



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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2525 HORIZON RD
 SUBDIVISION _____ LOT 1 BLOCK A
 GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE F1
 PROPOSED ZONING _____ PROPOSED USE F1
 ACREAGE 1.6985 LOTS [CURRENT] _____ LOTS [PROPOSED] _____

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

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

OWNER APPLICANT
 CONTACT PERSON IBRAHIM KASSEM CONTACT PERSON _____
 ADDRESS 3312 HAYLEY CT ADDRESS _____
 CITY, STATE & ZIP RICHARDSON, TX 75082 CITY, STATE & ZIP _____
 PHONE 214-532-7018 PHONE _____
 E-MAIL IKASSEM@HOTMAIL.COM E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

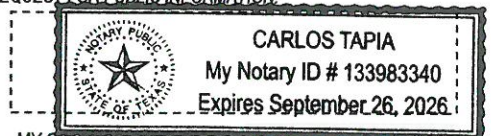
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 252.97 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20th DAY OF January, 2023 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."

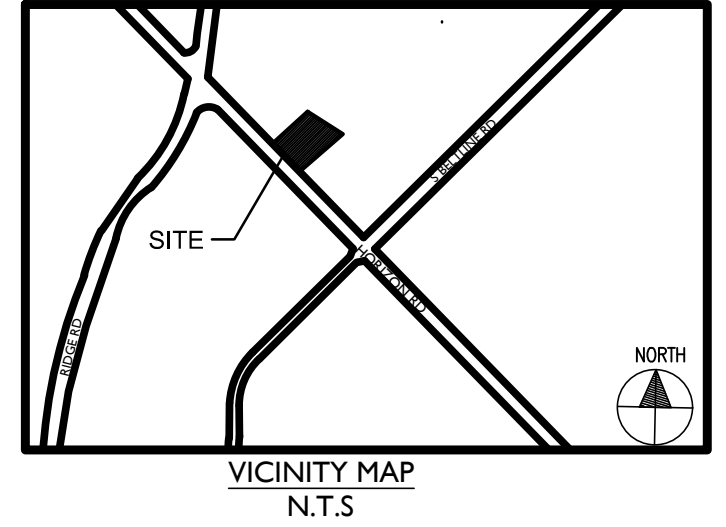
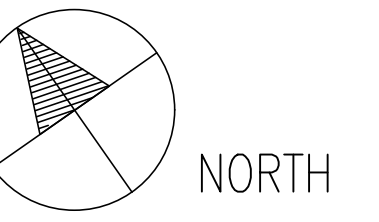
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 20th DAY OF January, 2023

OWNER'S SIGNATURE Ibrahim Kassem

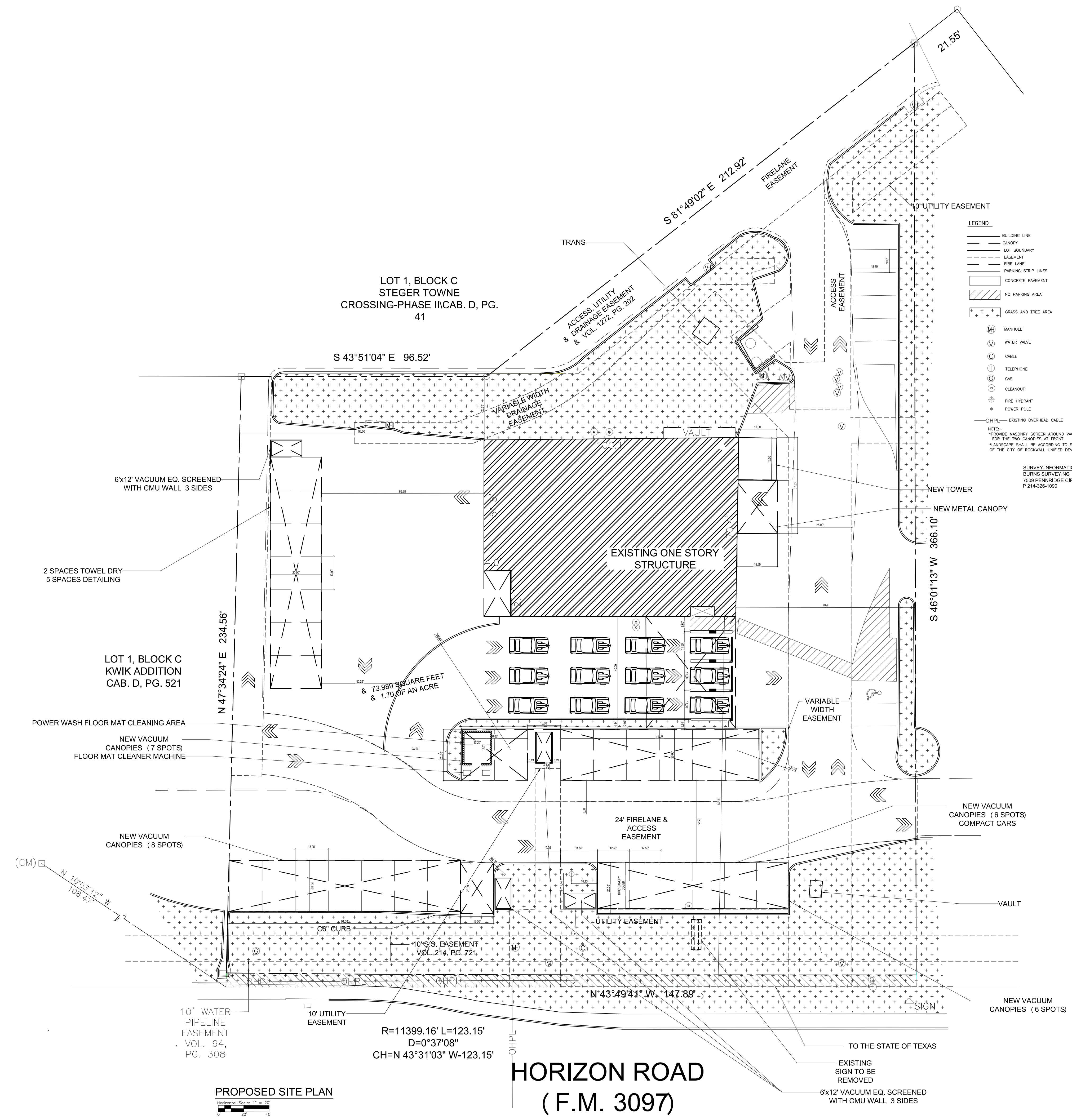
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Carlos Tapia



MY COMMISSION EXPIRES 09/26/2026



SITE DATA TABLE	
CASE NUMBER	
TOTAL SITE AREA	1.699 AC (74024 SF)
SITE ZONING DISTRICT	C
LAND USE	COMMERCIAL (CARWASH)
PARKING SPACE	10' X 20'
CODE REQUIRED ADA SPACES	1 SPACE
PROVIDED TOTAL PARKING SPACES	8
ADA SPACES	1 SPACE
TOTAL EXISTING IMPERVIOUS AREA	54966 SQ. FT. (74.25%)
TOTAL PROPOSED IMPERVIOUS AREA	56885 SQ. FT. (76.8%)



PROPOSED SITE PLAN
 Horizontal Scale: 1" = 20'
 Vertical Scale: 1" = 20'

PROJECT CASE #

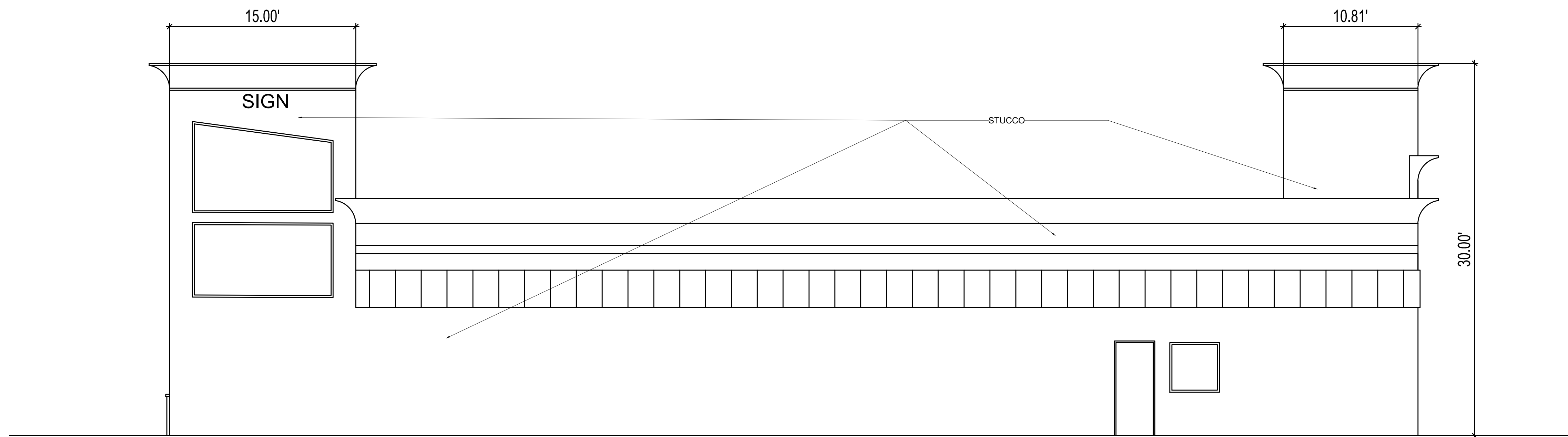
PROJECT:
 REMODELING AND ADDITION (COMMERCIAL)

OWNER:
 IBRAHIM KASSEM
 (214)532-7018
 ikassem@hotmail.com

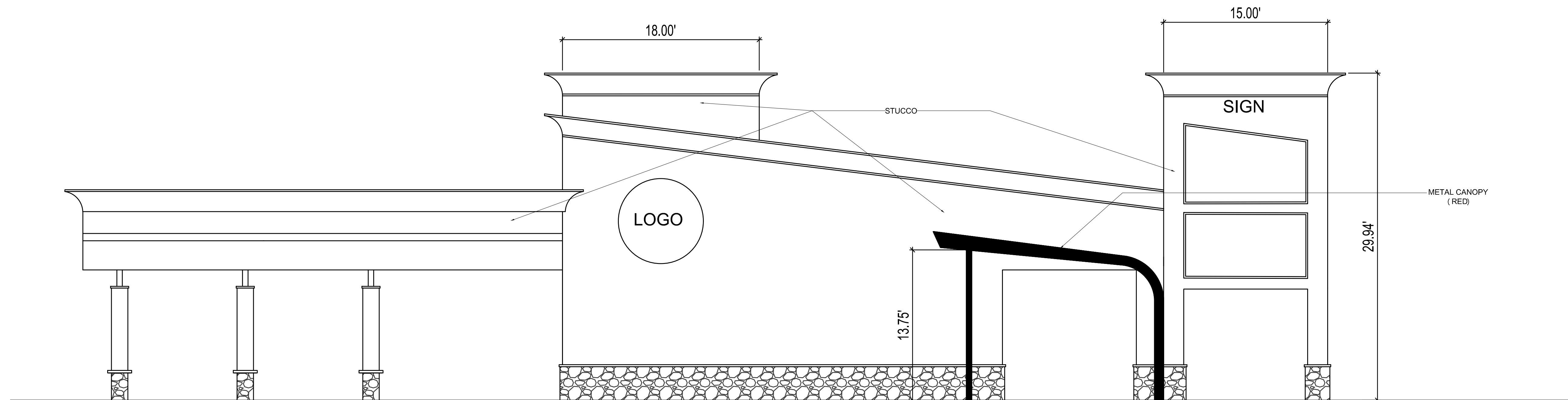
LOCATION:
 2525 HORIZON RD
 ROCKWALL, TX 75032

SHEET TITLE:
 PROPOSED SITE PLAN
 SHEET 3-6
**PRELIM DRAWINGS
 NOT FOR
 CONSTRUCTION**

REVISION: R01
DATE: 01/12/2023



REAR SIDE ELEVATION



RIGHT SIDE ELEVATION

PROJECT CASE #

PROJECT:
REMODELING AND
ADDITION (COMMERCIAL)

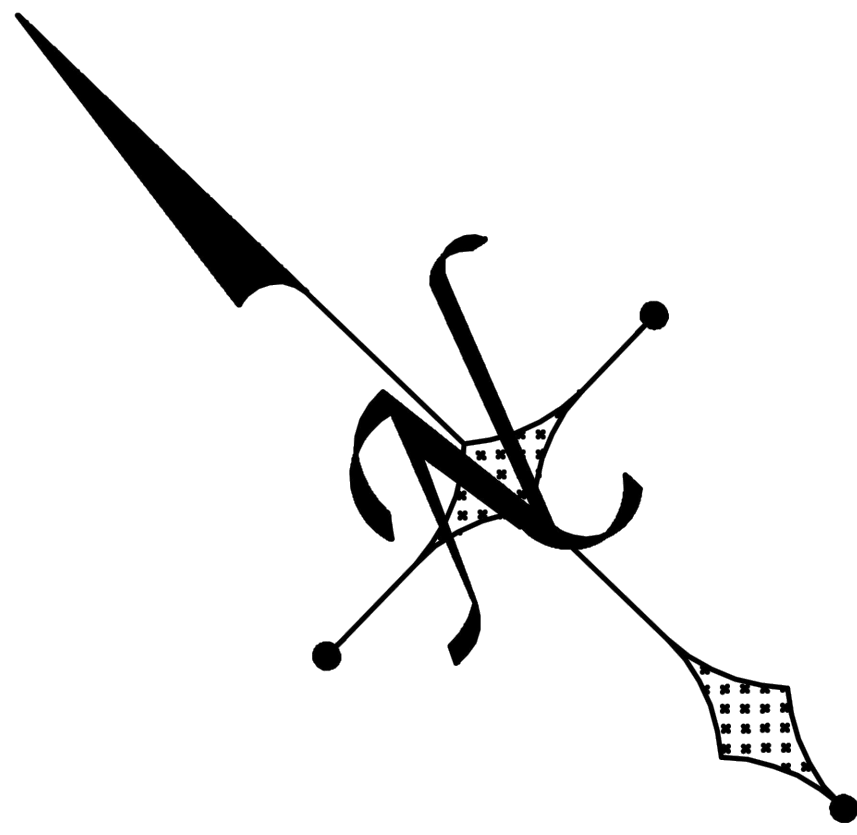
OWNER:
IBRAHIM KASSEM
(214)532-7018
ikassem@hotmail.com

LOCATION:
2525 HORIZON RD
ROCKWALL, TX 75032

SHEET TITLE:
PROPOSED ELEVATIONS II
SHEET 6-6

**PRELIM DRAWINGS
NOT FOR
CONSTRUCTION**

REVISION: R01
DATE: 01/12/2023



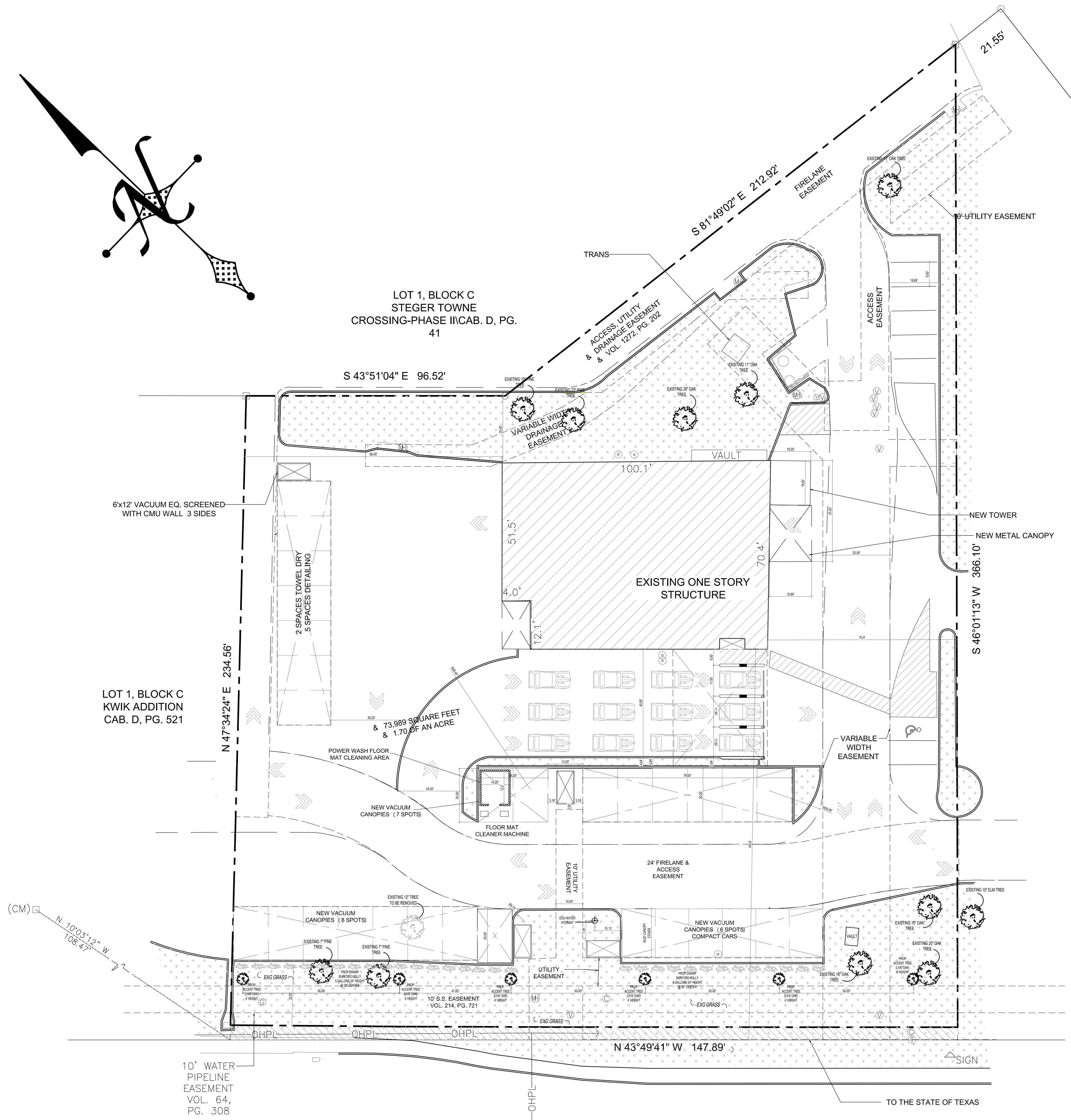
LOT 1, BLOCK C
STEGER TOWNE
CROSSING-PHASE III CAB. D, PG. 41

LOT 1, BLOCK C
KWIK ADDITION
CAB. D, PG. 521

**HORIZON ROAD
(F.M. 3097)**

PROPOSED LANDSCAPE PLAN

Horizontal Scale: 1" = 20'
0' 20' 40'



PLANT LEGEND

	TYPE	QUANTITY
LO	PROP ACCENT TREE (LIVE OAK) 4' HEIGHT	6
DB	PROP DWARF BURFORD HOLLY 5 GALLONS 24" HEIGHT @30" CENTER	31
OT	EXISTING 18" OAK TREE	1
	EXISTING 20" OAK TREE	1
	EXISTING 15" OAK TREE	1
PINE	EXISTING 7" PINE TREE	2
	EXISTING 12" TREE TO BE REMOVED	1
ELM	EXISTING 10" ELM TREE	1
OT	EXISTING 11" OAK TREE	2
OT	EXISTING 28" OAK TREE	1
PINE	EXISTING 22" PINE TREE	1
PINE	EXISTING 10" PINE TREE	1
	LAWN	



MECHANICAL / ELECTRICAL / PLUMBING

ODAY HATEM, P.E.
OH Consulting Engineers, LLC.
(TX Firm F-23465)
Mobile #469-684-3171
ohatem@ohhconsulting.net

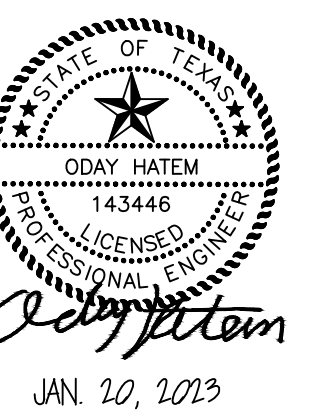
OWNER:

PROJECT NAME:

ROCKWALL CARWASH

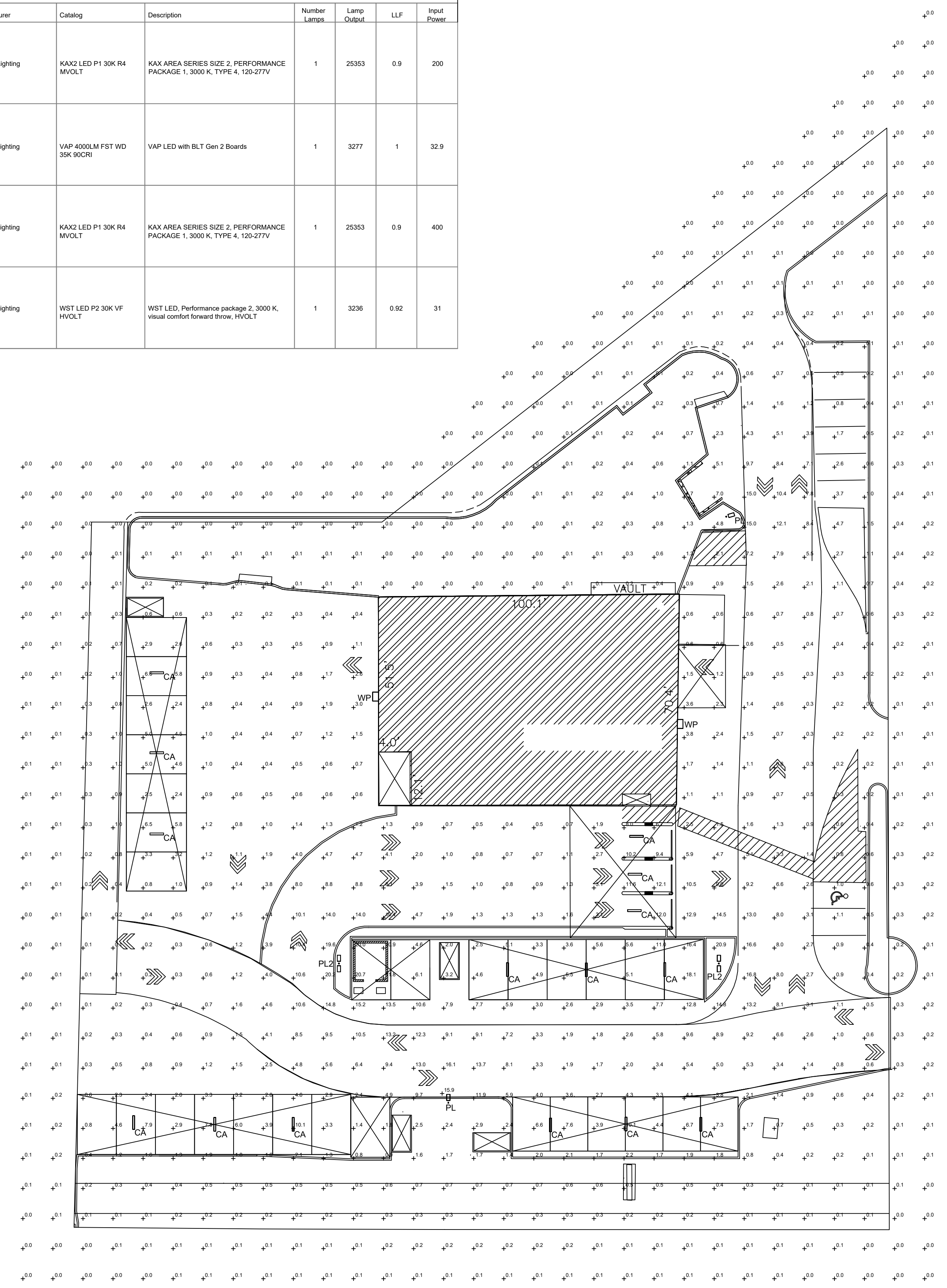
ROCKWALL, TX

STAMP:



