



**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.

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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>

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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:**

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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 823 E. I-30 Rockwall TX 75032

Subdivision ROCKWALL MARKET CENTER EAST Lot 1 Block A

General Location I-30 & MIMS ROAD

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

Current Zoning COMMERCIAL Current Use RETAIL

Proposed Zoning GAME Proposed Use OFFICE - VETERINARY CLINIC

Acreage 0.636 AC. Lots [Current] 2 Lots [Proposed] 3

**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 KOHL'S DEPT STORES - ERIC BORKENHAGEN  Applicant CARROLL ARCHITECTS, INC

Contact Person ERIC BORKENHAGEN Contact Person JEFF CARROLL

Address N 56 W 17000 RIDGEWOOD DR Address 750 E. I-30 # 110

City, State & Zip MENOMONIE FALLS, WI City, State & Zip ROCKWALL, TX 75087

Phone 262-703-7000 Phone 214-632-1762

E-Mail eric.borkenhagen@kohls.com E-Mail JC@CARROLLARCH.COM

## NOTARY VERIFICATION [REQUIRED]

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

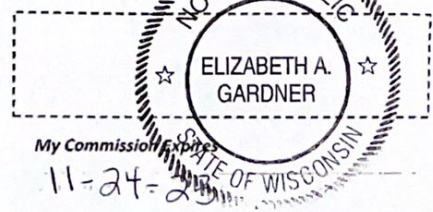
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Given under my hand and seal of office on this the 13 day of October, 2022.

Owner's Signature [Signature]

Notary Public in and for the State of Texas

Elizabeth A. Gardner













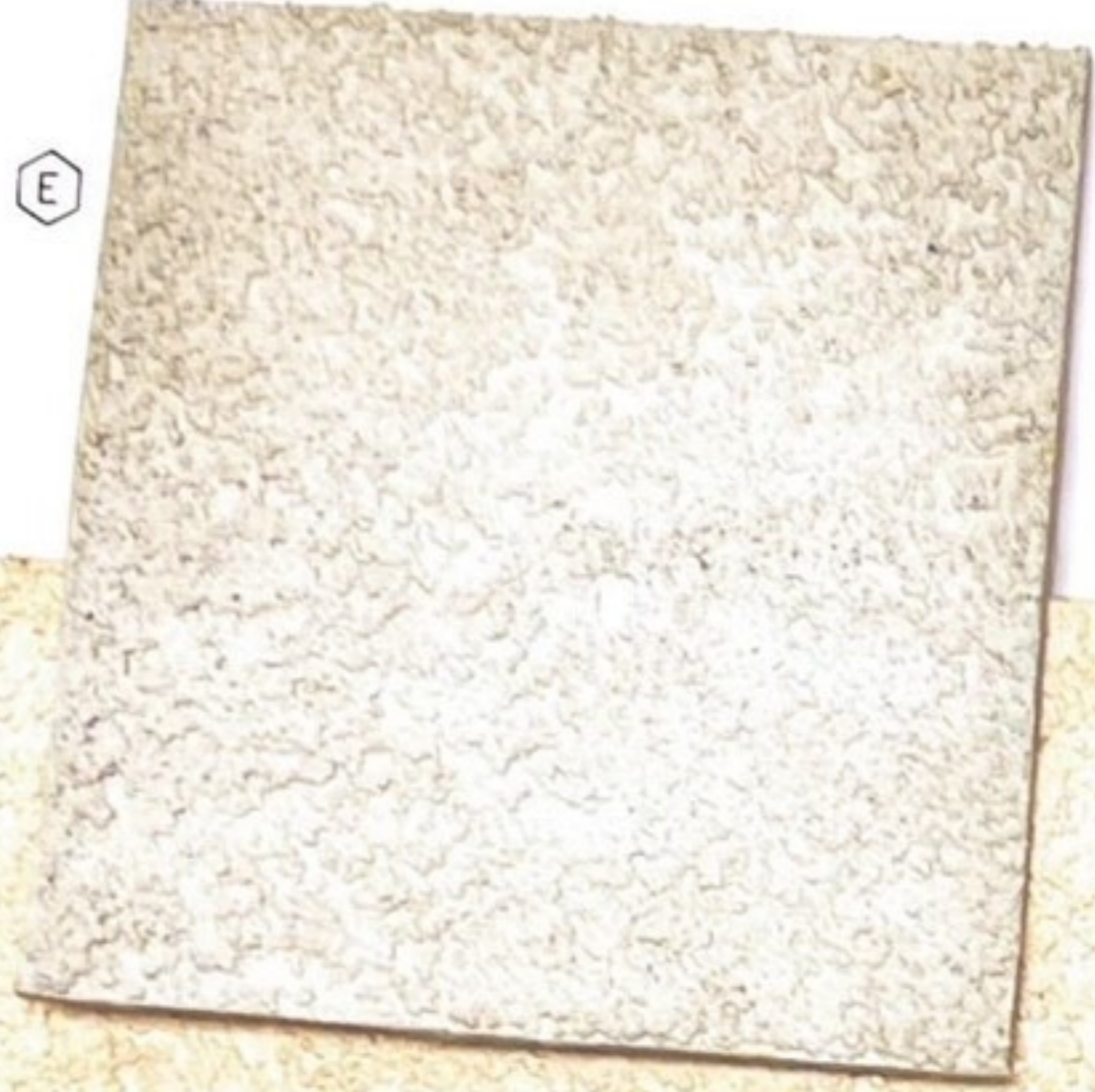




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# PET DOCTOR

828 Rochelle Ct.  
Rockwall, Texas 75087













# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
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Rockwall, Texas 75087

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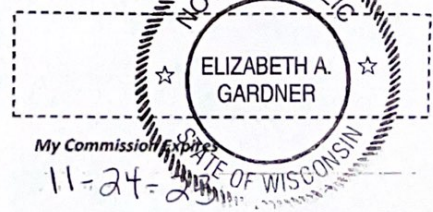
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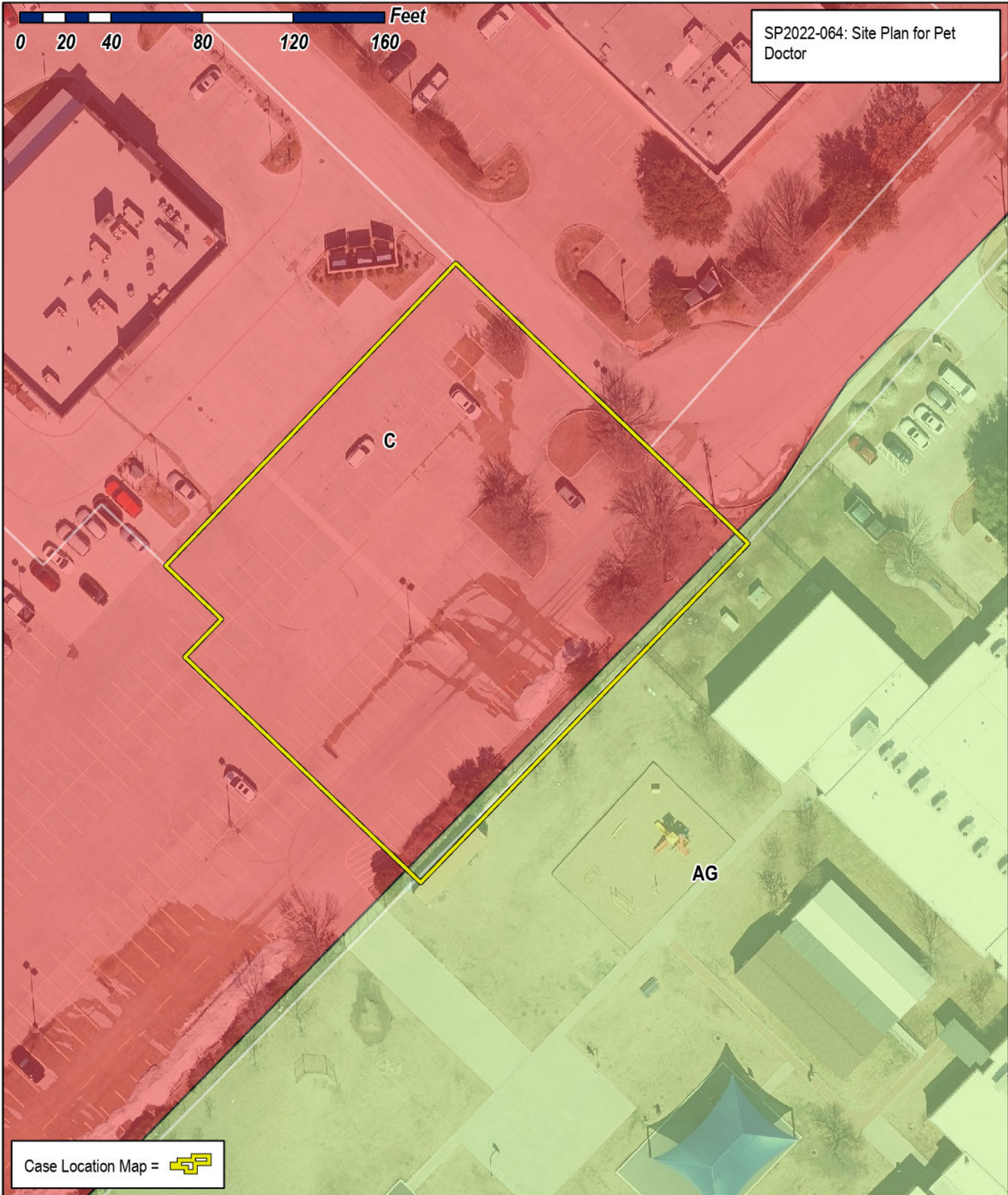
Elizabeth A. Gardner






