



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2020-003 P&Z DATE 02/25/20 CC DATE 03/16/20 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 # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2020-003

**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 [SELECT ONLY ONE BOX]:

### Platting Application Fees:

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

### Site Plan Application Fees:

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

### Zoning Application Fees:

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

### Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

**Notes:**

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

## 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] \_\_\_\_\_

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input type="checkbox"/> Owner	<u>Rockwall Friendship Baptist Church</u>	<input type="checkbox"/> Applicant	<u>Rockwall Friendship Baptist Church</u>
Contact Person	<u>Shanon Thomas</u>	Contact Person	<u>Shanon Thomas</u>
Address	<u>John King Blad (Proposal #7175)</u>	Address	<u>5651 State Highway 276</u>
City, State & Zip	<u>Rockwall, Texas. 75032</u>	City, State & Zip	<u>Royse City, Texas 75189</u>
Phone	<u>(972)772-7520</u>	Phone	<u>(972)772-7520</u>
E-Mail	<u>sthomas@rockwallfbc.org</u>	E-Mail	<u>sthomas@rockwallfbc.org</u>

## NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 100.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 20<sup>th</sup> day of February, 20 20. 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."

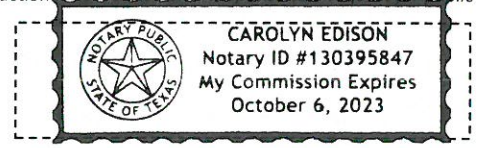
Given under my hand and seal of office on this the 20<sup>th</sup> day of February, 20 20

Owner's Signature

Shanon Thomas

Notary Public in and for the State of Texas

Carolyn Edison



My Commission Expires October 6, 2023



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

**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 [SELECT ONLY ONE BOX]:

### Platting Application Fees:

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

### Site Plan Application Fees:

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

### Zoning Application Fees:

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

### Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 1820 Justin Rd. Rockwall, TX 75087

Subdivision \_\_\_\_\_

Lot \_\_\_\_\_

Block \_\_\_\_\_

General Location North of I-30 at the intersection of John King Blvd. & Justin Rd.

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

Current Zoning L1

Current Use \_\_\_\_\_

Proposed Zoning \_\_\_\_\_

Proposed Use Church

Acreage 6.03

Lots [Current] 1

Lots [Proposed] 1

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner Rockwell Friendship Baptist Church

Applicant Tomden Engineering

Contact Person Mr. Sharon Thomas

Contact Person Thomas P. Jones

Address 5651 State Hwy 276

Address 5815 Meadowcrest

City, State & Zip Royse City, TX 75189

City, State & Zip Dallas, TX 75230

Phone 972-772-7520

Phone 214-679-1679

E-Mail \_\_\_\_\_

E-Mail tjones@tomden.com

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared \_\_\_\_\_ [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_. 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 \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_.

Owner's Signature \_\_\_\_\_

Notary Public in and for the State of Texas \_\_\_\_\_

My Commission Expires \_\_\_\_\_



# DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

## PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

- PLAT TYPE.
  - MINOR/AMENDING PLAT.
  - MASTER PLAT.
  - PRELIMINARY PLAT.
  - FINAL PLAT.
  - REPLAT.
  - VACATION PLAT.

Staff requires four (4), 18" x 24" copies be submitted at the time the application is submitted. See *Folding Requirements* in this development packet.

- DIGITAL COPY OF THE PLAT. The following is required with all plat submittals:
  - ONE (1) PDF COPY OF THE PLAT
  - ONE (1) SURVEY BOUNDARY CLOSURE REPORT.

*\* AFTER APPROVAL STAFF WILL REQUIRE ONE (1) AUTOCAD/ESRI (DWG, DXF, OR SHP FILE FORMAT) FILE*

- TREESCAPE PLAN [IF APPLICABLE].
- LANDSCAPE PLAN [IF APPLICABLE].
- APPLICATION AND APPLICATION FEE.

## SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

- PLAN SET. A plan set is composed of the following items:
  - SITE PLAN.
  - LANDSCAPE PLAN.
  - TREESCAPE PLAN.
  - PHOTOMETRIC PLAN.
  - BUILDING ELEVATIONS.

Staff requires the submittal of four (4) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" *Tri-Fold* with the project title or identifier facing out.

- BUILDING MATERIAL SAMPLE BOARD. See the *Material Sample Board Design Guidelines* in this development packet.
- VARIANCE REQUEST LETTER. The letter must indicate the variance being requested, the reason for the variance, and the two (2) required compensatory measures being offered to off-set the variance in accordance with the requirements of the UDC.
- APPLICATION AND APPLICATION FEE.

## ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

- LEGAL DESCRIPTION. A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.
- ZONING EXHIBIT OR CONCEPT PLAN. A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires four (4), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*
- LETTER OF EXPLANATION. A letter from the applicant or property owner explaining the purpose of the zoning application.
- APPLICATION AND APPLICATION FEE.

**IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. INCOMPLETE APPLICATION PACKAGES WILL NOT BE ACCEPTED BY STAFF AND WILL BE RETURNED TO APPLICANTS. DUE TO THE PASSAGE OF HB3167, APPLICATIONS AND APPLICATION PACKAGES WILL ONLY BE ACCEPTED ON THE SUBMITTAL DATE AND EARLY AND/OR LATE APPLICATIONS WILL BE RETURNED.**

February 20, 2020

Korey Brooks  
Senior Planner  
385 S. Goliad  
Rockwall, Texas 75087  
(972) 772-6434

RE: Rockwall Friendship Baptist Church  
Justin Road and John King Boulevard, Rockwall, TX

Dear Mr. Brooks,

I am writing to request a variance for approval of Rockwall Friendship Baptist Church with the compensatory measures (found below) in lieu of the four-sided architectural requirements. Our main building facades facing Justin Road and John King Boulevard meet all requirements regarding material, height, articulation, etc. The two back facades will not meet the 20% stone requirement and will not meet the articulation requirements set forth by the City of Rockwall because they will not be highly visible to any major thoroughfare. Both facades are purposefully angled away from all adjacent roads to minimize public view, will be 100% masonry (brick) and meet all other City of Rockwall requirements.

Compensatory Measures:

1. Increased trees provided exceeding the base requirement.
2. 4,228 SF parking lot landscaping exceeding the 3,750 required (11.3% increase)
3. 100% masonry facades exceeding the 90% requirement. (10% increase)

We appreciate your consideration in this matter and look forward to working with you and the City of Rockwall to address this matter.

Sincerely,



Josh Heimbach  
Project Manager, OWT Architects





# CHECKLIST FOR SITE PLAN SUBMITTALS

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

CASE NUMBER: SP 2019.024  
 OVERLAY DISTRICT: JOHN KING

REVIEWED BY: \_\_\_\_\_  
 REVIEW DATE: \_\_\_\_\_

## 1.1 GENERAL INFORMATION FOR ALL PLANS SUBMITTED

Requirements	✓ = OK	N/A	Comments	UDC Reference
Items Necessary for Site Plan Review:				<i>Per Application</i>
✓ Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
✓ Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
✓ Treescape Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>		-
✓ Photometric Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
✓ Building Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
Building Material Sample Board and Color Rendering of Building Elevations	<input type="checkbox"/>	<input checked="" type="checkbox"/>	If required the sample board should detail all building materials, with each material clearly labeled and indicating manufacturer info, color, etc. Check with Planning Staff to see which is appropriate for the submitted project.	-
Submittal Requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Four (4) large (24" x 36") <b>folded</b> copies and one (1) PDF digital copy of each plan is required at the time of submittal.	-
Is the property properly platted? <u>PENDING</u>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate if the property has been properly platted.	-
Title Block (Project Name, Legal Description and/or Address)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The title block is to be located in the lower right-hand corner of all sheets and contain the project name, street address, and/or the lot and block designation.	-
Case Number	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The case number should be placed in the lower right-hand corner below the title block of all sheets.	-
Owners (Name, Address, and Phone Number)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The owners name, address, and phone number are required to be in the lower right-hand corner left of the title block.	-
Developer (Name, Address, and Phone Number)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The name, address, and phone number of the person or company that prepared the plans are required in the lower right-hand corner left of the title block.	-
North Point	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.	-
Numeric and Graphic Scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The recommended engineering scales are 1" = 20', 1" = 40', etc. ... with a maximum of 1" = 100'.	-
Vicinity Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The vicinity map should locate the site relative to the nearest major roadways in a one-half mile radius.	-
Signature Block	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Standard signature block with signature space for the Planning & Zoning Chairman and Planning Director.	-
Date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The date that the plans were prepared is required on all submittals.	-
Proposed Land Use:			Indicate the proposed use for this site. Additionally, indicate the proposed use for all structures.	-
✓ Commercial	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Uses Permitted in the RO, NS, GR, C, DT, RC & Designated Planned Development District Ordinances.	-
✓ Industrial	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Uses Permitted in the RT, LI, HI & Designated Planned Development District Ordinances.	-

## 2.1 SITE PLAN: MISCELLANEOUS AND DENSITY & DIMENSIONAL INFORMATION

Requirements	✓ = OK	N/A	Comments	UDC Reference
Total Lot or Site Area (Acreage and Square Footage)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If the site is part of a larger tract include a key map showing the entire tract of land and the location of the site being planned.	-
Perimeter Dimensions of the Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the perimeter dimensions of the site in feet.	-
Buildings (Square Footage)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and total square footage of all existing and planned buildings on the site.	-
Perimeter Dimensions of all Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the wall lengths of all buildings on the site.	-
Distance Between Buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the distance between all existing and planned buildings located on the site.	-
Distance Between Buildings and Property Lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the distance between all property lines and existing and planned buildings located on the site.	-
Indicate all Property Lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all existing property lines. If the site plan requires a platting case that will alter the property lines show the proposed changes in a different line weight.	-
Indicate all Building Setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all building setbacks adjacent to right-of-way.	-
Indicate all Easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Additionally, indicate all utilities both existing and proposed.	-
Indicate all Drive/Turning Radii	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
Indicate all Drive Widths	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
Indicate all Fire Lanes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate and label the widths of all fire lanes existing and proposed for the site.	-
Indicate location of all Fire Hydrants	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
Indicate all Sidewalks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate and label the widths of all sidewalks existing and proposed for the site.	-
Adjacent Street Right-Of-Way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reference the City's Master Transportation Plan for right-of-way information.	-
Label all Adjacent Street Name	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all adjacent existing and proposed street names.	-
Adjacent Street Centerlines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the street centerline for all existing and proposed streets.	-
Median Breaks in Adjacent Streets	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-

## 2.2 SITE PLAN: PARKING INFORMATION

Requirements	✓ = OK	N/A	Comments	UDC Reference
Dimension of a Typical Parking Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See the comment section in <i>Adequate Parking and Maneuvering</i> below.	-
Parking Table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide parking table indicating the total number of required parking spaces by use, the total number of required handicapped parking spaces and the total parking provided.	-
Handicap Parking Spaces Shown	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Art. VI 5.04
Adequate Parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reference Table 3 of Article VI.	Art. VI Table 3
Adequate Parking and Maneuvering	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction ( <i>Check w/ the Engineering Department</i> ).	Art. VI 5.03.C
Adequate Loading Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Loading spaces shall be a minimum of 12 feet in width, 65 feet in length, and 14 feet in height except as may otherwise be approved by the city engineer ( <i>Art. VI 6.5 Loading Requirements</i> ).	Art. VI 6.04
Adequate Loading Maneuvering	<input type="checkbox"/>	<input checked="" type="checkbox"/>		Art. VI 6
Type and Depth of Paving Material	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material.	Art. VI 3.02

## 2.3 SITE PLAN: SIGNAGE

Requirements	✓ = OK	N/A	Comments	UDC Reference
<b>NOTE: All signage shall conform to Chapter 32 of the Rockwall Municipal Code of Ordinance, unless otherwise specified in an Overlay District or Planned Development District with specific signage requirements.</b>				
Proposed or Existing Signage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and type of all proposed and/or existing signage on the site plan. Additionally, provide a detail or cut-sheet showing the elevations, lighting and dimensions of the proposed signage.	-

## 2.4 SITE PLAN: SCREENING

Requirements	✓ = OK	N/A	Comments	UDC Reference
Indicate the Type and Location of any Existing and/or Proposed Fences	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Label the height and type of fence proposed or existing.	Art. VIII 8
Utility Equipment Screening (Pad or Ground Mounted)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, or walls matching the main structure.	Art. V 1.05.3
Utility Equipment Screening (Roof Mounted)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction.	Art. V 1.05.3
Above Ground Storage Tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aboveground storage tanks shall be screened utilizing plantings, berms, or walls matching the main structure. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards.	Art. V 1.05.4
Dumpster Screening	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Art. V 1.05.2
Outside Storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Off-street loading docks must be screened from all public streets and any residential district that abuts or is directly across a public street or alley from the lot. The screening must be at least six feet in height and may be provided by using a masonry fence, berms, plantings or a combination of the above.	Art. V 1.05.1
Off-Street Loading Dock Screening	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The director may require wing walls, landscape screens, changes in building orientation, and/or other architectural elements to minimize the impact of uses adjacent to residential property within 150 feet (also reference Art. VIII 5.2).	Art. V 1.06
Residential Adjacency Standards	<input type="checkbox"/>	<input checked="" type="checkbox"/>		

## 3.1 LANDSCAPE PLAN

Requirements	✓ = OK	N/A	Comments	UDC Reference
Provide Site Data	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.	-
Impervious Area vs. Landscape/Open Space Area Provided and Required (As Per Zoning District)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the applicable zoning district the percentage of landscaping required and provided, and the impervious area vs. the amount of landscaping and open spaces required and provided.	-



Landscape Table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a landscape table showing plant materials, quantities, size and spacing for existing and proposed landscaping. Complete description of plant materials shown on the plan, including names, locations, qualities, container or caliper sizes at installation, heights, spread, and spacing requirements should also be listed on the plan.	-
Indicate all Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and proposed landscaping.	-
Location of Water Courses and Significant Drainage Features	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the locations of all existing and/or proposed water courses and the location of any existing and/or proposed significant drainage features.	-
Indicate all Landscape Buffers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations and dimensions of the required landscape buffers.	Art. VIII 5.01
Acceptable Landscape Materials:				Art. VIII 4
✓ Trees allowed in Street Landscape Buffers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Bald Cypress, Chinese Pistachio, October Glory Maple, Pecan, Texas Ash, Live Oak, Chinquapin Oak, and Burr Oak (Understory Trees: Texas Redbud, Mexican Plum, Downy Hawthorn, Wax Myrtle, Yaupon, and Deciduous Yaupon)	Appendix F
✓ Trees not allowed in Landscape Buffers	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Silver Maple, Box Elder, Mimosa, Catalpa, Hackberry, Sugarberry, Honey Locust, Tulip Tree, Chinaberry, Sycamore, Cottonwood, Willows, American Elm, Siberian Elm, Jerusalem Thorn/Petuma, Bois D'Arc, Flowering Crabapple Tree, Ginko Tree, Peach/Plum, Mulberry, Texas Mountain Laurel, Lilac Chaste Tree, and Pine Tree.	Appendix F
Protected Trees (To Remain On-Site)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Such trees shall be marked and a drip line of said trees shall be protected prior to and during all construction, including dirt work.	Art. IX 5.5
Parking Lot Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including the information as to the amount (in sq. ft.) of landscape area to be provided internal to parking areas, the total square included in the parking area, and the number and location of required off-street parking and loading spaces.	Art. VIII 5.03.E
Location of all Site Amenities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify the size, height, location, and material of proposed seating, lighting, planter's sculptures, water features and landscape paving and other public amenities.	-
Identify Visibility Triangles	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Identify visibility triangles on all lots for all driveway intersections and public streets.	Art. V 1.08
Street Trees	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Large trees (a species which normally reaches a height of 30 feet or more upon maturity) shall be provided in the required street landscape buffer in numbers equal to one (1) tree for every 50 feet of street frontage.	Art. V 5.01
Tree Locations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trees must be planted at least five (5) feet from water, sewer and storm sewer lines.	Art. VIII 5.03.E
Irrigation Requirements Note	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide note indicating irrigation will meet requirements of UDC.	Art. VIII 5.04

#### 4.1 TREESCAPE PLAN

Requirements	✓ = OK	N/A	Comments	UDC Reference
Provide Site Data	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the same site data information required in Section 2.1 <i>Site Plan: Miscellaneous and Density and Dimensional Requirements</i> of this checklist.	-
Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location of all existing or proposed structures, and/or the building pads as shown on the grading plan.	-

Indicate all Site Elevations, Grades, Major Contours and the Limits of Construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>		Art. IX 3
Protected Trees (To Remain On Site)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Such trees shall be marked and a drip line of said trees shall be protected prior to and during all construction, including dirt work.	Art. IX 3
Protected Trees (To be Removed from the Site)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location of all protected trees (4" or larger) that are to be removed from the site and the proposed locations of all replacement trees.	Art. IX 3
Treescape Table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a table showing the total inches of trees to be removed and the total inches of trees to be replaced.	Art. IX 3

## 5.1 PHOTOMETRIC AND LIGHTING PLANS

Requirements	✓ = OK	N/A	Comments	UDC Reference
Provide Site Data Table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.	-
Indicate Lighting Levels (in Foot Candles [FC])	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Show lighting levels in foot-candles (FC) measured throughout the site and extended to all property lines of the subject property.	Art. VII 3.4
Adjacent Property with Common Lot Lines:				Art. VII 3.3
✓ Residential Use	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The allowable maximum light intensity measured at the property line of a residential property shall be 0.2 of one foot candle.	Art. VII 3.3.B
✓ Commercial Use	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. <i>Subject to requirements in Art. VII 3.3.C.</i>	Art. VII 3.3.C
Under-Canopy Lighting	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Under canopy lighting (i.e. fuel stations, drive through lanes and covered parking structures) shall not exceed 35 foot candles (with the exception below).	Art. VII 3.3.G.1
Lighting for Motor Vehicle Dealerships	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Shall not exceed 0.3 of one foot candle within the front yard of the development. The remainder will comply with the 0.2 of one foot candle.	Art. VII 3.3.G.2
Lighting in Parking Areas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Non-residential properties shall distribute not more than 0.2 of one foot candle of light upon any adjacent property.	Art. VII 3.4.A
Indicate all Exterior Lighting	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and type of all exterior lighting, including pole mounted, wall-mounted, signage, etc.	
Indicate the Mounting Height for all Proposed Light Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	No light pole, base or combination thereof shall exceed 30 feet, unless further restricted within an Overlay District.	Art. VII 3.3.D
Indicate the Wattage of all Light Sources Proposed Light Fixtures	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide elevation drawings and/or cut-sheets of proposed light fixtures on/with photometric plan.	