REVISION	DESCRIPTION	MM/DD/YY

Schedule										
Symbol	Label	Height	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
□	PL	18	2	Lithonia Lighting	KAX2 LED P1 30K R4 MVOLT	KAX AREA SERIES SIZE 2, PERFORMANCE PACKAGE 1, 3000 K, TYPE 4, 120-277V	1	25353	0.9	200
□	CA	10	15	Lithonia Lighting	VAP 4000LM FST WD 35K 90CRI	VAP LED with BLT Gen 2 Boards	1	3277	1	32.9
□	PL2	18	2	Lithonia Lighting	KAX2 LED P1 30K R4 MVOLT	KAX AREA SERIES SIZE 2, PERFORMANCE PACKAGE 1, 3000 K, TYPE 4, 120-277V	1	25353	0.9	400
□	WP	18	2	Lithonia Lighting	WST LED P2 30K VF HVOLT	WST LED, Performance package 2, 3000 K, visual comfort forward throw, HVOLT	1	3236	0.92	31



01 SITE PHOTOMETRIC PLAN

SCALE : 1/2"=1'-0"

SHEET TITLE:	
PHOTOMETRIC STUDY	
DATE	01/20/2023
DESIGNED BY	O.H.
CHECKED BY	O.H.
JOB NO.	2023-C4-01
SHEET NO.	E-01



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Planning and Zoning Department
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Rockwall, Texas 75087

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CITY ENGINEER: _____

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PROPERTY INFORMATION [PLEASE PRINT]

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 SUBDIVISION _____ LOT 1 BLOCK A
 GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE F1
 PROPOSED ZONING _____ PROPOSED USE F1
 ACREAGE 1.6985 LOTS [CURRENT] _____ LOTS [PROPOSED] _____

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OWNER APPLICANT
 CONTACT PERSON IBRAHIM KASSEM CONTACT PERSON _____
 ADDRESS 3312 HAYLEY CT ADDRESS _____
 CITY, STATE & ZIP RICHARDSON, TX 75082 CITY, STATE & ZIP _____
 PHONE 214-532-7018 PHONE _____
 E-MAIL IKASSEM@HOTMAIL.COM E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

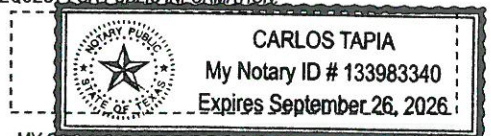
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"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 252.97 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20th DAY OF January, 2023 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."

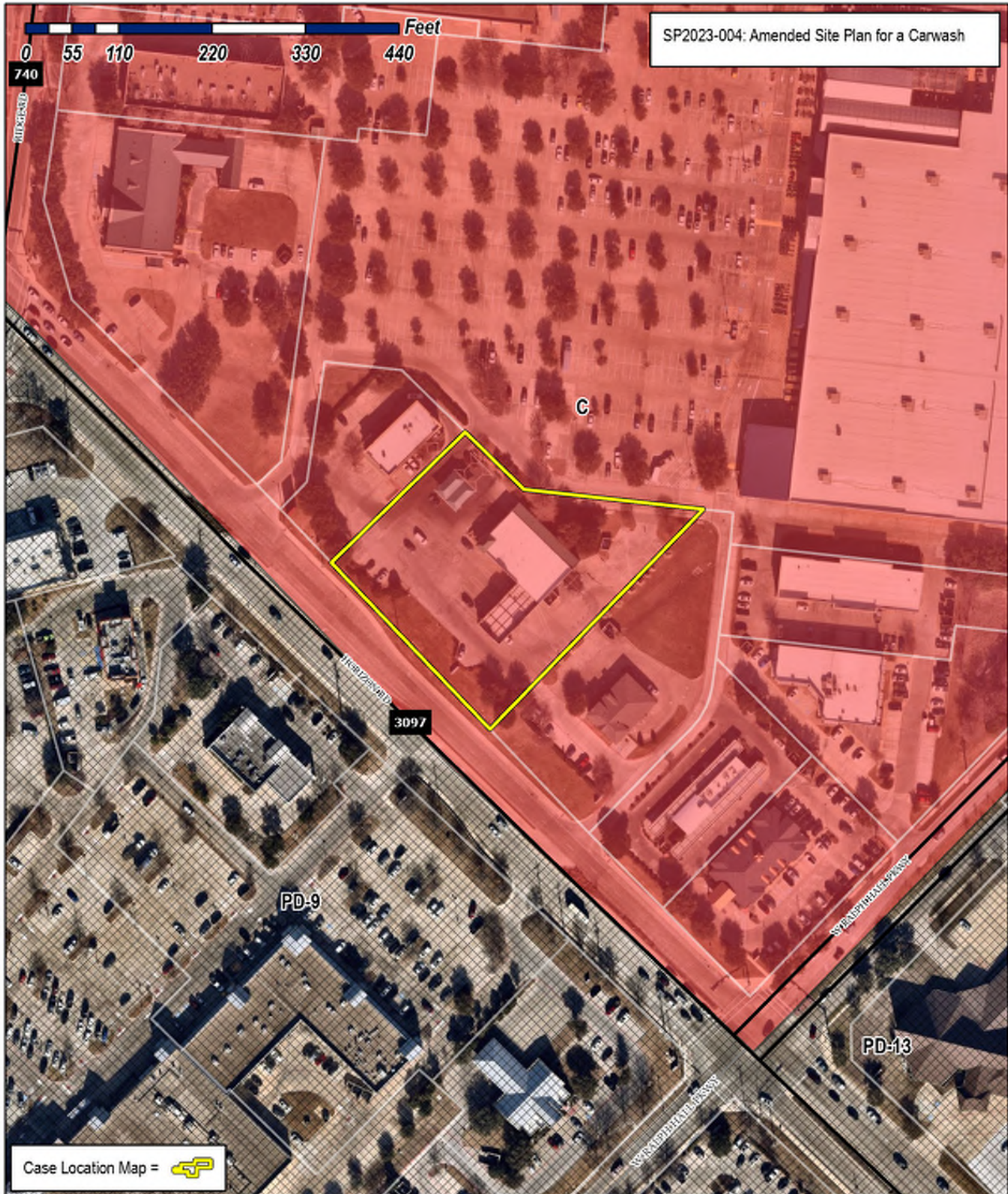
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OWNER'S SIGNATURE Ibrahim Kassem


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Carlos Tapia



MY COMMISSION EXPIRES 09/26/2026



SP2023-004: Amended Site Plan for a Carwash

Case Location Map = 

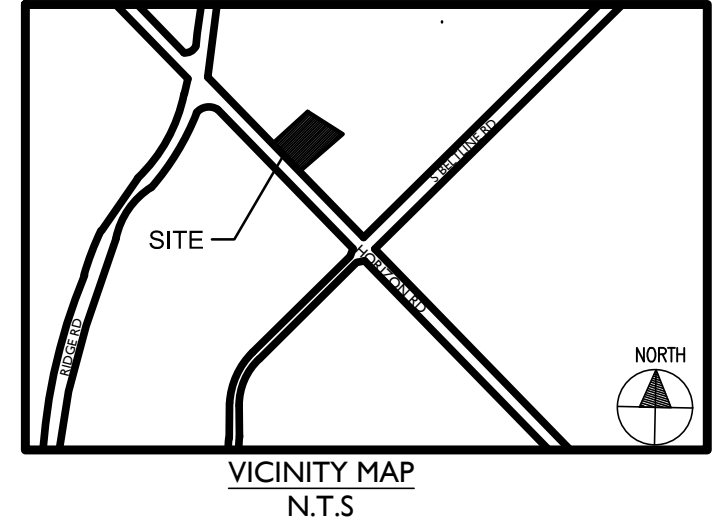
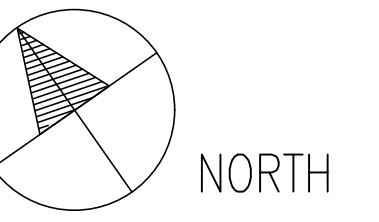


City of Rockwall

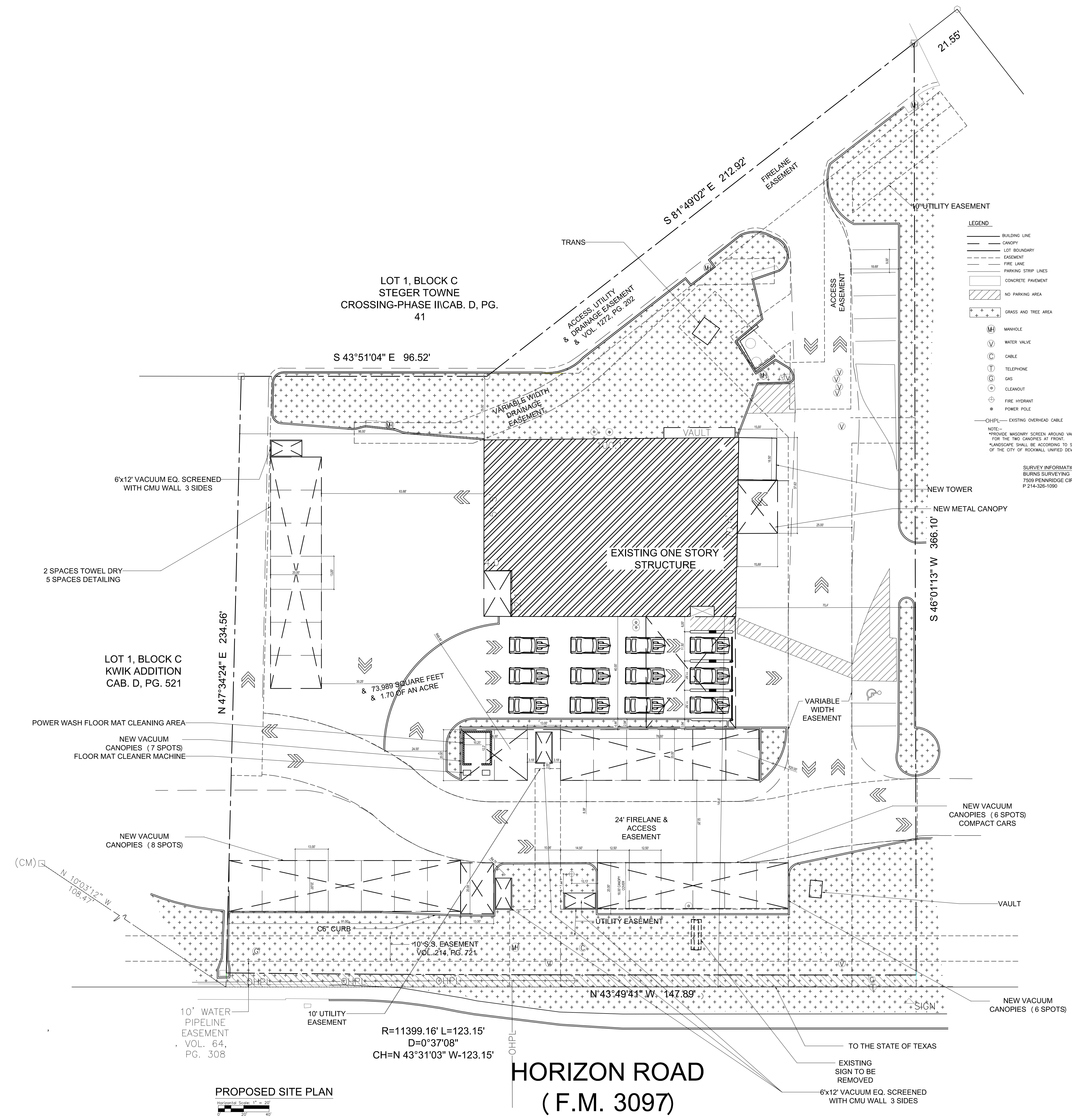
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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.





SITE DATA TABLE	
CASE NUMBER	
TOTAL SITE AREA	1.699 AC (74024 SF)
SITE ZONING DISTRICT	C
LAND USE	COMMERCIAL (CARWASH)
PARKING SPACE	10' X 20'
CODE REQUIRED ADA SPACES	1 SPACE
PROVIDED TOTAL PARKING SPACES	8
ADA SPACES	1 SPACE
TOTAL EXISTING IMPERVIOUS AREA	54966 SQ. FT. (74.25%)
TOTAL PROPOSED IMPERVIOUS AREA	56885 SQ. FT. (76.8%)



PROPOSED SITE PLAN
 Horizontal Scale: 1" = 20'

PROJECT CASE #

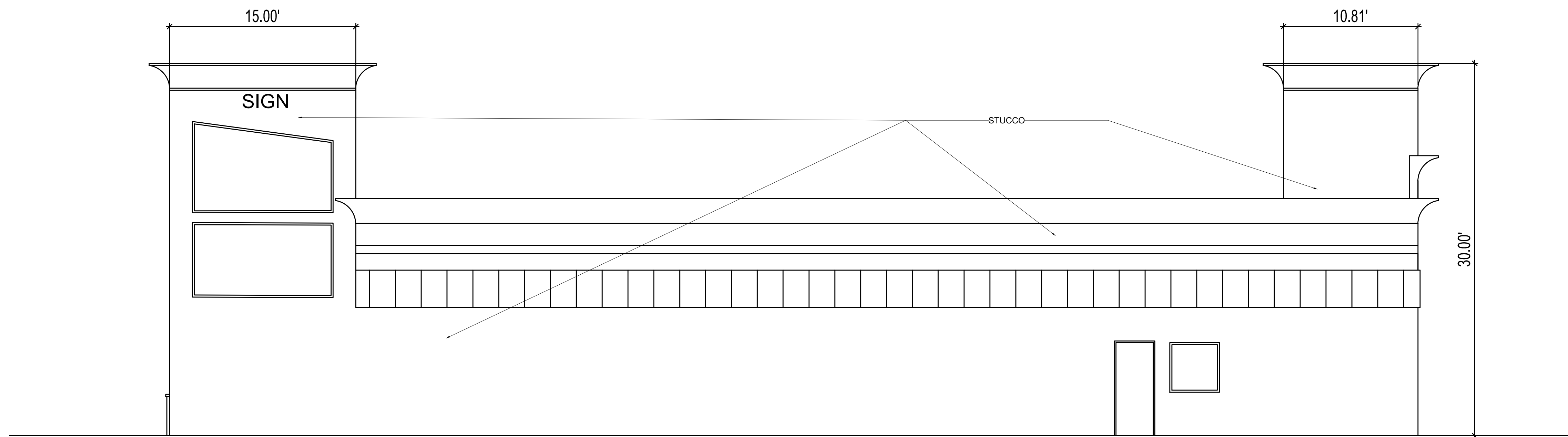
PROJECT:
 REMODELING AND ADDITION (COMMERCIAL)

OWNER:
 IBRAHIM KASSEM
 (214)532-7018
 ikassem@hotmail.com

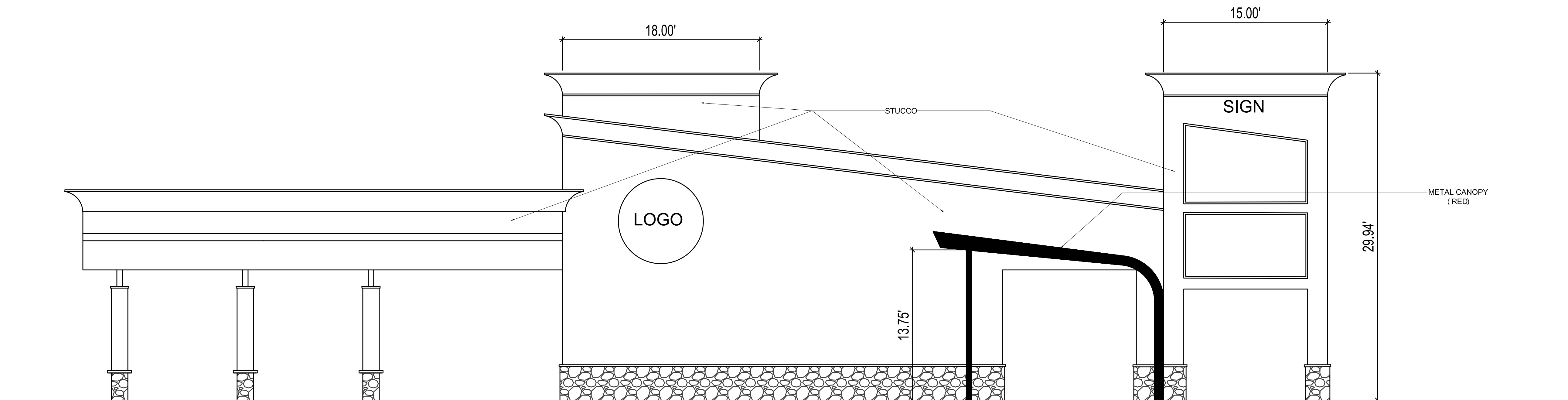
LOCATION:
 2525 HORIZON RD
 ROCKWALL, TX 75032

SHEET TITLE:
 PROPOSED SITE PLAN
 SHEET 3-6
**PRELIM DRAWINGS
 NOT FOR
 CONSTRUCTION**

**REVISION: R01
 DATE: 01/12/2023**



REAR SIDE ELEVATION



RIGHT SIDE ELEVATION

PROJECT CASE #

PROJECT:
REMODELING AND
ADDITION (COMMERCIAL)

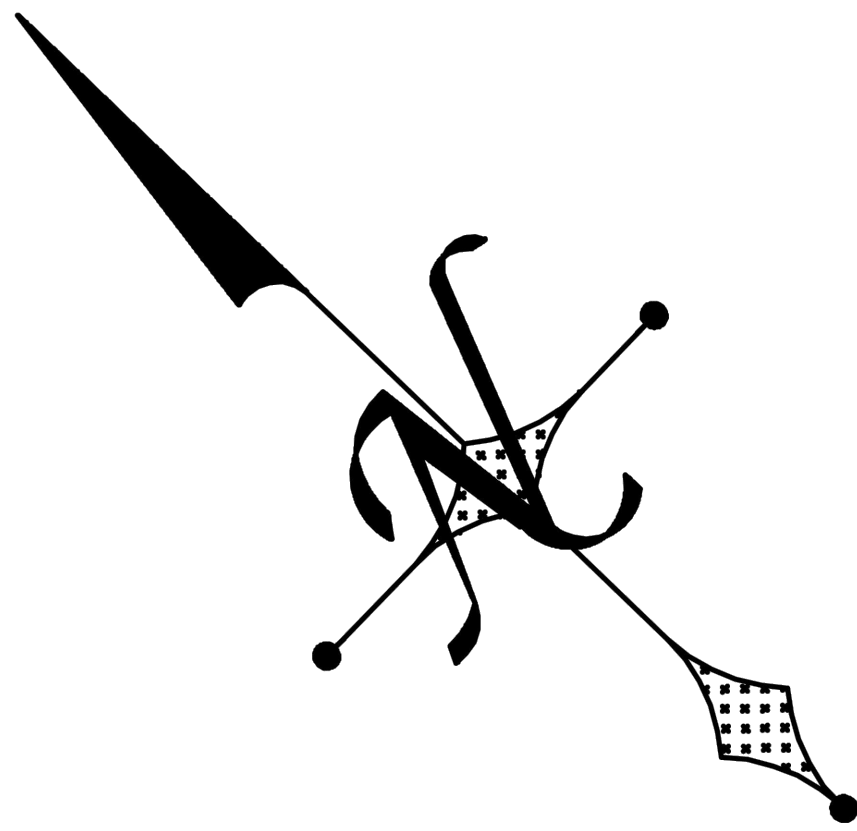
OWNER:
IBRAHIM KASSEM
(214)532-7018
ikassem@hotmail.com

