



PLANNING AND ZONING CASE CHECKLIST

PLANNING AND ZONING DEPARTMENT
385 S. GOLIAD STREET
ROCKWALL, TX 75087

P&Z CASE # SP2022-024 P&Z DATE June 14, 2022 CC DATE June 20, 2022 Approved/Denied

ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

Zoning Application

- Specific Use Permit
- Zoning Change
- PD Concept Plan
- PD Development Plan

Site Plan Application

- Site Plan
- Landscape Plan
- Treescape Plan
- Photometric Plan
- Building Elevations
- Material Samples
- Color Rendering

Platting Application

- Master Plat
- Preliminary Plat
- Final Plat
- Replat
- Administrative/Minor Plat
- Vacation Plat
- Landscape Plan
- Treescape Plan

HPAB Application

- Exhibit

Miscellaneous Application

- Variance/Exception Request

- Copy of Ordinance (ORD# _____)
- Applications
- Receipt
- Location Map
- HOA Map
- PON Map
- FLU Map
- Newspaper Public Notice
- 500-foot Buffer Public Notice
- Project Review
- Staff Report
- Correspondence
- Copy-all Plans Required
- Copy-Mark-Ups
- City Council Minutes – Laserfiche
- Minutes-Laserfiche
- Plat Filled Date _____
 - Cabinet # _____
 - 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. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

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- 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 1541 E Interstate 30 Suite 140 Rockwall 75087

SUBDIVISION _____ LOT ✓ BLOCK ✓

GENERAL LOCATION I-30 north service road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI CURRENT USE Office / storage

PROPOSED ZONING LI PROPOSED USE Wine Bar / storage

ACREAGE 2.2 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 Dynacap Holdings Limited APPLICANT Encognito Winery

CONTACT PERSON Charlie Smith CONTACT PERSON Charlie Smith

ADDRESS 1541 E Interstate 30 ADDRESS 1541 E Interstate 30
Suite 140 Ste 140

CITY, STATE & ZIP Rockwall 75087 CITY, STATE & ZIP Rockwall 75087

PHONE 214 212 2307 PHONE 214 212 2307

E-MAIL charlie@ck2advisors.com E-MAIL charlie@ck2advisors.com

NOTARY VERIFICATION [REQUIRED]

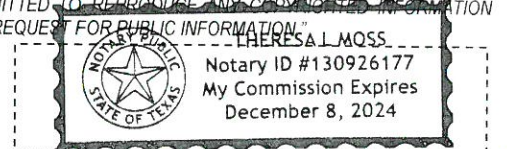
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Charles Smith [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ wanted May TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20 DAY OF May, 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 ANY COPY-RELATED 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 20 DAY OF May, 2022

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]



MY COMMISSION EXPIRES 12.08.2024

**Incognito Winery
Attn: Charlie Smith
214-212-2307**

To: City of Rockwall

Permit #: COM2021-2176
Address: 1541 E Interstate 30, Suite 1440
Rockwall, Texas 75087

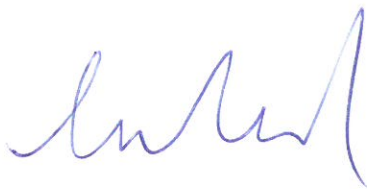
Property Owner: Dynacap Holdings Limited
Contact: Charlie Smith 214-212-2307

