



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
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

| | | | |
|------------------|--------------------------------|-----|-------------|
| ADDRESS | 1540 I30 Rockwall TX | | |
| SUBDIVISION | Rockwall Recreational Addition | LOT | 1&2 BLOCK 1 |
| GENERAL LOCATION | IH30 & Clay Cooley Drive | | |

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

| | | | |
|-----------------|------|-----------------|-------------|
| CURRENT ZONING | F1 | CURRENT USE | Auto Dealer |
| PROPOSED ZONING | | PROPOSED USE | |
| ACREAGE | 7.17 | LOTS [CURRENT] | 2 |
| | | LOTS [PROPOSED] | |

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

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

| | | | |
|--------------------------------|------------------------------|---|-------------------------------|
| <input type="checkbox"/> OWNER | 1540 East IH 30 Rockwall LLC | <input checked="" type="checkbox"/> APPLICANT | Claymoore Engineering |
| CONTACT PERSON | Clay Cooley | CONTACT PERSON | Drew Donosky |
| ADDRESS | PO Box 570809 | ADDRESS | 1903 Central Drive, Suite 406 |
| CITY, STATE & ZIP | Dallas TX 75357 | CITY, STATE & ZIP | Bedford TX 76012 |
| PHONE | | PHONE | 817-458-4008 |
| E-MAIL | | E-MAIL | Drew@claymooreeng.com |

NOTARY VERIFICATION [REQUIRED]

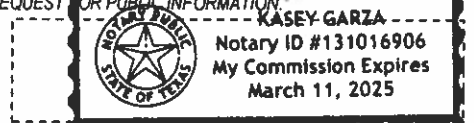
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Clay Cooley (OWNER) THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ November TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11 DAY OF November, 2021 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 11 DAY OF November 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 03/11/2025



CHECKLIST FOR SITE PLAN SUBMITTALS

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

CASE NUMBER:
 OVERLAY DISTRICT:

REVIEWED BY:
 REVIEW DATE:

1.1 GENERAL INFORMATION FOR ALL PLANS SUBMITTED

| Requirements | ✓= OK | N/A | Comments | UDC Reference |
|---|-------------------------------------|-------------------------------------|--|------------------------|
| Items Necessary for Site Plan Review: | | | | <i>Per Application</i> |
| ✓ Site Plan | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | §03.04.A, of Art. 11 |
| ✓ Landscape Plan | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | - |
| ✓ Treescape Plan | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | - |
| ✓ Photometric Plan | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | - |
| ✓ Building Elevations | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | - |
| Building Material Sample Board and Color Rendering of Building Elevations | <input checked="" type="checkbox"/> | <input type="checkbox"/> | If required the sample board should detail all building materials, with each material clearly labeled and indicating manufacturer info, color, etc. Check with Planning Staff to see which is appropriate for the submitted project. | §03.04.A, of Art. 11 |
| Submittal Requirements | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Four (4) large (24" x 36") folded copies and one (1) PDF digital copy of each plan is required at the time of submittal. | §03.04.A, of Art. 11 |
| Is the property properly platted? | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Indicate if the property has been properly platted. | - |
| Title Block (Project Name, Legal Description and/or Address) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | The title block is to be located in the lower right-hand corner of all sheets and contain the project name, street address, and/or the lot and block designation. | §03.04.A, of Art. 11 |
| Case Number | <input checked="" type="checkbox"/> | <input type="checkbox"/> | The case number should be placed in the lower right-hand corner below the title block of all sheets. | §03.04.A, of Art. 11 |
| Owners (Name, Address, and Phone Number) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | The owners name, address, and phone number are required to be in the lower right-hand corner left of the title block. | §03.04.A, of Art. 11 |
| Developer (Name, Address, and Phone Number) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | The name, address, and phone number of the person or company that prepared the plans are required in the lower right-hand corner left of the title block. | §03.04.A, of Art. 11 |
| North Point | <input checked="" type="checkbox"/> | <input type="checkbox"/> | The north point or north arrow must be facing true north (or straight up) on all plans, unless the scale of the drawings or scope of the project requires a different position. | §03.04.A, of Art. 11 |
| Numeric and Graphic Scale | <input checked="" type="checkbox"/> | <input type="checkbox"/> | The recommended engineering scales are 1" = 20', 1" = 40', etc. ... with a maximum of 1" = 100'. | §03.04.A, of Art. 11 |
| Vicinity Map | <input checked="" type="checkbox"/> | <input type="checkbox"/> | The vicinity map should locate the site relative to the nearest major roadways in a one-half mile radius. | §03.04.A, of Art. 11 |
| Signature Block | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Standard signature block with signature space for the Planning & Zoning Chairman and Planning Director. | §03.04.A, of Art. 11 |
| Date | <input checked="" type="checkbox"/> | <input type="checkbox"/> | The date that the plans were prepared is required on all submittals. | §03.04.A, of Art. 11 |
| Proposed Land Use: | | | Indicate the proposed use for this site. Additionally, indicate the proposed use for all structures. | §03.04.A, of Art. 11 |
| ✓ Commercial | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Land Uses Permitted in the RO, NS, GR, C, DT, RC & Designated Planned Development District Ordinances. | - |
| ✓ Industrial | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Land Uses Permitted in the RT, LI, HI & Designated Planned Development District Ordinances. | - |

2.1 SITE PLAN: MISCELLANEOUS AND DENSITY & DIMENSIONAL INFORMATION

| Requirements | ✓= OK | N/A | Comments | UDC Reference |
|--|-------------------------------------|--------------------------|--|----------------------|
| Total Lot or Site Area (Acreage and Square Footage) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | If the site is part of a larger tract include a key map showing the entire tract of land and the location of the site being planned. | §03.04.B, of Art. 11 |

| | | | | |
|---|-------------------------------------|-------------------------------------|--|----------------------|
| Perimeter Dimensions of the Site | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Indicate the perimeter dimensions of the site in feet. | §03.04.B, of Art. 11 |
| Buildings (Square Footage) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Indicate the location and total square footage of all existing and planned buildings on the site. | §03.04.B, of Art. 11 |
| Perimeter Dimensions of all Buildings | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Indicate the wall lengths of all buildings on the site. | §03.04.B, of Art. 11 |
| Distance Between Buildings | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Indicate the distance between all existing and planned buildings located on the site. | §03.04.B, of Art. 11 |
| Distance Between Buildings and Property Lines | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Indicate the distance between all property lines and existing and planned buildings located on the site. | §03.04.B, of Art. 11 |
| Indicate all Property Lines | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Indicate all existing property lines. If the site plan requires a platting case that will alter the property lines show the proposed changes in a different line weight. | §03.04.B, of Art. 11 |
| Indicate all Building Setbacks | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Indicate all building setbacks adjacent to right-of-way. | §03.04.B, of Art. 11 |
| Indicate all Easements | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Additionally, indicate all utilities both existing and proposed. | §03.04.B, of Art. 11 |
| Indicate all Drive/Turning Radii | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | §03.04.B, of Art. 11 |
| Indicate all Drive Widths | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | §03.04.B, of Art. 11 |
| Indicate all Fire Lanes | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Indicate and label the widths of all fire lanes existing and proposed for the site. | §03.04.B, of Art. 11 |
| Indicate location of all Fire Hydrants | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | §03.04.B, of Art. 11 |
| Indicate all Sidewalks | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Indicate and label the widths of all sidewalks existing and proposed for the site. | §03.04.B, of Art. 11 |
| Adjacent Street Right-Of-Way | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Reference the City's Master Transportation Plan for right-of-way information. | §03.04.B, of Art. 11 |
| Label all Adjacent Street Name | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Label all adjacent existing and proposed street names. | §03.04.B, of Art. 11 |
| Adjacent Street Centerlines | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Indicate the street centerline for all existing and proposed streets. | §03.04.B, of Art. 11 |
| Median Breaks in Adjacent Streets | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | §03.04.B, of Art. 11 |

2.2 SITE PLAN: PARKING INFORMATION

| Requirements | ✓= OK | N/A | Comments | UDC Reference |
|--------------------------------------|-------------------------------------|--------------------------|--|----------------------|
| Dimension of a Typical Parking Space | <input checked="" type="checkbox"/> | <input type="checkbox"/> | See the comment section in <i>Adequate Parking and Maneuvering</i> below. | §05.03, of Art. 06 |
| Parking Table | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Provide parking table indicating the total number of required parking spaces by use, the total number of required handicapped parking spaces and the total parking provided. | §05.01, of Art. 06 |
| Handicap Parking Spaces Shown | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | §05.04, of Art. 06 |
| Adequate Parking | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <i>Reference Table 3 of Article VI.</i> | Table 5, Art. 06 |
| Adequate Parking and Maneuvering | <input checked="" type="checkbox"/> | <input type="checkbox"/> | All parking spaces and aisle dimensions shall conform to the off-street parking requirements in section 2.19 of the City's Standards of Design and Construction (<i>Check w/ the Engineering Department</i>). | §05.03.C, of Art. 06 |
| Adequate Loading Area | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Loading spaces shall be a minimum of 12 feet in width, 65 feet in length, and 14 feet in height except as may otherwise be approved by the city engineer (<i>Art. VI 6.5 Loading Requirements</i>). | §06.04, of Art. 06 |
| Adequate Loading Maneuvering | <input checked="" type="checkbox"/> | <input type="checkbox"/> | It is also the purpose of this Article to require allocation of sufficient off-street/on-site loading facilities by businesses and industry to ensure that the loading and unloading of vehicles will not interfere with traffic flow or block roadways or fire lanes. | §01.02, of Art. 06 |
| Type and Depth of Paving Material | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Indicate the type and depth of the paving material and provide a detail or cut-sheet. All required parking and loading areas shall be constructed of concrete, but may have a surface treatment of brick, stone or other similar material. | §03.02, of Art. 06 |

2.3 SITE PLAN: SIGNAGE

| Requirements | ✓= OK | N/A | Comments | UDC Reference |
|---|-------|-----|----------|---------------|
| NOTE: All signage shall conform to Chapter 32 of the Rockwall Municipal Code of Ordinance, unless otherwise specified in an Overlay District or Planned Development District with specific signage requirements. | | | | |

| | | | | |
|------------------------------|--------------------------|-------------------------------------|---|----------------------|
| Proposed or Existing Signage | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Indicate the location and type of all proposed and/or existing signage on the site plan. Additionally, provide a detail or cut-sheet showing the elevations, lighting and dimensions of the proposed signage. | §06.02.F, of Art. 05 |
|------------------------------|--------------------------|-------------------------------------|---|----------------------|

2.4 SITE PLAN: SCREENING

| Requirements | √= OK | N/A | Comments | UDC Reference |
|---|-------------------------------------|-------------------------------------|---|----------------------|
| Indicate the Type and Location of any Existing and/or Proposed Fences | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Label the height and type of fence proposed or existing. | §08.02.F, of Art. 08 |
| Utility Equipment Screening (Pad or Ground Mounted) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings, berms, or walls matching the main structure. | §01.05.C, of Art. 05 |
| Utility Equipment Screening (Roof Mounted) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction. | §01.05.C, of Art. 05 |
| Above Ground Storage Tanks | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Aboveground storage tanks shall be screened utilizing walls matching the main structure. Screening plans for above ground storage tanks shall generally conform to the diagram below (i.e. incorporate primary screening – screening wall – and secondary screening) and be approved by the Planning and Zoning Commission in conjunction with a site plan. | §01.05.D, of Art. 05 |
| Dumpster Screening | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Trash/Recycling enclosures shall be four (4) sided. These receptacles shall be screened by a minimum six (6) foot, solid masonry dumpster enclosure that utilizes the same masonry materials as the primary building and incorporates an opaque, self-latching gate. Dumpster storage should be located to the rear of the buildings with proper access. Trash dumpster shall not be located in any required parking space and shall allow proper access by service trucks. The minimum enclosure area shall be 12'x10'. A minimum of 6" bollards will be required at potential impact zones and the pad site shall be paved to city standards. | §01.05.B, of Art. 05 |
| Outside Storage | <input type="checkbox"/> | <input checked="" type="checkbox"/> | | |
| Off-Street Loading Dock Screening | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Off-street loading docks must be screened from all public streets and any residential district that abuts or is directly across a public street or alley from the lot. The screening must be at least six feet in height and may be provided by using a masonry fence, berms, plantings or a combination of the above. | §01.05.A, of Art. 05 |
| Residential Adjacency Standards | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The director may require wing walls, landscape screens, changes in building orientation, and/or other architectural elements to minimize the impact of uses adjacent to residential property within 150 feet (also reference Art. VIII 5.2). | §01.06, of Art. 05 |

3.1 LANDSCAPE PLAN

| Requirements | √= OK | N/A | Comments | UDC Reference |
|--|-------------------------------------|--------------------------|---|--------------------------------|
| Provide Site Data Note: see site plan for dimensional control | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist. | See Sec. 2.1 of this checklist |
| Impervious Area vs. Landscape/Open Space Area Provided and Required (As Per Zoning District) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Indicate the applicable zoning district percentage of landscaping required and provided, and the impervious area vs. the amount of landscaping and open spaces required and provided. | §01.01.B, of Art. 05 |
| Landscape Table | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Provide a landscape table showing plant materials, quantities, size and spacing for existing and proposed landscaping. Complete description of plant materials shown on the plan, including names, locations, qualities, container or caliper sizes at installation, heights, spread, and spacing requirements should also be listed on the plan. | §05.03.B, of Art. 08 |
| Indicate all Landscaping | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Indicate the locations of all existing and proposed landscaping. | §05.03.B, of Art. 08 |
| Location of Water Courses and Significant Drainage Features | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Indicate the locations of all existing and/or proposed water courses and the location of any existing and/or proposed significant drainage features. | - |
| Indicate all Landscape Buffers | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Indicate the locations and dimensions of the required landscape buffers. | §05.01, of Art. 08 |

| Acceptable Landscape Materials: | | | Sec. 04., of Art. 08 | |
|---|--------------------------|--------------------------|---|---|
| ✓ Trees allowed in Street Landscape Buffers | ✓ | <input type="checkbox"/> | Cedar Elm, Texas Red Oak, Homestead Elm, Lace Bark Elm, Bald Cypress, Chinese Pistachio, October Glory Maple, Pecan, Texas Ash, Live Oak, Chinquapin Oak, and Burr Oak (Understory Trees: Texas Redbud, Mexican Plum, Downy Hawthorn, Wax Myrtle, Yaupon, and Deciduous Yaupon) | Appendix C |
| ✓ Trees not allowed in Landscape Buffers | ✓ | <input type="checkbox"/> | Silver Maple, Box Elder, Mimosa, Catalpa, Hackberry, Sugarberry, Honey Locust, Tulip Tree, Chinaberry, Sycamore, Cottonwood, Willows, American Elm, Siberian Elm, Jerusalem Thorn/Petuma, Bois D'Arc, Flowering Crabapple Tree, Ginko Tree, Peach/Plum, Mulberry, Texas Mountain Laurel, Lilac Chaste Tree, and Pine Tree. | Appendix C |
| Protected Trees (That Will Remain On-Site) | ✓ | <input type="checkbox"/> | Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Prior to any construction or land development, the developer shall clearly mark all protected and feature trees with an aluminum tag -- indicating the trees relationship to the treescape plan -- and flag (i.e. bright fluorescent red vinyl tape). In those instances where a protected tree is so close to the construction area that construction equipment could possibly damage the tree, a protective fence shall be required. | §07.01, of Art. 09 |
| Parking Lot Landscaping | ✓ | <input type="checkbox"/> | Complete description of landscaping and screening to be provided in or near off-street parking and loading areas, including the information as to the amount (in sq. ft.) of landscape area to be provided internal to parking areas, the total square footage included in the parking area, and the number and location of required off-street parking and loading spaces. | §05.03.E, of Art. 08 |
| Location of all Site Amenities | ✓ | <input type="checkbox"/> | Identify the size, height, location, and material of proposed seating, lighting, planter's sculptures, water features and landscape paving and other public amenities. | - |
| Identify Visibility Triangles | <input type="checkbox"/> | ✓ | Identify visibility triangles on all lots for all driveway intersections and public streets. | §01.08, of Art. 05 |
| Landscape Buffer - Street Trees | ✓ | <input type="checkbox"/> | Large trees (a species which normally reaches a height of 30 feet or more upon maturity) shall be provided in the required street landscape buffer in numbers equal to one (1) tree for every 50 feet of street frontage. | §05.01, of Art. 08 |
| Tree Locations | ✓ | <input type="checkbox"/> | Trees must be planted at least five (5) feet from water, sewer and storm sewer lines. | §05.03.E, of Art. 08 |
| Irrigation Requirements Note | ✓ | <input type="checkbox"/> | Provide note indicating irrigation will meet requirements of UDC. | §05.04, of Art. 08 |
| Hydro mulch (or non-sod option) | ✓ | <input type="checkbox"/> | The developer shall establish grass and maintain the seeded area, including watering, until a "Permanent Stand of Grass" is obtained at which time the project will be accepted by the City. A "Stand of Grass" shall consist of 75% to 80% coverage and a minimum of one-inch (1") in height as determined by the City. | Sec. 4.2, Coverage, Engr Standards of Design and Construction |
| Rights-of-Way & Landscape Buffers | ✓ | <input type="checkbox"/> | All landscape buffers and public right-of-way located adjacent to a proposed development shall be improved with grass (i.e. sod -- hydro mulch shall be prohibited in these areas) prior to the issuance of a Certificate of Occupancy (CO). | §05.03.G, of Art. 08 |

4.1 TREESCAPE PLAN

| Requirements | ✓ = OK | N/A | Comments | UDC Reference |
|---|--------|--------------------------|--|--------------------------------|
| Provide Site Data | ✓ | <input type="checkbox"/> | Provide the same site data information required in Section 2.1 <i>Site Plan: Miscellaneous and Density and Dimensional Requirements</i> of this checklist. | See Sec. 2.1 of this checklist |
| Note: see site plan for dimensional control. | | | | |
| Buildings | ✓ | <input type="checkbox"/> | Indicate the location of all existing or proposed structures, and/or the building pads as shown on the grading plan. | §03.01.A, of Art. 09 |
| Indicate all Site Elevations, Grades, Major Contours and the Limits of Construction | ✓ | <input type="checkbox"/> | | §03.01.C, of Art. 09 |

| | | | | |
|--|-------------------------------------|--------------------------|---|----------------------|
| Protected Trees (To Remain On Site) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Indicate the location and provide a description by type and size of all existing protected trees (4" or larger) proposed to be retained. Such trees shall be marked and a drip line of said trees shall be protected prior to and during all construction, including dirt work. | §03.01.E, of Art. 09 |
| Protected Trees (To be Removed from the Site) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Indicate the location of all protected trees (4" or larger) that are to be removed from the site and the proposed locations of all replacement trees. | §03.01.F, of Art. 09 |
| Treescape Table | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Provide a table showing the total inches of trees to be removed and the total inches of trees to be replaced. | §03.01.G, of Art. 09 |

5.1 PHOTOMETRIC AND LIGHTING PLANS

Note: existing site lighting to remain,
no additional site lighting it proposed

| Requirements | ✓= OK | N/A | Comments | UDC Reference |
|--|--------------------------|-------------------------------------|---|----------------------------------|
| Provide Site Data Table | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Provide the same site data information required in Section 2.1 <i>Site Plan: Miscellaneous and Density and Dimensional Requirements</i> of this checklist. | See Sec. 2.1 of this checklist - |
| Indicate Lighting Levels (in Foot Candles [FC]) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Show lighting levels in foot-candles (FC) measured throughout the site and extended to all property lines of the subject property. | §03.03, of Art. 07 |
| Adjacent Property with Common Lot Lines: | | | | |
| ✓ Residential Use | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The allowable maximum light intensity measured at the property line of a residential property shall be 0.2 of one foot candle. | §03.03.B, of Art. 07 |
| ✓ Commercial Use | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one foot candle. <i>Subject to requirements in Art. VII 3.3.C.</i> | §03.03.C, of Art. 07 |
| Under-Canopy Lighting | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Under canopy lighting (i.e. fuel stations, drive through lanes and covered parking structures) shall not exceed 35 foot candles (with the exception below). | §03.03.E.1, of Art. 07 |
| Lighting for Motor Vehicle Dealerships | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Shall not exceed 0.3 of one foot candle within the front yard of the development. The remainder will comply with the 0.2 of one foot candle. | §03.03.E.2, of Art. 07 |
| Lighting in Parking Areas | <input type="checkbox"/> | <input checked="" type="checkbox"/> | The maximum outdoor maintained, computed and measured illumination level within any nonresidential development shall not exceed 20 FC outdoors at any point on the site, with a maximum of 0.2 FC at the property line. (Exceptions: (1) under canopy lighting and (2) motor vehicle dealerships) | §03.03.G, of Art. 07 |
| Building and Pole Mounted Lighting | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Indicate the location and type of all exterior lighting, including pole mounted, wall-mounted, signage, etc. | §03.03.E, of Art. 07 |
| Indicate the Mounting Height for all Proposed Light Fixtures | <input type="checkbox"/> | <input checked="" type="checkbox"/> | No light pole, base or combination thereof shall exceed 30 feet, unless further restricted within an Overlay District. | §03.03.D of Art. 07 |
| Indicate the Wattage of all Light Sources | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Provide lighting cut sheets that indicates the wattage for each exterior lighting fixture. Light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line. | §03.03.A, of Art. 07 |
| Proposed Light Fixtures | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Provide elevation drawings and/or cut-sheets of proposed light fixtures on/with photometric plan. | §03.03, of Art. 07 |

6.1 BUILDING ELEVATIONS: NON-INDUSTRIAL

| Requirements | ✓= OK | N/A | Comments | UDC Reference |
|--|-------------------------------------|--------------------------|--|----------------------|
| Provide Exterior Elevations | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>North</u> <u>South</u> <u>East</u> <u>West</u> (Circle all that apply) | - |
| Indicate Exterior Elevations Adjacent to Public Right-of-Way | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <u>North</u> <u>South</u> <u>East</u> <u>West</u> (Circle all that apply) | - |
| Minimum 90% Masonry Requirement <i>OVERLAY DISTRICTS ONLY</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Exterior walls should consist of 90% masonry materials excluding doors and windows. | §06.02.C, of Art. 05 |
| Indicate Amount and Location of the Minimum 20% Stone Requirement <i>OVERLAY DISTRICTS ONLY</i> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Applies to facades that are visible from a public right-of-way and/or open space. | §06.02.C, of Art. 05 |
| Indicate the Surface Area of Each Facade | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade. | §04.01, of Art. 05 |
| Proposed Building Materials | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Specifications and description of all proposed building materials, on all proposed buildings. | §04.01, of Art. 05 |
| Indicate the Roofing Materials and Color | <input checked="" type="checkbox"/> | <input type="checkbox"/> | | |

| | | | | |
|---|-------------------------------------|--------------------------|--|------------------------|
| Indicate Parapet Wall Height **(If Applicable, finish the interior side of the parapet wall) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | If applicable indicate the parapet wall by dashing in the top of roof deck. **Projecting elements and parapets that are visible from adjacent properties or public right-of-way shall be finished on the interior side using the same materials as the exterior facing wall. | §04.01, of Art. 05 |
| Indicate all Roof Mounted Mechanical Equipment (If Applicable) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | If applicable indicate any proposed roof mounted mechanical equipment and indicate how these will be screened from view. | §01.05.C, of Art. 05 |
| Indicate Any Additional Design Elements Proposed (If Applicable) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Indicate any additional design elements for the base, walls, or parapets (such as cornice, arcades, and covered walkways/windows). Be sure to include the location, size, color, and material of any proposed structure. | |
| Indicate Building Height(s) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | The height of the building shall be measured from the average elevation of the finished grade along the front of the building to the highest point of the roof or parapet of the building if it is a flat, mansard or shed roof; or to the midpoint of the roof if it is gable, hip or gambrel roof. | §07.03 of Art. 05 |
| Minimum Standards for Articulation: | | | | |
| Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property) | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Secondary Entry/Arch. Element Length = 25% x L 4. Wall Projection = 25% x H 5. Primary Entry/Arch. Element Width = 2 x (25% x L) 6. Projection Height = 25% x H 7. Primary Entry/Arch. Element Length = 2 x (25% x L) | §04.01.C.1, of Art. 05 |
| Secondary Facades | <input checked="" type="checkbox"/> | <input type="checkbox"/> | 1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Secondary Entry/Arch. Element Length = 15% x L 4. Secondary Entry/Arch. Element Width = 15% x H 5. Projection Height = 15% x H | §04.01.C.2, of Art. 05 |

6.2 BUILDING ELEVATIONS: INDUSTRIAL

| Requirements | ✓ = OK | N/A | Comments | UDC Reference |
|---|--------------------------|-------------------------------------|---|----------------------------|
| NOTE: Industrial buildings are subject to all the elements listed in Section 6.1 Building Elevations: Non-Industrial with the exception of the following standards. | | | | |
| Minimum 90% Masonry Requirement | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Exterior walls should consist of 90% masonry materials excluding doors and windows. | §05.01.A.1, of Art. 05 |
| Indicate Amount and Location of the Minimum 20% Stone Requirement | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Applies to facades that are visible from a public right-of-way and/or open space. | §05.01.A.1.a.1, of Art. 05 |
| Minimum Standards for Articulation: | | | | |
| Primary Facades (i.e. facades visible from a public ROW, open space/green space, public/private park, and or residential zoning district or residentially used property) | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1. Wall Height [H] = H 2. Wall Length [L] = 4 x H 3. Wall Projection = 25% x H 4. Entry/Arch. Element Length = 33% x L 5. Projection Height = 25% x H 6. Entry/Arch. Element Width = 2 x (25% x H) | §05.01.C.1, of Art. 05 |
| Secondary Facades | <input type="checkbox"/> | <input checked="" type="checkbox"/> | 1. Wall Height [H] = H 2. Wall Length [L] = 3 x H 3. Entry/Arch. Element Length = 15% x L 4. Entry/Arch. Element Width = 15% x H 5. Projection Height = 15% x H | §05.01.C.2, of Art. 05 |



June 16, 2023

Planning Dept.
City of Rockwall
385 S Goliad St.
Rockwall, Texas 75087

Re: SUP Zoning Request
Letter of Intent

To Whom It May Concern,

Please let this letter serve as the Letter of Intent for the SUP Zoning request of approximately 7.17 acres of land located off I-30 in Rockwall, Texas. It is our understanding that a SUP rezoning is required to amend the site plan and building elevations on the subject tract. The proposed development will include a building renovation, expansion on the front façade, expanded service canopy, addition of a new customer delivery canopy, a carwash, and an oil/lube building. The property currently has open storage in the rear of the building that is non-conforming. This SUP requests this area be allowed given improved screening and paving are to be provided as a part of this project.

This SUP request is in response to a change in the site plan, from the previously approved SUP for the subject property. The major changes from the approved SUP are 1) an additional bay has been added to the service canopy attached to the east side of the existing building. 2) The oil/lube building has grown and rotated 90 degrees. Other minor site changes have been made in response to these changes for paving and parking stalls in the areas adjacent to the major changes.

Should you have any questions, please feel free to contact me.

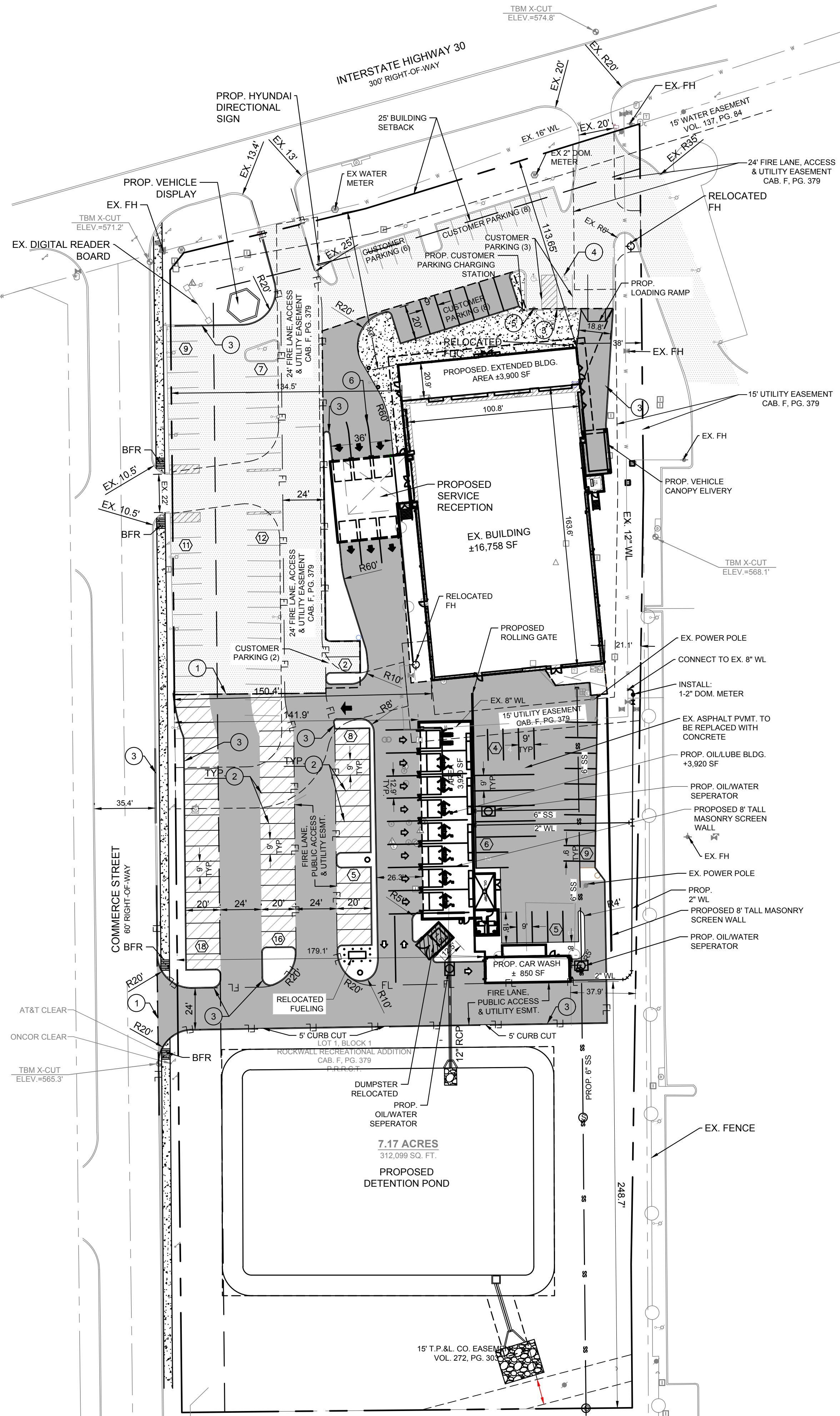
Sincerely,

Claymoore Engineering, Inc.
1903 Central Drive Ste. 406
Bedford, TX 76021
817-281-0572

A handwritten signature in blue ink that reads "Drew Donosky".

Drew Donosky, P.E.

PLOTTED BY: JAT, KRUBAUDDA
 PLOT DATE: 6/16/2023 4:44 AM
 LOCATION: Z:\PROJECTS\PROJECTS\2021-200 COOLEY ROCKWALL HYUNDAI\CADD\SHEETS\SP-1 CITY SITE PLAN.DWG
 LAST SAVED: 6/16/2023 3:42 AM



A. HANNA SURVEY,
 ABSTRACT NO. 99

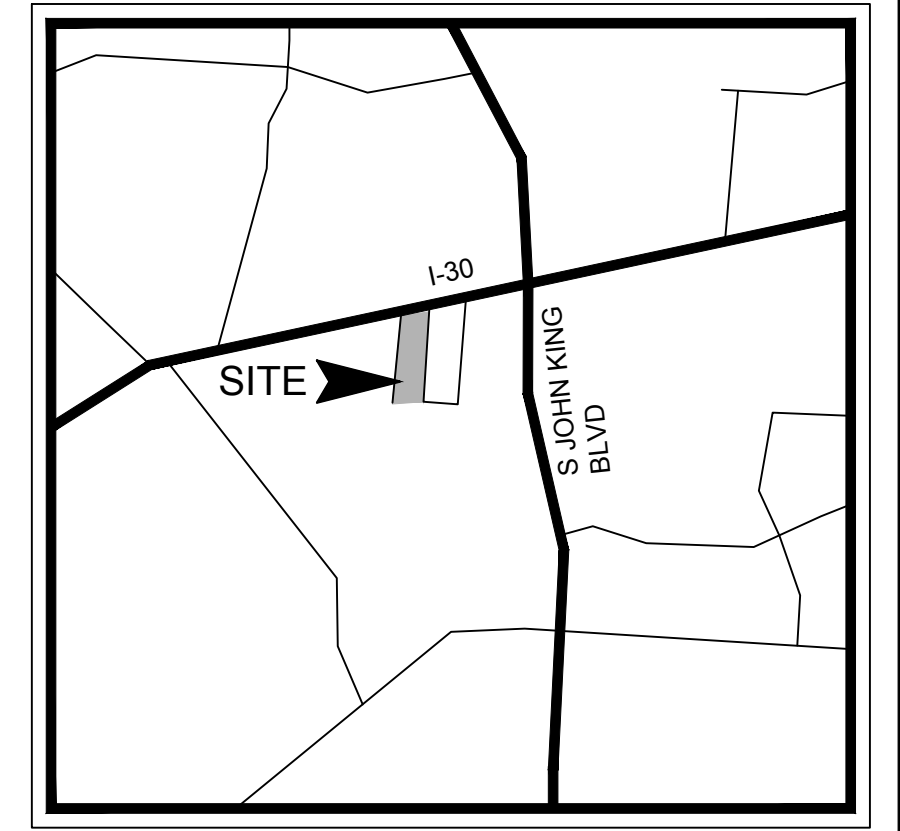
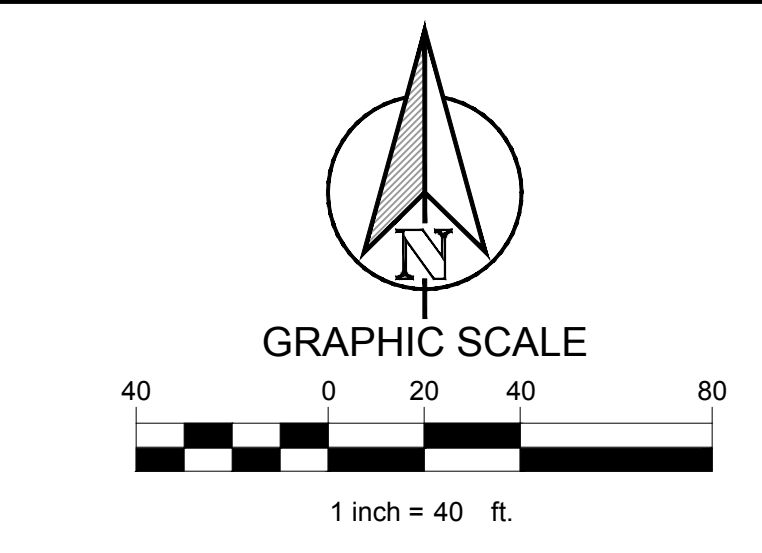
 N.M. BULLARD SURVEY,
 ABSTRACT NO. 24

LOT 1
 BLOCK 1
 HONDA OF ROCKWALL ADDITION
 CAB. H, PG. 277
 P.R.R.C.T.

| SITE DATA TABLE | |
|---------------------|------------------------|
| SITE AREA | 7.71 AC (312,099 SF) |
| ZONING | L1 |
| PROPOSED USE | AUTO DEALER |
| BUILDING SIZE | 20,658 SF (DEALERSHIP) |
| | 850 SF (CARWASH) |
| | 3,920 SF (OIL/LUBE) |
| LOT COVERAGE | 0.07 % |
| FLOOR TO AREA RATIO | 0.07 : 1 |
| BUILDING HEIGHT | 1 STORY |
| SALES FLOOR AREA | 3,928 SF |
| OFFICE AREA | 1,303 SF |
| # OF BAYS | 12 |

| PARKING DATA TABLE | |
|-------------------------|-------------------|
| PARKING REQ. | |
| SALES FLOOR 1/ 250 SF | 16 SPACES |
| OFFICE SF 1/ 300 SF | 5 SPACES |
| 1 PER 2 BAY | 6 SPACES |
| TOTAL: | 27 SPACES |
| PARKING PROVIDED | |
| DISPLAY PARKING | 86 SPACES |
| CUSTOMER PARKING | 27 (2 ADA) SPACES |
| SERVICE/STORAGE PARKING | 24 SPACES |

| CONSTRUCTION SCHEDULE | |
|-----------------------|--|
| | EXISTING CONCRETE PAVEMENT |
| | FIRE LANE AND DRIVE AISLE 6", 3600 PSI (6.5 SACK/CY), #3 ON 18" ON 6" LIME STABILIZED SUBGRADE |
| | PARKING 5", 3600 PSI (6.5 SACK/CY), #3 ON 24" ON 6" LIME STABILIZED SUBGRADE |
| | PROPOSED DUMPSTER ENCLOSURE MIN. 7" THICK |
| | PROPOSED CONCRETE SIDEWALK PER DETAIL SHEET C-16 |
| | PROPERTY LINE |
| | PROPOSED CONCRETE CURB AND GUTTER |
| | PROPOSED FIRE LANE |
| | PROPOSED SAWCUT |
| | PARKING COUNT |



| CONSTRUCTION SCHEDULE | |
|-----------------------|--|
| ① | PROP. SAW CUT FULL DEPTH EXISTING PAVEMENT |
| ② | PROP. 4" PARKING STALL STRIPING COLOR: WHITE (TYP) |
| ③ | PROP. CONCRETE CURB & GUTTER |
| ④ | EX. HANDICAP SYMBOL |
| ⑤ | EX. HANDICAP SIGN |
| ⑥ | PROP. PAVEMENT STRIPING |
| ⑦ | PROP. PROPOSED BOLLARD |

- NOTES:
- A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
 - ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
 - ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
 - NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
 - SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.

| | |
|--|--|
| CLAY COOLEY HYUNDAI ROCKWALL, TX 75087 | |
| LEGAL DESCRIPTION AND/OR ADDRESS: ROCKWALL RECREATION ADDITION LOT 1 BLOCK 1 7.17 AC (312,099 SF) | |
| OWNER: | |
| CLAY COOLEY AUTO 1251 E. AIRPORT FREEWAY IRVING, TX 75062 | |
| APPLICANT: | |
| CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572 | |
| CASE NUMBER | |
| Z2021-049 | |
| 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 ____ DAY OF _____. | |
| WITNESS OUR HANDS THIS ____ DAY OF _____. | |
| DESIGN: LRR DRAWN: LRR CHECKED: CLC DATE: 6/16/2023 | |
| PLANNING AND ZONING COMMISSION, CHAIRMAN SHEET SP-1 | |
| DIRECTOR OF PLANNING AND ZONING File No. 2020-021 | |

TEXAS REGISTRATION #14199
CLAY MOORE ENGINEERING
 1903 CENTRAL DRIVE, SUITE #406
 BEDFORD, TX 76021
 WWW.CLAYMOOREENR.COM

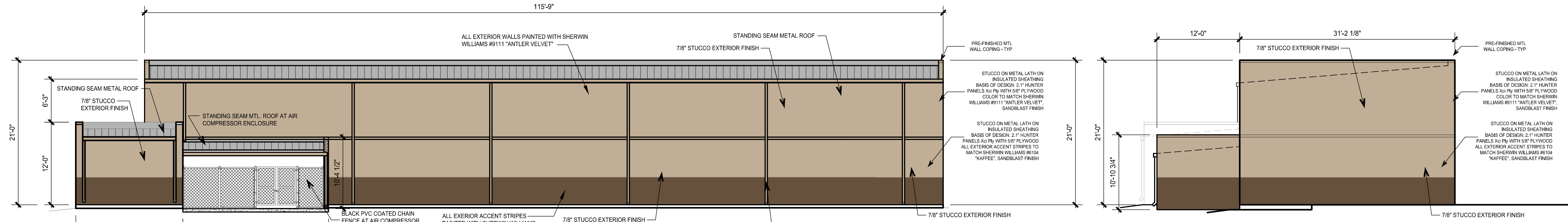
STATE OF TEXAS
 DREW DONOSKY
 25661
 LICENSED PROFESSIONAL ENGINEER
 6/16/2023

CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

CITY SITE PLAN

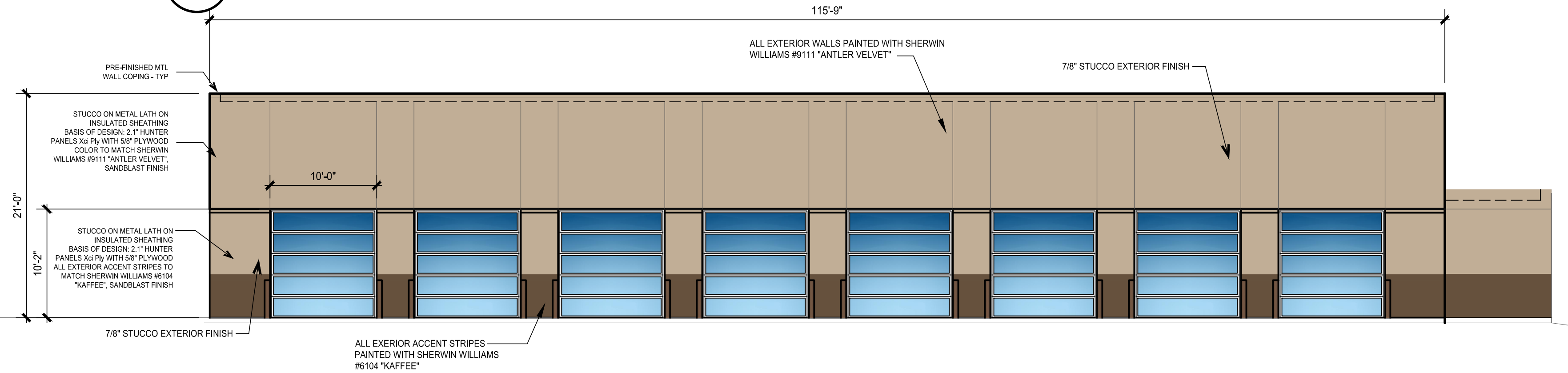
(SP2022-003)

PLOTTED BY: 014-MIKE
 PLOT DATE: 6/15/2023 2:23 PM
 LOCATION: Z:\ARCHITECTURE\ACTIVE\CLAY COOLEY\21034 CLAY COOLEY HYUNDAI OF ROCKWALL\DRAWING FILES\RENDERINGS\21034 CC HYUNDAI ROCKWALL SERVICE EXPANSION_COLOR ELEVATIONS_2023-06-15.DWG
 LAST SAVED: 6/15/2023 1:39 PM

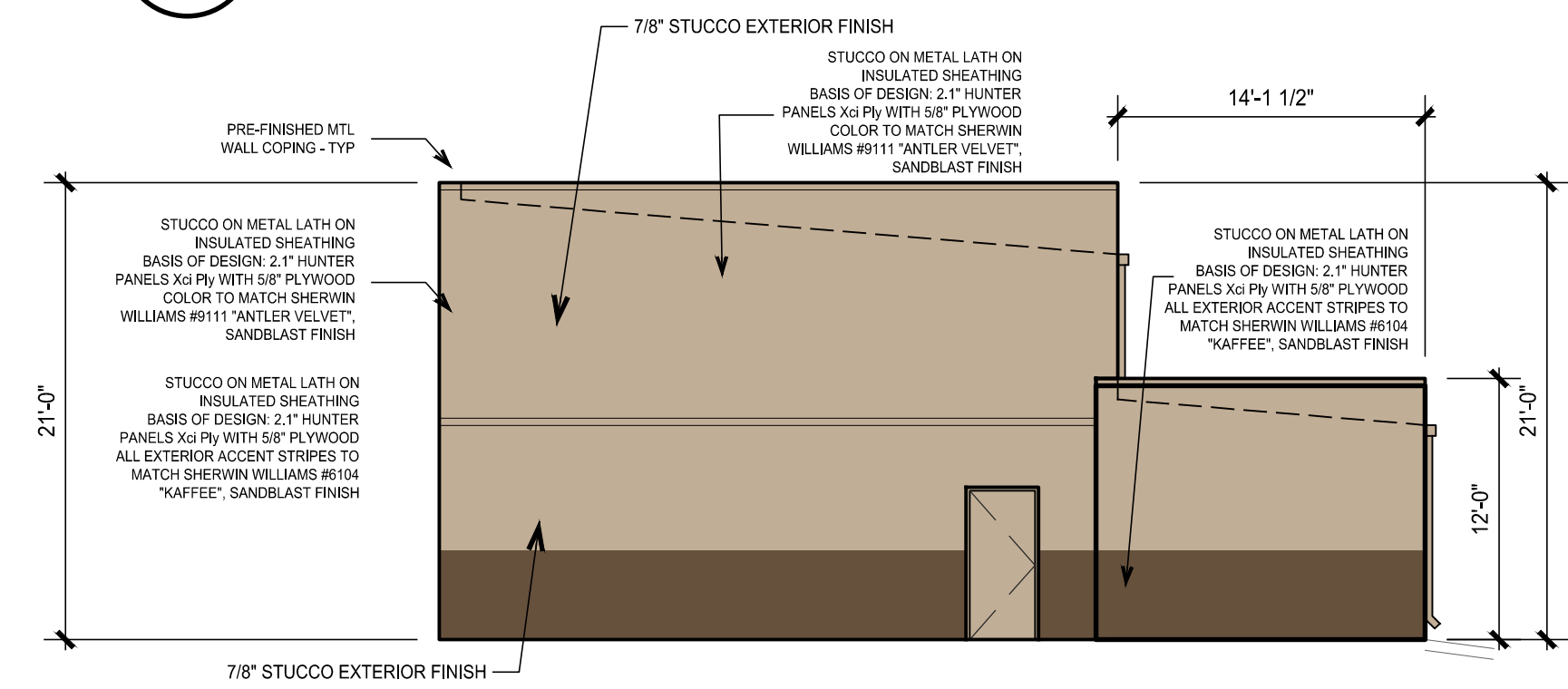


8 EAST ELEVATION - SERVICE BUILDING 2,562 SF
SCALE 1/8"=1'-0"

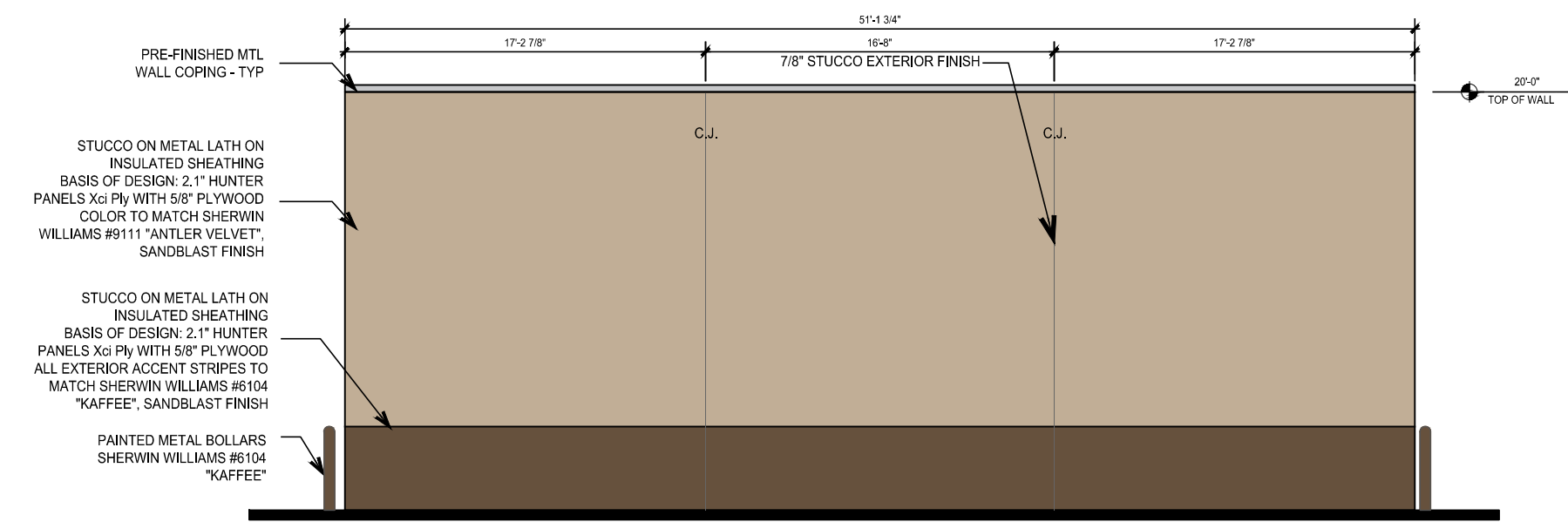
7 NORTH ELEVATION - SERVICE BUILDING 785 SF
SCALE 1/8"=1'-0"



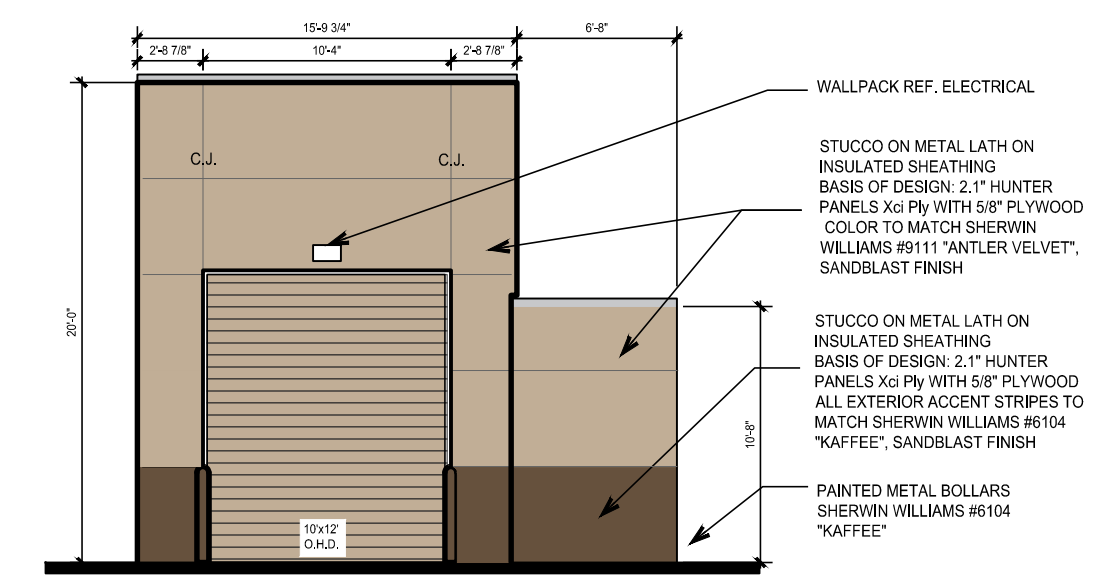
16 WEST ELEVATION - SERVICE BUILDING - FACES CLAY COOLEY BLVD. 2,551 SF
SCALE 1/8"=1'-0"



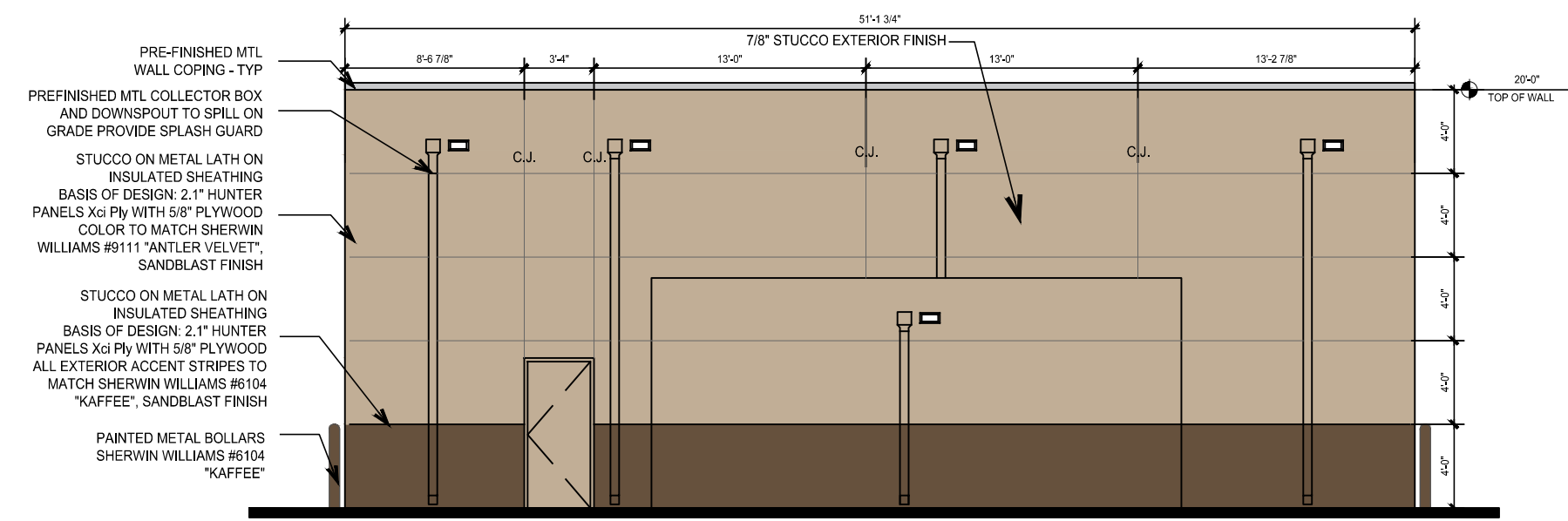
5 SOUTH ELEVATION - SERVICE BUILDING 824 SF
SCALE 1/8"=1'-0"



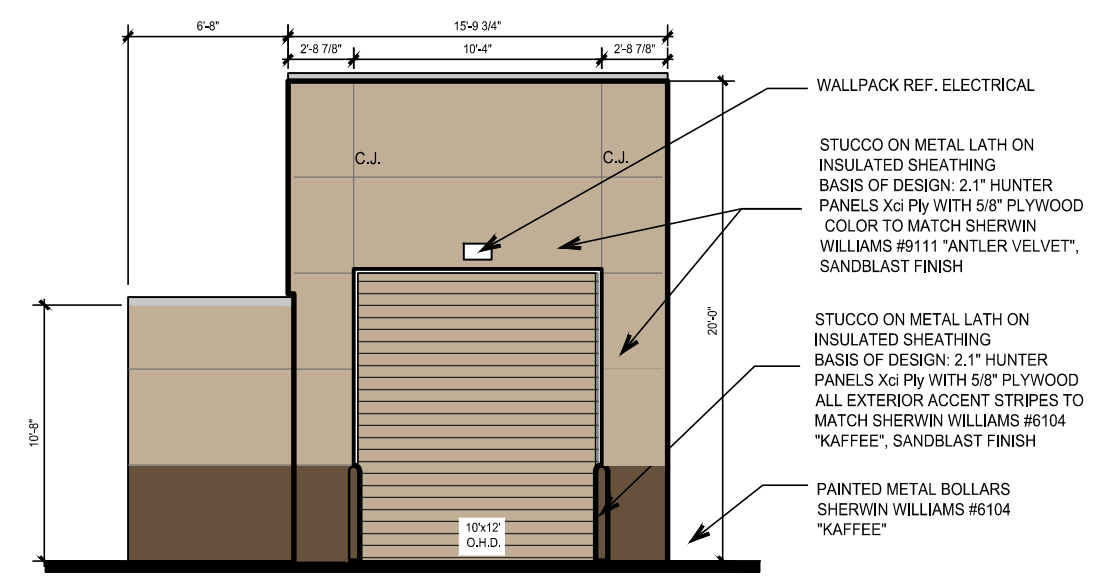
4 SOUTH ELEVATION - CAR WASH 1,040 SF
SCALE 1/8"=1'-0"



3 EAST ELEVATION - CAR WASH 395 SF
SCALE 1/8"=1'-0"



2 NORTH ELEVATION - CAR WASH 1,040 SF
SCALE 1/8"=1'-0"



1 WEST ELEVATION - CAR WASH 395 SF
SCALE 1/8"=1'-0"

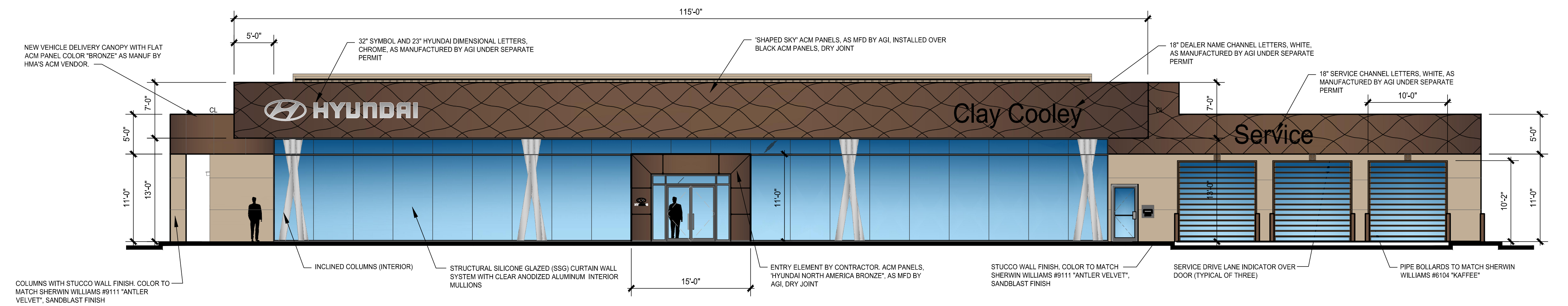
CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN(S) IS/ARE IN ACCORDANCE WITH THE CITY OF ROCKWALL ZONING ORDINANCES AND I AM PROVIDING THIS INFORMATION TO THE CITY OF ROCKWALL AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, 2023.
 WITNESS OUR HANDS THIS _____ DAY OF _____, 2023.

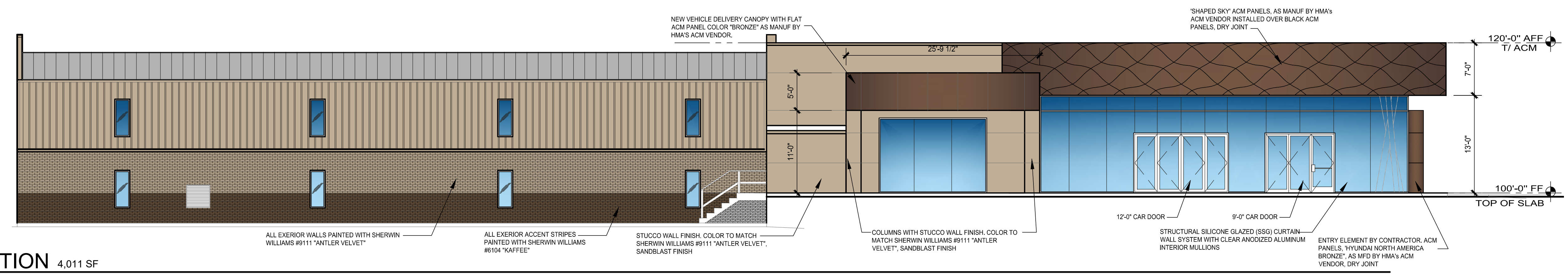
 PLANNING AND ZONING COMMISSION CHAIRMAN

 DIRECTOR OF PLANNING AND ZONING

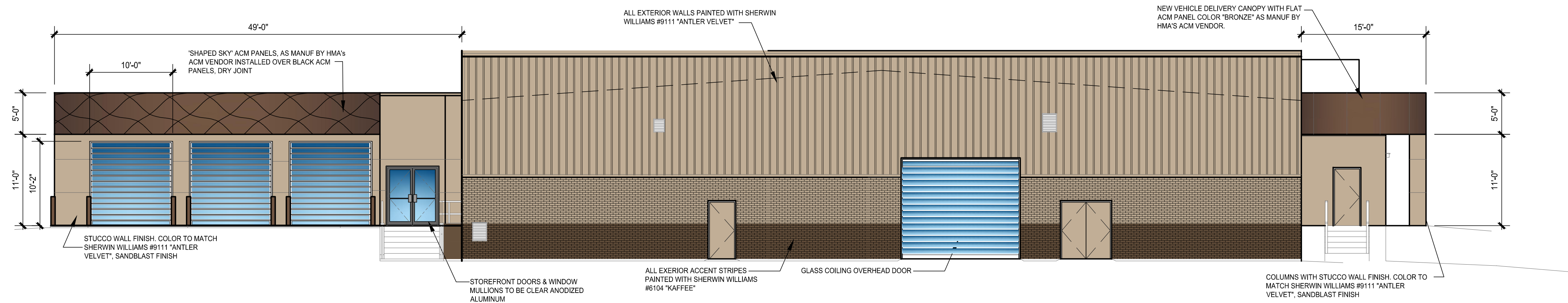
PLOTTED BY: 014-MIKE
 PLOT DATE: 6/15/2023 2:23 PM
 LOCATION: Z:\ARCHITURE\ACTIVE\CLAY COOLEY HYUNDAI OF ROCKWALL\DRAWING FILES\RENDERINGS\21034 CC HYUNDAI ROCKWALL SERVICE EXPANSION_COLOR ELEVATIONS_2023-06-15.DWG
 LAST SAVED: 6/15/2023 1:39 PM



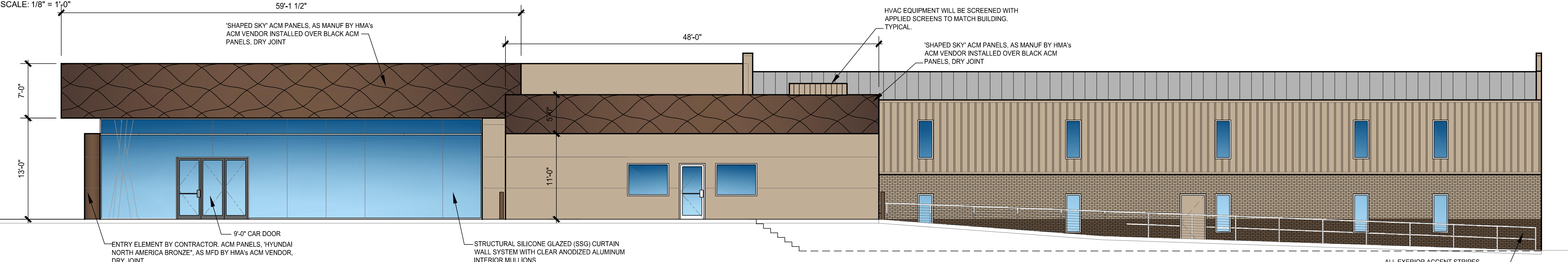
4 NORTH ELEVATION - FACES I-30 3,115 SF
 SCALE: 1/8" = 1'-0"



3 EAST ELEVATION 4,011 SF
 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION 3,591 SF
 SCALE: 1/8" = 1'-0"



1 WEST ELEVATION 3,908 SF
 SCALE: 1/8" = 1'-0"

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING ARE TRUETHY
 A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, AND APPROVED
 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF
 ROCKWALL ON THE _____ DAY OF _____, 2023.

 PLANNING AND ZONING COMMISSION CHAIRMAN

 DIRECTOR OF PLANNING AND ZONING

CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED ON THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE. IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
- IF ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
- ALL IRRIGATION SHALL MEET THE REQUIREMENTS OF THE UDC, (ARTICLE 08, SUBSECTION 05.04)

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

| SITE DATA TABLE | |
|---------------------|------------------------|
| SITE AREA | 7.71 AC / 312,099 SF |
| ZONING | LI (Light Industrial) |
| PROPOSED USE | AUTO DEALER |
| BUILDING SIZE | 20,658 SF (DEALERSHIP) |
| | 850 SF (CAR WASH) |
| | 1,175 SF (OIL/LUBE) |
| LOT COVERAGE | 0.07% |
| FLOOR TO AREA RATIO | 0.07:1 |
| BUILDING HEIGHT | 1-STORY |
| SALES FLOOR AREA | 3,928 SF |
| OFFICE AREA | 1,303 SF |
| # OF BAYS | 12 |

PLANTING LEGEND

| SYMBOL | BOTANIC NAME | COMMON NAME | MIN. SIZE | SPACING | QUANTITY | REMARKS |
|----------------------|--------------------------------------|--|-----------------------|---------------|-------------|---------|
| TREES | | | | | | |
| CECA | Cercis canadensis 'Texana' | Texas Redbud | 1.5" cal., 4'-6" high | Per plan | 17 | |
| ILVO | Ilex vomitoria | Yaupon Holly | 1.5" cal., 4'-6" high | Per plan | 42 | |
| QUVI | Quercus virginiana | Live Oak | 4" cal., 12'-15' high | Per plan | 12 | |
| ULCR | Ulmus crassifolia | Cedar Elm | 4" cal., 12'-15' high | Per plan | 43 | |
| SHRUBS | | | | | | |
| BUJA | Buxus micro. japonica 'Green Beauty' | Green Beauty Boxwood | 5 gallon | 3' o.c. | 96 | |
| HEPA | Hesperaloe parviflora 'Brakelights' | Red Yucca | 5 gallon | 4' o.c. | 16 | |
| ILCO | Ilex cornuta 'Burfordii Nana' | Dwarf Burford Holly | 5 gallon | 4' o.c. | 34 | |
| TURF AND SEED | | | | | | |
| | Cynodon 'Tifway 419' | Tifway Hybrid Bermuda Grass | Sod | --- | ~ 24,885 SF | |
| | | Dam Slope Mix (Contact Native American Seed) | Hydromulch | 20 lbs / acre | ~ 20,481 SF | |

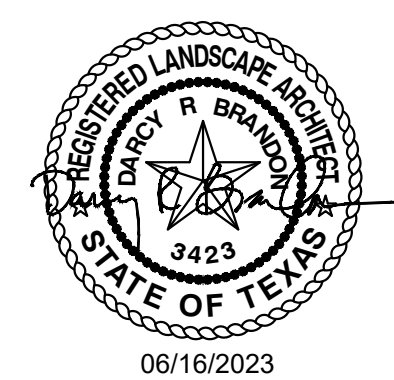
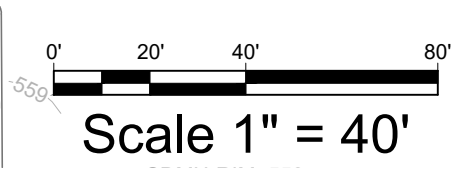
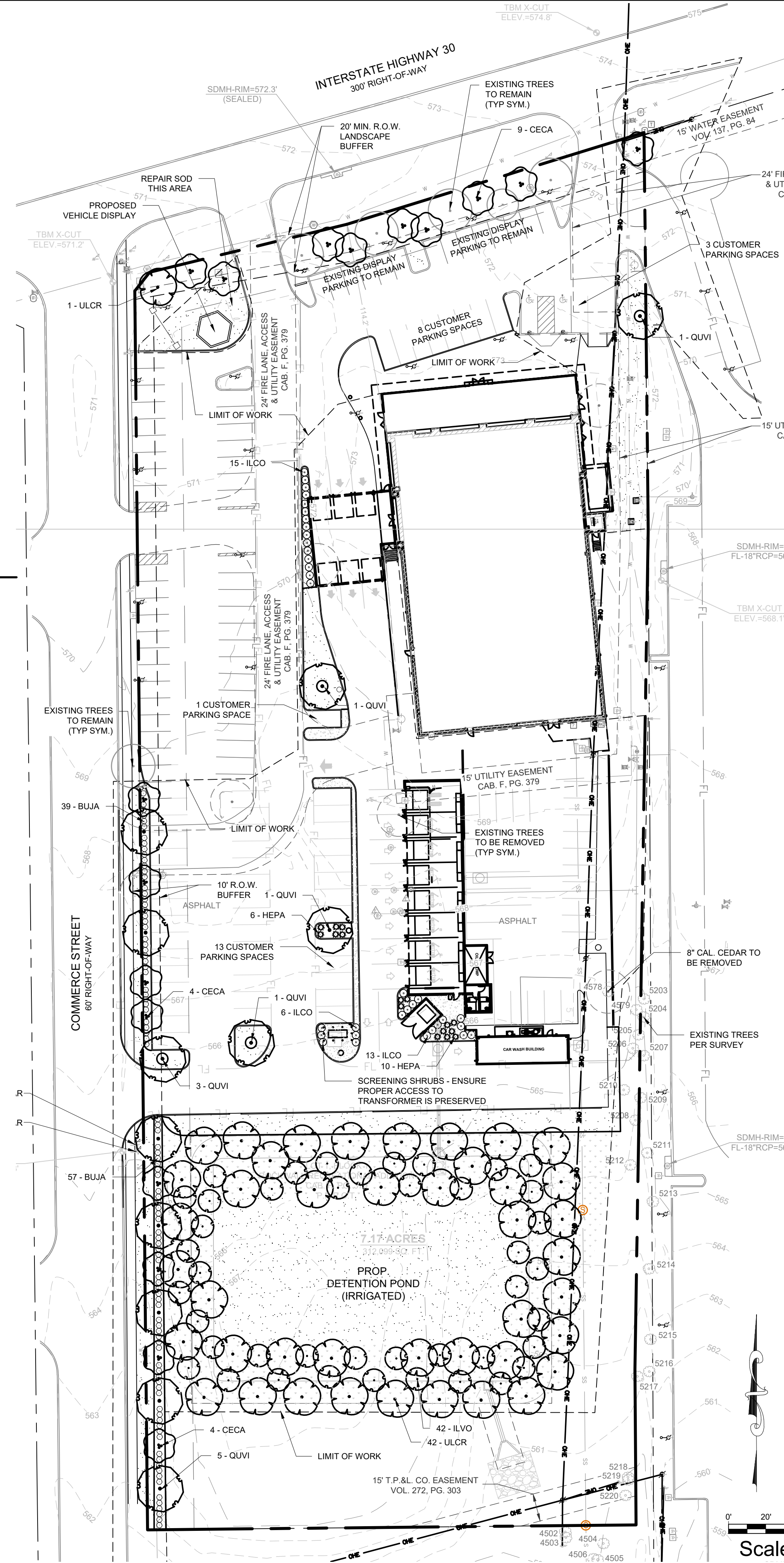
NOTE: ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.

NOTE: THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SODDED AREA, INCLUDING WATERING, UNTIL A PERMANENT STAND OF GRASS IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A STAND OF GRASS SHALL CONSIST OF 75%-80% COVERAGE AND A MINIMUM OF 1" IN HEIGHT AS DETERMINED BY THE CITY.

LANDSCAPE STANDARDS

- 08.05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL**
REQ. ABUTTING A PUBLIC RIGHT-OF-WAY: 10' WIDE LANDSCAPE BUFFER W/ GROUND COVER, BERM, AND SHRUBBERY 30" HIGH + 1 CANOPY TREE & 1 ACCENT TREE PER 50 LN. FEET OF FRONTAGE
- COMMERCE STREET:**
±398' OF STREET FRONTAGE: 10' WIDE BUFFER REQUIRED W/ 1 CANOPY & 1 ACCENT TREE PER 50' OF FRONTAGE
- PROVIDED IN 10' BUFFER:** 8 OAKS, 8 REDBUDS, SHRUBS, & GROUND COVER
- 05.06 GENERAL OVERLAY DISTRICT STANDARDS - IH-30 OVERLAY**
REQ. LANDSCAPE BUFFER: 20' WIDE W/ GROUND COVER & BUILT-UP BERM & SHRUBBERY ALONG ENTIRE LENGTH OF FRONTAGE, 30"-48" HIGH; 2 CANOPY TREES + 4 ACCENT TREES PER 100 LN. FT. OF PRIMARY ROADWAY
- ±237 ROADWAY FRONTAGE REQ. PLANTING:
PROVIDED IN 20' BUFFER, EXISTING: 4.7 (5) CANOPY TREES + 9.5 (10) ACCENT TREES
PROPOSED IN 20' BUFFER: 4 CANOPY TREES + 1 ACCENT TREE; SHRUBBERY 1 CEDAR ELM + 9 REDBUDS
- 05.02 LANDSCAPE SCREENING**
REQ. HEADLIGHT SCREENING: HEAD-IN PARKING ADJ. TO STREET SHALL INCORP. MIN. 2' BERM W/ MATURE EVERGREEN SHRUBS ALONG ENTIRE PARKING AREAS
- PROVIDED SCREENING:** BOXWOOD SHRUBS PROVIDED IN FRONT OF PARKING SPACES LOCATED ALONG STREET FRONTAGE TO MATCH EXISTING SHRUBS
- 05.03 LANDSCAPE REQUIREMENTS - L-1 DISTRICT**
TOTAL SITE AREA: 312,099 SF
LANDSCAPE AREA REQUIRED TOTAL SITE: 62,420 SF (20%)
LANDSCAPE PROVIDED, TOTAL SITE: ±79,574 SF (25%)
- LOCATION OF LANDSCAPING:** MIN. 100% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.
- MIN. SIZE OF AREAS** ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA
- DETENTION BASINS**
DETENTION BASIN AREA: MIN. 1 CANOPY & 1 ACCENT TREE PER 750 SF
REQUIRED TREES: ±31,539 SF
PROVIDED TREES: 42 CANOPY TREES & 42 ACCENT TREES
42 CEDAR ELM & 42 YAUPON HOLLY
- PARKING LOT LANDSCAPING** MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF THE PARKING LOT AREA.
27 (2 ADA) SPACES, ±20,759 SF
87 SPACES, ±27,124 SF
REQ. PARKING LOT LANDSCAPING: 1,038 SF (5%)
3,734 SF (18%)
REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK
- PROPOSED CUSTOMER PARKING AREA:** 27 (2 ADA) SPACES, ±20,759 SF
PROPOSED DISPLAY PARKING AREA: 87 SPACES, ±27,124 SF
REQ. PARKING LOT LANDSCAPING: 1,038 SF (5%)
PROPOSED PARKING LOT LANDSCAPING: 3,734 SF (18%)
REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK

| PARKING DATA TABLE | |
|----------------------|-------------------|
| PARKING REQUIRED | |
| SALES FLOOR 1/250 SF | 16 SPACES |
| OFFICE SF 1/300 SF | 5 SPACES |
| 1 SPACE PER 2 BAY | 6 PARKING |
| TOTAL | 27 SPACES |
| PARKING PROVIDED | |
| DISPLAY PARKING | 87 SPACES |
| CUSTOMER PARKING | 27 (2 ADA) SPACES |



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 _____ DAY OF _____.

WITNESS OUR HANDS THIS _____ DAY OF _____.

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

EVERGREEN DESIGN GROUP
 (800) 680-6630
 15455 Dallas Pkwy., Ste 600
 Addison, TX 75001
 www.EvergreenDesignGroup.com

CLAY MOORE ENGINEERING
 1903 CENTRAL DR. SUITE #408
 ROCKWALL, TX 75087
 PHONE: 972.971.0072
 WWW.CLAYMOOREENGINEERING.COM

PRELIMINARY
 FOR REVIEW ONLY
 Not for construction purposes.
CLAYMOORE ENGINEERING
 ENGINEERING AND PLANNING
 CONSULTANTS
 DREW DONOSKY
 P.E. No. 125651, Exp. 5/16/2023
 07/02/2023

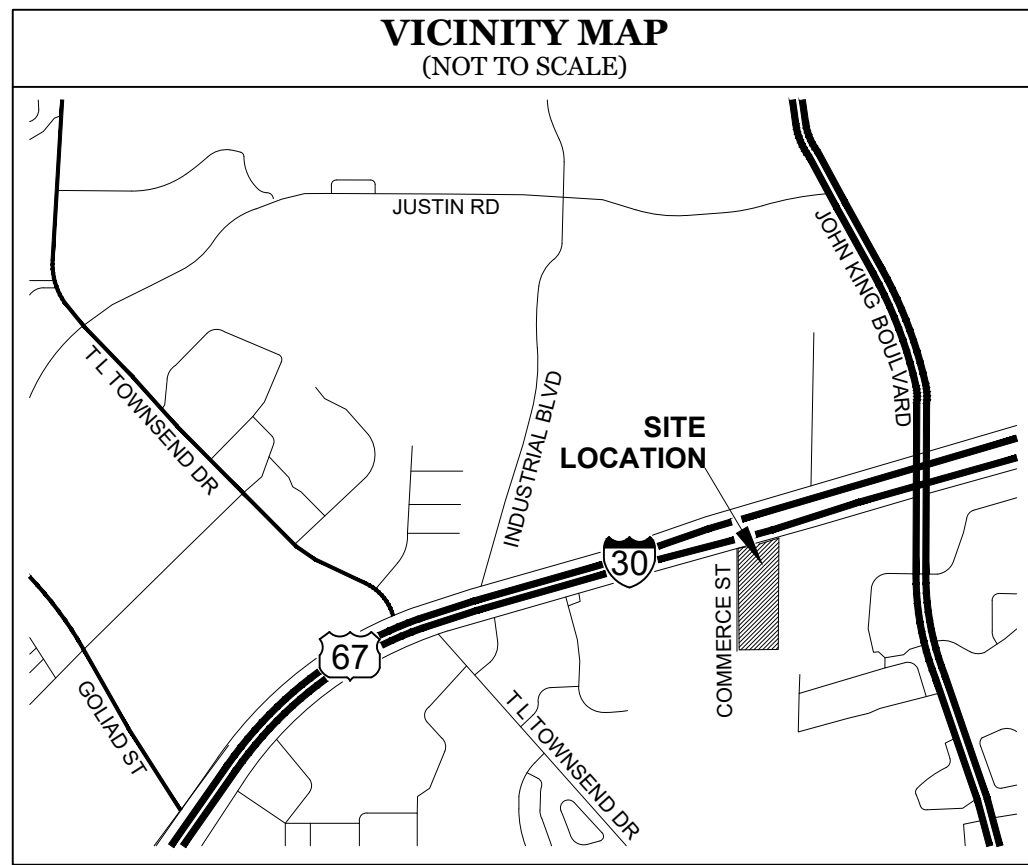
CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

| NO. | DESCRIPTION | DATE |
|-----|-------------|------|
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LANDSCAPE PLANTING PLAN

| | |
|-------------|------------|
| DESIGN: | LRR |
| DRAWN: | LRR |
| CHECKED: | CLC |
| DATE: | 02-02-2020 |
| SHEET | |
| LP-1 | |
| File No. | 2020-021 |

PLOTTED BY: DARCY BRANDON
 PLOT DATE: 6/16/2023 10:38 AM
 LOCATION: C:\USERS\DARCY\DOCUMENTS\DBLA_PROJECTS\2021\EDG\COOLEY HYUNDAI - ROCKWALL, TX\COOLEY HYUNDAI - ROCKWALL LP_2023-06-16.DWG
 LAST SAVED: 6/16/2023 10:37 AM

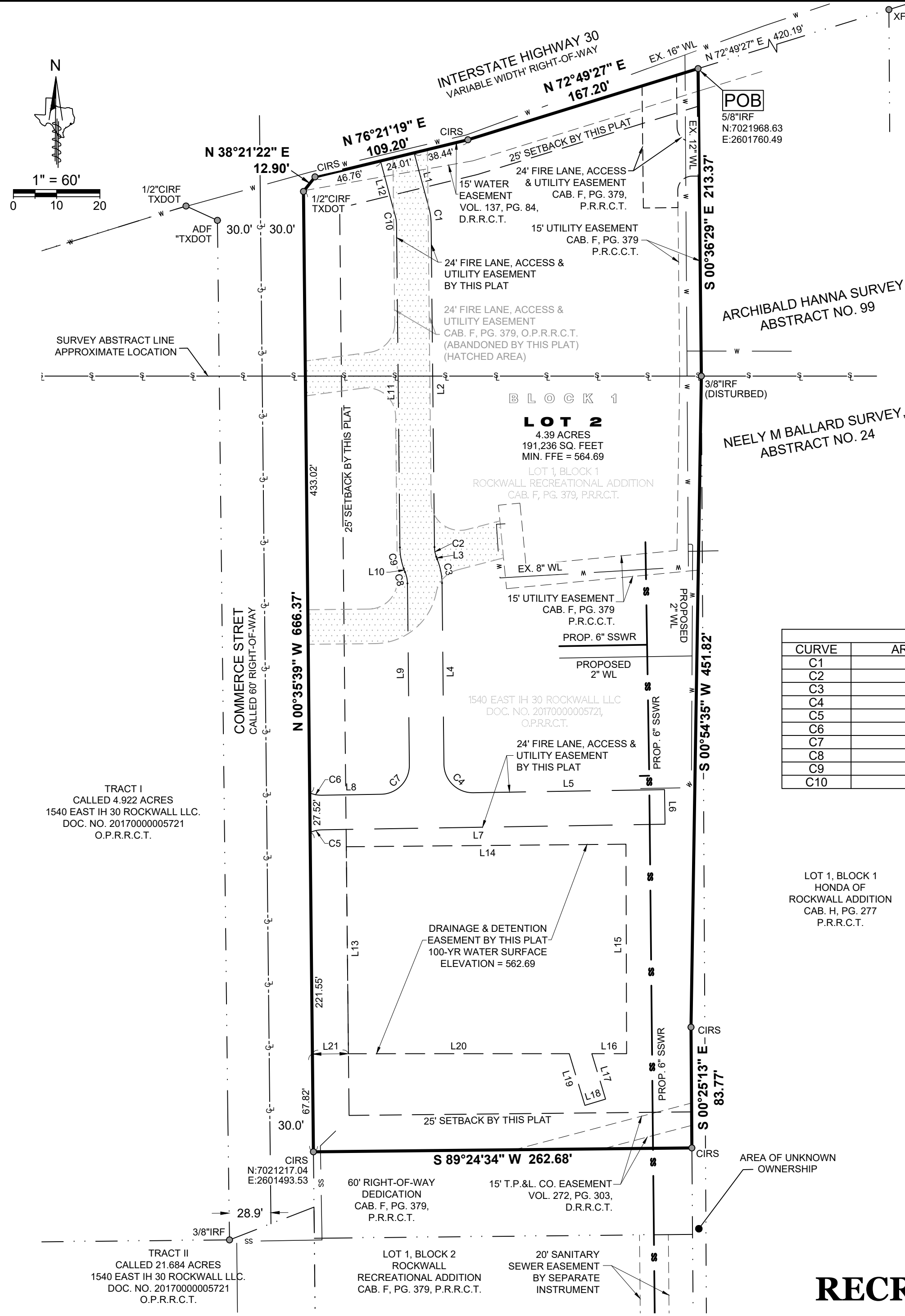


GENERAL NOTES

- The purpose of this plat is to dedicate easements for site development.
- This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26th, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0045L. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011).
- Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

LEGEND

- PG = PAGE
- CAB = CABINET
- POB = POINT OF BEGINNING
- CIRS = CAPPED IRON ROD SET
- CIRF = CAPPED IRON ROD FOUND
- DOC. NO. = DOCUMENT NUMBER
- D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. = PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- = SUBJECT BOUNDARY
- - - = ADJOINER BOUNDARY
- W = WATER LINE
- SS = SANITARY SEWER LINE
- - - - = EASEMENT



| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N 15°03'39" W | 39.66' |
| L2 | N 00°35'39" W | 224.29' |
| L3 | N 19°58'51" W | 1.97' |
| L4 | N 00°35'39" W | 125.72' |
| L5 | S 89°03'46" W | 132.78' |
| L6 | N 00°56'14" W | 24.00' |
| L7 | N 89°03'46" E | 238.24' |
| L8 | S 89°03'47" W | 41.21' |
| L9 | S 00°35'39" E | 126.11' |
| L10 | S 19°58'51" E | 2.63' |
| L11 | S 00°35'39" E | 224.29' |
| L12 | S 15°03'39" E | 40.25' |
| L13 | N 00°35'39" W | 143.59' |
| L14 | N 89°28'24" E | 194.12' |
| L15 | S 00°10'06" E | 145.33' |
| L16 | S 89°59'29" W | 24.13' |
| L17 | S 16°50'46" E | 32.94' |
| L18 | S 73°09'14" W | 15.00' |
| L19 | N 16°50'46" W | 37.48' |
| L20 | S 89°59'29" W | 153.25' |
| L21 | S 89°24'21" W | 25.00' |

| CURVE TABLE | | | | | |
|-------------|------------|--------|-------------|---------------|--------------|
| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C1 | 11.11' | 44.00' | 14°28'00" | N 07°49'39" W | 11.08' |
| C2 | 6.77' | 20.00' | 19°23'12" | N 10°17'15" W | 6.74' |
| C3 | 16.92' | 44.00' | 22°01'42" | N 11°36'30" W | 16.81' |
| C4 | 31.54' | 20.00' | 90°20'35" | N 45°45'56" W | 28.37' |
| C5 | 8.41' | 20.00' | 24°04'46" | N 77°01'23" E | 8.34' |
| C6 | 8.51' | 20.00' | 24°22'18" | N 78°45'04" W | 8.44' |
| C7 | 31.30' | 20.00' | 89°39'26" | S 44°14'04" W | 28.20' |
| C8 | 8.14' | 20.00' | 23°18'19" | S 12°14'49" E | 8.08' |
| C9 | 14.89' | 44.00' | 19°23'12" | S 10°17'15" E | 14.82' |
| C10 | 5.05' | 20.00' | 14°28'00" | S 07°49'39" E | 5.04' |

LOT 1, BLOCK 1
HONDA OF
ROCKWALL ADDITION
CAB. H, PG. 277
P.R.R.C.T.

**REPLAT
LOT 2, BLOCK 1
ROCKWALL
RECREATIONAL ADDITION
4.39 ACRES (191,236 SF)**

BEING A REPLAT OF LOT 1, BLOCK 1
OF ROCKWALL RECREATIONAL ADDITION,
RECORDED IN CABINET F, PAGE 379, P.R.R.C.T.,
SITUATED IN THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99,
AND THE NEELY M BALLARD SURVEY, ABSTRACT NO. 24
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

| | | |
|---------|------------|--|
| Project | 2110.002 | <p>EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177</p> |
| Date | 07/27/2022 | |
| Drafter | BE | |

| | | |
|---|--|---|
| <p>SURVEYOR Eagle Surveying, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009</p> | <p>ENGINEER Claymoore Engineering, Inc. Contact: Drew Donosky 1903 Central Drive, Suite: 406 Bedford, TX 76021 (817) 281-0572</p> | <p>OWNER 1540 East IH 30 Rockwall LLC PO BOX 570809 Dallas, TX 75357</p> |
|---|--|---|

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS 1540 EAST IH 30 ROCKWALL LLC is the sole owner of a 4.39 acre tract of land situated in the ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99 and the NEELY M BALLARD SURVEY, ABSTRACT NO. 24, in the City of Rockwall, Rockwall County, Texas, and being a portion of Lot 1, Block 1 of Rockwall Recreational Addition, a subdivision of record in Cabinet F, Page 379, of the Plat Records of Rockwall County, Texas, conveyed to 1540 East IH 30 Rockwall LLC by Special Warranty Deed With Vendor's Lien recorded in Document Number 2017000005721, of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8" iron rod found in the south right-of-way line of Interstate Highway 30 (a variable width right-of-way), at the northwest corner of Lot 1, Block 1, Honda of Rockwall Addition, a subdivision of record in Cabinet H, Page 277, of said Plat Records, and the northeast corner of said Lot 1, Block 1, Rockwall Recreational Center, from which an x-cut found at the northeast corner of said Lot 1, Block 1, Honda of Rockwall Addition bears N72°49'27"E, a distance of 420.19 feet;

THENCE, along the east line of said Lot 1, Block 1, Rockwall Recreational Center, the following three (3) courses and distances:

- S00°36'29"E, a distance of 213.37 feet to a 3/8" iron rod found (disturbed);
- S00°54'35"W, a distance of 451.82 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- S00°25'13"E, a distance of 83.77 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the northeast corner of a 60' right-of-way dedication (unimproved) and the southeast corner of said Lot 1, Block 1, Rockwall Recreational Center;

THENCE, S89°24'34"W, along the north line of said 60' right-of-way dedication, being the common south line of said Lot 1, Block 1, Rockwall Recreational Center, a distance of 262.68 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the east right-of-way line of said Commerce Street (a called 60' right-of-way), at the northwest corner of said 60' right-of-way dedication and the southwest corner of said Lot 1, Block 1, Rockwall Recreational Center;

THENCE, N00°35'39"W, along the east right-of-way line of said Commerce Street, being the common west line of said Lot 1, Block 1, Rockwall Recreational Center, a distance of 666.37 feet to a 1/2" inch iron rod with plastic cap stamped "TXDOT" found in the south right-of-way line of said Interstate Highway 30, at the southwest corner of a called 0.0092 acre tract of land conveyed to the State of Texas by Deed of record in Document Number 2010-00429943, of said Official Public Records;

THENCE, along the south right-of-way line of said Interstate Highway 30, the following three (3) courses and distances:

- N38°21'22"E, a distance of 12.90 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N76°21'19"E, a distance of 109.20 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N72°49'27"E, a distance of 167.20 feet to the **POINT OF BEGINNING** and containing an area of 4.39 Acres, or (191,236 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **1540 EAST IH 30 ROCKWALL LLC**, the undersigned owner of the land shown on this plat, and designated herein as **ROCKWALL RECREATIONAL ADDITION**, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the **ROCKWALL RECREATIONAL ADDITION**, subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

OWNER: 1540 EAST IH 30 ROCKWALL LLC

BY: _____
 Signature Date

BY: _____
 Printed Name & Title

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, _____ of 1540 EAST IH 30 ROCKWALL LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2022.

 Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, **MATTHEW RAABE**, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

PRELIMINARY
 this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

 Matthew Raabe Date
 Registered Professional Land Surveyor #6402

CERTIFICATE OF APPROVAL

 Chairman Date
 Planning & Zoning Commission

APPROVED:

I hereby certify that the above and foregoing plat of **ROCKWALL RECREATIONAL ADDITION**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2022.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, Texas, within one hundred eighty (180) days from the said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2022.

 Mayor, City of Rockwall City Secretary, City of Rockwall

 City Engineer

**REPLAT
 LOT 2, BLOCK 1
 ROCKWALL
 RECREATIONAL ADDITION
 4.39 ACRES (191,236 SF)**

BEING A REPLAT OF LOT 1, BLOCK 1
 OF ROCKWALL RECREATIONAL ADDITION,
 RECORDED IN CABINET F, PAGE 379, P.R.R.C.T.,
 SITUATED IN THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99,
 AND THE NEELY M BALLARD SURVEY, ABSTRACT NO. 24
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

| | | |
|---------|------------|---|
| Project | 2110.002 |  EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177 |
| Date | 07/27/2022 | |
| Drafter | BE | |

SURVEYOR
 Eagle Surveying, LLC
 222 S. Elm Street, Suite: 200
 Denton, TX 76201
 (940) 222-3009

ENGINEER
 Claymoore Engineering, Inc.
 Contact: Drew Donosky
 1903 Central Drive, Suite: 406
 Bedford, TX 76021
 (817) 281-0572

OWNER
 1540 East IH 30 Rockwall LLC
 PO BOX 570809
 Dallas, TX 75357



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
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

| | | | |
|------------------|--------------------------------|-----|-------------|
| ADDRESS | 1540 I30 Rockwall TX | | |
| SUBDIVISION | Rockwall Recreational Addition | LOT | 1&2 BLOCK 1 |
| GENERAL LOCATION | IH30 & Clay Cooley Drive | | |

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

| | | | |
|-----------------|------|-----------------|-------------|
| CURRENT ZONING | F1 | CURRENT USE | Auto Dealer |
| PROPOSED ZONING | | PROPOSED USE | |
| ACREAGE | 7.17 | LOTS [CURRENT] | 2 |
| | | LOTS [PROPOSED] | |

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

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

| | | | |
|--------------------------------|------------------------------|---|-------------------------------|
| <input type="checkbox"/> OWNER | 1540 East IH 30 Rockwall LLC | <input checked="" type="checkbox"/> APPLICANT | Claymoore Engineering |
| CONTACT PERSON | Clay Cooley | CONTACT PERSON | Drew Donosky |
| ADDRESS | PO Box 570809 | ADDRESS | 1903 Central Drive, Suite 406 |
| CITY, STATE & ZIP | Dallas TX 75357 | CITY, STATE & ZIP | Bedford TX 76012 |
| PHONE | | PHONE | 817-458-4008 |
| E-MAIL | | E-MAIL | Drew@claymooreeng.com |

NOTARY VERIFICATION [REQUIRED]

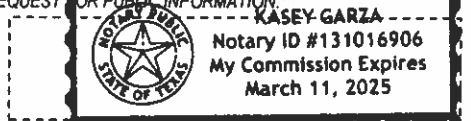
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Clay Cooley (OWNER) THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ November TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11 DAY OF November, 2021 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."

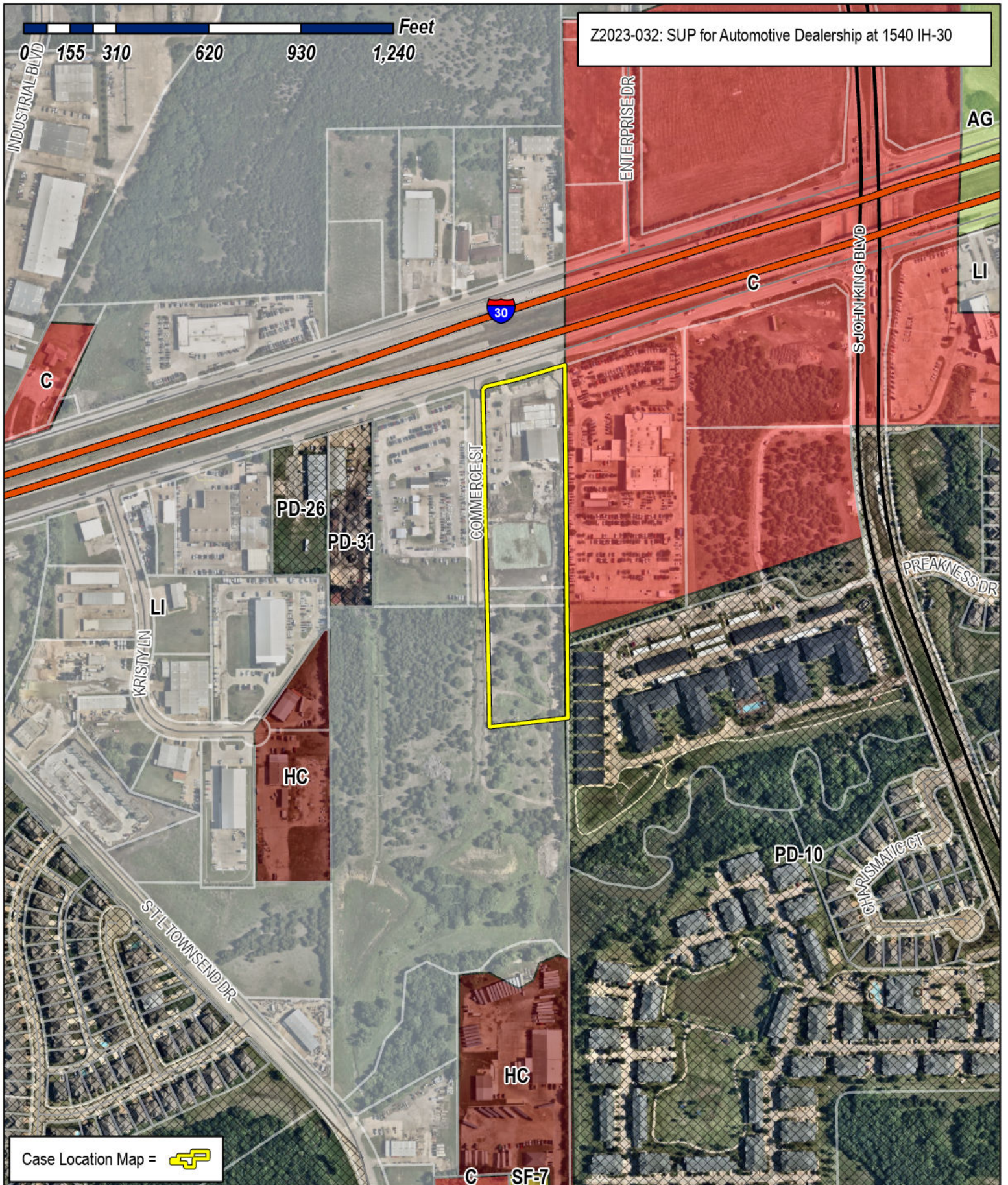
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF November 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 03/11/2025



Z2023-032: SUP for Automotive Dealership at 1540 IH-30

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.

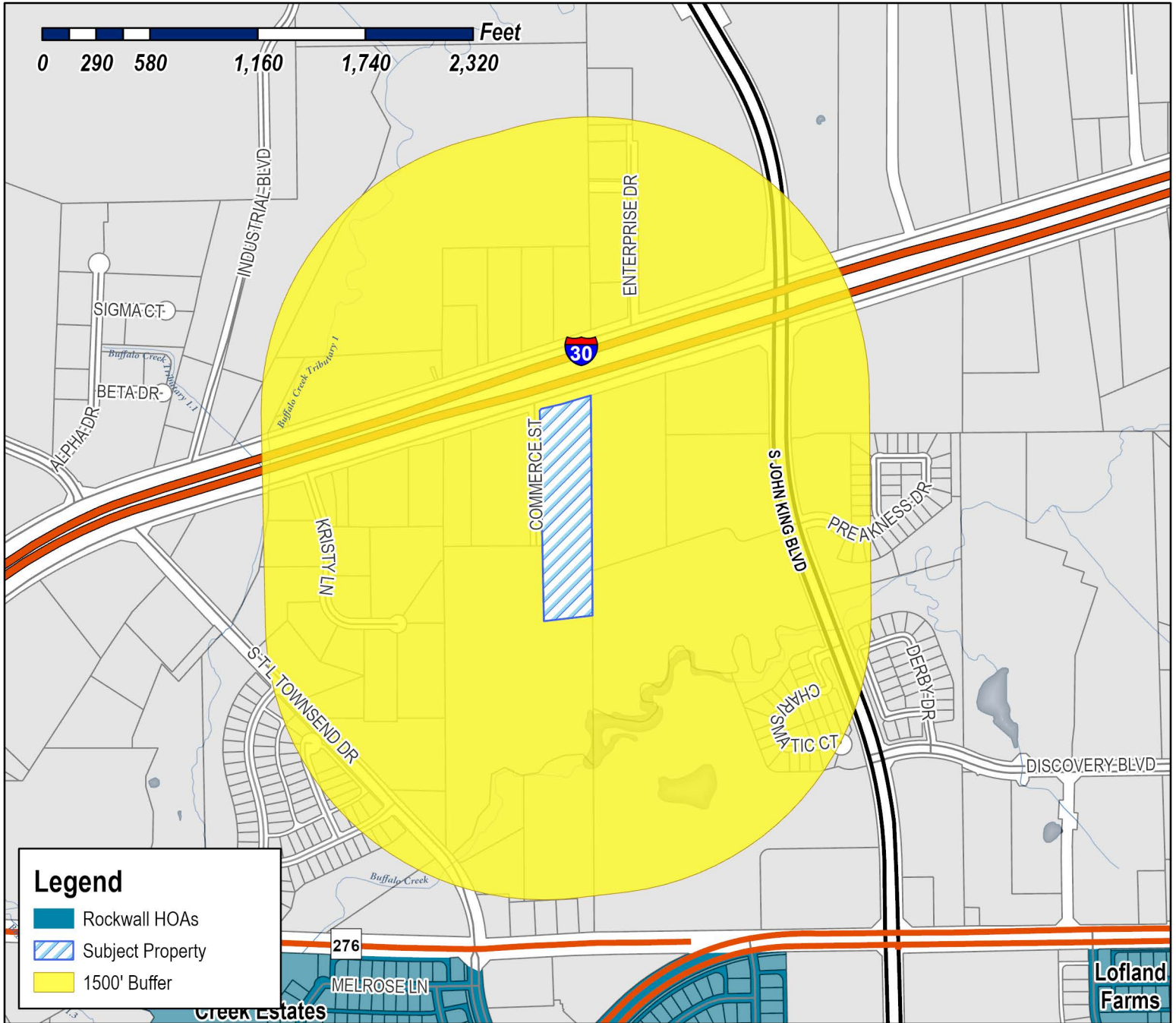




City of Rockwall

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Case Number: Z2023-032
Case Name: SUP for Automotive Dealership
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1540 IH-30

Date Saved: 6/16/2023
 For Questions on this Case Call (972) 771-7745

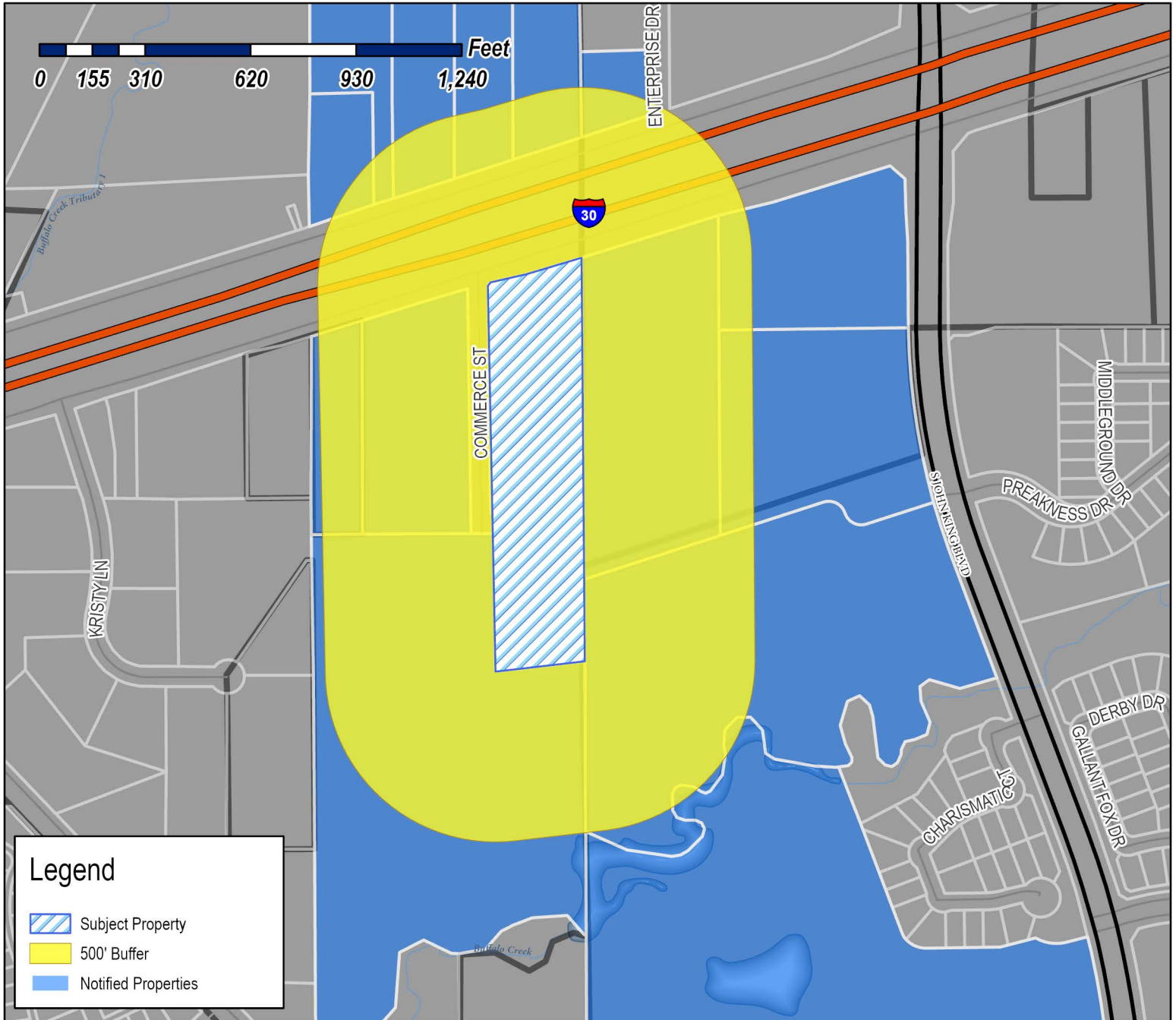




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Case Number: Z2023-032
Case Name: SUP for Automotive Dealership
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1540 IH-30



Date Saved: 6/16/2023

For Questions on this Case Call: (972) 771-7746

LITHIA REAL ESTATE INC
150 N BARTLETT STREET
MEDFORD, OR 97501

RESIDENT
1520 E I30
ROCKWALL, TX 75087

RESIDENT
1530 S I30
ROCKWALL, TX 75087

RESIDENT
1535 I30
ROCKWALL, TX 75087

RESIDENT
1540 I30
ROCKWALL, TX 75087

RESIDENT
1545 E INTERSTATE 30
ROCKWALL, TX 75087

RESIDENT
1550 E I30
ROCKWALL, TX 75087

AM ROCKWALL INVESTMENTS LP
A TEXAS LTD PARTNERSHIP
1551 E INTERSTATE 30 STE A
ROCKWALL, TX 75087

RESIDENT
1650 S JOHN KING
ROCKWALL, TX 75087

DVB FAMILY LIMITED PARTNERSHIP
2421 KATHRYN DR
HEATH, TX 75032

H E B LP
646 SOUTH FLORES STREET
SAN ANTONIO, TX 78204

DYNACAP HOLDINGS LTD &
CHARLES SMITH
709 W RUSK ST STE B
ROCKWALL, TX 75087

ZBH/1535 E INTERSTATE 30 LTD
9669 JOURDAN WAY
DALLAS, TX 75230

ROCKWALL CREDIT SERVICES LC
PO BOX 1870
ROCKWALL, TX 75087

STAR HUBBARD LLC
C/O STEADFAST COMPANIES
PO BOX 530292
BIRMINGHAM, AL 35253

1540 EAST IH 30 ROCKWALL LLC
PO BOX 570809
DALLAS, TX 75357

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160



June 16, 2023

Planning Dept.
City of Rockwall
385 S Goliad St.
Rockwall, Texas 75087

Re: SUP Zoning Request
Letter of Intent

To Whom It May Concern,

Please let this letter serve as the Letter of Intent for the SUP Zoning request of approximately 7.17 acres of land located off I-30 in Rockwall, Texas. It is our understanding that a SUP rezoning is required to amend the site plan and building elevations on the subject tract. The proposed development will include a building renovation, expansion on the front façade, expanded service canopy, addition of a new customer delivery canopy, a carwash, and an oil/lube building. The property currently has open storage in the rear of the building that is non-conforming. This SUP requests this area be allowed given improved screening and paving are to be provided as a part of this project.

