



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

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

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

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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 1410 S. GOLIAD ST. ROCKWALL, TX 75087

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 CHAPARRAL PARTNERS

APPLICANT STOKED OUT SERVICES

CONTACT PERSON MICHAEL HENDRICKS

CONTACT PERSON DILLON STOKES

ADDRESS 4925 GREENVILLE AVE SUITE 860

ADDRESS 4455 CR. 2608

TD

CITY, STATE & ZIP DALLAS, TX. 75206

CITY, STATE & ZIP CADDO MILLS, TX, 75135

PHONE 214-912-6097

PHONE 972-922-2644

E-MAIL MHENDRICKS@CHAPARRALPARTNERS.COM

E-MAIL DILLON@STOKEDOUTSERVICES.COM

NOTARY VERIFICATION [REQUIRED]

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

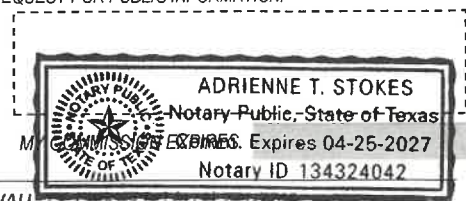
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF 19, 2023

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Adrienne Stokes





Consultant

Project Title

Eastbank Apartments
Leasing Office
1410 S. Coliad Street
Rockwall, TX

Copyright Information
This drawing is an instrument of service and the property of Clark Design Co. and shall remain its property. The use of this drawing shall be restricted to the original site for which it is prepared, and publication thereof is expressly limited to such use.

Revisions:

Drawing Title:

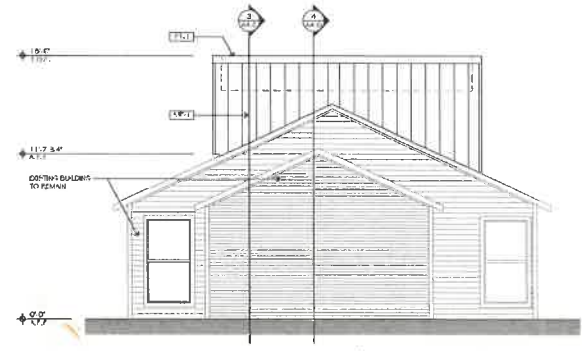
EXTERIOR ELEVATIONS

Date: 06/29/23

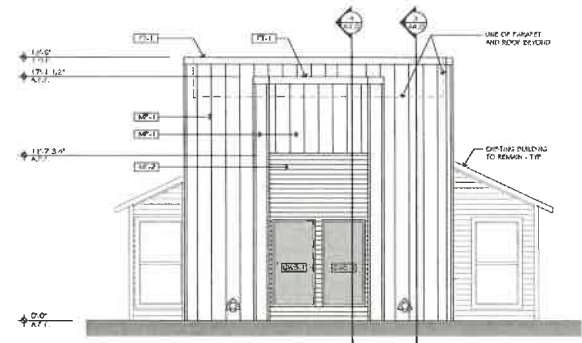
Project No. G23-002

Sheet No.

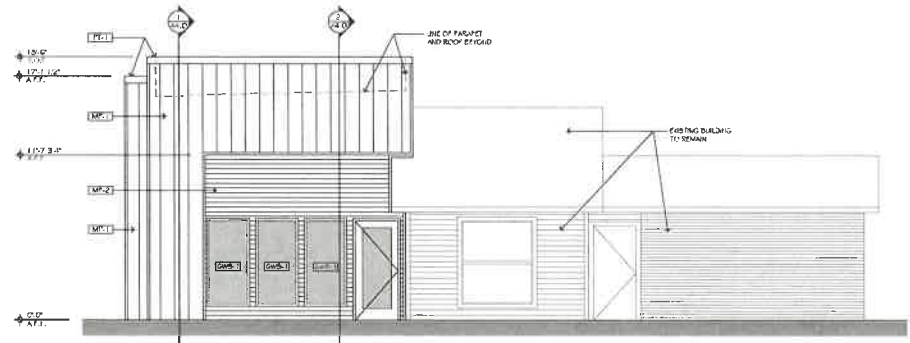
A2.0



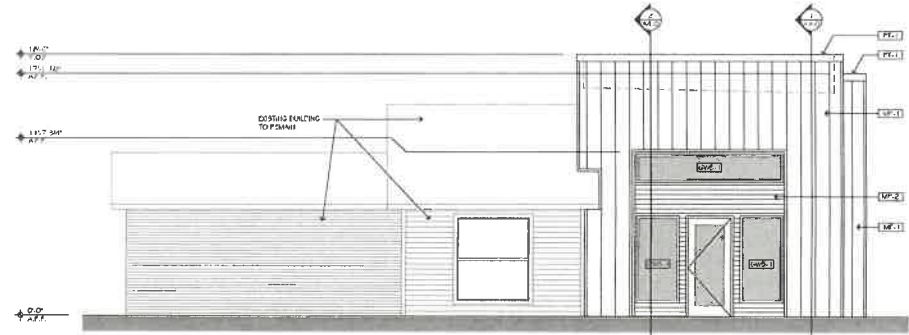
4 | EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



2 | EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



3 | EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



1 | EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIALS LIST	
ARCHITECTURAL METAL PANELS	
(MP-1)	METAL PANEL: ANOD. PR-11-0, FLAT PANEL, CONCEALED FASTENING WALL SYSTEM, 1/4" WIDE PANELS, 24 GA., SANDORIN FINISH, COOL. F.B.D.
(MP-2)	METAL PANEL: ANOD. BRASS/STAIN. LC, CONCEALED FASTENING WALL SYSTEM, 1/4" WIDE PANELS, 24 GA., SANDORIN FINISH, COOL. F.B.D.
PAINT	
(PC-1)	PAINT: EXTERIOR METAL FLASHING, SHEATHING, WEATH. METAL FITTING, CASTN. STAINL. FINISH, COLOR TO MATCH (MP-1)
GLAZING WALL SYSTEM	
(GW-1)	FRAME: EXTERIOR STOREFRONT FRAMING SYSTEM, PRIME SIB BRASS, DOUBLE-PANE, 1/2" INSULATED GLASS PANEL, GLAZ. 1, LOW-E, DRWG. 2, 24, 1/2" PATTERN GLAZ., TRYPFED AD. RESISTANT IN 1.25" x 1.125" PFAAF



Consultant

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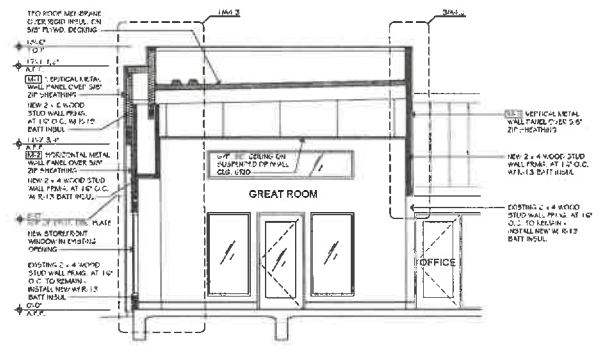
BUILDING SECTIONS

Date: 08/29/23

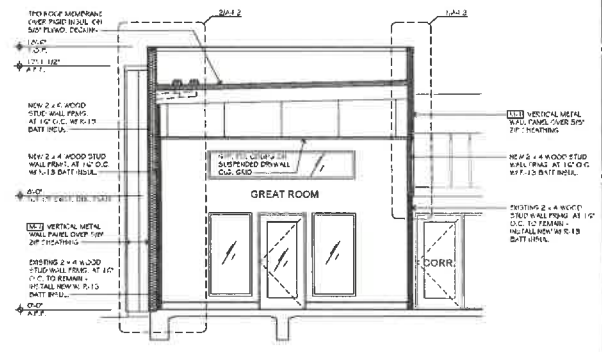
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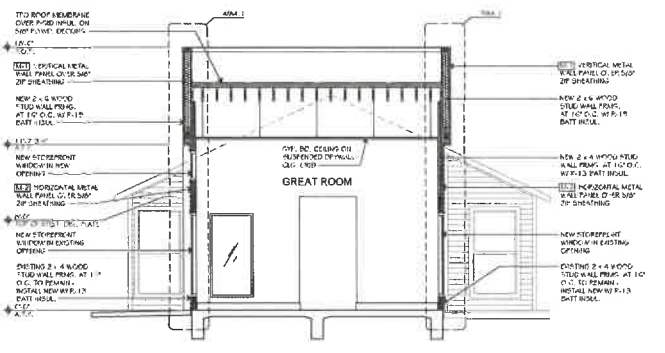
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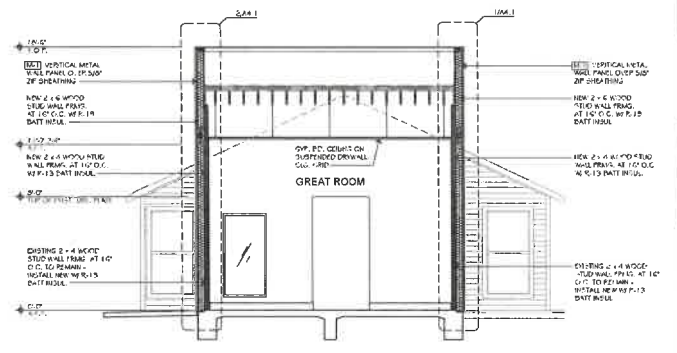
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Planning and Zoning Department
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APPLICANT STOKED OUT SERVICES

