



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	1790 I-30 Frontage Rd		
SUBDIVISION	Rockwall Kia	LOT	1
		BLOCK	1
GENERAL LOCATION	South side of East I-30, 1785'+- from John King Blvd.		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light Industrial	CURRENT USE	Existing Southwest KIA Car Dealership		
PROPOSED ZONING	SUP (New & Used Motor Vehicle Dealership)	PROPOSED USE	Existing Southwest KIA Car Dealership to remain		
ACREAGE	5.9915	LOTS [CURRENT]	1	LOTS [PROPOSED]	1

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	Zohreh Malek	<input checked="" type="checkbox"/> APPLICANT	Lithia c/o Golden Property Development, LLC
CONTACT PERSON		CONTACT PERSON	Mark Fernandez
ADDRESS	3845 Oak Lawn Ave	ADDRESS	20025 E Country Hollow Dr
CITY, STATE & ZIP	Dallas, TX 75219	CITY, STATE & ZIP	Walnut, CA 91789
PHONE	214-727-7422	PHONE	909-573-2765
E-MAIL	zohreh7@gmail.com	E-MAIL	mark@goldenpropertydevelopment.com

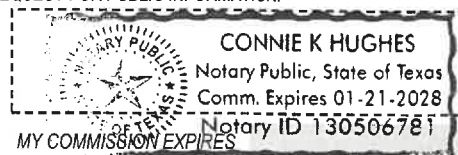
NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Zohreh Malek [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 \$ 369.83 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19TH DAY OF APRIL, 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 PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 DAY OF April, 2024
OWNER'S SIGNATURE Zohreh Malek

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



BUILDING USE SQUARE FOOTAGE

SHOWROOM	2,788 SF
SALES OFFICES	3,264 SF
CUSTOMER LOUNGE	1,300 SF
CUSTOMER RESTROOMS	662 SF
BREAKROOM & EMPLOYEE RESTROOMS	622 SF
BUILDING SUPPORT	253 SF
PARTS STORAGE	1,487 SF
SERVICE SHOP	15,344 SF
NEW VEHICLE DELIVERY	573 SF
SERVICE DRIVE	1,995 SF
SERVICE ADVISORS & CASHIER	840 SF
CASHIER AND RETAIL PARTS	1,074 SF

SITE PLAN KEYNOTES

#	NOTE
01	PAVING. REF: CIVIL
02	4" WHITE PARKING STRIPE. TYP. UNO
03	EV CHARGING STATION BY OWNER. G.C. TO COORDINATE WITH OWNER VENDOR, PROVIDE POWER AND HOOK UP. REF: ELECTRICAL
05	EXISTING PAVING TO REMAIN. REF: CIVIL
06	EXISTING FIRE HYDRANT. REF: CIVIL
07	EXISTING TREE TO REMAIN. REF: LANDSCAPE
08	EXISTING PIPE RAIL FENCE. G.C. TO REPAIR AND REPAINT, EP-1
09	EXISTING LIGHT POLE TO REMAIN
10	6" DIAMETER CONCRETE FILLED STEEL PIPE BOLLARD PRIMED AND PAINTED. REF: SITE DETAILS
11	EXISTING FIRE LANE
12	FIRE LANE - PAVEMENT MARKINGS, 6" WIDE RED PAINT WITH THE WORDS, "FIRE LANE - TOW AWAY ZONE" IN 4" WHITE LETTERS NO MORE THAN 25' ALTERNATING INTERVALS
13	CONCRETE CURB. REF: CIVIL
14	EXISTING PORTION OF CURB TO REMAIN. REF: CIVIL
15	CONCRETE SIDEWALK. REF: SITE DETAILS
16	LANDSCAPING. REF: CIVIL
17	LED LIGHT FIXTURE. REF: ELECTRICAL

CIVIL ENGINEER
CIVIL-CON CONSULTANTS, LLC
448 W. 19TH ST.
HOUSTON, TEXAS 77008
713.992.4148

STRUCTURAL ENGINEER
DALLY + ASSOCIATES, INC.
9800 RICHMOND AVE., SUITE 460
HOUSTON, TEXAS 77042
713.337.8881

MEP ENGINEER
SPECTRUM DESIGN ENGINEERS
19 SIERRA OAKS DR.
SUGAR LAND, TEXAS 77479
832.766.6076

PROJECT:
SOUTHWEST KIA OF
ROCKWALL

PROJECT ADDRESS:
1790 I-30 FRONTAGE RD.
ROCKWALL, TX 75087

SEAL/SIGNATURE:

PRELIMINARY
NOT TO BE USED FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION

ISSUE HISTORY:

DATE	DELTA	DESCRIPTION
TBD	IFP	ISSUE FOR PERMIT

PROJECT NUMBER: LA2204

ISSUE DATE: 04.04.2024

SHEET NAME:

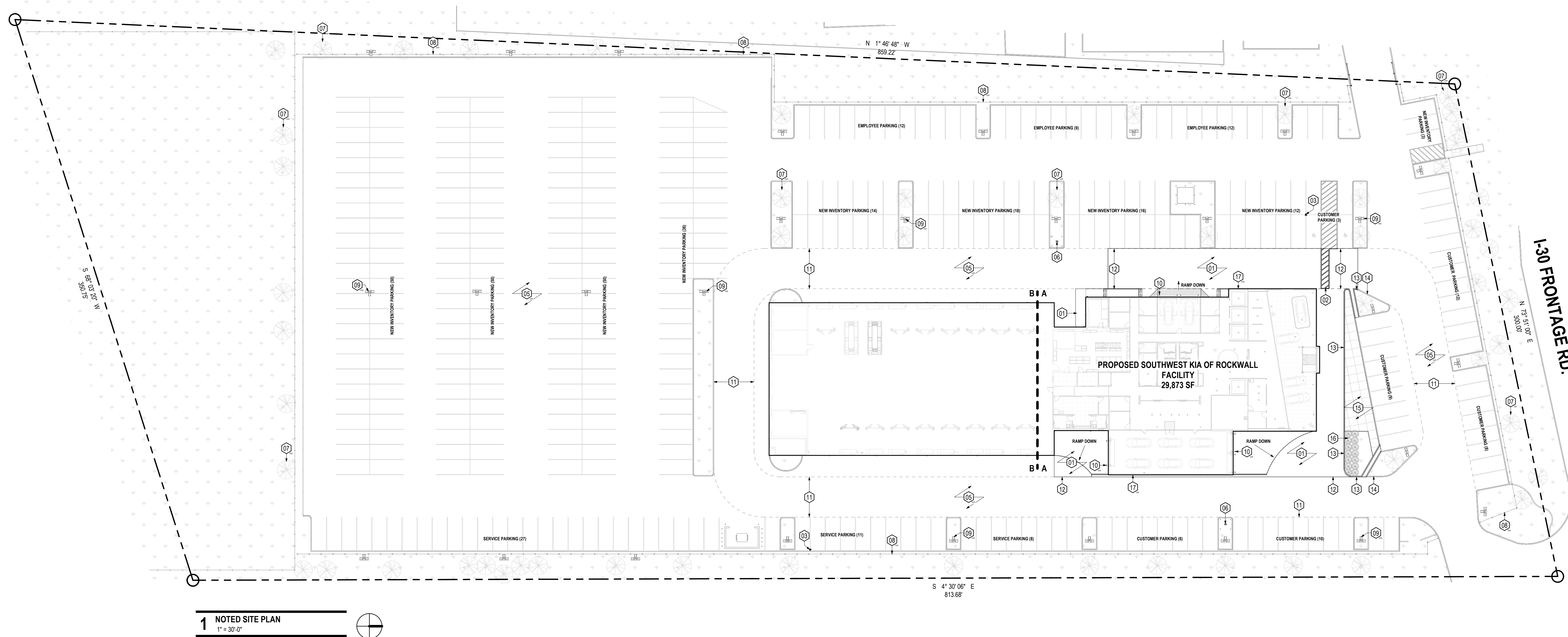
NOTED SITE PLAN

SHEET:

A102

CASE NUMBER: Z2024-010

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1 NOTED SITE PLAN
1" = 32' 0"

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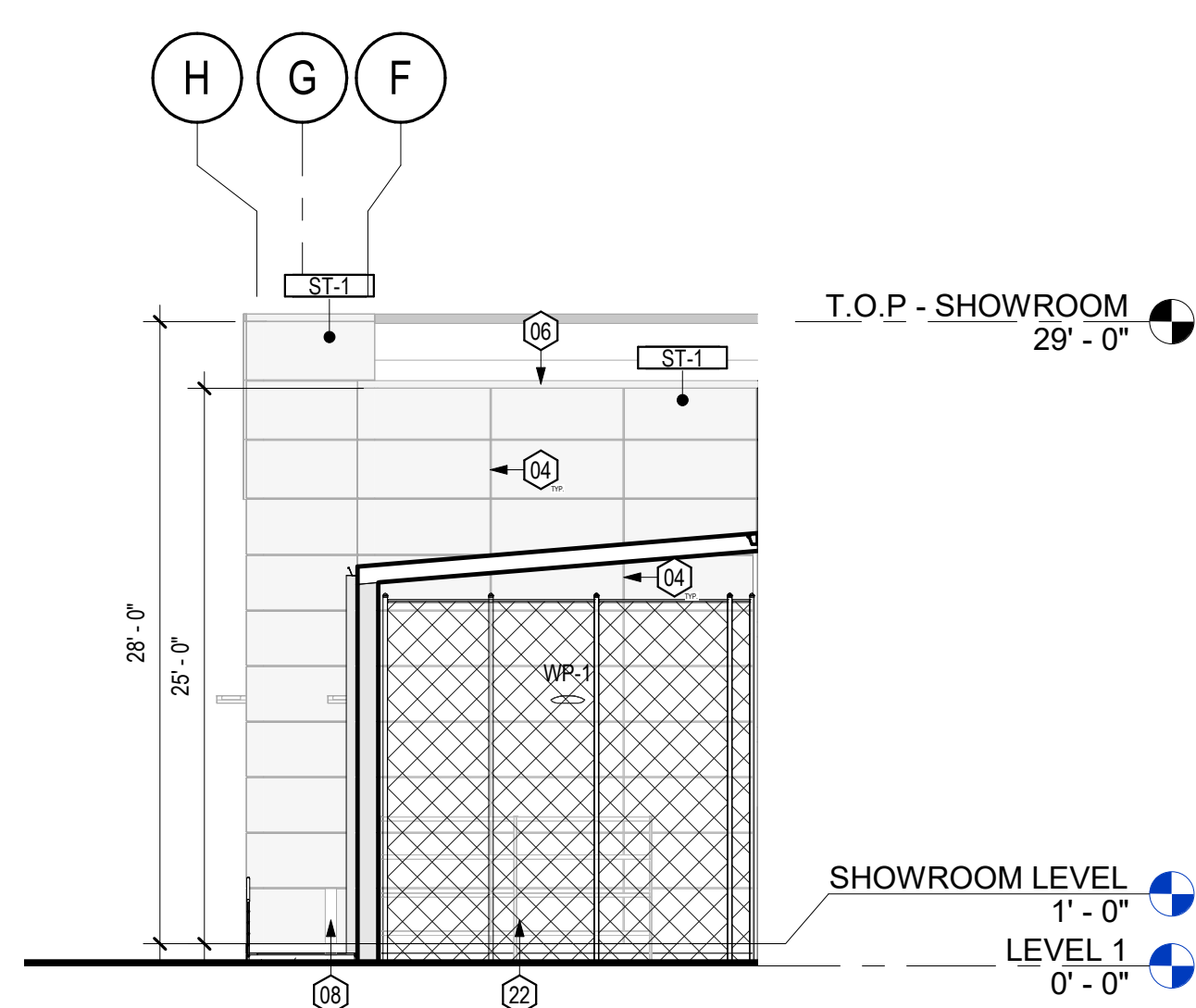
SHEET NAME:

EXTERIOR BUILDING ELEVATIONS

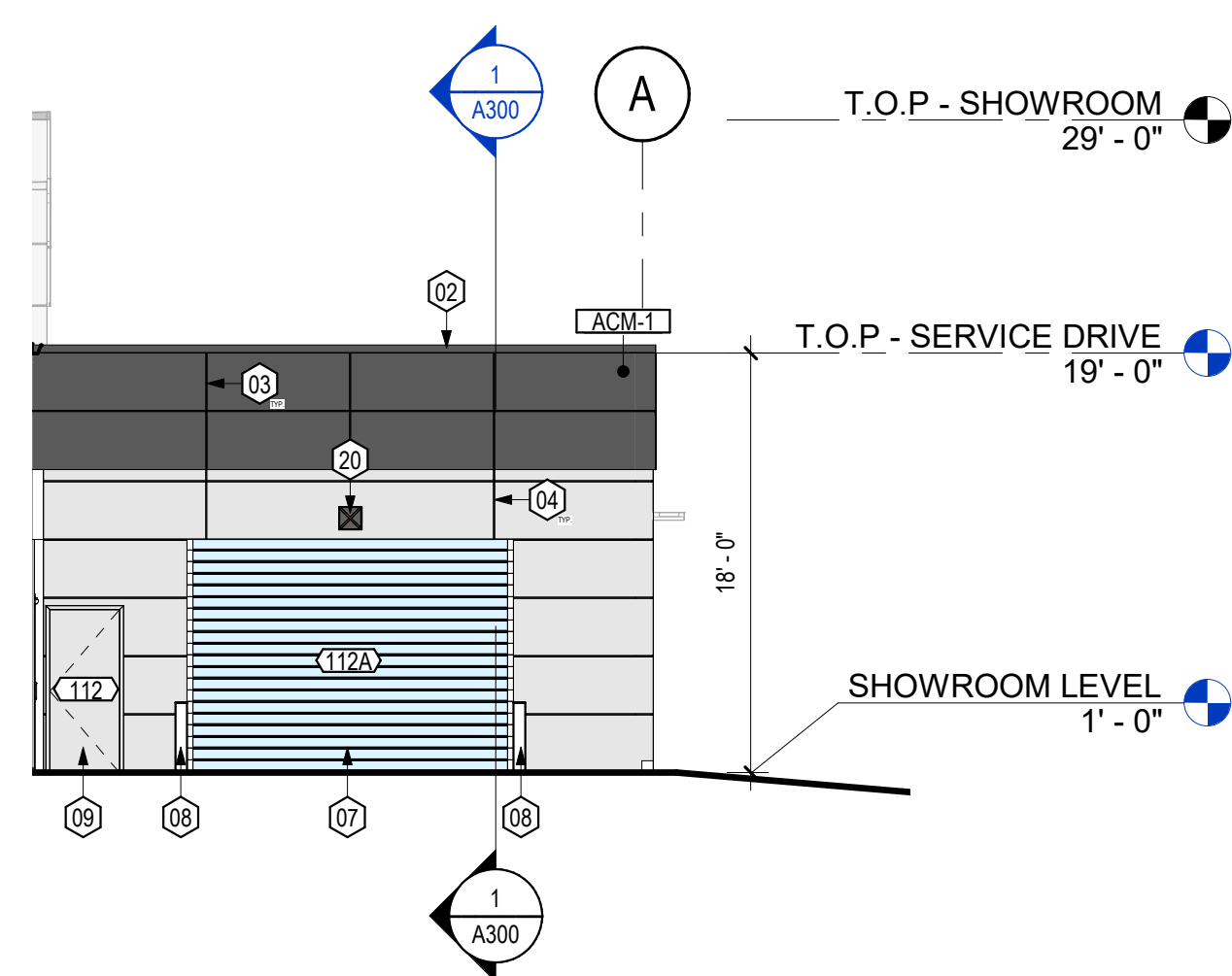
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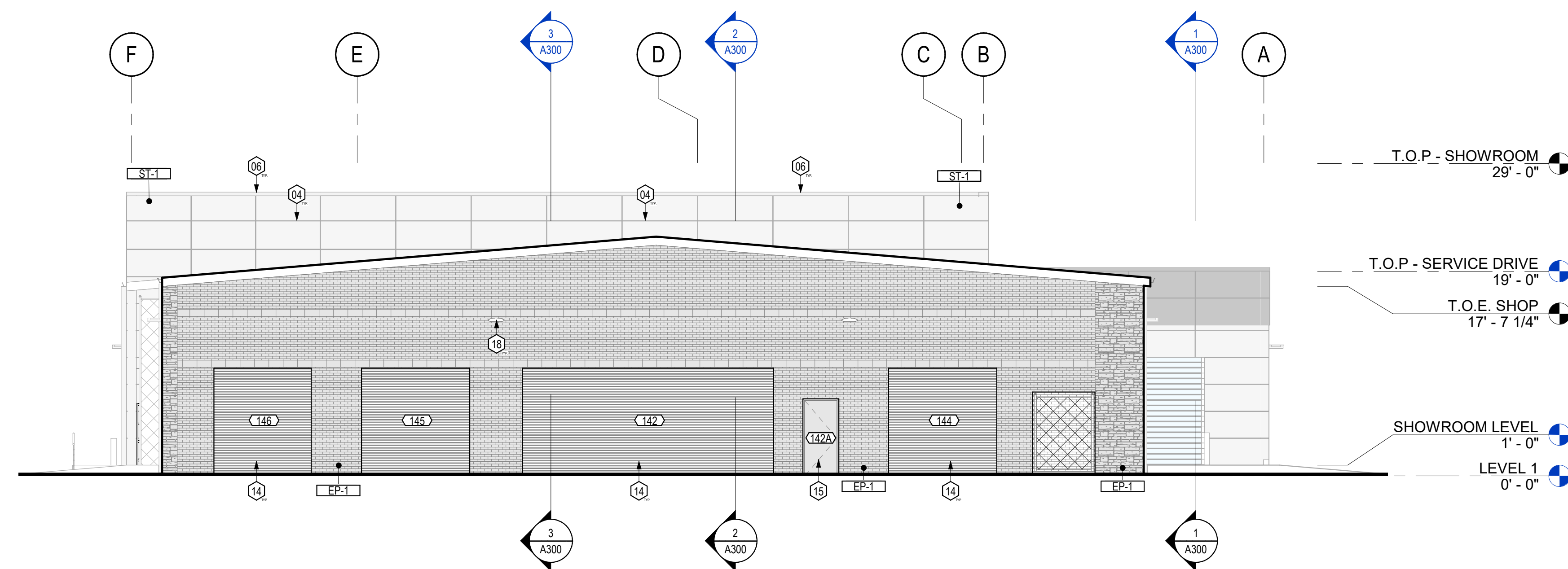
EXTERIOR ELEVATION KEYNOTES	
#	NOTE
01	BUILDING SIGNAGE BY OWNER. G.C. TO COORDINATE WITH OWNER VENDOR, PROVIDE POWER, AND HOOK UP. REF: ELECTRICAL
02	ACM PARAPET CAP. COLOR TO MATCH HOST WALL
03	ACM REVEAL. REF: WALL DETAILS
04	EIFS REVEAL. REF: WALL DETAILS
05	EXTERIOR GLAZING SYSTEM. REF: GLAZING ELEVATIONS AND SPECIFICATIONS
06	PREFINISHED PARAPET CAP. COLOR TO MATCH HOST WALL
07	OVERHEAD DOOR. REF: SCHEDULES
08	6" DIAMETER CONCRETE FILLED STEEL PIPE BOLLARD PRIMED AND PAINTED. REF: SITE DETAILS
09	MAN DOOR. REF: SCHEDULES
10	PREFINISHED METAL GUTTER AND DOWNSPOUT. COLOR TO MATCH HOST WALL
11	EQUIPMENT SCREEN. REF: SITE DETAILS
12	EXISTING EXTERIOR WALL TO REMAIN. G.C. TO PROTECT DURING CONSTRUCTION
13	EXISTING MECHANICAL LOUVER TO REMAIN
14	EXISTING OVERHEAD DOOR TO REMAIN. PAINT AS SCHEDULED
15	EXISTING DOOR AND FRAME TO REMAIN. PAINT AS SCHEDULED
16	EXISTING GLAZING TO REMAIN
17	EXISTING PREFINISHED METAL GUTTER AND DOWNSPOUT TO REMAIN. COLOR TO MATCH HOST WALL
18	EXISTING LIGHT FIXTURE TO REMAIN
19	ROOF LINE BEYOND
20	DIRECTIONAL SIGNAGE FIXTURE. REF: ELECTRICAL
21	LIGHT FIXTURE. REF: ELECTRICAL
22	CHAINLINK FENCE AND GATE. REF: SITE DETAILS
23	ACM BY PATTISON SIGN GROUP
24	KIA ENTRY PORTAL BY PATTISON SIGN GROUP



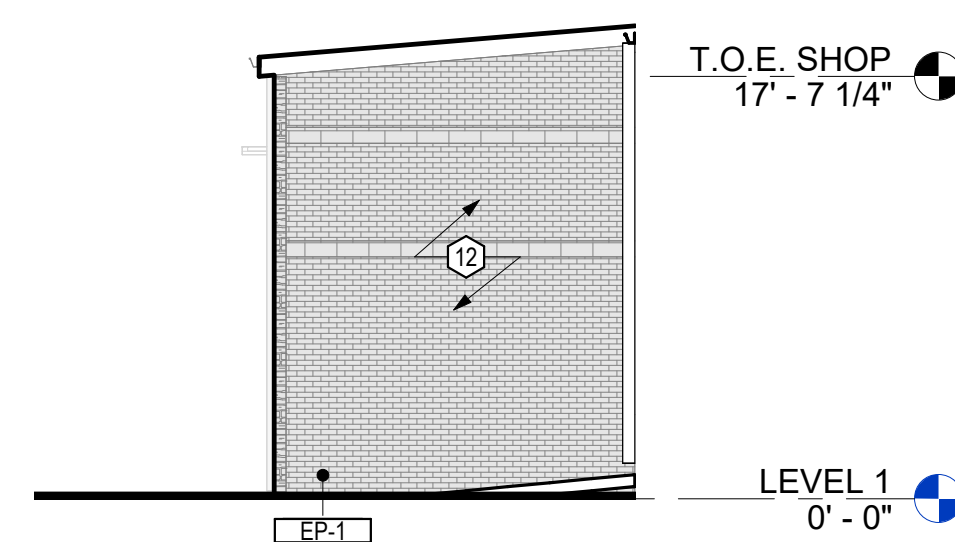
6 EXTERIOR BUILDING ELEVATION @ NVD - SOUTH
1/8" = 1'-0"



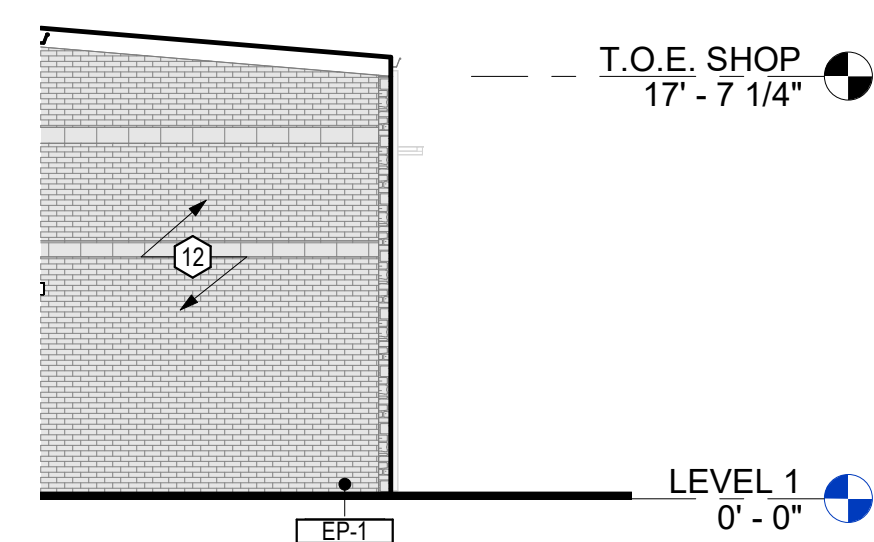
5 EXTERIOR BUILDING ELEVATION @ SERVICE DRIVE - SOUTH
1/8" = 1'-0"



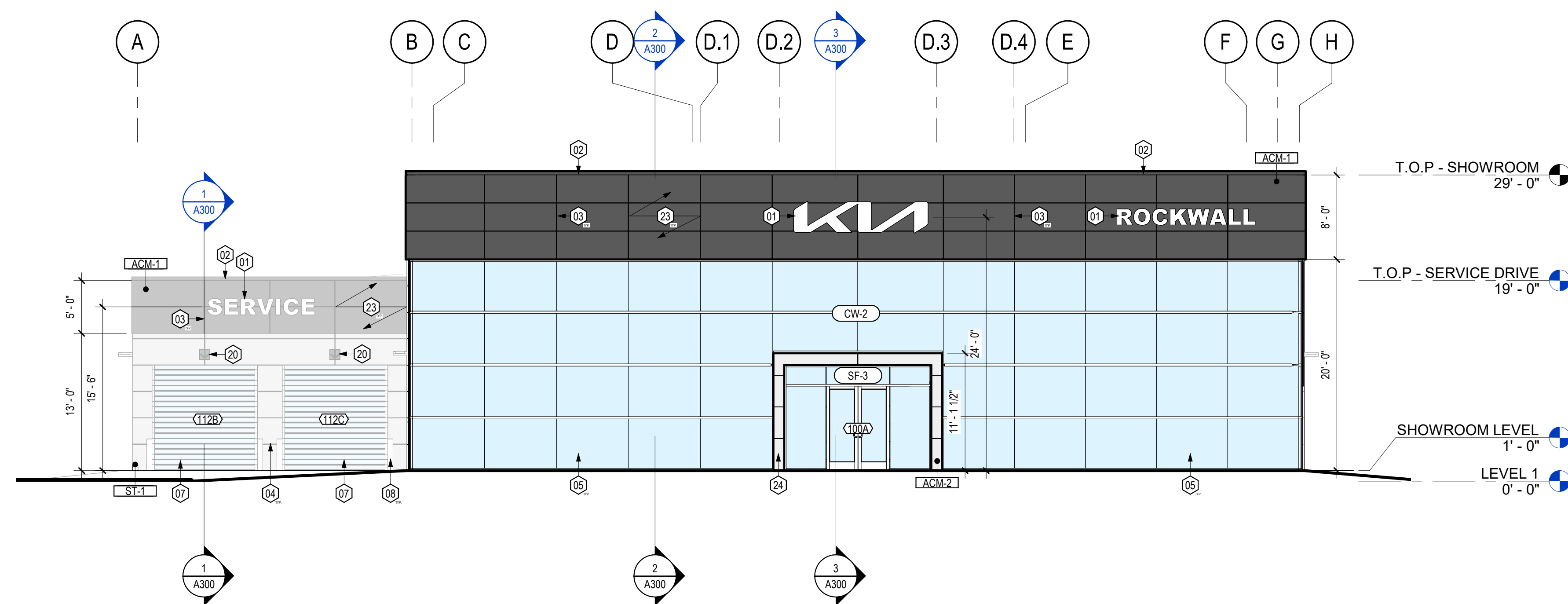
2 EXTERIOR BUILDING ELEVATION - SOUTH
1/8" = 1'-0"



4 EXTERIOR BUILDING ELEVATION @ SERVICE SHOP - NORTH
1/8" = 1'-0"



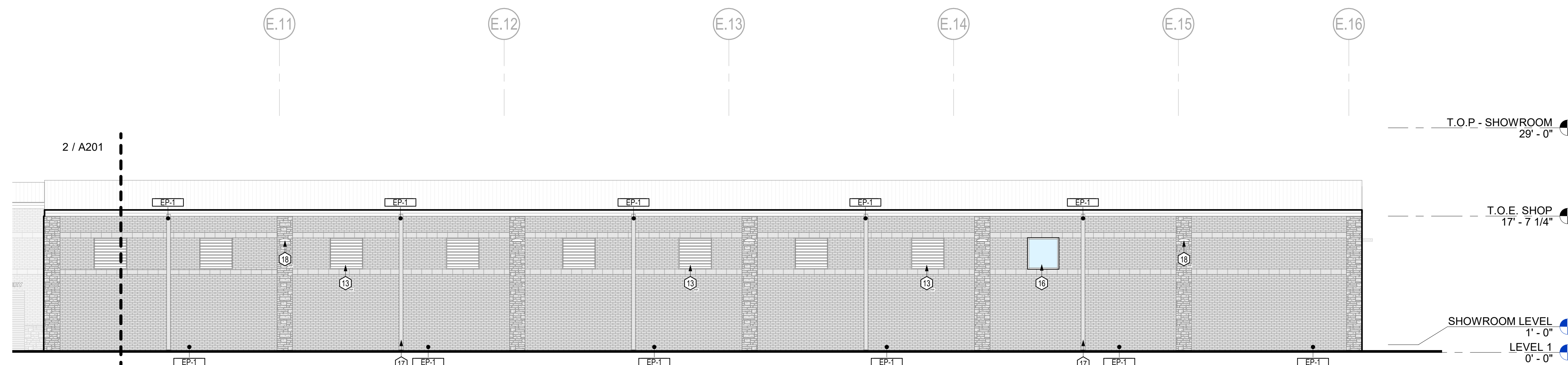
3 EXTERIOR BUILDING ELEVATION @ SERVICE SHOP - NORTH
1/8" = 1'-0"



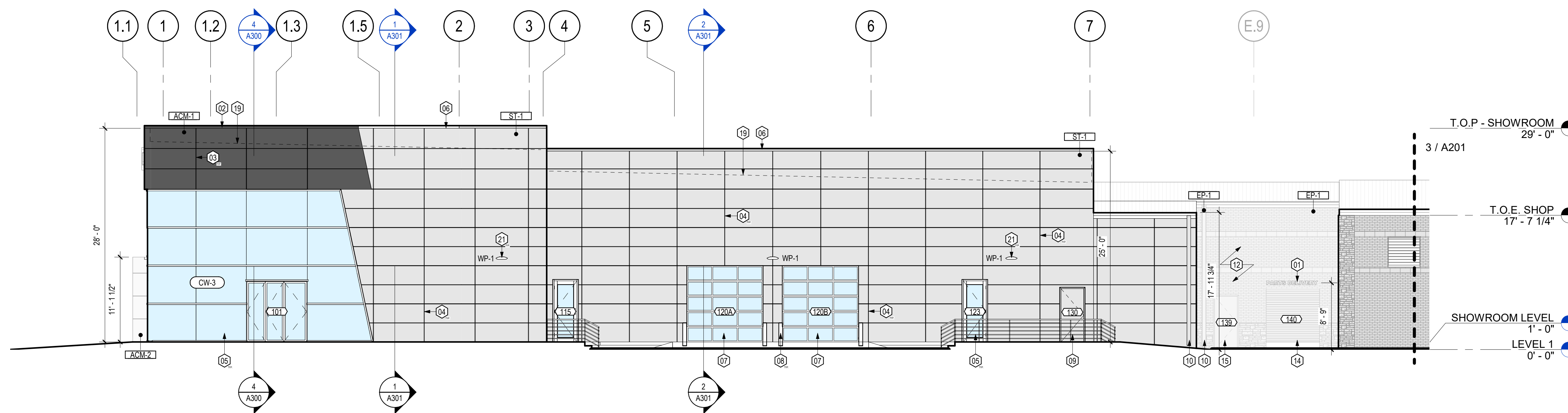
1 EXTERIOR BUILDING ELEVATION - NORTH
1/8" = 1'-0"

DATE	DELTA	DESCRIPTION
TBD	IFP	ISSUE FOR PERMIT

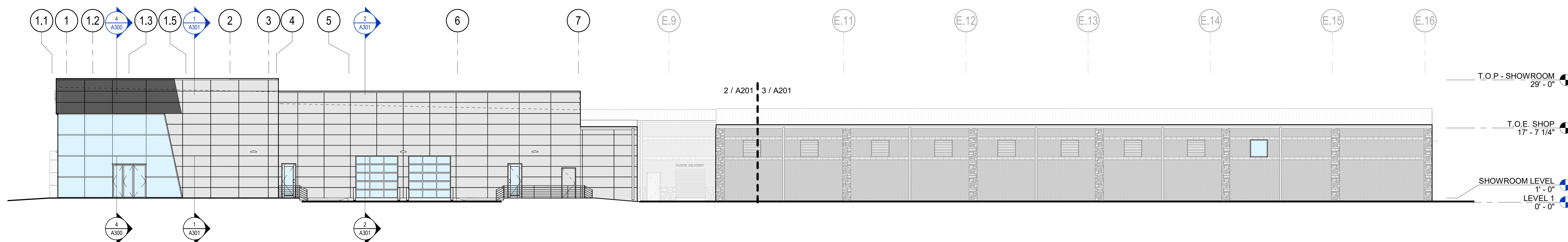
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3 EXTERIOR BUILDING ELEVATION - WEST - AREA B
1/8" = 1'-0"



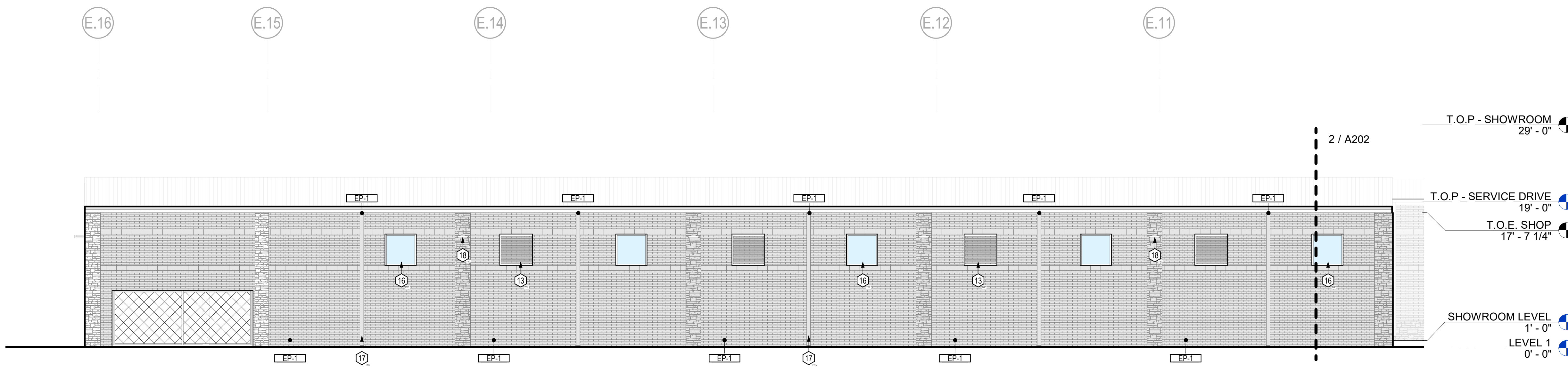
2 EXTERIOR BUILDING ELEVATION - WEST - AREA A
1/8" = 1'-0"



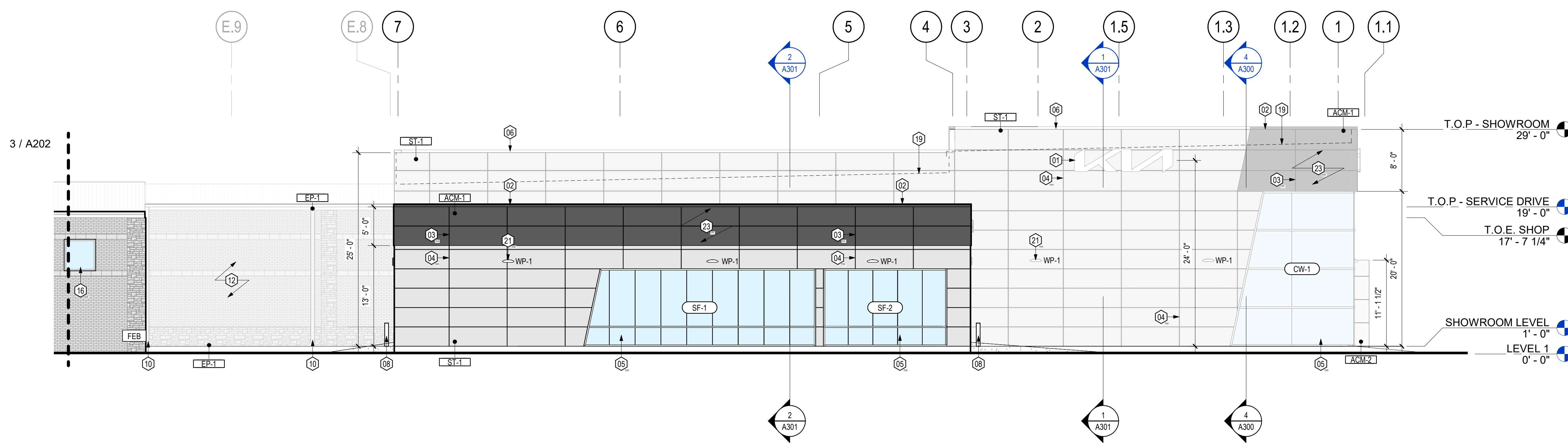
1 EXTERIOR BUILDING ELEVATION - WEST
3/32" = 1'-0"

DATE	DELTA	DESCRIPTION
TBD	IFP	ISSUE FOR PERMIT

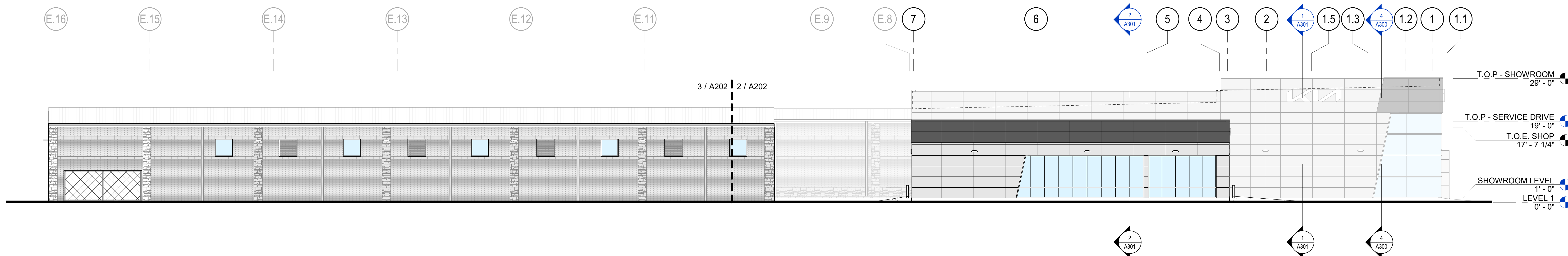
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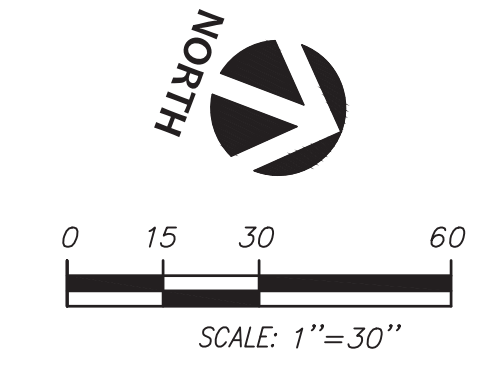
3 EXTERIOR BUILDING ELEVATION - EAST - AREA B
1/8" = 1'-0"



