



**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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: 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.

<sup>2</sup>: 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 **1720 S. John King**

SUBDIVISION \_\_\_\_\_

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION **NW Corner TX 276 AND SOUTH JOHN KING BLVD**

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD-10 TRACT D-5**

CURRENT USE **VACANT RAW LAND**

PROPOSED ZONING **COMMERCIAL**

PROPOSED USE **COMMERCIAL**

ACREAGE **6.37**

LOTS [CURRENT] **1**

**1**

LOTS [PROPOSED] **3**

**3**

- 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 **OMI ROCKWALL LLC**

APPLICANT **OMI ROCKWALL LLC**

CONTACT PERSON **OMI ROCKWALL LLC**

CONTACT PERSON \_\_\_\_\_

ADDRESS **1377 Kettering Drive**

ADDRESS **1377 Kettering Drive**

CITY, STATE & ZIP **Ontario, CA 91761**

CITY, STATE & ZIP **Ontario, CA 91761**

PHONE \_\_\_\_\_

PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

E-MAIL \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ [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 \$100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

OWNER'S SIGNATURE \_\_\_\_\_

Notary Certificate Attached /

Affixed Pursuant:

CA Ack Code - Gov § 1189

CA Jurat Code - Gov § 8202

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_

**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

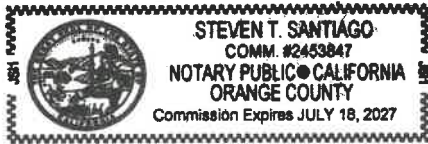
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of Orange }

On June 12, 2024 before me, STEVEN T. SANTIAGO, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared James Dunn  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Development Application

Document Date: June 12, 2024 Number of Pages: 1

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: S.S.

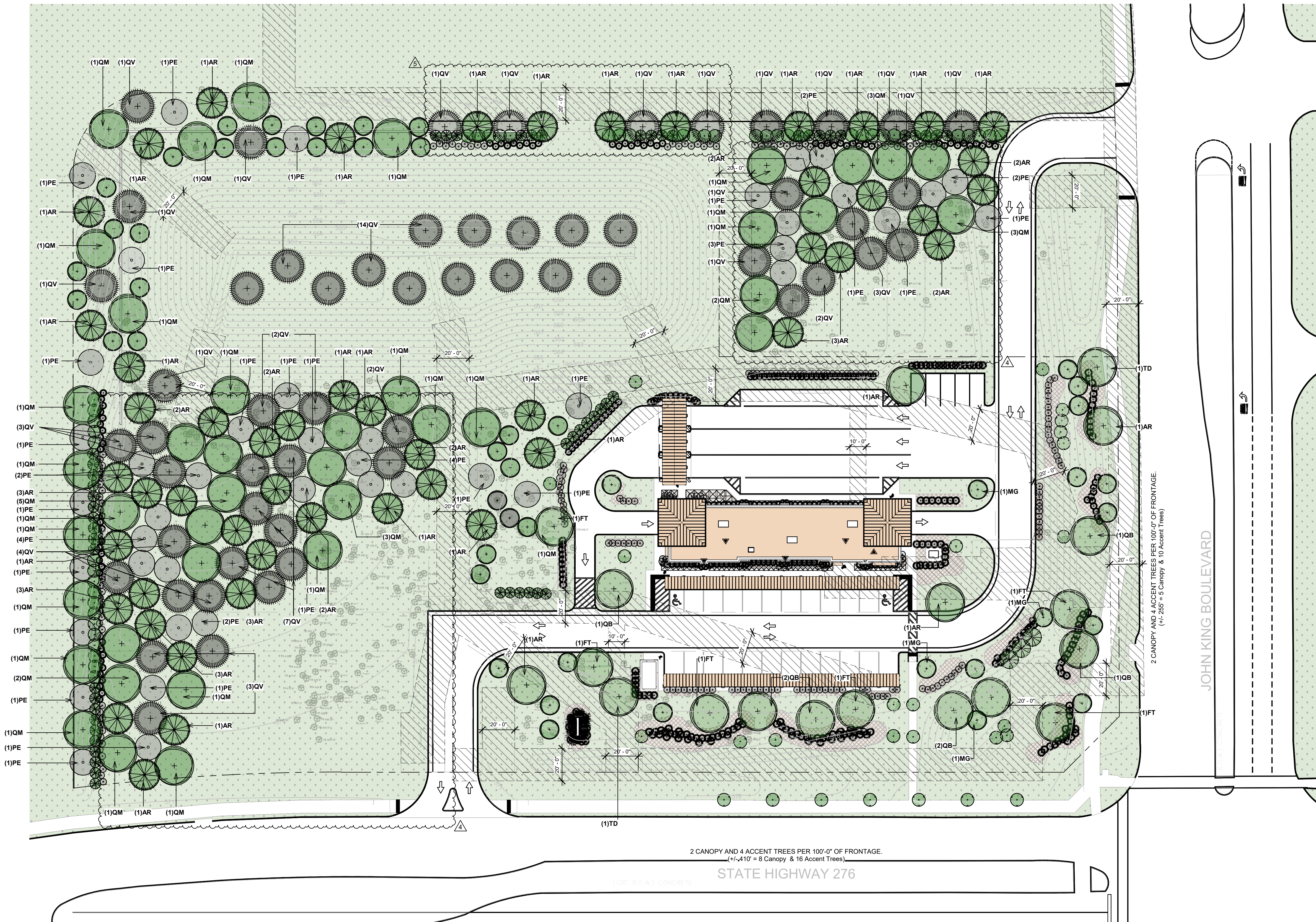
- Corporate Officer – Title(s): \_\_\_\_\_
- Partner –  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

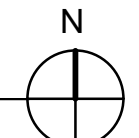
Signer's Name: S.S.

- Corporate Officer – Title(s): \_\_\_\_\_
- Partner –  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_



1 FULL SITE LANDSCAPE PLAN  
SCALE: 1" = 30'-0"



2 CANOPY AND 4 ACCENT TREES PER 100'-0" OF FRONTAGE.  
(+/- 410' = 8 Canopy & 16 Accent Trees)

STATE HIGHWAY 276

JOHN KING BOULEVARD

2 CANOPY AND 4 ACCENT TREES PER 100'-0" OF FRONTAGE.  
(+/- 255' = 5 Canopy & 10 Accent Trees)

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

PROJECT # 2233  
DATE: 01/17/22



**NEW AUTOMATED CARWASH FACILITY**

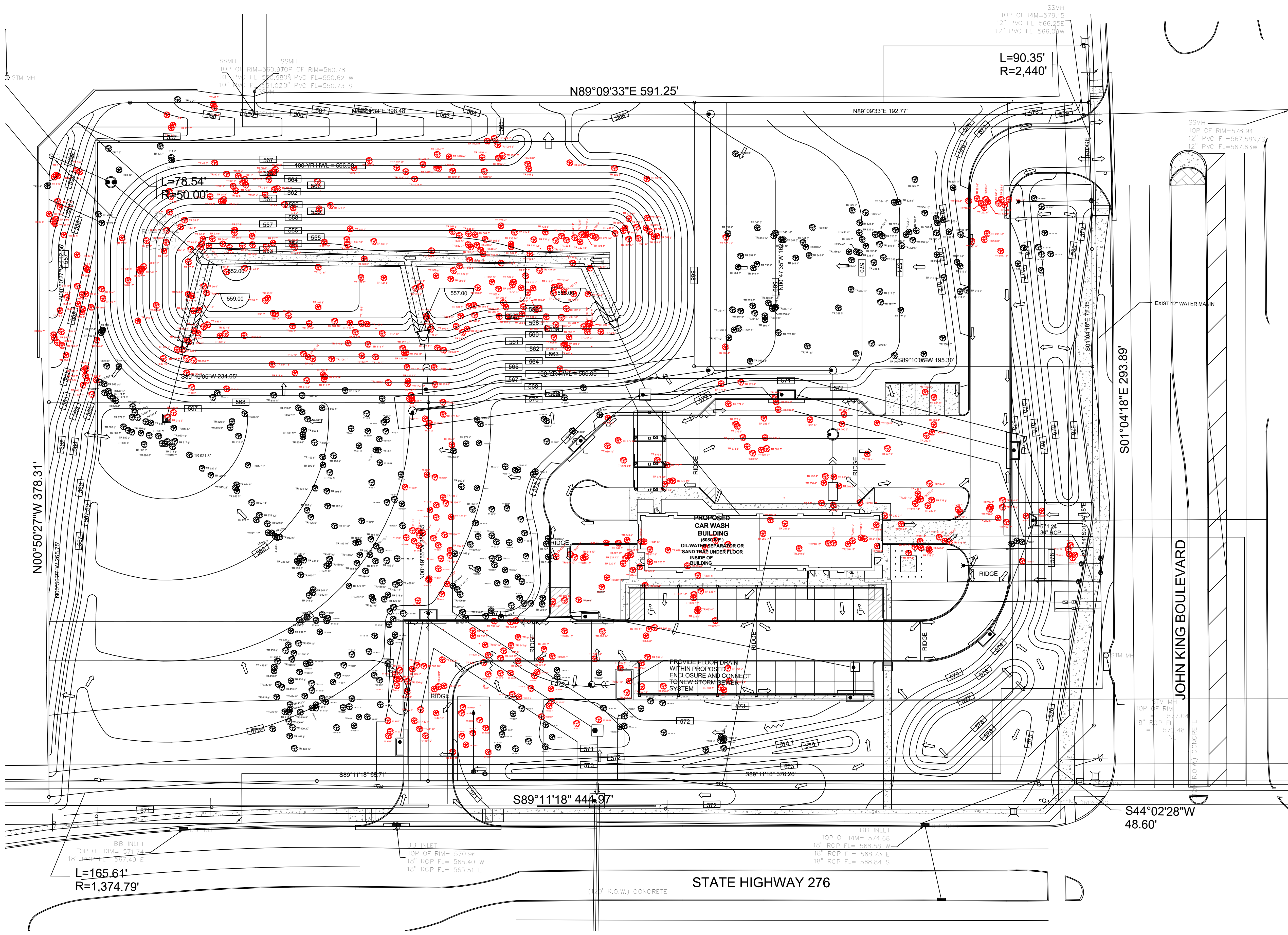
1720 S JOHN KING BLVD  
ROCKWALL, TEXAS 75087  
(Tract 3-09 of the J. M. Allen Survey, Abstract No. 0002)

PERMIT REVIEW - NOT FOR CONSTRUCTION

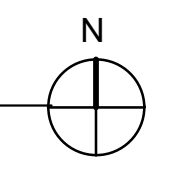
DATE	REVISIONS
04/12/24	PERMIT REVISION
03/22/24	PERMIT REVISION
02/07/24	PERMIT REVISION
04/20/23	ISSUED FOR BLDG PERMIT
03/07/23	PERMIT REVISION
01/19/22	ISSUED FOR PERMIT
10/31/22	ZONING REVISIONS
10/07/22	ZONING REVIEW

DRAWN BY: RAM  
APPROVED BY: GCN / MAM  
SCALE: AS NOTED  
DESCRIPTION: FULL SITE LANDSCAPE PLAN

SHEET NO. L-1.0



1 TREE REMOVAL PLAN  
SCALE: 1" = 30'



APPROVED:  
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WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_  
Planning & Zoning Commission, Chairman  
Director of Planning and Zoning

**NERVO ARCHITECTS**  
6400 N NORTHWEST HWY  
SUITE 4  
CHICAGO, IL 60631  
TEL 847.825.9400

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PROJECT # 2233  
DATE: 01/17/22

