



PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2022-010 P&Z DATE 04/12/22 CC DATE _____ APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

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

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

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

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

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2022-010

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

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

² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION (PLEASE PRINT)

ADDRESS 2686 S. Goliad Street, Rockwall, TX, 75087

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING

CURRENT USE

PROPOSED ZONING

PROPOSED USE

ACREAGE

LOTS [CURRENT]

LOTS [PROPOSED]

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

OWNER/APPLICANT/AGENT INFORMATION (PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED)

OWNER Kip Estep

APPLICANT Carroll Architects, INC.

CONTACT PERSON

CONTACT PERSON JEFF CARROLL

ADDRESS 11162 FM 2588

ADDRESS 750 E. INTERSTATE 30
suite 110

CITY, STATE & ZIP La Rue, TX 75770

CITY, STATE & ZIP Rockwall, TX 75087

PHONE (972) 979-4471

PHONE 214.632.1762

E-MAIL Kip@fujidentallab.com

E-MAIL JCARROLLARCH.COM

NOTARY VERIFICATION (REQUIRED)

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kip Estep [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 \$ 1824 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF February, 2022 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 AND 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 18th DAY OF February, 2022

OWNER'S SIGNATURE

Kip Estep
Talicia Steves

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



LOT 1, BLOCK "A"
ESTEP SUBDIVISION
CAB. E, SLIDE 273
P.R.R.C.T.

Field Notes

Being all that certain lot, tract or parcel of land in the William H. Barns Survey, A-26, and being all of Lot 1, Block "A", of the Estep Subdivision to the City of Rockwall as shown by plat recorded in Cabinet E, Slide 273 of the Plat Records of Rockwall County, Texas and being more particularly described as follows;

Beginning at a found 1/2" iron rod for the east corner of this tract and being in the southwest R.O.W. of State Highway 205 and also being the east corner of the above mentioned Lot 1;

THENCE S59°09'35"W 337.42 feet to a point in a rock pillar for the south corner of this tract and also being the south corner of the above mentioned Lot 1;

THENCE N30°49'24"W 209.23 feet to a set 1/2" iron rod for the west corner of this tract and also being the west corner of the above mentioned Lot 1;

THENCE N59°10'36"E 337.42 feet to a found 1/2" iron rod for the north corner of this tract located in the southwest R.O.W. of State Highway 205 and also being the north corner of the above mentioned Lot 1;

THENCE S30°49'24"E 209.13 feet along said R.O.W. to the point of beginning and containing 1.62 acres of land.

ENCLOSED EXISTING METAL BUILDING #5
FUJI CERAMICS
MANUFACTURING FACILITIES
2685 S. Goliad (SH. 205)
Rockwall, Texas 75032

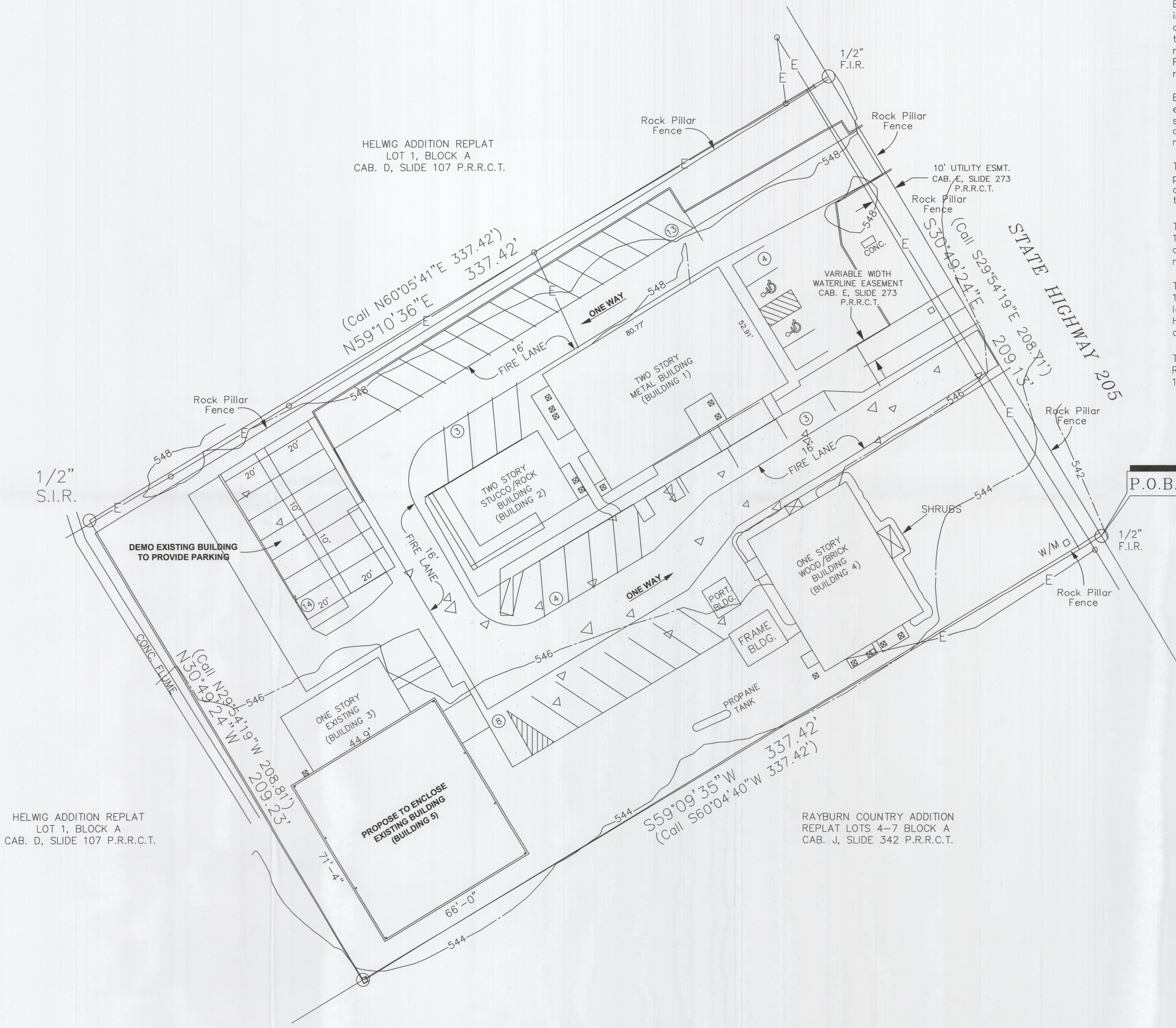
CARROLL
architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
P: 972-732-6085
F: 972-732-8058

**ARCHITECTURAL
SITE PLAN**

DATE: _____ SHEET NO. _____
APPROVED: **MAR 2022**
PROJECT NO: **2022029**
DRAWN BY: _____ **A100**
CHECKED BY: _____

PARKING TABLE	
TOTAL OFFICE S.F./PARKING	6,179 S.F./300 = 21
TOTAL MFG. S.F./PARKING	10,085 S.F./500 = 21
TOTAL STORAGE S.F./PARKING	4,705 S.F./1000 = 5
TOTAL PARKING REQUIRED	47 SPACES
TOTAL PARKING PROVIDED	49 SPACES

FUJI CERAMICS, LLC.	
LEGAL DESCRIPTION AND/OR ADDRESS: FUJI CERAMICS, LLC. LOT 1, BLOCK A, ESTEP SUBDIVISION CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS	
OWNER Kip Estep Fuji Ceramics, LLC. 2685 S. Goliad (SH. 205) Rockwall, TX 75032	
APPLICANT Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jc@carrollarch.com ATTN: Jeff Carroll	
CITY OF ROCKWALL CASE NUMBER: SP2022-XXX	
SITE PLAN SIGNATURE BLOCK	
APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2022.	
WITNESS OUR HANDS, this _____ day of _____	
Director of Planning & Zoning	



1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

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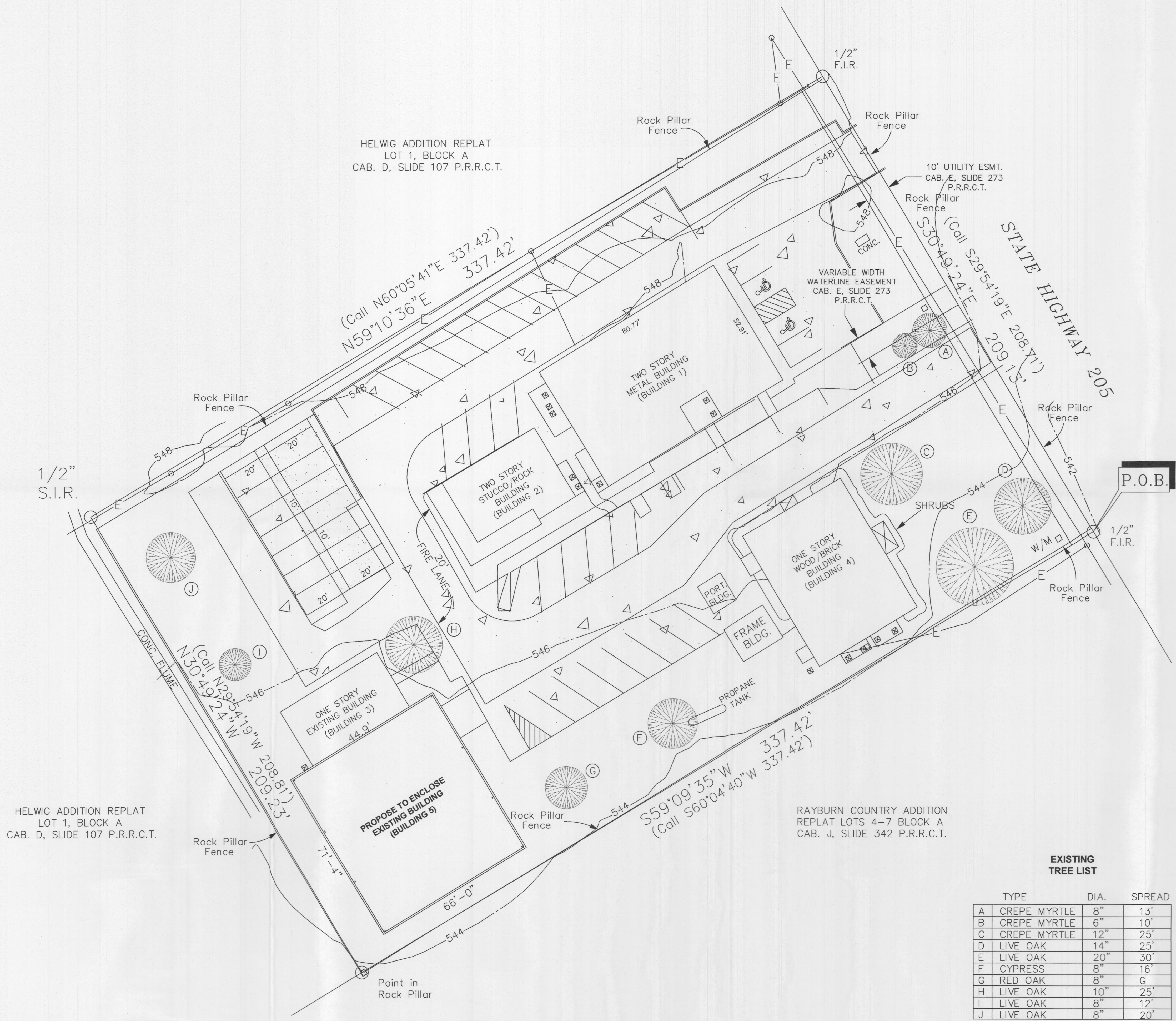
ISSUE: _____
OWNER REVIEW: 03-04-2022

HELWIG ADDITION REPLAT
LOT 1, BLOCK A
CAB. D, SLIDE 107 P.R.R.C.T.

HELWIG ADDITION REPLAT
LOT 1, BLOCK A
CAB. D, SLIDE 107 P.R.R.C.T.

RAYBURN COUNTRY ADDITION
REPLAT LOTS 4-7 BLOCK A
CAB. J, SLIDE 342 P.R.R.C.T.

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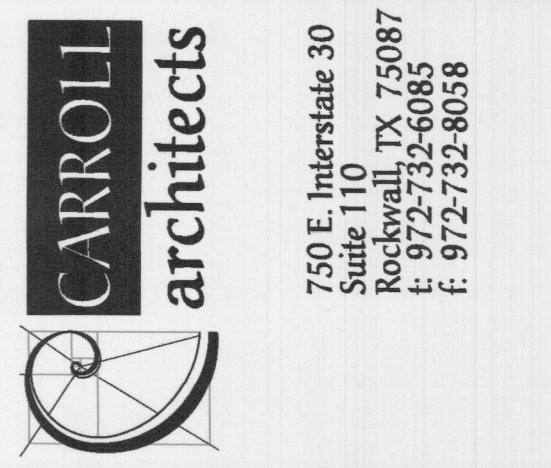
EXISTING TREE LIST

	TYPE	DIA.	SPREAD
A	CREPE MYRTLE	8"	13'
B	CREPE MYRTLE	6"	10'
C	CREPE MYRTLE	12"	25'
D	LIVE OAK	14"	25'
E	LIVE OAK	20"	30'
F	CYPRESS	8"	16'
G	RED OAK	8"	G
H	LIVE OAK	10"	25'
I	LIVE OAK	8"	12'
J	LIVE OAK	8"	20'

1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

FUJI CERAMICS, LLC.	
LEGAL DESCRIPTION AND/OR ADDRESS: FUJI CERAMICS, LLC. LOT 1, BLOCK A, ESTEP SUBDIVISION CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS	
OWNER Kip Estep Fuji Ceramics, LLC. 2685 S. Goliad (SH. 205) Rockwall, TX 75032	
APPLICANT Carroll Architects, INC. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jcarroll@carrollarch.com ATTN: Jeff Carroll	
CITY OF ROCKWALL CASE NUMBER: SP2022-XXX	
SITE PLAN SIGNATURE BLOCK APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2022. WITNESS OUR HANDS, this _____ day of _____, 2022. Director of Planning & Zoning	

ENCLOSED EXISTING METAL BUILDING #5
FUJI CERAMICS
MANUFACTURING FACILITIES
2685 S. Goliad (SH. 205)
Rockwall, Texas 75032



