



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. **SP2023-013**

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 1209 N. Goliad
 SUBDIVISION JNB Jones Surrey Abst 146 124 Abst. 146 LOT BLOCK
 GENERAL LOCATION McMurry Surrey

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING RO CURRENT USE OFFICE
 PROPOSED ZONING RO PROPOSED USE OFFICE
 ACREAGE .88 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]

<input checked="" type="checkbox"/> OWNER	<u>Yache Ourfalian</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Doughrate Assoc., Inc.</u>
CONTACT PERSON		CONTACT PERSON	<u>Dub Doughrate</u>
ADDRESS	<u>1209 N. Goliad</u>	ADDRESS	<u>2235 Ridge Rd</u>
CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>	CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>
PHONE	<u>469.424.3234</u>	PHONE	<u>972.742.2210</u>
E-MAIL	<u>yache.ourfalian@gmail.com</u>	E-MAIL	<u>wldoughrate@doughrate.com</u>

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Yache Ourfalian [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 \$ 207.100 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF April 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 14th DAY OF APRIL 2023

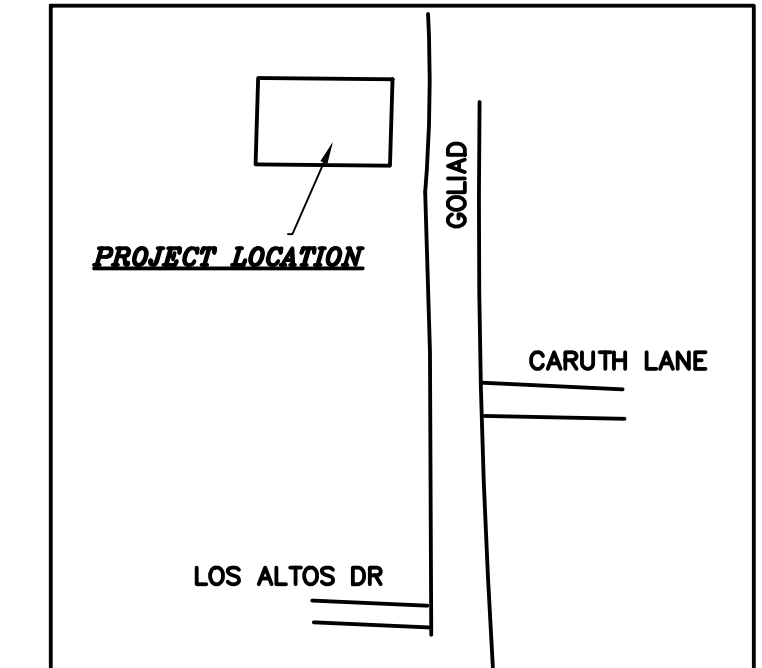
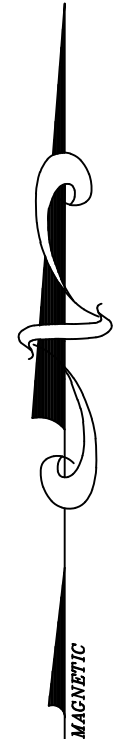
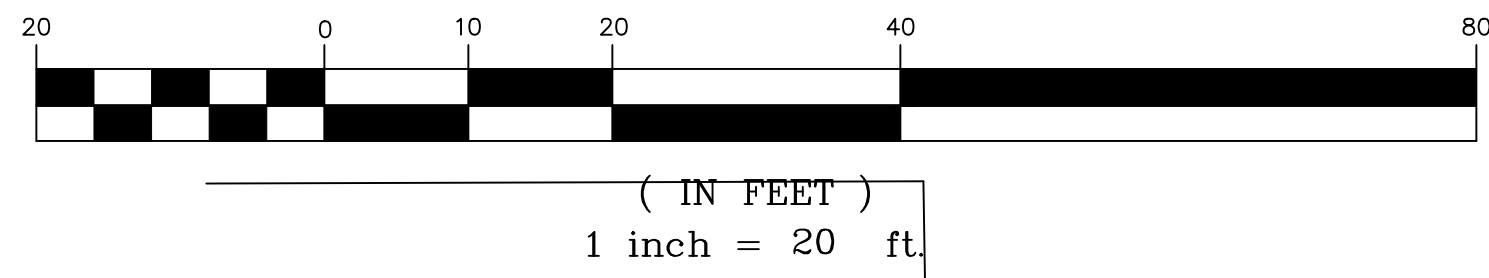
OWNER'S SIGNATURE [Signature]

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



MY COMMISSION EXPIRES 01-23-2024

GRAPHIC SCALE



1209 N. GOLIAD
BEING PART OF THE J.H.B. JONES SURVEY, ABST. No. 124
AND TEH S.S. McCURRY SURVEY, ABSTRACT No. 146
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ELEVATIONS ARE BASED ON THE
CITY OF ROCKWALL
GEODETIC CONTROL MONUMENT
COR-14
BRASS DISK IN CURB OF ISLAND NOSE
ELEVATION = 481.54
N 7,032,297.15
E 2,594,169.27

NOTE:
DIMENSIONS ARE TO BACK
OF CURB OR EDGE OF PAVEMENT

STORMWATER DETENTION TO BE CONTAINED
WITHIN PROPOSED PARKING IN REAR
OF LOT 1209 N. GOLIAD

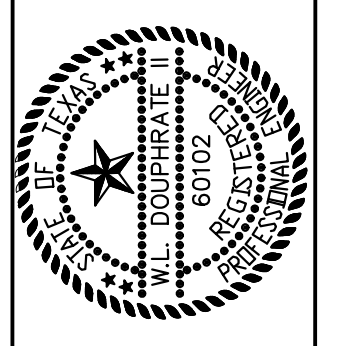
NOTES:

1. PARKING SPACES ARE 9'x20'
2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH 3-5 GAL TEXAS SAGE BUSHES
3. SCREEN PARKING FRONTAGE WITH A MIXTURE OF 3-7 GAL TEXAS SAGE DESPERADO & 3-5 GAL WAX LEAF LIGUSTRUM BUSHES
4. LANDSCAPE EACH BLDG FRONTAGE & SIDES WITH 16-5 GAL TEXAS RED YUCCA PLANTS
5. ALL MUTUAL ACCESS EASEMENTS TO BE PAVED PER CITY OF ROCKWALL STANDARDS OF DESIGN
6. ALL SHRUBS SHALL BE A 5 GAL MINIMUM IN SIZE.
7. 2 ACCENT TREES TO BE PLANTED WITHIN THE 20' LANDSCAPE BUFFER ON EACH LOT
A TOTAL OF 1-SHAUNTING MAPLE & 1- YAUPON HOLLY

SITE DATA SUMMARY:
NAME OF FINAL PLAT: GREEN VALLEY SUBD LOT 4
ZONING: RO (RESIDENTIAL OFFICE DISTRICT)
PROPOSED USE: BUSINESS OFFICE
EXIST BUILDING SQUARE FOOTAGE: 1209 GOLIAD-2324 SF
PROPOSED BUILDING EXPANSION SQUARE FOOTAGE: NONE
TOTAL LOT AREA : 1209 N GOLIAD 21,780 SF = 0.88 ACRES
BUILDING HEIGHT: 28 FT
LOT BLDG COVERAGE: 1209 GOLIAD 10.7%
PARKING SPACES REQUIRED 1209: 1 SPACE/300 SF = 8 SPACES
HANDICAP PARKING REQUIRED: 1 EA
TOTAL PARKING SPACES PROVIDED: 1209 GOLIAD 10 SPACES
HANDICAP PARKING PROVIDED: 1EA
INTERIOR LANDSCAPING REQUIRED: 20%
INTERIOR LANDSCAPING PROVIDED: 20% 7,000 SF
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE (BLDGS + PARKING/FIRE LANE) = 10,769 SF

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

OWNER
ALKAIOS TRANSPORTATION
1209 N. GOLIAD ST.
ROCKWALL, TX 75087
469-424-3234



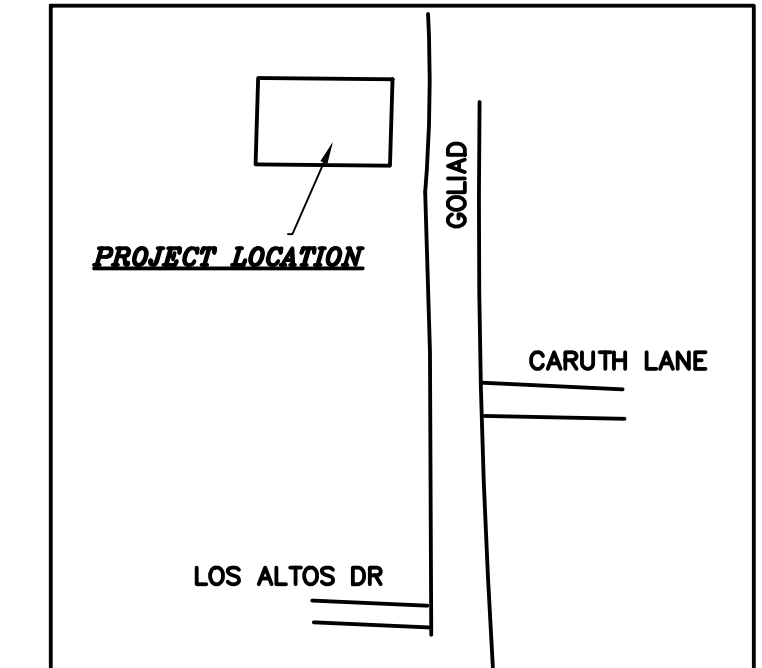
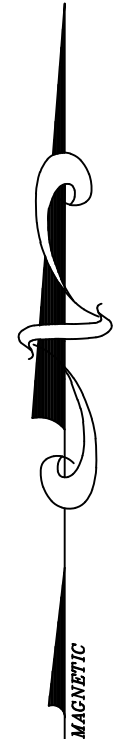
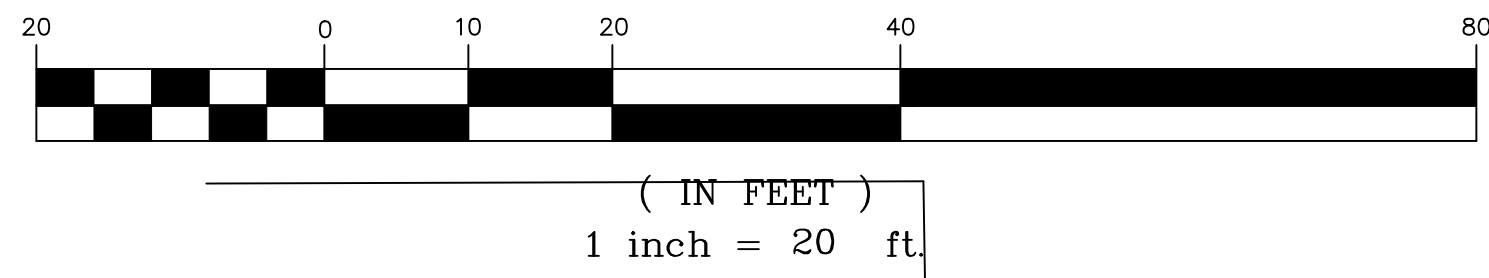
THE SEAL APPEARING ON THIS
DOCUMENT WAS AUTHORIZED BY
THE BOARD OF ENGINEERING
EXAMINERS OF THE STATE OF TEXAS P.E.
W.L.D. 60102 P. 1564
DATE: MARCH 23, 2023

DOUPHRAPE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
22335 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE & LANDSCAPING PLAN
ALKAIOS TRANSPORTATION
1209 N. GOLIAD STREET ROCKWALL, TEXAS 75087
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	W.L.D.
DRAWN	W.L.D.
SCALE	1"=20' H 1"=40' V
DATE	MAR 23, 2023
PROJECT	23012 SITE PL
	10

GRAPHIC SCALE



1209 N. GOLIAD
BEING PART OF THE J.H.B. JONES SURVEY, ABST. No. 124
AND TEH S.S. McCURRY SURVEY, ABSTRACT No. 146
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

ELEVATIONS ARE BASED ON THE
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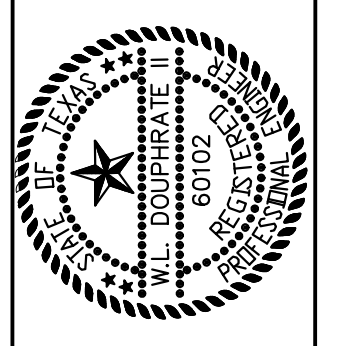
NOTES:

1. PARKING SPACES ARE 9'x20'
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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

OWNER
ALKAIOS TRANSPORTATION
1209 N. GOLIAD ST.
ROCKWALL, TX 75087
469-424-3234



THE SEAL APPEARING ON THIS
DOCUMENT WAS AUTHORIZED BY
THE BOARD OF ENGINEERING
EXAMINERS OF THE STATE OF TEXAS P.E.
NO. 60102 F-1564
DATE: MARCH 23, 2023

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ENGINEERING PROJECT MANAGEMENT SURVEYING
22335 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE & LANDSCAPING PLAN
ALKAIOS TRANSPORTATION
1209 N. GOLIAD STREET ROCKWALL, TEXAS 75087
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	W.L.D.
DRAWN	
SCALE	1"=20' H 1"=40' V
DATE	MAR 23, 2023
PROJECT	23012 SITE PL
	10













DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. **SP2023-013**

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.
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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 1209 N. Goliad

SUBDIVISION: JNB Jones Surrey Abst 146 ¹²⁴ ^{Abst. 146} LOT: _____ BLOCK: _____

GENERAL LOCATION: _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: RO CURRENT USE: OFFICE

PROPOSED ZONING: RO PROPOSED USE: OFFICE

ACREAGE: .88 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]

<input checked="" type="checkbox"/> OWNER	<u>Vache Ourfalian</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Doughrate Assoc., Inc.</u>
CONTACT PERSON	_____	CONTACT PERSON	<u>Dub Doughrate</u>
ADDRESS	<u>1209 N. Goliad</u>	ADDRESS	<u>2235 Ridge Rd</u>
CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>	CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>
PHONE	<u>469.424.3234</u>	PHONE	<u>972.742.2210</u>
E-MAIL	<u>vache.ourfalian@gmail.com</u>	E-MAIL	<u>wldoughrate@doughrate.com</u>

NOTARY VERIFICATION [REQUIRED]

