



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2020-008 P&Z DATE 04/28/20 CC DATE 05/04/20 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 # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2070-008

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)¹
- Preliminary Plat (\$200.00 + \$15.00 Acre)¹
- Final Plat (\$300.00 + \$20.00 Acre)¹
- Replat (\$300.00 + \$20.00 Acre)¹
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- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

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

Notes:

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

PROPERTY INFORMATION [PLEASE PRINT]

Address 3014 RIDGE ROAD, ROCKWALL, TX 75032

Subdivision WILLIS-SEALOCK ADDITION Lot 1 Block A

General Location RIDGE ROAD AND ARISTA DRIVE

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning GR

Current Use DENTAL SURGERY OFFICE

Proposed Zoning ---

Proposed Use SAME

Acreage 3.7

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]

Owner DR. KETAN PAREKH

Applicant STUDIO S2C, LLC

Contact Person DR. KETAN PAREKH

Contact Person SHANE CHRISTIAN

Address 3014 RIDGE ROAD

Address 1722 RIO BLANCO DR.

City, State & Zip ROCKWALL, TX 75032

City, State & Zip FRISCO TX 75033

Phone 469-338-2397

Phone 214-394-3843

E-Mail kpparekh@yahoo.com

E-Mail smc_s2c@yahoo.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Ketan Parekh [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 16 day of April, 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 16 day of April, 20 20.

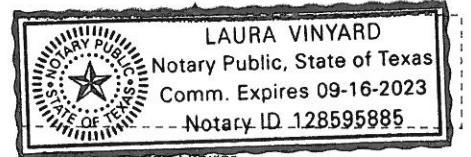
Owner's Signature

[Signature] Ketan Parekh

Notary Public in and for the State of Texas

[Signature]

DEVELOPMENT APPLICATION



9/16/2023



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

Phone: (972) 771-7745

Email: Planning@Rockwall.com

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

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

From: Planning & Zoning Department

Date: 4/16/2020

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, 04/23/2020. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 4/23/2020 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 4/28/2020 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: SP2020-008
Project Name: Lot 1, Block A, Willis-Sealock Addition
Project Type: SITE PLAN
Applicant Name: SHANE CHRISTIAN
Owner Name: KETAN PAREKH
Project Description:



RECEIPT

Project Number: SP2020-008

Job Address: 3014 RIDGE
ROCKWALL, TX 75032

Receipt Number: B88911

Printed: 4/16/2020 3:58 pm

Fee Description	Account Number	Fee Amount
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SITE PLANNING		
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	01-4280	
--	---------	--

		\$ 100.00
--	--	-----------

Total Fees Paid:

\$ 100.00

Date Paid: 4/16/2020 12:00:00AM

Paid By: SHANE CHRISTIAN

Pay Method: CHECK 1092

Received By: AG



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
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Rockwall, Texas 75087

STAFF USE ONLY

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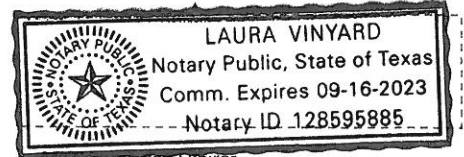
Owner's Signature

[Signature] Ketan Parekh

Notary Public in and for the State of Texas

DEVELOPMENT APPLICATION

[Signature]



9/16/2023



SP2020-008- 3014 RIDGE ROAD
AMENDED SITE PLAN - LOCATION MAP =



City of Rockwall

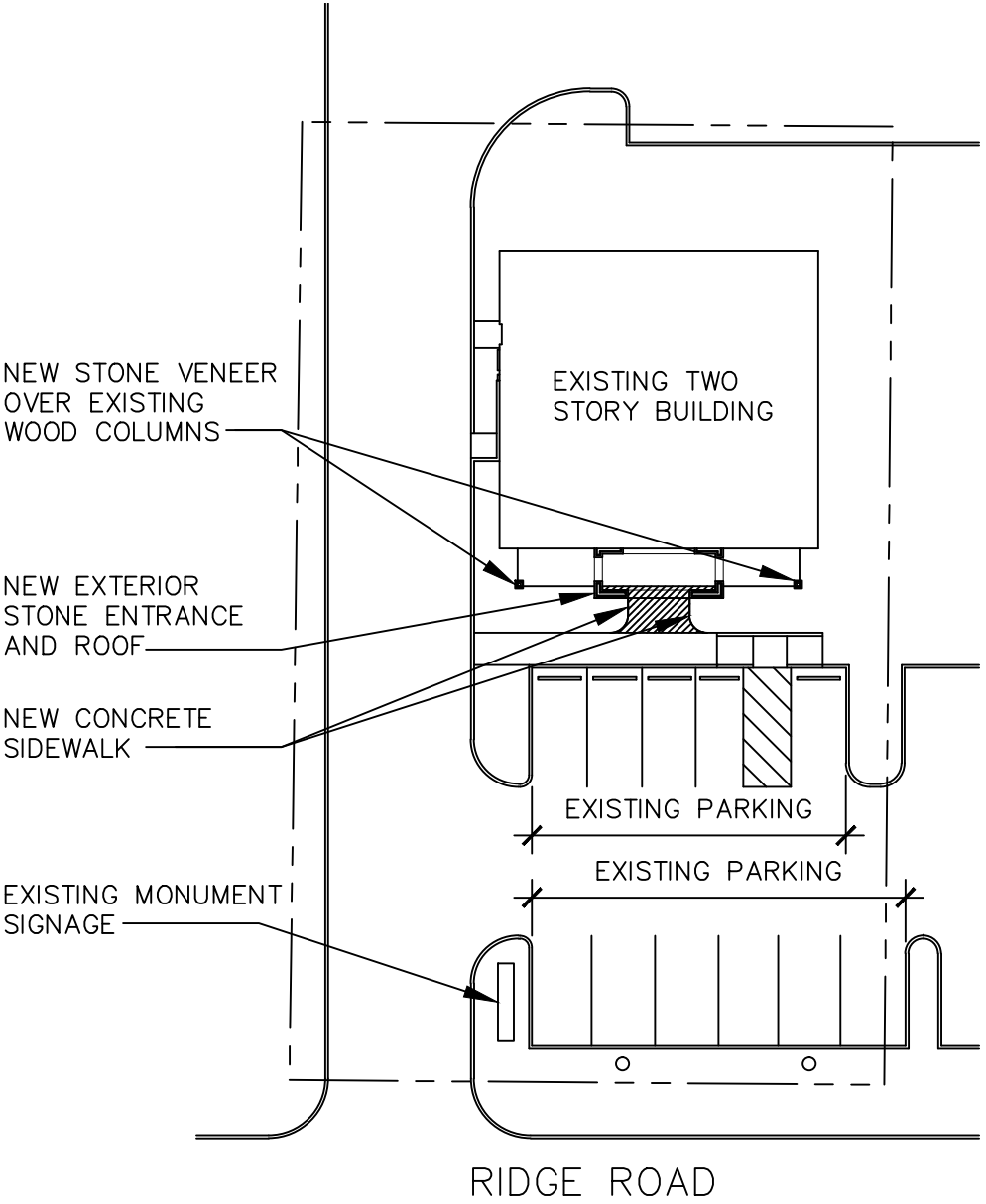
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.

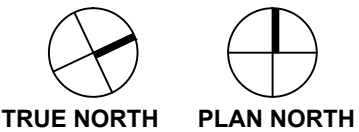


GENERAL NOTES AND SYMBOLS:

1. SAW CUT CJ IN SIDEWALK TO BE AT 5'-0" OC. UON.
2. SIDEWALKS TO BE 5'-0" WIDE UON.
3. SIDEWALKS RAD. TO BE 3', 5', 10', 20', AND 30'.
4. SLOPE ALL CONCRETE PADS AND SIDEWALKS 1/4" PER FT. MAX. AWAY FROM BUILDING, TYP.
5. CONTRACTOR TO PROVIDE 4", 4000 PSI CONCRETE WITH WELDED WIRE MESH REINFORCING OVER COMPACTED SUB-BASE. SAW CUT CONSTRUCTION JOINTS AT 5' CENTER MAX, TYP.
6. ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS: WALKING SURFACES WITH A RUNNING SLOPE NOT STEEPER THAN 1:20, DOORWAYS, RAMPS, CURB RAMPS EXCLUDING THE FLARED SIDES, ELEVATORS, AND PLATFORM LIFTS. ALL COMPONENTS OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 4 OF 2012 TAS.



1 SITE PLAN
SCALE: 1/32" = 1'-0"



STUDIO S2C
ARCHITECTURE
1722 Rio Blanco Dr.
Frisco, TX 75033
PH. 214.394.3843

LPSE, INC.
STRUCTURAL
ENGINEER
1723 E. Southlake Blvd., Suite 200
Southlake, TX 76092
PH. 817.488.9933

PINNACLE
Oral Surgery Specialist
3014 Ridge Road
Rockwall, TX 75032

ISSUE DATE:
APRIL 14z, 2020
PROJECT NUMBER
04012020.00001

SHEET NAME:
SITE PLAN

SHEET NUMBER:
A1.0

REVISIONS	

132'-1 3/4"
T.O. NEW ROOF RIDGE

NEW ROOF- SAME SLOPE AS EXISTING ROOF
EXISTING ROOF
HATCH INDICATES PAINTED CEMENTITIOUS LAP SIDING OVER EXTERIOR SHEATHING OVER EXTERIOR SHEATHING OVER 2"X WD FRAMING FROM FACE OF BUILDING BACK WITH 1"X CEMENTITIOUS TRIM BETWEEN STONE AT ENTRY TOWER.

