

0 50 100 200 300 Feet
P40063

MIS2021-015- VARIANCE TO THE UTILITY PLACEMENT
MISCELLANEOUS - LOCATION MAP = 

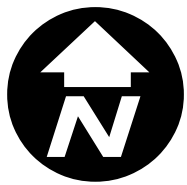
FM 549



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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10755 Sandhill Road, Dallas, TX 75238, 214.343.9400, dimensiongrp.com
ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING • PLANNING

November 17, 2021

To: City of Rockwall
Planning & Zoning Commission
385 S. Goliad Street
Rockwall, TX 75087

Re: 7-Eleven #1049078 (SP2021-021)
4949 S. Goliad Street
Rockwall, TX 75032
Variance Request Letter

The following letter is provided to request variances and identify the offsetting compensatory measures for the proposed 7-Eleven located at 4949 S. Goliad Street (SP21-0021). We are respectfully requesting the following variance to the City of Rockwall Unified Development Code:

1. Utility Placement- All overhead utilities within any overlay district shall be placed underground.

To offset these variances, we are providing the following compensatory measures:

1. Increased landscape buffer along FM 549 from 10-feet to 20-feet per ARB recommendation.
2. Increased parking lot landscaping to nine (9) percent (5 percent minimum).
3. Increased natural stone on exterior elevations to 35% of total area.
4. Increased awnings provided on building façade.
5. Increased glazing area (faux windows on rear elevation).

The overhead utility lines fronting the site along Hwy 205 will need to be relocated with the future TxDOT roadway expansion. This relocation is currently in design based on our discussions with Farmers Electric Coop. Moving this portion of the line underground could complicate the future relocation of the utility. Therefore, we would like to leave the lines in the current location until this expansion occurs. We have reached out to Farmers Electric Coop regarding permanent power service to the site. They have indicated that the lines may be buried during relocation, but a final decision has not been made. They do not support burying the portion of lines adjacent to this lot.

Thank you for your consideration and we appreciate your assistance with this matter.

Sincerely,

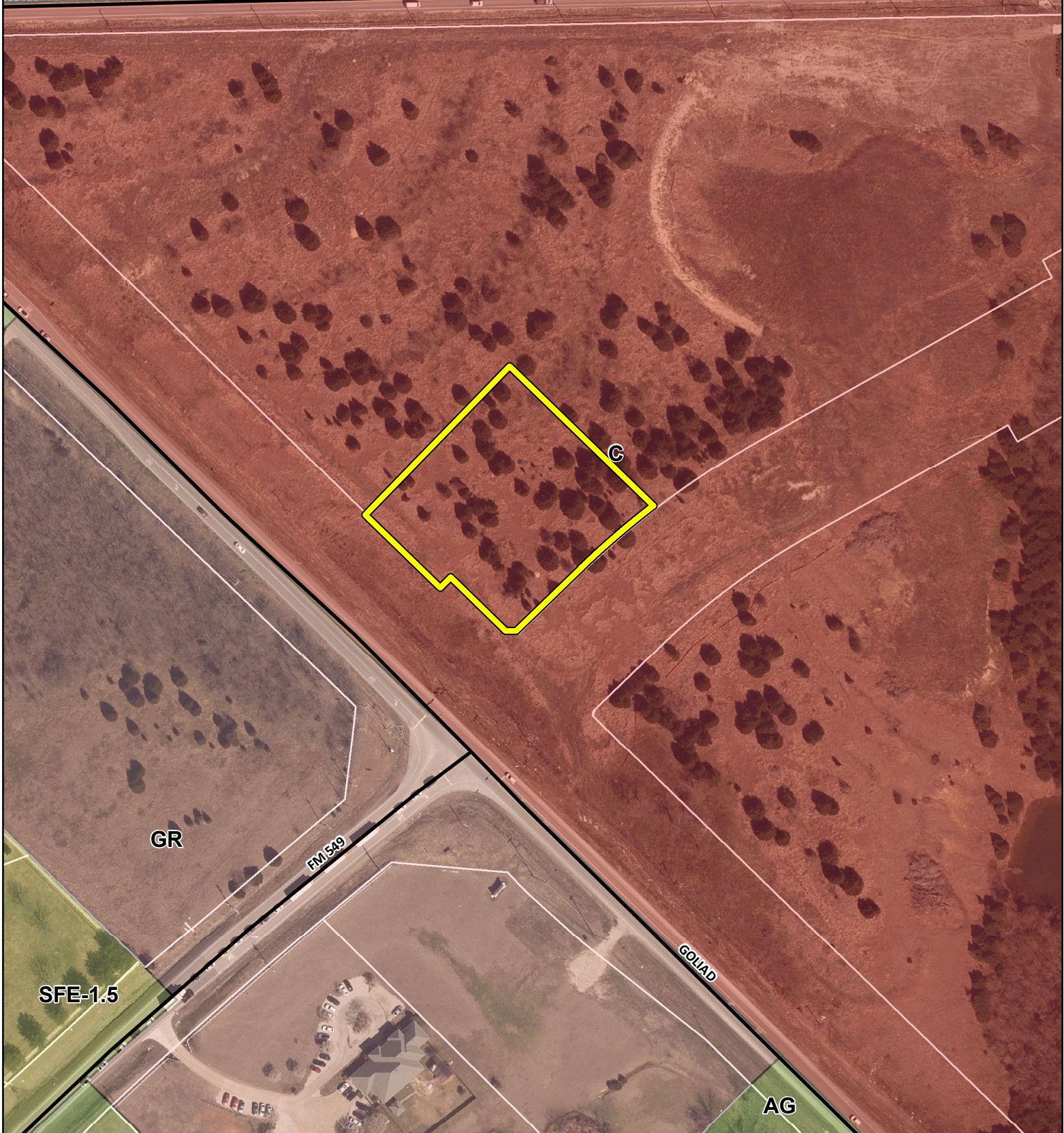
Keaton Mai, PE
Director of Civil Engineering

