



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

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

SITE PLAN APPLICATION

SITE PLAN
AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

ZONING CHANGE
SPECIFIC USE PERMIT
PD DEVELOPMENT PLAN

OTHER APPLICATION

TREE REMOVAL
VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 190 & 216 Ranch Trail
SUBDIVISION Marevik Ranch Addition
GENERAL LOCATION 190 & 216 Ranch Trail

LOT 5 BLOCK A

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING commercial CURRENT USE commercial
PROPOSED ZONING _____ PROPOSED USE _____
ACREAGE 1.55 LOTS [CURRENT] _____ LOTS [PROPOSED] _____

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

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

<input type="checkbox"/> OWNER	<u>1800 Dalrock LLC</u>	<input type="checkbox"/> APPLICANT	<u>Douphrate & Assoc. Inc.</u>
CONTACT PERSON	<u>Kevin J. Lloyd</u>	CONTACT PERSON	<u>Deb Douphrate</u>
ADDRESS	<u>2424 Ridge Rd</u>	ADDRESS	<u>2235 Ridge Rd</u>
CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>	CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>
PHONE	<u>972 469-298-1594</u>	PHONE	<u>972 742 2210</u>
E-MAIL	<u>Klloyd@keatax.com</u>	E-MAIL	<u>wldouphrate@douphrate.com</u>

NOTARY VERIFICATION [REQUIRED]

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

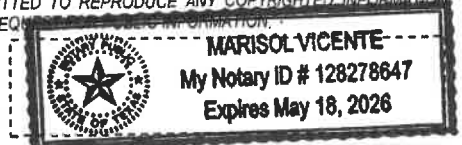
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 281.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 8th DAY OF February, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8 DAY OF February, 2024

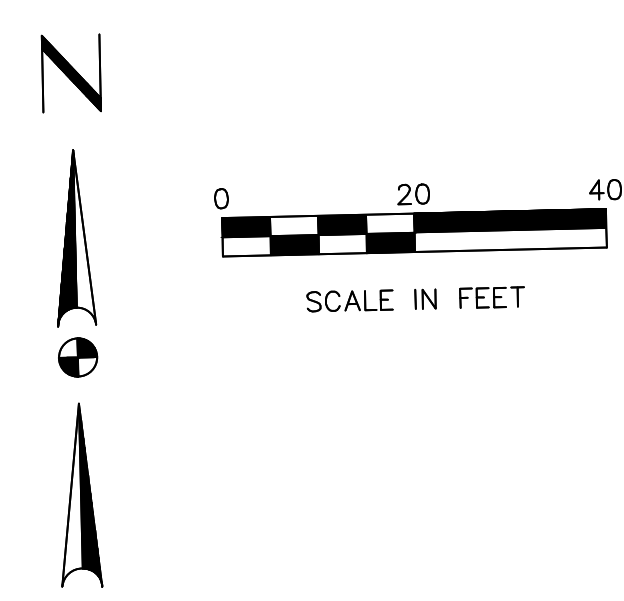
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

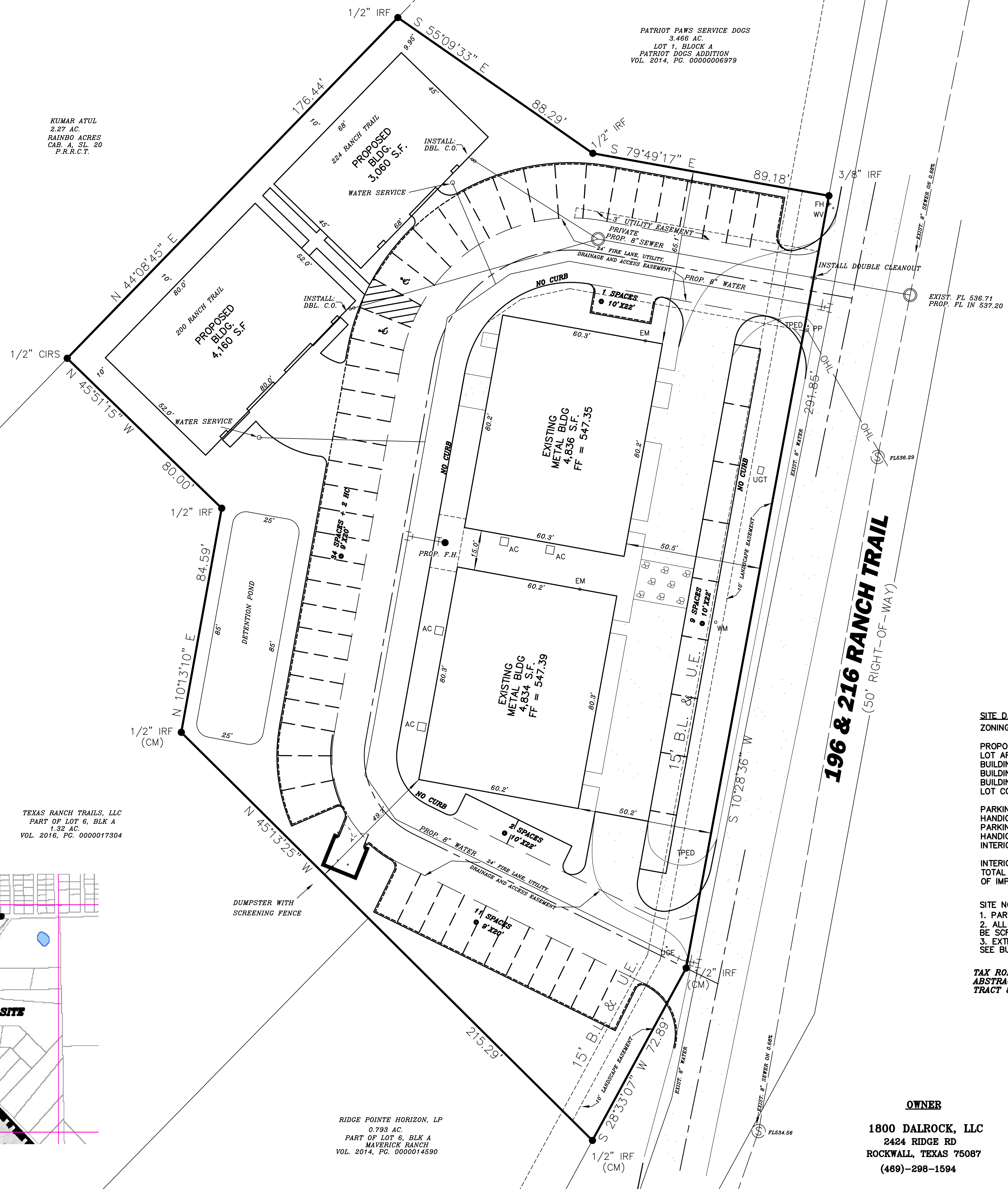
Kevin J. Lloyd
Mai We



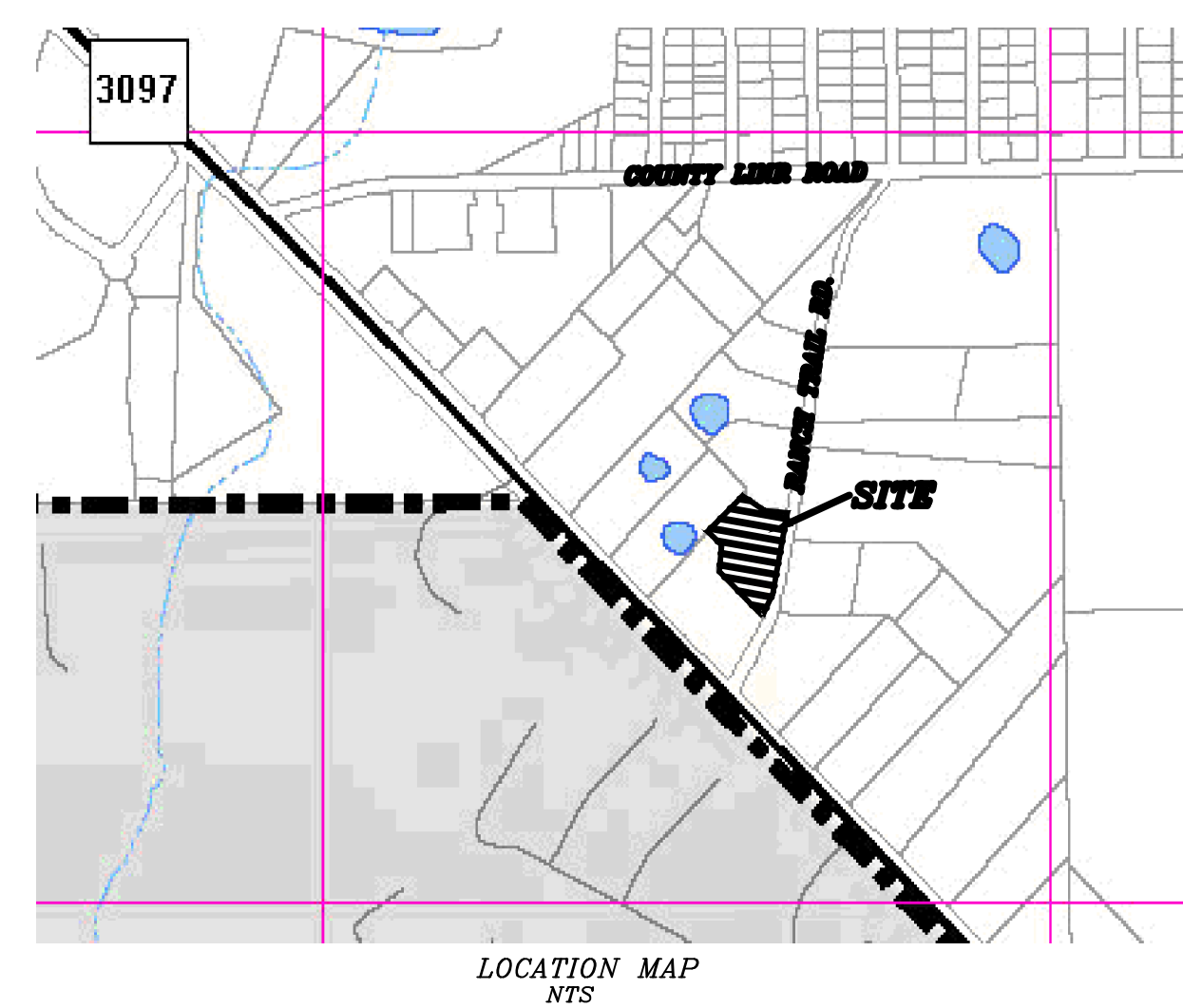
MY COMMISSION EXPIRES May 18, 2026



KUMAR ATUL
2.27 AC.
RAINBO ACRES
CAB. A. SL. 20
P.R.R.C.T.



TEXAS RANCH TRAILS, LLC
PART OF LOT 6, BLK A
1.32 AC.
VOL. 2016, PG. 0000017304



LOCATION MAP
NTS

RIDGE POINTE HORIZON, LP
0.793 AC.
PART OF LOT 6, BLK A
MAVERICK RANCH
VOL. 2014, PG. 0000014590

PATRIOT PAWS SERVICE DOGS
3.466 AC.
LOT 1, BLOCK A
PATRIOT DOGS ADDITION
VOL. 2014, PG. 0000006979

SITE DATA SUMMARY

ZONING	C (COMMERCIAL)
PROPOSED USE	BUSINESS OFFICES
LOT AREA	1,550 ACRES
BUILDING SQUARE FOOTAGE	16,890 SQ. FT.
BUILDING FOOTPRINT	16,890 SQ. FT.
BUILDING HEIGHT	28 FT.
LOT COVERAGE	25.02%
PARKING REQUIRED	1 SPACE/300 S.F. = 57 SPACES
HANDICAP PARKING REQ'D	2 SPACE
PARKING PROVIDED	57 SPACES
HANDICAP PARKING PROVIDED	2 SPACE
INTERIOR LANDSCAPING REQ'D	15% OF TOTAL SITE (10,124 SQ.FT.)
INTERIOR LANDSCAPING PROVIDED	31,900 SQ. FT.
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE	35,602 SQ. FT.

- SITE NOTES:**
1. PARKING SPACES ARE 9'X20'
 2. ALL GROUND MOUNTED HVAC UNITS TO BE SCREENED WITH LANDSCAPING
 3. EXTERIOR LIGHTING TO BE WALL PACKS
SEE BUILDING ELEVATIONS

TAX ROLL DESCRIPTION:
ABSTRACT 0080 - WILLIAM M. FORD SURVEY
TRACT 81844, ACRES 1.550

1.550 AC.
67,502 SQ. FT.

OWNER
1800 DALROCK, LLC
2424 RIDGE RD
ROCKWALL, TEXAS 75087
(489)-298-1594

SURVEYOR
FINCHER LAND SURVEYING, PLLC
3213 INTERSTATE HIGHWAY 30, #107
MEARQUITE, TEXAS 75150
(903)-944-6397
Texas Firm No. 10194258

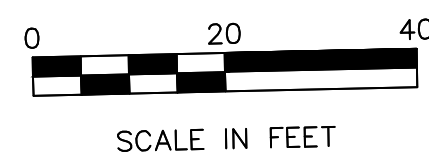
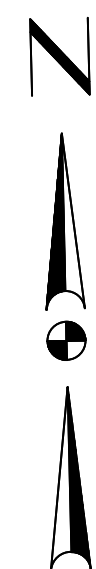


THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM M. FORD, STATE OF TEXAS, LICENSE NO. 14866, ON JAN 29, 2024.

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

SITE PLAN
LOT 5, BLOCK A
MAVERICK RANCH ADDITION
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	WLD.
CHECKED	GCW.
DRAWN	
SCALE	1" = 20'
DATE	JAN 29, 2024
PROJECT	23028
	20



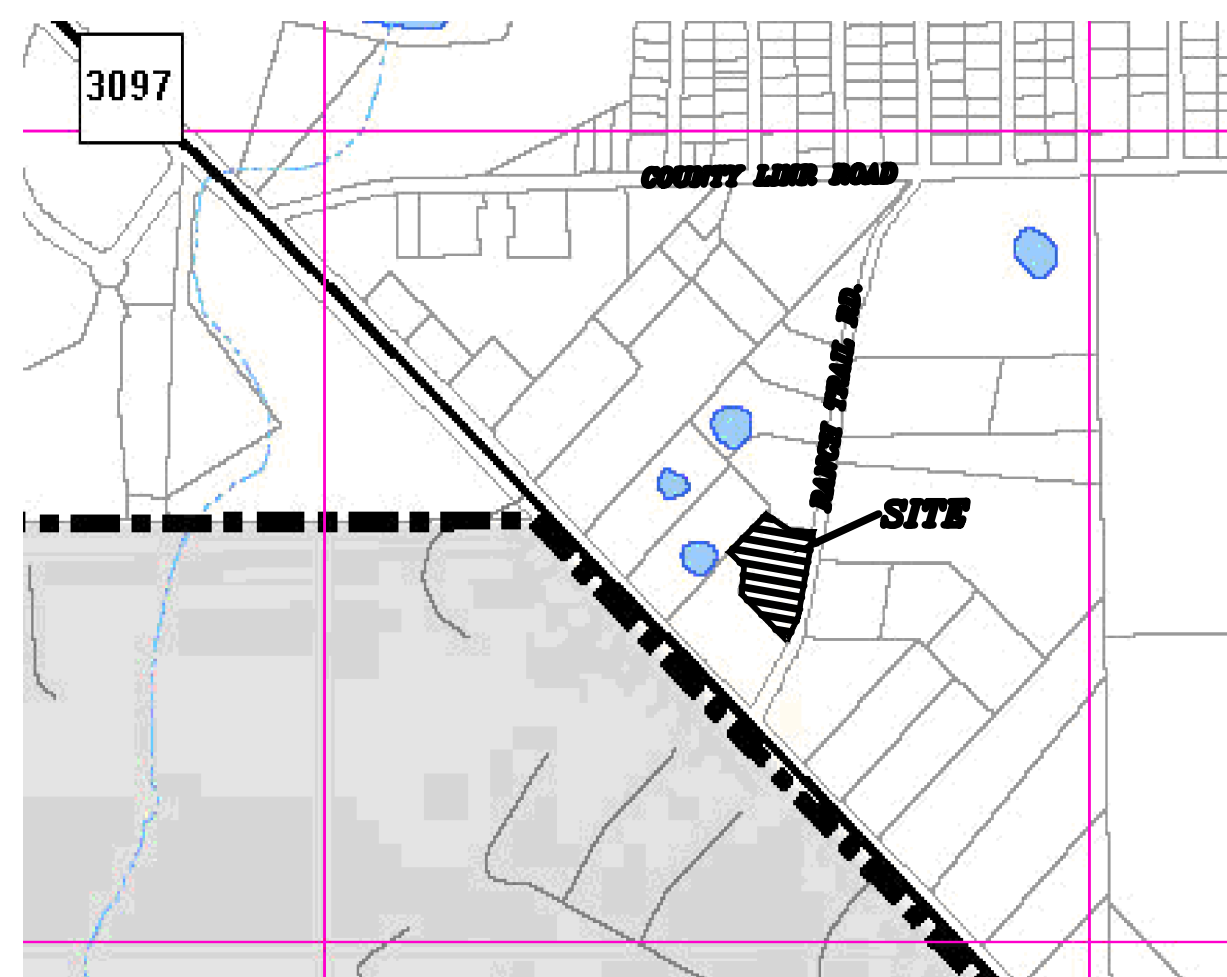
SCALE IN FEET

KUMAR ATUL
2.27 AC.
RAINBO ACRES
CAB. A. SL. 20
P.R.R.C.T.

TEXAS RANCH TRAILS, LLC
PART OF LOT 6, BLK A
1.32 AC.
VOL. 2016, PG. 0000017304

RIDGE POINTE HORIZON, LP
0.798 AC.
PART OF LOT 6, BLK A
MAVERICK RANCH
VOL. 2014, PG. 0000014590

PATRIOT PAWS SERVICE DOGS
3.468 AC.
LOT 1, BLOCK A
PATRIOT DOGS ADDITION
VOL. 2014, PG. 0000006979



LOCATION MAP
NTS

DUMPSTER WITH
SCREENING FENCE

196 & 216 RANCH TRAIL
(50' RIGHT-OF-WAY)

SITE DATA SUMMARY

ZONING	C (COMMERCIAL)
PROPOSED USE	BUSINESS OFFICES
LOT AREA	1.550 ACRES
BUILDING SQUARE FOOTAGE	16,890 SQ. FT.
BUILDING FOOTPRINT	16,890 SQ. FT.
BUILDING HEIGHT	28 FT.
LOT COVERAGE	25.02%
PARKING REQUIRED	1 SPACE/300 S.F. = 57 SPACES
HANDICAP PARKING REQ'D	2 SPACE
PARKING PROVIDED	57 SPACES
HANDICAP PARKING PROVIDED	2 SPACE
INTERIOR LANDSCAPING REQ'D	15% OF TOTAL SITE (10,124 SQ.FT.)
INTERIOR LANDSCAPING PROVIDED	31,900 SQ. FT.
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE	35,602 SQ. FT.

- SITE NOTES:**
1. PARKING SPACES ARE 9'X20'
 2. ALL GROUND MOUNTED HVAC UNITS TO BE SCREENED WITH LANDSCAPING
 3. EXTERIOR LIGHTING TO BE WALL PACKS SEE BUILDING ELEVATIONS

TAX ROLL DESCRIPTION:
ABSTRACT 0080 - WILLIAM M. FORD SURVEY
TRACT 81844, ACRES 1.550

1.550 AC.
67,502 SQ. FT.

OWNER
1800 DALROCK, LLC
2424 RIDGE RD
ROCKWALL, TEXAS 75150
(469)-298-1594

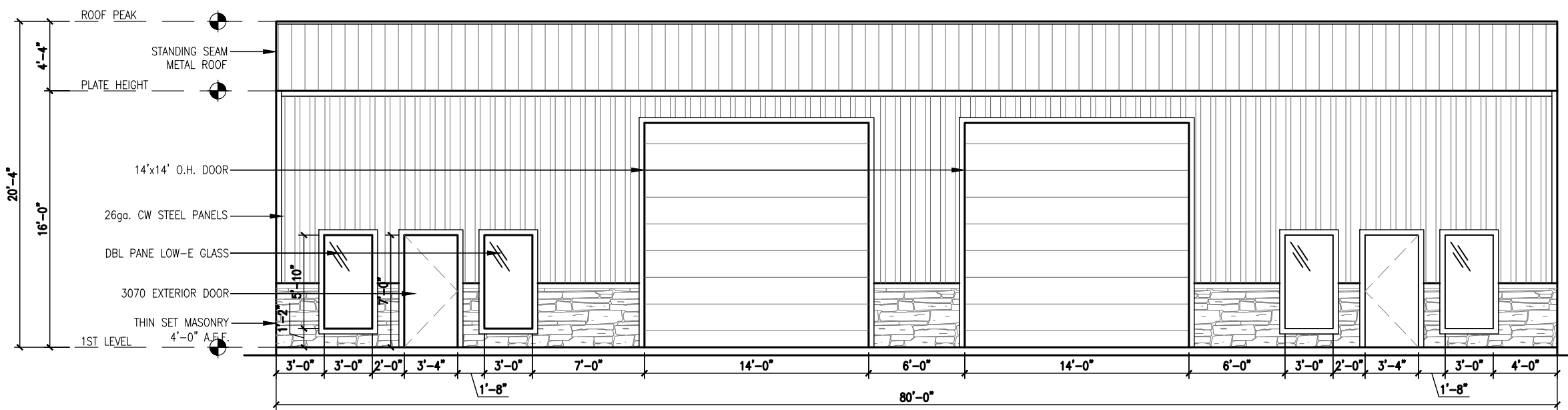
SURVEYOR
FINCHER LAND SURVEYING, PLLC
3213 INTERSTATE HIGHWAY 30, #107
MEAQUITE, TEXAS 75150
(903)-944-8397
Texas Firm No. 10194258



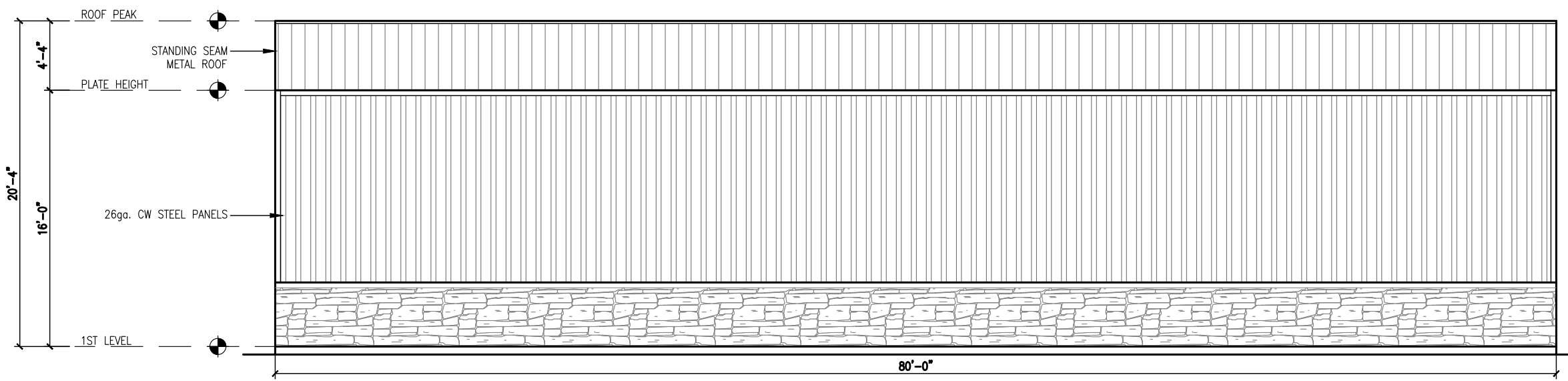
DOUPHRADE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (872)771-9004 FAX: (872)771-9005

SITE PLAN
LOT 5, BLOCK A
MAVERICK RANCH ADDITION
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

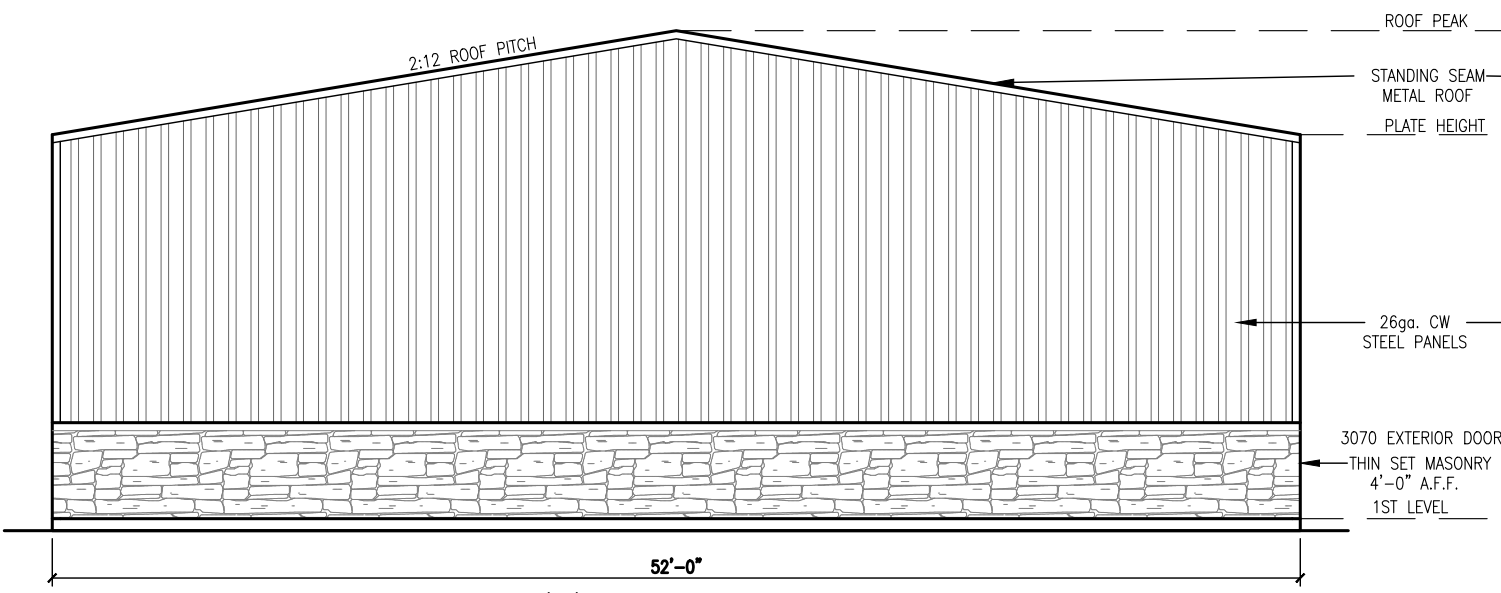
REVISION	WLD.
CHECKED	GCW.
DRAWN	SCALE 1" = 20' H 1" = V
DATE	JAN 29, 2024
PROJECT	23028
	20



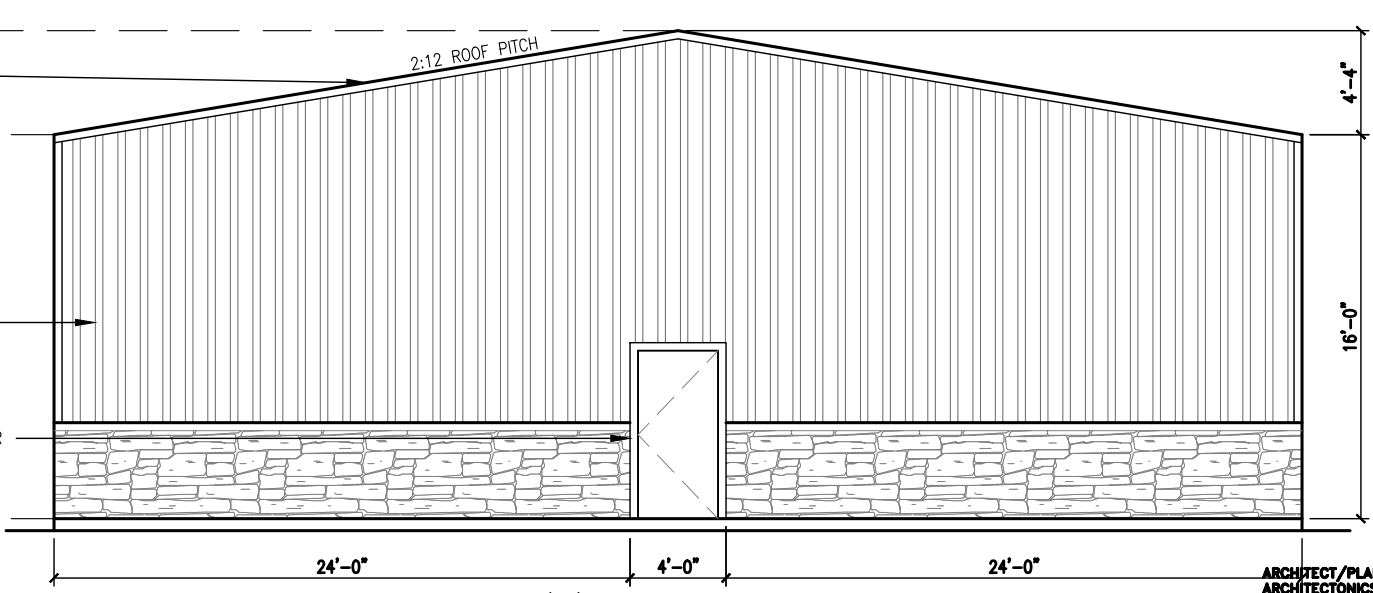
BUILDING 'A' – SOUTH ELEVATION
1/8" = 1'-0"



BUILDING 'A' – NORTH ELEVATION
1/8" = 1'-0"



BUILDING 'A' – WEST ELEVATION
1/8" = 1'-0"



BUILDING 'A' – EAST ELEVATION
1/8" = 1'-0"

MATERIAL USAGE (%) - SOUTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,280	
DOORS & WINDOWS (DEDUCTED)		506	
ACCOUNTABLE AREA		774	100%
26ga. STEEL		650	84%
THIN SET MASONRY CLADDING		124	16%

MATERIAL USAGE (%) - NORTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,280	
DOORS & WINDOWS (DEDUCTED)		0	
ACCOUNTABLE AREA		1,280	100%
26ga. STEEL		925	73%
THIN SET MASONRY CLADDING		355	27%

MATERIAL USAGE (%) - WEST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		944	
DOORS & WINDOWS (DEDUCTED)		0	
ACCOUNTABLE AREA		944	100%
26ga. STEEL		736	78%
THIN SET MASONRY CLADDING		208	22%

MATERIAL USAGE (%) - EAST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		944	
DOORS & WINDOWS (DEDUCTED)		21	
ACCOUNTABLE AREA		923	100%
26ga. STEEL		731	79%
THIN SET MASONRY CLADDING		192	21%

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____.

WITNESS OUR HANDS, THIS ____ DAY OF ____.