0 20 40 80 120 160 Feet

SP2022-064: Site Plan for Pet Doctor



Case Location Map = 



# City of Rockwall

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

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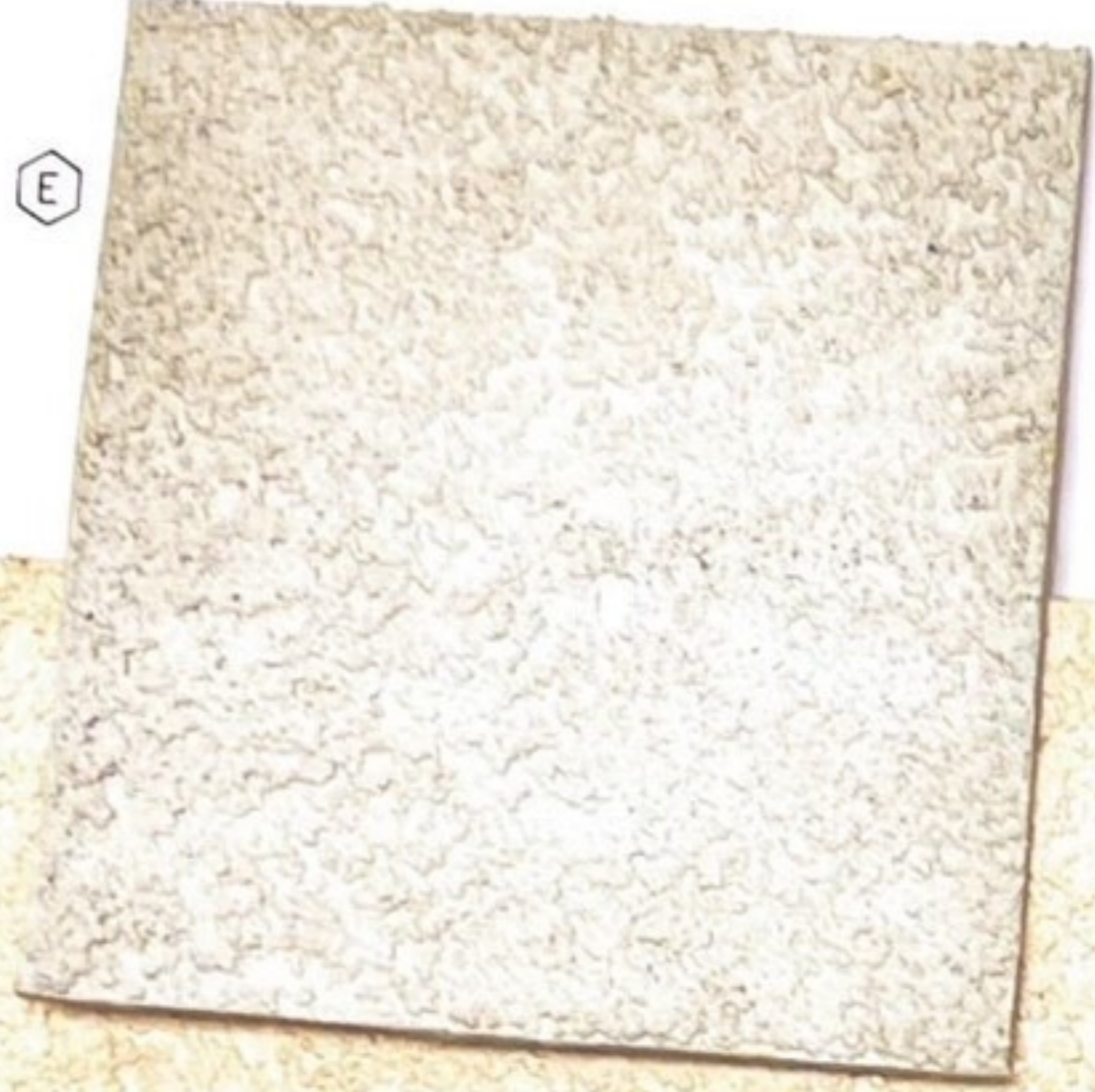




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# PET DOCTOR

828 Rochelle Ct.  
Rockwall, Texas 75087











# PROJECT COMMENTS



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

DATE: 12/16/2022

PROJECT NUMBER: SP2022-064  
PROJECT NAME: Site Plan for the Pet Doctor  
SITE ADDRESS/LOCATIONS: 828 ROCHELL CT

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, Inc. on behalf of Eric Borkenhalen of Kohl's Department Stores for the approval of a Site Plan for an Animal Clinic for Small Animals without Outside Pens on a 0.636-acre portion of a larger 7.383-acre parcel of land identified as Lot 7, Block A, Rockwall Market Center East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at the terminus of Rochell Court, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	12/16/2022	Approved w/ Comments

12/16/2022: SP2022-064; Site Plan for The Pet Doctor

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

I.1 This is a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Eric Borkenhalen of Kohl's Department Stores for the approval of a Site Plan for an Animal Clinic for Small Animals without Outside Pens on a 0.636-acre portion of a larger 7.383-acre parcel of land identified as Lot 7, Block A, Rockwall Market Center East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at the terminus of Rochell Court, and take any action necessary.

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).

M.3 For reference, include the case number (SP2022-064) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 The subject property will be required to be replatted after the engineering process to establish the new easements.

M.5 Site Plan

- (1) Please show the dedication of right-of-way for Rochelle Court. (Subsection 03.04.B, of Article 11)
- (2) Show the building setbacks from Rochelle Court dedication. (Subsection 03.04.B, of Article 11)
- (3) Please show the distance from the property line to the back of the building in the northwest corner of the subject property.
- (4) Please provide an exhibit showing all parking spaces are within 80-feet of a tree.
- (5) Since the building backs to a public row, please finish the back of the building in the same materials and using the same articulation as the front of the building.
- (6) The photometric plan does not conform to the site plan or building elevations. Please make the required corrections.

M.6 Based on the materials submitted staff has identified the following variances for this project:

- (1) Four (4) Sided Architecture. According to Subsection 06.02 (C)(5), Four (4) Sided Architecture, 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 applicant is required to



meet the building articulation standards for the primary building façade on all sides of the building. Given the proposed building elevations the applicant does not meet the wall projection requirements. In addition, the stone percentage on the north, east, and south façades does not meet the minimum 20% stone requirement. This will require a variance from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

(2) Screening of Loading and Service Areas. According to Subsection 06.02 (D)(6), Loading and Service Areas “All loading and service areas shall be located on the rear and side of buildings where possible. In the event that a loading or service area faces towards the Primary Roadway (i.e. IH-30, SH-205, FM-740, SH-66, FM549, John King Boulevard and SH-276), additional screening of the loading and service area may be required by the Architectural Review Board (ARB) and Planning and Zoning Commission. A minimum of a ten (10) foot masonry screening wall shall be required to screen the view of loading docks and loading spaces intended for tractor/semi-trailer delivery from any public right-of-way. This ten (10) foot masonry screening wall must screen the entire loading dock or loading space. Screening materials shall utilize similar masonry materials as the front façade of the primary building. The accommodation of adequate access for service delivery trucks shall be evaluated to determine the extent of screening required.” Given the proposed building elevations and site plan, the applicant does not meet this screening requirement for the proposed overhead doors. This will require a variance from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

M.7 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 order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures.

I.8 Please note that failure to address all comments provided by staff by 3:00 PM on January 3, 2023 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.9 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 January 3, 2023; 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 January 10, 2023 Planning & Zoning Meeting.

I.10 Please note the scheduled meetings for this case:

- (1) Planning & Zoning Work Session meeting will be held on December 27, 2022.
- (2) Planning & Zoning meeting/public hearing meeting will be held on January 10, 2023.

I.11 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	12/16/2022	Needs Review

- 12/16/2022: - Existing fire lane easement must be abandoned.
- New fire lane will need to be painted and platted.
  - 20' radius for relocated fire lane and access easement.
  - Fire lane? Will at least need to be platted as an access easement.
  - Need to dedicate the remainder of the cul-de-sac.
  - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
  - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

The following items are informational for the engineering design process.

- General Items:
- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)



- Minimum easement width is 20'. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls must be rock or stone face. No smooth concrete walls.

Drainage Items:

- Drainage from the site must follow the approved drainage area map. (See as-builts)
- Dumpster to go through oil/water separator before draining to the storm lines.
- Drainage must connect to existing underground storm sewer system that flows to detention pond.
- Drainage easement must be dedicated by plat for storm sewer.
- Show and call out drainage easements.

Water and Wastewater Items:

- 8" water will need to be looped in around the site.
- Only one "use" can be off a dead-end water line (Domestic service, irrigation, fire hydrant, or fire line).
- Water to be 10' separated from storm and sewer lines.

Roadway Paving Items:

- Parking to be 20'x9'.
- Drive isles to be 24' wide.
- Fire lane to have minimum 20' radii.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
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DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	12/14/2022	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	12/15/2022	Needs Review
12/15/2022: Show the location of the fire lane, fire hydrants, and fire department connection for the fire sprinkler system.			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	12/13/2022	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	12/13/2022	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Bethany Ross	12/16/2022	N/A
No Comments			













# DEVELOPMENT APPLICATION

City of Rockwall  
Planning and Zoning Department  
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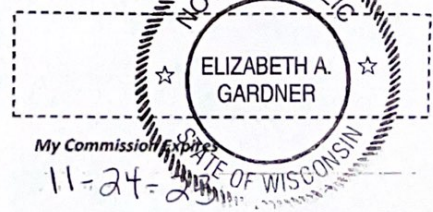
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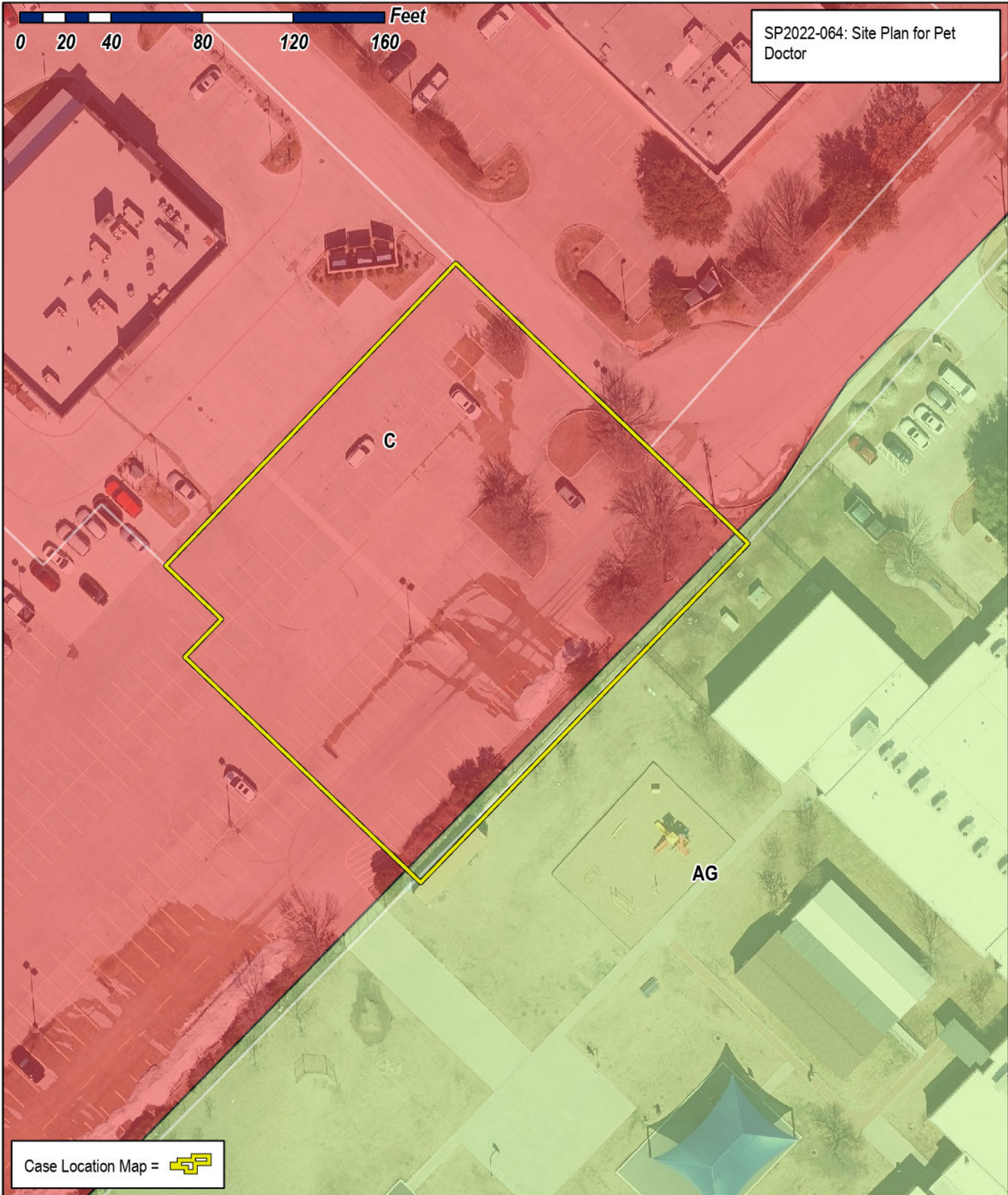
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0 20 40 80 120 160 Feet

