



**CASE COVER SHEET**

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

**PLANNING & ZONING CASE NO.**

**PLANNING & ZONING FEE**

**PLATTING APPLICATION**

- MASTER PLAT
- PRELIMINARY PLAT
- FINAL PLAT
- REPLAT
- AMENDING OR MINOR PLAT
- PLAT REINSTATEMENT REQUEST

**SITE PLAN APPLICATION**

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

**ZONING APPLICATION**

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

**OTHER APPLICATION**

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

**RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL**

**ARCHITECTURE REVIEW BOARD**

**PLANNING AND ZONING COMMISSION**

**CITY COUNCIL READING #1**

**CITY COUNCIL READING #2**

**CONDITIONS OF APPROVAL**

**NOTES**



# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**  
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

### Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 2001 RIDGE ROAD

Subdivision

Lot

Block

General Location NEC Ridge Rd & YELLOWJACKET RD

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

Current Zoning Comm/Resid.

Current Use MASSAGE

Proposed Zoning SAME

Proposed Use SAME

Acreage 0.48

Lots [Current] 1

Lots [Proposed] 1

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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

Owner EVERYBODY MASSAGE

Applicant CARROLL ARCHITECTS

Contact Person SUSAN GAMEZ

Contact Person JEFF CARROLL

Address 2001 Ridge Rd

Address 750 E. I-30

#110

City, State & Zip ROCKWALL TX 75087

City, State & Zip ROCKWALL, TX 75087

Phone 972.679.6635

Phone 214.632.1762

E-Mail everybodymassage@ATT.NET

E-Mail JCB@CARROLLARCH.COM

## NOTARY VERIFICATION [REQUIRED]

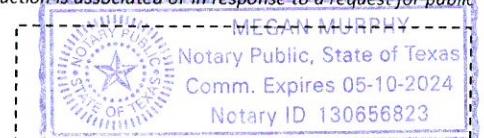
Before me, the undersigned authority, on this day personally appeared Susan Gamez [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the 16 day of September, 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 any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 16<sup>th</sup> day of September, 20 22

Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires 5-10-24



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

September 16, 2022

Mr. Ryan Miller  
City of Rockwall Director of Planning  
City Hall 385 S. Goliad  
Rockwall, TX 75087

Re: SP2022-0XX Variance Requested  
Everybody Massage Expansion Project  
Rockwall, TX. 75087

Mr. Miller,

This letter serves as a summary of the Request for Variance to the UDC within the general zoning district for a Parking Variance on this site.

**Parking Variance for (1) parking space.**

- A) **Parking Requirement per zoning is 1/ 300 SF.** We are requesting a parking variance for (1) one parking space. The existing residential building was remodeled a couple of years ago and converted into a commercial /residential business. The new expansion would add 7 new relaxing rooms to replace smaller rooms inside the existing space. This expansion will allow for a total of 11 massaging rooms. We are planning to reduce the number of rooms in the existing building by combing smaller rooms together and enlarging the breakroom / laundry rooms.

**Building Square Footage,**  
**Existing** 2293 SF  
**Expansion** 1,713 SF

**Total Building SF – 4,006 SF / 300 = 13.35 parking spaces.**  
This would typically round up to 14 spaces. We are asking for 13.

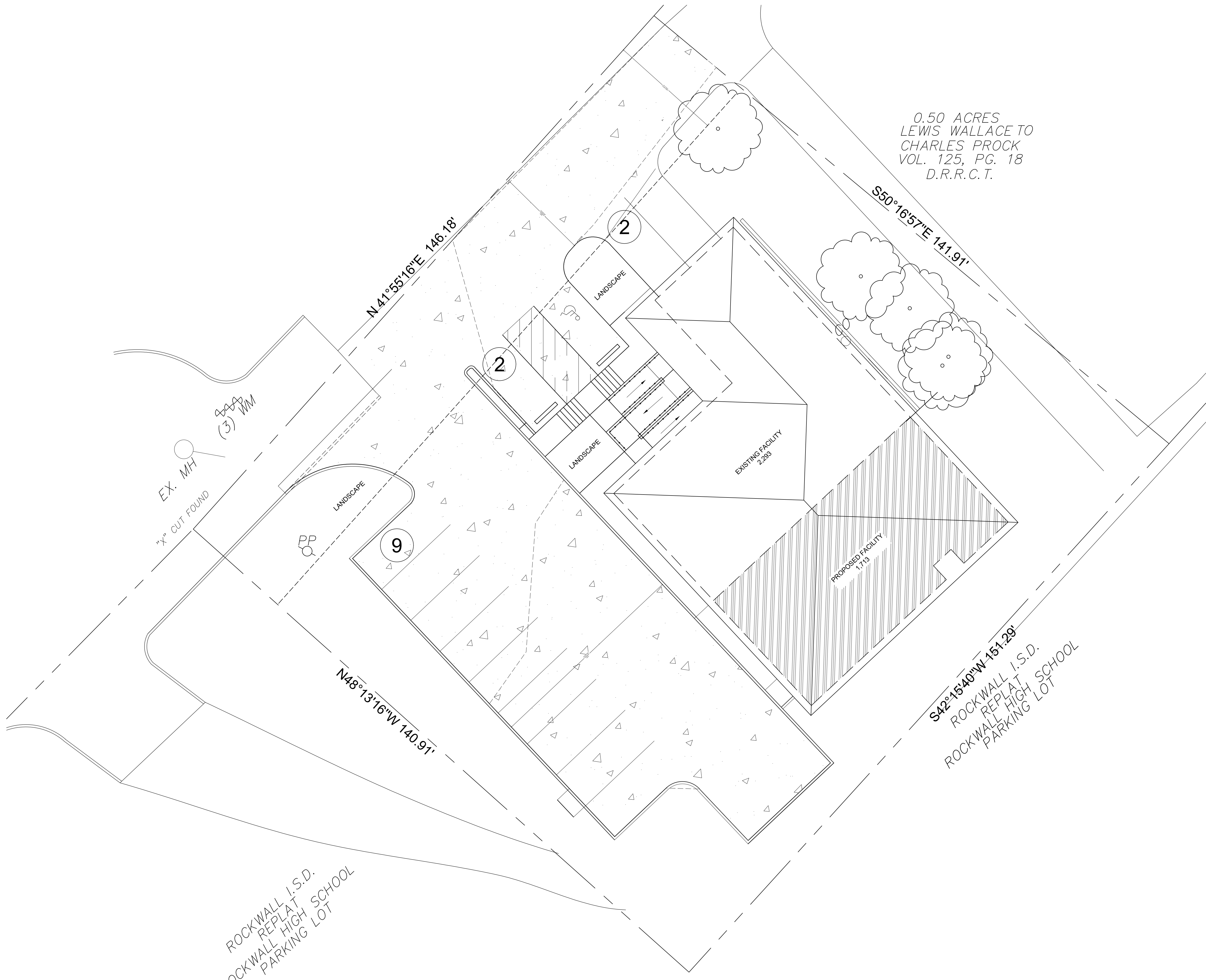
Thank you for your consideration and reviewing our request.

Sincerely,

A handwritten signature in black ink that reads "Jeff Carroll". The signature is written in a cursive, flowing style.

Jeffrey Carroll  
Carroll Architects, Inc.  
President / CEO

2022064 Everybody Massage Rockwall, TX 9-16-22



0.50 ACRES  
LEWIS WALLACE TO  
CHARLES PROCK  
VOL. 125, PG. 18  
D.R.R.C.T.

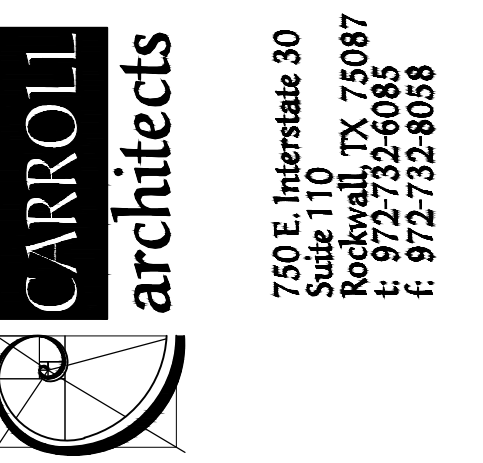
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PROVIDED LANDSCAPE AREA- 72.6% OF 20,909 S.F.	6,979 S.F.
IMPERVIOUS COVERAGE- 27.6% OF 20,909 S.F.	13,030 S.F.
PARKING- REQUIRED (1200)	13.35 SPACES
PARKING- PROVIDED	STANDARD = 12 HANDICAPPED = 1 TOTAL = 13

VARIANCE FOR 1 PARKING SPACE

ISSUE:	
OWNER REVIEW:	08-05-2022
CITY SUBMITTAL:	09-16-2022

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BUILDING ADDITION FOR  
**EVERYBODY MESSAGE**  
2001 Ridge Rd, Rockwall, TX 75087



### ARCHITECTURAL SITE PLAN

DATE: SEPTEMBER 2022 SHEET NO: **A100**  
PROJECT NO: 2022064  
DRAWN BY: CK  
CHECKED BY:

**1** ARCHITECTURAL SITE PLAN  
SCALE: 1"=10'

ROCKWALL I.S.D.  
REPLAT  
ROCKWALL HIGH SCHOOL  
PARKING LOT

S42°15'40"W 151.29'  
ROCKWALL I.S.D.  
REPLAT  
ROCKWALL HIGH SCHOOL  
PARKING LOT

EX. MH  
3" CUT FOUND  
(3) WM





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Planning and Zoning Department  
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Applicant CARROLL ARCHITECTS