*Handwritten Signature*

**NEW AUTOMATED CARWASH FACILITY**

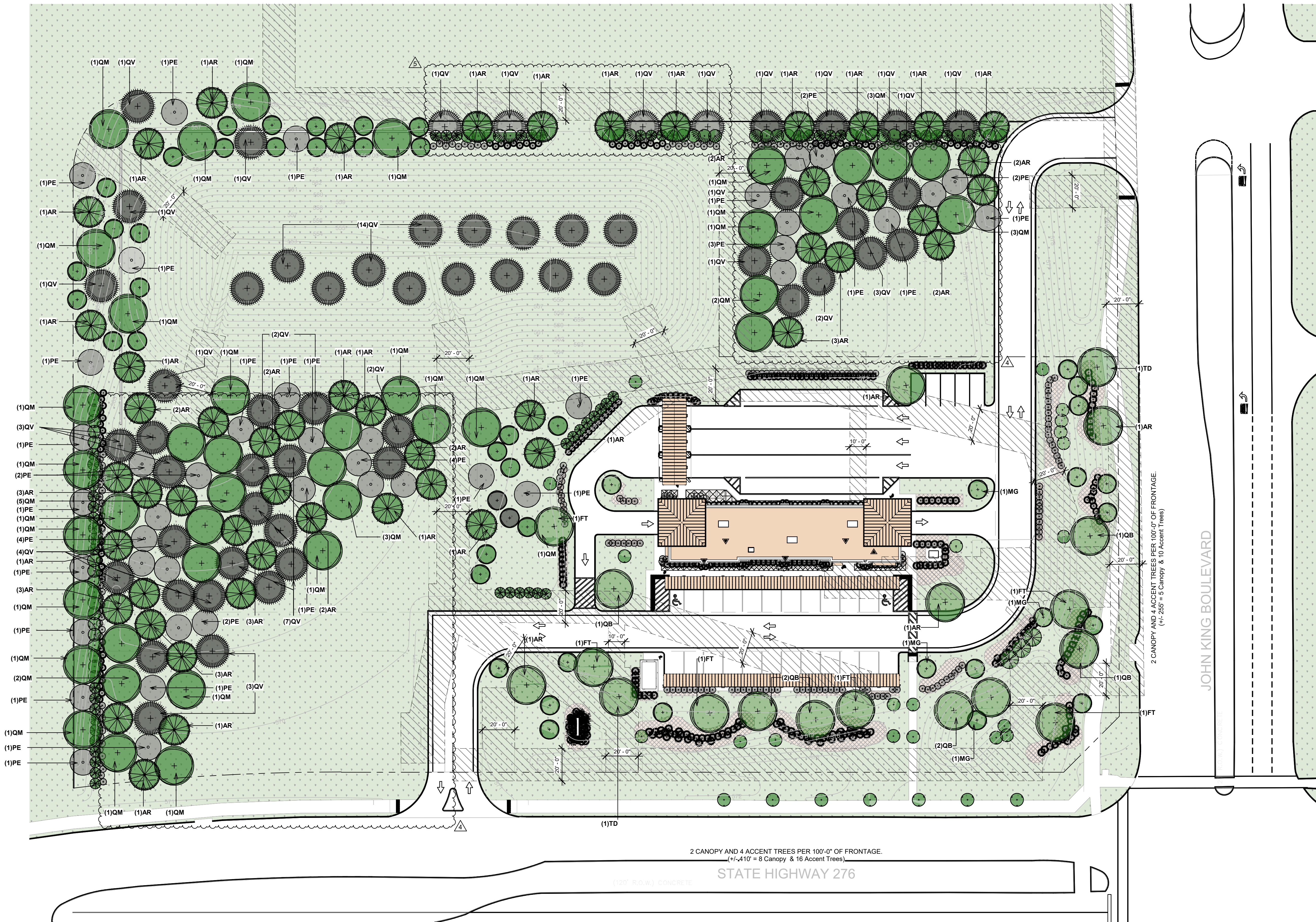
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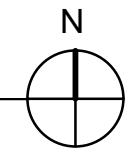
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10/07/22	ZONING REVIEW

DRAWN BY: RAM  
APPROVED BY: GCN / MAM  
SCALE: AS NOTED  
DESCRIPTION: TREE REMOVAL PLAN  
SHEET NO. L-1.5

CASE# SP2022-053



1-10 DETENTION BASIN LANDSCAPE PLAN  
SCALE: 1" = 30'-0"



2 CANOPY AND 4 ACCENT TREES PER 100'-0" OF FRONTAGE.  
(+/-410' = 8 Canopy & 16 Accent Trees)

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Planning & Zoning Commission, Chairman  
Director of Planning and Zoning

**NERO ARCHITECTS**  
6400 N NORTHWEST HWY SUITE 4  
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TEL 847.825.9400

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**NEW AUTOMATED CARWASH FACILITY**

1720 S JOHN KING BLVD  
ROCKWALL, TEXAS 75087  
(Tract 3-09 of the J. M. Allen Survey, Abstract No. 0002)

**PERMIT REVIEW - NOT FOR CONSTRUCTION**

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DATE	REVISIONS	DESCRIPTION
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01/19/22	ISSUED FOR PERMIT	
10/31/22	ZONING REVISIONS	
10/07/22	ZONING REVIEW	

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**DRAWN BY:** RAM

**APPROVED BY:** GCN / MAM

**SCALE:** AS NOTED

**DESCRIPTION:** FULL SITE LANDSCAPE PLAN

**SHEET NO.:** L-1.0

CASE# SP2022-053

### Compliance Table

<b>LOT ZONING:</b> Overlay District:	(C) commercial (SH-205 BY OV) SH-205 By-Pass Overlay District	
lot area:	104,544.0 s.f. (2.40 Acres)	
<b>FLOOR AREA CALCULATIONS:</b>	<b>PROPOSED</b>	<b>ALLOWED (4:1)</b>
ground floor:	5,080.0	
TOTAL FLOOR AREA:	<b>5,080.0</b>	<b>418,176.0</b>
<b>LOT COVERAGE CALCULATIONS:</b>	<b>PROPOSED</b>	<b>ALLOWED (60%)</b>
ground floor:	5,080.0	
TOTAL LOT COVERAGE:	5,080.0	<b>62,726.4</b>
<b>MAXIMUM IMP PARKING CALC:</b>	<b>PROPOSED</b>	<b>ALLOWED (85-90%)</b>
Employee Parking area:	910.8	
Vacuum Parking area:	9,966.0	
TOTAL IMP PARKING AREA:	10,876.6	<b>88,862.4 - 94,089.6</b>
<b>MINIMUM LANDSCAPING CALC:</b>	<b>PROPOSED</b>	<b>REQUIRED (20%)</b>
Commercial (C) District Impervious Area: Landscape Area:	47,647.1 83,692.9	
TOTAL LANDSCAPE AREA:	83,692.9	<b>20,908.8</b>
Area of Landscaping in Front and Along side of Building	<b>PROPOSED</b>	<b>REQUIRED (50%)</b>
	43,066.0	<b>41,646.45</b>

### GENERAL NOTES

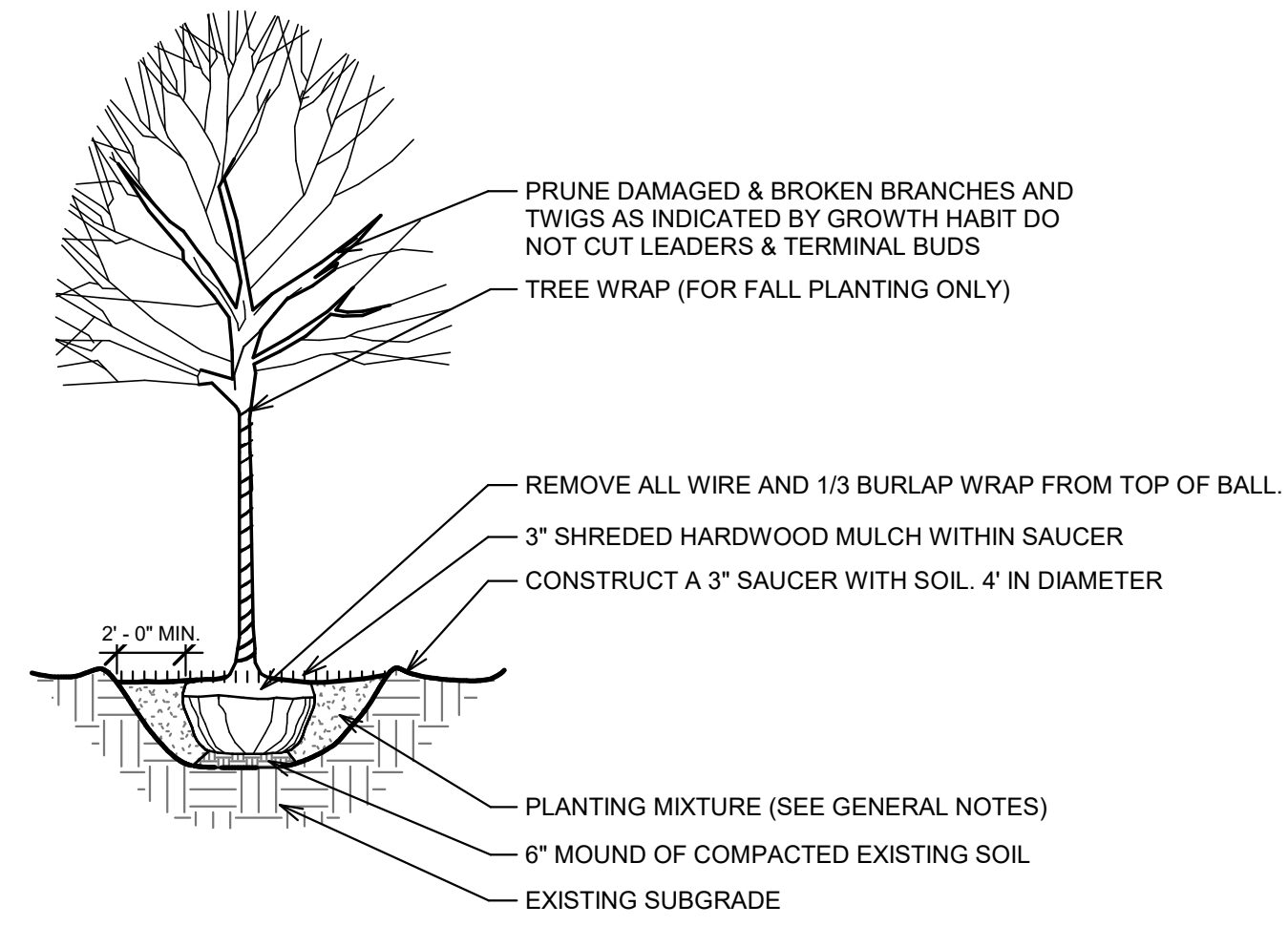
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT / OWNER IMMEDIATELY OF ANY DISCREPANCIES, OBSTACLES AND/OR PROBLEMS.
- VERIFICATION OF DIMENSIONS AND GRADES, BOTH EXISTING AND PROPOSED, SHALL BE THE CONTRACTOR'S RESPONSIBILITY PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES.
- ALL SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM STRUCTURES. SURFACE DRAINAGE SHALL BE DIRECTED TO EXISTING CATCH BASINS DESIGNATED FOR THE COLLECTION OF SURFACE RUN-OFF.
- CONTRACTOR SHALL NOTIFY OWNER OF ANY UNDESIRABLE DRAINAGE CONDITIONS AND RECOMMEND SUITABLE SOLUTIONS. WHERE NECESSARY TO ACHIEVE PROPER DRAINAGE, UNDER DRAINAGE FOR TREE PITS SHALL BE INSTALLED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR SHALL REPAIR IN KIND ALL AREAS DAMAGED AS A RESULT OF LANDSCAPE OPERATIONS.
- ALL TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 3" OF SHREDED HARDWOOD MULCH.
- ALL GROUND COVER PERENNIAL BEDS TO RECEIVE A MINIMUM 2" OF MUSHROOM COMPOST.
- SIZES SHOWN ON PLANTING PLAN ARE MINIMUM ACCEPTABLE SIZES.
- LANDSCAPE CONTRACTOR SHALL WARRANT ALL TREES, SHRUBS, VINES, GROUNDCOVERS AND PERENNIALS UNDER THIS CONTRACT WILL BE HEALTHY AND IN FLOURISHING CONDITION OF ACTIVE GROWTH ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
- SOIL TO BE USED FOR THE PLANTING MEDIUM FOR THE PROJECT SHALL BE FERTILE, WELL DRAINED, OF UNIFORM QUALITY, FREE OF STONES OVER 1" IN DIAMETER, STICKS, OILS, CHEMICALS, PLASTER, CONCRETE AND OTHER DELETERIOUS MATERIALS.
- THE LANDSCAPE CONTRACTOR SHALL PREPARE PLANTING BEDS BY ADDING SOIL AMENDMENTS TO TOPSOIL MIX IN THE FOLLOWING QUANTITIES: TOPSOIL MIX FOR TREES AND SHRUBS SHALL BE THREE (3) PARTS TOPSOIL, ONE (1) PART PEAT, AND ONE (1) PART SAND. TOPSOIL MIX FOR PERENNIALS, BULBS, AND GROUND COVERS SHALL BE THREE (3) PARTS TOPSOIL, ONE (1) PART SAND AND TWO (2) PARTS DECOMPOSED MUSHROOM COMPOST. SOIL SHALL MEET THE FOLLOWING REQUIREMENTS: SOIL COMPOSITION-45-77% SILT, 0-25% CLAY, 25-33% SAND; SOIL ACIDITY: Ph 6.0-7.0; SOIL ORGANIC CONTENT: THREE (3) TO FIVE (5) PERCENT.
- ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINER GROWN AS SPECIFIED ON PLANTING PLAN. ALL PLASTIC ROOT WRAPPING MATERIAL AND METAL WIRE BASKETS SHALL BE REMOVED.
- LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATION OF ALL TREES AND PLANTING BED LINES AND HAVE LAYOUT APPROVED BY LANDSCAPE ARCHITECT / OWNER PRIOR TO PLANTING.
- WATER ALL PLANTS IMMEDIATELY AFTER PLANTING. FLOOD PLANTS TWICE DURING FIRST TWENTY-FOUR HOUR PERIOD AFTER PLANTING.
- ALL NEW AND TRANSPLANTED PLANTS TO BE SPRAYED WITH AN ANTIDESSICANT WITHIN TWENTY FOUR HOURS AFTER PLANTING. ANTI-TRANSPIRANT SHALL BE EQUAL TO "WILTPROOF".
- ALL MUD SHALL BE REMOVED FROM ALL TIRES BEFORE LEAVING THE SITE AND ROADS SHALL BE KEPT CLEAR OF MUD AND DEBRIS AT ALL TIMES.
- ALL GRASS AREAS SHALL BE 6 INCHES OF TOPSOIL AND KENTUCKY BLUEGRASS SOD.

