



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2020-030 P&Z DATE 11/24/20 CC DATE _____ APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

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

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

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

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2020-030

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
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- Variance Request (\$100.00)

Notes:

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PROPERTY INFORMATION [PLEASE PRINT]

Address **4460 Tubbs Rd. (formerly part of 3150 Horizon Rd.)**

Subdivision **4703 Presbyterian Hospital of Rockwall**

Lot

23

Block

A

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning **PD-9**

Current Use **F1**

Proposed Zoning **PD-9**

Proposed Use **F1**

Acreage **23.0864**

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 **Texas Health Hospital Rockwall**

Applicant

Contact Person **Jason Linscott**

Contact Person

Address **3150 Horizon Road**

Address

City, State & Zip **Rockwall, TX 75032**

City, State & Zip

Phone **469-698-1000**

Phone

E-Mail

E-Mail

NOTARY VERIFICATION [REQUIRED]

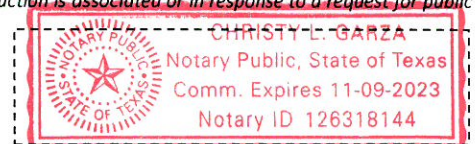
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"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ _____, to cover the cost of this application, has been paid to the City of Rockwall on this the 12 day of NOVEMBER, 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 11 day of November, 20 20.

Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires

11/9/2023



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Planning and Zoning Department
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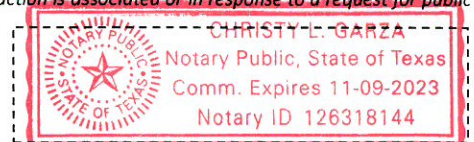
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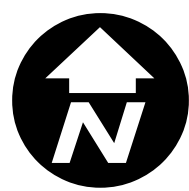
SP2020-030- AMENDED SITE PLAN FOR PRESBYTERIAN HOSPITAL
AMENDED SITE PLAN - LOCATION MAP =



City of Rockwall

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(P): (972) 771-7745
(W): www.rockwall.com

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CONTRACTOR
ROGERS-O'BRIEN CONSTRUCTION
1901 REGAL ROW, DALLAS, TX 75235

EXTERIOR ELEVATION
GENERAL NOTES

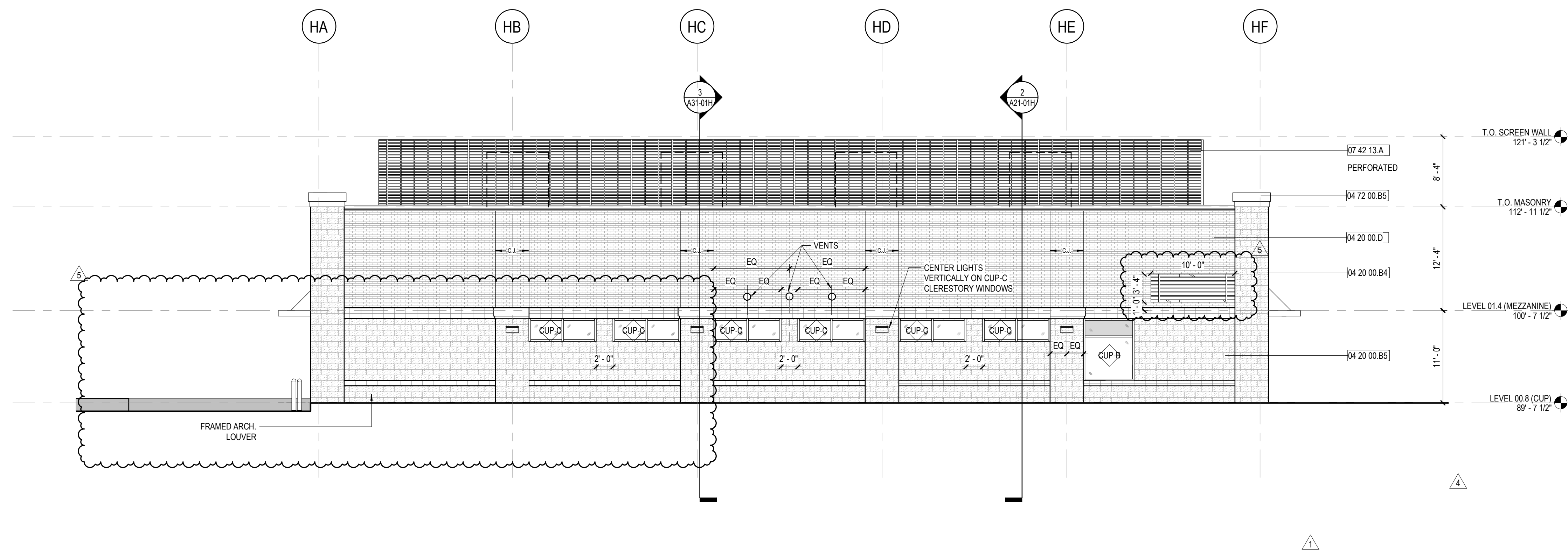
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EXTERIOR ELEVATION
LEGEND

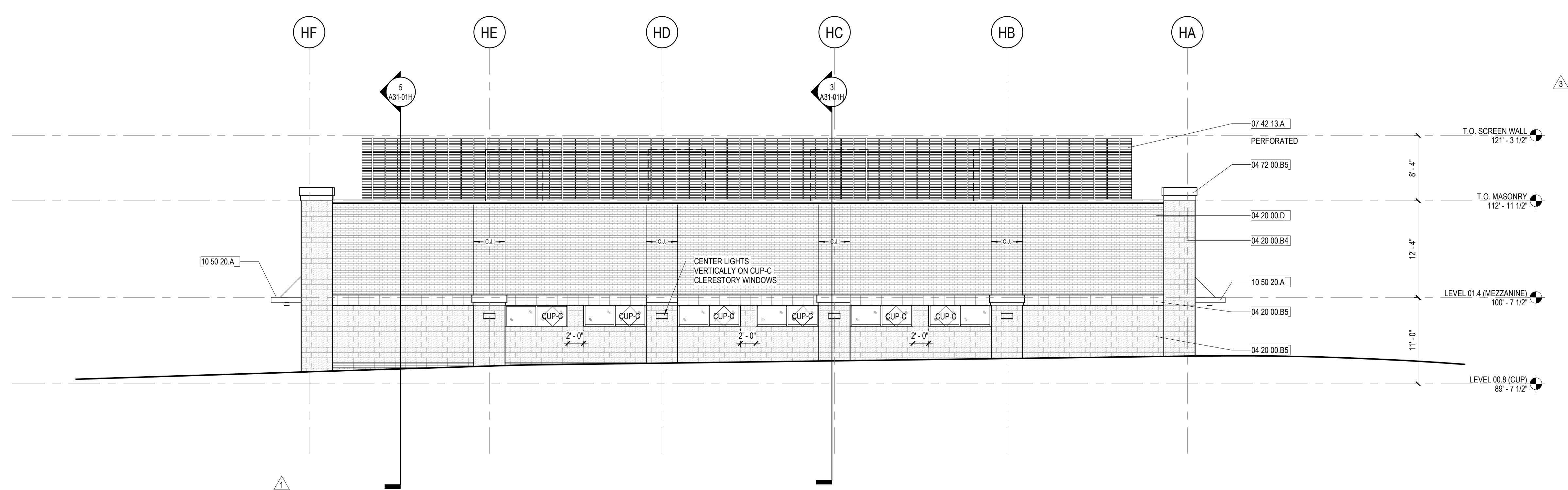
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- INTERIOR GLAZED OPENING TYPE. REFER TO GLAZING SCHEDULE.
- TEMPERED GLAZING FOR CODE.
- BUILDING EXPANSION JOINT. RE: XIA-X-X
- MASONRY EXPANSION JOINT. MATCH BRICK COLOR.