2 EXTERIOR BUILDING ELEVATION - EAST - AREA A
1/8" = 1'-0"



1 EXTERIOR BUILDING ELEVATION - EAST
3/32" = 1'-0"



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832.766.6076



BUCKSON
LANDSCAPE
ARCHITECTURE
abuckson@bucksonla.com
Phone: 832-273-2185

PROJECT:
SOUTHWEST KIA OF
ROCKWALL

PROJECT ADDRESS:
1790 I-30 FRONTAGE RD.
ROCKWALL, TX 75087

SEAL/SIGNATURE:
Amanda Buckson



ISSUE HISTORY:

DATE	DELTA	DESCRIPTION
04.02.2024		ISSUE FOR PERMIT

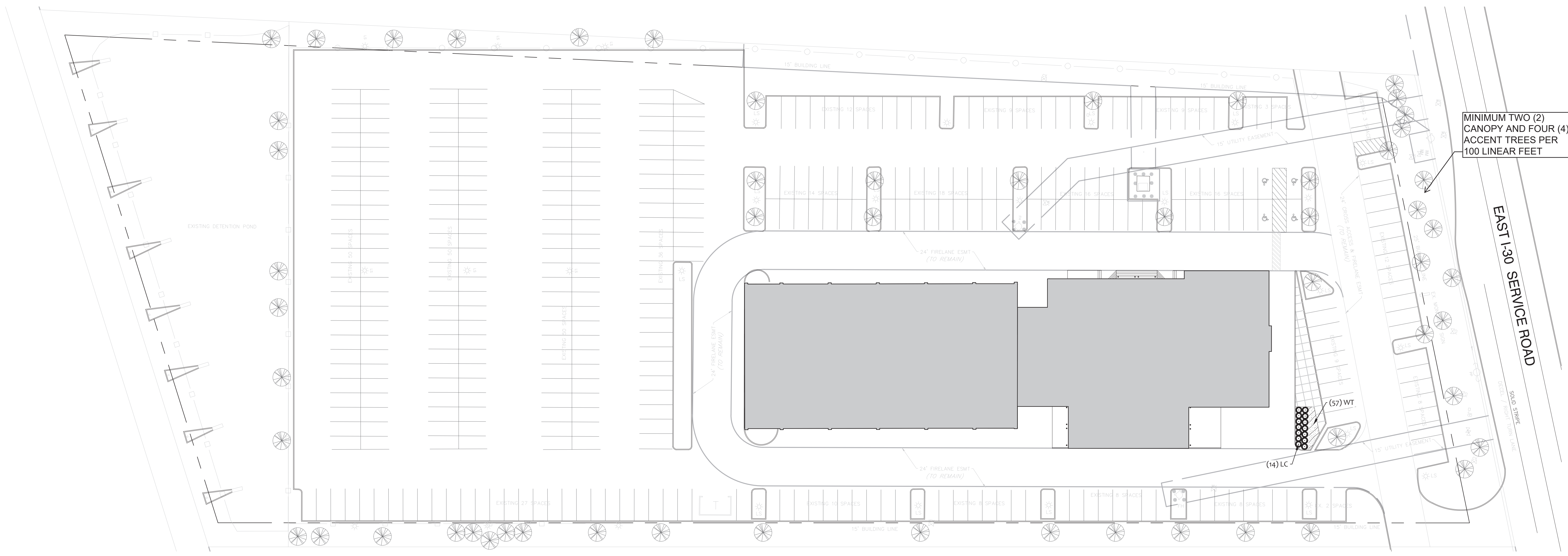
PROJECT NUMBER: LA2204

ISSUE DATE: 04/02/24

SHEET NAME:

PLANTING PLAN

SHEET:
L1.10



PLANT SCHEDULE

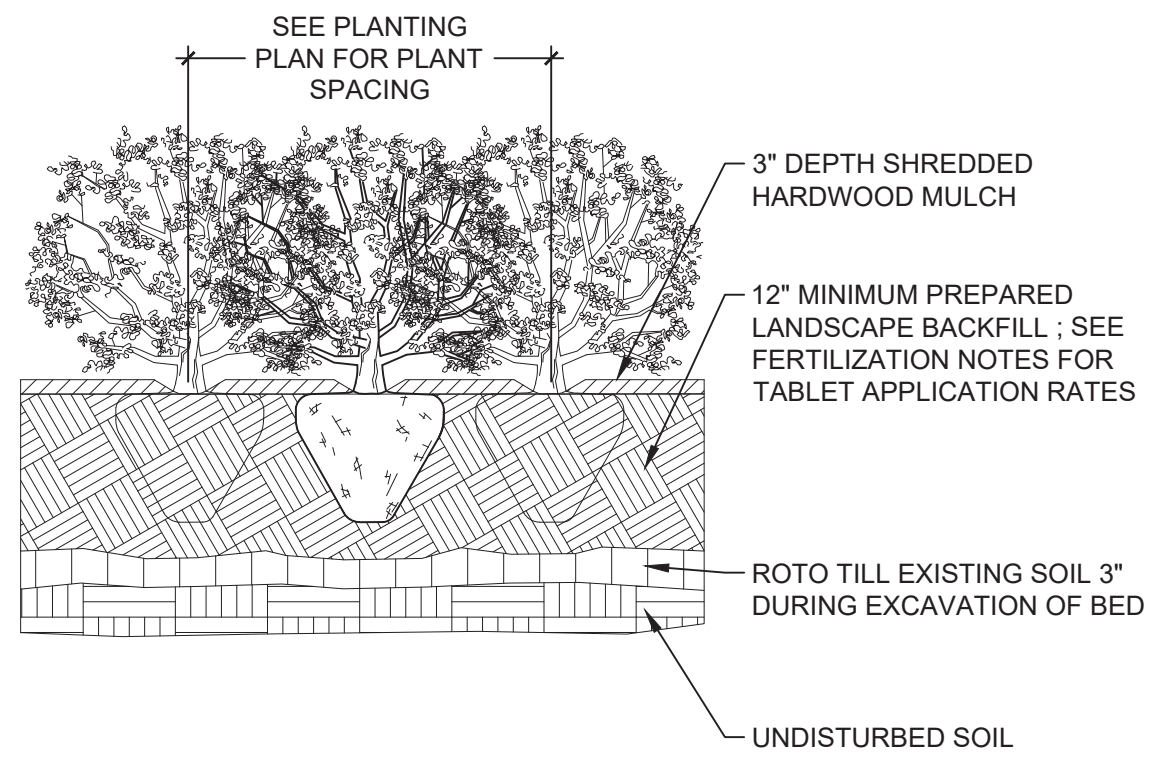
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	HT	SP
SHRUBS						
	LC	14	Texas Sage / Leucophyllum candidum Min. 48" at time of planting.	15 GAL	48"	48"
GROUND COVERS						
	WT	57	Creeping Oxeye / Wedelia trilobata	4"pot	6"	18"
TREES						
			Existing Tree to Remain			56

PLANTING NOTES

- ALL MATERIAL QUANTITIES ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES.
- CONTRACTOR SHALL HAVE ALL UTILITY LINES LOCATED BEFORE PERFORMING ANY EXCAVATION FOR LANDSCAPE AND/OR IRRIGATION INSTALLATION. CONTRACTOR SHALL TAKE NECESSARY STEPS TO PROTECT EXISTING UTILITIES.
- PRIOR TO APPLYING SOD OR HYDROSEED, ALL STONES AND DEBRIS LARGER THAN 1 INCH IN ANY DIMENSION SHALL BE REMOVED AND SURFACE MUST BE TOP DRESSED WITH 2" OF TOPSOIL AND FINE GRADED SMOOTH.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING A FULL AND HEALTHY STAND OF GRASS AT THE TIME OF POSSESSION BY THE OWNER.
- ALL AREAS DISTURBED BY CONSTRUCTION (INCLUDING AREAS OUTSIDE PROPERTY LINES) SHALL BE PLANTED AND WATERED A MINIMUM OF 10 WEEKS OR UNTIL GRASS IS FULLY ESTABLISHED.
- LANDSCAPE BED EDGING SHALL BE PROVIDED WHERE INDICATED ON PLANS AND BETWEEN PLANTING/STONE BEDS AND LAWN AREAS/SIDEWALKS. SEE SHEET L3.1 FOR DETAILS.
- OPEN AREAS WITHIN LANDSCAPE BEDS SHALL BE MULCHED AS SHOWN IN DETAILS ON SHEET L3.1 AND AS SPECIFIED.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING PHOTOGRAPHS OF ACTUAL LANDSCAPE MATERIALS AND SUBMITTING THEM TO THE LANDSCAPE ARCHITECT OF RECORD FOR APPROVAL PRIOR TO INSTALLATION.
- PLANT MATERIAL SELECTED SHALL FOLLOW THE GUIDELINES OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND MEET OR EXCEED ALL SIZE REQUIREMENTS LISTED ON PLANT SCHEDULE.
- ALL PLANTINGS SHALL BE MAINTAINED IN A HEALTHY STATE BY LANDSCAPE CONTRACTOR AND SHALL BE WARRANTED (FOR REPLACEMENT) FOR ONE (1) CALENDAR YEAR AFTER ACCEPTANCE OF THE LANDSCAPE INSTALLATION.

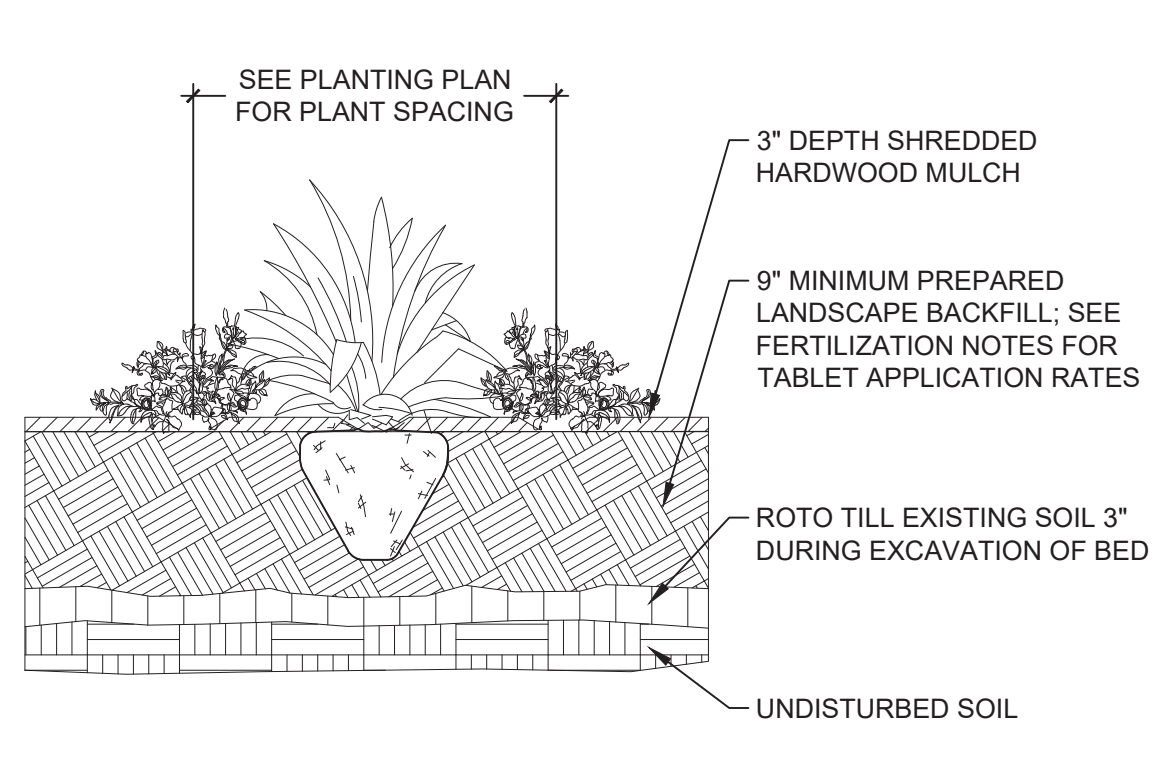
PLANTING NOTES

- SHRUBS AND TREES**
- ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFORMLY AROUND THE ROOT MASS AT A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.
- APPLICATION RATE:**
- 1 GALLON CONTAINER: 1 - 21 GRAM TABLET
 - 3 GALLON CONTAINER: 2 - 21 GRAM TABLETS
 - 5 GALLON CONTAINER: 3 - 21 GRAM TABLETS
 - 7 GALLON CONTAINER: 4 - 21 GRAM TABLETS
- TREES:**
- 3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER PALMS:
 - 7 - 21 GRAM TABLETS
- GROUNDCOVER AREAS**
- ALL GROUNDCOVER AREAS SHALL RECEIVE FERTILIZATION WITH "MIRACLE-GRO LIQUID QUICK START PLANT FOOD." APPLY PER MANUFACTURER'S SPECIFICATIONS.
- SOIL NOTES**
- APPLY PRE-EMERGENT TO ALL BED AREAS.
- PREPARED LANDSCAPE BACKFILL SHALL HAVE A MINIMUM DEPTH AS SPECIFIED IN EACH DETAIL. PLANT MIX SHALL CONSIST OF THE FOLLOWING:
 - 1/3 COMPOST
 - 1/3 TOPSOIL
 - 1/3 ANGULAR SAND
 - SOD/HYDROMULCH AREAS SHALL RECEIVE 2 INCH MINIMUM TOPSOIL.



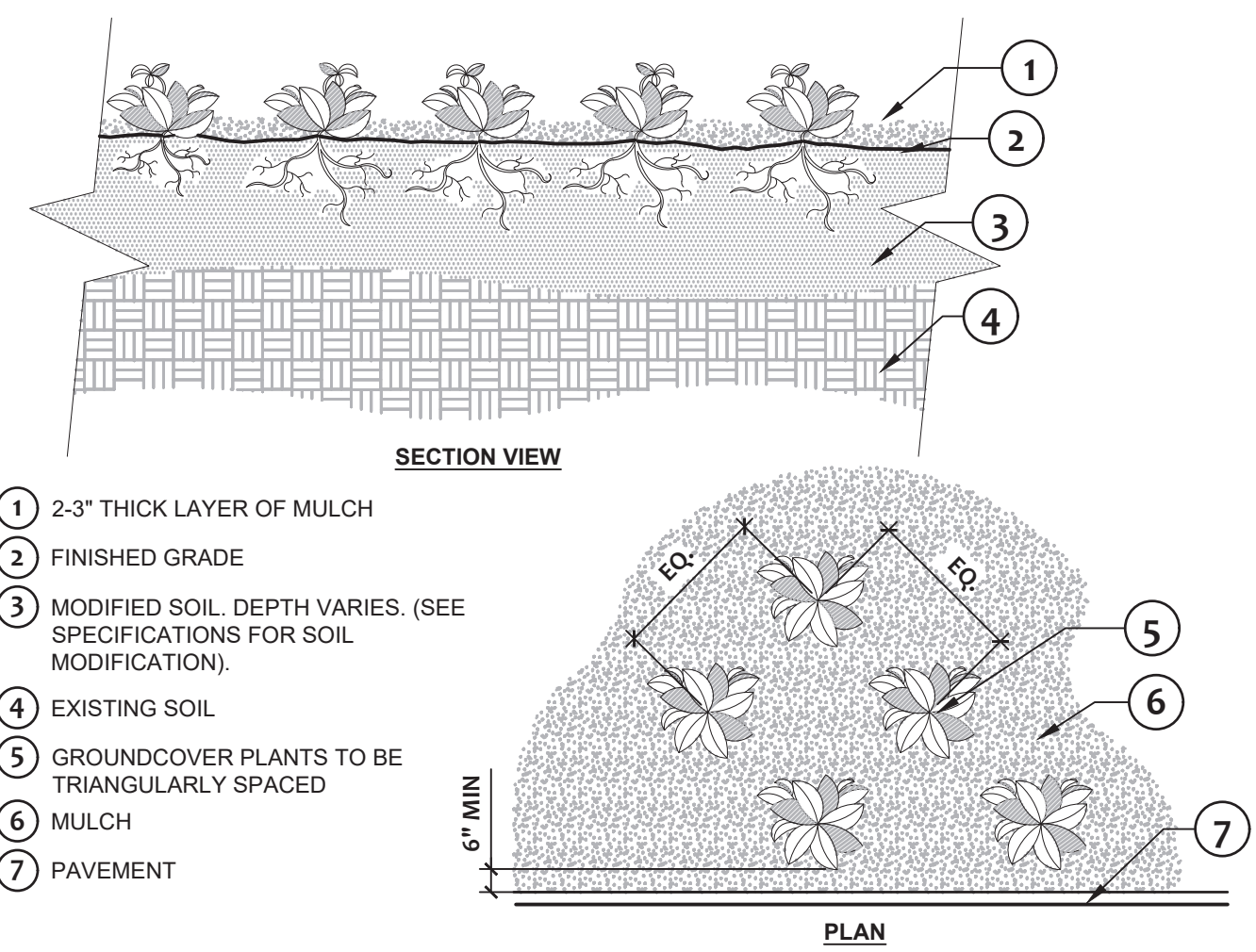
- NOTES:**
- PLANT SHRUBS ON TRIANGULAR SPACING WHEN NOT A PART OF A SINGLE ROW.
 - LOOSEN ROOTS ON SURFACE OF ROOTBALL PRIOR TO PLANTING.

1 SHRUB BED PLANTING
NTS 00-04



- NOTES:**
- PLACE PLANTS ON TRIANGULAR SPACING WHEN NOT A PART OF A SINGLE ROW.
 - LOOSEN ROOTS ON SURFACE OF ROOTBALL PRIOR TO PLANTING.

2 PERENNIAL ANNUAL PLANTING
NTS 00-05



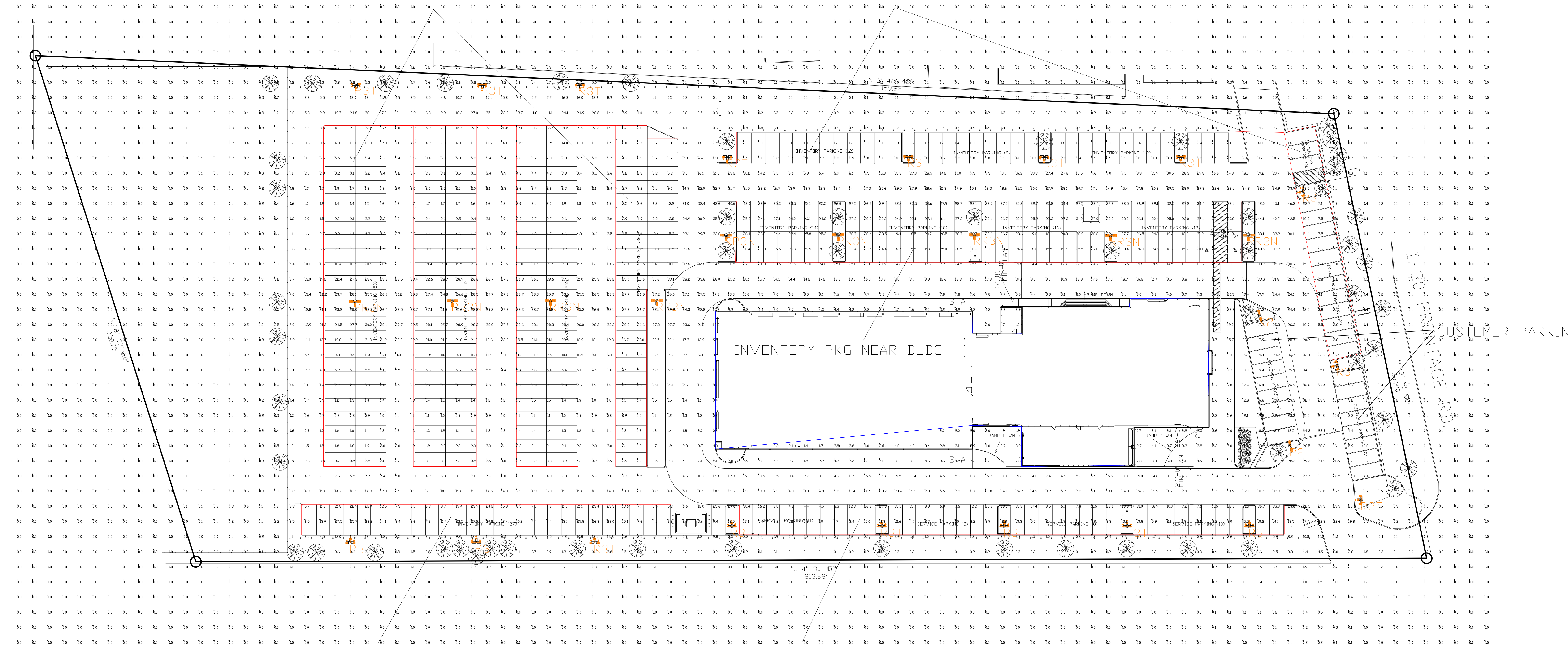
- NOTES:**
- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
 - SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL.)
 - SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

3 GROUNDCOVER
3/4" = 1'-0"
FX-PL-FX-GROU-01

URBAN TREE FOUNDATION © 2014
OPEN SOURCE. FREE TO USE

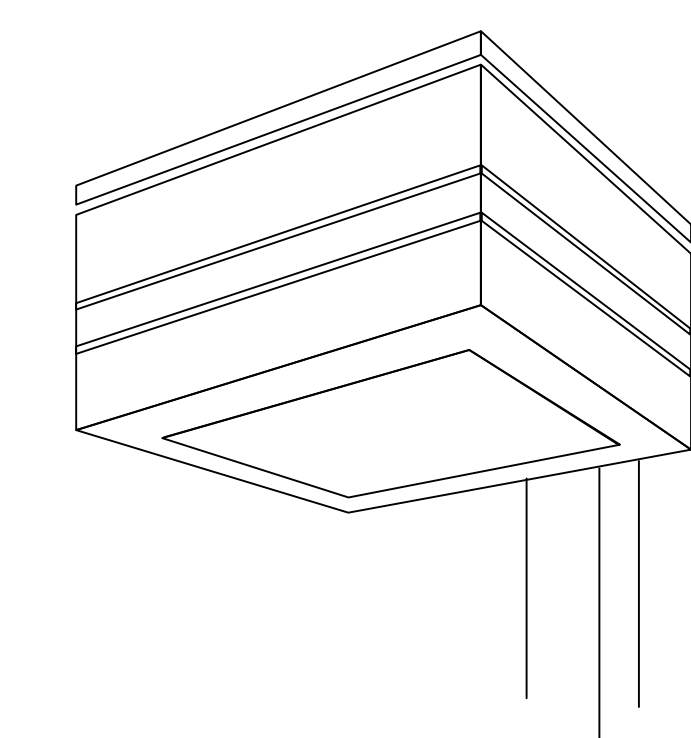
INVENTORY PKG INTERIOR

INVENTORY PERIMETER 2



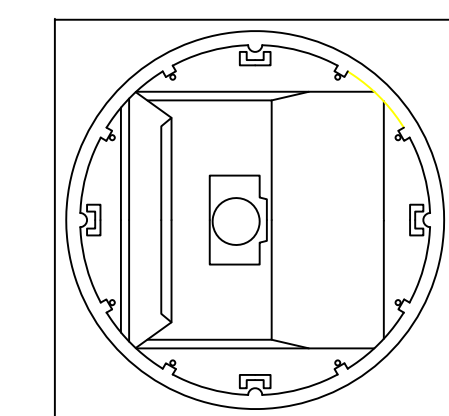
INVENTORY PERIMETER 1

SERVICE PKG



**GREENBRIAR
FLAT LENS
IESNA FULL CUTOFF**

IMPORTANT



ROTATED REFLECTOR
NOTE: Reflector MUST be field rotated by the CONTRACTOR to correspond with the direction indicated by the arrows on this layout.

EXAMPLE OF DIRECTIONAL ARROW

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALCS @ 4' ABOVE GRADE	ILLUMINANCE	Fc	5.55	46.3	0.0	N.A.	N.A.
CUSTOMER PARKING	ILLUMINANCE	Fc	12.80	29.3	0.9	14.22	32.56
INVENTORY PERIMETER 1	ILLUMINANCE	Fc	11.17	30.2	0.8	13.96	37.75
INVENTORY PERIMETER 2	ILLUMINANCE	Fc	3.81	22.7	0.6	6.35	37.83
INVENTORY PKG INTERIOR	ILLUMINANCE	Fc	10.18	35.5	0.8	12.73	44.38
INVENTORY PKG NEAR BLDG	ILLUMINANCE	Fc	25.52	43.0	12.3	2.07	3.50
SERVICE PKG	ILLUMINANCE	Fc	6.48	18.2	0.8	8.10	22.75

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts
	2	R2	D180°	GFR-AI-750-PSMV-F-D180	24'	0.600	0.600	136876	1624
	18	R3T	3 @ 90 DEGREES ROTATED	GFR-FP-750-PSMV-F-3HSS-T90RDT	24'	0.600	0.600	88986	2436
	9	RR3N	3 @ 90	GFR-AI-750-PSMV-F-T90	24'	0.600	0.600	205314	2436

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions. This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Total Project Watts
Total Watts = 69020



LIGHTING PROPOSAL LD-159737
SOUTHWEST KIA OF ROCKWALL
1790 I-30 FRONTAGE RD
ROCKWALL, TX

BY: [Signature] DATE: 05/24 REV: SHEET 1 OF 1

SCALE: 1"=30'



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	1790 I-30 Frontage Rd		
SUBDIVISION	Rockwall Kia	LOT	1
		BLOCK	1
GENERAL LOCATION	South side of East I-30, 1785'+- from John King Blvd.		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light Industrial	CURRENT USE	Existing Southwest KIA Car Dealership
PROPOSED ZONING	SUP (New & Used Motor Vehicle Dealership)	PROPOSED USE	Existing Southwest KIA Car Dealership to remain
ACREAGE	5.9915	LOTS [CURRENT]	1
		LOTS [PROPOSED]	1

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	Zohreh Malek	<input checked="" type="checkbox"/> APPLICANT	Lithia c/o Golden Property Development, LLC
CONTACT PERSON		CONTACT PERSON	Mark Fernandez
ADDRESS	3845 Oak Lawn Ave	ADDRESS	20025 E Country Hollow Dr
CITY, STATE & ZIP	Dallas, TX 75219	CITY, STATE & ZIP	Walnut, CA 91789
PHONE	214-727-7422	PHONE	909-573-2765
E-MAIL	zohreh7@gmail.com	E-MAIL	mark@goldenpropertydevelopment.com

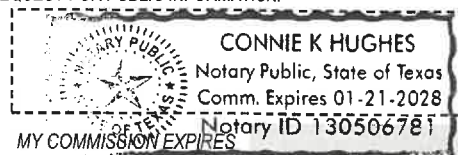
NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Zohreh Malek [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 \$ 369.83 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19TH DAY OF APRIL, 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 PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 DAY OF April, 2024
OWNER'S SIGNATURE Zohreh Malek

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



0 65 130 260 390 520 Feet

SP2024-019: Site Plan for Rockwall KIA

LI

AG



LI

Case Location Map = 

PD-83



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.



BUILDING USE SQUARE FOOTAGE

SHOWROOM	2,788 SF
SALES OFFICES	3,264 SF
CUSTOMER LOUNGE	1,300 SF
CUSTOMER RESTROOMS	662 SF
BREAKROOM & EMPLOYEE RESTROOMS	622 SF
BUILDING SUPPORT	253 SF
PARTS STORAGE	1,487 SF
SERVICE SHOP	15,344 SF
NEW VEHICLE DELIVERY	573 SF
SERVICE DRIVE	1,995 SF
SERVICE ADVISORS & CASHIER	840 SF
CASHIER AND RETAIL PARTS	1,074 SF

SITE PLAN KEYNOTES

#	NOTE
01	PAVING. REF: CIVIL
02	4" WHITE PARKING STRIPE. TYP. UNO
03	EV CHARGING STATION BY OWNER. G.C. TO COORDINATE WITH OWNER VENDOR, PROVIDE POWER AND HOOK UP. REF: ELECTRICAL
05	EXISTING PAVING TO REMAIN. REF: CIVIL
06	EXISTING FIRE HYDRANT. REF: CIVIL
07	EXISTING TREE TO REMAIN. REF: LANDSCAPE
08	EXISTING PIPE RAIL FENCE. G.C. TO REPAIR AND REPAINT, EP-1
09	EXISTING LIGHT POLE TO REMAIN
10	6" DIAMETER CONCRETE FILLED STEEL PIPE BOLLARD PRIMED AND PAINTED. REF: SITE DETAILS
11	EXISTING FIRE LANE
12	FIRE LANE - PAVEMENT MARKINGS, 6" WIDE RED PAINT WITH THE WORDS, "FIRE LANE - TOW AWAY ZONE" IN 4" WHITE LETTERS NO MORE THAN 25' ALTERNATING INTERVALS
13	CONCRETE CURB. REF: CIVIL
14	EXISTING PORTION OF CURB TO REMAIN. REF: CIVIL
15	CONCRETE SIDEWALK. REF: SITE DETAILS
16	LANDSCAPING. REF: CIVIL
17	LED LIGHT FIXTURE. REF: ELECTRICAL

CIVIL ENGINEER
CIVIL-CON CONSULTANTS, LLC
448 W. 19TH ST.
HOUSTON, TEXAS 77008
713.992.4148

STRUCTURAL ENGINEER
DALLY + ASSOCIATES, INC.
9800 RICHMOND AVE., SUITE 460
HOUSTON, TEXAS 77042
713.337.8881

MEP ENGINEER
SPECTRUM DESIGN ENGINEERS
19 SIERRA OAKS DR.
SUGAR LAND, TEXAS 77479
832.766.6076

PROJECT:
SOUTHWEST KIA OF
ROCKWALL

PROJECT ADDRESS:
1790 I-30 FRONTAGE RD.
ROCKWALL, TX 75087

SEAL/SIGNATURE:

PRELIMINARY
NOT TO BE USED FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION

ISSUE HISTORY:

DATE	DELTA	DESCRIPTION
TBD	IFP	ISSUE FOR PERMIT

PROJECT NUMBER: LA2204

ISSUE DATE: 04.04.2024

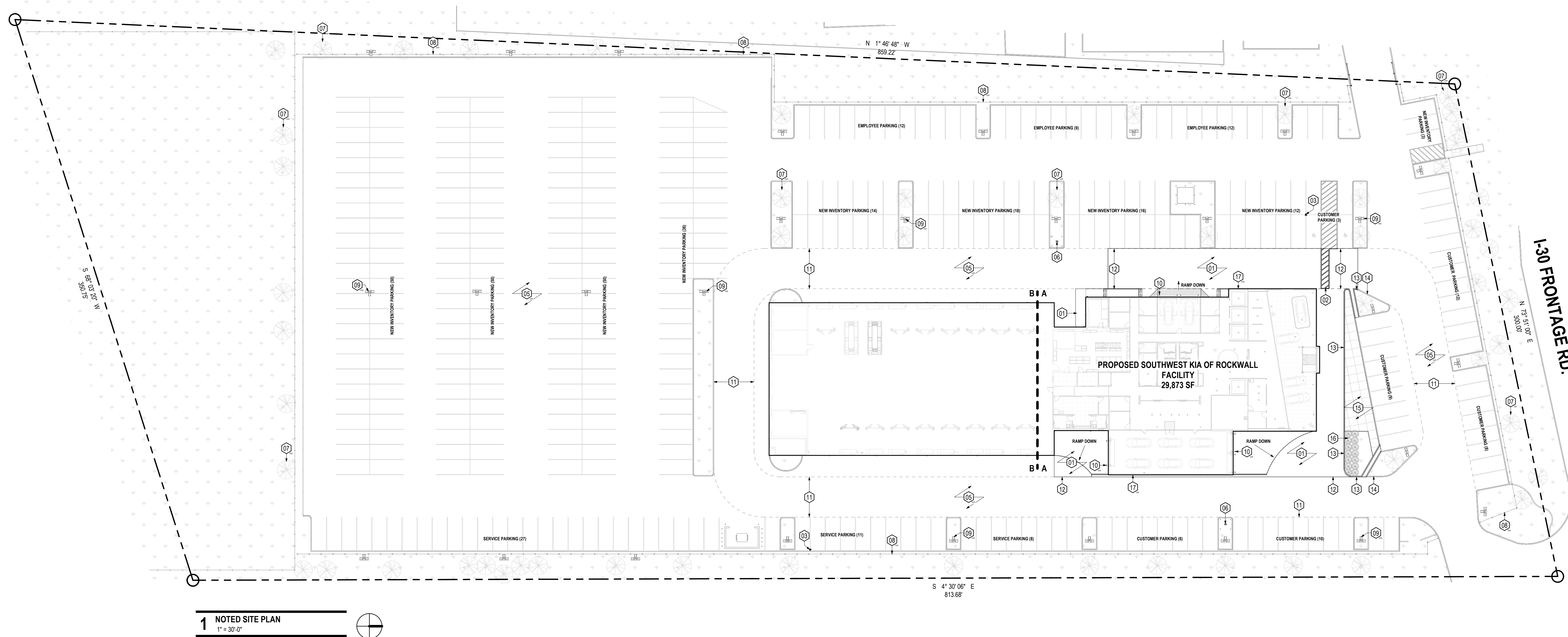
SHEET NAME:

NOTED SITE PLAN

SHEET:

A102

CASE NUMBER: Z2024-010



1 NOTED SITE PLAN
1" = 32'-0"

CIVIL ENGINEER
CIVIL-CON CONSULTANTS, LLC
448 W. 19TH ST.
HOUSTON, TEXAS 77008
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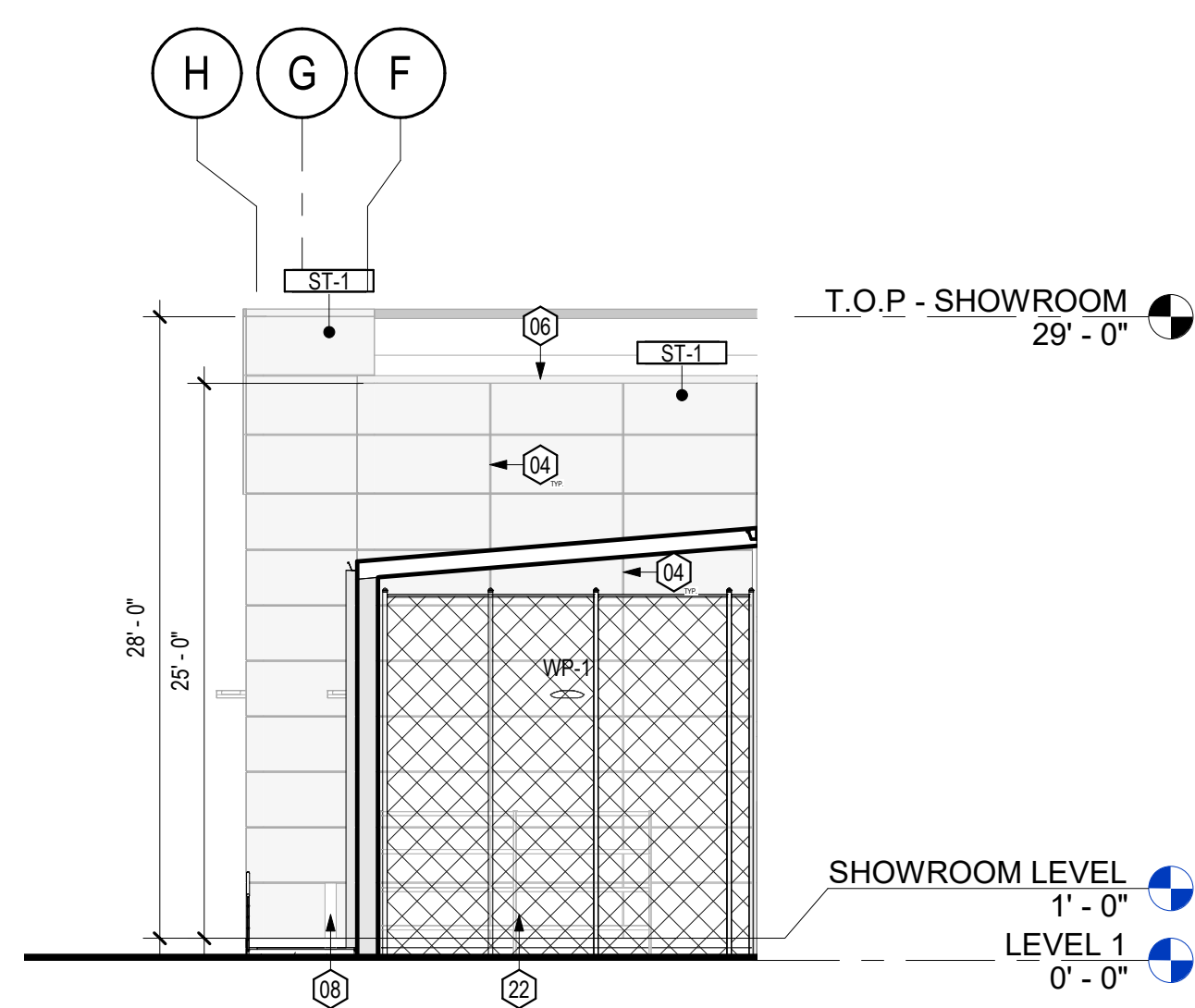
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EXTERIOR BUILDING ELEVATIONS