PLANNING AND ZONING COMMISSION

DIRECTOR OF PLANNING AND ZONING



ARCHITECTONICS TEXAS, LLC
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087



DATE	REVISIONS
9/15/2021	DESCRIPTION/ISSUE

PROJECT NAME AND ADDRESS:
METAL BUILDINGS for 1800 DALROCK, LLC
200 & 206 RANCH TRAIL RD.
ROCKWALL, TEXAS 75032

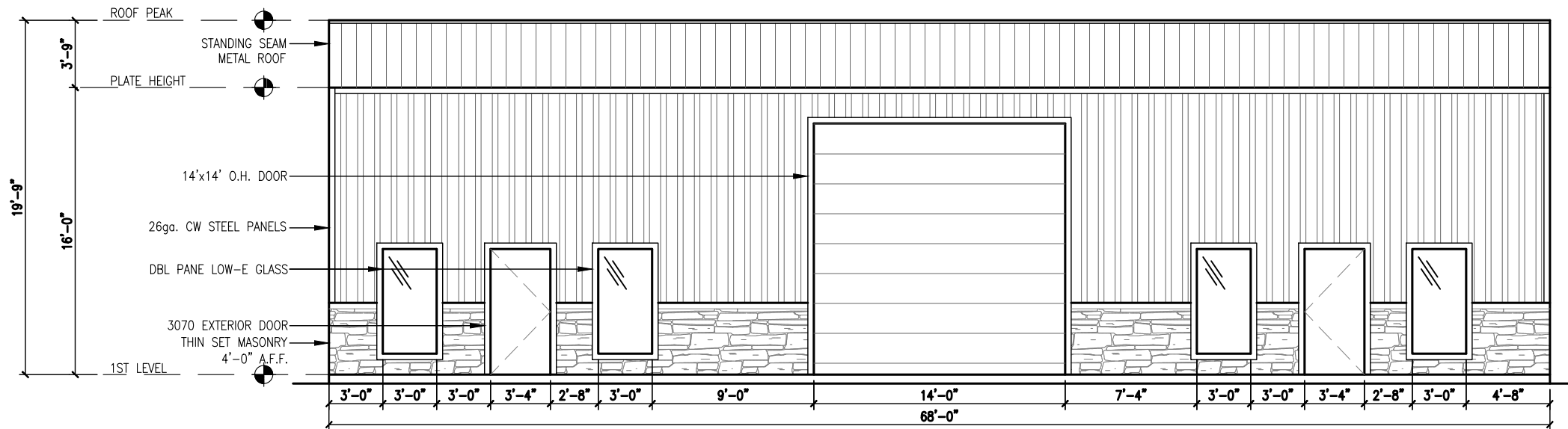
PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	01/23/24
SCALE	
SHEET NO.	of

DRAWING NAME:
ELEVATIONS- BLDG 'A'

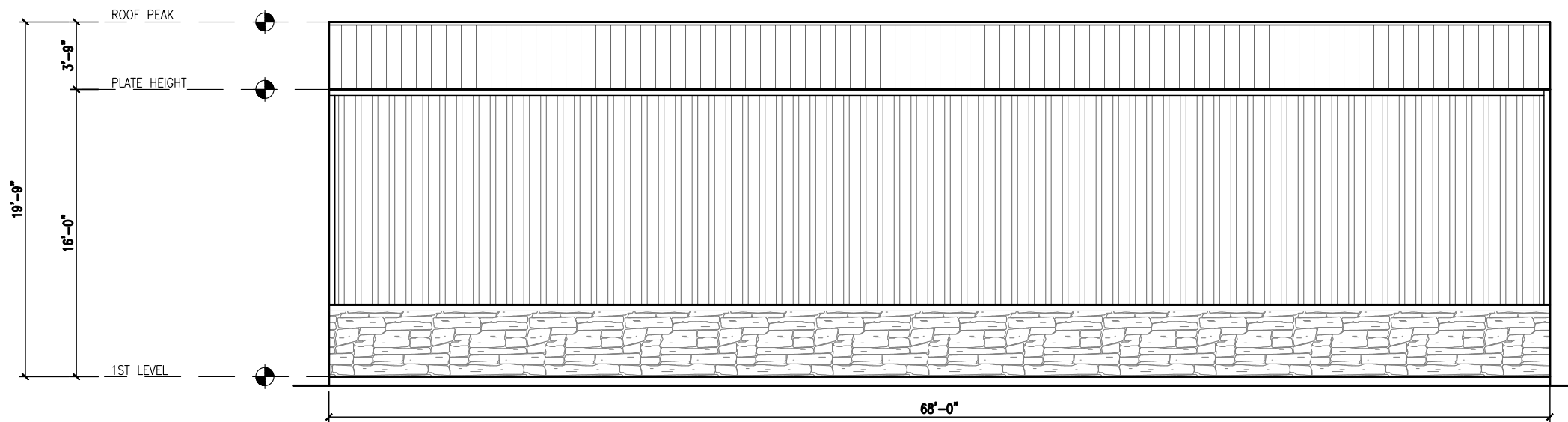
OWNER/AGENT:
1800 DALROCK, INC
ATTN: KEVIN LLOYD
(214)316-1060

ARCHITECT/PLANNER:
ARCHITECTONICS TEXAS, LLC
STEVEN REYES
(972)345-1884
2235 RIDGE RD. STE 201
ROCKWALL, TEXAS 75087

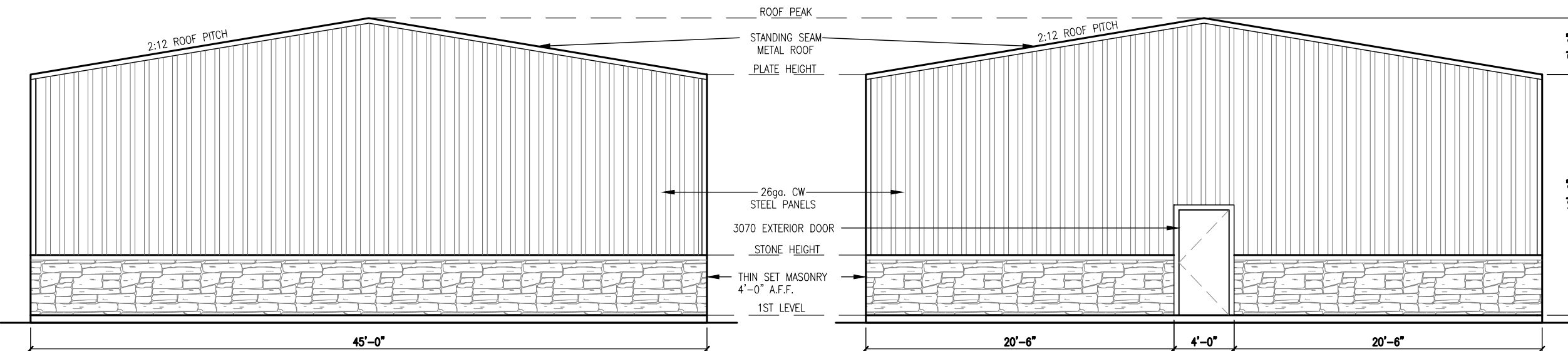
A1.0



BUILDING 'B' - SOUTH ELEVATION
1/8" = 1'-0"



BUILDING 'B' - NORTH ELEVATION
1/8" = 1'-0"



BUILDING 'B' - EAST ELEVATION
1/8" = 1'-0"

BUILDING 'B' - WEST ELEVATION
1/8" = 1'-0"

MATERIAL USAGE (%) - SOUTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,088	
DOORS & WINDOWS (DEDUCTED)		310	
ACCOUNTABLE AREA		778	100%
26ga. STEEL		643	82%
THIN SET MASONRY CLADDING		135	18%

MATERIAL USAGE (%) - NORTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,088	
DOORS & WINDOWS (DEDUCTED)		0	
ACCOUNTABLE AREA		1,088	100%
26ga. STEEL		789	73%
THIN SET MASONRY CLADDING		299	27%

MATERIAL USAGE (%) - WEST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		804	
DOORS & WINDOWS (DEDUCTED)		21	
ACCOUNTABLE AREA		783	100%
26ga. STEEL		619	79%
THIN SET MASONRY CLADDING		164	21%

MATERIAL USAGE (%) - EAST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		804	
DOORS & WINDOWS (DEDUCTED)		0	
ACCOUNTABLE AREA		804	100%
26ga. STEEL		624	78%
THIN SET MASONRY CLADDING		180	22%

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF _____

WITNESS OUR HANDS, THIS ___ DAY OF _____

PLANNING AND ZONING COMMISSION

DIRECTOR OF PLANNING AND ZONING



ARCHITECTONICS TEXAS, LLC
ARCHITECTURE - MANAGEMENT

2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087



REVISIONS	DATE	DESCRIPTION/ISSUE
	9/15/2021	

PROJECT NAME AND ADDRESS:
**METAL BUILDINGS for
1800 DALROCK, LLC**
200 & 206 RANCH TRAIL RD.
ROCKWALL, TEXAS 75032

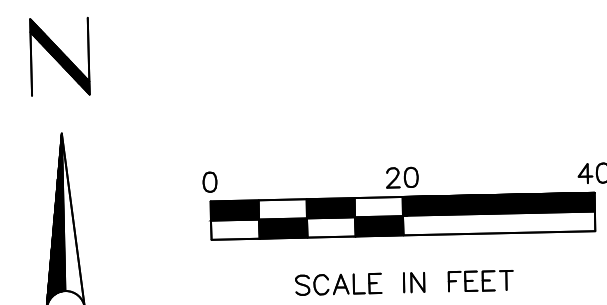
PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	01/23/24
SCALE	
SHEET NO.	of

DRAWING NAME:
**ELEVATIONS-
BLDG 'B'**

OWNER/AGENT:
1800 DALROCK, LLC
ATTN: KEVIN LLOYD
(214)316-1060

ARCHITECT/PLANNER:
ARCHITECTONICS TEXAS, LLC
STEVEN REYES
(972)345-1884
2235 RIDGE RD. STE 201
ROCKWALL, TEXAS 75087

A2.0



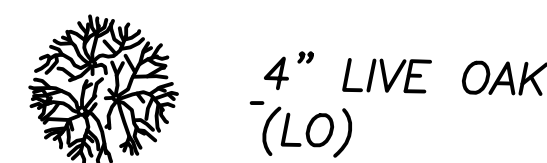
KUMAR ATUL
2.27 AC.
RAINBO ACRES
CAB. A. SL. 20
P.R.R.C.T.

TEXAS RANCH TRAILS, LLC
PART OF LOT 6, BLK A
1.32 AC.
VOL. 2016, PG. 0000017304

PATRIOT PAWS SERVICE DOGS
3.466 AC.
LOT 1, BLOCK A
PATRIOT DOGS ADDITION
VOL. 2014, PG. 0000006979

MAVERICK RANCH
0.793 AC.
ART OF LOT 6, BLK A
GE POINTE HORIZON, LP
2014, PG. 0000014590

---PROPOSED TREES---



4" LIVE OAK (LO)

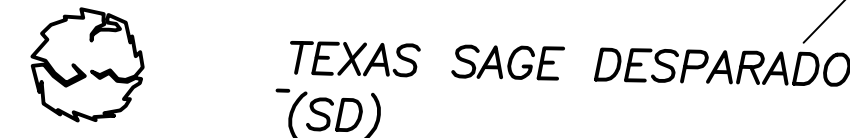


4" AUTUMN BLAZE RED MAPLE (RM)

---PROPOSED SHRUBS---



VITEX CASTUS (VC)



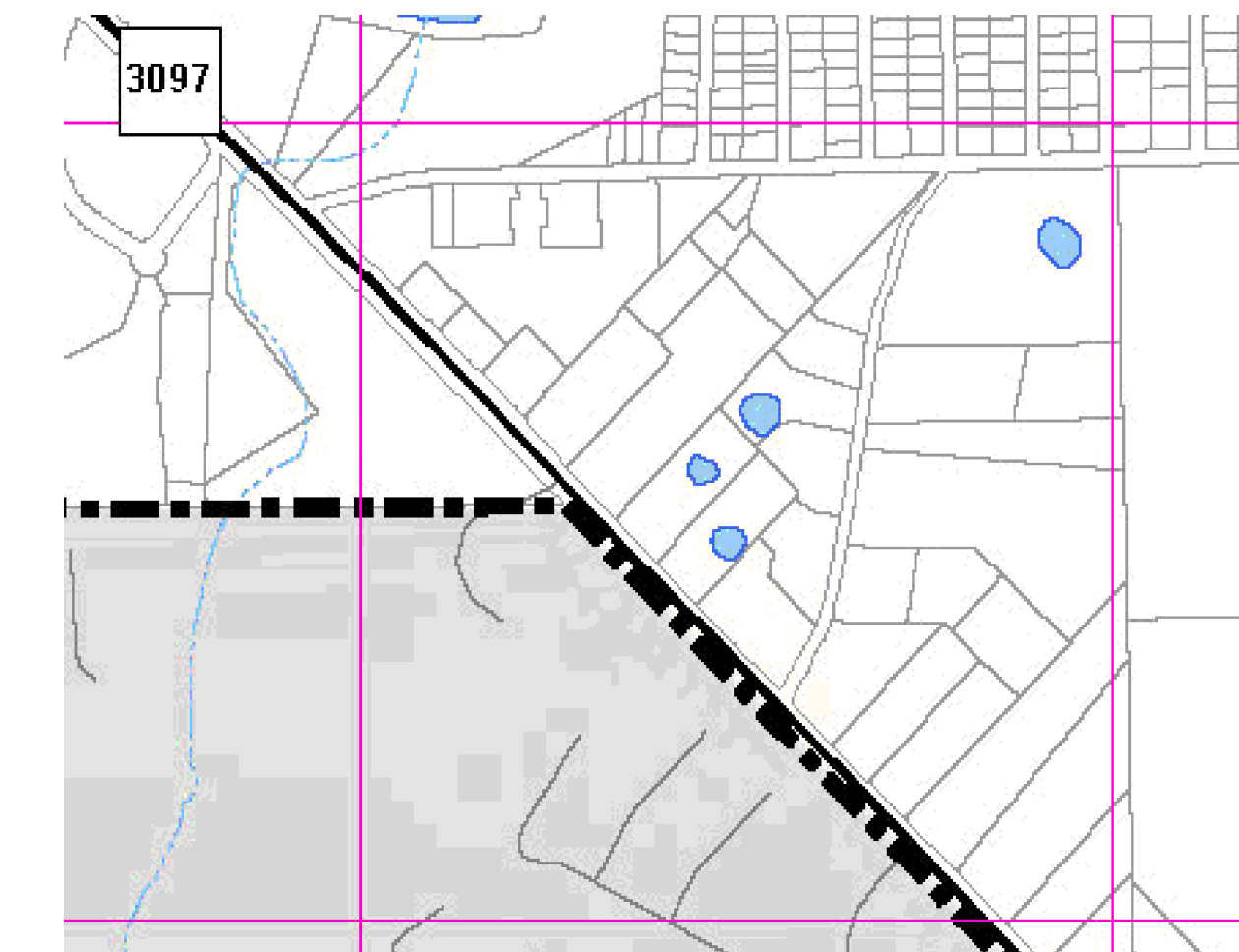
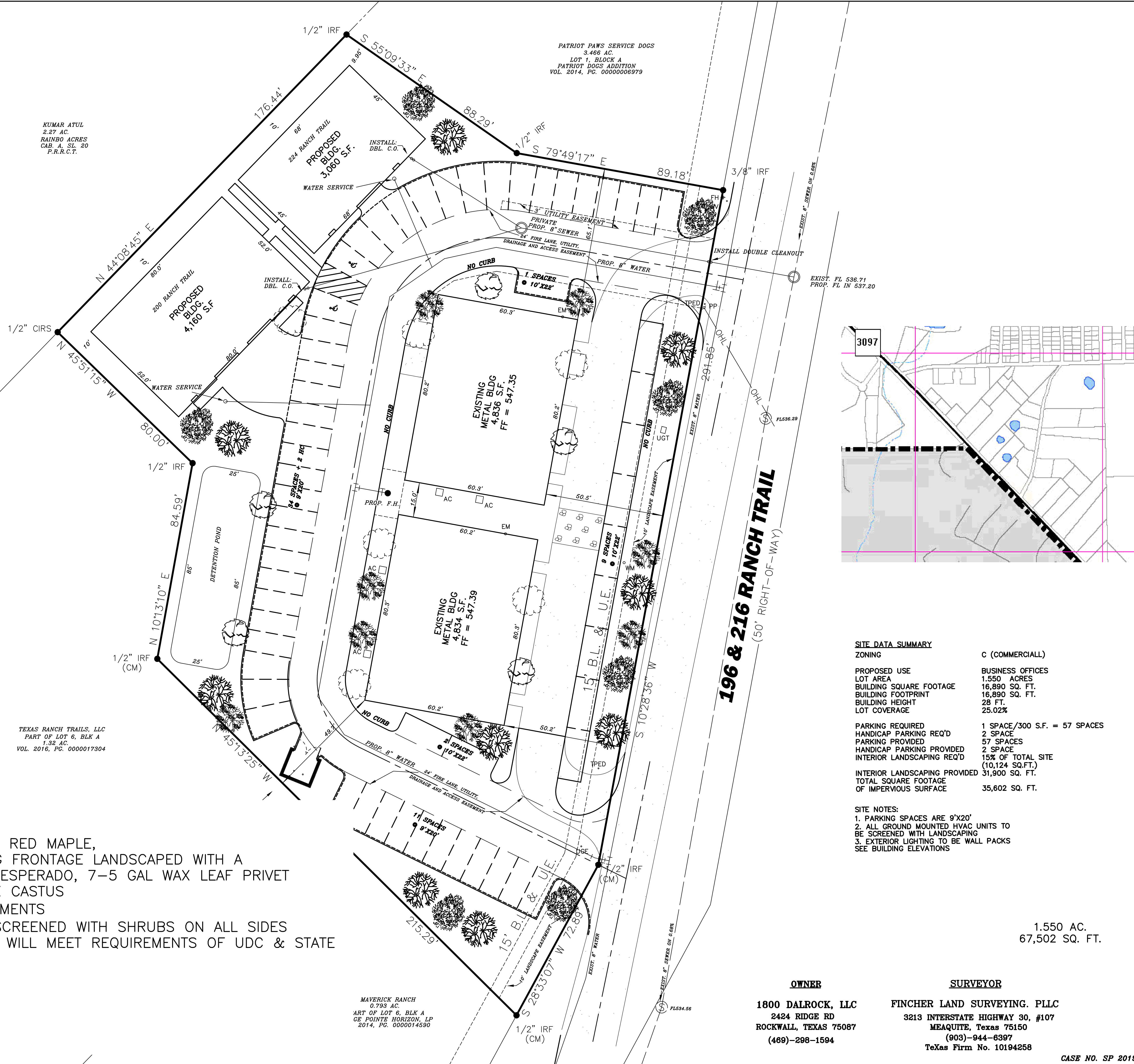
TEXAS SAGE DESPARADO (SD)



WAX LEAF PRIVET LIGUSTRUM (PL)

LANDSCAPE NOTES

1. 9-4" LIVE OAK, 9-4" AUTUMN BLAZE RED MAPLE,
2. SCREEN HEDGEROW INTERIOR PARKING FRONTAGE LANDSCAPED WITH A MIXTURE OF 7-7 GAL TEXAS SAGE DESPARADO, 7-5 GAL WAX LEAF PRIVET LIGUSTRUM BUSHES, 7- 5 GAL VITEX CASTUS
3. NO TREES WITHIN 5' OF UTILITY EASEMENTS
4. ALL GROUNDED A/C UNITS WILL BE SCREENED WITH SHRUBS ON ALL SIDES
5. THE LANDSCAPING IRRIGATION SYSTEM WILL MEET REQUIREMENTS OF UDC & STATE STATE OF TEXAS TCEQ



SITE DATA SUMMARY

ZONING	C (COMMERCIAL)
PROPOSED USE	BUSINESS OFFICES
LOT AREA	1.550 ACRES
BUILDING SQUARE FOOTAGE	16,890 SQ. FT.
BUILDING FOOTPRINT	16,890 SQ. FT.
BUILDING HEIGHT	28 FT.
LOT COVERAGE	25.02%
PARKING REQUIRED	1 SPACE/300 S.F. = 57 SPACES
HANDICAP PARKING REQ'D	2 SPACE
PARKING PROVIDED	57 SPACES
HANDICAP PARKING PROVIDED	2 SPACE
INTERIOR LANDSCAPING REQ'D	15% OF TOTAL SITE (10,124 SQ.FT.)
INTERIOR LANDSCAPING PROVIDED	31,900 SQ. FT.
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE	35,602 SQ. FT.

- SITE NOTES:**
1. PARKING SPACES ARE 9'X20'
 2. ALL GROUND MOUNTED HVAC UNITS TO BE SCREENED WITH LANDSCAPING
 3. EXTERIOR LIGHTING TO BE WALL PACKS SEE BUILDING ELEVATIONS

1.550 AC.
67,502 SQ. FT.

OWNER
1800 DALROCK, LLC
2424 RIDGE RD
ROCKWALL, TEXAS 75087
(469)-298-1594

SURVEYOR
FINCHER LAND SURVEYING, PLLC
3213 INTERSTATE HIGHWAY 30, #107
MEAGUIE, TEXAS 75150
(903)-944-8397
TeXas Firm No. 10194258



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

LANDSCAPING PLAN
LOT 5, BLOCK A
MAVERICK RANCH ADDITION
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	WLD.
CHECKED	GCW.
DRAWN	SCALE 1" = 20' H 1" = V
DATE	JAN 29, 2024
PROJECT	23028
20	CASE NO. SP 2019-016

GENERAL NOTES:

- FIXTURES TAGGED WITH (@ XX') REPRESENT INSTALLATION HEIGHT.



OWNER: 1800 DALROCK LLC

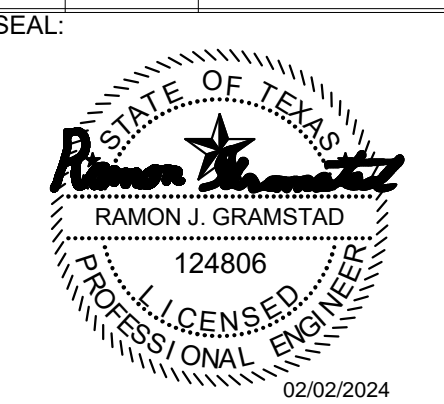
LOT 5, BLOCK A
MAVERICK RANCH ADDITION
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

PHOTOMETRIC DATA - WALL PACKS		
	SITE - WITHIN PROP. LINE (fc)	OUTSIDE PROP. LINE (fc)
AVERAGE	0.2	0.2
MAXIMUM	4.0	1.4
MINIMUM	0.0	0.0
MAX / MIN	N/A	N/A
AVERAGE / MIN	N/A	N/A

LIGHT FIXTURE SCHEDULE			
FIXTURE	DESCRIPTION	MANUFACTURER	MODEL
A	WALL PACK	LITHONIA	WPX1 LED P1 30K Mvolt

1 PHOTOMETRIC SITE PLAN
1/16" = 1'-0"

No.	Date	Description



ISSUE/ORIGINAL COPYRIGHT
DATE: 2024/02/02
PROJECT #: 24003
DRAWN BY: PE
CHECKED BY: RG
SHEET NAME:
PHOTOMETRIC PLAN



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 190 & 216 Ranch Trail
 SUBDIVISION Marevik Ranch Addition LOT 5 BLOCK A
 GENERAL LOCATION 190 & 216 Ranch Trail

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING commercial CURRENT USE commercial
 PROPOSED ZONING _____ PROPOSED USE _____
 ACREAGE 1.55 LOTS [CURRENT] _____ LOTS [PROPOSED] _____

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

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

<input type="checkbox"/> OWNER	<u>1800 Dalrock LLC</u>	<input type="checkbox"/> APPLICANT	<u>Douphrate & Assoc. Inc.</u>
CONTACT PERSON	<u>Kevin S. Lloyd</u>	CONTACT PERSON	<u>Deb Douphrate</u>
ADDRESS	<u>2424 Ridge Rd</u>	ADDRESS	<u>2235 Ridge Rd</u>
CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>	CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>
PHONE	<u>972 469-298-1594</u>	PHONE	<u>972 742 2210</u>
E-MAIL	<u>Klloyd@keatax.com</u>	E-MAIL	<u>wldouphrate@douphrate.com</u>

NOTARY VERIFICATION [REQUIRED]

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

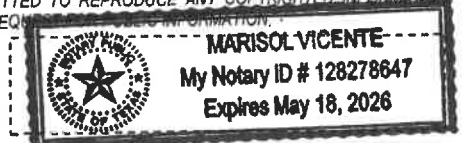
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 281.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 8th DAY OF February, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8 DAY OF February, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Kevin S. Lloyd
Mai We



MY COMMISSION EXPIRES May 18, 2026



SP2024-003: Site Plan for 196 & 216 Ranch Trail



Case Location Map =

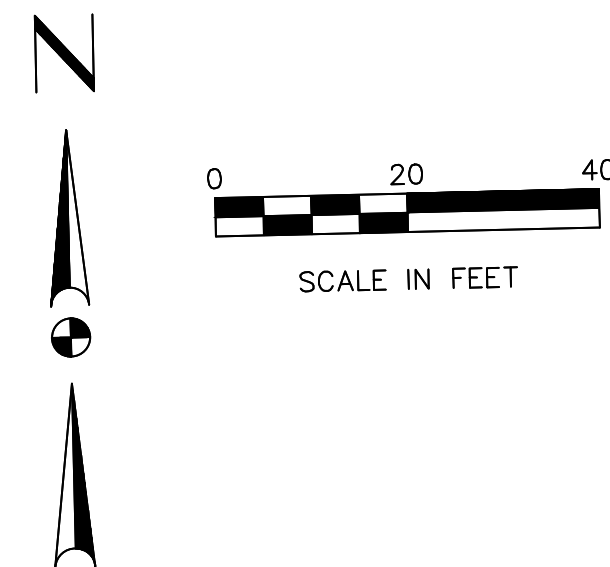


City of Rockwall

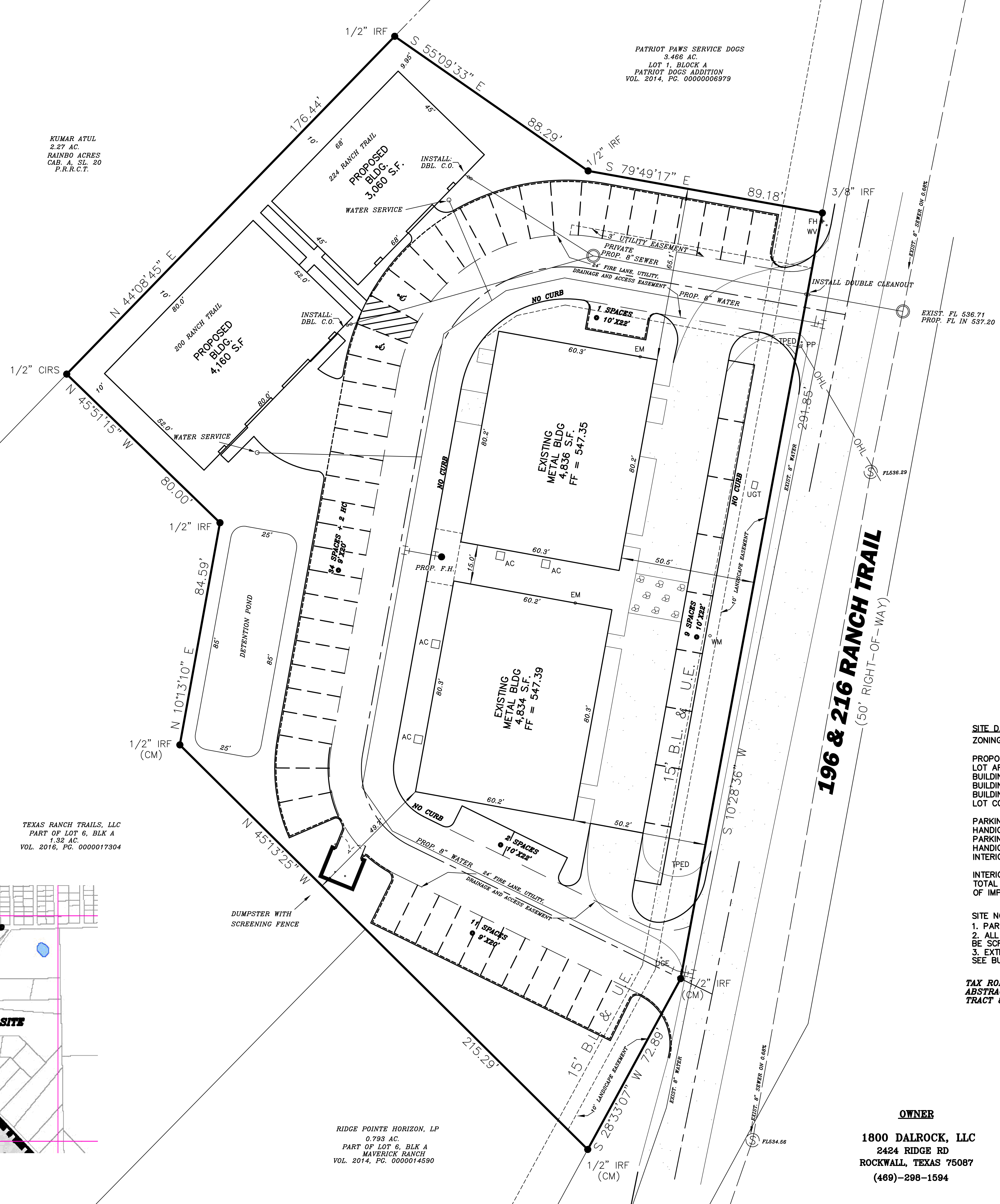
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.

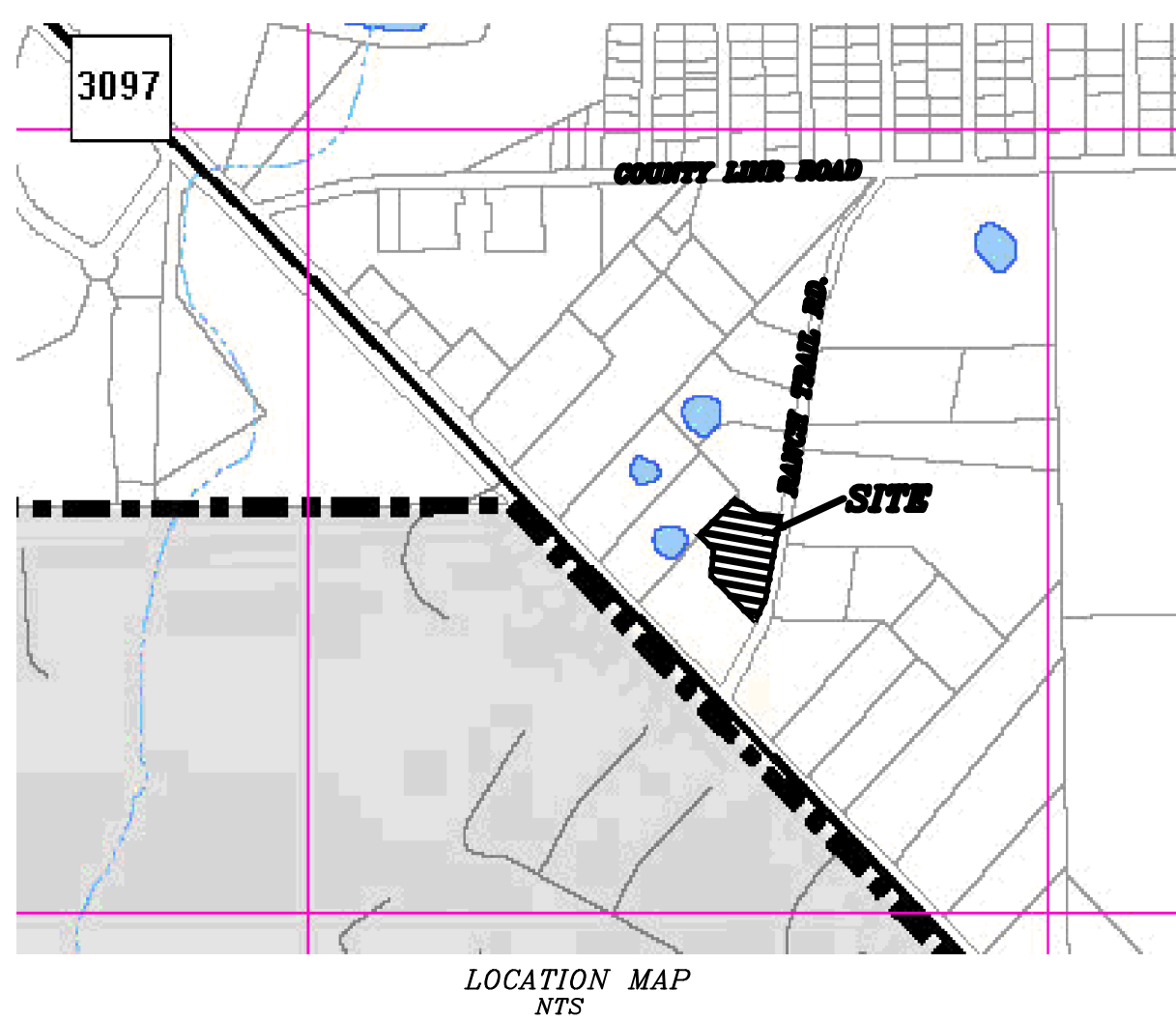




KUMAR ATUL
2.27 AC.
RAINBO ACRES
CAB. A. SL. 20
P.R.R.C.T.