## 6.1 BUILDING ELEVATIONS: NON-INDUSTRIAL

Requirements	✓ = OK	N/A	Comments	UDC Reference
Provide Exterior Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	North South East West (Circle all that apply)	-
Indicate Exterior Elevations Adjacent to Public Right-of-Way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	North South East West (Circle all that apply)	-
90% Masonry Requirement <i>OVERLAY DISTRICTS ONLY</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exterior walls should consist of 90% masonry materials excluding doors and windows.	Art. V 6.02.C
Indicate Amount and Location of the 20% Stone Requirement <i>OVERLAY DISTRICTS ONLY</i>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Applies to facades that are visible from a public right-of-way and/or open space.	Art. V 6.02.C
Indicate the Surface Area of Each Facade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the surface area (square feet) of each facade and the percentage and square footage of each material used on that facade.	-

Proposed Building Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Specifications and description of all proposed building materials, on all proposed buildings.	-
Indicate the Roofing Materials and Color	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
Indicate Parapet Wall Height (If Applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If applicable indicate the parapet wall by dashing in the top of roof deck.	-
Indicate all Roof Mounted Mechanical Equipment (If Applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If applicable indicate any proposed roof mounted mechanical equipment and indicate how these will be screened from view.	-
Indicate Any Additional Design Elements Proposed (If Applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate any additional design elements for the base, walls, or parapets (such as cornice, arcades, and covered walkways/windows). Be sure to include the location, size, color, and material of any proposed structure.	-
Indicate Building Height(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.	Art. V 4.01.B
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ol style="list-style-type: none"> <li>1. Wall Height [H] = H</li> <li>2. Wall Length [L] = 3 x H</li> <li>3. Secondary Entry/Arch. Element Length = 25% x L</li> <li>4. Wall Projection = 25% x H</li> <li>5. Primary Entry/Arch. Element Width = 2 x (25% x L)</li> <li>6. Projection Height = 25% x H</li> <li>7. Primary Entry/Arch. Element Length = 2 x (25% x L)</li> </ol>	Art. V 4.01.C
Secondary Facades	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ol style="list-style-type: none"> <li>1. Wall Height [H] = H</li> <li>2. Wall Length [L] = 3 x H</li> <li>3. Secondary Entry/Arch. Element Length = 15% x L</li> <li>4. Secondary Entry/Arch. Element Width = 15% x H</li> <li>5. Projection Height = 15% x H</li> </ol>	Art. V 4.01.C

## 6.2 BUILDING ELEVATIONS: INDUSTRIAL

Requirements	✓ = OK	N/A	Comments	UDC Reference
<b>NOTE: Industrial buildings are subject to all the elements listed in Section 6.1 Building Elevations: Non-Industrial with the exception of the following standards.</b>				
90% Masonry Requirement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Exterior walls should consist of 90% masonry materials excluding doors and windows.	Art. V 5.01.A
Indicate Amount and Location of the 20% (of the 90%) Stone Requirement	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Applies to facades that are visible from a public right-of-way and/or open space.	Art. V 5.01.A
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<ol style="list-style-type: none"> <li>1. Wall Height [H] = H</li> <li>2. Wall Length [L] = 4 x H</li> <li>3. Wall Projection = 25% x H</li> <li>4. Entry/Arch. Element Length = 33% x L</li> <li>5. Projection Height = 25% x H</li> <li>6. Entry/Arch. Element Width = 2 x (25% x H)</li> </ol>	Art. V 5.01.C
Secondary Facades	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<ol style="list-style-type: none"> <li>1. Wall Height [H] = H</li> <li>2. Wall Length [L] = 3 x H</li> <li>3. Entry/Arch. Element Length = 15% x L</li> <li>4. Entry/Arch. Element Width = 15% x H</li> <li>5. Projection Height = 15% x H</li> </ol>	Art. V 5.01.C

Pre-Development Meeting:

Date: 01/23/2020

AMENDED SITE PLAN

Administrative Site Plan/Public Hearing Site Plan

1) Is the property located within an Overlay District or a Planned Development District?  YES  NO

2) If yes which Overlay District or Planned Development District? JOHN KING

3) Is the applicant requesting appeals?  YES  NO

4) If yes note the appeals:

APPEAL THE PERMIT FOR 4-SIDED ARCHITECTURE. SEE ATTACHED LETTER.

**Planning & Zoning Work Session (Packet Due \_\_\_/\_\_\_/\_\_\_):**

Date: \_\_\_/\_\_\_/\_\_\_

**ARB Meeting**

Date: \_\_\_/\_\_\_/\_\_\_

**Planning and Zoning Meeting (Packet Due \_\_\_/\_\_\_/\_\_\_):**

Date: \_\_\_/\_\_\_/\_\_\_

1<sup>st</sup> \_\_\_\_\_

2<sup>nd</sup> \_\_\_\_\_

Vote: \_\_\_ For, \_\_\_ Against; \_\_\_ Abstaining, \_\_\_ Absent (\_\_\_\_\_).

**City Council Meeting (Packet Due \_\_\_/\_\_\_/\_\_\_):**

Date: \_\_\_/\_\_\_/\_\_\_

1<sup>st</sup> \_\_\_\_\_

2<sup>nd</sup> \_\_\_\_\_

Vote: \_\_\_ For, \_\_\_ Against; \_\_\_ Abstaining, \_\_\_ Absent (\_\_\_\_\_).

**GENERAL NOTES:**

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



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

Phone: (972) 771-7745

Email: [Planning@Rockwall.com](mailto:Planning@Rockwall.com)

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

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

From: Planning & Zoning Department

Date: 2/21/2020

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 02/20/2020. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 2/20/2020 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 2/25/2020 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:** SP2020-003  
**Project Name:** Rockwall Friendship Baptist Church  
**Project Type:** SITE PLAN  
**Applicant Name:** Shanon Thomas  
**Owner Name:** REV SHANON THOMAS, PASTOR  
**Project Description:**



# RECEIPT

Project Number: SP2020-003  
Job Address: AIRPORT RD  
ROCKWALL, TX 75087

Receipt Number: B88301

Printed: 2/21/2020 8:06 am

Fee Description	Account Number	Fee Amount
SITE PLANNING	01-4280	\$100.00

---

**Total Fees Paid:**

**\$100.00**

Date Paid: 2/21/2020 12:00:00AM

Paid By: Shanon Thomas

Pay Method: CHECK 6838

Received By: AG

## City of Rockwall Project Plan Review History



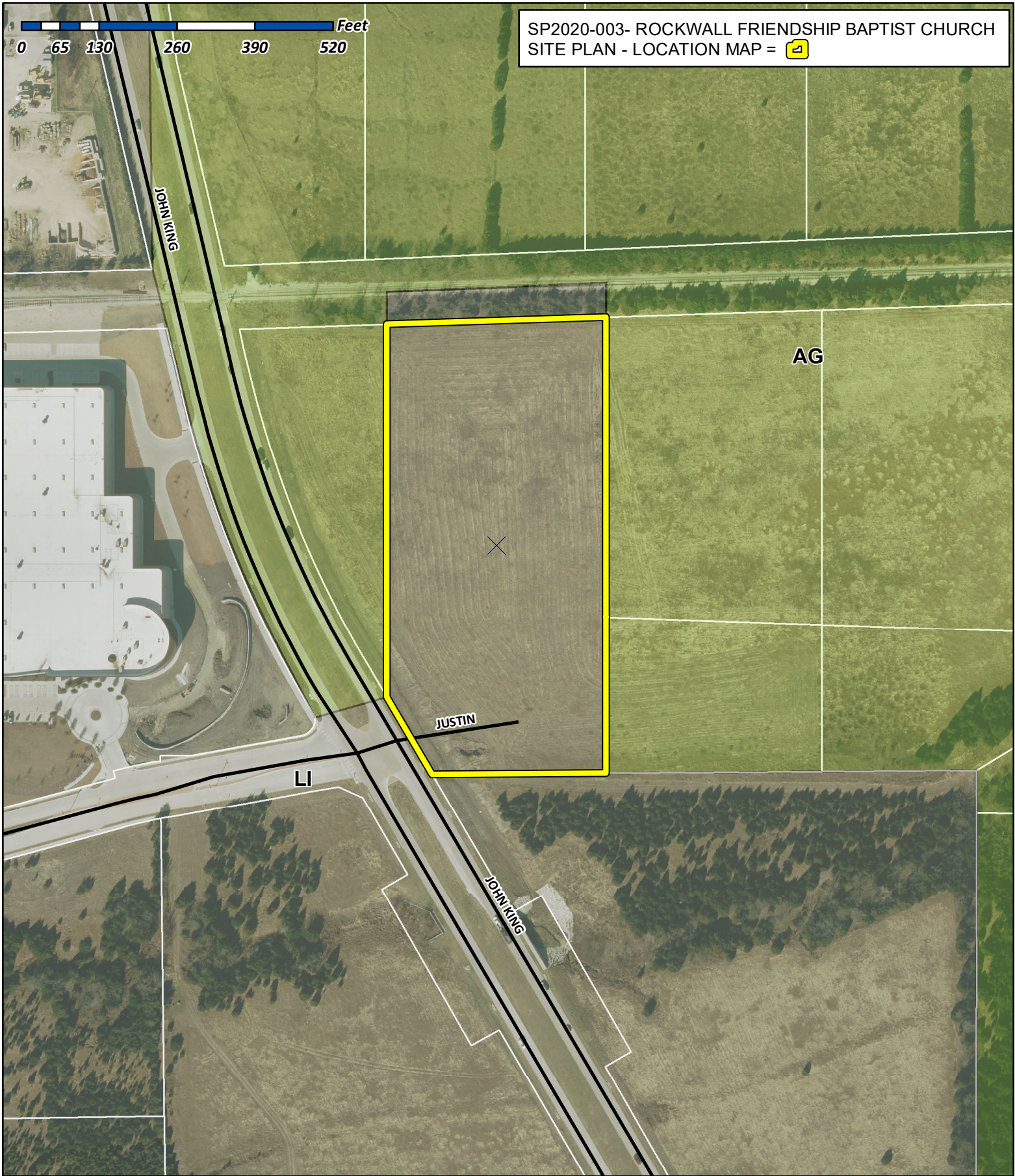
<b>Project Number</b>	SP2020-003	<b>Owner</b>	REV SHANON THOMAS, PASTOR			<b>Applied</b>	2/20/2020	AG
<b>Project Name</b>	Rockwall Friendship Baptist Church	<b>Applicant</b>	Shanon Thomas			<b>Approved</b>		
<b>Type</b>	SITE PLAN					<b>Closed</b>		
<b>Subtype</b>	AMENDING					<b>Expired</b>		
<b>Status</b>	Staff Review					<b>Status</b>		
<b>Site Address</b>		<b>City, State Zip</b>						
AIRPORT RD		ROCKWALL, TX 75087		<b>Zoning</b>				
<b>Subdivision</b>	<b>Tract</b>	<b>Block</b>	<b>Lot No</b>	<b>Parcel No</b>	<b>General Plan</b>			
	2-4		2-4	0102-0000-0002-04-0R				

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	2/20/2020	2/27/2020				
ENGINEERING	Sarah Johnston	2/20/2020	2/27/2020	2/21/2020	1	APPROVED	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
<p>(2/21/2020 11:45 AM SJ)</p> <ul style="list-style-type: none"> <li>I - Minimum 20' wide easements. Water line to be centered in easement with 10' of easement on either side of the line.</li> <li>I - Dumpster to drain to an oil/water separator.</li> <li>I - 12" water line to be installed along John King and tie into Airport Rd Water line to be in 20' easement, not the ROW.</li> <li>I - No sand allowed under paving.</li> <li>I - Drainage culvert to be out of TXDOT ROW.</li> <li>I - Fire Hydrant to have 10' parking island for safety.</li> <li>I - 4:1 maximum slope.</li> <li>I - Monument sign can't be in the detention easement.</li> <li>I - 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</li> <li>I - No grate inlets allowed</li> <li>I - Median in Justin Road to be stamped and stained in the truck</li> <li>I - Must have 20' offsite sewer easement for the connection</li> <li>I - Water line can't be in City property.</li> <li>I - All parking against the building to be 20'x9'.</li> <li>I - All fire hydrants to be placed 5' back from the curb.</li>   <li>I - 4% Engineering fees</li> <li>I - Engineering review fees apply.</li> <li>I - Impact fees</li> <li>I - Walls 3' and over must be engineered.</li> <li>I - All retaining walls to be rock or stone face No smooth concrete walls.</li> <li>I - No utilities in Detention Must have 2' of freeboard from the 100-year water surface to the detention easement</li> <li>I - Utilities to have 10' Easement on both sides of the line</li> <li>I - Min 20' easements</li> <li>I - No structures or utilities in detention easement</li> <li>I - Must build Justin Rd.</li> <li>I - TxDOT permit for John King utilities</li> <li>I - Off-site esmts required for sewer</li> <li>I - Sidewalk along Justin</li> <li>I - Show dedication of rows for Justin</li> <li>I - Show dedication (future) of row for TxDOT Plans for John King No detention allowed in future row of John King</li> <li>I - Need Note: Dimensions are to face curb or edge of paving? (unless stated)</li> <li>I - Must meet all City Standards of Design and Construction</li>   <li>I - Landscaping: No trees are allowed to be within 5' of any utility.</li> </ul>						
FIRE	Ariana Hargrove	2/20/2020	2/27/2020			
GIS	Lance Singleton	2/20/2020	2/27/2020			
PLANNING	Korey Brooks	2/20/2020	2/27/2020	2/21/2020	1 COMMENTS	Comments



Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
SP2020-003; Amended Site Plan for Friendship Baptist Church						
Please address the following comments (M= Mandatory Comments; I = Informational Comments)						
I.1 This is a request by Shannon Thomas of Rockwall Friendship Baptist Church for the approval of an Amending 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						
I.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.						
M.3 For reference, include the case number (SP2020-003) in the lower right-hand corner of all pages on future submittals.						
I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC).						
M.5 In order to constitute a complete submittal all applications are required to provide the following elements [1] Site Plan, [2] Landscape Plan, [3] Building Elevations. This application is considered to be complete.						
M.6 Please note that all comments will be provided by February 24, 2020.						
I.7 Please note that failure to address all comments provided by staff by 5:00 PM on March 3, 2020 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal and a new application and fee will be required to resubmit the case.						
I.8 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 March 3, 2020; The Planning and Zoning Worksession is February 25, 2020 and the Planning & Zoning Meeting is March 10, 2020. The City Council Meetings are March 16, 2020 and April 6, 2020.						



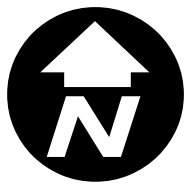
SP2020-003- ROCKWALL FRIENDSHIP BAPTIST CHURCH  
 SITE PLAN - LOCATION MAP =

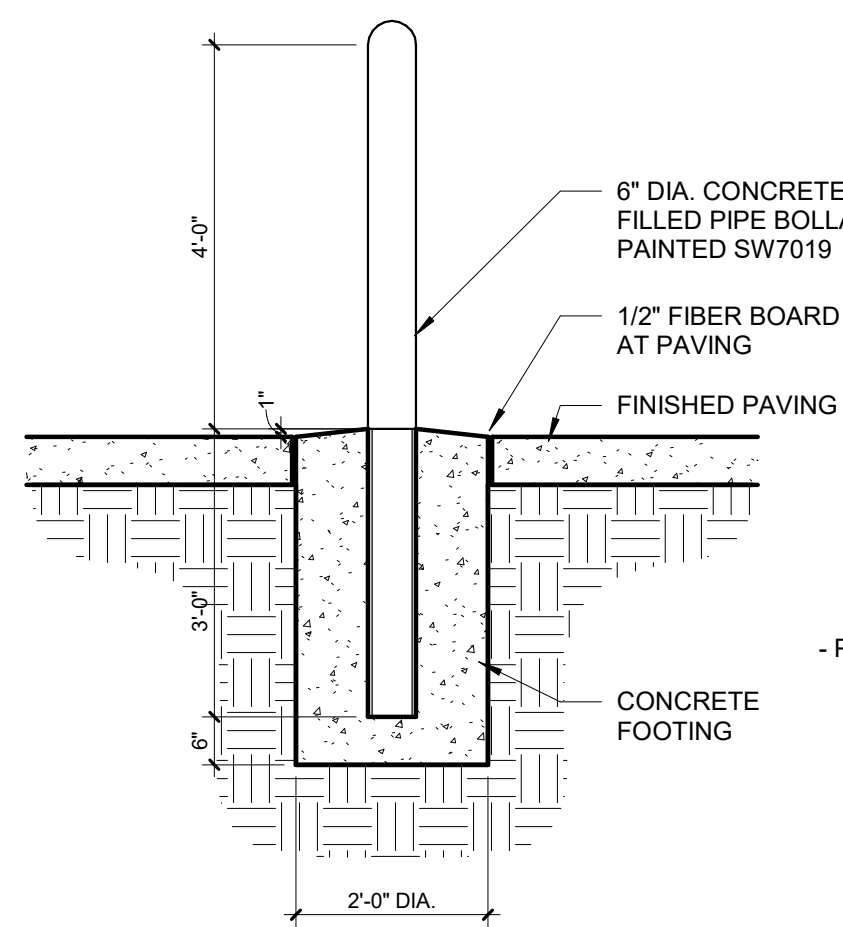


# City of Rockwall

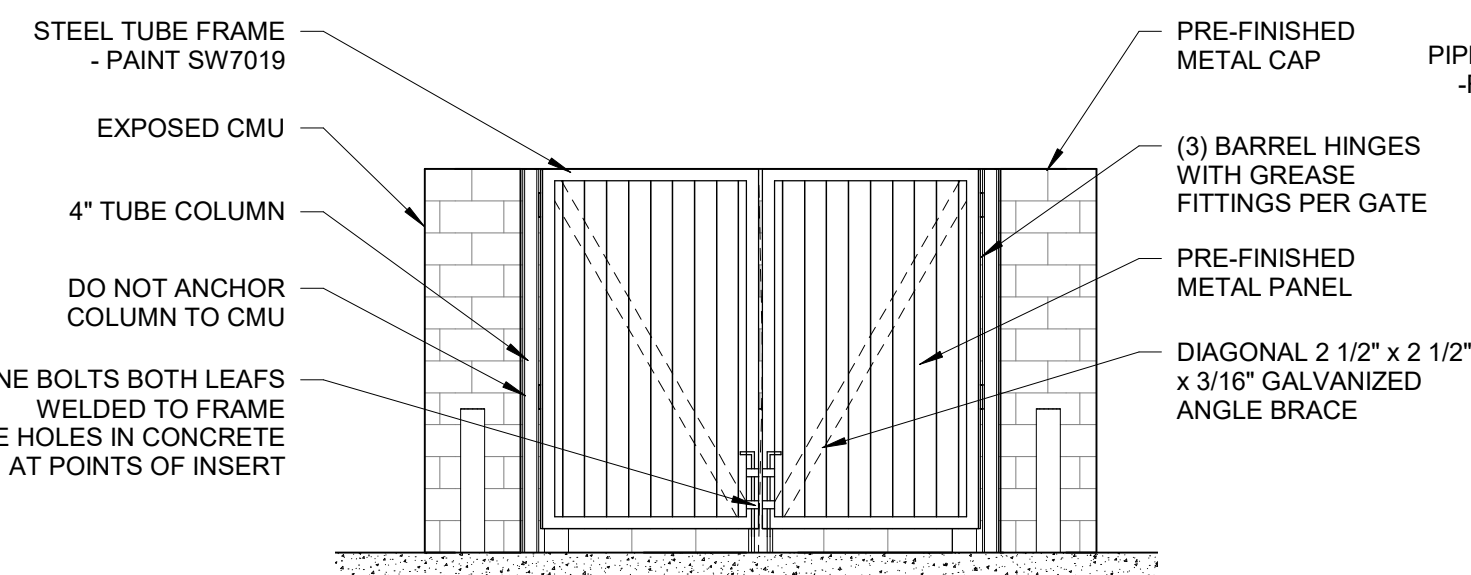
Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
 (W): www.rockwall.com

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.