EXISTING WINDOWS
EXISTING EXTERIOR DOOR AND EXISTING RAMP

NOTE:
1. THE FACADE IS FINISHED WITH 69% STONE.
2. EXISTING WOOD FASCIA AND TRIM TO REMAIN.

NEW STANDING SEAM ENTRY ROOF

EXISTING WOOD BEAM

NEW STONE

100'-0"
A.F.F.

2 EXTERIOR ELEVATION - WEST

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



132'-1 3/4"
T.O. NEW ROOF RIDGE

120'-4 1/2"
T.O. TOP PLATE

EXISTING ROOF TO REMAIN

9'-7"
T.O. STONE ARCH
8'-0"
TO SPRING POINT

NEW 4" STONE VENEER AND CAST STONE BASE OVER EXISTING 6"X6" WOOD COLUMN WITH BUILDING WRAP

100'-0"
A.F.F.

EXISTING WINDOW WITH EXISTING WOOD SHUTTERS, SHUTTERS TO BE PREPPED AND THEN PAINTED BLACK

NEW 12'-0" LONG LED LIGHTS INSTALLED IN INSET OF FACADE

1 EXTERIOR ELEVATION - SOUTH

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



OPEN
6" CEMENTITIOUS FASCIA
NEW SIGNAGE BY OWNER

NOTE:
1. PULL POWER FROM EXISTING PORCH LIGHTS AND PROVIDE POWER TO NEW SIGNAGE, BIRD DETERRENT, AND 12'-0" LED LIGHTS IN NICHE AS NEEDED.

2. THE FACADE IS FINISHED WITH 82% STONE.
3. EXISTING WOOD FASCIA AND TRIM TO REMAIN.

EXISTING ROOF TO REMAIN

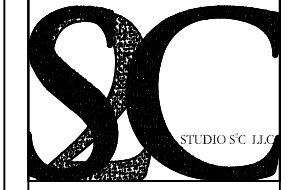
EXISTING WINDOW WITH EXISTING WOOD SHUTTERS, SHUTTERS TO BE PREPPED AND THEN PAINTED BLACK

NEW 4" STONE VENEER OVER EXISTING 6"X6" WOOD COLUMN WITH CAST STONE BASE

NEW CAST STONE BASE OVER EXISTING 6"X6" WOOD COLUMN AND BUILDING WRAP

HATCH INDICATES STONE. STONE TO MATCH EXISTING STONE ON EXTERIOR FACADE

HATCH INDICATES CAST STONE. 8" WIDE CAST STONE ARCHWAY SHOWN HERE.



STUDIO S2C ARCHITECTURE

1722 Rio Blanco Dr.
Frisco, TX 75033
PH. 214.394.3843

LPSE, INC. STRUCTURAL ENGINEER

1723 E. Southlake Blvd., Suite 200
Southlake, TX 76092
PH. 817.488.9933

PINNACLE Oral Surgery Specialist
3014 Ridge Road
Rockwall, TX 75032

ISSUE DATE:
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SHEET NAME:

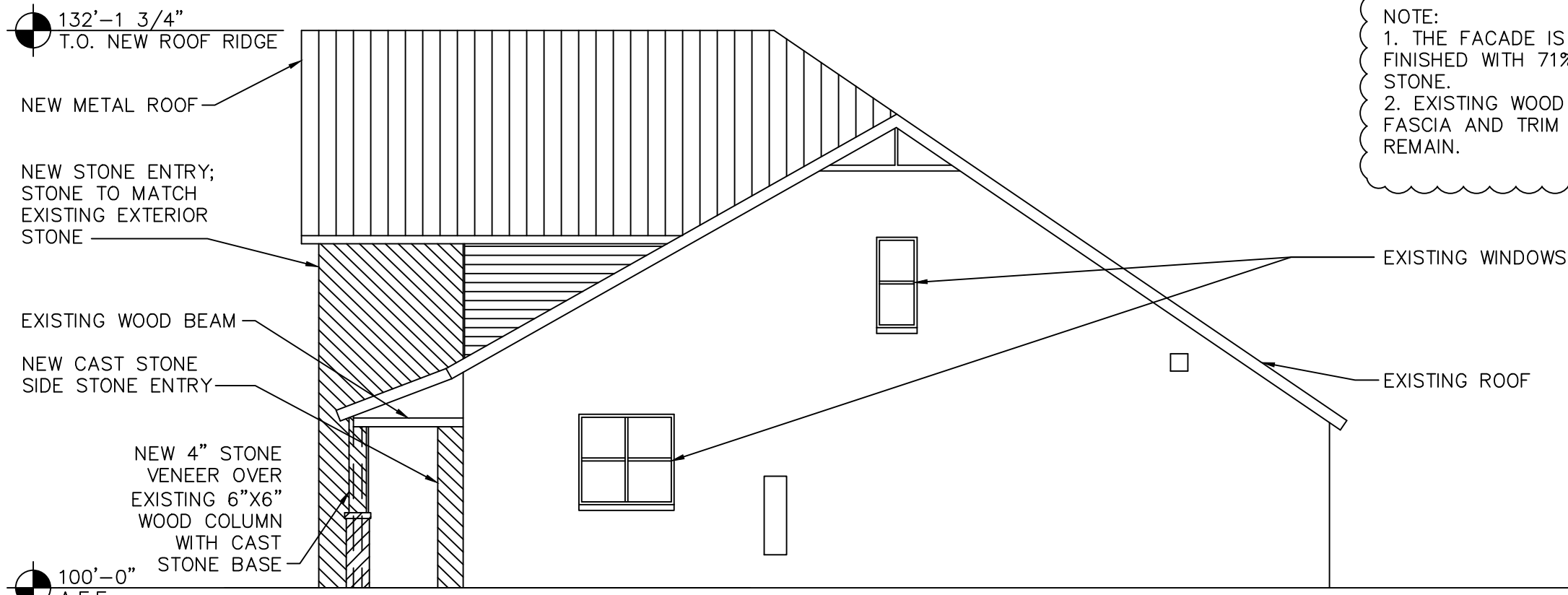
EXTERIOR ELEVATIONS

SHEET NUMBER:

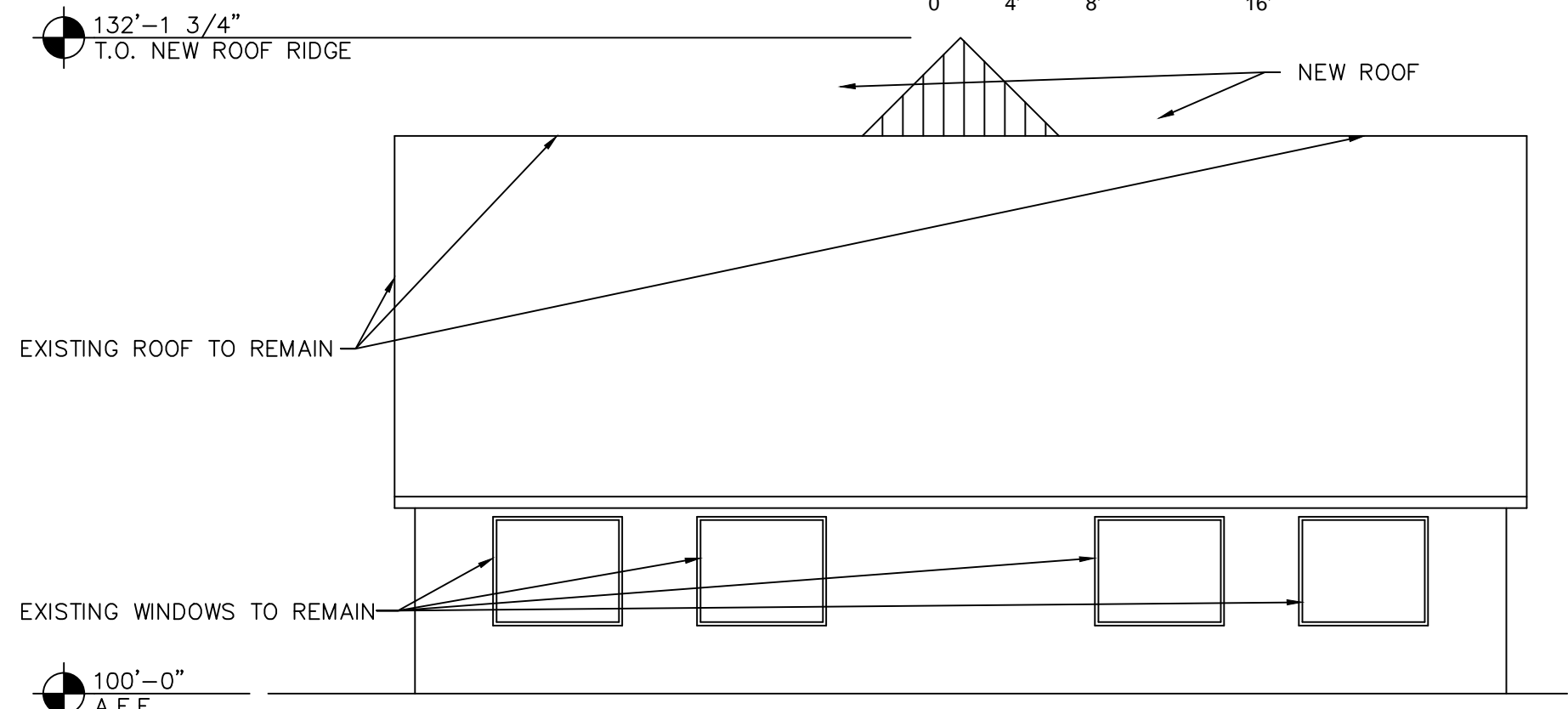
A4.0

REVISIONS	
▲	4-16-2020

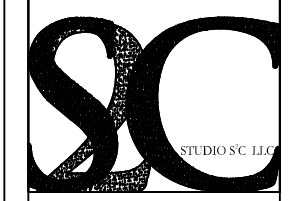
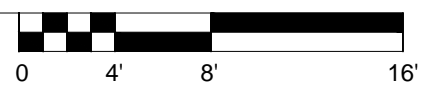
NOTE:
 1. THE FACADE IS FINISHED WITH 71% STONE.
 2. EXISTING WOOD FASCIA AND TRIM TO REMAIN.



2 EXTERIOR ELEVATION - EAST
 SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION - NORTH
 SCALE: 1/8" = 1'-0"



**STUDIO S2C
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 PH. 817.488.9933

**PINNACLE
 Oral Surgery Specialist**
 3014 Ridge Road
 Rockwall, TX 75032

ISSUE DATE:
 APRIL 16, 2020
 PROJECT NUMBER
 04012020.00001

SHEET NAME:
 EXTERIOR
 ELEVATIONS

REVISIONS	
▲	4-16-2020

SHEET NUMBER:
A4.1

City of Rockwall Project Plan Review History



Project Number SP2020-008	Owner KETAN PAREKH	Applied 4/16/2020	AG
Project Name Lot 1, Block A, Willis-Sealock Addition	Applicant SHANE CHRISTIAN	Approved	
Type SITE PLAN		Closed	
Subtype AMENDING		Expired	
Status ARB REVIEW		Status 4/23/2020	DG

Site Address 3014 RIDGE	City, State Zip ROCKWALL, TX 75032	Zoning
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Subdivision WILLIS-SEALOCK ADDITION	Tract 1	Block A	Lot No 1	Parcel No 5266-000A-0001-00-OR	General Plan
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Type of Review / Notes	Contact	Sent	Due	Received	Elapsed	Status	Remarks
BUILDING	Russell McDowell	4/16/2020	4/23/2020				
ENGINEERING	Amy Williams	4/16/2020	4/23/2020				
FIRE	Ariana Hargrove	4/16/2020	4/23/2020	4/21/2020	5	APPROVED	
GIS	Lance Singleton	4/16/2020	4/23/2020				
PLANNING	David Gonzales	4/16/2020	4/23/2020	4/23/2020	7	COMMENTS	See comments

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(4/23/2020 6:10 PM DG)						
SP2020-008; Amended Site Plan for 3014 Ridge Road – Building Elevations						
Please address the following comments (M= Mandatory Comments; I = Informational Comments)						
I.1 This is a request for the approval of a Amended Site Plan for an existing medical office building on a0.368-acre parcel of land being identified as Lot 1, Block A, Willis-Sealock Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, situated within the Scenic Overlay (SOV) District, addressed as 3014 Ridge Road.						
I.2 For questions or comments concerning this case please contact David Gonzales in the Planning Department at(972) 772-6488 or email dgonzales@rockwall.com.						
M.3 For reference, include the case number (SP2020-008) in the lower right-hand corner of all pages of all revised plan submittals. (§03.04.A, Art. 11, UDC)						
I.4 This project is subject to all requirements stipulated by the Unified Development Code(UDC), Planned Development District No. 9 (PD-9), and the Development Standards of Article 05, that are applicable to the subject property.						
I.5 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 May5, 2020; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the May12, 2020 Architectural Review Board(ARB) meeting.						
I.6 The Architectural Review Board(ARB) meeting will be held on April 28, 2020 and will begin at 5:00 p.m. via Zoom. The ARB will provide comments or may forward a recommendation to the Planning and Zoning Commission						
I.7 Please note the scheduled meetings for this case via Zoom:						
1) Architectural Review Board(ARB) meeting will be held on April 28, 2020.						
2) Architectural Review Board(ARB) meeting will be held on May 12, 2020 (if required).						
I.8 Due to the current COVID-19 situation and the City’s disaster declaration, the Architectural Review Board(ARB) will require a representative to answer questions from the ARB via Zoom (i.e. the meeting will be held as regularly scheduled, but will be closed to applicants and the public). Staff will provide instructions to all applicants prior to the meeting in order to log into Zoom for participation						



DEVELOPMENT APPLICATION

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STAFF USE ONLY

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"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 16 day of April, 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 16 day of April, 20 20.

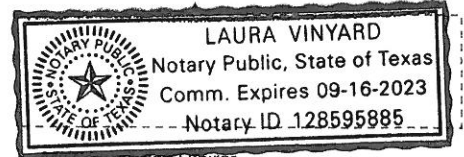
Owner's Signature

[Signature] Ketan Parekh

Notary Public in and for the State of Texas

[Signature]

DEVELOPMENT APPLICATION



9/16/2023



SP2020-008- 3014 RIDGE ROAD
AMENDED SITE PLAN - LOCATION MAP =



City of Rockwall

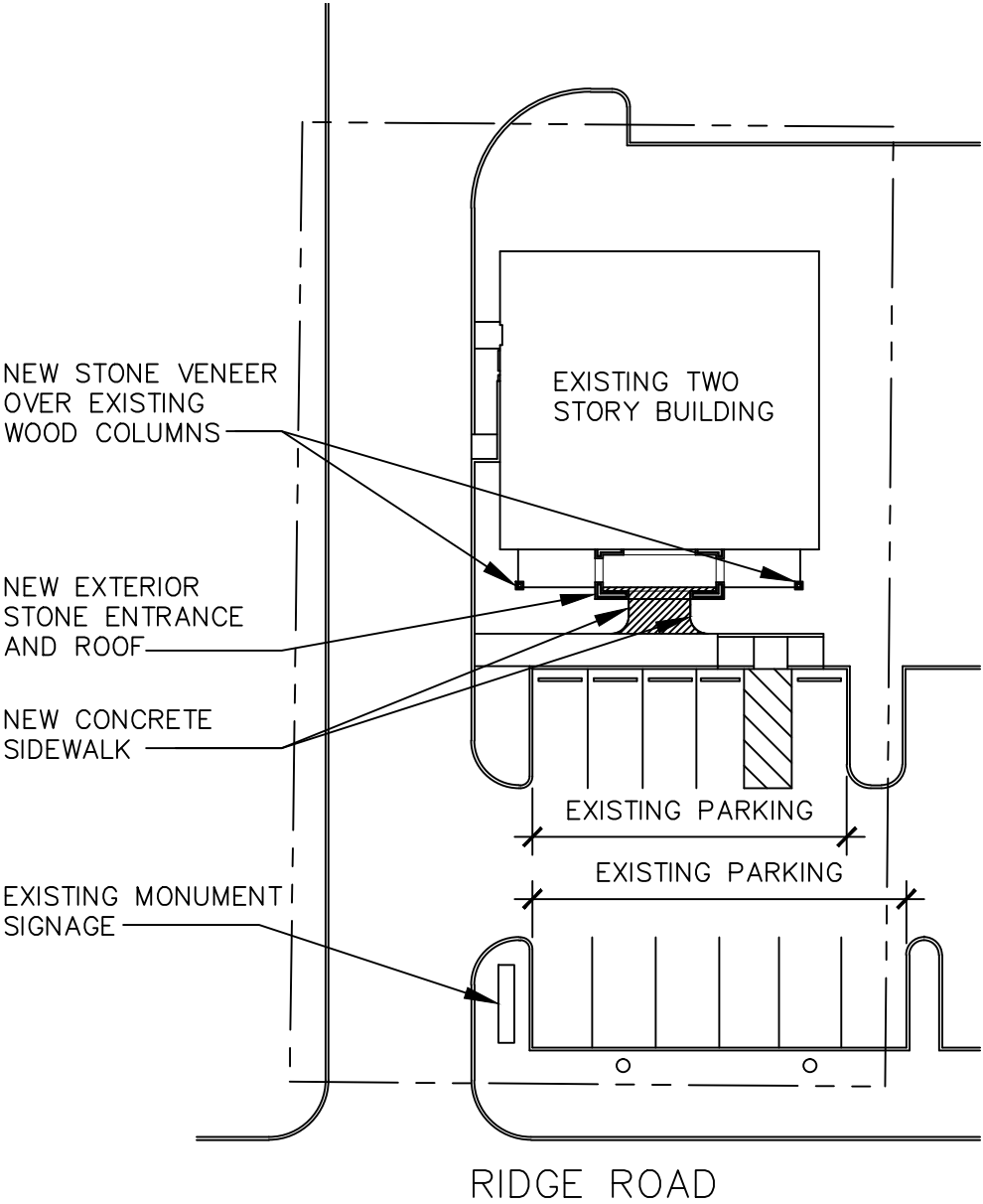
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(P): (972) 771-7745
(W): www.rockwall.com

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.