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

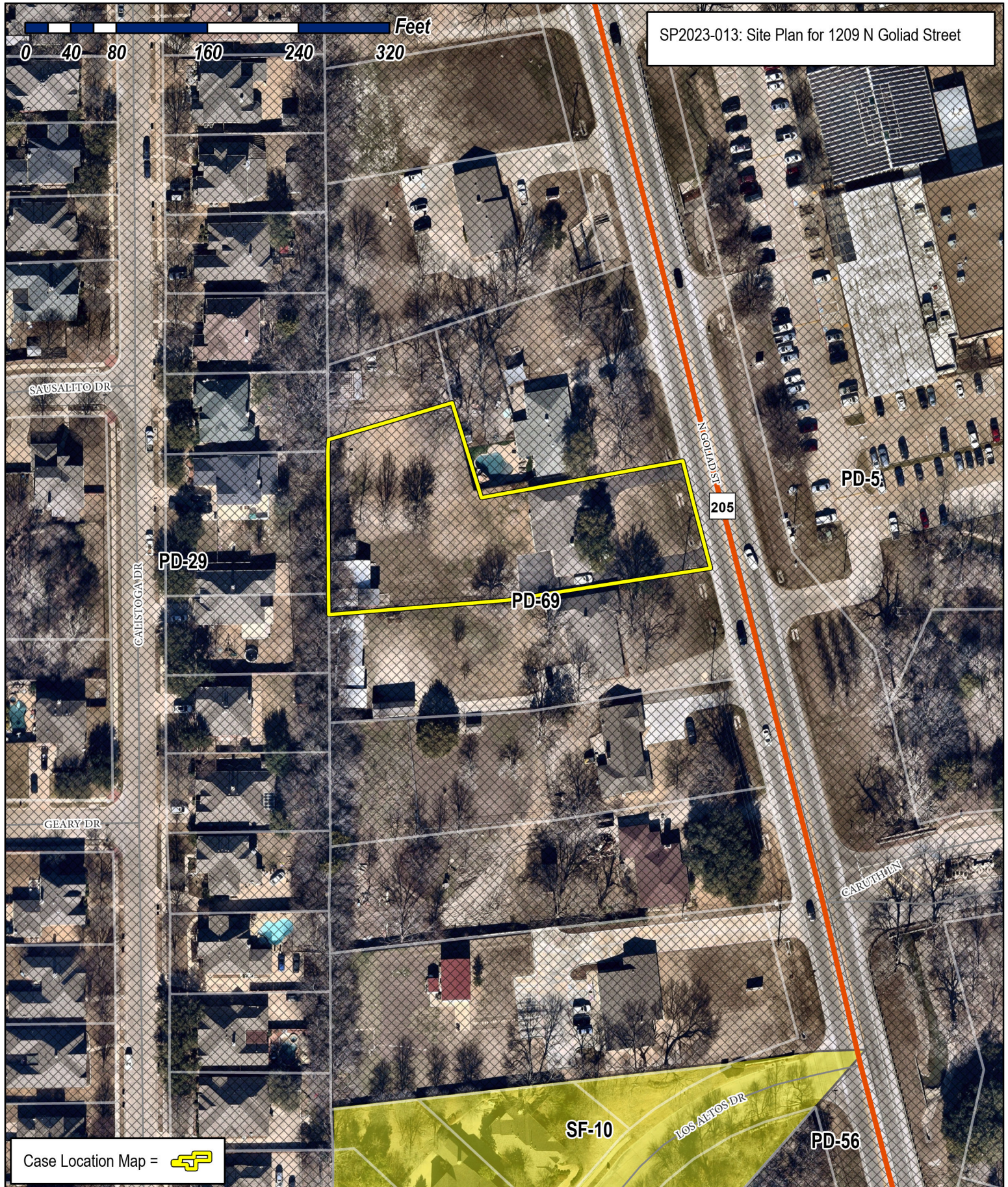
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OWNER'S SIGNATURE: [Signature]

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

MY COMMISSION EXPIRES 01-23-2024



Case Location Map =



City of Rockwall

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

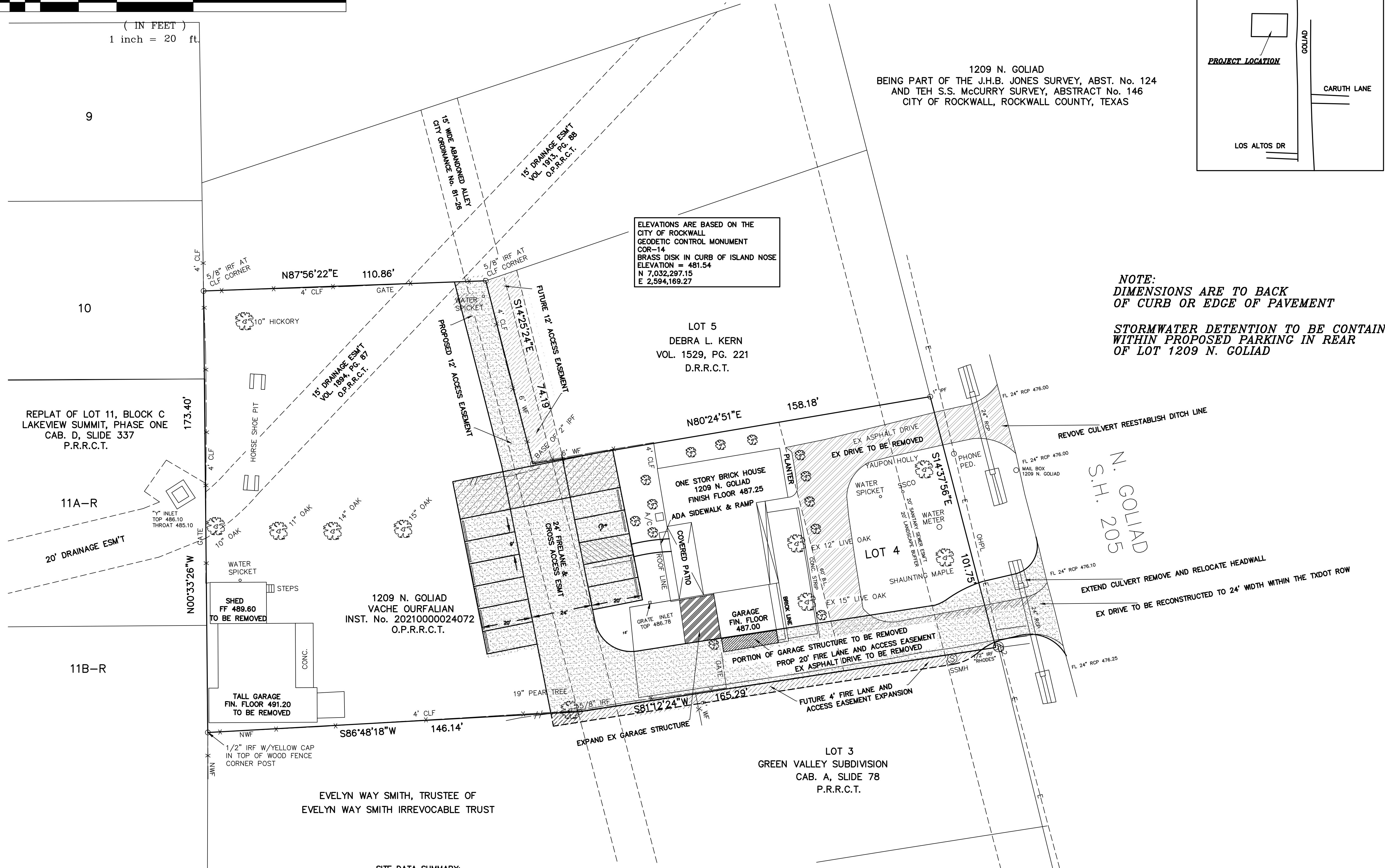
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



ELEVATIONS ARE BASED ON THE CITY OF ROCKWALL GEODETIC CONTROL MONUMENT COR-14. BRASS DISK IN CURB OF ISLAND NOSE ELEVATION = 481.54
N 7,032,297.15
E 2,594,169.27

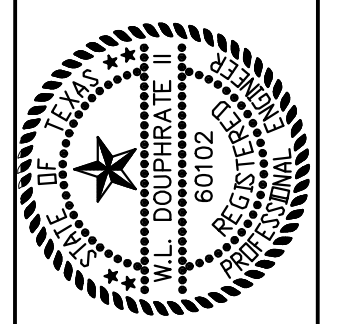
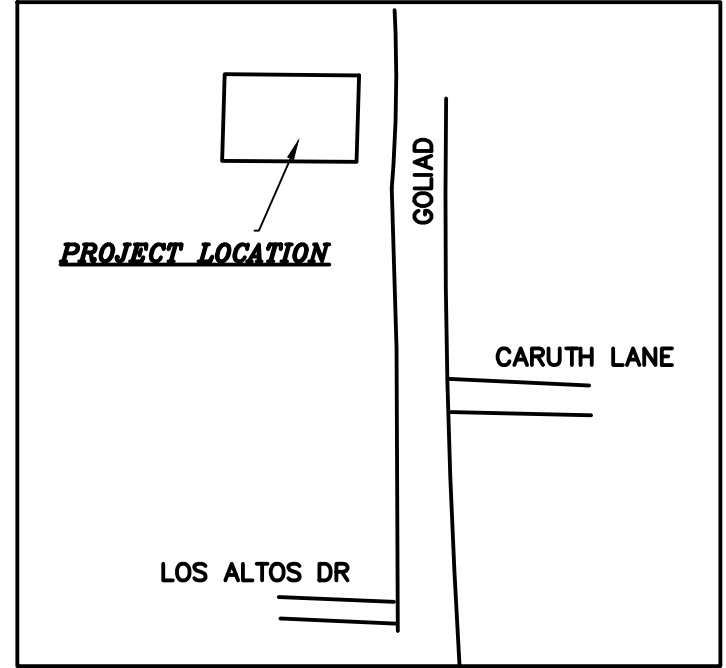
NOTE:
DIMENSIONS ARE TO BACK OF CURB OR EDGE OF PAVEMENT
STORMWATER DETENTION TO BE CONTAINED WITHIN PROPOSED PARKING IN REAR OF LOT 1209 N. GOLIAD

- NOTES:
1. PARKING SPACES ARE 9'x20'
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SITE DATA SUMMARY:
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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

OWNER
ALKAIOS TRANSPORTATION
1209 N. GOLIAD ST.
ROCKWALL, TX 75087
469-424-3234



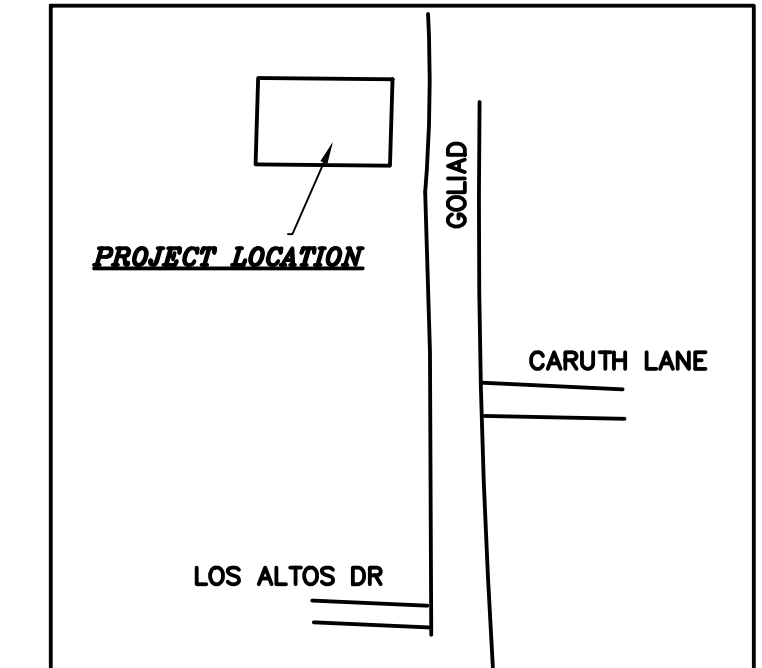
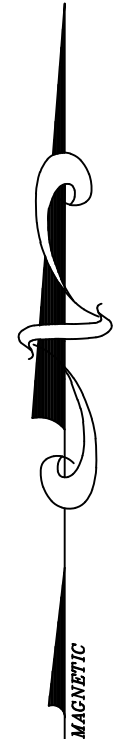
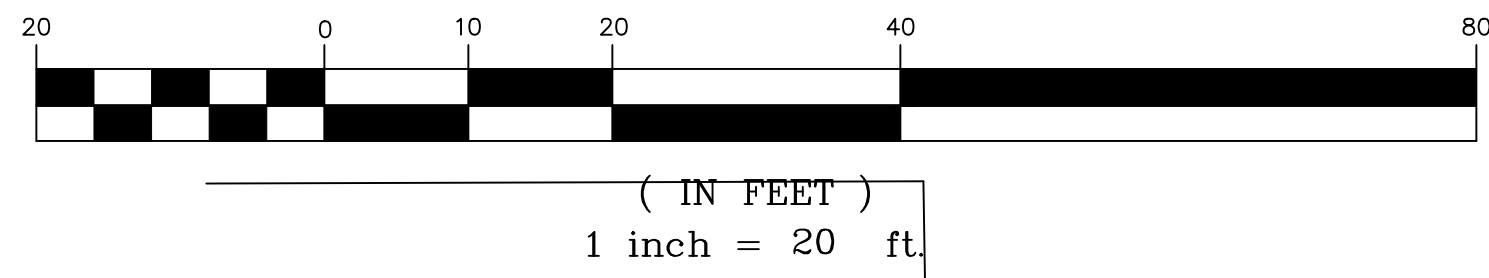
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ALL GOVERNORS OF TEXAS P.E. DATE: MARCH 23, 2023

DOUPHRAITE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
2266 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9006

SITE & LANDSCAPING PLAN
ALKAIOS TRANSPORTATION
1209 N. GOLIAD STREET ROCKWALL TEXAS 75087
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	W.L.D.
DRAWN	
SCALE	1"=20' H 1"=40' V
DATE	MAR 23, 2023
PROJECT	2302 SITE PL
	10

GRAPHIC SCALE

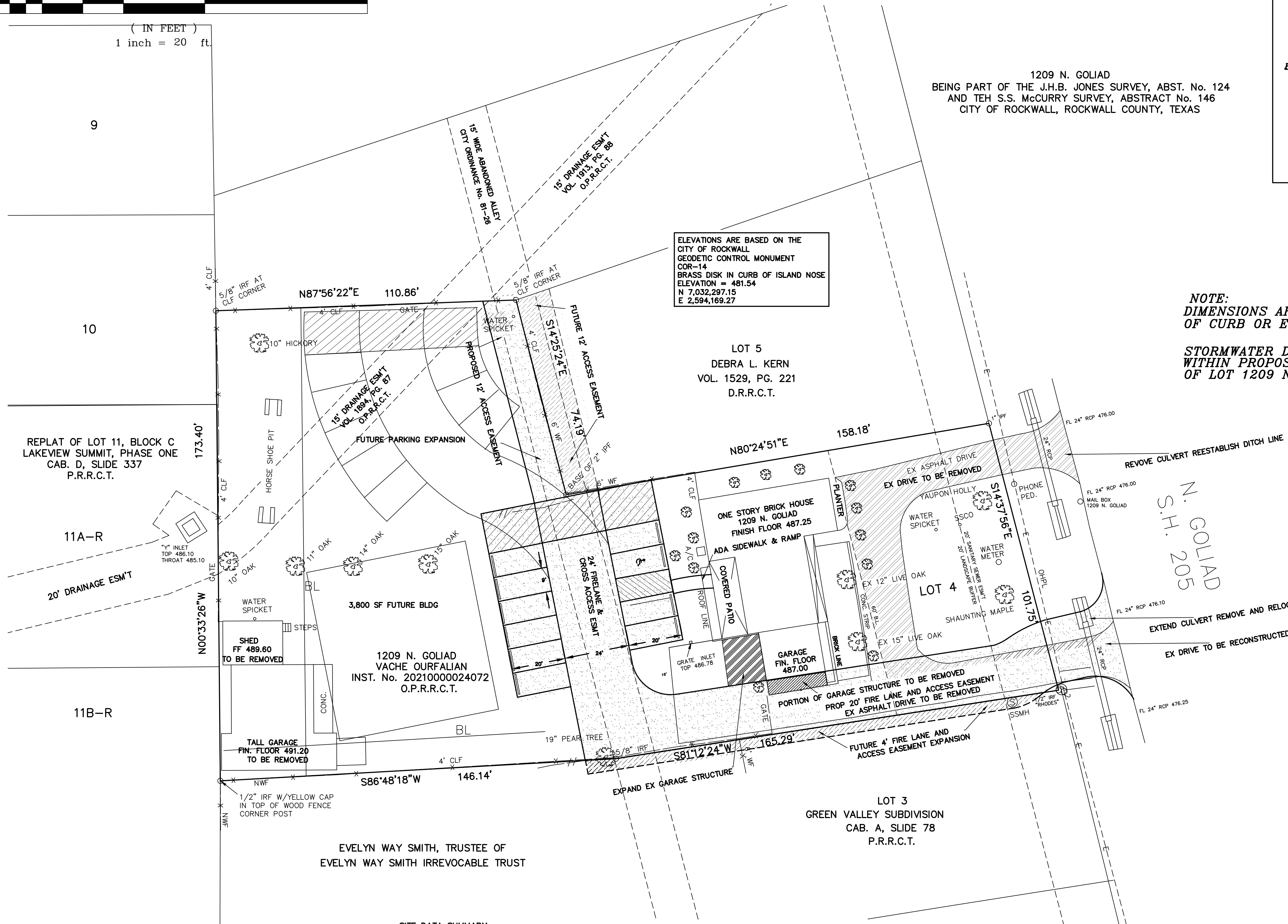


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NOTE:
DIMENSIONS ARE TO BACK
OF CURB OR EDGE OF PAVEMENT

STORMWATER DETENTION TO BE CONTAINED
WITHIN PROPOSED PARKING IN REAR
OF LOT 1209 N. GOLIAD



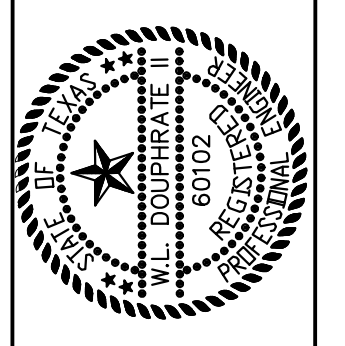
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A TOTAL OF 1-SHAUNTING MAPLE & 1- YAUPON HOLLY