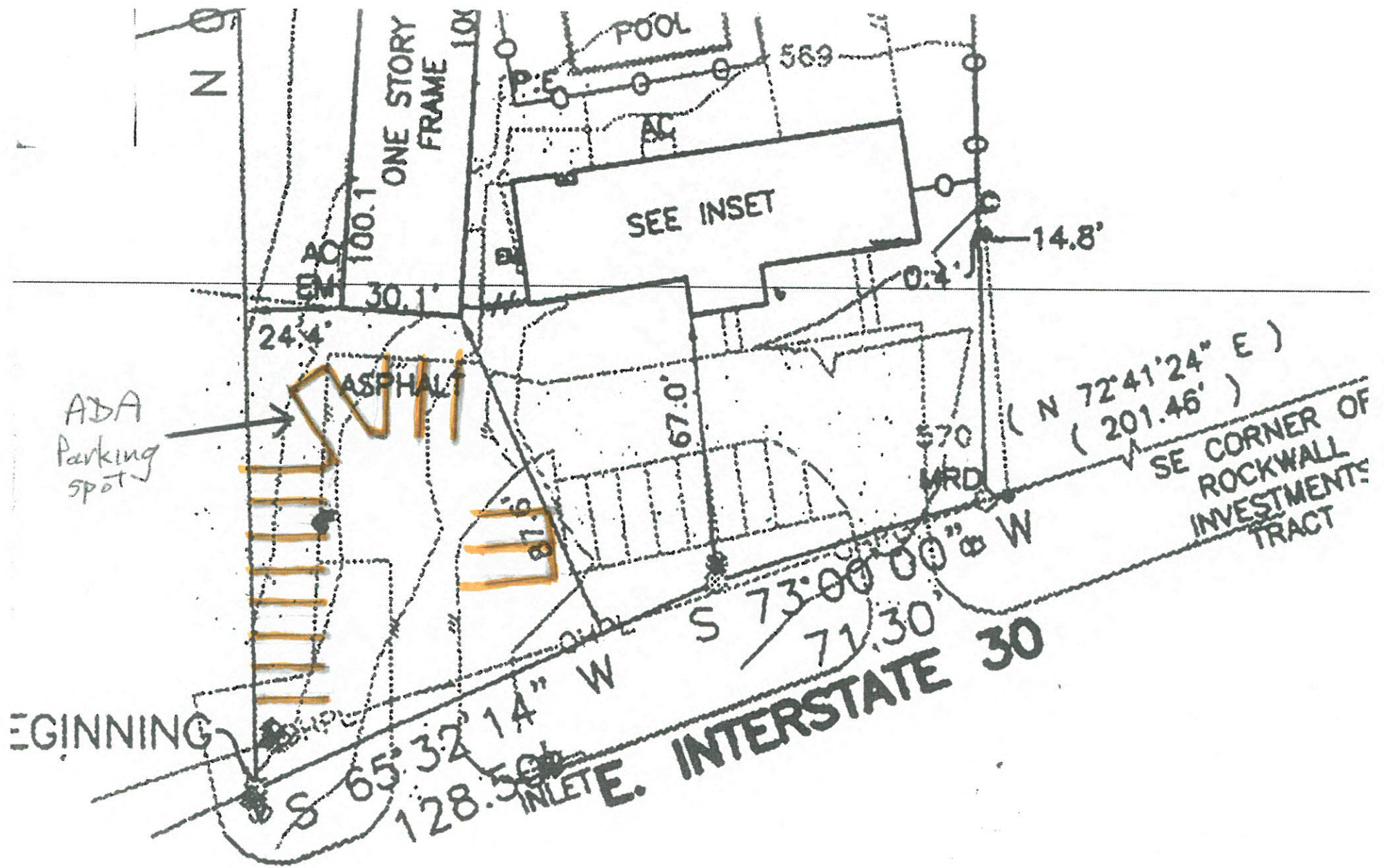
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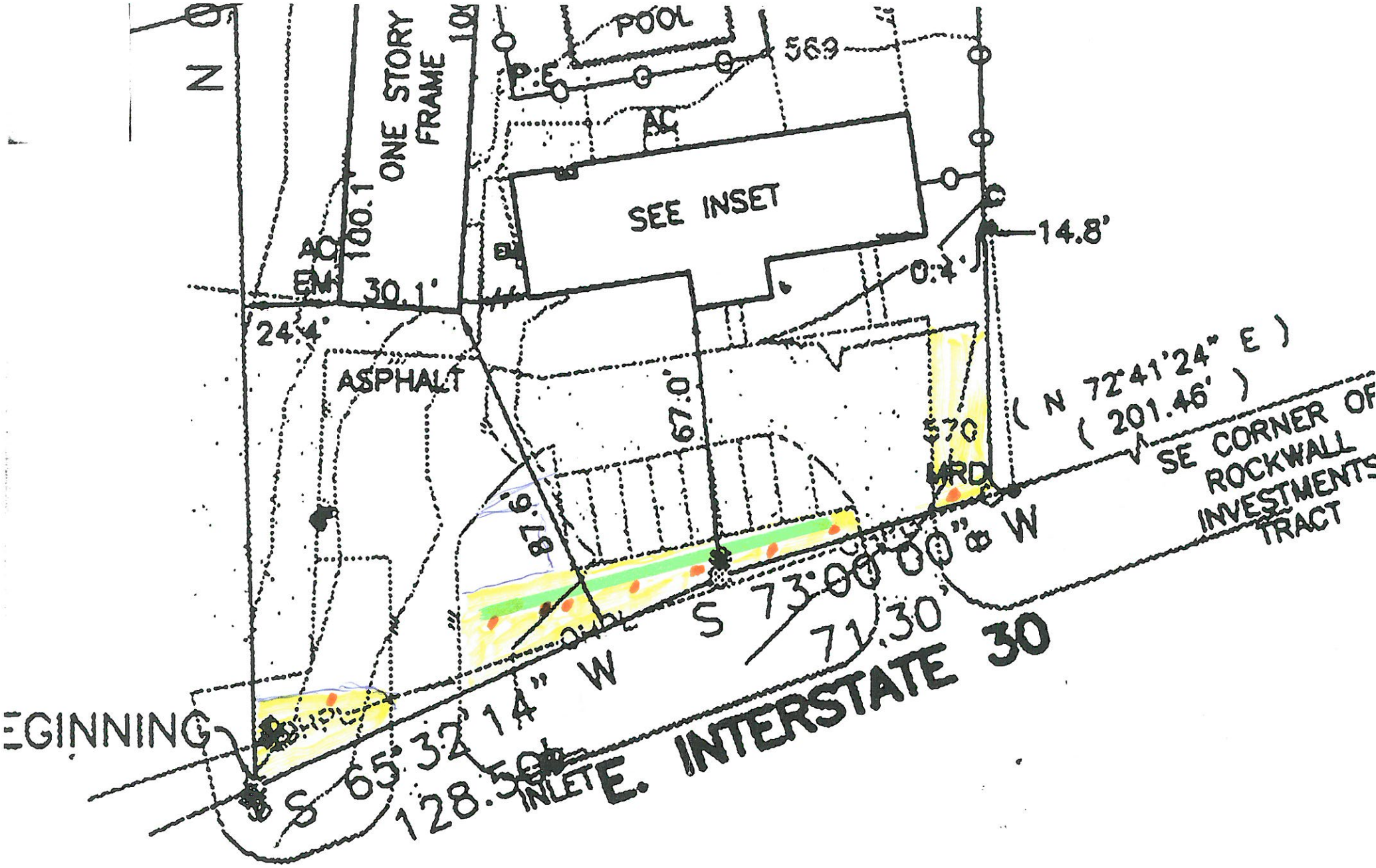
Request for Variance:

Canopy Trees – I have a small space at the front of my property which borders Interstate 30 which is not concrete – I have marked the grass area in yellow. The power lines are directly overhead that strip. I request to be able to put in 8 accent trees instead of canopy trees. Please see the attached survey of the front of the property where the location of the accent trees are marked with an orange dot.

Irrigation The water meter for the property is located on that same strip of property. I will irrigate the 6 trees in the area between the drives from the water supply line by having a valve or tap installed on the water supply line. I have marked the proposed irrigation location with a green line on the drawing. I request a variance on irrigating the two on the outside due to lack of infrastructure and cost.









Julie to Ryan - wanted to open June 1st

PAVEMENT REMOVAL AND REPLACEMENT PERMIT

PROJECT INFORMATION:

Project Name: Inconito Winery *Owner Dynacorp Holdings Limited* Request Date: 5/16/2022
 Project Location/Address: 1541 East Interstate 30
 Subdivision Name: _____ Lot: _____ Block: _____
 Paving Type: Fire Lane Driveway Barrier Free Ramps
 Sidewalk Parking Lot/Drive Isle Dumpster Pad
 Material Type: Concrete Replace Asphalt New Asphalt (requires Council approval)
 Description of work: Replace approx 200 sf grass area with concrete
Replace approx 475 sf grass area with concrete

PROPERTY OWNER INFORMATION:

CONTRACTOR INFORMATION:

Company Name: Dynacorp Holdings Limited Company Name: Ranco Construction Group LLC
 Contact Name: Charlie Smith Contact Name: Angel Ramirez
 Address: 1541 E Interstate 30 Address: A.D. Box 475
Rockwall Texas 75087 Rocky City Texas 75189
 Phone No.: 214-212-2307 Phone No.: 214 257 9421 OR 214 723 4451
 Contact Email: charlie@ck2advisors.com Contact Email: angelgramirez@yahoo.com

ATTACHMENTS (If Applicable)

- Mix Design (required) Other: _____
 Site Plan / Area of Construction (required)
 Typical Sections
 Traffic Control Plan (required if work to be performed in City or TxDOT ROW. Signed by a licensed professional engineer)

Replacement Steel Reinforced Concrete Pavement Requirements

Street/Pavement Type	Minimum Thickness (inches)	Strength 28-day (psi)	Minimum Cement (sacks/cy)		Min. Steel Reinforcement	
			Machine Placed	Hand Placed	Bar #	Spacing (O.C.E.W)
Collector	8"	3,600	6.0	6.5	#4 bars	18"
Residential	7" *	3,600	6.0	6.5	#4 bars	18"
Fire Lane	7" *	3,600	6.0	6.5	#3 bars	24"
Driveways**	7" *	3,600	6.0	6.5	#3 bars	24"
Barrier Free Ramps	6"	3,600	N/A	6.5	#3 bars	24"
Sidewalks	4"	3,000	N/A	5.5	#3 bars	24"
Parking Lot/Drive isles	6" *	3,000	5.0	5.5	#3 bars	24"
Dumpster Pads	7"	3,600	6.0	6.5	#3 bars	24"

*Replacement pavement shown as 1" thicker than minimum pavement thicknesses.