Contact Person SUSAN GAMEZ

Contact Person JEFF CARROLL

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#110

City, State & Zip ROCKWALL TX 75087

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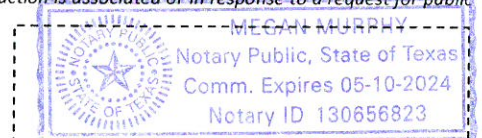
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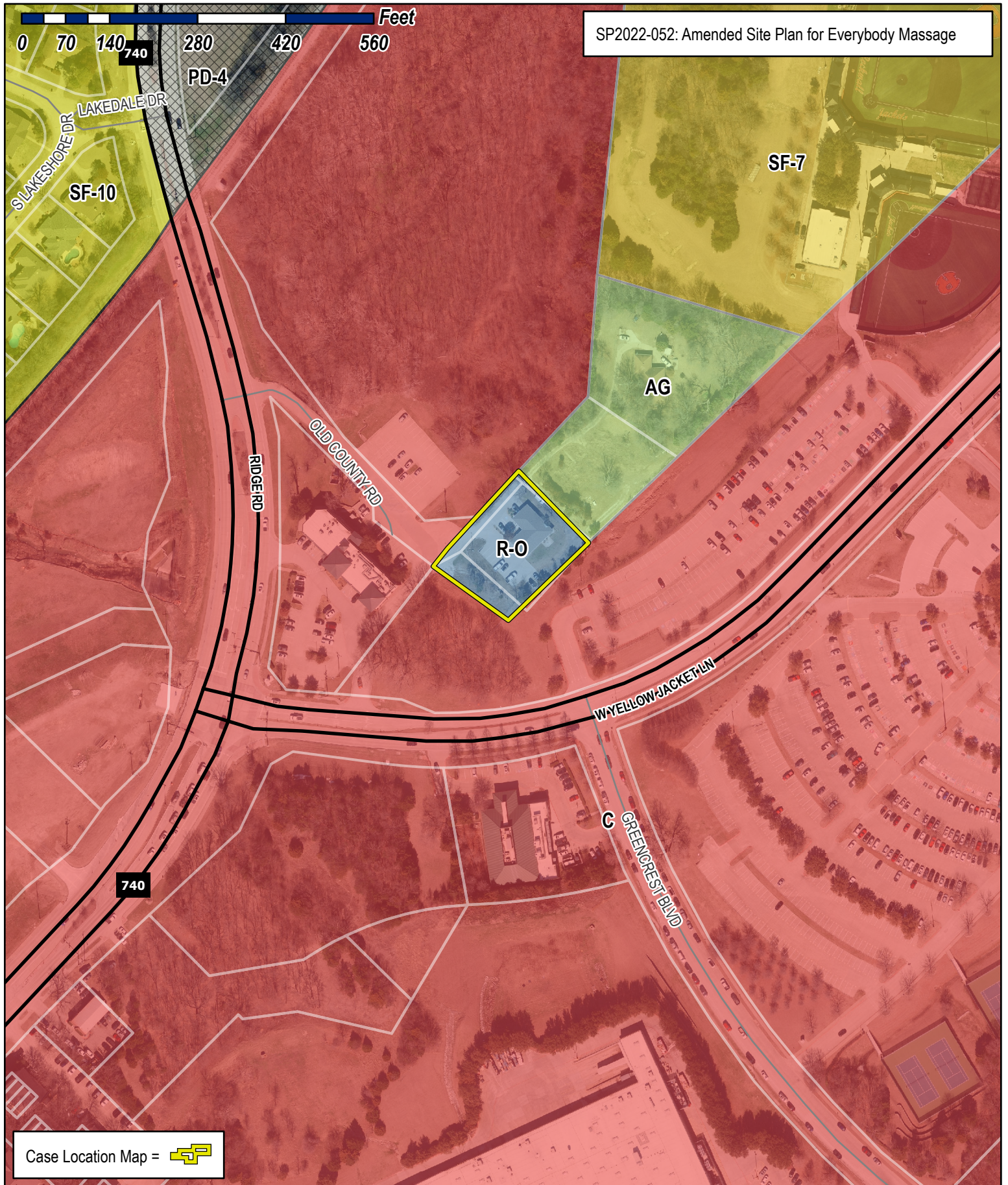
Owner's Signature

Notary Public in and for the State of Texas




My Commission Expires 5-10-24





SP2022-052: Amended Site Plan for Everybody Massage

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.







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

September 16, 2022

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City of Rockwall Director of Planning  
City Hall 385 S. Goliad  
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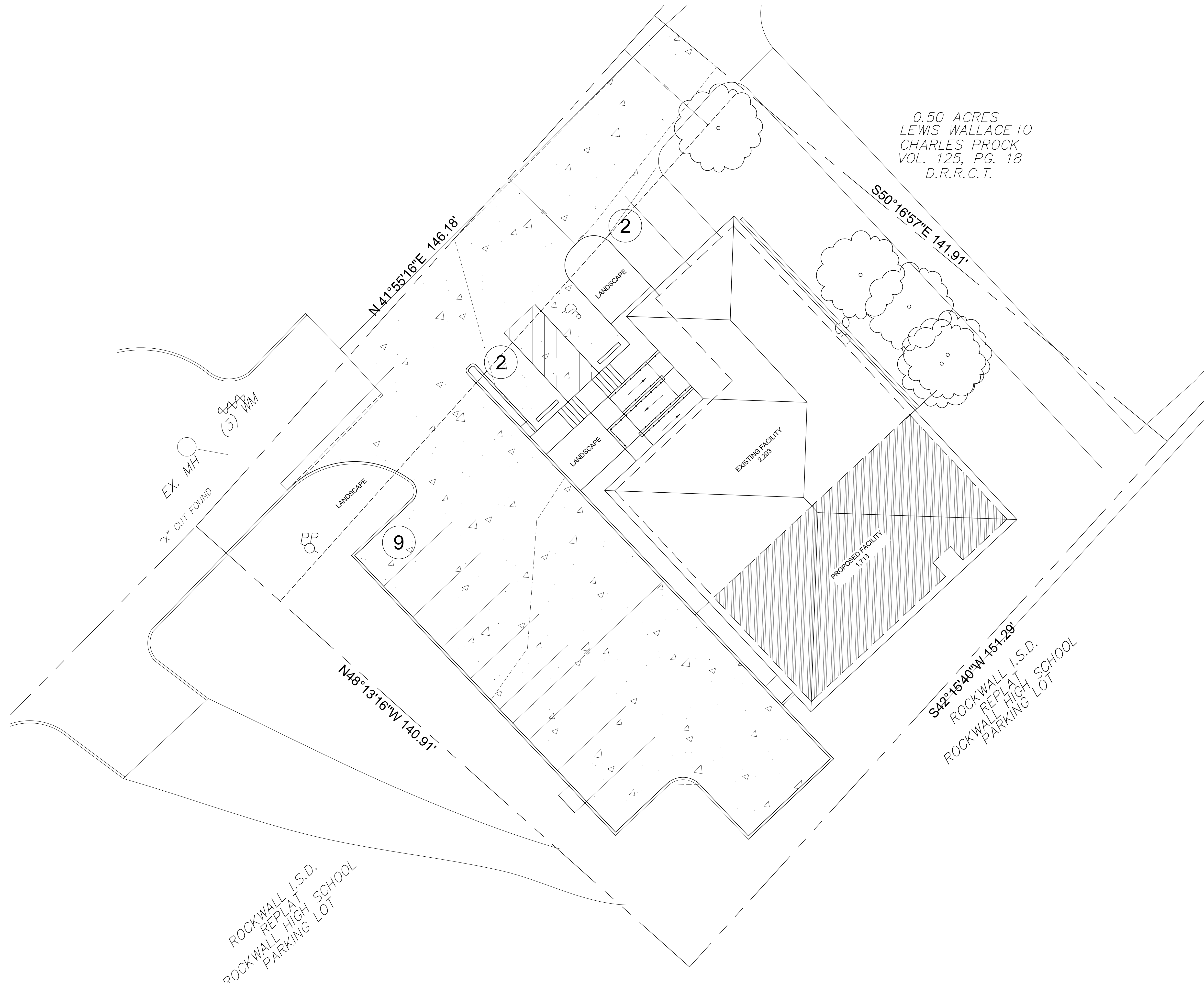
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Carroll Architects, Inc.  
President / CEO

2022064 Everybody Massage Rockwall, TX 9-16-22



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VARIANCE FOR 1 PARKING SPACE

ISSUE:	
OWNER REVIEW: 08-05-2022	
CITY SUBMITTAL: 09-16-2022	

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BUILDING ADDITION FOR  
**EVERYBODY MESSAGE**

2001 Ridge Rd, Rockwall, TX 75087



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

ARCHITECTURAL  
 SITE PLAN

DATE:	SEPTEMBER 2022	SHEET NO.:	A100
PROJECT NO.:	2022064		
DRAWN BY:	CK		
CHECKED BY:			

**1** ARCHITECTURAL SITE PLAN  
 SCALE: 1"=10'



# PROJECT COMMENTS



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

DATE: 9/22/2022

PROJECT NUMBER: SP2022-052  
PROJECT NAME: Amended Site Plan for Everybody Massage  
SITE ADDRESS/LOCATIONS: 2001 RIDGE RD

CASE MANAGER: Bethany Ross  
CASE MANAGER PHONE: (972) 772-6488  
CASE MANAGER EMAIL: [bross@rockwall.com](mailto:bross@rockwall.com)

CASE CAPTION: Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects on behalf of Susan Gamez of Everybody Massage for the approval of an Amended Site Plan for an existing Massage Therapist facility on a 0.48-acre tract of land identified as Lot 1, Block A, Everybody Massage Addition, City of Rockwall, Rockwall County, Texas, zoned Residential Office (RO) District, addressed as 2001 Ridge Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	09/21/2022	Needs Review
09/21/2022: - Detention was previously calculated for the paving area. Detention for the building expansion will be required. - Is the existing gravel/asphalt drive going to be removed? - 24x15' turnaround must be striped as no parking.			
BUILDING	Rusty McDowell	09/20/2022	Approved
No Comments			
FIRE	Ariana Kistner	09/20/2022	Needs Review
09/20/2022: The site plan does not indicate fire lane or fire hydrant locations. Please review and resubmit.			
GIS	Lance Singleton	09/19/2022	Approved
No Comments			
POLICE	Chris Cleveland	09/19/2022	Approved
No Comments			
PARKS	Travis Sales	09/19/2022	Approved
No Comments			
PLANNING	Bethany Ross	09/22/2022	Approved w/ Comments

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request by Jeff Carroll of Jeff Carroll Architects on behalf of Susan Gamez of Everybody Massage for the approval of an Amended Site Plan for an existing Massage Therapist facility on a 0.48-acre tract of land identified as Lot 1, Block A, Everybody Massage Addition, City of Rockwall, Rockwall County, Texas, zoned Residential Office (RO) District, addressed as 2001 Ridge Road.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email [bross@rockwall.com](mailto:bross@rockwall.com). October 4, 2022 is the deadline to have all comments; please provide staff revised plans before October 4, 2022 to ensure all comments are addressed.

