



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 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 5811 FM 3097, Rockwall Texas 75082

SUBDIVISION Rainbow Acres LOT 21, 20 BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial (C) District CURRENT USE N/A

PROPOSED ZONING N/A PROPOSED USE Daycare & Preschool

ACREAGE 2.308 acres LOTS [CURRENT] N/A LOTS [PROPOSED] N/A

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>Ashwani Agarwal / Ashwani Kumar</u> | APPLICANT | <u>Veronica O'Neal</u> |
| CONTACT PERSON | <u>Ashwani Agarwal</u> | CONTACT PERSON | <u>Veronica O'Neal</u> |
| ADDRESS | <u>3435 Arbun Street</u> | ADDRESS | <u>5405 FM 3097</u> |
| CITY, STATE & ZIP | <u>Dallas, Texas 75205</u> | CITY, STATE & ZIP | <u>Rockwall, TX 75082</u> |
| PHONE | _____ | PHONE | <u>469 412-1461</u> |
| E-MAIL | <u>ash1dfw@gmail.com</u> | E-MAIL | <u>vonreal@skywheelacademy.com</u> |

NOTARY VERIFICATION [REQUIRED]

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

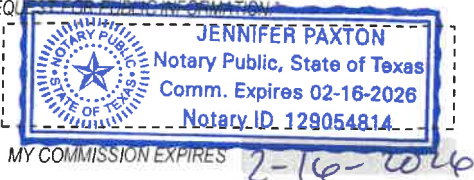
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ June 8 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20 23 DAY OF _____ INFORMATION CONTAINED WITHIN 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 INFORMATION.

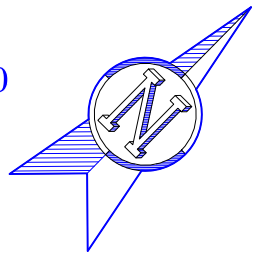
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8 DAY OF June 2023

OWNER'S SIGNATURE

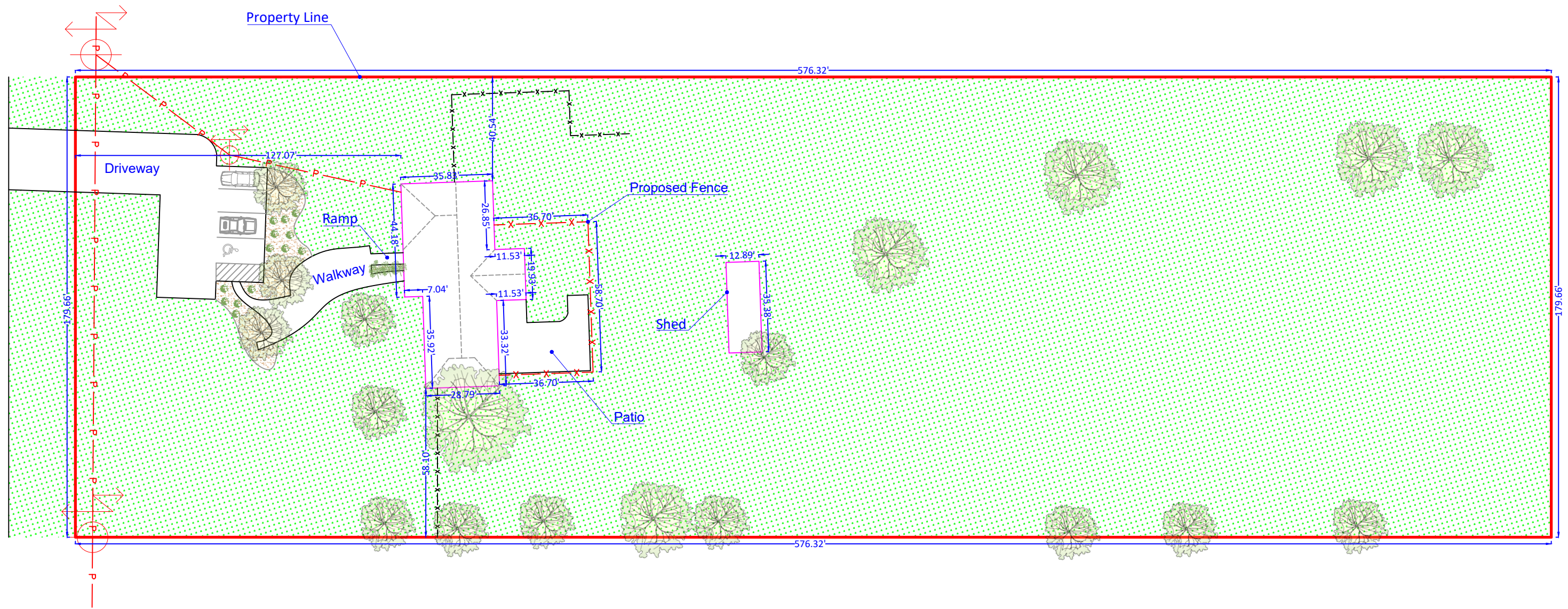
[Signature]
Jennifer Paxton

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





Fm 3097



5811 Fm 3097
Rockwall, TX 75032
Scale: 1"=40'



FLOOR PLAN

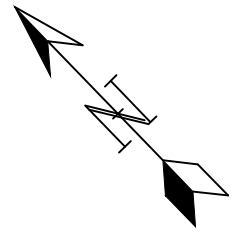
5811 FM 3097

Rockwall, Texas 75032

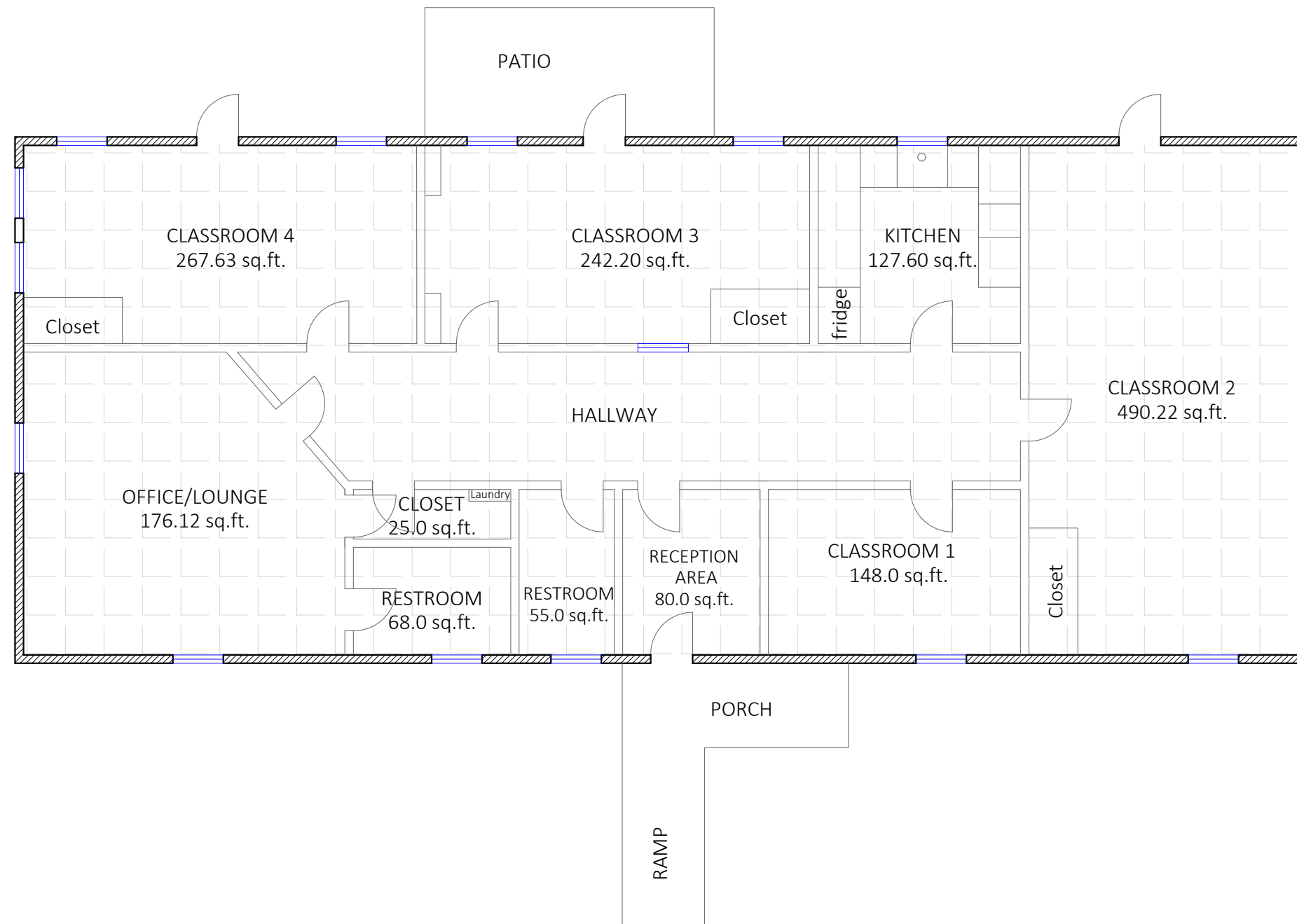
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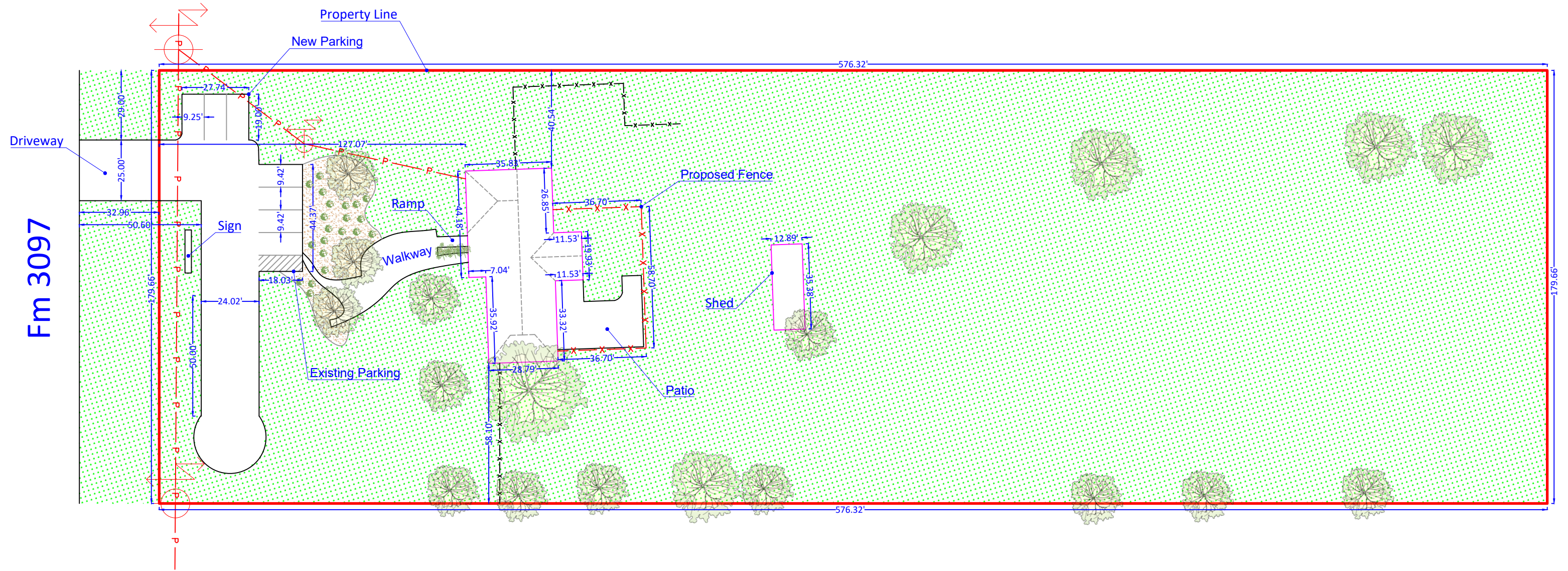
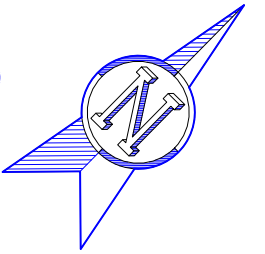
Lot area: 2.31 Acres

Plot Size: 11"x17"



scale 1/8"=1'0"





Fm 3097



5811 Fm 3097
Rockwall, TX 75032
Scale: 1"=40'



FENCE SUPPLY INC
 435 US Highway 80 East
 Sunnyvale, TX 75182

Estimate

Phone # 972 226-0004
 Fax # 972 226-0777

| Date | Estimate # |
|----------|------------|
| 6/7/2023 | 16384 |

FENCE SUPPLY INC.

| Name / Address |
|------------------------------------|
| Skywheel Academy Veronica Oneal |

| Ship To |
|---------|
| |

| P.O. No. | Rep |
|----------|-----|
| | CL |

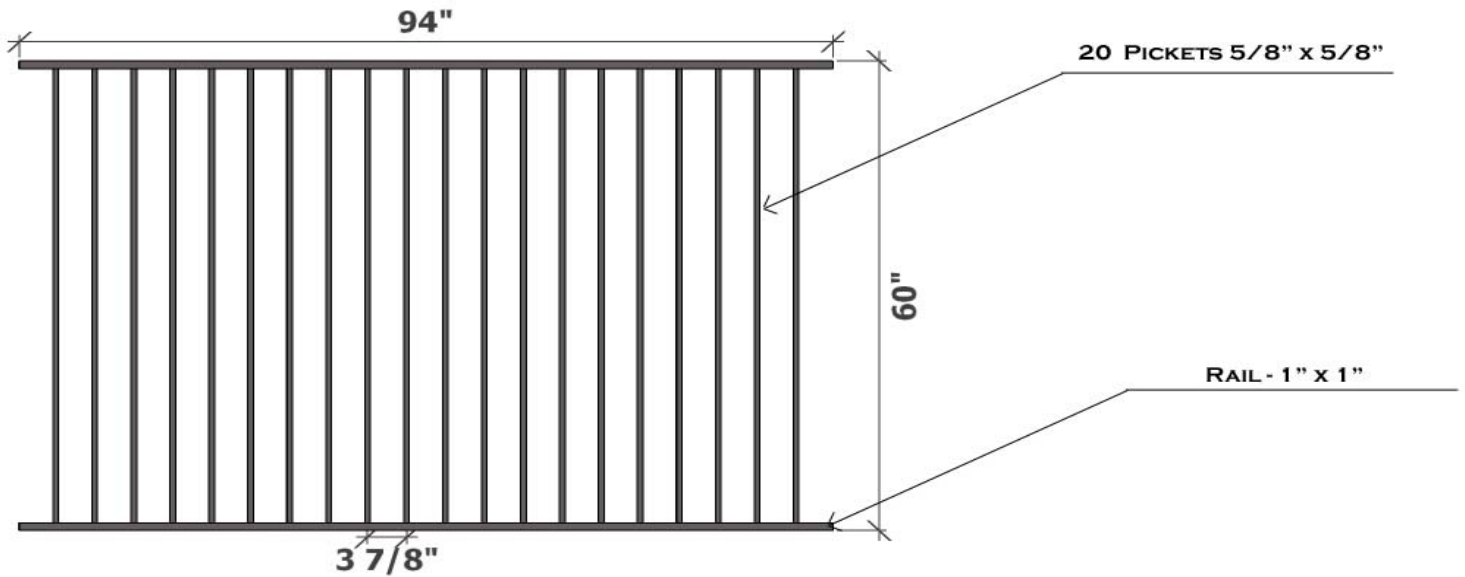
| Qty | Item | Description | Rate | Total |
|-----|------------|---|----------|-----------|
| | | 133' of 5' Yukon with 2 gates and 1 DD gate | | |
| 18 | K-YUK60C8 | Kodiak Iron Yukon Panel 60' X 94' Commercial 3/4' Picket 1 1/2' Rail 3 7/8' Spacing - Flat Top Panel Pre-Galvanized Powder Coated Black | 125.99 | 2,267.82T |
| 19 | K-22716BGV | Kodiak Iron 2 x 2 x 7 - 16 Ga. Post Pre-Galvanized Powder Coated Black | 24.99 | 474.81T |
| 19 | K-CAPPS22B | Kodiak Iron 2' X 2' Pressed Steel Cap Pre-Galvanized Powder Coated Black | 0.99 | 18.81T |
| 76 | K-SPMB1B | Kodiak Iron 1' Sq. Straight Panel Mounting Bracket with Tek Screw Pre-Galvanized Powder Coated Black | 1.89 | 143.64T |
| 21 | Sackrete80 | Sackrete 80 lb Bags - 42/Pallet | 6.48 | 136.08T |
| 2 | K-YUK48R42 | Kodiak Iron Yukon Gate 48' x 42' Residential 5/8' Picket 1' Rail 3 7/8' Spacing - Flat Top Gate Pre-Galvanized Powder Coated Black | 92.44 | 184.88T |
| 2 | ML3AVPKA | D & D Technologies MagnaLatch ALERT Vertical Pull | 122.95 | 245.90T |
| 2 | TCA1L2S3BT | D & D Technologies TCA1L2S3BT - TRU-CLOSE REGULAR RANGE Regular / 2 Legs | 25.44097 | 50.88T |
| 2 | K-33814BGV | Kodiak Iron 3 x 3 x 8 - 14 Ga. Powder Coated Black Galvanized Post | 52.99 | 105.98T |
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| 2 | K-GCS150B | Kodiak Iron 1 1/2' Sq. Gate Clamp Bolt on Pre-Galvanized Powder Coated Black | 4.49 | 8.98T |

Estimate is Good for 5 DAYS Only
Product quotes and sales by FSG (or any affiliate) are subject to the Terms and Conditions of Sale at:
<https://fencingsupplygroup.com/termsale/>

Total

YUKON RESIDENTIAL GALVANIZED IRON FENCE PANEL

HEIGHT : 60"
 WIDTH : 94"
 WEIGHT : 48.68 LBS
 FINISH : PRE-GALVANIZED+POWDER COATED BLACK
 ITEM# : KIYUK60R8
 DETAILS : 5/8" X 5/8" SQ PICKETS, 1" X 1" SQ RAIL, 3 7/8" SPACING
 BETWEEN PICKETS



Proudly Distributed By:

| | | | |
|--------------------------|---|---------------|--|
| Drawn By: Sharp, W | Description: Yukon Residential Galvanized Iron Fence Panel | | |
| Checked By: Wingo, C | | | |
| Date: September 23, 2011 | | | |
| Customer: Kodiak Iron | DWG. No: 1 of 1 | SERIES: Yukon | |
| | APPLICATION: Residential | | |



DEVELOPMENT APPLICATION

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

STAFF ONLY
PLANNING & ZONING CASE NO. _____

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DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

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MASTER PLAT (\$100.00 + \$15.00 ACRE)¹

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 5811 FM 3097, Rockwall Texas 75082

SUBDIVISION: Rainbow Acres LOT: 21, 20 BLOCK: _____

GENERAL LOCATION: _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: Commercial (C) District CURRENT USE: N/A

PROPOSED ZONING: N/A PROPOSED USE: Daycare & Preschool

ACREAGE: 2.308 acres LOTS [CURRENT]: N/A LOTS [PROPOSED]: N/A

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 | Ashwani Agarwal / Ashwani Kumar | APPLICANT | Veronica O'Neal |
| CONTACT PERSON | Ashwani Agarwal | CONTACT PERSON | Veronica O'Neal |
| ADDRESS | 3435 Arbun Street | ADDRESS | 5405 FM 3097 |
| CITY, STATE & ZIP | Dallas, Texas 75205 | CITY, STATE & ZIP | Rockwall, TX 75082 |
| PHONE | | PHONE | 469 412-1461 |
| E-MAIL | ash1dfw@gmail.com | E-MAIL | vonreal@skywheelacademy.com |

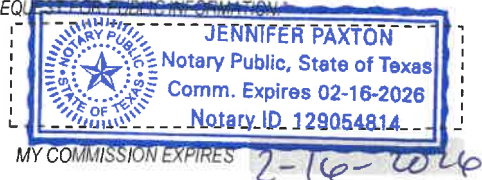
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"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ June 8 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20 DAY OF June 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 INFORMATION."