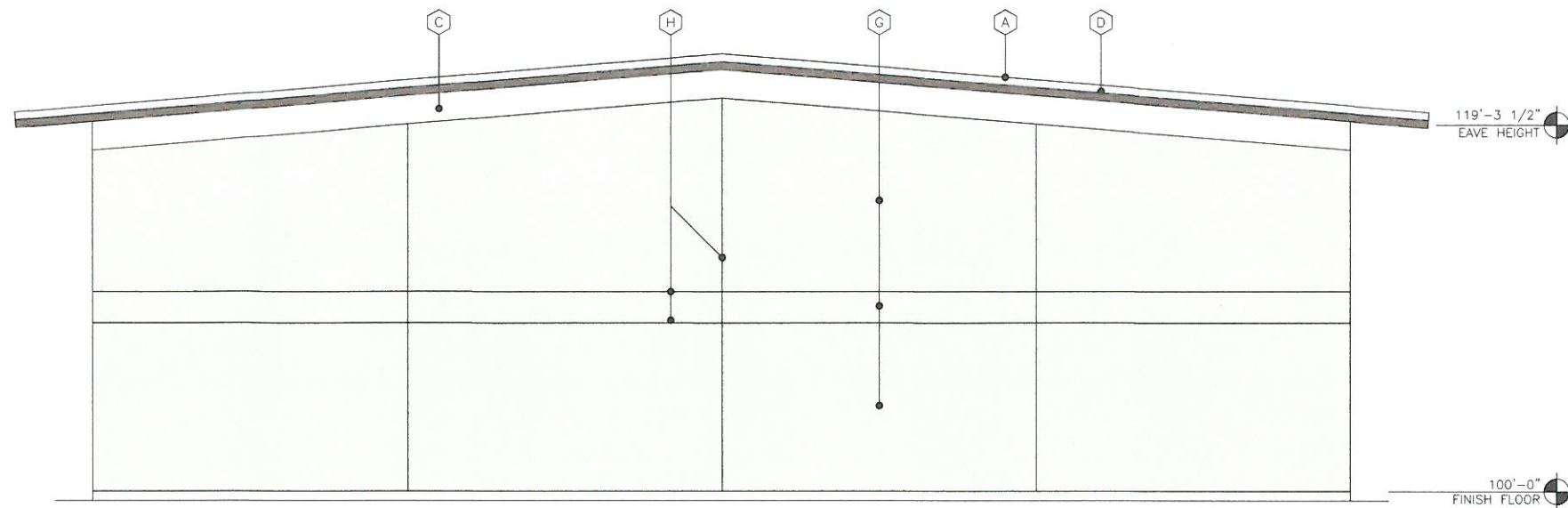
LANDSCAPE PLAN

DATE: MAR 2022 SHEET NO. L1

PROJECT NO: 2022029

DRAWN BY: _____

CHECKED BY: _____

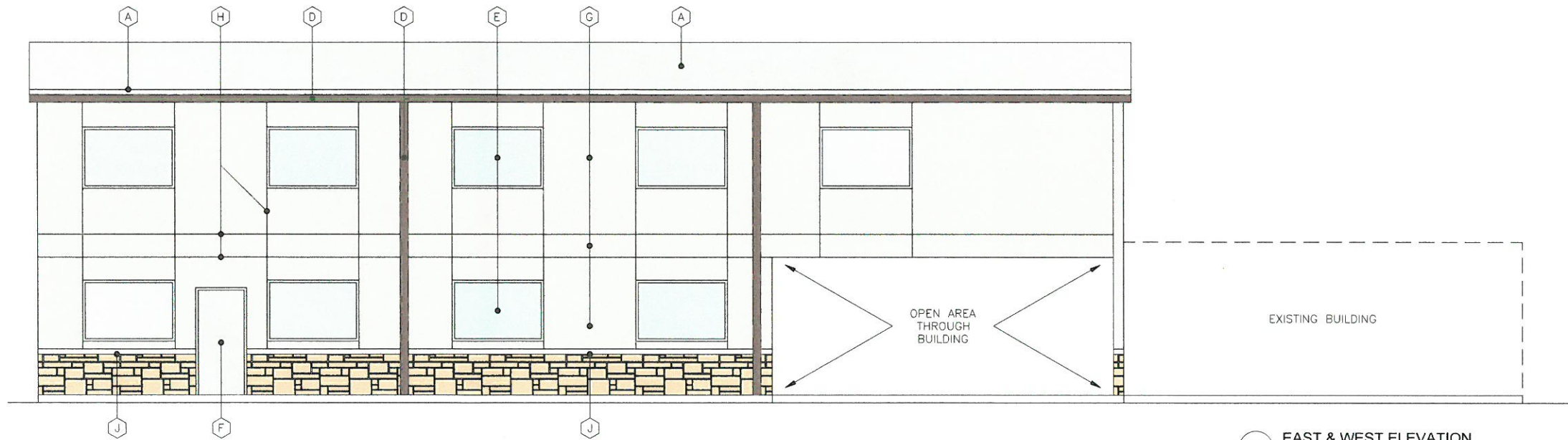


1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

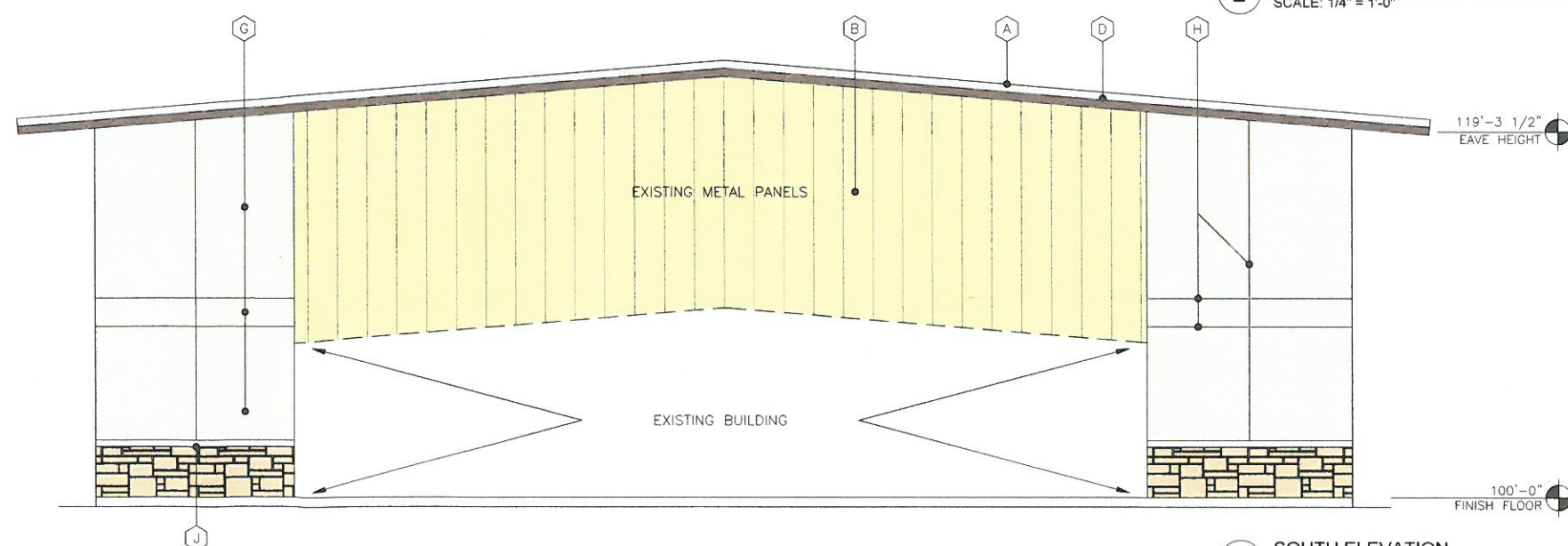
EXTERIOR FINISH SCHEDULE	
A	EXISTING METAL ROOFING
B	EXISTING METAL WALL PANELS
C	EXISTING FASCIA ELEMENT
D	PREFINISHED GUTTER, DOWNSPOUTS, OR TRIM COLOR: SELECTED BY OWNER TO MATCH EXISTING
E	4'-0"x6'-0" STOREFRONT METAL WINDOWS, TYP.
F	EXTERIOR HOLLOW METAL DOOR & FRAME, PAINT, COLOR: SELECTED BY OWNER TO MATCH EXISTING
G	STUCCO - 3-PART W/ EIFS FINISH COLOR - TO MATCH EXISTING
H	STUCCO CONTROL JOINTS
J	STONE TO MATCH EXISTING BUILDING

ISSUE: OWNER REVIEW: 03-15-2022

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2 EAST & WEST ELEVATION
SCALE: 1/4" = 1'-0"



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

FUJI CERAMICS, LLC.	
LEGAL DESCRIPTION AND/OR ADDRESS: FUJI CERAMICS, LLC. LOT 1, BLOCK A, ESTEP SUBDIVISION CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS	
OWNER Kip Estep Fuji Ceramics, LLC. 2685 S. Goliad (SH. 205) Rockwall, TX 75032	
APPLICANT Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jcarroll@carrollarch.com ATTN: Jeff Carroll	
CITY OF ROCKWALL CASE NUMBER: SP2022-XXX	
SITE PLAN SIGNATURE BLOCK:	
APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2022.	
WITNESS OUR HANDS, this _____ day of _____, 2022.	
Director of Planning & Zoning	

ENCLOSED EXISTING METAL BUILDING #5
FUJI CERAMICS
MANUFACTURING FACILITIES
2685 S. Goliad (SH. 205)
Rockwall, Texas 75032

CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
P: 972-732-6085
F: 972-732-8058

EXTERIOR ELEVATIONS

DATE: MAR 2022 SHEET NO:
PROJECT NO: 2022029
DRAWN BY: A501
CHECKED BY:



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)¹
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE)¹
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- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
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OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2686 S. Goliad Street, Rockwall, TX, 75087

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE _____ LOTS [CURRENT] _____ LOTS [PROPOSED] _____

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

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

OWNER Kip Estep

APPLICANT Carroll Architects, INC.

CONTACT PERSON

CONTACT PERSON JEFF CARROLL

ADDRESS 11162 FM 2588

ADDRESS 750 E. INTERSTATE 30
suite 110

CITY, STATE & ZIP La Rue, TX 75770

CITY, STATE & ZIP Rockwall, TX 75087

PHONE (972) 979-4471

PHONE 214.632.1762

E-MAIL Kip@fujidentallab.com

E-MAIL JCARROLLARCH.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kip Estep [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 \$1825 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF February, 2022 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 AND COPIRIGHTED 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 18th DAY OF February, 2022


OWNER'S SIGNATURE

Kip Estep
Talicia Stevens

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Location Map = 
 SP2022-010
 Site Plan for Fuji Ceramics



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.



LOT 1, BLOCK "A"
 ESTEP SUBDIVISION
 CAB. E, SLIDE 273
 P.R.R.C.T.

Field Notes

Being all that certain lot, tract or parcel of land in the William H. Barns Survey, A-26, and being all of Lot 1, Block "A", of the Estep Subdivision to the City of Rockwall as shown by plat recorded in Cabinet E, Slide 273 of the Plat Records of Rockwall County, Texas and being more particularly described as follows;

Beginning at a found 1/2" iron rod for the east corner of this tract and being in the southwest R.O.W. of State Highway 205 and also being the east corner of the above mentioned Lot 1;

THENCE S59°09'35"W 337.42 feet to a point in a rock pillar for the south corner of this tract and also being the south corner of the above mentioned Lot 1;

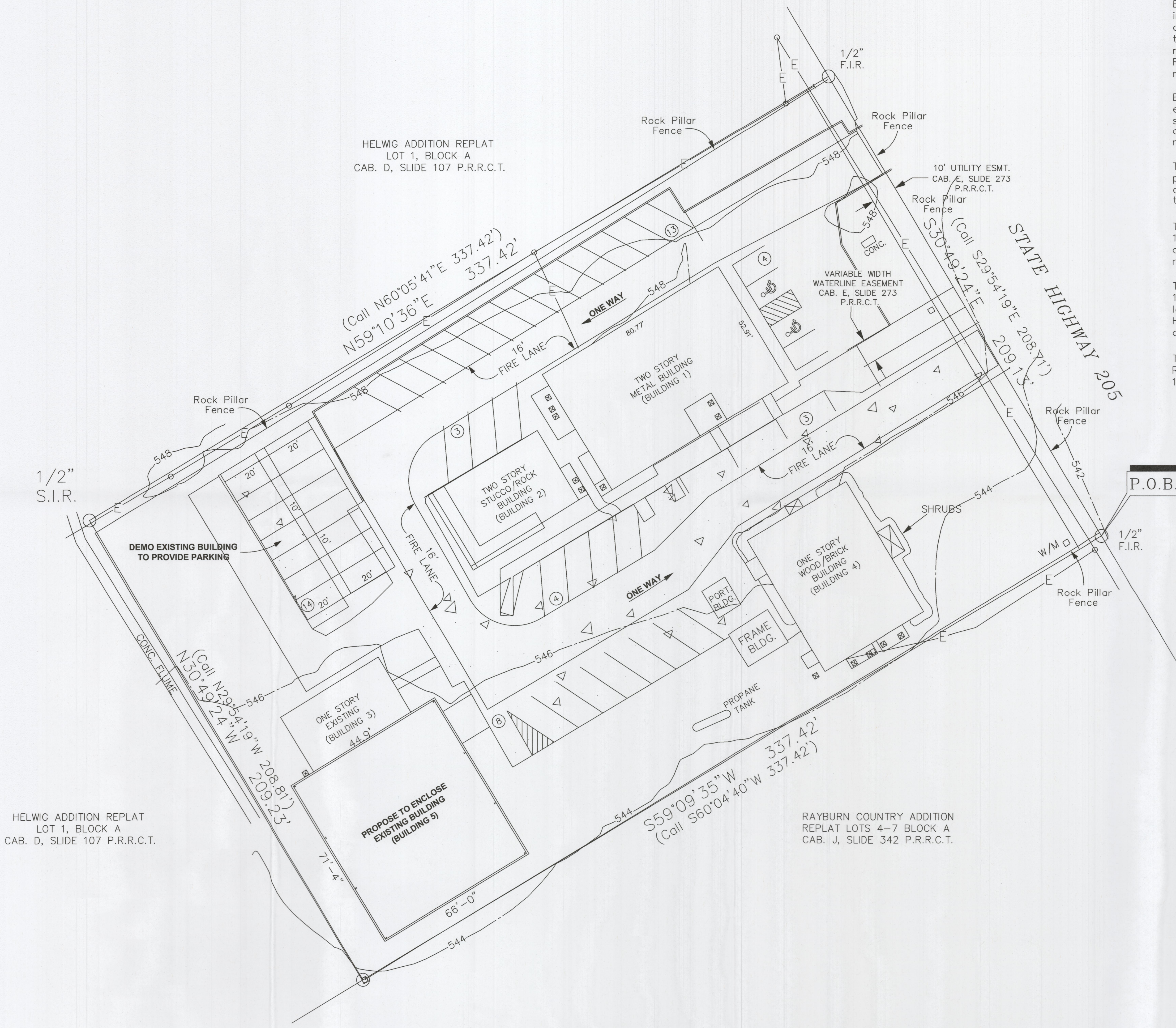
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THENCE N59°10'36"E 337.42 feet to a found 1/2" iron rod for the north corner of this tract located in the southwest R.O.W. of State Highway 205 and also being the north corner of the above mentioned Lot 1;

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ENCLOSED EXISTING METAL BUILDING #5
FUJI CERAMICS
MANUFACTURING FACILITIES
 2685 S. Goliad (SH. 205)
 Rockwall, Texas 75032



PARKING TABLE	
TOTAL OFFICE S.F./PARKING	6,179 S.F./300 = 21
TOTAL MFG. S.F./PARKING	10,085 S.F./500 = 21
TOTAL STORAGE S.F./PARKING	4,705 S.F./1000 = 5
TOTAL PARKING REQUIRED	47 SPACES
TOTAL PARKING PROVIDED	49 SPACES

FUJI CERAMICS, LLC.	
LEGAL DESCRIPTION AND/OR ADDRESS: FUJI CERAMICS, LLC. LOT 1, BLOCK A, ESTEP SUBDIVISION CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS	
OWNER Kip Estep Fuji Ceramics, LLC. 2685 S. Goliad (SH. 205) Rockwall, TX 75032	
APPLICANT Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jc@carrollarch.com ATTN: Jeff Carroll	
CITY OF ROCKWALL CASE NUMBER: SP2022-XXX	
SITE PLAN SIGNATURE BLOCK	
APPROVED:	I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____.
WITNESS OUR HANDS, this _____ day of _____	
Director of Planning & Zoning	

