



PLANNING AND ZONING CASE CHECKLIST

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

ADMINISTRATIVE

P&Z CASE # SP2020-013 P&Z DATE _____ CC DATE _____ APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

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

SITE PLAN APPLICATION
<input checked="" type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECEIPT
<input 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. SP2020-013

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
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

Site Plan Application Fees:

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

Zoning Application Fees:

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

Other Application Fees:

- Tree Removal (\$75.00)
- 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 1410 S. GOLZAD ST. ROCKWALL, TX 75087
 Subdivision PEBBLE BROOK Lot 1 Block A
 General Location ON S. GOLZAD BETWEEN E. YELLOW JACKET LN AND DAMASCUS RD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning RESIDENTIAL Current Use MULTI-FAMILY
 Proposed Zoning RESIDENTIAL Proposed Use _____
 Acreage 12 Lots [Current] 20773 Lots [Proposed] 20773

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>WDC PEBBLE BROOK APARTMENTS</u>	<input type="checkbox"/> Applicant	<u>CAMP CONSTRUCTION SERVICE</u>
Contact Person	<u>YAO WANG</u>	Contact Person	<u>LEE HOFFMAN</u>
Address	<u>8750 N. CENTRAL EXPRESSWAY SUITE 1010</u>	Address	<u>5243 BEAR CREEK CT.</u>
City, State & Zip	<u>DALLAS, TX 75231</u>	City, State & Zip	<u>IRVING, TX 75061</u>
Phone	<u>214-522-1310</u>	Phone	<u>972-790-8800</u>
E-Mail	<u>YWANG@Valiantenterprises.com</u>	E-Mail	<u>LHOFFMAN@CAMPCONSTRUCTION.COM</u>

NOTARY VERIFICATION [REQUIRED]

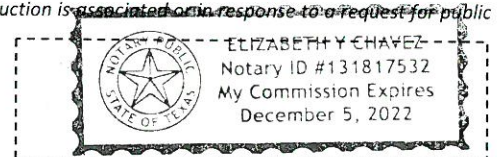
Before me, the undersigned authority, on this day personally appeared LEE HOFFMAN [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 July, 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 with a request for public information."

Given under my hand and seal of office on this the 16 day of July, 20 20.

Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires

12-05-2022

City of Rockwall

385 S Goliad St
Rockwall TX, 75087

P: 972 771 7700

RECEIPT

Receipt #: 159498322363682
Date: 7/17/2020 11:22:11 AM EST
User: CITYOFROCKWALLVPOS

Customer Information:

HOFFMAN/RANTER

Transaction Information:

Card Type: MC
Card Number: *****3395
Status: Success
Transaction Type: Sale
Amount: \$100.00
Bank Response:
Auth Code: 06338B
Card Entry Method: Swiped
Settled: \$100.00

I AGREE TO PAY ABOVE TOTAL AMOUNT ACCORDING TO CARD ISSUER AGREEMENT (MERCHANT AGREEMENT)

X 

If you have any questions concerning this receipt, contact customerservice@rockwall.com.



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Planning and Zoning Department
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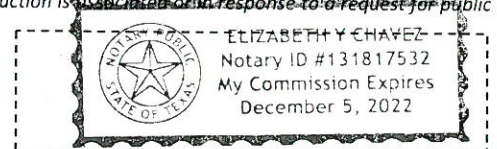
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Given under my hand and seal of office on this the 16 day of July, 20 20.

Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires

12-05-2022



SP2020-013- AMENDED SITE PLAN FOR 1410 S. GOLIAD
 SITE PLAN - LOCATION MAP = 



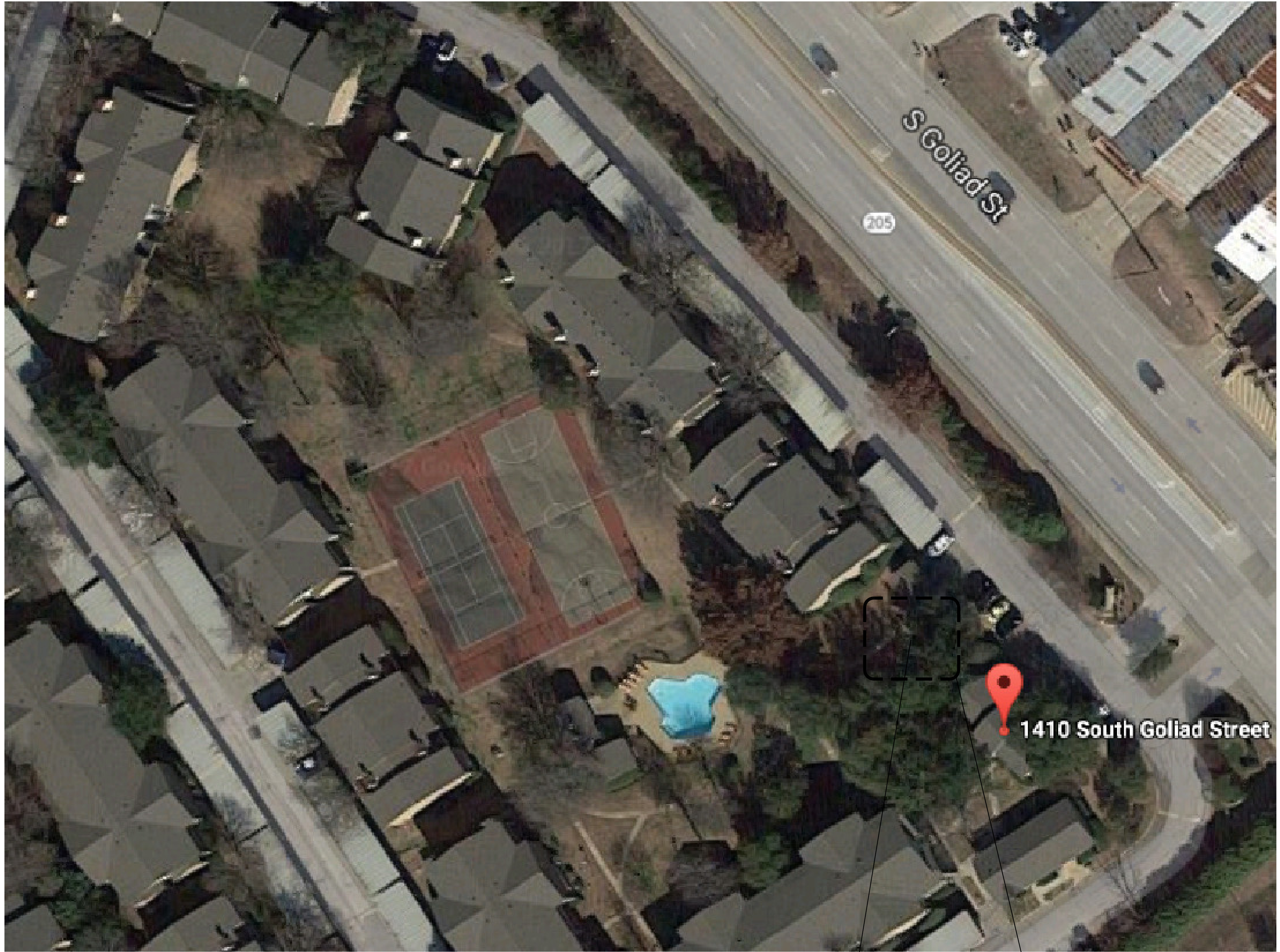
City of Rockwall

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.




CD FOR PERMIT & CONSTRUCTION : R02 / 06-16-2020



MANAGEMENT OFFICE: _____

1410 South Goliad Street

LOCATION OF
PLANNED WORK
PROJECT ADDRESS:
1410 S. GOLIAD ST.
ROCKWALL, TX 75088

 **1**
A1.01 OVERALL SITE PLAN
Scale: 1/32" = 1'-0"

1701 North Collins Blvd.
Suite 3000
Richardson, TX 75080
Office: 214-451-6630
Fax: 214-451-6651
Inspections: 214-451-6652
www.cesglobal.com


CHILDRESS
ARCHITECTURAL GROUP



AFFIXATION DATE: 07-15-2020

PEBBLEBROOK APARTMENTS
LEASING OFFICE REMODEL
ROCKWALL, TEXAS 75088
OVERALL SITE PLAN
PROJECT ADDRESS: 1410 S GOLIAD ST, ROCKWALL, TX 75088

