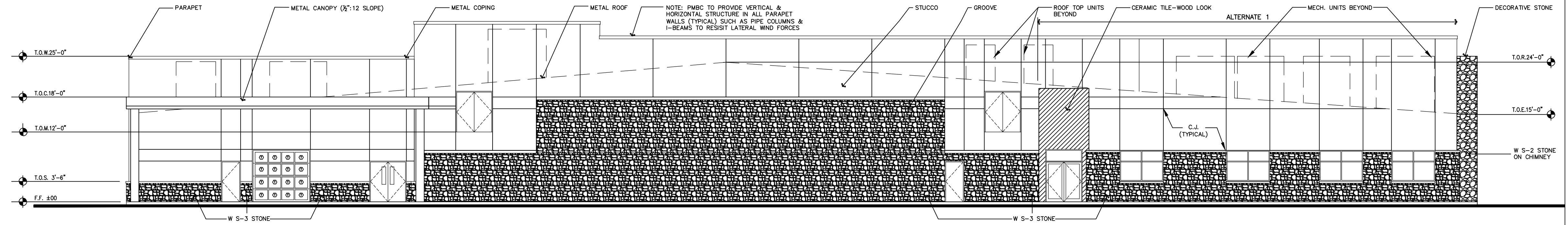
The Drawings, Specifications and other documents prepared by the Engineer for this Project are instruments of the Engineer's service for use solely with respect to this Project, and the Engineer shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright. The Owner shall be permitted to retain copies, including reproducible copies, of the Engineer's Drawings, Specifications and other documents for information and reference in connection with the Owner's use and occupancy of the project. The Engineer's Drawings, Specifications or other documents shall not be used by the Owner or others on other projects, for additions to this Project or for completion of this Project by others, except by agreement in writing and with appropriate compensation to the Engineer.

ROCKWALL
FRIENDSHIP
BAPTIST CHURCH

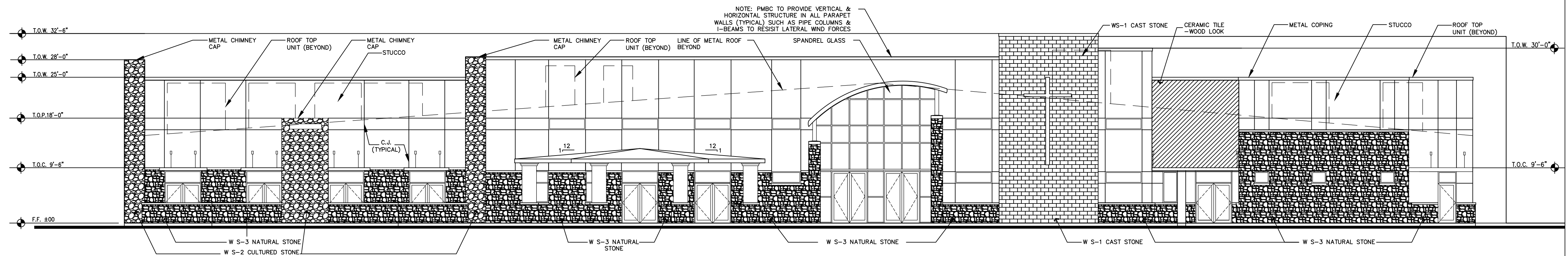
Drawn by: [Signature]
Project No.: [Blank]
Checked by: [Signature]
Revisions: 08/05/19 PLAN UPDATE