SP2022-064: Site Plan for Pet Doctor



Case Location Map = 



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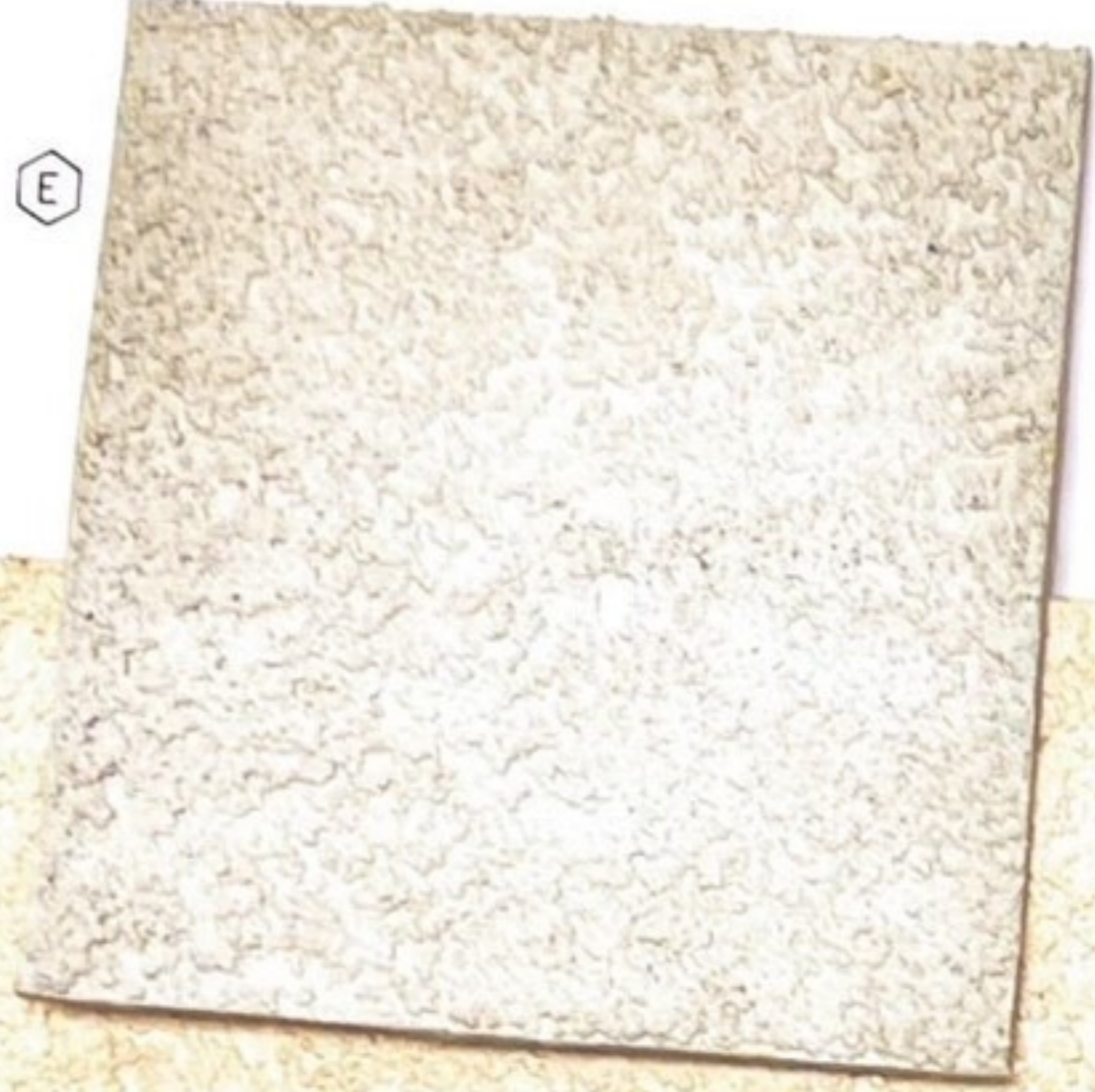




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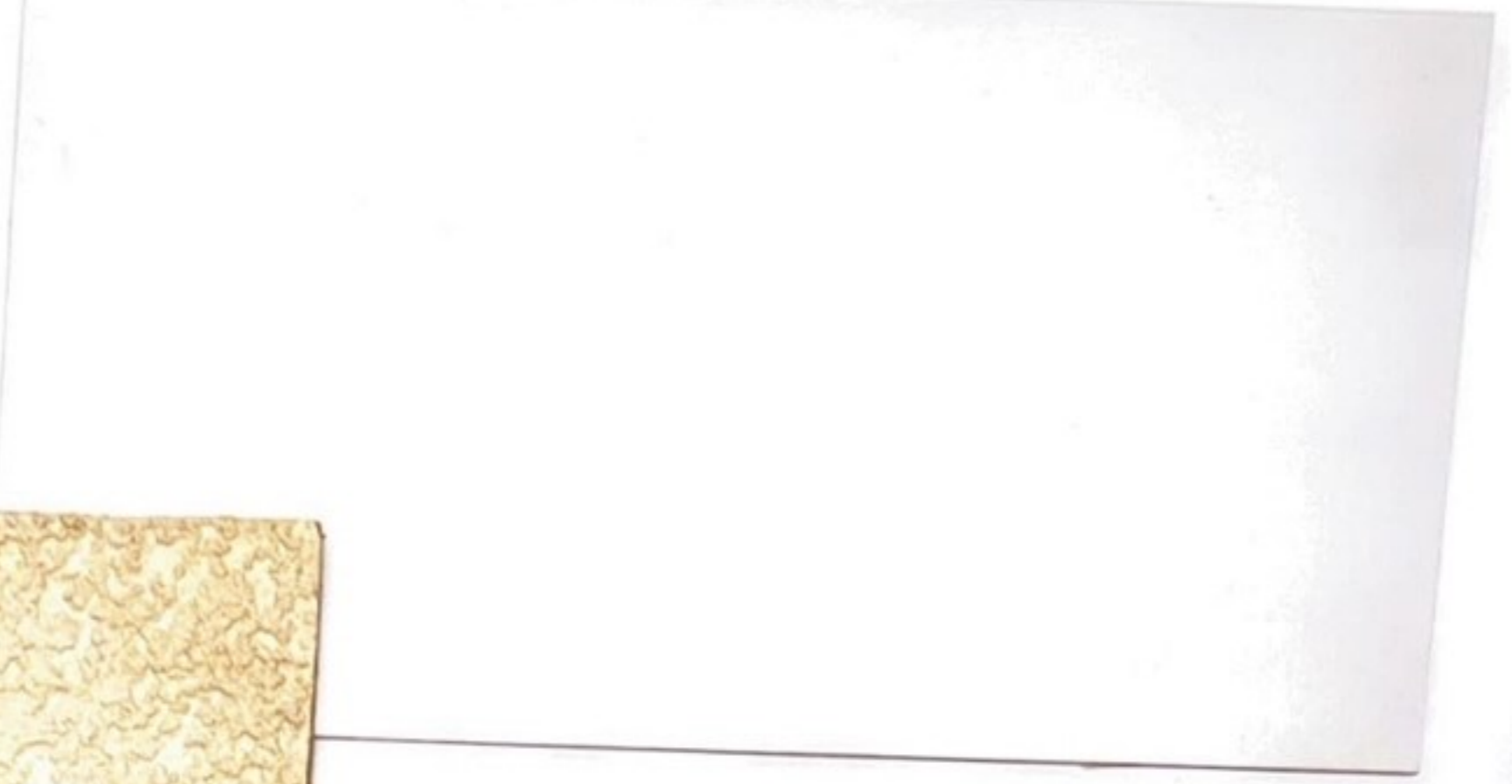


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# CITY OF ROCKWALL

## 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:** January 10, 2023  
**APPLICANT:** Jeff Carroll; Carroll Architects, Inc.  
**CASE NUMBER:** SP2022-062; *Site Plan for The Pet Doctor*

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### SUMMARY

Discuss and consider a request by Jeff Carroll of Jeff Carroll Architects, Inc. on behalf of Eric Borkenhalen of Kohl's Department Stores for the approval of a Site Plan for an Animal Clinic for Small Animals without Outside Pens on a 0.636-acre portion of a larger 7.383-acre parcel of land identified as Lot 7, Block A, Rockwall Market Center East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, located at the terminus of Rochell Court, and take any action necessary.

### BACKGROUND

On November 7, 1960 the subject property was annexed by *Ordinance 60-03 [Case No. A1960-003]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to City's historic zoning maps, at some point between November 7, 1960 and January 3, 1972, the subject property was rezoned from Agricultural (AG) District to Commercial (C) District. In 1999, the subject property was developed with an 86,484 SF *General Retail Store (i.e. Kohl's)*. On November 29, 2022, the Planning and Zoning Commission approved a miscellaneous case [*Case No. MIS2022-021*] to allow the deficiency of 87 parking spaces.

### PURPOSE

The applicant -- *Jeff Carroll of Carroll Architects, Inc.* -- is requesting the approval of a Site Plan for the construction of one (1) 6,800 SF building intended for an *Animal Clinic* land use on the subject property.

### ADJACENT LAND USES AND ACCESS

The subject property is located at the terminus of Rochell Court. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 1.629-acre parcel of land (*i.e. Lot 6, Block A, Rockwall Market Center East*) developed with a *Restaurant (i.e. Cracker Barrel)* and zoned Commercial (C) District. Beyond this the east bound lanes of the IH-30 Frontage Road. Beyond that is IH-30 which is classified as a TxDOT 4D and 6D (*i.e. Texas Department of Transportation Principle Arterial Roadway, four [4] lane & six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is a 11.605-acre tract of land (*i.e. Tract 17-01, of the E.P.G. Chisum Survey, Abstract No. 64*) zoned Agricultural (AG) District and developed with a *Public Primary School (i.e. Amanda Rochell Elementary)*. Beyond this is Highland Meadows Phase II Subdivision which was established in 2000 and consists of 97 single-family homes and zoned Single Family 7 (SF-7) District.

East: Directly east of the subject property is a 1.5438-acre parcel of land (*i.e. Lot 3, Block A, Rockwall Market Center East*), zoned Commercial (C) District, and developed a 10,664 SF *Indoor Commercial Amusement/Recreation Facility (i.e. Chuck E. Cheese)*. Beyond this is a 0.554-acre parcel of land (*i.e. Lot 5, Block A, Rockwall Market Center East*) zoned Commercial (C) District and developed with a 1,432 SF *Restaurant less than 2,000 SF, with a*



drive-through or drive in (i.e. Bahama Bucks). Beyond that is Mims Road, which is classified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is a 7.383-acre parcel of land identified as Lot 7, Block A, Rockwall Market Center East Addition zoned Commercial (C) District and developed with a 86,484 SF *General Retail Store* (i.e. Kohl's). Beyond this is a 1.345-acre parcel of land (i.e. Lakeside Batting Park) zoned Commercial (C) District and developed with a 1,595 SF *General Retail Store* (i.e. Nutriservice). Beyond that is an 11.389-acre parcel of land (i.e. Lot 1, Block A, Home-Depot-Rockwall Addition) zoned Commercial (C) District and developed with a 115,740 SF *General Retail Store* (i.e. Home Depot). Beyond this is Market Center Drive which is classified as a *Minor Collector* on the City's 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), *Animal Clinic* land uses are permitted *by-right* in a Commercial (C) District. The submitted site plan, landscape plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District with the exception of the variance outline in the *Variations and Exceptions by the Applicant* section below. A summary of the density and dimensional requirements for the subject property and the proposed projects conformance to these requirements 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= 39,306 SF; In Conformance</i>
<i>Minimum Lot Frontage</i>	<i>60-Feet</i>	<i>X=61-Feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>	<i>X=207-Feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>15-Feet</i>	<i>X=15-Feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet</i>	<i>X=12-Feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>10-Feet</i>	<i>X&gt;10-Feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>60-Feet</i>	<i>X=24-Feet; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>60%</i>	<i>X=23%; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>1/300 SF or 23 Parking Spaces</i>	<i>X= 37; In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>20%</i>	<i>X=23%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>85-90%</i>	<i>X=77%; In Conformance</i>

**TREESCAPE PLAN**

The treescape table provided by the applicant indicates that a 12-caliper inches of a Live Oak Tree will be removed from the subject property as a result of the development. The landscape table provided by the applicant indicates that five (5) six (6) caliper inch trees will be planted. Given this, the proposed landscape plan satisfies the mitigation balance.