### Planting Schedule per CITY OF ROCKWALL - UNIFIED DEVELOPMENT CODES

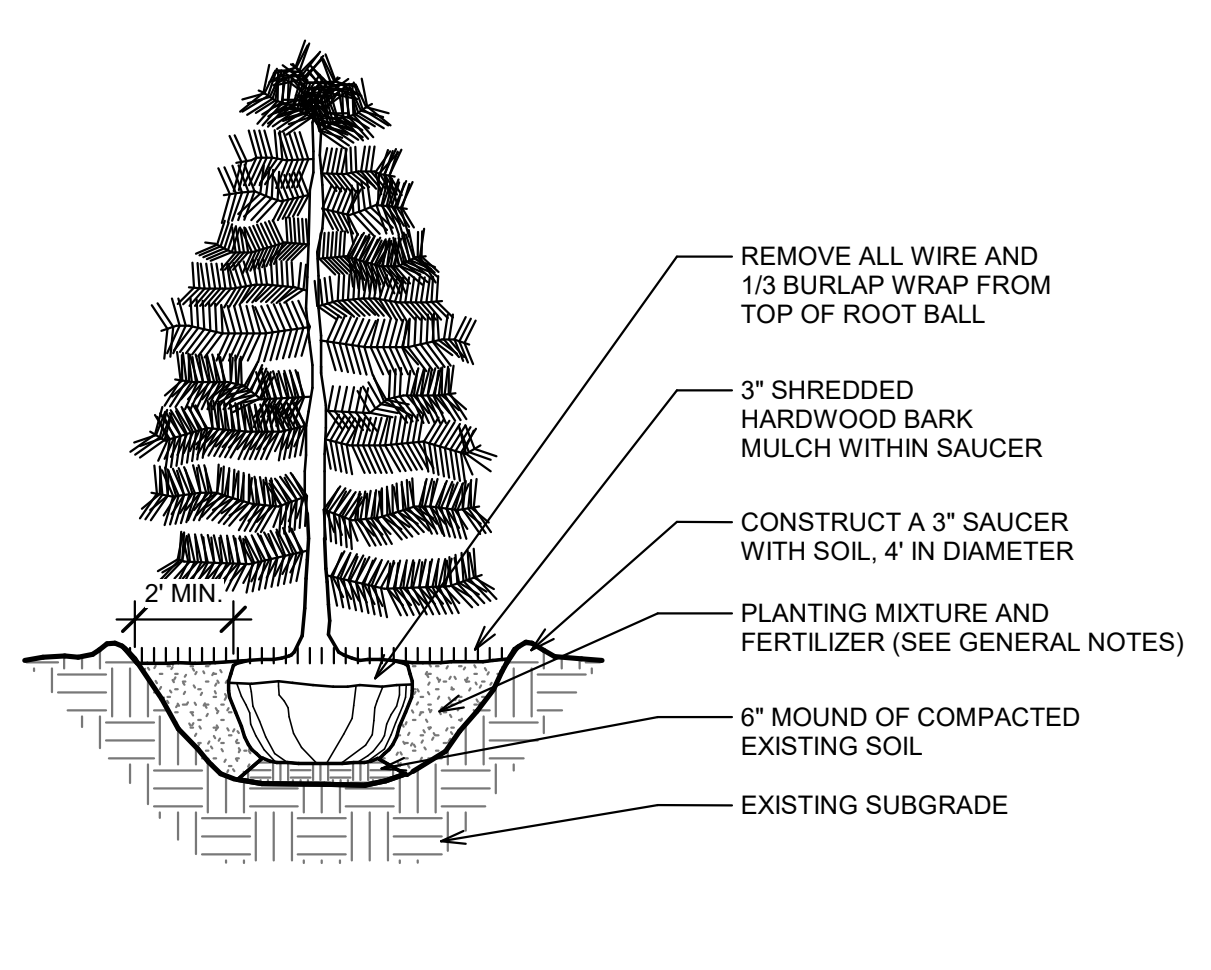
LEGEND	QUANT. - %	BOTANICAL NAME	COMMON NAME	MIN. SIZE	TOTAL (inches)	NOTES/SPECIAL CONDITIONS
<b>CANOPY / SHADE / PARKWAY DECIDUOUS TREES</b> (Min. Size at planting 4" Caliper) - Parkway Trees shall be max 40' apart						
TD	2	Taxodium Distichum	Bald Cypress	4" caliper / 8' ht	8	mature height 120'
AR	4	Acer Rubrum	October Glory Maple	4" caliper / 8' ht	16	mature height 40' - 50'
FT	6	Fraxinus Texensis	Texas Ash	4" caliper / 8' ht	24	mature height 45'
OB	8	Quercus Buckleyi	Texas Red Oak	4" caliper / 8' ht	32	mature height 30' - 55'
MG	5	Magnolia Grandiflora	Little Gem Magnolia	4" caliper / 8' ht	20	mature height 15' - 20'
TOTAL					100	
<b>ACCENT TREES</b> (Plant this size tree no closer than 10 feet from the center of pole line.)						
SM	6	Acer truncatum	Shantung Maple	2.5" caliper / 8' ht	15	mature height 25' - 35'
CL	4	Chilopsis linearis	Desert Willow	2.5" caliper / 8' ht	10	mature height 15' - 20'
IV	16	Ilex Vomitoria	Yaupon Holly	2.5" caliper / 8' ht	40	mature height 10' - 20'
FL	10	Rhus lanceolata	Flame Leaf Sumac	2.5" caliper / 8' ht	25	mature height 40' - 50'
CC	6	Cercis canadensis	Eastern Redbud	2.5" caliper / 8' ht	15	mature height 20' - 30'
TOTAL					105	
TOTAL					205	
<b>EVERGREEN TREES</b> (Min. Size at planting 6' hgt.)						
PS	3	Pinus strobus	Eastern White Pine	6' ht		
TO	6	Thuja occidentalis	White Cedar	6' ht		mature height 8'-12'
JT	8	Juniperus virginiana 'Taylor'	Taylor Juniper	6' ht		mature height 18'
TOTAL						
<b>SHRUBS</b> (All Hedges to be maintained and kept below @ max. 4'-0" tall)						
CT	42	Leucophyllum sp.	Cenizo (Texas Sage)	30" spr. / 24" ht		Medium Shrub
BJ	100	Buxus japonica	Japanese Boxwood	30" spr. / 24" ht		Small Shrub
TM	10	Taxus 'media Hicksii'	Hicks Yew Hedge	30" spr. / 24" ht		Large Shrub
FI	81	Forsythia intermedia 'Spectabilis'	Forsythia	30" spr. / 24" ht		Large Shrub
NO	26	Nerium oleander	Oleander	30" spr. / 24" ht		Large Shrub
DY	76	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	30" spr. / 24" ht		Small Shrub
TOTAL						
<b>ORNAMENTAL GRASS</b>						
SOD	-	Cynodon dactylon	Bermuda Grass	56,497 Sq. Ft.		Typical Ground Cover w/o plantings
WG	476	Eragrostis curvula	Weeping Love Grass			Ground Cover
PD	16	Sporobolus heterolepis	Prairie Dropseed			
JB	98	Imperata cylindrica 'Red Baron'	Japanese Blood Grass			
<b>PERENNIALS, GROUNDCOVERS</b> - (plants in mulch beds)						
RL	1bd	Rudbeckia laciniata	Green-headed Coneflower	2" pots		Use in Wetland Basin / Embankment
VM	270	Vinca minor	Periwinkle	18" spread / 2" pots		perennials mature height 18"
AT	110	Asclepias tuberosa	Butterfly Weed	18" spread / 2" pots		perennials
EP	74	Echinacea purpurea	Purple Coneflower	18" spread / 2" pots		perennials
WF	37	Waldsteinia fragarioides	Barren Strawberry	18" spread / 2" pots		perennials
RS	230	Rudbeckia speciosa	Black-eyed Susan	18" spread / 2" pots		perennials
PT	162	Pyroanthemum tenuifolium	Slender Mountain Mint			ground cover

### NOTES:

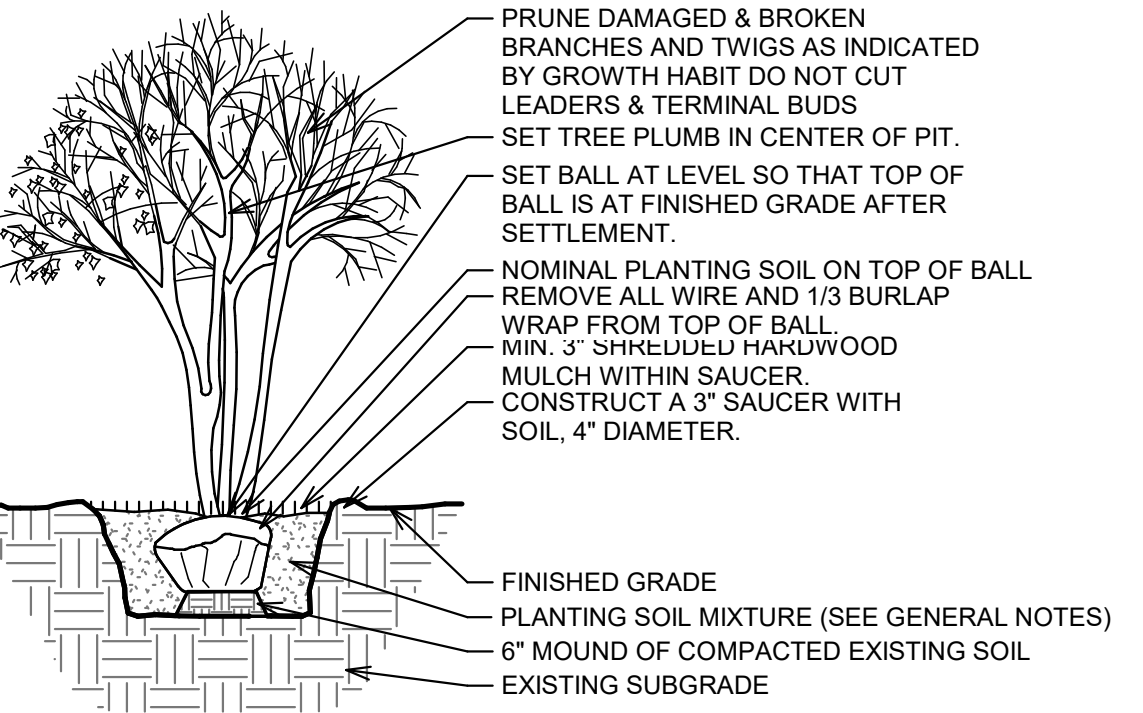
- ONCE A TREESCAPE PLAN HAS BEEN APPROVED FOR A PROPERTY, A TREE REMOVAL PERMIT WILL BE REQUIRED TO REMOVE ANY TREE(S).
- ALL LANDSCAPE BUFFERS AND PUBLIC RIGHT-OF-WAY LOCATED ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS (I.E. SOD - HYDRO MULCH SHALL BE PROHIBITED IN THESE AREAS) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDING AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A "STAND OF GRASS" CONSISTS OF 75% TO 80% COVERAGE AND MINIMUM HEIGHT OF ONE (1) INCH IN HEIGHT.
- IRRIGATION: LANDSCAPE DESIGN PURSUANT TO THE REQUIREMENTS OF THIS CHAPTER SHALL RECOGNIZE THE NEED FOR IRRIGATION AND WATER CONSERVATION. SPRINKLER IRRIGATION SYSTEMS MAY BE REQUIRED FOR CERTAIN LANDSCAPED AREAS, AS DETERMINED BY A LANDSCAPE ARCHITECT. THE NEED FOR SPRINKLER IRRIGATION SYSTEMS SHALL BE DETERMINED BY THE TYPE OF PLANT MATERIAL AND THE CONDITION/GROWING MEDIUM THAT THEY ARE INSTALLED IN. FOR INSTANCE, WHETHER THERE IS A PERMANENT MEANS AVAILABLE TO WATER PLANT MATERIAL, SUCH AS HOSE BIBS, SHALL BE A CONSIDERATION. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
- TREES MUST BE PLANTED AT LEAST FIVE (5) FEET FROM WATER, SEWER, AND STORM SEWER LINES.