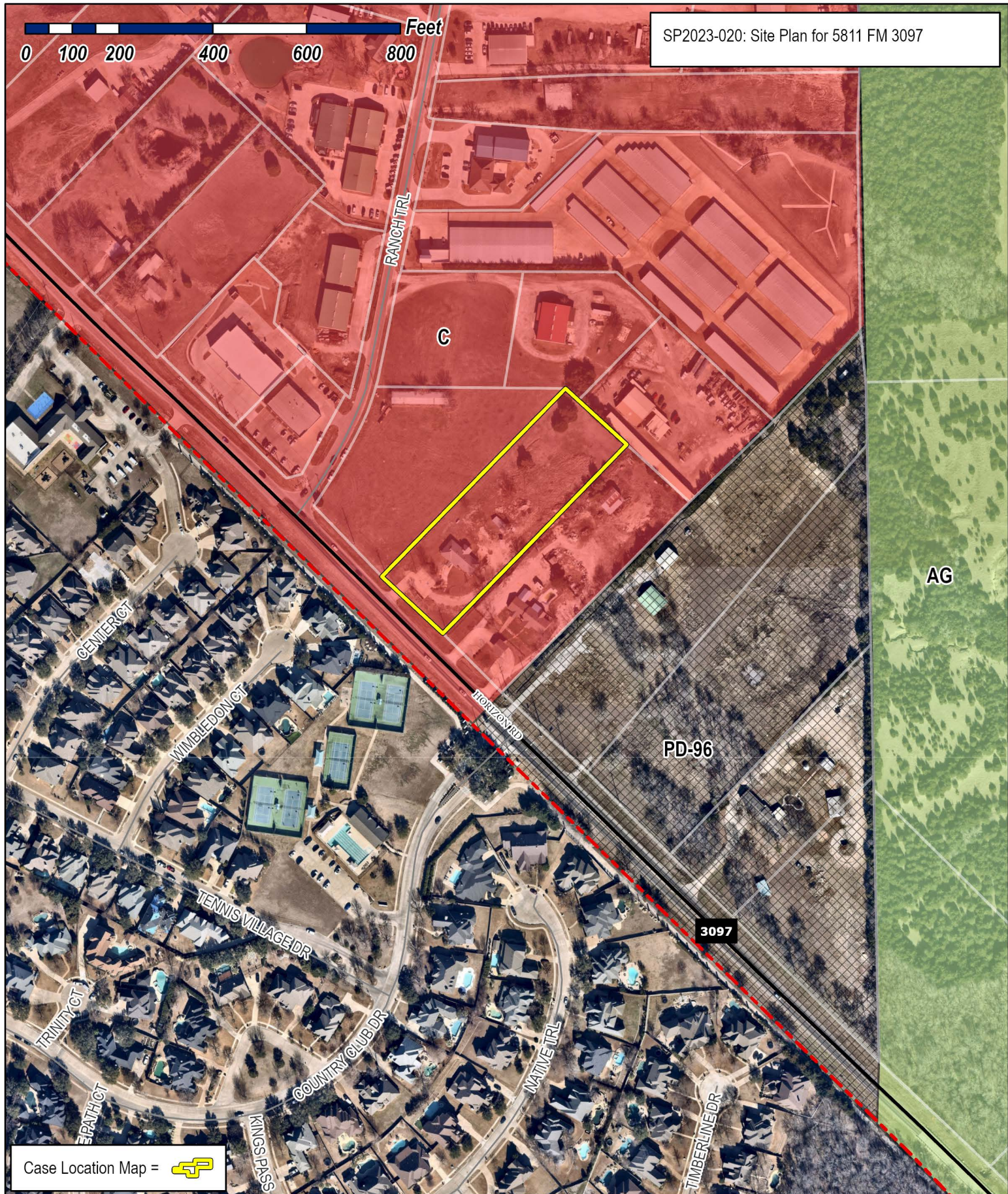
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8 DAY OF June 2023


OWNER'S SIGNATURE: [Signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS: Jennifer Paxton





SP2023-020; Site Plan for 5811 FM 3097



Case Location Map = 

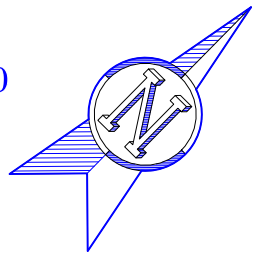


City of Rockwall

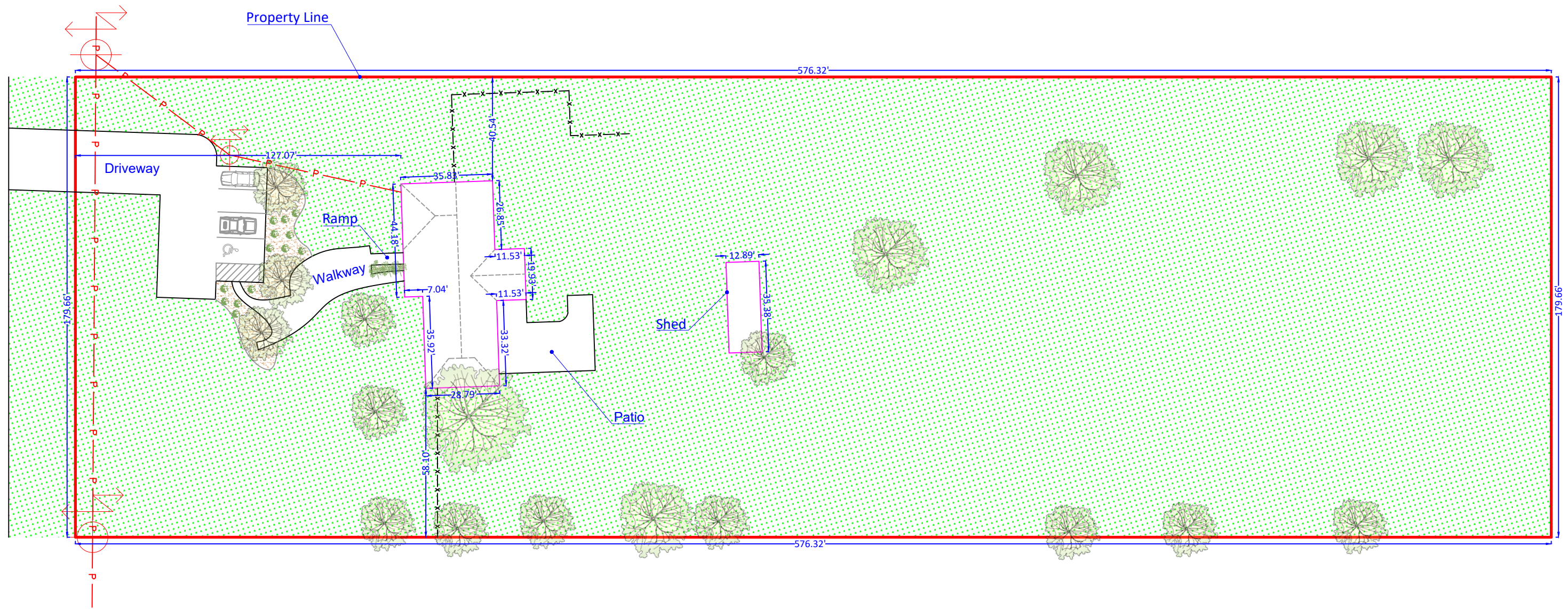
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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.



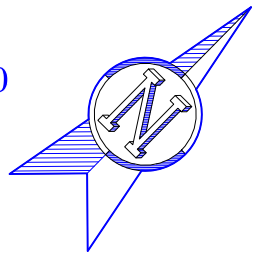


Fm 3097

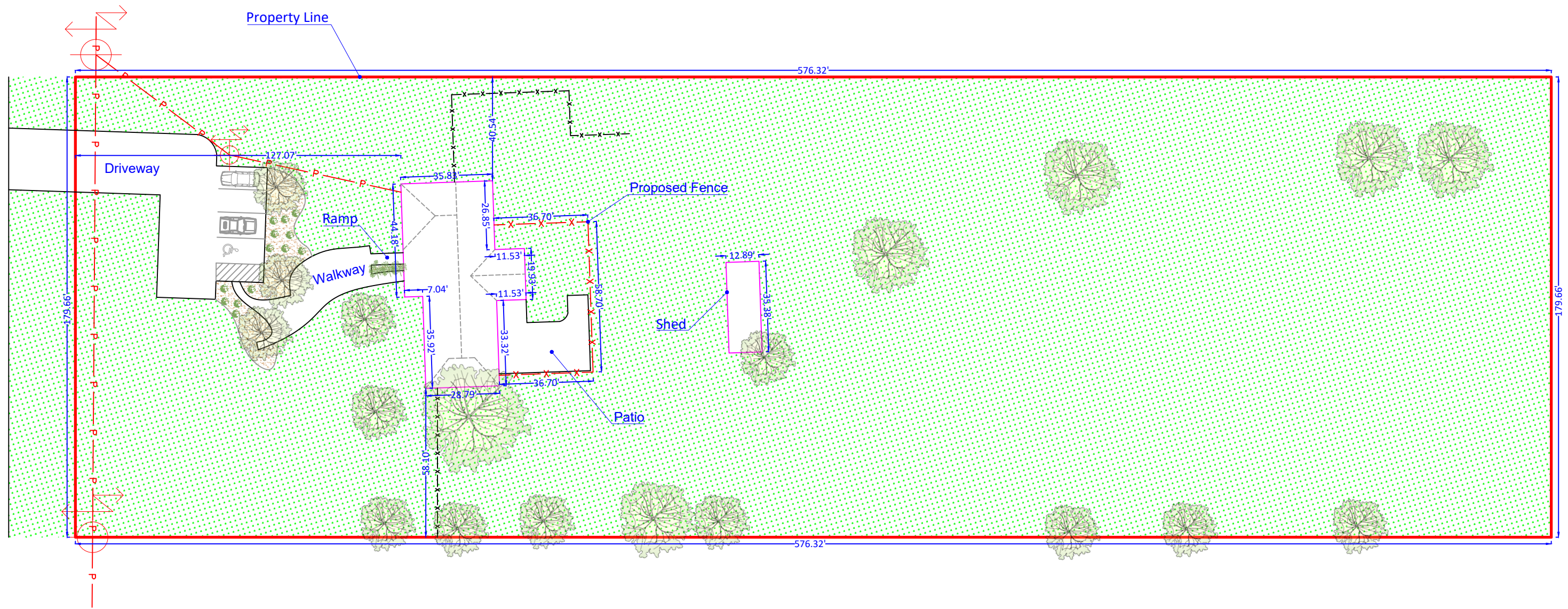


5811 Fm 3097
Rockwall, TX 75032
Scale: 1"=40'





Fm 3097



5811 Fm 3097
Rockwall, TX 75032
Scale: 1"=40'

FLOOR PLAN

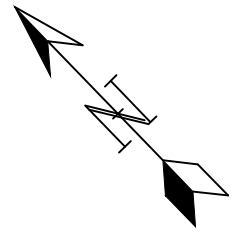
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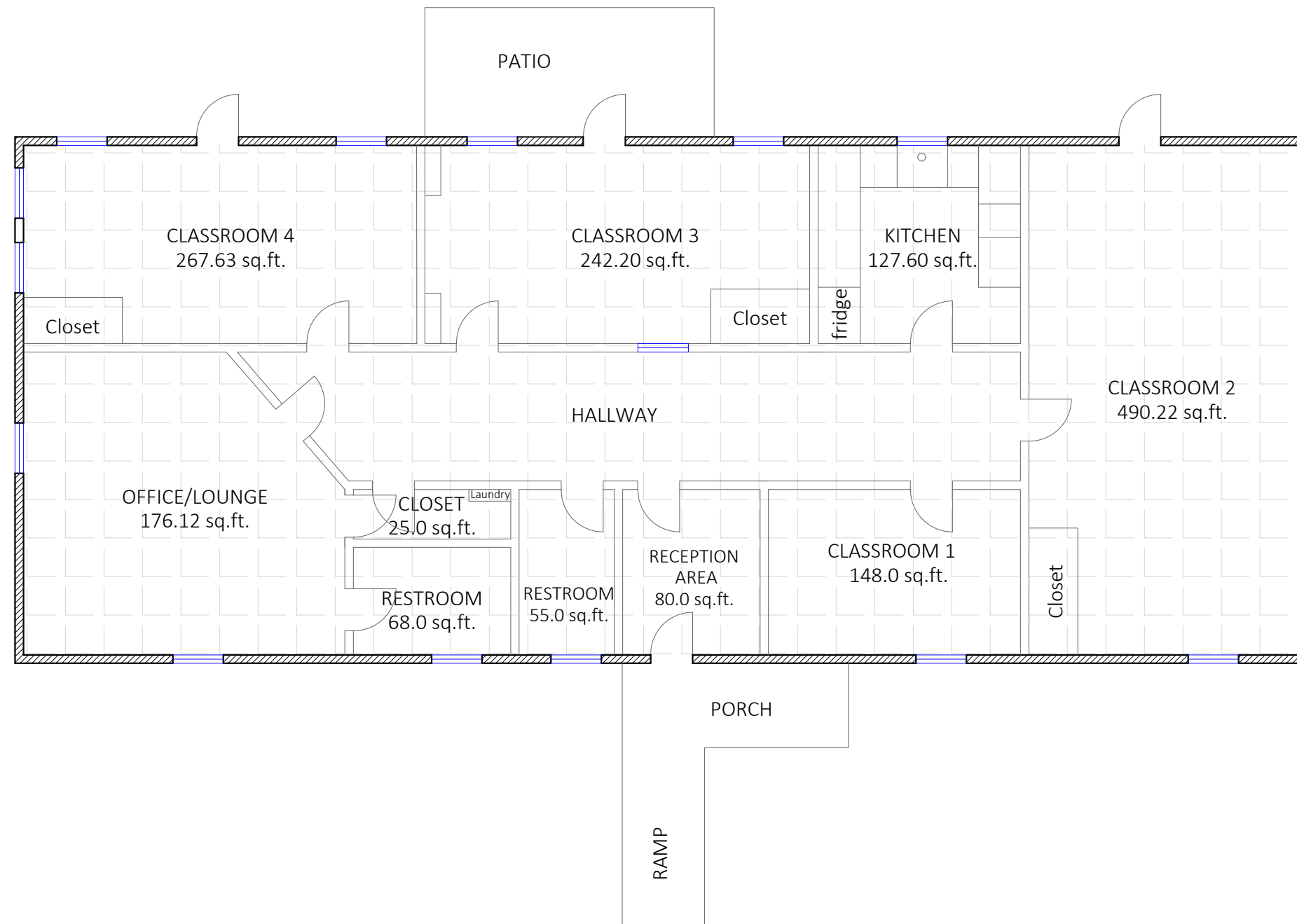
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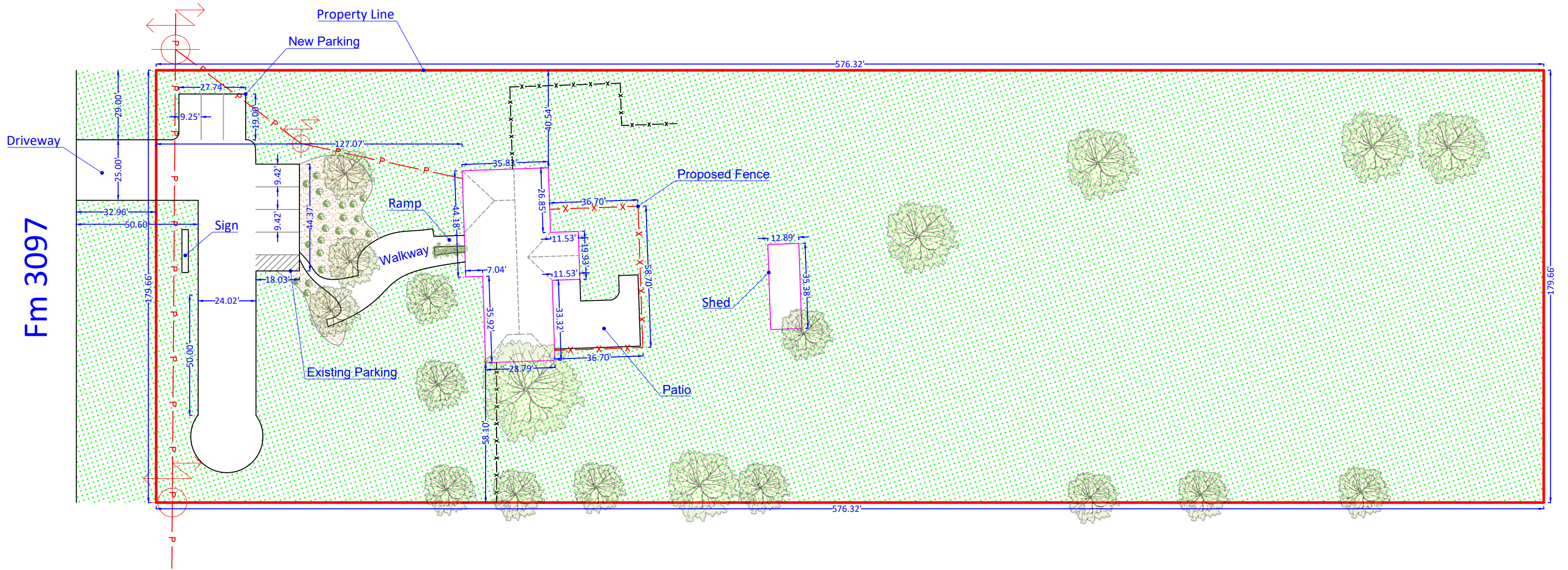
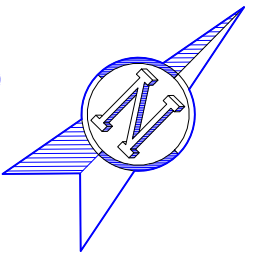
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Plot Size: 11"x17"



scale 1/8"=1'0"