**Noq-residential driveway



The City of Rockwall, herein called the City, authorizes charlie Smith of Dynacorp Holdings LMI, herein called the Permittee, to remove and replace the paving listed in this permit.

1. The Permittee agrees to comply with the City's current Standards for Design and Construction.
2. All construction materials shall be subject to inspection by the City's Engineering Construction Inspector listed below.
3. The Permittee shall contact the City's Inspector at least twenty-four (24) hours prior to beginning work on this authorized permit.
4. The Permittee shall contact the City's Inspector at least twenty-four (24) hours for inspections.
5. The Permittee shall hold harmless the City and dully appointed agents and employees against any action for personal injury or property damage sustained by reason of the exercise of this permit.
6. This permit will be null and void if not constructed within six (6) months from the issuance date of this permit.
7. Approved permit must be kept onsite at all times while under construction or inspection.
8. All fill requires 95% compaction with densities. Densities may be required based on existing subgrade conditions if deficiencies are noticed after paving has been removed.
9. Concrete test cylinders will be required on all pours 10 yards or more. Pours less than 10 yards may require test cylinders as required by the Engineering Inspector. Permittee shall contact the Engineering Inspector for this determination prior to start of construction.
10. Mix design must be verified prior to concrete placement.
11. All lab results are to be emailed to the City Inspector.

Permittee (signature): [Signature]
Permittee (printed): Charles Smith

Date: 5/16/2022

For City Use:	<p style="text-align: right;">City Engineering Inspector: _____ Inspector Phone Number: _____ Engineering Department: <u>972-771-7746</u></p> <p>_____ City Engineering Authorized Representative Date of Issuance</p>
<input type="checkbox"/> Subgrade <input type="checkbox"/> Batch Design Verification <input type="checkbox"/> Compression Testing Passed Comments: _____ _____ _____ Inspector Signature	<input type="checkbox"/> Reinforcement <input type="checkbox"/> Densities (if required) <input type="checkbox"/> Other _____ <input type="checkbox"/> Pavement Thickness <input type="checkbox"/> Cylinder Compression Testing _____ Date of Completion



Mix Code: 3058FAC
 Strength: 4000 psi @ 28 Days
 Usage: Sidewalks, Misc.
 Customer: Charlie Smith
 Project: 1541 E I-30 Rockwall, Tx

Material	Description		Specific Gravity	Weight, lbs/yd
Cement	ASTM C 150	Ashgrove Type I/II Cement - Midlothian Plant	3.15	414
Alt. Binder	ASTM C 618	Class F Fly Ash - Martin Lake	2.50	129
Fine Agg	ASTM C 33	Resolve Natural Concrete Sand-Ravenna	2.64	1198
Coarse Agg	ASTM C 33	Hanson #57 Limestone-Bridgeport	2.65	1850
Coarse Agg	ASTM C 33	Hanson #8 Pea Gravel-Scurry	2.64	0
Water	ASTM C 94	City 33.0 Gallons	1.00	275
Air	ASTM C 260	Riteks A-Train PR	0.0 to 2.00 oz/cwt	2.8 oz/cy
WR	ASTM C 494	Riteks NexCrete 1200	0.0 to 8.00 oz/cwt	13 oz/cy
WR	ASTM C 494	Riteks NexCrete 1710 - Type A/F	0.0 to 12.00 oz/cwt	14 oz/cy
Retarder	ASTM C 494	Riteks SYAD 75	As Needed	
Hydration Stabilizer	ASTM C 494	Riteks HydraStop	As Needed	
Specified Slump:	3.00" - 5.00"	Designed Unit Weight	144.3 lbs./cu.ft.	Totals
Specified Air:	4.5% +/- 1.5%	Designed w/cm ratio	0.51	3896

Notes:

Bee Line Ready Mix has no knowledge or authority regarding where this mix is to be placed unless specifically noted therefore it is the responsibility of the project architect/engineer, and or contractor to insure that the above designed mix parameters of compressive strength, water cement ratio, binder content, and air content, are appropriate for the anticipated environmental conditions (i.e. ACI-301,38 and the local building codes)

Chemical admixtures are added in accordance with the manufacturer's recommendations, and may be changed to meet job site demands. These mixtures proportions are proprietary, and dissemination without approval is a violation of federal law. Designed mix cementitious content, is stated as a minimum, and Bee Line Ready Mix reserves the right to increase cementitious content.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 1541 E Interstate 30 Suite 140 Rockwall 75087
 SUBDIVISION: _____ LOT: _____ BLOCK: _____
 GENERAL LOCATION: I-30 north service road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: LI CURRENT USE: Office / storage
 PROPOSED ZONING: LI PROPOSED USE: Wine Bar / storage
 ACREAGE: 2.2 LOTS [CURRENT]: _____ LOTS [PROPOSED]: _____

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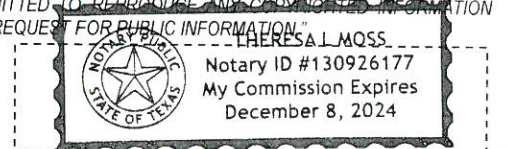
<input type="checkbox"/> OWNER	<u>Dynacap Holdings Limited</u>	<input type="checkbox"/> APPLICANT	<u>Encognito Winery</u>
CONTACT PERSON	<u>Charlie Smith</u>	CONTACT PERSON	<u>Charlie Smith</u>
ADDRESS	<u>1541 E Interstate 30 Suite 140</u>	ADDRESS	<u>1541 E Interstate 30 Ste 140</u>
CITY, STATE & ZIP	<u>Rockwall 75087</u>	CITY, STATE & ZIP	<u>Rockwall 75087</u>
PHONE	<u>214 212 2307</u>	PHONE	<u>214 212 2307</u>
E-MAIL	<u>charlie@ck2advisors.com</u>	E-MAIL	<u>charlie@ck2advisors.com</u>

NOTARY VERIFICATION [REQUIRED]