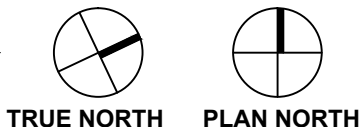


GENERAL NOTES AND SYMBOLS:

1. SAW CUT CJ IN SIDEWALK TO BE AT 5'-0" OC. UON.
2. SIDEWALKS TO BE 5'-0" WIDE UON.
3. SIDEWALKS RAD. TO BE 3', 5', 10', 20', AND 30'.
4. SLOPE ALL CONCRETE PADS AND SIDEWALKS 1/4" PER FT. MAX. AWAY FROM BUILDING, TYP.
5. CONTRACTOR TO PROVIDE 4", 4000 PSI CONCRETE WITH WELDED WIRE MESH REINFORCING OVER COMPACTED SUB-BASE. SAW CUT CONSTRUCTION JOINTS AT 5' CENTER MAX, TYP.
6. ACCESSIBLE ROUTES SHALL CONSIST OF ONE OR MORE OF THE FOLLOWING COMPONENTS: WALKING SURFACES WITH A RUNNING SLOPE NOT STEEPER THAN 1:20, DOORWAYS, RAMPS, CURB RAMPS EXCLUDING THE FLARED SIDES, ELEVATORS, AND PLATFORM LIFTS. ALL COMPONENTS OF AN ACCESSIBLE ROUTE SHALL COMPLY WITH THE APPLICABLE REQUIREMENTS OF CHAPTER 4 OF 2012 TAS.



1 SITE PLAN
SCALE: 1/32" = 1'-0"



STUDIO S2C
ARCHITECTURE
1722 Rio Blanco Dr.
Frisco, TX 75033
PH. 214.394.3843

LPSE, INC.
STRUCTURAL
ENGINEER
1723 E. Southlake Blvd., Suite 200
Southlake, TX 76092
PH. 817.488.9933

PINNACLE
Oral Surgery Specialist
3014 Ridge Road
Rockwall, TX 75032

ISSUE DATE:
APRIL 14z, 2020
PROJECT NUMBER
04012020.00001

SHEET NAME:
SITE PLAN

SHEET NUMBER:
A1.0

REVISIONS	

132'-1 3/4"
T.O. NEW ROOF RIDGE

NEW ROOF- SAME SLOPE AS EXISTING ROOF
EXISTING ROOF
HATCH INDICATES PAINTED CEMENTITIOUS LAP SIDING OVER EXTERIOR SHEATHING OVER EXTERIOR SHEATHING OVER 2"X WD FRAMING FROM FACE OF BUILDING BACK WITH 1"X CEMENTITIOUS TRIM BETWEEN STONE AT ENTRY TOWER.

EXISTING WINDOWS
EXISTING EXTERIOR DOOR AND EXISTING RAMP

NOTE:
1. THE FACADE IS FINISHED WITH 69% STONE.
2. EXISTING WOOD FASCIA AND TRIM TO REMAIN.

NEW STANDING SEAM ENTRY ROOF

EXISTING WOOD BEAM

NEW STONE

100'-0"
A.F.F.

2 EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"



132'-1 3/4"
T.O. NEW ROOF RIDGE

120'-4 1/2"
T.O. TOP PLATE

9'-7"
T.O. STONE ARCH
8'-0"
TO SPRING POINT

100'-0"
A.F.F.

EXISTING ROOF TO REMAIN

NEW 4" STONE VENEER AND CAST STONE BASE OVER EXISTING 6"X6" WOOD COLUMN WITH BUILDING WRAP

EXISTING WINDOW WITH EXISTING WOOD SHUTTERS, SHUTTERS TO BE PREPPED AND THEN PAINTED BLACK

NEW 12'-0" LONG LED LIGHTS INSTALLED IN INSET OF FACADE

1 EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"

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



OPEN
6" CEMENTITIOUS FASCIA
NEW SIGNAGE BY OWNER

NOTE:
1. PULL POWER FROM EXISTING PORCH LIGHTS AND PROVIDE POWER TO NEW SIGNAGE, BIRD DETERRENT, AND 12'-0" LED LIGHTS IN NICHE AS NEEDED.
2. THE FACADE IS FINISHED WITH 82% STONE.
3. EXISTING WOOD FASCIA AND TRIM TO REMAIN.

EXISTING ROOF TO REMAIN

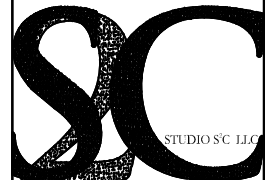
EXISTING WINDOW WITH EXISTING WOOD SHUTTERS, SHUTTERS TO BE PREPPED AND THEN PAINTED BLACK

NEW 4" STONE VENEER OVER EXISTING 6"X6" WOOD COLUMN WITH CAST STONE BASE

NEW CAST STONE BASE OVER EXISTING 6"X6" WOOD COLUMN AND BUILDING WRAP

HATCH INDICATES STONE. STONE TO MATCH EXISTING STONE ON EXTERIOR FACADE

HATCH INDICATES CAST STONE. 8" WIDE CAST STONE ARCHWAY SHOWN HERE.



STUDIO S2C ARCHITECTURE

1722 Rio Blanco Dr.
Frisco, TX 75033
PH. 214.394.3843

LPSE, INC. STRUCTURAL ENGINEER

1723 E. Southlake Blvd., Suite 200
Southlake, TX 76092
PH. 817.488.9933

PINNACLE Oral Surgery Specialist
3014 Ridge Road
Rockwall, TX 75032

ISSUE DATE:
APRIL 16, 2020

PROJECT NUMBER
04012020.00001

SHEET NAME:

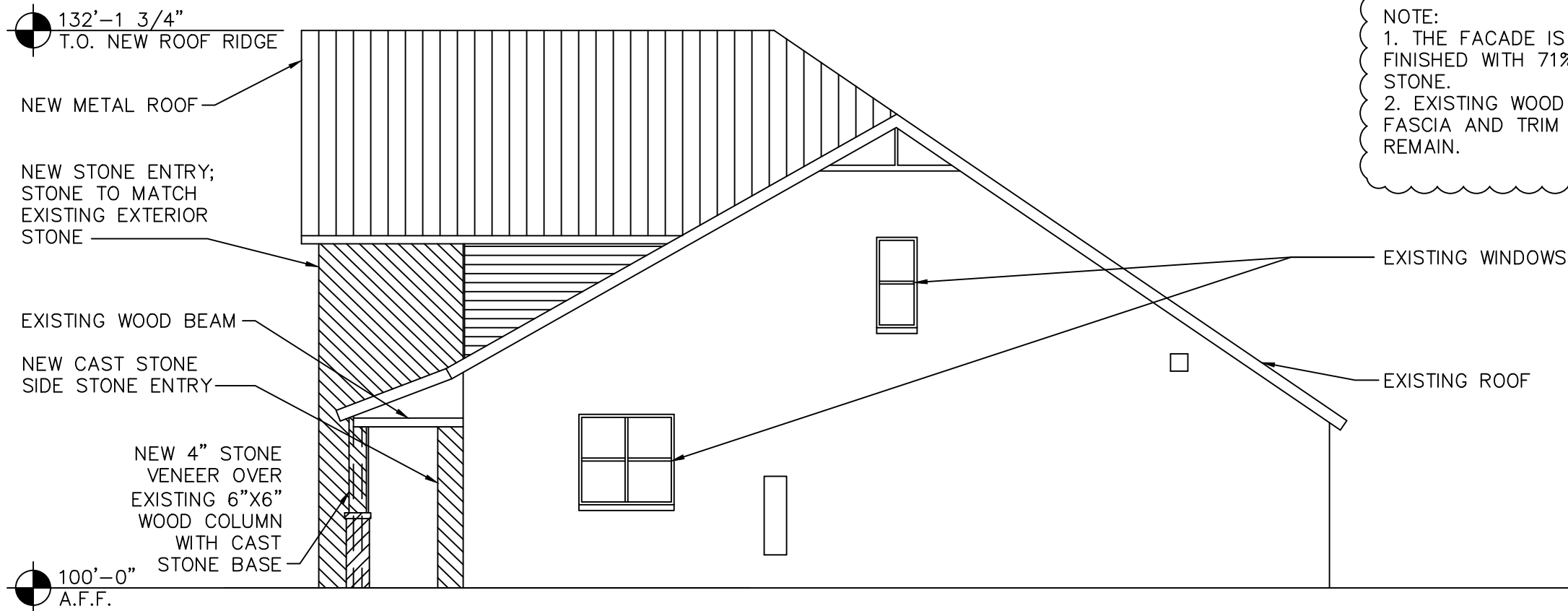
EXTERIOR ELEVATIONS

SHEET NUMBER:

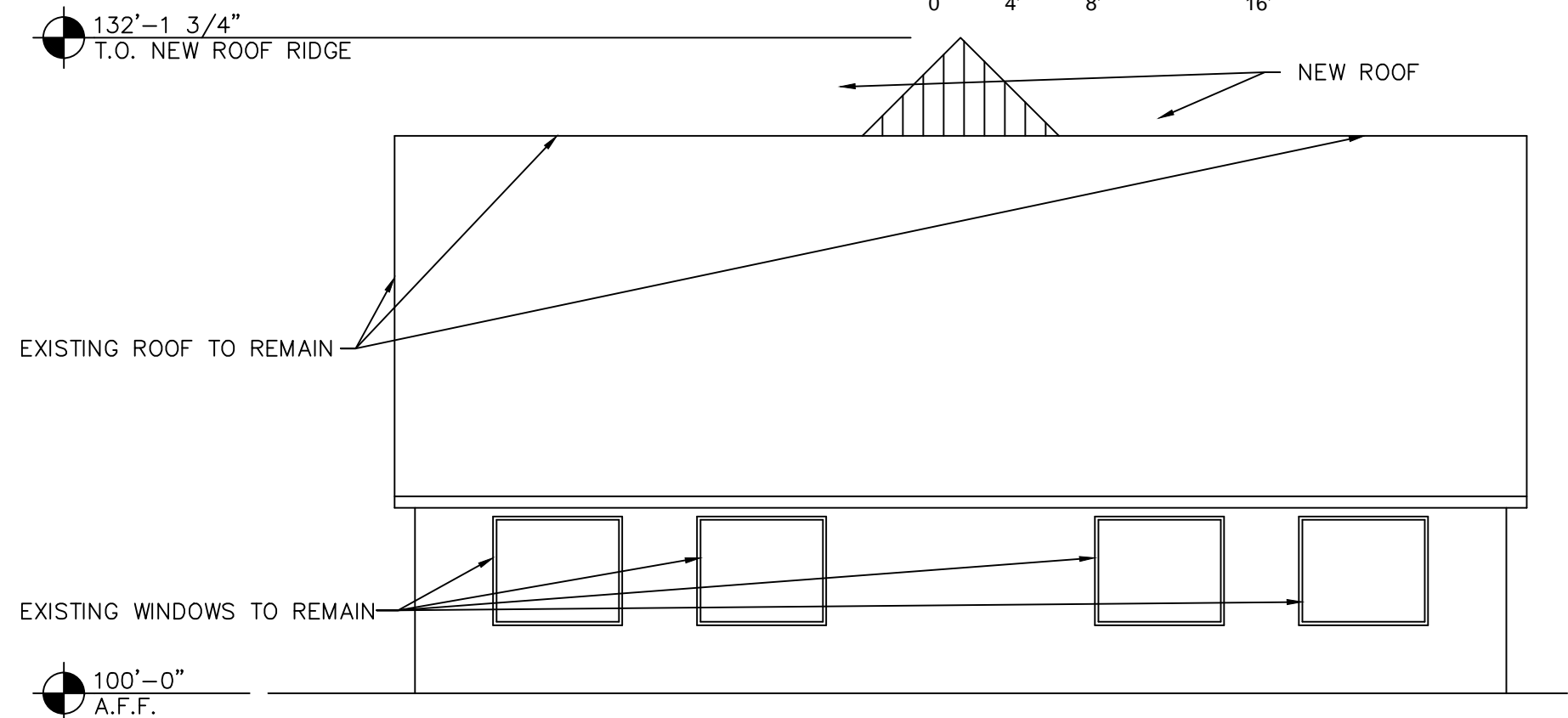
A4.0

REVISIONS	
▲	4-16-2020

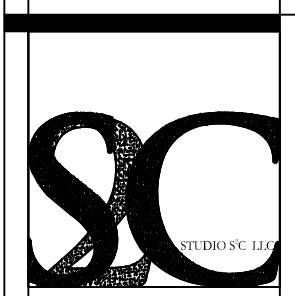
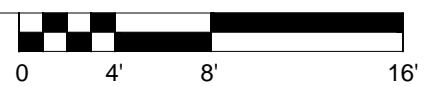
NOTE:
 1. THE FACADE IS FINISHED WITH 71% STONE.
 2. EXISTING WOOD FASCIA AND TRIM TO REMAIN.



2 EXTERIOR ELEVATION - EAST
 SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION - NORTH
 SCALE: 1/8" = 1'-0"



STUDIO S2C
ARCHITECTURE
 1722 Rio Blanco Dr.
 Frisco, TX 75033
 PH. 214.394.3843

LPSE, INC.
STRUCTURAL
ENGINEER
 1723 E. Southlake
 Blvd., Suite 200
 Southlake, TX 76092
 PH. 817.488.9933

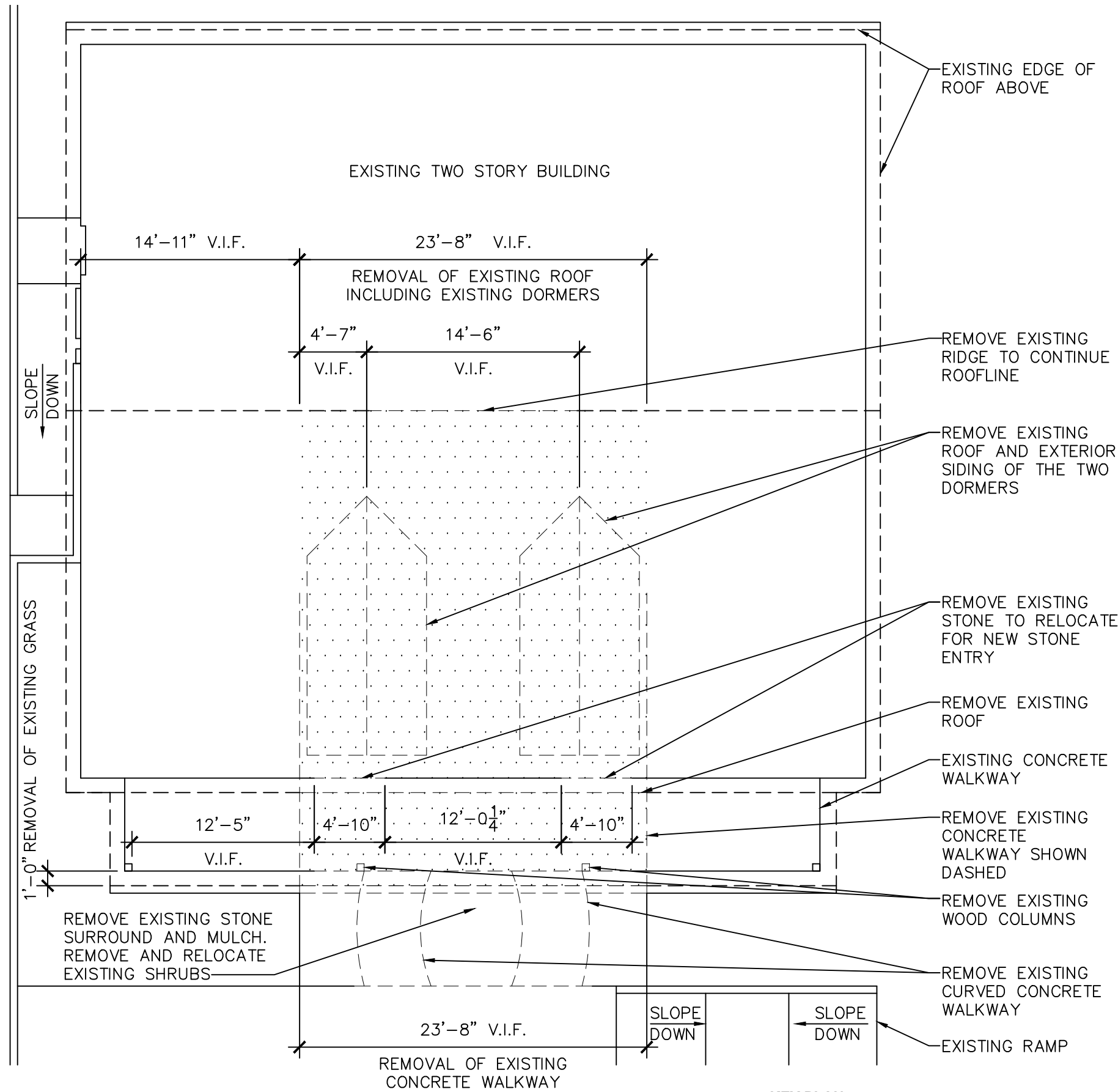
PINNACLE
Oral Surgery Specialist
 3014 Ridge Road
 Rockwall, TX 75032