TEXAS RANCH TRAILS, LLC
PART OF LOT 6, BLK A
1.32 AC.
VOL. 2016, PG. 0000017304



LOCATION MAP
NTS

DUMPSTER WITH
SCREENING FENCE

RIDGE POINTE HORIZON, LP
0.793 AC.
PART OF LOT 6, BLK A
MAVERICK RANCH
VOL. 2014, PG. 0000014590

PATRIOT PAWS SERVICE DOGS
3.466 AC.
LOT 1, BLOCK A
PATRIOT DOGS ADDITION
VOL. 2014, PG. 0000006979

196 & 216 RANCH TRAIL
(50' RIGHT-OF-WAY)

SITE DATA SUMMARY

ZONING	C (COMMERCIAL)
PROPOSED USE	BUSINESS OFFICES
LOT AREA	1.550 ACRES
BUILDING SQUARE FOOTAGE	16,890 SQ. FT.
BUILDING FOOTPRINT	16,890 SQ. FT.
BUILDING HEIGHT	28 FT.
LOT COVERAGE	25.02%
PARKING REQUIRED	1 SPACE/300 S.F. = 57 SPACES
HANDICAP PARKING REQ'D	2 SPACE
PARKING PROVIDED	57 SPACES
HANDICAP PARKING PROVIDED	2 SPACE
INTERIOR LANDSCAPING REQ'D	15% OF TOTAL SITE (10,124 SQ.FT.)
INTERIOR LANDSCAPING PROVIDED	31,900 SQ. FT.
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE	35,602 SQ. FT.

SITE NOTES:

1. PARKING SPACES ARE 9'X20'
2. ALL GROUND MOUNTED HVAC UNITS TO BE SCREENED WITH LANDSCAPING
3. EXTERIOR LIGHTING TO BE WALL PACKS
SEE BUILDING ELEVATIONS

TAX ROLL DESCRIPTION:
ABSTRACT 0080 - WILLIAM M. FORD SURVEY
TRACT 81844, ACRES 1.550

1.550 AC.
67,502 SQ. FT.

OWNER
1800 DALROCK, LLC
2424 RIDGE RD
ROCKWALL, TEXAS 75087
(489)-298-1594

SURVEYOR
FINCHER LAND SURVEYING, PLLC
3213 INTERSTATE HIGHWAY 30, #107
MEARQUITE, TEXAS 75150
(903)-944-6397
Texas Firm No. 10194258

CASE NO. SP 2019-016

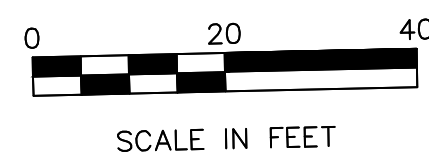
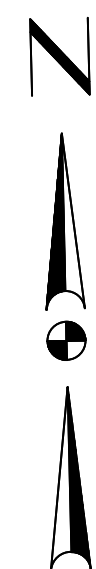


THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY M.L. DOUPHRADE II, TEXAS P-686, ON JAN 29, 2024

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

SITE PLAN
LOT 5, BLOCK A
MAVERICK RANCH ADDITION
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	WLD.
CHECKED	GCW.
DRAWN	
SCALE	1" = 20'
DATE	JAN 29, 2024
PROJECT	23028
	20

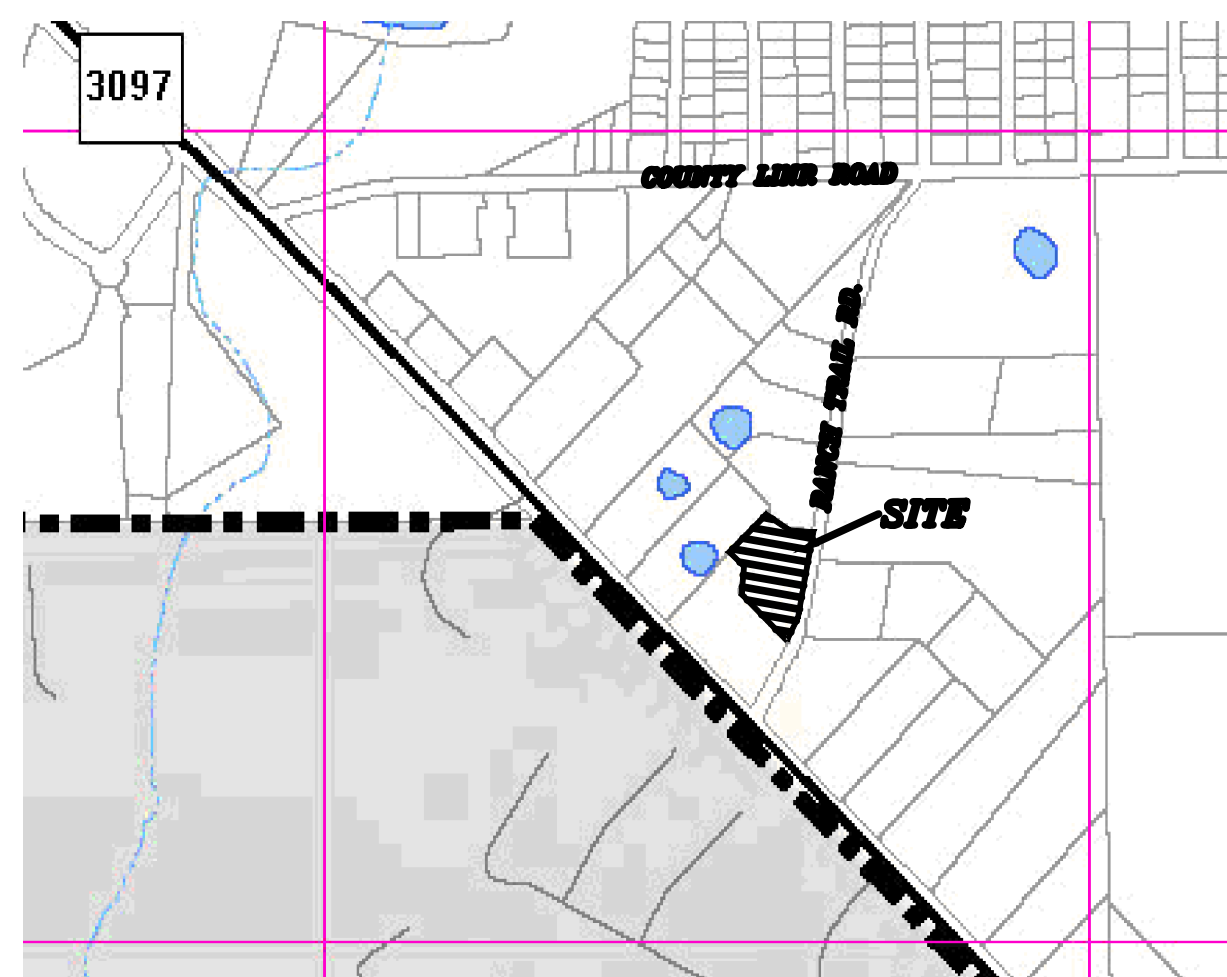


SCALE IN FEET

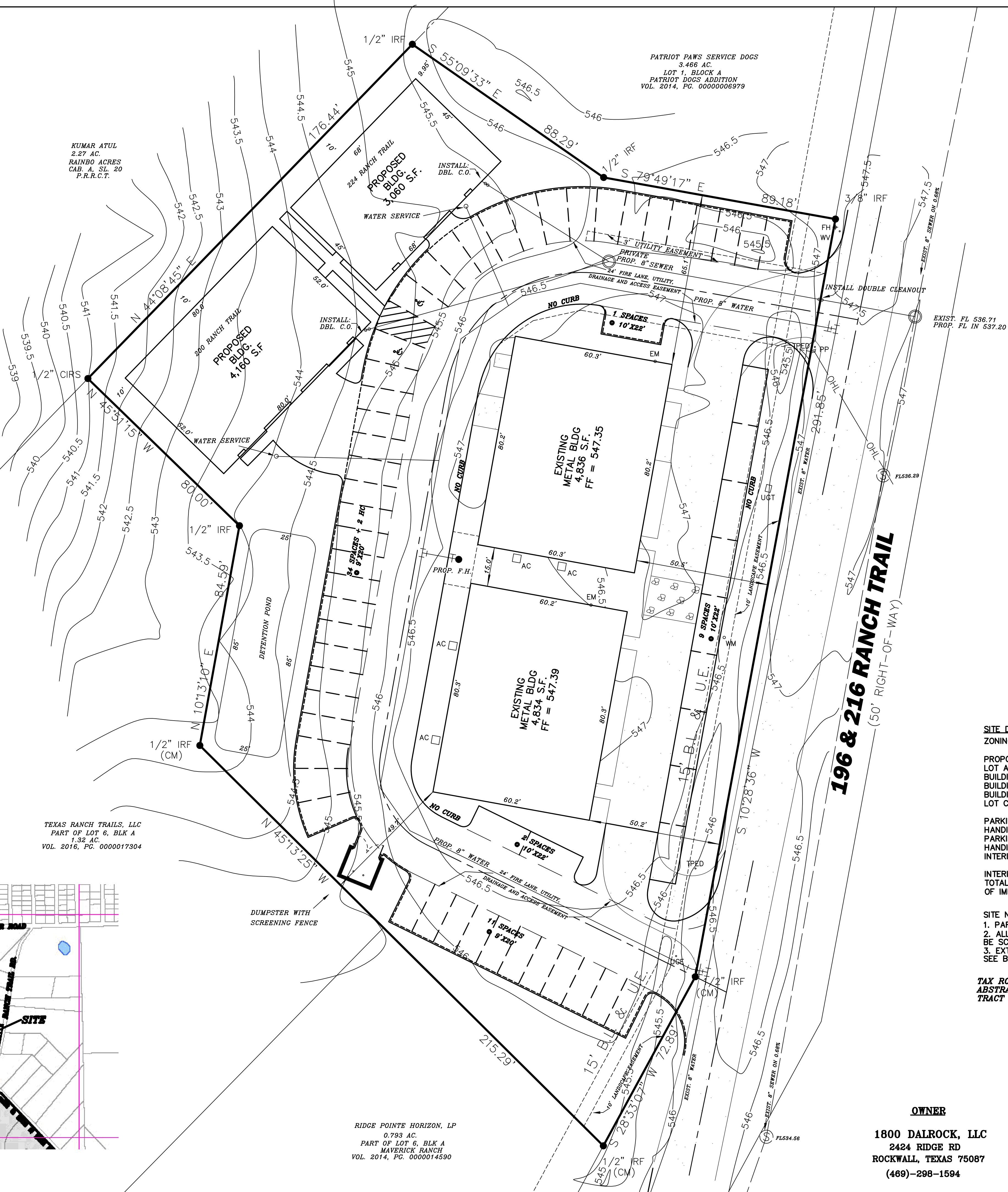
KUMAR ATUL
2.27 AC.
RAINBO ACRES
CAB. A. SL. 20
P.R.R.C.T.

TEXAS RANCH TRAILS, LLC
PART OF LOT 6, BLK A
1.32 AC.
VOL. 2016, PG. 0000017304

RIDGE POINTE HORIZON, LP
0.798 AC.
PART OF LOT 6, BLK A
MAVERICK RANCH
VOL. 2014, PG. 0000014590



LOCATION MAP
NTS



SITE DATA SUMMARY	
ZONING	C (COMMERCIAL)
PROPOSED USE	BUSINESS OFFICES
LOT AREA	1.550 ACRES
BUILDING SQUARE FOOTAGE	16,890 SQ. FT.
BUILDING FOOTPRINT	16,890 SQ. FT.
BUILDING HEIGHT	28 FT.
LOT COVERAGE	25.02%
PARKING REQUIRED	1 SPACE/300 S.F. = 57 SPACES
HANDICAP PARKING REQ'D	2 SPACE
PARKING PROVIDED	57 SPACES
HANDICAP PARKING PROVIDED	2 SPACE
INTERIOR LANDSCAPING REQ'D	15% OF TOTAL SITE (10,124 SQ.FT.)
INTERIOR LANDSCAPING PROVIDED	31,900 SQ. FT.
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE	35,602 SQ. FT.

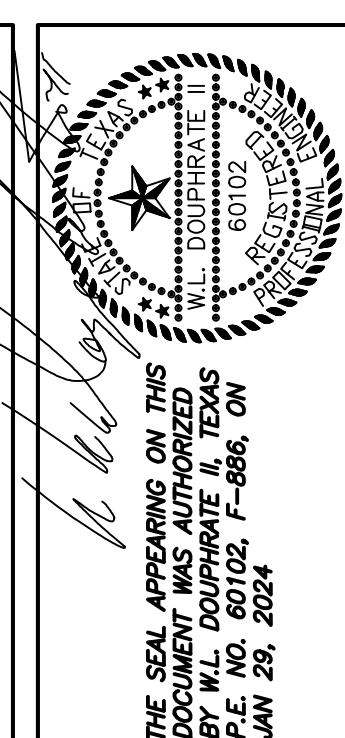
- SITE NOTES:
1. PARKING SPACES ARE 9'X20'
 2. ALL GROUND MOUNTED HVAC UNITS TO BE SCREENED WITH LANDSCAPING
 3. EXTERIOR LIGHTING TO BE WALL PACKS SEE BUILDING ELEVATIONS

TAX ROLL DESCRIPTION:
ABSTRACT 0080 - WILLIAM M. FORD SURVEY
TRACT 81844, ACRES 1.550

1.550 AC.
67,502 SQ. FT.

OWNER
1800 DALROCK, LLC
2424 RIDGE RD
ROCKWALL, TEXAS 75150
(469)-298-1594

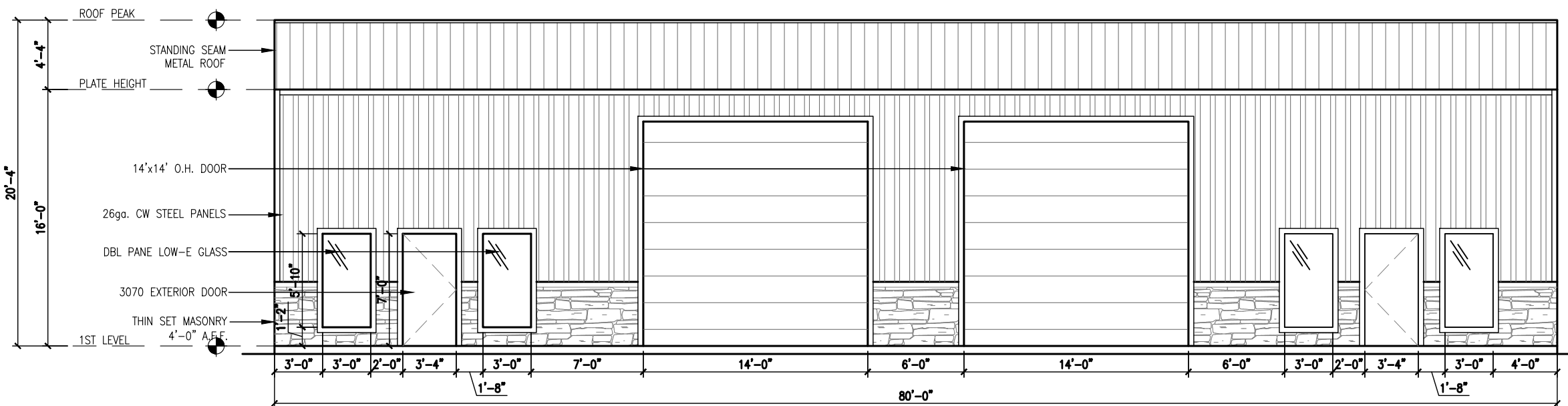
SURVEYOR
FINCHER LAND SURVEYING, PLLC
3213 INTERSTATE HIGHWAY 30, #107
MEAGUIRE, TEXAS 75150
(903)-944-8397
Texas Firm No. 10194258



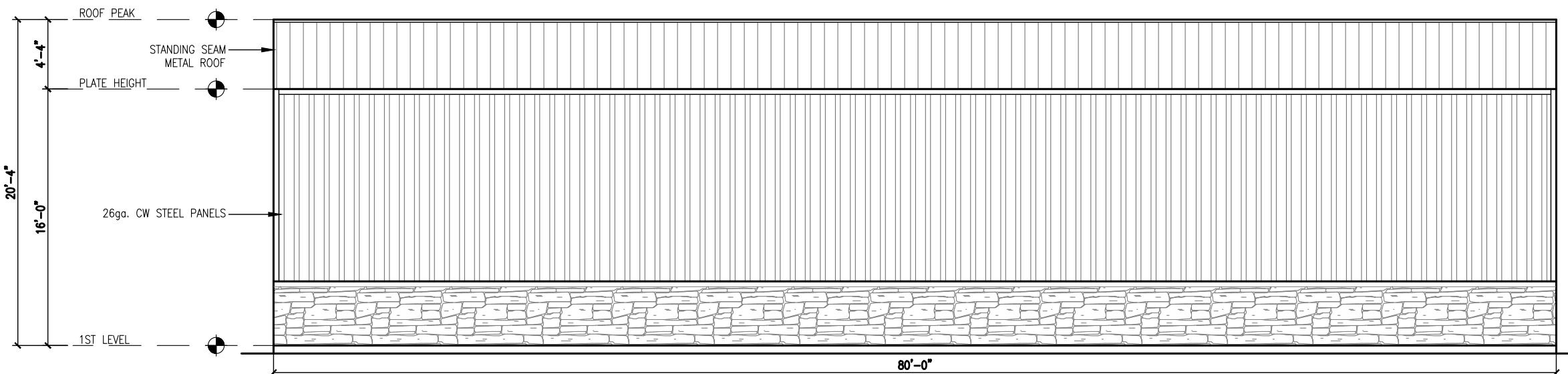
DOUPHRADE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE PLAN
LOT 5, BLOCK A
MAVERICK RANCH ADDITION
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

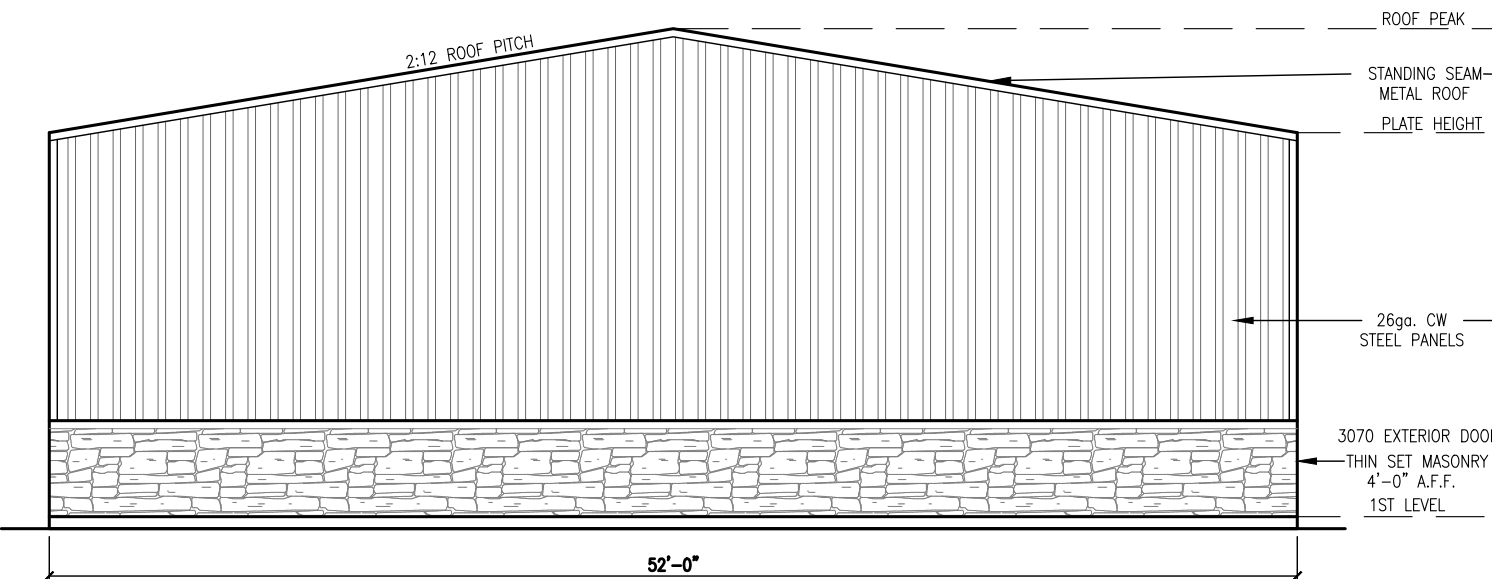
REVISION	WLD.
CHECKED	GCW.
DRAWN	SCALE 1" = 20' H 1" = V
DATE	JAN 29, 2024
PROJECT	23028
20	23028 SITE PLAN



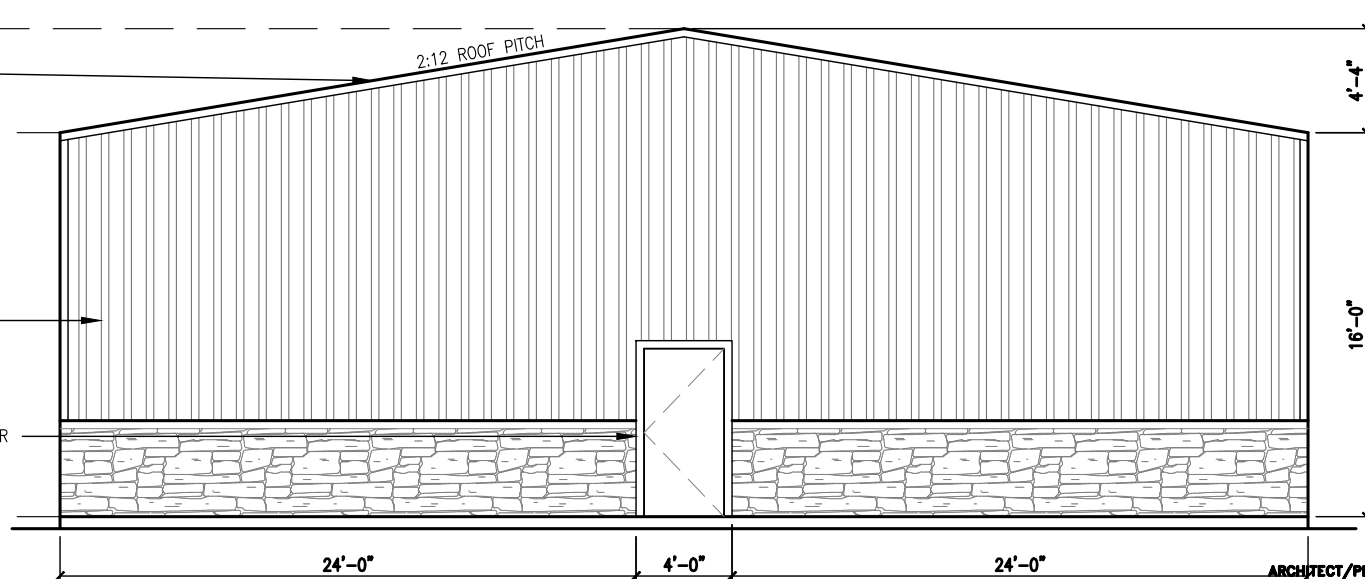
BUILDING 'A' – SOUTH ELEVATION
 1/8" = 1'-0"



BUILDING 'A' – NORTH ELEVATION
 1/8" = 1'-0"



BUILDING 'A' – WEST ELEVATION
 1/8" = 1'-0"



BUILDING 'A' – EAST ELEVATION
 1/8" = 1'-0"

MATERIAL USAGE (%) - SOUTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,280	
DOORS & WINDOWS (DEDUCTED)		506	
ACCOUNTABLE AREA		774	100%
26ga. STEEL		650	84%
THIN SET MASONRY CLADDING		124	16%

MATERIAL USAGE (%) - NORTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,280	
DOORS & WINDOWS (DEDUCTED)		0	
ACCOUNTABLE AREA		1,280	100%
26ga. STEEL		925	73%
THIN SET MASONRY CLADDING		355	27%

MATERIAL USAGE (%) - WEST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		944	
DOORS & WINDOWS (DEDUCTED)		0	
ACCOUNTABLE AREA		944	100%
26ga. STEEL		736	78%
THIN SET MASONRY CLADDING		208	22%

MATERIAL USAGE (%) - EAST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		944	
DOORS & WINDOWS (DEDUCTED)		21	
ACCOUNTABLE AREA		923	100%
26ga. STEEL		731	79%
THIN SET MASONRY CLADDING		192	21%

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF _____

WITNESS OUR HANDS, THIS ____ DAY OF _____

 PLANNING AND ZONING COMMISSION

 DIRECTOR OF PLANNING AND ZONING



ARCHITECTONICS TEXAS, LLC
 ARCHITECTURE - MANAGEMENT

2235 RIDGE RD. STE. 200
 ROCKWALL, TEXAS 75087



REVISIONS	DATE
DESCRIPTION/ISSUE	9/19/2021

PROJECT NAME AND ADDRESS:
**METAL BUILDINGS for
 1800 DALROCK, LLC**
 200 & 206 RANCH TRAIL RD.
 ROCKWALL, TEXAS 75032

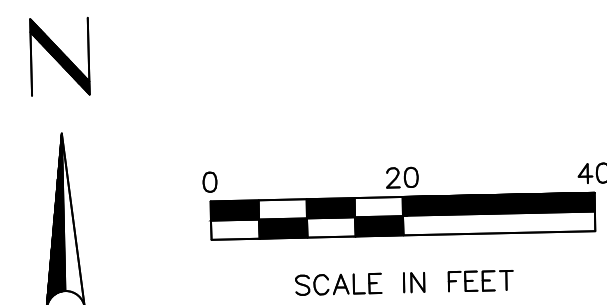
PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	01/23/24
SCALE	
SHEET NO.	of

DRAWING NAME:
**ELEVATIONS-
 BLDG 'A'**

OWNER/AGENT:
 1800 DALROCK, INC
 ATTN: KEVIN LLOYD
 (214)316-1060

ARCHITECT/PLANNER:
 ARCHITECTONICS TEXAS, LLC
 STEVEN REYES
 (972)345-1884
 2235 RIDGE RD. STE 201
 ROCKWALL, TEXAS 75087

A1.0



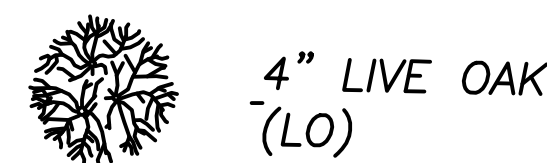
KUMAR ATUL
2.27 AC.
RAINBO ACRES
CAB. A. SL. 20
P.R.R.C.T.

TEXAS RANCH TRAILS, LLC
PART OF LOT 6, BLK A
1.32 AC.
VOL. 2016, PG. 0000017304

PATRIOT PAWS SERVICE DOGS
3.466 AC.
LOT 1, BLOCK A
PATRIOT DOGS ADDITION
VOL. 2014, PG. 0000006979

MAVERICK RANCH
0.793 AC.
ART OF LOT 6, BLK A
GE POINTE HORIZON, LP
2014, PG. 0000014590

---PROPOSED TREES---



4" LIVE OAK (LO)

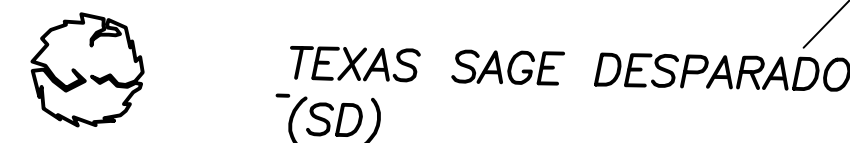


4" AUTUMN BLAZE RED MAPLE (RM)

---PROPOSED SHRUBS---



VITEX CASTUS (VC)



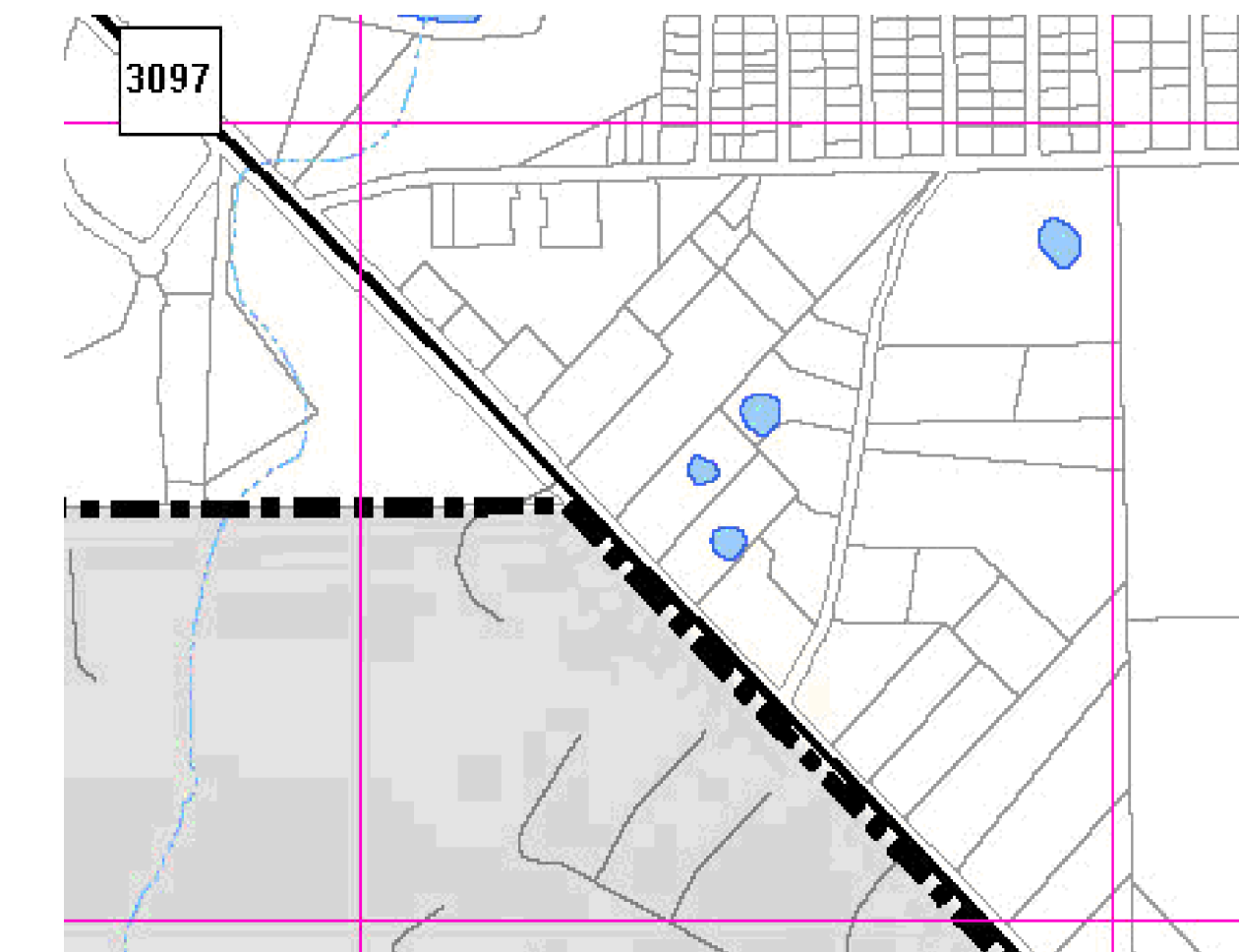
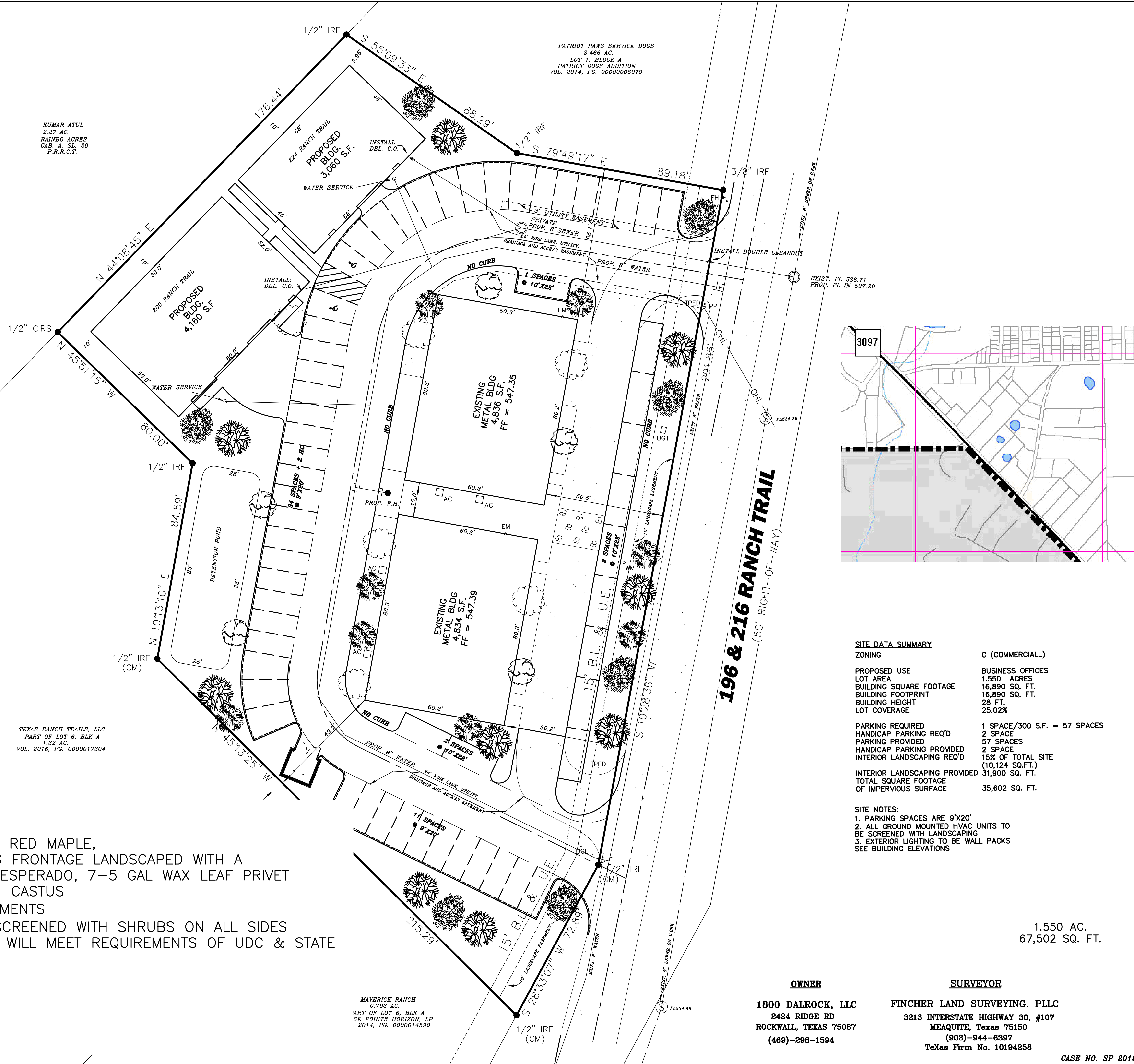
TEXAS SAGE DESPARADO (SD)



WAX LEAF PRIVET LIGUSTRUM (PL)

LANDSCAPE NOTES

1. 9-4" LIVE OAK, 9-4" AUTUMN BLAZE RED MAPLE,
2. SCREEN HEDGEROW INTERIOR PARKING FRONTAGE LANDSCAPED WITH A MIXTURE OF 7-7 GAL TEXAS SAGE DESPERADO, 7-5 GAL WAX LEAF PRIVET LIGUSTRUM BUSHES, 7- 5 GAL VITEX CASTUS
3. NO TREES WITHIN 5' OF UTILITY EASEMENTS
4. ALL GROUNDED A/C UNITS WILL BE SCREENED WITH SHRUBS ON ALL SIDES
5. THE LANDSCAPING IRRIGATION SYSTEM WILL MEET REQUIREMENTS OF UDC & STATE STATE OF TEXAS TCEQ



SITE DATA SUMMARY	
ZONING	C (COMMERCIAL)
PROPOSED USE	BUSINESS OFFICES
LOT AREA	1.550 ACRES
BUILDING SQUARE FOOTAGE	16,890 SQ. FT.
BUILDING FOOTPRINT	16,890 SQ. FT.
BUILDING HEIGHT	28 FT.
LOT COVERAGE	25.02%
PARKING REQUIRED	1 SPACE/300 S.F. = 57 SPACES
HANDICAP PARKING REQ'D	2 SPACE
PARKING PROVIDED	57 SPACES
HANDICAP PARKING PROVIDED	2 SPACE
INTERIOR LANDSCAPING REQ'D	15% OF TOTAL SITE (10,124 SQ.FT.)
INTERIOR LANDSCAPING PROVIDED	31,900 SQ. FT.
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE	35,602 SQ. FT.