Date: XXX
Drawing No.: **E1.0**

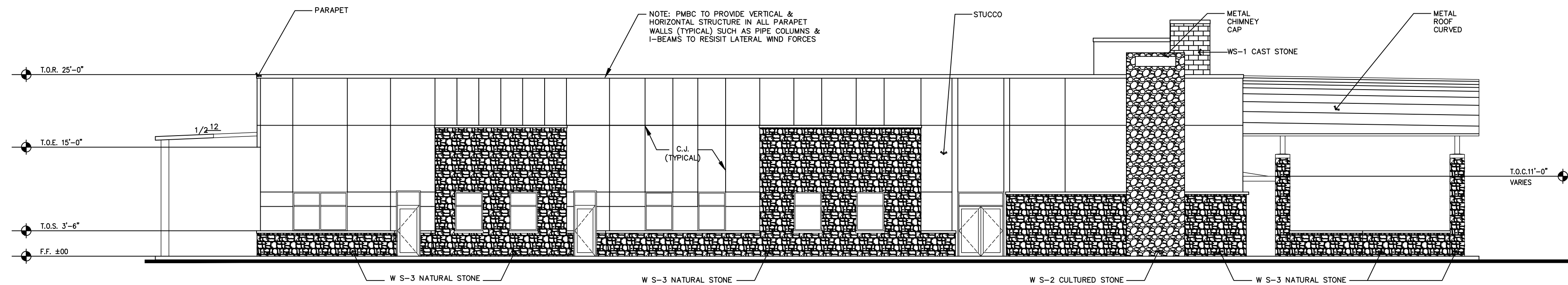
SOUTH FACADE AREAS		
MATERIAL	AREA (Sq. Ft.)	PERCENTAGE
TOTAL AREA : 6012 Sq. Ft.		
WS1 (CAST STONE)	196.89	3.3%
WS2 (CULTURED STONE)	85.82	1.4%
WS3 (NATURAL STONE)	1975.13	32.8%
CERAMIC TILE	109	1.8%
STUCCO	3484.49	58%



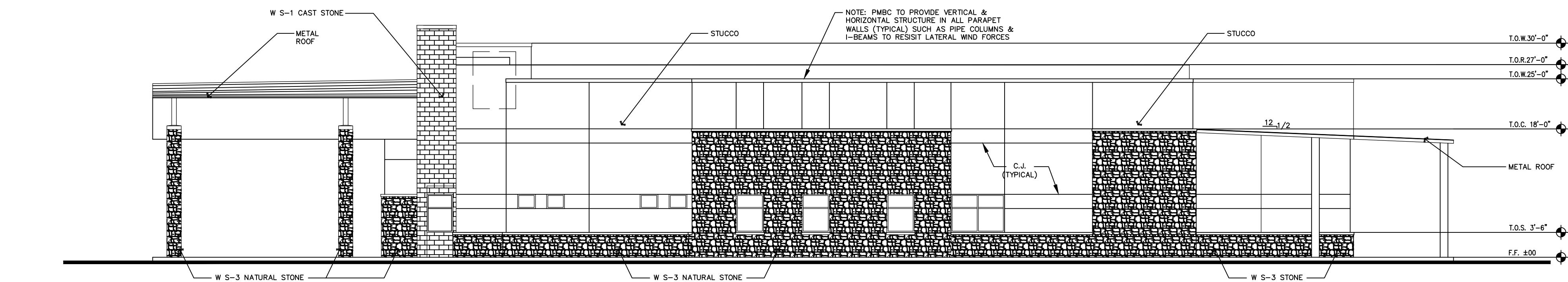
NORTH FACADE AREAS		
MATERIAL	AREA (Sq. Ft.)	PERCENTAGE
TOTAL AREA : 5372.96 Sq. Ft.		
WS1 (CAST STONE)	694.93	12.74%
WS2 (CULTURED STONE)	333.62	6.2%
WS3 (NATURAL STONE)	1178	21.92%
CERAMIC TILE	223.75	4.16%
STUCCO	2655.72	49.42%



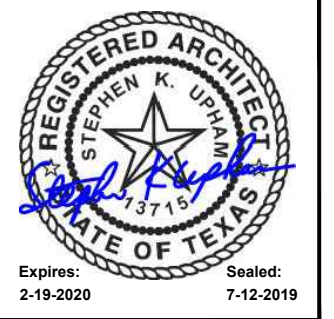
EAST FACADE AREAS		
MATERIAL	AREA (Sq. Ft.)	PERCENTAGE
TOTAL AREA : 3663.54 Sq. Ft.		
WS1 (CAST STONE)	192.42	4.1%
WS2 (CULTURED STONE)	216.32	5.9%
WS3 (NATURAL STONE)	1121	30.6%
STUCCO	1808.09	49.35%