This SUP request is in response to a change in the site plan, from the previously approved SUP for the subject property. The major changes from the approved SUP are 1) an additional bay has been added to the service canopy attached to the east side of the existing building. 2) The oil/lube building has grown and rotated 90 degrees. Other minor site changes have been made in response to these changes for paving and parking stalls in the areas adjacent to the major changes.

Should you have any questions, please feel free to contact me.

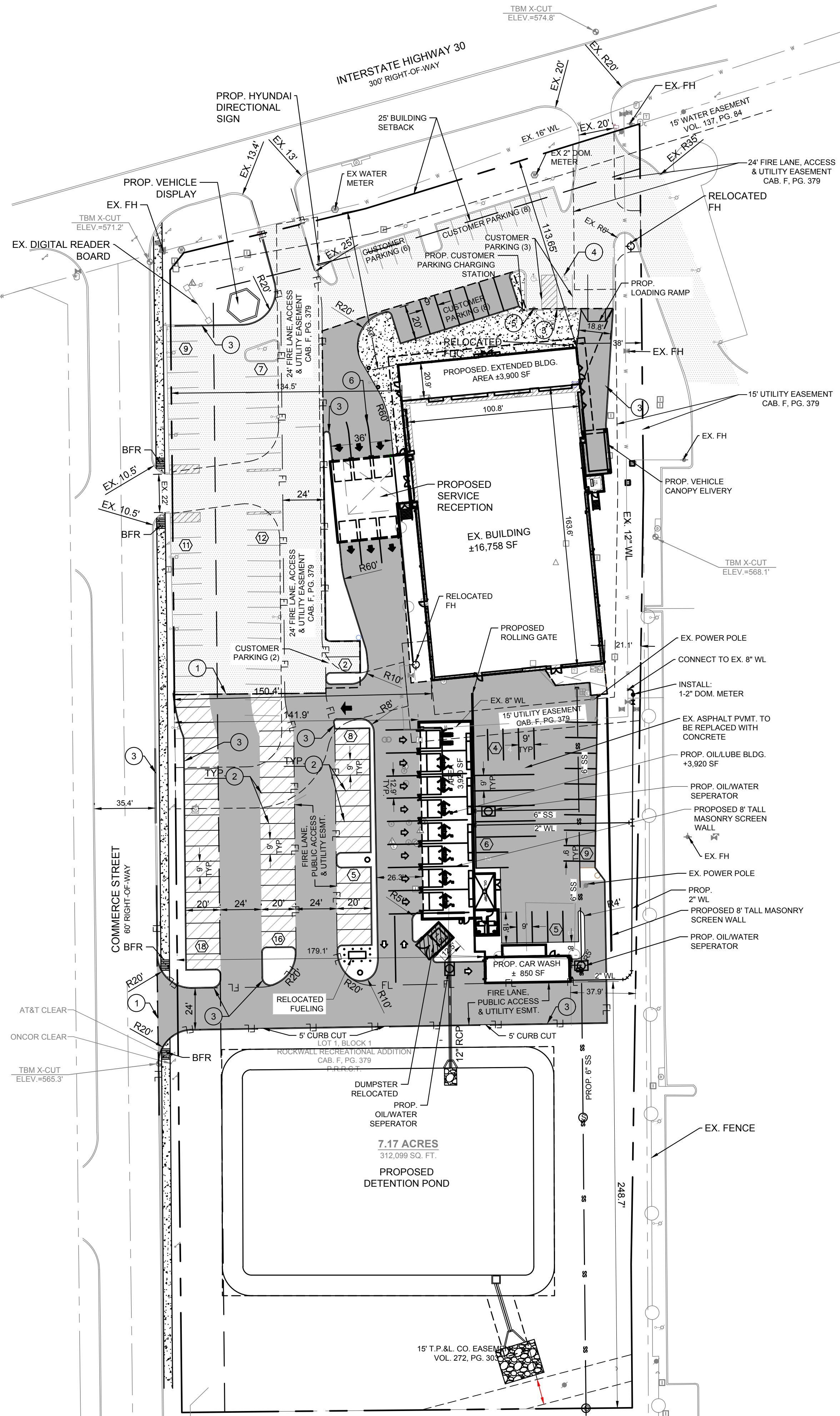
Sincerely,

Claymoore Engineering, Inc.
1903 Central Drive Ste. 406
Bedford, TX 76021
817-281-0572

A handwritten signature in blue ink that reads "Drew Donosky".

Drew Donosky, P.E.

PLOTTED BY: JAT, KRUBAUDDA
 PLOT DATE: 6/16/2023 4:44 AM
 LOCATION: Z:\PROJECTS\PROJECTS\2021-200 COOLEY ROCKWALL HYUNDAI\CADD\SHEETS\SP-1 CITY SITE PLAN.DWG
 LAST SAVED: 6/16/2023 3:42 AM



A. HANNA SURVEY,
ABSTRACT NO. 99

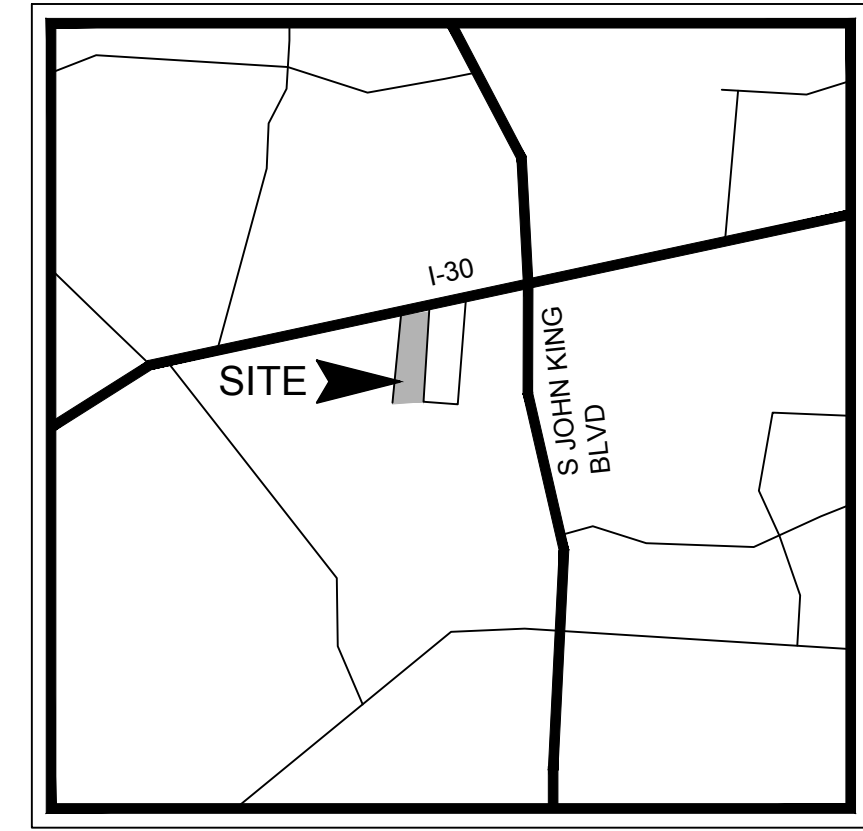
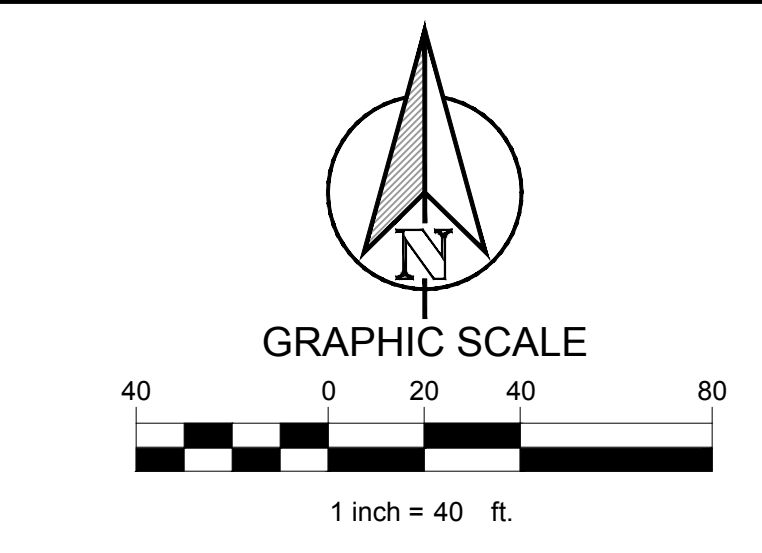
N.M. BULLARD SURVEY,
ABSTRACT NO. 24

LOT 1
BLOCK 1
HONDA OF ROCKWALL ADDITION
CAB. H, PG. 277
P.R.R.C.T.

| SITE DATA TABLE | |
|---------------------|------------------------|
| SITE AREA | 7.71 AC (312,099 SF) |
| ZONING | L1 |
| PROPOSED USE | AUTO DEALER |
| BUILDING SIZE | 20,658 SF (DEALERSHIP) |
| | 850 SF (CARWASH) |
| | 3,920 SF (OIL/LUBE) |
| LOT COVERAGE | 0.07 % |
| FLOOR TO AREA RATIO | 0.07 : 1 |
| BUILDING HEIGHT | 1 STORY |
| SALES FLOOR AREA | 3,928 SF |
| OFFICE AREA | 1,303 SF |
| # OF BAYS | 12 |

| PARKING DATA TABLE | |
|-------------------------|-------------------|
| PARKING REQ. | |
| SALES FLOOR 1/ 250 SF | 16 SPACES |
| OFFICE SF 1/ 300 SF | 5 SPACES |
| 1 PER 2 BAY | 6 SPACES |
| TOTAL: | 27 SPACES |
| PARKING PROVIDED | |
| DISPLAY PARKING | 86 SPACES |
| CUSTOMER PARKING | 27 (2 ADA) SPACES |
| SERVICE/STORAGE PARKING | 24 SPACES |

| CONSTRUCTION SCHEDULE | |
|-----------------------|--|
| | EXISTING CONCRETE PAVEMENT |
| | FIRE LANE AND DRIVE ASILE 6", 3600 PSI (6.5 SACK/CY), #3 ON 18" ON 6" LIME STABILIZED SUBGRADE |
| | PARKING 5", 3600 PSI (6.5 SACK/CY), #3 ON 24" ON 6" LIME STABILIZED SUBGRADE |
| | PROPOSED DUMPSTER ENCLOSURE MIN. 7" THICK |
| | PROPOSED CONCRETE SIDEWALK PER DETAIL SHEET C-16 |
| | PROPERTY LINE |
| | PROPOSED CONCRETE CURB AND GUTTER |
| | PROPOSED FIRE LANE |
| | PROPOSED SAWCUT |
| | PARKING COUNT |



| CONSTRUCTION SCHEDULE | |
|-----------------------|--|
| ① | PROP. SAW CUT FULL DEPTH EXISTING PAVEMENT |
| ② | PROP. 4" PARKING STALL STRIPING COLOR: WHITE (TYP) |
| ③ | PROP. CONCRETE CURB & GUTTER |
| ④ | EX. HANDICAP SYMBOL |
| ⑤ | EX. HANDICAP SIGN |
| ⑥ | PROP. PAVEMENT STRIPING |
| ⑦ | PROP. PROPOSED BOLLARD |

- NOTES:
- A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
 - ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
 - ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
 - NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
 - SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.

| | |
|--|--|
| CLAY COOLEY HYUNDAI ROCKWALL, TX 75087 | |
| LEGAL DESCRIPTION AND/OR ADDRESS: ROCKWALL RECREATION ADDITION LOT 1 BLOCK 1 7.17 AC (312,099 SF) | |
| OWNER: CLAY COOLEY AUTO 1251 E. AIRPORT FREEWAY IRVING, TX 75062 | |
| APPLICANT: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572 | |
| CASE NUMBER: Z2021-049 | |
| 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 ____ DAY OF _____. | |
| WITNESS OUR HANDS THIS ____ DAY OF _____. | |
| DESIGN: LRR DRAWN: LRR CHECKED: CLC DATE: 6/16/2023 | |
| PLANNING AND ZONING COMMISSION, CHAIRMAN SHEET SP-1 | |
| DIRECTOR OF PLANNING AND ZONING File No. 2020-021 | |

TEXAS REGISTRATION #14199

CLAY MOORE ENGINEERING

1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PHONE: 817.281.0572
WWW.CLAYMOOREENG.COM

STATE OF TEXAS

DREW DONOSKY
25661
LICENSED PROFESSIONAL ENGINEER

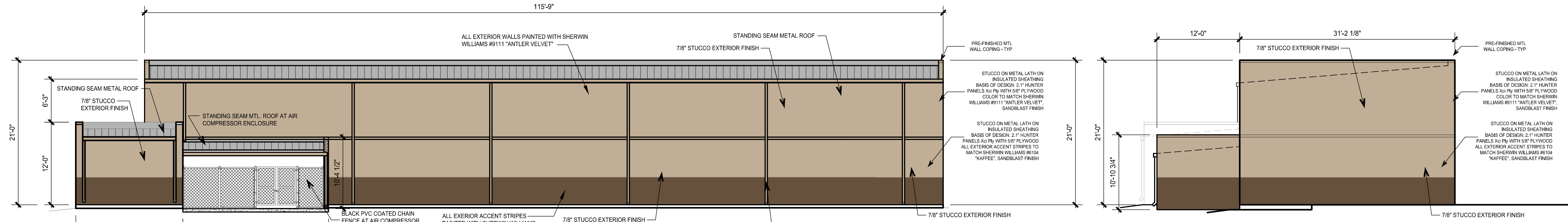
6/16/2023

**CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087**

CITY SITE PLAN

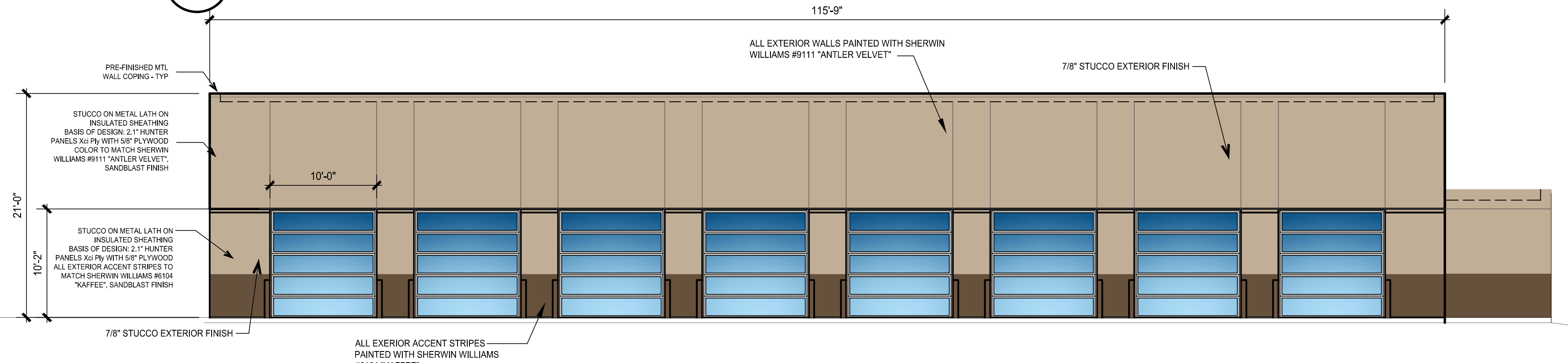
(SP2022-003)

PLOTTED BY: 014-MIKE
 PLOT DATE: 6/15/2023 2:23 PM
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 LAST SAVED: 6/15/2023 1:39 PM

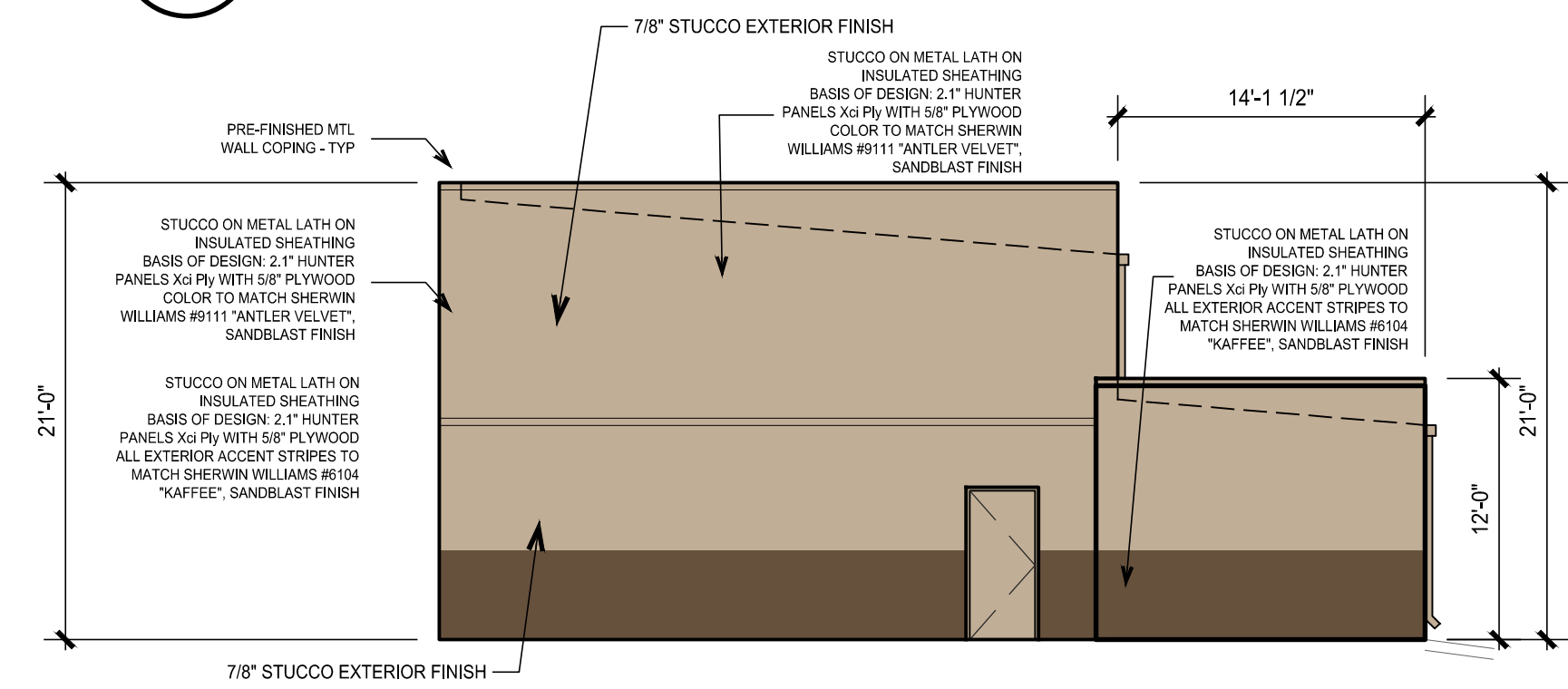


8 EAST ELEVATION - SERVICE BUILDING 2,562 SF
SCALE 1/8"=1'-0"

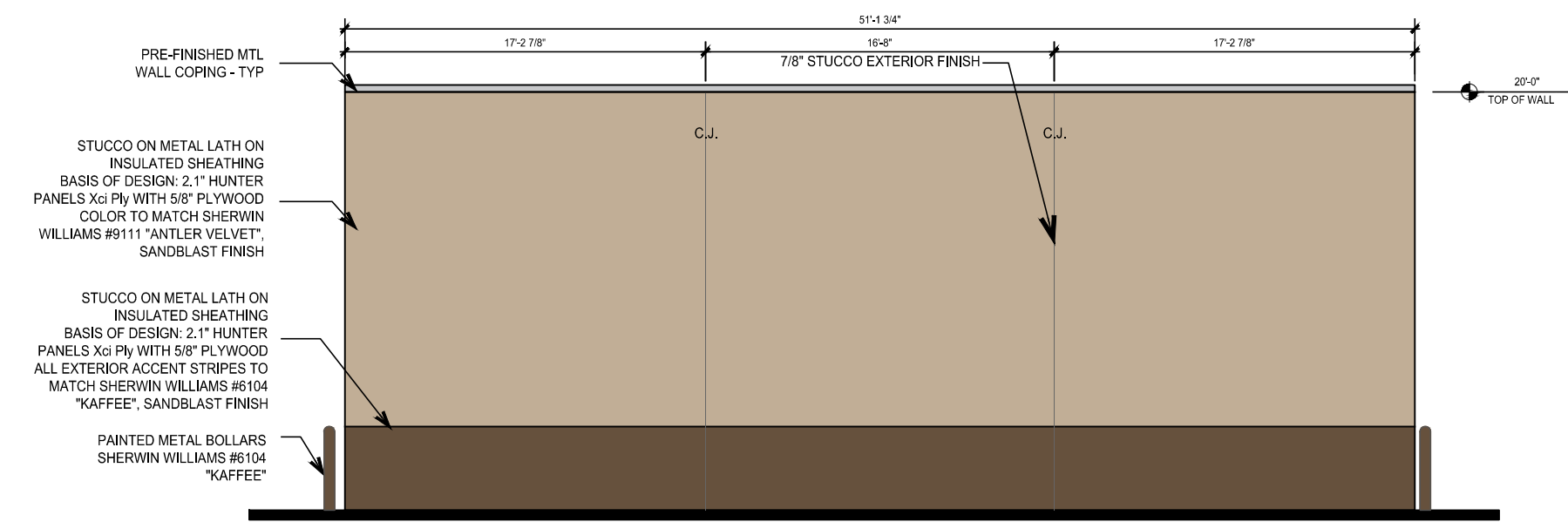
7 NORTH ELEVATION - SERVICE BUILDING 785 SF
SCALE 1/8"=1'-0"



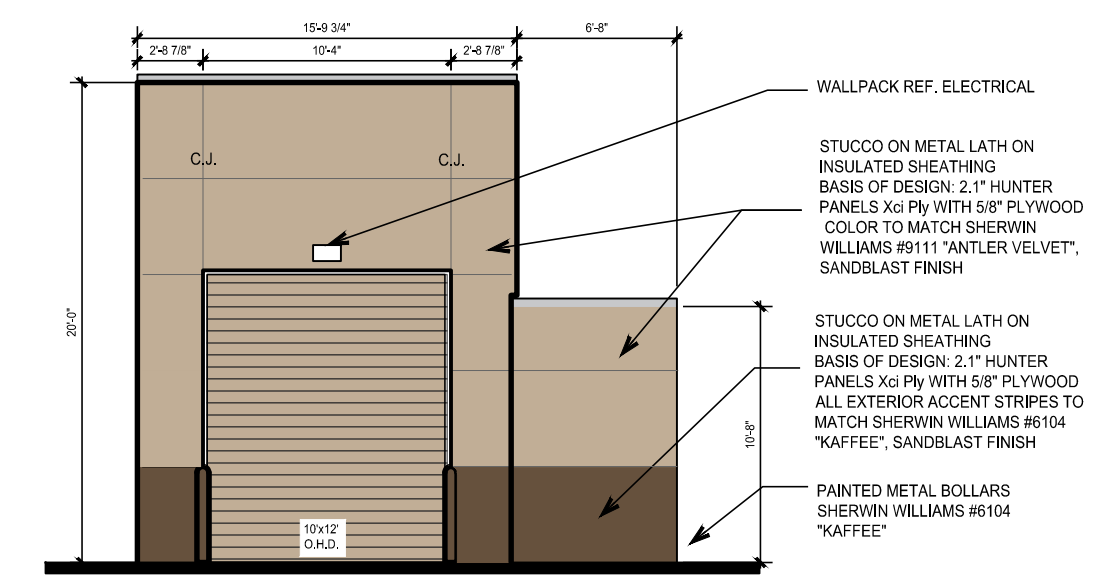
16 WEST ELEVATION - SERVICE BUILDING - FACES CLAY COOLEY BLVD. 2,551 SF
SCALE 1/8"=1'-0"



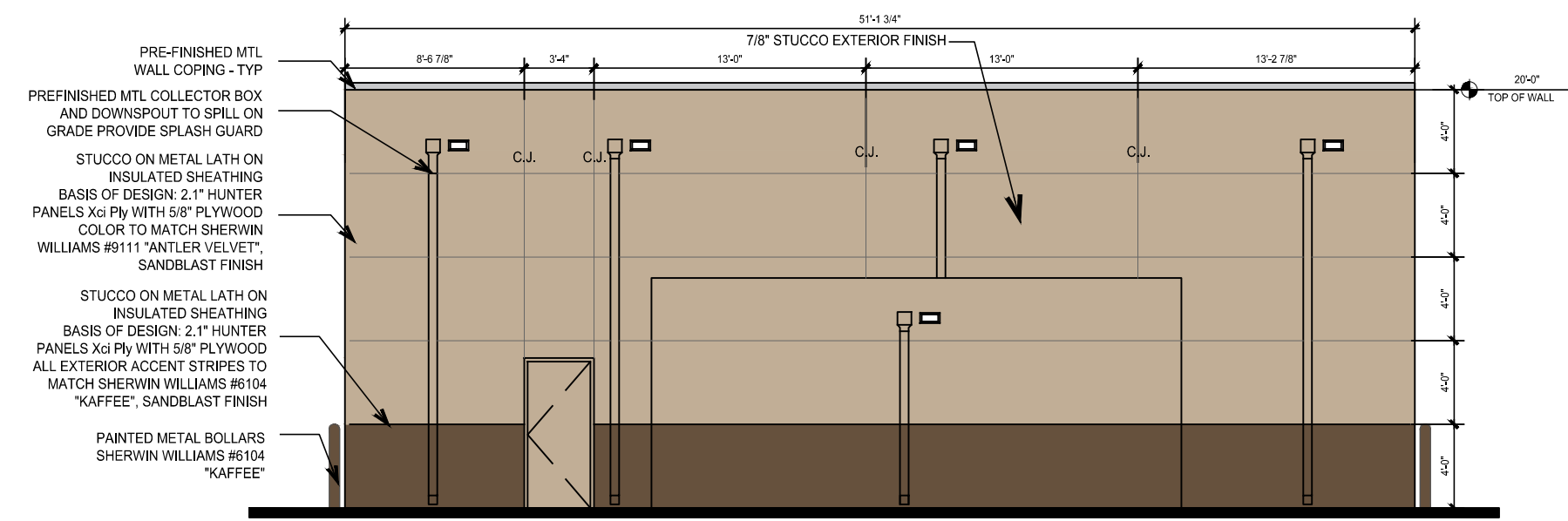
5 SOUTH ELEVATION - SERVICE BUILDING 824 SF
SCALE 1/8"=1'-0"



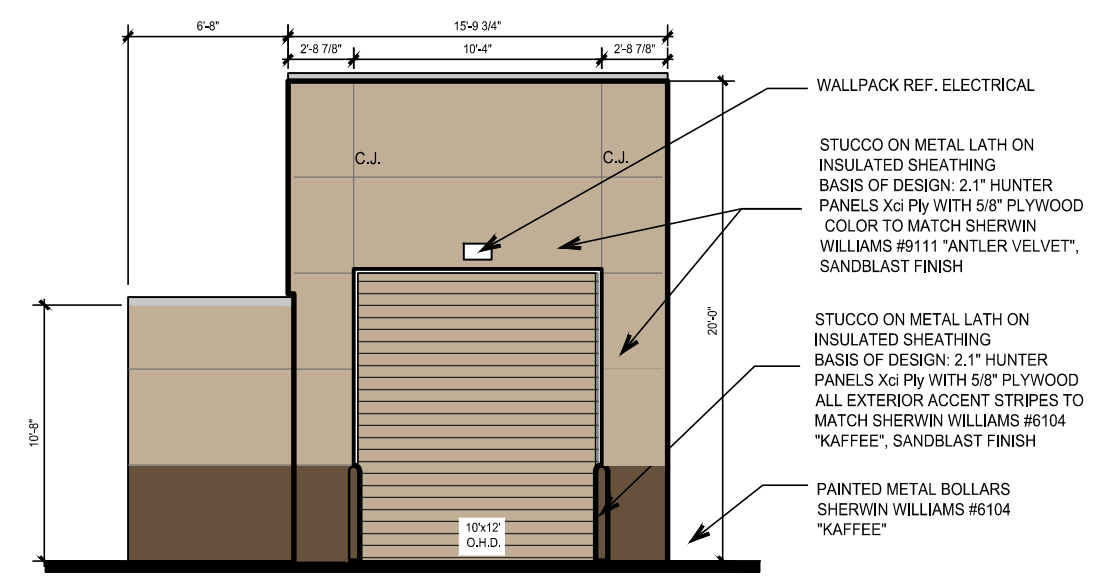
4 SOUTH ELEVATION - CAR WASH 1,040 SF
SCALE 1/8"=1'-0"



3 EAST ELEVATION - CAR WASH 395 SF
SCALE 1/8"=1'-0"



2 NORTH ELEVATION - CAR WASH 1,040 SF
SCALE 1/8"=1'-0"



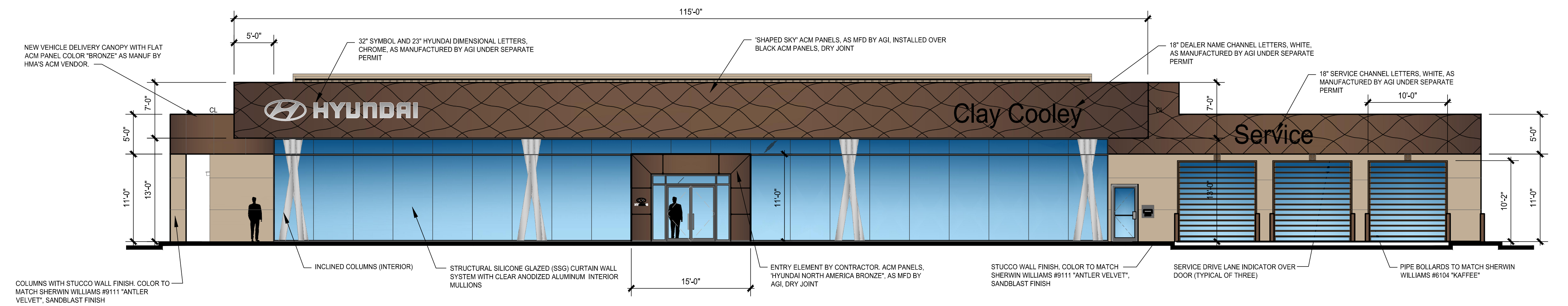
1 WEST ELEVATION - CAR WASH 395 SF
SCALE 1/8"=1'-0"

CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

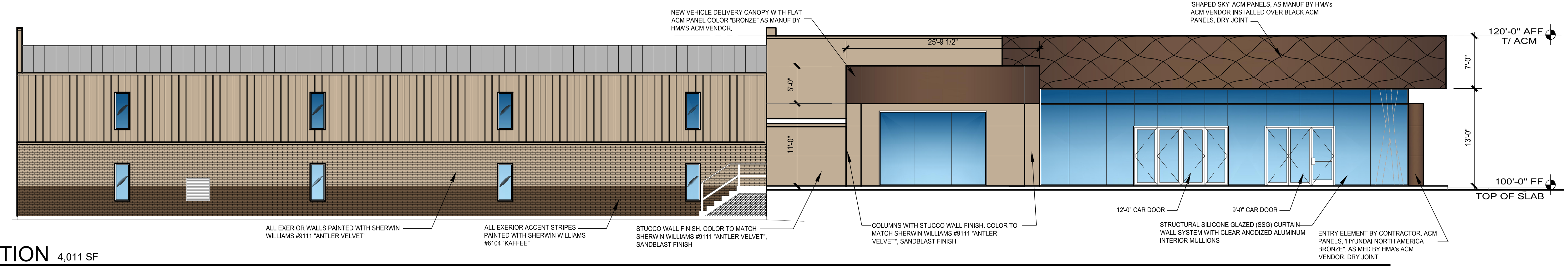
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN(S) IS/ARE IN ACCORDANCE WITH THE CITY OF ROCKWALL ZONING ORDINANCE AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, 2023.

 PLANNING AND ZONING COMMISSION CHAIRMAN
 DIRECTOR OF PLANNING AND ZONING

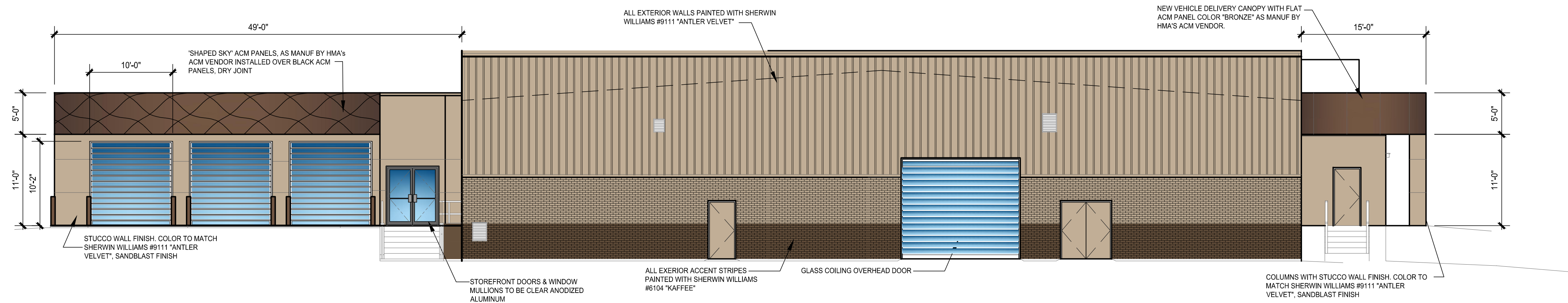
PLOTTED BY: 014-MIKE
 PLOT DATE: 6/15/2023 2:23 PM
 LOCATION: Z:\ARCHITURE\ACTIVE\CLAY COOLEY HYUNDAI\DRAWING FILES\RENDERINGS\21034 CC HYUNDAI ROCKWALL SERVICE EXPANSION_COLOR ELEVATIONS_2023-06-15.DWG
 LAST SAVED: 6/15/2023 1:39 PM



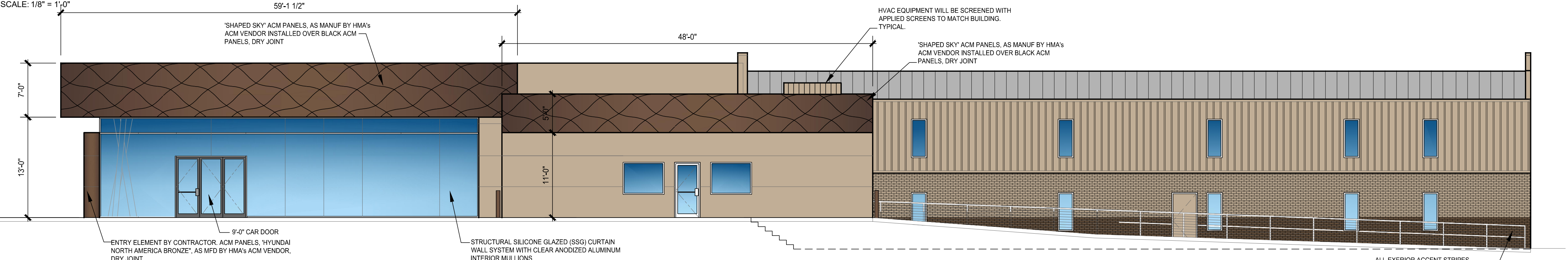
4 NORTH ELEVATION - FACES I-30 3,115 SF
 SCALE: 1/8" = 1'-0"



3 EAST ELEVATION 4,011 SF
 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION 3,591 SF
 SCALE: 1/8" = 1'-0"



1 WEST ELEVATION 3,908 SF
 SCALE: 1/8" = 1'-0"

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING ARE TRUELY AND ACCURATELY A REPRESENTATION OF THE DESIGN AND CONSTRUCTION OF THE PROJECT AS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL, TEXAS, ON THE _____ DAY OF _____, 2023.

 PLANNING AND ZONING COMMISSION CHAIRMAN
 DIRECTOR OF PLANNING AND ZONING

CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN +0.1' OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED ON THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE. IN ORDER TO ALLOW FOR PROPER MULCH DEPTH, TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - IF ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE. REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS.
- THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PURPOSE COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
- ALL IRRIGATION SHALL MEET THE REQUIREMENTS OF THE UDC, (ARTICLE 08, SUBSECTION 05.04)

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

SITE DATA TABLE

| | |
|---------------------|------------------------|
| SITE AREA | 7.71 AC / 312,099 SF |
| ZONING | LI (Light Industrial) |
| PROPOSED USE | AUTO DEALER |
| BUILDING SIZE | 20,658 SF (DEALERSHIP) |
| | 850 SF (CAR WASH) |
| | 1,175 SF (OIL/LUBE) |
| LOT COVERAGE | 0.07% |
| FLOOR TO AREA RATIO | 0.07:1 |
| BUILDING HEIGHT | 1-STORY |
| SALES FLOOR AREA | 3,928 SF |
| OFFICE AREA | 1,303 SF |
| # OF BAYS | 12 |

PLANTING LEGEND

| SYMBOL | BOTANIC NAME | COMMON NAME | MIN. SIZE | SPACING | QUANTITY | REMARKS |
|----------------------|--------------------------------------|--|-----------------------|---------------|-------------|---------|
| TREES | | | | | | |
| CECA | Cercis canadensis 'Texana' | Texas Redbud | 1.5" cal., 4'-6" high | Per plan | 17 | |
| ILVO | Ilex vomitoria | Yaupon Holly | 1.5" cal., 4'-6" high | Per plan | 42 | |
| QUVI | Quercus virginiana | Live Oak | 4" cal., 12'-15' high | Per plan | 12 | |
| ULCR | Ulmus crassifolia | Cedar Elm | 4" cal., 12'-15' high | Per plan | 43 | |
| SHRUBS | | | | | | |
| BUJA | Buxus micro. japonica 'Green Beauty' | Green Beauty Boxwood | 5 gallon | 3' o.c. | 96 | |
| HEPA | Hesperaloe parviflora 'Brakelights' | Red Yucca | 5 gallon | 4' o.c. | 16 | |
| ILCO | Ilex cornuta 'Burfordii Nana' | Dwarf Burford Holly | 5 gallon | 4' o.c. | 34 | |
| TURF AND SEED | | | | | | |
| | Cynodon 'Tifway 419' | Tifway Hybrid Bermuda Grass | Sod | --- | ~ 24,885 SF | |
| | | Dam Slope Mix (Contact Native American Seed) | Hydromulch | 20 lbs / acre | ~ 20,481 SF | |

NOTE: ALL TREES SHALL BE CONTAINER-GROWN, CONTAINER SIZE AS APPROPRIATE FOR THE CALIPER SPECIFIED. SEE SPECIFICATIONS FOR PROPER ROOT QUALITY.

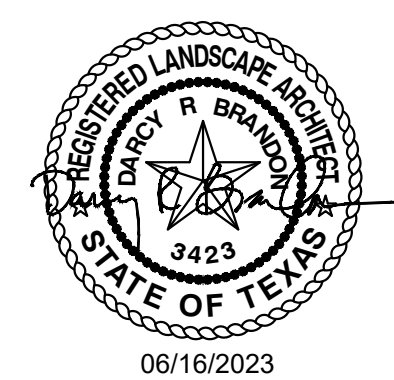
NOTE: THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SODDED AREA, INCLUDING WATERING, UNTIL A PERMANENT STAND OF GRASS IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A STAND OF GRASS SHALL CONSIST OF 75%-80% COVERAGE AND A MINIMUM OF 1" IN HEIGHT AS DETERMINED BY THE CITY.

LANDSCAPE STANDARDS

- 08.05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL**
REQ. ABUTTING A PUBLIC RIGHT-OF-WAY: 10' WIDE LANDSCAPE BUFFER W/ GROUND COVER, BERM, AND SHRUBBERY 30" HIGH + 1 CANOPY TREE & 1 ACCENT TREE PER 50 LN. FEET OF FRONTAGE
- COMMERCE STREET:**
±398' OF STREET FRONTAGE 10' WIDE BUFFER REQUIRED W/ 1 CANOPY & 1 ACCENT TREE PER 50' OF FRONTAGE
- PROVIDED IN 10' BUFFER:** 8 OAKS, 8 REDBUDS, SHRUBS, & GROUND COVER
- 05.06 GENERAL OVERLAY DISTRICT STANDARDS - IH-30 OVERLAY**
REQ. LANDSCAPE BUFFER: 20' WIDE W/ GROUND COVER & BUILT-UP BERM & SHRUBBERY ALONG ENTIRE LENGTH OF FRONTAGE, 30"-48" HIGH; 2 CANOPY TREES + 4 ACCENT TREES PER 100 LN. FT. OF PRIMARY ROADWAY
4.7 (5) CANOPY TREES + 9.5 (10) ACCENT TREES
4 CANOPY TREES + 1 ACCENT TREE; SHRUBBERY
1 CEDAR ELM + 9 REDBUDS
- ±237 ROADWAY FRONTAGE REQ. PLANTING:
PROVIDED IN 20' BUFFER, EXISTING:
PROPOSED IN 20' BUFFER:
1 CEDAR ELM + 9 REDBUDS
- 05.02 LANDSCAPE SCREENING**
REQ. HEADLIGHT SCREENING: HEAD-IN PARKING ADJ. TO STREET SHALL INCORP. MIN. 2' BERM W/ MATURE EVERGREEN SHRUBS ALONG ENTIRE PARKING AREAS
BOXWOOD SHRUBS PROVIDED IN FRONT OF PARKING SPACES LOCATED ALONG STREET FRONTAGE TO MATCH EXISTING SHRUBS
- PROVIDED SCREENING:**
- 05.03 LANDSCAPE REQUIREMENTS - L-1 DISTRICT**
TOTAL SITE AREA: 312,099 SF
LANDSCAPE AREA REQUIRED TOTAL SITE: 62,420 SF (20%)
LANDSCAPE PROVIDED, TOTAL SITE: ±79,574 SF (25%)
- LOCATION OF LANDSCAPING:** MIN. 100% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE.
- MIN. SIZE OF AREAS** ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA
- DETENTION BASINS**
DETENTION BASIN AREA: MIN. 1 CANOPY & 1 ACCENT TREE PER 750 SF
REQUIRED TREES: ±31,539 SF
PROVIDED TREES: 42 CANOPY TREES & 42 ACCENT TREES
42 CEDAR ELM & 42 YAUPON HOLLY
- PARKING LOT LANDSCAPING** MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF THE PARKING LOT AREA.
27 (2 ADA) SPACES, ±20,759 SF
87 SPACES, ±27,124 SF
REQ. PARKING LOT LANDSCAPING: 1,038 SF (5%)
3,734 SF (18%)
REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK
- PROPOSED CUSTOMER PARKING AREA:** 27 (2 ADA) SPACES, ±20,759 SF
PROPOSED DISPLAY PARKING AREA: 87 SPACES, ±27,124 SF
REQ. PARKING LOT LANDSCAPING: 1,038 SF (5%)
PROPOSED PARKING LOT LANDSCAPING: 3,734 SF (18%)
REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK

PARKING DATA TABLE

| PARKING REQUIRED | |
|----------------------|-------------------|
| SALES FLOOR 1/250 SF | 16 SPACES |
| OFFICE SF 1/300 SF | 5 SPACES |
| 1 SPACE PER 2 BAY | 6 PARKING |
| TOTAL | 27 SPACES |
| PARKING PROVIDED | |
| DISPLAY PARKING | 87 SPACES |
| CUSTOMER PARKING | 27 (2 ADA) SPACES |



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 _____ DAY OF _____.

WITNESS OUR HANDS THIS _____ DAY OF _____.

PLANNING AND ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

EVERGREEN DESIGN GROUP
(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addicks, TX 75001
www.EvergreenDesignGroup.com

CLAY MOORE ENGINEERING

REGISTERED LANDSCAPE ARCHITECT
DARCY BRANDON
STATE OF TEXAS
3423
06/16/2023

PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING
CONSULTANTS
DREW DONOSKY
P.E. No. 125651, Exp. 5/16/2023
07/10/2023

CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

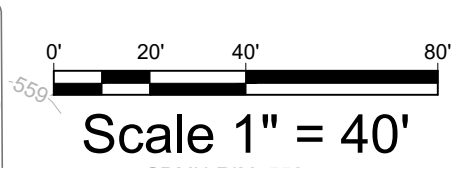
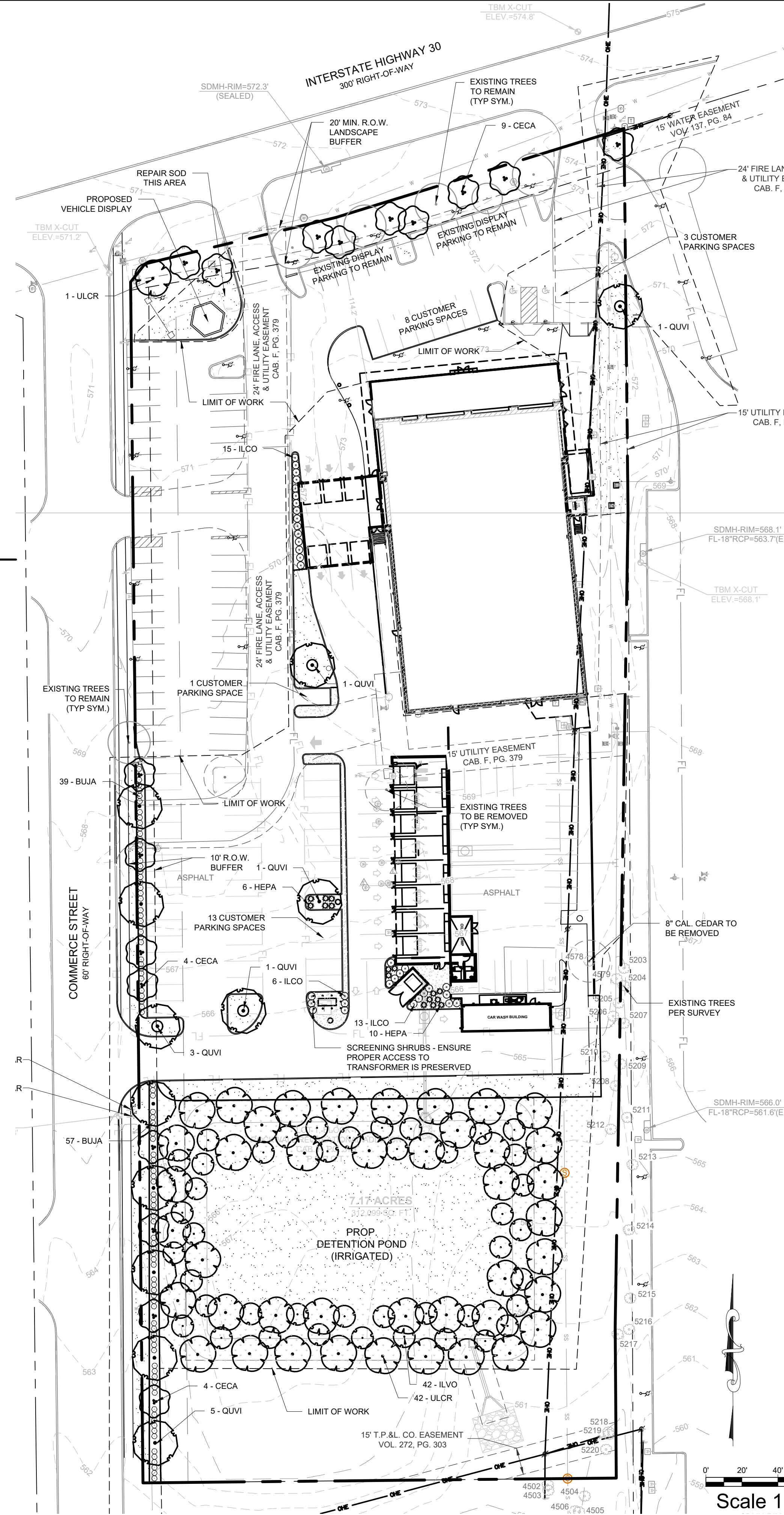
LANDSCAPE PLANTING PLAN

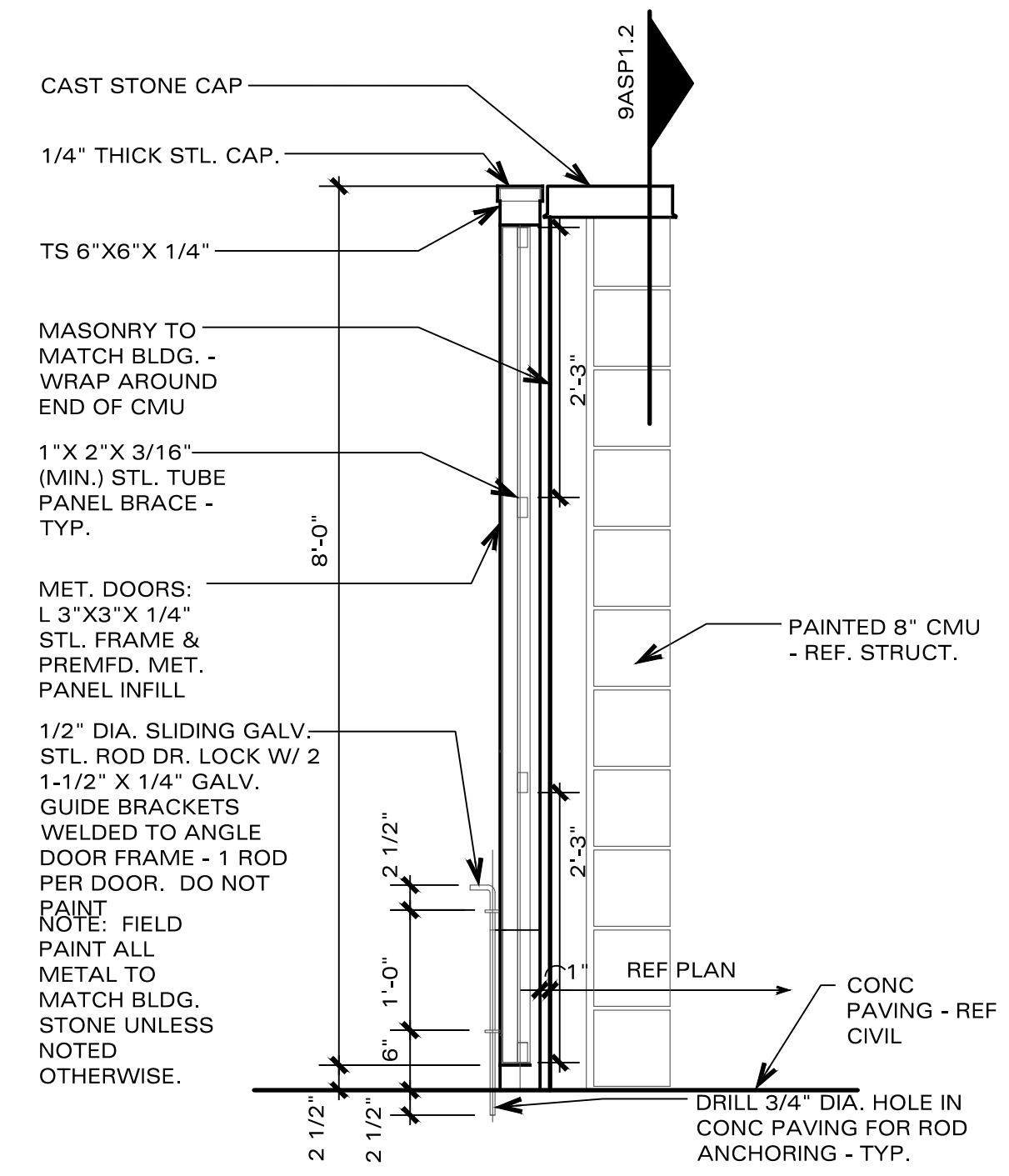
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DRAWN: LRR
CHECKED: CLC
DATE: 02-02-2020

SHEET
LP-1

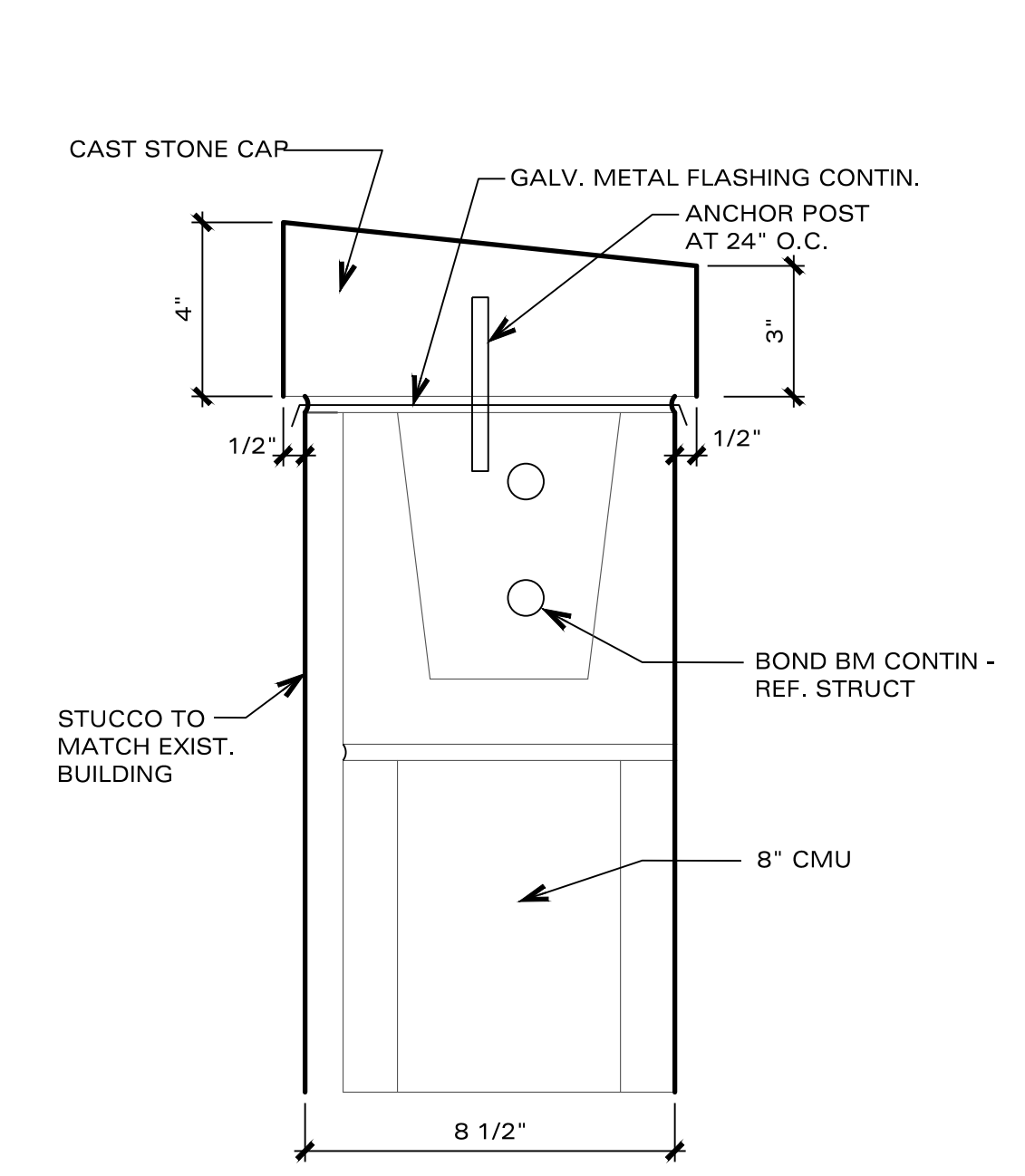
File No. 2020-021

PLOTTED BY: DARCY BRANDON
PLOT DATE: 6/16/2023 10:38 AM
LOCATION: C:\USERS\DARCY\DOCUMENTS\DLA\PROJECTS\2021\EDG\COOLEY HYUNDAI - ROCKWALL, TX\COOLEY HYUNDAI - ROCKWALL LP_2023-06-16.DWG
LAST SAVED: 6/16/2023 10:37 AM

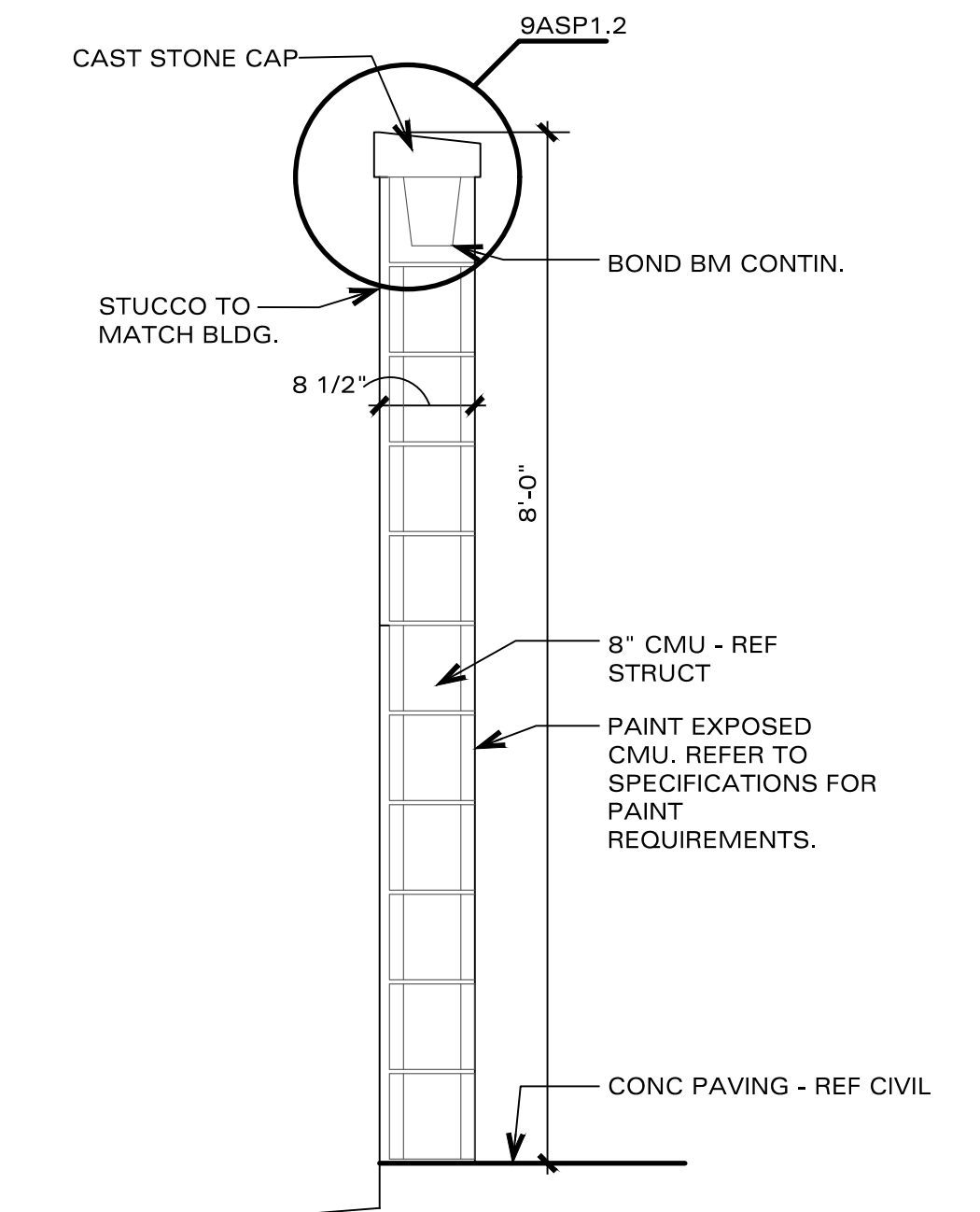




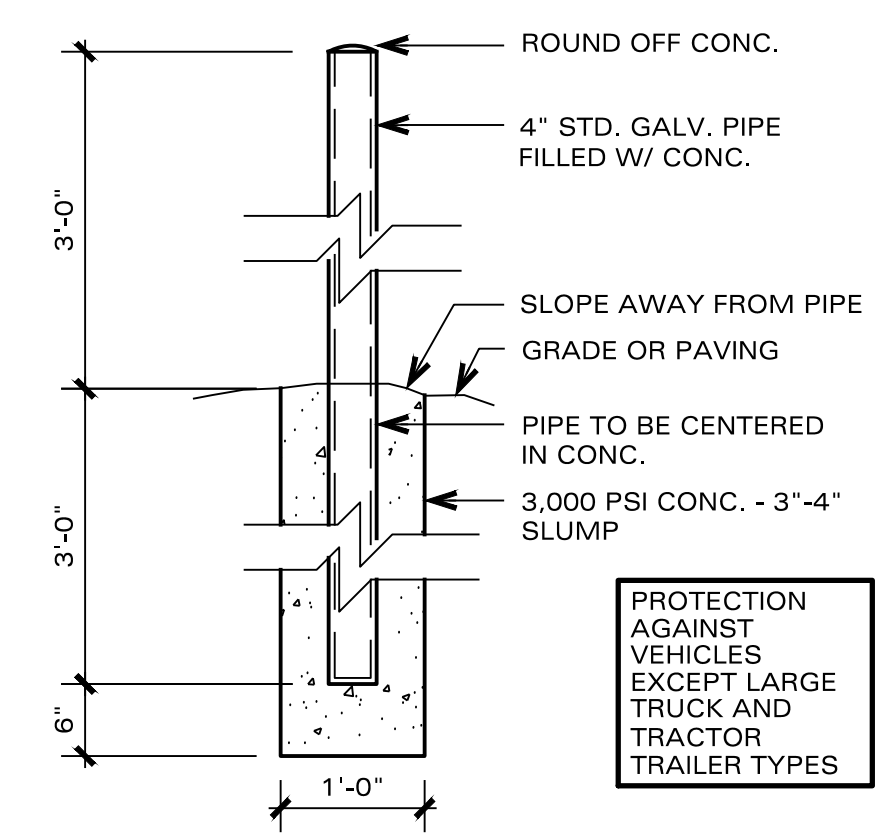
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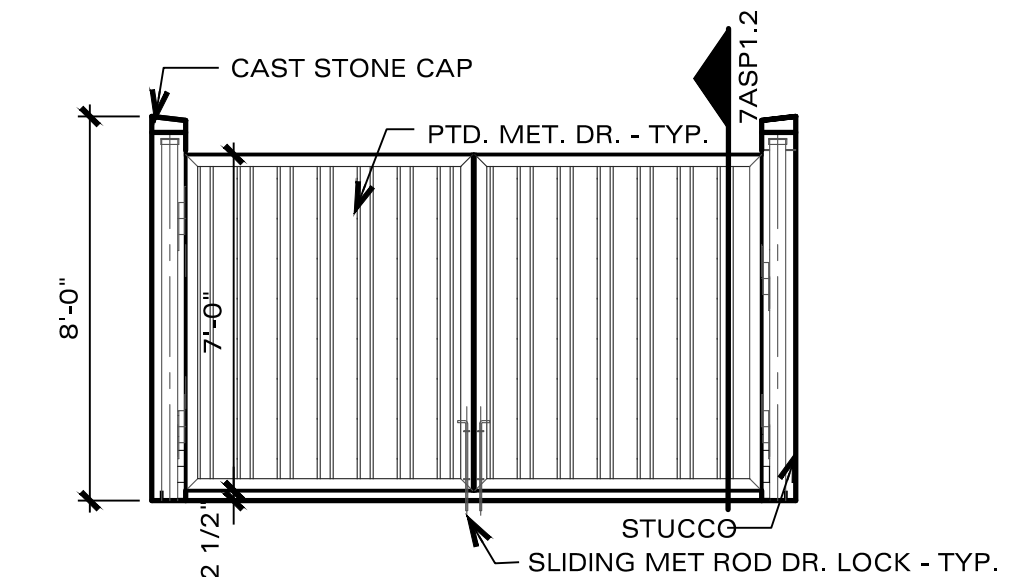
9 CAST STONE SECTION
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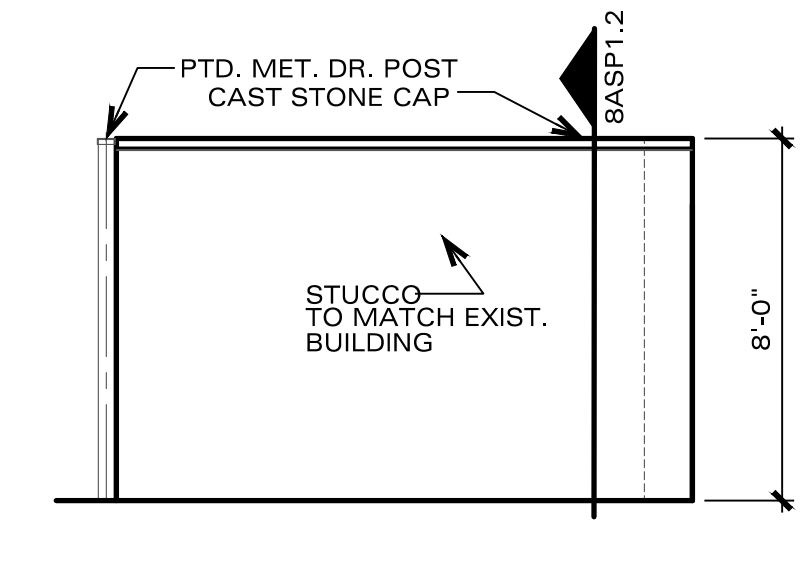
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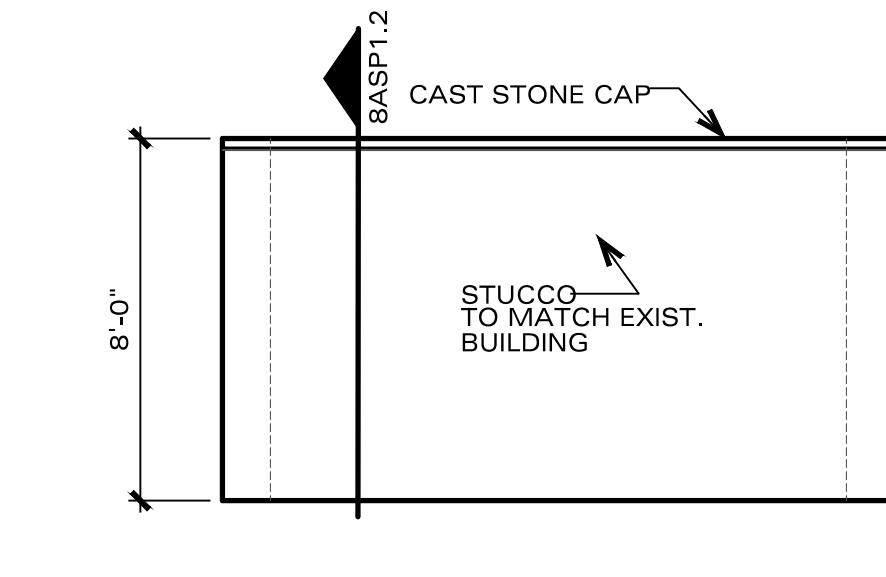
6 BOLLARD
SCALE 3/4"=1'-0"



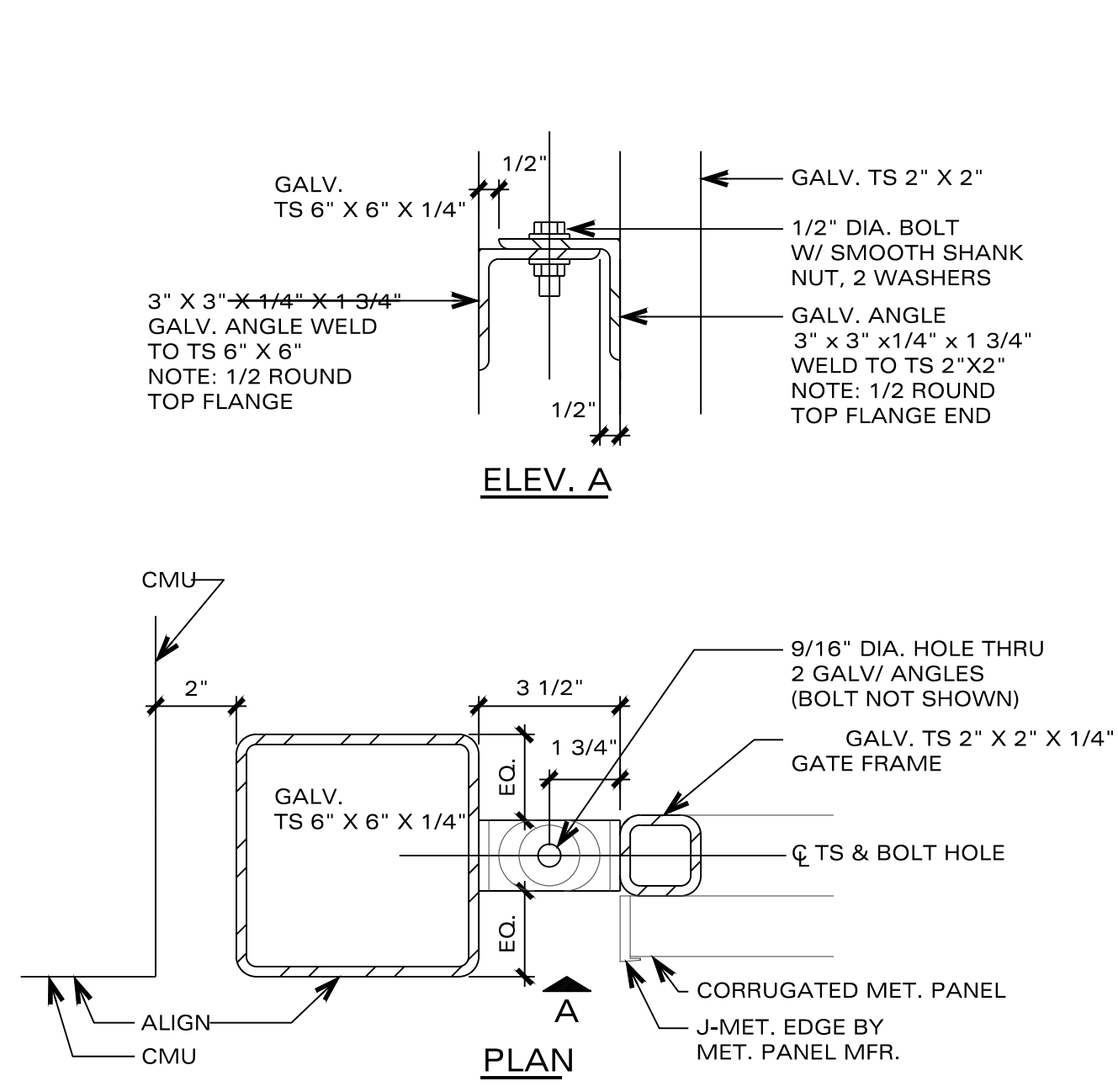
5 ELEVATION
SCALE 1/4"=1'-0"



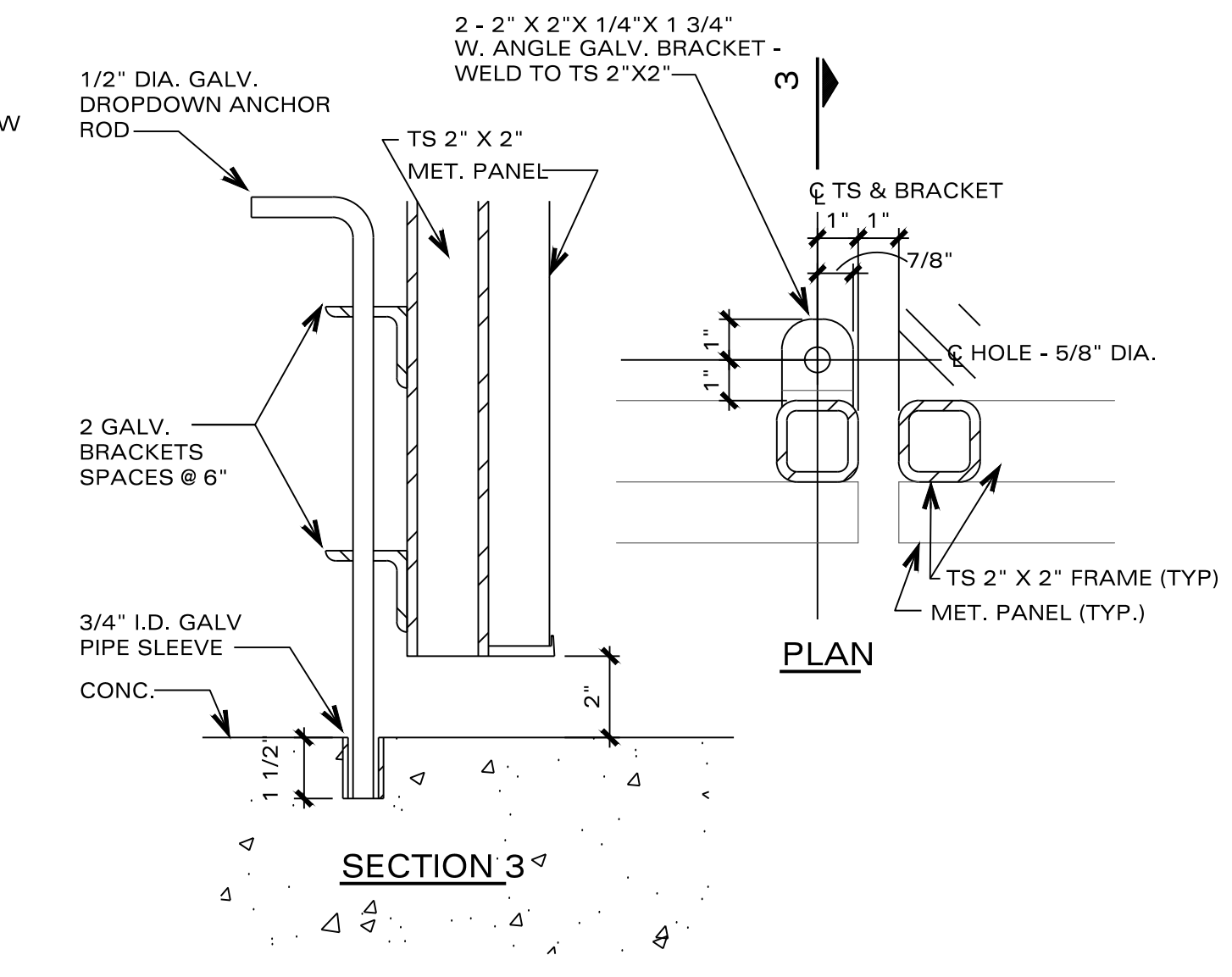
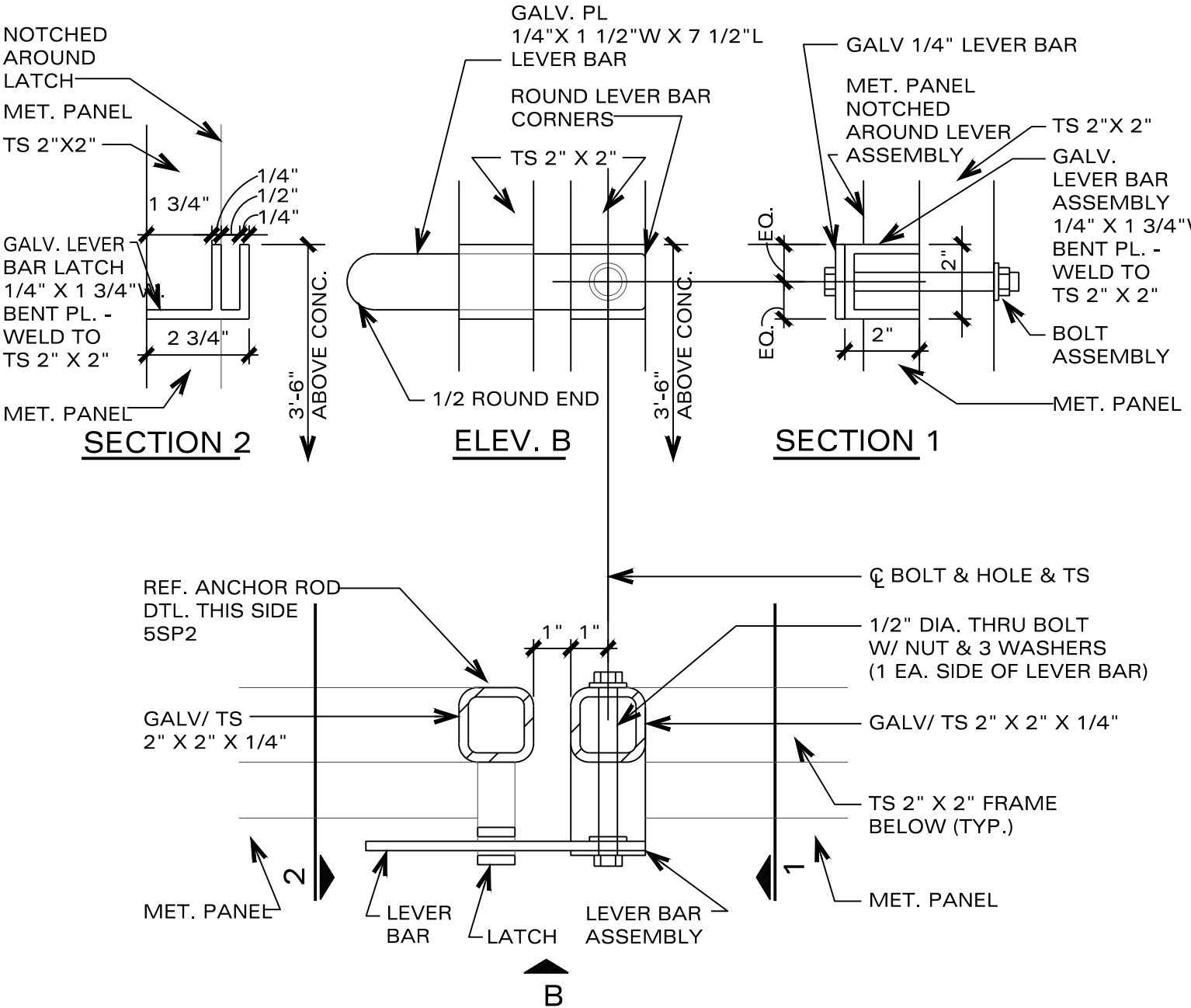
4 ELEVATION
SCALE 1/4"=1'-0"



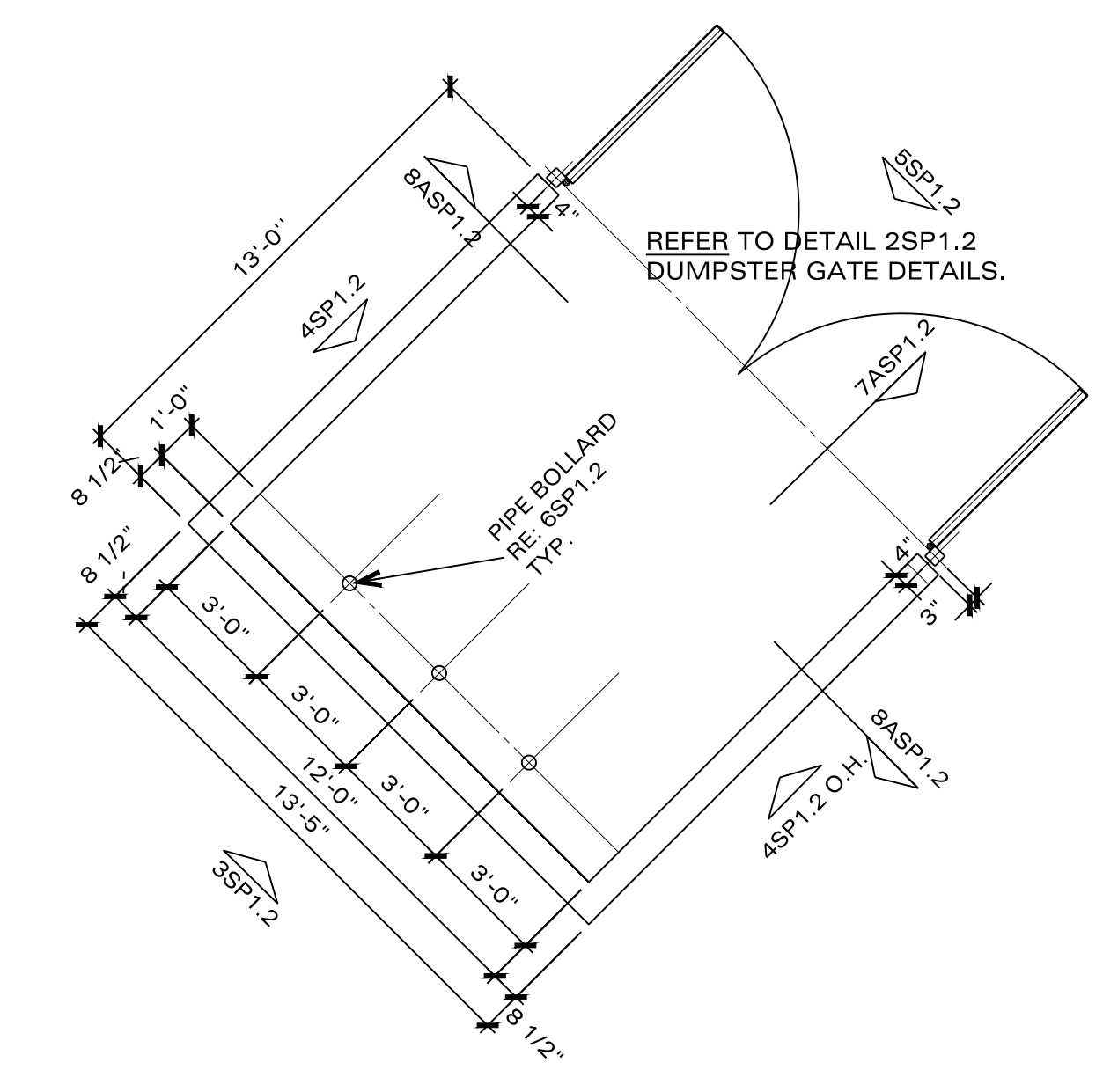
3 ELEVATION
SCALE 1/4"=1'-0"



2 GATE DETAILS
SCALE 3"=1'-0"



1 PLAN
SCALE 1/4"=1'-0"



INCOMPLETE CONSTRUCTION DOCUMENTS
THIS DOCUMENT IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. (TBAE - EFFECTIVE 10-01-2003)
JAMES R. HARDIN, ARCHITECT TEXAS
REGISTRATION NO. 11546
DATE: 11/30/2021



HYUNDAI

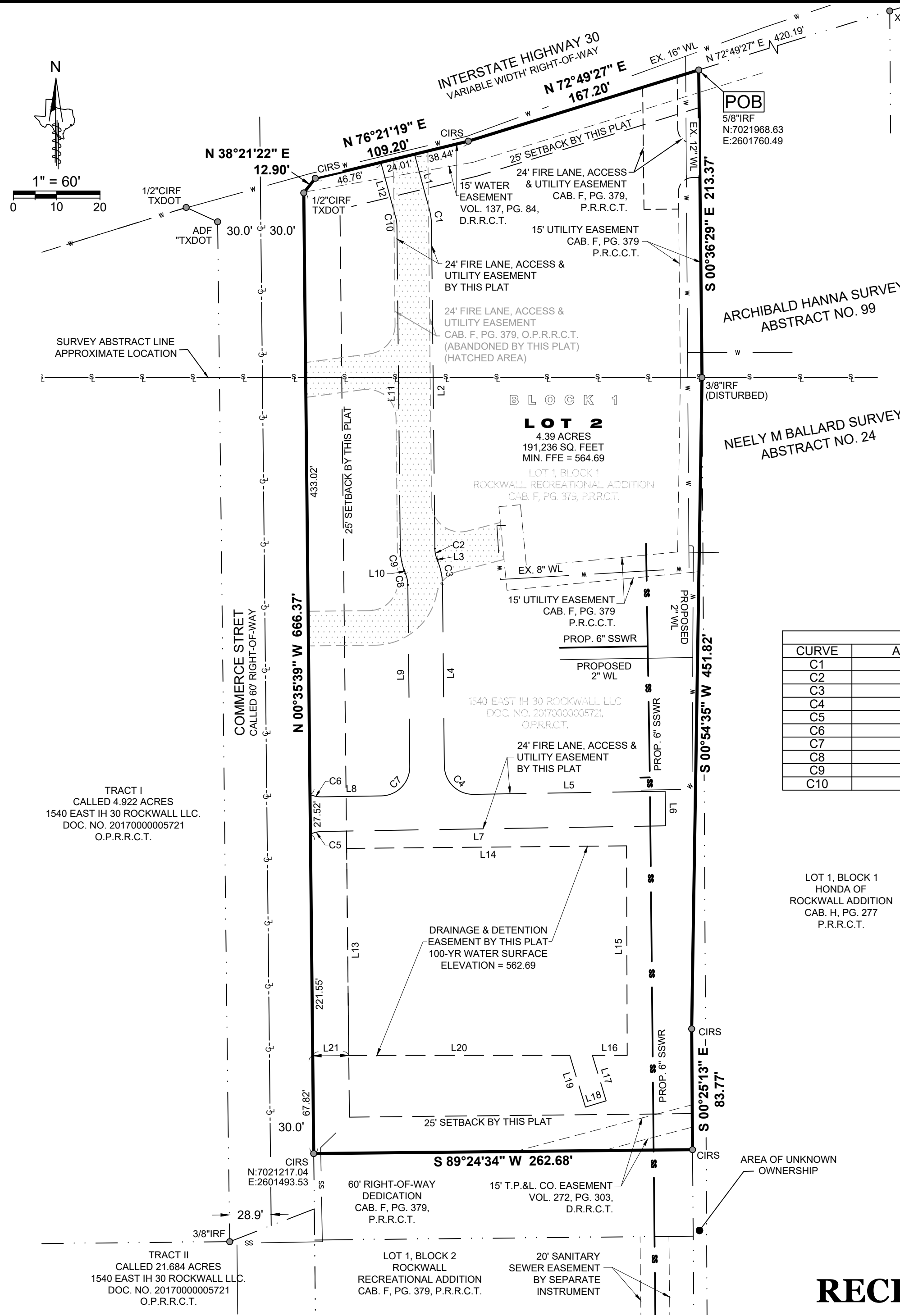
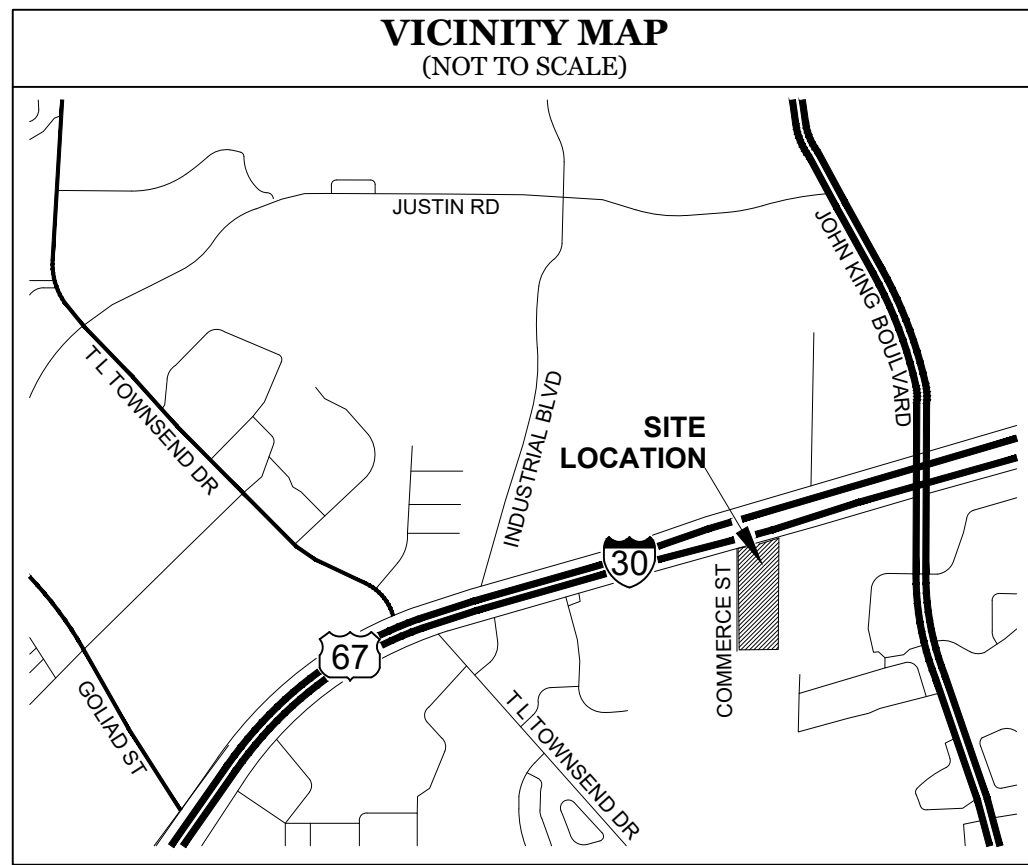
CLAY COOLEY HYUNDAI ROCKWALL
Showroom & Service Building

PROJECT: AN ADDITION & RENOVATION FOR: CLAY COOLEY HYUNDAI ROCKWALL
ADDRESS: 1540 Interstate 30 E
CITY: ROCKWALL STATE: TX ZIP: 75087

DUMPSTER SCREEN

| | | |
|------------|-------------|----------|
| JOB NO. | 21034 | |
| DATE | ISSUE FOR | DRAWN BY |
| 11/30/2021 | 75 % REVIEW | MS, AP |

SP1.2



| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N 15°03'39" W | 39.66' |
| L2 | N 00°35'39" W | 224.29' |
| L3 | N 19°58'51" W | 1.97' |
| L4 | N 00°35'39" W | 125.72' |
| L5 | S 89°03'46" W | 132.78' |
| L6 | N 00°56'14" W | 24.00' |
| L7 | N 89°03'46" E | 238.24' |
| L8 | S 89°03'47" W | 41.21' |
| L9 | S 00°35'39" E | 126.11' |
| L10 | S 19°58'51" E | 2.63' |
| L11 | S 00°35'39" E | 224.29' |
| L12 | S 15°03'39" E | 40.25' |
| L13 | N 00°35'39" W | 143.59' |
| L14 | N 89°28'24" E | 194.12' |
| L15 | S 00°10'06" E | 145.33' |
| L16 | S 89°59'29" W | 24.13' |
| L17 | S 16°50'46" E | 32.94' |
| L18 | S 73°09'14" W | 15.00' |
| L19 | N 16°50'46" W | 37.48' |
| L20 | S 89°59'29" W | 153.25' |
| L21 | S 89°24'21" W | 25.00' |

| CURVE TABLE | | | | | |
|-------------|------------|--------|-------------|---------------|--------------|
| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C1 | 11.11' | 44.00' | 14°28'00" | N 07°49'39" W | 11.08' |
| C2 | 6.77' | 20.00' | 19°23'12" | N 10°17'15" W | 6.74' |
| C3 | 16.92' | 44.00' | 22°01'42" | N 11°36'30" W | 16.81' |
| C4 | 31.54' | 20.00' | 90°20'35" | N 45°45'56" W | 28.37' |
| C5 | 8.41' | 20.00' | 24°04'46" | N 77°01'23" E | 8.34' |
| C6 | 8.51' | 20.00' | 24°22'18" | N 78°45'04" W | 8.44' |
| C7 | 31.30' | 20.00' | 89°39'26" | S 44°14'04" W | 28.20' |
| C8 | 8.14' | 20.00' | 23°18'19" | S 12°14'49" E | 8.08' |
| C9 | 14.89' | 44.00' | 19°23'12" | S 10°17'15" E | 14.82' |
| C10 | 5.05' | 20.00' | 14°28'00" | S 07°49'39" E | 5.04' |

- GENERAL NOTES**
- The purpose of this plat is to dedicate easements for site development.
 - This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26th, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0045L. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
 - The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
 - Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
 - All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
 - The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011).
 - Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
 - It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

LEGEND

| | |
|------------|--|
| PG | = PAGE |
| CAB | = CABINET |
| POB | = POINT OF BEGINNING |
| CIRS | = CAPPED IRON ROD SET |
| CIRF | = CAPPED IRON ROD FOUND |
| DOC. NO. | = DOCUMENT NUMBER |
| D.R.R.C.T. | = DEED RECORDS, ROCKWALL COUNTY, TEXAS |
| P.R.R.C.T. | = PLAT RECORDS, ROCKWALL COUNTY, TEXAS |
| --- | = SUBJECT BOUNDARY |
| --- | = ADJOINER BOUNDARY |
| W | = WATER LINE |
| SS | = SANITARY SEWER LINE |
| --- | = EASEMENT |

REPLAT
LOT 2, BLOCK 1
ROCKWALL
RECREATIONAL ADDITION
 4.39 ACRES (191,236 SF)

BEING A REPLAT OF LOT 1, BLOCK 1
 OF ROCKWALL RECREATIONAL ADDITION,
 RECORDED IN CABINET F, PAGE 379, P.R.R.C.T.,
 SITUATED IN THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99,
 AND THE NEELY M BALLARD SURVEY, ABSTRACT NO. 24
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

| | |
|---------|------------|
| Project | 2110.002 |
| Date | 07/27/2022 |
| Drafter | BE |


EAGLE SURVEYING, LLC
 222 S. Elm Street, Suite: 200
 Denton, TX 76201
 (940) 222-3009
 TX Firm #10194177

SURVEYOR
 Eagle Surveying, LLC
 222 S. Elm Street, Suite: 200
 Denton, TX 76201
 (940) 222-3009

ENGINEER
 Claymoore Engineering, Inc.
 Contact: Drew Donosky
 1903 Central Drive, Suite: 406
 Bedford, TX 76021
 (817) 281-0572

OWNER
 1540 East IH 30 Rockwall LLC
 PO BOX 570809
 Dallas, TX 75357

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS 1540 EAST IH 30 ROCKWALL LLC is the sole owner of a 4.39 acre tract of land situated in the ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99 and the NEELY M BALLARD SURVEY, ABSTRACT NO. 24, in the City of Rockwall, Rockwall County, Texas, and being a portion of Lot 1, Block 1 of Rockwall Recreational Addition, a subdivision of record in Cabinet F, Page 379, of the Plat Records of Rockwall County, Texas, conveyed to 1540 East IH 30 Rockwall LLC by Special Warranty Deed With Vendor's Lien recorded in Document Number 2017000005721, of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8" iron rod found in the south right-of-way line of Interstate Highway 30 (a variable width right-of-way), at the northwest corner of Lot 1, Block 1, Honda of Rockwall Addition, a subdivision of record in Cabinet H, Page 277, of said Plat Records, and the northeast corner of said Lot 1, Block 1, Rockwall Recreational Center, from which an x-cut found at the northeast corner of said Lot 1, Block 1, Honda of Rockwall Addition bears N72°49'27"E, a distance of 420.19 feet;

THENCE, along the east line of said Lot 1, Block 1, Rockwall Recreational Center, the following three (3) courses and distances:

- S00°36'29"E, a distance of 213.37 feet to a 3/8" iron rod found (disturbed);
- S00°54'35"W, a distance of 451.82 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- S00°25'13"E, a distance of 83.77 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the northeast corner of a 60' right-of-way dedication (unimproved) and the southeast corner of said Lot 1, Block 1, Rockwall Recreational Center;

THENCE, S89°24'34"W, along the north line of said 60' right-of-way dedication, being the common south line of said Lot 1, Block 1, Rockwall Recreational Center, a distance of 262.68 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the east right-of-way line of said Commerce Street (a called 60' right-of-way), at the northwest corner of said 60' right-of-way dedication and the southwest corner of said Lot 1, Block 1, Rockwall Recreational Center;

THENCE, N00°35'39"W, along the east right-of-way line of said Commerce Street, being the common west line of said Lot 1, Block 1, Rockwall Recreational Center, a distance of 666.37 feet to a 1/2" inch iron rod with plastic cap stamped "TXDOT" found in the south right-of-way line of said Interstate Highway 30, at the southwest corner of a called 0.0092 acre tract of land conveyed to the State of Texas by Deed of record in Document Number 2010-00429943, of said Official Public Records;

THENCE, along the south right-of-way line of said Interstate Highway 30, the following three (3) courses and distances:

- N38°21'22"E, a distance of 12.90 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N76°21'19"E, a distance of 109.20 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N72°49'27"E, a distance of 167.20 feet to the **POINT OF BEGINNING** and containing an area of 4.39 Acres, or (191,236 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **1540 EAST IH 30 ROCKWALL LLC**, the undersigned owner of the land shown on this plat, and designated herein as **ROCKWALL RECREATIONAL ADDITION**, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the **ROCKWALL RECREATIONAL ADDITION**, subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

OWNER: 1540 EAST IH 30 ROCKWALL LLC

BY: _____
 Signature Date

BY: _____
 Printed Name & Title

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, _____ of 1540 EAST IH 30 ROCKWALL LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2022.

 Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, **MATTHEW RAABE**, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

PRELIMINARY
 this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

 Matthew Raabe Date
 Registered Professional Land Surveyor #6402

CERTIFICATE OF APPROVAL

 Chairman Date
 Planning & Zoning Commission

APPROVED:

I hereby certify that the above and foregoing plat of **ROCKWALL RECREATIONAL ADDITION**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2022.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, Texas, within one hundred eighty (180) days from the said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2022.

 Mayor, City of Rockwall City Secretary, City of Rockwall

 City Engineer

**REPLAT
 LOT 2, BLOCK 1
 ROCKWALL
 RECREATIONAL ADDITION
 4.39 ACRES (191,236 SF)**

BEING A REPLAT OF LOT 1, BLOCK 1
 OF ROCKWALL RECREATIONAL ADDITION,
 RECORDED IN CABINET F, PAGE 379, P.R.R.C.T.,
 SITUATED IN THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99,
 AND THE NEELY M BALLARD SURVEY, ABSTRACT NO. 24
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

| | | |
|---------|------------|---|
| Project | 2110.002 |  EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177 |
| Date | 07/27/2022 | |
| Drafter | BE | |

SURVEYOR
 Eagle Surveying, LLC
 222 S. Elm Street, Suite: 200
 Denton, TX 76201
 (940) 222-3009

ENGINEER
 Claymoore Engineering, Inc.
 Contact: Drew Donosky
 1903 Central Drive, Suite: 406
 Bedford, TX 76021
 (817) 281-0572

OWNER
 1540 East IH 30 Rockwall LLC
 PO BOX 570809
 Dallas, TX 75357

PROJECT COMMENTS



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

DATE: 6/22/2023

PROJECT NUMBER: Z2023-032
PROJECT NAME: SUP for Automotive Dealership at 1540 IH-30
SITE ADDRESS/LOCATIONS: 1540 E INTERSTATE 30

CASE CAPTION: Hold a public hearing to discuss and consider a request by Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a Specific Use Permit (SUP) superseding Ordinance No. 22-02 [S-266] and allowing the expansion of an existing Motor Vehicle Dealership (i.e. Clay Cooley Hyundai) being a 7.17-acre tract of land identified as Lot 2, Block 1, Rockwall Recreation Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|------------|--------------|----------------|-------------------|
| | Bethany Ross | 06/22/2023 | Needs Review |

06/22/2023: Z2023-032; Specific Use Permit (SUP) for an Automotive Dealership at 1540 IH-30
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Specific Use Permit (SUP) superseding Ordinance No. 22-02 [S-266] and allowing the expansion of an existing Motor Vehicle Dealership (i.e. Clay Cooley Hyundai) being a 7.17-acre tract of land identified as Lot 2, Block 1, Rockwall Recreation Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30.

I.2 For questions or comments concerning this case please contact Bethany Ross in the Planning Department at (972) 772-6488 or email bross@rockwall.com.

M.3 For reference, include the case number (Z2023-032) in the lower right-hand corner of all pages on future submittals.

I.4 According to Article 13, Definitions, of the Unified Development Code (UDC), a New and/or Used Vehicle Dealership-for Cars and Light Trucks is defined as, "(t)he indoor storage of operable automobiles in a fully enclosed building for the purpose of holding such vehicles for sale, lease, distribution, or storage."

M.5 According to Subsection 02.03 (H)(1) of Article 04, of the UDC, the following conditional land uses apply the proposed use, New and/or Used Vehicle Dealership-for Cars and Light Trucks:

- (a) All outside display of vehicles must be on an approved concrete, or enhanced concrete surface. IN CONFORMANCE
- (b) All vehicle display areas must meet the landscape standards for parking areas. IN CONFORMANCE

I.6 Asphalt is not permitted in the City of Rockwall. Please indicate the area behind the service bays as approved concrete on the landscape plan as indicated in concept plan.

M.7 Please clarify based on the definitions below, if the proposed service building is a Minor Auto Repair Garage or a Major Auto Repair Garage:

Minor Auto Repair Garage: Minor repair or replacement of parts, tires, tubes, and batteries; diagnostic services; minor motor services such as grease, oil spark plugs, and filter changing; tire alignment; tune-ups, emergency road service; replacement of starters, alternators, hoses, brake parts, mufflers; performing state inspections and making minor

repairs necessary to pass said inspection; servicing of airconditioning systems, and similar minor services for motor vehicles except heavy land vehicles, but not including any operation named under Automobile repair, major, or any other similar use. All work must be performed inside an enclosed building. Vehicles shall not be stored on site for longer than 14 days. (Subsection 02.02(H)(1), Land Use Definitions, of Article 13, UDC).

Major Auto Repair Garage: Major repair, rebuilding or reconditioning of engines, transmissions, or other major components for motor vehicles; collision services including body, frame, or fender straightening or repair; customizing; overall painting or paint shop; automotive glass and upholstery; those uses listed under Automobile repair, minor, and other similar uses. All repair work shall be performed inside an enclosed building. Vehicles shall not be stored on site no longer than 90-days. (Subsection 02.02(H)(2), Land Use Definitions, of Article 13, UDC).

M.8 According to Subsection 02.03 (H)(5) of Article 04, of the UDC, the following conditional land uses apply the proposed accessory use, Minor Auto Repair Garage:

- (a) The replacement of any part or repair of any part that does not require removal of the engine head or pan, engine transmission or differential; incidental body and fender work, minor painting and upholstering service. It also includes quick lube type businesses. This applies to only to passenger automobiles and trucks not in excess of 7,000 pounds gross weight. Please provide more information on the type of repair garage to determine conformance.
- (b) Garage doors or bays shall not face the street or a residential lot. NOT IN CONFORMANCE Currently, the concept plan shows the bay doors facing a public right-of-way (i.e. Commerce Street). This will require a variance from the Planning and Zoning Commission at the time of Site Plan. In addition, off-street loading docks must be screened from all public streets, open space, adjacent properties, and any residential zoning districts or residentially used properties that abut or are directly across a public street or ally from the loading dock. Screening can be achieved by adding a wrought iron fence and three (3) tiered screening (i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees) along the entire length of the adjacency. The canopy trees shall be placed on 20-foot centers. (Subsection 05.02 (A), of Article 08, of the Unified Development Code)
- (c) Vehicles, equipment, parts or inventory shall not be stored outside overnight unless granted by the Planning and Zoning Commission and City Council through a Specific Use Permit (SUP). If permitted all stored items shall be screened from public right-of-way, sidewalks and open space, and any residentially zoned or used property in accordance with the requirements of Article 04, Permissible Uses, and Article 08, Landscape and Fence Standards. IN CONFORMANCE
- (d) A site plan must be approved prior to issuance of any building permit. IN CONFORMANCE

M.9 According to Subsection 02.03 (H)(5) of Article 04, of the UDC, the following conditional land uses apply the proposed accessory use, Major Auto Repair Garage:

- (e) Garage doors shall not face a public right-of-way, park or open space, or residentially zoned or used property. NOT IN CONFORMANCE Currently, the concept plan shows the bay doors facing a public right-of-way (i.e. Commerce Street). This will require a variance from the Planning and Zoning Commission at the time of Site Plan. In addition, off-street loading docks must be screened from all public streets, open space, adjacent properties, and any residential zoning districts or residentially used properties that abut or are directly across a public street or ally from the loading dock. Screening can be achieved by adding a wrought iron fence and three (3) tiered screening (i.e. small to mid-sized shrubs, large shrubs or accent trees, and canopy trees) along the entire length of the adjacency. The canopy trees shall be placed on 20-foot centers. (Subsection 05.02 (A), of Article 08, of the Unified Development Code)
- (f) Vehicles, equipment, parts or inventory shall not be stored outside overnight unless granted by the Planning and Zoning Commission and City Council through a Specific Use Permit (SUP). If permitted all stored items shall be screened from public right-of-way, sidewalks and open space, and any residentially zoned or used property in accordance with the requirements of Article 04, Permissible Uses, and Article 08, Landscape and Fence Standards. IN CONFORMANCE

M.10 The parking requirement for Minor Auto Repair Garage is two (2) parking spaces per service bay. Please revise the parking calculations accordingly. (Table 5: Parking Requirement Schedule, Article 06, of the UDC)

M.11 According to Subsection 02.03 (H)(4) of Article 04, of the UDC, the following conditional land uses apply the proposed accessory use, Car Wash (Full Service):

- a) Entrances and exits to the car wash shall not directly face any public right-of-way. On corner sites, car wash entrances or exits shall not open toward the street with the highest traffic volume, or as determined by the Director of Planning and Zoning. IN CONFORMANCE
- (b) The carwash shall be set back a minimum of 50-feet from any street frontage. IN CONFORMANCE

M.12 The minimum driveway width is 24-feet and minimum parking stall length is 20-feet. Revise the drive aisle and service bay stalls accordingly. (Engineering Standards of Design)

I.13 The following comments will need to be addressed at Site Plan:

- 1) The subject property will be replat after the engineering process to establish the new easements.
- 2) Any new roof mounted or pad mounted utility equipment will require subsequent screening. (Subsection 01.05. C, of Article 05, of the UDC)
- 3) Please clarify if there is a digital display on the electric vehicle charging stations and if so, that it will not show advertisements.
- 4) If any new lighting is being added to the subject property or any existing light fixtures are being replaced, a photometric plan must be provided. Included with the photometric plan must be cutsheets for the new light fixtures.
- 5) Dumpsters shall have self-latching gates. Please provide a note indicating that the dumpster is self-latching. (Subsection 01.05.B, of Article 05, UDC)
- 6) Based on the materials submitted staff has identified the following exceptions and variances for this project:
 - a) Four-sided Architecture. According to Article 05, General Overlay District Development Standards, of the Unified Development Code (UDC), "all buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In addition, a minimum of one (1) row of trees (i.e. four [4] or more accent or canopy trees) shall be planted along perimeter of the subject property to the rear of the building." In this case, the proposed building does not meet the articulation standards for all four (4) facades and there is not an additional row of trees proposed at the back of the property. This will require a variance from the Planning and Zoning Commission.
 - b) 20% Stone Requirement: According to Article 05, General Overlay District Development Standards, of the Unified Development Code (UDC), "(a) minimum of 20% natural or quarried stone is required on all building façades." In this case, the proposed building elevations do not incorporate any stone. This will require a variance from the Planning and Zoning Commission.
 - c) Cementitious Materials: According to Article 05, General Overlay District Development Standards, of the Unified Development Code (UDC), "(t)he use of cementitious materials (e.g. stucco) shall be limited to 50% of the building's exterior façade, however, stucco shall not be used within the first four (4) feet of grade on a building's façade." In this case, the applicant is requesting to use mostly stucco on all the building's facades and is using stucco in the first four (4) feet of grade. This will require a variance to the Planning and Zoning Commission.
 - d) Garage Door Orientation: According to Article 04, Permissible Uses, of the Unified Development Code (UDC), "(g)arage doors shall not face a public right-of-way, park or open space, or residentially zoned or used property." In this case, the proposed building elevations show the garage doors facing Commerce Street. This will require an exception from the Planning and Zoning Commission.
- 7) According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measure for each exception or variance is required. In order to request an exception, the applicant will need to provide a letter outlining the requested exceptions and subsequent two (2) compensatory measures for each exception or variance. (Subsection 09.02, of Article 11, of the UDC). Compensatory measures to consider:
 - a) Additional landscaping.
 - b) Increased building articulation.
 - c) Increased architectural elements.
 - d) Increased Caliper trees (5" or larger)

M.14 Please review the attached draft ordinance prior to the June 27, 2023 Planning & Zoning Commission meeting, and provide staff with your markups by July 5, 2023.