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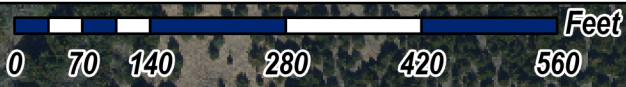
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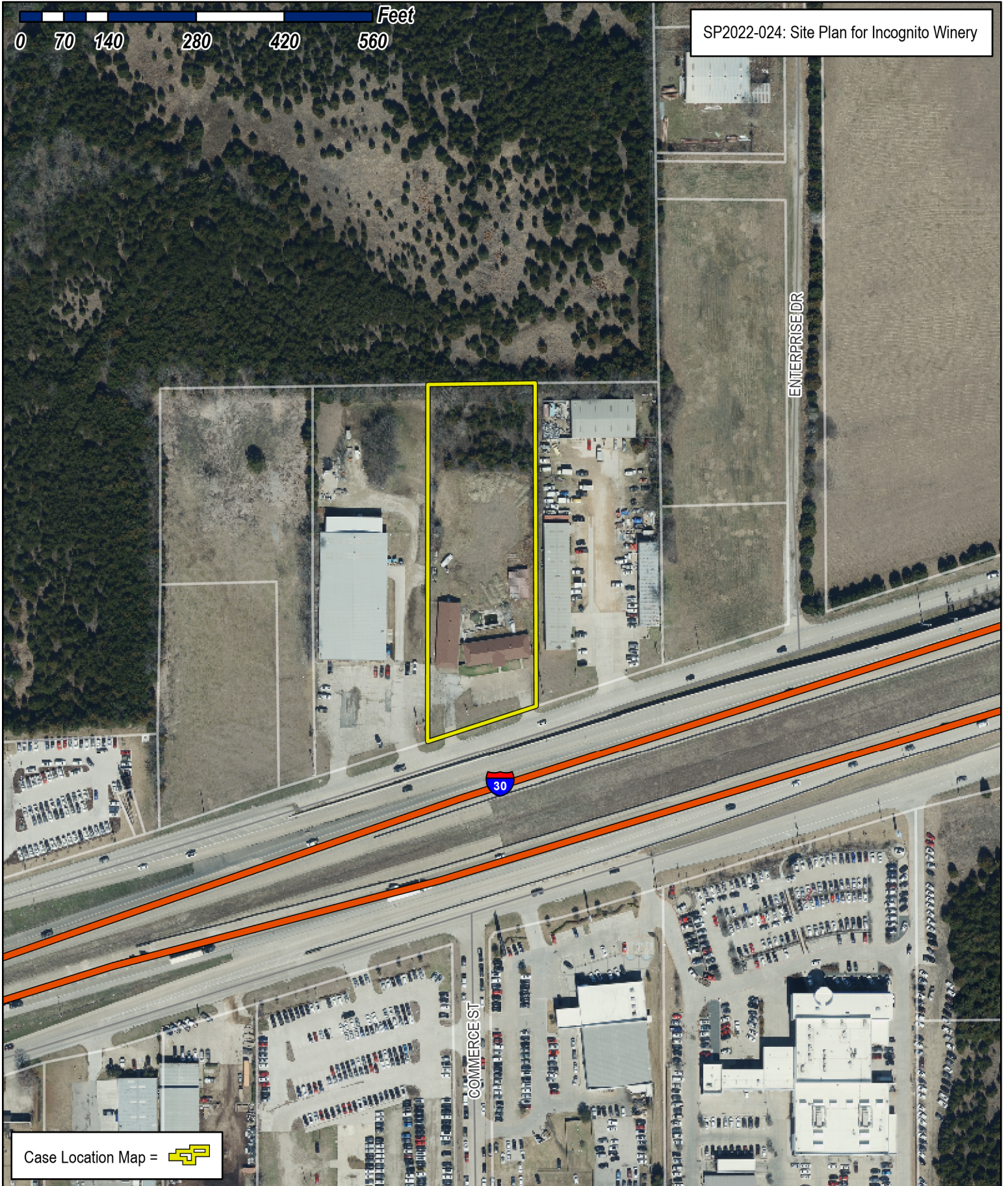


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: Theresa L. Mooss

MY COMMISSION EXPIRES: 12.08.2024



SP2022-024: Site Plan for Incognito Winery



Case Location Map = 



City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Incognito Winery
Attn: Charlie Smith
214-212-2307

To: City of Rockwall

Permit #: COM2021-2176
Address: 1541 E Interstate 30, Suite 1440
Rockwall, Texas 75087

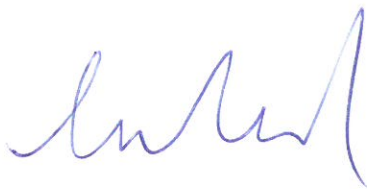
Property Owner: Dynacap Holdings Limited
Contact: Charlie Smith 214-212-2307