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PROPOSED BUILDING EXPANSION SQUARE FOOTAGE NONE
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BUILDING HEIGHT: 28 FT
LOT BLDG COVERAGE: 1209 GOLIAD 10.7%
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APPROVED:
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ON THE _____ DAY OF _____, _____
WITNESS OUR HANDS, THIS _____ DAY OF _____
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

OWNER
ALKAIOS TRANSPORTATION
1209 N. GOLIAD ST.
ROCKWALL, TX 75087
469-424-3234



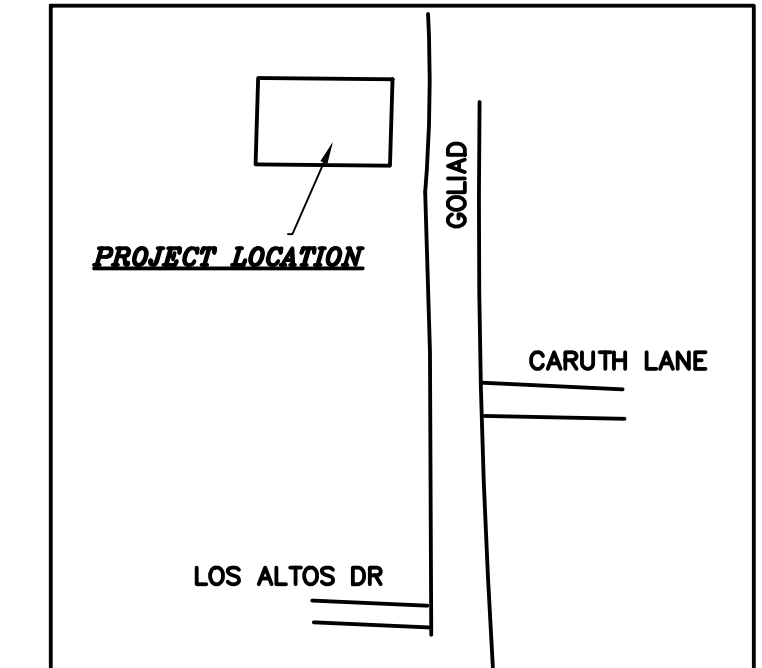
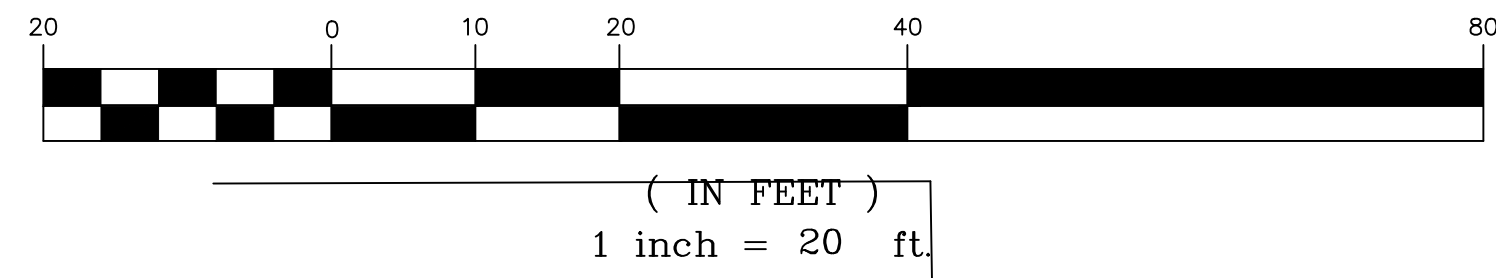
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W.L.D. 60102 P. 1564
DATE: MARCH 23, 2023

DOUPHRAPE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
22335 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE & LANDSCAPING PLAN
ALKAIOS TRANSPORTATION
1209 N. GOLIAD STREET ROCKWALL, TEXAS 75087
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	W.L.D.
DRAWN	W.L.D.
SCALE	1"=20' H 1"=40' V
DATE	MAR 23, 2023
PROJECT	23012 SITE PL
	10

GRAPHIC SCALE

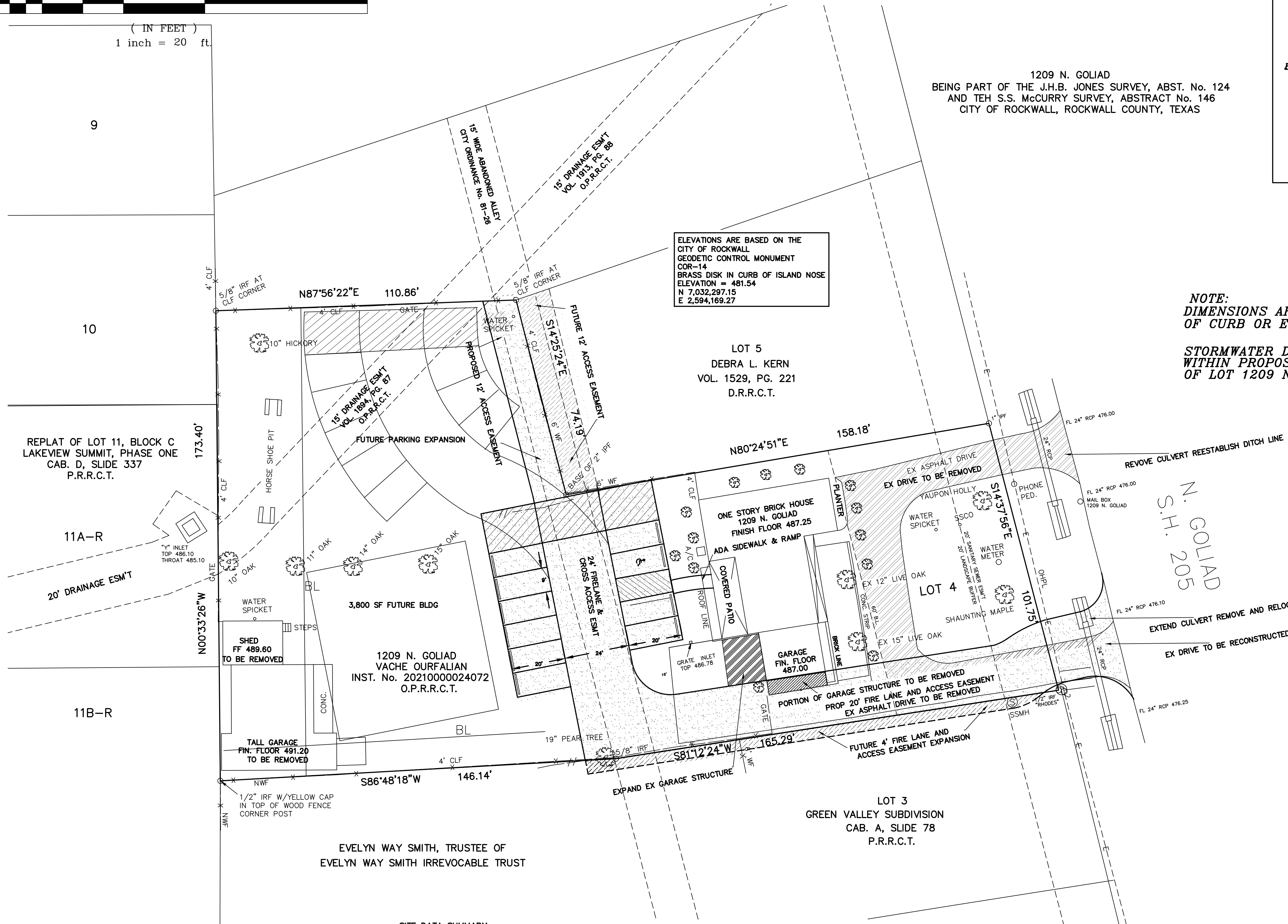


1209 N. GOLIAD
BEING PART OF THE J.H.B. JONES SURVEY, ABST. No. 124
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CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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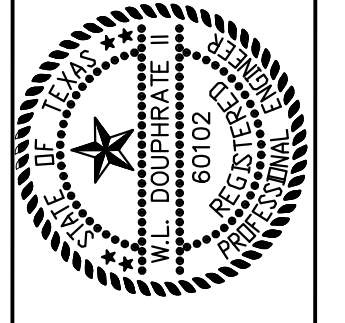
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SITE & LANDSCAPING PLAN
ALKAIOS TRANSPORTATION
1209 N. GOLIAD STREET ROCKWALL, TEXAS 75087
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	W.L.D.
DRAWN	W.L.D.
SCALE	1"=20' H 1"=40' V
DATE	MAR 23, 2023
PROJECT	23012 SITE PL
	10



1
2
0
8









PROJECT COMMENTS



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

DATE: 4/20/2023

PROJECT NUMBER: SP2023-013
PROJECT NAME: Site Plan for Alkaios Transportation
SITE ADDRESS/LOCATIONS: 1209 N GOLIAD ST

CASE CAPTION: Discuss and consider a request by Dub Douphrate of Douphrate and Associates on behalf of Vache Ourfalian for the approval of a Site Plan to convert a single-family home into an office building on a 0.88-acre tract of land identified as Lot 4 of the Greenvalley Addition and a portion of Tract 22 of the H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for Residential-Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1209 N. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	04/19/2023	Approved w/ Comments

04/19/2023: SP2023-013; Site Plan for an Office at 1209 N. Goliad

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

I.1 This is a request by Dub Douphrate of Douphrate and Associates on behalf of Vache Ourfalian for the approval of a Site Plan to convert a single-family home into an office building on a 0.88-acre tract of land identified as Lot 4 of the Greenvalley Addition and a portion of Tract 22 of the H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for Residential-Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1209 N. Goliad Street [SH-205].

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 (SP2023-013) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Planned Development District 69 (PD-69) Standards, the Residential Office (RO) District Standards, and the Development Standards of Article 05, that are applicable to the subject property.

M.5 Site Plan:

1. The site will need to be platted after site plan approval to establish new easements.
2. Two (2) more accent trees are required along the frontage of SH-205. (Subsection 06.02.E, of Article 05, of UDC)
3. The landscape plan provided does not provide indication of trees being removed. Please provide indication of which trees are being removed and the tree mitigation required. (Section 5, of Article 09, UDC)

I.6 Please note that failure to address all comments provided by staff by 3:00 PM on May 2, 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.7 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 May 2, 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 May 9, 2023 Planning & Zoning Meeting.

I.8 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on April 25, 2023.
- 2) Planning & Zoning meeting/public hearing meeting will be held on May 9, 2023.

I.9 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	04/20/2023	Needs Review

- 04/20/2023: - Show barricade and "Dead End" signage.
- 20' min radius
 - Grate inlets not allowed.
 - Face of curb.
 - Fire hydrant may be required on site at time of this building construction.

The following items are informational for the engineering design process.

- All parking is 20'x9'
- No dead end parking without 64'x15' hammerhead (no parking) or cul-de-sac turn around
- All dumpsters to have an oil/water separator draining to storm system.
- No structures in easements
- No landscaping within 10' of 10" and larger diameter utility lines and 5' of utility lines less than 10" in diameter.
- Engineering review fees
- Impact fees
- Engineering Inspection fees
- Retaining walls 3' and over must be engineered
- All retaining walls to be rock or stone face. No smooth concrete walls.
- Minimum easement width is 20'. No structures in easements.
- Must meet all of the City's Engineering Standards of Design and Construction.
- Need to show prop. and ex. utilities and approved flood plain
- TXDOT permitting required for work within Goliad ROW.
- Detention is required for new impervious area and future area of expansion as shown on landscape plan
- ROW dedication along N. Goliad may be required depending on actual ROW width.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Rusty McDowell	04/19/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/17/2023	Needs Review

04/17/2023: Show the location of the existing/proposed fire hydrant for coverage of the new addition to the garage.

Note: A complete fire lane, including the required minimum width of 24 feet and an approved turn-around when extended to more than 150 feet in length, shall be provided before any future additions to the property.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/18/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/17/2023	Approved

No Comments

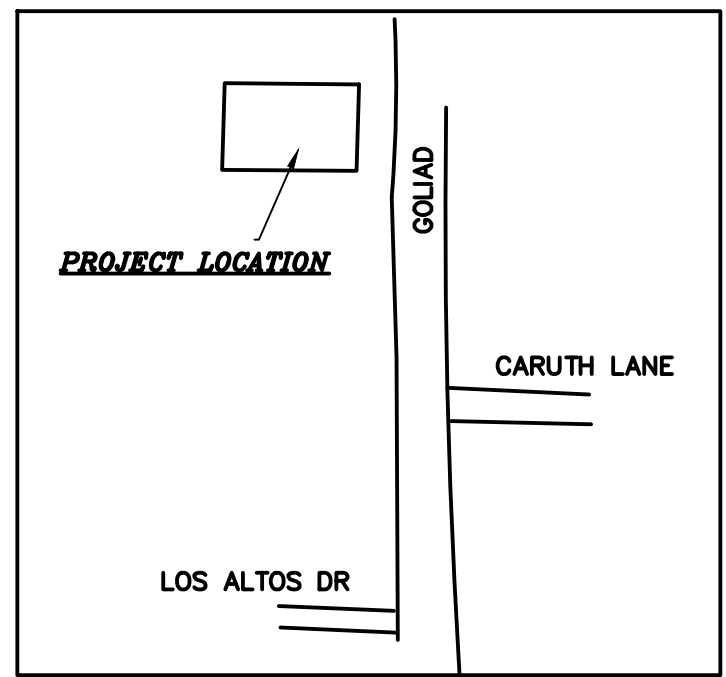
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/17/2023	Approved w/ Comments