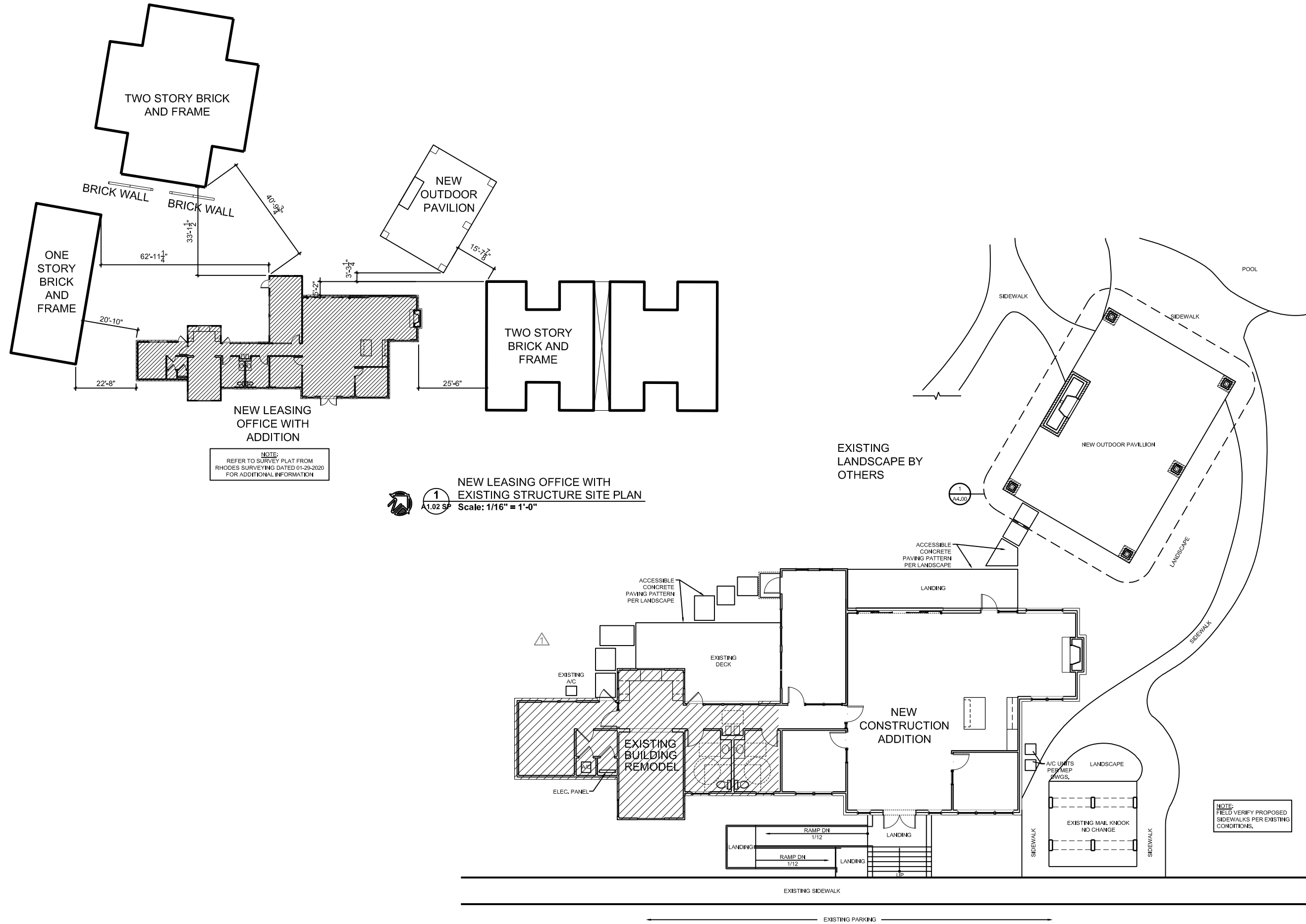
PROJECT NUMBER:	DATE
PERMIT DATE:	02-20-20
REVISIONS	06-16-20
▲ PER CITY COMMENTS R01	
▲ PER CITY COMMENTS R02	

PROJECT MANAGER: C.CAMPOS
DRAWN BY: L.J.L.
CHECKED BY: C.CAMPOS
DATE: 05/14/2019
SCALE: AS NOTED

SHEET NUMBER:

A1.01

CD FOR PERMIT & CONSTRUCTION : R02 / 06-16-2020



NOTE:
REFER TO SURVEY PLAT FROM
RHODES SURVEYING DATED 01-29-2020
FOR ADDITIONAL INFORMATION

1
A1.02 SP **NEW LEASING OFFICE WITH
EXISTING STRUCTURE SITE PLAN**
Scale: 1/16" = 1'-0"

NOTE:
FIELD VERIFY PROPOSED
SIDEWALKS PER EXISTING
CONDITIONS.

1701 North Collins Blvd.
Suite 3000
Richardson, TX 75080
Office: 214-451-6630
Fax: 214-451-6631
Inspections: 214-451-6632
www.childress.com

CHILDRESS
ARCHITECTURAL GROUP



PEBBLEBROOK APARTMENTS
LEASING OFFICE REMODEL
ROCKWALL, TEXAS 75088

ARCHITECTURAL SITE PLAN

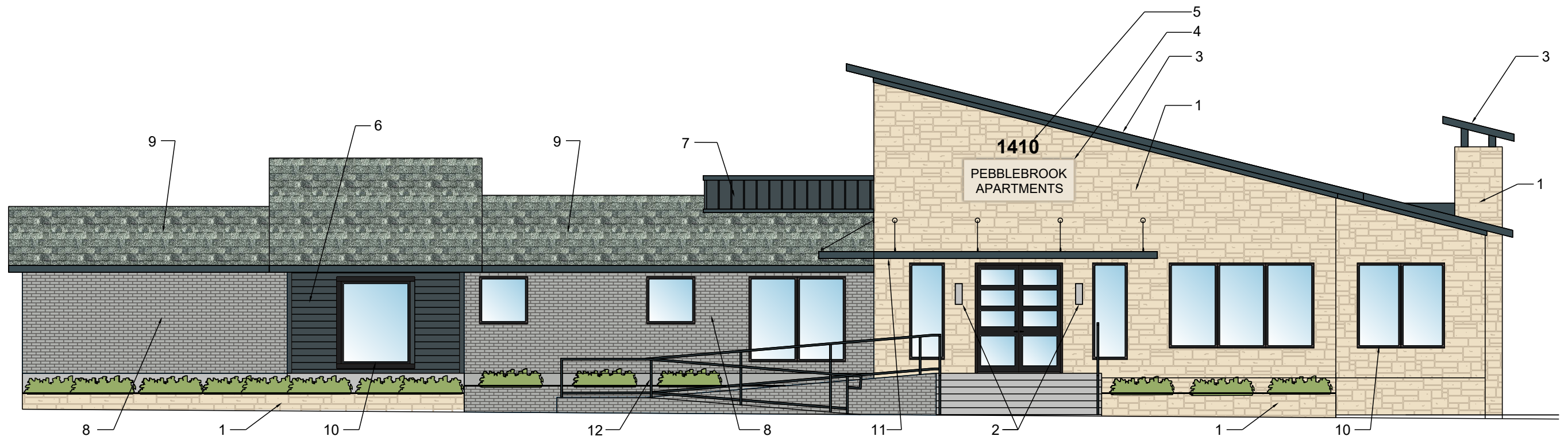
PROJECT ADDRESS: 1410 S GOLIAD ST, ROCKWALL, TX 75088

PROJECT NUMBER:	
PERMIT DATE:	
REVISIONS:	
DATE:	02-20-20
PER CITY COMMENTS R01	06-16-20
PER CITY COMMENTS R02	

PROJECT MANAGER:	C. CAMPOS
DRAWN BY:	L.J.L.
CHECKED BY:	C. CAMPOS
DATE:	05/14/2019
SCALE:	AS NOTED

1
A1.02 SP **ARCHITECTURAL SITE PLAN**
Scale: 1/8" = 1'-0"

SHEET NUMBER:
A1.02 SP



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



1
LUEDER LIMESTONE SONOMA WHITE



4
SIGN: MODERN HOUSE NUMBERS 8" AUSTIN MATTE BLACK LETTERS ON 3'x8' LIMESTONE SLAB



8
EXISTING AND NEW PAINTED BRICK, SW 6234 UNCERTAIN GRAY (FIELD VERIFY COLOR)

11
CUSTOM STEEL CANOPY, ALL PAINTED CHARCOAL GRAY COLOR SAME AS STANDING SEAM METAL ROOF



2
OUTDOOR WALL SCNCE
20033LEDMG-SAT/FST BAYSIDE

5
SIGN: MODERN HOUSE NUMBERS 12" AUSTIN MATTE BLACK OFF SET NUMBER ON LIMESTONE WALL



6
JAMES HARDIE 6" HARDIE PLANK CEDARMILL HORIZONTAL SIDING, IRON GRAY



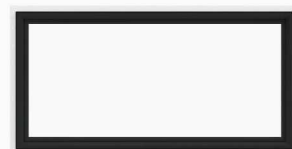
9
EXISTING COMPOSITE SHINGLE, GRAY



3
STANDING SEAM METAL ROOF
MBCI SIGNATURE 200 CHARCOAL GRAY COLOR



7
JAMES HARDIE BOARD AND BATTEN @ 12" VERTICAL SIDING, IRON GRAY (ALL VERTICAL SIDING)



10
ALUMINUM THERMALLY BROKEN INSULATED GLASS W/ LOW-E WINDOWS, DARK BRONZE ANODIZED, REFER TO ENERGY REPORT FOR U-VALUE

APPLICANT INFORMATION

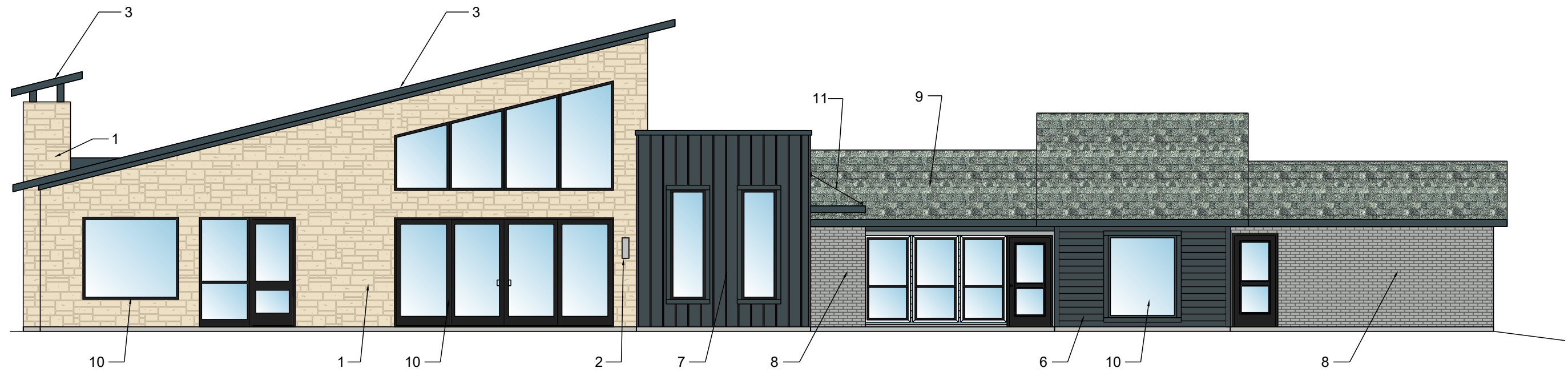
LEE HOFFMAN
CAMP CONSTRUCTION SERVICES
5243 BEAR CREEK COURT
IRVING, TX 75061
#214-535-5845
LHOFFMAN@CAMPCONSTRUCTION.COM