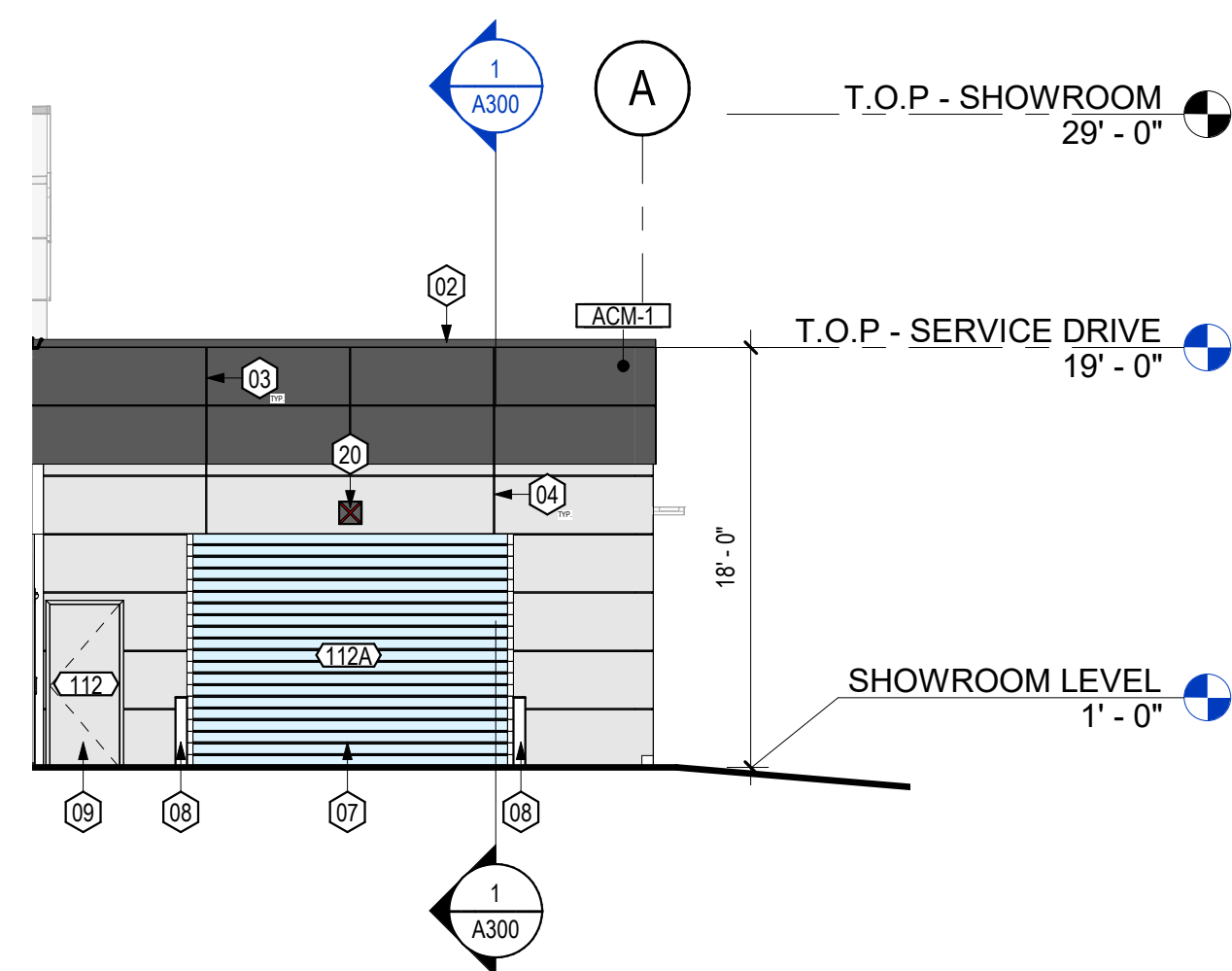
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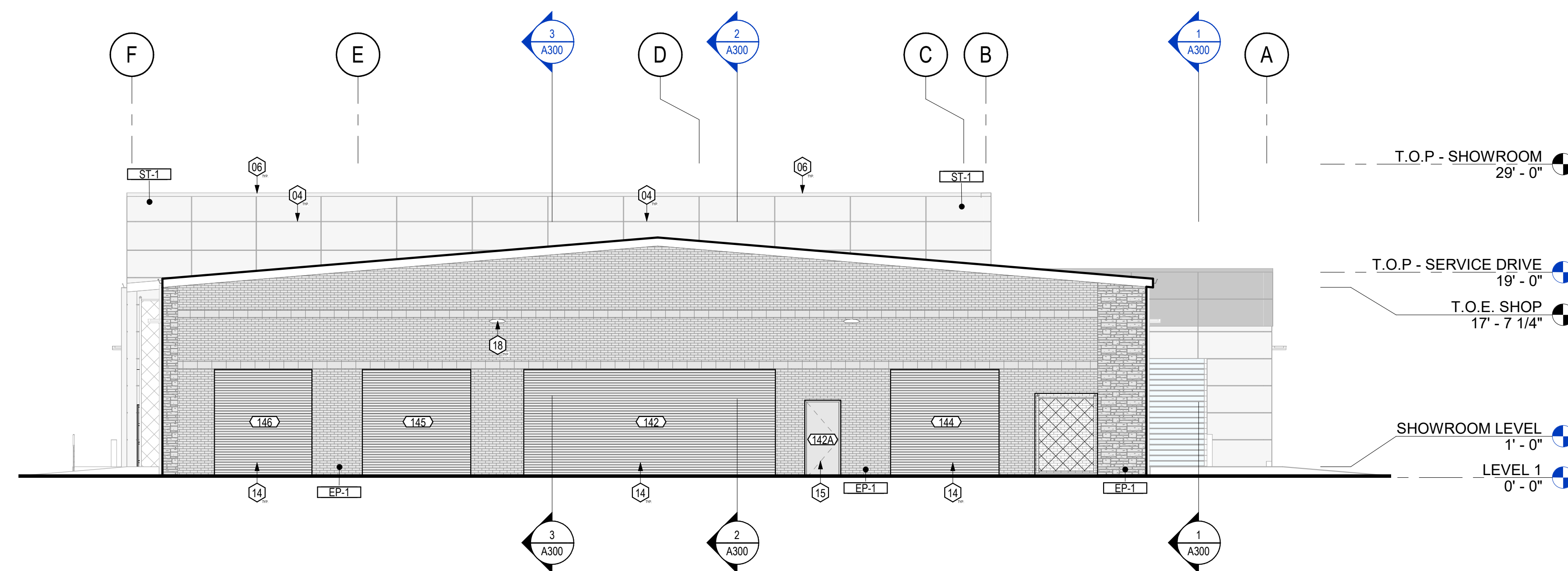
EXTERIOR ELEVATION KEYNOTES	
#	NOTE
01	BUILDING SIGNAGE BY OWNER. G.C. TO COORDINATE WITH OWNER VENDOR, PROVIDE POWER, AND HOOK UP. REF: ELECTRICAL
02	ACM PARAPET CAP. COLOR TO MATCH HOST WALL
03	ACM REVEAL. REF: WALL DETAILS
04	EIFS REVEAL. REF: WALL DETAILS
05	EXTERIOR GLAZING SYSTEM. REF: GLAZING ELEVATIONS AND SPECIFICATIONS
06	PREFINISHED PARAPET CAP. COLOR TO MATCH HOST WALL
07	OVERHEAD DOOR. REF: SCHEDULES
08	6" DIAMETER CONCRETE FILLED STEEL PIPE BOLLARD PRIMED AND PAINTED. REF: SITE DETAILS
09	MAN DOOR. REF: SCHEDULES
10	PREFINISHED METAL GUTTER AND DOWNSPOUT. COLOR TO MATCH HOST WALL
11	EQUIPMENT SCREEN. REF: SITE DETAILS
12	EXISTING EXTERIOR WALL TO REMAIN. G.C. TO PROTECT DURING CONSTRUCTION
13	EXISTING MECHANICAL LOUVER TO REMAIN
14	EXISTING OVERHEAD DOOR TO REMAIN. PAINT AS SCHEDULED
15	EXISTING DOOR AND FRAME TO REMAIN. PAINT AS SCHEDULED
16	EXISTING GLAZING TO REMAIN
17	EXISTING PREFINISHED METAL GUTTER AND DOWNSPOUT TO REMAIN. COLOR TO MATCH HOST WALL
18	EXISTING LIGHT FIXTURE TO REMAIN
19	ROOF LINE BEYOND
20	DIRECTIONAL SIGNAGE FIXTURE. REF: ELECTRICAL
21	LIGHT FIXTURE. REF: ELECTRICAL
22	CHAINLINK FENCE AND GATE. REF: SITE DETAILS
23	ACM BY PATTISON SIGN GROUP
24	KIA ENTRY PORTAL BY PATTISON SIGN GROUP



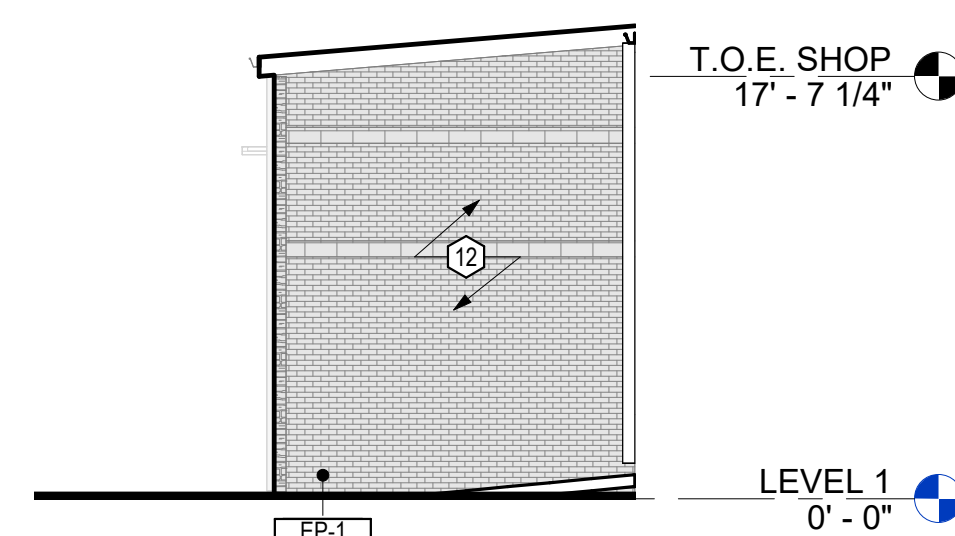
6 EXTERIOR BUILDING ELEVATION @ NVD - SOUTH
1/8" = 1'-0"



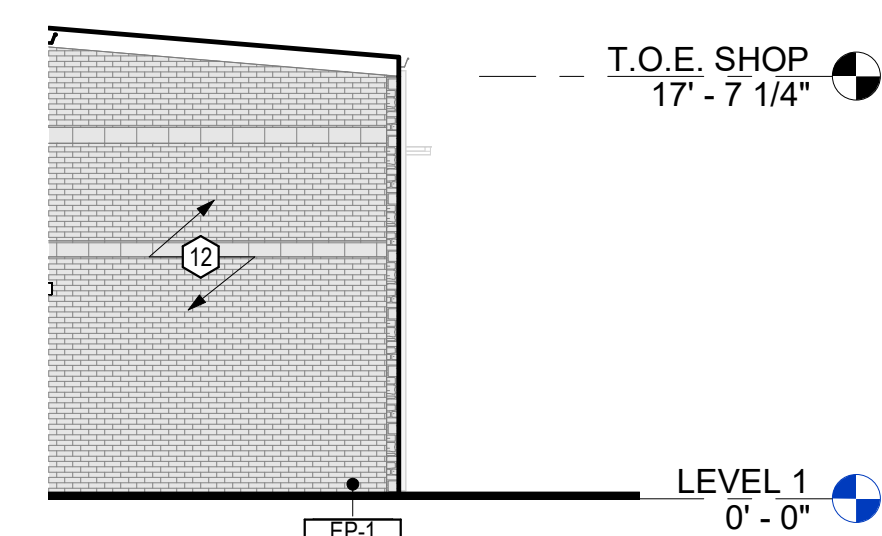
5 EXTERIOR BUILDING ELEVATION @ SERVICE DRIVE - SOUTH
1/8" = 1'-0"



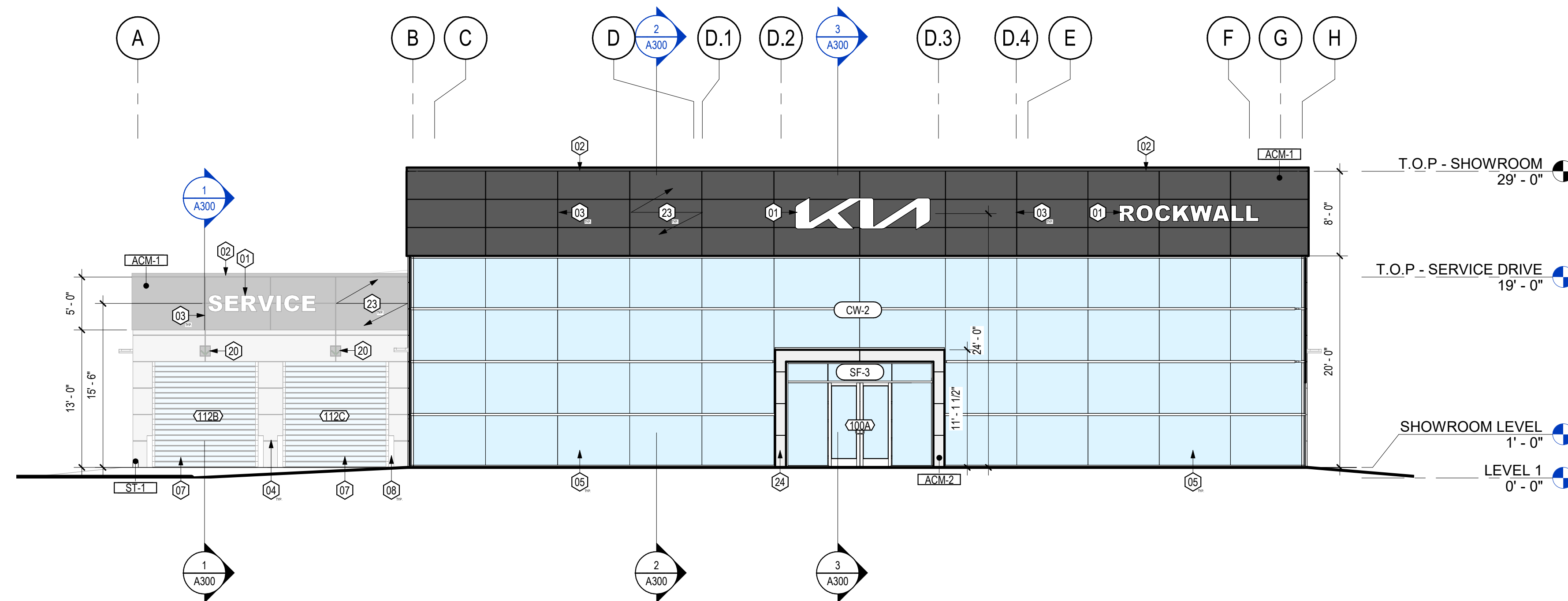
2 EXTERIOR BUILDING ELEVATION - SOUTH
1/8" = 1'-0"



4 EXTERIOR BUILDING ELEVATION @ SERVICE SHOP - NORTH
1/8" = 1'-0"



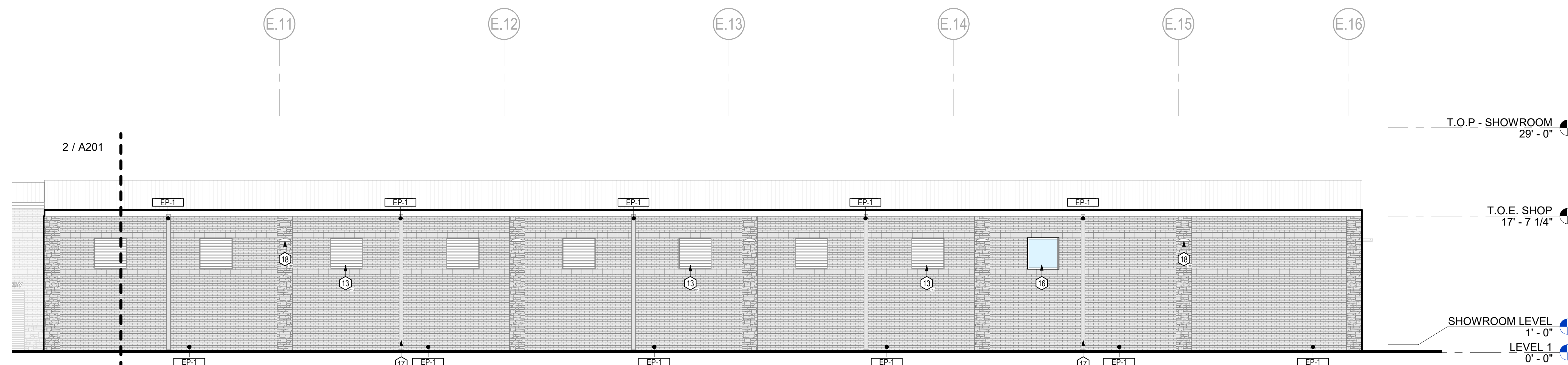
3 EXTERIOR BUILDING ELEVATION @ SERVICE SHOP - NORTH
1/8" = 1'-0"



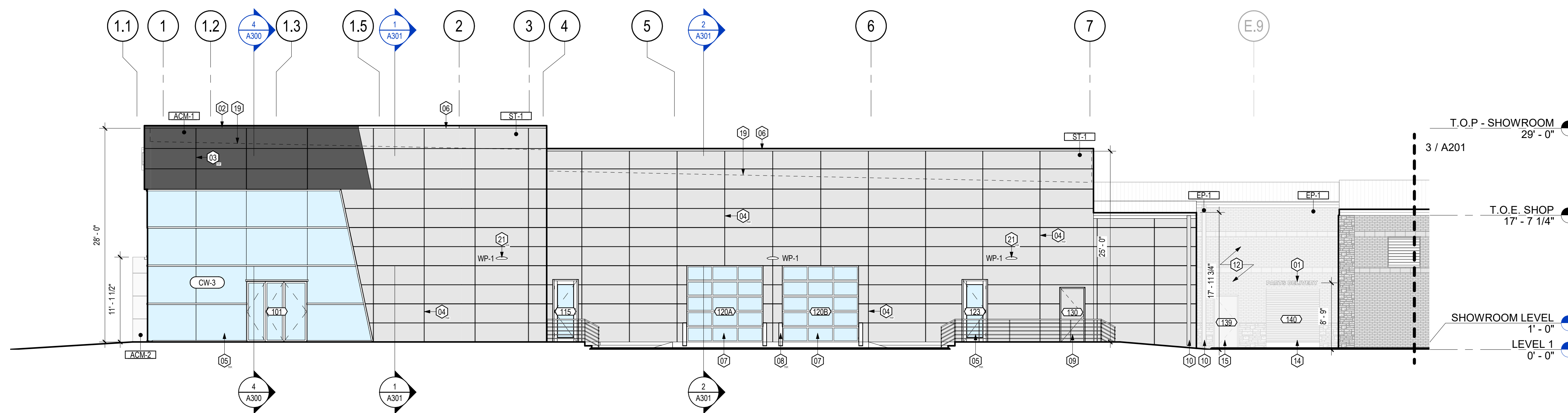
1 EXTERIOR BUILDING ELEVATION - NORTH
1/8" = 1'-0"

DATE	DELTA	DESCRIPTION
TBD	IFP	ISSUE FOR PERMIT

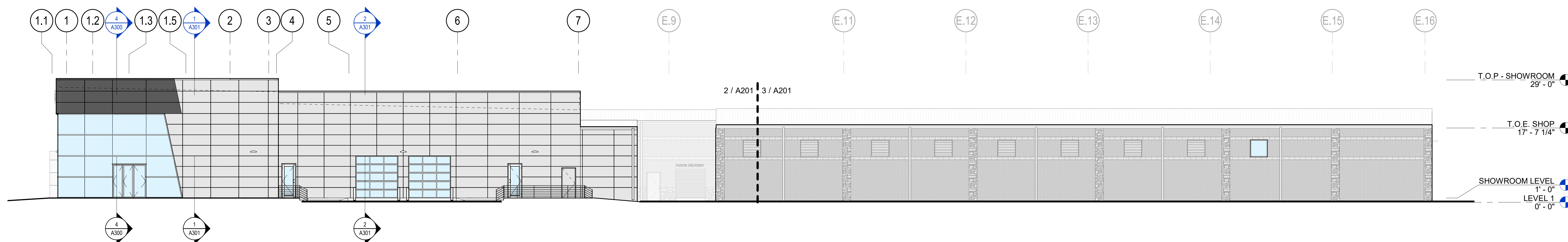
EXTERIOR ELEVATION KEYNOTES	
#	NOTE
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23	ACM BY PATTISON SIGN GROUP
24	KIA ENTRY PORTAL BY PATTISON SIGN GROUP



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



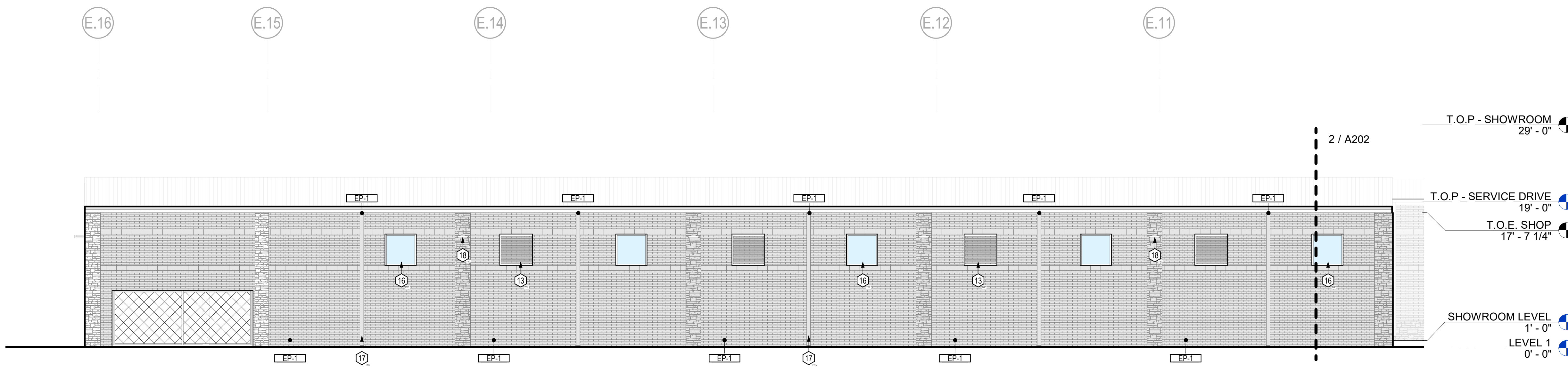
2 EXTERIOR BUILDING ELEVATION - WEST - AREA A
1/8" = 1'-0"



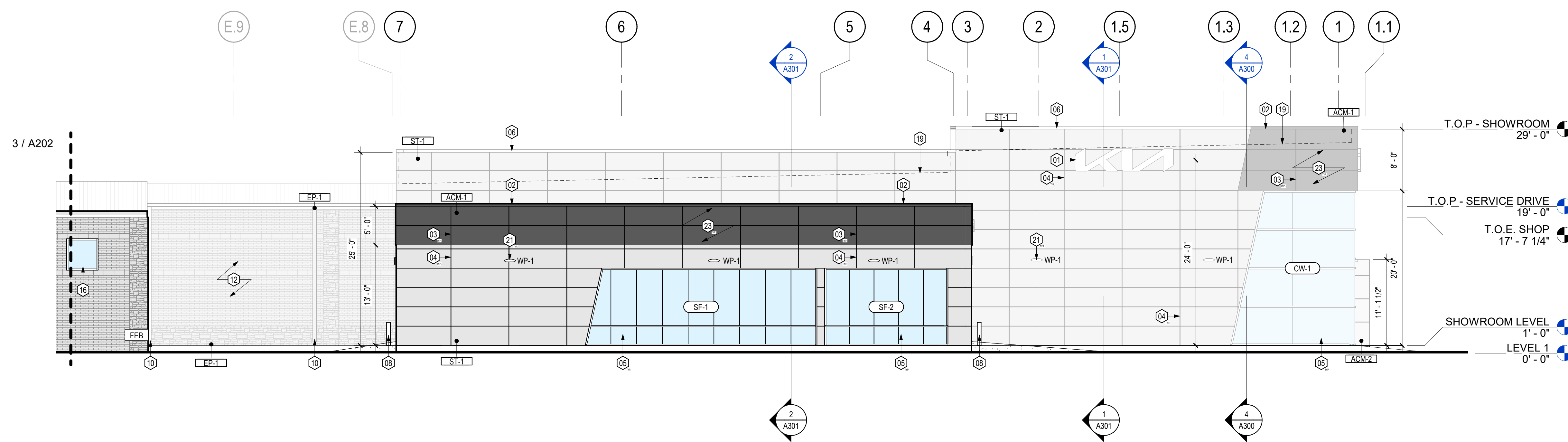
1 EXTERIOR BUILDING ELEVATION - WEST
3/32" = 1'-0"

DATE	DELTA	DESCRIPTION
TBD	IFP	ISSUE FOR PERMIT

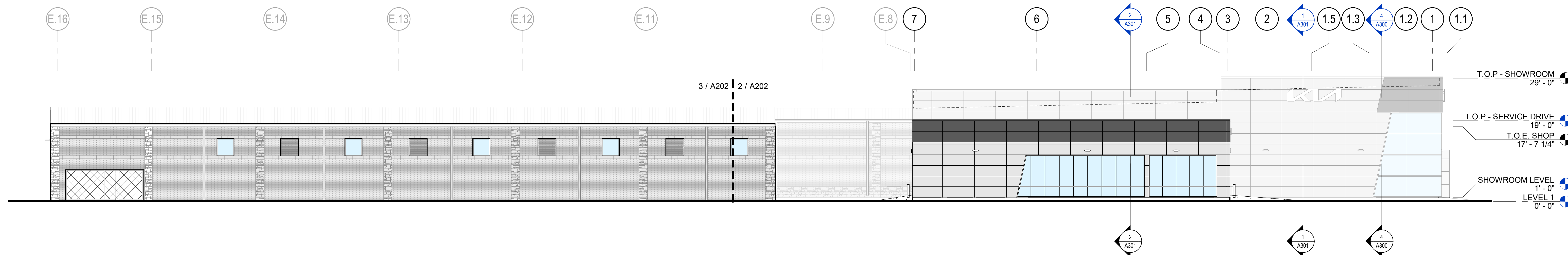
EXTERIOR ELEVATION KEYNOTES	
#	NOTE
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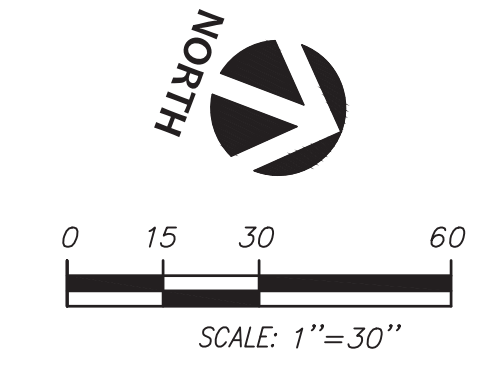
3 EXTERIOR BUILDING ELEVATION - EAST - AREA B
1/8" = 1'-0"



2 EXTERIOR BUILDING ELEVATION - EAST - AREA A
1/8" = 1'-0"



1 EXTERIOR BUILDING ELEVATION - EAST
3/32" = 1'-0"



CIVIL ENGINEER
CIVIL-CON CONSULTANTS, LLC
401 STUDEWOOD ST., SUITE 205
HOUSTON, TEXAS 77007
713.992.4148

STRUCTURAL ENGINEER
DALLY + ASSOCIATES, INC.
9800 RICHMOND AVE., SUITE 460
HOUSTON, TEXAS 77042
713.337.8881

MEP ENGINEER
SPECTRUM DESIGN ENGINEERS
19 SIERRA OAKS DR.
SUGAR LAND, TEXAS 77479
832.766.6076



BUCKSON LANDSCAPE ARCHITECTURE
abuckson@bucksonla.com
Phone: 832-273-2185

PROJECT:
SOUTHWEST KIA OF ROCKWALL

PROJECT ADDRESS:
1790 I-30 FRONTAGE RD.
ROCKWALL, TX 75087

SEAL/SIGNATURE:
Amanda Buckson



ISSUE HISTORY:

DATE	DELTA	DESCRIPTION
04.02.2024		ISSUE FOR PERMIT

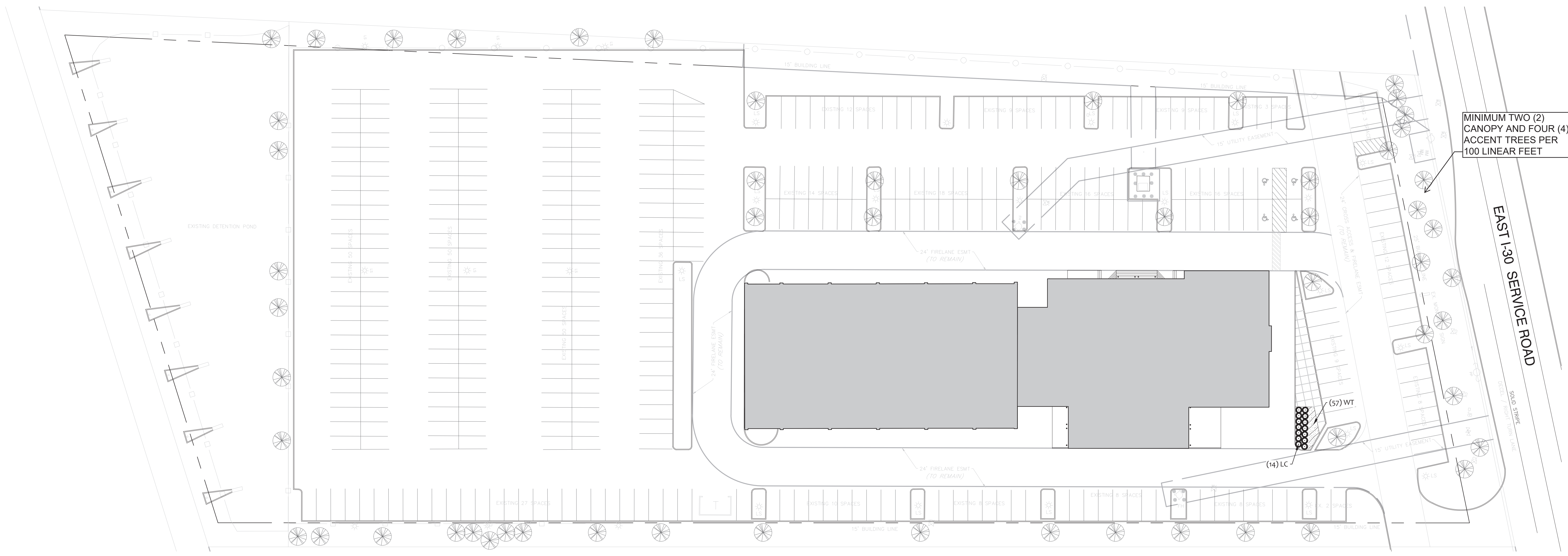
PROJECT NUMBER: LA2204

ISSUE DATE: 04/02/24

SHEET NAME:

PLANTING PLAN

SHEET:
L1.10



PLANT SCHEDULE

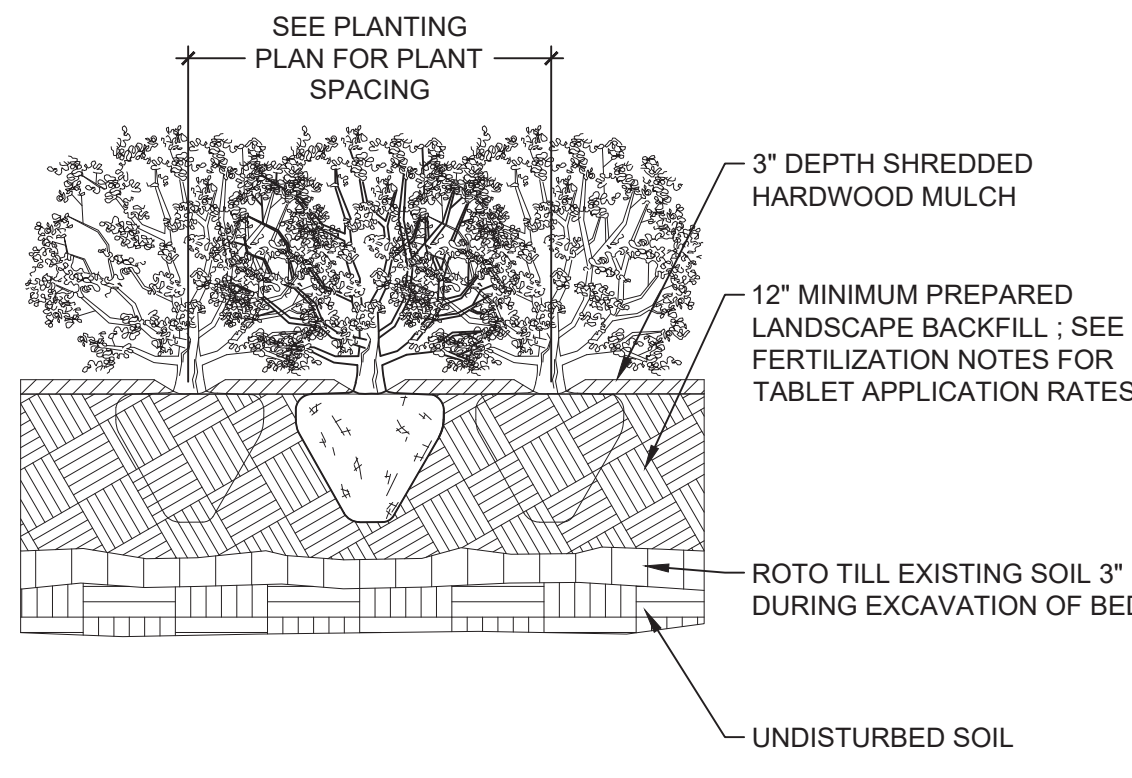
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	HT	SP
SHRUBS						
	LC	14	Texas Sage / Leucophyllum candidum Min. 48" at time of planting.	15 GAL	48"	48"
GROUND COVERS						
	WT	57	Creeping Oxeye / Wedelia trilobata	4"pot	6"	18"
TREES						
			Existing Tree to Remain			56

PLANTING NOTES

- ALL MATERIAL QUANTITIES ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES.
- CONTRACTOR SHALL HAVE ALL UTILITY LINES LOCATED BEFORE PERFORMING ANY EXCAVATION FOR LANDSCAPE AND/OR IRRIGATION INSTALLATION. CONTRACTOR SHALL TAKE NECESSARY STEPS TO PROTECT EXISTING UTILITIES.
- PRIOR TO APPLYING SOD OR HYDROSEED, ALL STONES AND DEBRIS LARGER THAN 1 INCH IN ANY DIMENSION SHALL BE REMOVED AND SURFACE MUST BE TOP DRESSED WITH 2" OF TOPSOIL AND FINE GRADED SMOOTH.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING A FULL AND HEALTHY STAND OF GRASS AT THE TIME OF POSSESSION BY THE OWNER.
- ALL AREAS DISTURBED BY CONSTRUCTION (INCLUDING AREAS OUTSIDE PROPERTY LINES) SHALL BE PLANTED AND WATERED A MINIMUM OF 10 WEEKS OR UNTIL GRASS IS FULLY ESTABLISHED.
- LANDSCAPE BED EDGING SHALL BE PROVIDED WHERE INDICATED ON PLANS AND BETWEEN PLANTING/STONE BEDS AND LAWN AREAS/SIDEWALKS. SEE SHEET L3.1 FOR DETAILS.
- OPEN AREAS WITHIN LANDSCAPE BEDS SHALL BE MULCHED AS SHOWN IN DETAILS ON SHEET L3.1 AND AS SPECIFIED.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING PHOTOGRAPHS OF ACTUAL LANDSCAPE MATERIALS AND SUBMITTING THEM TO THE LANDSCAPE ARCHITECT OF RECORD FOR APPROVAL PRIOR TO INSTALLATION.
- PLANT MATERIAL SELECTED SHALL FOLLOW THE GUIDELINES OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND MEET OR EXCEED ALL SIZE REQUIREMENTS LISTED ON PLANT SCHEDULE.
- ALL PLANTINGS SHALL BE MAINTAINED IN A HEALTHY STATE BY LANDSCAPE CONTRACTOR AND SHALL BE WARRANTED (FOR REPLACEMENT) FOR ONE (1) CALENDAR YEAR AFTER ACCEPTANCE OF THE LANDSCAPE INSTALLATION.

