



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # 22021-049 P&Z DATE 12/14/21 CC DATE 12/20/21 APPROVED/DENIED  
ARCHITECTURAL REVIEW BOARD DATE        HPAB DATE        PARK BOARD DATE       

ZONING APPLICATION
<input checked="" 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 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 # _____
 <b>NOTES:</b> _____
_____
_____
_____
_____
 <b>ZONING MAP UPDATED</b> _____



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. Z2021-049

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1540 I30 Rockwall TX

SUBDIVISION Rockwall Recreational Addition

LOT 1&2 BLOCK 1

GENERAL LOCATION IH30 & Clay Cooley Drive

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

CURRENT ZONING F1

CURRENT USE Auto Dealer

PROPOSED ZONING

PROPOSED USE

ACREAGE 7.17

LOTS [CURRENT] 2

LOTS [PROPOSED]

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE

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

OWNER 1540 East IH 30 Rockwall LLC

APPLICANT Claymoore Engineering

CONTACT PERSON Clay Cooley

CONTACT PERSON Drew Donosky

ADDRESS PO Box 570809

ADDRESS 1903 Central Drive, Suite 406

CITY, STATE & ZIP Dallas TX 75357

CITY, STATE & ZIP Bedford TX 76012

PHONE

PHONE 817-458-4008

E-MAIL

E-MAIL Drew@claymooreeng.com

## NOTARY VERIFICATION [REQUIRED]

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

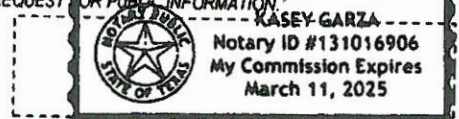
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT AND THE APPLICATION FEE OF \$ November TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11 DAY OF November, 2021 BY SIGNING THIS APPLICATION. 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 11 DAY OF November 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*Clay Cooley*  
*Kasey Garza*



MY COMMISSION EXPIRES 03/11/2025



November 16, 2021

Planning Dept.  
City of Rockwall  
385 S Goliad St.  
Rockwall, Texas 75087

Re: SUP Zoning Request  
Letter of Intent

To Whom It May Concern,

Please let this letter serve as the Letter of Intent for the SUP Zoning request of approximately 7.17 acres of land located off I-30 in Rockwall, Texas. It is our understanding that a SUP rezoning is required to amend the site plan and building elevations on the subject tract. The proposed development will include a building renovation, expansion on the front façade, expanded service canopy, addition of a new customer delivery canopy, a carwash, and an oil/lube building. The property currently has open storage in the rear of the building that is non-conforming. This SUP requests this area be allowed given improved screening and paving are to be provided as a part of this project.

Should you have any questions, please feel free to contact me.

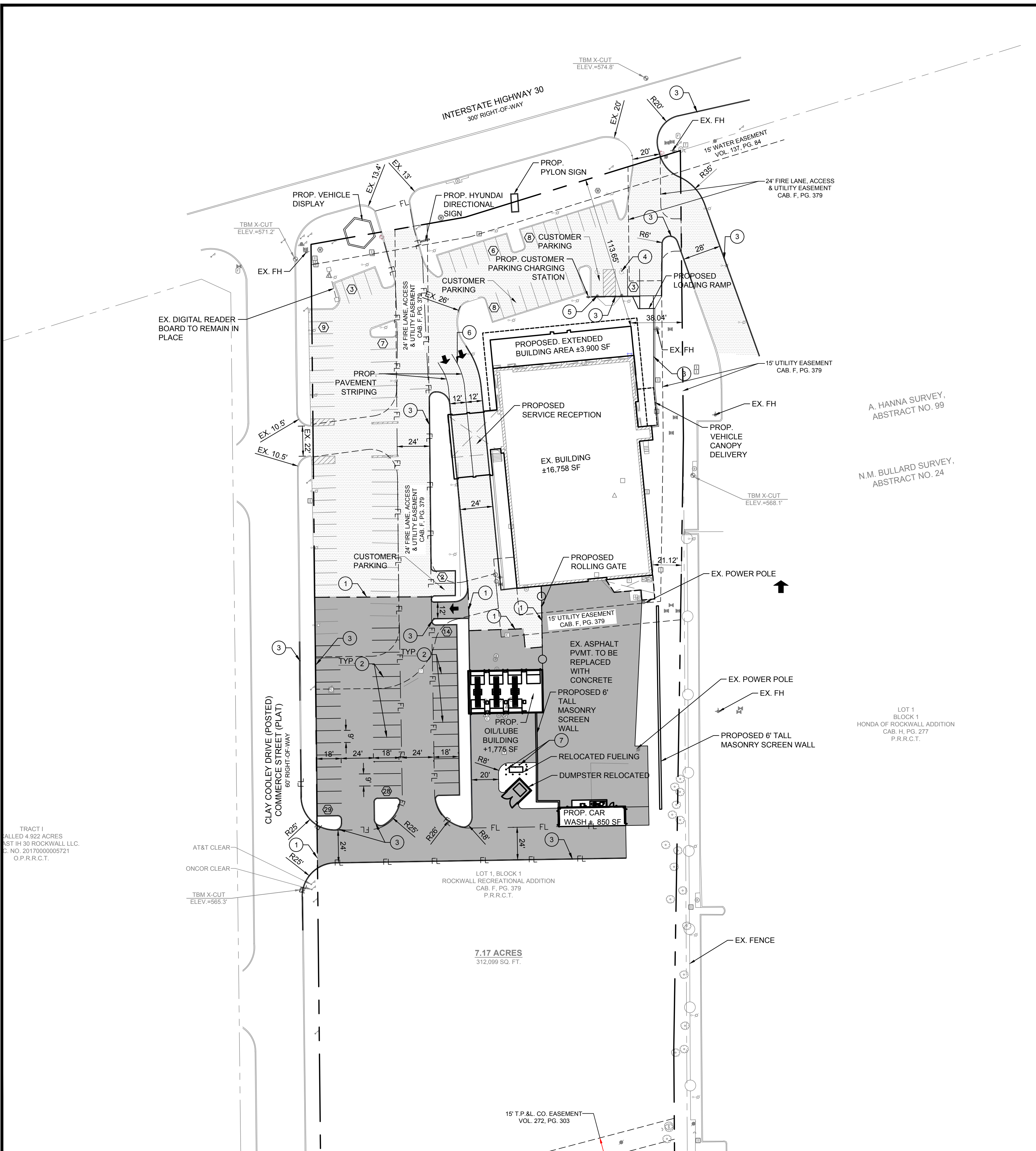
Sincerely,

Claymoore Engineering, Inc.  
1903 Central Drive Ste. 406  
Bedford, TX 76021  
817-281-0572

A handwritten signature in blue ink, appearing to read "Matt Moore".

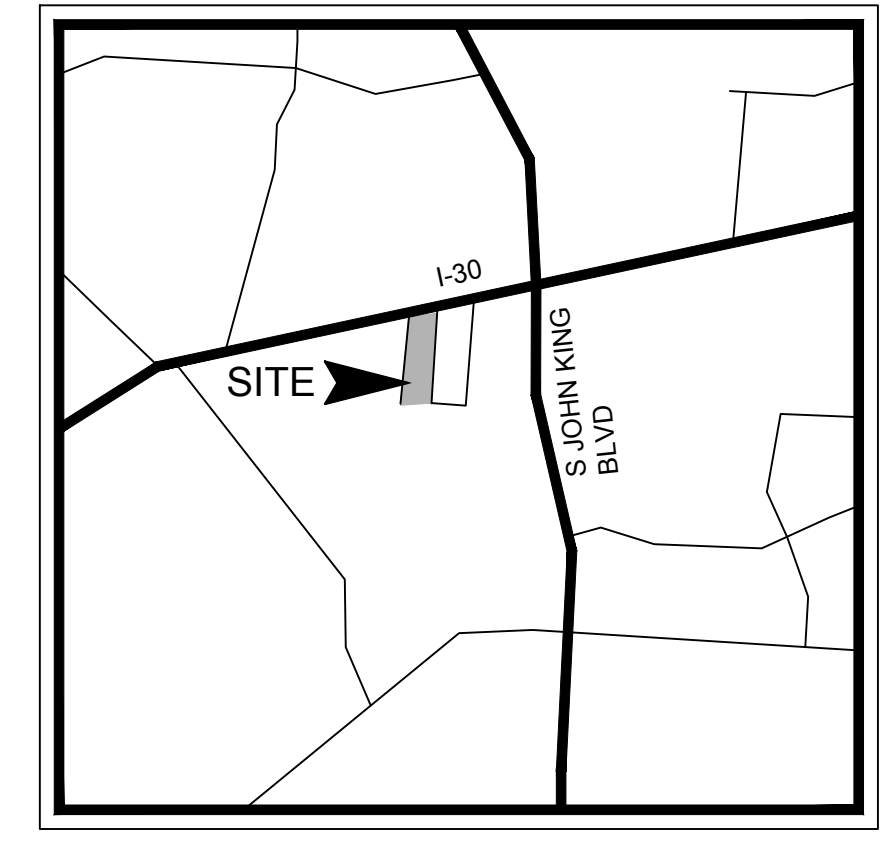
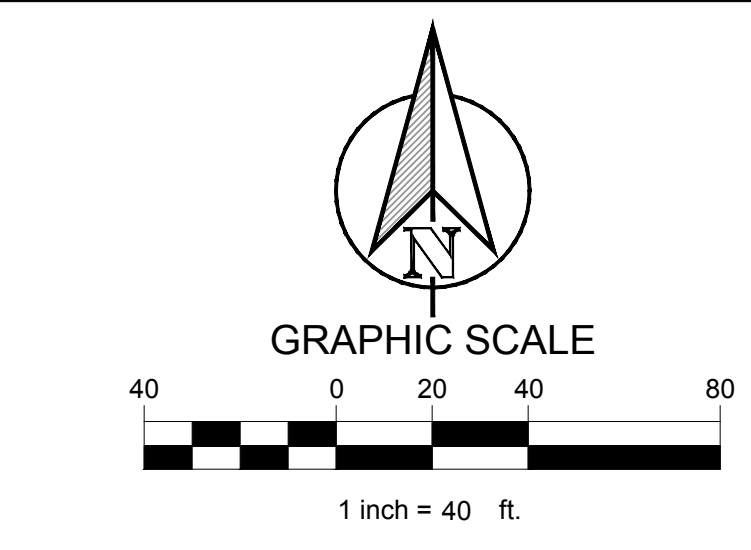
Matt Moore, P.E.

AMIRA ABDALLAH  
 11/16/2021 12:07 PM  
 PLOTTED BY:  
 PLOT DATE:  
 LOCATION:  
 LAST SAVED: 11/16/2021 12:06 PM



SITE DATA TABLE	
SITE AREA	7.71 312,099 SF
ZONING	F1
PROPOSED USE	AUTO DEALER
BUILDING SIZE	20,658 SF (DEALERSHIP)
	850 SF (CARWASH)
	1,175 SF (OIL/LUBE)
LOT COVERAGE	0.07 %
FLOOR TO AREA RATIO	0.07 : 1
BUILDING HEIGHT	1 STORY
DISPLAY PARKING PROVIDED	104 SPACES
CUSTOMER PARKING PROVIDED	13 (2 ADA) SPACES

CONSTRUCTION SCHEDULE	
	EXISTING CONCRETE PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPERTY LINE
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED FIRE LANE
	PROPOSED SAWCUT
	PARKING COUNT



VICINITY MAP N.T.S.	
CONSTRUCTION SCHEDULE	
①	PROP. SAW CUT FULL DEPTH EXISTING PAVEMENT
②	PROP. 4" PARKING STALL STRIPING COLOR: WHITE (TYP)
③	PROP. CONCRETE CURB & GUTTER
④	EX. HANDICAP SYMBOL
⑤	EX. HANDICAP SIGN
⑥	PROP. PAVEMENT STRIPING
⑦	PROP. PROPOSED BOLLARD

- NOTES:
1. A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
  2. ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
  3. ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
  4. NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
  5. SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.

<b>CLAY COOLEY HYUNDAI ROCKWALL, TX 75087</b>	
LEGAL DESCRIPTION AND OR ADDRESS: <b>ROCKWALL RECREATION ADDITION LOT 1 BLOCK 1 7.17 AC (312,099 SF)</b>	
OWNER: CLAY COOLEY AUTO 1251 E. AIRPORT FREEWAY IRVING, TX 75062	
APPLICANT: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572	
CASE NUMBER	
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.	
WITNESS OUR HANDS THIS _____ DAY OF _____.	
PLANNING AND ZONING COMMISSION, CHAIRMAN	
DIRECTOR OF PLANNING AND ZONING	

TEXAS REGISTRATION #14199  
  
 1903 CENTRAL DR. SUITE #406  
 BEDFORD, TX 76021  
 PHONE: 817.281.0572  
 WWW.CLAYMOOREENGINEERING.COM

STATE OF TEXAS  
  
 CLAY CRISTY  
 109800  
 LICENSED PROFESSIONAL ENGINEER  
 11/16/2021

**CLAY COOLEY HYUNDAI  
1540 I-30  
ROCKWALL, TX 75087**



**CITY SITE PLAN**

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	11/16/2021
SHEET	
<b>SP-1</b>	
File No.	2020-021

**INCOMPLETE CONSTRUCTION DOCUMENTS**

THIS DOCUMENT IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.  
 (TBAE - EFFECTIVE 10-01-2003)

JAMES R. HARDIN, ARCHITECT  
 TEXAS REGISTRATION NO. 11546  
 DATE: 11/16/2021



**HYUNDAI**

**CLAY COOLEY HYUNDAI ROCKWALL**

**Oil Change Building**

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PROJECT  
 CLAY COOLEY HYUNDAI  
 ADDRESS  
 1540 INTERSTATE 30 E  
 CITY STATE  
 ROCKWALL TX  
 ZIP  
 75087

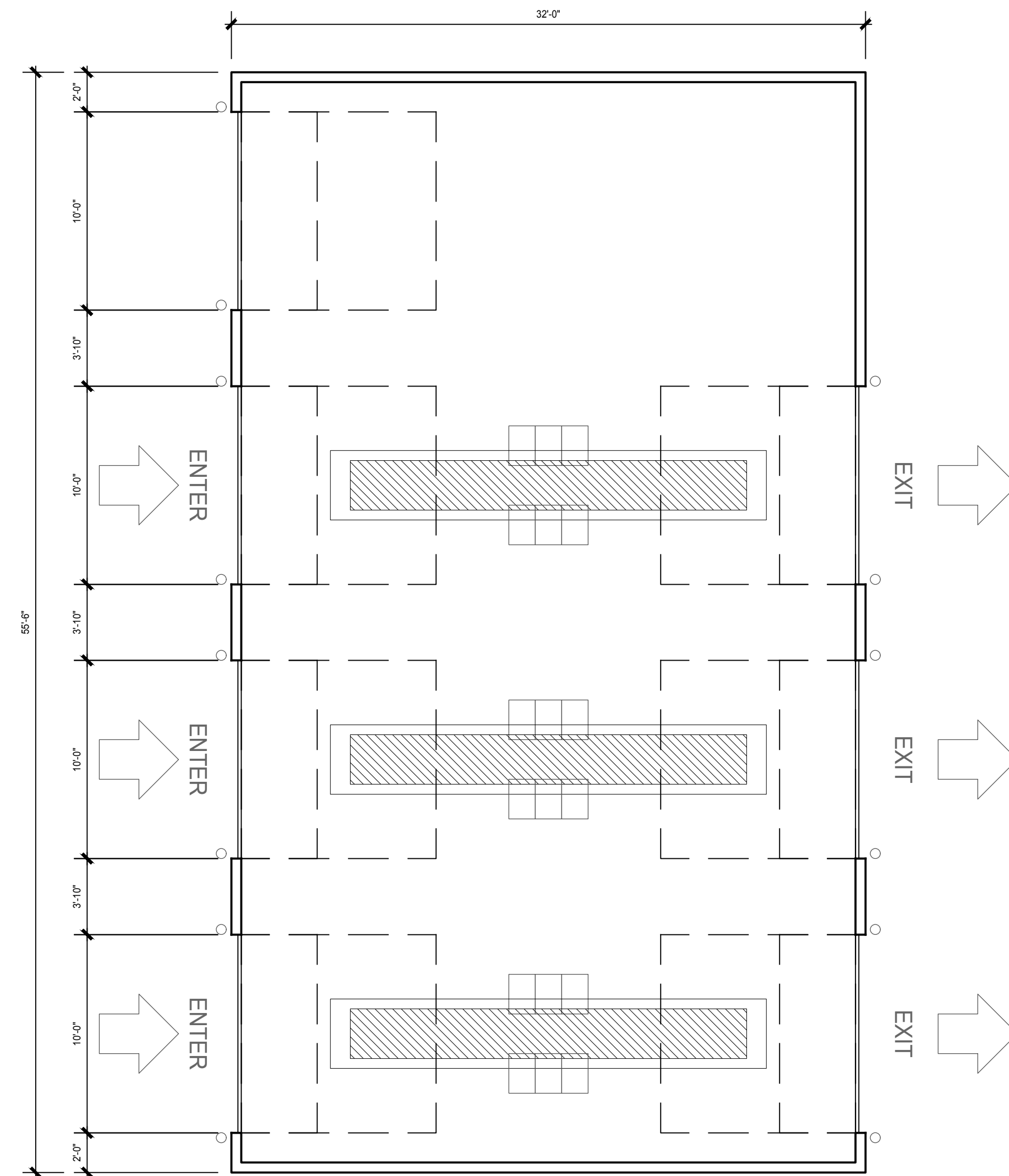
**FLOOR PLAN & EXTERIOR ELEVATIONS**

**FLOOR PLAN & EXTERIOR ELEVATIONS**

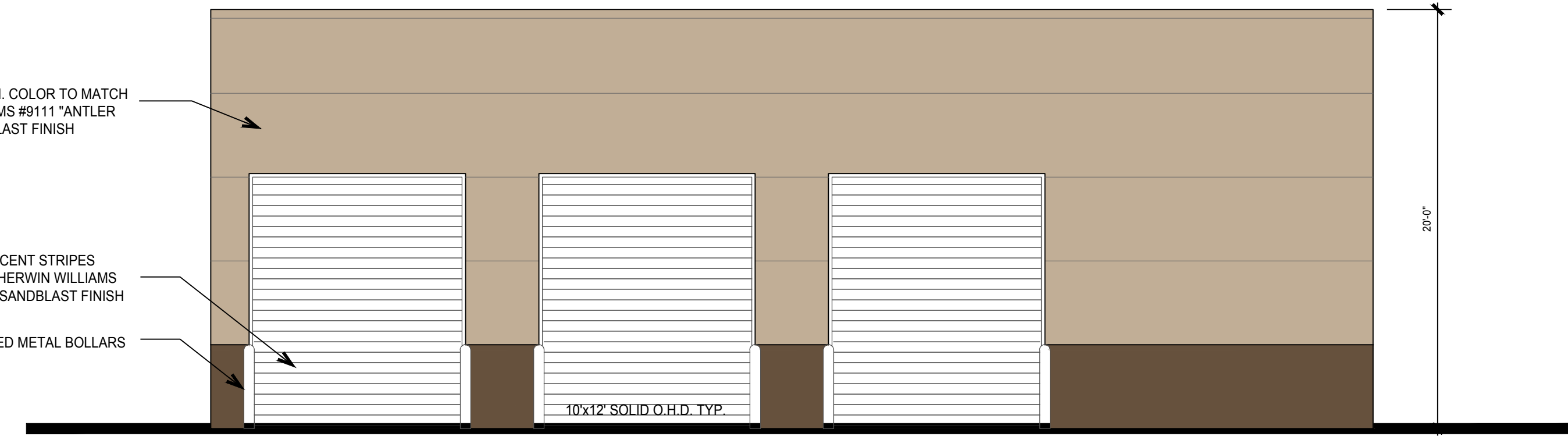
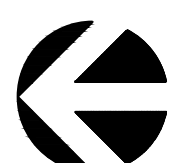
JOB NO. **21034**

DATE	ISSUE FOR	DRAWN BY
11/16/2021	SUP Submittal	GJJ, JR

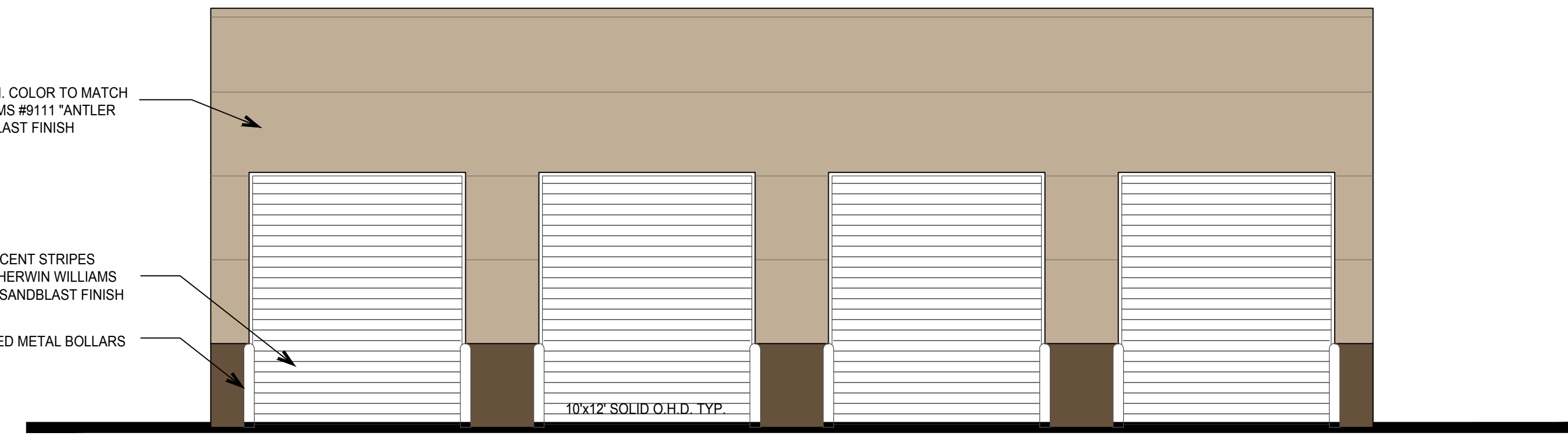
SHEET



**1 FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"



**4 SOUTH ELEVATION**  
 SCALE: 3/16" = 1'-0"



**3 NORTH ELEVATION**  
 SCALE: 3/16" = 1'-0"

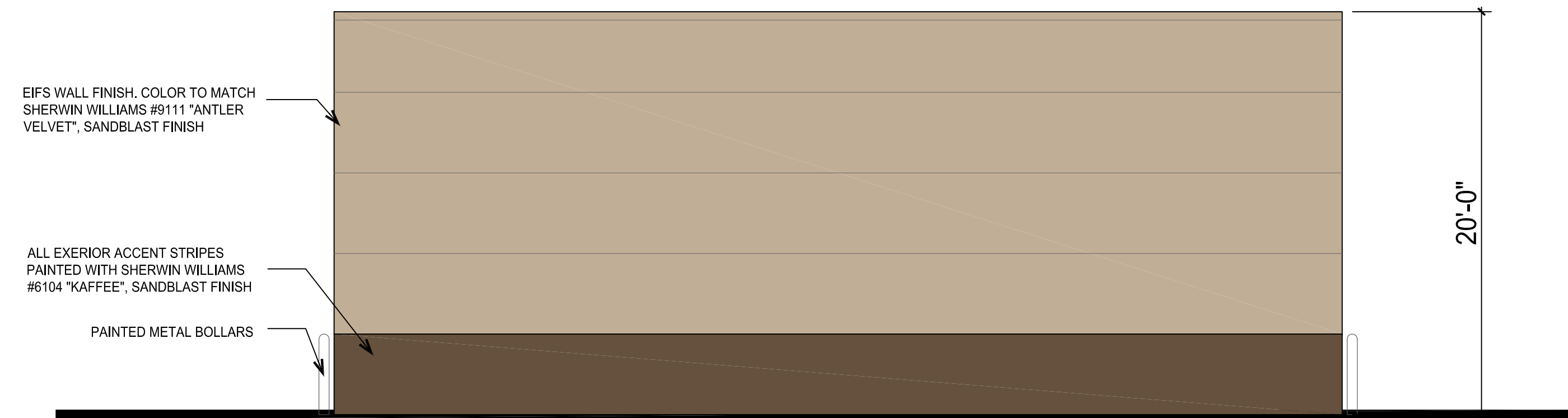


**2 EAST & WEST ELEVATIONS**  
 SCALE: 3/16" = 1'-0"

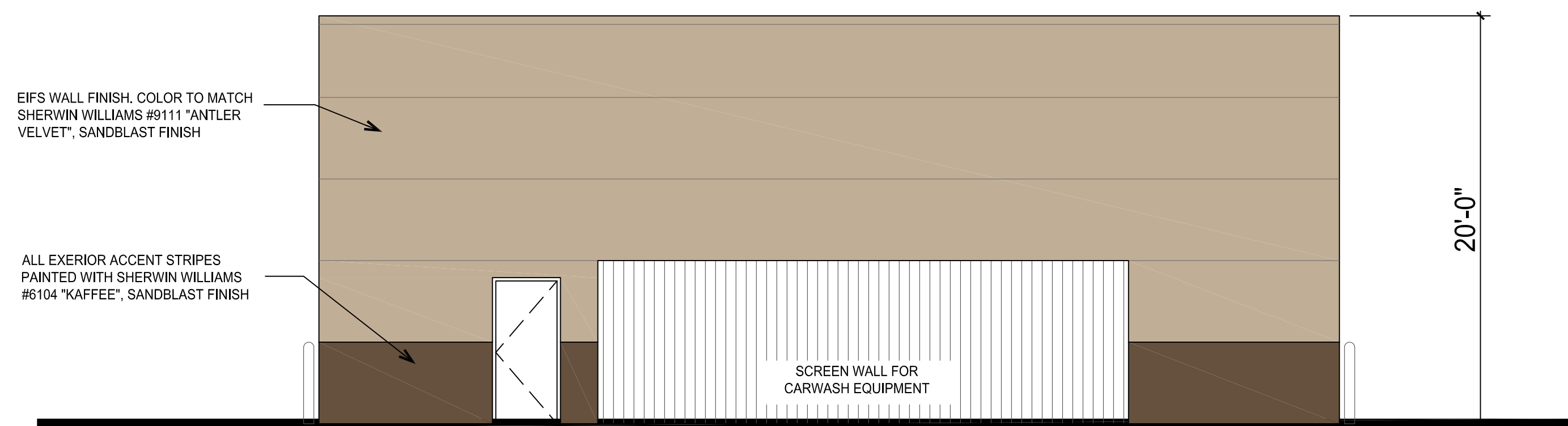


**KLINE HARDIN**

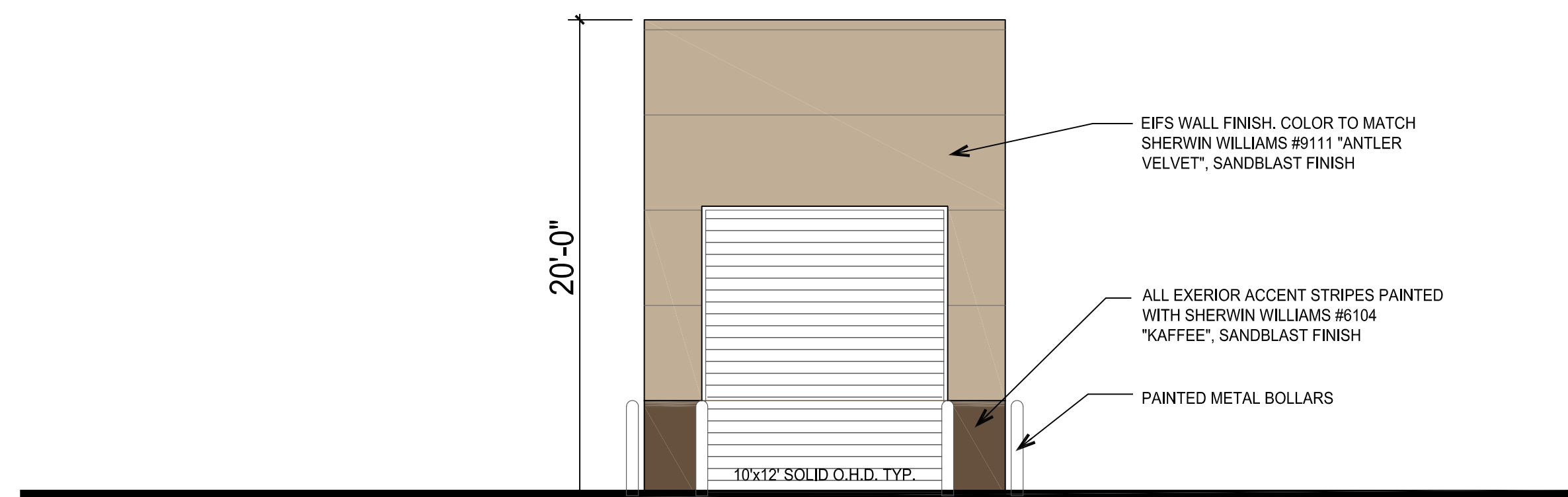
ARCHITECTURE · PLANNING · INTERIORS  
701 CANYON DRIVE · SUITE 110  
COPPELL · TX 75019  
972 · 331 · 5699



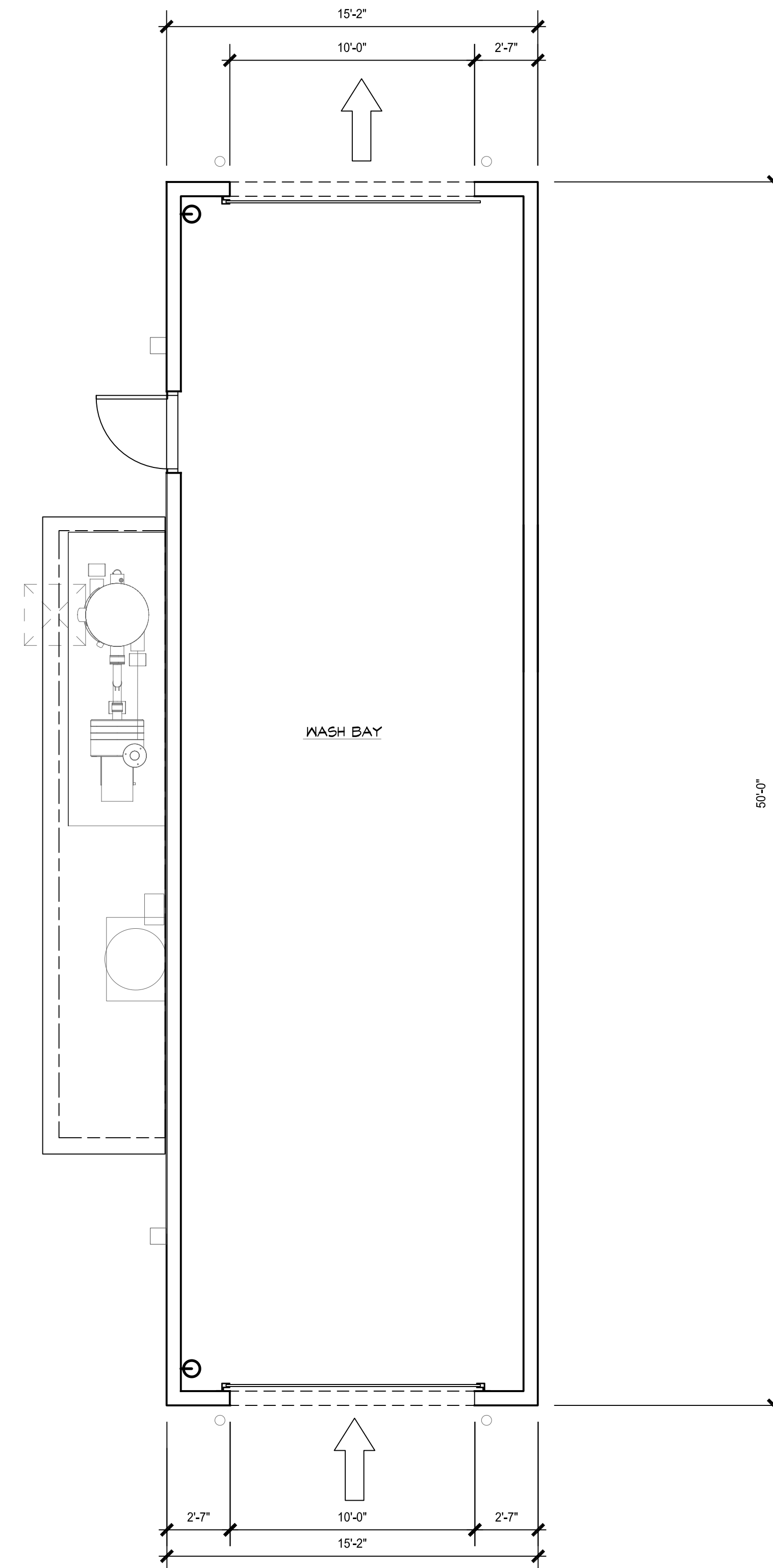
**2 SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"



**2 NORTH ELEVATION**  
SCALE: 3/16" = 1'-0"



**2 EAST & WEST ELEVATIONS**  
SCALE: 3/16" = 1'-0"



**1 FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

**INCOMPLETE  
CONSTRUCTION  
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(TBAE - EFFECTIVE 10-01-2003)

JAMES R. HARDIN, ARCHITECT  
TEXAS REGISTRATION NO. 11546  
DATE: 10/07/2021



**CLAY COOLEY  
HYUNDAI ROCKWALL**

**Carwash  
Building**

PROJECT  
**CLAY COOLEY HYUNDAI**  
ADDRESS  
**1540 INTERSTATE 30 E**  
CITY  
**ROCKWALL** STATE  
**TX**  
ZIP  
**75087**

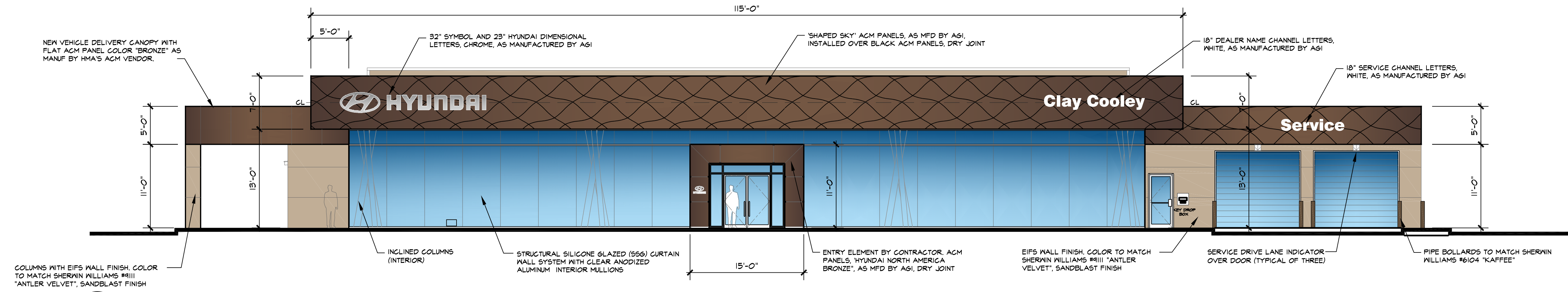
**FLOOR PLAN &  
EXTERIOR  
ELEVATIONS**

JOB NO. **21034**

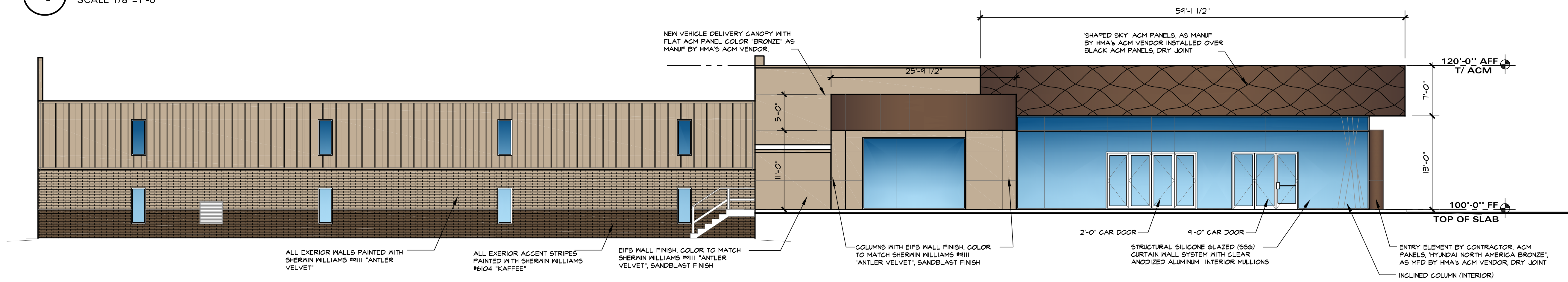
DATE 11/16/2021 ISSUE FOR SUP Submittal DRAWN BY GJJ, JR

SHEET

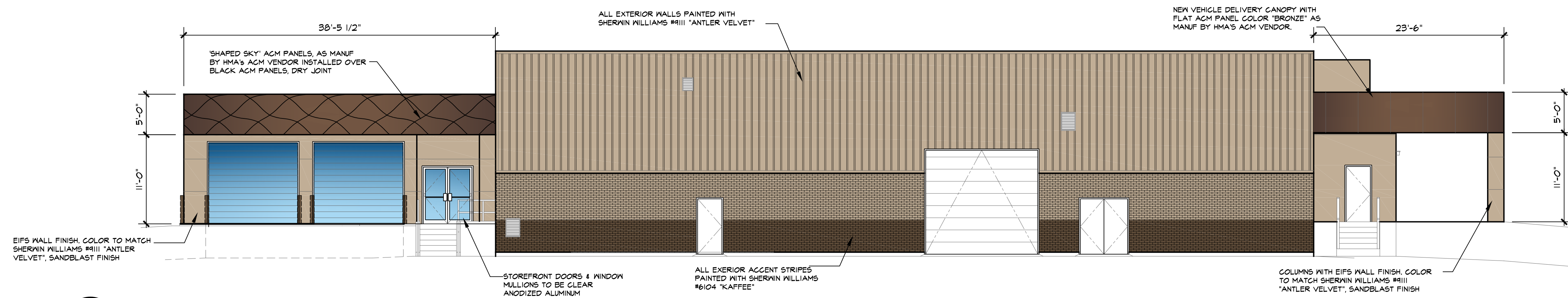
**A4.01**



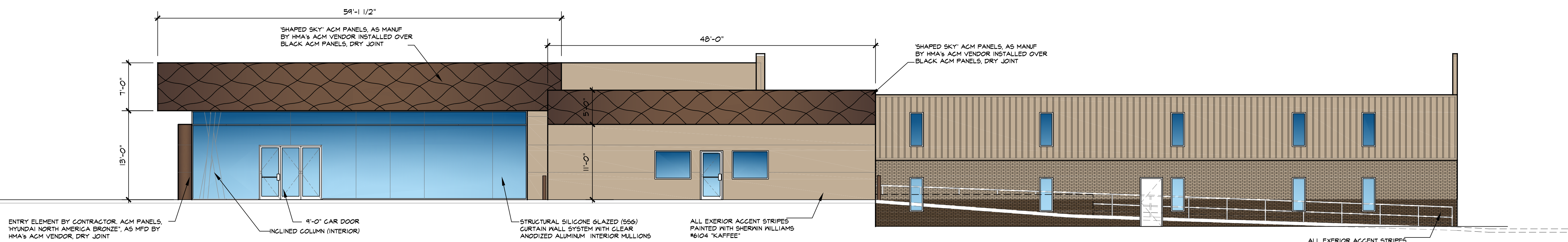
**4 NORTH ELEVATION**  
SCALE 1/8"=1'-0"



**3 EAST ELEVATION**  
SCALE 1/8"=1'-0"



**2 SOUTH ELEVATION**  
SCALE 1/8"=1'-0"



**1 WEST ELEVATION**  
SCALE 1/8"=1'-0"

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JAMES R. HARDIN, ARCHITECT  
TEXAS REGISTRATION NO. 11546  
DATE: 11/16/2021



**HYUNDAI**

**CLAY COOLEY HYUNDAI ROCKWALL**

**Showroom & Service**

PROJECT: CLAY COOLEY HYUNDAI  
ADDRESS: 1540 INTERSTATE 30 E  
CITY: ROCKWALL STATE: TX ZIP: 75087

**EXTERIOR ELEVATIONS**

JOB NO. **21034**

DATE	ISSUE FOR	DRAWN BY
11/16/2021	SUP Submittal	GJJ, JR

SHEET





## Rockwall CAD

Property Search Results > 10230 1540 EAST IH 30 ROCKWALL LLC for Tax Year:   
 Year 2021

### Property

#### Account

Property ID:	10230	Legal Description:	A0024 N M BALLARD, TRACT 4-02, ACRES 4.922, FRONT I30
Geographic ID:	0024-0000-0004-02-0R	Zoning:	L1
Type:	Real	Agent Code:	1059072
Property Use Code:	F1		
Property Use Description:	F1		

#### Location

Address:	1530 S I30 ROCKWALL, TX	Mapsco:	
Neighborhood:	AUTO SERVICE GARAGE	Map ID:	3-4
Neighborhood CD:	NC332-2020		

#### Owner

Name:	1540 EAST IH 30 ROCKWALL LLC	Owner ID:	1082466
Mailing Address:	PO BOX 570809 DALLAS, TX 75357	% Ownership:	100.0000000000%

Exemptions:

### Values

(+) Improvement Homesite Value:	+	\$0	
(+) Improvement Non-Homesite Value:	+	\$287,745	
(+) Land Homesite Value:	+	\$0	
(+) Land Non-Homesite Value:	+	\$1,179,210	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
-----			
(=) Market Value:	=	\$1,466,955	
(-) Ag or Timber Use Value Reduction:	-	\$0	
-----			
(=) Appraised Value:	=	\$1,466,955	
(-) HS Cap:	-	\$0	
-----			
(=) Assessed Value:	=	\$1,466,955	

### Taxing Jurisdiction

Owner: 1540 EAST IH 30 ROCKWALL LLC

% Ownership: 100.0000000000%

Total Value: \$1,466,955

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
CAD	ROCKWALL CAD	0.000000	\$1,466,955	\$1,466,955	\$0.00
CRW	CITY OF ROCKWALL	0.350000	\$1,466,955	\$1,466,955	\$5,134.34
GRW	ROCKWALL COUNTY	0.313100	\$1,466,955	\$1,466,955	\$4,593.03
SRW	ROCKWALL ISD	1.273600	\$1,466,955	\$1,466,955	\$18,683.14
Total Tax Rate:		1.936700			
				Taxes w/Current Exemptions:	\$28,410.51
				Taxes w/o Exemptions:	\$28,410.51

## Improvement / Building

**Improvement #1: COMMERCIAL State Code: F1 Living Area: 12000.0 sqft Value: \$287,745**

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
303	AUTOMOBILE SHOWROOM	S - 16 FT WH		1995	12000.0
326	STORAGE GARAGE	S - 14 FT WH		1995	1024.0

## Land

#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	F1	REAL COMM	4.9220	214402.32	0.00	0.00	\$1,179,210	\$0

## Roll Value History


Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2022	N/A	N/A	N/A	N/A	N/A	N/A
2021	\$287,745	\$1,179,210	0	1,466,955	\$0	\$1,466,955
2020	\$306,240	\$1,179,210	0	1,485,450	\$0	\$1,485,450
2019	\$396,040	\$1,179,210	0	1,575,250	\$0	\$1,575,250
2018	\$396,040	\$1,179,210	0	1,575,250	\$0	\$1,575,250
2017	\$484,830	\$1,238,170	0	1,723,000	\$0	\$1,723,000
2016	\$461,740	\$1,072,010	0	1,533,750	\$0	\$1,533,750
2015	\$486,410	\$1,072,010	0	1,558,420	\$0	\$1,558,420
2014	\$505,860	\$1,072,010	0	1,577,870	\$0	\$1,577,870
2013	\$407,900	\$857,610	0	1,265,510	\$0	\$1,265,510
2012	\$407,900	\$857,400	0	1,265,300	\$0	\$1,265,300
2011	\$407,900	\$857,400	0	1,265,300	\$0	\$1,265,300
2010	\$407,900	\$653,400	0	1,061,300	\$0	\$1,061,300
2009	\$407,900	\$653,400	0	1,061,300	\$0	\$1,061,300
2008	\$407,900	\$653,400	0	1,061,300	\$0	\$1,061,300

## Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	3/27/2017	WD	WARRANTY DEED	GORDON ROCKWALL INVESTMENTS LLC	1540 EAST IH 30 ROCKWALL LLC	2017	0000005721	
2	10/2/2012	WD	WARRANTY DEED	SALLEY MARTY K	GORDON ROCKWALL INVESTMENTS LLC	6959	100	475661
3	4/1/2005	WD	WARRANTY DEED	GASTON & GASTON AUCTIONEERS	SALLEY MARTY K	3953	217	0

### Tax Due

Property Tax Information as of 11/16/2021

Amount Due if Paid on: 

Year	Taxing Jurisdiction	Taxable Value	Base Tax	Base Taxes Paid	Base Tax Due	Discount / Penalty & Interest	Attorney Fees	Amount Due
2021	CITY OF ROCKWALL	\$1,466,955	\$5134.34	\$0.00	\$5134.34	\$0.00	\$0.00	\$5134.34
2021	ROCKWALL COUNTY	\$1,466,955	\$4593.03	\$0.00	\$4593.03	\$0.00	\$0.00	\$4593.03
2021	ROCKWALL ISD	\$1,466,955	\$18683.14	\$0.00	\$18683.14	\$0.00	\$0.00	\$18683.14
	<b>2021 TOTAL:</b>		<b>\$28410.51</b>	<b>\$0.00</b>	<b>\$28410.51</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$28410.51</b>
2020	CITY OF ROCKWALL	\$1,485,450	\$5496.17	\$5496.17	\$0.00	\$0.00	\$0.00	\$0.00
2020	ROCKWALL COUNTY	\$1,485,450	\$4650.95	\$4650.95	\$0.00	\$0.00	\$0.00	\$0.00
2020	ROCKWALL ISD	\$1,485,450	\$19459.40	\$19459.40	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2020 TOTAL:</b>		<b>\$29606.52</b>	<b>\$29606.52</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2019	CITY OF ROCKWALL	\$1,575,250	\$6110.39	\$6110.39	\$0.00	\$0.00	\$0.00	\$0.00
2019	ROCKWALL COUNTY	\$1,575,250	\$5119.56	\$5119.56	\$0.00	\$0.00	\$0.00	\$0.00
2019	ROCKWALL ISD	\$1,575,250	\$21265.88	\$21265.88	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2019 TOTAL:</b>		<b>\$32495.83</b>	<b>\$32495.83</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2018	CITY OF ROCKWALL	\$1,575,250	\$6334.08	\$6334.08	\$0.00	\$0.00	\$0.00	\$0.00
2018	ROCKWALL COUNTY	\$1,575,250	\$5173.12	\$5173.12	\$0.00	\$0.00	\$0.00	\$0.00
2018	ROCKWALL ISD	\$1,575,250	\$22526.08	\$22526.08	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2018 TOTAL:</b>		<b>\$34033.28</b>	<b>\$34033.28</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2017	CITY OF ROCKWALL	\$1,723,000	\$7298.63	\$7298.63	\$0.00	\$0.00	\$0.00	\$0.00
2017	ROCKWALL COUNTY	\$1,723,000	\$6027.05	\$6027.05	\$0.00	\$0.00	\$0.00	\$0.00
2017	ROCKWALL ISD	\$1,723,000	\$24811.20	\$24811.20	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2017 TOTAL:</b>		<b>\$38136.88</b>	<b>\$38136.88</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
	<b>1540 EAST IH 30 ROCKWALL LLC TOTAL:</b>		<b>\$162683.02</b>	<b>\$134272.51</b>	<b>\$28410.51</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$28410.51</b>
2012	CITY OF ROCKWALL	\$1,265,300	\$6358.13	\$6358.13	\$0.00	\$0.00	\$0.00	\$0.00
2012	ROCKWALL COUNTY	\$1,265,300	\$4889.12	\$4889.12	\$0.00	\$0.00	\$0.00	\$0.00
2012	ROCKWALL ISD	\$1,265,300	\$18599.91	\$18599.91	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2012 TOTAL:</b>		<b>\$29847.16</b>	<b>\$29847.16</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2011	ROCKWALL COUNTY	\$1,265,300	\$4889.12	\$4889.12	\$0.00	\$0.00	\$0.00	\$0.00
2011	CITY OF ROCKWALL	\$1,265,300	\$6365.72	\$6365.72	\$0.00	\$0.00	\$0.00	\$0.00
2011	ROCKWALL ISD	\$1,265,300	\$18599.91	\$18599.91	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2011 TOTAL:</b>		<b>\$29854.75</b>	<b>\$29854.75</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2010	CITY OF ROCKWALL	\$1,061,300	\$5339.40	\$5339.40	\$0.00	\$0.00	\$0.00	\$0.00
2010	ROCKWALL ISD	\$1,061,300	\$15601.11	\$15601.11	\$0.00	\$0.00	\$0.00	\$0.00
2010	ROCKWALL COUNTY	\$1,061,300	\$4100.87	\$4100.87	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2010 TOTAL:</b>		<b>\$25041.38</b>	<b>\$25041.38</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2009	ROCKWALL COUNTY	\$1,061,300	\$3979.88	\$3979.88	\$0.00	\$0.00	\$0.00	\$0.00
2009	CITY OF ROCKWALL	\$1,061,300	\$5339.40	\$5339.40	\$0.00	\$0.00	\$0.00	\$0.00
2009	ROCKWALL ISD	\$1,061,300	\$15601.11	\$15601.11	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2009 TOTAL:</b>		<b>\$24920.39</b>	<b>\$24920.39</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2008	CITY OF ROCKWALL	\$1,061,300	\$5339.40	\$5339.40	\$0.00	\$0.00	\$0.00	\$0.00
2008	ROCKWALL ISD	\$1,061,300	\$15601.11	\$15601.11	\$0.00	\$0.00	\$0.00	\$0.00
2008	ROCKWALL COUNTY	\$1,061,300	\$3979.87	\$3979.87	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2008 TOTAL:</b>		<b>\$24920.38</b>	<b>\$24920.38</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2007	ROCKWALL COUNTY	\$952,400	\$3333.40	\$3333.40	\$0.00	\$0.00	\$0.00	\$0.00
2007	CITY OF ROCKWALL	\$952,400	\$4633.42	\$4633.42	\$0.00	\$0.00	\$0.00	\$0.00
2007	ROCKWALL ISD	\$952,400	\$14000.28	\$14000.28	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2007 TOTAL:</b>		<b>\$21967.10</b>	<b>\$21967.10</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2006	CITY OF ROCKWALL	\$795,770	\$3382.03	\$3382.03	\$0.00	\$0.00	\$0.00	\$0.00
2006	ROCKWALL ISD	\$795,770	\$13607.67	\$13607.67	\$0.00	\$0.00	\$0.00	\$0.00
2006	ROCKWALL COUNTY	\$795,770	\$2790.77	\$2790.77	\$0.00	\$0.00	\$0.00	\$0.00