Fm 3097



5811 Fm 3097
Rockwall, TX 75032
Scale: 1"=40'



FENCE SUPPLY INC
 435 US Highway 80 East
 Sunnyvale, TX 75182

Estimate

Phone # 972 226-0004
 Fax # 972 226-0777

| Date | Estimate # |
|----------|------------|
| 6/7/2023 | 16384 |

FENCE SUPPLY INC.

| Name / Address |
|------------------------------------|
| Skywheel Academy Veronica Oneal |

| Ship To |
|---------|
| |

| P.O. No. | Rep |
|----------|-----|
| | CL |

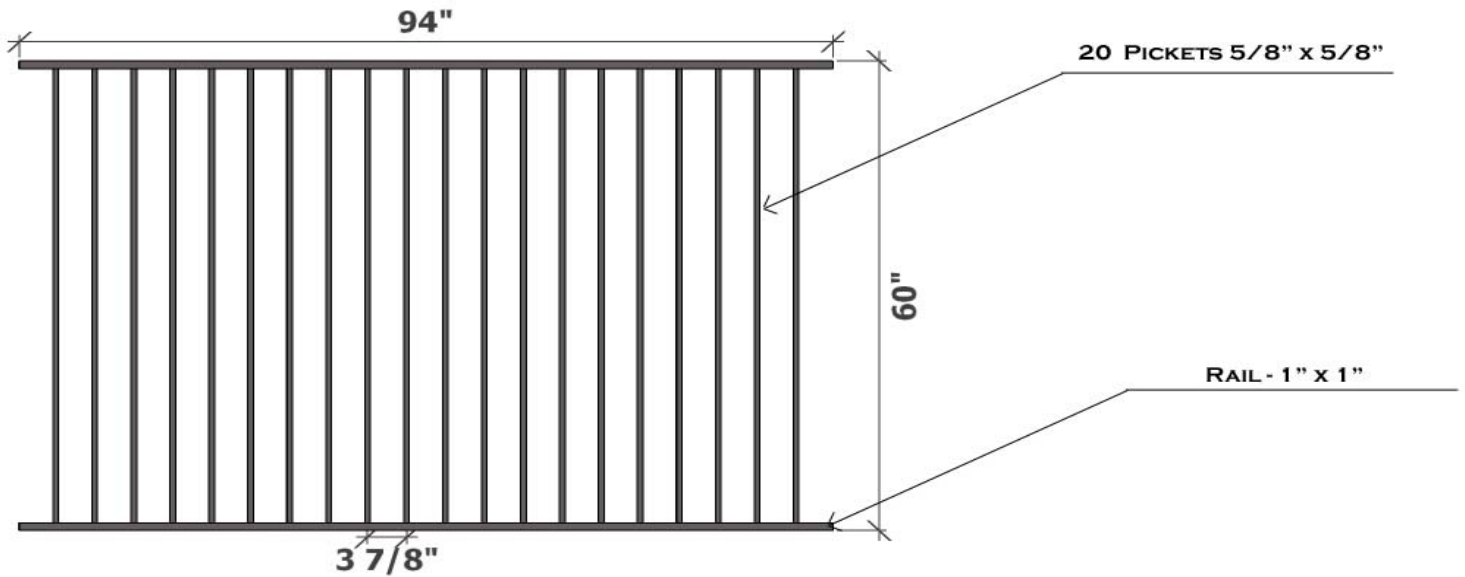
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Total

YUKON RESIDENTIAL GALVANIZED IRON FENCE PANEL

HEIGHT : 60"
 WIDTH : 94"
 WEIGHT : 48.68 LBS
 FINISH : PRE-GALVANIZED+POWDER COATED BLACK
 ITEM# : KIYUK60R8
 DETAILS : 5/8" X 5/8" SQ PICKETS, 1" X 1" SQ RAIL, 3 7/8" SPACING BETWEEN PICKETS



Proudly Distributed By:

| | | | |
|--------------------------|---|---------------|--|
| Drawn By: Sharp, W | Description: Yukon Residential Galvanized Iron Fence Panel | | |
| Checked By: Wingo, C | | | |
| Date: September 23, 2011 | | | |
| Customer: Kodiak Iron | DWG. No: 1 of 1 | SERIES: Yukon | |
| | APPLICATION: Residential | | |

PROJECT COMMENTS



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

DATE: 6/22/2023

PROJECT NUMBER: SP2023-020
PROJECT NAME: Site Plan for 5811 Horizon Rd
SITE ADDRESS/LOCATIONS:

CASE CAPTION: Discuss and consider a request by Veronica O'Neal on behalf of Ashwani Agarwal and Azul Kumar for the approval of a Site Plan for a Daycare Facility on a 2.308-acre tract of land identified as Lot 21 of the Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 5811 Horizon Road [FM-3097], and take any action necessary.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|-----------|----------------|-------------------|
| PLANNING | Henry Lee | 06/22/2023 | Needs Review |

06/22/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

- I.1 This is a request by Veronica O'Neal on behalf of Ashwani Agarwal and Azul Kumar for the approval of a Site Plan for a Daycare Facility on a 2.308-acre tract of land identified as Lot 21 of the Rainbow Acres Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 5811 Horizon Road [FM-3097].
- I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.
- M.3 For reference, include the case number (SP2023-020) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)
- M.4 Please remove all proposed signage from the site plan. All signage will be covered by a separate permit. (Subsection 06.02. F, of Article 05)
- I.5 The subject property will be required to be Final Plat, to establish new easements.
- I.6 For trash pickup staff would suggest poly carts.
- M.7 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11, Unified Development Code [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.8 Site Plan:

- (1) Please provide the property owners name, address, and phone number are required to be in the lower right-hand corner left of the title block. (Subsection 03.04. A, of Article 11, UDC)
- (2) Please provide the developers name, address, and phone number of the person or company that prepared the plans are required in the lower righthand corner left of the title block. (Subsection 03.04. A, of Article 11, UDC)
- (3) Please provide a vicinity map. The vicinity map should locate the site relative to the nearest major roadways in a one-half mile radius. (Subsection 03.04. A, of Article 11, UDC)
- (4) Please provide the date the plans were prepared. (Subsection 03.04. A, of Article 11, UDC)
- (5) Please provide the lot size in acres and square feet. (Subsection 03.04. B, of Article 11, UDC)
- (6) Please provide the square footage of the building. (Subsection 03.04. B, of Article 11, UDC)
- (7) Please indicate and delineate the front building setback. The front yard setback is 15-feet. (Subsection 03.04. B, of Article 11, UDC)
- (8) Please indicate all easements on the subject property. (Subsection 03.04. B, of Article 11, UDC)
- (9) Please indicate the drive/turning radii. (Engineering Standards of Design and Construction)
- (10) The drive width should be 24-feet. (Subsection 03.04. B, of Article 11, UDC)
- (11) Any additional fire lane should be labeled Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. B, of Article 11, UDC)
- (12) Please indicate any proposed or existing fire hydrants. (Subsection 03.04. B, of Article 11, UDC)
- (13) All new standard parking spaces shall be 9'x20'. (Engineering Standards of Design and Construction)
- (14) Please provide a parking table that shows the building square footage divided by the required parking ratio. In this case, 1 parking space is required per 300 square feet. (Subsection 05.01, of Article 06, UDC)
- (15) Is there any new ground mounted utility equipment being proposed? If so, they must be screened with 5-gallon evergreen shrubs.
- (16) Per the Unified Development Code there shall be no parking between the building and the Horizon Road. You will be requesting an exception to this requirement. The justification for this variance is that there is existing parking in front of the building. (Subsection 07.03, of Article 05, UDC)

M.9 Landscape Plan: (This information may be included on the site plan)

- (1) Please indicate the percentage impervious area. (Subsection 01.01. B, of Article 05, UDC)
- (2) Please delineate the 10-foot landscape buffer along Horizon Road. (Subsection 05.01, of Article 08, UDC))
- (3) There must be four (4) canopy and four (4) accent trees within the landscape buffer. The canopy tree must be 4-inch caliper and the accent trees must be 4-feet in height. (Subsection 05.03. B, of Article 08, UDC))
- (4) Along the southwest side of the new drive, along the south portion of the turnaround, and in front of the three (3) new parking spaces to the northwest there must be a row of 5-gallon evergreen shrubs to provide headlight screening for Horizon Road and the adjacent property owner to the southeast. (Subsection 05.03. B, of Article 08, UDC))
- (5) Provide note indicating irrigation will meet requirements of UDC. (Subsection 05.04, of Article 08, UDC))

I.10 Staff has identified the following exceptions and variances associated with the proposed request: [1] Parking in front of the building. To request this exception, please provide a letter that list the exception, why it is being requested, and the subsequent compensatory measures. (Subsection 09.01, of Article 11, UDC)).

I.11 Please note that failure to address all comments provided by staff by 3:00 PM on July 5, 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.12 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 July 5, 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 July 11, 2023 Planning & Zoning Meeting.

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

- 1) Planning & Zoning Work Session meeting will be held on June 27, 2023.
- 2) Planning & Zoning meeting/public hearing meeting will be held on July 11, 2023.

I.14 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 | 06/22/2023 | Needs Review |

06/22/2023: - 20' Min radius for drive isle

- Minimum 20' length for parking spaces.
- If cul-de-sac is needed for fire lane turn around, must meet Fire Department requirements. If cul-de-sac if needed for traffic only (not FD), it will need to be a minimum of 30' radius and striped and signed "No parking".

The following items are informational

General Items:

- Must meet City Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees for expansion
- 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.
- Must plat the property.

Roadway Paving Items:

- Parking to be 20'x9' facing the building or nose-to-nose.
- ROW dedication will needed along FM 3097 (60' from the centerline of FM 3097)
- No dead-end parking allowed, must have a City approved turnaround.
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane to be in a platted easement.
- TxDOT Traffic Impact Analysis is required. review fees apply.

Water and Wastewater Items:

- Show existing/proposed utility lines (Water, Sewer, etc.)
- Any water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- One fire hydrant will be needed. Additional hydrants may be needed based on site layout.
- Utility crossing of FM3097 must be by bore and steel encased. TXDOT permit required

Drainage Items:

- Detention is required for new impervious areas. Runoff coefficient calculated based on area.
- Detention outfall must be at sheet flow conditions prior to property line

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 | 06/22/2023 | Approved |

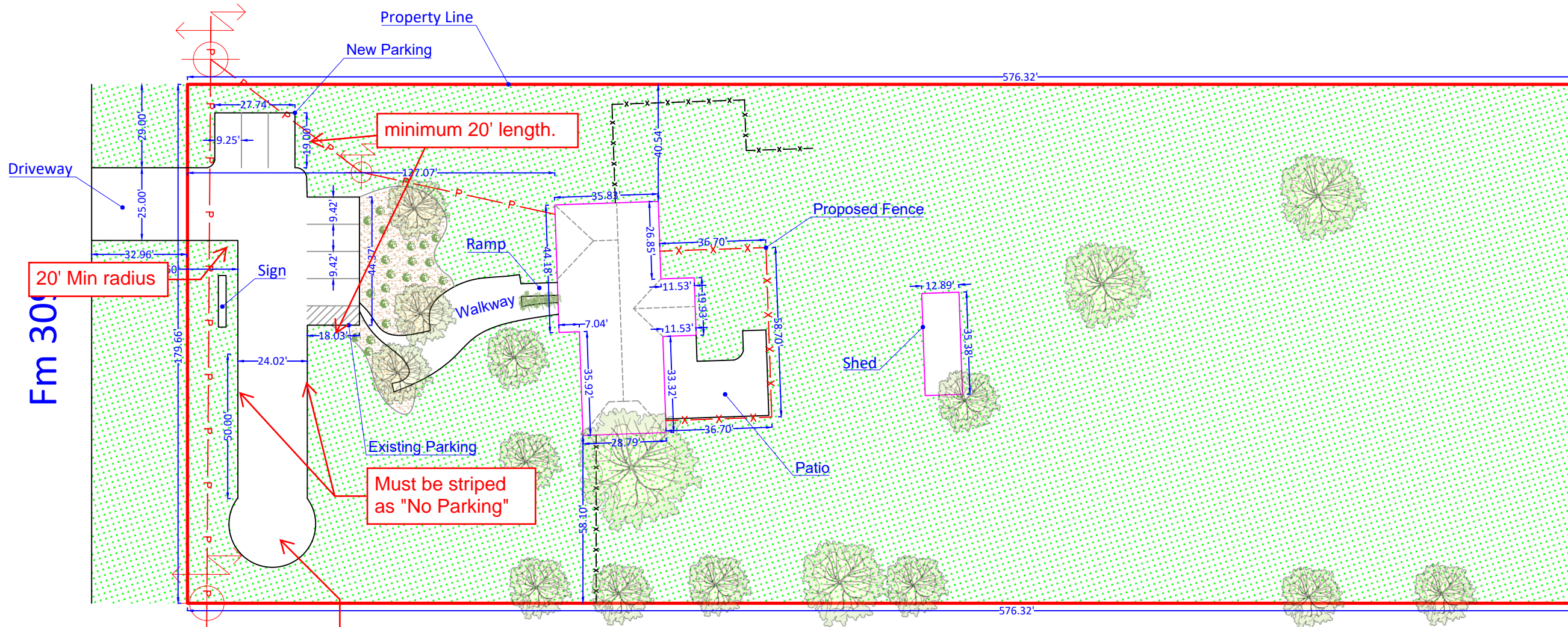
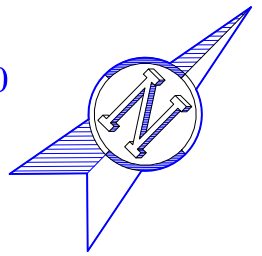
06/22/2023: FIREWALLS FOR THE TOWNEHOMES WILL BE REQUIRED TO CONFORM TO THE 2021 IRC

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|-----------|----------------|-------------------|
| FIRE | Henry Lee | 06/22/2023 | N/A |

No Comments

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|----------|----------------|-------------------|
|------------|----------|----------------|-------------------|

| | | | |
|-------------|-----------------|----------------|-------------------|
| GIS | Lance Singleton | 06/19/2023 | Approved |
| No Comments | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
| POLICE | Henry Lee | 06/22/2023 | N/A |
| No Comments | | | |
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
| PARKS | Travis Sales | 06/19/2023 | Approved |
| No Comments | | | |



- General Items:**
- Must meet City Standards of Design and Construction
 - 4% Engineering Inspection Fees
 - Impact Fees for expansion
 - 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.
 - Must plat the property.
- Roadway Paving Items:**
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 - No dead-end parking allowed, must have a City approved turnaround.
 - Drive isles to be 24' wide.
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 - Fire lane to be in a platted easement.
 - TxDOT Traffic Impact Analysis is required. review fees apply.
- Water and Wastewater Items:**
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 - Any water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
 - One fire hydrant will be needed. Additional hydrants may be needed based on site layout.
 - Utility crossing of FM3097 must be by bore and steel encased. TXDOT permit required
- Drainage Items:**
- Detention is required for new impervious areas. Runoff coefficient calculated based on area.
 - Detention outfall must be at sheet flow conditions prior to property line
- 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".