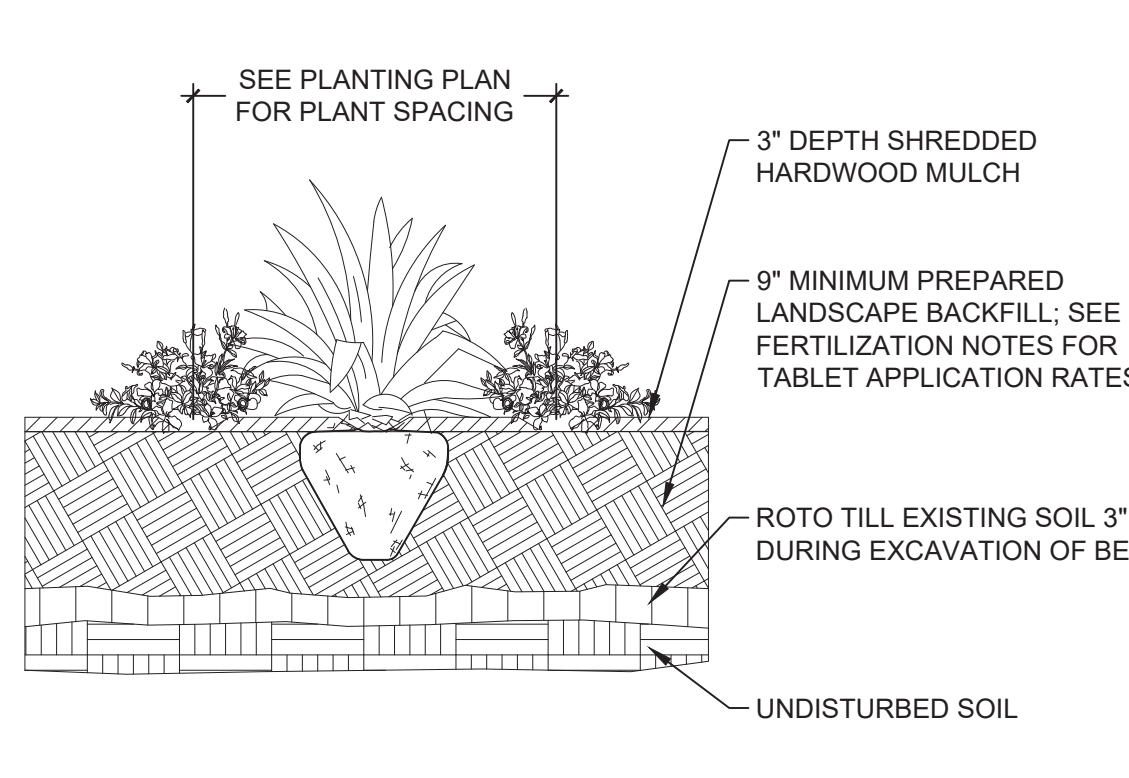
PLANTING NOTES

- SHRUBS AND TREES**
- ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFORMLY AROUND THE ROOT MASS AT A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.
- APPLICATION RATE:**
- 1 GALLON CONTAINER: 1 - 21 GRAM TABLET
 - 3 GALLON CONTAINER: 2 - 21 GRAM TABLETS
 - 5 GALLON CONTAINER: 3 - 21 GRAM TABLETS
 - 7 GALLON CONTAINER: 4 - 21 GRAM TABLETS
- TREES:**
- 3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER PALMS:
 - 7 - 21 GRAM TABLETS
- GROUNDCOVER AREAS**
- ALL GROUNDCOVER AREAS SHALL RECEIVE FERTILIZATION WITH "MIRACLE-GRO LIQUID QUICK START PLANT FOOD." APPLY PER MANUFACTURER'S SPECIFICATIONS.
- SOIL NOTES**
- APPLY PRE-EMERGENT TO ALL BED AREAS.
- PREPARED LANDSCAPE BACKFILL SHALL HAVE A MINIMUM DEPTH AS SPECIFIED IN EACH DETAIL. PLANT MIX SHALL CONSIST OF THE FOLLOWING:
 - 1/3 COMPOST
 - 1/3 TOPSOIL
 - 1/3 ANGULAR SAND
 - SOD/HYDROMULCH AREAS SHALL RECEIVE 2 INCH MINIMUM TOPSOIL.



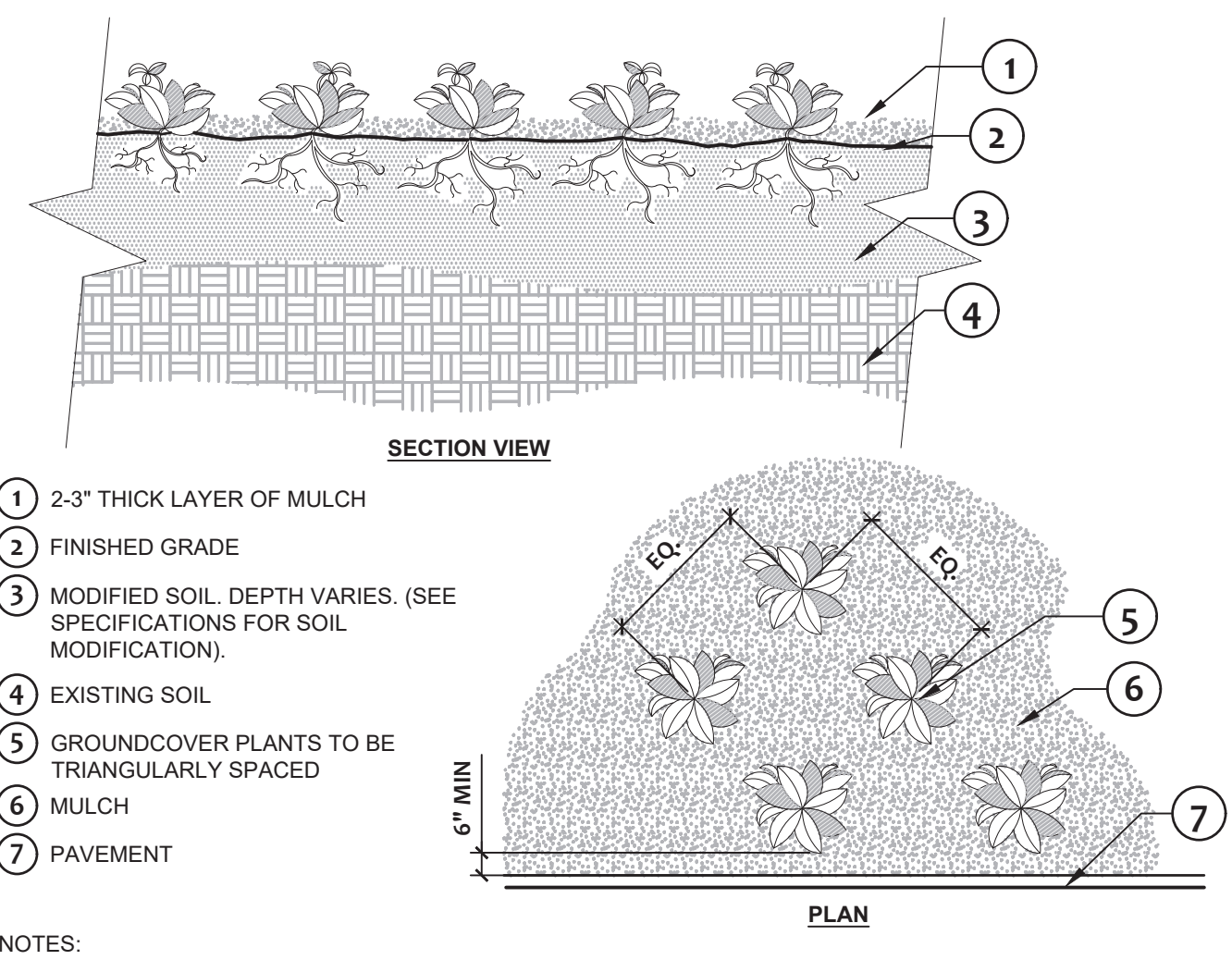
1 SHRUB BED PLANTING

NTS 00-04



2 PERENNIAL ANNUAL PLANTING

NTS 00-05



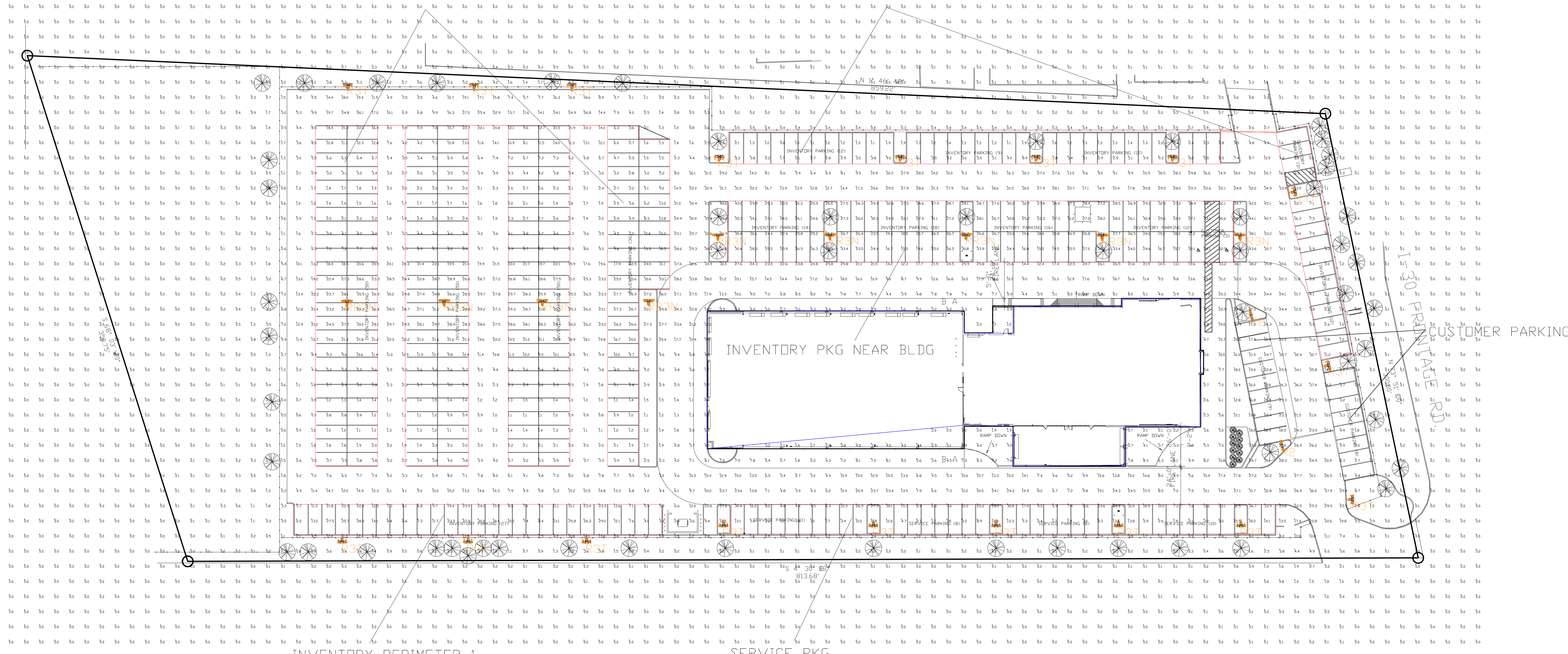
3 GROUNDCOVER

3/4\"/>

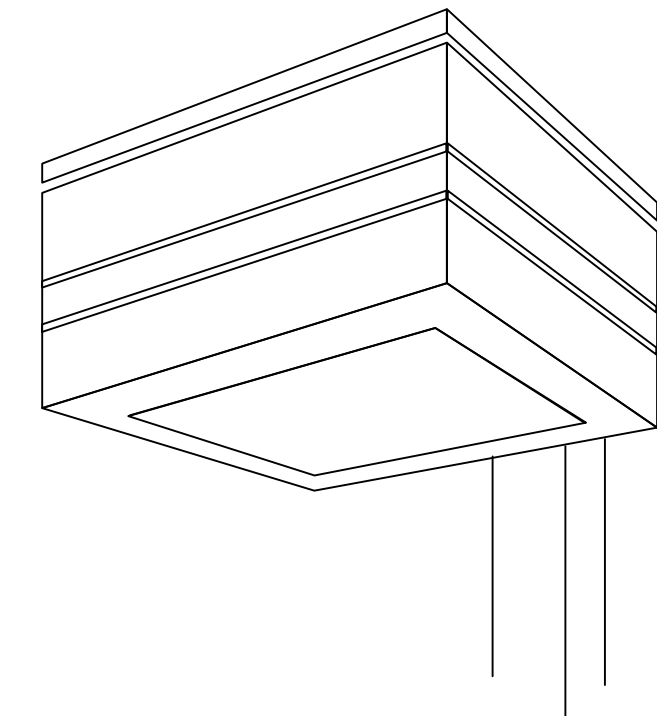
URBAN TREE FOUNDATION © 2014
OPEN SOURCE. FREE TO USE
FX-PL-FX-GROU-01

INVENTORY PKG INTERIOR

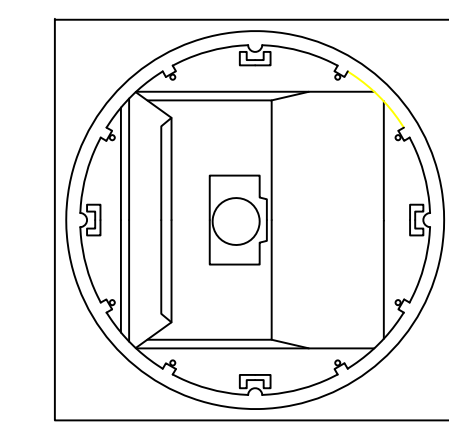
INVENTORY PERIMETER 2



IMPORTANT



**GREENBRIAR
FLAT LENS
IESNA FULL CUTOFF**



ROTATED REFLECTOR

NOTE: Reflector MUST be field rotated by the CONTRACTOR to correspond with the direction indicated by the arrows on this layout.



EXAMPLE OF DIRECTIONAL ARROW

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALCS @ 4' ABOVE GRADE	ILLUMINANCE	Fc	5.55	46.3	0.0	N.A.	N.A.
CUSTOMER PARKING	ILLUMINANCE	Fc	12.80	29.3	0.9	14.22	32.56
INVENTORY PERIMETER 1	ILLUMINANCE	Fc	11.17	30.2	0.8	13.96	37.75
INVENTORY PERIMETER 2	ILLUMINANCE	Fc	3.81	22.7	0.6	6.35	37.83
INVENTORY PKG INTERIOR	ILLUMINANCE	Fc	10.18	35.5	0.8	12.73	44.38
INVENTORY PKG NEAR BLDG	ILLUMINANCE	Fc	25.52	43.0	12.3	2.07	3.50
SERVICE PKG	ILLUMINANCE	Fc	6.48	18.2	0.8	8.10	22.75

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts
	2	R2	D180°	GFR-AI-750-PSMV-F-D180	24'	0.600	0.600	136876	1624
	18	R3T	3 @ 90 DEGREES ROTATED	GFR-FP-750-PSMV-F-3HSS-T90RDT	24'	0.600	0.600	88986	2436
	9	RR3N	3 @ 90	GFR-AI-750-PSMV-F-T90	24'	0.600	0.600	205314	2436

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Total Project Watts
Total Watts = 69020



LIGHTING PROPOSAL LD-159737
SOUTHWEST KIA OF ROCKWALL
1790 I-30 FRONTAGE RD
ROCKWALL, TX

BY: [Signature] DATE: 05/24 REV: SHEET 1 OF 1

SCALE: 1"=30'

PROJECT COMMENTS



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

DATE: 4/24/2024

PROJECT NUMBER: SP2024-019
PROJECT NAME: Site Plan for Rockwall KIA
SITE ADDRESS/LOCATIONS: 1790 E INTERSTATE 30, ROCKWALL, 75032

CASE CAPTION: Discuss and consider a request by Mark Fernandez of Lithia C/O Golden Property Development, LLC on behalf of Zohreh Malek for the approval of a Site Plan for an existing New Motor Vehicle Dealership for Cars and Light Trucks on a 5.9613-acre parcel of land identified as Lot 1, Block 1, Rockwall KIA Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1790 E. IH-30, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	04/24/2024	Needs Review

04/24/2024: 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 an existing New Motor Vehicle Dealership for Cars and Light Trucks on a 5.9613-acre parcel of land identified as Lot 1, Block 1, Rockwall KIA Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1790 E. IH-30.
- I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.
- M.3 For reference, include the case number (SP2024-019) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)
- I.4 The subject property will be required to be plat if there are any new lot lines, or easements need to be moved, established, or abandoned easements.
- M.5 Provide the standard signature block with signature space for the Planning and Zoning Chairman and the Planning Director on all pages of the plans. Also remove the red placeholder text from the signature block. (Subsection 03.04. A, of Article 11)

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.6 Site Plan.

- (1) Please provide a numeric and graphic scale, and a vicinity map. (Subsection 03.04. A, of Article 11, UDC)
- (2) Please provide the total lot area in acres and square feet, the dimensions of the building, and the distance between the building and the property line. (Subsection 03.04. A, of

Article 11, UDC)

- (3) Please indicate the building setback, which is 25-feet. (Subsection 03.04. A, of Article 11, UDC)
- (4) Please indicate the fire lane as Fire Lane, Public Access, and Utility Easement. (Subsection 03.04. A, of Article 11, UDC)
- (5) Please provide a parking table indicating the parking required. There are 45 required parking spaces and you have 47 per the site plan. This just need to be indicated on the site plan. (Subsection 05.01, of Article 06, UDC)
- (6) All signage is covered through a separate permitting process and should not be shown on the site plan or building elevations. (Subsection 06.02. F, of Article 05, UDC)
- (7) Please indicate any new or proposed fencing. Indicate the height and material. (Subsection 08.02, of Article 08, UDC)
- (8) Is there any proposed pad/ground mounted utility equipment? If so, please delineate it and provide the subsequent screening on the landscape plan. (Subsection 01.05. C, of Article 05, UDC)
- (9) Is there any roof mounted utility equipment? If so, please crosshatch it on the building elevations and provide the subsequent screening. As a note, all units must be screened from all Right-of-Way and adjacent properties. In this case, the units shall not be visible from I-30. (Subsection 01.05. C, of Article 05, UDC)
- (10) Please indicate that there will be no outside storage or above ground storage tanks. (Subsection 01.05, of Article 05, UDC)

M.7 Landscape Plan.

- (1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.
- (2) Please indicate the impervious area percentage. The maximum permitted for the Light Industrial (LI) District is 95%. (Subsection 05.03. A, of Article 08, UDC)
- (3) Please delineate the landscape buffer, which is 20-feet. (Subsection 05.01, of Article 08, UDC)
- (4) All parking is required to be within 80-feet of the canopy tree. Since there is to be no new parking an Exception may be warranted. Otherwise parking islands will need to be constructed. (Subsection 05.03. E, of Article 08, UDC)
- (5) The landscape buffer is required to be updated to our current standards. In this case, the landscape buffer should include six (6) canopy trees, 12 accent trees, a 30-inch berm, and a row of 48-inch evergreen shrubs. (Subsection 06.02. E, of Article 08, UDC)
- (6) Please provide a note indicating that any irrigation will meet the requirements of the UDC. (Subsection 05.04, of Article 08, UDC)

M.8 Treescap Plan.

- (1) Please clarify if any trees are to be removed. If so, a treescape plan must be provided indicated the size and species of trees to be removed. Mitigation may also be required depending on the tree species and size. Please review Article 09, of the UDC for the requirements related to Tree Preservation. (Article 09, UDC)

M.9 Photometric Plan.

- (1) Provide the same site data information required in Section 2.1 Site Plan: Miscellaneous and Density and Dimensional Requirements of this checklist.
- (2) Motor Vehicle Dealerships are allowed a maximum of 30 foot-candles in the front yard and a maximum of 20 foot-candles on the remainder of the site. In this case, the photometric plan exceeds these requirements. (Subsection 03.03. E, of Article 07, UDC)
- (3) The foot-candles at all property lines must not exceed 0.2 FC. In this case, there are areas on the property, where this 0.2 FC requirement is exceeded. (Subsection 03.03. B, of Article 07, UDC)
- (4) All lighting cannot exceed 20-feet in height given the General Overlay District Standards. If the poles and wall pack mounting height are not changing then this is ok. (Subsection 06.02, of Article 05, UDC)
- (5) Please provide lighting cutsheets for all proposed light fixtures. All lighting must be oriented downward and be shielded. (Subsection 03.03, of Article 07, UDC)

M.10 Building Elevations

- (1) Please provide details for the materials, as well a table indicting each material callout. (Subsection 04.01, of Article 05, UDC)
- (2) Please indicate the percent surface area of each material on each façade. (Subsection 04.01, of Article 05, UDC)
- (3) The General Overlay District Standards require 20% natural stone and 90% masonry on each façade. In this case, it appears that the North, East, and West facades exceed this requirement. If this is not adjusted it will be a Variance. (Subsection 05.01. A. 1, of Article 05, UDC)
- (4) Please indicate the parapet wall heights. (Subsection 04.01, of Article 05, UDC)
- (5) Please crosshatch any RTUs on the proposed building elevations. As a note, all units must be screened from all Right-of-Way and adjacent properties. In this case, the units shall not be visible from I-30. (Subsection 01.05. C, of Article 05, UDC)
- (6) The General Overlay District Standards require that each façade meets the primary articulation requirement. In this case, the requirements for Wall Projections (i.e. North, East, and West facades), Entry Element Length (i.e. North facade), Projection Height (i.e. North, East, and West facades), and Entry Element Depth (i.e. West facade) are not met. When reviewing these requirements, each articulation variable is required to meet on each side. More than likely this will be a Variance to your request. (Subsection 05.01. C. 2, of Article

M.11 Based on the materials submitted staff has identified the following Exception(s)/Variance(s) for this project:

- (1) Parking Lot Landscaping. "No required parking spaces may be located more than 80-feet from the trunk of a canopy tree." (Subsection 05.03, of Article 08, UDC)
- (2) Masonry Materials. "Each exterior wall of a building's façade shall consist of a minimum of 90% Primary Materials..." (Subsection 06.02, of Article 05, UDC)
- (3) Stone. "A minimum of 20% natural or quarried stone is required on all building façades..." (Subsection 06.02, of Article 05, UDC)
- (4) Articulation. The General Overlay District Standards require that each façade meets the primary articulation requirement. In this case, the requirements for Wall Projections (i.e. North, East, and West facades), Entry Element Length (i.e. North facade), Projection Height (i.e. North, East, and West facades), and Entry Element Depth (i.e. West facade) are not met. When reviewing these requirements, each articulation variable is required to meet on each side. (Subsection 05.01. C. 2, of Article 05, UDC)

M.12 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measures (above and beyond the requirements of the UDC) for each exception or variance is required. In order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures.

I.13 Please note that failure to address all comments provided by staff by 3:00 PM on May 7, 2024 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.14 Please note the scheduled meetings for this case:

- (1) Planning & Zoning Work Session meeting will be held on April 30, 2024.
- (2) Planning & Zoning meeting/public hearing meeting will be held on May 14, 2024.

I.15 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 requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	04/23/2024	Approved w/ Comments

04/23/2024: General Items:

- Must meet City Standards of Design and Construction
- Minimum easement width is 20' for new easements. No structures allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" and taller must be rock or stone face (including "tall" curbs). No smooth concrete walls.
- Additional comments may be provided at the time of Engineering review.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Henry Lee	04/24/2024	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/22/2024	Approved w/ Comments

04/22/2024: Fire Department Connection (FDC) shall be facing and visible from the fire lane. FDC must be within 100 feet of a fire hydrant and 50 feet of the fire lane.

The FDC shall be clear and unobstructed with a minimum of a 5-foot clear all-weather path from fire lane access.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/22/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/19/2024	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/22/2024	Approved
No Comments			

- General Items:**
- Must meet City Standards of Design and Construction
 - Minimum easement width is 20' for new easements. No structures allowed in easements.
 - Retaining walls 3' and over must be engineered.
 - All retaining walls 18" and taller must be rock or stone face (including "tall" curbs). No smooth concrete walls.
 - Additional comments may be provided at the time of Engineering review.
- Landscaping:**
- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
 - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

BUILDING USE SQUARE FOOTAGE	
SHOWROOM	2,788 SF
SALES OFFICES	3,264 SF
CUSTOMER LOUNGE	1,300 SF
CUSTOMER RESTROOMS	662 SF
BREAKROOM & EMPLOYEE RESTROOMS	622 SF
BUILDING SUPPORT	253 SF
PARTS STORAGE	1,487 SF
SERVICE SHOP	15,344 SF
NEW VEHICLE DELIVERY	573 SF
SERVICE DRIVE	1,995 SF
SERVICE ADVISORS & CASHIER	840 SF
CASHIER AND RETAIL PARTS	1,074 SF

SITE PLAN KEYNOTES	
#	NOTE
01	PAVING. REF: CIVIL
02	4" WHITE PARKING STRIPE. TYP. UNO
03	EV CHARGING STATION BY OWNER. G.C. TO COORDINATE WITH OWNER VENDOR, PROVIDE POWER AND HOOK UP. REF: ELECTRICAL
05	EXISTING PAVING TO REMAIN. REF: CIVIL
06	EXISTING FIRE HYDRANT. REF: CIVIL
07	EXISTING TREE TO REMAIN. REF: LANDSCAPE
08	EXISTING PIPE RAIL FENCE. G.C. TO REPAIR AND REPAINT, EP-1
09	EXISTING LIGHT POLE TO REMAIN
10	6" DIAMETER CONCRETE FILLED STEEL PIPE BOLLARD PRIMED AND PAINTED. REF: SITE DETAILS
11	EXISTING FIRE LANE
12	FIRE LANE - PAVEMENT MARKINGS. 6" WIDE RED PAINT WITH THE WORDS, "FIRE LANE - TOW AWAY ZONE" IN 4" WHITE LETTERS NO MORE THAN 25' ALTERNATING INTERVALS
13	CONCRETE CURB. REF: CIVIL
14	EXISTING PORTION OF CURB TO REMAIN. REF: CIVIL
15	CONCRETE SIDEWALK. REF: SITE DETAILS
16	LANDSCAPING. REF: CIVIL
17	LED LIGHT FIXTURE. REF: ELECTRICAL

LOMA ARCHITECTURE

3838 N. SAM HOUSTON PARKWAY E., SUITE 185
HOUSTON, TEXAS 77032
WWW.LOMAARCH.COM

CIVIL ENGINEER
CIVIL-CON CONSULTANTS, LLC
448 W. 19TH ST.
HOUSTON, TEXAS 77008
713.992.4148

STRUCTURAL ENGINEER
DALLY + ASSOCIATES, INC.
9800 RICHMOND AVE., SUITE 460
HOUSTON, TEXAS 77042
713.337.8881

MEP ENGINEER
SPECTRUM DESIGN ENGINEERS
19 SIERRA OAKS DR.
SUGAR LAND, TEXAS 77479
832.766.6076

PROJECT:
SOUTHWEST KIA OF ROCKWALL

PROJECT ADDRESS:
1790 I-30 FRONTAGE RD.
ROCKWALL, TX 75087

SEAL/SIGNATURE:

PRELIMINARY
NOT TO BE USED FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION

ISSUE HISTORY:

DATE	DELTA	DESCRIPTION
TBD	IFP	ISSUE FOR PERMIT

PROJECT NUMBER: LA2204

ISSUE DATE: 04.04.2024

SHEET NAME:

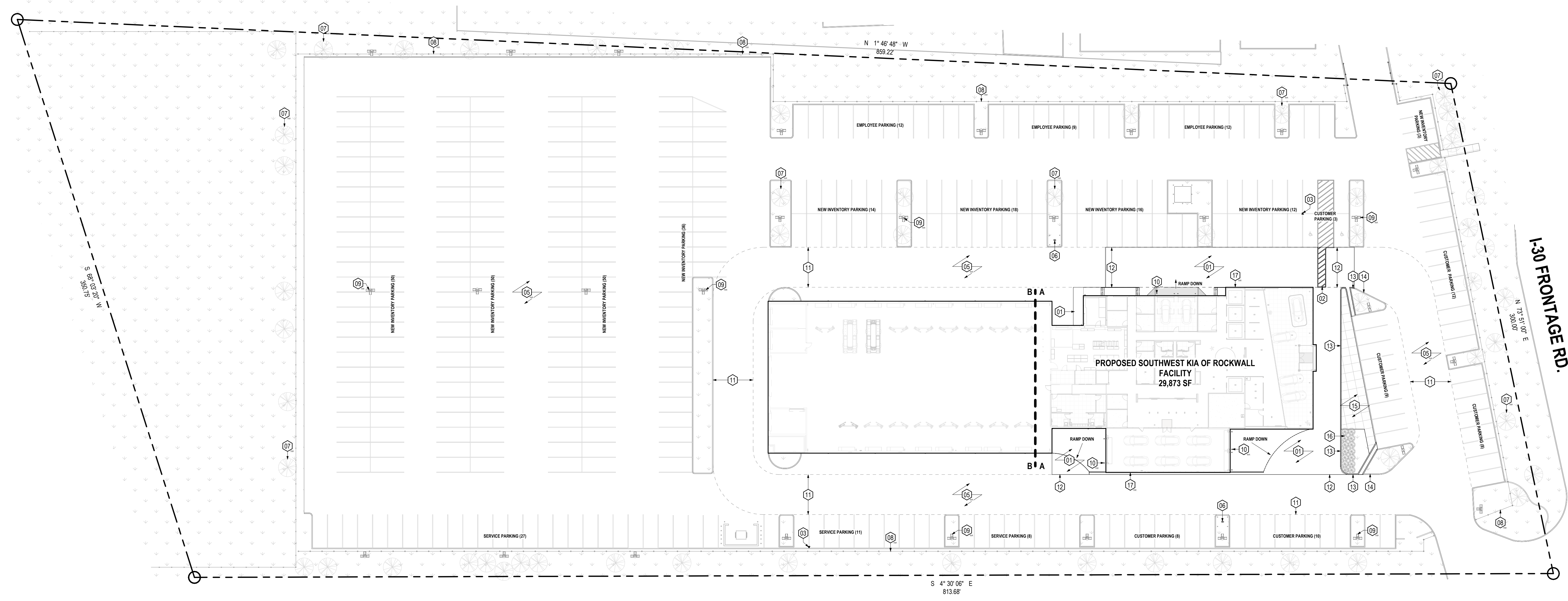
NOTED SITE PLAN

SHEET:

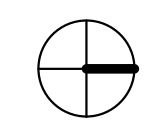
A102

CASE NUMBER: Z2024-010

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1 NOTED SITE PLAN
1" = 32' 0"





DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. _____

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

DIRECTOR OF PLANNING: _____

CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 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 1790 I-30 Frontage Rd

SUBDIVISION Rockwall Kia

LOT 1

BLOCK 1

GENERAL LOCATION South side of East I-30, 1785'+- from John King Blvd.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Light Industrial

CURRENT USE Existing Southwest KIA Car Dealership

PROPOSED ZONING SUP (New & Used Motor Vehicle Dealership)

PROPOSED USE Existing Southwest KIA Car Dealership to remain

ACREAGE 5.9915

LOTS [CURRENT] 1

1

LOTS [PROPOSED] 1

1

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

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

OWNER Zohreh Malek

APPLICANT Lithia c/o Golden Property Development, LLC

CONTACT PERSON

CONTACT PERSON Mark Fernandez

ADDRESS 3845 Oak Lawn Ave

ADDRESS 20025 E Country Hollow Dr

CITY, STATE & ZIP Dallas, TX 75219

CITY, STATE & ZIP Walnut, CA 91789

PHONE 214-727-7422

PHONE 909-573-2765

E-MAIL zohreh7@gmail.com

E-MAIL mark@goldenpropertydevelopment.com

NOTARY VERIFICATION [REQUIRED]

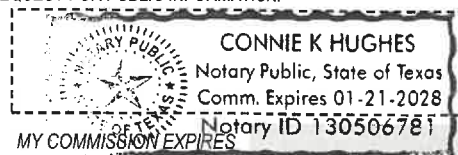
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Zohreh Malek [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 369.83 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19TH DAY OF APRIL, 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 PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 DAY OF April, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



0 65 130 260 390 520 Feet

SP2024-019: Site Plan for Rockwall KIA

LI

AG



LI

Case Location Map =  PD-83



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.



BUILDING USE SQUARE FOOTAGE

SHOWROOM	2,788 SF
SALES OFFICES	3,264 SF
CUSTOMER LOUNGE	1,300 SF
CUSTOMER RESTROOMS	662 SF
BREAKROOM & EMPLOYEE RESTROOMS	622 SF
BUILDING SUPPORT	253 SF
PARTS STORAGE	1,487 SF
SERVICE SHOP	15,344 SF
NEW VEHICLE DELIVERY	573 SF
SERVICE DRIVE	1,995 SF
SERVICE ADVISORS & CASHIER	840 SF
CASHIER AND RETAIL PARTS	1,074 SF

SITE PLAN KEYNOTES

#	NOTE
01	PAVING. REF: CIVIL
02	4" WHITE PARKING STRIPE. TYP. UNO
03	EV CHARGING STATION BY OWNER. G.C. TO COORDINATE WITH OWNER VENDOR, PROVIDE POWER AND HOOK UP. REF: ELECTRICAL
05	EXISTING PAVING TO REMAIN. REF: CIVIL
06	EXISTING FIRE HYDRANT. REF: CIVIL
07	EXISTING TREE TO REMAIN. REF: LANDSCAPE
08	EXISTING PIPE RAIL FENCE. G.C. TO REPAIR AND REPAINT, EP-1
09	EXISTING LIGHT POLE TO REMAIN
10	6" DIAMETER CONCRETE FILLED STEEL PIPE BOLLARD PRIMED AND PAINTED. REF: SITE DETAILS
11	EXISTING FIRE LANE
12	FIRE LANE - PAVEMENT MARKINGS, 6" WIDE RED PAINT WITH THE WORDS, "FIRE LANE - TOW AWAY ZONE" IN 4" WHITE LETTERS NO MORE THAN 25' ALTERNATING INTERVALS
13	CONCRETE CURB. REF: CIVIL
14	EXISTING PORTION OF CURB TO REMAIN. REF: CIVIL
15	CONCRETE SIDEWALK. REF: SITE DETAILS
16	LANDSCAPING. REF: CIVIL
17	LED LIGHT FIXTURE. REF: ELECTRICAL

CIVIL ENGINEER
CIVIL-CON CONSULTANTS, LLC
448 W. 19TH ST.
HOUSTON, TEXAS 77008
713.992.4148

STRUCTURAL ENGINEER
DALLY + ASSOCIATES, INC.
9800 RICHMOND AVE., SUITE 460
HOUSTON, TEXAS 77042
713.337.8881

MEP ENGINEER
SPECTRUM DESIGN ENGINEERS
19 SIERRA OAKS DR.
SUGAR LAND, TEXAS 77479
832.766.6076

PROJECT:
SOUTHWEST KIA OF
ROCKWALL

PROJECT ADDRESS:
1790 I-30 FRONTAGE RD.
ROCKWALL, TX 75087

SEAL/SIGNATURE:

PRELIMINARY
NOT TO BE USED FOR REGULATORY APPROVAL,
PERMITTING, OR CONSTRUCTION

ISSUE HISTORY:

DATE	DELTA	DESCRIPTION
TBD	IFP	ISSUE FOR PERMIT

PROJECT NUMBER: LA2204

ISSUE DATE: 04.04.2024

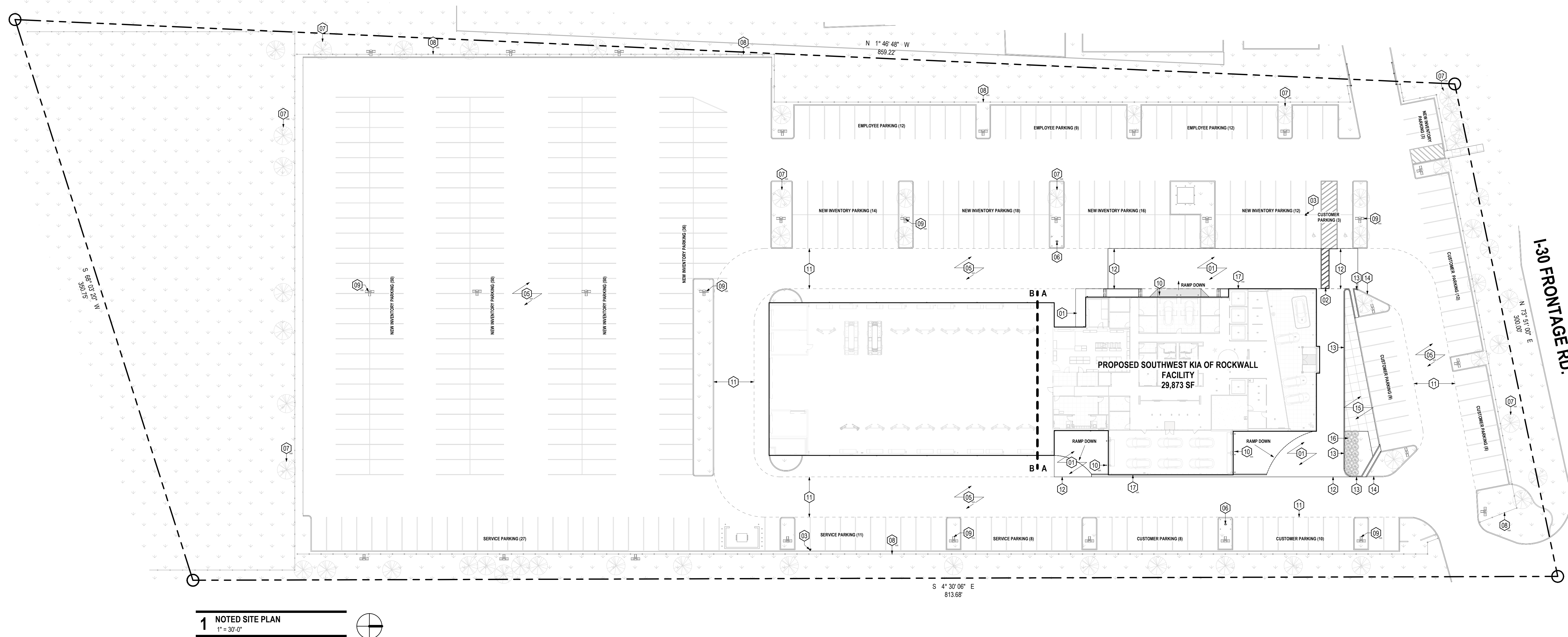
SHEET NAME:

NOTED SITE PLAN

SHEET:

A102

CASE NUMBER: Z2024-010



1 NOTED SITE PLAN
1" = 32' 0"

CIVIL ENGINEER
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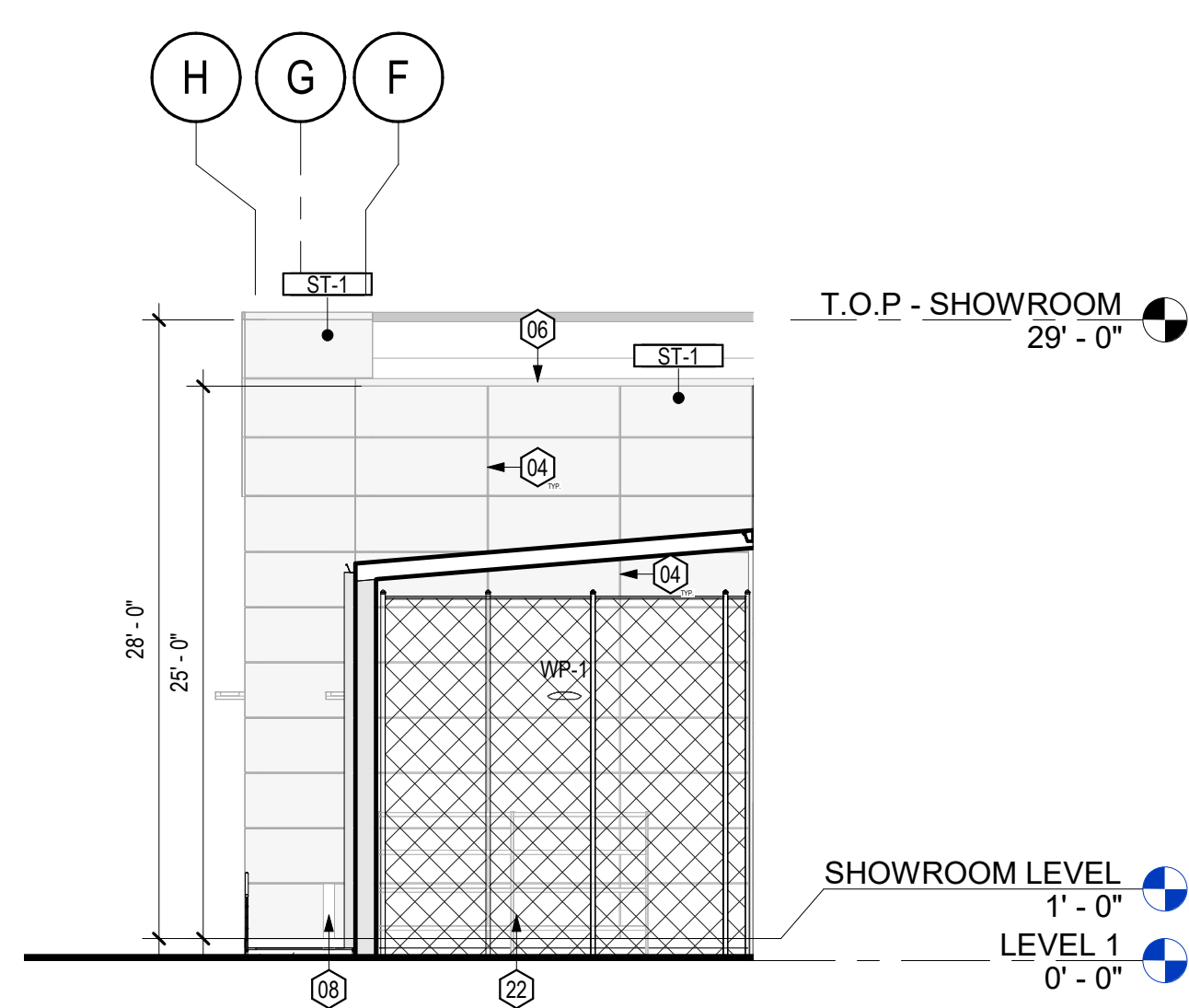
SHEET NAME:

EXTERIOR BUILDING ELEVATIONS

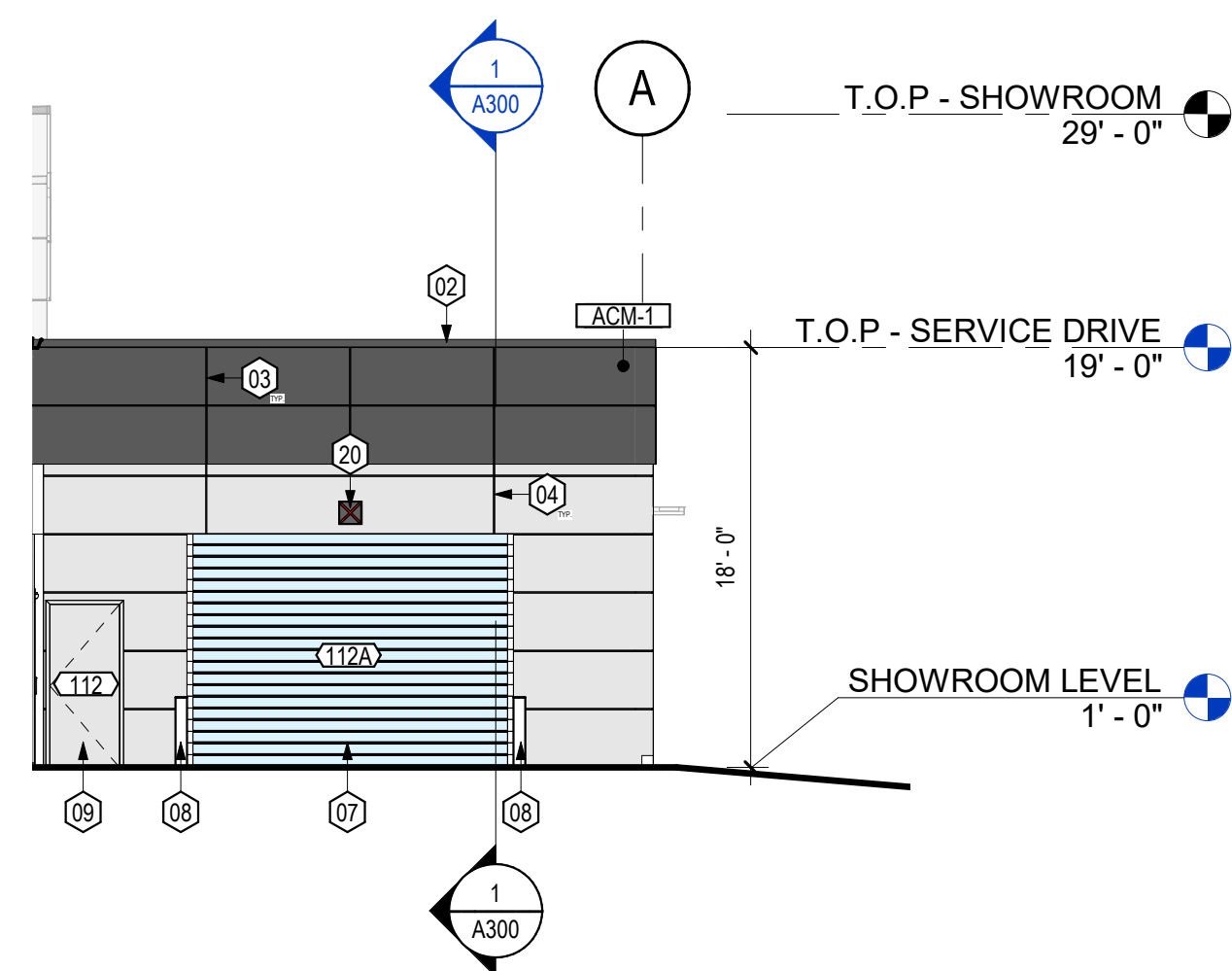
SHEET:

A200

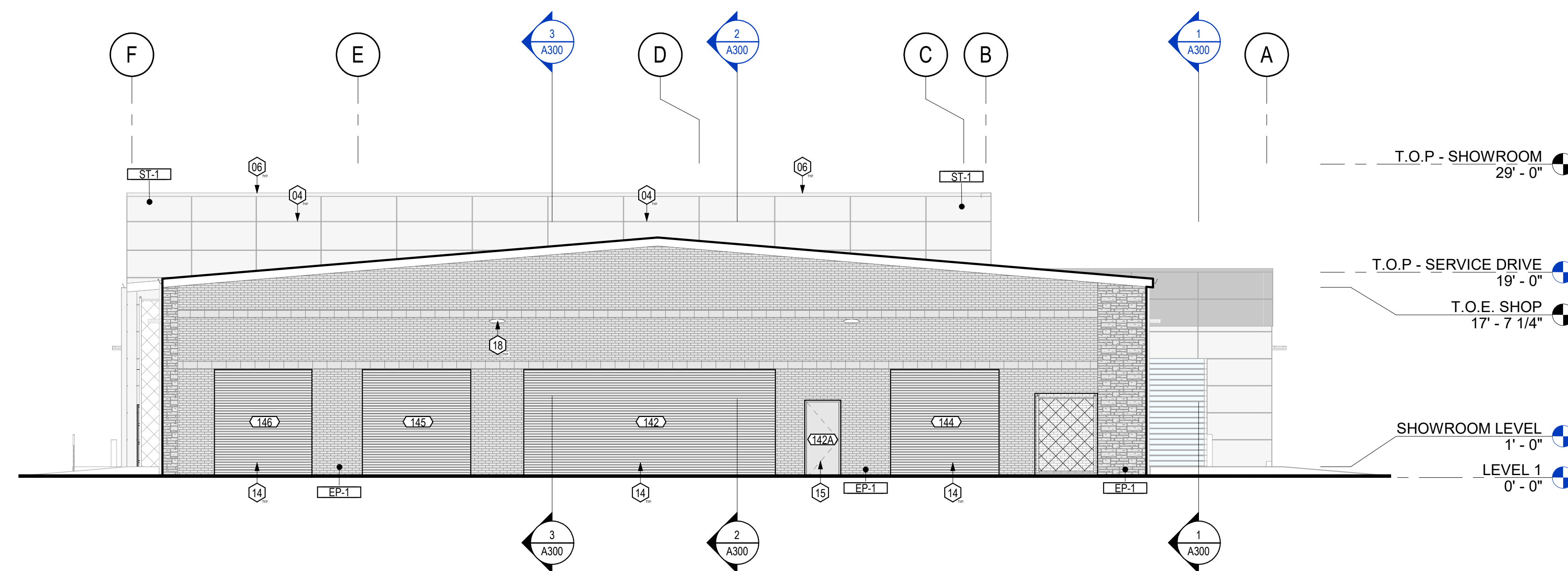
EXTERIOR ELEVATION KEYNOTES	
#	NOTE
01	BUILDING SIGNAGE BY OWNER. G.C. TO COORDINATE WITH OWNER VENDOR, PROVIDE POWER, AND HOOK UP. REF: ELECTRICAL
02	ACM PARAPET CAP. COLOR TO MATCH HOST WALL
03	ACM REVEAL. REF: WALL DETAILS
04	EIFS REVEAL. REF: WALL DETAILS
05	EXTERIOR GLAZING SYSTEM. REF: GLAZING ELEVATIONS AND SPECIFICATIONS
06	PREFINISHED PARAPET CAP. COLOR TO MATCH HOST WALL
07	OVERHEAD DOOR. REF: SCHEDULES
08	6" DIAMETER CONCRETE FILLED STEEL PIPE BOLLARD PRIMED AND PAINTED. REF: SITE DETAILS
09	MAN DOOR. REF: SCHEDULES
10	PREFINISHED METAL GUTTER AND DOWNSPOUT. COLOR TO MATCH HOST WALL
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12	EXISTING EXTERIOR WALL TO REMAIN. G.C. TO PROTECT DURING CONSTRUCTION
13	EXISTING MECHANICAL LOUVER TO REMAIN
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15	EXISTING DOOR AND FRAME TO REMAIN. PAINT AS SCHEDULED
16	EXISTING GLAZING TO REMAIN
17	EXISTING PREFINISHED METAL GUTTER AND DOWNSPOUT TO REMAIN. COLOR TO MATCH HOST WALL
18	EXISTING LIGHT FIXTURE TO REMAIN
19	ROOF LINE BEYOND
20	DIRECTIONAL SIGNAGE FIXTURE. REF: ELECTRICAL
21	LIGHT FIXTURE. REF: ELECTRICAL
22	CHAINLINK FENCE AND GATE. REF: SITE DETAILS
23	ACM BY PATTISON SIGN GROUP
24	KIA ENTRY PORTAL BY PATTISON SIGN GROUP



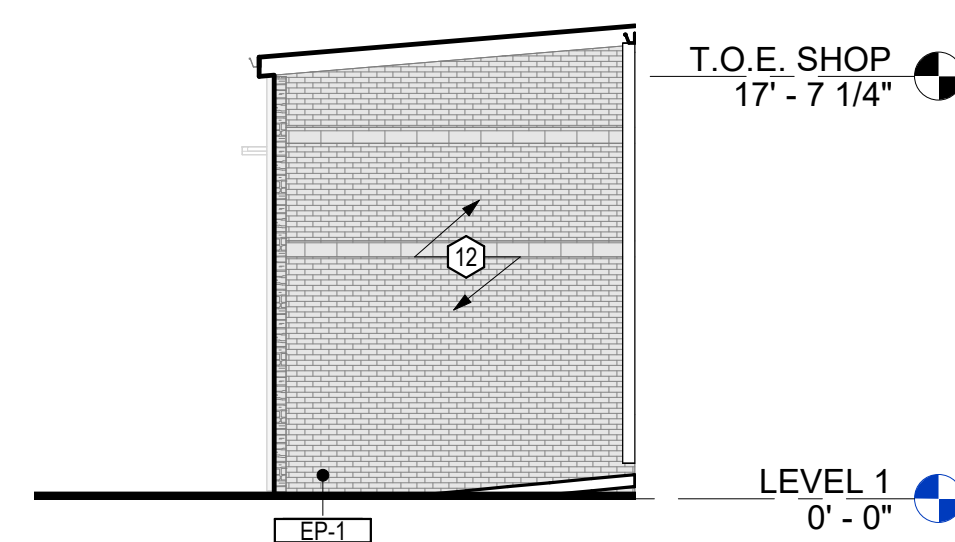
6 EXTERIOR BUILDING ELEVATION @ NVD - SOUTH
1/8" = 1'-0"



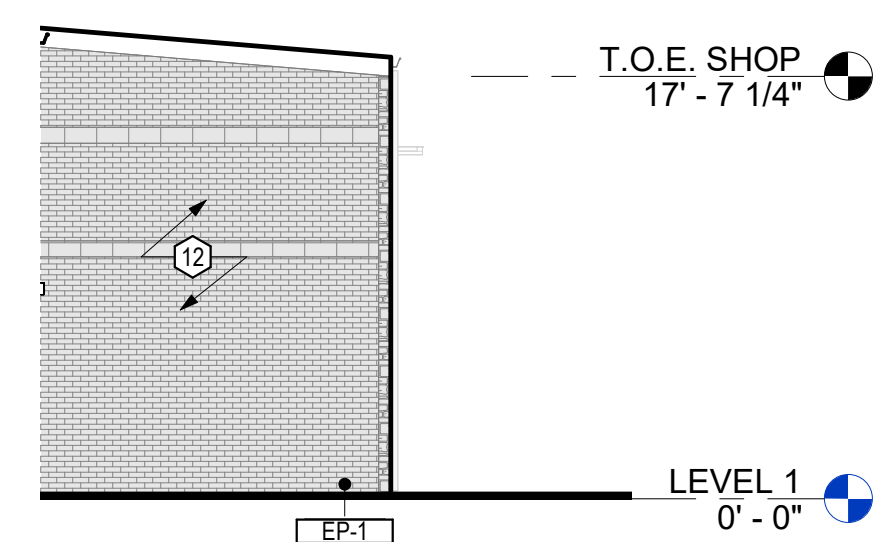
5 EXTERIOR BUILDING ELEVATION @ SERVICE DRIVE - SOUTH
1/8" = 1'-0"



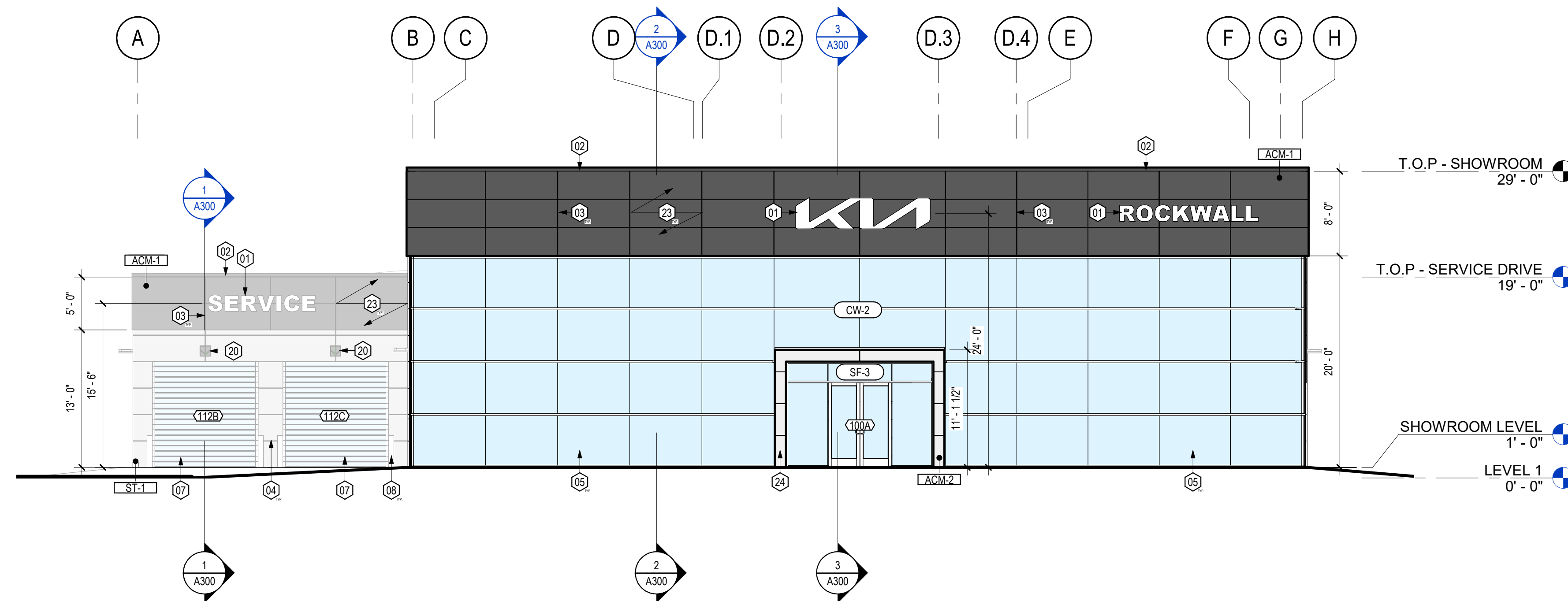
2 EXTERIOR BUILDING ELEVATION - SOUTH
1/8" = 1'-0"



4 EXTERIOR BUILDING ELEVATION @ SERVICE SHOP - NORTH
1/8" = 1'-0"



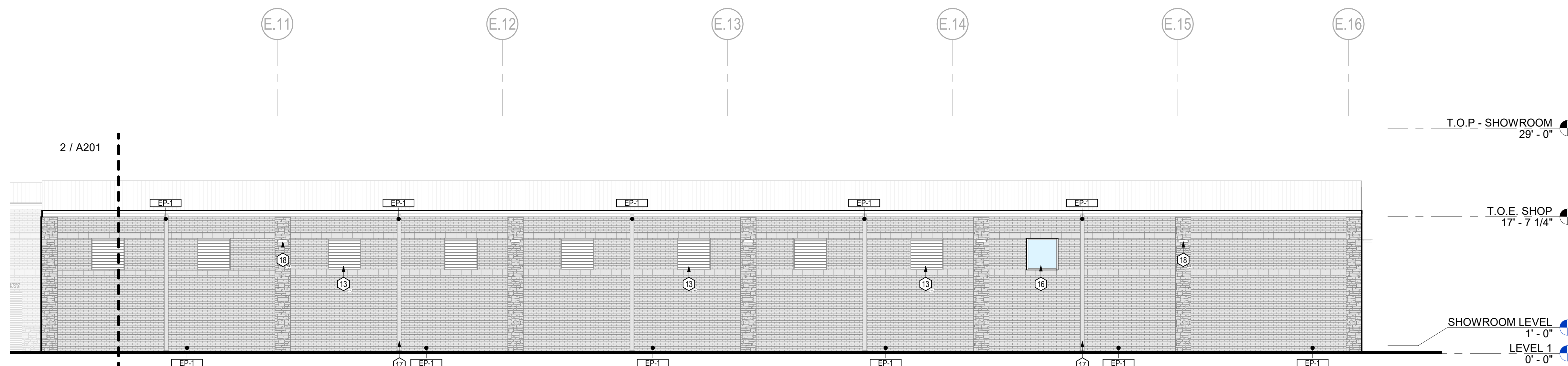
3 EXTERIOR BUILDING ELEVATION @ SERVICE SHOP - NORTH
1/8" = 1'-0"



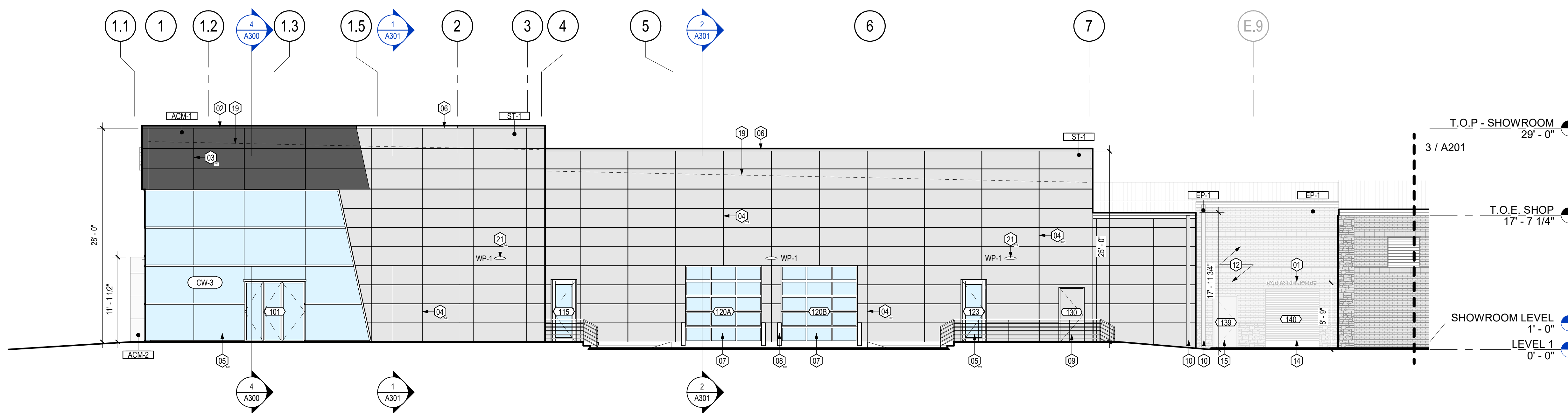
1 EXTERIOR BUILDING ELEVATION - NORTH
1/8" = 1'-0"

DATE	DELTA	DESCRIPTION
TBD	IFP	ISSUE FOR PERMIT

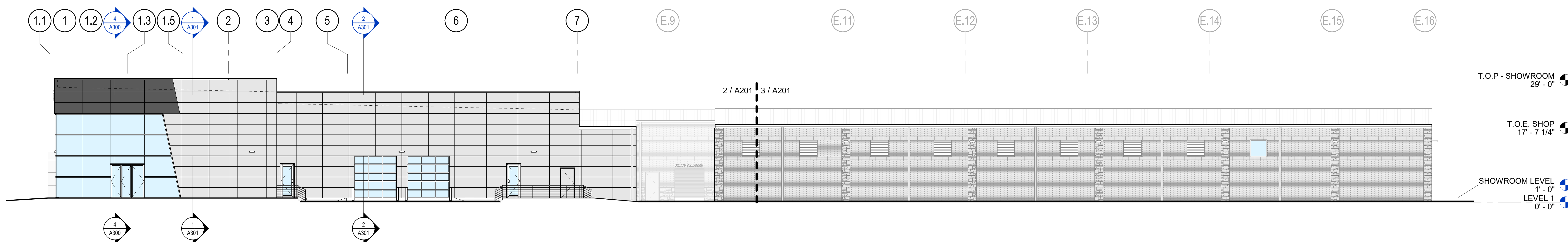
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3 EXTERIOR BUILDING ELEVATION - WEST - AREA B
1/8" = 1'-0"



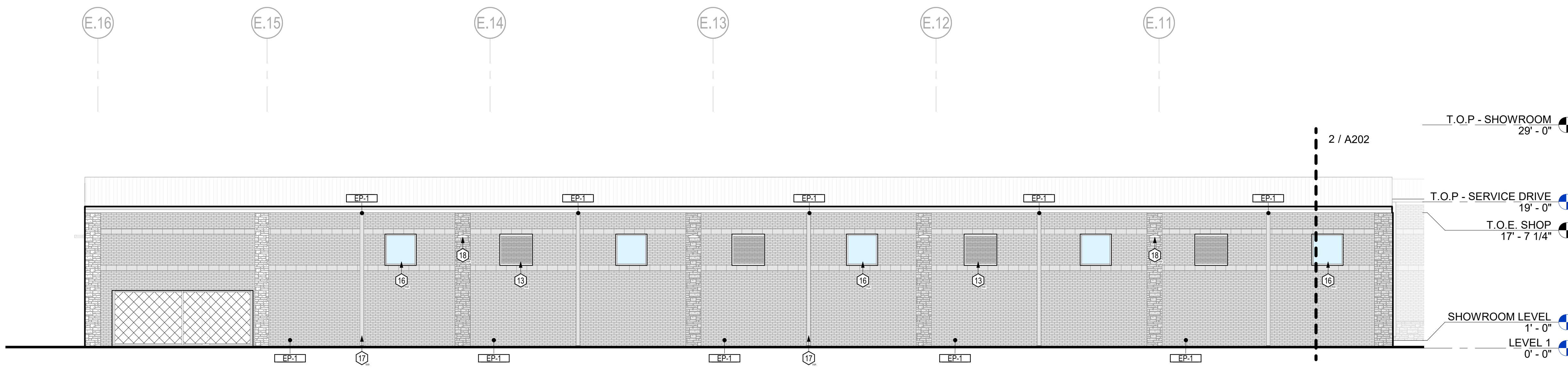
2 EXTERIOR BUILDING ELEVATION - WEST - AREA A
1/8" = 1'-0"



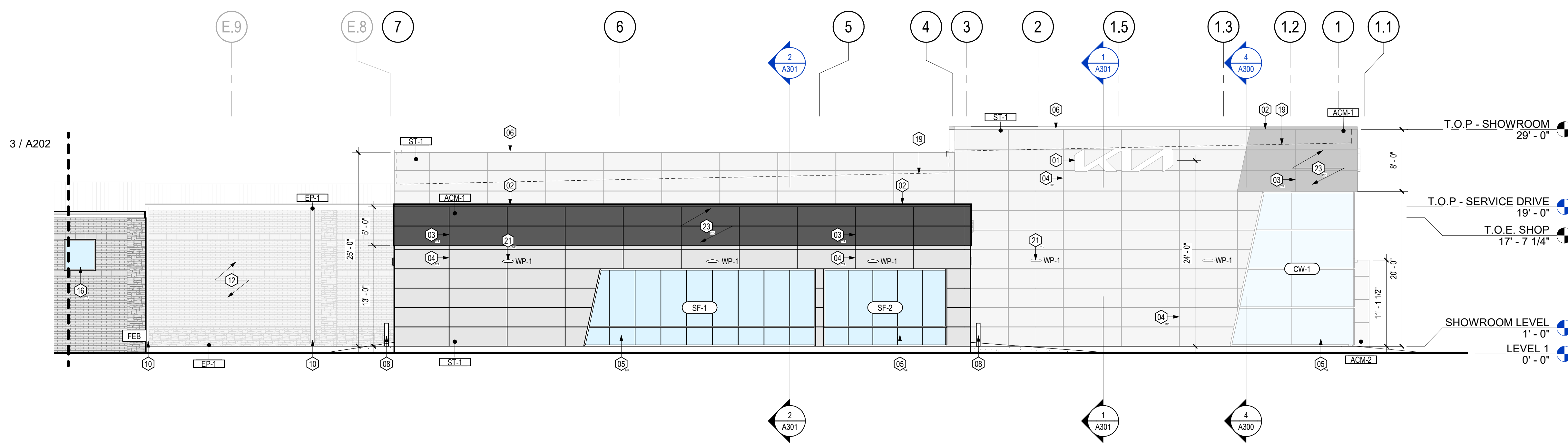
1 EXTERIOR BUILDING ELEVATION - WEST
3/32" = 1'-0"

DATE	DELTA	DESCRIPTION
TBD	IFP	ISSUE FOR PERMIT

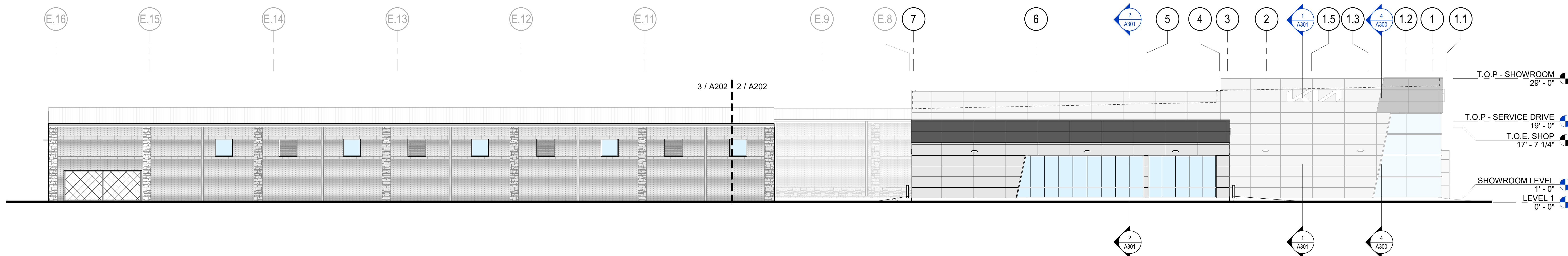
EXTERIOR ELEVATION KEYNOTES	
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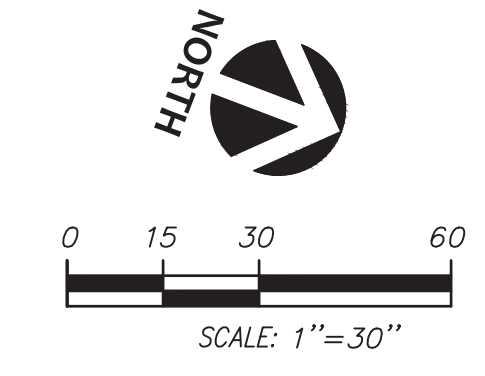
3 EXTERIOR BUILDING ELEVATION - EAST - AREA B
1/8" = 1'-0"



2 EXTERIOR BUILDING ELEVATION - EAST - AREA A
1/8" = 1'-0"



1 EXTERIOR BUILDING ELEVATION - EAST
3/32" = 1'-0"



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713.337.8881

MEP ENGINEER
SPECTRUM DESIGN ENGINEERS
19 SIERRA OAKS DR.
SUGAR LAND, TEXAS 77479
832.766.6076



BUCKSON
LANDSCAPE
ARCHITECTURE
abuckson@bucksonla.com
Phone: 832-273-2185

PROJECT:
SOUTHWEST KIA OF
ROCKWALL

PROJECT ADDRESS:
1790 I-30 FRONTAGE RD.
ROCKWALL, TX 75087

SEAL/SIGNATURE:
Amanda Buckson



ISSUE HISTORY:

DATE	DELTA	DESCRIPTION
04.02.2024		ISSUE FOR PERMIT

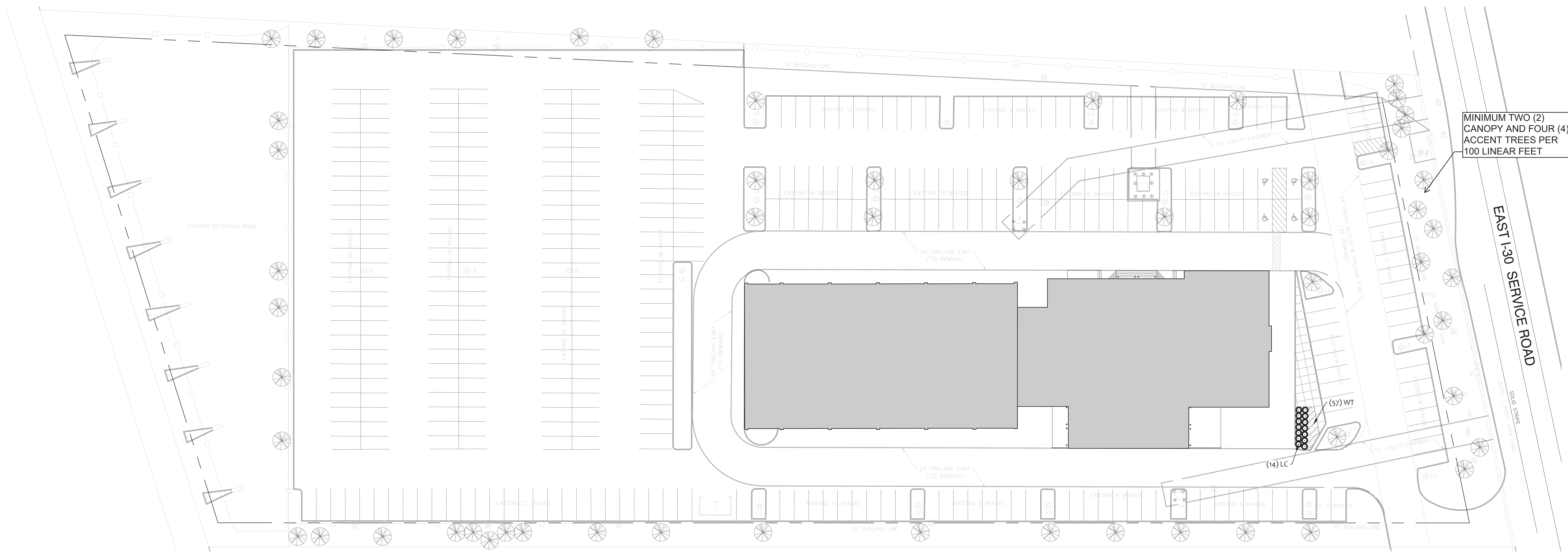
PROJECT NUMBER: LA2204

ISSUE DATE: 04/02/24

SHEET NAME:

PLANTING PLAN

SHEET:
L1.10



PLANT SCHEDULE

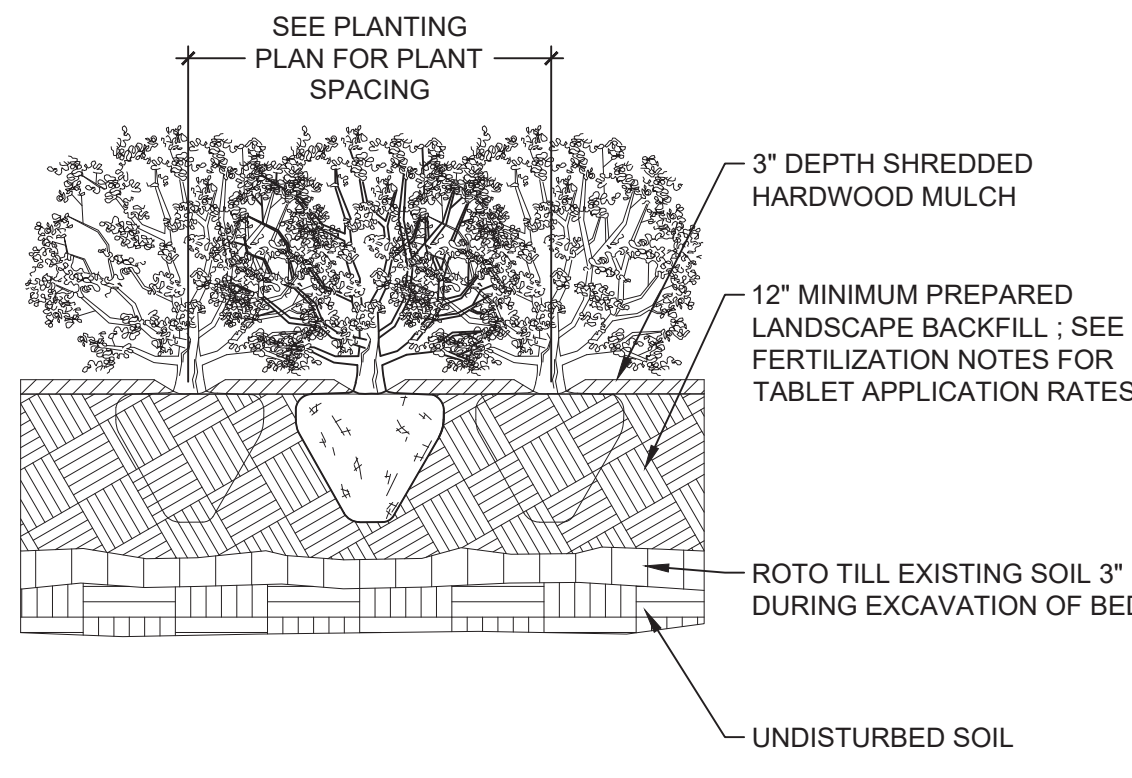
SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	HT	SP
SHRUBS						
	LC	14	Texas Sage / Leucophyllum candidum Min. 48" at time of planting.	15 GAL	48"	48"
GROUND COVERS						
	WT	57	Creeping Oxeye / Wedelia trilobata	4"pot	6"	18"
TREES						
			Existing Tree to Remain			56

PLANTING NOTES

- ALL MATERIAL QUANTITIES ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES.
- CONTRACTOR SHALL HAVE ALL UTILITY LINES LOCATED BEFORE PERFORMING ANY EXCAVATION FOR LANDSCAPE AND/OR IRRIGATION INSTALLATION. CONTRACTOR SHALL TAKE NECESSARY STEPS TO PROTECT EXISTING UTILITIES.
- PRIOR TO APPLYING SOD OR HYDROSEED, ALL STONES AND DEBRIS LARGER THAN 1 INCH IN ANY DIMENSION SHALL BE REMOVED AND SURFACE MUST BE TOP DRESSED WITH 2" OF TOPSOIL AND FINE GRADED SMOOTH.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING A FULL AND HEALTHY STAND OF GRASS AT THE TIME OF POSSESSION BY THE OWNER.
- ALL AREAS DISTURBED BY CONSTRUCTION (INCLUDING AREAS OUTSIDE PROPERTY LINES) SHALL BE PLANTED AND WATERED A MINIMUM OF 10 WEEKS OR UNTIL GRASS IS FULLY ESTABLISHED.
- LANDSCAPE BED EDGING SHALL BE PROVIDED WHERE INDICATED ON PLANS AND BETWEEN PLANTING/STONE BEDS AND LAWN AREAS/SIDEWALKS. SEE SHEET L3.1 FOR DETAILS.
- OPEN AREAS WITHIN LANDSCAPE BEDS SHALL BE MULCHED AS SHOWN IN DETAILS ON SHEET L3.1 AND AS SPECIFIED.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING PHOTOGRAPHS OF ACTUAL LANDSCAPE MATERIALS AND SUBMITTING THEM TO THE LANDSCAPE ARCHITECT OF RECORD FOR APPROVAL PRIOR TO INSTALLATION.
- PLANT MATERIAL SELECTED SHALL FOLLOW THE GUIDELINES OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND MEET OR EXCEED ALL SIZE REQUIREMENTS LISTED ON PLANT SCHEDULE.
- ALL PLANTINGS SHALL BE MAINTAINED IN A HEALTHY STATE BY LANDSCAPE CONTRACTOR AND SHALL BE WARRANTED (FOR REPLACEMENT) FOR ONE (1) CALENDAR YEAR AFTER ACCEPTANCE OF THE LANDSCAPE INSTALLATION.