**CONFORMANCE WITH THE CITY'S CODES**

Based on Subsection 02.02, *Land Use Standards*, of Article 13, *Definitions*, of the Unified Development Code (UDC), the applicant is requesting the approval of an *Animal Clinic*, which conforms to the land uses listed in Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) for a property situated in a Commercial (C) District. The proposed site plan generally conforms to the *General Overlay District Standards* and the *General Commercial (C) District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), however, the proposed site plan would affect the Kohl's Department Store parking. Currently, the Kohl's Department Store has 351 parking spaces. With the development of the subject property, the Kohl's parking spaces would be diminished to 259 parking spaces. That being said, On November 29, 2022, the Planning and Zoning Commission approved the miscellaneous case [Case No. MIS2022-021] for an exception for a deficiency of 87 parking spaces for Kohl's Department Store at 823 E IH-30.

**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 (4) Sided Architecture. According to Subsection 06.02 (C)(5), *Four (4) Sided Architecture*, 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 applicant is required to meet the building articulation standards for the primary building façade on all sides of the building. Given the proposed building elevations the applicant does not meet the wall projection requirements. This will require a *variance* from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

According to Subsection 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 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 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] 3% more than the required landscape percentage, and [2] added shrubs along the southeast side of the building. However, staff has identified the following item that can be used as compensatory: [1] providing five (5) canopy trees at a higher caliper - 6" caliper. 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 IH-30 Corridor District. This district is composed primarily of a *Special Commercial Corridor (SC)*. According to the plan, The *Special Commercial Corridor* land use designation is intended to provide an area for commercial/retail and regional commercial/retail activity centers that are intended to support the entire region." The IH-30 Corridor District will continue to serve as the City's primary retail corridor in the future. The primary land uses for the Special Commercial Corridor include regional shopping centers, entertainment, retail, personal services, restaurant, corporate offices, employment and recreational land uses. Given this, the applicants request does not appear to negatively impact the adjacent properties and does meet the technical requirements of the Unified Development Code (UDC).

**ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION**

On December 27, 2022, the Architecture Review Board (ARB) reviewed the proposed building elevations, and recommended that the applicant bring the brick up to the top of the windows and include brick in the first four (4) feet of the facades in the entry areas. The applicant has provided updated elevations that comply with the recommendation and they will be taken back to the next Architecture Review Board (ARB) meeting to be reviewed again on January 10, 2023.

**CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to approve the applicant's Site Plan for the construction of one (1) 6,800 SF building intended for *Animal Clinic* land uses 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)<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 823 E. I-30 Rockwall TX 75032  
 Subdivision ROCKWALL MARKET CENTER EAST Lot 1 Block A  
 General Location I-30 & MIMS ROAD

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

Current Zoning COMMERCIAL Current Use RETAIL  
 Proposed Zoning GAME Proposed Use OFFICE - VETERINARY CLINIC  
 Acreage 0.636 AC. Lots [Current] 2 Lots [Proposed] 3

**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 KOHL'S DEPT STORES - ERIC BORKENHAGEN  Applicant CARROLL ARCHITECTS, INC  
 Contact Person ERIC BORKENHAGEN Contact Person JEFF CARROLL  
 Address N 56 W 17000 RIDGEWOOD DR Address 750 E. I-30 #110  
 City, State & Zip MENOMONIE FALLS, WI City, State & Zip ROCKWALL, TX 75087  
 Phone 262-703-7000 Phone 214-632-1762  
 E-Mail eric.borkenhagen@kohls.com E-Mail JC@CARROLLARCH.COM

## NOTARY VERIFICATION [REQUIRED]

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

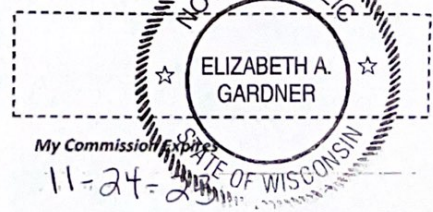
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ \_\_\_\_\_, to cover the cost of this application, has been paid to the City of Rockwall on this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_. 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 13 day of October, 2022.

Owner's Signature [Signature]

Notary Public in and for the State of Texas

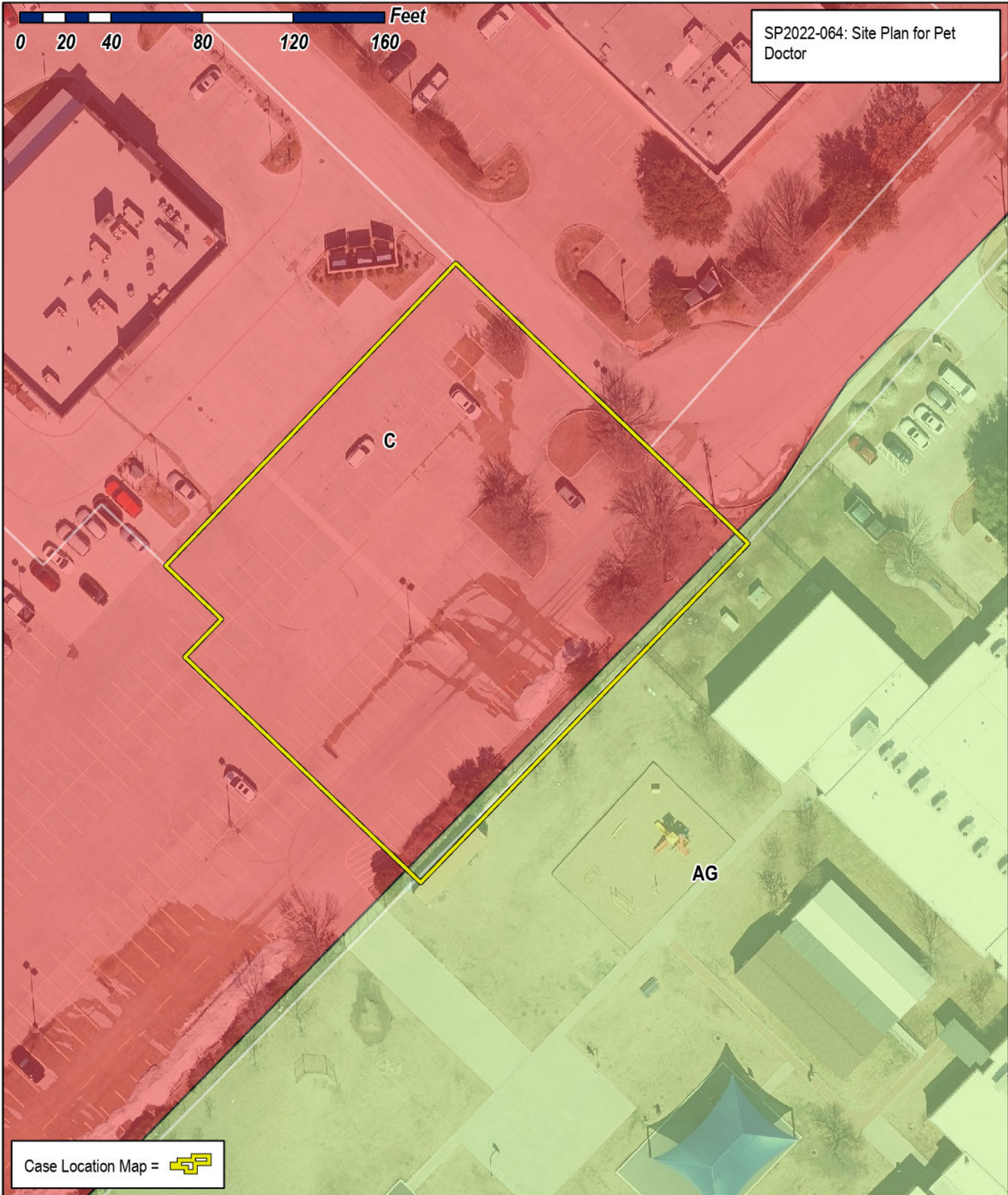
Elizabeth A. Gardner






0 20 40 80 120 160 Feet

SP2022-064: Site Plan for Pet Doctor



Case Location Map = 



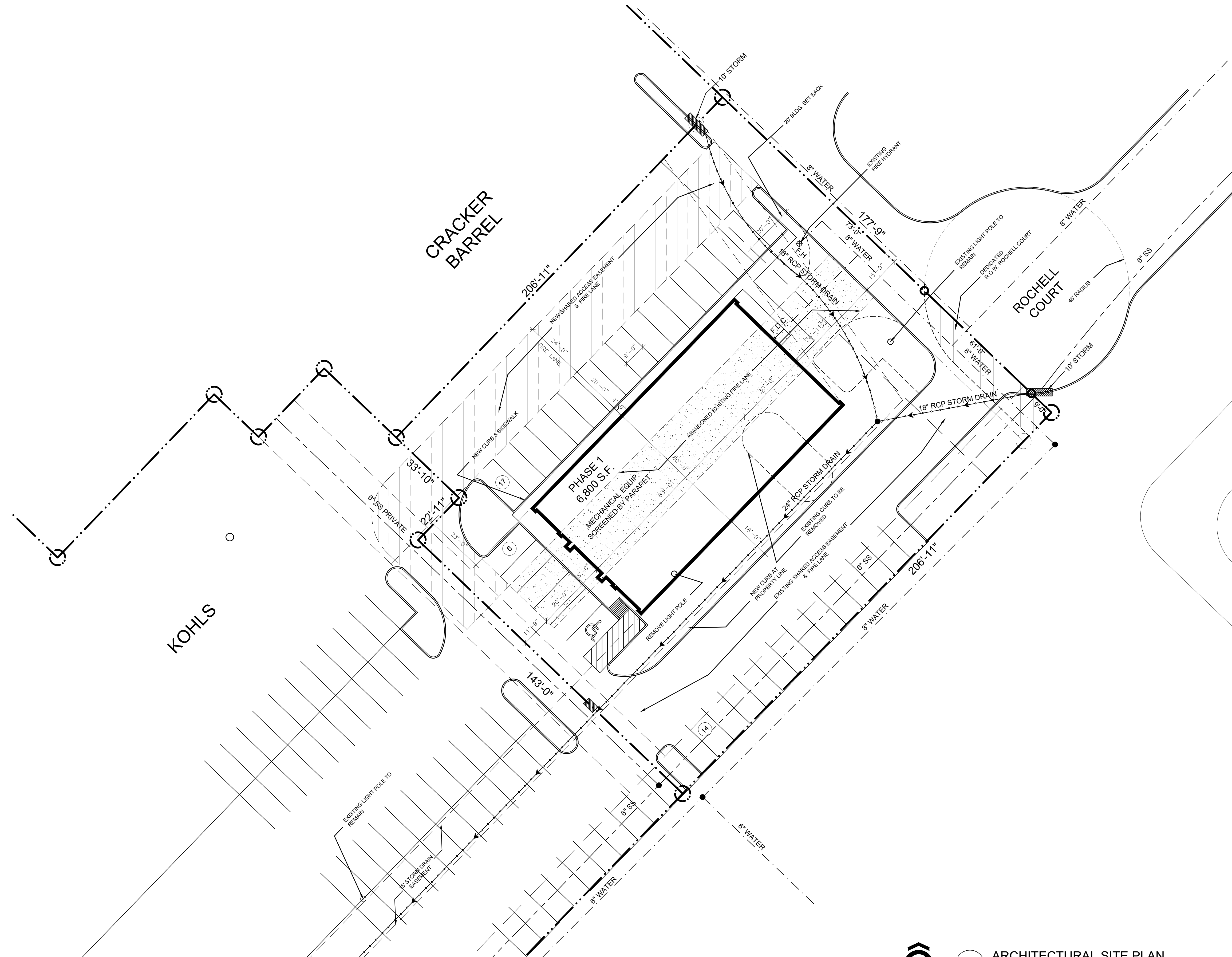
# City of Rockwall

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.