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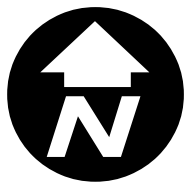
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Keaton Mai, PE
Director of Civil Engineering

214.343.9400
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10755 Sandhill Road, Dallas, TX 75238



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: Andrew Reyna, *Planner*
DATE: November 30, 2021
SUBJECT: MIS2021-015; *Variance Request to the Utility Standards for 7/11*

On August 10, 2021 the Planning and Zoning Commission approved a site plan for a retail store with gasoline sales (*i.e.* 7/11) on a 1.503-acre tract of land located east of the intersection of S. Goliad Street [SH-205] and S. FM-549. Additionally, the Planning and Zoning Commission approved a variance to the pitched roof requirements allowing a flat roof design on a building that was less than 5,000 SF. The applicant offered compensatory measures in the form of additional landscaping, increased natural stone, and increased architectural elements (*i.e.* *decorative canopies, articulated accents, etc.*). The subject property is zoned Commercial (C) District and is situated within the SH-205 Overlay (SH-205 OV) District.

Since the site plan and variance were approved, the applicant has submitted civil engineering drawings and is working with the Engineering Department to address all comments. One of the issues that was identified through this process was a proposal by the applicant to relocate existing overhead powerlines from the interior of the site to the right-of-way line adjacent to the proposed landscape buffer. According to the City's ordinances, all relocations of existing overhead powerlines are required to be installed underground. This requirement is stipulated in several sections of the Unified Development Code (UDC) and Municipal Code of Ordinances. Specifically, the sections relevant to the subject property are as follows:

- ☑ Subsection 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, of the UDC:

H. Utility Placement. All overhead utilities within any overlay district shall be placed underground.

- ☑ Section 03.03, *Utility Distribution Lines*, of Article 04, *Permissible Uses*, of the UDC:

All utility distribution lines shall be placed underground. Utility distribution lines placed above-ground shall require special approval of the City Council based upon a recommendation of the Planning and Zoning Commission.

- ☑ Section 38-15, *Miscellaneous Requirements*, of Chapter 38, *Subdivisions*, of the Municipal Code of Ordinances:

(e) Underground utilities. All power and telephone service shall be underground. No overhead service will be allowed without special permission being given by the city council.

The applicant is requesting the City Council grant a variance to the underground requirements to allow overhead powerlines along SH-205. In the applicant's letter, the applicant has stated that Farmers Electric Cooperation would need to relocate these lines in the future, and based on this they believe it would be complicated to underground this portion of the utilities. According to Section 09.02, *Variances to the General Overlay District Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "...an applicant may request the Planning and Zoning Commission grant a variance to any provision contained in Section 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, where unique or extraordinary conditions exist or where strict adherence to the technical requirements of this section would create an undue hardship." The code goes on to state that two (2) compensatory measures that *directly offset* the requested variance shall be provided. In this case, the applicant has stated that they are willing to provide [1] an increased landscape buffer along FM-549, [2] increased landscaping, [3] increased natural stone, [4] increased architectural elements, and [5] increased glazing area (*i.e.* *faux windows*). Staff should point out that many of these compensatory measures were already used to justify the variance to the roof standards on the original site plan case, and that the increased glazing was a recommendation by the Architectural Review Board (ARB) if the roof variance was granted. Additionally, the proposed compensatory measures do not appear to directly off-set the requested variance. It should also be