WEST FACADE AREAS		
MATERIAL	AREA (Sq. Ft.)	PERCENTAGE
TOTAL AREA : 3870.28 Sq. Ft.		
WS1 (CAST STONE)	266.8	6.89%
WS3 (NATURAL STONE)	1184.01	30.6%
STUCCO	2279.01	58.6%



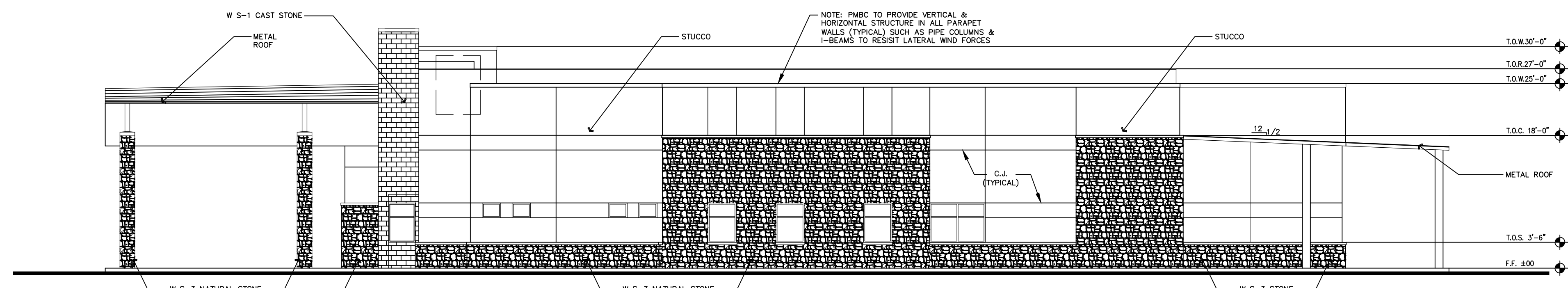
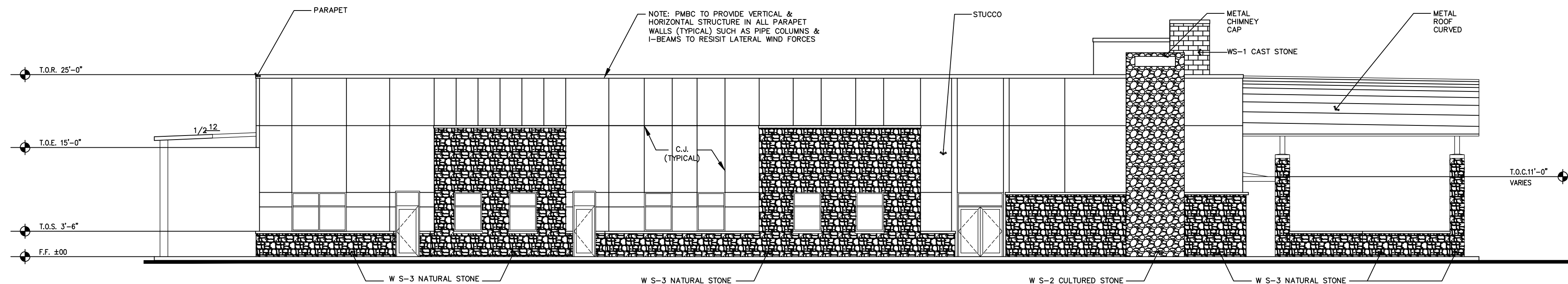
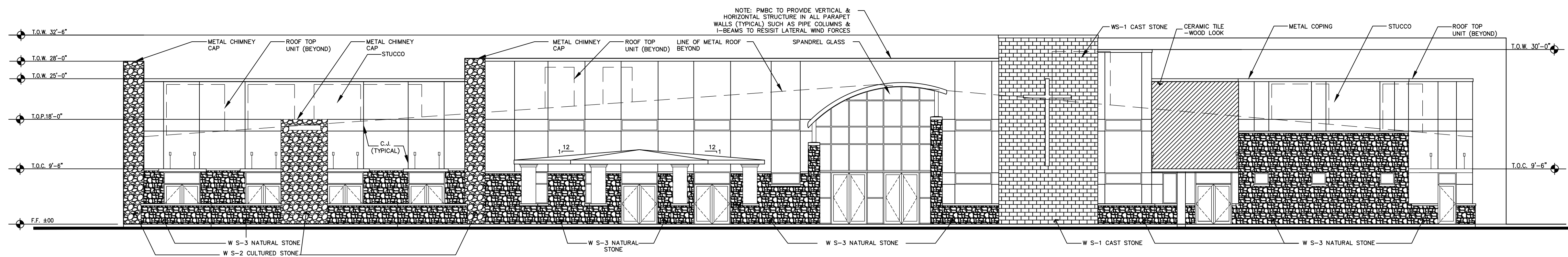
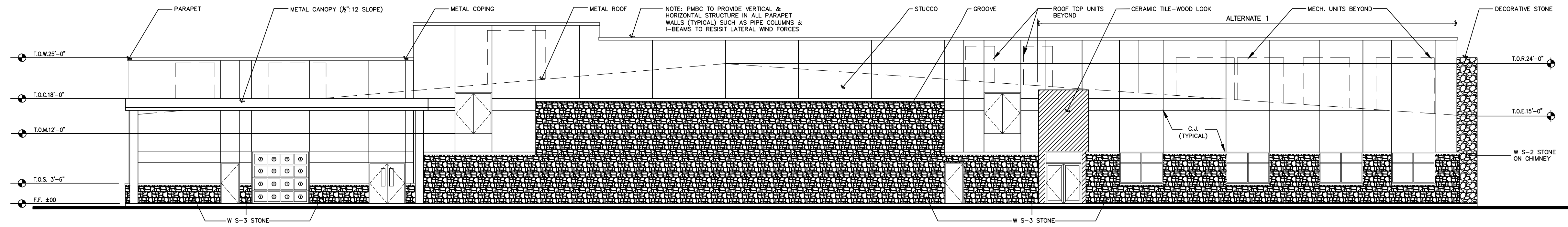
LEGEND	
	WS-1 (Cast Stone)
	WS-2 (Cultured Stone)
	WS-3 (Natural Stone)
	Ceramic Tile
	Stucco