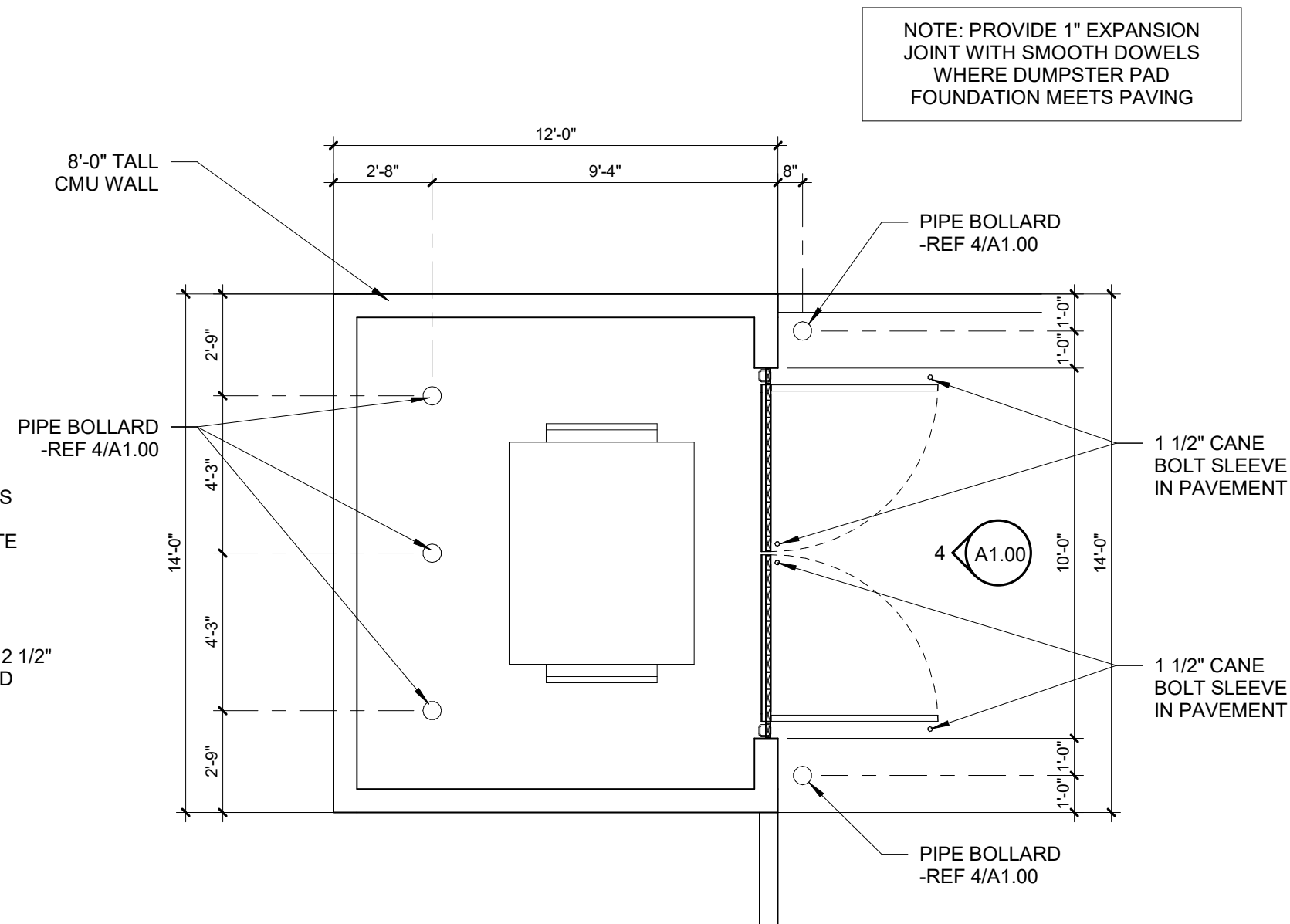




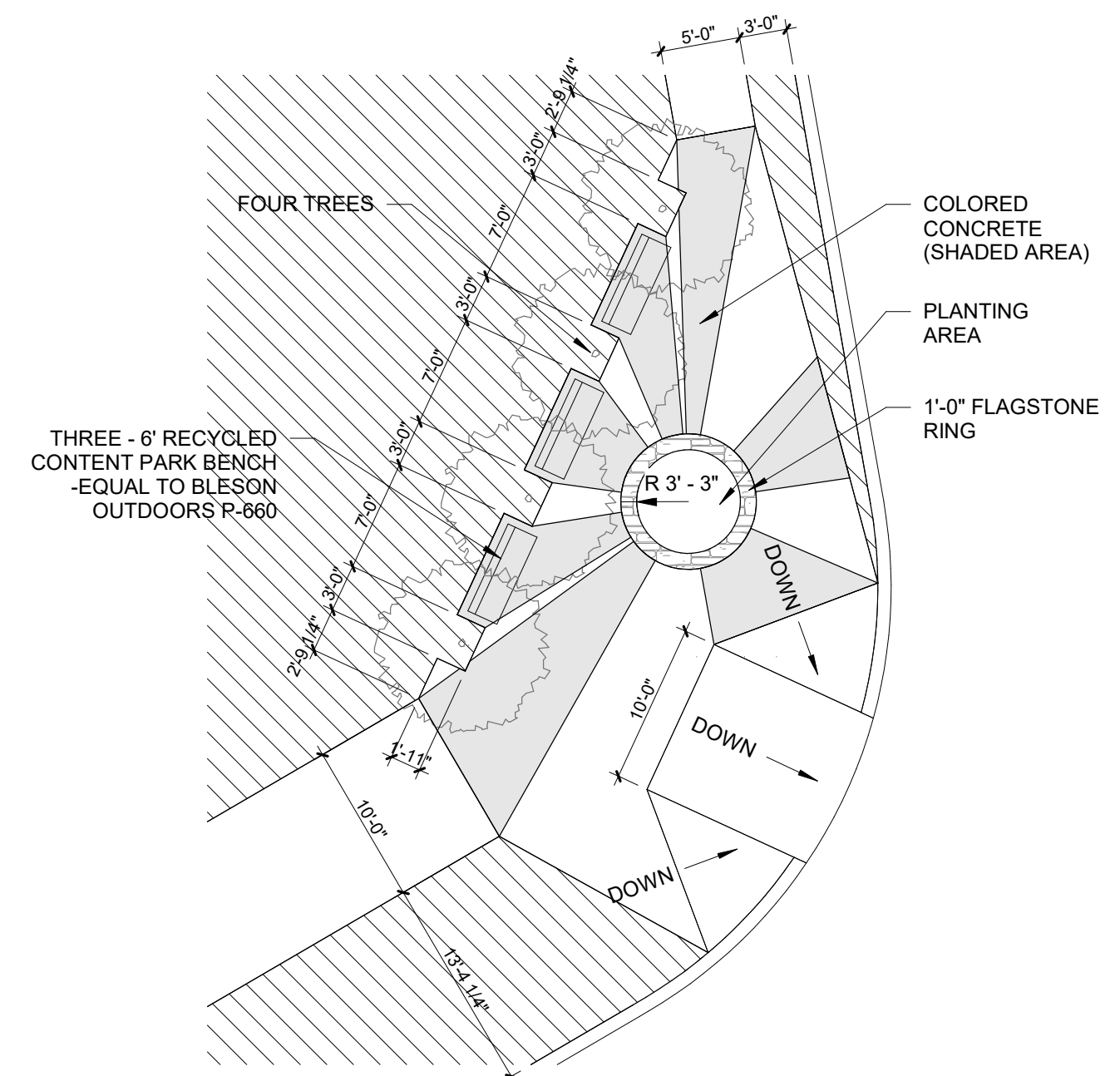
**BOLLARD DETAIL | 5**  
SCALE: 1/2" = 1'-0" A1.00



**DUMPSTER ENCLOSURE ELEVATION | 4**  
SCALE: 1/4" = 1'-0" A1.00



**ENLARGED DUMPSTER ENCLOSURE | 3**  
SCALE: 1/4" = 1'-0" A1.00



**INTERSECTION ENHANCEMENT | 2**  
SCALE: 1" = 10'-0" A1.00

**PARKING CALCULATIONS**

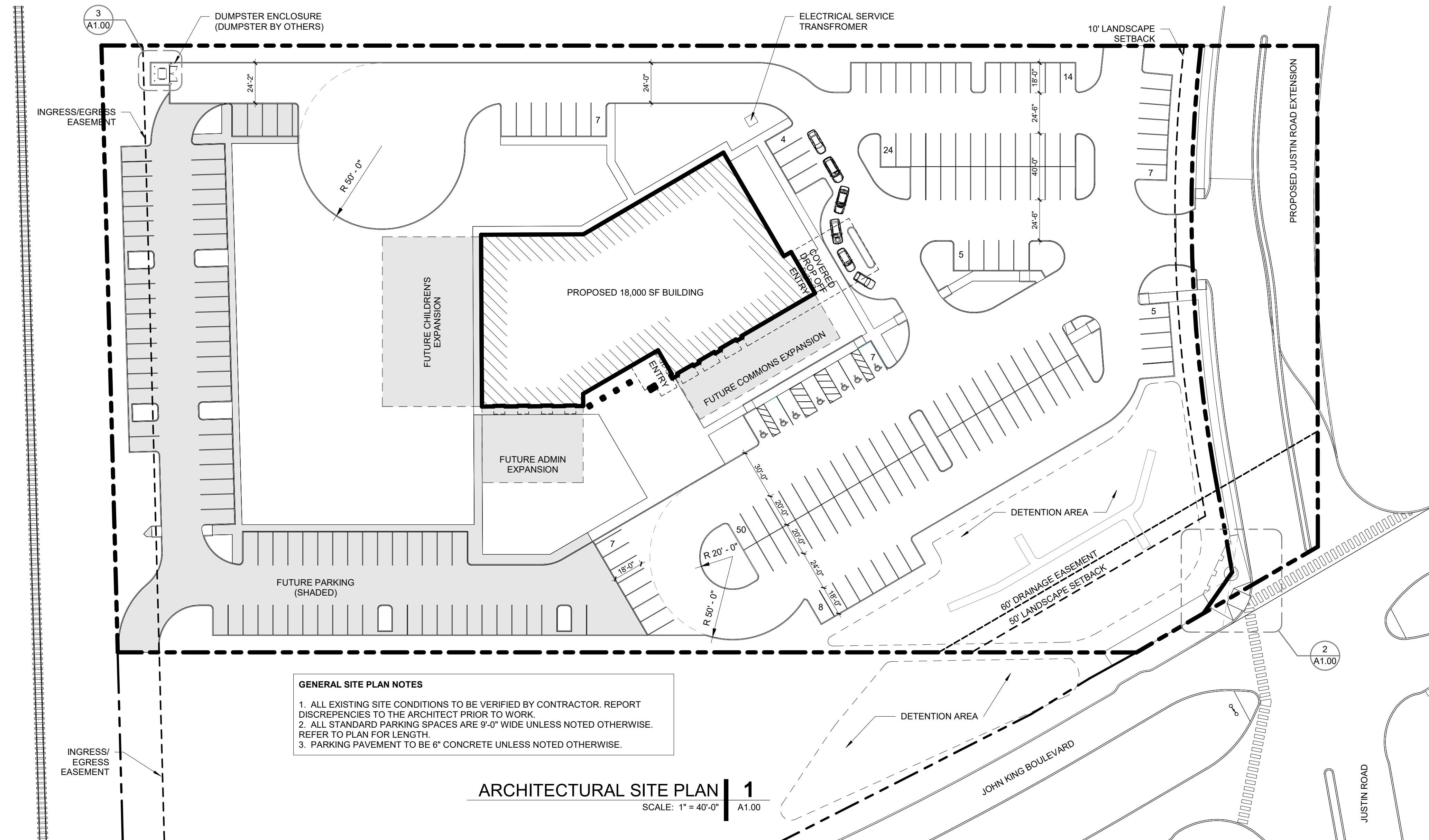
**TOTAL REQUIRED = 99 SPACES (7 HANDICAP)**

CHURCH (1 PER 4 SEAT IN SACUARY):  
357 SEATS / 4 = 89.25 (90 SPACES)

OFFICE, GENERAL (1 PER 300 SF):  
1,260 / 300 = 4.2 (5 SPACES)

SCHOOL, ELEMENTARY (1 PER 25 STUDENT):  
16 PERSON OCCUPANY LOAD IN EACH ROOM  
6 ROOMS  
16 x 6 = 96 STUDENTS  
96 / 25 = 3.84 (4 SPACES)

**TOTAL PROVIDED = 149 SPACES**



**ARCHITECTURAL SITE PLAN | 1**  
SCALE: 1" = 40'-0" A1.00

**GENERAL SITE PLAN NOTES**

1. ALL EXISTING SITE CONDITIONS TO BE VERIFIED BY CONTRACTOR. REPORT DISCREPANCIES TO THE ARCHITECT PRIOR TO WORK.
2. ALL STANDARD PARKING SPACES ARE 9'-0" WIDE UNLESS NOTED OTHERWISE. REFER TO PLAN FOR LENGTH.
3. PARKING PAVEMENT TO BE 6" CONCRETE UNLESS NOTED OTHERWISE.

FEBRUARY 17, 2020

DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, PREPARED BY OXLEY WILLIAMS THARP ARCHITECTS, PLLC ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THIS INCLUDES DOCUMENTS IN ELECTRONIC FORM. OXLEY WILLIAMS THARP ARCHITECTS, PLLC SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS. THE INSTRUMENTS OF SERVICE SHALL NOT BE USED BY THE OWNER FOR FUTURE ADDITIONS OR ALTERATIONS TO THIS PROJECT OR FOR OTHER PROJECTS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF OXLEY WILLIAMS THARP ARCHITECTS, PLLC. ANY UNAUTHORIZED USE OF THE INSTRUMENTS OF SERVICE SHALL BE WITHOUT LIABILITY TO OXLEY WILLIAMS THARP ARCHITECTS, PLLC AND ITS CONSULTANTS.

**Revision Schedule**

Rev. #	Revision Description	Revision Date

**OWT ARCHITECTS**

509 PECAN STREET  
SUITE 100  
FORT WORTH, TX 76102  
817.993.9844

www.owtarchitects.com

**ROCKWALL  
FRIENDSHIP  
JUSTIN ROAD CHURCH**  
ROCKWALL, TEXAS 75189

2019-012-00  
FEBRUARY 17, 2020

**ARCHITECTURAL  
SITE PLAN**

**A1.00**

# C ORDINANCE REQUIREMENT

## Mandatory Provisions

- 15' landscape buffer**  
Provided.
- Screening of off-street loading areas**  
Provided.
- Residential Adjacency**  
6' masonry fencing
- Buffer landscaping**  
1 tree per 50' linear feet
- Parking lot landscaping**  
5% required
- Open space**  
Residential Zoning
- SH 205 Overlay District**  
Planting at Buffer
- Detention Area Planning**
- Excess Planting**  
Buffer Planting
- Site trees**

SITE DATA TABLE	
SITE AREA	5.53 ACRES 240,887 SF
ZONING	L1
PROPOSED USE	CHURCH
BUILDING SIZE	18,292 SF
LOT COVERAGE	8%
FLOOR TO AREA RATIO	0.08 : 1
BUILDING HEIGHT	(1 STORY)
PARKING TABLE	
PARKING REQUIREMENTS	1 PER X 4 SEATS
PARKING REQUIRED	99 SPACES - 4 ADA
PARKING PROVIDED	231 SPACES

# 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.

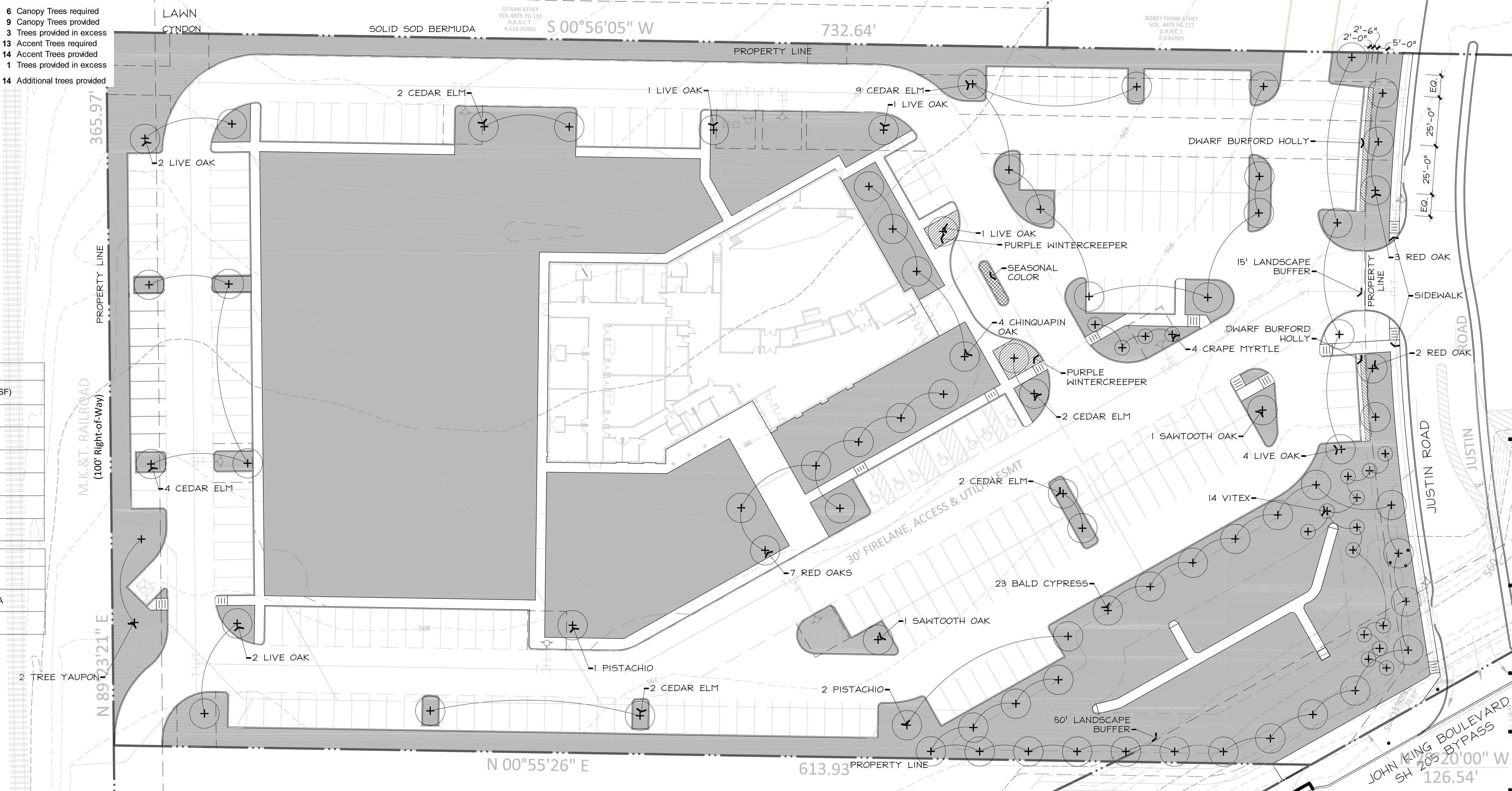
BOTANIC NAME	COMMON NAME	SIZE	DESCRIPTION
<b>LARGE TREES</b>			
QUERCUS PHELLOS	CHINQUAPIN OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.
QUERCUS SHUMARDII	SHUMARD RED OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE 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.
<b>ORNAMENTAL TREES</b>			
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
<b>SHRUBS</b>			
ILEX CRENATA BURFORDII NANA	DWARF BURFORD HOLLY	3 GALLON	24" ON CENTER
SALVIA GREGII 'HOTLIPS'	HOT LIPS CHERRY SAGE	3 GALLON	24" ON CENTER
<b>GROUNDCOVER / PERINNEL</b>			
EUONYMUS COLORATA	PURPLE WINTERCREEPER	1 GALLON	18" ON CENTER
TRACHELSPERMUM ASIATICUM	ASIAN JASMINE	1 GALLON	18" ON CENTER
<b>LAWN</b>			
CYNDOX	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. FOLLOW UDC REQUIREMENTS.
- 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