LOCATION:
2525 HORIZON RD
ROCKWALL, TX 75032

SHEET TITLE:
PROPOSED ELEVATIONS II
SHEET 6-6

**PRELIM DRAWINGS
NOT FOR
CONSTRUCTION**

REVISION: R01
DATE: 01/12/2023



LOT 1, BLOCK C
STEGER TOWNE
CROSSING-PHASE III CAB. D, PG. 41

LOT 1, BLOCK C
KWIK ADDITION
CAB. D, PG. 521

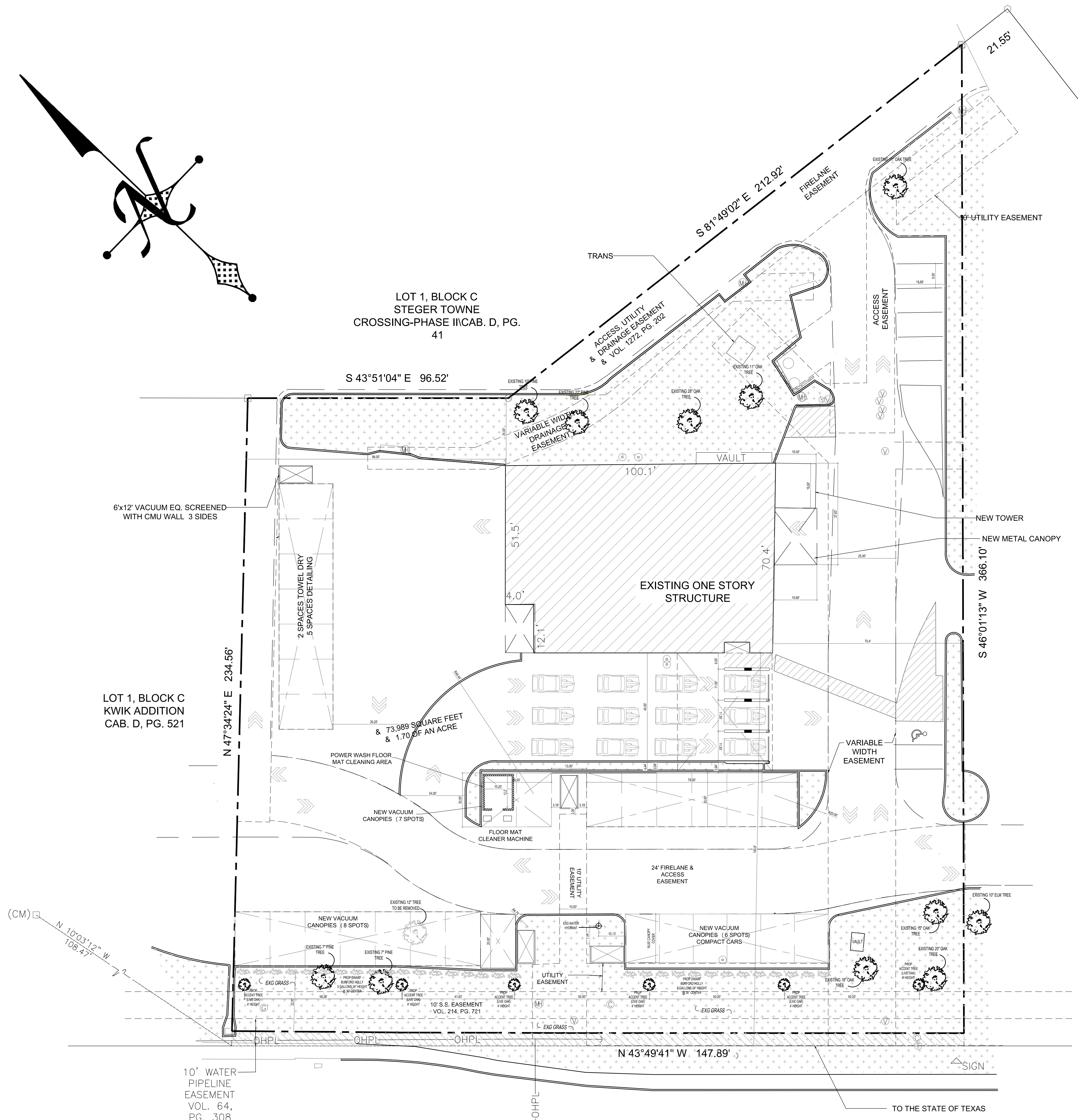
**HORIZON ROAD
(F.M. 3097)**

PLANT LEGEND

	TYPE	QUANTITY
LO	PROP ACCENT TREE (LIVE OAK) 4' HEIGHT	6
DB	PROP DWARF BURFORD HOLLY 5 GALLONS 24" HEIGHT @30" CENTER	31
OT	EXISTING 18" OAK TREE	1
	EXISTING 20" OAK TREE	1
	EXISTING 15" OAK TREE	1
PINE	EXISTING 7" PINE TREE	2
	EXISTING 12" TREE TO BE REMOVED	1
ELM	EXISTING 10" ELM TREE	1
OT	EXISTING 11" OAK TREE	2
OT	EXISTING 28" OAK TREE	1
PINE	EXISTING 22" PINE TREE	1
PINE	EXISTING 10" PINE TREE	1
	LAWN	

PROPOSED LANDSCAPE PLAN

Horizontal Scale: 1" = 20'
0' 20' 40'





MECHANICAL / ELECTRICAL / PLUMBING

ODAY HATEM, P.E.
OH Consulting Engineers, LLC.
(TX Firm F-23465)
Mobile #469-684-3171
ohatem@ohhconsulting.net

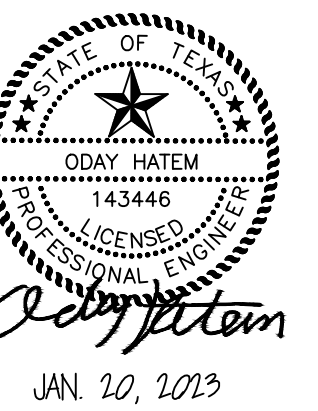
OWNER:

PROJECT NAME:

ROCKWALL CARWASH

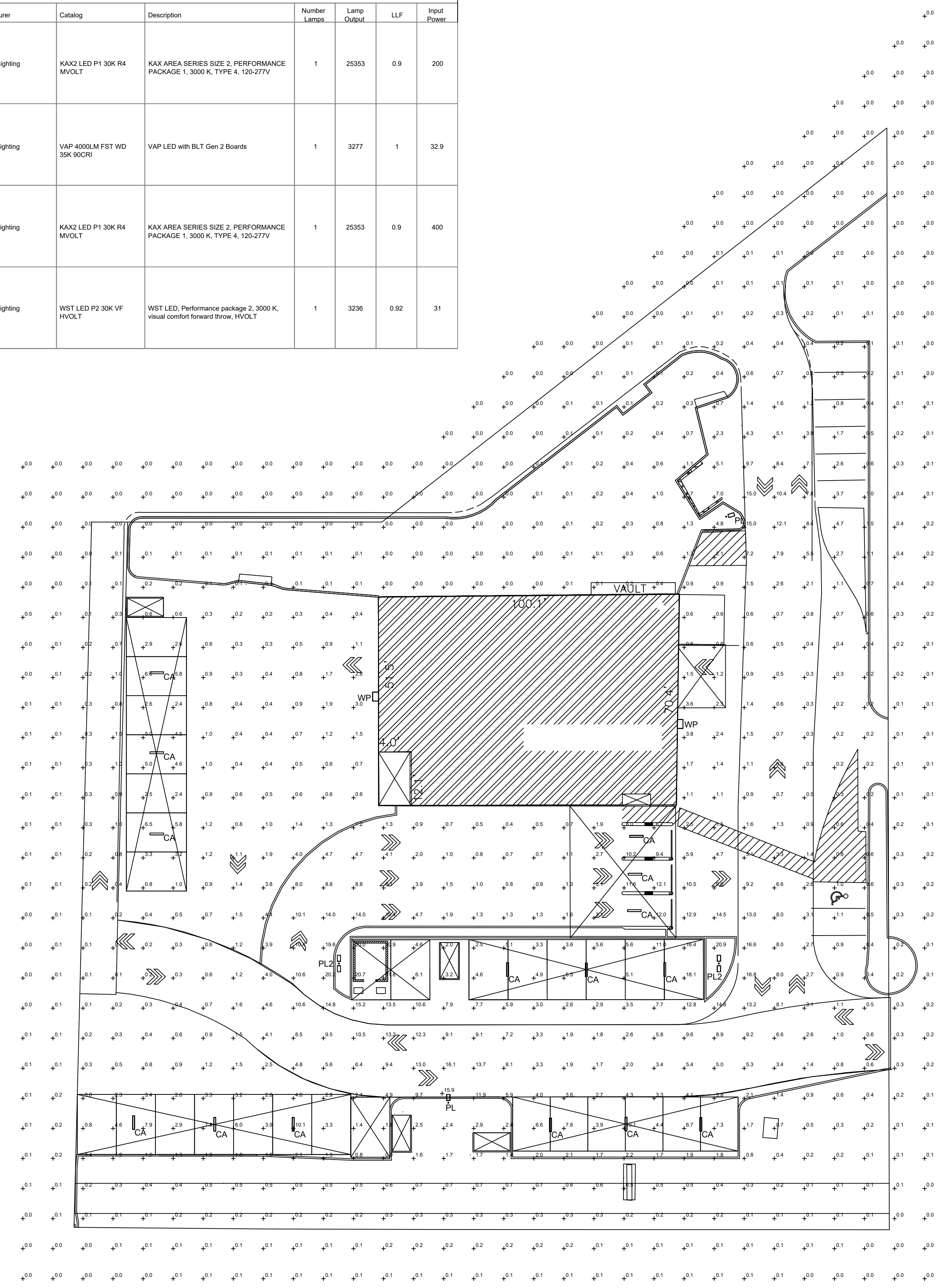
ROCKWALL, TX

STAMP:



REVISION	DESCRIPTION	MM/DD/YY

Schedule										
Symbol	Label	Height	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
□	PL	18	2	Lithonia Lighting	KAX2 LED P1 30K R4 MVOLT	KAX AREA SERIES SIZE 2, PERFORMANCE PACKAGE 1, 3000 K, TYPE 4, 120-277V	1	25353	0.9	200
□	CA	10	15	Lithonia Lighting	VAP 4000LM FST WD 35K 90CRI	VAP LED with BLT Gen 2 Boards	1	3277	1	32.9
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□	WP	18	2	Lithonia Lighting	WST LED P2 30K VF HVOLT	WST LED, Performance package 2, 3000 K, visual comfort forward throw, HVOLT	1	3236	0.92	31



01 SITE PHOTOMETRIC PLAN

SCALE : 1/2"=1'-0"

SHEET TITLE:
PHOTOMETRIC STUDY

DATE	01/20/2023
DESIGNED BY	O.H.
CHECKED BY	O.H.
JOB NO.	2023-C4-01
SHEET NO.	E-01

PROJECT COMMENTS



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

DATE: 1/27/2023

PROJECT NUMBER: SP2023-004
PROJECT NAME: Amended Site Plan for a Car Wash
SITE ADDRESS/LOCATIONS: 2525 HORIZON RD

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

CASE CAPTION: Discuss and consider a request by Ibrahim Kassem for the approval of an Amended Site Plan for a Carwash on a 1.6985-acre parcel of land identified as Lot 1, Block A, Horizon Carwash Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2525 Horizon Road, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	01/27/2023	Approved w/ Comments

01/27/2023: SP2023-004; Amended Site Plan for Car Wash

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

I.1 This is a request by Ibrahim Kassem for the approval of an Amended Site Plan for a Carwash on a 1.6985-acre parcel of land identified as Lot 1, Block A, Horizon Carwash Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, and addressed as 2525 Horizon 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.

M.3 For reference, include the case number (SP2023-004) in the lower right-hand corner of all pages on future submittals.

M.4 Add a title block to each plan indicating the project name and street address. (Subsection 03.04.A, of Article 11, UDC)

M.5 Please add the standard signature block to all pages of all revised plan submittals. (Subsection 03.04.A, of Article 11, UDC)

APPROVED:

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

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

M.6 Include the project name, owners and developers name, address, and phone number on all pages. (Subsection 03.04.B, of Article 11, of the UDC)

M.7 Site Plan

- (1) Indicate all existing and proposed fire hydrants. (Subsection 03.04.B, of Article 11, of the UDC)
- (2) Indicate the location of all proposed signage on the site plan. If removing the existing sign, a new sign cannot be placed in the same location. (Subsection 06.02.F, of Article 05, of the UDC)
- (3) Smooth faced CMU Block shall be prohibited. Please indicate that split-face CMU will be used on those façades. (Subsection 06.01(C).1(a), of Article 05, of the UDC)

M.8 Landscape Plan

- (1) Any pad-mounted utility equipment must be screened using shrubs. (Subsection 01.05.C, of Article 05, of the UDC)
- (2) Indicate the applicable zoning district percentage of landscaping required and provided, and the impervious area versus the amount of landscaping and open spaces required and provided. (Subsection 01.01.B, of Article 05, of the UDC)
- (3) Indicate the locations and dimensions of the required landscape buffers. A 10-foot landscape buffer is required along Horizon Road. (Subsection 05.01, of Article 08, of the UDC)
- (4) All parking spaces shall be within 80' of a tree. (Subsection 05.03.E, of Article 08, of the UDC)
- (5) Three (3) canopy and three (3) accent trees are required along Horizon Road. (Subsection 06.02.E.1, of the UDC)
- (6) All Canopy trees shall be at least 4-inch caliper in size. (Subsection 07.01, of Article 09, of the UDC)
- (7) Provide a note indicating irrigation will meet requirements of UDC. (Subsection 05.04, of Article 08, of the UDC)

M.9 Building Elevations

- (1) Provide the same site data information as the Site Plan.
- (2) Provide exterior elevations for all four (4) sides of the building and indicate which facade is facing Horizon Road.
- (3) Please provide a numeric and graphic scale. (Subsection 03.04.A, of Article 11, of the UDC)
- (4) Indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade. (Subsection 04.01, of Article 05, of the UDC)
- (5) Provide specifications and description of all proposed building materials. (Subsection 04.01, of Article 05, of the UDC)
- (6) Indicate roofing materials and color.
- (7) Indicate all vertical and horizontal measurements.
- (8) Indicate that the back of the parapet will be finished in the same materials as the front of the parapet.
- (9) Indicate all roof mounted mechanical equipment and how these will be screened from view. (Subsection 01.05.C, of Article 05, of the UDC)
- (10) Provide elevations of the canopies over the vacuum bays.

M.11 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 two (2) variances. In order to request a variance, the applicant will need to provide a letter outlining the requested variances and the four (4) required compensatory measures. (Subsection 09.02, of Article 11, of the UDC)

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on November 1, 2022 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.13 Please note the scheduled meetings for this case:

- (1) Planning & Zoning Work Session meeting will be held on October 25, 2022.
- (2) Planning & Zoning meeting/public hearing meeting will be held on November 15, 2022

I.16 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	01/26/2023	Needs Review

01/26/2023: - New esmt for FH will need to be 20' wide and 10' past fire hydrant.
 - Existing or proposed? Easement not needed to building.

The following are informational comments for the permitting process.

General Items:

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

Roadway Paving Items:

- Parking to be 20'x9' minimum
- No dead-end parking allowed without City approved turnaround
- Drive isles to be 24' wide.
- Fire lane to be in a platted easement.

Water and Wastewater Items:

- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Must have a grease trap or oil/water separator for the dumpster drainage and must connect to the storm lines. (If moving the dumpster)
- Fire hydrants to have 5' clearance around them, including the canopy beams.
- Vacuum equipment should not be placed within 10 feet of City utilities.

Drainage Items:

Landscaping:

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	01/25/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	01/24/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	01/23/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	01/23/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	01/23/2023	Approved

01/23/2023: 1. Please provide a legend showing required versus proposed landscape values

General Items:

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

Roadway Paving Items:

- Parking to be 20'x9' minimum
- No dead-end parking allowed without City approved turnaround
- Drive isles to be 24' wide.
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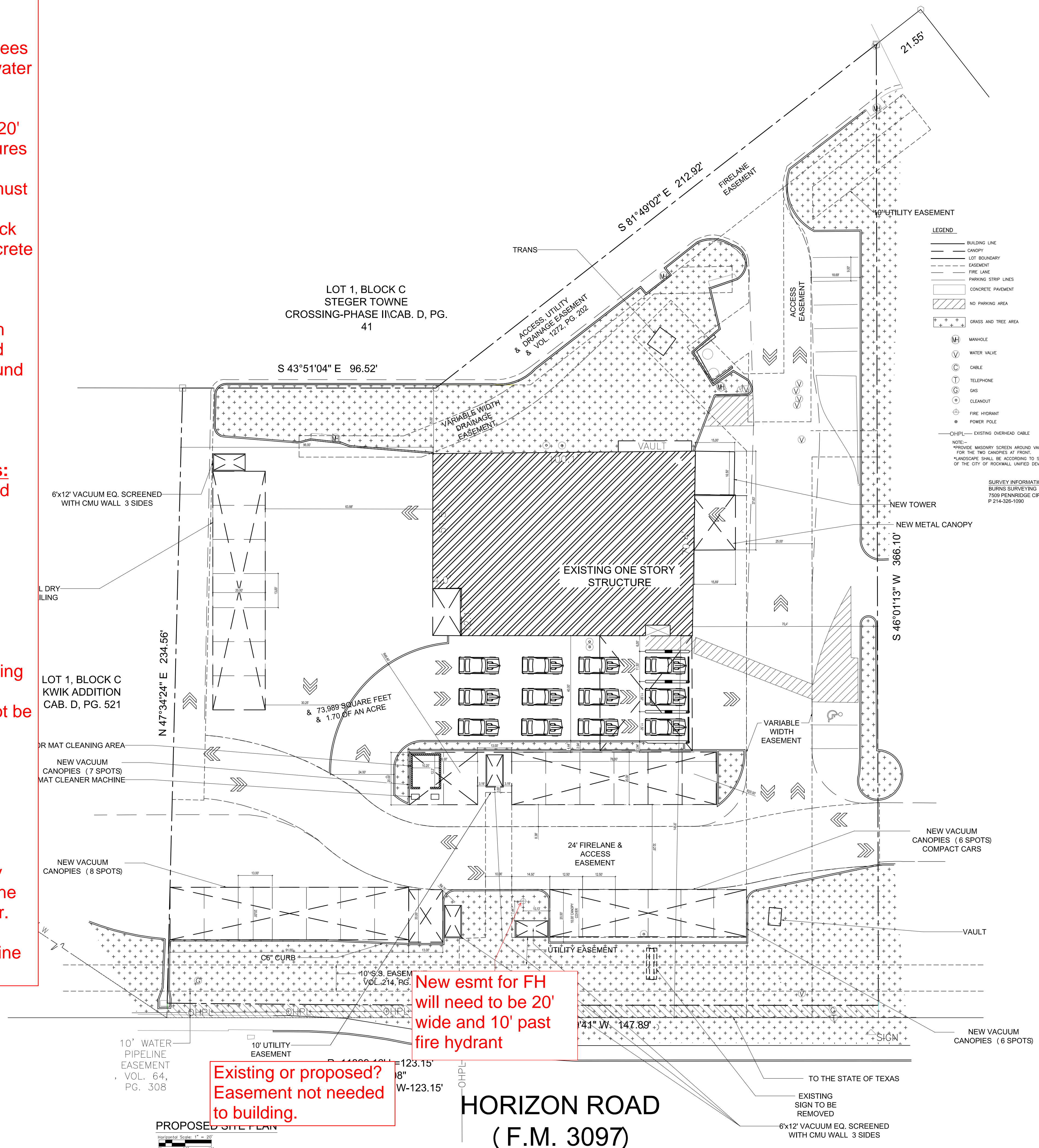
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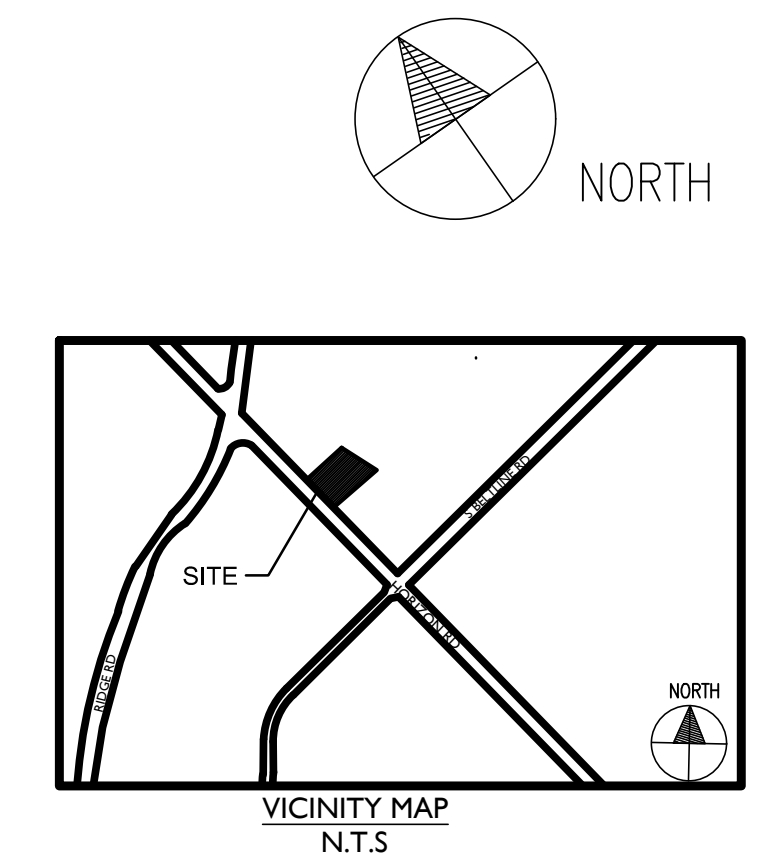


SITE DATA TABLE	
CASE NUMBER	
TOTAL SITE AREA	1.699 AC (74024 SF)
SITE ZONING DISTRICT	C
LAND USE	COMMERCIAL (CARWASH)
PARKING SPACE	10' X 20'
CODE REQUIRED ADA SPACES	1 SPACE
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TOTAL PROPOSED IMPERVIOUS AREA	56885 SQ. FT. (76.8%)

- LEGEND**
- BUILDING LINE
 - CANOPY
 - LOT BOUNDARY
 - EASEMENT
 - FIRE LANE
 - PARKING STRIP LINES
 - CONCRETE PAVEMENT
 - NO PARKING AREA
 - GRASS AND TREE AREA
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 - WATER VALVE
 - CABLE
 - TELEPHONE
 - GAS
 - CLEANOUT
 - FIRE HYDRANT
 - POWER POLE
 - EXISTING OVERHEAD CABLE
- NOTE:**
 *PROVIDE MAGNETIC SCREEN AROUND VACUUM COLUMNS FOR THE TWO CANOPIES AT FRONT.
 *LANDSCAPE SHALL BE ACCORDING TO SECTION 3 OF THE CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE.
- SURVEY INFORMATION PROVIDED BY:**
 BURNS SURVEYING
 7509 PENNRIDGE CIRCLE ROWLEET TEXAS 75088
 P:214-326-1000

New esmt for FH will need to be 20' wide and 10' past fire hydrant

Existing or proposed? Easement not needed to building.