04/17/2023: Please provide tree mitigation plan and landscape plan

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



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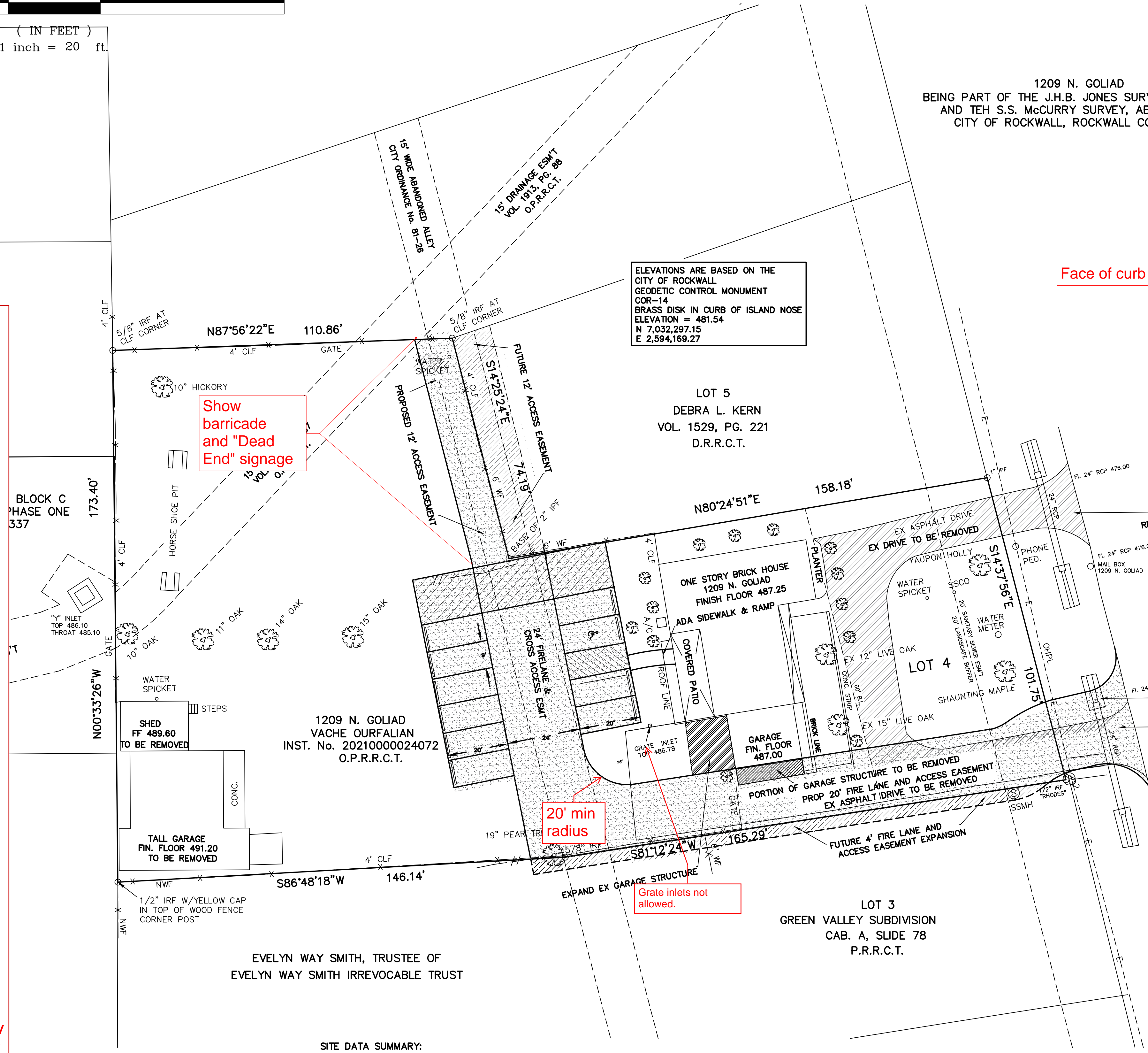
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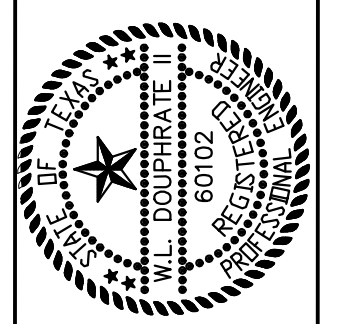


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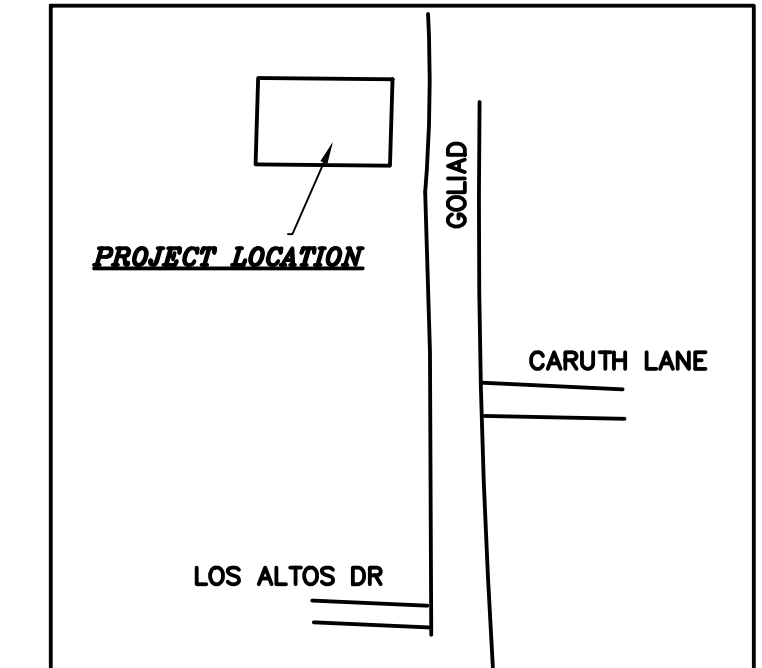
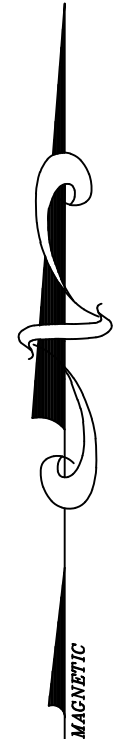
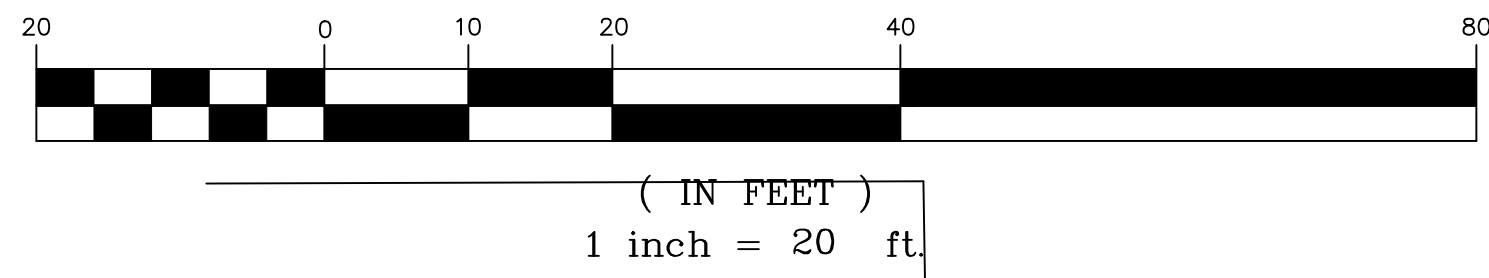
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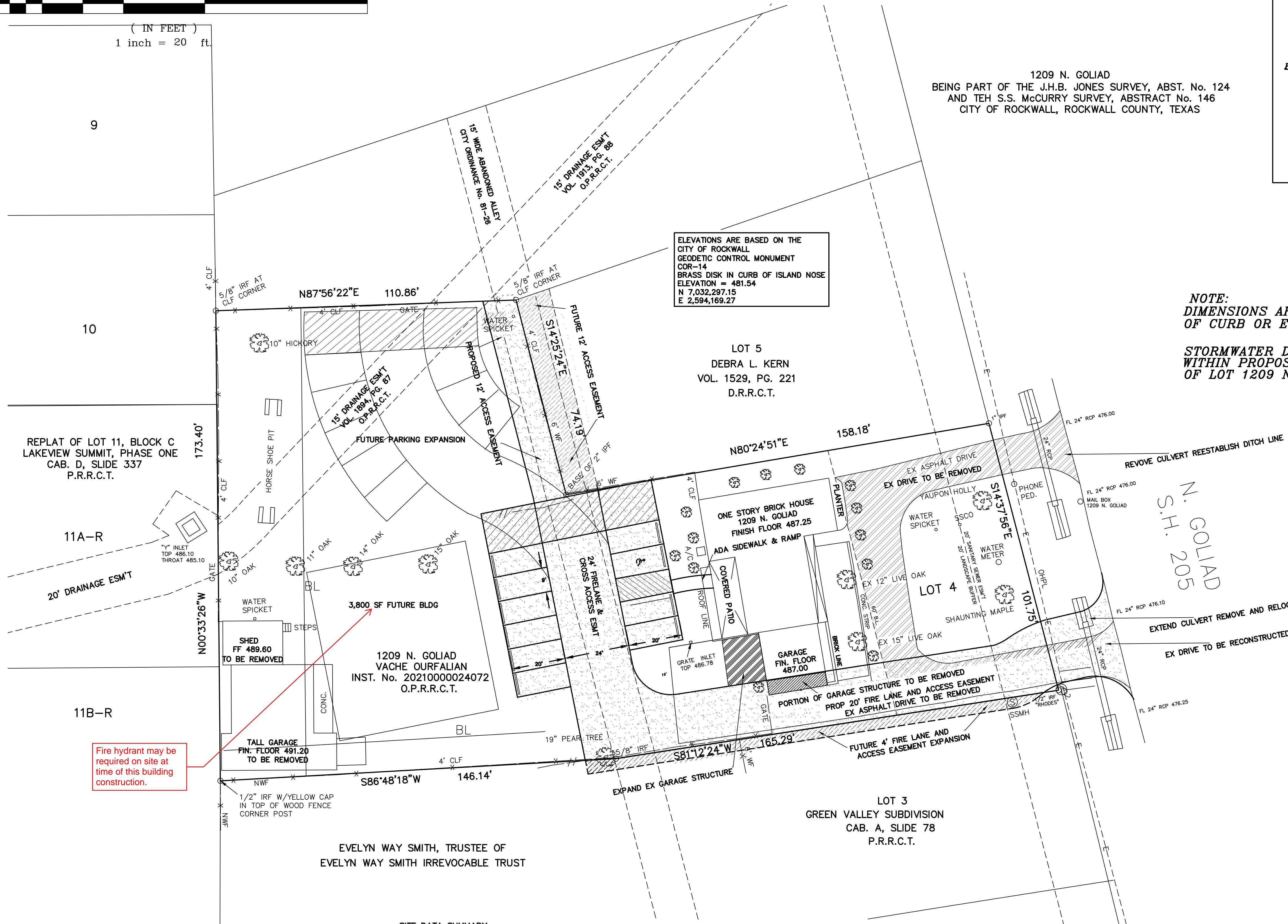


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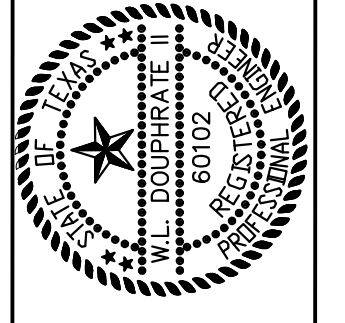
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PHONE: (972)771-9004 FAX: (972)771-9005

SITE & LANDSCAPING PLAN
ALKAIOS TRANSPORTATION
1209 N. GOLIAD STREET ROCKWALL, TEXAS 75087
CITY OF ROCKWALL,
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DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. **SP2023-013**

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: 1209 N. Goliad

SUBDIVISION: JNB Jones Surrey Abst 146 ¹²⁴ Abst. 146 ^{McMurry Surrey}

GENERAL LOCATION: _____

LOT: _____ BLOCK: _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: RO CURRENT USE: OFFICE

PROPOSED ZONING: RO PROPOSED USE: OFFICE

ACREAGE: .88 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]

<input checked="" type="checkbox"/> OWNER	<u>Vache Ourfalian</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Doughrute Assoc., Inc.</u>
CONTACT PERSON	_____	CONTACT PERSON	<u>Dub Doughrute</u>
ADDRESS	<u>1209 N. Goliad</u>	ADDRESS	<u>2235 Ridge Rd</u>
CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>	CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>
PHONE	<u>469.424.3234</u>	PHONE	<u>972.742.2210</u>
E-MAIL	<u>vache.ourfalian@gmail.com</u>	E-MAIL	<u>wldoughrute@doughrute.com</u>

NOTARY VERIFICATION [REQUIRED]

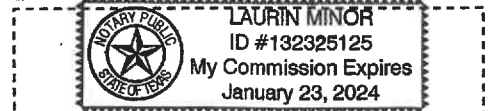
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Vache Ourfalian [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 207.100 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF April 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."

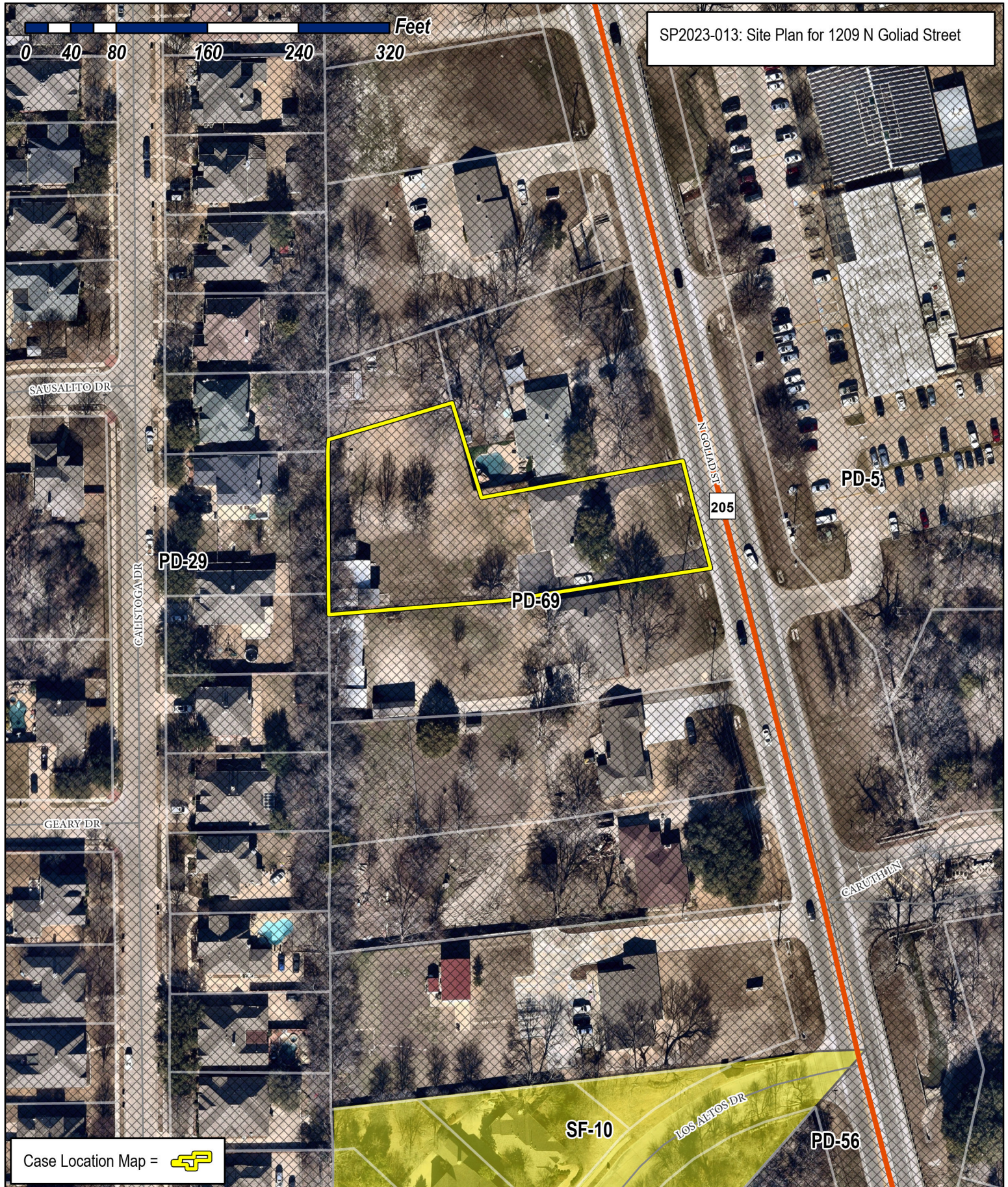
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF APRIL, 2023