I.15 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 and Zoning Commission Public Hearing Meeting. The Planning and Zoning Commission Work Session Meeting for this case will be held on July 11, 2023.

I.16 The projected City Council meeting dates for this case will be July 17, 2023 (1st Reading) and August 7, 2023 (2nd Reading).

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|----------------|----------------|-------------------|
| ENGINEERING | Sarah Johnston | 06/22/2023 | Needs Review |
| 06/22/2023: - 20'x9' min parking spaces. - Fuel area must drain to an oil/water separator. - This dimension needs to be 44' - Clear 24' drive aisle. No parking in drive aisle | | | |

- This does not match the approved engineering plans. Revised drawings will be required after zoning process.

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|---|--------------|----------------|-------------------|
| BUILDING | Craig Foshee | 06/22/2023 | Needs Review |
| 06/22/2023: * NEW FUEL TANK SHOWS TO BE INSTALLED OVER A TRANSFORMER - PLEASE ADVISE - FIRE MARSHALL MAY ALSO HAVE CONCERNS | | | |

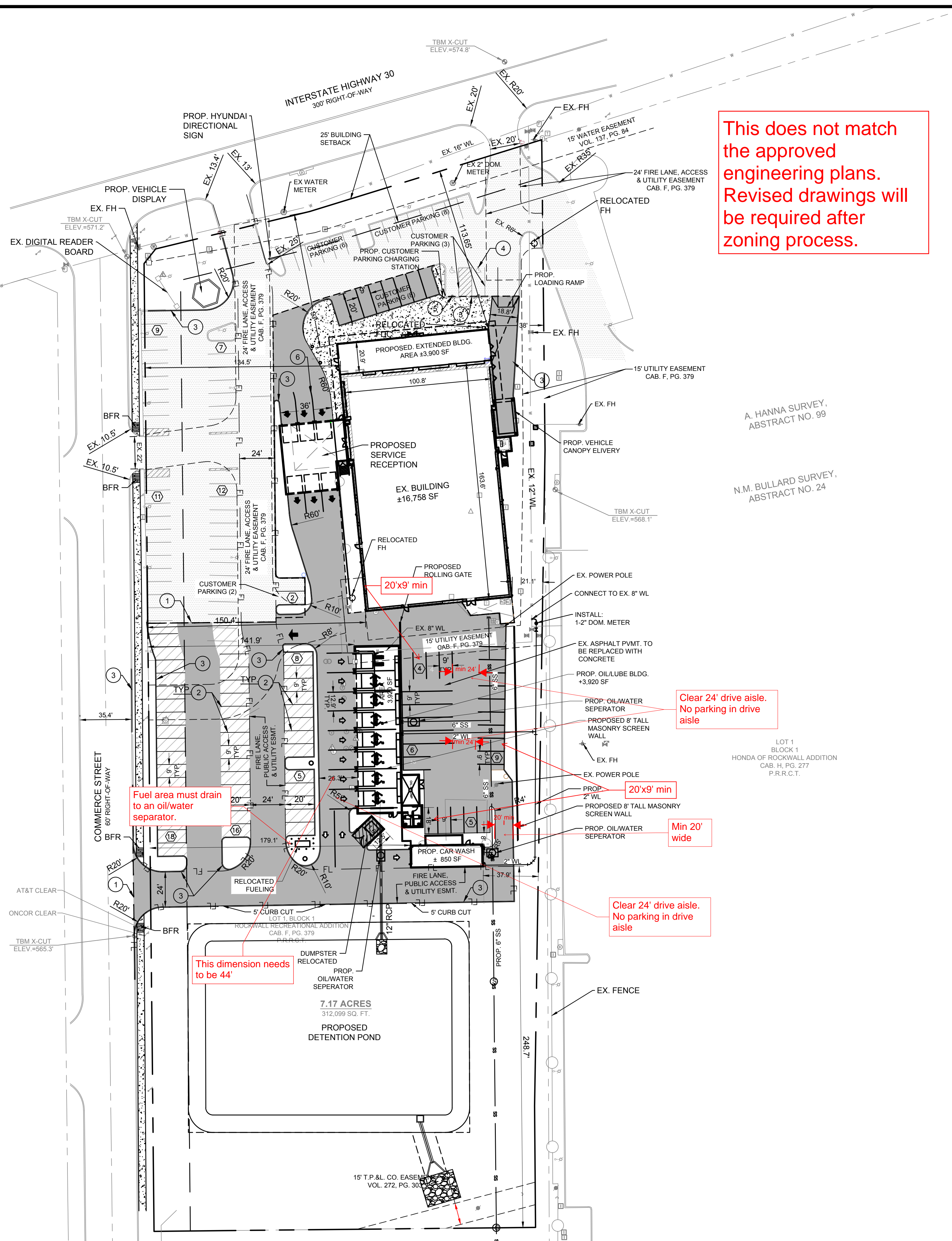
| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|-------------|--------------|----------------|-------------------|
| FIRE | Bethany Ross | 06/22/2023 | N/A |
| No Comments | | | |

| 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 | Bethany Ross | 06/22/2023 | N/A |
| No Comments | | | |

| DEPARTMENT | REVIEWER | DATE OF REVIEW | STATUS OF PROJECT |
|-------------|--------------|----------------|-------------------|
| PARKS | Travis Sales | 06/19/2023 | Approved |
| No Comments | | | |

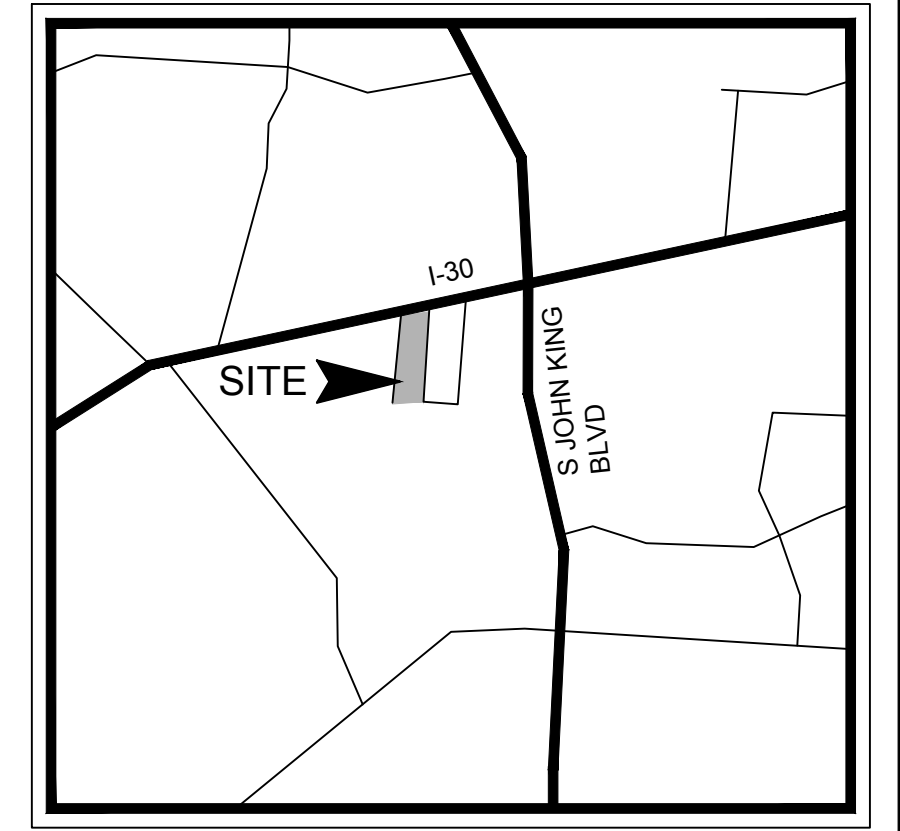
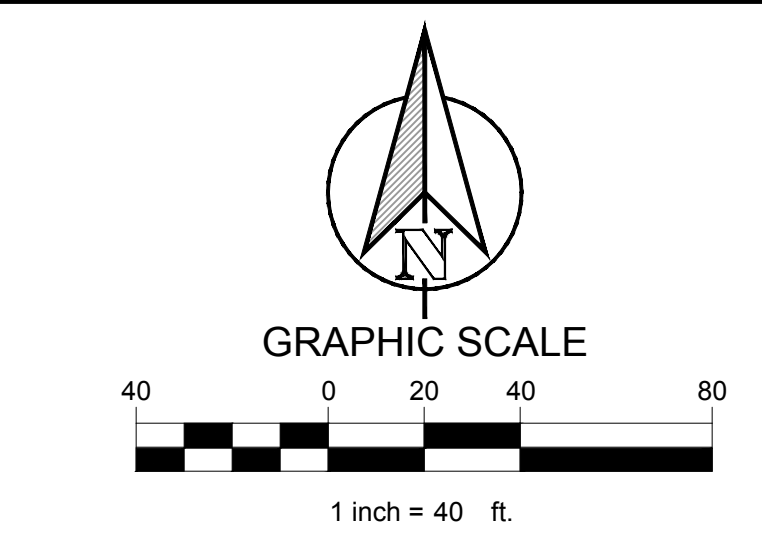
PLOTTED BY: JAT, KRUBUDDA
 PLOT DATE: 6/16/2023 4:44 AM
 LOCATION: Z:\PROJECTS\PROJECTS\2021-200 COOLEY ROCKWALL HYUNDAI\CADD\SHEETS\SP-1 CITY SITE PLAN.DWG
 LAST SAVED: 6/16/2023 3:42 AM



This does not match the approved engineering plans. Revised drawings will be required after zoning process.

| SITE DATA TABLE | |
|---------------------|------------------------|
| SITE AREA | 7.71 AC (312,099 SF) |
| ZONING | L1 |
| PROPOSED USE | AUTO DEALER |
| BUILDING SIZE | 20,658 SF (DEALERSHIP) |
| | 850 SF (CARWASH) |
| | 3,920 SF (OIL/LUBE) |
| LOT COVERAGE | 0.07 % |
| FLOOR TO AREA RATIO | 0.07 : 1 |
| BUILDING HEIGHT | 1 STORY |
| SALES FLOOR AREA | 3,928 SF |
| OFFICE AREA | 1,303 SF |
| # OF BAYS | 12 |

| PARKING DATA TABLE | |
|-------------------------|-------------------|
| PARKING REQ. | |
| SALES FLOOR 1/ 250 SF | 16 SPACES |
| OFFICE SF 1/ 300 SF | 5 SPACES |
| 1 PER 2 BAY | 6 SPACES |
| TOTAL: | 27 SPACES |
| PARKING PROVIDED | |
| DISPLAY PARKING | 86 SPACES |
| CUSTOMER PARKING | 27 (2 ADA) SPACES |
| SERVICE/STORAGE PARKING | 24 SPACES |



| CONSTRUCTION SCHEDULE | |
|-----------------------|--|
| 1 | PROP. SAW CUT FULL DEPTH EXISTING PAVEMENT |
| 2 | PROP. 4" PARKING STALL STRIPING COLOR: WHITE (TYP) |
| 3 | PROP. CONCRETE CURB & GUTTER |
| 4 | EX. HANDICAP SYMBOL |
| 5 | EX. HANDICAP SIGN |
| 6 | PROP. PAVEMENT STRIPING |
| 7 | PROP. PROPOSED BOLLARD |

- NOTES:
- A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
 - ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
 - ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
 - NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
 - SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.

| CONSTRUCTION SCHEDULE | |
|-----------------------|--|
| [Symbol] | EXISTING CONCRETE PAVEMENT |
| [Symbol] | FIRE LANE AND DRIVE AISLE 6", 3600 PSI (6.5 SACK/CY), #3 ON 18" ON 6" LIME STABILIZED SUBGRADE |
| [Symbol] | PARKING 5", 3600 PSI (6.5 SACK/CY), #3 ON 24" ON 6" LIME STABILIZED SUBGRADE |
| [Symbol] | PROPOSED DUMPSTER ENCLOSURE MIN. 7" THICK |
| [Symbol] | PROPOSED CONCRETE SIDEWALK PER DETAIL SHEET C-16 |
| [Symbol] | PROPERTY LINE |
| [Symbol] | PROPOSED CONCRETE CURB AND GUTTER |
| [Symbol] | PROPOSED FIRE LANE |
| [Symbol] | PROPOSED SAWCUT |
| [Symbol] | PARKING COUNT |

| |
|--|
| CLAY COOLEY HYUNDAI ROCKWALL, TX 75087 |
| <small>LEGAL DESCRIPTION AND OR ADDRESS:</small> ROCKWALL RECREATION ADDITION LOT 1 BLOCK 1 7.17 AC (312,099 SF) |
| <small>OWNER:</small> CLAY COOLEY AUTO 1251 E. AIRPORT FREEWAY IRVING, TX 75062 |
| <small>APPLICANT:</small> CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572 |
| <small>CASE NUMBER</small> Z2021-049 |
| 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 ____ DAY OF _____. |
| WITNESS OUR HANDS THIS ____ DAY OF _____. |
| <small>DESIGN:</small> LRR <small>DRAWN:</small> LRR <small>CHECKED:</small> CLC <small>DATE:</small> 6/16/2023 |
| PLANNING AND ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING |

TEXAS REGISTRATION #14199

CLAY MOORE

ENGINEERING

1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PHONE: 817.281.0572
WWW.CLAYMOOREENR.COM

STATE OF TEXAS

DREW DONOSKY

25661

LICENSED PROFESSIONAL ENGINEER

6/16/2023

CLAY COOLEY HYUNDAI

1540 I-30

ROCKWALL, TX 75087

CITY SITE PLAN

SP-1

File No. 2020-021



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
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

| | | | |
|------------------|--------------------------------|-----|-------------|
| ADDRESS | 1540 I30 Rockwall TX | | |
| SUBDIVISION | Rockwall Recreational Addition | LOT | 1&2 BLOCK 1 |
| GENERAL LOCATION | IH30 & Clay Cooley Drive | | |

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

| | | | |
|-----------------|------|-----------------|-------------|
| CURRENT ZONING | F1 | CURRENT USE | Auto Dealer |
| PROPOSED ZONING | | PROPOSED USE | |
| ACREAGE | 7.17 | LOTS [CURRENT] | 2 |
| | | LOTS [PROPOSED] | |

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

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

| | | | |
|--------------------------------|------------------------------|---|-------------------------------|
| <input type="checkbox"/> OWNER | 1540 East IH 30 Rockwall LLC | <input checked="" type="checkbox"/> APPLICANT | Claymoore Engineering |
| CONTACT PERSON | Clay Cooley | CONTACT PERSON | Drew Donosky |
| ADDRESS | PO Box 570809 | ADDRESS | 1903 Central Drive, Suite 406 |
| CITY, STATE & ZIP | Dallas TX 75357 | CITY, STATE & ZIP | Bedford TX 76012 |
| PHONE | | PHONE | 817-458-4008 |
| E-MAIL | | E-MAIL | Drew@claymooreeng.com |

NOTARY VERIFICATION [REQUIRED]

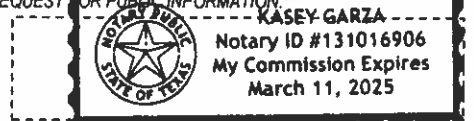
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Clay Cooley (OWNER) THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ November TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11 DAY OF November, 2021 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."

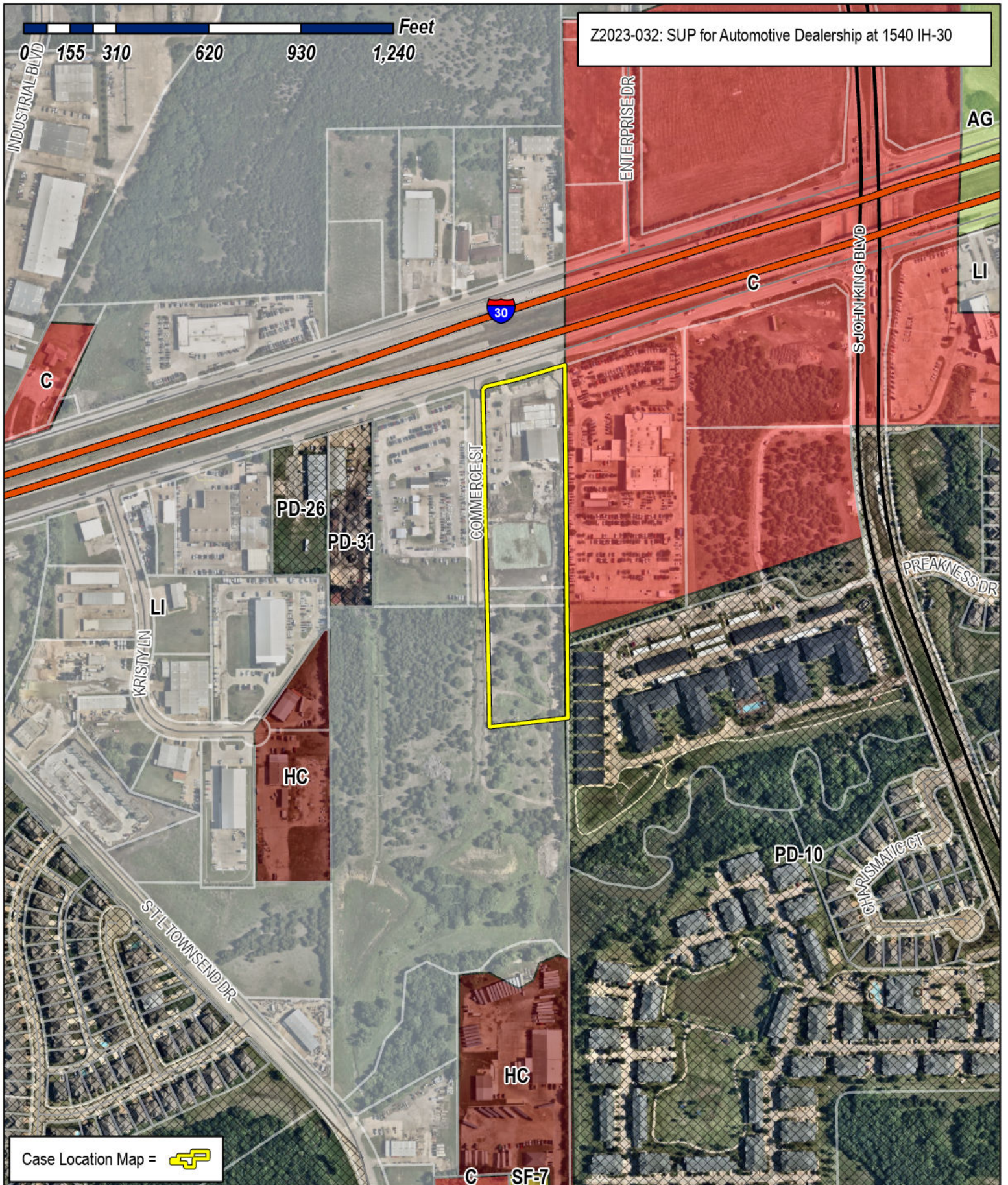
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF November 2021

OWNER'S SIGNATURE


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 03/11/2025



Z2023-032: SUP for Automotive Dealership at 1540 IH-30

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.

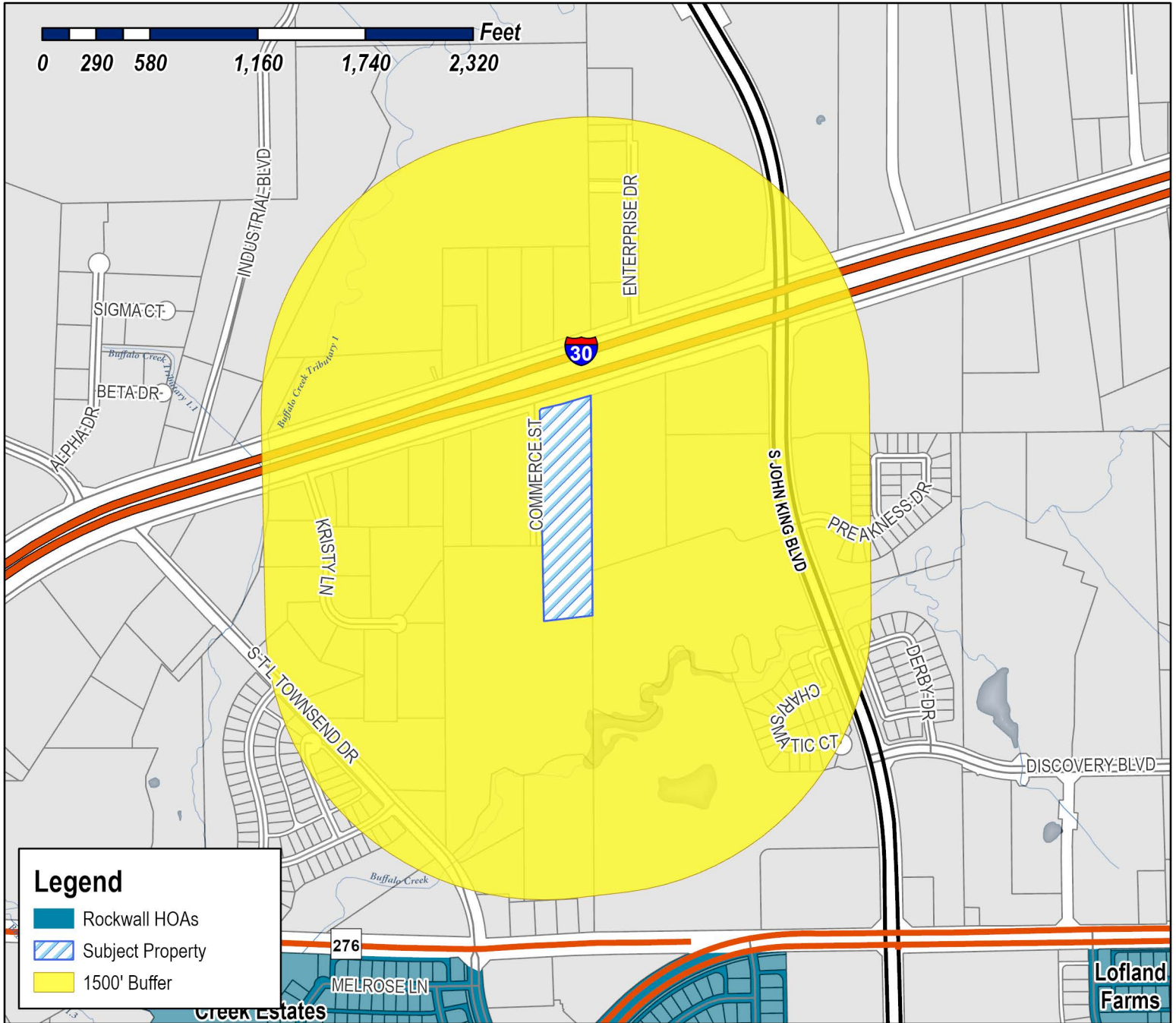




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Case Number: Z2023-032
Case Name: SUP for Automotive Dealership
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1540 IH-30

Date Saved: 6/16/2023
 For Questions on this Case Call (972) 771-7745

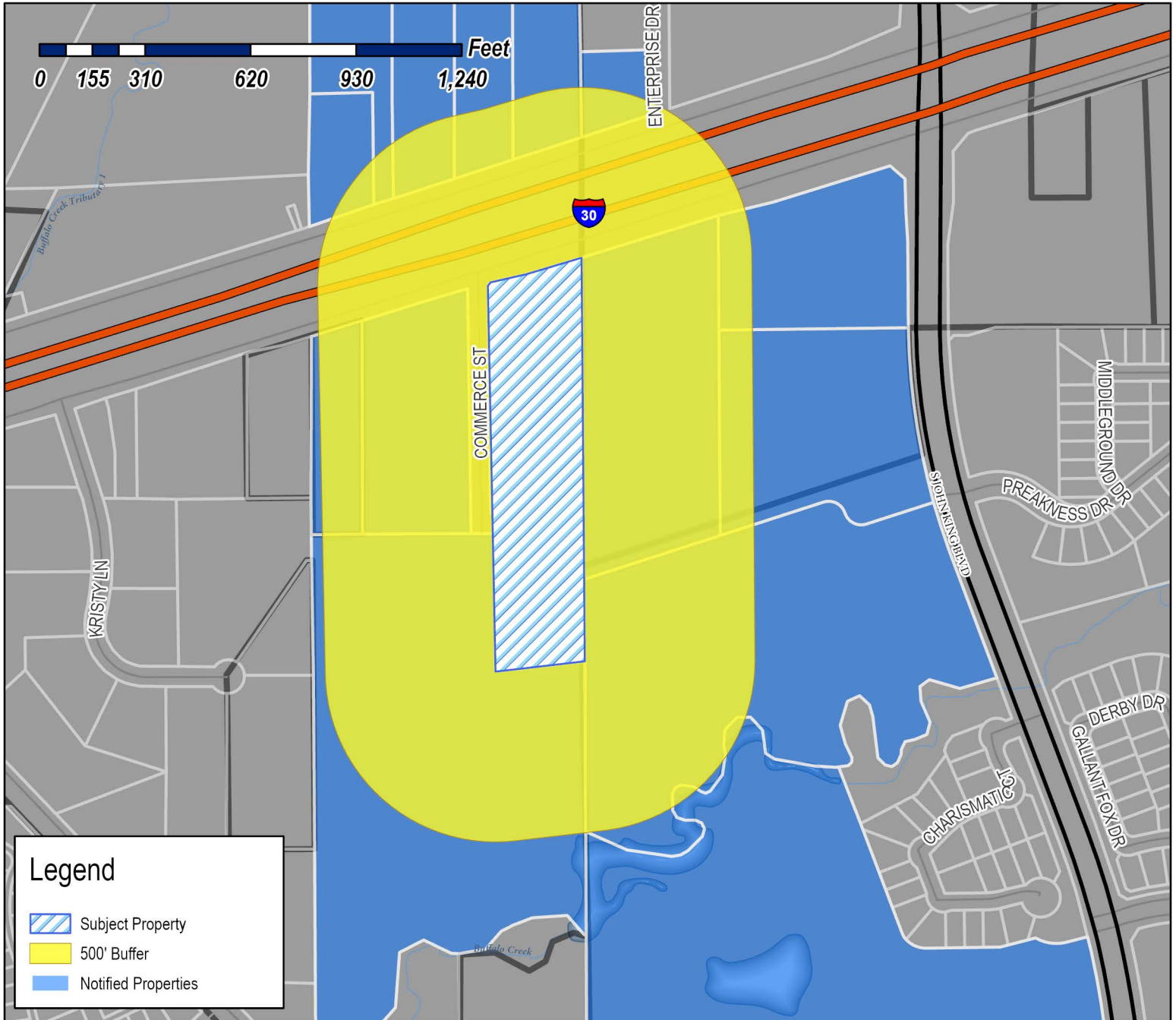




City of Rockwall

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Case Number: Z2023-032
Case Name: SUP for Automotive Dealership
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Zoning: Light Industrial (LI) District
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Date Saved: 6/16/2023

For Questions on this Case Call: (972) 771-7746



LITHIA REAL ESTATE INC
150 N BARTLETT STREET
MEDFORD, OR 97501

RESIDENT
1520 E I30
ROCKWALL, TX 75087

RESIDENT
1530 S I30
ROCKWALL, TX 75087

RESIDENT
1535 I30
ROCKWALL, TX 75087

RESIDENT
1540 I30
ROCKWALL, TX 75087

RESIDENT
1545 E INTERSTATE 30
ROCKWALL, TX 75087

RESIDENT
1550 E I30
ROCKWALL, TX 75087

AM ROCKWALL INVESTMENTS LP
A TEXAS LTD PARTNERSHIP
1551 E INTERSTATE 30 STE A
ROCKWALL, TX 75087

RESIDENT
1650 S JOHN KING
ROCKWALL, TX 75087

DVB FAMILY LIMITED PARTNERSHIP
2421 KATHRYN DR
HEATH, TX 75032

H E B LP
646 SOUTH FLORES STREET
SAN ANTONIO, TX 78204

DYNACAP HOLDINGS LTD &
CHARLES SMITH
709 W RUSK ST STE B
ROCKWALL, TX 75087

ZBH/1535 E INTERSTATE 30 LTD
9669 JOURDAN WAY
DALLAS, TX 75230

ROCKWALL CREDIT SERVICES LC
PO BOX 1870
ROCKWALL, TX 75087

STAR HUBBARD LLC
C/O STEADFAST COMPANIES
PO BOX 530292
BIRMINGHAM, AL 35253

1540 EAST IH 30 ROCKWALL LLC
PO BOX 570809
DALLAS, TX 75357

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160



June 16, 2023

Planning Dept.
City of Rockwall
385 S Goliad St.
Rockwall, Texas 75087

Re: SUP Zoning Request
Letter of Intent

To Whom It May Concern,

Please let this letter serve as the Letter of Intent for the SUP Zoning request of approximately 7.17 acres of land located off I-30 in Rockwall, Texas. It is our understanding that a SUP rezoning is required to amend the site plan and building elevations on the subject tract. The proposed development will include a building renovation, expansion on the front façade, expanded service canopy, addition of a new customer delivery canopy, a carwash, and an oil/lube building. The property currently has open storage in the rear of the building that is non-conforming. This SUP requests this area be allowed given improved screening and paving are to be provided as a part of this project.

This SUP request is in response to a change in the site plan, from the previously approved SUP for the subject property. The major changes from the approved SUP are 1) an additional bay has been added to the service canopy attached to the east side of the existing building. 2) The oil/lube building has grown and rotated 90 degrees. Other minor site changes have been made in response to these changes for paving and parking stalls in the areas adjacent to the major changes.

Should you have any questions, please feel free to contact me.

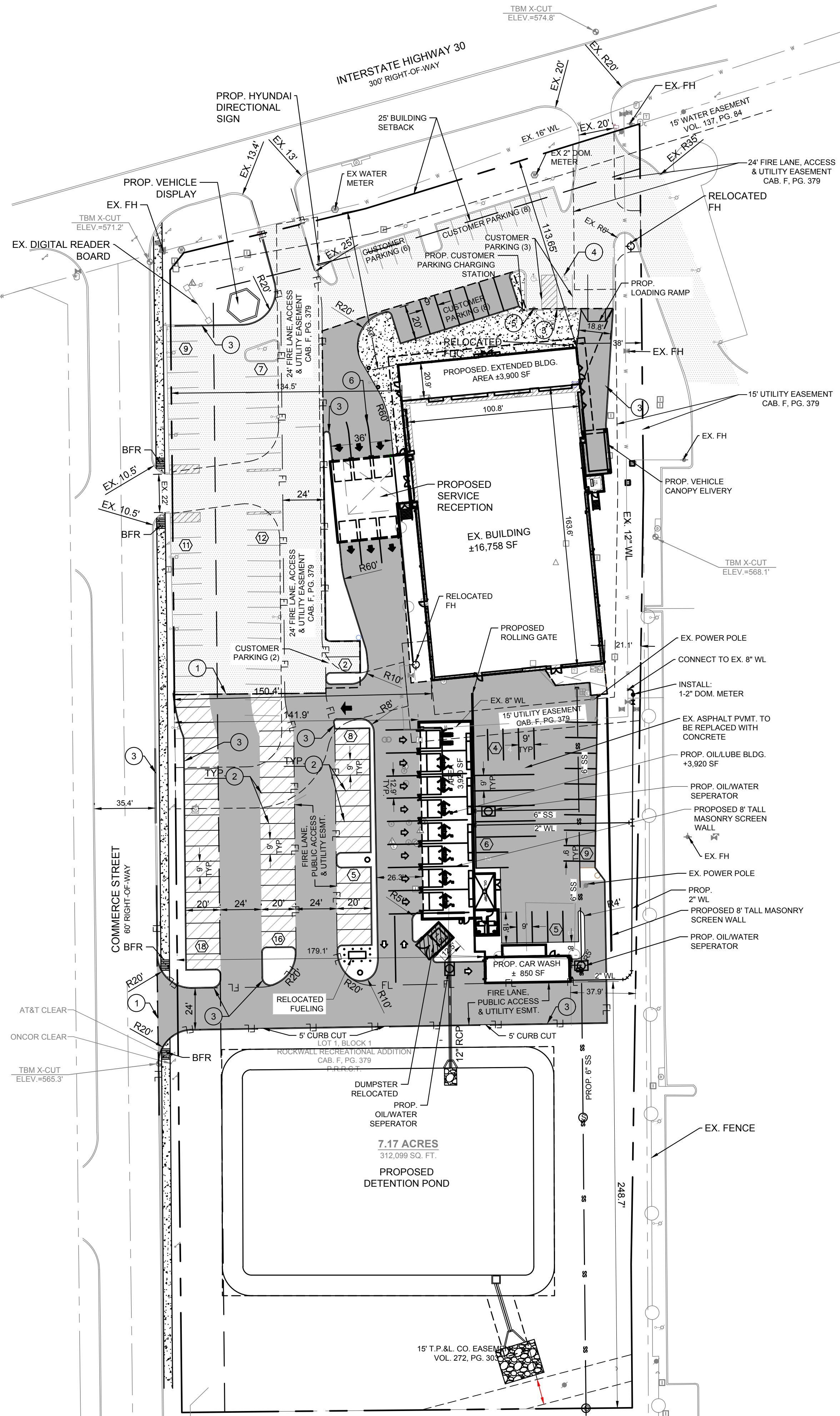
Sincerely,

Claymoore Engineering, Inc.
1903 Central Drive Ste. 406
Bedford, TX 76021
817-281-0572

A handwritten signature in blue ink that reads "Drew Donosky".

Drew Donosky, P.E.

PLOTTED BY: JAT, KRUBAUDDA
 PLOT DATE: 6/16/2023 4:44 AM
 LOCATION: Z:\PROJECTS\PROJECTS\2021-200 COOLEY ROCKWALL HYUNDAI\CADD\SHEETS\SP-1 CITY SITE PLAN.DWG
 LAST SAVED: 6/16/2023 3:42 AM



A. HANNA SURVEY,
ABSTRACT NO. 99

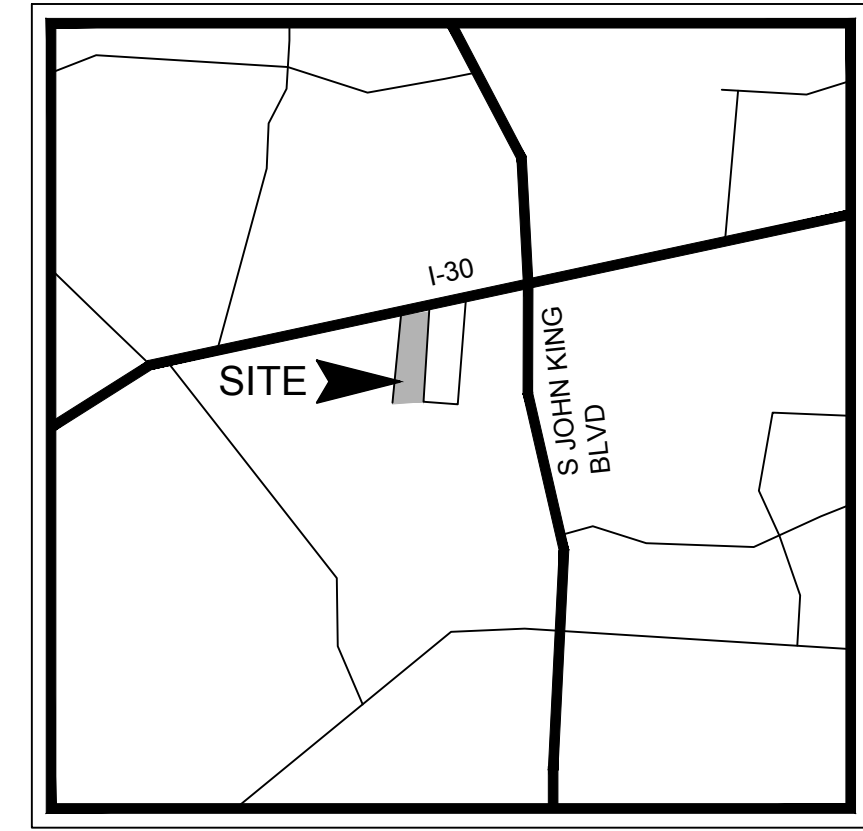
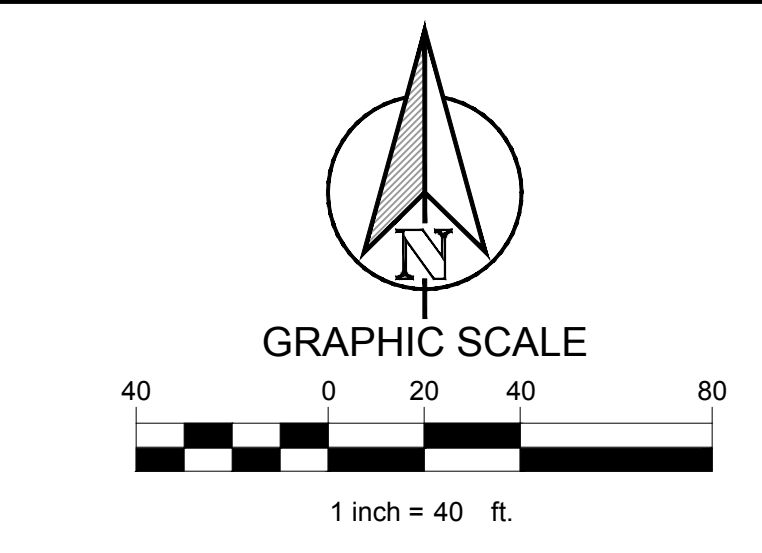
N.M. BULLARD SURVEY,
ABSTRACT NO. 24

LOT 1
BLOCK 1
HONDA OF ROCKWALL ADDITION
CAB. H, PG. 277
P.R.R.C.T.

| SITE DATA TABLE | |
|---------------------|------------------------|
| SITE AREA | 7.71 AC (312,099 SF) |
| ZONING | L1 |
| PROPOSED USE | AUTO DEALER |
| BUILDING SIZE | 20,658 SF (DEALERSHIP) |
| | 850 SF (CARWASH) |
| | 3,920 SF (OIL/LUBE) |
| LOT COVERAGE | 0.07 % |
| FLOOR TO AREA RATIO | 0.07 : 1 |
| BUILDING HEIGHT | 1 STORY |
| SALES FLOOR AREA | 3,928 SF |
| OFFICE AREA | 1,303 SF |
| # OF BAYS | 12 |

| PARKING DATA TABLE | |
|-------------------------|-------------------|
| PARKING REQ. | |
| SALES FLOOR 1/ 250 SF | 16 SPACES |
| OFFICE SF 1/ 300 SF | 5 SPACES |
| 1 PER 2 BAY | 6 SPACES |
| TOTAL: | 27 SPACES |
| PARKING PROVIDED | |
| DISPLAY PARKING | 86 SPACES |
| CUSTOMER PARKING | 27 (2 ADA) SPACES |
| SERVICE/STORAGE PARKING | 24 SPACES |

| CONSTRUCTION SCHEDULE | |
|-----------------------|--|
| | EXISTING CONCRETE PAVEMENT |
| | FIRE LANE AND DRIVE AISLE 6", 3600 PSI (6.5 SACK/CY), #3 ON 18" ON 6" LIME STABILIZED SUBGRADE |
| | PARKING 5", 3600 PSI (6.5 SACK/CY), #3 ON 24" ON 6" LIME STABILIZED SUBGRADE |
| | PROPOSED DUMPSTER ENCLOSURE MIN. 7" THICK |
| | PROPOSED CONCRETE SIDEWALK PER DETAIL SHEET C-16 |
| | PROPERTY LINE |
| | PROPOSED CONCRETE CURB AND GUTTER |
| | PROPOSED FIRE LANE |
| | PROPOSED SAWCUT |
| | PARKING COUNT |



| CONSTRUCTION SCHEDULE | |
|-----------------------|--|
| ① | PROP. SAW CUT FULL DEPTH EXISTING PAVEMENT |
| ② | PROP. 4" PARKING STALL STRIPING COLOR: WHITE (TYP) |
| ③ | PROP. CONCRETE CURB & GUTTER |
| ④ | EX. HANDICAP SYMBOL |
| ⑤ | EX. HANDICAP SIGN |
| ⑥ | PROP. PAVEMENT STRIPING |
| ⑦ | PROP. PROPOSED BOLLARD |

- NOTES:
- A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
 - ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
 - ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
 - NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
 - SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.

| | |
|--|--|
| CLAY COOLEY HYUNDAI ROCKWALL, TX 75087 | |
| LEGAL DESCRIPTION AND/OR ADDRESS: ROCKWALL RECREATION ADDITION LOT 1 BLOCK 1 7.17 AC (312,099 SF) | |
| OWNER: CLAY COOLEY AUTO 1251 E. AIRPORT FREEWAY IRVING, TX 75062 | |
| APPLICANT: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572 | |
| CASE NUMBER: Z2021-049 | |
| 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 ____ DAY OF _____. | |
| WITNESS OUR HANDS THIS ____ DAY OF _____. | |
| DESIGN: LRR DRAWN: LRR CHECKED: CLC DATE: 6/16/2023 | |
| PLANNING AND ZONING COMMISSION, CHAIRMAN SHEET SP-1 | |
| DIRECTOR OF PLANNING AND ZONING File No. 2020-021 | |

TEXAS REGISTRATION #14199

CLAY MOORE ENGINEERING

1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PHONE: 817.281.0572
WWW.CLAYMOOREENR.COM

STATE OF TEXAS

DREW DONOSKY
25651
LICENSED PROFESSIONAL ENGINEER

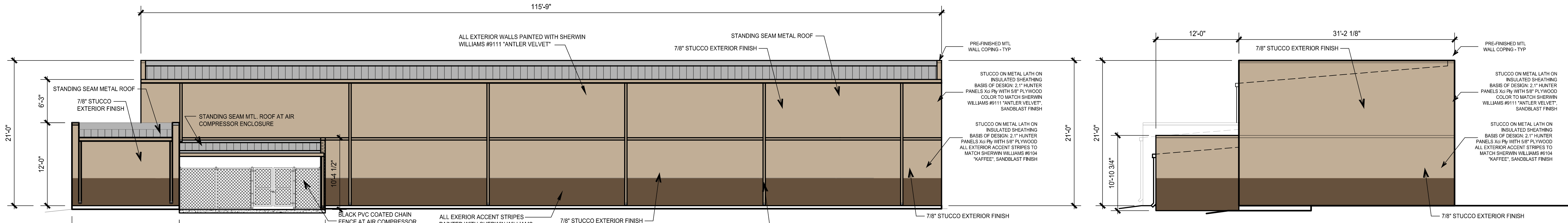
6/16/2023

CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

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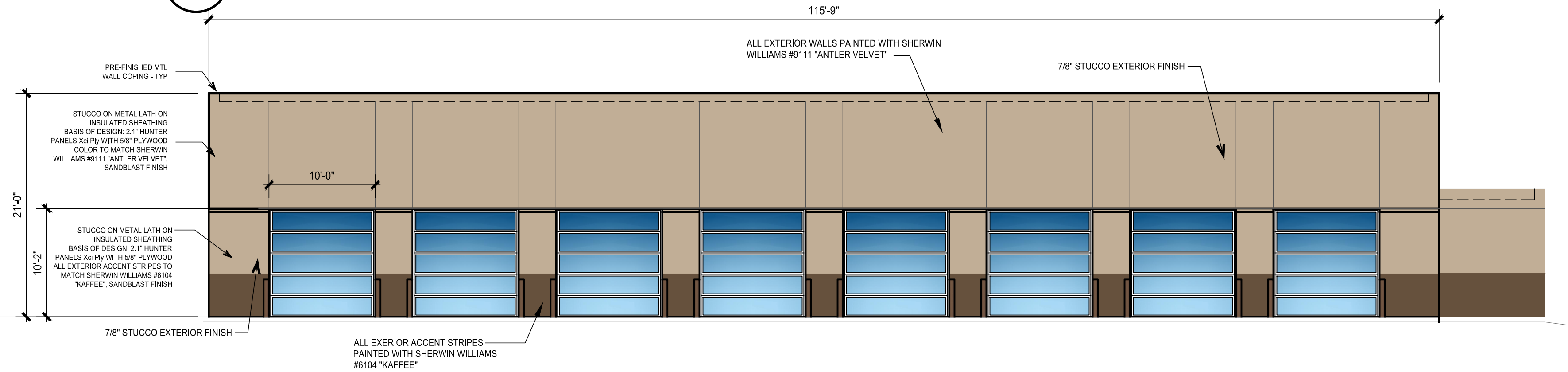
CITY SITE PLAN

PLOTTED BY: 014-MIKE
 PLOT DATE: 6/15/2023 2:23 PM
 LOCATION: Z:\ARCHITECTURE\ACTIVE\CLAY COOLEY\21034 CLAY COOLEY HYUNDAI OF ROCKWALL\DRAWING FILES\RENDERINGS\21034 CC HYUNDAI ROCKWALL SERVICE EXPANSION_COLOR ELEVATIONS_2023-06-15.DWG
 LAST SAVED: 6/15/2023 1:39 PM

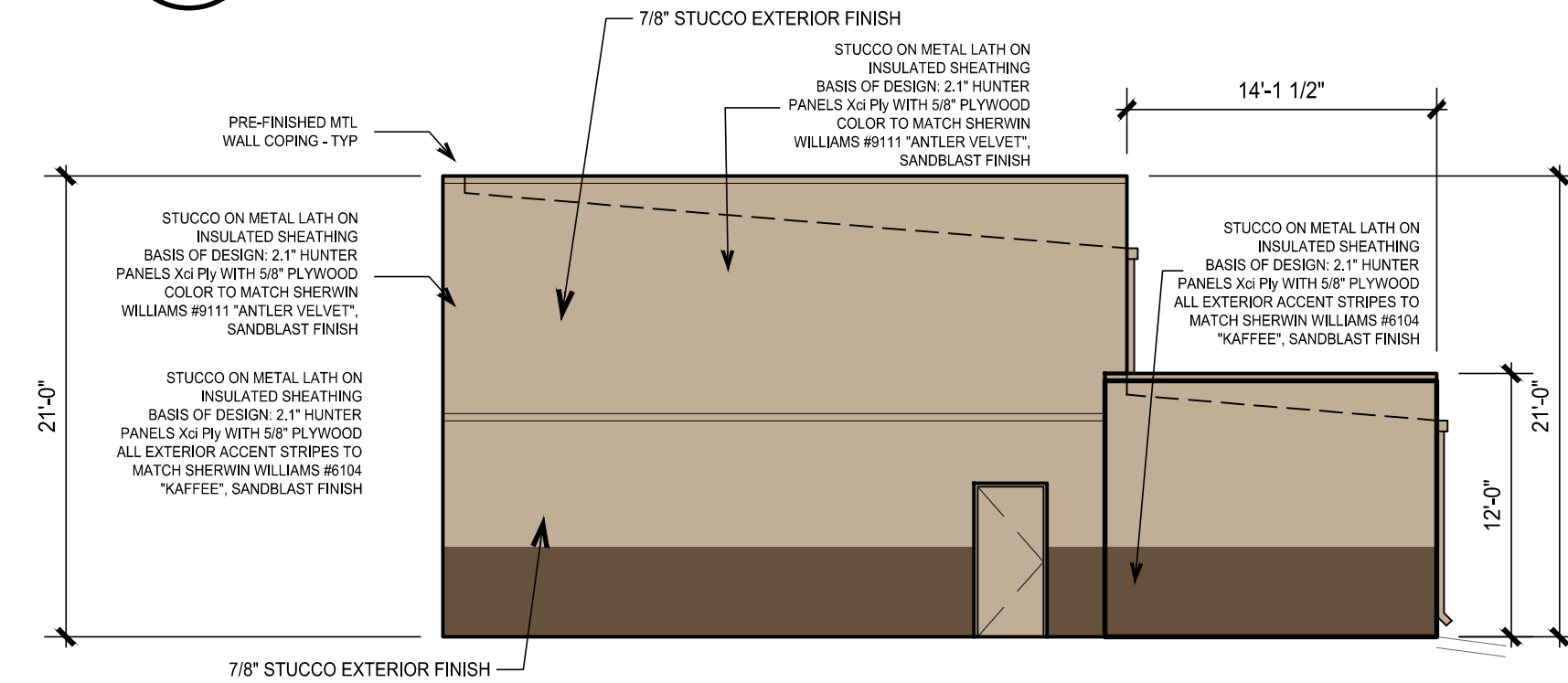


8 EAST ELEVATION - SERVICE BUILDING 2,562 SF
SCALE 1/8"=1'-0"

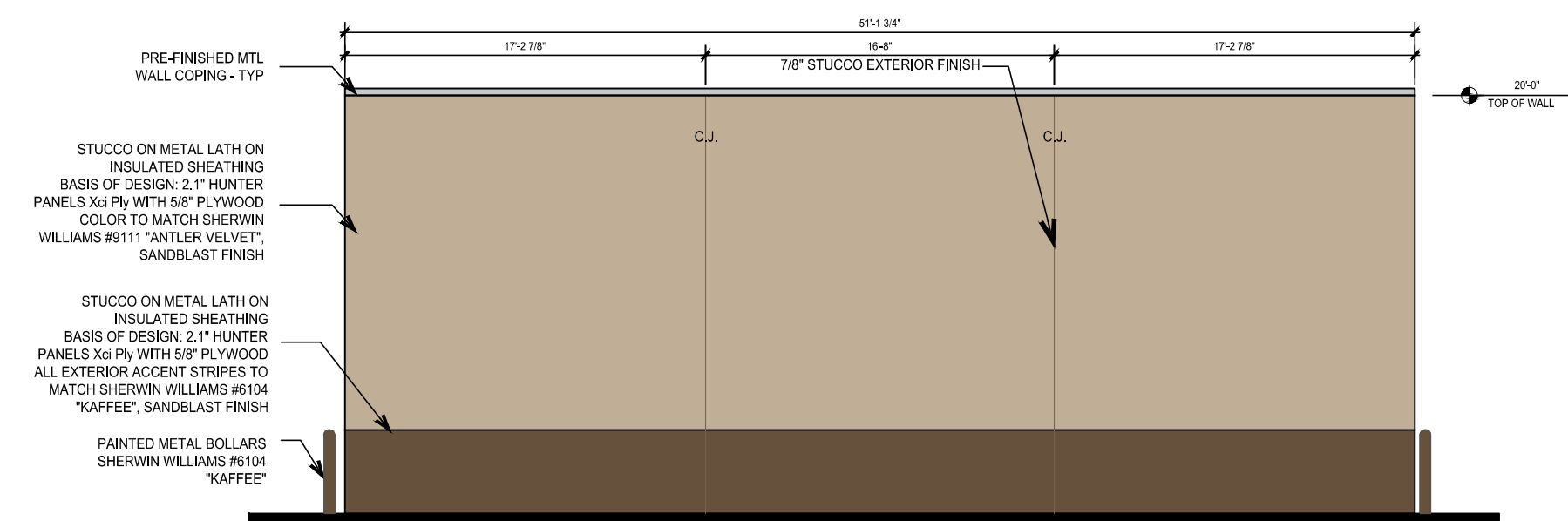
7 NORTH ELEVATION - SERVICE BUILDING 785 SF
SCALE 1/8"=1'-0"



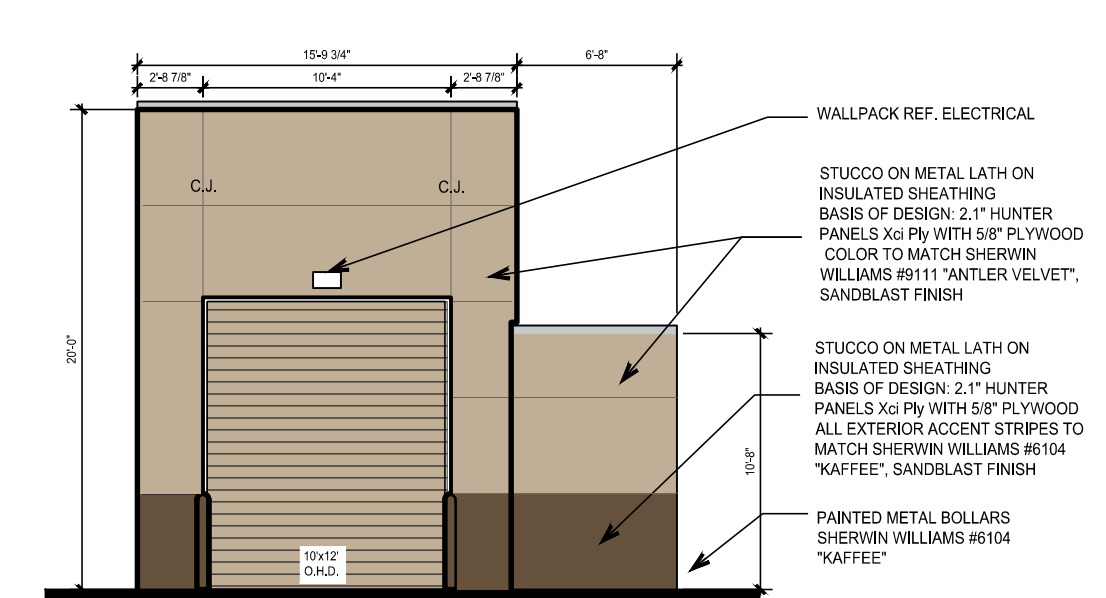
16 WEST ELEVATION - SERVICE BUILDING - FACES CLAY COOLEY BLVD. 2,551 SF
SCALE 1/8"=1'-0"



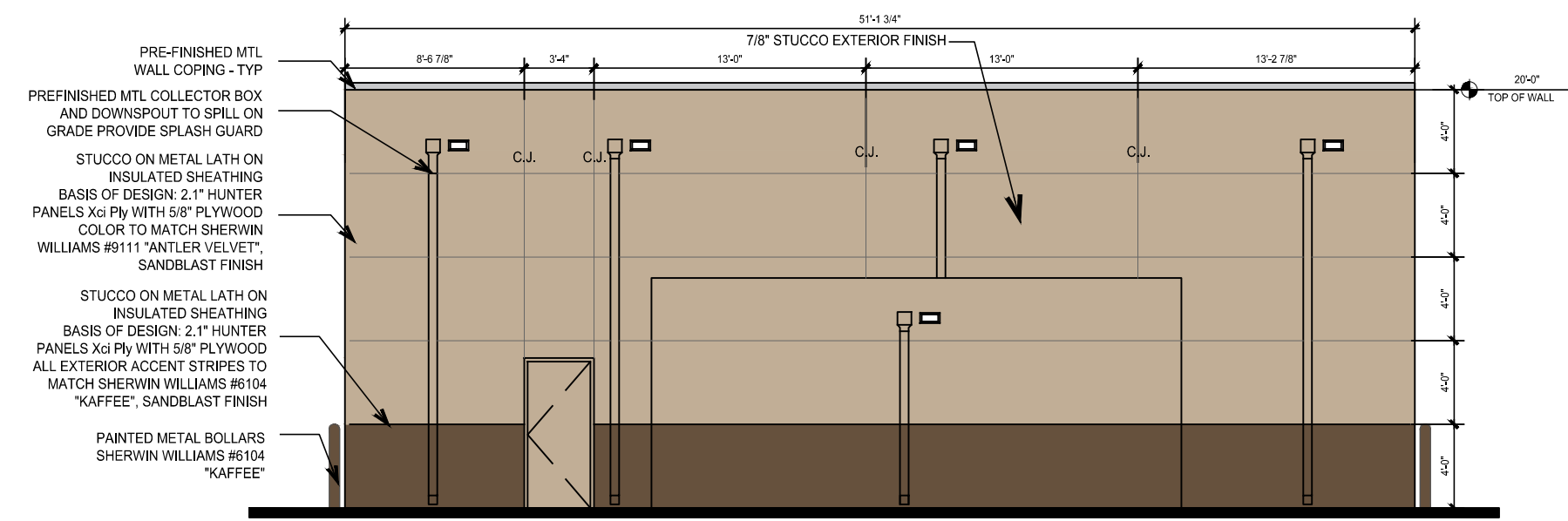
5 SOUTH ELEVATION - SERVICE BUILDING 824 SF
SCALE 1/8"=1'-0"



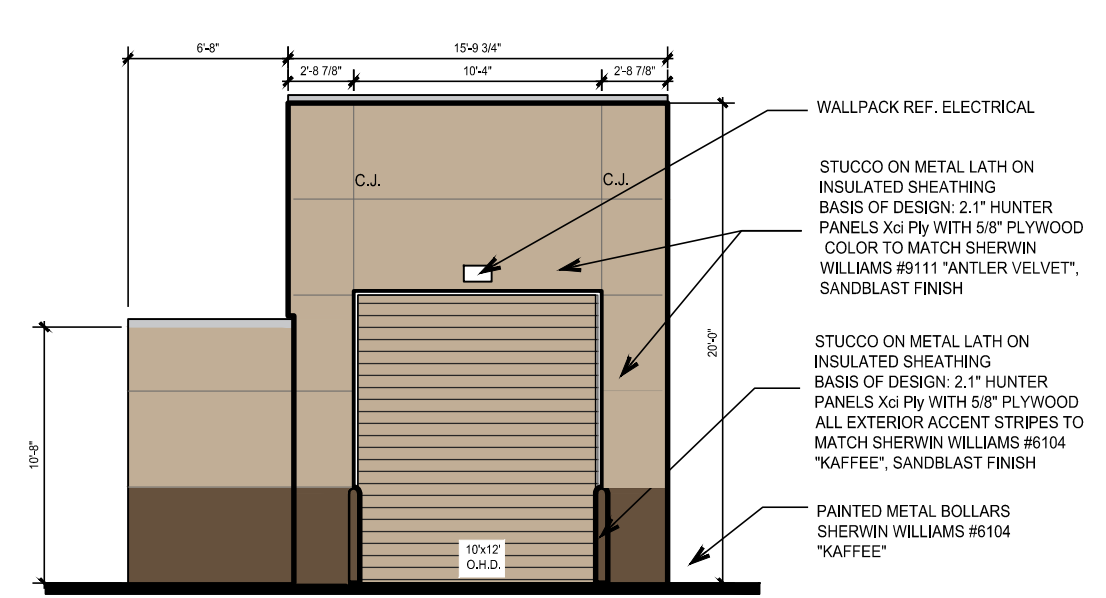
4 SOUTH ELEVATION - CAR WASH 1,040 SF
SCALE 1/8"=1'-0"



3 EAST ELEVATION - CAR WASH 395 SF
SCALE 1/8"=1'-0"



2 NORTH ELEVATION - CAR WASH 1,040 SF
SCALE 1/8"=1'-0"



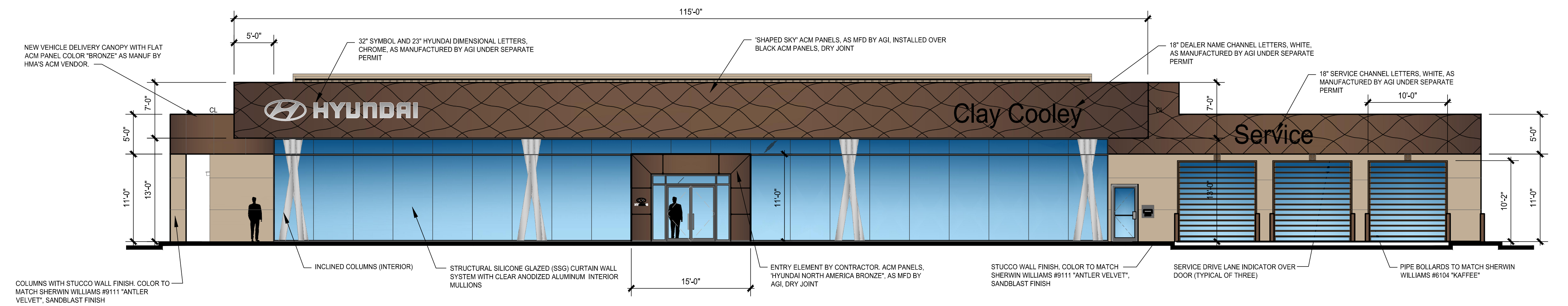
1 WEST ELEVATION - CAR WASH 395 SF
SCALE 1/8"=1'-0"

CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

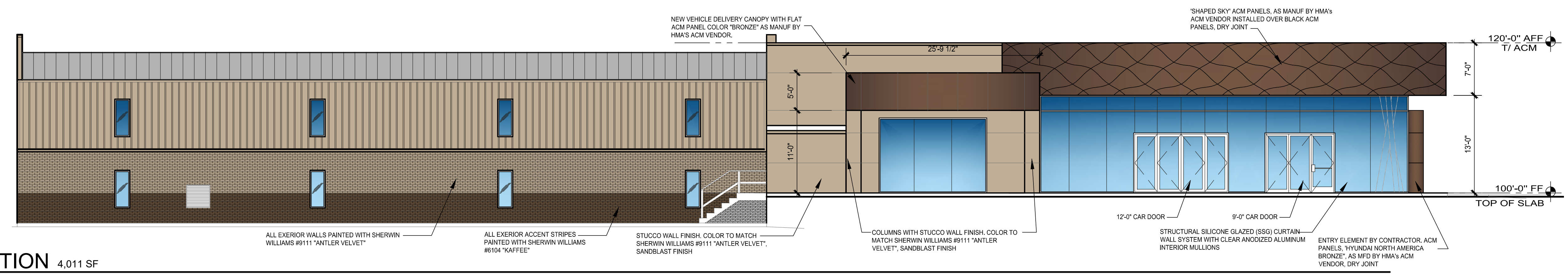
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN(S) IS/ARE IN ACCORDANCE WITH THE CITY OF ROCKWALL ZONING ORDINANCES AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____, 2023.

 PLANNING AND ZONING COMMISSION CHAIRMAN
 DIRECTOR OF PLANNING AND ZONING

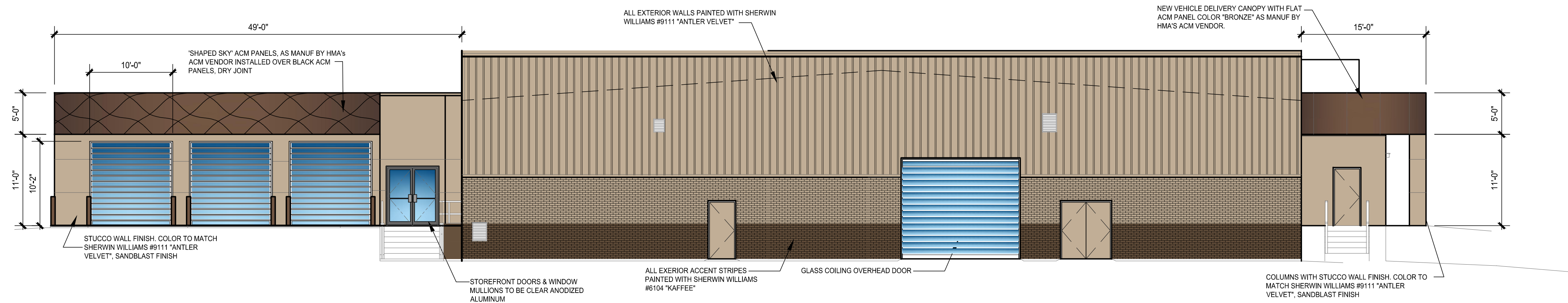
PLOTTED BY: 014-MIKE
 PLOT DATE: 6/15/2023 2:23 PM
 LOCATION: Z:\ARCHITURE\ACTIVE\CLAY COOLEY HYUNDAI\DRAWING FILES\RENDERINGS\21034 CC HYUNDAI ROCKWALL SERVICE EXPANSION_COLOR ELEVATIONS_2023-06-15.DWG
 LAST SAVED: 6/15/2023 1:39 PM



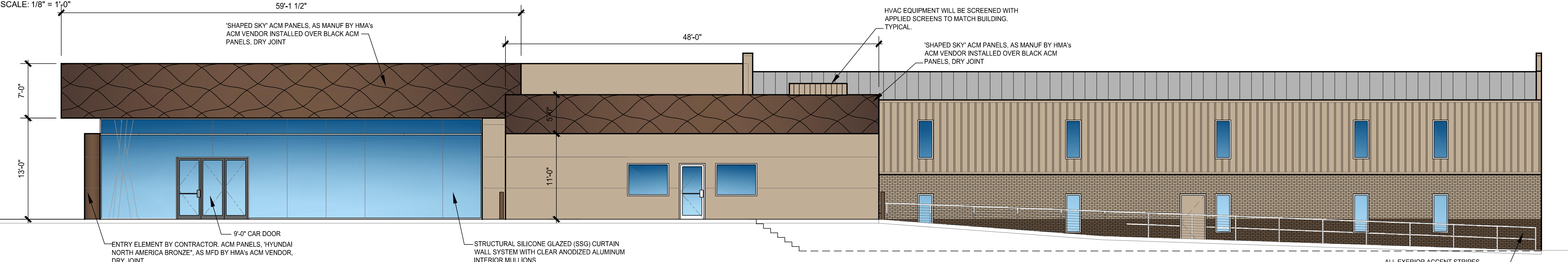
4 NORTH ELEVATION - FACES I-30 3,115 SF
 SCALE: 1/8" = 1'-0"



3 EAST ELEVATION 4,011 SF
 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION 3,591 SF
 SCALE: 1/8" = 1'-0"



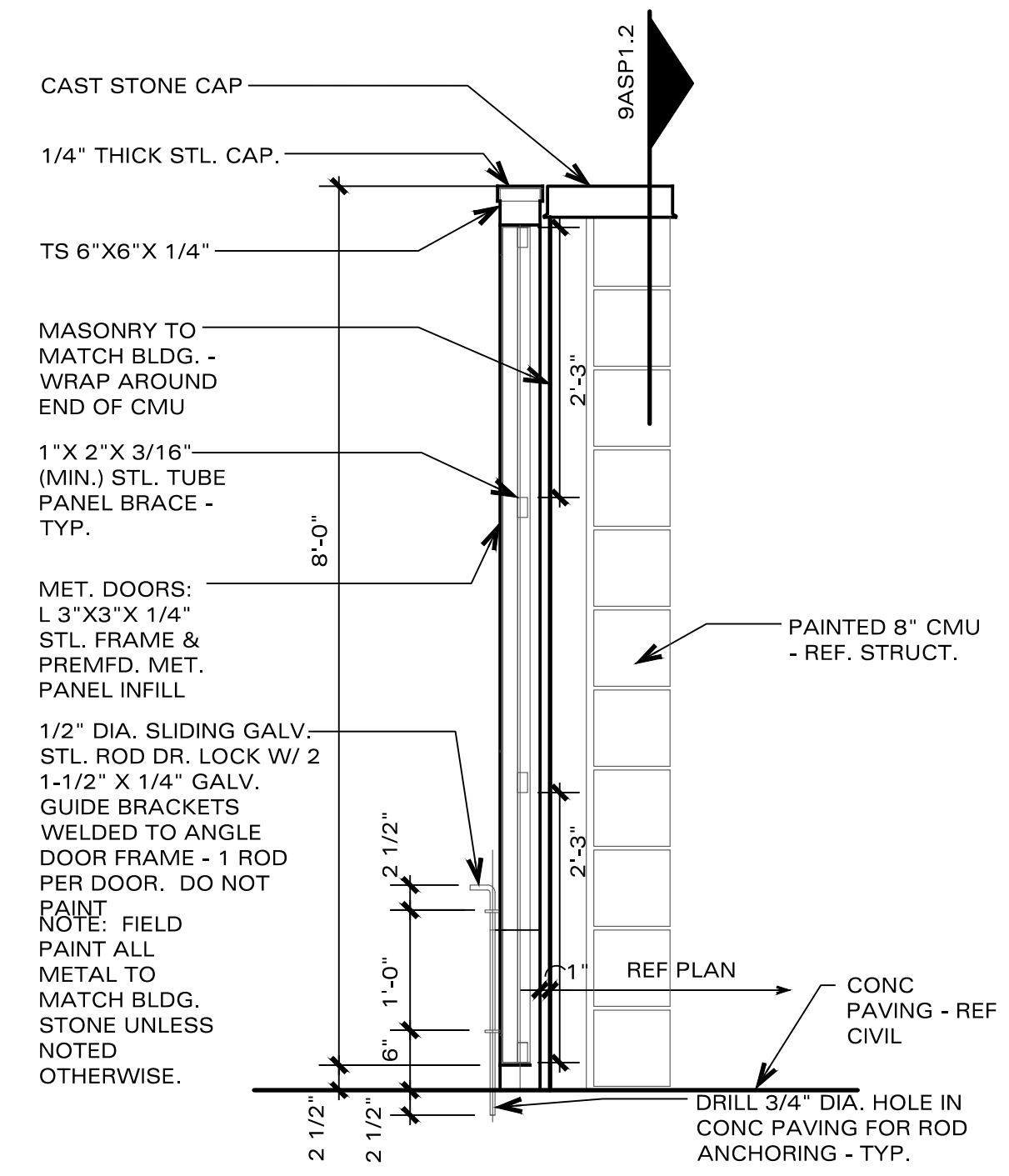
1 WEST ELEVATION 3,908 SF
 SCALE: 1/8" = 1'-0"

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING ARE TRUELY
 A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS AND APPROVED
 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF
 ROCKWALL ON THE _____ DAY OF _____
 2023.

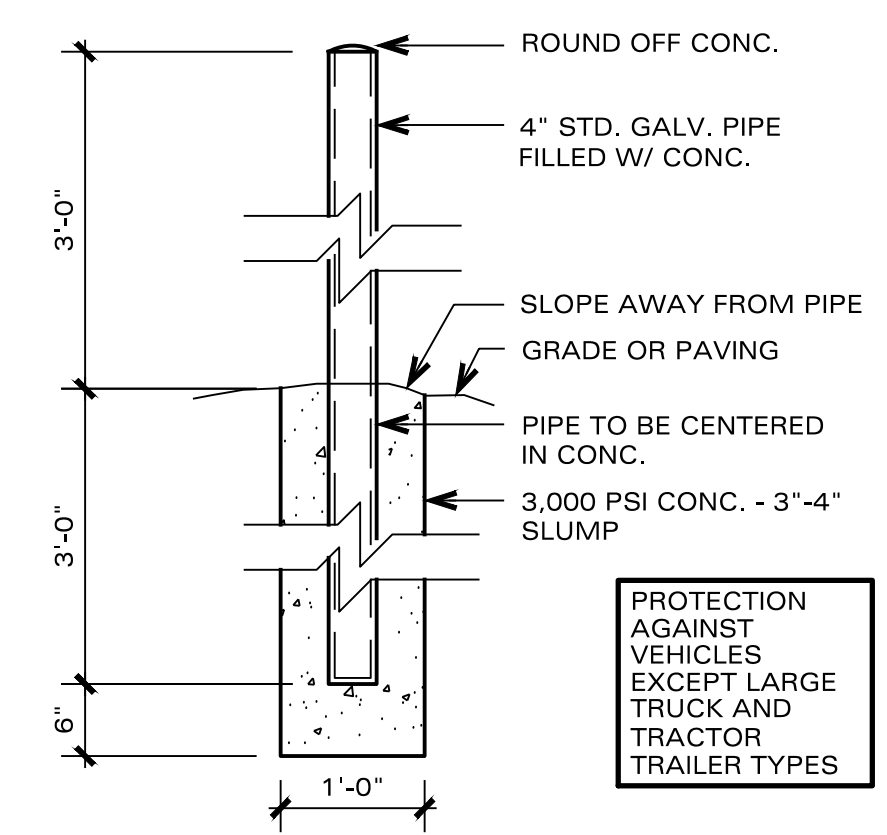
 PLANNING AND ZONING COMMISSION CHAIRMAN

 DIRECTOR OF PLANNING AND ZONING

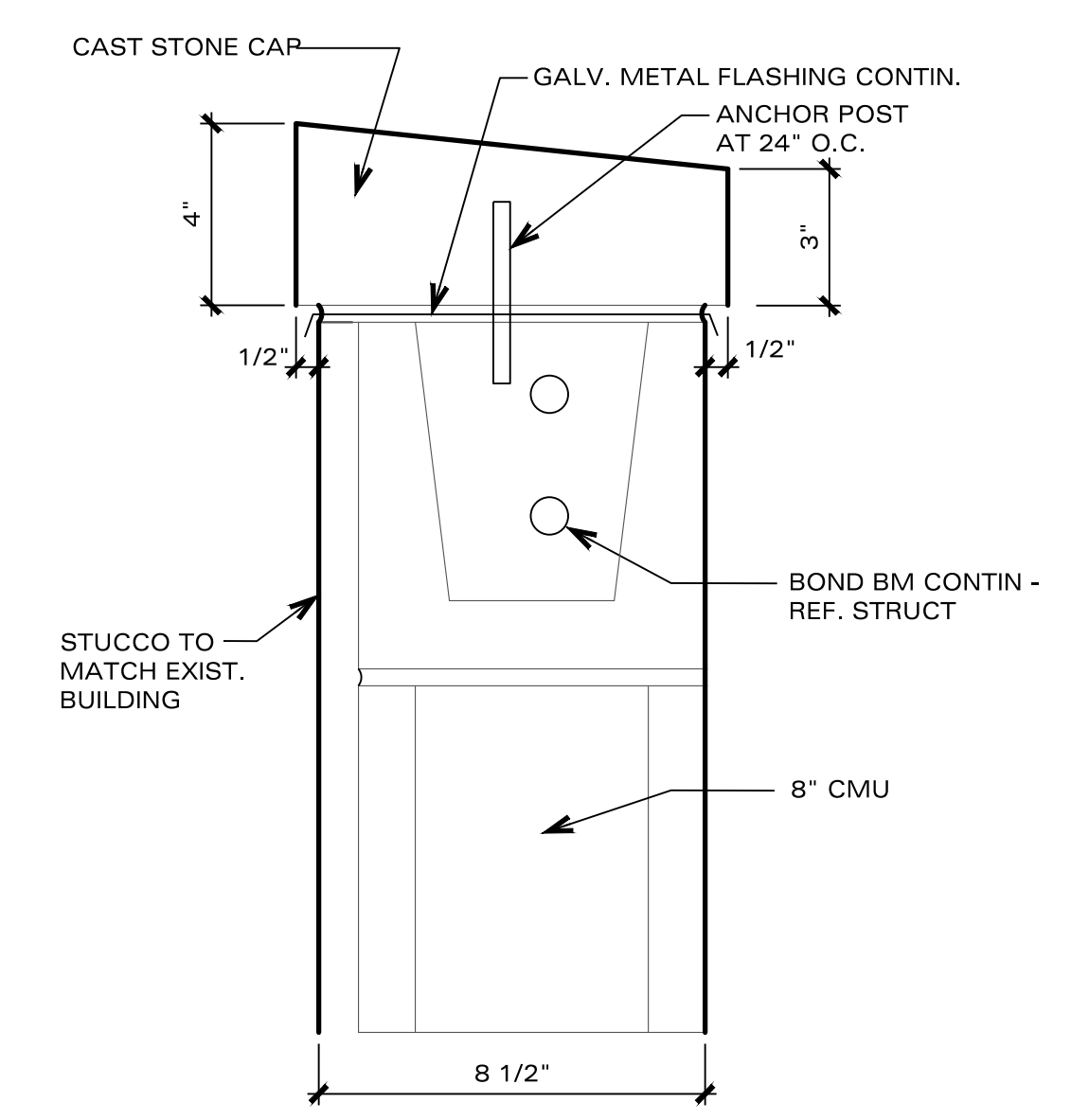
CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087



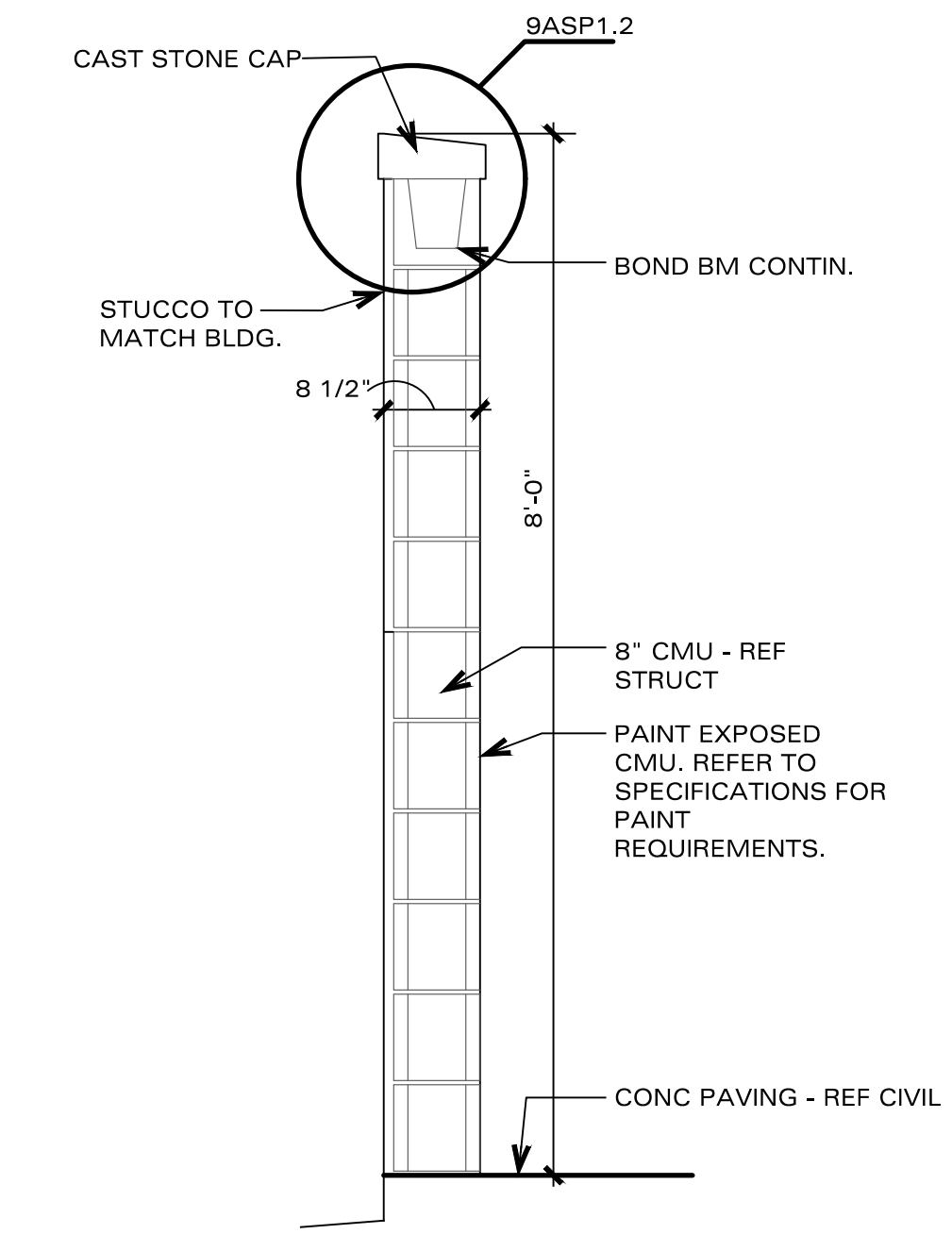
7 SECTION
SCALE 3/4"=1'-0"



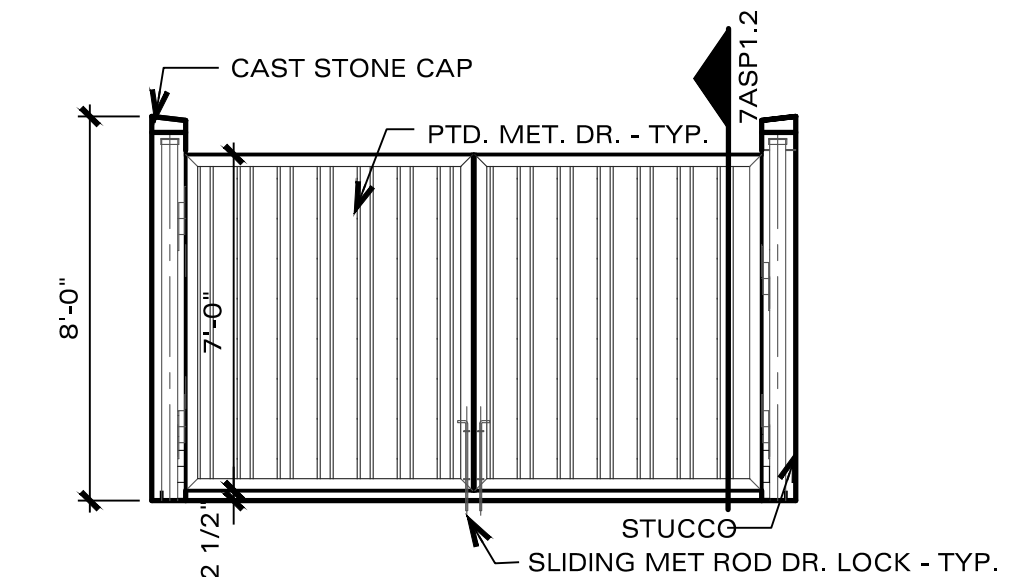
6 BOLLARD
SCALE 3/4"=1'-0"



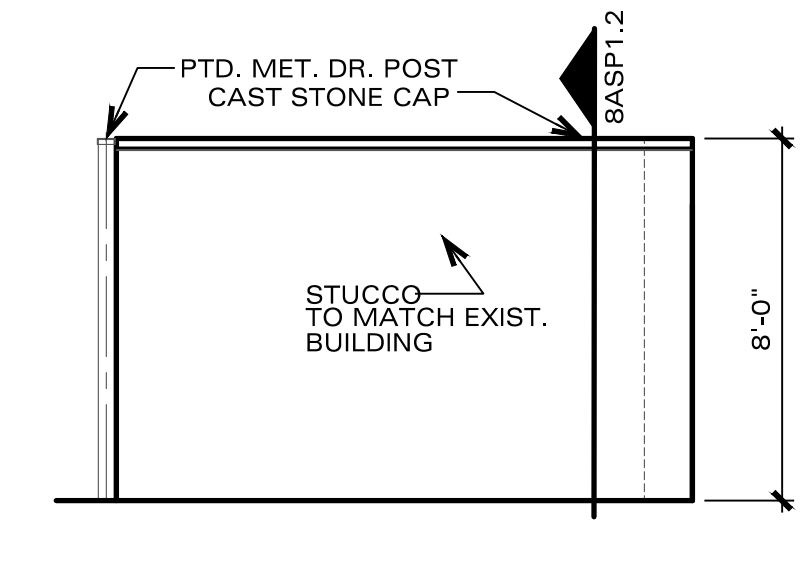
9 CAST STONE SECTION
SCALE 3"=1'-0"



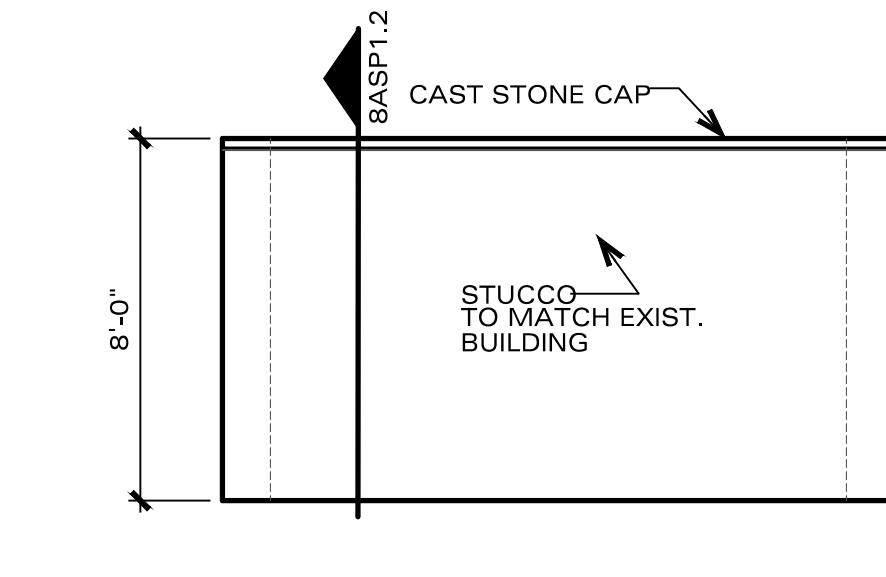
8 SECTION
SCALE 3/4"=1'-0"



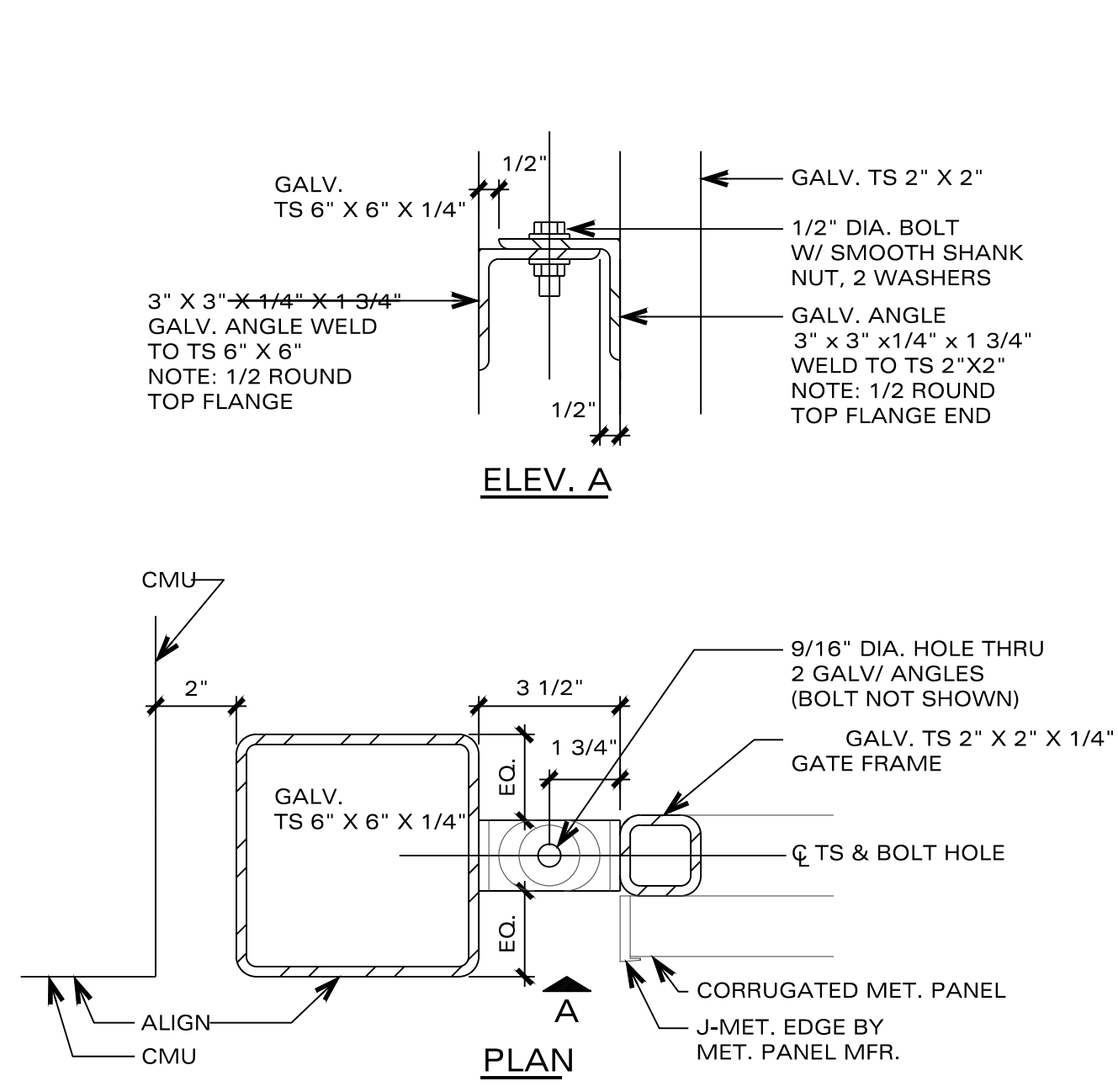
5 ELEVATION
SCALE 1/4"=1'-0"



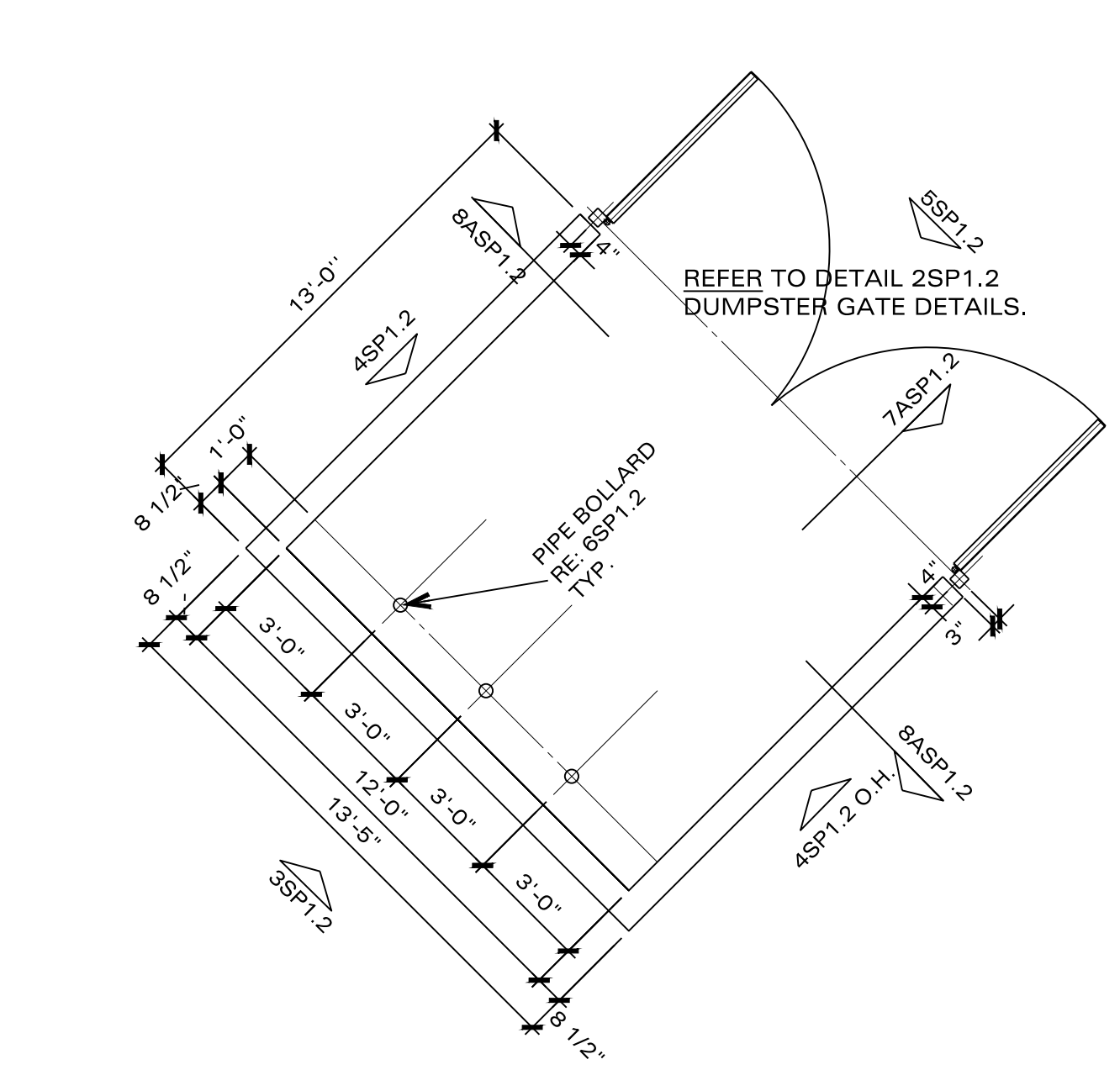
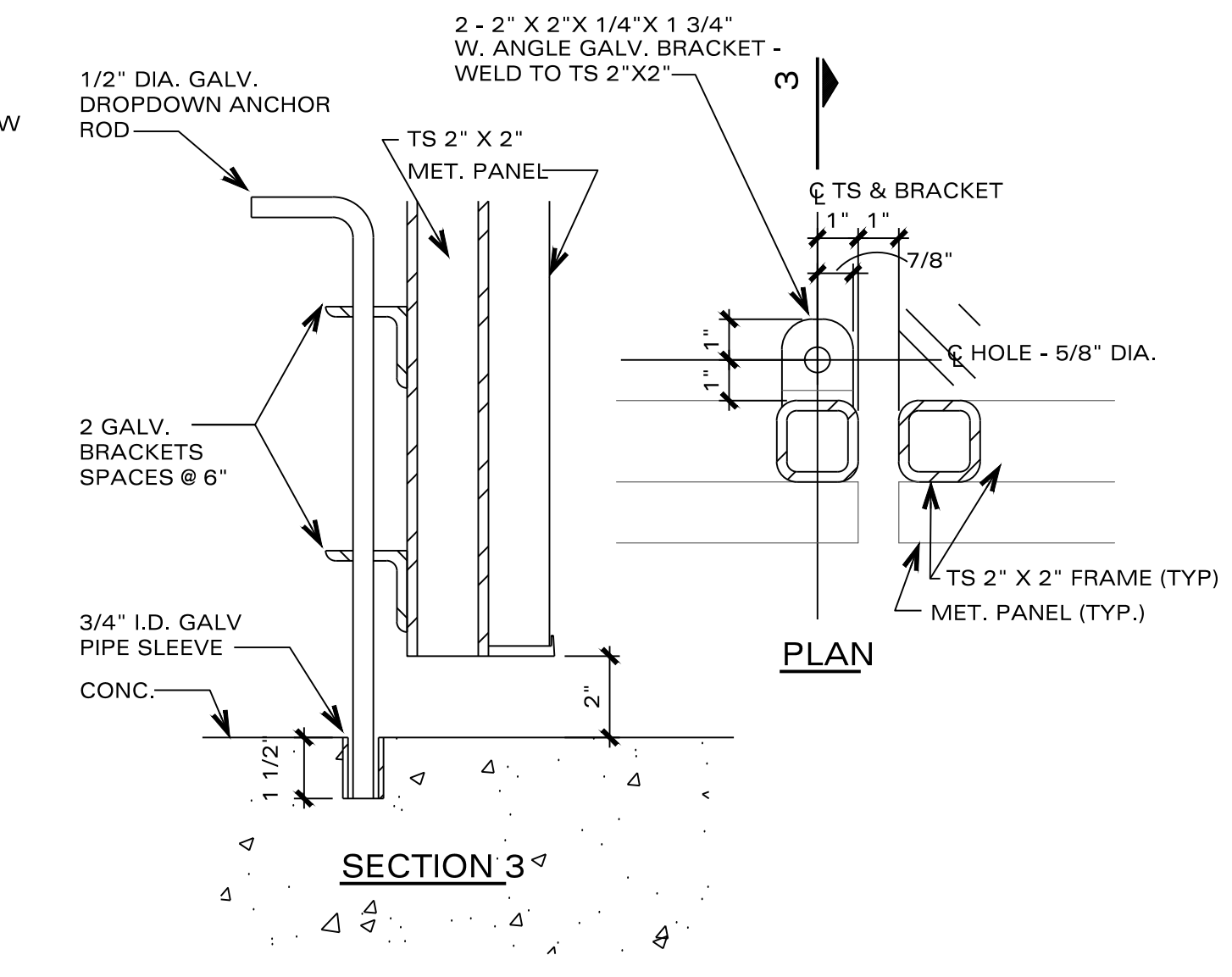
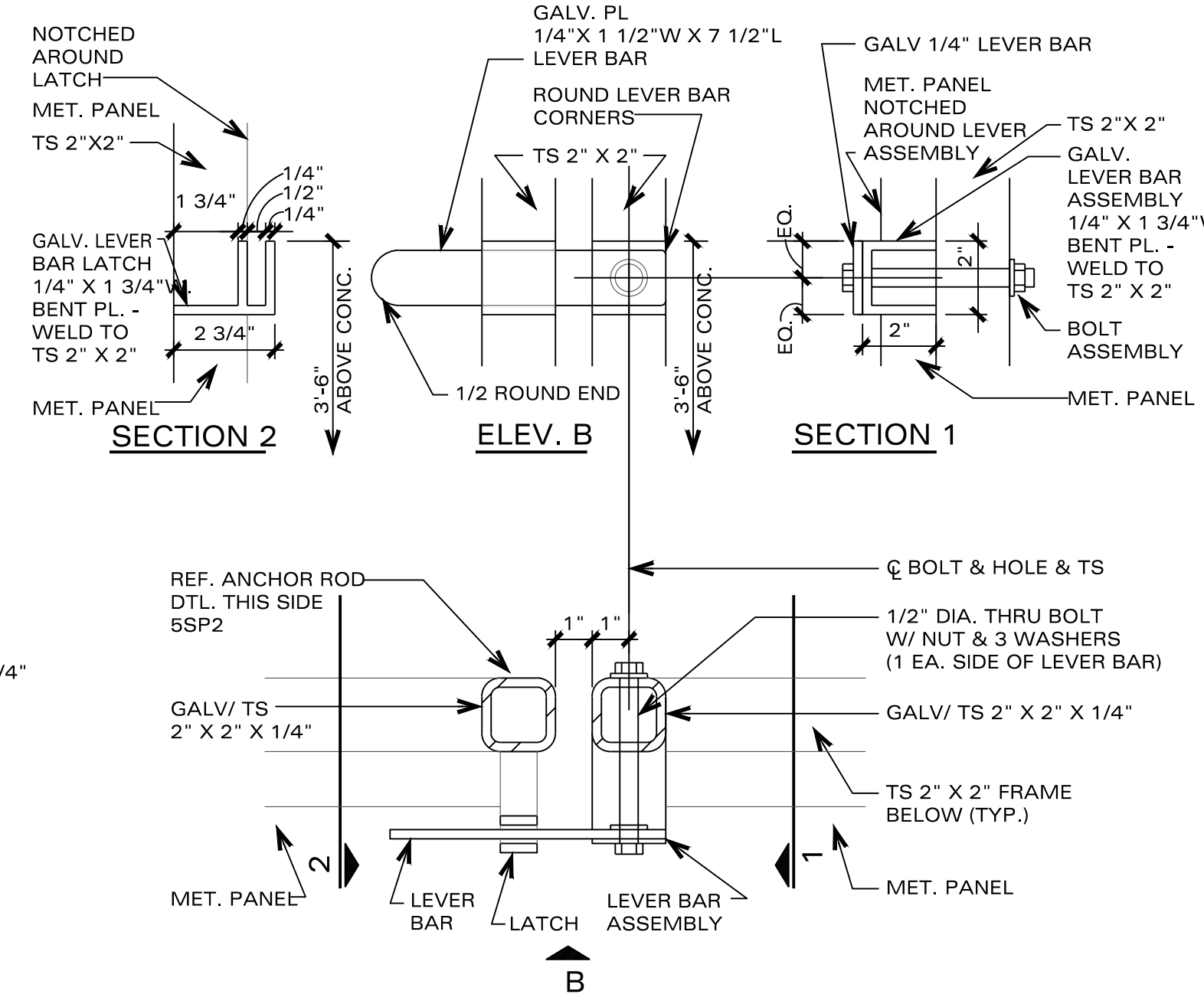
4 ELEVATION
SCALE 1/4"=1'-0"



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



2 GATE DETAILS
SCALE 3"=1'-0"



1 PLAN
SCALE 1/4"=1'-0"

INCOMPLETE CONSTRUCTION DOCUMENTS
THIS DOCUMENT IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. (TBAE - EFFECTIVE 10-01-2003)
JAMES R. HARDIN, ARCHITECT TEXAS
REGISTRATION NO. 11546
DATE: 11/30/2021



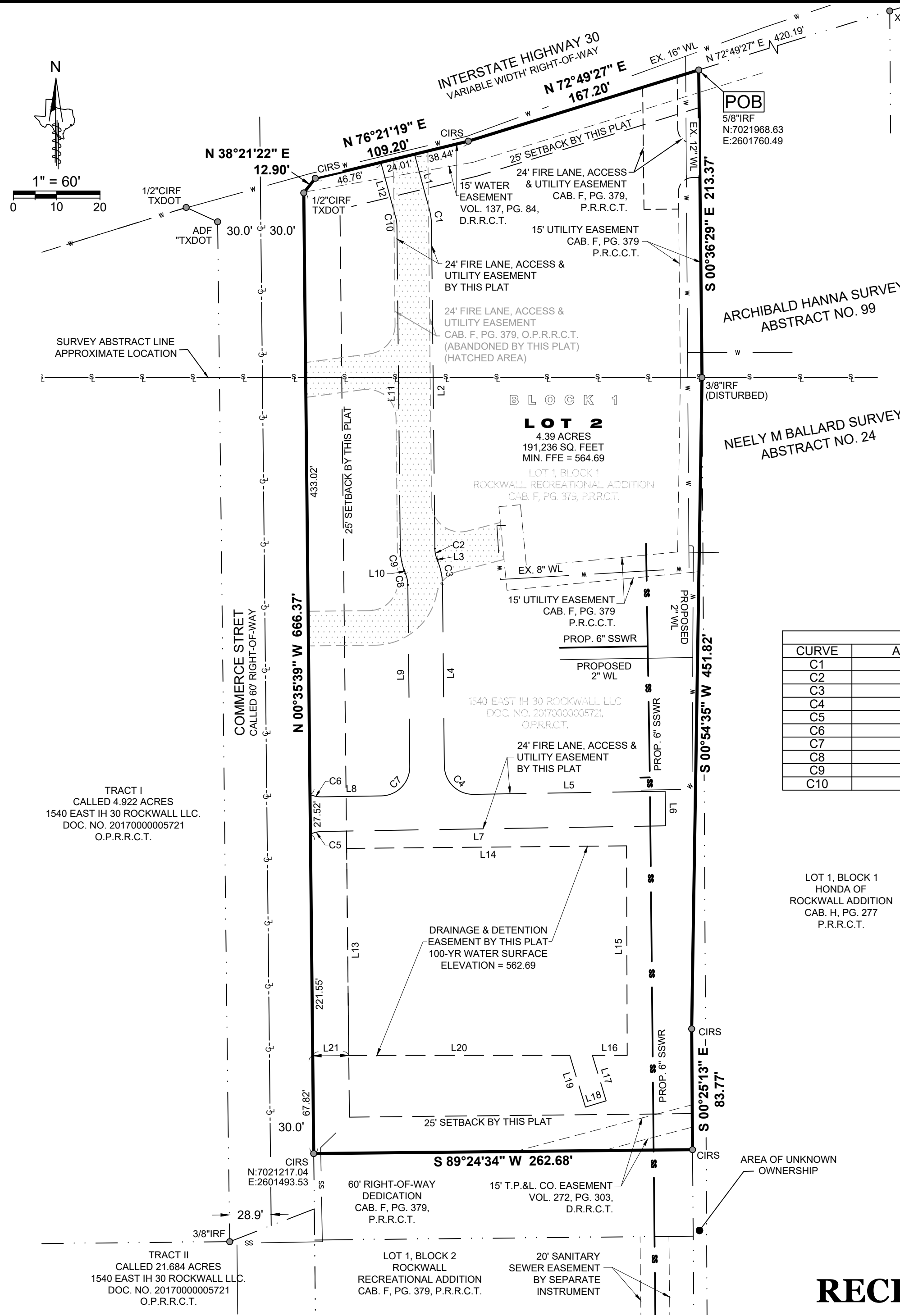
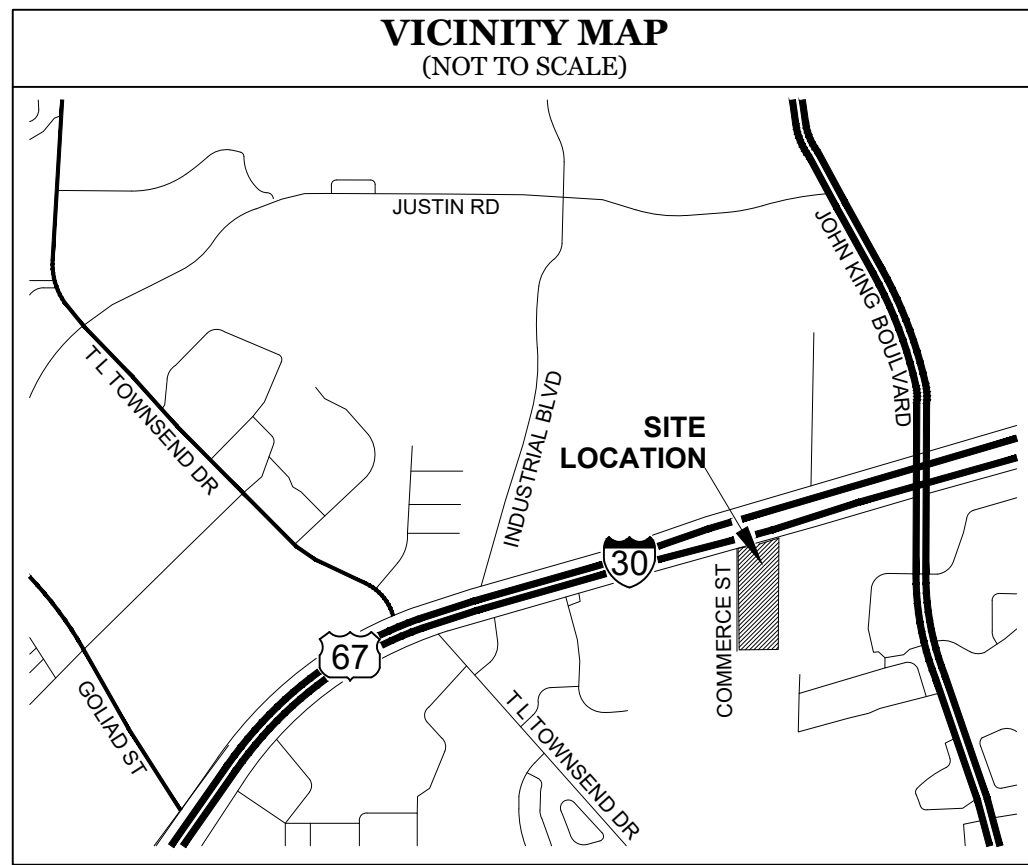
HYUNDAI

CLAY COOLEY HYUNDAI ROCKWALL
Showroom & Service Building

PROJECT: AN ADDITION & RENOVATION FOR: CLAY COOLEY HYUNDAI ROCKWALL
ADDRESS: 1540 Interstate 30 E
CITY: ROCKWALL STATE: TX ZIP: 75087

DUMPSTER SCREEN

| | | |
|------------|-------------|----------|
| JOB NO. | 21034 | |
| DATE | ISSUE FOR | DRAWN BY |
| 11/30/2021 | 75 % REVIEW | MS, AP |



| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N 15°03'39" W | 39.66' |
| L2 | N 00°35'39" W | 224.29' |
| L3 | N 19°58'51" W | 1.97' |
| L4 | N 00°35'39" W | 125.72' |
| L5 | S 89°03'46" W | 132.78' |
| L6 | N 00°56'14" W | 24.00' |
| L7 | N 89°03'46" E | 238.24' |
| L8 | S 89°03'47" W | 41.21' |
| L9 | S 00°35'39" E | 126.11' |
| L10 | S 19°58'51" E | 2.63' |
| L11 | S 00°35'39" E | 224.29' |
| L12 | S 15°03'39" E | 40.25' |
| L13 | N 00°35'39" W | 143.59' |
| L14 | N 89°28'24" E | 194.12' |
| L15 | S 00°10'06" E | 145.33' |
| L16 | S 89°59'29" W | 24.13' |
| L17 | S 16°50'46" E | 32.94' |
| L18 | S 73°09'14" W | 15.00' |
| L19 | N 16°50'46" W | 37.48' |
| L20 | S 89°59'29" W | 153.25' |
| L21 | S 89°24'21" W | 25.00' |

| CURVE TABLE | | | | | |
|-------------|------------|--------|-------------|---------------|--------------|
| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C1 | 11.11' | 44.00' | 14°28'00" | N 07°49'39" W | 11.08' |
| C2 | 6.77' | 20.00' | 19°23'12" | N 10°17'15" W | 6.74' |
| C3 | 16.92' | 44.00' | 22°01'42" | N 11°36'30" W | 16.81' |
| C4 | 31.54' | 20.00' | 90°20'35" | N 45°45'56" W | 28.37' |
| C5 | 8.41' | 20.00' | 24°04'46" | N 77°01'23" E | 8.34' |
| C6 | 8.51' | 20.00' | 24°22'18" | N 78°45'04" W | 8.44' |
| C7 | 31.30' | 20.00' | 89°39'26" | S 44°14'04" W | 28.20' |
| C8 | 8.14' | 20.00' | 23°18'19" | S 12°14'49" E | 8.08' |
| C9 | 14.89' | 44.00' | 19°23'12" | S 10°17'15" E | 14.82' |
| C10 | 5.05' | 20.00' | 14°28'00" | S 07°49'39" E | 5.04' |

GENERAL NOTES

- The purpose of this plat is to dedicate easements for site development.
- This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26th, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0045L. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011).
- Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

| LEGEND | |
|------------|--|
| PG | = PAGE |
| CAB | = CABINET |
| POB | = POINT OF BEGINNING |
| CIRS | = CAPPED IRON ROD SET |
| CIRF | = CAPPED IRON ROD FOUND |
| DOC. NO. | = DOCUMENT NUMBER |
| D.R.R.C.T. | = DEED RECORDS, ROCKWALL COUNTY, TEXAS |
| P.R.R.C.T. | = PLAT RECORDS, ROCKWALL COUNTY, TEXAS |
| --- | = SUBJECT BOUNDARY |
| --- | = ADJOINER BOUNDARY |
| W | = WATER LINE |
| SS | = SANITARY SEWER LINE |
| --- | = EASEMENT |

**REPLAT
LOT 2, BLOCK 1
ROCKWALL
RECREATIONAL ADDITION
4.39 ACRES (191,236 SF)**

BEING A REPLAT OF LOT 1, BLOCK 1
OF ROCKWALL RECREATIONAL ADDITION,
RECORDED IN CABINET F, PAGE 379, P.R.R.C.T.,
SITUATED IN THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99,
AND THE NEELY M BALLARD SURVEY, ABSTRACT NO. 24
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

| | | |
|---------|------------|--|
| Project | 2110.002 | <p>EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177</p> |
| Date | 07/27/2022 | |
| Drafter | BE | |

| | | |
|---|--|---|
| <p>SURVEYOR Eagle Surveying, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009</p> | <p>ENGINEER Claymoore Engineering, Inc. Contact: Drew Donosky 1903 Central Drive, Suite: 406 Bedford, TX 76021 (817) 281-0572</p> | <p>OWNER 1540 East IH 30 Rockwall LLC PO BOX 570809 Dallas, TX 75357</p> |
|---|--|---|

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS 1540 EAST IH 30 ROCKWALL LLC is the sole owner of a 4.39 acre tract of land situated in the ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99 and the NEELY M BALLARD SURVEY, ABSTRACT NO. 24, in the City of Rockwall, Rockwall County, Texas, and being a portion of Lot 1, Block 1 of Rockwall Recreational Addition, a subdivision of record in Cabinet F, Page 379, of the Plat Records of Rockwall County, Texas, conveyed to 1540 East IH 30 Rockwall LLC by Special Warranty Deed With Vendor's Lien recorded in Document Number 2017000005721, of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8" iron rod found in the south right-of-way line of Interstate Highway 30 (a variable width right-of-way), at the northwest corner of Lot 1, Block 1, Honda of Rockwall Addition, a subdivision of record in Cabinet H, Page 277, of said Plat Records, and the northeast corner of said Lot 1, Block 1, Rockwall Recreational Center, from which an x-cut found at the northeast corner of said Lot 1, Block 1, Honda of Rockwall Addition bears N72°49'27"E, a distance of 420.19 feet;

THENCE, along the east line of said Lot 1, Block 1, Rockwall Recreational Center, the following three (3) courses and distances:

- S00°36'29"E, a distance of 213.37 feet to a 3/8" iron rod found (disturbed);
- S00°54'35"W, a distance of 451.82 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- S00°25'13"E, a distance of 83.77 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the northeast corner of a 60' right-of-way dedication (unimproved) and the southeast corner of said Lot 1, Block 1, Rockwall Recreational Center;

THENCE, S89°24'34"W, along the north line of said 60' right-of-way dedication, being the common south line of said Lot 1, Block 1, Rockwall Recreational Center, a distance of 262.68 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the east right-of-way line of said Commerce Street (a called 60' right-of-way), at the northwest corner of said 60' right-of-way dedication and the southwest corner of said Lot 1, Block 1, Rockwall Recreational Center;

THENCE, N00°35'39"W, along the east right-of-way line of said Commerce Street, being the common west line of said Lot 1, Block 1, Rockwall Recreational Center, a distance of 666.37 feet to a 1/2" inch iron rod with plastic cap stamped "TXDOT" found in the south right-of-way line of said Interstate Highway 30, at the southwest corner of a called 0.0092 acre tract of land conveyed to the State of Texas by Deed of record in Document Number 2010-00429943, of said Official Public Records;

THENCE, along the south right-of-way line of said Interstate Highway 30, the following three (3) courses and distances:

- N38°21'22"E, a distance of 12.90 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N76°21'19"E, a distance of 109.20 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N72°49'27"E, a distance of 167.20 feet to the **POINT OF BEGINNING** and containing an area of 4.39 Acres, or (191,236 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **1540 EAST IH 30 ROCKWALL LLC**, the undersigned owner of the land shown on this plat, and designated herein as **ROCKWALL RECREATIONAL ADDITION**, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the **ROCKWALL RECREATIONAL ADDITION**, subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

OWNER: 1540 EAST IH 30 ROCKWALL LLC

BY: _____
 Signature Date

BY: _____
 Printed Name & Title

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, _____ of 1540 EAST IH 30 ROCKWALL LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2022.

 Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, **MATTHEW RAABE**, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

PRELIMINARY
 this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

 Matthew Raabe Date
 Registered Professional Land Surveyor #6402

CERTIFICATE OF APPROVAL

 Chairman Date
 Planning & Zoning Commission

APPROVED:

I hereby certify that the above and foregoing plat of **ROCKWALL RECREATIONAL ADDITION**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2022.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, Texas, within one hundred eighty (180) days from the said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2022.

 Mayor, City of Rockwall City Secretary, City of Rockwall

 City Engineer

**REPLAT
 LOT 2, BLOCK 1
 ROCKWALL
 RECREATIONAL ADDITION
 4.39 ACRES (191,236 SF)**

BEING A REPLAT OF LOT 1, BLOCK 1
 OF ROCKWALL RECREATIONAL ADDITION,
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| Date | 07/27/2022 | |
| Drafter | BE | |

SURVEYOR
 Eagle Surveying, LLC
 222 S. Elm Street, Suite: 200
 Denton, TX 76201
 (940) 222-3009

ENGINEER
 Claymoore Engineering, Inc.
 Contact: Drew Donosky
 1903 Central Drive, Suite: 406
 Bedford, TX 76021
 (817) 281-0572

OWNER
 1540 East IH 30 Rockwall LLC
 PO BOX 570809
 Dallas, TX 75357

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 22-02 [S-266]* AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS* ON A 7.17-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2, BLOCK 1 , ROCKWALL RECREATIONAL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a Specific Use Permit (SUP) superseding *Ordinance No. 22-02 [S-266]* and allowing the expansion of an existing *New Motor Vehicle Dealership for Cars and Light Trucks (i.e. Clay Cooley Hyundai)* being a 7.17-acre tract of land identified as Lot 2, Block 1 , Rockwall Recreational Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that *Ordinance No. 22-02 [S-266]* the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 22-02*.

SECTION 2. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *New Motor Vehicle Dealership for Cars and Light Trucks* as stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified

Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and Subsection 05.01, *General Industrial District Standards*, and Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and as may be amended in the future --, and with the following conditions:

3.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *New Motor Vehicle Dealership for Cars and Light Trucks* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The development or redevelopment of the *Subject Property* shall generally conform to the Concept Plan depicted in *Exhibit 'B'* of this ordinance.
- (2) The development or redevelopment of the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance; however, these elevations shall be subject to review and recommendation by the Architectural Review Board (ARB) and approval by the Planning and Zoning Commission through the site plan review process.
- (3) The outside storage of tires or any other automotive parts shall be prohibited.
- (4) All outside storage shall be screened with either a masonry wall or three (3) tiered screening with a berm. At the time of site plan all outside storage must be delineated.
- (5) Any maintenance of motor vehicles shall be performed in a completely enclosed building, and no work on motor vehicles shall be performed outdoors.
- (6) No vehicle display areas shall be permitted within the required landscape buffers along IH-30 and Commerce Street.
- (7) Motor vehicle inventory for the proposed *New Motor Vehicle Dealership for Cars and Light Trucks* shall not be stored on an unimproved surface.
- (8) Motor vehicle inventory for the proposed *New Motor Vehicle Dealership for Cars and Light Trucks* shall not be stored within the Commerce Street Right-of-Way (*i.e. Commerce Street is for public parking only*).
- (9) Three (3) tiered screening shall be required to screen the *Minor Automotive Repair Garage* from Commerce Street.

3.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- (1) Upon obtaining a *Certificate of Occupancy (CO)*, should the business owner operating

under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [Ordinance No. 20-02].

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 8. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF AUGUST, 2023.

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 17, 2023

2nd Reading: August 7, 2023

Exhibit 'A'
Zoning Exhibit

Address: 1540 E. IH-30

Legal Description: Lot 2, Block 1, Rockwall Recreational Addition

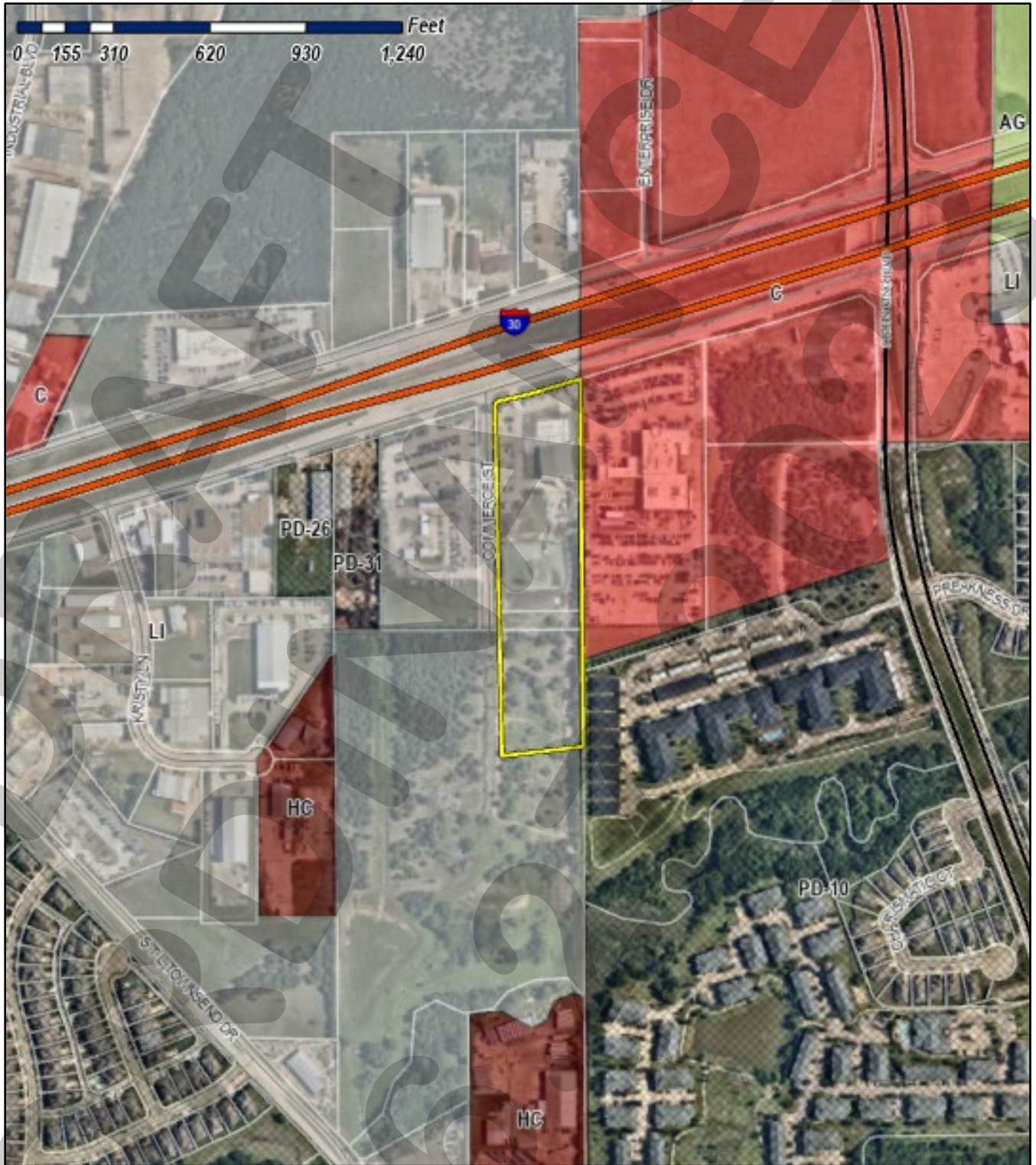
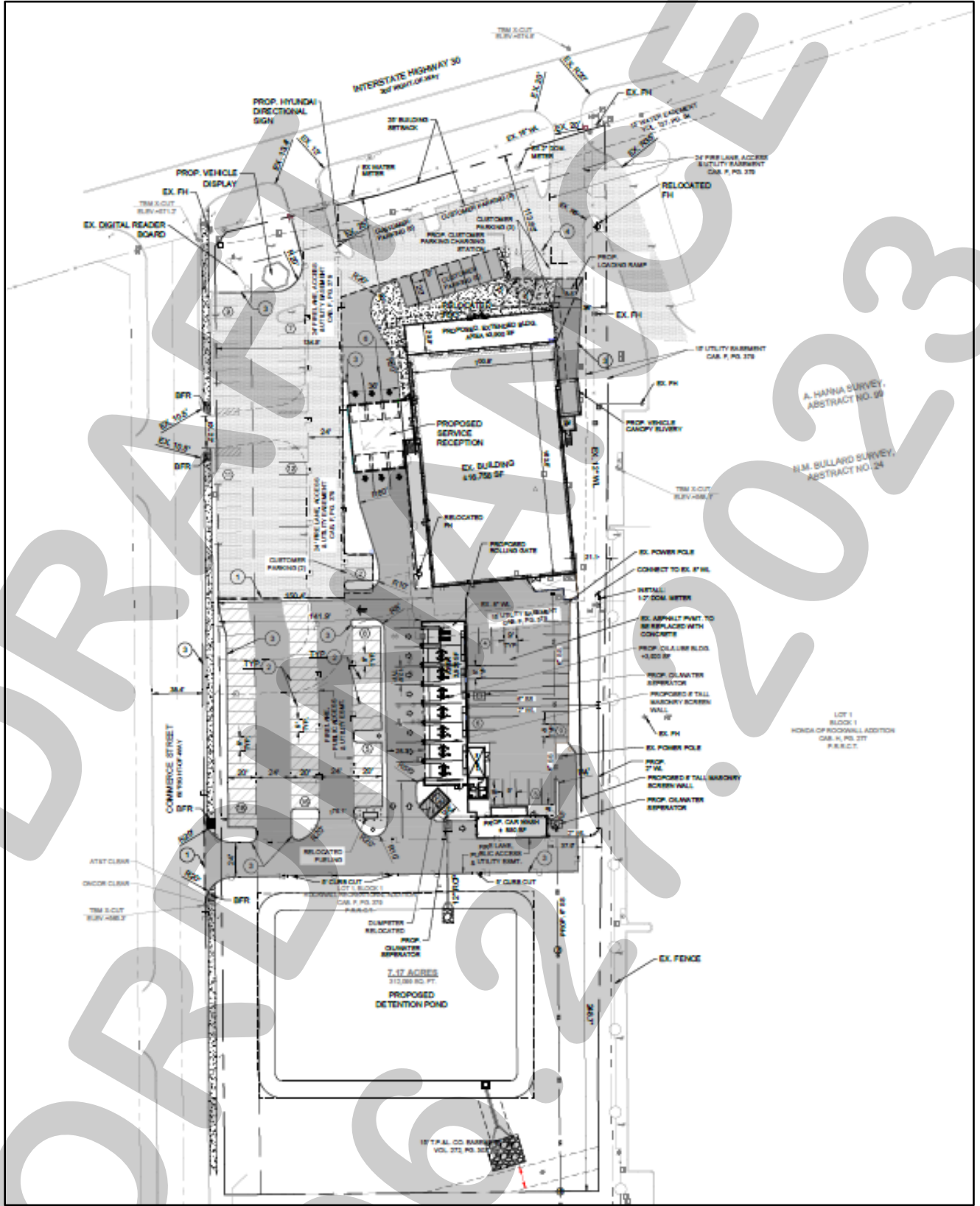
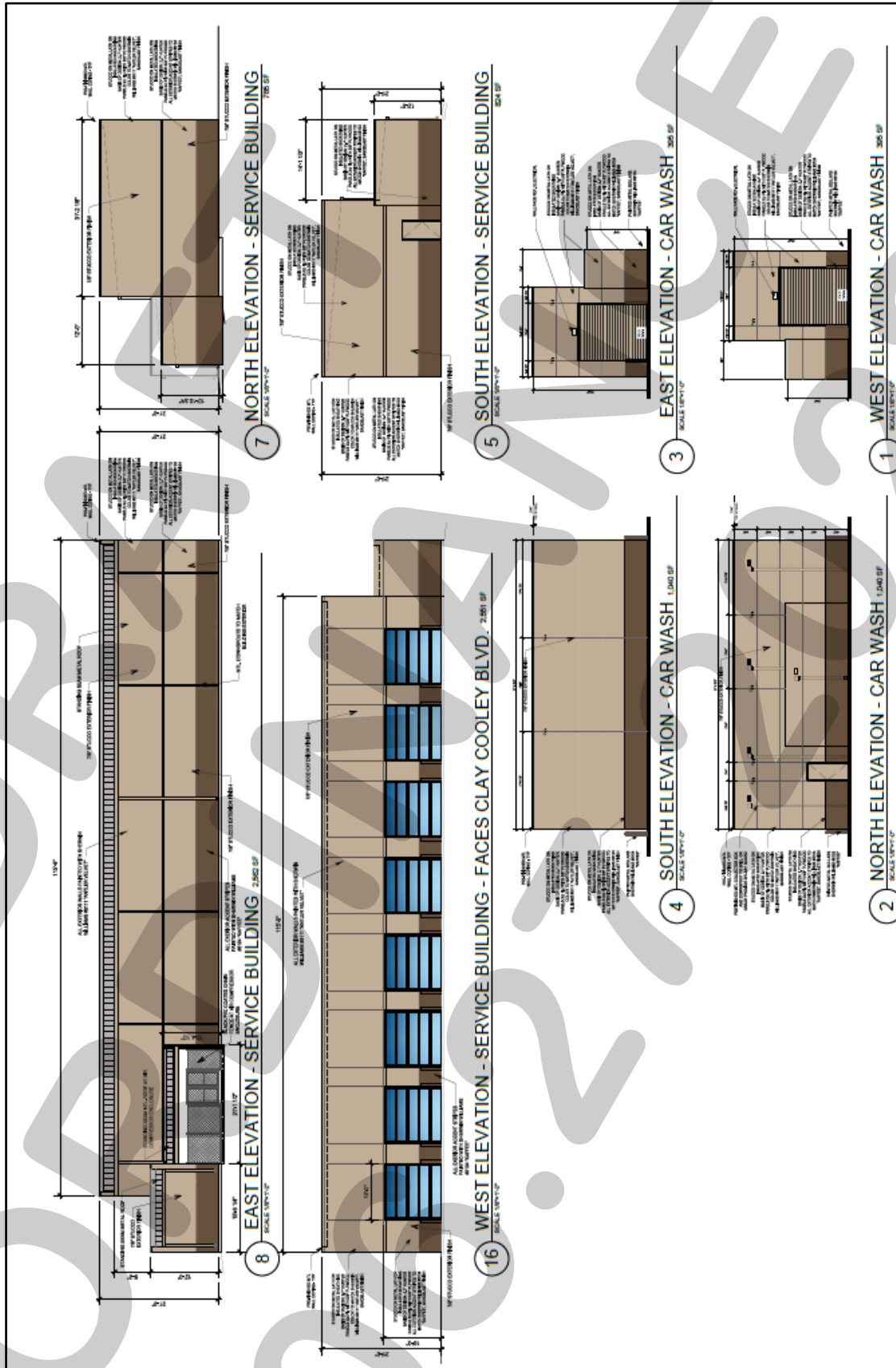


Exhibit 'B':
Concept Plan



**Exhibit 'C':
Building Elevations**





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

DATE: July 11, 2023

APPLICANT: Drew Donosky; *Claymoore Engineering*

CASE NUMBER: Z2023-032; *Specific Use Permit (SUP) for the Expansion of an Existing Motor Vehicle Dealership at 1540 E. IH-30*

SUMMARY

Hold a public hearing to discuss and consider a request by Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a Specific Use Permit (SUP) superseding *Ordinance No. 22-02 [S-266]* and allowing the expansion of an existing *Motor Vehicle Dealership (i.e. Clay Cooley Hyundai)* being a 7.17-acre tract of land identified as Lot 2, Block 1, Rockwall Recreation Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary.

BACKGROUND

The subject property was annexed on December 3, 1985 by *Ordinance No. 85-69 (Case No. A1985-002)*. At the time of annexation, the subject property was zoned Agricultural (AG) District. The subject property remained zoned Agricultural (AG) District until June 6, 2005 when the City Council approved *Ordinance No. 05-25 (Case No. Z2005-019)* changing the zoning to a Light Industrial (LI) District. The building on the subject property was constructed as a house of worship (*i.e. Church of Christ*) in 1990 and was remodeled in 2012-2013 after the City Council approved *Ordinance No. 12-11 (Case No. Z2012-005)* -- on June 18, 2012 -- allowing a *New Motor Vehicle Dealership for Cars and Light Trucks* on property. The changes to the exterior of the building were approved by site plan under *Case No. SP2012-010* on June 12, 2012.

On January 14, 2013, the then owner of the property applied for a sign variance to [1] allow two (2) pole signs along the IH-30 frontage road (*i.e. a 40-foot tall sign with 400 SF of sign area and a 50-foot tall sign with 600 SF of sign area*), [2] to have the 40-foot tall pole sign situated one (1) foot from the property line, [3] allow a 600 SF electronic message display, and [4] to have a 16-foot tall by 16-foot wide (*i.e. 256 SF*) wall sign. At the time, the code allowed one (1) pole sign a maximum of 30-foot tall and 167 SF in size to be situated on a property as long as it was setback a minimum of ten (10) feet from all property lines. In addition, wall signs were permitted to be a maximum of six (6) feet tall and six (6) feet wide. This request was approved by the City Council on January 22, 2013 and the permits for these signs (*Case No.'s SGN2013-015 & SGN2013-0017*) were issued on February 7, 2013.

In 2017, the current owner (*i.e. Clay Cooley Hyundai*) purchased the property. In 2021, staff engaged the property owner about building a metal fence without a permit around an area being used for outside storage. At this time, outside storage was not permitted on the subject property. In addition, automotive work was being done on vehicles in this unenclosed area, which is expressly prohibited by the Unified Development Code (UDC) and the Specific Use Permit (SUP) that was in effect at the time. On January 3, 2022, a Specific Use Permit (SUP) [*Case No. Z2021-049; Ordinance No. 22-02*] was approved by City Council allowing the expansion of the *New Motor Vehicle Dealership*, and adding the *Minor Automotive Repair Garage, Car Wash, and Outside Storage* land uses to the subject property. On February 15, 2022, the Planning and Zoning Commission approved a site plan [*Case No. SP2022-003*] allowing the expansion of the *New Motor Vehicle Dealership* and adding the two (3) accessory uses (*i.e. a Car Wash, Outside Storage, and a Minor Auto Repair Garage*) in compliance with the approved Specific Use Permit (SUP) [*Ordinance No. 22-02*].

Recently, the applicant approached staff about increasing the size of the proposed expansion of the *New Motor Vehicle Dealership* and changing the proposed *Minor Automotive Repair Garage* to a *Major Automotive Repair Garage*. Staff explained to the applicant that since this would constitute a major change to the approved conceptual site plan and building

elevations and the land uses permitted in the approved Specific Use Permit (SUP), that the current Specific Use Permit (SUP) would need to be superseded with a new Specific Use Permit (SUP). On June 16, 2023, the applicant submitted an application requesting to amend the previously approved Specific Use Permit (SUP) to allow for the further expansion of the existing *New Motor Vehicle Dealership*, and changing the proposed accessory land use of a *Minor Automotive Repair Garage* to *Major Automotive Repair Garage*.

PURPOSE

The applicant -- *Drew Donosky of Claymoore Engineering* -- is requesting to amend the previously approved Specific Use Permit (SUP) to allow for the expansion of an existing *New Motor Vehicle Dealership for Cars and Light Trucks*, and adding the *Major Auto Repair Garage* as an accessory land use in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1540 E. IH-30 and is currently being used as a *Motor Vehicle Dealership (i.e. Clay Cooley Hyundai of Rockwall)*. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are the eastbound frontage roads for IH-30, followed by the main lanes for IH-30, and the westbound frontage roads. Beyond this are three (3) parcels of land currently occupied by an appliance store (*i.e. North Texas Appliance*), a house of worship (*i.e. Landmark Fellowship Church*), and a multi-tenant facility consisting of two (2) metal buildings. All of these properties are zoned Light Industrial (LI) District.

South: Directly south of the subject property is a dedicated 60-foot right-of-way followed by a 2.40-acre parcel of vacant land (*i.e. Lot 1, Block 2, Rockwall Recreational Addition*) zoned Light Industrial (LI) District. South of this parcel of land is a 21.684-acre tract of vacant land (*i.e. Tract 4-09 of the N. M. Ballard Survey, Abstract No. 24*) zoned Light Industrial (LI) District.

East: Directly east of the subject property is a *Motor Vehicle Dealership (i.e. Rockwall Honda)*, which is situated on an 8.686-acre parcel of land (*i.e. Lot 1, Block 1, Honda of Rockwall Addition*) that is zoned Commercial (C) District. Beyond this are two (2) vacant tracts of land (*i.e. Tract 2 of the J. Lockhart Survey, Abstract No. 134 and Tract 3 of the J. M. Allen Survey, Abstract No. 2*) that are zoned Commercial (C) District.

West: Directly west of the subject property is Commerce Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an overflow sales/inventory storage lot for the motor vehicle dealership operating on the subject property (*i.e. Clay Cooley Hyundai of Rockwall*). This property is zoned Light Industrial (LI) District and has a Specific Use Permit (SUP) for a *New Motor Vehicle Dealership (i.e. S-189; Ordinance No. 18-22)*. Beyond this are two (2) metal buildings (*i.e. Rockwall Utility Trailers, M & P Concrete, Living Earth Rockwall, and Elliott Electric Supply*) on one (1) tract of land (*i.e. Tract 4-4 of the N. M. Ballard Survey, Abstract No. 24*) and one (1) parcel of land (*i.e. Lot 1, Block A, Lane Business Park Addition*). These properties are zoned Planned Development District 31 (PD-31) for limited Heavy Commercial (HC) District land uses and Planned Development District 26 (PD-26) for limited Light Industrial (LI) District land uses.

CHARACTERISTICS OF THE REQUEST AND CONFORMANCE WITH THE CITY'S CODE

The applicant has submitted a new concept plan and building elevations in conjunction with the request to amend the Specific Use Permit (SUP). The submitted concept plan shows that the proposed detached *Minor Automotive Repair Garage* will be increased from three (3) bays to eight (8) bays, and -- *based on the applicant's response to staff's comments* -- will be changed to a *Major Automotive Repair Garage*. The proposed concept also shows that the proposed transformer and fuel storage islands will be moved to the parking islands along the southern most drive isle. In addition, the canopy structure on the west side of the main building will be increased in size. These changes have been annotated on excerpts from the approved and proposed concept plans as depicted in *Figure 1* and *Figure 2* below.

FIGURE 1: APPROVED CONCEPT PLAN

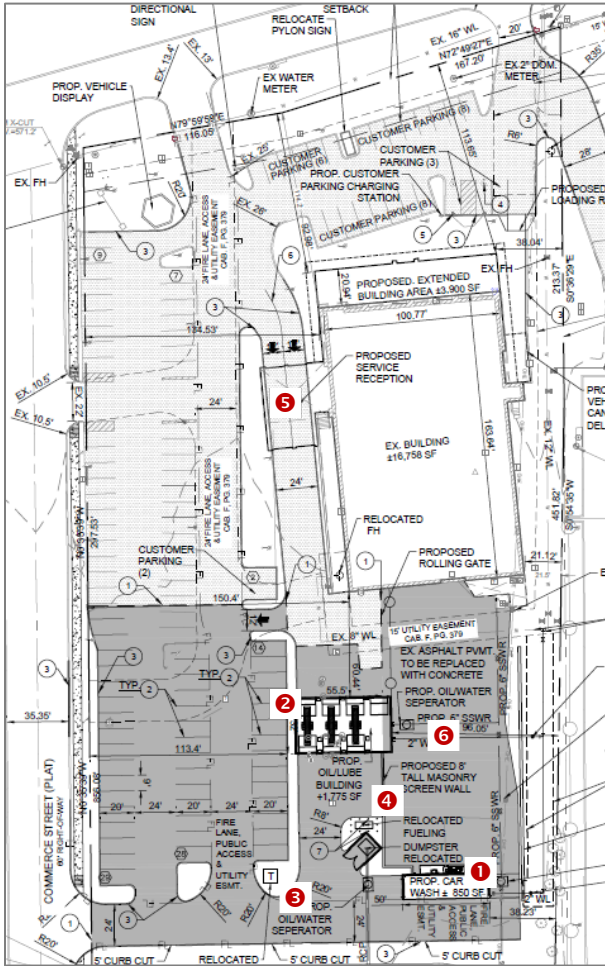
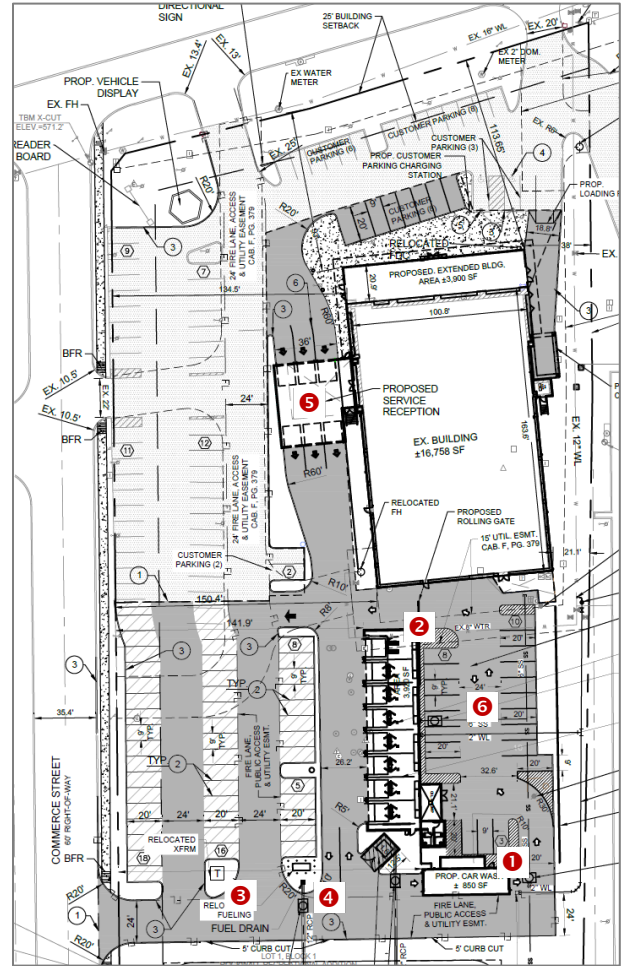


FIGURE 2: PROPOSED CONCEPT PLAN



1: CARWASH; 2: AUTOMOTIVE REPAIR GARAGE; 3: TRANSFORMER; 4: FUEL STORAGE ISLAND; 5: CANOPY; 6: OUTSIDE STORAGE

According to Article 13, *Definitions*, of the Unified Development Code (UDC) a *New Motor Vehicle Dealership for Cars and Light Trucks* is defined as the “(r)etail sales of new automobiles or light load vehicles, including, as a minor part of the business, the sale of used automobiles or light load vehicles and the service of new or used vehicles within an area or enclosed building.” In addition, Article 04, *Permissible Uses*, of the Unified Development Code (UDC) sets forth the following *Conditional Land Use Standards* for this land use: [1] all outside display of vehicles must be on an approved concrete, or enhanced concrete surface, and [2] all vehicle display areas must meet the landscape standards for parking areas. Currently, the subject property is considered to be in compliance with these requirements. The landscaping on the site was originally approved in 2012, and is considered to be legally non-conforming; however, staff has included a condition of approval of this case that the landscaping be upgraded as part of the required site plan in accordance with the requirements of Subsection 02, *Application of Article*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC). This section of the code 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 30.00% or that adds 2,000 SF of impervious areas.

With regard to the definitions and *Conditional Land Use Standards* for the proposed accessory land uses, the Unified Development Code (UDC) states the following:

- (1) **Car Wash.** A Car Wash is defined by Article 13, *Definitions*, of the Unified Development Code (UDC) as “(a) facility or area for the cleaning or steam cleaning, washing, polishing, or waxing of passenger vehicles by machine or hand-operated facilities. A car wash may be [1] a single unit type that has a single bay or a group of single bays with each bay to accommodate one vehicle only; or [2] a tunnel type that allows washing of multiple vehicles in a tandem arrangement while moving through the structure.” The code goes on to list the following *Conditional Land Use Standards* for the Car Wash land use: [1] entrances and exists to the car wash shall not directly face any public right-of-way; however, on corner lots, the entrances and exists shall not open toward the street with the highest traffic volume as determined by the Director of Planning and Zoning, and [2] the car wash shall be setback a minimum of 50-feet from any street frontage.

Conformance to the Conditional Land Use Standards for a Car Wash: Based on the submitted materials, the applicant's concept plan is in conformance with the *Conditional Land Use Standards for a Car Wash*. Specifically, the proposed *Car Wash* is oriented towards Commerce Street as opposed to IH-30, and is setback approximately 150-feet from the right-of-way along Commerce Street.

- (2) Major Automotive Repair Garage. Article 13, *Definitions*, of the Unified Development Code (UDC) defined a *Major Automotive Repair Garage* as consisting of "(m)ajor repair, rebuilding or reconditioning of engines, transmissions, or other major components for motor vehicles; collision services including body, frame, or fender straightening or repair; customizing; overall painting or paint shop; automotive glass and upholstery; those uses listed under *Minor Auto Repair Garage*, and other similar uses. All repair work shall be performed inside an enclosed building. Vehicles shall not be stored on site no longer than 90-days." Article 04, *Permissible Uses*, of the Unified Development Code (UDC) goes on to list the *Conditional Land Use Standards* for this land use as [1] garage doors shall not face a public right-of-way, park or open space, or residentially zoned or used property, and [2] vehicles, equipment, parts or inventory shall not be stored outside overnight unless granted by the Planning and Zoning Commission and City Council through Specific Use Permit (SUP). If permitted all stored items shall be screened from public right-of-way, sidewalks and open space, and any residentially zoned or used property in accordance with the screening standards in the Unified Development Code (UDC).

Conformance to the Conditional Land Use Standards for a Major Automotive Repair Garage: In this case, the proposed *Major Automotive Repair Garage* has bay doors facing onto Commerce Street. Staff did recommend that the applicant consider combining the two (2) middle rows of parking, which would allow [1] the ability to provide additional landscaping to properly screen the bay doors and [2] additional width to the drive isle in front of the bay doors for turning movements; however, the applicant has chosen not to incorporate this into the plan. The aspect of the applicant's request is considered not conforming with respect to the code requirements. With regard to the outside storage, the applicant is proposing an outside storage area that will be situated behind an eight (8) foot masonry wall. Staff did include a provision prohibiting the outside storage of tires and maintenance equipment -- as this can create mosquito harborage -- and from maintenance work being performed outside.

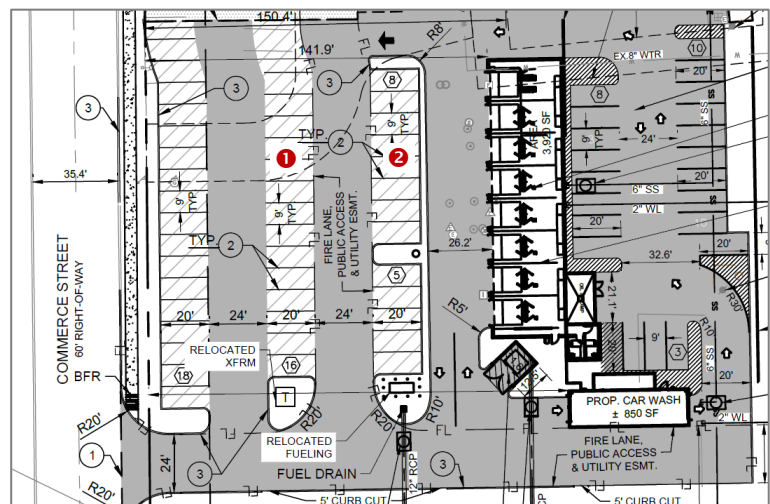


FIGURE 3: MAJOR AUTOMOTIVE REPAIR GARAGE
THE DRIVE ISLES IN BETWEEN THE PARKING LABELED AS 1 & 2 CAN BE REMOVED AND THE PARKING COMBINED IN A HEAD TO HEAD FORMAT TO CREATE ADDITIONAL SPACE FOR LANDSCAPE SCREENING.

- (3) Outside Storage. *Outside Storage* is defined by Article 13, *Definitions*, of the Unified Development Code (UDC) as "(t)he permanent or continuous keeping, displaying, or storing of unfinished goods, material, merchandise, equipment, service vehicles or heavy vehicles outside of a building on a lot or tract overnight or for more than 24-hours." In addition, Article 04, *Permissible Uses*, of the Unified Development Code (UDC) list the following *Conditional Land Use Standards* for this land use as: [1] all outside storage areas shall be screened in accordance with the screening standards of the Unified Development Code (UDC), and [2] no outside storage shall be allowed adjacent to IH-30; however, on Light Industrial (LI) District property the Planning and Zoning Commission and City Council may allow outside storage on a case-by-case basis through a Specific Use Permit (SUP).

Conformance to the Conditional Land Use Standards for Outside Storage: According to Subsection 01.05(E), *Outside Storage*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "... screening must be at least one (1) foot taller than the material or vehicles being stored and shall be achieved using a masonry wall (excluding tilt wall or concrete masonry units [CMU] unless otherwise approved by the Planning and Zoning Commission) and Canopy Trees on 20-foot centers." In this case, the applicant has indicated that the outside storage area will be screened

with an eight (8) foot masonry wall; however, due to the location they are unable to provide the required canopy trees. Based on this the applicant's request is not in conformance with the requirements for outside storage.

In addition to the requirements for the proposed primary and accessory land uses, staff has identified the following deficiencies in the proposed conceptual site plan and building elevations:

- (1) Cementitious Materials. According to Article 05, *General Overlay District Development Standards*, of the Unified Development Code (UDC), "(t)he use of cementitious materials (e.g. stucco) shall be limited to 50.00% of the building's exterior façade; however, stucco shall not be used within the first four (4) feet of grade on a building's façade." In this case, the applicant is requesting to use primarily stucco on all the building's facades and is proposing to incorporate stucco in the first four (4) feet from grade on all of the buildings. This will require a variance.
- (2) Stone. According to Article 05, *General Overlay District Development Standards*, of the Unified Development Code (UDC), "(a) minimum of 20% natural or quarried stone is required on all building façades." In this case, the proposed building elevations for the main structure and the proposed *Major Automotive Repair Garage and Car Wash* do not incorporate any stone. This will require a variance.
- (3) Four (4) Sided Architecture. According to Article 05, *General Overlay District Development Standards*, of the Unified Development Code (UDC), "(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In addition, a minimum of one (1) row of trees (i.e. four [4] or more accent or canopy trees) shall be planted along perimeter of the subject property to the rear of the building." In this case, the proposed building does not meet the articulation standards for all four (4) facades and there is not an additional row of trees proposed at the back of the property. This will require a variance.
- (4) Screening. According to Subsection 05.02(A), *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(o)ff-street loading docks and outside storage areas shall be screened from all public streets, open space, adjacent properties and any residential zoning districts or residentially used properties that abut or are directly across a public street or alley from the loading dock or outside storage area in accordance with the requirements of Subsection 02.03 (H2) of Article 08, *Landscape and Screening*, of the UDC." In this case, the applicant is requesting not to screen the bay doors of the *Major Auto Repair Garage*. This will require a variance.
- (5) Garage Door Orientation. According to Article 04, *Permissible Uses*, of the Unified Development Code (UDC), "(g)arage doors shall not face a public right-of-way, park or open space, or residentially zoned or used property." In this case, the proposed building elevations and concept plan shows the garage doors facing on to Commerce Street. This will require an exception.

If the proposed case is approved, the Planning and Zoning Commission and City Council will be granting the abovementioned variances and exceptions. Typically, when variances and exceptions are requested as part of a site plan, the Unified Development Code (UDC) requires compensatory or off-setting measures; however, in this case, the applicant has not indicated any compensatory measures for the requested variances and exception. In addition, variances and exceptions being requested through the site plan process require a three-quarter majority vote of the Planning and Zoning Commission for approval. In this case, the requested variances and exceptions are essential to the applicant's Specific Use Permit (SUP) request and -- *since they are associated with the zoning request* -- will only require a simple majority vote of the City Council for approval. All of these aspects of this case are considered to be discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission.

STAFF ANALYSIS

The proposed building was originally converted from an existing *House of Worship*, and as a result many aspects of the site are considered to be legally non-conforming. The applicant's current request does increase the non-conformities existing on the site and does not conform to many of the standards of the *General Overlay District Requirements* and the *Conditional Land Use Standards* for the *Major Automotive Repair Garage* and *Outside Storage* land uses. Staff should point out that some of the variances listed in the above sections relating to the design standards associated with the existing buildings have been granted through previous Specific Use Permit (SUP) requests; however, based on the applicant's current request, these variances have been increased or changed. This is why they have been relisted as part of this Specific Use Permit (SUP)

request and should be reconsidered with the applicant's current proposal. With this being said, requests for Specific Use Permits (SUPs) are discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On June 22, 2023, staff mailed 17 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff had received no notices in regard to the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) for the expansion of an existing *Motor Vehicle Dealership*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) All operations on this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
 - (b) The development or redevelopment of the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'C'* of this ordinance; however, these elevations shall be subject to review and recommendation by the Architectural Review Board (ARB) and approval by the Planning and Zoning Commission through the site plan review process.
 - (c) No vehicle display areas shall be permitted within the required landscape buffers along IH-30 and Commerce Street.
 - (d) Motor vehicle inventory for the proposed *New Motor Vehicle Dealership for Cars and Light Trucks* shall not be stored on an unimproved surface.
 - (e) Motor vehicle inventory for the proposed *New Motor Vehicle Dealership for Cars and Light Trucks* shall not be stored within the Commerce Street right-of-way (*i.e. Commerce Street is for public parking only*).
 - (f) The outside storage of tires or any other automotive parts shall be prohibited.
 - (g) Any maintenance of motor vehicles shall be performed in a completely enclosed building, and no work on motor vehicles shall be performed outdoors.
 - (h) Outside storage shall be screened by an eight (8) foot masonry wall as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
- (2) The applicant will be required to submit a site plan with building elevations, a material sample board, a landscape plan, and photometric plan prior to the submittal of engineering plans or the issuance of a building permit.
- (3) The applicant shall provide a detail of the proposed masonry wall with the site plan submittal. The proposed masonry wall shall -- where feasible -- provide canopy trees on 20-foot centers to bring the request closer into conformance with the requirements for screening of outside storage.
- (4) All unpermitted improvements and activities that do not conform to the Unified Development Code (UDC) shall be brought into conformance with the City's code requirements at the time of site plan.

- (5) The applicant shall update the site to conform to the current requirements for landscaping as stipulated in Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) in accordance with the requirements outline in Subsection 02, *Application of Article*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC).
- (6) The applicant's landscape plan submitted with the site plan shall provide landscape screening for the proposed transformer and fuel storage island in conformance with the requirements of the Unified Development Code (UDC).
- (7) Any construction resulting from the approval of this Specific Use Permit (SUP) shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

| | | | |
|------------------|--------------------------------|-----|-------------|
| ADDRESS | 1540 I30 Rockwall TX | | |
| SUBDIVISION | Rockwall Recreational Addition | LOT | 1&2 BLOCK 1 |
| GENERAL LOCATION | IH30 & Clay Cooley Drive | | |

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

| | | | |
|-----------------|------|-----------------|-------------|
| CURRENT ZONING | F1 | CURRENT USE | Auto Dealer |
| PROPOSED ZONING | | PROPOSED USE | |
| ACREAGE | 7.17 | LOTS [CURRENT] | 2 |
| | | LOTS [PROPOSED] | |

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

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

| | | | |
|--------------------------------|------------------------------|---|-------------------------------|
| <input type="checkbox"/> OWNER | 1540 East IH 30 Rockwall LLC | <input checked="" type="checkbox"/> APPLICANT | Claymoore Engineering |
| CONTACT PERSON | Clay Cooley | CONTACT PERSON | Drew Donosky |
| ADDRESS | PO Box 570809 | ADDRESS | 1903 Central Drive, Suite 406 |
| CITY, STATE & ZIP | Dallas TX 75357 | CITY, STATE & ZIP | Bedford TX 76012 |
| PHONE | | PHONE | 817-458-4008 |
| E-MAIL | | E-MAIL | Drew@claymooreeng.com |

NOTARY VERIFICATION [REQUIRED]

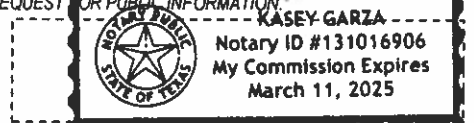
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Clay Cooley (OWNER) THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ November TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11 DAY OF November, 2021 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."

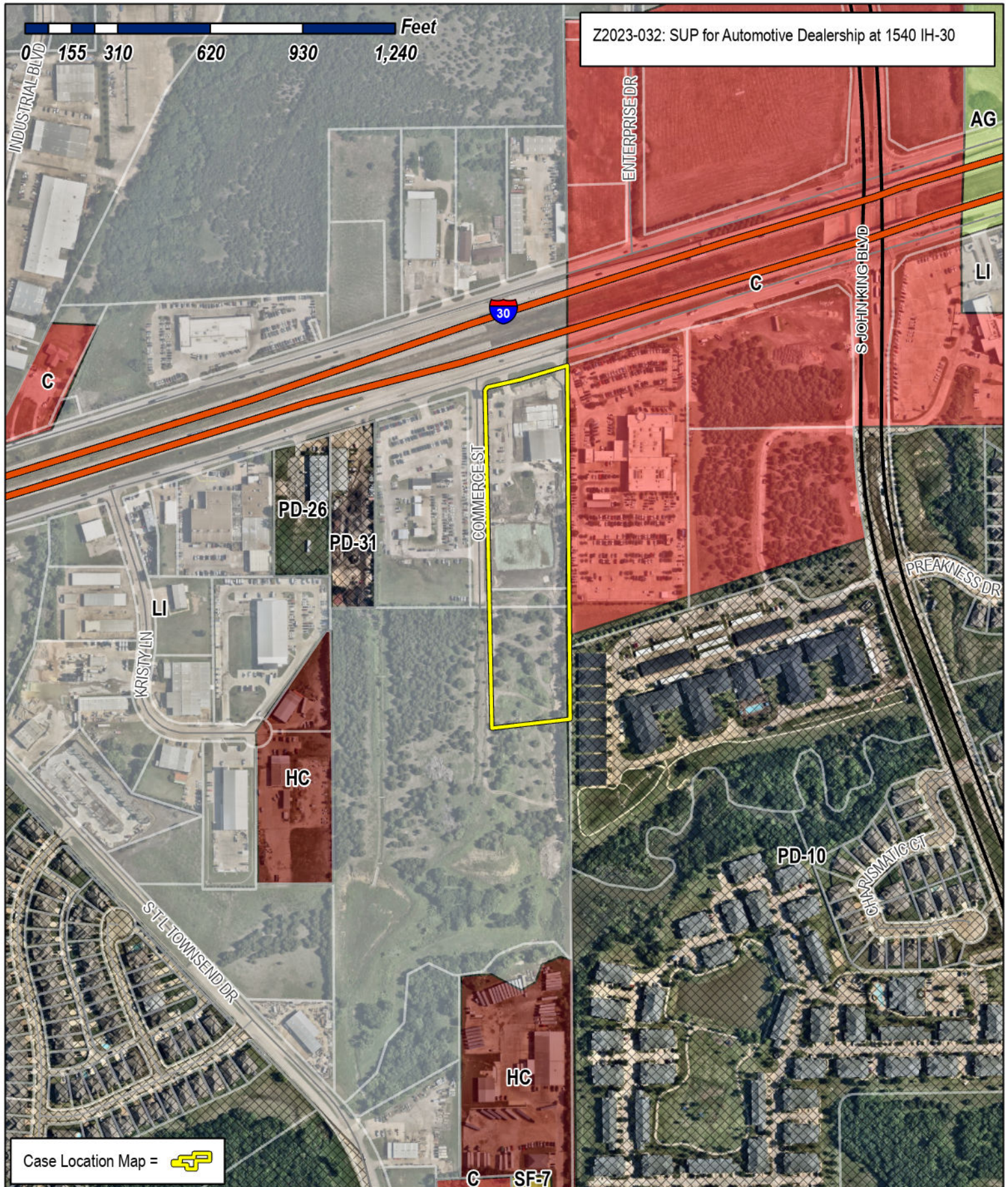
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF November 2021

OWNER'S SIGNATURE


NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 03/11/2025



Z2023-032: SUP for Automotive Dealership at 1540 IH-30

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.

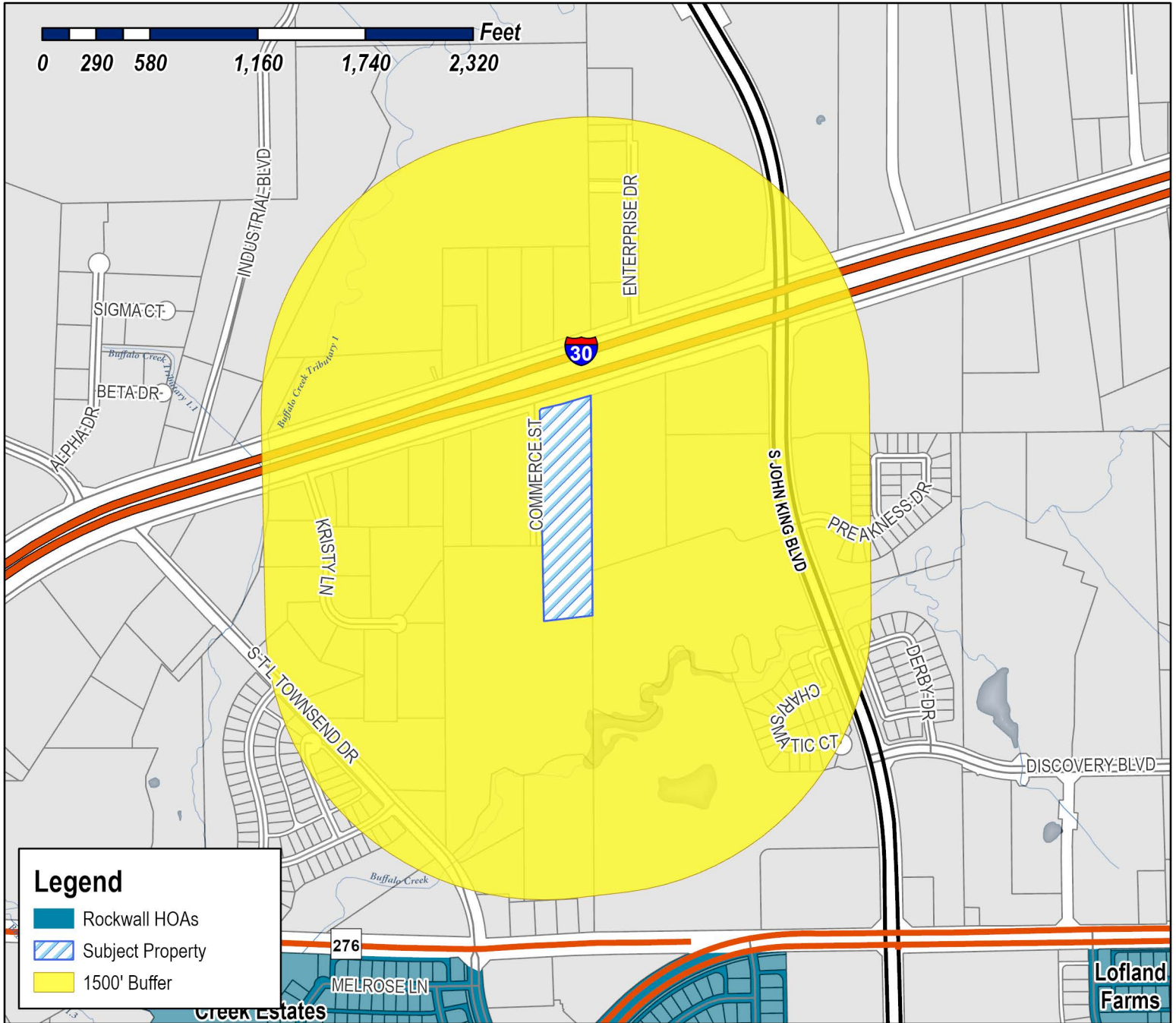




City of Rockwall

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Case Number: Z2023-032
Case Name: SUP for Automotive Dealership
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1540 IH-30

Date Saved: 6/16/2023
 For Questions on this Case Call (972) 771-7745

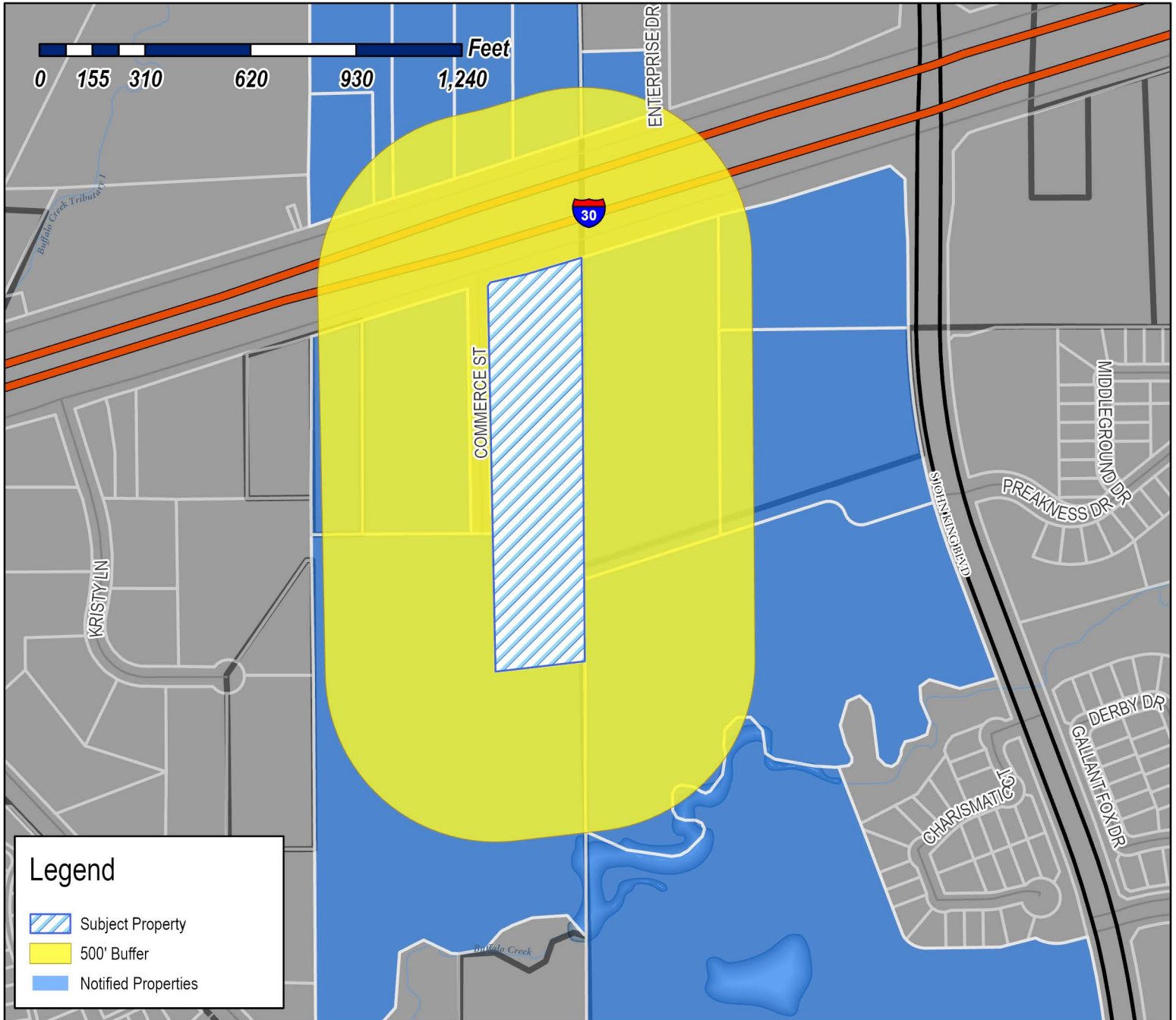




City of Rockwall

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

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Case Number: Z2023-032
Case Name: SUP for Automotive Dealership
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1540 IH-30

Date Saved: 6/16/2023

For Questions on this Case Call: (972) 771-7746



LITHIA REAL ESTATE INC
150 N BARTLETT STREET
MEDFORD, OR 97501

RESIDENT
1520 E I30
ROCKWALL, TX 75087

RESIDENT
1530 S I30
ROCKWALL, TX 75087

RESIDENT
1535 I30
ROCKWALL, TX 75087

RESIDENT
1540 I30
ROCKWALL, TX 75087

RESIDENT
1545 E INTERSTATE 30
ROCKWALL, TX 75087

RESIDENT
1550 E I30
ROCKWALL, TX 75087

AM ROCKWALL INVESTMENTS LP
A TEXAS LTD PARTNERSHIP
1551 E INTERSTATE 30 STE A
ROCKWALL, TX 75087

RESIDENT
1650 S JOHN KING
ROCKWALL, TX 75087

DVB FAMILY LIMITED PARTNERSHIP
2421 KATHRYN DR
HEATH, TX 75032

H E B LP
646 SOUTH FLORES STREET
SAN ANTONIO, TX 78204

DYNACAP HOLDINGS LTD &
CHARLES SMITH
709 W RUSK ST STE B
ROCKWALL, TX 75087

ZBH/1535 E INTERSTATE 30 LTD
9669 JOURDAN WAY
DALLAS, TX 75230

ROCKWALL CREDIT SERVICES LC
PO BOX 1870
ROCKWALL, TX 75087

STAR HUBBARD LLC
C/O STEADFAST COMPANIES
PO BOX 530292
BIRMINGHAM, AL 35253

1540 EAST IH 30 ROCKWALL LLC
PO BOX 570809
DALLAS, TX 75357

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2023-032: SUP for Automotive Dealership

Hold a public hearing to discuss and consider a request by Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a *Specific Use Permit (SUP)* superseding Ordinance No. 22-02 [S-266] and allowing the expansion of an existing Motor Vehicle Dealership (i.e. Clay Cooley Hyundai) being a 7.17-acre tract of land identified as Lot 2, Block 1, Rockwall Recreation Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, July 11, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 17, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, July 17, 2023 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2023-032: SUP for Automotive Dealership

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for the response.

Name:
Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



June 16, 2023

Planning Dept.
City of Rockwall
385 S Goliad St.
Rockwall, Texas 75087

Re: SUP Zoning Request
Letter of Intent

To Whom It May Concern,

Please let this letter serve as the Letter of Intent for the SUP Zoning request of approximately 7.17 acres of land located off I-30 in Rockwall, Texas. It is our understanding that a SUP rezoning is required to amend the site plan and building elevations on the subject tract. The proposed development will include a building renovation, expansion on the front façade, expanded service canopy, addition of a new customer delivery canopy, a carwash, and an oil/lube building. The property currently has open storage in the rear of the building that is non-conforming. This SUP requests this area be allowed given improved screening and paving are to be provided as a part of this project.

This SUP request is in response to a change in the site plan, from the previously approved SUP for the subject property. The major changes from the approved SUP are 1) an additional bay has been added to the service canopy attached to the east side of the existing building. 2) The oil/lube building has grown and rotated 90 degrees. Other minor site changes have been made in response to these changes for paving and parking stalls in the areas adjacent to the major changes.

Should you have any questions, please feel free to contact me.

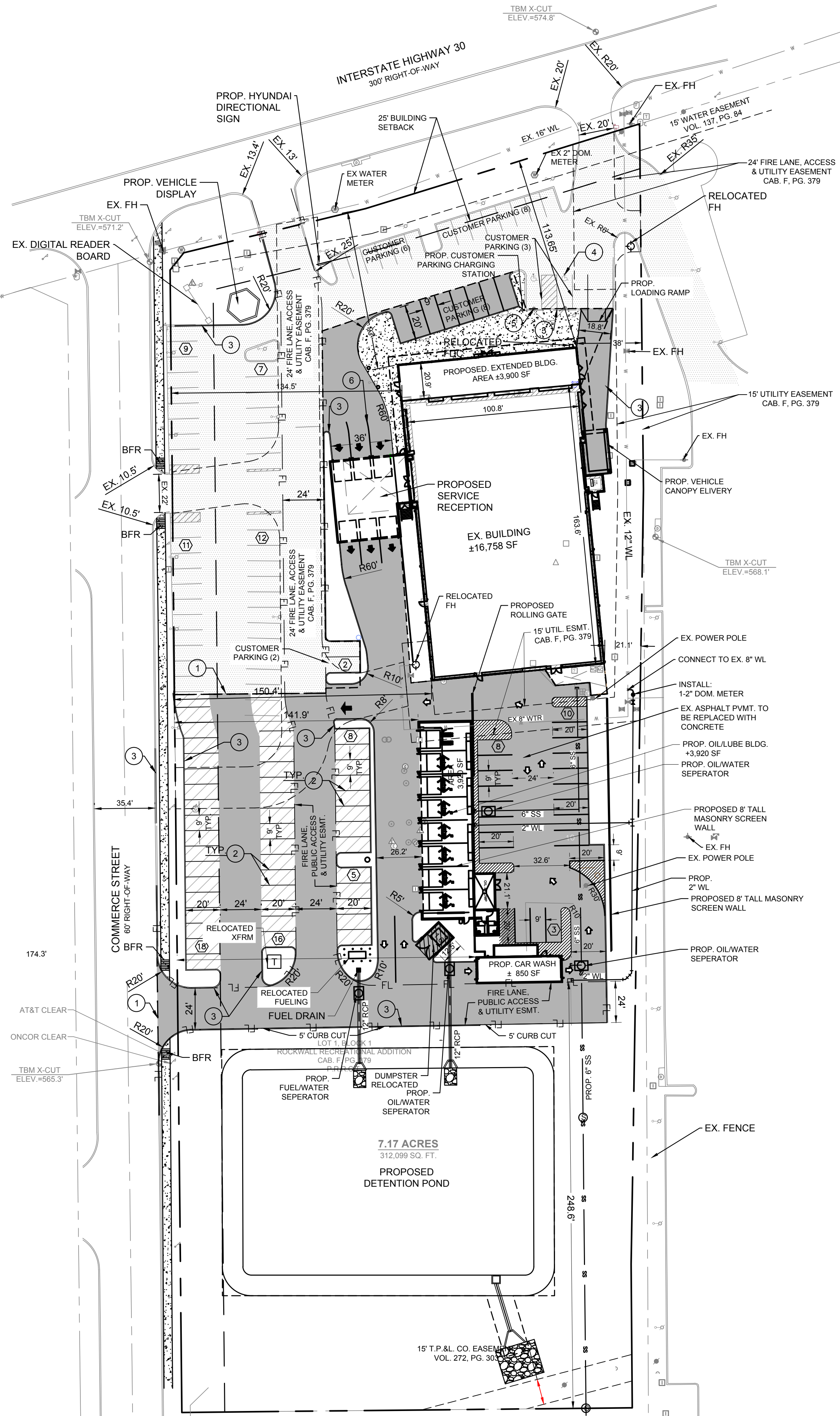
Sincerely,

Claymoore Engineering, Inc.
1903 Central Drive Ste. 406
Bedford, TX 76021
817-281-0572

A handwritten signature in blue ink that reads "Drew Donosky".

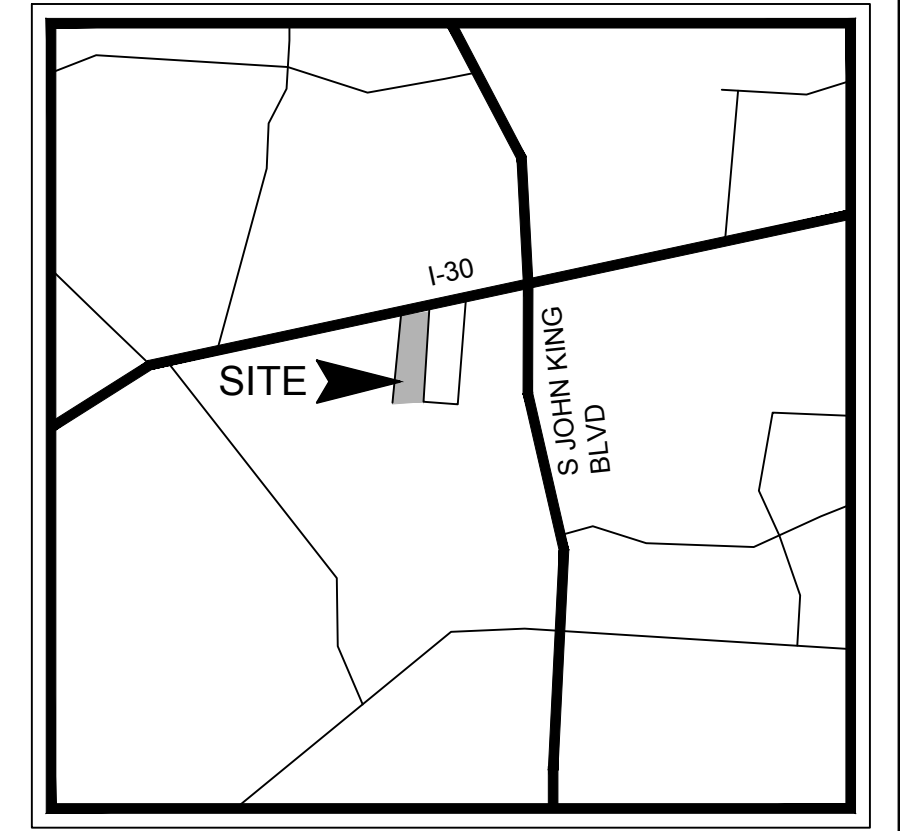
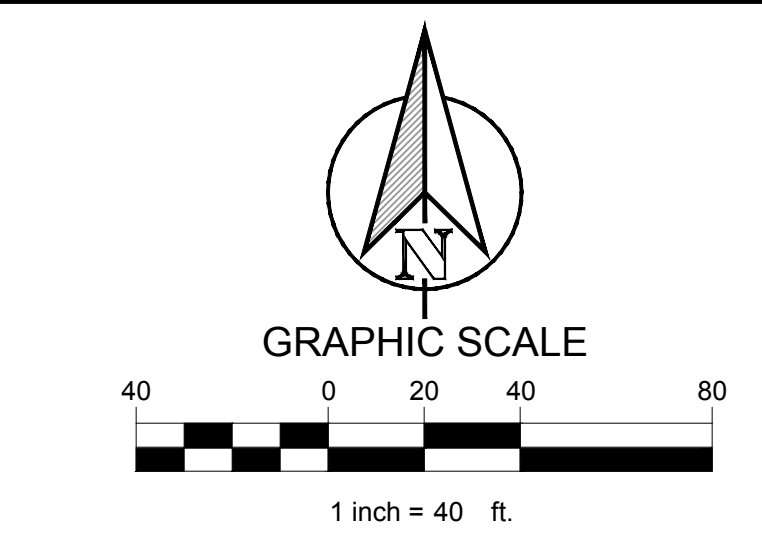
Drew Donosky, P.E.

PLOTTED BY: LYNN ROWLAND
 PLOT DATE: 7/15/2023 5:09 PM
 LOCATION: Z:\PROJECTS\PROJECTS\2021-200 COOLEY ROCKWALL HYUNDAI\CADD\SHEETS\SP-1 CITY SITE PLAN.DWG
 LAST SAVED: 6/27/2023 2:33 PM



| SITE DATA TABLE | |
|---------------------|------------------------|
| SITE AREA | 7.71 AC (312,099 SF) |
| ZONING | L1 |
| PROPOSED USE | AUTO DEALER |
| BUILDING SIZE | 20,658 SF (DEALERSHIP) |
| | 850 SF (CARWASH) |
| | 3,920 SF (OIL/LUBE) |
| LOT COVERAGE | 0.07 % |
| FLOOR TO AREA RATIO | 0.07 : 1 |
| BUILDING HEIGHT | 1 STORY |
| SALES FLOOR AREA | 3,928 SF |
| OFFICE AREA | 1,303 SF |
| # OF BAYS | 12 |

| PARKING DATA TABLE | |
|-------------------------|-------------------|
| PARKING REQ. | |
| SALES FLOOR 1/ 250 SF | 16 SPACES |
| OFFICE SF 1/ 300 SF | 5 SPACES |
| 1 PER 2 BAY | 6 SPACES |
| TOTAL: | 27 SPACES |
| PARKING PROVIDED | |
| DISPLAY PARKING | 86 SPACES |
| CUSTOMER PARKING | 27 (2 ADA) SPACES |
| SERVICE/STORAGE PARKING | 21 SPACES |



| CONSTRUCTION SCHEDULE | |
|-----------------------|--|
| 1 | PROP. SAW CUT FULL DEPTH EXISTING PAVEMENT |
| 2 | PROP. 4" PARKING STALL STRIPING COLOR: WHITE (TYP) |
| 3 | PROP. CONCRETE CURB & GUTTER |
| 4 | EX. HANDICAP SYMBOL |
| 5 | EX. HANDICAP SIGN |
| 6 | PROP. PAVEMENT STRIPING |
| 7 | PROP. PROPOSED BOLLARD |

- NOTES:
1. A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
 2. ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
 3. ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
 4. NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
 5. SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.
 6. ALL DUMPSTERS TO HAVE SELF LATCHING GATES.
 7. ADDITIONAL LANDSCAPING SHALL BE ADDED AS A COMPENSATORY MEASURE FOR THE SITE PLAN VARIANCES.

| CONSTRUCTION SCHEDULE | |
|-----------------------|--|
| | EXISTING CONCRETE PAVEMENT |
| | FIRE LANE AND DRIVE AISLE 6", 3600 PSI (6.5 SACK/CY), #3 ON 18" ON 6" LIME STABILIZED SUBGRADE |
| | PARKING 5", 3600 PSI (6.5 SACK/CY), #3 ON 24" ON 6" LIME STABILIZED SUBGRADE |
| | PROPOSED DUMPSTER ENCLOSURE MIN. 7" THICK |
| | PROPOSED CONCRETE SIDEWALK PER DETAIL SHEET C-16 |
| | PROPERTY LINE |
| | PROPOSED CONCRETE CURB AND GUTTER |
| | PROPOSED FIRE LANE |
| | PROPOSED SAWCUT |
| | PARKING COUNT |

| |
|--|
| CLAY COOLEY HYUNDAI ROCKWALL, TX 75087 |
| <u>LEGAL DESCRIPTION AND OR ADDRESS:</u> ROCKWALL RECREATION ADDITION LOT 1 BLOCK 1 7.17 AC (312,099 SF) |
| <u>OWNER:</u> CLAY COOLEY AUTO 1251 E. AIRPORT FREEWAY IRVING, TX 75062 |
| <u>APPLICANT:</u> CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572 |
| <u>CASE NUMBER</u> Z2021-049 |
| 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 ____ DAY OF _____. |
| WITNESS OUR HANDS THIS ____ DAY OF _____. |
| DESIGN: LRR DRAWN: LRR CHECKED: CLC DATE: 7/5/2023 |
| PLANNING AND ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING |

TEXAS REGISTRATION #14199

CLAY MOORE ENGINEERING

1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
WWW.CLAYMOOREENR.COM

STATE OF TEXAS

DREW DONOSKY
25651
LICENSED PROFESSIONAL ENGINEER

7/5/2023

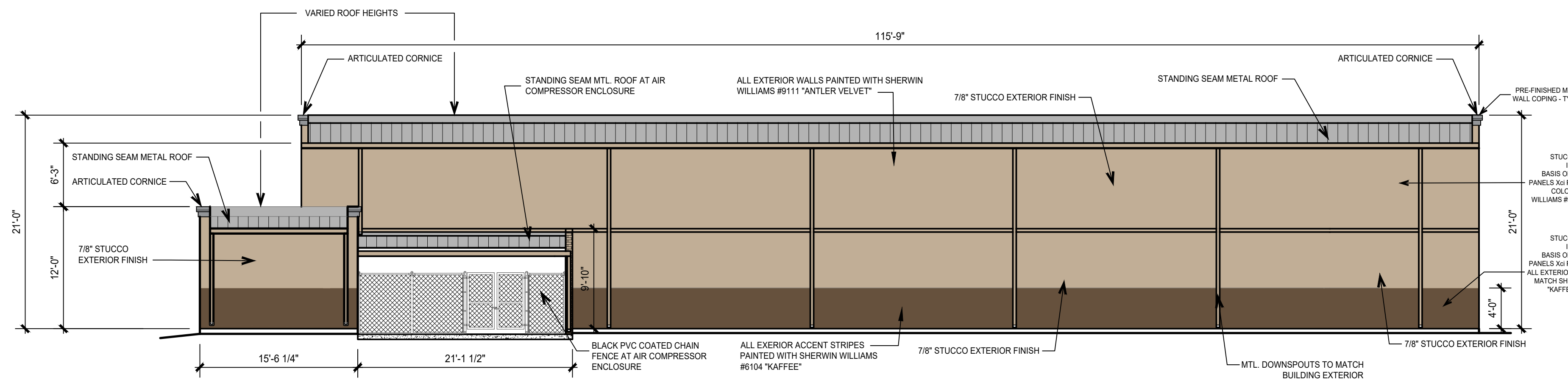
CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

CITY SITE PLAN

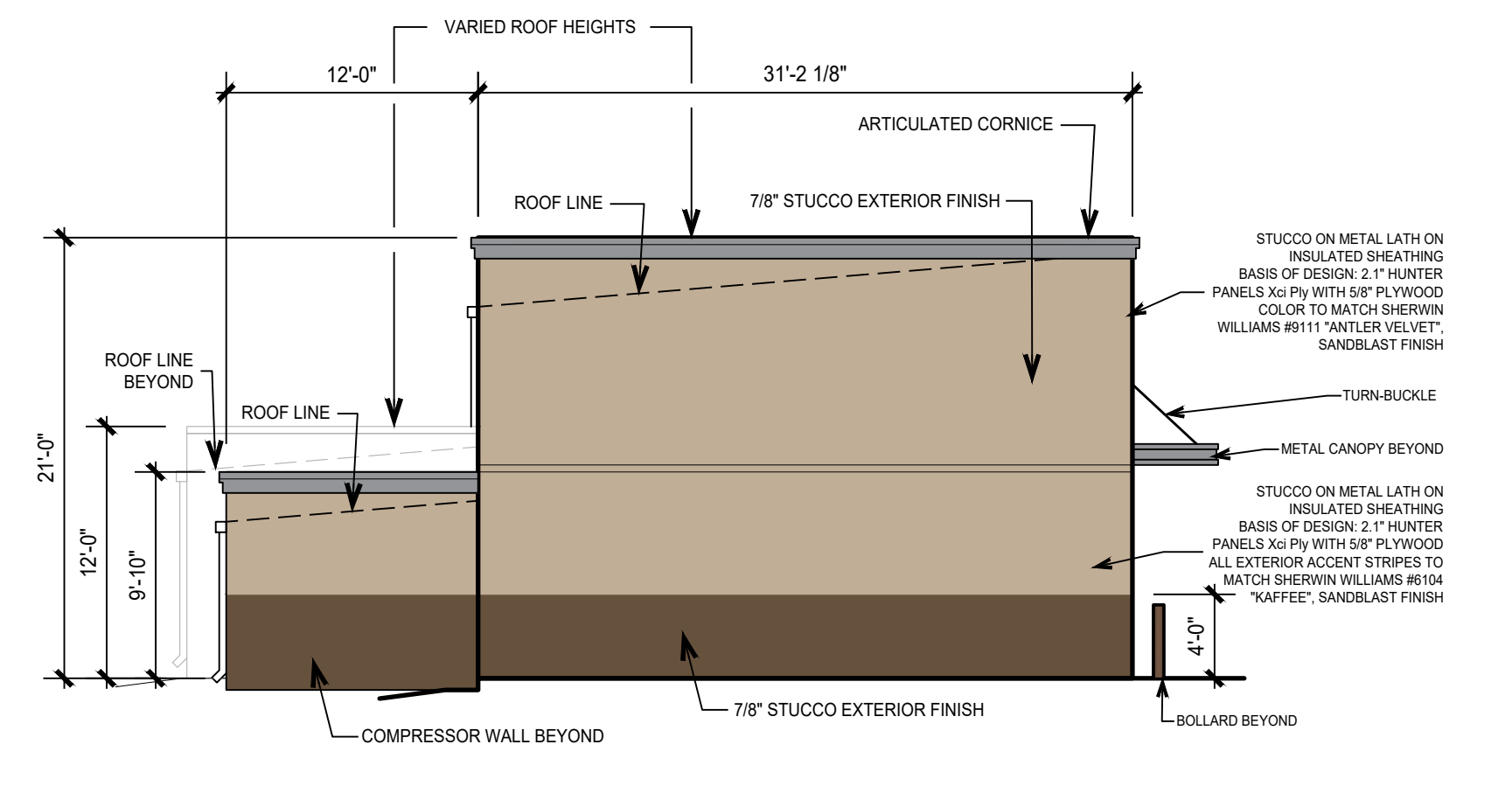
CITY SITE PLAN
SP-1

File No. 2020-021
(SP2023-032)

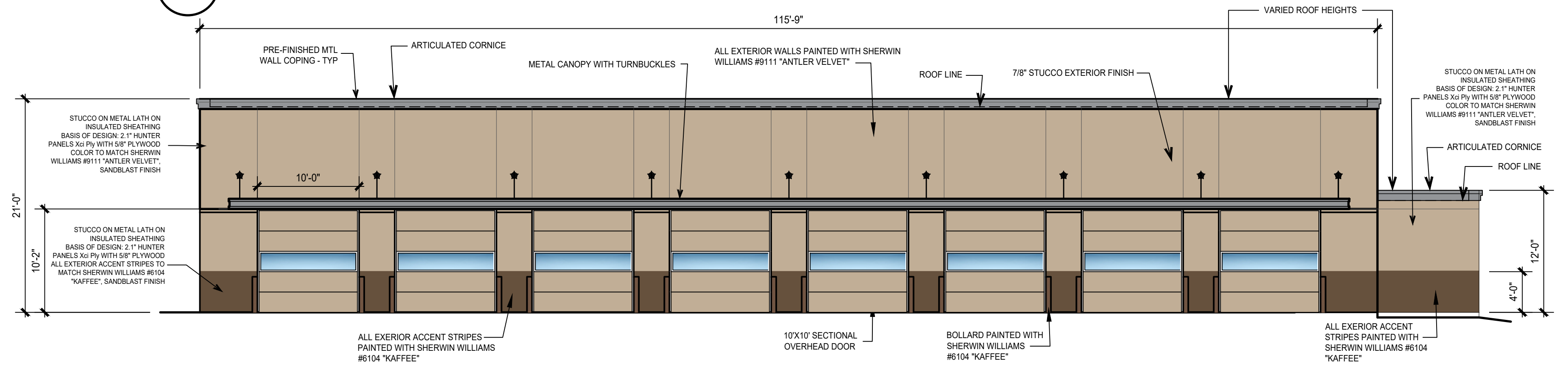
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 PLOT DATE: 6/30/2023 1:56 PM
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 LAST SAVED: 6/30/2023 1:56 PM



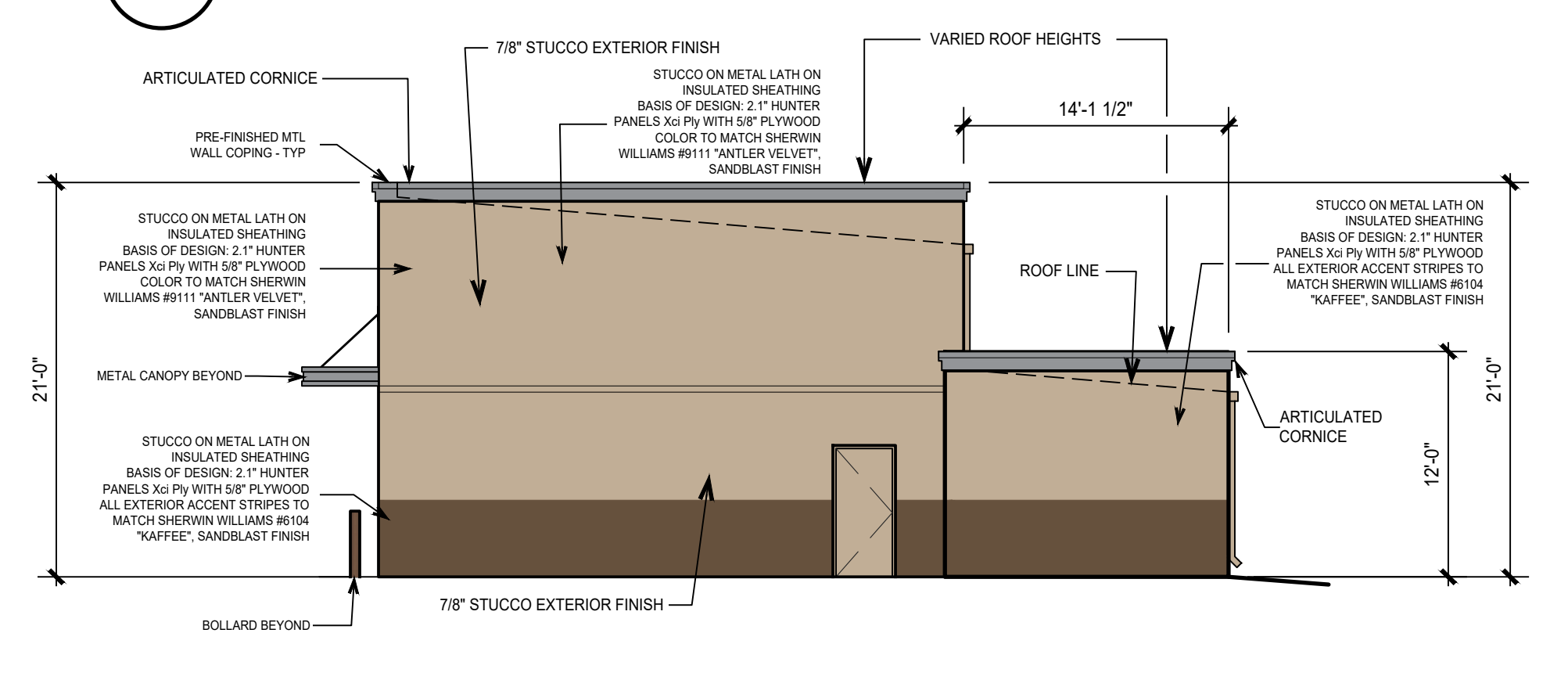
8 EAST ELEVATION - SERVICE BUILDING 2,562 SF
SCALE 1/8"=1'-0"



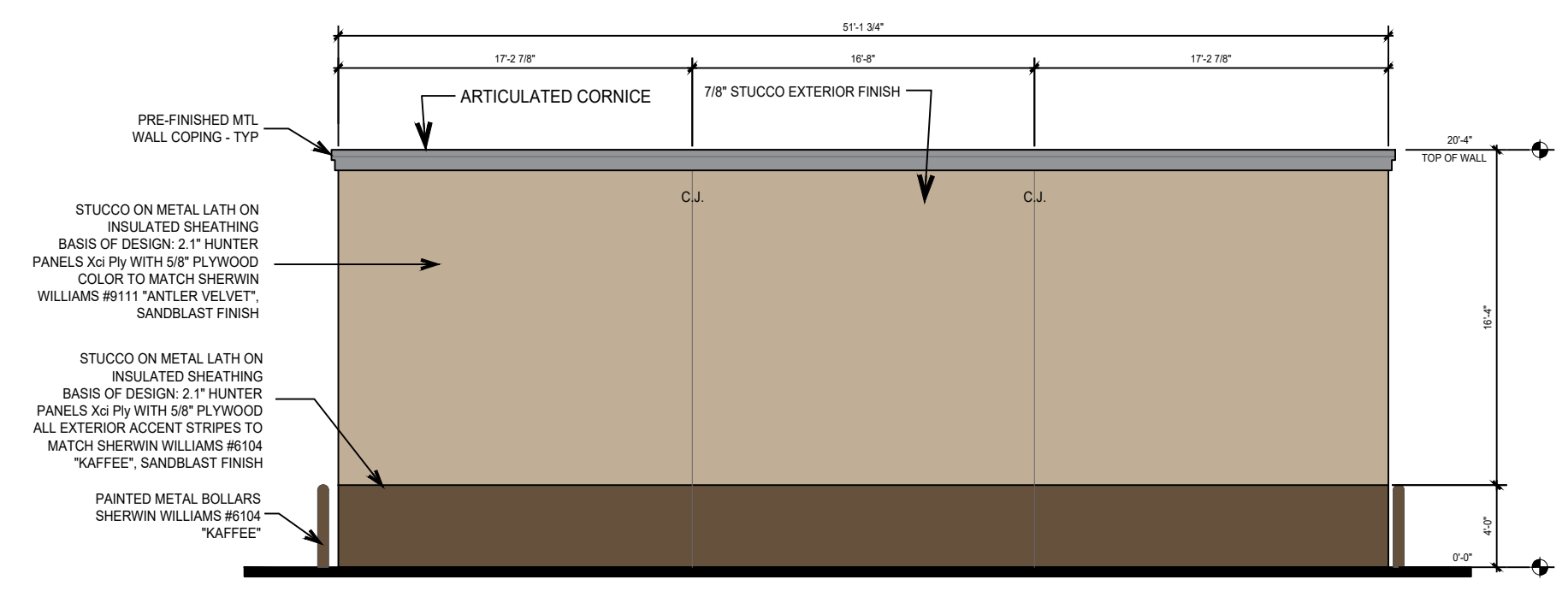
7 NORTH ELEVATION - SERVICE BUILDING 785 SF
SCALE 1/8"=1'-0"



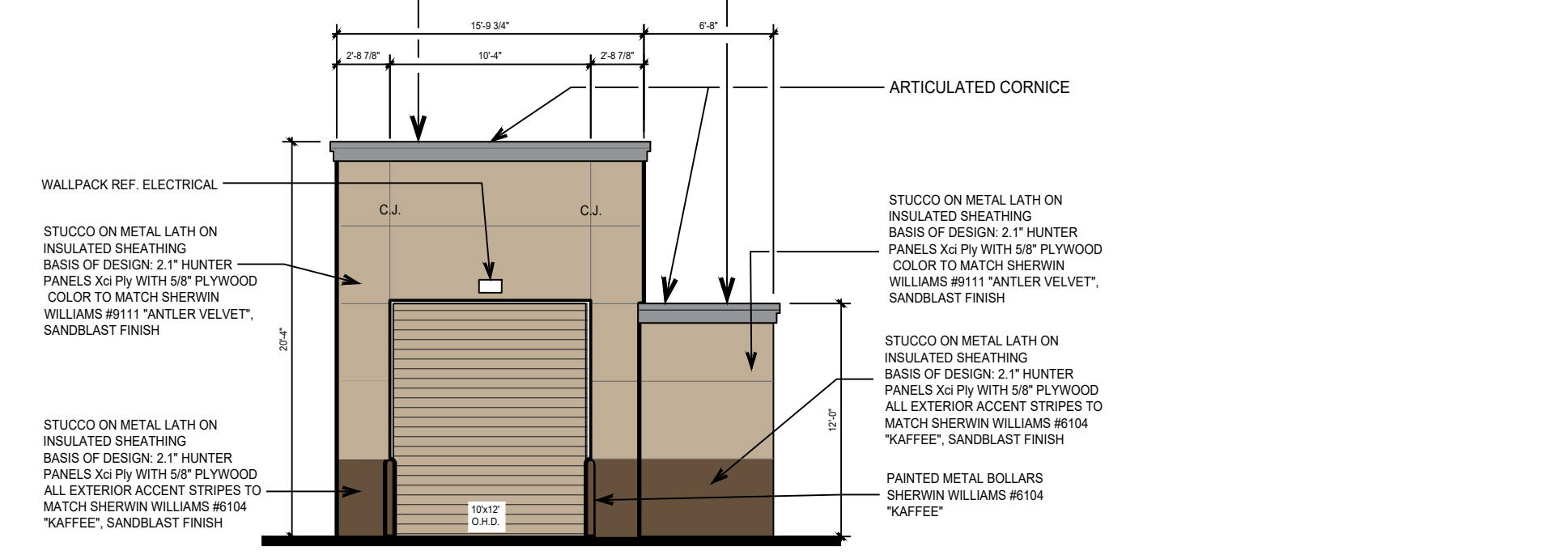
16 WEST ELEVATION - SERVICE BUILDING - FACES CLAY COOLEY BLVD. 2,551 SF
SCALE 1/8"=1'-0"



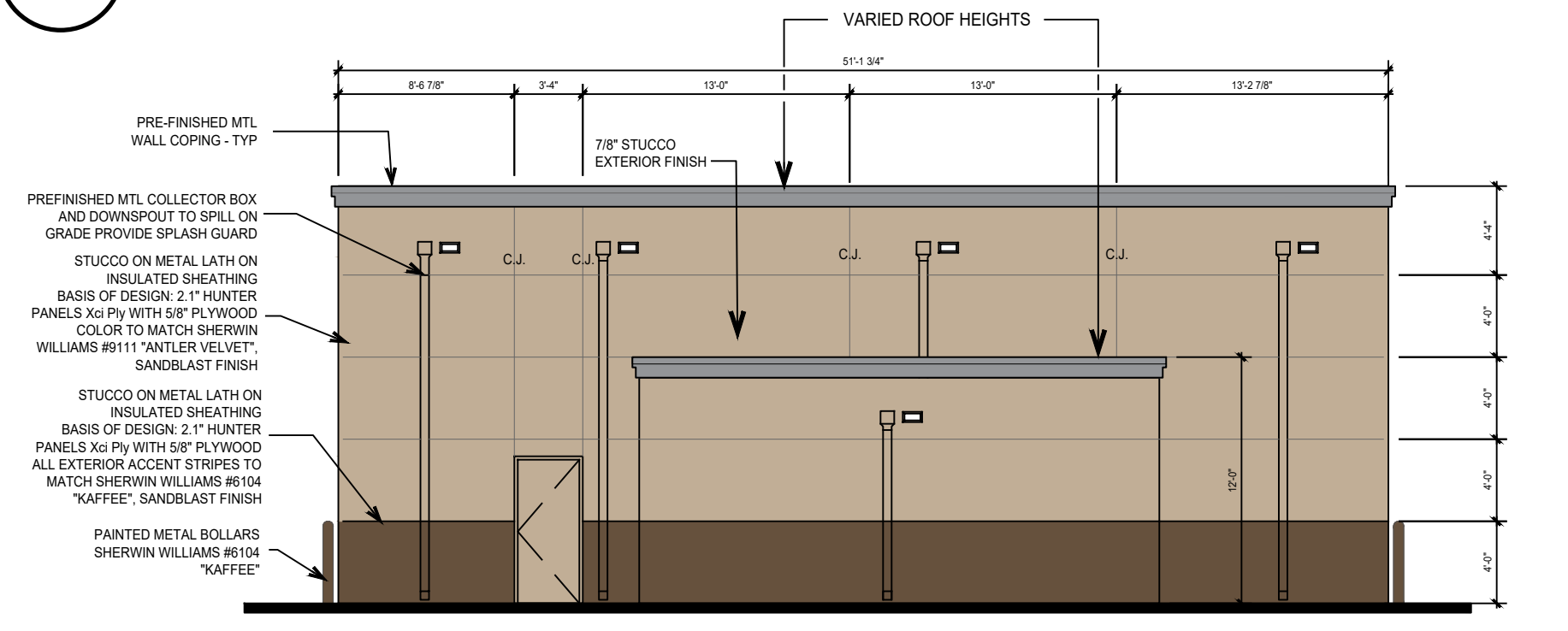
5 SOUTH ELEVATION - SERVICE BUILDING 824 SF
SCALE 1/8"=1'-0"



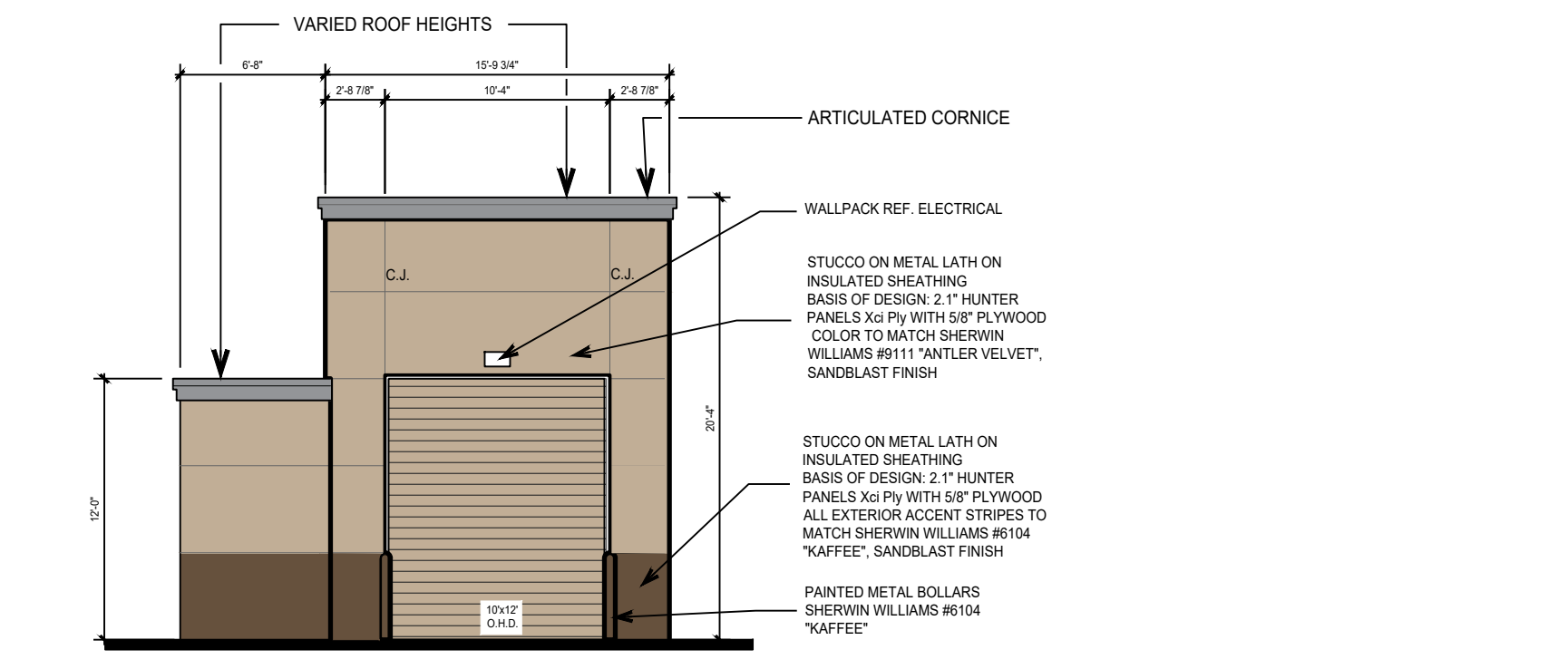
4 SOUTH ELEVATION - CAR WASH 1,040 SF
SCALE 1/8"=1'-0"



3 EAST ELEVATION - CAR WASH 395 SF
SCALE 1/8"=1'-0"



2 NORTH ELEVATION - CAR WASH 1,040 SF
SCALE 1/8"=1'-0"

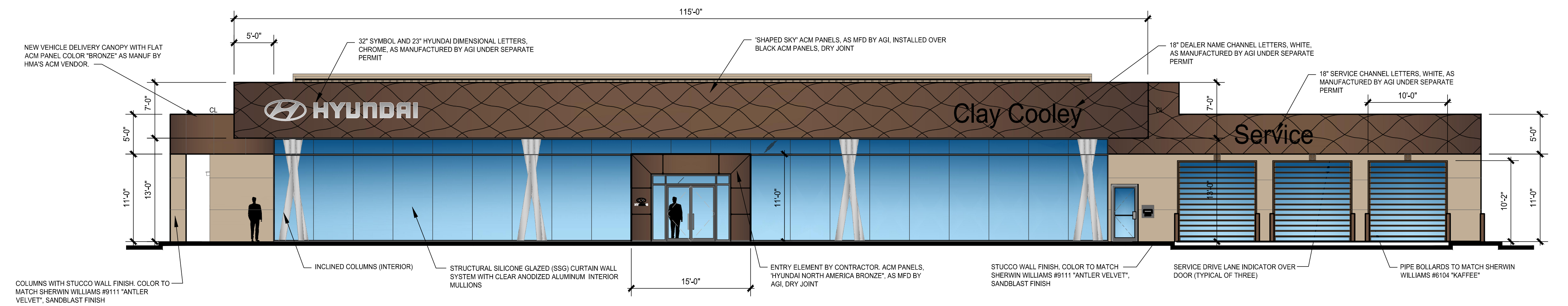


1 WEST ELEVATION - CAR WASH 395 SF
SCALE 1/8"=1'-0"

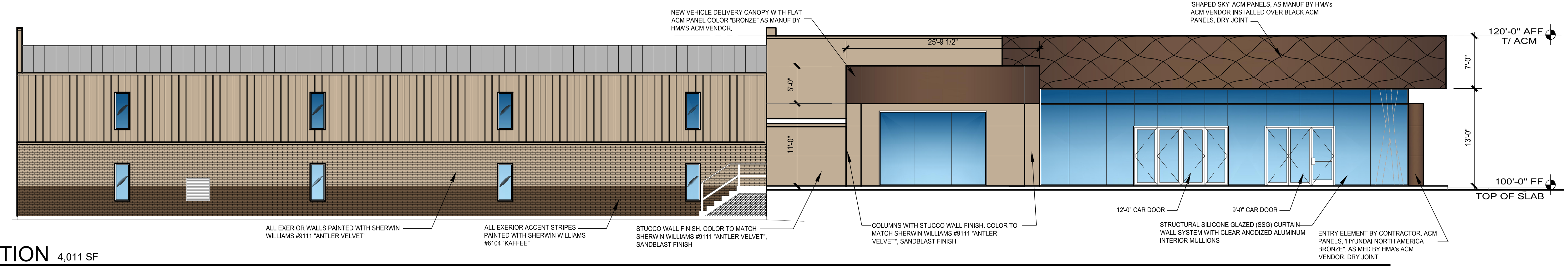
CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN(S) IS/ARE PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE AND BELIEF THEY COMPLY WITH ALL APPLICABLE CITY, STATE AND FEDERAL REQUIREMENTS.
 WITNESS OUR HANDS THIS ____ DAY OF _____, 2023.
 PLANNING AND ZONING COMMISSION CHAIRMAN
 DIRECTOR OF PLANNING AND ZONING

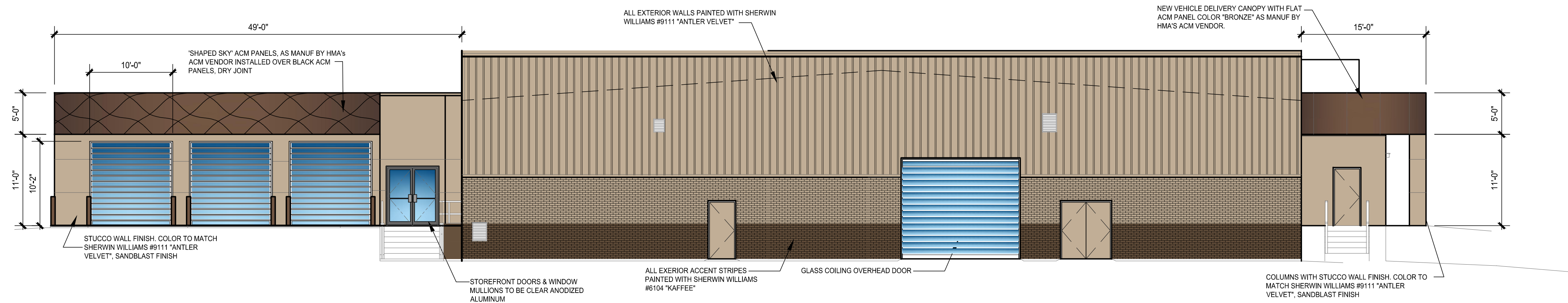
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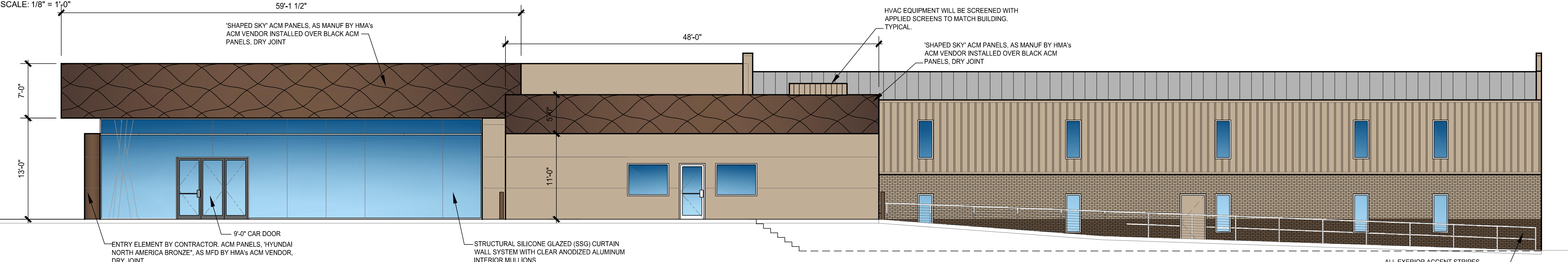
4 NORTH ELEVATION - FACES I-30 3,115 SF
 SCALE: 1/8" = 1'-0"