PROJECT CASE #

PROJECT:
 REMODELING AND ADDITION (COMMERCIAL)

OWNER:
 IBRAHIM KASSEM
 (214)532-7018
 ikassem@hotmail.com

LOCATION:
 2525 HORIZON RD
 ROCKWALL, TX 75032

SHEET TITLE:
 PROPOSED SITE PLAN
 SHEET 3-6
PRELIM DRAWINGS NOT FOR CONSTRUCTION

REVISION: R01
 DATE: 01/12/2023



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2525 HORIZON RD

SUBDIVISION _____ LOT 1 BLOCK A

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE F1

PROPOSED ZONING _____ PROPOSED USE F1

ACREAGE 1.6985 LOTS [CURRENT] _____ LOTS [PROPOSED] _____

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

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

OWNER

APPLICANT

CONTACT PERSON IBRAHIM KASSEM

CONTACT PERSON _____

ADDRESS 3312 HAYLEY CT

ADDRESS _____

CITY, STATE & ZIP RICHARDSON, TX 75082 CITY, STATE & ZIP _____

PHONE 214-532-7018 PHONE _____

E-MAIL IKASSEM@HOTMAIL.COM E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

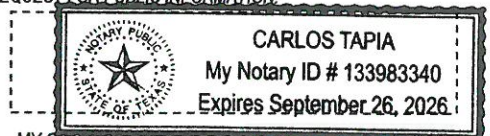
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 252.97 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20th DAY OF January, 2023 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."

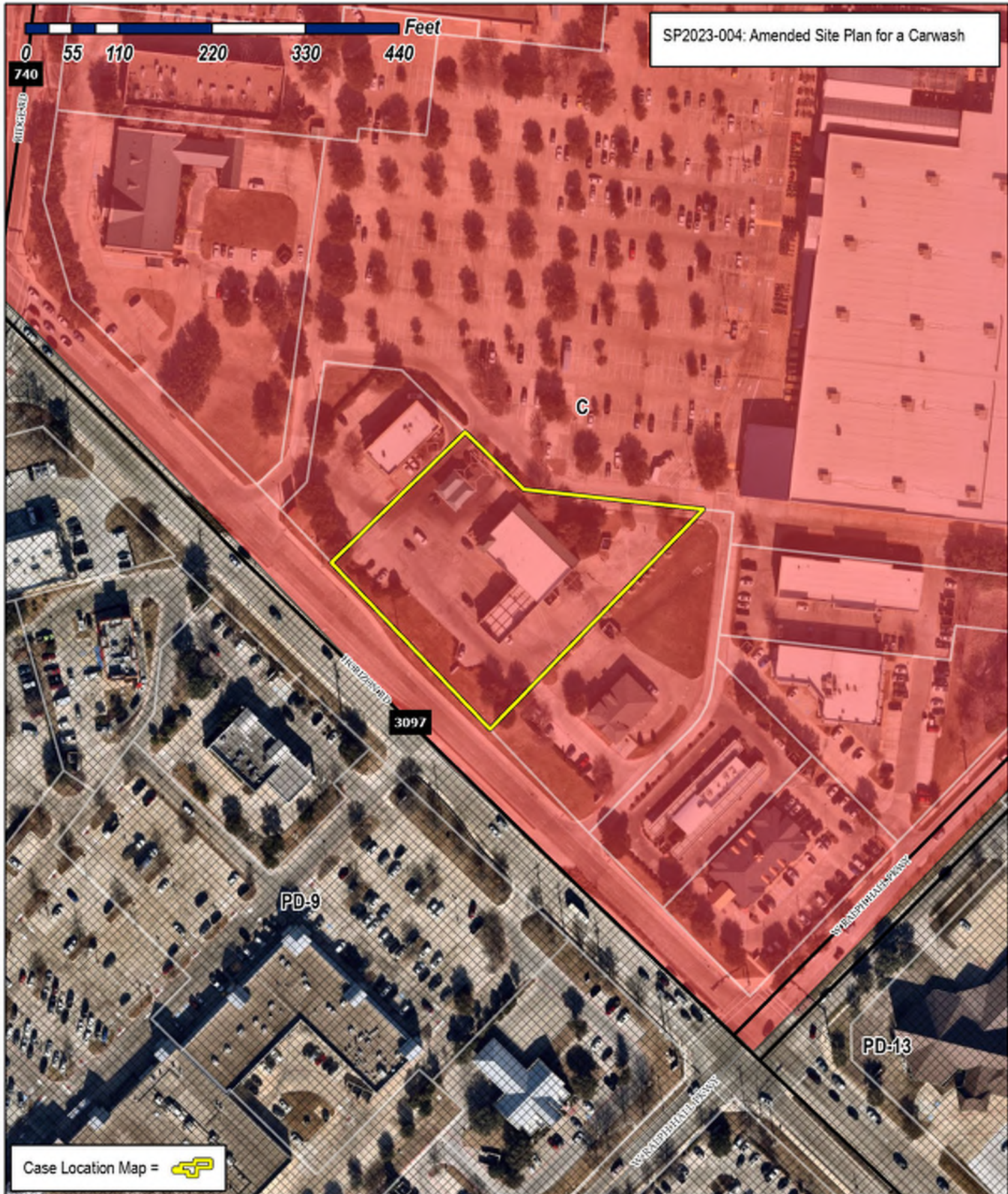
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 20th DAY OF January, 2023

OWNER'S SIGNATURE Ibrahim Kassem

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Carlos Tapia



MY COMMISSION EXPIRES 09/26/2026

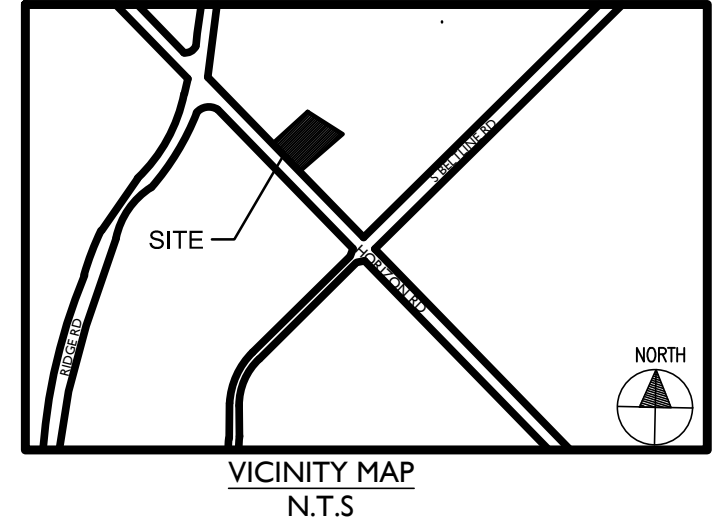


City of Rockwall

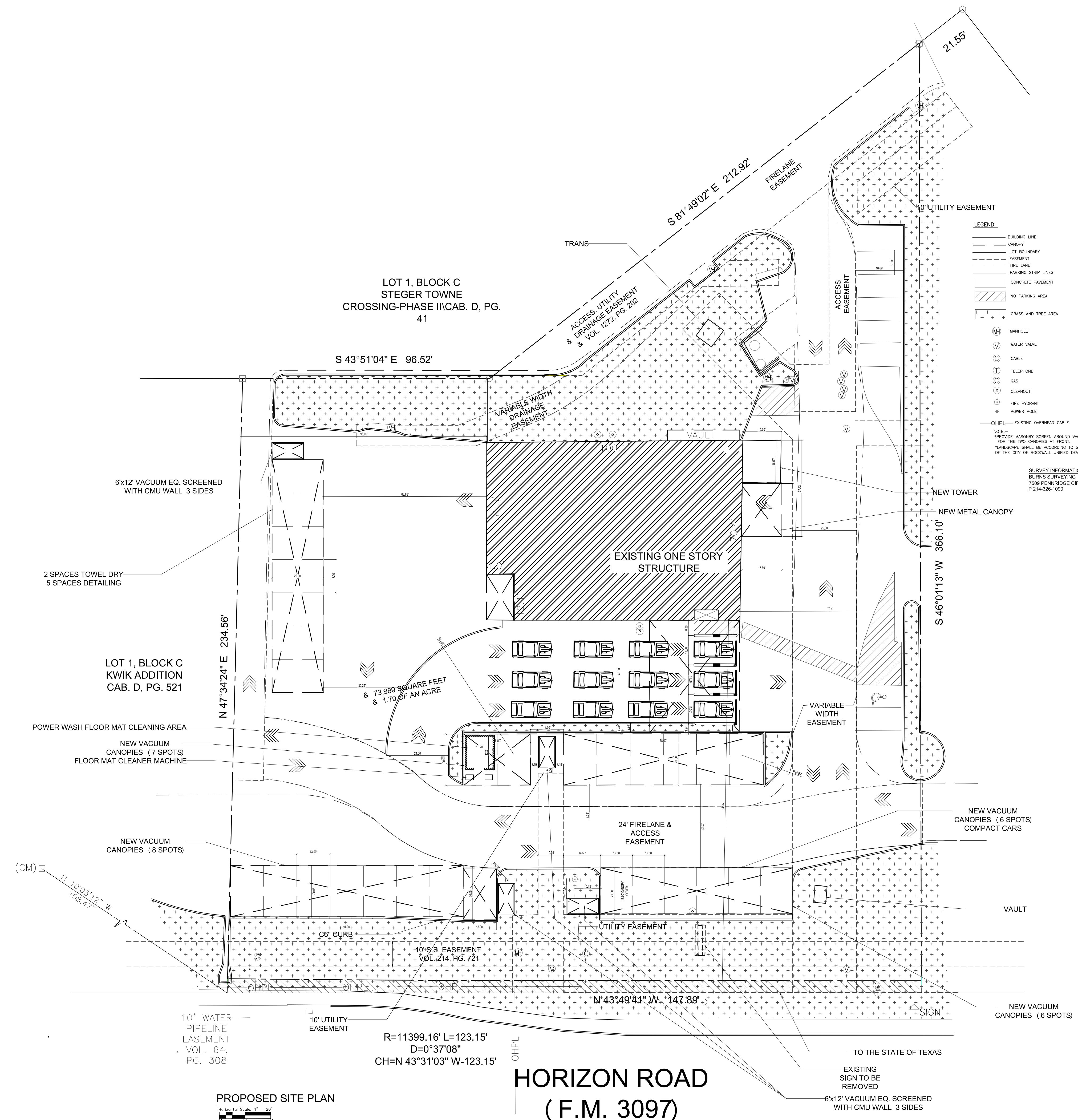
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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.





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 - CANOPY
 - LOT BOUNDARY
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 - GRASS AND TREE AREA
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 - ⊕ WATER VALVE
 - ⊕ CABLE
 - ⊕ TELEPHONE
 - ⊕ GAS
 - ⊕ CLEANOUT
 - ⊕ FIRE HYDRANT
 - ⊕ POWER POLE
 - OHPL — EXISTING OVERHEAD CABLE
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 P:214-326-1000

PROPOSED SITE PLAN
 Horizontal Scale: 1" = 20'

PROJECT CASE #

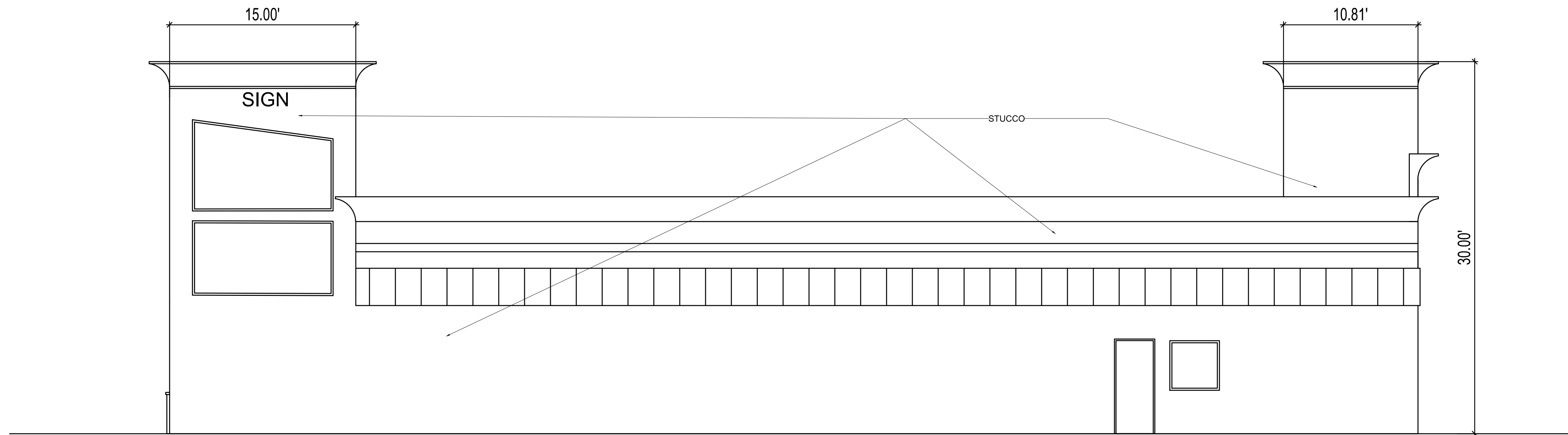
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 REMODELING AND ADDITION (COMMERCIAL)

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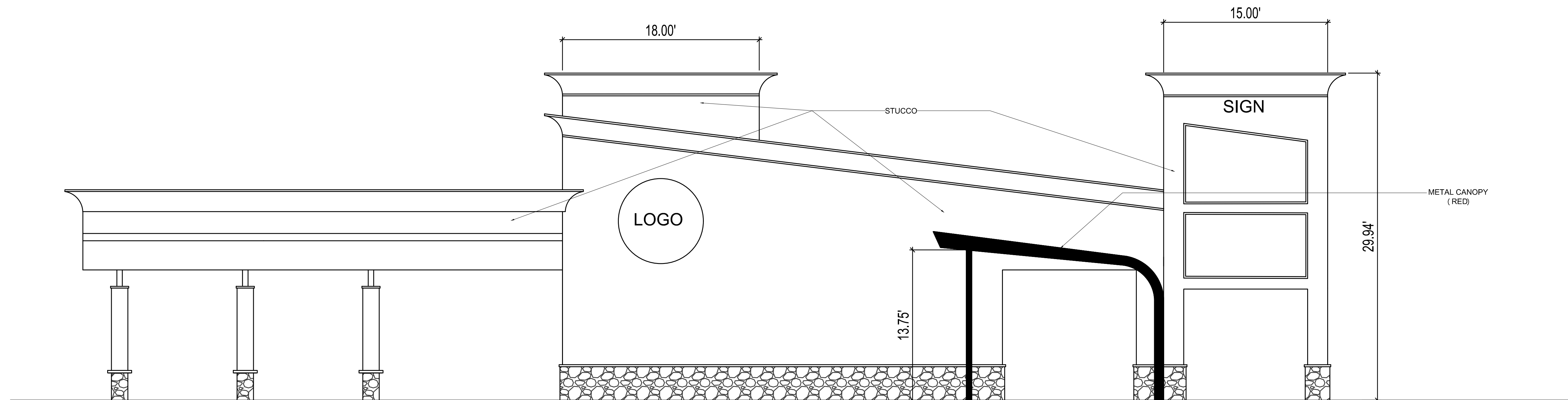
LOCATION:
 2525 HORIZON RD
 ROCKWALL, TX 75032

SHEET TITLE:
 PROPOSED SITE PLAN
 SHEET 3-6
**PRELIM DRAWINGS
 NOT FOR
 CONSTRUCTION**

REVISION: R01
DATE: 01/12/2023



REAR SIDE ELEVATION



RIGHT SIDE ELEVATION

PROJECT CASE #

PROJECT:
REMODELING AND
ADDITION (COMMERCIAL)

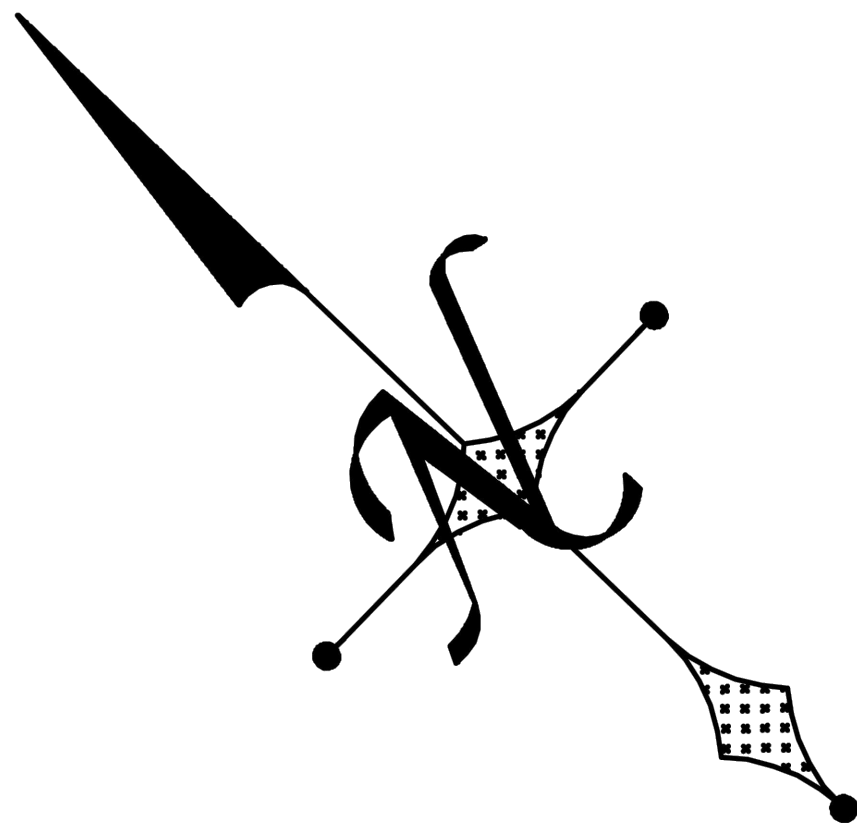
OWNER:
IBRAHIM KASSEM
(214)532-7018
ikassem@hotmail.com

LOCATION:
2525 HORIZON RD
ROCKWALL, TX 75032

SHEET TITLE:
PROPOSED ELEVATIONS II
SHEET 6-6

**PRELIM DRAWINGS
NOT FOR
CONSTRUCTION**

REVISION: R01
DATE: 01/12/2023



LOT 1, BLOCK C
STEGER TOWNE
CROSSING-PHASE III CAB. D, PG. 41

LOT 1, BLOCK C
KWIK ADDITION
CAB. D, PG. 521

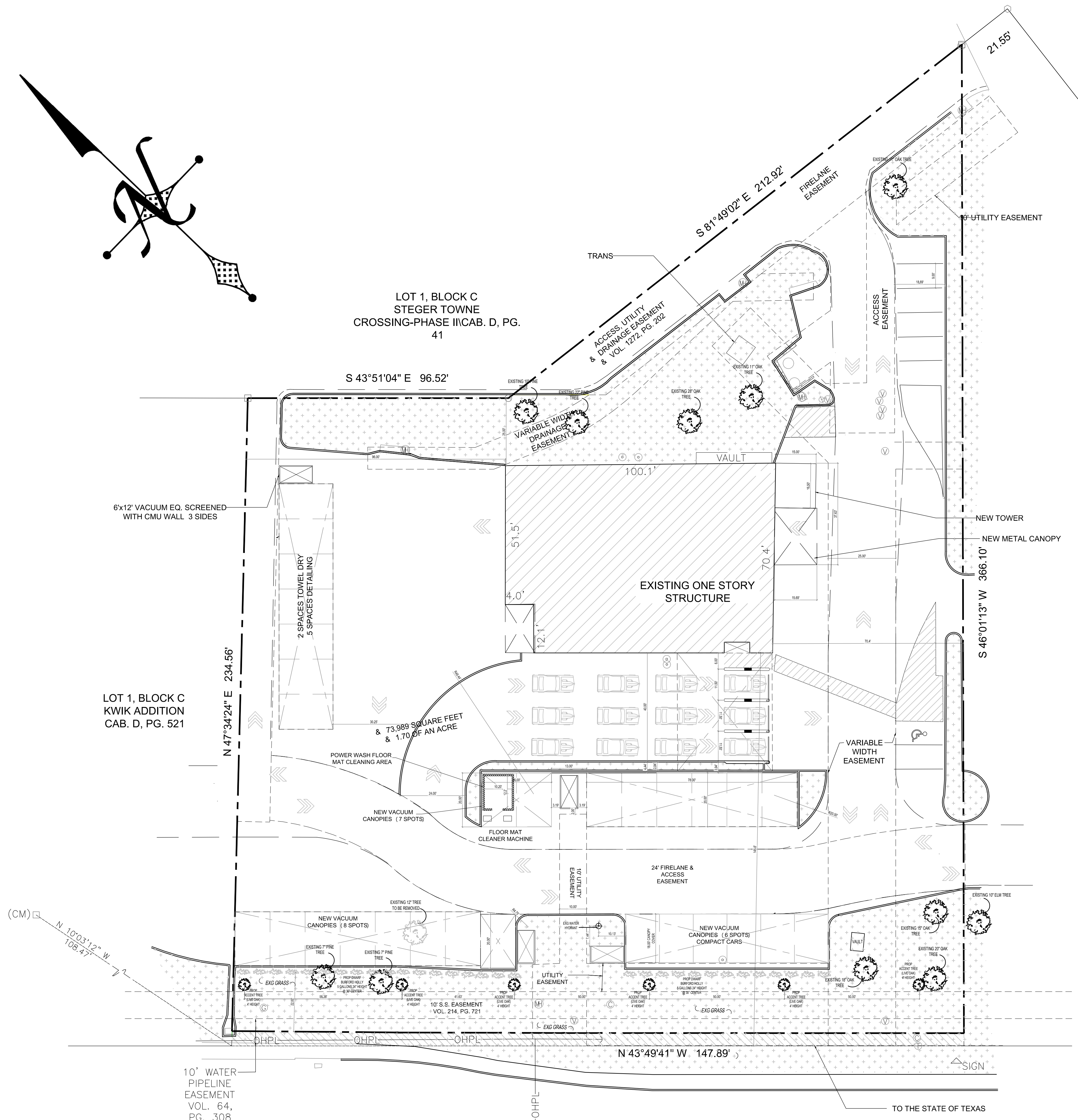
**HORIZON ROAD
(F.M. 3097)**

PROPOSED LANDSCAPE PLAN

Horizontal Scale: 1" = 20'
0' 20' 40'

PLANT LEGEND

	TYPE	QUANTITY
LO	PROP ACCENT TREE (LIVE OAK) 4' HEIGHT	6
DB	PROP DWARF BURFORD HOLLY 5 GALLONS 24" HEIGHT @30" CENTER	31
OT	EXISTING 18" OAK TREE	1
	EXISTING 20" OAK TREE	1
	EXISTING 15" OAK TREE	1
PINE	EXISTING 7" PINE TREE	2
	EXISTING 12" TREE TO BE REMOVED	1
ELM	EXISTING 10" ELM TREE	1
OT	EXISTING 11" OAK TREE	2
OT	EXISTING 28" OAK TREE	1
PINE	EXISTING 22" PINE TREE	1
PINE	EXISTING 10" PINE TREE	1
	LAWN	





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: February 14, 2023
APPLICANT: Ibrahim Kassem
CASE NUMBER: SP2023-004; *Amended Site Plan for a Car Wash*

SUMMARY

Discuss and consider a request by Ibrahim Kassem for the approval of an Amended Site Plan for a Carwash on a 1.6985-acre parcel of land identified as Lot 1, Block A, Horizon Carwash Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 2525 Horizon Road, and take any action necessary.