- SITE NOTES:
1. PARKING SPACES ARE 9'X20'
 2. ALL GROUND MOUNTED HVAC UNITS TO BE SCREENED WITH LANDSCAPING
 3. EXTERIOR LIGHTING TO BE WALL PACKS SEE BUILDING ELEVATIONS

1.550 AC.
67,502 SQ. FT.

OWNER
1800 DALROCK, LLC
2424 RIDGE RD
ROCKWALL, TEXAS 75087
(469)-298-1594

SURVEYOR
FINCHER LAND SURVEYING, PLLC
3213 INTERSTATE HIGHWAY 30, #107
MEAGUIE, TEXAS 75150
(903)-944-8397
TeXas Firm No. 10194258

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRADE II, TEXAS REG. NO. 80102, F-686, ON JAN 29, 2024

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

LANDSCAPING PLAN
LOT 5, BLOCK A
MAVERICK RANCH ADDITION
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	WLD.
CHECKED	GCW.
DRAWN	SCALE 1" = 20' H 1" = V
DATE	JAN 29, 2024
PROJECT	23028
20	CASE NO. SP 2019-016

GENERAL NOTES:

- FIXTURES TAGGED WITH (@ XX') REPRESENT INSTALLATION HEIGHT.

PROPERTY LINE

PROPOSED BLDG. 3,060 S.F.

PROPOSED BLDG. 4,160 S.F.

EXISTING METAL BLDG

EXISTING METAL BLDG

RANCH TRAIL

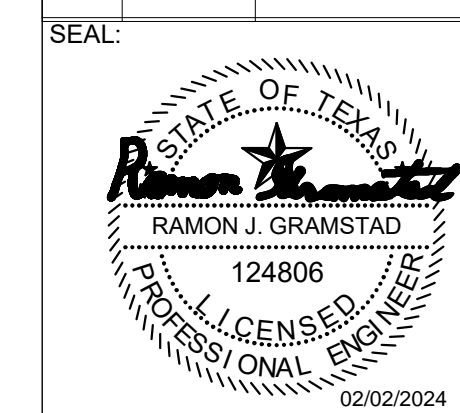
PHOTOMETRIC DATA - WALL PACKS		
	SITE - WITHIN PROP. LINE (ft)	OUTSIDE PROP. LINE (ft)
AVERAGE	0.2	0.2
MAXIMUM	4.0	1.4
MINIMUM	0.0	0.0
MAX / MIN	N/A	N/A
AVERAGE / MIN	N/A	N/A

LIGHT FIXTURE SCHEDULE			
FIXTURE	DESCRIPTION	MANUFACTURER	MODEL
A	WALL PACK	LITHONIA	WPX1 LED P1 30K Mvolt

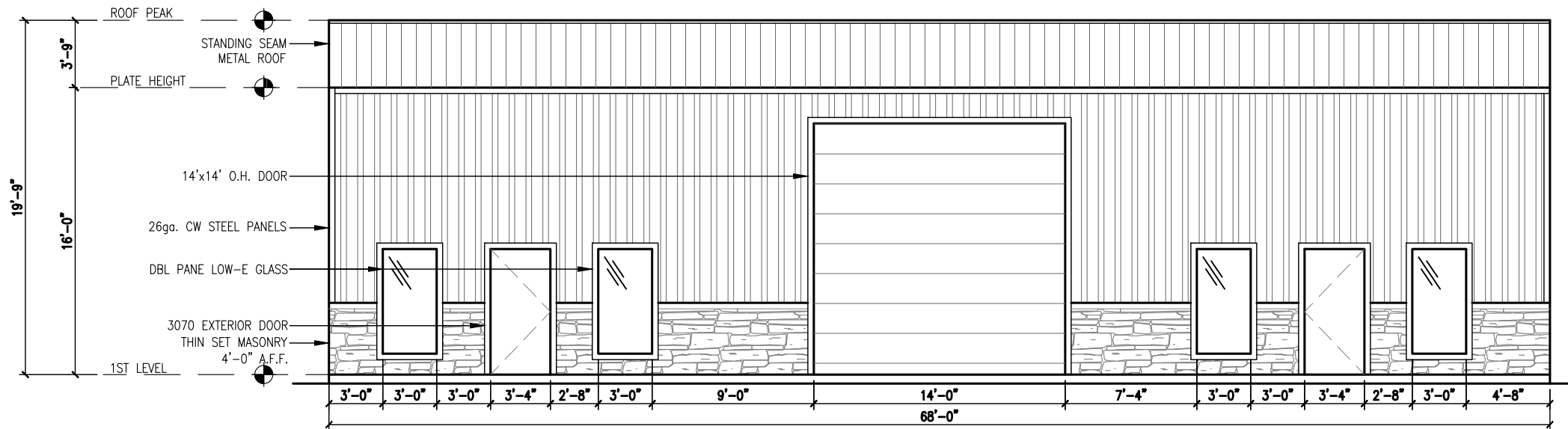
OWNER: 1800 DALROCK LLC

LOT 5, BLOCK A
MAVERICK RANCH ADDITION
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

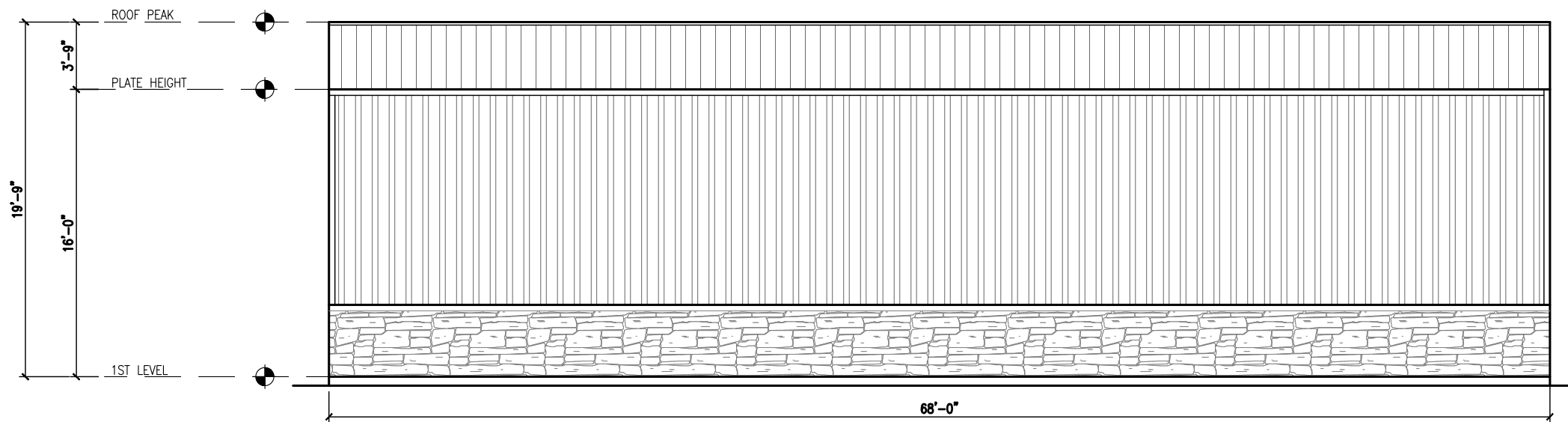
No.	Date	Description



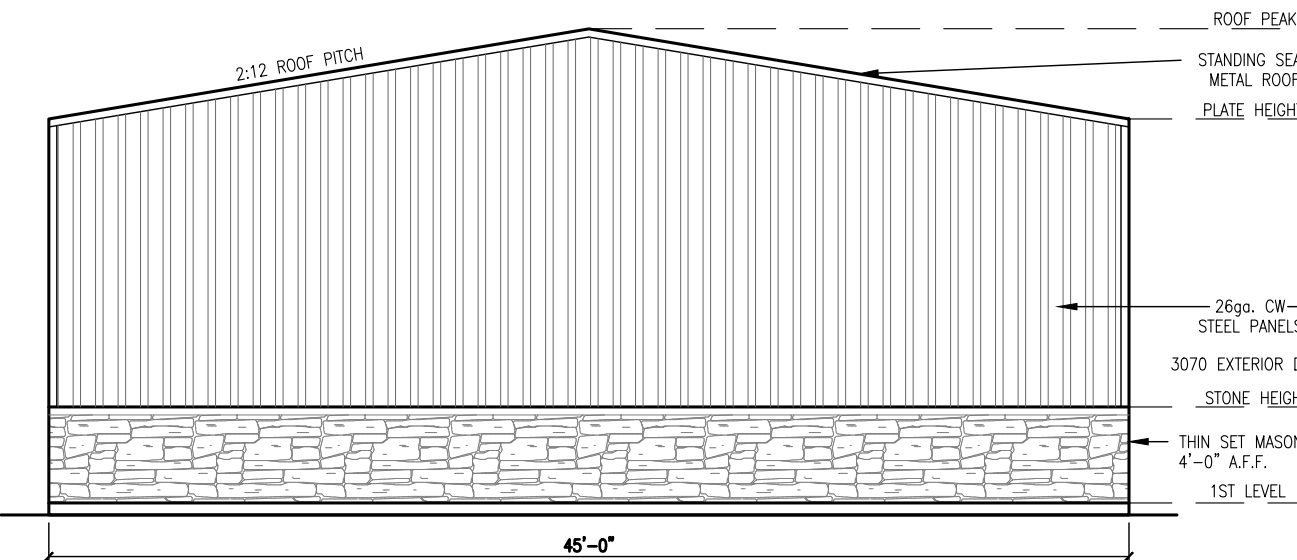
ISSUE/ORIGINAL COPYRIGHT
DATE: 2024/02/02
PROJECT #: 24003
DRAWN BY: PE
CHECKED BY: RG
SHEET NAME:
PHOTOMETRIC PLAN



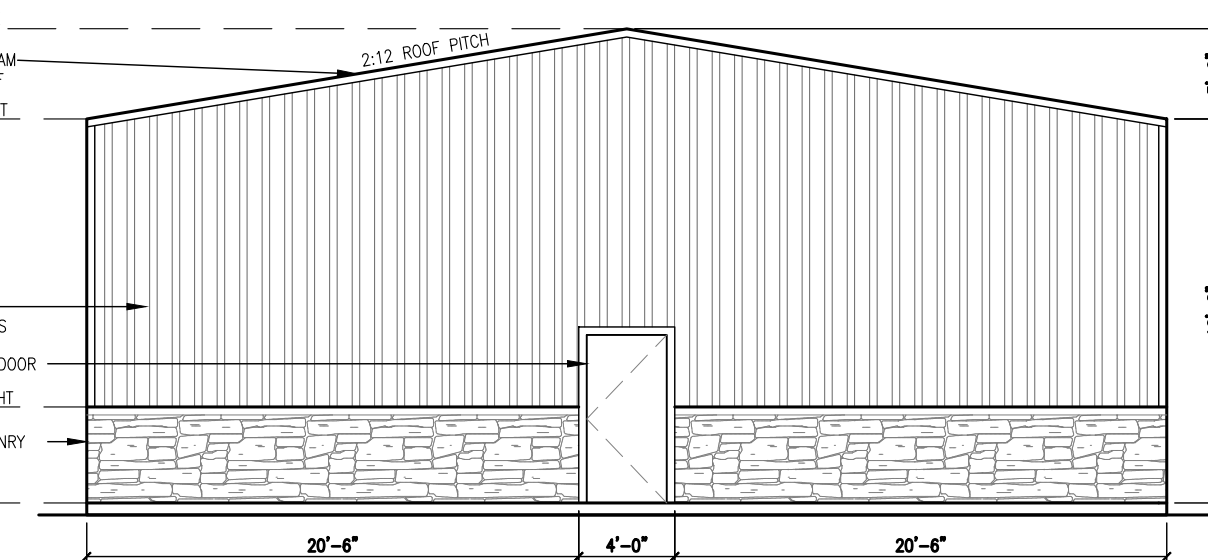
BUILDING 'B' - SOUTH ELEVATION
1/8" = 1'-0"



BUILDING 'B' - NORTH ELEVATION
1/8" = 1'-0"



BUILDING 'B' - EAST ELEVATION
1/8" = 1'-0"



BUILDING 'B' - WEST ELEVATION
1/8" = 1'-0"

MATERIAL USAGE (%) - SOUTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,088	
DOORS & WINDOWS (DEDUCTED)		310	
ACCOUNTABLE AREA		778	100%
26ga. STEEL		643	82%
THIN SET MASONRY CLADDING		135	18%

MATERIAL USAGE (%) - NORTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,088	
DOORS & WINDOWS (DEDUCTED)		0	
ACCOUNTABLE AREA		1,088	100%
26ga. STEEL		789	73%
THIN SET MASONRY CLADDING		299	27%

MATERIAL USAGE (%) - WEST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		804	
DOORS & WINDOWS (DEDUCTED)		21	
ACCOUNTABLE AREA		783	100%
26ga. STEEL		619	79%
THIN SET MASONRY CLADDING		164	21%

MATERIAL USAGE (%) - EAST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		804	
DOORS & WINDOWS (DEDUCTED)		0	
ACCOUNTABLE AREA		804	100%
26ga. STEEL		624	78%
THIN SET MASONRY CLADDING		180	22%

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF _____

WITNESS OUR HANDS, THIS ___ DAY OF _____

PLANNING AND ZONING COMMISSION

DIRECTOR OF PLANNING AND ZONING



ARCHITECTONICS TEXAS, LLC
ARCHITECTURE - MANAGEMENT

2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087



REVISIONS	DATE	DESCRIPTION/ISSUE
	9/15/2021	

PROJECT NAME AND ADDRESS:
**METAL BUILDINGS for
1800 DALROCK, LLC**
200 & 206 RANCH TRAIL RD.
ROCKWALL, TEXAS 75032

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	01/23/24
SCALE	
SHEET NO.	of

DRAWING NAME:
**ELEVATIONS-
BLDG 'B'**

OWNER/AGENT:
1800 DALROCK, LLC
ATTN: KEVIN LLOYD
(214)316-1060

ARCHITECT/PLANNER:
ARCHITECTONICS TEXAS, LLC
STEVEN REYES
(972)345-1884
2235 RIDGE RD. STE 201
ROCKWALL, TEXAS 75087

A2.0

PROJECT COMMENTS



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

DATE: 2/23/2024

PROJECT NUMBER: SP2024-003
PROJECT NAME: Site Plan for 196 & 216 Ranch Trail
SITE ADDRESS/LOCATIONS: 196 & 216 Ranch Trail

CASE CAPTION: Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Kevin Lloyd of 1800 Dalrock, LLC for the approval of a Site Plan for two (2) metal buildings in conjunction with two (2) existing commercial/industrial buildings on a 1.55-acre parcel of land identified as Lot 7, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 196 & 216 Ranch Trail, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Angelica Guevara	02/23/2024	Approved w/ Comments

02/23/2024: SP2024-003: Site Plan for Two (2) Metal Buildings at 196 & 216 Ranch Trail
Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for two (2) metal buildings in conjunction with two (2) existing commercial/industrial buildings on a 1.55-acre parcel of land identified as Lot 7, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 196 & 216 Ranch Trail.

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

M.3 For reference, include the case number (SP2024-003) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, Unified Development Code [UDC])

M.4 Provide a corrected signature block as shown below with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. (Subsection 03.04. A, of Article 11, UDC)

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the ____ day of _____, ____.

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

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

M.5 Site Plan

- (1) Please label the fire lanes as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. B, of Article 11, UDC)
- (2) Indicate the distance between all existing and planned buildings on site. (Subsection 03.04. B, of Article 11, UDC)
- (3) Provide dumpster enclosure elevations; the dumpster enclosure gate must be self-latching. (Subsection 01.05. B, of Article 05, UDC)

- (4) Check dumpster location with Republic for ease of access.
- (5) Indicate any ground mounted HVAC units on the site plan and building elevations and show any subsequent required screening. (Subsection 01.05. C, of Article 05, UDC)
- (6) Please provide an elevation of the proposed dumpster enclosure. Per the Unified Development Code (UDC) this enclosure shall be finished in the same materials as the primary structure, shall have a self-latching gate, and shall be a minimum of six (6) feet in height. (Subsection 01.05. B, of Article 05, UDC)
- (7) The dumpster enclosure cannot be located within any building setbacks. Please change the location on the site plan.
- (8) Please indicate any type and location of existing or proposed fences. (Subsection 08.02 F, of Article 05, UDC)
- (9) Please provide a note that there will be no outside storage.
- (10) Please change lot number on all pages from "Lot 5" to "Lot 7".
- (11) The building located adjacent to the northern property line is currently setback 9.95-feet, but is required to be a minimum of ten (10) feet from the property line. Please change this to be in conformance with the setback requirements contained in Article 05, District Development Standards, of the UDC.
- (12) What is the block pattern in the driveway at the front? It appears to block the proposed parallel parking.

M.6 Building Elevations:

- (1) According to Subsection 04.01 (A)(1) of Article 05, District Development Standards, of the Unified Development Code (UDC), "all structures shall have the option of being constructed with either a pitched (minimum of a 6:12 roof pitch), parapet, or mansard roof system..." In this case, the proposed roof pitches on both buildings is 2:12. This will be an exception.
- (2) Subsection 04.01(C) of Article 05, District Development Standards, of the Unified Development Code (UDC) details the building articulation requirements. Currently, the proposed building does not meet the primary and secondary building facades. Specifically, the proposed buildings do not meet the projection standards of the UDC.
- (3) Provide building elevations for the dumpster enclosure. Dumpster enclosures shall be finished in the same materials as the primary structure, shall have a self-latching gate, and shall be a minimum of six (6) feet in height. (Subsection 01.05. B, of Article 05, UDC)

M.7 Landscape Plan

- (1) According to Subsection 05.01(B) of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC), a ten (10) foot landscape buffer with built-up berm, ground cover, and shrubbery is required adjacent to Ranch Trail. In addition, this landscape buffer requires a minimum of one (1) canopy tree and one (1) accent tree per 50-linear feet. In this case, you will need eight (8) canopy trees and eight (8) accent trees along Ranch Trail.
- (2) Provide a note indicating irrigation will meet requirements of the UDC. (Subsection 05.04, of Article 08, UDC) There shall be a minimum of one (1) canopy tree per 750 SF and one (1) accent tree per 1,500 SF of detention area. (Subsection 05.03.D, of Article 08, UDC). In this case, you will need three (3) canopy trees and two (2) accent trees along the detention area.
- (3) Please identify all required landscape buffers AND BERMS on the Landscape Plan.
- (4) Please note that all retaining walls shall be finished in rock or stone.
- (5) Indicate screening of HVAC units on this plan. This will be required for proposed and existing units.
- (6) Please note that vitex castus is not an approved shrub or accent tree. Please replace this with a recommended shrub or accent tree from our list as shown in Appendix C, Landscaping Guidelines and Requirements, of the UDC.
- (7) Please provide headlight screening adjacent to the parking spaces along the northern and southern property lines.
- (8) Please provide additional screening for the loading docks for all buildings. This is being required in accordance with Subsection 02.01, Applicability, of Article 08, Landscape and Fence Standards, of the UDC.

M.8 Photometric Plan

- (1) According to Subsection 03.03(C) of Article 07, Environmental Performance, of the Unified Development Code (UDC) the maximum allowable light intensity measured at the property line of any non-residentially zoned lot shall be 0.2 FC. Please note that the current plans exceed this adjacent to all property lines. Please correct this issue.
- (2) Please provide cut sheets/specification sheets for ALL proposed light fixtures.
- (3) Please indicate the pole height of any proposed light poles.

M.9 Staff has identified the following exceptions based on the plans that were submitted: [1] Roof Design Standards, [2] Primary Building Articulation, and [3] Secondary Building Articulation; however, if corrections are not made as stated above additional exceptions may be required. Some of these exceptions can be corrected by changing the plans to conform to the code requirements; however, should you choose to request exceptions with this case please provide a letter that outlines each requested exception, the reason the exception is being requested (i.e. the hardship that prevents you from meeting the code requirements), and the required two (2) compensatory measures required by the code to request the exception. Please note that the compensatory measures must directly off-set the requested exception. In this case, six (6) compensatory measures (or more if more

exceptions are requested) would be needed in lieu of the three (3) noted exceptions. Exceptions require a super-majority vote (or three-fourths vote) of the Planning and Zoning Commission for approval (e.g. six [6] out of the seven [7] members).

I.10 Please note that failure to address all comments provided by staff will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.11 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 must be submitted no later than March 5, 2024 to give staff ample time to review the case prior to the March 12, 2024 Planning & Zoning Meeting.

I.12 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session will be held on February 27, 2024.
- 2) Planning & Zoning Public Hearing will be held on March 12, 2024.

I.13 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

I.14 If the Planning and Zoning Commission approves this site plan case, the applicant will be responsible for submitting hard copies of the final site plan submittal package -- with all comments addressed -- for signatures from the Planning and Zoning Commission Chairman and Director of Planning and Zoning. Please note that this will be required to be completed prior to the acceptance of civil engineering plans.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/23/2024	Approved w/ Comments

- 02/23/2024: 1. Parking spaces may not be blocking garage doors.
 2. 10' minimum separation.
 3. Parking spaces may not be blocking garage doors.
 4. Dumpster must drain to an oil/water separator before draining to detention pond.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/22/2024	Needs Review

- 02/22/2024: * Dumpster enclosure must be a minimum of 10 feet from the property line
 * Dumpster enclosure is not allowed to have a fence. Enclosure must meet the design requirements of the Unified Development Code
 ** Dumpster enclosure shall also have a inlet that will drain into a oil/water separator before discharging to the storm water line/inlet.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/21/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/20/2024	Approved w/ Comments

- 02/20/2024: 4160sf Southern-most Bldg. will be 200 RANCH TRAIL, ROCKWALL, TX 75032
 3060sf Northern-most Bldg. will be 224 RANCH TRAIL, ROCKWALL, TX 75032

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/20/2024	Approved

No Comments

DEPARTMENT

REVIEWER

DATE OF REVIEW

STATUS OF PROJECT

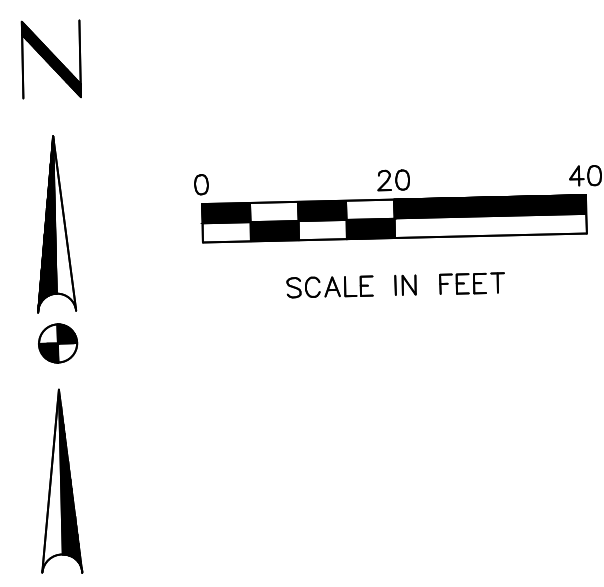
PARKS

Travis Sales

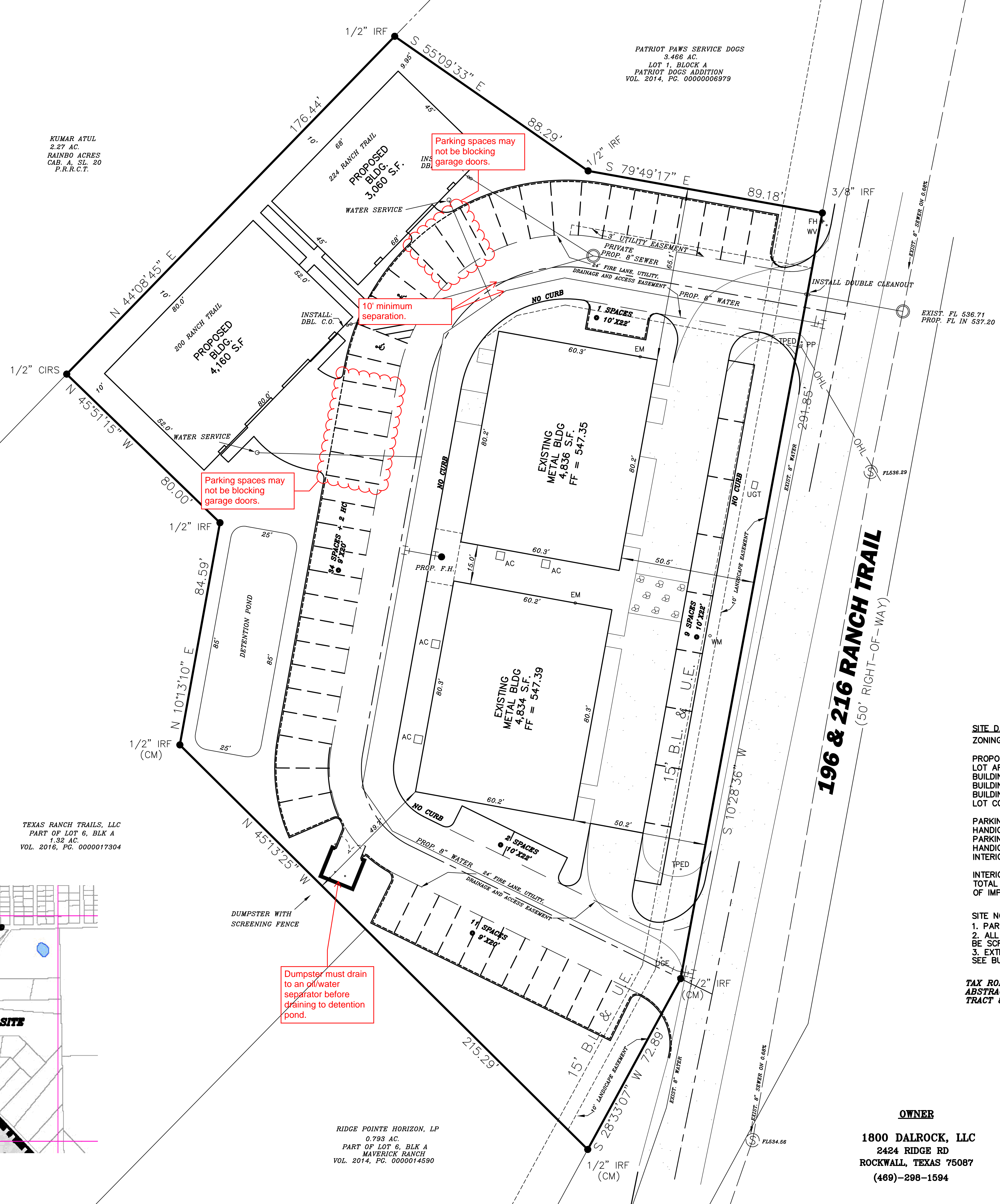
02/20/2024

Approved w/ Comments

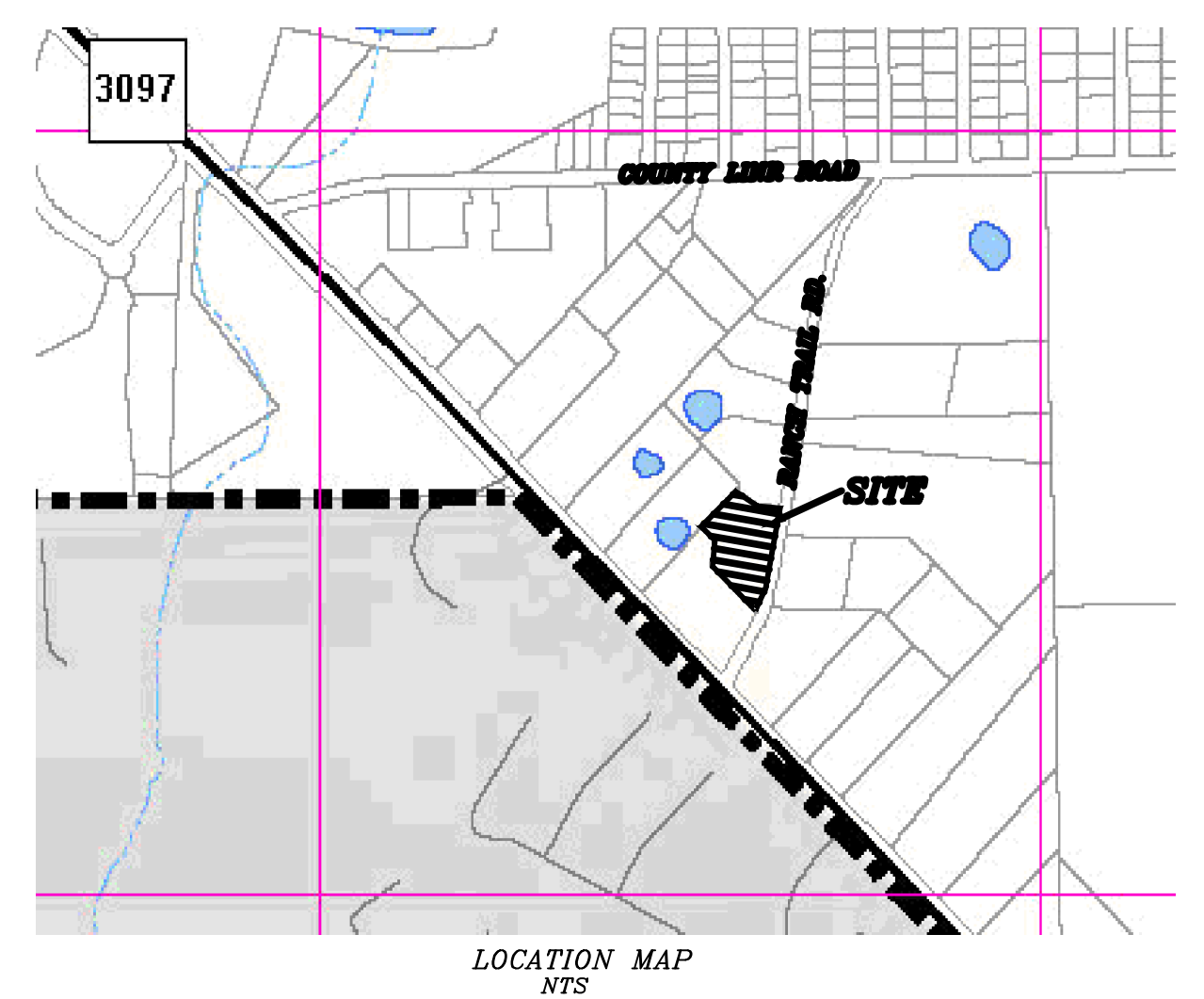
02/20/2024: Make sure you wrap your Autumn Blaze Maples for the first year to prevent sunscald on trunks



KUMAR ATUL
2.27 AC.
RAINBO ACRES
CAB. A. SL. 20
P.R.R.C.T.



