



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

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

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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- 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 3301 SPRINGER

SUBDIVISION _____

LOT _____

BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE _____

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

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

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

OWNER

KRIS SHARP

APPLICANT

SCOTT LEWIS HOMES

CONTACT PERSON

156 BRENTWOOD

CONTACT PERSON

SCOTT LEWIS

ADDRESS

ADDRESS

216 ST. ANDREWS

CITY, STATE & ZIP

HEATH TX 75032

CITY, STATE & ZIP

HEATH TX 75032

PHONE

214-392-0689

PHONE

214-668-8321

E-MAIL

KRIS.SHARP@SHARPINSULATION.COM

E-MAIL

SCOTTLEWIS.HOMES@GMAIL.COM

NOTARY VERIFICATION [REQUIRED]

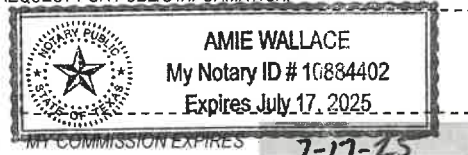
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kris Sharp [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 15 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF September 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."

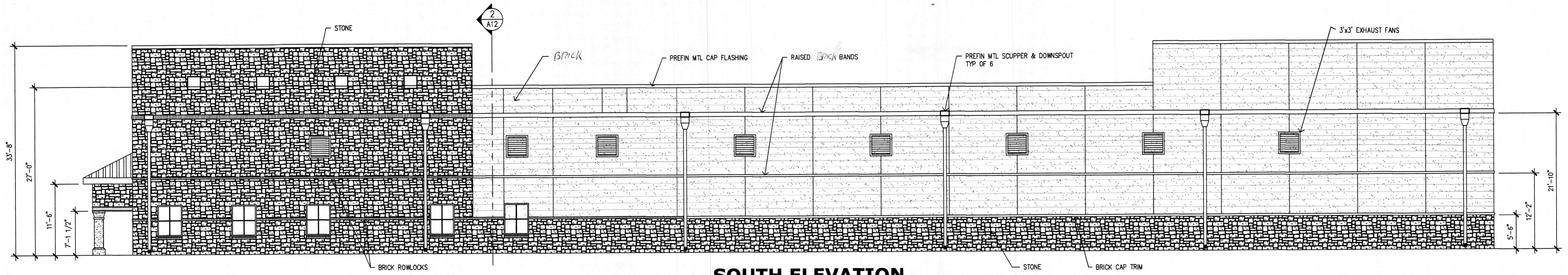
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF September 2023

OWNER'S SIGNATURE

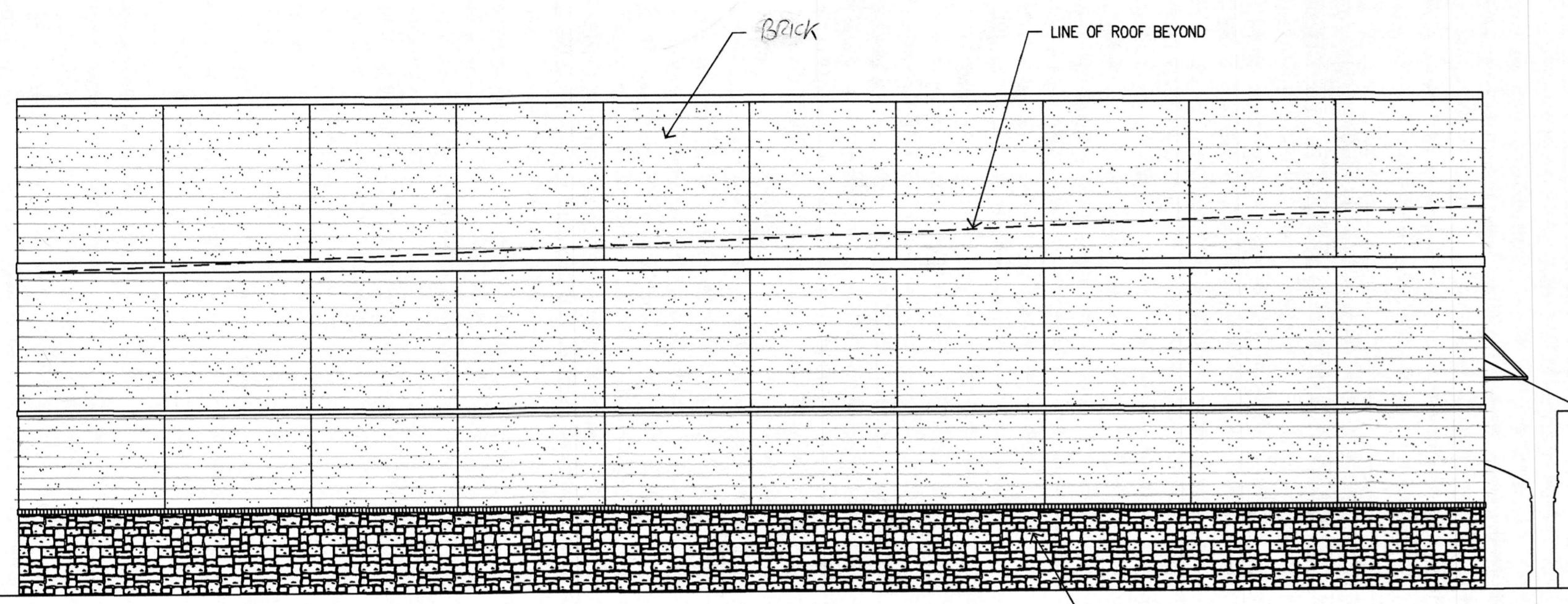
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