SPECIFICATION KEYNOTES

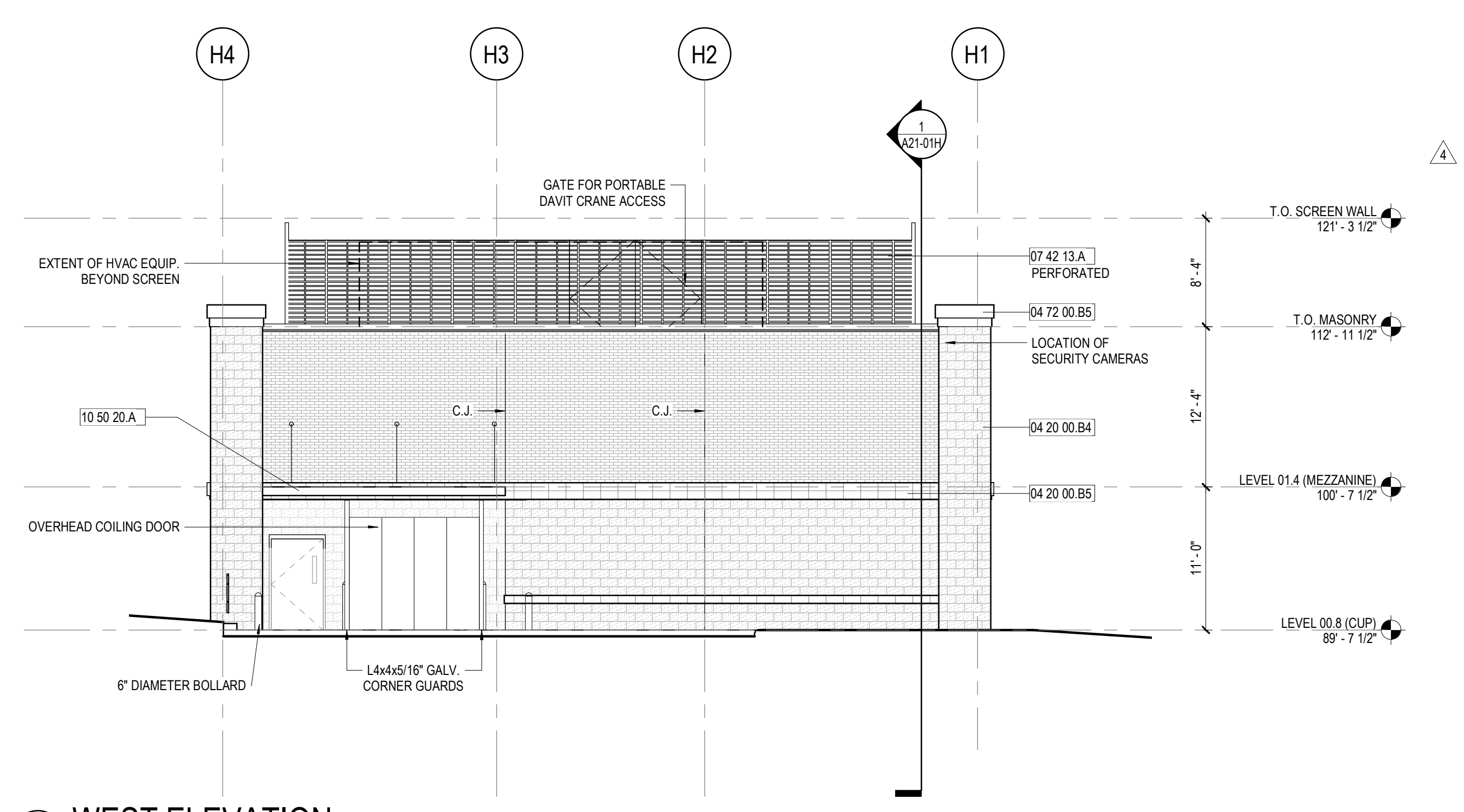
04 20 00 B4	8" CMU Veneer - Burnished CMU 8" X 16"
04 20 00 B5	4" CMU Veneer - Burnished CMU 8" X 16"
04 20 00 D	Face Brick
04 22 00 B5	Cast Stone Coping
07 42 13.A	Formed Metal Wall Panel
07 71 00.A	Coping Cap
10 50 20.A	Prefabricated Metal Canopies



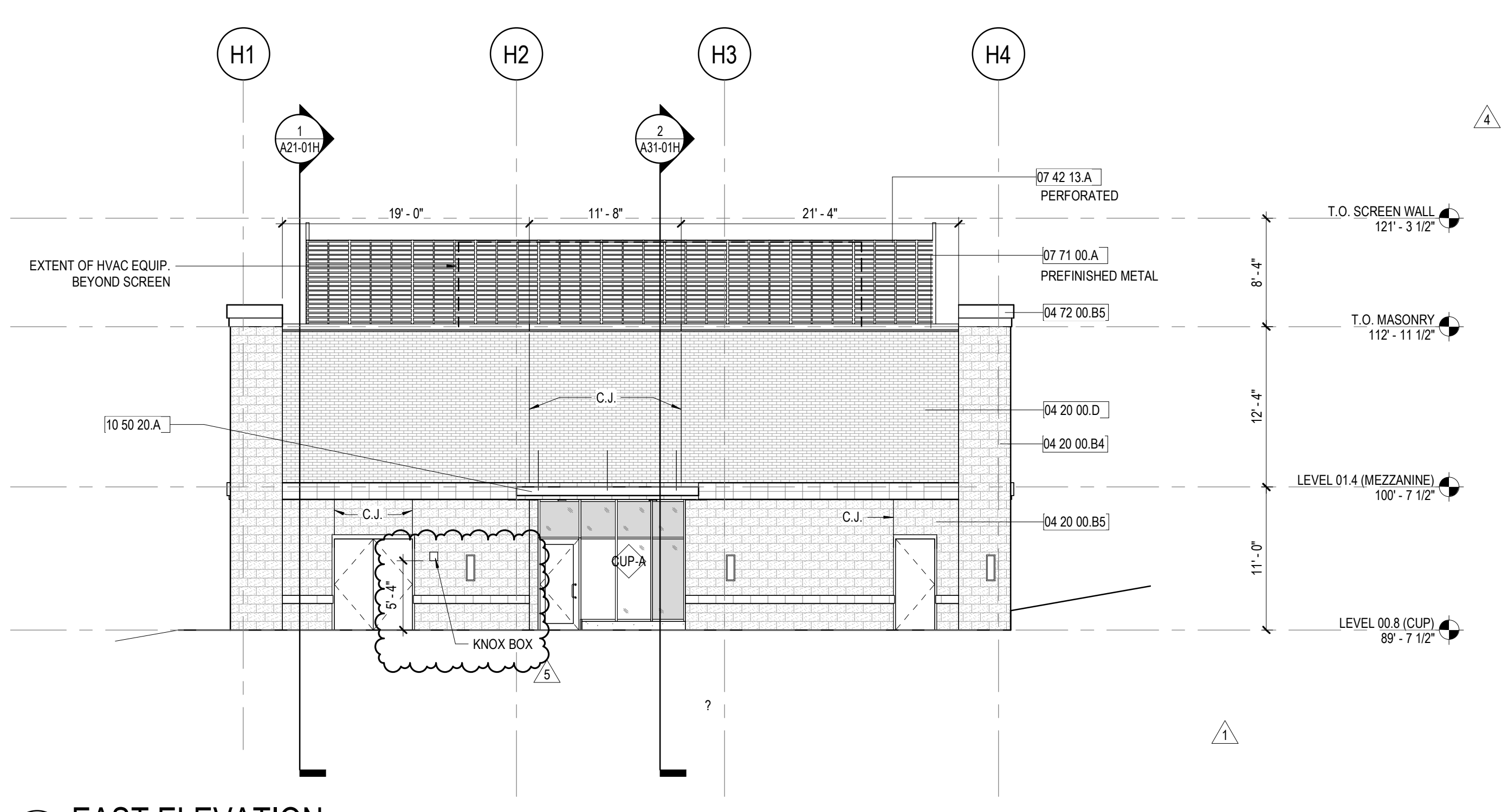
4 SOUTH ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"

DESIGN AMENDMENTS REQUESTED:

- Elimination of two louvers on the south elevation, no longer needed to serve mechanical systems.
- Addition of two windows on south elevation to match windows on north elevation.
- Relocation of mechanical louver from north elevation to south elevation.
- Change size of burnished CMU to standard modular masonry. Finish, grout, configuration and color to remain the same.

SP 2020 - 024

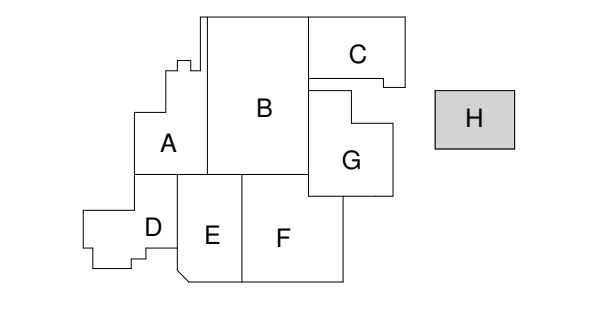
PROJECT



TEXAS HEALTH
HOSPITAL ROCKWALL
3150 HORIZON RD.
ROCKWALL, TX 75032

PR 07 11/11/2020

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
5	PR 06	11.XX.2020
4	PR 04	10.05.2020
3	PR 03	09.24.2020
2	PR 02	08.20.2020
1	ADDENDUM 01	04.02.2020

JOB NUMBER	147381.000
DRAWN	STB
CHECKED	DB
APPROVED	MDR

TITLE
EXTERIOR ELEVATIONS
- CUP

SHEET NUMBER
A20-01H



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: David Gonzales, *Planning and Zoning Manager*
DATE: November 24, 2020
SUBJECT: SP2020-030; *Amended Site Plan for Presbyterian Hospital CUP Building*

The applicant, Jason Linscott of Texas Health Hospital Rockwall, is requesting the approval of an amended site plan for the purpose of changing the CMU on the exterior building elevations of the previously approved site plans [*i.e. Case No.'s SP2019-051 & SP2020-024*] for the Central Utility Plant (CUP) building. The CUP is a separate facility from the main hospital building, and is located at the southeastern corner of the hospital campus adjacent to Tubbs Road & Summer Lee Drive.