TEXAS RANCH TRAILS, LLC
PART OF LOT 6, BLK A
1.32 AC.
VOL. 2016, PG. 0000017304



LOCATION MAP
NTS

Dumpster must drain to an oil/water separator before draining to detention pond.

RIDGE POINTE HORIZON, LP
0.793 AC.
PART OF LOT 6, BLK A
MAVERICK RANCH
VOL. 2014, PG. 0000014590

PATRIOT PAWS SERVICE DOGS
3.466 AC.
LOT 1, BLOCK A
PATRIOT DOGS' ADDITION
VOL. 2014, PG. 0000006979

SITE DATA SUMMARY

ZONING	C (COMMERCIAL)
PROPOSED USE	BUSINESS OFFICES
LOT AREA	1.550 ACRES
BUILDING SQUARE FOOTAGE	16,890 SQ. FT.
BUILDING FOOTPRINT	16,890 SQ. FT.
BUILDING HEIGHT	28 FT.
LOT COVERAGE	25.02%
PARKING REQUIRED	1 SPACE/300 S.F. = 57 SPACES
HANDICAP PARKING REQ'D	2 SPACE
PARKING PROVIDED	57 SPACES
HANDICAP PARKING PROVIDED	2 SPACE
INTERIOR LANDSCAPING REQ'D	15% OF TOTAL SITE (10,124 SQ.FT.)
INTERIOR LANDSCAPING PROVIDED	31,900 SQ. FT.
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE	35,602 SQ. FT.

- SITE NOTES:**
1. PARKING SPACES ARE 9'X20'
 2. ALL GROUND MOUNTED HVAC UNITS TO BE SCREENED WITH LANDSCAPING
 3. EXTERIOR LIGHTING TO BE WALL PACKS
SEE BUILDING ELEVATIONS

TAX ROLL DESCRIPTION:
ABSTRACT 0080 - WILLIAM M. FORD SURVEY
TRACT 81844, ACRES 1.550

1.550 AC.
67,502 SQ. FT.

OWNER
1800 DALROCK, LLC
2424 RIDGE RD
ROCKWALL, TEXAS 75087
(489)-298-1594

SURVEYOR
FINCHER LAND SURVEYING, PLLC
3213 INTERSTATE HIGHWAY 30, #107
MEARQUITE, TEXAS 75150
(903)-944-6397
Texas Firm No. 10194258

CASE NO. SP 2019-016



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY WILLIAM M. FORD, SURVEYOR, STATE OF TEXAS, ON JAN 29, 2024.

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

SITE PLAN
LOT 5, BLOCK A
MAVERICK RANCH ADDITION
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	WLD.
CHECKED	GCW.
DRAWN	
SCALE	1" = 20'
DATE	JAN 29, 2024
PROJECT	23028
	20



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 190 & 216 Ranch Trail
 SUBDIVISION Marevik Ranch Addition LOT 5 BLOCK A
 GENERAL LOCATION 190 & 216 Ranch Trail

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING commercial CURRENT USE commercial
 PROPOSED ZONING _____ PROPOSED USE _____
 ACREAGE 1.55 LOTS [CURRENT] _____ LOTS [PROPOSED] _____

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

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

<input type="checkbox"/> OWNER	<u>1800 Dalrock LLC</u>	<input type="checkbox"/> APPLICANT	<u>Douphrate & Assoc. Inc.</u>
CONTACT PERSON	<u>Kevin J. Lloyd</u>	CONTACT PERSON	<u>Deb Douphrate</u>
ADDRESS	<u>2424 Ridge Rd</u>	ADDRESS	<u>2235 Ridge Rd</u>
CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>	CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>
PHONE	<u>972 469-298-1594</u>	PHONE	<u>972 742 2210</u>
E-MAIL	<u>klloyd@keatax.com</u>	E-MAIL	<u>wldouphrate@douphrate.com</u>

NOTARY VERIFICATION [REQUIRED]

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

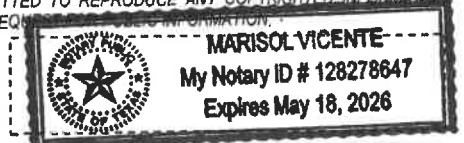
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 281.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 8th DAY OF February, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8 DAY OF February, 2024

OWNER'S SIGNATURE

Kevin J. Lloyd
Mai We

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES May 18, 2026



SP2024-003: Site Plan for 196 & 216 Ranch Trail



Case Location Map =

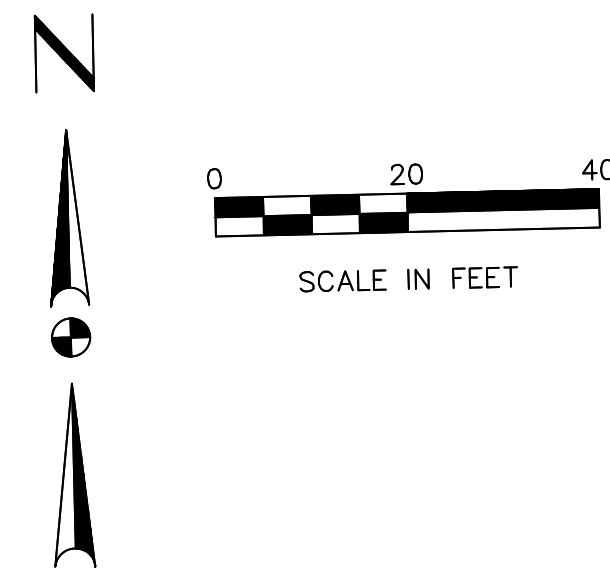


City of Rockwall

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

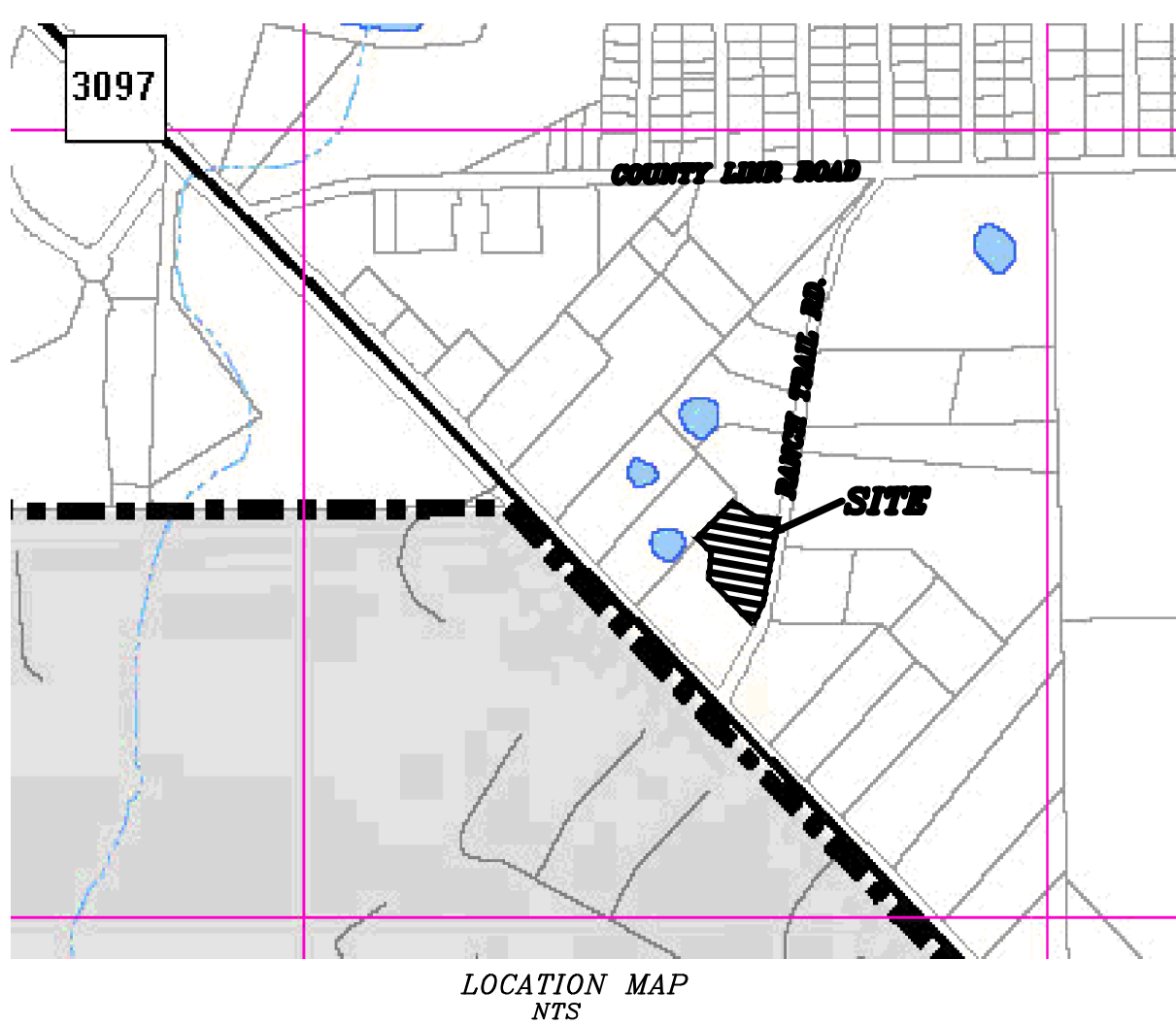
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



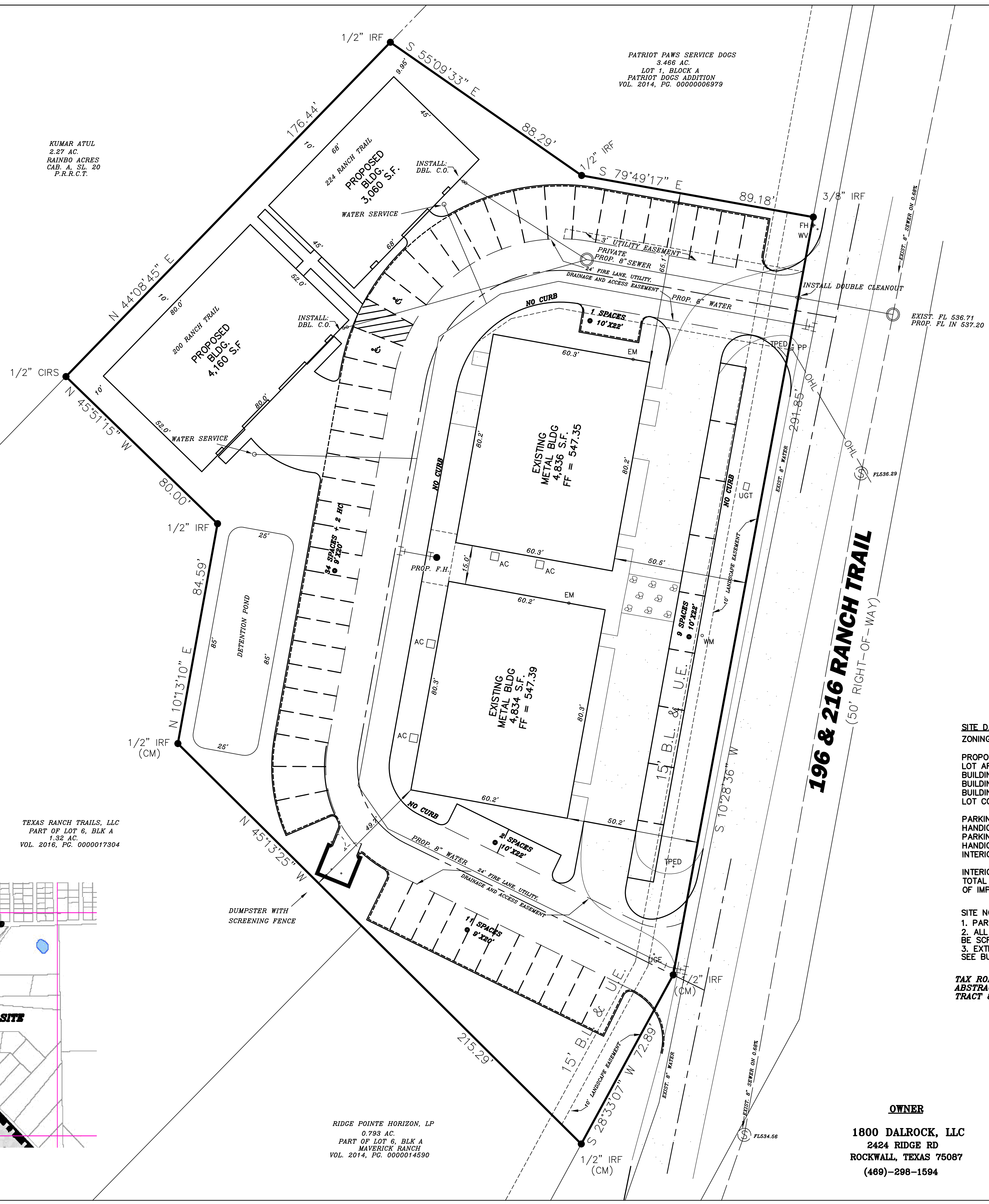


KUMAR ATUL
2.27 AC.
RAINBO ACRES
CAB. A. SL. 20
P.R.R.C.T.

TEXAS RANCH TRAILS, LLC
PART OF LOT 6, BLK A
1.32 AC.
VOL. 2016, PG. 0000017304



LOCATION MAP
NTS



PATRIOT PAWS SERVICE DOGS
3.466 AC.
LOT 1, BLOCK A
PATRIOT DOGS ADDITION
VOL. 2014, PG. 0000006979

SITE DATA SUMMARY	
ZONING	C (COMMERCIAL)
PROPOSED USE	BUSINESS OFFICES
LOT AREA	1.550 ACRES
BUILDING SQUARE FOOTAGE	16,890 SQ. FT.
BUILDING FOOTPRINT	16,890 SQ. FT.
BUILDING HEIGHT	28 FT.
LOT COVERAGE	25.02%
PARKING REQUIRED	1 SPACE/300 S.F. = 57 SPACES
HANDICAP PARKING REQ'D	2 SPACE
PARKING PROVIDED	57 SPACES
HANDICAP PARKING PROVIDED	2 SPACE
INTERIOR LANDSCAPING REQ'D	15% OF TOTAL SITE (10,124 SQ.FT.)
INTERIOR LANDSCAPING PROVIDED	31,900 SQ. FT.
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE	35,602 SQ. FT.

- SITE NOTES:
1. PARKING SPACES ARE 9'X20'
 2. ALL GROUND MOUNTED HVAC UNITS TO BE SCREENED WITH LANDSCAPING
 3. EXTERIOR LIGHTING TO BE WALL PACKS SEE BUILDING ELEVATIONS

TAX ROLL DESCRIPTION:
ABSTRACT 0080 - WILLIAM M. FORD SURVEY
TRACT 81844, ACRES 1.550

1.550 AC.
67,502 SQ. FT.

OWNER
1800 DALROCK, LLC
2424 RIDGE RD
ROCKWALL, TEXAS 75087
(489)-298-1594

SURVEYOR
FINCHER LAND SURVEYING, PLLC
3213 INTERSTATE HIGHWAY 30, #107
MEARQUITE, TEXAS 75150
(903)-944-6397
Texas Firm No. 10194258

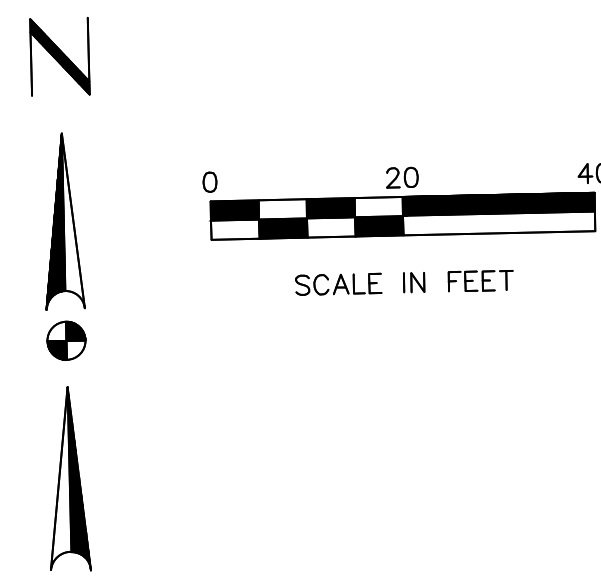


THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY M.L. DOUPHRADE II, TEXAS P.L.L.C. ON JAN 29, 2024

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

SITE PLAN
LOT 5, BLOCK A
MAVERICK RANCH ADDITION
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION
W.L.D.
CHECKED
G.C.W.
DRAWN
SCALE 1" = 20' 1" = 7'
JAN 29, 2024
DATE
23028
PROJECT
20
2024 SITE PLAN

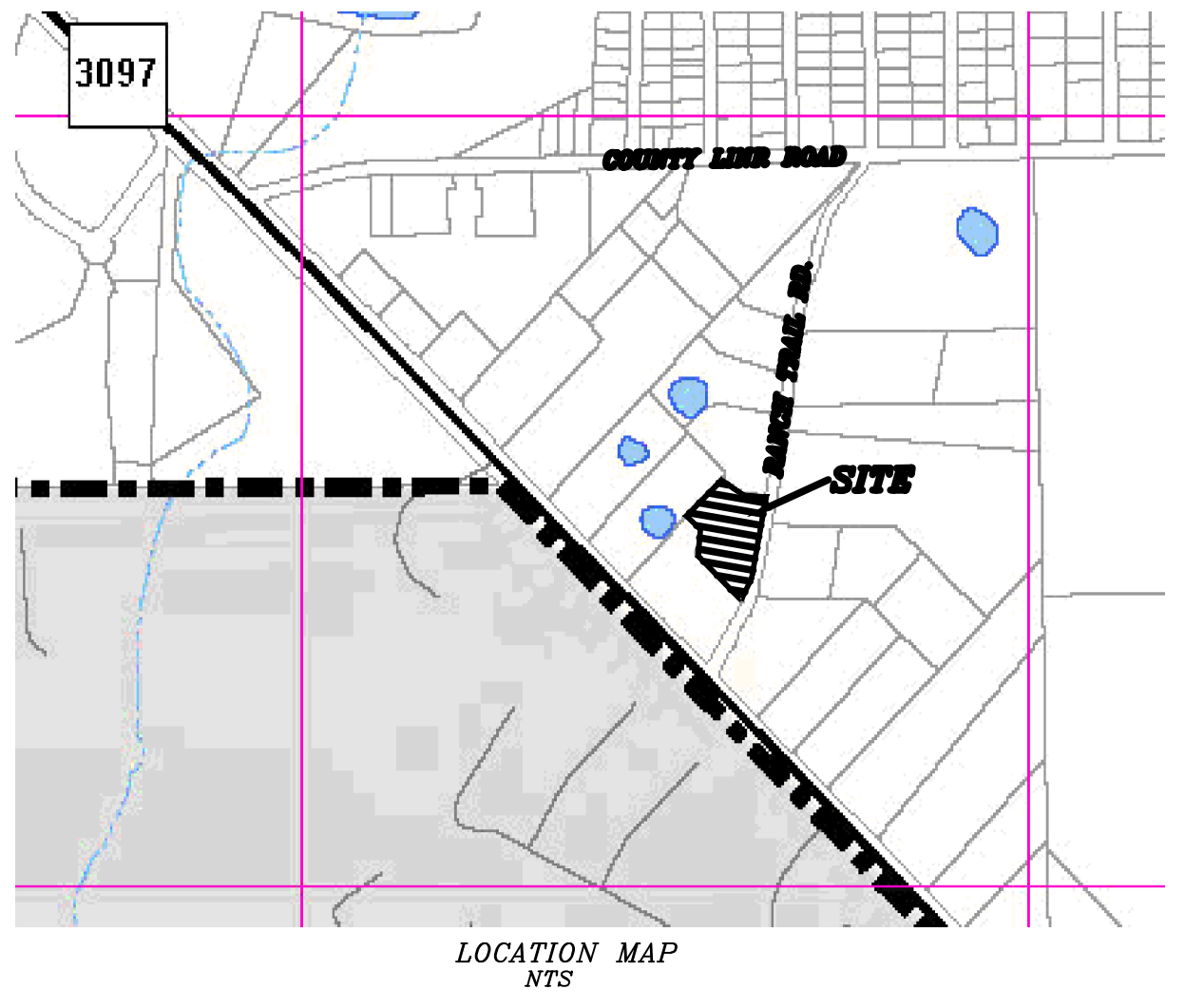


SCALE IN FEET

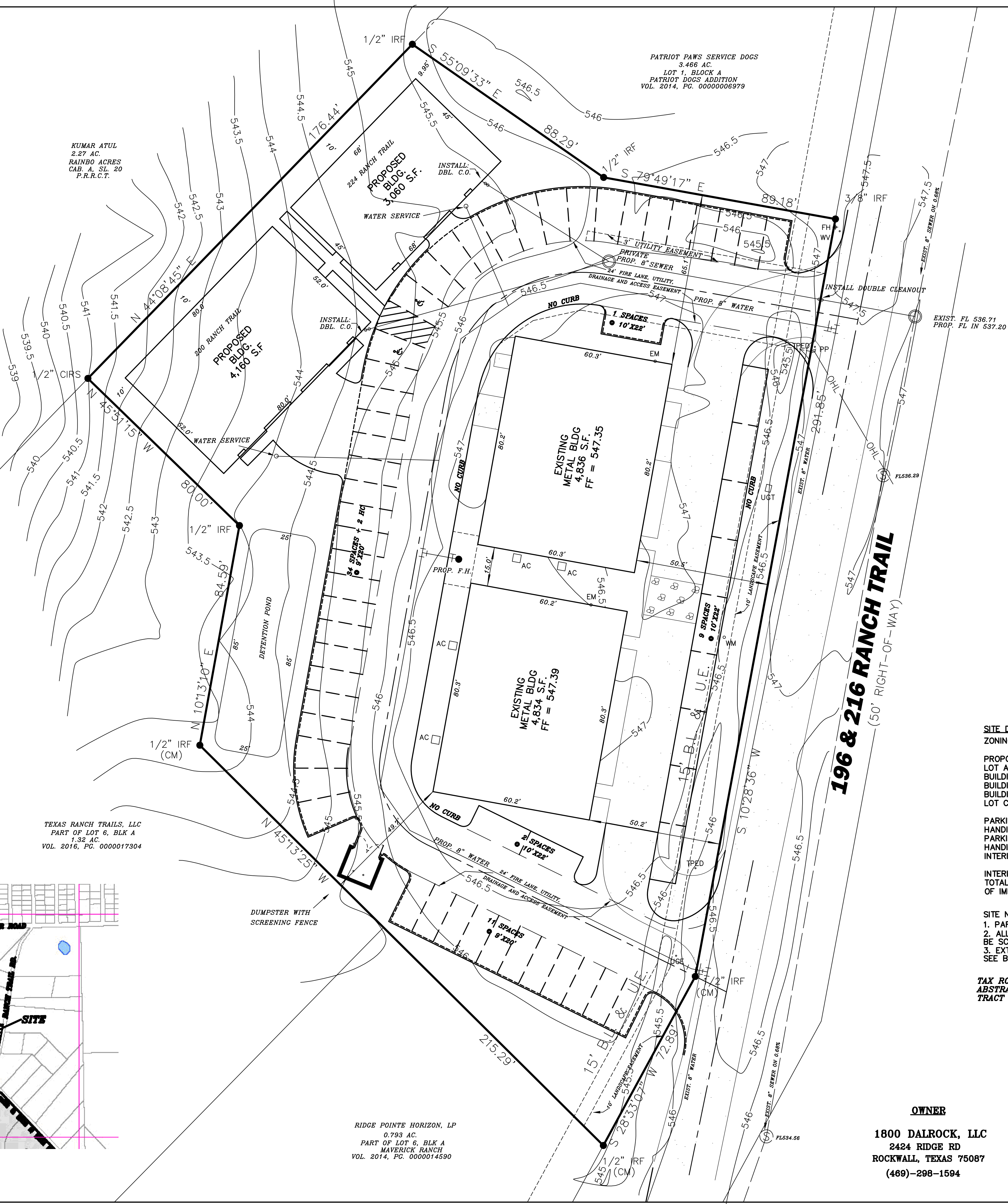
KUMAR ATUL
2.27 AC.
RAINBO ACRES
CAB. A. SL. 20
P.R.R.C.T.

TEXAS RANCH TRAILS, LLC
PART OF LOT 6, BLK A
1.32 AC.
VOL. 2016, PG. 0000017304

RIDGE POINTE HORIZON, LP
0.798 AC.
PART OF LOT 6, BLK A
MAVERICK RANCH
VOL. 2014, PG. 0000014590



LOCATION MAP
NTS



PATRIOT PAWS SERVICE DOGS
3.468 AC.
LOT 1, BLOCK A
PATRIOT DOGS ADDITION
VOL. 2014, PG. 0000006979

EXIST. FL 536.71
PROP. FL IN 537.20

SITE DATA SUMMARY

ZONING	C (COMMERCIAL)
PROPOSED USE	BUSINESS OFFICES
LOT AREA	1.550 ACRES
BUILDING SQUARE FOOTAGE	16,890 SQ. FT.
BUILDING FOOTPRINT	16,890 SQ. FT.
BUILDING HEIGHT	28 FT.
LOT COVERAGE	25.02%
PARKING REQUIRED	1 SPACE/300 S.F. = 57 SPACES
HANDICAP PARKING REQ'D	2 SPACE
PARKING PROVIDED	57 SPACES
HANDICAP PARKING PROVIDED	2 SPACE
INTERIOR LANDSCAPING REQ'D	15% OF TOTAL SITE (10,124 SQ.FT.)
INTERIOR LANDSCAPING PROVIDED	31,900 SQ. FT.
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE	35,602 SQ. FT.

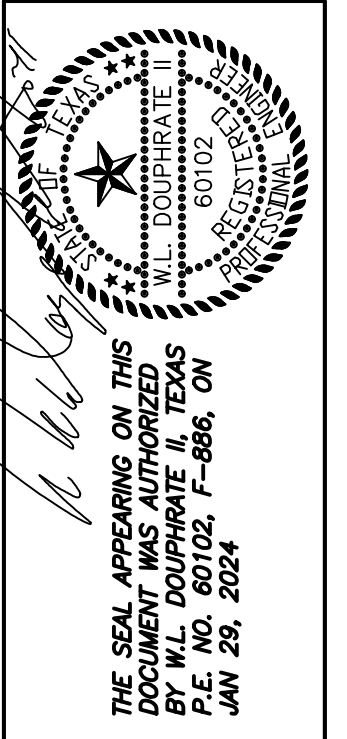
- SITE NOTES:**
1. PARKING SPACES ARE 9'X20'
 2. ALL GROUND MOUNTED HVAC UNITS TO BE SCREENED WITH LANDSCAPING
 3. EXTERIOR LIGHTING TO BE WALL PACKS SEE BUILDING ELEVATIONS

TAX ROLL DESCRIPTION:
ABSTRACT 0080 - WILLIAM M. FORD SURVEY
TRACT 81844, ACRES 1.550

1.550 AC.
67,502 SQ. FT.

OWNER
1800 DALROCK, LLC
2424 RIDGE RD
ROCKWALL, TEXAS 75150
(469)-298-1594

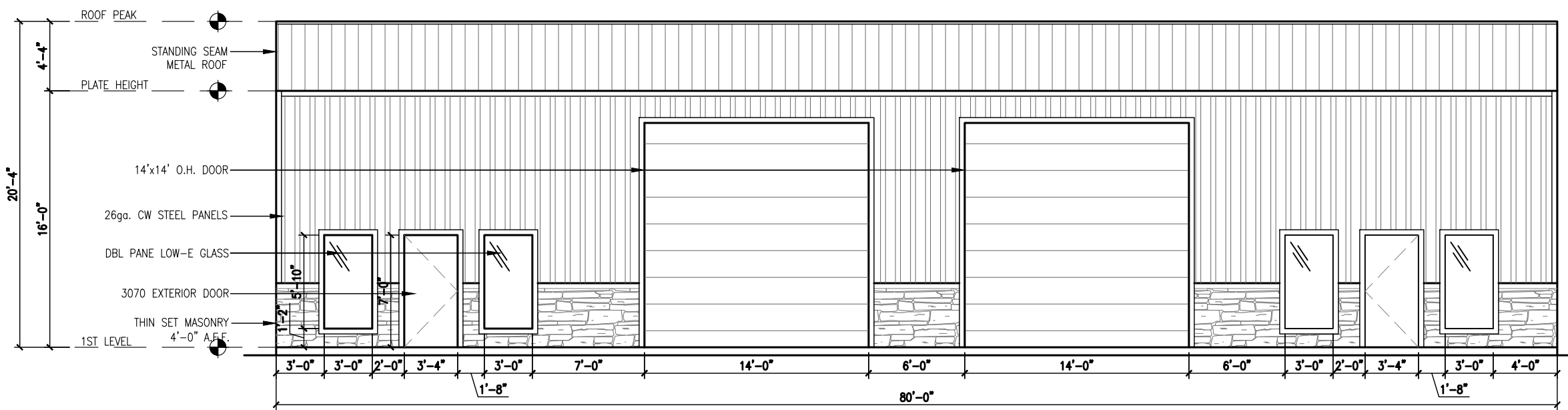
SURVEYOR
FINCHER LAND SURVEYING, PLLC
3213 INTERSTATE HIGHWAY 30, #107
MEAQUITE, TEXAS 75150
(903)-944-8397
Texas Firm No. 10194258



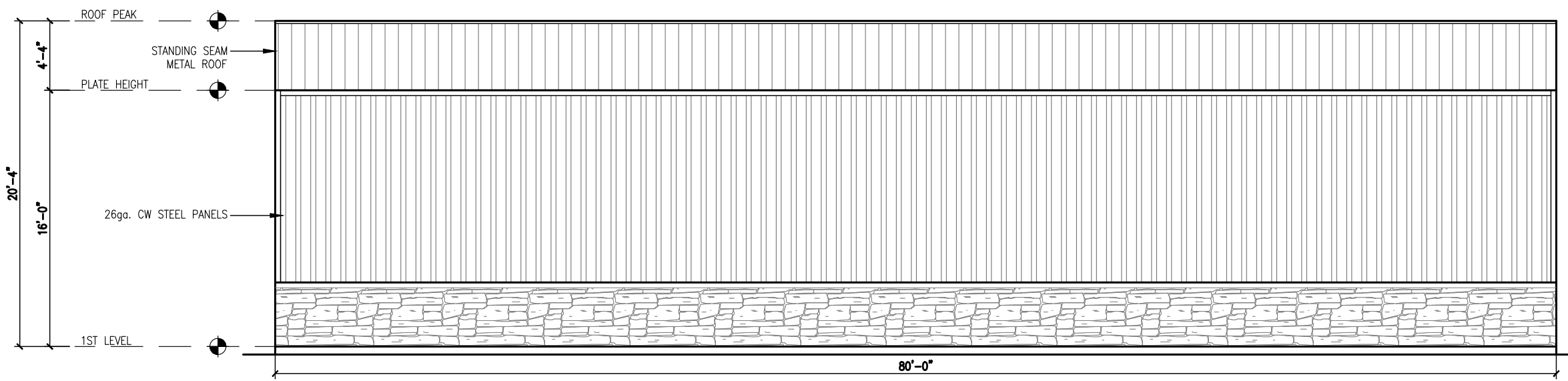
DOUPHRADE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (872)771-9004 FAX: (872)771-9005