3 EAST ELEVATION 4,011 SF
 SCALE: 1/8" = 1'-0"



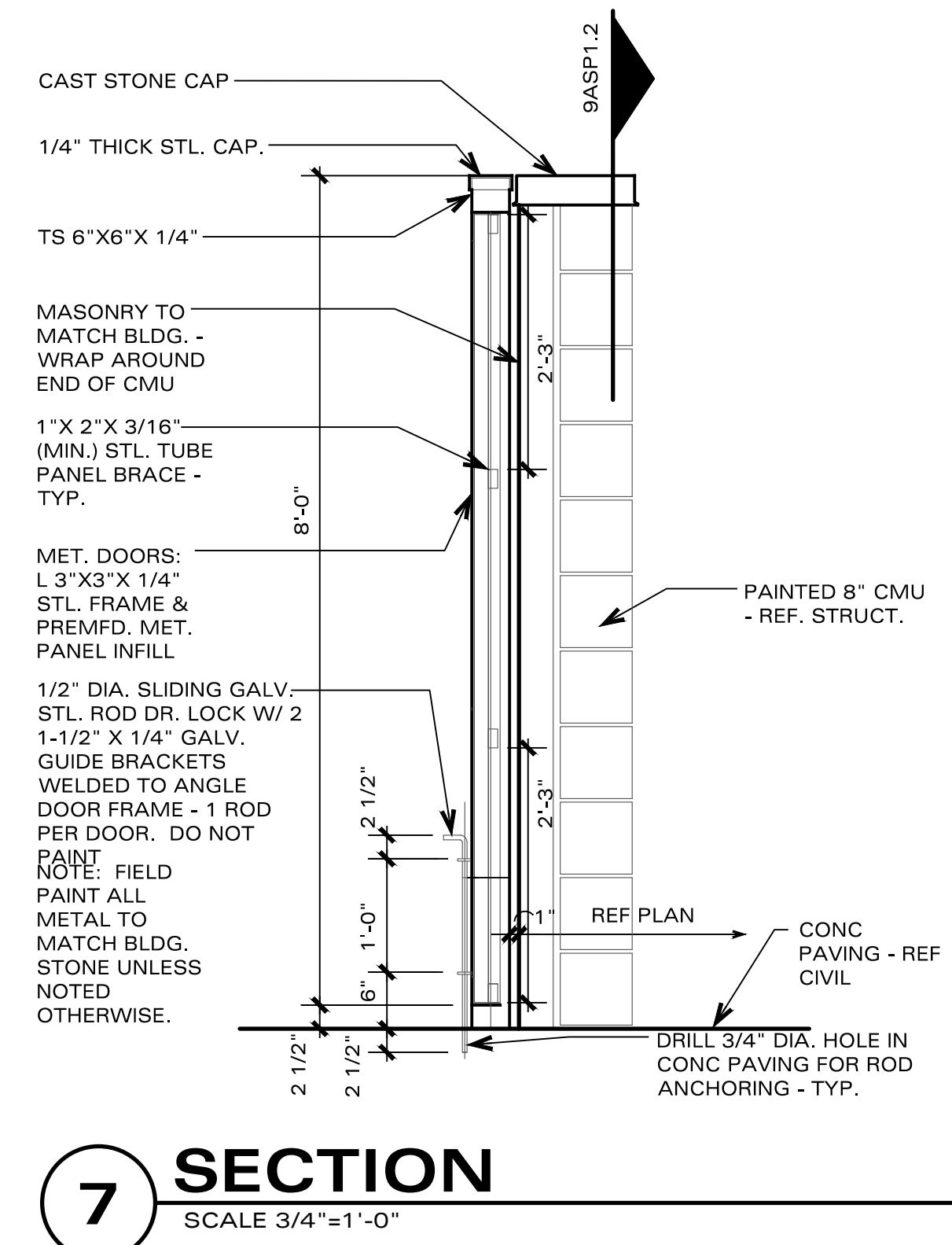
2 SOUTH ELEVATION 3,591 SF
 SCALE: 1/8" = 1'-0"



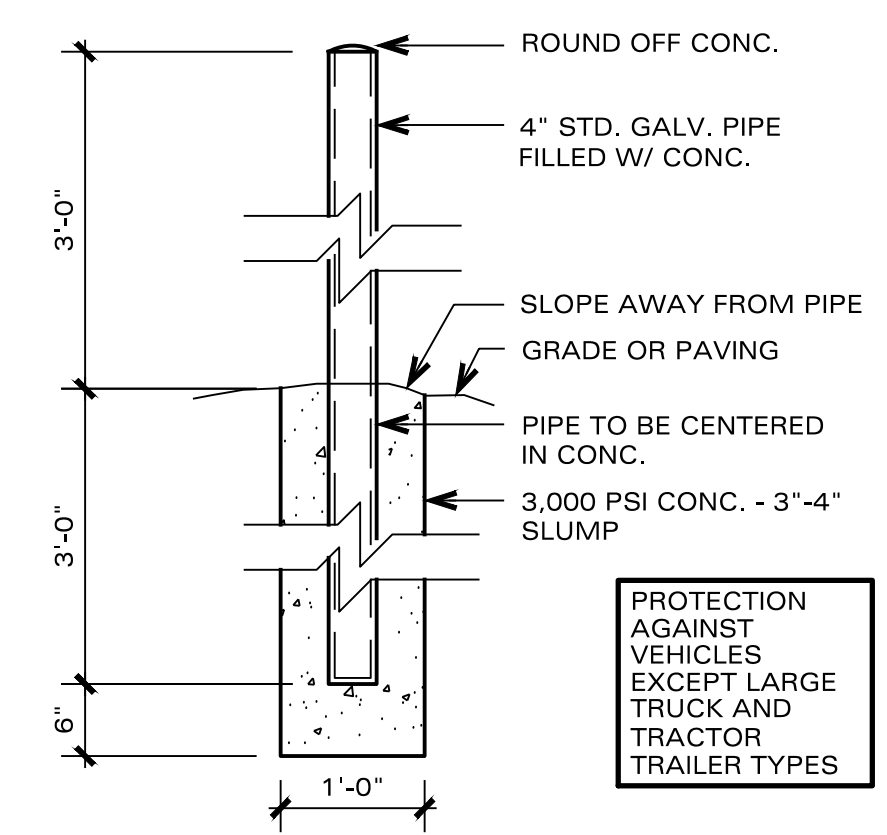
1 WEST ELEVATION 3,908 SF
 SCALE: 1/8" = 1'-0"

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING ARE TRUTHFUL
 AND CORRECT AND THAT I AM A duly licensed professional architect
 A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, HAS BEEN APPROVED
 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF
 ROCKWALL ON THE _____ DAY OF _____, 2023.
 WHEREAS THE ABOVE IS THE _____ DAY OF _____, 2023.
 PLANNING AND ZONING COMMISSION CHAIRMAN
 DIRECTOR OF PLANNING AND ZONING

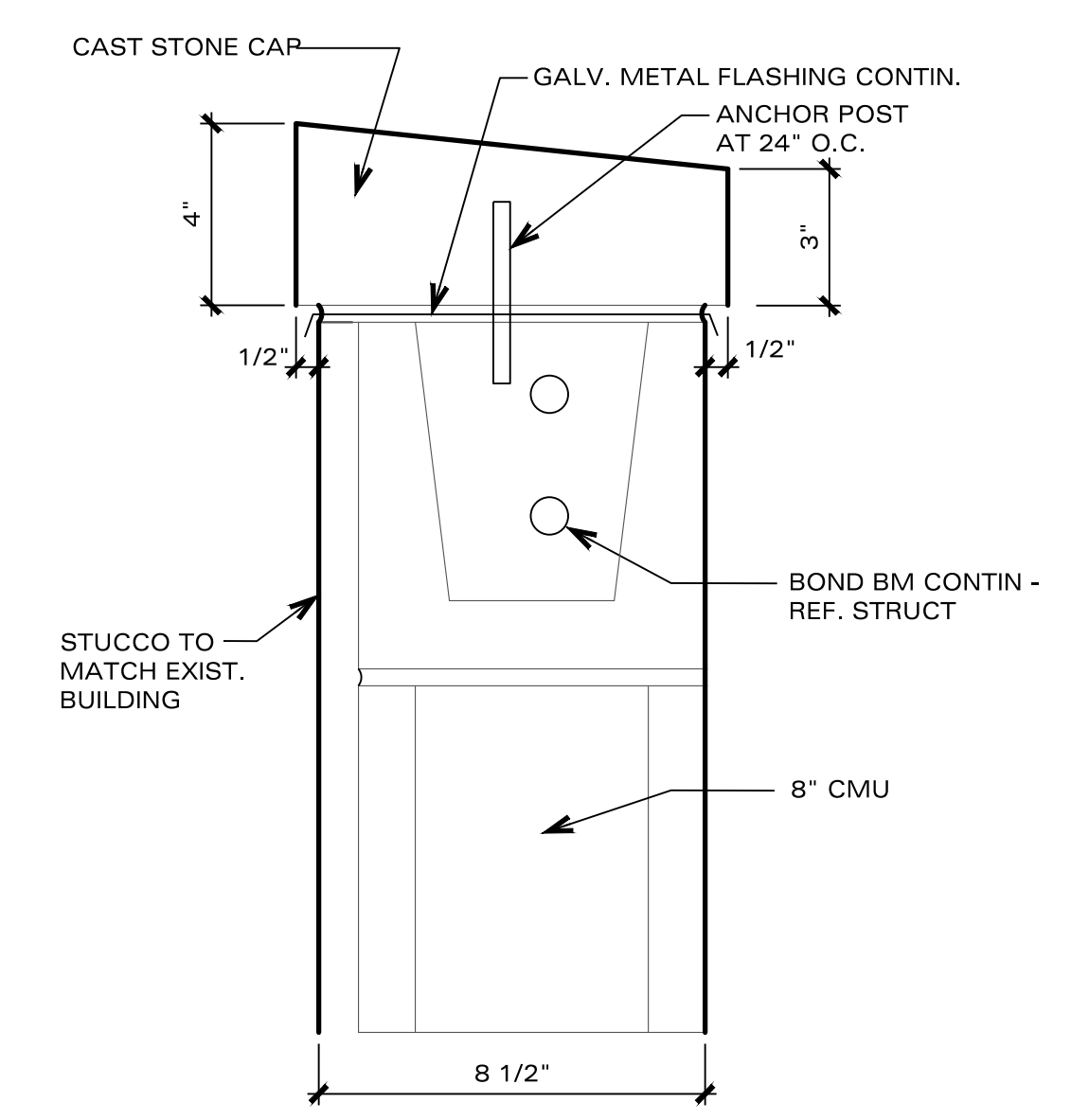
CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087



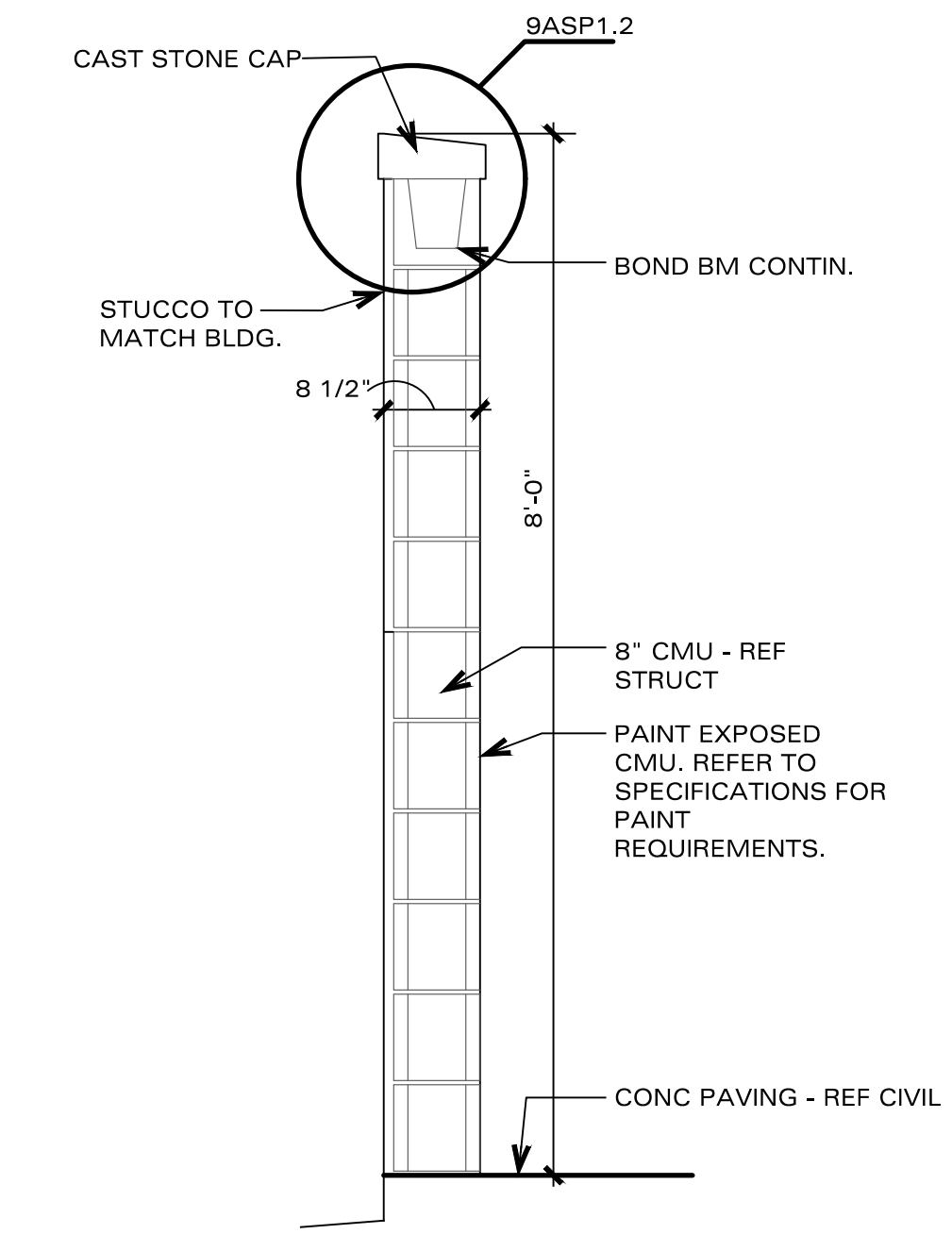
7 SECTION
SCALE 3/4"=1'-0"



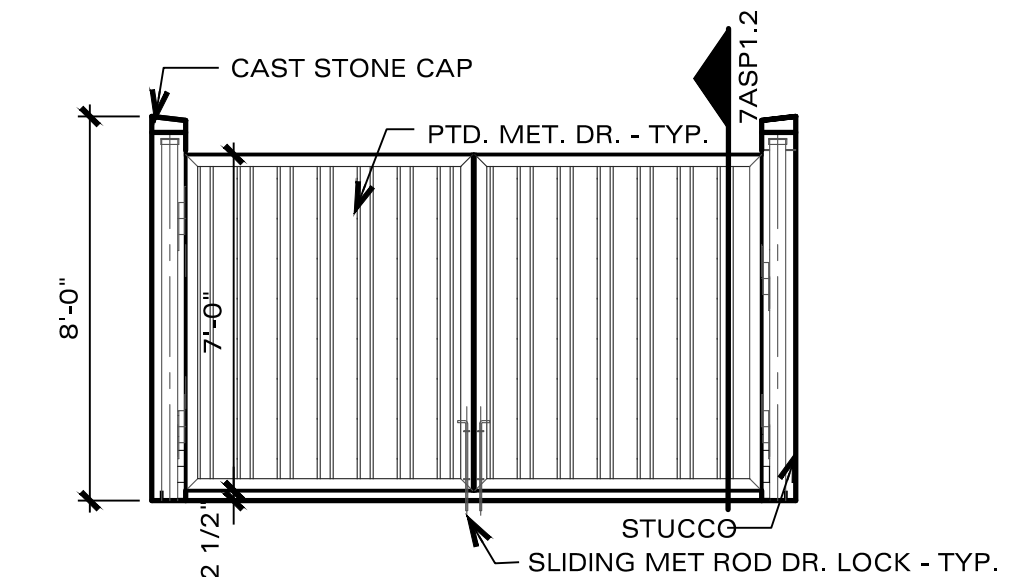
6 BOLLARD
SCALE 3/4"=1'-0"



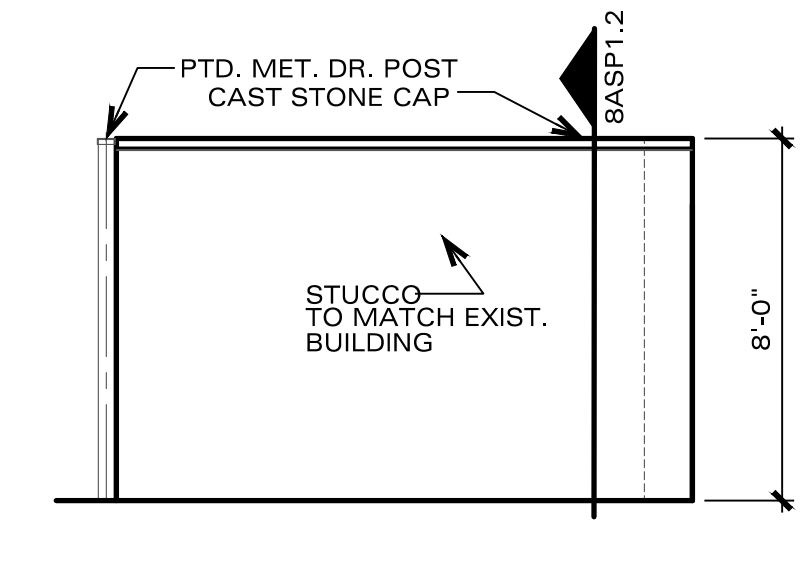
9 CAST STONE SECTION
SCALE 3"=1'-0"



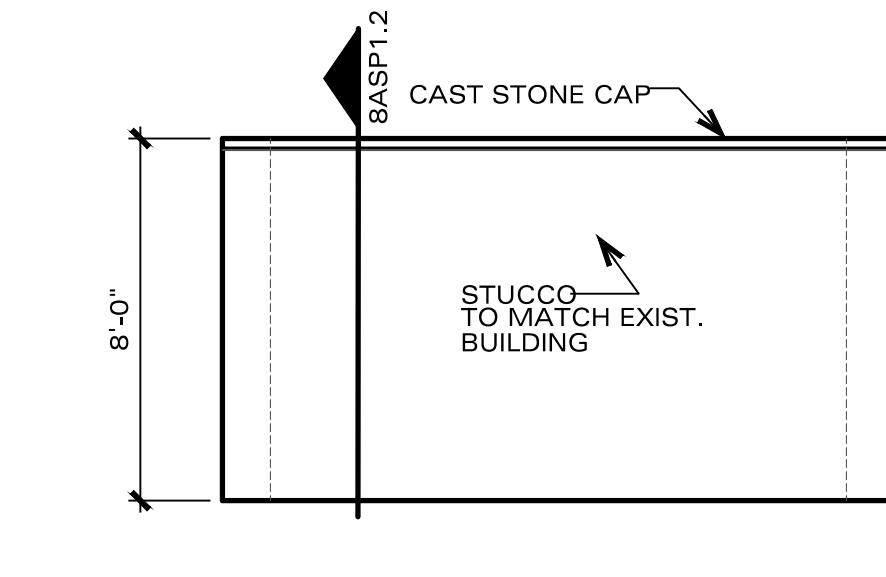
8 SECTION
SCALE 3/4"=1'-0"



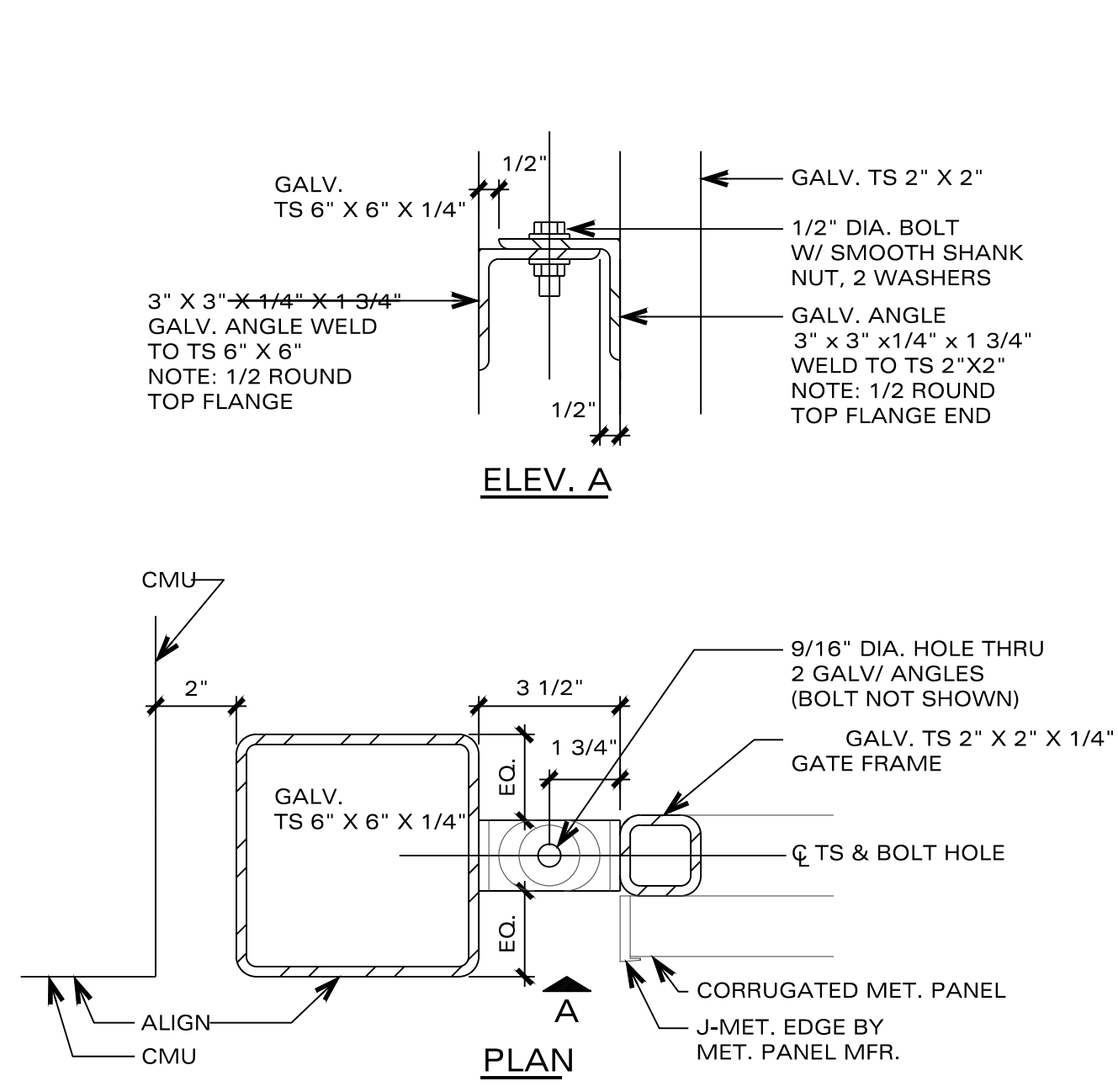
5 ELEVATION
SCALE 1/4"=1'-0"



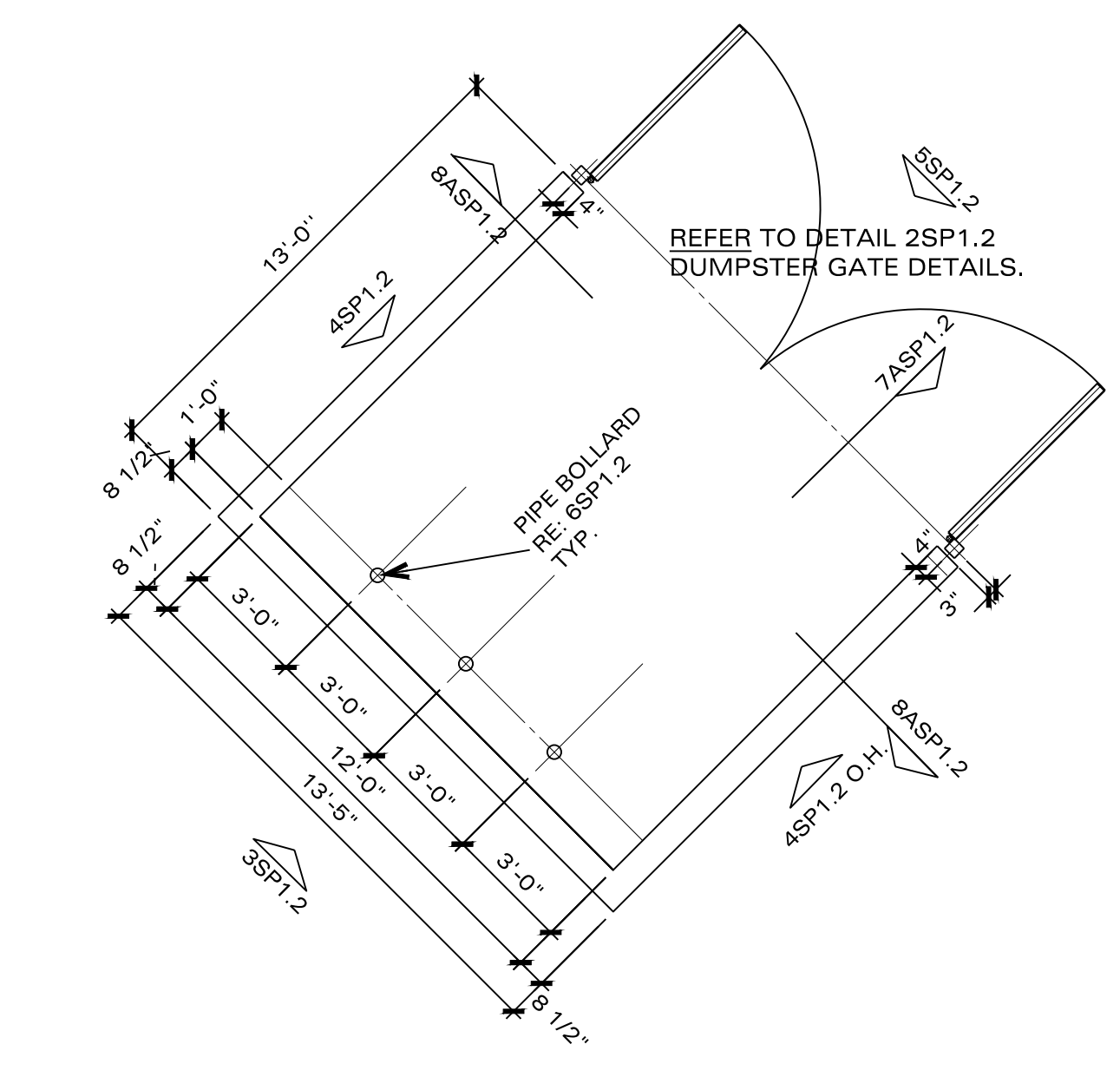
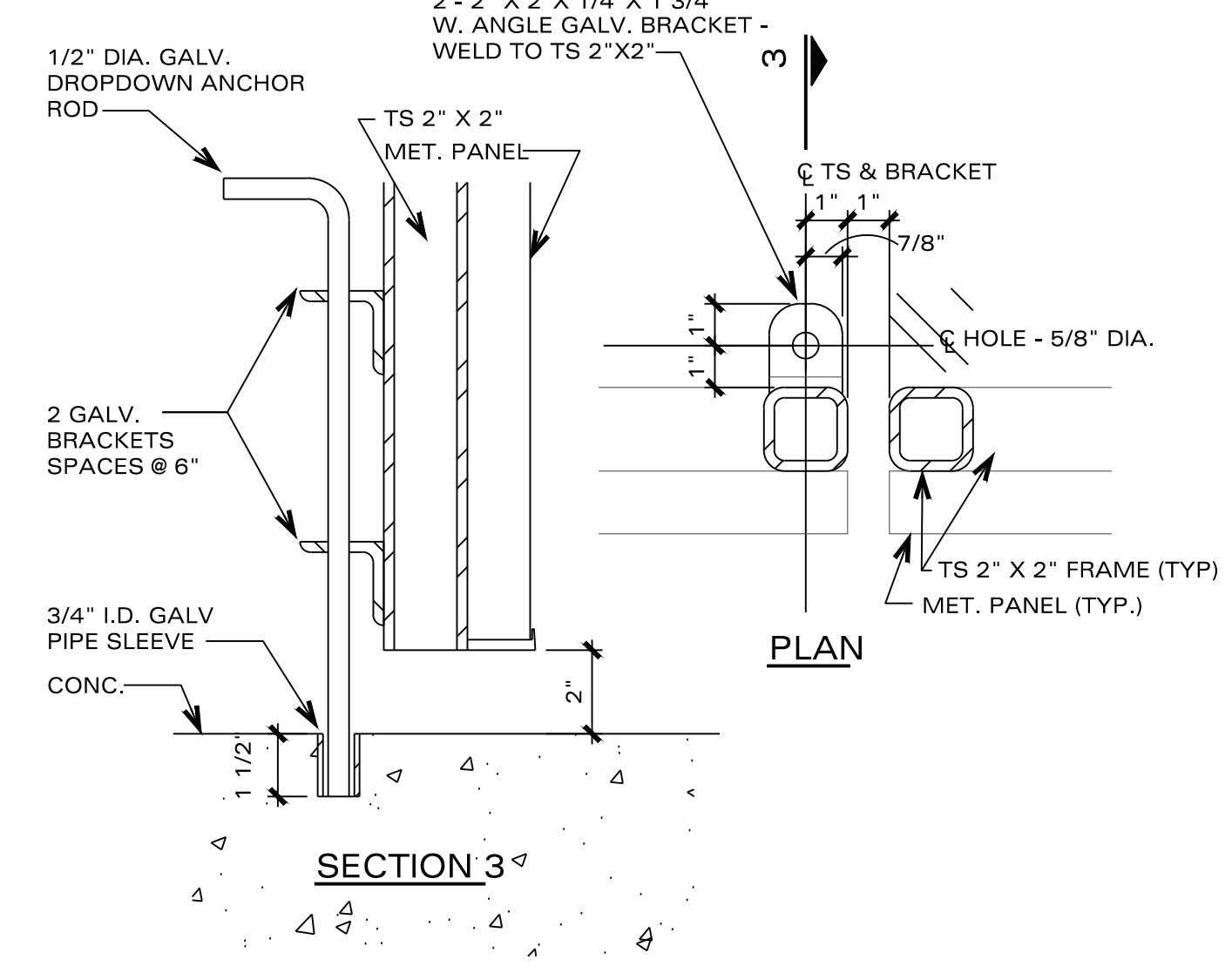
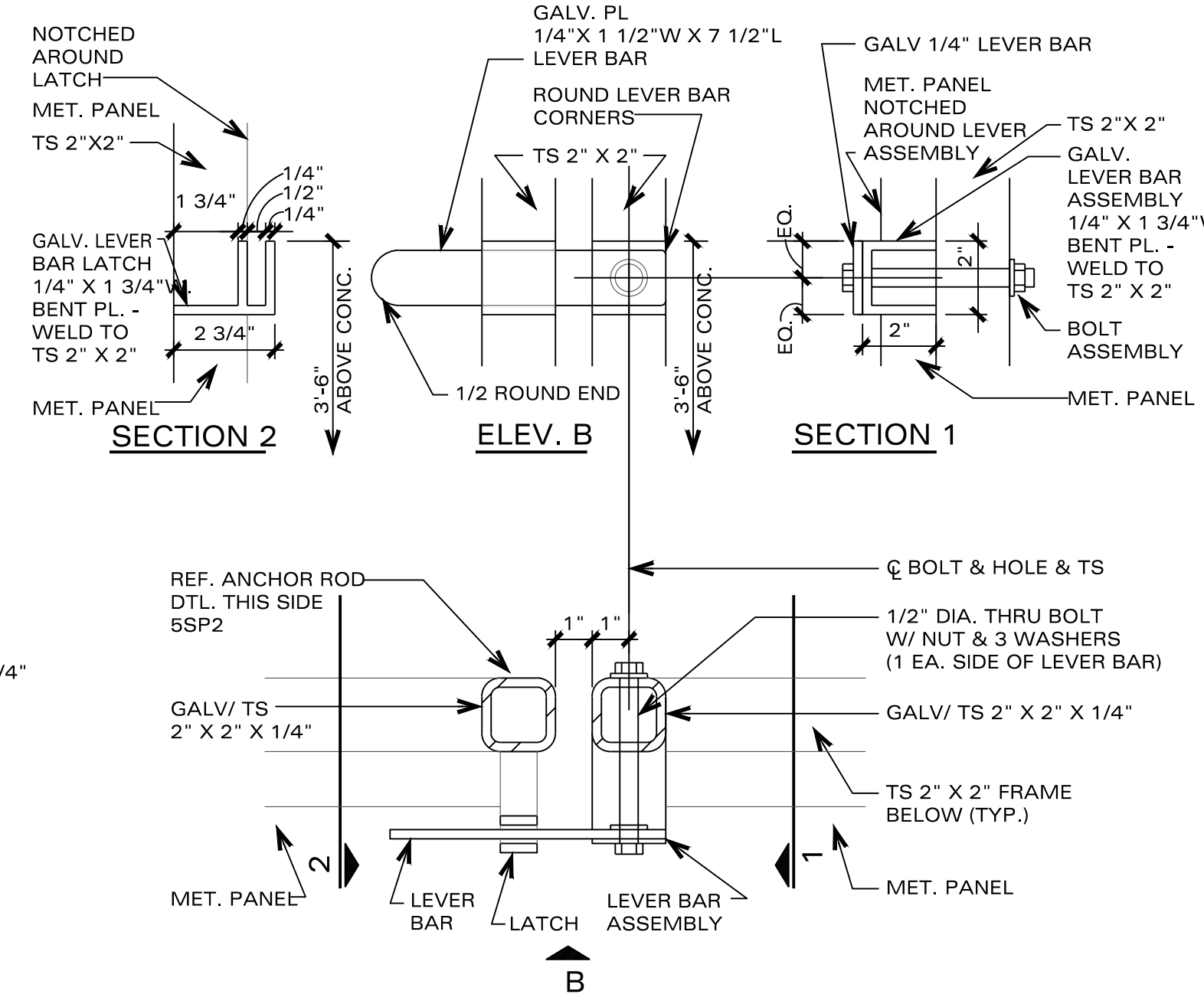
4 ELEVATION
SCALE 1/4"=1'-0"



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




2 GATE DETAILS
SCALE 3"=1'-0"



1 PLAN
SCALE 1/4"=1'-0"

INCOMPLETE CONSTRUCTION DOCUMENTS
THIS DOCUMENT IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. (TBAE - EFFECTIVE 10-01-2003)
JAMES R. HARDIN, ARCHITECT TEXAS
REGISTRATION NO. 11546
DATE: 11/30/2021



HYUNDAI

CLAY COOLEY HYUNDAI ROCKWALL
Showroom & Service Building

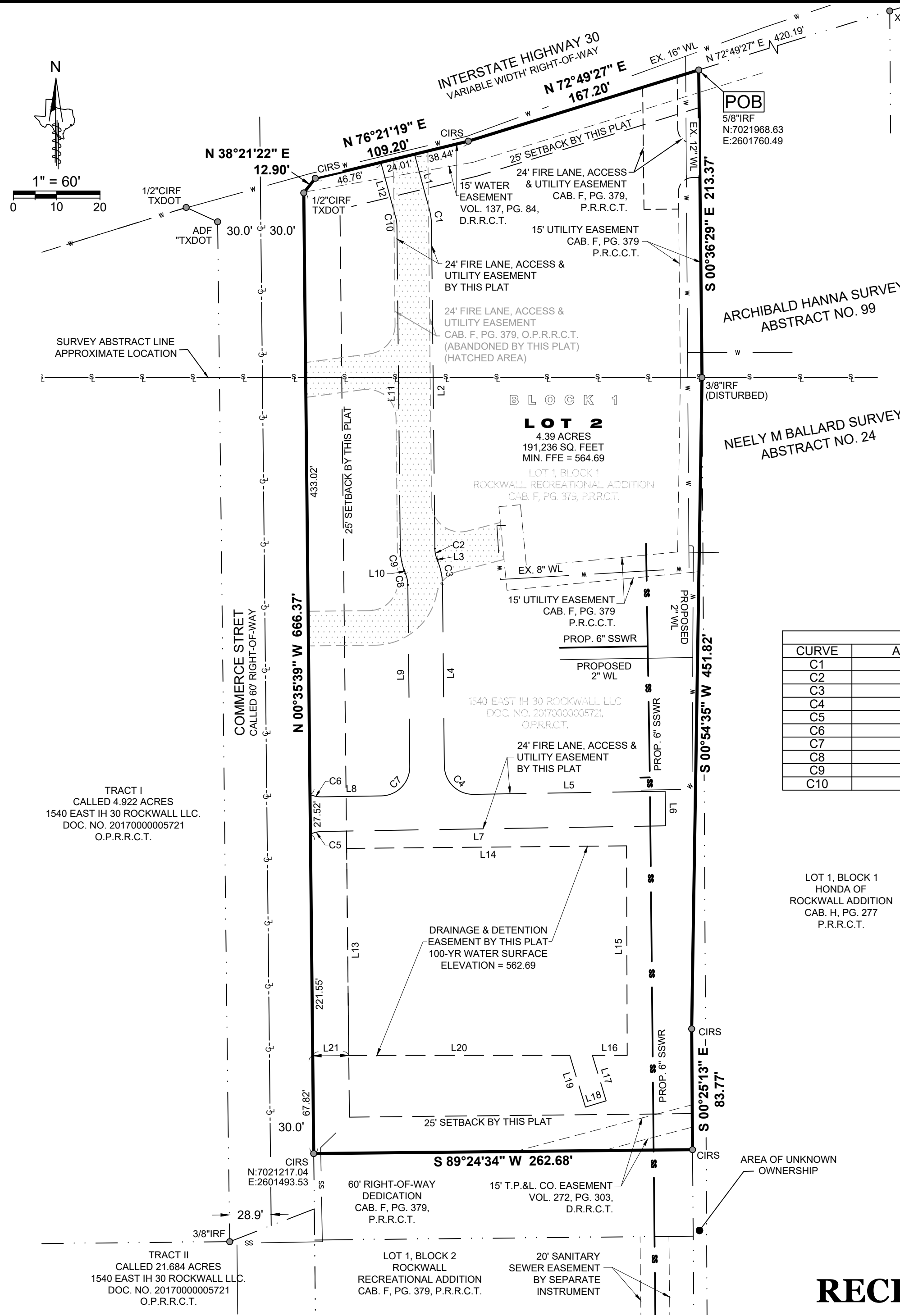
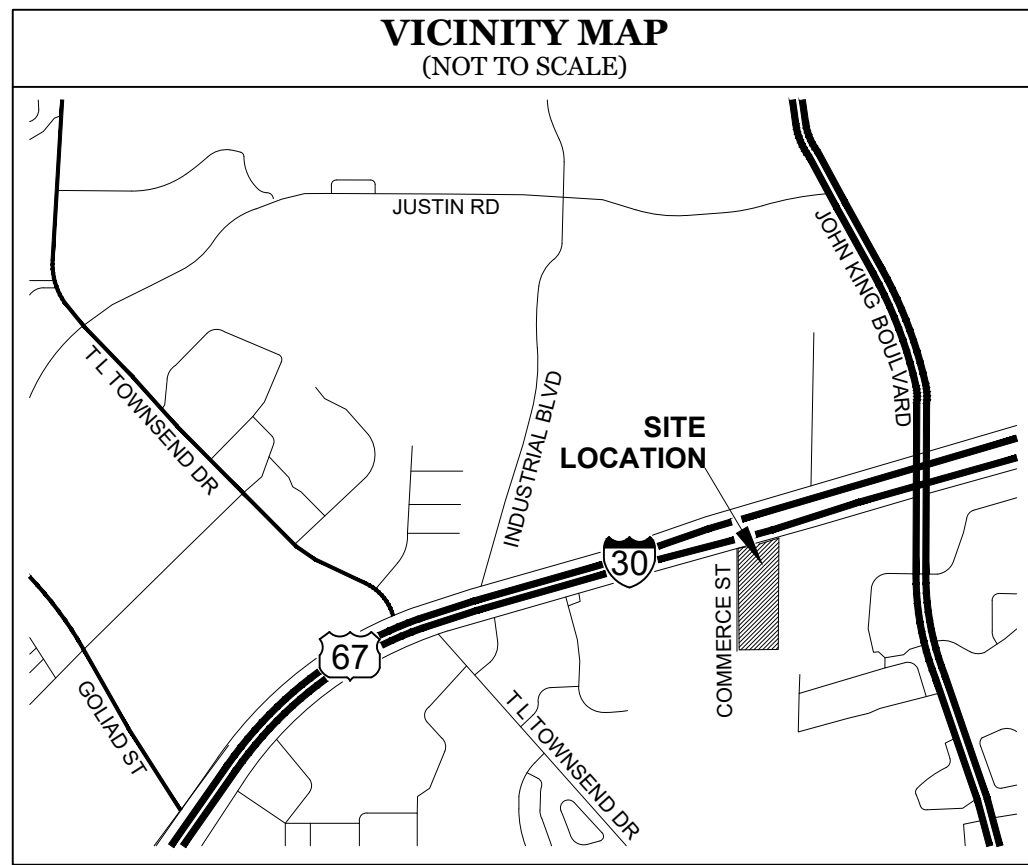
PROJECT: AN ADDITION & RENOVATION FOR: CLAY COOLEY HYUNDAI ROCKWALL
ADDRESS: 1540 Interstate 30 E
CITY: ROCKWALL STATE: TX ZIP: 75087

DUMPSTER SCREEN

JOB NO. **21034**

| DATE | ISSUE FOR | DRAWN BY |
|------------|-------------|----------|
| 11/30/2021 | 75 % REVIEW | MS, AP |

SP1.2



| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N 15°03'39" W | 39.66' |
| L2 | N 00°35'39" W | 224.29' |
| L3 | N 19°58'51" W | 1.97' |
| L4 | N 00°35'39" W | 125.72' |
| L5 | S 89°03'46" W | 132.78' |
| L6 | N 00°56'14" W | 24.00' |
| L7 | N 89°03'46" E | 238.24' |
| L8 | S 89°03'47" W | 41.21' |
| L9 | S 00°35'39" E | 126.11' |
| L10 | S 19°58'51" E | 2.63' |
| L11 | S 00°35'39" E | 224.29' |
| L12 | S 15°03'39" E | 40.25' |
| L13 | N 00°35'39" W | 143.59' |
| L14 | N 89°28'24" E | 194.12' |
| L15 | S 00°10'06" E | 145.33' |
| L16 | S 89°59'29" W | 24.13' |
| L17 | S 16°50'46" E | 32.94' |
| L18 | S 73°09'14" W | 15.00' |
| L19 | N 16°50'46" W | 37.48' |
| L20 | S 89°59'29" W | 153.25' |
| L21 | S 89°24'21" W | 25.00' |

| CURVE TABLE | | | | | |
|-------------|------------|--------|-------------|---------------|--------------|
| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C1 | 11.11' | 44.00' | 14°28'00" | N 07°49'39" W | 11.08' |
| C2 | 6.77' | 20.00' | 19°23'12" | N 10°17'15" W | 6.74' |
| C3 | 16.92' | 44.00' | 22°01'42" | N 11°36'30" W | 16.81' |
| C4 | 31.54' | 20.00' | 90°20'35" | N 45°45'56" W | 28.37' |
| C5 | 8.41' | 20.00' | 24°04'46" | N 77°01'23" E | 8.34' |
| C6 | 8.51' | 20.00' | 24°22'18" | N 78°45'04" W | 8.44' |
| C7 | 31.30' | 20.00' | 89°39'26" | S 44°14'04" W | 28.20' |
| C8 | 8.14' | 20.00' | 23°18'19" | S 12°14'49" E | 8.08' |
| C9 | 14.89' | 44.00' | 19°23'12" | S 10°17'15" E | 14.82' |
| C10 | 5.05' | 20.00' | 14°28'00" | S 07°49'39" E | 5.04' |

GENERAL NOTES

- The purpose of this plat is to dedicate easements for site development.
- This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26th, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0045L. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011).
- Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

| LEGEND | |
|------------|--|
| PG | = PAGE |
| CAB | = CABINET |
| POB | = POINT OF BEGINNING |
| CIRS | = CAPPED IRON ROD SET |
| CIRF | = CAPPED IRON ROD FOUND |
| DOC. NO. | = DOCUMENT NUMBER |
| D.R.R.C.T. | = DEED RECORDS, ROCKWALL COUNTY, TEXAS |
| P.R.R.C.T. | = PLAT RECORDS, ROCKWALL COUNTY, TEXAS |
| --- | = SUBJECT BOUNDARY |
| --- | = ADJOINER BOUNDARY |
| W | = WATER LINE |
| SS | = SANITARY SEWER LINE |
| --- | = EASEMENT |

**REPLAT
LOT 2, BLOCK 1
ROCKWALL
RECREATIONAL ADDITION
4.39 ACRES (191,236 SF)**

BEING A REPLAT OF LOT 1, BLOCK 1
OF ROCKWALL RECREATIONAL ADDITION,
RECORDED IN CABINET F, PAGE 379, P.R.R.C.T.,
SITUATED IN THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99,
AND THE NEELY M BALLARD SURVEY, ABSTRACT NO. 24
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

| | | |
|---------|------------|--|
| Project | 2110.002 | <p>EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177</p> |
| Date | 07/27/2022 | |
| Drafter | BE | |

| | | |
|---|--|---|
| <p>SURVEYOR Eagle Surveying, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009</p> | <p>ENGINEER Claymoore Engineering, Inc. Contact: Drew Donosky 1903 Central Drive, Suite: 406 Bedford, TX 76021 (817) 281-0572</p> | <p>OWNER 1540 East IH 30 Rockwall LLC PO BOX 570809 Dallas, TX 75357</p> |
|---|--|---|

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS 1540 EAST IH 30 ROCKWALL LLC is the sole owner of a 4.39 acre tract of land situated in the ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99 and the NEELY M BALLARD SURVEY, ABSTRACT NO. 24, in the City of Rockwall, Rockwall County, Texas, and being a portion of Lot 1, Block 1 of Rockwall Recreational Addition, a subdivision of record in Cabinet F, Page 379, of the Plat Records of Rockwall County, Texas, conveyed to 1540 East IH 30 Rockwall LLC by Special Warranty Deed With Vendor's Lien recorded in Document Number 2017000005721, of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8" iron rod found in the south right-of-way line of Interstate Highway 30 (a variable width right-of-way), at the northwest corner of Lot 1, Block 1, Honda of Rockwall Addition, a subdivision of record in Cabinet H, Page 277, of said Plat Records, and the northeast corner of said Lot 1, Block 1, Rockwall Recreational Center, from which an x-cut found at the northeast corner of said Lot 1, Block 1, Honda of Rockwall Addition bears N72°49'27"E, a distance of 420.19 feet;

THENCE, along the east line of said Lot 1, Block 1, Rockwall Recreational Center, the following three (3) courses and distances:

- S00°36'29"E, a distance of 213.37 feet to a 3/8" iron rod found (disturbed);
- S00°54'35"W, a distance of 451.82 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- S00°25'13"E, a distance of 83.77 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the northeast corner of a 60' right-of-way dedication (unimproved) and the southeast corner of said Lot 1, Block 1, Rockwall Recreational Center;

THENCE, S89°24'34"W, along the north line of said 60' right-of-way dedication, being the common south line of said Lot 1, Block 1, Rockwall Recreational Center, a distance of 262.68 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the east right-of-way line of said Commerce Street (a called 60' right-of-way), at the northwest corner of said 60' right-of-way dedication and the southwest corner of said Lot 1, Block 1, Rockwall Recreational Center;

THENCE, N00°35'39"W, along the east right-of-way line of said Commerce Street, being the common west line of said Lot 1, Block 1, Rockwall Recreational Center, a distance of 666.37 feet to a 1/2" inch iron rod with plastic cap stamped "TXDOT" found in the south right-of-way line of said Interstate Highway 30, at the southwest corner of a called 0.0092 acre tract of land conveyed to the State of Texas by Deed of record in Document Number 2010-00429943, of said Official Public Records;

THENCE, along the south right-of-way line of said Interstate Highway 30, the following three (3) courses and distances:

- N38°21'22"E, a distance of 12.90 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N76°21'19"E, a distance of 109.20 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N72°49'27"E, a distance of 167.20 feet to the **POINT OF BEGINNING** and containing an area of 4.39 Acres, or (191,236 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **1540 EAST IH 30 ROCKWALL LLC**, the undersigned owner of the land shown on this plat, and designated herein as **ROCKWALL RECREATIONAL ADDITION**, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the **ROCKWALL RECREATIONAL ADDITION**, subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

OWNER: 1540 EAST IH 30 ROCKWALL LLC

BY: _____
 Signature Date

BY: _____
 Printed Name & Title

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, _____ of 1540 EAST IH 30 ROCKWALL LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2022.

 Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, **MATTHEW RAABE**, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

PRELIMINARY
 this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

 Matthew Raabe Date
 Registered Professional Land Surveyor #6402

CERTIFICATE OF APPROVAL

 Chairman Date
 Planning & Zoning Commission

APPROVED:

I hereby certify that the above and foregoing plat of **ROCKWALL RECREATIONAL ADDITION**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2022.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, Texas, within one hundred eighty (180) days from the said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2022.

 Mayor, City of Rockwall City Secretary, City of Rockwall

 City Engineer

**REPLAT
 LOT 2, BLOCK 1
 ROCKWALL
 RECREATIONAL ADDITION
 4.39 ACRES (191,236 SF)**

BEING A REPLAT OF LOT 1, BLOCK 1
 OF ROCKWALL RECREATIONAL ADDITION,
 RECORDED IN CABINET F, PAGE 379, P.R.R.C.T.,
 SITUATED IN THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99,
 AND THE NEELY M BALLARD SURVEY, ABSTRACT NO. 24
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

| | | |
|---------|------------|---|
| Project | 2110.002 |  EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177 |
| Date | 07/27/2022 | |
| Drafter | BE | |

SURVEYOR
 Eagle Surveying, LLC
 222 S. Elm Street, Suite: 200
 Denton, TX 76201
 (940) 222-3009

ENGINEER
 Claymoore Engineering, Inc.
 Contact: Drew Donosky
 1903 Central Drive, Suite: 406
 Bedford, TX 76021
 (817) 281-0572

OWNER
 1540 East IH 30 Rockwall LLC
 PO BOX 570809
 Dallas, TX 75357

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-XXX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 22-02 [S-266]* AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS, A MAJOR AUTO REPAIR GARAGE, AND OUTSIDE STORAGE* ON A 7.17-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2, BLOCK 1, ROCKWALL RECREATIONAL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a Specific Use Permit (SUP) superseding *Ordinance No. 22-02 [S-266]* and allowing the expansion of an existing *New Motor Vehicle Dealership for Cars and Light Trucks (i.e. Clay Cooley Hyundai)* being a 7.17-acre tract of land identified as Lot 2, Block 1, Rockwall Recreational Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that *Ordinance No. 22-02 [S-266]* the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 22-02*.

SECTION 2. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *New Motor Vehicle Dealership for Cars and Light Trucks, Major Auto*

Repair Garage, and Outside Storage as stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and Subsection 05.01, *General Industrial District Standards*, and Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and as may be amended in the future --, and with the following conditions:

3.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *New Motor Vehicle Dealership for Cars and Light Trucks* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The development or redevelopment of the *Subject Property* shall generally conform to the Concept Plan depicted in *Exhibit 'B'* of this ordinance.
- (2) The development or redevelopment of the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'C'* of this ordinance; however, these elevations shall be subject to review and recommendation by the Architectural Review Board (ARB) and approval by the Planning and Zoning Commission through the site plan review process.
- (3) No vehicle display areas shall be permitted within the required landscape buffers along IH-30 and Commerce Street.
- (4) Motor vehicle inventory for the proposed *New Motor Vehicle Dealership for Cars and Light Trucks* shall not be stored on an unimproved surface.
- (5) Motor vehicle inventory for the proposed *New Motor Vehicle Dealership for Cars and Light Trucks* shall not be stored within the Commerce Street Right-of-Way (*i.e. Commerce Street is for public parking only*).

The following conditions pertain to the operation of a *Major Auto Repair Garage* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The outside storage of tires or any other automotive parts shall be prohibited.
- (2) Any maintenance of motor vehicles shall be performed in a completely enclosed building, and no work on motor vehicles shall be performed outdoors.

The following conditions pertain to the operation of *Outside Storage* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) Outside storage shall be screened by an eight (8) foot masonry wall as depicted in *Exhibit 'B'* of this ordinance.

3.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- (1) Upon obtaining a *Certificate of Occupancy (CO)* and/or building permit, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 8. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 7TH DAY OF AUGUST, 2023.

Trace Johannesen, *Mayor*

ATTEST:

Kristy Teague, *City Secretary*

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: July 17, 2023

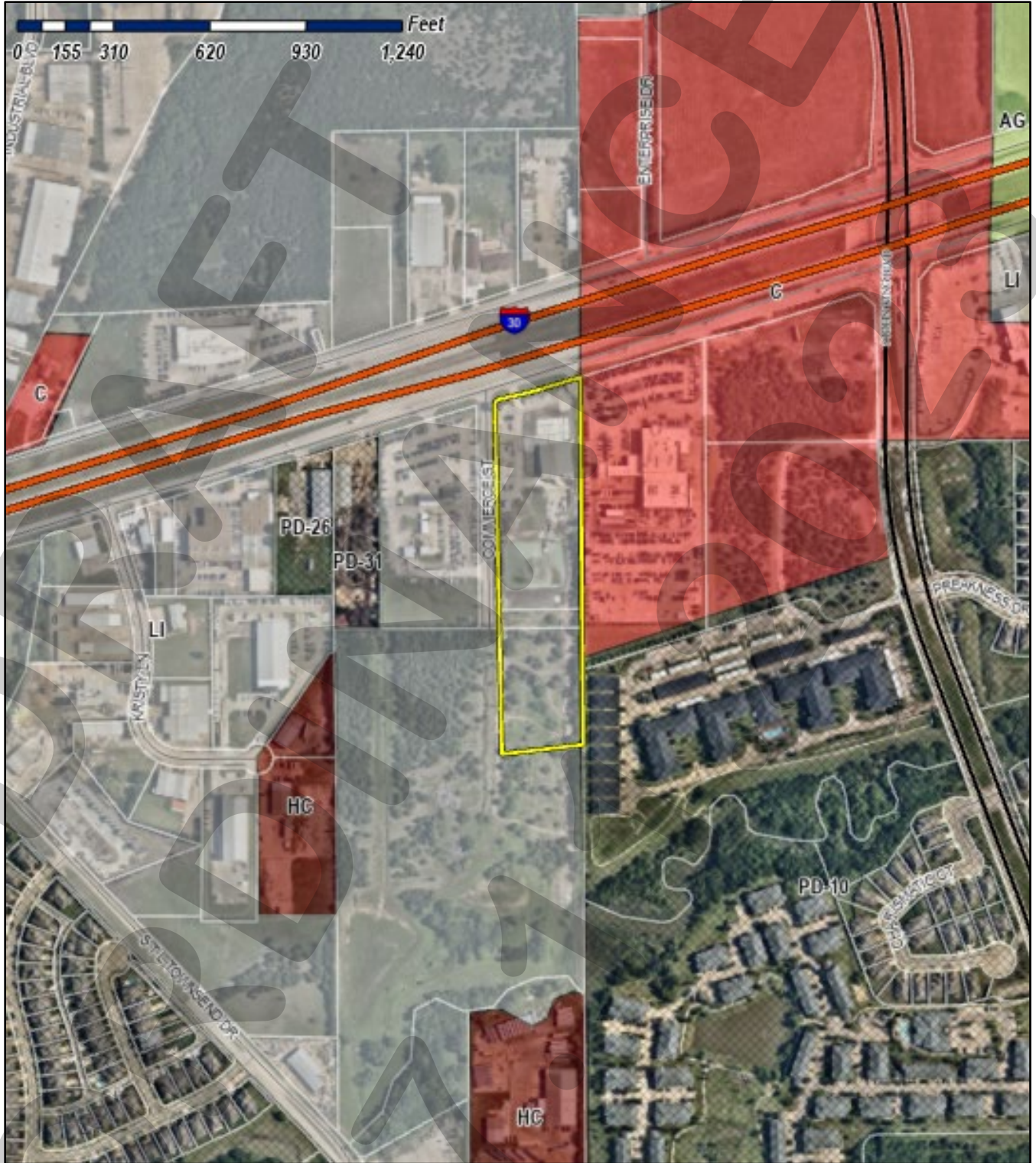
2nd Reading: August 7, 2023

DRAFT
ORDINANCE
07.17.2023

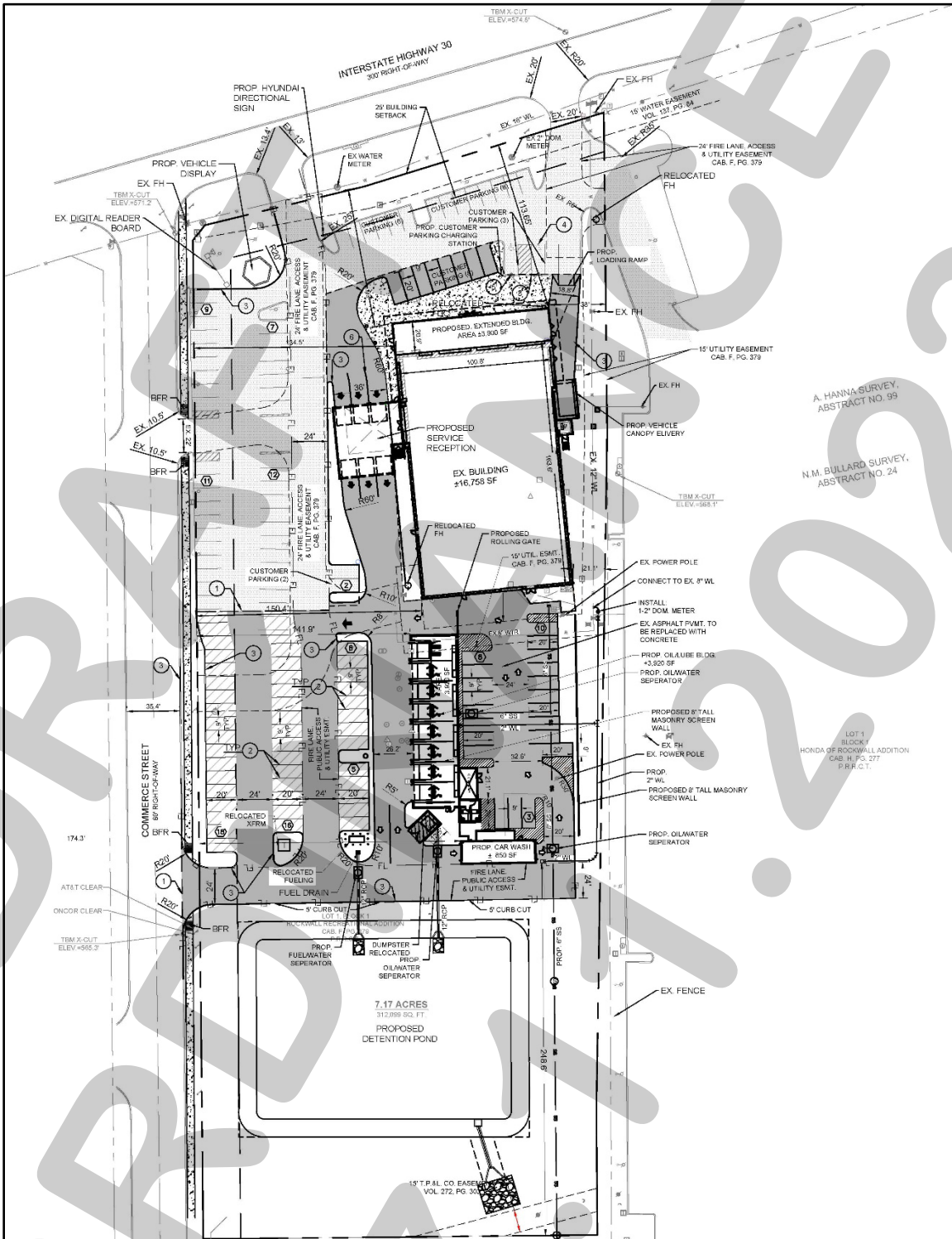
Exhibit 'A'
Zoning Exhibit

Address: 1540 E. IH-30

Legal Description: Lot 2, Block 1, Rockwall Recreational Addition



**Exhibit 'B':
Concept Plan**



**Exhibit 'C':
Building Elevations**

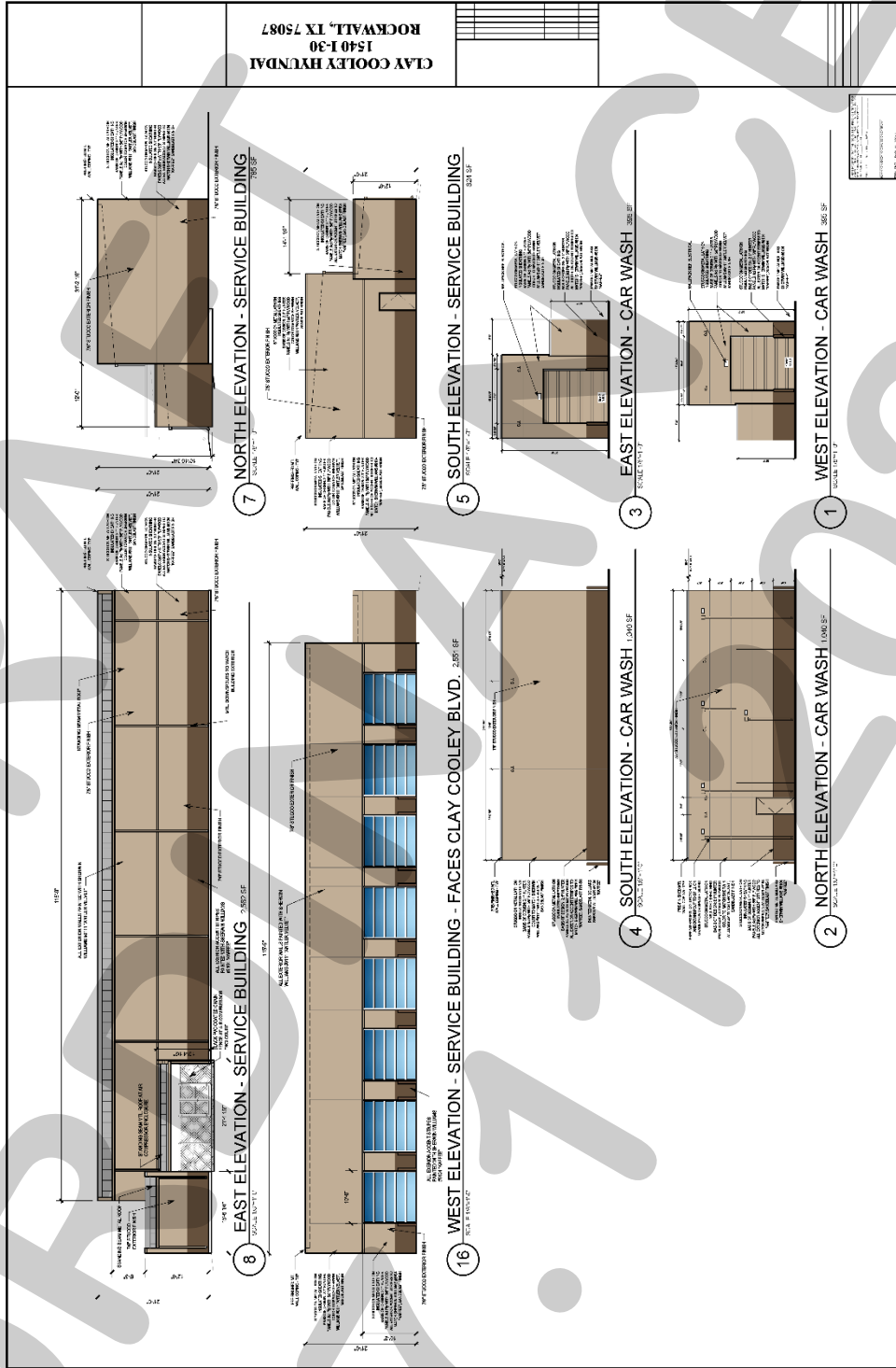
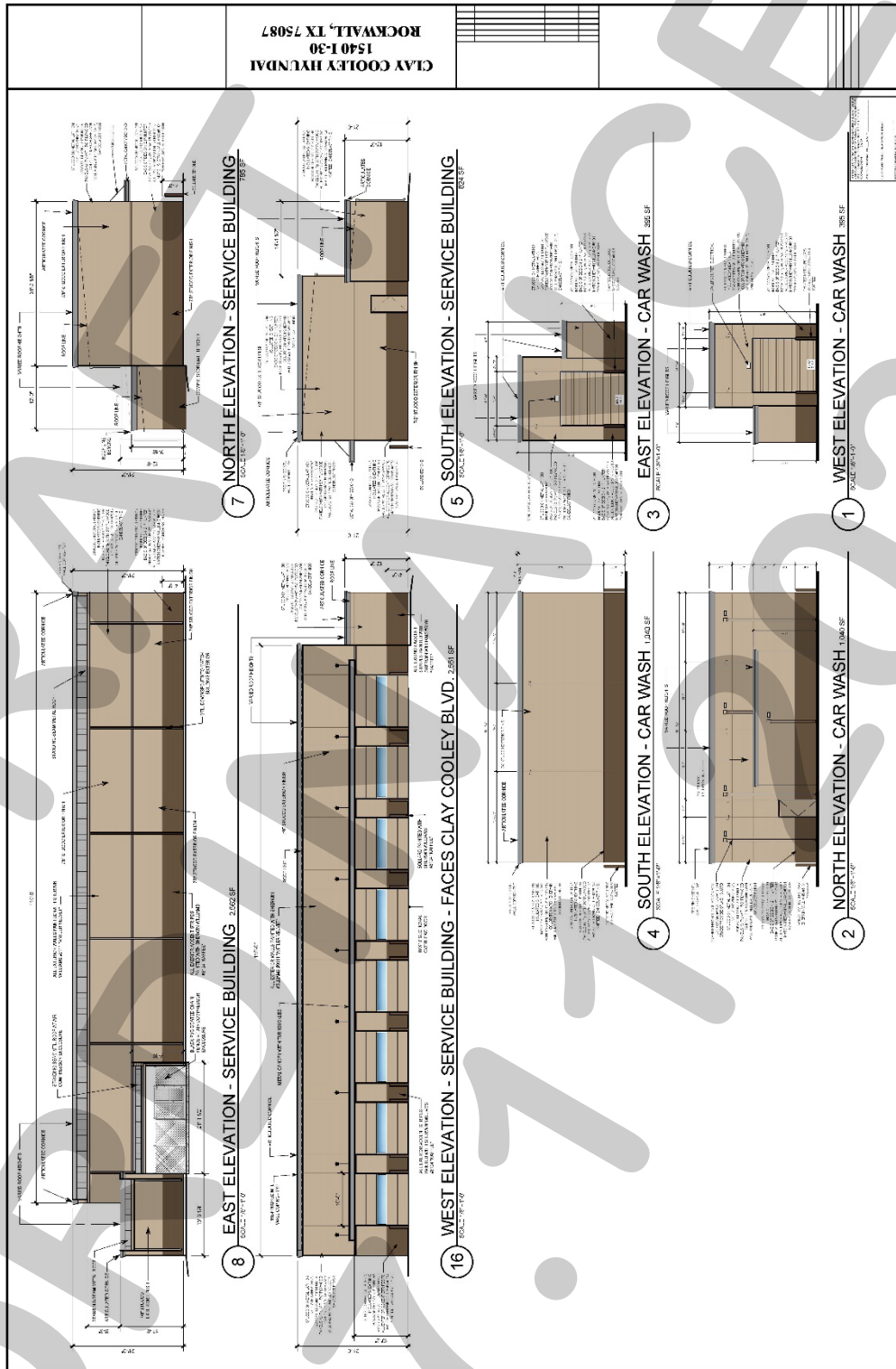


Exhibit 'C': Building Elevations





CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

DATE: July 25, 2023

APPLICANT: Drew Donosky; *Claymoore Engineering*

CASE NUMBER: Z2023-032; *Specific Use Permit (SUP) for the Expansion of an Existing Motor Vehicle Dealership at 1540 E. IH-30*

SUMMARY

Hold a public hearing to discuss and consider a request by Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a Specific Use Permit (SUP) superseding *Ordinance No. 22-02 [S-266]* and allowing the expansion of an existing *Motor Vehicle Dealership* (i.e. *Clay Cooley Hyundai*) being a 7.17-acre tract of land identified as Lot 2, Block 1, Rockwall Recreation Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary.

BACKGROUND

The subject property was annexed on December 3, 1985 by *Ordinance No. 85-69 (Case No. A1985-002)*. At the time of annexation, the subject property was zoned Agricultural (AG) District. The subject property remained zoned Agricultural (AG) District until June 6, 2005 when the City Council approved *Ordinance No. 05-25 (Case No. Z2005-019)* changing the zoning to a Light Industrial (LI) District. The building on the subject property was constructed as a house of worship (i.e. *Church of Christ*) in 1990 and was remodeled in 2012-2013 after the City Council approved *Ordinance No. 12-11 (Case No. Z2012-005)* -- on June 18, 2012 -- allowing a *New Motor Vehicle Dealership for Cars and Light Trucks* on property. The changes to the exterior of the building were approved by site plan under *Case No. SP2012-010* on June 12, 2012.

On January 14, 2013, the then owner of the property applied for a sign variance to [1] allow two (2) pole signs along the IH-30 frontage road (i.e. a 40-foot tall sign with 400 SF of sign area and a 50-foot tall sign with 600 SF of sign area), [2] to have the 40-foot tall pole sign situated one (1) foot from the property line, [3] allow a 600 SF electronic message display, and [4] to have a 16-foot tall by 16-foot wide (i.e. 256 SF) wall sign. At the time, the code allowed one (1) pole sign a maximum of 30-foot tall and 167 SF in size to be situated on a property as long as it was setback a minimum of ten (10) feet from all property lines. In addition, wall signs were permitted to be a maximum of six (6) feet tall and six (6) feet wide. This request was approved by the City Council on January 22, 2013 and the permits for these signs (*Case No.'s SGN2013-015 & SGN2013-0017*) were issued on February 7, 2013.

In 2017, the current owner (i.e. *Clay Cooley Hyundai*) purchased the property. In 2021, staff engaged the property owner about building a metal fence without a permit around an area being used for outside storage. At this time, outside storage was not permitted on the subject property. In addition, automotive work was being done on vehicles in this unenclosed area, which is expressly prohibited by the Unified Development Code (UDC) and the Specific Use Permit (SUP) that was in effect at the time. On January 3, 2022, a Specific Use Permit (SUP) [*Case No. Z2021-049; Ordinance No. 22-02*] was approved by City Council allowing the expansion of the *New Motor Vehicle Dealership*, and adding the *Minor Automotive Repair Garage, Car Wash, and Outside Storage* land uses to the subject property. On February 15, 2022, the Planning and Zoning Commission approved a site plan [*Case No. SP2022-003*] allowing the expansion of the *New Motor Vehicle Dealership* and adding the two (3) accessory uses (i.e. a *Car Wash, Outside Storage, and a Minor Auto Repair Garage*) in compliance with the approved Specific Use Permit (SUP) [*Ordinance No. 22-02*].

Recently, the applicant approached staff about increasing the size of the proposed expansion of the *New Motor Vehicle Dealership* and changing the proposed *Minor Automotive Repair Garage* to a *Major Automotive Repair Garage*. Staff explained to the applicant that since this would constitute a major change to the approved conceptual site plan and building

elevations and the land uses permitted in the approved Specific Use Permit (SUP), that the current Specific Use Permit (SUP) would need to be superseded with a new Specific Use Permit (SUP). On June 16, 2023, the applicant submitted an application requesting to amend the previously approved Specific Use Permit (SUP) to allow for the further expansion of the existing *New Motor Vehicle Dealership*, and changing the proposed accessory land use of a *Minor Automotive Repair Garage* to *Major Automotive Repair Garage*.

PURPOSE

The applicant -- *Drew Donosky of Claymoore Engineering* -- is requesting to amend the previously approved Specific Use Permit (SUP) to allow for the expansion of an existing *New Motor Vehicle Dealership for Cars and Light Trucks*, and adding the *Major Auto Repair Garage* as an accessory land use in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1540 E. IH-30 and is currently being used as a *Motor Vehicle Dealership (i.e. Clay Cooley Hyundai of Rockwall)*. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are the eastbound frontage roads for IH-30, followed by the main lanes for IH-30, and the westbound frontage roads. Beyond this are three (3) parcels of land currently occupied by an appliance store (*i.e. North Texas Appliance*), a house of worship (*i.e. Landmark Fellowship Church*), and a multi-tenant facility consisting of two (2) metal buildings. All of these properties are zoned Light Industrial (LI) District.

South: Directly south of the subject property is a dedicated 60-foot right-of-way followed by a 2.40-acre parcel of vacant land (*i.e. Lot 1, Block 2, Rockwall Recreational Addition*) zoned Light Industrial (LI) District. South of this parcel of land is a 21.684-acre tract of vacant land (*i.e. Tract 4-09 of the N. M. Ballard Survey, Abstract No. 24*) zoned Light Industrial (LI) District.

East: Directly east of the subject property is a *Motor Vehicle Dealership (i.e. Rockwall Honda)*, which is situated on an 8.686-acre parcel of land (*i.e. Lot 1, Block 1, Honda of Rockwall Addition*) that is zoned Commercial (C) District. Beyond this are two (2) vacant tracts of land (*i.e. Tract 2 of the J. Lockhart Survey, Abstract No. 134 and Tract 3 of the J. M. Allen Survey, Abstract No. 2*) that are zoned Commercial (C) District.

West: Directly west of the subject property is Commerce Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an overflow sales/inventory storage lot for the motor vehicle dealership operating on the subject property (*i.e. Clay Cooley Hyundai of Rockwall*). This property is zoned Light Industrial (LI) District and has a Specific Use Permit (SUP) for a *New Motor Vehicle Dealership (i.e. S-189; Ordinance No. 18-22)*. Beyond this are two (2) metal buildings (*i.e. Rockwall Utility Trailers, M & P Concrete, Living Earth Rockwall, and Elliott Electric Supply*) on one (1) tract of land (*i.e. Tract 4-4 of the N. M. Ballard Survey, Abstract No. 24*) and one (1) parcel of land (*i.e. Lot 1, Block A, Lane Business Park Addition*). These properties are zoned Planned Development District 31 (PD-31) for limited Heavy Commercial (HC) District land uses and Planned Development District 26 (PD-26) for limited Light Industrial (LI) District land uses.

CHARACTERISTICS OF THE REQUEST AND CONFORMANCE WITH THE CITY'S CODE

The applicant has submitted a new concept plan and building elevations in conjunction with the request to amend the Specific Use Permit (SUP). The submitted concept plan shows that the proposed detached *Minor Automotive Repair Garage* will be increased from three (3) bays to eight (8) bays, and -- *based on the applicant's response to staff's comments* -- will be changed to a *Major Automotive Repair Garage*. The proposed concept also shows that the proposed transformer and fuel storage islands will be moved to the parking islands along the southern most drive isle. In addition, the canopy structure on the west side of the main building will be increased in size. These changes have been annotated on excerpts from the approved and proposed concept plans as depicted in *Figure 1* and *Figure 2* below.

FIGURE 1: APPROVED CONCEPT PLAN

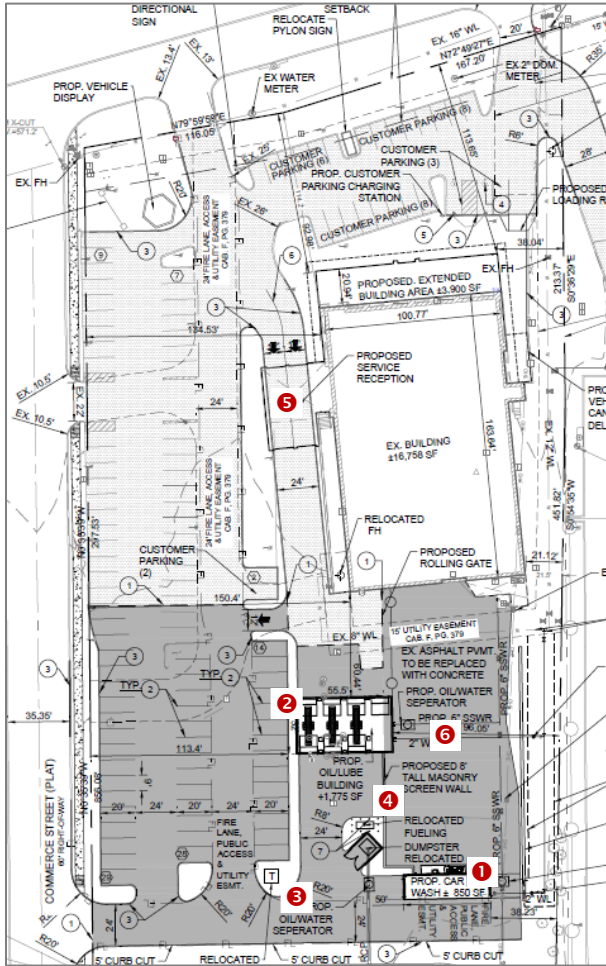
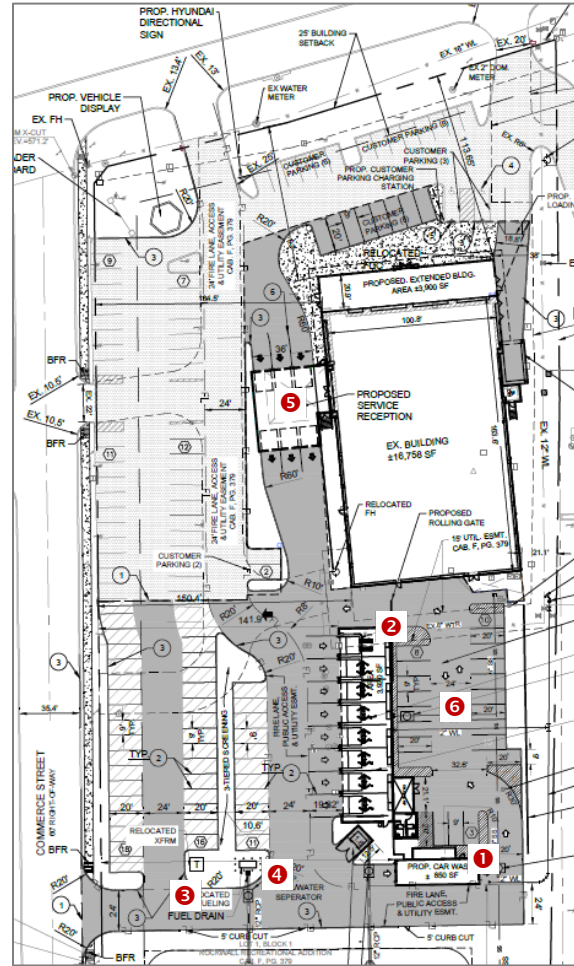


FIGURE 2: PROPOSED CONCEPT PLAN



- 1: CARWASH; 2: AUTOMOTIVE REPAIR GARAGE; 3: TRANSFORMER; 4: FUEL STORAGE ISLAND; 5: CANOPY; 6: OUTSIDE STORAGE

According to Article 13, *Definitions*, of the Unified Development Code (UDC) a *New Motor Vehicle Dealership for Cars and Light Trucks* is defined as the “(r)etail sales of new automobiles or light load vehicles, including, as a minor part of the business, the sale of used automobiles or light load vehicles and the service of new or used vehicles within an area or enclosed building.” In addition, Article 04, *Permissible Uses*, of the Unified Development Code (UDC) sets forth the following *Conditional Land Use Standards* for this land use: [1] all outside display of vehicles must be on an approved concrete, or enhanced concrete surface, and [2] all vehicle display areas must meet the landscape standards for parking areas. Currently, the subject property is considered to be in compliance with these requirements. The landscaping on the site was originally approved in 2012, and is considered to be legally non-conforming; however, staff has included a condition of approval of this case that the landscaping be upgraded as part of the required site plan in accordance with the requirements of Subsection 02, *Application of Article*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC). This section of the code 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 30.00% or that adds 2,000 SF of impervious areas.

With regard to the definitions and *Conditional Land Use Standards* for the proposed accessory land uses, the Unified Development Code (UDC) states the following:

- (1) **Car Wash.** A Car Wash is defined by Article 13, *Definitions*, of the Unified Development Code (UDC) as “(a) facility or area for the cleaning or steam cleaning, washing, polishing, or waxing of passenger vehicles by machine or hand-operated facilities. A car wash may be [1] a single unit type that has a single bay or a group of single bays with each bay to accommodate one vehicle only; or [2] a tunnel type that allows washing of multiple vehicles in a tandem arrangement while moving through the structure.” The code goes on to list the following *Conditional Land Use Standards* for the Car Wash land use: [1] entrances and exists to the car was shall not directly face any public right-of-way; however, on corner lots, the entrances and exists shall not open toward the street with the highest traffic volume as determined by the Director of Planning and Zoning, and [2] the car was shall be setback a minimum of 50-feet from any street frontage.

Conformance to the Conditional Land Use Standards for a Car Wash: Based on the submitted materials, the applicant's concept plan is in conformance with the *Conditional Land Use Standards for a Car Wash*. Specifically, the proposed *Car Wash* is oriented towards Commerce Street as opposed to IH-30, and is setback approximately 150-feet from the right-of-way along Commerce Street.

- (2) Major Automotive Repair Garage. Article 13, *Definitions*, of the Unified Development Code (UDC) defined a *Major Automotive Repair Garage* as consisting of "(m)ajor repair, rebuilding or reconditioning of engines, transmissions, or other major components for motor vehicles; collision services including body, frame, or fender straightening or repair; customizing; overall painting or paint shop; automotive glass and upholstery; those uses listed under *Minor Auto Repair Garage*, and other similar uses. All repair work shall be performed inside an enclosed building. Vehicles shall not be stored on site no longer than 90-days." Article 04, *Permissible Uses*, of the Unified Development Code (UDC) goes on to list the *Conditional Land Use Standards* for this land use as [1] garage doors shall not face a public right-of-way, park or open space, or residentially zoned or used property, and [2] vehicles, equipment, parts or inventory shall not be stored outside overnight unless granted by the Planning and Zoning Commission and City Council through Specific Use Permit (SUP). If permitted all stored items shall be screened from public right-of-way, sidewalks and open space, and any residentially zoned or used property in accordance with the screening standards in the Unified Development Code (UDC).

Conformance to the Conditional Land Use Standards for a Major Automotive Repair Garage: In this case, the proposed *Major Automotive Repair Garage* has bay doors facing onto Commerce Street. Staff did recommend that the applicant consider combining the two (2) middle rows of parking, which would allow [1] the ability to provide additional landscaping to properly screen the bay doors and [2] additional width to the drive aisle in front of the bay doors for turning movements. The applicant has provided an updated site plan and landscape plan which incorporates this design shown in *Figure 3*. With regard to the outside storage, the applicant is proposing an outside storage area that will be situated behind an eight (8) foot masonry wall and canopy trees planted on 20-foot centers. Staff did include a provision prohibiting the outside storage of tires and maintenance equipment -- as *this can create mosquito harborage* -- and from maintenance work being performed outside.

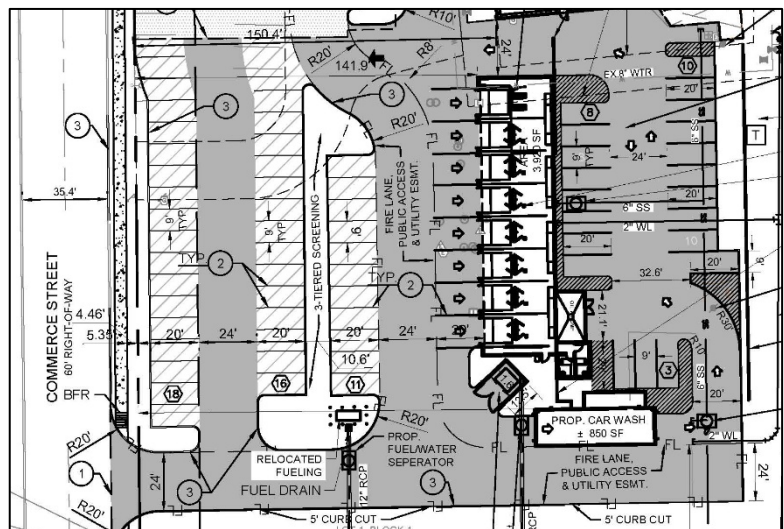


FIGURE 3: MAJOR AUTOMOTIVE REPAIR GARAGE SCREENING

- (3) Outside Storage. *Outside Storage* is defined by Article 13, *Definitions*, of the Unified Development Code (UDC) as "(t)he permanent or continuous keeping, displaying, or storing of unfinished goods, material, merchandise, equipment, service vehicles or heavy vehicles outside of a building on a lot or tract overnight or for more than 24-hours." In addition, Article 04, *Permissible Uses*, of the Unified Development Code (UDC) list the following *Conditional Land Use Standards* for this land use as: [1] all outside storage areas shall be screened in accordance with the screening standards of the Unified Development Code (UDC), and [2] no outside storage shall be allowed adjacent to IH-30; however, on Light Industrial (LI) District property the Planning and Zoning Commission and City Council may allow outside storage on a case-by-case basis through a Specific Use Permit (SUP).

Conformance to the Conditional Land Use Standards for Outside Storage: According to Subsection 01.05(E), *Outside Storage*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "... screening must be at least one (1) foot taller than the material or vehicles being stored and shall be achieved using a masonry wall (*excluding tilt wall or concrete masonry units [CMU] unless otherwise approved by the Planning and Zoning Commission*) and Canopy Trees on 20-foot centers." In this case, the applicant has indicated that the outside storage area will be screened with an eight (8) foot masonry wall and has provided canopy trees on 20-foot centers. Based on this the applicant's request is in conformance with the requirements for outside storage.

In addition to the requirements for the proposed primary and accessory land uses, staff has identified the following deficiencies in the proposed conceptual site plan and building elevations:

- (1) Cementitious Materials. According to Article 05, *General Overlay District Development Standards*, of the Unified Development Code (UDC), “(t)he use of cementitious materials (e.g. stucco) shall be limited to 50.00% of the building’s exterior façade; however, stucco shall not be used within the first four (4) feet of grade on a building’s façade.” In this case, the applicant is requesting to use primarily stucco on all the building’s facades but has incorporated brick and stone accents which is typical of industrial buildings. This will require a variance.
- (2) Stone. According to Article 05, *General Overlay District Development Standards*, of the Unified Development Code (UDC), “(a) minimum of 20% natural or quarried stone is required on all building façades.” In this case, the proposed building elevations for the main structure does not incorporate any stone but the applicant has provided at least 12% stone on the proposed *Major Auto Repair Garage* and the *Car Wash*. This will require a variance.
- (3) Four (4) Sided Architecture. According to Article 05, *General Overlay District Development Standards*, of the Unified Development Code (UDC), “(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In addition, a minimum of one (1) row of trees (i.e. four [4] or more accent or canopy trees) shall be planted along perimeter of the subject property to the rear of the building.” In this case, the proposed building does not meet the articulation standards for all four (4) facades of all buildings proposed and there is not an additional row of trees proposed at the back of the property. This will require a variance.
- (4) Garage Door Orientation. According to Article 04, *Permissible Uses*, of the Unified Development Code (UDC), “(g)arage doors shall not face a public right-of-way, park or open space, or residentially zoned or used property.” In this case, the proposed building elevations and concept plan shows the garage doors facing on to Commerce Street. This will require an exception.

If the proposed case is approved, the Planning and Zoning Commission and City Council will be granting the abovementioned variances and exception. Typically, when variances and exceptions are requested as part of a site plan, the Unified Development Code (UDC) requires compensatory or off-setting measures. In this case, the applicant has provided a letter indicating the following as compensatory measures: [1] additional projecting elements on the front elevation of the *Major Auto Repair Garage*, [2] varied roof heights, [3] an additional canopy on the front elevation, [4] an additional articulated cornice at the top of the parapet wall, [5] addition of stone accents separating the stucco from stone finish, [6] included parapet walls on all four (4) elevations to provide additional screening of the roof, [7] increased shrub size in three-tiered screening to 7 gallons, [8] increased all canopy trees to five (5) inch caliper, [9] increased all accent trees to a minimum of eight (8) foot to provide more mature screening at planting. In addition, variances and exceptions being requested through the site plan process require a three-quarter majority vote of the Planning and Zoning Commission for approval. In this case, the requested variances and exceptions are essential to the applicant’s Specific Use Permit (SUP) request and -- *since they are associated with the zoning request* -- will only require a simple majority vote of the City Council for approval. All of these aspects of this case are considered to be discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission.

STAFF ANALYSIS

The proposed building was originally converted from an existing *House of Worship*, and as a result many aspects of the site are considered to be legally non-conforming. The applicant’s current request does increase the non-conformities existing on the site and does not conform to many of the standards of the *General Overlay District Requirements* and the *Conditional Land Use Standards* for the *Major Automotive Repair Garage* and *Outside Storage* land uses. Staff should point out that some of the variances listed in the above sections relating to the design standards associated with the existing buildings have been granted through previous Specific Use Permit (SUP) requests; however, based on the applicant’s current request, these variances have been increased or changed. This is why they have been relisted as part of this Specific Use Permit (SUP) request and should be reconsidered with the applicant’s current proposal. With this being said, requests for Specific Use Permits (SUPs) are discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On June 22, 2023, staff mailed 17 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has received one (1) notice in favor of the applicant's request.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to recommend approval of the applicant's request for a Specific Use Permit (SUP) for the expansion of an existing *Motor Vehicle Dealership*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) All operations on this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
 - (b) The development or redevelopment of the Subject Property shall generally conform to the Landscape Plan depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
 - (c) The development or redevelopment of the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'D'* of this ordinance; however, these elevations shall be subject to review and recommendation by the Architectural Review Board (ARB) and approval by the Planning and Zoning Commission through the site plan review process.
 - (d) No vehicle display areas shall be permitted within the required landscape buffers along IH-30 and Commerce Street.
 - (e) Motor vehicle inventory for the proposed *New Motor Vehicle Dealership for Cars and Light Trucks* shall not be stored on an unimproved surface.
 - (f) Motor vehicle inventory for the proposed *New Motor Vehicle Dealership for Cars and Light Trucks* shall not be stored within the Commerce Street right-of-way (*i.e. Commerce Street is for public parking only*).
 - (g) The outside storage of tires or any other automotive parts shall be prohibited.
 - (h) Any maintenance of motor vehicles shall be performed in a completely enclosed building, and no work on motor vehicles shall be performed outdoors.
 - (i) Outside storage shall be screened by an eight (8) foot masonry wall as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
- (2) The applicant will be required to submit a site plan with building elevations, a material sample board, a landscape plan, and photometric plan prior to the submittal of engineering plans or the issuance of a building permit.
- (3) The applicant shall provide a detail of the proposed masonry wall with the site plan submittal. The proposed masonry wall shall -- where feasible -- provide canopy trees on 20-foot centers to bring the request closer into conformance with the requirements for screening of outside storage.
- (4) All unpermitted improvements and activities that do not conform to the Unified Development Code (UDC) shall be brought into conformance with the City's code requirements at the time of site plan.
- (5) The applicant shall update the site to conform to the current requirements for landscaping as stipulated in Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) in accordance with the requirements outline in

Subsection 02, *Application of Article*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC).

- (6) The applicant's landscape plan submitted with the site plan shall provide landscape screening for the proposed transformer and fuel storage island in conformance with the requirements of the Unified Development Code (UDC).
- (7) Any construction resulting from the approval of this *Specific Use Permit (SUP)* 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 recommend denial of the Specific Use Permit (SUP) by a vote of 6-0, with Commissioner Conway absent. According to the Unified Development Code (UDC), "...if such change [*i.e. zoning change or Specific Use Permit (SUP)*] is recommended for denial by the Planning and Zoning Commission, such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval."

CITY COUNCIL

On July 17, 2023, the City Council approved a motion -- *at the applicant's request* -- to be remanded back to the Planning and Zoning Commission to allow for the applicant to address comments and for the Planning and Zoning Commission's reconsideration of the changes. The motion passed by a vote of 7-0.



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
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

| | | | |
|------------------|--------------------------------|-----|-------------|
| ADDRESS | 1540 I30 Rockwall TX | | |
| SUBDIVISION | Rockwall Recreational Addition | LOT | 1&2 BLOCK 1 |
| GENERAL LOCATION | IH30 & Clay Cooley Drive | | |

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

| | | | |
|-----------------|------|-----------------|-------------|
| CURRENT ZONING | F1 | CURRENT USE | Auto Dealer |
| PROPOSED ZONING | | PROPOSED USE | |
| ACREAGE | 7.17 | LOTS [CURRENT] | 2 |
| | | LOTS [PROPOSED] | |

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

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

| | | | |
|--------------------------------|------------------------------|---|-------------------------------|
| <input type="checkbox"/> OWNER | 1540 East IH 30 Rockwall LLC | <input checked="" type="checkbox"/> APPLICANT | Claymoore Engineering |
| CONTACT PERSON | Clay Cooley | CONTACT PERSON | Drew Donosky |
| ADDRESS | PO Box 570809 | ADDRESS | 1903 Central Drive, Suite 406 |
| CITY, STATE & ZIP | Dallas TX 75357 | CITY, STATE & ZIP | Bedford TX 76012 |
| PHONE | | PHONE | 817-458-4008 |
| E-MAIL | | E-MAIL | Drew@claymooreeng.com |

NOTARY VERIFICATION [REQUIRED]

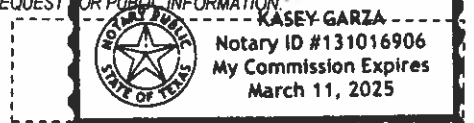
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Clay Cooley (OWNER) THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ November TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11 DAY OF November, 2021 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."

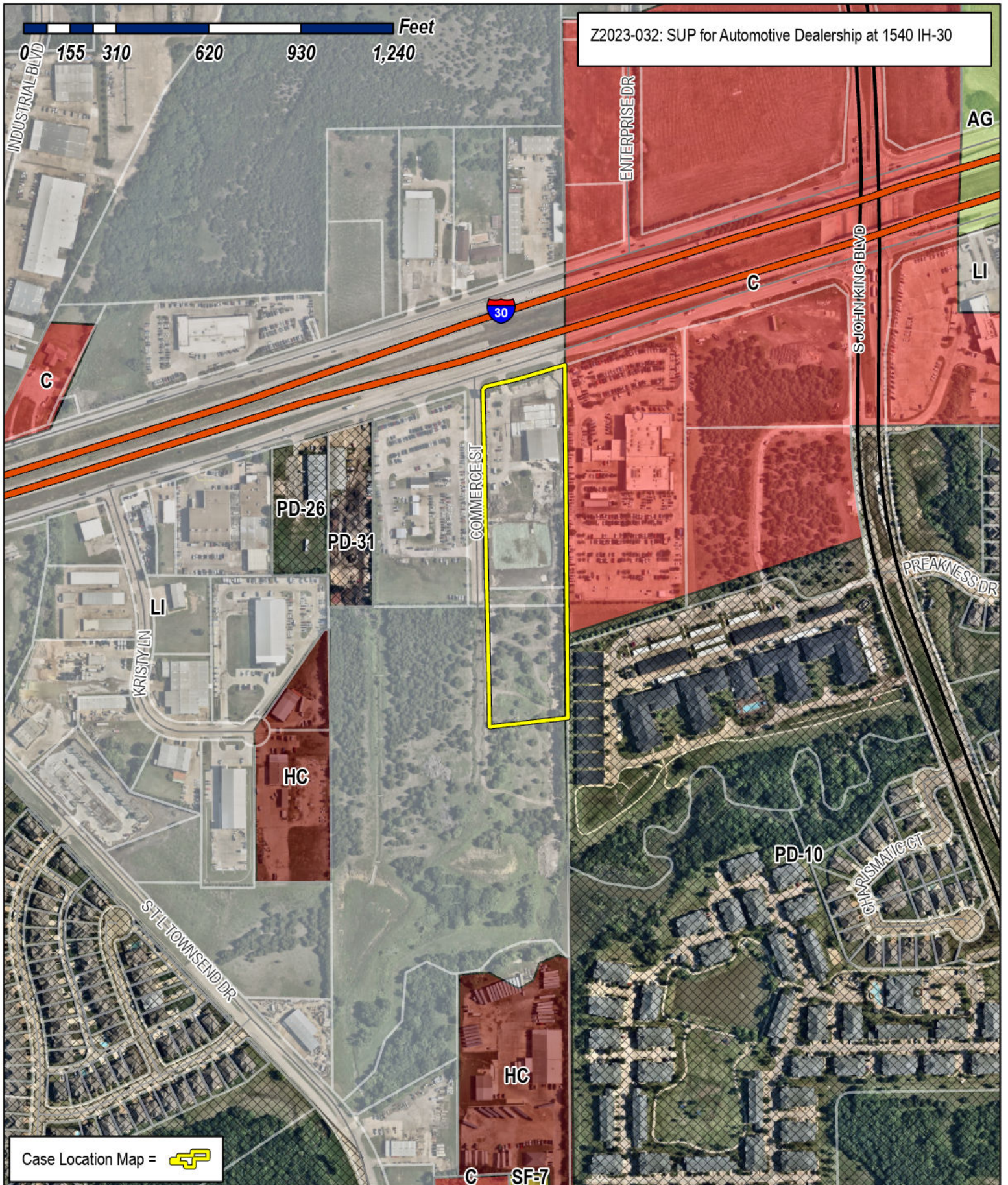
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF November 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 03/11/2025



Z2023-032: SUP for Automotive Dealership at 1540 IH-30

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.

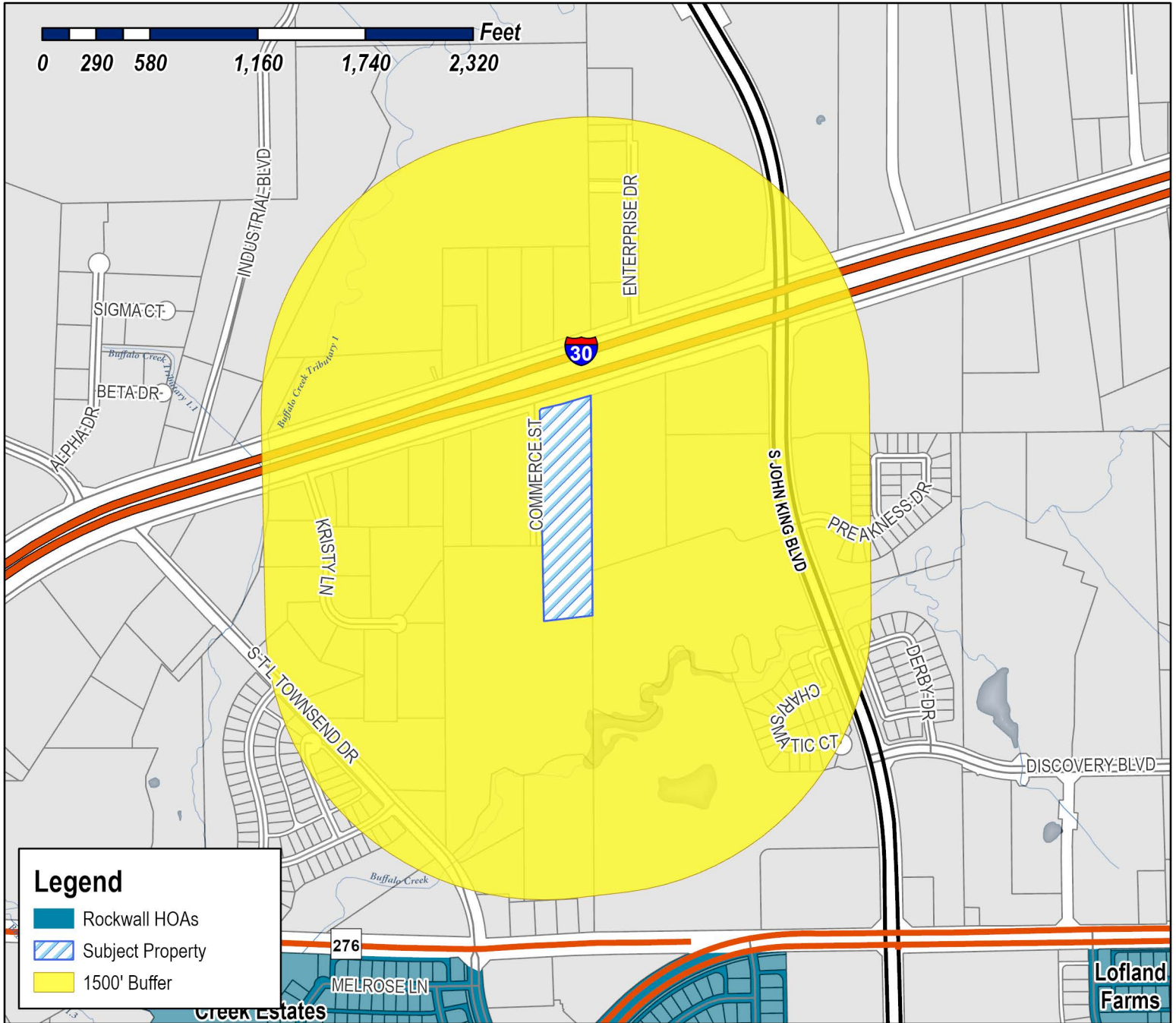




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Case Number: Z2023-032
Case Name: SUP for Automotive Dealership
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1540 IH-30

Date Saved: 6/16/2023
 For Questions on this Case Call (972) 771-7745

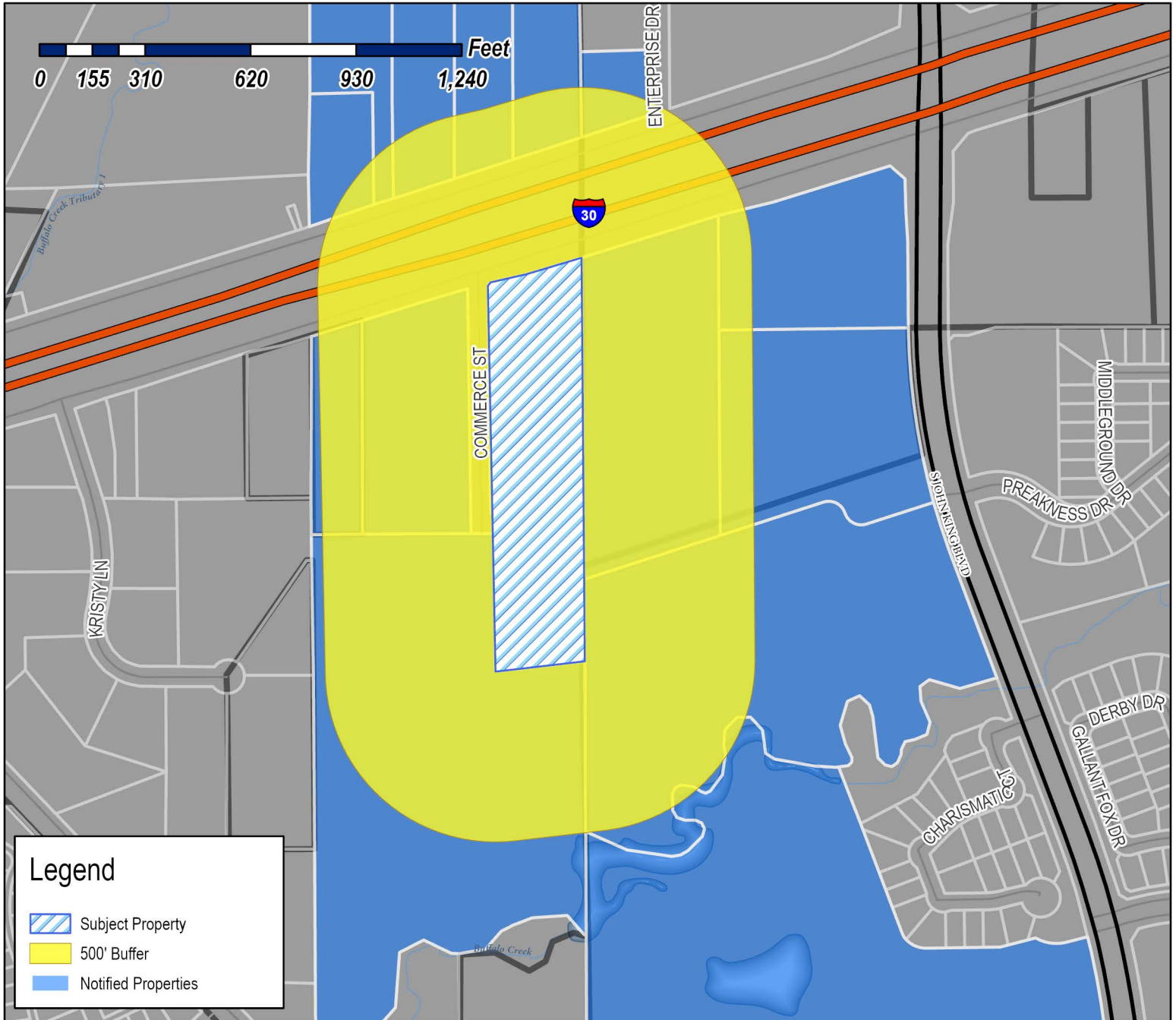
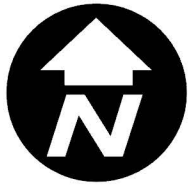




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Case Number: Z2023-032
Case Name: SUP for Automotive Dealership
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1540 IH-30

Date Saved: 6/16/2023

For Questions on this Case Call: (972) 771-7746



LITHIA REAL ESTATE INC
150 N BARTLETT STREET
MEDFORD, OR 97501

RESIDENT
1520 E I30
ROCKWALL, TX 75087

RESIDENT
1530 S I30
ROCKWALL, TX 75087

RESIDENT
1535 I30
ROCKWALL, TX 75087

RESIDENT
1540 I30
ROCKWALL, TX 75087

RESIDENT
1545 E INTERSTATE 30
ROCKWALL, TX 75087

RESIDENT
1550 E I30
ROCKWALL, TX 75087

AM ROCKWALL INVESTMENTS LP
A TEXAS LTD PARTNERSHIP
1551 E INTERSTATE 30 STE A
ROCKWALL, TX 75087

RESIDENT
1650 S JOHN KING
ROCKWALL, TX 75087

DVB FAMILY LIMITED PARTNERSHIP
2421 KATHRYN DR
HEATH, TX 75032

H E B LP
646 SOUTH FLORES STREET
SAN ANTONIO, TX 78204

DYNACAP HOLDINGS LTD &
CHARLES SMITH
709 W RUSK ST STE B
ROCKWALL, TX 75087

ZBH/1535 E INTERSTATE 30 LTD
9669 JOURDAN WAY
DALLAS, TX 75230

ROCKWALL CREDIT SERVICES LC
PO BOX 1870
ROCKWALL, TX 75087

STAR HUBBARD LLC
C/O STEADFAST COMPANIES
PO BOX 530292
BIRMINGHAM, AL 35253

1540 EAST IH 30 ROCKWALL LLC
PO BOX 570809
DALLAS, TX 75357

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2023-032: SUP for Automotive Dealership

Hold a public hearing to discuss and consider a request by Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a *Specific Use Permit (SUP)* superseding Ordinance No. 22-02 [S-266] and allowing the expansion of an existing Motor Vehicle Dealership (i.e. Clay Cooley Hyundai) being a 7.17-acre tract of land identified as Lot 2, Block 1, Rockwall Recreation Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, July 11, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 17, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, July 17, 2023 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2023-032: SUP for Automotive Dealership

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for the response.