ISSUE DATE:
 APRIL 16, 2020
 PROJECT NUMBER
 04012020.00001

SHEET NAME:
 EXTERIOR
 ELEVATIONS

REVISIONS	
▲	4-16-2020

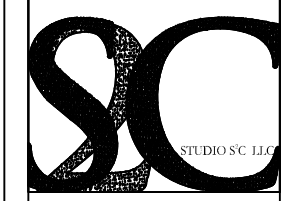
SHEET NUMBER:
A4.1



GENERAL NOTES:

1. GENERAL CONTRACTOR SHALL VISIT THE SITE TO FAMILIARIZE THEMSELVES WITH THE SCOPE OF WORK AND TO FIELD VERIFY EXISTING CONDITIONS PRIOR TO BIDDING AND CONSTRUCTION. ANY DISCREPANCIES OR AMBIGUOUS ITEMS MUST BE REPORTED TO THE ARCHITECT PRIOR TO BIDDING AND/OR CONSTRUCTION. CONTRACTOR SHALL BE FAMILIAR WITH THE PLANS INCLUDING ALL NOTES, THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS AND CONSTRUCTION FOR THE CITY AND STANDARDS FOR CONSTRUCTION AND ANY OTHER APPLICABLE STANDARD AND SPECIFICATIONS RELEVANT TO THE PROPER COMPLETION OF THE WORK SPECIFIED. FAILURE ON THE PART OF THE CONTRACTOR TO BE FAMILIAR WITH ALL STANDARDS AND SPECIFICATION PERTAINING TO THIS WORK SHALL IN NO WAY RELIEVE THE CONTRACTOR OF RESPONSIBILITY OF PERFORMING THE WORK IN ACCORDANCE WITH ALL SUCH APPLICABLE STANDARDS AND SPECIFICATIONS.

2. CONCRETE PAVING TO BE MIN. 5" THICK.



**STUDIO S2C
ARCHITECTURE**
1722 Rio Blanco Dr.
Frisco, TX 75033
PH. 214.394.3843

**LPSE, INC.
STRUCTURAL
ENGINEER**
1723 E. Southlake
Blvd., Suite 200
Southlake, TX 76092
PH. 817.488.9933

**PINNACLE
Oral Surgery Specialist**
3014 Ridge Road
Rockwall, TX 75032

ISSUE DATE:
APRIL 14z, 2020
PROJECT NUMBER
04012020.00001

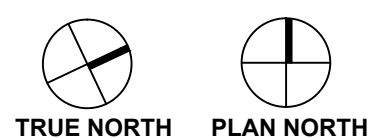
SHEET NAME:
**DEMOLITION
PLAN**

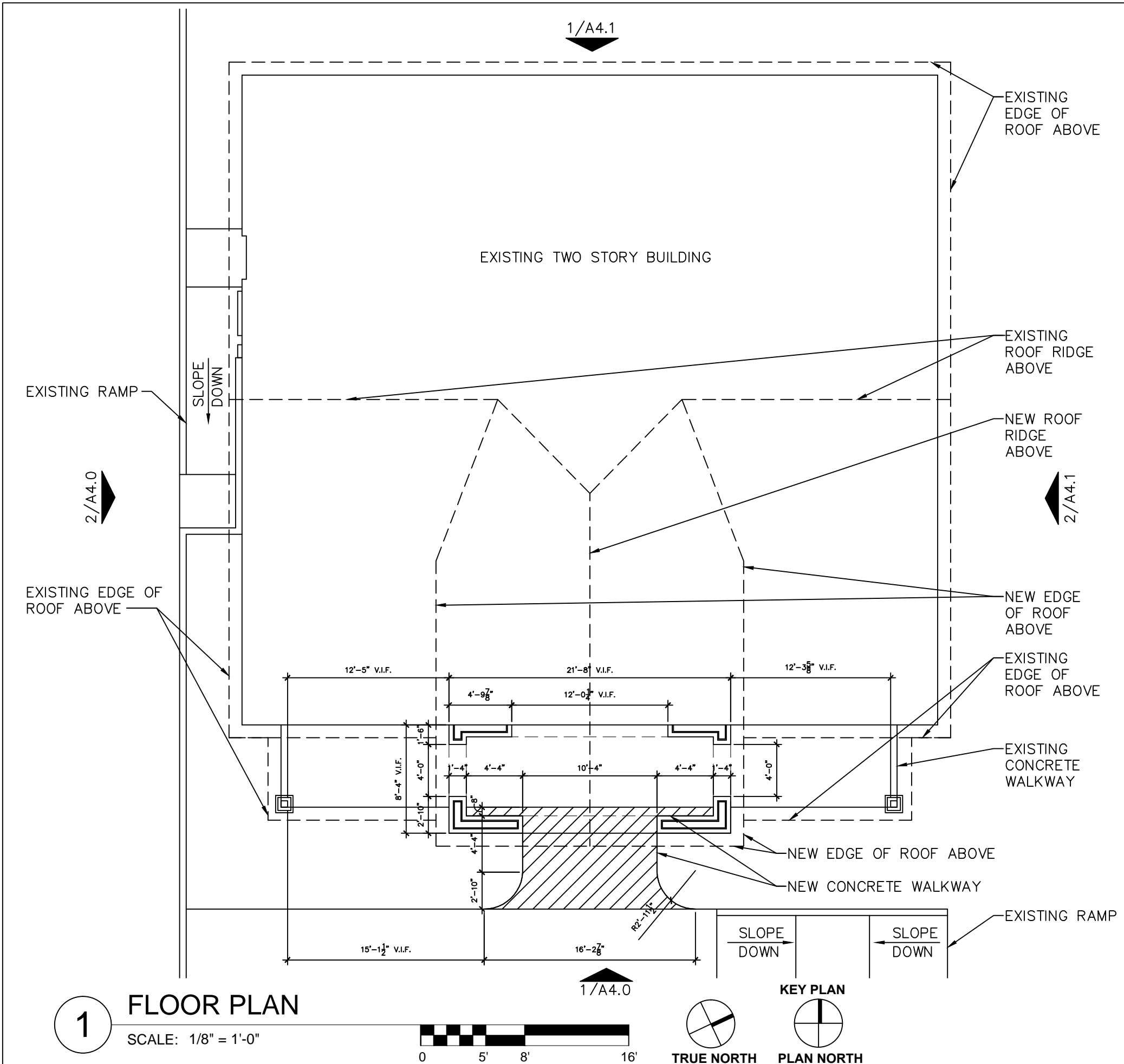
SHEET NUMBER:
A2.0



REVISIONS	

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

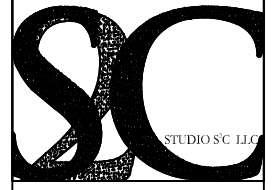




GENERAL NOTES:

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2. CONCRETE PAVING TO BE MIN. 5" THICK.



**STUDIO S2C
ARCHITECTURE**
1722 Rio Blanco Dr.
Frisco, TX 75033
PH. 214.394.3843

**LPSE, INC.
STRUCTURAL
ENGINEER**
1723 E. Southlake
Blvd., Suite 200
Southlake, TX 76092
PH. 817.488.9933

**PINNACLE
Oral Surgery Specialist**
3014 Ridge Road
Rockwall, TX 75032



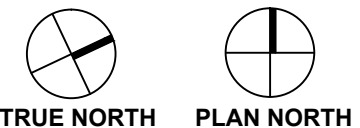
ISSUE DATE:
APRIL 14z, 2020
PROJECT NUMBER
04012020.00001