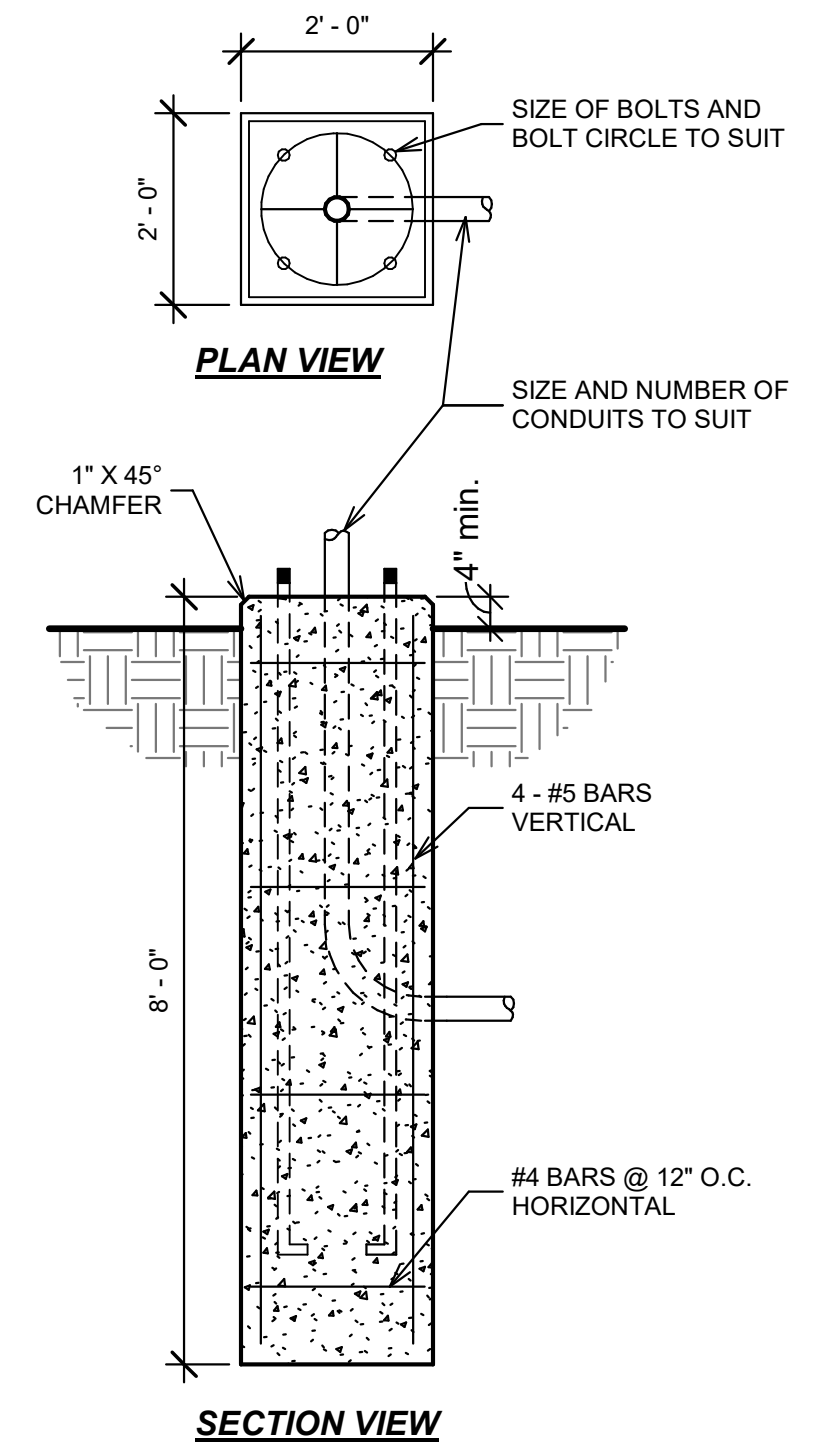
1 DECIDUOUS TREE PLANTING DETAIL  
SCALE: 3/16" = 1'-0"



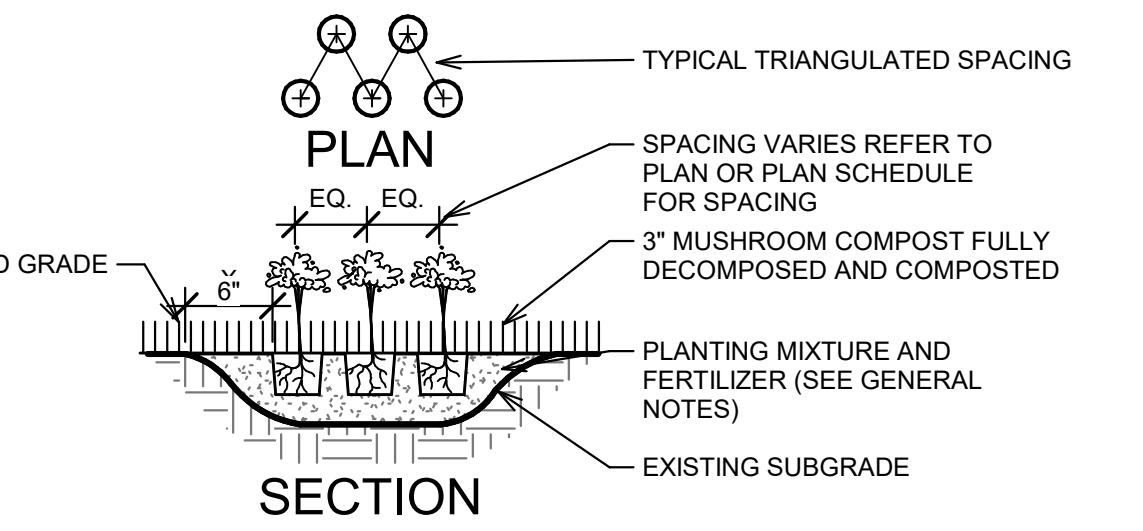
2 ORNAMENTAL TREE PLANTING DETAIL  
SCALE: 1/4" = 1'-0"



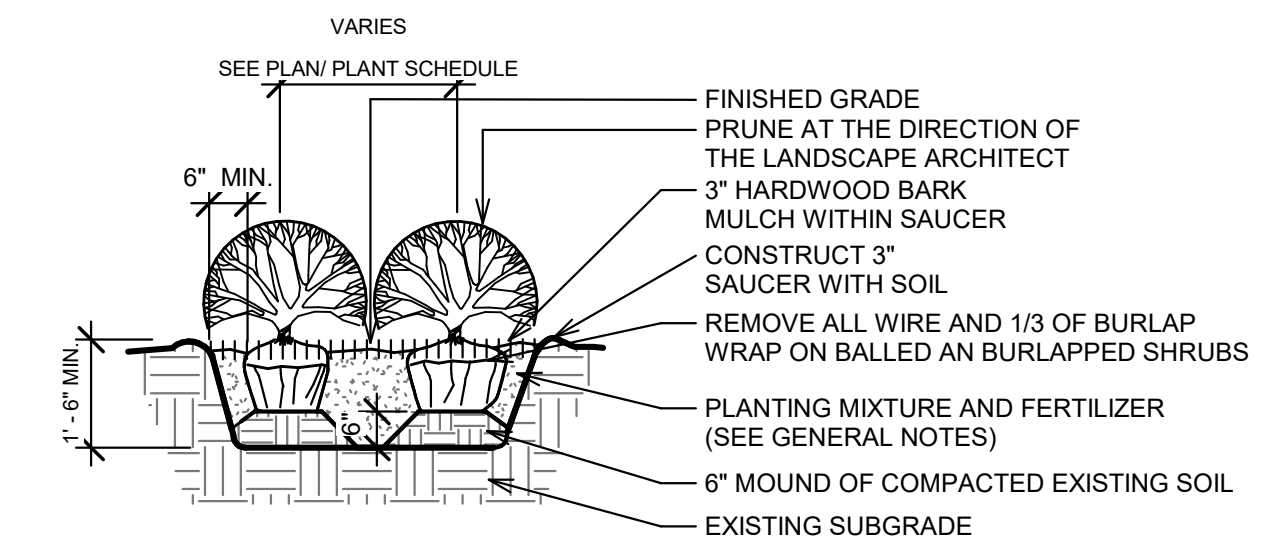
3 LARGE SHRUB PLANTING DETAIL  
SCALE: 1/4" = 1'-0"



4 Light Post Foundation  
SCALE: 1/2" = 1'-0"



5 GROUND COVER PLANTING DETAIL  
SCALE: 3/8" = 1'-0"



6 SMALL SHRUB PLANTING DETAIL  
SCALE: 3/8" = 1'-0"

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

# NERO ARCHITECTS

6400 N NORTHWEST HWY  
SUITE 4  
CHICAGO, IL 60631  
TEL: 847.825.9400

---

PROJECT # 2233  
DATE: 01/17/22

NEW AUTOMATED CARWASH FACILITY

1720 S JOHN KING BLVD  
ROCKWALL, TEXAS 75087  
(Tract 3-09 of the J. M. Allen Survey, Abstract No. 0002)

PERMIT REVIEW - NOT FOR CONSTRUCTION

DATE	REVISIONS
04/12/24	PERMIT REVISION
03/22/24	PERMIT REVISION
02/07/24	PERMIT REVISION
04/20/23	ISSUED FOR BLDG PERMIT
03/07/23	PERMIT REVISION
01/19/22	ISSUED FOR PERMIT
10/31/22	ZONING REVISIONS
10/07/22	ZONING REVIEW

DRAWN BY: RAM  
APPROVED BY: GCN / MAM  
SCALE: AS NOTED  
DESCRIPTION: LANDSCAPE DETAILS & NOTES  
SHEET NO. L-1.1

CASE# SP2022-053

**TREES MITIGATION (CAR WASH)**

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

**Planting Schedule** per CITY OF ROCKWALL - UNIFIED DEVELOPMENT CODES

LEGEND	QUANT. - %	BOTANICAL NAME	COMMON NAME	MIN. SIZE	TOTAL (inches)	NOTES/SPECIAL CONDITIONS
CANOPY / SHADE / PARKWAY DECIDUOUS TREES (Min. Size at planting 4" Caliper) - Parkway Trees shall be max 40' apart						
TD	2	Taxodium Distichum	Bald Cypress	4" caliper / 8' ht	8	mature height 120'
AR	4	Acer Rubrum	October Glory Maple	4" caliper / 8' ht	16	mature height 40' - 50'
FT	6	Fraxinus Texensis	Texas Ash	4" caliper / 8' ht	24	mature height 45'
QB	8	Quercus Buckleyi	Texas Red Oak	4" caliper / 8' ht	32	mature height 30' - 55'
MG	5	Magnolia Grandiflora	Little Gem Magnolia	4" caliper / 8' ht	20	mature height 15' - 20'
TOTAL	25				100	

**TREES MITIGATION (DETENTION BASIN)**

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

**Planting Schedule** per CITY OF ROCKWALL - UNIFIED DEVELOPMENT CODES

LEGEND	QUANT. - %	BOTANICAL NAME	COMMON NAME	MIN. SIZE	TOTAL (inches)	NOTES/SPECIAL CONDITIONS
CANOPY / SHADE / PARKWAY DECIDUOUS TREES (Min. Size at planting 4" Caliper) - Parkway Trees shall be max 40' apart						
PE	9	Pinus Eiderica	AFGHAN PINE	4" caliper / 8' ht	36	mature height 30' - 60'
QM	10	Quercus Macrocarpa	BURR OAK	4" caliper / 8' ht	40	mature height 70' - 90'
QV	19	Quercus Virginiana	LIVE OAK	4" caliper / 8' ht	76	mature height 40' - 80'
AR	10	Acer Rubrum	OCTOBER GLORY MAPLE	4" caliper / 8' ht	40	mature height 40' - 50'
TOTAL	48				192	

**TREES MITIGATION (BUFFER YARD)**

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

**Planting Schedule** per CITY OF ROCKWALL - UNIFIED DEVELOPMENT CODES

LEGEND	QUANT. - %	BOTANICAL NAME	COMMON NAME	MIN. SIZE	TOTAL (inches)	NOTES/SPECIAL CONDITIONS
CANOPY / SHADE / PARKWAY DECIDUOUS TREES (Min. Size at planting 4" Caliper) - Parkway Trees shall be max 40' apart						
PE	6	Pinus Eiderica	AFGHAN PINE	4" caliper / 8' ht	24	mature height 30' - 60'
QM	6	Quercus Macrocarpa	BURR OAK	4" caliper / 8' ht	24	mature height 70' - 90'
QV	8	Quercus Virginiana	LIVE OAK	4" caliper / 8' ht	32	mature height 40' - 80'
AR	8	Acer Rubrum	OCTOBER GLORY MAPLE	4" caliper / 8' ht	32	mature height 40' - 50'
TOTAL	28				112	

**TREES MITIGATION (OTHER)**

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

**Planting Schedule** per CITY OF ROCKWALL - UNIFIED DEVELOPMENT CODES

LEGEND	QUANT. - %	BOTANICAL NAME	COMMON NAME	MIN. SIZE	TOTAL (inches)	NOTES/SPECIAL CONDITIONS
CANOPY / SHADE / PARKWAY DECIDUOUS TREES (Min. Size at planting 4" Caliper) - Parkway Trees shall be max 40' apart						
PE	28	Pinus Eiderica	AFGHAN PINE	4" caliper / 8' ht	112	mature height 30' - 60'
QM	25	Quercus Macrocarpa	BURR OAK	4" caliper / 8' ht	100	mature height 70' - 90'
QV	29	Quercus Virginiana	LIVE OAK	4" caliper / 8' ht	116	mature height 40' - 80'
AR	33	Acer Rubrum	OCTOBER GLORY MAPLE	4" caliper / 8' ht	132	mature height 40' - 50'
TOTAL	115				460	