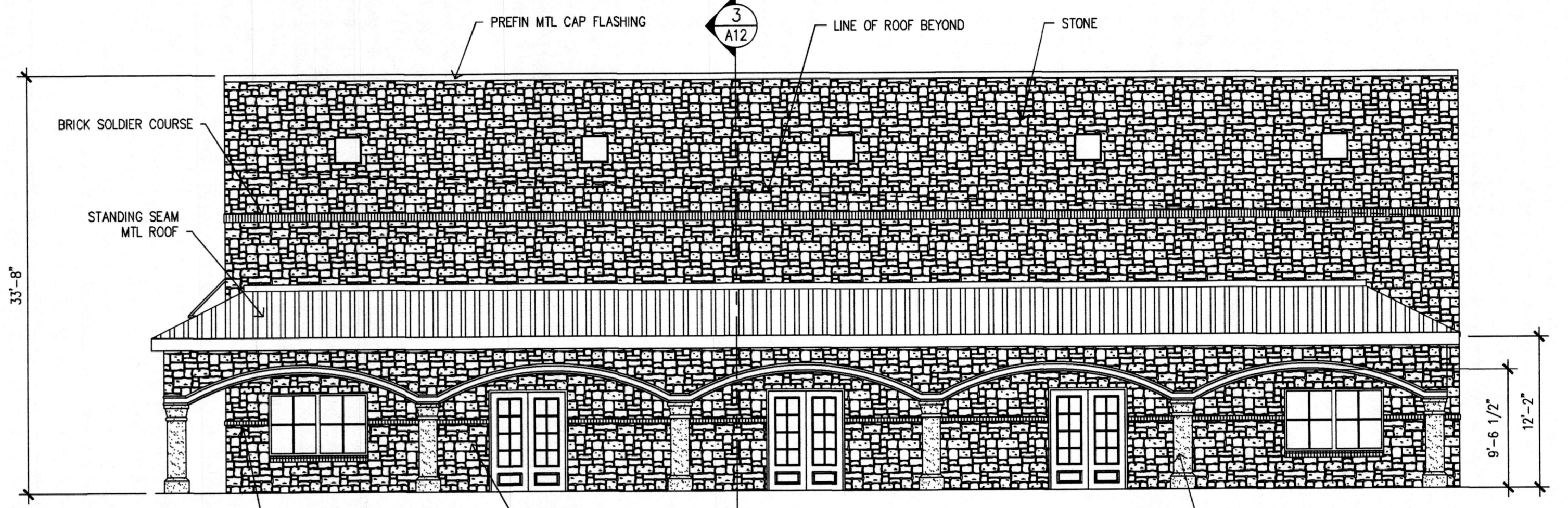
CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



SOUTH ELEVATION
41% STONE 59% STUCCO

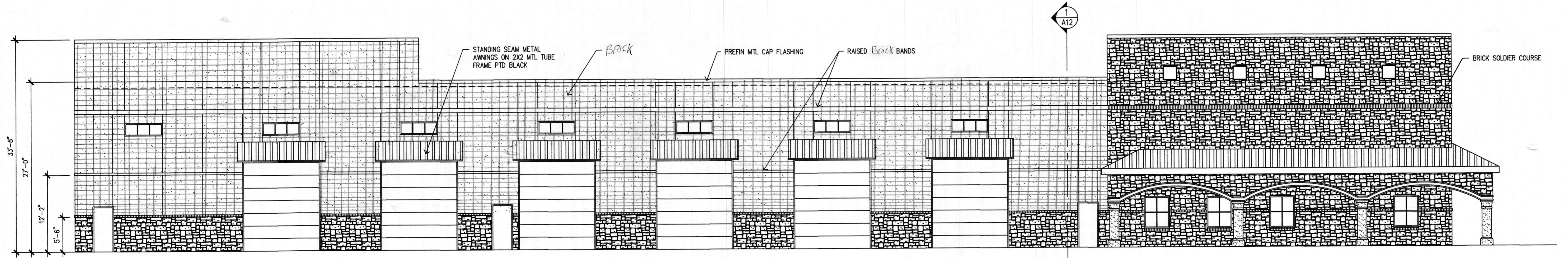


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WEST ELEVATION
100% STONE

NOTE: BACK SIDE OF PARAPETS SHALL BE FINISHED WITH CEMENT BOARD AND PAINTED TO MATCH



NORTH ELEVATION
41% STONE 59% STUCCO

- ARCHITECTURAL ELEMENTS
1. AWNINGS
 2. ARCHES
 3. ARTICULATED BASE
 4. MOLDING TRIM
 5. VARIED ROOF HEIGHTS
 6. RECESS ENTRY
 7. CLEAR STORY WINDOWS

SITE PLAN SIGNATURE BLOCK

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the planning and zoning commission of the City of Rockwall on the _____, 2021.

