



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP 2019-029 P&Z DATE 8/13/2019 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 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. SP2019-0099
NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.
 DIRECTOR OF PLANNING: _____
 CITY ENGINEER: _____

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

Platting Application Fees:
 Master Plat (\$100.00 + \$15.00 Acre)¹
 Preliminary Plat (\$200.00 + \$15.00 Acre)¹
 Final Plat (\$300.00 + \$20.00 Acre)¹
 Replat (\$300.00 + \$20.00 Acre)¹
 Amending or Minor Plat (\$150.00)
 Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:
 Site Plan (\$250.00 + \$20.00 Acre)¹
 Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

Zoning Application Fees:
 Zoning Change (\$200.00 + \$15.00 Acre)¹
 Specific Use Permit (\$200.00 + \$15.00 Acre)¹
 PD Development Plans (\$200.00 + \$15.00 Acre)¹

Other Application Fees:
 Tree Removal (\$75.00)

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

PROPERTY INFORMATION [PLEASE PRINT]

Address 501 S. GOLIAD
 Subdivision _____ Lot _____ Block _____
 General Location SOUTH GOLIAD & STORRS (SOUTHEAST CORNER)

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning RETAIL Current Use RETAIL
 Proposed Zoning _____ Proposed Use _____
 Acreage .41 ACRES 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]

<input type="checkbox"/> Owner	<input checked="" type="checkbox"/> Applicant
Contact Person _____	Contact Person <u>MICHAEL BAUSCH</u>
Address _____	Address <u>4318 ROSSER SQUARE</u> <u>DALLAS TX 75244</u>
City, State & Zip _____	City, State & Zip _____
Phone _____	Phone <u>214 395-7688</u>
E-Mail _____	E-Mail <u>mbausch@flash.net</u>

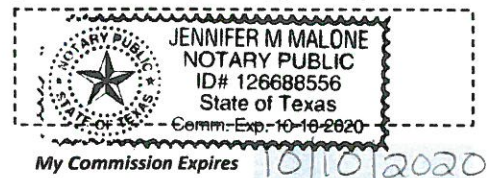
NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 250, to cover the cost of this application, has been paid to the City of Rockwall on this the 12th day of JULY, 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 12 day of July, 2019.

Owner's/Applicant's Signature Michael Bausch
 Notary Public in and for the State of Texas Jennifer Malone





**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: 7/15/2019

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, 07/19/2019. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 7/30/2019 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 7/30/2019 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: SP2019-029

Project Name:

Project Type: SITE PLAN

Applicant Name: MICHAEL BAUSCH

Owner Name: MCCORD, SHANNON

Project Description:



RECEIPT

Project Number: SP2019-029
Job Address: 501 S GOLIAD
ROCKWALL, TX 75087

Receipt Number: B85951

Printed: 7/15/2019 1:56 pm

Fee Description	Account Number	Fee Amount
-----------------	----------------	------------

SITE PLANNING		
---------------	--	--

	01-4280	
--	---------	--

		\$ 250.00
--	--	-----------

Total Fees Paid:

\$ 250.00


Date Paid: 7/15/2019 12:00:00AM

Paid By: C MCCORD PAINTING, INC

Pay Method: CHECK 7235

Received By: LM

0 15 30 60 90 120 Feet

SP2019-029 - 501 S. GOLIAD STREET
SITE PLAN - LOCATION MAP = 

LAKE MEADOWS

DT

STORRS

GOLIAD

GOLIAD

GR

KENWAY

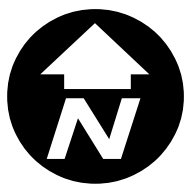
SF-7



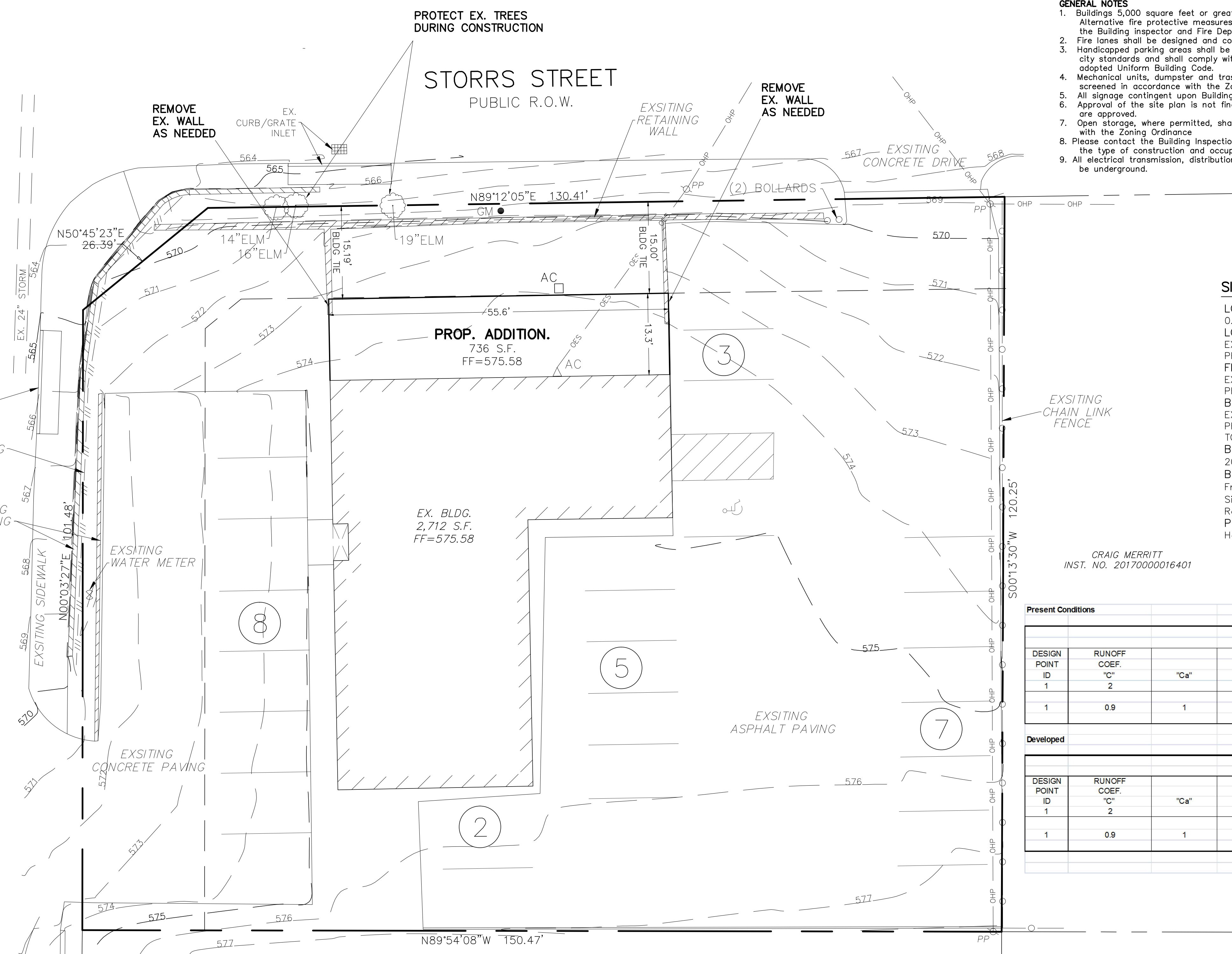
City of Rockwall

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.



S. GOLIAD STREET
VARIABLE WIDTH R.O.W.



PROTECT EX. TREES
DURING CONSTRUCTION

STORRS STREET
PUBLIC R.O.W.

REMOVE
EX. WALL
AS NEEDED

REMOVE
EX. WALL
AS NEEDED

EXISTING
RETAINING
WALL

EXISTING
CONCRETE DRIVE

SITE DATA:

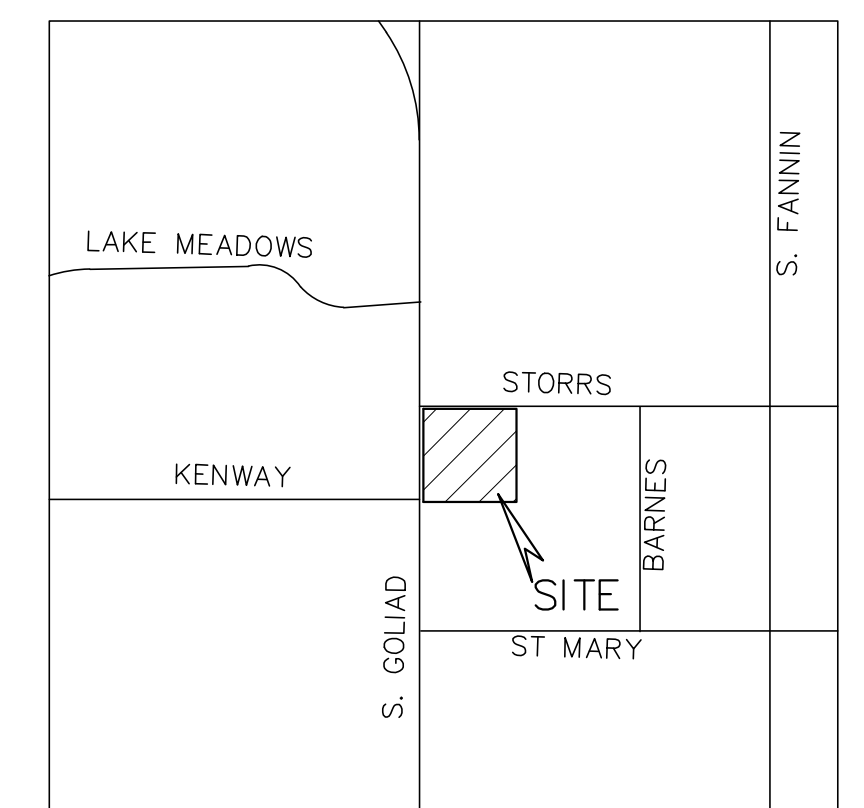
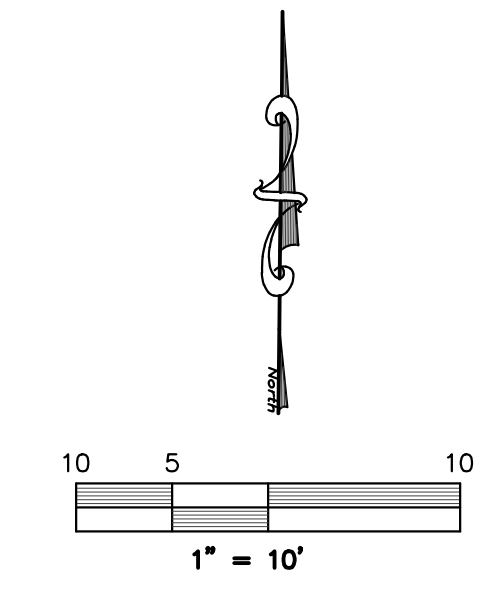
LOT AREA:
0.41 Acres, 17,769 sq. ft.
LOT COVERAGE:
EX 15.3%
PROP 19.4%
FLOOR TO AREA RATIO:
EX 6.55:1
PROP 5.15:1
BUILDING AREA:
EXISTING: 2,712 SQ.FT.
PROPOSED: 736 SQ.FT.
TOTAL: 3,448 SQ.FT.
BUILDING HEIGHT:
20' max
BUILDING SETBACKS:
Front = 20'
Side Street = 15'
Rear & Side = none
PROPOSED USE:
Hair Salon & Spa

IMPERVIOUS AREA
(including buildings):
31,131 sq.ft.
ZONING:
R-RETAIL
PARKING:
Required:
1 space/250 (3448/250) = 14
Handicapped = 1
Provided:
Standard = 24
Handicapped = 1
Total Provided = 25
LANDSCAPE AREA:
Required: 2,665 sq.ft. (15%)
Provided: 2,733 sq.ft. (15.38%)
FIRE SPRINKLER:
NO
* THERE ARE EX BUILDINGS ON THIS SITE

LEGEND

- = PROPERTY LINE
- EX. W- = EX. WATER LINE
- EX. SS- = EX. SANITARY SEWER LINE
- (S) = EX. SS MANHOLE
- (WV) = EX. WATER VALVE
- (PP) = EX. POWER POLE
- (TB) = EX. TELEPHONE BOX
- (SM) = EX. STORM MANHOLE
- (FH) = EX. FIRE HYDRANT
- (FHD) = PROPOSED FIRE HYDRANT
- EXIST. or EX. = EXISTING
- ESMNT. = EASEMENT
- LS = LANDSCAPE
- BC = BACK OF CURB
- B-B = BACK OF CURB TO BACK OF CURB

- GENERAL NOTES**
- Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building Inspector and Fire Department.
 - Fire lanes shall be designed and constructed per city standards.
 - Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
 - Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance.
 - All signage contingent upon Building Inspection Department.
 - Approval of the site plan is not final until all engineering plans are approved.
 - Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 - Please contact the Building Inspection Department to determine the type of construction and occupancy group.
 - All electrical transmission, distribution and service lines must be underground.