CONTACT PERSON MICHAEL HENDRICKS

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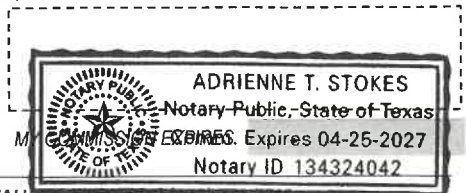
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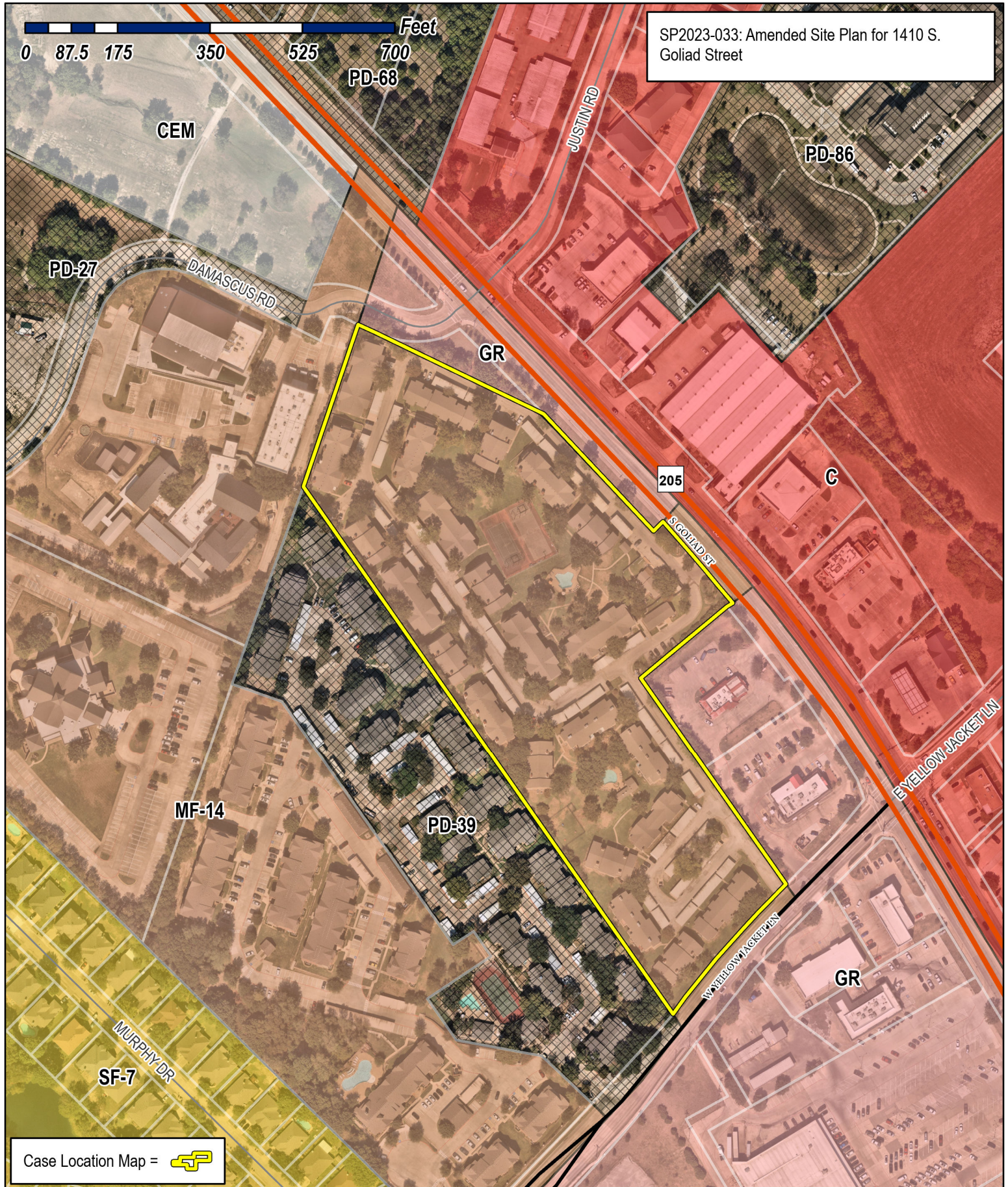
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OWNER'S SIGNATURE _____


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Adrienne Stokes





SP2023-033: Amended Site Plan for 1410 S. Goliad Street

Case Location Map = 

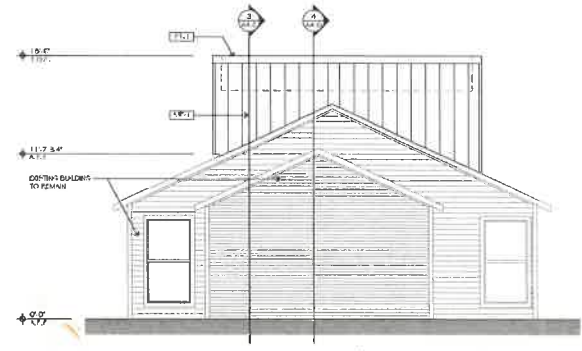


City of Rockwall

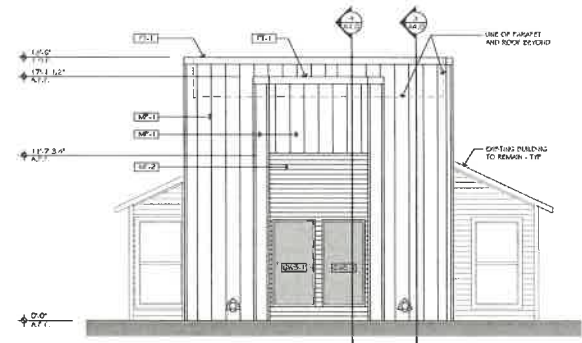
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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.

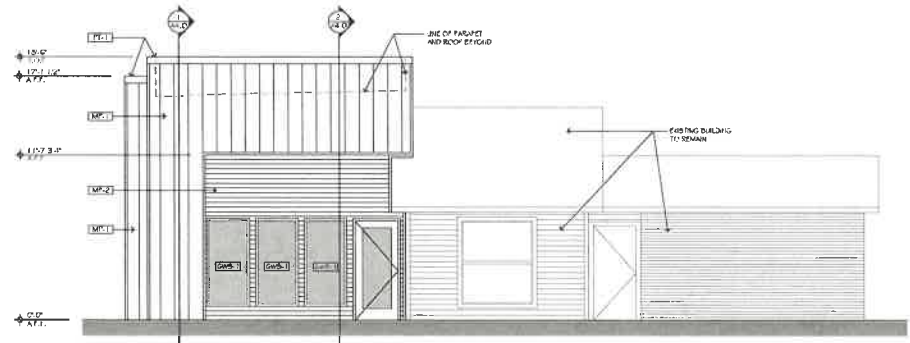




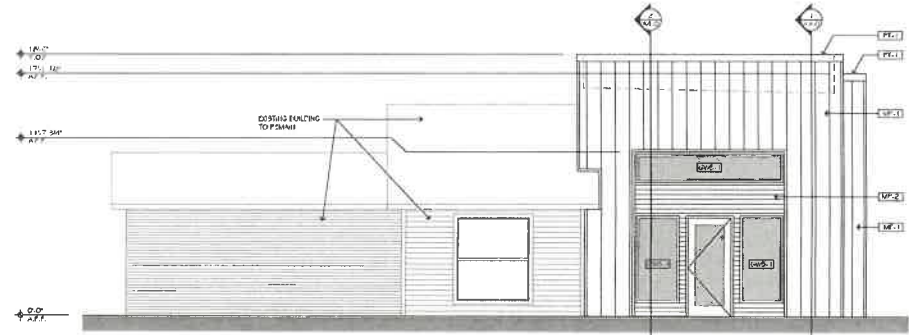
4 | EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



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EXTERIOR MATERIALS LIST	
ARCHITECTURAL METAL PANELS	
MP-1	METAL PANEL: ANOD. FR. ALU. PLAT PANEL, CONCEALED FASTENING WALL SYSTEM, 1/2" WIDE PANELS, 24 GA., SANDORF FINISH. CO-CL. F.B.D.
MP-3	METAL PANEL: ANOD. BRASS/STAINL. IC. CONCEALED FASTENING WALL SYSTEM, 1/2" WIDE PANELS, 24 GA., SANDORF FINISH. CO-CL. F.B.D.
PAINT	
PR-1	PAINT: EXTERIOR METAL FLASHING, SHEATHING, WEATHR. METAL FITTING, CASTN. STAINL. FINISH. COLOR: TO MATCH MP-1.
GLAZING WALL SYSTEM	
GW-1	FRAME: EXTERIOR STOREFRONT FRAMING SYSTEM, FRAM. SIZE: 60x60, DOUBLE-PANE, 1/2" INSULATED GLASS PANEL, GLAZ. 1, LOW-E, DRWG. 24.14, FACTOR 0.57, TYP. FITTED AND REORDERED IN 1.25" x 1.12" PATTERN.