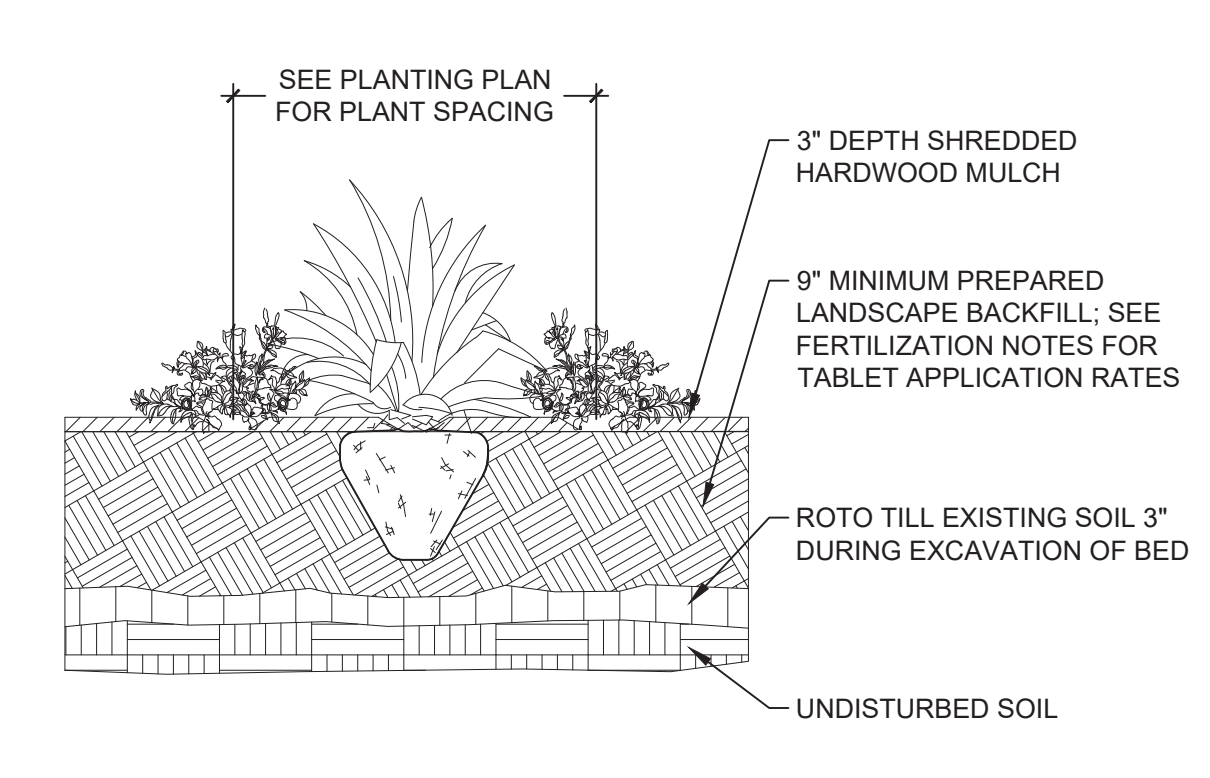
PLANTING NOTES

- SHRUBS AND TREES**
- ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFORMLY AROUND THE ROOT MASS AT A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.
- APPLICATION RATE:**
- | | |
|---------------------|---------------------|
| 1 GALLON CONTAINER: | 1 - 21 GRAM TABLET |
| 3 GALLON CONTAINER: | 2 - 21 GRAM TABLETS |
| 5 GALLON CONTAINER: | 3 - 21 GRAM TABLETS |
| 7 GALLON CONTAINER: | 4 - 21 GRAM TABLETS |
- TREES:**
- | | |
|---|---------------------|
| 3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER PALMS: | 7 - 21 GRAM TABLETS |
|---|---------------------|
- GROUNDCOVER AREAS**
- ALL GROUNDCOVER AREAS SHALL RECEIVE FERTILIZATION WITH "MIRACLE-GRO LIQUID QUICK START PLANT FOOD." APPLY PER MANUFACTURER'S SPECIFICATIONS.
- SOIL NOTES**
- APPLY PRE-EMERGENT TO ALL BED AREAS.
- PREPARED LANDSCAPE BACKFILL SHALL HAVE A MINIMUM DEPTH AS SPECIFIED IN EACH DETAIL. PLANT MIX SHALL CONSIST OF THE FOLLOWING:
 1/3 COMPOST
 1/3 TOPSOIL
 1/3 ANGULAR SAND
 - SOD/HYDROMULCH AREAS SHALL RECEIVE 2 INCH MINIMUM TOPSOIL.



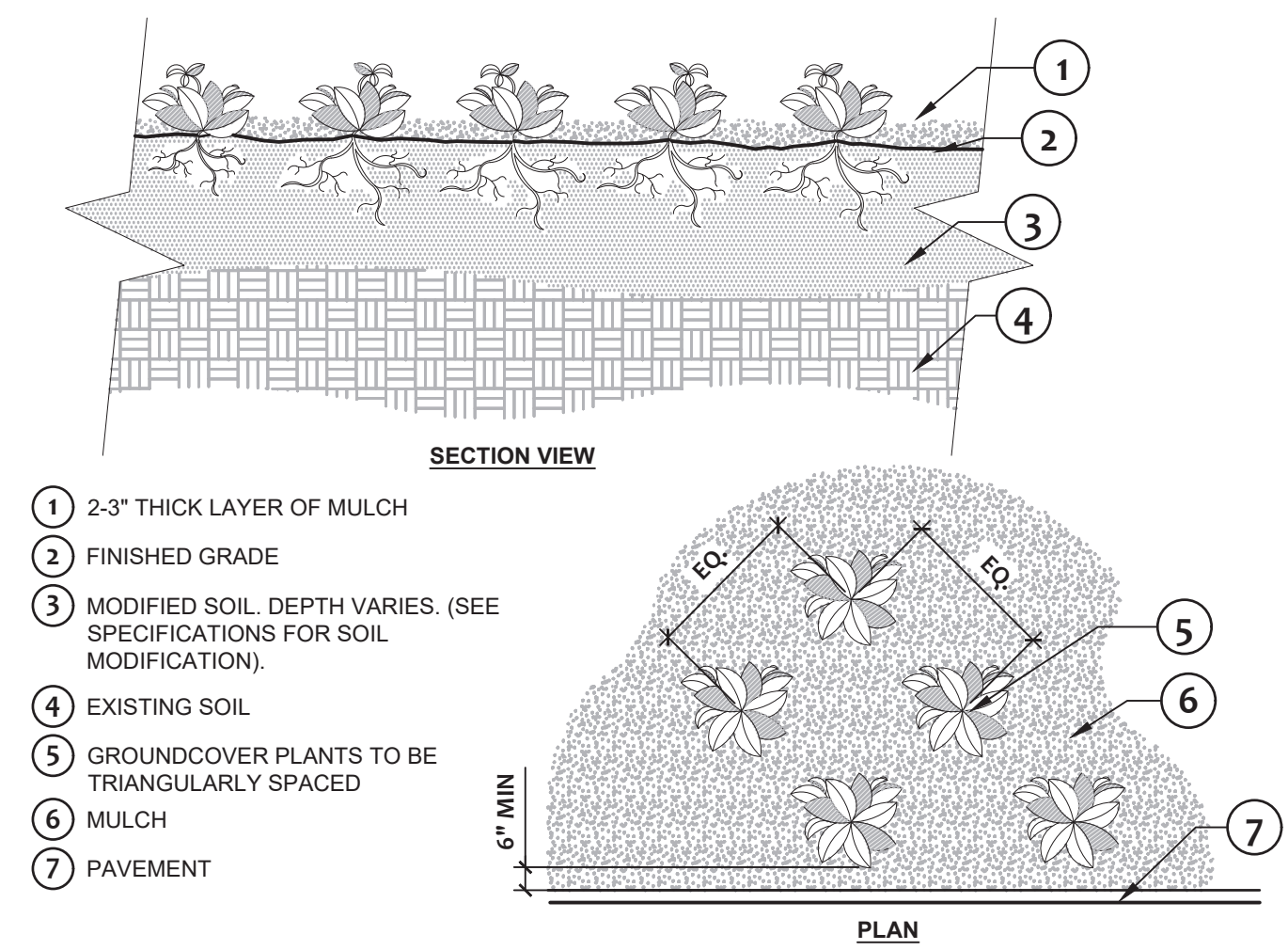
- NOTES:**
- PLANT SHRUBS ON TRIANGULAR SPACING WHEN NOT A PART OF A SINGLE ROW.
 - LOOSEN ROOTS ON SURFACE OF ROOTBALL PRIOR TO PLANTING.

1 SHRUB BED PLANTING
NTS 00-04



- NOTES:**
- PLACE PLANTS ON TRIANGULAR SPACING WHEN NOT A PART OF A SINGLE ROW.
 - LOOSEN ROOTS ON SURFACE OF ROOTBALL PRIOR TO PLANTING.

2 PERENNIAL ANNUAL PLANTING
NTS 00-05



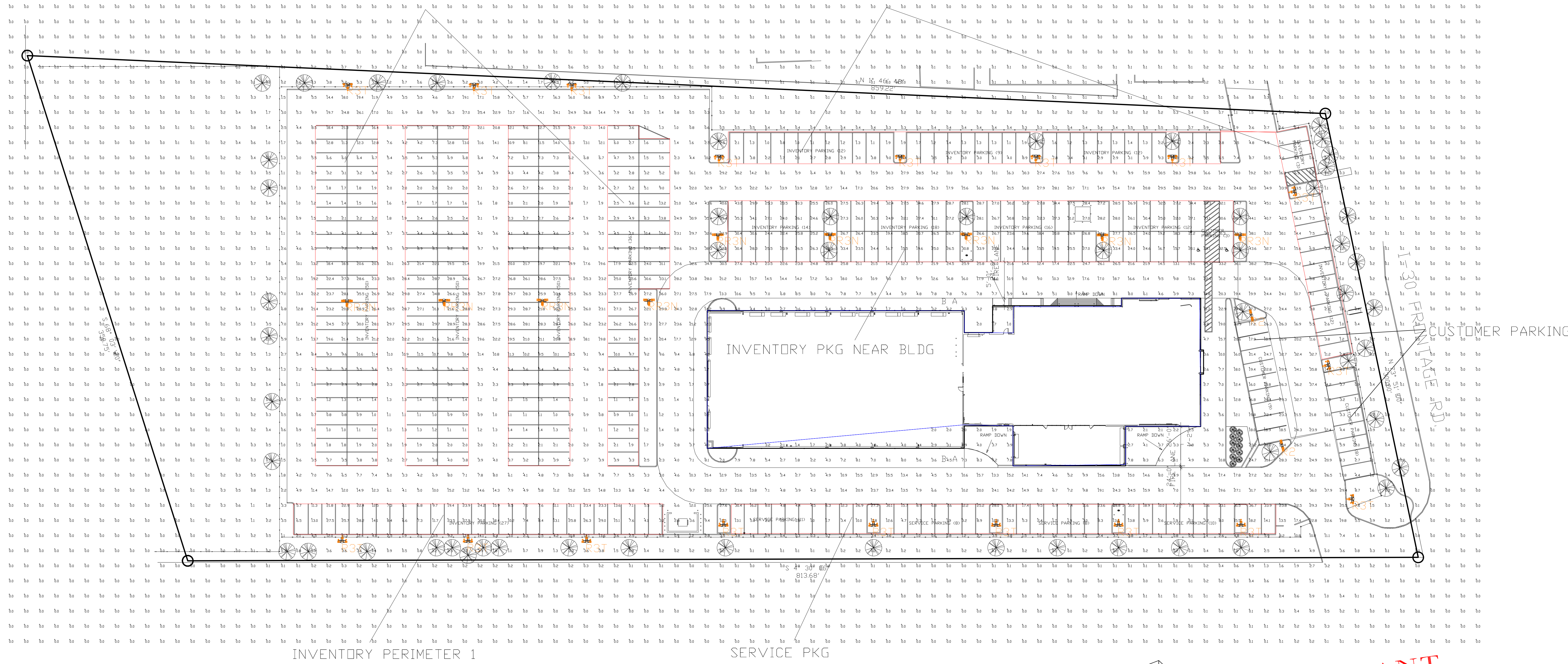
- NOTES:**
- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
 - SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL.)
 - SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

3 GROUNDCOVER
3/4" = 1'-0"
FX-PL-FX-GROU-01

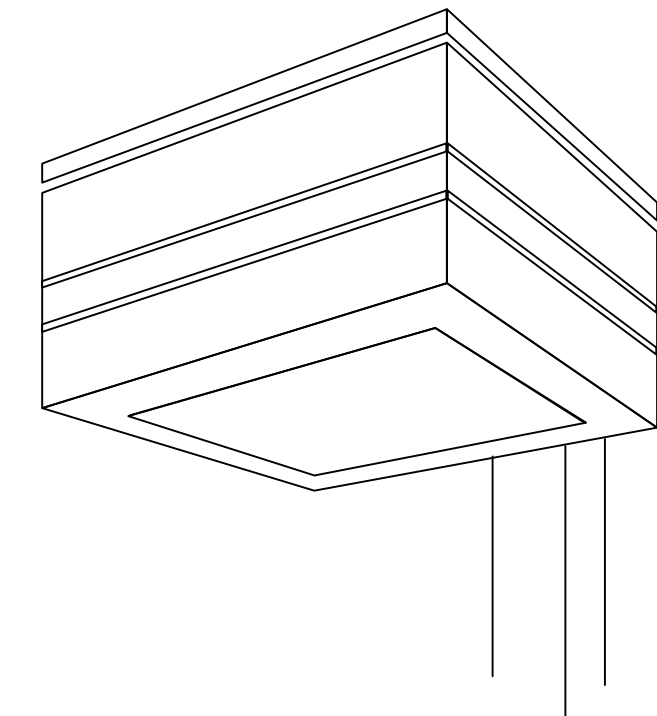
URBAN TREE FOUNDATION © 2014
OPEN SOURCE. FREE TO USE

INVENTORY PKG INTERIOR

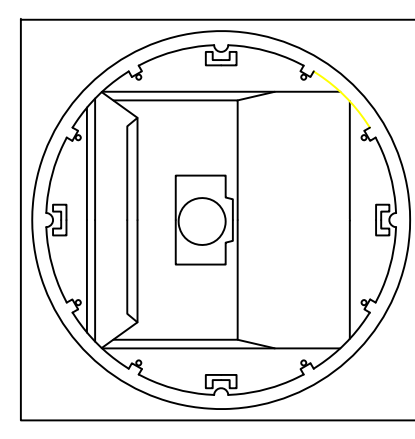
INVENTORY PERIMETER 2



IMPORTANT



**GREENBRIAR
FLAT LENS
IESNA FULL CUTOFF**



ROTATED REFLECTOR

NOTE: Reflector MUST be field rotated by the CONTRACTOR to correspond with the direction indicated by the arrows on this layout.

EXAMPLE OF DIRECTIONAL ARROW

Calculation Summary							
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALCS @ 4' ABOVE GRADE	ILLUMINANCE	Fc	5.55	46.3	0.0	N.A.	N.A.
CUSTOMER PARKING	ILLUMINANCE	Fc	12.80	29.3	0.9	14.22	32.56
INVENTORY PERIMETER 1	ILLUMINANCE	Fc	11.17	30.2	0.8	13.96	37.75
INVENTORY PERIMETER 2	ILLUMINANCE	Fc	3.81	22.7	0.6	6.35	37.83
INVENTORY PKG INTERIOR	ILLUMINANCE	Fc	10.18	35.5	0.8	12.73	44.38
INVENTORY PKG NEAR BLDG	ILLUMINANCE	Fc	25.52	43.0	12.3	2.07	3.50
SERVICE PKG	ILLUMINANCE	Fc	6.48	18.2	0.8	8.10	22.75

Luminaire Schedule									
Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts
	2	R2	D180°	GFR-AI-750-PSMV-F-D180	24'	0.600	0.600	136876	1624
	18	R3T	3 @ 90 DEGREES ROTATED	GFR-FP-750-PSMV-F-3HSS-T90RDT	24'	0.600	0.600	88986	2436
	9	RR3N	3 @ 90	GFR-AI-750-PSMV-F-T90	24'	0.600	0.600	205314	2436

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

Total Project Watts
Total Watts = 69020

Lighting Proposal LD-159737
SOUTHWEST KIA OF ROCKWALL
1790 I-30 FRONTAGE RD
ROCKWALL, TX

DATE: 05/24
SCALE: 1"=30'



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: May 28, 2024
APPLICANT: Mark Fernandez; *Lithia C/O Golden Property Development, LLC*
CASE NUMBER: SP2024-019; *Site Plan for Rockwall KIA*

SUMMARY

Discuss and consider a request by Mark Fernandez of Lithia C/O Golden Property Development, LLC on behalf of Zohreh Malek for the approval of a *Site Plan* for an existing *New Motor Vehicle Dealership for Cars and Light Trucks* on a 5.9613-acre parcel of land identified as Lot 1, Block 1, Rockwall KIA Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1790 E. IH-30, and take any action necessary.

BACKGROUND

The subject property was annexed on December 3, 1985 by *Ordinance No. 85-69 (Case No. A1985-002)*. At the time of annexation, the subject property was zoned Agricultural (AG) District. The subject property remained zoned Agricultural (AG) District until June 5, 2006 when the City Council approved *Ordinance No. 06-19 (Case No. Z2006-007)* changing the zoning to a Light Industrial (LI) District. On June 12, 2007, the Planning and Zoning Commission approved a site plan and preliminary plat (*Case No. SP2007-013; Case No. P2007-014*) to allow the construction of a *New Motor Vehicle Dealership for Cars and Light Trucks*, and on June 18, 2007, the City Council approved the preliminary plat and denied a variance to the cross-access requirements of the IH-30 Overlay District. On February 18, 2008, the City Council approved a final plat (*Case No P2008-005*) that establish the subject property as Lot 1, Block 1, Rockwall KIA Addition. On May 6, 2024, the City Council approved a Specific Use Permit (SUP) for the existing *New Motor Vehicle Dealership for Cars and Light Trucks* and *Major Auto Repair Garage* as an accessory land use in order to bring the subject property into conformance with the Unified Development Code (UDC).

PURPOSE

On April 19, 2024, the applicant -- *Mark Fernandez of Lithia C/O Golden Property Development, LLC* -- submitted an application requesting the approval of a *Site Plan* for the purpose of allowing the expansion of an existing *New Motor Vehicle Dealership for Cars and Light Trucks* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 1790 E. IH-30 and is currently being used as a *Motor Vehicle Dealership (i.e. Southwest Kia of Rockwall)*, with a *Major Automotive Repair Garage* as an accessory use. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property are the eastbound frontage roads for IH-30, followed by the main lanes for IH-30, and the intersection of Conveyor Street and the westbound frontage road. On the west side of Conveyor Street are two (2) parcels of land (*i.e. part of Lot 1, Block C, Rockwall Commercial Park Addition; Tract 5-1 of the J. Lockhart Survey, Abstract No. 134*) developed with a *Pawn Shop (i.e. Rockwall Pawn)* and an *Office/Warehouse (i.e. Firehouse Heating and Air)*. Both properties are zoned Light Industrial (LI) District. East of Conveyor Street are two (2) parcels of land (*i.e. two (2) parts of Lot 1, Block D, Rockwall Commercial Park Addition*) zoned Commercial (C) District. One (1) property is developed with a *Building and Landscape Material Supply Company (i.e. A-1)* followed by a vacant parcel.

South: Directly south of the subject property is a 43.237-acre parcel of land (i.e. Lot 1, Block A, Stream 549 Addition) developed with a ~301,120 SF Warehouse/Distribution Center. Beyond this is an 8.482-acre parcel of land (i.e. Lot 8, Block C, Rockwall Technology Park Addition) developed with a Warehouse/Distribution Center. Both properties are zoned Light Industrial (LI) District.

East: Directly east of the subject property are two (2) tracts of land (i.e. Tracts 9-01 & 9-10 of the J. Lockhart Survey, Abstract No. 134) developed with Light Industrial (LI) land uses (i.e. Auto Auction; Mini-Warehouse) and are zoned Agricultural (AG) District. Beyond this are several tracts of land (i.e. Tract 9-02 & 9-5 of the J. Lockhart Survey, Abstract No. 134; Lots 1 & 2, DBK Addition; Lot 1, Block A, K. H. D. Inc. Subdivision; Lot 1, Block 1, Cavender's Addition) zoned Light Industrial (LI) District.

West: Directly west of the subject property are three (3) parcels of land (i.e. Lot 1, Block A, Service King IH-30 Addition; Lots 1 & 2, Block A, McKeown-Belaustegui Addition) developed with industrial land uses (i.e. Auto Repair, Mini-Warehouse, and Recreational Vehicle Repair) and are zoned Light Industrial (LI) District. Beyond this is a 14.7506-acre parcel of land (i.e. Lot 1, Block A, Nissan of Rockwall Addition) developed with a New Motor Vehicle Dealership for Cars and Light Trucks (i.e. Cavender Nissan Rockwall) zoned Light Industrial (LI) District and 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), a New Motor Vehicle Dealership for Cars and Light Trucks and Major Auto Repair Garage are permitted by Specific Use Permit (SUP) in a Light Industrial (LI) District. In this case, the applicant received approval of a Specific Use Permit (SUP) for the New Motor Vehicle Dealership for Cars and Light Trucks and Major Auto Repair Garage as an accessory land use from the City Council on May 6, 2024 [Case No. Z2024-010]. 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 Light Industrial (LI) District with the exception of the items noted in the Variances and Exceptions Requested by the Applicant section of this case memo. 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>	<i>12,500 SF</i>	<i>X=5.99-Acres; In Conformance</i>
<i>Minimum Lot Frontage</i>	<i>100-Feet</i>	<i>X= 300-feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>125-Feet</i>	<i>X=813.68-feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>25-Feet</i>	<i>X>25-feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet</i>	<i>X>10-feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>15-Feet</i>	<i>X>15-feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>60-Feet</i>	<i>X=29-feet; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>60%</i>	<i>X=11.50%; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>Retail 1 Parking Space/250SF Office 1 Parking Space/300SF 45 Required Spaces</i>	<i>X=46; In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>15%</i>	<i>X>15%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>90-95%</i>	<i>X<90%; In Conformance</i>

TREESCAPE PLAN

The landscape plan provided by the applicant indicates that no trees are to be removed. Given this, the applicant was not required to provide a treescape plan.

CONFORMANCE WITH THE CITY'S CODES

The subject property is zoned Light Industrial (LI) District and is situated within the IH-30 Overlay (IH-30 OV) District. According to the Permissible Use Charts contained in Article 04, Permissible Uses, of the Unified Development Code (UDC)

the *New Motor Vehicle Dealership for Cars and Light Trucks* and *Major Auto Repair Garage* land uses are permitted by Specific Use Permit (SUP). In this case, the *New Motor Vehicle Dealership for Cars and Light Trucks* was established before 2008, when the Unified Development Code (UDC) did not require *New Motor Vehicle Dealership for Cars and Light Trucks* to obtain a SUP. Given that the *New Motor Vehicle Dealership for Cars and Light Trucks* on the subject property began the development process before the Unified Development Code (UDC) changed, the land use was considered to be vested or legally conforming after the change was made to require the SUP. Recently, the applicant approached staff about increasing the size of the *New Motor Vehicle Dealership*. According to Section 04, *Board of Adjustments*, of Article 02, *Development Review Authority*, of the Unified Development Code (UDC), to expand a non-conforming land use the applicant could either [1] submit a request to the Board of Adjustments (BOA) requesting approval of the expansion, or [2] submit a development application for a Specific Use Permit (SUP) in order to bring the land use into conformance with the current Unified Development Code (UDC). In this case, the applicant received approval of a Specific Use Permit (SUP) for these uses from the City Council on May 6, 2024 [Case No. Z2024-010].

When reviewing the parking requirements, the Unified Development Code (UDC) breaks down the land uses for this site plan into the following, *Retail* (i.e. one [1] parking space per 250 SF), *Office* (i.e. one [1] parking space per 300 SF), and *Auto Garage* (i.e. two [2] parking spaces per bay). Based on the floor plan and parking table provided by the applicant, a total of 45 parking spaces are required. The site plan provided by the applicant indicates 50 parking spaces for customers, 46 parking spaces for the auto repair, 33 parking spaces for employees, and 249 parking spaces for inventory, for a total of 378 parking spaces. Given this, the applicant meets the required parking.

According to Subsection 08.02, *General Fence Standards*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), the permitted fence material are "...wood pickets, vinyl coated chain link, wrought iron, decorative metal (i.e. with the appearance of wrought iron but is made of powder-coated steel, aluminum or covered with a corrosion protection finish), brick, stone, split face CMU or burnished block, vinyl, fiberglass composite, and concrete with stone face/form liner." Based on the provided site plan, the subject property has an existing non-conforming pipe front yard fence, see Figure 1.



Figure 1: A photo taken from the IH-30 Frontage Road that depicts the existing pipe front yard fence.

The applicant is proposing to replace the portion spanning across the concrete drive with a gate to match the existing fence. In this case, the existing fence is located in the front yard and the material is not permitted; however, the applicant intends on matching the material to minimize the impact of the change. Given this, the proposed change does not appear to bring the property further out of conformance with the Unified Development Code (UDC). With that being said, the Planning and Zoning Commission should consider this front yard fence as part of the applicant's site plan request.

The proposed site plan conforms to the *Conditional Land Use Standards*, stipulated by Article 04, *Permissible Uses*, and generally conforms to the requirements of the *General Industrial District Standards* and *General Overlay District Standards*, stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the variance(s) and exception(s) 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 variance(s) and exception(s):

(1) *Architectural Standards*.

- (a) *Masonry Materials*. According to Subsection 06.02(C)(1), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(e)ach exterior wall of a building's façade shall consist of a minimum of 90% Primary Materials..." Primary materials include brick, stone, and cementitious

materials. In this case, each façade of the proposed buildings do not meet this requirement. This will require a variance from the Planning and Zoning Commission.

- (b) Cementitious Material. According to Subsection 06.02(C)(1), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "...stucco shall not be used within the first four (4) feet from grade on a building's façade." In this case, the applicant is carrying stucco to the base of the proposed building. This will require a variance from the Planning and Zoning Commission.
- (c) Stone. According to Subsection 06.02(C)(1), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a) minimum of 20% natural or quarried stone is required on all building façades..." In this case, each façade of the proposed buildings do not meet this requirement. This will require a variance from the Planning and Zoning Commission.
- (d) Primary Articulation. According to Subsection 06.02(D), *Site Design Guidelines and Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a)ll buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features." Given this, each building façade is required to meet the primary articulation standards outlined in the *General Commercial District Standards*. In this case, each façade of the proposed buildings do not meet this requirement. This will require a variance from the Planning and Zoning Commission.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant variances and exceptions to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code (UDC) would create an undue hardship. In addition, the code requires that the applicant provide compensatory measures that directly offset the requested variances and exceptions. At this time the applicant is proposing the following compensatory measures: [1] replacing the dumpster enclosure gates, [2] landscaping in front of service drive, [3] removal of elevated display structure, [4] repaint security fence and fire lane striping, [5] new light fixtures that meet current UDC standards, [6] improve the IH-30 landscape buffer to current UDC standards, and [7] remove display vehicles from right-of-way. Compensatory items 5 and 6 are not truly compensatory as these are required per the Unified Development Code (UDC) when completing an Amended Site Plan; and item 7 is not a compensatory measure as vehicles are not allowed to be stored within public right-of-way. With that being said, requests for exceptions and variances to the *General Standards* are discretionary decisions for the Planning and Zoning Commission. Staff should 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 a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

Since the applicant's project deals with the expansion of an existing land use and does not involve changes to the Future Land Use Map, the proposed project does not change the properties conformance with the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On April 30, 2024, the Architectural Review Board (ARB) reviewed the proposed building elevations and had the following comment: swap out the Dryvit for three (3) part stucco. The ARB will review the updated building elevations on May 28, 2024.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's Site Plan for the expansion of an existing *New Motor Vehicle Dealership for Cars and Light Trucks* 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; 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.



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	1790 I-30 Frontage Rd		
SUBDIVISION	Rockwall Kia	LOT	1
		BLOCK	1
GENERAL LOCATION	South side of East I-30, 1785'+- from John King Blvd.		

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING	Light Industrial	CURRENT USE	Existing Southwest KIA Car Dealership
PROPOSED ZONING	SUP (New & Used Motor Vehicle Dealership)	PROPOSED USE	Existing Southwest KIA Car Dealership to remain
ACREAGE	5.9915	LOTS [CURRENT]	1
		LOTS [PROPOSED]	1

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	Zohreh Malek	<input checked="" type="checkbox"/> APPLICANT	Lithia c/o Golden Property Development, LLC
CONTACT PERSON		CONTACT PERSON	Mark Fernandez
ADDRESS	3845 Oak Lawn Ave	ADDRESS	20025 E Country Hollow Dr
CITY, STATE & ZIP	Dallas, TX 75219	CITY, STATE & ZIP	Walnut, CA 91789
PHONE	214-727-7422	PHONE	909-573-2765
E-MAIL	zohreh7@gmail.com	E-MAIL	mark@goldenpropertydevelopment.com

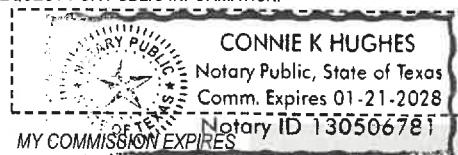
NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Zohreh Malek [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 \$ 369.83 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 19TH DAY OF APRIL, 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 PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 19 DAY OF April, 2024
OWNER'S SIGNATURE Zohreh Malek

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



0 65 130 260 390 520 Feet

SP2024-019: Site Plan for Rockwall KIA

LI

AG



LI

Case Location Map = 

PD-83



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.



CIVIL ENGINEER
CIVIL-CON CONSULTANTS, LLC
448 W. 19TH ST.
HOUSTON, TEXAS 77008
713.992.4148

STRUCTURAL ENGINEER
DALLY + ASSOCIATES, INC.
9800 RICHMOND AVE., SUITE 460
HOUSTON, TEXAS 77042
713.337.8881

MEP ENGINEER
SPECTRUM DESIGN ENGINEERS
19 SIERRA OAKS DR.
SUGAR LAND, TEXAS 77479
832.766.6076

PROJECT:
SOUTHWEST KIA OF
ROCKWALL

PROJECT ADDRESS:
1790 I-30 FRONTAGE RD.
ROCKWALL, TX 75087

SEAL/SIGNATURE:

ISSUE HISTORY:

DATE	DELTA	DESCRIPTION
TBD	IFP	ISSUE FOR PERMIT

PROJECT NUMBER: LA2204

ISSUE DATE: 05.21.2024

SHEET NAME:

NOTED SITE PLAN

SHEET:

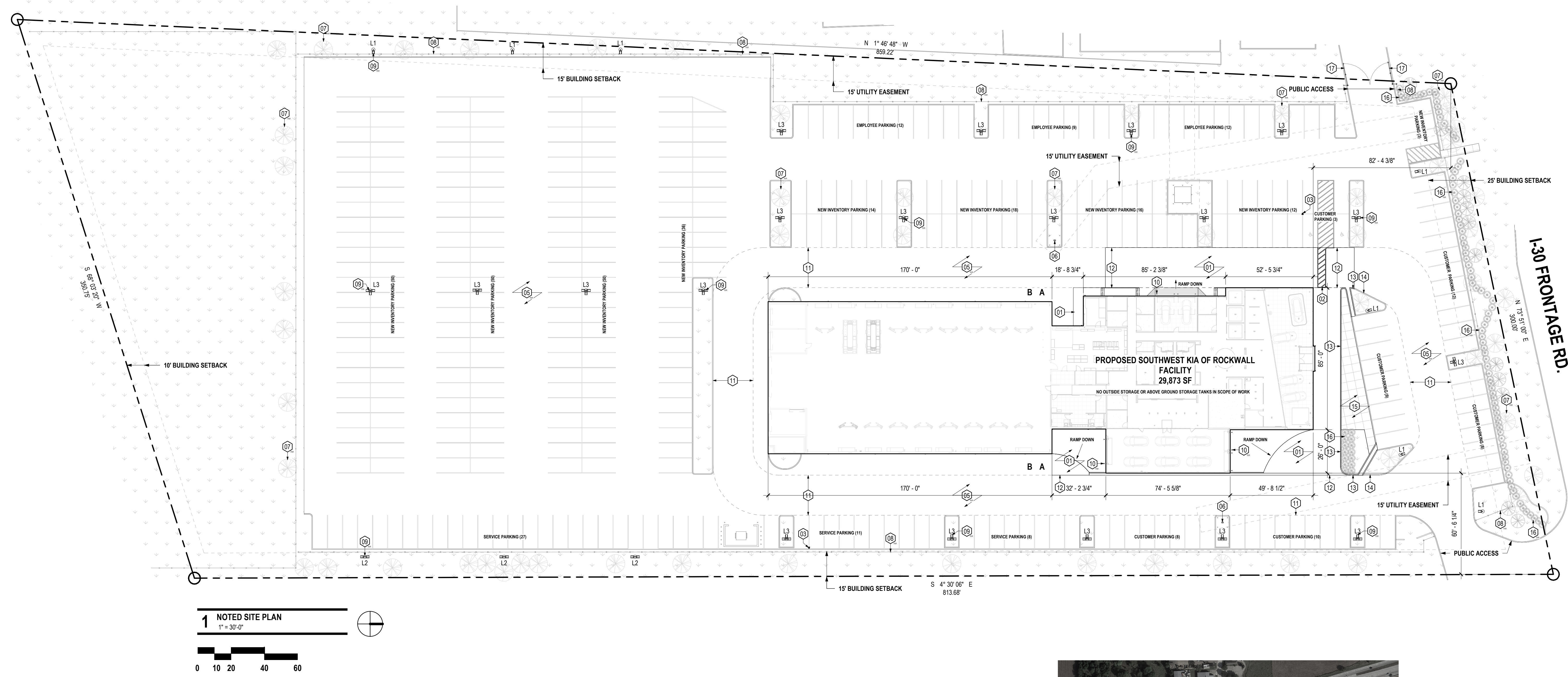
A102

TOTAL PARKING COUNT	
CUSTOMER PARKING	50 PARKING SPACES
NEW INVENTORY PARKING	249 PARKING SPACES
SERVICE PARKING	46 PARKING SPACES
EMPLOYEE PARKING	33 PARKING SPACES
TOTAL PARKING	378 PARKING SPACES

TOTAL SITE AREA	
TOTAL SITE ACREAGE	5.99 AC
TOTAL SITE SQUARE FOOTAGE	260,989 SF

BUILDING USE SQUARE FOOTAGE	
SHOWROOM	2,788 SF
SALES OFFICES	3,264 SF
CUSTOMER LOUNGE	1,300 SF
CUSTOMER RESTROOMS	662 SF
BREAKROOM & EMPLOYEE RESTROOMS	622 SF
BUILDING SUPPORT	253 SF
PARTS STORAGE	1,487 SF
SERVICE SHOP	15,344 SF
NEW VEHICLE DELIVERY	573 SF
SERVICE DRIVE	1,995 SF
SERVICE ADVISORS & CASHIER	840 SF
CASHIER AND RETAIL PARTS	1,074 SF

SITE PLAN KEYNOTES	
#	NOTE
01	PAVING. REF: CIVIL
02	4" WHITE PARKING STRIPE. TYP. UNO
03	EV CHARGING STATION BY OWNER. G.C. TO COORDINATE WITH OWNER VENDOR, PROVIDE POWER AND HOOK UP. REF: ELECTRICAL
05	EXISTING PAVING TO REMAIN. REF: CIVIL
06	EXISTING FIRE HYDRANT. REF: CIVIL
07	EXISTING TREE TO REMAIN. REF: LANDSCAPE
08	EXISTING PIPE RAIL FENCE. G.C. TO REPAIR AND REPAINT, EP-1
09	SITE LIGHT POLE. REF: LIGHTING SITE PLAN, SITE DETAILS, AND ELECTRICAL
10	6" DIAMETER CONCRETE FILLED STEEL PIPE BOLLARD PRIMED AND PAINTED. REF: SITE DETAILS
11	EXISTING FIRE LANE
12	FIRE LANE - PAVEMENT MARKINGS, 6" WIDE RED PAINT WITH THE WORDS, "FIRE LANE - TOW AWAY ZONE" IN 4" WHITE LETTERS NO MORE THAN 25' ALTERNATING INTERVALS
13	CONCRETE CURB. REF: CIVIL
14	EXISTING PORTION OF CURB TO REMAIN. REF: CIVIL
15	CONCRETE SIDEWALK. REF: SITE DETAILS
16	LANDSCAPING. REF: CIVIL
17	SWINGING PIPE RAIL GATE TO MATCH EXISTING PIPE RAIL FENCE HEIGHT. PRIME AND PAINT, EP-1. REF: SITE DETAILS



I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN AND BUILDING ELEVATIONS 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 ____ OF ____.