A site plan [*i.e. Case No. SP2019-051*] for the expansion of Presbyterian Hospital was approved on January 4, 2020 by the Planning and Zoning Commission. At the time of approval, the applicant had indicated that the materials found on the existing hospital facility would be used on all of the proposed structures, which included the Central Utility Plant (CUP) building. At that time, staff, the Architectural Review Board (ARB), and the Planning and Zoning Commission stated they were concerned with the design of the building due to its proximity to the Fox Chase Subdivision, and the potential visual impact posed by the metal stairway and platform. After discussing these concerns with staff, the applicant proposed changes to the CUP building intended to alleviate any possible negative visual impacts. These changes included incorporating burnished block pedestals with decorative light fixtures, an architectural handrail, and storefront glass at the entrance. Additionally, the applicant indicated the use of additional landscaping around the facility to better soften the building's exterior and provide screening. On October 2, 2020, staff administratively approved an amended site plan [*i.e. Case No. SP2020-024*] request for additional changes to the Central Utility Plant (CUP) building proposed by the applicant. This redesign included removing the elevated patio from the CUP building and incorporating additional landscaping to the front of the building. Staff considered this to be an improvement to the CUP building based on the previous discussion with the Architectural Review Board (ARB) (*i.e. it brought the building closer to the commercial scale requested by the ARB*). A minor modification to the parking lot was also incorporated with this request. Staff should note that at the time of approval of this amended site plan, the building elevations generally remained unchanged with regard to the materials and appearance of the building from the original submittal. In reviewing the building permit [*i.e. BLD2020-1044*] on November 11, 2020, however, a change to the building materials for the Central Utility Plant (CUP) building was discovered by staff. The change involved the size of the CMU that was located on the pilasters. The approved elevations for the Presbyterian Hospital project indicated the CMU units as being larger (*i.e. 16" x 24"*) on the pilasters than the CMU being used on the remainder of the building (*i.e. 8" x 24"*). This change created a visually different look than what was originally approved. Based on this change the Architectural Review Board (ARB) will need to review the proposed building elevations and forward a recommendation to the Planning and Zoning Commission for the November 24, 2020 meeting. This change being relatively minor, staff has placed this item on the consent agenda pending a positive recommendation from the ARB; however, should the ARB request changes be made to the exterior of the building, the item will need to be removed from the consent agenda and acted upon at the December 7, 2020 Planning and Zoning Commission meeting.



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
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STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2020-030

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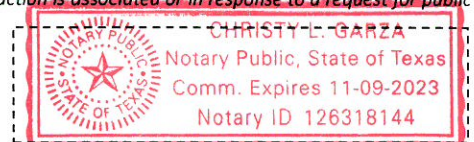
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PROJECT COMMENTS



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

DATE: 11/20/2020

PROJECT NUMBER: SP2020-030
PROJECT NAME: Amended Site Plan for Presbyterian Hospital
SITE ADDRESS/LOCATIONS: 4460 TUBBS RD, ROCKWALL, 75032

CASE MANAGER: Angelica Gamez
CASE MANAGER PHONE: 972-772-6438
CASE MANAGER EMAIL: agamez@rockwall.com

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	11/20/2020	Approved w/ Comments
11/20/2020: Requires a recommendation of approval by the Architectural Review Board (ARB) and approval of the Planning and Zoning Commission.			
ENGINEERING	Sarah Johnston	11/18/2020	Approved
No Comments			
BUILDING	Rusty McDowell	11/16/2020	Approved
No Comments			
FIRE	Ariana Kistner	11/17/2020	Approved
No Comments			
GIS	Lance Singleton	11/17/2020	Approved w/ Comments
11/17/2020: Assigned address for the central utility plant will be 4460 TUBBS RD, ROCKWALL, 75032			
POLICE	Ed Fowler	11/17/2020	Approved w/ Comments
11/17/2020: The original recommendations for the site remain the same. EMF#902			
PARKS	Travis Sales	11/16/2020	Approved w/ Comments
11/16/2020: Ensure the landscape and treescape plan is followed as submitted.			



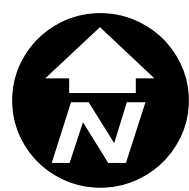
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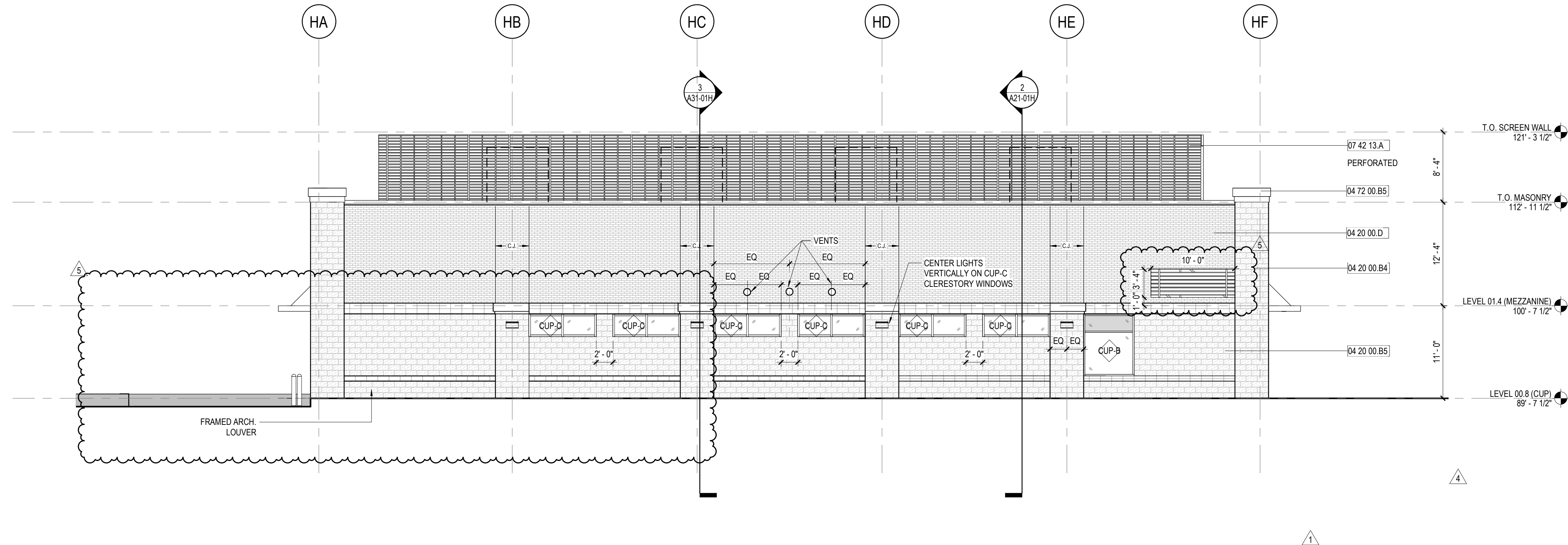
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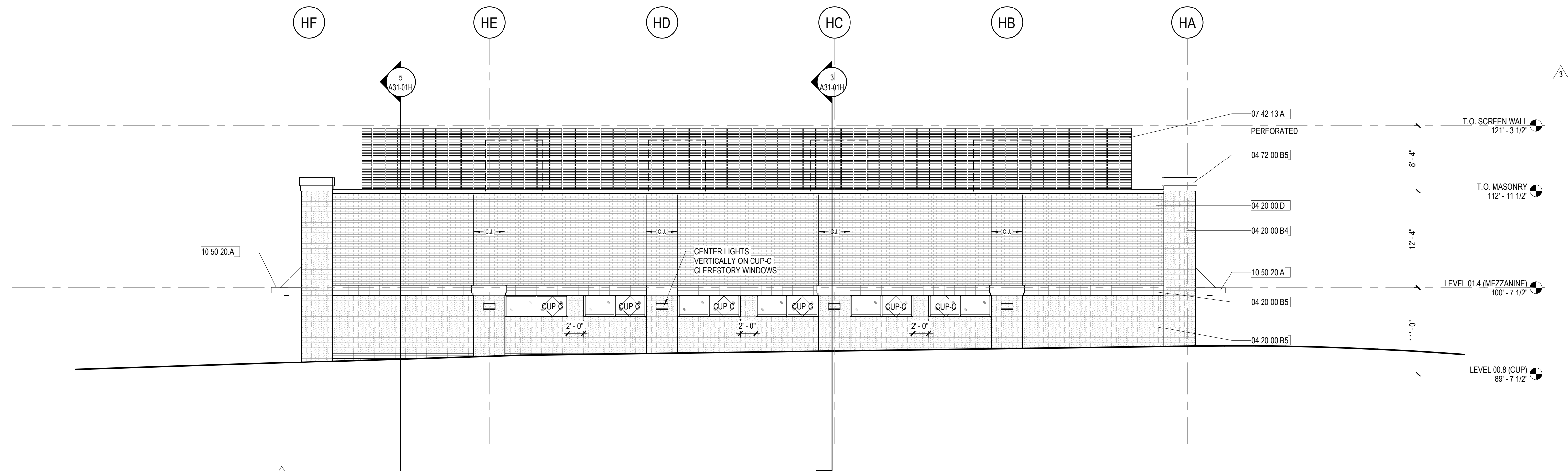
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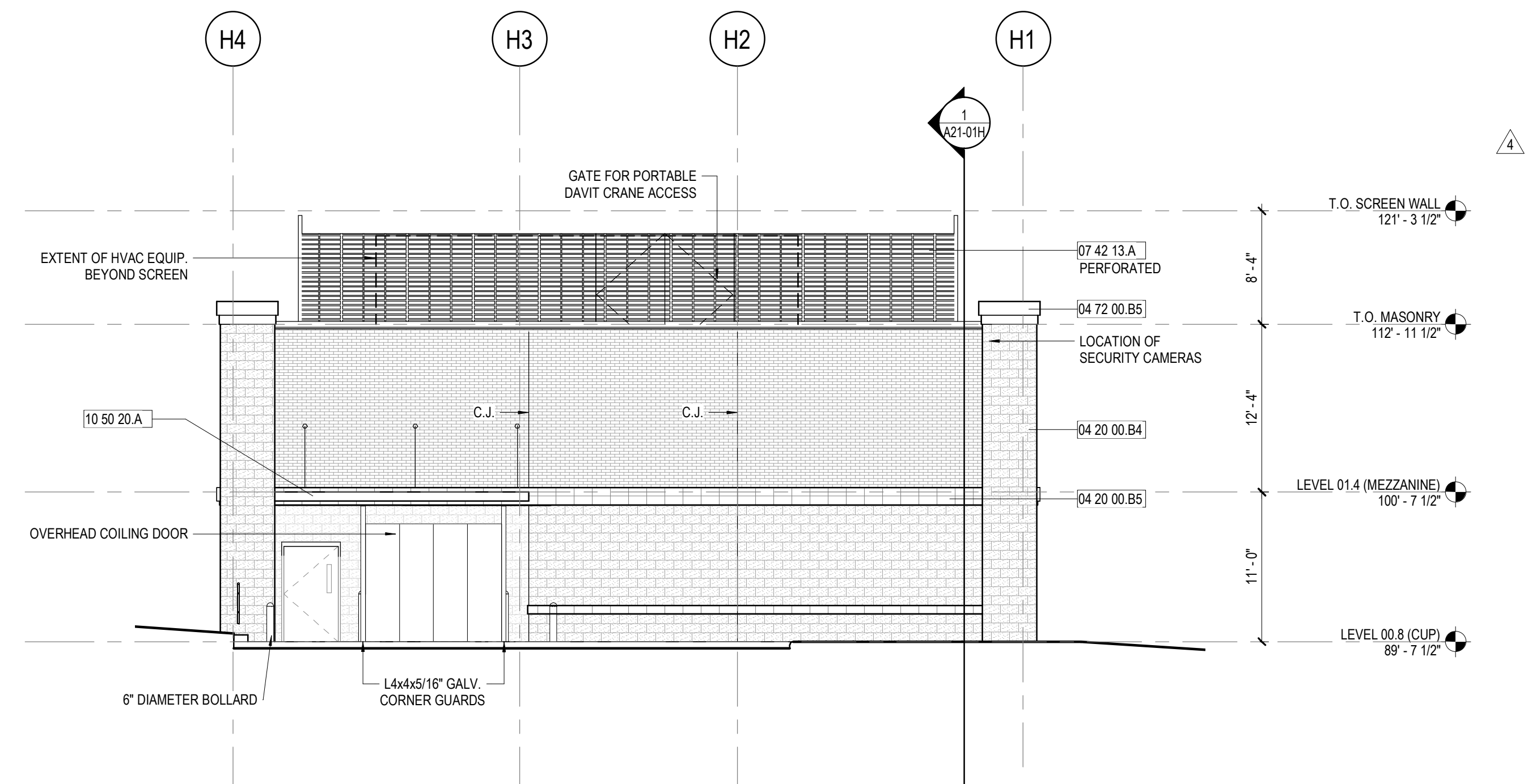
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04 22 00 B5	Cast Stone Coping
07 42 13.A	Formed Metal Wall Panel
07 71 00.A	Coping Cap
10 50 20.A	Prefabricated Metal Canopies