LOCATION MAP
(NOT TO SCALE)

CRAIG MERRITT
INST. NO. 20170000016401

DRAINAGE AREA CALCULATIONS										
DESIGN POINT ID	RUNOFF COEF.	AREA "A" Acres	TOTAL "CA"	Time of Concentration (Mn.)	Intensity 110yr in/hr	Discharge Q 10yr cfs	Intensity 1100yr in/hr	Discharge Q 100yr cfs	Comments	
1	0.9	1	0.410	0.37	15.00	6.42	2.37	7.52	2.77	to existing storm inlets
Net Increase									0.48	

- NOTES:**
- ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 4th EDITION.
 - ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
 - ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

**** NOTICE TO CONTRACTORS ****

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

WARNING:

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

NOTE:

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

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF ACCURACY OF DESIGN.

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



CASE #:

SITE PLAN

THE JOUR SALON & SPA ADDITION

501 S. GOLIAD ST
Tract of land situated in the
N.M. BALLARD SURVEY, Abstract 48
0.41 ACRES
City of Rockwall, Rockwall County, Texas

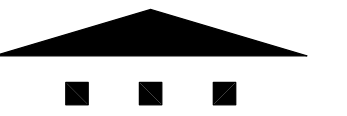
owner:
SHANNON RIDDEL
972-979-0866
Shannon@tititipsboutique.com

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

© 2019 Monk Consulting Engineers, Inc., All Rights Reserved

PROJECT NO.: 2019-09 REG. NO.: F-2567

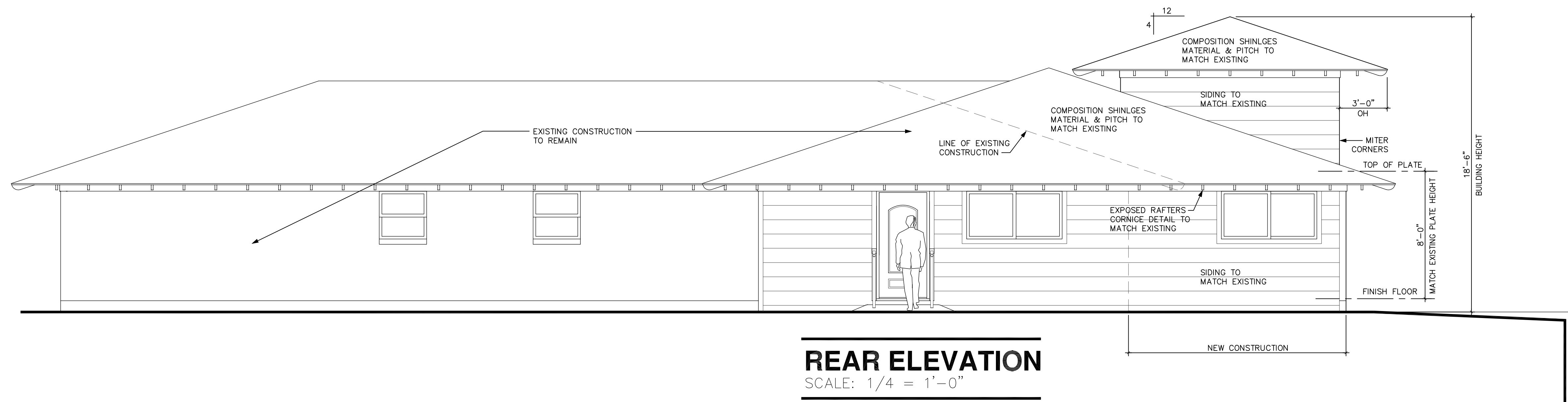
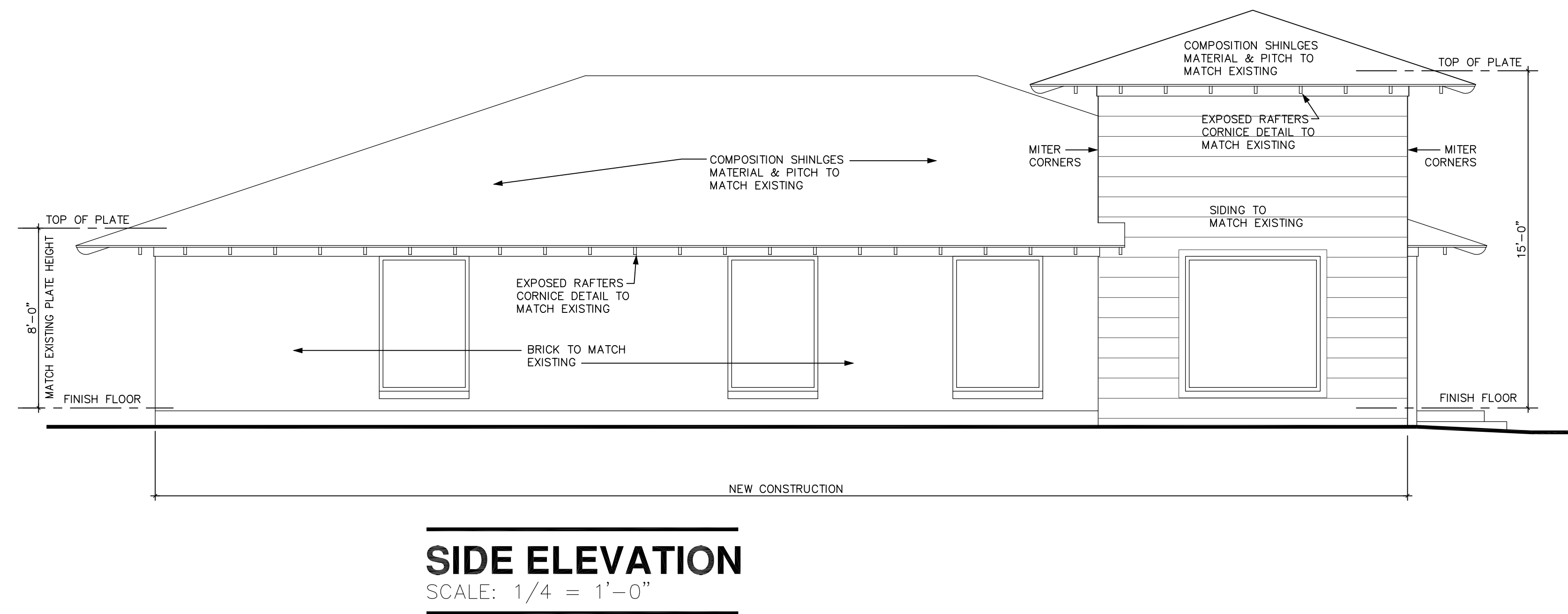
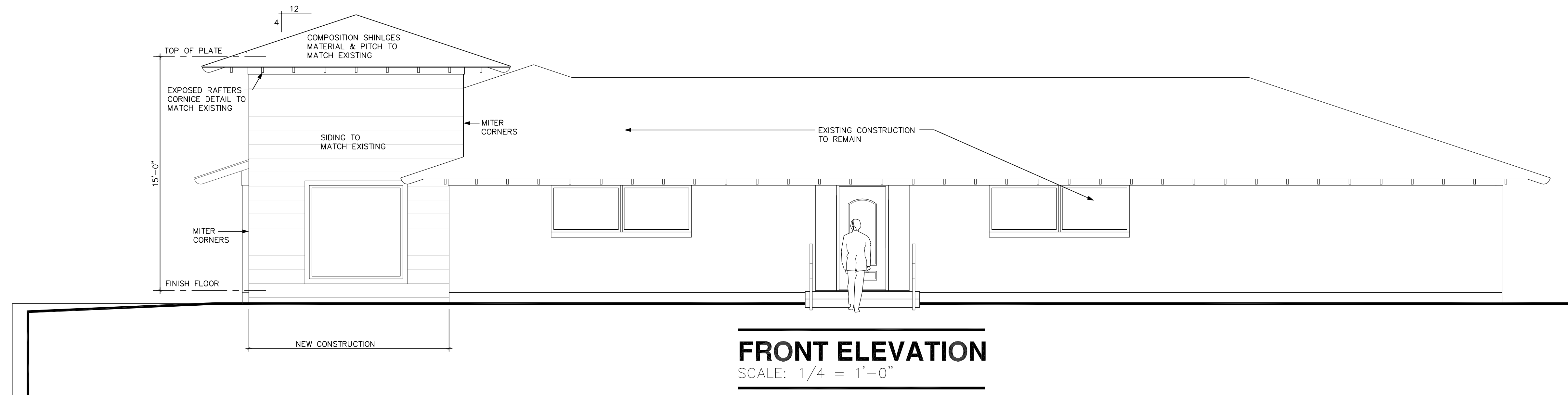
date: 7/9/19 scale: 1"=10' sheet: C101



MICHAEL BAUSCH
ARCHITECTS

4318 ROSSER SQUARE
DALLAS, TEXAS 75244

214.395.7688



AN ADDITION & RENOVATIONS TO THE JOUR SALON & SPA

501 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
Tract of land situated in the
N. M. BALLARD SURVEY
ABSTRACT 48

CASE #:

BUILDING ELEVATIONS

**THE JOUR SALON & SPA
ADDITION**

501 S. GOLIAD ST
Tract of land situated in the
N.M. BALLARD SURVEY, Abstract 48
0.41 ACRES
City of Rockwall, Rockwall County, Texas

owner:
SHANNON RIDDEL
972.979.0866
Shannon@littletipsyboutique.com

prepared by
MICHAEL BAUSCH ARCHITECT
4318 Rosser Square, Dallas, Texas 75244
214.395.7688

date: 7/10/19 scale: 1/4"=1'-0" sheet: A101

City of Rockwall
Project Plan Review History



Project Number SP2019-029	Owner MCCORD, SHANNON	Applied 7/12/2019 LM
Project Name 501 S. Goliad Street	Applicant MICHAEL BAUSCH	Approved
Type SITE PLAN		Closed
Subtype		Expired
Status P&Z HEARING		Status 7/26/2019 DG