noted that in previous cases for similar requests the City Council and Planning and Zoning Commission have not approved variances relating to the undergrounding utilities due to the potential of creating a precedence; however, variances are discretionary decisions that are considered on a case-by-case basis by the City Council pending a recommendation from the Planning and Zoning Commission. Staff is obligated to should point out that if this property is granted a variance it is part of a larger commercial tract, and the remainder of the tract would be required to underground the utilities at the time of development. If this is the case, this could create an aesthetically inconsistent frontage along SH-205.

In the attached packet staff has included a proposed utility plan showing the current and proposed location of the powerlines, and the applicant's letter. Staff should note that the approval of any variance in an established overlay district would require a $\frac{3}{4}$ -majority vote of the City Council (*i.e. members present at the meeting*) for approval. Should the Planning and Zoning Commission have any questions, staff and a representative for the applicant will be available at the November 30, 2021 Planning and Zoning Commission work session.



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:

- 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 **NEC of HWY 205 and FM 549, Rockwall, TX 75032**

SUBDIVISION **Creekside Commons**

LOT **1** BLOCK **A**

GENERAL LOCATION **NEC of HWY 205 and FM 549, Rockwall, TX 75032**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **Commercial (C)**

CURRENT USE **Undeveloped**

PROPOSED ZONING **Commercial (C)**

PROPOSED USE **Convenience Store with Gas**

ACREAGE **1.503**

LOTS [CURRENT] **N/A**

N/A

LOTS [PROPOSED] **N/A**

N/A

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 **549 Crossing, LP**

APPLICANT **The Dimension Group**

CONTACT PERSON **Michael Hampton**

CONTACT PERSON **Keaton Mai**

ADDRESS **10755 Sandhill Rd**

ADDRESS **10755 Sandhill Rd**

CITY, STATE & ZIP **Dallas, TX 75238**

CITY, STATE & ZIP **Dallas, TX 75238**

PHONE **469-500-5204**

PHONE **214-600-1152**

E-MAIL **mhampton@prudentdevelopment.com**

E-MAIL **kmai@dimensiongroup.com**

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Hampton [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

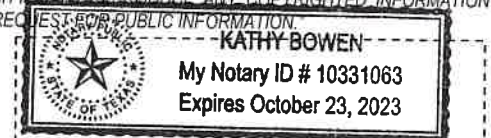
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF November, 2021. BY SIGNING THIS APPLICATION, 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 15th DAY OF November, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Kathy Bowen



MY COMMISSION EXPIRES 10-23-23

0 50 100 200 300 Feet
P40063

MIS2021-015- VARIANCE TO THE UTILITY PLACEMENT
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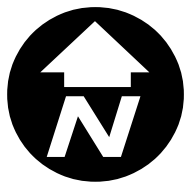
FM 549



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ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING • PLANNING

November 17, 2021

To: City of Rockwall
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385 S. Goliad Street
Rockwall, TX 75087

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Director of Civil Engineering

214.343.9400
www.dimensiongrp.com
10755 Sandhill Road, Dallas, TX 75238



CITY OF ROCKWALL
CITY COUNCIL MEMORANDUM

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET • ROCKWALL, TX 75087
PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

TO: Mayor and City Council
FROM: Andrew Reyna, *Planner*
DATE: December 6, 2021
SUBJECT: MIS2021-015; *Variance Request to the Utility Standards for 7/11*

On August 10, 2021 the Planning and Zoning Commission approved a site plan for a retail store with gasoline sales (*i.e. 7/11*) on a 1.503-acre tract of land located east of the intersection of S. Goliad Street [SH-205] and S. FM-549. Additionally, the Planning and Zoning Commission approved a variance to the pitched roof requirements allowing a flat roof design on a building that was less than 5,000 SF. The applicant offered compensatory measures in the form of additional landscaping, increased natural stone, and increased architectural elements (*i.e. decorative canopies, articulated accents, etc.*). The subject property is zoned Commercial (C) District and is situated within the SH-205 Overlay (SH-205 OV) District.