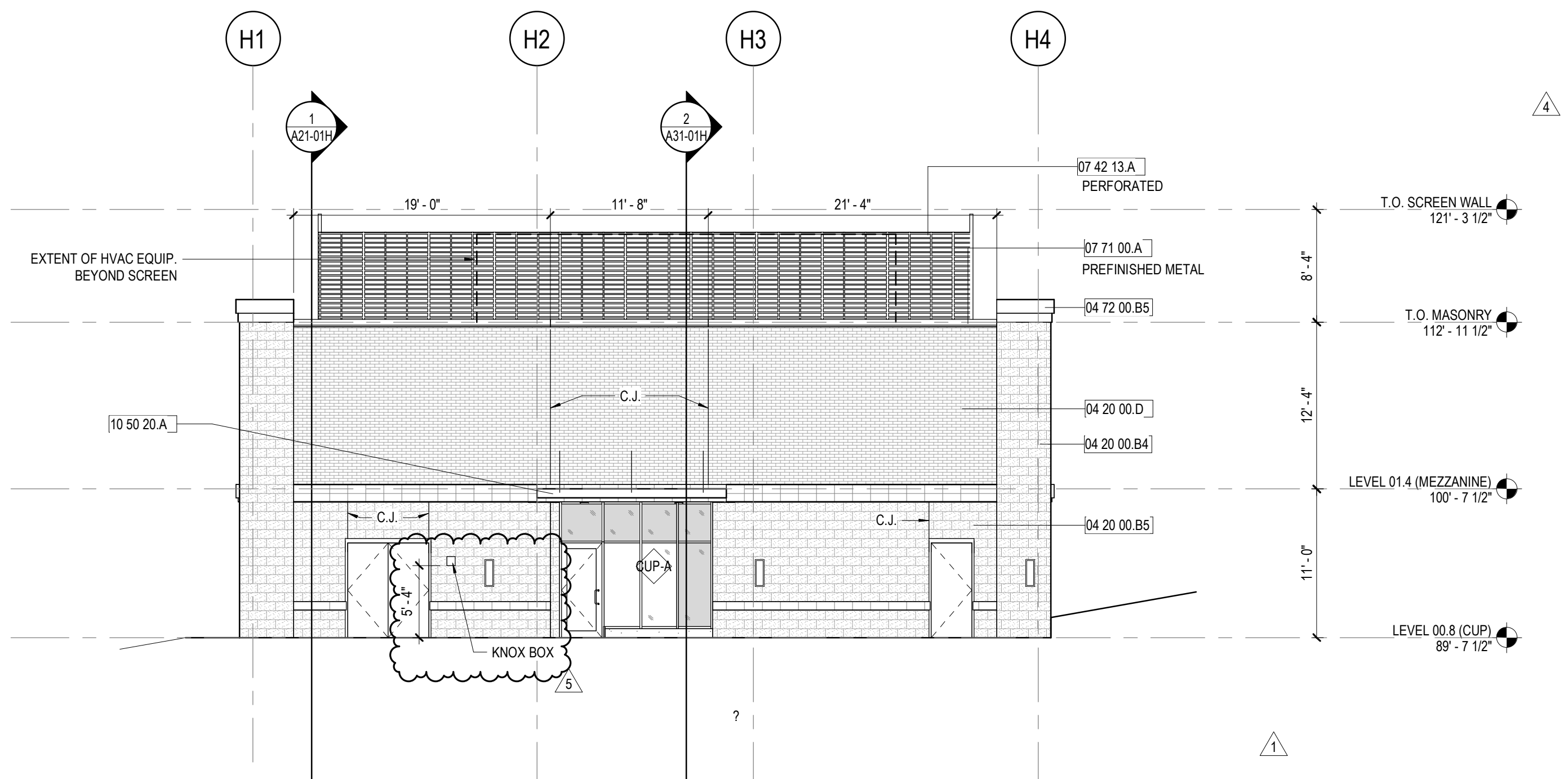
4 SOUTH ELEVATION
1/8" = 1'-0"



3 NORTH ELEVATION
1/8" = 1'-0"



2 WEST ELEVATION
1/8" = 1'-0"



1 EAST ELEVATION
1/8" = 1'-0"

DESIGN AMENDMENTS REQUESTED:

- Elimination of two louvers on the south elevation, no longer needed to serve mechanical systems.
- Addition of two windows on south elevation to match windows on north elevation.
- Relocation of mechanical louver from north elevation to south elevation.
- Change size of burnished CMU to standard modular masonry. Finish, grout, configuration and color to remain the same.

SP 2020 - 024

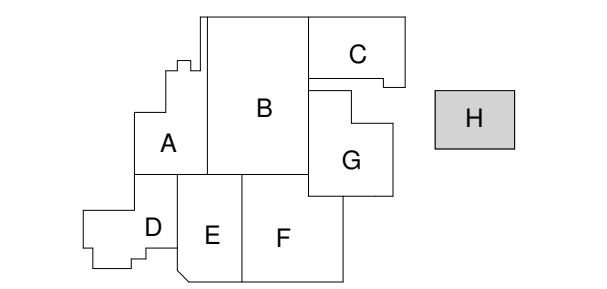
PROJECT



TEXAS HEALTH HOSPITAL ROCKWALL
3150 HORIZON RD.
ROCKWALL, TX 75032

PR 07 11/11/2020

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
5	PR 06	11.XX.2020
4	PR 04	10.05.2020
3	PR 03	09.24.2020
2	PR 02	08.20.2020
1	ADDENDUM 01	04.02.2020