**NERVO ARCHITECTS**  
 6400 N NORTHWEST HWY  
 SUITE 4  
 CHICAGO, IL 60631  
 TEL: 847.825.9400

PROJECT # 2233  
 DATE: 01/17/22



**NEW AUTOMATED CARWASH FACILITY**

1720 S JOHN KING BLVD  
 ROCKWALL, TEXAS 75087  
 (Tract 3-09 of the J. M. Allen Survey, Abstract No. 0002)

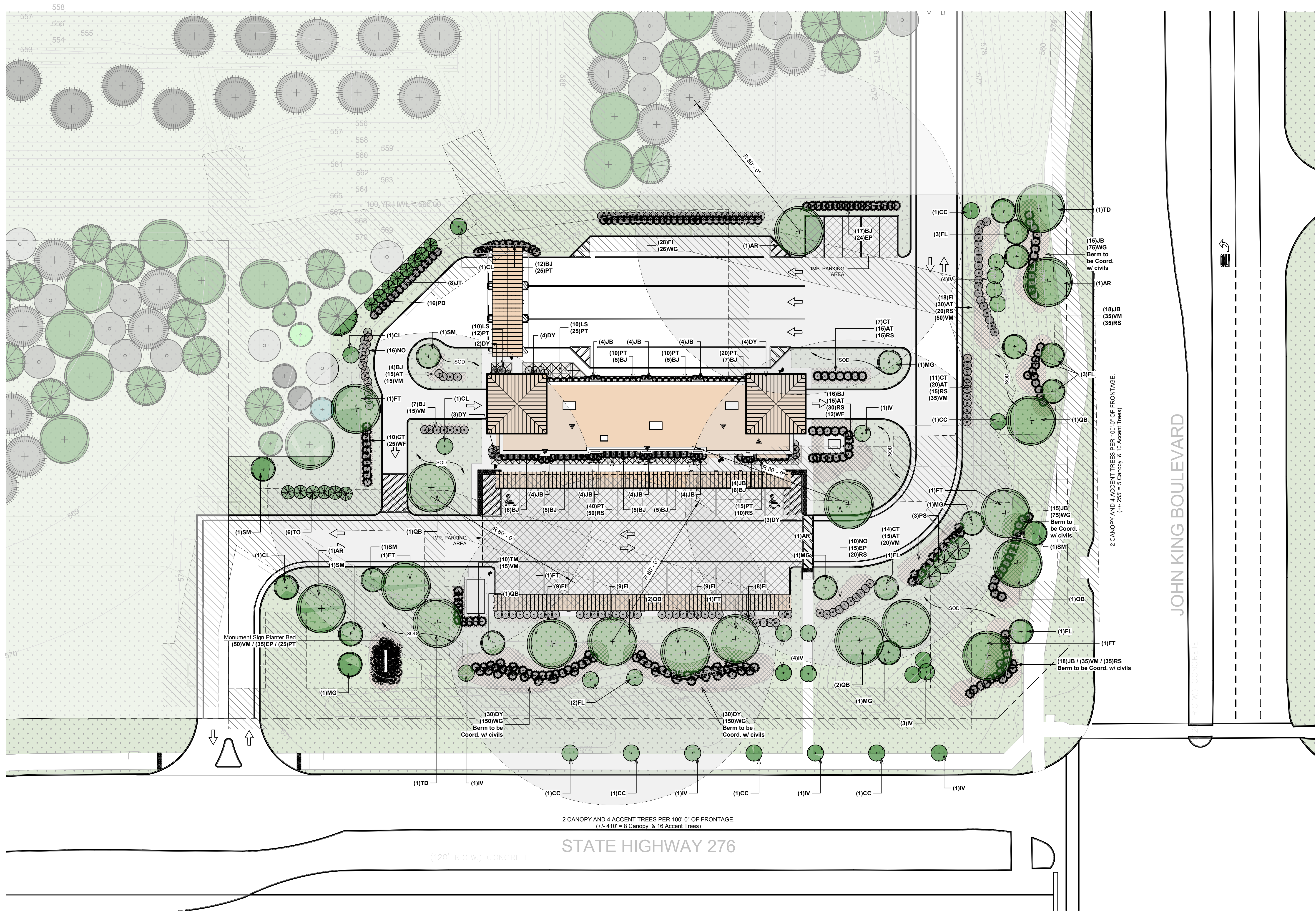
**PERMIT REVIEW - NOT FOR CONSTRUCTION**

DATE	REVISIONS
04/12/24	PERMIT REVISION
03/22/24	PERMIT REVISION
02/07/24	PERMIT REVISION
04/20/23	ISSUED FOR BLDG PERMIT
03/07/23	PERMIT REVISION
01/19/22	ISSUED FOR PERMIT
10/31/22	ZONING REVISIONS
10/07/22	ZONING REVIEW

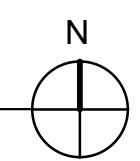
DRAWN BY:	RAM
APPROVED BY:	GCN / MAM
SCALE:	AS NOTED
DESCRIPTION:	FULL SITE TREES SCHEDULE
SHEET NO.	L-1.0.1

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 \_\_\_\_\_





LANDSCAPE PLAN  
SCALE: 3/8" = 1'-0"



STATE HIGHWAY 276  
(120' R.O.W.) CONCRETE

JOHN KING BOULEVARD

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

NERO ARCHITECTS

6400 N NORTHWEST HWY SUITE 4  
CHICAGO, IL 60631  
TEL 847.825.9400

---

PROJECT # 2233  
DATE: 01/17/22



STATE OF TEXAS

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NEW AUTOMATED CARWASH FACILITY

1720 S JOHN KING BLVD  
ROCKWALL, TEXAS 75087

(Tract 3-09 of the J. M. Allen Survey, Abstract No. 0002)

PERMIT REVIEW - NOT FOR CONSTRUCTION

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DATE	REVISIONS
04/12/24	PERMIT REVISION
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10/07/22	ZONING REVIEW

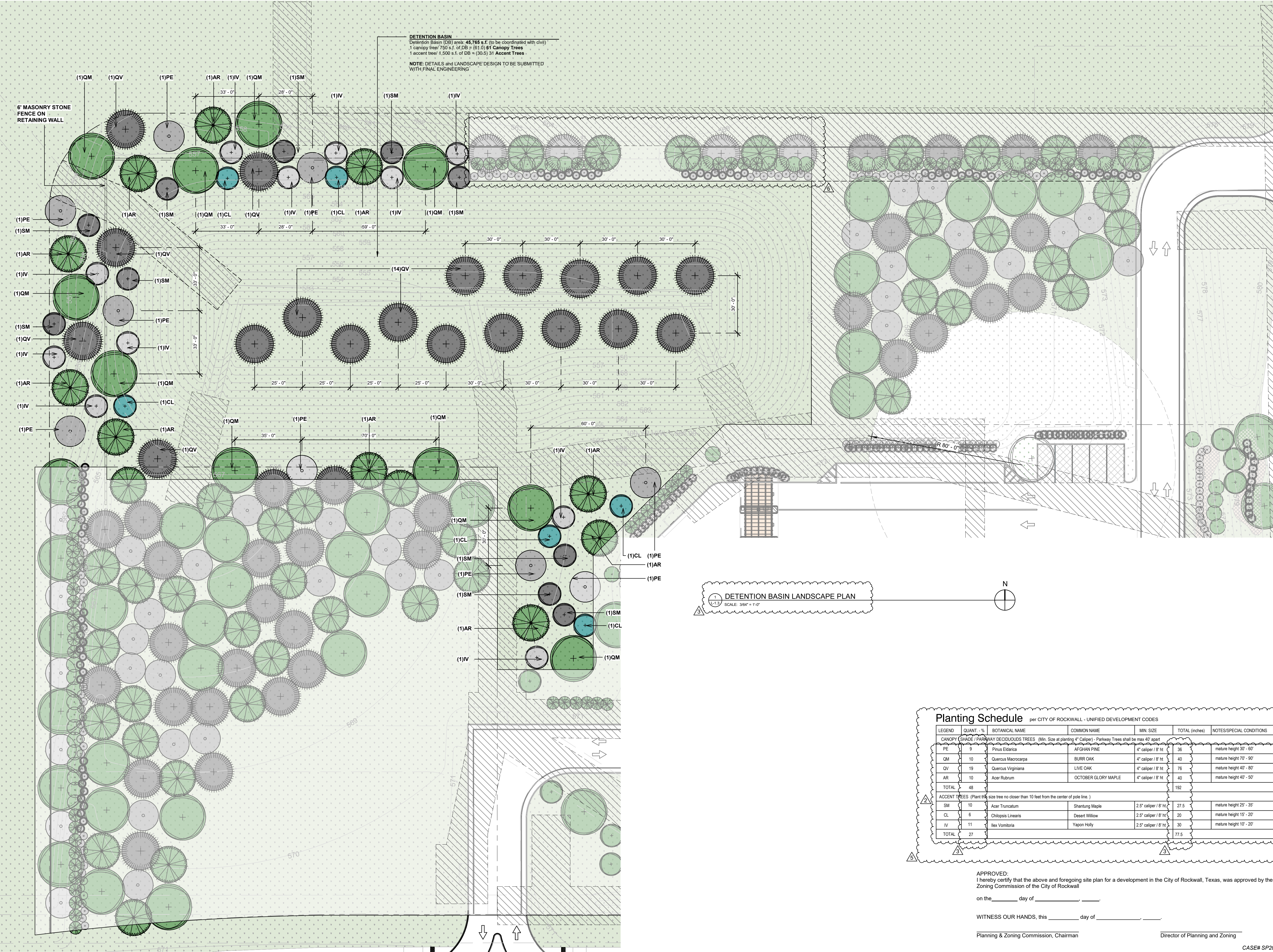
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DRAWN BY: RAM  
APPROVED BY: GCN / MAM  
SCALE: AS NOTED  
DESCRIPTION: LANDSCAPE PLAN

---

SHEET NO. L-1.2

CASE# SP2022-053



**DETENTION BASIN**  
 Detention Basin (DB) area: 45,765 s.f. (to be coordinated with civil)  
 1 canopy tree/ 750 s.f. of DB = (61.0) 61 Canopy Trees  
 1 accent tree/ 500 s.f. of DB = (90.5) 91 Accent Trees  
**NOTE:** DETAILS and LANDSCAPE DESIGN TO BE SUBMITTED WITH FINAL ENGINEERING

**DETENTION BASIN LANDSCAPE PLAN**  
 SCALE: 3/8" = 1'-0"

**Planting Schedule** per CITY OF ROCKWALL - UNIFIED DEVELOPMENT CODES

LEGEND	QUANT. - %	BOTANICAL NAME	COMMON NAME	MIN. SIZE	TOTAL (inches)	NOTES/SPECIAL CONDITIONS
<b>CANOPY (SHADE / PARKWAY DECIDUOUS TREES - (Min. Size at planting 4" Caliper) - Parkway Trees shall be max 47' apart)</b>						
PE	9	Pinus Eiderica	AFGHAN PINE	4" caliper / 8' ht	36	mature height 30' - 60'
QM	10	Quercus Macrocarpa	BURR OAK	4" caliper / 8' ht	40	mature height 70' - 90'
QV	19	Quercus Virgiana	LIVE OAK	4" caliper / 8' ht	76	mature height 40' - 80'
AR	10	Acer Rubrum	OCTOBER GLORY MAPLE	4" caliper / 8' ht	40	mature height 40' - 50'
<b>TOTAL</b>	<b>48</b>				<b>192</b>	
<b>ACCENT TREES (Plant 1/2" size tree no closer than 10 feet from the center of pole line.)</b>						
SM	10	Acer Truncatum	Shantung Maple	2.5" caliper / 8' ht	27.5	mature height 25' - 35'
CL	6	Chilopsis Linearis	Desert Willow	2.5" caliper / 8' ht	20	mature height 15' - 20'
IV	11	Ilex Vomitoria	Yapou Holly	2.5" caliper / 8' ht	30	mature height 10' - 20'
<b>TOTAL</b>	<b>27</b>				<b>77.5</b>	

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

**NERO ARCHITECTS**  
 6400 N NORTHWEST HWY SUITE 4  
 CHICAGO, IL 60631  
 TEL 847.825.9400

PROJECT # 2233  
 DATE: 01/17/22

STATE REGISTERED ARCHITECT  
 STATE OF TEXAS  
 29982

**NEW AUTOMATED CARWASH FACILITY**  
 1720 S JOHN KING BLVD  
 ROCKWALL, TEXAS 75087  
 (Tract 3-09 of the J. M. Allen Survey, Abstract No. 0002)