OWNER REP. INFORMATION

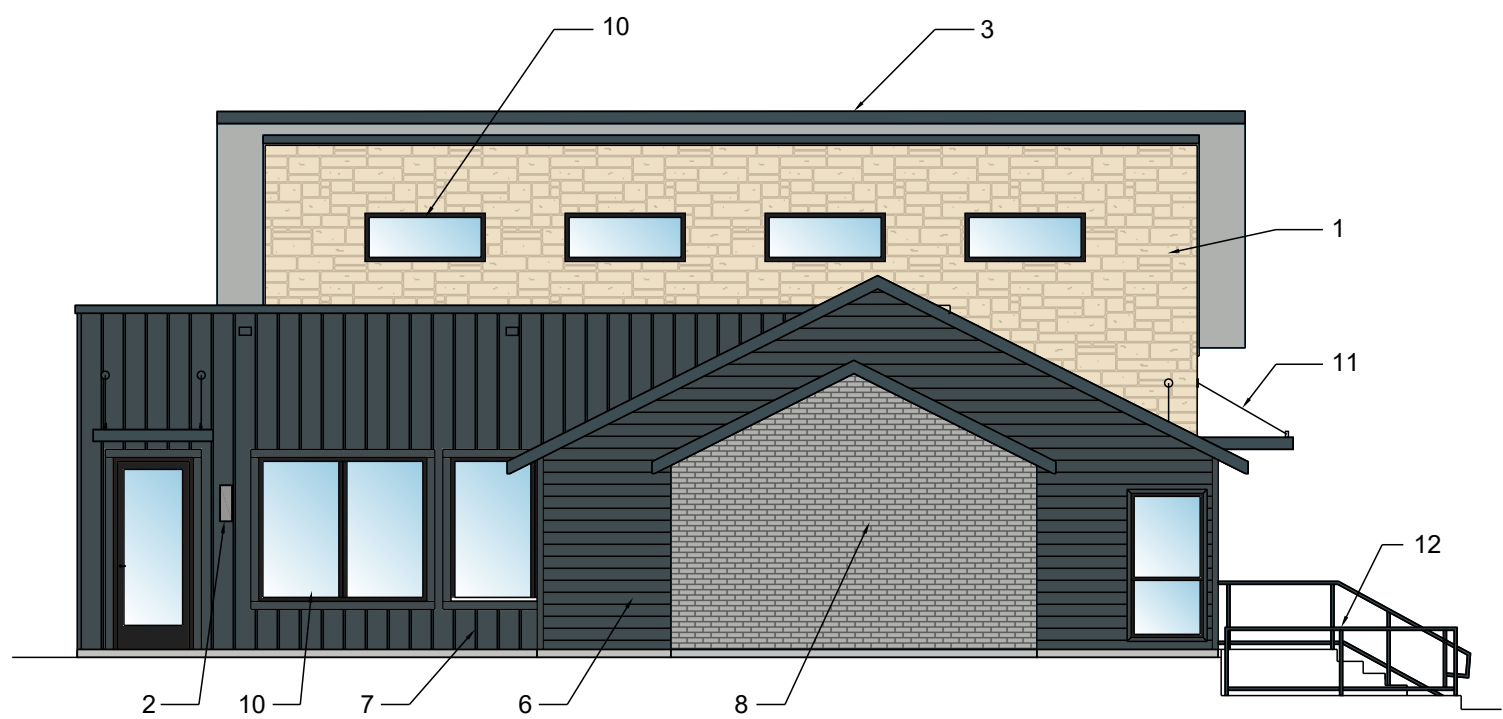
YAO WANG
VALIANT ENTERPRISES
8750 N CENTRAL EXPY. SUITE 1010
DALLAS, TX 75231
#214-522-1310
YWANG@VALIANTENTERPRISES.COM

**PEBBLEBROOK APARTMENTS
LEASING OFFICE REMODEL**

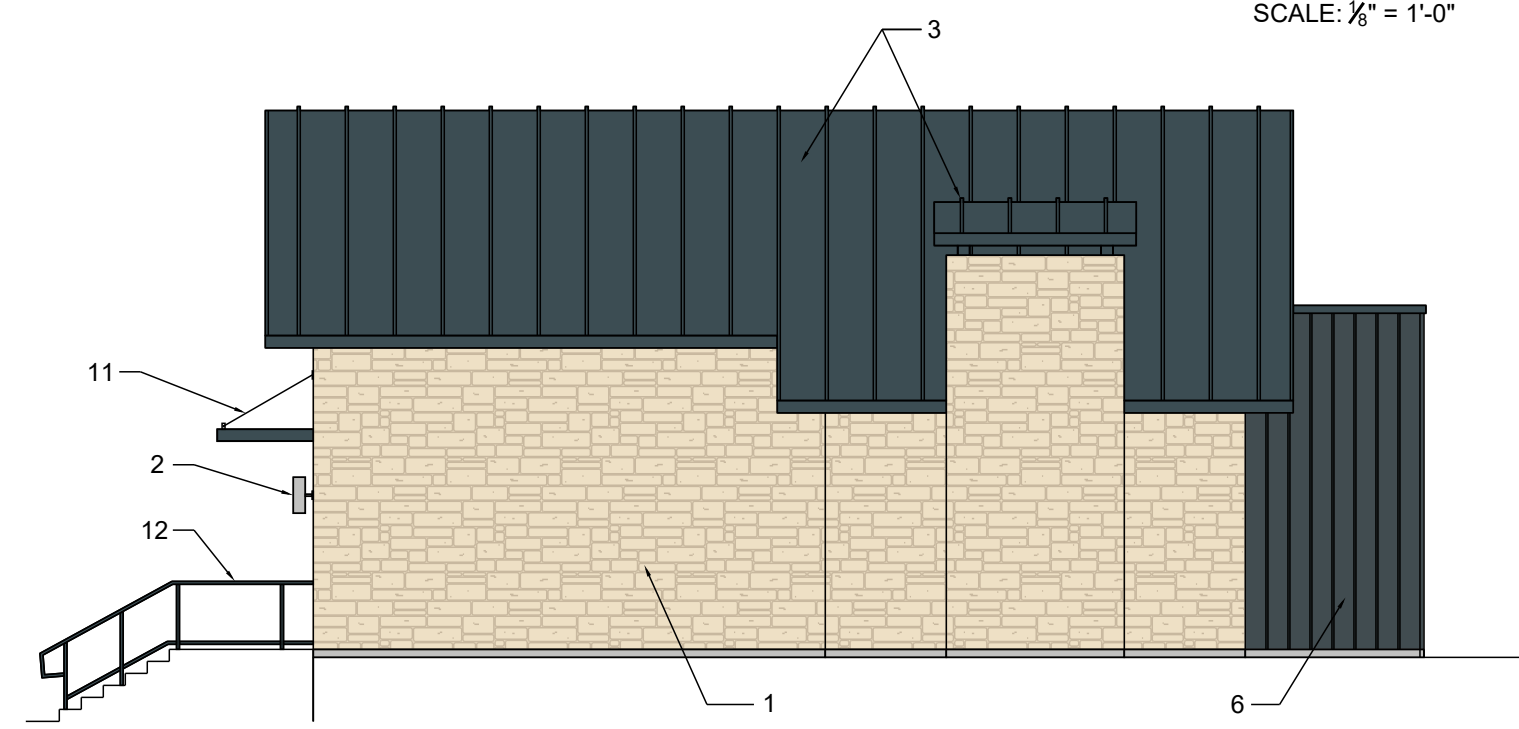
BLD2019-2886



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



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



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

APPLICANT INFORMATION
 LEE HOFFMAN
 CAMP CONSTRUCTION SERVICES
 5243 BEAR CREEK COURT
 IRVING, TX 75061
 #214-535-5845
 LHOFFMAN@CAMPCONSTRUCTION.COM

OWNER REP. INFORMATION
 YAO WANG
 VALIANT ENTERPRISES
 8750 N CENTRAL EXPY. SUITE 1010
 DALLAS, TX 75231
 #214-522-1310
 YWANG@VALIANTENTERPRISES.COM

**PEBBLEBROOK APARTMENTS
 LEASING OFFICE REMODEL**
 BLD2019-2886

PROJECT COMMENTS



CITY OF ROCKWALL
385 S. GOLIAD STREET
ROCKWALL, TEXAS 75087
PHONE: (972) 771-7700

DATE: 7/24/2020

PROJECT NUMBER: SP2020-013
PROJECT NAME: Site Plan for 1410 S. Goliad Street
SITE ADDRESS/LOCATIONS: 1410 S GOLIAD ST, ROCKWALL, 75087

CASE MANAGER: Angelica Gamez
CASE MANAGER PHONE: 972-771-7740
CASE MANAGER EMAIL: agamez@rockwall.com

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	07/22/2020	Approved w/ Comments

07/22/2020: I.1 This case is for the approval of a Site Plan for the amenities center for the Pebblebrook Apartment Complex being a 11.579-acre parcel of land identified as Lot 1, Block A, Pebblebrook Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, and addressed as 1410 S. Goliad Street.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2020-013) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 03.04(A), Art. 11, UDC)

M.4 Site Plan. Please make the following clarifications on the site plan to ensure staff can properly review this project and convey all of the required elements to the Planning and Zoning Commission (Subsection 03.04, Art. 11, UDC):

- 1) Provide a physical material sample board that details all building materials (Subsection 03.04(A), Art. 11, UDC).
- 2) Include the standard signature block with signature space for the Planning & Zoning Chairman and Planning Director (Subsection 03.04. A, Art. 11, UDC).
- 3) Indicate the location and total square footage of all existing and planned buildings on the site (Subsection 03.04. B, Art. 11, UDC).
- 4) Indicate the wall lengths of all buildings on the site (Subsection 03.04. B, Art. 11, UDC).
- 5) Indicate the distance between the building and the property line adjacent to S. Goliad Street [SH-205] (Subsection 03.04. B, Art. 11, UDC).
- 6) Indicate all building setbacks adjacent to S. Goliad Street [SH-205] (Subsection 03.04. B, Art. 11, UDC).
- 7) Indicate the existing fire lane easements and any other applicable easements on the property. Additionally, indicate all utilities both existing and proposed (Subsection 03.04. B, Art. 11, UDC).
- 8) Indicate and label the widths of all existing and/or proposed sidewalks (Subsection 03.04. B, Art. 11, UDC).
- 9) Label S. Goliad Street [SH-205] (Subsection 03.04. B, Art. 11, UDC).
- 10) Indicate the street centerline of S. Goliad Street [SH-205] (Subsection 03.04. B, Art. 11, UDC).
- 11) Indicate the dimensions of a typical parking space (i.e. 9' x 20') (Subsection 05.03, Art. 06, UDC).
- 12) Indicate the total existing parking spaces onsite, the total required parking, and the parking spaces required by the addition (Subsection 05.01, Art. 06, UDC).
- 13) Indicate the handicap parking spaces (Subsection 05.04, Art.06, UDC).
- 14) Any proposed 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 (Subsection 01.05. C, Art.05, UDC).
- 15) All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction (Subsection 01.05. C, Art. 05, UDC).