	<b>2006 TOTAL:</b>		<b>\$19780.47</b>	<b>\$19780.47</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2005	ROCKWALL COUNTY	\$439,280	\$1540.56	\$1540.56	\$0.00	\$0.00	\$0.00	\$0.00
2005	CITY OF ROCKWALL	\$439,280	\$1620.50	\$1620.50	\$0.00	\$0.00	\$0.00	\$0.00
2005	ROCKWALL ISD	\$439,280	\$8258.46	\$8258.46	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2005 TOTAL:</b>		<b>\$11419.52</b>	<b>\$11419.52</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2004	ROCKWALL ISD	\$439,280	\$8258.46	\$8258.46	\$0.00	\$0.00	\$0.00	\$0.00
2004	CITY OF ROCKWALL	\$439,280	\$1581.41	\$1581.41	\$0.00	\$0.00	\$0.00	\$0.00
2004	ROCKWALL COUNTY	\$439,280	\$1540.56	\$1540.56	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2004 TOTAL:</b>		<b>\$11380.43</b>	<b>\$11380.43</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2003	ROCKWALL COUNTY	\$417,500	\$1475.45	\$1475.45	\$0.00	\$0.00	\$0.00	\$0.00
2003	CITY OF ROCKWALL	\$417,500	\$1503.00	\$1503.00	\$0.00	\$0.00	\$0.00	\$0.00
2003	ROCKWALL ISD	\$417,500	\$7849.00	\$7849.00	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2003 TOTAL:</b>		<b>\$10827.45</b>	<b>\$10827.45</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2002	ROCKWALL ISD	\$417,500	\$7670.31	\$7670.31	\$0.00	\$0.00	\$0.00	\$0.00
2002	CITY OF ROCKWALL	\$417,500	\$1503.00	\$1503.00	\$0.00	\$0.00	\$0.00	\$0.00
2002	ROCKWALL COUNTY	\$417,500	\$1475.45	\$1475.45	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2002 TOTAL:</b>		<b>\$10648.76</b>	<b>\$10648.76</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2001	ROCKWALL COUNTY	\$405,450	\$1432.86	\$1432.86	\$0.00	\$0.00	\$0.00	\$0.00
2001	CITY OF ROCKWALL	\$405,450	\$1459.62	\$1459.62	\$0.00	\$0.00	\$0.00	\$0.00
2001	ROCKWALL ISD	\$405,450	\$7460.28	\$7460.28	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2001 TOTAL:</b>		<b>\$10352.76</b>	<b>\$10352.76</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2000	ROCKWALL ISD	\$384,900	\$6075.65	\$6075.65	\$0.00	\$0.00	\$0.00	\$0.00
2000	CITY OF ROCKWALL	\$384,900	\$1385.64	\$1385.64	\$0.00	\$0.00	\$0.00	\$0.00
2000	ROCKWALL COUNTY	\$384,900	\$1361.01	\$1361.01	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2000 TOTAL:</b>		<b>\$8822.30</b>	<b>\$8822.30</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
1999	CITY OF ROCKWALL	\$377,910	\$1360.48	\$1360.48	\$0.00	\$0.00	\$0.00	\$0.00
1999	ROCKWALL ISD	\$377,910	\$5748.39	\$5748.39	\$0.00	\$0.00	\$0.00	\$0.00
1999	ROCKWALL COUNTY	\$377,910	\$1336.29	\$1336.29	\$0.00	\$0.00	\$0.00	\$0.00
	<b>1999 TOTAL:</b>		<b>\$8445.16</b>	<b>\$8445.16</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
1998	ROCKWALL ISD	\$376,670	\$5612.38	\$5612.38	\$0.00	\$0.00	\$0.00	\$0.00
1998	CITY OF ROCKWALL	\$376,670	\$1356.01	\$1356.01	\$0.00	\$0.00	\$0.00	\$0.00
	<b>1998 TOTAL:</b>		<b>\$6968.39</b>	<b>\$6968.39</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2016	CITY OF ROCKWALL	\$1,533,750	\$6967.83	\$6967.83	\$0.00	\$0.00	\$0.00	\$0.00
2016	ROCKWALL COUNTY	\$1,533,750	\$5765.36	\$5765.36	\$0.00	\$0.00	\$0.00	\$0.00
2016	ROCKWALL ISD	\$1,533,750	\$22469.44	\$22469.44	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2016 TOTAL:</b>		<b>\$35202.63</b>	<b>\$35202.63</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2015	CITY OF ROCKWALL	\$1,558,420	\$7563.01	\$7563.01	\$0.00	\$0.00	\$0.00	\$0.00
2015	ROCKWALL COUNTY	\$1,558,420	\$6169.78	\$6169.78	\$0.00	\$0.00	\$0.00	\$0.00
2015	ROCKWALL ISD	\$1,558,420	\$22441.25	\$22441.25	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2015 TOTAL:</b>		<b>\$36174.04</b>	<b>\$36174.04</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2014	CITY OF ROCKWALL	\$1,577,870	\$7818.35	\$7818.35	\$0.00	\$0.00	\$0.00	\$0.00
2014	ROCKWALL COUNTY	\$1,577,870	\$6246.79	\$6246.79	\$0.00	\$0.00	\$0.00	\$0.00
2014	ROCKWALL ISD	\$1,577,870	\$22721.33	\$22721.33	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2014 TOTAL:</b>		<b>\$36786.47</b>	<b>\$36786.47</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
2013	CITY OF ROCKWALL	\$1,265,510	\$6359.19	\$6359.19	\$0.00	\$0.00	\$0.00	\$0.00
2013	ROCKWALL COUNTY	\$1,265,510	\$5010.15	\$5010.15	\$0.00	\$0.00	\$0.00	\$0.00
2013	ROCKWALL ISD	\$1,265,510	\$18476.44	\$18476.44	\$0.00	\$0.00	\$0.00	\$0.00
	<b>2013 TOTAL:</b>		<b>\$29845.78</b>	<b>\$29845.78</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
	<b>GORDON ROCKWALL INVESTMENTS LLC TOTAL:</b>		<b>\$138008.92</b>	<b>\$138008.92</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
	<b>SALLEY MARTY K TOTAL:</b>		<b>\$255196.40</b>	<b>\$255196.40</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
	<b>GRAND TOTAL (ALL OWNERS):</b>		<b>\$555888.34</b>	<b>\$527477.83</b>	<b>\$28410.51</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$28410.51</b>

NOTE: Penalty & Interest accrues every month on the unpaid tax and is added to the balance. Attorney fees may also increase your tax liability if not paid by July 1. If you plan to submit payment on a future date, make sure you enter the date and RECALCULATE to obtain the correct total amount due.

**Questions Please Call (972) 771-2034**

Website version: 1.2.2.33

Database last updated on: 11/15/2021 8:21 PM

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# CHECKLIST FOR SITE PLAN SUBMITTALS

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

**CASE NUMBER:**

**OVERLAY DISTRICT:**

**REVIEWED BY:**

**REVIEW DATE:**

## 1.1 GENERAL INFORMATION FOR ALL PLANS SUBMITTED

Requirements	✓= OK	N/A	Comments	UDC Reference
Items Necessary for Site Plan Review:				<i>Per Application</i>
✓ Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.A, of Art. 11
✓ Landscape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
✓ Treescape Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
✓ Photometric Plan	<input type="checkbox"/>	<input checked="" type="checkbox"/>		-
✓ Building Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>		-
Building Material Sample Board and Color Rendering of Building Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If required the sample board should detail all building materials, with each material clearly labeled and indicating manufacturer info, color, etc. Check with Planning Staff to see which is appropriate for the submitted project.	§03.04.A, of Art. 11
Submittal Requirements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Four (4) large (24" x 36") <b>folded</b> copies and one (1) PDF digital copy of each plan is required at the time of submittal.	§03.04.A, of Art. 11
Is the property properly platted?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate if the property has been properly platted.	-
Title Block (Project Name, Legal Description and/or Address)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The title block is to be located in the lower right-hand corner of all sheets and contain the project name, street address, and/or the lot and block designation.	§03.04.A, of Art. 11
Case Number	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The case number should be placed in the lower right-hand corner below the title block of all sheets.	§03.04.A, of Art. 11
Owners (Name, Address, and Phone Number)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The owners name, address, and phone number are required to be in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
Developer (Name, Address, and Phone Number)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The name, address, and phone number of the person or company that prepared the plans are required in the lower right-hand corner left of the title block.	§03.04.A, of Art. 11
North Point	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position.	§03.04.A, of Art. 11
Numeric and Graphic Scale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The recommended engineering scales are 1" = 20', 1" = 40', etc. ... with a maximum of 1" = 100'.	§03.04.A, of Art. 11
Vicinity Map	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The vicinity map should locate the site relative to the nearest major roadways in a one-half mile radius.	§03.04.A, of Art. 11
Signature Block	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Standard signature block with signature space for the Planning & Zoning Chairman and Planning Director.	§03.04.A, of Art. 11
Date	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The date that the plans were prepared is required on all submittals.	§03.04.A, of Art. 11
Proposed Land Use:			Indicate the proposed use for this site. Additionally, indicate the proposed use for all structures.	§03.04.A, of Art. 11
✓ Commercial	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Land Uses Permitted in the RO, NS, GR, C, DT, RC & Designated Planned Development District Ordinances.	-
✓ Industrial	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Land Uses Permitted in the RT, LI, HI & Designated Planned Development District Ordinances.	-

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

Requirements	✓= OK	N/A	Comments	UDC Reference
Total Lot or Site Area (Acreage and Square Footage)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If the site is part of a larger tract include a key map showing the entire tract of land and the location of the site being planned.	§03.04.B, of Art. 11

Perimeter Dimensions of the Site	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the perimeter dimensions of the site in feet.	§03.04.B, of Art. 11
Buildings (Square Footage)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and total square footage of all existing and planned buildings on the site.	§03.04.B, of Art. 11
Perimeter Dimensions of all Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the wall lengths of all buildings on the site.	§03.04.B, of Art. 11
Distance Between Buildings	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the distance between all existing and planned buildings located on the site.	§03.04.B, of Art. 11
Distance Between Buildings and Property Lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the distance between all property lines and existing and planned buildings located on the site.	§03.04.B, of Art. 11
Indicate all Property Lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all existing property lines. If the site plan requires a platting case that will alter the property lines show the proposed changes in a different line weight.	§03.04.B, of Art. 11
Indicate all Building Setbacks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate all building setbacks adjacent to right-of-way.	§03.04.B, of Art. 11
Indicate all Easements	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Additionally, indicate all utilities both existing and proposed.	§03.04.B, of Art. 11
Indicate all Drive/Turning Radii	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11
Indicate all Drive Widths	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11
Indicate all Fire Lanes	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate and label the widths of all fire lanes existing and proposed for the site.	§03.04.B, of Art. 11
Indicate location of all Fire Hydrants	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11
Indicate all Sidewalks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate and label the widths of all sidewalks existing and proposed for the site.	§03.04.B, of Art. 11
Adjacent Street Right-Of-Way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Reference the City's Master Transportation Plan for right-of-way information.	§03.04.B, of Art. 11
Label all Adjacent Street Name	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Label all adjacent existing and proposed street names.	§03.04.B, of Art. 11
Adjacent Street Centerlines	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the street centerline for all existing and proposed streets.	§03.04.B, of Art. 11
Median Breaks in Adjacent Streets	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§03.04.B, of Art. 11

## 2.2 SITE PLAN: PARKING INFORMATION

Requirements	✓= OK	N/A	Comments	UDC Reference
Dimension of a Typical Parking Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>	See the comment section in <i>Adequate Parking and Maneuvering</i> below.	§05.03, of Art. 06
Parking Table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide parking table indicating the total number of required parking spaces by use, the total number of required handicapped parking spaces and the total parking provided.	§05.01, of Art. 06
Handicap Parking Spaces Shown	<input checked="" type="checkbox"/>	<input type="checkbox"/>		§05.04, of Art. 06
Adequate Parking	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>Reference Table 3 of Article VI.</i>	Table 5, Art. 06
Adequate Parking and Maneuvering	<input checked="" type="checkbox"/>	<input type="checkbox"/>	All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction ( <i>Check w/ the Engineering Department</i> ).	§05.03.C, of Art. 06
Adequate Loading Area	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Loading spaces shall be a minimum of 12 feet in width, 65 feet in length, and 14 feet in height except as may otherwise be approved by the city engineer ( <i>Art. VI 6.5 Loading Requirements</i> ).	§06.04, of Art. 06
Adequate Loading Maneuvering	<input checked="" type="checkbox"/>	<input type="checkbox"/>	It is also the purpose of this Article to require allocation of sufficient off-street/on-site loading facilities by businesses and industry to ensure that the loading and unloading of vehicles will not interfere with traffic flow or block roadways or fire lanes.	§01.02, of Art. 06
Type and Depth of Paving Material	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material.	§03.02, of Art. 06

## 2.3 SITE PLAN: SIGNAGE

Requirements	✓= OK	N/A	Comments	UDC Reference
<b>NOTE:</b> All signage shall conform to Chapter 32 of the Rockwall Municipal Code of Ordinance, unless otherwise specified in an Overlay District or Planned Development District with specific signage requirements.				

Proposed or Existing Signage	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and type of all proposed and/or existing signage on the site plan. Additionally, provide a detail or cut-sheet showing the elevations, lighting and dimensions of the proposed signage.	§06.02.F, of Art. 05
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## 2.4 SITE PLAN: SCREENING

Requirements	√= OK	N/A	Comments	UDC Reference
Indicate the Type and Location of any Existing and/or Proposed Fences	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Label the height and type of fence proposed or existing.	§08.02.F, of Art. 08
Utility Equipment Screening (Pad or Ground Mounted)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, or walls matching the main structure.	§01.05.C, of Art. 05
Utility Equipment Screening (Roof Mounted)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction.	§01.05.C, of Art. 05
Above Ground Storage Tanks	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Aboveground storage tanks shall be screened utilizing walls matching the main structure. Screening plans for above ground storage tanks shall generally conform to the diagram below (i.e. incorporate primary screening – screening wall – and secondary screening) and be approved by the Planning and Zoning Commission in conjunction with a site plan.	§01.05.D, of Art. 05
Dumpster Screening	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards.	§01.05.B, of Art. 05
Outside Storage	<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Off-Street Loading Dock Screening	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Off-street loading docks must be screened from all public streets and any residential district that abuts or is directly across a public street or alley from the lot. The screening must be at least six feet in height and may be provided by using a masonry fence, berms, plantings or a combination of the above.	§01.05.A, of Art. 05
Residential Adjacency Standards	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The director may require wing walls, landscape screens, changes in building orientation, and/or other architectural elements to minimize the impact of uses adjacent to residential property within 150 feet (also reference Art. VIII 5.2).	§01.06, of Art. 05

## 3.1 LANDSCAPE PLAN

Requirements	√= OK	N/A	Comments	UDC Reference
Provide Site Data Note: see site plan for dimensional control	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.	See Sec. 2.1 of this checklist
Impervious Area vs. Landscape/Open Space Area Provided and Required (As Per Zoning District)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the applicable zoning district percentage of landscaping required and provided, and the impervious area vs. the amount of landscaping and open spaces required and provided.	§01.01.B, of Art. 05
Landscape Table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a landscape table showing plant materials, quantities, size and spacing for existing and proposed landscaping. Complete description of plant materials shown on the plan, including names, locations, qualities, container or caliper sizes at installation, heights, spread, and spacing requirements should also be listed on the plan.	§05.03.B, of Art. 08
Indicate all Landscaping	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and proposed landscaping.	§05.03.B, of Art. 08
Location of Water Courses and Significant Drainage Features	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations of all existing and/or proposed water courses and the location of any existing and/or proposed significant drainage features.	-
Indicate all Landscape Buffers	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the locations and dimensions of the required landscape buffers.	§05.01, of Art. 08



Acceptable Landscape Materials:			Sec. 04., of Art. 08	
✓ Trees allowed in Street Landscape Buffers	✓	<input type="checkbox"/>	Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Bald Cypress, Chinese Pistachio, October Glory Maple, Pecan, Texas Ash, Live Oak, Chinquapin Oak, and Burr Oak (Understory Trees: Texas Redbud, Mexican Plum, Downy Hawthorn, Wax Myrtle, Yaupon, and Deciduous Yaupon)	Appendix C
✓ Trees not allowed in Landscape Buffers	✓	<input type="checkbox"/>	Silver Maple, Box Elder, Mimosa, Catalpa, Hackberry, Sugarberry, Honey Locust, Tulip Tree, Chinaberry, Sycamore, Cottonwood, Willows, American Elm, Siberian Elm, Jerusalem Thorn/Petuma, Bois D'Arc, Flowering Crabapple Tree, Ginko Tree, Peach/Plum, Mulberry, Texas Mountain Laurel, Lilac Chaste Tree, and Pine Tree.	Appendix C
Protected Trees (That Will Remain On-Site)	✓	<input type="checkbox"/>	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Prior to any construction or land development, the developer shall clearly mark all protected and feature trees with an aluminum tag -- indicating the trees relationship to the treescape plan -- and flag (i.e. bright fluorescent red vinyl tape). In those instances where a protected tree is so close to the construction area that construction equipment could possibly damage the tree, a protective fence shall be required.	§07.01, of Art. 09
Parking Lot Landscaping	✓	<input type="checkbox"/>	Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including the information as to the amount (in sq. ft.) of landscape area to be provided internal to parking areas, the total square footage included in the parking area, and the number and location of required off-street parking and loading spaces.	§05.03.E, of Art. 08
Location of all Site Amenities	✓	<input type="checkbox"/>	Identify the size, height, location, and material of proposed seating, lighting, planter's sculptures, water features and landscape paving and other public amenities.	-
Identify Visibility Triangles	<input type="checkbox"/>	✓	Identify visibility triangles on all lots for all driveway intersections and public streets.	§01.08, of Art. 05
Landscape Buffer - Street Trees	✓	<input type="checkbox"/>	Large trees (a species which normally reaches a height of 30 feet or more upon maturity) shall be provided in the required street landscape buffer in numbers equal to one (1) tree for every 50 feet of street frontage.	§05.01, of Art. 08
Tree Locations	✓	<input type="checkbox"/>	Trees must be planted at least five (5) feet from water, sewer and storm sewer lines.	§05.03.E, of Art. 08
Irrigation Requirements Note	✓	<input type="checkbox"/>	Provide note indicating irrigation will meet requirements of UDC.	§05.04, of Art. 08
Hydro mulch (or non-sod option)	✓	<input type="checkbox"/>	The developer shall establish grass and maintain the seeded area, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the City. A "Stand of Grass" shall consist of 75% to 80% coverage and a minimum of one-inch (1") in height as determined by the City.	Sec. 4.2, Coverage, Engr Standards of Design and Construction
Rights-of-Way & Landscape Buffers	✓	<input type="checkbox"/>	All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (i.e. sod -- hydro mulch shall be prohibited in these areas) prior to the issuance of a Certificate of Occupancy (CO).	§05.03.G, of Art. 08

#### 4.1 TREESCAPE PLAN

Requirements	✓ = OK	N/A	Comments	UDC Reference
Provide Site Data	✓	<input type="checkbox"/>	Provide the same site data information required in Section 2.1 <i>Site Plan: Miscellaneous and Density and Dimensional Requirements</i> of this checklist.	See Sec. 2.1 of this checklist
Note: see site plan for dimensional control.				
Buildings	✓	<input type="checkbox"/>	Indicate the location of all existing or proposed structures, and/or the building pads as shown on the grading plan.	§03.01.A, of Art. 09
Indicate all Site Elevations, Grades, Major Contours and the Limits of Construction	✓	<input type="checkbox"/>		§03.01.C, of Art. 09

Protected Trees (To Remain On Site)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Such trees shall be marked and a drip line of said trees shall be protected prior to and during all construction, including dirt work.	§03.01.E, of Art. 09
Protected Trees (To be Removed from the Site)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the location of all protected trees (4" or larger) that are to be removed from the site and the proposed locations of all replacement trees.	§03.01.F, of Art. 09
Treescape Table	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Provide a table showing the total inches of trees to be removed and the total inches of trees to be replaced.	§03.01.G, of Art. 09

## 5.1 PHOTOMETRIC AND LIGHTING PLANS

Note: existing site lighting to remain,  
no additional site lighting it proposed

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Site Data Table	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide the same site data information required in Section 2.1 <i>Site Plan: Miscellaneous and Density and Dimensional Requirements</i> of this checklist.	See Sec. 2.1 of this checklist -
Indicate Lighting Levels (in Foot Candles [FC])	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Show lighting levels in foot-candles (FC) measured throughout the site and extended to all property lines of the subject property.	§03.03, of Art. 07
Adjacent Property with Common Lot Lines:				
✓ Residential Use	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The allowable maximum light intensity measured at the property line of a residential property shall be 0.2 of one foot candle.	§03.03.B, of Art. 07
✓ Commercial Use	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. <i>Subject to requirements in Art. VII 3.3.C.</i>	§03.03.C, of Art. 07
Under-Canopy Lighting	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Under canopy lighting (i.e. fuel stations, drive through lanes and covered parking structures) shall not exceed 35 foot candles (with the exception below).	§03.03.E.1, of Art. 07
Lighting for Motor Vehicle Dealerships	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Shall not exceed 0.3 of one foot candle within the front yard of the development. The remainder will comply with the 0.2 of one foot candle.	§03.03.E.2, of Art. 07
Lighting in Parking Areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. (Exceptions: (1) under canopy lighting and (2) motor vehicle dealerships)	§03.03.G, of Art. 07
Building and Pole Mounted Lighting	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Indicate the location and type of all exterior lighting, including pole mounted, wall-mounted, signage, etc.	§03.03.E, of Art. 07
Indicate the Mounting Height for all Proposed Light Fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	No light pole, base or combination thereof shall exceed 30 feet, unless further restricted within an Overlay District.	§03.03.D of Art. 07
Indicate the Wattage of all Light Sources	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide lighting cut sheets that indicates the wattage for each exterior lighting fixture. Light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line.	§03.03.A, of Art. 07
Proposed Light Fixtures	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Provide elevation drawings and/or cut-sheets of proposed light fixtures on/with photometric plan.	§03.03, of Art. 07

## 6.1 BUILDING ELEVATIONS: NON-INDUSTRIAL

Requirements	✓= OK	N/A	Comments	UDC Reference
Provide Exterior Elevations	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>North</u> <u>South</u> <u>East</u> <u>West</u> (Circle all that apply)	-
Indicate Exterior Elevations Adjacent to Public Right-of-Way	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<u>North</u> <u>South</u> <u>East</u> <u>West</u> (Circle all that apply)	-
Minimum 90% Masonry Requirement <i>OVERLAY DISTRICTS ONLY</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§06.02.C, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement <i>OVERLAY DISTRICTS ONLY</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Applies to facades that are visible from a public right-of-way and/or open space.	§06.02.C, of Art. 05
Indicate the Surface Area of Each Facade	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade.	§04.01, of Art. 05
Proposed Building Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Specifications and description of all proposed building materials, on all proposed buildings.	§04.01, of Art. 05
Indicate the Roofing Materials and Color	<input checked="" type="checkbox"/>	<input type="checkbox"/>		

Indicate Parapet Wall Height **(If Applicable, finish the interior side of the parapet wall)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If applicable indicate the parapet wall by dashing in the top of roof deck. **Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall.	§04.01, of Art. 05
Indicate all Roof Mounted Mechanical Equipment (If Applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	If applicable indicate any proposed roof mounted mechanical equipment and indicate how these will be screened from view.	§01.05.C, of Art. 05
Indicate Any Additional Design Elements Proposed (If Applicable)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Indicate any additional design elements for the base, walls, or parapets (such as cornice, arcades, and covered walkways/windows). Be sure to include the location, size, color, and material of any proposed structure.	
Indicate Building Height(s)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof.	§07.03 of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Secondary Entry/Arch. Element Length = 25% x L 4. Wall Projection = 25% x H 5. Primary Entry/Arch. Element Width = 2 x (25% x L) 6. Projection Height = 25% x H 7. Primary Entry/Arch. Element Length = 2 x (25% x L)	§04.01.C.1, of Art. 05
Secondary Facades	<input checked="" type="checkbox"/>	<input type="checkbox"/>	1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Secondary Entry/Arch. Element Length = 15% x L 4. Secondary Entry/Arch. Element Width = 15% x H 5. Projection Height = 15% x H	§04.01.C.2, of Art. 05

## 6.2 BUILDING ELEVATIONS: INDUSTRIAL

Requirements	✓ = OK	N/A	Comments	UDC Reference
<b>NOTE:</b> Industrial buildings are subject to all the elements listed in Section 6.1 Building Elevations: Non-Industrial with the exception of the following standards.				
Minimum 90% Masonry Requirement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Exterior walls should consist of 90% masonry materials excluding doors and windows.	§05.01.A.1, of Art. 05
Indicate Amount and Location of the Minimum 20% Stone Requirement	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Applies to facades that are visible from a public right-of-way and/or open space.	§05.01.A.1.a.1, of Art. 05
Minimum Standards for Articulation:				
Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Wall Height [H] = H 2. Wall Length [L] = 4 x H 3. Wall Projection = 25% x H 4. Entry/Arch. Element Length = 33% x L 5. Projection Height = 25% x H 6. Entry/Arch. Element Width = 2 x (25% x H)	§05.01.C.1, of Art. 05
Secondary Facades	<input type="checkbox"/>	<input checked="" type="checkbox"/>	1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Entry/Arch. Element Length = 15% x L 4. Entry/Arch. Element Width = 15% x H 5. Projection Height = 15% x H	§05.01.C.2, of Art. 05



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. Z2021-049

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1540 I30 Rockwall TX

SUBDIVISION Rockwall Recreational Addition

LOT 1&2 BLOCK 1

GENERAL LOCATION IH30 & Clay Cooley Drive

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

CURRENT ZONING F1

CURRENT USE Auto Dealer

PROPOSED ZONING

PROPOSED USE

ACREAGE 7.17

LOTS [CURRENT] 2

LOTS [PROPOSED]

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE

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

OWNER 1540 East IH 30 Rockwall LLC

APPLICANT Claymoore Engineering

CONTACT PERSON Clay Cooley

CONTACT PERSON Drew Donosky

ADDRESS PO Box 570809

ADDRESS 1903 Central Drive, Suite 406

CITY, STATE & ZIP Dallas TX 75357

CITY, STATE & ZIP Bedford TX 76012

PHONE

PHONE 817-458-4008

E-MAIL

E-MAIL Drew@claymooreeng.com

## NOTARY VERIFICATION [REQUIRED]

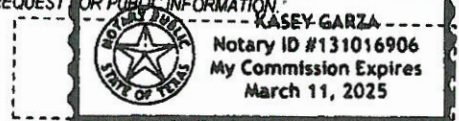
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Clay Cooley [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ November TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11 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."

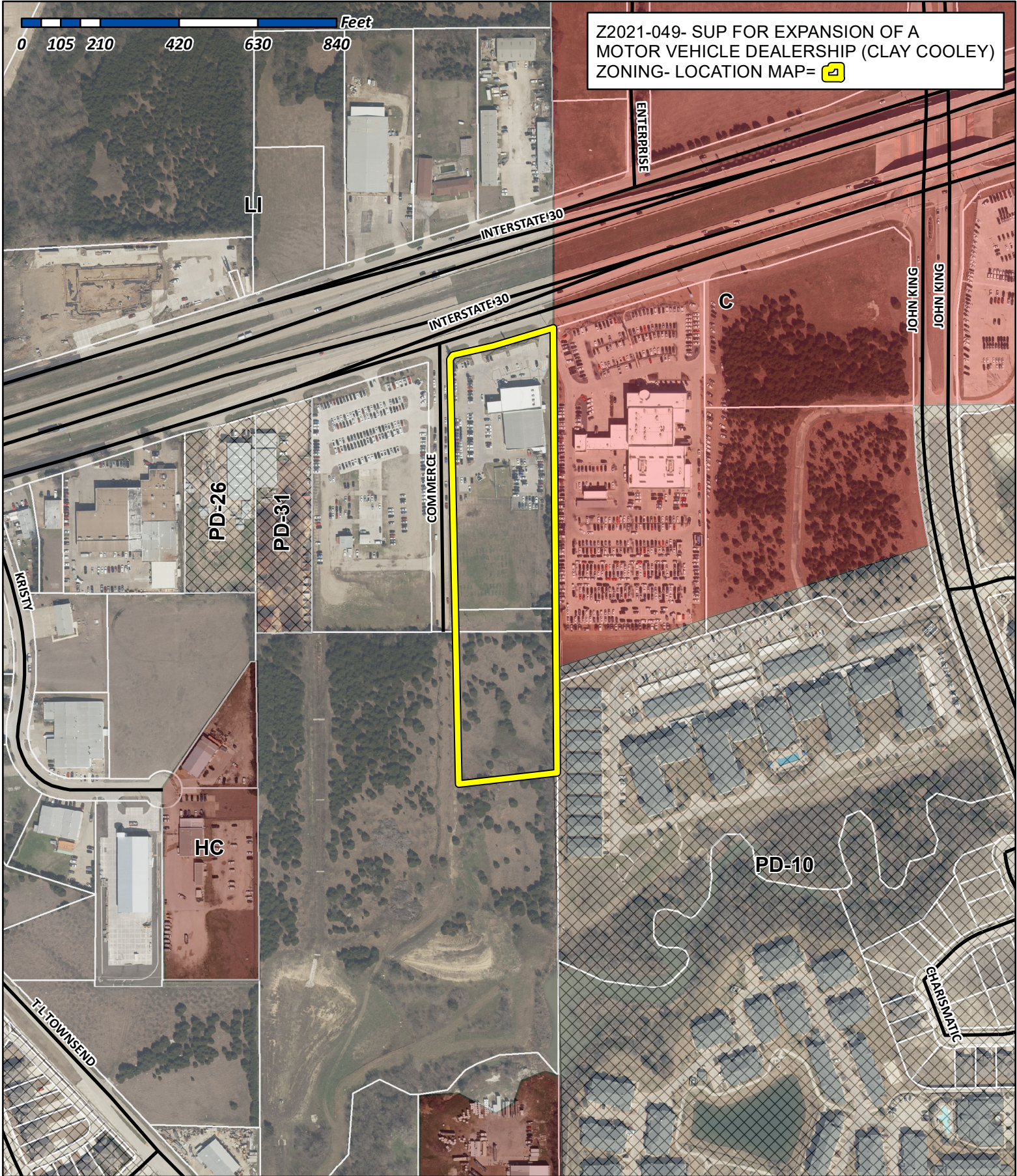
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF November 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 03/11/2025



Z2021-049- SUP FOR EXPANSION OF A MOTOR VEHICLE DEALERSHIP (CLAY COOLEY) ZONING- LOCATION MAP= [location pin icon]



# 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.



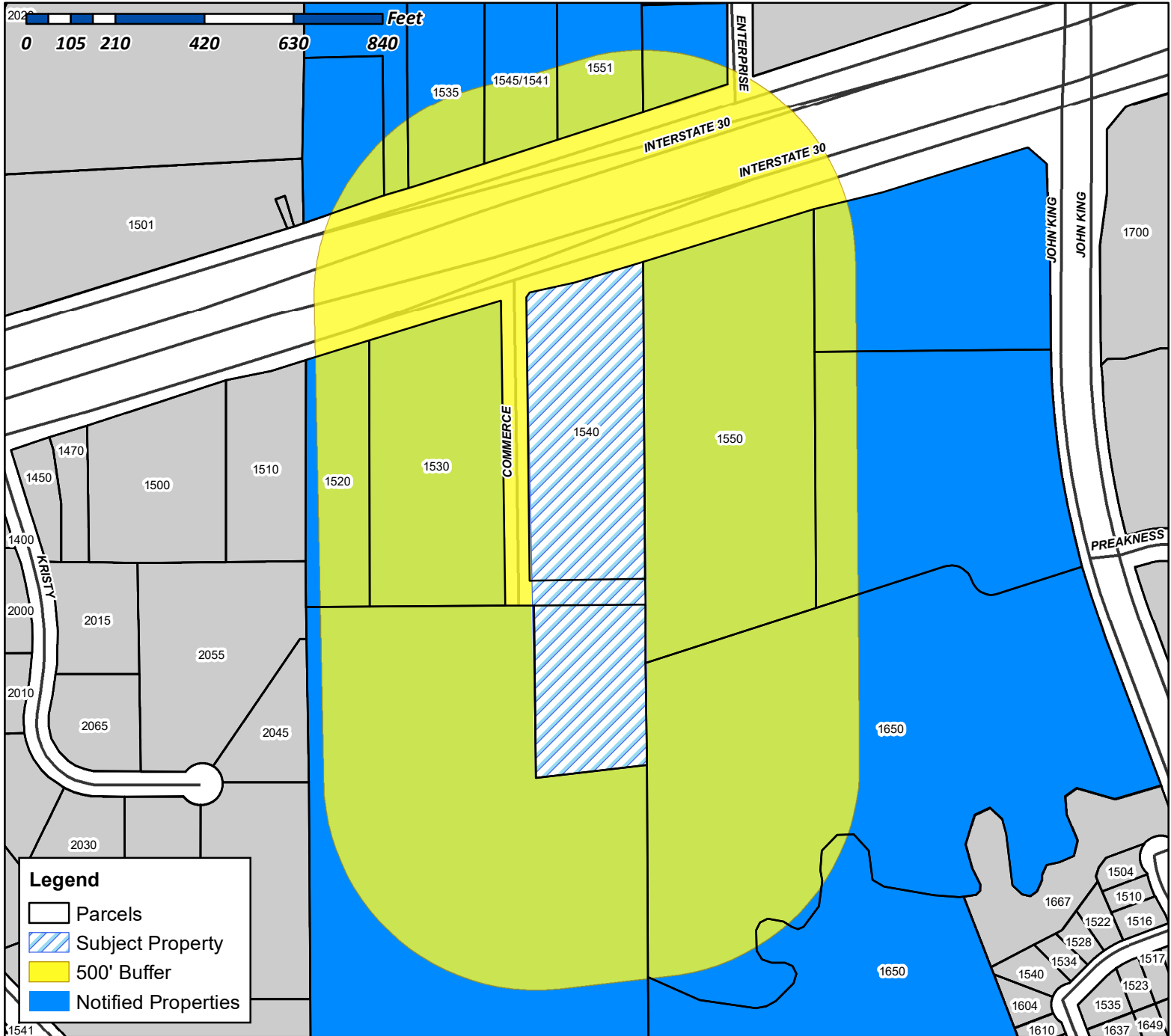
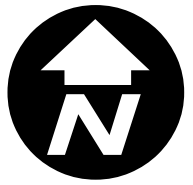




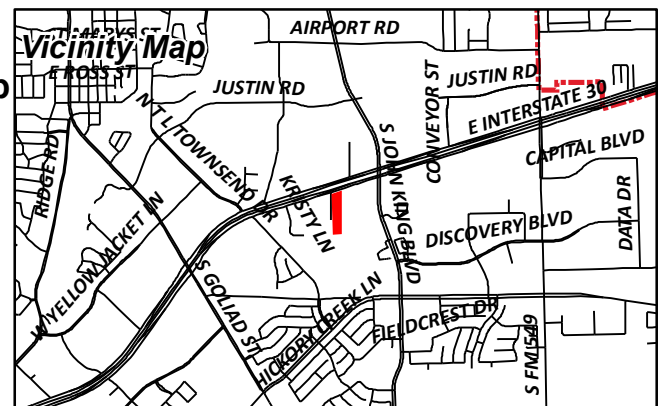
# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2021-049  
**Case Name:** Expansion of Motor Vehicle Dealership  
**Case Type:** Zoning  
**Zoning:** Light Industrial (LI) District  
**Case Address:** 1540 E. I-30



**Date Created:** 11/16/2021  
 For Questions on this Case Call (972) 771-7745



November 16, 2021

Planning Dept.  
City of Rockwall  
385 S Goliad St.  
Rockwall, Texas 75087

Re: SUP Zoning Request  
Letter of Intent

To Whom It May Concern,

Please let this letter serve as the Letter of Intent for the SUP Zoning request of approximately 7.17 acres of land located off I-30 in Rockwall, Texas. It is our understanding that a SUP rezoning is required to amend the site plan and building elevations on the subject tract. The proposed development will include a building renovation, expansion on the front façade, expanded service canopy, addition of a new customer delivery canopy, a carwash, and an oil/lube building. The property currently has open storage in the rear of the building that is non-conforming. This SUP requests this area be allowed given improved screening and paving are to be provided as a part of this project.

Should you have any questions, please feel free to contact me.

Sincerely,

Claymoore Engineering, Inc.  
1903 Central Drive Ste. 406  
Bedford, TX 76021  
817-281-0572

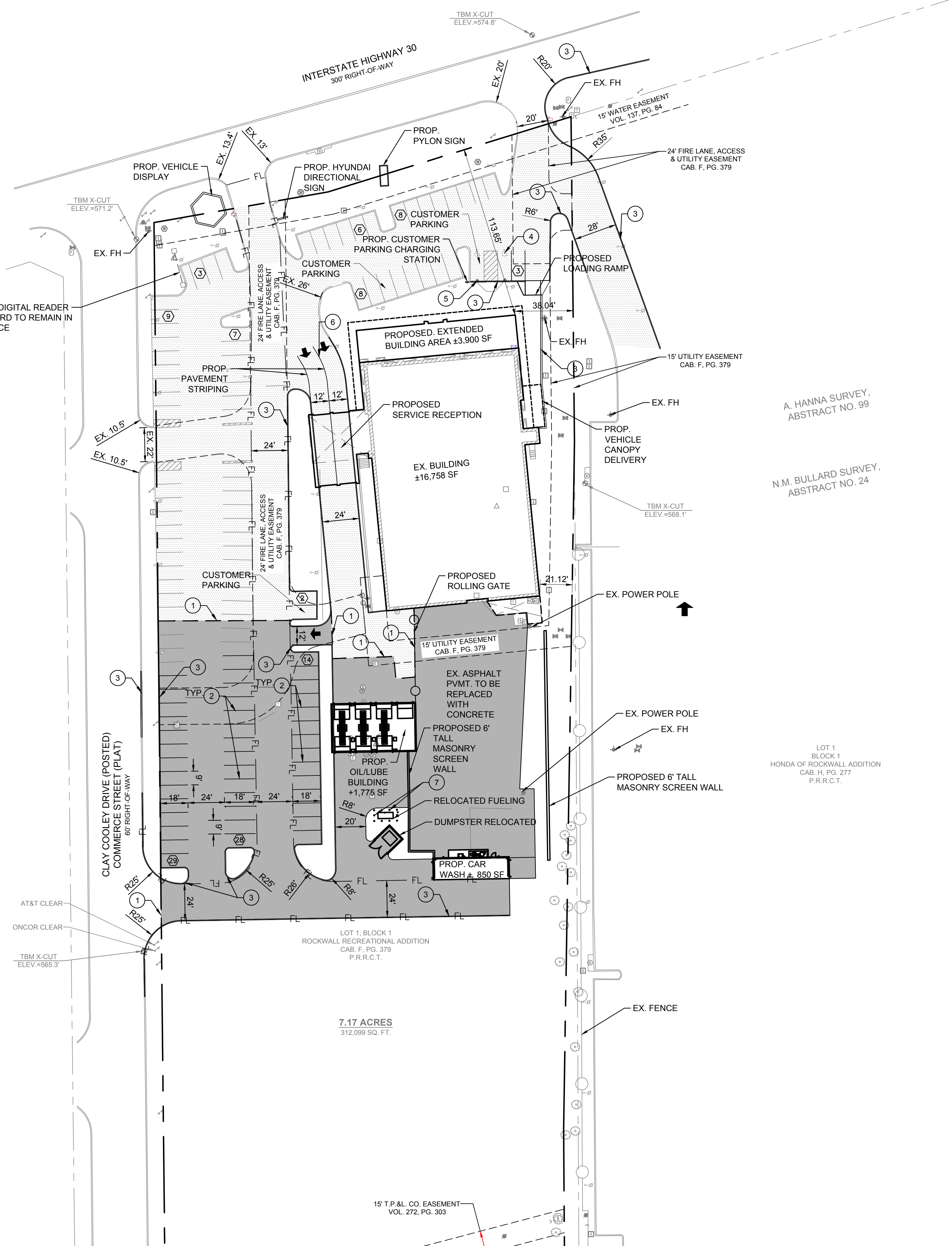
A handwritten signature in blue ink, appearing to read "Matt Moore".

Matt Moore, P.E.

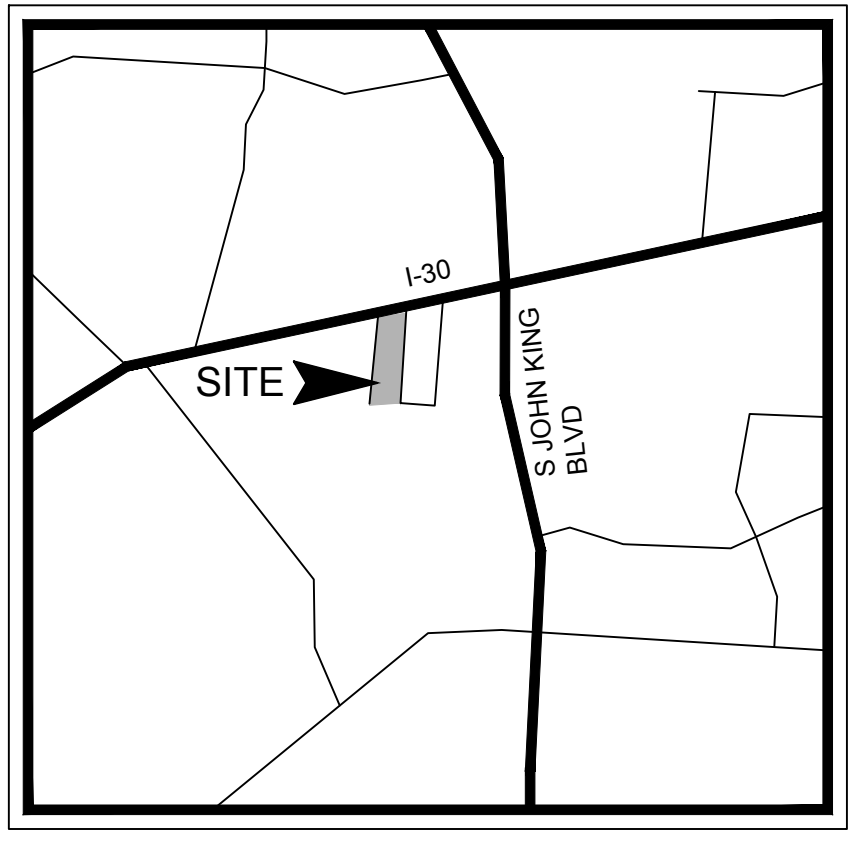
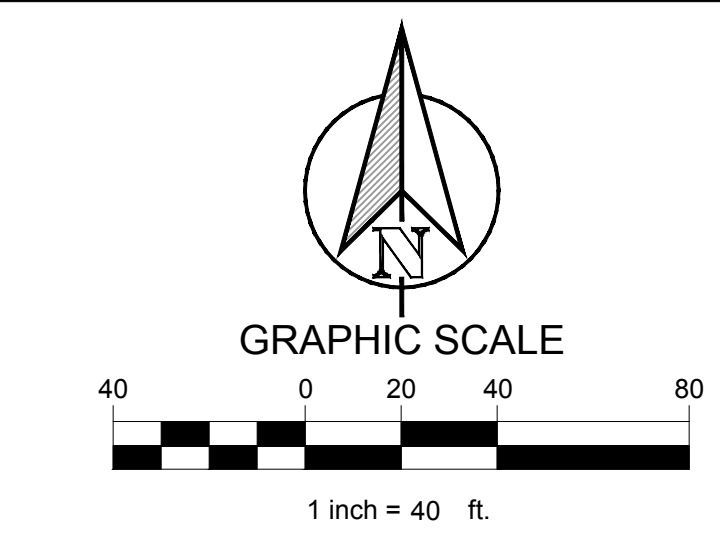


AMIRA ABDALLAH  
 11/16/2021 12:07 PM  
 PLOTTED BY:  
 PLOT DATE:  
 LOCATION:  
 LAST SAVED: 11/16/2021 12:06 PM

TRACT 1  
 ALLED 4.922 ACRES  
 ST IH 30 ROCKWALL LLC.  
 C. NO. 2017000005721  
 O.P.R.R.C.T.



SITE DATA TABLE	
SITE AREA	7.71 312,099 SF
ZONING	F1
PROPOSED USE	AUTO DEALER
BUILDING SIZE	20,658 SF (DEALERSHIP)
	850 SF (CARWASH)
	1,175 SF (OIL/LUBE)
LOT COVERAGE	0.07 %
FLOOR TO AREA RATIO	0.07 : 1
BUILDING HEIGHT	1 STORY
DISPLAY PARKING PROVIDED	104 SPACES
CUSTOMER PARKING PROVIDED	13 (2 ADA) SPACES



VICINITY MAP  
 N.T.S.

CONSTRUCTION SCHEDULE	
	EXISTING CONCRETE PAVEMENT
	PROPOSED CONCRETE PAVEMENT
	PROPERTY LINE
	PROPOSED CONCRETE CURB AND GUTTER
	PROPOSED FIRE LANE
	PROPOSED SAWCUT
	PARKING COUNT

CONSTRUCTION SCHEDULE	
①	PROP.SAW CUT FULL DEPTH EXISTING PAVEMENT
②	PROP. 4" PARKING STALL STRIPING COLOR: WHITE (TYP)
③	PROP. CONCRETE CURB & GUTTER
④	EX. HANDICAP SYMBOL
⑤	EX. HANDICAP SIGN
⑥	PROP. PAVEMENT STRIPING
⑦	PROP. PROPOSED BOLLARD

- NOTES:
1. A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
  2. ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
  3. ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
  4. NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
  5. SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.