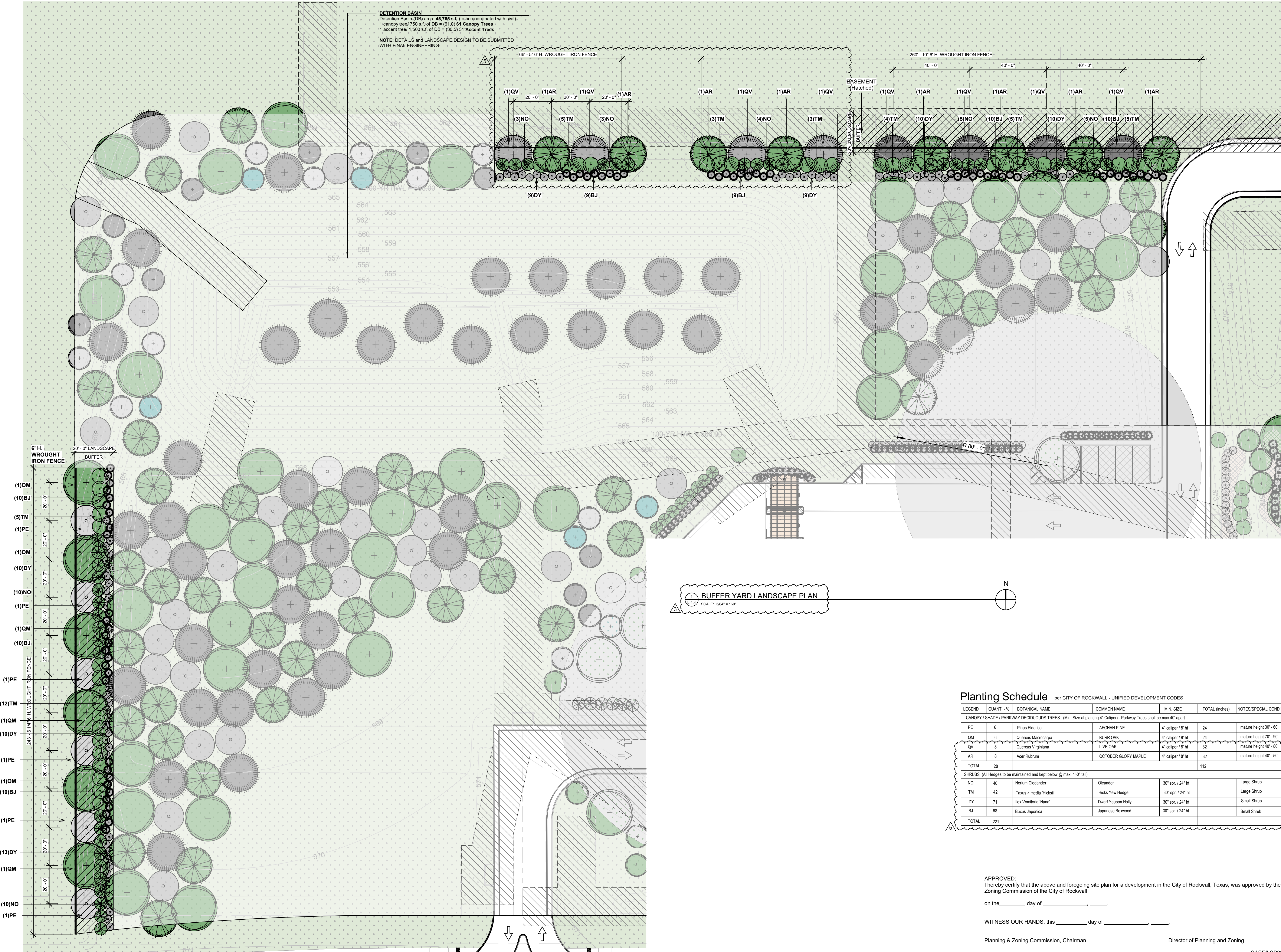
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03/07/23	PERMIT REVISION
01/19/22	ISSUED FOR PERMIT
10/31/22	ZONING REVISIONS
10/07/22	ZONING REVIEW

DRAWN BY: RAM  
 APPROVED BY: GCN / MAM  
 SCALE: AS NOTED  
 DESCRIPTION: DETENTION BASIN LANDSCAPE PLAN  
 SHEET NO. L-1.3

CASE# SP2022-053

**DETENTION BASIN**  
 Detention Basin (DB) area: 45,765 s.f. (to be coordinated with civil).  
 1 canopy tree/750 s.f. of DB = (61.0) 61 Canopy Trees  
 1 accent tree/1,500 s.f. of DB = (30.5) 31 Accent Trees  
**NOTE:** DETAILS and LANDSCAPE DESIGN TO BE SUBMITTED WITH FINAL ENGINEERING



**1.1 BUFFER YARD LANDSCAPE PLAN**  
 SCALE: 3/8\"/>

**Planting Schedule** per CITY OF ROCKWALL - UNIFIED DEVELOPMENT CODES

LEGEND	QUANT. - %	BOTANICAL NAME	COMMON NAME	MIN. SIZE	TOTAL (inches)	NOTES/SPECIAL CONDITIONS
<b>CANOPY / SHADE / PARKWAY DECIDUOUS TREES</b> (Min. Size at planting 4\"/>						
PE	6	Pinus Ekdarsica	AFGHAN PINE	4\"/>		
QM	6	Quercus Macrocarpa	BURR OAK	4\"/>		
QV	8	Quercus Virginiana	LIVE OAK	4\"/>		
AR	8	Acer Rubrum	OCTOBER GLORY MAPLE	4\"/>		
<b>TOTAL</b>	<b>28</b>				<b>112</b>	
<b>SHRUBS</b> (All Hedges to be maintained and kept below @ max. 4'-0\"/>						
NO	40	Nerium Oleander	Oleander	30\"/>		
TM	42	Taxus x media 'Hicksii'	Hicks Yew Hedge	30\"/>		
DY	71	Ilex Vomitoria 'Nana'	Dwarf Yaupon Holly	30\"/>		
BJ	68	Buxus Japonica	Japanese Boxwood	30\"/>		
<b>TOTAL</b>	<b>221</b>					


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

NERO ARCHITECTS

6400 N NORTHWEST HWY  
SUITE 4  
CHICAGO, IL 60631  
TEL 847.825.9400

---

PROJECT # 2233  
 DATE: 01/17/22



[Signature]

**NEW AUTOMATED CARWASH FACILITY**

**1720 S JOHN KING BLVD  
 ROCKWALL, TEXAS 75087**  
 (Tract 3-09 of the J. M. Allen Survey, Abstract No. 0002)

**PERMIT REVIEW - NOT FOR CONSTRUCTION**

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04/20/23	ISSUED FOR BLDG PERMIT
03/07/23	PERMIT REVISION
01/19/22	ISSUED FOR PERMIT
10/31/22	ZONING REVISIONS
10/07/22	ZONING REVIEW

**DRAWN BY:** RAM  
**APPROVED BY:** GCN / MAM  
**SCALE:** AS NOTED  
**DESCRIPTION:** BUFFER YARD LANDSCAPE PLAN  
**SHEET NO.:** L-1.4

CASE# SP2022-053



# 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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: 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.

<sup>2</sup>: 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 **1720 S. John King**

SUBDIVISION \_\_\_\_\_

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION **NW Corner TX 276 AND SOUTH JOHN KING BLVD**

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD-10 TRACT D-5**

CURRENT USE **VACANT RAW LAND**

PROPOSED ZONING **COMMERCIAL**

PROPOSED USE **COMMERCIAL**

ACREAGE **6.37**

LOTS [CURRENT] **1**

**1**

LOTS [PROPOSED] **3**

**3**

- 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 **OMI ROCKWALL LLC**

APPLICANT **OMI ROCKWALL LLC**

CONTACT PERSON **OMI ROCKWALL LLC**

CONTACT PERSON \_\_\_\_\_

ADDRESS **1377 Kettering Drive**

ADDRESS **1377 Kettering Drive**

CITY, STATE & ZIP **Ontario, CA 91761**

CITY, STATE & ZIP **Ontario, CA 91761**

PHONE \_\_\_\_\_

PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

E-MAIL \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ [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 \$100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

OWNER'S SIGNATURE \_\_\_\_\_

Notary Certificate Attached /

Affixed Pursuant:

CA Ack Code - Gov § 1189

CA Jurat Code - Gov § 8202

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS \_\_\_\_\_

MY COMMISSION EXPIRES \_\_\_\_\_



SP2024-029: Amended Site Plan for John King Carwash



PD-10

STOHNING BLVD

276

HICKORY CREEK LN

WILDROSE DR

PD-45

Case Location Map =



# City of Rockwall

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

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



**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

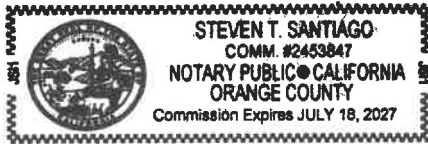
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of Orange }

On June 12, 2024 before me, STEVEN T. SANTIAGO, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared James Dunn  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Development Application

Document Date: June 12, 2024 Number of Pages: 1

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: S.S.

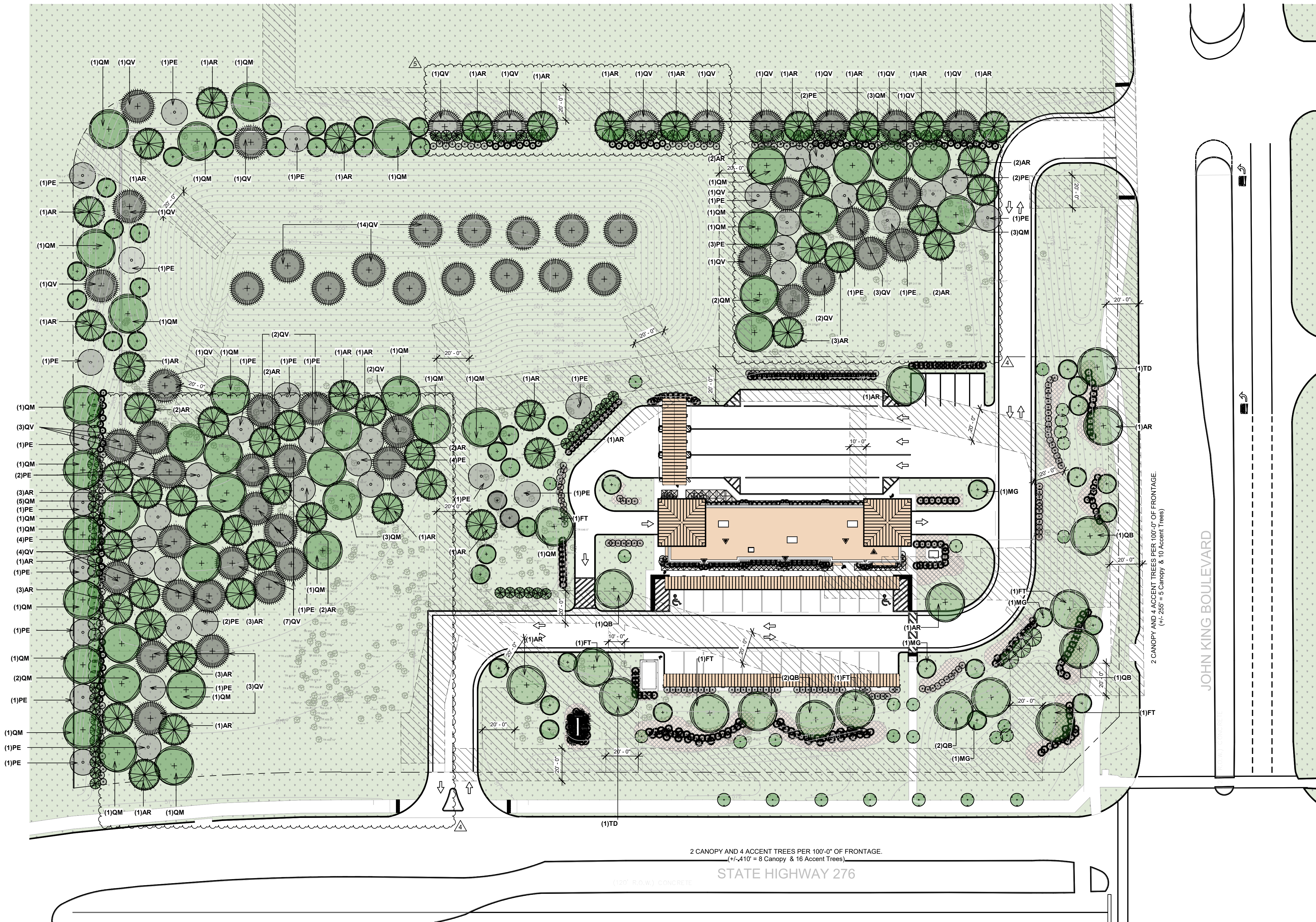
- Corporate Officer – Title(s): \_\_\_\_\_
- Partner –  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

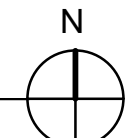
Signer's Name: S.S.