M.3 For reference, include the case number (SP2022-052) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02. D, Article 11, UDC)

M.4 Provide a numeric and graphic scale for reference on every page of each plan. (Subsection 03.04.A, of Article 11)

M.5 Provide all specifications and descriptions of each proposed building materials and please provide a physical material sample board that meets the City's submittal requirements before the September 27, 2022 Architecture Review Board meeting. (Subsection 04.01 of Article 5)

#### M.6 Site Plan

- (1) Indicate the distance between all property lines and existing and planned buildings located on the site. (Subsection 03.04.B, of Article 11)
- (2) Indicate all building setbacks adjacent to the Right-of-Way. (Subsection 03.04. B, of Article 11)
- (3) Indicate all utilities both existing and proposed. (Subsection 03.04.B, of Article 11)
- (4) Indicate all drive/turning radii. (Subsection 03.04.B, Article 11)
- (5) Indicate all drive widths. (Subsection 03.04.B, of Article 11)
- (6) Indicate the type and depth of the paving material and provide a detail or cutsheet. (Subsection 03.02, of Article 06)
- (7) Indicate the location and type of all proposed and/or existing signage on the site plan. (Subsection 06.02.F, of Article 05)
- (8) Are there any roof mounted or pad mounted utility equipment? If so, indicate them on the site plan and building elevations and show any subsequent required screening (e.g. screening with taller parapets or adding louver screening). (Subsection 01.05. C, of Article 05)

#### M.7 Photometric Plan:

- (1) If any lighting is added:
  - (a) Please provide a photometric plan indicating the light levels of any lighting added to the site including wall packs and indicate the light levels throughout the property. (Subsection 03.03, of Article 07)
  - (b) The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. (Subsection 03.03.C, of Article 07)
  - (c) The maximum outdoor maintained, computed, measured illumination level within any non-residential development shall not exceed 20 FC at any point on the site. (Subsection 03.03.G, of Article 07)
  - (d) No light pole, base, or combination thereof shall exceed 30 feet. (Subsection 03.03.D, of Article 07)
  - (e) Provide lighting cut sheets that indicates the wattage for each exterior lighting fixture. Light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line. (Subsection 03.03, of Article 07)

#### M.8 Building Elevations:

- (1) Please provide a numeric and graphic scale as well as horizontal and vertical measurements of each façade.
- (2) Indicate the surface area of each façade and the square footage of each material used on that façade. (Subsection 04.01, of Article 05)
- (3) Provide all specifications and descriptions of each proposed building materials and please provide a physical material sample board that meets the City's submittal requirements before the September 27, 2022 Architecture Review Board meeting. (Subsection 04.01 of Article 5)
- (4) All 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. Metal roofs with lapped seam construction, bituminous built-up roofs, and/or flat membrane type roofs that are visible from adjacent properties or public right-of-way shall be prohibited. Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall. In this case, the proposed building has less than a 6:12 roof pitch. This will require an exception. (Subsection 04.01A.1, of Article 05)

(5) The maximum wall length shall not exceed three (3) times the hall height. In this case, the wall length on all proposed facades exceeds this maximum. This will require an exception to the building articulation standards. (Figure 7, Article 05)

I.9 Based on the materials submitted staff has identified the following exceptions for this project:

(1) Parking. According to Article 06, Parking and Loading, of the Unified Development Code (UDC) an Office Building shall be parked at 1 parking spaces for every 300 SF of building space. In this case the required parking spaces would be 14. The applicant has provided 13 spaces.

(2) Roof Pitch. According to Article 05, Development Standards, of the Unified Development Code (UDC), "All structures shall have the option of being constructed with either a pitched (minimum of a 6:12 roof pitch)..." In this case, the proposed roof pitch is 4:12 which is characteristic of the existing building but is still considered an exception to the code and will require compensatory measures.

(3) Building Articulation. According to Article 05, Development Standards, of the Unified Development Code (UDC), all primary and secondary building facades for commercial buildings are required to meet the standards stipulated in Section 04.01C2. This is characteristic of the existing building but is still considered an exception to the code and will require compensatory measures.

M.10 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measure for each exception or variance is required. In this case, staff has identified three (3) exceptions. In order to request an exception, the applicant will need to provide a letter outlining the requested exceptions and the six (6) required compensatory measures.

M.11 Please review and correct all items listed by the Engineering Department.

I.12 Please note the scheduled meetings for this case:

(1) Planning & Zoning Work Session meeting will be held on September 27, 2022.

(2) Planning & Zoning meeting/public hearing meeting will be held on October 11, 2022.

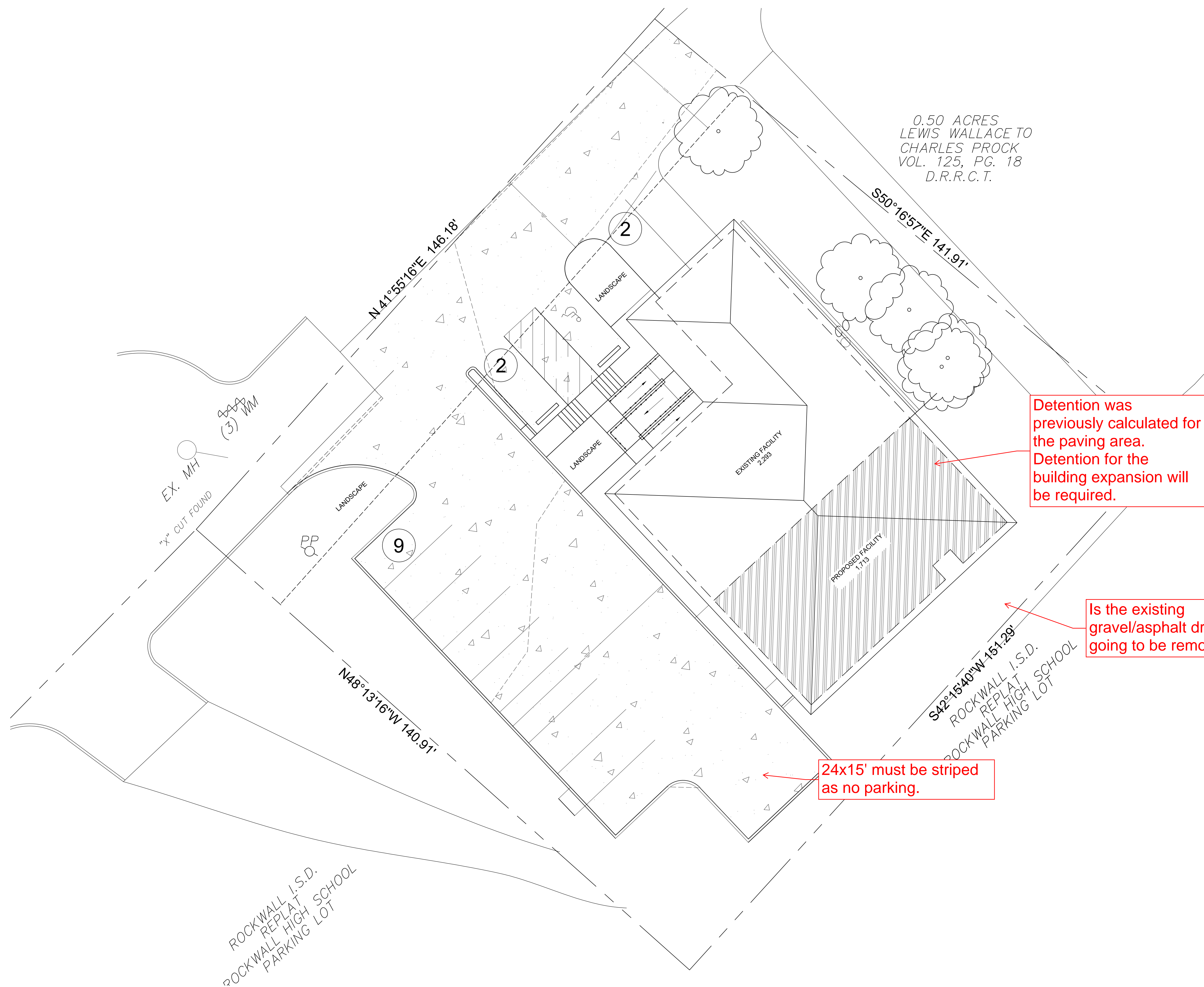
I.13 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

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VARIANCE FOR 1 PARKING SPACE

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ARCHITECTURAL  
SITE PLAN

DATE:	SEPTEMBER 2022	SHEET NO.:	A100
PROJECT NO.:	2022064		
DRAWN BY:	CK		
CHECKED BY:	CK		





# DEVELOPMENT APPLICATION

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

**STAFF USE ONLY**  
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

Please check the appropriate box below to indicate the type of development request [SELECT ONLY ONE BOX]:

### Platting Application Fees:

- Master Plat (\$100.00 + \$15.00 Acre)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
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- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

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- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
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### Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

### Notes:

<sup>1</sup>: In determining the fee, please use the exact acreage when multiplying by the per acre amount. For requests on less than one acre, round up to one (1) acre.

## PROPERTY INFORMATION [PLEASE PRINT]

Address 2001 RIDGE ROAD

Subdivision

Lot

Block

General Location NEC Ridge Rd & YELLOWJACKET RD

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

Current Zoning Comm/Resid.

Current Use MASSAGE

Proposed Zoning SAME

Proposed Use SAME

Acreage 0.48

Lots [Current] 1

Lots [Proposed] 1

**SITE PLANS AND PLATS:** By checking this box you acknowledge that due to the passage of HB3167 the City no longer has flexibility with regard to its approval process, and failure to address any of staff's comments by the date provided on the Development Calendar will result in the denial of your case.