JOB NUMBER	147381.000
DRAWN	STB
CHECKED	DB
APPROVED	MDR

TITLE

EXTERIOR ELEVATIONS - CUP

SHEET NUMBER

A20-01H

CONSULTANTS

CIVIL
RAYMOND L. GOODSON JR., INC.
12001 N CENTRAL EXPY SUITE 300 DALLAS, TX 75243

LANDSCAPING
KENDALL LANDSCAPE ARCHITECTURE
8150 N CENTRAL EXPY #701, DALLAS, TX 75206

STRUCTURAL
LA FUESS PARTNERS
3333 LEE PKWY #300, DALLAS, TX 75219

MEP
SW ASSOCIATES CONSULTING ENGINEERS
1700 PACIFIC AVENUE, STE 2100 DALLAS, TX 75201

LOW VOLTAGE
SMITH SECKMAN REID, INC.
3100 MCKINNON STREET, SUITE 560 DALLAS, TX 75201

FOOD SERVICE
BOSMA DESIGN SOLUTIONS, INC.
2201 LONG PRAIRIE RD, FLOWER MOUND, TX 75022

MEDICAL EQUIPMENT
CALLISON RTKL, INC.
1717 PACIFIC AVE, DALLAS, TX 75201

OWNER
TEXAS HEALTH RESOURCES
9300 AMBERTON PKWY, SUITE 1000, DALLAS, TX 75243

CONTRACTOR
ROGERS-O'BRIEN CONSTRUCTION
1901 REGAL ROW, DALLAS, TX 75235

**EXTERIOR ELEVATION
GENERAL NOTES**

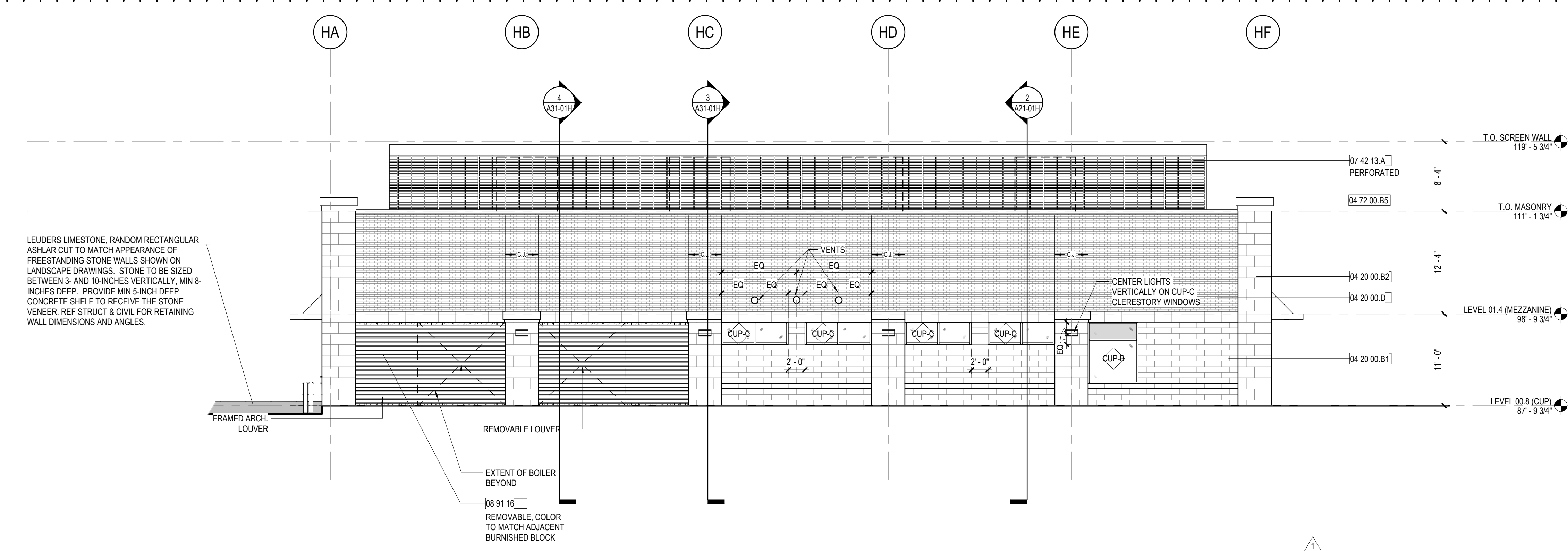
- MATERIAL SYMBOLS ON ELEVATIONS ARE TO DISPLAY THE EXTENT OF THE MATERIAL ONLY. THEY ARE NOT TO SCALE.
- PROVIDE BRICK EXPANSION JOINTS PER THE AMERICAN BRICK INSTITUTE'S RECOMMENDATIONS.

**EXTERIOR ELEVATION
LEGEND**

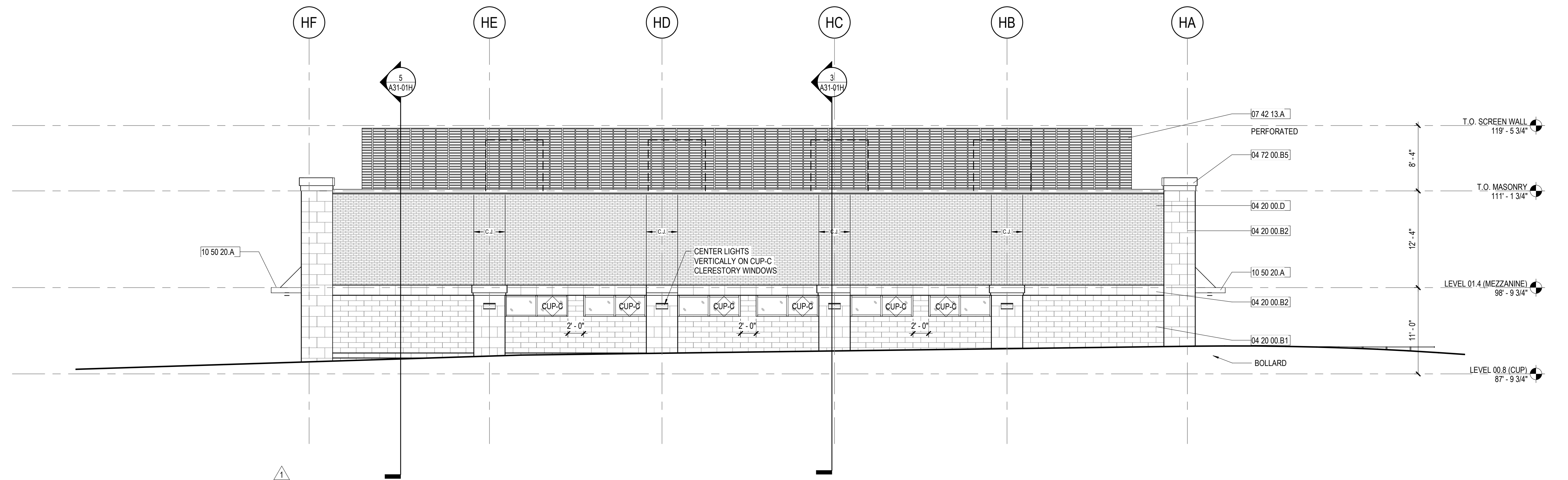
- EXTERIOR GLAZED OPENING TYPE. REFER TO GLAZING SCHEDULE.
- INTERIOR GLAZED OPENING TYPE. REFER TO GLAZING SCHEDULE.
- TEMPERED GLAZING FOR CODE.
- BUILDING EXPANSION JOINT. RE: XIAX-XX
- MASONRY EXPANSION JOINT. MATCH BRICK COLOR.

SPECIFICATION KEYNOTES

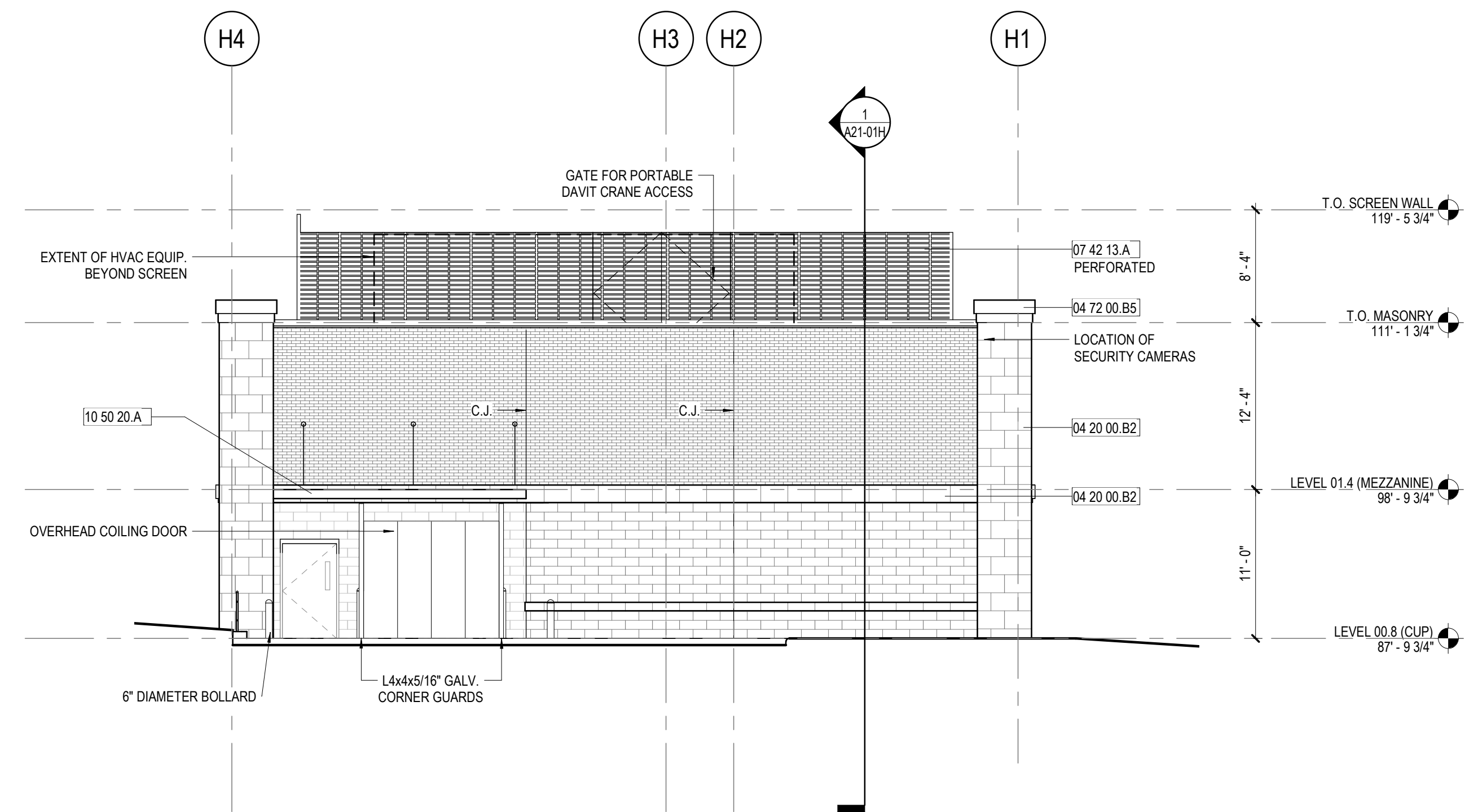
04 20 00 B1	4" CMU Veneer - Burnished CMU 8" x 24"
04 20 00 B2	4" CMU Veneer - Burnished CMU 16" x 24"
04 20 00 D	Face Brick
04 72 00 B5	Cast Stone Coping
07 42 13 A	Formed Metal Wall Panel
07 71 00 A	Coping Cap
08 91 16	Operable Wall Louvers
10 50 20 A	Prefabricated Metal Canopies