1 ARCHITECTURAL SITE PLAN
 SCALE: 1" = 20'-0"

ARCHITECTURAL SITE PLAN

DATE: MAR 2022 SHEET NO. _____

PROJECT NO: 2022029

DRAWN BY: A100

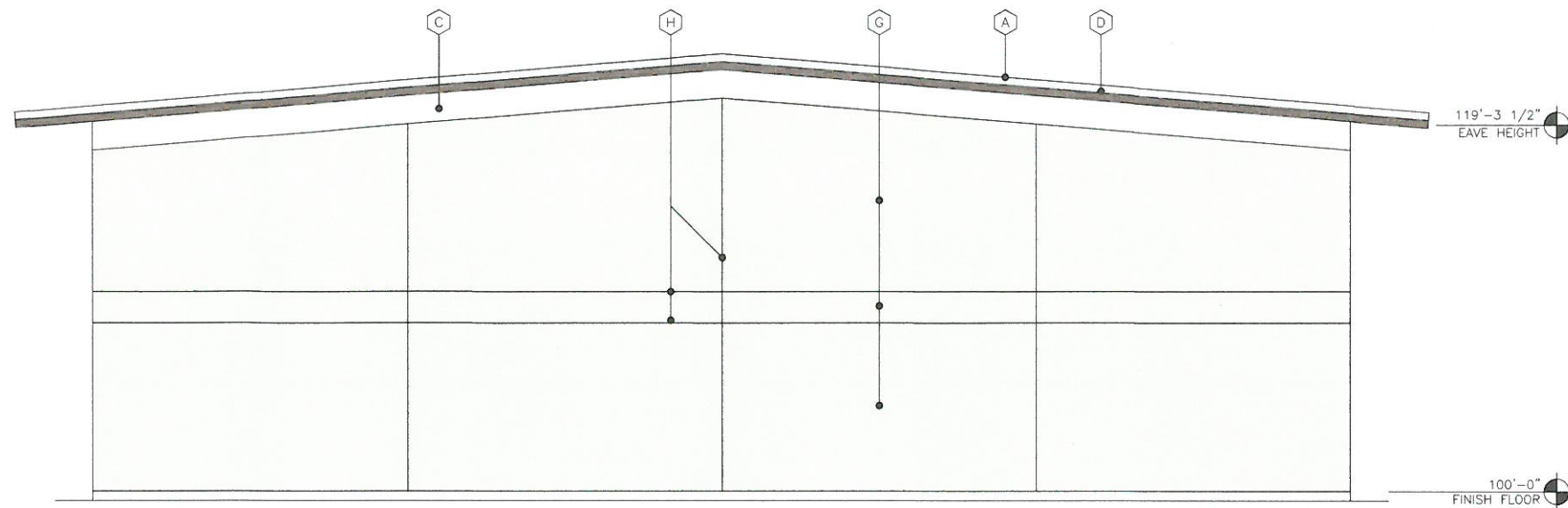
CHECKED BY: _____



HELWIG ADDITION REPLAT
 LOT 1, BLOCK A
 CAB. D, SLIDE 107 P.R.R.C.T.

HELWIG ADDITION REPLAT
 LOT 1, BLOCK A
 CAB. D, SLIDE 107 P.R.R.C.T.

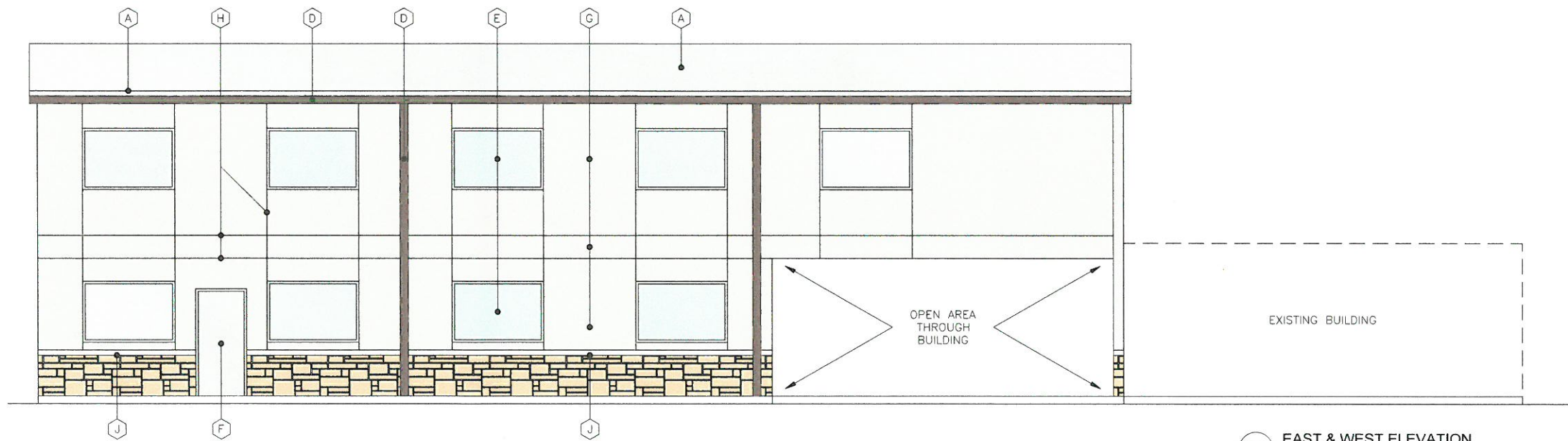
RAYBURN COUNTRY ADDITION
 REPLAT LOTS 4-7 BLOCK A
 CAB. J, SLIDE 342 P.R.R.C.T.



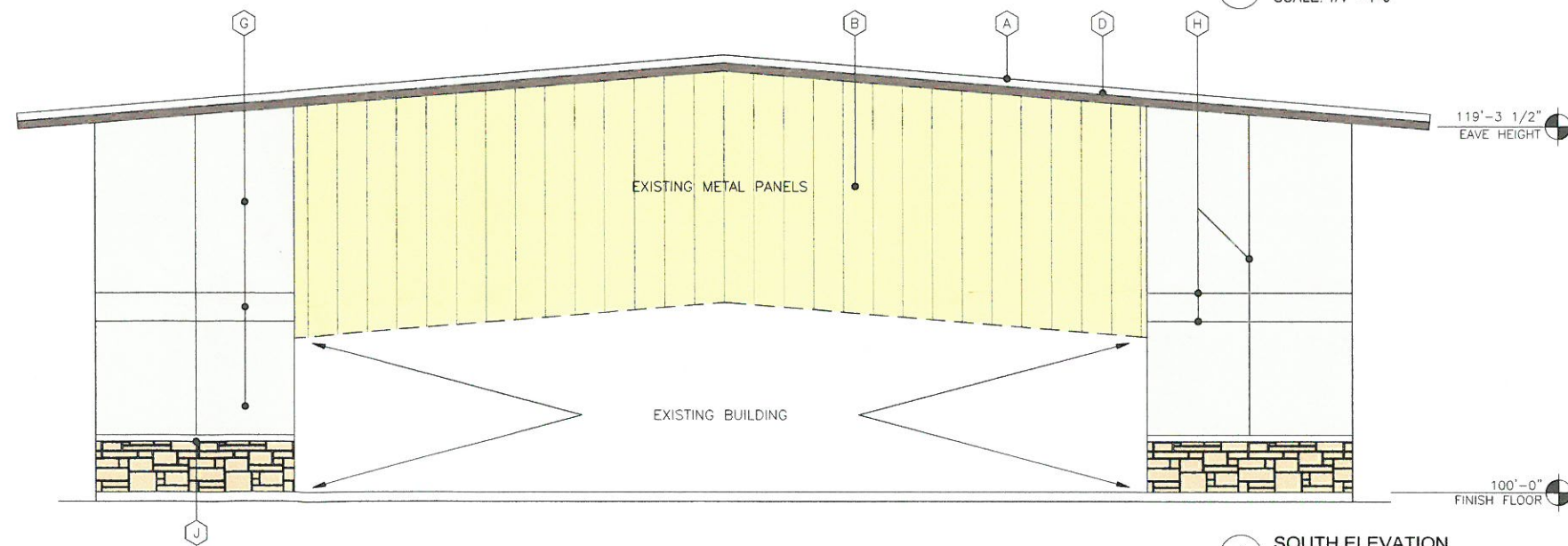
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE	
A	EXISTING METAL ROOFING
B	EXISTING METAL WALL PANELS
C	EXISTING FASCIA ELEMENT
D	PREFINISHED GUTTER, DOWNSPOUTS, OR TRIM COLOR: SELECTED BY OWNER TO MATCH EXISTING
E	4'-0"x6'-0" STOREFRONT METAL WINDOWS, TYP.
F	EXTERIOR HOLLOW METAL DOOR & FRAME, PAINT, COLOR: SELECTED BY OWNER TO MATCH EXISTING
G	STUCCO - 3-PART W/ EIFS FINISH COLOR - TO MATCH EXISTING
H	STUCCO CONTROL JOINTS
J	STONE TO MATCH EXISTING BUILDING

ISSUE:	OWNER REVIEW: 03-15-2022
<p>COPYRIGHT NOTICE: The design and architectural work herein is the property of Carroll Architects, Inc. and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Carroll Architects, Inc. Under such permission, manufacturers may not be held liable for any errors or omissions that may result in construction, unless such liability is specifically assumed by Carroll Architects, Inc. in writing.</p>	



2 EAST & WEST ELEVATION
SCALE: 1/4" = 1'-0"



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

FUJI CERAMICS, LLC.	
LEGAL DESCRIPTION AND/OR ADDRESS: FUJI CERAMICS, LLC. LOT 1, BLOCK A, ESTEP SUBDIVISION CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS	
OWNER Kip Estep Fuji Ceramics, LLC. 2685 S. Goliad (SH. 205) Rockwall, TX 75032	
APPLICANT Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jcarroll@carrollarch.com ATTN: Jeff Carroll	
CITY OF ROCKWALL CASE NUMBER: SP2022-XXX	
SITE PLAN SIGNATURE BLOCK:	
APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2022.	
WITNESS OUR HANDS, this _____ day of _____, 2022.	
Director of Planning & Zoning	

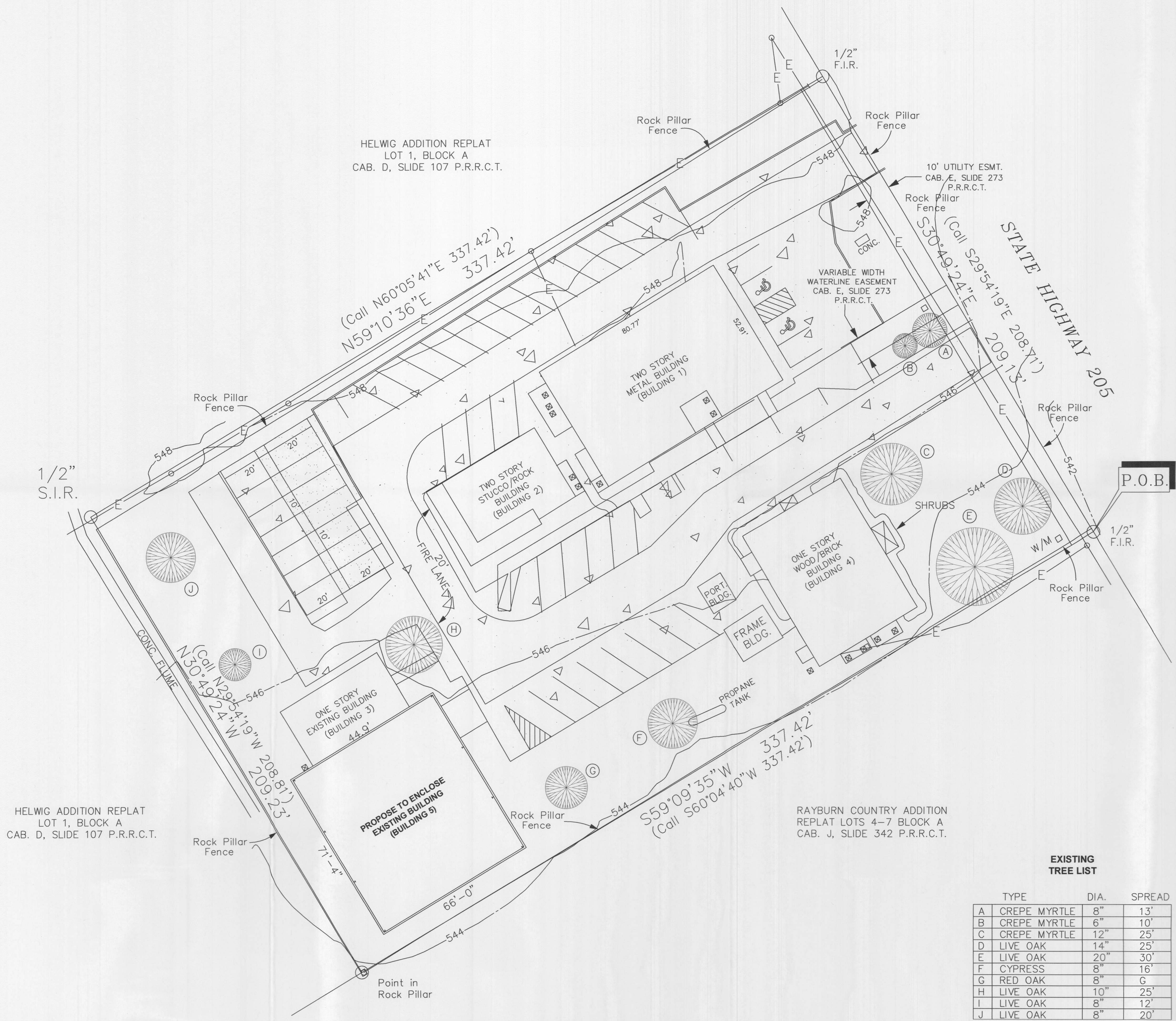
ENCLOSED EXISTING METAL BUILDING #5
FUJI CERAMICS
MANUFACTURING FACILITIES
2685 S. Goliad (SH. 205)
Rockwall, Texas 75032



EXTERIOR ELEVATIONS

DATE:	MAR 2022	SHEET NO.:	A501
PROJECT NO.:	2022029		
DRAWN BY:			
CHECKED BY:			

COPYRIGHT NOTICE:
These drawings and specifications are the property of Carroll Architects, Inc. and are to be used only for the project and site identified herein. No part of these drawings or specifications may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Carroll Architects, Inc. The production of these drawings and specifications may be subject to change without notice and/or monetary liability.