<b>CLAY COOLEY HYUNDAI ROCKWALL, TX 75087</b>	
LEGAL DESCRIPTION AND OR ADDRESS: <b>ROCKWALL RECREATION ADDITION LOT 1 BLOCK 1 7.17 AC (312,099 SF)</b>	
OWNER: CLAY COOLEY AUTO 1251 E. AIRPORT FREEWAY IRVING, TX 75062	
APPLICANT: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572	
CASE NUMBER	
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____.	
WITNESS OUR HANDS THIS _____ DAY OF _____.	
PLANNING AND ZONING COMMISSION, CHAIRMAN	
DIRECTOR OF PLANNING AND ZONING	



**CLAY COOLEY HYUNDAI  
1540 I-30  
ROCKWALL, TX 75087**


**CITY SITE PLAN**

DESIGN:	LRR
DRAWN:	LRR
CHECKED:	CLC
DATE:	11/16/2021
SHEET	
<b>SP-1</b>	
File No.	2020-021

**INCOMPLETE CONSTRUCTION DOCUMENTS**

THIS DOCUMENT IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.  
 (TBAE - EFFECTIVE 10-01-2003)

JAMES R. HARDIN, ARCHITECT  
 TEXAS REGISTRATION NO. 11546  
 DATE: 11/16/2021



**HYUNDAI**

**CLAY COOLEY HYUNDAI ROCKWALL**

**Oil Change Building**

---

PROJECT  
 CLAY COOLEY HYUNDAI  
 ADDRESS  
 1540 INTERSTATE 30 E  
 CITY STATE  
 ROCKWALL TX  
 ZIP  
 75087

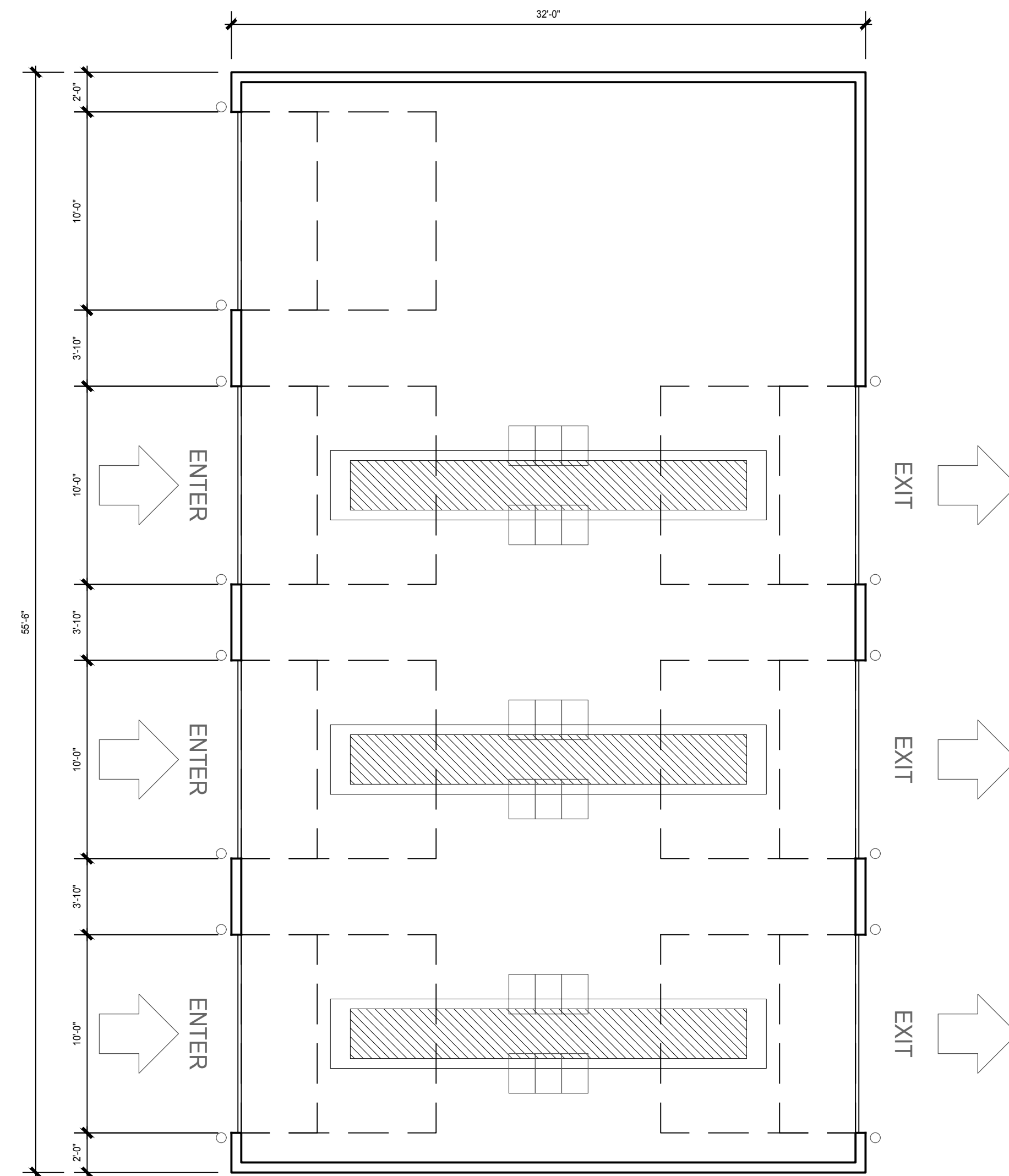
**FLOOR PLAN & EXTERIOR ELEVATIONS**

**FLOOR PLAN & EXTERIOR ELEVATIONS**

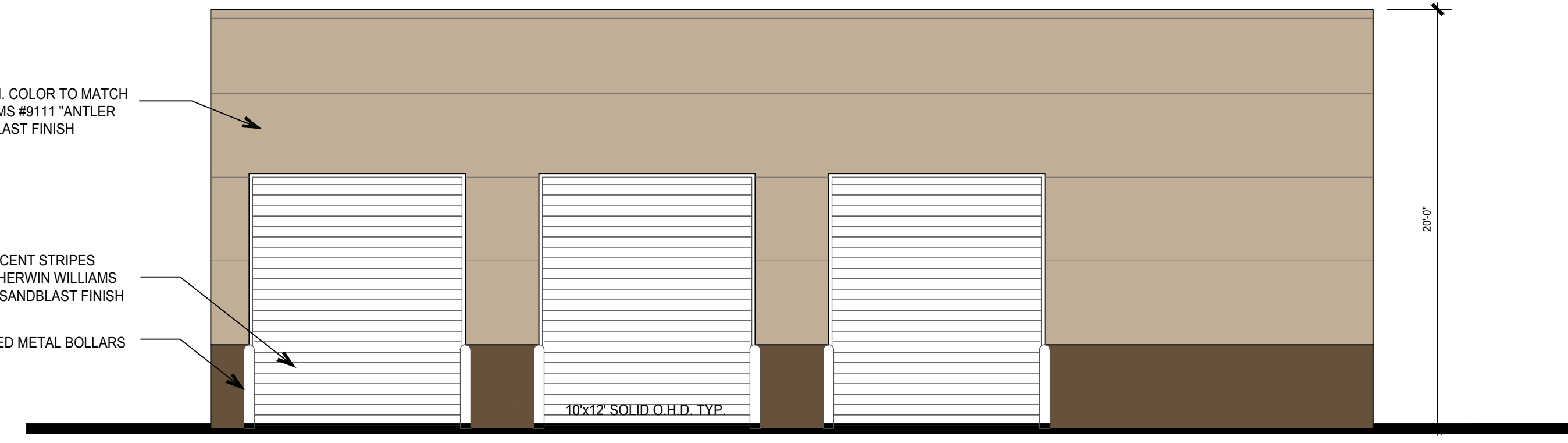
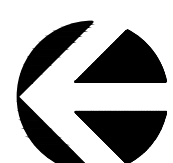
JOB NO. **21034**

DATE	ISSUE FOR	DRAWN BY
11/16/2021	SUP Submittal	GJJ, JR

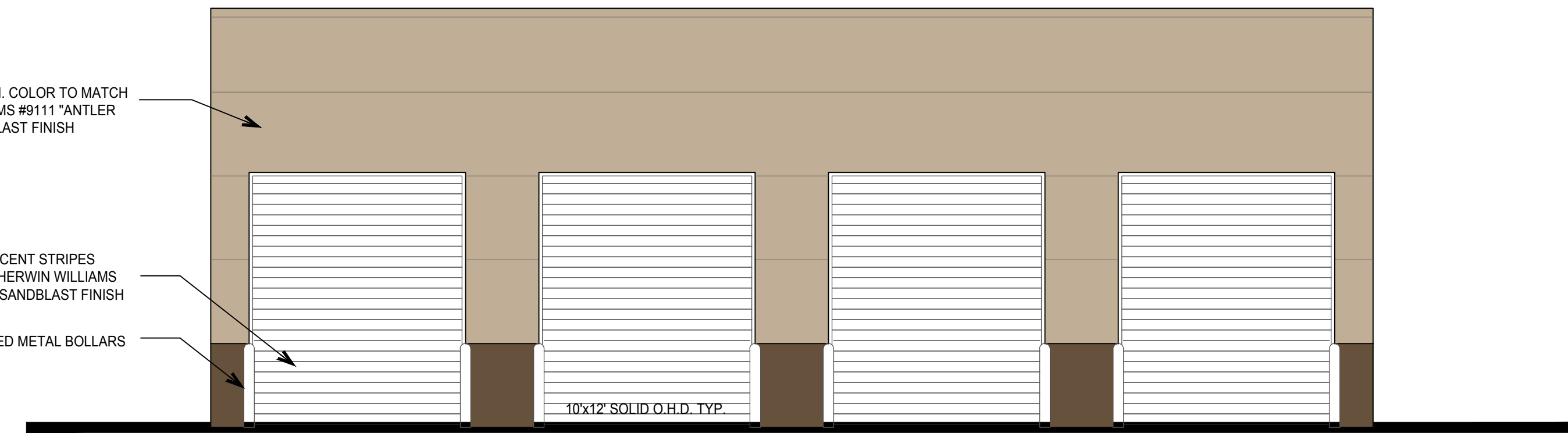
SHEET



**1 FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"



**4 SOUTH ELEVATION**  
 SCALE: 3/16" = 1'-0"



**3 NORTH ELEVATION**  
 SCALE: 3/16" = 1'-0"

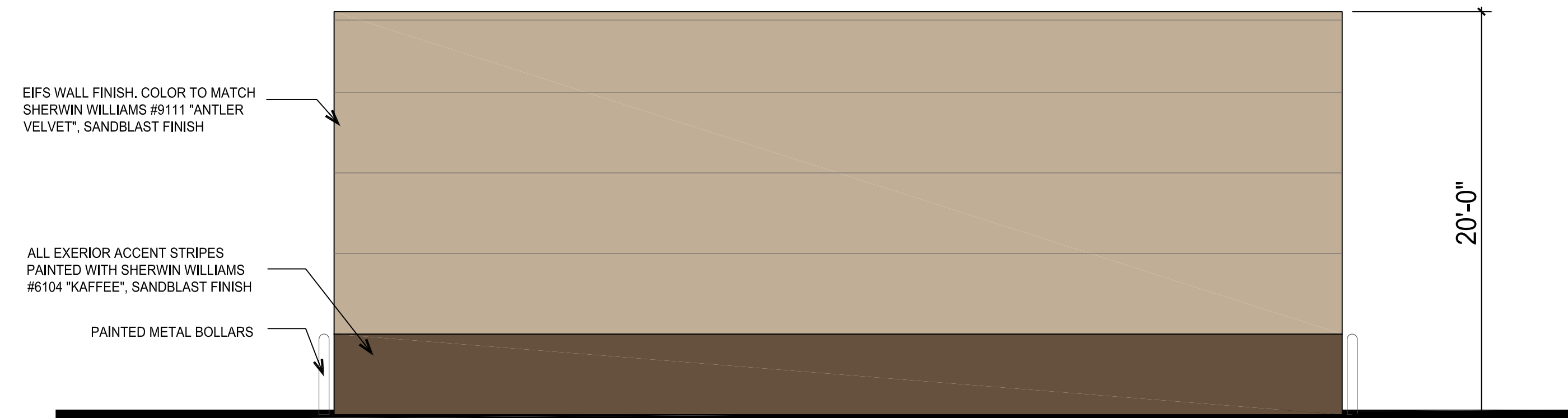


**2 EAST & WEST ELEVATIONS**  
 SCALE: 3/16" = 1'-0"

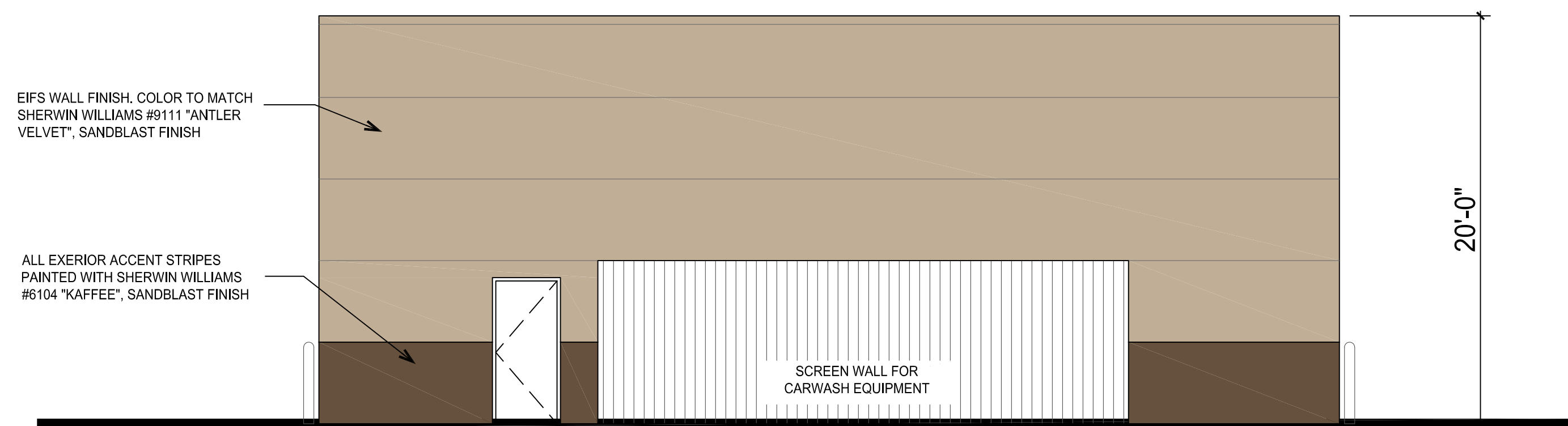


**KLINE HARDIN**

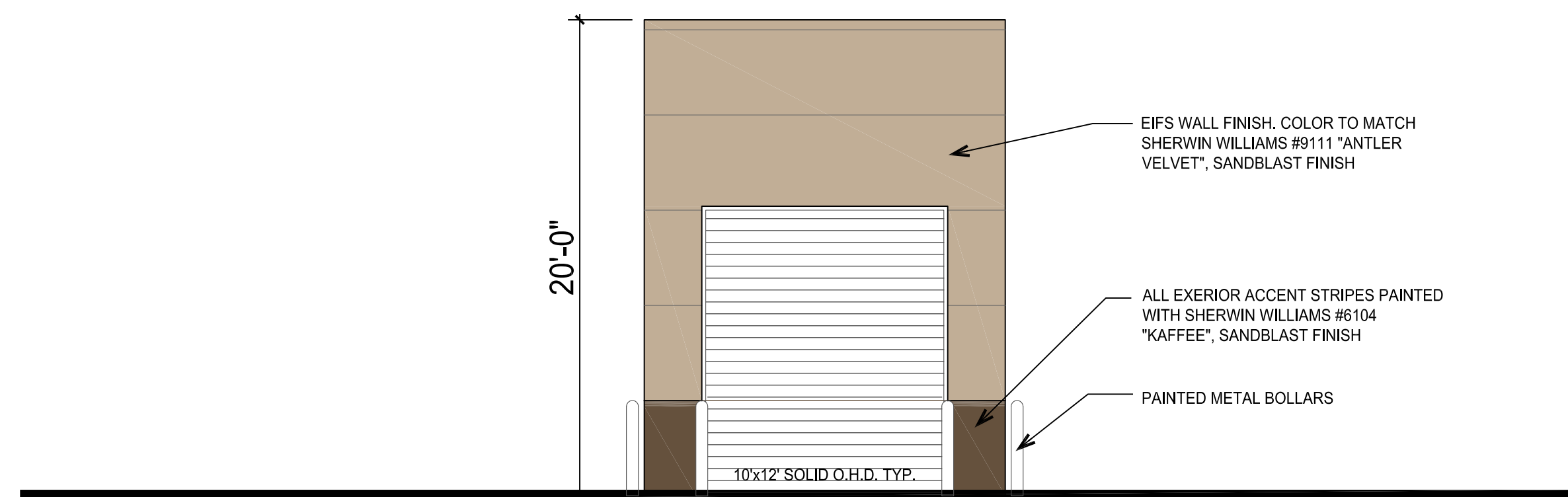
ARCHITECTURE · PLANNING · INTERIORS  
701 CANYON DRIVE · SUITE 110  
COPPELL · TX 75019  
972 · 331 · 5699



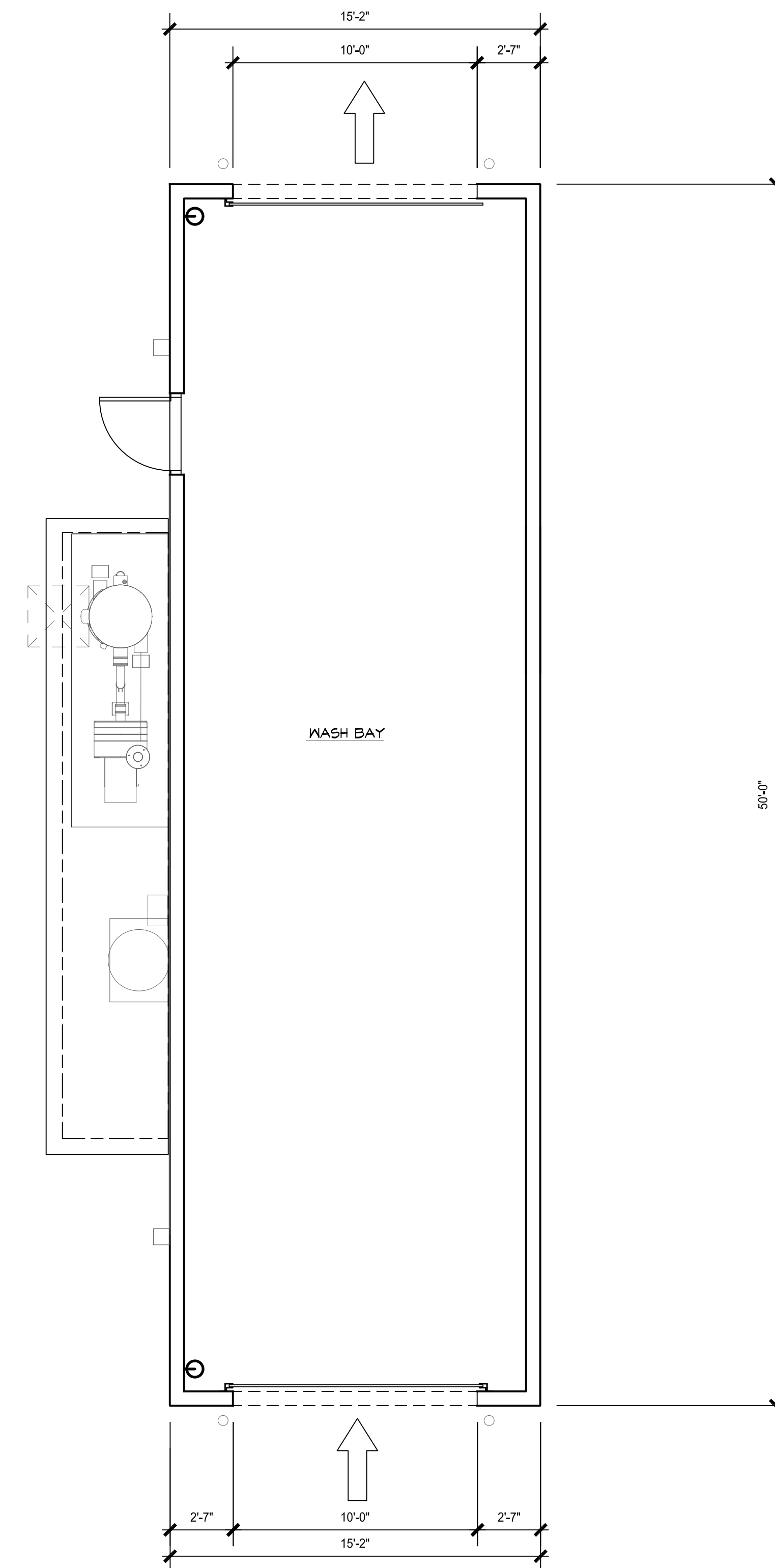
**2 SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"



**2 NORTH ELEVATION**  
SCALE: 3/16" = 1'-0"



**2 EAST & WEST ELEVATIONS**  
SCALE: 3/16" = 1'-0"



**1 FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

**INCOMPLETE  
CONSTRUCTION  
DOCUMENTS**

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MAY NOT BE USED FOR REGULATORY  
APPROVAL, PERMITTING OR  
CONSTRUCTION.

(TBAE - EFFECTIVE 10-01-2003)

JAMES R. HARDIN, ARCHITECT  
TEXAS REGISTRATION NO. 11546  
DATE: 10/07/2021



**CLAY COOLEY  
HYUNDAI ROCKWALL**

**Carwash  
Building**

PROJECT  
**CLAY COOLEY HYUNDAI**  
ADDRESS  
**1540 INTERSTATE 30 E**  
CITY  
**ROCKWALL** STATE  
**TX**  
ZIP  
**75087**

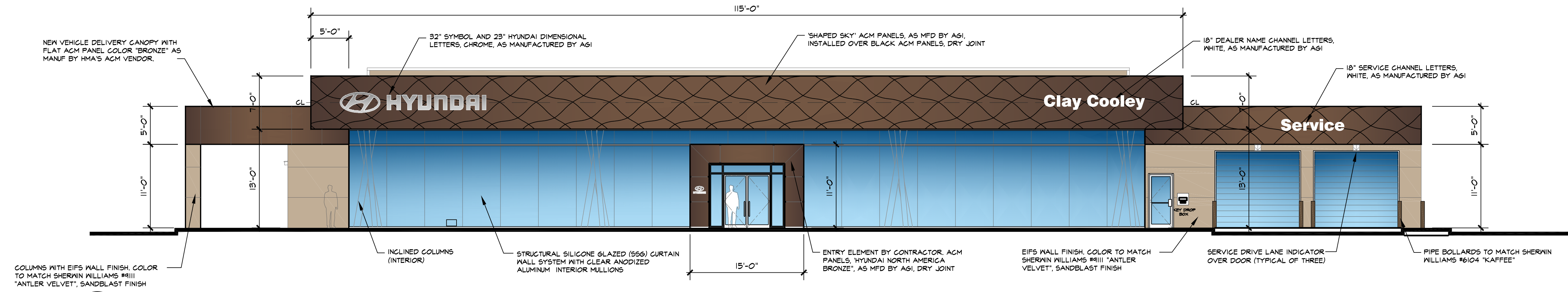
**FLOOR PLAN &  
EXTERIOR  
ELEVATIONS**

JOB NO. **21034**

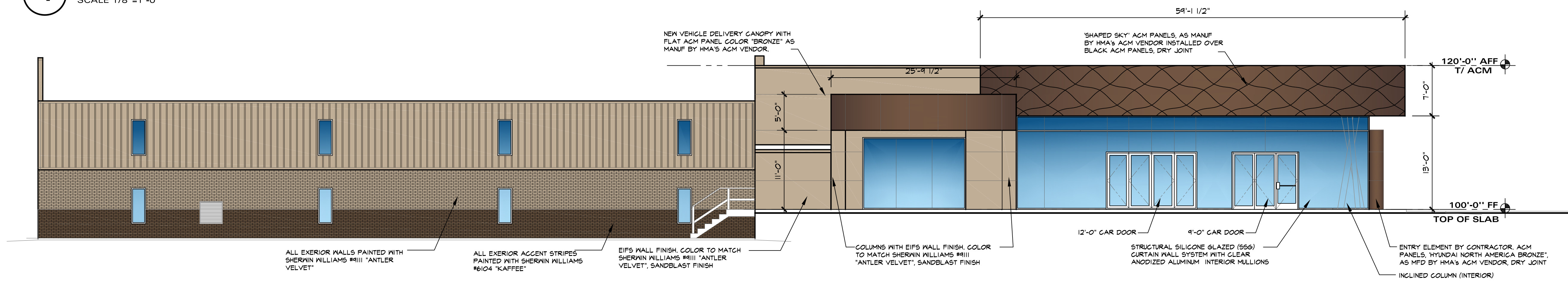
DATE 11/16/2021 ISSUE FOR SUP Submittal DRAWN BY GJJ, JR

SHEET

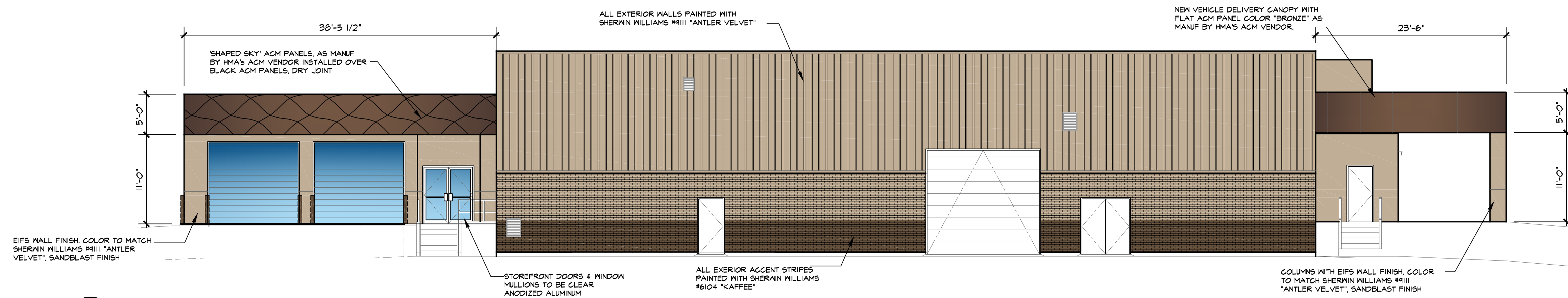
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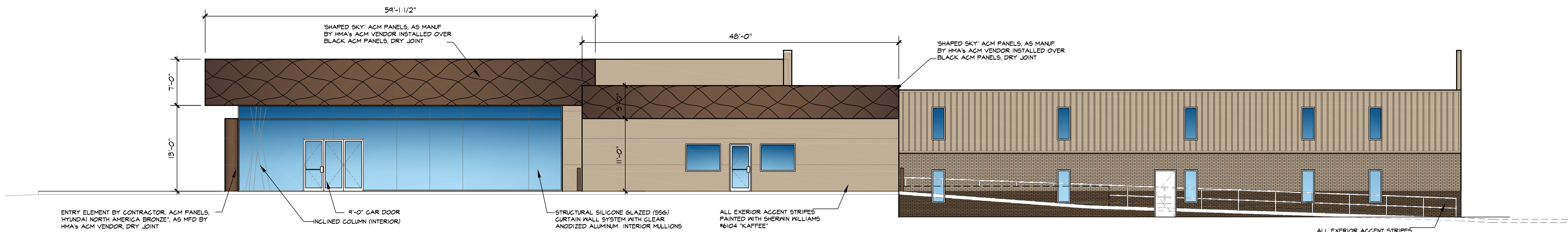
**4 NORTH ELEVATION**  
SCALE 1/8"=1'-0"



**3 EAST ELEVATION**  
SCALE 1/8"=1'-0"



**2 SOUTH ELEVATION**  
SCALE 1/8"=1'-0"



**1 WEST ELEVATION**  
SCALE 1/8"=1'-0"

**INCOMPLETE CONSTRUCTION DOCUMENTS**

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(TBAE - EFFECTIVE 10-01-2003)  
JAMES R. HARDIN, ARCHITECT  
TEXAS REGISTRATION NO. 11546  
DATE: 11/16/2021



**CLAY COOLEY HYUNDAI ROCKWALL**  
**Showroom & Service**

PROJECT: CLAY COOLEY HYUNDAI  
ADDRESS: 1540 INTERSTATE 30 E  
CITY: ROCKWALL STATE: TX ZIP: 75087

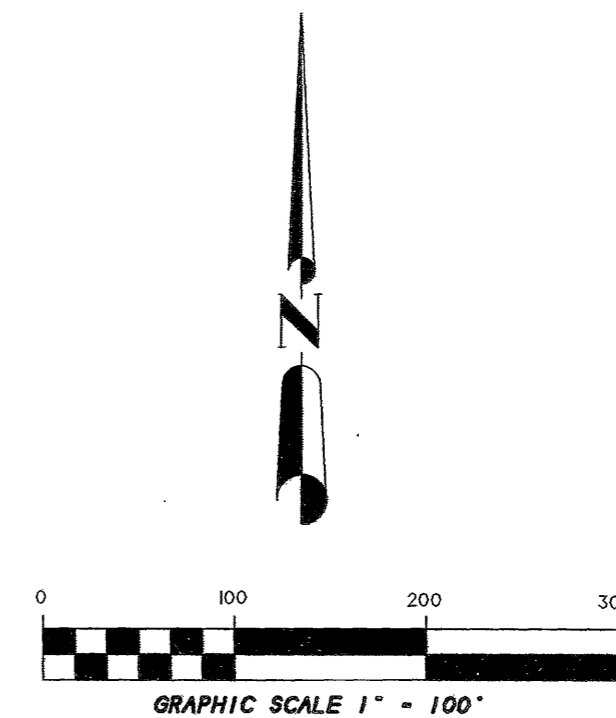
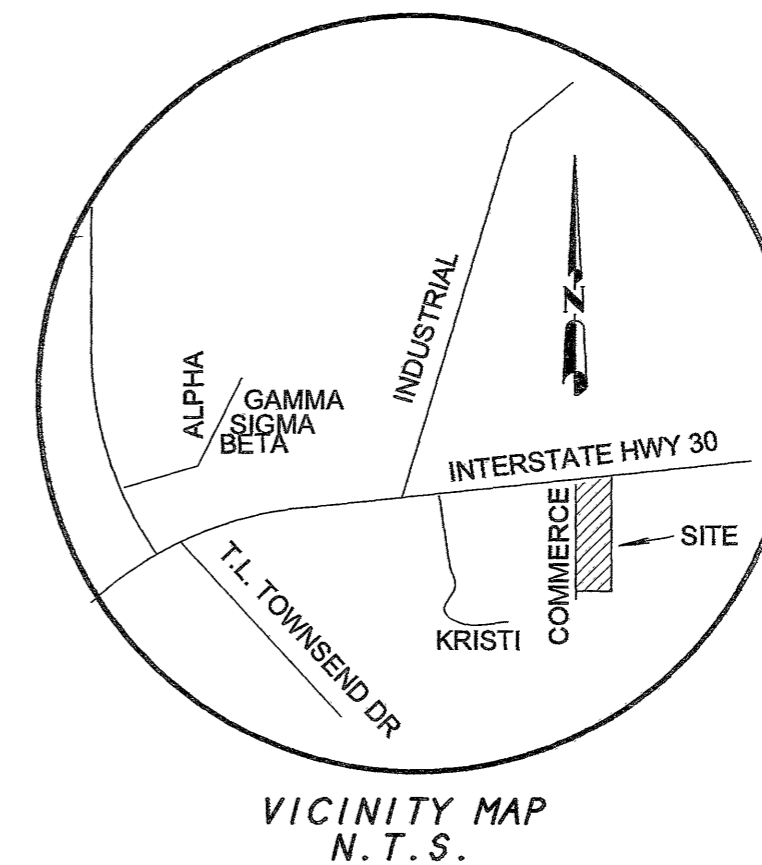
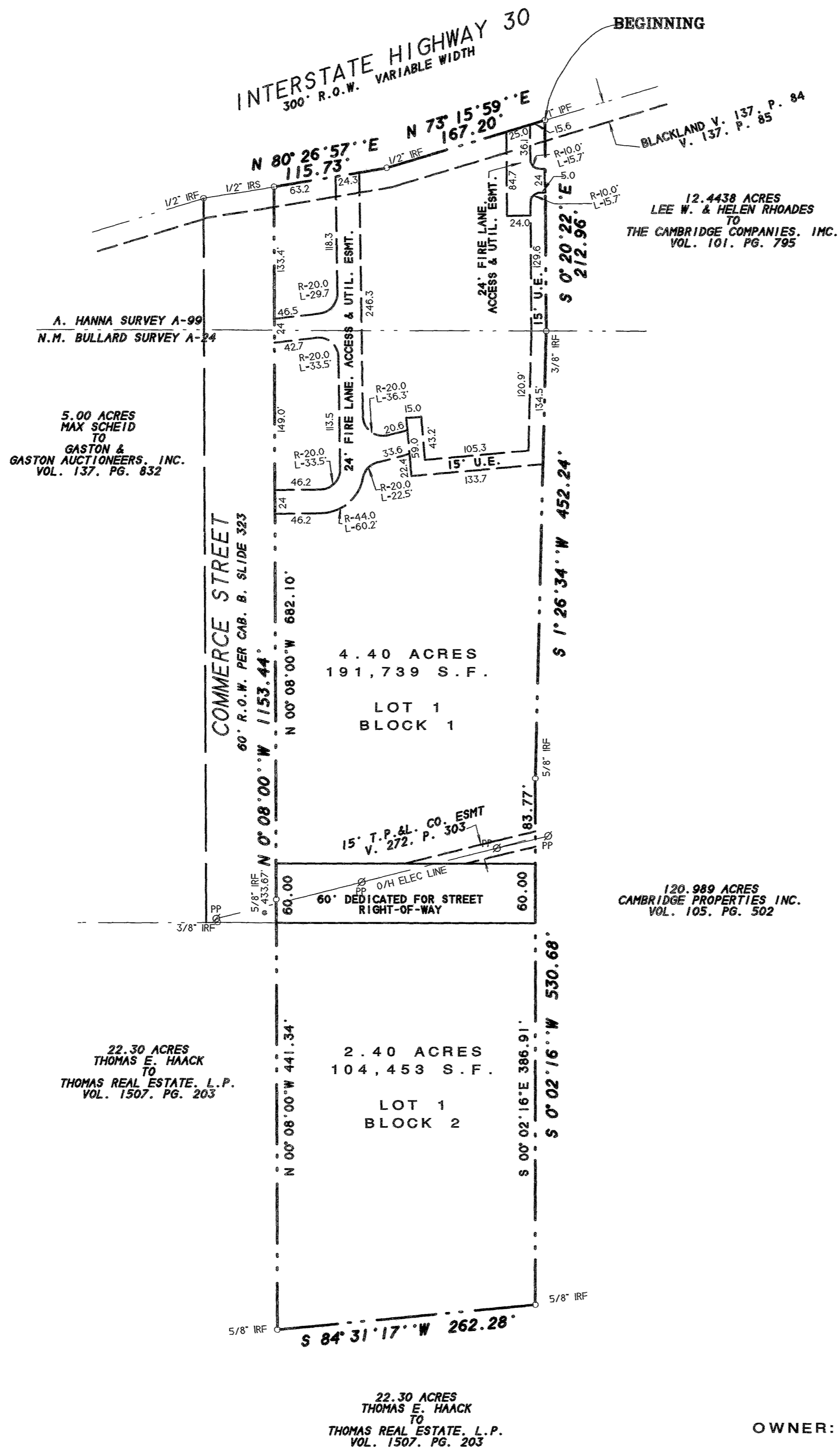
**EXTERIOR ELEVATIONS**

JOB NO. 21034

DATE: 11/16/2021 ISSUE FOR: SUP Submittal DRAWN BY: GJJ, JR

SHEET

**A4.01**



**F 379**

**00352717**

FILED FOR RECORD  
ROCKWALL CO., TEXAS  
06 APR 26 PM 3:16  
PAULETTE BURKS  
CO. CLERK  
BY: \_\_\_\_\_ DEPUTY

**FINAL PLAT**  
**ROCKWALL RECREATIONAL**  
**ADDITION**

7.16 ACRES ( 2 LOTS )  
A, HANNA SURVEY, ABSTRACT NO. 99

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

**OWNER:**  
ROCKWALL I-30 CHURCH, L.P.  
1540 IH 30  
ROCKWALL, TEXAS 75032  
661-803-3320

SHEET 1 OF 2

- NOTES**
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
  - 2) BEARING SOURCE: RECORDED DEED IN VOL. 428, P. 240, R.P.R.C.T.
  - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

CITY OF ROCKWALL

ORDINANCE NO. 12-11

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (S-94), ALLOWING FOR A "MOTOR VEHICLE DEALERSHIP, NEW" ON AN 7.16-ACRE TRACT OF LAND KNOWN AS LOT 1, BLOCK 1, AND LOT 1, BLOCK 2, ROCKWALL RECREATIONAL ADDITION, AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, a Specific Use Permit allowing for a "Motor Vehicle Dealership, New" within the (LI) Light Industrial district, has been requested by Wayne Mershawn of Mershawn Architects, on an 7.16-acre tract of land known as Lot 1, Block 1, and Lot 1, Block 2, Rockwall Recreational Addition, and more specifically described in Exhibit "A"; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

**Section 1.** That the Unified Development Code of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit allowing for a "Motor Vehicle Dealership, New" within the (LI) Light Industrial district on an 7.16-acre tract of land known as Lot 1, Block 1, and Lot 1, Block 2, Rockwall Recreational Addition, and more specifically described in Exhibit "A"; and

**Section 2.** That the Specific Use Permit shall be subject to the conditions set forth in **Article V, Section 5.3, Light Industrial District** of the City of Rockwall Unified Development Code (Ord. No. 04-38) as heretofore amended and as may be amended in the future, and shall be subject to the additional following additions:

1. Development of the "Motor Vehicle Dealership, New" shall comply with the conceptual site plan (Exhibit "A") and conceptual building elevations (Exhibit "B").
2. Installation of landscaping as required by the Unified Development Code in the buffers along I-30 and Commerce Street adjacent to Phase I.
3. The SUP shall expire if development has not commenced within three (3) years from the approval date of the SUP ordinance.

**Section 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**Section 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this

ordinance be, and the same are hereby repealed to the extent of that conflict.

**Section 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**Section 6.** If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code No. 04-38 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

**Section 7.** That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 18<sup>th</sup> day of June, 2012.**

  
\_\_\_\_\_  
David Sweet, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Kristy Ashberry, City Secretary

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Pete Eckert, City Attorney

1st Reading: 05-07-12

2nd Reading: 06-18-12

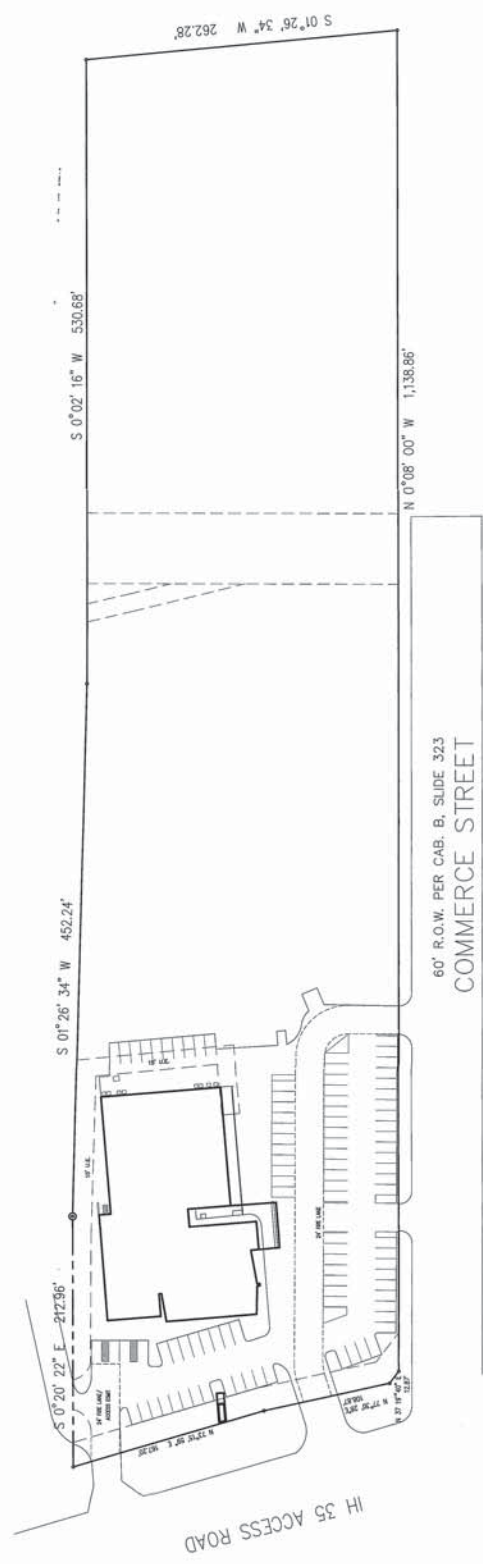


No.	Date	Revision	By

**SITE PLAN**  
 HYUNDAI DEALERSHIP  
 ROCKWALL, TEXAS

Scale: 1" = 50'-0"  
 Date: 04/20/07  
 Project No.: 12054  
 Drawn by: [ ]  
 Checked by: [ ]  
 SHEET  
**A1**  
 OF

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



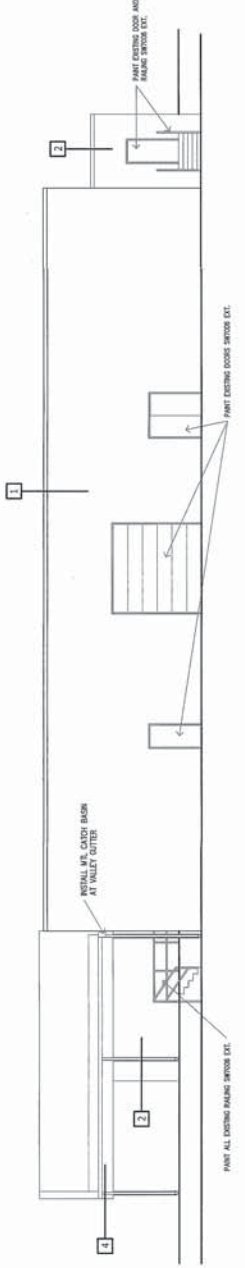
**PRICING & CONSTRUCTION**

- GENERAL NOTES:**
1. THESE DRAWINGS ARE UNDIMENSIONED IN SEVERAL AREAS. CONTRACTOR SHALL VERIFY DIMENSIONS, SUCH AS ANY TARGET FINISH, BEFORE PROCEEDING WITH CONSTRUCTION. ANY NECESSARY TO COMPLETE THE SYSTEM.
  2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND TO PROVIDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
  3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES ON THE PROJECT. CONTRACTOR SHALL COMPLETE THE PROTECTION AT HIS OWNERSHIP COST.
  4. AFTER BIDS ARE TYPED IN, THE CONTRACTOR SHALL COMPLETE THE PROTECTION AT HIS OWNERSHIP COST.

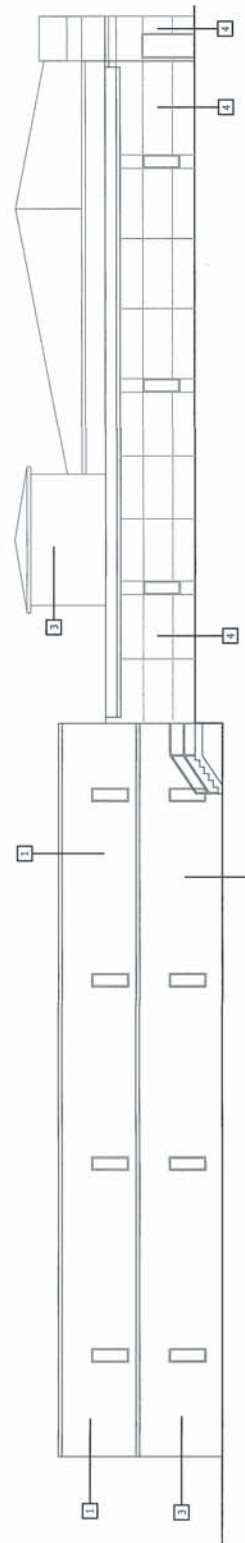


No.	Date	By	Revision

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



**REAR ELEVATION**



**LEFT SIDE ELEVATION**

**FINISH LEGEND**

1	EXISTING TO REMAIN
2	PAINT EXISTING BRICK SMOOTH WALLINGS EXTRA WHITE SMOOTH EXTERIOR
3	PAINT EXISTING BRICK SMOOTH WALLINGS EXTRA WHITE SMOOTH EXTERIOR
4	PAINT W/1. STUCCO SMOOTH WALLINGS EXTRA WHITE SMOOTH EXTERIOR
5	PAINT W/1. STUCCO SMOOTH WALLINGS EXTRA WHITE SMOOTH EXTERIOR

NOTE: ALL W/1. STUCCO FINISHES TO BE PAINTED WITH AN EXTRA WHITE SMOOTH EXTERIOR.

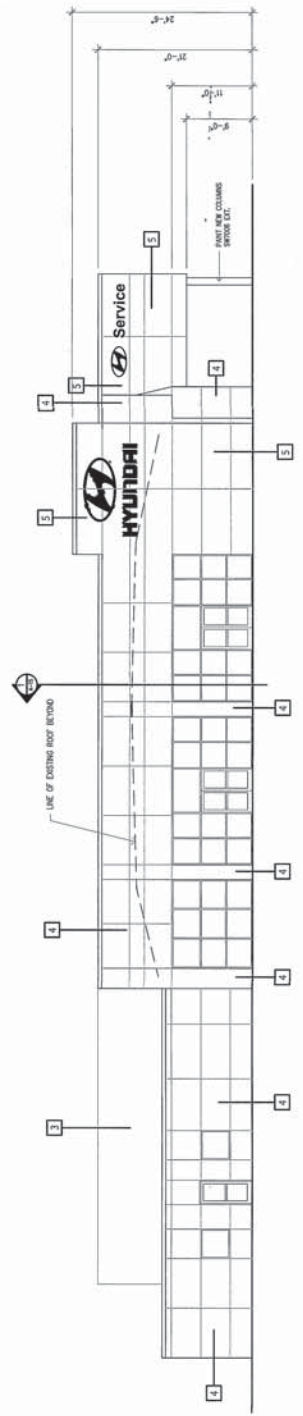
**PRICING & CONSTRUCTION**

- GENERAL NOTES:**
- THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND NOT TO BE USED FOR CONSTRUCTION. INDICATE EACH AND EVERY FITTING NECESSARY TO COMPLETE THE SYSTEM.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL DIMENSIONS AND CONDITIONS ON SITE. ALL NECESSARY TOLERANCES TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
  - CONTRACTOR SHALL BE RESPONSIBLE TO THE ARCHITECT FOR THE PROTECTION OF ALL EXISTING CONDITIONS AND THE PROTECTION OF ALL ADJACENT AREAS.
  - AFTER WORK IS COMPLETED, THE CONTRACTOR SHALL COMPLETE THE SYSTEM AS SHOWN ON THE DRAWINGS.

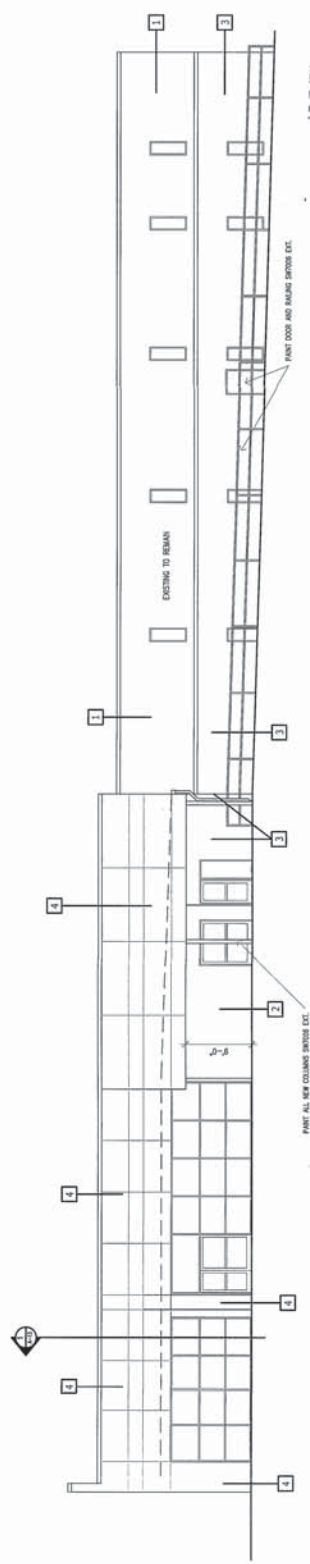
No.	Date	Revision	By

Scale:	1/8" = 1'-0"
Date:	06/02/17
Project No.:	12234
Drawn:	DM
Checked:	ME

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



**FRONT ELEVATION**



**RIGHT SIDE ELEVATION**

**FINISH LEGEND**

1	EXISTING TO REMAIN
2	PAINT EXISTING BRICK SYSTEMS WILLIAMS EXTRA WHITE SPANCO EXTENDER
3	PAINT EXISTING BRICK SYSTEMS WILLIAMS EXTRA WHITE SPANCO EXTENDER
4	PAINT NEW STUCCO SYSTEMS WILLIAMS EXTRA WHITE SPANCO EXTENDER
5	PAINT NEW STUCCO SYSTEMS WILLIAMS EXTRA WHITE SPANCO EXTENDER

NOTE: ALL FINISHES SHALL BE APPLIED TO ALL EXPOSED SURFACES UNLESS OTHERWISE NOTED.  
 ALL FINISHES SHALL BE APPLIED TO ALL EXPOSED SURFACES UNLESS OTHERWISE NOTED.  
 ALL FINISHES SHALL BE APPLIED TO ALL EXPOSED SURFACES UNLESS OTHERWISE NOTED.

**PRICING & CONSTRUCTION**

- GENERAL NOTES:**
- THESE DRAWINGS ARE OMBASMAN TO IN INDICATE LOCAL AND STATE REQUIREMENTS NECESSARY TO COMPLETE THE SYSTEM.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
  - CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.
  - CONTRACTOR SHALL COMPLETE THE SYSTEM IN ACCORDANCE WITH THE SPECIFICATIONS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES TO REMAIN.

# PROJECT COMMENTS



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

DATE: 11/22/2021

PROJECT NUMBER: Z2021-049  
PROJECT NAME: SUP for Expansion of Motor Vehicle Dealership (Clay Cooley)  
SITE ADDRESS/LOCATIONS: 1540 E INTERSTATE 30, ROCKWALL, 75087

CASE MANAGER: Henry Lee  
CASE MANAGER PHONE: 972.772.6434  
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION: Hold a public hearing to discuss and consider a request by Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a Specific Use Permit (SUP) superseding Ordinance No. 12-11 [S-094] and allowing the expansion of an existing Motor Vehicle Dealership (i.e. Clay Cooley Hyundai) being a 7.17-acre tract of land identified as Lot 1, Block 1 and Lot 1, Block 2, Rockwall Recreation Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
	Henry Lee	11/19/2021	Approved w/ Comments

11/19/2021: Please address the following comments. (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) superseding Ordinance No. 12-11 [S-094] and allowing the expansion of an existing Motor Vehicle Dealership (i.e. Clay Cooley Hyundai) being a 7.17-acre tract of land identified as Lot 1, Block 1 and Lot 1, Block 2, Rockwall Recreation Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30.

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 On future submittals please include the case number (Z2021-049) of the project in the lower right-hand corner.

M.4 Change the zoning to LI from F1 in the site data table on the site plan.

M.5 All signage will be covered separately in during the building permit process. Remove all proposed signage from the site plan.

I.6 No signage will be allowed in or overhang into the Right-of-Way. Clarify if the existing pylon sign is to be removed or rehabbed.

M.7 Remove the proposed vehicle display. It is not allowed in the Right-of-Way or landscape buffer.

M.8 The parking needs to be broken down by use; a floor plan will be needed to verify the parking. 1 space per 250 sf of sales floor, 1 space per 300 SF of office, and 1 space per bays.