Site Address 501 S GOLIAD	City, State Zip ROCKWALL, TX 75087	Zoning
-------------------------------------	--	---------------

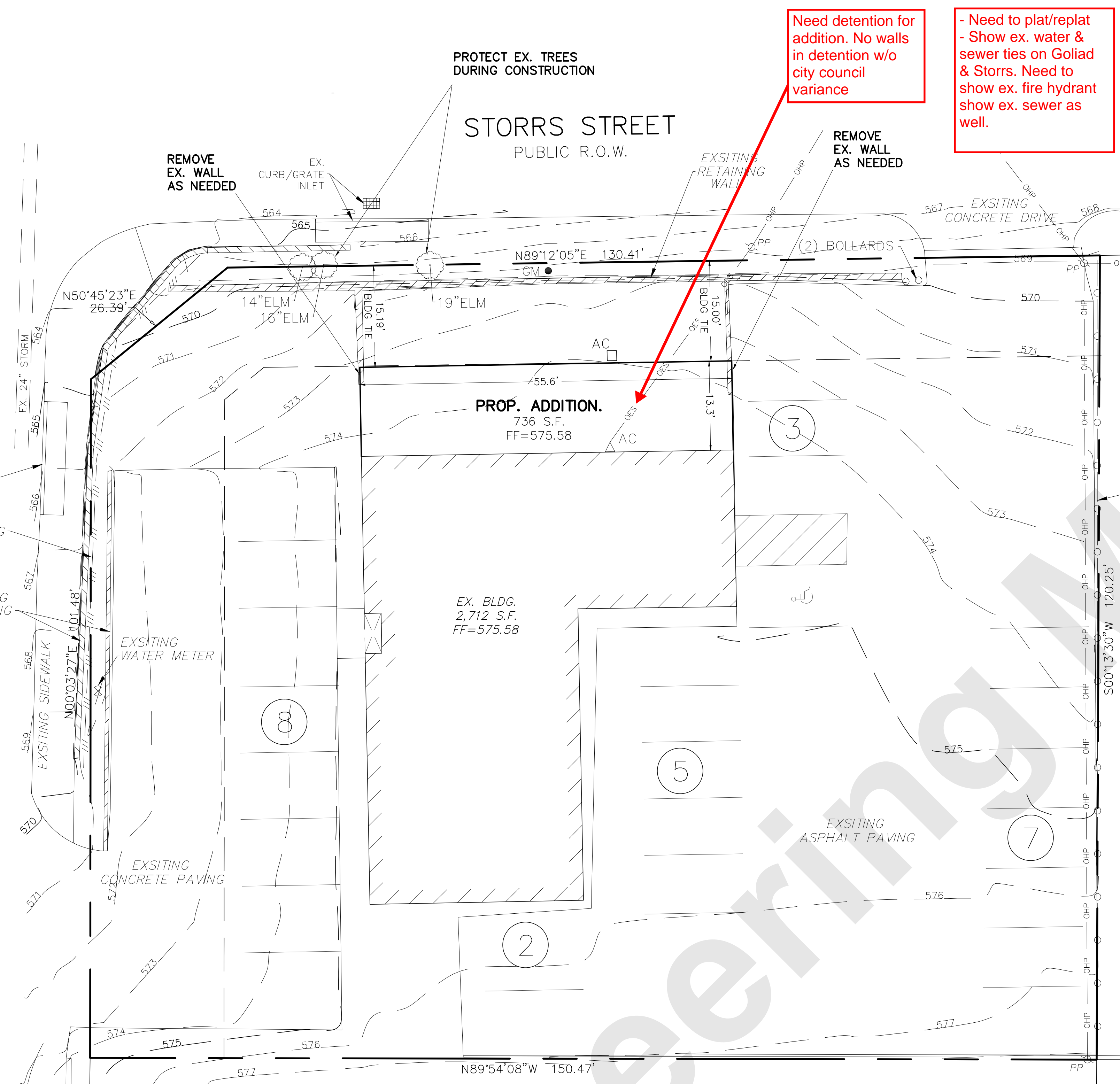
Subdivision CARABAJAL	Tract C	Block 117	Lot No C	Parcel No 3140-0117-000C-00-OR	General Plan
---------------------------------	-------------------	---------------------	--------------------	--	---------------------

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	7/12/2019	7/19/2019	7/15/2019	3	APPROVED	
ENGINEERING	Sarah Hager	7/12/2019	7/19/2019	7/25/2019	13	COMMENTS	(7/25/2019 1:57 PM SH) - Need to have detention for the additional impervious area. - No walls are allowed in detention without a City Council variance. - Need to plat/replat - Show ex. water & sewer ties on Goliad & Storrs. Need to show ex. fire hydrant show ex. sewer as well.
FIRE	Ariana Hargrove	7/12/2019	7/19/2019	7/18/2019	6	COMMENTS	(7/18/2019 4:36 PM AA) Fire hydrant coverage is required for the new construction. Existing fire hydrants to be considered for the use shall be indicated on the plans.
GIS	Lance Singleton	7/12/2019	7/19/2019	7/16/2019	4	APPROVED	
PLANNING	David Gonzales	7/12/2019	7/19/2019	7/23/2019	11	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>Discuss and consider a request by Michael Bausch on behalf of the owner for the approval of a site plan for an addition to an existing General Personal Service business (i.e. Jour Salon and Spa) on a 4.211-acre tract of land identified as Lot C, Block 117, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 501 S. Goliad Street, and take any action necessary.</p> <p>PLANNING AND ZONING 1ST ROUND STAFF COMMENTS(07.23.2019):</p> <p>The following staff comments are to be addressed and resubmitted no later than Tuesday August 6, 2019. Please provide two (2) large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:</p> <p>** Planning Department General Comments & Requirements to address/acknowledge:</p> <ol style="list-style-type: none"> 1. Adherence to the Unified Development Code (UDC), Planning, Building Inspections, Engineering and Fire Department standards shall be required 2. Submittal and approval of a Civil Engineering Plans, and Final Plat prior to issuance of a Certificate of Occupancy(CO). 3. Label all revised site plan documents with "Case No. SP2019-029" at the lower right corner of each plan. <p>EXCEPTIONS FOR THE PLANNING AND ZONING COMMISSION TO CONSIDER:</p> <ol style="list-style-type: none"> 1. To allow for allow for not meeting the minimum 20% stone requirement for all facades 2. To allow for not meeting the horizontal articulation standards 3. To allow for the rear elevation to exceed 50% cementitious lap siding (? need exterior materials calculations for determination?). <p>** Please address the following Planning Comments for each plan and resubmit revised plans by date requested for a subsequent/final review by staff:</p> <p>Site Plan:</p> <ol style="list-style-type: none"> 1. Provide a minimum of one (1), three (3)-inch canopy tree for each 50-ft linear feet of frontage (i.e. two trees minimum). 2. Correct Site Data Table as follows <ol style="list-style-type: none"> a. Front setback = 15-feet (this is a double frontage lot). b. Side setback = 10-feet c. Zoning - General Retail (GR) District Building Elevations: <ol style="list-style-type: none"> 1. See all exception being requested based on submittal at top of report 2. Requires a recommendation from the Architectural Review Board (ARB) to the Planning and Zoning Commission for approval 3. Provide exterior material calculations (i.e. brick, stone, lap siding). 4. What is the existing lap siding material? What materials are being used for the lap siding? A cementitious fiber board is required for all lap siding being used 5. A minimum 20% stone is required on all building facades. <p>** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan 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.</p> <p>Meeting Dates to Attend</p> <p>Architectural Review Board - July 30, 2019 (5:00 p.m.) [ARB to provide comments]</p>						

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Planning - Work Session: July 30, 2019 (6:00p.m.) [Applicant to present/discuss project]						
Architectural Review Board- August 13, 2019 (5:00 p.m.) [ARB to provide recommendation]						
Planning - Action: August 13, 2019 (6:00p.m.) [P&Z to take action(i.e. approve, approve with conditions, deny)]						
Police Department	David Gonzales	7/22/2019	7/29/2019	7/22/2019	COMMENTS	See comments
(7/22/2019 10:48 AM DG)						
Comments provided by Captain Ed Fowler - Rockwall Police Department.						
SP2019-029 501 South Goliad Street						
Considerations for New Construction Component:						
<ul style="list-style-type: none"> • Placing shrubs that provide area denial capability (e.g. thorns) and are natural to the area under windows on the left side (North) and window on the far left window on the front side (West) of the building. • Alarms: Glass break sensors on all windows, door alarms and alarm on safe room and safe if applicable. Interior motion sensors for alarm system. • Ground wash lighting placed along the exterior of the building for aesthetics and lighting on all sides of the building to eliminate shadows, hiding spots and to illuminate exterior windows (potential entry points). In addition, exterior lights placed on the eaves at the center of building could be moved to the ends of the building. This along with the ground wash lighting would provide appropriate lighting coverage. Lighting should comply with City of Rockwall Code. • Parking lot lighting should be considered if clients/employees will be working late. • Window Tint/Laminate • Tree and bush standards appear to be within specifications. • Install cameras on corners and interior of building along with all doors being equipped with alarms, the interior equipped with proximity alarms and glass break sensors on the windows. • Consider a panic alarm system for employees who may be working late and/or are alone at the business. 						
Disclaimer: No CPTED recommendations can positively ensure or guarantee a crime-free environment.						

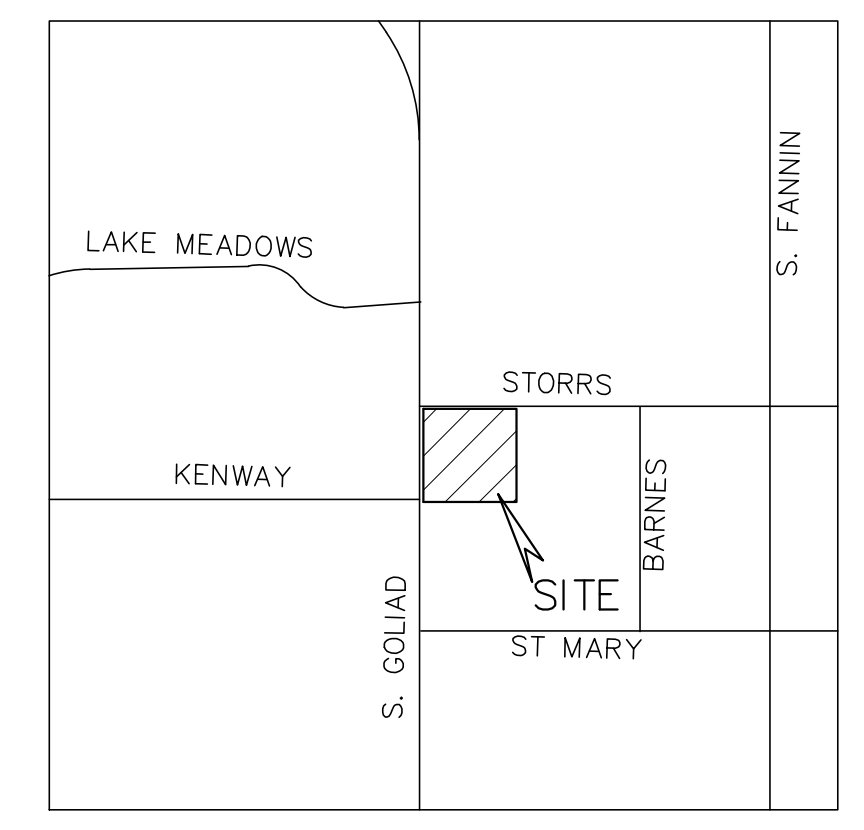
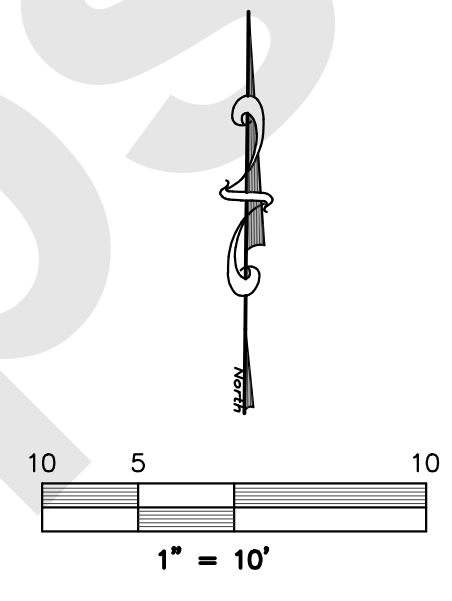
S. GOLIAD STREET
VARIABLE WIDTH R.O.W.