Seal

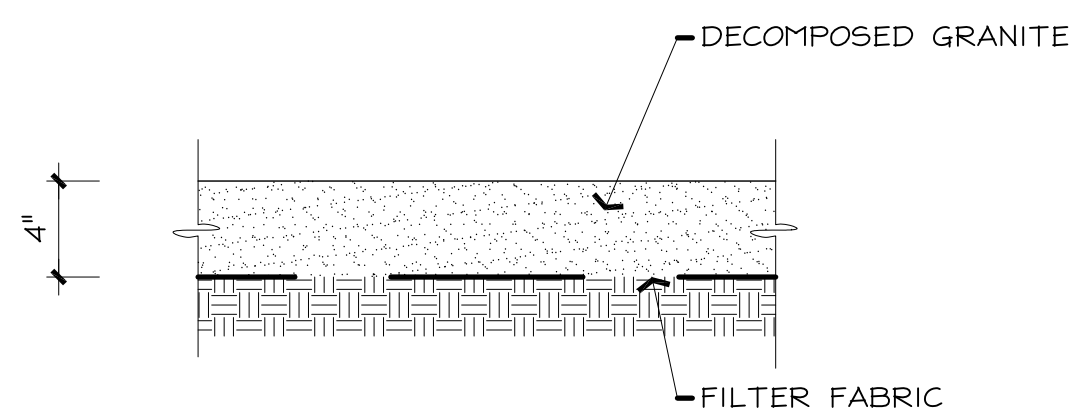
Revisions

Issue Date  
**21 February 2020**

Sheet Name  
**LANDSCAPE PLAN**

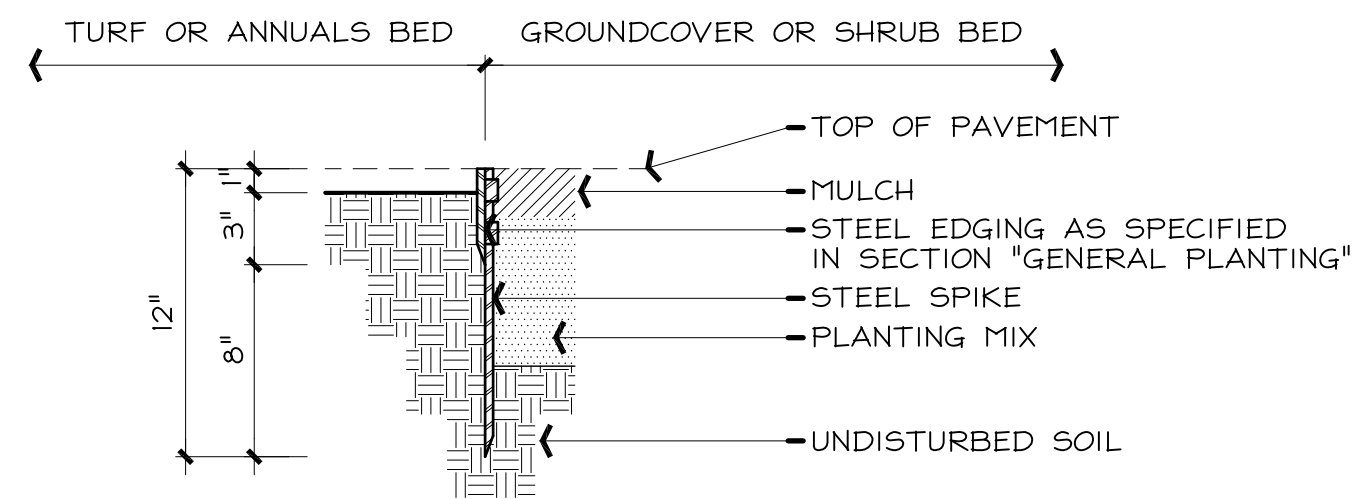
Sheet Number  
**L1.1**

SP2019-024



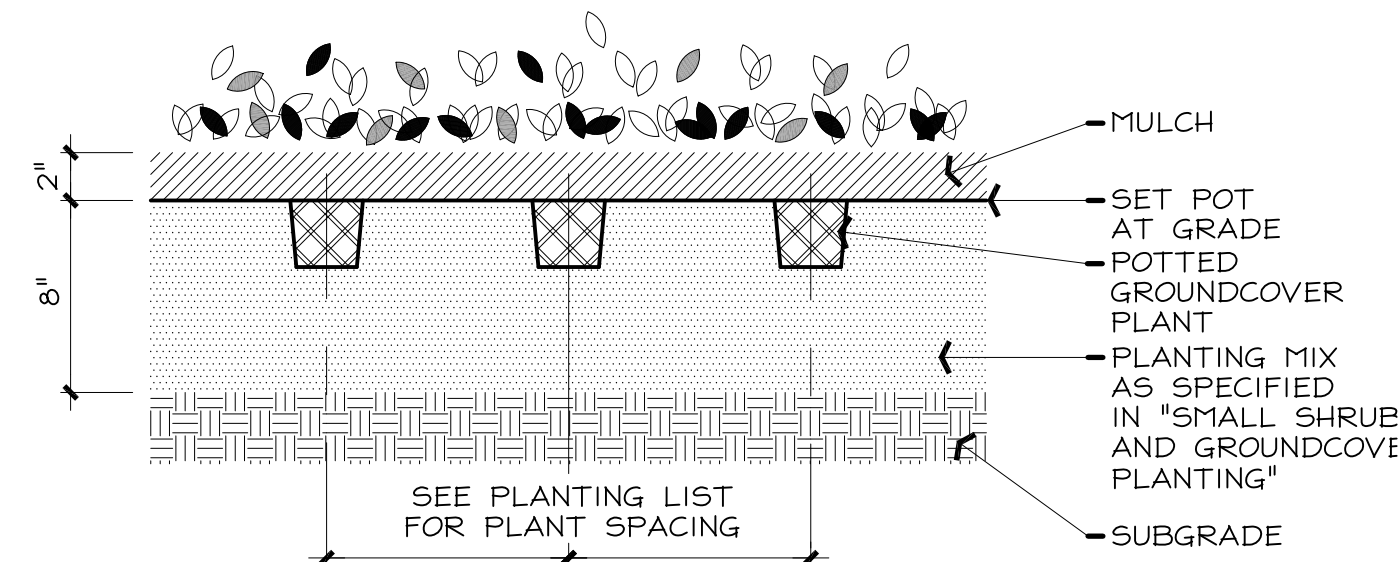
**E DECOMPOSED GRANITE PAVING SECTION**

1 1/2" = 1'-0"



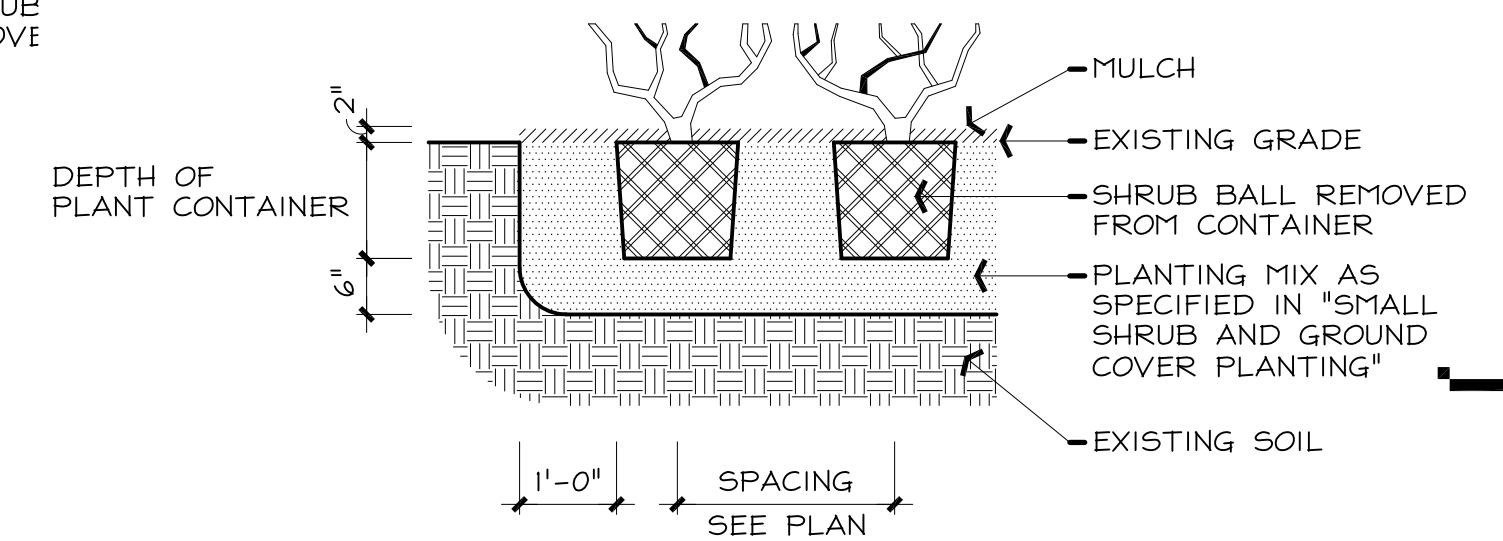
**F STEEL EDGING - SECTION**

1 1/2" = 1'-0"



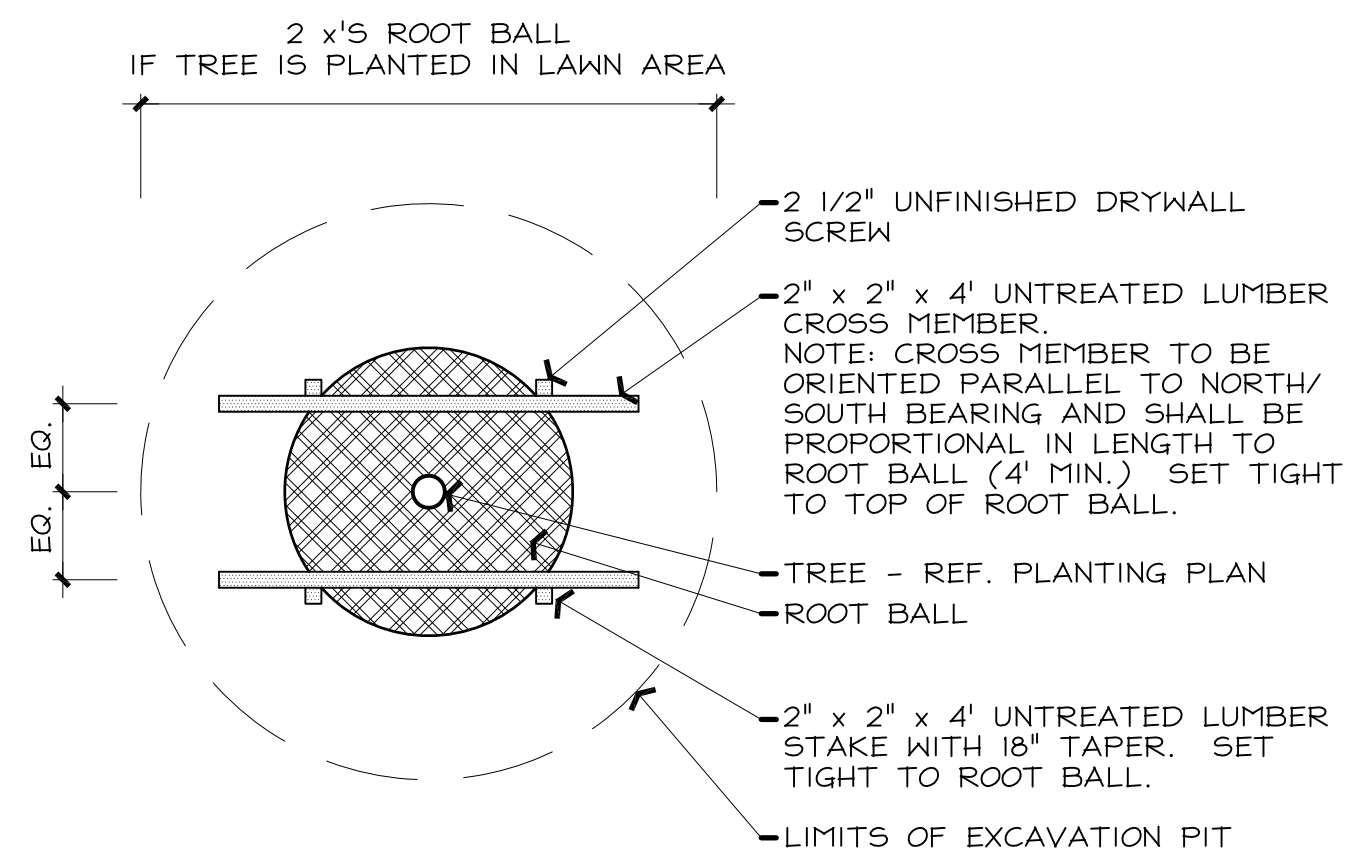
**G GROUNDCOVER PLANTING - SECTION**

1 1/2" = 1'-0"



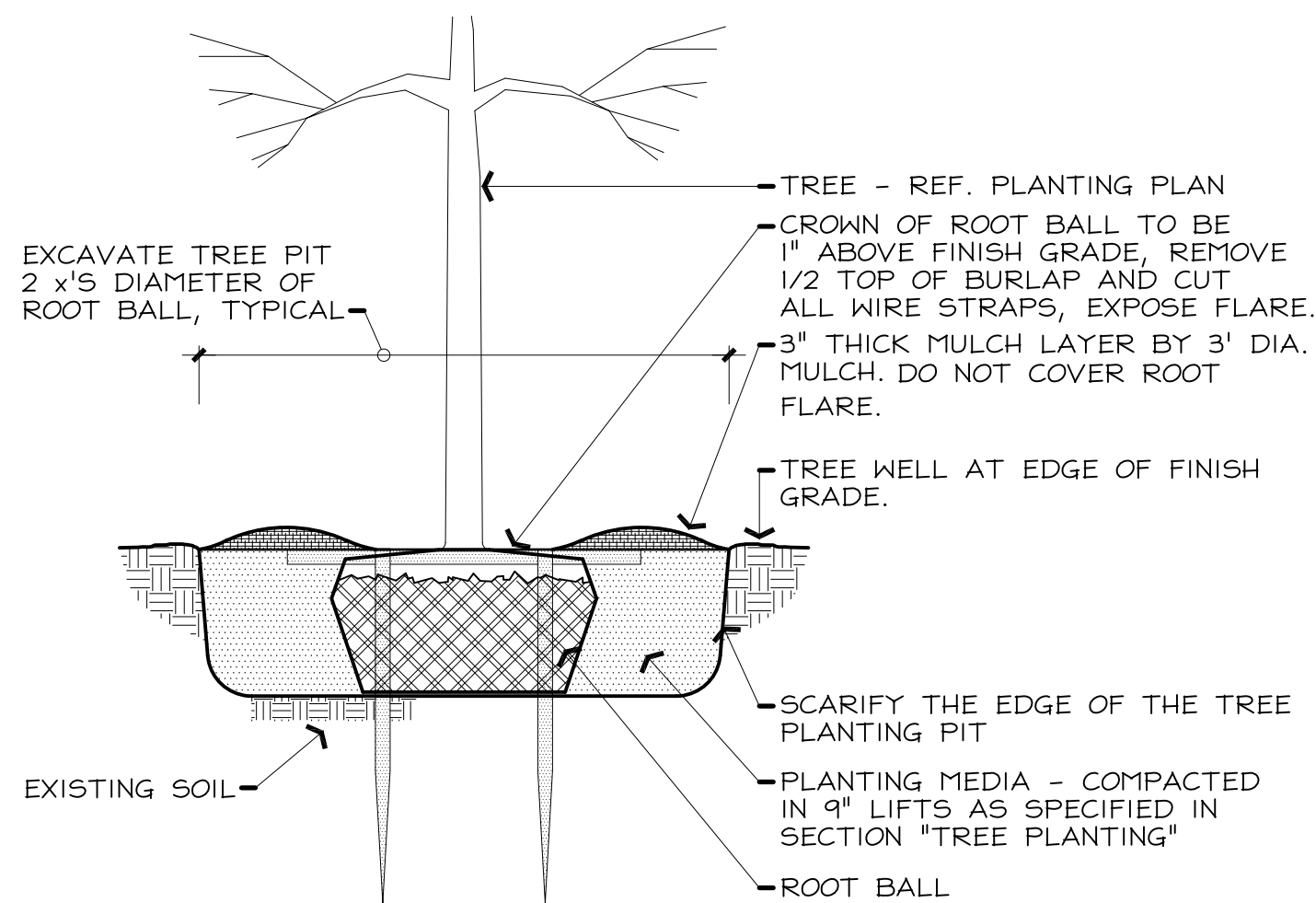
**H SHRUB PLANTING - SECTION**

1/2" = 1'-0"