If cul-de-sac is needed for fire lane turn around, must meet Fire Department requirements. If cul-de-sac if needed for traffic only (not FD), it will need to be a minimum of 30' radius and striped and signed "No parking"

5811 Fm 3097
 Rockwall, TX 75032
 Scale: 1"=40'





DEVELOPMENT APPLICATION

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

STAFF 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 5811 FM 3097, Rockwall Texas 75082

SUBDIVISION Rainbow Acres LOT 21, 20 BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial (C) District CURRENT USE N/A

PROPOSED ZONING N/A PROPOSED USE Daycare & Preschool

ACREAGE 2.308 acres LOTS [CURRENT] N/A LOTS [PROPOSED] N/A

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>Ashwani Agarwal / Ashwani Kumar</u> | APPLICANT | <u>Veronica O'Neal</u> |
| CONTACT PERSON | <u>Ashwani Agarwal</u> | CONTACT PERSON | <u>Veronica O'Neal</u> |
| ADDRESS | <u>3435 Arbun Street</u> | ADDRESS | <u>5405 FM 3097</u> |
| CITY, STATE & ZIP | <u>Dallas, Texas 75205</u> | CITY, STATE & ZIP | <u>Rockwall, TX 75082</u> |
| PHONE | _____ | PHONE | <u>469 412-1461</u> |
| E-MAIL | <u>ash1dfw@gmail.com</u> | E-MAIL | <u>vonreal@skywheelacademy.com</u> |

NOTARY VERIFICATION [REQUIRED]

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

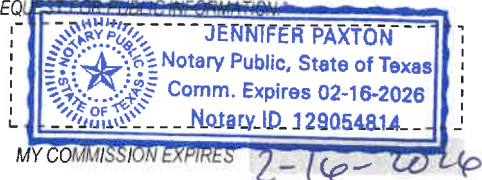
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ June 8 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 2023 DAY OF June BY SIGNING THIS APPLICATION, 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 INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8 DAY OF June 2023

OWNER'S SIGNATURE [Signature]

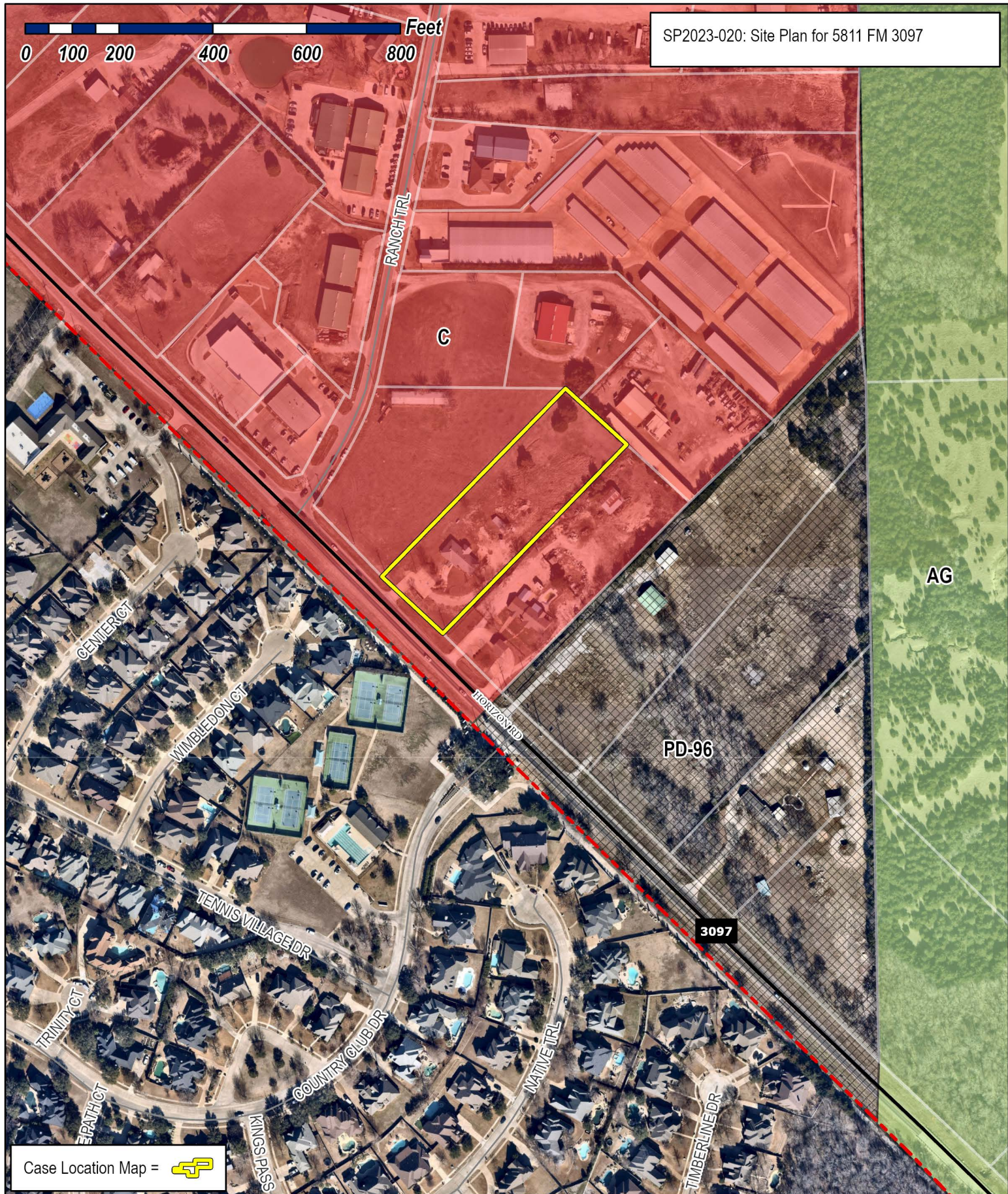
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS


Jennifer Paxton





SP2023-020; Site Plan for 5811 FM 3097



Case Location Map = 

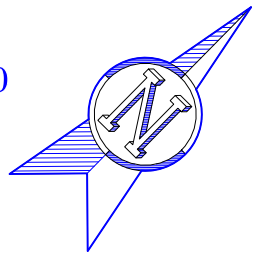


City of Rockwall

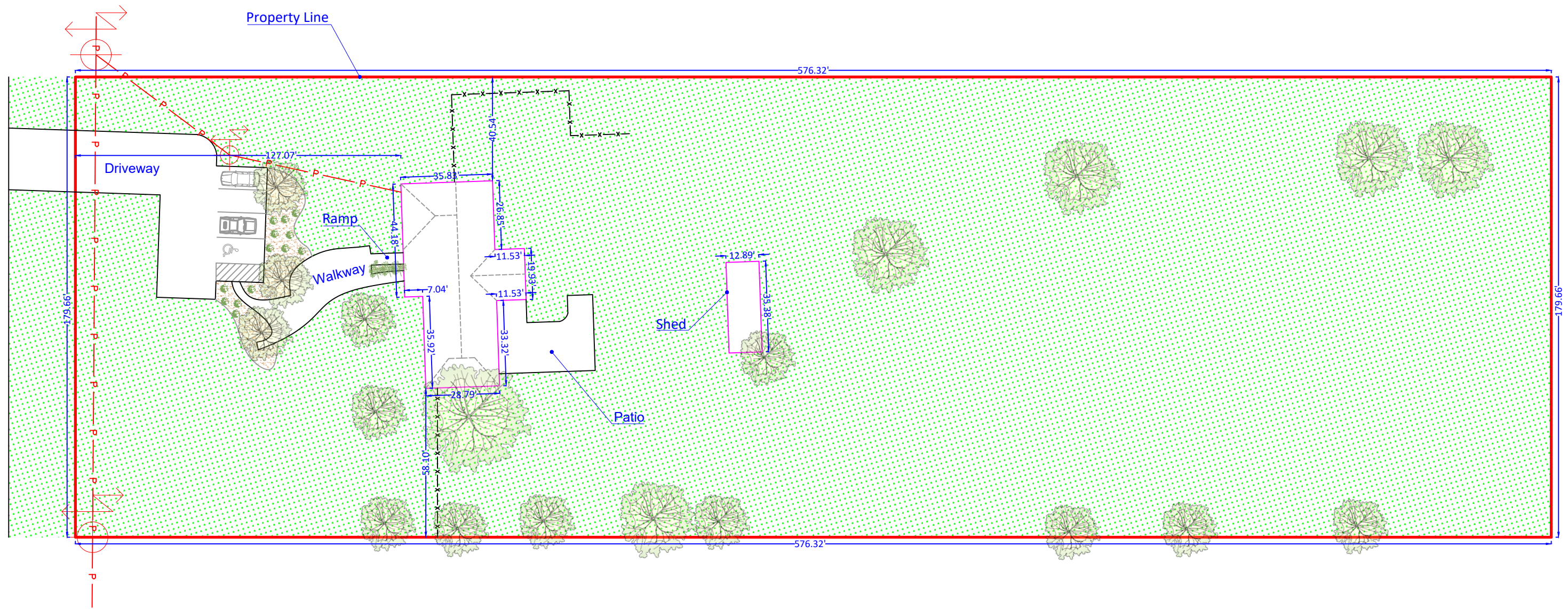
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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.

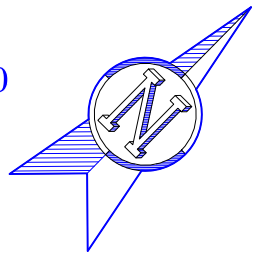




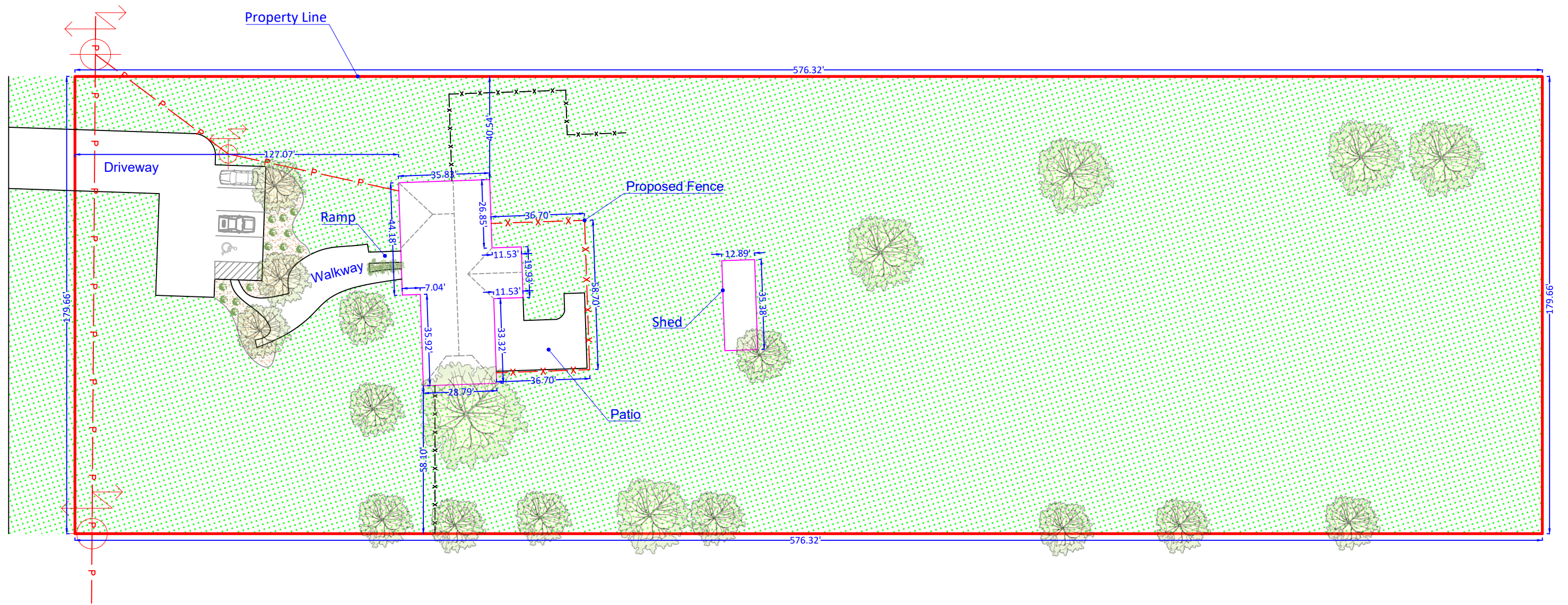
Fm 3097



5811 Fm 3097
Rockwall, TX 75032
Scale: 1"=40'



Fm 3097



5811 Fm 3097
 Rockwall, TX 75032
 Scale: 1"=40'

FLOOR PLAN

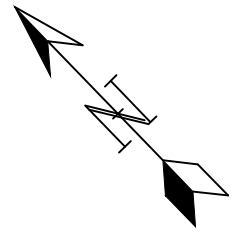
5811 FM 3097

Rockwall, Texas 75032

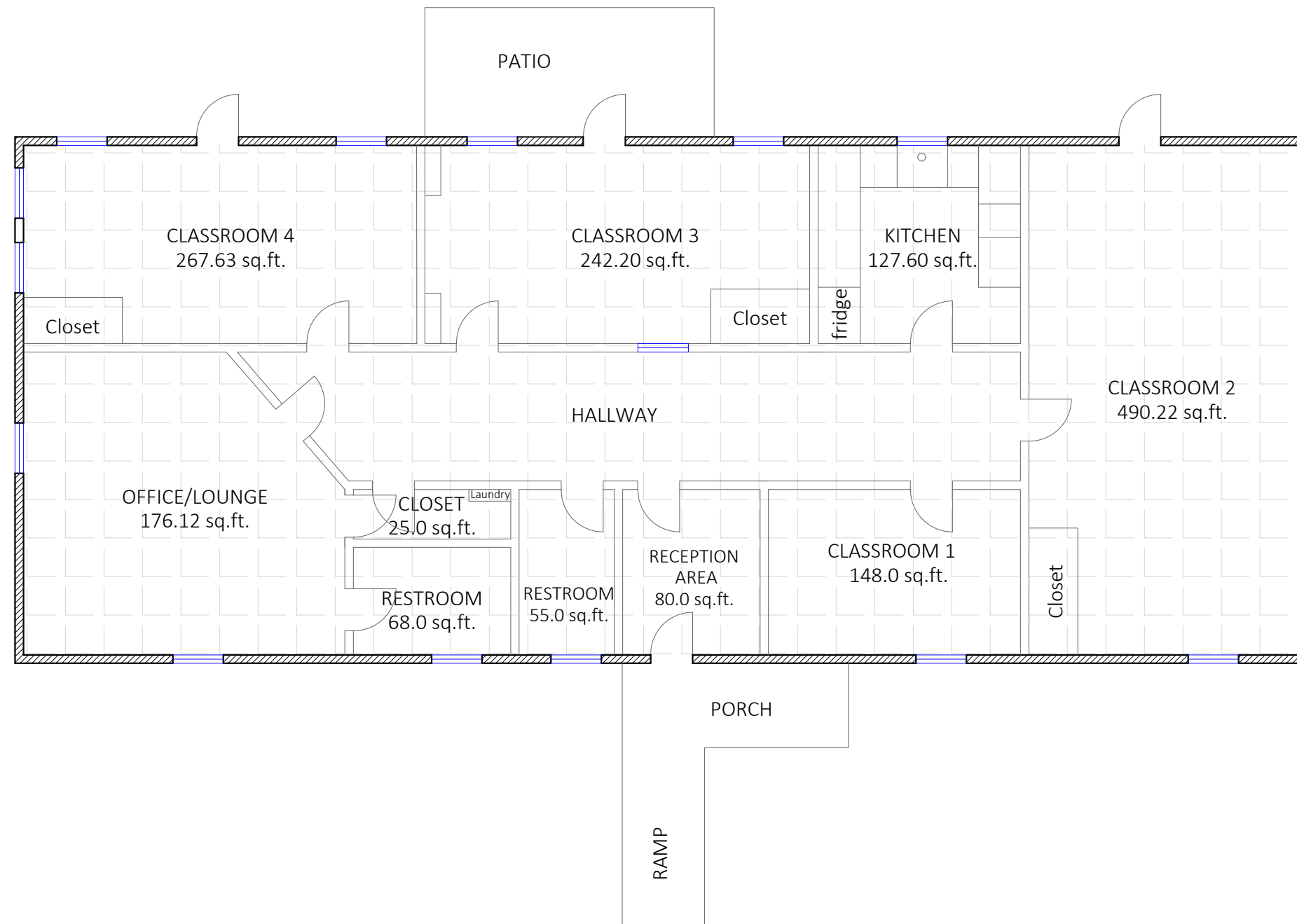
Parcel ID: 4720-0000-0021-00-0R

Lot area: 2.31 Acres

Plot Size: 11"x17"



scale 1/8"=1'0"





FENCE SUPPLY INC
 435 US Highway 80 East
 Sunnyvale, TX 75182

Estimate

Phone # 972 226-0004
 Fax # 972 226-0777

| | |
|----------|------------|
| Date | Estimate # |
| 6/7/2023 | 16384 |

FENCE SUPPLY INC.