WITNESS OUR HANDS, this _____ day of _____

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

- PRICING & CONSTRUCTION GENERAL NOTES:
1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
 2. IT IS THE SUBCONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
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BUILDERS COPY

Keep On Job Site At All Times
For Inspection Use

OWNER
SHARPS INSULATION
2025 HWY 175
ROCKWALL, TEXAS 75087
972-982-0444

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RESIDENTIAL RESTAURANTS
COMMERCIAL CHURCHES
INSTITUTIONAL ARCHITECTS

MERSHAWN ARCHITECTS

1520 E INTERSTATE 30
ROCKWALL, TEXAS 75087
PHONE: 469-745-1701

No.	Date	By	Revision

REGISTERED ARCHITECT
STATE OF TEXAS
10486
6-10-2022

SHARP WAREHOUSE III
ROCKWALL, TEXAS

EXTERIOR ELEVATIONS

Scale: 1/8" = 1'-0"

Date: 06/10/2022

Project No.: 210106

Designed: GW

Drawn: GW

Checked: MM

SHEET
A4 OF
16



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

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LOT _____

BLOCK _____

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CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE _____

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LOTS [PROPOSED] _____

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OWNER KRIS SHARP

APPLICANT SCOTT LEWIS HOMES

CONTACT PERSON _____

CONTACT PERSON SCOTT LEWIS

ADDRESS 156 BRENTWOOD

ADDRESS 216 ST. ANDREWS

CITY, STATE & ZIP HEATH TX 75032

CITY, STATE & ZIP HEATH TX 75032

PHONE 214-392-0689

PHONE 214-668-8321

E-MAIL KRIS.SHARP@SHARPINSULATION.COM

E-MAIL SCOTTLEWISHOMES@GMAIL.COM

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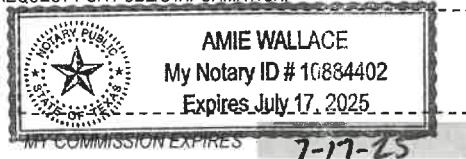
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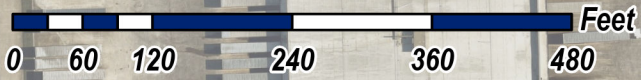
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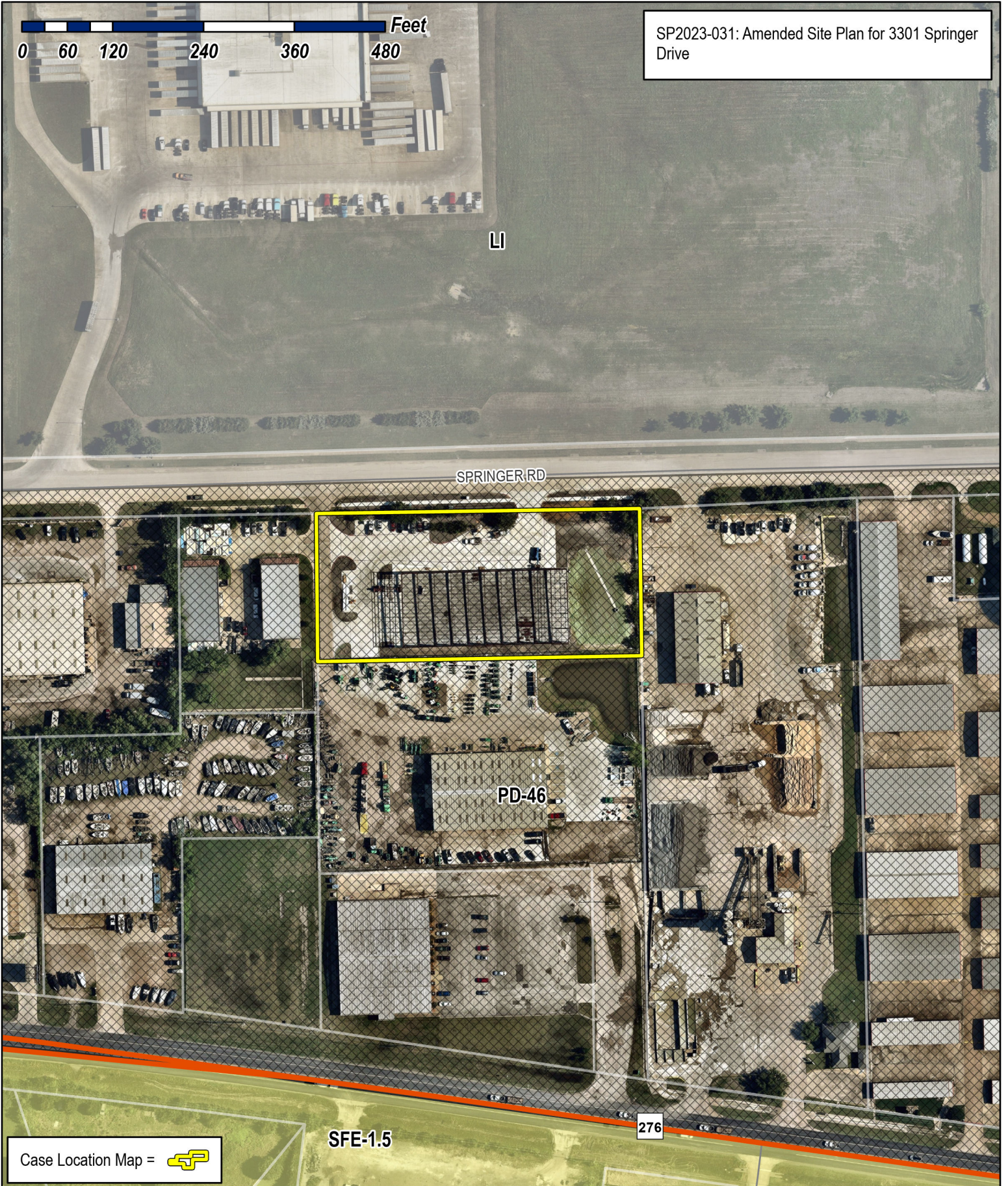
OWNER'S SIGNATURE _____