Need detention for addition. No walls in detention w/o city council variance

- Need to plat/replat - Show ex. water & sewer ties on Goliad & Storrs. Need to show ex. fire hydrant show ex. sewer as well.

- GENERAL NOTES**
- Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building Inspector and Fire Department.
 - Fire lanes shall be designed and constructed per city standards.
 - Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
 - Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance.
 - All signage contingent upon Building Inspection Department approval.
 - Approval of the site plan is not final until all engineering plans are approved.
 - Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 - Please contact the Building Inspection Department to determine the type of construction and occupancy group.
 - All electrical transmission, distribution and service lines must be underground.



SITE DATA:

LOT AREA:
0.41 Acres, 17,769 sq. ft.

LOT COVERAGE:
EX 15.3%
PROP 19.4%

FLOOR TO AREA RATIO:
EX 6.55:1
PROP 5.15:1

BUILDING AREA:
EXISTING: 2,712 SQ.FT.
PROPOSED: 736 SQ.FT.
TOTAL: 3,448 SQ.FT.

BUILDING HEIGHT:
20' max

BUILDING SETBACKS:
Front = 20'
Side Street = 15'
Rear & Side = none

PROPOSED USE:
Hair Salon & Spa

IMPERVIOUS AREA (including buildings):
31,131 sq.ft.

ZONING:
R-RETAIL

PARKING:
Required:
1 space/250 (3448/250) = 14
Handicapped = 1
Provided:
Standard = 24
Handicapped = 1
Total Provided = 25

LANDSCAPE AREA:
Required: 2,665 sq.ft. (15%)
Provided: 2,733 sq.ft. (15.38%)

FIRE SPRINKLER:
NO

* THERE ARE EX BUILDINGS ON THIS SITE

LEGEND

- = PROPERTY LINE
- EX. W- = EX. WATER LINE
- EX. SS- = EX. SANITARY SEWER LINE
- (S) = EX. SS MANHOLE
- (W) = EX. WATER VALVE
- (PP) = EX. POWER POLE
- (T) = EX. TELEPHONE BOX
- (M) = EX. STORM MANHOLE
- (FH) = EX. FIRE HYDRANT
- (FH) = PROPOSED FIRE HYDRANT
- EXIST. or EX. = EXISTING
- ESMNT. = EASEMENT
- LS = LANDSCAPE
- BC = BACK OF CURB
- B-B = BACK OF CURB TO BACK OF CURB

CRAIG MERRITT
INST. NO. 20170000016401

DRAINAGE AREA CALCULATIONS										
DESIGN POINT ID	RUNOFF COEF.	AREA "A" Acres	TOTAL "CA"	Time of Concentration (Mn.)	Intensity 110yr in/hr	Discharge Q 10yr cfs	Intensity 1100yr in/hr	Discharge Q 100yr cfs	Comments	
1	0.9	1	0.410	0.37	15.00	6.42	2.37	7.52	2.77	to existing storm inlets
Net Increase									0.48	

- NOTES:**
- ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 4th EDITION.
 - ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
 - ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

C. STEPHEN BAXTER & SHAWN RENAE BAXTER
INST. NO. 20190000003588

**** NOTICE TO CONTRACTORS ****

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

WARNING:

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

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF ACCURACY OF DESIGN.

NOTE:

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

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



CASE #:

SITE PLAN

THE JOUR SALON & SPA ADDITION

501 S. GOLIAD ST
Tract of land situated in the
N.M. BALLARD SURVEY, Abstract 48
0.41 ACRES
City of Rockwall, Rockwall County, Texas

owner:
SHANNON RIDDEL
972-979-0866
Shannon@titletipsboutique.com


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

© 2019 Monk Consulting Engineers, Inc., All Rights Reserved

PROJECT NO.: 2019-09 REG. NO.: F-2567

date: 7/9/19 scale: 1"=10' sheet: C101

0 15 30 60 90 120 Feet

SP2019-029 - 501 S. GOLIAD STREET
SITE PLAN - LOCATION MAP = 

LAKE MEADOWS

DT

STORRS

GOLIAD

GOLIAD

GR

KENWAY

SF-7



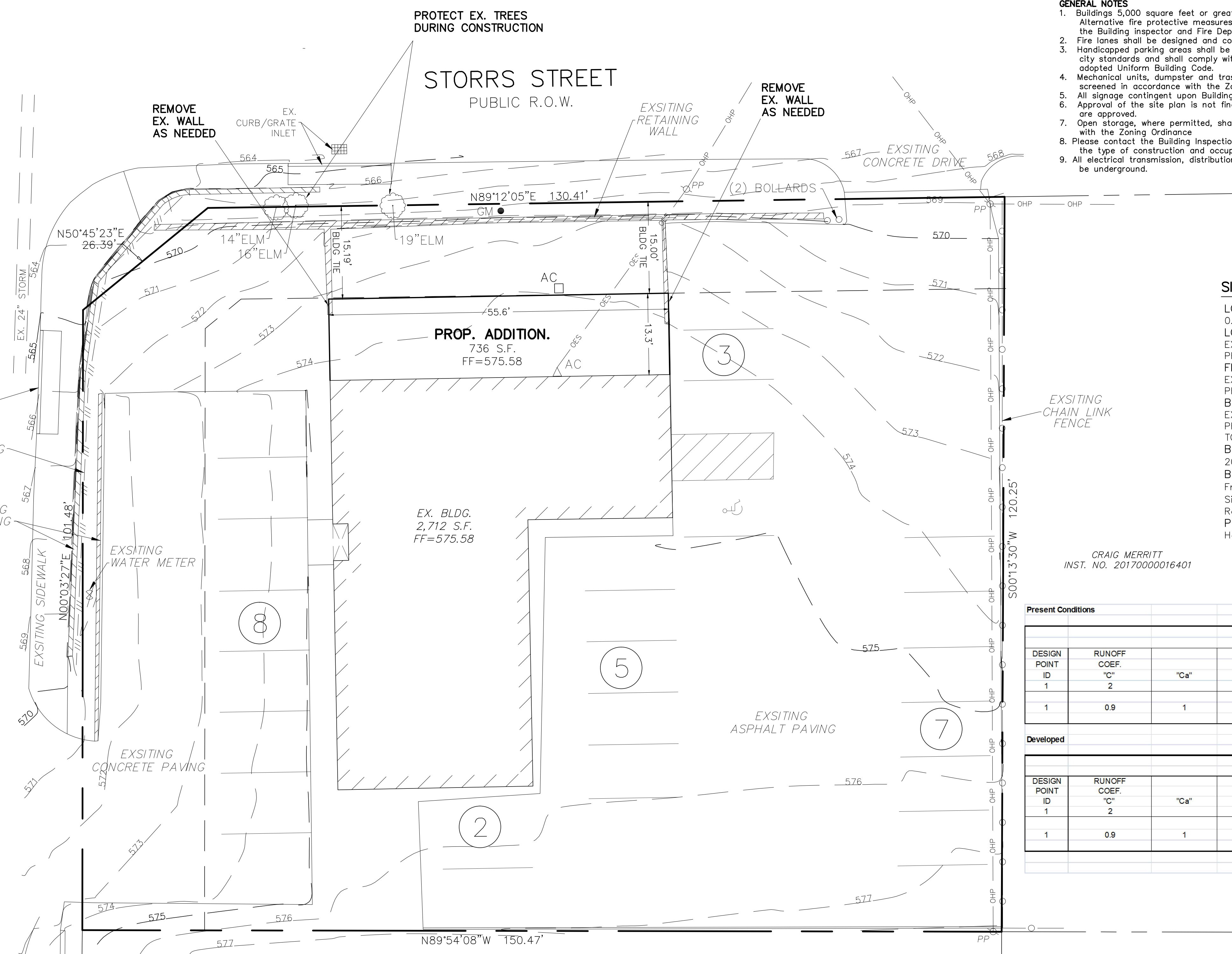
City of Rockwall

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.



S. GOLIAD STREET
VARIABLE WIDTH R.O.W.



PROTECT EX. TREES
DURING CONSTRUCTION

STORRS STREET
PUBLIC R.O.W.

REMOVE
EX. WALL
AS NEEDED

REMOVE
EX. WALL
AS NEEDED

SITE DATA:

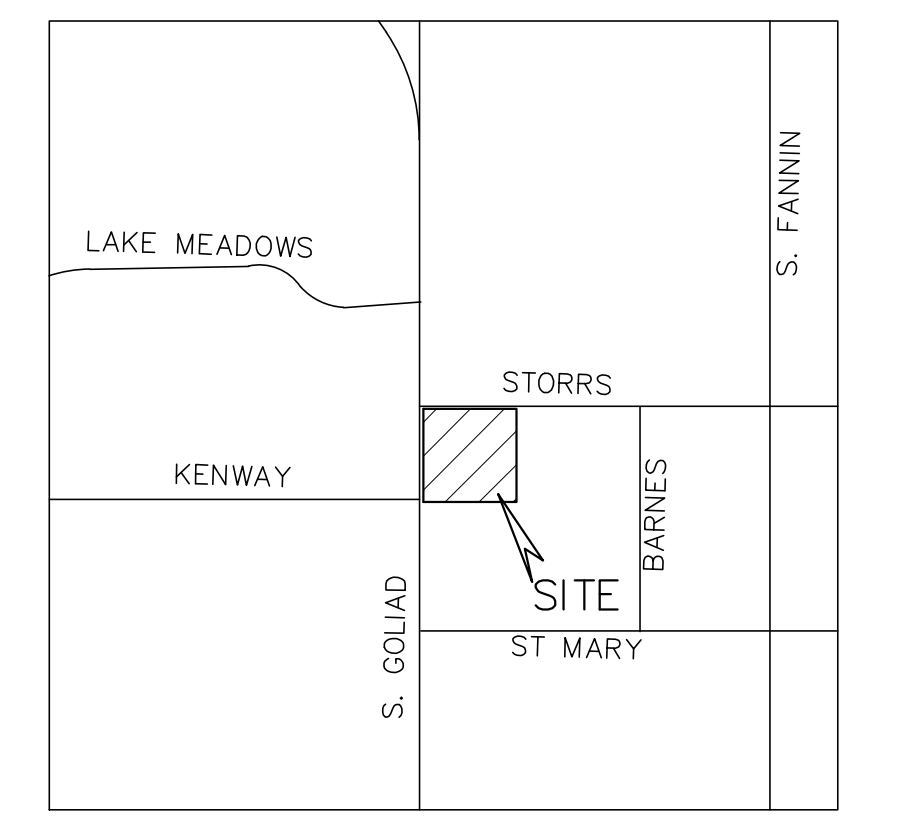
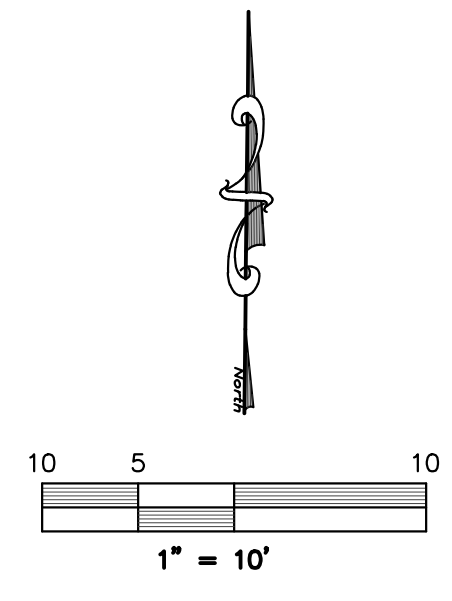
LOT AREA:
0.41 Acres, 17,769 sq. ft.
LOT COVERAGE:
EX 15.3%
PROP 19.4%
FLOOR TO AREA RATIO:
EX 6.55:1
PROP 5.15:1
BUILDING AREA:
EXISTING: 2,712 SQ.FT.
PROPOSED: 736 SQ.FT.
TOTAL: 3,448 SQ.FT.
BUILDING HEIGHT:
20' max
BUILDING SETBACKS:
Front = 20'
Side Street = 15'
Rear & Side = none
PROPOSED USE:
Hair Salon & Spa