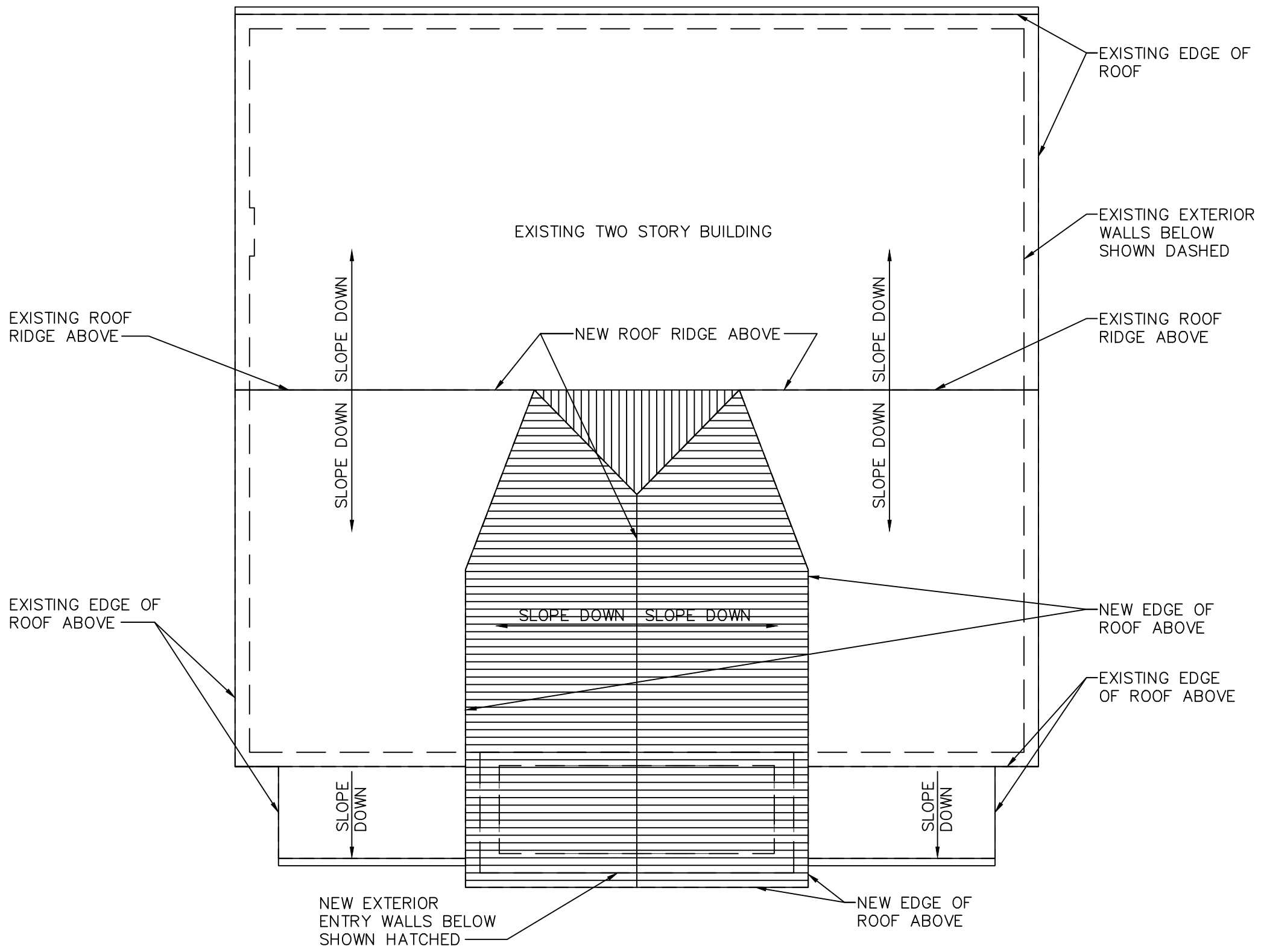
SHEET NAME:
FLOOR PLAN

SHEET NUMBER:
A3.0

REVISIONS	

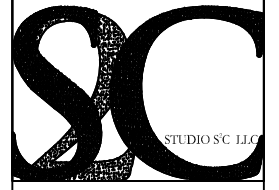
1 FLOOR PLAN
SCALE: 1/8" = 1'-0"





GENERAL NOTES:

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2. NEW ROOF TO BE STANDING SEAM METAL WITH 20 YEAR NDL WARRANTY. INSTALLED PER MANUFACTURE'S RECOMMENDATIONS.
3. ROOF TO BE INSTALLED ON 2 LAYERS OF 15# FELT WITH ICE AND WATER SHIELD AT MATERIAL INTERSECTIONS, VALLEYS, AND PEEKS.
4. ROOF COLOR TO BE SELECTED FROM MFR'S STANDARD COLORS. DESIGN STANDARD IS ABC. ROOF COLOR TO BE BURNISHED SLATE (GRAY).
5. ROOF TO INCLUDE RIDGE VENT WITH SOFFIT VENTS.
6. NEW ROOF TO INCLUDE GUTTERS AND DOWNSPOUTS.



**STUDIO S2C
ARCHITECTURE**
1722 Rio Blanco Dr.
Frisco, TX 75033
PH. 214.394.3843

**LPSE, INC.
STRUCTURAL
ENGINEER**
1723 E. Southlake
Blvd., Suite 200
Southlake, TX 76092
PH. 817.488.9933

**PINNACLE
Oral Surgery Specialist**
3014 Ridge Road
Rockwall, TX 75032



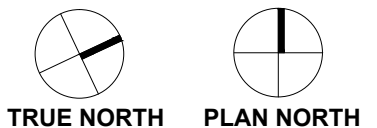
ISSUE DATE:
APRIL 14z, 2020

PROJECT NUMBER
04012020.00001

SHEET NAME:
ROOF PLAN

SHEET NUMBER:
A3.1

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



REVISIONS	



3014

GREEN



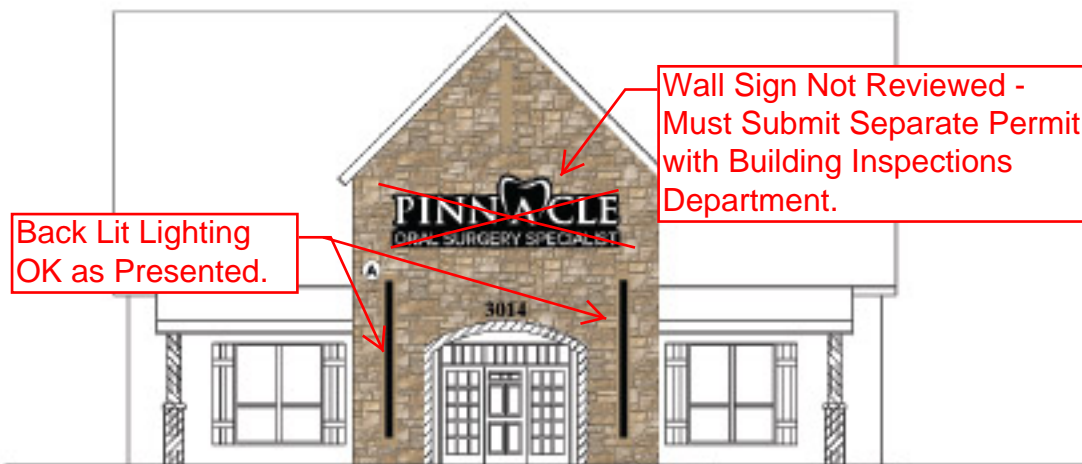
Rockwall Heath
Endodontics

Orthodontics

308

100

FIRE LANE NO PARKING



A Reverse Channel w/ LED, Individually Mounted, Remote Transformers • Front View
SCALE: 0/0" = 1" 0" • For Production / For Presentation

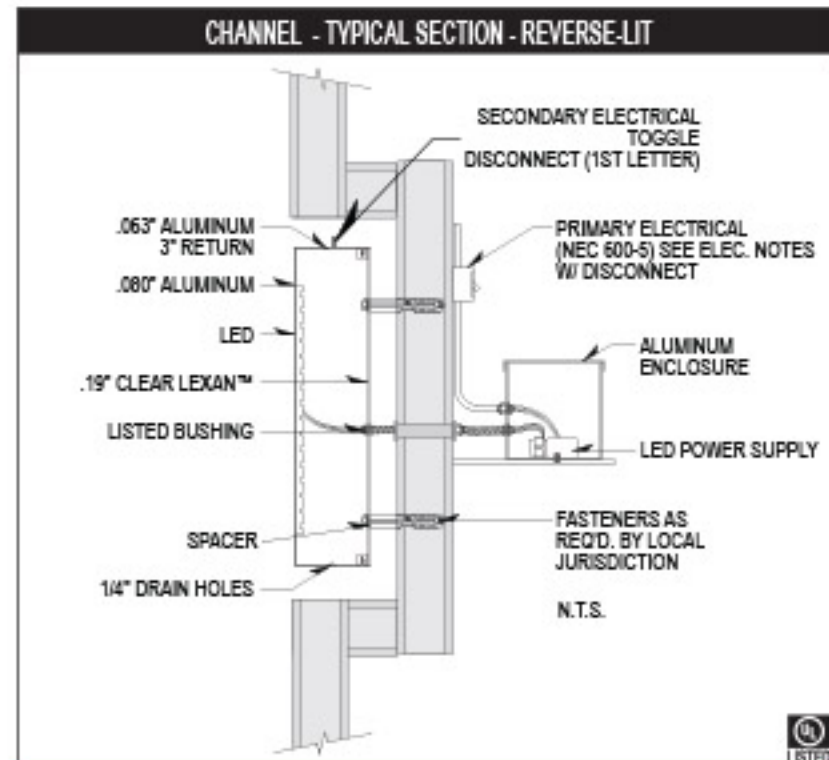
INTERNALLY ILLUMINATED REVERSE CHANNEL

QUANTITY: Two (2)
Overall Height: 132"
Overall Length: 6"
Total Sq.Ft.: 5.5 ft²
Face: Gloss Black
Returns: Brushed Aluminum
Illumination: G2G RGB Lighting

- NOTES:**
- Individually Mounted
 - WHITE interiors for increased illumination
 - All paint two-stage automotive acrylic

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign. The location of the disconnect switch after installation shall comply with Article 600.6 (A) (1) of the National Electrical Code.