BACKGROUND

The subject property was annexed on November 7, 1960 by *Ordinance No. 60-03 (Case No. A1960-003)*. At the time of annexation, the subject property was zoned Agricultural (AG) District. At some point between May 16, 1983 and December 7, 1993 the subject property was rezoned from an Agricultural (AG) District to a Commercial (C) District. The property has remained zoned Commercial (C) District since this date. On April 16, 2001, the City Council approved a Site Plan (*Case No. PZ-2001-031*) to allow the construction of a Car Wash (*i.e. Horizon Car Wash*). On May 19, 2003, the City Council approved an amended site plan (*Case No. PZ2003-37-001*) for the addition of a canopy structure for automobile detailing. On March 3, 2003, the City Council approved a landscape plan (*Case No. PZ-2003-016*) for the current landscaping. On February 17, 2009, the City Council approved a replat (*Case No. P2009-002*) for the purpose of abandoning a portion of an existing access easement and fire lane located on the southeast side of the property. The property has remained a carwash facility since site plan approval.

PURPOSE

On September 16, 2022, the applicant -- *Ibrahim Kassem* -- submitted an application requesting the approval of an Amended Site Plan for the purpose of renovation of the existing 8,947 SF building on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 2525 Horizon Road (*i.e. FM-3097*). The land uses adjacent to the subject property are as follows:

- North: Directly north of the subject property is a 16.062-acre parcel of land (*i.e. Lot 3, Block C, Steger Towne Crossing Phase II*) zoned Commercial (C) District and developed with a 130,404 SF *General Retail* building (*i.e. Lowe's Home Centers INC*). Beyond this is Steger Town Drive which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.
- South: Directly south of the subject property are three (3) parcels of land (*i.e. 2581, 2805, and 2995 Horizon Road*) developed with Commercial land uses that are zoned Commercial (C) District. Beyond these properties is W Ralph Hall Parkway, which is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.
- East: Directly east of the subject property is a 16.062-acre parcel of land (*i.e. Lot 3, Block C, Steger Towne Crossing Phase II*) zoned Commercial (C) District that is developed with a 130,404 SF *General Retail* building (*i.e. Lowe's*

Home Centers INC). Beyond this is Steger Town Drive, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is Horizon Road (*i.e. FM 3097*), which is identified as a TXDDOT 4D (*i.e. Texas Department of Transportation, four [4] lane, arterial roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 1.0775-acre parcel of land (*i.e. Lot 5-R, Block A, Horizon Ridge Addition*) developed with a 4,921 SF *financial institution with a drive-through (i.e. Bank of America)* that is zoned Commercial (C) District and addressed as 2450 Horizon Road.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Self-Service Car Wash* is a permitted *by-right* land use in a Commercial (C) 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 Commercial (C) District. The applicant has also provided a noise study for each new vacuum bay which meets the City of Rockwall *Noise Ordinance* and which is attached in your packets. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>10,000 SF</i>	<i>X=74,024 SF; In Conformance</i>
<i>Minimum Lot Frontage</i>	<i>60-Feet</i>	<i>X= -541-feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>	<i>X=628-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=50-feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>10-Feet</i>	<i>X>10-feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>60-Feet</i>	<i>X=30-feet; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>60%</i>	<i>X=14.60%; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>35</i>	<i>X=35; In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>20%</i>	<i>X=25%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>85-90%</i>	<i>X=67%; In Conformance</i>

TREESCAPE PLAN

The table provided on the Treescape Plan indicates that a 12-inch caliper Live Oak will be removed from the subject property as a result of the development. The landscape table provided by the applicant also indicates that three (3), four (4) inch caliper canopy trees will be planted in the back of the lot (*i.e. 12 caliper inches of trees*). Given this, the proposed landscape plan satisfies the mitigation balance.

CONFORMANCE WITH THE CITY’S CODES

The building is currently considered to be legally non-conforming, and the changes proposed by the applicant do not increase the building’s non-conformity.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan indicates that the subject property is located within the *Southwest Residential District*, which “...contains a mixture of land uses that include existing medium and low density residential, heavy commercial/retail land uses (*i.e. National Drive, Sids Road, and Mims Road*) and commercial uses.” Additionally, the Commercial/Retail designation “...is characterized by single to multi-tenant commercial retail centers along major arterials at key intersections.” In this case, the applicant’s request for conforms to the development referred to by the Comprehensive Plan. In addition, the redesign of the proposed building conforms to several of the goals and policies contained in Chapter 09, *Non-Residential*, of the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On February 7, 2023, the Architecture Review Board (ARB) reviewed the proposed building elevations and recommended that the applicant [1] finalize the renderings based on the changes the applicant proposed to make including removing the tri-tunnel and painting the split-face CMU block located on the vacuum bays to match the building, and [2] provide a material sample board with a sample of the red standing seam metal for the canopies above the vacuum bays. The applicant has provided updated elevations that will be reviewed by the Architectural Review Board (ARB) prior to the February 14, 2023 Planning and Zoning Commission meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's Amended Site Plan for a Car Wash 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 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

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2525 HORIZON RD

SUBDIVISION _____

LOT 1

BLOCK A

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE F1

PROPOSED ZONING _____

PROPOSED USE F1

ACREAGE 1.6985

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

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

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

OWNER

APPLICANT

CONTACT PERSON IBRAHIM KASSEM

CONTACT PERSON _____

ADDRESS 3312 HAYLEY CT

ADDRESS _____

CITY, STATE & ZIP RICHARDSON, TX 75082

PHONE 214-532-7018

PHONE _____

E-MAIL IKASSEM@HOTMAIL.COM

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____ [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 \$ 252.97 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20th DAY OF January, 2023 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."

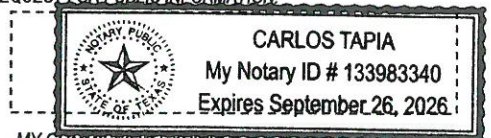
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 20th DAY OF January, 2023

OWNER'S SIGNATURE _____

Ibrahim Kassem

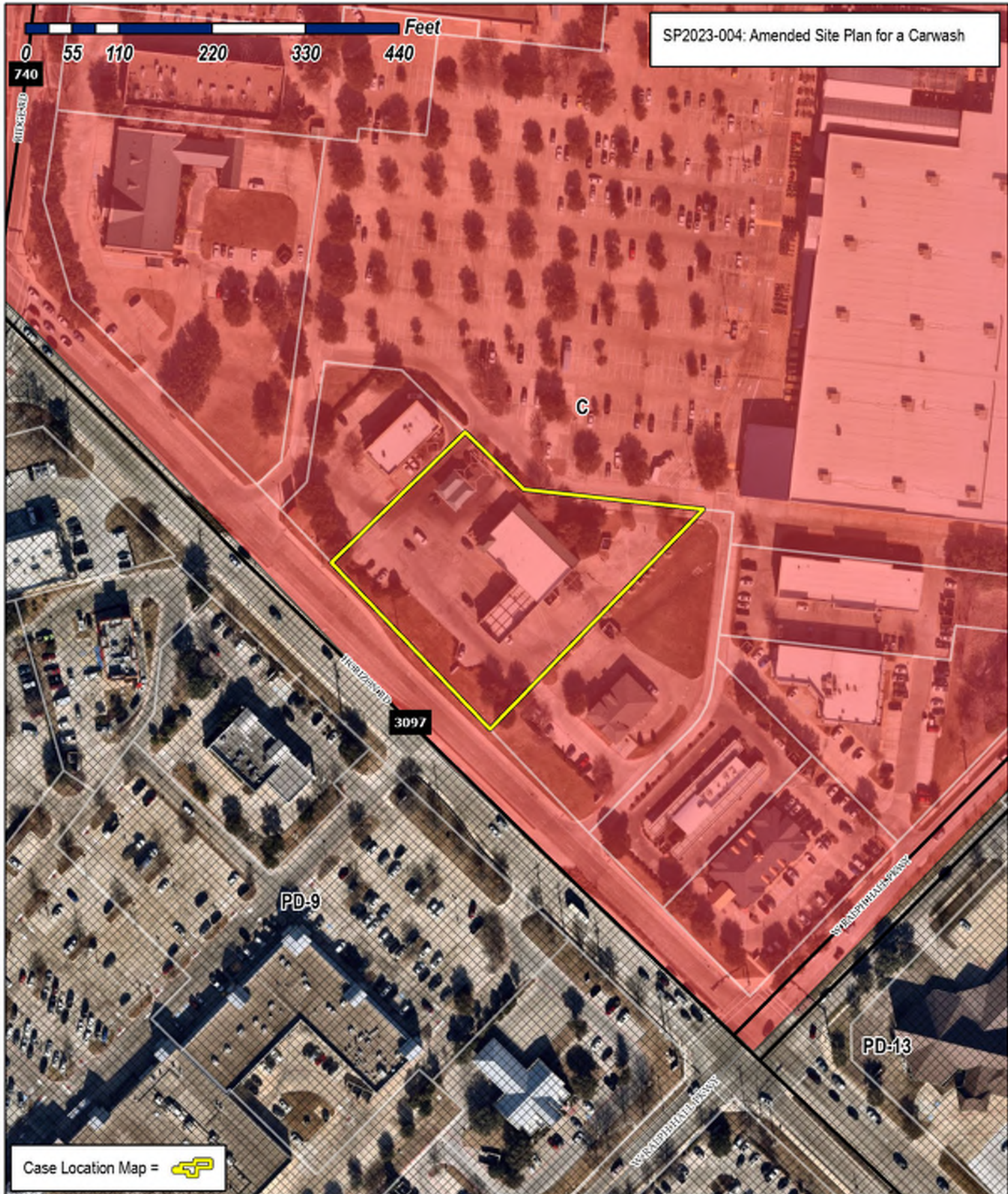
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Carlos Tapia



MY COMMISSION EXPIRES

09/26/2026

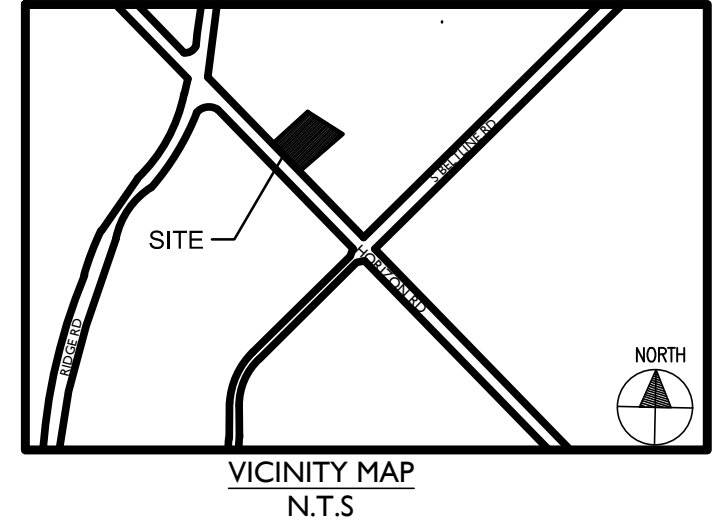
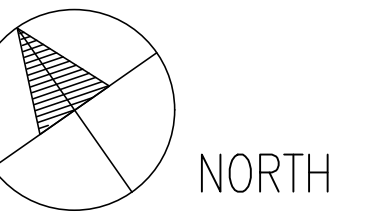


City of Rockwall

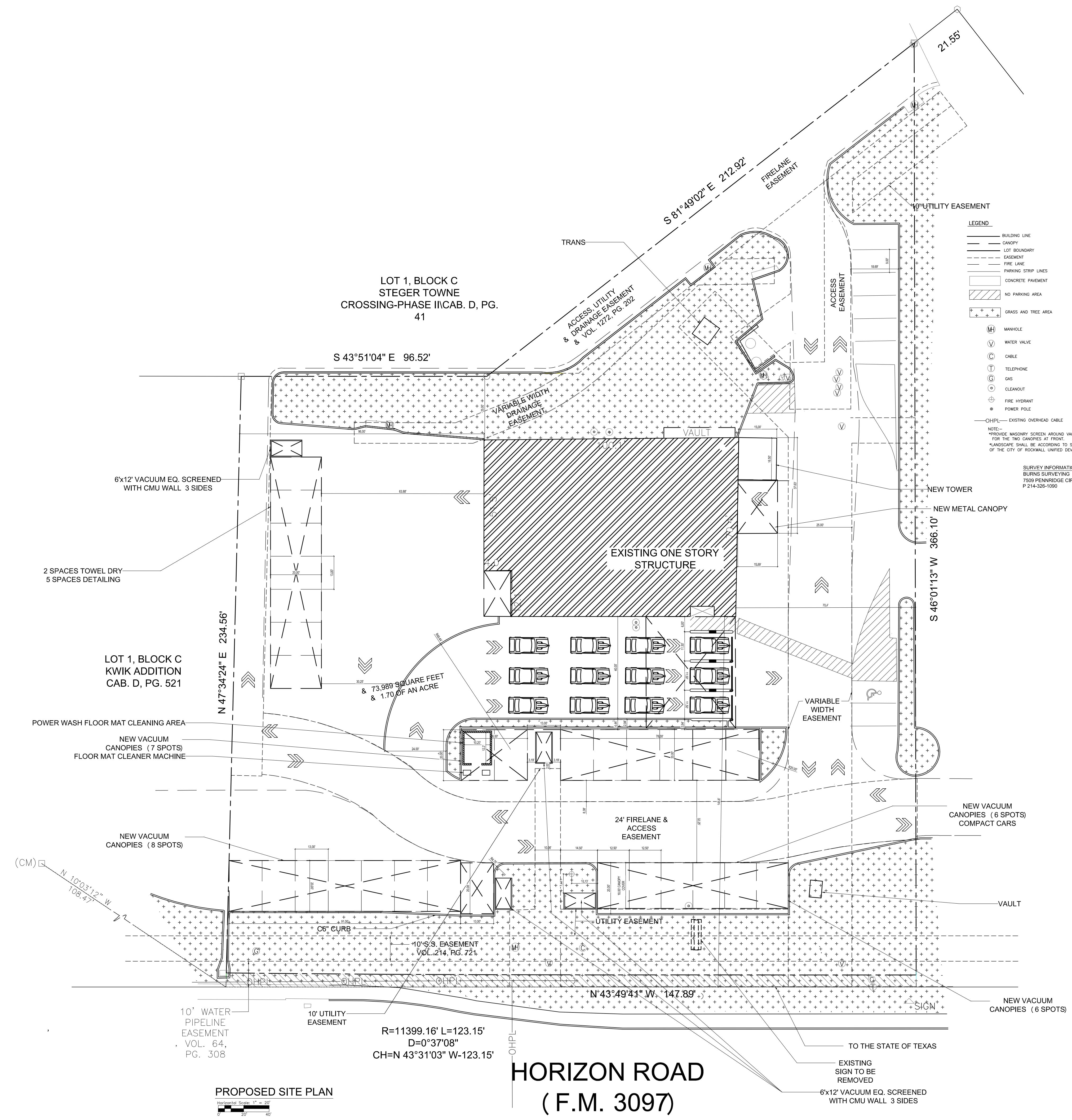
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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.





SITE DATA TABLE	
CASE NUMBER	
TOTAL SITE AREA	1.699 AC (74024 SF)
SITE ZONING DISTRICT	C
LAND USE	COMMERCIAL (CARWASH)
PARKING SPACE	10' X 20'
CODE REQUIRED ADA SPACES	1 SPACE
PROVIDED TOTAL PARKING SPACES	8
ADA SPACES	1 SPACE
TOTAL EXISTING IMPERVIOUS AREA	54966 SQ. FT. (74.25%)
TOTAL PROPOSED IMPERVIOUS AREA	56885 SQ. FT. (76.8%)



PROPOSED SITE PLAN
 Horizontal Scale: 1" = 20'

PROJECT CASE #

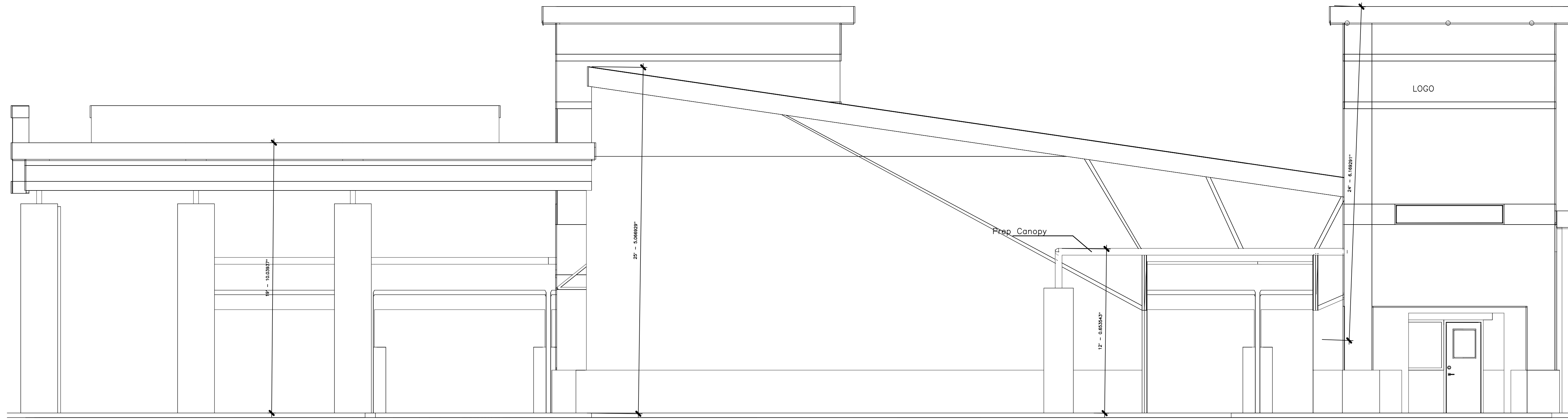
PROJECT:
 REMODELING AND ADDITION (COMMERCIAL)

OWNER:
 IBRAHIM KASSEM
 (214)532-7018
 ikassem@hotmail.com

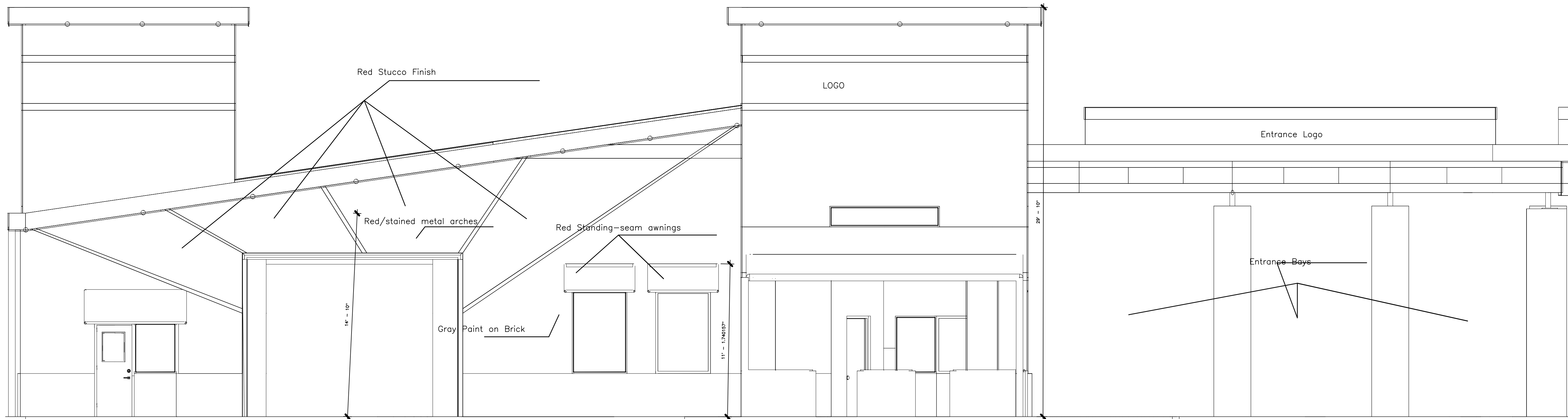
LOCATION:
 2525 HORIZON RD
 ROCKWALL, TX 75032

SHEET TITLE:
 PROPOSED SITE PLAN
 SHEET 3-6
**PRELIM DRAWINGS
 NOT FOR
 CONSTRUCTION**

REVISION: R01
DATE: 01/12/2023



3 Southeast Elevation (Right)
1/4"=1'-0"



4 Southwest Elevation (Left)
1/4"=1'-0"

Firm Info

Name

JD RIVERO

Address

General Email

benjalicea@jdrivero.com

General Phone

9728859171

Project Info

Name

CAR WASH REMODEL AND ADDITION

Number

Address

2525 HORIZON RD ROCKWALL TX 75032

Description

Exterior facade remodel, vacuum additions and new elevated tower visibility.