OWNER'S SIGNATURE: [Signature]

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



MY COMMISSION EXPIRES 01-23-2024



Case Location Map =



City of Rockwall

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

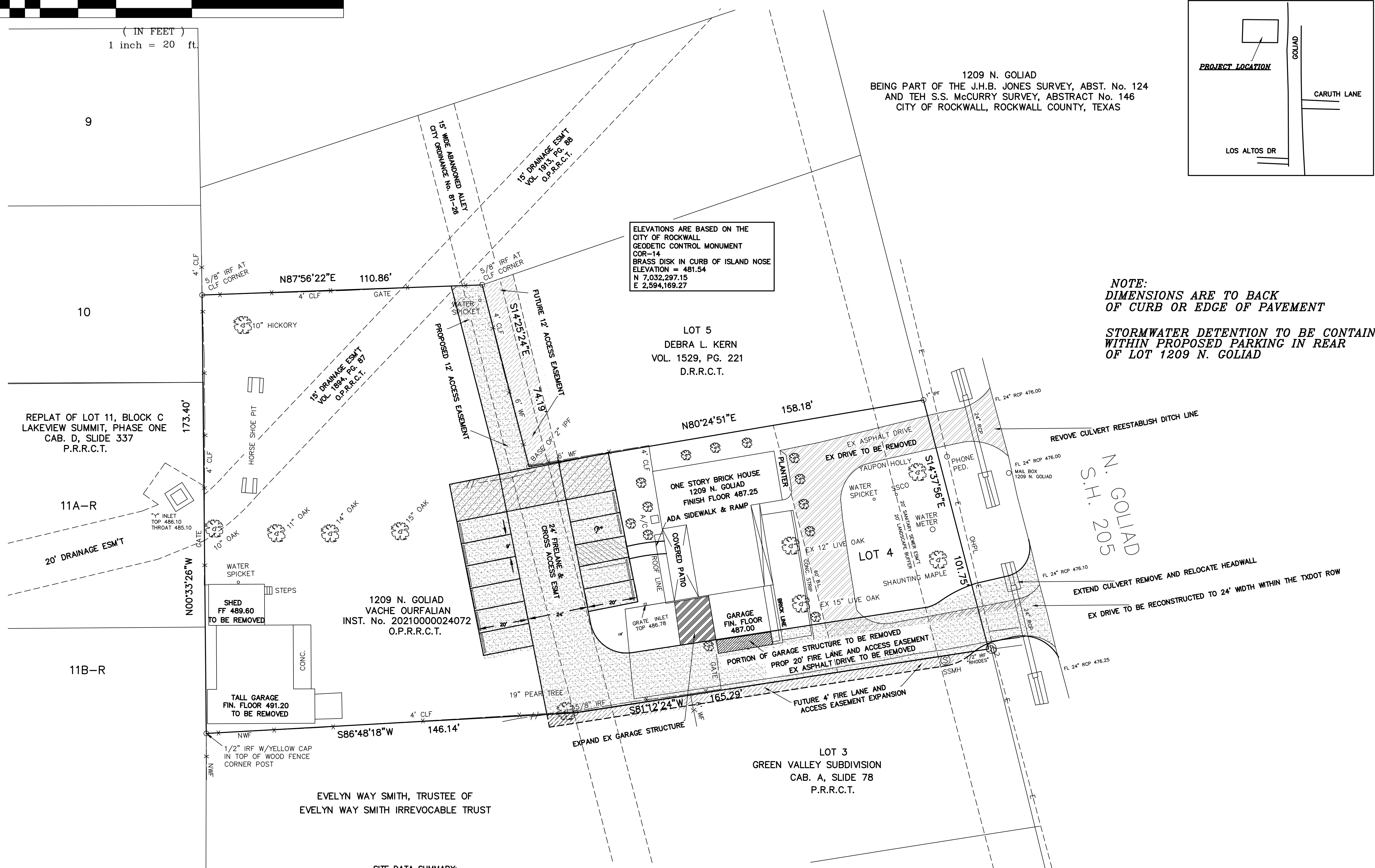
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



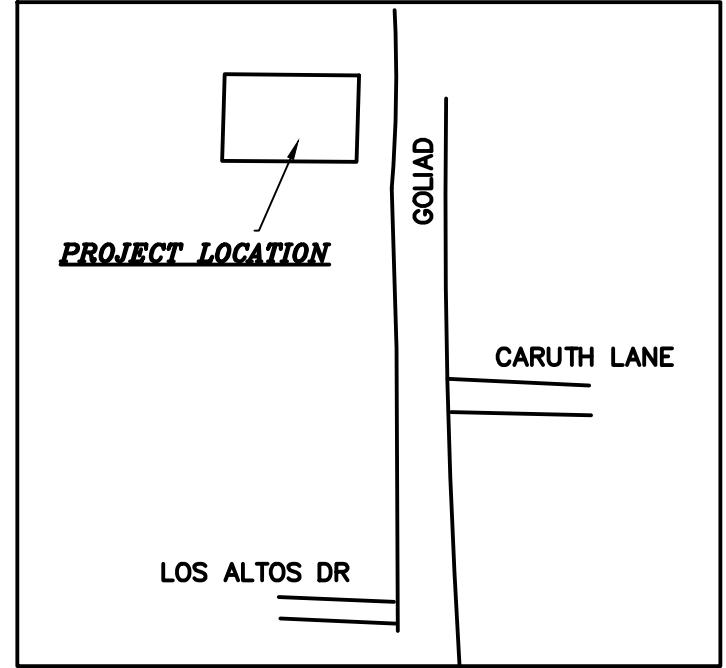
GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



1209 N. GOLIAD
BEING PART OF THE J.H.B. JONES SURVEY, ABST. No. 124
AND TEH S.S. McCURRY SURVEY, ABSTRACT No. 146
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



ELEVATIONS ARE BASED ON THE
CITY OF ROCKWALL
GEODETIC CONTROL MONUMENT
COR-14
BRASS DISK IN CURB OF ISLAND NOSE
ELEVATION = 481.54
N 7,032,297.15
E 2,594,169.27

NOTE:
DIMENSIONS ARE TO BACK
OF CURB OR EDGE OF PAVEMENT

STORMWATER DETENTION TO BE CONTAINED
WITHIN PROPOSED PARKING IN REAR
OF LOT 1209 N. GOLIAD

REPLAT OF LOT 11, BLOCK C
LAKEVIEW SUMMIT, PHASE ONE
CAB. D, SLIDE 337
P.R.R.C.T.

1209 N. GOLIAD
VACHE OURFALIAN
INST. No. 20210000024072
O.P.R.R.C.T.

LOT 5
DEBRA L. KERN
VOL. 1529, PG. 221
D.R.R.C.T.

ONE STORY BRICK HOUSE
1209 N. GOLIAD
FINISH FLOOR 487.25

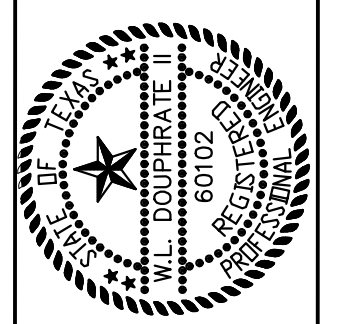
LOT 3
GREEN VALLEY SUBDIVISION
CAB. A, SLIDE 78
P.R.R.C.T.

- NOTES:
1. PARKING SPACES ARE 9'x20'
 2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH 3-5 GAL TEXAS SAGE BUSHES
 3. SCREEN PARKING FRONTAGE WITH A MIXTURE OF 3-7 GAL TEXAS SAGE DESPERADO & 3-5 GAL WAX LEAF LIGUSTRUM BUSHES
 4. LANDSCAPE EACH BLDG FRONTAGE & SIDES WITH 16-5 GAL TEXAS RED YUCCA PLANTS
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 6. ALL SHRUBS SHALL BE A 5 GAL MINIMUM IN SIZE.
 7. 2 CANTON TREES TO BE PLANTED WITHIN THE 20' LANDSCAPE BUFFER ON EACH LOT
A TOTAL OF 1-SHAUNTING MAPLE & 1- YAUPON HOLLY

SITE DATA SUMMARY:
NAME OF FINAL PLAT: GREEN VALLEY SUBD LOT 4
ZONING: RO (RESIDENTIAL OFFICE DISTRICT)
PROPOSED USE: BUSINESS OFFICE
EXIST BUILDING SQUARE FOOTAGE: 1209 GOLIAD-2324 SF
PROPOSED BUILDING EXPANSION SQUARE FOOTAGE NONE
TOTAL LOT AREA : 1209 N GOLIAD 21,780 SF = 0.88 ACRES
BUILDING HEIGHT: 28 FT
LOT BLDG COVERAGE: 1209 GOLIAD 10.7%
PARKING SPACES REQUIRED 1209: 1 SPACE/300 SF= 8 SPACES
HANDICAP PARKING REQUIRED: 1 EA
TOTAL PARKING SPACES PROVIDED: 1209 GOLIAD 10 SPACES
HANDICAP PARKING PROVIDED: 1EA
INTERIOR LANDSCAPING REQUIRED: 20%
INTERIOR LANDSCAPING PROVIDED: 20% 7,000 SF
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE (BLDGS + PARKING/FIRE LANE)=10,769 SF

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

OWNER
ALKAIOS TRANSPORTATION
1209 N. GOLIAD ST.
ROCKWALL, TX 75087
469-424-3234



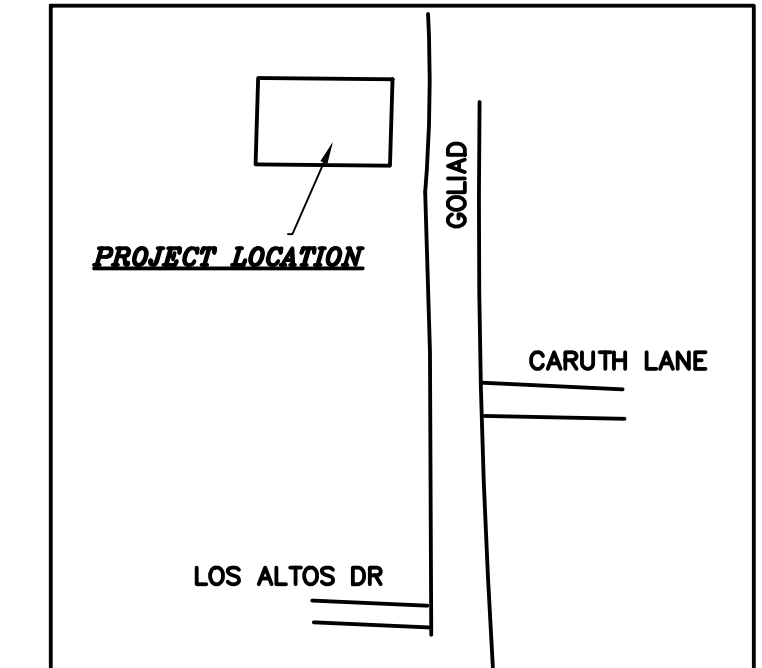
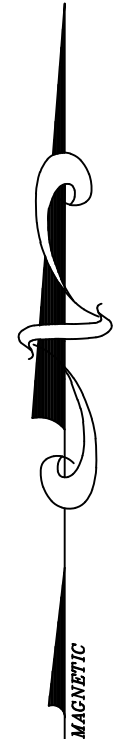
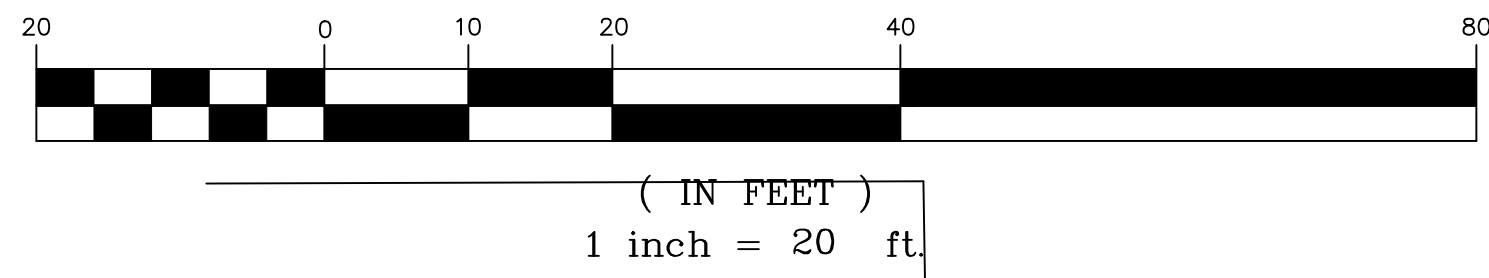
THE SEAL APPEARING ON THIS
DOCUMENT WAS AUTHORIZED BY
ALL APPROPRIATE TEXAS P.E.
BOARDS
DATE: MARCH 23, 2023

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
2256 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9006

SITE & LANDSCAPING PLAN
ALKAIOS TRANSPORTATION
1209 N. GOLIAD STREET ROCKWALL TEXAS 75087
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	W.L.D.
DRAWN	
SCALE	1"=20' H 1"=40' V
DATE	MAR 23, 2023
PROJECT	2302 SITE PL
	10

GRAPHIC SCALE

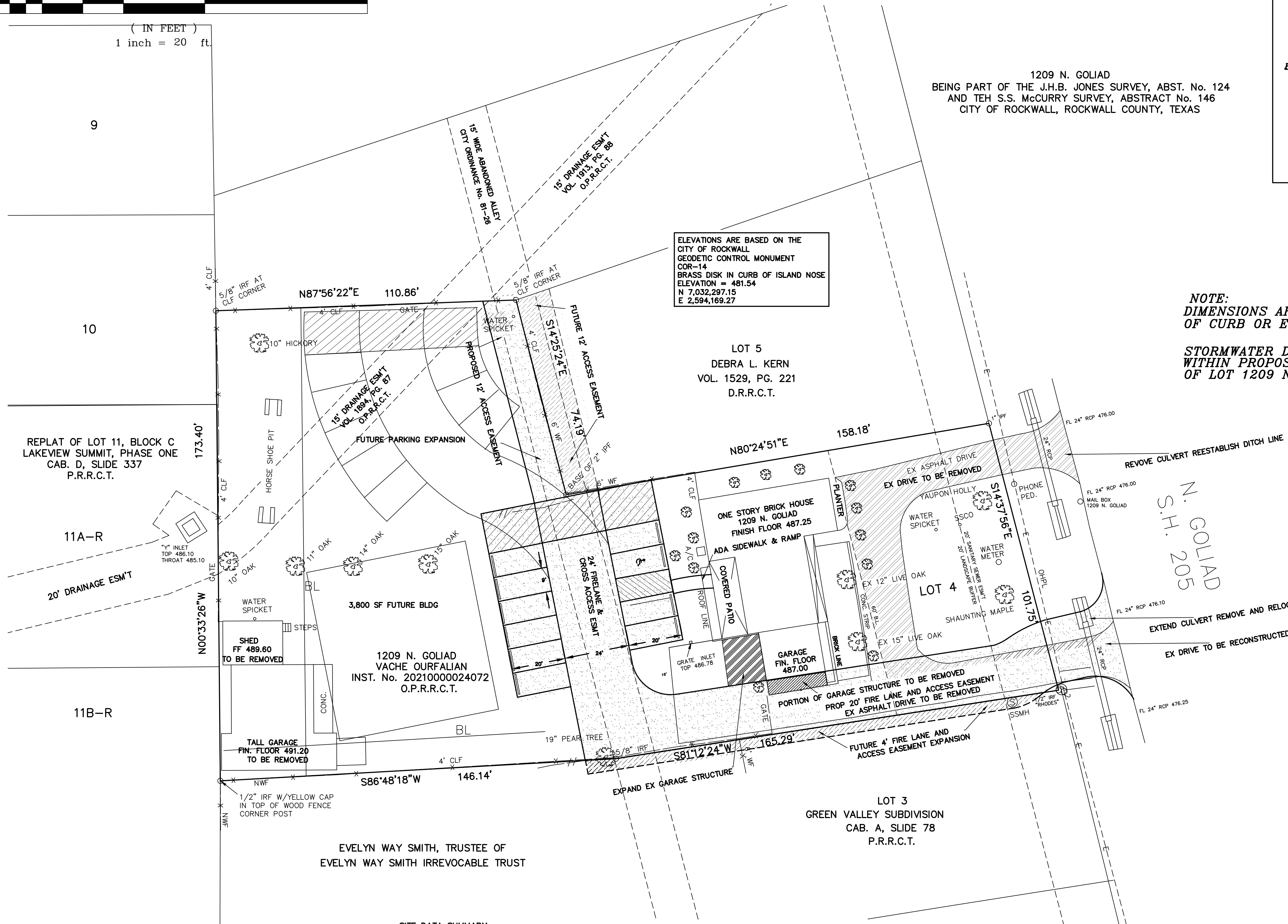


1209 N. GOLIAD
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CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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N 7,032,297.15
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NOTES:

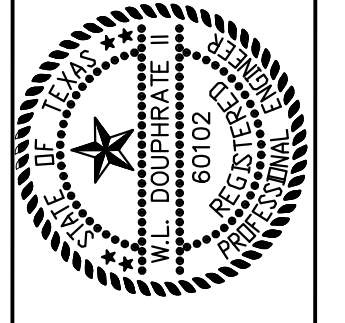
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ON THE _____ DAY OF _____, _____
WITNESS OUR HANDS, THIS _____ DAY OF _____, _____

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

OWNER
ALKAIOS TRANSPORTATION
1209 N. GOLIAD ST.
ROCKWALL, TX 75087
469-424-3234



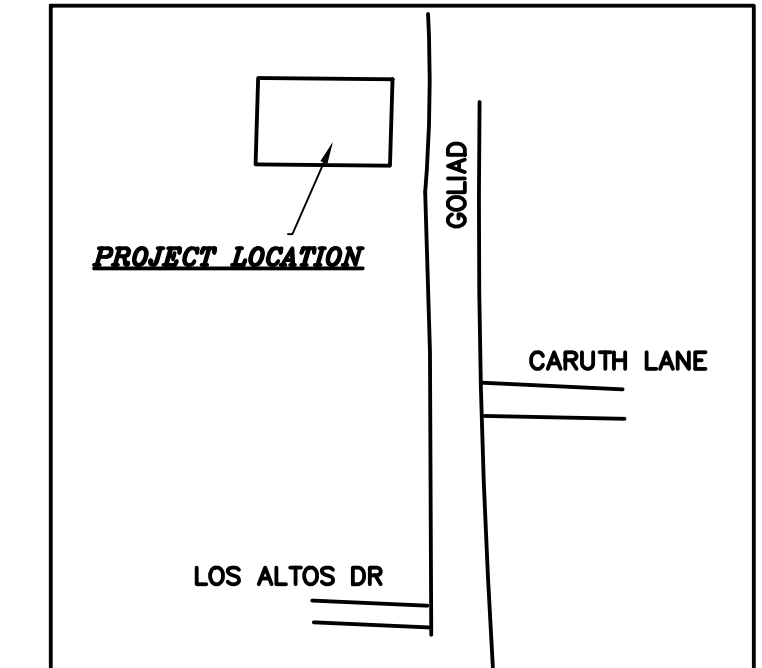
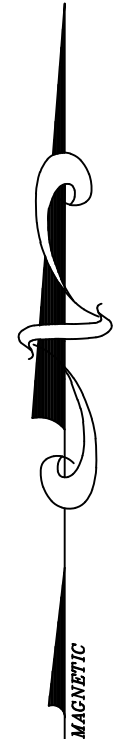
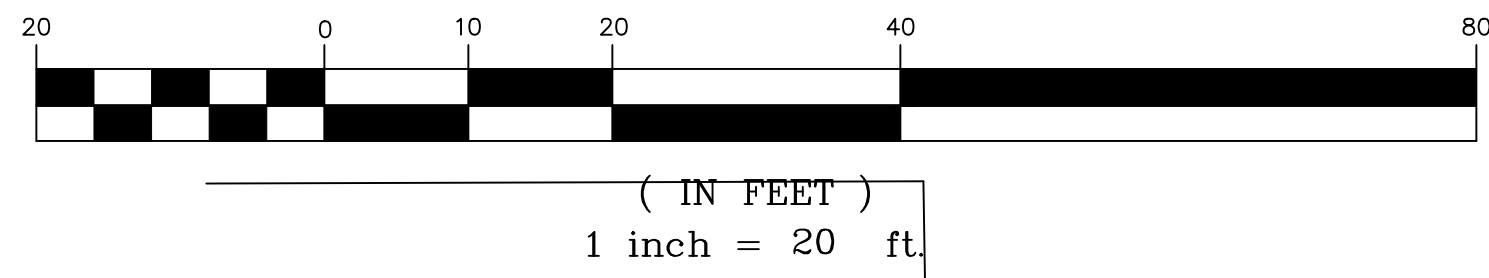
THE SEAL APPEARING ON THIS
DOCUMENT WAS AUTHORIZED BY
THE BOARD OF ENGINEERING
EXAMINERS OF THE STATE OF TEXAS P.E.
NO. 60102 F-1564
DATE: MARCH 23, 2023

DOUPBRATE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
22335 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE & LANDSCAPING PLAN
ALKAIOS TRANSPORTATION
1209 N. GOLIAD STREET ROCKWALL, TEXAS 75087
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	W.L.D.
DRAWN	W.L.D.
SCALE	1"=20' H 1"=40' V
DATE	MAR 23, 2023
PROJECT	23012 SITE PL
	10

GRAPHIC SCALE



1209 N. GOLIAD
BEING PART OF THE J.H.B. JONES SURVEY, ABST. No. 124
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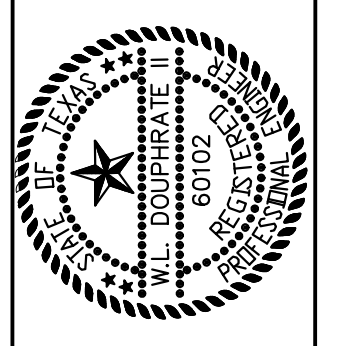
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BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL
ON THE _____ DAY OF _____
WITNESS OUR HANDS, THIS _____ DAY OF _____
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

OWNER
ALKAIOS TRANSPORTATION
1209 N. GOLIAD ST.
ROCKWALL, TX 75087
469-424-3234



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY THE BOARD OF ENGINEERING EXAMINERS OF THE STATE OF TEXAS P.E. W.L.D. LICENSE NO. 60102 EXPIRES 03/23/2023 DATE: MARCH 23, 2023

DOUPHRAPE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
22335 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE & LANDSCAPING PLAN
ALKAIOS TRANSPORTATION
1209 N. GOLIAD STREET ROCKWALL, TEXAS 75087
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	W.L.D.
DRAWN	W.L.D.
SCALE	1"=20' H 1"=40' V
DATE	MAR 23, 2023
PROJECT	23012 SITE PL
	10



1
2
0
8











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: May 9, 2023
APPLICANT: Dub Douphrate; *Douphrate and Associates*
CASE NUMBER: SP2023-013; *Site Plan for Alkaios Transportation*

SUMMARY

Discuss and Consider a request by Dub Douphrate of Douphrate and Associates on behalf of Vache Ourfalian for the approval of a Site Plan to convert a single-family home into an office building on a 0.88-acre tract of land identified as Lot 4 of the Greenvally Addition and a portion of Tract 22 of the H. B. Jones Survey, Abstract No. 124, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 69 (PD-69) for Residential-Office (RO) District, situated within the North SH-205 Overlay (N. SH-205 OV) District, addressed as 1209 N. Goliad Street [*SH-205*], and take any action necessary.

BACKGROUND

The subject property was annexed into the City of Rockwall on June 20, 1959 by *Ordinance No. 59-02 [Case No. A1959-002]*. At the time of annexation, the subject property was zone Agricultural (AG) District. According to the City's historic zoning maps, at some point between June 20, 1959 and January 3, 1972, the subject property was rezoned from Agricultural (AG) District to Single Family 2 (SF-2) District. Between January 3, 1972 and May 16, 1983, the subject property was rezoned from a Single Family 2 (SF-2) District to a Single Family 10 (SF-10) District. On March 5, 2007, the City Council approved a zoning change from Single Family 10 (SF-10) District to Planned Development District 69 (PD-69) for Residential Office (RO) District land uses. The subject property currently has one (1), 1,812 SF single-family home built in 1995 situated on it. The property also has one (1), 1,542 SF detached garage which was built in 1990 and which will need to be removed through the conversion of the residential property to a commercial property. The property has been used for residential uses and has remained zoned Planned Development District 69 (PD-69) for Residential Office (RO) District land uses since March 5, 2007. On January 17, 2023, the Neighborhood Improvement Services division issued a notice of violation [*Case No. CE2023-202*] for running a business without a Certificate of Occupancy (CO) or Site Plan. On January 27, 2023, Planning staff gave the applicant until the March 17, 2023 application deadline to turn in a Site Plan. Since no site plan was submitted, on March 20, 2023, the Neighborhood Improvement Services division issued a citation [*Citation No. CE1279*] for running a business without a Certificate of Occupancy (CO) or Site Plan. Planning staff met with the property owner and issued a 30-day extension providing that the property owner submit a Site Plan by the April 14, 2023 deadline. A Site Plan is the first step in bringing this property into compliance and will allow them the opportunity to apply for their Certificate of Occupancy (CO) once the parking areas have been engineered and constructed.

PURPOSE

On April 14, 2023, the applicant -- *Dub Douphrate of Douphrate and Associates* -- submitted an application requesting the approval of a Site Plan for the purpose of converting the single-family home into an *Office* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1209 N. Goliad Street [*SH-205*]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is one (1) 0.6490-acre parcel of land (*i.e. 1211 N. Goliad Street*) developed with a single-family home and zoned Planned Development District 69 (PD-69) for Residential Office (RO) District land uses. Beyond this is a 0.74-acre parcel of land (*i.e. 1213 N. Goliad Street*) developed with a single-family

home that was converted into a commercial property in 2007 (i.e. *State Farm*), and zoned Planned Development 69 District (PD-69) for Residential Office (RO) District land uses. Beyond this are four (4) parcels of land (i.e. 1213B, 1215, & 1401 N. Goliad Street and 401 Sonoma Drive) zoned Planned Development 69 District (PD-69) for Residential Office (RO) District land uses. Beyond this is Sonoma Drive, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is four (4) parcels of land (i.e. 1207, 1205, 1203, and 1201 N. Goliad Street) developed with single-family homes, three (3) of which have been converted into commercial properties (i.e. 1201, 1203 & 1205 N Goliad), and are zoned Planned Development District 69 (PD-69) for Residential Office (RO) District land uses. Beyond this is one (1) vacant parcel of land used as green space for the Lakeview Summit Homeowners Association (HOA), that is zoned Single Family 10 (SF-10) District. Beyond this is Los Altos Drive, which is identified as a R2 (i.e. residential, two [2] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is N. Goliad Street, which is identified as a M4D (i.e. major collector, four [4] lane, undivided roadway) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is one (1), 21.3780-acre parcel of land (i.e. YMCA of Dallas) developed with a 38,481 SF Public Community Recreation Club and zoned Planned Development District 5 (PD-5).

West: Directly west of the subject property is Phase I of the Lakeview Summit subdivision, which consists of 104 single-family homes and was established on October 19, 2000. Beyond this is Phase IA of the Lakeview Summit subdivision, which consists of 156 single-family homes and was established on February 22, 2001. Both of these properties are zoned Planned Development District 29 (PD-29) for Single-Family 10 (SF-10) District land uses.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *Office* is a permitted *by-right* land use in Planned Development District 69 (PD-69). The submitted site plan generally conforms to the technical requirements contained within the Unified Development Code (UDC) for a property located within Planned Development District 69 (PD-69) and a Residential Office (RO) District. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	6,000 SF	X= 0.88-Acres; In Conformance
<i>Minimum Lot Frontage</i>	60-Feet	X= 101.75-feet; In Conformance
<i>Minimum Lot Depth</i>	100-Feet	X=311.43-feet; In Conformance
<i>Minimum Front Yard Setback</i>	25-Feet	X>25-feet; In Conformance
<i>Minimum Rear Yard Setback</i>	30-Feet	X>30-feet; In Conformance
<i>Minimum Side Yard Setback</i>	10-Feet	X=6-feet, 8-inches; Legally Non-Conforming
<i>Maximum Building Height</i>	36-Feet	X<36-feet; In Conformance
<i>Max Building/Lot Coverage</i>	40%	X=10.7%; In Conformance
<i>Minimum Number of Parking Spaces</i>	1 Parking Space/300 SF (8 Required)	X=10; In Conformance
<i>Minimum Landscaping Percentage</i>	30%	X>30.00%; In Conformance
<i>Maximum Impervious Coverage</i>	75-80%	X<75%; In Conformance

CONFORMANCE WITH THE CITY’S CODES

According to Subsection 02.02(D)(2), *Office Building*, of Article 13, *Definitions*, of the Unified Development Code (UDC) an *Office Building* is defined as “(a) facility that provides executive, management, administrative, or professional services... but not involving the sale of merchandise except as incidental to a permitted use.” In this case, the applicant is requesting to convert one (1) existing single-family home into one (1) *Office Building*, which is permitted *by-right* according to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC). The proposed site plan also conforms to the requirements of the *General Commercial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC).

VARIANCES AND/OR 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 exception:

- (1) Residential Screening Standards. According to Subsection 05.02, Landscape Screening, of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), "(a)ny non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers." As an alternative the code does allow the Planning and Zoning Commission to consider the use of three (3) tiered landscaping along the adjacency; however, in this case the applicant has not provided a plan showing any plantings along the adjacency. Based on this staff has added a condition of approval to require canopy trees to be planted on 20-foot centers along the back (*western*) property line.

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 (UDC) would create an undue hardship. 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 Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the North Lakeshore District and is designated for Live/Work land uses. The North Lakeshore District is "... an established district that is significantly developed with medium density, suburban housing ..." and "... it is not anticipated that this district's development patterns will drastically change moving forward". The Live/Work designation in this district is "... intended to provide a low intensity transition from residential properties to N. Goliad Street [SH-205]." In this case, the applicant is proposing one (1) Office Building that adaptively reuses the existing single-family home and provides a buffer between the current suburban residential areas and N. Goliad Street [SH-205]. Based on this the applicant's proposal appears to conform to the goals and policies of the Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On April 25, 2023, the Architecture Review Board reviewed the proposed building elevations provided by the applicant on April 14, 2023 and made a motion to recommend approval of the building elevations by a vote of 3-0, with Board Members Miller, Phillips, Hudson, and Lefere absent.