IMPERVIOUS AREA
(including buildings):
31,131 sq.ft.
ZONING:
R-RETAIL
PARKING:
Required:
1 space/250 (3448/250) = 14
Handicapped = 1
Provided:
Standard = 24
Handicapped = 1
Total Provided = 25
LANDSCAPE AREA:
Required: 2,665 sq.ft. (15%)
Provided: 2,733 sq.ft. (15.38%)
FIRE SPRINKLER:
NO
* THERE ARE EX BUILDINGS ON THIS SITE

LEGEND

- = PROPERTY LINE
- EX. W- = EX. WATER LINE
- EX. SS- = EX. SANITARY SEWER LINE
- (S) = EX. SS MANHOLE
- (WV) = EX. WATER VALVE
- (PP) = EX. POWER POLE
- (TB) = EX. TELEPHONE BOX
- (SM) = EX. STORM MANHOLE
- (FH) = EX. FIRE HYDRANT
- (FHD) = PROPOSED FIRE HYDRANT
- EXIST. or EX. = EXISTING
- ESMNT. = EASEMENT
- LS = LANDSCAPE
- BC = BACK OF CURB
- B-B = BACK OF CURB TO BACK OF CURB

- GENERAL NOTES**
- Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building Inspector and Fire Department.
 - Fire lanes shall be designed and constructed per city standards.
 - Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
 - Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance.
 - All signage contingent upon Building Inspection Department approval.
 - Approval of the site plan is not final until all engineering plans are approved.
 - Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 - Please contact the Building Inspection Department to determine the type of construction and occupancy group.
 - All electrical transmission, distribution and service lines must be underground.



LOCATION MAP
(NOT TO SCALE)

CRAIG MERRITT
INST. NO. 20170000016401

Present Conditions

DRAINAGE AREA CALCULATIONS										
DESIGN POINT ID	RUNOFF COEF.	AREA "A" Acres	TOTAL "CA"	Time of Concentration (Mn.)	Intensity 110yr in/hr	Discharge Q 10yr cfs	Intensity 1100yr in/hr	Discharge Q 100yr cfs	Comments	
1	0.9	1	0.410	0.37	15.00	6.42	2.37	7.52	2.77	to existing storm inlets

Developed

DRAINAGE AREA CALCULATIONS										
DESIGN POINT ID	RUNOFF COEF.	AREA "A" Acres	TOTAL "CA"	Time of Concentration (Mn.)	Intensity 110yr in/hr	Discharge Q 10yr cfs	Intensity 1100yr in/hr	Discharge Q 100yr cfs	Comments	
1	0.9	1	0.41	0.37	10.00	6.42	2.37	8.82	3.25	to existing storm inlets
								Net Increase	0.48	

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



- NOTES:**
- ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 4th EDITION.
 - ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
 - ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

LOT 1, BLOCK A
CARABAJAL ADDITION
VOL. G, PG. 116

C. STEPHEN BAXTER &
SHAWN RENAE BAXTER
INST. NO. 20190000003588

**** NOTICE TO CONTRACTORS ****

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

WARNING:

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

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF ACCURACY OF DESIGN.

NOTE:

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

CASE #:

SITE PLAN

THE JOUR SALON & SPA ADDITION

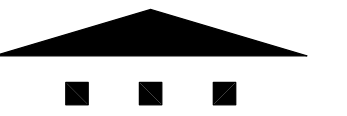
501 S. GOLIAD ST
Tract of land situated in the
N.M. BALLARD SURVEY, Abstract 48
0.41 ACRES
City of Rockwall, Rockwall County, Texas

owner:
SHANNON RIDDEL
972-979-0866
Shannon@tititipsboutique.com

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

© 2019 Monk Consulting Engineers, Inc., All Rights Reserved
PROJECT NO.: 2019-09 REG. NO.: F-2567

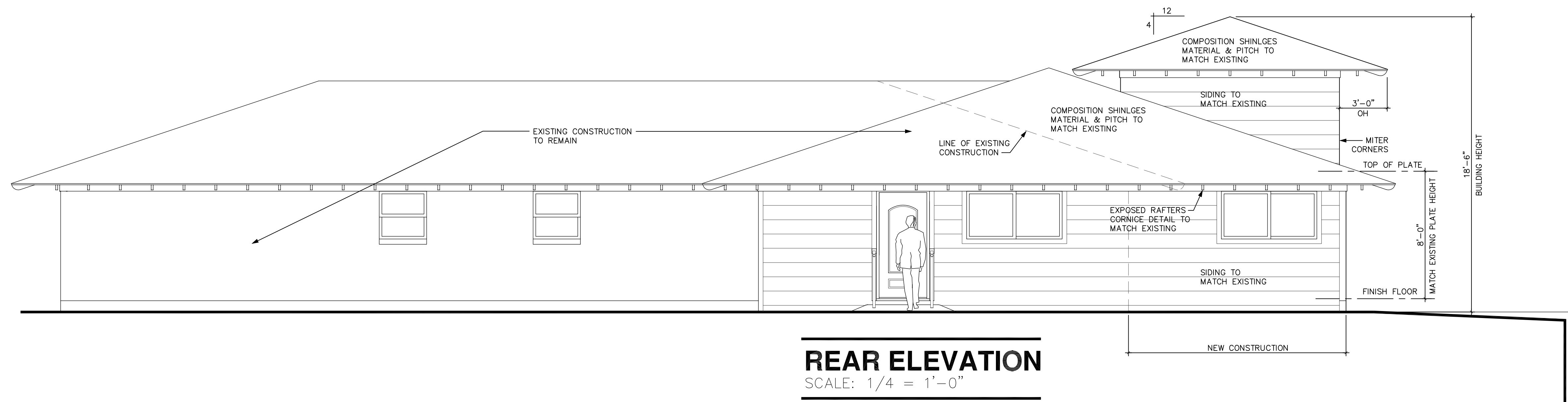
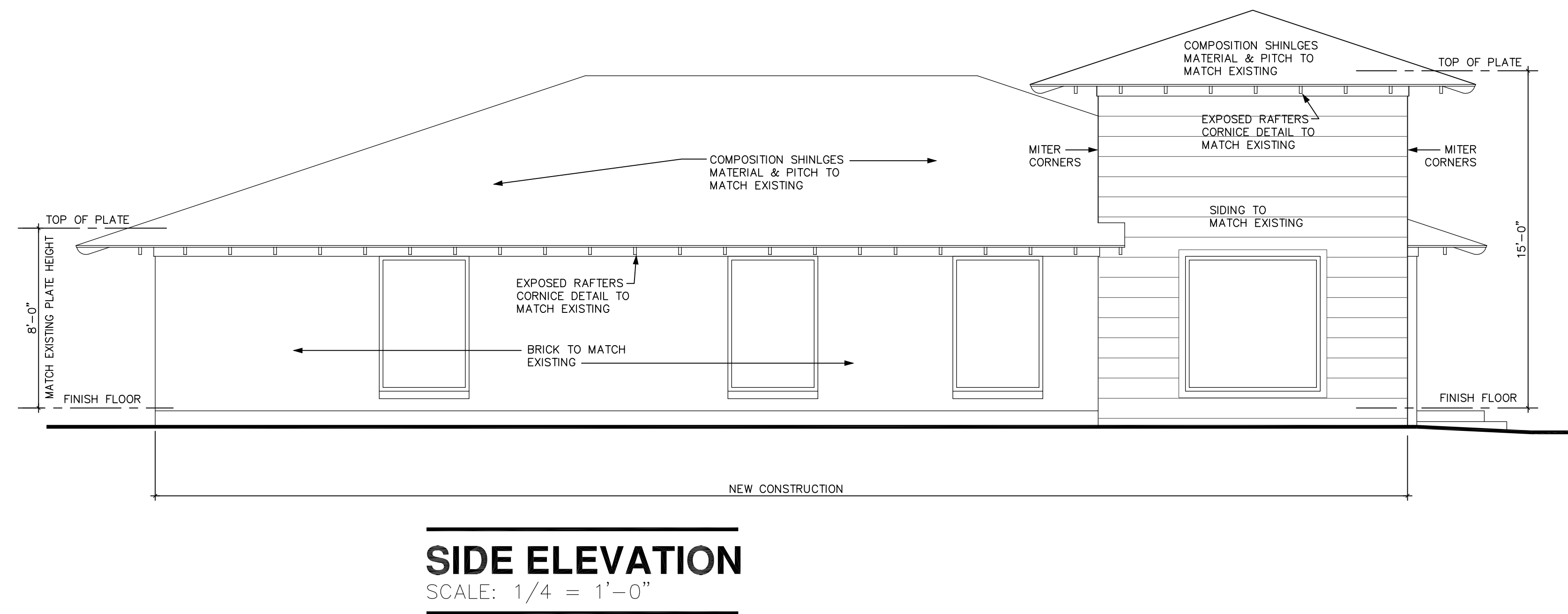
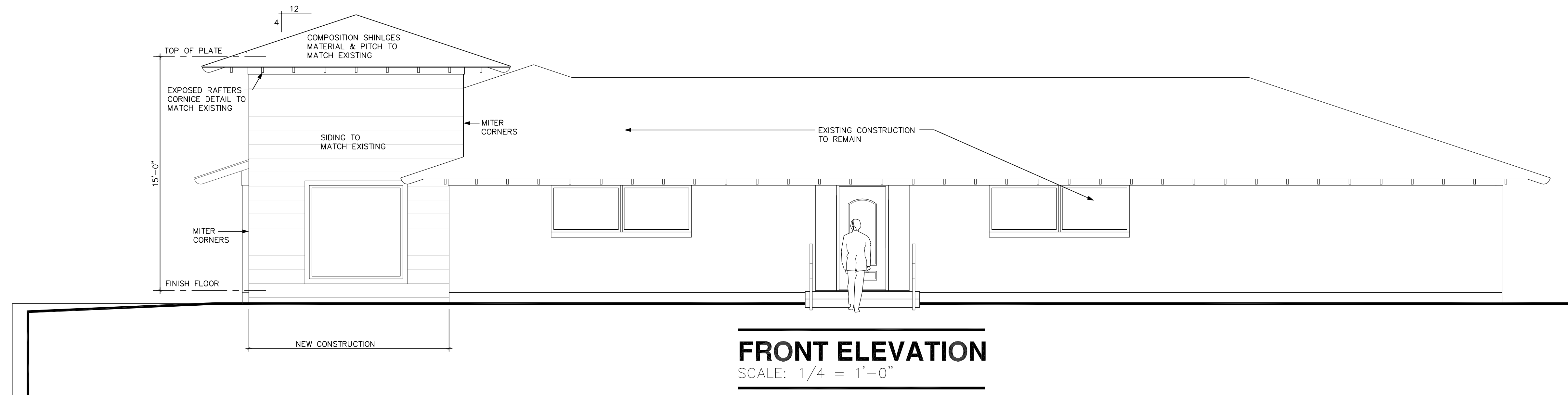
date: 7/9/19 scale: 1"=10' sheet: C101