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Owner EVERYBODY MASSAGE

Applicant CARROLL ARCHITECTS

Contact Person SUSAN GAMEZ

Contact Person JEFF CARROLL

Address 2001 Ridge Rd

Address 750 E. I-30

#110

City, State & Zip ROCKWALL TX 75087

City, State & Zip ROCKWALL, TX 75087

Phone 972.679.6635

Phone 214.632.1762

E-Mail everybodymassage@ATT.NET

E-Mail JCB@CARROLLARCH.COM

## NOTARY VERIFICATION [REQUIRED]

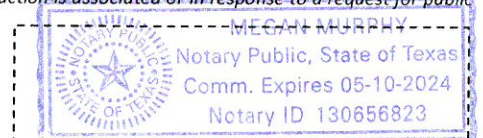
Before me, the undersigned authority, on this day personally appeared Susan Gamez [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the 16 day of September, 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 any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 16<sup>th</sup> day of September, 20 22

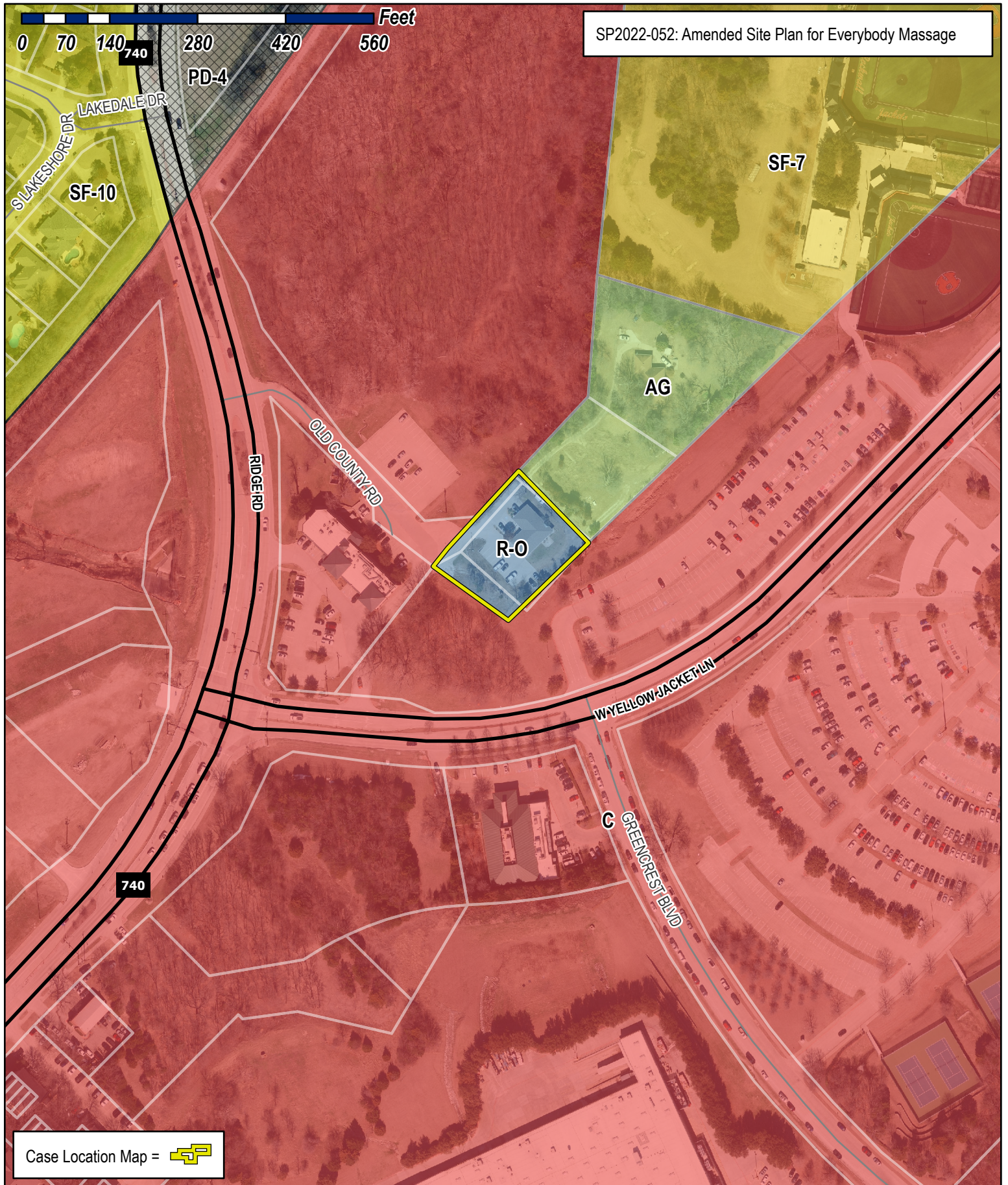
Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires 5-10-24





SP2022-052: Amended Site Plan for Everybody Massage

Case Location Map = 



# City of Rockwall

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

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

September 16, 2022

Mr. Ryan Miller  
City of Rockwall Director of Planning  
City Hall 385 S. Goliad  
Rockwall, TX 75087

Re: SP2022-0XX Variance Requested  
Everybody Massage Expansion Project  
Rockwall, TX. 75087

Mr. Miller,

This letter serves as a summary of the Request for Variance to the UDC within the general zoning district for a Parking Variance on this site.

**Parking Variance for (1) parking space.**

- A) **Parking Requirement per zoning is 1/ 300 SF.** We are requesting a parking variance for (1) one parking space. The existing residential building was remodeled a couple of years ago and converted into a commercial /residential business. The new expansion would add 7 new relaxing rooms to replace smaller rooms inside the existing space. This expansion will allow for a total of 11 massaging rooms. We are planning to reduce the number of rooms in the existing building by combing smaller rooms together and enlarging the breakroom / laundry rooms.

**Building Square Footage,**  
**Existing** 2293 SF  
**Expansion** 1,713 SF

**Total Building SF – 4,006 SF / 300 = 13.35 parking spaces.**  
This would typically round up to 14 spaces. We are asking for 13.

Thank you for your consideration and reviewing our request.

Sincerely,

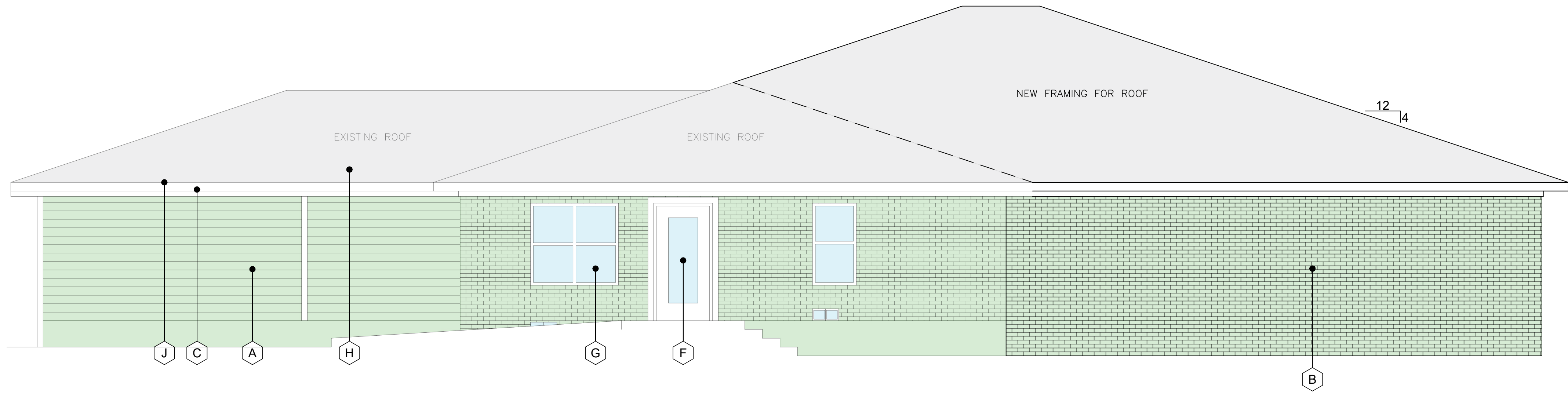
A handwritten signature in black ink that reads "Jeff Carroll". The signature is written in a cursive, flowing style.

Jeffrey Carroll  
Carroll Architects, Inc.  
President / CEO

2022064 Everybody Massage Rockwall, TX 9-16-22







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

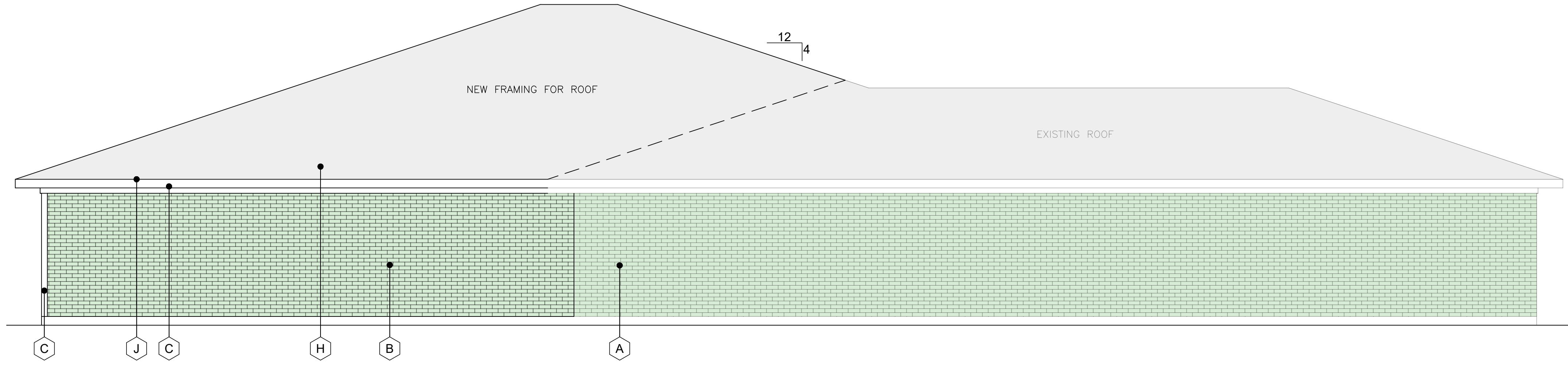
EXTERIOR FINISH SCHEDULE:

<b>A</b>	BRICK, MFG-ACME, MODULAR SIZE, COLOR - PAINTED/EXISTING
<b>B</b>	HARDIE BOARD SIDING, COLOR: MINT GREEN TO MATCH EXISTING
<b>C</b>	HARDIE BOARD, FASCIA & TRIM COLOR - MATCH EXISTING
<b>D</b>	ASPHALT SHINGLE - MATCH EXISTING
<b>F</b>	ENTRY DOORS - EXIST TO REMAIN
<b>G</b>	WINDOW, 1" INSULATED, LOW 'E' 30% TINTED GRAY, FRAME COLOR - MATCH EXISTING (WHITE)
<b>H</b>	COMPOSITION ASPHALT ROOF, TYP., (270lbs), COLOR - MATCH EXISTING
<b>J</b>	PREFINISHED ALUMINUM GUTTER & DOWNSPOUT, COLOR - MATCH EXISTING
<b>K</b>	H.M DOOR - PAINT