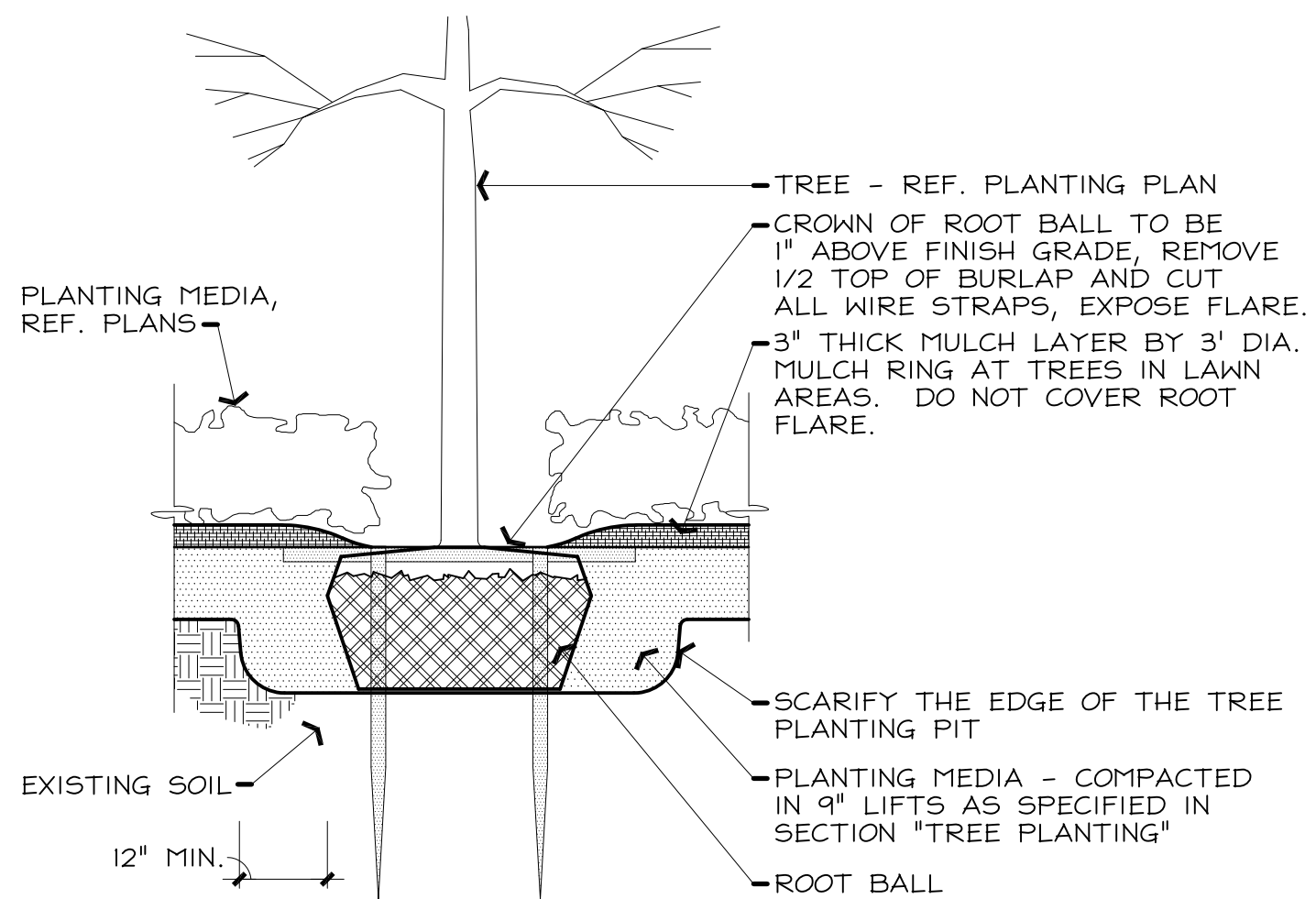
**A TYPICAL TREE STAKING - PLAN**

1/2" = 1'-0"



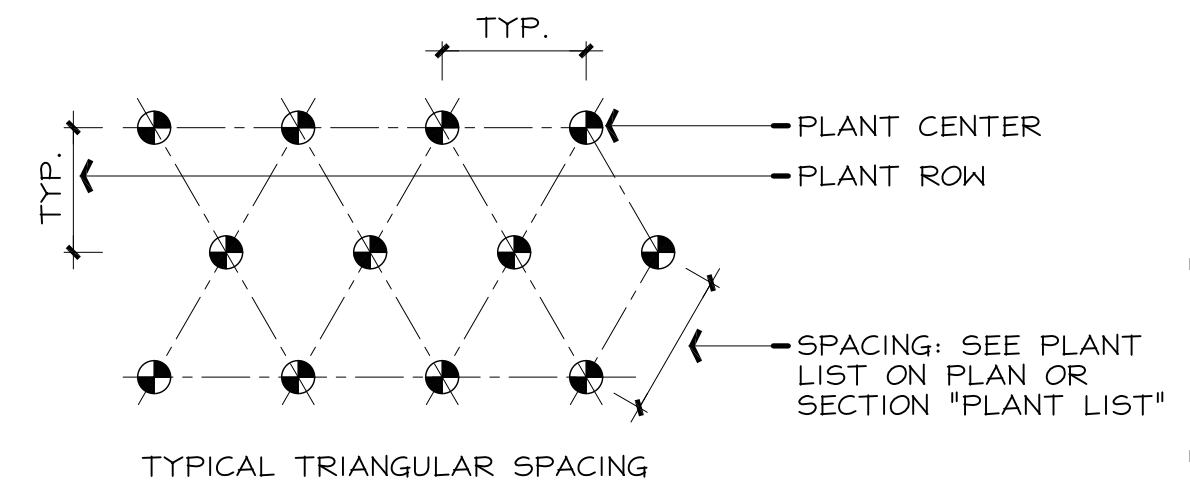
**B TREE PLANTING IN LAWN - SECTION**

1/2" = 1'-0"



**C TREE PLANTING IN PLANTER - SECTION**

1/2" = 1'-0"



**D PLANT SPACING - PLAN**

1/2" = 1'-0"

Seal

Revisions

Issue Date

21 February 2020

Sheet Name  
**LANDSCAPE  
DETAILS**

Sheet Number

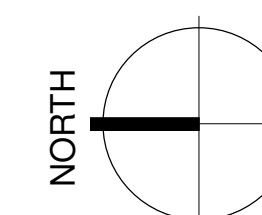
**L1.2**

Revision Schedule		
Rev. #	Revision Description	Revision Date
	Site Plan	02/21/2020

FOR REVIEW

Matthew J. Nichols  
P.E.

SUITE 517 479-636-5004  
1805 N 2ND ST JOB NO.: 24581  
ROGERS, AR 72756 DESIGNED BY: MOR



OWT ARCHITECTS

509 PECAN STREET  
SUITE 100  
FORT WORTH, TX 76102  
817.993.9844

www.owtarchitects.com



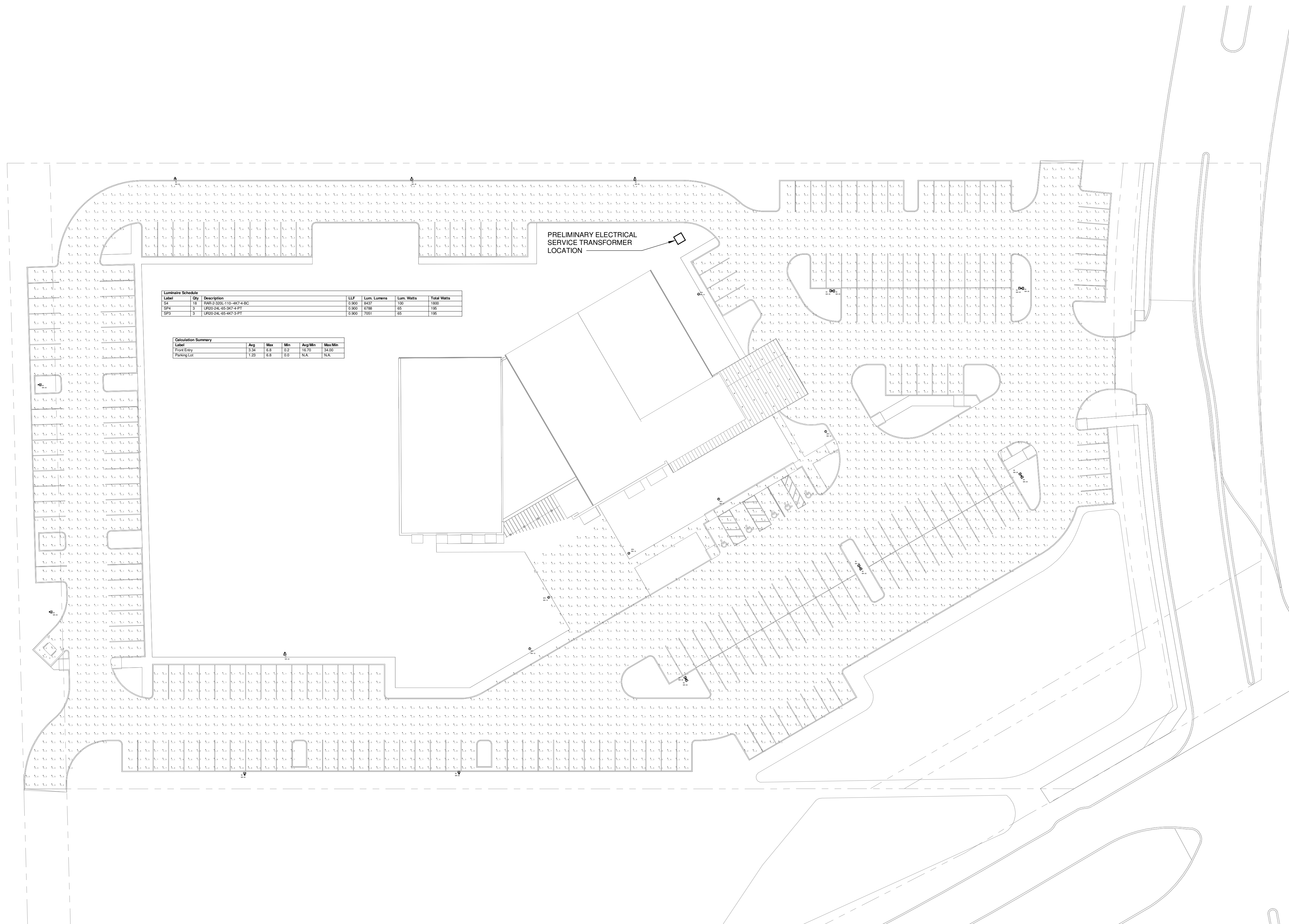
ROCKWALL  
FRIENDSHIP  
BAPTIST CHURCH

JUSTIN ROAD  
ROCKWALL, TEXAS 75189

2019-012-00  
FEBRUARY 3, 2020

ELECTRICAL SITE  
PLAN

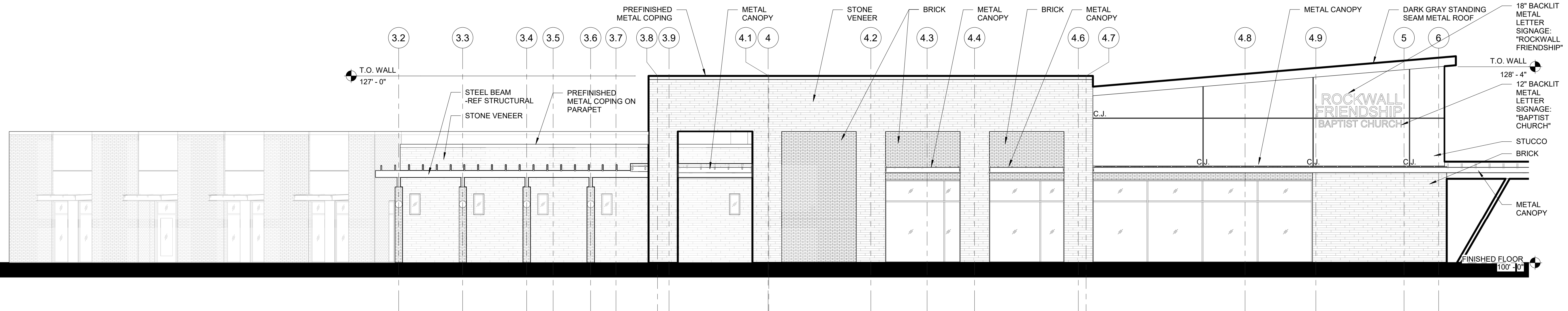
E1.11



Label	Qty	Description	LF	Lum. Lumens	Lum. Watts	Total Watts
SL	18	FRS2-326-115-407-4-8C	0.960	1847	150	1800
SP4	3	UR03-24-48-307-43PF	0.960	6768	65	195
SP3	3	UR03-24-48-407-33PF	0.960	7651	65	195

Label	Avg	Max	Min	Avg/Min	Max/Min
Front Entry	3.56	6.8	0.2	16.70	24.50
Parking Lot	1.23	6.8	0.0	N/A	N/A

1 ELECTRICAL SITE PLAN  
1" = 30'-0" E1.11



**SOUTHWEST ELEVATION | 3**  
SCALE: 1/8" = 1'-0" A3.01



**WEST ELEVATION | 2**  
SCALE: 1/8" = 1'-0" A3.01

**EXTERIOR FINISHES**

BASIS OF DESIGN:

BRICK: ACME - COLOR, CHESNEY

STONE: TEXAS STONE DESIGNS - COLOR, TEXAS STACK

STUCCO: PAREX - TEXTURE, SAND STONE. COLOR, MOUNTAIN 3014L (56)

EXPOSED STEEL: COLOR, SHERWIN WILLIAMS 7074 SOFTWARE

ROOF/STOREFRONT - BERRIDGE - COLOR, ZINC GREY

**MASONRY CALCULATIONS**

**EAST/NORTHEAST: 3,239 SF**  
BRICK = 3,179 (98.1%)  
STONE = 60 (1.9%)  
GLAZING = 34

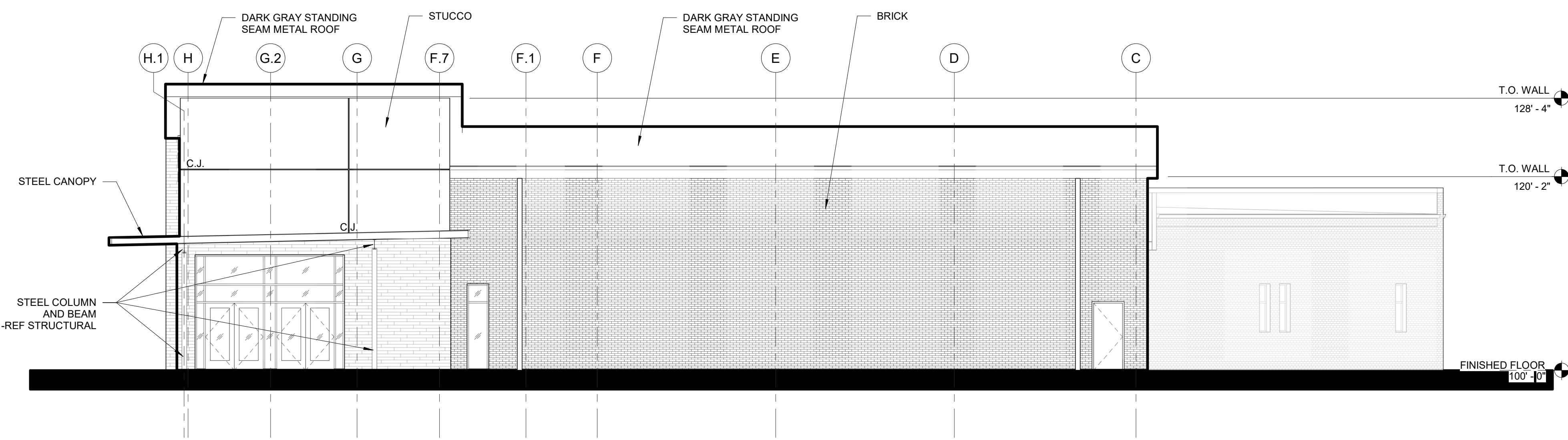
**WEST/SOUTHWEST: 4,034 SF**  
BRICK = 1,057 (26.2%)  
STONE = 1,993 (49.4%)  
STUCCO = 985 (24.4%)  
GLAZING = 851

**SOUTHEAST: 2,044 SF**  
BRICK = 1,428 (69.8%)  
STONE = 210 (10.3%)  
STUCCO = 406 (19.9%)  
GLAZING = 207

**NORTH: 1,822 SF**  
BRICK = 1,822 (100%)  
GLAZING = 152

**TOTAL: 11,139 SF**  
BRICK = 7,486 (67.2%)  
STONE = 2,263 (20.3%)  
STUCCO = 1,391 (12.5%)

\*TOTALS AND PERCENTAGES DO NOT INCLUDE GLAZING SQUAREFOOTAGES.



**SOUTHEAST ELEVATION | 1**  
SCALE: 1/8" = 1'-0" A3.01

FEBRUARY 17, 2020

DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, PREPARED BY OXLEY WILLIAMS THARP ARCHITECTS, PLLC ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THIS INCLUDES DOCUMENTS IN ELECTRONIC FORM. OXLEY WILLIAMS THARP ARCHITECTS, PLLC SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS. THE INSTRUMENTS OF SERVICE SHALL NOT BE USED BY THE OWNER FOR FUTURE ADDITIONS OR ALTERATIONS TO THIS PROJECT OR FOR OTHER PROJECTS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF OXLEY WILLIAMS THARP ARCHITECTS, PLLC. ANY UNAUTHORIZED USE OF THE INSTRUMENTS OF SERVICE SHALL BE WITHOUT LIABILITY TO OXLEY WILLIAMS THARP ARCHITECTS, PLLC AND ITS CONSULTANTS.

Revision Schedule		
Rev. #	Revision Description	Revision Date

**OWT ARCHITECTS**

509 PECAN STREET  
SUITE 100  
FORT WORTH, TX 76102  
817.993.9844

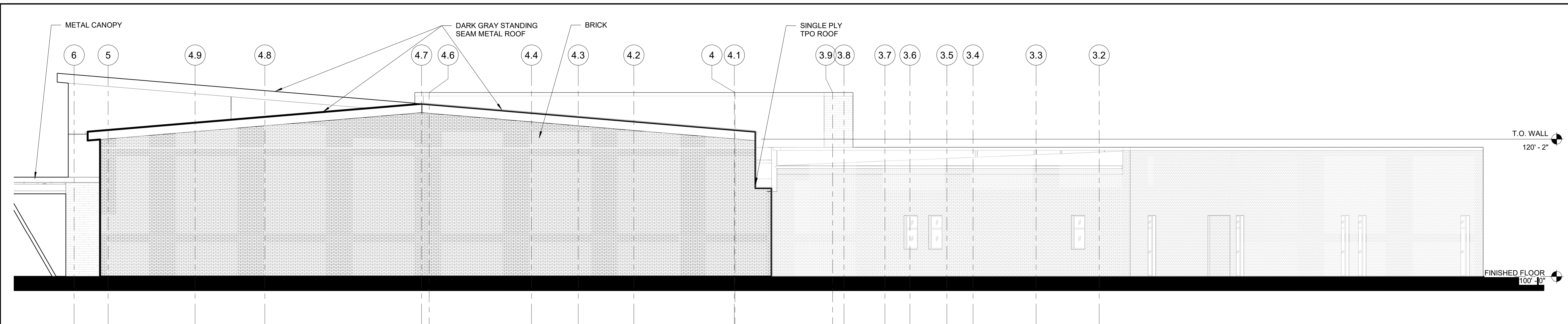
www.owtarchitects.com

**ROCKWALL FRIENDSHIP  
JUSTIN ROAD BAPTIST CHURCH**  
ROCKWALL, TEXAS 75189

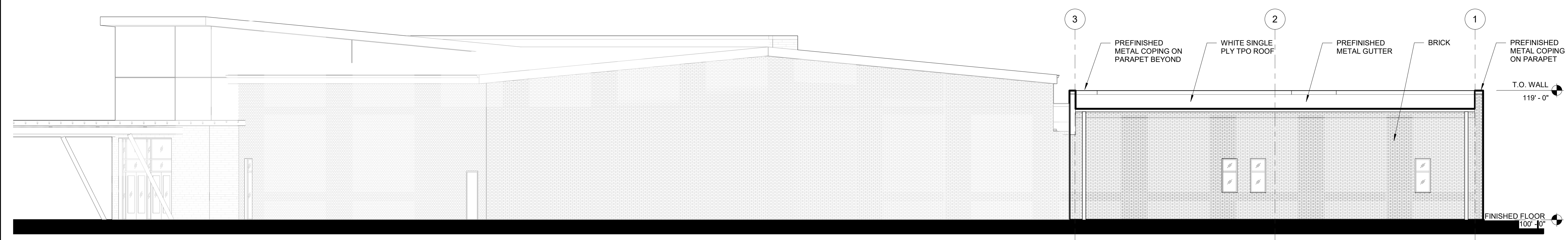
2019-012-00  
FEBRUARY 17, 2020

**EXTERIOR ELEVATIONS**

**A3.01**



**NORTHEAST ELEVATION | 3**  
SCALE: 1/8" = 1'-0" A3.02



**EAST ELEVATION | 2**  
SCALE: 1/8" = 1'-0" A3.02

**EXTERIOR FINISHES**

BASIS OF DESIGN:

BRICK: ACME - COLOR, CHESNEY

STONE: TEXAS STONE DESIGNS - COLOR, TEXAS STACK

STUCCO: PAREX - TEXTURE, SAND STONE. COLOR, MOUNTAIN 3014L (56)

EXPOSED STEEL: COLOR, SHERWIN WILLIAMS 7074 SOFTWARE

ROOF/STOREFRONT - BERRIDGE - COLOR, ZINC GREY

**MASONRY CALCULATIONS**

**EAST/NORTHEAST: 3,239 SF**  
BRICK = 3,179 (98.1%)  
STONE = 60 (1.9%)  
GLAZING = 34

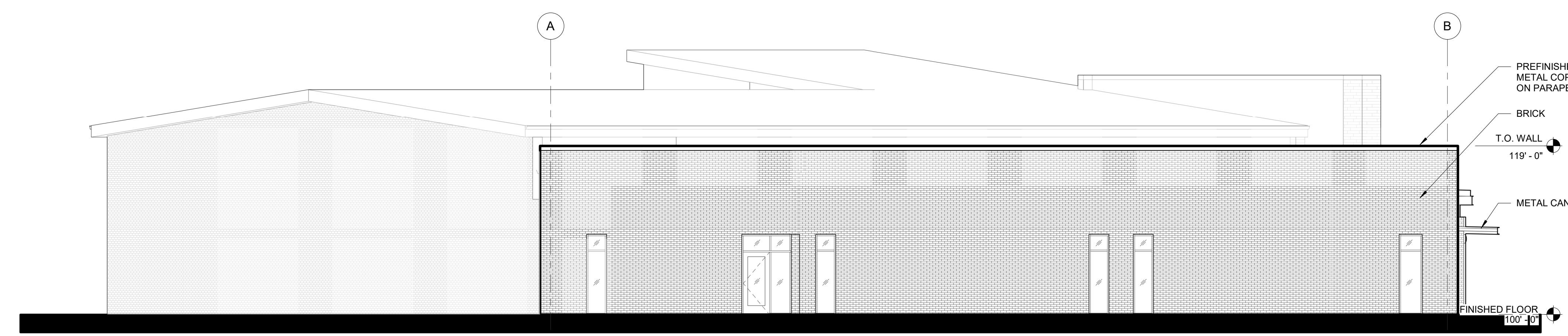
**WEST/SOUTHWEST: 4,034 SF**  
BRICK = 1,057 (26.2%)  
STONE = 1,993 (49.4%)  
STUCCO = 985 (24.4%)  
GLAZING = 851

**SOUTHEAST: 2,044 SF**  
BRICK = 1,428 (69.9%)  
STONE = 210 (10.3%)  
STUCCO = 406 (19.9%)  
GLAZING = 207

**NORTH: 1,822 SF**  
BRICK = 1,822 (100%)  
GLAZING = 152

**TOTAL: 11,139 SF**  
BRICK = 7,486 (67.2%)  
STONE = 2,263 (20.3%)  
STUCCO = 1,391 (12.5%)

\*TOTALS AND PERCENTAGES DO NOT INCLUDE GLAZING SQUAREFOOTAGES.



**NORTH ELEVATION | 1**  
SCALE: 1/8" = 1'-0" A3.02

FEBRUARY 17, 2020

DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, PREPARED BY OXLEY WILLIAMS THARP ARCHITECTS, PLLC ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THIS INCLUDES DOCUMENTS IN ELECTRONIC FORM. OXLEY WILLIAMS THARP ARCHITECTS, PLLC SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS. THE INSTRUMENTS OF SERVICE SHALL NOT BE USED BY THE OWNER FOR FUTURE ADDITIONS OR ALTERATIONS TO THIS PROJECT OR FOR OTHER PROJECTS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF OXLEY WILLIAMS THARP ARCHITECTS, PLLC. ANY UNAUTHORIZED USE OF THE INSTRUMENTS OF SERVICE SHALL BE WITHOUT LIABILITY TO OXLEY WILLIAMS THARP ARCHITECTS, PLLC AND ITS CONSULTANTS.

**Revision Schedule**

Rev. #	Revision Description	Revision Date

**OWT ARCHITECTS**

509 PECAN STREET  
SUITE 100  
FORT WORTH, TX 76102  
817.993.9844

www.owtarchitects.com

**ROCKWALL FRIENDSHIP JUSTIN ROAD CHURCH**  
ROCKWALL, TEXAS 75189

2019-012-00  
FEBRUARY 17, 2020

**EXTERIOR ELEVATIONS**

**A3.02**





# 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:** March 10, 2020  
**APPLICANT:** Shannon Thomas; Friendship Baptist Church  
**CASE NUMBER:** SP2020-003.; *Amending Site Plan for Friendship Baptist Church*

---

### SUMMARY

Discuss and consider a request by Shannon Thomas of Rockwall Friendship Baptist Church for the approval of an Amending 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 subject property was annexed in 1985 [*Ordinance No. 85-66*], is situated within the SH-205 Bypass 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 request [*Case No. Z2018-056*] for a change in zoning from an Agricultural (AG) District to a Light Industrial (LI) District to allow the site to be developed for a house of worship (*i.e. Friendship Baptist Church*). On August 13, 2019, the Planning and Zoning Commission approved a site plan [*Case No. SP2019-024*] for a house of worship on the subject property. Since that time, the property owner has changed architectural firms, and has changed the design of the building. Since the proposed house of worship differs from the originally approved building elevations, the changes will be required to be reviewed by the Architectural Review Board (ARB) and the Planning and Zoning Commission.

### PURPOSE

The applicant is requesting approval of an amended site plan for a 17,991 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 01, *Land Use Schedule*, of Article 04, *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 05, *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/EXCEPTIONS 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) *Construction Standards.*

- (a) *Industrial Building Articulation Requirements.* Subsection 05.01, *General Industrial District Standards*, of Section 05, *Industrial Districts*, of the Unified Development Code (UDC) states that the maximum wall length shall not exceed four (4) times the wall height without a projecting entryway/architectural element. The minimum length of an entryway/architectural element shall be 33% of the wall height. In this case, the maximum wall length without an entryway/architectural element is 80-feet; however, the north, east/northeast, and the southwest, building facades exceed the maximum wall length. Specifically, the north façade is 102-feet in length, the east/northeast façade is 92-

feet in length, and the southwest façade is 97-feet in length. Staff should note, that the applicant has provided projecting architectural elements on the southwest façade; however, these elements do not conform to the minimum length of an entryway/architectural element. In this case, the minimum length of an entryway/architectural element is approximately seven (7) feet in length; however, the proposed architectural elements are three (3) feet in length. Since these facades do not meet the articulation standards, approval of a variance is required.

(2) *General Overlay District Standards.*

- (a) *Materials and Masonry Composition.* Subsection 06.02, *General Overlay District Standards*, of Section 06, *Overlay Districts*, of the Unified Development Code (UDC) states that each exterior wall of a building's façade shall consist of a minimum of 90% Primary Materials and/or a maximum of 10% Secondary Materials -- *excluding windows and doors*. A minimum of 20% stone natural or quarried stone is required on all building facades. The use of cementitious materials (*e.g. stucco, cementitious lap siding, or similar cementitious material*), shall be limited to 50% of the building's exterior façade. In this case, the proposed building utilizes a combination of brick, stucco, and stone and generally conforms to the Primary Materials requirement with the exception of utilizing at least 20% stone on each façade. Specifically, the applicant is proposing to utilize 1.9% stone on the east/northeast façade, and 0% stone on the north façade. Staff should note, the remaining building façades utilize between 20.03% and 49.4% stone. Since this does not meet the minimum requirement of 20%, approval of a variance is required.
  
- (b) *Four (4) Sided Architecture.* Subsection 06.02, *General Overlay District Standards*, of Section 06, *Overlay Districts*, of the Unified Development Code (UDC) states that all buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation, and features. In this case, the north, northeast, and east building elevations do not appear to conform to the four (4) sided architecture requirements and approval of a variance is required.

According to Subsection 09.02, *Variances to the General Overlay District Standards*, of Section 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission to grant a variance to any provision contained in Section 06.02, *General Overlay District Standards*, of Article 06, *District Development Standards*, of the Unified Development Code (UDC) where unique or extraordinary conditions exist or where strict adherence to the technical requirements of this section would create an undue hardship. In cases where a variance is requested, the applicant shall provide two (2) compensatory measures that directly offset the requested variance. In this case, since three (3) variances are being requested, the applicant is required to provide a total of six (6) compensatory measures. The applicant has provided a letter that outlines the following proposed compensatory measures: To provide increased landscaping (*i.e. 40 additional trees*) throughout the site, to provide increased parking lot landscaping (*i.e. an 11.3% increase*), to provide two (2) additional architectural elements, and to provide 100% masonry on each facade. Staff should note, since three (3) variances have been requested, a total of six (6) compensatory measures are required. In this case, the applicant has provided four (4) compensatory measures and approval is a discretionary decision for the Planning and Zoning Commission, pending a recommendation by the Architectural Review Board (ARB). These exceptions are discretionary decisions for the Planning and Zoning Commission and require approval by a ¾ majority. In the event that the exception is 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 February 25, 2020, the Architectural Review Board (ARB) reviewed the revised building elevations and requested that the applicant provide color elevations and a materials sample board. The applicant has submitted color renderings and a material sample board that appear to generally conform to the overlay district requirements and these will be provided to the ARB at their meeting on March 10, 2020.

### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request, 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.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2020-003

**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 [SELECT ONLY ONE BOX]:

### Platting Application Fees:

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

### Site Plan Application Fees:

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

### Zoning Application Fees:

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

### Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

#### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

## 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]

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

<input type="checkbox"/> Owner	Rockwall Friendship Baptist Church	<input type="checkbox"/> Applicant	Rockwall Friendship Baptist Church
Contact Person	Shanon Thomas	Contact Person	Shanon Thomas
Address	John King Blad (Proposal #7175)	Address	5651 State Highway 276
City, State & Zip	Rockwall, Texas. 75032	City, State & Zip	Royse City, Texas 75189
Phone	(972)772-7520	Phone	(972)772-7520
E-Mail	sthomas@rockwallfbc.org	E-Mail	sthomas@rockwallfbc.org

## NOTARY VERIFICATION [REQUIRED]

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

"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 100.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 20<sup>th</sup> day of February, 20 20. 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."

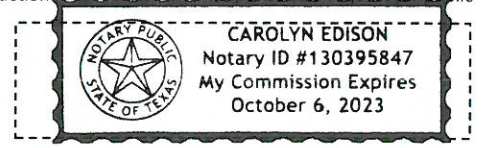
Given under my hand and seal of office on this the 20<sup>th</sup> day of February, 20 20

Owner's Signature

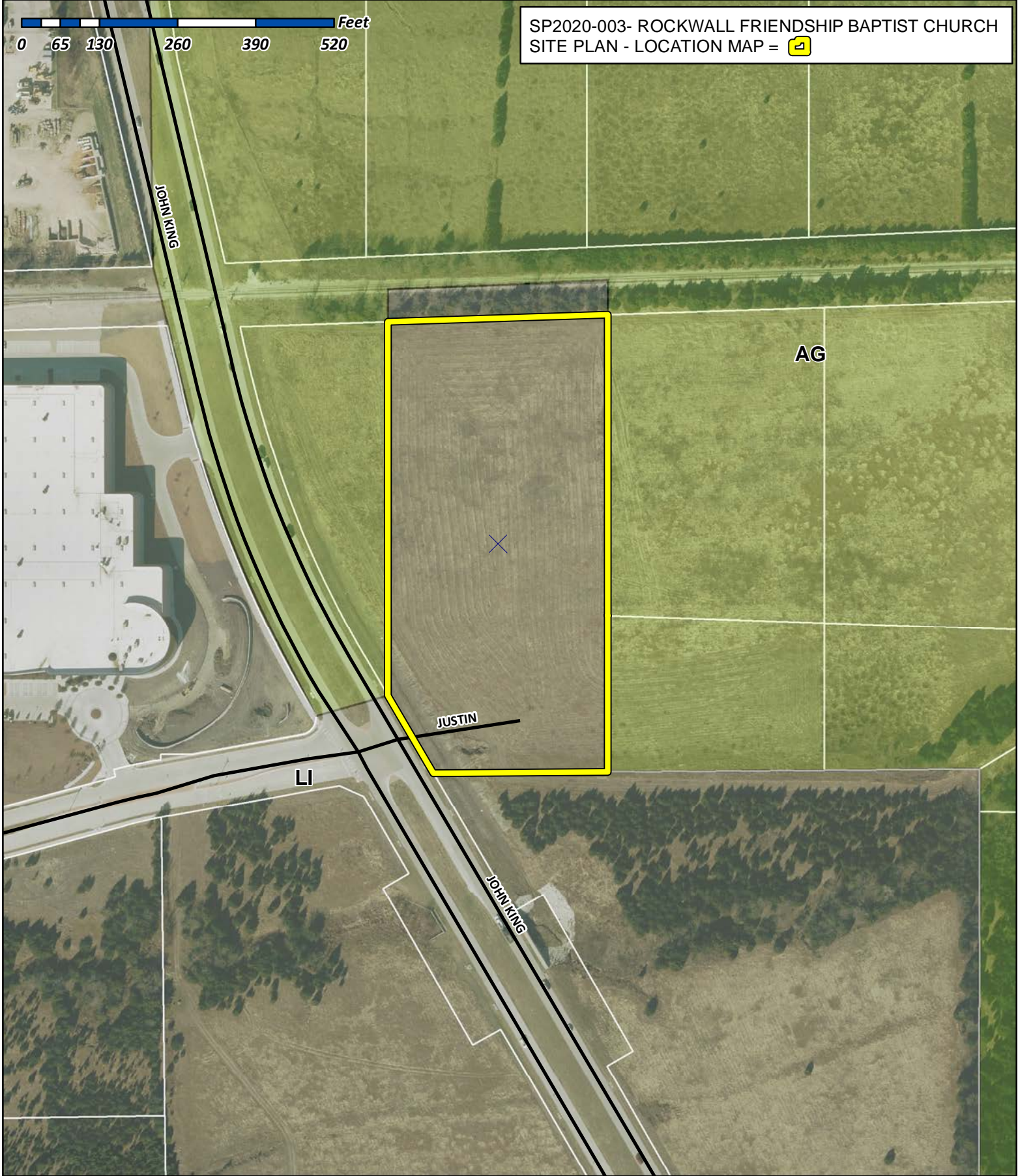
*Shanon Thomas*

Notary Public in and for the State of Texas

*Carolyn Edison*



My Commission Expires October 6, 2023



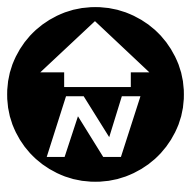
SP2020-003- ROCKWALL FRIENDSHIP BAPTIST CHURCH  
 SITE PLAN - LOCATION MAP =

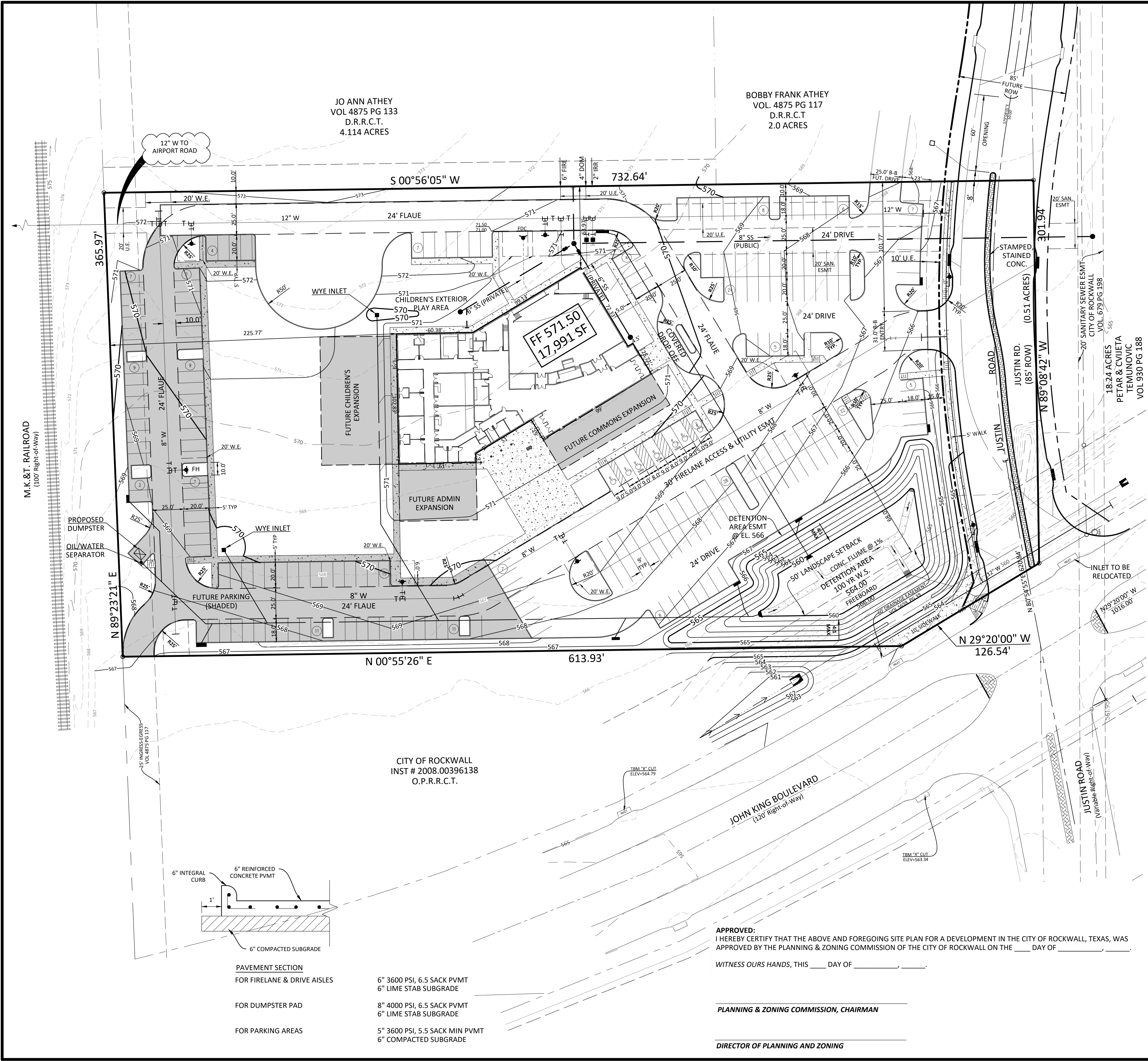


# City of Rockwall

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.