Consultant

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Eastbank Apartments
Leasing Office
1410 S. Goliad Street
Rockwall, TX

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Revisions:

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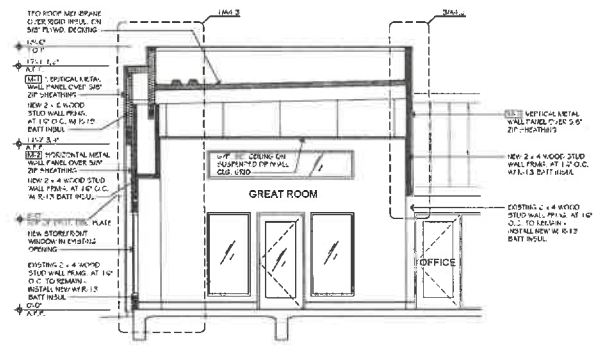
BUILDING SECTIONS

Date: 08/29/23

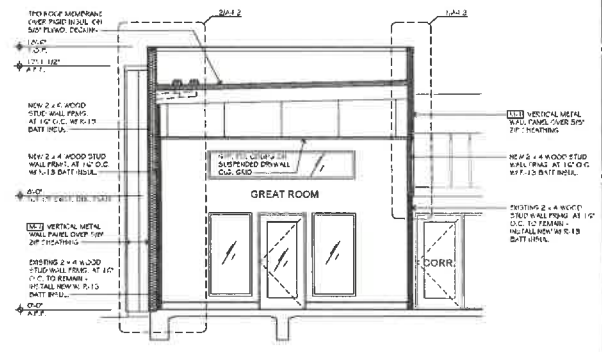
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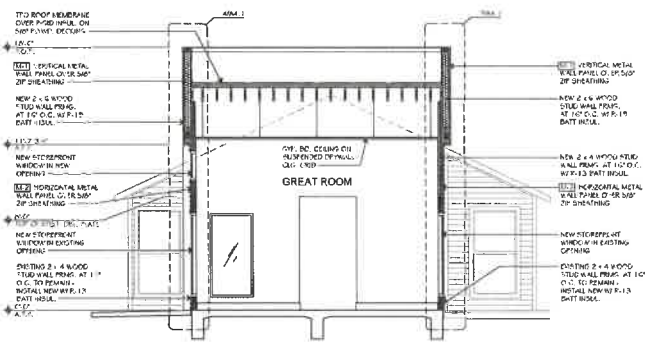
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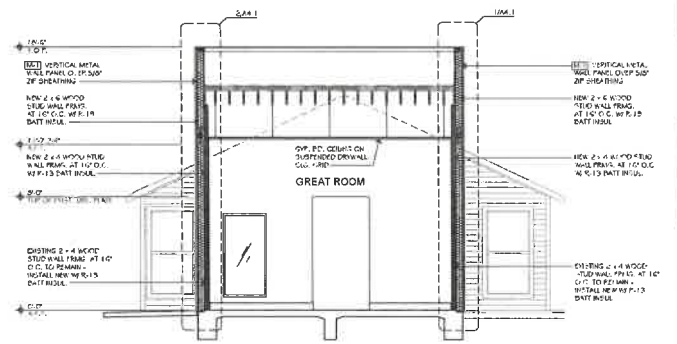
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PROJECT COMMENTS



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

DATE: 10/26/2023

PROJECT NUMBER: SP2023-033
PROJECT NAME: Amended Site Plan for 1410 S Goliad Street
SITE ADDRESS/LOCATIONS: 1410 S GOLIAD ST

CASE CAPTION: Discuss and consider a request by Dillon Stores of Stored Out Services on behalf of Michael Hendricks of Chaparral Partners for the approval of an Amended Site Plan for the remodel of an existing amenity center for the Eastbank Apartments (i.e. Pebblebrook Apartments) being a 11.579-acre parcel of land identified as Lot 1, Block A, Pebblebrook Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1410 S. Goliad Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	10/25/2023	Approved w/ Comments

10/25/2023: SP2023-033; Amended Site Plan for 1410 S. Goliad Street
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan for the remodel of an existing amenity center for the Eastbank Apartments (i.e. Pebblebrook Apartments) being a 11.579-acre parcel of land identified as Lot 1, Block A, Pebblebrook Addition, City of Rockwall, Rockwall County, Texas, zoned Multi-Family 14 (MF-14) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1410 S. Goliad Street.

I.2 For questions or comments concerning this case please contact Angelica Guevara in the Planning Department at (972) 772-6438 or email aguevara@rockwall.com.

M.3 For reference, include the case number (SP2023-033) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, Unified Development Code [UDC])

M.4 Provide a material sample board and color rendering of building elevations. (Subsection 03.04.A, of Article 11)

I.5 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Multi-Family 14 (MF-14) District standards, the SH-205 Overlay District Standards, and the Development Standards of Article V, that are applicable to the subject property.

M.5 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, 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 _____, _____.

M.6 Building Elevations:

- 1) Indicate exterior elevations adjacent to public right-of-way.
- 2) 90% masonry materials are required on each façade of the proposed building. This will be a requested variance to the UDC per your variance request letter. (Subsection 05.01. C.2, of Article 05)
- 3) 20% stone is required on each façade of the proposed building. This will be a requested variance to the UDC per your variance request letter. (Subsection 05.01. A.1, of Article 05)
- 4) Indicate surface area of each façade. (Subsection 04.01, Article 05, UDC)
- 5) Indicate the roof materials and color. (Subsection 04.01, Article 05, UDC)
- 6) Indicate parapet wall height. (Subsection 04.01, Article 05, UDC)
- 7) Is there any roof mounted utility equipment? If so, indicate them on the building elevations and show any subsequent required screening (parapets need to screen equipment). (Subsection 01.05. C, of Article 05, UDC)
- 8) Indicate the building height. (Subsection 07.03, Article 05, UDC)
- 9) The vertical and horizontal articulation does not meet the Commercial District standards. This will be a requested variance to the UDC per your variance request letter. (Subsection 04.01. C.1, of Article 05)

I.12 Staff has identified the following variances associated with the proposed request: [1] less than 90% masonry material, [2] less than 20% stone, and [3] vertical articulation and horizontal articulation. Per the Unified Development Code Subsection 09.01, of Article 11, two (2) compensatory measures are required for each variance requested. In this case six (6) compensatory measures must be provided to offset the three (3) variances requested. The same section of code outlines examples of compensatory measures, however other requests may be made to serve as compensatory measures. The variances are discretionary for the Planning and Zoning Commission.

M.13 Provide staff with a variance request letter outlining the variances requested, the reasons for the request, and the subsequent compensatory measures. (Subsection 09.01, of Article 11)

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on November 7, 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.

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 November 7, 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 November 14, 2023 Planning & Zoning Meeting.

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

- (1) Planning & Zoning Work Session meeting will be held on November 1, 2023
- (2) Planning and Zoning Meeting/Public Hearing will be held on November 14, 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	10/24/2023	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	10/26/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	10/24/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	10/23/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	10/24/2023	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	10/24/2023	Approved

No Comments



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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CITY ENGINEER: _____

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- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹
- FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹
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- PLAT REINSTATEMENT REQUEST (\$100.00)

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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)
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NOTES:

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1410 S. GOLIAD ST. ROCKWALL, TX 75087

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.