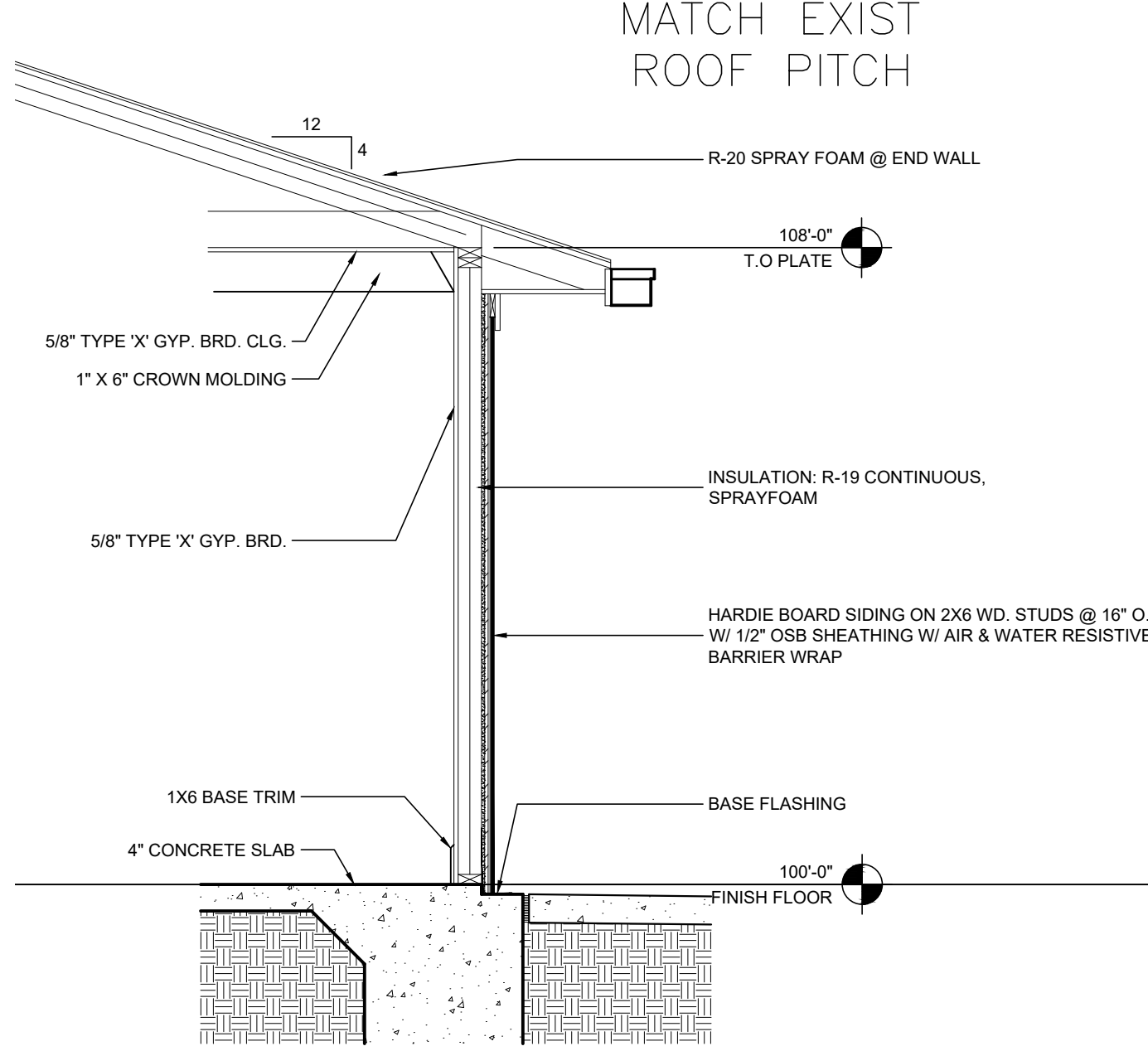
**COPYRIGHT NOTICE:**  
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ISSUE:

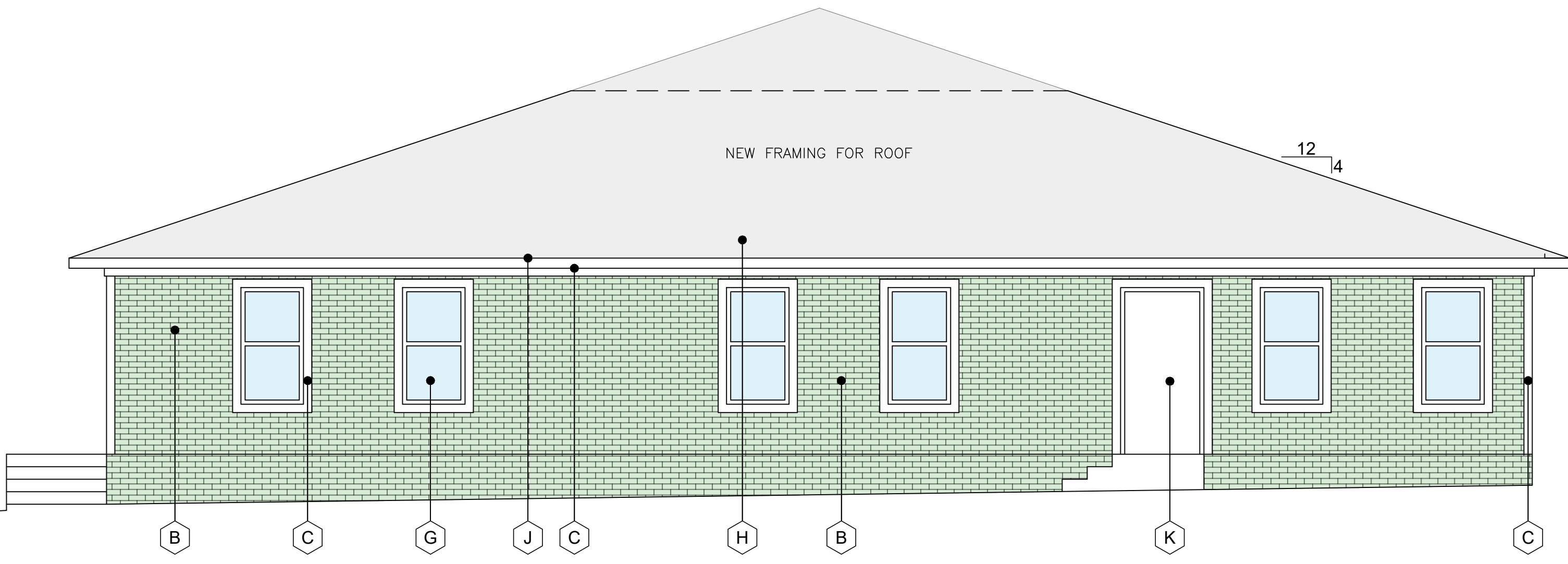
CITY SUBMITTAL:	09-20-2022



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



**4 TYPICAL WALL SECTION**  
SCALE: 1/2" = 1'-0"



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

BUILDING ADDITION FOR  
**EVERYBODY MASSAGE**  
2001 Ridge Rd, Rockwall, TX 75087

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

**EXTERIOR ELEVATIONS**

DATE:	SEPTEMBER 2022	SHEET NO.:	A501
PROJECT NO.:	2022064		
DRAWN BY:	CK		
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:** October 11, 2022  
**APPLICANT:** Jeff Carroll; *Jeff Carroll Architects*  
**CASE NUMBER:** SP2022-052; *Amended Site Plan for Everybody Massage*

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### SUMMARY

Consider a request by Jeff Carroll of Jeff Carroll Architects on behalf of Susan Gamez of Everybody Massage for the approval of an *Amended Site Plan* for an existing *Massage Therapist* facility on a 0.48-acre tract of land identified as Lot 1, Block A, Everybody Massage Addition, City of Rockwall, Rockwall County, Texas, zoned Residential Office (RO) District, addressed as 2001 Ridge Road, and take any action necessary.

### BACKGROUND

The subject property was annexed into the City of Rockwall on November 7, 1960 by *Ordinance No. 60-04* [Case No. A1960-004]. At the time of annexation, the subject property was zoned Agricultural (AG) District. On October 3, 2016, City Council approved to rezone the subject property from Agricultural (AG) District to Residential Office (RO) District (Case No. Z2016-028; *Ordinance No. 16-55*). On April 25, 2017, the Planning and Zoning Commission approved a site plan (Case No. SP2017-015) to allow the conversion of the existing single-family home to a *Massage Therapist Office* (i.e. *Everybody Massage*). On September 5, 2017, the City Council approved a final plat (Case No. P2017-044) that established the subject property as Lot 1, Block A, Everybody Massage Addition.

### PURPOSE

On September 16, 2022, the applicant – *Jeff Carroll of Carroll Architects, Inc.*-- requested the approval of an amended site plan to allow a 1,713 SF addition to the 2,293 SF existing *Massage Therapist Office*.

### ADJACENT LAND USES AND ACCESS

The subject property is located at 2001 Ridge Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 9.24-acre vacant tract of land identified as Tract 9, of the D. Atkins Survey, Abstract No. 1, and zoned Commercial (C) District. Beyond this right-of-way for the *Union Pacific Dallas/Garland Northeast Railroad*. Beyond that is a 12.11-acre vacant tract of land identified as Tract 2, of the D Atkins, Abstract No. 1, and zoned Commercial (C) District. North of this is Ridge Road which is identified as a M4D (i.e. *major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is a 7.7045-acre tract of land identified as Tract 10-1, of the J.D. McFarland Survey, zoned Commercial (C) District and developed with a parking lot for Rockwall Independent School District (RISD). Beyond this is W Yellow Jacket Lane which is classified as a M4D (i.e. *major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property are two (2) tracts of land identified as tracts 11 and 18, of the D Atkins Survey, Abstract No. 1 and zoned Agricultural (AG) District. Lot 18 is vacant and lot 11 is developed with a single-family home. Beyond this is a 13.134-acre tract of land identified as Tract 9, of the D Atkins Survey, Abstract 1

and developed with a baseball field for Rockwall Independent School District (RISD). Beyond this is W Yellow Jacket Lane which is classified as a M4D (*i.e. major collector, four [4] lane, undivided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is Old County Road which is identified as a R2 (*i.e. Residential, Two Lane, Undivided Roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 1.129-acre parcel of land identified as Lot 1, Block A, Yellow Jacket Addition and developed with a *Retail Shopping Center (i.e. Yellow Jacket Plaza)*.