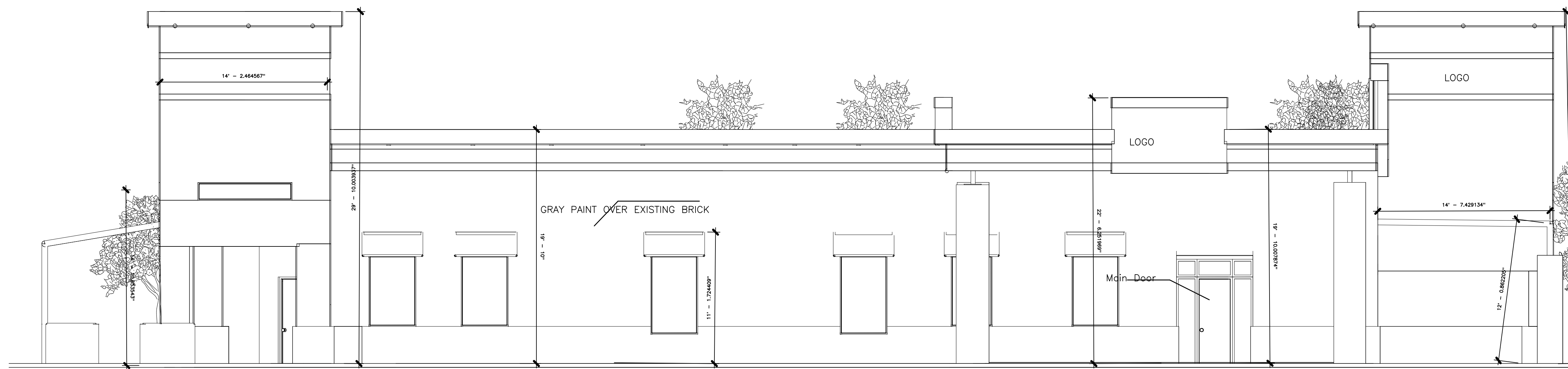
Sheet Info

Sheet Title

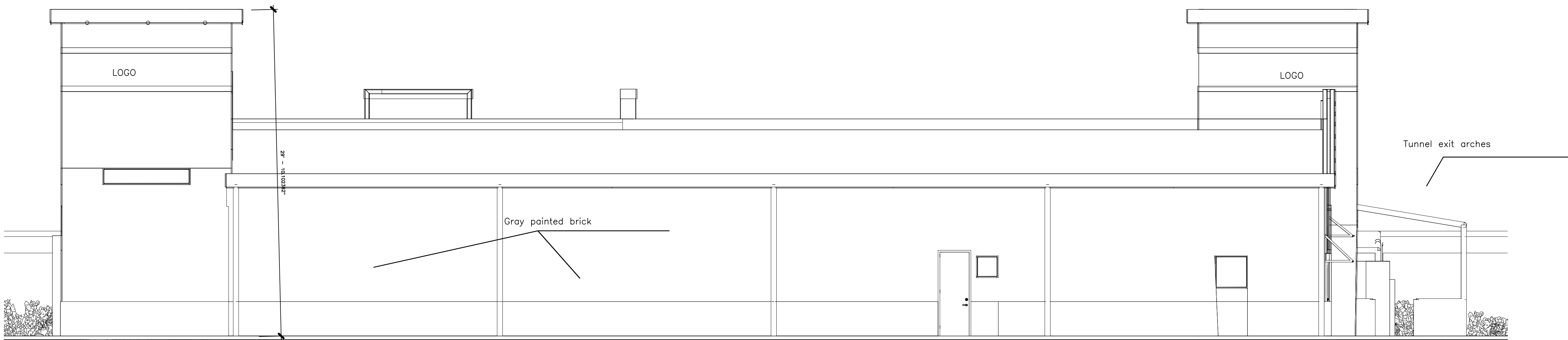
ELEVATIONS

Sheet Number

A2.2



1 Southwest Elevation (Front)
3/16"=1'-0"



2 Northeast Elevation (Rear)
3/16"=1'-0"

Firm Info

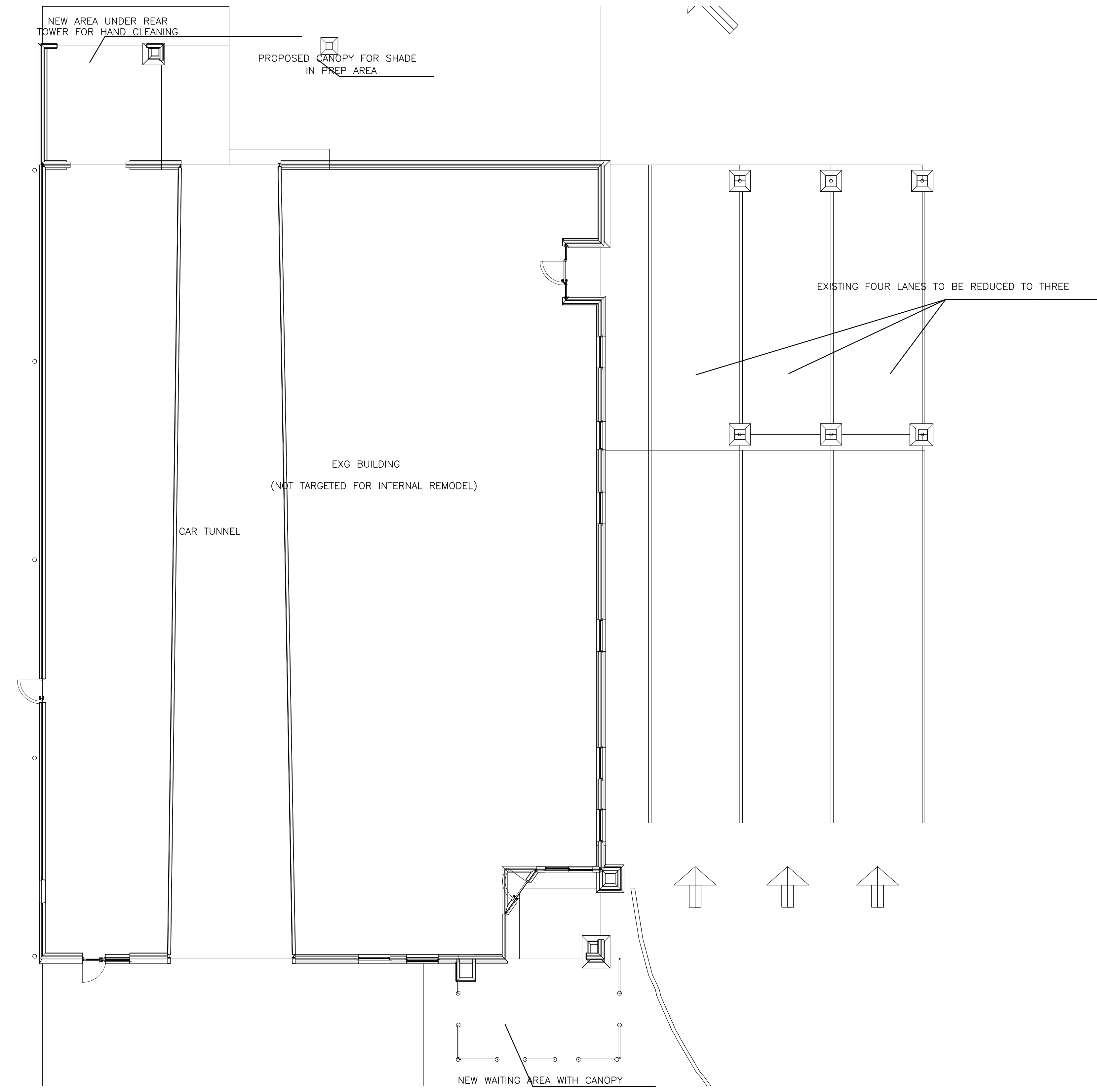
Name
JD RIVERO
Address
General Email
benjalicea@jdrivero.com
General Phone
9728859171

Project Info

Name
CAR WASH REMODEL AND
ADDITION
Number
Address
2525 HORIZON RD ROCKWALL TX
75032
Description
Exterior facade remodel, vacuum
additions and new elevated tower
visibility.

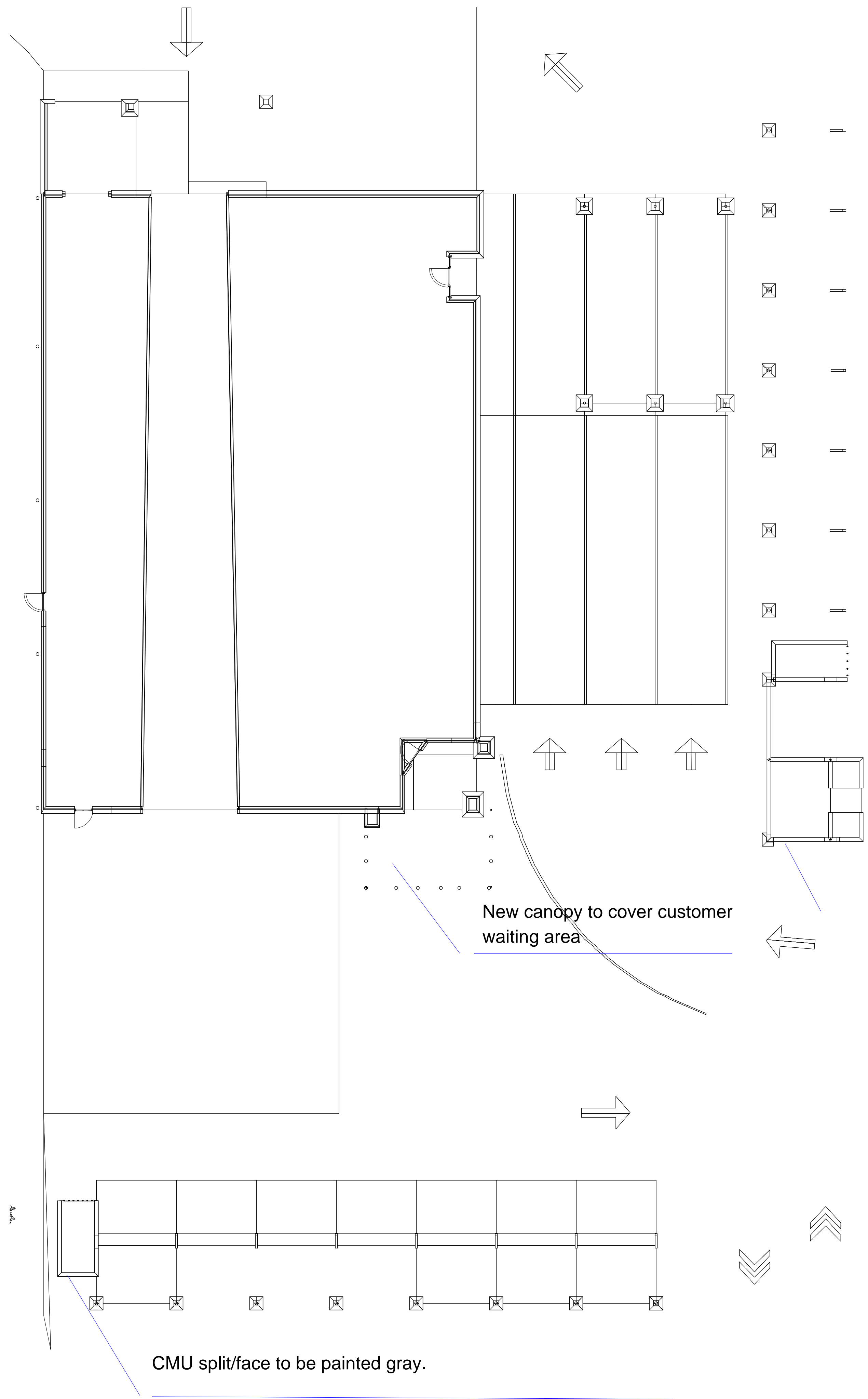
Sheet Info

Sheet Title
ELEVATIONS
Sheet Number
A2.1



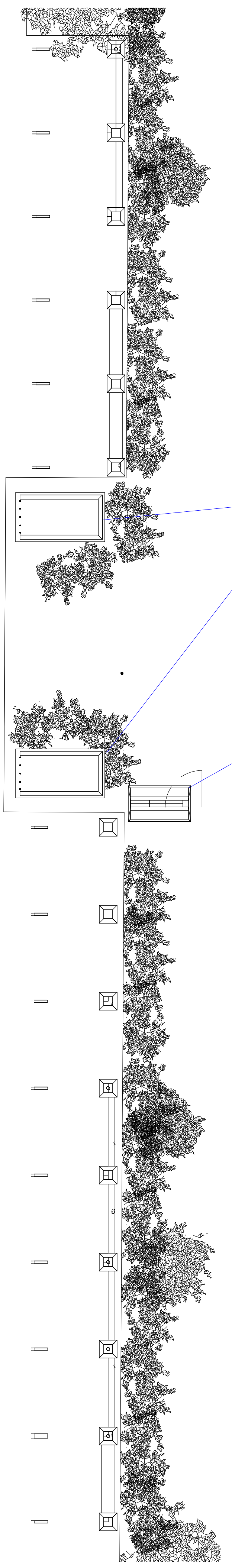
0 Floorplan
1/8"=1'-0"

Firm Info	
Name	JD RIVERO
Address	
General Email	benjalicea@jdrivero.com
General Phone	9728859171
Project Info	
Name	CAR WASH REMODEL AND ADDITION
Number	
Address	2525 HORIZON RD ROCKWALL TX 75032
Description	Exterior facade remodel, vacuum additions and new elevated tower visibility.
Sheet Info	
Sheet Title	FLOORPLAN
Sheet Number	A2.3



New canopy to cover customer waiting area

CMU split/face to be painted gray.



Proposed vacuum equipment enclosures, will be CMU split/face and will be painted with gray/dark-gray.

Proposed location of monument sign

Firm Info	
Name	JD RIVERO
Address	
General Email	benjalicea@jdrivero.com
General Phone	9728859171
Project Info	
Name	CAR WASH REMODEL AND ADDITION
Number	
Address	2525 HORIZON RD ROCKWALL TX 75032
Description	Exterior facade remodel, vacuum additions and new elevated tower visibility.
Sheet Info	
Sheet Title	SITE STRUCTURES
Sheet Number	A2.4



Xpress
CAR WASH

Xpress
CAR WASH

Xpress
CAR WASH

CAR WASH ENTRANCE

1

2

3

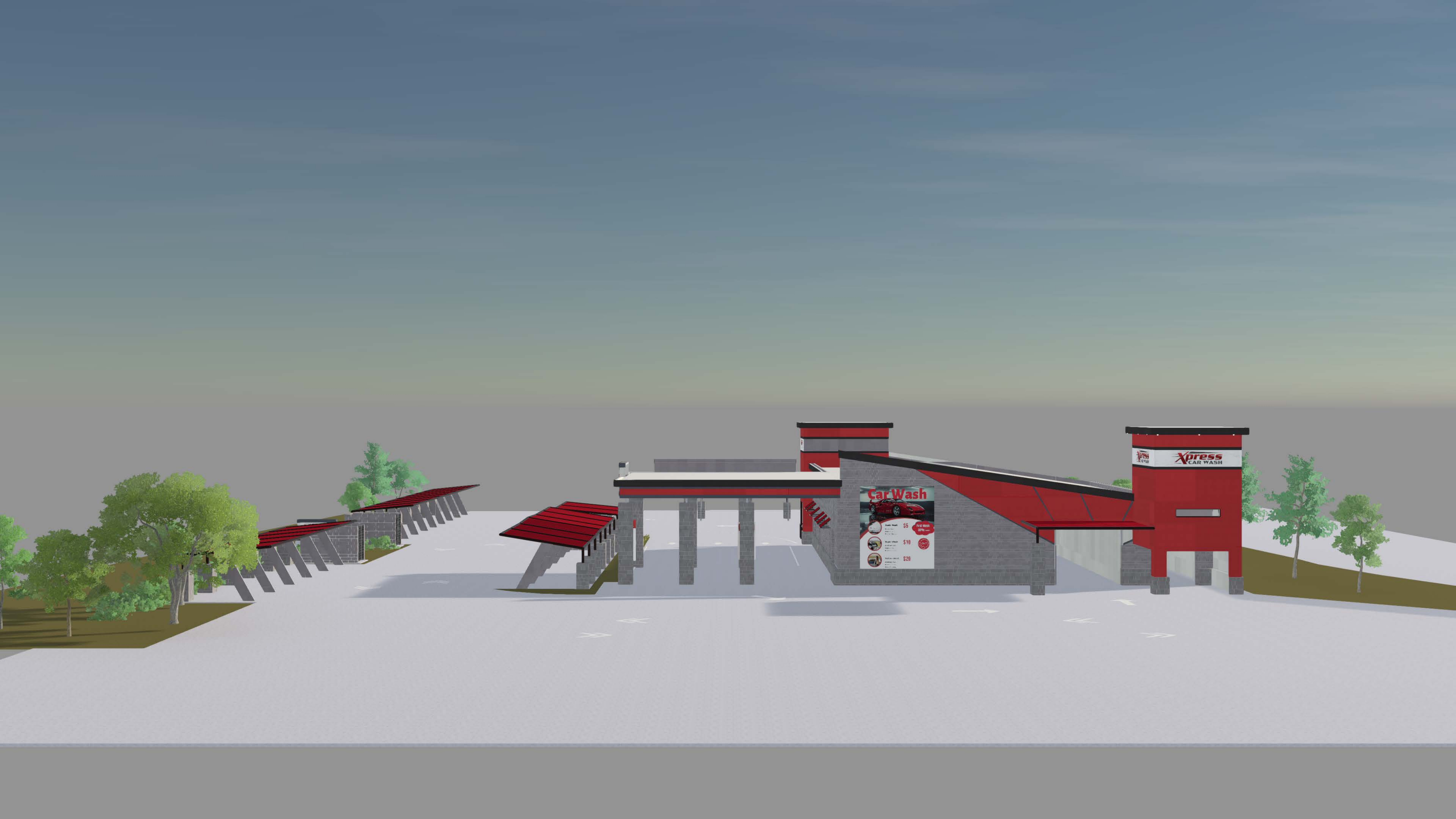
MAT ZONE

MAT ZONE

ENTER

TIRE PRESSURE & WIPER FLUID

ENTER



Car Wash

Quick Wash	\$5	10% OFF
Medium Wash	\$10	10% OFF
Full Wash	\$20	10% OFF

Xpress
CAR WASH



Xpress
CAR WASH

AM



Xpress
CAR WASH

CAR WASH ENTRANCE

1 2 3

MAT ZONE

ENTER

EXIT





Xpress
CAR WASH

Xpress
CAR WASH

Xpress
CAR WASH

CAR WASH ENTRANCE

1

2

3

18

39

MAT ZONE

ENTER

ENTER





Car Wash

	Basic Wash \$5	First Wash 50% Discount
<ul style="list-style-type: none">• Basic Wash• Interior Cleaning• Carpet Cleaning		
	Super Wash \$10	24/7
<ul style="list-style-type: none">• Full Body Wash• Interior Cleaning• Scratch Removal		
	Deluxe Wash \$20	
<ul style="list-style-type: none">• Full Body Wash• Scratch Removal• Model Checking		