Name:
Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



June 16, 2023

Planning Dept.
City of Rockwall
385 S Goliad St.
Rockwall, Texas 75087

Re: SUP Zoning Request
Letter of Intent

To Whom It May Concern,

Please let this letter serve as the Letter of Intent for the SUP Zoning request of approximately 7.17 acres of land located off I-30 in Rockwall, Texas. It is our understanding that a SUP rezoning is required to amend the site plan and building elevations on the subject tract. The proposed development will include a building renovation, expansion on the front façade, expanded service canopy, addition of a new customer delivery canopy, a carwash, and an oil/lube building. The property currently has open storage in the rear of the building that is non-conforming. This SUP requests this area be allowed given improved screening and paving are to be provided as a part of this project.

This SUP request is in response to a change in the site plan, from the previously approved SUP for the subject property. The major changes from the approved SUP are 1) an additional bay has been added to the service canopy attached to the east side of the existing building. 2) The oil/lube building has grown and rotated 90 degrees. Other minor site changes have been made in response to these changes for paving and parking stalls in the areas adjacent to the major changes.

Should you have any questions, please feel free to contact me.

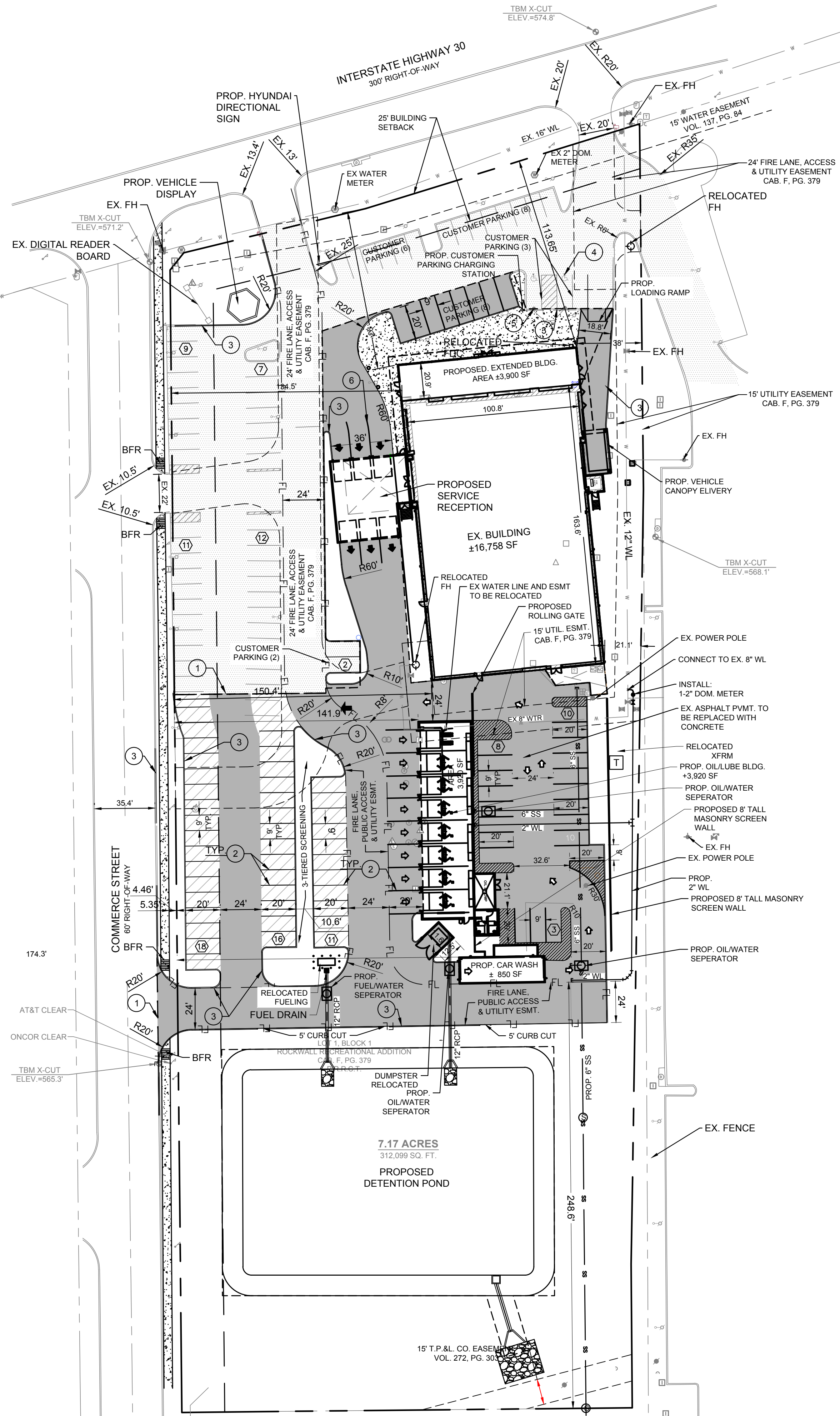
Sincerely,

Claymoore Engineering, Inc.
1903 Central Drive Ste. 406
Bedford, TX 76021
817-281-0572

A handwritten signature in blue ink that reads "Drew Donosky".

Drew Donosky, P.E.

PLOTTED BY: LYNN ROWLAND
 PLOT DATE: 7/17/2023 7:59 AM
 LOCATION: Z:\PROJECTS\PROJECTS\2021-200 COOLEY ROCKWALL HYUNDAI\CADD\SHEETS\SP-1 CITY SITE PLAN.DWG
 LAST SAVED: 7/18/2023 3:58 PM



A. HANNA SURVEY,
ABSTRACT NO. 99

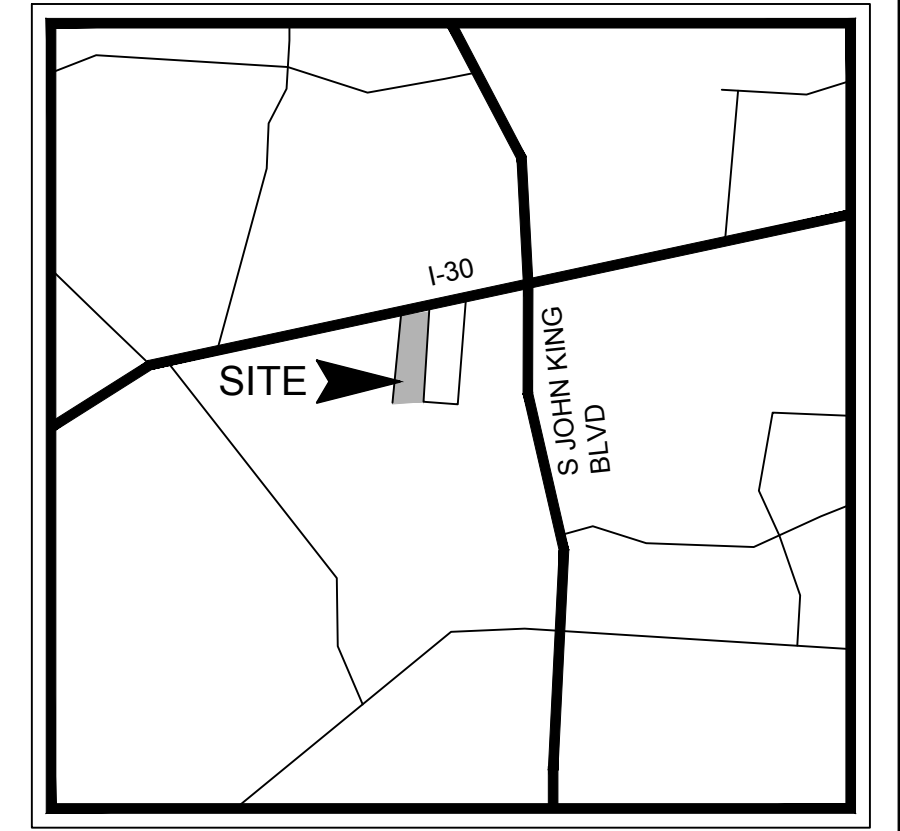
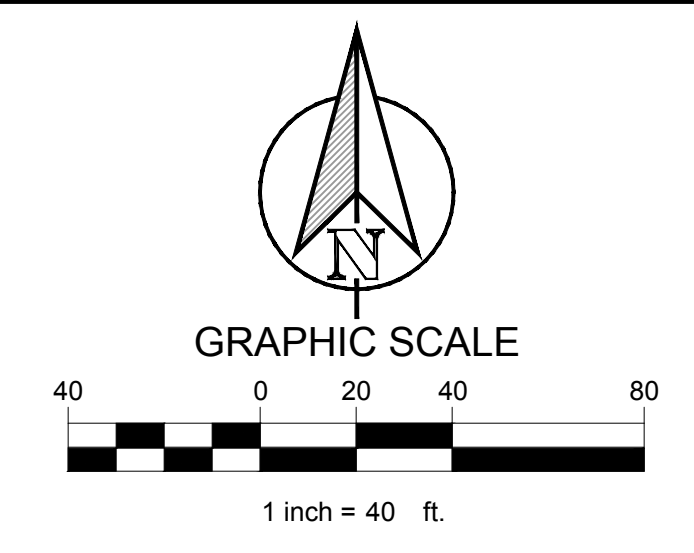
N.M. BULLARD SURVEY,
ABSTRACT NO. 24

LOT 1
BLOCK 1
HONDA OF ROCKWALL ADDITION
CAB. H, PG. 277
P.R.R.C.T.

| SITE DATA TABLE | |
|---------------------|------------------------|
| SITE AREA | 7.71 AC (312,099 SF) |
| ZONING | L1 |
| PROPOSED USE | AUTO DEALER |
| BUILDING SIZE | 20,658 SF (DEALERSHIP) |
| | 850 SF (CARWASH) |
| | 3,920 SF (OIL/LUBE) |
| LOT COVERAGE | 0.07 % |
| FLOOR TO AREA RATIO | 0.07 : 1 |
| BUILDING HEIGHT | 1 STORY |
| SALES FLOOR AREA | 3,928 SF |
| OFFICE AREA | 1,303 SF |
| # OF BAYS | 12 |

| PARKING DATA TABLE | |
|-------------------------|-------------------|
| PARKING REQ. | |
| SALES FLOOR 1/ 250 SF | 16 SPACES |
| OFFICE SF 1/ 300 SF | 5 SPACES |
| 2 PER 2 BAY | 16 SPACES |
| TOTAL: | 27 SPACES |
| PARKING PROVIDED | |
| DISPLAY PARKING | 66 SPACES |
| CUSTOMER PARKING | 27 (2 ADA) SPACES |
| SERVICE/STORAGE PARKING | 21 SPACES |

| CONSTRUCTION SCHEDULE | |
|-----------------------|--|
| | EXISTING CONCRETE PAVEMENT |
| | FIRE LANE AND DRIVE AISLE 6", 3600 PSI (6.5 SACK/CY), #3 ON 18" ON 6" LIME STABILIZED SUBGRADE |
| | PARKING 5", 3600 PSI (6.5 SACK/CY), #3 ON 24" ON 6" LIME STABILIZED SUBGRADE |
| | PROPOSED DUMPSTER ENCLOSURE MIN. 7" THICK |
| | PROPOSED CONCRETE SIDEWALK PER DETAIL SHEET C-16 |
| | PROPERTY LINE |
| | PROPOSED CONCRETE CURB AND GUTTER |
| | PROPOSED FIRE LANE |
| | PROPOSED SAWCUT |
| | PARKING COUNT |



| CONSTRUCTION SCHEDULE | |
|-----------------------|--|
| ① | PROP. SAW CUT FULL DEPTH EXISTING PAVEMENT |
| ② | PROP. 4" PARKING STALL STRIPING COLOR: WHITE (TYP) |
| ③ | PROP. CONCRETE CURB & GUTTER |
| ④ | EX. HANDICAP SYMBOL |
| ⑤ | EX. HANDICAP SIGN |
| ⑥ | PROP. PAVEMENT STRIPING |
| ⑦ | PROP. PROPOSED BOLLARD |

- NOTES:
- A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
 - ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
 - ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
 - NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
 - SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.
 - ALL DUMPSTERS TO HAVE SELF LATCHING GATES.
 - ADDITIONAL LANDSCAPING SHALL BE ADDED AS A COMPENSATORY MEASURE FOR THE SITE PLAN VARIANCES.

| | |
|---|-----------------|
| CLAY COOLEY HYUNDAI ROCKWALL, TX 75087 | |
| LEGAL DESCRIPTION AND/OR ADDRESS: ROCKWALL RECREATION ADDITION LOT 1 BLOCK 1 7.17 AC (312,099 SF) | |
| OWNER: CLAY COOLEY AUTO 1251 E. AIRPORT FREEWAY IRVING, TX 75062 | |
| APPLICANT: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572 | |
| CASE NUMBER Z2021-049 | |
| 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 ____ DAY OF ____. | |
| WITNESS OUR HANDS THIS ____ DAY OF ____. | |
| DESIGN: LRR | DRAWN: LRR |
| CHECKED: CLC | DATE: 7/21/2023 |
| PLANNING AND ZONING COMMISSION, CHAIRMAN | |
| DIRECTOR OF PLANNING AND ZONING | |

TEXAS REGISTRATION #14199

CLAY MOORE ENGINEERING

1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PHONE: 817.281.0572
WWW.CLAYMOOREENR.COM

STATE OF TEXAS

DREW DONOSKY
25861
LICENSED PROFESSIONAL ENGINEER

7/21/2023

**CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087**

CITY SITE PLAN

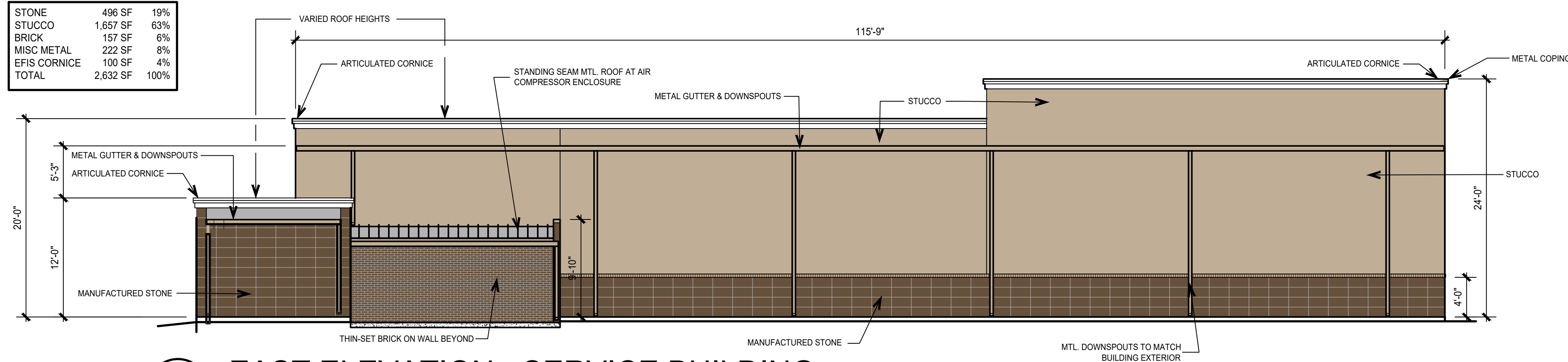
CITY SITE PLAN

SP-1

File No. 2020-021
(SP2023-032)

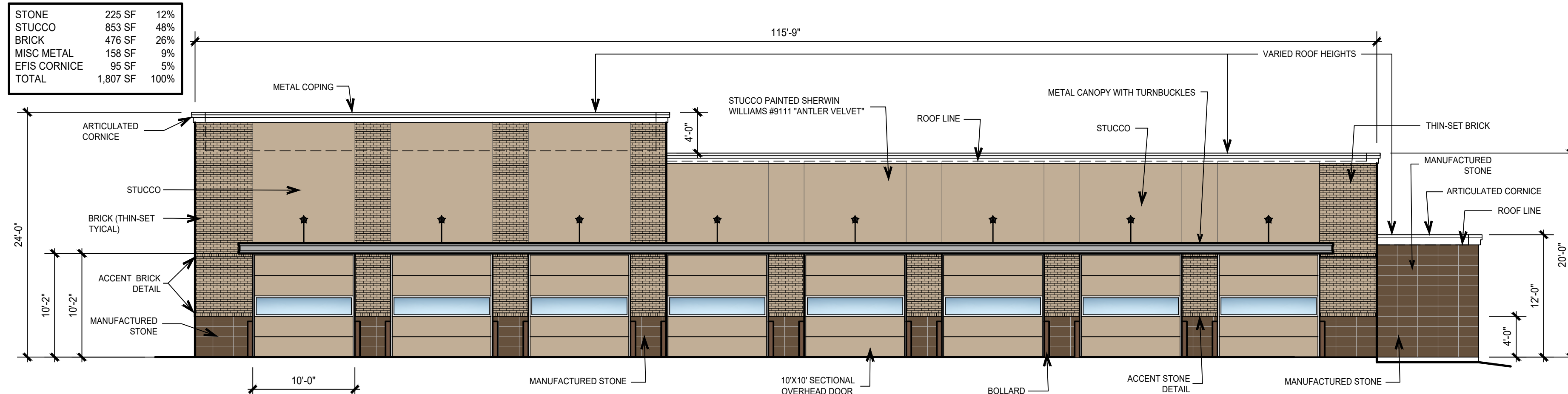
PLOTTED BY: 029-JIM
 PLOT DATE: 7/21/2023 9:13 AM
 LOCATION: Z:\ARCHITURE\ACTIVE\CLAY COOLEY\21034 CLAY COOLEY HYUNDAI\DRAWING FILES\RENDERINGS\21034 CC HYUNDAI ROCKWALL SERVICE EXPANSION_COLOR ELEVATIONS_2023-07-21.DWG
 LAST SAVED: 7/21/2023 9:11 AM

| | | |
|--------------|----------|------|
| STONE | 496 SF | 19% |
| STUCCO | 1,657 SF | 63% |
| BRICK | 157 SF | 6% |
| MISC METAL | 222 SF | 8% |
| EFIS CORNICE | 100 SF | 4% |
| TOTAL | 2,632 SF | 100% |

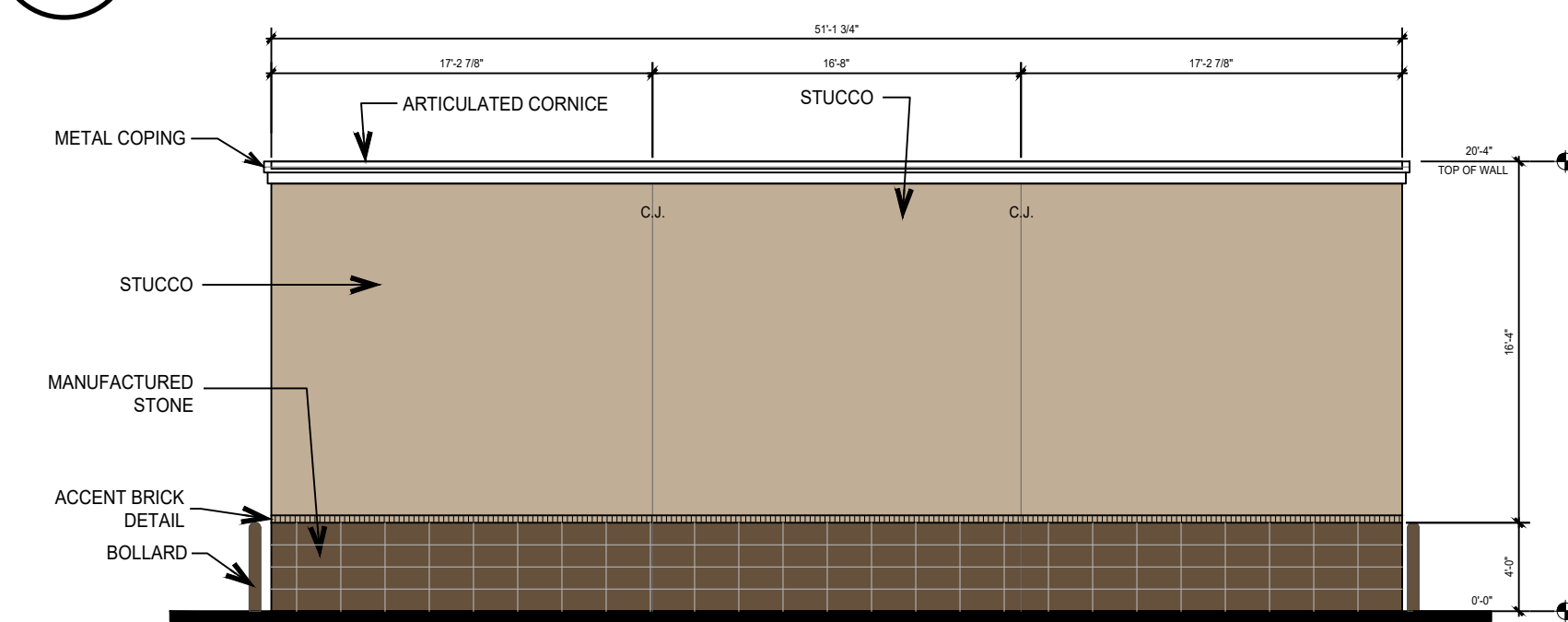


8 EAST ELEVATION - SERVICE BUILDING
SCALE 1/8"=1'-0"

| | | |
|--------------|----------|------|
| STONE | 225 SF | 12% |
| STUCCO | 853 SF | 48% |
| BRICK | 476 SF | 26% |
| MISC METAL | 158 SF | 9% |
| EFIS CORNICE | 95 SF | 5% |
| TOTAL | 1,807 SF | 100% |

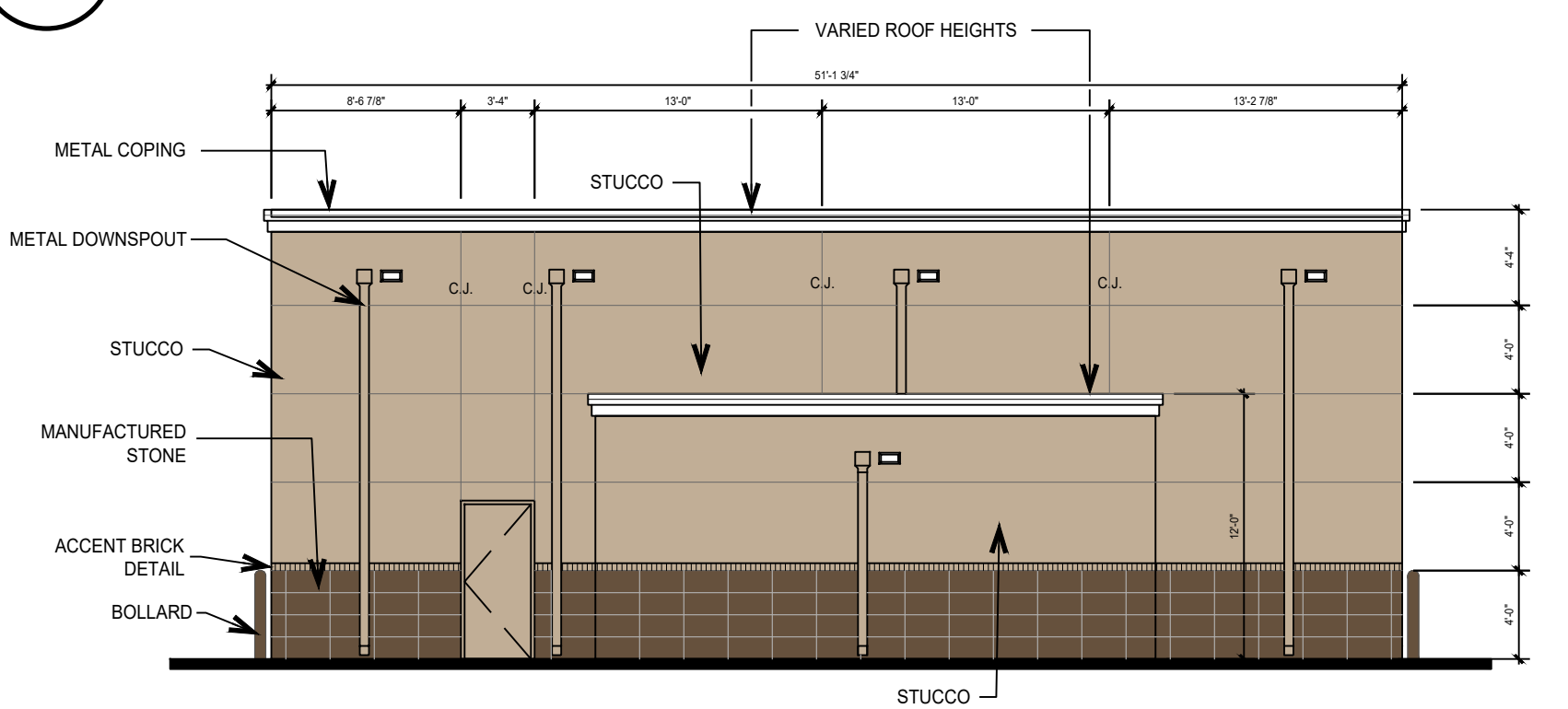


6 WEST ELEVATION - SERVICE BUILDING - FACES CLAY COOLEY BLVD.
SCALE 1/8"=1'-0"



| | | |
|--------------|----------|------|
| STONE | 205 SF | 20% |
| STUCCO | 784 SF | 75% |
| MISC METAL | 12 SF | 1% |
| EFIS CORNICE | 39 SF | 4% |
| TOTAL | 1,040 SF | 100% |

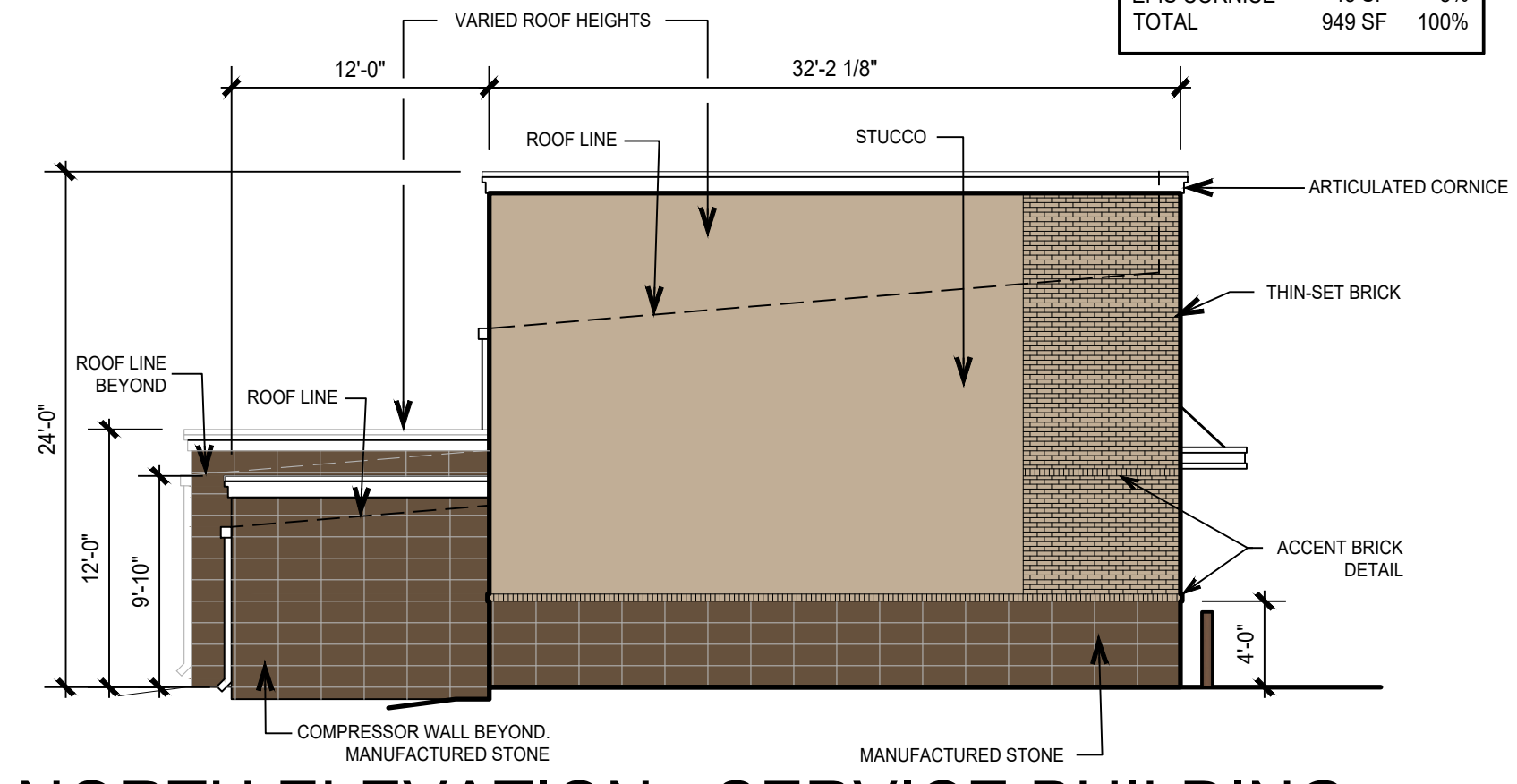
4 SOUTH ELEVATION - CAR WASH
SCALE 1/8"=1'-0"



| | | |
|--------------|----------|------|
| STONE | 185 SF | 18% |
| STUCCO | 723 SF | 71% |
| MISC METAL | 50 SF | 5% |
| EFIS CORNICE | 58 SF | 6% |
| TOTAL | 1,016 SF | 100% |

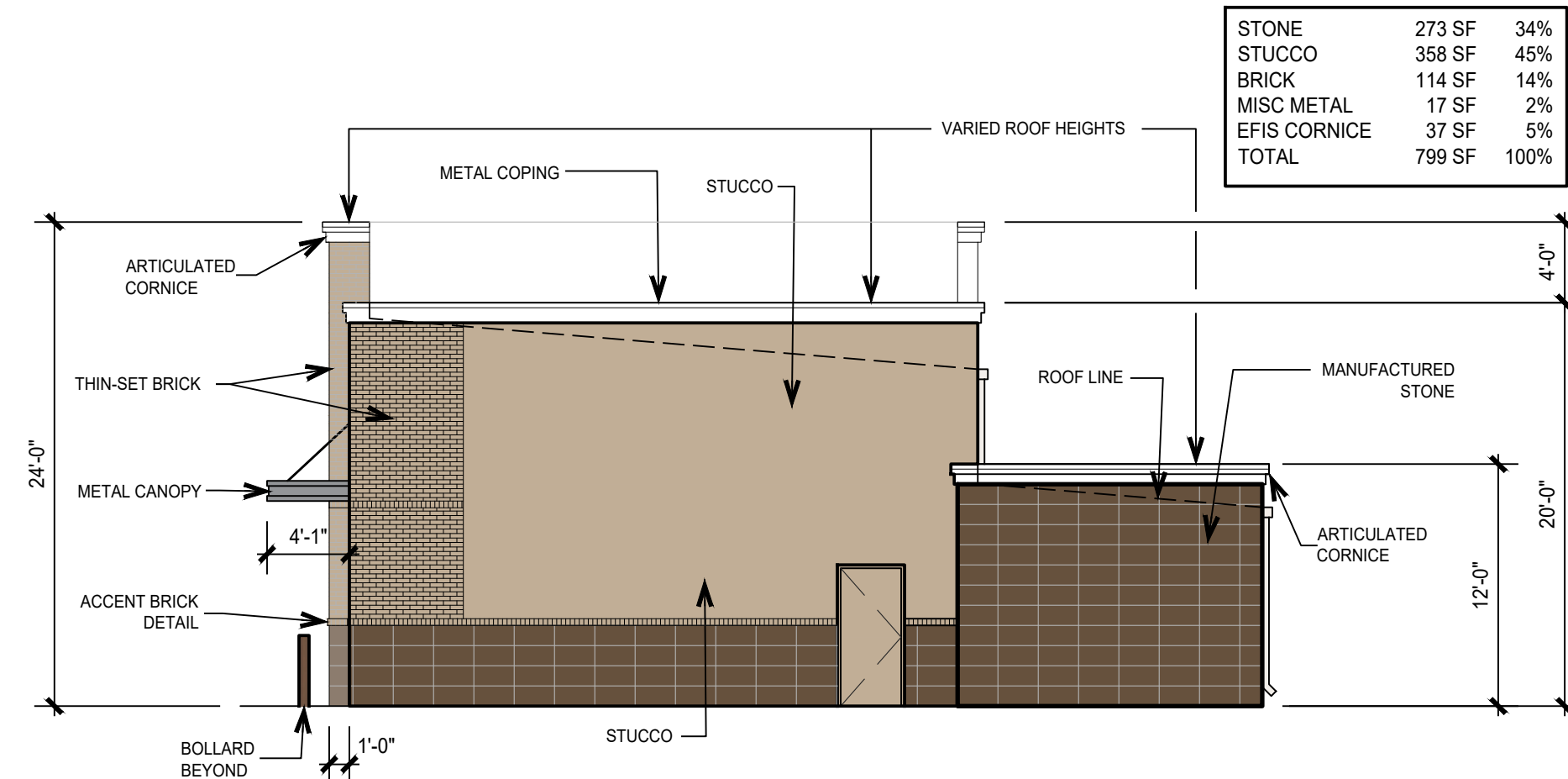
2 NORTH ELEVATION - CAR WASH
SCALE 1/8"=1'-0"

| | | |
|--------------|--------|------|
| STONE | 273 SF | 28% |
| STUCCO | 464 SF | 49% |
| BRICK | 147 SF | 15% |
| MISC METAL | 24 SF | 3% |
| EFIS CORNICE | 45 SF | 5% |
| TOTAL | 949 SF | 100% |

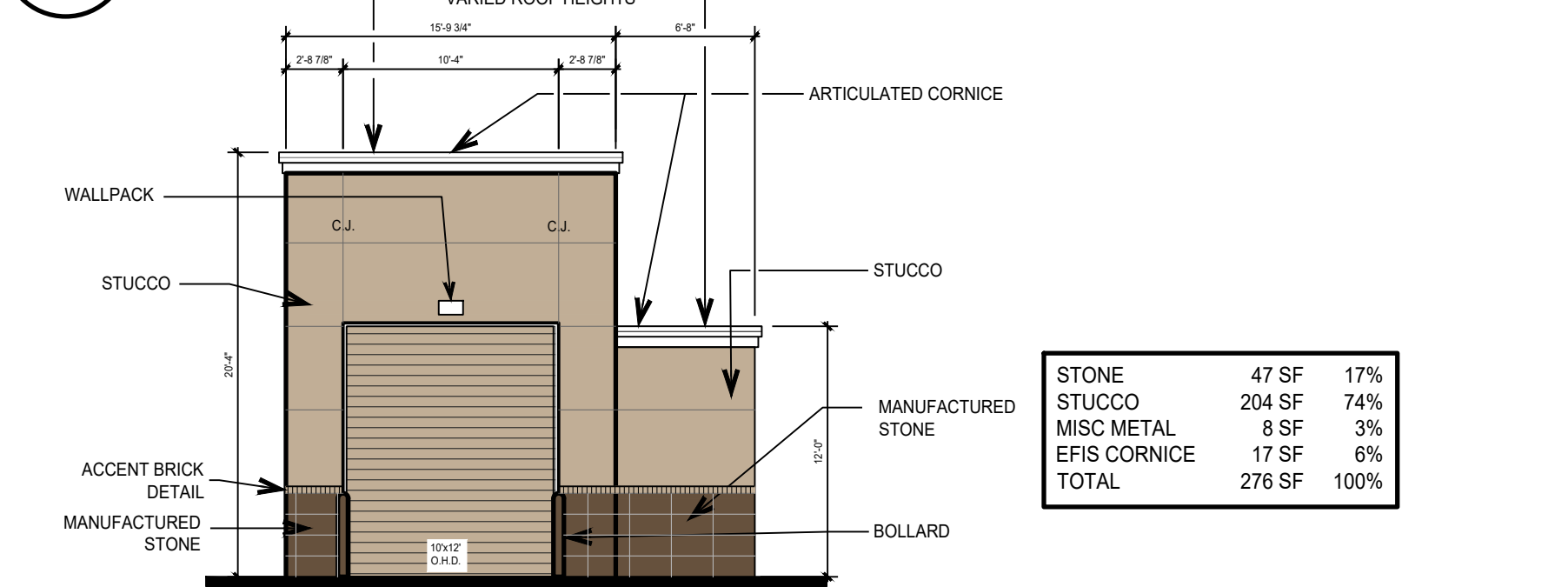


7 NORTH ELEVATION - SERVICE BUILDING
SCALE 1/8"=1'-0"

| | | |
|--------------|--------|------|
| STONE | 273 SF | 34% |
| STUCCO | 358 SF | 45% |
| BRICK | 114 SF | 14% |
| MISC METAL | 17 SF | 2% |
| EFIS CORNICE | 37 SF | 5% |
| TOTAL | 799 SF | 100% |

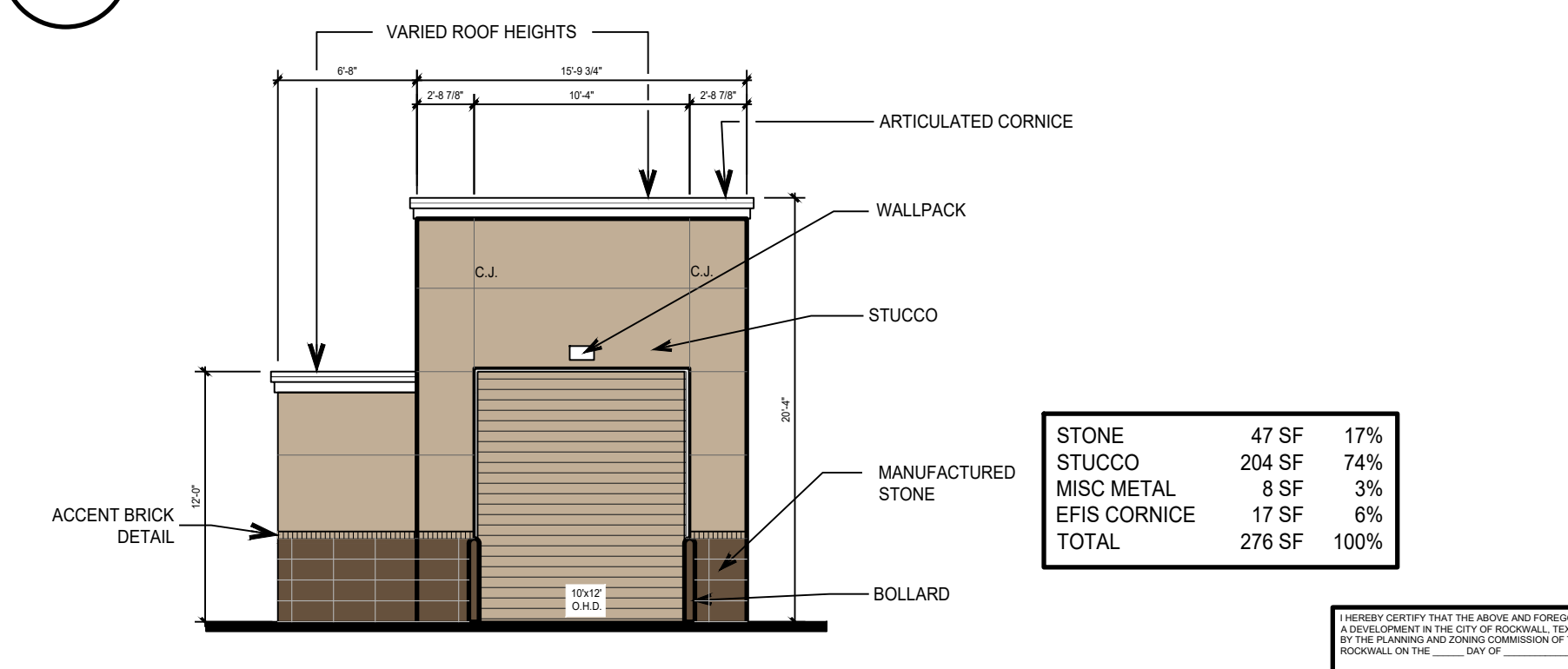


5 SOUTH ELEVATION - SERVICE BUILDING
SCALE 1/8"=1'-0"



| | | |
|--------------|--------|------|
| STONE | 47 SF | 17% |
| STUCCO | 204 SF | 74% |
| MISC METAL | 8 SF | 3% |
| EFIS CORNICE | 17 SF | 6% |
| TOTAL | 276 SF | 100% |

3 EAST ELEVATION - CAR WASH
SCALE 1/8"=1'-0"



| | | |
|--------------|--------|------|
| STONE | 47 SF | 17% |
| STUCCO | 204 SF | 74% |
| MISC METAL | 8 SF | 3% |
| EFIS CORNICE | 17 SF | 6% |
| TOTAL | 276 SF | 100% |

1 WEST ELEVATION - CAR WASH
SCALE 1/8"=1'-0"

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN(S) IS/ARE PREPARED BY THE CITY OF ROCKWALL, TEXAS AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL, ON THE _____ DAY OF _____, 2023.
 _____ DAY OF _____
 PLANNING AND ZONING COMMISSION CHAIRMAN
 DIRECTOR OF PLANNING AND ZONING

CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN $\pm 0.1'$ OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED, THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGNOSTIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE.
- REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
- ALL IRRIGATION SHALL MEET THE REQUIREMENTS OF THE UDC. (ARTICLE 08, SUBSECTION 05.04)

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

| SITE DATA TABLE | |
|---------------------|------------------------|
| SITE AREA | 7.71 AC / 312,099 SF |
| ZONING | LI (Light Industrial) |
| PROPOSED USE | AUTO DEALER |
| BUILDING SIZE | 20,658 SF (DEALERSHIP) |
| | 850 SF (CAR WASH) |
| | 1,175 SF (OIL/LUBE) |
| LOT COVERAGE | 0.07% |
| FLOOR TO AREA RATIO | 0.07:1 |
| BUILDING HEIGHT | 1-STORY |
| SALES FLOOR AREA | 3,928 SF |
| OFFICE AREA | 1,303 SF |
| # OF BAYS | 12 |

| PARKING DATA TABLE | |
|----------------------|-------------------|
| PARKING REQUIRED | |
| SALES FLOOR 1/250 SF | 16 SPACES |
| OFFICE SF 1/300 SF | 5 SPACES |
| 1 SPACE PER 2 BAY | 6 PARKING |
| TOTAL | 27 SPACES |
| PARKING PROVIDED | |
| DISPLAY PARKING | 87 SPACES |
| CUSTOMER PARKING | 27 (2 ADA) SPACES |

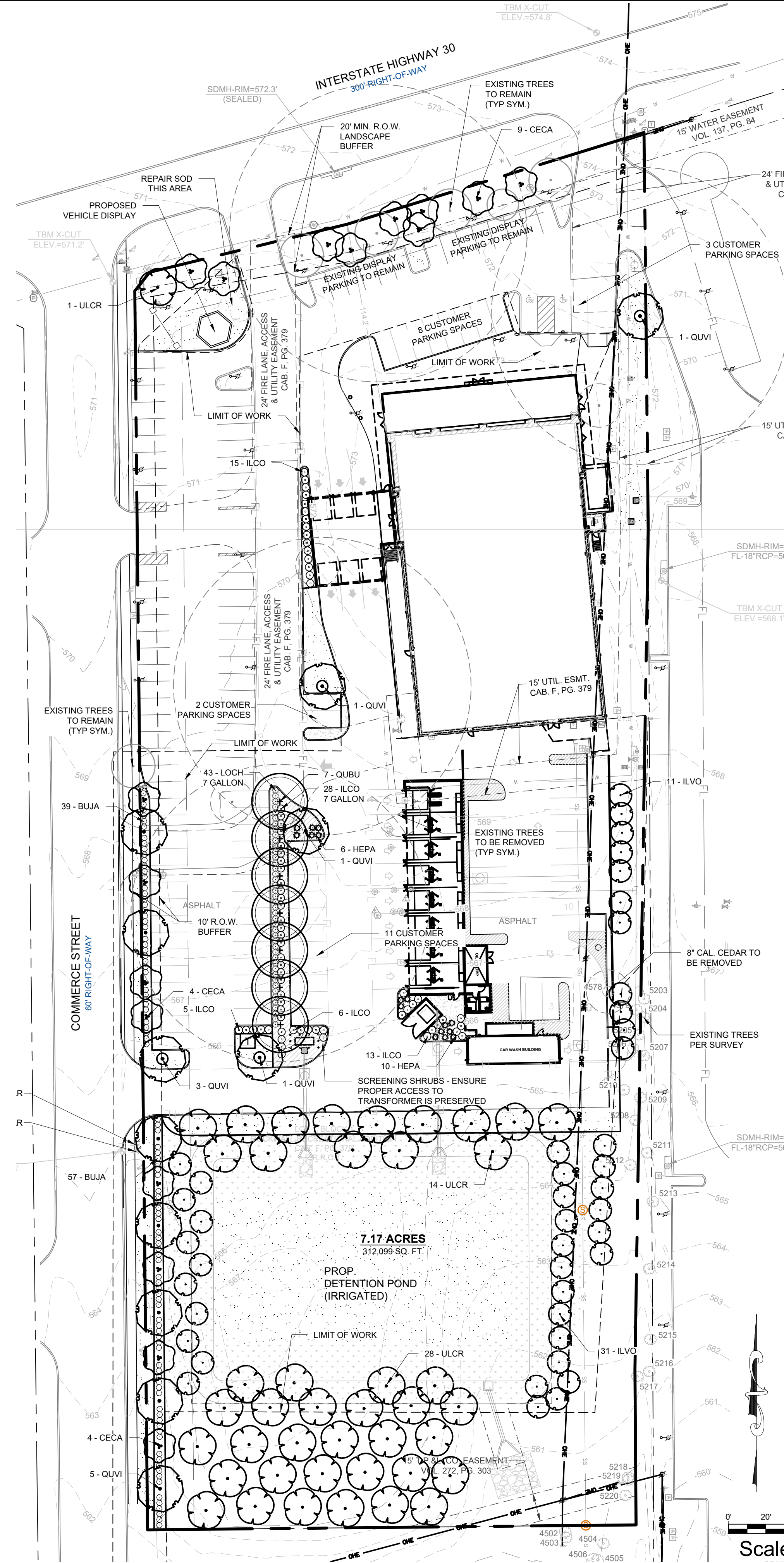
PLANTING LEGEND

| SYMBOL | BOTANIC NAME | COMMON NAME | MIN. SIZE | SPACING | QUANTITY | REMARKS |
|----------------------|--|-----------------------------|-----------------------|---------------|-------------|-------------------------------|
| TREES | | | | | | |
| CECA | Cercis canadensis 'Texana' | Texas Redbud | 6'-8" high | Per plan | 17 | Accent Tree |
| ILVO | Ilex vomitoria | Yaupon Holly | 6'-8" high | Per plan | 42 | Accent Tree |
| QUBU | Quercus buckleyi | Texas Red Oak | 5" cal., 12'-15' high | Per plan | 7 | Canopy Tree |
| QUVI | Quercus virginiana | Live Oak | 5" cal., 12'-15' high | Per plan | 12 | Canopy Tree |
| ULCR | Ulmus crassifolia | Cedar Elm | 5" cal., 12'-15' high | Per plan | 43 | Canopy Tree |
| SHRUBS | | | | | | |
| BUJA | Buxus micro. japonica 'Green Beauty' | Green Beauty Boxwood | 5 gallon | 3" o.c. | 96 | |
| HEPA | Hesperaloe parviflora 'Brakelights' | Red Yucca | 5 gallon | 4" o.c. | 16 | |
| ILCO | Ilex cornuta 'Burfordii Nana' | Dwarf Burford Holly | 5 gallon / 7 gallon | 4" o.c. | 39 / 28 | See plan for 7 gal. locations |
| LOCH | Loropetalum chinense 'PILC-III' | Purple Daydream Loropetalum | 7 gallon | 3" o.c. | 43 | |
| TURF AND SEED | | | | | | |
| | Cynodon 'Tifway 419' | Tifway Hybrid Bermuda Grass | Sod | - - - | ~ 24,885 SF | |
| | Dam Slope Mix (Contact Native American Seed) | | Hydromulch | 20 lbs / acre | ~ 20,481 SF | |

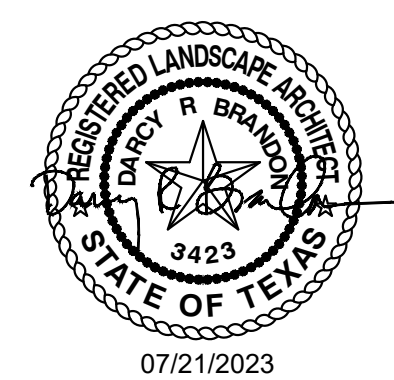
NOTE: THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SODDED AREA, INCLUDING WATERING, UNTIL A PERMANENT STAND OF GRASS IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A STAND OF GRASS SHALL CONSIST OF 75%-80% COVERAGE AND A MINIMUM OF 1" IN HEIGHT AS DETERMINED BY THE CITY.

LANDSCAPE STANDARDS

| | |
|---|--|
| 08.05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL REQ. ABUTTING A PUBLIC RIGHT-OF-WAY: | 10' WIDE LANDSCAPE BUFFER W/ GROUND COVER, BERM, AND SHRUBBERY 30" HIGH + 1 CANOPY TREE & 1 ACCENT TREE PER 50 LIN. FEET OF FRONTAGE |
| COMMERCE STREET: ±398' OF STREET FRONTAGE | 10' WIDE BUFFER REQUIRED W/ 1 CANOPY & 1 ACCENT TREE PER 50' OF FRONTAGE |
| PROVIDED IN 10' BUFFER: | 8 OAKS, 8 REDBUDS, SHRUBS, & GROUND COVER |
| 05.06 GENERAL OVERLAY DISTRICT STANDARDS - IH-30 OVERLAY REQ. LANDSCAPE BUFFER: | 20' WIDE W/ GROUND COVER & BUILT-UP BERM & SHRUBBERY ALONG ENTIRE LENGTH OF FRONTAGE, 30"-48" HIGH; 2 CANOPY TREES + 4 ACCENT TREES PER 100 LIN. FT. OF PRIMARY ROADWAY |
| ±237 ROADWAY FRONTAGE REQ. PLANTING: PROVIDED IN 20' BUFFER, EXISTING: PROPOSED IN 20' BUFFER: | 4.7 (5) CANOPY TREES + 9.5 (10) ACCENT TREES 4 CANOPY TREES + 1 ACCENT TREE; SHRUBBERY 1 CEDAR ELM + 9 REDBUDS |
| 05.02 LANDSCAPE SCREENING REQ. HEADLIGHT SCREENING: | HEAD-IN PARKING ADJ. TO STREET SHALL INCORP. MIN. 2' BERM W/ MATURE EVERGREEN SHRUBS ALONG ENTIRE PARKING AREAS BOXWOOD SHRUBS PROVIDED IN FRONT OF PARKING SPACES LOCATED ALONG STREET FRONTAGE TO MATCH EXISTING SHRUBS |
| PROVIDED SCREENING: | A WROUGHT IRON FENCE AND THREE (3) TIERED SCREENING (I.E. SMALL TO MID-SIZED SHRUBS, LARGE SHRUBS OR ACCENT TREES, AND CANOPY TREES) ALONG THE ENTIRE LENGTH OF THE ADJACENCY. THE CANOPY TREES SHALL BE PLACED ON 20-FOOT CENTERS. |
| REQUIRED SCREENING OF SERVICE BAYS: | TEXAS RED OAK TREES, DWARF BURFORD HOLLY, AND PURPLE DAYDREAM LOROPETALUM ARE PROPOSED TO PROVIDE THE THREE-TIER PLANTING SCREEN. |
| 05.03 LANDSCAPE REQUIREMENTS - L-1 DISTRICT TOTAL SITE AREA: LANDSCAPE AREA REQUIRED TOTAL SITE: LANDSCAPE PROVIDED, TOTAL SITE: | 312,099 SF 62,420 SF (20%) ±79,574 SF (25%) |
| LOCATION OF LANDSCAPING: | MIN. 100% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE. |
| MIN. SIZE OF AREAS | ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA |
| DETENTION BASINS DETENTION BASIN AREA: REQUIRED TREES: PROVIDED TREES: | MIN. 1 CANOPY & 1 ACCENT TREE PER 750 SF ±31,539 SF 42 CANOPY TREES & 42 ACCENT TREES 42 CEDAR ELM & 42 YAUPON HOLLY |
| PARKING LOT LANDSCAPING | MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF THE PARKING LOT AREA. 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 _____ DAY OF _____ |
| PROPOSED CUSTOMER PARKING AREA: PROPOSED DISPLAY PARKING AREA: REQ. PARKING LOT LANDSCAPING: PROPOSED PARKING LOT LANDSCAPING: | 27 (2 ADA) SPACES, ±20,759 SF 87 SPACES, ±27,124 SF 1,038 SF (5%) 3,734 SF (18%) REQ. PARKING SPACES MUST BE WITHIN 80' OF CANOPY TREE TRUNK |

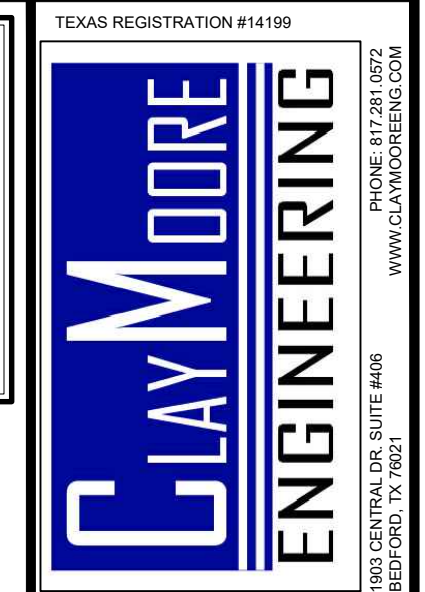


Scale 1" = 40'



PLANNING AND ZONING COMMISSION, CHAIRMAN
DIRECTOR OF PLANNING AND ZONING

PLOTTED BY: DARCYLEY BRANDON
 PLOT DATE: 7/21/2023 9:14 AM
 LOCATION: C:\USERS\DARCYLEY\DOCUMENTS\UDBLA_PROJECTS\2021\EDG\COOLEY HYUNDAI - ROCKWALL, TX\COOLEY HYUNDAI - ROCKWALL LP_2023-07-20.DWG
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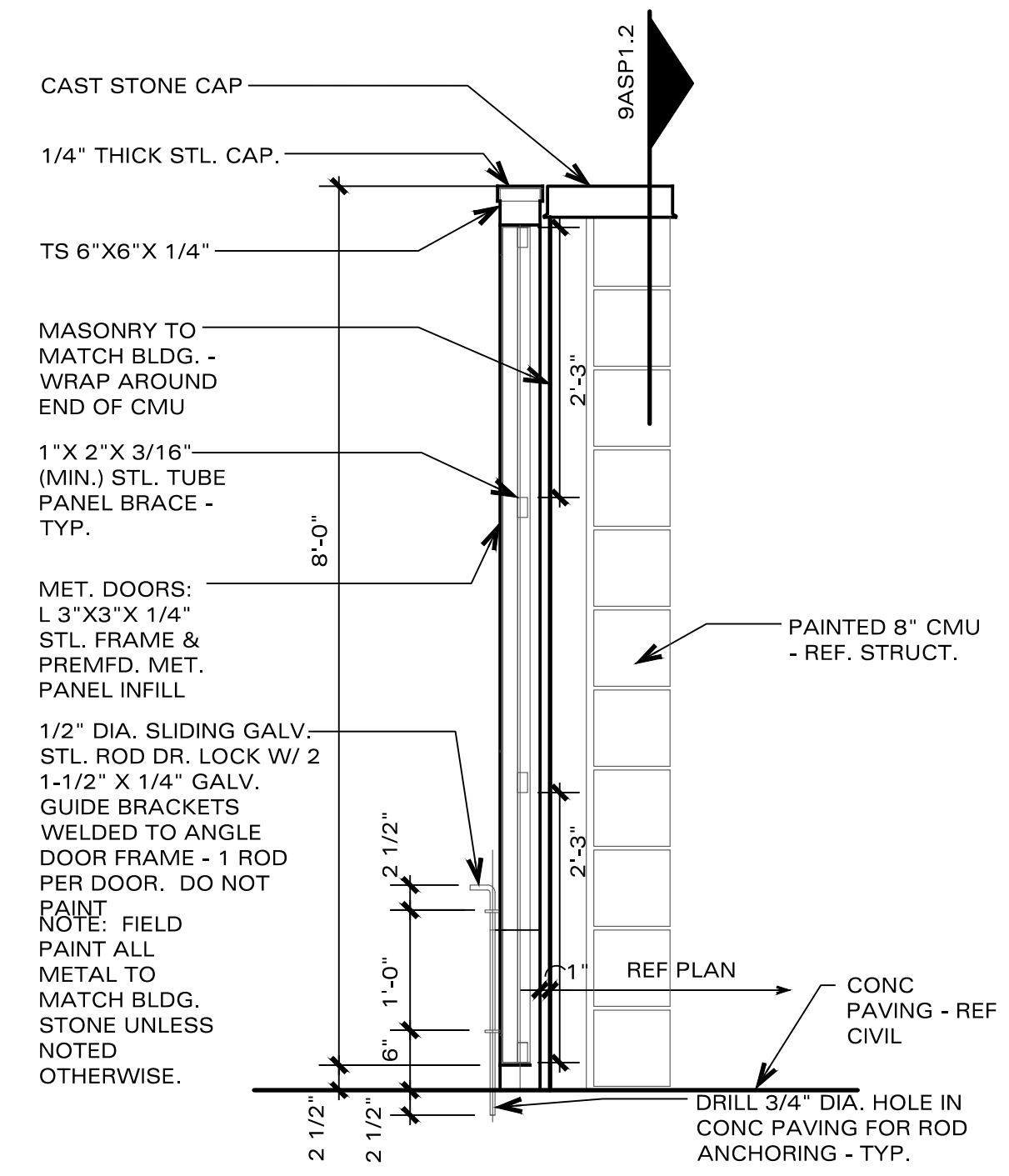


PRELIMINARY
FOR REVIEW ONLY
Not for construction purposes.
CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING
CONSULTANTS
DREW DONOSKY
Engineer, No. 125651, Date: 7/21/2023
7/21/2023

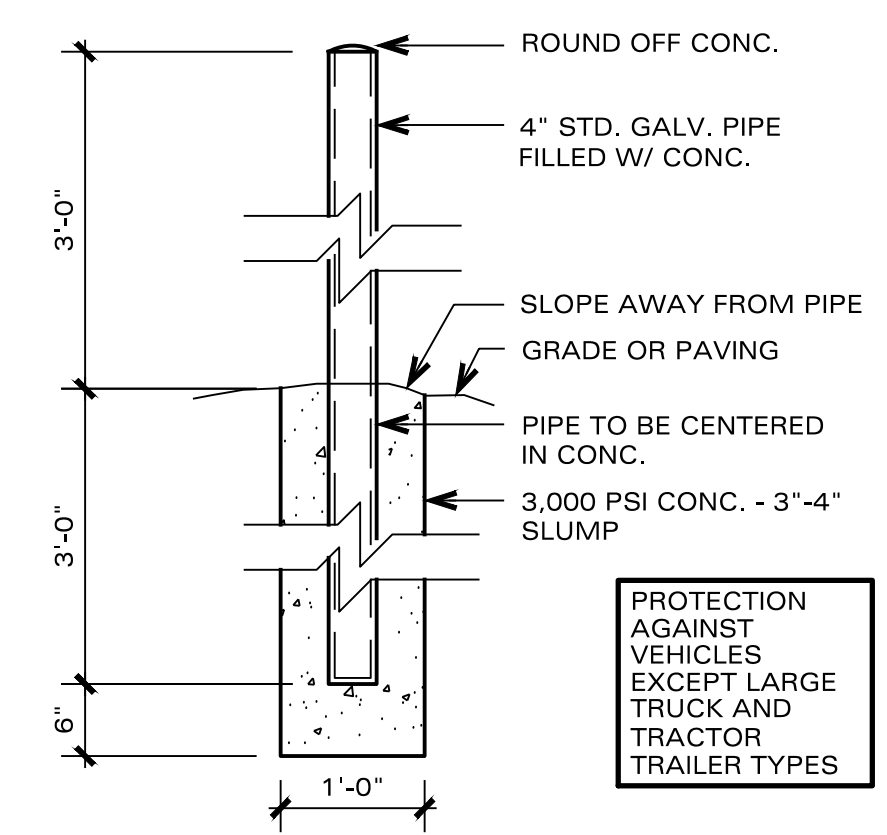
CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

LANDSCAPE PLANTING PLAN

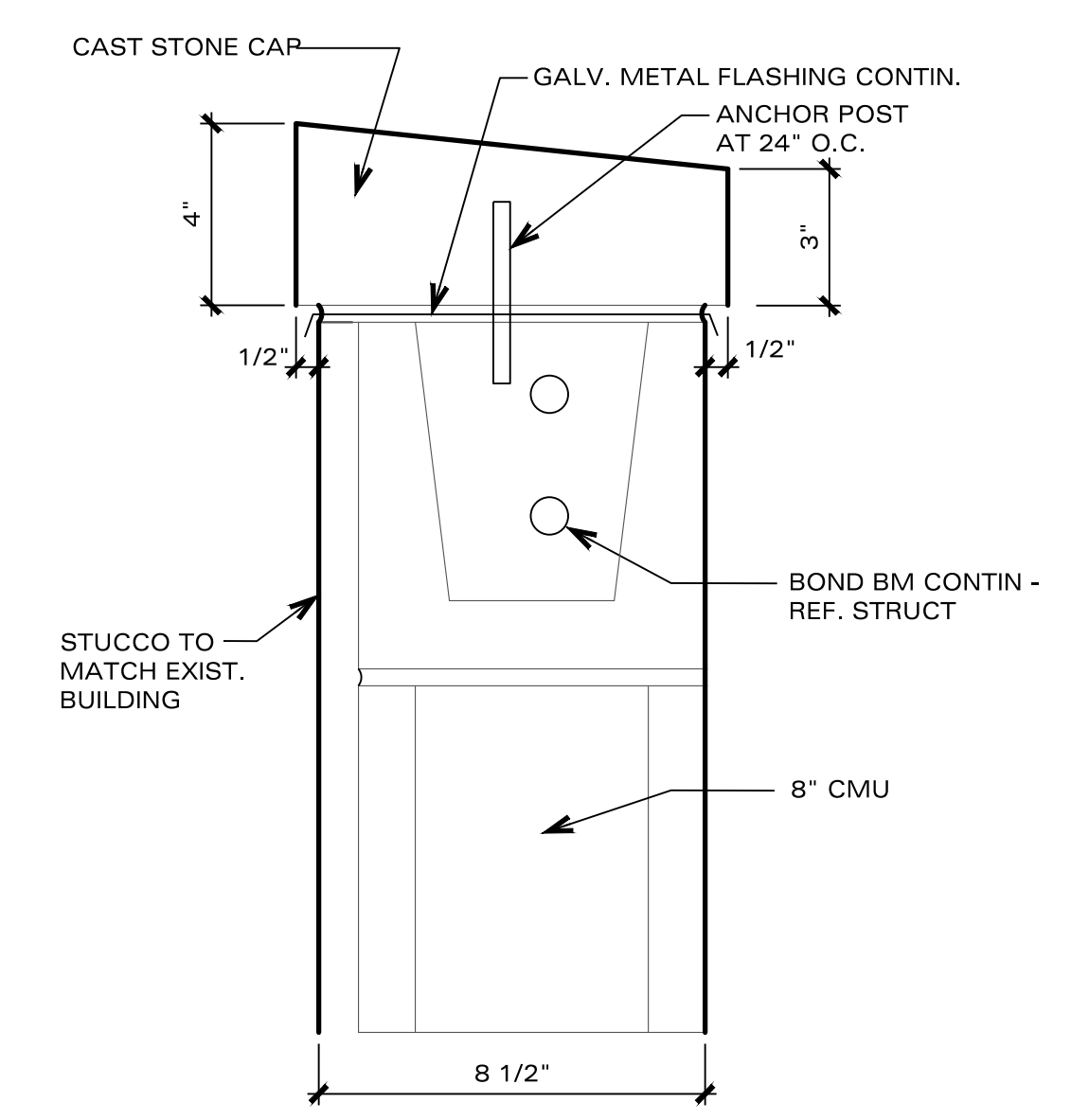
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| DRAWN: | LRR |
| CHECKED: | CLC |
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| LP-1 | |
| File No. | 2020-021 |



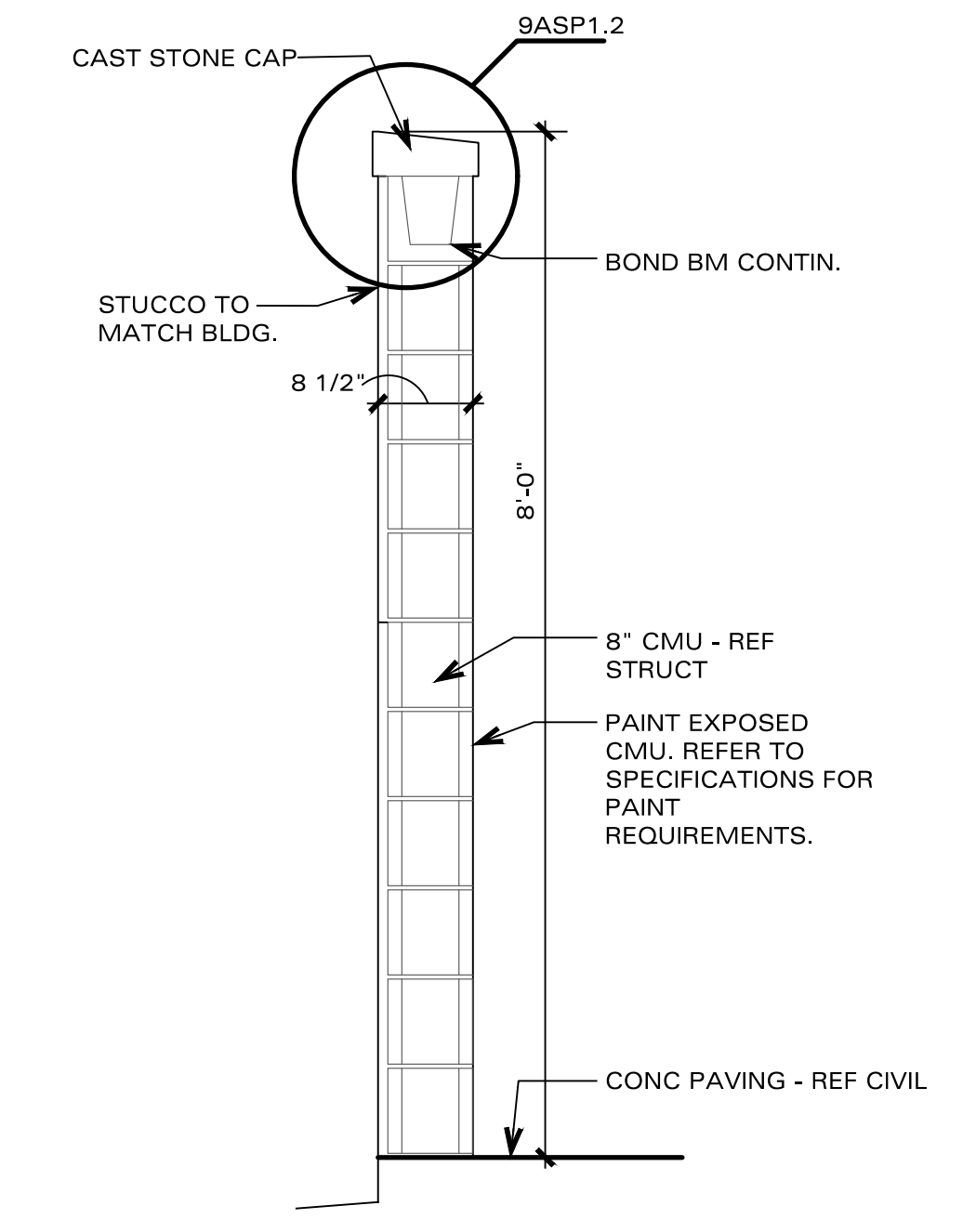
7 SECTION
SCALE 3/4"=1'-0"



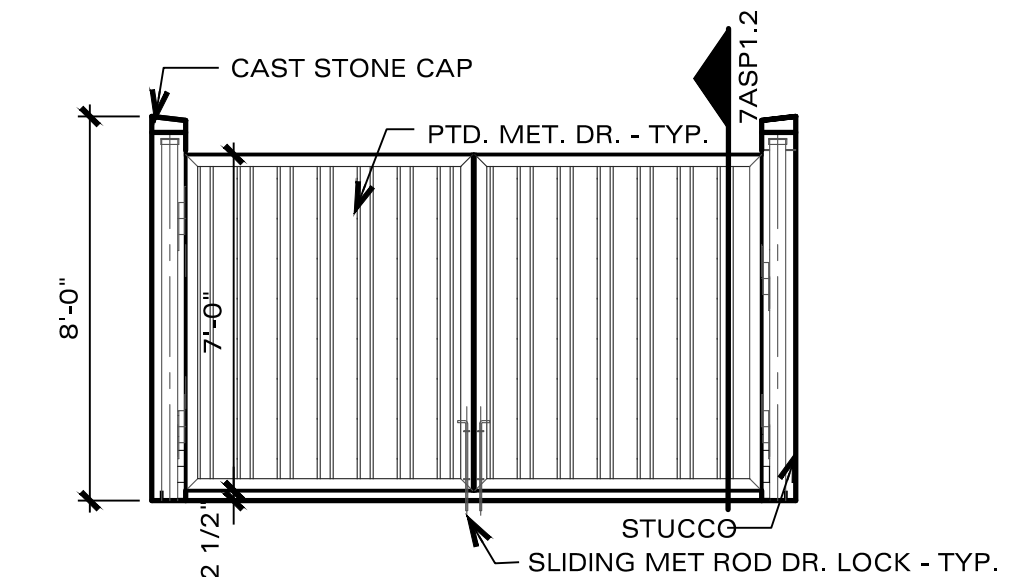
6 BOLLARD
SCALE 3/4"=1'-0"



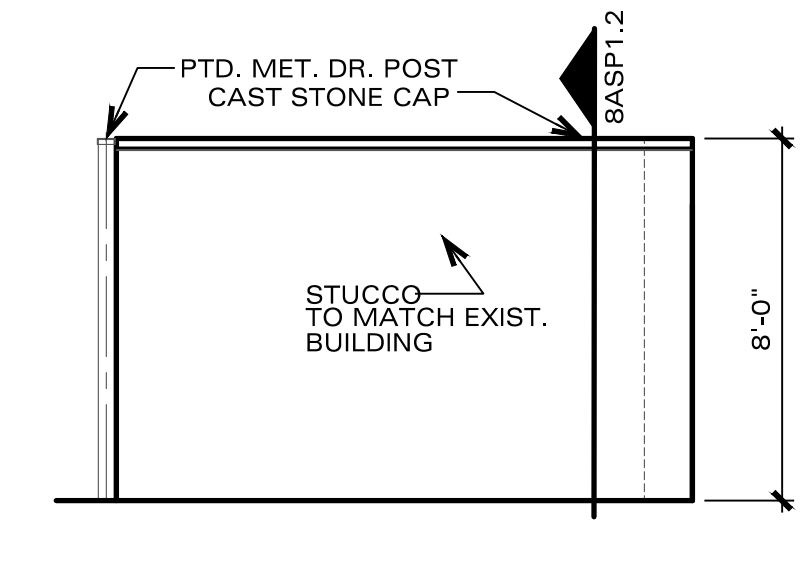
9 CAST STONE SECTION
SCALE 3"=1'-0"



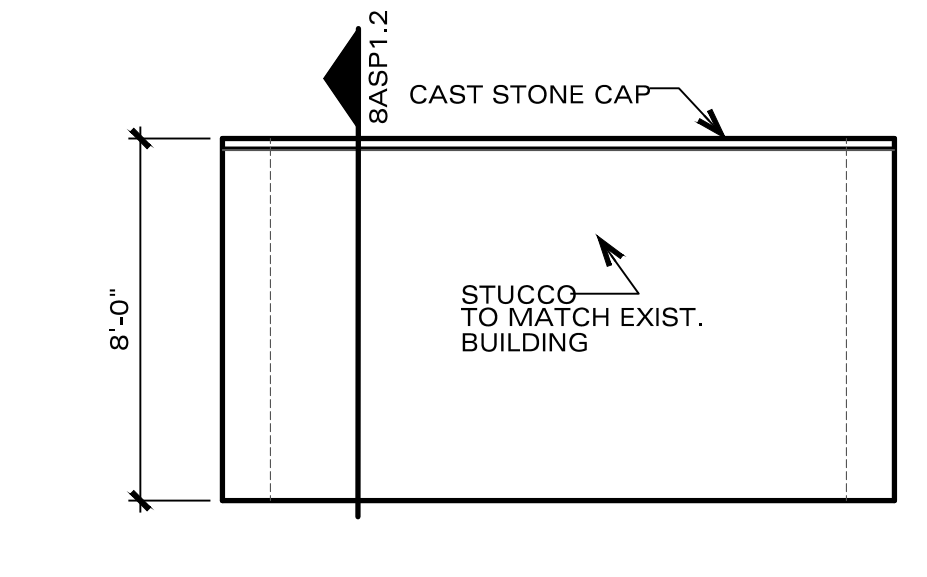
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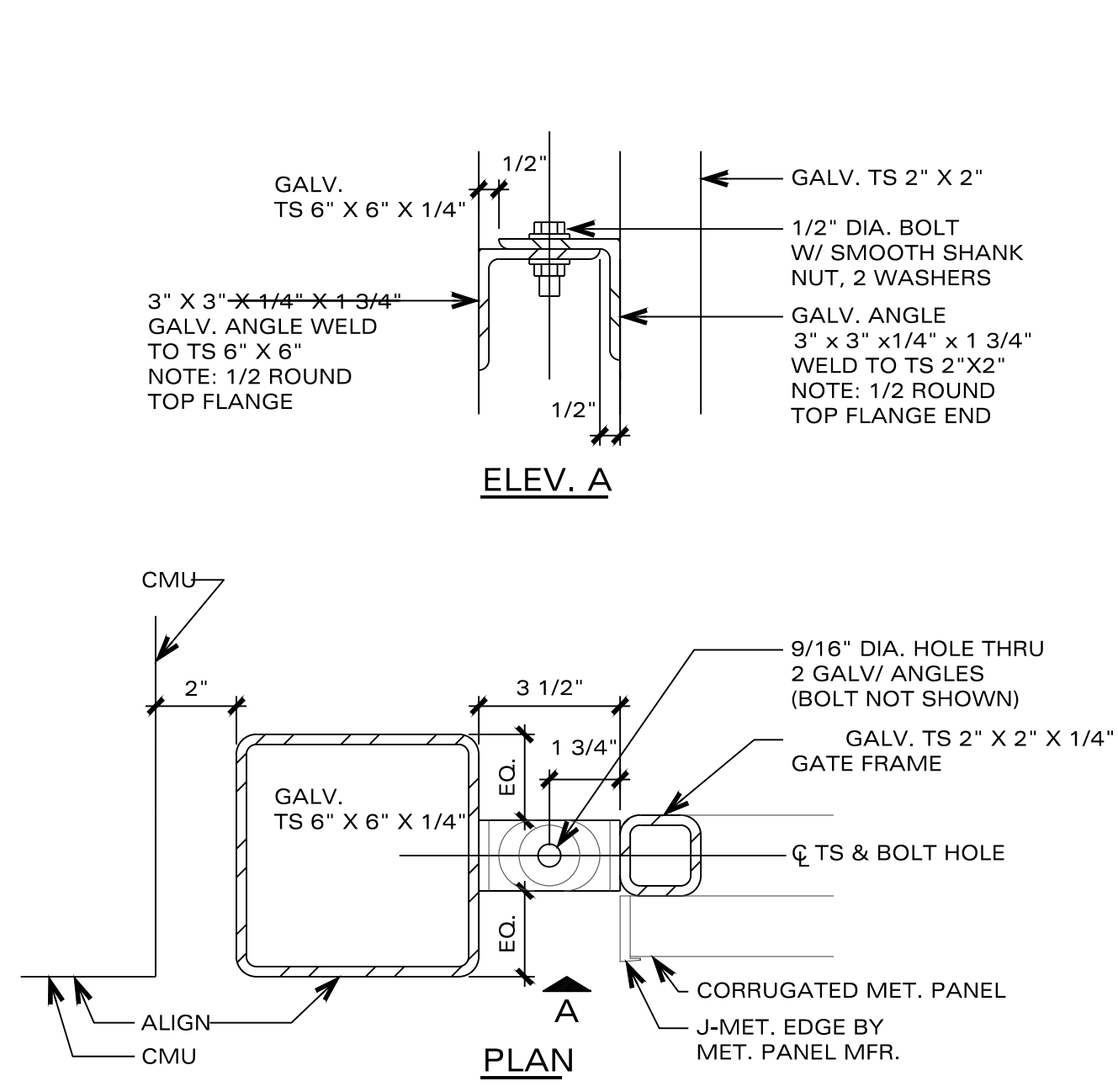
5 ELEVATION
SCALE 1/4"=1'-0"



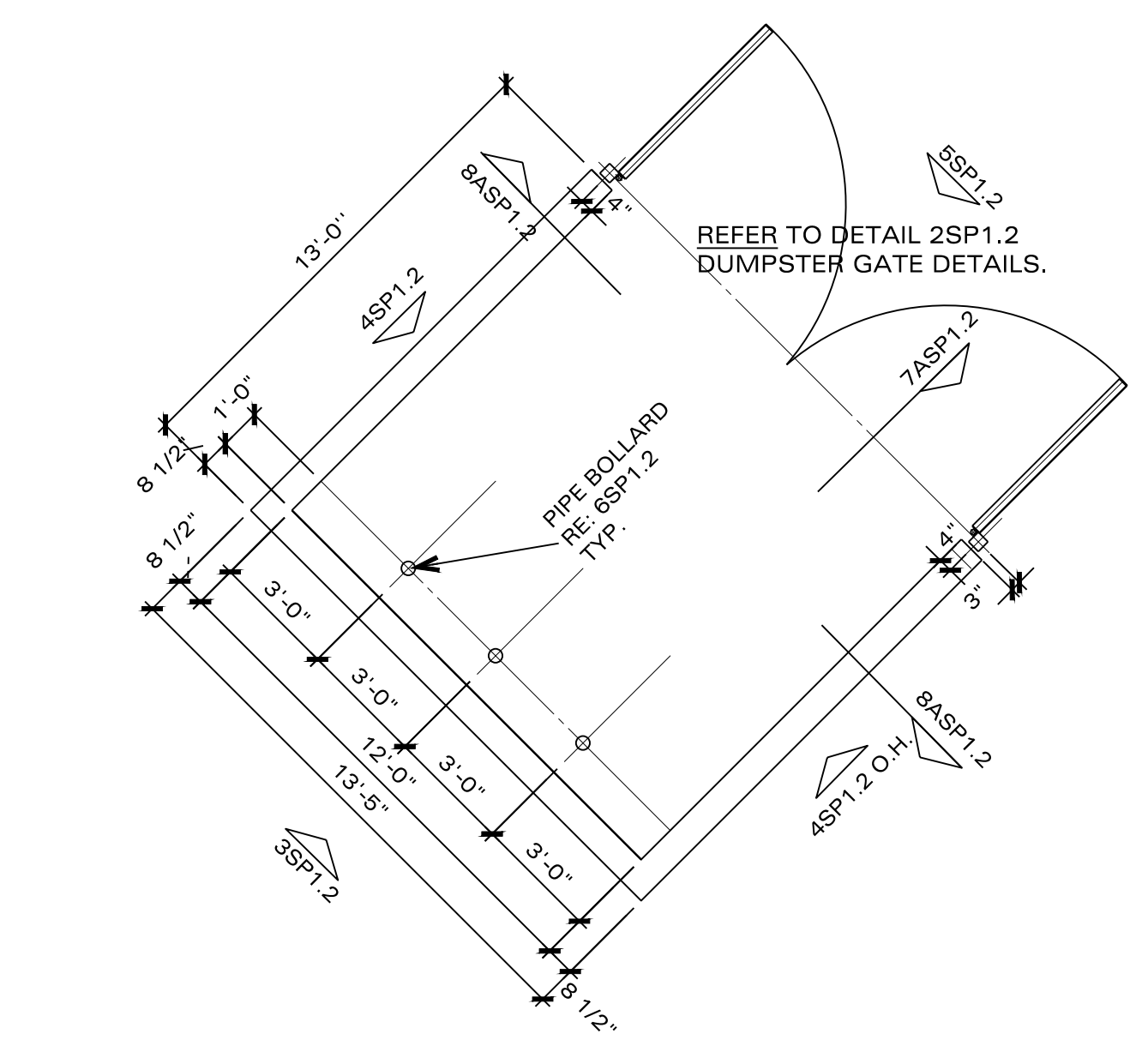
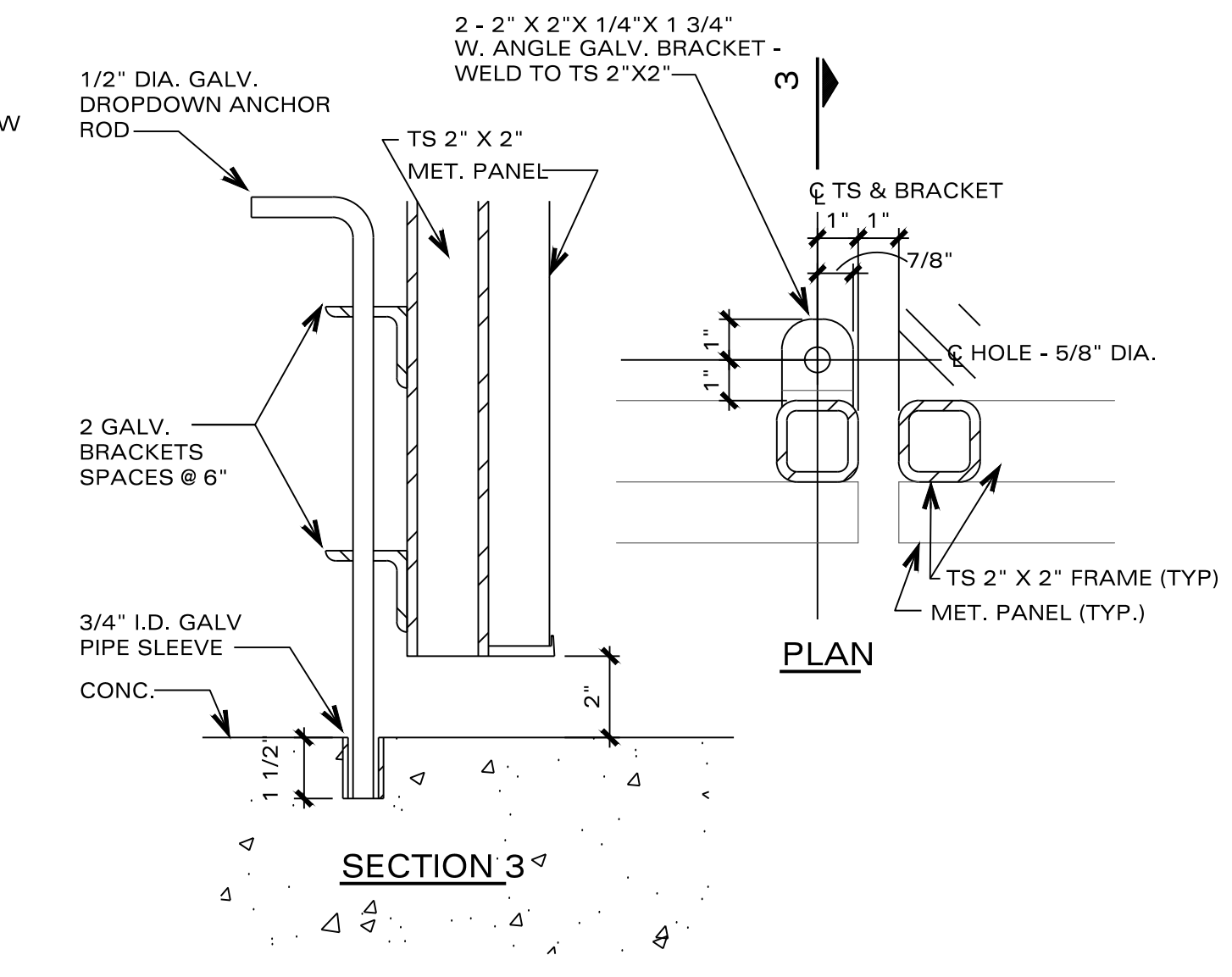
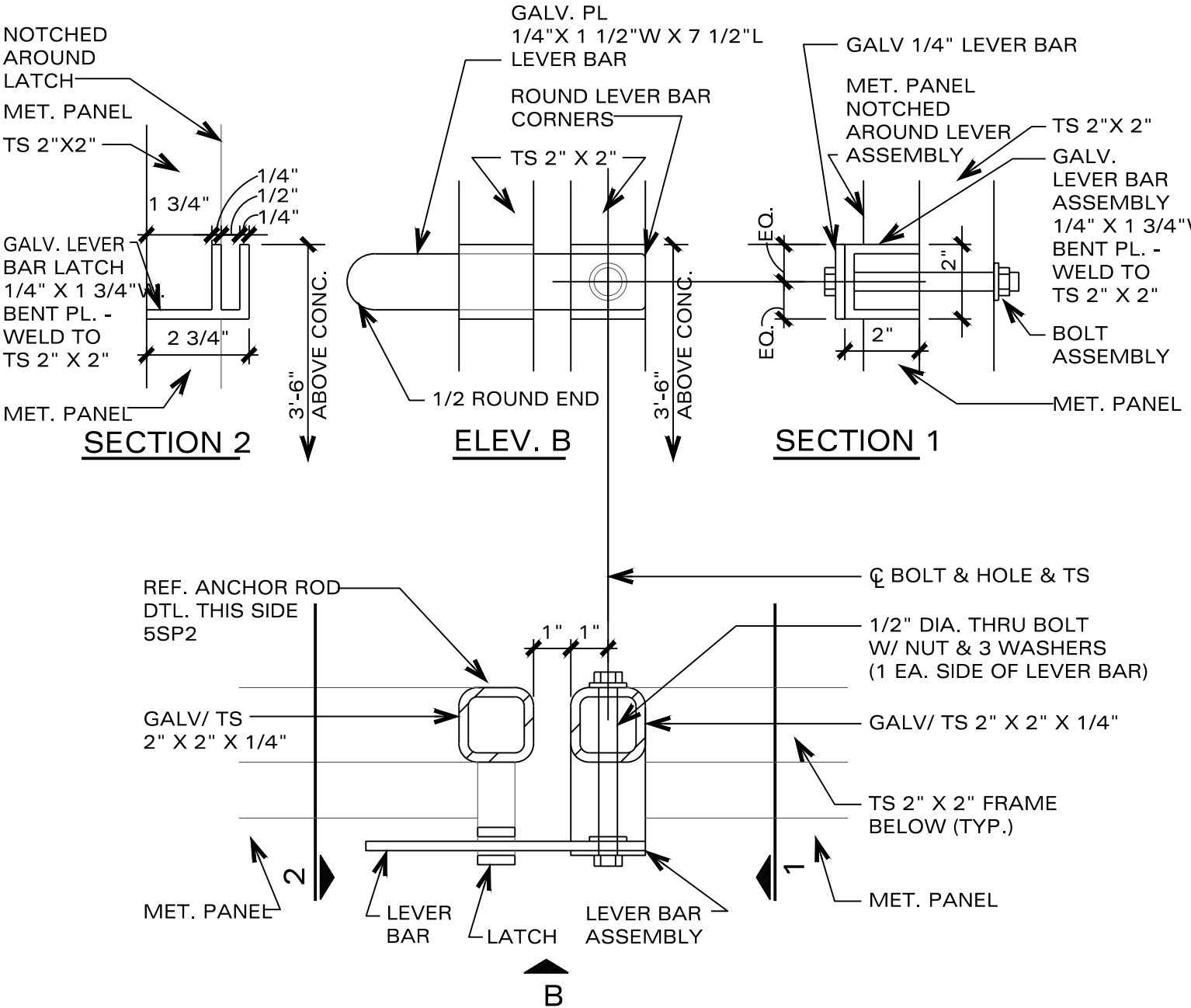
4 ELEVATION
SCALE 1/4"=1'-0"



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




2 GATE DETAILS
SCALE 3"=1'-0"



1 PLAN
SCALE 1/4"=1'-0"

INCOMPLETE CONSTRUCTION DOCUMENTS
THIS DOCUMENT IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. (TBAE - EFFECTIVE 10-01-2003)
JAMES R. HARDIN, ARCHITECT TEXAS
REGISTRATION NO. 11546
DATE: 11/30/2021



HYUNDAI

CLAY COOLEY HYUNDAI ROCKWALL
Showroom & Service Building

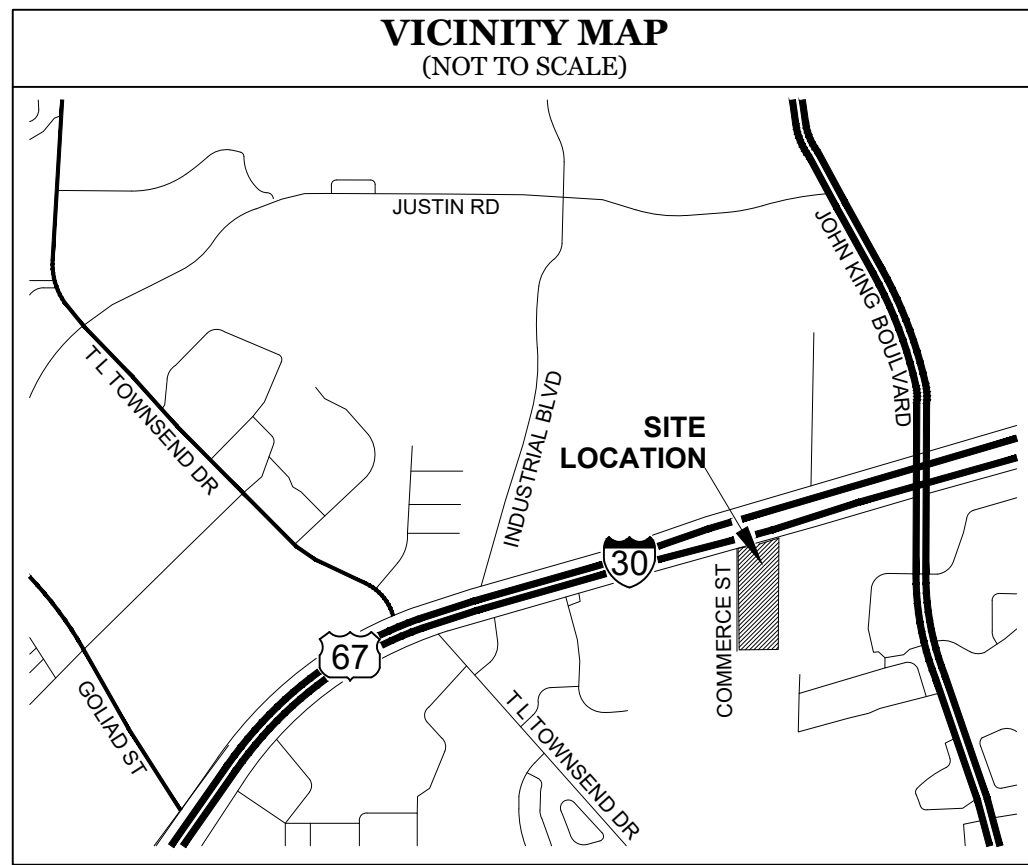
PROJECT: AN ADDITION & RENOVATION FOR: CLAY COOLEY HYUNDAI ROCKWALL
ADDRESS: 1540 Interstate 30 E
CITY: ROCKWALL STATE: TX ZIP: 75087

DUMPSTER SCREEN

JOB NO. **21034**

| DATE | ISSUE FOR | DRAWN BY |
|------------|-------------|----------|
| 11/30/2021 | 75 % REVIEW | MS, AP |
| | | |
| | | |
| | | |

SP1.2

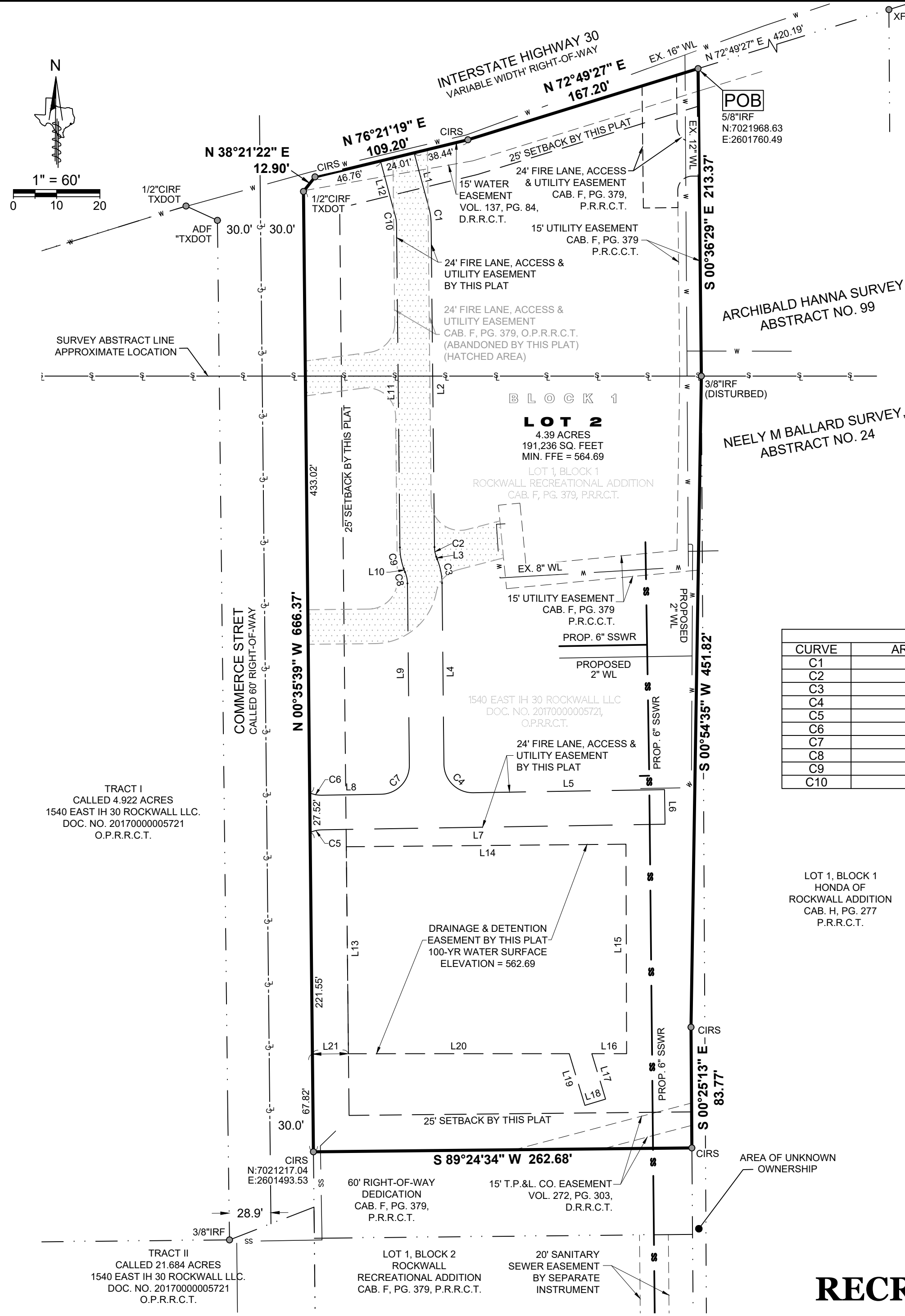


GENERAL NOTES

- The purpose of this plat is to dedicate easements for site development.
- This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26th, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0045L. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011).
- Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

LEGEND

- PG = PAGE
- CAB = CABINET
- POB = POINT OF BEGINNING
- CIRS = CAPPED IRON ROD SET
- CIRF = CAPPED IRON ROD FOUND
- DOC. NO. = DOCUMENT NUMBER
- D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. = PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- = SUBJECT BOUNDARY
- - - = ADJOINER BOUNDARY
- W = WATER LINE
- SS = SANITARY SEWER LINE
- - - - = EASEMENT



| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N 15°03'39" W | 39.66' |
| L2 | N 00°35'39" W | 224.29' |
| L3 | N 19°58'51" W | 1.97' |
| L4 | N 00°35'39" W | 125.72' |
| L5 | S 89°03'46" W | 132.78' |
| L6 | N 00°56'14" W | 24.00' |
| L7 | N 89°03'46" E | 238.24' |
| L8 | S 89°03'47" W | 41.21' |
| L9 | S 00°35'39" E | 126.11' |
| L10 | S 19°58'51" E | 2.63' |
| L11 | S 00°35'39" E | 224.29' |
| L12 | S 15°03'39" E | 40.25' |
| L13 | N 00°35'39" W | 143.59' |
| L14 | N 89°28'24" E | 194.12' |
| L15 | S 00°10'06" E | 145.33' |
| L16 | S 89°59'29" W | 24.13' |
| L17 | S 16°50'46" E | 32.94' |
| L18 | S 73°09'14" W | 15.00' |
| L19 | N 16°50'46" W | 37.48' |
| L20 | S 89°59'29" W | 153.25' |
| L21 | S 89°24'21" W | 25.00' |

| CURVE TABLE | | | | | |
|-------------|------------|--------|-------------|---------------|--------------|
| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C1 | 11.11' | 44.00' | 14°28'00" | N 07°49'39" W | 11.08' |
| C2 | 6.77' | 20.00' | 19°23'12" | N 10°17'15" W | 6.74' |
| C3 | 16.92' | 44.00' | 22°01'42" | N 11°36'30" W | 16.81' |
| C4 | 31.54' | 20.00' | 90°20'35" | N 45°45'56" W | 28.37' |
| C5 | 8.41' | 20.00' | 24°04'46" | N 77°01'23" E | 8.34' |
| C6 | 8.51' | 20.00' | 24°22'18" | N 78°45'04" W | 8.44' |
| C7 | 31.30' | 20.00' | 89°39'26" | S 44°14'04" W | 28.20' |
| C8 | 8.14' | 20.00' | 23°18'19" | S 12°14'49" E | 8.08' |
| C9 | 14.89' | 44.00' | 19°23'12" | S 10°17'15" E | 14.82' |
| C10 | 5.05' | 20.00' | 14°28'00" | S 07°49'39" E | 5.04' |

LOT 1, BLOCK 1
HONDA OF
ROCKWALL ADDITION
CAB. H, PG. 277
P.R.R.C.T.

**REPLAT
LOT 2, BLOCK 1
ROCKWALL
RECREATIONAL ADDITION
4.39 ACRES (191,236 SF)**

BEING A REPLAT OF LOT 1, BLOCK 1
OF ROCKWALL RECREATIONAL ADDITION,
RECORDED IN CABINET F, PAGE 379, P.R.R.C.T.,
SITUATED IN THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99,
AND THE NEELY M BALLARD SURVEY, ABSTRACT NO. 24
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

| | | |
|---------|------------|--|
| Project | 2110.002 | <p>EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177</p> |
| Date | 07/27/2022 | |
| Drafter | BE | |

| | | |
|---|--|---|
| <p>SURVEYOR Eagle Surveying, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009</p> | <p>ENGINEER Claymoore Engineering, Inc. Contact: Drew Donosky 1903 Central Drive, Suite: 406 Bedford, TX 76021 (817) 281-0572</p> | <p>OWNER 1540 East IH 30 Rockwall LLC PO BOX 570809 Dallas, TX 75357</p> |
|---|--|---|

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS 1540 EAST IH 30 ROCKWALL LLC is the sole owner of a 4.39 acre tract of land situated in the ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99 and the NEELY M BALLARD SURVEY, ABSTRACT NO. 24, in the City of Rockwall, Rockwall County, Texas, and being a portion of Lot 1, Block 1 of Rockwall Recreational Addition, a subdivision of record in Cabinet F, Page 379, of the Plat Records of Rockwall County, Texas, conveyed to 1540 East IH 30 Rockwall LLC by Special Warranty Deed With Vendor's Lien recorded in Document Number 2017000005721, of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8" iron rod found in the south right-of-way line of Interstate Highway 30 (a variable width right-of-way), at the northwest corner of Lot 1, Block 1, Honda of Rockwall Addition, a subdivision of record in Cabinet H, Page 277, of said Plat Records, and the northeast corner of said Lot 1, Block 1, Rockwall Recreational Center, from which an x-cut found at the northeast corner of said Lot 1, Block 1, Honda of Rockwall Addition bears N72°49'27"E, a distance of 420.19 feet;

THENCE, along the east line of said Lot 1, Block 1, Rockwall Recreational Center, the following three (3) courses and distances:

- S00°36'29"E, a distance of 213.37 feet to a 3/8" iron rod found (disturbed);
- S00°54'35"W, a distance of 451.82 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- S00°25'13"E, a distance of 83.77 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the northeast corner of a 60' right-of-way dedication (unimproved) and the southeast corner of said Lot 1, Block 1, Rockwall Recreational Center;

THENCE, S89°24'34"W, along the north line of said 60' right-of-way dedication, being the common south line of said Lot 1, Block 1, Rockwall Recreational Center, a distance of 262.68 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the east right-of-way line of said Commerce Street (a called 60' right-of-way), at the northwest corner of said 60' right-of-way dedication and the southwest corner of said Lot 1, Block 1, Rockwall Recreational Center;

THENCE, N00°35'39"W, along the east right-of-way line of said Commerce Street, being the common west line of said Lot 1, Block 1, Rockwall Recreational Center, a distance of 666.37 feet to a 1/2" inch iron rod with plastic cap stamped "TXDOT" found in the south right-of-way line of said Interstate Highway 30, at the southwest corner of a called 0.0092 acre tract of land conveyed to the State of Texas by Deed of record in Document Number 2010-00429943, of said Official Public Records;

THENCE, along the south right-of-way line of said Interstate Highway 30, the following three (3) courses and distances:

- N38°21'22"E, a distance of 12.90 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N76°21'19"E, a distance of 109.20 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N72°49'27"E, a distance of 167.20 feet to the **POINT OF BEGINNING** and containing an area of 4.39 Acres, or (191,236 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **1540 EAST IH 30 ROCKWALL LLC**, the undersigned owner of the land shown on this plat, and designated herein as **ROCKWALL RECREATIONAL ADDITION**, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the **ROCKWALL RECREATIONAL ADDITION**, subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

OWNER: 1540 EAST IH 30 ROCKWALL LLC

BY: _____
 Signature Date

BY: _____
 Printed Name & Title

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, _____ of 1540 EAST IH 30 ROCKWALL LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2022.

 Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, **MATTHEW RAABE**, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

PRELIMINARY
 this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

 Matthew Raabe Date
 Registered Professional Land Surveyor #6402

CERTIFICATE OF APPROVAL

 Chairman Date
 Planning & Zoning Commission

APPROVED:

I hereby certify that the above and foregoing plat of **ROCKWALL RECREATIONAL ADDITION**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2022.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, Texas, within one hundred eighty (180) days from the said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2022.

 Mayor, City of Rockwall City Secretary, City of Rockwall

 City Engineer

**REPLAT
 LOT 2, BLOCK 1
 ROCKWALL
 RECREATIONAL ADDITION
 4.39 ACRES (191,236 SF)**

BEING A REPLAT OF LOT 1, BLOCK 1
 OF ROCKWALL RECREATIONAL ADDITION,
 RECORDED IN CABINET F, PAGE 379, P.R.R.C.T.,
 SITUATED IN THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99,
 AND THE NEELY M BALLARD SURVEY, ABSTRACT NO. 24
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

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| Project | 2110.002 |  EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177 |
| Date | 07/27/2022 | |
| Drafter | BE | |

SURVEYOR
 Eagle Surveying, LLC
 222 S. Elm Street, Suite: 200
 Denton, TX 76201
 (940) 222-3009

ENGINEER
 Claymoore Engineering, Inc.
 Contact: Drew Donosky
 1903 Central Drive, Suite: 406
 Bedford, TX 76021
 (817) 281-0572

OWNER
 1540 East IH 30 Rockwall LLC
 PO BOX 570809
 Dallas, TX 75357

July 20, 2023

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

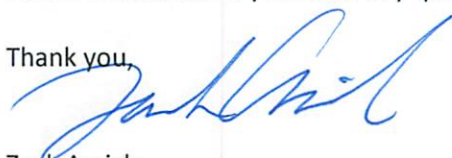
Dear Bethany,

Thank you for meeting with us today. I appreciate your working with us to improve our project. This letter is to review the changes and confirm our intentions to revise and re-submit them tomorrow.