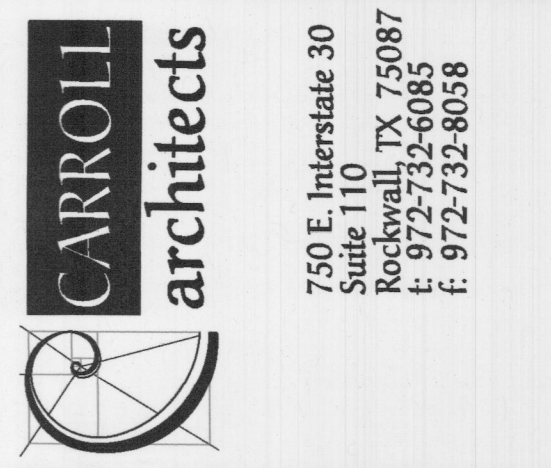
EXISTING TREE LIST

	TYPE	DIA.	SPREAD
A	CREPE MYRTLE	8"	13'
B	CREPE MYRTLE	6"	10'
C	CREPE MYRTLE	12"	25'
D	LIVE OAK	14"	25'
E	LIVE OAK	20"	30'
F	CYPRESS	8"	16'
G	RED OAK	8"	G
H	LIVE OAK	10"	25'
I	LIVE OAK	8"	12'
J	LIVE OAK	8"	20'

1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

FUJI CERAMICS, LLC.	
LEGAL DESCRIPTION AND/OR ADDRESS: FUJI CERAMICS, LLC. LOT 1, BLOCK A, ESTEP SUBDIVISION CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS	
OWNER Kip Estep Fuji Ceramics, LLC. 2685 S. Goliad (SH. 205) Rockwall, TX 75032	
APPLICANT Carroll Architects, INC. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jcarroll@carrollarch.com ATTN: Jeff Carroll	
CITY OF ROCKWALL CASE NUMBER: SP2022-XXX	
SITE PLAN SIGNATURE BLOCK APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2022. WITNESS OUR HANDS, this _____ day of _____, 2022. Director of Planning & Zoning	

ENCLOSED EXISTING METAL BUILDING #5
FUJI CERAMICS
MANUFACTURING FACILITIES
2685 S. Goliad (SH. 205)
Rockwall, Texas 75032



LANDSCAPE PLAN

DATE: **MAR 2022** SHEET NO.: **L1**
PROJECT NO.: **2022029**
DRAWN BY: _____
CHECKED BY: _____

PROJECT COMMENTS



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

DATE: 3/25/2022

PROJECT NUMBER: SP2022-010
PROJECT NAME: Site Plan for Fuji Ceramics
SITE ADDRESS/LOCATIONS: 2686 S GOLIAD ST

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

CASE CAPTION: Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Kip Estep for the approval of a Site Plan for an Office Building in conjunction with an existing medical manufacturing company on a 1.617-acre parcel of land identified as Lot 1, Block A, Estep Subdivision, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2686 S. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	03/25/2022	Approved w/ Comments

03/25/2022: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for an Office Building in conjunction with an existing medical manufacturing company on a 1.617-acre parcel of land identified as Lot 1, Block A, Estep Subdivision, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2686 S. Goliad Street [SH-205].

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. April 5, 2022 is the deadline to have all comments; please provide staff revised plans before April 5, 2022 to ensure all comments are addressed.

M.3 For reference, include the case number (SP2022-010) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 The proposed building will be reviewed by the Architecture Review Board (ARB). When the ARB reviews the building elevations they may want a material sample board showing the Stucco colors and the proposed stone.

M.5 Please provide a North Point, Numeric and Graphic scale, and a Vicinity Map. (Subsection 03.04. A. of Article 11)

M.6 Provide the City standard Site Plan Signature Block on all sheets of the plans; the current signature block only has the Planning Director signature. Also remove the placeholder text (i.e. [Day] [Month] [Year]). (Subsection 03.04. A. of Article 11)

M.7 Site Plan:

- (1) Indicate the Lot area in acres and square feet. (Subsection 03.04. B, of Article 11)
- (2) Indicate the proposed building square footage. (Subsection 03.04. B, of Article 11)
- (3) Indicate the distance between buildings. (Subsection 03.04. B, of Article 11)
- (4) Indicate the distance between the proposed building and the property lines. (Subsection 03.04. B, of Article 11)
- (5) Indicate the building setbacks. (Subsection 03.04. B, of Article 11)
- (6) Please indicate all easements. Are there any utility easements on the property? (Subsection 03.04. B, of Article 11)
- (7) Indicate the location of all existing and any proposed fire hydrants. (Subsection 03.04. B, of Article 11)
- (8) Please label the Right-of-Way for S. Goliad Street. (Subsection 03.04. B, of Article 11)
- (9) Please label the centerline for S. Goliad Street. (Subsection 03.04. B, of Article 11)
- (10) Is there any pad mounted or roof mounted utility equipment? If so indicate the subsequent screening. (Subsection 01.05. C, of Article 05)
- (11) Is there a dumpster on site? If so, please indicate it as well as the screening. (01.05. B, of Article 05)

M.8 Landscape Plan:

- (1) Please provide the same site data as provided on the site plan. (See Section 2.1 of the site plan checklist)
- (2) Indicate the pervious vs. impervious cover. (Subsection 01.01. B, of Article 05)
- (3) Please indicate the landscape buffer along S. Goliad Street. (Subsection 05.01, of Article 08)
- (4) All parking spaces must be within 80-feet of a canopy tree. (Subsection 05.03. E. of Article 08)
- (5) Within the landscape buffer along S. Goliad Street there must be a total of five (5) canopy trees and nine (9) accent trees. (Subsection 05.01, of Article 08)

M.9 Photometric Plan:

- (1) Is there any new lighting being added to the site? If so, please provide a photometric plan showing conformance to the Non-Residential Lighting standards. (Subsection 03.03, of Article 07)

M.10 Building Elevations:

- (1) Provide the material percentages for all materials on the building. (Subsection 05.01, of Article 05)
- (2) Depending on the material percentages you may not meet the 20% natural stone requirement and you may exceed the 50% Stucco allowance. These would be variances to the code if not corrected. (Subsection 05.01, of Article 05)
- (3) The horizontal articulation standard is not met; the wall lengths are greater than three (3) times the height of the proposed building. This will serve as a requested variance to the Unified Development Code (UDC). (Subsection 05.01. C, of Article 05)

M.11 There are currently three (3) variance associated with this request, see below. Please provide a variance letter that outlines the variances being requested along with the six (6) compensatory measure being provided; for each variance two (2) offsetting compensatory measures are required per the Unified Development Code (UDC).

- (1) Less than 20% natural stone
- (2) Greater than 50% cementitious (i.e. Stucco) material
- (3) Horizontal Articulation

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on April 5, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.13 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on April 5, 2022; 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 April 12, 2022 Planning & Zoning Meeting.

I.14 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on March 29, 2022.
- 2) Planning & Zoning meeting/public hearing meeting will be held on April 12, 2022.

I.15 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	03/23/2022	Needs Review

03/23/2022: - Show the 24x15' parking turnaround location at the northwest corner.

Th following items are informational for the engineering design process.

General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Minimum easement width is 20' for new easements. No structures or signage allowed in easements.

- Retaining wall 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

Water and Wastewater Items (if Fire Department is requiring water line and fire hydrant):

- Only one use allowed off a dead end line.
- Building may need to be fire sprinklered check with Fire Marshal.
- If upsizing water service line, will need to upsize meter (impact fees apply)
- No bull head services
- May need to install a fire hydrant

Roadway Paving Items:

- Parking to be 20'x9'
- Drive aisles to be a min. 24' wide
- Need a turn around for dead end parking

Landscaping:

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	03/21/2022	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	03/22/2022	Denied
03/22/2022: The fire lane shall have a minimum of 24-feet in width.			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	03/21/2022	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ed Fowler	03/23/2022	Approved w/ Comments
03/23/2022: I would be willing to discuss any CPTED suggestions to help deter potential criminal activities and civil liability with the business owners or architects.			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	03/21/2022	Approved w/ Comments
03/21/2022: 1. Please ensure existing trees are protected during construction			

General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Minimum easement width is 20' for new easements. No structures or signage allowed in easements.
- Retaining wall 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

Water and Wastewater Items (if Fire Department is requiring water line and fire hydrant):

- Only one use allowed off a dead end line.
- Building may need to be fire sprinklered check with Fire Marshal.
- If upsizing water service line, will need to upsize meter (impact fees apply)
- No bull head services
- May need to install a fire hydrant

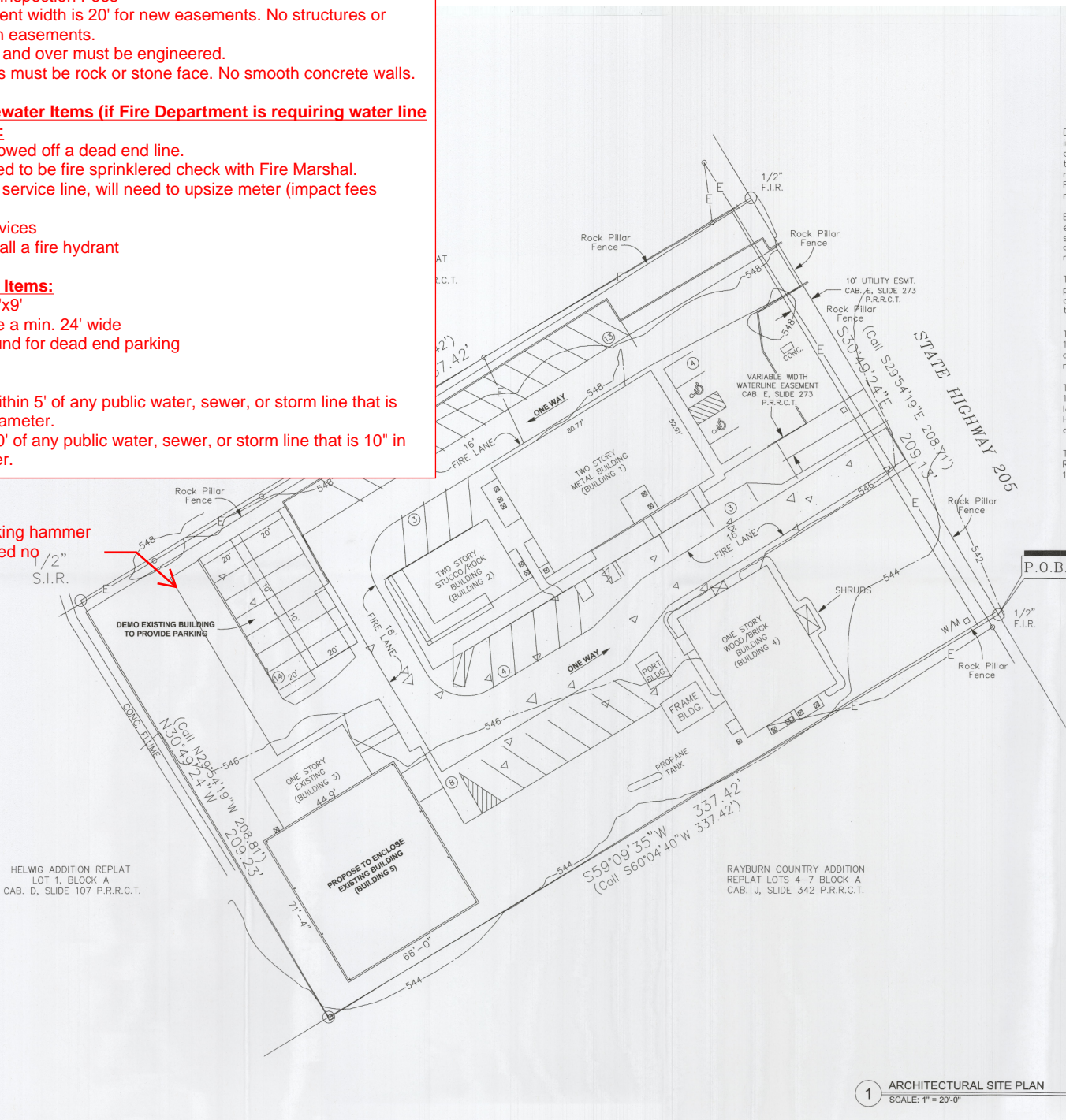
Roadway Paving Items:

- Parking to be 20'x9'
- Drive aisles to be a min. 24' wide
- Need a turn around for dead end parking

Landscaping:

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

Show dead end parking hammer head (24'x15'). Striped no parking



LOT 1, BLOCK "A"
ESTEP SUBDIVISION
CAB. E, SLIDE 273
P.R.R.C.T.

Field Notes

Being all that certain lot, tract or parcel of land in the William H. Barns Survey, A-26, and being all of Lot 1, Block "A", of the Estep Subdivision to the City of Rockwall as shown by plat recorded in Cabinet E, Slide 273 of the Plat Records of Rockwall County, Texas and being more particularly described as follows;

Beginning at a found 1/2" iron rod for the east corner of this tract and being in the southwest R.O.W. of State Highway 205 and also being the east corner of the above mentioned Lot 1;

THENCE S59°09'35"W 337.42 feet to a point in a rock pillar for the south corner of this tract and also being the south corner of the above mentioned Lot 1;

THENCE N30°49'24"W 209.23 feet to a set 1/2" iron rod for the west corner of this tract and also being the west corner of the above mentioned Lot 1;

THENCE N59°10'36"E 337.42 feet to a found 1/2" iron rod for the north corner of this tract located in the southwest R.O.W. of State Highway 205 and also being the north corner of the above mentioned Lot 1;

THENCE S30°49'24"E 209.13 feet along said R.O.W. to the point of beginning and containing 1.62 acres of land.

PARKING TABLE	
TOTAL OFFICE S.F./PARKING	6,179 S.F./300 = 21
TOTAL MFG. S.F./PARKING	10,085 S.F./500 = 21
TOTAL STORAGE S.F./PARKING	4,705 S.F./1000 = 5
TOTAL PARKING REQUIRED	47 SPACES
TOTAL PARKING PROVIDED	49 SPACES

FUJI CERAMICS, LLC.	
LEGAL DESCRIPTION AND OR ADDRESS: LOT 1, BLOCK A, ESTEP SUBDIVISION CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS	
OWNER Kip Estep Fuji Ceramics, LLC 2685 S. Goliad (SH. 205) Rockwall, TX 75087	APPLICANT Carroll Architects, Inc. 200 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 F: jk@carrollarch.com ATTN: Jeff Carroll
CITY OF ROCKWALL CASE NUMBER: SP2022-004	
SITING PLAN SIGNATURE BLOCK	
APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2022.	
WITNESS OUR HANDS, this _____ day of _____, 2022.	Director of Planning & Zoning

1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

OWNER REVIEW: 03-04-2022

ISSUE

DATE

DESCRIPTION

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ENCLOSED EXISTING METAL BUILDING #5
FUJI CERAMICS
MANUFACTURING FACILITIES
2685 S. Goliad (SH. 205)
Rockwall, Texas 75032

CARROLL architects

750 E. Interstate 30
Suite 110
Rockwall, TX 75087
P: 972-732-6085
F: 972-732-8058

ARCHITECTURAL SITE PLAN

DATE: MAR 2022 SHEET NO:

PROJECT NO: 2022020

DRAWN BY: A100

CHECKED BY:



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2686 S. Goliad Street, Rockwall, TX, 75087

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE _____ LOTS [CURRENT] _____ LOTS [PROPOSED] _____

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

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

OWNER Kip Estep

APPLICANT Carroll Architects, INC.

CONTACT PERSON

CONTACT PERSON JEFF CARROLL

ADDRESS 11162 FM 2588

ADDRESS 750 E. INTERSTATE 30
suite 110

CITY, STATE & ZIP La Rue, TX 75770

CITY, STATE & ZIP Rockwall, TX 75087

PHONE (972) 979-4471

PHONE 214.632.1762

E-MAIL Kip@fujidentallab.com

E-MAIL JCARROLLARCH.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kip Estep [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 \$ 1825 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF February, 20 22. 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 AND COPIRIGHTED 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 18th DAY OF February, 20 22

OWNER'S SIGNATURE

Kip Estep
Talicia Stevens

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Location Map = 
 SP2022-010
 Site Plan for Fuji Ceramics



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.



LOT 1, BLOCK "A"
ESTEP SUBDIVISION
CAB. E, SLIDE 273
P.R.R.C.T.