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

SITE DATA TABLE	
SITE AREA	0.824 ACRES (35,917 S.F.)
SHARED ACCESS EASEMENT	6,300 S.F.
ORDINANCE SITE PLAN AREA	29,617 S.F.
ZONING	(C) COMMERCIAL
PROPOSED USE	BUSINESS
BUILDING AREA #1:	6,800 S.F.
LOT COVERAGE (GROSS AREA)	23.0%
FLOOR TO AREA RATIO	2.3 : 1
BUILDING HEIGHT MAX.	36'-0"

BUILDING PARKING CALCULATIONS			
BUILDING USE	SQUARE FOOTAGE	PARKING REQUIREMENT	REQUIRED PARKING
BUILDING #1	6,800 S.F.	1/300	= 23
TOTAL PARKING REQUIRED			= 23 SPACES
TOTAL PARKING PROVIDED			= 37 SPACES

NOTE:  
1.) KOHLS PARKING SPACES REDUCES 61 SPACES  
2.) KOHLS TO PAY AND RELOCATE SEWER LINES

ISSUE:	CITY COMMENTS:	12-12-2022	REVISIONS:	12-20-22	REVISIONS:	12-28-22

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**PET DOCTOR**  
828 Rochelle Ct.  
Rockwall, Texas 75087

PET DOCTOR  
DR. WEBB

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

**ARCHITECTURAL SITE PLAN**

PET DOCTOR  
LEGAL DESCRIPTION AND OR ADDRESS:  
ROCKWALL MARKET CENTER EAST  
LOT 1, BLOCK A E.P. GAINES CHISUM  
SURVEY, ABSTRACT NO.64  
City of Rockwall, Rockwall County, Texas

OWNER  
Dr. Keith Webb  
Pet Doctor Veterinary Hospital  
2703 Market Center  
Rockwall, TX 75032

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

CITY OF ROCKWALL CASE NUMBER:  
SP2022-064

SITE PLAN SIGNATURE BLOCK

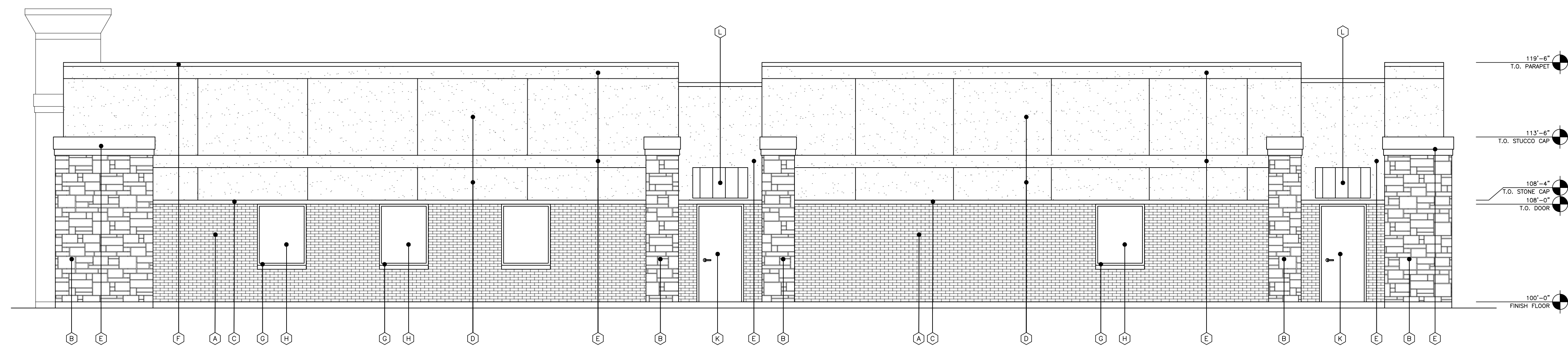
APPROVED:  
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_\_, 2022.

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_\_, 2022.

Planning & Zoning Commission, Chairman  
Director of Planning and Zoning

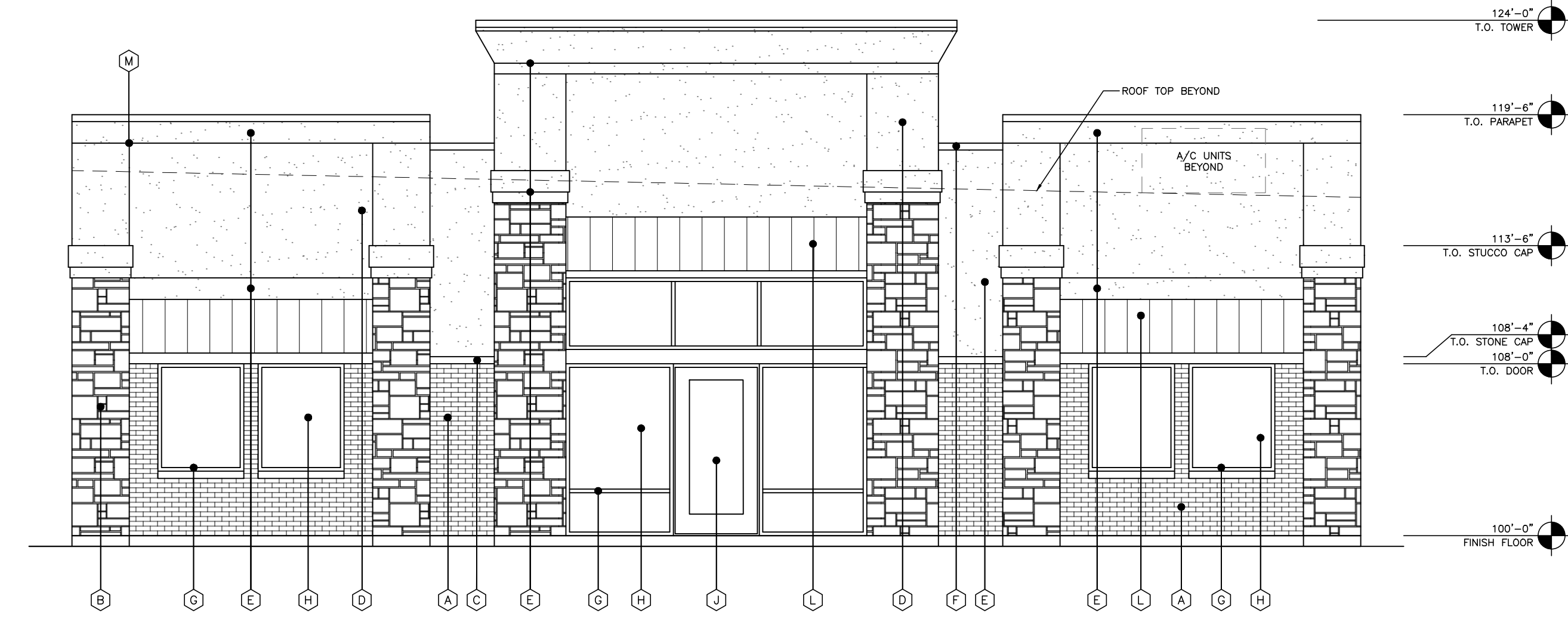
DATE: DEC 2022  
PROJECT NO: 2022063  
DRAWN BY: A100  
CHECKED BY:





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

STONE	-	289 S.F.	-	20.0%
STUCCO	-	1179 S.F.	-	52.0%
BRICK	-	602 S.F.	-	28.0%
TOTAL	-	2,070 S.F.	-	100%



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

STONE	-	241 S.F.	-	25.0%
STUCCO	-	623 S.F.	-	55.0%
BRICK	-	150 S.F.	-	20.0%
TOTAL	-	1,014 S.F.	-	100%

EXTERIOR FINISH SCHEDULE	
A	BRICK VENEER: ACME, FIELD COLOR
B	STONE VENEER: (4) SIDED CUT STONE W/ RANDOM SIZE & WIDTHS WITH MINIMUM SIZE 12" TALL, MAXIMUM SIZE 15" TALL COLOR - CREAM
C	STONE CAP: (4) SIDED CUT STONE W/ RANDOM SIZE & WIDTHS WITH MINIMUM SIZE 12" TALL, MAXIMUM SIZE 15" TALL COLOR - CREAM
D	STUCCO: (3 PART SYSTEM) ELASTOMERIC FINISH COAT - FIELD COLOR - SANDY BEACH
E	STUCCO: EIFS STUCCO ELASTOMERIC FINISH COAT - ACCENT. COLOR - PEARL ASH
F	PREFINISHED METAL COPING COLOR - SILVER
G	WINDOW FRAMES ALUMINUM, COLOR - ANODIZED ALUM.
H	GLAZING: DOUBLE PANE INSULATED, LOW E GLASS W/ WINDOW TINTED @ 10% - GREY
J	STOREFRONT ENTRY SLIDING DOOR SYSTEM: ALUM. COLOR - ANODIZED ALUM.
K	EXTERIOR HOLLOW MTL. DOOR & FRAME: PAINTED, COLOR TO MATCH STUCCO
L	AWNINGS: PREFINISHED STANDING SEAM MTL. AWNINGS PANELS COLOR - DARK BRONZE
M	STUCCO: CONTROL JOINTS AS SHOWN
N	ELEC. SECTIONAL OVERHEAD DOCK DOORS W/ VISION PANELS COLOR:

NOTE: PARAPETS WILL BE FINISHED ON BOTH SIDES

ISSUE:	CITY COMMENTS:	REVISED COMMENTS:
	12-12-2022	12-20-22
		12-28-22

**CONTRACT NOTICE:**  
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**PET DOCTOR**  
828 Rochelle Ct.  
Rockwall, Texas 75087

PET DOCTOR  
DR. WEBB

**CARROLL architects**  
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Suite 110  
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t: 972-732-6085  
f: 972-732-8058