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____





SP2023-031: Amended Site Plan for 3301 Springer Drive



Case Location Map = 



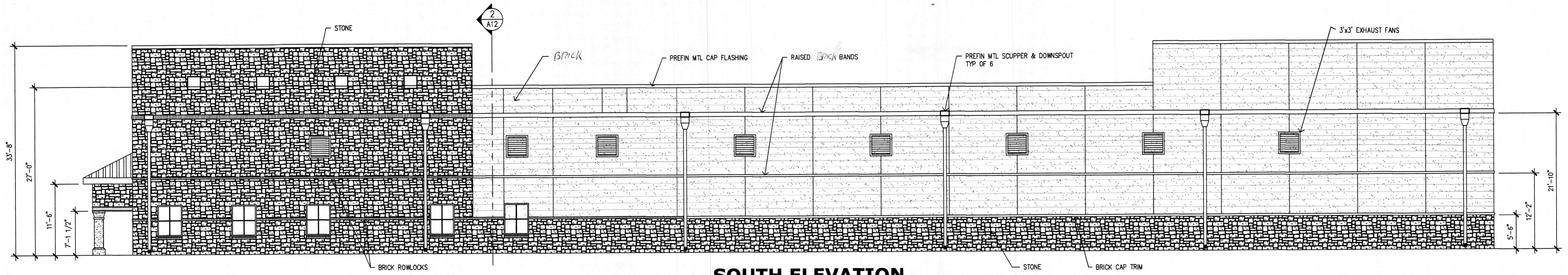
City of Rockwall

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

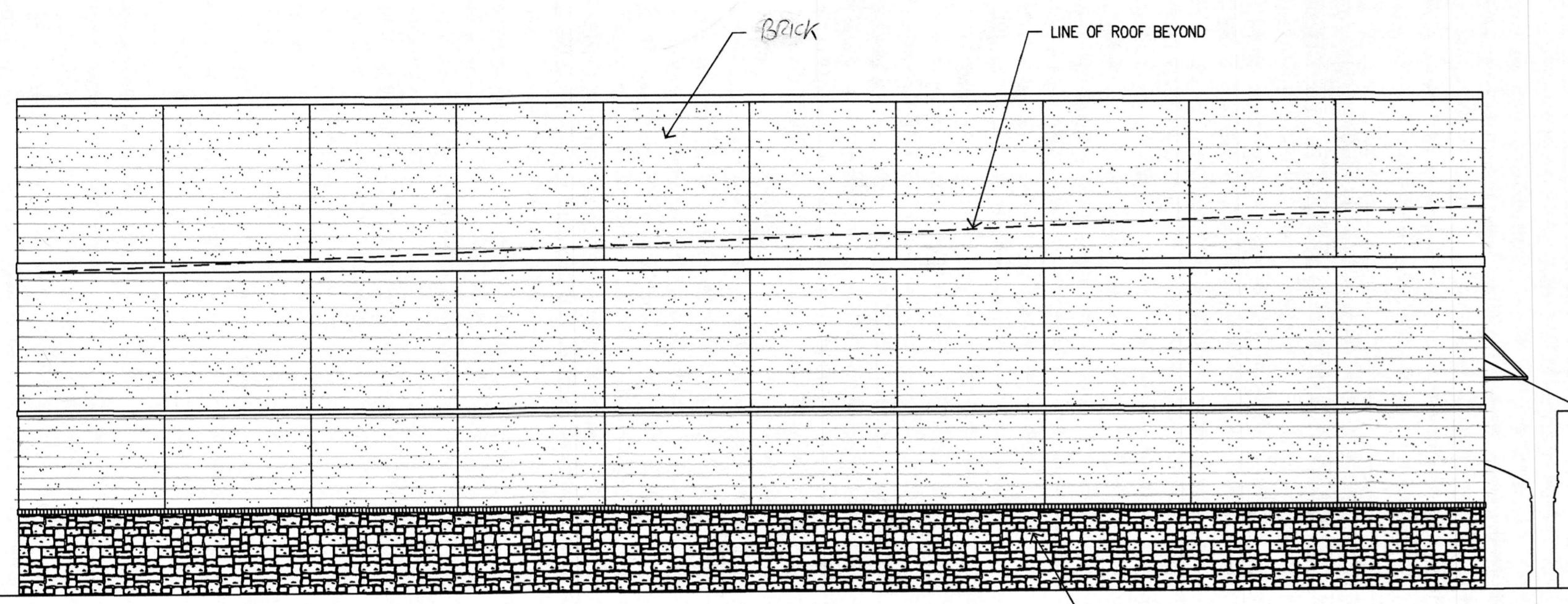
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