**DENSITY AND DIMENSIONAL REQUIREMENTS**

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Massage Therapist Office* is a permitted *by-right* land use in a Residential Office (RO) District. The submitted site plan and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Residential Office (RO) District with the exception of the items listed in the *Variations and Exceptions Requested by the Applicant* section of this case memo. 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>	10,000 SF	20,908.80 SF; <i>In Conformance</i>
<i>Minimum Lot Frontage</i>	60-Feet	147-Feet; <i>In Conformance</i>
<i>Minimum Lot Depth</i>	100-Feet	142.7-Feet; <i>In Conformance</i>
<i>Minimum Front Yard Setback</i>	15-Feet	~30-Feet; <i>In Conformance</i>
<i>Minimum Rear Yard Setback</i>	10-Feet	>45-Feet; <i>In Conformance</i>
<i>Minimum Side Yard Setback</i>	10-Feet	>20-Feet; <i>In Conformance</i>
<i>Maximum Building Height</i>	60-Feet	8-Feet; <i>In Conformance</i>
<i>Max Building/Lot Coverage</i>	60%	19%; <i>In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	14	13; <i>Exception Requested</i>
<i>Minimum Landscaping Percentage</i>	20%	X=72.5%; <i>In Conformance</i>
<i>Maximum Impervious Coverage</i>	85-90%	27.5%; <i>In Conformance</i>

**TREESCAPE PLAN**

No trees are being removed from the subject property. Based on this, no *Treescape Plan* is required.

**CONFORMANCE WITH THE CITY'S CODES**

According to Subsection 02.02(D)(2), *Office Building*, of 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... but not involving the sale of merchandise except as incidental to a permitted use." In this case, the applicant is requesting a *Massage Therapist Office*, which is permitted by right according to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

The proposed site plan also generally conforms to the requirements of the *General Commercial District Standards* as stipulated by Article 05, *District Development Standards*, and the *Scenic Overlay (SOV) District Standards* of the Unified Development Code (UDC) with the exception of the variances and exceptions being requested as outlined in the *Variations and Exceptions Requested by the Applicant* section of this case memo.

**VARIANCES AND EXCEPTIONS 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 exceptions:

### Variances.

- (1) Four-Sided Architecture. According to Article 05, *General Overlay District Development Standards*, of the Unified Development Code (UDC) all building shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In addition, a minimum of one (1) row of trees shall be planted along perimeter of the subject property to the rear of the building. In this case, the proposed building does not meet the wall length requirements on the proposed secondary façades. This will require a variance from the Planning and Zoning Commission.

### Exceptions:

- (1) Roof Pitch. According to Subsection 04.01(A)(1) of Article 05, *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 applicant is proposing a pitch of 4:12. This will require an exception from the Planning and Zoning Commission.
- (2) Parking. According to Subsection 06.05 (Table 5), of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), the parking requirement for an Office Building is 1 parking space per 300 SF. In this case, the applicant is required 14 parking spaces, and is providing 13 parking spaces. This will require an exception from the Planning and Zoning Commission.

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 to grant exceptions and variances 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 addition, the code requires that applicants provide compensatory measures that directly offset the requested exceptions and variances. In this case, as compensatory measures, the applicant is proposing: [1] 100% masonry materials on three (3) sides, [2] three (3) times more than the amount of required landscaping, and [3] a line of existing canopy and accent trees along the south and west property lines. Staff should note that the increased landscaped area and existing trees along the south and west property lines were established before the conversion from residential to residential office and are not compensatory in nature. However, in justification for the variance and exceptions, the proposed addition does incorporate characteristics of the original single-family home, such as roof pitch and architecture, that allows for a seamless appearance for the addition. The applicant has also indicated in their *Variance and Exception Request Letter* that the quantity of massage rooms will not change, rather the existing and proposed rooms will be larger than what is currently provided. Given this, the applicant indicated that the parking demand will not increase. Requests for exceptions and variances 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 an exception.

### **CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

The OURHometown Vision 2040 Comprehensive Plan indicates the subject property is located within the Scenic District which "is significantly developed and has residential land uses that range from medium to high density." The area adjacent to Ridge Road represents mixed-use district and includes one of the City's larger mixed residential/office developments..." The primary land uses in the Live/Work designated areas include professional offices, boutiques, art/music studios, and antique and collectable shops. In this case, the applicant is requesting approval of an amended site plan for an existing *Office Building less than 5,000 SF*. Based on this, the applicant's request appears to conform to the goals and policies of the OURHometown Vision 2040 Comprehensive Plan.

### **ARCHITECTURAL REVIEW BOARD (ARB):**

This property, being in the Scenic Overlay (SOV) District, requires the review of the Architecture Review Board. On September 27, 2022, the Architecture Review Board (ARB) reviewed the proposed building elevations and made a motion to recommend approval of the site plan 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 request for an amended site plan for an existing restaurant with drive-through, 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 a building permit;
- (2) Any construction resulting from the approval of this Amended 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

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Applicant CARROLL ARCHITECTS

Contact Person SUSAN GAMEZ

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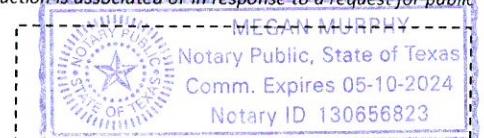
Before me, the undersigned authority, on this day personally appeared Susan Gamez [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the 16 day of September, 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 any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 16<sup>th</sup> day of September, 20 22

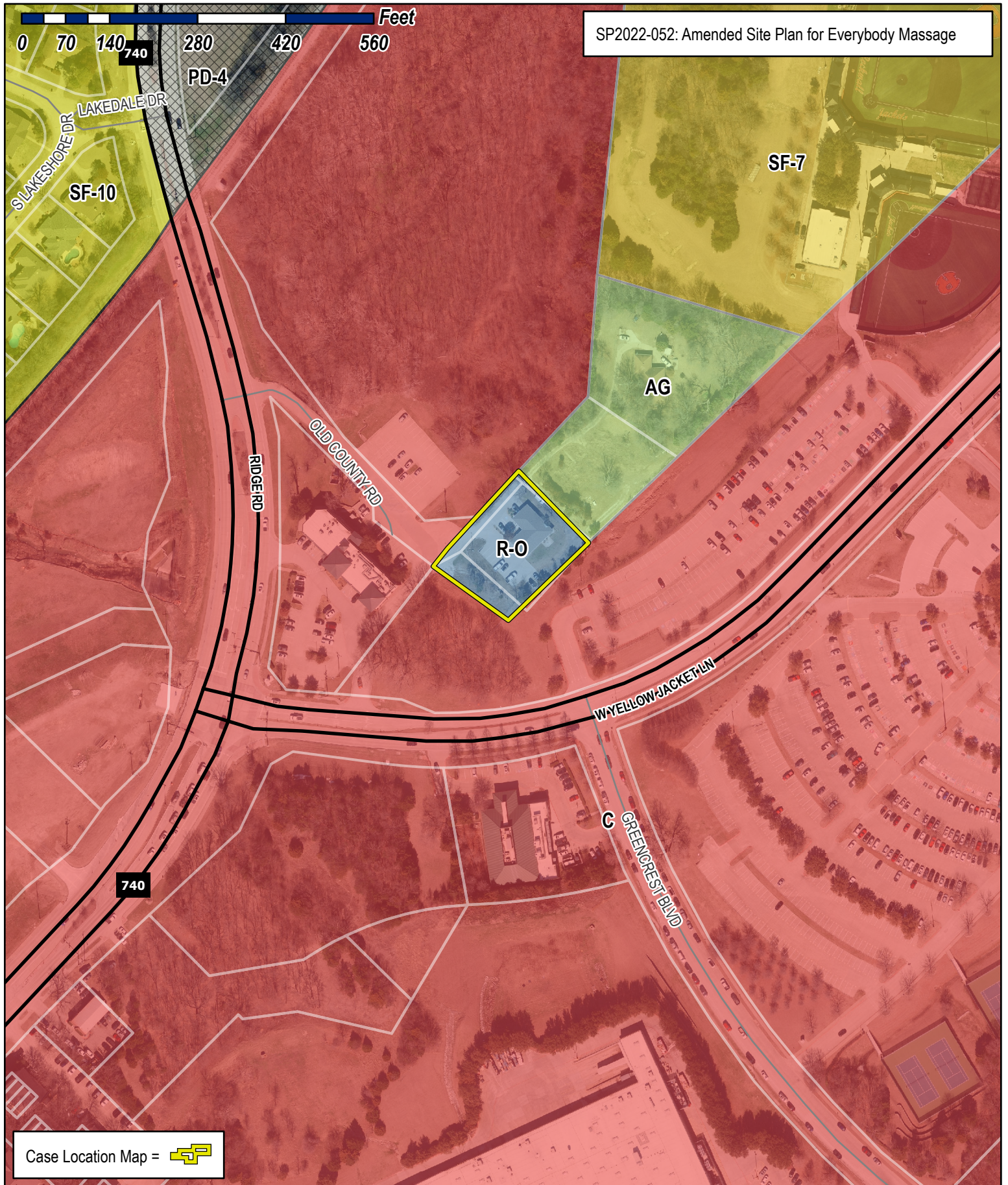
Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires 5-10-24





SP2022-052: Amended Site Plan for Everybody Massage

Case Location Map =



# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75032  
 (P): (972) 771-7745  
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750 Interstate 30  
Suite 110  
Rockwall, TX 75087  
t: 972-732-6085  
f: 972-732-8058

October 3, 2022

Mr. Ryan Miller  
City of Rockwall Director of Planning  
City Hall 385 S. Goliad  
Rockwall, TX 75087

Re: SP2022-052 Exceptions Requested  
Everybody Massage Expansion Project  
Rockwall, TX.

Mr. Miller,

This letter serves as a summary of the Request for Exceptions to the Unified Development Code (UDC). This includes **(1) Parking Reduction, (2) Roof Pitch, (3) Building Articulation.**

**Parking Reduction for (1) parking space.**

- A) **Parking Requirement per zoning is 1/ 300 SF.** We are requesting a parking variance for (1) one parking space. The existing residential building was remodeled a couple of years ago and converted into a commercial /residential business. The new expansion would add 7 new relaxing rooms to replace smaller rooms inside the existing space. This expansion will allow for a total of 11 massaging rooms. We are planning to reduce the number of rooms in the existing building by combing smaller rooms together and enlarging the breakroom / laundry rooms.