Since the site plan and variance were approved, the applicant has submitted civil engineering drawings and is working with the Engineering Department to address all comments. One of the issues that was identified through this process was a proposal by the applicant to relocate existing overhead powerlines from the interior of the site to the right-of-way line adjacent to the proposed landscape buffer. According to the City's ordinances, all relocations of existing overhead powerlines are required to be installed underground. This requirement is stipulated in several sections of the Unified Development Code (UDC) and Municipal Code of Ordinances. Specifically, the sections relevant to the subject property are as follows:

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PLANNING AND ZONING COMMISSION

On November 30, 2021 the Planning and Zoning Commission approved a motion to *deny* the Variance Request to the Utility Standards by a vote of 5-0, with Commissioner(s) Chodun and Moeller absent.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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CITY ENGINEER:

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LOT **1** BLOCK **A**

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CURRENT USE **Undeveloped**

PROPOSED ZONING **Commercial (C)**

PROPOSED USE **Convenience Store with Gas**

ACREAGE **1.503**

LOTS [CURRENT] **N/A**

N/A

LOTS [PROPOSED] **N/A**

N/A

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APPLICANT **The Dimension Group**

CONTACT PERSON **Michael Hampton**

CONTACT PERSON **Keaton Mai**

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CITY, STATE & ZIP **Dallas, TX 75238**

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PHONE **469-500-5204**

PHONE **214-600-1152**

E-MAIL **mhampton@prudentdevelopment.com**

E-MAIL **kmai@dimensiongroup.com**

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Hampton [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

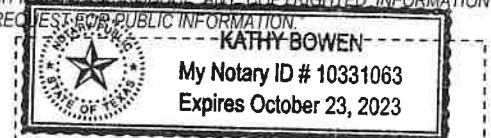
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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Kathy Bowen