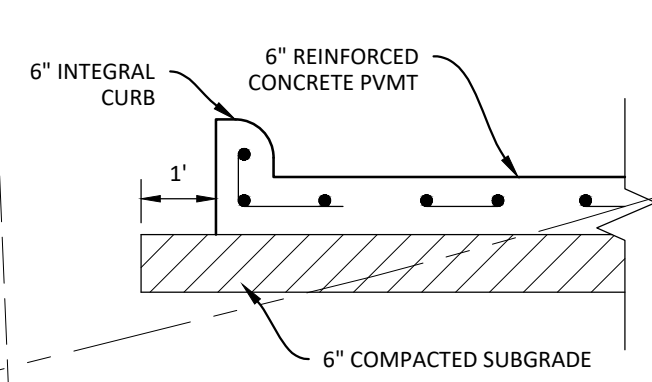




JO ANN ATHEY  
VOL 4875 PG 133  
D.R.R.C.T.  
4.114 ACRES

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.

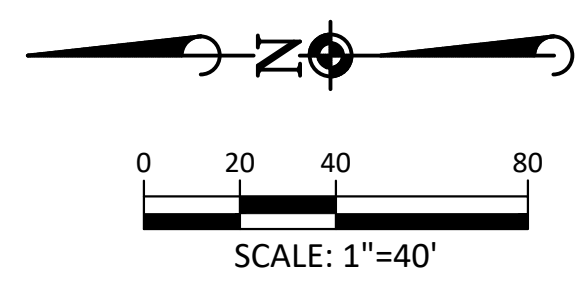
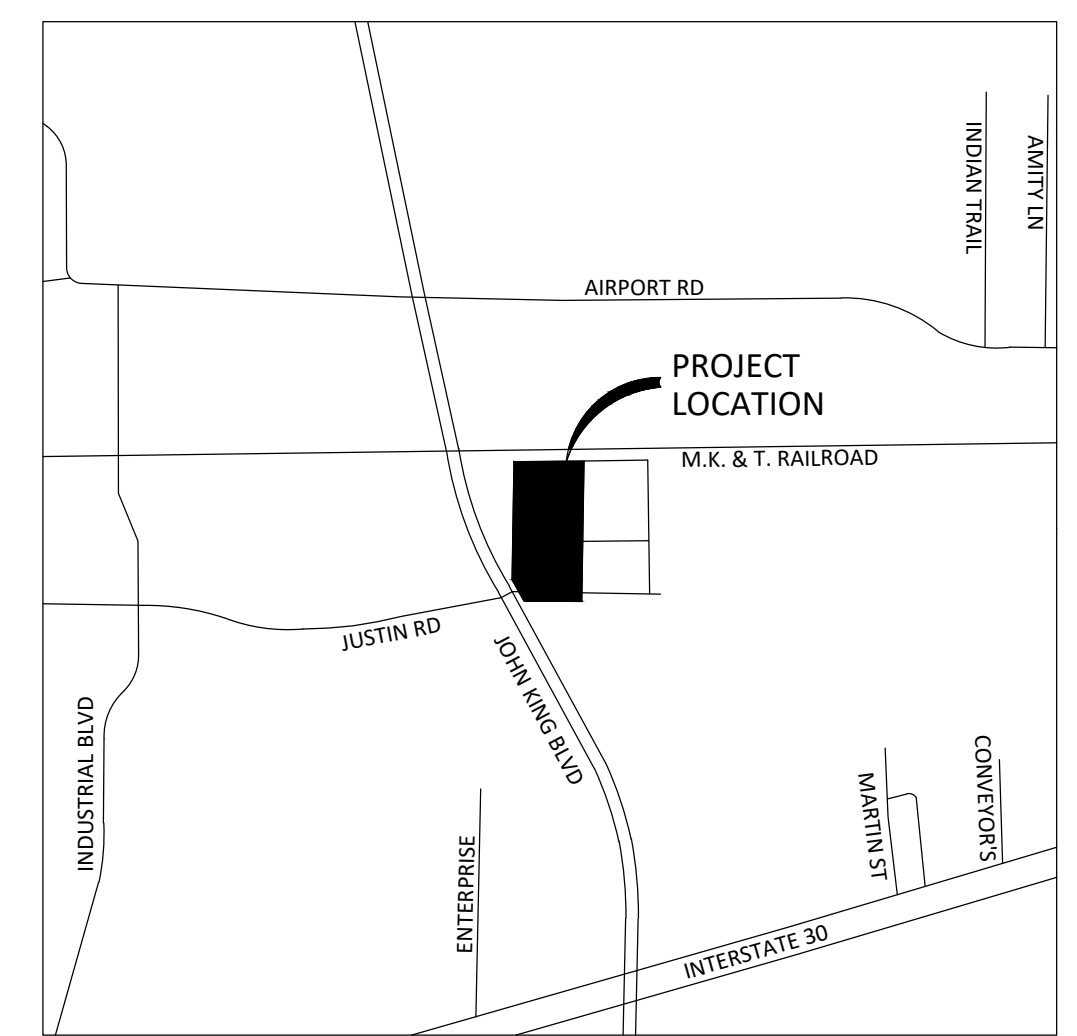


PAVEMENT SECTION FOR FIRELANE & DRIVE AISLES	6" 3600 PSI, 6.5 SACK PVMT 6" LIME STAB SUBGRADE
FOR DUMPSTER PAD	8" 4000 PSI, 6.5 SACK PVMT 6" LIME STAB SUBGRADE
FOR PARKING AREAS	5" 3600 PSI, 5.5 SACK MIN PVMT 6" COMPACTED SUBGRADE

APPROVED: I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF \_\_\_\_.

WITNESS OURS HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_.

PLANNING & ZONING COMMISSION, CHAIRMAN  
DIRECTOR OF PLANNING AND ZONING



PROJECT INFORMATION	
NAME OF PROJECT	ROCKWALL FRIENDSHIP BAPTIST CHURCH
PROPOSED LAND USE	CHURCH
GENERAL	
ZONING DISTRICT	PROPOSED
OVERLAY	LIGHT INDUSTRIAL (LI)
OVERLAY	JOHN KING (SH 205)
OVERALL SITE	
TOTAL SITE AREA	6.033 AC
NET SITE AREA	5.53 AC
IMPERVIOUS SURFACE	59% (3.26 AC)
PERVIOUS SURFACE AREA	41% (2.27 AC)
BUILDING	
TOTAL SQUARE FOOTAGE	17,991 S.F.
TOTAL GROSS INTENSITY (FAR)	0.10 OR 10%
SANCTUARY SEATING (PHASE 1)	357 SEATS
SANCTUARY SEATING (ULTIMATE)	700 SEATS
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	
PHASE 1 PARKING (357 SEATS @ 1 PER 4 SEATS)	99
ULTIMATE PARKING (700 SEATS @ 1 PER 4 SEATS)	175
PROVIDED	
PHASE 1 PARKING	138
TOTAL PARKING	231
NO. OF HANDICAP (REGULAR)	4
NO. OF HANDICAP (VAN)	3
NOTES:	
1. ALL DIMENSIONS ARE TO BACK OF CURB, FACE OF BUILDING, AND EDGE OF PAVEMENT.	
2. FIRE HYDRANTS TO BE LOCATED 5 FT FROM BACK OF CURB PER CITY STANDARDS.	
3. LANDSCAPE SETBACKS PER JOHN KING OVERLAY.	
A. 50' ALONG JOHN KING BLVD.	
B. 15' ALONG JUSTIN ROAD.	

CASE NO: SP 2020-003

AMENDED SITE PLAN  
6.03 ACRES

ROCKWALL FRIENDSHIP BAPTIST CHURCH

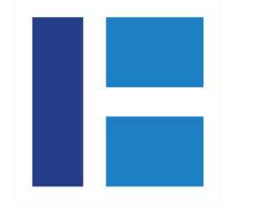
VOL. 4875, PG. 117 D.R.R.C.T.

OWNER/DEVELOPER  
ROCKWALL FRIENDSHIP BAPTIST CHURCH  
MR. SHANON THOMAS, SENIOR PASTOR  
5651 STATE HWY 276  
ROYSE CITY, TX 75189  
972-712-7520

SURVEYOR  
H.D. FETTY LAND SURVEYOR, LLC  
TRACY FETTY  
6770 FM 1565  
ROYSE CITY, TEXAS 75189  
972-635-2255

DATE	REVISIONS	DRAWN BY
03/03/2020	REVISION 1	TPJ
03/03/2020	REVISION 2	TPJ
03/03/2020	REVISION 3	TPJ
03/03/2020	REVISION 4	TPJ
03/03/2020	REVISION 5	TPJ
03/03/2020	REVISION 6	TPJ
03/03/2020	REVISION 7	TPJ
03/03/2020	REVISION 8	TPJ
03/03/2020	REVISION 9	TPJ
03/03/2020	REVISION 10	TPJ

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



AMENDED SITE PLAN  
ROCKWALL FRIENDSHIP BAPTIST CHURCH  
ROCKWALL, TEXAS

PROJ. MGR.: TPJ	SHEET <b>SP1.1</b>
PROJ. ASSOC.: ADC	
DRAWN BY: TPJ	
DATE: 03/03/2020	



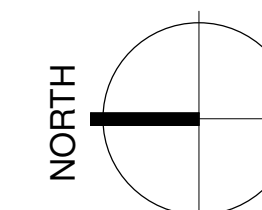


Revision Schedule		
Rev. #	Revision Description	Revision Date
	Site Plan	02/21/2020

FOR REVIEW

Matthew J. Nichols  
P.E.

SUITE 517 479-636-5004  
1805 N 2ND ST JOB NO.: 24581  
ROGERS, AR 72756 DESIGNED BY: MOR



OWT ARCHITECTS

509 PECAN STREET  
SUITE 100  
FORT WORTH, TX 76102  
817.993.9844

www.owtarchitects.com



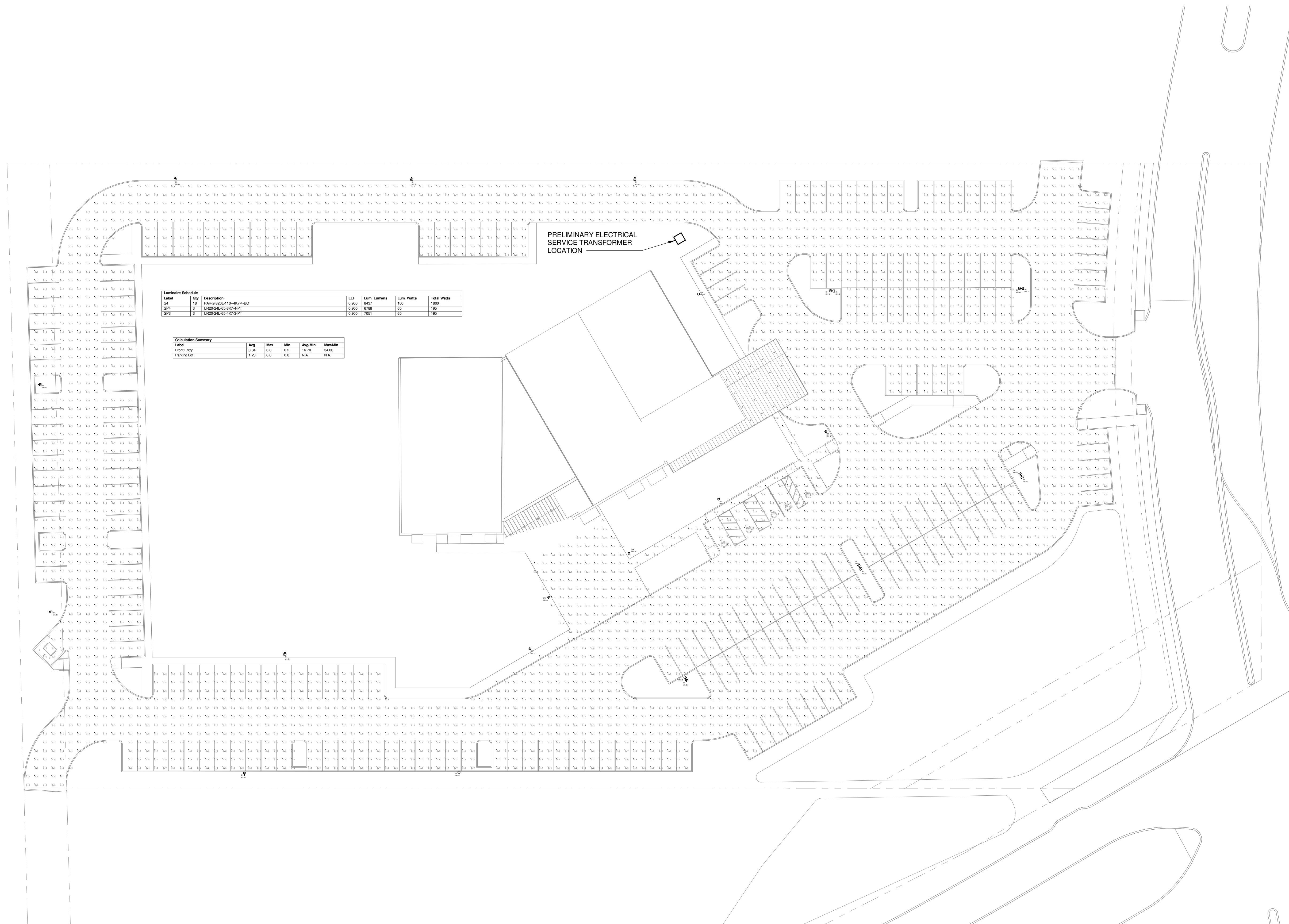
ROCKWALL  
FRIENDSHIP  
BAPTIST CHURCH

JUSTIN ROAD  
ROCKWALL, TEXAS 75189

2019-012-00  
FEBRUARY 3, 2020

ELECTRICAL SITE  
PLAN

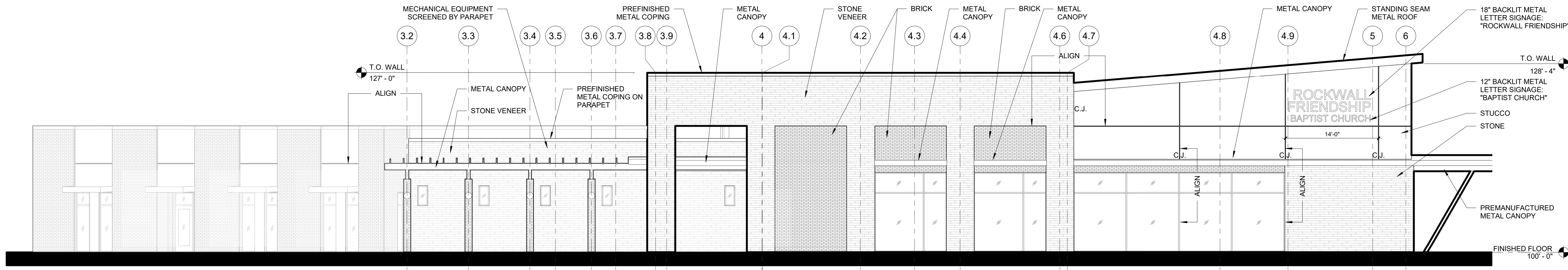
E1.11



Label	Qty	Description	LF	Lum. Lumens	Lum. Watts	Total Watts
SP	18	FRS2-306-115-407-4-8C	0.960	1437	150	1800
SP4	3	UR52-24-48-307-43PF	0.960	6768	65	195
SP3	3	UR52-24-48-407-33PF	0.960	7651	65	195

Label	Avg	Max	Min	Avg/Min	Max/Min
Front Entry	3.56	6.8	0.2	16.75	24.50
Parking Lot	1.23	6.8	0.0	N/A	N/A

1 ELECTRICAL SITE PLAN  
1" = 30'-0" E1.11



THIS FACADE FACES JOHN KING BOULEVARD  
**SOUTHWEST ELEVATION | 3**  
 SCALE: 1/8" = 1'-0" A3.01



**WEST ELEVATION | 2**  
 SCALE: 1/8" = 1'-0" A3.01

**EXTERIOR FINISHES**

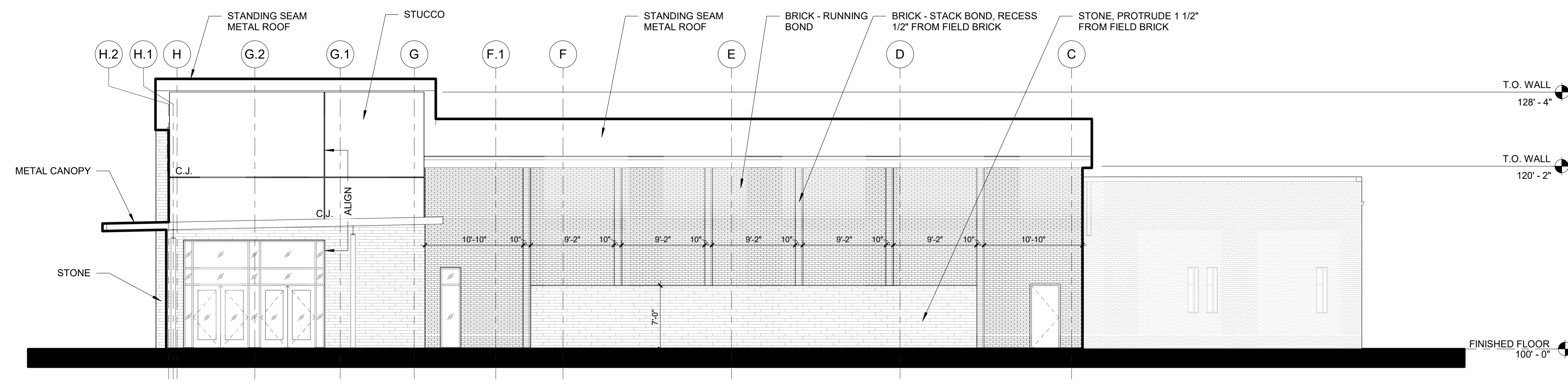
**BASIS OF DESIGN:**

**BRICK:** ACME - KING SIZE, COLOR = CHESNEY  
**STONE:** ALAMO STONE COMPANY - LEDGESTONE, COLOR = ALAMO CREAM  
**STUCCO:** PAREX - ACRYLIC, COLOR = MOUNTAIN 3014L (56)  
**CANOPIES:** ARCH FAB - ALUMINUM, COLOR = DARK BRONZE  
**STOREFRONT:** KAWNEER - ALUMINUM, COLOR = DARK BRONZE  
**ROOF:** BERRIDGE - STANDING SEAM, COLOR, ZINC GREY

**MASONRY CALCULATIONS**

**EAST/NORTHEAST: 3,239 SF**  
 BRICK = 3,179 (98.1%)  
 STONE = 60 (1.9%)  
**WEST/SOUTHWEST: 4,034 SF**  
 BRICK = 1,057 (26.2%)  
 STONE = 1,993 (49.4%)  
 STUCCO = 985 (24.4%)  
**SOUTHEAST: 2,044 SF**  
 BRICK = 1,084 (53.0%)  
 STONE = 554 (27.1%)  
 STUCCO = 406 (19.9%)  
**NORTH: 1,822 SF**  
 BRICK = 1,822 (100%)  
**TOTAL: 11,139 SF**  
 BRICK = 7,486 (67.2%)  
 STONE = 2,263 (20.3%)  
 STUCCO = 1,391 (12.5%)

\*TOTALS AND PERCENTAGES DO NOT INCLUDE GLAZING SQUAREFOOTAGES.