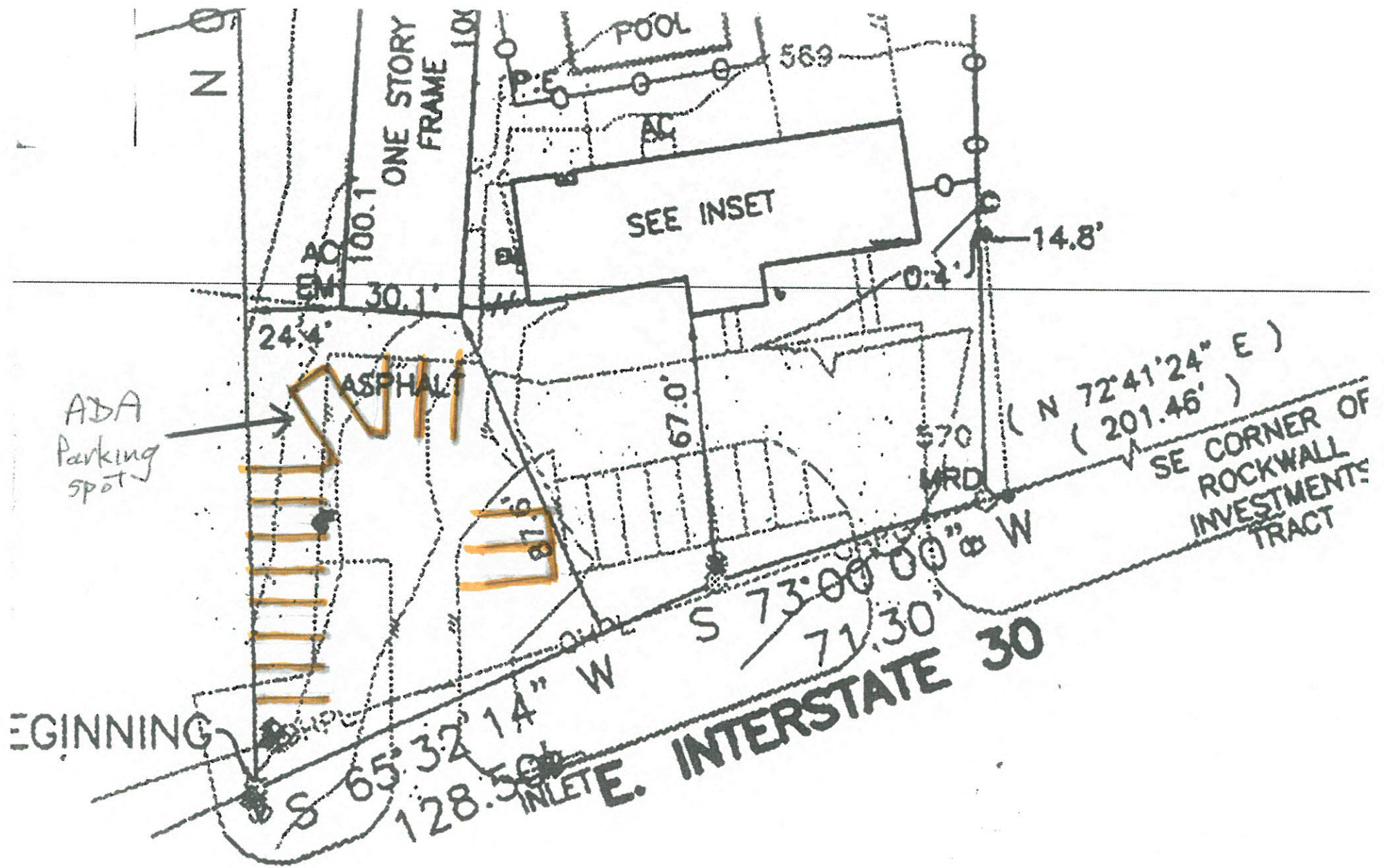
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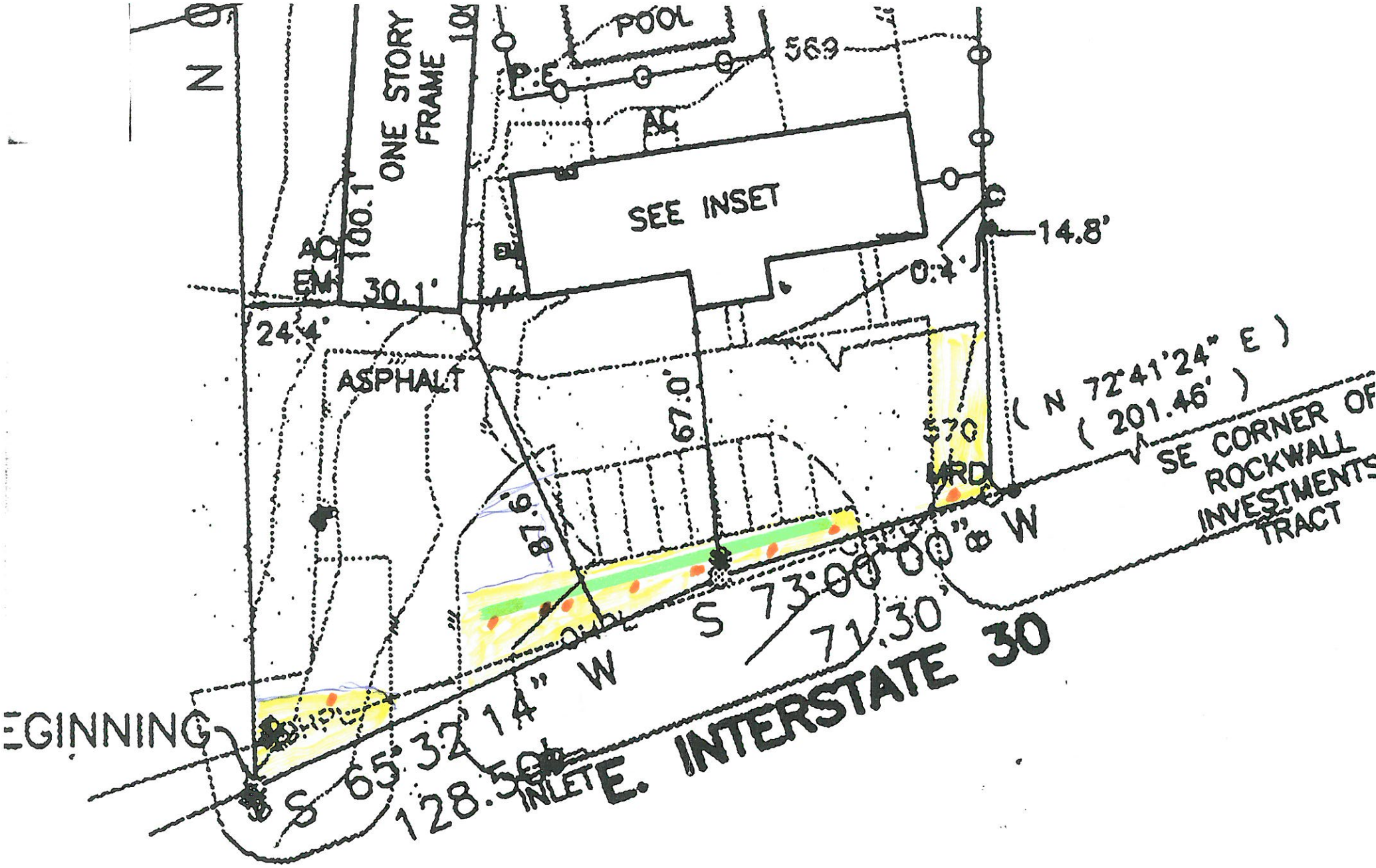
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N

ONE STORY FRAME

POOL

SEE INSET

ASPHALT

MRD

EGINNING

INTERSTATE 30

(N 72°41'24" E)
(201.46')
SE CORNER OF
ROCKWALL
INVESTMENT
TRACT

100.1

569

14.8'

30.1'

24.4'

67.0'

87.6'

S

73°00'00" W

71.30'

S

65°32'14" W

128.50'



Julie to Ryan - wanted to open June 1st

PAVEMENT REMOVAL AND REPLACEMENT PERMIT

PROJECT INFORMATION:

Project Name: Inconito Winery *Owner Dynacorp Holdings Limited* Request Date: 5/16/2022
 Project Location/Address: 1541 East Interstate 30
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Replace approx 475 sf grass area with concrete

PROPERTY OWNER INFORMATION:

CONTRACTOR INFORMATION:

Company Name: Dynacorp Holdings Limited Company Name: Ranco Construction Group LLC
 Contact Name: Charlie Smith Contact Name: Angel Ramirez
 Address: 1541 E Interstate 30 Address: A.D. Box 475
Rockwall Texas 75087 Rocky City Texas 75189
 Phone No.: 214-212-2307 Phone No.: 214 257 9421 OR 214 723 4451
 Contact Email: charlie@ck2advisors.com Contact Email: angelgramirez@yahoo.com

ATTACHMENTS (If Applicable)

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Dumpster Pads	7"	3,600	6.0	6.5	#3 bars	24"


*Replacement pavement shown as 1" thicker than minimum pavement thicknesses.