- Corporate Officer – Title(s): \_\_\_\_\_
- Partner –  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_



1 FULL SITE LANDSCAPE PLAN  
SCALE: 1" = 30'-0"



2 CANOPY AND 4 ACCENT TREES PER 100'-0" OF FRONTAGE.  
(+/- 410' = 8 Canopy & 16 Accent Trees)

STATE HIGHWAY 276

2 CANOPY AND 4 ACCENT TREES PER 100'-0" OF FRONTAGE.  
(+/- 255' = 5 Canopy & 10 Accent Trees)

JOHN KING BOULEVARD

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

PROJECT # 2233  
DATE: 01/17/22



**NEW AUTOMATED CARWASH FACILITY**

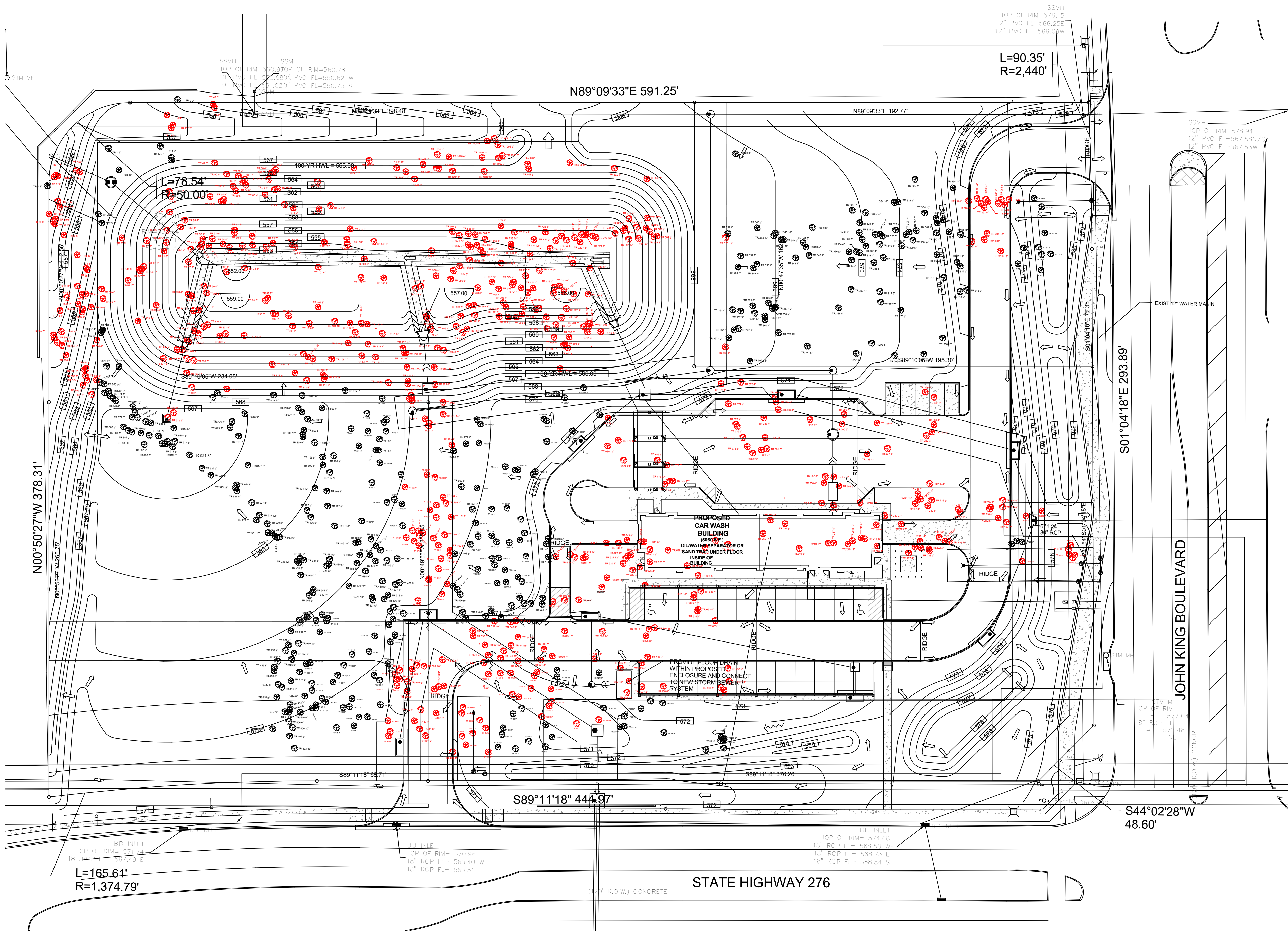
1720 S JOHN KING BLVD  
ROCKWALL, TEXAS 75087  
(Tract 3-09 of the J. M. Allen Survey, Abstract No. 0002)

PERMIT REVIEW - NOT FOR CONSTRUCTION

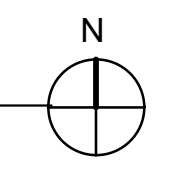
DATE	REVISIONS
04/12/24	PERMIT REVISION
03/22/24	PERMIT REVISION
02/07/24	PERMIT REVISION
04/20/23	ISSUED FOR BLDG PERMIT
03/07/23	PERMIT REVISION
01/19/22	ISSUED FOR PERMIT
10/31/22	ZONING REVISIONS
10/07/22	ZONING REVIEW

DRAWN BY: RAM  
APPROVED BY: GCN / MAM  
SCALE: AS NOTED  
DESCRIPTION: FULL SITE LANDSCAPE PLAN

SHEET NO. L-1.0



1 TREE REMOVAL PLAN  
SCALE: 1" = 30'



APPROVED:  
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Planning & Zoning Commission, Chairman  
Director of Planning and Zoning

**NERVO ARCHITECTS**  
6400 N NORTHWEST HWY  
SUITE 4  
CHICAGO, IL 60631  
TEL 847.825.9400

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PROJECT # 2233  
DATE: 01/17/22

*J. M. Allen*

**NEW AUTOMATED CARWASH FACILITY**

1720 S JOHN KING BLVD  
ROCKWALL, TEXAS 75087  
(Tract 3-09 of the J. M. Allen Survey, Abstract No. 0002)

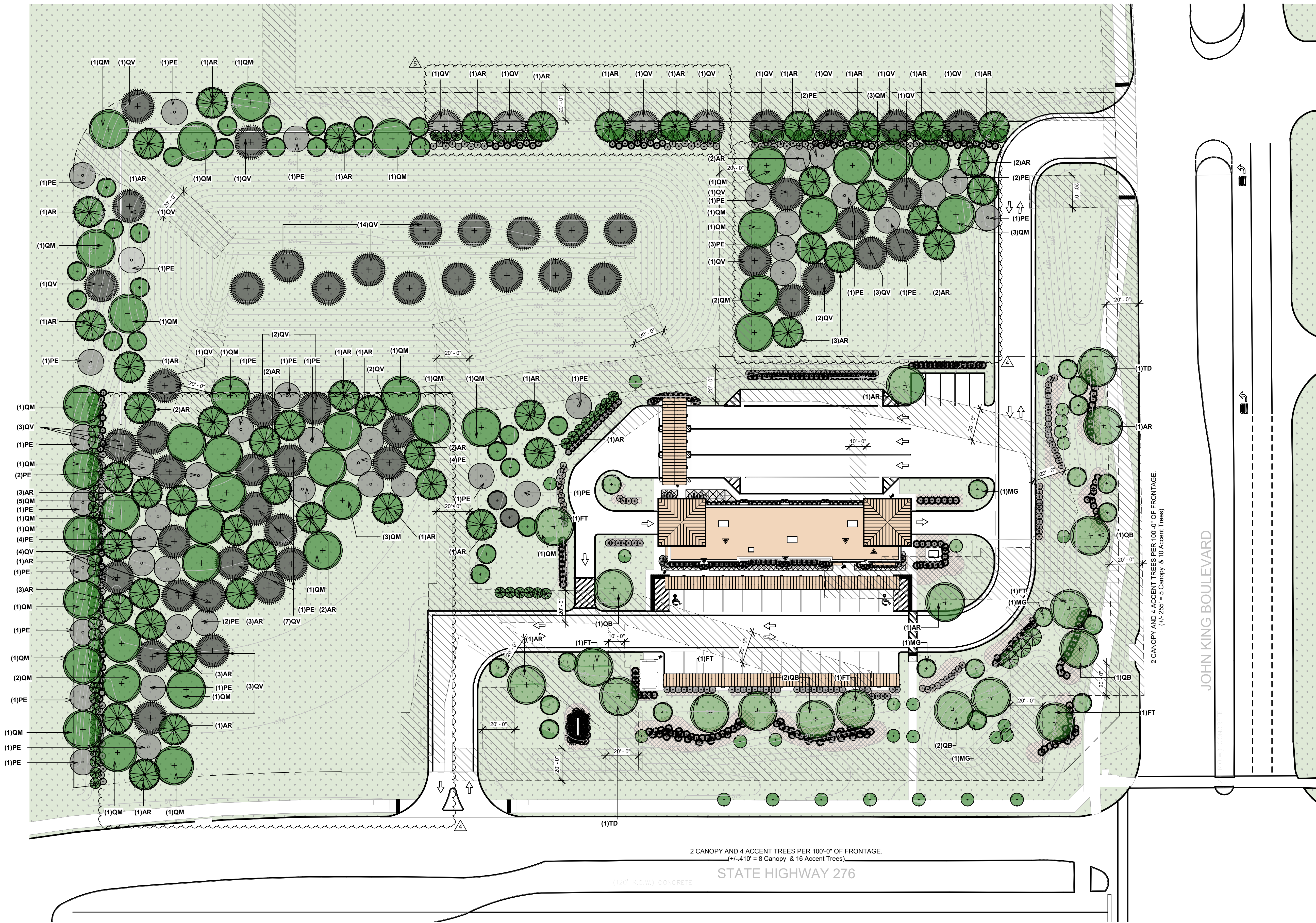
**PERMIT REVIEW - NOT FOR CONSTRUCTION**

DATE	REVISIONS
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03/22/24	PERMIT REVISION
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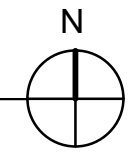
DRAWN BY: RAM  
APPROVED BY: GCN / MAM  
SCALE: AS NOTED  
DESCRIPTION: TREE REMOVAL PLAN  
SHEET NO. L-1.5

CASE# SP2022-053





1-10 DETENTION BASIN LANDSCAPE PLAN  
SCALE: 1" = 30'-0"



2 CANOPY AND 4 ACCENT TREES PER 100'-0" OF FRONTAGE.  
(+/- 410' = 8 Canopy & 16 Accent Trees)

STATE HIGHWAY 276

JOHN KING BOULEVARD

2 CANOPY AND 4 ACCENT TREES PER 100'-0" OF FRONTAGE.  
(+/- 255' = 5 Canopy & 10 Accent Trees)

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Planning & Zoning Commission, Chairman  
Director of Planning and Zoning



NEW AUTOMATED CARWASH FACILITY

1720 S JOHN KING BLVD  
ROCKWALL, TEXAS 75087  
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PERMIT REVIEW - NOT FOR CONSTRUCTION

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REVISIONS	DATE	DESCRIPTION
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▲	03/22/24	PERMIT REVISION
▲	02/07/24	PERMIT REVISION
	04/20/23	ISSUED FOR BLDG PERMIT
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▲	10/31/22	ZONING REVISIONS
	10/07/22	ZONING REVIEW

DRAWN BY: RAM  
APPROVED BY: GCN / MAM  
SCALE: AS NOTED  
DESCRIPTION: FULL SITE LANDSCAPE PLAN

SHEET NO. L-1.0

NERVO ARCHITECTS  
6400 N NORTHWEST HWY  
SUITE 4  
CHICAGO, IL 60631  
TEL 847.825.9400

**Compliance Table**

<b>LOT ZONING:</b> Overlay District:	(C) commercial (SH-205 BY OV) SH-205 By-Pass Overlay District	
lot area:	104,544.0 s.f. (2.40 Acres)	
<b>FLOOR AREA CALCULATIONS:</b>	<b>PROPOSED</b>	<b>ALLOWED (4:1)</b>
ground floor:	5,080.0	
TOTAL FLOOR AREA:	<b>5,080.0</b>	<b>418,176.0</b>
<b>LOT COVERAGE CALCULATIONS:</b>	<b>PROPOSED</b>	<b>ALLOWED (60%)</b>
ground floor:	5,080.0	
TOTAL LOT COVERAGE:	5,080.0	<b>62,726.4</b>
<b>MAXIMUM IMP PARKING CALC:</b>	<b>PROPOSED</b>	<b>ALLOWED (85-90%)</b>
Employee Parking area:	910.8	
Vacuum Parking area:	9,966.0	
TOTAL IMP PARKING AREA:	10,876.6	<b>88,862.4 - 94,089.6</b>
<b>MINIMUM LANDSCAPING CALC:</b>	<b>PROPOSED</b>	<b>REQUIRED (20%)</b>
Commercial (C) District Impervious Area: Landscape Area:	47,647.1 83,692.9	
TOTAL LANDSCAPE AREA:	83,692.9	<b>20,908.8</b>
Area of Landscaping in Front and Along side of Building	<b>PROPOSED</b>	<b>REQUIRED (50%)</b>
	43,066.0	<b>41,646.45</b>