THIS FACADE FACES JUSTIN ROAD EXPANSION  
**SOUTHEAST ELEVATION | 1**  
 SCALE: 1/8" = 1'-0" A3.01

MARCH 3, 2020

DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, PREPARED BY O'LEY WILLIAMS THARP ARCHITECTS, PLLC ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THIS INCLUDES DOCUMENTS IN ELECTRONIC FORM. O'LEY WILLIAMS THARP ARCHITECTS, PLLC SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS. THE INSTRUMENTS OF SERVICE SHALL NOT BE USED BY THE OWNER FOR FUTURE ADDITIONS OR ALTERATIONS TO THIS PROJECT OR FOR OTHER PROJECTS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF O'LEY WILLIAMS THARP ARCHITECTS, PLLC. ANY UNAUTHORIZED USE OF THE INSTRUMENTS OF SERVICE SHALL BE WITHOUT LIABILITY TO O'LEY WILLIAMS THARP ARCHITECTS, PLLC AND ITS CONSULTANTS.

Revision Schedule		
Rev. #	Revision Description	Revision Date

**OWT ARCHITECTS**

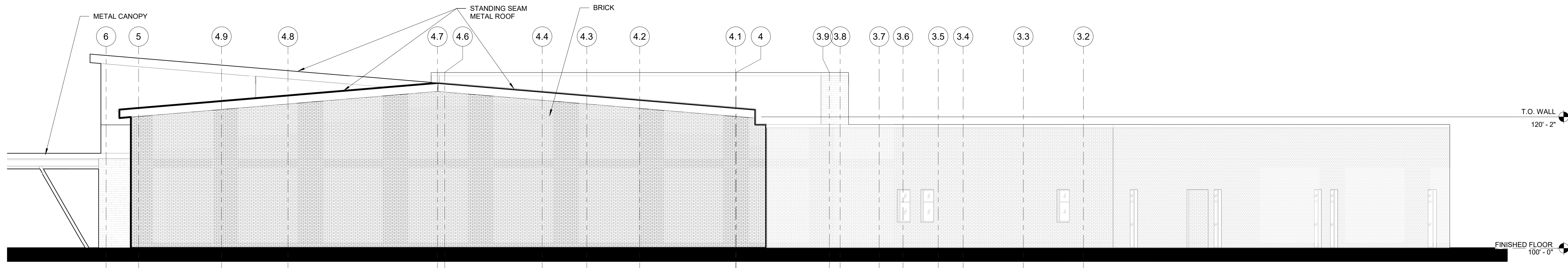
509 PECAN STREET  
 SUITE 100  
 FORT WORTH, TX 76102  
 817.993.9844  
 www.owtarchitects.com

**ROCKWALL FRIENDSHIP BAPTIST CHURCH**

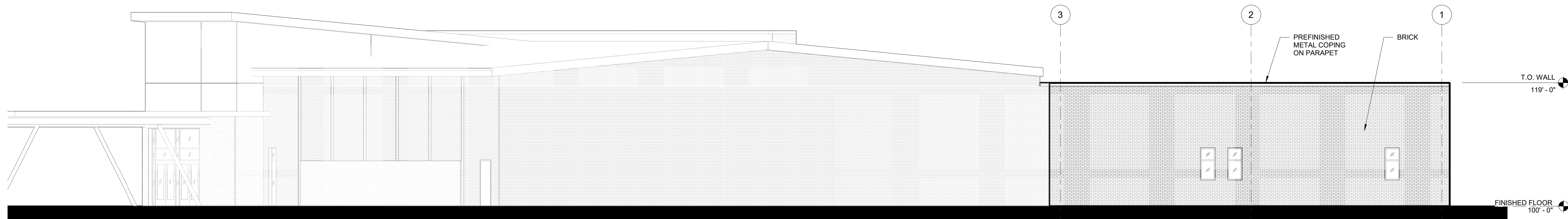
JUSTIN ROAD  
 ROCKWALL, TEXAS 75189  
 2019-012-00  
 MARCH 3, 2020

**EXTERIOR ELEVATIONS**

**A3.01**



NORTHEAST ELEVATION | 3  
SCALE: 1/8" = 1'-0" A3.02



EAST ELEVATION | 2  
SCALE: 1/8" = 1'-0" A3.02

**EXTERIOR FINISHES**

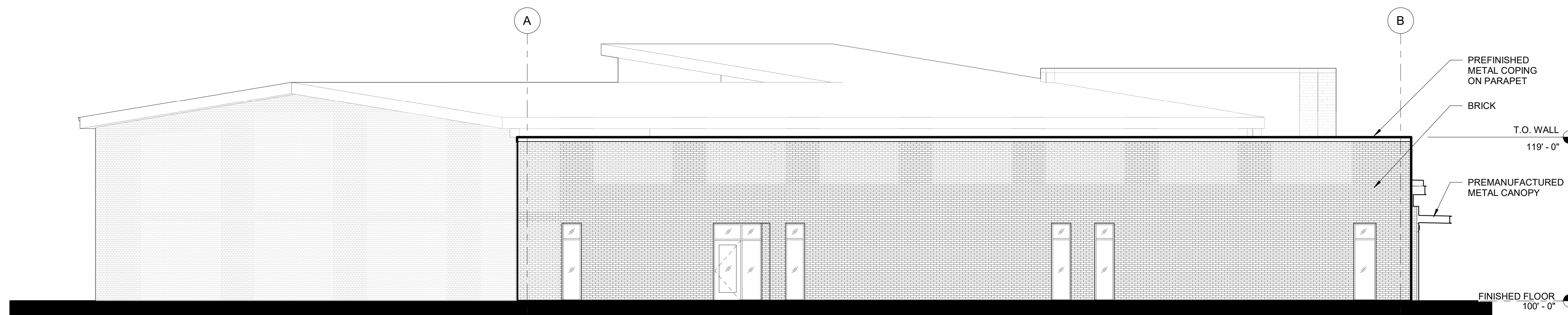
**BASIS OF DESIGN:**

**BRICK:** ACME - KING SIZE, COLOR = CHESNEY  
**STONE:** ALAMO STONE COMPANY - LEDGESTONE, COLOR = ALAMO CREAM  
**STUCCO:** PAREX - ACRYLIC, COLOR = MOUNTAIN 3014L (56)  
**CANOPIES:** ARCH FAB - ALUMINUM, COLOR = DARK BRONZE  
**STOREFRONT:** KAWNEER - ALUMINUM, COLOR = DARK BRONZE  
**ROOF:** BERRIDGE - STANDING SEAM, COLOR, ZINC GREY

**MASONRY CALCULATIONS**

**EAST/NORTHEAST: 3,239 SF**  
 BRICK = 3,179 (98.1%)  
 STONE = 60 (1.9%)  
**WEST/SOUTHWEST: 4,034 SF**  
 BRICK = 1,057 (26.2%)  
 STONE = 1,993 (49.4%)  
 STUCCO = 985 (24.4%)  
**SOUTHEAST: 2,044 SF**  
 BRICK = 1,084 (53.0%)  
 STONE = 554 (27.1%)  
 STUCCO = 406 (19.9%)  
**NORTH: 1,822 SF**  
 BRICK = 1,822 (100%)  
**TOTAL: 11,139 SF**  
 BRICK = 7,486 (67.2%)  
 STONE = 2,263 (20.3%)  
 STUCCO = 1,391 (12.5%)

\*TOTALS AND PERCENTAGES DO NOT INCLUDE GLAZING SQUAREFOOTAGES.



NORTH ELEVATION | 1  
SCALE: 1/8" = 1'-0" A3.02

MARCH 3, 2020

DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, PREPARED BY OBLEY WILLIAMS THARP ARCHITECTS, PLLC ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THIS INCLUDES DOCUMENTS IN ELECTRONIC FORM. OBLEY WILLIAMS THARP ARCHITECTS, PLLC SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS. THE INSTRUMENTS OF SERVICE SHALL NOT BE USED BY THE OWNER FOR FUTURE ADDITIONS OR ALTERATIONS TO THIS PROJECT OR FOR OTHER PROJECTS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF OBLEY WILLIAMS THARP ARCHITECTS, PLLC. ANY UNAUTHORIZED USE OF THE INSTRUMENTS OF SERVICE SHALL BE WITHOUT LIABILITY TO OBLEY WILLIAMS THARP ARCHITECTS, PLLC AND ITS CONSULTANTS.

Revision Schedule		
Rev. #	Revision Description	Revision Date

**OWT ARCHITECTS**

509 PECAN STREET  
 SUITE 100  
 FORT WORTH, TX 76102  
 817.993.9844  
 www.owtarchitects.com

**ROCKWALL FRIENDSHIP BAPTIST CHURCH**

JUSTIN ROAD  
 ROCKWALL, TEXAS 75189  
 2019-012-00  
 MARCH 3, 2020

**EXTERIOR ELEVATIONS**

**A3.02**



OWT ARCHITECTS

EXTERIOR PERSPECTIVE

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

MARCH 3, 2020

DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, PREPARED BY OOLEY WILLIAMS THARP ARCHITECTS, PLLC ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THIS INCLUDES DOCUMENTS IN ELECTRONIC FORM. OOLEY WILLIAMS THARP ARCHITECTS, PLLC SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS. THE INSTRUMENTS OF SERVICE SHALL NOT BE USED BY THE OWNER FOR FUTURE ADDITIONS OR ALTERATIONS TO THIS PROJECT OR FOR OTHER PROJECTS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF OOLEY WILLIAMS THARP ARCHITECTS, PLLC. ANY UNAUTHORIZED USE OF THE INSTRUMENTS OF SERVICE SHALL BE WITHOUT LIABILITY TO OOLEY WILLIAMS THARP ARCHITECTS, PLLC AND ITS CONSULTANTS.

Revision Schedule

Rev. #	Revision Description	Revision Date

OWT ARCHITECTS

509 PECAN STREET  
SUITE 100  
FORT WORTH, TX 76102  
817.993.9844

www.owtarchitects.com

ROCKWALL  
FRIENDSHIP  
BAPTIST CHURCH

JUSTIN ROAD  
ROCKWALL, TEXAS 75189

2019-012-00  
MARCH 3, 2020

EXTERIOR  
PERSPECTIVES

A3.11

MARCH 3, 2020

DRAWINGS, SPECIFICATIONS AND OTHER DOCUMENTS, PREPARED BY OLEY WILLIAMS THARP ARCHITECTS, PLLC ARE INSTRUMENTS OF SERVICE FOR USE SOLELY WITH RESPECT TO THIS PROJECT. THIS INCLUDES DOCUMENTS IN ELECTRONIC FORM. OLEY WILLIAMS THARP ARCHITECTS, PLLC SHALL BE DEEMED THE AUTHORS AND OWNERS OF THEIR RESPECTIVE INSTRUMENTS OF SERVICE AND SHALL RETAIN ALL COMMON LAW, STATUTORY AND OTHER RESERVED RIGHTS, INCLUDING COPYRIGHTS. THE INSTRUMENTS OF SERVICE SHALL NOT BE USED BY THE OWNER FOR FUTURE ADDITIONS OR ALTERATIONS TO THIS PROJECT OR FOR OTHER PROJECTS, WITHOUT THE PRIOR WRITTEN AGREEMENT OF OLEY WILLIAMS THARP ARCHITECTS, PLLC. ANY UNAUTHORIZED USE OF THE INSTRUMENTS OF SERVICE SHALL BE WITHOUT LIABILITY TO OLEY WILLIAMS THARP ARCHITECTS, PLLC AND ITS CONSULTANTS.

Revision Schedule		
Rev. #	Revision Description	Revision Date

OWT ARCHITECTS

509 PECAN STREET  
SUITE 100  
FORT WORTH, TX 76102  
817.993.9844  
www.owtarchitects.com

**ROCKWALL  
FRIENDSHIP  
BAPTIST CHURCH**

JUSTIN ROAD  
ROCKWALL, TEXAS 75189  
2019-012-00  
MARCH 3, 2020

**EXTERIOR  
PERSPECTIVES**

**A3.12**



METAL CANOPY

STUCCO

METAL ROOF

STONE, PROTRUDE 1 1/2" FROM FIELD BRICK

BRICK - STACK BOND, RECESS 1/2" FROM FIELD BRICK

BRICK - RUNNING BOND

OWT ARCHITECTS

EXTERIOR PERSPECTIVE  
SCALE: 1/8" = 1'-0"

## Lee, Henry

---

**From:** Josh Heimbach <jheimbach@owtarchitects.com>  
**Sent:** Thursday, February 20, 2020 10:05 AM  
**To:** Brooks, Korey; 'Tom Jones'  
**Subject:** RE: Rockwall Friendship Baptist Church

Korey,

I am putting together our variance request letter for Rockwall Friendship Baptist Church and believe that we will need two compensatory measures to offset our variance request of not meeting the four sided architectural requirements on the two back façades by not meeting the articulation and stone requirements. We will have a 100% masonry building and will be adding additional trees to the site along with an intersection improvement with benches and flatwork stone at the corner of John King and Justin Road. Will this be enough? If not, what are some additional measures that could be taken?

Thank you,

**JOSH HEIMBACH**  
PROJECT ARCHITECT

OXLEY WILLIAMS THARP

OXLEY WILLIAMS THARP ARCHITECTS  
509 PECAN STREET, SUITE 100  
FORT WORTH, TEXAS 76102  
817.993.9844 [www.owtarchitects.com](http://www.owtarchitects.com)

---

**From:** Brooks, Korey  
**Sent:** Monday, January 13, 2020 11:26 AM  
**To:** 'Tom Jones'  
**Cc:** sthomas@rockwallfbc.org; Billy Goff ; Josh Heimbach  
**Subject:** RE: Rockwall Friendship Baptist Church

Tom,

You have been scheduled for January 23, 2020 at 9:00

---

**From:** Tom Jones <[tjones@tomden.com](mailto:tjones@tomden.com)>  
**Sent:** Monday, January 13, 2020 10:37 AM  
**To:** Brooks, Korey <[kbrooks@rockwall.com](mailto:kbrooks@rockwall.com)>  
**Cc:** [sthomas@rockwallfbc.org](mailto:sthomas@rockwallfbc.org); [bgoff@goffcompanies.com](mailto:bgoff@goffcompanies.com); [jheimbach@owtarchitects.com](mailto:jheimbach@owtarchitects.com)  
**Subject:** Re: Rockwall Friendship Baptist Church

Korey- do you have a meeting time scheduled for us?

Thanks, Tom

Thomas P. Jones, P.E.

Tomden Engineering, L.L.P.  
214-679-1679

On Jan 7, 2020, at 9:04 AM, Tom Jones <[tjones@tomden.com](mailto:tjones@tomden.com)> wrote:

Korey- please see attached Pre Application Meeting Request on behalf of the Church.

I have attached our revised Site Civil layout and grading. I will forward the Architectural floor plan and elevations for your review separately due to the large file size.

Please confirm receipt of all our items.

We look forward to meeting at the first available opportunity.

Thanks, Tom

Thomas P. Jones, P.E.  
Tomden Engineering, L.L.P.  
214-679-1679

On Jan 6, 2020, at 4:03 PM, Tom Jones <[tjones@tomden.com](mailto:tjones@tomden.com)> wrote:

Korey- will do.

Thanks, Tom

Thomas P. Jones, P.E.  
Tomden Engineering, L.L.P.  
214-679-1679

On Jan 6, 2020, at 3:12 PM, Brooks, Korey <[kbrooks@rockwall.com](mailto:kbrooks@rockwall.com)> wrote:

Tom,

We need a concept plan and a pre-application meeting request. I have provided the link below. I will have to check with our Coordinator to see when we have an opening.

<http://www.rockwall.com/pz/Planning/Documents/Pre-Application%20Meeting%20Request.pdf>

---

**From:** Tom Jones <[tjones@tomden.com](mailto:tjones@tomden.com)>  
**Sent:** Friday, January 3, 2020 1:33 PM  
**To:** Brooks, Korey <[kbrooks@rockwall.com](mailto:kbrooks@rockwall.com)>  
**Cc:** [sthomas@rockwallfbc.org](mailto:sthomas@rockwallfbc.org); [bgoff@goffcompanies.com](mailto:bgoff@goffcompanies.com);  
[jheimbach@owtarchitects.com](mailto:jheimbach@owtarchitects.com)  
**Subject:** Re: Rockwall Friendship Baptist Church

Korey- when are the first available openings? Do you need new paperwork from me?

Thanks, Tom

Thomas P. Jones, P.E.  
Tomden Engineering, L.L.P.  
214-679-1679

On Jan 3, 2020, at 1:24 PM, Brooks, Korey  
<[kbrooks@rockwall.com](mailto:kbrooks@rockwall.com)> wrote:

Tom,

It is recommended that you come in for a pre-development meeting.

**Planning  
and  
Zoning  
Department**

Korey M. Brooks, AICP  
*Senior Planner*  
City of Rockwall  
385 S. Goliad  
Rockwall, Texas 75087  
T 972.772.6434  
[kbrooks@rockwall.com](mailto:kbrooks@rockwall.com)  
<http://www.rockwall.com/planning/>

---

**From:** Tom Jones [<mailto:tjones@tomden.com>]  
**Sent:** Friday, January 03, 2020 1:21 PM  
**To:** Brooks, Korey <[kbrooks@rockwall.com](mailto:kbrooks@rockwall.com)>  
**Cc:** [sthomas@rockwallfbc.org](mailto:sthomas@rockwallfbc.org);  
[bgoff@goffcompanies.com](mailto:bgoff@goffcompanies.com);  
[jheimbach@owtarchitects.com](mailto:jheimbach@owtarchitects.com)  
**Subject:** Re: Rockwall Friendship Baptist Church

Korey- The Church and Architect are trying to move ahead. There were also several Civil comments on the first Plan review that I need to discuss with staff.

Would it be best to put us on for another Pre Development time slot?



Thanks, Tom

Thomas P. Jones, P.E.  
Tomden Engineering, L.L.P.  
214-679-1679

On Dec 16, 2019, at 11:53 AM, Brooks, Korey  
<[kbrooks@rockwall.com](mailto:kbrooks@rockwall.com)> wrote:

Tom thanks for the update. I will  
take a look at the revisions and let  
you know if we need anything else.

**Planning  
and  
Zoning  
Department**

Korey M. Brooks, AICP  
*Senior Planner*  
City of Rockwall  
385 S. Goliad  
Rockwall, Texas 75087  
T 972.772.6434  
[kbrooks@rockwall.com](mailto:kbrooks@rockwall.com)  
<http://www.rockwall.com/planning/>

---

**From:** Tom Jones  
[<mailto:tjones@tomden.com>]  
**Sent:** Monday, December 16, 2019  
11:51 AM  
**To:** Brooks, Korey  
<[kbrooks@rockwall.com](mailto:kbrooks@rockwall.com)>  
**Cc:** [stomas@rockwallfbc.org](mailto:stomas@rockwallfbc.org);  
[bgoff@goffcompanies.com](mailto:bgoff@goffcompanies.com);  
[jheimbach@owtarchitects.com](mailto:jheimbach@owtarchitects.com)  
**Subject:** Rockwall Friendship  
Baptist Church

Korey- due to cost constraints and  
design issues, the Church has a new  
Architect on board and a revised  
Floor Plan. It is a smaller initial  
phase building within the same  
Sitework layout.

Please advise as to how we should  
proceed. We would like to initiate  
any reprocessing in January.

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

---

This email was scanned by Bitdefender

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**