**Building Square Footage,**  
**Existing 2293 SF**  
**Expansion 1,713 SF**

**Total Building SF – 4,006 SF / 300 = 13.35 parking spaces.**  
This would typically round up to 14 spaces. We are asking for 13.

**Roof Pitch.**

We are requesting a variance for reducing required roof pitch to match the existing building. We are showing the new building expansion attached to the existing building on the site plan located at the rear of the existing building. We are also matching the building materials and colors for brick and asphalt singles.

## **Building Articulation**

We are requesting a variance for Building Articulation to match the existing building style of architecture. Since this expansion is on the rear any type of vertical or horizontal articulation will not be seen by public and would not match the existing style.

### **Compensatory items we are requesting for these variances.**

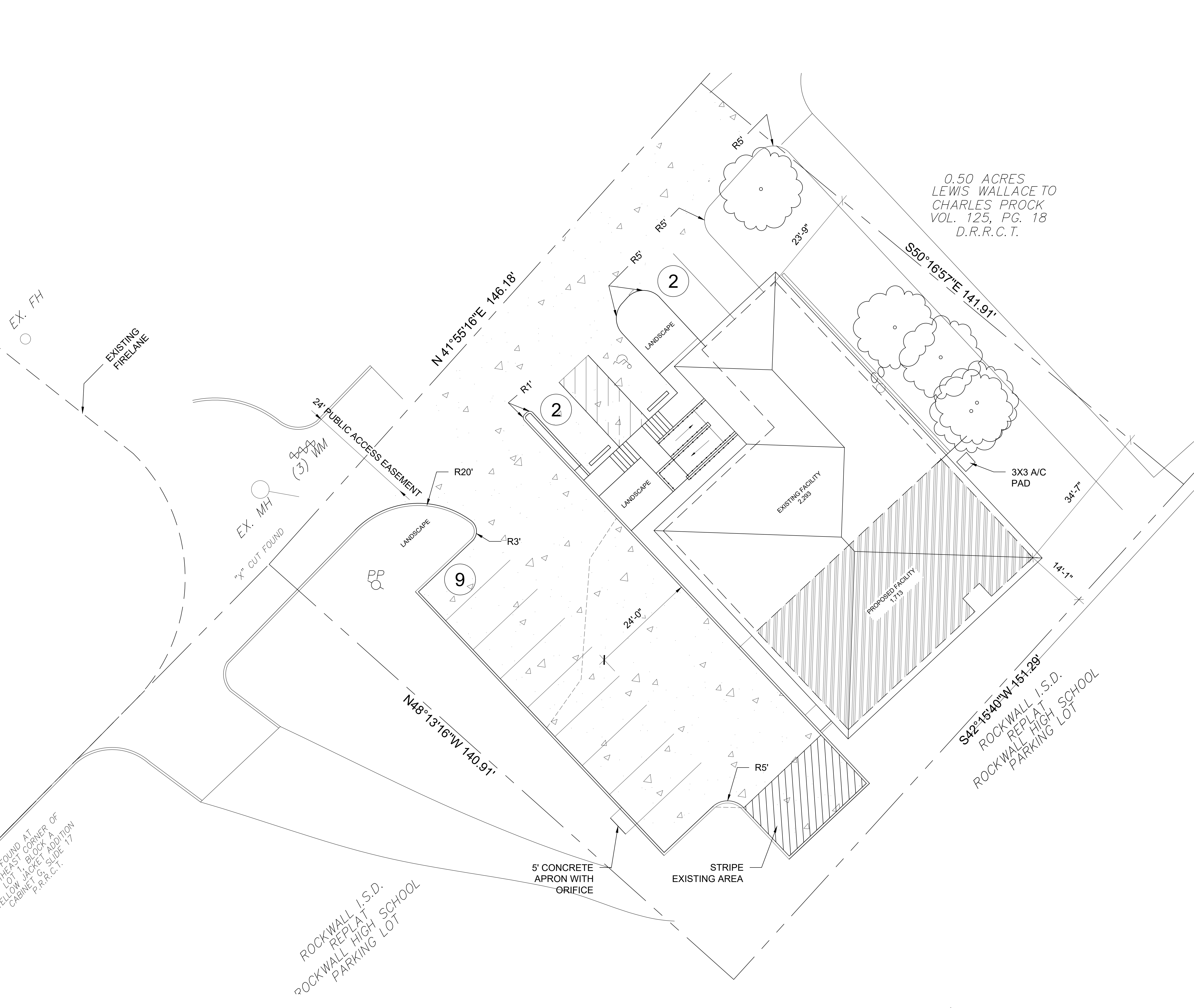
- A) City Ordinance requires 80% masonry. We are providing 100% brick masonry on the 3 sides of the expansion.
- B) City Ordinance requires 10% landscaping area. We are proposing 37.5% which is 3x more than required by zoning code.
- C) There is a line of existing canopy and ornamental trees along the south and west property lines which is more than required by code.

Thank you for your consideration and reviewing our request.

Sincerely,

Jeffrey Carroll  
Carroll Architects, Inc.  
President / CEO





SITE DATA TABLE	
SITE AREA	0.48 ACRES (20,908.8 S.F.)
EXISTING BUILDING AREA	2,293 S.F.
PROPOSED BUILDING EXPANSION	1,713 S.F.
TOTAL BUILDING AREA	4,006 S.F.
REQUIRED LANDSCAPE AREA- 10% OF 20,909 S.F.	2,099 S.F.
PROVIDED LANDSCAPE AREA- 37.6% OF 20,909 S.F.	7,817 S.F.
IMPERVIOUS COVERAGE- 62.6% OF 20,909 S.F.	13,092 S.F.
PARKING- REQUIRED (1000)	13.35 SPACES
PARKING- PROVIDED	STANDARD = 12 HANDICAPPED = 1 TOTAL = 13

- VARIANCE FOR 1 PARKING SPACE
- PAVING NOTES:
- APPROACHES TO BE 6" THICK, 3600 PSI, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER.
  - ALL NON-FIRELANE PAVING CAN BE 6" THICK, 3000 PSI 6 SACK MIX, REINFORCED WITH #4 BARS @ 18" O.C.
  - ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +6% OF OPTIMUM MOISTURE UNLESS OTHERWISE NOTED USING A SHEEPS-FOOT ROLLER.
  - SIDEWALK TO BE 4" THICK CONCRETE, 3000 PSI, 5.5 SACK MIX IN R.O.W.
  - NO SAND UNDER PAVING.

ISSUE:	
CITY SUBMITTAL: 09-27-2022	
CITY SUBMITTAL: 10-04-2022	

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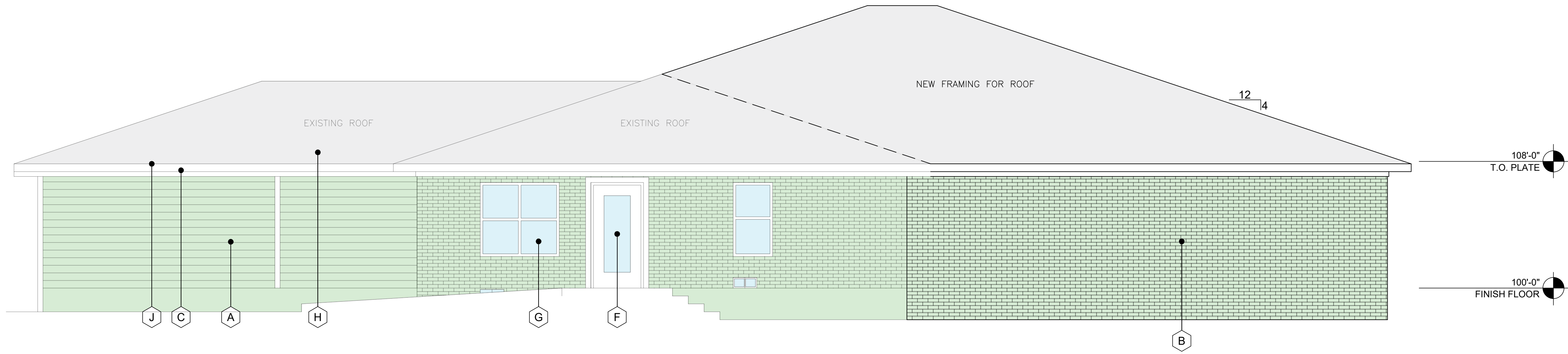
BUILDING ADDITION FOR  
**EVERYBODY MESSAGE**  
 2001 Ridge Rd, Rockwall, TX 75087

<b>EVERYBODY MESSAGE</b>
<b>LEGAL DESCRIPTION AND OR ADDRESS:</b> 2001 RIDGE ROAD 0.48 ACRES City of Rockwall, Rockwall County, Texas 75087
<b>OWNER:</b> Everybody Massage 2001 Ridge Road Rockwall, TX 75087 P:
<b>APPLICANT:</b> Carroll Architects, INC. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jcarroll@carrollarch.com ATTN: Jeff Carroll
<b>CITY OF ROCKWALL CASE NUMBER:</b> SP2022-052
<b>SITE PLAN SIGNATURE BLOCK</b>
<b>APPROVED:</b> 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.
<b>WITNESS OUR HANDS,</b> this ____ day of _____, 2022.
Planning & Zoning Commission, Chairman
Director of Planning and Zoning

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

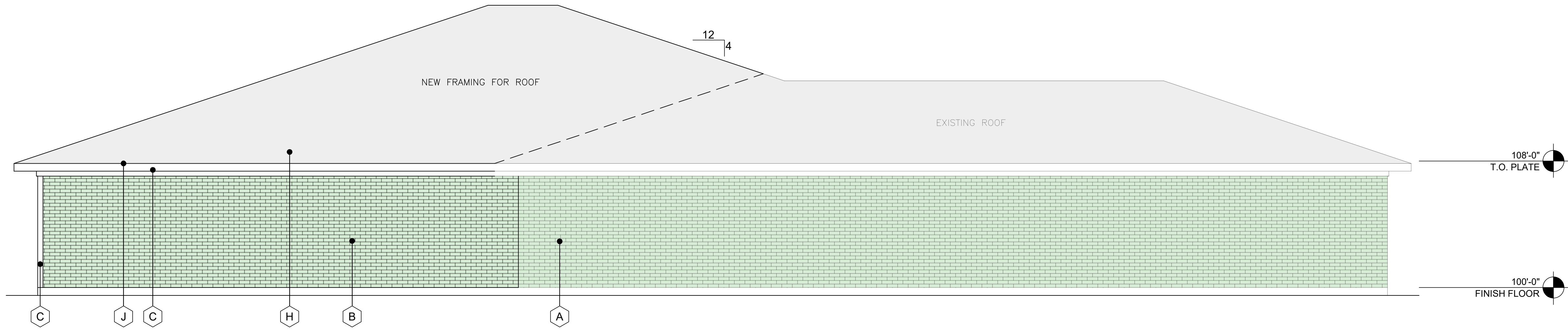
**ARCHITECTURAL SITE PLAN**

DATE:	SEPTEMBER 2022	SHEET NO.:	A100
PROJECT NO.:	2022064		
DRAWN BY:	CK		
CHECKED BY:			