| |
|------------------------------------|
| Name / Address |
| Skywheel Academy Veronica Oneal |

| |
|---------|
| Ship To |
| |

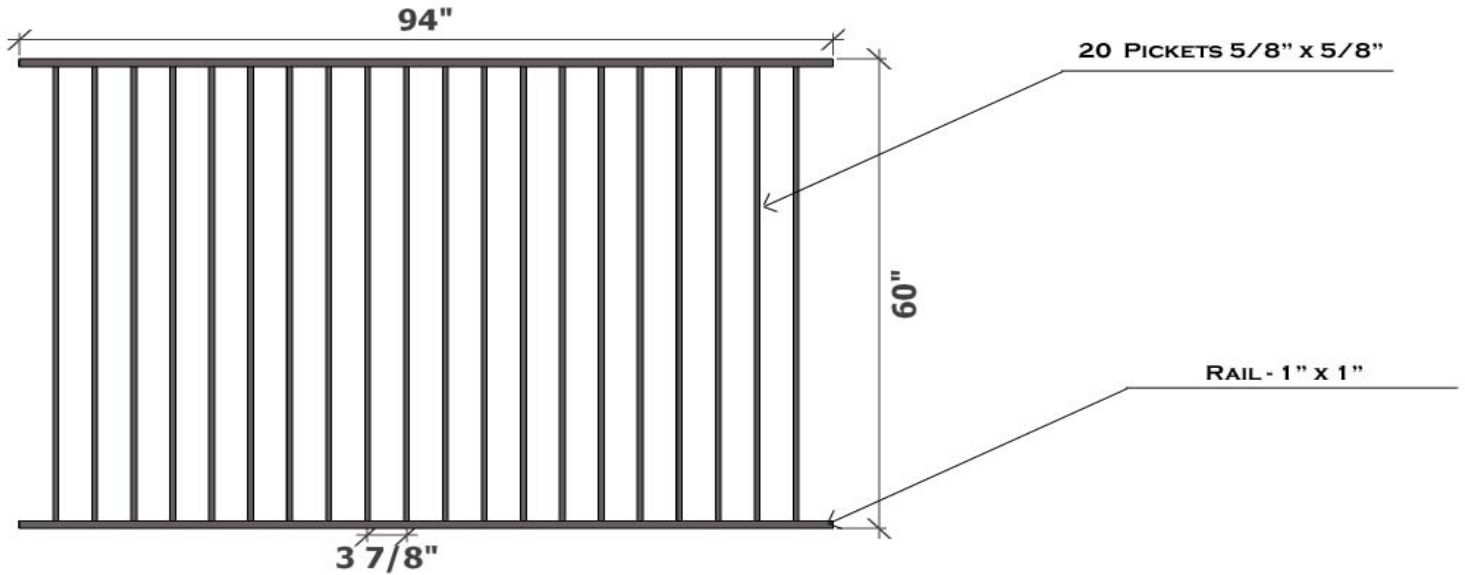
| | |
|----------|-----|
| P.O. No. | Rep |
| | CL |

| Qty | Item | Description | Rate | Total |
|-----|------------|---|----------|-----------|
| | | 133' of <u>5' Yukon</u> with 2 gates and 1 DD gate | | |
| 18 | K-YUK60C8 | Kodiak Iron Yukon Panel 60' X 94' Commercial 3/4' Picket 1 1/2' Rail 3 7/8' Spacing - Flat Top Panel Pre-Galvanized Powder Coated Black | 125.99 | 2,267.82T |
| 19 | K-22716BGV | Kodiak Iron 2 x 2 x 7 - 16 Ga. Post Pre-Galvanized Powder Coated Black | 24.99 | 474.81T |
| 19 | K-CAPPS22B | Kodiak Iron 2' X 2' Pressed Steel Cap Pre-Galvanized Powder Coated Black | 0.99 | 18.81T |
| 76 | K-SPMB1B | Kodiak Iron 1' Sq. Straight Panel Mounting Bracket with Tek Screw Pre-Galvanized Powder Coated Black | 1.89 | 143.64T |
| 21 | Sackrete80 | Sackrete 80 lb Bags - 42/Pallet | 6.48 | 136.08T |
| 2 | K-YUK48R42 | Kodiak Iron Yukon Gate 48' x 42' Residential 5/8' Picket 1' Rail 3 7/8' Spacing - Flat Top Gate Pre-Galvanized Powder Coated Black | 92.44 | 184.88T |
| 2 | ML3AVPKA | D & D Technologies MagnaLatch ALERT Vertical Pull | 122.95 | 245.90T |
| 2 | TCA1L2S3BT | D & D Technologies TCA1L2S3BT - TRU-CLOSE REGULAR RANGE Regular / 2 Legs | 25.44097 | 50.88T |
| 2 | K-33814BGV | Kodiak Iron 3 x 3 x 8 - 14 Ga. Powder Coated Black Galvanized Post | 52.99 | 105.98T |
| 2 | K-PHS300B | Kodiak Iron 3' Sq. Pin Hinge Clamp - Bolt On Pre-Galvanized Powder Coated Black | 5.10 | 10.20T |
| 2 | K-GCS150B | Kodiak Iron 1 1/2' Sq. Gate Clamp Bolt on Pre-Galvanized Powder Coated Black | 4.49 | 8.98T |

Estimate is Good for 5 DAYS Only
Product quotes and sales by FSG (or any affiliate) are subject to the Terms and Conditions of Sale at:
<https://fencingsupplygroup.com/termsale/>

Total

YUKON RESIDENTIAL GALVANIZED IRON FENCE PANEL
 HEIGHT : 60"
 WIDTH : 94"
 WEIGHT : 48.68 LBS
 FINISH : PRE-GALVANIZED+POWDER COATED BLACK
 ITEM# : KIYUK60R8
 DETAILS : 5/8" X 5/8" SQ PICKETS, 1" X 1" SQ RAIL, 3 7/8" SPACING BETWEEN PICKETS



Proudly Distributed By:

| | | | |
|--------------------------|---|---------------|--|
| Drawn By: Sharp, W | Description: Yukon Residential Galvanized Iron Fence Panel | | |
| Checked By: Wingo, C | | | |
| Date: September 23, 2011 | | | |
| Customer: Kodiak Iron | DWG. No: 1 of 1 | SERIES: Yukon | |
| | APPLICATION: Residential | | |



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
FROM: Henry Lee, *Senior Planner*
DATE: July 11, 2023
SUBJECT: SP2023-020; *Site Plan for 5811 Horizon Road (FM-3097)*

The applicant, Veronica O'Neal on behalf of Ashwani Agarwal and Azul Kumar, is requesting the approval of a Site Plan for the expansion of the existing parking areas at 5811 Horizon Road [FM-3097] for the purpose of establishing a Daycare Facility. The subject property is a 2.308-acre parcel of land (*i.e. Lot 21 of the Rainbo Acres Addition*) generally located southeast of the intersection of Horizon Road [FM-3097] and Ranch Trail. According to Subsection 03.02, *Applicability*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a)n Amended Site Plan shall be required for ... (a)ll expansions of non-residential parking lots that increase the existing impervious area by 30% or that add 2,000 SF of impervious coverage." In addition, Subsection 02.01, *Applicability*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) states that "(t)he landscape and screening provisions of this Article shall apply to ... (t)he expansion of a non-residential parking lot that increases the existing impervious area by 30% or that adds 2,000 SF of impervious coverage." Based on this the applicant is required to submit an *Amended Site Plan* and bring the landscaping into conformance with the current requirements of the Unified Development Code (UDC).

The proposed site plan provided by the applicant indicates that additional parking, a turnaround for vehicle cueing and pickup and drop off, and a wrought iron fence will be constructed with the conversion of the site to a Daycare Facility. The proposed turnaround and wrought iron fence meet the requirements contained within the Unified Development Code (UDC). According to Table 5, *Parking Requirement Schedule* contained in Article 06, *Parking and Loading*, of the Unified Development Code (UDC), *Daycare Facilities* are required to have a minimum cueing of four (4) vehicles for pick up and drop off, and one (1) parking space per 300 SF of building area. In this case, the applicant is required eight (8) parking spaces (*i.e. 2,115 SF / 300 SF = 7.05 Parking Spaces*), but is only proposing seven (7) parking spaces on the site plan. This will require a variance from the Planning and Zoning Commission. In addition, the site plan does not delineate the required vehicle cueing; however, based on the incorporation of the turnaround, the site appears to be able to provide sufficient cueing to the meet the requirements of the Unified Development Code (UDC). According to Subsection 07.03, *Non-Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "...parking should not be located between the front façade and the property line." In this case, the existing site has parking already located between the front façade of the building and the property line; however, the applicant is proposing to increase this non-conformity. Based on this the applicant will require an exception to this requirement and has provided a letter requesting this. 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 variances and exceptions to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship." In addition, the code requires that the applicant provide compensatory measures that directly offset the requested exception. Based on the submitted site plan, the applicant is proposing to add additional landscaping to offset the requested parking variance and exception to the location of the parking.

The proposed landscape plan provided by the applicant delineates the landscape buffer and subsequent landscaping. According to Subsection 05.01(B), *Non-Residential Landscape Buffers*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) "(a) minimum of a ten (10) foot wide landscape buffer shall be required along the entire length of any non-residential lot that abuts a public right-of-way..." and shall incorporate one (1) canopy and one (1) accent tree per 50-linear feet of frontage. In this case, the applicant had indicated the required four (4) canopy and four (4) accent trees. In addition, the applicant has provided five (5) gallon evergreen shrubs along the proposed drive to screen vehicle headlights from Horizon Road [FM-3097] in accordance with Subsection 05.02(C), *Headlight Screening*, of Article 08,

Landscape and Fence Standards, of the Unified Development Code (UDC). The proposed landscape plan appears to meet all of the necessary requirements of the Unified Development Code (UDC).

All this being said, the applicant's request brings the subject property closer into conformance with the Unified Development Code (UDC) despite increasing the non-conformity in parking. Should the Planning and Zoning Commission choose to approve the applicant's request staff recommends the following conditions of approval for this case:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the July 11, 2023 Planning and Zoning Commission meeting.



DEVELOPMENT APPLICATION

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

STAFF 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 5811 FM 3097, Rockwall Texas 75082

SUBDIVISION Rainbow Acres LOT 21, 20 BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial (C) District CURRENT USE N/A

PROPOSED ZONING N/A PROPOSED USE Daycare & Preschool

ACREAGE 2.308 acres LOTS [CURRENT] N/A LOTS [PROPOSED] N/A

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>Ashwani Agarwal / Ashwani Kumar</u> | APPLICANT | <u>Veronica O'Neal</u> |
| CONTACT PERSON | <u>Ashwani Agarwal</u> | CONTACT PERSON | <u>Veronica O'Neal</u> |
| ADDRESS | <u>3435 Arbun Street</u> | ADDRESS | <u>5405 FM 3097</u> |
| CITY, STATE & ZIP | <u>Dallas, Texas 75205</u> | CITY, STATE & ZIP | <u>Rockwall, TX 75082</u> |
| PHONE | _____ | PHONE | <u>469 412-1461</u> |
| E-MAIL | <u>ash1dfw@gmail.com</u> | E-MAIL | <u>vonreal@skywheelacademy.com</u> |

NOTARY VERIFICATION [REQUIRED]

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

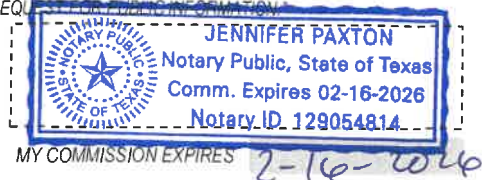
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ June 8 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20 23 DAY OF June BY SIGNING THIS APPLICATION, 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 INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8 DAY OF June 2023

OWNER'S SIGNATURE

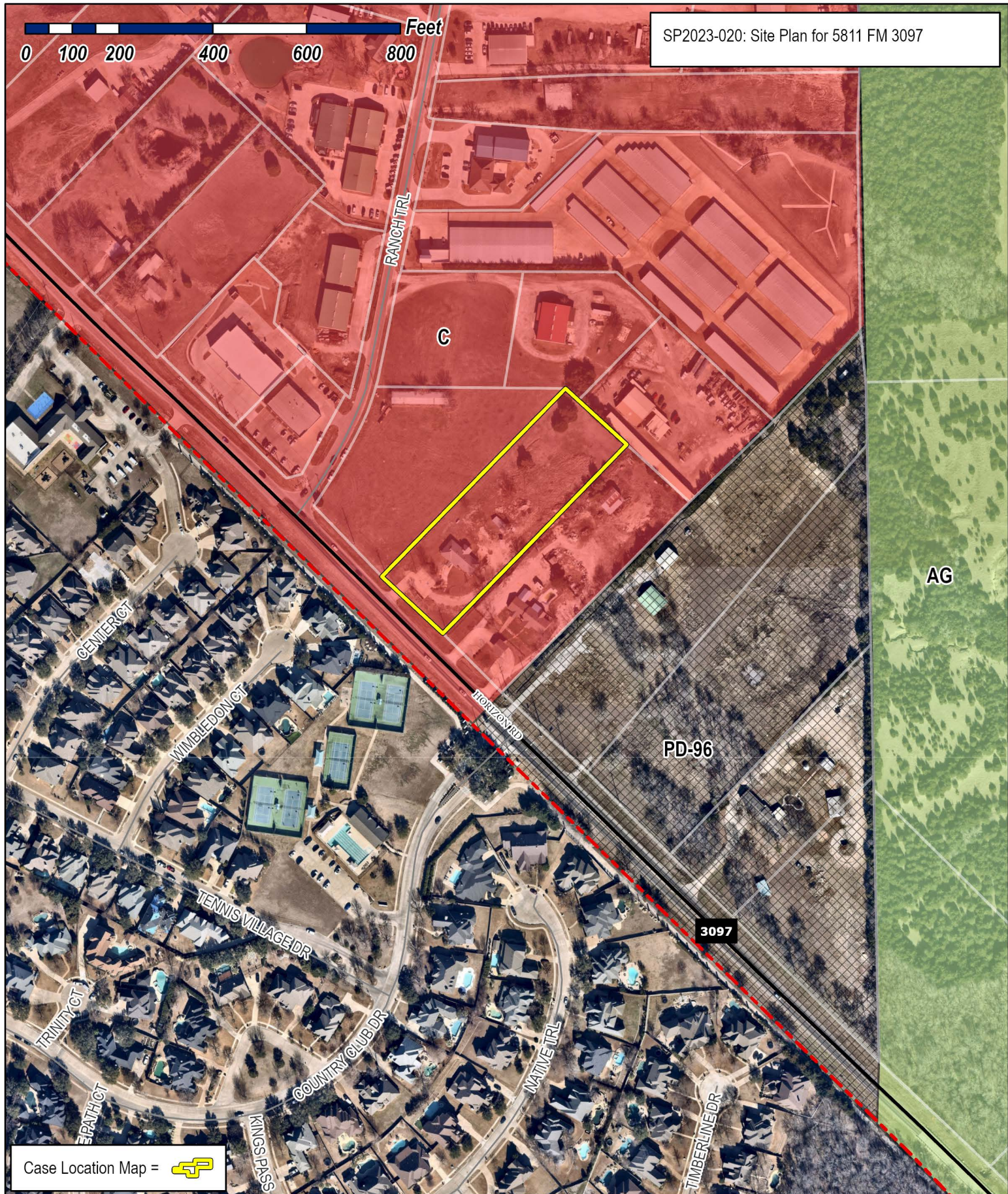
[Signature]
Jennifer Paxton


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





SP2023-020; Site Plan for 5811 FM 3097



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.



FLOOR PLAN

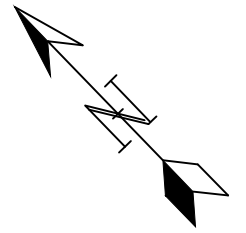
5811 FM 3097

Rockwall, Texas 75032

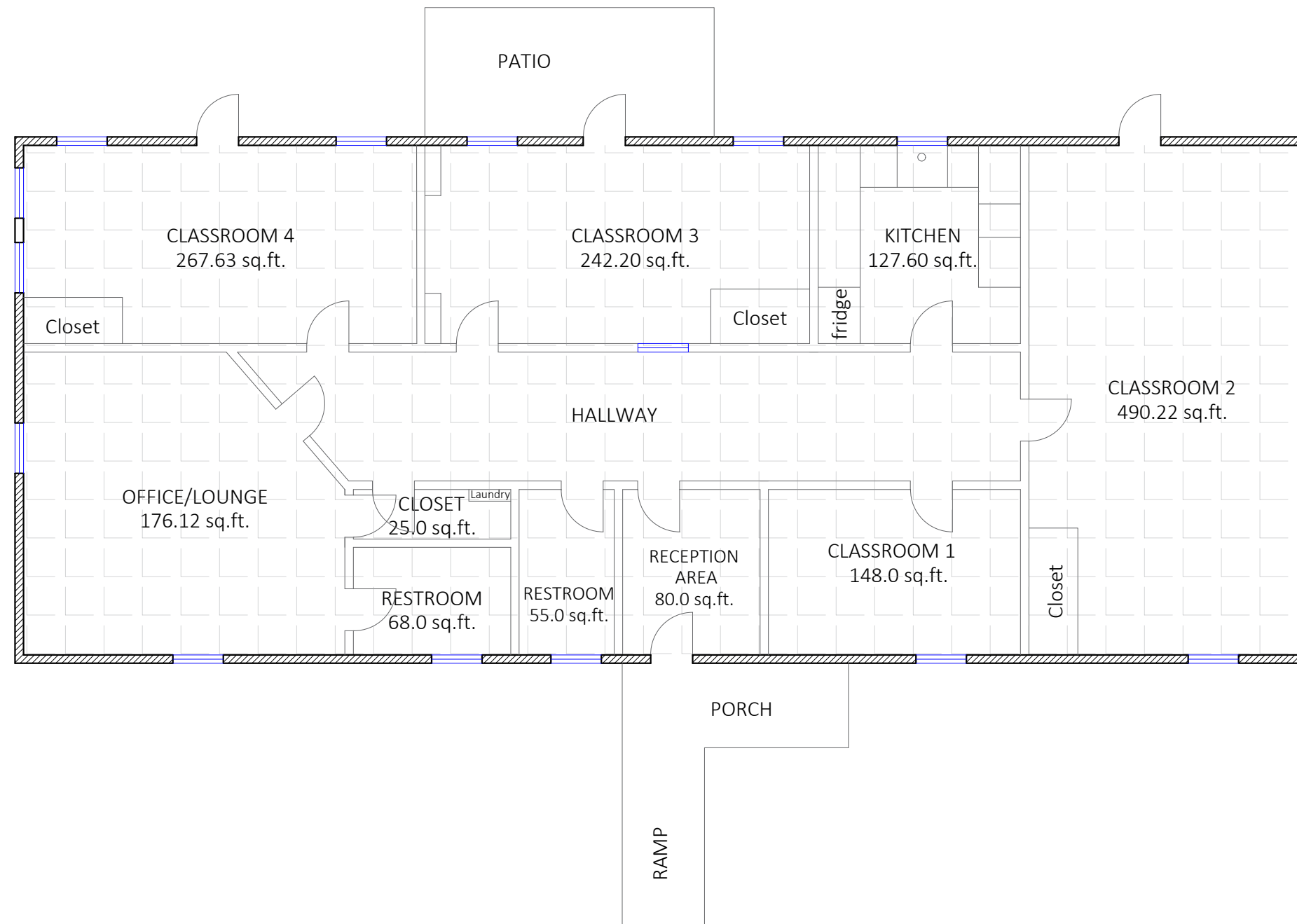
Parcel ID: 4720-0000-0021-00-0R

Lot area: 2.31 Acres

Plot Size: 11"x17"



scale 1/8"=1'0"





FENCE SUPPLY INC
 435 US Highway 80 East
 Sunnyvale, TX 75182

Estimate

Phone # 972 226-0004
 Fax # 972 226-0777

| Date | Estimate # |
|----------|------------|
| 6/7/2023 | 16384 |

FENCE SUPPLY INC.