**Nog-residential driveway



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10. Mix design must be verified prior to concrete placement.
11. All lab results are to be emailed to the City Inspector.

Permittee (signature): 
 Permittee (printed): Charles Smith

Date: 5/16/2022

For City Use:	City Engineering Inspector: _____ Inspector Phone Number: _____ Engineering Department: <u>972-771-7746</u>
_____ City Engineering Authorized Representative	_____ Date of Issuance
<input type="checkbox"/> Subgrade <input type="checkbox"/> Batch Design Verification <input type="checkbox"/> Compression Testing Passed	<input type="checkbox"/> Reinforcement <input type="checkbox"/> Densities (if required) <input type="checkbox"/> Other _____
<input type="checkbox"/> Pavement Thickness <input type="checkbox"/> Cylinder Compression Testing	Comments: _____ _____
_____ Inspector Signature	_____ Date of Completion



Mix Code: **3058FAC**
 Strength: **4000 psi @ 28 Days**
 Usage: **Sidewalks, Misc.**
 Customer: **Charlie Smith**
 Project: **1541 E I-30 Rockwall, Tx**

Material	Description		Specific Gravity	Weight, lbs/yd
Cement	ASTM C 150	Ashgrove Type I/II Cement - Midlothian Plant	3.15	414
Alt. Binder	ASTM C 618	Class F Fly Ash - Martin Lake	2.50	129
Fine Agg	ASTM C 33	Resolve Natural Concrete Sand-Ravenna	2.64	1198
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Coarse Agg	ASTM C 33	Hanson #8 Pea Gravel-Scurry	2.64	0
Water	ASTM C 94	City 33.0 Gallons	1.00	275
Air	ASTM C 260	Riteks A-Train PR	0.0 to 2.00 oz/cwt	2.8 oz/cy
WR	ASTM C 494	Riteks NexCrete 1200	0.0 to 8.00 oz/cwt	13 oz/cy
WR	ASTM C 494	Riteks NexCrete 1710 - Type A/F	0.0 to 12.00 oz/cwt	14 oz/cy
Retarder	ASTM C 494	Riteks SYAD 75	As Needed	
Hydration Stabilizer	ASTM C 494	Riteks HydraStop	As Needed	
Specified Slump:	3.00" - 5.00"	Designed Unit Weight	144.3 lbs./cu.ft.	Totals
Specified Air:	4.5% +/- 1.5%	Designed w/cm ratio	0.51	3896

Notes:

Bee Line Ready Mix has no knowledge or authority regarding where this mix is to be placed unless specifically noted therefore it is the responsibility of the project architect/engineer, and or contractor to insure that the above designed mix parameters of compressive strength, water cement ratio, binder content, and air content, are appropriate for the anticipated environmental conditions (i.e. ACI-301,38 and the local building codes)

Chemical admixtures are added in accordance with the manufacturer's recommendations, and may be changed to meet job site demands. These mixtures proportions are proprietary, and dissemination without approval is a violation of federal law. Designed mix cementitious content, is stated as a minimum, and Bee Line Ready Mix reserves the right to increase cementitious content.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
FROM: Henry Lee, *Planner*
DATE: May 31, 2022
SUBJECT: SP2022-024; *Site Plan for Incognito Winery*

The applicant, Charles Smith of Dynacap Holdings, LTD, is requesting the approval of a site plan for a *Craft Winery*. The subject property is a 2.202-acre tract of land (*i.e. Tract 12 of the A. Hanna Survey, Abstract No. 99*), situated within the IH-30 Overlay (IH-30 OV) District, and addressed as 1541 E. IH-30. According to the Rockwall Central Appraisal District (RCAD) currently existing on the subject property are [1] a 3,150 SF office building, and [2] a 3,160 SF office building. Situated within the 3,160 SF building is an existing *House of Worship (i.e. Landmark Church)*. The applicant is requesting approval of a site plan for the purpose of establishing a *Craft Winery* and addressing the parking issues that currently exist on subject property. These parking issues were identified as part of a *Miscellaneous Case [i.e. Case No. MIS2020-016]* requested by the applicant for the purpose of granting a variance to the proximity requirements for alcohol sales from a *House of Worship*. This case was approved by the City Council on December 21, 2020. Staff should note that the applicant previously made a request for approval of a site plan for a *Craft Winery [Case No. SP2022-016]*, however this request was denied by the Planning and Zoning Commission for not meeting the technical requirements of the Unified Development Code (UDC). The biggest issue associated with this case not meeting the technical requirements was the lack of parking necessary for the proposed land use. Since this denial, the applicant has submitted an updated plan showing conformance to the parking requirements. The proposed site plan is for a *Craft Winery* that will utilize 1,200 SF of an existing 3,150 SF building.

According to Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC) the proposed *Craft Winery* has the same parking requirement as a *Full-Service Restaurant*, which is one (1) parking space per 100 SF. In this case, the applicant is proposing to utilize 1,200 SF for the proposed *Craft Winery*, which equates to a parking requirement of 12 parking spaces (*i.e. 1,200 SF x 100 SF = 12 parking spaces*). The applicant's proposed site plan indicates all twelve (12) dedicated parking spaces will be provided.

According to Subsection 06.02(E), *Landscape Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), the subject property is required to have a 20-foot landscape buffer with "...two (2) canopy trees and four (4) accent trees ... planted per 100-feet of linear frontage along the *Primary Roadway [i.e. IH-30]*." In this case the applicant is required to plant four (4) canopy trees and eight (8) accent trees, all of which will be required to be irrigated in accordance with Subsection 05.04, *Irrigation Requirements*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC). The applicant has indicated to staff that due to the existing powerlines he would like a variance to the canopy tree requirements in order to only plant eight (8) accent trees. In addition, the provided landscape plan shows that the applicant is proposing to irrigate six (6) of the eight (8) accent trees that are located between the ingress/egress points on the subject property. Given this, the applicant has indicated that he would also like to request an exception to the irrigation requirements for the two (2) trees in order to avoid boring a line under the existing drive approaches.

According to Section 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant an exception(s) or variance(s) to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. In this case the applicant is requesting the following exception and variance: [1] an exception to the irrigation requirements, and [2] a variance to the landscaping requirements contained in the *General Overlay District Standards*. The applicant has provided a letter stating that the existing powerlines in front of the property that make it difficult for him to provide the canopy trees. With this being said, variances and exceptions are discretionary decisions for the Planning and Zoning Commission and require a supermajority vote (*i.e. three quarter vote of those members present*) by the Planning and Zoning Commission with a minimum of four (4) votes in the affirmative for approval. Should the Planning and Zoning Commission

have any questions concerning the applicant's request, staff and the applicant will be available at the May 31, 2022 Planning and Zoning Commission meeting.