- 1) **Cementitious Materials:** We have revised the exterior finishes to reduce the stucco on front elevation below 50% of the proposed Automotive Repair Garage and Car Wash and included thin brick accents and manufactured stone below.
- 2) **Stone:** We have revised the exterior finishes to include manufactured stone on the first four (4) feet of grade on the proposed Automotive Repair Garage and Car Wash building's façade.
- 3) **Four-Sided Architecture:** As we discussed in the meeting, it is difficult to design small buildings such as the proposed Automotive Repair Garage and Car Wash with the correct articulation. However, to improve the architectural appeal and more closely follow the development code, we have revised our plans and included your suggestions with architectural finishes on all four (4) sides utilizing the same materials, design, and similar exterior elevations.
- 4) **Screening:** We have revised the site design to gain planting space for canopy trees, accent trees deciduous shrubs which will provide three-tiered screening of the garage bay doors facing Commerce Street. As we discussed, Commerce Street is not a thru street and not heavily traveled by the public.
- 5) **Car Wash:** we have moved the car wash approximately 10 feet west to provide better access.
- 6) **Outside Storage:** We are agreeable to relocating a minimum of 10 accent trees or more from the detention pond area to the 8' tall masonry screen wall on east side of the property as you suggested. This is subject to approval by the City of Rockwall Engineering department and Oncor as there are overhead power lines in this area and thus the reason there are no canopy trees.
- 7) **Compensatory Measures:**
 - a. Added projections in the front elevation both horizontality and vertically
 - b. Revised and varied roof heights.
 - c. Added an architectural metal canopy on the front elevation.
 - d. Added Articulated cornice at the top of the parapet wall.
 - e. Added Accent stone detail separating stucco from stone finish.
 - f. Included Parapet walls on all 4 elevations to provide additional screening of the roof.
 - g. We have increased the shrub size in the 3-tiered screening to 7 gallons and increased the size of all canopy trees to 5" and accent trees to a minimum of 6' to 8' to provide more mature screening immediately upon planting.

Please contact me if you have any questions or concerns about this project.

Thank you,



Zack Amick
The Charles Morgan Group, LP.
za@tmgconst.com
214-507-9831

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 22-02 [S-266]* AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS, A MAJOR AUTO REPAIR GARAGE, AND OUTSIDE STORAGE* ON A 7.17-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2, BLOCK 1 , ROCKWALL RECREATIONAL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a Specific Use Permit (SUP) superseding *Ordinance No. 22-02 [S-266]* and allowing the expansion of an existing *New Motor Vehicle Dealership for Cars and Light Trucks (i.e. Clay Cooley Hyundai)* being a 7.17-acre tract of land identified as Lot 2, Block 1, Rockwall Recreational Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that *Ordinance No. 22-02 [S-266]* the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 22-02*.

SECTION 2. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *New Motor Vehicle Dealership for Cars and Light Trucks, Major Auto*

Repair Garage, and Outside Storage as stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and Subsection 05.01, *General Industrial District Standards*, and Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and as may be amended in the future --, and with the following conditions:

3.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *New Motor Vehicle Dealership for Cars and Light Trucks* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The development or redevelopment of the *Subject Property* shall generally conform to the Concept Plan depicted in *Exhibit 'B'* of this ordinance.
- (2) The development or redevelopment of the *Subject Property* shall generally conform to the Landscape Plan depicted in *Exhibit 'C'* of this ordinance.
- (3) The development or redevelopment of the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'D'* of this ordinance; however, these elevations shall be subject to review and recommendation by the Architectural Review Board (ARB) and approval by the Planning and Zoning Commission through the site plan review process.
- (4) No vehicle display areas shall be permitted within the required landscape buffers along IH-30 and Commerce Street.
- (5) Motor vehicle inventory for the proposed *New Motor Vehicle Dealership for Cars and Light Trucks* shall not be stored on an unimproved surface.
- (6) Motor vehicle inventory for the proposed *New Motor Vehicle Dealership for Cars and Light Trucks* shall not be stored within the Commerce Street Right-of-Way (*i.e. Commerce Street is for public parking only*).

The following conditions pertain to the operation of a *Major Auto Repair Garage* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The outside storage of tires or any other automotive parts shall be prohibited.
- (2) Any maintenance of motor vehicles shall be performed in a completely enclosed building, and no work on motor vehicles shall be performed outdoors.

The following conditions pertain to the operation of *Outside Storage* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) Outside storage shall be screened by an eight (8) foot masonry wall as depicted in *Exhibit 'B'* of this ordinance.

3.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- (1) Upon obtaining a *Certificate of Occupancy (CO)* and/or building permit, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 8. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 21ST DAY OF AUGUST, 2023.

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: August 7, 2023

2nd Reading: August 21, 2023

DRAFT
ORDINANCE
07.25.2023

Exhibit 'A'
Zoning Exhibit

Address: 1540 E. IH-30

Legal Description: Lot 2, Block 1, Rockwall Recreational Addition

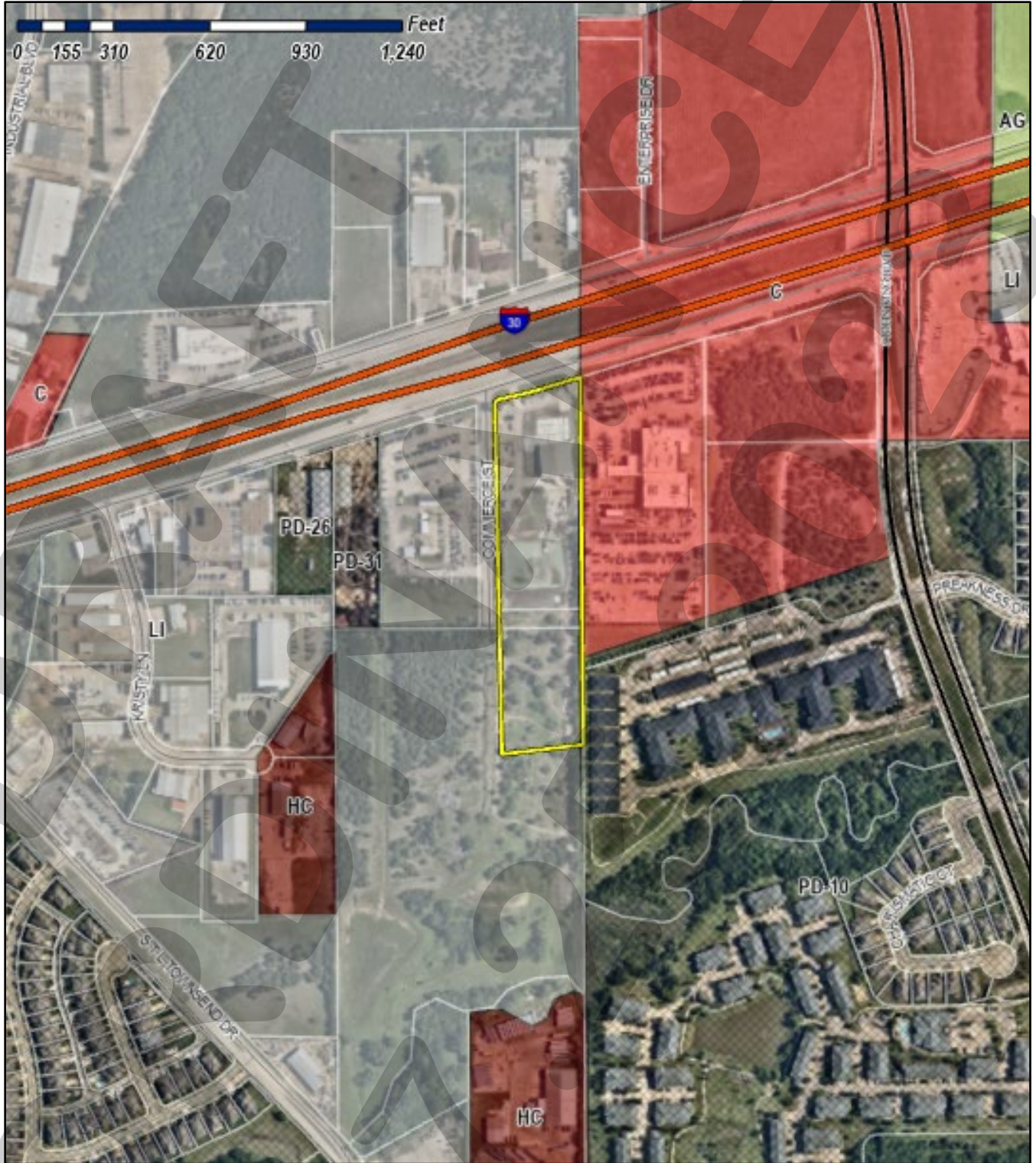
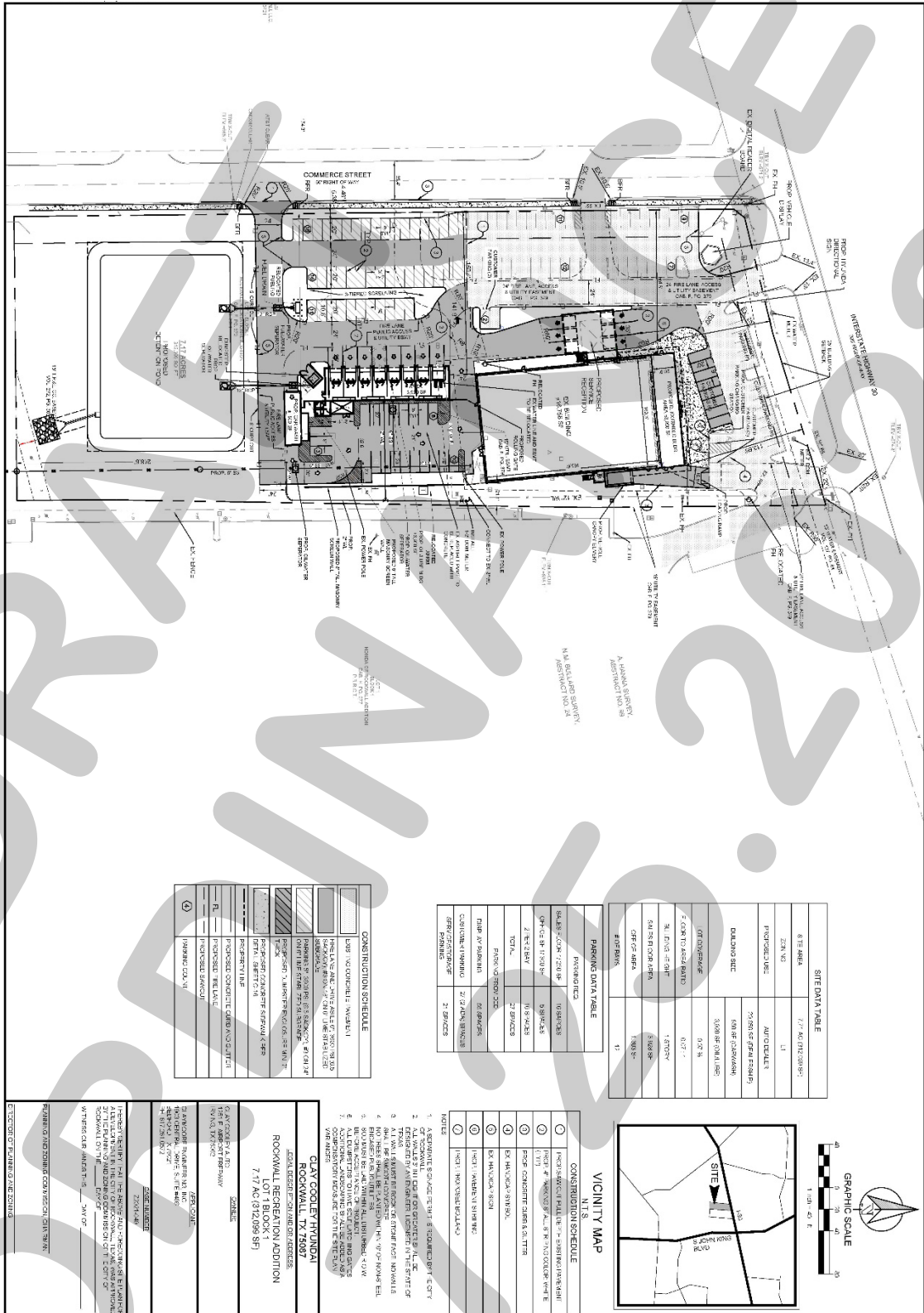


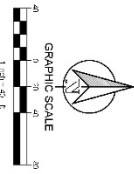
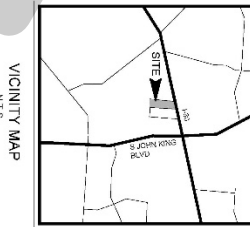
Exhibit 'B' Concept Plan



| CONSTRUCTION SCHEDULE |
|--------------------------|
| 1. EXISTING CONSTRUCTION |
| 2. NEW CONSTRUCTION |
| 3. EXISTING IMPROVEMENTS |
| 4. NEW IMPROVEMENTS |
| 5. EXISTING UTILITIES |
| 6. NEW UTILITIES |
| 7. EXISTING LANDSCAPE |
| 8. NEW LANDSCAPE |
| 9. EXISTING PAVING |
| 10. NEW PAVING |
| 11. EXISTING FENCE |
| 12. NEW FENCE |
| 13. EXISTING SIGNAGE |
| 14. NEW SIGNAGE |
| 15. EXISTING LIGHTING |
| 16. NEW LIGHTING |
| 17. EXISTING SECURITY |
| 18. NEW SECURITY |
| 19. EXISTING OTHER |
| 20. NEW OTHER |

| PARKING DATA TABLE | |
|--------------------|-----------|
| PROVIDED | 19 SPACES |
| REQUIRED | 19 SPACES |
| TOTAL | 38 SPACES |
| REQUIRED | 38 SPACES |
| EXCESS | 0 SPACES |
| DEFICIT | 0 SPACES |

| SITE DATA TABLE | |
|-----------------|--------------------|
| 6.87 ACRES | 2.7 AC (31.2% IMP) |
| 22.84' WIDE | 111' |
| PROVIDED | 19 SPACES |
| REQUIRED | 19 SPACES |
| TOTAL | 38 SPACES |
| REQUIRED | 38 SPACES |
| EXCESS | 0 SPACES |
| DEFICIT | 0 SPACES |



VICINITY MAP

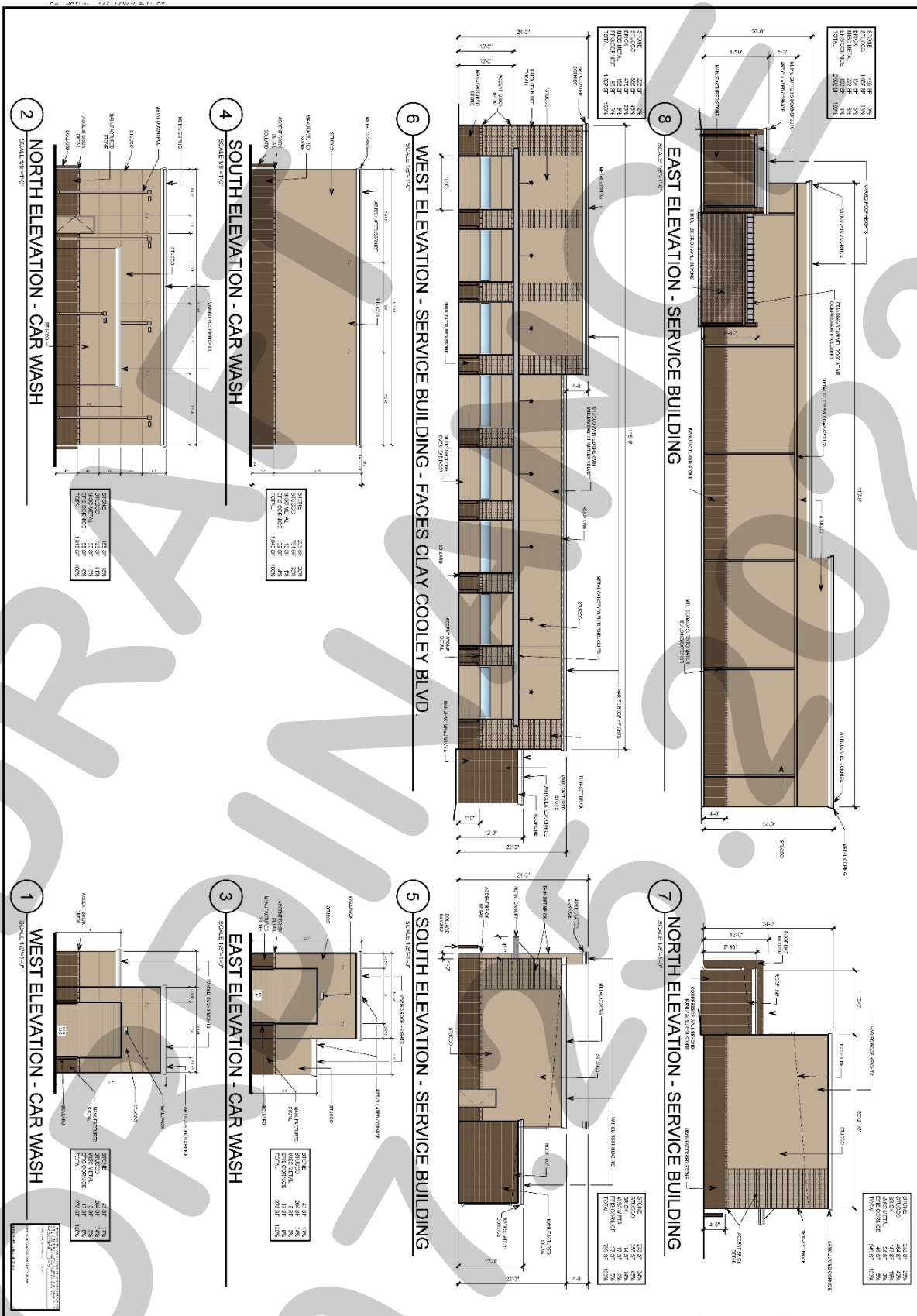
CONSTRUCTION SCHEDULE

1. EXISTING CONSTRUCTION
2. NEW CONSTRUCTION
3. EXISTING IMPROVEMENTS
4. NEW IMPROVEMENTS
5. EXISTING UTILITIES
6. NEW UTILITIES
7. EXISTING LANDSCAPE
8. NEW LANDSCAPE
9. EXISTING PAVING
10. NEW PAVING
11. EXISTING FENCE
12. NEW FENCE
13. EXISTING SIGNAGE
14. NEW SIGNAGE
15. EXISTING LIGHTING
16. NEW LIGHTING
17. EXISTING SECURITY
18. NEW SECURITY
19. EXISTING OTHER
20. NEW OTHER

1. A SEPARATE SCHEDULE SHALL BE SUBMITTED FOR EACH OF THE ABOVE LISTED ITEMS. ALL ITEMS SHALL BE IDENTIFIED BY A NUMBER FROM THE LIST OF ITEMS AND A LETTER FROM THE LIST OF MATERIALS. ALL ITEMS SHALL BE IDENTIFIED BY A NUMBER FROM THE LIST OF ITEMS AND A LETTER FROM THE LIST OF MATERIALS. ALL ITEMS SHALL BE IDENTIFIED BY A NUMBER FROM THE LIST OF ITEMS AND A LETTER FROM THE LIST OF MATERIALS. ALL ITEMS SHALL BE IDENTIFIED BY A NUMBER FROM THE LIST OF ITEMS AND A LETTER FROM THE LIST OF MATERIALS.

CLAY COOLEY HYUNDAI
ROCKWALL RECREATION ADDITION
7.71 AC (12,095 SF)

**Exhibit 'D':
Building Elevations**





CITY OF ROCKWALL

CITY COUNCIL CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Mayor and City Council

DATE: July 25, 2023

APPLICANT: Drew Donosky; *Claymoore Engineering*

CASE NUMBER: Z2023-032; *Specific Use Permit (SUP) for the Expansion of an Existing Motor Vehicle Dealership at 1540 E. IH-30*

SUMMARY

Hold a public hearing to discuss and consider a request by Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a Specific Use Permit (SUP) superseding *Ordinance No. 22-02 [S-266]* and allowing the expansion of an existing *Motor Vehicle Dealership* (i.e. *Clay Cooley Hyundai*) being a 7.17-acre tract of land identified as Lot 2, Block 1, Rockwall Recreation Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary.

BACKGROUND

The subject property was annexed on December 3, 1985 by *Ordinance No. 85-69 (Case No. A1985-002)*. At the time of annexation, the subject property was zoned Agricultural (AG) District. The subject property remained zoned Agricultural (AG) District until June 6, 2005 when the City Council approved *Ordinance No. 05-25 (Case No. Z2005-019)* changing the zoning to a Light Industrial (LI) District. The building on the subject property was constructed as a house of worship (i.e. *Church of Christ*) in 1990 and was remodeled in 2012-2013 after the City Council approved *Ordinance No. 12-11 (Case No. Z2012-005)* -- on June 18, 2012 -- allowing a *New Motor Vehicle Dealership for Cars and Light Trucks* on property. The changes to the exterior of the building were approved by site plan under *Case No. SP2012-010* on June 12, 2012.

On January 14, 2013, the then owner of the property applied for a sign variance to [1] allow two (2) pole signs along the IH-30 frontage road (i.e. a 40-foot tall sign with 400 SF of sign area and a 50-foot tall sign with 600 SF of sign area), [2] to have the 40-foot tall pole sign situated one (1) foot from the property line, [3] allow a 600 SF electronic message display, and [4] to have a 16-foot tall by 16-foot wide (i.e. 256 SF) wall sign. At the time, the code allowed one (1) pole sign a maximum of 30-foot tall and 167 SF in size to be situated on a property as long as it was setback a minimum of ten (10) feet from all property lines. In addition, wall signs were permitted to be a maximum of six (6) feet tall and six (6) feet wide. This request was approved by the City Council on January 22, 2013 and the permits for these signs (*Case No.'s SGN2013-015 & SGN2013-0017*) were issued on February 7, 2013.

In 2017, the current owner (i.e. *Clay Cooley Hyundai*) purchased the property. In 2021, staff engaged the property owner about building a metal fence without a permit around an area being used for outside storage. At this time, outside storage was not permitted on the subject property. In addition, automotive work was being done on vehicles in this unenclosed area, which is expressly prohibited by the Unified Development Code (UDC) and the Specific Use Permit (SUP) that was in effect at the time. On January 3, 2022, a Specific Use Permit (SUP) [*Case No. Z2021-049; Ordinance No. 22-02*] was approved by City Council allowing the expansion of the *New Motor Vehicle Dealership*, and adding the *Minor Automotive Repair Garage, Car Wash, and Outside Storage* land uses to the subject property. On February 15, 2022, the Planning and Zoning Commission approved a site plan [*Case No. SP2022-003*] allowing the expansion of the *New Motor Vehicle Dealership* and adding the two (3) accessory uses (i.e. a *Car Wash, Outside Storage, and a Minor Auto Repair Garage*) in compliance with the approved Specific Use Permit (SUP) [*Ordinance No. 22-02*].

Recently, the applicant approached staff about increasing the size of the proposed expansion of the *New Motor Vehicle Dealership* and changing the proposed *Minor Automotive Repair Garage* to a *Major Automotive Repair Garage*. Staff explained to the applicant that since this would constitute a major change to the approved conceptual site plan and building

elevations and the land uses permitted in the approved Specific Use Permit (SUP), that the current Specific Use Permit (SUP) would need to be superseded with a new Specific Use Permit (SUP). On June 16, 2023, the applicant submitted an application requesting to amend the previously approved Specific Use Permit (SUP) to allow for the further expansion of the existing *New Motor Vehicle Dealership*, and changing the proposed accessory land use of a *Minor Automotive Repair Garage* to *Major Automotive Repair Garage*.

PURPOSE

The applicant -- *Drew Donosky of Claymoore Engineering* -- is requesting to amend the previously approved Specific Use Permit (SUP) to allow for the expansion of an existing *New Motor Vehicle Dealership for Cars and Light Trucks*, and adding the *Major Auto Repair Garage* as an accessory land use in accordance with Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1540 E. IH-30 and is currently being used as a *Motor Vehicle Dealership (i.e. Clay Cooley Hyundai of Rockwall)*. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are the eastbound frontage roads for IH-30, followed by the main lanes for IH-30, and the westbound frontage roads. Beyond this are three (3) parcels of land currently occupied by an appliance store (*i.e. North Texas Appliance*), a house of worship (*i.e. Landmark Fellowship Church*), and a multi-tenant facility consisting of two (2) metal buildings. All of these properties are zoned Light Industrial (LI) District.

South: Directly south of the subject property is a dedicated 60-foot right-of-way followed by a 2.40-acre parcel of vacant land (*i.e. Lot 1, Block 2, Rockwall Recreational Addition*) zoned Light Industrial (LI) District. South of this parcel of land is a 21.684-acre tract of vacant land (*i.e. Tract 4-09 of the N. M. Ballard Survey, Abstract No. 24*) zoned Light Industrial (LI) District.

East: Directly east of the subject property is a *Motor Vehicle Dealership (i.e. Rockwall Honda)*, which is situated on an 8.686-acre parcel of land (*i.e. Lot 1, Block 1, Honda of Rockwall Addition*) that is zoned Commercial (C) District. Beyond this are two (2) vacant tracts of land (*i.e. Tract 2 of the J. Lockhart Survey, Abstract No. 134 and Tract 3 of the J. M. Allen Survey, Abstract No. 2*) that are zoned Commercial (C) District.

West: Directly west of the subject property is Commerce Street, which is identified as a *Minor Collector* on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an overflow sales/inventory storage lot for the motor vehicle dealership operating on the subject property (*i.e. Clay Cooley Hyundai of Rockwall*). This property is zoned Light Industrial (LI) District and has a Specific Use Permit (SUP) for a *New Motor Vehicle Dealership (i.e. S-189; Ordinance No. 18-22)*. Beyond this are two (2) metal buildings (*i.e. Rockwall Utility Trailers, M & P Concrete, Living Earth Rockwall, and Elliott Electric Supply*) on one (1) tract of land (*i.e. Tract 4-4 of the N. M. Ballard Survey, Abstract No. 24*) and one (1) parcel of land (*i.e. Lot 1, Block A, Lane Business Park Addition*). These properties are zoned Planned Development District 31 (PD-31) for limited Heavy Commercial (HC) District land uses and Planned Development District 26 (PD-26) for limited Light Industrial (LI) District land uses.

CHARACTERISTICS OF THE REQUEST AND CONFORMANCE WITH THE CITY'S CODE

The applicant has submitted a new concept plan and building elevations in conjunction with the request to amend the Specific Use Permit (SUP). The submitted concept plan shows that the proposed detached *Minor Automotive Repair Garage* will be increased from three (3) bays to eight (8) bays, and -- *based on the applicant's response to staff's comments* -- will be changed to a *Major Automotive Repair Garage*. The proposed concept also shows that the proposed transformer and fuel storage islands will be moved to the parking islands along the southern most drive isle. In addition, the canopy structure on the west side of the main building will be increased in size. These changes have been annotated on excerpts from the approved and proposed concept plans as depicted in *Figure 1* and *Figure 2* below.

FIGURE 1: APPROVED CONCEPT PLAN

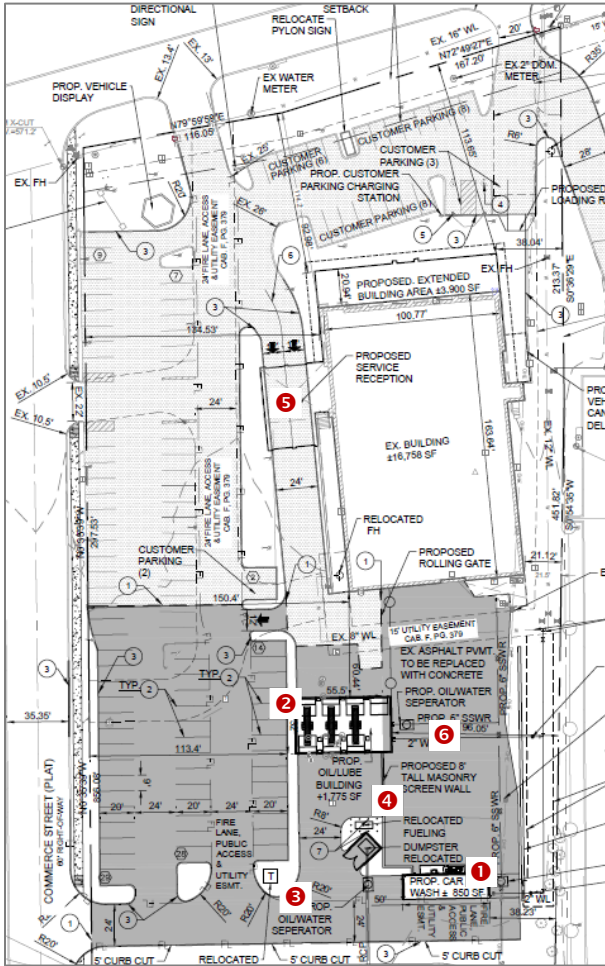
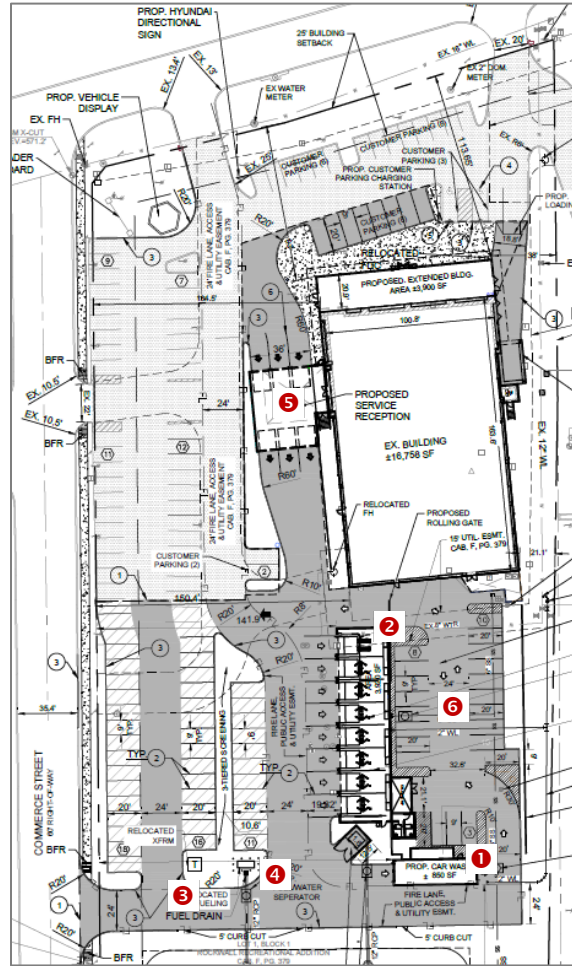


FIGURE 2: PROPOSED CONCEPT PLAN



- 1: CARWASH; 2: AUTOMOTIVE REPAIR GARAGE; 3: TRANSFORMER; 4: FUEL STORAGE ISLAND; 5: CANOPY; 6: OUTSIDE STORAGE

According to Article 13, *Definitions*, of the Unified Development Code (UDC) a *New Motor Vehicle Dealership for Cars and Light Trucks* is defined as the “(r)etail sales of new automobiles or light load vehicles, including, as a minor part of the business, the sale of used automobiles or light load vehicles and the service of new or used vehicles within an area or enclosed building.” In addition, Article 04, *Permissible Uses*, of the Unified Development Code (UDC) sets forth the following *Conditional Land Use Standards* for this land use: [1] all outside display of vehicles must be on an approved concrete, or enhanced concrete surface, and [2] all vehicle display areas must meet the landscape standards for parking areas. Currently, the subject property is considered to be in compliance with these requirements. The landscaping on the site was originally approved in 2012, and is considered to be legally non-conforming; however, staff has included a condition of approval of this case that the landscaping be upgraded as part of the required site plan in accordance with the requirements of Subsection 02, *Application of Article*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC). This section of the code 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 30.00% or that adds 2,000 SF of impervious areas.

With regard to the definitions and *Conditional Land Use Standards* for the proposed accessory land uses, the Unified Development Code (UDC) states the following:

- (1) **Car Wash.** A Car Wash is defined by Article 13, *Definitions*, of the Unified Development Code (UDC) as “(a) facility or area for the cleaning or steam cleaning, washing, polishing, or waxing of passenger vehicles by machine or hand-operated facilities. A car wash may be [1] a single unit type that has a single bay or a group of single bays with each bay to accommodate one vehicle only; or [2] a tunnel type that allows washing of multiple vehicles in a tandem arrangement while moving through the structure.” The code goes on to list the following *Conditional Land Use Standards* for the Car Wash land use: [1] entrances and exists to the car wash shall not directly face any public right-of-way; however, on corner lots, the entrances and exists shall not open toward the street with the highest traffic volume as determined by the Director of Planning and Zoning, and [2] the car wash shall be setback a minimum of 50-feet from any street frontage.

Conformance to the Conditional Land Use Standards for a Car Wash: Based on the submitted materials, the applicant's concept plan is in conformance with the *Conditional Land Use Standards for a Car Wash*. Specifically, the proposed *Car Wash* is oriented towards Commerce Street as opposed to IH-30, and is setback approximately 150-feet from the right-of-way along Commerce Street.

- (2) Major Automotive Repair Garage. Article 13, *Definitions*, of the Unified Development Code (UDC) defined a *Major Automotive Repair Garage* as consisting of “(m)ajor repair, rebuilding or reconditioning of engines, transmissions, or other major components for motor vehicles; collision services including body, frame, or fender straightening or repair; customizing; overall painting or paint shop; automotive glass and upholstery; those uses listed under *Minor Auto Repair Garage*, and other similar uses. All repair work shall be performed inside an enclosed building. Vehicles shall not be stored on site no longer than 90-days.” Article 04, *Permissible Uses*, of the Unified Development Code (UDC) goes on to list the *Conditional Land Use Standards* for this land use as [1] garage doors shall not face a public right-of-way, park or open space, or residentially zoned or used property, and [2] vehicles, equipment, parts or inventory shall not be stored outside overnight unless granted by the Planning and Zoning Commission and City Council through Specific Use Permit (SUP). If permitted all stored items shall be screened from public right-of-way, sidewalks and open space, and any residentially zoned or used property in accordance with the screening standards in the Unified Development Code (UDC).

Conformance to the Conditional Land Use Standards for a Major Automotive Repair Garage: In this case, the proposed *Major Automotive Repair Garage* has bay doors facing onto Commerce Street. Staff did recommend that the applicant consider combining the two (2) middle rows of parking, which would allow [1] the ability to provide additional landscaping to properly screen the bay doors and [2] additional width to the drive aisle in front of the bay doors for turning movements. The applicant has provided an updated site plan and landscape plan which incorporates this design shown in *Figure 3*. With regard to the outside storage, the applicant is proposing an outside storage area that will be situated behind an eight (8) foot masonry wall and canopy trees planted on 20-foot centers. Staff did include a provision prohibiting the outside storage of tires and maintenance equipment -- as *this can create mosquito harborage* -- and from maintenance work being performed outside.

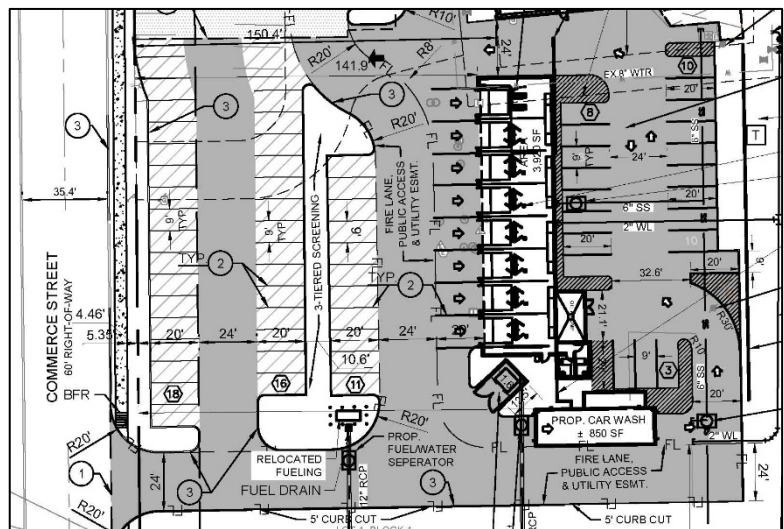


FIGURE 3: MAJOR AUTOMOTIVE REPAIR GARAGE SCREENING

- (3) Outside Storage. *Outside Storage* is defined by Article 13, *Definitions*, of the Unified Development Code (UDC) as “(t)he permanent or continuous keeping, displaying, or storing of unfinished goods, material, merchandise, equipment, service vehicles or heavy vehicles outside of a building on a lot or tract overnight or for more than 24-hours.” In addition, Article 04, *Permissible Uses*, of the Unified Development Code (UDC) list the following *Conditional Land Use Standards* for this land use as: [1] all outside storage areas shall be screened in accordance with the screening standards of the Unified Development Code (UDC), and [2] no outside storage shall be allowed adjacent to IH-30; however, on Light Industrial (LI) District property the Planning and Zoning Commission and City Council may allow outside storage on a case-by-case basis through a Specific Use Permit (SUP).

Conformance to the Conditional Land Use Standards for Outside Storage: According to Subsection 01.05(E), *Outside Storage*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “... screening must be at least one (1) foot taller than the material or vehicles being stored and shall be achieved using a masonry wall (*excluding tilt wall or concrete masonry units [CMU] unless otherwise approved by the Planning and Zoning Commission*) and Canopy Trees on 20-foot centers.” In this case, the applicant has indicated that the outside storage area will be screened with an eight (8) foot masonry wall and has provided canopy trees on 20-foot centers. Based on this the applicant's request is in conformance with the requirements for outside storage.

In addition to the requirements for the proposed primary and accessory land uses, staff has identified the following deficiencies in the proposed conceptual site plan and building elevations:

- (1) Cementitious Materials. According to Article 05, *General Overlay District Development Standards*, of the Unified Development Code (UDC), “(t)he use of cementitious materials (e.g. stucco) shall be limited to 50.00% of the building’s exterior façade; however, stucco shall not be used within the first four (4) feet of grade on a building’s façade.” In this case, the applicant is requesting to use primarily stucco on all the building’s facades but has incorporated brick and stone accents which is typical of industrial buildings. This will require a variance.
- (2) Stone. According to Article 05, *General Overlay District Development Standards*, of the Unified Development Code (UDC), “(a) minimum of 20% natural or quarried stone is required on all building façades.” In this case, the proposed building elevations for the main structure does not incorporate any stone but the applicant has provided at least 12% stone on the proposed *Major Auto Repair Garage* and the *Car Wash*. This will require a variance.
- (3) Four (4) Sided Architecture. According to Article 05, *General Overlay District Development Standards*, of the Unified Development Code (UDC), “(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In addition, a minimum of one (1) row of trees (i.e. four [4] or more accent or canopy trees) shall be planted along perimeter of the subject property to the rear of the building.” In this case, the proposed building does not meet the articulation standards for all four (4) facades of all buildings proposed and there is not an additional row of trees proposed at the back of the property. This will require a variance.
- (4) Garage Door Orientation. According to Article 04, *Permissible Uses*, of the Unified Development Code (UDC), “(g)arage doors shall not face a public right-of-way, park or open space, or residentially zoned or used property.” In this case, the proposed building elevations and concept plan shows the garage doors facing on to Commerce Street. This will require an exception.

If the proposed case is approved, the Planning and Zoning Commission and City Council will be granting the abovementioned variances and exception. Typically, when variances and exceptions are requested as part of a site plan, the Unified Development Code (UDC) requires compensatory or off-setting measures. In this case, the applicant has provided a letter indicating the following as compensatory measures: [1] additional projecting elements on the front elevation of the *Major Auto Repair Garage*, [2] varied roof heights, [3] an additional canopy on the front elevation, [4] an additional articulated cornice at the top of the parapet wall, [5] addition of stone accents separating the stucco from stone finish, [6] included parapet walls on all four (4) elevations to provide additional screening of the roof, [7] increased shrub size in three-tiered screening to 7 gallons, [8] increased all canopy trees to five (5) inch caliper, [9] increased all accent trees to a minimum of eight (8) foot to provide more mature screening at planting. In addition, variances and exceptions being requested through the site plan process require a three-quarter majority vote of the Planning and Zoning Commission for approval. In this case, the requested variances and exceptions are essential to the applicant’s Specific Use Permit (SUP) request and -- *since they are associated with the zoning request* -- will only require a simple majority vote of the City Council for approval. All of these aspects of this case are considered to be discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission.

STAFF ANALYSIS

The proposed building was originally converted from an existing *House of Worship*, and as a result many aspects of the site are considered to be legally non-conforming. The applicant’s current request does increase the non-conformities existing on the site and does not conform to many of the standards of the *General Overlay District Requirements* and the *Conditional Land Use Standards* for the *Major Automotive Repair Garage* and *Outside Storage* land uses. Staff should point out that some of the variances listed in the above sections relating to the design standards associated with the existing buildings have been granted through previous Specific Use Permit (SUP) requests; however, based on the applicant’s current request, these variances have been increased or changed. This is why they have been relisted as part of this Specific Use Permit (SUP) request and should be reconsidered with the applicant’s current proposal. With this being said, requests for Specific Use Permits (SUPs) are discretionary decisions for the City Council pending a recommendation from the Planning and Zoning Commission.

NOTIFICATIONS

On June 22, 2023, staff mailed 17 notices to property owners and occupants within 500-feet of the subject property. There are no Homeowner's Associations (HOAs) or Neighborhood Organizations within 1,500-feet of the subject property participating in the Neighborhood Notification Program. Additionally, staff posted a sign on the subject property, and advertised the public hearings in the Rockwall Herald Banner as required by the Unified Development Code (UDC). At the time this report was drafted, staff has received two (2) notices in favor of the applicant's request.

CONDITIONS OF APPROVAL

If City Council chooses to approve the applicant's request for a Specific Use Permit (SUP) for the expansion of an existing *Motor Vehicle Dealership*, then staff would propose the following conditions of approval:

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) All operations on this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
 - (b) The development or redevelopment of the Subject Property shall generally conform to the Landscape Plan depicted in *Exhibit 'C'* of the Specific Use Permit (SUP) ordinance.
 - (c) The development or redevelopment of the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'D'* of this ordinance; however, these elevations shall be subject to review and recommendation by the Architectural Review Board (ARB) and approval by the Planning and Zoning Commission through the site plan review process.
 - (d) No vehicle display areas shall be permitted within the required landscape buffers along IH-30 and Commerce Street.
 - (e) Motor vehicle inventory for the proposed *New Motor Vehicle Dealership for Cars and Light Trucks* shall not be stored on an unimproved surface.
 - (f) Motor vehicle inventory for the proposed *New Motor Vehicle Dealership for Cars and Light Trucks* shall not be stored within the Commerce Street right-of-way (*i.e. Commerce Street is for public parking only*).
 - (g) The outside storage of tires or any other automotive parts shall be prohibited.
 - (h) Any maintenance of motor vehicles shall be performed in a completely enclosed building, and no work on motor vehicles shall be performed outdoors.
 - (i) Outside storage shall be screened by an eight (8) foot masonry wall as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
- (2) The applicant will be required to submit a site plan with building elevations, a material sample board, a landscape plan, and photometric plan prior to the submittal of engineering plans or the issuance of a building permit.
- (3) The applicant shall provide a detail of the proposed masonry wall with the site plan submittal. The proposed masonry wall shall -- where feasible -- provide canopy trees on 20-foot centers to bring the request closer into conformance with the requirements for screening of outside storage.
- (4) All unpermitted improvements and activities that do not conform to the Unified Development Code (UDC) shall be brought into conformance with the City's code requirements at the time of site plan.
- (5) The applicant shall update the site to conform to the current requirements for landscaping as stipulated in Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) in accordance with the requirements outline in

Subsection 02, *Application of Article*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC).

- (6) The applicant's landscape plan submitted with the site plan shall provide landscape screening for the proposed transformer and fuel storage island in conformance with the requirements of the Unified Development Code (UDC).
- (7) Any construction resulting from the approval of this *Specific Use Permit (SUP)* 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 recommend denial of the Specific Use Permit (SUP) by a vote of 6-0, with Commissioner Conway absent. According to the Unified Development Code (UDC), "...if such change [*i.e. zoning change or Specific Use Permit (SUP)*] is recommended for denial by the Planning and Zoning Commission, such zoning change or Specific Use Permit (SUP) shall require a supermajority vote (*i.e. a three-fourths vote of those members present*), with a minimum of four (4) votes in the affirmative required for approval."

CITY COUNCIL

On July 17, 2023, the City Council approved a motion -- *at the applicant's request* -- to be remanded back to the Planning and Zoning Commission to allow for the applicant to address comments and for the Planning and Zoning Commission's reconsideration of the changes. The motion passed by a vote of 7-0.

PLANNING AND ZONING COMMISSION

On July 25, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 4-0, with Chairman Deckard, and Commissioners Womble and Llewellyn absent.



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
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

| | | | |
|------------------|--------------------------------|-----|-------------|
| ADDRESS | 1540 I30 Rockwall TX | | |
| SUBDIVISION | Rockwall Recreational Addition | LOT | 1&2 BLOCK 1 |
| GENERAL LOCATION | IH30 & Clay Cooley Drive | | |

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

| | | | |
|-----------------|------|-----------------|-------------|
| CURRENT ZONING | F1 | CURRENT USE | Auto Dealer |
| PROPOSED ZONING | | PROPOSED USE | |
| ACREAGE | 7.17 | LOTS [CURRENT] | 2 |
| | | LOTS [PROPOSED] | |

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

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

| | | | |
|--------------------------------|------------------------------|---|-------------------------------|
| <input type="checkbox"/> OWNER | 1540 East IH 30 Rockwall LLC | <input checked="" type="checkbox"/> APPLICANT | Claymoore Engineering |
| CONTACT PERSON | Clay Cooley | CONTACT PERSON | Drew Donosky |
| ADDRESS | PO Box 570809 | ADDRESS | 1903 Central Drive, Suite 406 |
| CITY, STATE & ZIP | Dallas TX 75357 | CITY, STATE & ZIP | Bedford TX 76012 |
| PHONE | | PHONE | 817-458-4008 |
| E-MAIL | | E-MAIL | Drew@claymooreeng.com |

NOTARY VERIFICATION [REQUIRED]

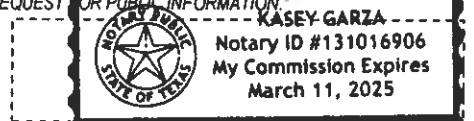
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Clay Cooley (OWNER) THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ November TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11 DAY OF November, 2021 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."

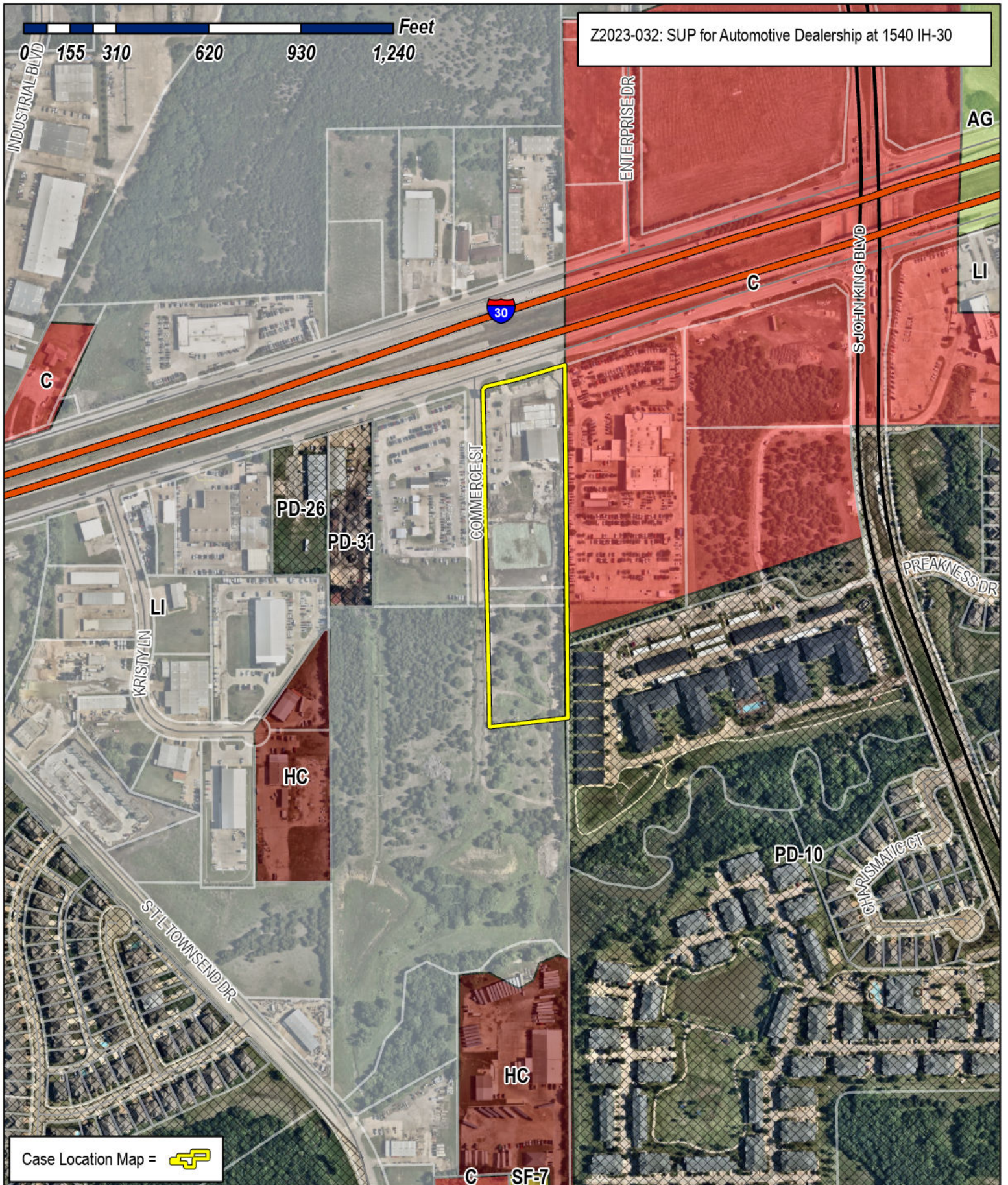
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF November 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 03/11/2025



Z2023-032: SUP for Automotive Dealership at 1540 IH-30

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.

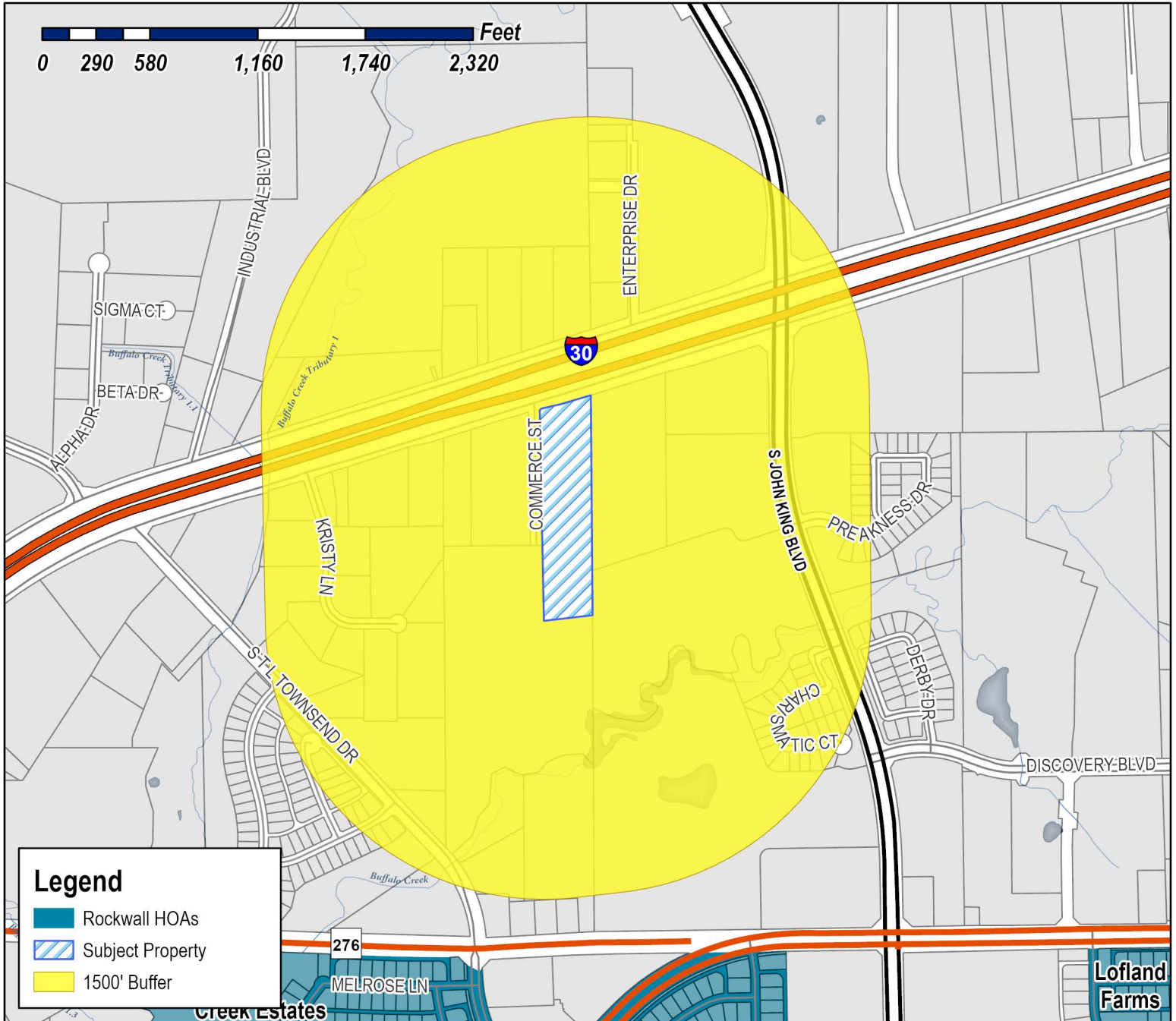




City of Rockwall

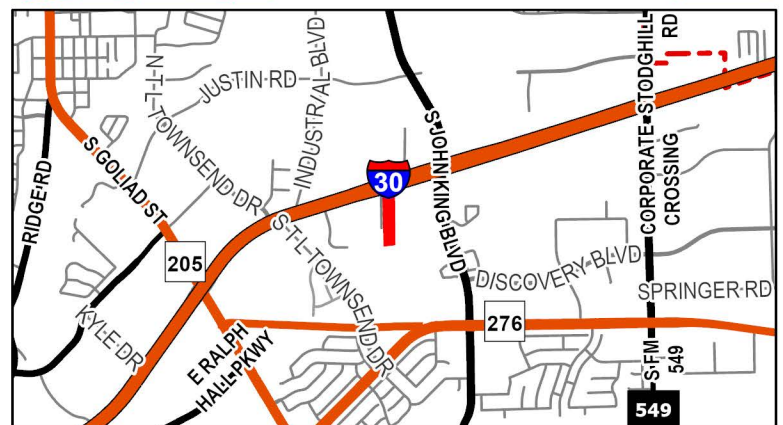
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2023-032
Case Name: SUP for Automotive Dealership
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1540 IH-30

Date Saved: 6/16/2023
 For Questions on this Case Call (972) 771-7745

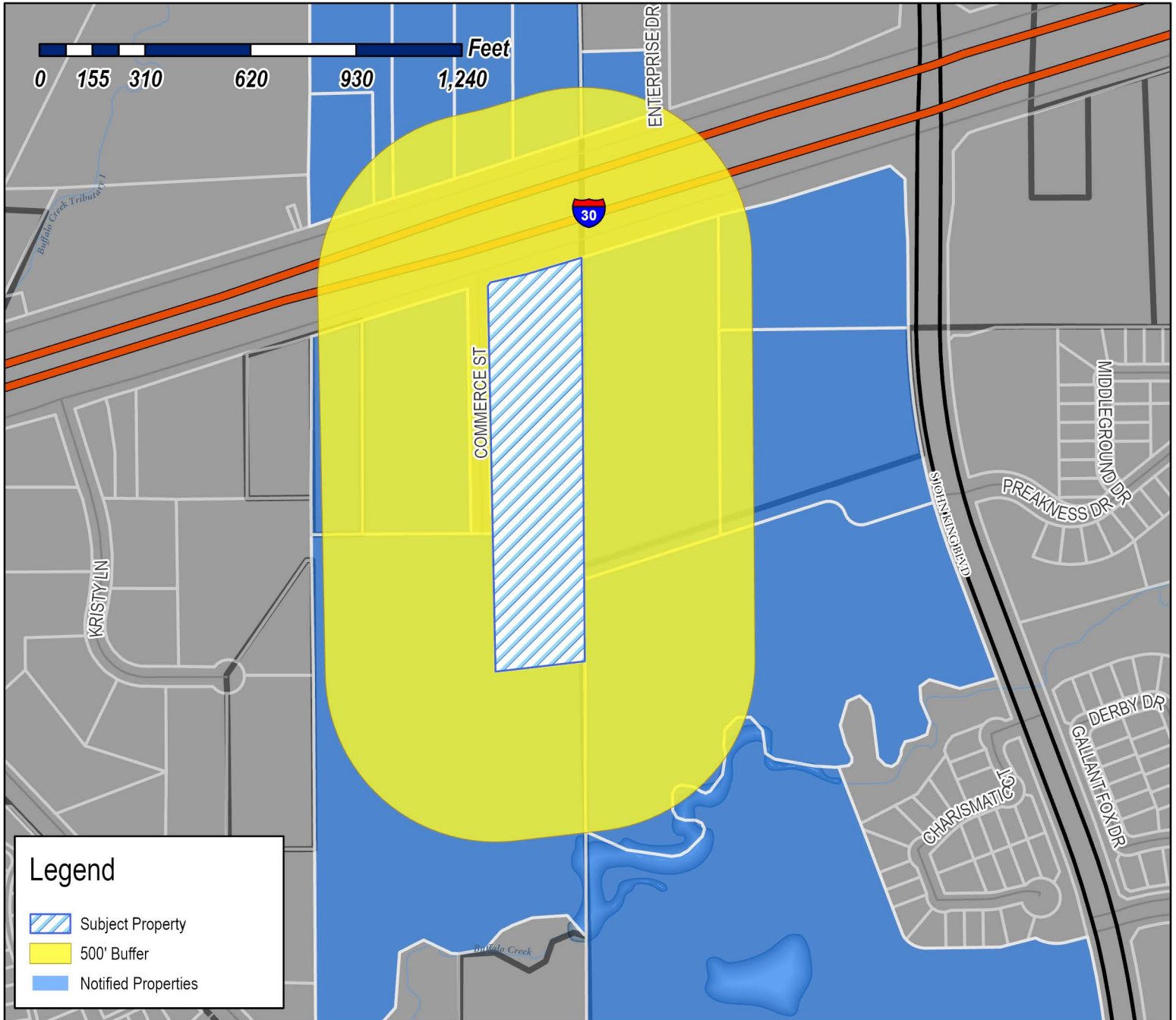




City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
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Case Number: Z2023-032
Case Name: SUP for Automotive Dealership
Case Type: Zoning
Zoning: Light Industrial (LI) District
Case Address: 1540 IH-30



Date Saved: 6/16/2023

For Questions on this Case Call: (972) 771-7746

LITHIA REAL ESTATE INC
150 N BARTLETT STREET
MEDFORD, OR 97501

RESIDENT
1520 E I30
ROCKWALL, TX 75087

RESIDENT
1530 S I30
ROCKWALL, TX 75087

RESIDENT
1535 I30
ROCKWALL, TX 75087

RESIDENT
1540 I30
ROCKWALL, TX 75087

RESIDENT
1545 E INTERSTATE 30
ROCKWALL, TX 75087

RESIDENT
1550 E I30
ROCKWALL, TX 75087

AM ROCKWALL INVESTMENTS LP
A TEXAS LTD PARTNERSHIP
1551 E INTERSTATE 30 STE A
ROCKWALL, TX 75087

RESIDENT
1650 S JOHN KING
ROCKWALL, TX 75087

DVB FAMILY LIMITED PARTNERSHIP
2421 KATHRYN DR
HEATH, TX 75032

H E B LP
646 SOUTH FLORES STREET
SAN ANTONIO, TX 78204

DYNACAP HOLDINGS LTD &
CHARLES SMITH
709 W RUSK ST STE B
ROCKWALL, TX 75087

ZBH/1535 E INTERSTATE 30 LTD
9669 JOURDAN WAY
DALLAS, TX 75230

ROCKWALL CREDIT SERVICES LC
PO BOX 1870
ROCKWALL, TX 75087

STAR HUBBARD LLC
C/O STEADFAST COMPANIES
PO BOX 530292
BIRMINGHAM, AL 35253

1540 EAST IH 30 ROCKWALL LLC
PO BOX 570809
DALLAS, TX 75357

ROCKWALL RENTAL PROPERTIES LP
PO BOX 818
TERRELL, TX 75160

PUBLIC NOTICE



CITY OF ROCKWALL
PLANNING AND ZONING DEPARTMENT
PHONE: (972) 771-7745
EMAIL: PLANNING@ROCKWALL.COM

Property Owner and/or Resident of the City of Rockwall:

You are hereby notified that the City of Rockwall Planning and Zoning Commission and City Council will consider the following application:

Z2023-032: SUP for Automotive Dealership

Hold a public hearing to discuss and consider a request by Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a *Specific Use Permit (SUP)* superseding Ordinance No. 22-02 [S-266] and allowing the expansion of an existing Motor Vehicle Dealership (i.e. Clay Cooley Hyundai) being a 7.17-acre tract of land identified as Lot 2, Block 1, Rockwall Recreation Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and take any action necessary.

For the purpose of considering the effects of such a request, the Planning and Zoning Commission will hold a public hearing on Tuesday, July 11, 2023 at 6:00 PM, and the City Council will hold a public hearing on Monday, July 17, 2023 at 6:00 PM. These hearings will be held in the City Council Chambers at City Hall, 385 S. Goliad Street.

As an interested property owner, you are invited to attend these meetings. If you prefer to express your thoughts in writing please return the form to:

Bethany Ross
Rockwall Planning and Zoning Dept.
385 S. Goliad Street
Rockwall, TX 75087

You may also email your comments to the Planning Department at planning@rockwall.com. If you choose to email the Planning Department please include your name and address for identification purposes.

Your comments must be received by Monday, July 17, 2023 at 4:00 PM to ensure they are included in the information provided to the City Council.

Sincerely,

Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

--- PLEASE RETURN THE BELOW FORM ---

Case No. Z2023-032: SUP for Automotive Dealership

Please place a check mark on the appropriate line below:

- I am in favor of the request for the reasons listed below.
- I am opposed to the request for the reasons listed below.

Four horizontal grey bars for providing reasons for the response.

Name:
Address:

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE

PUBLIC NOTICE



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----- PLEASE RETURN THE BELOW FORM -----

Case No. Z2023-032: SUP for Automotive Dealership

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

100% YES Dealerships between 205 & John King
Are good to have. We need to designate this
Area for car dealerships and Automotive

Name: David Block
Address: Rockwall TX

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

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PHONE: (972) 771-7745
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Ryan Miller, AICP
Director of Planning & Zoning



MORE INFORMATION ON THIS CASE CAN BE FOUND AT: <https://sites.google.com/site/rockwallplanning/development/development-cases>

PLEASE RETURN THE BELOW FORM

Case No. Z2023-032: SUP for Automotive Dealership

Please place a check mark on the appropriate line below:

I am in favor of the request for the reasons listed below.

I am opposed to the request for the reasons listed below.

I believe this will improve the auto dealership's capacity to service Hyundai owners here in Rockwall.

Empty text input area for comments.

Name: Chase Cooley

Address: 1540 I-30 Rockwall TX 75087

Tex. Loc. Gov. Code, Sec. 211.006 (d) If a proposed change to a regulation or boundary is protested in accordance with this subsection, the proposed change must receive, in order to take effect, the affirmative vote of at least three-fourths of all members of the governing body. The protest must be written and signed by the owners of at least 20 percent of either: (1) the area of the lots or land covered by the proposed change; or (2) the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area.

PLEASE SEE LOCATION MAP OF SUBJECT PROPERTY ON THE BACK OF THIS NOTICE



June 16, 2023

Planning Dept.
City of Rockwall
385 S Goliad St.
Rockwall, Texas 75087

Re: SUP Zoning Request
Letter of Intent

To Whom It May Concern,

Please let this letter serve as the Letter of Intent for the SUP Zoning request of approximately 7.17 acres of land located off I-30 in Rockwall, Texas. It is our understanding that a SUP rezoning is required to amend the site plan and building elevations on the subject tract. The proposed development will include a building renovation, expansion on the front façade, expanded service canopy, addition of a new customer delivery canopy, a carwash, and an oil/lube building. The property currently has open storage in the rear of the building that is non-conforming. This SUP requests this area be allowed given improved screening and paving are to be provided as a part of this project.

This SUP request is in response to a change in the site plan, from the previously approved SUP for the subject property. The major changes from the approved SUP are 1) an additional bay has been added to the service canopy attached to the east side of the existing building. 2) The oil/lube building has grown and rotated 90 degrees. Other minor site changes have been made in response to these changes for paving and parking stalls in the areas adjacent to the major changes.

Should you have any questions, please feel free to contact me.

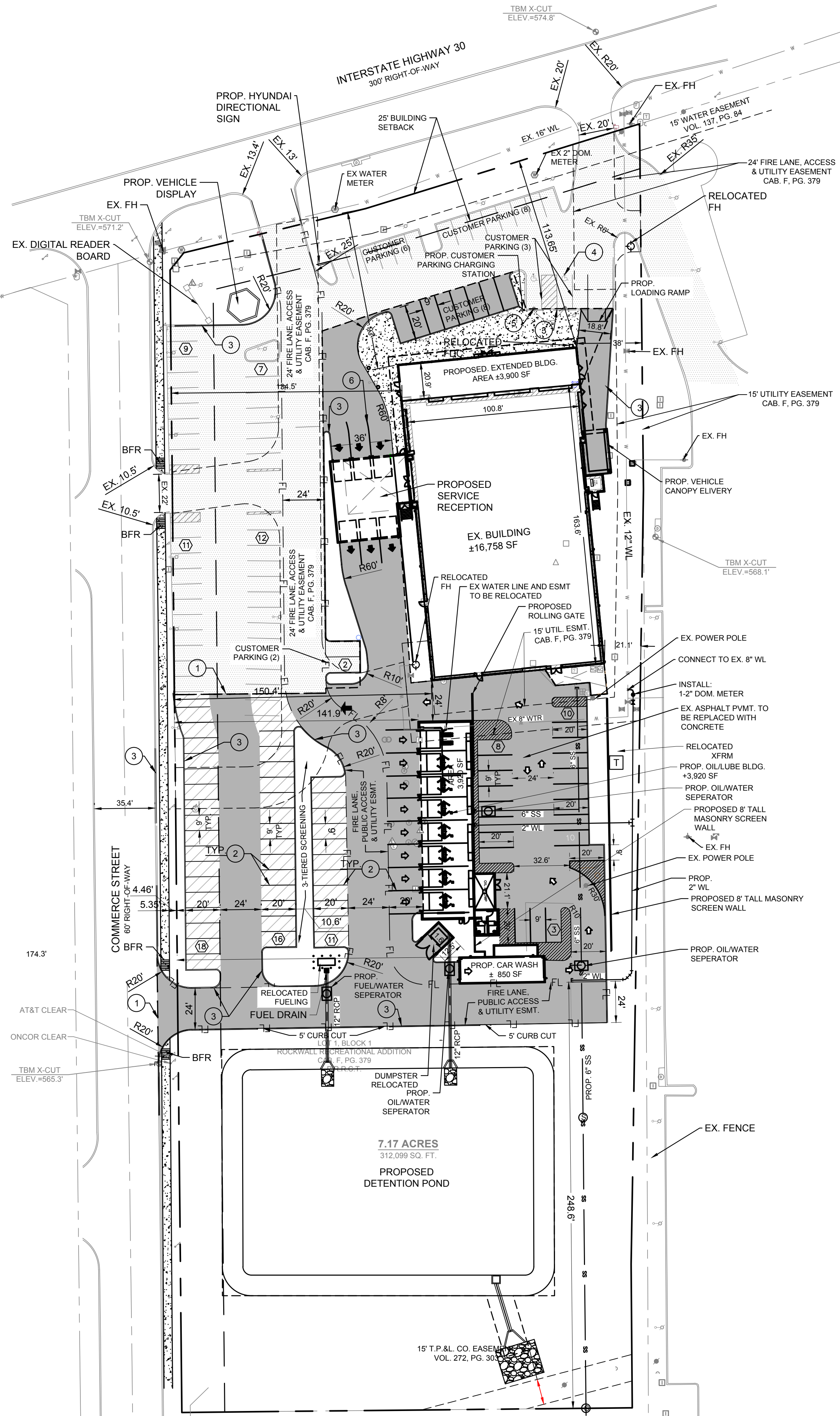
Sincerely,

Claymoore Engineering, Inc.
1903 Central Drive Ste. 406
Bedford, TX 76021
817-281-0572

A handwritten signature in blue ink that reads "Drew Donosky".

Drew Donosky, P.E.

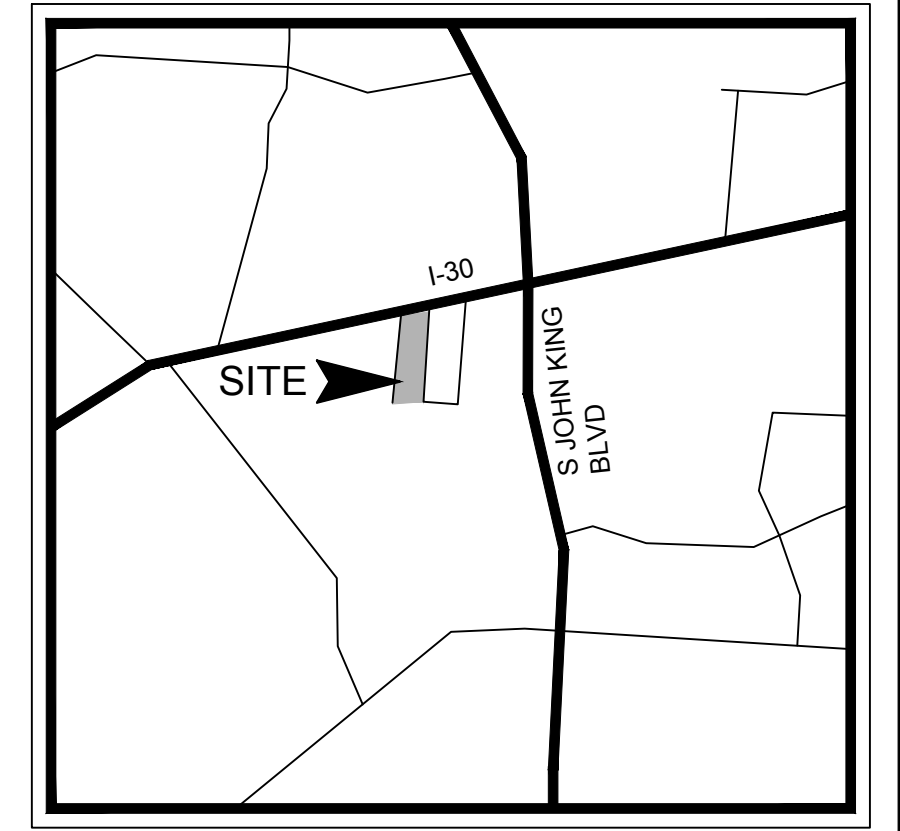
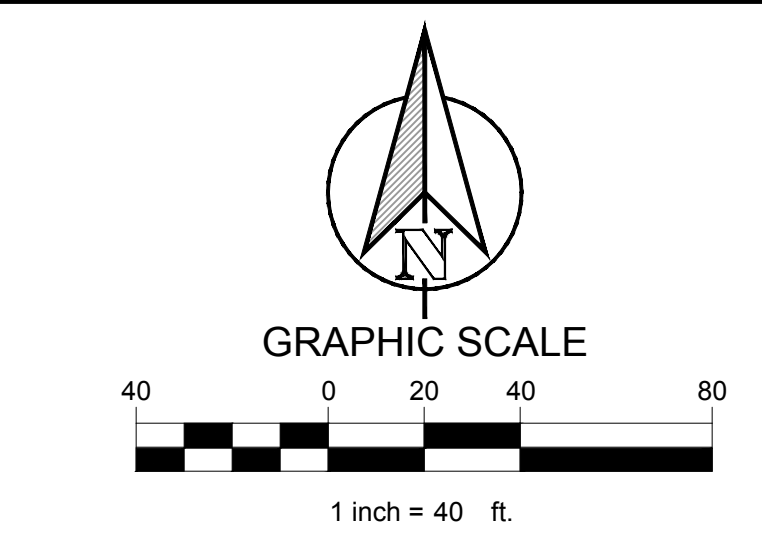
PLOTTED BY: LYNN ROWLAND
 PLOT DATE: 7/17/2023 7:59 AM
 LOCATION: Z:\PROJECTS\PROJECTS\2021-200 COOLEY ROCKWALL HYUNDAI\CADD\SHEETS\SP-1 CITY SITE PLAN.DWG
 LAST SAVED: 7/18/2023 3:58 PM



| SITE DATA TABLE | |
|---------------------|------------------------|
| SITE AREA | 7.71 AC (312,099 SF) |
| ZONING | L1 |
| PROPOSED USE | AUTO DEALER |
| BUILDING SIZE | 20,658 SF (DEALERSHIP) |
| | 850 SF (CARWASH) |
| | 3,920 SF (OIL/LUBE) |
| LOT COVERAGE | 0.07 % |
| FLOOR TO AREA RATIO | 0.07 : 1 |
| BUILDING HEIGHT | 1 STORY |
| SALES FLOOR AREA | 3,928 SF |
| OFFICE AREA | 1,303 SF |
| # OF BAYS | 12 |

| PARKING DATA TABLE | |
|-------------------------|-------------------|
| PARKING REQ. | |
| SALES FLOOR 1/ 250 SF | 16 SPACES |
| OFFICE SF 1/ 300 SF | 5 SPACES |
| 2 PER 2 BAY | 16 SPACES |
| TOTAL: | 27 SPACES |
| PARKING PROVIDED | |
| DISPLAY PARKING | 66 SPACES |
| CUSTOMER PARKING | 27 (2 ADA) SPACES |
| SERVICE/STORAGE PARKING | 21 SPACES |

| CONSTRUCTION SCHEDULE | |
|-----------------------|--|
| | EXISTING CONCRETE PAVEMENT |
| | FIRE LANE AND DRIVE AISLE 6", 3600 PSI (6.5 SACK/CY), #3 ON 18" ON 6" LIME STABILIZED SUBGRADE |
| | PARKING 5", 3600 PSI (6.5 SACK/CY), #3 ON 24" ON 6" LIME STABILIZED SUBGRADE |
| | PROPOSED DUMPSTER ENCLOSURE MIN. 7" THICK |
| | PROPOSED CONCRETE SIDEWALK PER DETAIL SHEET C-16 |
| | PROPERTY LINE |
| | PROPOSED CONCRETE CURB AND GUTTER |
| | PROPOSED FIRE LANE |
| | PROPOSED SAWCUT |
| | PARKING COUNT |



| CONSTRUCTION SCHEDULE | |
|-----------------------|--|
| ① | PROP. SAW CUT FULL DEPTH EXISTING PAVEMENT |
| ② | PROP. 4" PARKING STALL STRIPING COLOR: WHITE (TYP) |
| ③ | PROP. CONCRETE CURB & GUTTER |
| ④ | EX. HANDICAP SYMBOL |
| ⑤ | EX. HANDICAP SIGN |
| ⑥ | PROP. PAVEMENT STRIPING |
| ⑦ | PROP. PROPOSED BOLLARD |

- NOTES:
- A SEPARATE SIGNAGE PERMIT IS REQUIRED BY THE CITY OF ROCKWALL.
 - ALL WALLS 3' IN HEIGHT OR GREATER SHALL BE DESIGNED BY AN ENGINEER, LICENSED IN THE STATE OF TEXAS.
 - ALL WALLS MUST BE ROCK OR STONE FACE. NO WALLS SHALL BE SMOOTH CONCRETE.
 - NO TREES SHALL BE PLANTED WITHIN 10' OF NON-STEEL ENCASED PUBLIC UTILITIES.
 - SOD MUST BE LAID WITHIN ALL DISTURBED R.O.W. BEFORE ACCEPTANCE OF PROJECT.
 - ALL DUMPSTERS TO HAVE SELF LATCHING GATES.
 - ADDITIONAL LANDSCAPING SHALL BE ADDED AS A COMPENSATORY MEASURE FOR THE SITE PLAN VARIANCES.

| |
|--|
| CLAY COOLEY HYUNDAI ROCKWALL, TX 75087 LEGAL DESCRIPTION AND/OR ADDRESS: ROCKWALL RECREATION ADDITION LOT 1 BLOCK 1 7.17 AC (312,099 SF) |
| OWNER: CLAY COOLEY AUTO 1251 E. AIRPORT FREEWAY IRVING, TX 75062 |
| APPLICANT: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572 |
| CASE NUMBER: Z2021-049 |
| 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 ____ DAY OF _____. |
| WITNESS OUR HANDS THIS ____ DAY OF _____. |
| DESIGN: LRR DRAWN: LRR CHECKED: CLC DATE: 7/21/2023 |
| PLANNING AND ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING |

TEXAS REGISTRATION #14199

CLAY MOORE ENGINEERING

1903 CENTRAL DRIVE, SUITE #406
BEDFORD, TX 76021
PHONE: 817.281.0572
WWW.CLAYMOOREENR.COM

STATE OF TEXAS

DREW DONOSKY
25861
LICENSED PROFESSIONAL ENGINEER

7/21/2023

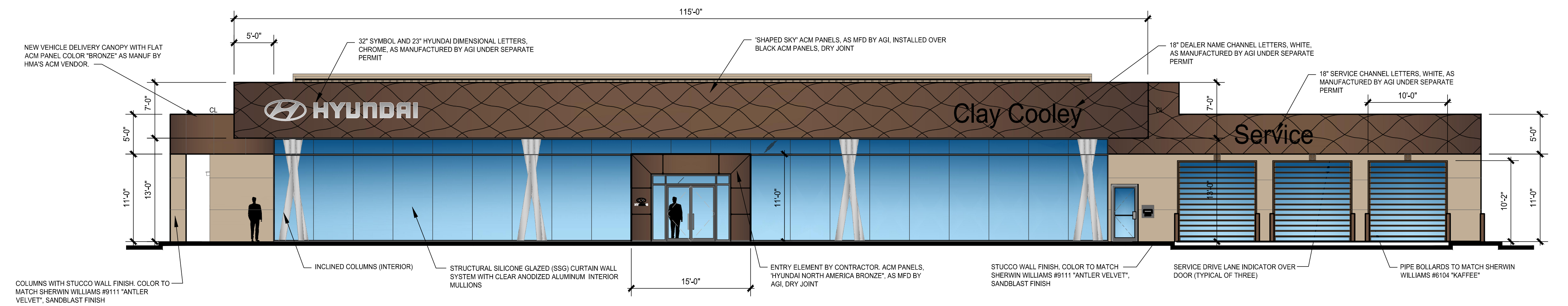
CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

CITY SITE PLAN

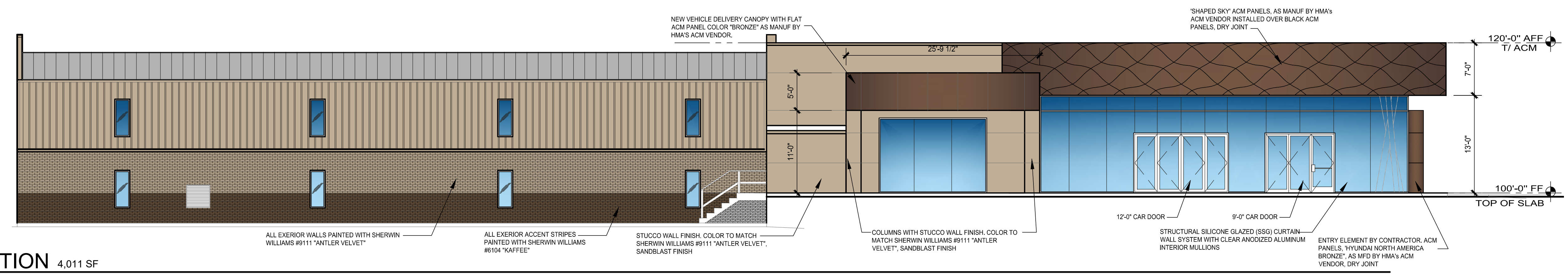
CITY SITE PLAN
SP-1

File No. 2020-021
(SP2023-032)

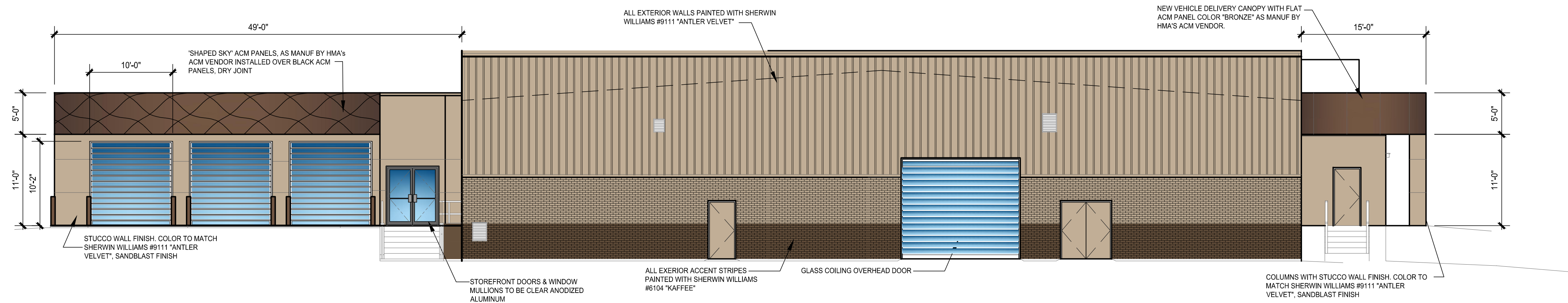
PLOTTED BY: 014-MIKE
 PLOT DATE: 6/15/2023 2:23 PM
 LOCATION: Z:\ARCHITURE\ACTIVE\CLAY COOLEY HYUNDAI\DRAWING FILES\RENDERINGS\21034 CC HYUNDAI ROCKWALL SERVICE EXPANSION_COLOR ELEVATIONS_2023-06-15.DWG
 LAST SAVED: 6/15/2023 1:39 PM



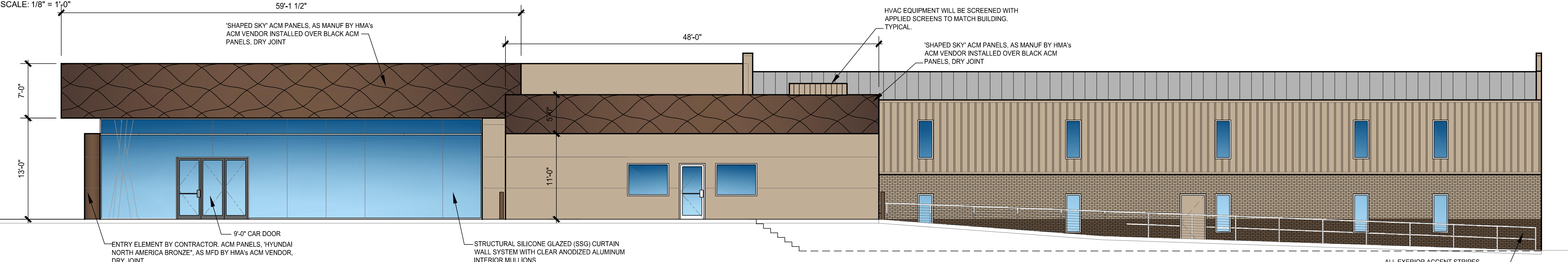
4 NORTH ELEVATION - FACES I-30 3,115 SF
 SCALE: 1/8" = 1'-0"



3 EAST ELEVATION 4,011 SF
 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION 3,591 SF
 SCALE: 1/8" = 1'-0"



1 WEST ELEVATION 3,908 SF
 SCALE: 1/8" = 1'-0"

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING ARE TRUELY
 A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS AND APPROVED
 BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF
 ROCKWALL ON THE _____ DAY OF _____
 2023.

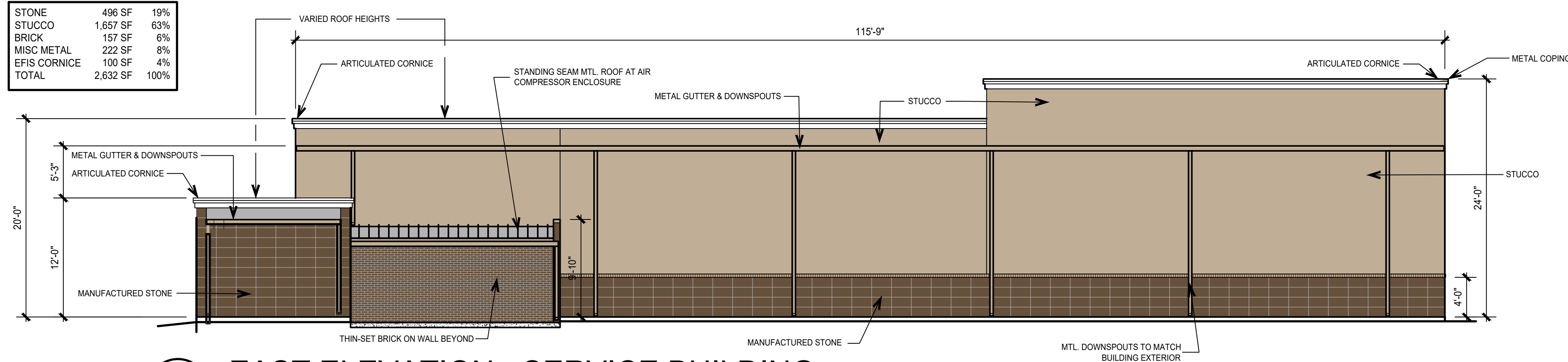
 PLANNING AND ZONING COMMISSION CHAIRMAN

 DIRECTOR OF PLANNING AND ZONING

CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

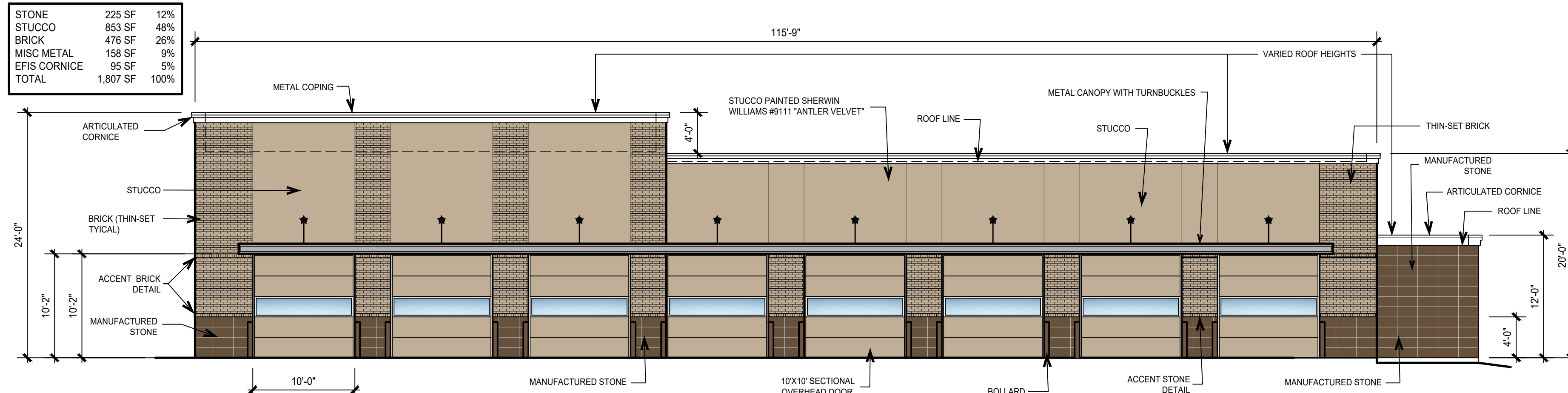
PLOTTED BY: 029-JIM
 PLOT DATE: 7/21/2023 9:13 AM
 LOCATION: Z:\ARCHITURE\ACTIVE\CLAY COOLEY\21034 CLAY COOLEY HYUNDAI\DRAWING FILES\RENDERINGS\21034 CC HYUNDAI ROCKWALL SERVICE EXPANSION_COLOR ELEVATIONS_2023-07-21.DWG
 LAST SAVED: 7/21/2023 9:11 AM

| | | |
|--------------|----------|------|
| STONE | 496 SF | 19% |
| STUCCO | 1,657 SF | 63% |
| BRICK | 157 SF | 6% |
| MISC METAL | 222 SF | 8% |
| EFIS CORNICE | 100 SF | 4% |
| TOTAL | 2,632 SF | 100% |

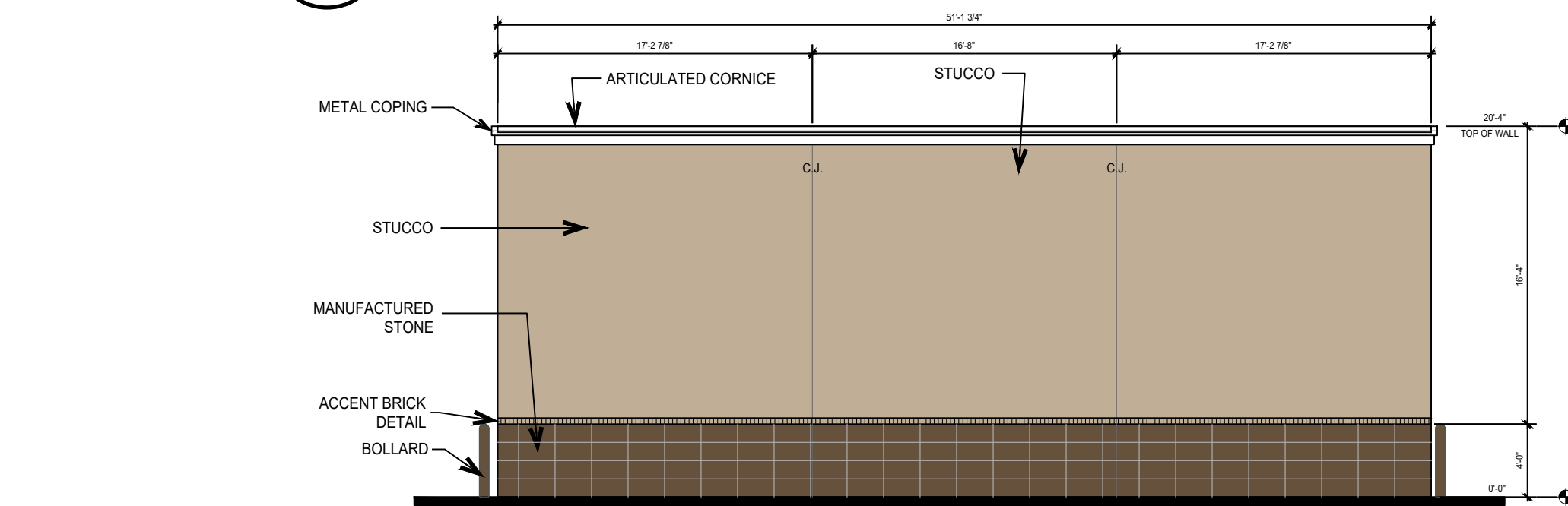


8 EAST ELEVATION - SERVICE BUILDING
SCALE 1/8"=1'-0"

| | | |
|--------------|----------|------|
| STONE | 225 SF | 12% |
| STUCCO | 853 SF | 48% |
| BRICK | 476 SF | 26% |
| MISC METAL | 158 SF | 9% |
| EFIS CORNICE | 95 SF | 5% |
| TOTAL | 1,807 SF | 100% |

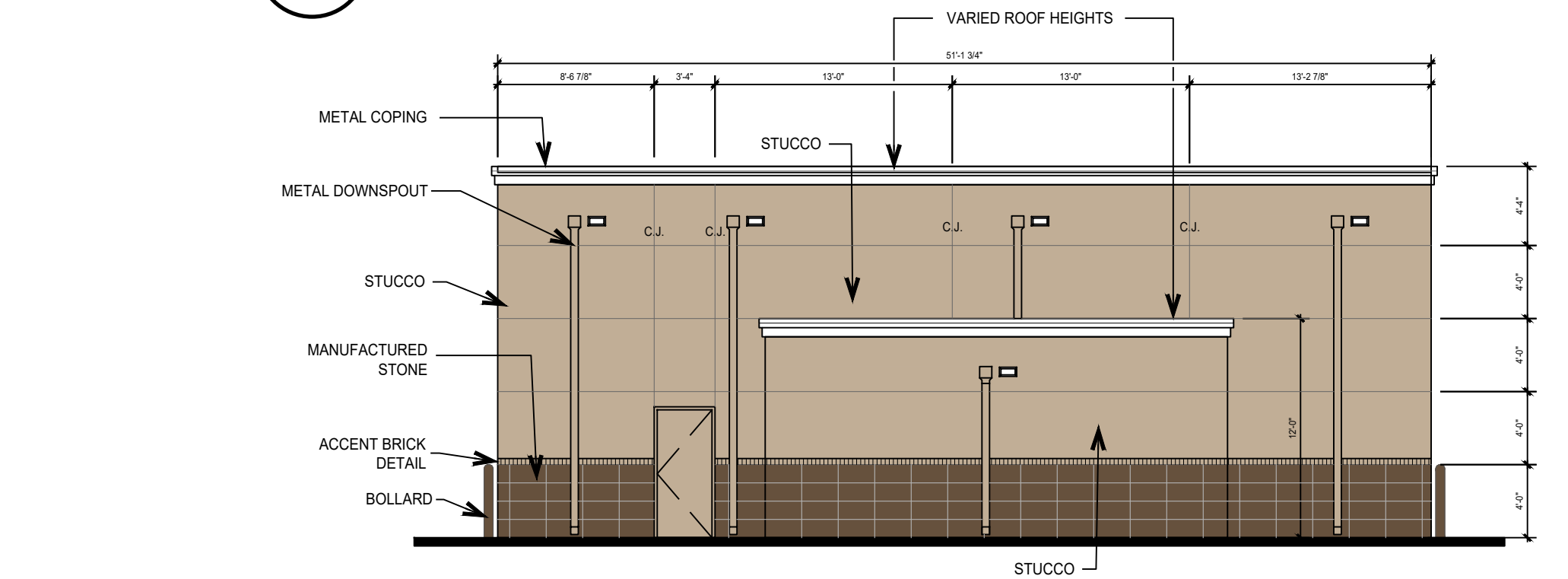


6 WEST ELEVATION - SERVICE BUILDING - FACES CLAY COOLEY BLVD.
SCALE 1/8"=1'-0"



| | | |
|--------------|----------|------|
| STONE | 205 SF | 20% |
| STUCCO | 784 SF | 75% |
| MISC METAL | 12 SF | 1% |
| EFIS CORNICE | 39 SF | 4% |
| TOTAL | 1,040 SF | 100% |

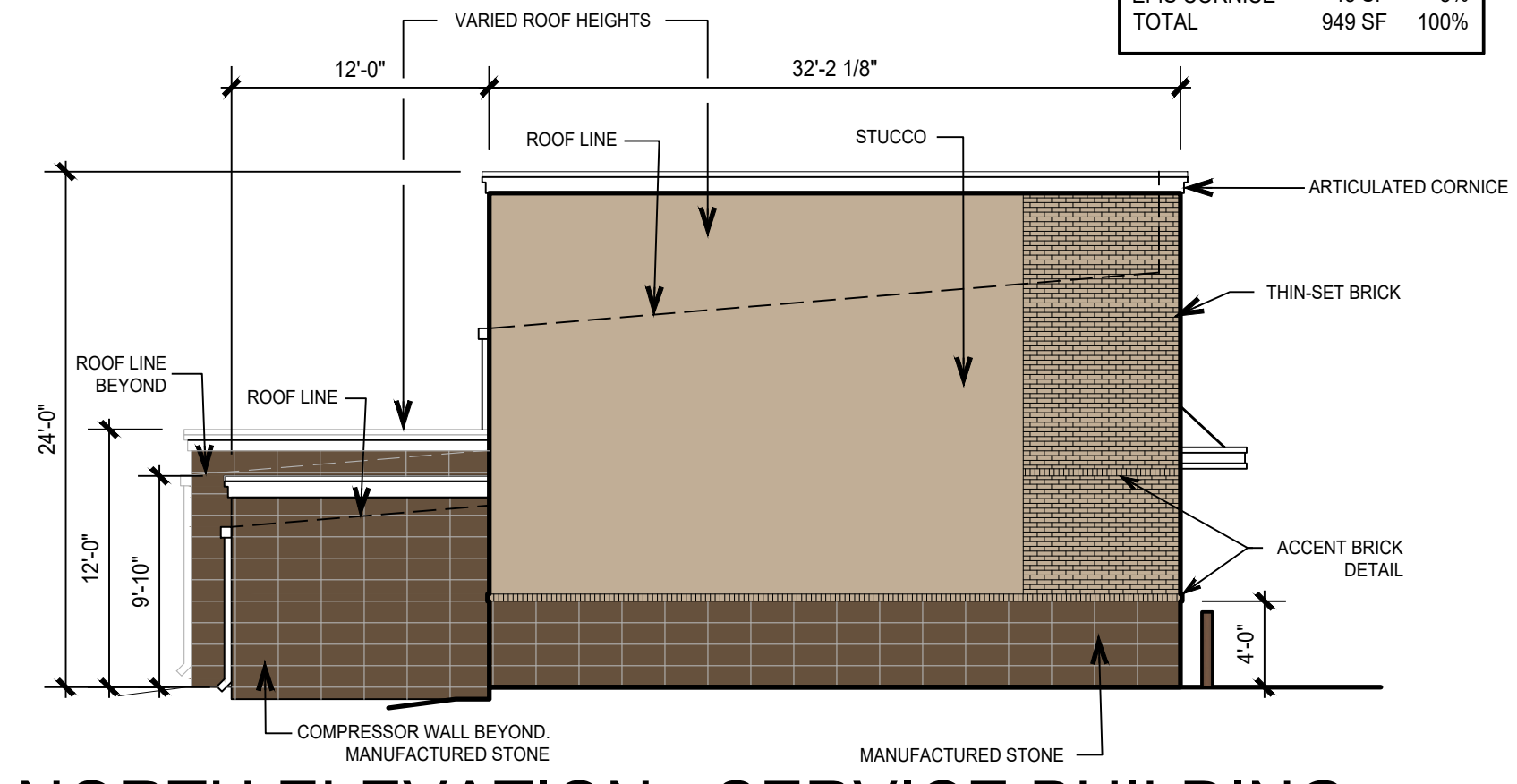
4 SOUTH ELEVATION - CAR WASH
SCALE 1/8"=1'-0"



| | | |
|--------------|----------|------|
| STONE | 185 SF | 18% |
| STUCCO | 723 SF | 71% |
| MISC METAL | 50 SF | 5% |
| EFIS CORNICE | 58 SF | 6% |
| TOTAL | 1,016 SF | 100% |

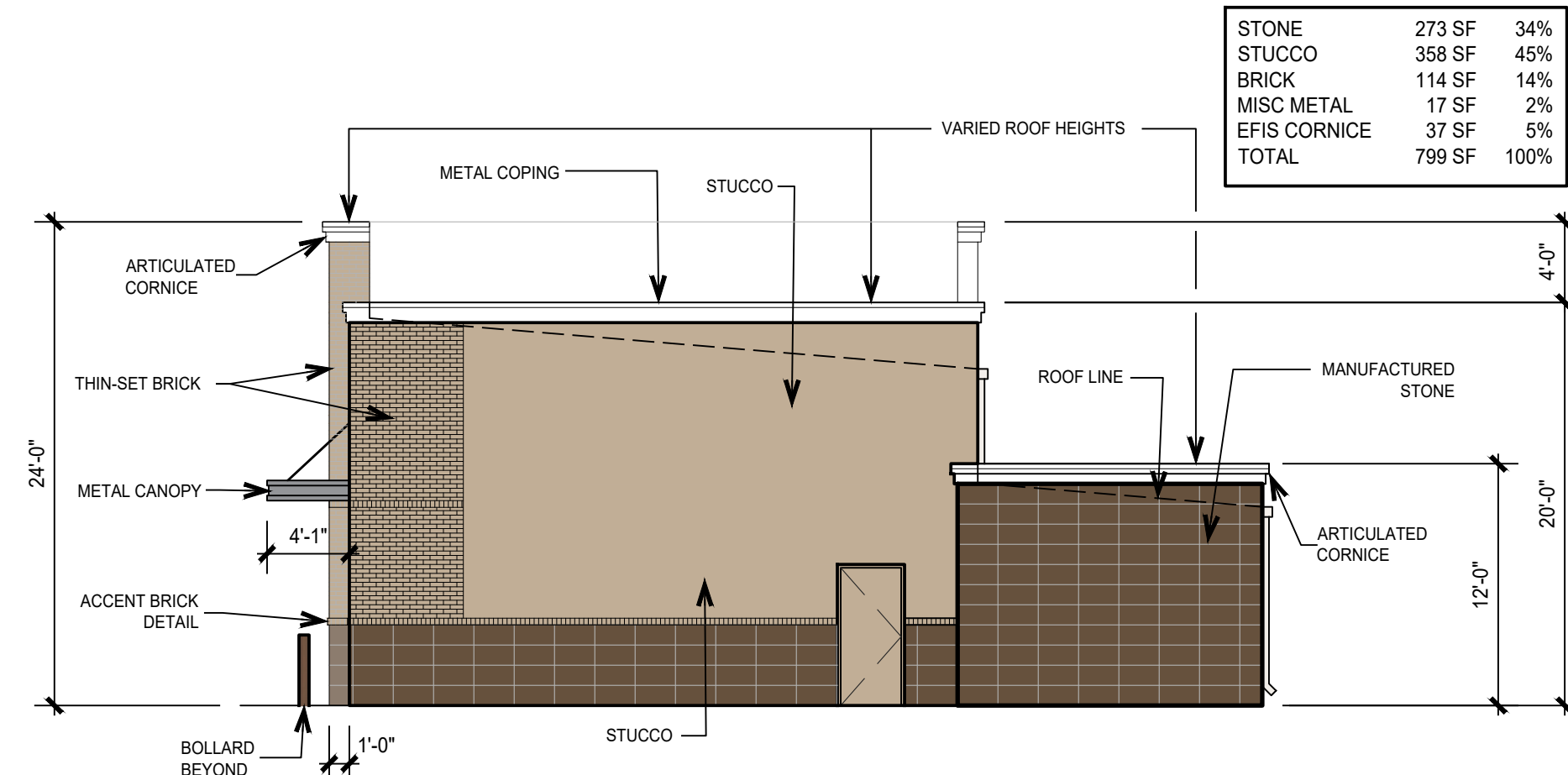
2 NORTH ELEVATION - CAR WASH
SCALE 1/8"=1'-0"

| | | |
|--------------|--------|------|
| STONE | 273 SF | 28% |
| STUCCO | 464 SF | 49% |
| BRICK | 147 SF | 15% |
| MISC METAL | 24 SF | 3% |
| EFIS CORNICE | 45 SF | 5% |
| TOTAL | 949 SF | 100% |

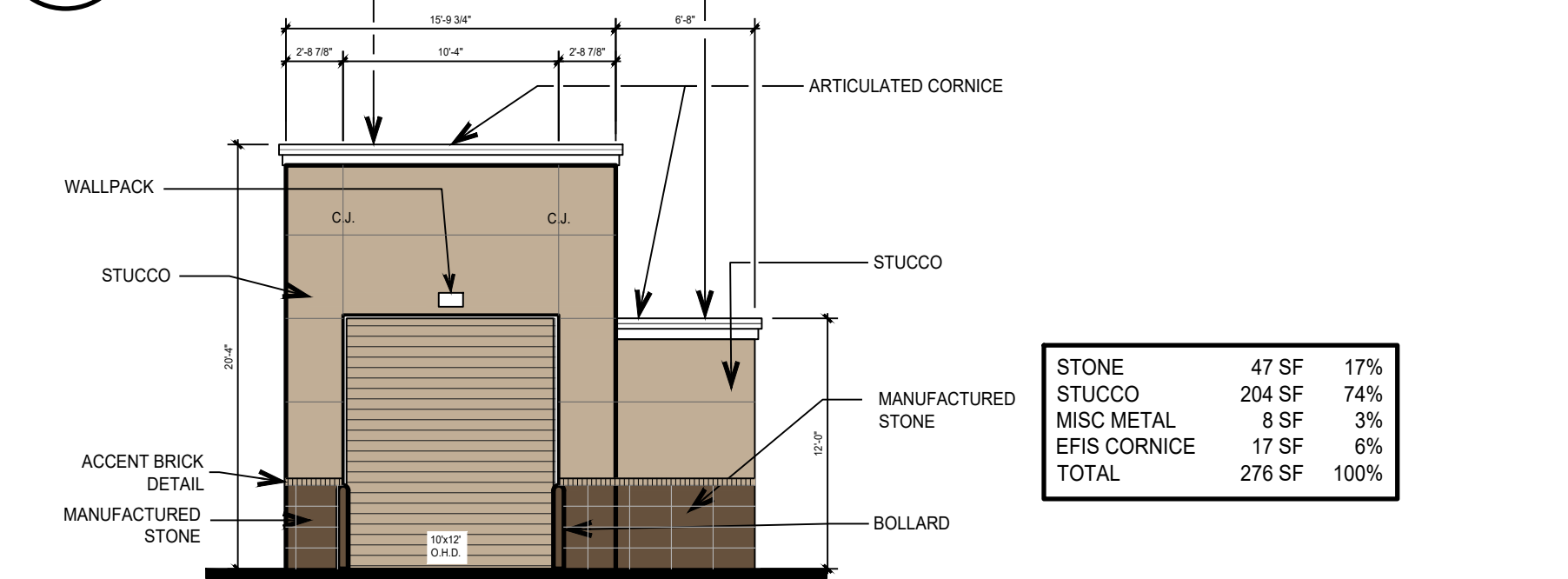


7 NORTH ELEVATION - SERVICE BUILDING
SCALE 1/8"=1'-0"

| | | |
|--------------|--------|------|
| STONE | 273 SF | 34% |
| STUCCO | 358 SF | 45% |
| BRICK | 114 SF | 14% |
| MISC METAL | 17 SF | 2% |
| EFIS CORNICE | 37 SF | 5% |
| TOTAL | 799 SF | 100% |

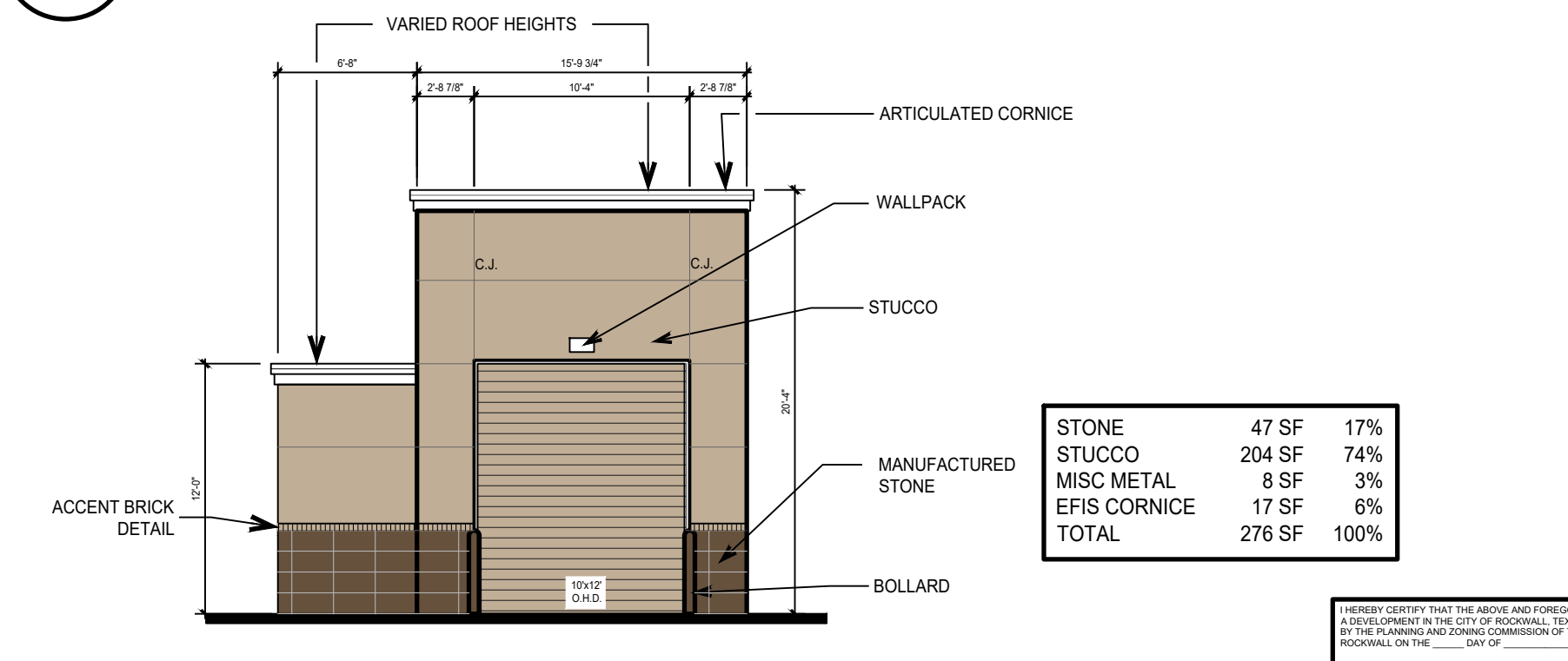


5 SOUTH ELEVATION - SERVICE BUILDING
SCALE 1/8"=1'-0"



| | | |
|--------------|--------|------|
| STONE | 47 SF | 17% |
| STUCCO | 204 SF | 74% |
| MISC METAL | 8 SF | 3% |
| EFIS CORNICE | 17 SF | 6% |
| TOTAL | 276 SF | 100% |

3 EAST ELEVATION - CAR WASH
SCALE 1/8"=1'-0"



| | | |
|--------------|--------|------|
| STONE | 47 SF | 17% |
| STUCCO | 204 SF | 74% |
| MISC METAL | 8 SF | 3% |
| EFIS CORNICE | 17 SF | 6% |
| TOTAL | 276 SF | 100% |

1 WEST ELEVATION - CAR WASH
SCALE 1/8"=1'-0"

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN(S) IS/ARE PREPARED BY THE CITY OF ROCKWALL, TEXAS AND APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL, ON THE _____ DAY OF _____, 2023.
 _____ DAY OF _____
 PLANNING AND ZONING COMMISSION CHAIRMAN
 DIRECTOR OF PLANNING AND ZONING

CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

GENERAL GRADING AND PLANTING NOTES

- BY SUBMITTING A PROPOSAL FOR THE LANDSCAPE PLANTING SCOPE OF WORK, THE CONTRACTOR CONFIRMS THAT HE HAS READ, AND WILL COMPLY WITH, THE ASSOCIATED NOTES, SPECIFICATIONS, AND DETAILS WITH THIS PROJECT.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR REMOVING ALL EXISTING VEGETATION (EXCEPT WHERE NOTED TO REMAIN).
- IN THE CONTEXT OF THESE PLANS, NOTES, AND SPECIFICATIONS, "FINISH GRADE" REFERS TO THE FINAL ELEVATION OF THE SOIL SURFACE (NOT TOP OF MULCH) AS INDICATED ON THE GRADING PLANS.
 - BEFORE STARTING WORK, THE LANDSCAPE CONTRACTOR SHALL VERIFY THAT THE ROUGH GRADES OF ALL LANDSCAPE AREAS ARE WITHIN $\pm 0.1'$ OF FINISH GRADE. SEE SPECIFICATIONS FOR MORE DETAILED INSTRUCTION ON TURF AREA AND PLANTING BED PREPARATION.
 - CONSTRUCT AND MAINTAIN FINISH GRADES AS SHOWN ON GRADING PLANS, AND CONSTRUCT AND MAINTAIN SLOPES AS RECOMMENDED BY THE GEOTECHNICAL REPORT. ALL LANDSCAPE AREAS SHALL HAVE POSITIVE DRAINAGE AWAY FROM STRUCTURES AT THE MINIMUM SLOPE SPECIFIED IN THE REPORT AND ON THE GRADING PLANS, AND AREAS OF POTENTIAL PONDING SHALL BE REGRADED TO BLEND IN WITH THE SURROUNDING GRADES AND ELIMINATE PONDING POTENTIAL.
 - THE LANDSCAPE CONTRACTOR SHALL DETERMINE WHETHER OR NOT THE EXPORT OF ANY SOIL WILL BE NEEDED, TAKING INTO ACCOUNT THE ROUGH GRADE PROVIDED. THE AMOUNT OF SOIL AMENDMENTS TO BE ADDED (BASED ON A SOIL TEST, PER SPECIFICATIONS), AND THE FINISH GRADES TO BE ESTABLISHED.
 - ENSURE THAT THE FINISH GRADE IN SHRUB AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 3" BELOW THE ADJACENT FINISH SURFACE, IN ORDER TO ALLOW FOR PROPER MULCH DEPTH. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - ENSURE THAT THE FINISH GRADE IN TURF AREAS IMMEDIATELY ADJACENT TO WALKS AND OTHER WALKING SURFACES, AFTER INSTALLING SOIL AMENDMENTS, IS 1" BELOW THE FINISH SURFACE OF THE WALKS. TAPER THE SOIL SURFACE TO MEET FINISH GRADE, AS SPECIFIED ON THE GRADING PLANS, AT APPROXIMATELY 18" AWAY FROM THE WALKS.
 - SHOULD ANY CONFLICTS AND/OR DISCREPANCIES ARISE BETWEEN THE GRADING PLANS, GEOTECHNICAL REPORT, THESE NOTES AND PLANS, AND ACTUAL CONDITIONS, THE CONTRACTOR SHALL IMMEDIATELY BRING SUCH ITEMS TO THE ATTENTION OF THE LANDSCAPE ARCHITECT, GENERAL CONTRACTOR, AND OWNER.
- ALL PLANT LOCATIONS ARE DIAGRAMMATIC. ACTUAL LOCATIONS SHALL BE VERIFIED WITH THE LANDSCAPE ARCHITECT OR DESIGNER PRIOR TO PLANTING. THE LANDSCAPE CONTRACTOR SHALL ENSURE THAT ALL REQUIREMENTS OF THE PERMITTING AUTHORITY ARE MET (I.E., MINIMUM PLANT QUANTITIES, PLANTING METHODS, TREE PROTECTION METHODS, ETC.).
 - THE LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR DETERMINING PLANT QUANTITIES. PLANT QUANTITIES SHOWN ON LEGENDS AND CALLOUTS ARE FOR GENERAL INFORMATION ONLY. IN THE EVENT OF A DISCREPANCY BETWEEN THE PLAN AND THE PLANT LEGEND, THE PLANT QUANTITY AS SHOWN ON THE PLAN (FOR INDIVIDUAL SYMBOLS) OR CALLOUT (FOR GROUNDCOVER PATTERNS) SHALL TAKE PRECEDENCE.
 - NO SUBSTITUTIONS OF PLANT MATERIALS SHALL BE ALLOWED WITHOUT THE WRITTEN PERMISSION OF THE LANDSCAPE ARCHITECT. IF SOME OF THE PLANTS ARE NOT AVAILABLE, THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT IN WRITING (VIA PROPER CHANNELS).
 - THE CONTRACTOR SHALL, AT A MINIMUM, PROVIDE REPRESENTATIVE PHOTOS OF ALL PLANTS PROPOSED FOR THE PROJECT. THE CONTRACTOR SHALL ALLOW THE LANDSCAPE ARCHITECT AND THE OWNER/OWNER'S REPRESENTATIVE TO INSPECT, AND APPROVE OR REJECT, ALL PLANTS DELIVERED TO THE JOBSITE.
- REFER TO SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS FOR SUBMITTALS. THE CONTRACTOR SHALL MAINTAIN THE LANDSCAPE IN A HEALTHY CONDITION FOR 90 DAYS AFTER ACCEPTANCE BY THE OWNER. REFER TO SPECIFICATIONS FOR CONDITIONS OF ACCEPTANCE FOR THE START OF THE MAINTENANCE PERIOD, AND FOR FINAL ACCEPTANCE AT THE END OF THE MAINTENANCE PERIOD.
- SEE SPECIFICATIONS AND DETAILS FOR FURTHER REQUIREMENTS.