I.9 At the time of site plan a dumpster detail will be required that includes elevations and a self-latching gate.

M.10 Correct the street name from Clay Cooley Drive to Commerce Street.

I.11 At the time of site plan the pad/roof mounted utility equipment must be indicated along with their subsequent screening.

I.12 At the time of site plan the landscape plan must show screening for the relocated fueling station.

I.13 At the time of site plan the applicant will be required to bring the landscaping up to the approved site plan from Case No. 2012-010. Also, the shrubs and accent trees along Commerce Street will need to continue south along the proposed expansion.

I.14 Below are the operation conditions listed in the Specific Use Permit draft ordinance:

- (1) The development or redevelopment of the Subject Property shall generally conform to the Concept Plan depicted in Exhibit 'B' of this ordinance.
- (2) The development or redevelopment of the Subject Property shall generally conform to the Building Elevations depicted in Exhibit 'C' of this ordinance; however, these elevations shall be subject to review and recommendation by the Architectural Review Board (ARB) and approval by the Planning and Zoning Commission through the site plan review process.
- (3) No vehicle display areas shall be permitted within the required landscape buffers along IH-30 and Commerce Street.
- (4) Motor vehicle inventory for the proposed New Motor Vehicle Dealership for Cars and Light Trucks shall not be stored on an unimproved surface.
- (5) Motor vehicle inventory for the proposed New Motor Vehicle Dealership for Cars and Light Trucks shall not be stored along Commerce Street.

I.15 Please review the attached Draft Ordinance prior to the Planning & Zoning Meeting on November 30, 2021.

I.16 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. Unless previously stated, revisions for this case will be due to staff on December 7, 2021 by no later than 3:00 p.m.; 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 December 14, 2021 Planning & Zoning Meeting.

I.17 The projected City Council Meeting dates for this case are as follows: 1) First Reading, December 20, 2021; 2) Second Reading, January 3, 2021.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	11/19/2021	Needs Review

11/19/2021: M - Trees/signs are not allowed in right-of-way or in easements.

M - May need to relocate FH.

M - Show 5' clearance around fire hydrants,

M - Parking to be 20'x9' min.

M - Dumpster to have an oil/water separator and then drain to the storm lines.

M - All runoff water for wash bay to go through an oil/water separator before leaving the car was.

The following items are informational for the engineering design process.

General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.
- Will need to plat

Roadway Paving Items:

- Driveway to be concrete.

- Drive isles to be 24' wide minimum. Fire lane radii to be 20'.
- All parking 20'x9'.

Water and Wastewater Items:

- Must loop 8" water line on site.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Must remove septic system and tie to City sanitary sewer

Drainage Items:

- Detention is required.
- Manning's C-value is per zoning type.
- No vertical walls allowed in detention. - Dumpster to drain to oil/water separator and then to the storm lines.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	11/17/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	11/18/2021	Approved w/ Comments

11/18/2021: All new additions/buildings will need to comply with all fire code requirements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	11/17/2021	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Henry Lee	11/19/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	11/17/2021	Approved w/ Comments

- 11/17/2021: 1. Please provide detailed landscape plans  
2. Please provide detailed tree mitigation plans as required



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

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

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1540 I30 Rockwall TX		
SUBDIVISION	Rockwall Recreational Addition	LOT	1&2 BLOCK 1
GENERAL LOCATION	IH30 & Clay Cooley Drive		

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

CURRENT ZONING	F1	CURRENT USE	Auto Dealer
PROPOSED ZONING		PROPOSED USE	
ACREAGE	7.17	LOTS [CURRENT]	2
		LOTS [PROPOSED]	

**SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

<input type="checkbox"/> OWNER	1540 East IH 30 Rockwall LLC	<input checked="" type="checkbox"/> APPLICANT	Claymoore Engineering
CONTACT PERSON	Clay Cooley	CONTACT PERSON	Drew Donosky
ADDRESS	PO Box 570809	ADDRESS	1903 Central Drive, Suite 406
CITY, STATE & ZIP	Dallas TX 75357	CITY, STATE & ZIP	Bedford TX 76012
PHONE		PHONE	817-458-4008
E-MAIL		E-MAIL	Drew@claymooreeng.com

## NOTARY VERIFICATION [REQUIRED]

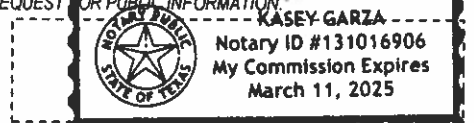
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Clay Cooley (OWNER) THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ November TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11 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."

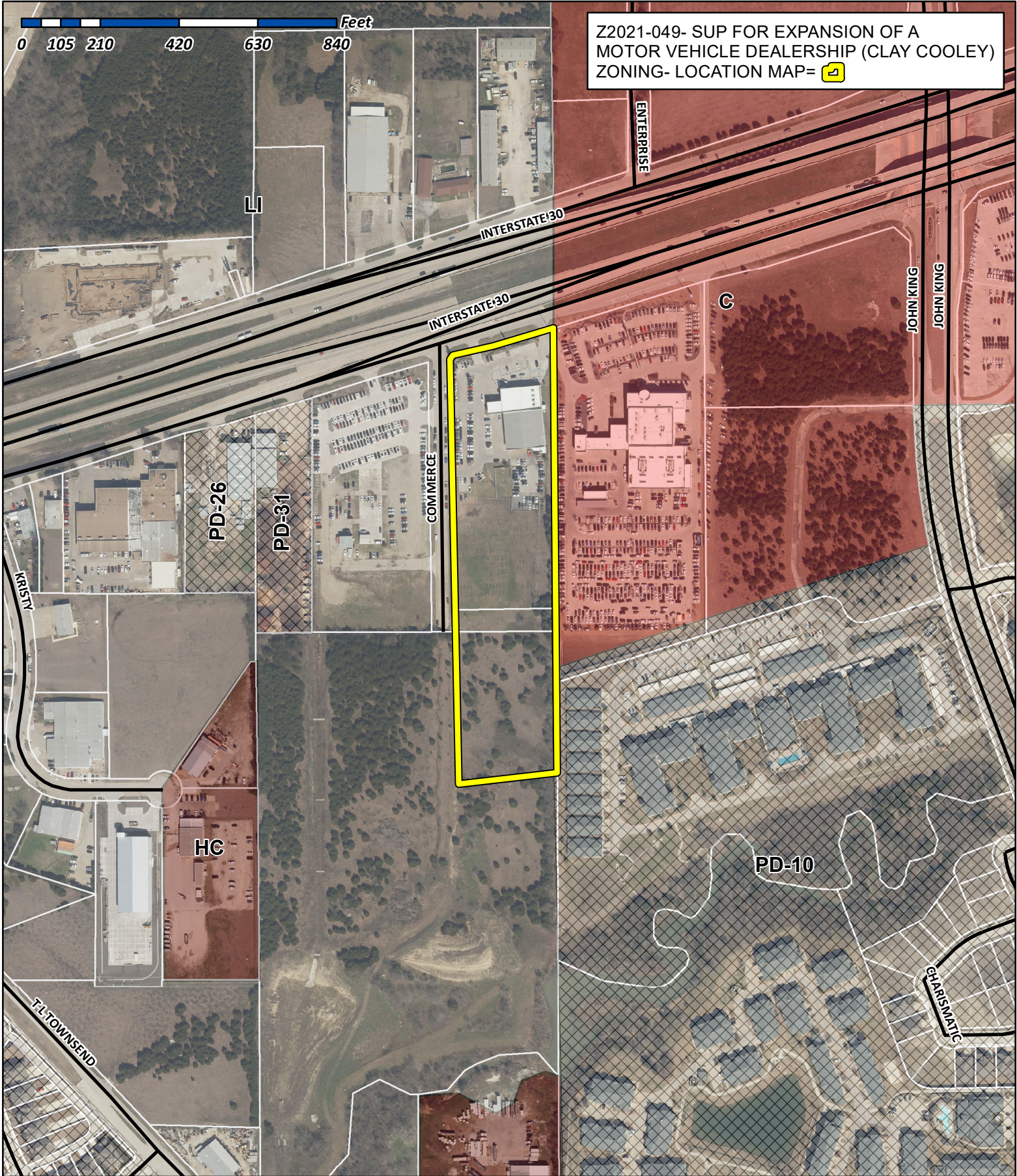
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF November 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 03/11/2025



Z2021-049- SUP FOR EXPANSION OF A  
 MOTOR VEHICLE DEALERSHIP (CLAY COOLEY)  
 ZONING- LOCATION MAP= [location pin icon]



# 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.

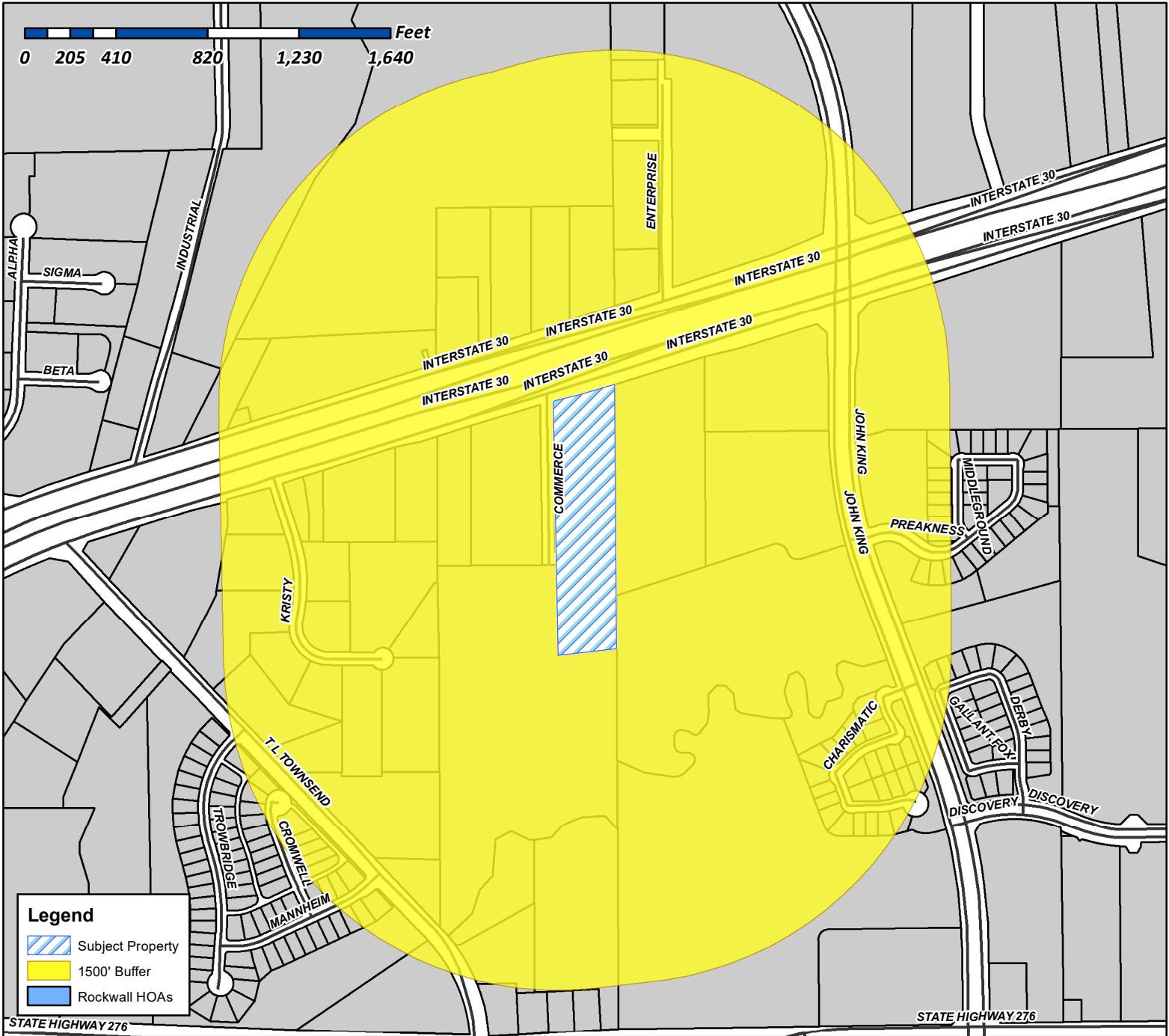




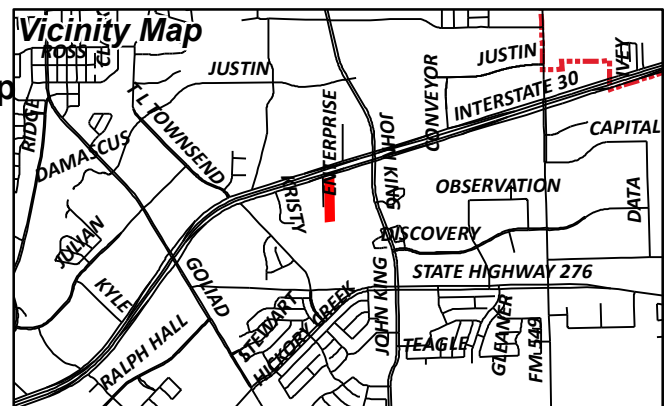
# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2021-049  
**Case Name:** Expansion of Motor Vehicle Dealership  
**Case Type:** Zoning  
**Zoning:** Light Industrial (LI) District  
**Case Address:** 1540 E. I-30



**Date Created:** 11/16/2021  
 For Questions on this Case Call (972) 771-7745

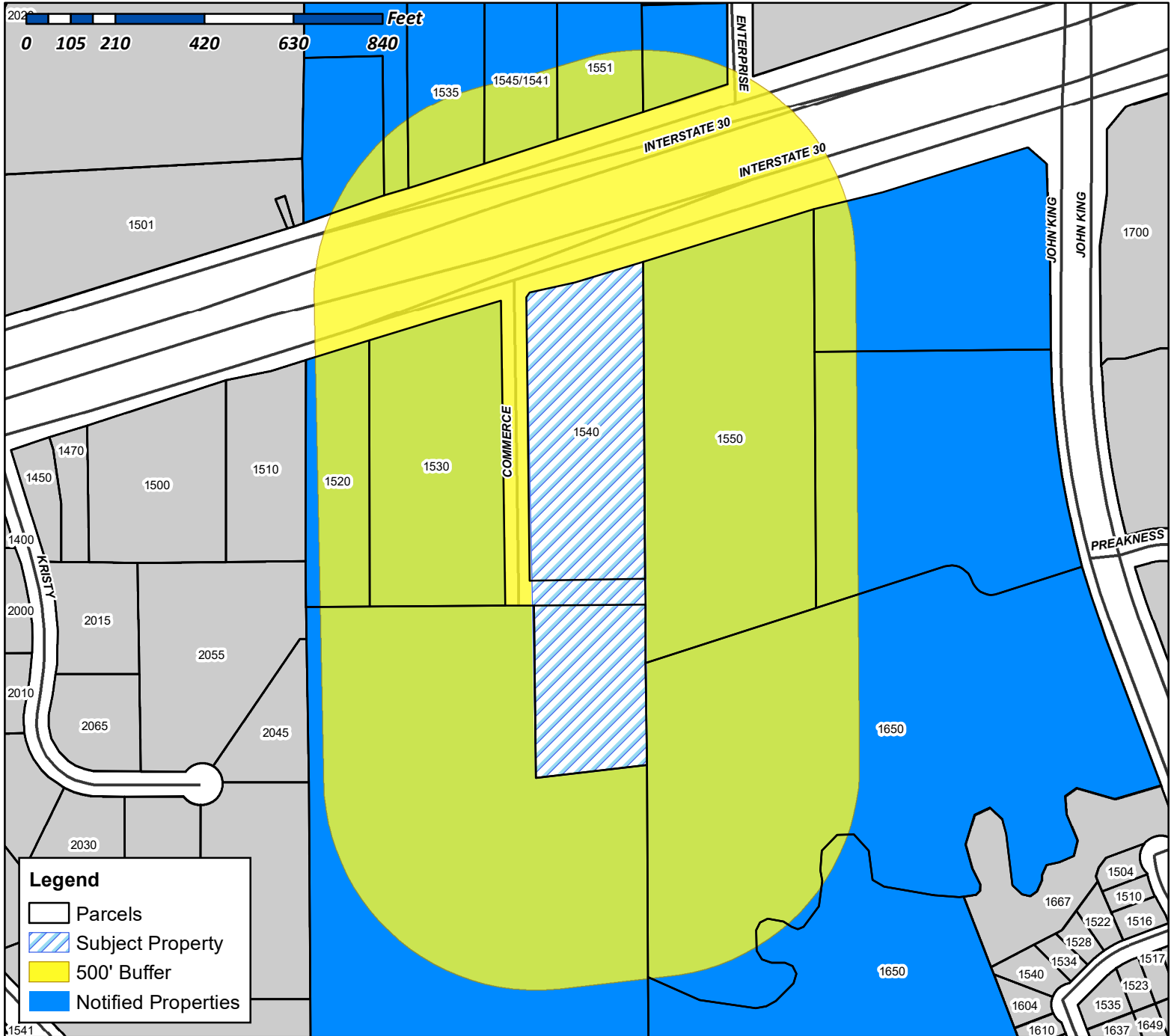




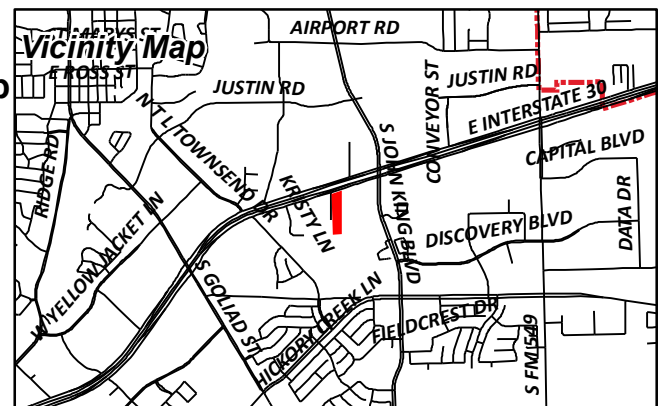
# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Date Created:** 11/16/2021  
 For Questions on this Case Call (972) 771-7745

LITHIA REAL ESTATE INC  
150 N BARTLETT STREET  
MEDFORD, OR 97501

ROCKWALL CREDIT SERVICES LC  
1520 E I30  
ROCKWALL, TX 75087

1540 EAST IH 30 ROCKWALL LLC  
1530 S I30  
ROCKWALL, TX 75087

ZBH/1535 E INTERSTATE 30 LTD  
1535 I30  
ROCKWALL, TX 75087

1540 EAST IH 30 ROCKWALL LLC  
1540 I30  
ROCKWALL, TX 75087

DYNACAP HOLDINGS LTD &  
CHARLES SMITH  
1545/1541 I30  
ROCKWALL, TX 75087

LITHIA REAL ESTATE INC  
1550 E I30  
ROCKWALL, TX 75087

AM ROCKWALL INVESTMENTS LP  
A TEXAS LTD PARTNERSHIP  
1551 E INTERSTATE 30 STE A  
ROCKWALL, TX 75087

STAR HUBBARD LLC  
C/O STEADFAST COMPANIES  
1650 S JOHN KING  
ROCKWALL, TX 75087

STAR HUBBARD LLC  
C/O STEADFAST COMPANIES  
18100 VON KARMAN SUITE 500  
IRVINE, CA 92612

DVB FAMILY LIMITED PARTNERSHIP  
2421 KATHRYN DR  
HEATH, TX 75032

DYNACAP HOLDINGS LTD &  
CHARLES SMITH  
709 W RUSK ST STE B  
ROCKWALL, TX 75087

CAMBRIDGE PROPERTIES INC  
C/O GARRETT POINDEXTER  
8750 N CENTRAL EXPY SUITE 1735  
DALLAS, TX 75231

ZBH/1535 E INTERSTATE 30 LTD  
9669 JOURDAN WAY  
DALLAS, TX 75230

ROCKWALL CREDIT SERVICES LC  
PO BOX 1870  
ROCKWALL, TX 75087

1540 EAST IH 30 ROCKWALL LLC  
PO BOX 570809  
DALLAS, TX 75357

ROCKWALL RENTAL PROPERTIES LP  
PO BOX 818  
TERRELL, TX 75160

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

**Case No. Z2021-049: SUP for Expansion of Existing Motor Vehicle Dealership (i.e. Clay Cooley Hyundai)**

*Hold a public hearing to discuss and consider a request by Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a Specific Use Permit (SUP) superseding Ordinance No. 12-11 [S-094] and allowing the expansion of an existing Motor Vehicle Dealership (i.e. Clay Cooley Hyundai) being a 7.17-acre tract of land identified as Lot 1, Block 1 and Lot 1, Block 2, Rockwall Recreation Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, December 14, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 20, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Henry Lee**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, December 20, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

**Case No. Z2021-049: SUP for Expansion of Existing Motor Vehicle Dealership (i.e. Clay Cooley Hyundai)**

**Please place a check mark on the appropriate line below:**

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

[Redacted area]

Name: [Redacted]  
Address: [Redacted]

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



November 16, 2021

Planning Dept.  
City of Rockwall  
385 S Goliad St.  
Rockwall, Texas 75087

Re: SUP Zoning Request  
Letter of Intent

To Whom It May Concern,

Please let this letter serve as the Letter of Intent for the SUP Zoning request of approximately 7.17 acres of land located off I-30 in Rockwall, Texas. It is our understanding that a SUP rezoning is required to amend the site plan and building elevations on the subject tract. The proposed development will include a building renovation, expansion on the front façade, expanded service canopy, addition of a new customer delivery canopy, a carwash, and an oil/lube building. The property currently has open storage in the rear of the building that is non-conforming. This SUP requests this area be allowed given improved screening and paving are to be provided as a part of this project.

Should you have any questions, please feel free to contact me.

Sincerely,

Claymoore Engineering, Inc.  
1903 Central Drive Ste. 406  
Bedford, TX 76021  
817-281-0572

A handwritten signature in blue ink, appearing to read "Matt Moore".

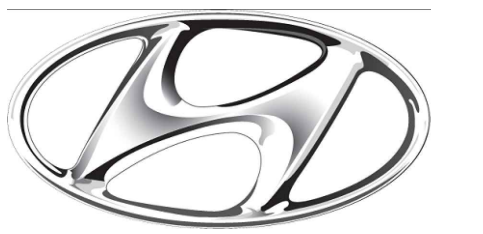
Matt Moore, P.E.



**INCOMPLETE CONSTRUCTION DOCUMENTS**

THIS DOCUMENT IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.  
 (TBAE - EFFECTIVE 10-01-2003)

JAMES R. HARDIN, ARCHITECT  
 TEXAS REGISTRATION NO. 11546  
 DATE: 11/16/2021



**HYUNDAI**

**CLAY COOLEY HYUNDAI ROCKWALL**

**Oil Change Building**

---

PROJECT  
 CLAY COOLEY HYUNDAI

ADDRESS  
 1540 INTERSTATE 30 E

CITY STATE  
 ROCKWALL TX

ZIP  
 75087

**FLOOR PLAN & EXTERIOR ELEVATIONS**

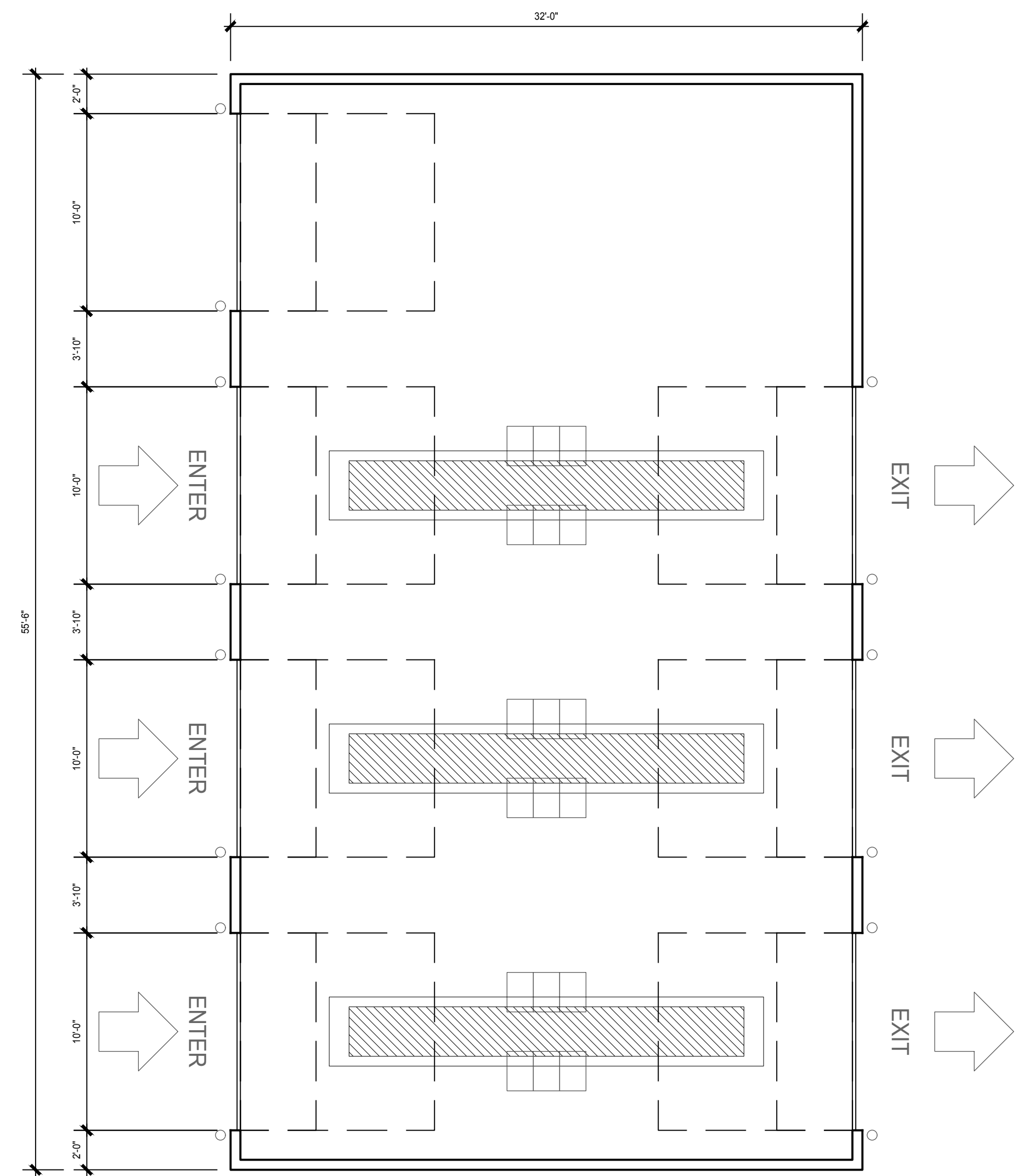
**FLOOR PLAN & EXTERIOR ELEVATIONS**

JOB NO. **21034**

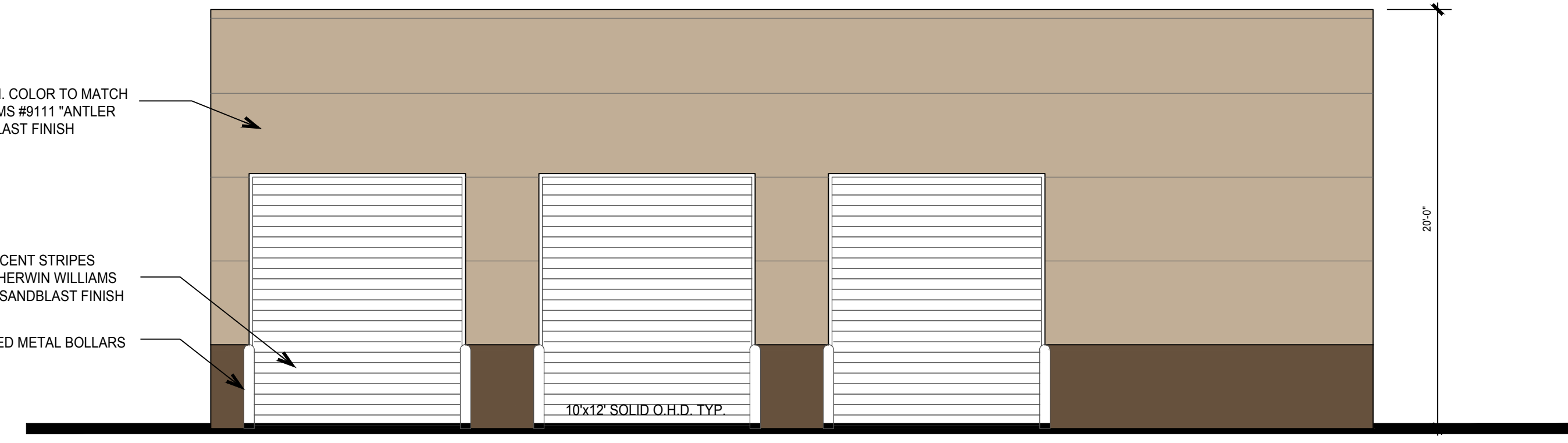
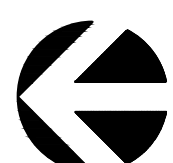
DATE	ISSUE FOR	DRAWN BY
11/16/2021	SUP Submittal	GJJ, JR


SHEET

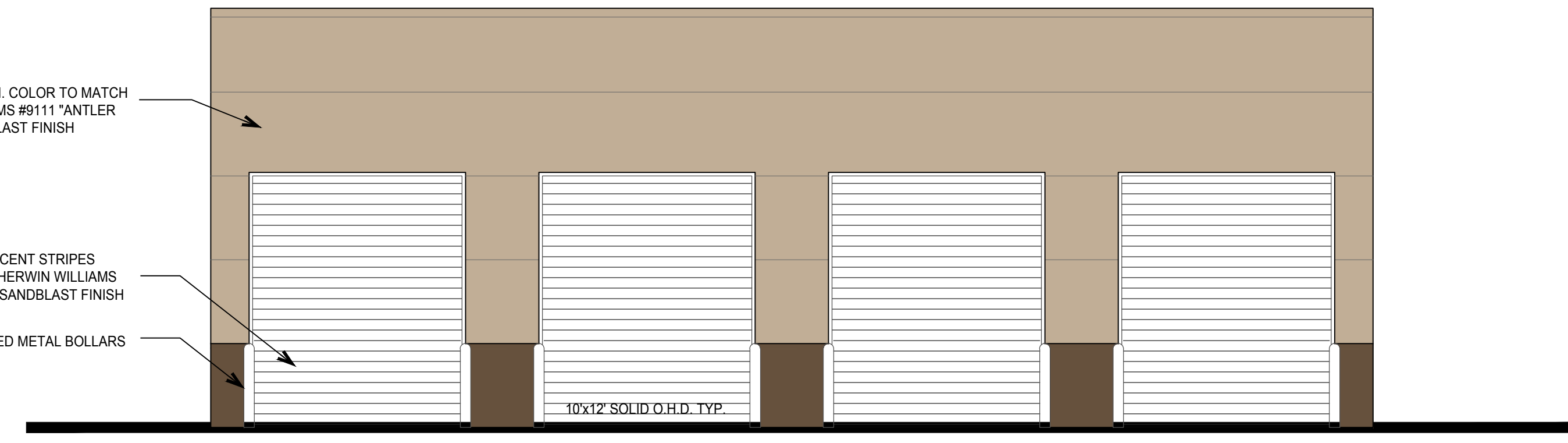
**A4.01**



**1 FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"



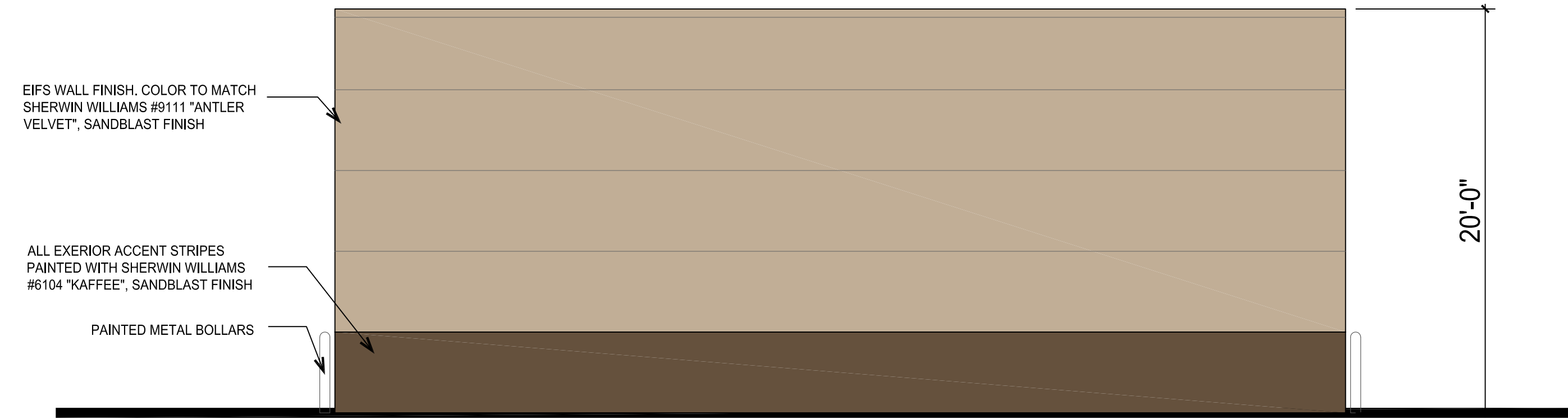
**4 SOUTH ELEVATION**  
 SCALE: 3/16" = 1'-0"



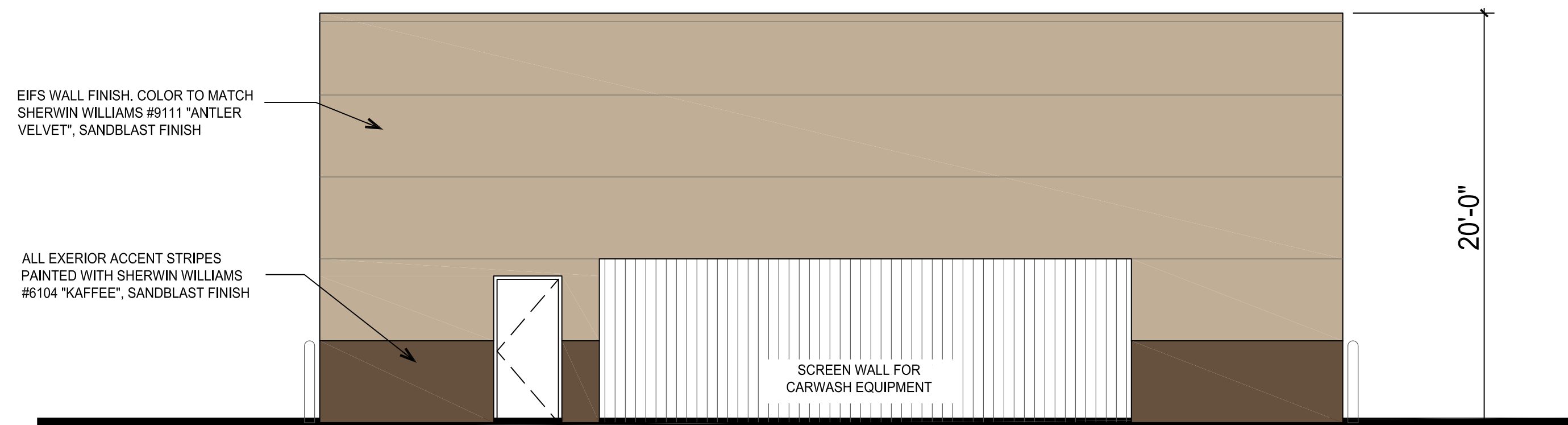
**3 NORTH ELEVATION**  
 SCALE: 3/16" = 1'-0"



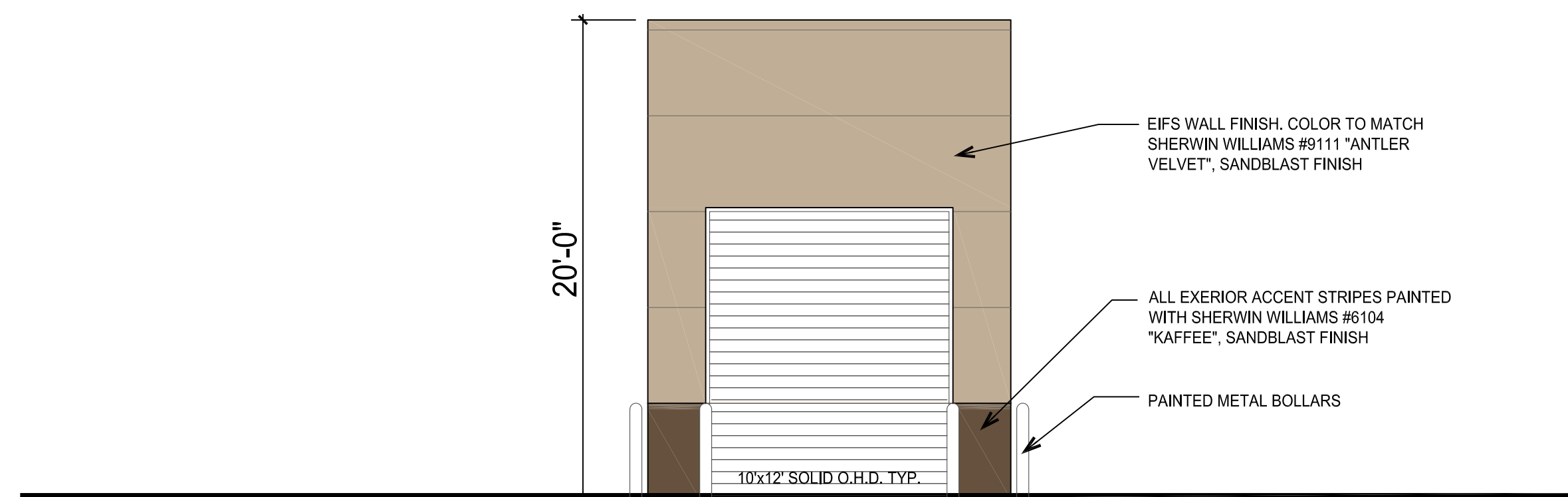
**2 EAST & WEST ELEVATIONS**  
 SCALE: 3/16" = 1'-0"



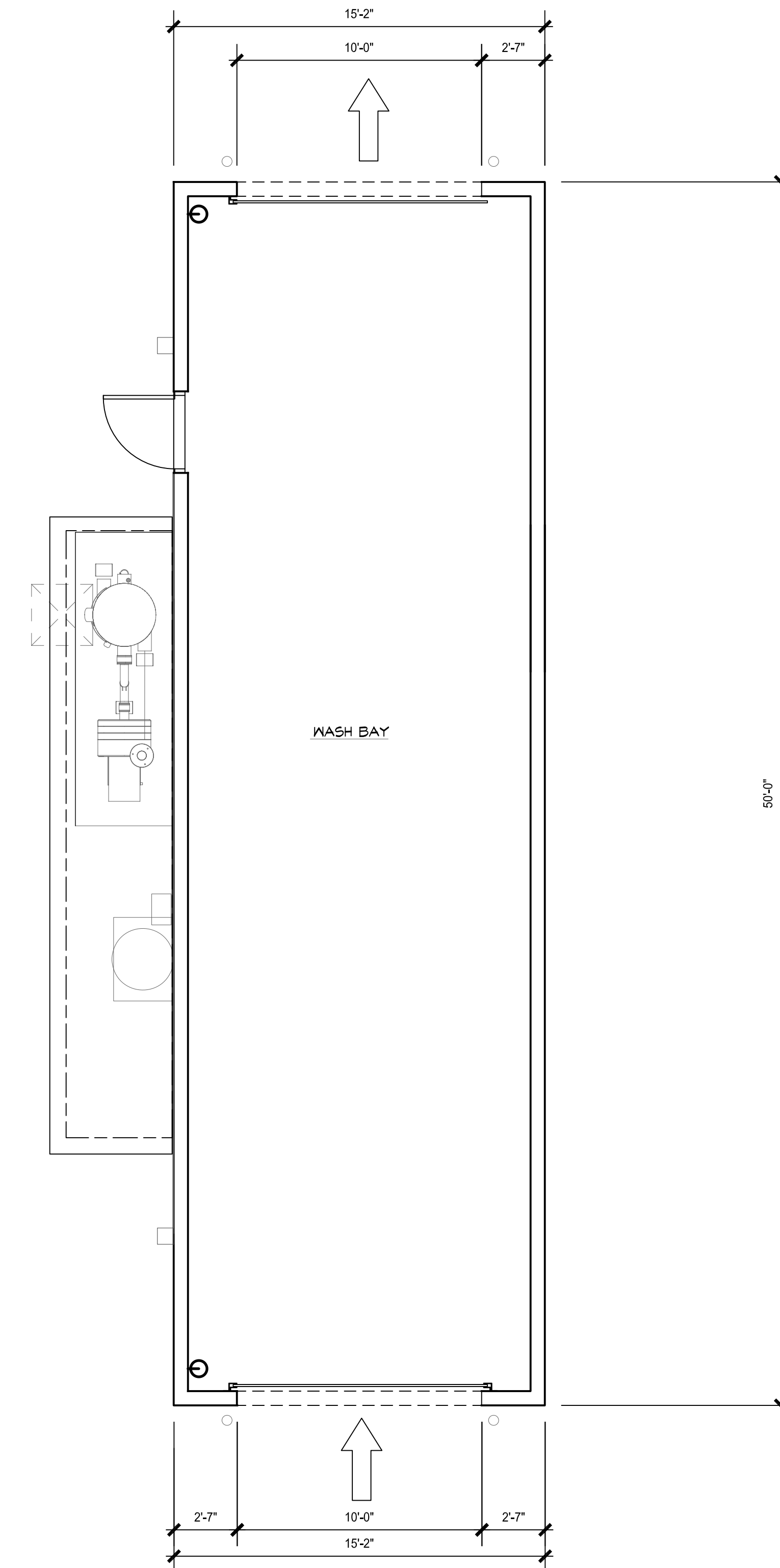
**2 SOUTH ELEVATION**  
 SCALE: 3/16" = 1'-0"



**2 NORTH ELEVATION**  
 SCALE: 3/16" = 1'-0"



**2 EAST & WEST ELEVATIONS**  
 SCALE: 3/16" = 1'-0"




**1 FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"

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 (TBAE - EFFECTIVE 10-01-2003)

JAMES R. HARDIN, ARCHITECT  
 TEXAS REGISTRATION NO. 11546  
 DATE: 10/07/2021



**HYUNDAI**

**CLAY COOLEY HYUNDAI ROCKWALL**

**Carwash Building**

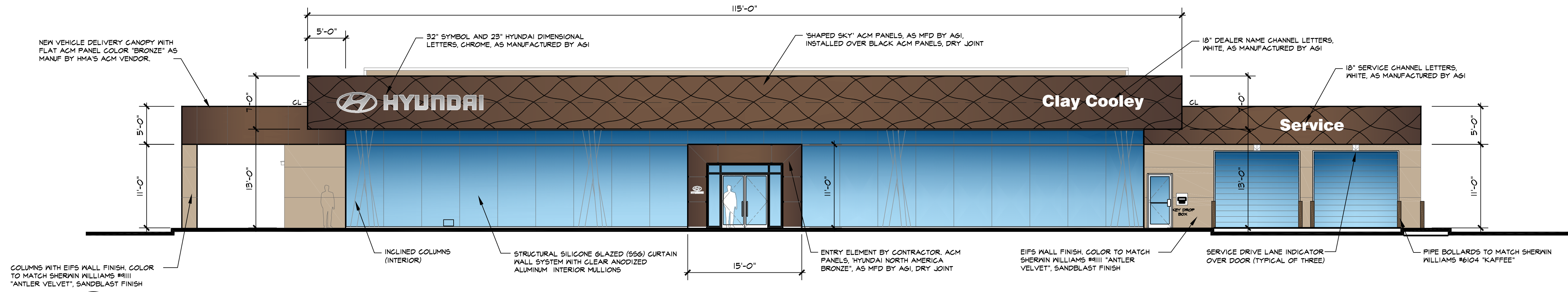
PROJECT: CLAY COOLEY HYUNDAI  
 ADDRESS: 1540 INTERSTATE 30 E  
 CITY: ROCKWALL STATE: TX ZIP: 75087

**FLOOR PLAN & EXTERIOR ELEVATIONS**

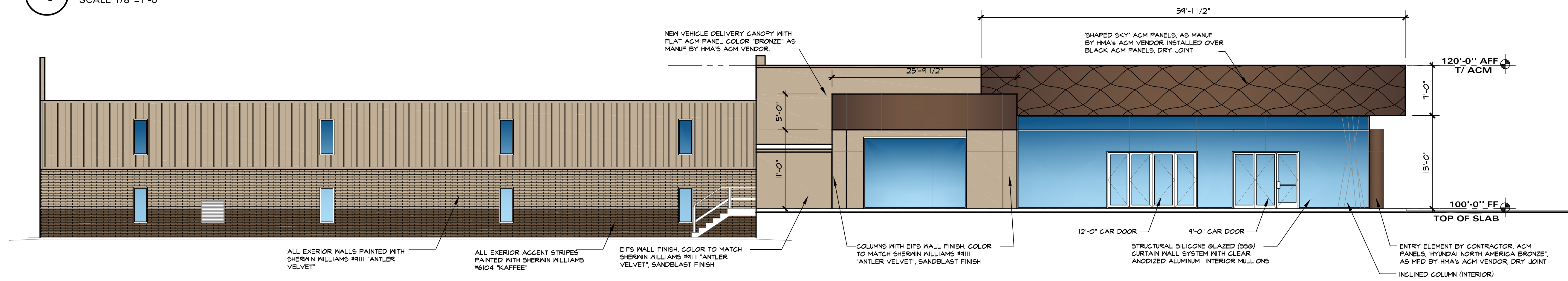
JOB NO. **21034**

DATE	ISSUE FOR	DRAWN BY
11/16/2021	SUP Submittal	GJJ, JR

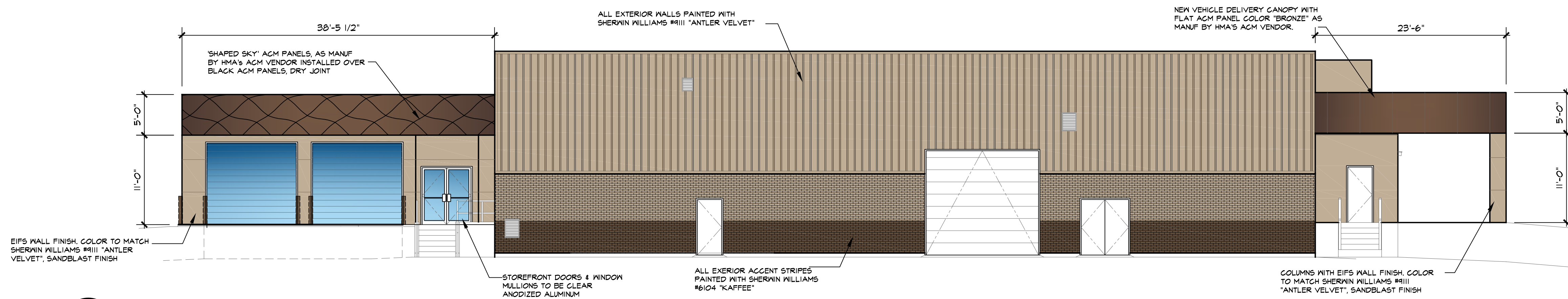
SHEET



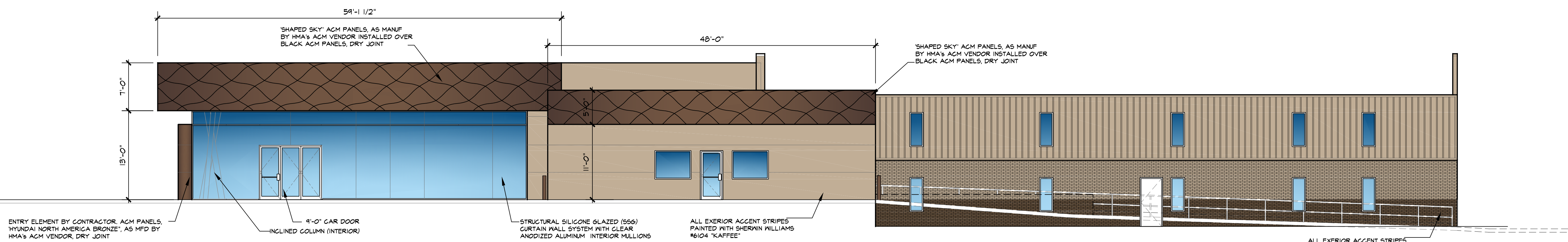
**4 NORTH ELEVATION**  
SCALE 1/8"=1'-0"



**3 EAST ELEVATION**  
SCALE 1/8"=1'-0"



**2 SOUTH ELEVATION**  
SCALE 1/8"=1'-0"



**1 WEST ELEVATION**  
SCALE 1/8"=1'-0"

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(TBAE - EFFECTIVE 10-01-2003)

JAMES R. HARDIN, ARCHITECT  
TEXAS REGISTRATION NO. 11546  
DATE: 11/16/2021



**HYUNDAI**

**CLAY COOLEY HYUNDAI ROCKWALL**

**Showroom & Service**

PROJECT: CLAY COOLEY HYUNDAI  
ADDRESS: 1540 INTERSTATE 30 E  
CITY: ROCKWALL STATE: TX ZIP: 75087

**EXTERIOR ELEVATIONS**

JOB NO. **21034**

DATE	ISSUE FOR	DRAWN BY
11/16/2021	SUP Submittal	GJJ, JR

SHEET



CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 12-11 [S-094]* AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS* ON A 7.17-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK 1 AND LOT 1, BLOCK 2, ROCKWALL RECREATIONAL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a Specific Use Permit (SUP) superseding *Ordinance No. 12-11 [S-094]* and allowing the expansion of an existing *New Motor Vehicle Dealership for Cars and Light Trucks (i.e. Clay Cooley Hyundai)* being a 7.17-acre tract of land identified as Lot 1, Block 1 and Lot 1, Block 2, Rockwall Recreational Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that *Ordinance No. 12-11 [S-094]* the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 12-11*.