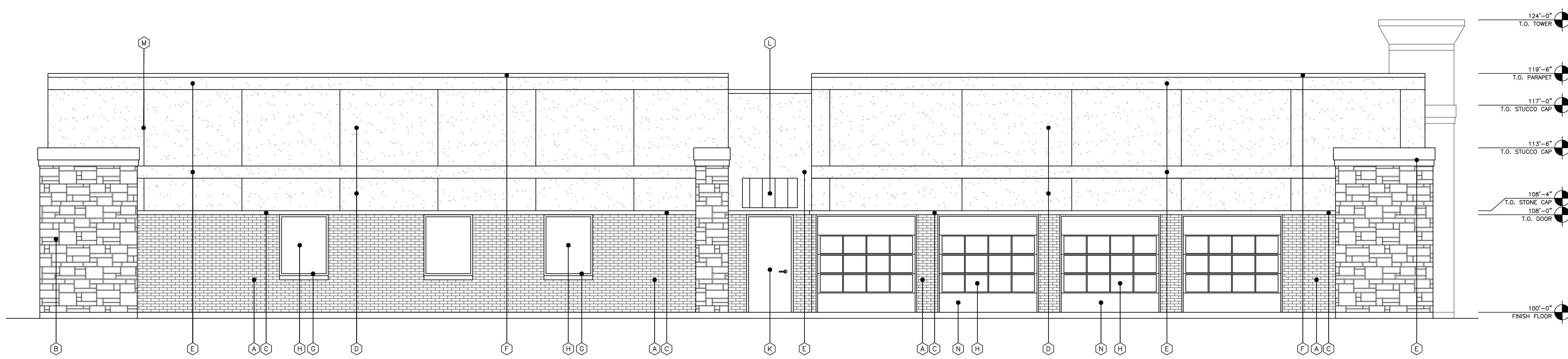
PET DOCTOR	
LEGAL DESCRIPTION AND/OR ADDRESS: ROCKWALL MARKET CENTER EAST LOT 1, BLOCK A E.P. GAINES CHISUM SURVEY, ABSTRACT NO. 64 City of Rockwall, Rockwall County, Texas	
OWNER Dr. Keith Webb Pet Doctor Veterinary Hospital 2703 Market Center Rockwall, TX 75032	
APPLICANT Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jc@carrollarch.com ATTN: Jeff Carroll	
CITY OF ROCKWALL CASE NUMBER: SP2022-064	
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	

**EXTERIOR ELEVATIONS**

DATE:	DEC 2022	SHEET NO.:	A501
PROJECT NO.:	2022063		
DRAWN BY:			
CHECKED BY:			

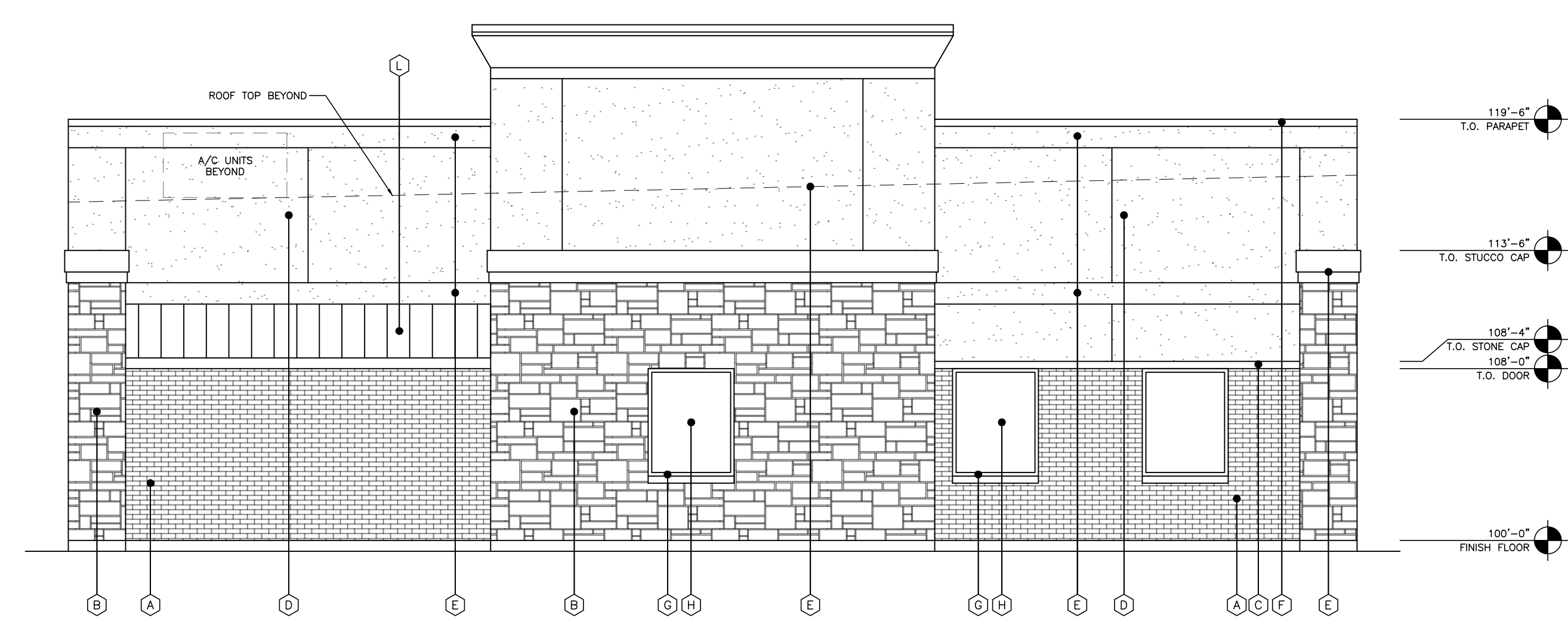


CONTRACTOR SHALL VERIFY ALL MATERIALS AND FINISHES TO BE USED IN THIS PROJECT ARE APPROVED BY THE CITY OF ROCKWALL. ALL MATERIALS AND FINISHES SHALL BE SUBMITTED TO THE CITY OF ROCKWALL FOR APPROVAL PRIOR TO CONSTRUCTION.



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

STONE	-	256 S.F.	-	20%
STUCCO	-	1200 S.F.	-	53%
BRICK	-	411 S.F.	-	27%
TOTAL	-	1867 S.F.	-	100%



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

STONE	-	302 S.F.	-	25%
STUCCO	-	674 S.F.	-	55%
BRICK	-	234 S.F.	-	20%
TOTAL	-	1210 S.F.	-	100%

EXTERIOR FINISH SCHEDULE	
A	BRICK VENEER: ACME, FIELD COLOR
B	STONE VENEER: (4) SIDED CUT STONE W/ RANDOM SIZE & WIDTHS WITH MINIMUM SIZE 12" TALL, MAXIMUM SIZE 15" TALL COLOR - CREAM
C	STONE CAP: (4) SIDED CUT STONE W/ RANDOM SIZE & WIDTHS WITH MINIMUM SIZE 12" TALL, MAXIMUM SIZE 15" TALL COLOR - CREAM
D	STUCCO: (3 PART SYSTEM) ELASTOMERIC FINISH COAT - FIELD COLOR - SANDY BEACH
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L	AWNINGS: PREFINISHED STANDING SEAM MTL. AWNINGS PANELS COLOR - DARK BRONZE
M	STUCCO: CONTROL JOINTS AS SHOWN
N	ELEC. SECTIONAL OVERHEAD DOCK DOORS W/ VISION PANELS COLOR:

NOTE: PARAPETS WILL BE FINISHED ON BOTH SIDES

ISSUE:	CITY COMMENTS:	REVISIONS:
	12-12-2022	12-20-22
		12-28-22

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**PET DOCTOR**  
 828 Rochelle Ct.  
 Rockwall, Texas 75087

PET DOCTOR  
 DR. WEBB

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

PET DOCTOR	
LEGAL DESCRIPTION AND/OR ADDRESS: ROCKWALL MARKET CENTER EAST LOT - BLOCK A E.P. GAINES CHISUM SURVEY, ABSTRACT NO.64 City of Rockwall, Rockwall County, Texas	
OWNER Dr. Keith Webb Pet Doctor Veterinary Hospital 2703 Market Center 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: SP2022-064	
SITE PLAN SIGNATURE BLOCK	
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WITNESS OUR HANDS, this _____ day of _____, 2022.	
Planning & Zoning Commission, Chairman	
Director of Planning and Zoning	

**EXTERIOR ELEVATIONS**

DATE:	SHEET NO:
DEC 2022	
PROJECT NO:	
2022063	
DRAWN BY:	<b>A502</b>
CHECKED BY:	