IRRIGATION CONCEPT

- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
- THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
- ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
- ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
- ALL IRRIGATION SHALL MEET THE REQUIREMENTS OF THE UDC. (ARTICLE 08, SUBSECTION 05.04)

ROOT BARRIERS

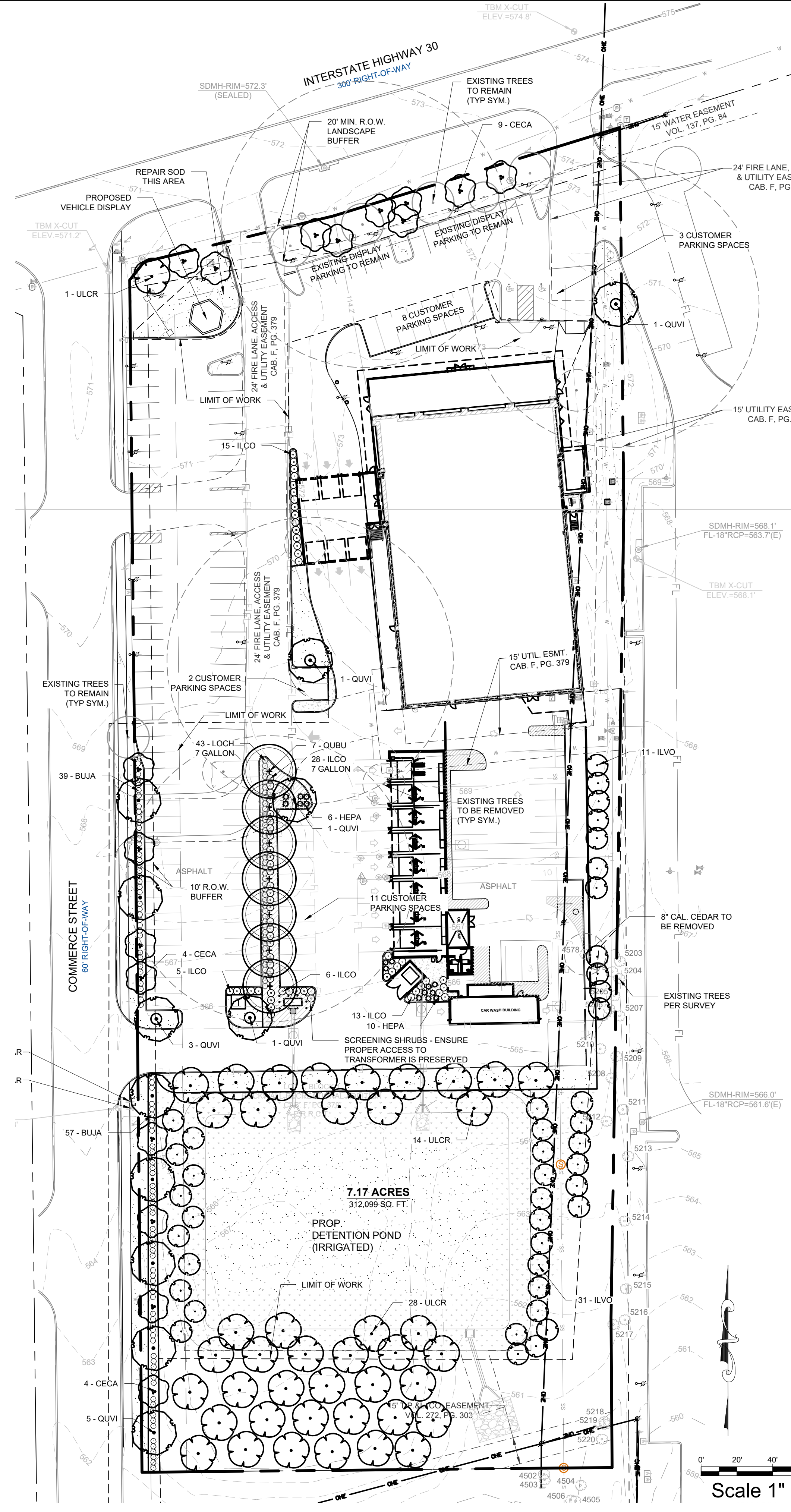
THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

| SITE DATA TABLE | |
|---------------------|------------------------|
| SITE AREA | 7.71 AC / 312,099 SF |
| ZONING | LI (Light Industrial) |
| PROPOSED USE | AUTO DEALER |
| BUILDING SIZE | 20,658 SF (DEALERSHIP) |
| | 850 SF (CAR WASH) |
| | 1,175 SF (OIL/LUBE) |
| LOT COVERAGE | 0.07% |
| FLOOR TO AREA RATIO | 0.07:1 |
| BUILDING HEIGHT | 1-STORY |
| SALES FLOOR AREA | 3,928 SF |
| OFFICE AREA | 1,303 SF |
| # OF BAYS | 12 |

| PARKING DATA TABLE | |
|----------------------|-------------------|
| PARKING REQUIRED | |
| SALES FLOOR 1/250 SF | 16 SPACES |
| OFFICE SF 1/300 SF | 5 SPACES |
| 1 SPACE PER 2 BAY | 6 PARKING |
| TOTAL | 27 SPACES |
| PARKING PROVIDED | |
| DISPLAY PARKING | 87 SPACES |
| CUSTOMER PARKING | 27 (2 ADA) SPACES |



PLANTING LEGEND

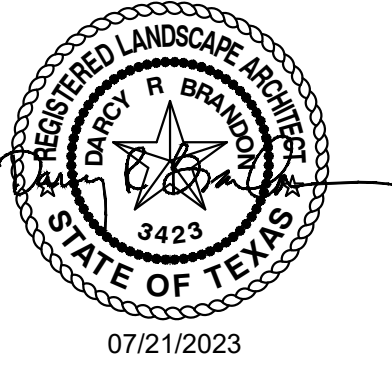
| SYMBOL | BOTANIC NAME | COMMON NAME | MIN. SIZE | SPACING | QUANTITY | REMARKS |
|----------------------|--------------------------------------|--|-----------------------|---------------|-------------|-------------------------------|
| TREES | | | | | | |
| CECA | Cercis canadensis 'Texana' | Texas Redbud | 6'-8" high | Per plan | 17 | Accent Tree |
| ILVO | Ilex vomitoria | Yaupon Holly | 6'-8" high | Per plan | 42 | Accent Tree |
| QUBU | Quercus buckleyi | Texas Red Oak | 5" cal., 12'-15' high | Per plan | 7 | Canopy Tree |
| QUVI | Quercus virginiana | Live Oak | 5" cal., 12'-15' high | Per plan | 12 | Canopy Tree |
| ULCR | Ulmus crassifolia | Cedar Elm | 5" cal., 12'-15' high | Per plan | 43 | Canopy Tree |
| SHRUBS | | | | | | |
| BUJA | Buxus micro. japonica 'Green Beauty' | Green Beauty Boxwood | 5 gallon | 3" o.c. | 96 | |
| HEPA | Hesperaloe parviflora 'Brakelights' | Red Yucca | 5 gallon | 4" o.c. | 16 | |
| ILCO | Ilex cornuta 'Burfordii Nana' | Dwarf Burford Holly | 5 gallon / 7 gallon | 4" o.c. | 39 / 28 | See plan for 7 gal. locations |
| LOCH | Loropetalum chinense 'PILC-III' | Purple Daydream Loropetalum | 7 gallon | 3" o.c. | 43 | |
| TURF AND SEED | | | | | | |
| | Cynodon 'Tifway 419' | Tifway Hybrid Bermuda Grass | Sod | - - - | ~ 24,885 SF | |
| | | Dam Slope Mix (Contact Native American Seed) | Hydromulch | 20 lbs / acre | ~ 20,481 SF | |

NOTE: THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SODDED AREA, INCLUDING WATERING, UNTIL A PERMANENT STAND OF GRASS IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A STAND OF GRASS SHALL CONSIST OF 75%-80% COVERAGE AND A MINIMUM OF 1" IN HEIGHT AS DETERMINED BY THE CITY.

LANDSCAPE STANDARDS

| | |
|---|---|
| 08.05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL REQ. ABUTTING A PUBLIC RIGHT-OF-WAY: | 10' WIDE LANDSCAPE BUFFER W/ GROUND COVER, BERM, AND SHRUBBERY 30" HIGH + 1 CANOPY TREE & 1 ACCENT TREE PER 50 LIN. FEET OF FRONTAGE |
| COMMERCE STREET: ±398' OF STREET FRONTAGE | 10' WIDE BUFFER REQUIRED W/ 1 CANOPY & 1 ACCENT TREE PER 50' OF FRONTAGE |
| PROVIDED IN 10' BUFFER: | 8 OAKS, 8 REDBUDS, SHRUBS, & GROUND COVER |
| 05.06 GENERAL OVERLAY DISTRICT STANDARDS - IH-30 OVERLAY REQ. LANDSCAPE BUFFER: | 20' WIDE W/ GROUND COVER & BUILT-UP BERM & SHRUBBERY ALONG ENTIRE LENGTH OF FRONTAGE, 30"-48" HIGH; 2 CANOPY TREES + 4 ACCENT TREES PER 100 LIN. FT. OF PRIMARY ROADWAY |
| ±237 ROADWAY FRONTAGE REQ. PLANTING: PROVIDED IN 20' BUFFER, EXISTING: PROPOSED IN 20' BUFFER: | 4.7 (5) CANOPY TREES + 9.5 (10) ACCENT TREES 4 CANOPY TREES + 1 ACCENT TREE; SHRUBBERY 1 CEDAR ELM + 9 REDBUDS |
| 05.02 LANDSCAPE SCREENING REQ. HEADLIGHT SCREENING: | HEAD-IN PARKING ADJ. TO STREET SHALL INCORP. MIN. 2' BERM W/ MATURE EVERGREEN SHRUBS ALONG ENTIRE PARKING AREAS BOXWOOD SHRUBS PROVIDED IN FRONT OF PARKING SPACES LOCATED ALONG STREET FRONTAGE TO MATCH EXISTING SHRUBS |
| PROVIDED SCREENING: | A WROUGHT IRON FENCE AND THREE (3) TIERED SCREENING (I.E. SMALL TO MID-SIZED SHRUBS, LARGE SHRUBS OR ACCENT TREES, AND CANOPY TREES) ALONG THE ENTIRE LENGTH OF THE ADJACENCY. THE CANOPY TREES SHALL BE PLACED ON 20-FOOT CENTERS. |
| REQUIRED SCREENING OF SERVICE BAYS: | TEXAS RED OAK TREES, DWARF BURFORD HOLLY, AND PURPLE DAYDREAM LOROPETALUM ARE PROPOSED TO PROVIDE THE THREE-TIER PLANTING SCREEN. |
| PROVIDED SCREENING: | MIN. 100% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE. |
| 05.03 LANDSCAPE REQUIREMENTS - L-1 DISTRICT TOTAL SITE AREA: LANDSCAPE AREA REQUIRED TOTAL SITE: LANDSCAPE PROVIDED, TOTAL SITE: | 312,099 SF 62,420 SF (20%) ±79,574 SF (25%) |
| LOCATION OF LANDSCAPING: | MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF THE PARKING LOT AREA. |
| MIN. SIZE OF AREAS | MIN. 1 CANOPY & 1 ACCENT TREE PER 750 SF ±31,539 SF 42 CANOPY TREES & 42 ACCENT TREES 42 CEDAR ELM & 42 YAUPON HOLLY |
| DETENTION BASINS DETENTION BASIN AREA: REQUIRED TREES: PROVIDED TREES: | MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF THE PARKING LOT AREA. 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 _____ DAY OF _____, 2023. |
| PARKING LOT LANDSCAPING | 27 (2 ADA) SPACES, ±20,759 SF 87 SPACES, ±27,124 SF 1,038 SF (5%) 3,734 SF (18%) REQ. PARKING SPACES MUST BE WITHIN 80' OF CANOPY TREE TRUNK |
| PROPOSED CUSTOMER PARKING AREA: PROPOSED DISPLAY PARKING AREA: REQ. PARKING LOT LANDSCAPING: PROPOSED PARKING LOT LANDSCAPING: | DESIGN: LRR DRAWN: LRR CHECKED: CLC DATE: 02-02-2020 SHEET LP-1 FILE NO. 2020-021 |

Scale 1" = 40'



PLOTTED BY: DARCY BRANDON
 PLOT DATE: 7/21/2023 9:14 AM
 LOCATION: C:\USERS\DARCY\DOCUMENTS\DBLA_PROJECTS\2021\EDG\COOLEY HYUNDAI - ROCKWALL, TX\COOLEY HYUNDAI - ROCKWALL LP_2023-07-20.DWG
 LAST SAVED: 7/21/2023 9:14 AM

TEXAS REGISTRATION #14199

EVERGREEN DESIGN GROUP

(800) 680-6630
15455 Dallas Pkwy., Ste 600
Addison, TX 75001
www.EvergreenDesignGroup.com

CLAY MOORE ENGINEERING

1903 CENTRAL DR. SUITE 400E
ROCKWALL, TX 75087
PHONE: (972) 801-0972
WWW.CLAYMOOREENGINEERING.COM

PRELIMINARY

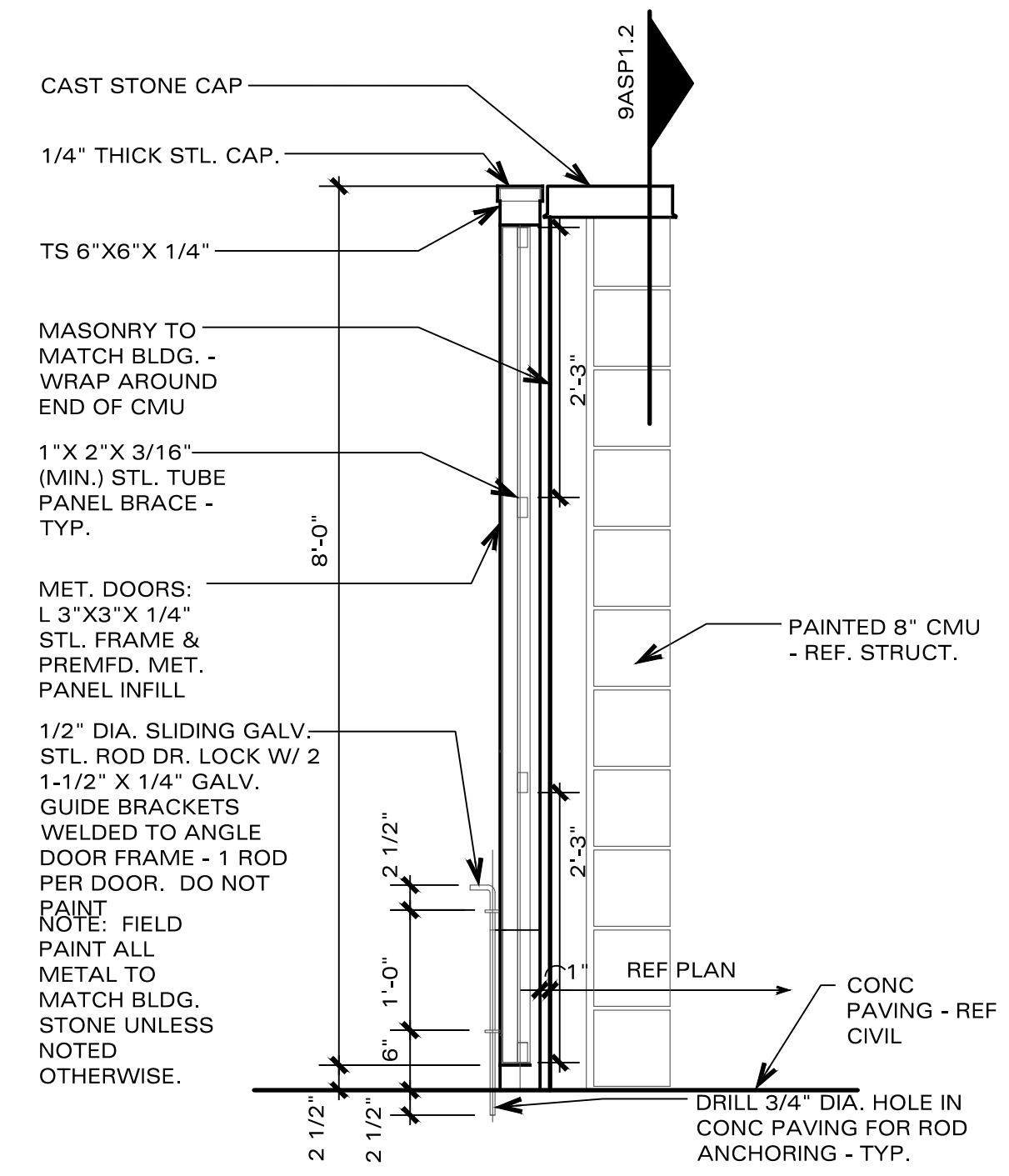
FOR REVIEW ONLY
Not for construction purposes.

CLAYMOORE ENGINEERING
ENGINEERING AND PLANNING
CONSULTANTS
DREW DONOSKY
Engineer, No. 125651, Date 7/21/2023
17212023

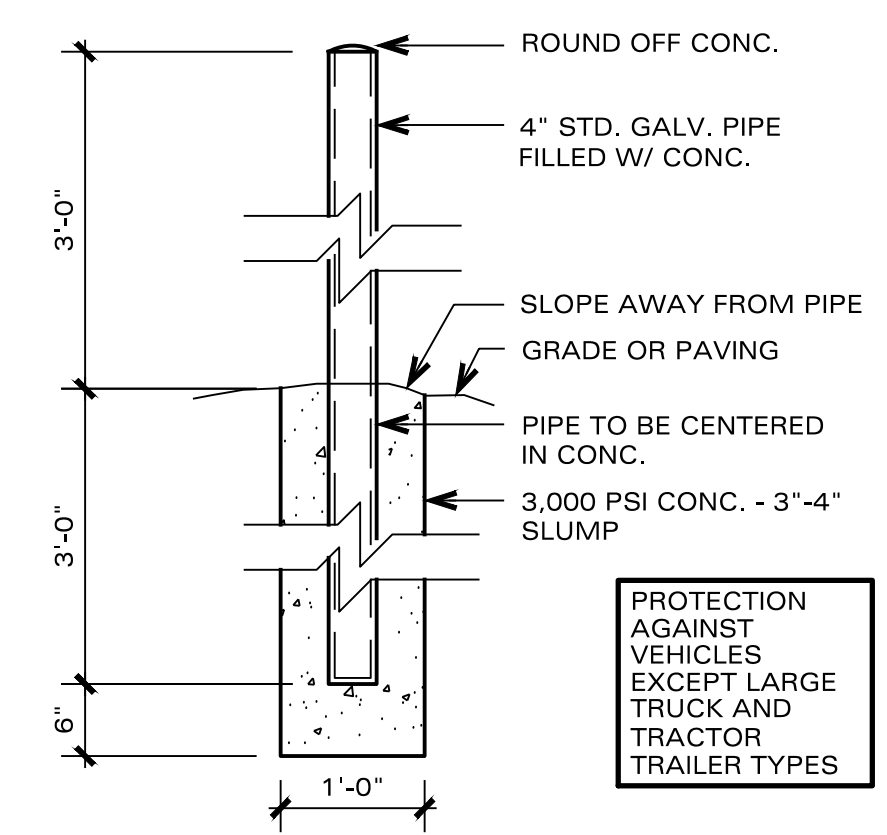
CLAY COOLEY HYUNDAI
1540 I-30
ROCKWALL, TX 75087

LANDSCAPE PLANTING PLAN

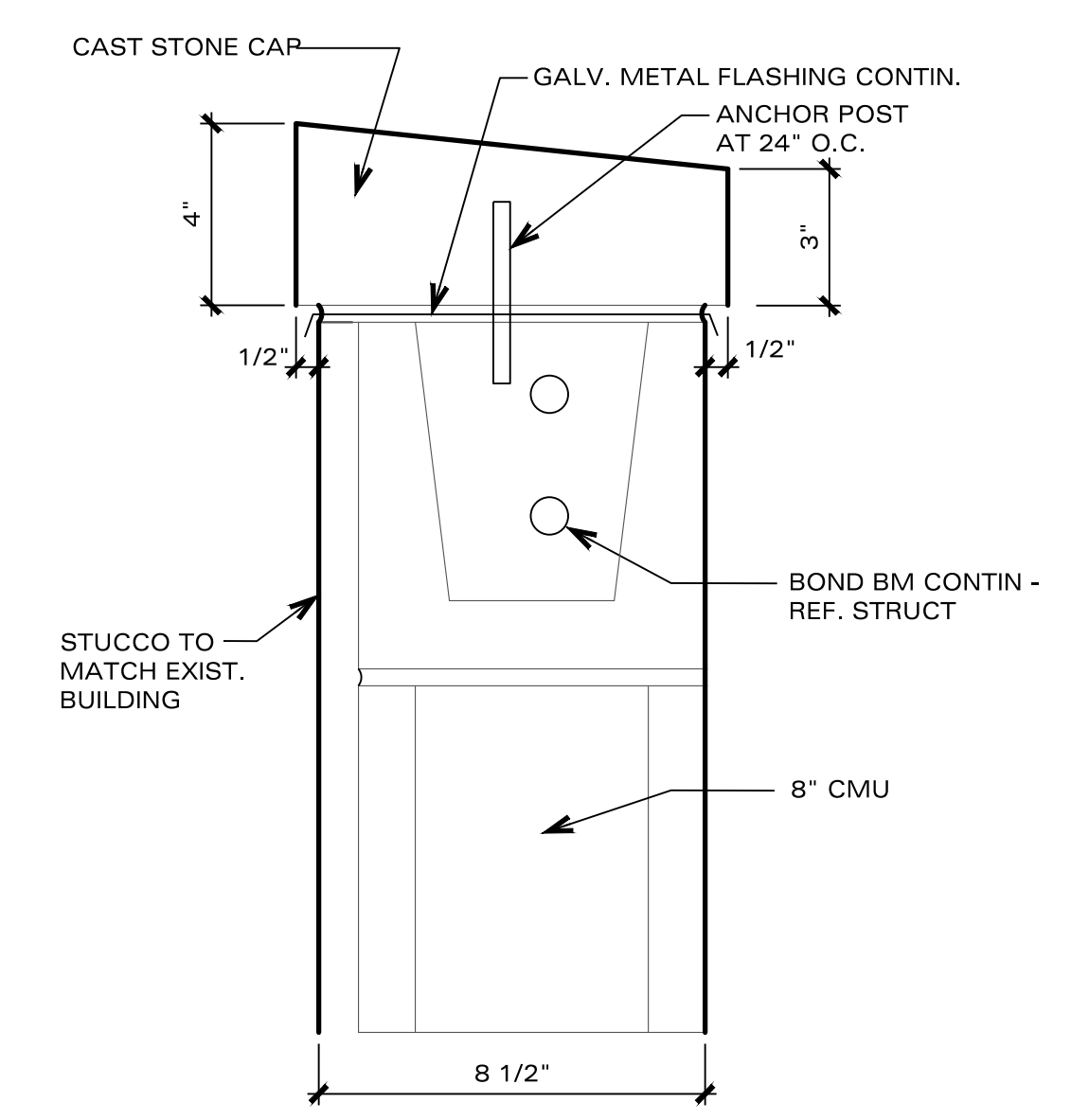
DESIGN: LRR
DRAWN: LRR
CHECKED: CLC
DATE: 02-02-2020
SHEET
LP-1
FILE NO. 2020-021



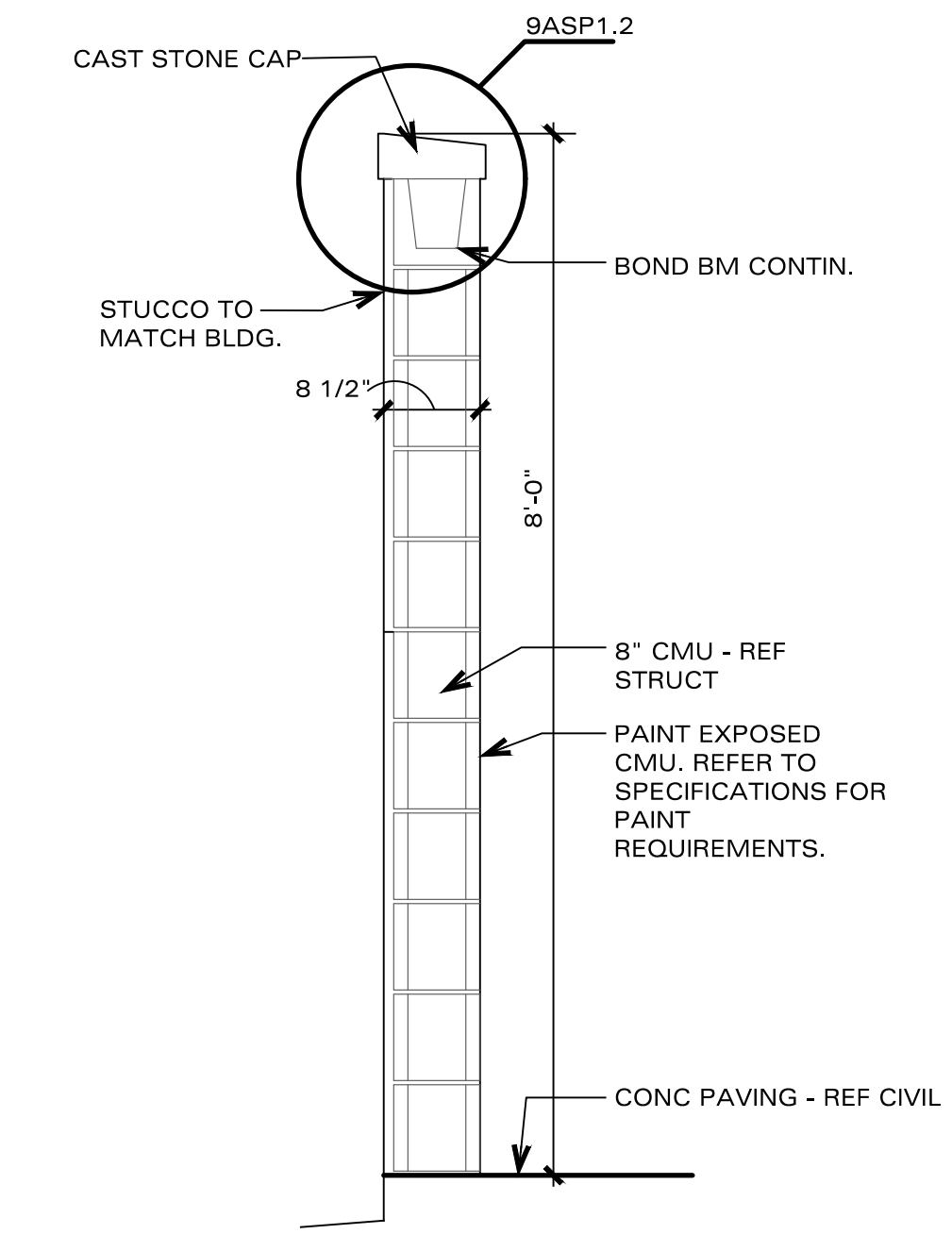
7 SECTION
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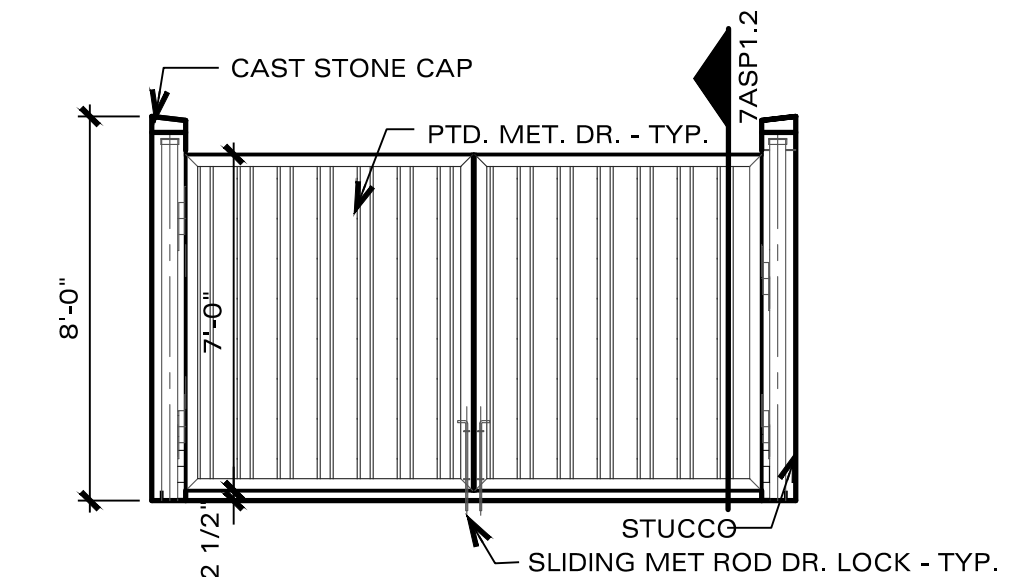
6 BOLLARD
SCALE 3/4"=1'-0"



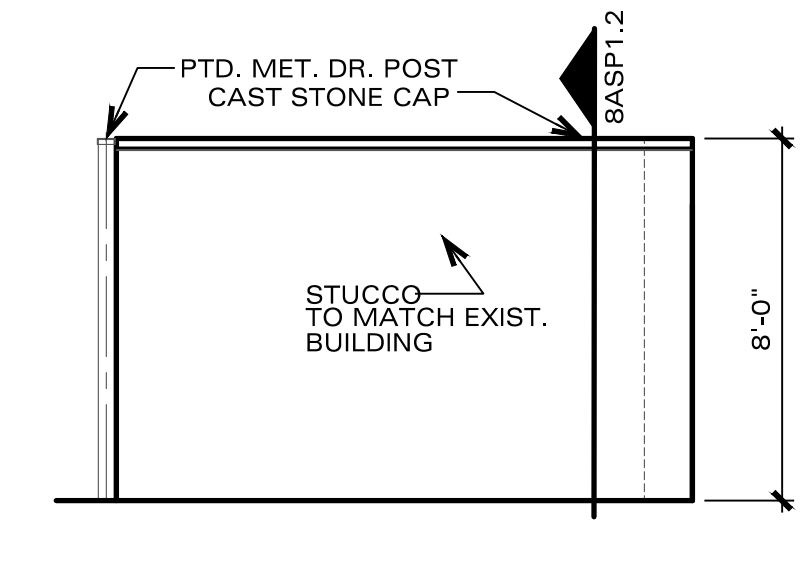
9 CAST STONE SECTION
SCALE 3"=1'-0"



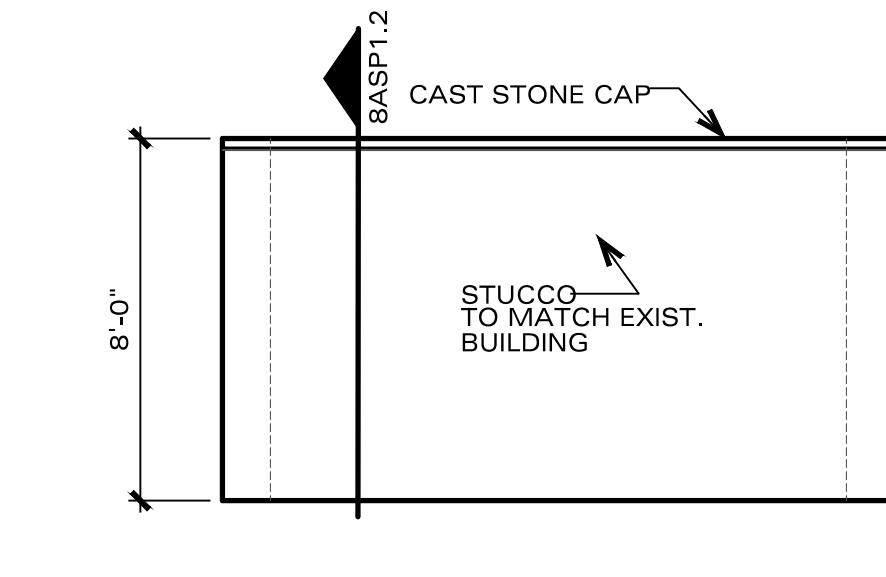
8 SECTION
SCALE 3/4"=1'-0"



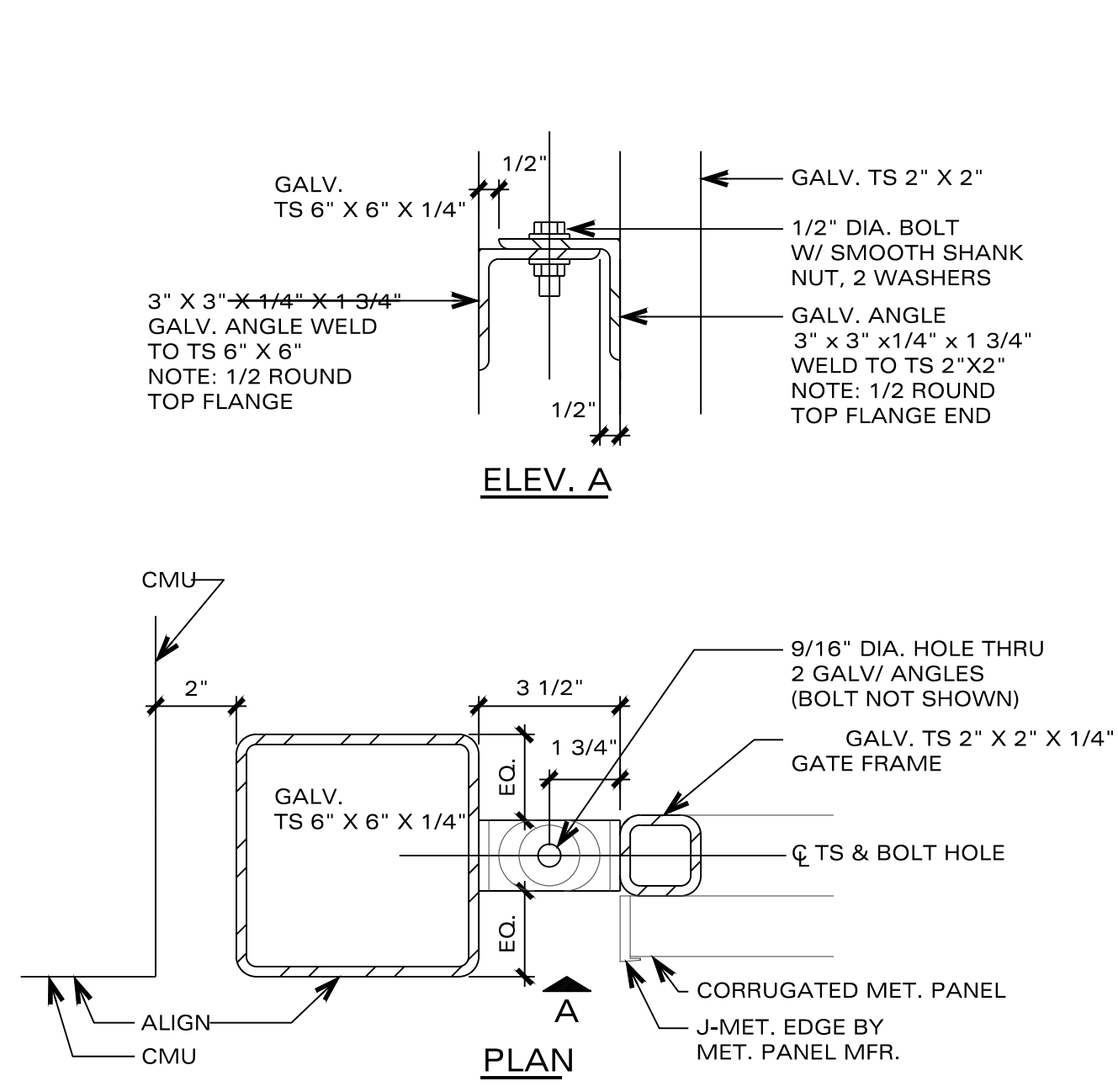
5 ELEVATION
SCALE 1/4"=1'-0"



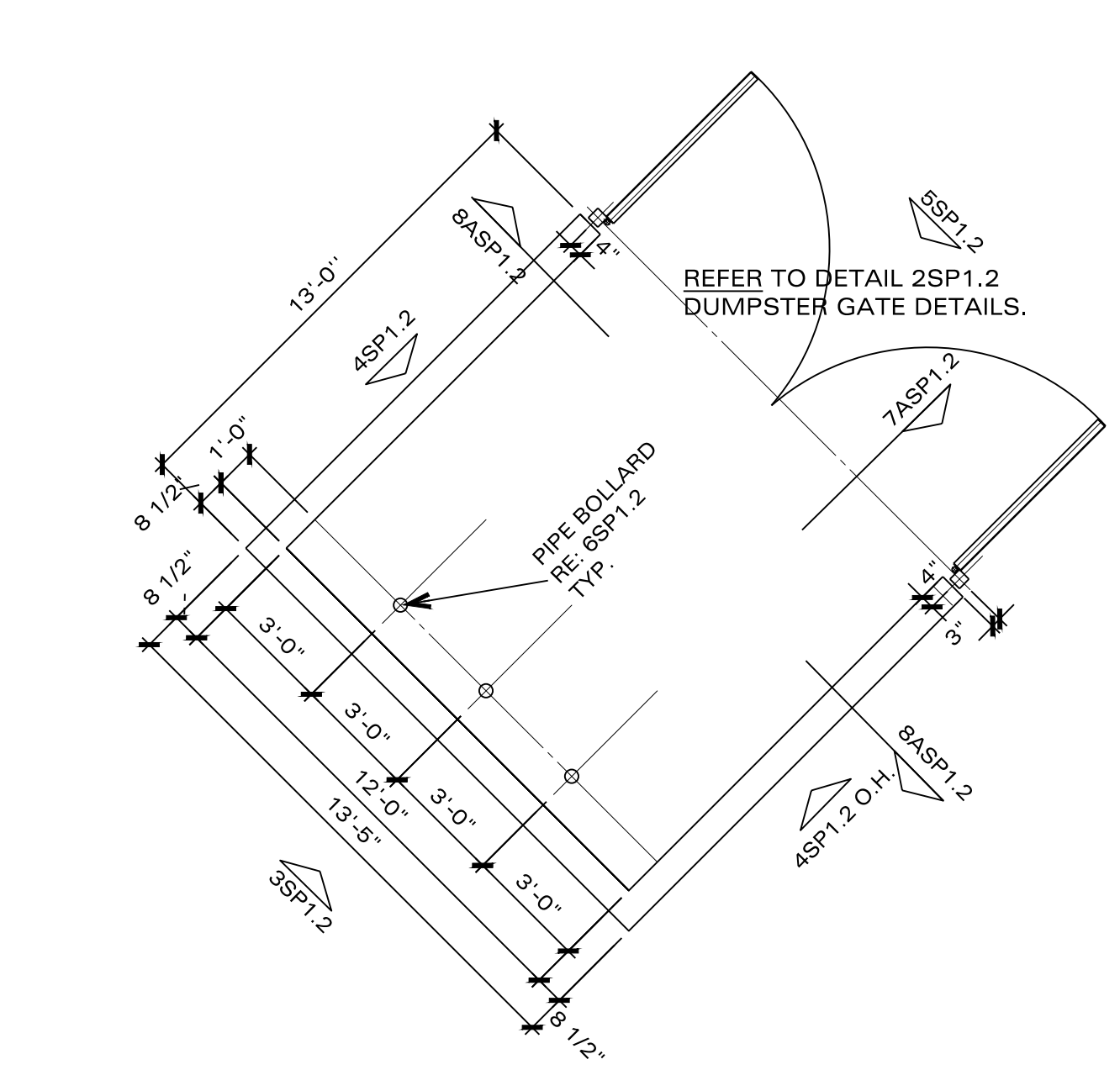
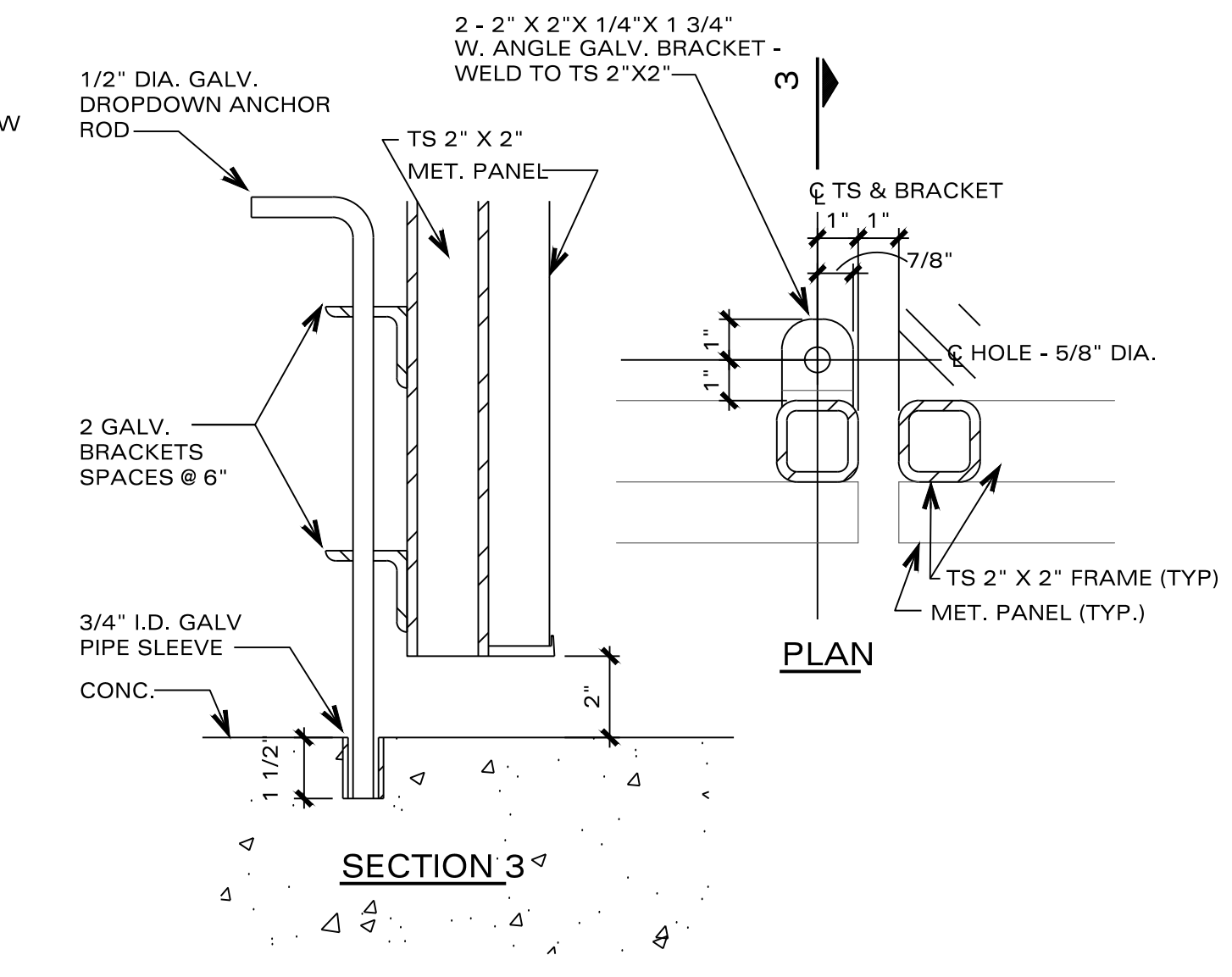
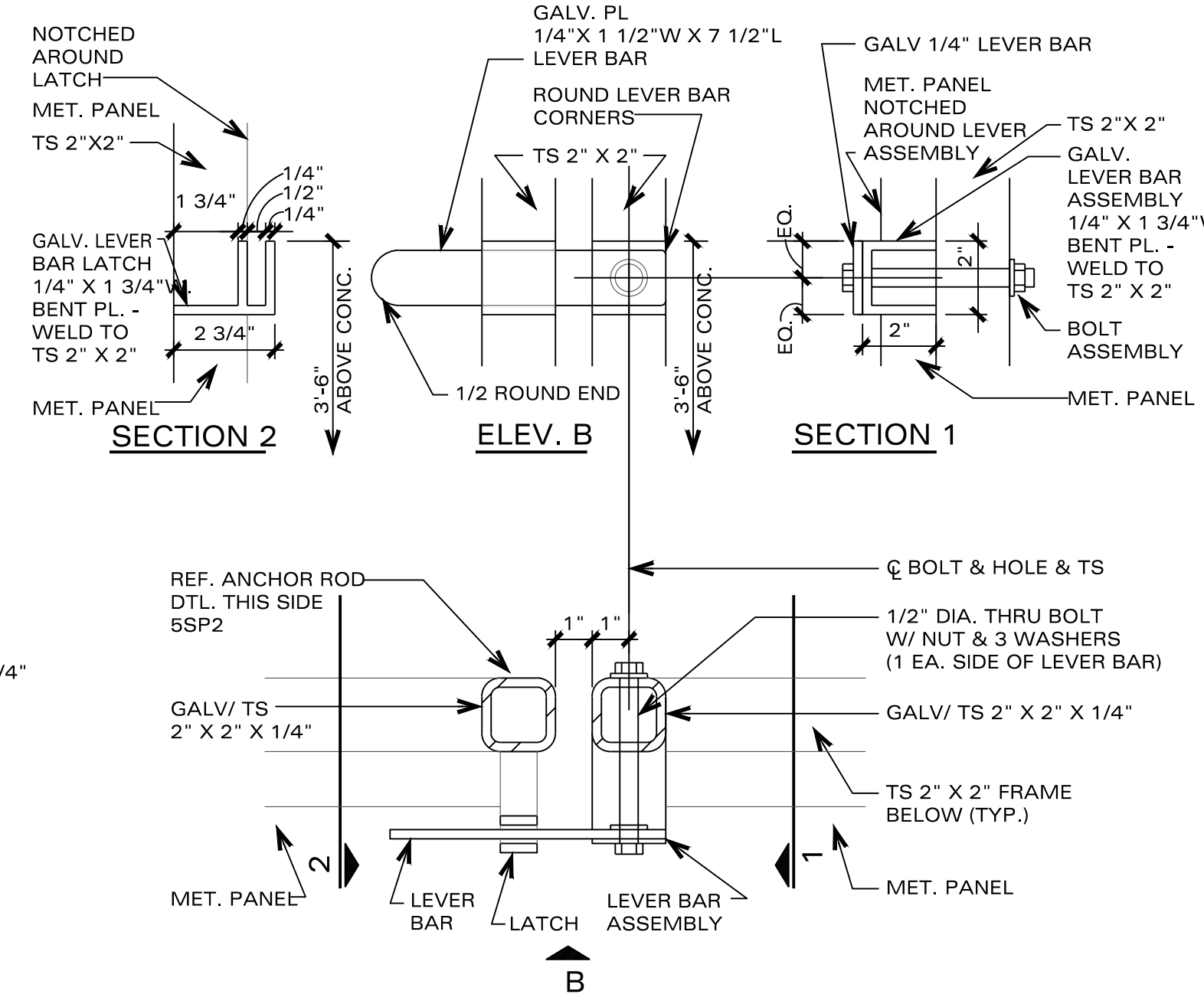
4 ELEVATION
SCALE 1/4"=1'-0"



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



2 GATE DETAILS
SCALE 3"=1'-0"



1 PLAN
SCALE 1/4"=1'-0"

INCOMPLETE CONSTRUCTION DOCUMENTS
THIS DOCUMENT IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION. (TBAE - EFFECTIVE 10-01-2003)
JAMES R. HARDIN, ARCHITECT TEXAS
REGISTRATION NO. 11546
DATE: 11/30/2021



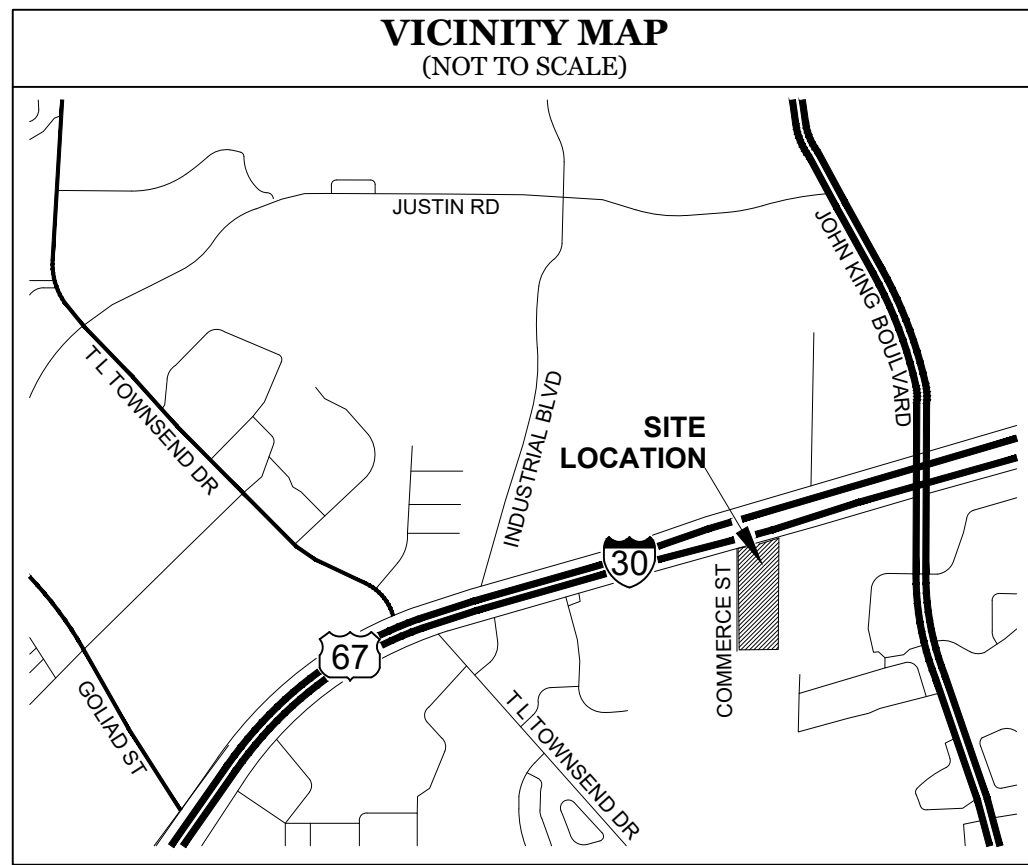
HYUNDAI

CLAY COOLEY HYUNDAI ROCKWALL
Showroom & Service Building

PROJECT: AN ADDITION & RENOVATION FOR: CLAY COOLEY HYUNDAI ROCKWALL
ADDRESS: 1540 Interstate 30 E
CITY: ROCKWALL STATE: TX ZIP: 75087

DUMPSTER SCREEN

| | | |
|------------|-------------|----------|
| JOB NO. | 21034 | |
| DATE | ISSUE FOR | DRAWN BY |
| 11/30/2021 | 75 % REVIEW | MS, AP |
| | | |
| | | |
| | | |

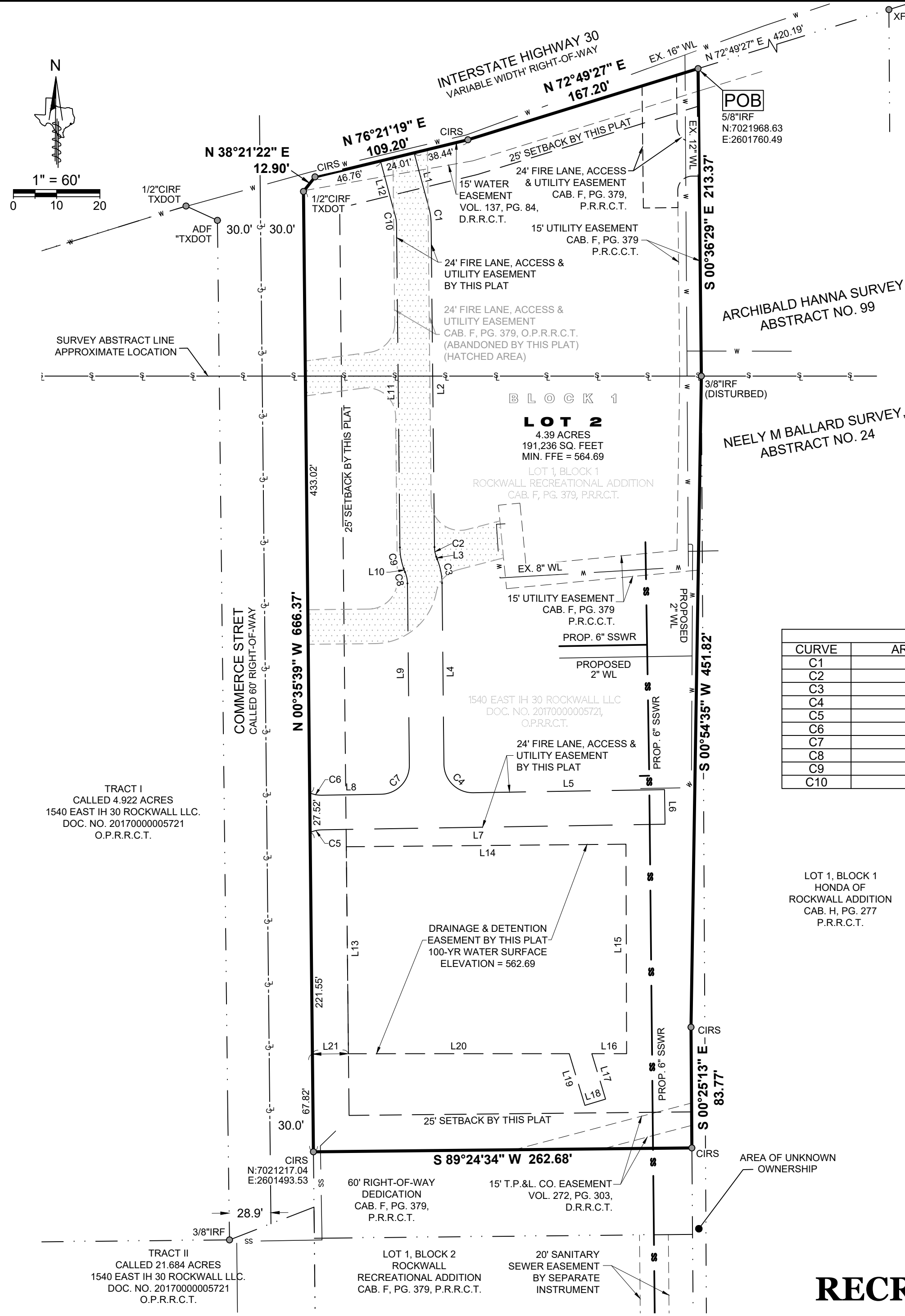


GENERAL NOTES

- The purpose of this plat is to dedicate easements for site development.
- This property is located in **Non-Shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated September 26th, 2008 and is located in Community Number 480547 as shown on Map Number 48397C0045L. The location of the Flood Zone is approximate, no vertical datum was collected at the time of the survey. For the exact Flood Zone designation, please contact 1-(877) FEMA MAP.
- The grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011) State Plane Coordinate System (Texas North Central Zone - 4202).
- Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.
- The bearings shown on this plat are based on GPS observations utilizing the AllTerra RTKNET Cooperative network. NAD 83(2011).
- Property owner is responsible for repair, replacement, and maintenance off all detention and drainage systems in easements on-site.
- It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for water for personal use and fire protection within such plat, as required under Ordinance 83-54.

LEGEND

- PG = PAGE
- CAB = CABINET
- POB = POINT OF BEGINNING
- CIRS = CAPPED IRON ROD SET
- CIRF = CAPPED IRON ROD FOUND
- DOC. NO. = DOCUMENT NUMBER
- D.R.R.C.T. = DEED RECORDS, ROCKWALL COUNTY, TEXAS
- P.R.R.C.T. = PLAT RECORDS, ROCKWALL COUNTY, TEXAS
- = SUBJECT BOUNDARY
- - - = ADJOINER BOUNDARY
- W = WATER LINE
- SS = SANITARY SEWER LINE
- - - - = EASEMENT



| LINE TABLE | | |
|------------|---------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | N 15°03'39" W | 39.66' |
| L2 | N 00°35'39" W | 224.29' |
| L3 | N 19°58'51" W | 1.97' |
| L4 | N 00°35'39" W | 125.72' |
| L5 | S 89°03'46" W | 132.78' |
| L6 | N 00°56'14" W | 24.00' |
| L7 | N 89°03'46" E | 238.24' |
| L8 | S 89°03'47" W | 41.21' |
| L9 | S 00°35'39" E | 126.11' |
| L10 | S 19°58'51" E | 2.63' |
| L11 | S 00°35'39" E | 224.29' |
| L12 | S 15°03'39" E | 40.25' |
| L13 | N 00°35'39" W | 143.59' |
| L14 | N 89°28'24" E | 194.12' |
| L15 | S 00°10'06" E | 145.33' |
| L16 | S 89°59'29" W | 24.13' |
| L17 | S 16°50'46" E | 32.94' |
| L18 | S 73°09'14" W | 15.00' |
| L19 | N 16°50'46" W | 37.48' |
| L20 | S 89°59'29" W | 153.25' |
| L21 | S 89°24'21" W | 25.00' |

| CURVE TABLE | | | | | |
|-------------|------------|--------|-------------|---------------|--------------|
| CURVE | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C1 | 11.11' | 44.00' | 14°28'00" | N 07°49'39" W | 11.08' |
| C2 | 6.77' | 20.00' | 19°23'12" | N 10°17'15" W | 6.74' |
| C3 | 16.92' | 44.00' | 22°01'42" | N 11°36'30" W | 16.81' |
| C4 | 31.54' | 20.00' | 90°20'35" | N 45°45'56" W | 28.37' |
| C5 | 8.41' | 20.00' | 24°04'46" | N 77°01'23" E | 8.34' |
| C6 | 8.51' | 20.00' | 24°22'18" | N 78°45'04" W | 8.44' |
| C7 | 31.30' | 20.00' | 89°39'26" | S 44°14'04" W | 28.20' |
| C8 | 8.14' | 20.00' | 23°18'19" | S 12°14'49" E | 8.08' |
| C9 | 14.89' | 44.00' | 19°23'12" | S 10°17'15" E | 14.82' |
| C10 | 5.05' | 20.00' | 14°28'00" | S 07°49'39" E | 5.04' |

LOT 1, BLOCK 1
HONDA OF
ROCKWALL ADDITION
CAB. H, PG. 277
P.R.R.C.T.

**REPLAT
LOT 2, BLOCK 1
ROCKWALL
RECREATIONAL ADDITION
4.39 ACRES (191,236 SF)**

BEING A REPLAT OF LOT 1, BLOCK 1
OF ROCKWALL RECREATIONAL ADDITION,
RECORDED IN CABINET F, PAGE 379, P.R.R.C.T.,
SITUATED IN THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99,
AND THE NEELY M BALLARD SURVEY, ABSTRACT NO. 24
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

| | | |
|---------|------------|--|
| Project | 2110.002 | <p>EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177</p> |
| Date | 07/27/2022 | |
| Drafter | BE | |

SURVEYOR
Eagle Surveying, LLC
222 S. Elm Street, Suite: 200
Denton, TX 76201
(940) 222-3009

ENGINEER
Claymoore Engineering, Inc.
Contact: Drew Donosky
1903 Central Drive, Suite: 406
Bedford, TX 76021
(817) 281-0572

OWNER
1540 East IH 30 Rockwall LLC
PO BOX 570809
Dallas, TX 75357

OWNER'S CERTIFICATE & DEDICATION

STATE OF TEXAS §
 COUNTY OF ROCKWALL §

WHEREAS 1540 EAST IH 30 ROCKWALL LLC is the sole owner of a 4.39 acre tract of land situated in the ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99 and the NEELY M BALLARD SURVEY, ABSTRACT NO. 24, in the City of Rockwall, Rockwall County, Texas, and being a portion of Lot 1, Block 1 of Rockwall Recreational Addition, a subdivision of record in Cabinet F, Page 379, of the Plat Records of Rockwall County, Texas, conveyed to 1540 East IH 30 Rockwall LLC by Special Warranty Deed With Vendor's Lien recorded in Document Number 2017000005721, of the Official Public Records of Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a 5/8" iron rod found in the south right-of-way line of Interstate Highway 30 (a variable width right-of-way), at the northwest corner of Lot 1, Block 1, Honda of Rockwall Addition, a subdivision of record in Cabinet H, Page 277, of said Plat Records, and the northeast corner of said Lot 1, Block 1, Rockwall Recreational Center, from which an x-cut found at the northeast corner of said Lot 1, Block 1, Honda of Rockwall Addition bears N72°49'27"E, a distance of 420.19 feet;

THENCE, along the east line of said Lot 1, Block 1, Rockwall Recreational Center, the following three (3) courses and distances:

- S00°36'29"E, a distance of 213.37 feet to a 3/8" iron rod found (disturbed);
- S00°54'35"W, a distance of 451.82 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- S00°25'13"E, a distance of 83.77 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the northeast corner of a 60' right-of-way dedication (unimproved) and the southeast corner of said Lot 1, Block 1, Rockwall Recreational Center;

THENCE, S89°24'34"W, along the north line of said 60' right-of-way dedication, being the common south line of said Lot 1, Block 1, Rockwall Recreational Center, a distance of 262.68 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the east right-of-way line of said Commerce Street (a called 60' right-of-way), at the northwest corner of said 60' right-of-way dedication and the southwest corner of said Lot 1, Block 1, Rockwall Recreational Center;

THENCE, N00°35'39"W, along the east right-of-way line of said Commerce Street, being the common west line of said Lot 1, Block 1, Rockwall Recreational Center, a distance of 666.37 feet to a 1/2" inch iron rod with plastic cap stamped "TXDOT" found in the south right-of-way line of said Interstate Highway 30, at the southwest corner of a called 0.0092 acre tract of land conveyed to the State of Texas by Deed of record in Document Number 2010-00429943, of said Official Public Records;

THENCE, along the south right-of-way line of said Interstate Highway 30, the following three (3) courses and distances:

- N38°21'22"E, a distance of 12.90 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N76°21'19"E, a distance of 109.20 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
- N72°49'27"E, a distance of 167.20 feet to the **POINT OF BEGINNING** and containing an area of 4.39 Acres, or (191,236 Square Feet) of land, more or less.

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **1540 EAST IH 30 ROCKWALL LLC**, the undersigned owner of the land shown on this plat, and designated herein as **ROCKWALL RECREATIONAL ADDITION**, a subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I further certify that all other parties who have a mortgage or lien interest in the **ROCKWALL RECREATIONAL ADDITION**, subdivision have been notified and signed this plat. I understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement, but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

I further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I, my successors and assigns hereby waive any claim, damage, or cause of action that we may have as a result of the dedication of exactions made herein.

OWNER: 1540 EAST IH 30 ROCKWALL LLC

BY: _____
 Signature Date

BY: _____
 Printed Name & Title

STATE OF TEXAS §
 COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____, _____ of 1540 EAST IH 30 ROCKWALL LLC, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 2022.

 Notary Public in and for the State of Texas

CERTIFICATE OF SURVEYOR

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, **MATTHEW RAABE**, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

PRELIMINARY
 this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

 Matthew Raabe Date
 Registered Professional Land Surveyor #6402

CERTIFICATE OF APPROVAL

 Chairman Date
 Planning & Zoning Commission

APPROVED:

I hereby certify that the above and foregoing plat of **ROCKWALL RECREATIONAL ADDITION**, an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the _____ day of _____, 2022.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, Texas, within one hundred eighty (180) days from the said date of final approval.

WITNESS OUR HANDS, this _____ day of _____, 2022.

 Mayor, City of Rockwall City Secretary, City of Rockwall

 City Engineer

**REPLAT
 LOT 2, BLOCK 1
 ROCKWALL
 RECREATIONAL ADDITION
 4.39 ACRES (191,236 SF)**

BEING A REPLAT OF LOT 1, BLOCK 1
 OF ROCKWALL RECREATIONAL ADDITION,
 RECORDED IN CABINET F, PAGE 379, P.R.R.C.T.,
 SITUATED IN THE ARCHIBALD HANNA SURVEY, ABSTRACT NO. 99,
 AND THE NEELY M BALLARD SURVEY, ABSTRACT NO. 24
 CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

| | | |
|---------|------------|---|
| Project | 2110.002 |  EAGLE SURVEYING, LLC 222 S. Elm Street, Suite: 200 Denton, TX 76201 (940) 222-3009 TX Firm #10194177 |
| Date | 07/27/2022 | |
| Drafter | BE | |

SURVEYOR
 Eagle Surveying, LLC
 222 S. Elm Street, Suite: 200
 Denton, TX 76201
 (940) 222-3009

ENGINEER
 Claymoore Engineering, Inc.
 Contact: Drew Donosky
 1903 Central Drive, Suite: 406
 Bedford, TX 76021
 (817) 281-0572

OWNER
 1540 East IH 30 Rockwall LLC
 PO BOX 570809
 Dallas, TX 75357

July 20, 2023

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

Dear Bethany,

Thank you for meeting with us today. I appreciate your working with us to improve our project. This letter is to review the changes and confirm our intentions to revise and re-submit them tomorrow.

- 1) **Cementitious Materials:** We have revised the exterior finishes to reduce the stucco on front elevation below 50% of the proposed Automotive Repair Garage and Car Wash and included thin brick accents and manufactured stone below.
- 2) **Stone:** We have revised the exterior finishes to include manufactured stone on the first four (4) feet of grade on the proposed Automotive Repair Garage and Car Wash building's façade.
- 3) **Four-Sided Architecture:** As we discussed in the meeting, it is difficult to design small buildings such as the proposed Automotive Repair Garage and Car Wash with the correct articulation. However, to improve the architectural appeal and more closely follow the development code, we have revised our plans and included your suggestions with architectural finishes on all four (4) sides utilizing the same materials, design, and similar exterior elevations.
- 4) **Screening:** We have revised the site design to gain planting space for canopy trees, accent trees deciduous shrubs which will provide three-tiered screening of the garage bay doors facing Commerce Street. As we discussed, Commerce Street is not a thru street and not heavily traveled by the public.
- 5) **Car Wash:** we have moved the car wash approximately 10 feet west to provide better access.
- 6) **Outside Storage:** We are agreeable to relocating a minimum of 10 accent trees or more from the detention pond area to the 8' tall masonry screen wall on east side of the property as you suggested. This is subject to approval by the City of Rockwall Engineering department and Oncor as there are overhead power lines in this area and thus the reason there are no canopy trees.
- 7) **Compensatory Measures:**
 - a. Added projections in the front elevation both horizontality and vertically
 - b. Revised and varied roof heights.
 - c. Added an architectural metal canopy on the front elevation.
 - d. Added Articulated cornice at the top of the parapet wall.
 - e. Added Accent stone detail separating stucco from stone finish.
 - f. Included Parapet walls on all 4 elevations to provide additional screening of the roof.
 - g. We have increased the shrub size in the 3-tiered screening to 7 gallons and increased the size of all canopy trees to 5" and accent trees to a minimum of 6' to 8' to provide more mature screening immediately upon planting.

Please contact me if you have any questions or concerns about this project.

Thank you,



Zack Amick
The Charles Morgan Group, LP.
za@tmgconst.com
214-507-9831

CITY OF ROCKWALL

ORDINANCE NO. 23-XX

SPECIFIC USE PERMIT NO. S-3XX

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 22-02 [S-266]* AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS, A MAJOR AUTO REPAIR GARAGE, AND OUTSIDE STORAGE ON A 7.17-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2, BLOCK 1 , ROCKWALL RECREATIONAL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN EXHIBIT 'A' OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.*

WHEREAS, the City has received a request from Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a Specific Use Permit (SUP) superseding *Ordinance No. 22-02 [S-266]* and allowing the expansion of an existing *New Motor Vehicle Dealership for Cars and Light Trucks (i.e. Clay Cooley Hyundai)* being a 7.17-acre tract of land identified as Lot 2, Block 1, Rockwall Recreational Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that *Ordinance No. 22-02 [S-266]* the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 22-02*.

SECTION 2. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *New Motor Vehicle Dealership for Cars and Light Trucks, Major Auto*

Repair Garage, and Outside Storage as stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [Ordinance No. 20-02] on the *Subject Property*; and,

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and Subsection 05.01, *General Industrial District Standards*, and Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and as may be amended in the future --, and with the following conditions:

3.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *New Motor Vehicle Dealership for Cars and Light Trucks* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The development or redevelopment of the *Subject Property* shall generally conform to the Concept Plan depicted in *Exhibit 'B'* of this ordinance.
- (2) The development or redevelopment of the *Subject Property* shall generally conform to the Landscape Plan depicted in *Exhibit 'C'* of this ordinance.
- (3) The development or redevelopment of the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'D'* of this ordinance; however, these elevations shall be subject to review and recommendation by the Architectural Review Board (ARB) and approval by the Planning and Zoning Commission through the site plan review process.
- (4) No vehicle display areas shall be permitted within the required landscape buffers along IH-30 and Commerce Street.
- (5) Motor vehicle inventory for the proposed *New Motor Vehicle Dealership for Cars and Light Trucks* shall not be stored on an unimproved surface.
- (6) Motor vehicle inventory for the proposed *New Motor Vehicle Dealership for Cars and Light Trucks* shall not be stored within the Commerce Street Right-of-Way (*i.e. Commerce Street is for public parking only*).

The following conditions pertain to the operation of a *Major Auto Repair Garage* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The outside storage of tires or any other automotive parts shall be prohibited.
- (2) Any maintenance of motor vehicles shall be performed in a completely enclosed building, and no work on motor vehicles shall be performed outdoors.

The following conditions pertain to the operation of *Outside Storage* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) Outside storage shall be screened by an eight (8) foot masonry wall as depicted in *Exhibit 'B'* of this ordinance.

3.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

- (1) Upon obtaining a *Certificate of Occupancy (CO)* and/or building permit, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 8. That this ordinance shall take effect immediately from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 21ST DAY OF AUGUST, 2023.

Trace Johannesen, Mayor

ATTEST:

Kristy Teague, City Secretary

APPROVED AS TO FORM:

Frank J. Garza, *City Attorney*

1st Reading: August 7, 2023

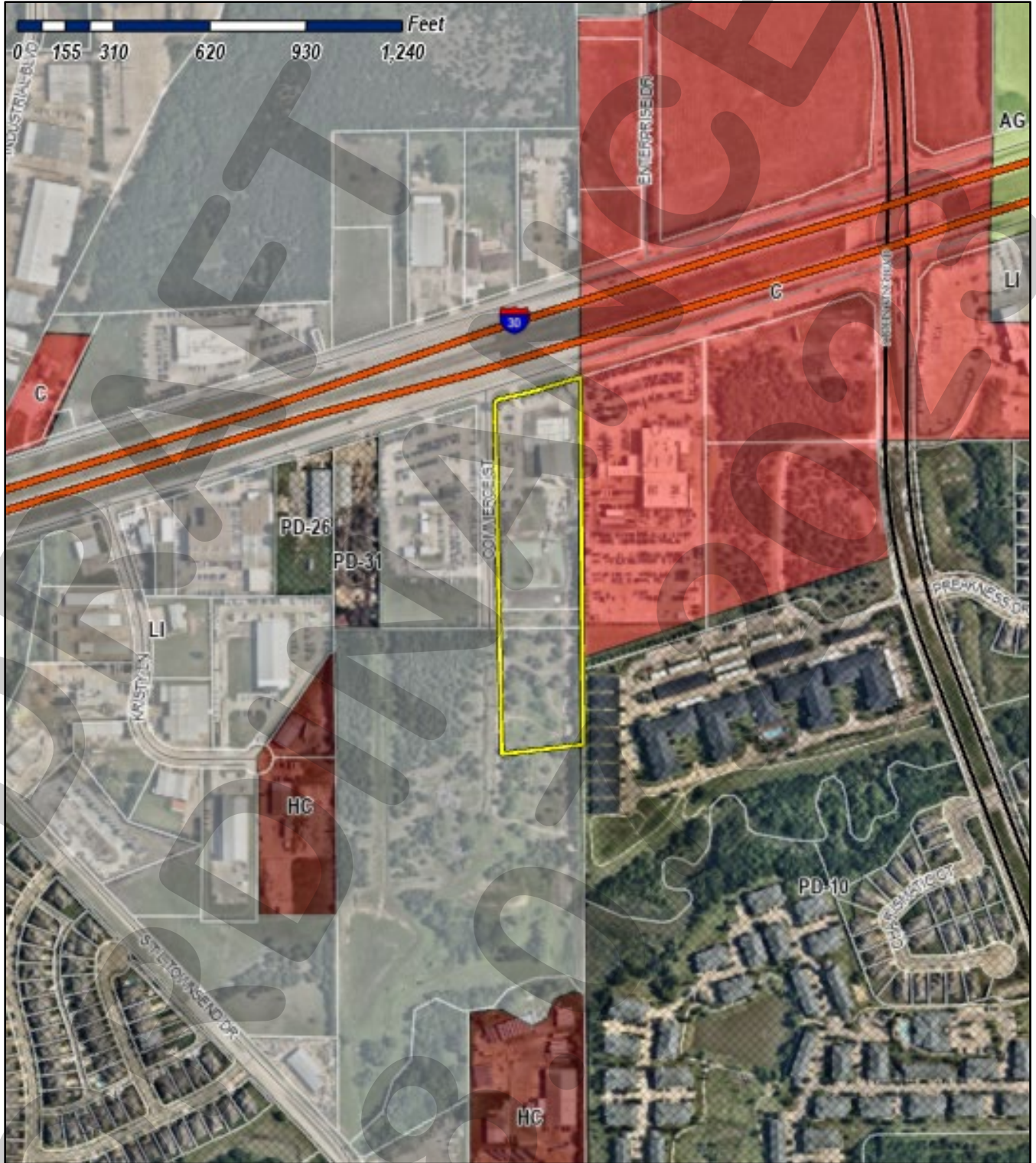
2nd Reading: August 21, 2023

DRAFT
ORDINANCE
08.07.2023

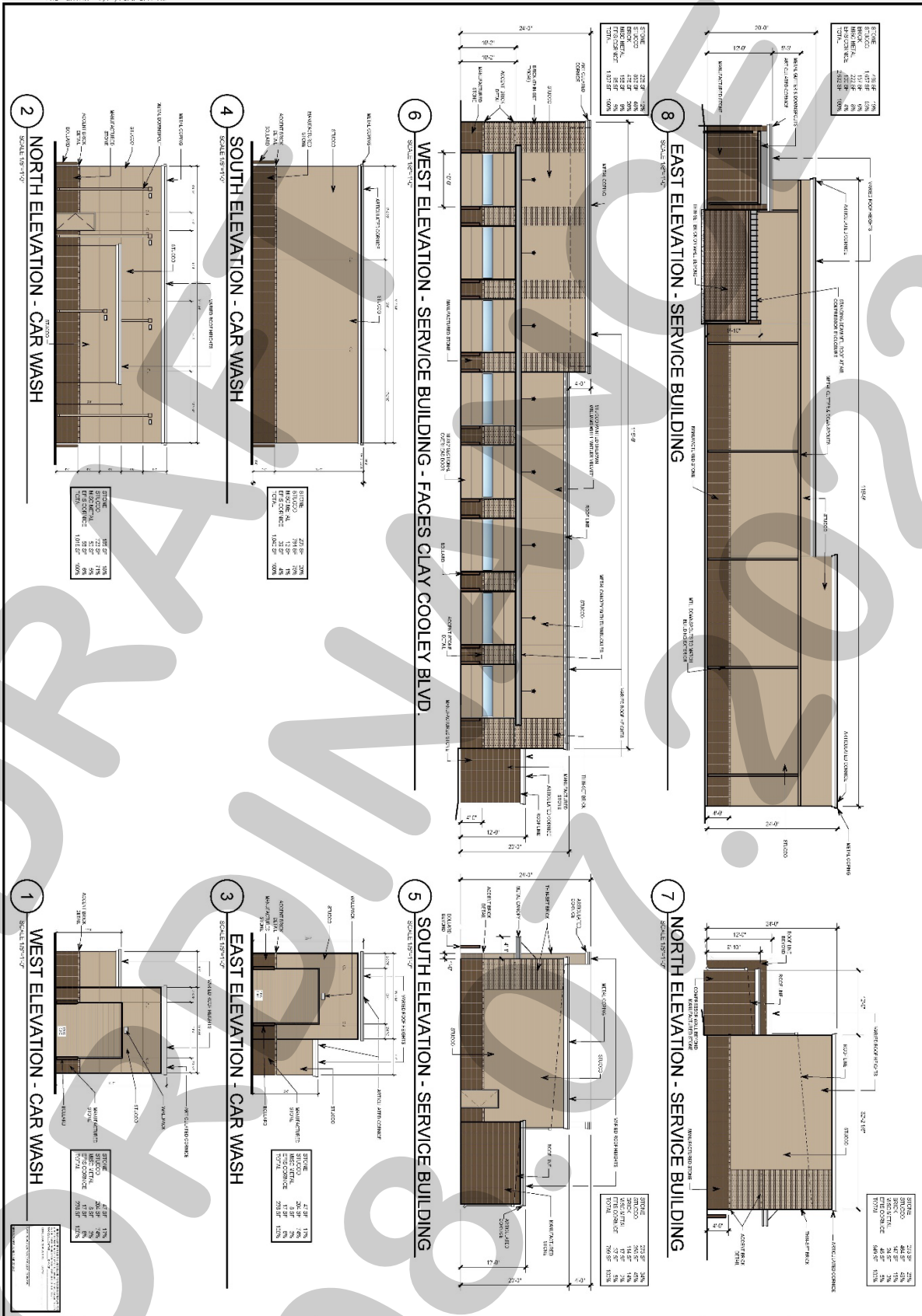
Exhibit 'A'
Zoning Exhibit

Address: 1540 E. IH-30

Legal Description: Lot 2, Block 1, Rockwall Recreational Addition



**Exhibit 'D':
Building Elevations**





September 6, 2023

TO: Drew Donosky
1903 Central Drive, Suite 406
Bedford, TX 76012

CC: Clay Cooley
PO Box 570809
Dallas, TX 75357

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

SUBJECT: Z2023-032; *Specific Use Permit (SUP) for an Automotive Dealership at 1540 IH-30*

Drew:

This letter serves to notify you that the above referenced zoning case that you submitted for consideration by the City of Rockwall was approved by the City Council on September 5, 2023. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) The applicant shall be responsible for maintaining compliance with the operational conditions contained in the Specific Use Permit (SUP) ordinance and which are detailed as follows:
 - (a) All operations on this property shall generally conform to the *Concept Plan* depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
 - (b) The development or redevelopment of the Subject Property shall generally conform to the Landscape Plan depicted in Exhibit 'C' of the Specific Use Permit (SUP) ordinance.
 - (c) The development or redevelopment of the *Subject Property* shall generally conform to the *Building Elevations* depicted in *Exhibit 'D'* of this ordinance; however, these elevations shall be subject to review and recommendation by the Architectural Review Board (ARB) and approval by the Planning and Zoning Commission through the site plan review process.
 - (d) No vehicle display areas shall be permitted within the required landscape buffers along IH-30 and Commerce Street.
 - (e) Motor vehicle inventory for the proposed *New Motor Vehicle Dealership for Cars and Light Trucks* shall not be stored on an unimproved surface.
 - (f) Motor vehicle inventory for the proposed *New Motor Vehicle Dealership for Cars and Light Trucks* shall not be stored within the Commerce Street right-of-way (*i.e. Commerce Street is for public parking only*).
 - (g) The outside storage of tires or any other automotive parts shall be prohibited.

- (h) Any maintenance of motor vehicles shall be performed in a completely enclosed building, and no work on motor vehicles shall be performed outdoors.
 - (i) Outside storage shall be screened by an eight (8) foot masonry wall as depicted in *Exhibit 'B'* of the Specific Use Permit (SUP) ordinance.
- (2) The applicant will be required to submit a site plan with building elevations, a material sample board, a landscape plan, and photometric plan prior to the submittal of engineering plans or the issuance of a building permit.
 - (3) The applicant shall provide a detail of the proposed masonry wall with the site plan submittal. The proposed masonry wall shall -- where feasible -- provide canopy trees on 20-foot centers to bring the request closer into conformance with the requirements for screening of outside storage.
 - (4) All unpermitted improvements and activities that do not conform to the Unified Development Code (UDC) shall be brought into conformance with the City's code requirements at the time of site plan.
 - (5) The applicant shall update the site to conform to the current requirements for landscaping as stipulated in Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) in accordance with the requirements outline in Subsection 02, *Application of Article*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC).
 - (6) The applicant's landscape plan submitted with the site plan shall provide landscape screening for the proposed transformer and fuel storage island in conformance with the requirements of the Unified Development Code (UDC).
 - (7) Any construction resulting from the approval of this Specific Use Permit (SUP) 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 recommend denial of the Specific Use Permit (SUP) by a vote of 6-0, with Commissioner Conway absent.

On July 25, 2023, the Planning and Zoning Commission approved a motion to recommend approval of the Specific Use Permit (SUP) by a vote of 4-0, with Chairman Deckard, and Commissioners Womble and Llewellyn absent.

City Council

On July 17, 2023, the City Council approved a motion to remand the Specific Use Permit (SUP) back to the Planning and Zoning Commission by a vote of 6-1, with Council Member Campbell dissenting.

On August 7, 2023, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0.

On September 5, 2023, the City Council approved a motion to approve the Specific Use Permit (SUP) by a vote of 7-0.

Included with this letter is a copy of Ordinance No. 23-44, S-310, which is the regulating ordinance adopted with the City Council's approval of this case. Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 772-6488.

Sincerely,



Bethany Ross
Planner

CITY OF ROCKWALL

ORDINANCE NO. 23-44

SPECIFIC USE PERMIT NO. S-310

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING *ORDINANCE NO. 22-02 [S-266]* AND THE UNIFIED DEVELOPMENT CODE (UDC) [*ORDINANCE NO. 20-02*] OF THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (SUP) TO ALLOW A *NEW MOTOR VEHICLE DEALERSHIP FOR CARS AND LIGHT TRUCKS, A MAJOR AUTO REPAIR GARAGE, AND OUTSIDE STORAGE* ON A 7.17-ACRE PARCEL OF LAND IDENTIFIED AS LOT 2, BLOCK 1 , ROCKWALL RECREATIONAL ADDITION, CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS; AND MORE SPECIFICALLY DEPICTED AND DESCRIBED IN *EXHIBIT 'A'* OF THIS ORDINANCE; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (*\$2,000.00*) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City has received a request from Drew Donosky of Claymoore Engineering on behalf of Clay Cooley of 1540 East IH-30 Rockwall, LLC for the approval of a Specific Use Permit (SUP) superseding *Ordinance No. 22-02 [S-266]* and allowing the expansion of an existing *New Motor Vehicle Dealership for Cars and Light Trucks (i.e. Clay Cooley Hyundai)* being a 7.17-acre tract of land identified as Lot 2, Block 1, Rockwall Recreational Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1540 E. IH-30, and being more specifically depicted and described in *Exhibit 'A'* of this ordinance, which herein after shall be referred to as the *Subject Property* and incorporated by reference herein; and

WHEREAS, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that *Ordinance No. 22-02 [S-266]* the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall should be amended as follows:

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Rockwall, Texas;

SECTION 1. That the approval of this ordinance shall supersede all requirements stipulated in *Ordinance No. 22-02*.

SECTION 2. That the Unified Development Code (UDC) [*Ordinance No. 20-02*] of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit (SUP) allowing a *New Motor Vehicle Dealership for Cars and Light Trucks, Major Auto Repair Garage, and Outside Storage* as stipulated by Subsection 01.02, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*] on the *Subject Property*; and,

SECTION 3. That the Specific Use Permit (SUP) shall be subject to the requirements set forth in

Subsection 02.03, *Conditional Land Use Standards*, of Article 04, *Permissible Uses*, and Subsection 05.01, *General Industrial District Standards*, and Subsection 05.02, *Light Industrial (LI) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) [Ordinance No. 20-02] -- as heretofore amended and as may be amended in the future --, and with the following conditions:

3.1. OPERATIONAL CONDITIONS

The following conditions pertain to the operation of a *New Motor Vehicle Dealership for Cars and Light Trucks* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The development or redevelopment of the *Subject Property* shall generally conform to the Concept Plan depicted in *Exhibit 'B'* of this ordinance.
- (2) The development or redevelopment of the *Subject Property* shall generally conform to the Landscape Plan depicted in *Exhibit 'C'* of this ordinance.
- (3) The development or redevelopment of the *Subject Property* shall generally conform to the Building Elevations depicted in *Exhibit 'D'* of this ordinance; however, these elevations shall be subject to review and recommendation by the Architectural Review Board (ARB) and approval by the Planning and Zoning Commission through the site plan review process.
- (4) No vehicle display areas shall be permitted within the required landscape buffers along IH-30 and Commerce Street.
- (5) Motor vehicle inventory for the proposed *New Motor Vehicle Dealership for Cars and Light Trucks* shall not be stored on an unimproved surface.
- (6) Motor vehicle inventory for the proposed *New Motor Vehicle Dealership for Cars and Light Trucks* shall not be stored within the Commerce Street Right-of-Way (*i.e. Commerce Street is for public parking only*).

The following conditions pertain to the operation of a *Major Auto Repair Garage* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) The outside storage of tires or any other automotive parts shall be prohibited.
- (2) Any maintenance of motor vehicles shall be performed in a completely enclosed building, and no work on motor vehicles shall be performed outdoors.

The following conditions pertain to the operation of *Outside Storage* on the *Subject Property* and conformance to these conditions are required for continued operations:

- (1) Outside storage shall be screened by an eight (8) foot masonry wall as depicted in *Exhibit 'B'* of this ordinance.

3.2. COMPLIANCE

Approval of this ordinance in accordance with Subsection 02.02, *Specific Use Permits (SUP)*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC) will require compliance to the following:

(1) Upon obtaining a *Certificate of Occupancy (CO)* and/or building permit, should the business owner operating under the guidelines of this ordinance fail to meet the minimum operational requirements set forth herein and outlined in the Unified Development Code (UDC), the City may (*after proper notice*) initiate proceedings to revoke the Specific Use Permit (SUP) in accordance with Subsection 02.02(F), *Revocation*, of Article 11, *Development Applications and Revision Procedures*, of the Unified Development Code (UDC) [*Ordinance No. 20-02*].

SECTION 4. That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

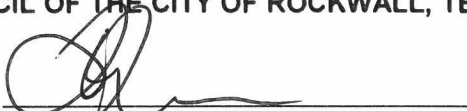
SECTION 5. That all ordinances of the City of Rockwall in conflict with the provisions of this ordinance be, and the same are hereby repealed to the extent of that conflict.

SECTION 6. Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of *TWO THOUSAND DOLLARS (\$2,000.00)* for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

SECTION 7. If any section or provision of this ordinance or the application of that section or provision to any person, firm, corporation, situation or circumstance is for any reason judged invalid, the adjudication shall not affect any other section or provision of this ordinance or the application of any other section or provision to any other person, firm, corporation, situation or circumstance, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions of this ordinance shall remain in full force and effect.

SECTION 8. That this ordinance shall take effect immediately from and after its passage.

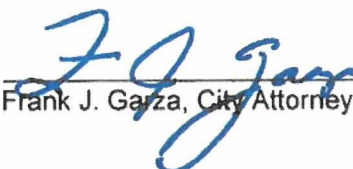
PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, THIS THE 5th DAY OF SEPTEMBER, 2023.


Trace Johannesen, Mayor

ATTEST:


Kristy Teague, City Secretary

APPROVED AS TO FORM:


Frank J. Garza, City Attorney



1st Reading: August 7, 2023

2nd Reading: September 5, 2023

Exhibit 'A'
Zoning Exhibit

Address: 1540 E. IH-30

Legal Description: Lot 2, Block 1, Rockwall Recreational Addition

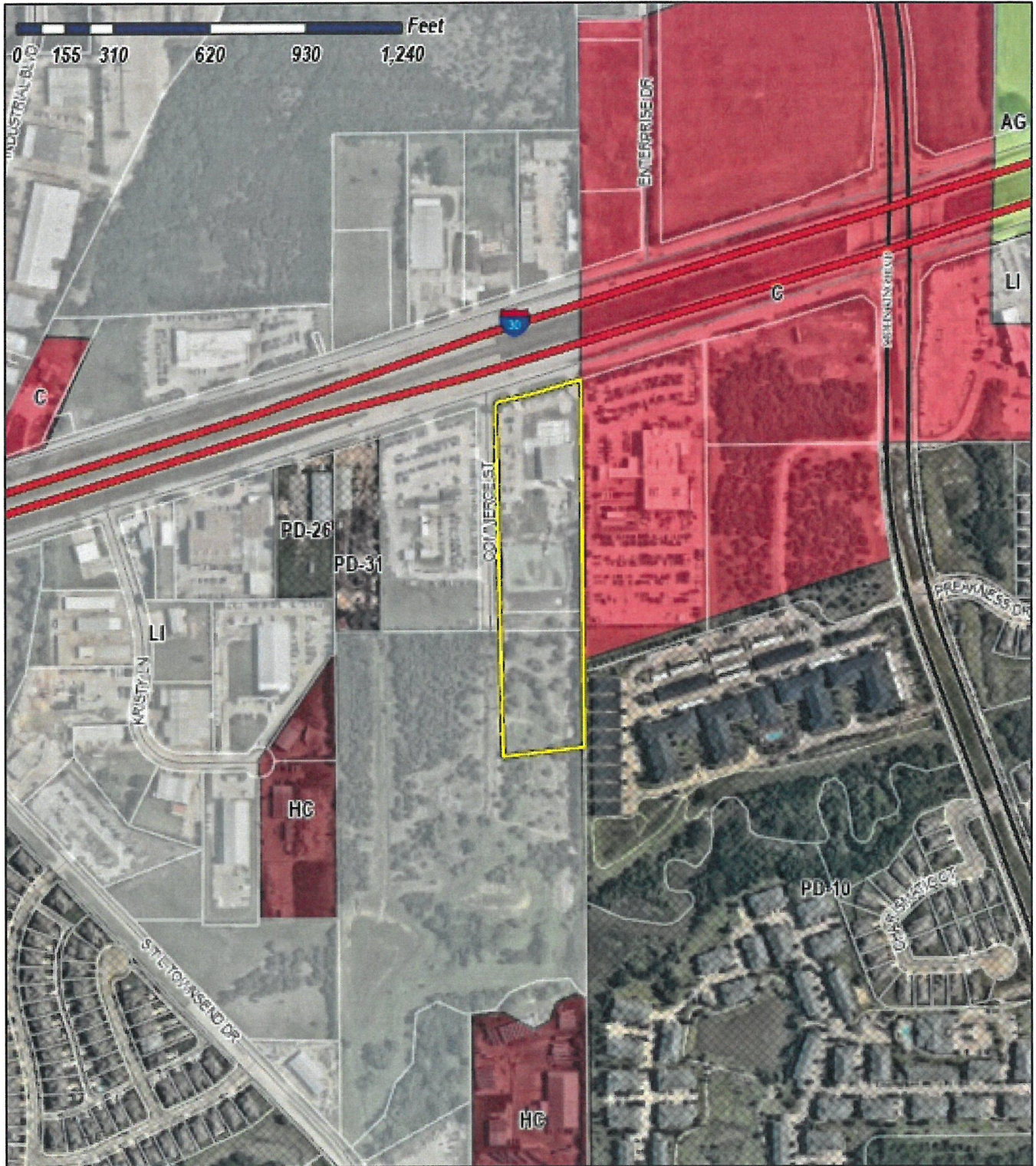


Exhibit 'D': Building Elevations

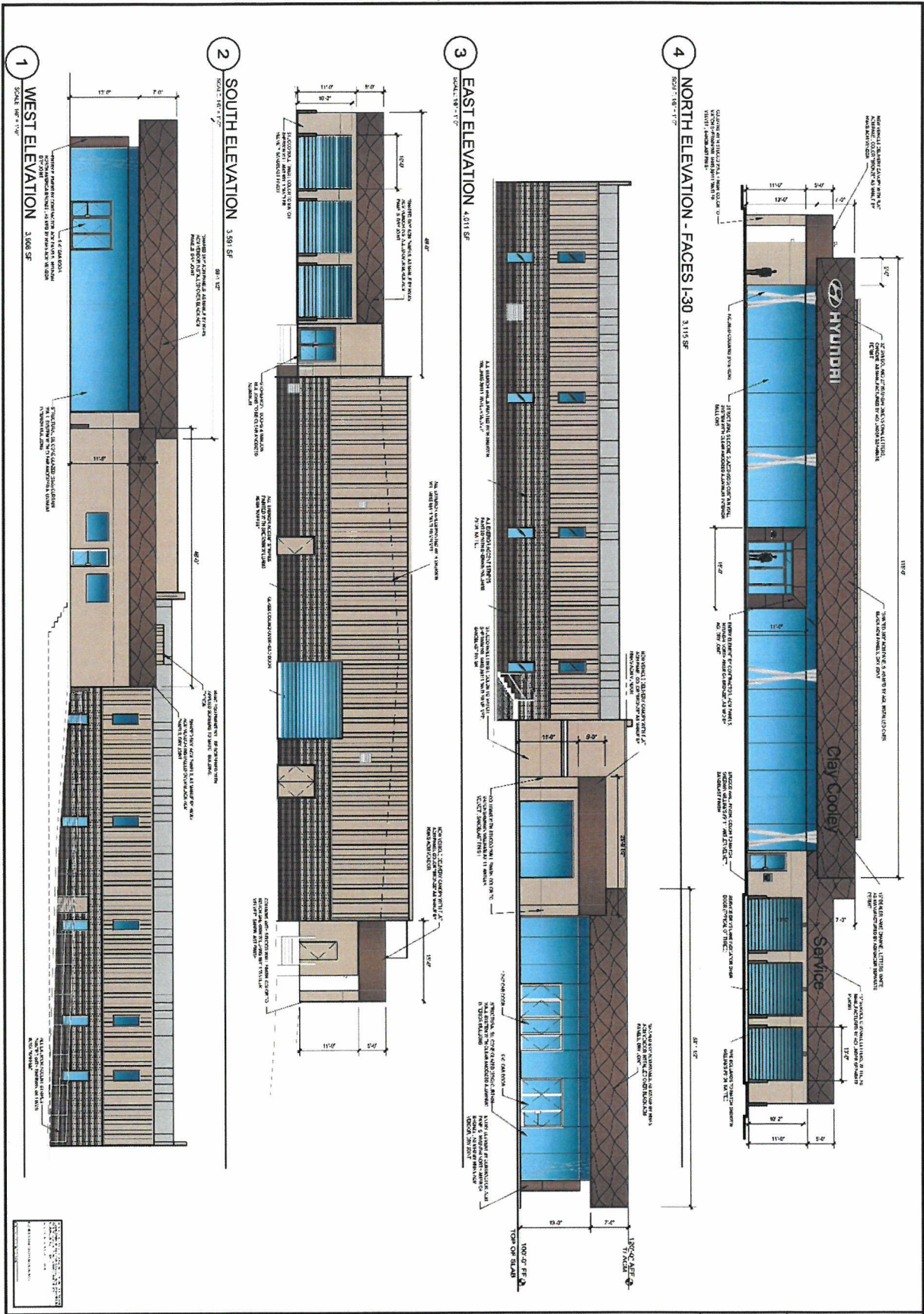


Exhibit 'D': Building Elevations