**SECTION 2.** That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *New Motor Vehicle Dealership for Cars and Light Trucks* as

stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

**SECTION 3.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and Subsection 05.01, *General Industrial District Standards*, and Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and as may be amended in the future --, and with the following conditions:

### 3.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *New Motor Vehicle Dealership for Cars and Light Trucks* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The development or redevelopment of the *Subject Property* shall generally conform to the Concept Plan depicted in *Exhibit 'B'* of this ordinance.
- (2) The development or redevelopment of the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance; however, these elevations shall be subject to review and recommendation by the Architectural Review Board (ARB) and approval by the Planning and Zoning Commission through the site plan review process.
- (3) No vehicle display areas shall be permitted within the required landscape buffers along IH-30 and Commerce Street.
- (4) Motor vehicle inventory for the proposed *New Motor Vehicle Dealership for Cars and Light Trucks* shall not be stored on an unimproved surface.
- (5) Motor vehicle inventory for the proposed *New Motor Vehicle Dealership for Cars and Light Trucks* shall not be stored along Commerce Street.

### 3.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- (1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

**SECTION 4.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 5.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**SECTION 6.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 7.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**SECTION 8.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS,  
THIS THE 3<sup>RD</sup> DAY OF JANUARY, 2022.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

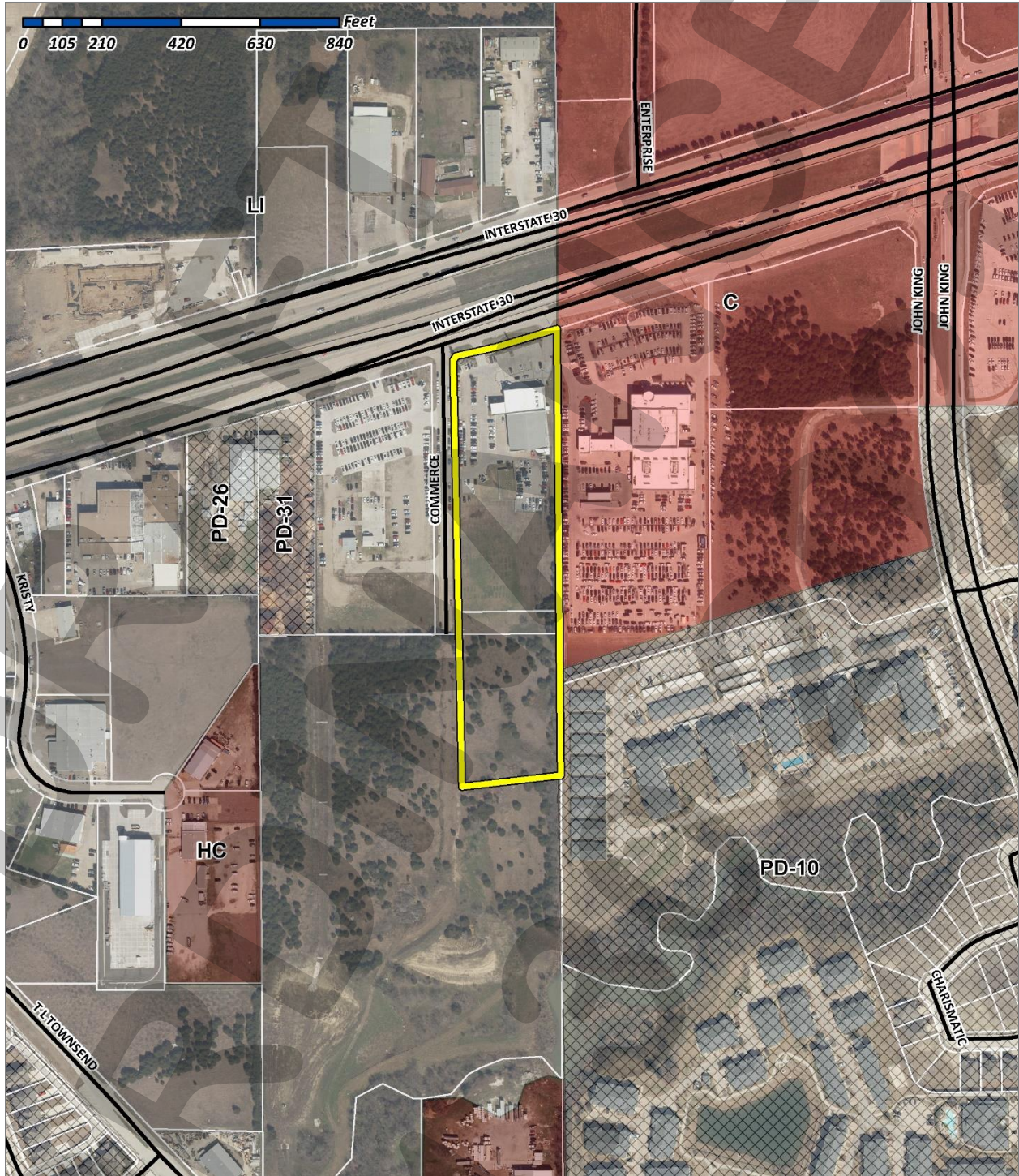
1<sup>st</sup> Reading: December 20, 2021

2<sup>nd</sup> Reading: January 3, 2022

**Exhibit 'A'**  
**Zoning Exhibit**

Address: 1540 E. IH-30

Legal Description: Lot 1, Block 1 and Lot 1, Block 2, Rockwall Recreational Addition



**Exhibit 'B':**  
**Site Plan**

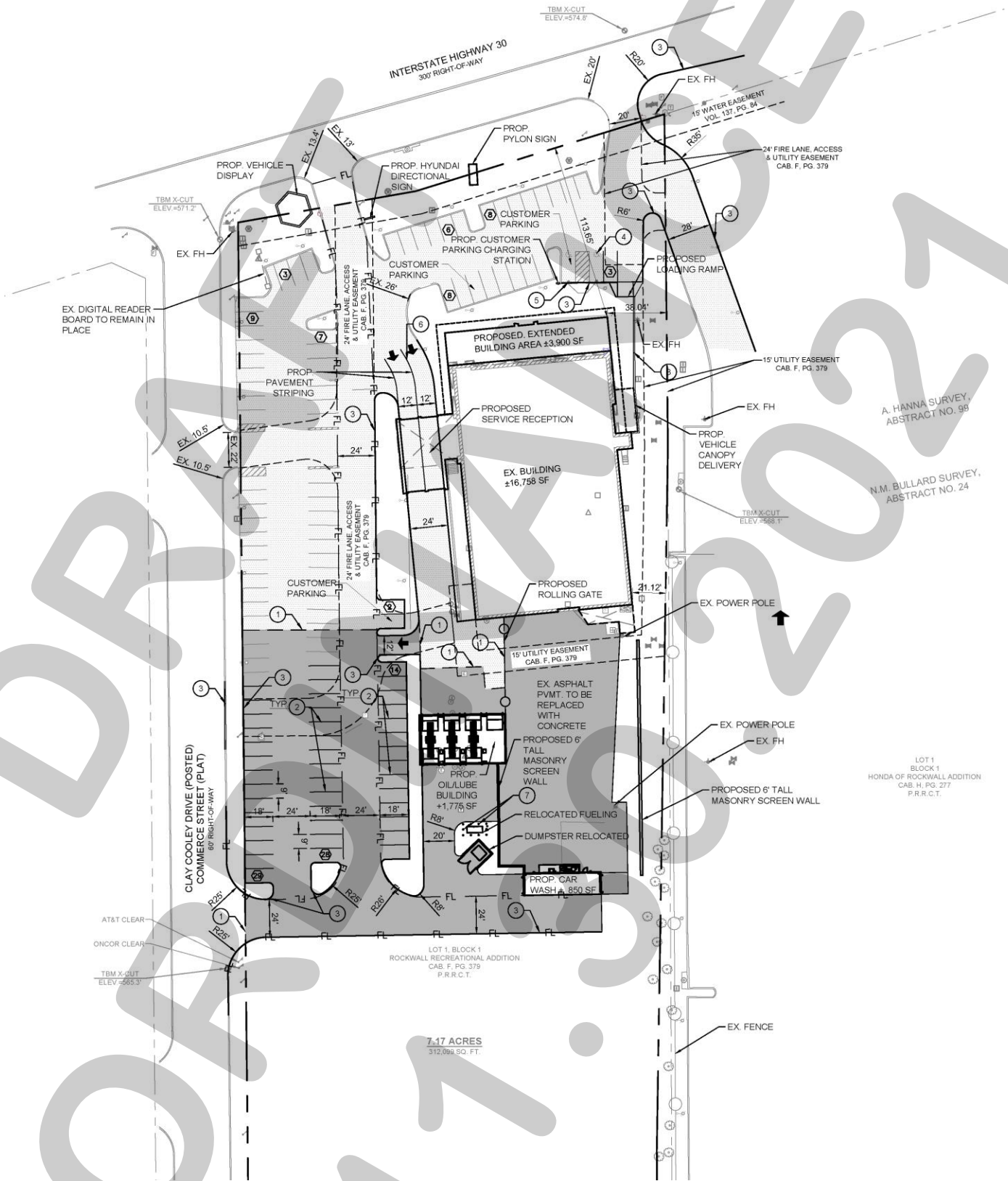


Exhibit 'C':  
Building Elevations



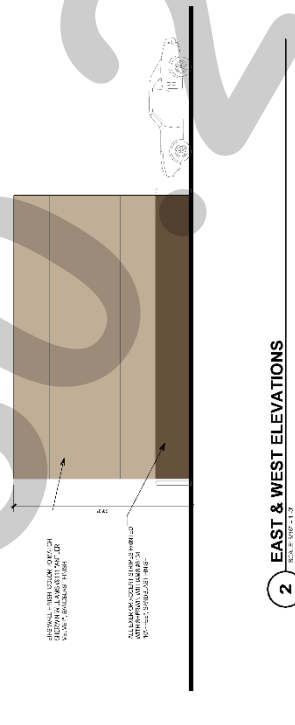
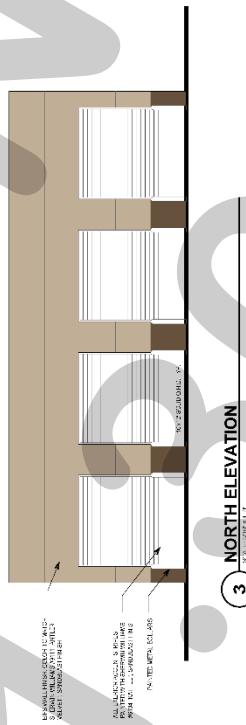
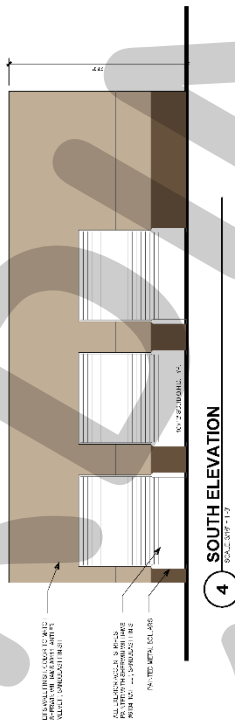
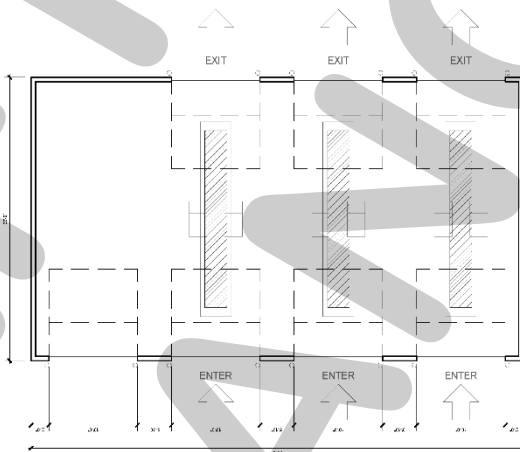
**INCOMPLETE CONSTRUCTION DOCUMENTS**  
THIS SET OF CONSTRUCTION DOCUMENTS IS NOT FOR CONSTRUCTION. IT IS THE PROPERTY OF KLINE HARDIN ARCHITECTS. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THESE DOCUMENTS WITHOUT THE WRITTEN PERMISSION OF KLINE HARDIN ARCHITECTS IS STRICTLY PROHIBITED.  
DATE: 08/11/2021

**HYUNDAI**  
CLAY COOLEY  
HYUNDAI ROCKWALL  
Oil Change Building

CLAY COOLEY HYUNDAI  
1000 UNIVERSITY BLVD  
SUITE 100  
ROCKWALL, TX 78084

FLOOR PLAN & EXTERIOR ELEVATIONS	
DATE:	2/10/24
DESIGNER:	CLAY COOLEY HYUNDAI
PROJECT:	HYUNDAI ROCKWALL OIL CHANGE BUILDING
SCALE:	AS SHOWN
DATE:	2/10/24
DESIGNER:	CLAY COOLEY HYUNDAI
PROJECT:	HYUNDAI ROCKWALL OIL CHANGE BUILDING
SCALE:	AS SHOWN

A4.01



### Exhibit 'C': Building Elevations



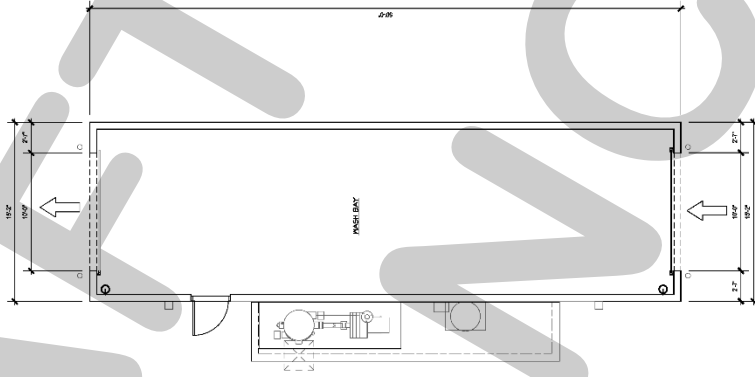
**INCOMPLETE CONSTRUCTION DOCUMENTS**  
 THIS SET OF DOCUMENTS IS NOT TO BE USED FOR CONSTRUCTION. ANYTHING TO BE CONSTRUCTED SHALL BE AS SHOWN ON THE CONTRACT DOCUMENTS.  
 JAMES B. HADIN, ARCHITECT  
 TEXAS REGISTERED ARCHITECT  
 LICENSE NO. 15846

**HYUNDAI**  
 CLAY COOLEY  
 HYUNDAI ROCKWALL  
 Carwash  
 Building

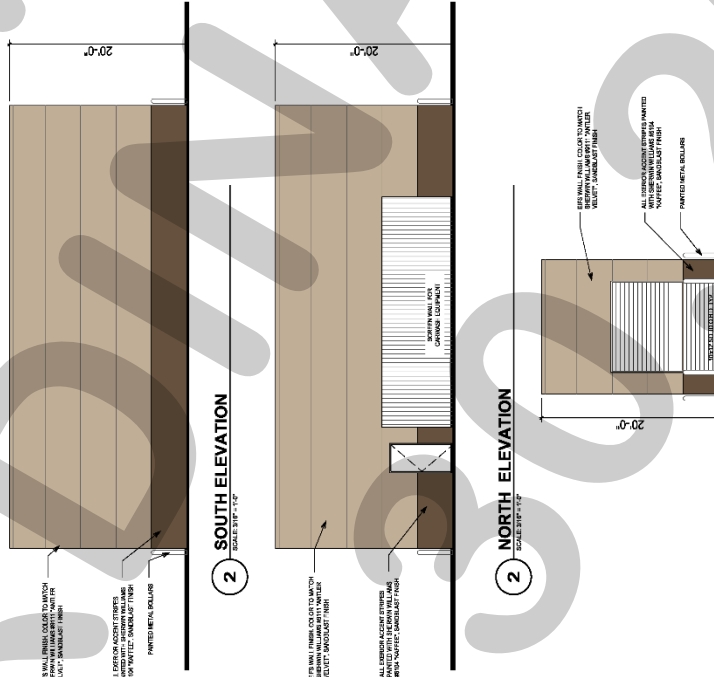
PROJECT: CLAY COOLEY HYUNDAI CARWASH BUILDING  
 1540 INTERSTATE 405 ROCKWALL, TX 75087  
 DATE: 01/2018

FLOOR PLAN & ELEVATIONS	
JOB NO.	21034
DATE	01/2018
BY	J.B.H.
CHECKED BY	J.B.H.
SCALE	AS SHOWN

**A4.01**



**1 FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"



**2 EAST & WEST ELEVATIONS**  
 SCALE: 3/16" = 1'-0"

Exhibit 'C':  
Building Elevations



**INCOMPLETE CONSTRUCTION DOCUMENTS**  
THIS DOCUMENT IS NOT TO BE USED FOR REGULATORY PURPOSES. IT IS THE USER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.  
JAMES H. HARDIN, ARCHITECT  
TEAM DISTRIBUTION NO. 11586  
JAMES H. HARDIN

**HYUNDAI**

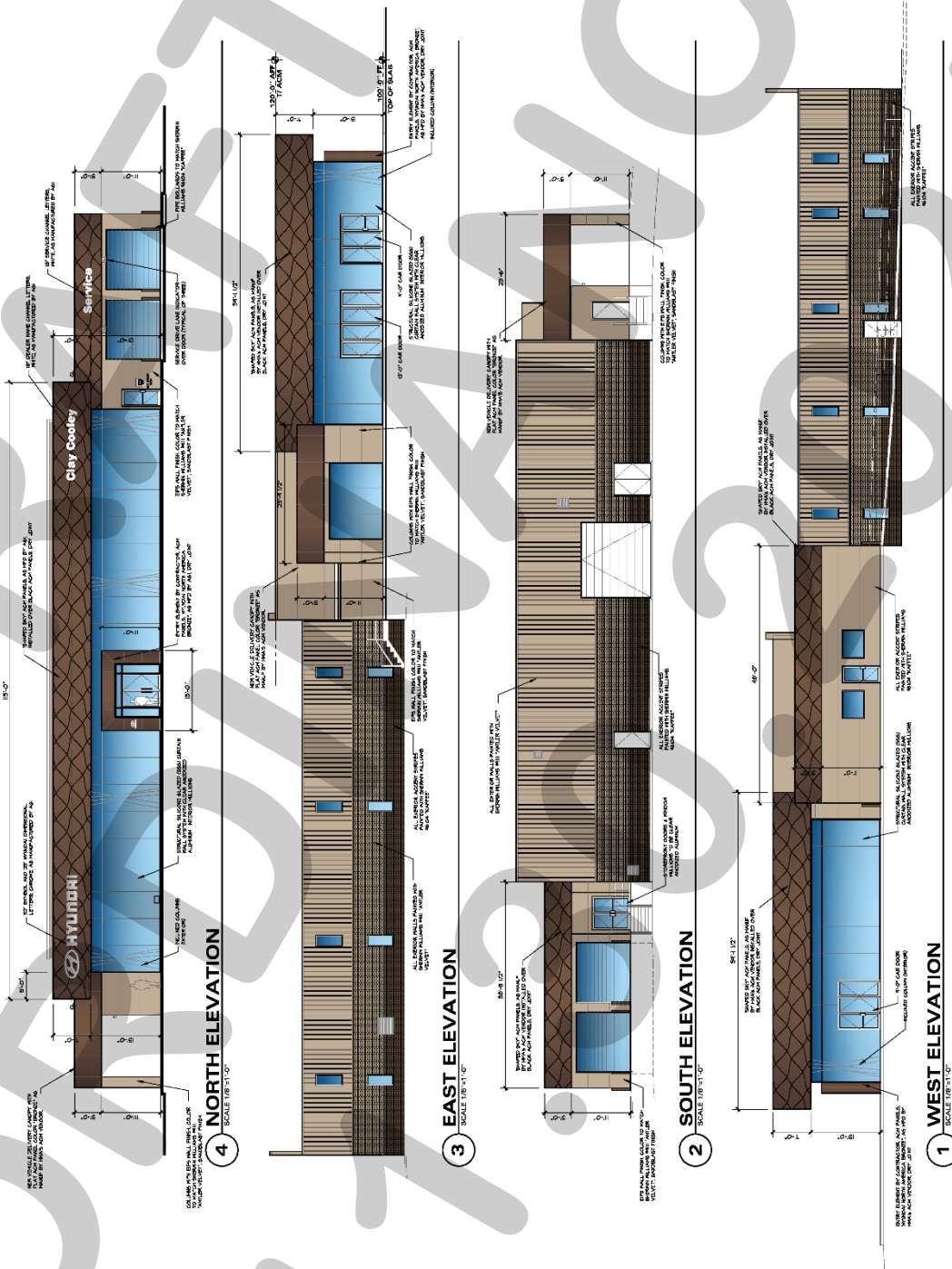
**CLAY COOLEY**  
HYUNDAI ROCKWALL  
SHOWROOM & SERVICE

PROJECT: CLAY COOLEY HYUNDAI  
TEAM INTERESTS: 100%  
SCHEDULE: 10/2024 - 03/2025

**EXTERIOR ELEVATIONS**

JOB NO.	21034
DATE	08/20/24
DESIGNED BY	J.H.
PROJECT	200 Rockwall
SCALE	1/8" = 1'-0"
DATE	08/20/24
BY	J.H.

**A4.01**







## CITY OF ROCKWALL

### PLANNING AND ZONING COMMISSION CASE MEMO

#### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

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**TO:** Planning and Zoning Commission  
**DATE:** December 14, 2021  
**APPLICANT:** Drew Donosky; *Claymoore Engineering*  
**CASE NUMBER:** Z2021-049; *Specific Use Permit (SUP) for the Expansion of an Existing Motor Vehicle Dealership at 1540 E. IH-30*

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#### **SUMMARY**

Hold a public hearing to discuss and consider a request by Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a Specific Use Permit (SUP) superseding *Ordinance No. 12-11 [S-094]* and allowing the expansion of an existing *Motor Vehicle Dealership (i.e. Clay Cooley Hyundai)* being a 7.17-acre tract of land identified as Lot 1, Block 1 and Lot 1, Block 2, Rockwall Recreation Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary.

#### **BACKGROUND**

The subject property was annexed on December 3, 1985 by *Ordinance No. 85-69 (Case No. A1985-002)*. At the time of annexation, the subject property was zoned Agricultural (AG) District. The subject property remained zoned Agricultural (AG) District until June 6, 2005 when the City Council approved *Ordinance No. 05-25 (Case No. Z2005-019)* changing the zoning to a Light Industrial (LI) District. The building on the subject property was constructed as a house of worship (*i.e. Church of Christ*) in 1990 and was remodeled in 2012-2013 after the City Council approved *Ordinance No. 12-11 (Case No. Z2012-005)* -- on June 18, 2012 -- allowing a *New Motor Vehicle Dealership* on property. The changes to the exterior of the building were approved under site plan *Case No. SP2012-010* on June 12, 2012.

On January 14, 2013, the then owner of the property applied for a sign variance to [1] allow two (2) pole signs along the IH-30 frontage road (*i.e. a 40-foot tall sign with 400 SF of sign area and a 50-foot tall sign with 600 SF of sign area*), [2] to have the 40-foot tall pole sign situated one (1) foot from the property line, [3] allow a 600 SF electronic message display, and [4] to have a 16-foot tall by 16-foot wide (*i.e. 256 SF*) wall sign. At the time, the code allowed one (1) pole sign a maximum of 30-foot tall and 167 SF in size to be situated on a property as long as it was setback a minimum of ten (10) feet from all property lines. In addition, wall signs were permitted to be a maximum of six (6) feet tall and six (6) feet wide. This request was approved by the City Council on January 22, 2013 and the permits for these signs (*Case No.'s SGN2013-015 & SGN2013-0017*) were issued on February 7, 2013.

In 2017, the current owner purchased the property, and no additional changes have been made to the subject property since the completion of the remodel in 2013.

#### **PURPOSE**

The applicant -- *Drew Donosky of Claymoore Engineering* -- is requesting the amend the previously approved Specific Use Permit (SUP) to allow for the expansion of an existing *Motor Vehicle Dealership* as stipulated by Subsection 02.03 (H), *Auto and Marine-Related Land Uses*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

#### **ADJACENT LAND USES AND ACCESS**

The subject property is addressed as 1540 E. IH-30 and is currently being used as a *Motor Vehicle Dealership* (i.e. *Clay Cooley Hyundai of Rockwall*). The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are the eastbound frontage roads for IH-30, followed by the main lanes for IH-30, and the westbound frontage roads. Beyond this are three (3) parcels of land currently occupied by an appliance store (i.e. *North Texas Appliance*), a house of worship (i.e. *Landmark Fellowship Church*), and a multi-tenant facility consisting of two (2) metal buildings. All of these properties are zoned Light Industrial (LI) District.

South: Directly south of the subject property is a dedicated 60-foot right-of-way followed by a 2.40-acre parcel of vacant land (i.e. *Lot 1, Block 2, Rockwall Recreational Addition*) zoned Light Industrial (LI) District. South of this parcel of land is a 21.684-acre tract of vacant land (i.e. *Tract 4-09 of the N. M. Ballard Survey, Abstract No. 24*) zoned Light Industrial (LI) District.

East: Directly east of the subject property is a *Motor Vehicle Dealership* (i.e. *Rockwall Honda*), which is situated on an 8.686-acre parcel of land (i.e. *Lot 1, Block 1, Honda of Rockwall Addition*) that is zoned Commercial (C) District. Beyond this are two (2) vacant tracts of land (i.e. *Tract 2 of the J. Lockhart Survey, Abstract No. 134 and Tract 3 of the J. M. Allen Survey, Abstract No. 2*) that are zoned Commercial (C) District.

West: Directly west of the subject property is Commerce Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an overflow sales/inventory storage lot for the motor vehicle dealership operating on the subject property (i.e. *Clay Cooley Hyundai of Rockwall*). This property is zoned Light Industrial (LI) District and has a Specific Use Permit (SUP) for a *New Motor Vehicle Dealership* (i.e. *S-189; Ordinance No. 18-22*). Beyond this are two (2) metal buildings (i.e. *Warehouse Pro and Elliott Electric Supply*) on one (1) tract of land (i.e. *Tract 4-4 of the N. M. Ballard Survey, Abstract No. 24*) and one (1) parcel of land (i.e. *Lot 1, Block A, Lane Business Park Addition*). These properties are zoned Planned Development District 31 (PD-31) for limited Heavy Commercial (HC) District land uses and Planned Development District 26 (PD-26) for limited Light Industrial (LI) District land uses.

## **CHARACTERISTICS OF THE REQUEST AND CONFORMANCE WITH THE CITY'S CODE**

On June 18, 2012, the City Council approved Specific Use Permit (SUP) S-094 [*Ordinance No. 12-11*] permitting a *New Motor Vehicle Dealership* on the subject property. Included as operational conditions in this ordinance, the applicant was to comply with the approved conceptual site plan and building elevations. Recently, the applicant approached staff about expanding and rebranding the *Motor Vehicle Dealership*. Staff explained to the applicant that since their Specific Use Permit (SUP) was tied to the approved conceptual site plan and building elevations, that the existing Specific Use Permit (SUP) ordinance would need to be amended. This prompted the applicant to submit a request to amend their Specific Use Permit (SUP) and incorporate a concept plan showing the expansion of the concrete vehicle display storage lot, the addition of two (2) new buildings (i.e. *minor auto repair garage and car wash*), an increase in the size of the existing building, and conceptual building elevations showing changes to the exterior of the existing building.

According to Subsection 02.03 (H)(6), *Permissible Uses*, of the Unified Development Code (UDC), "(a)ll outside display of vehicles must be on an approved concrete, or enhanced concrete surface." Currently, staff has analyzed multiple aerial images showing that vehicle inventory is being stored on the unimproved grass surfaces at the back of the subject property, and in the right-of-way of Commerce Street. Staff should note, that the applicant received a Specific Use Permit (SUP) for outside storage/outside display for new vehicles on the adjacent property to the west of the subject property. Aerial images also confirm that on this adjacent property vehicles are being stored on unimproved grass surfaces. To bring the subject property into conformance two (2) operational conditions have been included in the draft ordinance that state that no vehicles shall be stored in the Commerce Street right-of-way and that no vehicles shall be stored on an unimproved surface.

Behind the existing building where the vehicle display storage lot is to be expanded, the applicant has proposed a *Car Wash* and *Minor Auto Repair Garage*. With regard to the *Car Wash*, according to Subsection 02.03 (H)(4), *Permissible Uses*, of the Unified Development Code (UDC), "(o)n corner sites, car wash entrances or exits shall not open toward the street with the highest traffic volume." The proposed site plan is in conformance with this requirement as the car wash is facing Commerce Street, a *Minor Collector*, not IH-30. To avoid losing square footage where vehicles are stored while they are being worked on in the existing service center, the proposed *Minor Auto Repair Garage* is detached from the existing building. According to

Subsection 02.03 (H)(2), *Permissible Uses*, of the Unified Development Code (UDC), “a *Minor Auto Repair Garage* is permitted as an accessory to a retail use, provided all work is conducted wholly within a completely enclosed building.” In this case the proposed *Minor Auto Repair Garage* is completely enclosed and located behind the existing building. As part of the *Minor Auto Repair Garage* the proposed use will have open storage. The applicant’s letter indicates that the subject property has existing open storage lot associated with the existing service center. This lot was established without a permit, is not shown on the approved Specific Use Permit (SUP), and not indicated on the approved site plan. To remedy this for the existing service center and proposed *Minor Auto Repair Garage*, the applicant indicates this area will receive improved paving and screening to satisfy Subsection 02.03 (H2) of Article 08, *Landscape and Screening*, of the UDC.

According to Subsection 03.02, *Applicability*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) an amended site plan will be required if “...(a)ll expansions of an existing non-residential building or structure that increases the existing floor area by 30% or that adds 2,000 SF of floor area.” In conformance with this requirement the applicant will be required to submit a site plan with building elevations, a material sample board, a landscape plan, and photometric plan indicating conformance to the current requirements of the UDC. In order to demonstrate conformance with all of the use requirements detailed in Subsection 02.03 (H)(6) of Article 04, *Permissible Uses*, of the UDC the applicant has submitted concept elevations that will be included in the SUP ordinance. Additionally, all future submittals shall be required to generally adhere to these building elevations.

### **STAFF ANALYSIS**

In this case, the applicant’s request generally conforms with the requirements set forth by Subsection 02.03 (H), *Auto and Marine-Related Land Uses*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC). However, while reviewing the case staff identified unpermitted improvements and activities on the subject property (*i.e. a metal screening fence, unscreened outside storage areas, a lift for working on cars outside, and the outside storage of tires*) that do not meet the requirements set forth in the Unified Development Code (UDC). The existing outside storage of tires is located at the rear of the existing building and is associated with the service center. That being said the outside storage does not meet Subsection 02.03 (J)(2), *Outside Storage and/or Outside Display*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), which states that no outside storage may be allowed on properties adjacent to IH-30; however, this property is zoned Light Industrial (LI) District, which allows the City Council to consider *Outside Storage* on a *case-by-case* basis as part of a Specific Use Permit (SUP). In this case, the applicant has never applied for Specific Use Permit (SUP) for the *Outside Storage* of tires. Associated with the unapproved *Outside Storage* is a lift for working on vehicles, which is also located at the rear of the existing building. Equipment associated with a *Minor Auto Repair Garage* may be stored outside as long as the City Council approves a Specific Use Permit (SUP) request for such activity, with the subsequent screening. Staff should note that *no work on motor vehicles shall be permitted outside of a fully enclosed building.* The storage lot at the rear of the existing building (*i.e. that contains the outside storage of tires, the car lift, and the cars being repaired by the existing service center*) has areas that are not screened or screened by a metal fence that was not permitted by the City. This fence will need to be removed and replaced with screening permitted by the Unified Development Code (UDC). In addition, -- *and as was described in the previous sections of the case memo* -- staff analyzed several aerials of the property that showed that motor vehicle inventory was being stored on unimproved grass surfaces and along Commerce Street. Staff included operational conditions within the draft ordinance that address all of these issues. With that being said, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

### **NOTIFICATIONS**

On October 24, 2021, staff mailed 17 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner’s Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received no notices in regard to the applicant’s request.

### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to recommend approval of the applicant’s request for a *Specific Use Permit (SUP)* for the expansion of an existing *Motor Vehicle Dealership*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) All operations on this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of the draft ordinance.
  - (b) The development or redevelopment of the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance; however, these elevations shall be subject to review and recommendation by the Architectural Review Board (ARB) and approval by the Planning and Zoning Commission through the site plan review process.
  - (c) The outside storage of tires or any other automotive parts shall be prohibited.
  - (d) All outside storage shall be screened with either a masonry wall or three (3) tiered screening with a berm. At the time of site plan all outside storage must be delineated.
  - (e) Any maintenance of motor vehicles shall be performed in a completely enclosed building, and no work on motor vehicles shall be performed outdoors.
  - (f) No vehicle display areas shall be permitted within the required landscape buffers along IH-30 and Commerce Street.
  - (g) Motor vehicle inventory for the proposed *New Motor Vehicle Dealership for Cars and Light Trucks* shall not be stored on an unimproved surface.
  - (h) Motor vehicle inventory for the proposed *New Motor Vehicle Dealership for Cars and Light Trucks* shall not be stored within the Commerce Street right-of-way (*i.e. Commerce Street is for public parking only*).
- (2) All unpermitted improvements and activities that do not conform to the Unified Development Code (UDC) shall be brought into conformance with the City's code requirements at the time of site plan.
- (3) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

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

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1540 I30 Rockwall TX		
SUBDIVISION	Rockwall Recreational Addition	LOT	1&2 BLOCK 1
GENERAL LOCATION	IH30 & Clay Cooley Drive		

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

CURRENT ZONING	F1	CURRENT USE	Auto Dealer
PROPOSED ZONING		PROPOSED USE	
ACREAGE	7.17	LOTS [CURRENT]	2
		LOTS [PROPOSED]	

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

<input type="checkbox"/> OWNER	1540 East IH 30 Rockwall LLC	<input checked="" type="checkbox"/> APPLICANT	Claymoore Engineering
CONTACT PERSON	Clay Cooley	CONTACT PERSON	Drew Donosky
ADDRESS	PO Box 570809	ADDRESS	1903 Central Drive, Suite 406
CITY, STATE & ZIP	Dallas TX 75357	CITY, STATE & ZIP	Bedford TX 76012
PHONE		PHONE	817-458-4008
E-MAIL		E-MAIL	Drew@claymooreeng.com

## NOTARY VERIFICATION [REQUIRED]

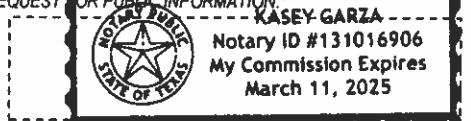
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Clay Cooley (OWNER) THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ November TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11 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."

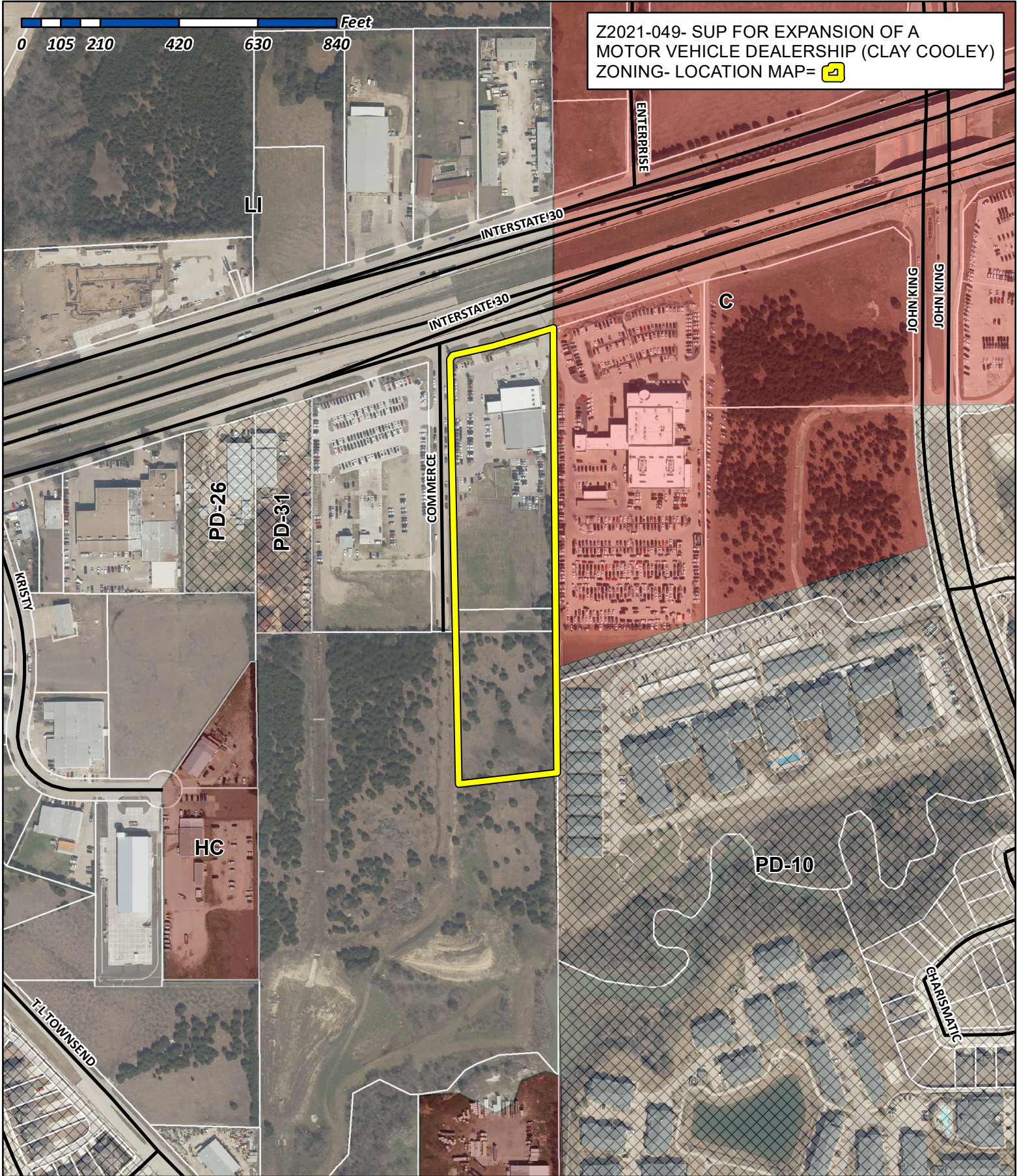
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF November 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 03/11/2025



Z2021-049- SUP FOR EXPANSION OF A MOTOR VEHICLE DEALERSHIP (CLAY COOLEY) ZONING- LOCATION MAP= [location pin icon]



# 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.

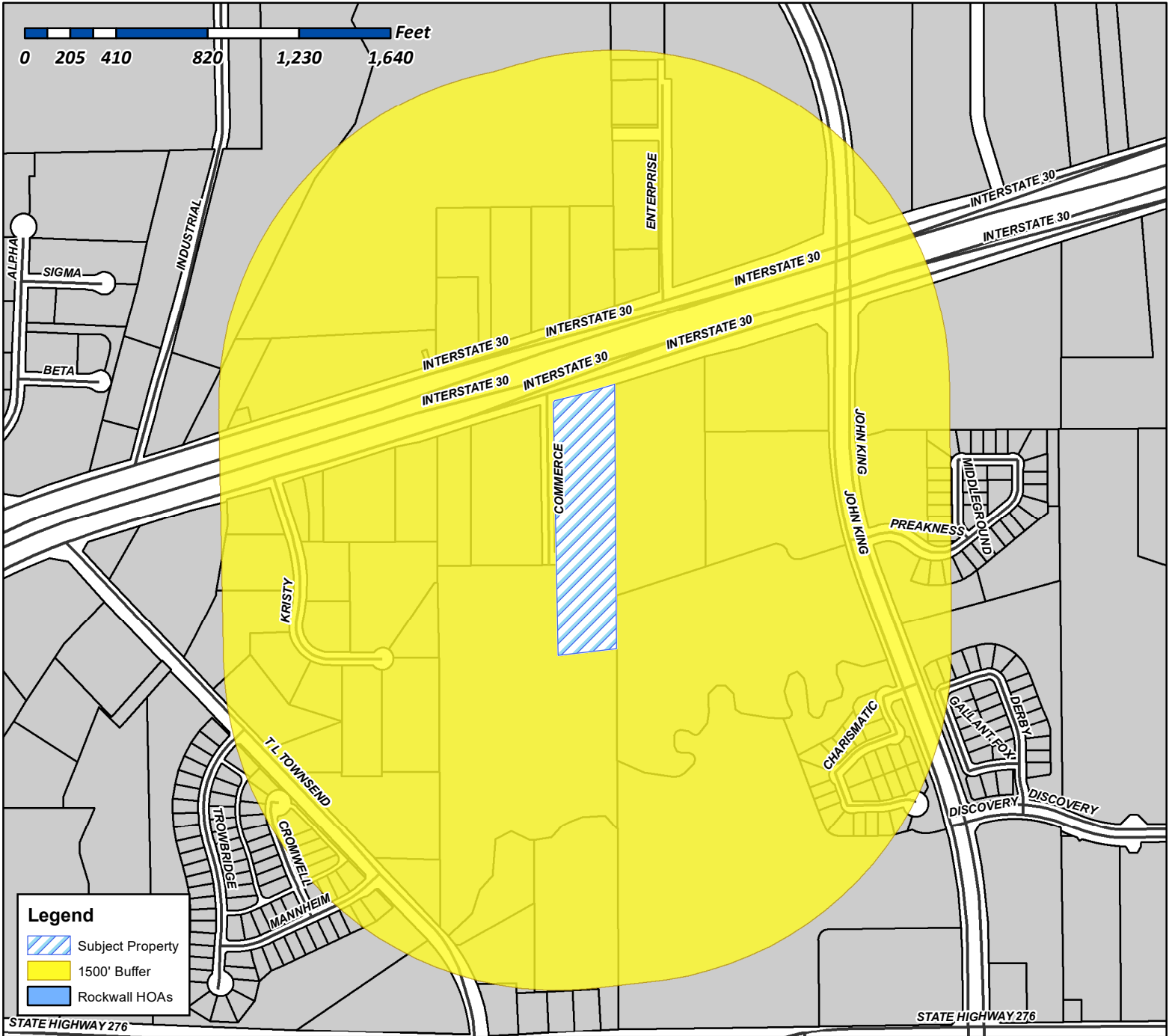




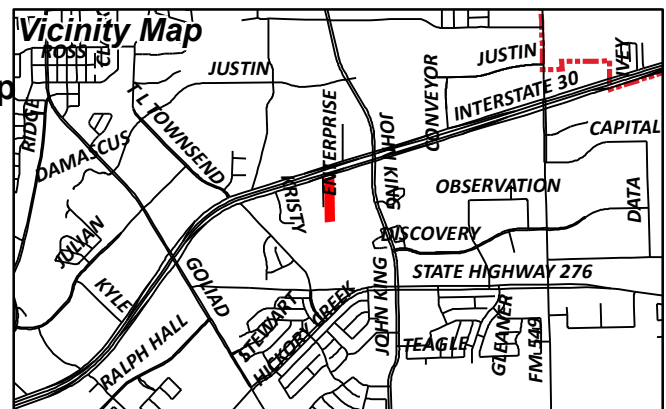
# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
(W): www.rockwall.com

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**Case Number:** Z2021-049  
**Case Name:** Expansion of Motor Vehicle Dealership  
**Case Type:** Zoning  
**Zoning:** Light Industrial (LI) District  
**Case Address:** 1540 E. I-30



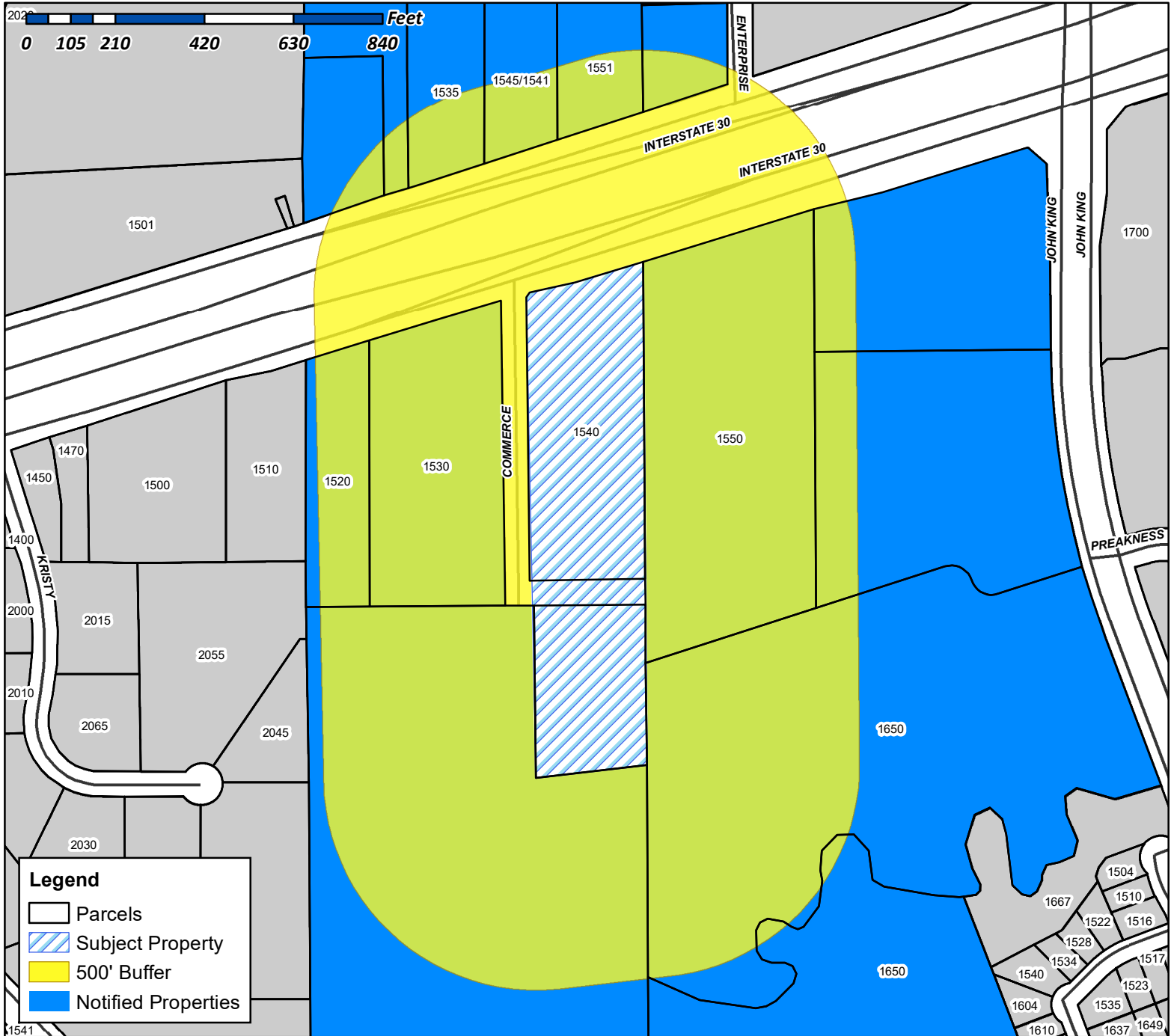
**Date Created:** 11/16/2021  
 For Questions on this Case Call (972) 771-7745



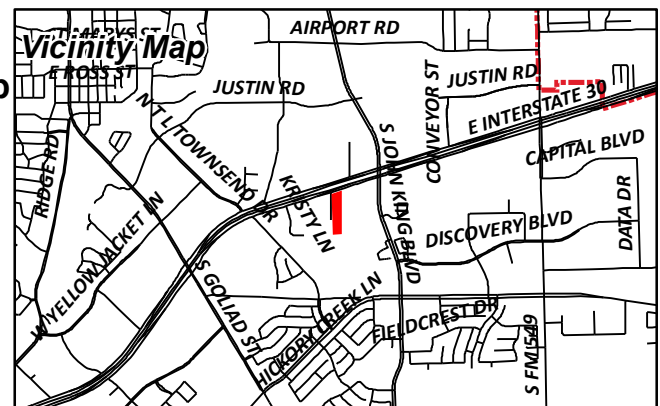
# City of Rockwall

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**Date Created:** 11/16/2021  
 For Questions on this Case Call (972) 771-7745



LITHIA REAL ESTATE INC  
150 N BARTLETT STREET  
MEDFORD, OR 97501

ROCKWALL CREDIT SERVICES LC  
1520 E I30  
ROCKWALL, TX 75087

1540 EAST IH 30 ROCKWALL LLC  
1530 S I30  
ROCKWALL, TX 75087

ZBH/1535 E INTERSTATE 30 LTD  
1535 I30  
ROCKWALL, TX 75087

1540 EAST IH 30 ROCKWALL LLC  
1540 I30  
ROCKWALL, TX 75087

DYNACAP HOLDINGS LTD &  
CHARLES SMITH  
1545/1541 I30  
ROCKWALL, TX 75087

LITHIA REAL ESTATE INC  
1550 E I30  
ROCKWALL, TX 75087

AM ROCKWALL INVESTMENTS LP  
A TEXAS LTD PARTNERSHIP  
1551 E INTERSTATE 30 STE A  
ROCKWALL, TX 75087

STAR HUBBARD LLC  
C/O STEADFAST COMPANIES  
1650 S JOHN KING  
ROCKWALL, TX 75087

STAR HUBBARD LLC  
C/O STEADFAST COMPANIES  
18100 VON KARMAN SUITE 500  
IRVINE, CA 92612

DVB FAMILY LIMITED PARTNERSHIP  
2421 KATHRYN DR  
HEATH, TX 75032

DYNACAP HOLDINGS LTD &  
CHARLES SMITH  
709 W RUSK ST STE B  
ROCKWALL, TX 75087

CAMBRIDGE PROPERTIES INC  
C/O GARRETT POINDEXTER  
8750 N CENTRAL EXPY SUITE 1735  
DALLAS, TX 75231

ZBH/1535 E INTERSTATE 30 LTD  
9669 JOURDAN WAY  
DALLAS, TX 75230

ROCKWALL CREDIT SERVICES LC  
PO BOX 1870  
ROCKWALL, TX 75087

1540 EAST IH 30 ROCKWALL LLC  
PO BOX 570809  
DALLAS, TX 75357

ROCKWALL RENTAL PROPERTIES LP  
PO BOX 818  
TERRELL, TX 75160

# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

**Case No. Z2021-049: SUP for Expansion of Existing Motor Vehicle Dealership (i.e. Clay Cooley Hyundai)**

Hold a public hearing to discuss and consider a request by Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a Specific Use Permit (SUP) superseding Ordinance No. 12-11 [S-094] and allowing the expansion of an existing Motor Vehicle Dealership (i.e. Clay Cooley Hyundai) being a 7.17-acre tract of land identified as Lot 1, Block 1 and Lot 1, Block 2, Rockwall Recreation Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, December 14, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 20, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Henry Lee**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, December 20, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

**Case No. Z2021-049: SUP for Expansion of Existing Motor Vehicle Dealership (i.e. Clay Cooley Hyundai)**

**Please place a check mark on the appropriate line below:**

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

[Redacted area]

Name: [Redacted]  
Address: [Redacted]

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



November 16, 2021

Planning Dept.  
City of Rockwall  
385 S Goliad St.  
Rockwall, Texas 75087

Re: SUP Zoning Request  
Letter of Intent

To Whom It May Concern,

Please let this letter serve as the Letter of Intent for the SUP Zoning request of approximately 7.17 acres of land located off I-30 in Rockwall, Texas. It is our understanding that a SUP rezoning is required to amend the site plan and building elevations on the subject tract. The proposed development will include a building renovation, expansion on the front façade, expanded service canopy, addition of a new customer delivery canopy, a carwash, and an oil/lube building. The property currently has open storage in the rear of the building that is non-conforming. This SUP requests this area be allowed given improved screening and paving are to be provided as a part of this project.