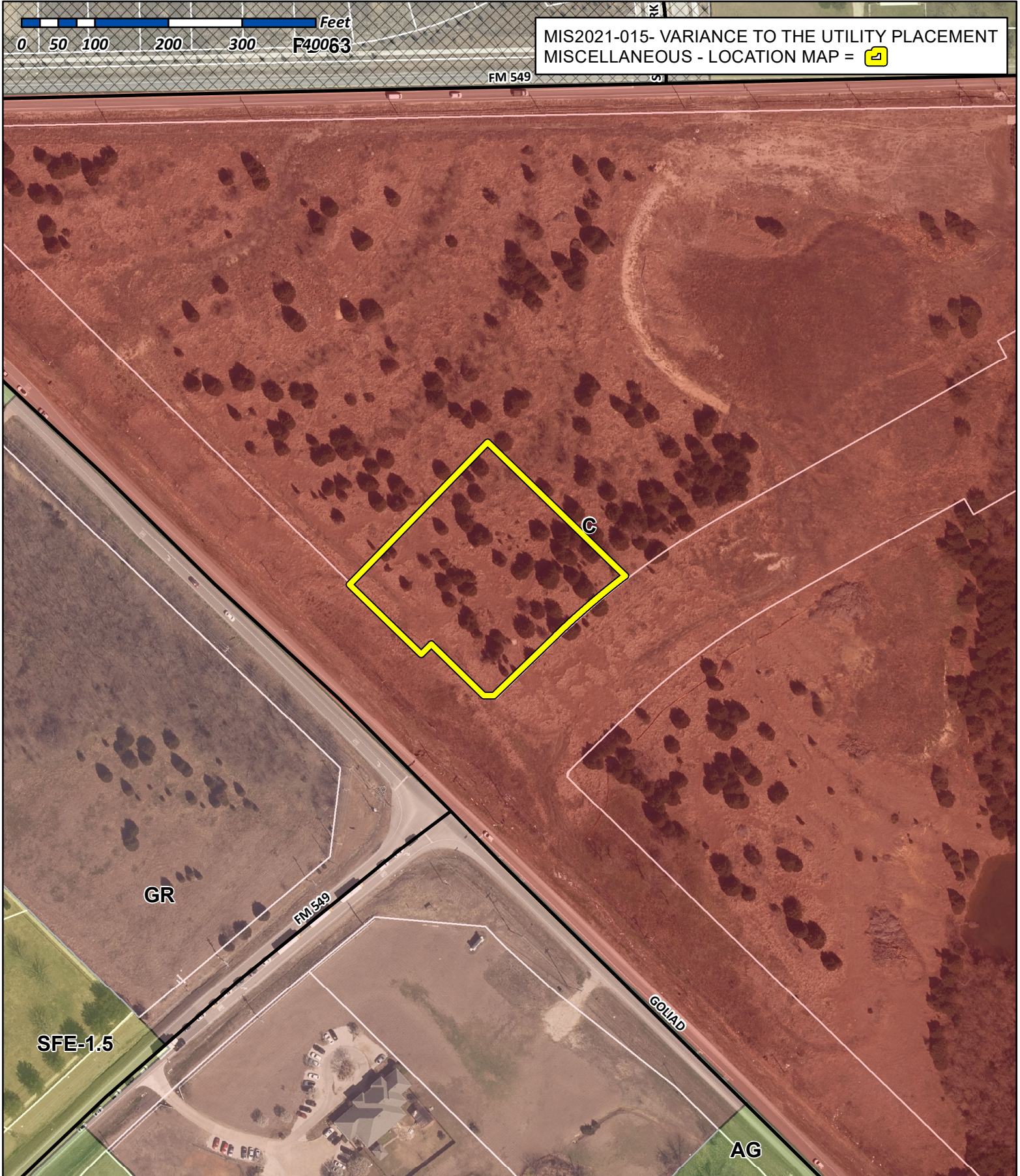


MY COMMISSION EXPIRES 10-23-23

0 50 100 200 300 Feet
P40063

MIS2021-015- VARIANCE TO THE UTILITY PLACEMENT
MISCELLANEOUS - LOCATION MAP = 

FM 549



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Re: 7-Eleven #1049078 (SP2021-021)
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Rockwall, TX 75032
Variance Request Letter

The following letter is provided to request variances and identify the offsetting compensatory measures for the proposed 7-Eleven located at 4949 S. Goliad Street (SP21-0021). We are respectfully requesting the following variance to the City of Rockwall Unified Development Code:

1. Utility Placement- All overhead utilities within any overlay district shall be placed underground.

To offset these variances, we are providing the following compensatory measures:

1. Increased landscape buffer along FM 549 from 10-feet to 20-feet per ARB recommendation.
2. Increased parking lot landscaping to nine (9) percent (5 percent minimum).
3. Increased natural stone on exterior elevations to 35% of total area.
4. Increased awnings provided on building façade.
5. Increased glazing area (faux windows on rear elevation).

The overhead utility lines fronting the site along Hwy 205 will need to be relocated with the future TxDOT roadway expansion. This relocation is currently in design based on our discussions with Farmers Electric Coop. Moving this portion of the line underground could complicate the future relocation of the utility. Therefore, we would like to leave the lines in the current location until this expansion occurs. We have reached out to Farmers Electric Coop regarding permanent power service to the site. They have indicated that the lines may be buried during relocation, but a final decision has not been made. They do not support burying the portion of lines adjacent to this lot.

Thank you for your consideration and we appreciate your assistance with this matter.

Sincerely,

Keaton Mai, PE
Director of Civil Engineering

214.343.9400
www.dimensiongrp.com
10755 Sandhill Road, Dallas, TX 75238

PAVING LEGEND

	PARKING AREA & FIRE LANE	6" THICK 4000 P.S.I. #4 REBAR AT 18" O.C.E.W. (6.5 SACK MIX)
	DUMPSTER PAD & TANK PAD	7" THICK 4000 P.S.I. #4 REBAR AT 18" O.C.E.W. (6.5 SACK MIX)
	R.O.W. PAVEMENT	8" THICK 4000 P.S.I. #4 REBAR AT 18" O.C.E.W. (6.5 SACK MIX)
	SIDEWALK	4" THICK 3000 P.S.I. #3 REBAR AT 18" O.C.E.W. (5.5 SACK MIX)

- GENERAL NOTES**
- THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR HIS MEANS AND METHODS OF CONSTRUCTION, JOB SITE CONDITIONS AND JOB SITE SAFETY, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO WORKING HOURS. THE CONTRACTOR SHALL SAVE, PROTECT, INDEMNIFY DEFEND AND HOLD HARMLESS THE OWNER, THE ARCHITECT AND THE ENGINEER FROM ANY CLAIM OF LIABILITY, REAL OR ALLEGED, ARISING OUT OF THE PERFORMANCE OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL NAME THE OWNER, THE ARCHITECT AND THE ENGINEER AS "ADDITIONAL INSURED" ON HIS INSURANCE POLICIES.
 - EXISTING ABOVE GROUND UTILITIES HAVE BEEN SHOWN BASED ON INFORMATION SHOWN ON A SURVEY OF THE PROPERTY. UNDERGROUND UTILITIES ARE SHOWN BASED ON RECORDED DATA AND MAY NOT BE COMPLETE OR EXACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL ABOVE GROUND AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING ABOVE GROUND OR UNDERGROUND UTILITIES, INCLUDING THOSE NOT SHOWN ON THE PLANS. THE CONTRACTOR IS ADVISED TO CONTACT THE CITY AND ALL FRANCHISE UTILITY COMPANIES, EASEMENT HOLDERS, ETC. AT LEAST 48 HOURS PRIOR TO BEGINNING EXCAVATION IN THE VICINITY OF ANY UNDERGROUND UTILITY.
 - THE CONTRACTOR SHALL COMPLY WITH ALL BUILDING CODES AND REGULATIONS, FEDERAL, STATE, COUNTY, AND CITY SAFETY CODES AND INSPECTION REQUIREMENTS.
 - THE CONTRACTOR SHALL PROVIDE DUST PROTECTION DURING CONSTRUCTION. ALL TRASH AND DEBRIS SHALL BE PICKED UP AT ALL TIMES. COMMERCIAL CONSTRUCTION DEBRIS/SOLID WASTE HAULER PERMIT REQUIRED.