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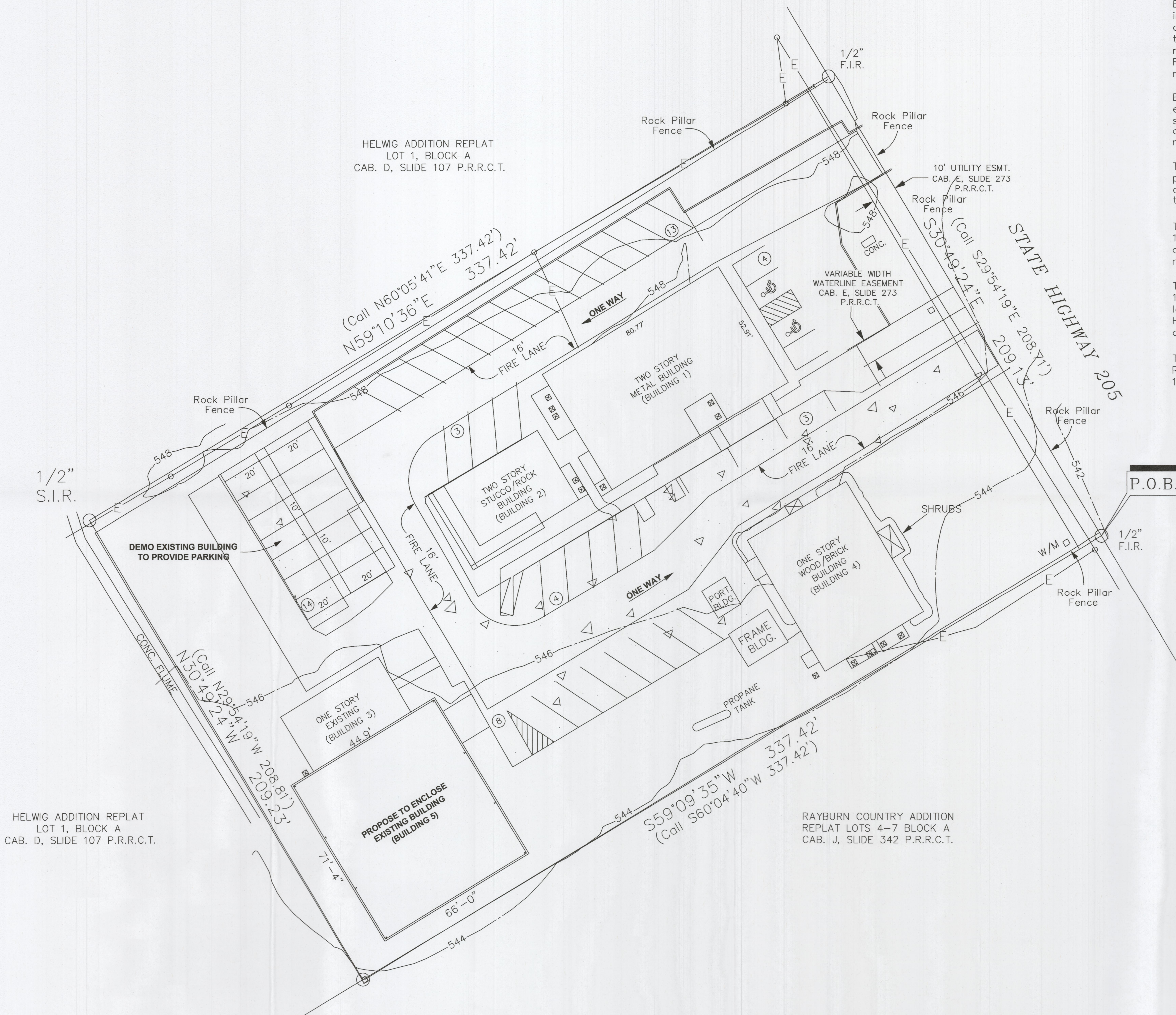
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ISSUE:

OWNER REVIEW: 03-04-2022

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ENCLOSED EXISTING METAL BUILDING #5
FUJI CERAMICS
MANUFACTURING FACILITIES
2685 S. Goliad (SH. 205)
Rockwall, Texas 75032



PARKING TABLE

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OWNER: Kip Estep Fuji Ceramics, LLC. 2685 S. Goliad (SH. 205) Rockwall, TX 75032	
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CITY OF ROCKWALL CASE NUMBER: SP2022-XXX	
SITE PLAN SIGNATURE BLOCK	
APPROVED:	
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of ____.	
WITNESS OUR HANDS, this ____ day of ____.	
Director of Planning & Zoning	



**ARCHITECTURAL
SITE PLAN**

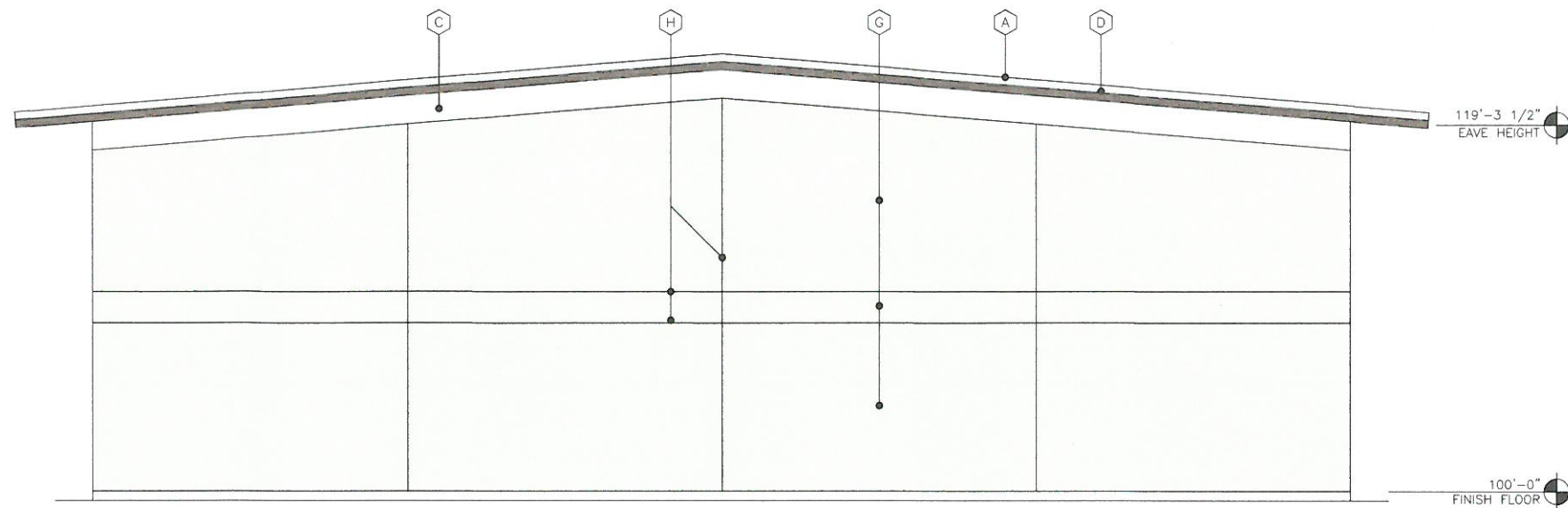
DATE: **MAR 2022** SHEET NO:
PROJECT NO: **2022029**
DRAWN BY: **A100**
CHECKED BY:

HELWIG ADDITION REPLAT
LOT 1, BLOCK A
CAB. D, SLIDE 107 P.R.R.C.T.

1/2" S.I.R.

HELWIG ADDITION REPLAT
LOT 1, BLOCK A
CAB. D, SLIDE 107 P.R.R.C.T.

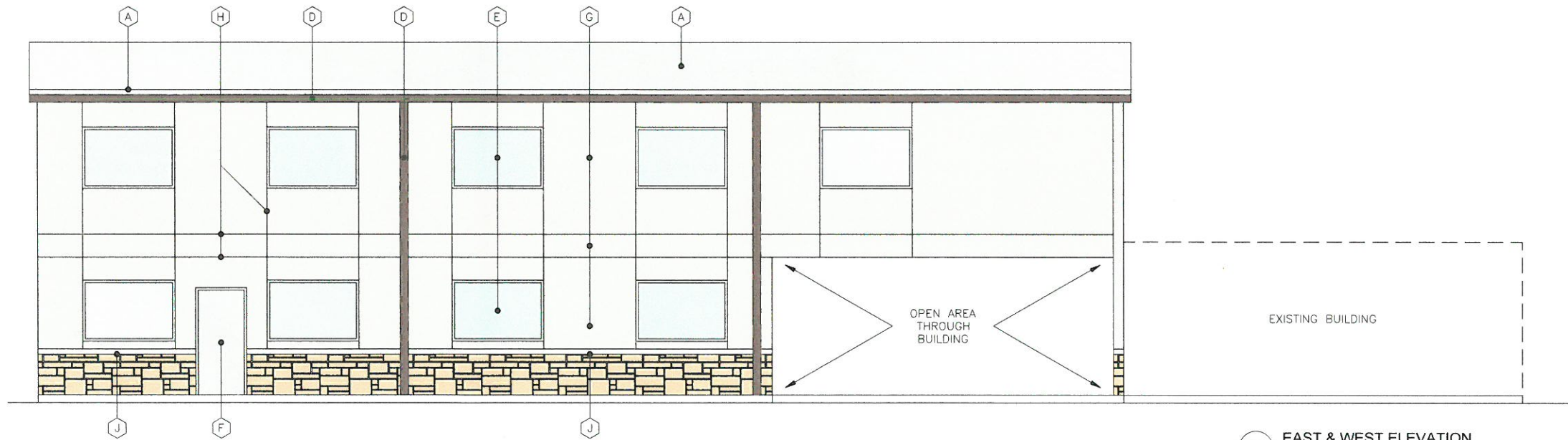
RAYBURN COUNTRY ADDITION
REPLAT LOTS 4-7 BLOCK A
CAB. J, SLIDE 342 P.R.R.C.T.



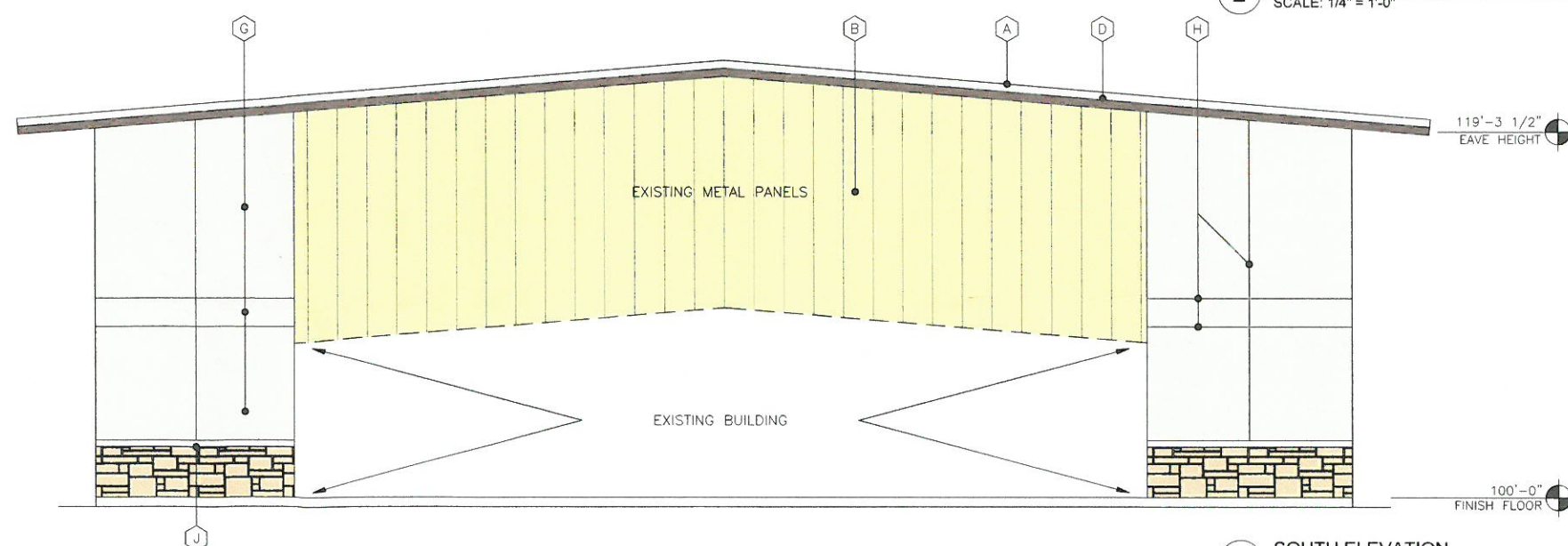
1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR FINISH SCHEDULE	
A	EXISTING METAL ROOFING
B	EXISTING METAL WALL PANELS
C	EXISTING FASCIA ELEMENT
D	PREFINISHED GUTTER, DOWNSPOUTS, OR TRIM COLOR: SELECTED BY OWNER TO MATCH EXISTING
E	4'-0"x6'-0" STOREFRONT METAL WINDOWS, TYP.
F	EXTERIOR HOLLOW METAL DOOR & FRAME, PAINT, COLOR: SELECTED BY OWNER TO MATCH EXISTING
G	STUCCO - 3-PART W/ EIFS FINISH COLOR - TO MATCH EXISTING
H	STUCCO CONTROL JOINTS
J	STONE TO MATCH EXISTING BUILDING

ISSUE:	OWNER REVIEW: 03-15-2022
<p><small>COPYRIGHT NOTICE: This drawing and any information contained herein are the property of Carroll Architects, Inc. and are not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Carroll Architects, Inc. Under no circumstances shall the liability of Carroll Architects, Inc. be limited in any way by the use of this drawing.</small></p>	



2 EAST & WEST ELEVATION
SCALE: 1/4" = 1'-0"



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

FUJI CERAMICS, LLC.	
LEGAL DESCRIPTION AND/OR ADDRESS: FUJI CERAMICS, LLC. LOT 1, BLOCK A, ESTEP SUBDIVISION CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS	
OWNER Kip Estep Fuji Ceramics, LLC. 2685 S. Goliad (SH. 205) Rockwall, TX 75032	
APPLICANT Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jcarroll@carrollarch.com ATTN: Jeff Carroll	
CITY OF ROCKWALL CASE NUMBER: SP2022-XXX	
SITE PLAN SIGNATURE BLOCK:	
APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2022.	
WITNESS OUR HANDS, this _____ day of _____, 2022.	
Director of Planning & Zoning	

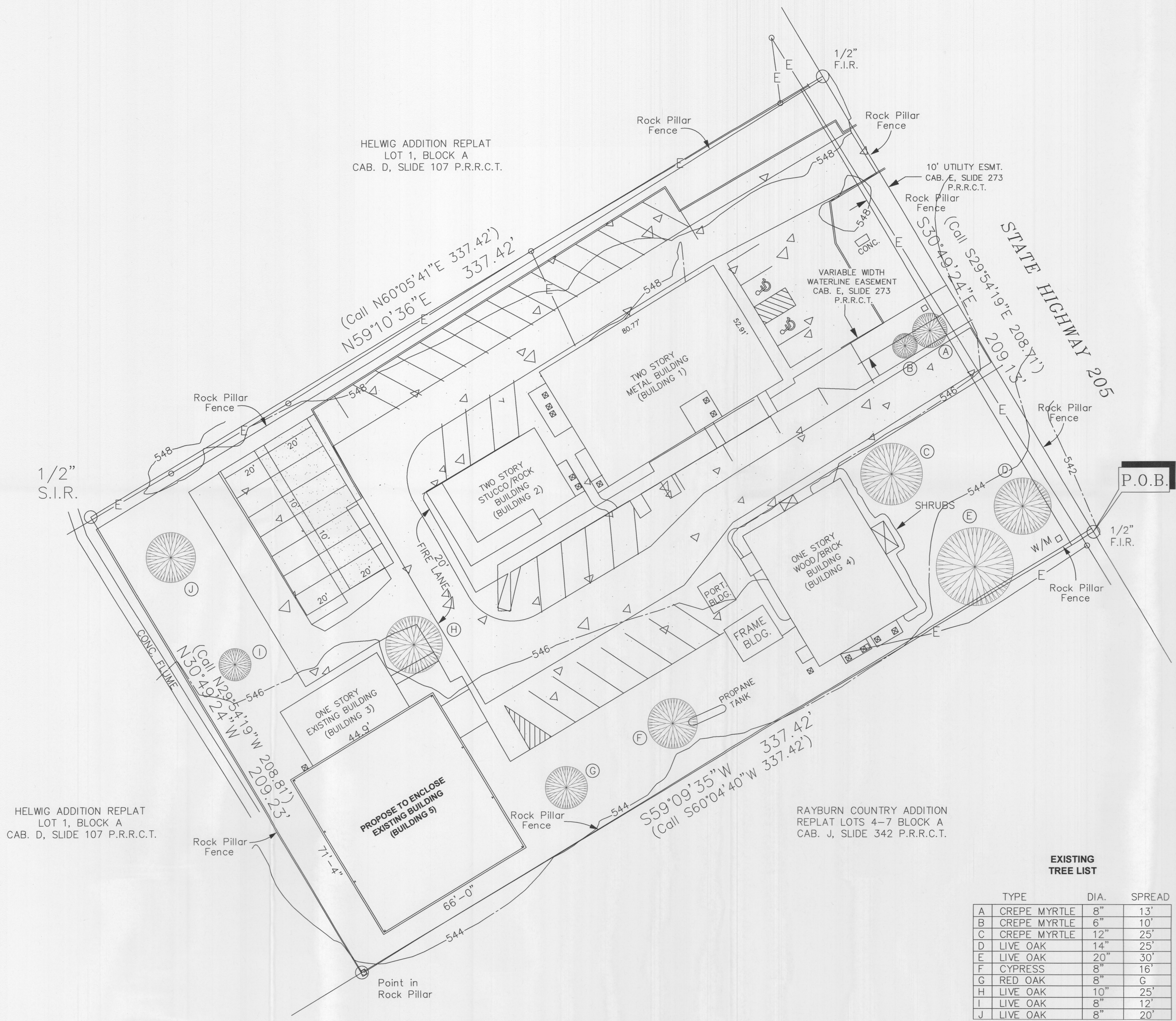
ENCLOSED EXISTING METAL BUILDING #5
FUJI CERAMICS
MANUFACTURING FACILITIES
 2685 S. Goliad (SH. 205)
 Rockwall, Texas 75032