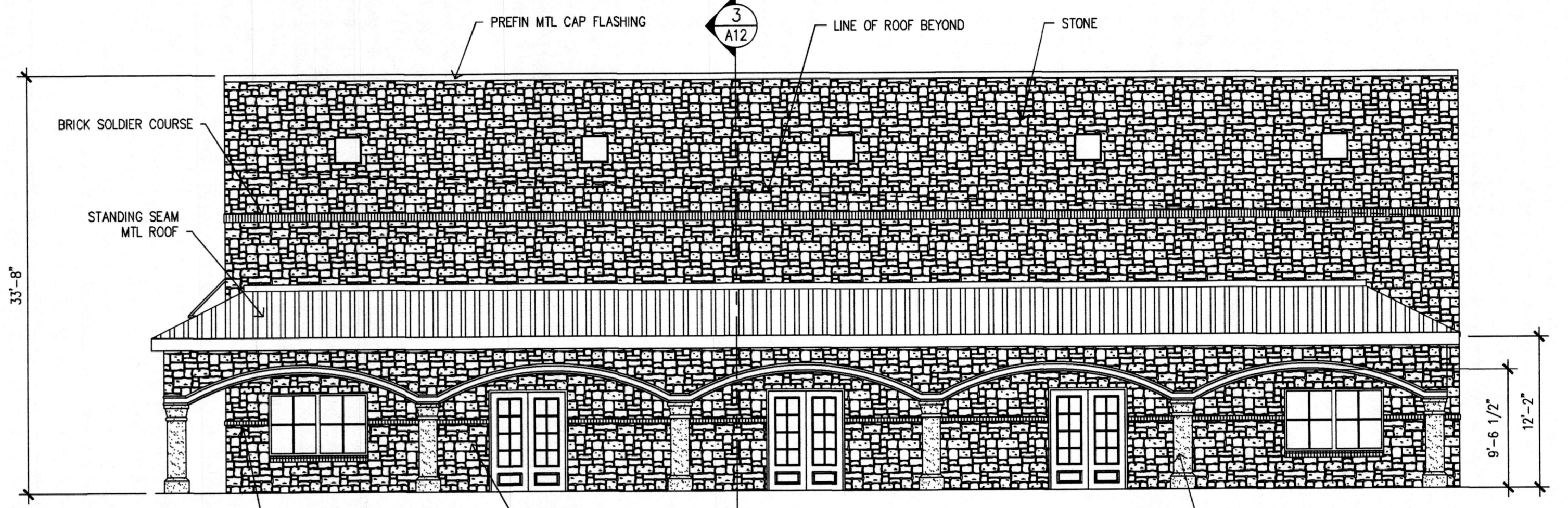
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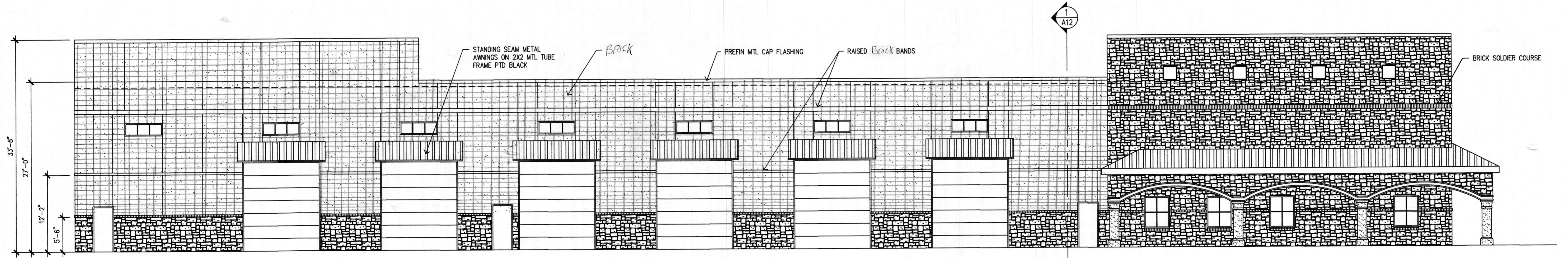


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100% STONE

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41% STONE 59% STUCCO

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 2. ARCHES
 3. ARTICULATED BASE
 4. MOLDING TRIM
 5. VARIED ROOF HEIGHTS
 6. RECESS ENTRY
 7. CLEAR STORY WINDOWS

SITE PLAN SIGNATURE BLOCK

APPROVED: I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the planning and zoning commission of the City of Rockwall on the _____, 2021.