M.5 Is the pavilion shown on the site plan being constructed with the proposed expansion of the clubhouse? If so, please provide elevations showing the pavilion.

M.6 If any trees are to be removed during the project then a Treescape Plan must be submitted by August 4th. The Treescape Plan shall show any required mitigation and how that mitigation balance will be satisfied (Subsection 03.02, Art.09, UDC).

I.6 All structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof (Subsection 06.02. C (2), Art. 05, UDC). In addition, all structures shall have the option of being constructed with either a pitched (minimum of a 6:12 roof pitch), parapet, or mansard roof system as long as the roof system is enclosed on all sides (Subsection 04.01. A (1) Art. 05, UDC).

I.7 The color of all windows shall be reviewed by the Architectural Review Board (ARB), and shall have a maximum visible exterior reflectivity of 20% (Subsection 06.02. C (6), Art. 05, UDC).

M.8 The Unified Development Code (UDC), states that “(t)he expansion of a non-residential building or structure that increases the existing the existing floor area by 30% or that adds 2,000 SF of floor area.” Please provide a landscape plan showing conformance to the requirements (Art. 08, UDC).

I.9 Based on the submittal staff has identified the following exception to the Unified Development Code (UDC):

1) Roof Design Standards. The proposed roof does not meet the roof design standards for commercial districts established by the UDC. The new pitched roof is indicated to be 3:12, where the minimum is 6:12 is required. This will require approval of an exception by the Planning and Zoning Commission (Subsection 04.01. A (1) Art. 05, UDC).

NOTE: If requesting an exception, the proposed project will need to go to Work Session.

To be able to request a variance, an applicant needs to provide a letter stating the justification for each exception requested and indicate a minimum of two (2) compensatory measures for each that directly tie to off-setting the impact of the requested exception. Please also note that all of the requested exceptions will require a three-quarter majority vote for approval. Refer to Subsection 9.01, Exceptions to the General Standards, of Article 11, Development Applications and Review Procedures, of the UDC for examples of compensatory measures.

- Please provided a letter of explanation for the associated exception (i.e. there has been one (1) exception identified by staff) and the compensatory measures (i.e. two (2) compensatory measures required) justifying these exceptions as required by the UDC for consideration.

I.10 Please note that failure to address all comments provided by staff by 3:00 PM on August 4, 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.11 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 August 4, 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 August 11, 2020 Architectural Review Board (ARB) (or Planning and Zoning Commission -- if necessary) Regular Meeting.

I.12 The Architectural Review Board (ARB) meeting will be held on July 28, 2020 and will begin at 5:00 p.m. in the City’s Council Chambers. The ARB will provide comments or may forward a recommendation to the Planning and Zoning Commission.

I.13 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on July 28, 2020 (if required).
- 2) Architectural Review Board (ARB) meeting will be held on July 28, 2020.
- 3) Planning & Zoning regular meeting/public hearing meeting will be held on August 11, 2020 (if required).
- 4) Architectural Review Board (ARB) meeting will be held on August 11, 2020 (if required).

I.14 All meetings will be held in person and in the City’s Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. It is mandatory that a representative(s) be present for these meetings.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	07/23/2020	Approved w/ Comments

07/23/2020: I - New parking to be 20'x9' min.
 I - Retaining walls 6" and over must be rock or stone faced.
 I - Retaining walls 3' and over must be engineered.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	07/23/2020	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	07/22/2020	Approved

No Comments



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

Site Plan Application Fees:

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- 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: 1410 S. GOLIAD ST. ROCKWALL, TX 75087
 Subdivision: PEBBLE BROOK Lot 1 Block A
 General Location: ON S. GOLIAD BETWEEN E. YELLOW JACKET LN AND DAMASCUS RD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning: RESIDENTIAL Current Use: MULTI-FAMILY
 Proposed Zoning: RESIDENTIAL Proposed Use: _____
 Acreage: 12 Lots [Current]: 20773 Lots [Proposed]: 20773

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>WDC PEBBLE BROOK APARTMENTS</u>	<input type="checkbox"/> Applicant	<u>CAMP CONSTRUCTION SERVICES</u>
Contact Person	<u>YAO WANG</u>	Contact Person	<u>LEE HOFFMAN</u>
Address	<u>8750 N. CENTRAL EXPRESSWAY</u> <u>SUITE 1010</u>	Address	<u>5243 BEAR CREEK CT.</u>
City, State & Zip	<u>DALLAS, TX 75231</u>	City, State & Zip	<u>IRVING, TX 75061</u>
Phone	<u>214-522-1310</u>	Phone	<u>972-790-8800</u>
E-Mail	<u>YWANG@Valiantenterprises.com</u>	E-Mail	<u>LHOFFMAN@CAMPCONSTRUCTION.COM</u>

NOTARY VERIFICATION [REQUIRED]

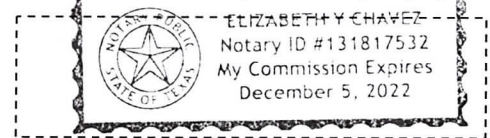
Before me, the undersigned authority, on this day personally appeared LEE HOFFMAN [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 JULY, 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 with a request for public information."

Given under my hand and seal of office on this the 16 day of JULY, 20 20.

Owner's Signature _____

Notary Public in and for the State of Texas _____



My Commission Expires 12-05-2022



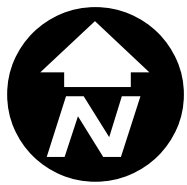
SP2020-013- AMENDED SITE PLAN FOR 1410 S. GOLIAD
 SITE PLAN - LOCATION MAP = 



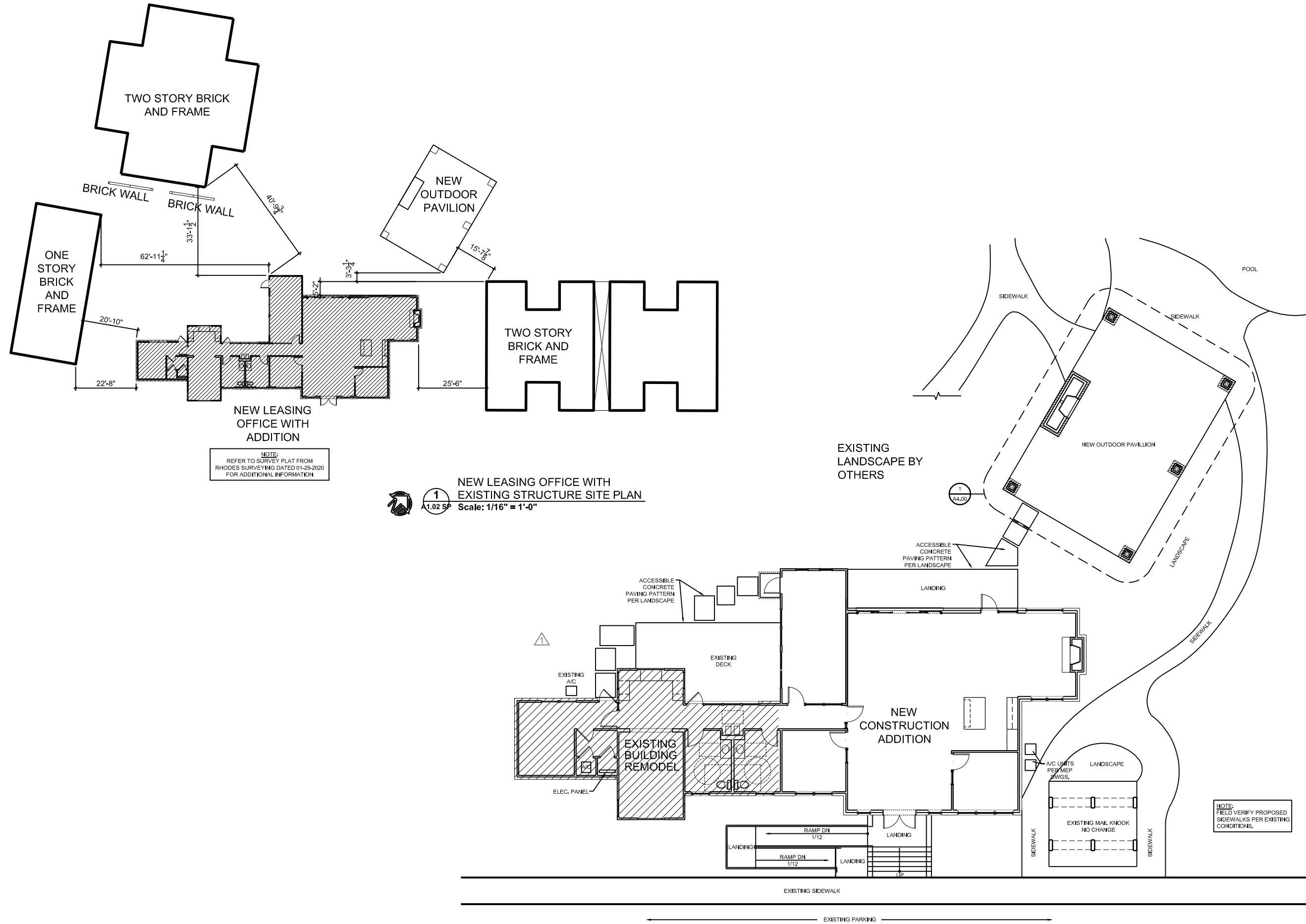
City of Rockwall

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

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CD FOR PERMIT & CONSTRUCTION : R02 / 06-16-2020