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OWNER CHAPARRAL PARTNERS

APPLICANT STOKED OUT SERVICES

CONTACT PERSON MICHAEL HENDRICKS

CONTACT PERSON DILLON STOKES

ADDRESS 4925 GREENVILLE AVE SUITE 860

ADDRESS 4455 CR. 2608

TD

CITY, STATE & ZIP DALLAS, TX, 75206

CITY, STATE & ZIP CADDO MILLS, TX, 75135

PHONE 214-912-6097

PHONE 972-922-2644

E-MAIL M.HENDRICKS@CHAPARRALPARTNERS.COM

E-MAIL DILLON@STOKEDOUTSERVICES.COM

NOTARY VERIFICATION [REQUIRED]

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

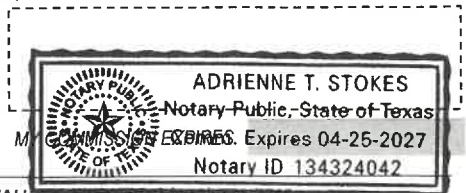
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

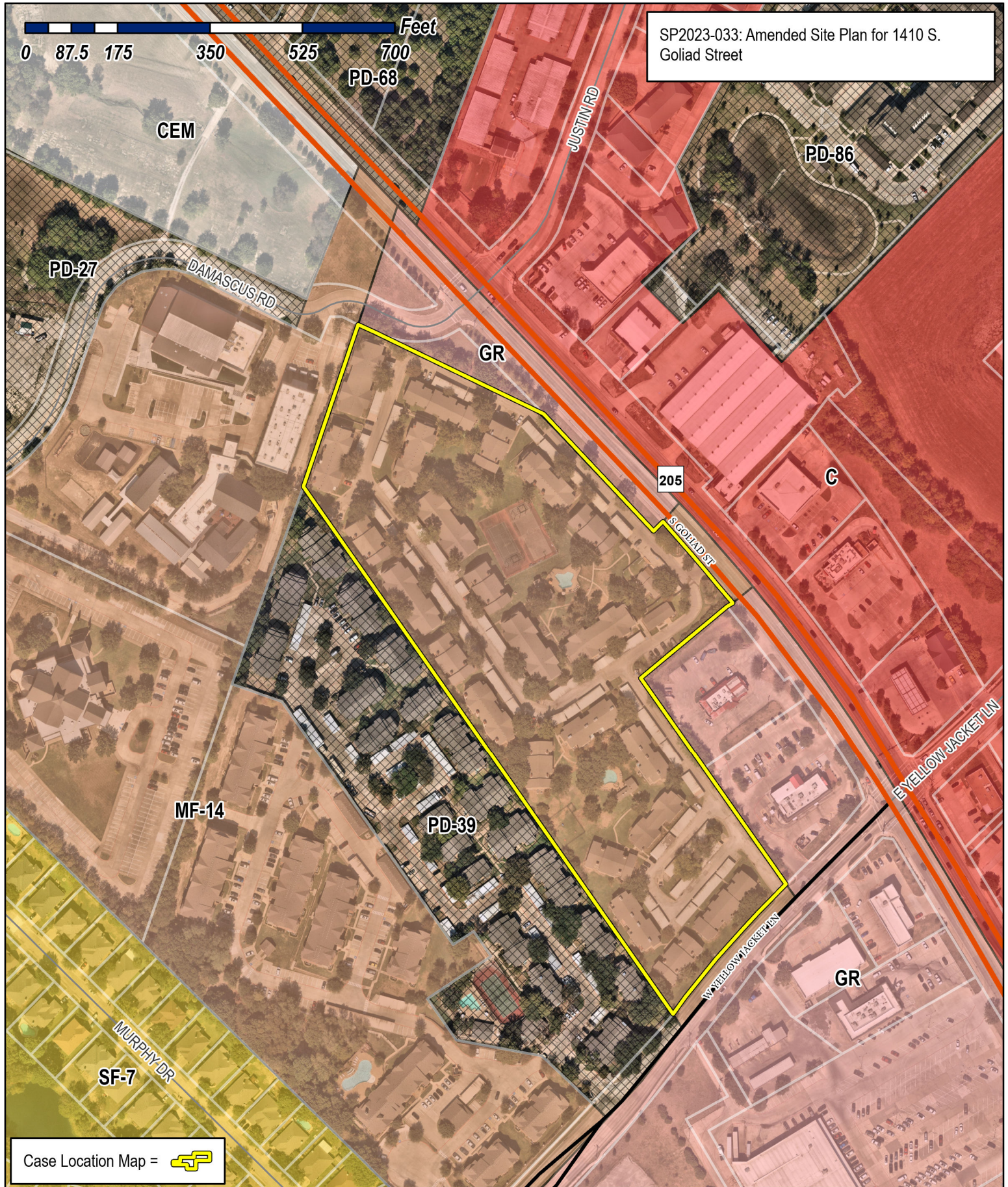
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 10 DAY OF 19, 2023

OWNER'S SIGNATURE _____


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Adrienne Stokes





SP2023-033: Amended Site Plan for 1410 S. Goliad Street

Case Location Map = 



City of Rockwall

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

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Consultant

Project Title

Eastbank Apartments
Leasing Office
1410 S. Coliad Street
Rockwall, TX

Copyright Information
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Revisions:

Drawing Title:

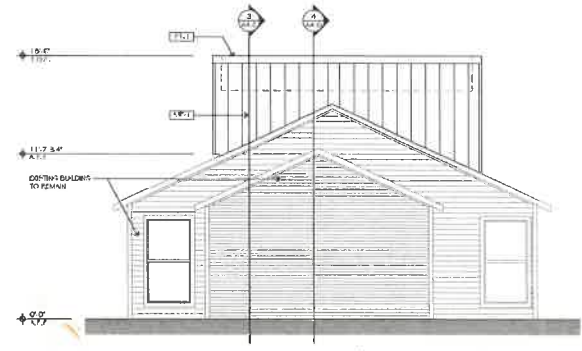
EXTERIOR ELEVATIONS

Date: 06/29/23

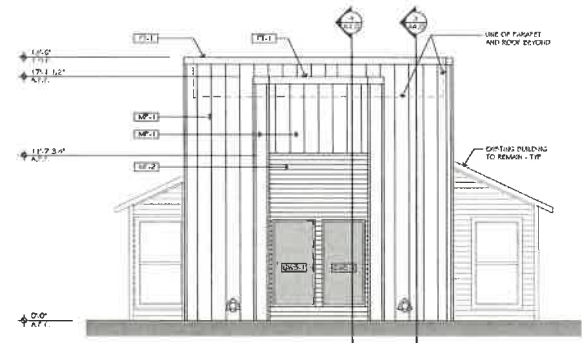
Project No. G23-002

Sheet No.

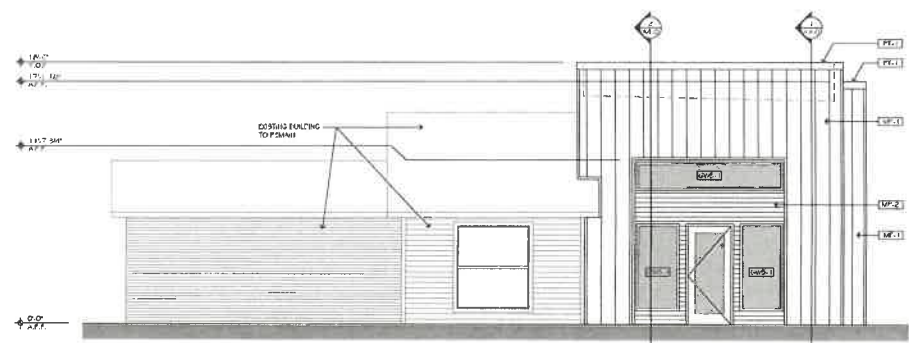
A2.0



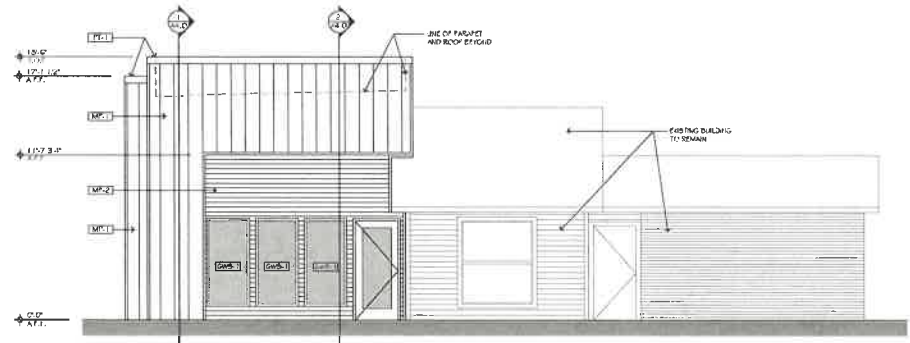
4 EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