CONDITIONS OF APPROVAL

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

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) The existing accessory buildings will need to be removed from the subject property prior to the issuance of a Certificate of Occupancy (CO).
- (3) The applicant will be required to provide staff with an updated landscape plan showing canopy trees being planted on 20-foot centers along the back (*western*) property line prior to the submission of civil engineering plans.
- (4) 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. **SP2023-013**

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: 1209 N. Goliad
 SUBDIVISION: JNB Jones Surrey Abst 146 ¹²⁴ ^{Abst. 146} LOT: _____ BLOCK: _____
 GENERAL LOCATION: McMurry Survey

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: RO CURRENT USE: OFFICE
 PROPOSED ZONING: RO PROPOSED USE: OFFICE
 ACREAGE: .88 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]

<input checked="" type="checkbox"/> OWNER	<u>Vache Ourfalian</u>	<input checked="" type="checkbox"/> APPLICANT	<u>Doughrate Assoc., Inc.</u>
CONTACT PERSON		CONTACT PERSON	<u>Dub Doughrate</u>
ADDRESS	<u>1209 N. Goliad</u>	ADDRESS	<u>2235 Ridge Rd</u>
CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>	CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>
PHONE	<u>469.424.3234</u>	PHONE	<u>972.742.2210</u>
E-MAIL	<u>vache.ourfalian@gmail.com</u>	E-MAIL	<u>wldoughrate@doughrate.com</u>

NOTARY VERIFICATION [REQUIRED]

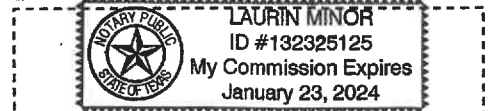
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Vache Ourfalian [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 207.100 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF April 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."

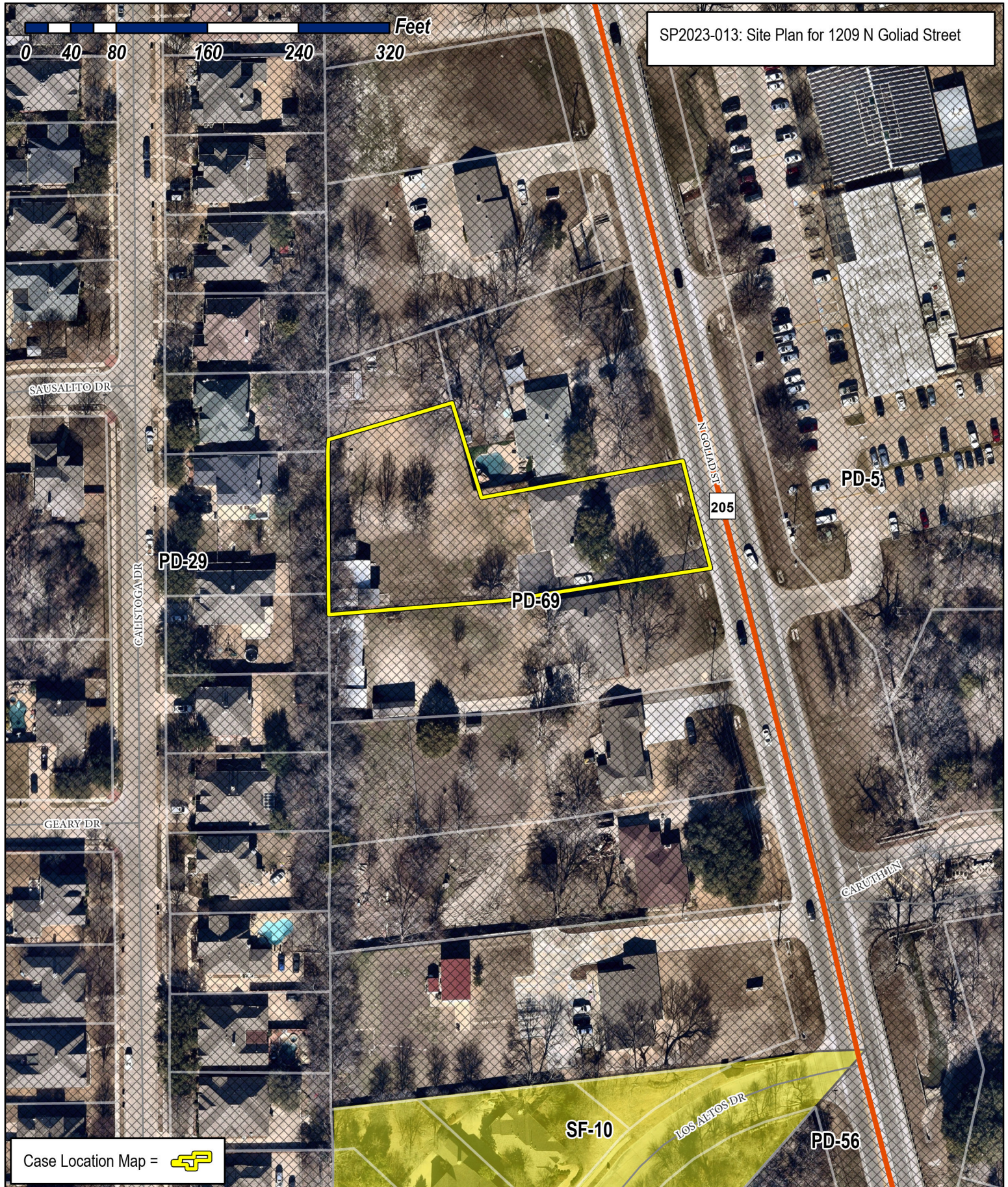
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14th DAY OF APRIL, 2023


OWNER'S SIGNATURE: [Signature]

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



MY COMMISSION EXPIRES 01-23-2024



Case Location Map = 



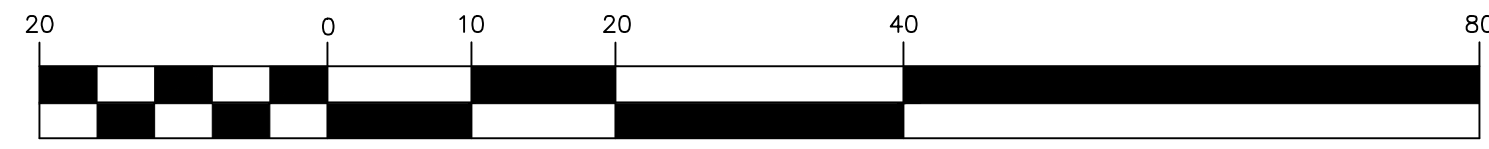
City of Rockwall

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

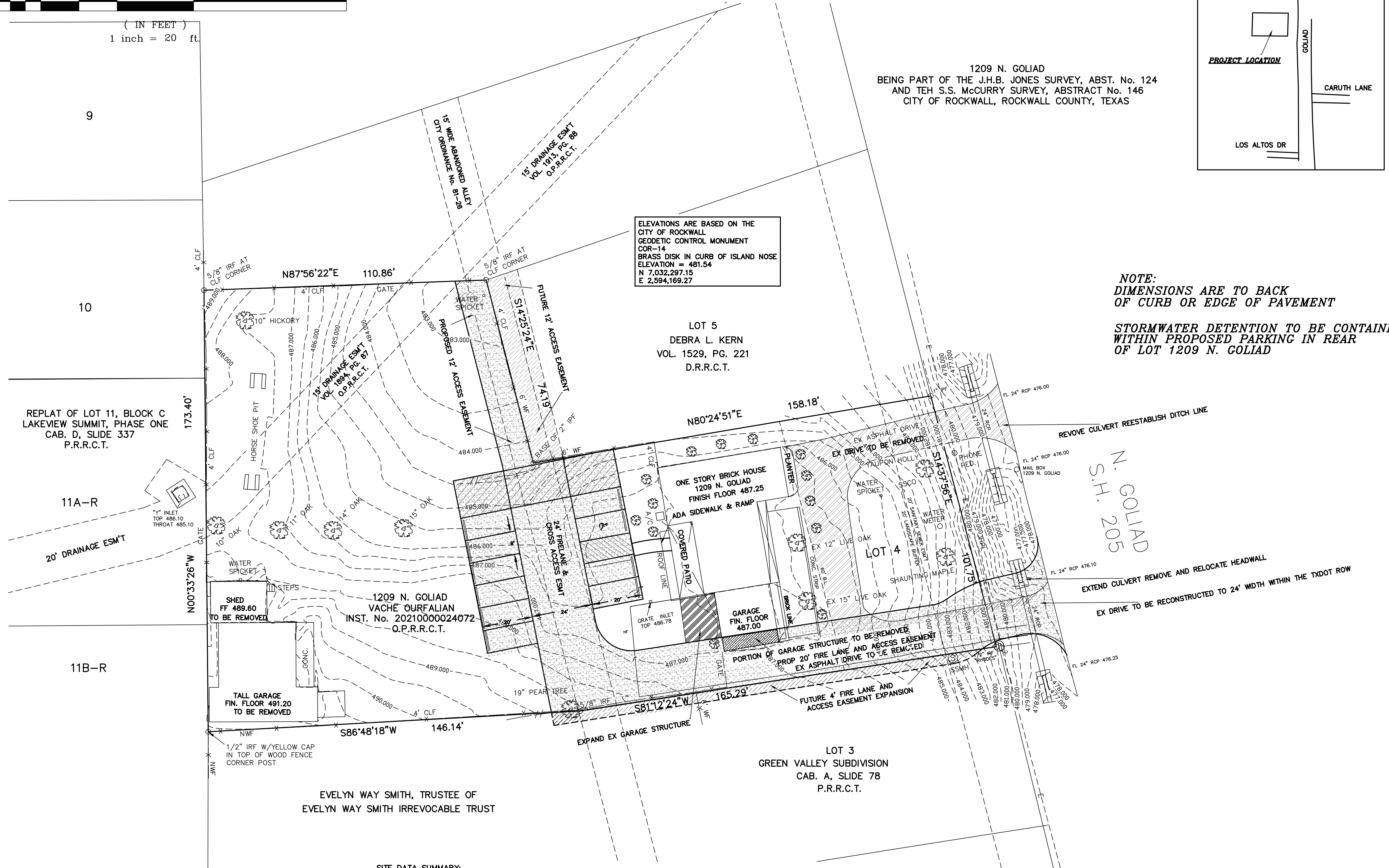
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



GRAPHIC SCALE

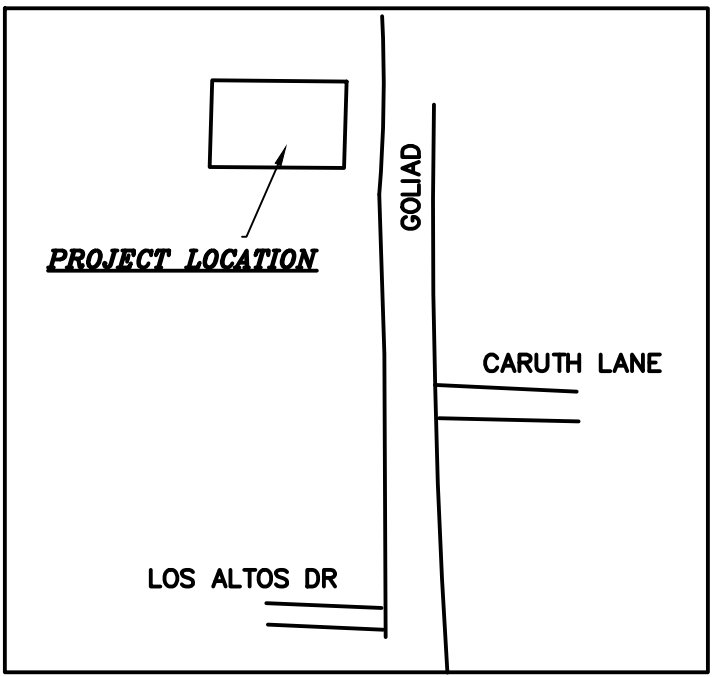


(IN FEET)
1 inch = 20 ft.



ELEVATIONS ARE BASED ON THE CITY OF ROCKWALL GEODETIC CONTROL MONUMENT COR-14 BRASS DISK IN CURB OF ISLAND NOSE ELEVATION = 481.54
N 7,032,297.15
E 2,594,169.27

NOTE:
DIMENSIONS ARE TO BACK OF CURB OR EDGE OF PAVEMENT
STORMWATER DETENTION TO BE CONTAINED WITHIN PROPOSED PARKING IN REAR OF LOT 1209 N. GOLIAD



1209 N. GOLIAD
BEING PART OF THE J.H.B. JONES SURVEY, ABST. No. 124
AND TEH S.S. MCCURRY SURVEY, ABSTRACT No. 146
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

REPLAT OF LOT 11, BLOCK C LAKEVIEW SUMMIT, PHASE ONE CAB. D, SLIDE 337 P.R.R.C.T.

LOT 5
DEBRA L. KERN
VOL. 1529, PG. 221
D.R.R.C.T.

ONE STORY BRICK HOUSE
1209 N. GOLIAD
FINISH FLOOR 487.25
ADA SIDEWALK & RAMP

1209 N. GOLIAD
VACHE' OURFALIAN
INST. No. 2021000024072
O.P.R.R.C.T.

LOT 3
GREEN VALLEY SUBDIVISION
CAB. A, SLIDE 78
P.R.R.C.T.

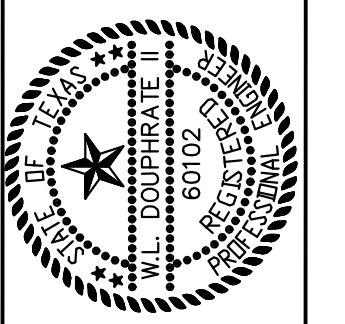
EVELYN WAY SMITH, TRUSTEE OF
EVELYN WAY SMITH IRREVOCABLE TRUST

- NOTES:
1. PARKING SPACES ARE 9'X20'
 2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH 3-5 GAL TEXAS SAGE BUSHES
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A TOTAL OF 1-SHAUNTING MAPLE & 1- YAUPON HOLLY

SITE DATA SUMMARY:
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ZONING: RO (RESIDENTIAL OFFICE DISTRICT)
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PROPOSED BUILDING EXPANSION SQUARE FOOTAGE NONE
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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 _____, 2023.
WITNESS OUR HANDS, THIS _____ DAY OF _____, 2023.
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