- SITE PLAN KEYNOTES:**
- CONSTRUCT 6" CURB & GUTTER
 - CONSTRUCT 6" CONCRETE PAVEMENT SECTION (RE: GEOTECH)
 - INSTALL PEDESTRIAN SIDEWALK PAVEMENT
 - NEW UNDERGROUND FUEL STORAGE TANKS
 - NEW TANK VENTS
 - INSTALL AIR & WATER MACHINE
 - INSTALL (16) U-SHAPED BOLLARDS. REF. FUEL PLANS
 - INSTALL HANDICAP VAN AND CAR SIGN (RE: A.D.A. PLAN)
 - 4" WHITE PAVEMENT SOLID PARKING STRIPES
 - HANDICAP VAN PARKING
 - STANDARD AREA LIGHT POLE (RE: PHOTOMETRIC PLAN)
 - NEW GASOLINE CANOPY
 - (8) NEW TRASH CANS
 - (8) NEW MULTI-PRODUCT DISPENSERS
 - NEW I.D. SIGN (BY SEPARATE PERMIT)
 - NEW 4" WIDE FIRE LANE STRIPE
 - NEW BARRIER FREE RAMP
 - NEW 6" BOLLARDS IN PARKING SPACES (REF. ARCH. PLANS)
 - NEW FIRE HYDRANT LOCATION
 - NEW ICE MERCHANDISER
 - NEW CO2 & NITROGEN CAGES
 - NEW PROPANE CAGE

DATA SUMMARY TABLE

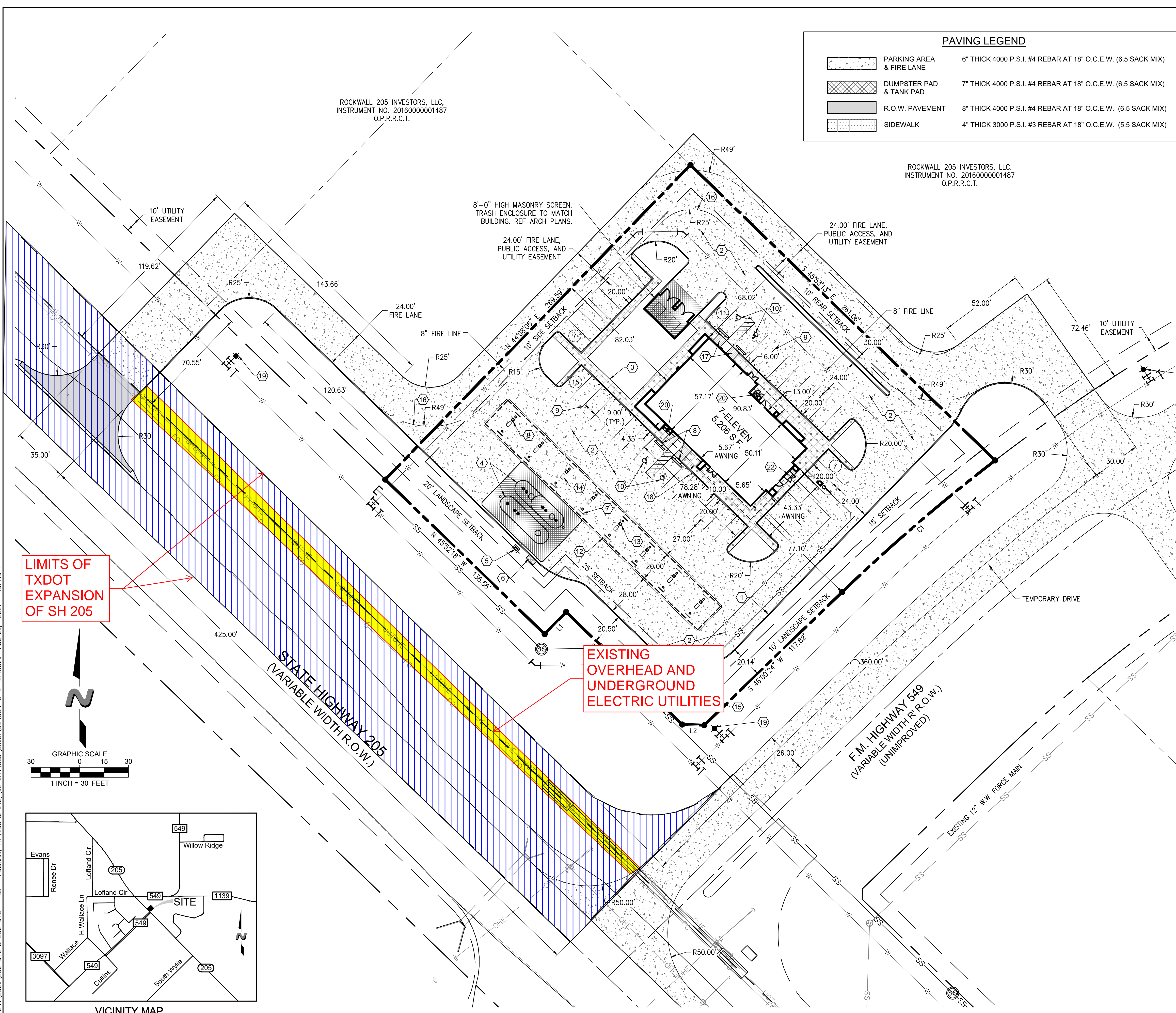
USE	COMMERCIAL (CONVENIENCE STORE W/FUEL SALES)
LOT AREA	65,466 S.F. (1.50 ACRES)
BUILDING SQUARE FOOTAGE	5,206 S.F.
CANOPY SQUARE FOOTAGE	3,640 S.F.
FAR	0.13:1
BUILDING HEIGHT	18'-8"
CANOPY HEIGHT	17'-6"
TOTAL PERVIOUS COVER	15,734 S.F. OR 24%
TOTAL IMPERVIOUS COVER	49,732 S.F. OR 76%
PARKING REQUIRED	21 SPACES (1/250 G.F.A.)
PARKING PROVIDED	40 SPACES
HANDICAP PARKING REQUIRED	2 SPACES
HANDICAP PARKING PROVIDED	4 SPACES