Should you have any questions, please feel free to contact me.

Sincerely,

Claymoore Engineering, Inc.  
1903 Central Drive Ste. 406  
Bedford, TX 76021  
817-281-0572

A handwritten signature in blue ink, appearing to read "Matt Moore".


Matt Moore, P.E.



**INCOMPLETE CONSTRUCTION DOCUMENTS**

THIS DOCUMENT IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.  
 (TBAE - EFFECTIVE 10-01-2003)

JAMES R. HARDIN, ARCHITECT  
 TEXAS REGISTRATION NO. 11546  
 DATE: 11/16/2021



**HYUNDAI**

**CLAY COOLEY HYUNDAI ROCKWALL**

**Oil Change Building**

---

PROJECT  
 CLAY COOLEY HYUNDAI

ADDRESS  
 1540 INTERSTATE 30 E

CITY STATE  
 ROCKWALL TX

ZIP  
 75087

**FLOOR PLAN & EXTERIOR ELEVATIONS**

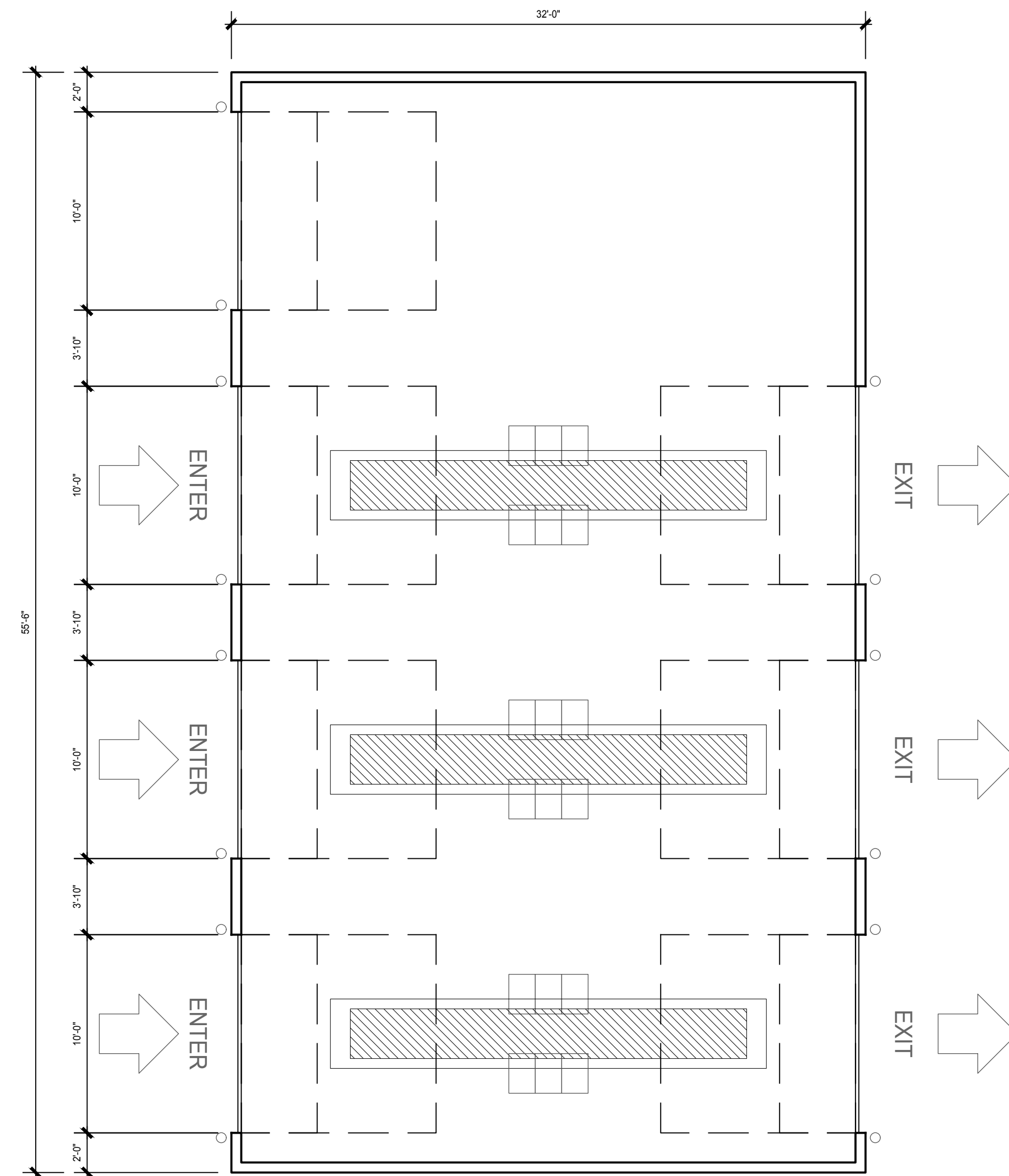
**FLOOR PLAN & EXTERIOR ELEVATIONS**

JOB NO. **21034**

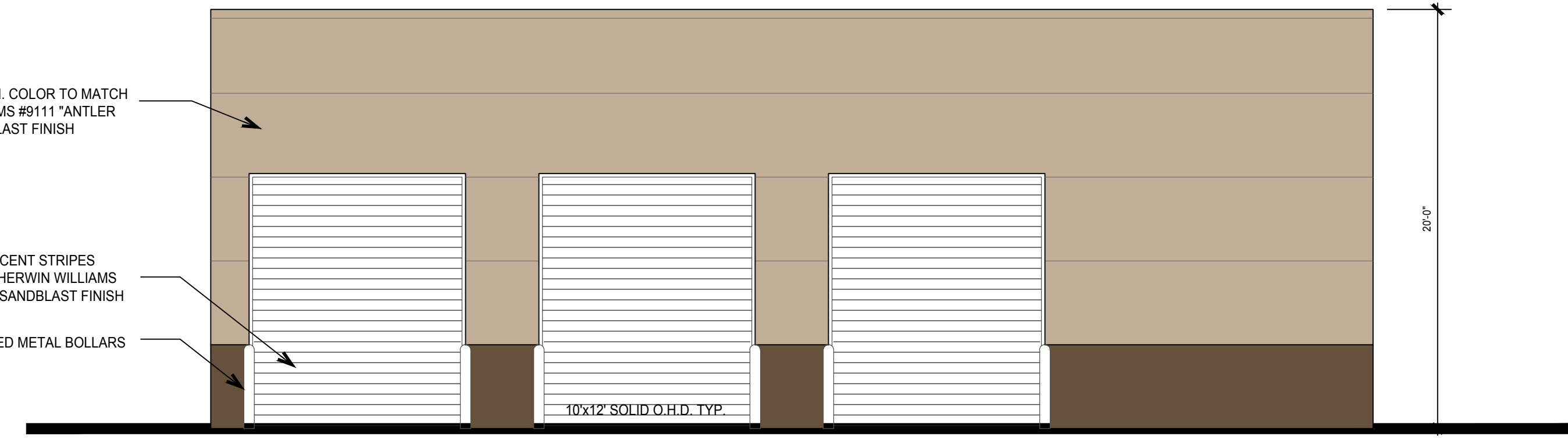
DATE	ISSUE FOR	DRAWN BY
11/16/2021	SUP Submittal	GJJ, JR

SHEET

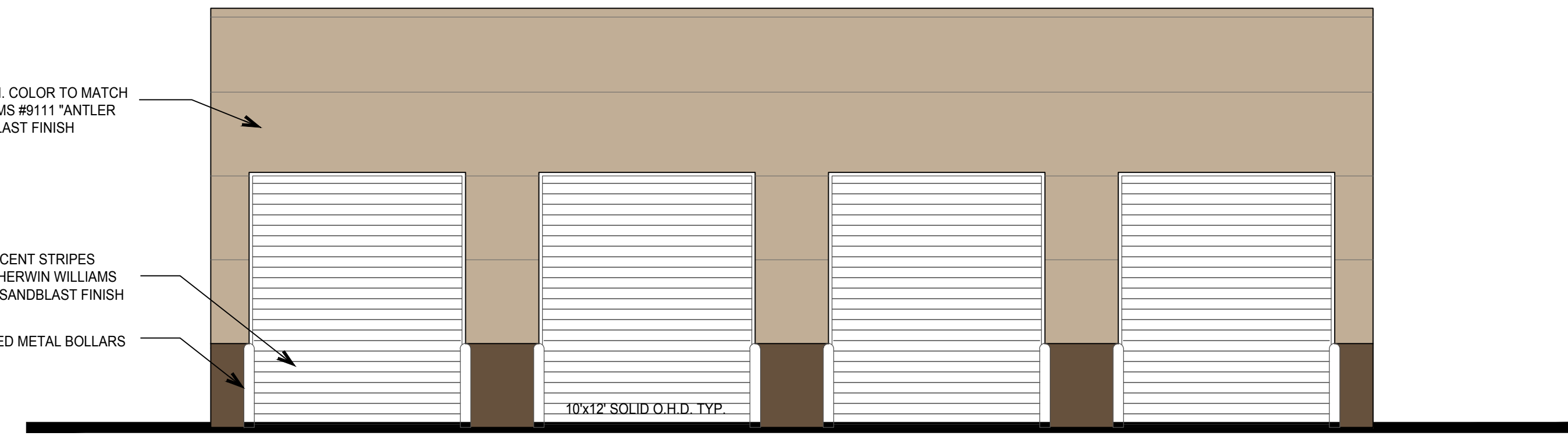
**A4.01**



**1 FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"



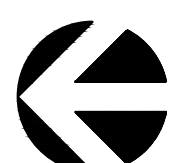
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 SCALE: 3/16" = 1'-0"

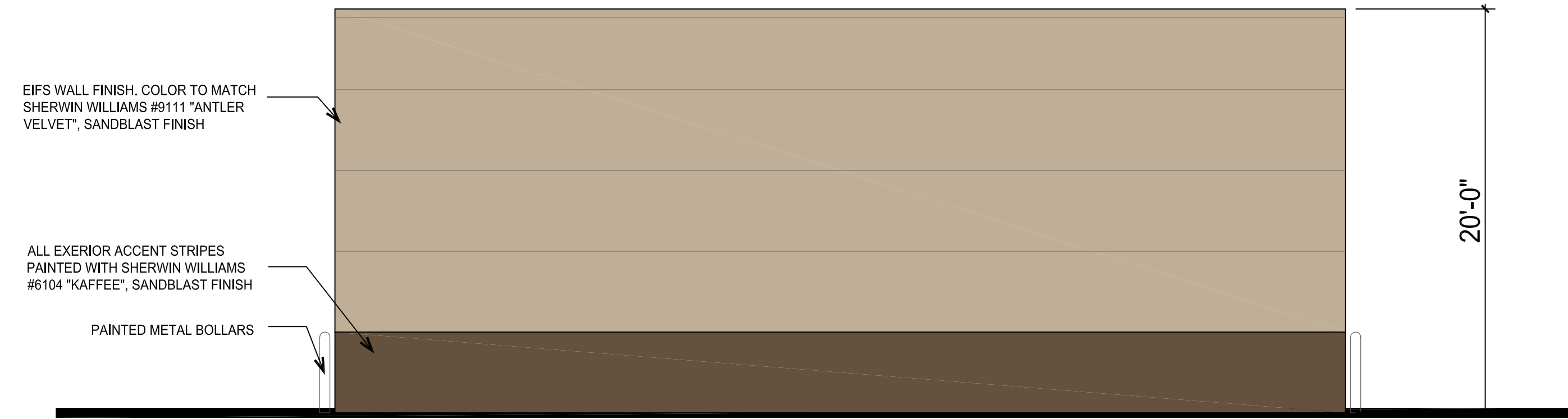


**3 NORTH ELEVATION**  
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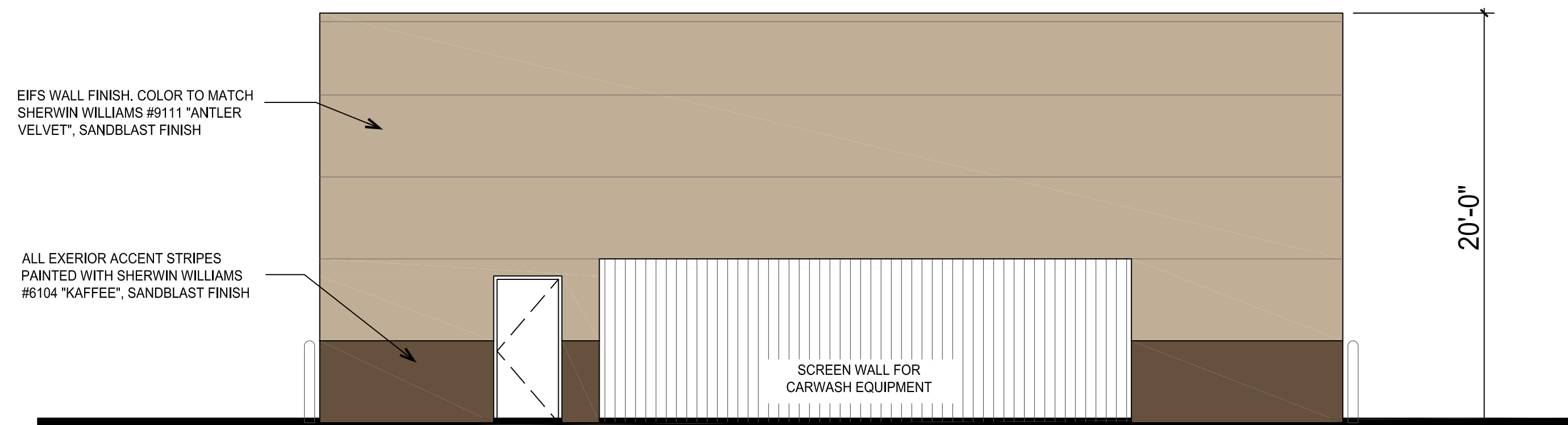


**2 EAST & WEST ELEVATIONS**  
 SCALE: 3/16" = 1'-0"

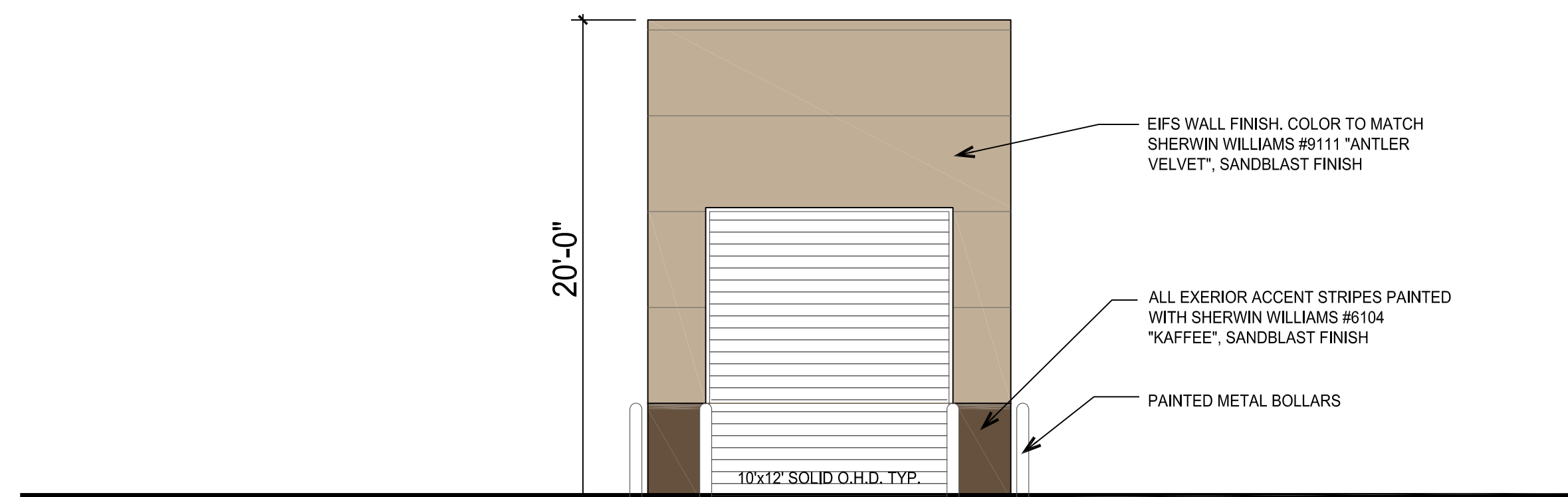




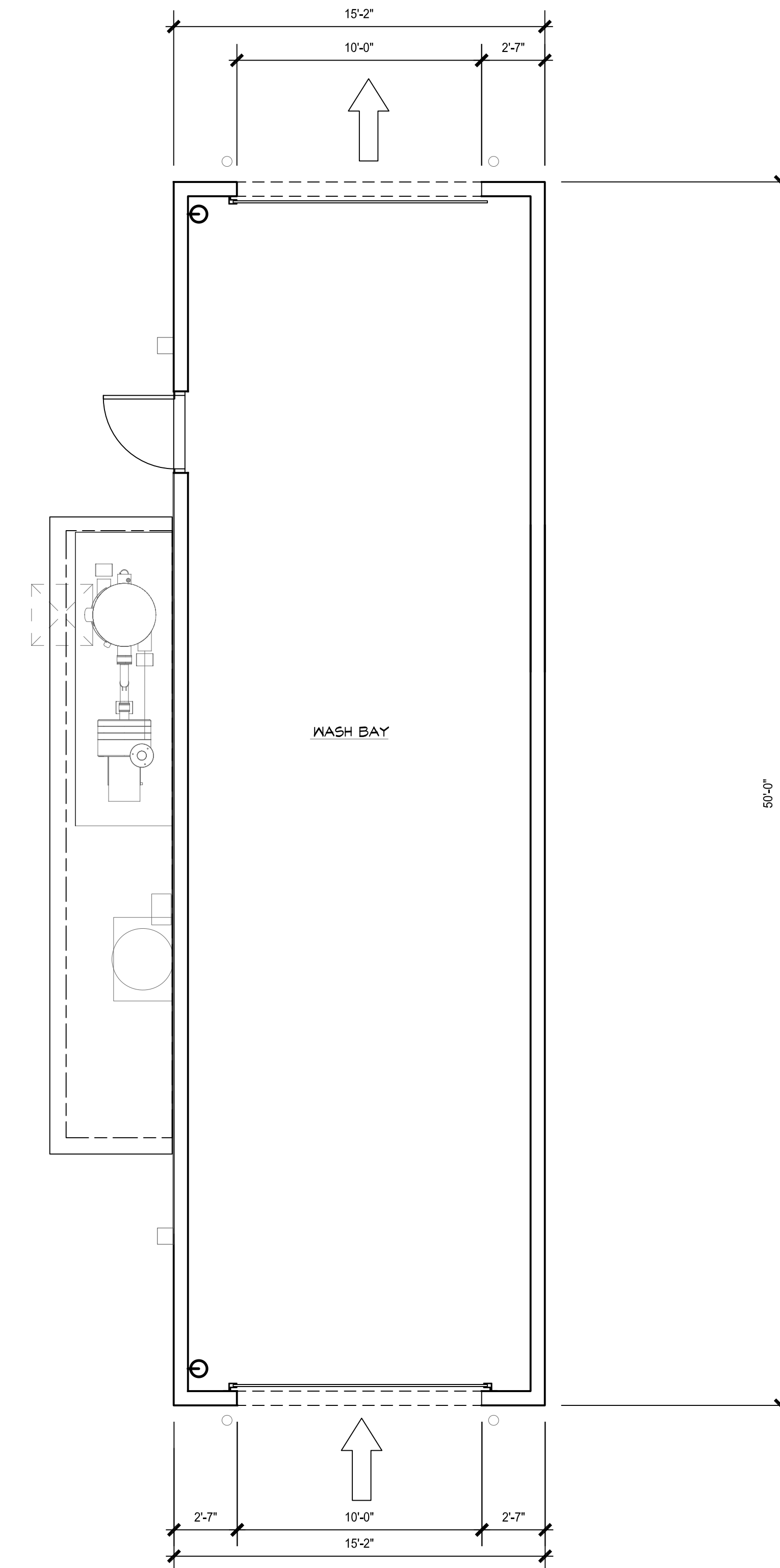
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SCALE: 3/16" = 1'-0"



**2 NORTH ELEVATION**  
SCALE: 3/16" = 1'-0"



**2 EAST & WEST ELEVATIONS**  
SCALE: 3/16" = 1'-0"



**1 FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

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(TBAE - EFFECTIVE 10-01-2003)

JAMES R. HARDIN, ARCHITECT  
TEXAS REGISTRATION NO. 11546  
DATE: 10/07/2021



**CLAY COOLEY HYUNDAI ROCKWALL**

**Carwash Building**

PROJECT: CLAY COOLEY HYUNDAI  
ADDRESS: 1540 INTERSTATE 30 E  
CITY: ROCKWALL STATE: TX ZIP: 75087

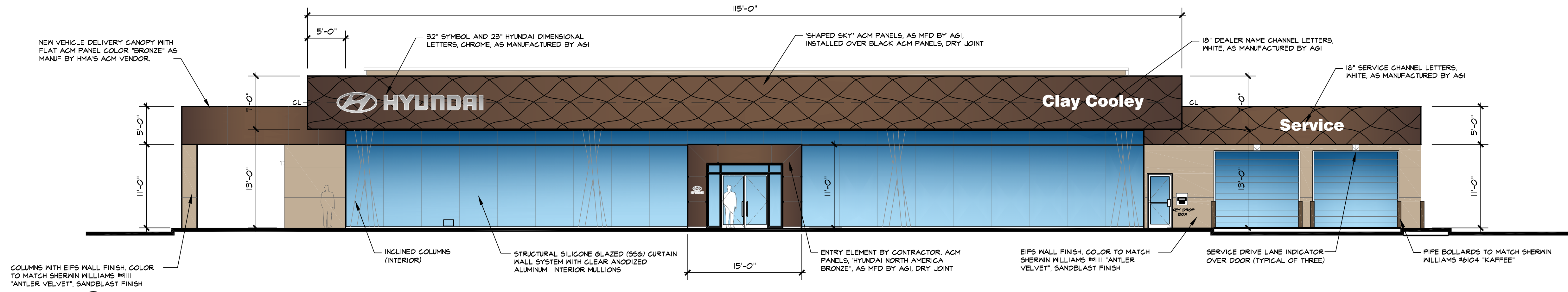
**FLOOR PLAN & EXTERIOR ELEVATIONS**

JOB NO. **21034**

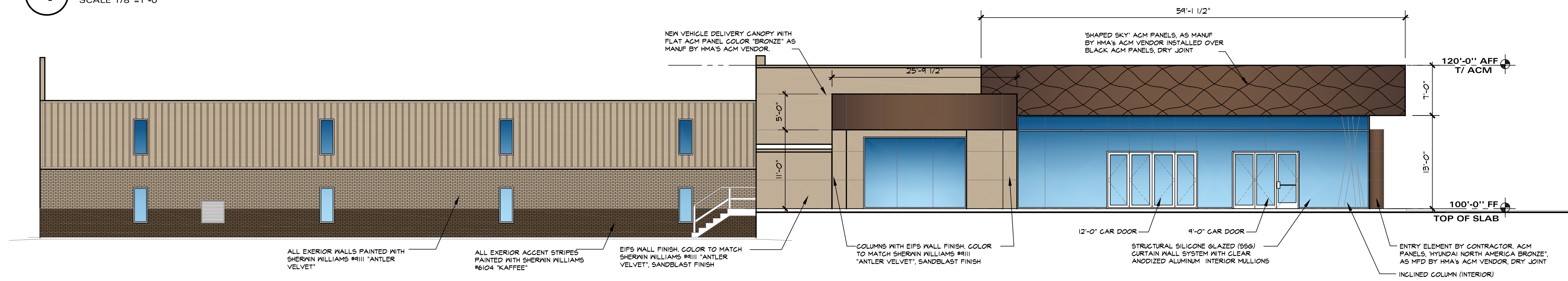
DATE	ISSUE FOR	DRAWN BY
11/16/2021	SUP Submittal	GJJ, JR

SHEET

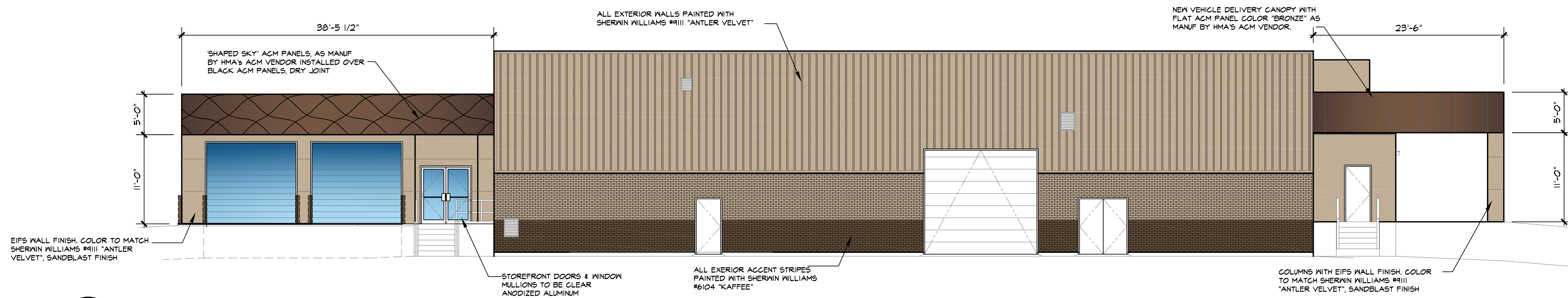
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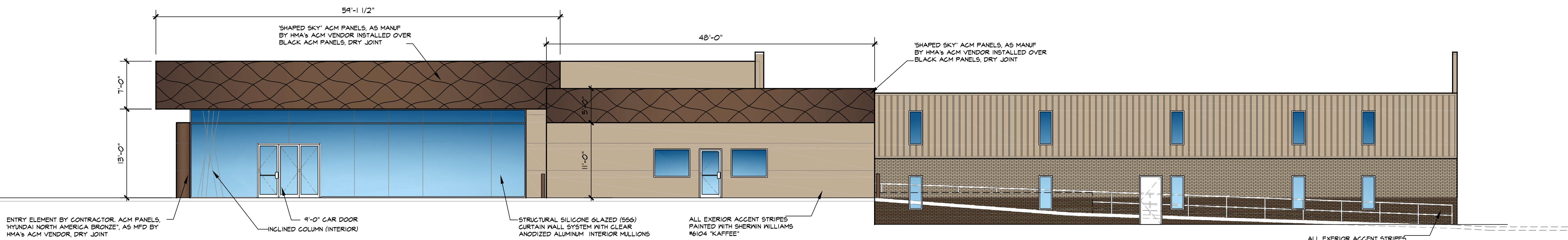
**4 NORTH ELEVATION**  
SCALE 1/8"=1'-0"



**3 EAST ELEVATION**  
SCALE 1/8"=1'-0"



**2 SOUTH ELEVATION**  
SCALE 1/8"=1'-0"



**1 WEST ELEVATION**  
SCALE 1/8"=1'-0"

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(TBAE - EFFECTIVE 10-01-2003)

JAMES R. HARDIN, ARCHITECT  
TEXAS REGISTRATION NO. 11546  
DATE: 11/16/2021



**HYUNDAI**

**CLAY COOLEY HYUNDAI ROCKWALL**

**Showroom & Service**

PROJECT: CLAY COOLEY HYUNDAI  
ADDRESS: 1540 INTERSTATE 30 E  
CITY: ROCKWALL STATE: TX ZIP: 75087

**EXTERIOR ELEVATIONS**

JOB NO. **21034**

DATE	ISSUE FOR	DRAWN BY
11/16/2021	SUP Submittal	GJJ, JR

SHEET

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 12-11 [S-094]* AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS* ON A 7.17-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK 1 AND LOT 1, BLOCK 2, ROCKWALL RECREATIONAL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a Specific Use Permit (SUP) superseding *Ordinance No. 12-11 [S-094]* and allowing the expansion of an existing *New Motor Vehicle Dealership for Cars and Light Trucks (i.e. Clay Cooley Hyundai)* being a 7.17-acre tract of land identified as Lot 1, Block 1 and Lot 1, Block 2, Rockwall Recreational Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that *Ordinance No. 12-11 [S-094]* the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 12-11*.

**SECTION 2.** That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *New Motor Vehicle Dealership for Cars and Light Trucks* as



stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

**SECTION 3.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and Subsection 05.01, *General Industrial District Standards*, and Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and as may be amended in the future --, and with the following conditions:

### 3.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *New Motor Vehicle Dealership for Cars and Light Trucks* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The development or redevelopment of the *Subject Property* shall generally conform to the Concept Plan depicted in *Exhibit 'B'* of this ordinance.
- (2) The development or redevelopment of the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance; however, these elevations shall be subject to review and recommendation by the Architectural Review Board (ARB) and approval by the Planning and Zoning Commission through the site plan review process.
- (3) The outside storage of tires or any other automotive parts shall be prohibited.
- (4) All outside storage shall be screened with either a masonry wall or three (3) tiered screening with a berm. At the time of site plan all outside storage must be delineated.
- (5) Any maintenance of motor vehicles shall be performed in a completely enclosed building, and no work on motor vehicles shall be performed outdoors.
- (6) No vehicle display areas shall be permitted within the required landscape buffers along IH-30 and Commerce Street.
- (7) Motor vehicle inventory for the proposed *New Motor Vehicle Dealership for Cars and Light Trucks* shall not be stored on an unimproved surface.
- (8) Motor vehicle inventory for the proposed *New Motor Vehicle Dealership for Cars and Light Trucks* shall not be stored within the Commerce Street Right-of-Way (*i.e. Commerce Street is for public parking only*).

### 3.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- (1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after*

*proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

**SECTION 4.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 5.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**SECTION 6.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 7.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**SECTION 8.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3<sup>RD</sup> DAY OF JANUARY, 2022.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

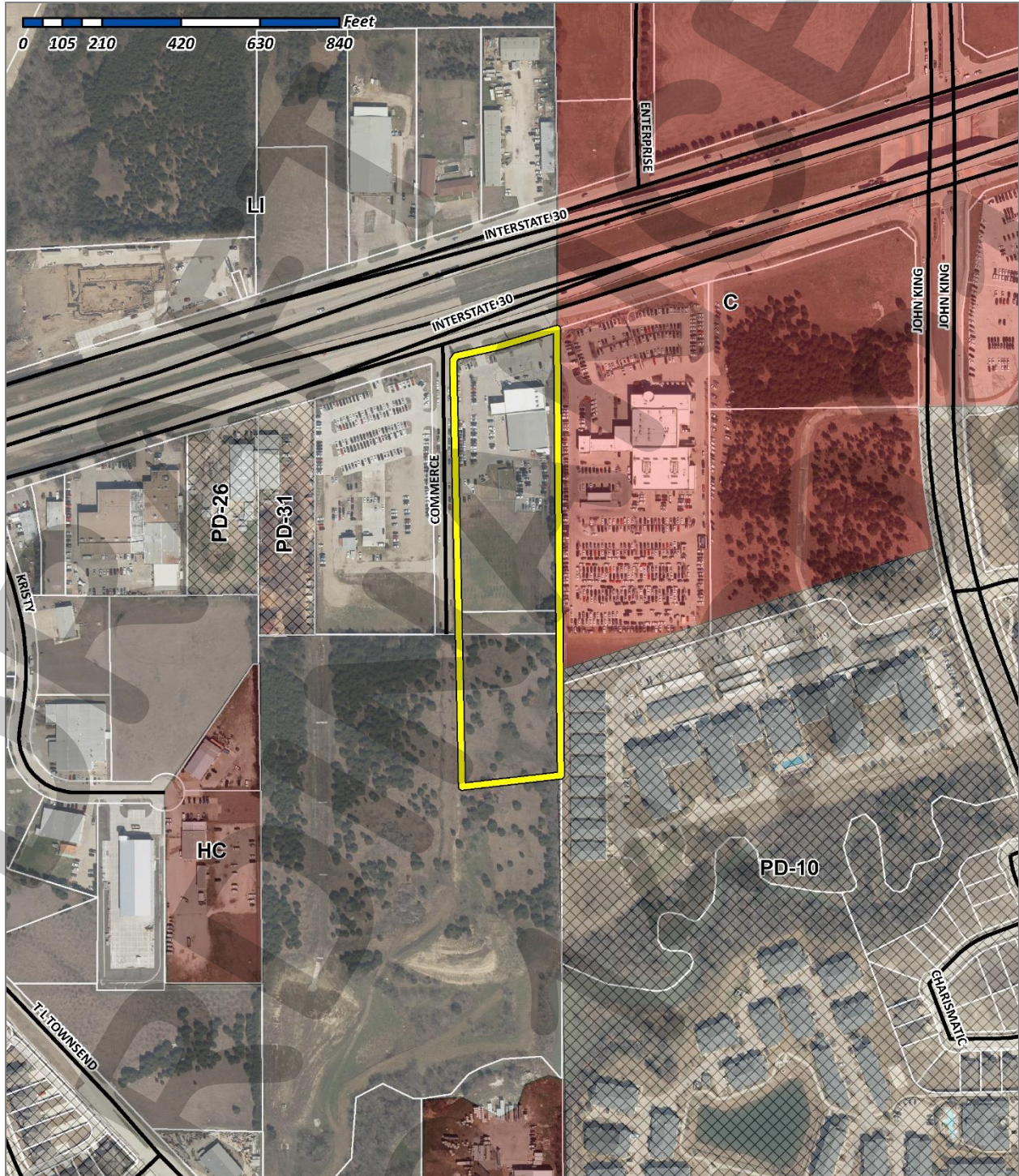
1<sup>st</sup> Reading: December 20, 2021

2<sup>nd</sup> Reading: January 3, 2022

**Exhibit 'A'**  
**Zoning Exhibit**

Address: 1540 E. IH-30

Legal Description: Lot 1, Block 1 and Lot 1, Block 2, Rockwall Recreational Addition





**Exhibit 'C':  
Building Elevations**



**INCOMPLETE  
CONSTRUCTION  
DOCUMENTS**

THIS SET OF CONSTRUCTION DOCUMENTS IS NOT TO BE USED FOR CONSTRUCTION OF ANY PART OF THE PROJECT UNTIL ALL NECESSARY PERMITS HAVE BEEN OBTAINED FROM THE APPROPRIATE AGENCIES. THE USER OF THESE DOCUMENTS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THAT ALL APPLICABLE CODES AND REGULATIONS HAVE BEEN REVIEWED AND COMPLIED WITH.

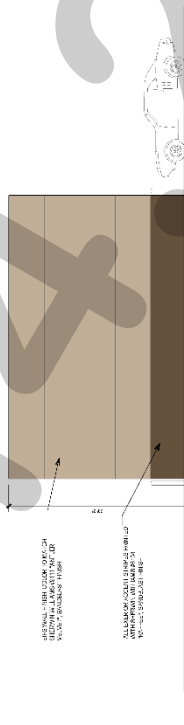
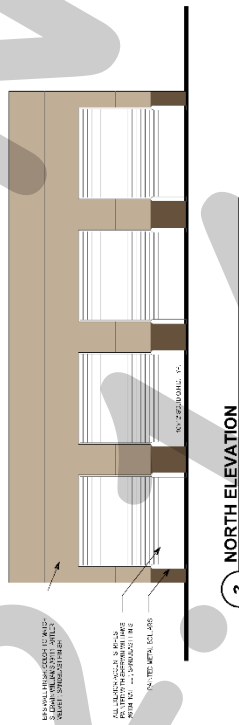
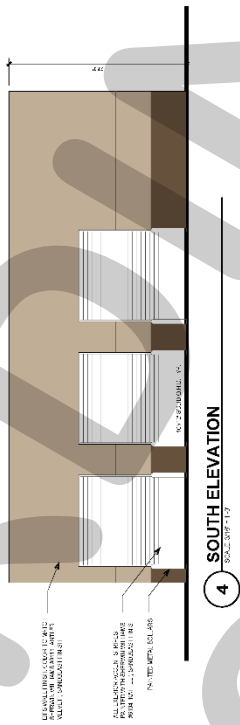
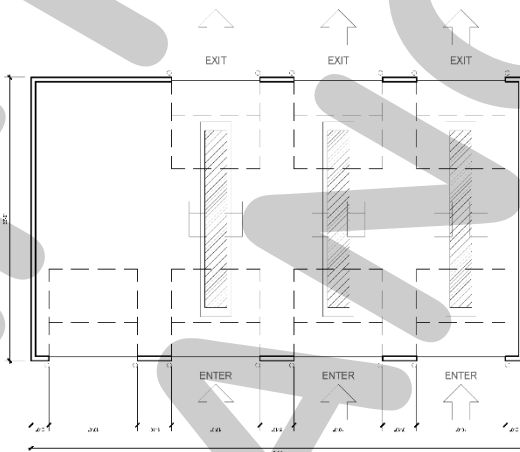
**HYUNDAI**

CLAY COOLEY HYUNDAI  
HYUNDAI ROCKWALL  
Oil Change  
Building

CLAY COOLEY HYUNDAI  
1000 UNIVERSITY BLVD.  
SUITE 100  
CORPUS CHRISTI, TX 78401  
TEL: 361.845.1000

<b>FLOOR PLAN &amp; EXTERIOR ELEVATIONS</b>	
DATE	2/10/24
DESIGNER	CLAY COOLEY HYUNDAI
CLIENT	HYUNDAI
PROJECT	CLAY COOLEY HYUNDAI
LOCATION	1000 UNIVERSITY BLVD., SUITE 100, CORPUS CHRISTI, TX 78401

**A4.01**



**1 FLOOR PLAN**  
SECTION 1.1.3

Exhibit 'C':  
Building Elevations



**INCOMPLETE CONSTRUCTION DOCUMENTS**  
THIS SET OF DOCUMENTS IS NOT TO BE USED FOR CONSTRUCTION UNLESS ALL DOCUMENTS ARE PROVIDED AND ALL CONDITIONS, NOTES, AND COMMENTS ARE COMPLETED.  
JAMES B. MACK, ARCHITECT  
TEAM LEAD/PROJECT MANAGER  
JAMES MACK ARCHITECTURE

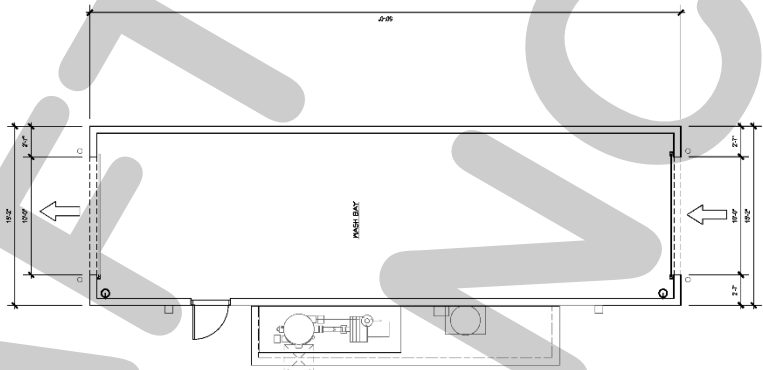
**HYUNDAI**  
CLAY COOLEY  
HYUNDAI ROCKWALL  
Carwash  
Building

PROJECT: CLAY COOLEY HYUNDAI CARWASH BUILDING  
TEAM LEAD/PROJECT MANAGER: JAMES MACK  
DATE: 11/15/2021

**FLOOR PLAN & ELEVATIONS**

JOB NO: 21034  
DATE: 11/15/2021  
SCALE: AS SHOWN  
SHEET: A4.01

A4.01



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

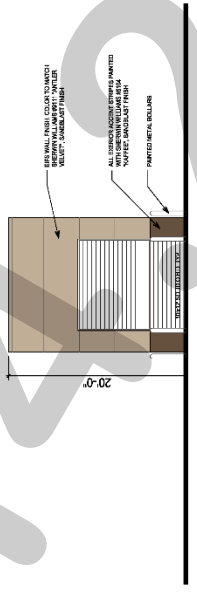
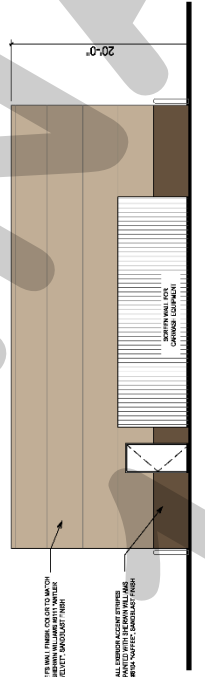
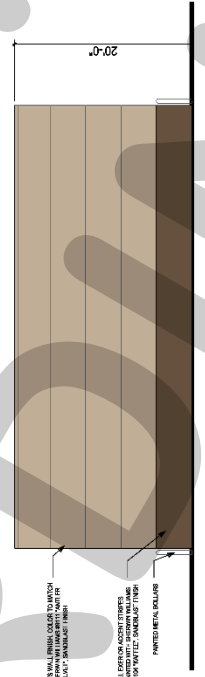


Exhibit 'C':  
Building Elevations



**INCOMPLETE CONSTRUCTION DOCUMENTS**  
THESE DOCUMENTS MAY NOT BE USED FOR REGULATORY PURPOSES. FOR REGULATORY PURPOSES, CONTACT THE ARCHITECT.  
JAMES H. HARDIN, ARCHITECT  
TEAM REGISTRATION NO. 11586  
JAMES H. HARDIN

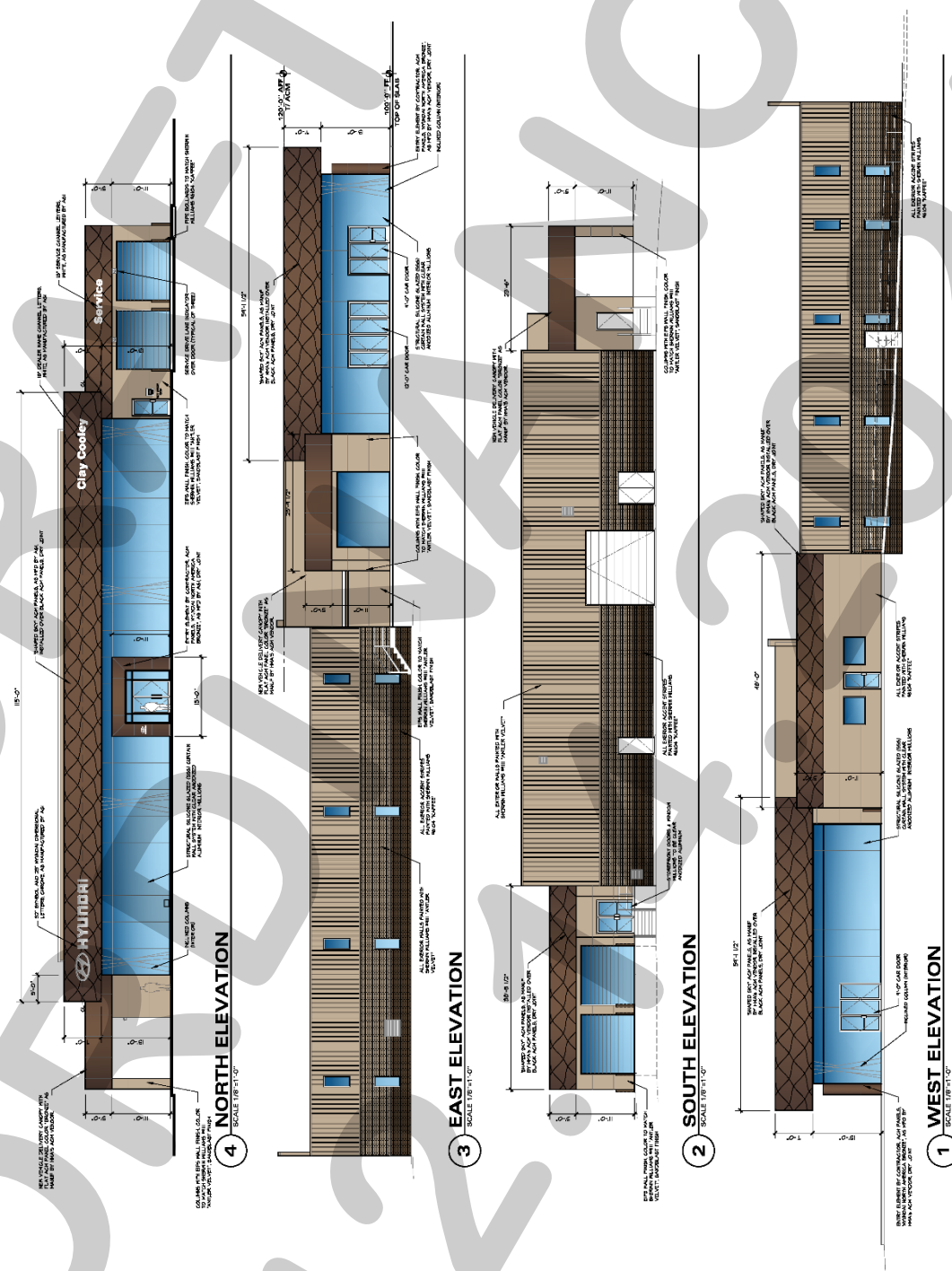
**HYUNDAI**  
CLAY COOLEY  
HYUNDAI ROCKWALL  
SHOWROOM & SERVICE

PROJECT: CLAY COOLEY HYUNDAI  
TEAM INTERESTS: 15%  
SCHOOL: ROCKWALL  
DATE: 11/2023

**EXTERIOR ELEVATIONS**

JOB NO.	21034
DATE	REVISION
BY/ISSUED	APP. SIGNATURE
	DATE

**A4.01**  
SHEET





# CITY OF ROCKWALL

## CITY COUNCIL CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Mayor and City Council

**DATE:** December 20, 2021

**APPLICANT:** Drew Donosky; *Claymoore Engineering*

**CASE NUMBER:** Z2021-049; *Specific Use Permit (SUP) for the Expansion of an Existing Motor Vehicle Dealership at 1540 E. IH-30*

---

### **SUMMARY**

Hold a public hearing to discuss and consider a request by Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a Specific Use Permit (SUP) superseding *Ordinance No. 12-11 [S-094]* and allowing the expansion of an existing *Motor Vehicle Dealership (i.e. Clay Cooley Hyundai)* being a 7.17-acre tract of land identified as Lot 1, Block 1 and Lot 1, Block 2, Rockwall Recreation Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary.

### **BACKGROUND**

The subject property was annexed on December 3, 1985 by *Ordinance No. 85-69 (Case No. A1985-002)*. At the time of annexation, the subject property was zoned Agricultural (AG) District. The subject property remained zoned Agricultural (AG) District until June 6, 2005 when the City Council approved *Ordinance No. 05-25 (Case No. Z2005-019)* changing the zoning to a Light Industrial (LI) District. The building on the subject property was constructed as a house of worship (*i.e. Church of Christ*) in 1990 and was remodeled in 2012-2013 after the City Council approved *Ordinance No. 12-11 (Case No. Z2012-005)* -- on June 18, 2012 -- allowing a *New Motor Vehicle Dealership* on property. The changes to the exterior of the building were approved under site plan *Case No. SP2012-010* on June 12, 2012.