OWNER
ALKAIOS TRANSPORTATION
1209 N. GOLIAD ST.
ROCKWALL, TX 75087
469-424-3234



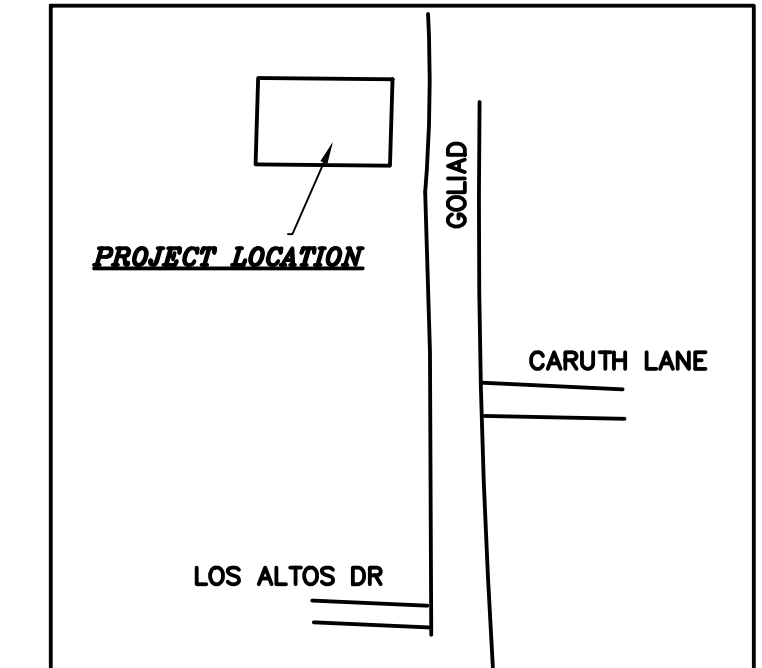
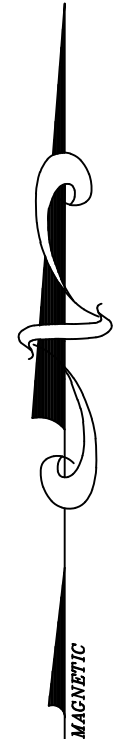
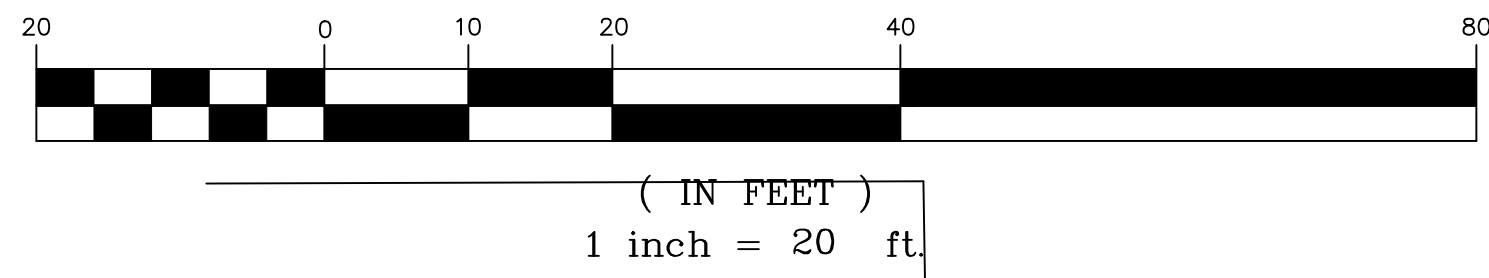
THE SEAL APPEARING ON THIS DOCUMENT IS VALIDATED BY THE BOARD OF ENGINEERING EXAMINERS, STATE OF TEXAS, REG. NO. 60102, F-686, ON DATE: MARCH 23, 2023

DOUPHRAFE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE & LANDSCAPING PLAN
ALKAIOS TRANSPORTATION
1209 N. GOLIAD STREET ROCKWALL TEXAS 75087
CITY OF ROCKWALL, TEXAS

REVISION	
CHECKED	WLD.
DRAWN	WLD.
SCALE	1"=20' ±
DATE	MAR 23, 2023
PROJECT	23012 SITE PL
	10

GRAPHIC SCALE

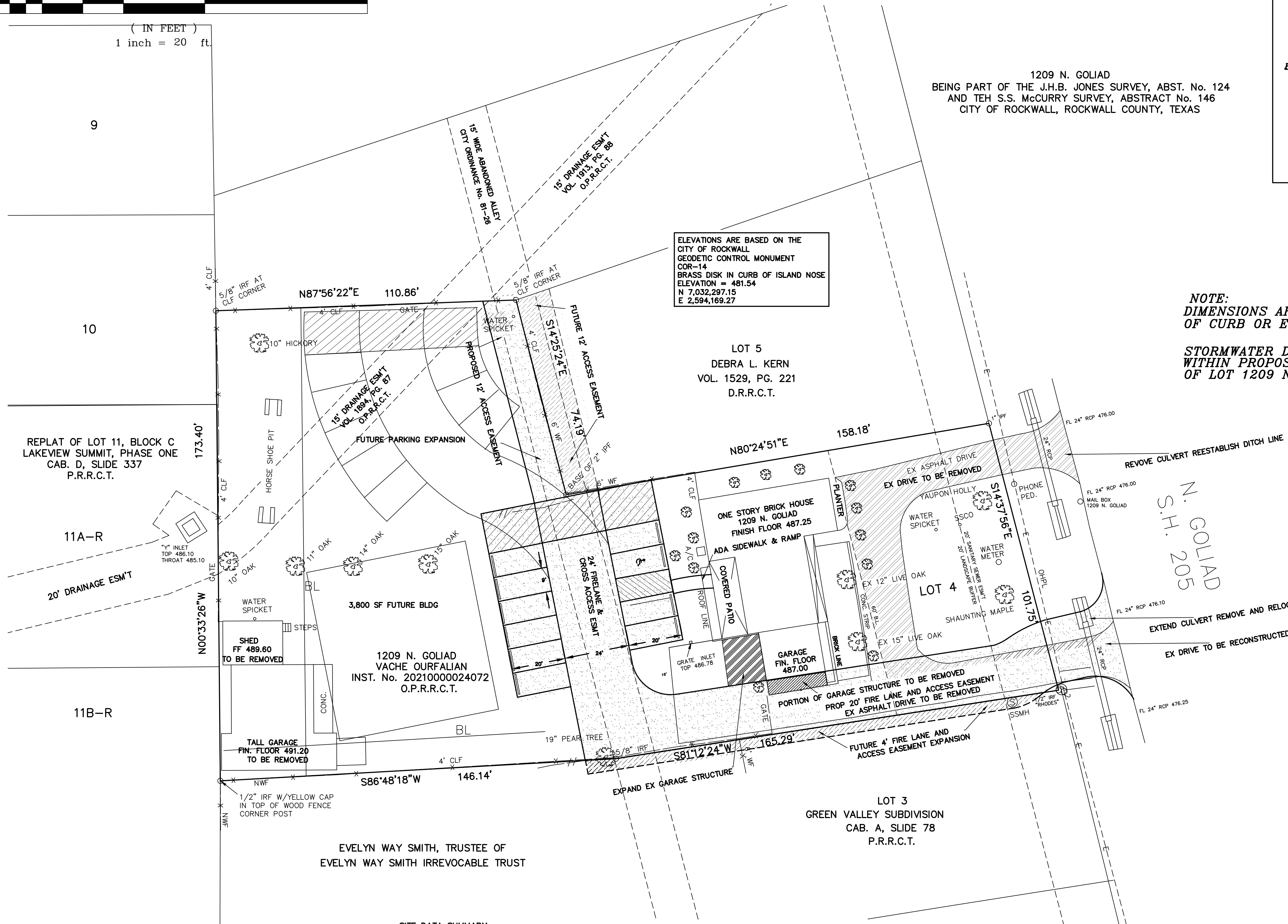


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NOTES:

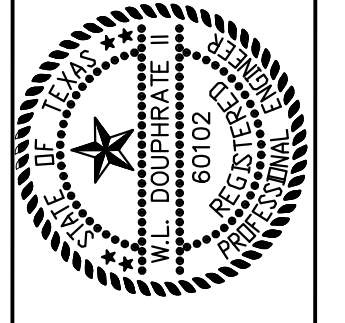
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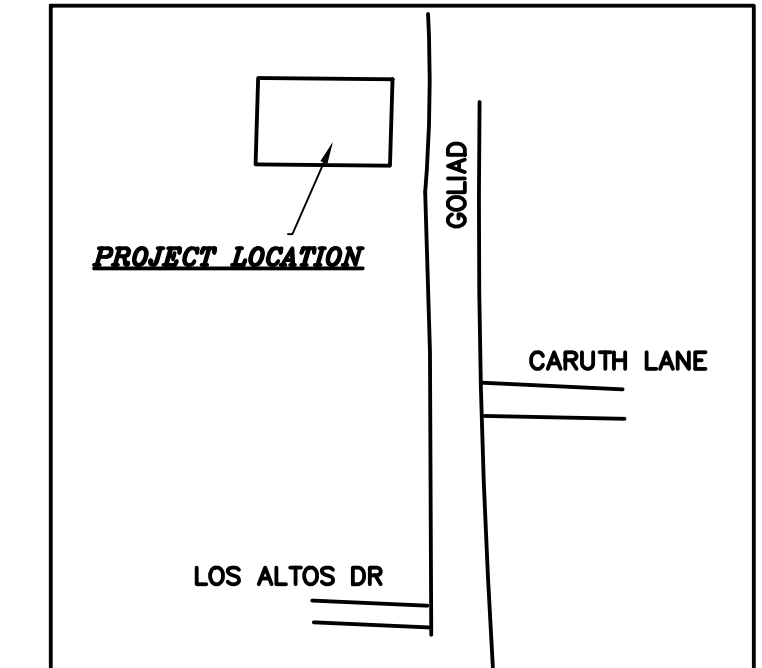
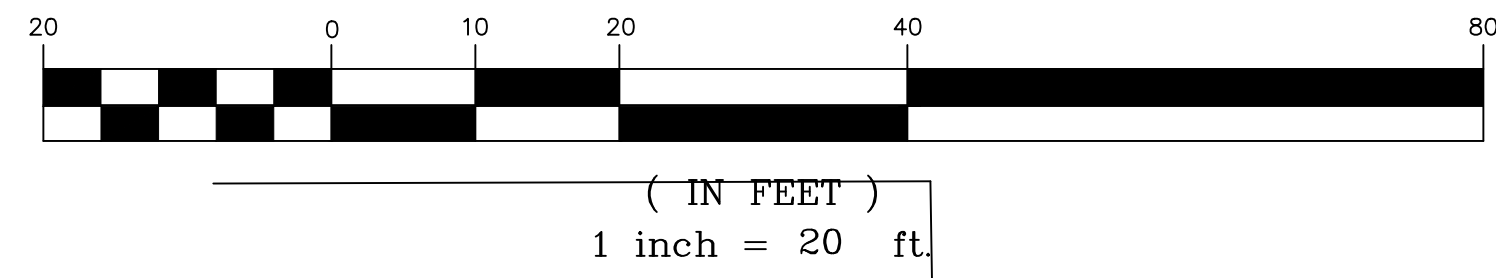
THE SEAL APPEARING ON THIS
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EXAMINERS OF THE STATE OF TEXAS P.E.
W.L.D. 60102 P. 1564
DATE: MARCH 23, 2023

DOUPHRAPE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
22335 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE & LANDSCAPING PLAN
ALKAIOS TRANSPORTATION
1209 N. GOLIAD STREET ROCKWALL, TEXAS 75087
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	W.L.D.
DRAWN	W.L.D.
SCALE	1"=20' H 1"=40' V
DATE	MAR 23, 2023
PROJECT	23012 SITE PL
	10

GRAPHIC SCALE

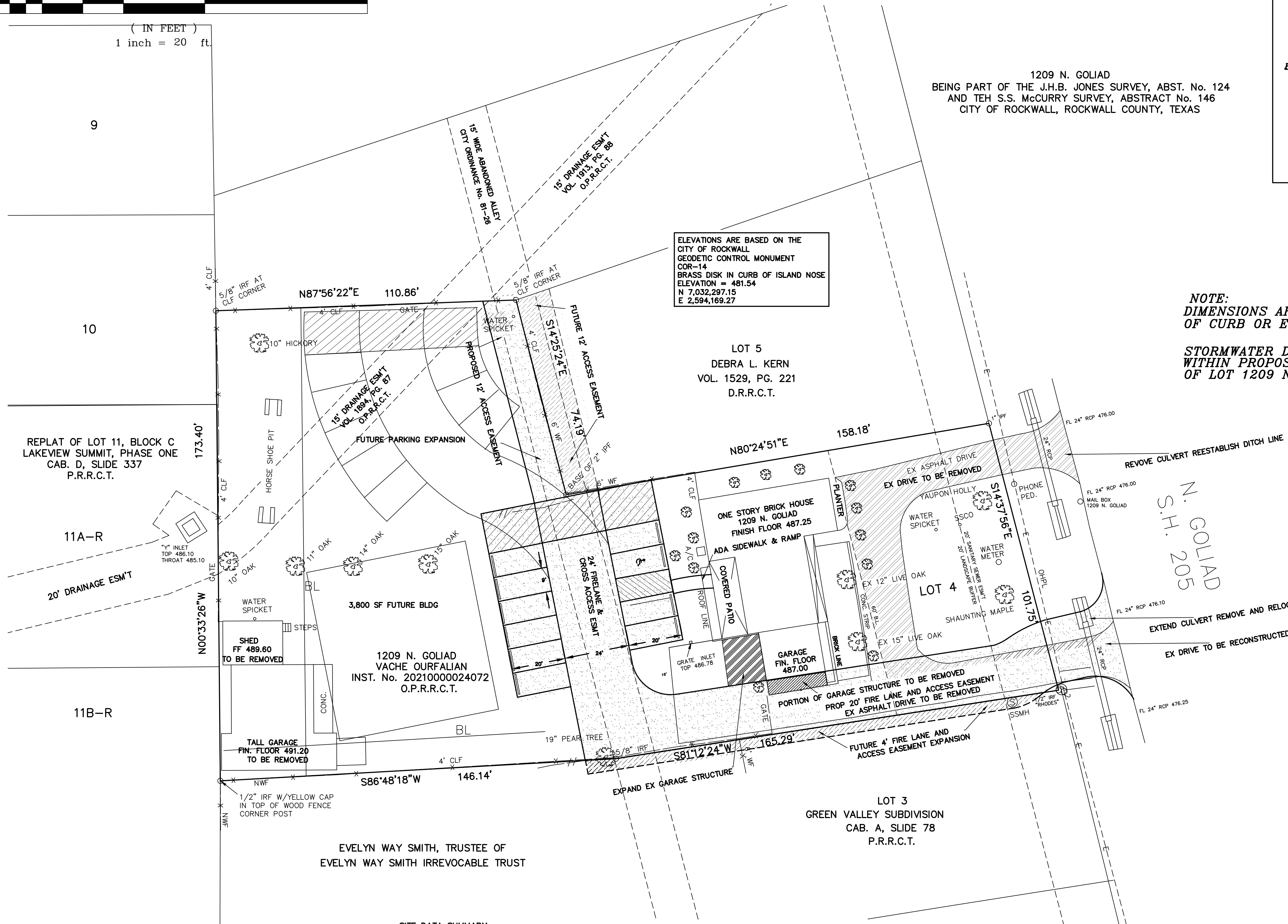


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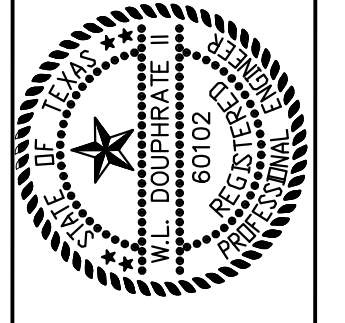
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ON THE _____ DAY OF _____
WITNESS OUR HANDS, THIS _____ DAY OF _____

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

OWNER
ALKAIOS TRANSPORTATION
1209 N. GOLIAD ST.
ROCKWALL, TX 75087
469-424-3234



THE SEAL APPEARING ON THIS
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NO. 60102 F-1564
DATE: MARCH 23, 2023

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ENGINEERING PROJECT MANAGEMENT SURVEYING
22335 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE & LANDSCAPING PLAN
ALKAIOS TRANSPORTATION
1209 N. GOLIAD STREET ROCKWALL, TEXAS 75087
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	W.L.D.
DRAWN	W.L.D.
SCALE	1"=20' H 1"=40' V
DATE	MAR 23, 2023
PROJECT	23012 SITE PL
	10



1
2
0
8











May 11, 2023

TO: Dub Douphrate
Douphrate and Associates, Inc.
2235 Ridge Road
Rockwall, Texas 75087

CC: Vache Ourtalian
1209 N. Goliad
Rockwall, Texas 75087

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

SUBJECT: SP2023-013; *Site Plan for 1209 N. Goliad*

Dub:

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on May 9, 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 engineering plans.
- (2) The existing accessory buildings will need to be removed from the subject property prior to the issuance of a Certificate of Occupancy (CO).
- (3) The applicant will be required to provide staff with an updated landscape plan showing canopy trees being planted on 20-foot centers along the back (*western*) property line prior to the submission of civil engineering plans.
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Planning and Zoning Commission

On May 9, 2023 the Planning and Zoning Commission approved a motion to approve the Site Plan by a vote of 7-0.

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

Sincerely,

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