MICHAEL BAUSCH
ARCHITECTS

4318 ROSSER SQUARE
DALLAS, TEXAS 75244

214.395.7688



AN ADDITION & RENOVATIONS TO THE JOUR SALON & SPA

501 S. GOLIAD STREET
ROCKWALL, TEXAS 75087

Tract of land situated in the
N. M. BALLARD SURVEY
ABSTRACT 48

CASE #:

BUILDING ELEVATIONS

**THE JOUR SALON & SPA
ADDITION**

501 S. GOLIAD ST
Tract of land situated in the
N.M. BALLARD SURVEY, Abstract 48
0.41 ACRES
City of Rockwall, Rockwall County, Texas

owner:
SHANNON RIDDEL
972.979.0866
Shannon@littletipsyboutique.com

prepared by
MICHAEL BAUSCH ARCHITECT
4318 Rosser Square, Dallas, Texas 75244
214.395.7688

date: 7/10/19 scale: 1/4"=1'-0" sheet: A101



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


TO: Planning and Zoning Commission
FROM: Michael Bausch
DATE: August 13, 2019
SUBJECT: SP2019-029; *Site Plan for Jour Salon & Spa Expansion*

On July 12, 2019, the applicant -- *Michael Bausch of Michael Bausch Architects* -- submitted an application requesting approval of a site plan for the purpose of expanding an existing personal service business [*i.e. Jour Salon & Spa*]. The subject property is zoned General Retail (GR) District and is addressed as 501 S. Goliad Street. The proposed 736 SF expansion will be located on the northern portion of the structure, which is visible from the right-of-way (*i.e. Storrs Street & S. Goliad Street*). This will require a recommendation from the Architectural Review Board (ARB) forwarded to the Planning and Zoning Commission. Additionally, the applicant requires approval by the Planning and Zoning Commission for exceptions to the Unified Development Code (UDC) for increasing the amount of cementitious material on the structure and exceeding the cementitious material requirements by one (1) percent on the rear façade.

According to the Rockwall Central Appraisal District (RCAD) records, the existing structure is 2,712 SF and was constructed in 1990. The proposed expansion will increase the total square footage of the existing structure to 3,448 SF (*i.e. an increase of 736 SF*). The exterior of the building consists primarily of brick on all four (4) sides with a non-cementitious lap siding cladding the rear façade. The applicant is proposing to match the appearance of the existing structure using the same colors and similar materials. Based on the applicant's scope of work the facility is required to meet the standards for materials as stipulated in the Unified Development Code (UDC). This means that the lap siding is required to be a cementitious material not in excess of 50% of any exterior facade. The applicant has indicated to staff that the construction of the addition will use a cementitious lap siding; however, due to the location of the proposed addition it is difficult for them to reduce the amount of cementitious lap siding on the rear due to the established aesthetic of the building. On July 30, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations and passed a motion to recommend approval of the building elevations and exception by a vote of 6-1 with Board Member Mitchell dissenting. Additionally, the ARB's motion included a condition requiring the applicant provide a plan view indicating the "jog" between the new tower element and the existing structure. The purpose of this is to indicate whether or not the addition would be flush with the existing façade. The applicant's building elevations provide the requested plan view and show conformance to the ARB's request.

Exceptions to the material and building articulation requirements may be permitted on a case-by-case basis by the Planning and Zoning Commission upon recommendation from the Architectural Review Board (ARB). Exceptions to the Unified Development Code (UDC) are discretionary to the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions staff will be available at the August 13, 2019 meeting.

0 15 30 60 90 120 Feet

SP2019-029 - 501 S. GOLIAD STREET
SITE PLAN - LOCATION MAP = 

LAKE MEADOWS

DT

STORRS

GOLIAD

GOLIAD

GR

KENWAY

SF-7



City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



City of Rockwall Project Plan Review History



Revision 1 Comments Highlighted

Project Number SP2019-029
Project Name 501 S. Goliad Street
Type SITE PLAN
Subtype
Status P&Z HEARING

Owner MCCORD, SHANNON
Applicant MICHAEL BAUSCH

Applied 7/12/2019 LM
Approved
Closed
Expired
Status 7/26/2019 DG

Site Address 501 S GOLIAD
City, State Zip ROCKWALL, TX 75087

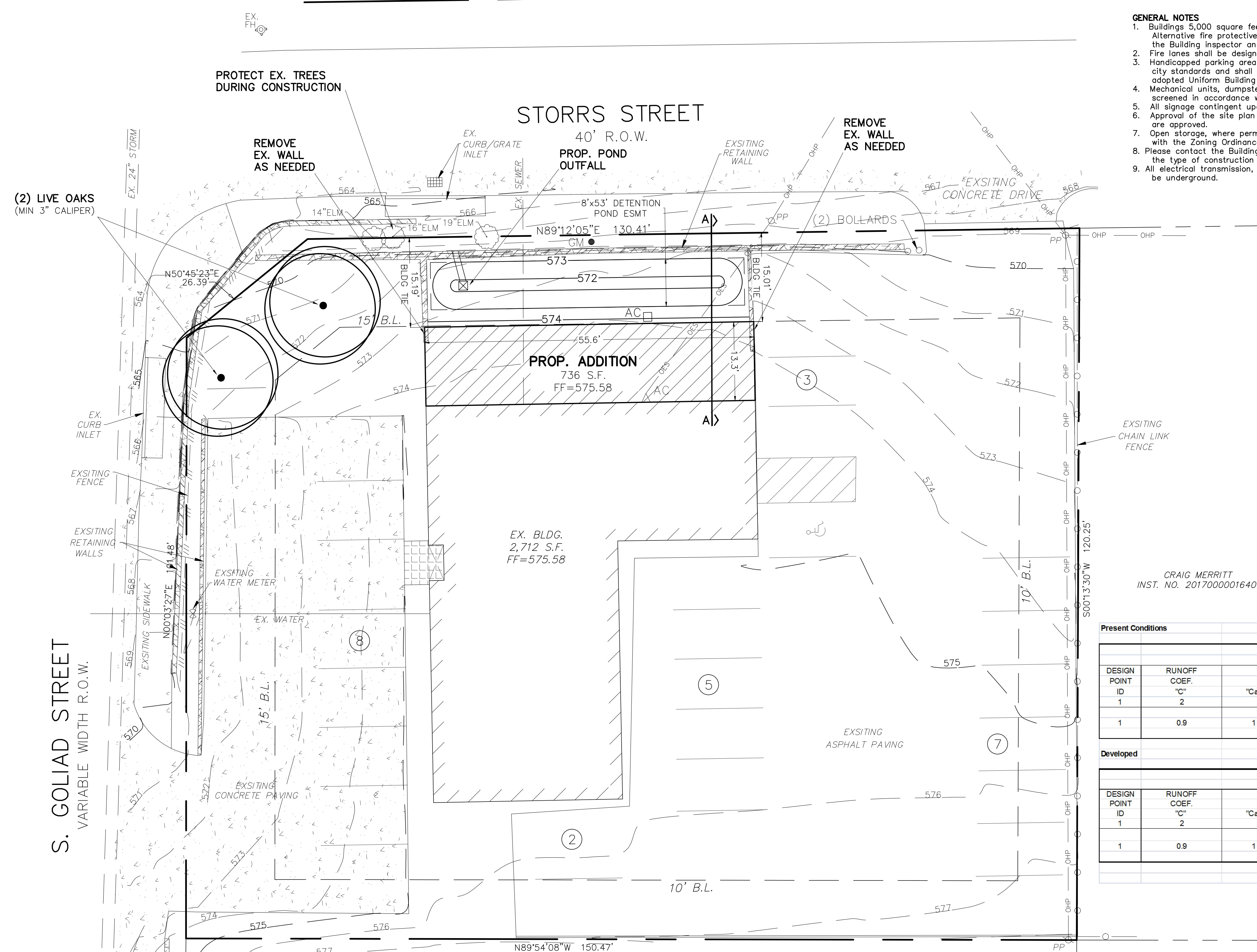
Zoning

Subdivision	Tract	Block	Lot No	Parcel No	General Plan
CARABAJAL	C	117	C	3140-0117-000C-00-OR	