WITNESS OUR HANDS, this _____ day of _____

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

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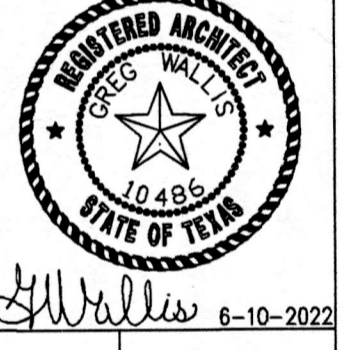
BUILDERS COPY
Keep On Job Site At All Times
For Inspection Use

OWNER
SHARPS INSULATION
2025 HWY 175
ROCKWALL, TEXAS 75087
972-982-0444

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RESIDENTIAL RESTAURANTS
CHURCHES INSTITUTIONAL
MEDICAL COMMERCIAL
MERSHAWN ARCHITECTS
1520 E INTERSTATE 30
ROCKWALL, TEXAS 75087
PHONE: 469-745-1701

No.	Date	By	Revision



SHARP WAREHOUSE III
ROCKWALL, TEXAS
EXTERIOR ELEVATIONS

Scale:	1/8" = 1'-0"
Date:	06/10/2022
Project No.:	210106
Designed:	GW
Drawn:	GW
Checked:	MM

SHEET
A4 OF
16



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
DATE: September 26, 2023
APPLICANT: Scott Lewis; *Scott Lewis Homes*
CASE NUMBER: SP2023-031; *Amended Site Plan for 3301 Springer Road*

On August 10, 2021, the Planning and Zoning Commission approved a Site Plan [Case No. SP2021-015] to allow the construction of a new *Office/Warehouse* building on the subject property at 3301 Springer Road. As part of the Site Plan case, the Planning and Zoning Commission approved building elevations that incorporated stone, brick, and stucco. The stone was utilized at the primary entries to the building and as a wainscot around the building. The brick was utilized as a cap to provide a break between the stone and stucco, and the stucco was used on the remainder of the building facades. Recently, the applicant notified staff that they wanted to replace the stucco for brick due to the costs associated with using three (3) part stucco. Since this was deemed a substantial change to the approved building elevations, staff required the applicant to submit a development application for an *Amended Site Plan*. Based on the provided building elevations, the only change to the building elevations is the removal of the stucco for brick. Given this, the proposed change to the building elevations does not change the *Office/Warehouse* buildings' conformance to the Unified Development Code (UDC), and staff has placed this *Amended Site Plan* on the consent agenda for approval. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the September 26, 2023 Planning and Zoning Commission meeting.

PROJECT COMMENTS



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

DATE: 9/22/2023

PROJECT NUMBER: SP2023-031
PROJECT NAME: Amended Site Plan for 3301 Springer Drive
SITE ADDRESS/LOCATIONS: 3301 SPRINGER RD

CASE CAPTION: Consider a request by Scott Lewis of Scott Lewis Homes on behalf of Kris Sharp for the approval of an Amended Site Plan for a Warehouse/Office Building on a 1.914-acre parcel of land identified as Lot 5, Block A, Sharp Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, generally located on the south side of Springer Road west of the intersection of Springer Road and Data Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	09/21/2023	Approved w/ Comments

09/21/2023: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for a Warehouse/Office Building on a 1.914-acre parcel of land identified as Lot 5, Block A, Sharp Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 46 (PD-46) for Commercial (C) District land uses, generally located on the south side of Springer Road west of the intersection of Springer Road and Data Drive.

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 (SP2023-031) in the lower right-hand corner of all pages on future submittals.

I.4 The approved Final Plat will need to be filed before the issuance of a Certificate of Occupancy (CO).

M.5 Provide the City standard Site Plan Signature Block on all sheets of the plans. Please remove the bracketed wording and leave a blank space for the date.

M.6 Building Elevations:

1) The parapet is required to be finished on both sides with the same material as the external facing façade. In this case, the parapet must be finished on both sides with the proposed brick. Given this, please provide a note indicating this requirement. (Subsection 03.04(A) of Article 11, UDC)

M.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 October 3, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the October 10, 2023 Planning & Zoning Meeting.

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

(1) Planning & Zoning meeting will be held on September 26, 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 PM. The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request. Please also note the Architecture Review Board will review the building elevations for this site plan an hour before the scheduled Planning and Zoning meetings (at 5:00 PM), it is highly encouraged that your project architect attends this meeting.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	09/19/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	09/21/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	09/20/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	09/18/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	09/18/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Henry Lee	09/22/2023	N/A
No Comments			



DEVELOPMENT APPLICATION

City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
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STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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CITY ENGINEER: _____

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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 3301 SPRINGER

SUBDIVISION _____

LOT _____

BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE _____

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

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

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

OWNER KRIS SHARP

APPLICANT SCOTT LEWIS HOMES

CONTACT PERSON _____

CONTACT PERSON SCOTT LEWIS

ADDRESS 156 BRENTWOOD

ADDRESS 216 ST. ANDREWS

CITY, STATE & ZIP HEATH TX 75032

CITY, STATE & ZIP HEATH TX 75032

PHONE 214-392-0689

PHONE 214-668-8321

E-MAIL KRIS.SHARP@SHARPINSULATION.COM

E-MAIL SCOTTLEWISHOMES@GMAIL.COM

NOTARY VERIFICATION [REQUIRED]

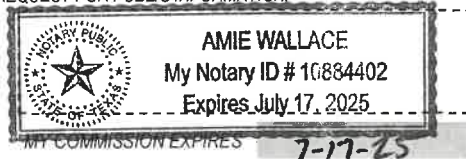
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kris Sharp [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

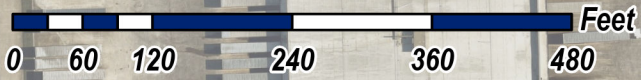
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 15 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15 DAY OF September 2023 BY SIGNING THIS APPLICATION, 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 15 DAY OF September 2023