NOTE: These drawings are preliminary and shall not be used for construction of final bidding unless sealed by the architect above

THESE DRAWINGS ARE PRELIMINARY AND SHALL NOT BE USED FOR CONSTRUCTION OF FINAL BIDDING UNLESS SEALED BY THE ARCHITECT ABOVE. THE ARCHITECT ASSUMES NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS. THE ARCHITECT'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY OTHERS. THE ARCHITECT'S DESIGN IS BASED ON THE INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY DELAYS OR COST INCREASES CAUSED BY THE CLIENT OR OTHERS. THE ARCHITECT'S DESIGN IS SUBJECT TO CHANGE WITHOUT NOTICE. THE ARCHITECT'S DESIGN IS NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE ARCHITECT'S WRITTEN CONSENT. THE ARCHITECT'S DESIGN IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE ARCHITECT'S WRITTEN CONSENT. THE ARCHITECT'S DESIGN IS NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE ARCHITECT'S WRITTEN CONSENT. THE ARCHITECT'S DESIGN IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE ARCHITECT'S WRITTEN CONSENT.

Drawn by: C.S.
 Project No: 1705
 Checked by: SKU
 Revisions:



NOTE: These drawings are preliminary and shall not be used for construction of final bidding unless sealed by the architect above.

THESE DRAWINGS ARE PRELIMINARY AND SHALL NOT BE USED FOR CONSTRUCTION OF FINAL BIDDING UNLESS SEALED BY THE ARCHITECT ABOVE. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE BUILDING AS SHOWN ON THESE DRAWINGS. THE ARCHITECT DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

Drawn by: C.S.
 Project No: 1705
 Checked by: SKU
 Revisions:



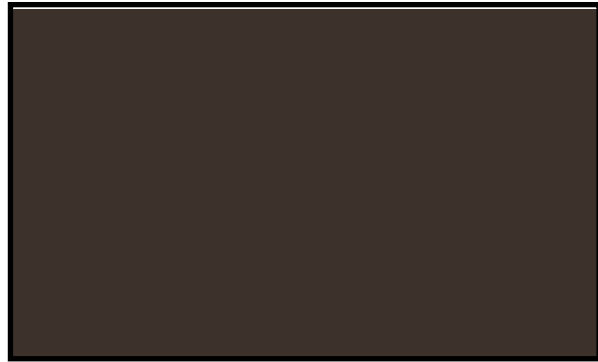
2. Around the base of the building—hard to see in rendering



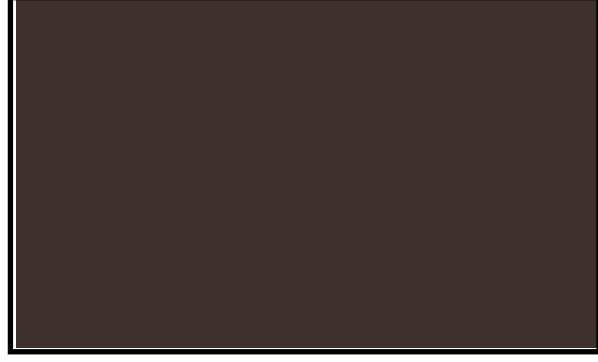
1. 3-coat Stucco—color: Dryvit (finish coat only)
color: Baked Meringue



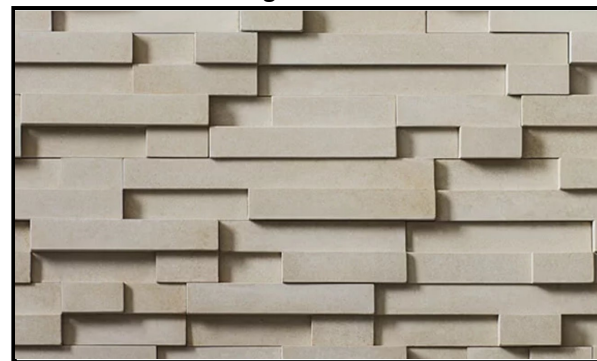
2. Manufactured stone: Boral Pro-Fit Alpine LedgeStone—Color: Chardennay



3. Metal trim:



4. Metal Roofing: MBCI Signature 300 metal roofing, color: Medium Bronze



5. Manufactured stone:



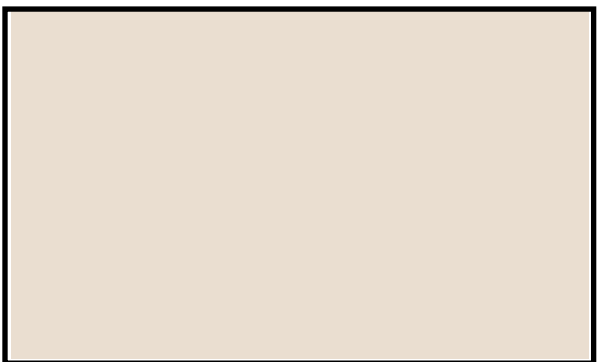
6. Ceramic Tile—"reclaimed wood" look—Daltile Yorkwood Manor YM02 Pecan



7. Metal window/door frames: Bronze finish on aluminum



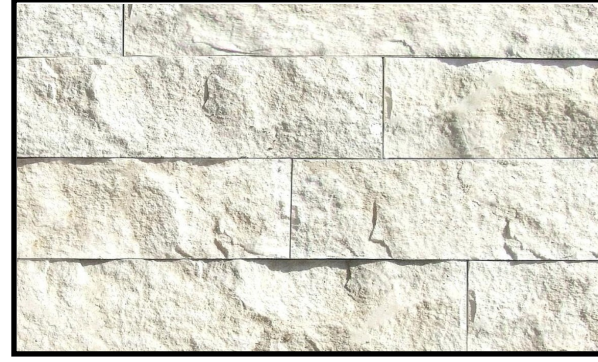
8. Glass: Bronze glass



9. Metal trim (painted to match stucco): Sherwin Willaims Moderate White SW 6140



10. Metal cross and logo: custom made from CorTen steel



11. Natural Stone—Austin Chalk Limestone

- 1. Stucco—color:
 - 2. Manufactured stone:
 - 3. Metal trim: bronze finish
 - 4. Metal roof (exposed): bronze
 - 5. Manufactured stone:
 - 6. Ceramic tile "reclaimed wood" look:
 - 7. Window frames: bronze
 - 8. Glass: bronze tint everywhere (except clear glass at heavily shaded main entrance)
 - 9. Metal trim: (match the stucco) color:
 - 10. Cross and sign: CorTen steel (rust color)
 - 11. Natural Stone—Austin Chalk Limestone (see building elevations)
- Metal roof (where not seen): white