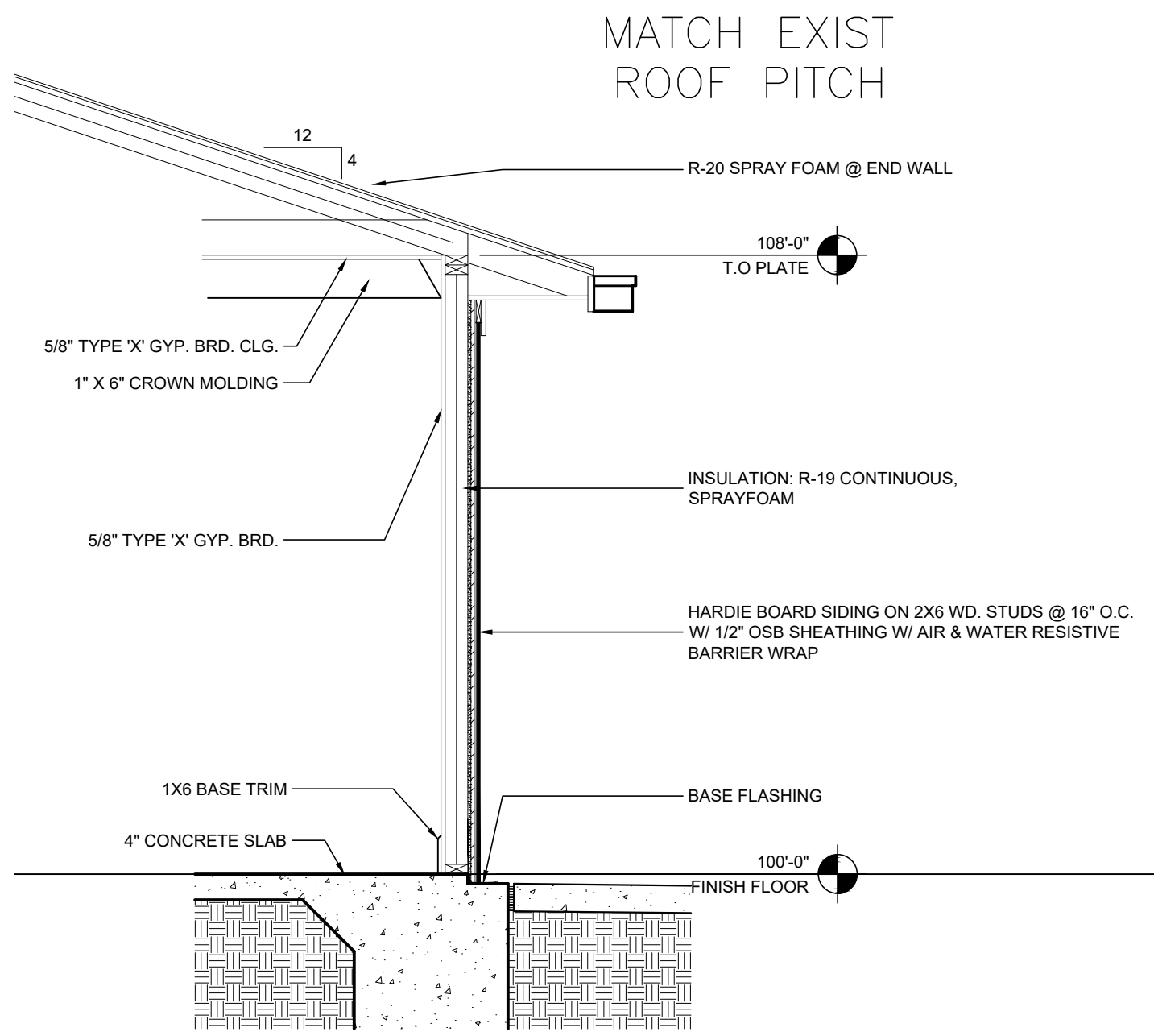
EXISTING SIDING - 165 S.F.  
 EXISTING BRICK - 157 S.F.  
 PROPOSED BRICK - 275 S.F.

**3 EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"  
 1' 4' 8'

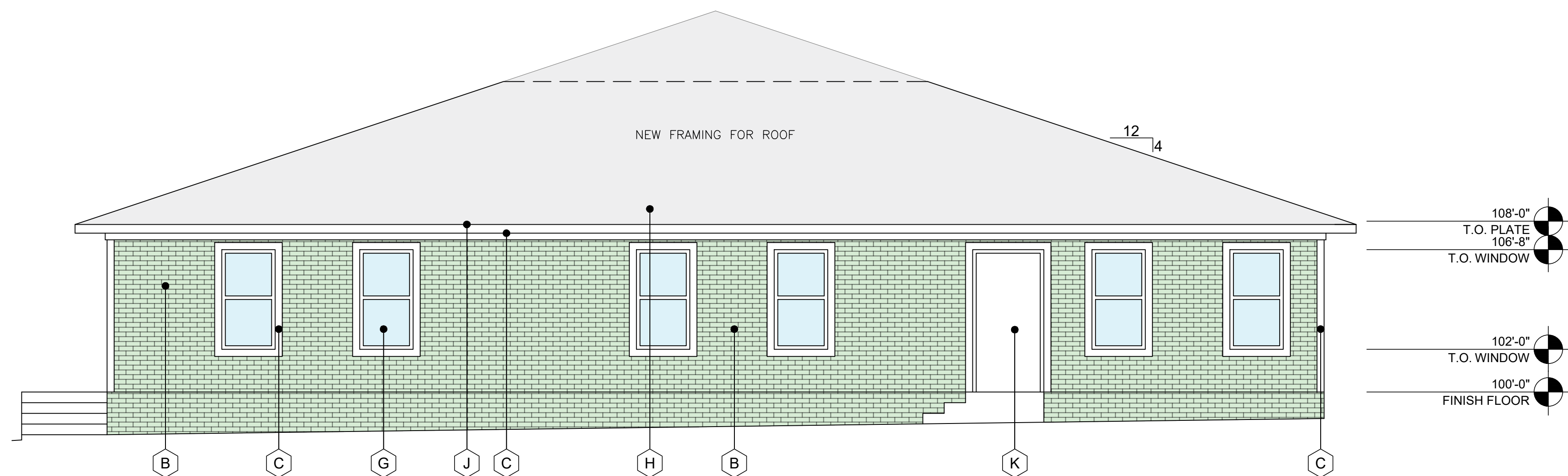


EXISTING BRICK - 388 S.F.  
 PROPOSED BRICK - 212 S.F.

**2 WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"  
 1' 4' 8'



**4 TYPICAL WALL SECTION**  
 SCALE: 1/2" = 1'-0"



EXISTING BRICK - 0 S.F.  
 PROPOSED BRICK - 358 S.F.

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

EXTERIOR FINISH SCHEDULE:	
A	BRICK, MFG-ACME, MODULAR SIZE, COLOR - PAINTED/EXISTING
B	HARDIE BOARD SIDING, COLOR: MINT GREEN TO MATCH EXISTING
C	HARDIE BOARD, FASCIA & TRIM, COLOR - MATCH EXISTING
D	ASPHALT SHINGLE - MATCH EXISTING
F	ENTRY DOORS - EXIST TO REMAIN
G	WINDOW, 1" INSULATED, LOW 'E' 30% TINTED GRAY, FRAME COLOR - MATCH EXISTING (WHITE)
H	COMPOSITION ASPHALT ROOF, TYP., (270lbs), COLOR - MATCH EXISTING
J	PREFINISHED ALUMINUM GUTTER & DOWNSPOUT, COLOR - MATCH EXISTING
K	H.M DOOR - PAINT

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ISSUE:

CITY SUBMITTAL: 09-27-2022	

BUILDING ADDITION FOR  
**EVERYBODY MESSAGE**  
 2001 Ridge Rd, Rockwall, TX 75087

<b>EVERYBODY MESSAGE</b>	
<small>LEGAL DESCRIPTION AND OR ADDRESS:</small> 2001 RIDGE ROAD 0.48 ACRES City of Rockwall, Rockwall County, Texas 75087	
<small>OWNER</small> Everybody Message 2001 Ridge Road Rockwall, TX 75087 P:	
<small>APPLICANT</small> Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jc@carrollarch.com ATTN: Jeff Carroll	
<small>CITY OF ROCKWALL CASE NUMBER:</small> SP2022-052	
<small>SITE PLAN SIGNATURE BLOCK</small>	
<small>APPROVED:</small> 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 _____.	
<small>WITNESS OUR HANDS, this ____ day of _____.</small>	
<small>Planning &amp; Zoning Commission, Chairman</small>	
<small>Director of Planning and Zoning</small>	

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

**EXTERIOR ELEVATIONS**

DATE: SEPTEMBER 2022 SHEET NO:  
 PROJECT NO: 2022064  
 DRAWN BY: CK  
 CHECKED BY:

**A501**



October 12, 2022

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

CC: Susan Gamez  
2001 Ridge Road  
Rockwall, TX 75087

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

SUBJECT: SP2022-052; *Amended Site Plan for Everybody Massage*

Jeff:

This letter serves to notify you that the above referenced case (*i.e. Amended Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on October 11, 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 a building permit;
- (2) Any construction resulting from the approval of this Amended 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 October 11, 2022, the Planning and Zoning Commission approved a motion to approve the Amended Site Plan by a vote of 5-0, with Commissioners Womble and Deckard absent.

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

Sincerely,

Bethany Ross, *Planner*  
City of Rockwall Planning and Zoning Department