NOTE:
REFER TO SURVEY PLAT FROM
RHODES SURVEYING DATED 01-29-2020
FOR ADDITIONAL INFORMATION

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A1.02 SP **NEW LEASING OFFICE WITH
EXISTING STRUCTURE SITE PLAN**
Scale: 1/16" = 1'-0"

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Office: 214-451-6630
Fax: 214-451-6631
Inspections: 214-451-6632
www.childress.com

CHILDRESS
ARCHITECTURAL GROUP



PEBBLEBROOK APARTMENTS
LEASING OFFICE REMODEL
ROCKWALL, TEXAS 75088

ARCHITECTURAL SITE PLAN

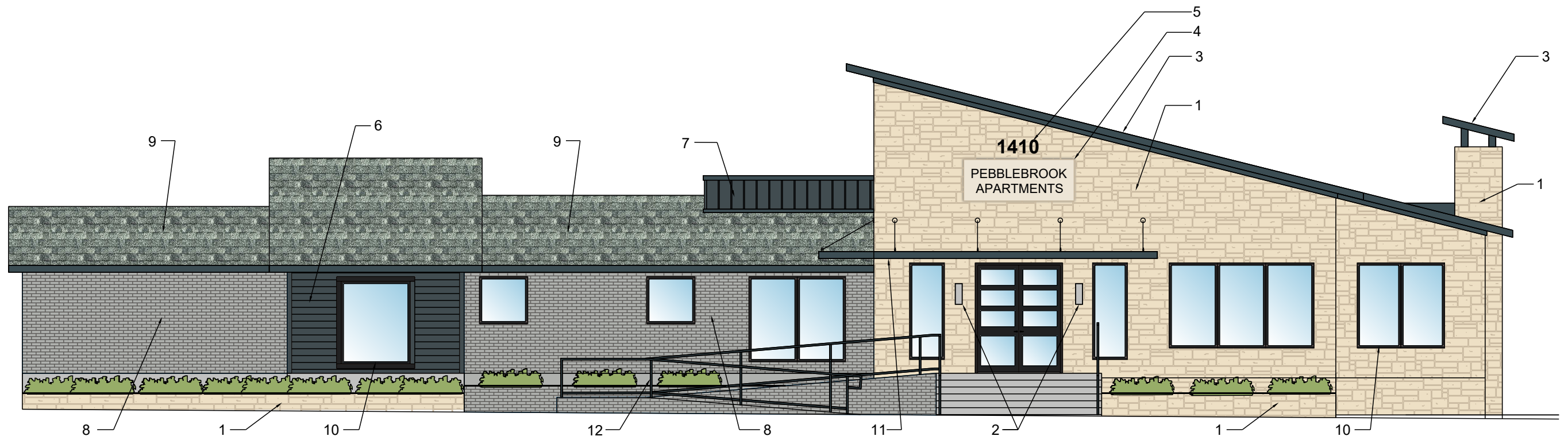
PROJECT ADDRESS: 1410 S GOLIAD ST, ROCKWALL, TX 75088

PROJECT NUMBER:	
PERMIT DATE:	
REVISIONS:	
DATE:	02-20-20
PER CITY COMMENTS R01	06-16-20
PER CITY COMMENTS R02	

PROJECT MANAGER:	C. CAMPOS
DRAWN BY:	L.J.L.
CHECKED BY:	C. CAMPOS
DATE:	05/14/2019
SCALE:	AS NOTED

1
A1.02 SP **ARCHITECTURAL SITE PLAN**
Scale: 1/8" = 1'-0"

SHEET NUMBER:
A1.02 SP



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



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CUSTOM STEEL CANOPY, ALL PAINTED CHARCOAL GRAY COLOR SAME AS STANDING SEAM METAL ROOF



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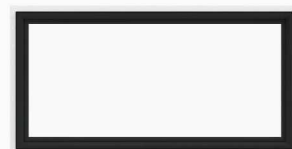
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MBCI SIGNATURE 200 CHARCOAL GRAY COLOR



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ALUMINUM THERMALLY BROKEN INSULATED GLASS W/ LOW-E WINDOWS, DARK BRONZE ANODIZED, REFER TO ENERGY REPORT FOR U-VALUE

APPLICANT INFORMATION

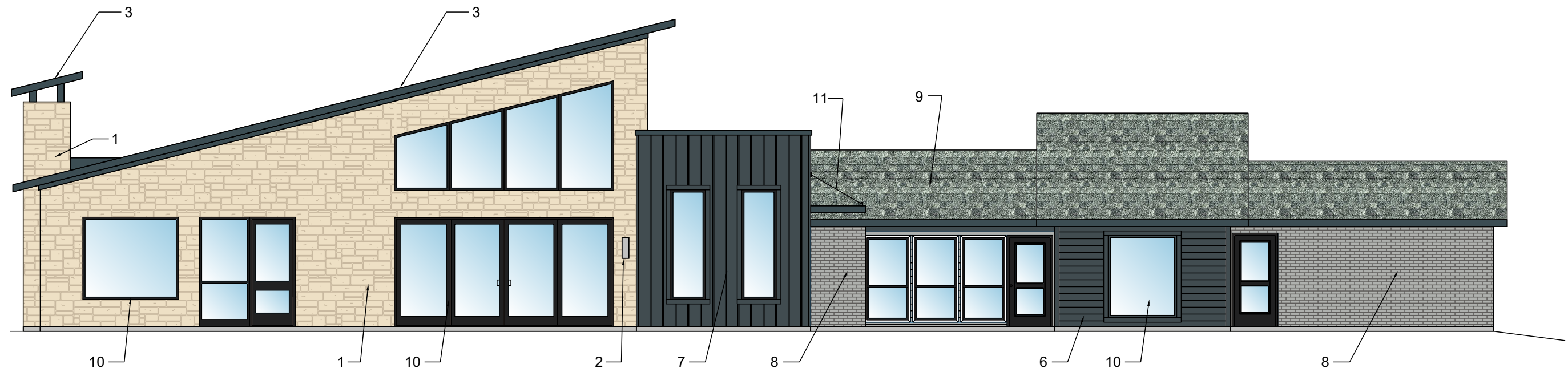
LEE HOFFMAN
CAMP CONSTRUCTION SERVICES
5243 BEAR CREEK COURT
IRVING, TX 75061
#214-535-5845
LHOFFMAN@CAMPCONSTRUCTION.COM

OWNER REP. INFORMATION

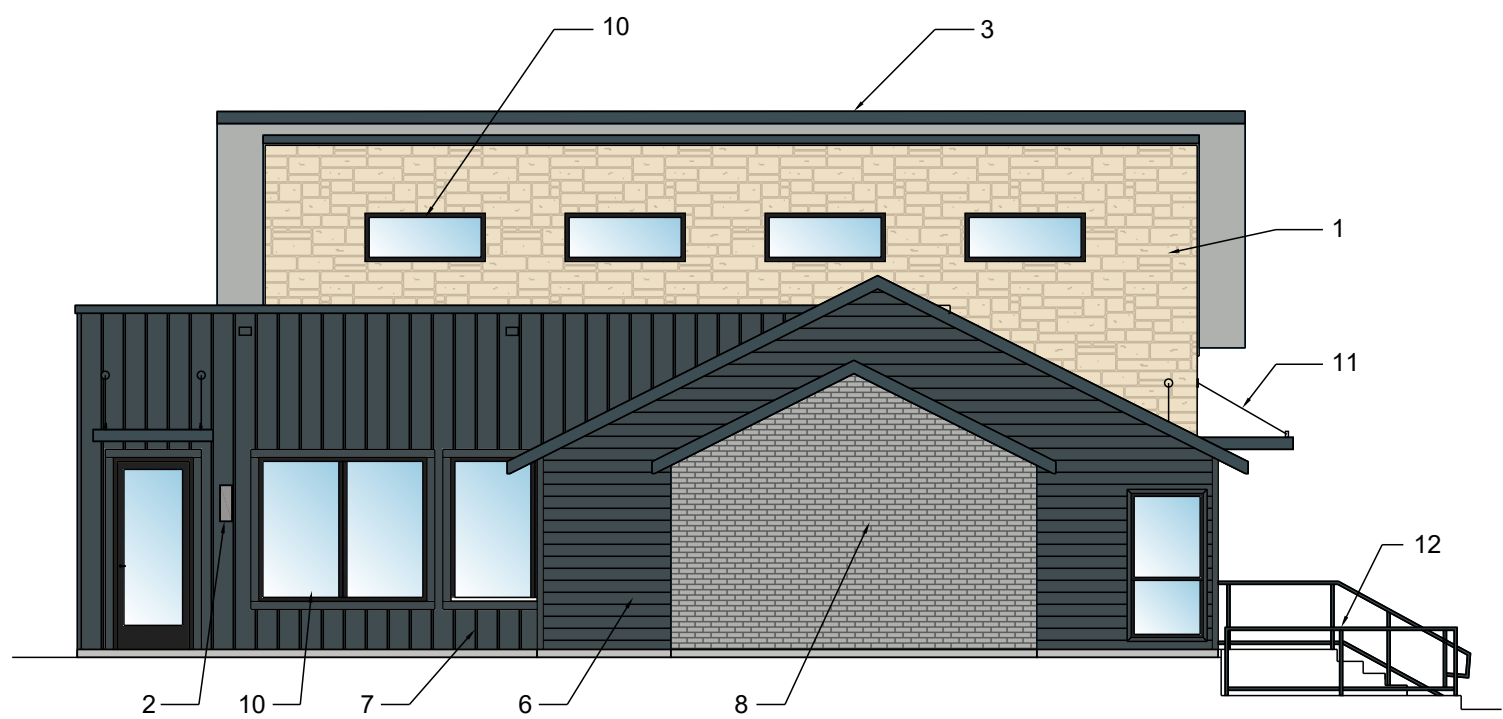
YAO WANG
VALIANT ENTERPRISES
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#214-522-1310
YWANG@VALIANTENTERPRISES.COM