On January 14, 2013, the then owner of the property applied for a sign variance to [1] allow two (2) pole signs along the IH-30 frontage road (*i.e. a 40-foot tall sign with 400 SF of sign area and a 50-foot tall sign with 600 SF of sign area*), [2] to have the 40-foot tall pole sign situated one (1) foot from the property line, [3] allow a 600 SF electronic message display, and [4] to have a 16-foot tall by 16-foot wide (*i.e. 256 SF*) wall sign. At the time, the code allowed one (1) pole sign a maximum of 30-foot tall and 167 SF in size to be situated on a property as long as it was setback a minimum of ten (10) feet from all property lines. In addition, wall signs were permitted to be a maximum of six (6) feet tall and six (6) feet wide. This request was approved by the City Council on January 22, 2013 and the permits for these signs (*Case No.'s SGN2013-015 & SGN2013-0017*) were issued on February 7, 2013.

In 2017, the current owner purchased the property, and no additional changes have been made to the subject property since the completion of the remodel in 2013.

### **PURPOSE**

The applicant -- *Drew Donosky of Claymoore Engineering* -- is requesting the amend the previously approved Specific Use Permit (SUP) to allow for the expansion of an existing *Motor Vehicle Dealership* as stipulated by Subsection 02.03 (H), *Auto and Marine-Related Land Uses*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

### **ADJACENT LAND USES AND ACCESS**



The subject property is addressed as 1540 E. IH-30 and is currently being used as a *Motor Vehicle Dealership* (i.e. *Clay Cooley Hyundai of Rockwall*). The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are the eastbound frontage roads for IH-30, followed by the main lanes for IH-30, and the westbound frontage roads. Beyond this are three (3) parcels of land currently occupied by an appliance store (i.e. *North Texas Appliance*), a house of worship (i.e. *Landmark Fellowship Church*), and a multi-tenant facility consisting of two (2) metal buildings. All of these properties are zoned Light Industrial (LI) District.

South: Directly south of the subject property is a dedicated 60-foot right-of-way followed by a 2.40-acre parcel of vacant land (i.e. *Lot 1, Block 2, Rockwall Recreational Addition*) zoned Light Industrial (LI) District. South of this parcel of land is a 21.684-acre tract of vacant land (i.e. *Tract 4-09 of the N. M. Ballard Survey, Abstract No. 24*) zoned Light Industrial (LI) District.

East: Directly east of the subject property is a *Motor Vehicle Dealership* (i.e. *Rockwall Honda*), which is situated on an 8.686-acre parcel of land (i.e. *Lot 1, Block 1, Honda of Rockwall Addition*) that is zoned Commercial (C) District. Beyond this are two (2) vacant tracts of land (i.e. *Tract 2 of the J. Lockhart Survey, Abstract No. 134 and Tract 3 of the J. M. Allen Survey, Abstract No. 2*) that are zoned Commercial (C) District.

West: Directly west of the subject property is Commerce Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an overflow sales/inventory storage lot for the motor vehicle dealership operating on the subject property (i.e. *Clay Cooley Hyundai of Rockwall*). This property is zoned Light Industrial (LI) District and has a Specific Use Permit (SUP) for a *New Motor Vehicle Dealership* (i.e. *S-189; Ordinance No. 18-22*). Beyond this are two (2) metal buildings (i.e. *Warehouse Pro and Elliott Electric Supply*) on one (1) tract of land (i.e. *Tract 4-4 of the N. M. Ballard Survey, Abstract No. 24*) and one (1) parcel of land (i.e. *Lot 1, Block A, Lane Business Park Addition*). These properties are zoned Planned Development District 31 (PD-31) for limited Heavy Commercial (HC) District land uses and Planned Development District 26 (PD-26) for limited Light Industrial (LI) District land uses.

## **CHARACTERISTICS OF THE REQUEST AND CONFORMANCE WITH THE CITY'S CODE**

On June 18, 2012, the City Council approved Specific Use Permit (SUP) S-094 [*Ordinance No. 12-11*] permitting a *New Motor Vehicle Dealership* on the subject property. Included as operational conditions in this ordinance, the applicant was to comply with the approved conceptual site plan and building elevations. Recently, the applicant approached staff about expanding and rebranding the *Motor Vehicle Dealership*. Staff explained to the applicant that since their Specific Use Permit (SUP) was tied to the approved conceptual site plan and building elevations, that the existing Specific Use Permit (SUP) ordinance would need to be amended. This prompted the applicant to submit a request to amend their Specific Use Permit (SUP) and incorporate a concept plan showing the expansion of the concrete vehicle display storage lot, the addition of two (2) new buildings (i.e. *minor auto repair garage and car wash*), an increase in the size of the existing building, and conceptual building elevations showing changes to the exterior of the existing building.

According to Subsection 02.03 (H)(6), *Permissible Uses*, of the Unified Development Code (UDC), "(a)ll outside display of vehicles must be on an approved concrete, or enhanced concrete surface." Currently, staff has analyzed multiple aerial images showing that vehicle inventory is being stored on the unimproved grass surfaces at the back of the subject property, and in the right-of-way of Commerce Street. Staff should note, that the applicant received a Specific Use Permit (SUP) for outside storage/outside display for new vehicles on the adjacent property to the west of the subject property. Aerial images also confirm that on this adjacent property vehicles are being stored on unimproved grass surfaces. To bring the subject property into conformance two (2) operational conditions have been included in the draft ordinance that state that no vehicles shall be stored in the Commerce Street right-of-way and that no vehicles shall be stored on an unimproved surface.

Behind the existing building where the vehicle display storage lot is to be expanded, the applicant has proposed a *Car Wash* and *Minor Auto Repair Garage*. With regard to the *Car Wash*, according to Subsection 02.03 (H)(4), *Permissible Uses*, of the Unified Development Code (UDC), "(o)n corner sites, car wash entrances or exits shall not open toward the street with the highest traffic volume." The proposed site plan is in conformance with this requirement as the car wash is facing Commerce Street, a *Minor Collector*, not IH-30. To avoid losing square footage where vehicles are stored while they are being worked on in the existing service center, the proposed *Minor Auto Repair Garage* is detached from the existing building. According to

Subsection 02.03 (H)(2), *Permissible Uses*, of the Unified Development Code (UDC), “a *Minor Auto Repair Garage* is permitted as an accessory to a retail use, provided all work is conducted wholly within a completely enclosed building.” In this case the proposed *Minor Auto Repair Garage* is completely enclosed and located behind the existing building. As part of the *Minor Auto Repair Garage* the proposed use will have open storage. The applicant’s letter indicates that the subject property has existing open storage lot associated with the existing service center. This lot was established without a permit, is not shown on the approved Specific Use Permit (SUP), and not indicated on the approved site plan. To remedy this for the existing service center and proposed *Minor Auto Repair Garage*, the applicant indicates this area will receive improved paving and screening to satisfy Subsection 02.03 (H2) of Article 08, *Landscape and Screening*, of the UDC.

According to Subsection 03.02, *Applicability*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) an amended site plan will be required if “...(a)ll expansions of an existing non-residential building or structure that increases the existing floor area by 30% or that adds 2,000 SF of floor area.” In conformance with this requirement the applicant will be required to submit a site plan with building elevations, a material sample board, a landscape plan, and photometric plan indicating conformance to the current requirements of the UDC. In order to demonstrate conformance with all of the use requirements detailed in Subsection 02.03 (H)(6) of Article 04, *Permissible Uses*, of the UDC the applicant has submitted concept elevations that will be included in the SUP ordinance. Additionally, all future submittals shall be required to generally adhere to these building elevations.

### **STAFF ANALYSIS**

In this case, the applicant’s request generally conforms with the requirements set forth by Subsection 02.03 (H), *Auto and Marine-Related Land Uses*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC). However, while reviewing the case staff identified unpermitted improvements and activities on the subject property (*i.e. a metal screening fence, unscreened outside storage areas, a lift for working on cars outside, and the outside storage of tires*) that do not meet the requirements set forth in the Unified Development Code (UDC). The existing outside storage of tires is located at the rear of the existing building and is associated with the service center. That being said the outside storage does not meet Subsection 02.03 (J)(2), *Outside Storage and/or Outside Display*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), which states that no outside storage may be allowed on properties adjacent to IH-30; however, this property is zoned Light Industrial (LI) District, which allows the City Council to consider *Outside Storage* on a *case-by-case* basis as part of a Specific Use Permit (SUP). In this case, the applicant has never applied for Specific Use Permit (SUP) for the *Outside Storage* of tires. Associated with the unapproved *Outside Storage* is a lift for working on vehicles, which is also located at the rear of the existing building. Equipment associated with a *Minor Auto Repair Garage* may be stored outside as long as the City Council approves a Specific Use Permit (SUP) request for such activity, with the subsequent screening. Staff should note that *no work on motor vehicles shall be permitted outside of a fully enclosed building.* The storage lot at the rear of the existing building (*i.e. that contains the outside storage of tires, the car lift, and the cars being repaired by the existing service center*) has areas that are not screened or screened by a metal fence that was not permitted by the City. This fence will need to be removed and replaced with screening permitted by the Unified Development Code (UDC). In addition, -- *and as was described in the previous sections of the case memo* -- staff analyzed several aerials of the property that showed that motor vehicle inventory was being stored on unimproved grass surfaces and along Commerce Street. Staff included operational conditions within the draft ordinance that address all of these issues. With that being said, the approval of a Specific Use Permit (SUP) request is a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

### **NOTIFICATIONS**

On October 24, 2021, staff mailed 17 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner’s Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received no notices in regard to the applicant’s request.

### **CONDITIONS OF APPROVAL**

If the City Council chooses to approve the applicant’s request for a *Specific Use Permit (SUP)* for the expansion of an existing *Motor Vehicle Dealership*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) All operations on this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of the draft ordinance.
  - (b) The development or redevelopment of the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance; however, these elevations shall be subject to review and recommendation by the Architectural Review Board (ARB) and approval by the Planning and Zoning Commission through the site plan review process.
  - (c) The outside storage of tires or any other automotive parts shall be prohibited.
  - (d) All outside storage shall be screened with either a masonry wall or three (3) tiered screening with a berm. At the time of site plan all outside storage must be delineated.
  - (e) Any maintenance of motor vehicles shall be performed in a completely enclosed building, and no work on motor vehicles shall be performed outdoors.
  - (f) No vehicle display areas shall be permitted within the required landscape buffers along IH-30 and Commerce Street.
  - (g) Motor vehicle inventory for the proposed *New Motor Vehicle Dealership for Cars and Light Trucks* shall not be stored on an unimproved surface.
  - (h) Motor vehicle inventory for the proposed *New Motor Vehicle Dealership for Cars and Light Trucks* shall not be stored within the Commerce Street right-of-way (*i.e. Commerce Street is for public parking only*).
- (2) All unpermitted improvements and activities that do not conform to the Unified Development Code (UDC) shall be brought into conformance with the City's code requirements at the time of site plan.
- (3) Any construction resulting from the approval of this *Specific Use Permit (SUP)* 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 December 14, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the specific use permit by a vote of 7-0.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

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

**NOTE:** THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING: \_\_\_\_\_

CITY ENGINEER: \_\_\_\_\_

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]:

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS	1540 I30 Rockwall TX		
SUBDIVISION	Rockwall Recreational Addition	LOT	1&2 BLOCK 1
GENERAL LOCATION	IH30 & Clay Cooley Drive		

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

CURRENT ZONING	F1	CURRENT USE	Auto Dealer
PROPOSED ZONING		PROPOSED USE	
ACREAGE	7.17	LOTS [CURRENT]	2
		LOTS [PROPOSED]	

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167 THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

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

<input type="checkbox"/> OWNER	1540 East IH 30 Rockwall LLC	<input checked="" type="checkbox"/> APPLICANT	Claymoore Engineering
CONTACT PERSON	Clay Cooley	CONTACT PERSON	Drew Donosky
ADDRESS	PO Box 570809	ADDRESS	1903 Central Drive, Suite 406
CITY, STATE & ZIP	Dallas TX 75357	CITY, STATE & ZIP	Bedford TX 76012
PHONE		PHONE	817-458-4008
E-MAIL		E-MAIL	Drew@claymooreeng.com

## NOTARY VERIFICATION [REQUIRED]

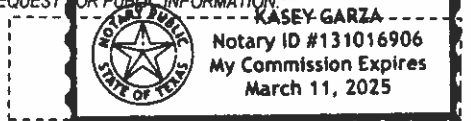
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Clay Cooley (OWNER) THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ November TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11 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."

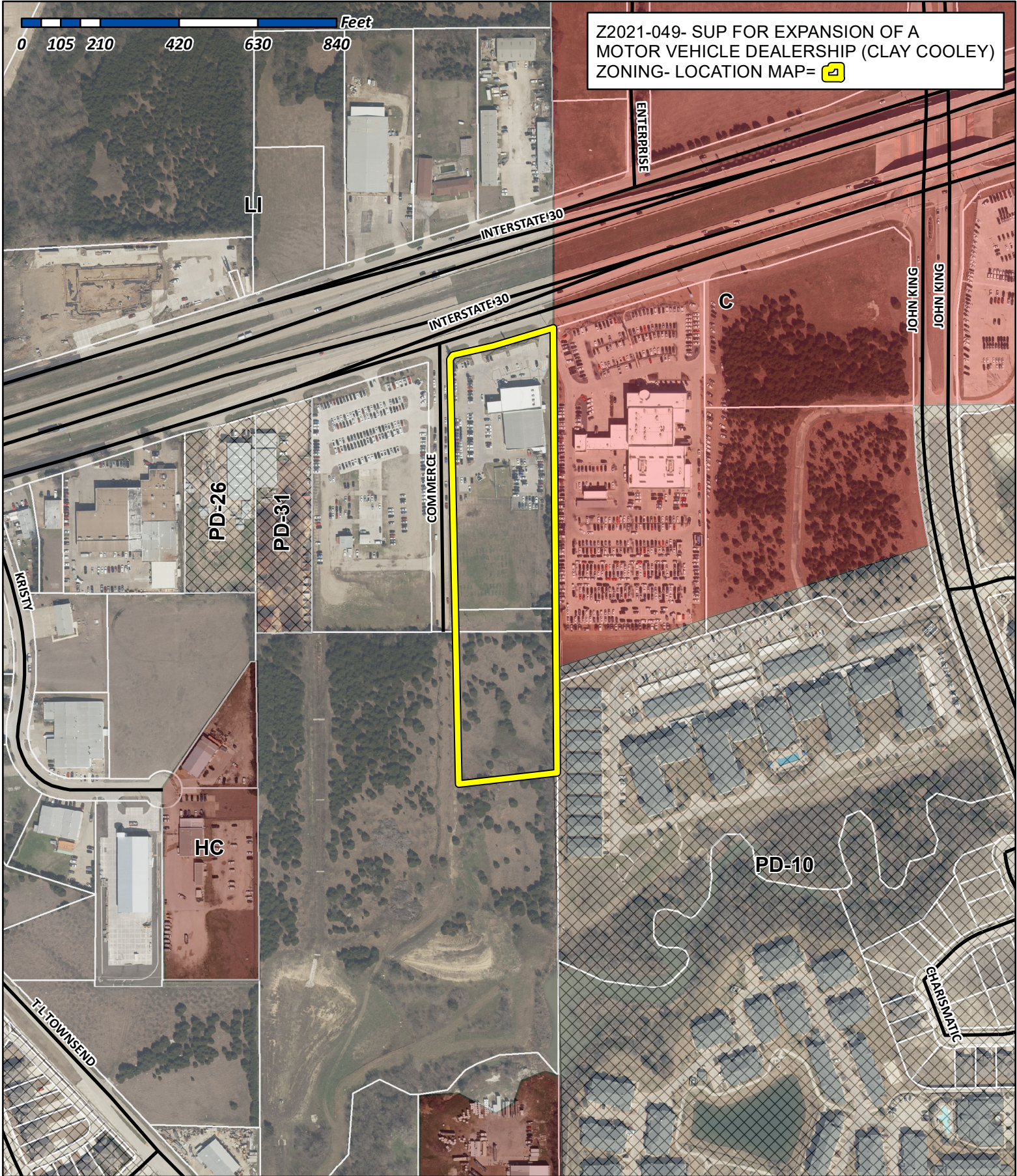
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF November 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 03/11/2025



Z2021-049- SUP FOR EXPANSION OF A  
 MOTOR VEHICLE DEALERSHIP (CLAY COOLEY)  
 ZONING- LOCATION MAP= [location pin icon]



# 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.

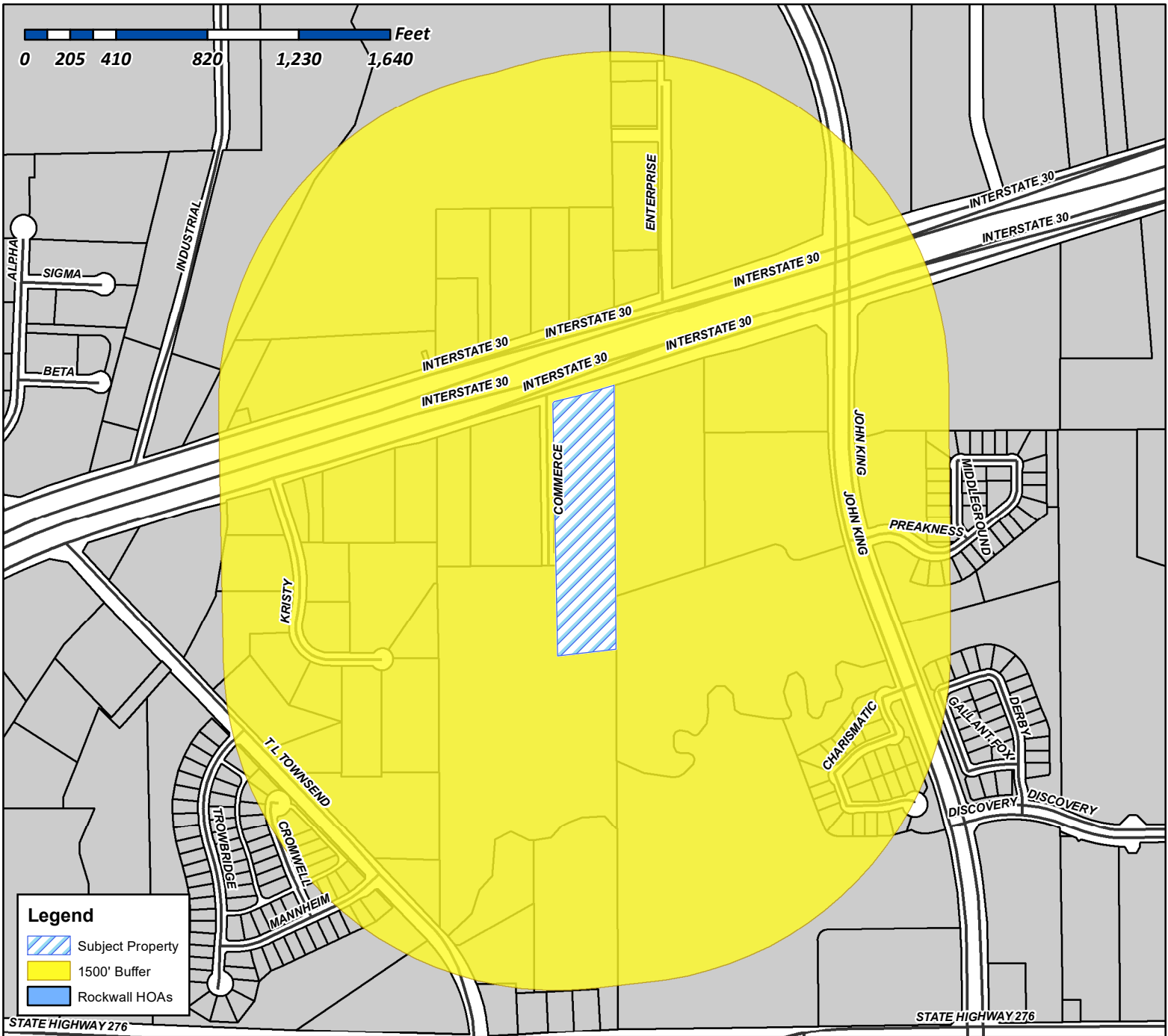




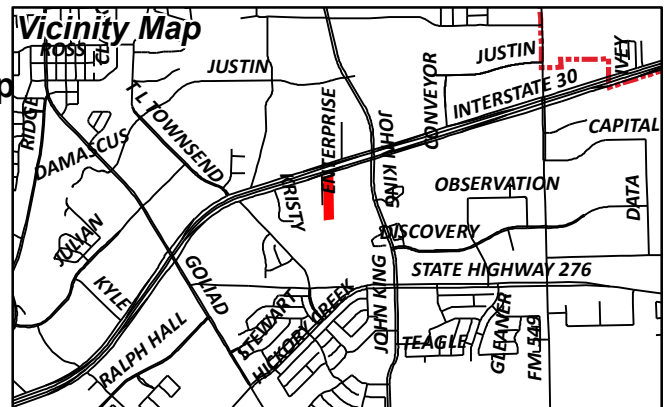
# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087  
(P): (972) 771-7745  
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**Case Number:** Z2021-049  
**Case Name:** Expansion of Motor Vehicle Dealership  
**Case Type:** Zoning  
**Zoning:** Light Industrial (LI) District  
**Case Address:** 1540 E. I-30



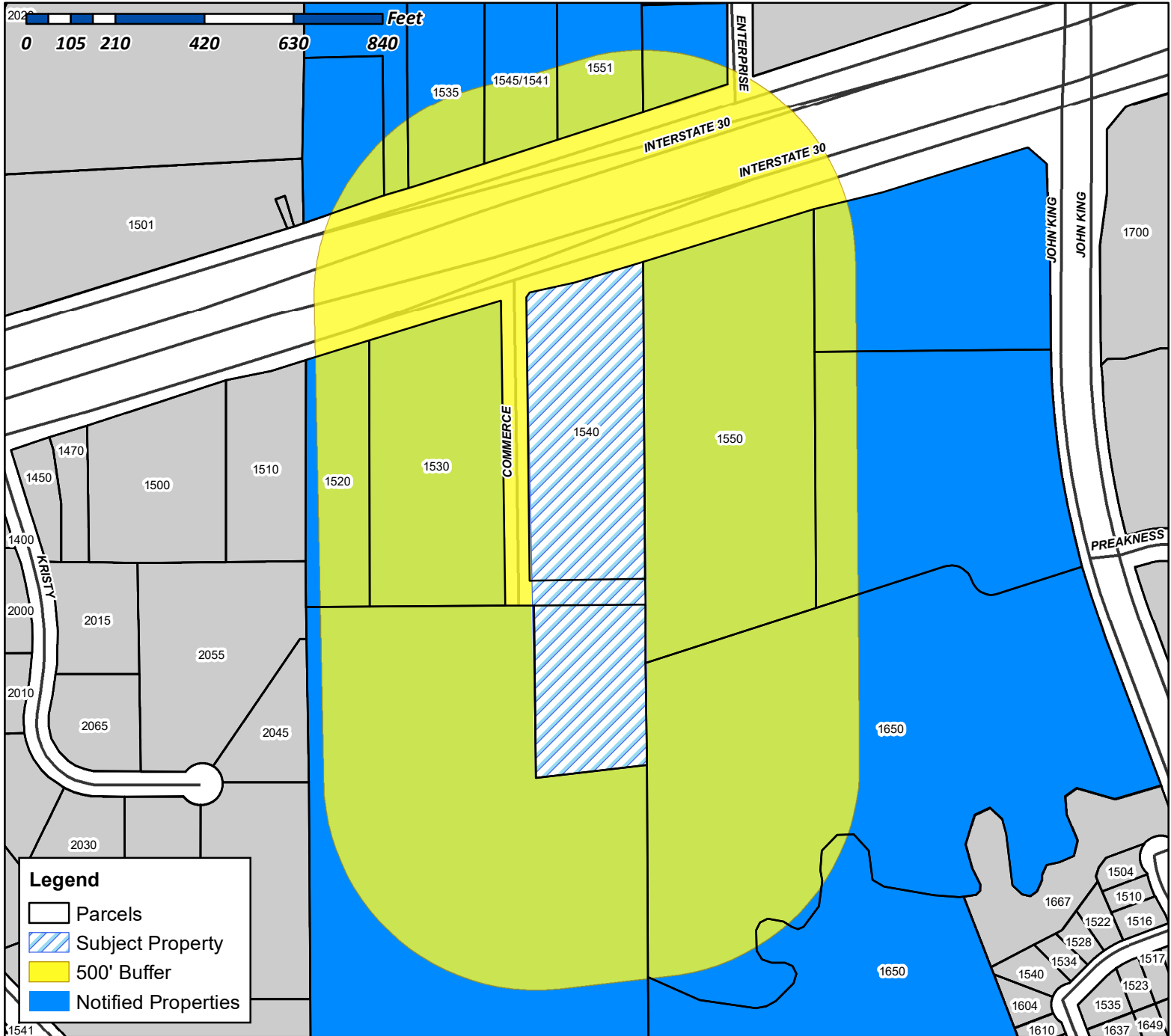
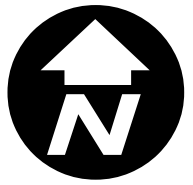
**Date Created:** 11/16/2021  
**For Questions on this Case Call (972) 771-7745**



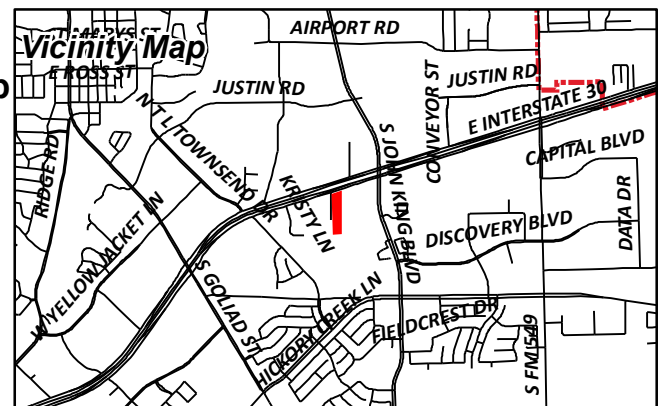
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**Case Number:** Z2021-049  
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**Case Address:** 1540 E. I-30



**Date Created:** 11/16/2021  
 For Questions on this Case Call (972) 771-7745

LITHIA REAL ESTATE INC  
150 N BARTLETT STREET  
MEDFORD, OR 97501

ROCKWALL CREDIT SERVICES LC  
1520 E I30  
ROCKWALL, TX 75087

1540 EAST IH 30 ROCKWALL LLC  
1530 S I30  
ROCKWALL, TX 75087

ZBH/1535 E INTERSTATE 30 LTD  
1535 I30  
ROCKWALL, TX 75087

1540 EAST IH 30 ROCKWALL LLC  
1540 I30  
ROCKWALL, TX 75087

DYNACAP HOLDINGS LTD &  
CHARLES SMITH  
1545/1541 I30  
ROCKWALL, TX 75087

LITHIA REAL ESTATE INC  
1550 E I30  
ROCKWALL, TX 75087

AM ROCKWALL INVESTMENTS LP  
A TEXAS LTD PARTNERSHIP  
1551 E INTERSTATE 30 STE A  
ROCKWALL, TX 75087

STAR HUBBARD LLC  
C/O STEADFAST COMPANIES  
1650 S JOHN KING  
ROCKWALL, TX 75087

STAR HUBBARD LLC  
C/O STEADFAST COMPANIES  
18100 VON KARMAN SUITE 500  
IRVINE, CA 92612

DVB FAMILY LIMITED PARTNERSHIP  
2421 KATHRYN DR  
HEATH, TX 75032

DYNACAP HOLDINGS LTD &  
CHARLES SMITH  
709 W RUSK ST STE B  
ROCKWALL, TX 75087

CAMBRIDGE PROPERTIES INC  
C/O GARRETT POINDEXTER  
8750 N CENTRAL EXPY SUITE 1735  
DALLAS, TX 75231

ZBH/1535 E INTERSTATE 30 LTD  
9669 JOURDAN WAY  
DALLAS, TX 75230

ROCKWALL CREDIT SERVICES LC  
PO BOX 1870  
ROCKWALL, TX 75087

1540 EAST IH 30 ROCKWALL LLC  
PO BOX 570809  
DALLAS, TX 75357

ROCKWALL RENTAL PROPERTIES LP  
PO BOX 818  
TERRELL, TX 75160



# PUBLIC NOTICE



CITY OF ROCKWALL  
PLANNING AND ZONING DEPARTMENT  
PHONE: (972) 771-7745  
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

**Case No. Z2021-049: SUP for Expansion of Existing Motor Vehicle Dealership (i.e. Clay Cooley Hyundai)**

*Hold a public hearing to discuss and consider a request by Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a Specific Use Permit (SUP) superseding Ordinance No. 12-11 [S-094] and allowing the expansion of an existing Motor Vehicle Dealership (i.e. Clay Cooley Hyundai) being a 7.17-acre tract of land identified as Lot 1, Block 1 and Lot 1, Block 2, Rockwall Recreation Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary.*

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, December 14, 2021 at 6:00 PM, and the City Council will hold a public hearing on Monday, December 20, 2021 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

**Henry Lee**  
Rockwall Planning and Zoning Dept.  
385 S. Goliad Street  
Rockwall, TX 75087

You may also email your comments to the Planning Department at [planning@rockwall.com](mailto:planning@rockwall.com). If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, December 20, 2021 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

**Ryan Miller, AICP**  
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

**Case No. Z2021-049: SUP for Expansion of Existing Motor Vehicle Dealership (i.e. Clay Cooley Hyundai)**

**Please place a check mark on the appropriate line below:**

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

[Redacted area]

Name: [Redacted]  
Address: [Redacted]

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



November 16, 2021

Planning Dept.  
City of Rockwall  
385 S Goliad St.  
Rockwall, Texas 75087

Re: SUP Zoning Request  
Letter of Intent

To Whom It May Concern,

Please let this letter serve as the Letter of Intent for the SUP Zoning request of approximately 7.17 acres of land located off I-30 in Rockwall, Texas. It is our understanding that a SUP rezoning is required to amend the site plan and building elevations on the subject tract. The proposed development will include a building renovation, expansion on the front façade, expanded service canopy, addition of a new customer delivery canopy, a carwash, and an oil/lube building. The property currently has open storage in the rear of the building that is non-conforming. This SUP requests this area be allowed given improved screening and paving are to be provided as a part of this project.

Should you have any questions, please feel free to contact me.

Sincerely,

Claymoore Engineering, Inc.  
1903 Central Drive Ste. 406  
Bedford, TX 76021  
817-281-0572

A handwritten signature in blue ink, appearing to read "Matt Moore".


Matt Moore, P.E.



**INCOMPLETE CONSTRUCTION DOCUMENTS**

THIS DOCUMENT IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.  
 (TBAE - EFFECTIVE 10-01-2003)

JAMES R. HARDIN, ARCHITECT  
 TEXAS REGISTRATION NO. 11546  
 DATE: 11/16/2021



**HYUNDAI**

**CLAY COOLEY HYUNDAI ROCKWALL**

**Oil Change Building**

---

PROJECT  
 CLAY COOLEY HYUNDAI  
 ADDRESS  
 1540 INTERSTATE 30 E  
 CITY STATE  
 ROCKWALL TX  
 ZIP  
 75087

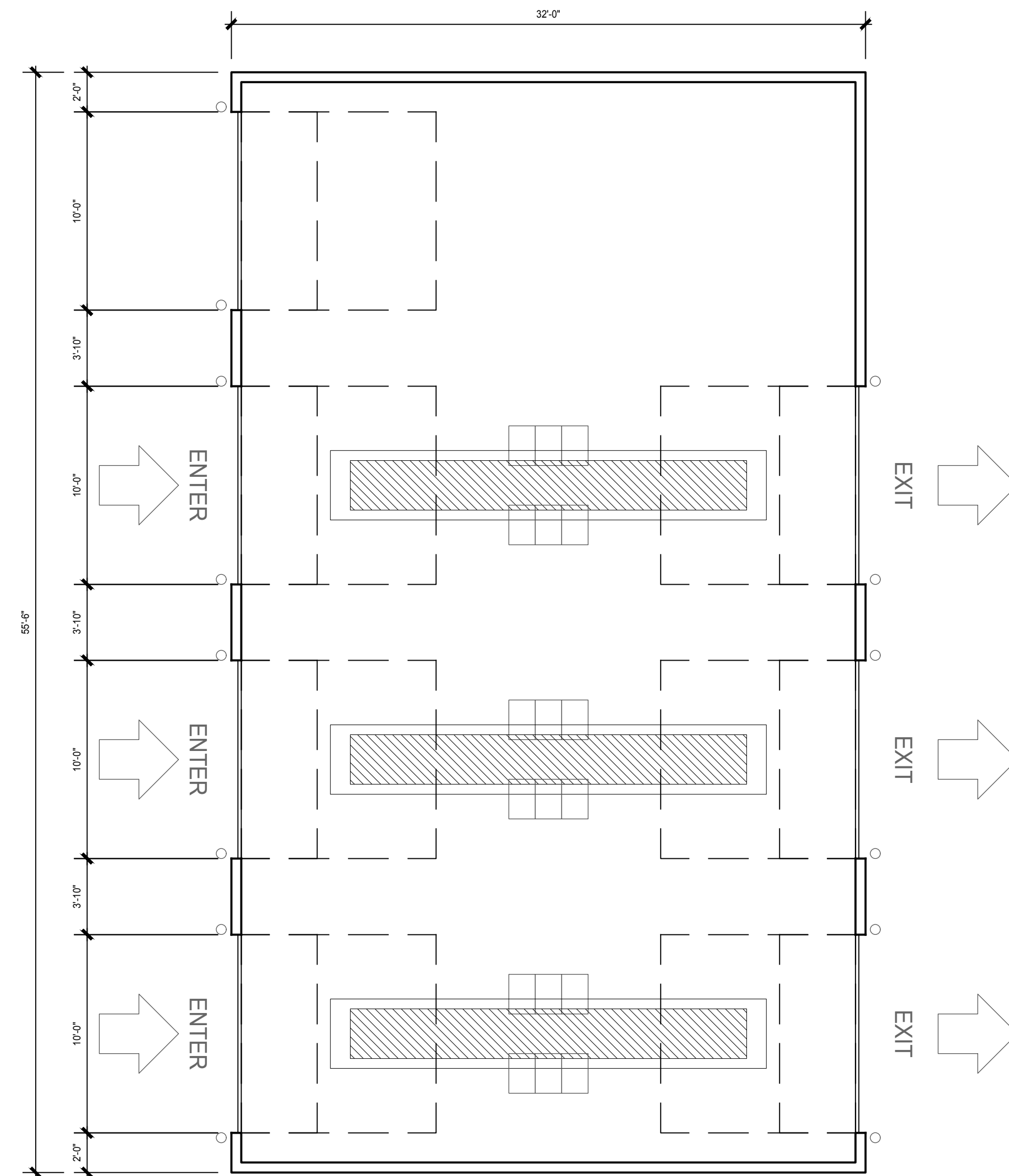
**FLOOR PLAN & EXTERIOR ELEVATIONS**

**FLOOR PLAN & EXTERIOR ELEVATIONS**

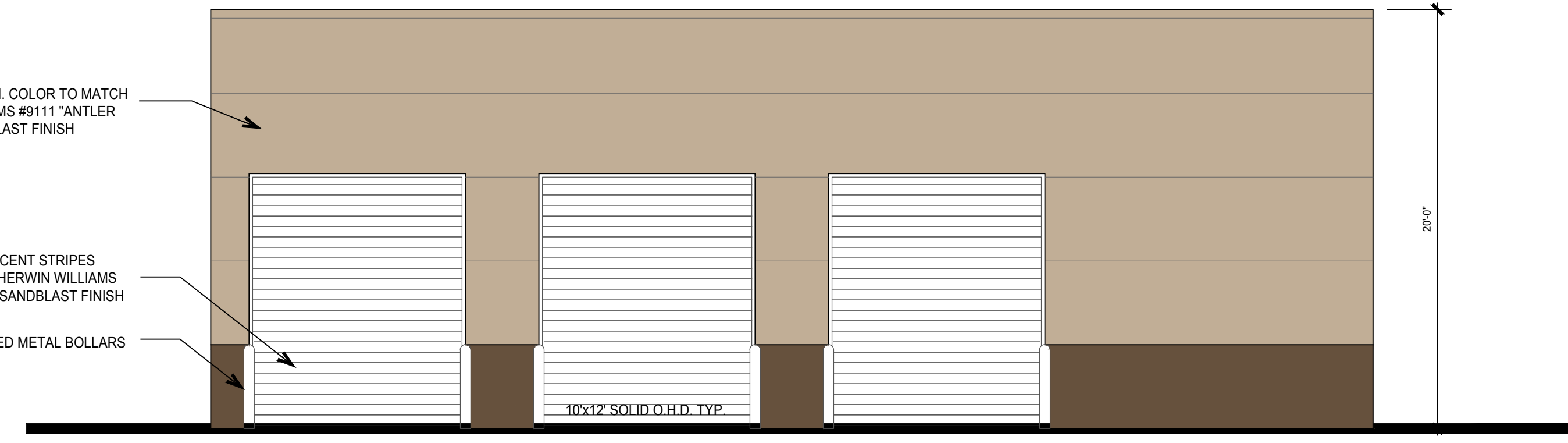
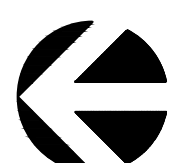
JOB NO. **21034**

DATE	ISSUE FOR	DRAWN BY
11/16/2021	SUP Submittal	GJJ, JR

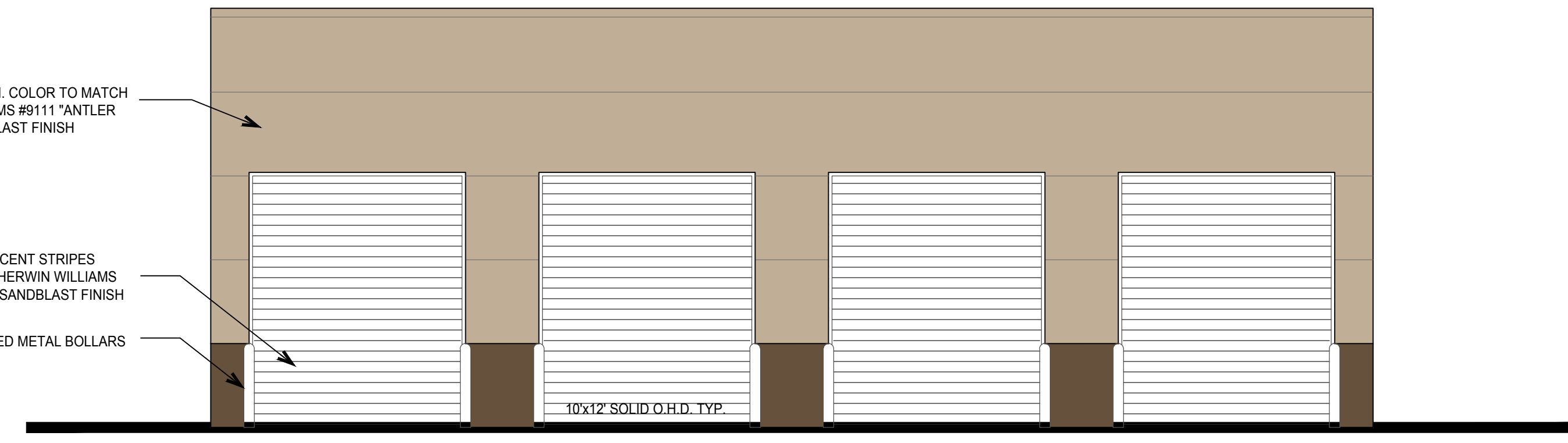
SHEET



**1 FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"



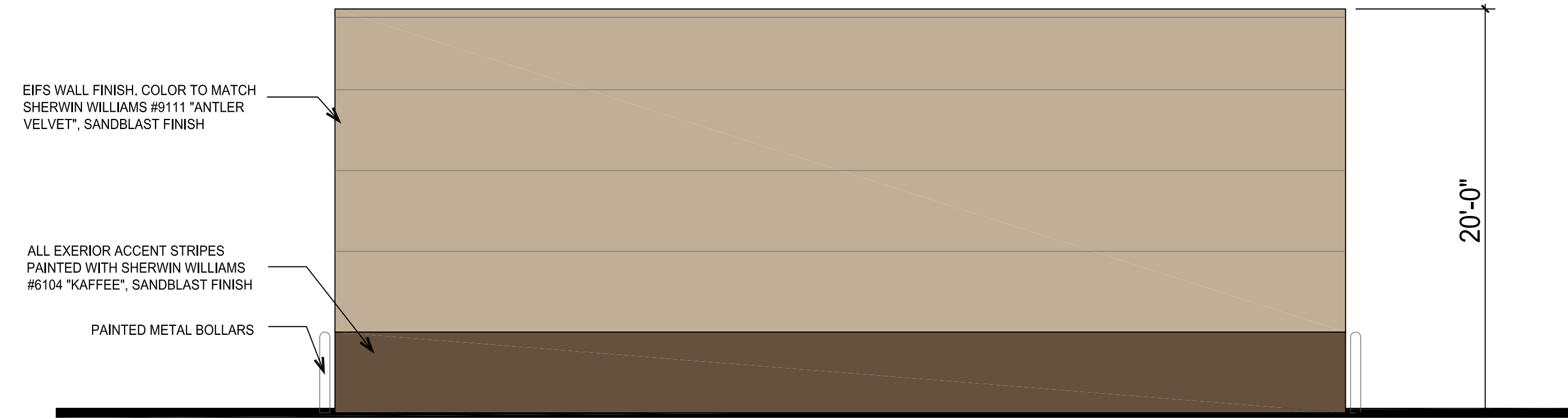
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 SCALE: 3/16" = 1'-0"



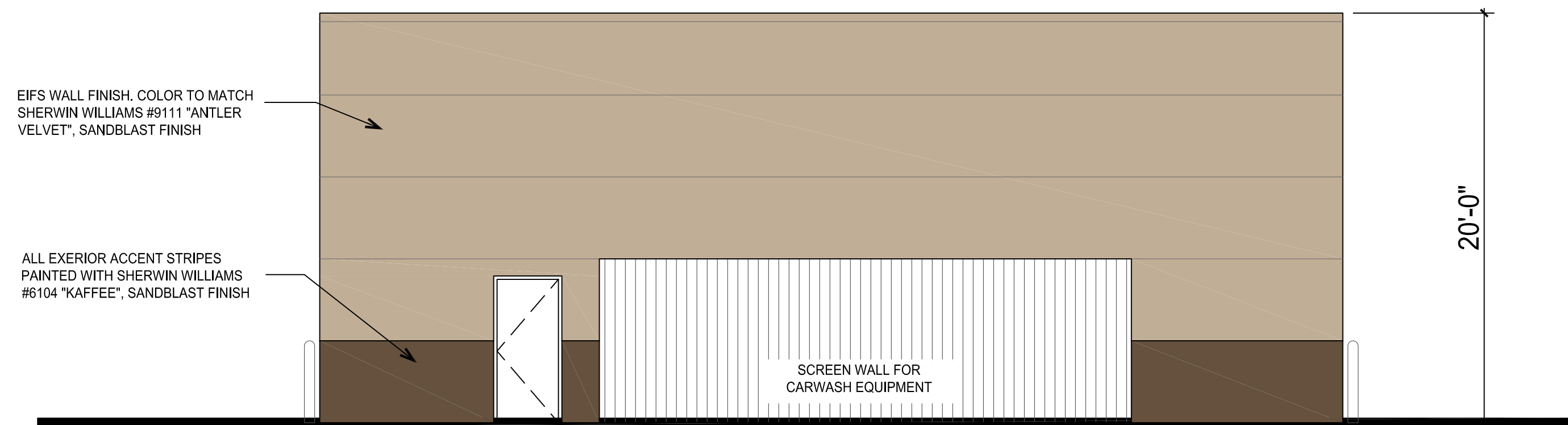
**3 NORTH ELEVATION**  
 SCALE: 3/16" = 1'-0"



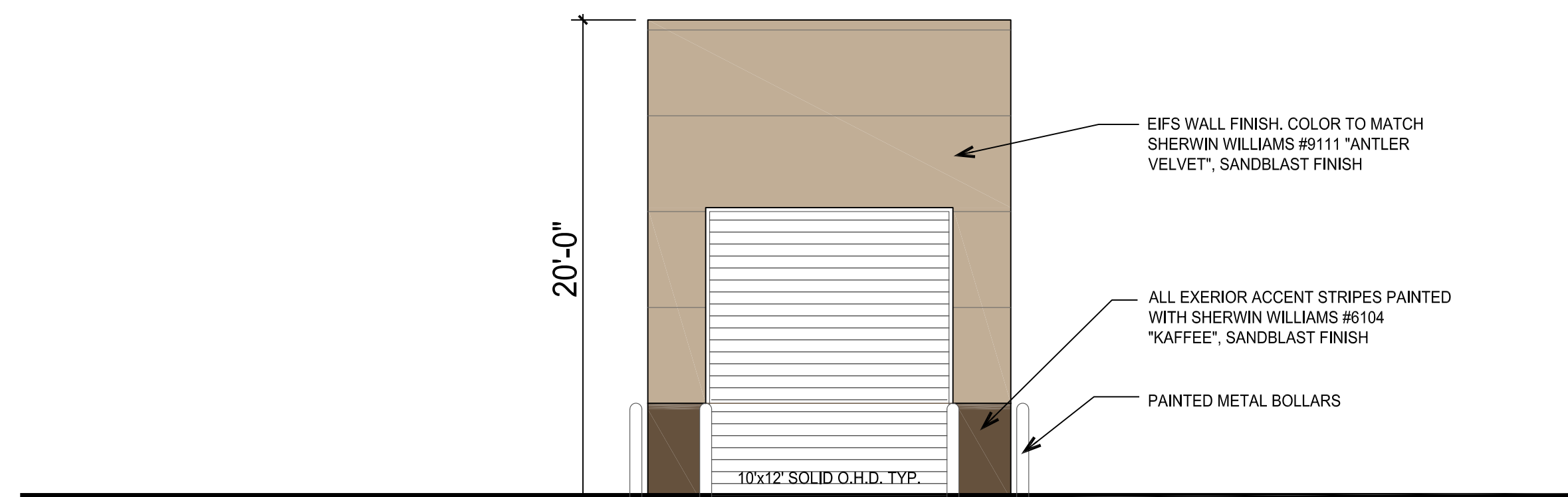
**2 EAST & WEST ELEVATIONS**  
 SCALE: 3/16" = 1'-0"



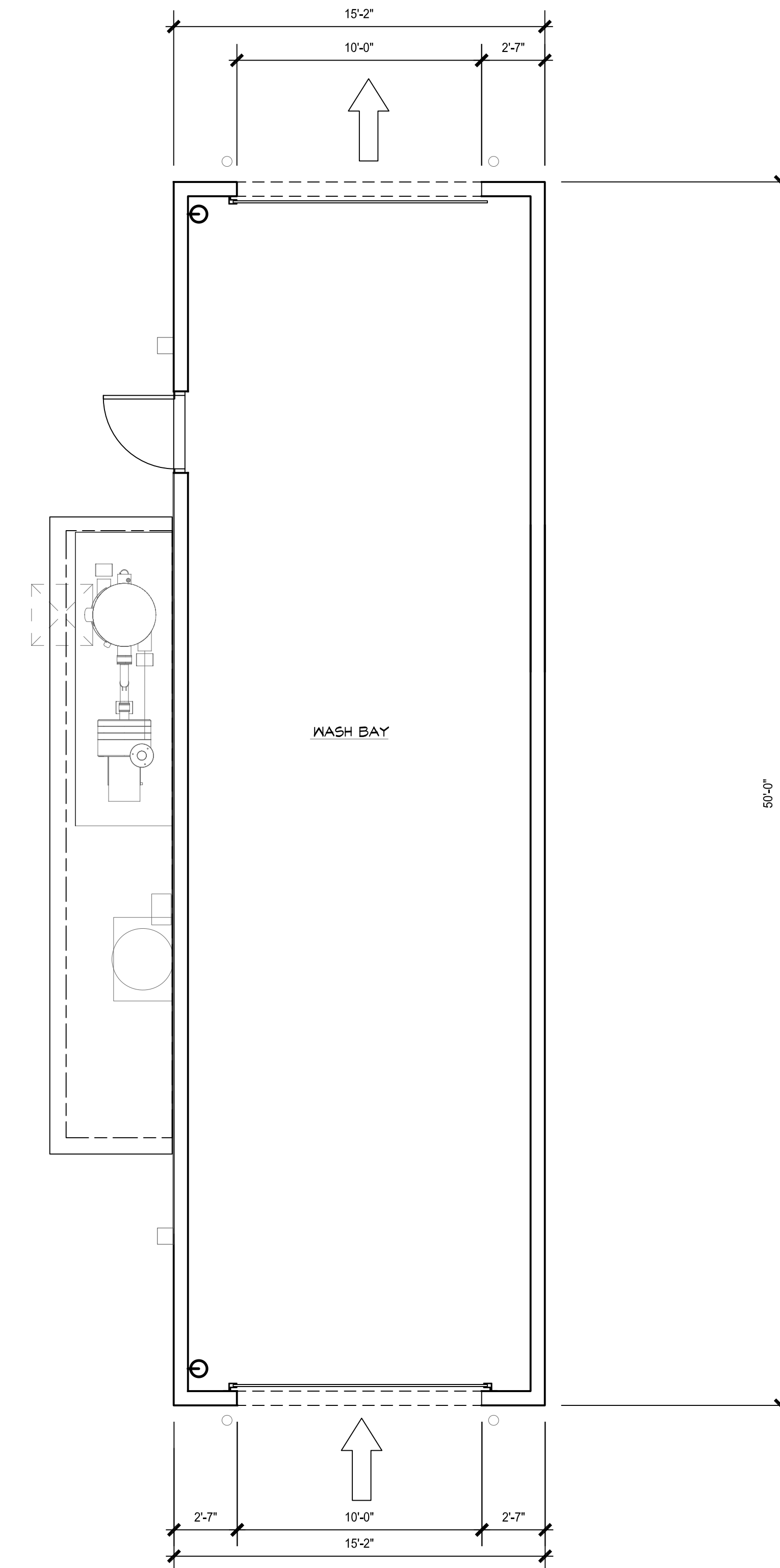
**2 SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"