PROJECT COMMENTS



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

DATE: 5/27/2022

PROJECT NUMBER: SP2022-024
 PROJECT NAME: Site Plan for Incognito Winery
 SITE ADDRESS/LOCATIONS: 1541 E INTERSTATE 30 #140

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

CASE CAPTION: Discuss and consider a request by Charles Smith of Incognito Winery on behalf of Charles Smith of Dynacap Holdings, LTD the approval of a Site Plan for a Craft Winery on a 2.202-acre tract of land identified as Tract 12 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1541 IH-30, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	05/27/2022	Approved w/ Comments

05/27/2022: 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 a Craft Winery on a 2.202-acre tract of land identified as Tract 12 of the A. Hanna Survey, Abstract No. 99, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1541 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 For reference, include the case number (SP2022-024) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC).
- I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC).
- M.5 Provide the standard signature block with signature space for the Planning & Zoning Chairman and Planning Director on the Site Plan. (Subsection 03.04.A, of Article 11)
- I.6 Given the letter you provided with the application you are requesting a variance to the landscaping requirements by: [1] requesting to only plant the eight (8) accent trees without the four (4) canopy trees due to overhead power line concerns; and [2] requesting to irrigate only six (6) of the eight (8) accent trees, which are located between the two (2) onsite ingress/egress points.
- I.7 Please note the scheduled meetings for this case:
 - 1) Planning & Zoning Work Session meeting will be held on May 31, 2022.
- I.8 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	05/26/2022	Approved w/ Comments

05/26/2022: - Must locate the water line in the IH30 ROW.
 - All trees to be minimum 10' off the water line.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	05/24/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	05/25/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	05/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	05/23/2022	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	05/23/2022	Approved w/ Comments

05/23/2022: Please provide landscape plan with plant legend and required versus proposed legend



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 1541 E Interstate 30 Suite 140 Rockwall 75087

SUBDIVISION _____ LOT ✓ BLOCK ✓

GENERAL LOCATION I-30 north service road

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING LI CURRENT USE Office / storage

PROPOSED ZONING LI PROPOSED USE Wine Bar / storage

ACREAGE 2.2 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 Dynacap Holdings Limited APPLICANT Encognito Winery

CONTACT PERSON Charlie Smith CONTACT PERSON Charlie Smith

ADDRESS 1541 E Interstate 30 Suite 140 ADDRESS 1541 E Interstate 30 Ste 140

CITY, STATE & ZIP Rockwall 75087 CITY, STATE & ZIP Rockwall 75087

PHONE 214 212 2307 PHONE 214 212 2307

E-MAIL charlie@ck2advisors.com E-MAIL charlie@ck2advisors.com

NOTARY VERIFICATION [REQUIRED]

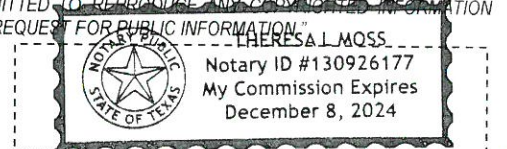
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Charles Smith [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ wanted May TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20 DAY OF May, 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 ANY COPY-RELATED 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 20 DAY OF May, 2022

OWNER'S SIGNATURE [Signature]

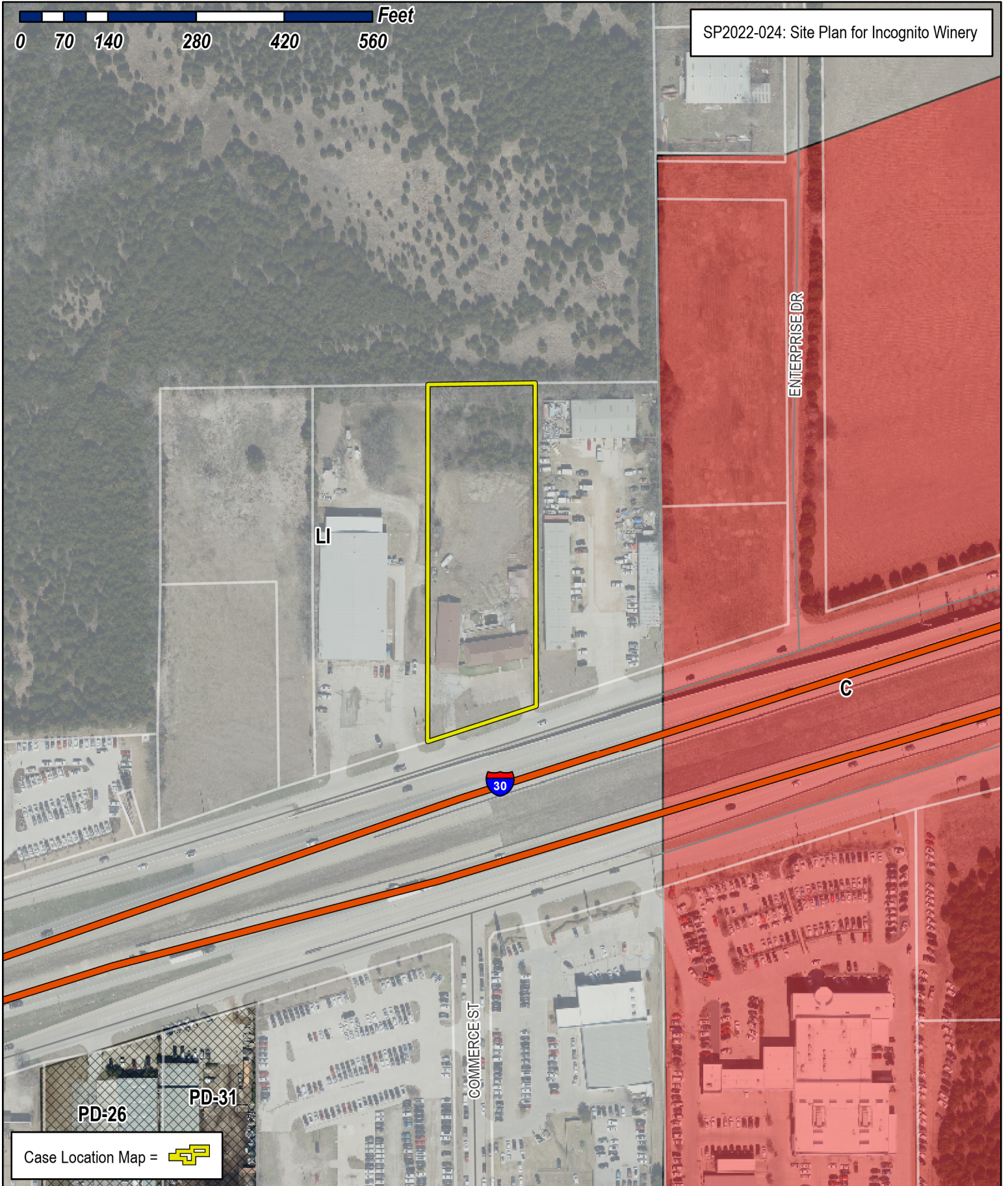
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]



MY COMMISSION EXPIRES 12.08.2024

0 70 140 280 420 560 Feet

SP2022-024: Site Plan for Incognito Winery



Case Location Map = 



City of Rockwall

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

The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.