Applicant Info:

Crosspointe Architects

Steve Upham
10924 Grant Road, #112
Houston, TX 77070 281-404-2236
Steve@CrosspointeArchitects.com

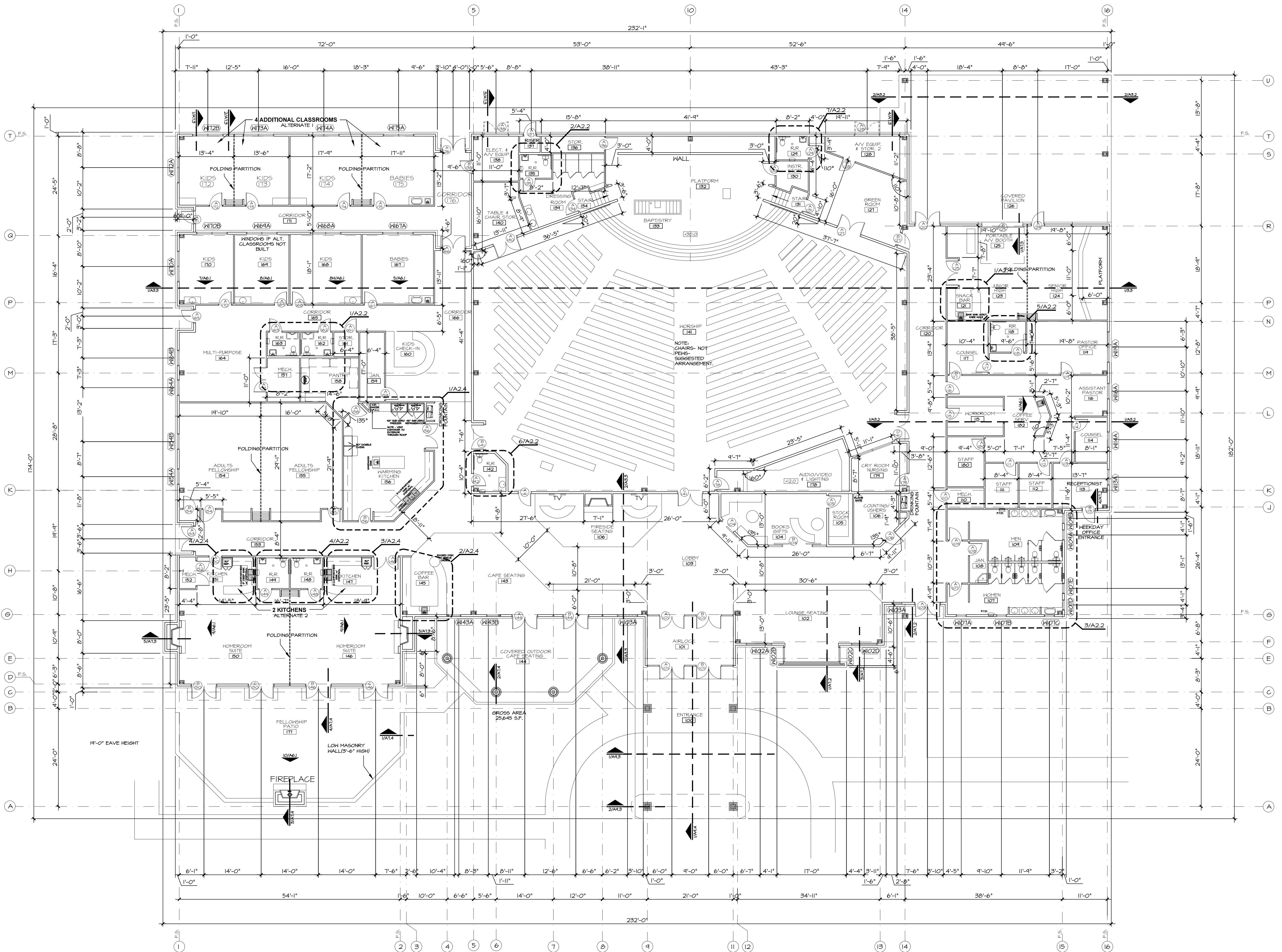
Owner Info:

Rockwall Friendship Baptist Church

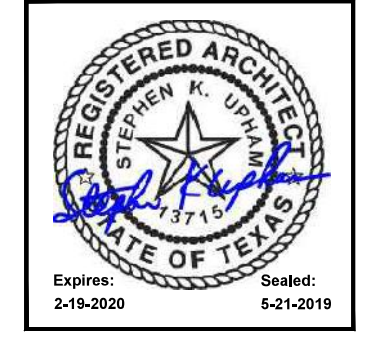
— Pastor Shanon Thomas
5651 State Highway 276
Royse City, TX 75189
972-772-7520
info@rockwallfbc.org

Rockwall Friendship Baptist Church

Case No: _____

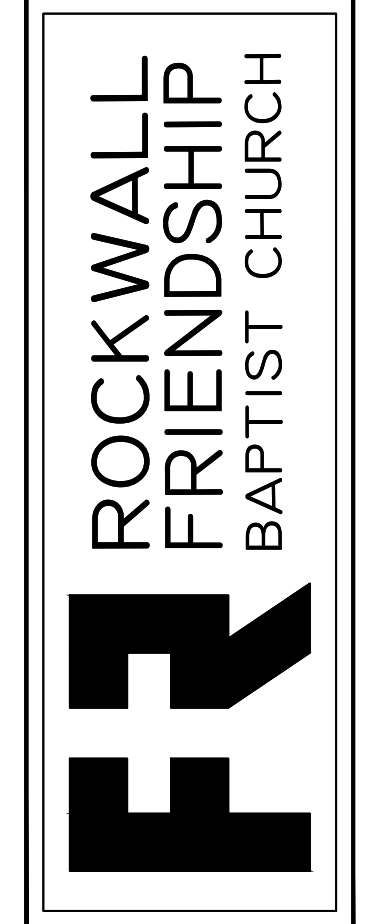


1 FLOOR PLAN
 A2.1 SCALE: 3/32" = 1'-0"



NOTE: These drawings are preliminary and shall not be used for construction or final bidding unless sealed by the architect above.

THIS DOCUMENT IS THE PROPERTY OF CROSSPOINTE CHURCH ARCHITECTS, P.C. (C.A.). 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 C.A. C.A. ACCEPTS NO LIABILITY FOR ANY ERRORS OR OMISSIONS IN THESE DRAWINGS. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



Drawn by: C.S.
 Project No.: 1705
 Checked by: SKU
 Revisions:

Date: 05/14/2019
 Drawing No.:
A2.1



October 2, 2019

ATTN: SHANON THOMAS
ROCKWALL FRIENDSHIP BAPTIST CHURCH
5651 STATE HIGHWAY 276,
Royse City, Tx 75189

RE: SITE PLAN (SP2019-024), Friendship Baptist Church

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 08/13/2019. The following is a record of all recommendations, voting records and conditions of approval:

ARCHITECTURAL REVIEW BOARD (ARB):

On June 25, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations and requested that the applicant provide the following: A parapet wall on all four (4) sides of the building; meet the four (4)-sided architecture requirements; raise the stone wainscot to the top of the windows, to provide an alternative color rendering; and, to provide material samples. The applicant has submitted revised building elevations that appear to be generally conforming. The Architectural Review Board (ARB) will review the revised building elevations and forward a recommendation to the Planning and Zoning Commission at the meeting on August 13, 2019.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's request for approval of a site plan for a house of worship, then staff would propose the following conditions of approval:

(1) 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 August 13, 2019, the Planning and Zoning Commission's motion to approve the site plan 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,

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