2 EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



1 EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



3 EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR MATERIALS LIST	
ARCHITECTURAL METAL PANELS	
MP-1	METAL PANEL: ANOD. FIN. ALU. PLATE PANEL, CONCEALED FASTENING WALL SYSTEM, 1/2" WIDE PANELS, 24 GA., SANDORIN FINISH, COOL. F.B.D.
MP-2	METAL PANEL: ANOD. BRASS/STAIN. LC, CONCEALED FASTENING WALL SYSTEM, 1/2" WIDE PANELS, 24 GA., SANDORIN FINISH, COOL. F.B.D.
PAINT	
PK-1	PAINT: EXTERIOR METAL FLASHING, SHEATHING, WEATH. METAL FITTING, CASTN. STAINL. FINISH, COLOR TO MATCH MP-1
GLAZING WALL SYSTEM	
GW-1	FRAME: EXTERIOR STOREFRONT FRAMING SYSTEM, PRIME SIB BRASS, DOUBLE-PANE, 1/2" INSULATED GLAZING PANEL, GLAZING LOW E, DRWG. 24, 1/2" FIBER GLASS, UNFIBERED AD, RESURF. IN 1.5" x 1.5" x 1/4" PFAAF



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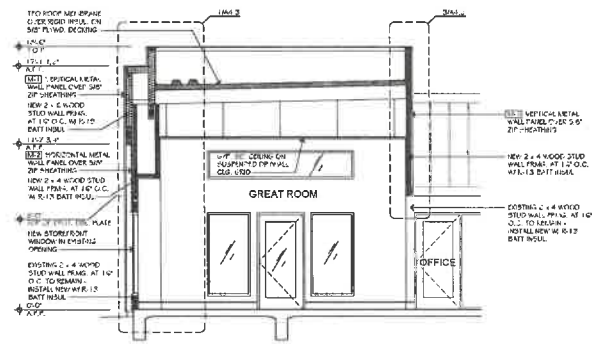
BUILDING SECTIONS

Date: 08/29/23

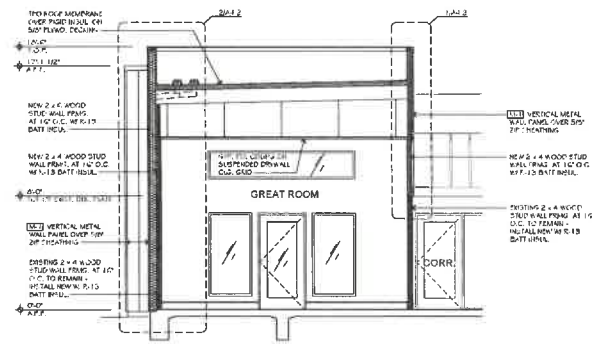
Project No. G23-002

Sheet No.

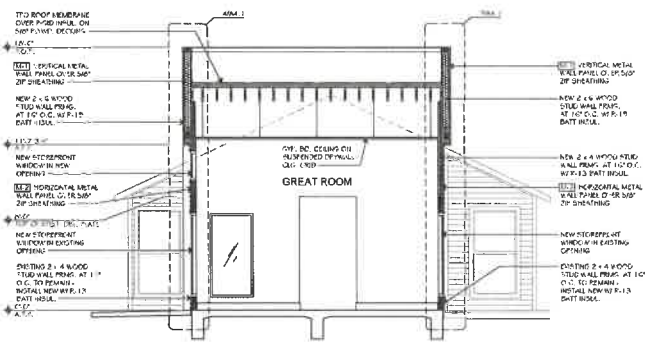
A4.0



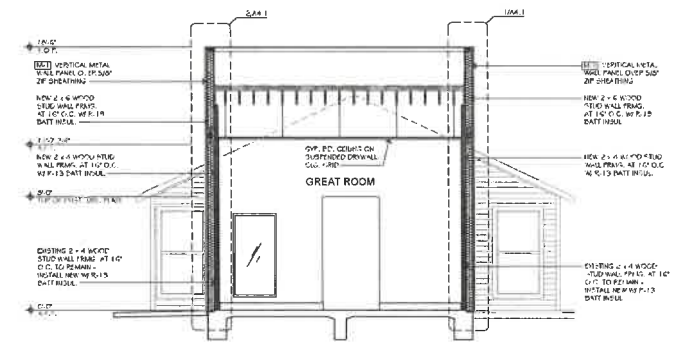
4 | BUILDING SECTION
SCALE: 1/4" = 1'-0"



3 | BUILDING SECTION
SCALE: 1/4" = 1'-0"



2 | BUILDING SECTION
SCALE: 1/4" = 1'-0"



1 | BUILDING SECTION
SCALE: 1/4" = 1'-0"



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: November 28, 2023
APPLICANT: Dillon Stokes; *Stoked Out Services*
CASE NUMBER: SP2023-033; *Amended Site Plan for 1410 S. Goliad Street*

On August 11, 2020, the Planning and Zoning Commission approved an *Amended Site Plan* [i.e. Case No. SP2020-013] to allow the expansion and remold of the exterior of the existing amenity center for the Pebblebrook Apartment Complex (i.e. Eastbank Apartment Complex). As part of the Site Plan case, the Planning and Zoning Commission approved building elevations that incorporated HardieBoard horizontal siding and Lueder limestone. The applicant also was granted a variance to the *Roof Design Standards* to allow a roof pitch of 3:12 on the building; however, the expansion and remodel never took place and the subject property switched ownership prior to the current application. On October 20, 2023, the applicant -- Dillon Stokes -- submitted an application for an *Amended Site Plan* to add metal paneling to part of the building façade of the leasing office and raise that height to approximately 18-feet. On November 1, 2023, the Architectural Review Board recommended that the applicant submit new colored building elevations and a material sample board to better illustrate the proposed changes. On November 7, 2023, the owner -- Michael Hendricks -- submitted a letter for an extension of up to 30 days in order to allow more time to resubmit new building elevations and a material sample board requested by the ARB. On November 14, 2023, both the applicant and owner submitted new building elevations for the leasing center and material sample boards with two (2) exterior options: [1] HardieBoard siding and [2] metal paneling. A material sample board and elevations were also submitted for new shade structures on the subject property, which would consist of metal columns with cedar elements. Based on the new building elevations for the leasing office, the proposed building does not meet the following architectural standards:

- (1) 90% Masonry Requirement. According to Subsection 05.01 (C)(1) of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(e)ach exterior wall of a building's façade shall consist of a minimum of 90% *Primary* materials ..." In this case, the proposed building is utilizing less than 90% *Primary* materials, which will require a *variance* from the Planning and Zoning Commission.
- (2) Cementitious Materials. According to Subsection 05.01 (C)(2) of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he use of cementitious materials shall be limited to 50% of the building's exterior façade; however, stucco shall not be used within the first four (4) feet from grade on a building's façade." In this case, the applicant is proposing to utilize stucco within the first four (4) feet of the buildings' façade, which will require a *variance* from the Planning and Zoning Commission.
- (3) Roof Design Standards. According to Subsection 04.01(A)(1), of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll structures shall have the option of being constructed with either a pitched (minimum of a 6:12 roof pitch), parapet, or mansard roof system as long as the roof system is enclosed on all sides." In this case the proposed building is being remodeled with a flat roof without a parapet, which will require a variance from the Planning and Zoning Commission.