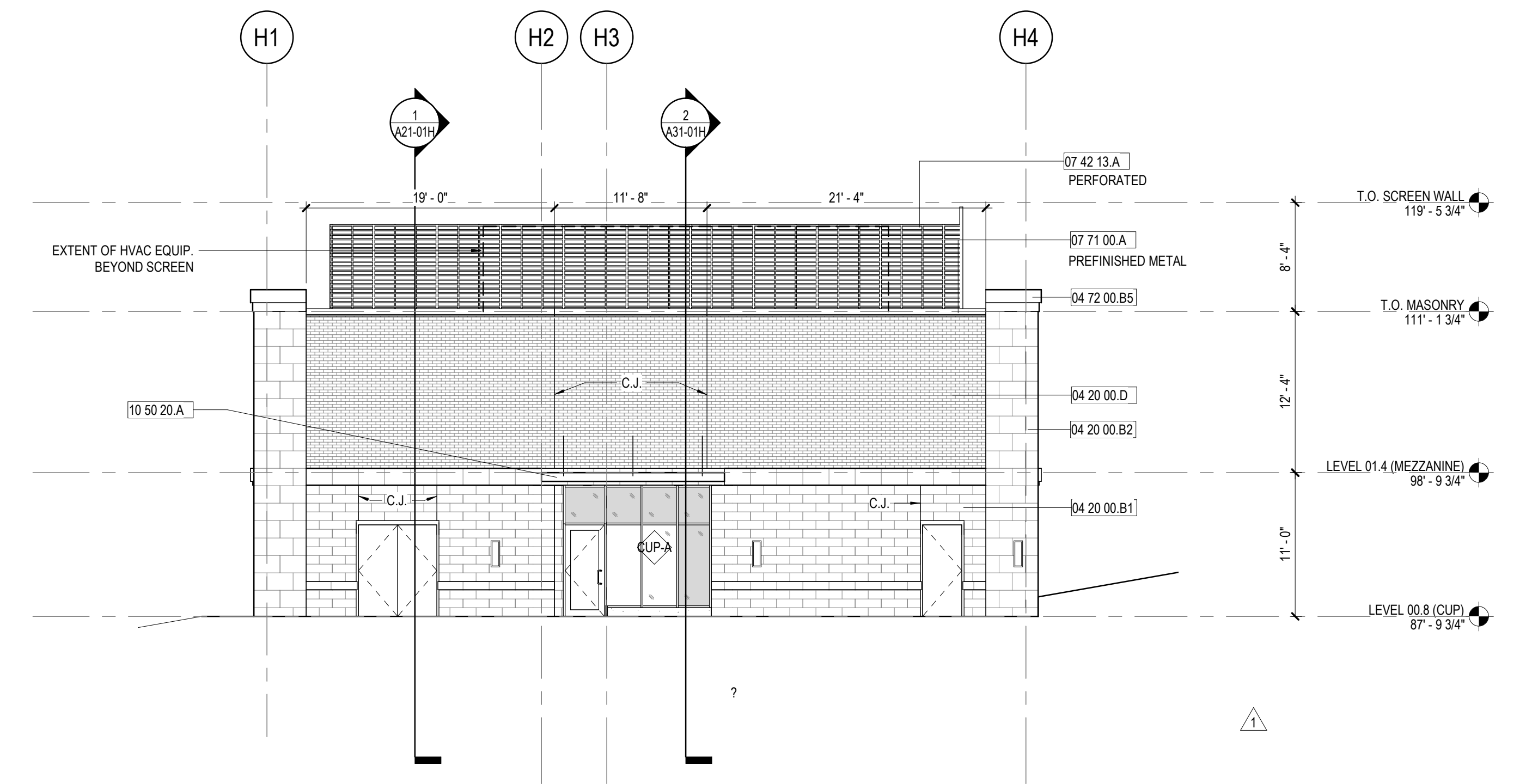
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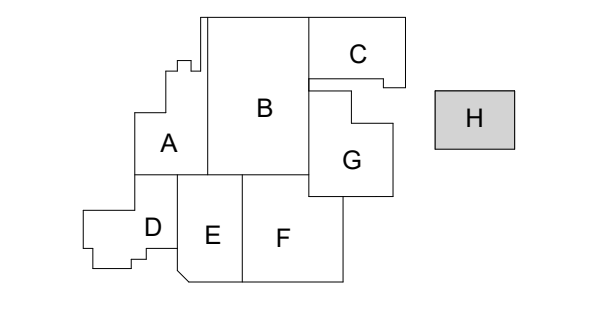
PROJECT



**TEXAS HEALTH
HOSPITAL ROCKWALL**
3150 HORIZON RD.
ROCKWALL, TX 75082

PR 02 08/20/2020

KEYPLAN



ISSUE CHART

MARK	ISSUE	DATE
2	PR 03	08 20 2020
1	ADDENDUM 01	04/02/2020

JOB NUMBER	147381.000
DRAWN	STB
CHECKED	DB
APPROVED	MDR

**EXTERIOR ELEVATIONS
- CUP**

SHEET NUMBER

A20-01H

SP 2020-024

PROJECT COMMENTS



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

DATE: 11/20/2020

PROJECT NUMBER: SP2020-030
PROJECT NAME: Amended Site Plan for Presbyterian Hospital
SITE ADDRESS/LOCATIONS: 4460 TUBBS RD, ROCKWALL, 75032

CASE MANAGER: Angelica Gamez
CASE MANAGER PHONE: 972-772-6438
CASE MANAGER EMAIL: agamez@rockwall.com

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	11/20/2020	Approved w/ Comments
11/20/2020: Requires a recommendation of approval by the Architectural Review Board (ARB) and approval of the Planning and Zoning Commission.			
ENGINEERING	Sarah Johnston	11/18/2020	Approved
No Comments			
BUILDING	Rusty McDowell	11/16/2020	Approved
No Comments			
FIRE	Ariana Kistner	11/17/2020	Approved
No Comments			
GIS	Lance Singleton	11/17/2020	Approved w/ Comments
11/17/2020: Assigned address for the central utility plant will be 4460 TUBBS RD, ROCKWALL, 75032			
POLICE	Ed Fowler	11/17/2020	Approved w/ Comments
11/17/2020: The original recommendations for the site remain the same. EMF#902			
PARKS	Travis Sales	11/16/2020	Approved w/ Comments
11/16/2020: Ensure the landscape and treescape plan is followed as submitted.			

EXTERIOR ELEVATION
GENERAL NOTES

- MATERIAL SYMBOLS ON ELEVATIONS ARE TO DISPLAY THE EXTENT OF THE MATERIAL ONLY. THEY ARE NOT TO SCALE.
- PROVIDE BRICK EXPANSION JOINTS PER THE AMERICAN BRICK INSTITUTE'S RECOMMENDATIONS.

EXTERIOR ELEVATION
LEGEND

- EXTERIOR GLAZED OPENING TYPE. REFER TO GLAZING SCHEDULE.
- INTERIOR GLAZED OPENING TYPE. REFER TO GLAZING SCHEDULE.
- TEMPERED GLAZING FOR CODE.
- BUILDING EXPANSION JOINT. RE: XIAX-XX.
- MASONRY EXPANSION JOINT. MATCH BRICK COLOR.