EXTERIOR ELEVATIONS

DATE:	MAR 2022	SHEET NO.:	A501
PROJECT NO.:	2022029		
DRAWN BY:			
CHECKED BY:			

COPYRIGHT NOTICE:
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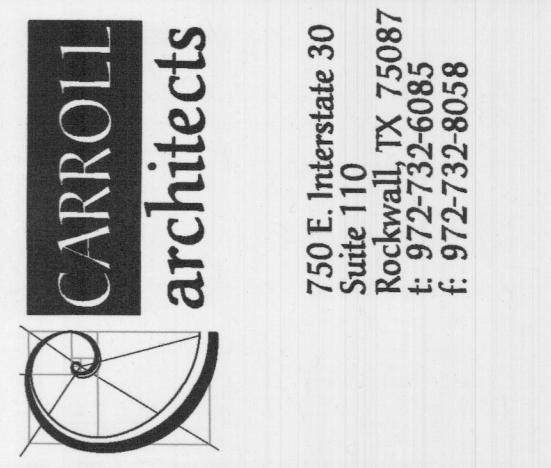
EXISTING TREE LIST

	TYPE	DIA.	SPREAD
A	CREPE MYRTLE	8"	13'
B	CREPE MYRTLE	6"	10'
C	CREPE MYRTLE	12"	25'
D	LIVE OAK	14"	25'
E	LIVE OAK	20"	30'
F	CYPRESS	8"	16'
G	RED OAK	8"	G
H	LIVE OAK	10"	25'
I	LIVE OAK	8"	12'
J	LIVE OAK	8"	20'

1 LANDSCAPE PLAN
SCALE: 1" = 20'-0"

FUJI CERAMICS, LLC.	
LEGAL DESCRIPTION AND/OR ADDRESS: FUJI CERAMICS, LLC. LOT 1, BLOCK A, ESTEP SUBDIVISION CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS	
OWNER Kip Estep Fuji Ceramics, LLC. 2685 S. Goliad (SH. 205) Rockwall, TX 75032	
APPLICANT Carroll Architects, INC. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jcarroll@carrollarch.com ATTN: Jeff Carroll	
CITY OF ROCKWALL CASE NUMBER: SP2022-XXX	
SITE PLAN SIGNATURE BLOCK APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2022. WITNESS OUR HANDS, this _____ day of _____, 2022. Director of Planning & Zoning	

ENCLOSED EXISTING METAL BUILDING #5
FUJI CERAMICS
MANUFACTURING FACILITIES
2685 S. Goliad (SH. 205)
Rockwall, Texas 75032



LANDSCAPE PLAN

DATE: **MAR 2022** SHEET NO.: **L1**
PROJECT NO.: **2022029**
DRAWN BY: _____
CHECKED BY: _____



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

TO: Planning and Zoning Commission
DATE: April 12, 2022
APPLICANT: Jeff Carroll; *Jeff Carroll Architects, Inc.*
CASE NUMBER: SP2022-010; *Site Plan for Fuji Ceramics*

SUMMARY

Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Kip Estep for the approval of a Site Plan for an *Office Building* in conjunction with an existing medical manufacturing company on a 1.617-acre parcel of land identified as Lot 1, Block A, Estep Subdivision, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 2686 S. Goliad Street [SH-205], and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on May 19, 1986 by *Ordinance No. 86-37 [Case No. A1986-005]*. According to the City's December 7, 1993 historic zoning map, at some point between the time of annexation and December 7, 1993, the subject property was rezoned from an Agricultural (AG) District to a Commercial (C) District. On March 13, 2003, the City Council approved a final plat [Case No. PZ2003-005] that established the subject property as Lot 1, Block A, Estep Addition. According to the Rockwall County Appraisal District (RCAD) there are six (6) structures on the subject property that range in size from 1,120 SF to 7,640 SF and were constructed circa 2003.

PURPOSE

On February 18, 2022, the applicant -- *Jeff Carroll of Jeff Carroll Architects, Inc.*-- submitted an application requesting the approval of a site plan for the purpose of enclosing an existing covered recreational structure to create an *Office Building* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 2686 S. Goliad Street [SH-205]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is an 8.868-acre tract of land (*i.e. Lot 1, Block 1, Helwig Addition*), developed with a trucking company (*i.e. TransAm Trucking*), zoned Planned Development District 44 (PD-44) for Commercial (C) District land uses. Beyond this is the intersection of S. Goliad Street [SH-205] and Sids Road. SH-66 is classified as a P6D (*i.e. principle arterial, six [6] lane, divided roadway*) and Sids Road is classified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a vacant 5.354-acre tract of land zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses.

South: Directly south of the subject property are three (3) large vacant tracts of land zoned Commercial (C) District and Heavy Commercial (HC) District. Beyond this is Mims Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is S. Goliad Street [SH-205], which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is are three (3) vacant parcels of land owned by the City of Rockwall, which serve as part of the Hickory Ridge Park. Beyond this is Phase 1 of the Hickory Ridge Subdivision, which consists of 139 lots on 41.67-acres. This subdivision was established on February 22, 2001 and is zoned Planned Development District 10 (PD-10) for Single-Family 7 (SF-7) District land uses.

West: Directly west of the subject property is an 8.868-acre tract of land (*i.e. Lot 1, Block 1, Helwig Addition*) developed with a trucking company (*TransAm Trucking*) zoned Planned Development District 44 (PD-44) for Commercial (C) District land uses. Beyond this is a vacant 11.4699-acre tract of land zoned Heavy Commercial (HC) District. Beyond this is Sids Road, which is identified as a M4U (*i.e. major collector, four [4] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *Office Building* is permitted *by-right* in a Commercial (C) District. The submitted site plan, landscape plan, and building elevations generally conform to the technical requirements stipulated by the Unified Development Code (UDC) for a property located within a Commercial (C) District. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>10,000 SF</i>	<i>X=1.617-acres; In Conformance</i>
<i>Minimum Lot frontage</i>	<i>60-Feet</i>	<i>X= 208.71-feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>	<i>X=337.42-feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>25-Feet</i>	<i>X>25-feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet</i>	<i>X=15-feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>10-Feet</i>	<i>X=10-feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>60-Feet</i>	<i>X<60-feet; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>60%</i>	<i>X<60%; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>47 Parking Spaces Required</i>	<i>X=47 Parking Spaces; In-Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>15%</i>	<i>X>15%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>85%-90%</i>	<i>X=70%; In Conformance</i>

TREESCAPE PLAN

There are no trees being removed on site. Based on this a treescape plan is not required for this project.

CONFORMANCE WITH THE CITY’S CODES

According to Article 13, *Definitions*, of the Unified Development Code (UDC), an *Office Building* is defined as “(a) facility that provides executive, management, administrative, or professional services not specifically listed elsewhere in Section 01, Land Use Schedule, of Article 04, *Permissible Uses*, but not involving the sale of merchandise except as incidental to a permitted use.” The applicant has stated to staff that the proposed office building will provide administrative services and file storage to support the other buildings on the property. Currently existing on the subject property are six (6) buildings that were constructed in 2003 under an older version of the zoning ordinance. Many of these buildings would be classified as legally non-conforming or “(a) use, building or yard which does not, by reason of design, use or dimensions, conform to the regulations of the district in which it is situated.” (*Article 13; UDC*) Under the Unified Development Code (UDC), legally non-conforming structures or land uses have the right to continue to operate and function as they currently do until cessation of the legally non-conforming use or the expansion, enlargement, or extension of the legally non-conforming lot, building or use. In this case, the existing covered recreational structure that the applicant is proposing to enclose is legally non-conforming; however, by changing this structure the applicant will be required to make the final structure conforming to the current City codes. To further bring the site into conformance, the applicant is proposing to remove an existing 1,120 SF legally non-conforming building. Based on this proposal, the applicant’s overall request does appear to bring the property closer into compliance with the City’s codes.

VARIANCES BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following variances and exceptions:

- (1) Cementitious Material. According to Subsection 06.02(C)(1)(a)(2), *General Overlay District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he use of cementitious materials (e.g. stucco, cementitious lap siding, or similar materials approved by the Director of Planning and Zoning or his/her designee) shall be limited to 50% of the building's exterior façade; ..." In this case, the applicant is proposing stucco in excess of 50% on all building facades.
- (2) Four (4) Sided Architecture. According to Subsection 06.02(C) of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features." In this case, the proposed building elevations do not meet the primary articulation standards on the north, east, and west building elevations. These building elevations do not satisfy the UDC's requirements outlined in Subsection 04.01(C)(1), of Article 05, which state that "(t)he maximum wall length shall not exceed three (3) times the wall height."
- (3) Architectural Elements. According to Subsection 06.02(C)(4), *Required Architectural Elements*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll buildings that are less than 50,000 SF shall be designed to incorporate a minimum of four (4) architectural elements..." In this case, the proposed building elevations do not incorporate four (4) of the required architectural elements.
- (4) Roof Design Standards. According to the *General Commercial District Standards* of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll structures shall have the option of being constructed with either a pitched (*minimum of a 6:12 roof pitch*), parapet, or mansard roof system as long as the roof system is enclosed on all sides." In this case, the existing roof is a pitched roof that is less than 6:12. While this is an existing condition and is considered legally non-conforming with respect to the open-air structure, this aspect would not meet the minimum standards for a building in the overlay district and requires a special exception from the Planning and Zoning Commission.

According to Subsection 09.02, *Variances to the General Overlay District Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "...an applicant may request the Planning and Zoning Commission grant a variance to the provisions contained in Section 06.02, *General Overlay District Standards*, of Article 05, *District Development Standards*, where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship." In addition, the code requires that applicants provide compensatory measures that directly offset the requested variances. In this case, as a compensatory measure the applicant is proposing to provide two (2) canopy trees on site. That being said, requests for variances to the *General Overlay District Standards* are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (e.g. six [6] out of the seven [7] commissioners) -- with a minimum of four (4) votes in the affirmative -- is required for the approval of a variance.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the Southwest Residential District. The Southwest Residential District is "...a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses (i.e. *National Drive, Sids Road, and Mims Road*) and commercial land uses." The District Strategies go on to say that this District should "...protect the businesses that currently exist in these areas." With this being said *Policy 4, of Goal 3, Visual Impacts*, of Chapter 9, *Non-Residential*, within the OURHometown Vision 2040 Comprehensive Plan states: "(l)ong, blank wall facades on all non-residential buildings should be subdivided with vertical breaks -- or articulated..." In this case the applicant's proposed building elevations do not satisfy *Policy 4*, as each elevation incorporates a long, blank wall without any vertical breaks or articulation. Despite the lack of articulation, the proposed building utilizes 20% stone on each façade, which satisfies *Policy 2, of Goal 4, Commercial Building Design*, of Chapter 9, *Non-Residential*, within the OURHometown Vision 2040 Comprehensive Plan. Staff should also note that since the applicant is removing a legally non-conforming building as part of this development, the overall plan brings the

property closer into conformance with the Unified Development Code (UDC) and therefore closer into conformance with the OURHometown Vision 2040 Comprehensive Plan. Based on this, the applicant's request generally conforms with the Southside Residential District and the *Non-Residential* strategies outlined in the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on March 29, 2022, and approved a recommendation for approval by a vote of 6-0, with Board Member Miller absent.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's Site Plan for the *Office Building* on the *subject property*, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00)²

NOTES:

¹ IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2686 S. Goliad Street, Rockwall, TX, 75087

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE _____ LOTS [CURRENT] _____ LOTS [PROPOSED] _____

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

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

OWNER Kip Estep

APPLICANT Carroll Architects, INC.

CONTACT PERSON

CONTACT PERSON JEFF CARROLL

ADDRESS 11162 FM 2588

ADDRESS 750 E. INTERSTATE 30
suite 110

CITY, STATE & ZIP La Rue, TX 75770

CITY, STATE & ZIP Rockwall, TX 75087

PHONE (972) 979-4471

PHONE 214.632.1762

E-MAIL Kip@fujidentallab.com

E-MAIL JCARROLLARCH.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kip Estep [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 \$ 1825 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF February, 20 22. 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 AND COPIRIGHTED 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 18th DAY OF February, 20 22


OWNER'S SIGNATURE

Kip Estep
Talicia Stevens

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Case Location Map = 
 SP2022-010
 Site Plan for Fuji Ceramics



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.



LOT 1, BLOCK "A"
 ESTEP SUBDIVISION
 CAB. E, SLIDE 273
 P.R.R.C.T.