Based on the provided building elevations and site plan, the requested changes to the leasing center and shade structures will require variances to the [1] 90% masonry materials, [2] the use/amount of cementitious materials, and [3] the roof design standards. Although, the applicant has failed to provide compensatory measures in lieu of variances, staff should note that the proposed changes to the leasing center and the shade structures near the basketball courts are a reinvestment in an older, non-conforming property, and based on this the request warrant consideration without compensatory measures. In this case, the applicant appears to want to update the existing building and surroundings with a more modernized and upgraded architecture. With this being said, approval of all variances are discretionary decisions for the Planning and Zoning Commission and do require a supermajority vote with a minimum of four (4) affirmative votes. Should the Planning and Zoning

Commission have any questions concerning the applicant's request, staff and the applicant will be available at the November 28, 2023 Planning and Zoning Commission meeting.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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GENERAL LOCATION _____

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CURRENT ZONING _____

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE _____

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

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APPLICANT STOKED OUT SERVICES

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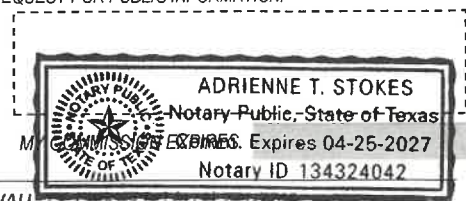
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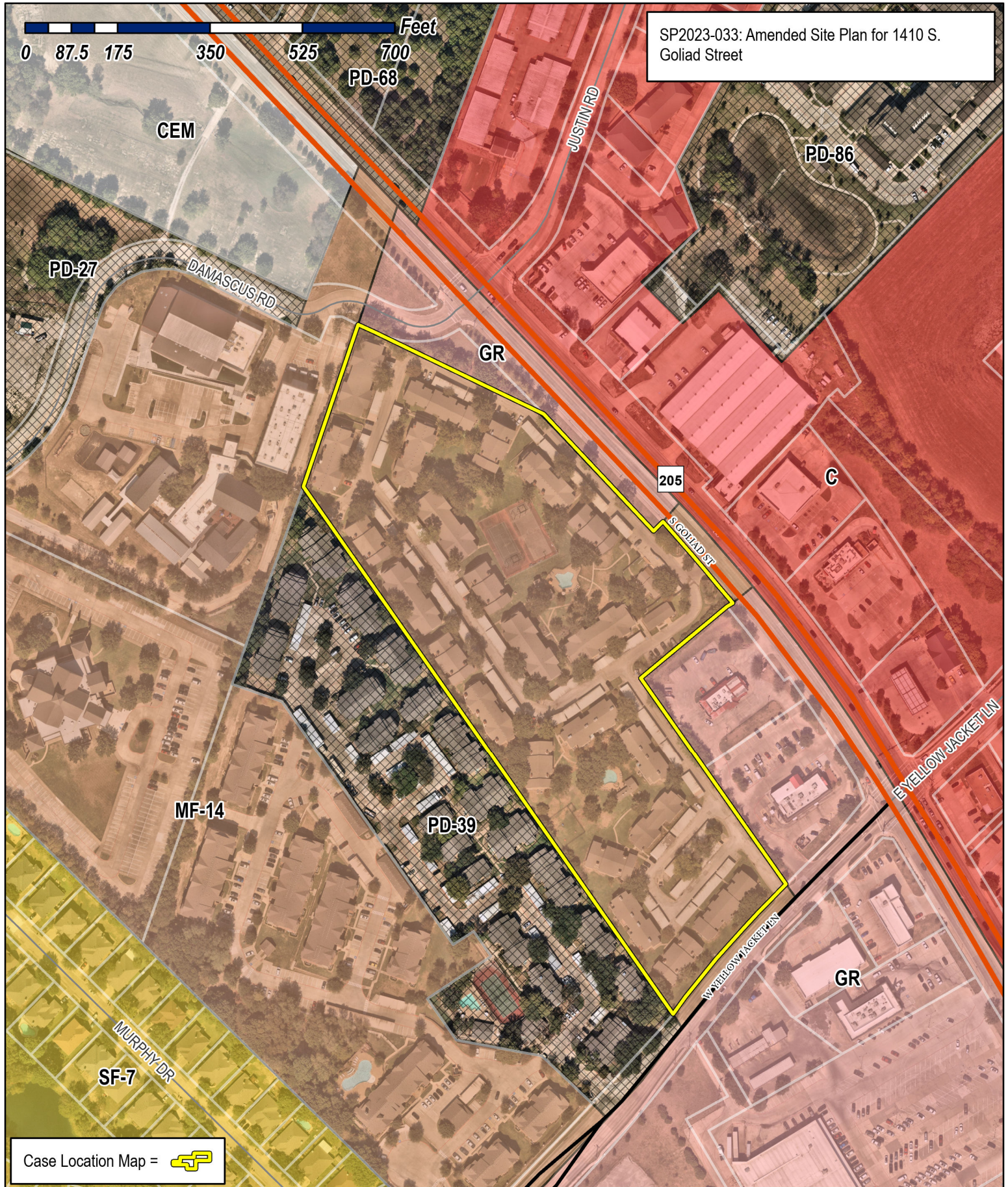
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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Adrienne Stokes





SP2023-033: Amended Site Plan for 1410 S. Goliad Street

Case Location Map = 



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Leasing Office
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Rockwall, TX

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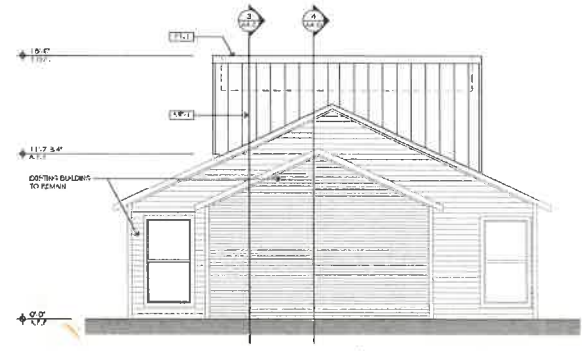
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Date: 06/29/23

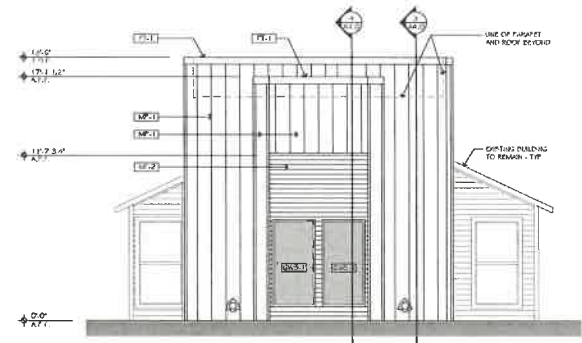
Project No. G23-002

Sheet No.

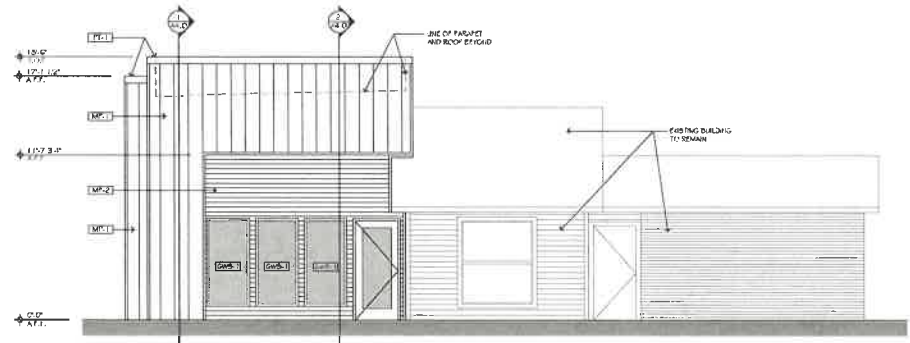
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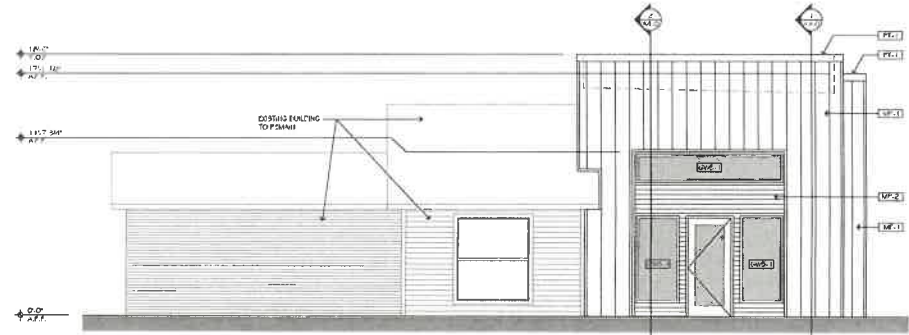
4 | EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