**PEBBLEBROOK APARTMENTS
LEASING OFFICE REMODEL**

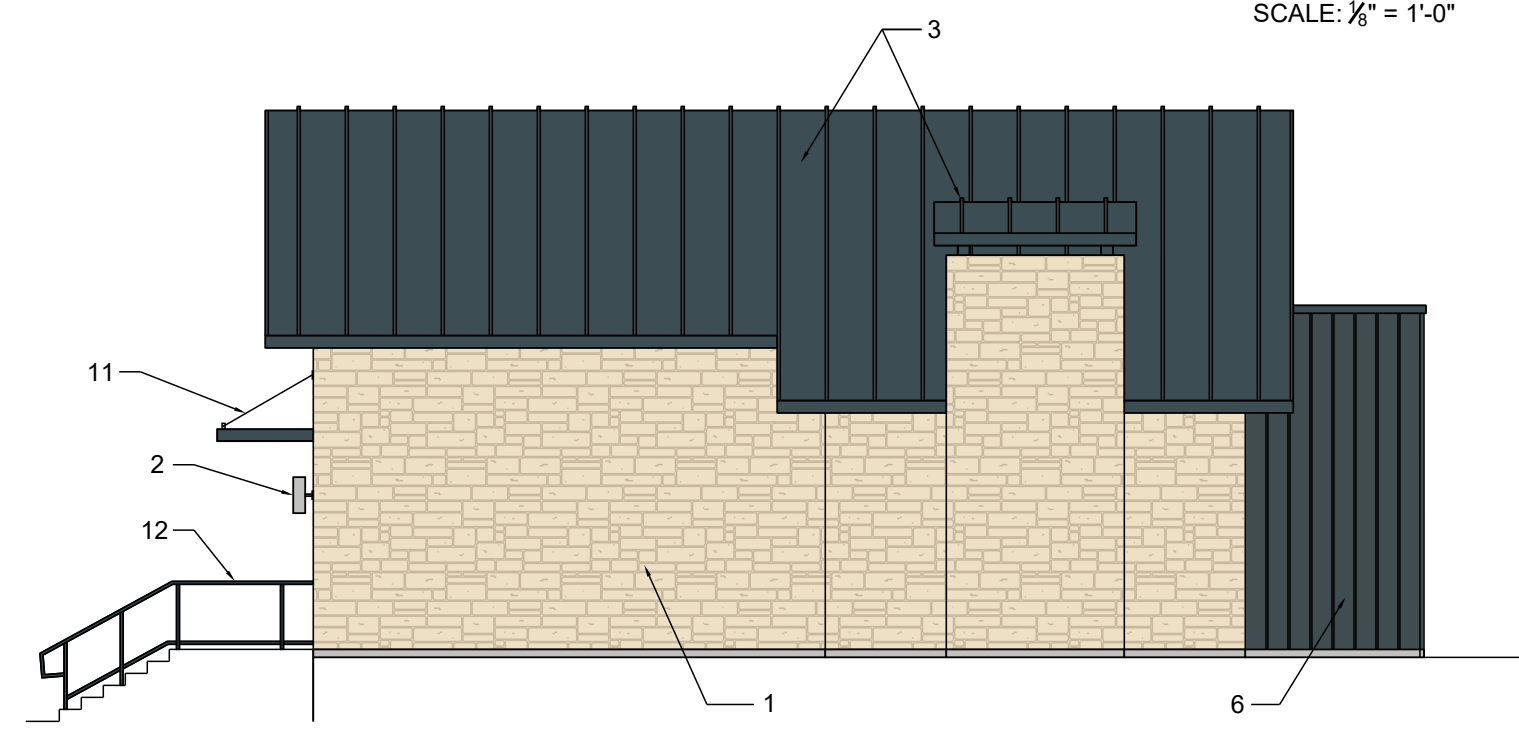
BLD2019-2886



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



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



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

APPLICANT INFORMATION
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 #214-535-5845
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**PEBBLEBROOK APARTMENTS
 LEASING OFFICE REMODEL**
 BLD2019-2886



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
FROM: Henry Lee, *Planner*
DATE: August 11, 2020
SUBJECT: SP2020-013; *Amended Building Elevations for 1410 S. Goliad Street*

The applicant, Lee Hoffman of Camp Constriction Services, is requesting approval of an amended site plan for the purpose of expanding and remodeling the exterior of the existing amenity center for the Pebblebrook Apartment Complex. The Pebblebrook Apartment Complex is a 164-unit apartment complex that was constructed in 1980, and is situated on an 11.579-acre parcel of land identified as Lot 1, Block A, Pebblebrook Addition. The subject property is also situated within the SH-205 Overlay (SH-205 OV) District, and is addressed as 1410 S. Goliad Street.

Specifically, the applicant is proposing to paint the brick on the existing building grey (*i.e. Uncertain Gray*). The existing entryway will be replaced with a window surrounded with six (6) inch *Iron Gray* HardieBoard horizontal siding. The proposed addition to the building will be faced in Lueder Limestone. This addition will include a single pitch roof, at a 3:12 roof pitch, and be constructed using a standing seam metal colored *Charcoal Gray*. The addition will also incorporate a custom steal canopy in the same charcoal gray, and have a chimney clad in Lueder Limestone finished with a standing seam metal cap matching the single pitch roof. A switch back ADA ramp will be provided in the front of the structure leading up to the new entrance. This ramp will utilize brick painted in the same *Uncertain Gray* as what is proposed for the existing building.

The applicant's proposed scope of work is mostly in compliance with the Unified Development Code (UDC) -- *meeting both the general requirements set forth by the UDC and the SH-205 Overlay District (SH-205 OV) --*; however, staff has identified one (1) exception to the requirements of the UDC, which will require an exception:

- (1) *Roof Design Standards*. The proposed roof indicates a roof pitch of 3:12. The minimum roof pitch required by the *General Commercial District Standards* contained in Article 05, *District Development Standards*, of the Unified Development Code (UDC) is 6:12. This will require the approval of an exception by the Planning and Zoning Commission [*Subsection 04.01. (A)(1); Art. 05, UDC*].

According to Subsection 09.01, *Exceptions to the General Standards*, "...an applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC) where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship." In this case, the applicant appears to be trying to tie the architecture of the existing building into a more modern architecture. To request an exception, the UDC goes on to require that a minimum of two (2) compensatory measures be provided for each exception requested. The purpose of the compensatory measures is to try to directly off-set the impact of requested exception. In response to this requirement, the applicant is proposing to [1] upgrade the existing building's materials to bring it better into conformance with the SH-205 Overlay (SH-205 OV) District requirements, and [2] add three (3), four (4) inch caliper Cedar Elm trees on the site. Based on the scale of the proposed project, these compensatory measures do appear to off-set the requested exception to the minimum roof pitch requirements; however, the approval of exceptions are a discretionary decision for the Planning and Zoning Commission. On July 28, 2020, the Architectural Review Board (ARB) reviewed the proposed changes to the existing amenities center and voted 4-0 to recommend approval of the proposed changes, with Board Members Meyrat, Neill, and Johnson absent. Should the Planning and Zoning Commission have any questions concerning this request, staff will be available at the August 11, 2020 Planning and Zoning Commission meeting.



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]:

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Contact Person	<u>YAO WANG</u>	Contact Person	<u>LEE HOFFMAN</u>
Address	<u>8750 N. CENTRAL EXPRESSWAY</u> <u>SUITE 1010</u>	Address	<u>5243 BEAR CREEK CT.</u>
City, State & Zip	<u>DALLAS, TX 75231</u>	City, State & Zip	<u>IRVING, TX 75061</u>
Phone	<u>214-522-1310</u>	Phone	<u>972-790-8800</u>
E-Mail	<u>YWANG@Valiantenterprises.com</u>	E-Mail	<u>LHOFFMAN@CAMPCONSTRUCTION.COM</u>

NOTARY VERIFICATION [REQUIRED]