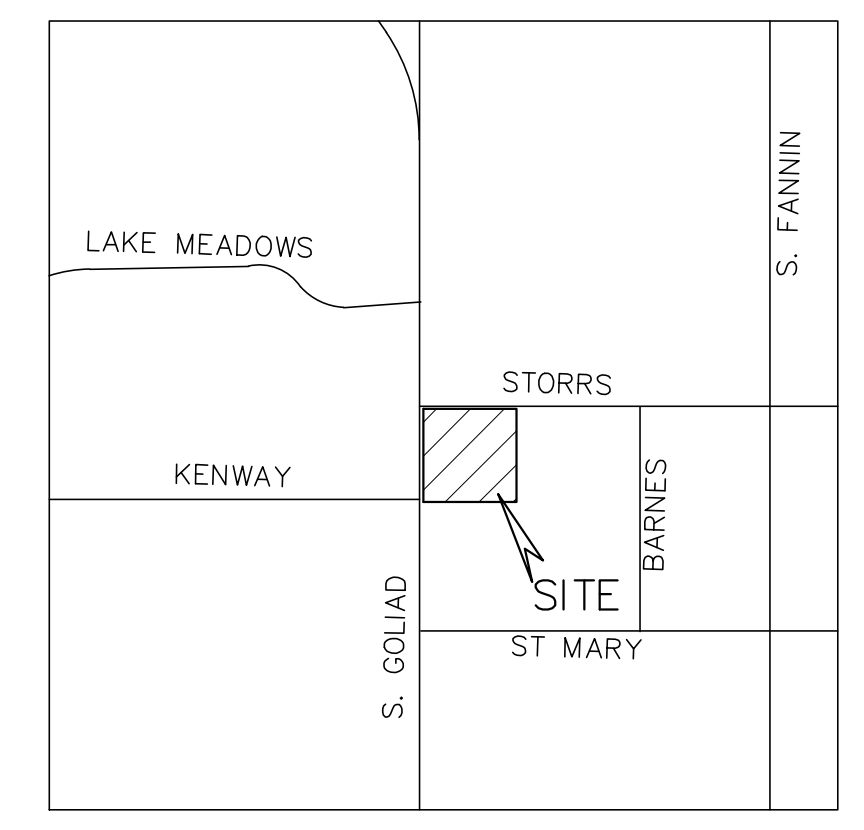
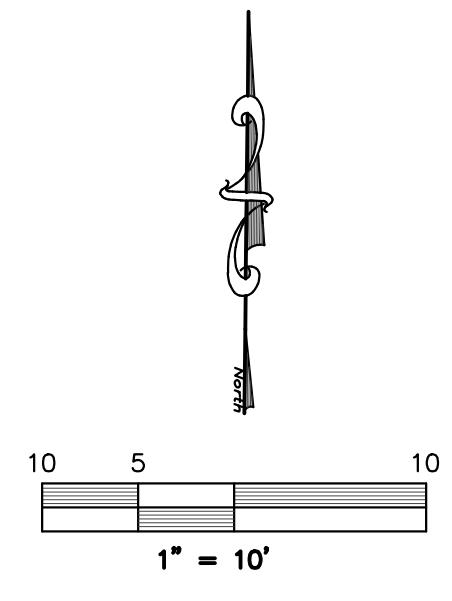
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	7/12/2019	7/19/2019	7/15/2019	3	APPROVED	
ENGINEERING	Sarah Hager	7/12/2019	7/19/2019	7/25/2019	13	COMMENTS	(7/25/2019 1:57 PM SH) - Need to have detention for the additional impervious area. - No walls are allowed in detention without a City Council variance. - Need to plat/replat - Show ex. water & sewer ties on Goliad & Storrs. Need to show ex. fire hydrant show ex. sewer as well.
ENGINEERING	Sarah Hager	8/8/2019	8/9/2019	8/9/2019	1	APPROVED	See comments -Proposed drainage area OK as indicated on site plan; however, remove drainage calculations from site plan. These will be reviewed during the civil engineering submittal process.
FIRE	Ariana Hargrove	7/12/2019	7/19/2019	7/18/2019	6	COMMENTS	(7/18/2019 4:36 PM AA) Fire hydrant coverage is required for the new construction. Existing fire hydrants to be considered for the use shall be indicated on the plans.
FIRE	Ariana Hargrove	8/8/2019	8/9/2019	8/9/2019	1	APPROVED	
GIS	Lance Singleton	7/12/2019	7/19/2019	7/16/2019	4	APPROVED	
PLANNING	David Gonzales	7/12/2019	7/19/2019	7/23/2019	11	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>Discuss and consider a request by Michael Bausch on behalf of the owner for the approval of a site plan for an addition to an existing General Personal Service business (i.e. Jour Salon and Spa) on a 4.211-acre tract of land identified as Lot C, Block 117, B. F. Boydston Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 501 S. Goliad Street, and take any action necessary.</p> <p>PLANNING AND ZONING 1ST ROUND STAFF COMMENTS(07.23.2019):</p> <p>The following staff comments are to be addressed and resubmitted no later than Tuesday August16, 2019. Please provide two (2) large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:</p> <p>** Planning Department General Comments & Requirements to address/acknowledge:</p> <ol style="list-style-type: none"> 1. Adherence to the Unified Development Code (UDC), Planning, Building Inspections, Engineering and Fire Department standards shall be required 2. Submittal and approval of a Civil Engineering Plans, and Final Plat prior to issuance of a Certificate of Occupancy(CO). 3. Label all revised site plan documents with "Case No. SP2019-029" at the lower right corner of each plan. <p>EXCEPTIONS FOR THE PLANNING AND ZONING COMMISSION TO CONSIDER:</p> <ol style="list-style-type: none"> 1. To allow for allow for not meeting the minimum20% stone requirement for all facades 2. To allow for not meeting the horizontal articulation standards 3. To allow for the rear elevation to exceed50% cementitious lap siding (? need exterior materials calculations for determination?). <p>** Please address the following Planning Comments for each plan and resubmit revised plans by date requested for a subsequent/final review by staff:</p> <p>Site Plan:</p> <ol style="list-style-type: none"> 1. Provide a minimum of one (1), three (3)-inch canopy tree for each 50-ft linear feet of frontage (i.e. two trees minimum). 2. Correct Site Data Table as follows <ol style="list-style-type: none"> a. Front setback = 15-feet (this is a double frontage lot). b. Side setback = 10-feet c. Zoning - General Retail (GR) District Building Elevations: <ol style="list-style-type: none"> 1. See all exception being requested based on submittal at top of report 2. Requires a recommendation from the Architectural Review Board(ARB) to the Planning and Zoning Commission for approval 3. Provide exterior material calculations (i.e. brick, stone, lap siding). 4. What is the existing lap siding material? What materials are being used for the lap siding? A cementitious fiber board is required for all lap siding being used 5. A minimum 20% stone is required on all building facades. <p>** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan 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.</p> <p>Meeting Dates to Attend</p> <p>Architectural Review Board- July 30, 2019 (5:00 p.m.) [ARB to provide comments]</p>						

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
Planning - Work Session: July 30, 2019 (6:00p.m.) [Applicant to present/discuss project]						
Architectural Review Board- August 13, 2019 (5:00 p.m.) [ARB to provide recommendation]						
Planning - Action: August 13, 2019 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]						
PLANNING	David Gonzales	8/8/2019	8/9/2019	8/8/2019	COMMENTS	See comments
1. Requires approval by the Planning and Zoning Commission.						
2. Remove drainage calcs from site plan. This information is not to be on the site plan and is only reviewed/approved during the civil engineering submittal process.						
Police Department	David Gonzales	7/22/2019	7/29/2019	7/22/2019	COMMENTS	See comments
(7/22/2019 10:48 AM DG)						
Comments provided by Captain Ed Fowler - Rockwall Police Department.						
SP2019-029 501 South Goliad Street						
Considerations for New Construction Component:						
<ul style="list-style-type: none"> • Placing shrubs that provide area denial capability (e.g. thorns) and are natural to the area under windows on the left side (North) and window on the far left window on the front side (West) of the building. • Alarms: Glass break sensors on all windows, door alarms and alarm on safe room and safe if applicable. Interior motion sensors for alarm system. • Ground wash lighting placed along the exterior of the building for aesthetics and lighting on all sides of the building to eliminate shadows, hiding spots and to illuminate exterior windows (potential entry points). In addition, exterior lights placed on the eaves at the center of building could be moved to the ends of the building. This along with the ground wash lighting would provide appropriate lighting coverage. Lighting should comply with City of Rockwall Code. • Parking lot lighting should be considered if clients/employees will be working late. • Window Tint/Laminate • Tree and bush standards appear to be within specifications. • Install cameras on corners and interior of building along with all doors being equipped with alarms, the interior equipped with proximity alarms and glass break sensors on the windows. • Consider a panic alarm system for employees who may be working late and/or are alone at the business. 						
Disclaimer: No CPTED recommendations can positively ensure or guarantee a crime-free environment.						



- GENERAL NOTES**
- Buildings 5,000 square feet or greater shall be sprinkled. Alternative fire protective measures may be approved by the Building Inspector and Fire Department.
 - Fire lanes shall be designed and constructed per city standards.
 - Handicapped parking areas shall be designed and provided per city standards and shall comply with requirements of the current adopted Uniform Building Code.
 - Mechanical units, dumpster and trash compactors shall be screened in accordance with the Zoning Ordinance.
 - All signage contingent upon Building Inspection Department.
 - Approval of the site plan is not final until all engineering plans are approved.
 - Open storage, where permitted, shall be screened in accordance with the Zoning Ordinance.
 - Please contact the Building Inspection Department to determine the type of construction and occupancy group.
 - All electrical transmission, distribution and service lines must be underground.



LOCATION MAP
(NOT TO SCALE)

SITE DATA:

LOT AREA:
0.41 Acres, 17,769 sq. ft.

LOT COVERAGE:
EX 15.3%
PROP 19.4%

FLOOR TO AREA RATIO:
EX 6.55:1
PROP 5.15:1

BUILDING AREA:
EXISTING: 2,712 SQ.FT.
PROPOSED: 736 SQ.FT.
TOTAL: 3,448 SQ.FT.

BUILDING HEIGHT:
20' max

BUILDING SETBACKS:
Front (double front) = 15'
Side = 10'

PROPOSED USE:
Hair Salon & Spa

IMPERVIOUS AREA (including buildings):
15,036 sq.ft.

ZONING:
GR-GENERAL RETAIL

PARKING:
Required:
1 space/250 (3448/250) = 14
Handicapped = 1
Provided:
Standard = 24
Handicapped = 1
Total Provided = 25

LANDSCAPE AREA:
Required: 2,665 sq.ft. (15%)
Provided: 2,733 sq.ft. (15.38%)

FIRE SPRINKLER:
NO

* THERE ARE EX BUILDINGS ON THIS SITE

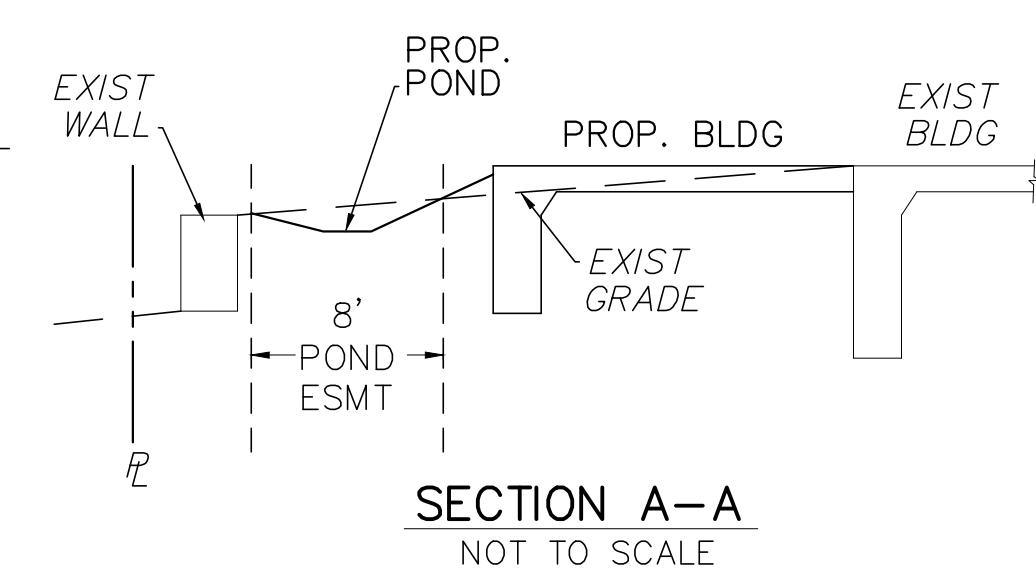
LEGEND

- = PROPERTY LINE
- EX. W — = EX. WATER LINE
- EX. SS — = EX. SANITARY SEWER LINE
- (S) = EX. SS MANHOLE
- (WV) = EX. WATER VALVE
- (PP) = EX. POWER POLE
- (TB) = EX. TELEPHONE BOX
- (SM) = EX. STORM MANHOLE
- (FH) = EX. FIRE HYDRANT
- (P) = PROPOSED FIRE HYDRANT
- EXIST. or EX. = EXISTING
- ESMNT. = EASEMENT
- LS = LANDSCAPE
- BC = BACK OF CURB
- B-B = BACK OF CURB TO BACK OF CURB

Present Conditions											
DRAINAGE AREA CALCULATIONS											
DESIGN POINT ID	RUNOFF COEF. "C"	"Ca"	AREA "A" Acres	TOTAL "CA"	Time of Concentration (Mn.)	Intensity 110yr in/hr	Discharge Q 10yr cfs	Intensity 1100yr in/hr	Discharge Q 100yr cfs	Comments	
1	0.9	1	0.410	0.37	15.00	6.42	2.37	7.52	2.77	to existing storm inlets	
Developed											
DRAINAGE AREA CALCULATIONS											
DESIGN POINT ID	RUNOFF COEF. "C"	"Ca"	AREA "A" Acres	TOTAL "CA"	Time of Concentration (Mn.)	Intensity 110yr in/hr	Discharge Q 10yr cfs	Intensity 1100yr in/hr	Discharge Q 100yr cfs	Comments	
1	0.9	1	0.41	0.37	10.00	6.42	2.37	8.82	3.25	to existing storm inlets	
Net Increase									0.48		

CRAIG MERRITT
INST. NO. 20170000016401

C. STEPHEN BAXTER & SHAWN RENAE BAXTER
INST. NO. 20190000003588



- NOTES:**
- ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 4th EDITION.
 - ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
 - ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.