Incognito Winery
Attn: Charlie Smith
214-212-2307

To: City of Rockwall

Permit #: COM2021-2176
Address: 1541 E Interstate 30, Suite 1440
Rockwall, Texas 75087

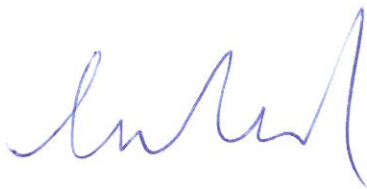
Property Owner: Dynacap Holdings Limited
Contact: Charlie Smith 214-212-2307

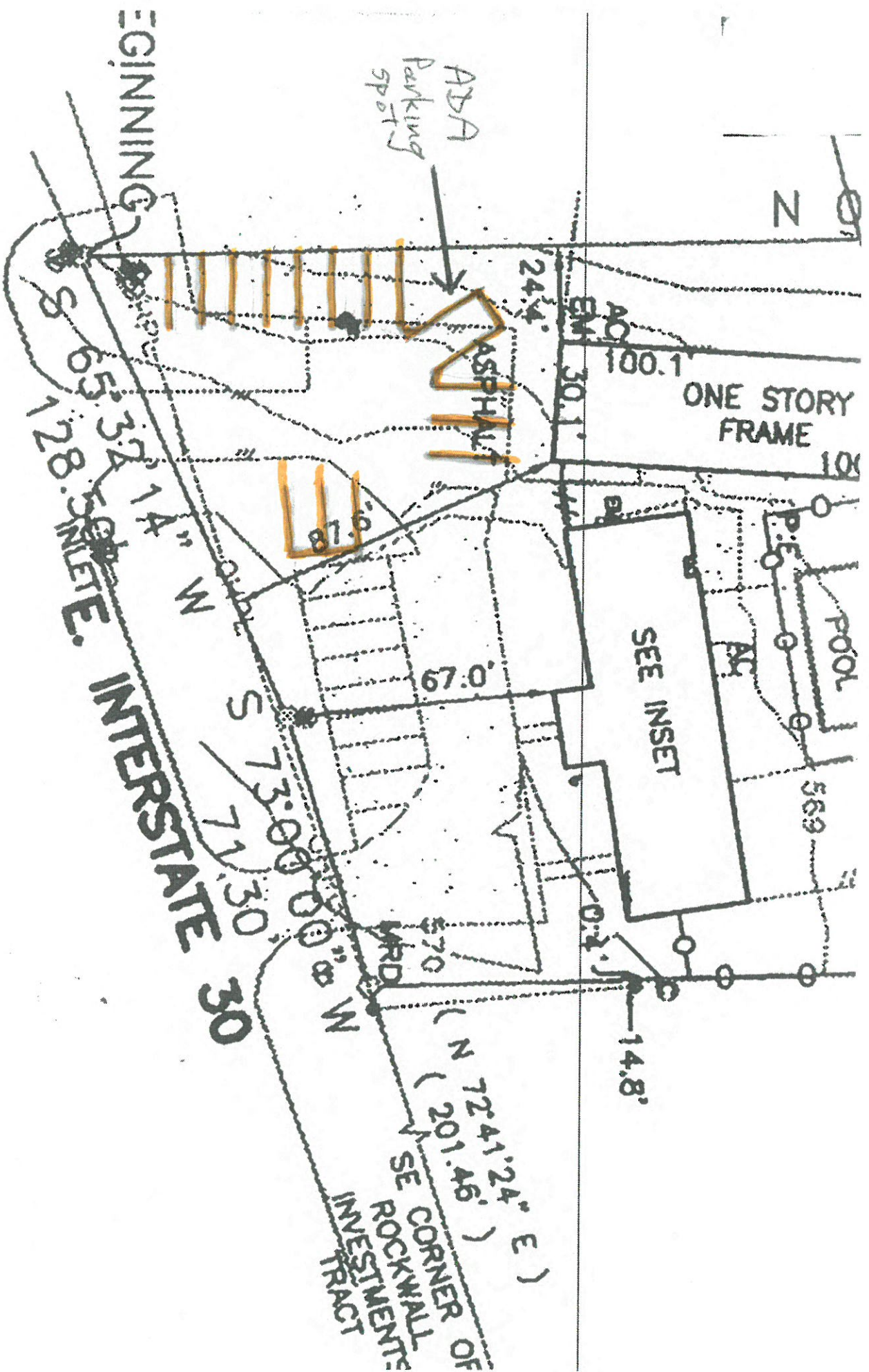
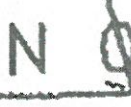
Permit Owner: Incognito Winery
Contact: Charlie Smith 214-212-2307

Request for Variance:

Canopy Trees – I have a small space at the front of my property which borders Interstate 30 which is not concrete – I have marked the grass area in yellow. The power lines are directly overhead that strip. I request to be able to put in 8 accent trees instead of canopy trees. Please see the attached survey of the front of the property where the location of the accent trees are marked with an orange dot.

Irrigation The water meter for the property is located on that same strip of property. I will irrigate the 6 trees in the area between the drives from the water supply line by having a valve or tap installed on the water supply line. I have marked the proposed irrigation location with a green line on the drawing. I request a variance on irrigating the two on the outside due to lack of infrastructure and cost.







N

ONE STORY FRAME

SEE INSET

pool

BEGINNING

S 65.37' 14" N
 S 128.37' 14" N
 INTERSTATE 30

ASPHALT

SE CORNER OF
 ROCKWALL
 INVESTMENT
 TRACT

24.4'

EM 100.1
 30.1'

87.6'

67.0'

S 73.00' 00" N
 S 71.30' 30" N
 30

WRD

(N 72.41.24" E)
 (201.46')

14.8'

56.9'

0.2'

Lee, Henry

From: Lee, Henry
Sent: Friday, May 27, 2022 4:28 PM
To: 'charlie ck2advisors.com'
Subject: Staff Comments SP2022-024
Attachments: Project Comments (05.27.2022).pdf

Good Afternoon,

Attached are the staff comments for your Site Plan case, SP2022-024. Make note of the meeting dates and let me know if you have any questions.

Thank you,



HENRY LEE
Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087



June 15, 2022

TO: Charlie Smith
Incognito Winery
1541 E. Interstate 30, Suite 140
Rockwall, TX 75087

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

SUBJECT: SP2022-024; *Site Plan for Incognito Winery*

Charlie Smith:

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 May 31, 2022. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) 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 May 31, 2022, the Planning and Zoning Commission approved a motion to approve the site plan by a vote of 7-0.

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".

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