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of ____, 20__.

WITNESS OUR HANDS, this ____ day of ____, 20__.

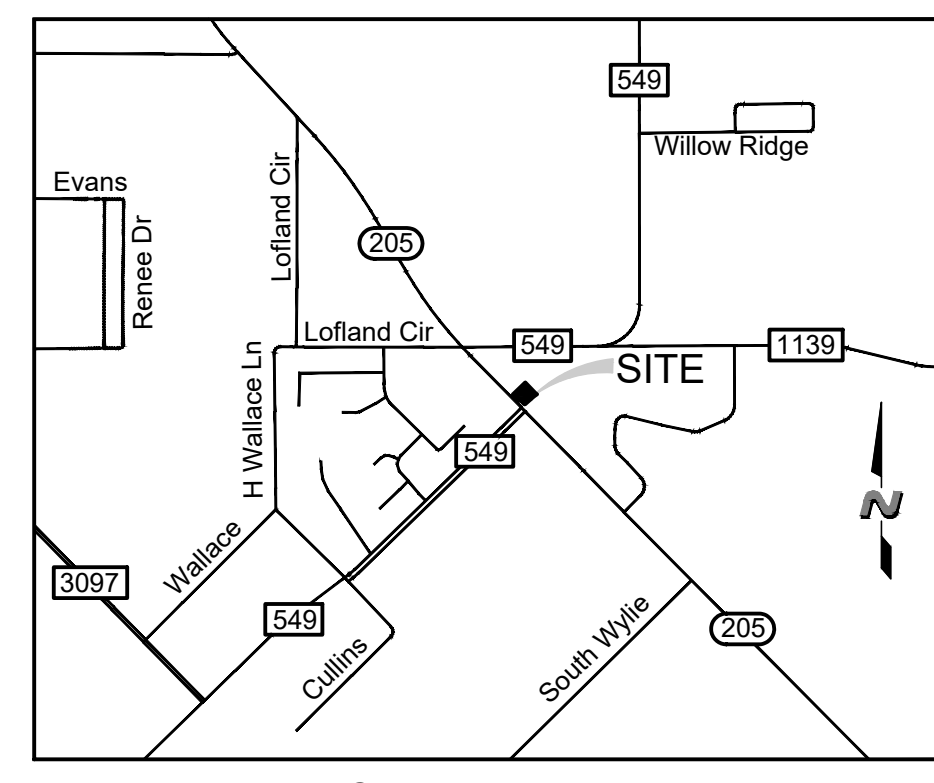
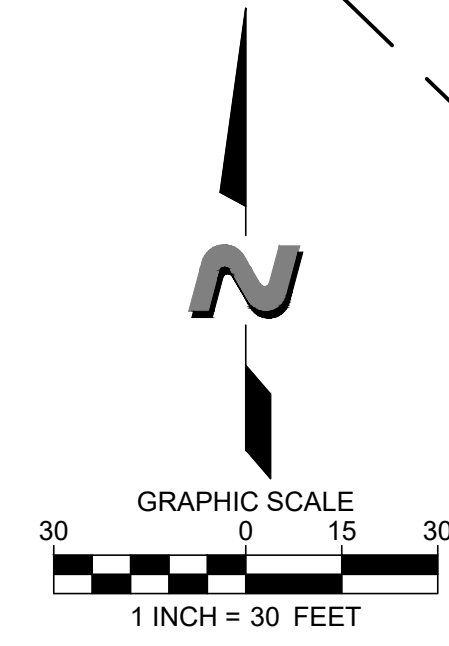
Planning & Zoning Commission, Chairman