Field Notes

Being all that certain lot, tract or parcel of land in the William H. Barnes Survey, A-26, and being all of Lot 1, Block "A", of the Estep Subdivision to the City of Rockwall as shown by plat recorded in Cabinet E, Slide 273 of the Plat Records of Rockwall County, Texas and being more particularly described as follows;

Beginning at a found 1/2" iron rod for the east corner of this tract and being in the southwest R.O.W. of State Highway 205 and also being the east corner of the above mentioned Lot 1;

THENCE S59°09'35"W 337.42 feet to a point in a rock pillar for the south corner of this tract and also being the south corner of the above mentioned Lot 1;

THENCE N30°49'24"W 209.23 feet to a set 1/2" iron rod for the west corner of this tract and also being the west corner of the above mentioned Lot 1;

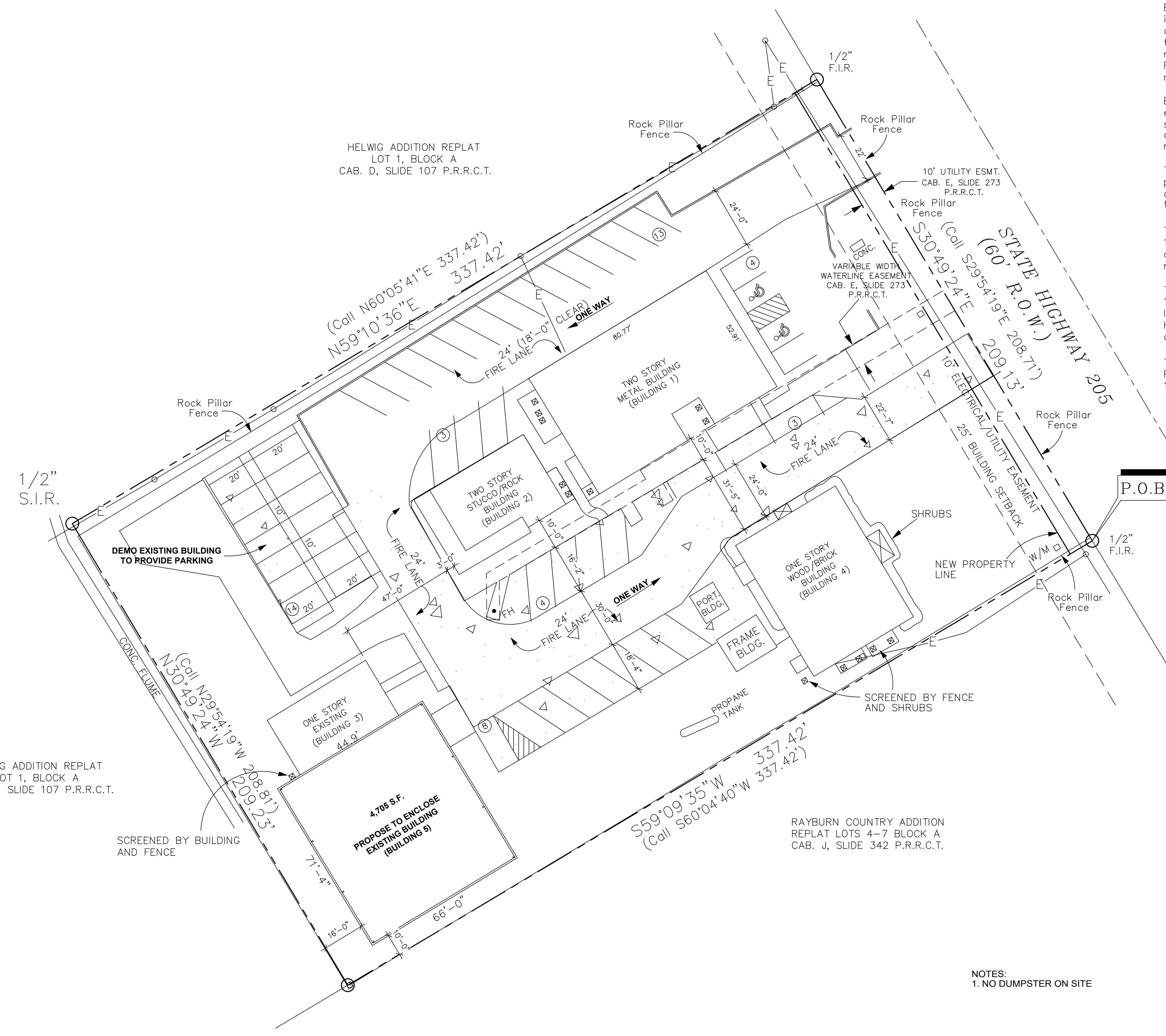
THENCE N59°10'36"E 337.42 feet to a found 1/2" iron rod for the north corner of this tract located in the southwest R.O.W. of State Highway 205 and also being the north corner of the above mentioned Lot 1;

THENCE S30°49'24"E 209.13 feet along said R.O.W. to the point of beginning and containing 1.62 acres (70,567 S.F.) of land.

ISSUE:

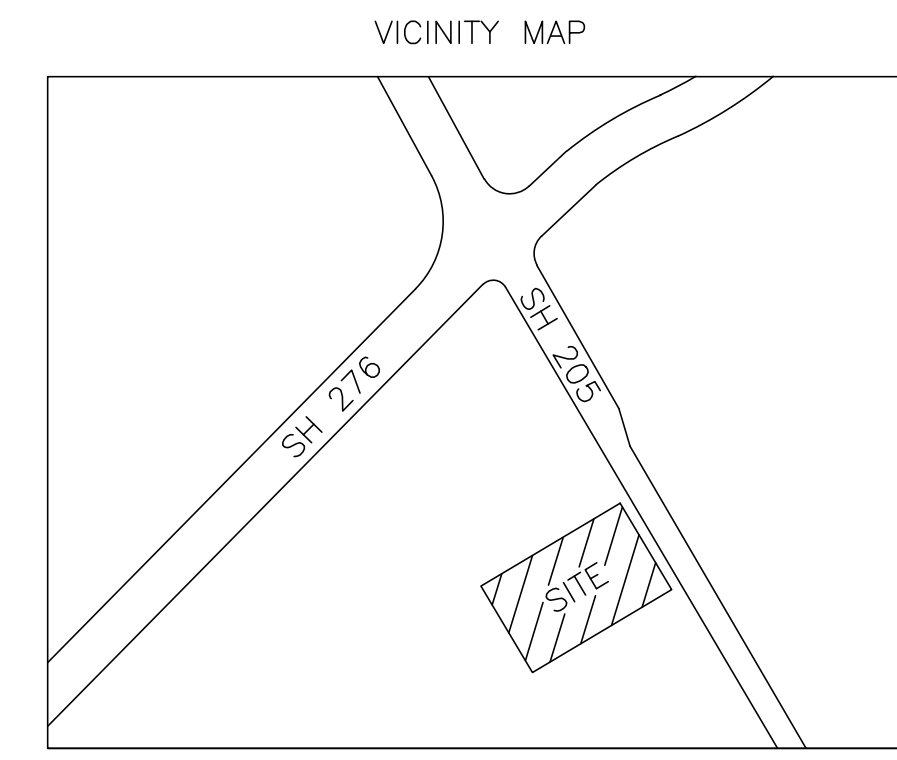
OWNER REVIEW:	03-04-2022
CITY REVIEW:	04-05-2022
REVIEW COMM.:	04-05-2022

COPYRIGHT NOTICE: This site plan is the property of Carroll Architects, Inc. and shall remain the property of Carroll Architects, Inc. under the protection of the Copyright Act of 1976. As amended January 2002. The protection of this site plan is hereby acknowledged. Under such protection, unauthorized use or reproduction of this site plan may result in civil or criminal penalties, including building seizure, and/or monetary liability.



PARKING TABLE

TOTAL OFFICE S.F./PARKING	6,179 S.F./300 = 21
TOTAL MFG. S.F./PARKING	10,085 S.F./500 = 21
TOTAL STORAGE S.F./PARKING	4,705 S.F./1000 = 5
TOTAL PARKING REQUIRED	47 SPACES
TOTAL PARKING PROVIDED	49 SPACES
PERVIOUS COVERAGE—30% OF 70,567 S.F.	27,750 S.F.
IMPERVIOUS COVERAGE—70% OF 70,567 S.F.	42,817 S.F.



FUJI CERAMICS, LLC.

LEGAL DESCRIPTION AND/OR ADDRESS:
 FUJI CERAMICS, LLC.
 LOT 1, BLOCK A, ESTEP SUBDIVISION
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

OWNER
 Kip Estep
 Fuji Ceramics, LLC.
 2685 S. Goliad (SH. 205)
 Rockwall, TX 75032

APPLICANT
 Carroll Architects, Inc.
 750 E. Interstate 30 #110
 Rockwall, TX 75087
 P: 972-732-6085
 E: jc@carrollarch.com
 ATTN: Jeff Carroll

CITY OF ROCKWALL CASE NUMBER:
 SP2022-010

SITE PLAN SIGNATURE BLOCK

APPROVED:
 I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2022.

WITNESS OUR HANDS, this _____ day of _____, 2022.

Planning & Zoning Commission, Chairman _____
 Director of Planning and Zoning _____

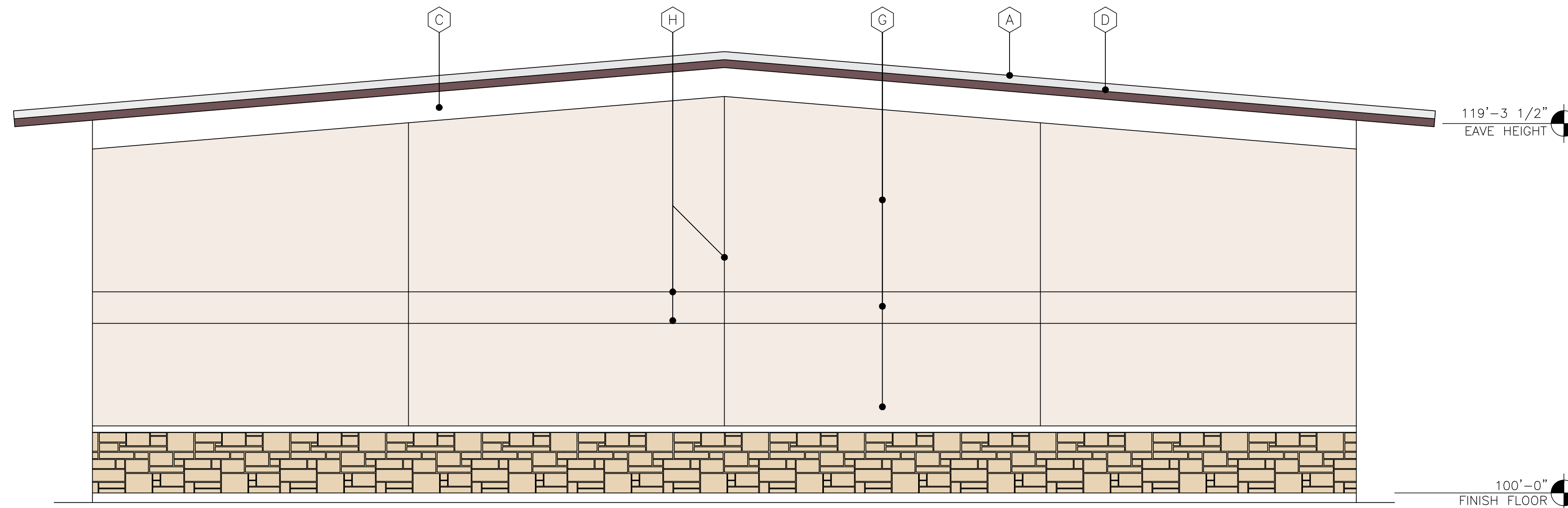
NOTES:
 1. NO DUMPSTER ON SITE

CARROLL architects

750 E. Interstate 30
 Suite 110
 Rockwall, TX 75087
 t: 972-732-6085
 f: 972-732-8058

ARCHITECTURAL SITE PLAN

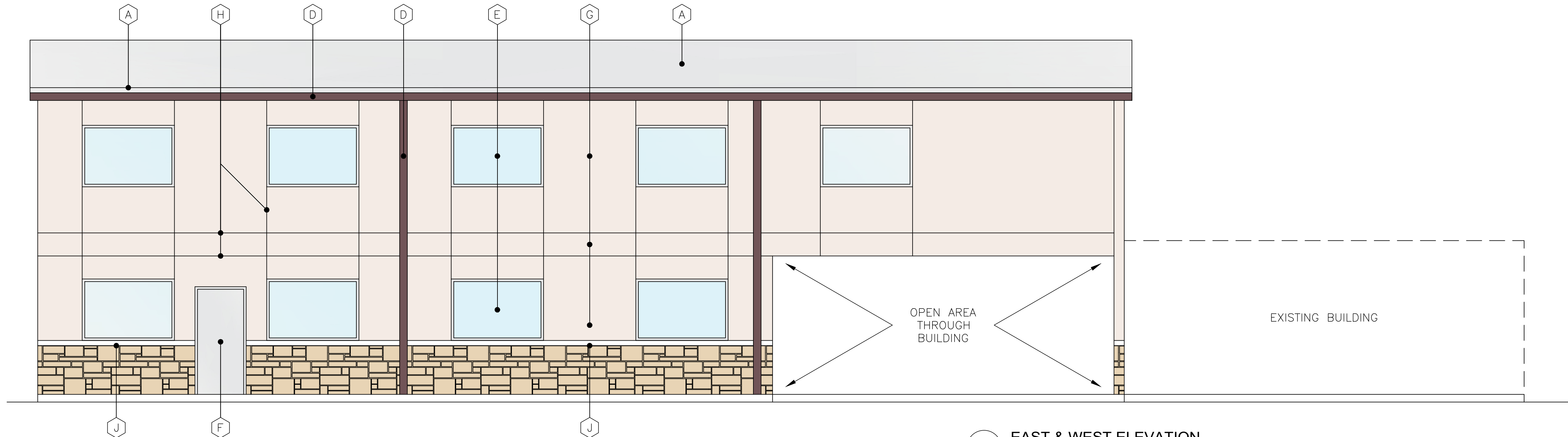
DATE: _____ SHEET NO: _____
 PROJECT NO: 2022029
 DRAWN BY: _____ A100
 CHECKED BY: _____



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

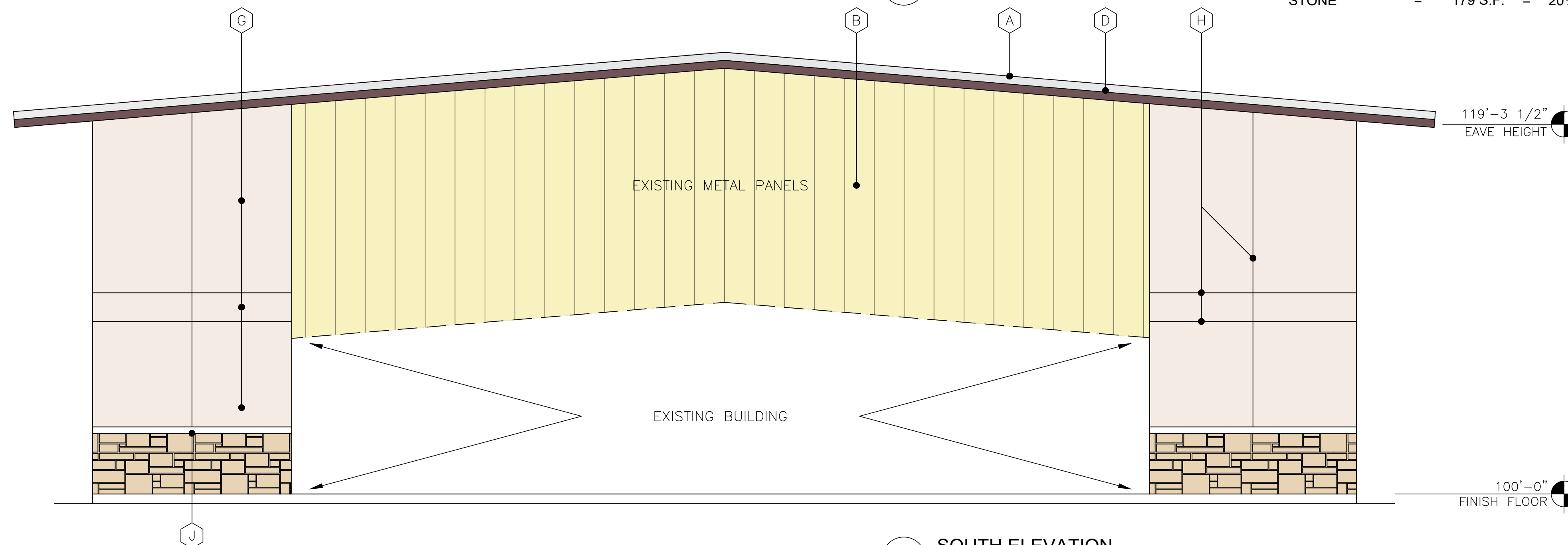
STUCCO = 1,020 S.F. = 80%
STONE = 255 S.F. = 20%