TSQL #18822 | Regulated by the Texas Department of Licensing and Regulation | PO Box 12157
 Austin, Texas 78711 | 1.800.803.9202, 512.463.6599 | Website: www.license.state.tx.us/complaints



ELECTRICAL NOTES

Signature Signs & Graphics DOES NOT provide primary electrical to sign. Power to the sign must be done by a licensed electrical contractor or licensed electrician.

Each sign must have:

1. A minimum of one dedicated 120V 20A circuit
2. Junction box installed within 6 feet of sign
3. Three wires: Line, Ground, Neutral

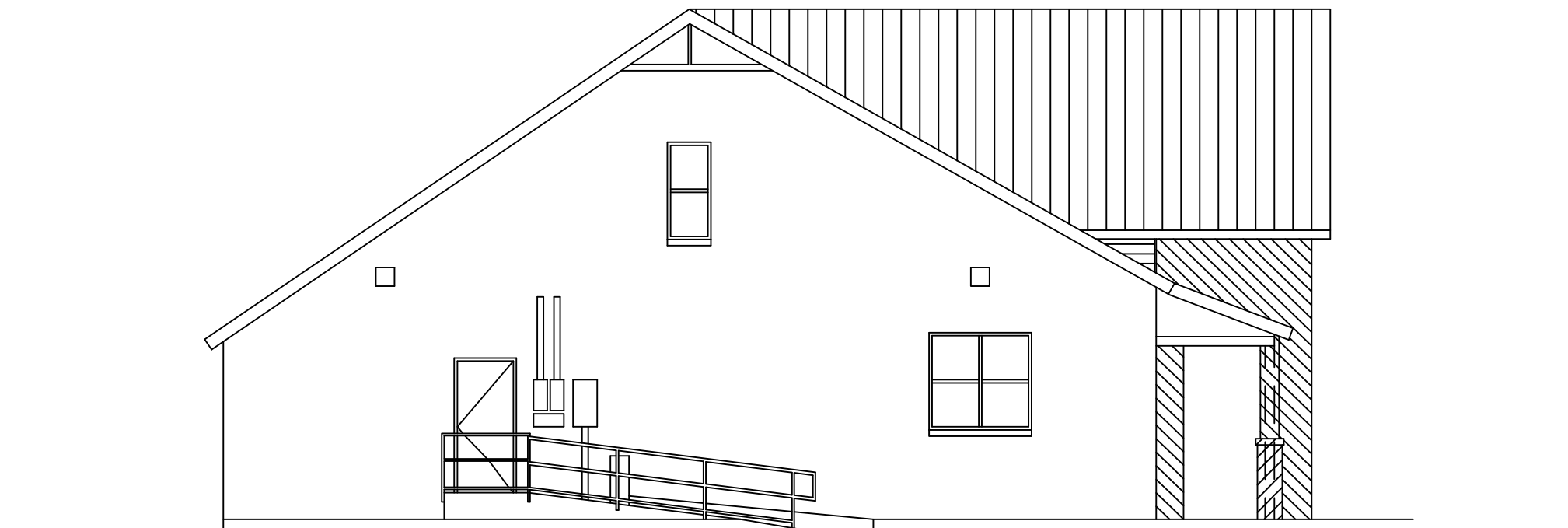
Signature Signs & Graphics
 TSQL 18822
 880 E. Ralph Hall Pkwy.
 Rockwall, TX 75082
 972-771-7818
www.signsofrockwall.com

Client Name: Pinnacle Oral
Location: 3014 Ridge Rd.
 Rockwall, TX 75032
 (469) 698-9600

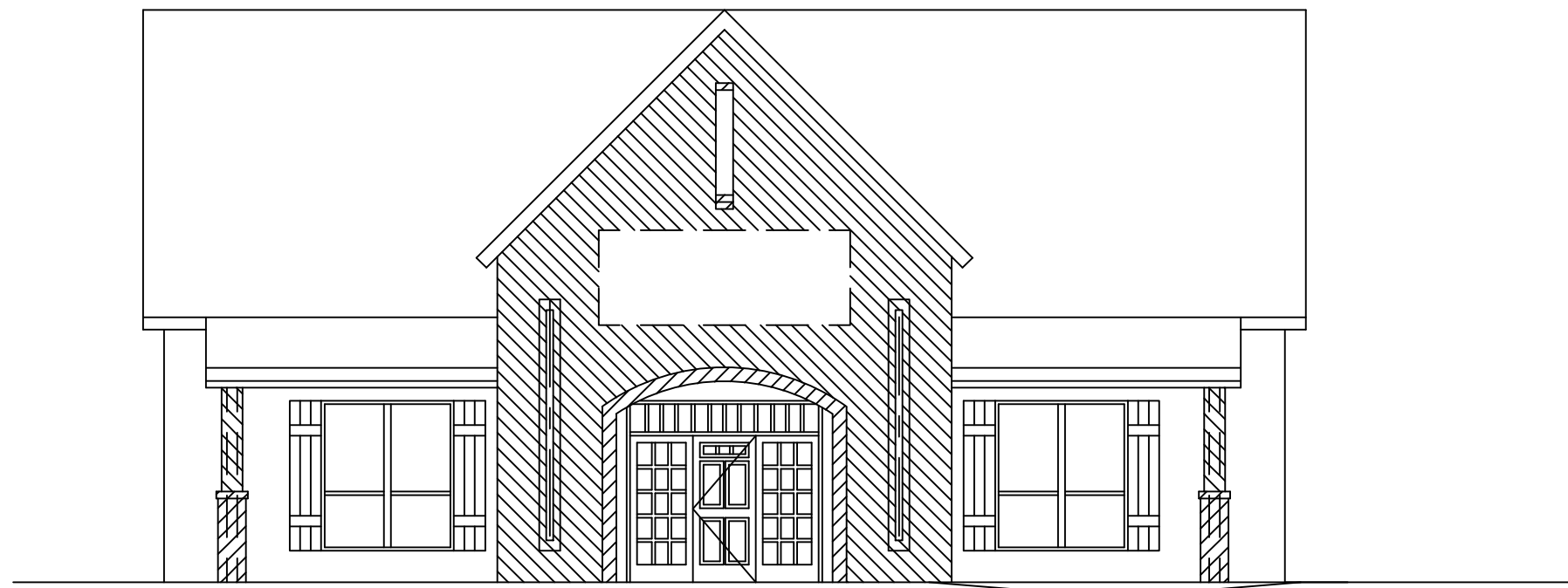
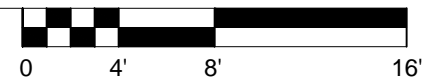
Start Date: 05/01/2020
Last Revision: 05/01/2020
Drawing#: Pinnacle Oral Channel
Page: 1 of 2

- Client Approval
- Landlord Approval

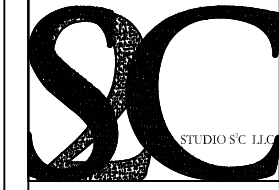
Sales Rep: Jamie
Designer: Jamie



2 EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"



1 EXTERIOR ELEVATION - SOUTH
SCALE: 1/8" = 1'-0"



STUDIO S2C
ARCHITECTURE
1722 Rio Blanco Dr.
Frisco, TX 75033
PH. 214.394.3843

LPSE, INC.
STRUCTURAL
ENGINEER
1723 E. Southlake
Blvd., Suite 200
Southlake, TX 76092
PH. 817.488.9933

PINNACLE
Oral Surgery Specialist
3014 Ridge Road
Rockwall, TX 75032

99% REVIEW

NOT FOR
REGULATORY
APPROVAL, BIDDING
OR CONSTRUCTION

SHANE CHRISTIAN
TX# 16019

REVISIONS	
▲	4-16-2020

ISSUE DATE:
APRIL 16, 2020

PROJECT NUMBER
04012020.00001

SHEET NAME:

SHEET NUMBER:



May 5, 2020

ATTN: STUDIO S2C, LLC
SHANE CHRISTIAN
1722 RIO BLANCO DR.,
Frisco, TX 75033

RE: AMENDING SITE PLAN (SP2020-008), Lot 1, Block A, Willis-Sealock Addition

Dear Applicant:

This letter serves to notify you that the above mentioned case has been approved administratively by staff on 05/01/2020. Please note that final engineering and building plan approvals are required before issuance of a building permit.

Please contact the City of Rockwall Planning staff at (972) 771-7745 or at the address below with any questions or concerns regarding this matter.

Sincerely,

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



May 5, 2020

ATTN: STUDIO S2C, LLC
SHANE CHRISTIAN
1722 RIO BLANCO DR.,
Frisco, TX 75033

RE: AMENDING SITE PLAN (SP2020-008), Lot 1, Block A, Willis-Sealock Addition

Dear Applicant:

This letter serves to notify you that the above mentioned case has been approved administratively by staff on 05/01/2020. Please note that final engineering and building plan approvals are required before issuance of a building permit.

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Sincerely,

David Gonzalez, AICP
Planning and Zoning Manager
Planning & Zoning Department
City of Rockwall, Texas