SITE PLAN
LOT 5, BLOCK A
MAVERICK RANCH ADDITION
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

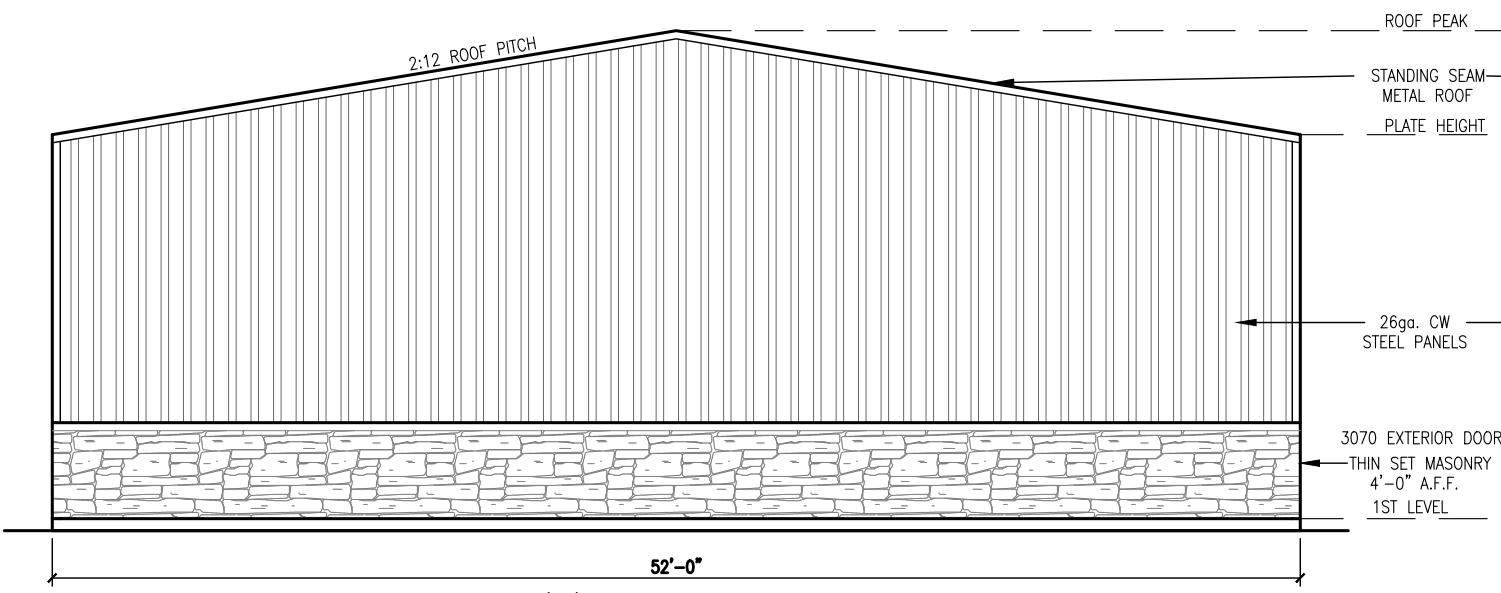
REVISION	WLD.
CHECKED	GCW.
DRAWN	SCALE 1" = 20' H 1" = V
DATE	JAN 29, 2024
PROJECT	23028
20	23028 SITE PLAN



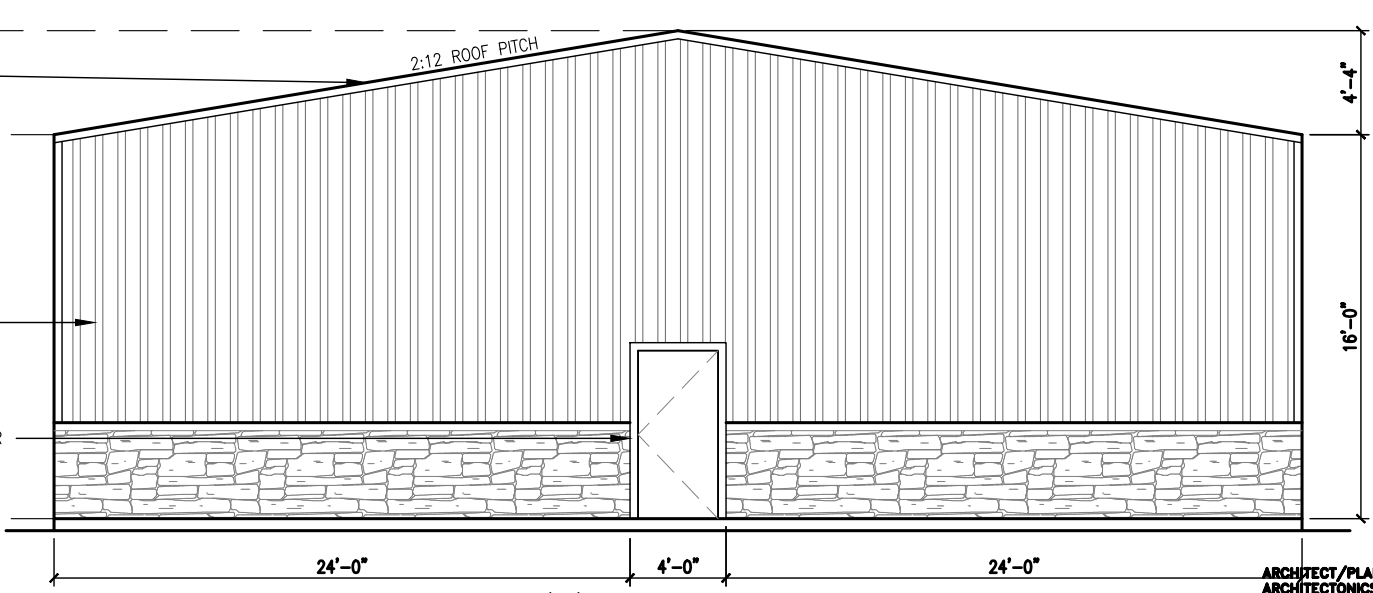
BUILDING 'A' – SOUTH ELEVATION
1/8" = 1'-0"



BUILDING 'A' – NORTH ELEVATION
1/8" = 1'-0"



BUILDING 'A' – WEST ELEVATION
1/8" = 1'-0"



BUILDING 'A' – EAST ELEVATION
1/8" = 1'-0"

MATERIAL USAGE (%) - SOUTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,280	
DOORS & WINDOWS (DEDUCTED)		506	
ACCOUNTABLE AREA		774	100%
26ga. STEEL		650	84%
THIN SET MASONRY CLADDING		124	16%

MATERIAL USAGE (%) - NORTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,280	
DOORS & WINDOWS (DEDUCTED)		0	
ACCOUNTABLE AREA		1,280	100%
26ga. STEEL		925	73%
THIN SET MASONRY CLADDING		355	27%

MATERIAL USAGE (%) - WEST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		944	
DOORS & WINDOWS (DEDUCTED)		0	
ACCOUNTABLE AREA		944	100%
26ga. STEEL		736	78%
THIN SET MASONRY CLADDING		208	22%

MATERIAL USAGE (%) - EAST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		944	
DOORS & WINDOWS (DEDUCTED)		21	
ACCOUNTABLE AREA		923	100%
26ga. STEEL		731	79%
THIN SET MASONRY CLADDING		192	21%

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____.

WITNESS OUR HANDS, THIS ____ DAY OF ____.

PLANNING AND ZONING COMMISSION

DIRECTOR OF PLANNING AND ZONING



ARCHITECTONICS TEXAS, LLC
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087



REVISIONS	DATE	DESCRIPTION/ISSUE
	9/19/2021	

PROJECT NAME AND ADDRESS:
METAL BUILDINGS for 1800 DALROCK, LLC
200 & 206 RANCH TRAIL RD.
ROCKWALL, TEXAS 75032

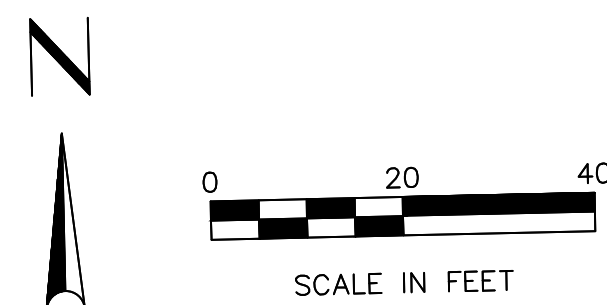
PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	01/23/24
SCALE	
SHEET NO.	of

DRAWING NAME:
ELEVATIONS- BLDG 'A'

A1.0

OWNER/AGENT:
1800 DALROCK, INC
ATTN: KEVIN LLOYD
(214)316-1060

ARCHITECT/PLANNER:
ARCHITECTONICS TEXAS, LLC
STEVEN REYES
(972)345-1884
2235 RIDGE RD. STE 201
ROCKWALL, TEXAS 75087



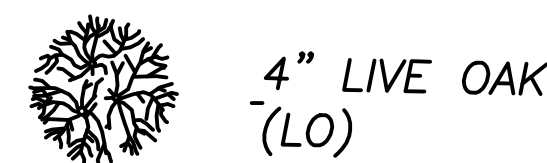
KUMAR ATUL
2.27 AC.
RAINBO ACRES
CAB. A. SL. 20
P.R.R.C.T.

TEXAS RANCH TRAILS, LLC
PART OF LOT 6, BLK A
1.32 AC.
VOL. 2016, PG. 0000017304

PATRIOT PAWS SERVICE DOGS
3.466 AC.
LOT 1, BLOCK A
PATRIOT DOGS ADDITION
VOL. 2014, PG. 0000006979

MAVERICK RANCH
0.793 AC.
ART OF LOT 6, BLK A
GE POINTE HORIZON, LP
2014, PG. 0000014590

---PROPOSED TREES---



4" LIVE OAK (LO)

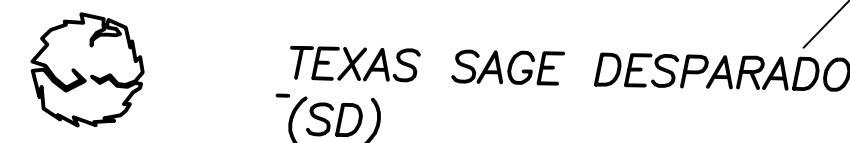


4" AUTUMN BLAZE RED MAPLE (RM)

---PROPOSED SHRUBS---



VITEX CASTUS (VC)



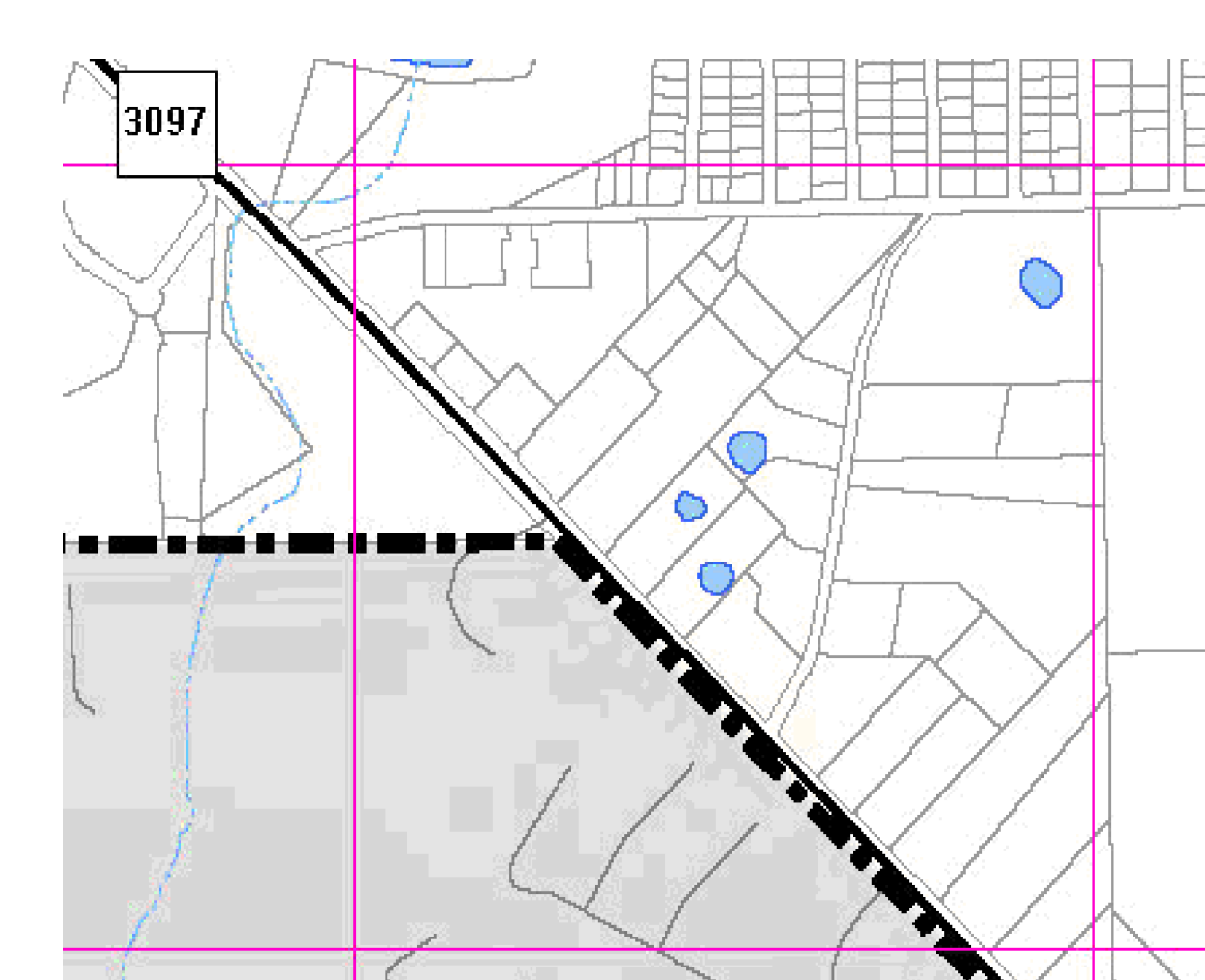
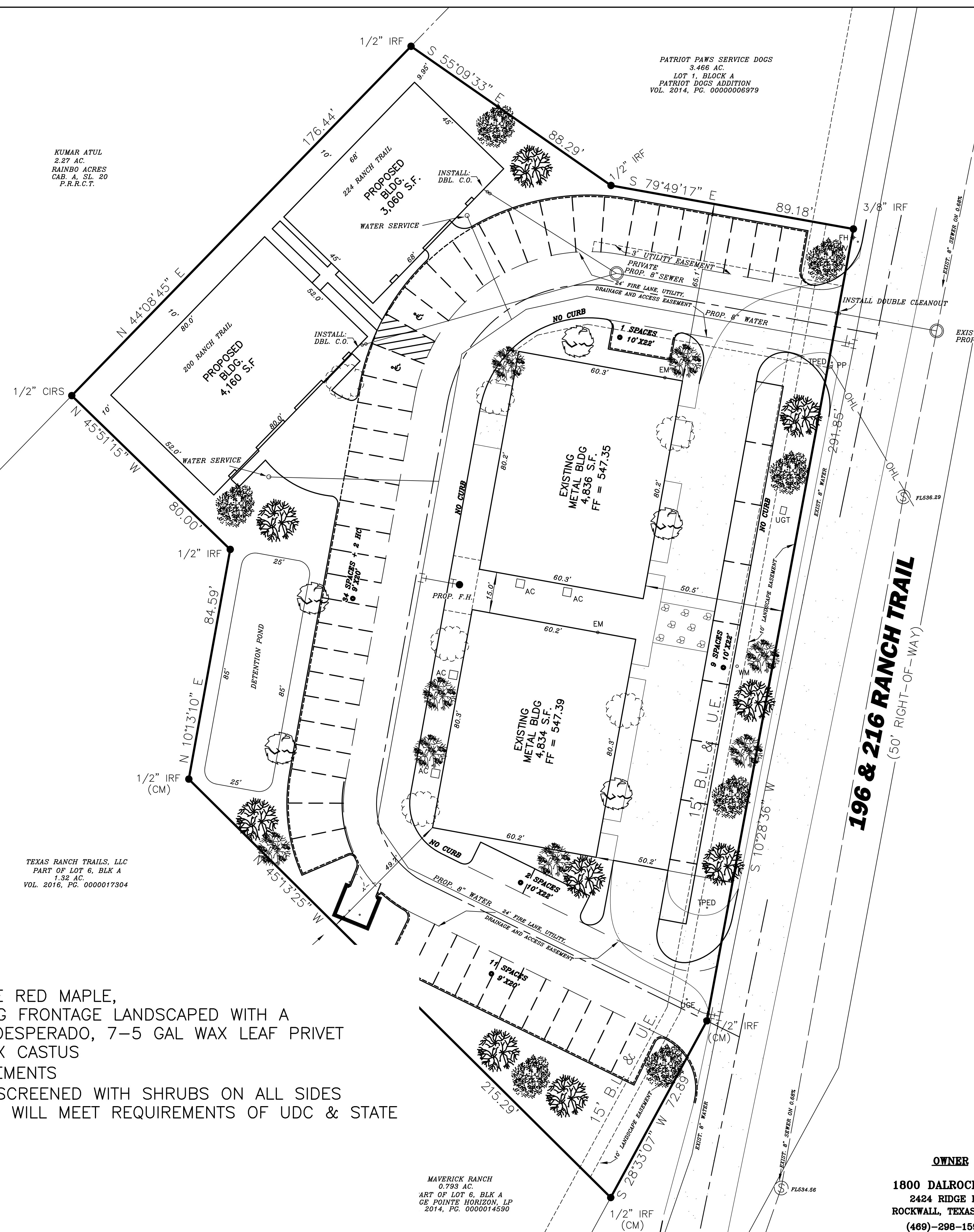
TEXAS SAGE DESPARADO (SD)



WAX LEAF PRIVET LIGUSTRUM (PL)

LANDSCAPE NOTES

1. 9-4" LIVE OAK, 9-4" AUTUMN BLAZE RED MAPLE,
2. SCREEN HEDGEROW INTERIOR PARKING FRONTAGE LANDSCAPED WITH A MIXTURE OF 7-7 GAL TEXAS SAGE DESPERADO, 7-5 GAL WAX LEAF PRIVET LIGUSTRUM BUSHES, 7- 5 GAL VITEX CASTUS
3. NO TREES WITHIN 5' OF UTILITY EASEMENTS
4. ALL GROUNDED A/C UNITS WILL BE SCREENED WITH SHRUBS ON ALL SIDES
5. THE LANDSCAPING IRRIGATION SYSTEM WILL MEET REQUIREMENTS OF UDC & STATE STATE OF TEXAS TCEQ



SITE DATA SUMMARY

ZONING	C (COMMERCIAL)
PROPOSED USE	BUSINESS OFFICES
LOT AREA	1.550 ACRES
BUILDING SQUARE FOOTAGE	16,890 SQ. FT.
BUILDING FOOTPRINT	16,890 SQ. FT.
BUILDING HEIGHT	28 FT.
LOT COVERAGE	25.02%
PARKING REQUIRED	1 SPACE/300 S.F. = 57 SPACES
HANDICAP PARKING REQ'D	2 SPACE
PARKING PROVIDED	57 SPACES
HANDICAP PARKING PROVIDED	2 SPACE
INTERIOR LANDSCAPING REQ'D	15% OF TOTAL SITE (10,124 SQ.FT.)
INTERIOR LANDSCAPING PROVIDED	31,900 SQ. FT.
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE	35,602 SQ. FT.

SITE NOTES:

1. PARKING SPACES ARE 9'X20'
2. ALL GROUND MOUNTED HVAC UNITS TO BE SCREENED WITH LANDSCAPING
3. EXTERIOR LIGHTING TO BE WALL PACKS SEE BUILDING ELEVATIONS

1.550 AC.
67,502 SQ. FT.

OWNER
1800 DALROCK, LLC
2424 RIDGE RD
ROCKWALL, TEXAS 75087
(469)-298-1594

SURVEYOR
FINCHER LAND SURVEYING, PLLC
3213 INTERSTATE HIGHWAY 30, #107
MEAGUIE, TEXAS 75150
(903)-944-8397
TeXas Firm No. 10194258

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II, TEXAS REG. NO. 80102, F-686, ON JAN 29, 2024

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

LANDSCAPING PLAN
LOT 5, BLOCK A
MAVERICK RANCH ADDITION
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	WLD.
CHECKED	GCW.
DRAWN	SCALE 1" = 20' H 1" = V
DATE	JAN 29, 2024
PROJECT	23028
20	CASE NO. SP 2019-016

GENERAL NOTES:

- FIXTURES TAGGED WITH (@ XX') REPRESENT INSTALLATION HEIGHT.

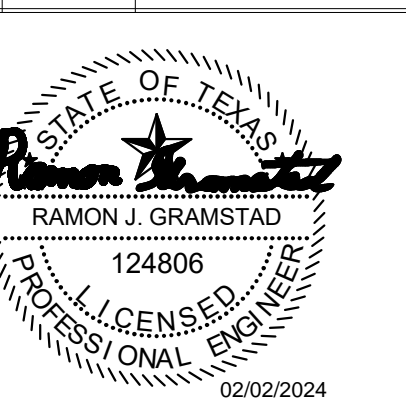
PROPERTY LINE



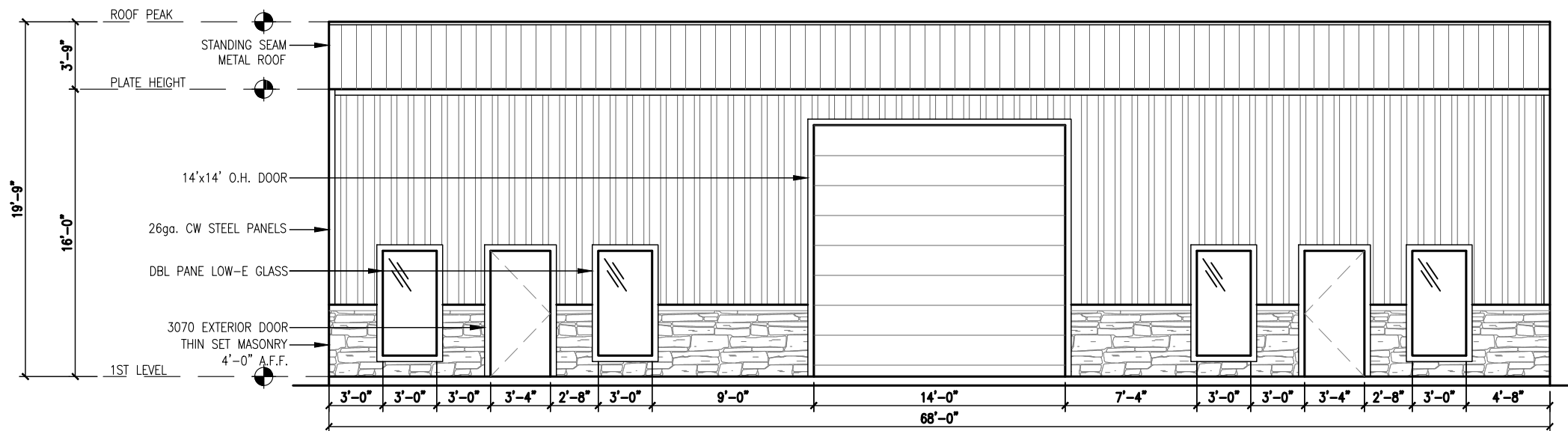
PHOTOMETRIC DATA - WALL PACKS		
	SITE - WITHIN PROP. LINE (ft)	OUTSIDE PROP. LINE (ft)
AVERAGE	0.2	0.2
MAXIMUM	4.0	1.4
MINIMUM	0.0	0.0
MAX / MIN	N/A	N/A
AVERAGE / MIN	N/A	N/A

LIGHT FIXTURE SCHEDULE			
FIXTURE	DESCRIPTION	MANUFACTURER	MODEL
A	WALL PACK	LITHONIA	WPX1 LED P1 30K Mvolt

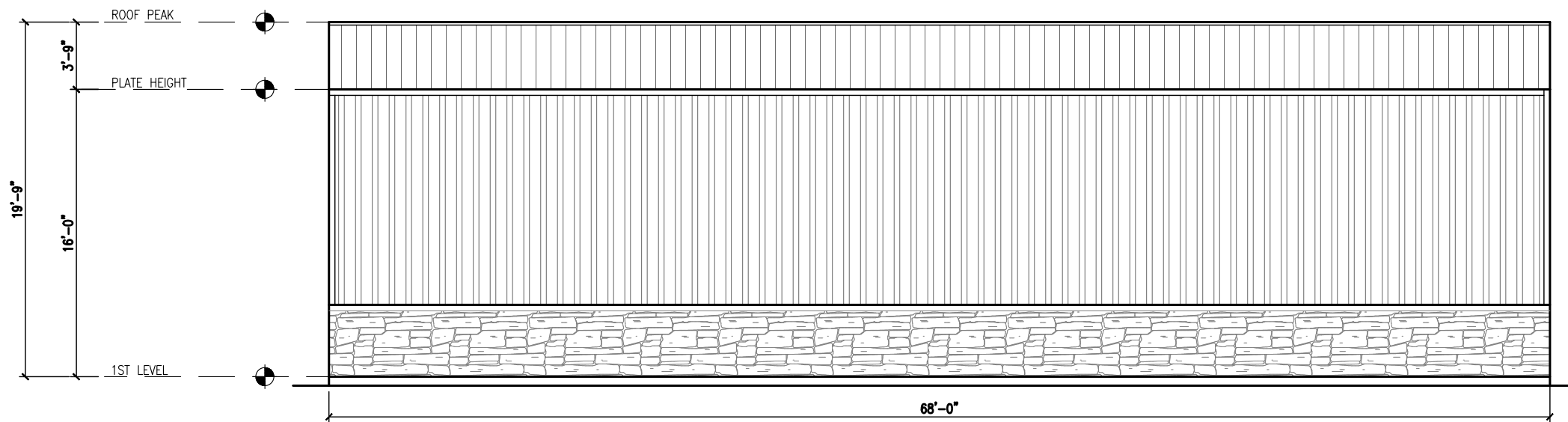
No.	Date	Description



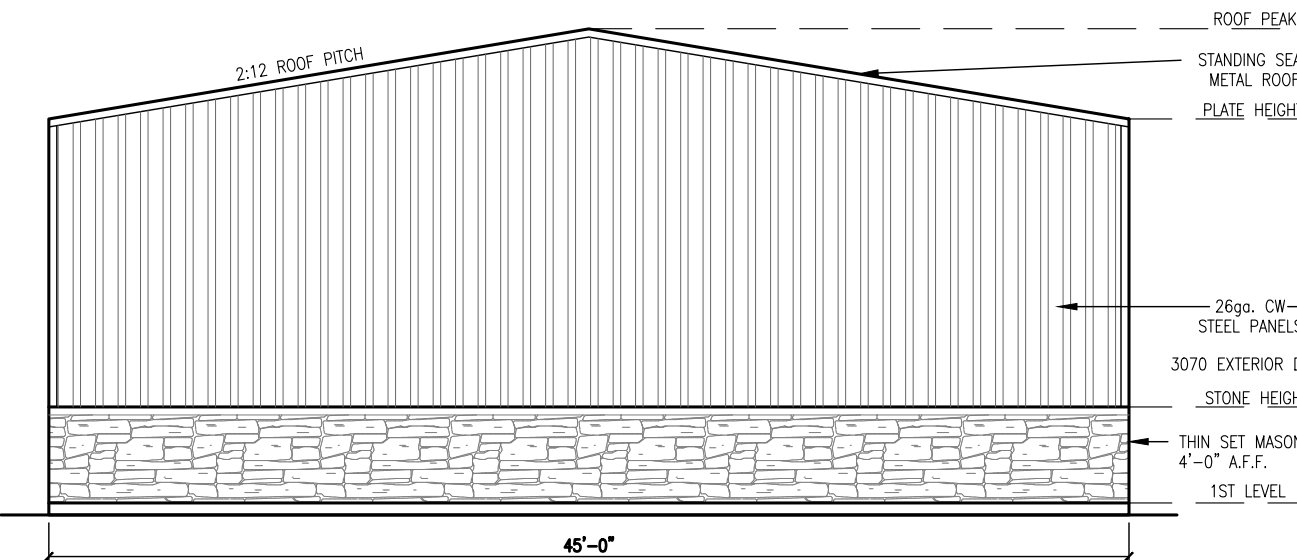
ISSUE/ORIGINAL COPYRIGHT
 DATE: 2024/02/02
 PROJECT #: 24003
 DRAWN BY: PE
 CHECKED BY: RG
 SHEET NAME:
 PHOTOMETRIC PLAN



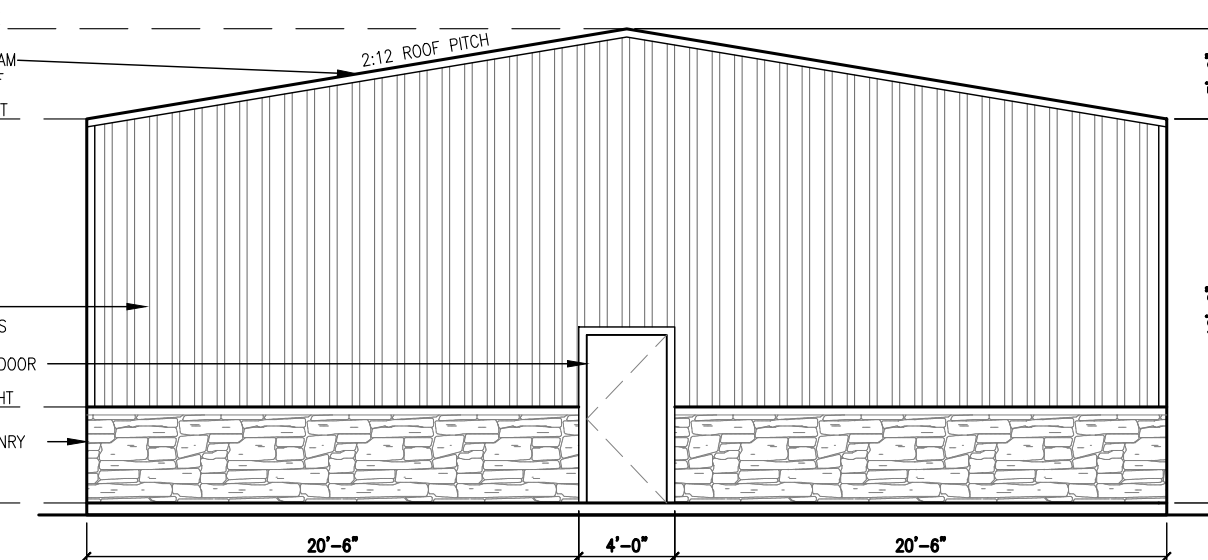
BUILDING 'B' - SOUTH ELEVATION
1/8" = 1'-0"



BUILDING 'B' - NORTH ELEVATION
1/8" = 1'-0"



BUILDING 'B' - EAST ELEVATION
1/8" = 1'-0"



BUILDING 'B' - WEST ELEVATION
1/8" = 1'-0"

MATERIAL USAGE (%) - SOUTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,088	
DOORS & WINDOWS (DEDUCTED)		310	
ACCOUNTABLE AREA		778	100%
26ga. STEEL		643	82%
THIN SET MASONRY CLADDING		135	18%

MATERIAL USAGE (%) - NORTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,088	
DOORS & WINDOWS (DEDUCTED)		0	
ACCOUNTABLE AREA		1,088	100%
26ga. STEEL		789	73%
THIN SET MASONRY CLADDING		299	27%

MATERIAL USAGE (%) - WEST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		804	
DOORS & WINDOWS (DEDUCTED)		21	
ACCOUNTABLE AREA		783	100%
26ga. STEEL		619	79%
THIN SET MASONRY CLADDING		164	21%

MATERIAL USAGE (%) - EAST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		804	
DOORS & WINDOWS (DEDUCTED)		0	
ACCOUNTABLE AREA		804	100%
26ga. STEEL		624	78%
THIN SET MASONRY CLADDING		180	22%

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF _____

WITNESS OUR HANDS, THIS ___ DAY OF _____

PLANNING AND ZONING COMMISSION

DIRECTOR OF PLANNING AND ZONING



ARCHITECTONICS TEXAS, LLC
ARCHITECTURE - MANAGEMENT

2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087



REVISIONS	DATE	DESCRIPTION/ISSUE
	9/15/2021	

PROJECT NAME AND ADDRESS:
**METAL BUILDINGS for
1800 DALROCK, LLC**
200 & 206 RANCH TRAIL RD.
ROCKWALL, TEXAS 75032

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	01/23/24
SCALE	
SHEET NO.	of

DRAWING NAME:
**ELEVATIONS-
BLDG 'B'**

OWNER/AGENT:
1800 DALROCK, LLC
ATTN: KEVIN LLOYD
(214)316-1060

ARCHITECT/PLANNER:
ARCHITECTONICS TEXAS, LLC
STEVEN REYES
(972)345-1884
2235 RIDGE RD. STE 201
ROCKWALL, TEXAS 75087

A2.0



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: March 12, 2024
APPLICANT: Dub Douphrate; *Douphrate & Associates, Inc.*
CASE NUMBER: SP2024-003; *Site Plan for a Two (2) Metal Buildings at 196 & 216 Ranch Trail*

SUMMARY

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Kevin Lloyd of 1800 Dalrock, LLC for the approval of a Site Plan for two (2) metal buildings in conjunction with two (2) existing commercial/industrial buildings on a 1.55-acre parcel of land identified as Lot 7, Block A, Maverick Ranch Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, addressed as 196 & 216 Ranch Trail, and take any action necessary.