| Name / Address |
|------------------------------------|
| Skywheel Academy Veronica Oneal |

| Ship To |
|---------|
| |

| P.O. No. | Rep |
|----------|-----|
| | CL |

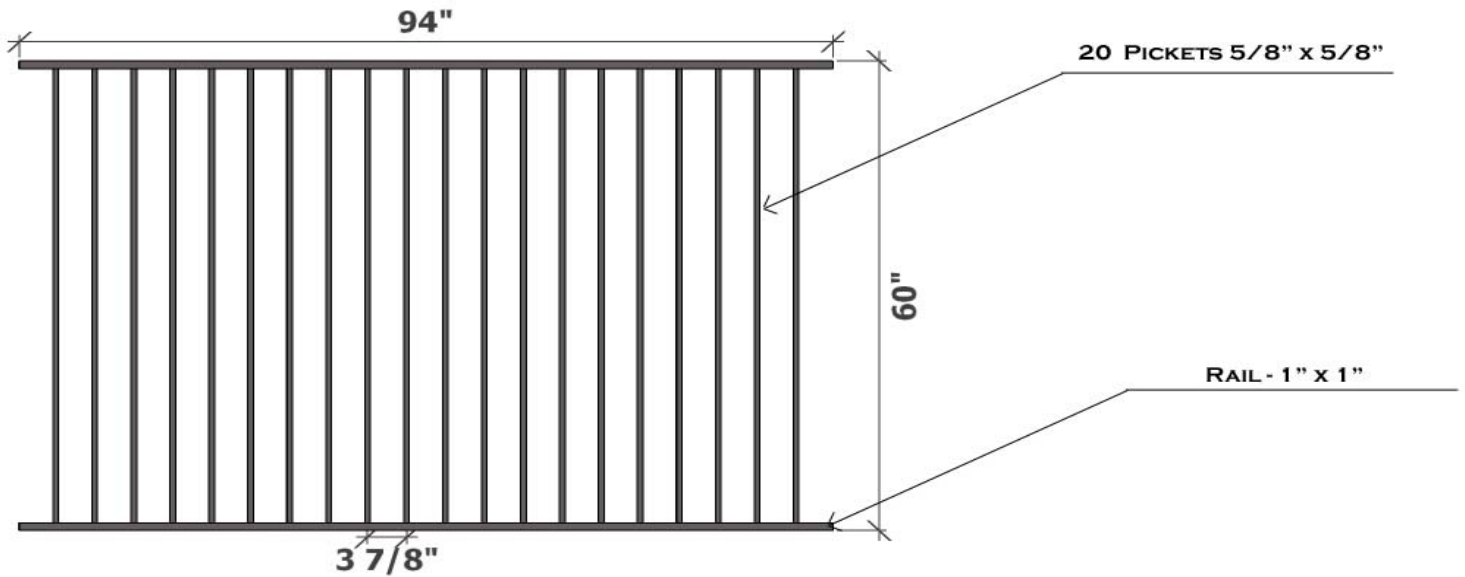
| Qty | Item | Description | Rate | Total |
|-----|------------|---|----------|-----------|
| | | 133' of <u>5' Yukon</u> with 2 gates and 1 DD gate | | |
| 18 | K-YUK60C8 | Kodiak Iron Yukon Panel 60' X 94' Commercial 3/4' Picket 1 1/2' Rail 3 7/8' Spacing - Flat Top Panel Pre-Galvanized Powder Coated Black | 125.99 | 2,267.82T |
| 19 | K-22716BGV | Kodiak Iron 2 x 2 x 7 - 16 Ga. Post Pre-Galvanized Powder Coated Black | 24.99 | 474.81T |
| 19 | K-CAPPS22B | Kodiak Iron 2' X 2' Pressed Steel Cap Pre-Galvanized Powder Coated Black | 0.99 | 18.81T |
| 76 | K-SPMB1B | Kodiak Iron 1' Sq. Straight Panel Mounting Bracket with Tek Screw Pre-Galvanized Powder Coated Black | 1.89 | 143.64T |
| 21 | Sackrete80 | Sackrete 80 lb Bags - 42/Pallet | 6.48 | 136.08T |
| 2 | K-YUK48R42 | Kodiak Iron Yukon Gate 48' x 42' Residential 5/8' Picket 1' Rail 3 7/8' Spacing - Flat Top Gate Pre-Galvanized Powder Coated Black | 92.44 | 184.88T |
| 2 | ML3AVPKA | D & D Technologies MagnaLatch ALERT Vertical Pull | 122.95 | 245.90T |
| 2 | TCA1L2S3BT | D & D Technologies TCA1L2S3BT - TRU-CLOSE REGULAR RANGE Regular / 2 Legs | 25.44097 | 50.88T |
| 2 | K-33814BGV | Kodiak Iron 3 x 3 x 8 - 14 Ga. Powder Coated Black Galvanized Post | 52.99 | 105.98T |
| 2 | K-PHS300B | Kodiak Iron 3' Sq. Pin Hinge Clamp - Bolt On Pre-Galvanized Powder Coated Black | 5.10 | 10.20T |
| 2 | K-GCS150B | Kodiak Iron 1 1/2' Sq. Gate Clamp Bolt on Pre-Galvanized Powder Coated Black | 4.49 | 8.98T |

Estimate is Good for 5 DAYS Only
Product quotes and sales by FSG (or any affiliate) are subject to the Terms and Conditions of Sale at:
<https://fencingsupplygroup.com/termsale/>

Total

YUKON RESIDENTIAL GALVANIZED IRON FENCE PANEL

HEIGHT : 60"
 WIDTH : 94"
 WEIGHT : 48.68 LBS
 FINISH : PRE-GALVANIZED+POWDER COATED BLACK
 ITEM# : KIYUK60R8
 DETAILS : 5/8" X 5/8" SQ PICKETS, 1" X 1" SQ RAIL, 3 7/8" SPACING
 BETWEEN PICKETS



Proudly Distributed By:

| | | | |
|--------------------------|---|--------------------------|--|
| Drawn By: Sharp, W | Description: Yukon Residential Galvanized Iron Fence Panel | | |
| Checked By: Wingo, C | | | |
| Date: September 23, 2011 | | | |
| Customer: Kodiak Iron | DWG. No: 1 of 1 | SERIES: Yukon | |
| | | APPLICATION: Residential | |



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
FROM: Henry Lee, *Senior Planner*
DATE: July 11, 2023
SUBJECT: SP2023-020; *Site Plan for 5811 Horizon Road (FM-3097)*

The applicant, Veronica O'Neal on behalf of Ashwani Agarwal and Azul Kumar, is requesting the approval of a Site Plan for the expansion of the existing parking areas at 5811 Horizon Road [FM-3097] for the purpose of establishing a Daycare Facility. The subject property is a 2.308-acre parcel of land (*i.e. Lot 21 of the Rainbo Acres Addition*) generally located southeast of the intersection of Horizon Road [FM-3097] and Ranch Trail. According to Subsection 03.02, *Applicability*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "(a)n Amended Site Plan shall be required for ... (a)ll expansions of non-residential parking lots that increase the existing impervious area by 30% or that add 2,000 SF of impervious coverage." In addition, Subsection 02.01, *Applicability*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) states that "(t)he landscape and screening provisions of this Article shall apply to ... (t)he expansion of a non-residential parking lot that increases the existing impervious area by 30% or that adds 2,000 SF of impervious coverage." Based on this the applicant is required to submit an *Amended Site Plan* and bring the landscaping into conformance with the current requirements of the Unified Development Code (UDC).

The proposed site plan provided by the applicant indicates that additional parking, a turnaround for vehicle cueing and pickup and drop off, and a wrought iron fence will be constructed with the conversion of the site to a Daycare Facility. The proposed turnaround and wrought iron fence meet the requirements contained within the Unified Development Code (UDC). According to Table 5, *Parking Requirement Schedule* contained in Article 06, *Parking and Loading*, of the Unified Development Code (UDC), *Daycare Facilities* are required to have a minimum cueing of four (4) vehicles for pick up and drop off, and one (1) parking space per 300 SF of building area. In this case, the applicant is required eight (8) parking spaces (*i.e. 2,115 SF / 300 SF = 7.05 Parking Spaces*), but is only proposing seven (7) parking spaces on the site plan. This will require a variance from the Planning and Zoning Commission. In addition, the site plan does not delineate the required vehicle cueing; however, based on the incorporation of the turnaround, the site appears to be able to provide sufficient cueing to the meet the requirements of the Unified Development Code (UDC). According to Subsection 07.03, *Non-Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "...parking should not be located between the front façade and the property line." In this case, the existing site has parking already located between the front façade of the building and the property line; however, the applicant is proposing to increase this non-conformity. Based on this the applicant will require an exception to this requirement and has provided a letter requesting this. 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 variances and exceptions to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship." In addition, the code requires that the applicant provide compensatory measures that directly offset the requested exception. Based on the submitted site plan, the applicant is proposing to add additional landscaping to offset the requested parking variance and exception to the location of the parking.

The proposed landscape plan provided by the applicant delineates the landscape buffer and subsequent landscaping. According to Subsection 05.01(B), *Non-Residential Landscape Buffers*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) "(a) minimum of a ten (10) foot wide landscape buffer shall be required along the entire length of any non-residential lot that abuts a public right-of-way..." and shall incorporate one (1) canopy and one (1) accent tree per 50-linear feet of frontage. In this case, the applicant had indicated the required four (4) canopy and four (4) accent trees. In addition, the applicant has provided five (5) gallon evergreen shrubs along the proposed drive to screen vehicle headlights from Horizon Road [FM-3097] in accordance with Subsection 05.02(C), *Headlight Screening*, of Article 08,

Landscape and Fence Standards, of the Unified Development Code (UDC). The proposed landscape plan appears to meet all of the necessary requirements of the Unified Development Code (UDC).

All this being said, the applicant's request brings the subject property closer into conformance with the Unified Development Code (UDC) despite increasing the non-conformity in parking. Should the Planning and Zoning Commission choose to approve the applicant's request staff recommends the following conditions of approval for this case:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the July 11, 2023 Planning and Zoning Commission meeting.



DEVELOPMENT APPLICATION

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

STAFF 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.

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 5811 FM 3097, Rockwall Texas 75082

SUBDIVISION Rainbow Acres LOT 21, 20 BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial (C) District CURRENT USE N/A

PROPOSED ZONING N/A PROPOSED USE Daycare & Preschool

ACREAGE 2.308 acres LOTS [CURRENT] N/A LOTS [PROPOSED] N/A

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

| | | | |
|---|--|-------------------|------------------------------------|
| <input checked="" type="checkbox"/> OWNER | <u>Ashwani Agarwal / Ashwani Kumar</u> | APPLICANT | <u>Veronica O'Neal</u> |
| CONTACT PERSON | <u>Ashwani Agarwal</u> | CONTACT PERSON | <u>Veronica O'Neal</u> |
| ADDRESS | <u>3435 Arbun Street</u> | ADDRESS | <u>5405 FM 3097</u> |
| CITY, STATE & ZIP | <u>Dallas, Texas 75205</u> | CITY, STATE & ZIP | <u>Rockwall, TX 75082</u> |
| PHONE | _____ | PHONE | <u>469 412-1461</u> |
| E-MAIL | <u>ash1dfw@gmail.com</u> | E-MAIL | <u>vonreal@skywheelacademy.com</u> |

NOTARY VERIFICATION [REQUIRED]

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

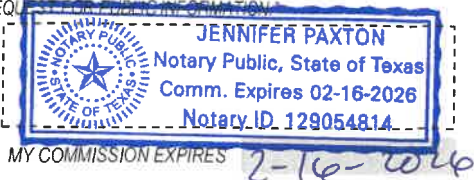
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OWNER'S SIGNATURE [Signature]

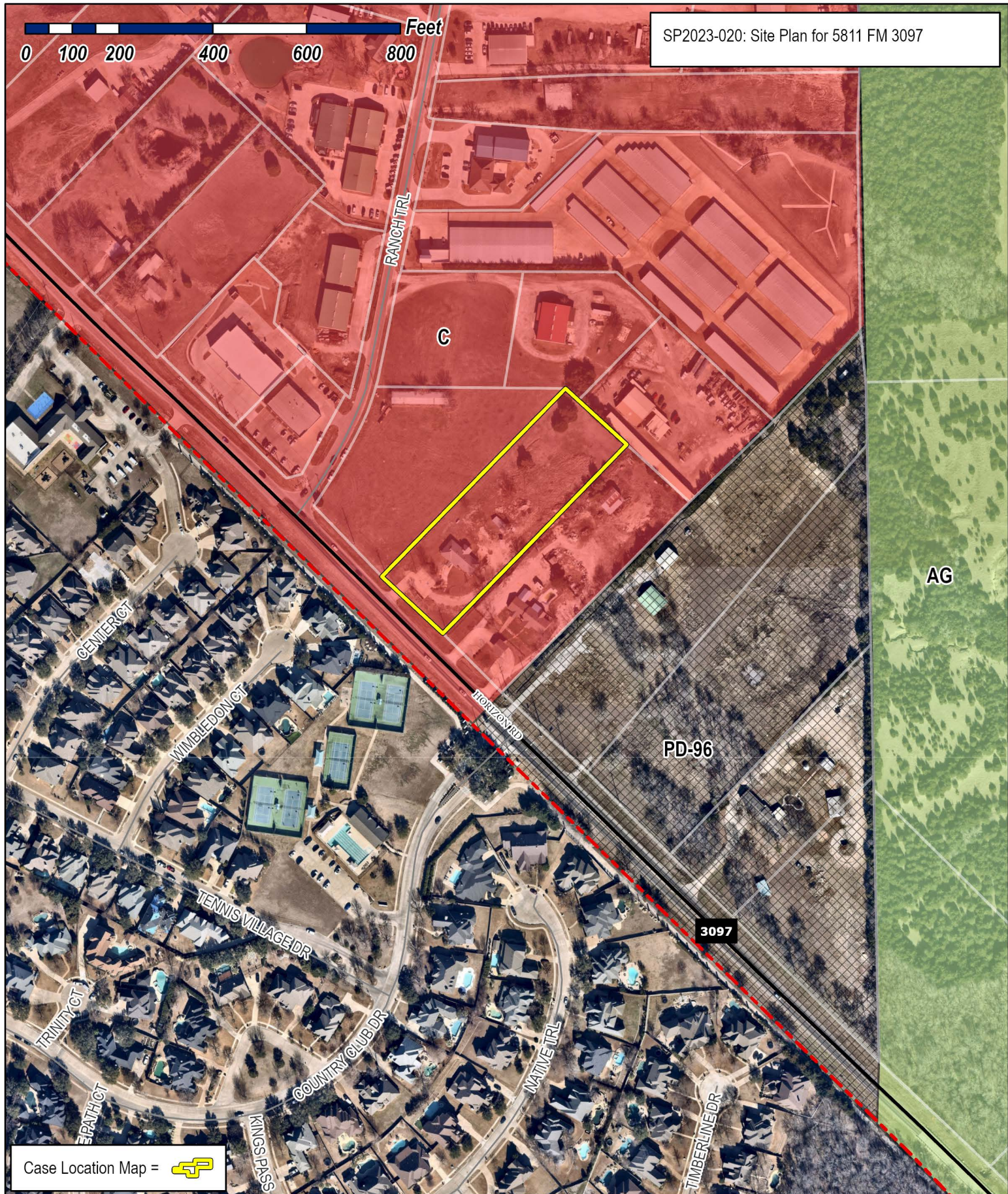
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS


Jennifer Paxton





SP2023-020; Site Plan for 5811 FM 3097



Case Location Map = 



City of Rockwall

Planning & Zoning Department
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 Rockwall, Texas 75087
 (P): (972) 771-7745
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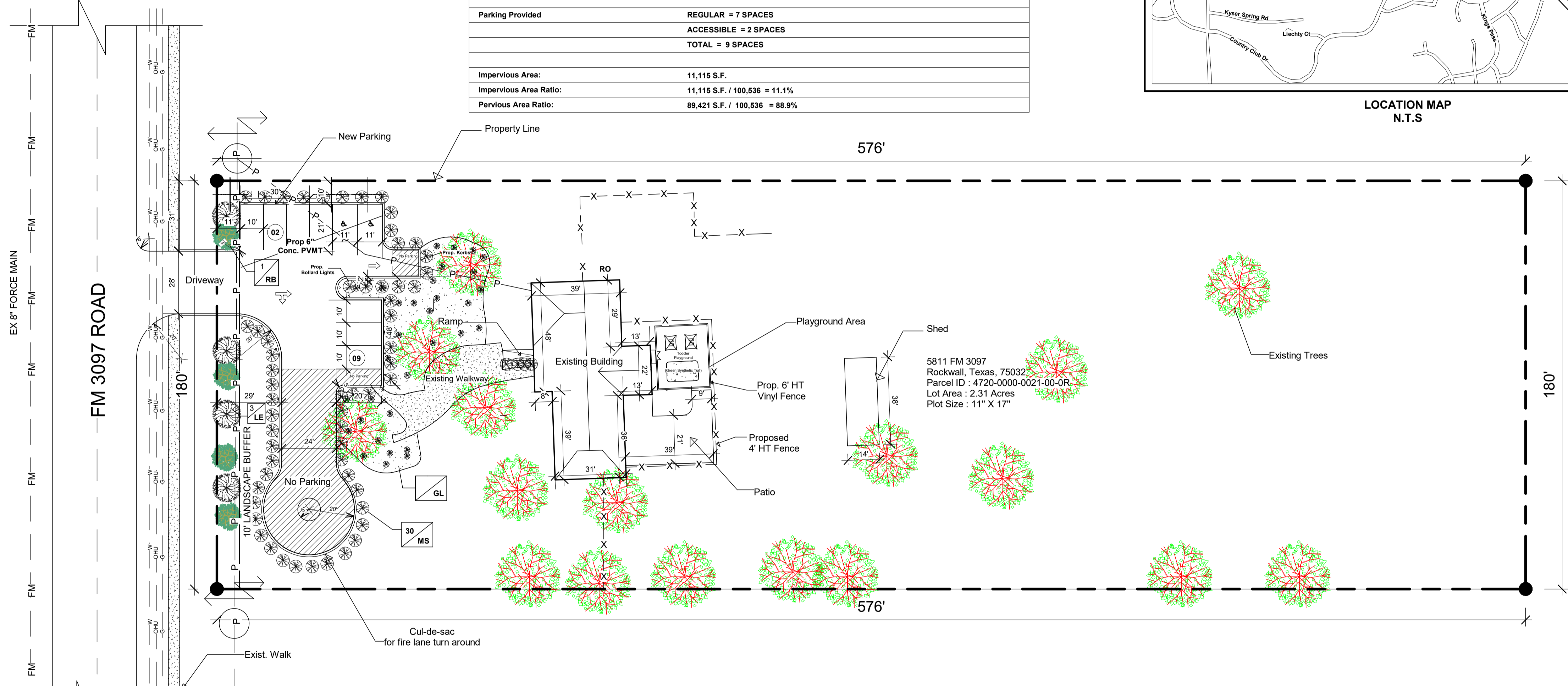
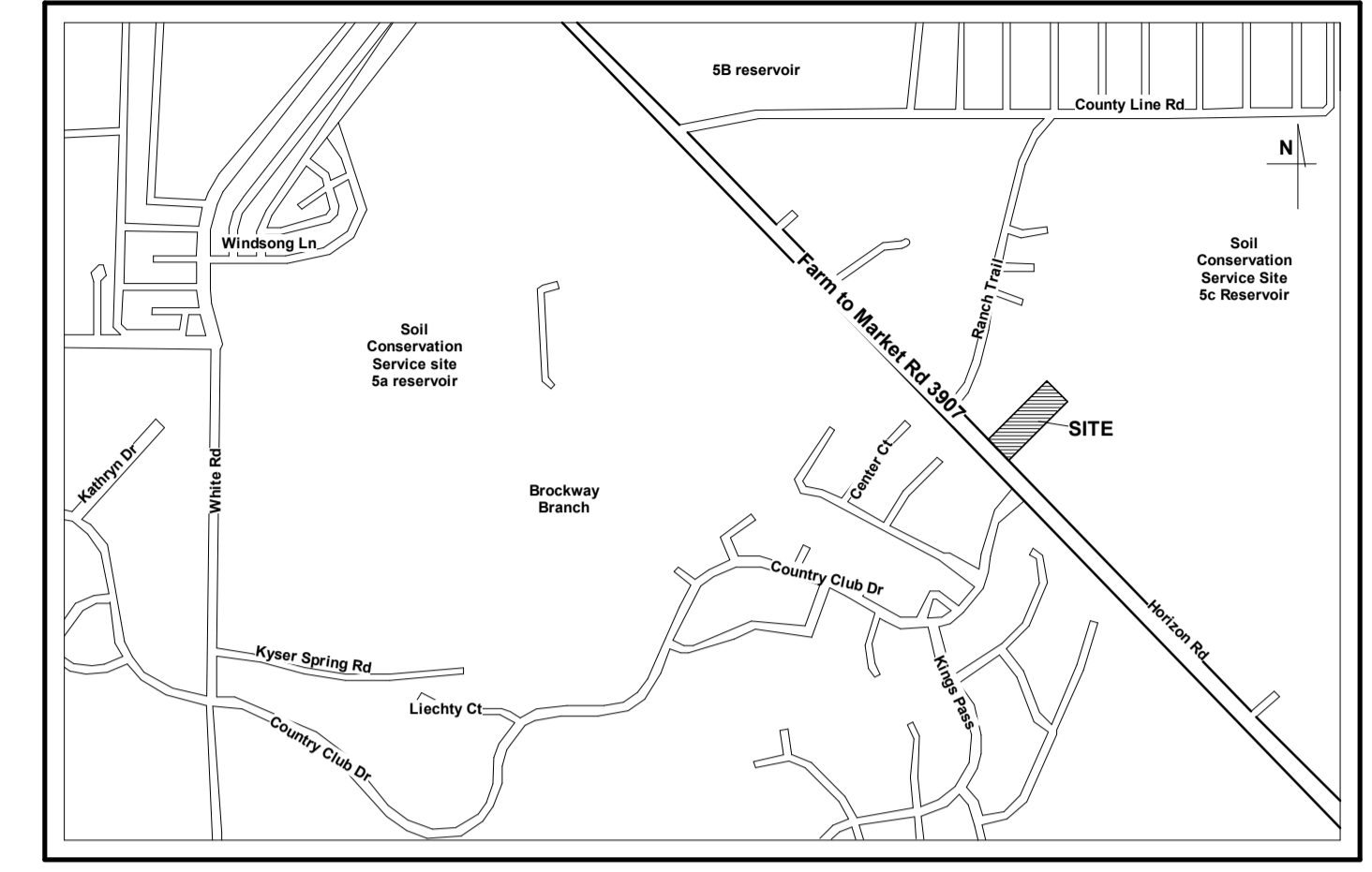
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- NOTES**
1. REFERENCE ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS
 2. ALL DIMENSIONS ARE TO THE EDGE OF THE PAVEMENT, FACE OF THE BUILDING OR OTHERWISE STATED
 3. ALL RADII NOT LISTED ARE 2" FACE OF CURB

SITE SUMMARY TABLE

| | | |
|---------------------------|--|--------------|
| Site Address | FARM TO MARKET ROAD 3907 | |
| County | ROCKWALL | |
| Project Name | DAYCARE AND PRESCHOOL | |
| Zoning District | | |
| Proposed Use | DAYCARE AND PRESCHOOL | |
| Site Area | 2.308 ACRES | 100,536 S.F. |
| Building Area | 2,115 S.F. | |
| Building Height | 1 STORY | |
| Lot Coverage | 2,115 / 100,536 = 2.14% | |
| Floor Area Ratio | 2,115 / 100,536 = 1 : 2.14 | |
| Parking Required Building | 2,115 S.F. | |
| Total Parking Required | CHILD CARE CENTER (1 SPCS / 300 SF) = 7 SPACES | |
| | = 7 SPACES | |
| Parking Provided | REGULAR = 7 SPACES | |
| | ACCESSIBLE = 2 SPACES | |
| | TOTAL = 9 SPACES | |
| Impervious Area: | 11,115 S.F. | |
| Impervious Area Ratio: | 11,115 S.F. / 100,536 = 11.1% | |
| Pervious Area Ratio: | 89,421 S.F. / 100,536 = 88.9% | |



GENERAL LAWN NOTES

1. CONTRACTOR SHALL COORDINATE OPERATIONS AND AVAILABILITY OF EXISTING TOPSOIL WITH ON-SITE CONSTRUCTION MANAGER
2. LAWN AREAS SHALL BE LEFT 1" BELOW FINAL FINISHED GRADE PRIOR TO TOPSOIL INSTALLATION
3. CONTRACTOR TO FIND GRADE AREAS TO ACHIEVE FINAL CONTOURS AS SHOWN ON CIVIL DRAWINGS. POSITIVE DRAINAGE SHALL BE PROVIDED AWAY FROM ALL BUILDINGS. ROUNDING AT TOP AND BOTTOM OF SLOPES SHALL BE PROVIDED AND IN OTHER BREAKS IN GRADE. CORRECT AREAS WHERE STANDING WATER MAY OCCUR
4. ALL LAWN AREAS SHALL BE FINE GRADED, IRRIGATION TRENCHES COMPLETELY SETTLED AND FINISH GRADE APPROVED BY THE OWNER'S CONSTRUCTION MANAGER OR LANDSCAPE ARCHITECT PRIOR TO LAWN INSTALLATION
5. CONTRACTOR SHALL REMOVE ALL ROCKS 3/4" IN DIAMETER AND LARGER, REMOVE ALL DIRT CLOUDS, STICKS, CONCRETE SPOILS, TRASH ETC PRIOR TO PLACING TOPSOIL AND GRASS INSTALLATION
6. CONTRACTOR SHALL MAINTAIN ALL LAWN AREAS UNTIL FINAL ACCEPTANCE
7. CONTRACTOR SHALL GUARANTEE ESTABLISHMENT OF ACCEPTABLE TURF AREA AND SHALL PROVIDE REPLACEMENT IF NECESSARY
8. IRRIGATION

SOLID SOD

1. SOLID SOD SHALL BE PLACED ALONG ALL IMPERVIOUS EDGES, AT A MINIMUM THIS SHALL INCLUDE CURBS, WALKS, INLETS, MANHOLES AND PLANTING BED AREAS. SOD SHALL COVER OTHER AREAS COMPLETELY AS INDICATED BY PLAN
2. SOD SHALL BE STRONGLY ROOTED DROUGHT RESISTANT SOD, NOT LESS THAN 2 YEARS OLD, FREE OF WEEDS AND UNDESIRABLE NATIVE GRASS AND MACHINE CUT TO PAD THICKNESS OF 3/4" (+1/4"), EXCLUDING TOP GROWTH AND THATCH
3. LAY SOD BY HAND TO COVER INDICATED AREAS COMPLETELY, ENSURING EDGES ARE TOUCHING WITH TIGHTLY FITTING JOINTS, NO OVERLAPS WITH STAGGERED STRIPS TO OFFSET JOINTS
4. TOP DRESS JOINTS IN SOD BY HAND WITH TOPSOIL TO FILL VOIDS IF NECESSARY
5. SOD SHALL BE ROLLED TO CREATE A SMOOTH EVEN SURFACE. SOD SHOULD BE WATERED THOROUGHLY DURING INSTALLATION PROCESS
6. SHOULD INSTALLATION OCCUR BETWEEN OCTOBER 1ST AND MARCH 1ST, OVERSEED BERMUDAGRASS SOD WITH WINTER RYEGRASS AT A RATE OF 4 POUNDS PER 1000 S.F.

LANDSCAPE NOTES

1. CONTRACTOR TO VERIFY AND LOCATE ALL PROPOSED AND EXISTING ELEMENTS. NOTIFY LANDSCAPE ARCHITECT OR DESIGNATED REPRESENTATIVE FOR ANY LAYOUT DISCREPANCIES OR ANY CONDITION THAT WOULD PROHIBIT THE INSTALLATION AS SHOWN. SURVEY DATA OF EXISTING CONDITIONS WAS SUPPLIED BY OTHERS
2. CONTRACTOR SHALL CALL 811 TO VERIFY AND LOCATE ANY AND ALL UTILITIES ON SITE PRIOR TO COMMENCING WORK. LANDSCAPE ARCHITECT SHOULD BE NOTIFIED OF ANY CONFLICTS. CONTRACTOR TO EXERCISE EXTREME CAUTION WHEN WORKING NEAR UNDERGROUND UTILITIES
3. A MINIMUM OF 2% SLOPE SHALL BE PROVIDED AWAY FROM ALL STRUCTURES
4. CONTRACTOR SHALL FINE GRADE AREAS TO ACHIEVE FINAL CONTOURS AS INDICATED. LEAVE AREAS TO RECEIVE TOPSOIL 3" BELOW FINAL FINISHED GRADE IN PLANTING AREAS AND 1" BELOW FINAL FINISHED GRADE IN LAWN AREAS
5. LANDSCAPE ISLANDS SHALL BE CROWNED, AND UNIFORM THROUGHOUT THE SITE
6. PLANTING AREAS AND SOD TO BE SEPARATED BY STEEL EDGING. NO STEEL EDGING SHALL BE INSTALLED ADJACENT TO BUILDINGS, WALKS OR CURBS. EDGING NOT TO BE MORE THAN 1/2" ABOVE FINISH GRADE
7. EDGING SHALL BE CUT AT 45 DEGREE ANGLE WHERE IT INTERSECTS WALKS AND/OR CURBS
8. MULCH SHALL BE INSTALLED AT 1/2" BELOW THE TOPS OF SIDEWALKS AND CURBING
9. QUANTITIES ON THESE PLANS ARE FOR REFERENCE ONLY. THE SPACING OF PLANTS SHOULD BE AS INDICATED ON PLANS OR OTHERWISE NOTED. ALL TREES AND SHRUBS SHALL BE PLANTED PER DETAILS
10. CONTAINER GROWN PLANT MATERIAL IS PREFERRED HOWEVER BALL AND BURLAP PLANT MATERIAL CAN BE SUBSTITUTED IF NEEDED AND IS APPROPRIATE TO THE SIZE AND QUALITY INDICATED ON THE PLANT MATERIAL LIST
11. TREES SHALL BE PLANTED AT A MINIMUM OF 5' FROM ANY UTILITY LINE, SIDEWALK OR CURB. TREES SHALL ALSO BE 10' CLEAR FROM FIRE HYDRANTS
12. 4" OF SHREDDED HARDWOOD MULCH (2" SETTLED THICKNESS) SHALL BE PLACED OVER WEED BARRIER FABRIC. MULCH SHALL BE SHREDDED HARDWOOD MULCH OR APPROVED EQUAL. PINE STRAW MULCH IS PROHIBITED
13. WEED BARRIER FABRIC SHALL BE USED IN PLANT BEDS AND AROUND ALL TREES AND SHALL BE MIRAFLEX WEED BARRIER OR APPROVED EQUAL
14. CONTRACTOR TO PROVIDE UNIT PRICING OF LANDSCAPE MATERIALS AND BE RESPONSIBLE FOR OBTAINING ALL LANDSCAPE AND IRRIGATION PERMITS

IRRIGATION

1. ALL REQUIRED LANDSCAPE AREAS SHALL HAVE AN AUTOMATIC IRRIGATION SYSTEM WITH A FREEZE/RAIN SENSOR. SYSTEM SHALL ALSO HAVE AN ET WEATHER BASED CONTROLLER AND BE DESIGNED AND INSTALLED BY A LICENSED IRRIGATOR
- MAINTENANCE REQUIREMENTS:
 1. VEGETATION SHOULD BE INSPECTED REGULARLY TO ENSURE THAT PLANT MATERIAL IS ESTABLISHING PROPERLY AND REMAINS IN A HEALTHY GROWING CONDITION APPROPRIATE FOR THE SEASON. IF DAMAGED OR REMOVED, PLANTS MUST BE REPLACED BY A SIMILAR VARIETY AND SIZE
 2. MOWING, TRIMMING, EDGING AND SUPERVISION OF WATER APPLICATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR UNTIL THE OWNER OR OWNER'S REPRESENTATIVE ACCEPTS AND ASSUMES REGULAR MAINTENANCE
 3. ALL LANDSCAPE AREAS SHOULD BE CLEANED AND KEPT FREE OF TRASH, DEBRIS, WEEDS AND OTHER MATERIAL

MISCELLANEOUS MATERIALS:

1. STEEL EDGING SHALL BE 3/16" X 4 X 16" DARK GREEN DURAEDEGE STEEL LANDSCAPE EDGING UNLESS NOTED OTHERWISE ON PLANS/DETAILS
2. RIVER ROCK SHALL BE ARIZONA RIVER ROCK, 2" - 4" DIAMETER. RIVER ROCK SHALL BE COMPACTED TO A MINIMUM OF 3" DEPTH OVER FILTER FABRIC
3. DECOMPOSED GRANITE SHALL CONSIST OF A NATURAL MIX OF GRANITE AGGREGATE NOT TO EXCEED 1/8" IN DIAMETER AND COMPOSED OF VARIOUS STAGES OF DECOMPOSED EARTH BASE. DG SHALL BE PLACED OVER FILTER FABRIC AT A MINIMUM OF 3" DEPTH
4. BOULDERS SHALL BE ON AVERAGE 36" X 24" X 24" AND A MIN. OF 50LBS.
- BOULDER TO BE SET IN GROUND ON A 1" SAND SETTING BED, APPROXIMATELY 2" BELOW FINISH GRADE. BOULDER SHOULD HAVE A WEATHERED FINISH. EACH BOULDER HAS A NATURAL TOP AND BOTTOM. ENSURE THAT THE BOULDER IS POSITIONED CORRECTLY BEFORE INSTALLATION

PRUNING AND TRIMMING NOTES

1. CONTRACTOR SHALL PRUNE ALL EXISTING TREES ON-SITE USING STANDARD GUIDELINES IN THE INDUSTRY
2. ALL TREES SHALL BE TRIMMED SO THAT NATURAL SHAPES OF THE PLANTS ARE RETAINED
3. DO NOT TOP OR HEAD TREES
4. IF BALLING OR SHEARING OF TREES HAS OCCURRED IN THE PAST, DISCONTINUE THIS PRACTICE AND ALLOW PLANTS TO GROW INTO NATURAL SHAPE
5. REMOVE SUCKERS, DEAD, DYING, DISEASED, BROKEN AND / OR WEAK BRANCHES FROM ALL TREES ALONG THE MAIN TRUNK STRUCTURE AND WITHIN THE BRANCHING AREA
6. CONTRACTOR SHALL PRUNE EXISTING DECIDUOUS HARDWOOD BY REMOVING LOWER LIMBS TO RAISE THE CANOPY. THE BOTTOM OF THE CANOPY SHALL BE RAISED TO 12'-0" ABOVE GRADE FOR DECIDUOUS HARDWOOD TREES, WHEN POSSIBLE. THE INTEGRITY OF THE CANOPY AND STRUCTURE OF THE TREE SHALL BE MAINTAINED. DO NOT CUT OR PRUNE CENTRAL LEADERS
7. CONTRACTOR SHALL THIN THE CANOPY BY ONE-FOURTH. PRUNE TREE TO EVENLY SPACE BRANCHES WITHIN THE CANOPY WHENEVER POSSIBLE. REMOVE THOSE LIMBS THAT CROSS OTHERS, DOUBLE LEADERS AND THOSE THAT EXCESSIVELY EXTEND BEYOND THE NATURAL CROWN OF THE TREE
8. CONTRACTOR SHALL PROVIDE DEEP ROOT FEEDING AND INVIGORATION OF EXISTING TREES. THIS SHALL BE ORGANIC BASED NUTRIENTS BASED FOR ROOT GROWTH AND LEAF GROWTH STIMULATION
9. CONTRACTOR SHALL BE REQUIRED TO CHIP ALL REMOVED BRANCHES, LEAFS, ETC