SPECIFICATION KEYNOTES

04 20 00 B4	8" CMU Veneer - Burnished CMU 8" X 16"
04 20 00 B5	4" CMU Veneer - Burnished CMU 8" X 16"
04 20 00 D	Face Brick
04 22 00 B5	Cast Stone Coping
07 42 13.A	Formed Metal Wall Panel
07 71 00.A	Coping Cap
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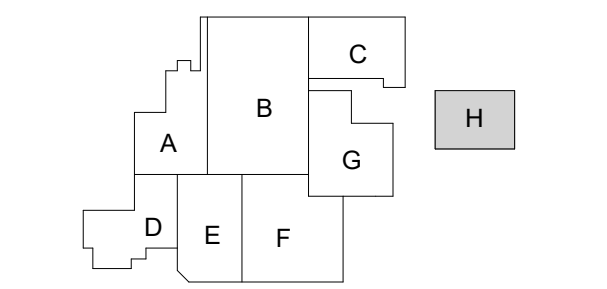
PROJECT



TEXAS HEALTH
HOSPITAL ROCKWALL
3150 HORIZON RD.
ROCKWALL, TX 75032

PR 06 11/20/2020

KEYPLAN



ISSUE CHART

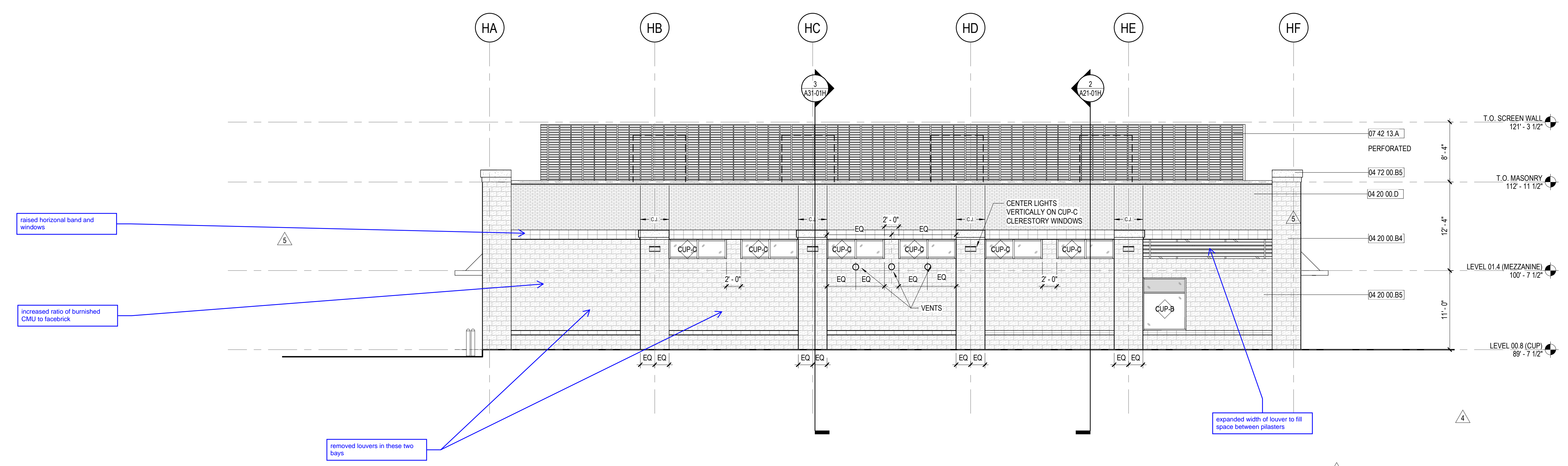
MARK	ISSUE	DATE
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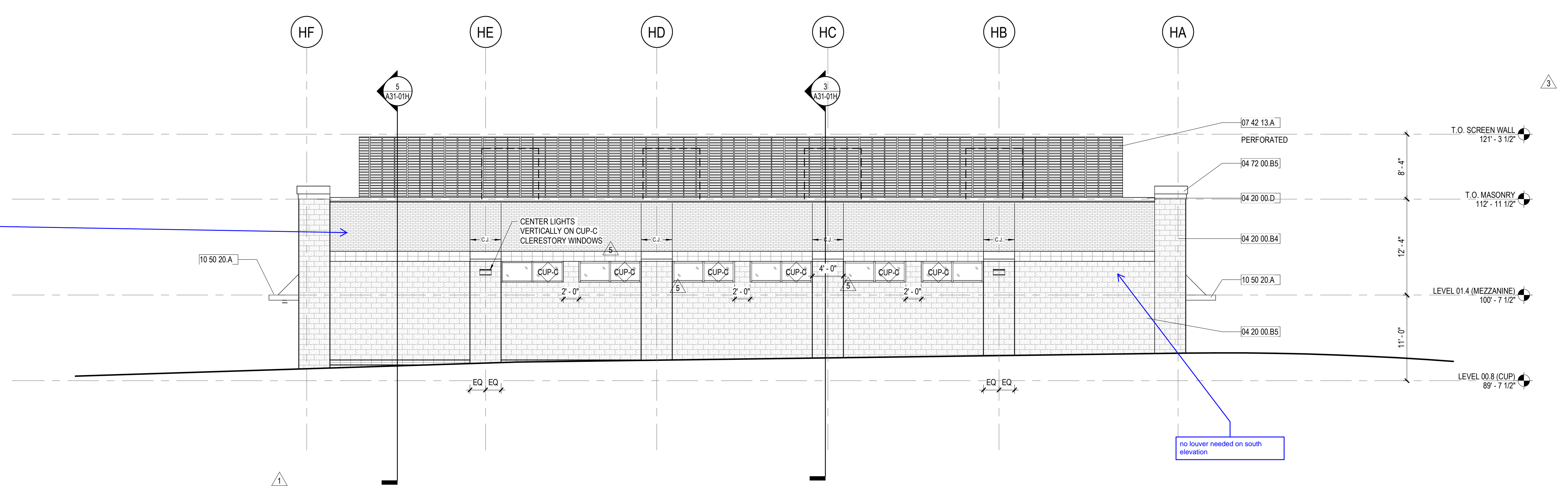
EXTERIOR ELEVATIONS
- CUP