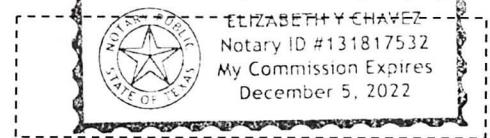
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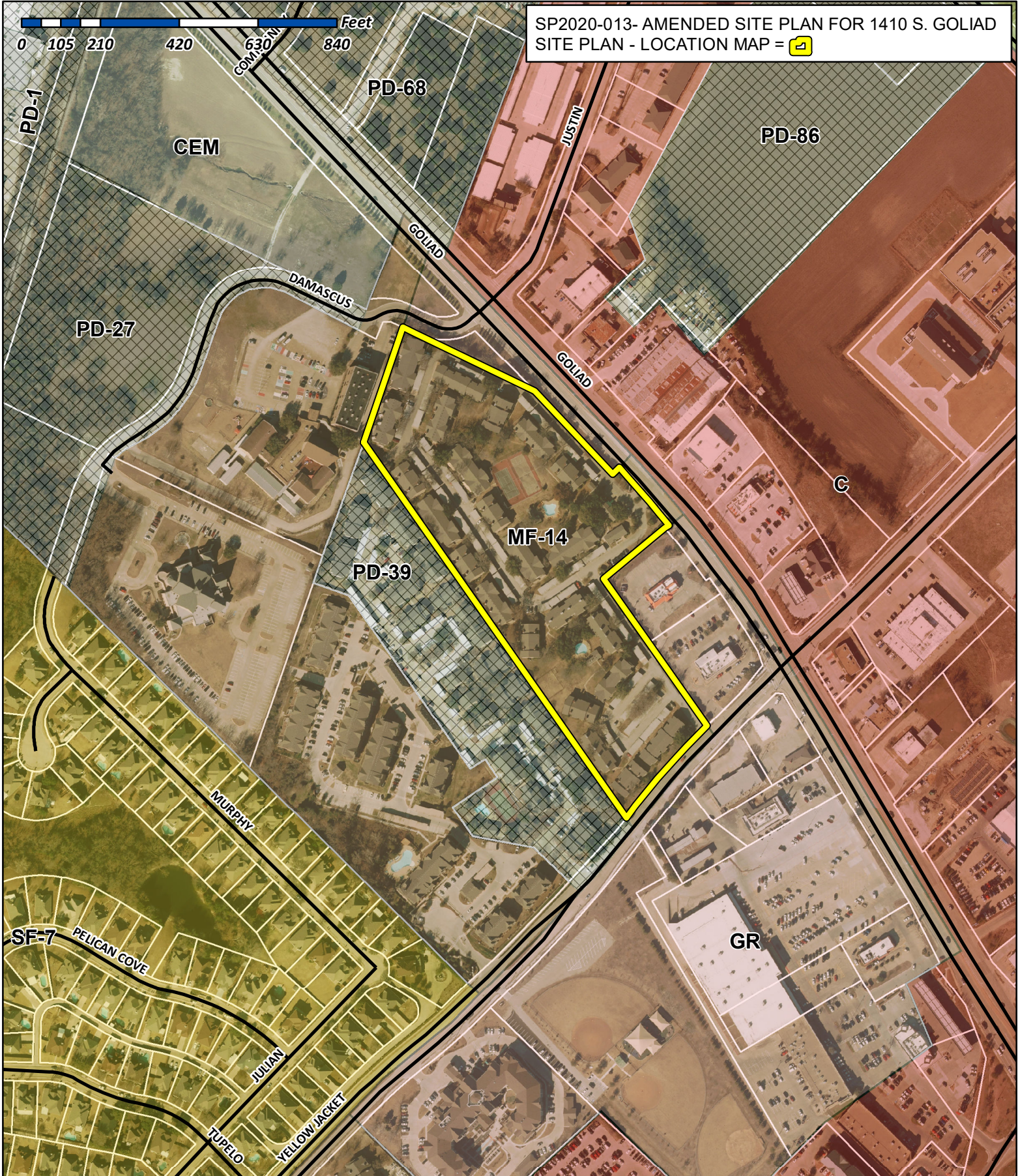
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Owner's Signature _____

Notary Public in and for the State of Texas _____



My Commission Expires 12-05-2022



SP2020-013- AMENDED SITE PLAN FOR 1410 S. GOLIAD
 SITE PLAN - LOCATION MAP = 



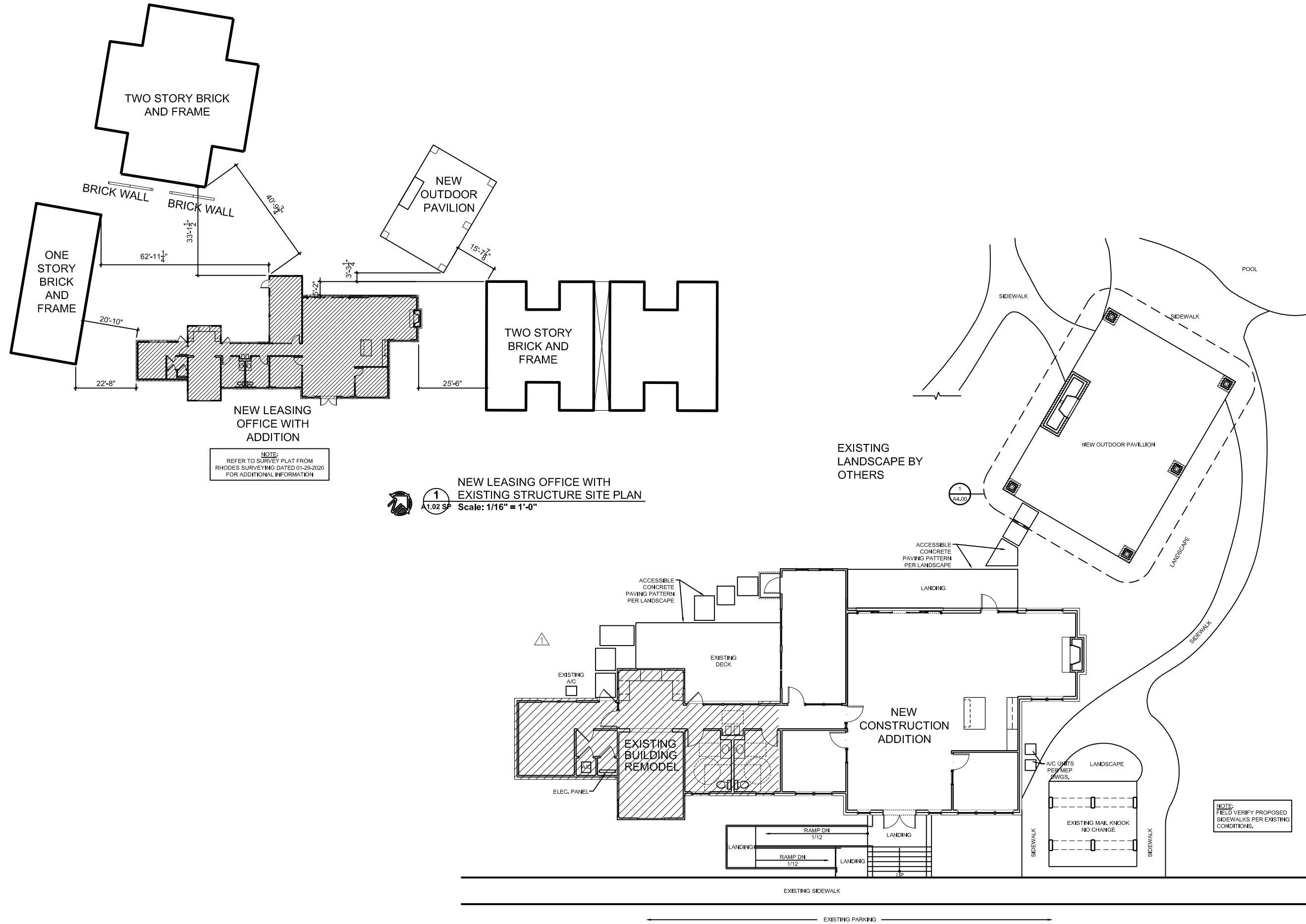
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CD FOR PERMIT & CONSTRUCTION : R02 / 06-16-2020



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FOR ADDITIONAL INFORMATION

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ARCHITECTURAL SITE PLAN

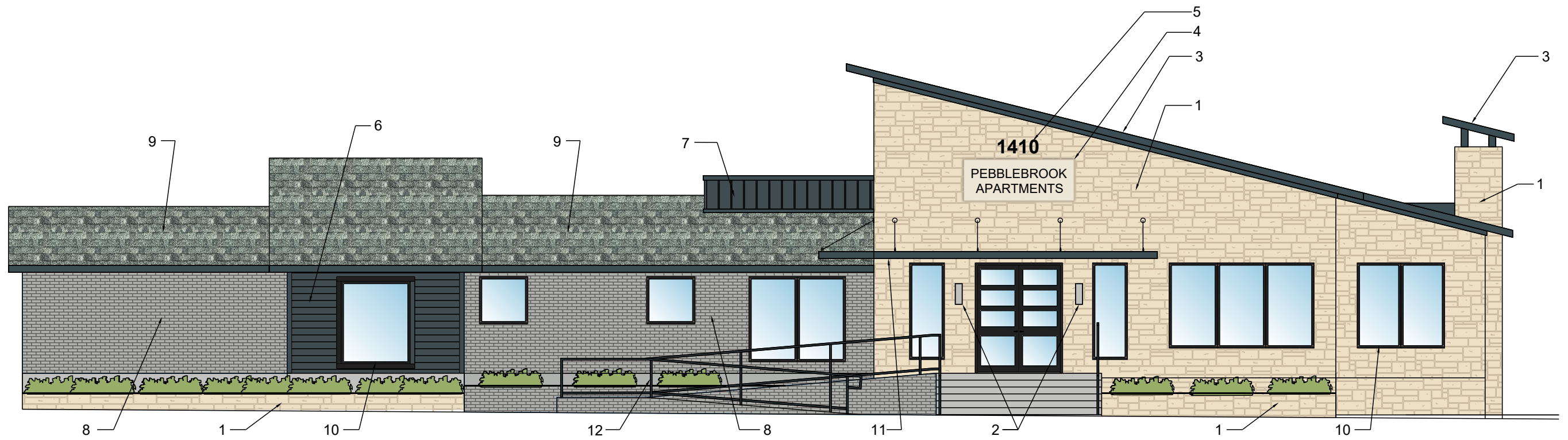
PROJECT ADDRESS: 1410 S GOLIAD ST, ROCKWALL, TX 75088

PROJECT NUMBER:	
PERMIT DATE:	
REVISIONS:	
DATE:	02-20-20
PER CITY COMMENTS R01	06-16-20
PER CITY COMMENTS R02	

PROJECT MANAGER:	C. CAMPOS
DRAWN BY:	L.J.L.
CHECKED BY:	C. CAMPOS
DATE:	05/14/2019
SCALE:	AS NOTED

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

SHEET NUMBER:
A1.02 SP



FRONT ELEVATION
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LUEDER LIMESTONE SONOMA WHITE



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SIGN: MODERN HOUSE NUMBERS 8" AUSTIN MATTE BLACK LETTERS ON 3'x8' LIMESTONE SLAB



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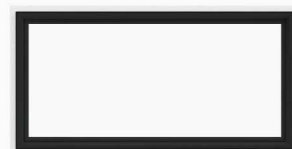
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MBCI SIGNATURE 200 CHARCOAL GRAY COLOR