EXTERIOR FINISH SCHEDULE	
A	EXISTING METAL ROOFING
B	EXISTING METAL WALL PANELS
C	EXISTING FASCIA ELEMENT
D	PREFINISHED GUTTER, DOWNSPOUTS, OR TRIM COLOR: SELECTED BY OWNER TO MATCH EXISTING
E	4'-0"x6'-0" STOREFRONT METAL WINDOWS, TYP.
F	EXTERIOR HOLLOW METAL DOOR & FRAME, PAINT, COLOR: SELECTED BY OWNER TO MATCH EXISTING
G	STUCCO - 3-PART W/ EIFS FINISH COLOR - TO MATCH EXISTING
H	STUCCO CONTROL JOINTS
J	STONE TO MATCH EXISTING BUILDING



2 EAST & WEST ELEVATION
SCALE: 1/4" = 1'-0"

STUCCO = 714 S.F. = 80%
STONE = 179 S.F. = 20%

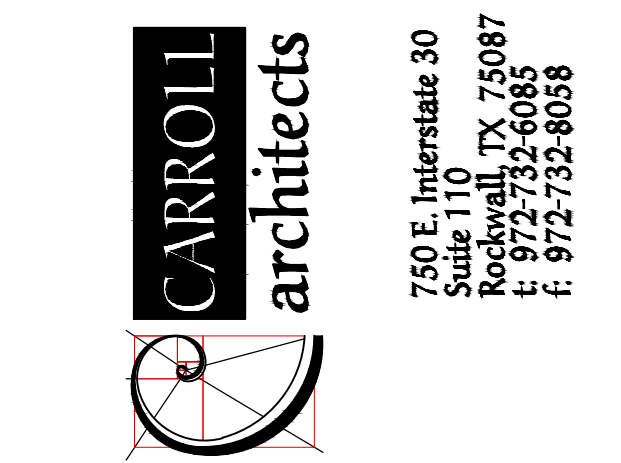


1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

STUCCO = 337 S.F. = 80%
STONE = 84 S.F. = 20%

FUJI CERAMICS, LLC.	
LEGAL DESCRIPTION AND/OR ADDRESS: FUJI CERAMICS, LLC. LOT 1, BLOCK A, ESTEP SUBDIVISION CITY OF ROCKWALL ROCKWALL COUNTY, TEXAS	
OWNER Kip Estep Fuji Ceramics, LLC. 2685 S. Goliad (SH. 205) Rockwall, TX 75032	
APPLICANT Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jc@carrollarch.com ATTN: Jeff Carroll	
CITY OF ROCKWALL CASE NUMBER: SP2022-010	
SITE PLAN SIGNATURE BLOCK	
APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2022.	
WITNESS OUR HANDS, this _____ day of _____, 2022.	
_____ Planning & Zoning Commission, Chairman	_____ Director of Planning and Zoning

ENCLOSED EXISTING METAL BUILDING #5
FUJI CERAMICS
MANUFACTURING FACILITIES
2685 S. Goliad (SH. 205)
Rockwall, Texas 75032



EXTERIOR ELEVATIONS

DATE: MAR 2022
PROJECT NO: 2022029
DRAWN BY: A501
CHECKED BY:

OWNER REVIEW: 03-04-2022	CITY REVIEW: 04-05-2022	REVIEW COMM: 04-05-2022
ISSUE:		

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Field Notes

Being all that certain lot, tract or parcel of land in the William H. Barnes Survey, A-26, and being all of Lot 1, Block "A", of the Estep Subdivision to the City of Rockwall as shown by plat recorded in Cabinet E, Slide 273 of the Plat Records of Rockwall County, Texas and being more particularly described as follows;

Beginning at a found 1/2" iron rod for the east corner of this tract and being in the southwest R.O.W. of State Highway 205 and also being the east corner of the above mentioned Lot 1;

THENCE S59°09'35"W 337.42 feet to a point in a rock pillar for the south corner of this tract and also being the south corner of the above mentioned Lot 1;

THENCE N30°49'24"W 209.23 feet to a set 1/2" iron rod for the west corner of this tract and also being the west corner of the above mentioned Lot 1;

THENCE N59°10'36"E 337.42 feet to a found 1/2" iron rod for the north corner of this tract located in the southwest R.O.W. of State Highway 205 and also being the north corner of the above mentioned Lot 1;

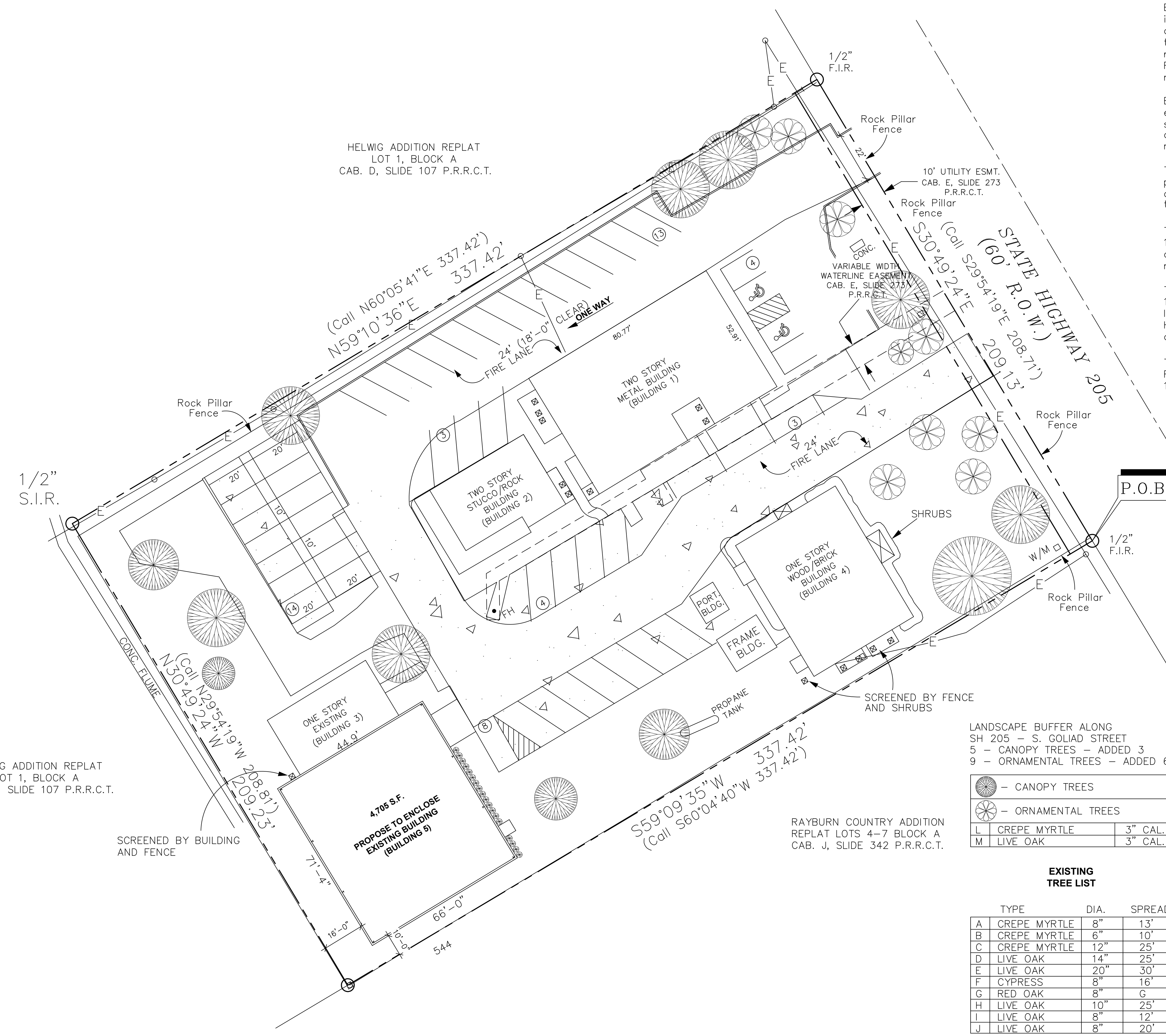
THENCE S30°49'24"E 209.13 feet along said R.O.W. to the point of beginning and containing 1.62 acres (70,567 S.F.) of land.

ENCLOSED EXISTING METAL BUILDING #5
FUJI CERAMICS
MANUFACTURING FACILITIES
2685 S. Goliad (SH. 205)
Rockwall, Texas 75032

ISSUE:

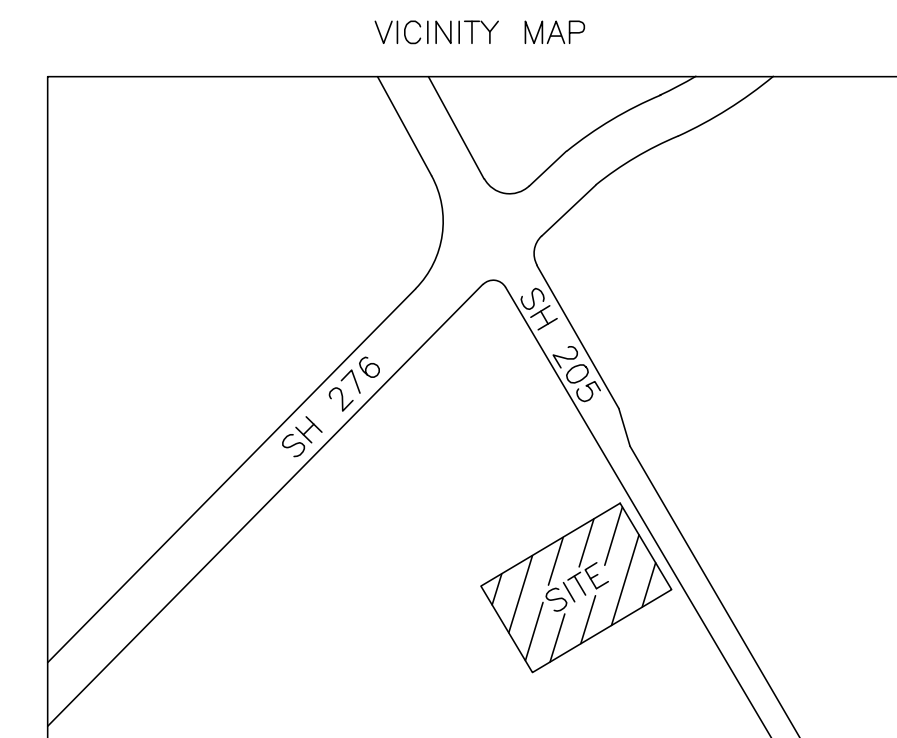
OWNER REVIEW:	03-04-2022
CITY REVIEW:	04-05-2022
REVIEW COMM.:	04-05-2022

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PARKING TABLE

TOTAL OFFICE S.F./PARKING	6,179 S.F./300 = 21
TOTAL MFG. S.F./PARKING	10,085 S.F./500 = 21
TOTAL STORAGE S.F./PARKING	4,705 S.F./1000 = 5
TOTAL PARKING REQUIRED	47 SPACES
TOTAL PARKING PROVIDED	49 SPACES
PERVIOUS COVERAGE— 30% OF 70,567 S.F.	27,750 S.F.
IMPERVIOUS COVERAGE— 70% OF 70,567 S.F.	42,817 S.F.



LANDSCAPE BUFFER ALONG SH 205 — S. GOLIAD STREET
5 — CANOPY TREES — ADDED 3
9 — ORNAMENTAL TREES — ADDED 6

(Symbol)	CANOPY TREES	
(Symbol)	ORNAMENTAL TREES	
L	CREPE MYRTLE	3" CAL.
M	LIVE OAK	3" CAL.

EXISTING TREE LIST

TYPE	DIA.	SPREAD
A CREPE MYRTLE	8"	13'
B CREPE MYRTLE	6"	10'
C CREPE MYRTLE	12"	25'
D LIVE OAK	14"	25'
E LIVE OAK	20"	30'
F CYPRESS	8"	16'
G RED OAK	8"	G
H LIVE OAK	10"	25'
I LIVE OAK	8"	12'
J LIVE OAK	8"	20'

FUJI CERAMICS, LLC.

LEGAL DESCRIPTION AND/OR ADDRESS:
FUJI CERAMICS, LLC.
LOT 1, BLOCK A, ESTEP SUBDIVISION
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

OWNER
Kip Estep
Fuji Ceramics, LLC.
2685 S. Goliad (SH. 205)
Rockwall, TX 75032

APPLICANT
Carroll Architects, Inc.
750 E. Interstate 30 #110
Rockwall, TX 75087
P: 972-732-6085
E: jc@carrollarch.com
ATTN: Jeff Carroll

CITY OF ROCKWALL CASE NUMBER:
SP2022-010

SITE PLAN SIGNATURE BLOCK

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

WITNESS OUR HANDS, this ____ day of ____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

DATE: MAR 2022 SHEET NO:
PROJECT NO: 2022029
DRAWN BY: L1
CHECKED BY:

Lee, Henry

From: Jeff Carroll <jc@carrollarch.com>
Sent: Monday, April 4, 2022 10:48 AM
To: Lee, Henry
Subject: Fuji Project
Attachments: A100 Architectural Site Plan.pdf; A501 Exterior Elevations.pdf; L1 Landscape Plan.pdf

Henry,

Attached are the updated plans per the city comments. I'm reaching out to Fire Marshal regarding the fire lane and will address it per the conversation.

We did add 2 extra canopy trees for compensatory item.

Let me know if there is anything else we need to address.

Thx,
JC



Jeffrey Carroll, Architect
Carroll Architects, Inc.
750 E. Interstate 30, Ste. 110
Rockwall, Texas 75087
T. 972.732.6085
C. 214.632.1762

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Lee, Henry

From: Jeff Carroll <jc@carrollarch.com>
Sent: Tuesday, April 5, 2022 2:01 PM
To: Lee, Henry
Cc: Kistner, Ariana
Subject: Fuji Site Plan Approval
Attachments: A100 Architectural Site Plan.pdf; A501 Exterior Elevations.pdf; L1 Landscape Plan.pdf

Guys,

Attached is the revised site plan based on us walking/ measuring the site today. Also is the revised elevations adding stone on the north side.

- 1) The rear building corners off the property line have been adjusted to reflect the correct dimensions.
- 2) The owner has agreed to add the wainscot on the south elevation. We also noticed the stone on the existing buildings are a thin stone. Not natural. We need to match what is existing.
- 3) The drive around the site has a ONE-WAY direction around the buildings. The fire lanes around the site have been adjusted per what is striped. On the north property line, they are parked over the fire lane stripe leaving 18'-0" clear for the one-way direction. The remaining drive has a 24'-0" wide fire lane which goes down to 22'-0" at both entry and exit points.

Ariana, question for you, since these are one-way drives does this allow the north parking area to be acceptable with 18'-0" clear?

Thx,
JC



Jeffrey Carroll, Architect
Carroll Architects, Inc.
750 E. Interstate 30, Ste. 110
Rockwall, Texas 75087
T. 972.732.6085
C. 214.632.1762

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May 11, 2022

TO: Jeff Carroll
Carroll Architects, Inc.
750 E. Interstate 30, Suite 110
Rockwall, TX 75087

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

SUBJECT: SP2022-010; *Site Plan for Fuji Ceramics*

Jeff Carroll:

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on April 12, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On April 12, 2022, the Planning and Zoning Commission approved a motion to approve the site plan by a vote of 6-0, with Commissioner Conway absent.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', is written over a light blue horizontal line.

Henry Lee, *Planner*
City of Rockwall Planning and Zoning Department