SHEET NUMBER

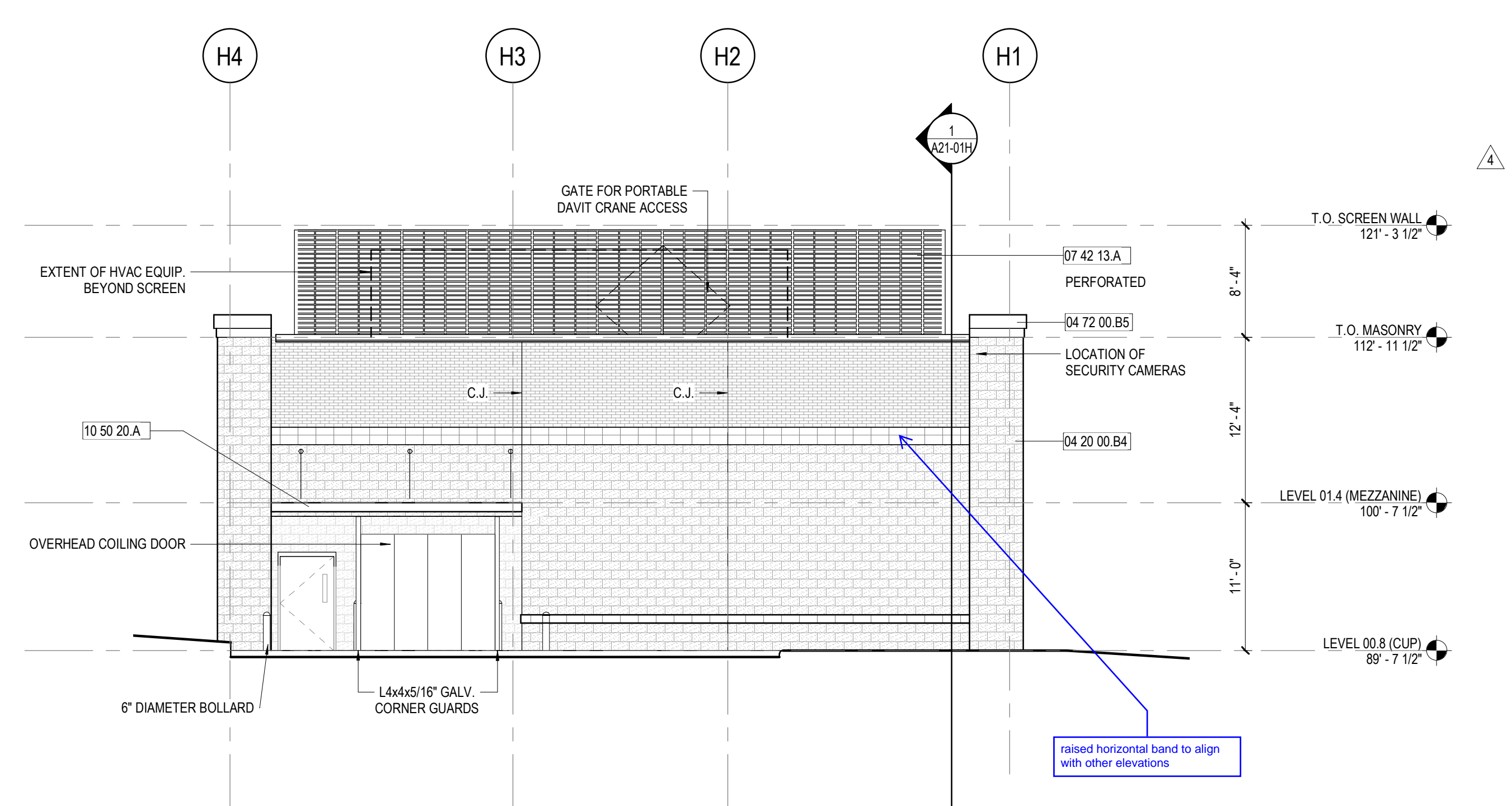
A20-01H



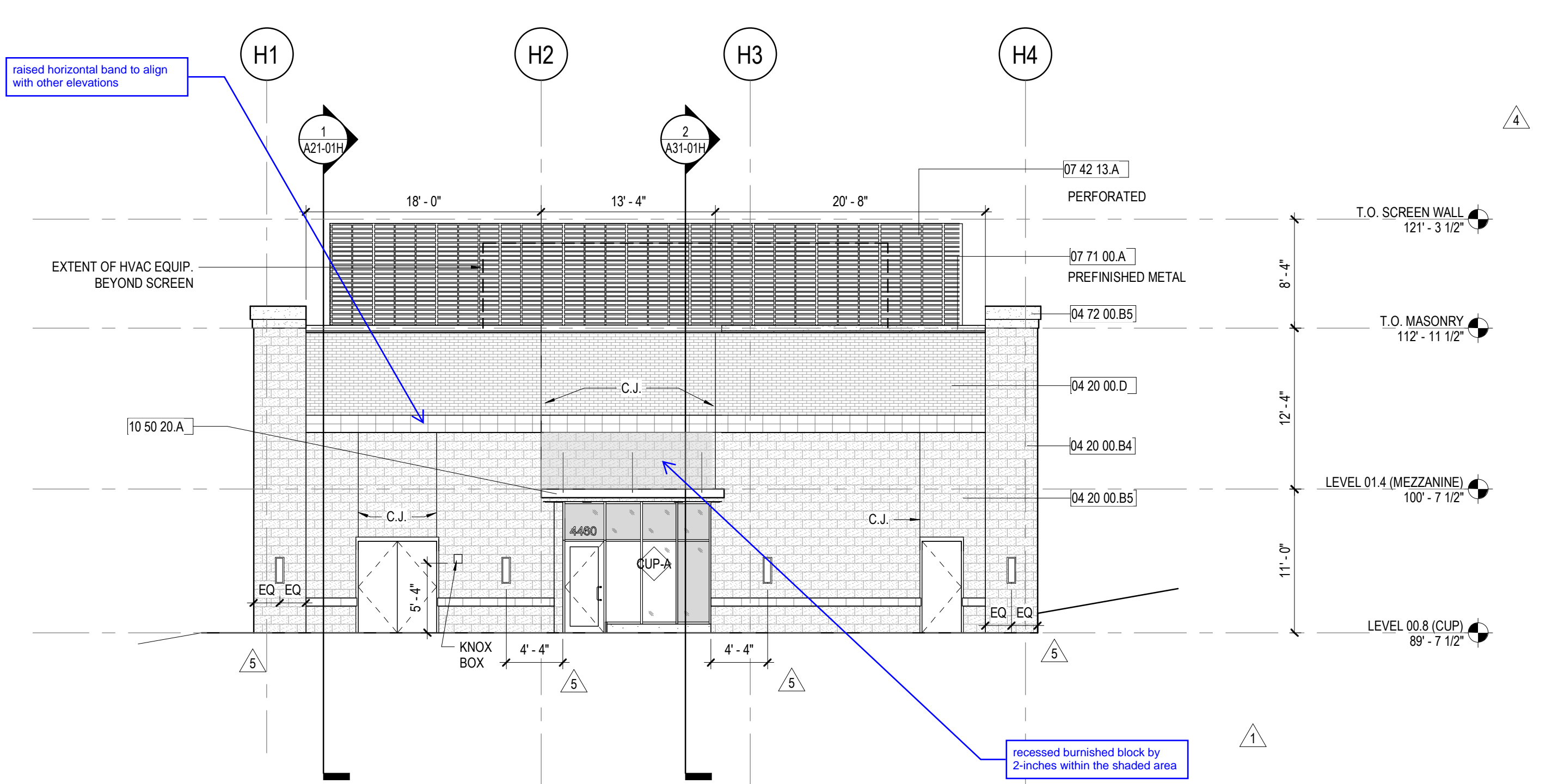
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1 EAST ELEVATION
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Revised CUP elevations showing design changes as required by ARU at meeting on 24-Nov-20.

This drawing dated 30-Nov-20



December 14, 2020

TO: Jason Linscott
Texas Health Hospital Rockwall
3150 Horizon Road
Rockwall, Texas 75032

FROM: David Gonzales, AICP
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: SP2020-030; Amended Site Plan for Presbyterian Hospital CUP Building

Mr. Linscott:

This letter serves to notify you that the above referenced site plan case, that you submitted for consideration by the City of Rockwall, was approved by the Planning and Zoning Commission on December 7, 2020. The following is a record of all recommendations, voting records and conditions of approval:

Conditions of Approval

- (1) The request requires a recommendation of approval by the Architectural Review Board (ARB) and approval of the Planning and Zoning Commission.
- (2) Any construction resulting from the approval of this site plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On November 24, 2020, the Planning and Zoning Commission approved a motion to approve the amended site plan with the conditions of approval and the Architectural Review Board recommendations by a vote of 4-0, with Commissioners Chodun, Thomas, and Deckard absent.

Please note that site plans that have not been completed within two (2) years of the final approval date shall be deemed to have expired. An extension may be granted by the Planning and Zoning Commission upon submission of a written request at least 90-days prior to the expiration date. Should you have any questions or concerns regarding your site plan or the site plan process, please feel free to contact me a (972) 771-7745.

Sincerely,


David Gonzales, AICP
Planning and Zoning Manager

Gonzales, David

From: Gamez, Angelica
Sent: Tuesday, November 24, 2020 1:00 PM
To: 'Burns, Dwight'
Cc: Gonzales, David
Subject: RE: TH Rockwall Hospital -- 201124 -- CUP - Before and After Design.pdf

Mr. Burns,

Thank you for the images. They have been added to the appropriate file and PowerPoint. Please let me know if I can be of further assistance.

Thank you,
Angelica

From: Burns, Dwight [mailto:Dwight.Burns@perkinswill.com]
Sent: Tuesday, November 24, 2020 12:54 PM
To: Gamez, Angelica
Cc: Gonzales, David
Subject: FW: TH Rockwall Hospital -- 201124 -- CUP - Before and After Design.pdf
Importance: High

Good afternoon, Angelica. Here is the file that includes [2] images of the proposed changes to the Central Utility Plant at 3150 Horizon. This is up for review by ARB this afternoon, and I'd like for them to have these illustration in their slide deck, if possible. Thanks.

Dwight

Dwight Burns
Senior Project Architect, Senior Associate
t +12142838826 m +12145371020

Perkins&Will

From: Burns, Dwight
Sent: Tuesday, November 24, 2020 12:39 PM
To: Gonzales, David <DGonzales@rockwall.com>
Subject: TH Rockwall Hospital -- 201124 -- CUP - Before and After Design.pdf
Importance: High

Good afternoon, David. Please see the attached .pdf that shows the before and after illustrations of the proposed CUP change. If it is not too late, can this be added to the slide deck for ARB this afternoon? Thanks.

Dwight

Dwight Burns
Senior Project Architect, Senior Associate
t +12142838826 m +12145371020

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Gonzales, David

From: Gonzales, David
Sent: Friday, November 20, 2020 3:44 PM
To: 'jason.linscott@phrtexas.com'
Cc: 'Burns, Dwight'
Subject: P&Z Meeting Next Week
Attachments: Packet [P&Z] (11.24.2020).pdf

Mr. Linscott,

Please find attached staff's memo for your request. The Planning Commission will be taking action next week on Tuesday, *November 24, 2020*. Although this item is on the Consent Agenda, you may want to be present should the commission have any questions, but is not required. The Planning and Zoning Commission meeting is scheduled for 6:00 p.m. in the City's Council Chambers.

Do not hesitate to contact me should you have any questions.

Thank you,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

Gonzales, David

From: Gonzales, David
Sent: Tuesday, December 1, 2020 11:20 AM
To: Foshee, Craig
Subject: RE: TH Rockwall -- CUP elevation changes

Craig,

I've approved the revised building elevations for the CUP in Bld2020-1044.

Thank you,



DAVID GONZALES, AICP

PLANNING & ZONING MANAGER
PLANNING & ZONING DIVISION • CITY OF ROCKWALL
972.772.6488 OFFICE
DGONZALES@ROCKWALL.COM

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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[GIS DIVISION WEBSITE](#) | [CITY OF ROCKWALL INTERACTIVE MAPS](#) | [MAIN STREET DIVISION](#)

From: Foshee, Craig
Sent: Tuesday, December 1, 2020 10:50 AM
To: Gonzales, David
Subject: FW: TH Rockwall -- CUP elevation changes

From: Burns, Dwight [<mailto:Dwight.Burns@perkinswill.com>]
Sent: Monday, November 30, 2020 3:53 PM
To: Foshee, Craig <cfoshee@rockwall.com>
Subject: TH Rockwall -- CUP elevation changes

Hi, Craig. The attached .pdf contains the revised exterior elevations for the CUP (sheet A20-01H) showing the design changes required by ARU at their meeting last week. If this design is acceptable and can be included in the permit set, we will formally issue it to the contractor for construction. Let me know if you need anything further for release of permit. Thanks.

Dwight

Dwight Burns
Senior Project Architect, Senior Associate
t +12142838826 m +12145371020

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