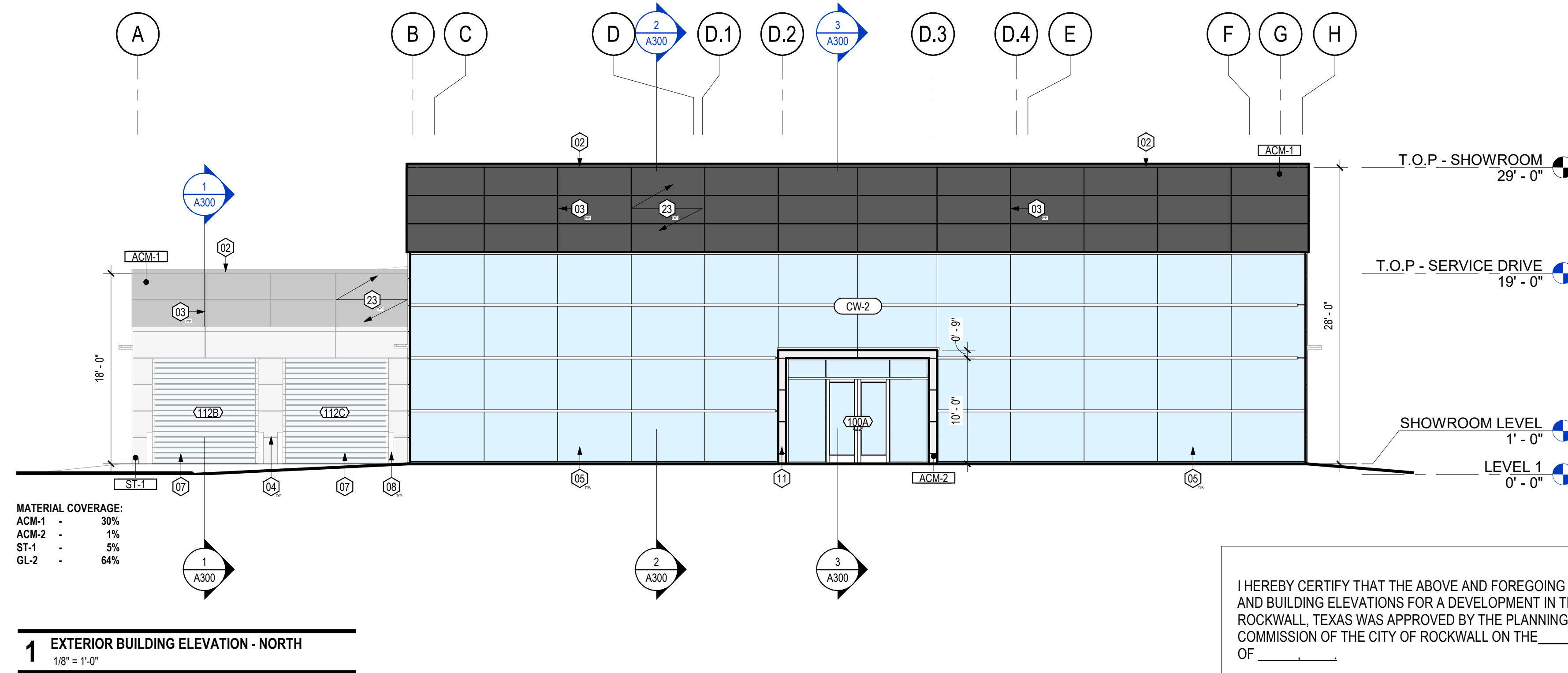
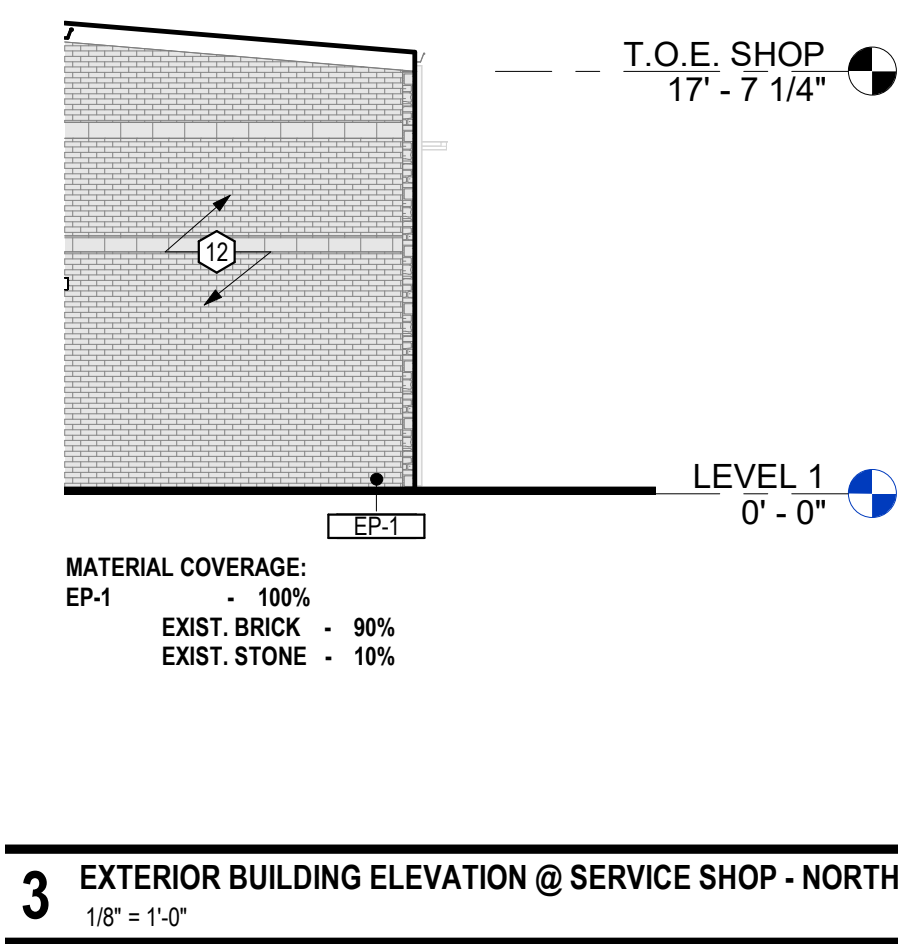
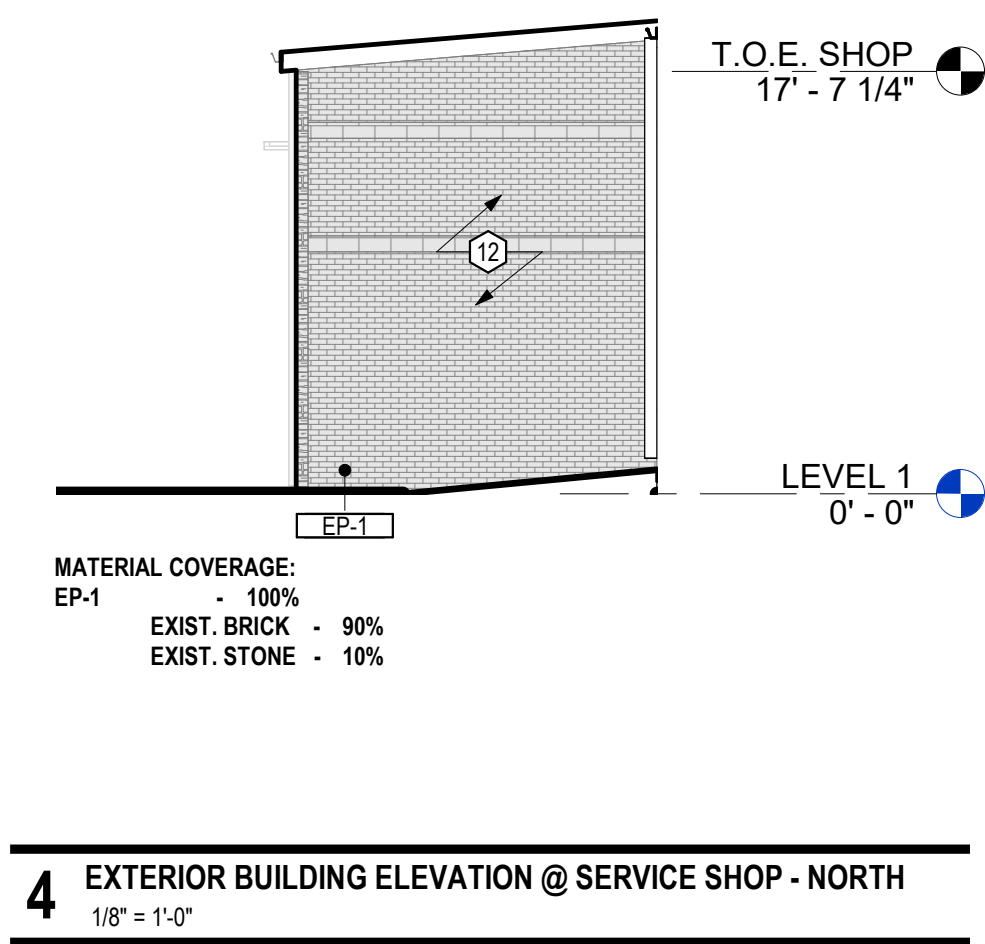
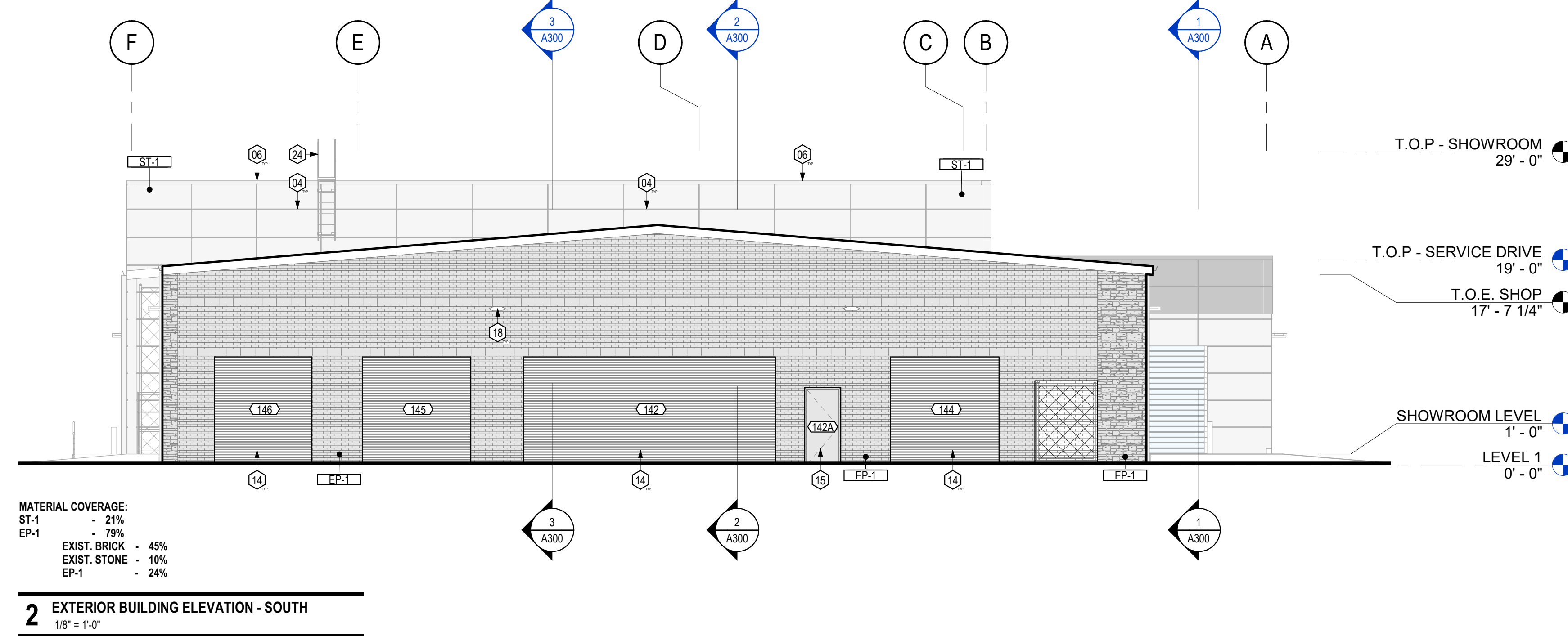
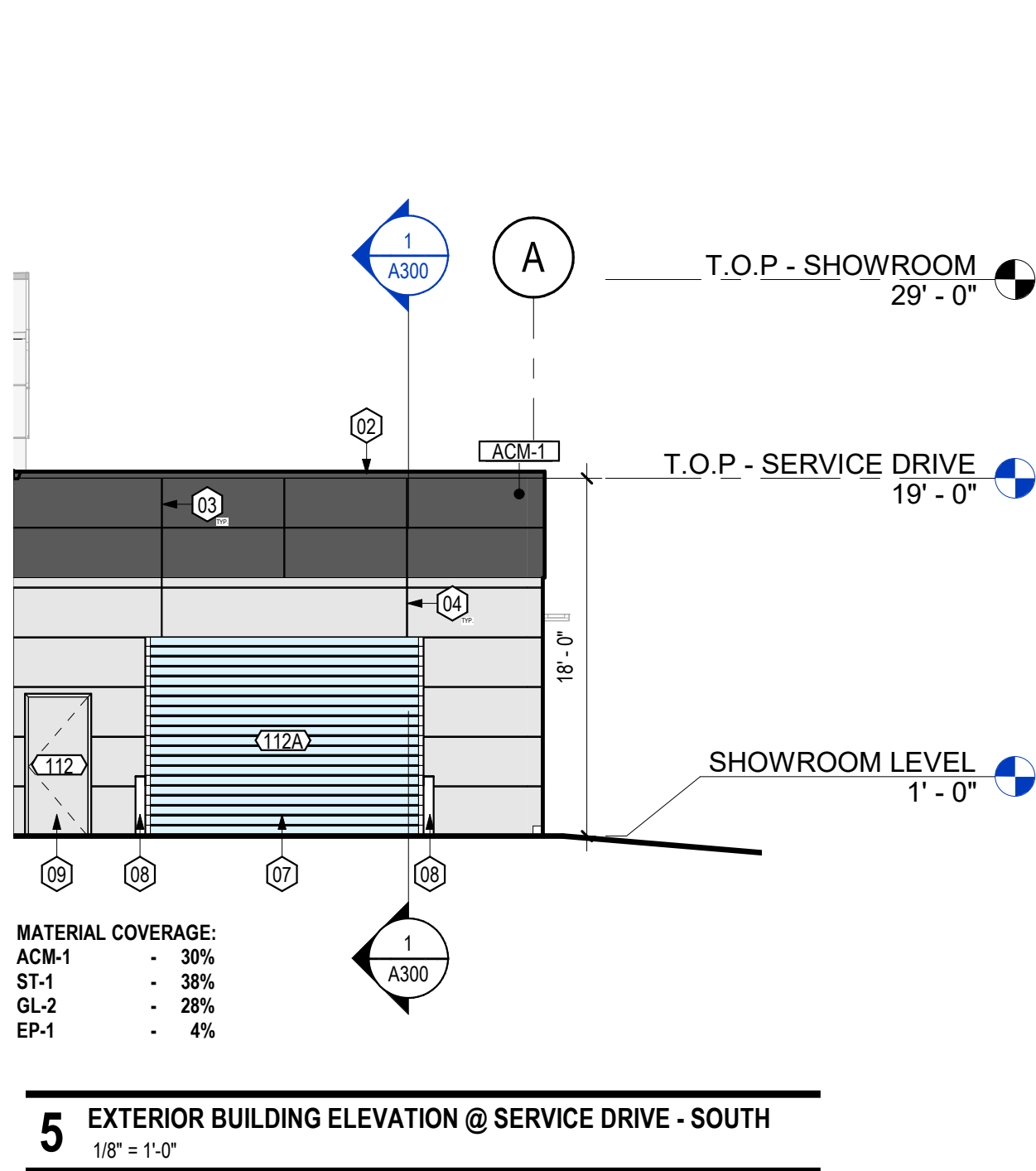
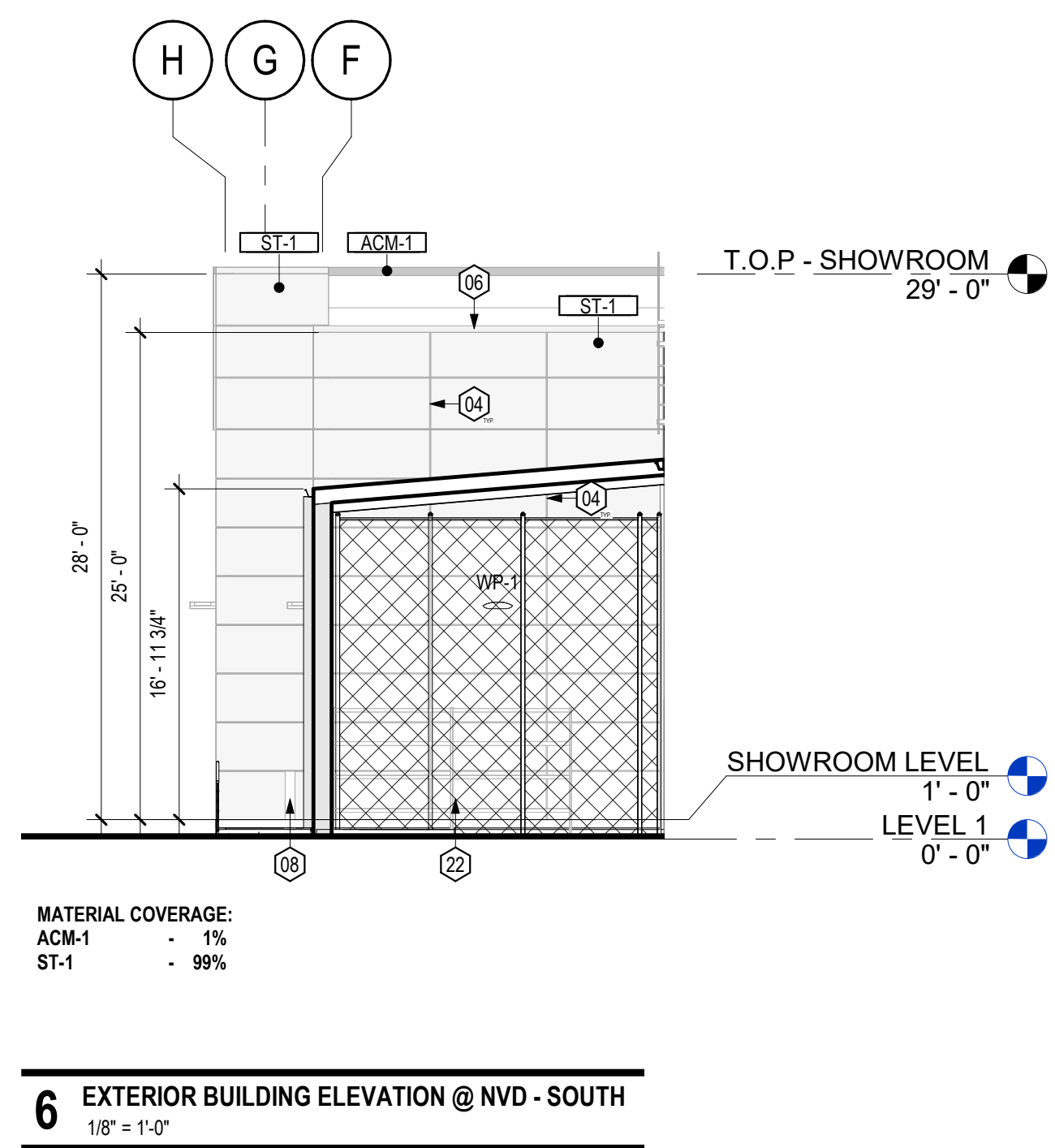
WITNESS OUR HANDS, THIS ____ DAY OF ____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

EXTERIOR MATERIAL SCHEDULE				
MARK	MANUFACTURER	MODEL	COLOR / FINISH	CONTACT
ACM				
ACM-1	PATTISON SIGN GROUP / ALPOLIC	-	COLOR: TOB BLACK INSTALLATION: TO BE INSTALLED BY PATTISON SIGN GROUP	STEVIE WEBB P: 865.500.4829 E: SWEBB@PATTISONSIGN.COM W: PATTISONSIGN.COM
ACM-2	PATTISON SIGN GROUP / ALPOLIC	-	COLOR: BSX SILVER METALLIC INSTALLATION: TO BE INSTALLED BY PATTISON SIGN GROUP	STEVIE WEBB P: 865.500.4829 E: SWEBB@PATTISONSIGN.COM W: PATTISONSIGN.COM
GLAZING				
GL-2	VITRO	-	1" INSULATED GLAZING UNIT EXTERIOR LITE: 1/4" STARPHIRE GLAZING WITH SOLARBAN 90 AIRSPACE: 1/2" AIR INTERIOR LITE: 1/4" CLEAR GLAZING	-
PAINT				
EP-1	BENJAMIN MOORE	REGAL SELECT EXTERIOR LATEX PAINT	COLOR: COVENTRY GRAY FINISH: EGG SHELL	DOROTHY HAZINSKI P: 866.708.9181 M: 330.353.3850 E: DOROTHY.HAZINSKI@BENJAMINMOORE.COM
STUCCO				
ST-1	SIKA	FINESTONE PLATINUM CI STUCCO ULTRA	COLOR: TO MATCH BM COVENTRY GRAY THICKNESS: 2"	-

EXTERIOR ELEVATION KEYNOTES	
#	NOTE
02	ACM TOPCAP BY PATTISON SIGN GROUP
03	ACM REVEAL, REF: WALL DETAILS
04	STUCCO REVEAL, REF: WALL DETAILS
05	EXTERIOR GLAZING SYSTEM, REF: GLAZING ELEVATIONS AND SPECIFICATIONS
06	PREFINISHED PARAPET CAP, COLOR TO MATCH HOST WALL
07	OVERHEAD DOOR, REF: SCHEDULES
08	6" DIAMETER CONCRETE FILLED STEEL PIPE BOLLARD PRIMED AND PAINTED, REF: SITE DETAILS
09	MAN DOOR, REF: SCHEDULES
10	PREFINISHED METAL GUTTER AND DOWNSPOUT, COLOR TO MATCH HOST WALL
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19	ROOF LINE BEYOND
21	LED LIGHT FIXTURE, REF: ELECTRICAL
22	BLACK VINYL COATED CHAINLINK FENCE AND GATE, REF: SITE DETAILS
23	ACM BY PATTISON SIGN GROUP
24	ROOF ACCESS LADDER WITH PARAPET PLATFORM, REF: ROOF DETAILS



I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN AND BUILDING ELEVATIONS 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

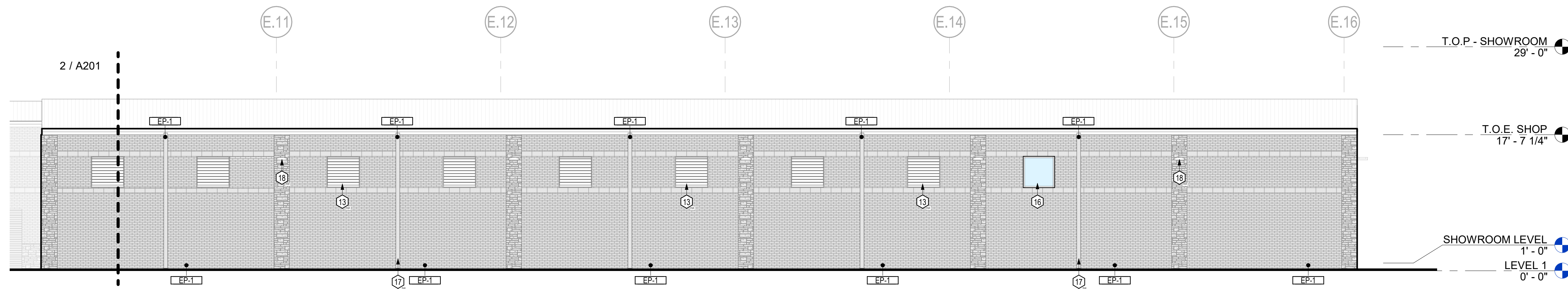
ISSUE HISTORY:

DATE	DELTA	DESCRIPTION
TBD	IFP	ISSUE FOR PERMIT

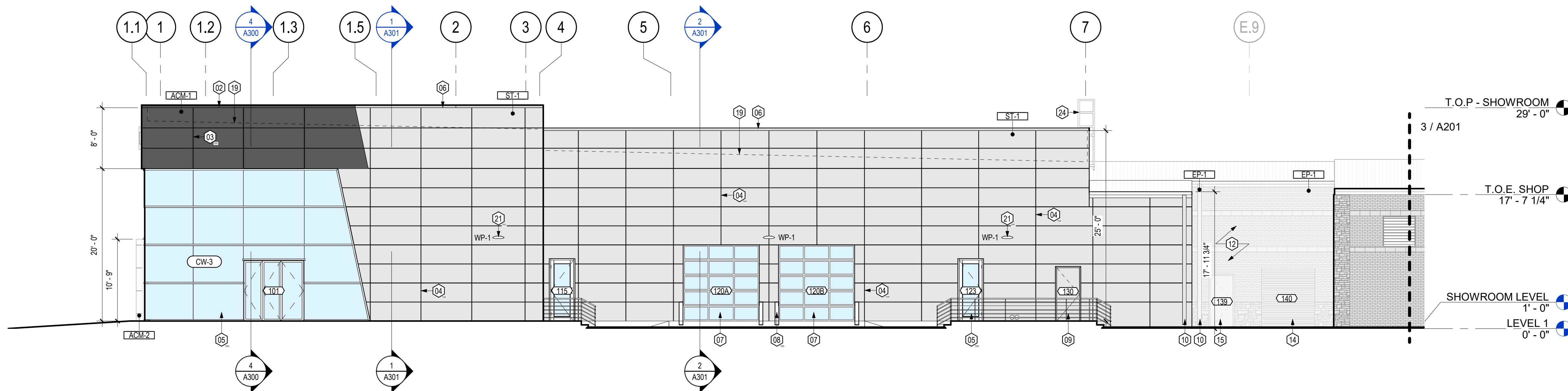
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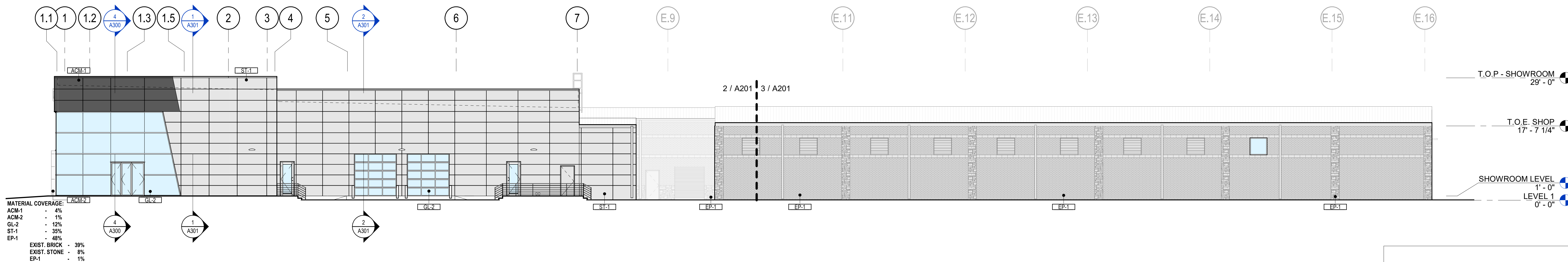
EXTERIOR MATERIAL INFORMATION				
MARK	MANUFACTURER	MODEL	COLOR / FINISH	CONTACT
ACM				
ACM-1	PATTISON SIGN GROUP / ALPOLIC	-	COLOR: TOB BLACK INSTALLATION: TO BE INSTALLED BY PATTISON SIGN GROUP	STEVIE WEBB P: 865.500.4829 E: SWEBB@PATTISONSIGN.COM W: PATTISONSIGN.COM
ACM-2	PATTISON SIGN GROUP / ALPOLIC	-	COLOR: BSX SILVER METALLIC INSTALLATION: TO BE INSTALLED BY PATTISON SIGN GROUP	STEVIE WEBB P: 865.500.4829 E: SWEBB@PATTISONSIGN.COM W: PATTISONSIGN.COM
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EP-1	BENJAMIN MOORE	REGAL SELECT EXTERIOR LATEX PAINT	COLOR: CONVENTRY GRAY FINISH: EGGSHELL	DOROTHY HAZINSKI P: 866.708.9181 M: 330.353.3850 E: DOROTHY.HAZINSKI@BENJAMINMOORE.COM
STUCCO				
ST-1	SIKA	FINESTONE PLATINUM CI STUCCO ULTRA	COLOR: TO MATCH BM CONVENTRY GRAY THICKNESS: 2"	-



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



2 EXTERIOR BUILDING ELEVATION - WEST - AREA A
1/8" = 1'-0"



MATERIAL COVERAGE:

ACM-1	-	4%
ACM-2	-	1%
GL-2	-	12%
ST-1	-	35%
EP-1	-	48%
EXIST. BRICK	-	39%
EXIST. STONE	-	8%
EP-1	-	1%

1 EXTERIOR BUILDING ELEVATION - WEST
3/32" = 1'-0"

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN AND BUILDING ELEVATIONS 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 ___.

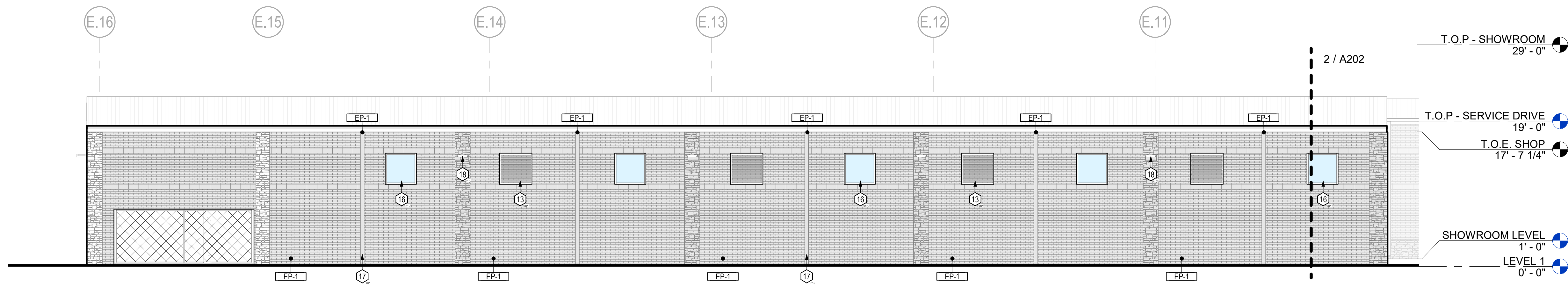
PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

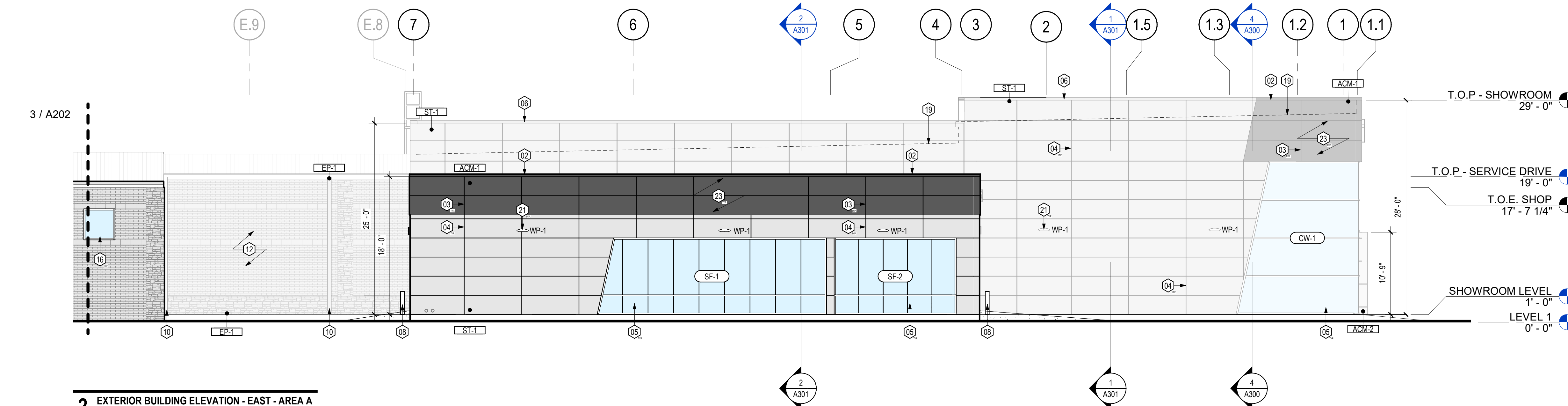
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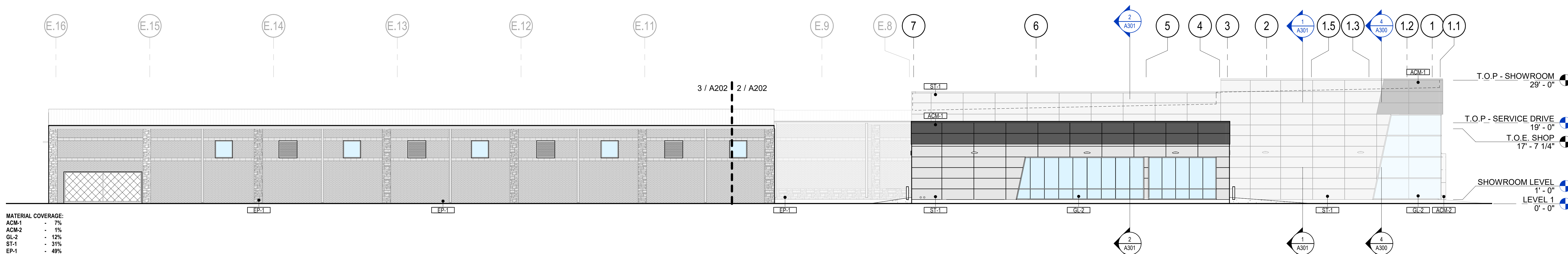
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ST-1	SIKA	FINESTONE PLATINUM CI STUCCO ULTRA	COLOR: TO MATCH BM COVENTRY GRAY THICKNESS: 2"	



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



2 EXTERIOR BUILDING ELEVATION - EAST - AREA A
1/8" = 1'-0"



MATERIAL COVERAGE:

ACM-1	-	7%
ACM-2	-	1%
GL-2	-	12%
ST-1	-	31%
EP-1	-	49%
EXIST. BRICK	-	39%
EXIST. STONE	-	9%
EP-1	-	1%

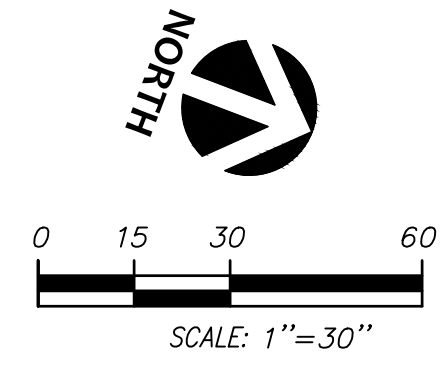
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WITNESS OUR HANDS, THIS ____ DAY OF ____.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING



ISSUE HISTORY:

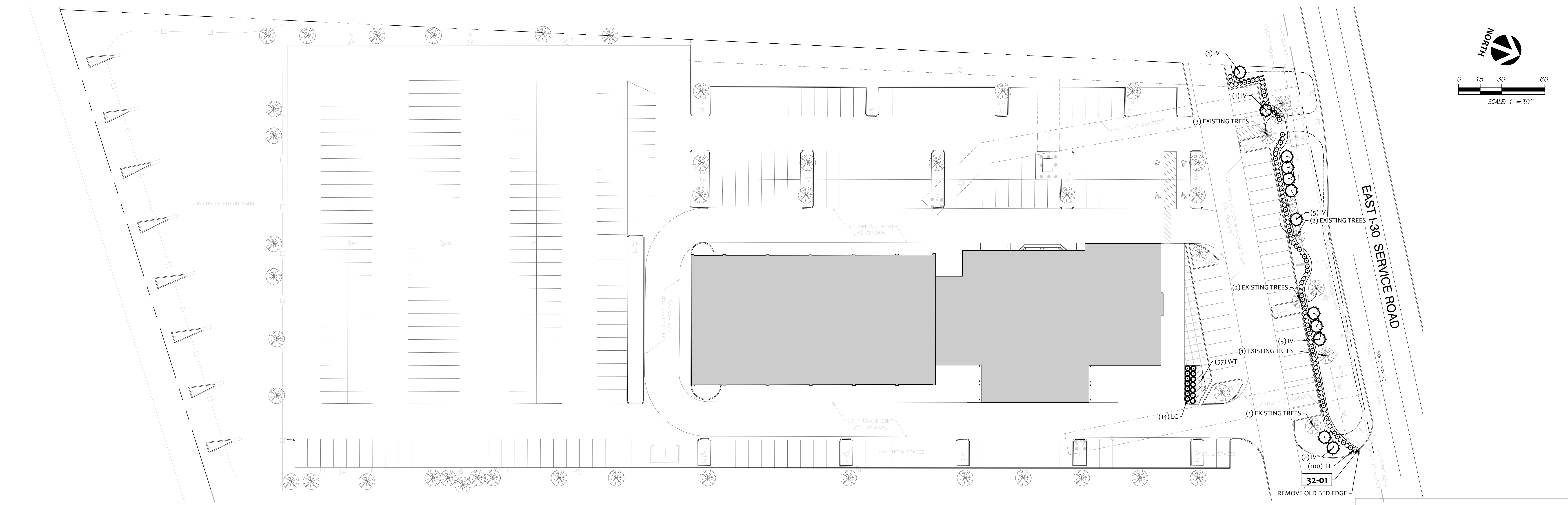
DATE	DELTA	DESCRIPTION
02.19.2024		ISSUE FOR PERMIT

PROJECT NUMBER: LA2204
ISSUE DATE: 05/07/24
SHEET NAME:

PLANTING PLAN

SHEET:

L1.10



CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE

ARTICLE 06 DISTRICT DEVELOPMENT STANDARDS
SECTION 06.02: GENERAL OVERLAY DISTRICT STANDARDS
(E1) ALL LANDSCAPE BUFFERS SHALL INCORPORATE GROUND COVER, A BUILT-UP BERM AND SHRUBBERY OR A COMBINATION THEREOF ALONG THE ENTIRE LENGTH OF THE FRONTAGE. BERMS AND SHRUBBERY SHALL EACH HAVE A MINIMUM HEIGHT OF 30-INCHES AND A MAXIMUM HEIGHT OF 48-INCHES. IN ADDITION, TWO (2) CANOPY TREES AND FOUR (4) ACCENT TREES SHALL BE PLANTED PER 100-FEET OF LINEAR FRONTAGE ALONG THE PRIMARY ROADWAY.

STREET	FEET	FORMULA	CANOPY TREES REQ.	CANOPY TREES PROV.
IH-30	300	+100 x 2	6	7*

* PROVIDED TREES ARE FROM EXISTING TREES CLAIMED FOR CREDIT.