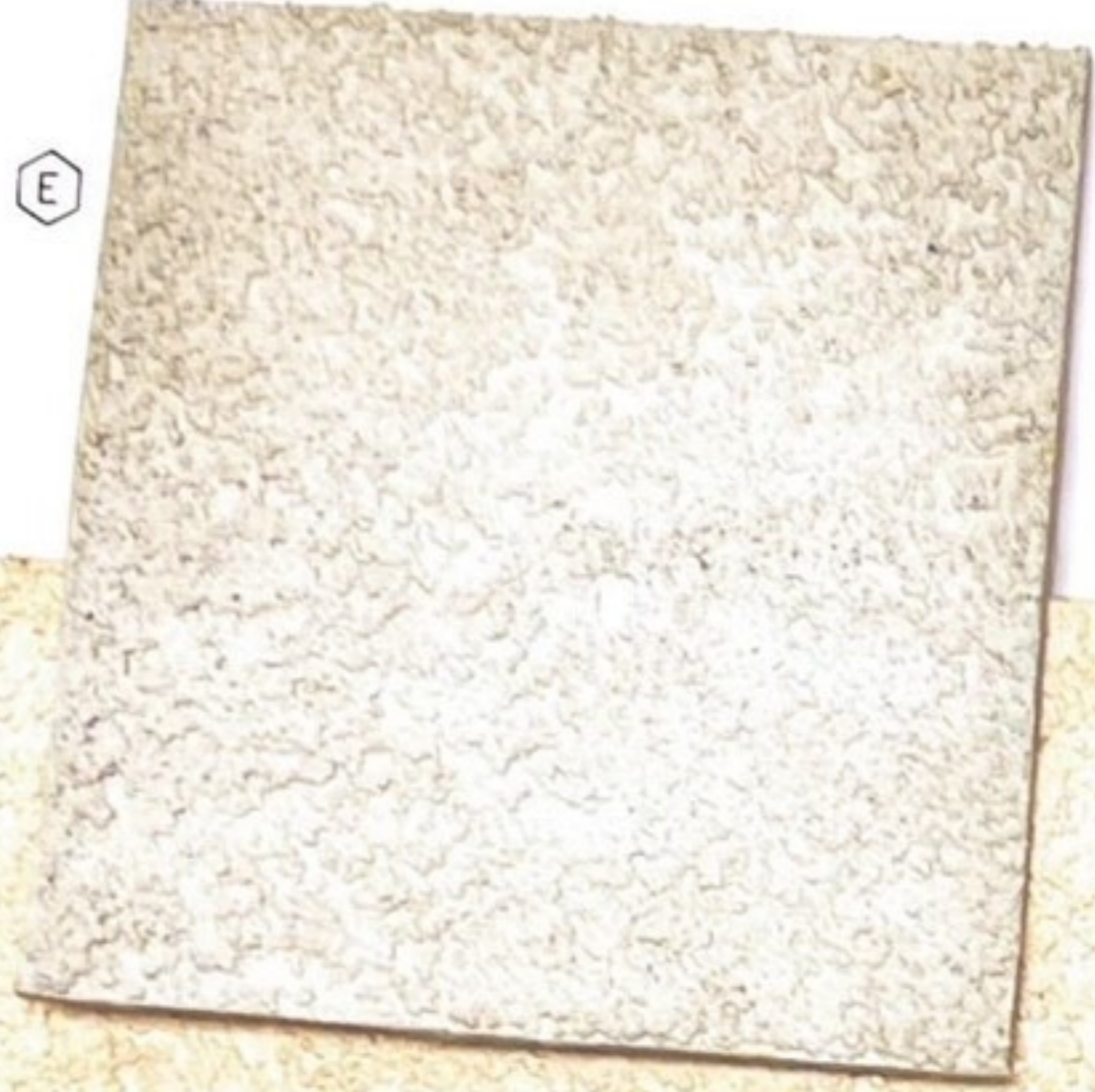




A



D



E



L



B

C



F

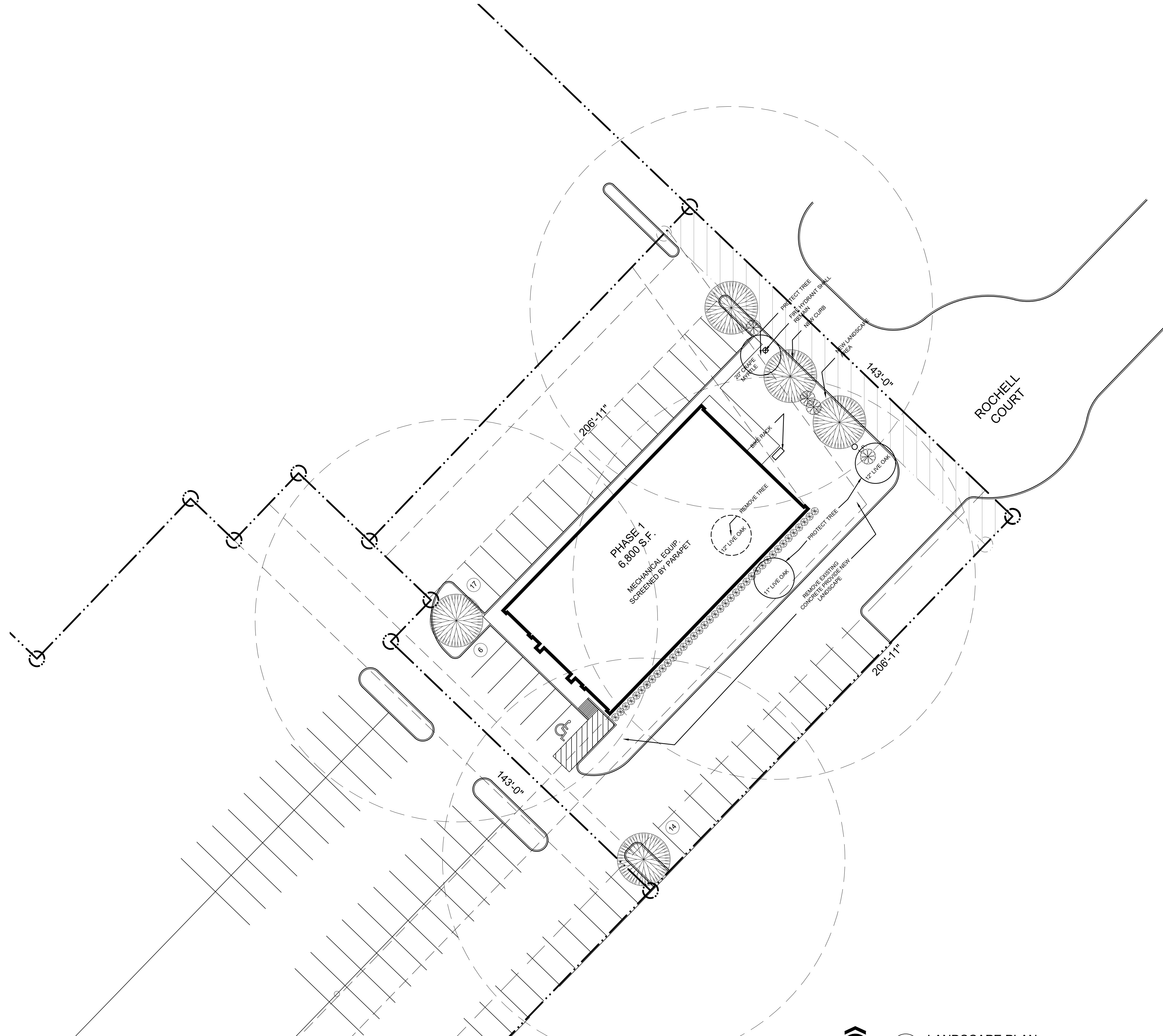
J



# PET DOCTOR

828 Rochelle Ct.  
Rockwall, Texas 75087





SITE DATA TABLE	
SITE AREA	0.824 ACRES (35,917 S.F.)
SHARED ACCESS EASEMENT	6,300 S.F.
ORDINANCE SITE PLAN AREA	29,617 S.F.
ZONING	(C) COMMERCIAL
PROPOSED USE	BUSINESS
BUILDING AREA #1:	6,800 S.F.
LOT COVERAGE (GROSS AREA)	23.0%
FLOOR TO AREA RATIO	2.3 : 1
BUILDING HEIGHT MAX.	36'-0"

LANDSCAPE TABULATION	
NET AREA	29,617 S.F.
REQUIRED LANDSCAPE AREA-- 20% OF 29,617 S.F.	5,923 S.F.
PROVIDED LANDSCAPE AREA-- 23% OF 29,617 S.F.	8,612 S.F.
IMPERVIOUS COVERAGE-- 77% OF 29,617 S.F.	22,805 S.F.

- NOTES:
- Irrigation shall be provided to all landscaped areas.
  - Tree mitigation for this project for existing trees on this property.
  - All perimeter parking are within 50'-0" of a shade tree.
  - No trees within 5' of public utilities less than 10'.
  - No trees within 10' of public utilities 10" or greater

TREE/SHRUB LEGEND	
TREES, INSTALLED W/ MINIMUM 6" CALIPER	
CEDAR ELM (MIN. 6" CALIPER)	WINTER BOXWOOD (SHRUB) 5 GALLON @ INSTALLATION
EYE'S NECKLACE (MIN. 4" TALL)	EXISTING TREE OR SHRUBBERY

TREE MITIGATION NOTES:

REMOVED - (1) EXISTING 12" PROPOSED - ADDITIONAL 30"

- GENERAL NOTES:
1. REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM; PROVIDED HOWEVER, THAT A HOSE BIB SYSTEM MAY BE USED FOR IRRIGATION WHEN A LANDSCAPE AREA IS LESS THAN 1,000 SQUARE FEET IN SIZE AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50'-FEET OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAT.
  2. ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA.
  3. OWNER MAY SUBSTITUTE TYPES OF TREES. THE OWNER SHALL SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE.
  4. CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
  5. CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/ OWNER.
  6. DUMPSTER IS NOT REQUIRED FOR THIS PROJECT. - PROVIDED
  7. ALL LANDSCAPE BUFFERS AND PUBLIC RIGHT-OF-WAY LOCATED ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS.
  8. THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDING AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED.
  9. NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO EDGE OF PAVEMENT OR FIVE (5) FEET FROM ANY WATER OR WASTEWATER LINE THAT IS LESS THAN 12 INCHES. WATER AND WASTEWATER LINES THAT ARE 12 INCHES AND GREATER REQUIRE TREES TO BE PLANTED A MINIMUM OF TEN (10) FEET FROM THE CENTERLINE OF THE PIPE. TREES MUST BE (5) FEET FROM ALL UTILITIES.
  10. ALL PARKING SPACES ARE WITHIN 80' OF A TREE
  11. THERE IS AN EXISTING SEWER EASEMENT @ REAR OF BOTH BUILDINGS. THIS DOES NOT ALLOW TREES TO BE PLANTED BEHIND THESE BUILDINGS.

PET DOCTOR	
LEGAL DESCRIPTION AND OR ADDRESS: ROCKWALL MARKET CENTER EAST LOT 1, BLOCK A E.P. GAINES CHISUM SURVEY, ABSTRACT NO.64 City of Rockwall, Rockwall County, Texas	
OWNER Dr. Keith Webb Pet Doctor Veterinary Hospital 2703 Market Center Rockwall, TX 75087	
APPLICANT Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: jcarrollarch.com ATTN: Jeff Carroll	
CITY OF ROCKWALL CASE NUMBER: SP2022-064	
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.	
Planning & Zoning Commission, Chairman	
Director of Planning and Zoning	

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

ISSUE:	CITY COMMENTS:	REVISED COMMENTS:
	12-12-2022	12-20-22
		12-28-22

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**PET DOCTOR**  
828 Rochelle Ct.  
Rockwall, Texas 75087

PET DOCTOR  
DR. WEBB

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

**LANDSCAPE PLAN**

DATE:	DEC 2022	SHEET NO.:	L1
PROJECT NO.:	2022063		
DRAWN BY:			
CHECKED BY:			









January 11, 2023

TO: Jeff Carroll  
750 E. I-30 #110  
Rockwall, Texas 75087

CC: Erik Borkenhagen  
N 56 W 17000 Ridgewood Drive  
Menomonee Falls, WI 53051

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

SUBJECT: SP2022-064; *Site Plan for the Pet Doctor*

Jeff:

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 January 10, 2023. 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 *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 January 10, 2023 the Planning and Zoning Commission approved a motion to approve the *Site Plan* by a vote of 6-0, with Commissioner Hustings absent.

Should you have any questions or concerns regarding your site plan case, please feel free to contact me a (972) 772-6488.

Sincerely,

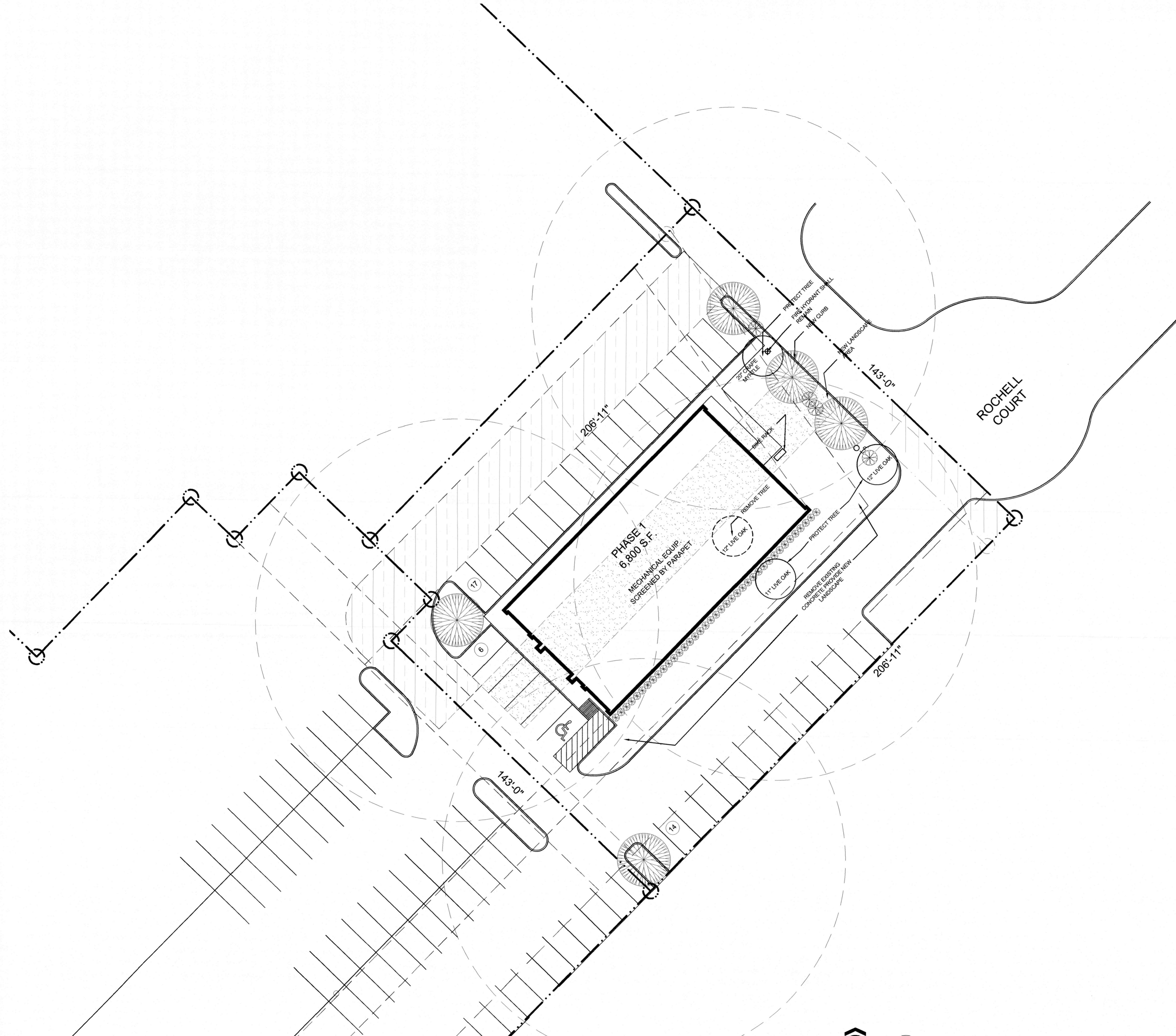
A handwritten signature in black ink that reads "Bethany Ross".