2 | EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

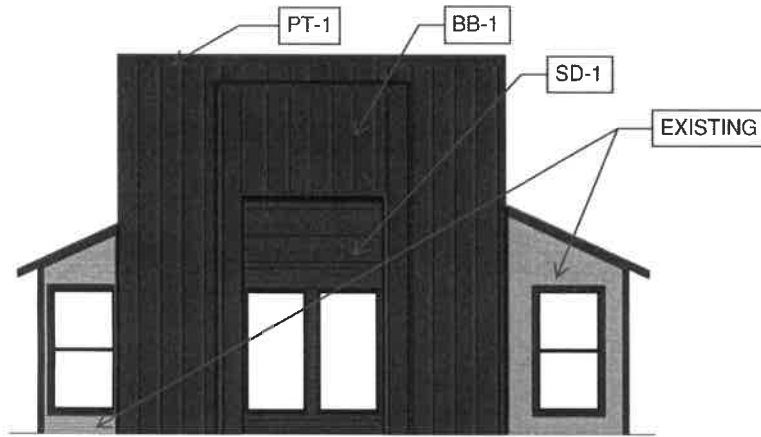
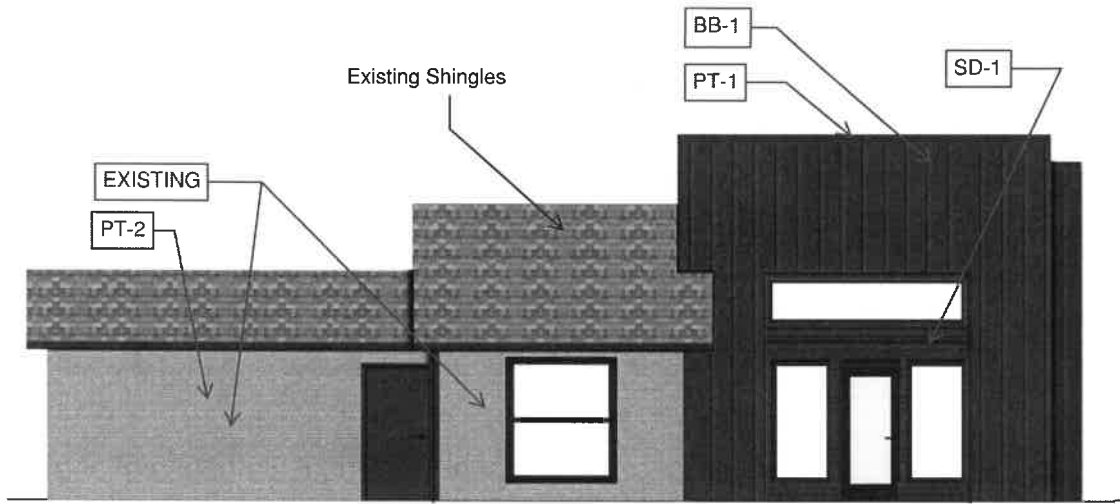


3 | EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"



1 | EXTERIOR ELEVATION
SCALE: 1/4" = 1'-0"

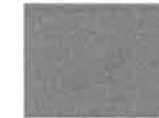
EXTERIOR MATERIALS LIST	
ARCHITECTURAL METAL PANELS	
MP-1	METAL PANEL: ANOD. FIN. ALU. PLATE PANEL, CONCEALED FASTENING WALL SYSTEM, 1/2" WIDE PANELS, 24 GA., SANDORF FINISH, COOL. F.B.D.
MP-2	METAL PANEL: ANOD. FIN. ALU. PLATE PANEL, CONCEALED FASTENING WALL SYSTEM, 1/2" WIDE PANELS, 24 GA., SANDORF FINISH, COOL. F.B.D.
PAINT	
PC-1	PAINT: EXTERIOR METAL FLASHING, SHEATHING, WEATH. METAL FITTING, CASTN. STAINL. FINISH, COLOR TO MATCH (MP-1)
GLAZING WALL SYSTEM	
GW-1	FRAME: EXTERIOR STOREFRONT FRAMING SYSTEM, PRIME SIB. BRASS, DOUBLE-PANE. P. INSULATED GLASS PANEL, GLAZ. 1" LOW-E, DRWG. 24.12, 1/2" FIBER GLASS, UNF. PTFE AD. RESISTANT IN 1.25" x 1.125" PFAHPT



BB-1
 BOARD AND BATTEN
 PAINTED PT-1
 2" WIDE BATTEN AT AT 16" O.C.
 BY JAMES HARDE



PT-1
 PAINT
 EXTERIOR METAL FLASHING SHERWIN WILLIAMS,
 METAL ETCHING SATIN ENAMEL SHERWIN
 SW Classic French Grey 0077

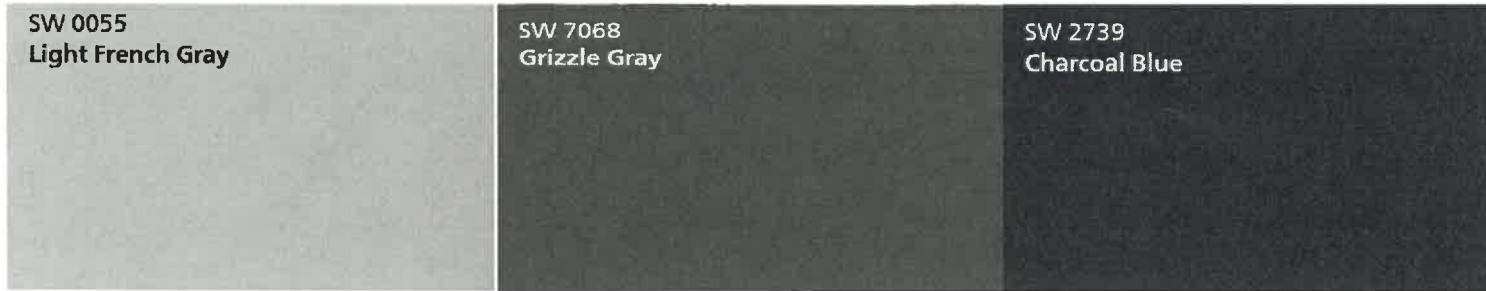


PT-2
 PAINT
 EXISTING BRICK TO BE PAINTED SHERWIN
 WILLIAMS
 UNCERTAIN GREY SW6234



SD-1
 HARDE PLANK
 JAMES HARDE 6" PLANK CEDARMILL
 HORIZONTAL SIDING,
 SW Classic French Grey 0077

East Bank
Exterior Colors



Body A

Trim/Fascia/Metalwork

Doors



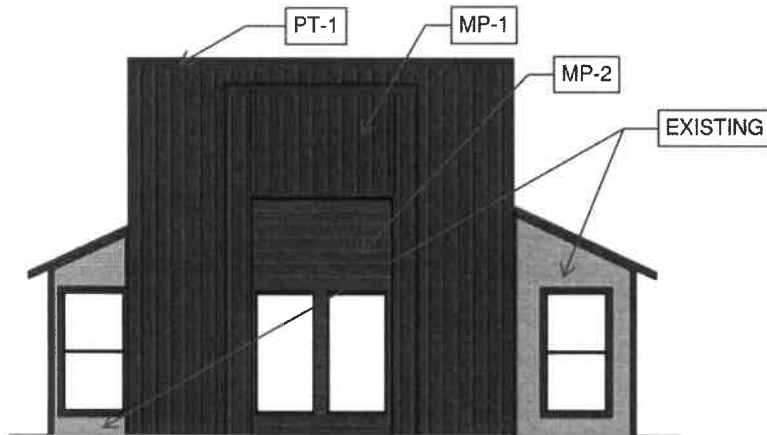
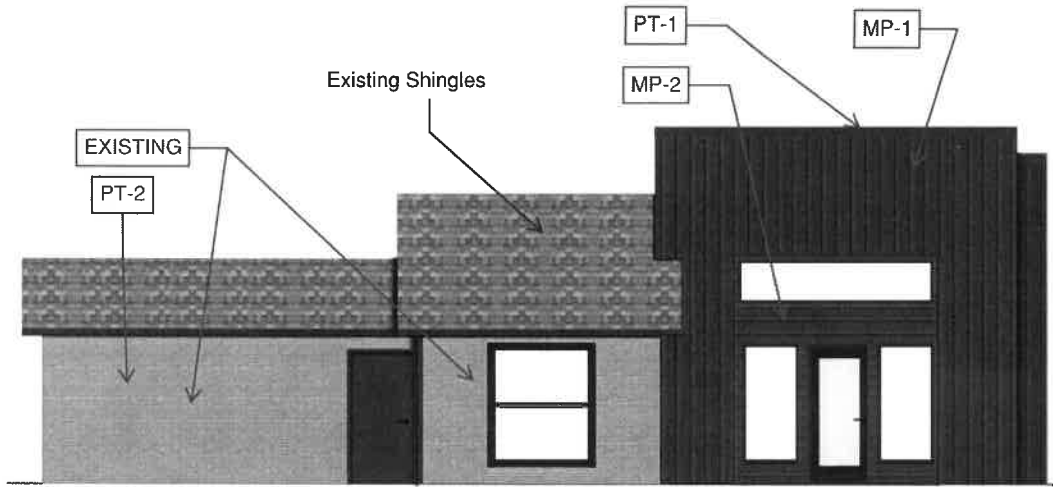
Body B