STREET	FEET	FORMULA	ACCENT TREES REQ.	ACCENT TREES PROV.
IH-30	300	+100 x 4	12	12

STREET	FEET	FORMULA	SHRUBS REQ.	SHRUBS PROV.
IH-30	300	+ 3	100	100

ARTICLE 08 LANDSCAPE STANDARDS
SECTION .04 | APPROVED LANDSCAPE MATERIALS
(A2a). MIN. 4" CALIPER CANOPY TREES
(A2b). MIN. 4" HEIGHT ACCENT TREES
(A2c). MIN. 3 GAL. SHRUBS

SUBSECTION .05.03: LANDSCAPE REQUIREMENTS
(A). AMOUNT OF LANDSCAPING, LIGHT INDUSTRIAL DISTRICTS REQUIRE 15%LANDSCAPING FROM THE TOTAL SITE AREA.

SITE AREA (SF)	MULTIPLIER	LANDSC. REQ. (SF)	LANDSC. PROV. (SF)
231,281 SF	15%	34,692	71,884

(E4). NO REQUIRED PARKING SPACES FURTHER THAN 80' AWAY FROM THE TRUNK OF A CANOPY TREE.
(G). IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO DESIGN THE IRRIGATION SYSTEM WITHIN THE LOT TO ENSURE THAT THE GRASS PLACED IN PUBLIC RIGHT-OF-WAY IS WATERED AND MAINTAINED, AND TO ENSURE THAT MINIMAL WATER WILL BE SHED ON TO THE STREET. THE DESIGNER OF THE IRRIGATION SYSTEM SHALL BASE THE SYSTEMS DESIGN ON THE ULTIMATE PROPOSED WIDTH OF THE STREET. THE PLANS FOR DESIGN OF THE IRRIGATION SYSTEM SHALL BE APPROVED BY THE BUILDING INSPECTIONS DEPARTMENT PRIOR TO INSTALLATION AND ACCEPTANCE OF THE PROJECT.

SUBSECTION 05.04: IRRIGATION REQUIREMENTS
(A1). PROVIDE A MOISTURE LEVEL IN AN AMOUNT AND FREQUENCY ADEQUATE TO SUSTAIN GROWTH OF THE PLANT MATERIALS ON A PERMANENT BASIS.
(A2). PROVIDE IRRIGATION IN PLACE AND OPERATIONAL AT THE TIME OF THE LANDSCAPE INSPECTION CERTIFICATE OF OCCUPANCY (CO).
(A3). MAINTAIN IRRIGATION AND KEEP IT OPERATIONAL AT ALL TIMES TO PROVIDE FOR EFFICIENT WATER DISTRIBUTION.

IRRIGATION PLANS SHALL MEET THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.

PLANT SCHEDULE

SYMBOL	CODE	QTY	COMMON / BOTANICAL NAME	SIZE	CAL	HT	SPR	BR HT
TREES								
	IV	12	Yaupon Holly Multi-Trunk / Ilex vomitoria	30 gal	2"Cal	4' MIN	4'-5'	3' MIN
SHRUBS								
	IH	100	Snow White Indian Hawthorn / Rhaphiolepis indica 'Snow White'	5 GAL	18"	24"		
	LC	14	Texas Sage / Leucophyllum candidum	15 GAL	48"	48"		
GROUND COVERS								
	WT	57	Creeping Oxeye / Wedelia trilobata	4"pot	6"	18"		

LEGEND

SYMBOL	QTY	NAME
	7	EXISTING TREE CLAIMED FOR CREDIT

PLANTING NOTES

- ALL MATERIAL QUANTITIES ARE FOR THE CONVENIENCE OF THE CONTRACTOR ONLY. CONTRACTOR SHALL VERIFY ALL QUANTITIES.
- CONTRACTOR SHALL HAVE ALL UTILITY LINES LOCATED BEFORE PERFORMING ANY EXCAVATION FOR LANDSCAPE AND/OR IRRIGATION INSTALLATION. CONTRACTOR SHALL TAKE NECESSARY STEPS TO PROTECT EXISTING UTILITIES.
- PRIOR TO APPLYING SOD OR HYDROSEED, ALL STONES AND DEBRIS LARGER THAN 1 INCH IN ANY DIMENSION SHALL BE REMOVED AND SURFACE MUST BE TOP DRESSED WITH 2" OF TOPSOIL AND FINE GRADED SMOOTH.
- CONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING A FULL AND HEALTHY STAND OF GRASS AT THE TIME OF POSSESSION BY THE OWNER.
- ALL AREAS DISTURBED BY CONSTRUCTION (INCLUDING AREAS OUTSIDE PROPERTY LINES) SHALL BE PLANTED AND WATERED A MINIMUM OF 10 WEEKS OR UNTIL GRASS IS FULLY ESTABLISHED.
- LANDSCAPE BED EDGING SHALL BE PROVIDED WHERE INDICATED ON PLANS AND BETWEEN PLANTING/STONE BEDS AND LAWN AREAS/SIDEWALKS. SEE SHEET L3.1 FOR DETAILS.
- OPEN AREAS WITHIN LANDSCAPE BEDS SHALL BE MULCHED AS SHOWN IN DETAILS ON SHEET L3.1 AND AS SPECIFIED.
- CONTRACTOR IS RESPONSIBLE FOR OBTAINING PHOTOGRAPHS OF ACTUAL LANDSCAPE MATERIALS AND SUBMITTING THEM TO THE LANDSCAPE ARCHITECT OF RECORD FOR APPROVAL PRIOR TO INSTALLATION.
- PLANT MATERIAL SELECTED SHALL FOLLOW THE GUIDELINES OF THE AMERICAN STANDARD FOR NURSERY STOCK BY THE AMERICAN ASSOCIATION OF NURSERYMEN AND MEET OR EXCEED ALL SIZE REQUIREMENTS LISTED ON PLANT SCHEDULE.
- ALL PLANTINGS SHALL BE MAINTAINED IN A HEALTHY STATE BY LANDSCAPE CONTRACTOR AND SHALL BE WARRANTED (FOR REPLACEMENT) FOR ONE (1) CALENDAR YEAR AFTER ACCEPTANCE OF THE LANDSCAPE INSTALLATION.

NO TREES ARE TO BE REMOVED

PLANTING NOTES

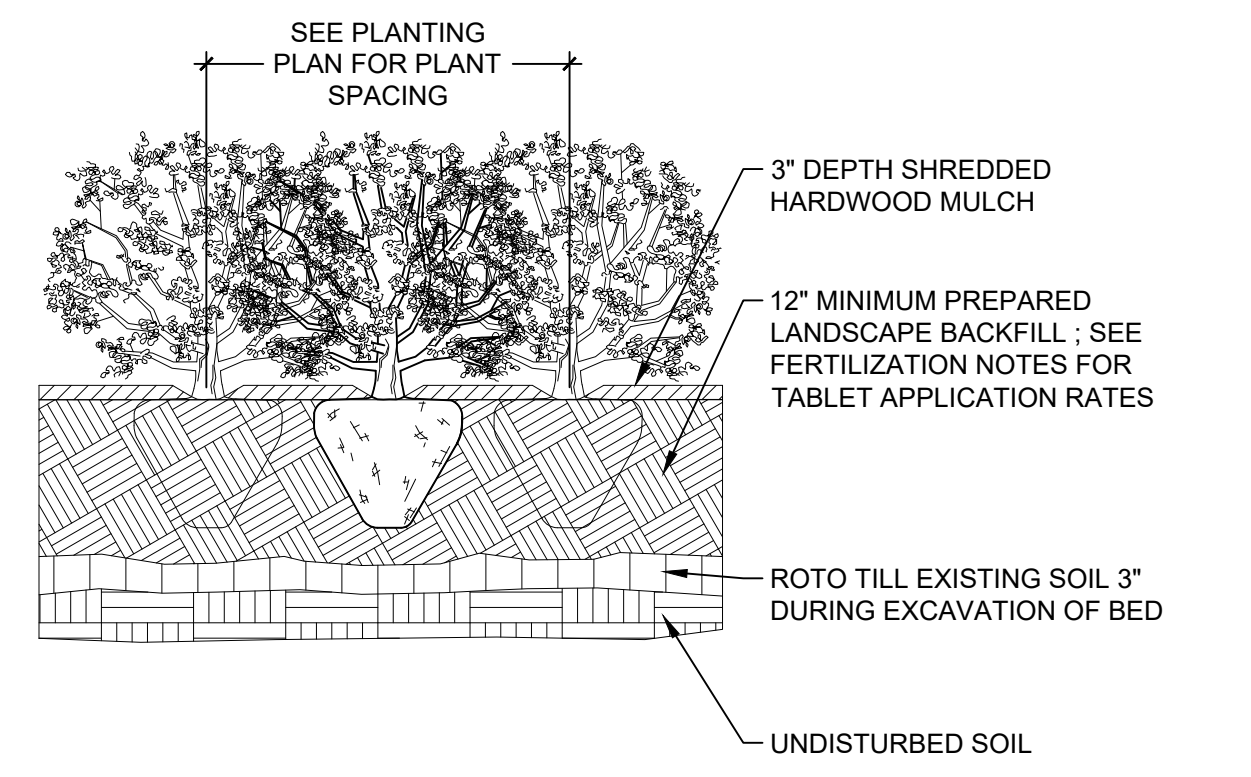
SHRUBS AND TREES
ALL TREES AND SHRUBS SHALL BE FERTILIZED WITH "AGRIFORM" 20-15-5 PLANTING TABLETS AT TIME OF INSTALLATION AND PRIOR TO COMPLETION OF PIT BACKFILLING. TABLETS SHALL BE PLACED UNIFORMLY AROUND THE ROOT MASS AT A DEPTH THAT IS BETWEEN THE MIDDLE AND BOTTOM OF THE ROOT MASS.

- APPLICATION RATE:**
- 1 GALLON CONTAINER: 1 - 21 GRAM TABLET
 - 3 GALLON CONTAINER: 2 - 21 GRAM TABLETS
 - 5 GALLON CONTAINER: 3 - 21 GRAM TABLETS
 - 7 GALLON CONTAINER: 4 - 21 GRAM TABLETS
- TREES:** 3 - 21 GRAM TABLETS EACH 1/2" OF CALIPER
PALMS: 7 - 21 GRAM TABLETS

GROUNDCOVER AREAS
ALL GROUNDCOVER AREAS SHALL RECEIVE FERTILIZATION WITH "MIRACLE-GRO LIQUID QUICK START PLANT FOOD." APPLY PER MANUFACTURER'S SPECIFICATIONS.

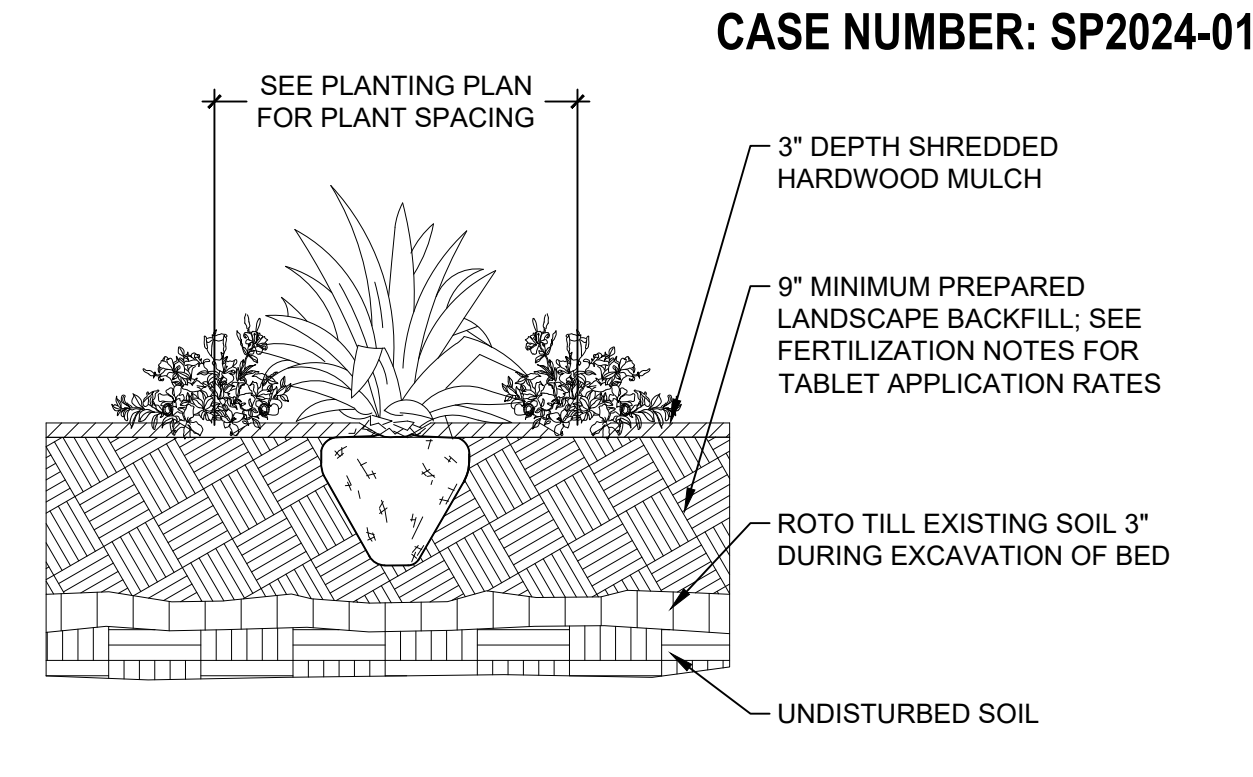
APPLY PRE-EMERGENT TO ALL BED AREAS.
SOIL NOTES

- PREPARED LANDSCAPE BACKFILL SHALL HAVE A MINIMUM DEPTH AS SPECIFIED IN EACH DETAIL. PLANT MIX SHALL CONSIST OF THE FOLLOWING:
 - 1/3 COMPOST
 - 1/3 TOPSOIL
 - 1/3 ANGULAR SAND
- SOD/HYDROMULCH AREAS SHALL RECEIVE 2 INCH MINIMUM TOPSOIL.



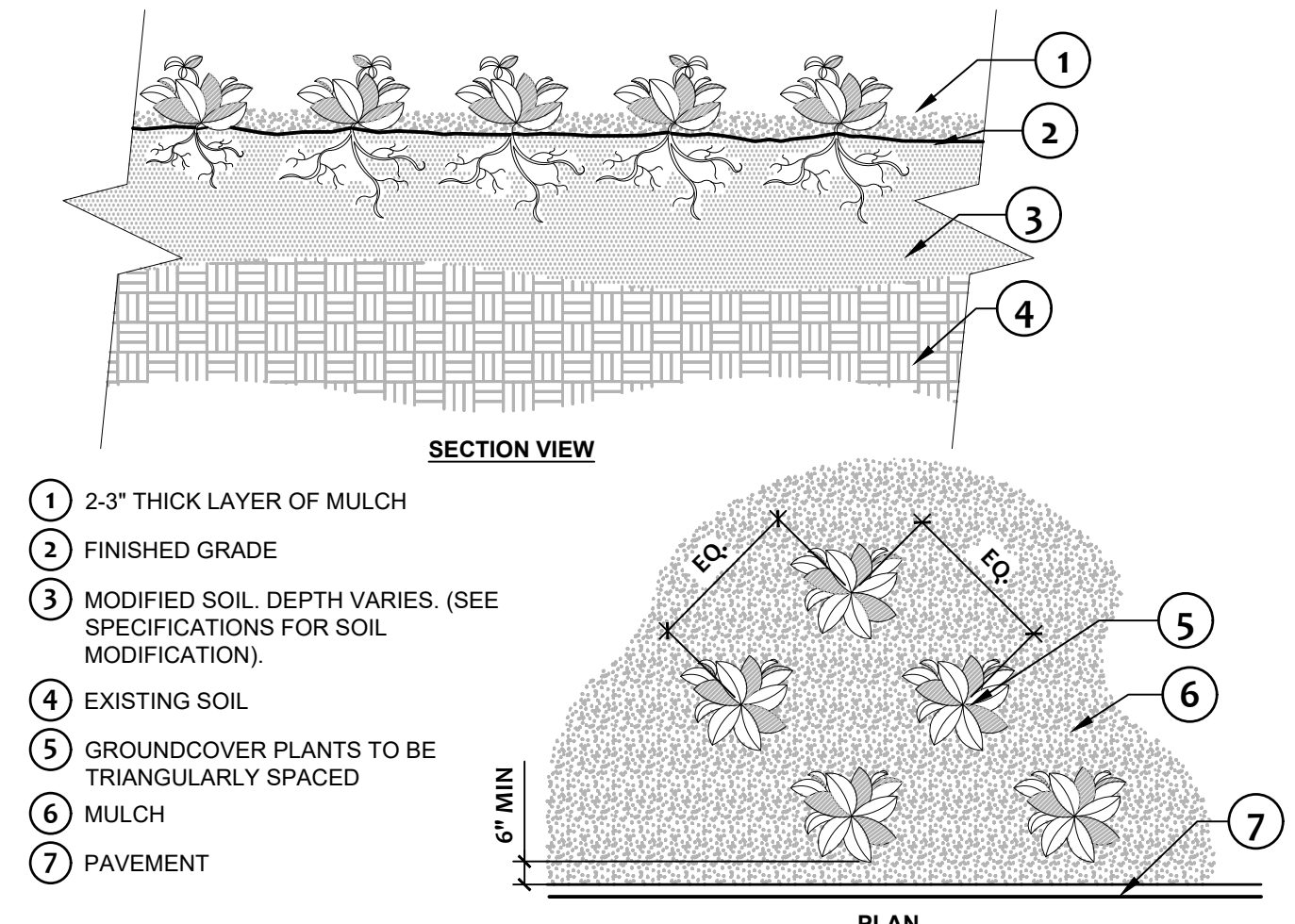
- NOTES:**
- PLANT SHRUBS ON TRIANGULAR SPACING WHEN NOT A PART OF A SINGLE ROW.
 - LOOSEN ROOTS ON SURFACE OF ROOTBALL PRIOR TO PLANTING.

1 SHRUB BED PLANTING NTS 00-04



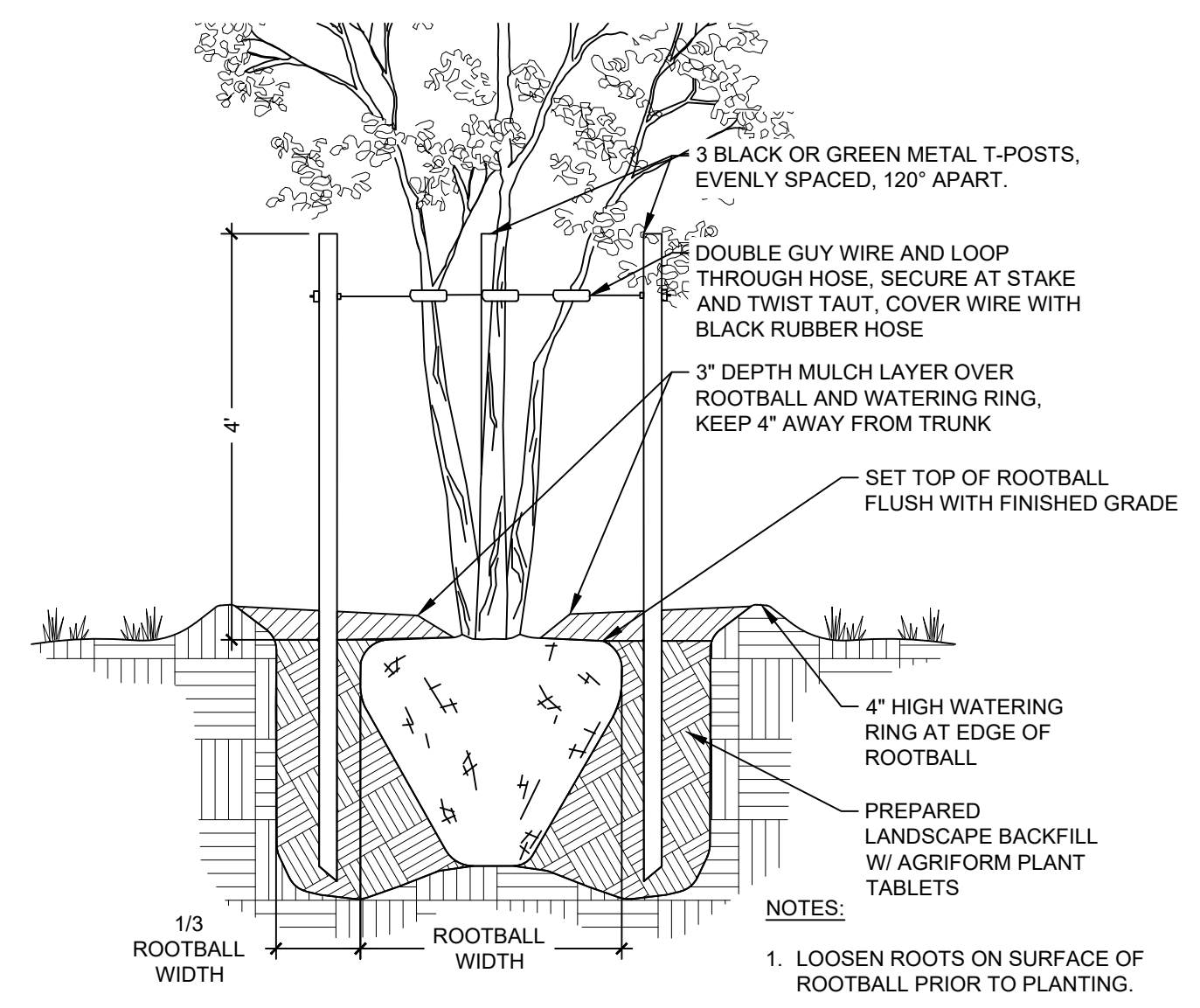
- NOTES:**
- PLACE PLANTS ON TRIANGULAR SPACING WHEN NOT A PART OF A SINGLE ROW.
 - LOOSEN ROOTS ON SURFACE OF ROOTBALL PRIOR TO PLANTING.

2 PERENNIAL ANNUAL PLANTING NTS 00-05

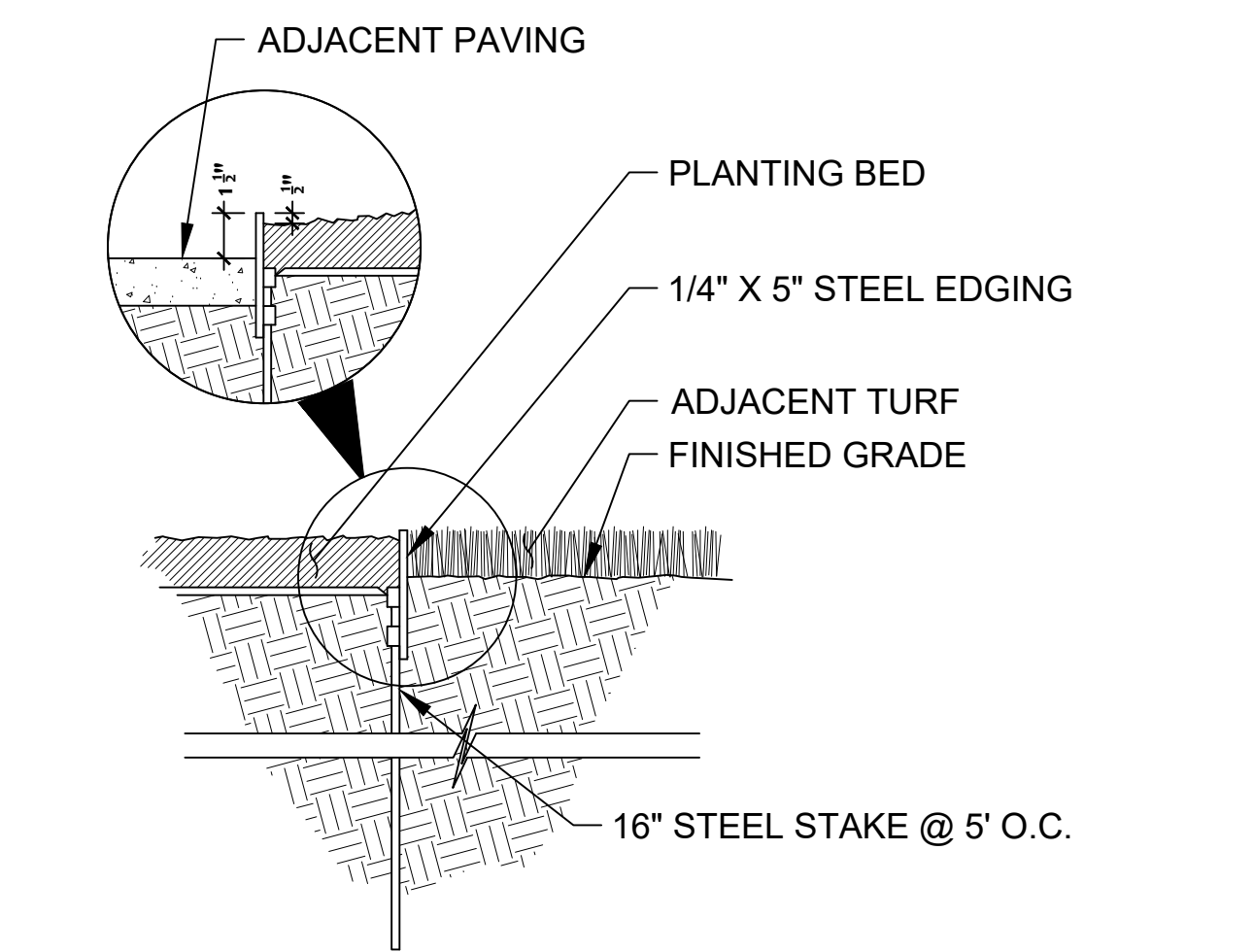


- NOTES:**
- SEE PLANTING LEGEND FOR GROUNDCOVER SPECIES, SIZE, AND SPACING DIMENSION.
 - SMALL ROOTS (1/4" OR LESS) THAT GROW AROUND, UP, OR DOWN THE ROOT BALL PERIPHERY ARE CONSIDERED A NORMAL CONDITION IN CONTAINER PRODUCTION AND ARE ACCEPTABLE HOWEVER THEY SHOULD BE ELIMINATED AT THE TIME OF PLANTING. ROOTS ON THE PERIPHERY CAN BE REMOVED AT THE TIME OF PLANTING. (SEE ROOT BALL SHAVING CONTAINER DETAIL).
 - SETTLE SOIL AROUND ROOT BALL OF EACH GROUNDCOVER PRIOR TO MULCHING.

3 GROUNDCOVER 3/4" = 1'-0" URBAN TREE FOUNDATION © 2014 OPEN SOURCE TREE TO USE FX-PL-FX-GROU-01



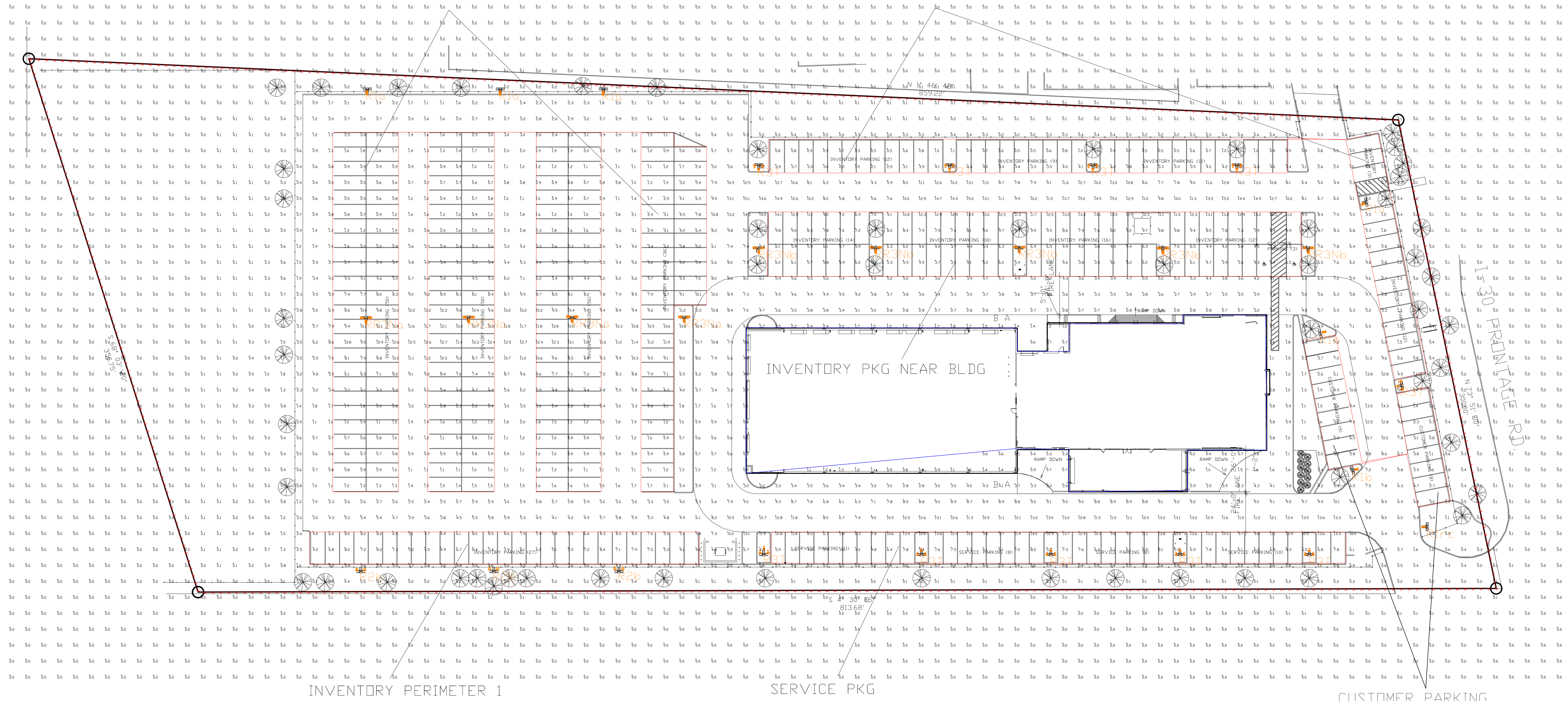
4 MULTI TRUNK PLANTING NTS 00-03



5 BED EDGE - METAL NTS 00-07

INVENTORY PKG INTERIOR

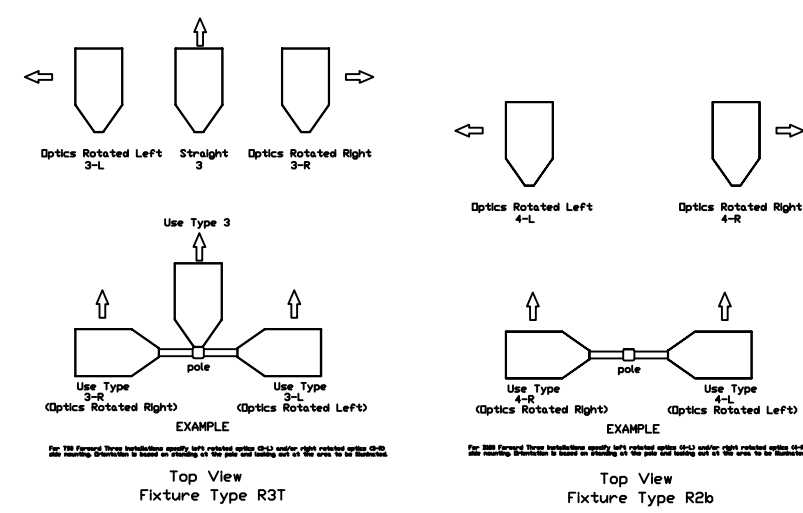
INVENTORY PERIMETER 2



INVENTORY PERIMETER 1

SERVICE PKG

CUSTOMER PARKING



Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
ALL CALCS @ 4' ABOVE GRADE	Illuminance	Fc	2.19	15.1	0.0	N.A.	N.A.
PROPERTY LINE	Illuminance	Fc	0.08	0.2	0.0	N.A.	N.A.
CUSTOMER PARKING	Illuminance	Fc	3.38	7.9	0.6	5.63	13.17
INVENTORY PERIMETER 1	Illuminance	Fc	5.39	8.4	1.0	5.39	8.40
INVENTORY PERIMETER 2	Illuminance	Fc	2.00	5.3	0.5	4.00	10.60
INVENTORY PKG INTERIOR	Illuminance	Fc	3.99	12.7	0.5	7.98	25.40
INVENTORY PKG NEAR BLDG	Illuminance	Fc	7.15	14.1	3.4	2.10	4.15
SERVICE PKG	Illuminance	Fc	6.43	8.3	3.6	1.79	2.31

Luminaire Schedule

Symbol	Qty	Label	Arrangement	Description	Mounting Height	LLD	LLF	Arr. Lum. Lumens	Arr. Watts
[Symbol]	4	R1a	Single	SLM-LED-12L-SIL-4-50-IL-70CRI-SINGLE	24'	1.000	1.000	8142	85
[Symbol]	2	R1b	Single	SLM-LED-09L-SIL-5W-50-70CRI-SINGLE	24'	1.000	1.000	9450	63
[Symbol]	1	R1c	Single	SLM-LED-09L-SIL-RC-50-70CRI-SINGLE	24'	1.000	1.000	9313	62
[Symbol]	3	R2b	D180° 2RTD	SLM-LED-18L-SIL-(1)4-L;(1)-R-50-IL-70CRI-D180ROT	24'	1.000	1.000	24022	270
[Symbol]	10	R3T	3 @ 90 DEGREES ROTATED	SLM-LED-18L-SIL-3-50-70CRI-T90R	24'	1.000	1.000	37656	405
[Symbol]	4	RR3Na	3 @ 90	SLM-LED-18L-SIL-3-50-70CRI-T90	24'	1.000	1.000	57216	405
[Symbol]	5	RR3Nb	3 @ 90	SLM-LED-09L-SIL-3-50-70CRI-T90	24'	1.000	1.000	29229	189

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN AND BUILDING ELEVATIONS 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 ___.

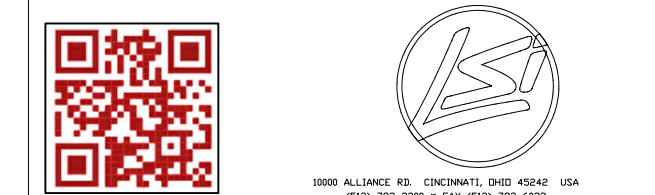
WITNESS OUR HANDS, THIS ___ DAY OF ___.

PLANNING & ZONING COMMISSION, CHAIRMAN

DIRECTOR OF PLANNING AND ZONING

CASE NUMBER: SP2024-019

Total Project Watts
Total Watts = 7953



LIGHTING PROPOSAL LD-159737-1

SOUTHWEST KIA OF ROCKWALL
1790 I-30 FRONTAGE RD
ROCKWALL, TX

DATE: 05/24 REV: 05/24 SHEET 1 OF 1

SCALE: 1"=30'

PHOTOMETRIC EVALUATION
NOT FOR CONSTRUCTION

Based on the information provided, all dimensions and luminaire locations shown represent recommended positions. The engineer and/or architect must determine the applicability of the layout to existing or future field conditions.

This lighting plan represents illumination levels calculated from laboratory data taken under controlled conditions in accordance with The Illuminating Engineering Society (IES) approved methods. Actual performance of any manufacturer's luminaires may vary due to changes in electrical voltage, tolerance in lamps/LED's and other variable field conditions. Calculations do not include obstructions such as buildings, curbs, landscaping, or any other architectural elements unless noted. Fixture nomenclature noted does not include mounting hardware or poles. This drawing is for photometric evaluation purposes only and should not be used as a construction document or as a final document for ordering product.

DATE: 05.21.2024

PROJECT NUMBER: SP2024-019

PROJECT NAME: SOUTHWEST KIA OF ROCKWALL

VARIANCE REQUEST

Please find below a list of variances requested and the compensatory measures we are proposing:

- (1) Parking Lot Landscaping. "No required parking spaces may be located more than 80-feet from the trunk of a canopy tree." (Subsection 05.03, of Article 08, UDC)

Comment not applicable. All public parking spaces are located within 80'-0" from trees. Only Vehicle Inventory Spaces do not comply.

- (2) Masonry Materials. "Each exterior wall of a building's façade shall consist of a minimum of 90% Primary Materials..." (Subsection 06.02, of Article 05, UDC)

Compensatory Measure #1 – Improve Dumpster Enclosure with gates.

Compensatory Measure #2 – Add Landscape screening in front of Service Drive.

- (3) Cementitious. "...stucco shall not be used within the first four (4) feet from grade on a building's façade." (Subsection 06.02, of Article 05, UDC)

Compensatory Measure #1 – Replacement of Existing light poles and fixtures to meet current light ordinance.

Compensatory Measure #2 – Removal of Elevated Display Structures.

- (4) Stone. "A minimum of 20% natural or quarried stone is required on all building façades..." (Subsection 06.02, of Article 05, UDC)

Compensatory Measure #1 – Repaint Existing pipe rail security fence and gates.

Compensatory Measure #2 – Repaint Fire Lane and Site striping.

- (5) Articulation. The *General Overlay District Standards* require that each façade meets the primary articulation requirement. In this case, the requirements for Wall Projections (*i.e. North, East, and West facades*), Entry Element Length (*i.e. North facade*), Projection Height (*i.e. North, East, and West facades*), and Entry Element Depth (*i.e. West facade*) are not met. When reviewing these requirements, each articulation variable is required to meet on each side. (Subsection 05.01. C. 2, of Article 05, UDC)

Compensatory Measure #1 – Improve Landscape to current requirements adjacent to East I-30 Service Road.

Compensatory Measure #2 – Removal of Display Vehicles from Row.



DATE: July 5, 2024

TO: Mark Fernandez
Lithia c/o Golden Property Development, LLC
20025 E. County Hollow Drive
Walnut, California 91789

CC: Zohrah Malek
3845 Oak Lawn Avenue
Dallas, Texas 75219

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

SUBJECT: SP2024-019; *Site Plan for Rockwall KIA*

Mark Fernandez:

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 May 28, 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 May 28, 2024, the Planning and Zoning Commission made a motion to approve the Site Plan by a vote of 4-0, with Commissioners Womble and Hustings absent.

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

Sincerely,

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