BACKGROUND

The subject property was annexed on May 17, 2004 by *Ordinance No. 04-34 [i.e. Case No. A2024-001]*. According to the City's historic zoning maps, the subject property was zoned Commercial (C) District since April 5, 2005. According to the Rockwall Central Appraisal District (RCAD), there are two (2) existing 4,800 SF metal buildings situated on the subject property that were constructed in 2004. On June 11, 2019, the Planning and Zoning Commission approved a site plan [*i.e. Case No. SP2019-016*] to allow the construction of two (2) additional metal buildings (*i.e. one [1], 4,160 SF building and one [1], 3,060 SF building*). Ultimately, no action towards completion was taken after the site plan approval and the site plan expired on June 11, 2021.

PURPOSE

On February 16, 2024, the applicant -- *Dub Douphrate of Douphrate & Associates, Inc.* -- submitted an application requesting approval of a site plan for the purpose of constructing two (2) additional metal buildings on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 196 & 216 Ranch Trail. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is Patriot Paws Service Dogs, which is located on a 3.466-acre parcel of land zoned Commercial (C) District. Beyond this is a continuation of the Maverick Ranch Addition and several other businesses fronting Ranch Trail that are situated in existing metal buildings. These properties are also zoned Commercial (C) District. Beyond these businesses is County Line Road, which is identified as *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a single-family residential subdivision (*i.e. the Lake Rockwall Estates Subdivision*), which is zoned Planned Development District 75 (PD-75) for Single-Family 7 (SF-7) District land uses.

South: Directly south of the subject property is a retail strip center (*i.e. Ranch Trail Center*) situated on a 0.7420-acre of land. South of this is Horizon Road [*FM-3097*], which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. This roadway delineates the corporate limits of the City of Rockwall and the corporate limits of the City of Heath.

East: Directly east of the subject property is Ranch Trail, which is identified as *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a

continuation of the Rainbow Acres Addition and several other businesses fronting onto Ranch Trail that are situated in existing metal buildings. These properties are zoned Commercial (C) District. Beyond this are two (2) large vacant tracts of land, which are zoned Agricultural (AG) District. Beyond this is a single-family residential subdivision (*i.e. the Oaks of Buffalo Way Subdivision*).

West: Directly west of the subject property are two (2) residential homes (*i.e. 5543 & 5653 FM 3097*) that are identified as Lots 1 & 2 of the Rainbow Acres Addition. Both properties are zoned Commercial (C) District. Beyond this are several businesses (*i.e. a mini warehouse facility, Buffalo Creek Business Park, etc.*), which are zoned Commercial (C) District.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), the proposed use (*i.e. Office or Retail/General Personal Services*) is permitted *by-right* in a Commercial (C) District. Excluding the exceptions being requested, the submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District. The proposed new buildings will be constructed of metal, utilize roll-up doors, and have a pitched roof design. The applicant is proposing to incorporate a brick wainscot on all building façades (*i.e. including the existing metal buildings*). A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	10,000 SF	X=67,502 SF; In Conformance
<i>Minimum Lot Width</i>	60-Feet	X>364-feet; In Conformance
<i>Minimum Lot Depth</i>	100-Feet	X>177-feet; In Conformance
<i>Minimum Front Yard Setback</i>	15-Feet	X>50-feet; In Conformance
<i>Minimum Rear Yard Setback</i>	10-Feet	X=10-feet; In Conformance
<i>Minimum Side Yard Setback</i>	10-Feet	X>10-feet; In Conformance
<i>Maximum Building Height</i>	60-Feet	X<25-feet; In Conformance
<i>Max Building/Lot Coverage</i>	60%	37%; In Conformance
<i>Minimum Number of Parking Spaces</i>	Office: 1/300 SF = 57 Retail/General Personal Service: 1/250 = 68	X=57; Not in Conformance
<i>Minimum Landscaping Percentage</i>	15%	In Conformance
<i>Maximum Impervious Coverage</i>	85-90%	X<85%; In Conformance

CONFORMANCE WITH THE CITY’S CODES

According to Subsection 04.05, *Commercial (C) District*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC) the Commercial (C) District is intended to provide land uses such as “...larger shopping centers at major intersections ... and commercial strips along arterial roadways.” In addition, this area should be located on or near to a major collector or arterial that is capable of carrying the additional traffic generated by land uses in this district. These areas may require increased water, fire protection, wastewater and drainage capacity. In this case the applicant is requesting *Two (2) Metal Buildings*, which conform to the land use listed in Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

The proposed site plan generally conforms to the standards of the *General Commercial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), excluding the exceptions being requested as outlined in the *Variations and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As stated above, the applicant’s request conforms to the majority of the City’s codes; however, staff has identified the following exceptions:

- (1) Architectural Standards.

- (a) Roof Design Standards. According to Subsection 04.01 (A)(1) of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "...all structures shall have the option of being constructed with either a pitched (*minimum of a 6:12 roof pitch*), parapet, or mansard roof system..." In this case, the proposed roof pitches on both buildings is 2:12. This will require the approval of an Exception from the Planning and Zoning Commission.
- (b) Building Articulation. Subsection 04.01(C) of Article 05, *District Development Standards*, of the Unified Development Code (UDC) details the building articulation requirements. Currently, the proposed building does not meet the primary and secondary building facades. Specifically, the proposed buildings do not meet the projection standards of the UDC. This will require the approval of an Exception from the Planning and Zoning Commission.
- (c) Parking Requirements. According to Subsection 03.03 of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), an *Office* land use has a parking requirement of 1/300 SF, and the applicant is showing the proposed buildings being parked at an *Office* requirement; however, the current user (*i.e. Dance Arts Connection a Dance Studio*) is calculated at a retail or general personal service which is 1/250 SF. Staff should point out that if the applicant only intends on using these buildings for office land uses then the parking deficiency is six (6) spaces (*i.e. 57 parking spaces would be required at 1/300 SF and 51 parking spaces are provided*); however, if these buildings continue to attract non-office land uses (*like the existing Dance Studio*) the parking deficiency increases to 16 spaces (*i.e. 67 parking spaces would be required at 1/250 SF and 51 parking spaces are provided*). Staff felt that this was an important distinction to note, to ensure that the buildings don't run into issues with trying to establish non-office tenants in the future. Regardless of the parking ratio, this request will require the approval of an Exception from the Planning and Zoning Commission.

According to Subsection 09.01, *Exceptions to the General Standards*, of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC), "...an applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship." In addition, the code requires that applicant's provide compensatory measures that directly offset the requested exception. In this case, as compensatory measures the applicant is proposing to add a wainscot to the existing metal building on the subject property to match the proposed buildings. With this being said, requests for exceptions to the general standards are discretionary decisions for the Planning and Zoning Commission. Staff should also note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- with a minimum of four (4) votes in the affirmative -- is required for the approval of an exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the Southwest Residential District. The Southwest Residential District is situated within an area that is identified as a *Transitional Area*. According to the district, the *Transitional Area* is defined as, "...currently transitioning from interim land uses and building types to more permanent structures with conforming land uses. These areas should be given special consideration with regard to requests that further the establishment of uses and structures that will improve the property values of the adjacent properties..." In this case, the applicant is proposing a multi-tenant office/retail facility that is composed of metal buildings. This use and the proposed metal buildings are similar to the existing buildings in the area, and the proposed improvements are similar to other buildings that have been approved along Ranch Trail since this area was annexed by the City in 2004. Overall, the applicant's proposal appears to conform with the goals and policies of the Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on February 27, 2024. The ARB recommended that the applicant provide a wainscot on the existing buildings in order to match the proposed buildings' appearance. Before action is taken on the elevations, the ARB wants to see the revised elevations at the March 12, 2024 meeting.

CONDITIONS OF APPROVAL

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

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



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO.

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

DIRECTOR OF PLANNING:
CITY ENGINEER:

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

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

OTHER APPLICATION FEES:

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

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 190 & 216 Ranch Trail
 SUBDIVISION Marechal Ranch Addition LOT 5 BLOCK A
 GENERAL LOCATION 190 & 216 Ranch Trail

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING commercial CURRENT USE commercial
 PROPOSED ZONING _____ PROPOSED USE _____
 ACREAGE 1.55 LOTS [CURRENT] _____ LOTS [PROPOSED] _____

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

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

<input type="checkbox"/> OWNER	<u>1800 Dalrock LLC</u>	<input type="checkbox"/> APPLICANT	<u>Douphrate & Assoc. Inc.</u>
CONTACT PERSON	<u>Kevin S. Lloyd</u>	CONTACT PERSON	<u>Deb Douphrate</u>
ADDRESS	<u>2424 Ridge Rd</u>	ADDRESS	<u>2235 Ridge Rd</u>
CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>	CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>
PHONE	<u>972 469-298-1594</u>	PHONE	<u>972 742 2210</u>
E-MAIL	<u>Klloyd@keatax.com</u>	E-MAIL	<u>wldouphrate@douphrate.com</u>

NOTARY VERIFICATION [REQUIRED]

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

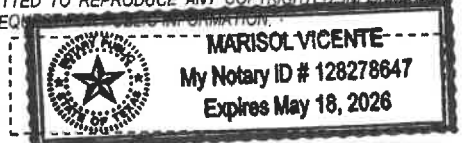
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 281.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 8th DAY OF February, 2024. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8 DAY OF February, 2024

OWNER'S SIGNATURE

Kevin S. Lloyd
Mai We

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES May 18, 2026



SP2024-003: Site Plan for 196 & 216 Ranch Trail



Case Location Map =

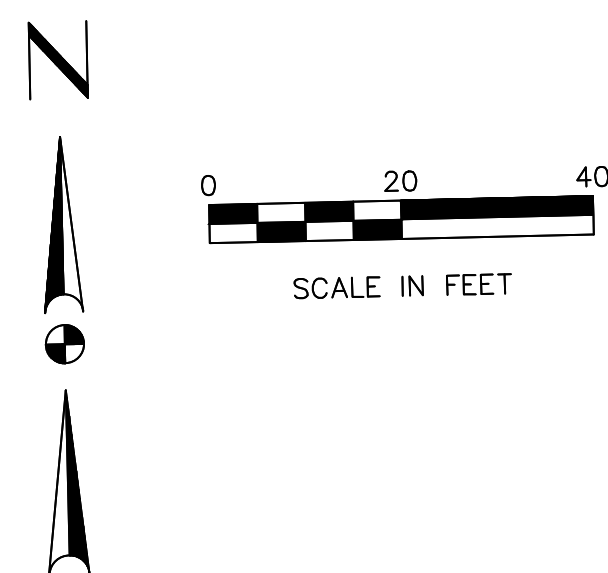


City of Rockwall

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

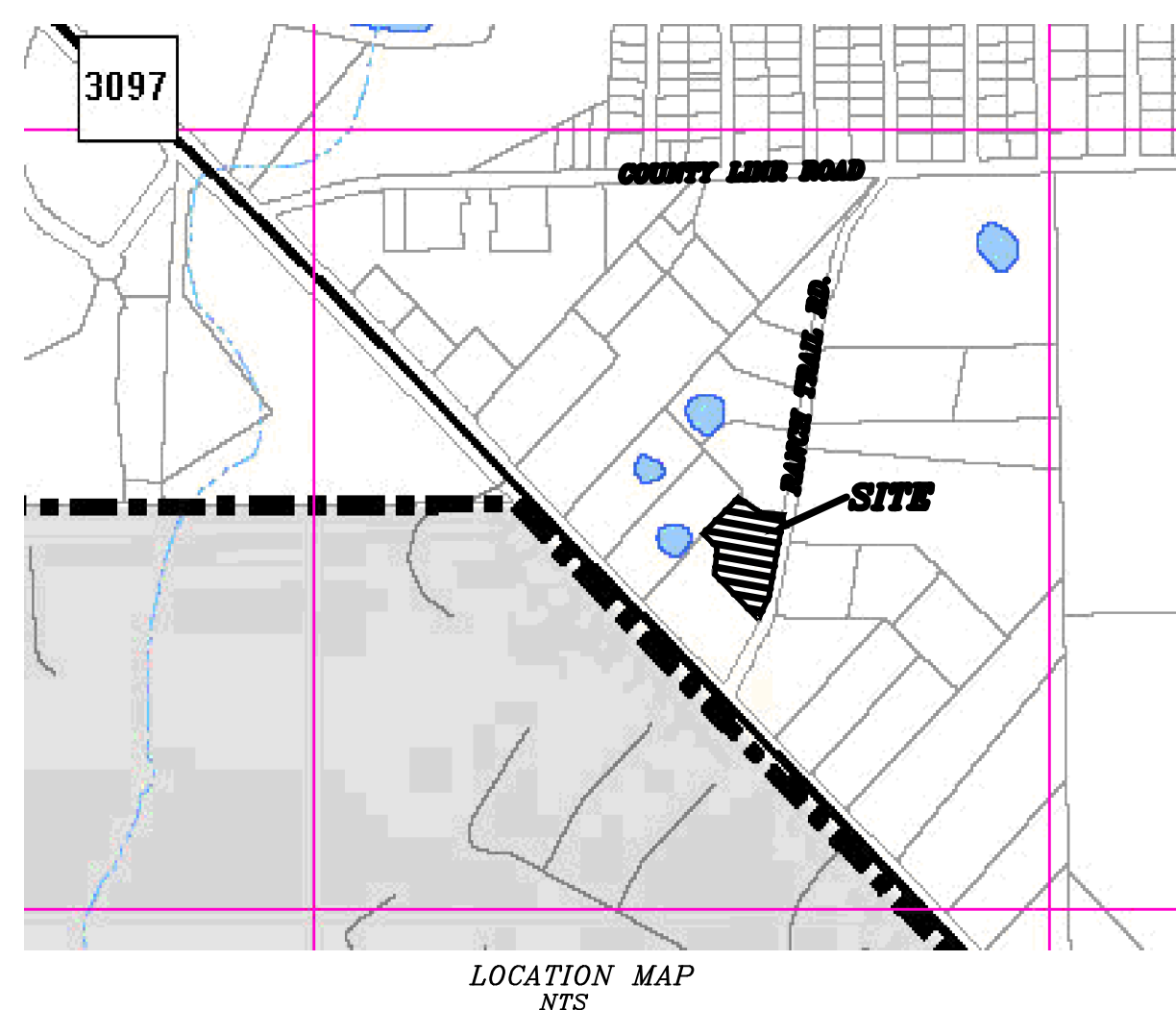
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



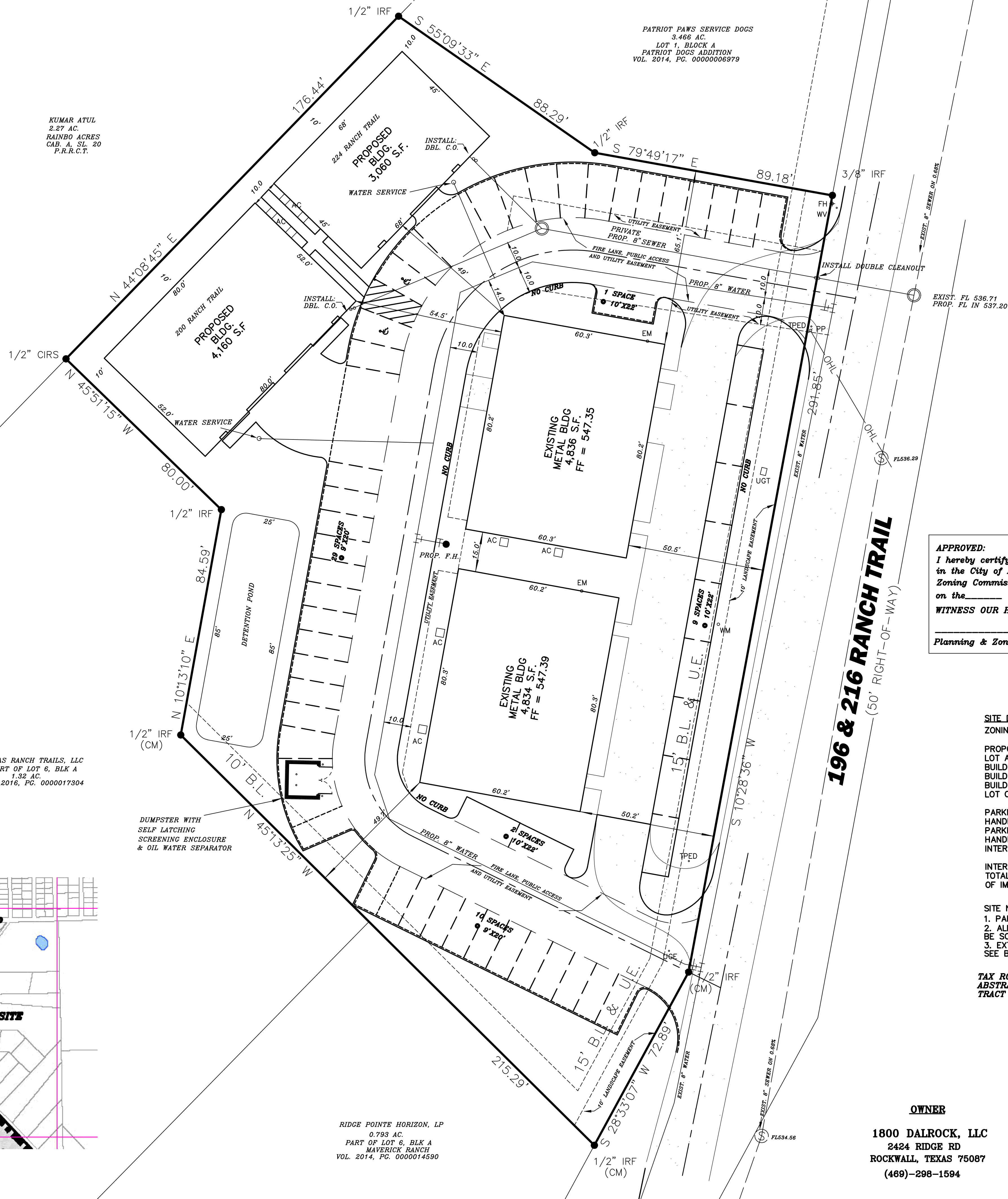


KUMAR ATUL
2.27 AC.
RAINBO ACRES
CAB. A, SL. 20
P.R.R.C.T.

TEXAS RANCH TRAILS, LLC
PART OF LOT 6, BLK A
1.32 AC.
VOL. 2016, PG. 0000017304



LOCATION MAP
NTS



PATRIOT PAWS SERVICE DOGS
3.466 AC.
LOT 1, BLOCK A
PATRIOT DOGS ADDITION
VOL. 2014, PG. 0000006979

NOTE: THERE WILL BE NO OUTSIDE STORAGE ALLOWED

APPROVED:
I hereby certify the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, 2024.
WITNESS OUR HANDS, this _____ day of _____, 2024.

Planning & Zoning Commission, Chairman Director of Planning and Zoning

SITE DATA SUMMARY	
ZONING	C (COMMERCIAL)
PROPOSED USE	BUSINESS OFFICES
LOT AREA	1,550 ACRES
BUILDING SQUARE FOOTAGE	16,890 SQ. FT.
BUILDING FOOTPRINT	16,890 SQ. FT.
BUILDING HEIGHT	28 FT.
LOT COVERAGE	25.02%
PARKING REQUIRED	1 SPACE/300 S.F. = 57 SPACES
HANDICAP PARKING REQ'D	2 SPACE
PARKING PROVIDED	51 SPACES
HANDICAP PARKING PROVIDED	2 SPACE
INTERIOR LANDSCAPING REQ'D	15% OF TOTAL SITE (10,124 SQ.FT.)
INTERIOR LANDSCAPING PROVIDED	31,900 SQ. FT.
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE	35,602 SQ. FT.

- SITE NOTES:
1. PARKING SPACES ARE 9'X20'
2. ALL GROUND MOUNTED HVAC UNITS TO BE SCREENED WITH LANDSCAPING
3. EXTERIOR LIGHTING TO BE WALL PACKS
SEE BUILDING ELEVATIONS

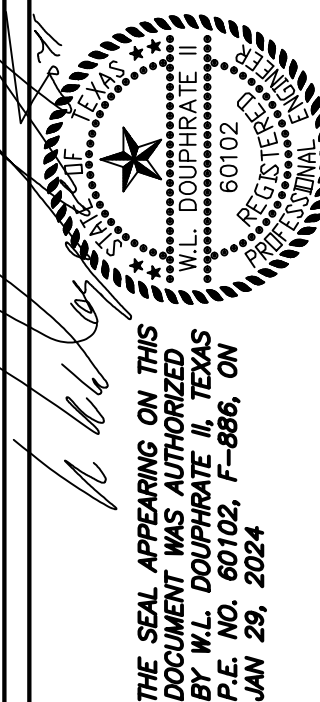
TAX ROLL DESCRIPTION:
ABSTRACT 0080 - WILLIAM M. FORD SURVEY
TRACT 81844, ACRES 1.550

1,550 AC.
67,502 SQ. FT.

OWNER
1800 DALROCK, LLC
2424 RIDGE RD
ROCKWALL, TEXAS 75087
(469)-298-1594

SURVEYOR
FINCHER LAND SURVEYING, PLLC
3213 INTERSTATE HIGHWAY 30, #107
MEQUITE, TEXAS 75150
(903)-944-6397
Texas Firm No. 10194258

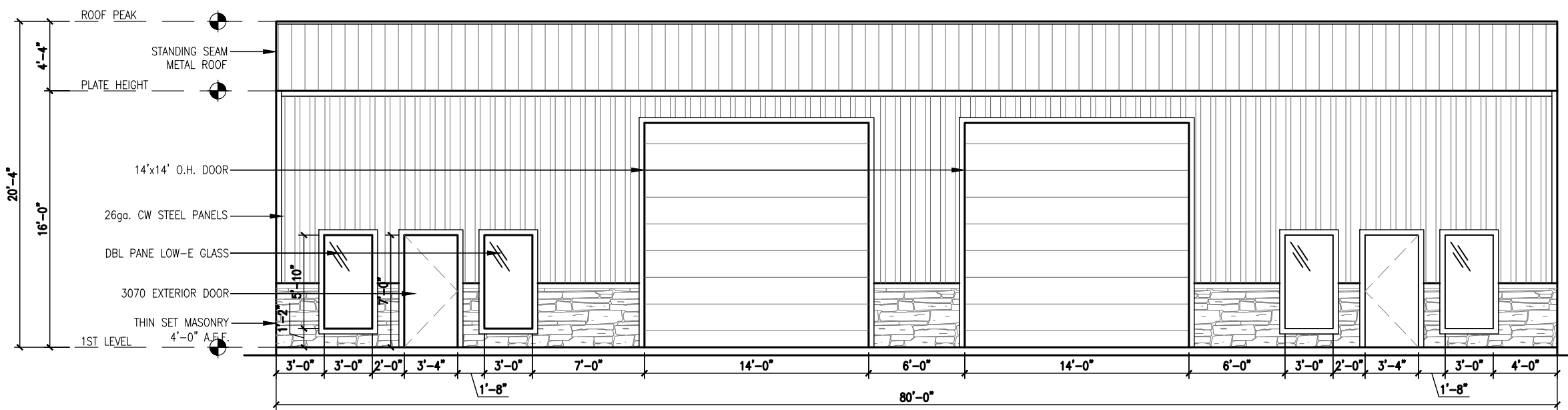
CASE NO. SP 2024-003



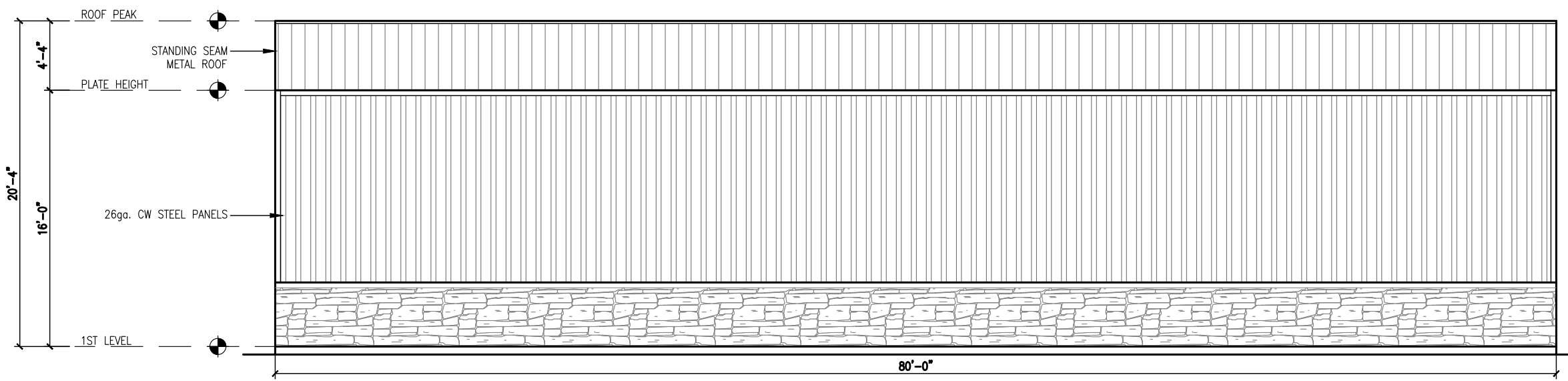
DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE PLAN
LOT 7, BLOCK A
MAVERICK RANCH ADDITION
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

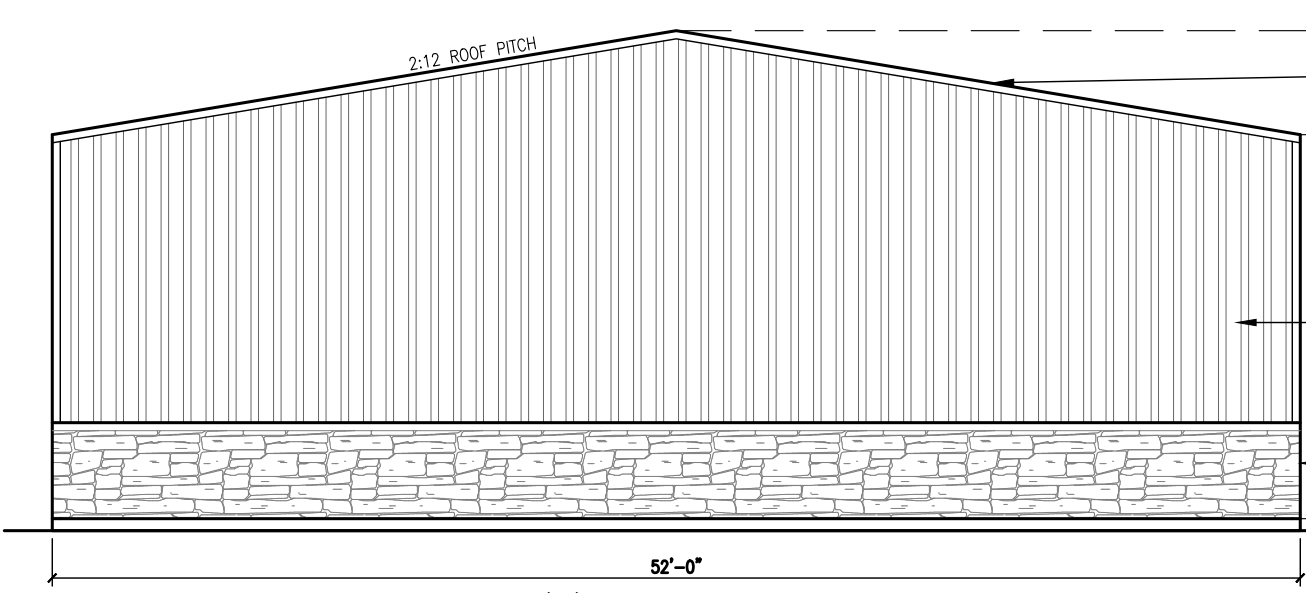
REVISION
WLD.
GCW.
JAN 29, 2024
23028
20



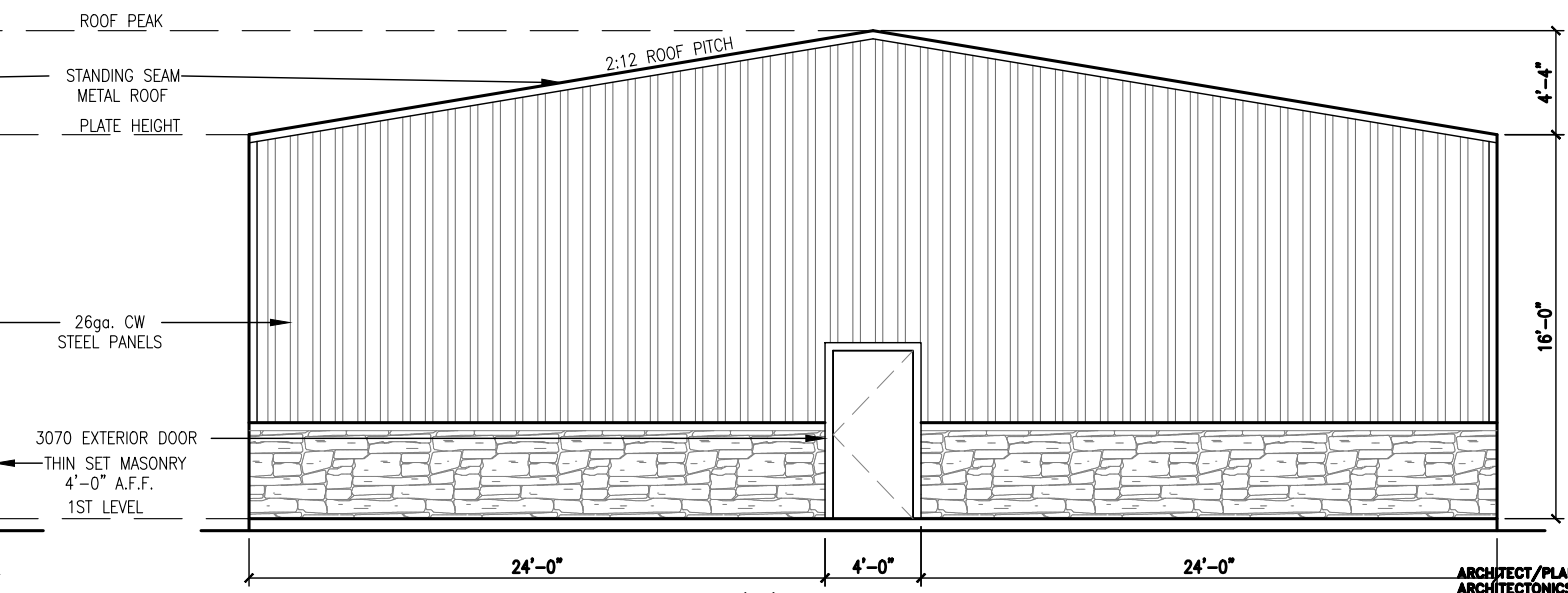
BUILDING 'A' – SOUTH ELEVATION
 1/8" = 1'-0"



BUILDING 'A' – NORTH ELEVATION
 1/8" = 1'-0"



BUILDING 'A' – WEST ELEVATION
 1/8" = 1'-0"



BUILDING 'A' – EAST ELEVATION
 1/8" = 1'-0"

MATERIAL USAGE (%) - SOUTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,280	
DOORS & WINDOWS (DEDUCTED)		506	
ACCOUNTABLE AREA		774	100%
26ga. STEEL		650	84%
THIN SET MASONRY CLADDING		124	16%

MATERIAL USAGE (%) - NORTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,280	
DOORS & WINDOWS (DEDUCTED)		0	
ACCOUNTABLE AREA		1,280	100%
26ga. STEEL		925	73%
THIN SET MASONRY CLADDING		355	27%

MATERIAL USAGE (%) - WEST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		944	
DOORS & WINDOWS (DEDUCTED)		0	
ACCOUNTABLE AREA		944	100%
26ga. STEEL		736	78%
THIN SET MASONRY CLADDING		208	22%

MATERIAL USAGE (%) - EAST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		944	
DOORS & WINDOWS (DEDUCTED)		21	
ACCOUNTABLE AREA		923	100%
26ga. STEEL		731	79%
THIN SET MASONRY CLADDING		192	21%

APPROVED:
 I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ____ DAY OF ____.
 WITNESS OUR HANDS, THIS ____ DAY OF ____.