Trim/Fascia/Metalwork

Doors



LEASING
IMPRESSIONS



MP-1

METAL PANELS
Mueller Inc. U Panel SW 0077 Classic French Gray



MP-2

METAL PANELS
Mueller Inc. U Panel SW 0077 Classic French Gray



PT-1

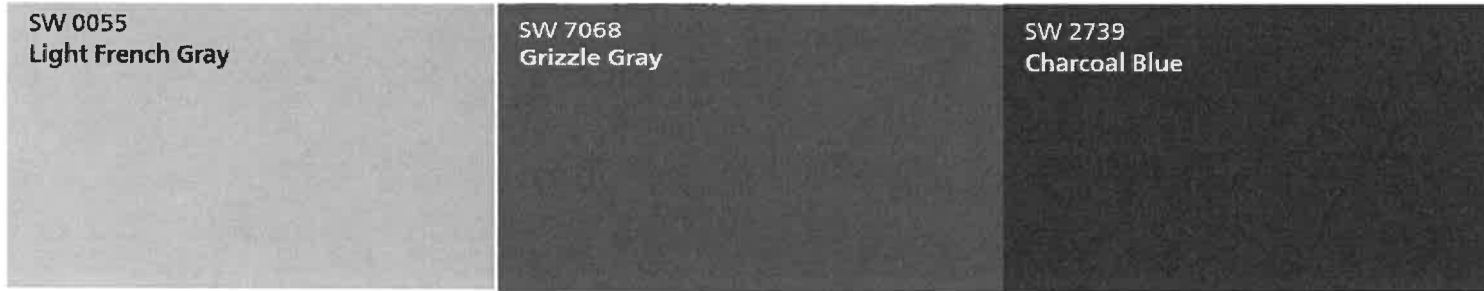
PAINT
EXTERIOR METAL FLASHING SHERWIN WILLIAMS,
METAL ETCHING SATIN ENAMEL FINISH COLOR:
TO MATCH MP-1



PT-2

PAINT
EXISTING BRICK TO BE PAINTED SHERWIN
WILLIAMS
UNCERTAIN GREY SW6234

East Bank
Exterior Colors



SW 0055
Light French Gray

SW 7068
Grizzle Gray

SW 2739
Charcoal Blue

Body A

Trim/Fascia/Metalwork

Doors



SW 0077
Classic French Gray

SW 7068
Grizzle Gray

SW 2739
Charcoal Blue

Body B

Trim/Fascia/Metalwork

Doors



LEASING
IMPRESSIONS

Actual Example Photos Below



Eastbank Shade Structures
1410 S. Goliad St.
Rockwall, TX 75087



Materials

1"x6" Cedar

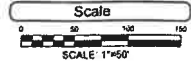
Stain Specification-
Master Halco:
Oxford Brown



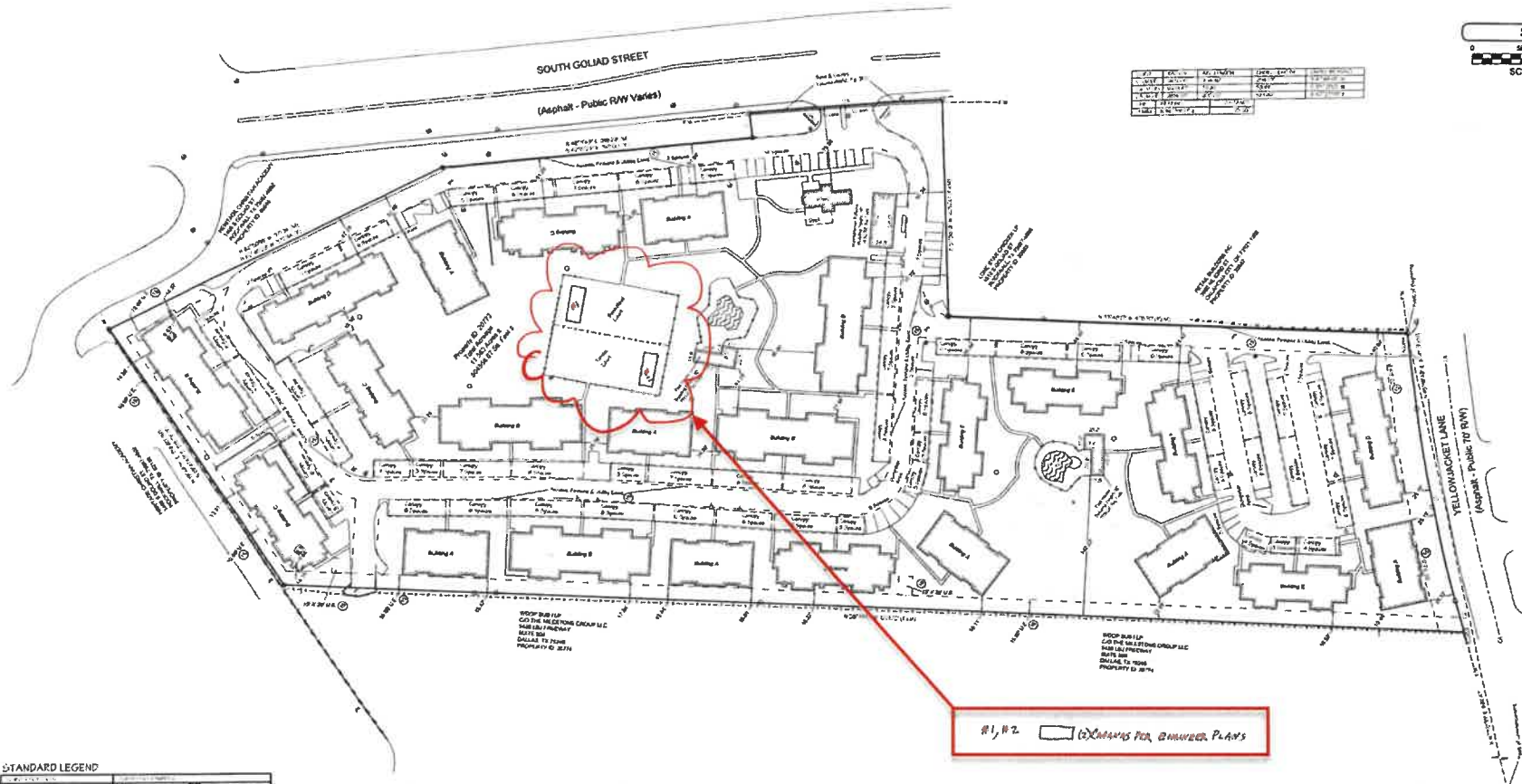
Metal- 6"x6" x3/16"

Paint Specification-
SW 7048 Urbane
Bronze. (Color
Depicted As Well)





#	DATE	BY	REVISION	DESCRIPTION
1	10/12/17	ALAN DAVIS	1	INITIAL SURVEY
2	10/12/17	ALAN DAVIS	2	ADDED NOTES
3	10/12/17	ALAN DAVIS	3	ADDED NOTES
4	10/12/17	ALAN DAVIS	4	ADDED NOTES
5	10/12/17	ALAN DAVIS	5	ADDED NOTES
6	10/12/17	ALAN DAVIS	6	ADDED NOTES
7	10/12/17	ALAN DAVIS	7	ADDED NOTES



#1, #2 EXISTING FOR REMOVED PLANS

STANDARD LEGEND

	Survey Boundary		Easement
	Right of Way		Encroachment
	Utility		Other

ALTAIACSM Land Title Survey Sheet 2 of 2

This Work Coordinated By:		Prepared For:	
Pixis, LLC P.O. Box 1284 Houston, TX 77009 832.261.1166 houston@pixis.com		Client Ref. No: 0001	
		Project Name: Pebblebrook Apartments	
Project Address: 11410 S GOLAD ST		Project Location: ROCKWALL, TEXAS 75087	
Job Number: 16-03-017			

BLWA ASSOCIATES P.A.
ALAN DAVIS SA 4038
Address: 504 W. SYCAMORE ST. SUITE 201
FAVETTVILLE, AR 72708
Company Number: 474-6545488
Fax Number: 479-369-1523
E-mail: alan@blwa.com



November 29, 2023

TO: Michael Hendricks
Chaparral Partners
4925 Greenville Avenue, Suite 860
Dallas, TX 75206

CC: Dillon Stokes
Stoked Out Services
4455 CR 2608
Caddo Mills, TX 75135

FROM: Angelica Guevara, *Planning Technician*
City of Rockwall Planning and Zoning Department
385 S. Goliad Street
Rockwall, TX 75087

SUBJECT: SP2023-033; *Amended Site Plan for 1410 S. Goliad Street*

Mr. Hendricks:

This letter serves to notify you that the above referenced case (*i.e. Amended Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on November 28, 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 November 28, 2023, the Planning and Zoning Commission approved a motion to approve the Amended Site Plan by a vote of 7-0.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6438.

Sincerely,

Angelica Guevara, *Planning Technician*
City of Rockwall Planning and Zoning Department