**** NOTICE TO CONTRACTORS ****

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

WARNING:

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

ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN REMAINS WITH THE DESIGN ENGINEER. THE CITY OF ROCKWALL, IN REVIEWING AND RELEASING PLANS FOR CONSTRUCTION, ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF ACCURACY OF DESIGN.

NOTE:

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

LOT 1, BLOCK A
CARABAJAL ADDITION
VOL. G, PG. 116

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



PROJECT #: SP2019-029

SITE PLAN

THE JOUR SALON & SPA ADDITION

501 S. GOLIAD ST
Tract of land situated in the
N.M. BALLARD SURVEY, Abstract 48
0.41 ACRES
City of Rockwall, Rockwall County, Texas

owner:
SHANNON RIDDEL
972-979-0866
Shannon@tittitipsboutique.com

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

© 2019 Monk Consulting Engineers, Inc., All Rights Reserved

PROJECT NO.: 2019-09 REG. NO.: F-2567

date: 8/6/19 scale: 1"=10' sheet: C101



MICHAEL BAUSCH
ARCHITECTS

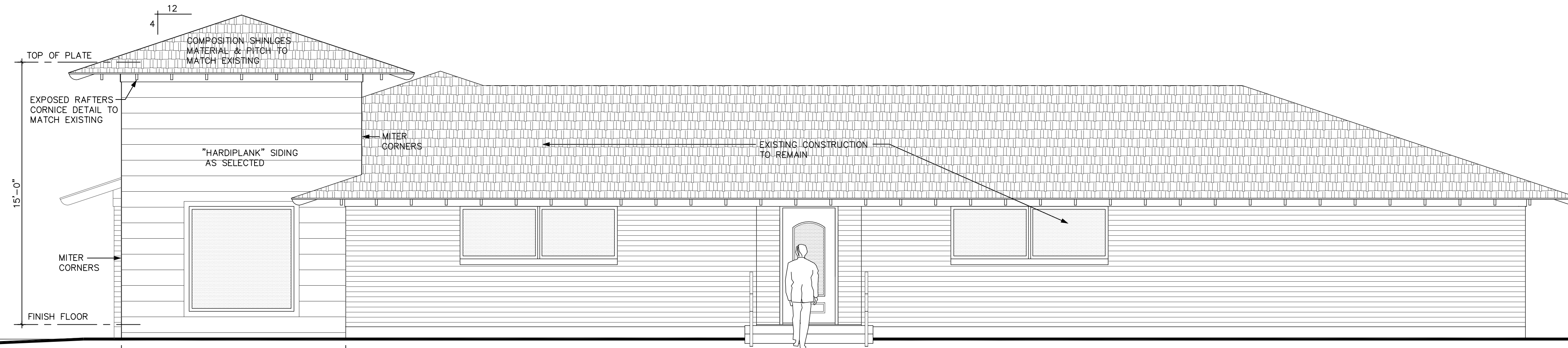
4318 ROSSER SQUARE
DALLAS, TEXAS 75244

214.395.7688

EXTERIOR MATERIAL

BRICK = 72%
SIDING = 28%

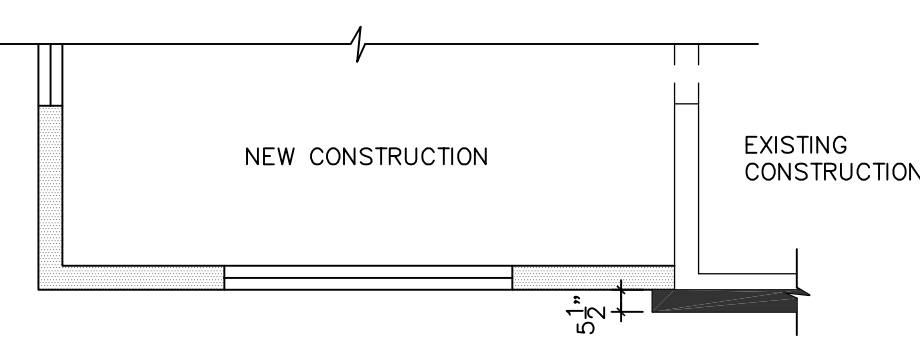
SIDING TO BE "HARDPLANK"
LAP SIDING OR SIMILAR
FINISH TO BE SMOOTH OR
SELECT CEDARMILL - 12" WIDTH



FRONT ELEVATION

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

NEW CONSTRUCTION

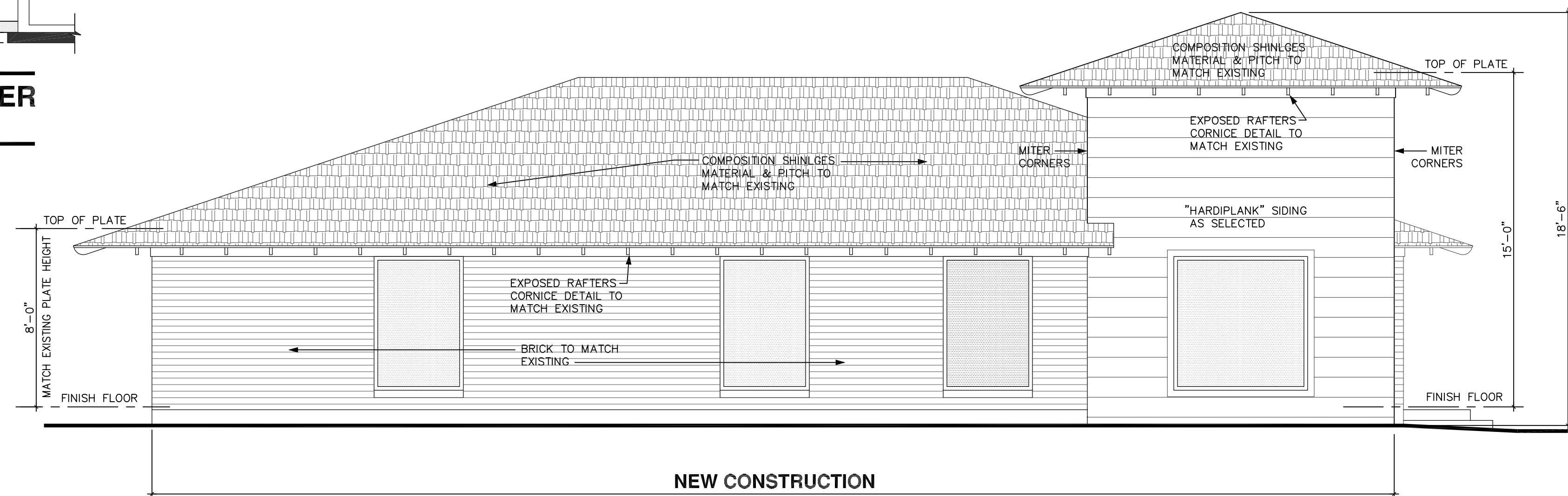


PLAN VIEW AT TOWER

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

EXTERIOR MATERIAL

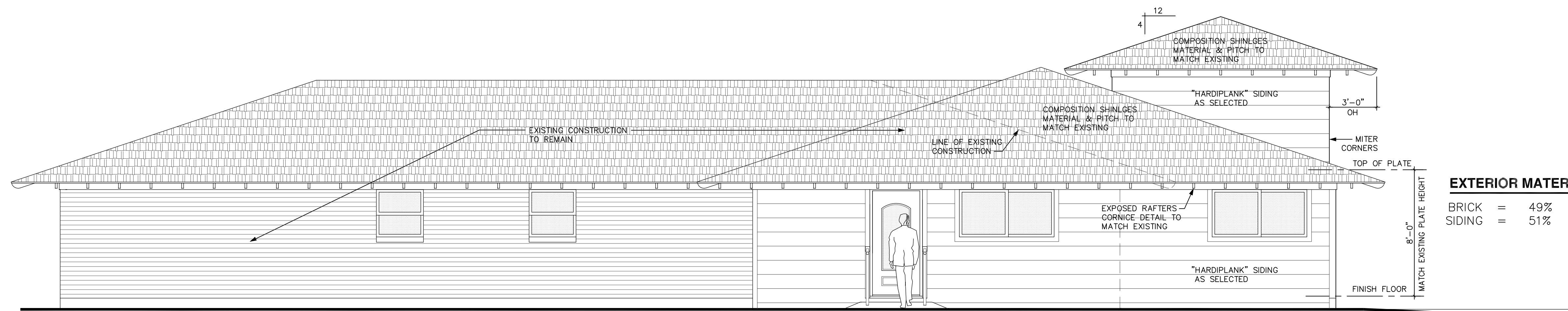
BRICK = 61%
SIDING = 39%



SIDE ELEVATION

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

NEW CONSTRUCTION



REAR ELEVATION

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

NEW CONSTRUCTION

EXTERIOR MATERIAL

BRICK = 49%
SIDING = 51%

CASE #: SP2019-029

BUILDING ELEVATIONS

**THE JOUR SALON & SPA
ADDITION**

501 S. GOLIAD ST
Tract of land situated in the
N.M. BALLARD SURVEY, Abstract 48
0.41 ACRES
City of Rockwall, Rockwall County, Texas

owner:
SHANNON RIDDEL
972.979.0866
Shannon@littletipsboutique.com

prepared by

MICHAEL BAUSCH ARCHITECT
4318 Rosser Square, Dallas, Texas 75244
214.395.7688

date: 8/6/19 scale: 1/4"=1'-0" sheet: A101

**AN ADDITION &
RENOVATIONS TO
THE
JOUR SALON
& SPA**

501 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
LOT C, BLOCK 117
CARABAJAL ADDITION TRACT C
CABINET G, SLIDE 116



August 14, 2019

ATTN: MICHAEL BAUSCH
4318 ROSSER SQUARE
Dallas, TX 75244

RE: SITE PLAN (SP2019-029), 501 S. Goliad Street

Dear Applicant:

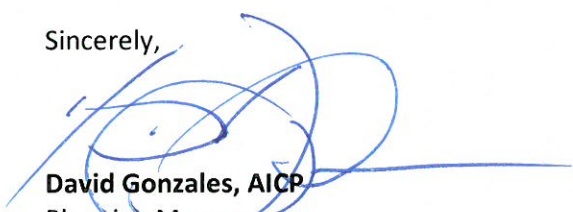
This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by the Planning and Zoning Commission on 08/13/2019. The following is a record of all recommendations, voting records and conditions of approval:

PLANNING AND ZONING COMMISSION:

On August 13, 2019, the Planning and Zoning Commission's motion to approve the site plan with staff conditions and ARB recommendations passed by a vote of 7 to 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,



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