Xpress
CAR WASH

Xpress
CAR WASH



Xpress
CAR WASH



Xpress
CAR WASH

Xpress
CAR WASH

CAR WASH

1





Car Wash

	Basic Wash	\$5	
	Super Wash	\$10	
	Deluxe Wash	\$20	

Xpress
CAR WASH



Xpress
CAR WASH

Xpress
CAR WASH

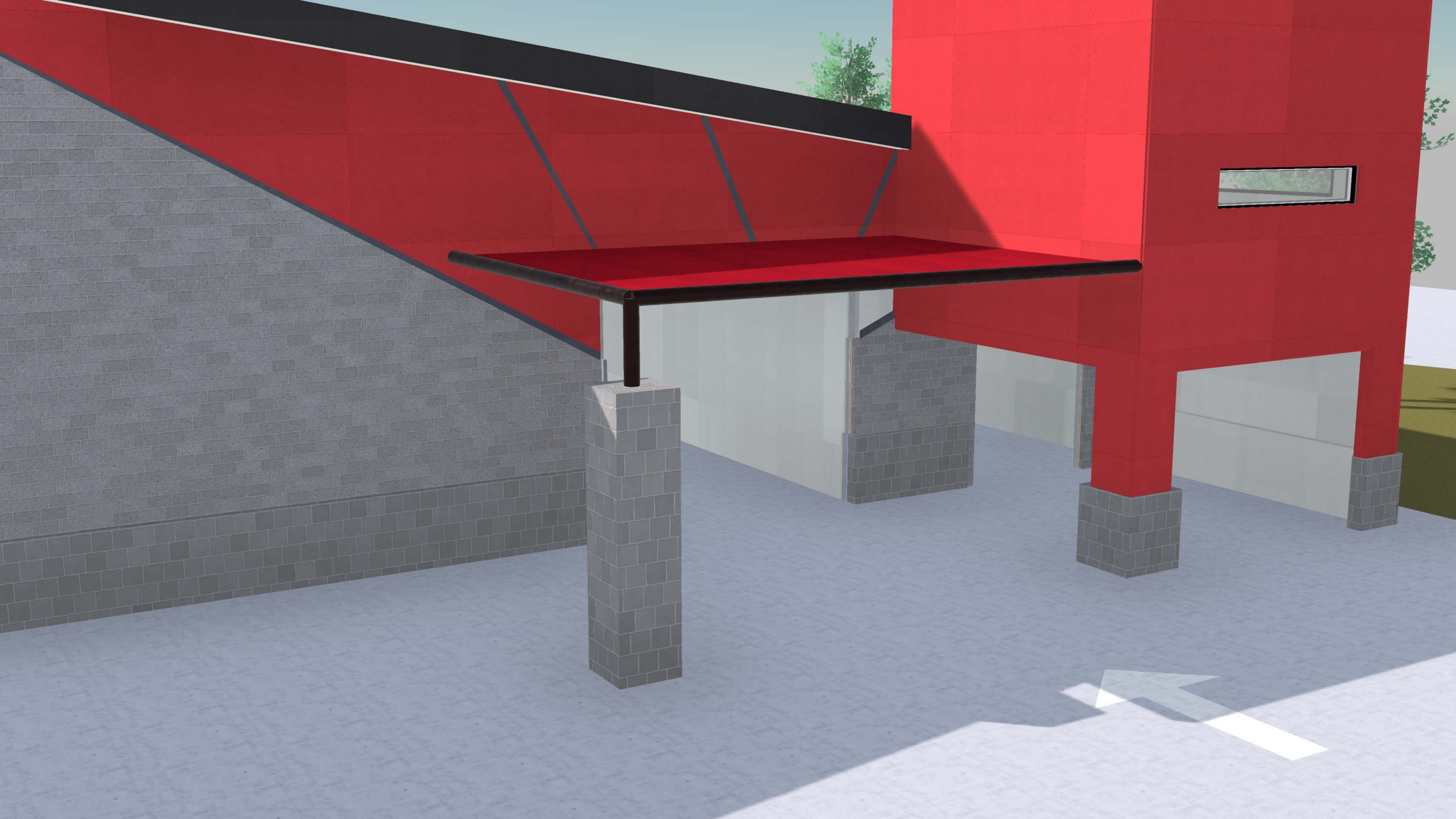
Car Wash

	Basic Wash	\$5		First Wash	\$10
	Super Wash	\$10		Deluxe Wash	\$20



Xpress
CAR WASH







CAR WASH ENTRANCE

Xpress
CAR WASH

1

2

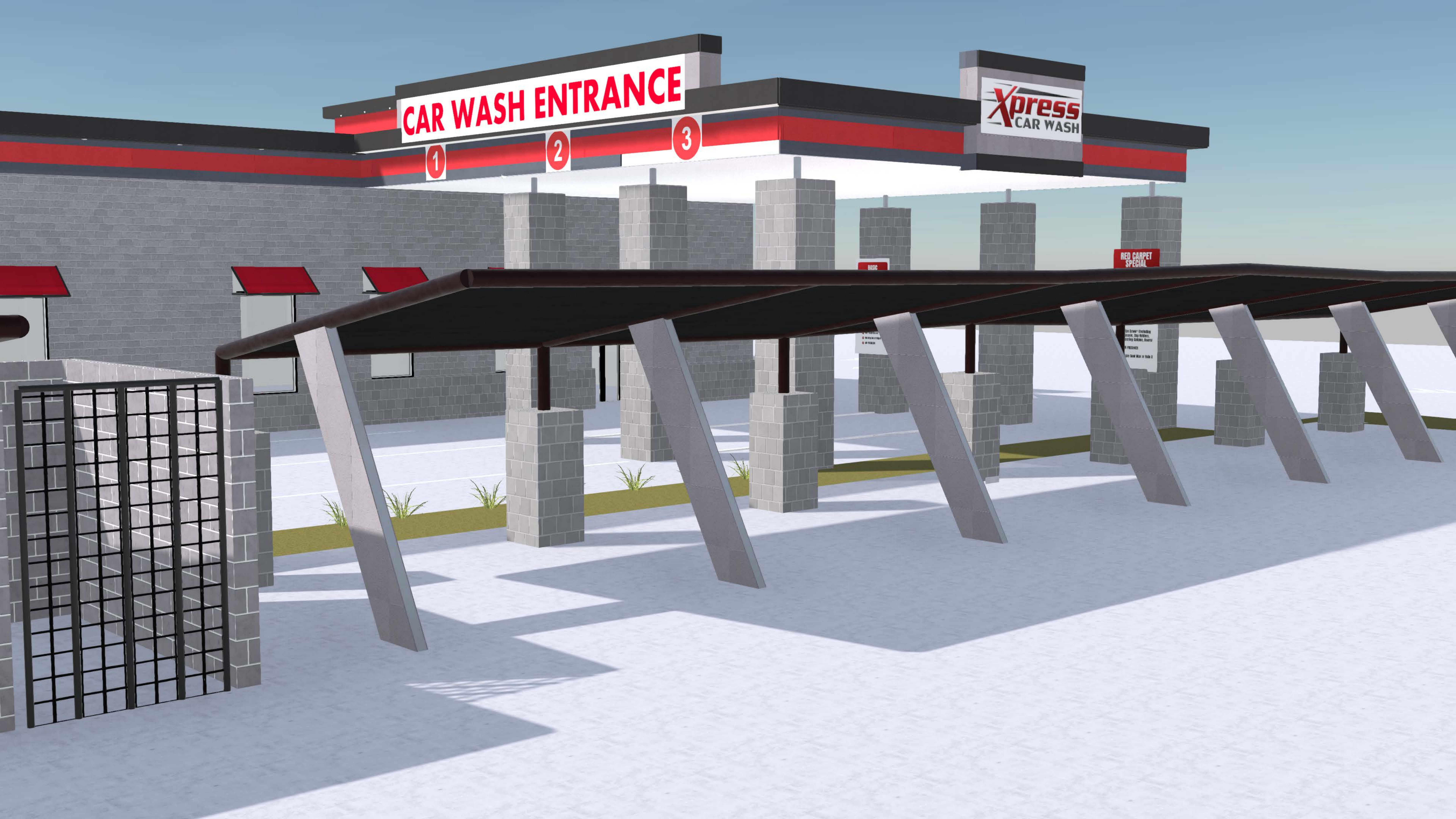
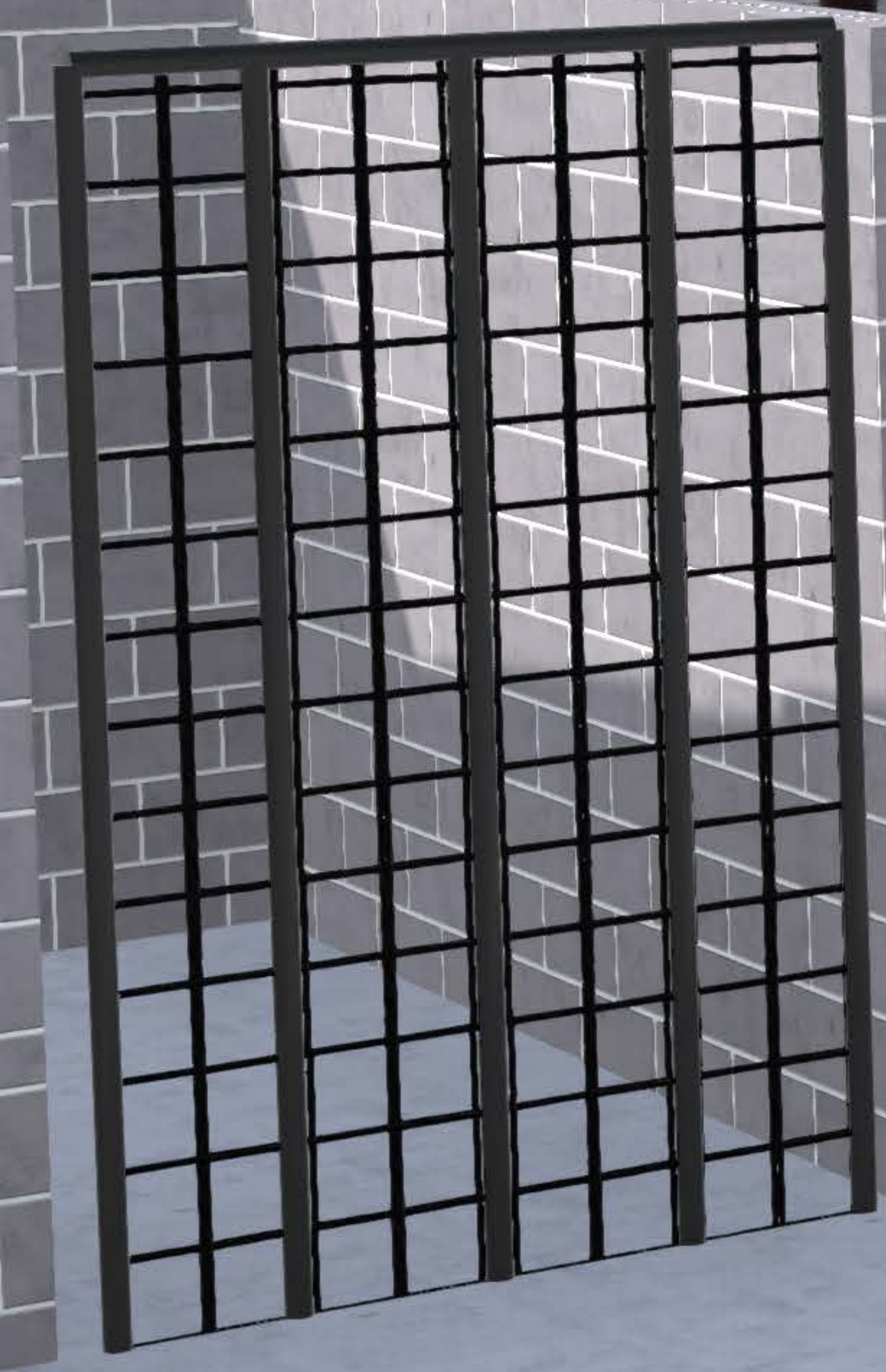
3

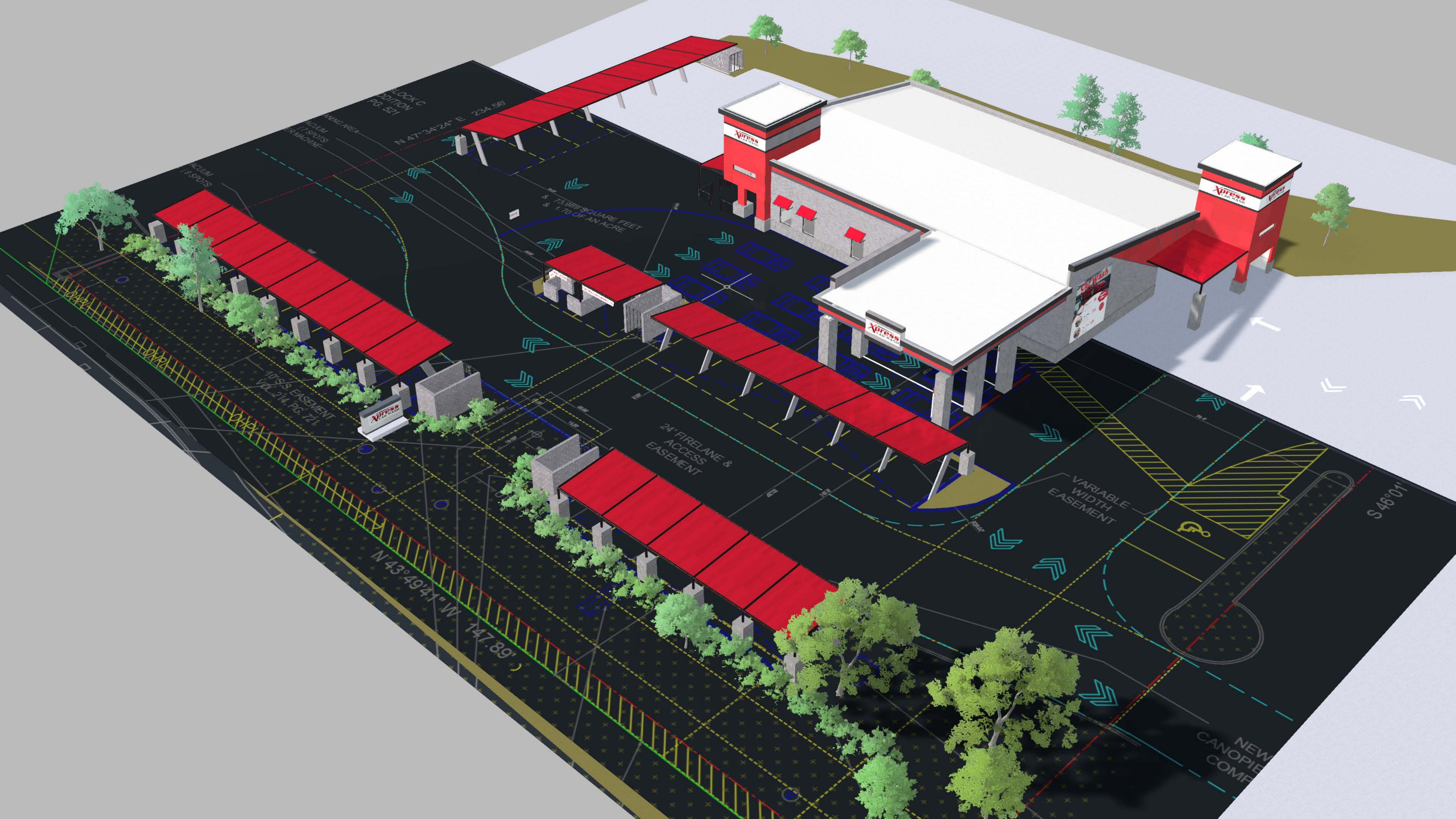
RED CARPET
SPECIAL

BASIC

Red Carpet - Includes
Wax, Clay Bar, Wheel
Cleaning, Shampoo, Rinse
Dryer, Blow Dry, Wax
Sealant, and
Interior Vacuum

Basic - Includes
Wash, Rinse, Dry, Wax
Sealant, and
Interior Vacuum





LOOK C
ADDITION
PG. 521

AWING AREA
ACQUIM
17 SPOTS
PER MACHINE

N 47°34'24" E 234.56'

73,989 SQUARE FEET
& 1.70 OF AN ACRE

10' S/S EASEMENT
Vol. 214, PG. 721

24' FIRELANE &
ACCESS
EASEMENT

VARIABLE
WIDTH
EASEMENT

N 43°49'41" W 147.89'

S 46°0'11"

NEW
CANOPIE
COMP

Horizon Car Wash

Material List

Bottom existing stone painted



Exterior Brick walls painted Existing



Red Stucco accent lines



Black Stucco above windows



Ross, Bethany

From: Ibrahim Kassem <ikassem@hotmail.com>
Sent: Wednesday, February 8, 2023 1:28 PM
To: Ross, Bethany
Subject: Noise specs
Attachments: 30HP - 40E - 07003030.pdf; 40HP - 40E - 07004036.pdf

Bethany,

Attached are the specs on the equipment.

At 10 feet distance, the noise level is at 89db.

After adding the cinder block enclosure, it will drop the noise level to (34db-44db). Those specs meet your noise level requirements of 62db.

Please call me if you still have any questions.

Sent via the Samsung Galaxy S21 Ultra 5G, an AT&T 5G smartphone

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

From: Luis Hernandez <luis@leengineeringllc.com>

Date: 2/8/23 12:01 PM (GMT-06:00)

To: Ibrahim Kassem <ikassem@hotmail.com>, leengineeringws@gmail.com

Subject: FW: Noise specs

LE ENGINEERING

Thank you for your business,

Luis Hernandez

Director Of Operations

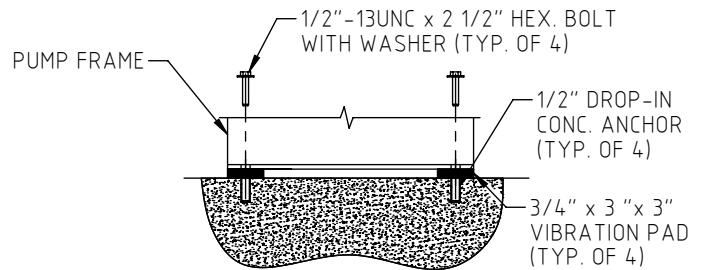
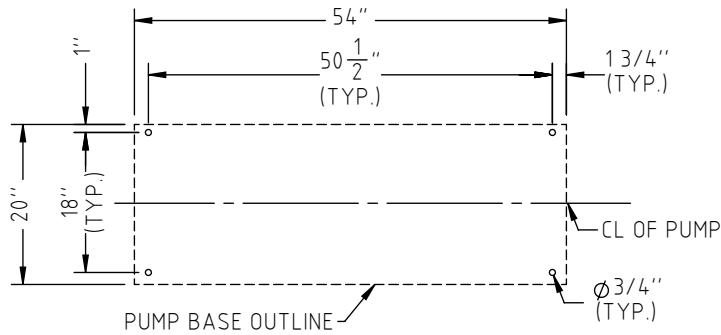
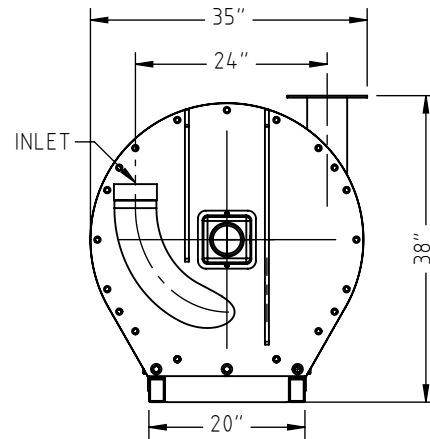
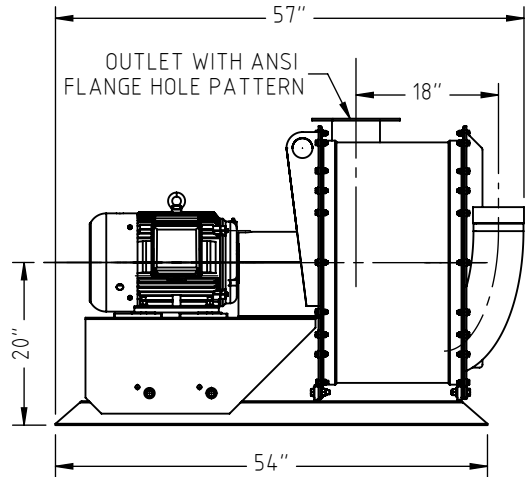
Mobile- 817-714-2165

PRODUCT SPECIFICATIONS

PRODUCT:
30HP MULTI-STAGE CENTRIFUGAL EXHAUSTER

PART NO.
30HP-40E-07003030

DATE
12/15/2018



SECTION DETAIL
NOTE: DO NOT TIGHTEN BOLT. WASHER MUST BE ABLE TO SPIN FREELY AFTER INSTALLATION.

CATALOGUE NUMBER	POWER HP (KW)	MOTOR RPM	MAX VOLUME CFM	VACUUM IN Hg (IN Wg)	VOLT/PHASE/FREQ. FLA	NUMBER OF STAGES	INLET O.D. IN(mm)	OUTLET O.D. IN(mm)	APPROX. WT. lb (kg)	HEAT RATE (BTU/Hr)	DISTANCE (FT.)	SOUND LEVEL (dBA)
422B30	30 (22.5)	3600	880	7.0 (95)	460/3/60 34A	4	6(150)	6(150)	804 (364)	9212	3	85
					575/3/60 28A						10	75
											50	61
											100	55
											150	51

NOTES:

1. ALL DIMENSIONS SHOWN ARE FOR REFERENCE PURPOSES ONLY, NOT FOR CONSTRUCTION USE.
2. HEIGHT OF UNIT DOES NOT INCLUDE VIBRATION ISOLATOR.
3. NO SPECIAL FOUNDATION IS REQUIRED FOR EXHAUSTERS; DO NOT FASTEN DOWN TO CONCRETE FLOOR.
4. STANDARD ROTATION IS CW WHEN VIEWED FROM MOTOR END.
5. INLET FURNISHED STANDARD WITH BUTTERFLY THROTTLING VALVE.
6. SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE.

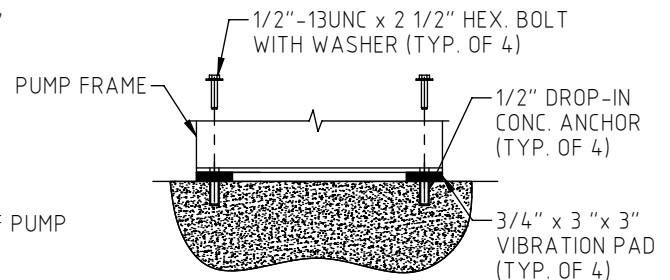
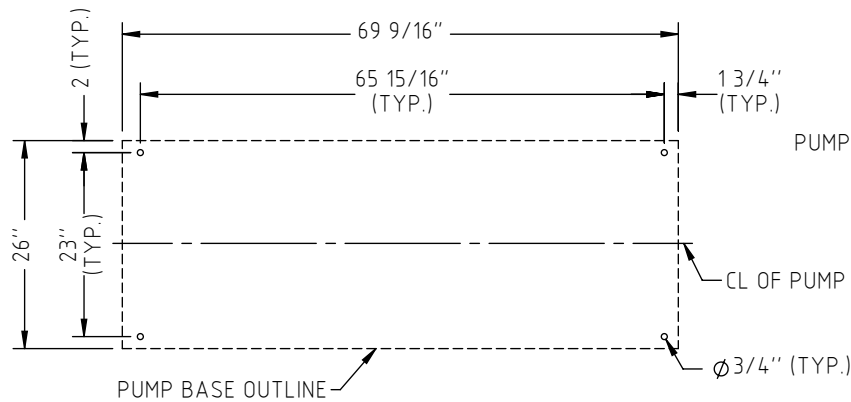
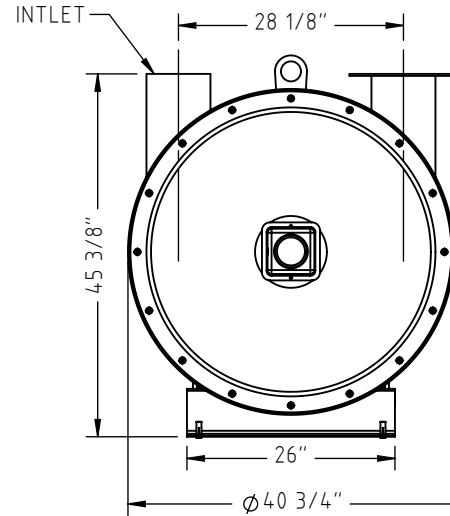
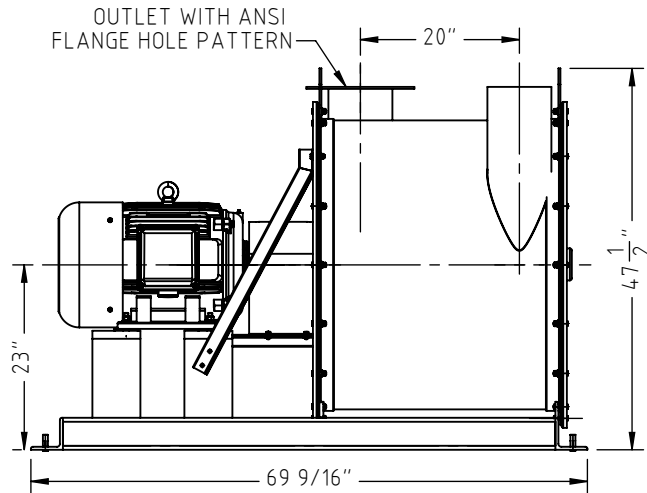
NOTE: ALL DIMENSIONS ARE IN INCHES.