PLANT SCHEDULE

| QTY | LABEL | COMMON NAME | SCIENTIFIC NAME | SIZE | NOTES |
|--------------------------------|-------|--------------------------|--|----------|----------------------------------|
| SHADE TREES | | | | | |
| 4 | LE | Lacebark Elm | <i>Ulmus Pervilfoia 'sempervirens'</i> | 4" Cal. | 12' Ht., 4' Spread |
| 0 | LO | Live Oak | <i>Quercus Virginiana</i> | 3" Cal. | 12' Ht., 4' Spread, Matching |
| 0 | RO | Texas Red Oak | <i>Quercus Buckleyi</i> | 4" Cal. | 12' Ht., 5' Spread |
| ORNAMENTAL TREES | | | | | |
| 4 | RB | Oklahoma Redbud | <i>Cercis Reniformis 'Oklahoma'</i> | 30" Gal. | 8' Ht., 4' Spread, 3" trunk min. |
| SHRUBS | | | | | |
| 0 | DBH | Dwarf Burford Holly | <i>Ilex Camota 'Burford Nana'</i> | 3" Ht. | full, 24" Spread, 36" o.c. |
| 59 | MS | Morning Light Miscanthus | <i>Miscanthus Snensis 'Morning Light'</i> | 5" gal. | full, 20" Spread, 36" o.c. |
| 0 | NRS | Nellie R Stevens Holly | <i>Ilex x 'Nellie R. Stevens'</i> | 7" Cal. | full, 40" o.c. |
| 0 | TS | Texas Sage 'Green Cloud' | <i>Leucophyllum Frutescens 'Green Cloud'</i> | 3" Ht. | full, 24" Spread, 36" o.c. |
| GROUNDCOVER/VINES/GRASS | | | | | |
| | GL | Giant Liriope | <i>Liriope Gigantea</i> | 1 Gal. | full, 18" o.c. |
| | MFG | Mexican Feather Grass | <i>Nassella Tenuissima</i> | 1 Gal. | full, 18" o.c. |

Plant List is only an aid to bidders. Contractors shall verify all quantities on plan. All heights and spread are Min. Trees shall have a strong central leader, and be of matching specimens. All plant material shall meet or exceed remarks as indicated.

| No. | Description | Date |
|-----|-------------|------|
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Ashwani Agarwal & Azul
Kumar, 3455 Asbury
Street, Dallas, Texas
75205

DayCare/Preschool
Site Plan

Project number **LI-1**

Date **7/4/23**

Drawn by **A.J**

Checked by **A.I**

A101

Scale **1" = 30' - 0"**

FLOOR PLAN

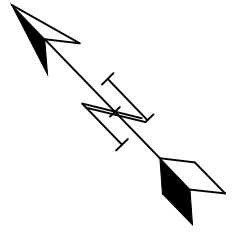
5811 FM 3097

Rockwall, Texas 75032

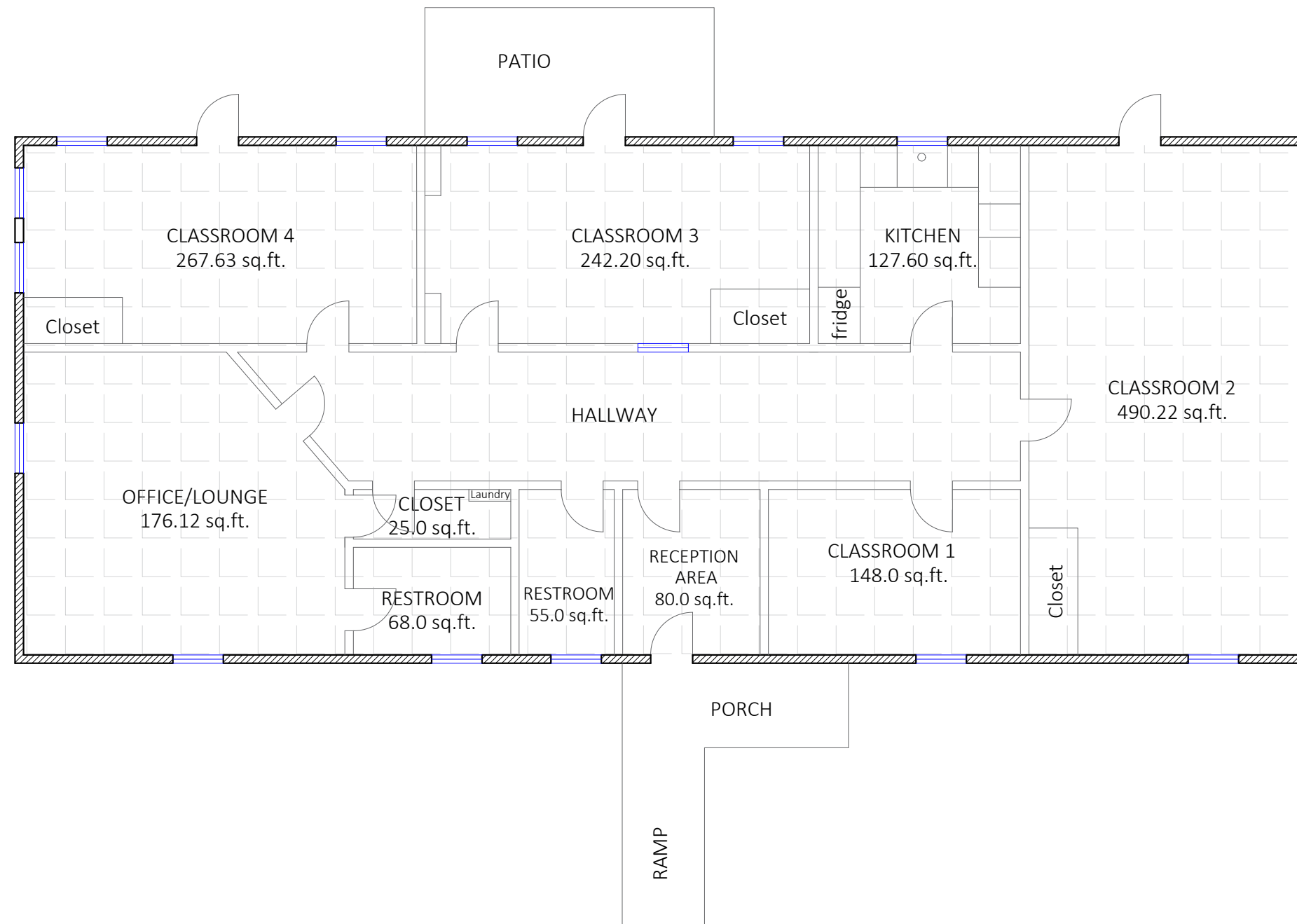
Parcel ID: 4720-0000-0021-00-0R

Lot area: 2.31 Acres

Plot Size: 11"x17"



scale 1/8"=1'0"





FENCE SUPPLY INC
 435 US Highway 80 East
 Sunnyvale, TX 75182

Estimate

Phone # 972 226-0004
 Fax # 972 226-0777

| Date | Estimate # |
|----------|------------|
| 6/7/2023 | 16384 |

FENCE SUPPLY INC.

| Name / Address |
|------------------------------------|
| Skywheel Academy Veronica Oneal |

| Ship To |
|---------|
| |

| P.O. No. | Rep |
|----------|-----|
| | CL |

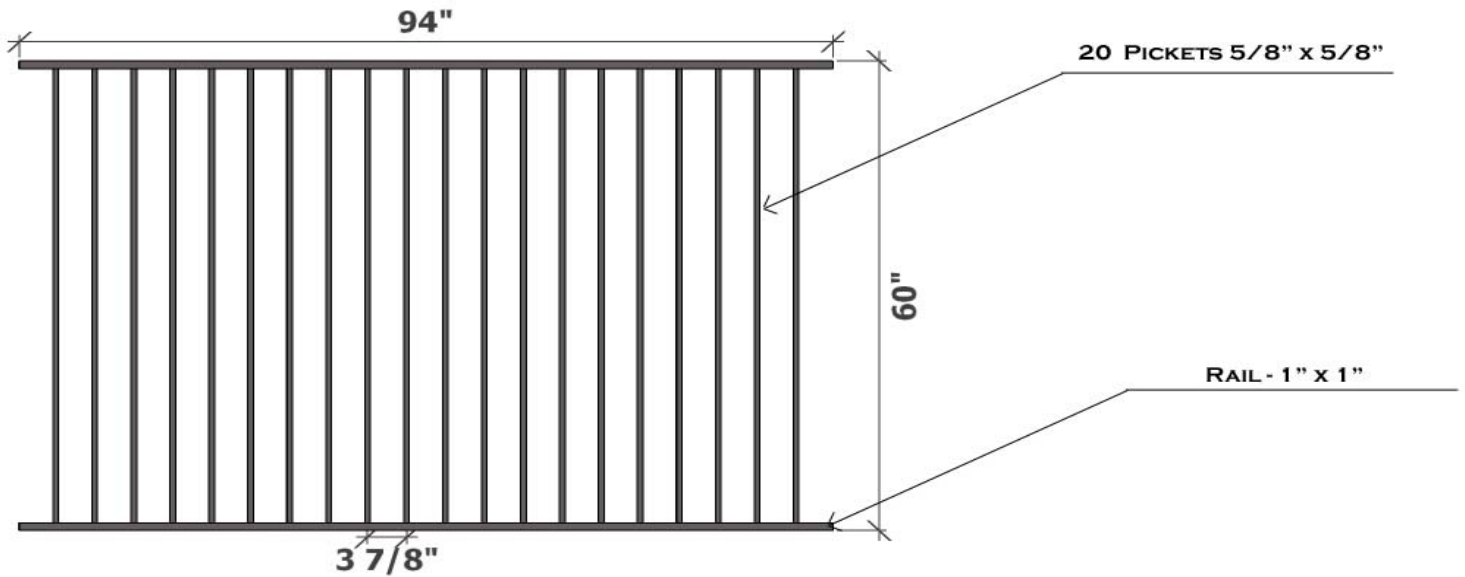
| Qty | Item | Description | Rate | Total |
|-----|------------|---|----------|-----------|
| | | 133' of <u>5' Yukon</u> with 2 gates and 1 DD gate | | |
| 18 | K-YUK60C8 | Kodiak Iron Yukon Panel 60' X 94' Commercial 3/4' Picket 1 1/2' Rail 3 7/8' Spacing - Flat Top Panel Pre-Galvanized Powder Coated Black | 125.99 | 2,267.82T |
| 19 | K-22716BGV | Kodiak Iron 2 x 2 x 7 - 16 Ga. Post Pre-Galvanized Powder Coated Black | 24.99 | 474.81T |
| 19 | K-CAPPS22B | Kodiak Iron 2' X 2' Pressed Steel Cap Pre-Galvanized Powder Coated Black | 0.99 | 18.81T |
| 76 | K-SPMB1B | Kodiak Iron 1' Sq. Straight Panel Mounting Bracket with Tek Screw Pre-Galvanized Powder Coated Black | 1.89 | 143.64T |
| 21 | Sackrete80 | Sackrete 80 lb Bags - 42/Pallet | 6.48 | 136.08T |
| 2 | K-YUK48R42 | Kodiak Iron Yukon Gate 48' x 42' Residential 5/8' Picket 1' Rail 3 7/8' Spacing - Flat Top Gate Pre-Galvanized Powder Coated Black | 92.44 | 184.88T |
| 2 | ML3AVPKA | D & D Technologies MagnaLatch ALERT Vertical Pull | 122.95 | 245.90T |
| 2 | TCA1L2S3BT | D & D Technologies TCA1L2S3BT - TRU-CLOSE REGULAR RANGE Regular / 2 Legs | 25.44097 | 50.88T |
| 2 | K-33814BGV | Kodiak Iron 3 x 3 x 8 - 14 Ga. Powder Coated Black Galvanized Post | 52.99 | 105.98T |
| 2 | K-PHS300B | Kodiak Iron 3' Sq. Pin Hinge Clamp - Bolt On Pre-Galvanized Powder Coated Black | 5.10 | 10.20T |
| 2 | K-GCS150B | Kodiak Iron 1 1/2' Sq. Gate Clamp Bolt on Pre-Galvanized Powder Coated Black | 4.49 | 8.98T |

Estimate is Good for 5 DAYS Only
Product quotes and sales by FSG (or any affiliate) are subject to the Terms and Conditions of Sale at:
<https://fencingsupplygroup.com/termsale/>

Total

YUKON RESIDENTIAL GALVANIZED IRON FENCE PANEL

HEIGHT : 60"
 WIDTH : 94"
 WEIGHT : 48.68 LBS
 FINISH : PRE-GALVANIZED+POWDER COATED BLACK
 ITEM# : KIYUK60R8
 DETAILS : 5/8" X 5/8" SQ PICKETS, 1" X 1" SQ RAIL, 3 7/8" SPACING
 BETWEEN PICKETS



Proudly Distributed By:

| | | | |
|--------------------------|---|--------------------------|--|
| Drawn By: Sharp, W | Description: Yukon Residential Galvanized Iron Fence Panel | | |
| Checked By: Wingo, C | | | |
| Date: September 23, 2011 | | | |
| Customer: Kodiak Iron | DWG. No: 1 of 1 | SERIES: Yukon | |
| | | APPLICATION: Residential | |

Ross, Bethany

From: Ross, Bethany
Sent: Thursday, July 6, 2023 12:06 PM
To: Veronica O'Neal
Subject: RE: Project Comments SP2023-020

Perfect! Thank you so much! See you then. This looks great

Bethany Ross
Planner
City of Rockwall
972.772.6488 Office
bross@rockwall.com
[City of Rockwall - Planning & Zoning](#)

From: Veronica O'Neal <voneal@skywheelacademy.com>
Sent: Thursday, July 6, 2023 12:03 PM
To: Ross, Bethany <bross@rockwall.com>
Subject: Re: Project Comments SP2023-020

Greetings Ms. Ross,

Attached is a revised copy of the 5811 FM 3097 Site Plan for your review. I will drop hard copies off by COB today. Let me know if any changes are needed.

Thanks a bunch!

Dr. Veronica O'Neal

Owner/Director

SkyWheel Academy Daycare & Preschool

5811 Horizon Rd., Rockwall, TX 75032

M: 469-412-1461

O: 972-961-6299

voneal@skywheelacademy.com

skywheelacademy.com

Making Awesome Great!

On Wed, Jul 5, 2023 at 3:11 PM Ross, Bethany <bross@rockwall.com> wrote:

Hi Veronica,

I think there may have been some confusion. You just need a 10' Landscape Buffer along the front of the property (adjacent to Horizon [FM 3097]) within that landscape buffer, you still need 4 canopy and 4 accent trees. Please specify the name of each landscape item. Also, according to our aerials (within the last 2 months) the north side of the property only has a few trees, are you planning on planting the rest of them? If so, that is not required. The only required trees are the 4 canopy (4 inch Caliper) and 4 accent in the front. In addition, you need shrubs (5 gallon evergreen shrubs placed every 3 feet) along the front of the parking spaces.

Thank you,

Bethany Ross

Planner

City of Rockwall

972.772.6488 Office

bross@rockwall.com

[City of Rockwall - Planning & Zoning](#)

From: Veronica O'Neal <voneal@skywheelacademy.com>

Sent: Wednesday, July 5, 2023 1:32 PM

To: Ross, Bethany <bross@rockwall.com>

Subject: Fwd: Project Comments SP2023-020

Greetings Ms. Ross,

I am forwarding the attached to you on behalf of Mr. Lee since he is out of the office. Please let me know if I've overlooked anything.

Veronica

----- Forwarded message -----

From: **Veronica O'Neal** <voneal@skywheelacademy.com>

Date: Wed, Jul 5, 2023 at 1:25 PM
Subject: Re: Project Comments SP2023-020
To: Lee, Henry <HLee@rockwall.com>
Cc: ash1dfw@gmail.com <ash1dfw@gmail.com>

Greetings Mr. Lee,

Attached is a copy of the updated site plan for 5811 FM 3097, Rockwall, TX 75032 addressing the project comments. Please let me know if I've overlooked anything.

Best regards,

Dr. Veronica O'Neal

Owner/Director

SkyWheel Academy Daycare & Preschool

5811 Horizon Rd., Rockwall, TX 75032

M: 469-412-1461

O: 972-961-6299

voneal@skywheelacademy.com

skywheelacademy.com

Making Awesome Great!

On Mon, Jun 26, 2023 at 3:57 PM Lee, Henry <HLee@rockwall.com> wrote:

Good Afternoon,

The revised plans are due on July 5th, not before the meeting tomorrow. So you still have around 10-days to complete the comments. Let me know if you have any other questions.

Thank you,



Henry Lee, AICP
Senior Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

From: Veronica O'Neal <voneal@skywheelacademy.com>
Sent: Monday, June 26, 2023 2:35 PM
To: Lee, Henry <HLee@rockwall.com>
Cc: ash1dfw@gmail.com
Subject: Re: Project Comments SP2023-020

Greetings Mr. Lee,

Thank you for sending the project comments. Do I need to have all of the comments addressed prior to tomorrow's P&Z meeting?

Best regards,

Dr. Veronica O'Neal

Owner/Director

SkyWheel Academy Daycare & Preschool

5811 Horizon Rd., Rockwall, TX 75032

M: 469-412-1461

O: 972-961-6299

voneal@skywheelacademy.com

Making Awesome Great!

On Fri, Jun 23, 2023 at 12:00 PM Lee, Henry <HLee@rockwall.com> wrote:

Good Morning,

Attached are the project comments for your case. These may seem like a lot of comments, but the majority of them are just asking for additional information. The meeting schedule for this case is as follows:

Planning and Zoning Commission Work Session: June 27, 2023

Planning and Zoning Commission: July 11, 2023

Please note that all meetings will be held at 6:00 PM at 385 S. Goliad Street in the City Council Chambers. Please also note that a representative is required to be at all meetings. Should you have any questions please let me know.

Thank you,



Henry Lee, AICP
Senior Planner
Planning & Zoning Department
972.772.6434
HLee@rockwall.com
385 S. Goliad Street, Rockwall, TX 75087

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--

Dr. Veronica O'Neal

Owner/Director

SkyWheel Academy Daycare & Preschool

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July 13, 2023

TO: Veronica O'Neal
5485 FM-3097
Rockwall, TX 75032

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

SUBJECT: SP2023-020; *Site Plan for 5811 Horizon Road*

Veronica O'Neal:

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 July 11, 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) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On July 11, 2023, the Planning and Zoning Commission approved a motion to approve the Site Plan by a vote of 6-0, with Commissioner Conway absent.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6434.

Sincerely,

A handwritten signature in blue ink, appearing to read "Henry Lee".

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