Director of Planning and Zoning



LIMITS OF TXDOT EXPANSION OF SH 205

EXISTING OVERHEAD AND UNDERGROUND ELECTRIC UTILITIES



CITY OF ROCKWALL MONUMENTS:
GEODETIC CONTROL MONUMENTS - NORTH AMERICAN DATUM - 1983 (2011)
TEXAS NORTH CENTRAL ZONE (4202).

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 44°06'49" W	19.00'
L2	N 88°54'39" W	13.54'

CURVE CHART

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	1100.00'	6°24'51"	124.26'	S 49°16'11" W	124.20'

OWNER/DEVELOPER
PRUDENT DEVELOPMENT
10755 SANDHILL ROAD
DALLAS, TEXAS 75238
PHONE: (214) 271-4630
CONTACT: MICHAEL HAMPTON

ENGINEER/APPLICANT
THE DIMENSION GROUP
10755 SANDHILL ROAD
DALLAS, TX, 75238
PHONE: (214) 343-9400
CONTACT: KEATON L. MAI, PE

SITE PLAN

LOT 1, BLOCK A, CREEKSIDE COMMONS ADDITION
NWC STATE HIGHWAY 205 & F.M. 549
A 1.50 ACRE TRACT OF LAND IN THE
WILLIAM W. FORD SURVEY, ABST. NO 80
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CITY PROJECT #SP2021-021
August 3, 2021



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF KEATON L. MAI, P.E. 125077 ON 8/3/2021. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

BY: _____

DATE: _____

REVISION DESCRIPTION

BY	DATE	DESCRIPTION

SITE PLAN
7-ELEVEN STORE
NWC STATE HIGHWAY 205 & FM 549
ROCKWALL, TEXAS

SHEET
C3.1

[24x36] (Bldg.dwg) [V-BASE.dwg] [C-BASE.dwg] [C-BASE-OFFSITE.dwg] [C-BASE-SITE.dwg] [C-BASE-SITE-PLAN.dwg] Aug 03, 2021 - 10:41am
Drawing name: L:\PRUDENT DEVELOPMENT\2020\200-672 & 200-673 - TBD - Rockwall, TX (205 & 549)\02 Civil\C3.1-SITE PLAN.dwg

CAUTION NOTICE TO CONTRACTORS

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.



December 1, 2021

TO: Keaton Mai
10755 Sandhill Rd.
Dallas, TX 75238

CC: Michael Hampton
10755 Sandhill Rd.
Dallas, TX 75238

FROM: Andrew Reyna
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: MIS2021-015; *Variance Request for Utility Standards*

Keaton Mai:

This letter serves to notify you that the above referenced miscellaneous case, that you submitted for consideration by the City of Rockwall, was denied by the Planning and Zoning Commission on November 30, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Planning and Zoning Commission

On November 30, 2021 the Planning and Zoning Commission approved a motion to deny the miscellaneous case with the conditions of approval by a vote of 5-0, with Commissioner(s) Chodun and Moeller absent.

Should you have any questions or concerns regarding your miscellaneous case or the miscellaneous case process, please feel free to contact me a (972) 771-6488.

Sincerely,

A handwritten signature in black ink, appearing to be 'AR', written over a light blue horizontal line.

Andrew Reyna
Planner