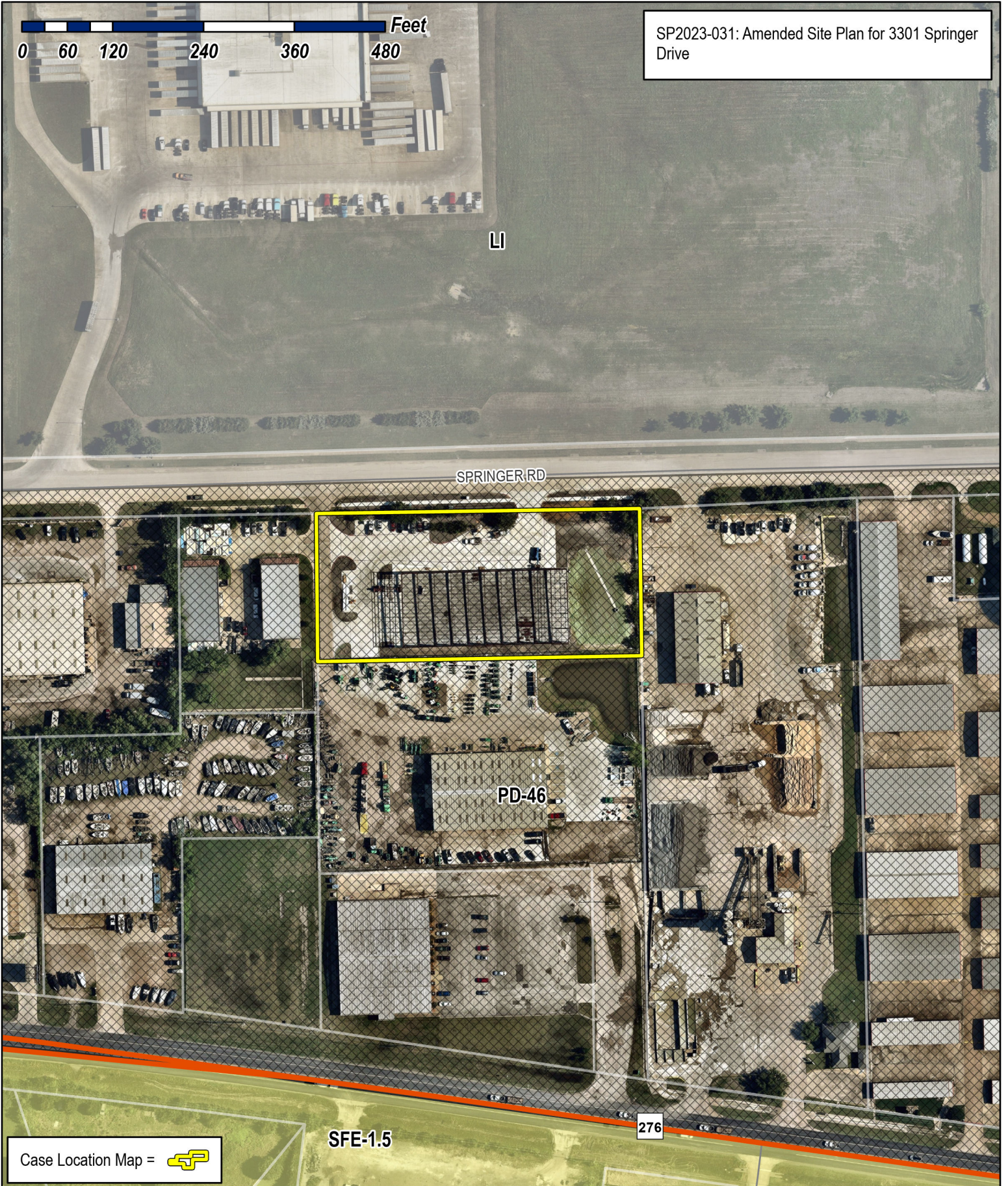
OWNER'S SIGNATURE _____


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____





SP2023-031: Amended Site Plan for 3301 Springer Drive



Case Location Map = 



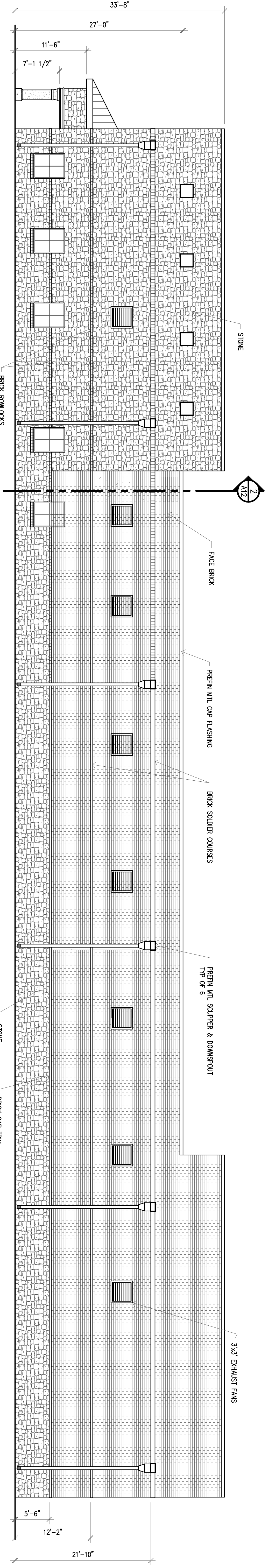
City of Rockwall

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

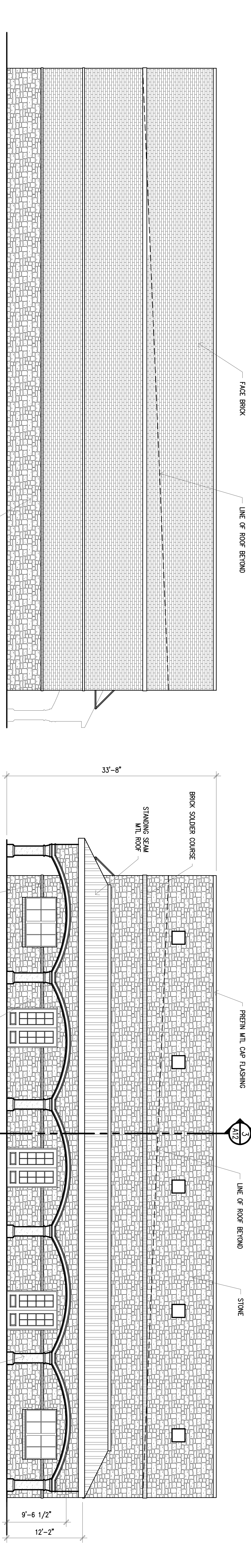
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



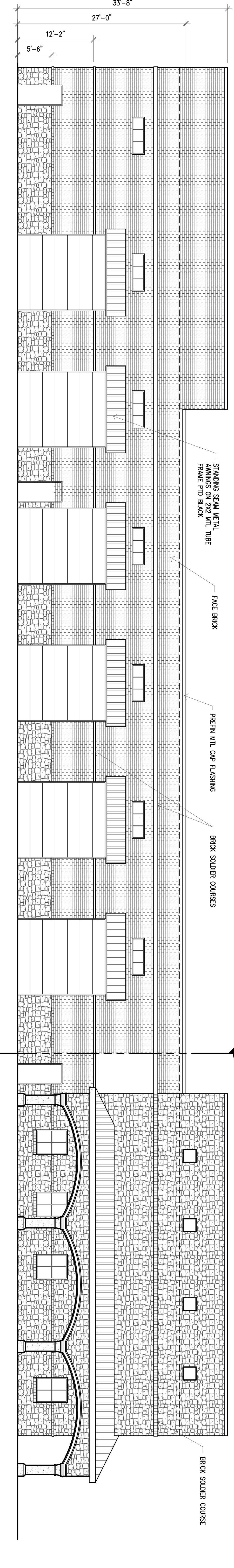
SOUTH ELEVATION
41% STONE 59% BRICK



EAST ELEVATION
17% STONE 83% BRICK

NOTE: BACK SIDE OF PARAPETS SHALL BE FINISHED WITH GYPSUM BOARD AND PAINTED TO MATCH STUDIOS.

WEST ELEVATION
100% STONE



NORTH ELEVATION
41% STONE 59% BRICK

NOTE: BACKSIDE OF ALL PARAPET WALLS SHALL BE FINISHED WITH BRICK VENER TO MATCH FACE BRICK ON FRONT ELEVATIONS

- ARCHITECTURAL ELEMENTS**
1. AWNINGS
 2. ARCHES
 3. ARTICULATED BASE
 4. MOLDING TRIM
 5. VARED ROOF HEIGHTS
 6. RECESS ENTRY
 7. CLEAR STORY WINDOWS

SITE PLAN SIGNATURE BLOCK

APPROVED: _____ day of _____, 2021.

WITNESS OUR HANDS this _____ day of _____, 2021.

Planning & Zoning Commission, Chairman _____ Director of Planning and Zoning _____

PRICING & CONSTRUCTION

GENERAL NOTES:

1. THE ARCHITECT SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
2. THE ARCHITECT SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
3. THE ARCHITECT SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