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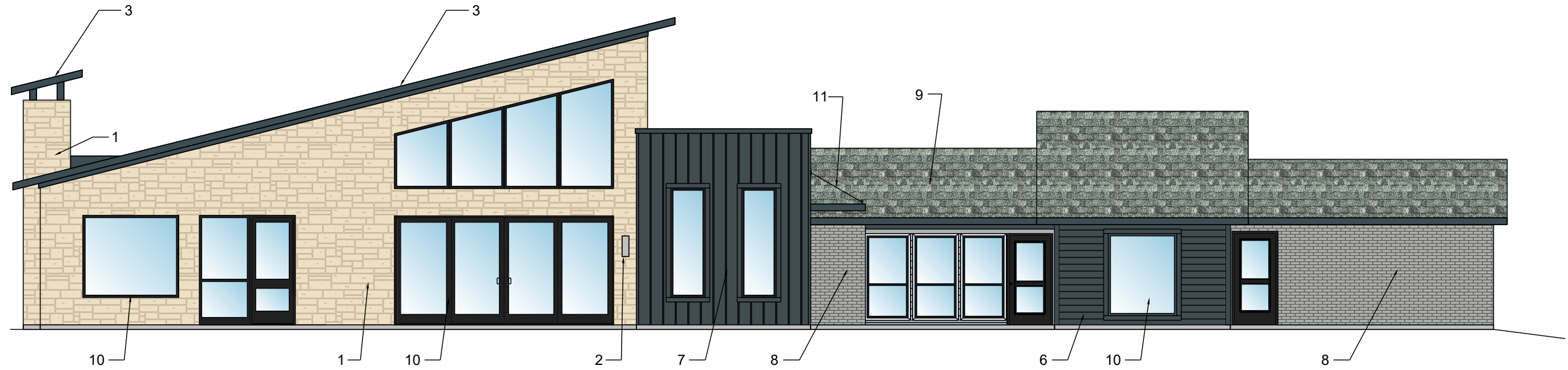
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#214-535-5845
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OWNER REP. INFORMATION

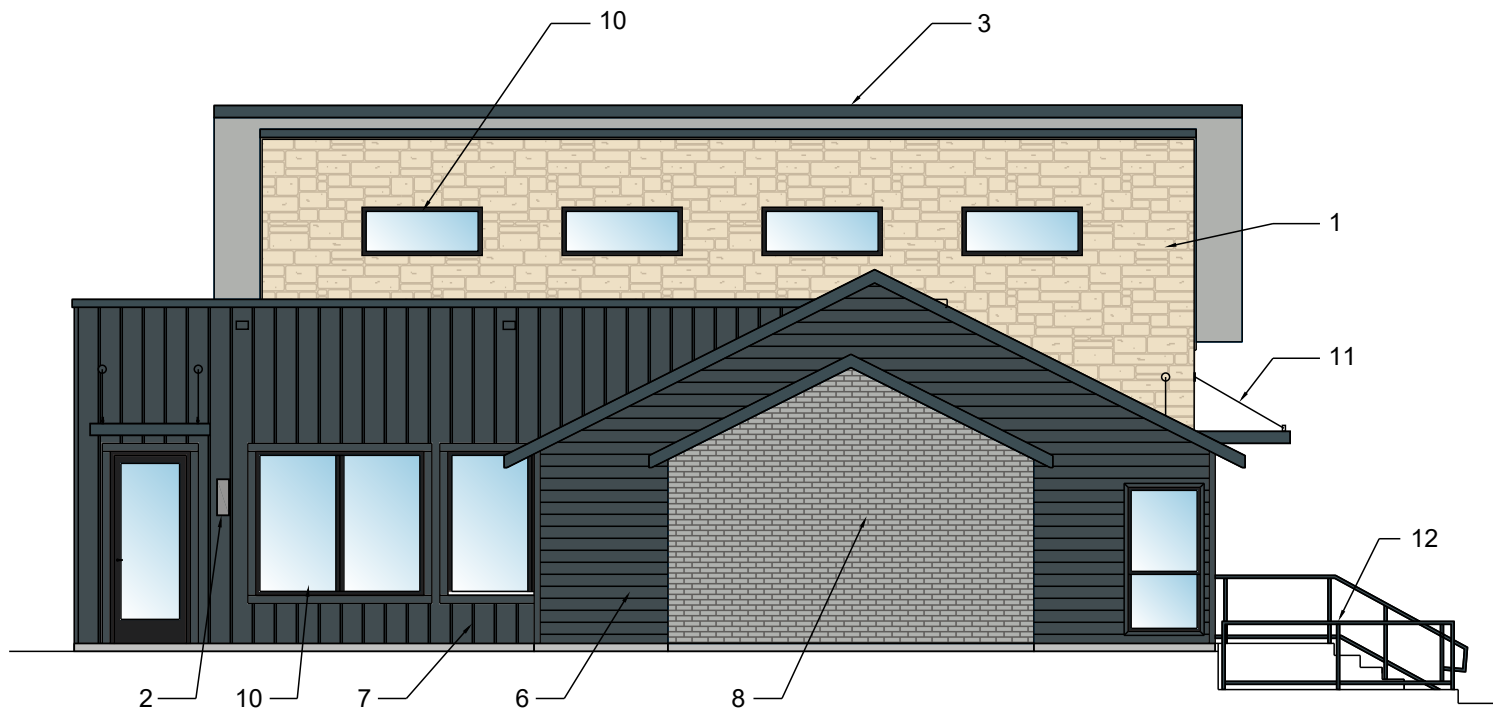
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**PEBBLEBROOK APARTMENTS
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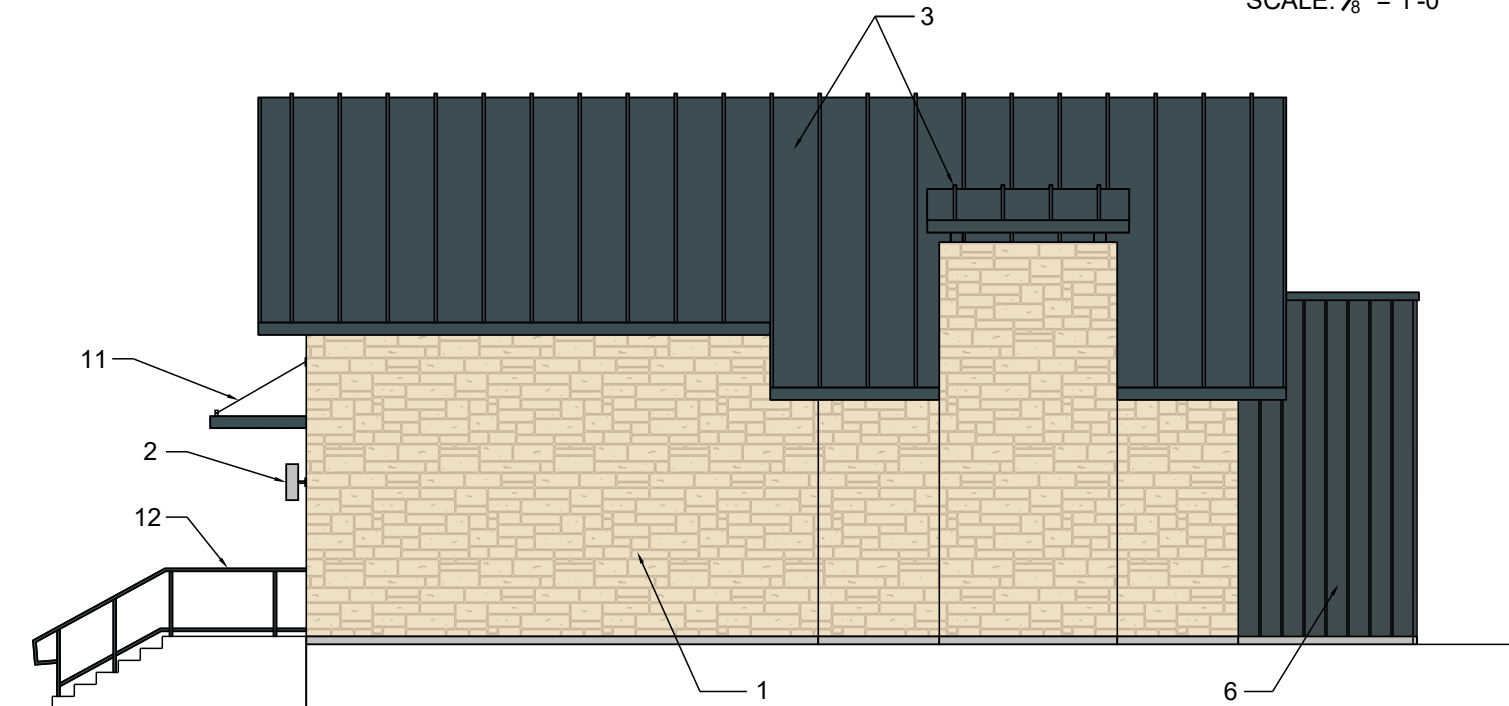
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REAR ELEVATION
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LEFT ELEVATION
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**PEBBLEBROOK APARTMENTS
 LEASING OFFICE REMODEL**

BLD2019-2886



DATE: 08/12/2020

TO: Lee Hoffman
5243 Bear Creek Court
Irving, Texas, 75061

FROM: Henry Lee
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75098

SUBJECT: SP2020-0013; 1410 S. Goliad Street (Site Plan)

Lee Hoffman:

This letter serves to notify you that the above referenced case, that you submitted for consideration by the City of Rockwall, was approved by the Planning and Zoning Commission (P&Z) on 08/11/2020. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

Any construction resulting from the approval of this request 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.

Architecture Review Board

The Architecture Review Board approved the elevations for the Site Plan. The motion to approve was approved 3-0.

Planning and Zoning Commission

Commissioner Womble motioned to approve SP2020-013. Commissioner Fishman seconded the motion. The motion was approved 6-0, with one absence (Welch).

Should you have any questions or concerns regarding your Site Plan case, please feel free to contact me a (972) 772-6434.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', is written over a white background.

Henry Lee
Planner