 PLANNING AND ZONING COMMISSION

 DIRECTOR OF PLANNING AND ZONING



ARCHITECTONICS TEXAS, LLC
 ARCHITECTURE - MANAGEMENT
 2235 RIDGE RD. STE. 200
 ROCKWALL, TEXAS 75087



DATE	REVISIONS
3/7/2024	RESPONSE TO CITY COMMENT

PROJECT NAME AND ADDRESS:
METAL BUILDINGS for 1800 DALROCK, LLC
 200 & 206 RANCH TRAIL RD.
 ROCKWALL, TEXAS 75032

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	01/23/24
SCALE	
SHEET NO.	of

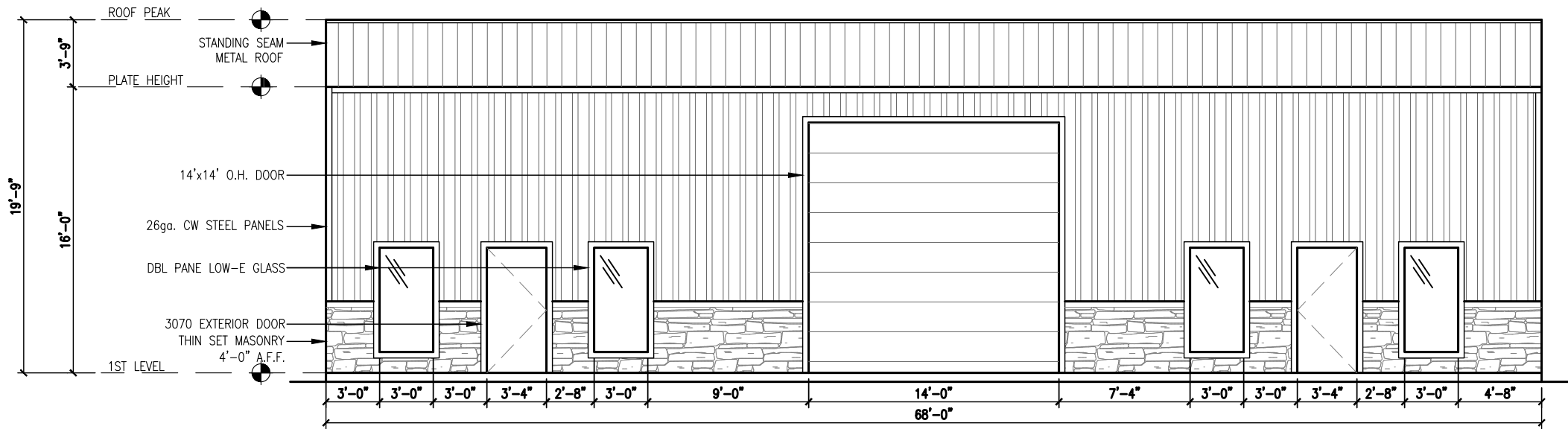
DRAWING NAME:
ELEVATIONS- BLDG 'A'

A1.0

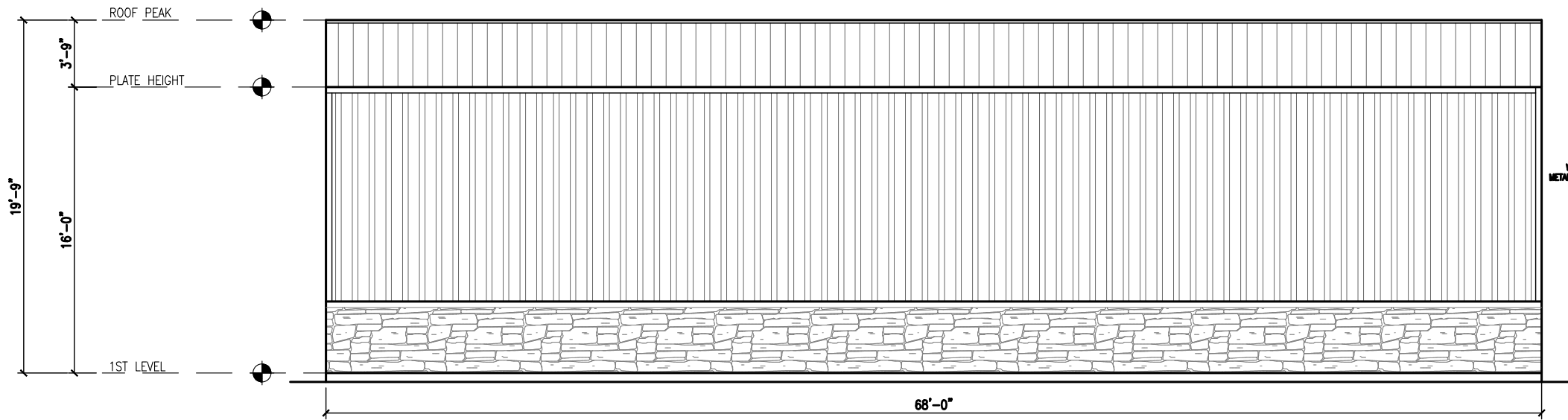
OWNER/AGENT:
 1800 DALROCK, INC
 ATTN: KEVIN LLOYD
 (214)316-1060

ARCHITECT/PLANNER:
 ARCHITECTONICS TEXAS, LLC
 STEVEN REYES
 (972)345-1884
 2235 RIDGE RD. STE 201
 ROCKWALL, TEXAS 75087

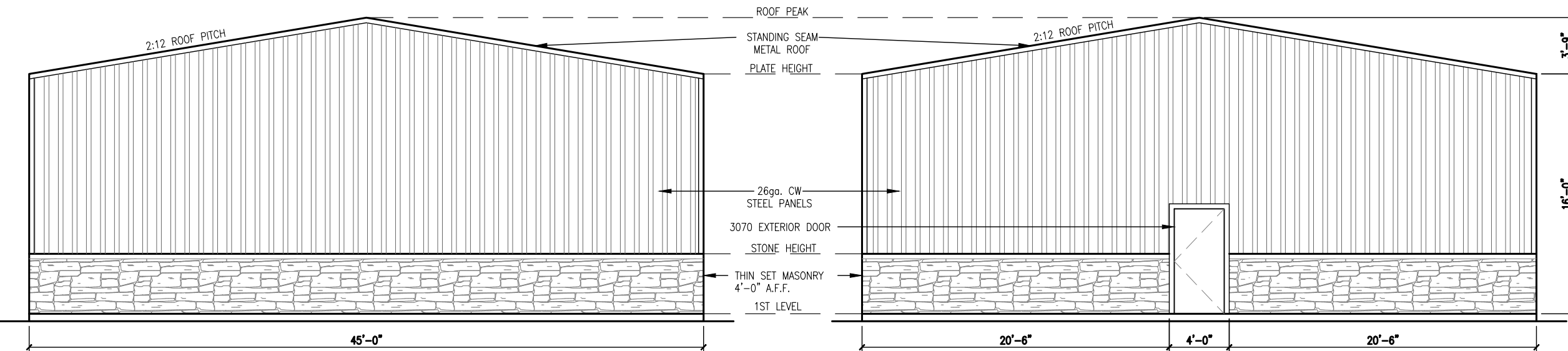
SP2024-003



BUILDING 'B' - SOUTH ELEVATION
1/8" = 1'-0"



BUILDING 'B' - NORTH ELEVATION
1/8" = 1'-0"



BUILDING 'B' - EAST ELEVATION
1/8" = 1'-0"

BUILDING 'B' - WEST ELEVATION
1/8" = 1'-0"

MATERIAL USAGE (%) - SOUTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,088	
DOORS & WINDOWS (DEDUCTED)		310	
ACCOUNTABLE AREA		778	100%
26ga. STEEL		643	82%
THIN SET MASONRY CLADDING		135	18%

MATERIAL USAGE (%) - NORTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,088	
DOORS & WINDOWS (DEDUCTED)		0	
ACCOUNTABLE AREA		1,088	100%
26ga. STEEL		789	73%
THIN SET MASONRY CLADDING		299	27%

MATERIAL USAGE (%) - WEST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		804	
DOORS & WINDOWS (DEDUCTED)		21	
ACCOUNTABLE AREA		783	100%
26ga. STEEL		619	79%
THIN SET MASONRY CLADDING		164	21%

MATERIAL USAGE (%) - EAST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		804	
DOORS & WINDOWS (DEDUCTED)		0	
ACCOUNTABLE AREA		804	100%
26ga. STEEL		624	78%
THIN SET MASONRY CLADDING		180	22%

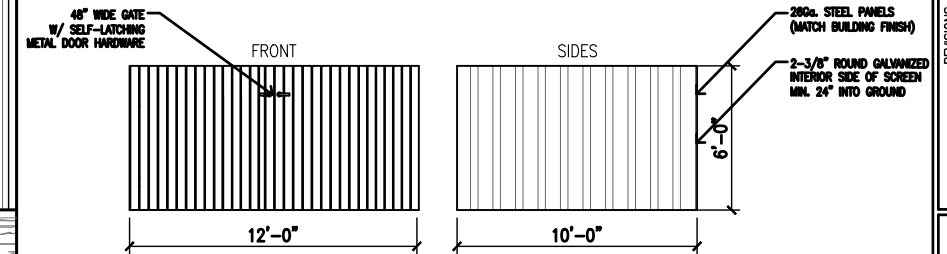
APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ___

WITNESS OUR HANDS, THIS ___ DAY OF ___

PLANNING AND ZONING COMMISSION

DIRECTOR OF PLANNING AND ZONING



DUMPSTER ELEVATION
1/8" = 1'-0"



ARCHITECTONICS TEXAS, LLC
ARCHITECTURE - MANAGEMENT

2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087



DATE	REVISIONS
3/7/2024	DESCRIPTIONS/ISSUE
	RESPONSE TO CITY COMMENT

PROJECT NAME AND ADDRESS:
**METAL BUILDINGS for
1800 DALROCK, LLC**
200 & 206 RANCH TRAIL RD.
ROCKWALL, TEXAS 75032

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	01/23/24
SCALE	
SHEET NO.	of

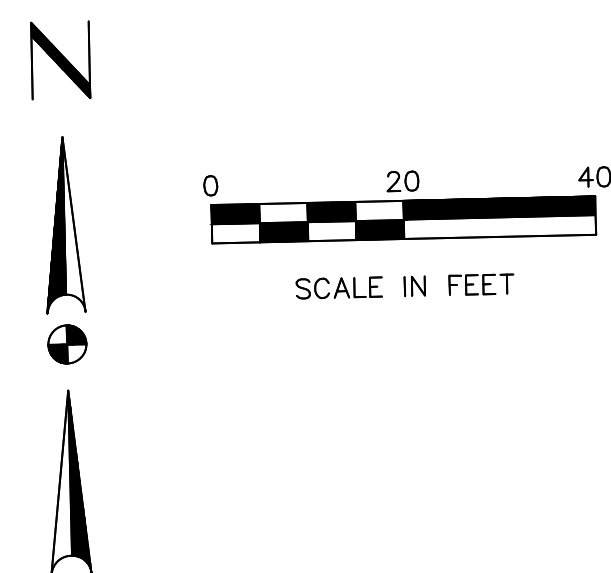
DRAWING NAME:
**ELEVATIONS-
BLDG 'B'**

OWNER/AGENT:
1800 DALROCK, LLC
ATTN: KEVIN LLOYD
(214)316-1060

ARCHITECT/PLANNER:
ARCHITECTONICS TEXAS, LLC
STEVEN REYES
(972)345-1884
2235 RIDGE RD. STE 201
ROCKWALL, TEXAS 75087

A2.0

SP2024-003



KUMAR ATUL
2.27 AC.
RAINBO ACRES
CAB. A. SL. 20
P.R.R.C.T.

PATRIOT PAWS SERVICE DOGS
3.466 AC.
LOT 1, BLOCK A
PATRIOT DOGS ADDITION
VOL. 2014, PG. 0000006979

1/2" CIRS

1/2" IRF

1/2" IRF (CM)

TEXAS RANCH TRAILS, LLC
PART OF LOT 6, BLK A
1.32 AC.
VOL. 2016, PG. 0000017304

MAVERICK RANCH
0.793 AC.
ART OF LOT 6, BLK A
GE POINTE HORIZON, LP
2014, PG. 0000014590

---PROPOSED TREES---

4" LIVE OAK (LO)

-4" AUTUMN BLAZE RED MAPLE (RM)

---PROPOSED SHRUBS---

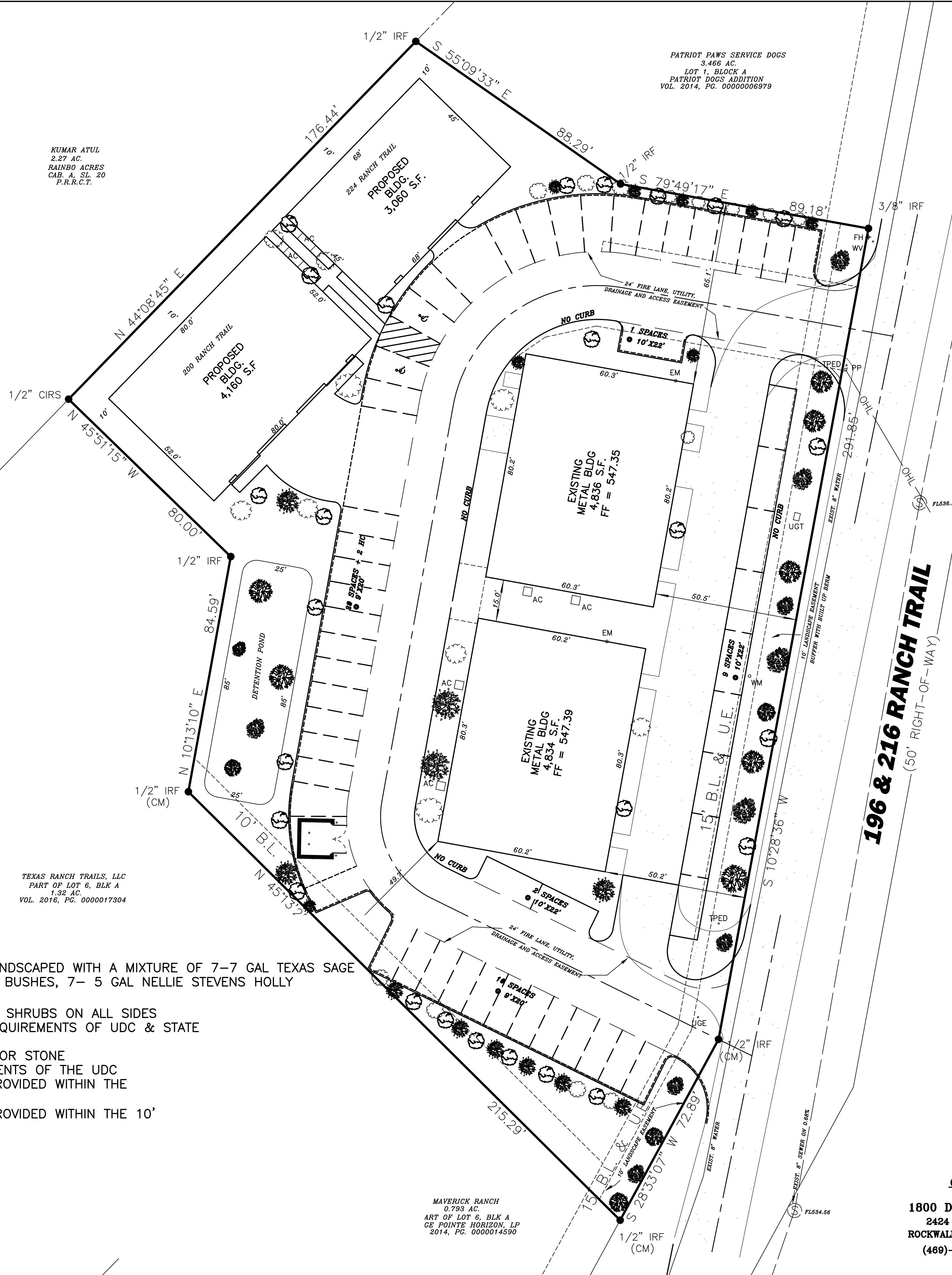
NELLIE STEVENS HOLLY (NS)

TEXAS SAGE DESPARADO (SD)

WAX LEAF PRIVET LIGUSTRUM (PL)

LANDSCAPE NOTES

- 9-4" LIVE OAK, 9-4" AUTUMN BLAZE RED MAPLE,
- SCREEN HEDGEROW INTERIOR PARKING FRONTAGE LANDSCAPED WITH A MIXTURE OF 7-7 GAL TEXAS SAGE DESPERADO, 7-5 GAL WAX LEAF PRIVET LIGUSTRUM BUSHES, 7- 5 GAL NELLIE STEVENS HOLLY
- NO TREES WITHIN 5' OF UTILITY EASEMENTS
- ALL GROUNDED A/C UNITS WILL BE SCREENED WITH SHRUBS ON ALL SIDES
- THE LANDSCAPING IRRIGATION SYSTEM WILL MEET REQUIREMENTS OF UDC & STATE STATE OF TEXAS TCEQ
- ALL RETAINING WALLS SHALL BE FINISHED IN ROCK OR STONE
- THE IRRIGATION SYSTEM SHALL MEET THE REQUIREMENTS OF THE UDC
- 3 CANOPY TREES AND 2 ACCENT TREES WILL BE PROVIDED WITHIN THE DETENTION POND AREA
- 8 CANOPY TREES AND 8 ACCENT TREES WILL BE PROVIDED WITHIN THE 10' LANDSCAPE BUFFER ALONG RANCH TRAIL



APPROVED:
I hereby certify the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____, _____.
WITNESS OUR HANDS, this _____ day of _____, _____.

Planning & Zoning Commission, Chairman Director of Planning and Zoning

SITE DATA SUMMARY

ZONING	C (COMMERCIAL)
PROPOSED USE	BUSINESS OFFICES
LOT AREA	1.550 ACRES
BUILDING SQUARE FOOTAGE	16,890 SQ. FT.
BUILDING FOOTPRINT	16,890 SQ. FT.
BUILDING HEIGHT	28 FT.
LOT COVERAGE	25.02%
PARKING REQUIRED	1 SPACE/300 S.F. = 57 SPACES
HANDICAP PARKING REQ'D	2 SPACE
PARKING PROVIDED	51 SPACES
HANDICAP PARKING PROVIDED	2 SPACE
INTERIOR LANDSCAPING REQ'D	15% OF TOTAL SITE (10,124 SQ.FT.)
INTERIOR LANDSCAPING PROVIDED	31,900 SQ. FT.
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE	35,602 SQ. FT.

- SITE NOTES:
- PARKING SPACES ARE 9'X20'
 - ALL GROUND MOUNTED HVAC UNITS TO BE SCREENED WITH LANDSCAPING
 - EXTERIOR LIGHTING TO BE WALL PACKS SEE BUILDING ELEVATIONS

OWNER
1800 DALROCK, LLC
2424 RIDGE RD
ROCKWALL, TEXAS 75087
(469)-298-1594

SURVEYOR
FINCHER LAND SURVEYING, PLLC
3213 INTERSTATE HIGHWAY 30, #107
MEQUITE, TEXAS 75150
(903)-944-6397
Texas Firm No. 10194258



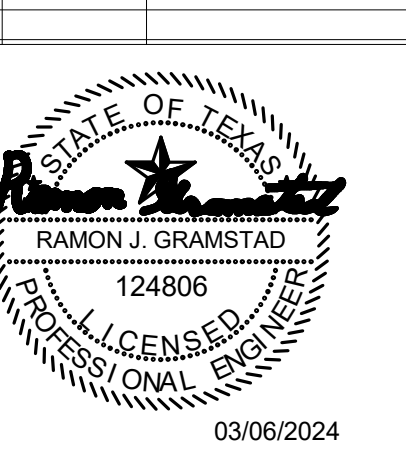
THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY M.L. DOUPHRATE II, TEXAS P.L.E. NO. 60102, F-886, ON JAN 25, 2024

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

LANDSCAPING PLAN
LOT 7, BLOCK A
MAVERICK RANCH ADDITION
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	WLD.
CHECKED	G.C.W.
DRAWN	
SCALE	1" = 50'
DATE	JAN 29, 2024
PROJECT	23028
	20

No.	Date	Description
1	03/04/2024	PERMIT COMMENTS



ISSUE/ORIGINAL COPYRIGHT
DATE: 2024/02/02
PROJECT #: 24003
DRAWN BY: PE
CHECKED BY: RG
SHEET NAME:
PHOTOMETRIC PLAN

SHEET NUMBER:
PH1.0

FIXTURE	DESCRIPTION	MANUFACTURER	MODEL
A	WALL PACK	LITHONIA	WPX1 LED P1 30K MVOLT

WPX LED Wall Packs

Specifications

Luminaire	Height (ft)	Width (ft)	Depth (ft)	Side Cordfall Location	Weight
WPX1	4.1' (24.6cm)	11.1' (28.1cm)	5.7' (8.1cm)	4.0' (12.4cm)	6.2' (1.4kg)
WPX2	4.1' (24.6cm)	12.3' (31.1cm)	4.1' (10.5cm)	4.5' (11.5cm)	6.2' (1.4kg)
WPX3	4.5' (24.1cm)	13.0' (33.0cm)	4.5' (11.5cm)	4.7' (12.2cm)	11.0' (2.5kg)

Introduction
The WPX LED wall packs are energy-efficient, cost-effective, and aesthetically appealing solutions for both HID wall pack replacement and new construction opportunities. Available in three sizes, the WPX family delivers 1,550 to 9,200 lumens with a wide, uniform distribution.

The WPX full cut-off solutions fully cover the footprint of the HID glass wall packs that they replace, providing a neat installation and an upgraded appearance. Reliable IP66 construction and excellent LED lumen maintenance ensure a long service life. Photocell and emergency egress battery options make WPX ideal for every wall mounted lighting application.

Ordering Information EXAMPLE: WPX2 LED 40K MVOLT DDBXD

Series	Color Temperature	Voltage	Options	Finish
WPX1 LED P1	30K 3000K	DWV1 120V-277V	DBAK None	DBRD Dark bronze
WPX1 LED P2	40K 4000K	347 347V	E4BH Emergency battery backup, CEC compliant, 10K, 20K, 30K	DWWD White
WPX2 LED	50K 5000K		E14HC Emergency battery backup, CEC compliant, 10K, 20K, 30K	DBBK Black
WPX3 LED			FE Photocell	None - For other options, consult factory.

Notes:
1. All WPX wall packs come with 6kV surge protection standard, except WPX1 LED P1 package which comes with 15kV surge protection standard. Add SPKBY option to get WPX1 LED P1 with 6kV surge protection.
2. Battery pack options only available on WPX1 and WPX2.
3. Battery pack options not available with 347V and FE options.

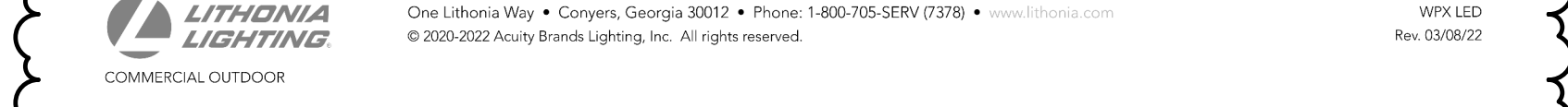
FEATURES & SPECIFICATIONS

INTRODUCTION
The WPX LED wall packs are designed to provide a cost-effective, energy-efficient solution for the one-for-one replacement of existing HID wall packs. The WPX1, WPX2 and WPX3 are ideal for mounting in 120V, 200V, and 277V HID luminaire housings. WPX luminaire delivers a uniform, wide distribution. WPX is rated for 40°C to 80°C.

CONSTRUCTION
WPX features a die-cast aluminum main body with optional thermal management that both enhances LED efficacy and extends component life. The luminaire is IP66 rated, and sealed against moisture or environmental contaminants.

ELECTRICAL
Light output configurations consist of high-efficiency LEDs and LED lumen maintenance of 100% (70,000 hours). Color temperature (CCT) options of 3000K, 4000K, and 5000K with maximum CRI of 90. Electronic driver system system power factor >90% and THD <20%. All luminaires have 6kV surge protection (except WPX1 LED P1 package comes with a standard surge protection rating of 15kV; it can be ordered with an optional 6kV surge protection). All photometric (PE) options are MVOLT 120V-277V only.

Notes:
The standard WPX LED wall pack luminaires come with field adjustable drive current features. The factory allows tuning the output current of the LED driver to adjust the luminaire output to dim the luminaire.



Performance Data

Electrical Load

Luminaire	Input Power (W)	120V	200V	240V	277V	347V
WPX1 LED P1	11W	0.09	0.05	0.05	0.04	0.03
WPX1 LED P2	24W	0.20	0.12	0.10	0.09	0.07
WPX2	47W	0.39	0.23	0.20	0.17	0.14
WPX3	69W	0.58	0.33	0.29	0.25	0.20

Lumen Output

Luminaire	CCT	Temperature	Light Output (lm)
WPX1 LED P1	3000K	1537	1558
	5000K	1402	
	5000K	2248	
WPX1 LED P2	3000K	2912	
	5000K	2954	
	5000K	5719	
WPX2	4000K	5896	
	5000K	6201	
	5000K	8394	
WPX3	4000K	9269	
	5000K	9511	
	5000K	9393	

Lumen Ambient Temperature (LAT) Multipliers

Temperature (°C)	Temperature (°F)	Multiplier
0°C	32°F	1.05
5°C	41°F	1.04
10°C	50°F	1.03
15°C	59°F	1.02
20°C	68°F	1.01
25°C	77°F	1.00
30°C	86°F	0.99
35°C	95°F	0.98
40°C	104°F	0.97

Projected LED Lumen Maintenance
Data references the anticipated performance projections in a 25°C ambient, based on the rated life of LED testing tested per IESNA LM-80-08 and projected per IESNA TM-21-11.

HID Replacement Guide

WPX LED P1	Equivalent HID Lamp	WPX LED P2
150W	150W	150W
250W	250W	250W
400W	400W	400W

Emergency Egress Battery Packs
The emergency battery backup is integral to the luminaire — no external housing or back box is required. The emergency battery will power the luminaire for a minimum duration of 90 minutes and deliver minimum initial output of 50% lumens. Both battery pack options are CEC compliant.

Battery Type	Minimum Temperature Rating	Power (Watt-hr)	Control System	Ordering Example
Standard	0°C	4W	E4BH	WPX2 LED 40K MVOLT E4BH DBRD
Cold Weather	-20°C	54W	E14HC	WPX2 LED 60K MVOLT E14HC DBRD

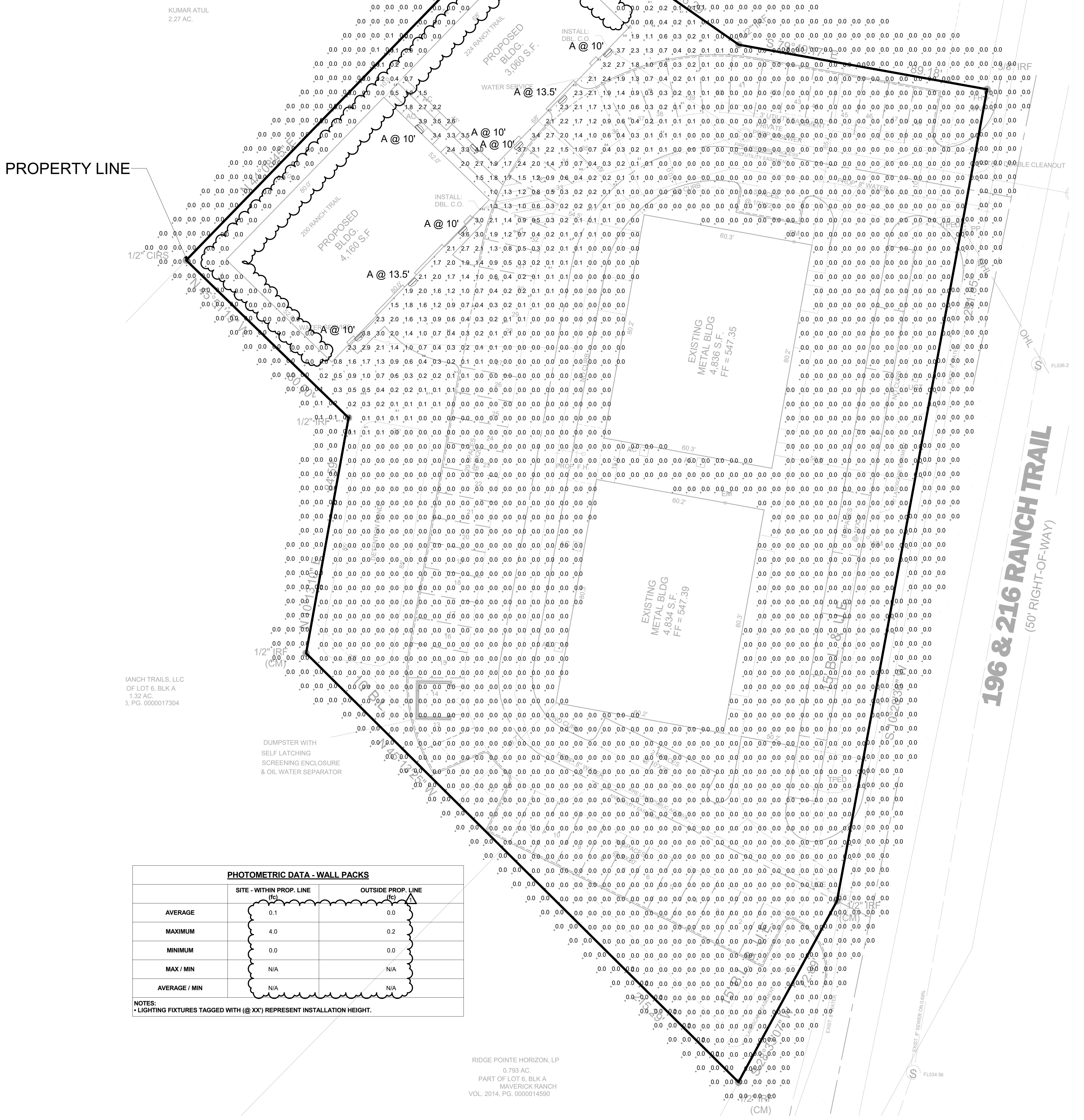
PHOTOMETRIC DIAGRAMS

To see complete photometric reports or download .ies files for this product, visit the Lithonia Lighting WPX LED homepage. Tested in accordance with IESNA LM-79 and LM-80 standards.

PHOTOMETRIC DATA - WALL PACKS

	SITE - WITHIN PROP. LINE (fc)	OUTSIDE PROP. LINE (fc)
AVERAGE	0.1	0.0
MAXIMUM	4.0	0.2
MINIMUM	0.0	0.0
MAX / MIN	N/A	N/A
AVERAGE / MIN	N/A	N/A

NOTES:
- LIGHTING FIXTURES TAGGED WITH (XX) REPRESENT INSTALLATION HEIGHT.



PHOTOMETRIC SITE PLAN
1/16" = 1'-0"

RIDGE POINTE HORIZON, LP
0.793 AC
PART OF LOT 6, BLK A
MAVERICK RANCH
VOL. 2014, PG. 0000014590



March 28, 2024

TO: Dub Douphrate
2235 Ridge Road
Rockwall, TX 75087

CC: Kevin J. Lloyd
2424 Ridge Road
Rockwall, TX 75087

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

SUBJECT: SP2024-003; *Site Plan for 196 & 216 Ranch Trail*

Mr. Douphrate:

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on March 12, 2024. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

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

Planning and Zoning Commission

On March 12, 2024 the Planning and Zoning Commission approved a motion to approve the *Site Plan* by a vote of 4-0, with Commissioners Deckard, Womble, and Hustings absent.

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

Sincerely,

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