**2 NORTH ELEVATION**  
SCALE: 3/16" = 1'-0"



**2 EAST & WEST ELEVATIONS**  
SCALE: 3/16" = 1'-0"



**1 FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

**INCOMPLETE CONSTRUCTION DOCUMENTS**

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(TBAE - EFFECTIVE 10-01-2003)

JAMES R. HARDIN, ARCHITECT  
TEXAS REGISTRATION NO. 11546  
DATE: 10/07/2021



**CLAY COOLEY HYUNDAI ROCKWALL**

**Carwash Building**

PROJECT: CLAY COOLEY HYUNDAI  
ADDRESS: 1540 INTERSTATE 30 E  
CITY: ROCKWALL STATE: TX ZIP: 75087

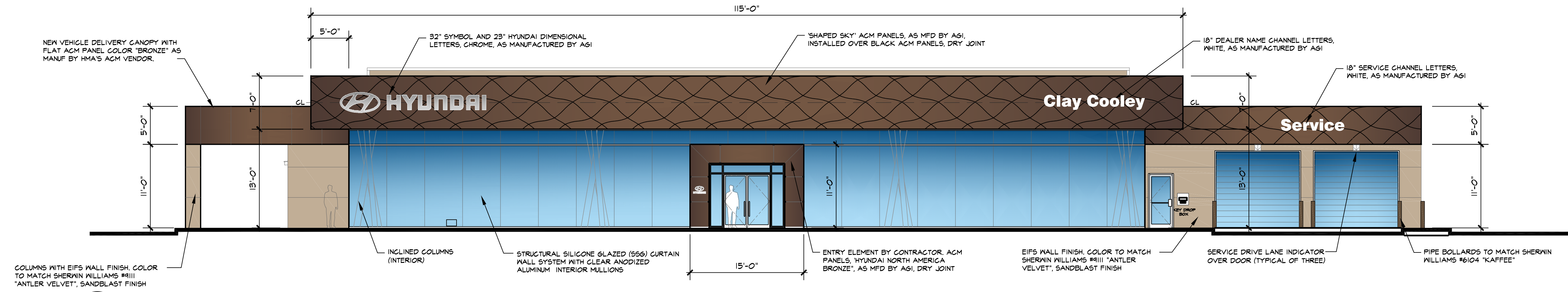
**FLOOR PLAN & EXTERIOR ELEVATIONS**

JOB NO. **21034**

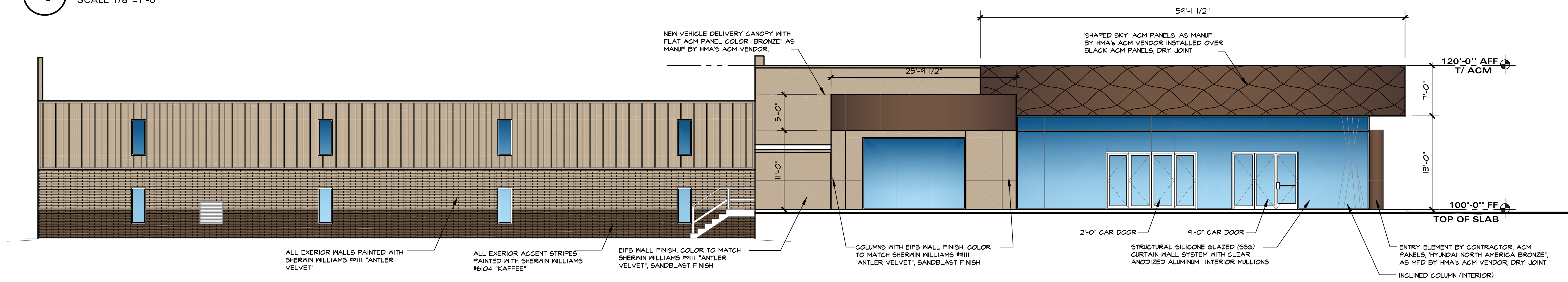
DATE	ISSUE FOR	DRAWN BY
11/16/2021	SUP Submittal	GJJ, JR

SHEET

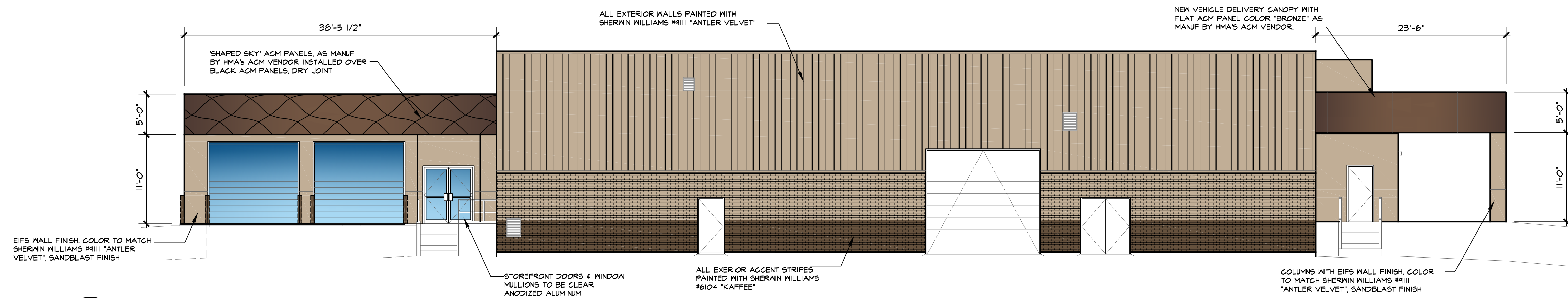
**A4.01**



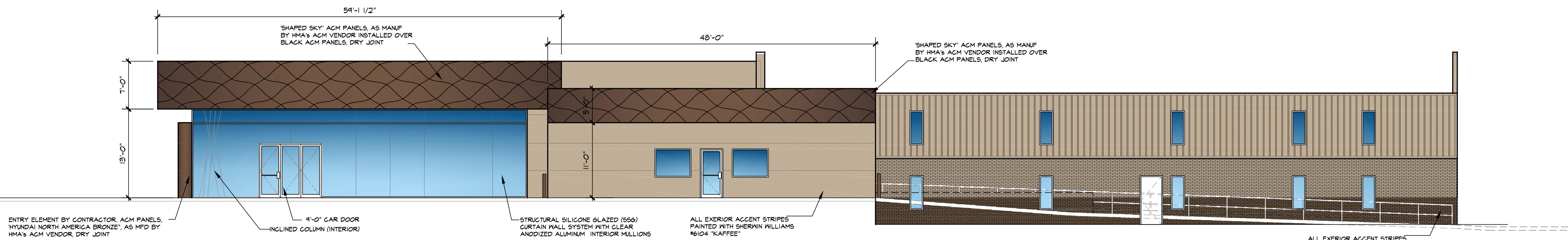
**4 NORTH ELEVATION**  
SCALE 1/8"=1'-0"



**3 EAST ELEVATION**  
SCALE 1/8"=1'-0"



**2 SOUTH ELEVATION**  
SCALE 1/8"=1'-0"



**1 WEST ELEVATION**  
SCALE 1/8"=1'-0"

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JAMES R. HARDIN, ARCHITECT  
TEXAS REGISTRATION NO. 11546  
DATE: 11/16/2021



**HYUNDAI**

**CLAY COOLEY HYUNDAI ROCKWALL**

**Showroom & Service**

PROJECT: CLAY COOLEY HYUNDAI  
ADDRESS: 1540 INTERSTATE 30 E  
CITY: ROCKWALL STATE: TX ZIP: 75087

**EXTERIOR ELEVATIONS**

JOB NO. **21034**

DATE	ISSUE FOR	DRAWN BY
11/16/2021	SUP Submittal	GJJ, JR

SHEET

CITY OF ROCKWALL

ORDINANCE NO. 22-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 12-11 [S-094]* AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS* ON A 7.17-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK 1 AND LOT 1, BLOCK 2, ROCKWALL RECREATIONAL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a Specific Use Permit (SUP) superseding *Ordinance No. 12-11 [S-094]* and allowing the expansion of an existing *New Motor Vehicle Dealership for Cars and Light Trucks (i.e. Clay Cooley Hyundai)* being a 7.17-acre tract of land identified as Lot 1, Block 1 and Lot 1, Block 2, Rockwall Recreational Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that *Ordinance No. 12-11 [S-094]* the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 12-11*.

**SECTION 2.** That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *New Motor Vehicle Dealership for Cars and Light Trucks* as

stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

**SECTION 3.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and Subsection 05.01, *General Industrial District Standards*, and Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and as may be amended in the future --, and with the following conditions:

### 3.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *New Motor Vehicle Dealership for Cars and Light Trucks* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The development or redevelopment of the *Subject Property* shall generally conform to the Concept Plan depicted in *Exhibit 'B'* of this ordinance.
- (2) The development or redevelopment of the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance; however, these elevations shall be subject to review and recommendation by the Architectural Review Board (ARB) and approval by the Planning and Zoning Commission through the site plan review process.
- (3) The outside storage of tires or any other automotive parts shall be prohibited.
- (4) All outside storage shall be screened with either a masonry wall or three (3) tiered screening with a berm. At the time of site plan all outside storage must be delineated.
- (5) Any maintenance of motor vehicles shall be performed in a completely enclosed building, and no work on motor vehicles shall be performed outdoors.
- (6) No vehicle display areas shall be permitted within the required landscape buffers along IH-30 and Commerce Street.
- (7) Motor vehicle inventory for the proposed *New Motor Vehicle Dealership for Cars and Light Trucks* shall not be stored on an unimproved surface.
- (8) Motor vehicle inventory for the proposed *New Motor Vehicle Dealership for Cars and Light Trucks* shall not be stored within the Commerce Street Right-of-Way (*i.e. Commerce Street is for public parking only*).

### 3.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- (1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after*



*proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

**SECTION 4.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**SECTION 5.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**SECTION 6.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 7.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**SECTION 8.** That this ordinance shall take effect immediately from and after its passage.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3<sup>RD</sup> DAY OF JANUARY, 2022.**

\_\_\_\_\_  
Kevin Fowler, *Mayor*

**ATTEST:**

\_\_\_\_\_  
Kristy Cole, *City Secretary*

**APPROVED AS TO FORM:**

\_\_\_\_\_  
Frank J. Garza, *City Attorney*

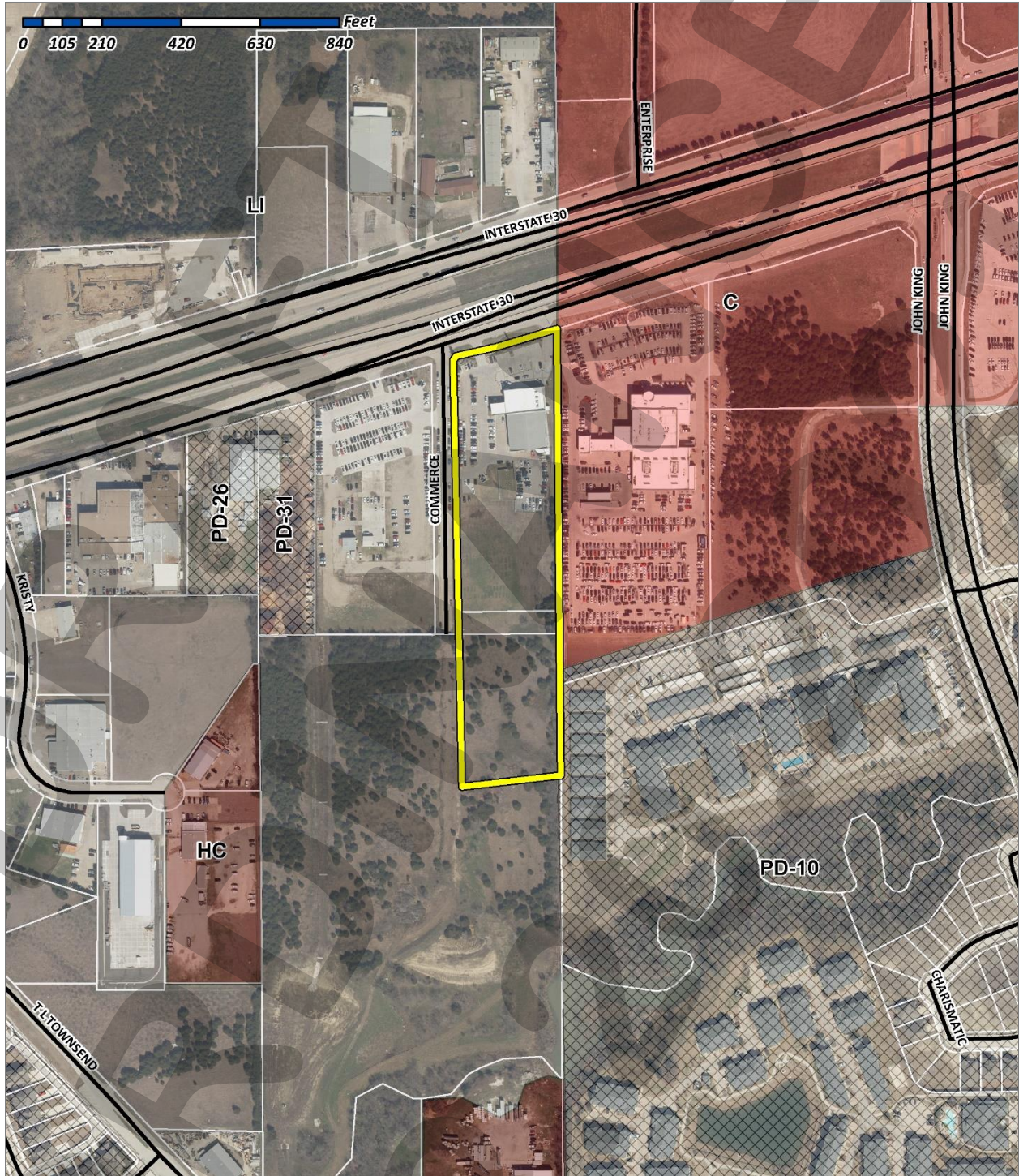
1<sup>st</sup> Reading: December 20, 2021

2<sup>nd</sup> Reading: January 3, 2022

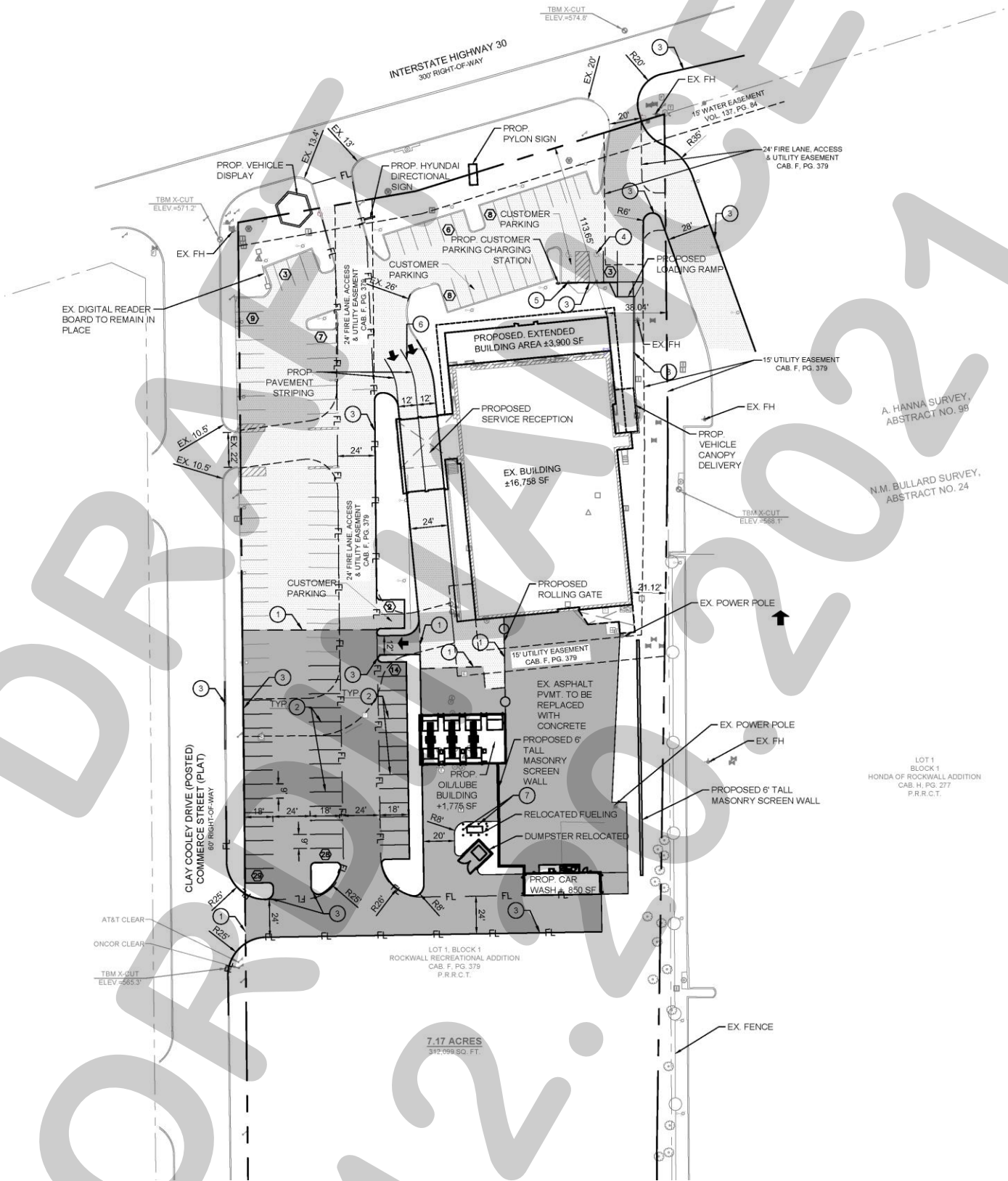
**Exhibit 'A'**  
**Zoning Exhibit**

Address: 1540 E. IH-30

Legal Description: Lot 1, Block 1 and Lot 1, Block 2, Rockwall Recreational Addition



**Exhibit 'B':  
Site Plan**



**Exhibit 'C':  
Building Elevations**



**INCOMPLETE  
CONSTRUCTION  
DOCUMENTS**

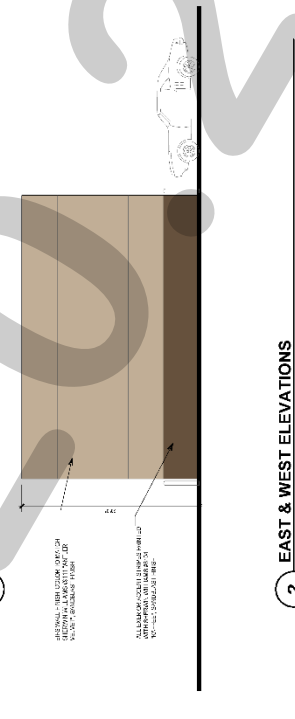
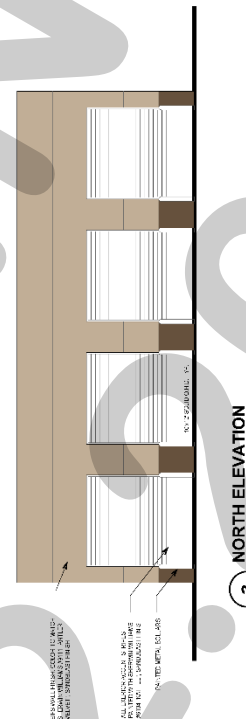
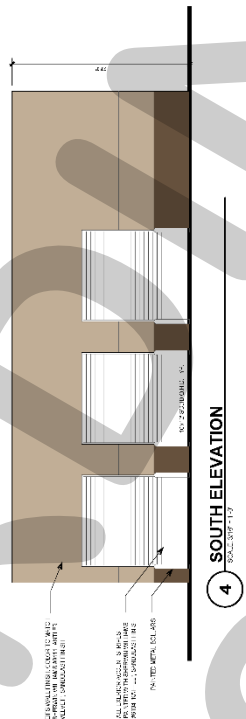
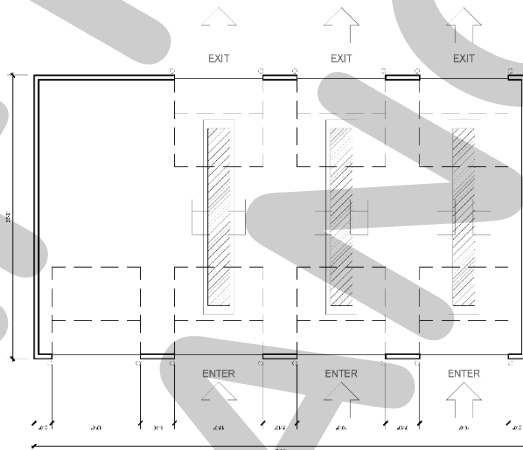
THIS DOCUMENT IS INCOMPLETE AND NOT FOR CONSTRUCTION. IT IS THE USER'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND TO VERIFY ALL INFORMATION IS CURRENT AND ACCURATE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING ALL INFORMATION IS CURRENT AND ACCURATE. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING ALL INFORMATION IS CURRENT AND ACCURATE.

**HYUNDAI**  
CLAY COOLEY HYUNDAI  
HYUNDAI ROCKWALL  
Oil Change  
Building

CLAY COOLEY HYUNDAI  
1000 UNIVERSITY BLVD  
SUITE 100  
CORPUS CHRISTI, TX 78401  
TEL: 361.842.1000

<b>FLOOR PLAN &amp; EXTERIOR ELEVATIONS</b>	
DATE	2/10/24
DESIGNER	CLAY COOLEY HYUNDAI
PROJECT	CLAY COOLEY HYUNDAI
LOCATION	1000 UNIVERSITY BLVD, SUITE 100, CORPUS CHRISTI, TX 78401

**A4.01**







## Lee, Henry

---

**From:** Lee, Henry  
**Sent:** Tuesday, November 23, 2021 4:26 PM  
**To:** 'drew@claymooreeng.com'  
**Subject:** Project Comments Z2021-049  
**Attachments:** Project Comments (11.22.2021).pdf; Engineering Mark-Ups (11.19.2021).pdf

Good Afternoon,

Attached are the project comments for the specific use permit you submit on November 16. Make note of the meeting dates. Let me know if you have any questions.

Thank you,



HENRY LEE  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087

## Lee, Henry

---

**From:** Miller, Ryan  
**Sent:** Tuesday, November 30, 2021 6:35 PM  
**To:** Drew Donosky; Lee, Henry; Reyna, Andrew  
**Subject:** RE: Clay Cooley Rockwall SUP

Thanks Drew ... we will outline the case for them.

**Ryan C. Miller, AICP**  
Director of Planning and Zoning  
Planning and Zoning Department  
City of Rockwall, Texas

*Please excuse any errors, this was sent from my mobile device.*

----- Original message -----

From: Drew Donosky <drew@claymooreeng.com>  
Date: 11/30/21 6:14 PM (GMT-06:00)  
To: "Miller, Ryan" <RMiller@rockwall.com>, "Lee, Henry" <HLee@rockwall.com>, "Reyna, Andrew" <areyna@rockwall.com>  
Subject: RE: Clay Cooley Rockwall SUP

Well I missed the memo so that is on me. I will not make it from Fort Worth given the distance and time right now.

If staff has any additional concerns or questions I will be happy to address and I will be prepared for P&Z in December. Also we will have our plans revised and resubmitted this week which gives staff additional time.

Drew

Drew Donosky, PE (TX | KS | MO | TN)  
1903 Central Drive, Suite #406  
Bedford, Texas 76021  
Direct: 817.458.4008  
Phone: 817.281.0572  
Website: [www.claymooreeng.com](http://www.claymooreeng.com)  
Drew@ClayMooreeng.com

-----Original Message-----

From: Miller, Ryan <RMiller@rockwall.com>  
Sent: Tuesday, November 30, 2021 6:10 PM  
To: Drew Donosky <drew@claymooreeng.com>; Lee, Henry <HLee@rockwall.com>; Reyna, Andrew <areyna@rockwall.com>  
Subject: RE: Clay Cooley Rockwall SUP

Drew ... It was stated in the comments and is listed on our development calendar. Tonight is just a chance for you to present your case, but they will not take a vote until the public hearing. Of you have any additional questions please let us know. Thanks.



Ryan C. Miller, AICP  
Director of Planning and Zoning  
Planning and Zoning Department  
City of Rockwall, Texas

Please excuse any errors, this was sent from my mobile device.

----- Original message -----

From: Drew Donosky <drew@claymooreeng.com>  
Date: 11/30/21 6:05 PM (GMT-06:00)  
To: "Miller, Ryan" <RMiller@rockwall.com>, "Lee, Henry" <HLee@rockwall.com>, "Reyna, Andrew" <areyna@rockwall.com>  
Subject: Clay Cooley Rockwall SUP

All - I was just notified that our case is on tonight's P&Z agenda. I was never notified other than comments we received last week indicated they were due back by 12/7.

Is tonight a voting meeting or simply discussion?

Drew

Drew Donosky, PE (TX | KS | MO | TN)  
1903 Central Drive, Suite #406  
Bedford, Texas 76021  
Direct: 817.458.4008  
Phone: 817.281.0572  
Website: [www.claymooreeng.com](http://www.claymooreeng.com/)  
Drew@ClayMooreeng.com<mailto:Drew@ClayMooreeng.com>  
[Logo]

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## Lee, Henry

---

**From:** Amira Abdallah <amira@claymooreeng.com>  
**Sent:** Friday, December 3, 2021 3:48 PM  
**To:** Lee, Henry  
**Cc:** Drew Donosky  
**Subject:** Z2021-049 SUP Submittal (Clay Cooley)

Henry,

Attached below is a link to our SUP resubmittal along with the comment response. Would we also need to submit hard copies to the city as well?

Let us know if there's anything else.

<https://claymoore.egnyte.com/fl/MuMLJXH4RZ>

Thank you!

Amira Abdallah,  
1903 Central Drive  
Suite #406  
Bedford, Texas 76021  
**Cell: 817.881.5610**  
Phone: 817.281.0572  
Website: [www.claymooreeng.com](http://www.claymooreeng.com)  
[Amira@ClayMooreeng.com](mailto:Amira@ClayMooreeng.com)



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## Lee, Henry

---

**From:** Lee, Henry  
**Sent:** Monday, December 6, 2021 11:21 AM  
**To:** 'drew@claymooreeng.com'  
**Subject:** Remaining Comments Z2021-049  
**Attachments:** Draft Ordinance (11.19.2021).pdf

Good Morning,

Per our conversation this morning, the remaining comments are as follows: total parking is 27 spaces (1 space per 2 bays), 14 additional customer parking spaces need to be provided, the vehicle display must be behind the build line as well (25-feet). Also attached is the draft ordinance from the November 30 meeting; let me know if you and your client are good with it. Let me know if you have any questions.

Thank you,



HENRY LEE  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087

## Lee, Henry

---

**From:** Drew Donosky <drew@claymooreeng.com>  
**Sent:** Monday, December 6, 2021 6:54 PM  
**To:** Lee, Henry  
**Subject:** RE: Remaining Comments Z2021-049  
**Attachments:** Cooley Rockwall Site Plan.pdf

Henry – Please see the revised site plan attached. We are reviewing the ordinance.

Drew

Drew Donosky, PE (TX | KS | MO | TN)  
1903 Central Drive, Suite #406  
Bedford, Texas 76021  
Direct: 817.458.4008  
Phone: 817.281.0572  
Website: [www.claymooreeng.com](http://www.claymooreeng.com)  
[Drew@ClayMooreeng.com](mailto:Drew@ClayMooreeng.com)



---

**From:** Lee, Henry <HLee@rockwall.com>  
**Sent:** Monday, December 6, 2021 11:21 AM  
**To:** Drew Donosky <drew@claymooreeng.com>  
**Subject:** Remaining Comments Z2021-049

Good Morning,

Per our conversation this morning, the remaining comments are as follows: total parking is 27 spaces (1 space per 2 bays), 14 additional customer parking spaces need to be provided, the vehicle display must be behind the build line as well (25-feet). Also attached is the draft ordinance from the November 30 meeting; let me know if you and your client are good with it. Let me know if you have any questions.

Thank you,



HENRY LEE  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087

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## Lee, Henry

---

**From:** Drew Donosky <drew@claymooreeng.com>  
**Sent:** Monday, December 6, 2021 9:26 PM  
**To:** Lee, Henry  
**Subject:** RE: Remaining Comments Z2021-049

Henry – item 3.1 (5) I have a question.

We have parking along Commerce Street so I want to make sure this item is not an issue since cars for sale will be parked there.

Drew

Drew Donosky, PE (TX | KS | MO | TN)  
1903 Central Drive, Suite #406  
Bedford, Texas 76021  
Direct: 817.458.4008  
Phone: 817.281.0572  
Website: [www.claymooreeng.com](http://www.claymooreeng.com)  
[Drew@ClayMooreeng.com](mailto:Drew@ClayMooreeng.com)



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**From:** Lee, Henry <HLee@rockwall.com>  
**Sent:** Monday, December 6, 2021 11:21 AM  
**To:** Drew Donosky <drew@claymooreeng.com>  
**Subject:** Remaining Comments Z2021-049

Good Morning,

Per our conversation this morning, the remaining comments are as follows: total parking is 27 spaces (1 space per 2 bays), 14 additional customer parking spaces need to be provided, the vehicle display must be behind the build line as well (25-feet). Also attached is the draft ordinance from the November 30 meeting; let me know if you and your client are good with it. Let me know if you have any questions.

Thank you,



HENRY LEE  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087

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## Lee, Henry

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**From:** Lee, Henry  
**Sent:** Friday, December 10, 2021 11:17 AM  
**To:** 'Drew Donosky'  
**Subject:** Draft Ordinance Update Z2021-049  
**Attachments:** Draft Ordinance (11.19.2021).pdf

Good Morning,

I have completed my report for your case, which required addition changes to the draft ordinance. The changes are in the operational conditions; none of the changes are beyond what is already required in the Unified Development Code. Please review the draft ordinance and let me know if you have any questions.

Thank you,



HENRY LEE  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087





January 7, 2022

TO: Drew Donosky  
1903 Central Drive, Suite 406  
Bedford, TX 76012

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

SUBJECT: Z2021-049; *Specific Use Permit (SUP) for the Expansion of a Motor Vehicle Dealership*

Drew Donosky:

This letter serves to notify you that the above referenced zoning case, that you submitted for consideration by the City of Rockwall, was approved by the City Council on January 3, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
  - (a) All operations on this property shall generally conform to the Concept Plan depicted in Exhibit 'B' of the draft ordinance.
  - (b) The development or redevelopment of the Subject Property shall generally conform to the Building Elevations depicted in Exhibit 'C' of this ordinance; however, these elevations shall be subject to review and recommendation by the Architectural Review Board (ARB) and approval by the Planning and Zoning Commission through the site plan review process.
  - (c) The outside storage of tires or any other automotive parts shall be prohibited.
  - (d) All outside storage shall be screened with either a masonry wall or three (3) tiered screening with a berm. At the time of site plan all outside storage must be delineated.
  - (e) Any maintenance of motor vehicles shall be performed in a completely enclosed building, and no work on motor vehicles shall be performed outdoors.
  - (f) No vehicle display areas shall be permitted within the required landscape buffers along IH-30 and Commerce Street.
  - (g) Motor vehicle inventory for the proposed New Motor Vehicle Dealership for Cars and Light Trucks shall not be stored on an unimproved surface.
  - (h) Motor vehicle inventory for the proposed New Motor Vehicle Dealership for Cars and Light Trucks shall not be stored within the Commerce Street right-of-way (i.e. Commerce Street is for public parking only).
- (2) All unpermitted improvements and activities that do not conform to the Unified Development Code (UDC) shall be brought into conformance with the City's code requirements at the time of site plan.
- (3) Any construction resulting from the approval of this Specific Use Permit (SUP) 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 December 14, 2021, the Planning and Zoning Commission approved a motion to recommend approval of the specific use permit by a vote of 7-0.

City Council

On January 3, 2022, the City Council approved a motion to approve the SUP with the conditions of approval by a vote of 7-0.

Included with this letter is a copy of Ordinance No. 22-02, S-266, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me at (972) 771-6488.

Sincerely,

A handwritten signature in black ink, appearing to read "Henry Lee", written in a cursive style.

Henry Lee  
Planner, City of Rockwall

CITY OF ROCKWALL

ORDINANCE NO. 22-02

SPECIFIC USE PERMIT NO. S-266

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 12-11 [S-094]* AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS* ON A 7.17-ACRE PARCEL OF LAND IDENTIFIED AS LOT 1, BLOCK 1 AND LOT 1, BLOCK 2, ROCKWALL RECREATIONAL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, the City has received a request from Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a Specific Use Permit (SUP) superseding *Ordinance No. 12-11 [S-094]* and allowing the expansion of an existing *New Motor Vehicle Dealership for Cars and Light Trucks (i.e. Clay Cooley Hyundai)* being a 7.17-acre tract of land identified as Lot 1, Block 1 and Lot 1, Block 2, Rockwall Recreational Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that *Ordinance No. 12-11 [S-094]* the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED** by the City Council of the City of Rockwall, Texas;

**SECTION 1.** That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 12-11*.

**SECTION 2.** That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *New Motor Vehicle Dealership for Cars and Light Trucks* as stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

**SECTION 3.** That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and Subsection 05.01, *General Industrial District Standards*, and Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and as may be amended in the future --, and with the following conditions:

### 3.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *New Motor Vehicle Dealership for Cars and Light Trucks* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The development or redevelopment of the *Subject Property* shall generally conform to the Concept Plan depicted in *Exhibit 'B'* of this ordinance.
- (2) The development or redevelopment of the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance; however, these elevations shall be subject to review and recommendation by the Architectural Review Board (ARB) and approval by the Planning and Zoning Commission through the site plan review process.
- (3) The outside storage of tires or any other automotive parts shall be prohibited.
- (4) All outside storage shall be screened with either a masonry wall or three (3) tiered screening with a berm. At the time of site plan all outside storage must be delineated.
- (5) Any maintenance of motor vehicles shall be performed in a completely enclosed building, and no work on motor vehicles shall be performed outdoors.
- (6) No vehicle display areas shall be permitted within the required landscape buffers along IH-30 and Commerce Street.
- (7) Motor vehicle inventory for the proposed *New Motor Vehicle Dealership for Cars and Light Trucks* shall not be stored on an unimproved surface.
- (8) Motor vehicle inventory for the proposed *New Motor Vehicle Dealership for Cars and Light Trucks* shall not be stored within the Commerce Street Right-of-Way (*i.e. Commerce Street is for public parking only*).

### 3.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- (1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

**SECTION 4.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.


**SECTION 5.** That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

**SECTION 6.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**SECTION 7.** If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

**SECTION 8.** That this ordinance shall take effect immediately from and after its passage.


**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 3<sup>rd</sup> DAY OF JANUARY, 2022.**

  
\_\_\_\_\_  
Kevin Fowler, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Kristy Cole, City Secretary

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Frank J. Garza, City Attorney



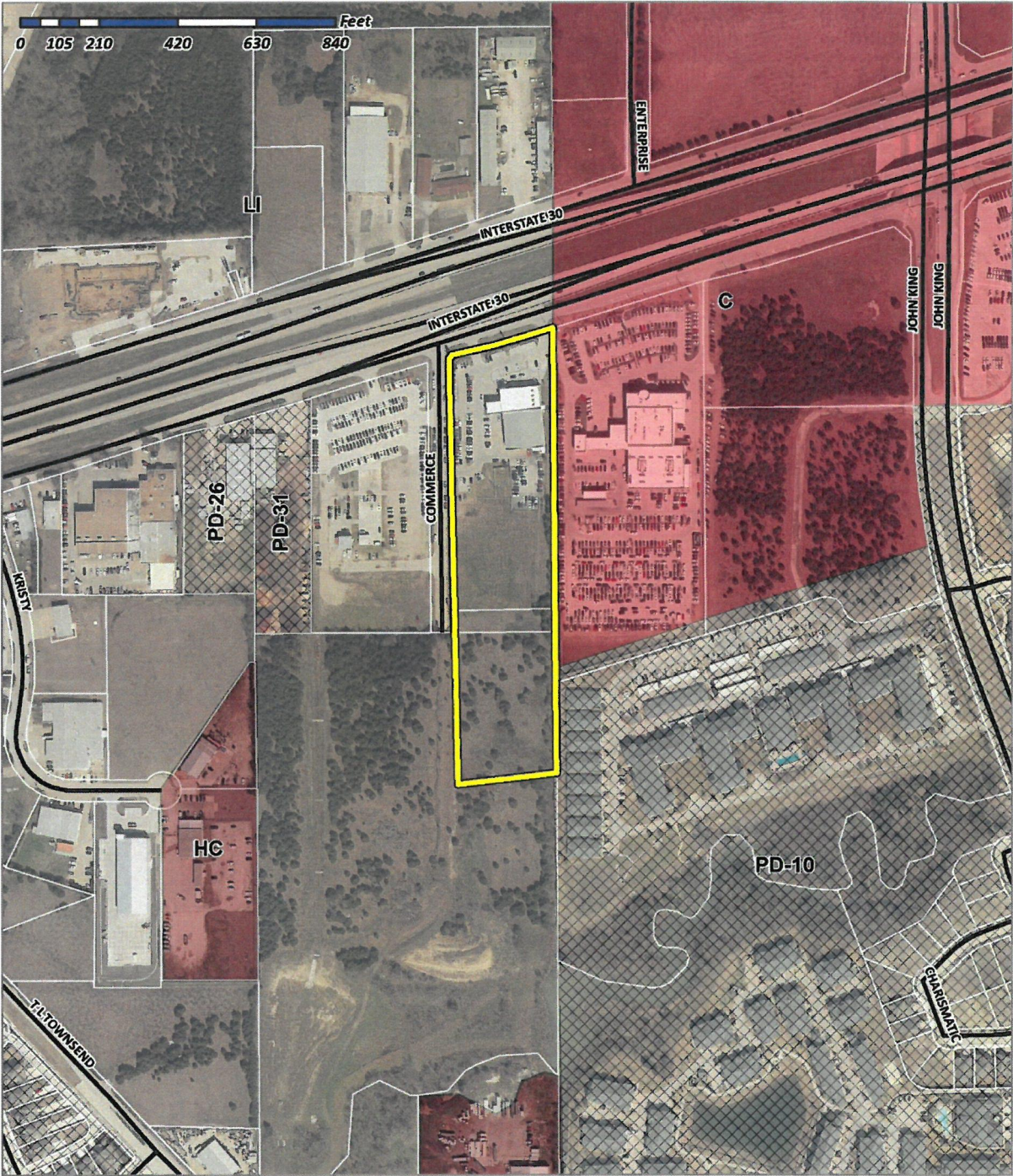
1<sup>st</sup> Reading: December 20, 2021

2<sup>nd</sup> Reading: January 3, 2022

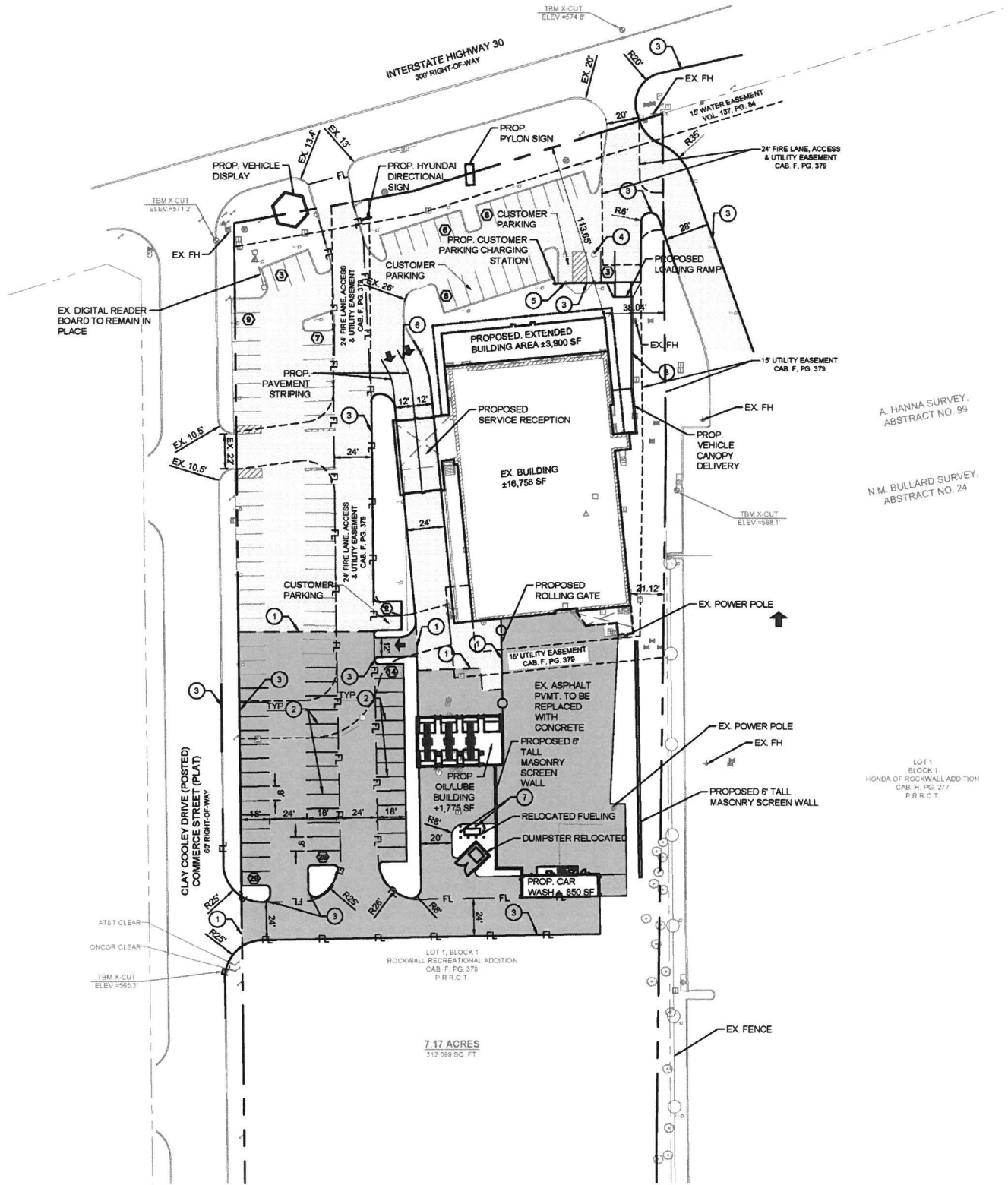
Exhibit 'A'  
Zoning Exhibit

Address: 1540 E. IH-30

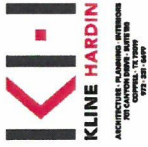
Legal Description: Lot 1, Block 1 and Lot 1, Block 2, Rockwall Recreational Addition



# Exhibit 'B': Site Plan



# Exhibit 'C': Building Elevations



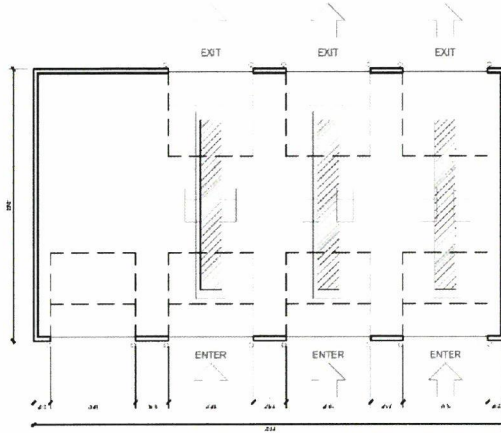
**INCOMPLETE CONSTRUCTION DOCUMENTS**  
THIS DOCUMENT IS A PRELIMINARY CONSTRUCTION DOCUMENT AND IS NOT TO BE USED FOR CONSTRUCTION. IT IS THE USER'S RESPONSIBILITY TO VERIFY THE ACCURACY OF ALL INFORMATION AND TO OBTAIN NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

**HYUNDAI**  
CLAY COOLEY  
HYUNDAI ROCKWALL  
Oil Change Building

CLAY COOLEY ARCHITECTS  
101 EAST MAIN STREET, SUITE 100  
ROCKWALL, TEXAS 75087  
972.961.1600

FLOOR PLAN & EXTERIOR ELEVATIONS	
DATE	2/18/24
PROJECT	CLAY COOLEY ARCHITECTS
LOCATION	101 EAST MAIN STREET, SUITE 100, ROCKWALL, TEXAS 75087
SCALE	AS SHOWN
DESIGNED BY	CLAY COOLEY ARCHITECTS
DRAWN BY	CLAY COOLEY ARCHITECTS
CHECKED BY	CLAY COOLEY ARCHITECTS
APPROVED BY	CLAY COOLEY ARCHITECTS

**A4.01**



**1 FLOOR PLAN**

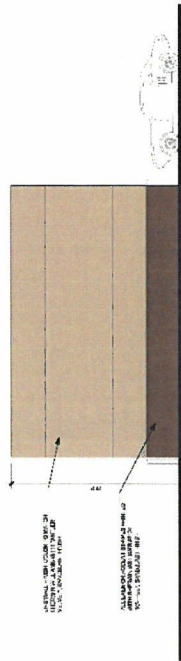
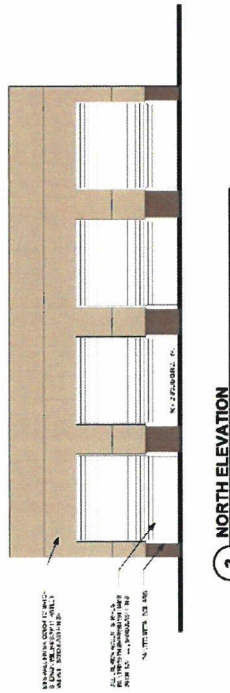
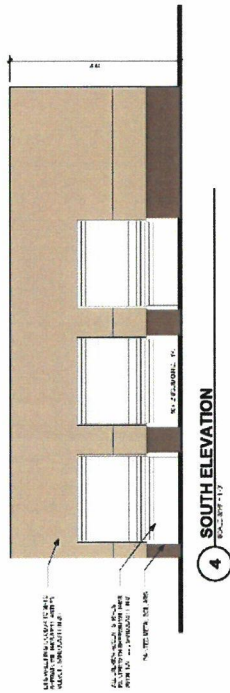




Exhibit 'C':  
Building Elevations



**INCOMPLETE CONSTRUCTION DOCUMENTS**  
THIS DOCUMENT IS INCOMPLETE AND SHOULD NOT BE USED FOR CONSTRUCTION. ANY CHANGES TO THE DESIGN SHALL BE MADE BY THE ARCHITECT. DATE: 10/20/2021

**HYUNDAI**  
CLAY COOLEY HYUNDAI ROCKWALL

Project Name: Building

Client: CLAY COOLEY HYUNDAI

Address: 10000 W. STATE ST. SUITE 100, ROCKWALL, TX 75087

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

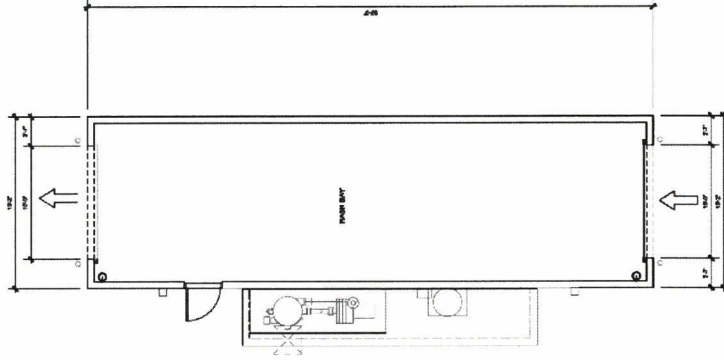
**FLOOR PLAN & SECTION ELEVATIONS**

Job No. 21034

Date: 10/20/21

Sheet No. A4.01

A4.01



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

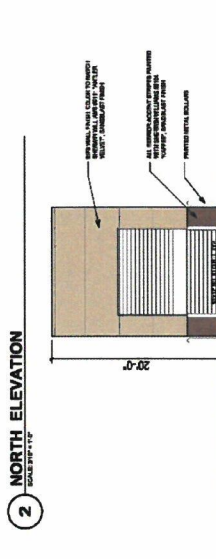
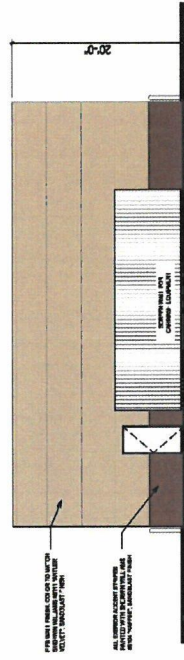
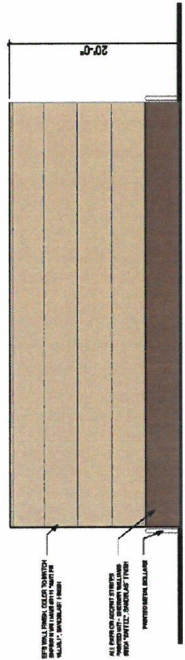


Exhibit 'C':  
Building Elevations



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**HYUNDAI**  
 CLAY COOLEY HYUNDAI ROCKWALL  
 5800 ROCKWALL AVENUE  
 ROCKWALL, TEXAS 75087  
 PROJECT NO. 21034  
 SHEET NO. A4.01

EXTERIOR ELEVATIONS	
PROJECT NO.	21034
DATE	08/11/2021
DESIGNED BY	K.H.
CHECKED BY	K.H.
SCALE	AS SHOWN
DATE	08/11/2021

**A4.01**