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6. THE ARCHITECT SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.
7. THE ARCHITECT SHALL BE RESPONSIBLE TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.

<p>SHARP WAREHOUSE III ROCKWALL, TEXAS</p> <p>EXTERIOR ELEVATIONS</p>		1	9.19.23	REVISED PER CITY COMMENTS		
		No.	Date	Revision	By	

MEDICAL COMMERCIAL
CHURCHES

MERSHAWN

1520 E INTERSTATE 30
ROCKWALL, TEXAS 75087

**RESIDENTIAL RESTAURANTS
INSTITUTIONAL**

ARCHITECTS

PHONE: 469-745-1701

Scale: 1/8" = 1'-0"

Date: 06/10/2022

Project No.: 21006

Drawn: CW

Checked: MW

SHEET **A4** OF **16**



October 5, 2023

TO: Scott Lewis
Scott Lewis Homes
216 St. Andrews
Heath, TX 75032

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

SUBJECT: SP2023-031; *Amended Site Plan for 3301 Springer Road*

Scott Lewis:

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 September 26, 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; and,
- (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 September 26, 2023, the Planning and Zoning Commission approved a motion to approve the Site Plan by a vote of 6-0, with Commissioner Deckard 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 black ink, appearing to read 'Henry Lee', is written over a light blue horizontal line.

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