PRODUCT SPECIFICATIONS

PRODUCT:
40 HP MULTI-STAGE CENTRIFUGAL EXHAUSTER

PART NO.
40HP-40E-07004036

DATE
12/15/2018



SECTION DETAIL
NOTE: DO NOT TIGHTEN BOLT. WASHER MUST BE ABLE TO SPIN FREELY AFTER INSTALLATION.

CATALOGUE NUMBER	POWER HP (Kw)	MOTOR RPM	MAX VOLUME CFM	VACUUM IN Hg (IN Wg)	VOLT/PHASE/FREQ. FLA	NUMBER OF STAGES	INLET O.D. IN(mm)	OUTLET O.D. IN(mm)	APPROX. WT. lb (kg)	HEAT RATE (BTU/Hr)	DISTANCE (FT.)	SOUND LEVEL (dBA)
422B40	40 (29.8)	3600	1250	7.0 (95)	460/3/60 45A	4	8(200)	8(200)	1071 (486)	13648	3	89
					575/3/60 37A						10	79
											50	65
											100	59
											150	53

NOTES:

1. ALL DIMENSIONS SHOWN ARE FOR REFERENCE PURPOSES ONLY, NOT FOR CONSTRUCTION USE.
2. HEIGHT OF UNIT DOES NOT INCLUDE VIBRATION ISOLATOR.
3. NO SPECIAL FOUNDATION IS REQUIRED FOR EXHAUSTERS; DO NOT FASTEN DOWN TO CONCRETE FLOOR.
4. STANDARD ROTATION IS CW WHEN VIEWED FROM MOTOR END.
5. INLET FURNISHED STANDARD WITH BUTTERFLY THROTTLING VALVE.
6. SPECIFICATIONS SUBJECT TO CHANGE WITHOUT NOTICE.

NOTE: ALL DIMENSIONS ARE IN INCHES.

ALL PARKING SPACES SHALL BE WITHIN 80' OF A TREE.
(SUBSECTION 05.03.E, OF ARTICLE 08, OF THE UDC)

LOT 1, BLOCK C
STEGER TOWNE
CROSSING-PHASE II/CAB. D, PG. 41

LOT SIZE
74,088 SQ FT

LOT 1, BLOCK C
KWIK ADDITION
CAB. D, PG. 521

HORIZON ROAD
(F.M. 3097)

NOTE:
IRRIGATION WILL MEET REQUIREMENTS OF UDC. (SUBSECTION 05.04, OF ARTICLE 08, OF THE UDC)

PROPOSED REAR LANDSCAPE
AREA 9,727 SQ FT
PLANT LEGEND

TYPE	QUANTITY
CT	4
DB	54
OT	
PINE	
ELM	
OT	
OT	
PINE	
PINE	
LO	

PROP ACCENT TREE EASTERN REDBUD (OR MEXICAN BUCKEYE) 3" CAL.

PROP DWARF BURFORD HOLLY 5 GALLONS 24" HEIGHT @30" CENTER

EXISTING 18" OAK TREE
EXISTING 20" OAK TREE
EXISTING 15" OAK TREE

EXISTING 7" PINE TREE

EXISTING 12" TREE TO BE REMOVED

EXISTING 10" ELM TREE

EXISTING 11" OAK TREE

EXISTING 28" OAK TREE

EXISTING 22" PINE TREE

EXISTING 10" PINE TREE

LAWN

PROPOSED MITIGATION TREES LIVE OAK 4"Ø

LOT SIZE
AREA 74,088 SQ FT
PROPOSED LANDSCAPE
AREA 18,061 SQ FT
20% OF LANDSCAPE REQUIRED:
24.38% PROPOSED
IMPERVIOUS AREA:
50,237 SQ FT
(includes new vacuum service area)

PROPOSED FRONT LANDSCAPE
AREA 8,334 SQ FT

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

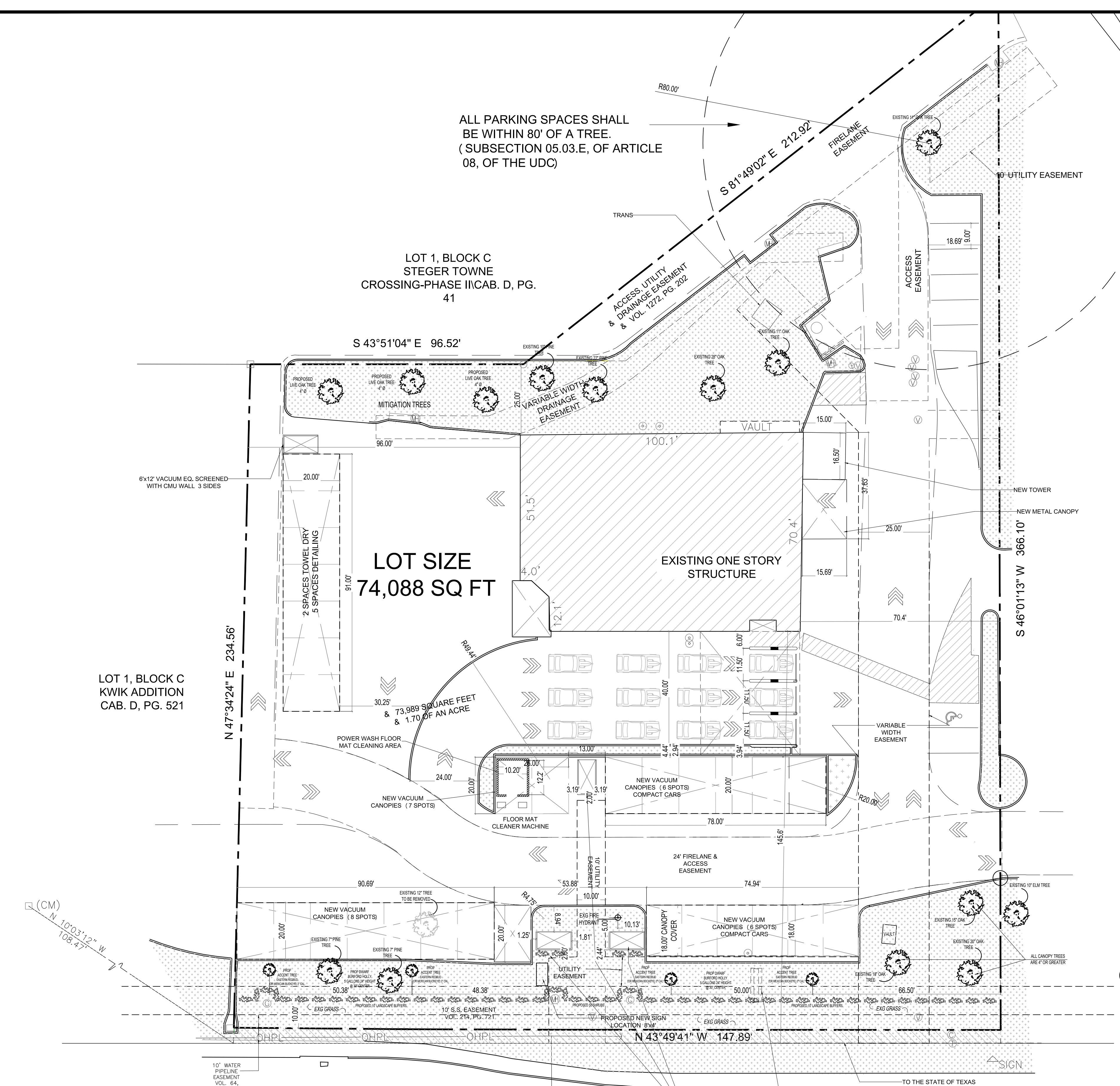
Planning & Zoning Commission, Chairman Director of Planning and Zoning

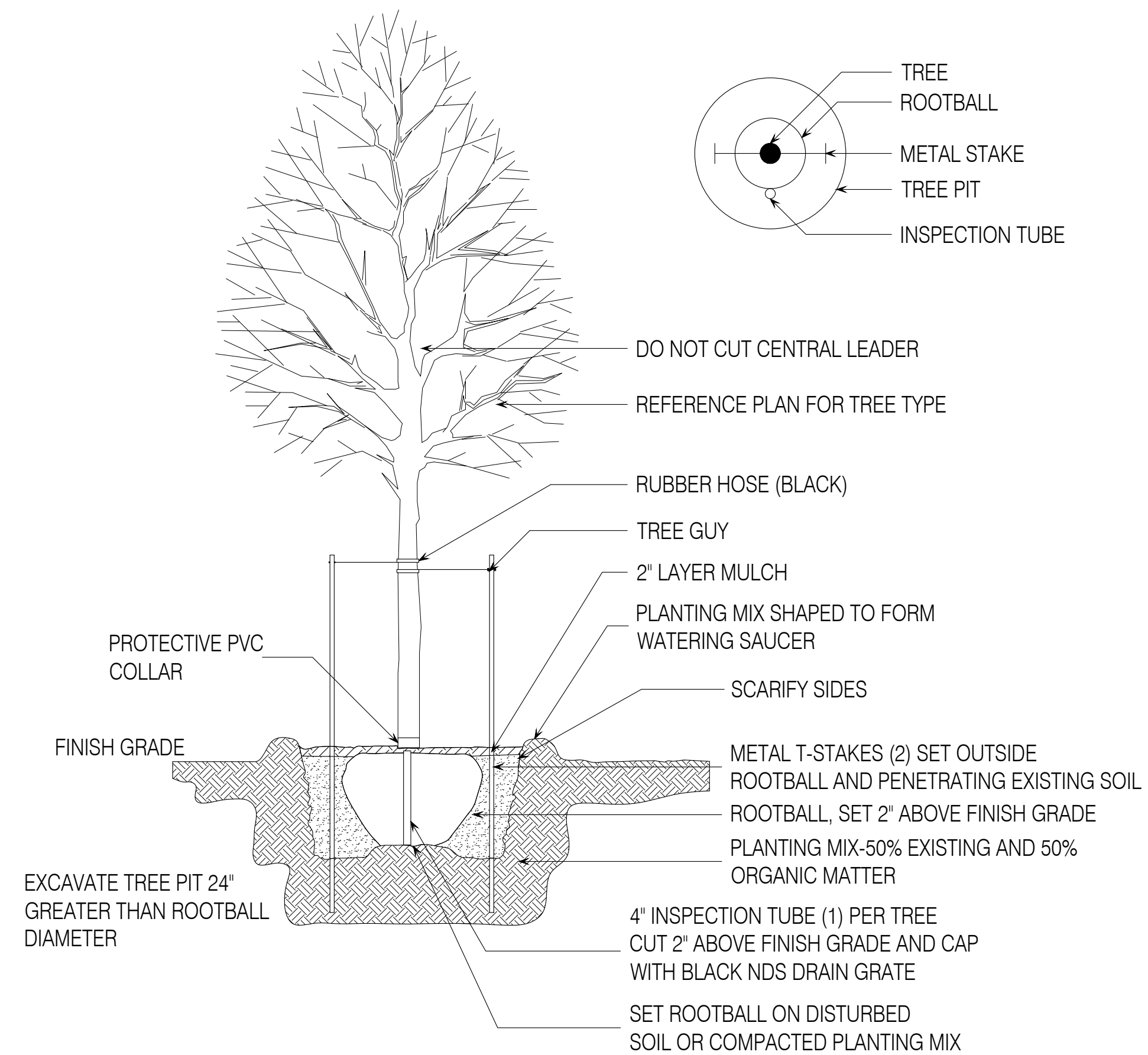
ADDRESS:
2525 HORIZON ROAD
ROCKWALL, TX 75032
PROJECT NAME:
HORIZON CAR WASH
EXTERIOR & LANDSCAPE
IBRAHIM KASSEM TEL. 214-532-7018
CASE NUMBER:
SP2023-004

STAMP:

FILE NAME
LANDSCAPE PLAN
SCALE 1" = 20'
DATE 01/31/2023
SHEET LD-1

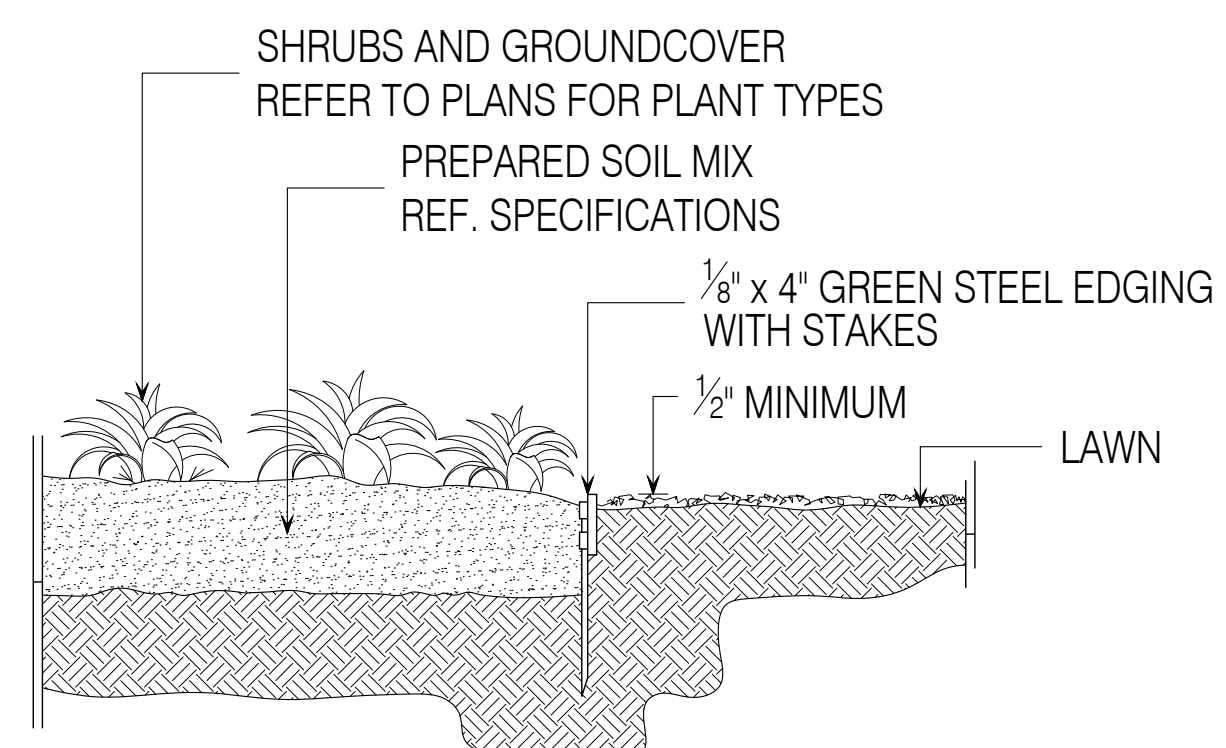
PROPOSED LANDSCAPE PLAN
Horizontal Scale: 1" = 20'





TYP. TREE PLANTING DETAILS
scale: N.T.S.

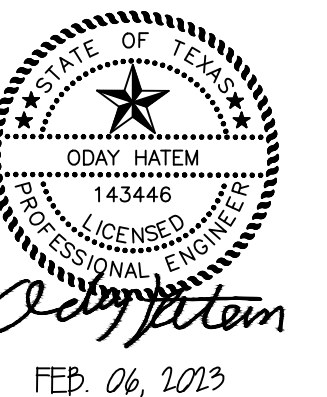
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A



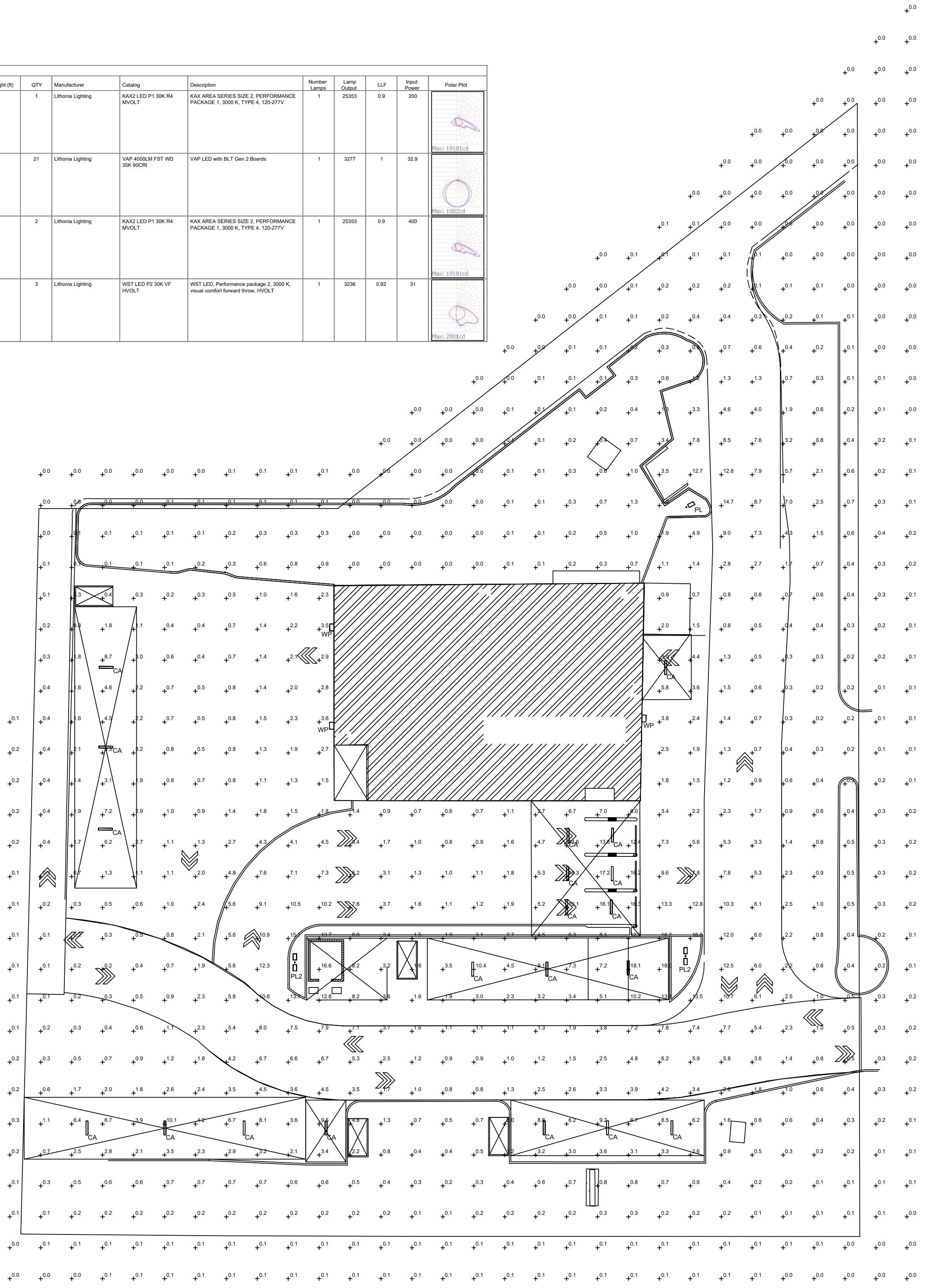
STEEL EDGING PLANTING DETAILS
scale: N.T.S.

1.1
B

ADDRESS: 2525 HORIZON ROAD ROCKWALL, TX 75032 PROJECT NAME: HORIZON CAR WASH EXTERIOR & LANDSCAPE IBRAHIM KASSEM TEL. 214-532-7018 CASE NUMBER: SP2023-004	STAMP:	FILE NAME LANDSCAPE PLAN
		SCALE 1" = 20'
		DATE 01/31/2023
		SHEET LD-2



Symbol	Label	Height (ft)	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamps Output (lm)	LLP	Input Power (W)	Phot Plot
	PL	18	1	Lithonia Lighting	KAX2 LED P1 30K RA MVOLT	KAX AREA SERIES SIZE 2, PERFORMANCE PACKAGE 1, 3000 K, TYPE 4, 120-277V	1	2030	0.9	200	
	CA	10	21	Lithonia Lighting	VAP 400LM FST WD 30K WCR	VAP LED with BLT Gen 2 Boards	1	3277	1	32.9	
	PL2	20	2	Lithonia Lighting	KAX2 LED P1 30K RA MVOLT	KAX AREA SERIES SIZE 2, PERFORMANCE PACKAGE 1, 3000 K, TYPE 4, 120-277V	1	2030	0.9	400	
	WP	20	3	Lithonia Lighting	WST LED P2 30K VF MVOLT	WST LED, Performance package 2, 3000 K, Visual comfort forward throw, MVOLT	1	3238	0.92	31	



01 SITE PHOTOMETRIC PLAN

SCALE : 1/2"-1'-0"

REVISION	DESCRIPTION	MM/DD/YY

SHEET TITLE:
PHOTOMETRIC STUDY

DATE	01/20/2023
DESIGNED BY	O.H.
CHECKED BY	O.H.
JOB NO	2023-04-01
SHEET NO.	E-01



February 16, 2023

TO: Ibrahim Kassem
3312 Hayley Court
Richardson, TX, 75082

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

SUBJECT: SP2023-004; *Amended Site Plan for a Carwash*

Ibrahim:

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 February 14, 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) The applicant shall provide an updated photometric plan and lighting cut sheets that conform to the requirements set forth by the Unified Development Code (UDC) prior to the issuance of a building permit.
- (3) 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 February 14, 2023, the Planning and Zoning Commission approved a motion to approve the *Amended Site Plan* with a vote of 7-0.

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

Sincerely,

A handwritten signature in purple ink that reads "Bethany Ross". The signature is written in a cursive, flowing style.

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