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









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<b>PET DOCTOR</b>	
LEGAL DESCRIPTION AND OR ADDRESS: ROCKWALL MARKET CENTER EAST LOT 1, BLOCK A C.P. DAINES CHISUM SURVEY, ABSTRACT NO.64 City of Rockwall, Rockwall County, Texas	
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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: SP2022-064	
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 <u>16th</u> day of <u>January</u> , 2023.	
WITNESS OUR HANDS, this <u>29th</u> day of <u>March</u> , 2023.	
 Director of Planning and Zoning	

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

ISSUE:	OWNER REVIEW:	02-09-2023	REVISED COMMENTS:	12-20-22	REVISED COMMENTS:	12-28-22

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**PET DOCTOR**  
828 Rochell Ct.  
Rockwall, Texas 75087

PET DOCTOR  
DR. WEBB

**CARROLL architects**  
750 E. Interstate 30  
Suite 110  
Rockwall, TX 75087  
P: 972-732-6085  
F: 972-732-6038

**LANDSCAPE PLAN**

DATE:	DEC 2022	SHEET NO.:	L1
PROJECT NO.:	2022063	DRAWN BY:	
CHECKED BY:			











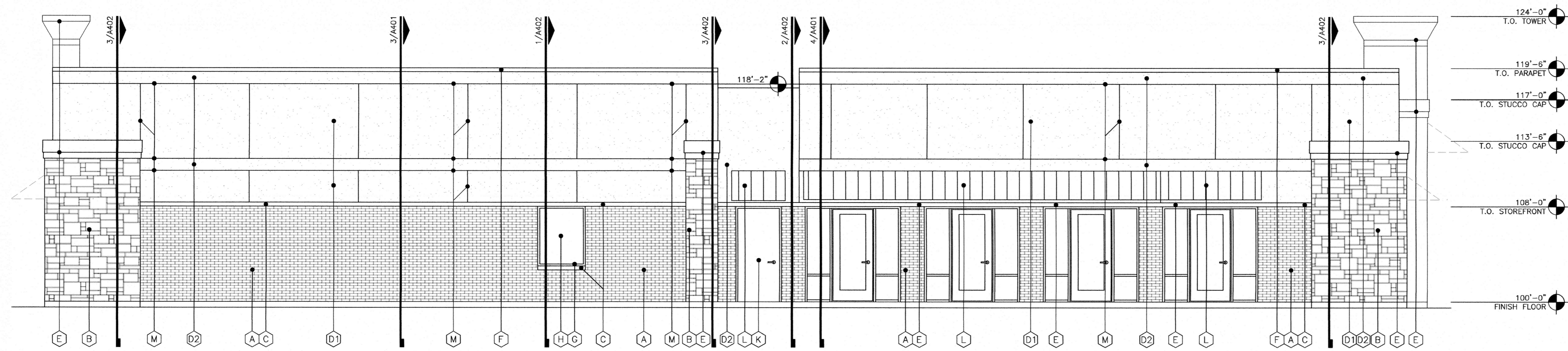
EXTERIOR FINISH SCHEDULE	
(A)	BRICK VENEER: ACME, FIELD COLOR
(B)	STONE VENEER: (4) SIDED CUT STONE W/ RANDOM SIZE & WIDTHS WITH MINIMUM SIZE 12" TALL, MAXIMUM SIZE 15" TALL COLOR - CREAM
(C)	STONE CAP: (4) SIDED CUT STONE W/ RANDOM SIZE & WIDTHS WITH MINIMUM SIZE 12" TALL, MAXIMUM SIZE 15" TALL COLOR - CREAM
(D1)	STUCCO: (3 PART SYSTEM) ELASTOMERIC FINISH COAT - FIELD COLOR - SANDY BEACH
(D2)	STUCCO: (3 PART SYSTEM) ELASTOMERIC FINISH COAT - ACCENT COLOR - PEARL ASH
(E)	STUCCO: EIFS STUCCO ELASTOMERIC FINISH COAT - ACCENT. COLOR - PEARL ASH
(F)	PREFINISHED METAL COPING COLOR - SILVER
(G)	WINDOW FRAMES ALUMINUM, COLOR - ANODIZED ALUM.
(H)	GLAZING: DOUBLE PANE INSULATED, LOW E GLASS W/ WINDOW TINTED @ 10% - GREY
(J)	STOREFRONT ENTRY SLIDING DOOR SYSTEM: ALUM. COLOR - ANODIZED ALUM.
(K)	EXTERIOR HOLLOW MTL. DOOR & FRAME: PAINTED, COLOR TO MATCH STUCCO
(L)	AWNINGS: PREFINISHED STANDING SEAM MTL. AWNINGS PANELS COLOR - DARK BRONZE
(M)	STUCCO: CONTROL JOINTS AS SHOWN
(N)	ELEC. SECTIONAL OVERHEAD DOCK DOORS W/ VISION PANELS COLOR:
(P)	EXPANSION JOINT

ISSUE: \_\_\_\_\_  
OWNER REVIEW: 02-09-2023  
PERMIT: 05-13-2023

**MAY 13, 2023**

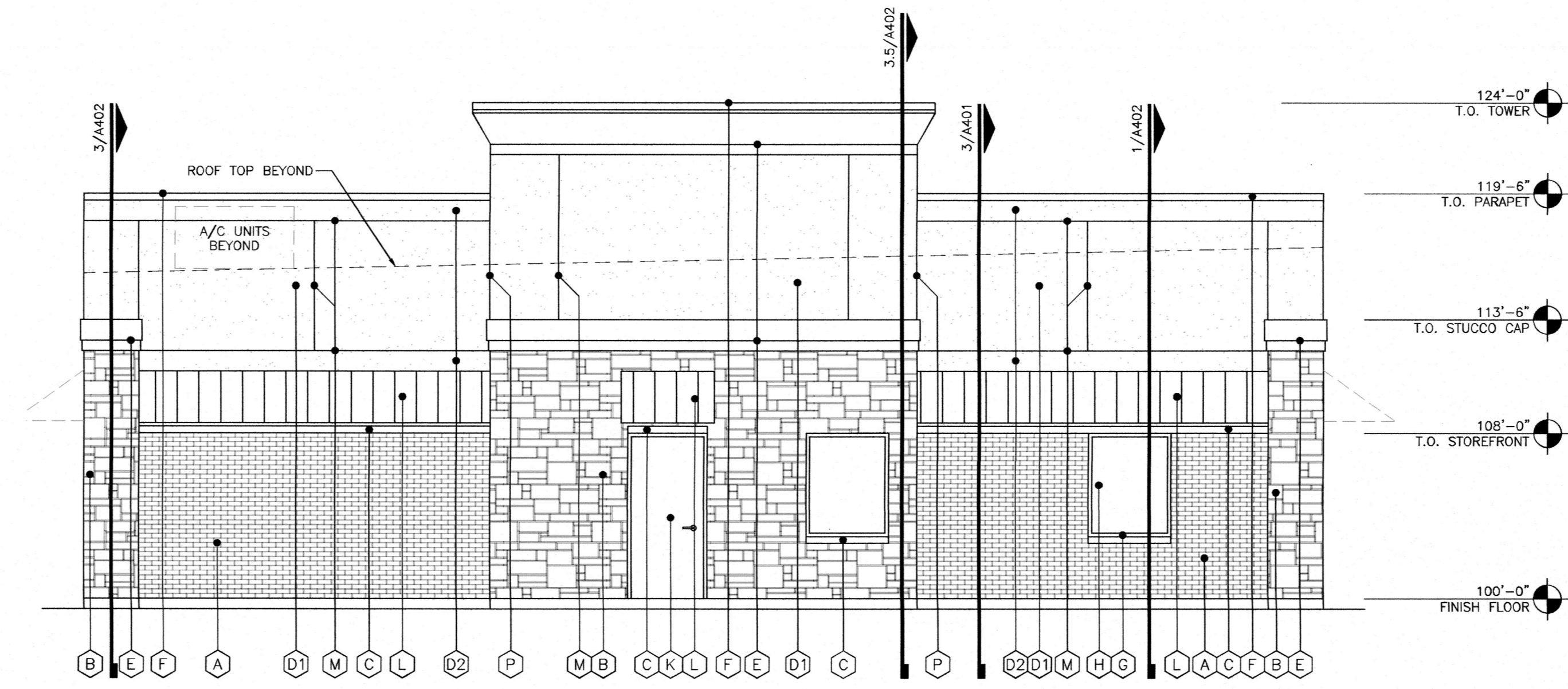
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**PET DOCTOR**  
828 Rochell Ct.  
Rockwall, Texas 75087



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

STONE	-	256 S.F.	-	20%
STUCCO	-	1200 S.F.	-	53%
BRICK	-	411 S.F.	-	27%
TOTAL	-	1867 S.F.	-	100%



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

STONE	-	302 S.F.	-	25%
STUCCO	-	674 S.F.	-	55%
BRICK	-	234 S.F.	-	20%
TOTAL	-	1210 S.F.	-	100%

<b>PET DOCTOR</b>	
<small>LEGAL DESCRIPTION AND/OR ADDRESS: ROCKWALL MARKET CENTER EAST LOT - BLOCK A E.P. GAINES CHISUM SURVEY, ABSTRACT NO.64 City of Rockwall, Rockwall County, Texas</small>	
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<small>WITNESS OUR HANDS, this <u>29th</u> day of <u>March</u>, <u>2023</u>.</small>	
<small>Signature</small>	<small>Director of Planning and Zoning</small>

PET DOCTOR  
DR. WEBB

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

**EXTERIOR ELEVATIONS**

DATE: DEC 2022  
PROJECT NO: 2022063  
DRAWN BY: MJS & KR  
CHECKED BY: JC

**A502**