**GENERAL NOTES**

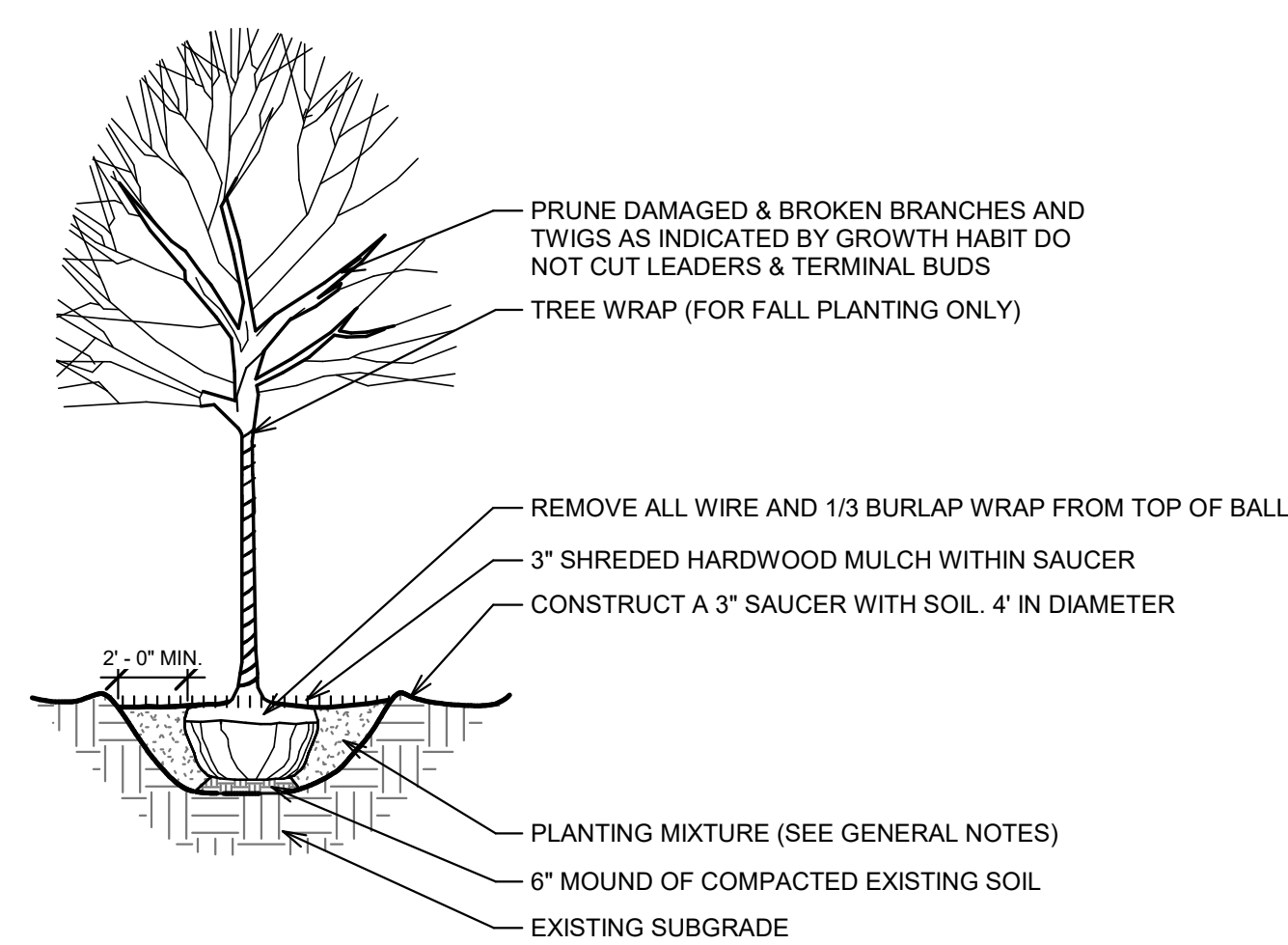
- CONTRACTOR SHALL NOTIFY LANDSCAPE ARCHITECT /OWNER IMMEDIATELY OF ANY DISCREPANCIES, OBSTACLES AND/OR PROBLEMS.
- VERIFICATION OF DIMENSIONS AND GRADES, BOTH EXISTING AND PROPOSED, SHALL BE THE CONTRACTOR'S RESPONSIBILITY PRIOR TO COMMENCEMENT OF WORK. THE CONTRACTOR SHALL NOTIFY THE OWNER OF ANY DISCREPANCIES.
- ALL SURFACE DRAINAGE SHALL BE DIRECTED AWAY FROM STRUCTURES. SURFACE DRAINAGE SHALL BE DIRECTED TO EXISTING CATCH BASINS DESIGNATED FOR THE COLLECTION OF SURFACE RUN-OFF.
- CONTRACTOR SHALL NOTIFY OWNER OF ANY UNDESIRABLE DRAINAGE CONDITIONS AND RECOMMEND SUITABLE SOLUTIONS. WHERE NECESSARY TO ACHIEVE PROPER DRAINAGE, UNDER DRAINAGE FOR TREE PITS SHALL BE INSTALLED AT THE DIRECTION OF THE LANDSCAPE ARCHITECT.
- LANDSCAPE CONTRACTOR SHALL REPAIR IN KIND ALL AREAS DAMAGED AS A RESULT OF LANDSCAPE OPERATIONS.
- ALL TREE AND SHRUB BEDS TO RECEIVE A MINIMUM 3" OF SHREDDED HARDWOOD MULCH.
- ALL GROUND COVER/ PERENNIAL BEDS TO RECEIVE A MINIMUM 2" OF MUSHROOM COMPOST.
- SIZES SHOWN ON PLANTING PLAN ARE MINIMUM ACCEPTABLE SIZES.
- LANDSCAPE CONTRACTOR SHALL WARRANT ALL TREES, SHRUBS, VINES, GROUNDCOVERS AND PERENNIALS UNDER THIS CONTRACT WILL BE HEALTHY AND IN FLOURISHING CONDITION OF ACTIVE GROWTH ONE YEAR FROM DATE OF FINAL ACCEPTANCE.
- SOIL TO BE USED FOR THE PLANTING MEDIUM FOR THE PROJECT SHALL BE FERTILE, WELL DRAINED, OF UNIFORM QUALITY, FREE OF STONES OVER 1" IN DIAMETER, STICKS, OILS, CHEMICALS, PLASTER, CONCRETE AND OTHER DELETERIOUS MATERIALS.
- THE LANDSCAPE CONTRACTOR SHALL PREPARE PLANTING BEDS BY ADDING SOIL AMENDMENTS TO TOPSOIL MIX IN THE FOLLOWING QUANTITIES: TOPSOIL MIX FOR TREES AND SHRUBS SHALL BE THREE (3) PARTS TOPSOIL, ONE (1) PART PEAT, AND ONE (1) PART SAND. TOPSOIL MIX FOR PERENNIALS, BULBS, AND GROUND COVERS SHALL BE THREE (3) PARTS TOPSOIL, ONE (1) PART SAND AND TWO (2) PARTS DECOMPOSED MUSHROOM COMPOST. SOIL SHALL MEET THE FOLLOWING REQUIREMENTS: SOIL COMPOSITION-45-77% SILT, 0-25% CLAY, 25-33% SAND; SOIL ACIDITY: Ph 6.0-7.0; SOIL ORGANIC CONTENT: THREE (3) TO FIVE (5) PERCENT.
- ALL PLANTS TO BE BALLED IN BURLAP OR CONTAINER GROWN AS SPECIFIED ON PLANTING PLAN. ALL PLASTIC ROOT WRAPPING MATERIAL AND METAL WIRE BASKETS SHALL BE REMOVED.
- LANDSCAPE CONTRACTOR SHALL STAKE THE LOCATION OF ALL TREES AND PLANTING BED LINES AND HAVE LAYOUT APPROVED BY LANDSCAPE ARCHITECT /OWNER PRIOR TO PLANTING.
- WATER ALL PLANTS IMMEDIATELY AFTER PLANTING. FLOOD PLANTS TWICE DURING FIRST TWENTY-FOUR HOUR PERIOD AFTER PLANTING.
- ALL NEW AND TRANSPLANTED PLANTS TO BE SPRAYED WITH AN ANTIDESSICANT WITHIN TWENTY FOUR HOURS AFTER PLANTING. ANTI-TRANSPIRANT SHALL BE EQUAL TO "WILTPROOF".
- ALL MUD SHALL BE REMOVED FROM ALL TIRES BEFORE LEAVING THE SITE AND ROADS SHALL BE KEPT CLEAR OF MUD AND DEBRIS AT ALL TIMES.
- ALL GRASS AREAS SHALL BE 6 INCHES OF TOPSOIL AND KENTUCKY BLUEGRASS SOD.

**Planting Schedule** per CITY OF ROCKWALL - UNIFIED DEVELOPMENT CODES

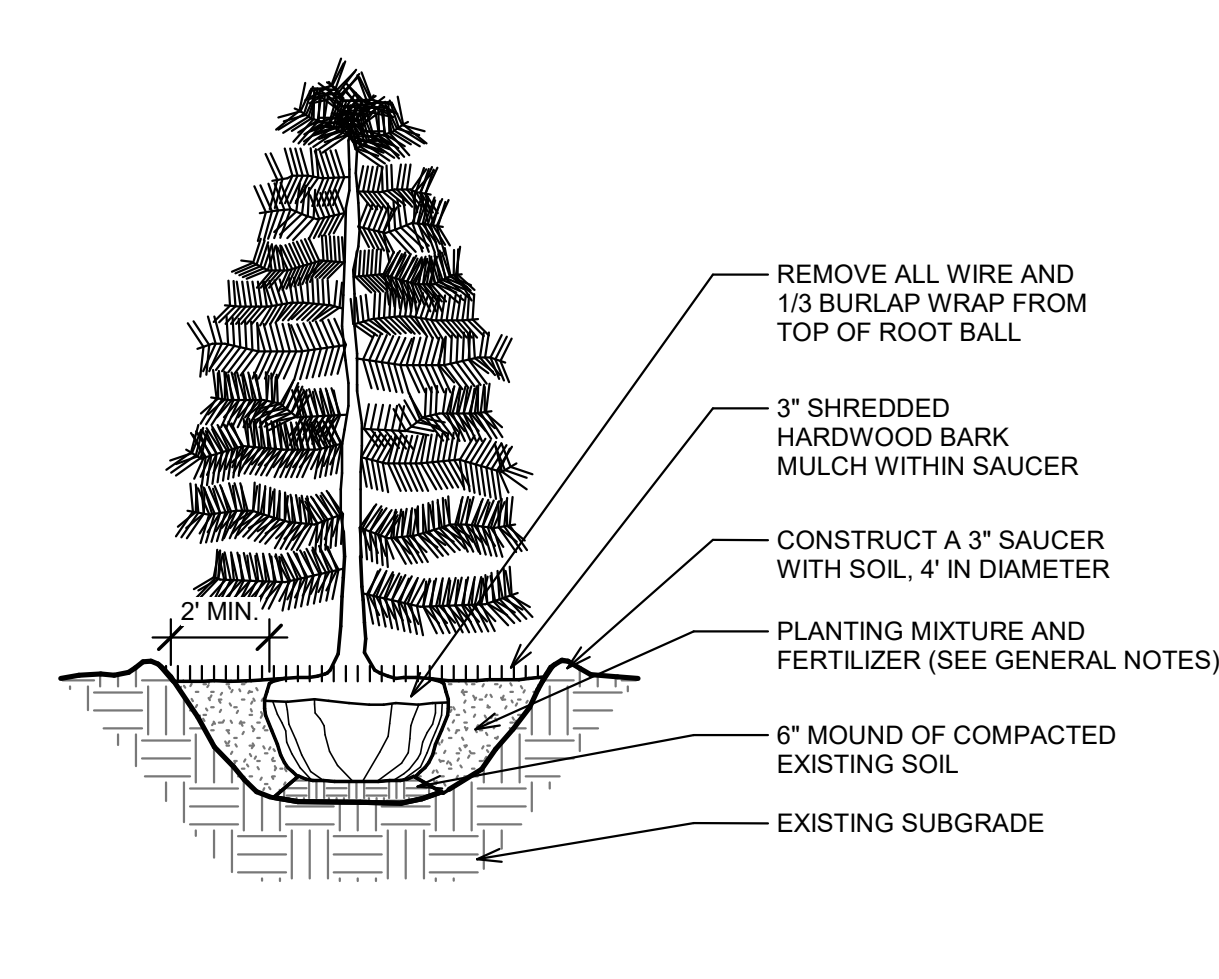
LEGEND	QUANT. - %	BOTANICAL NAME	COMMON NAME	MIN. SIZE	TOTAL (inches)	NOTES/SPECIAL CONDITIONS
<b>CANOPY / SHADE / PARKWAY DECIDUOUS TREES</b> (Min. Size at planting 4" Caliper) - Parkway Trees shall be max 40' apart						
TD	2	Taxodium Distichum	Bald Cypress	4" caliper / 8' ht	8	mature height 120'
AR	4	Acer Rubrum	October Glory Maple	4" caliper / 8' ht	16	mature height 40' - 50'
FT	6	Fraxinus Texensis	Texas Ash	4" caliper / 8' ht	24	mature height 45'
OB	8	Quercus Buckleyi	Texas Red Oak	4" caliper / 8' ht	32	mature height 30' - 55'
MG	5	Magnolia Grandiflora	Little Gem Magnolia	4" caliper / 8' ht	20	mature height 15' - 20'
TOTAL					100	
<b>ACCENT TREES</b> (Plant this size tree no closer than 10 feet from the center of pole line.)						
SM	6	Acer truncatum	Shantung Maple	2.5" caliper / 8' ht	15	mature height 25' - 35'
CL	4	Chilopsis linearis	Desert Willow	2.5" caliper / 8' ht	10	mature height 15' - 20'
IV	16	Ilex Vomitoria	Yaupon Holly	2.5" caliper / 8' ht	40	mature height 10' - 20'
FL	10	Rhus lanceolata	Flame Leaf Sumac	2.5" caliper / 8' ht	25	mature height 40' - 50'
CC	6	Cercis canadensis	Eastern Redbud	2.5" caliper / 8' ht	15	mature height 20' - 30'
TOTAL					105	
TOTAL					205	
<b>EVERGREEN TREES</b> (Min. Size at planting 6' hgt.)						
PS	3	Pinus strobus	Eastern White Pine	6' ht		
TO	6	Thuja occidentalis	White Cedar	6' ht		mature height 8'-12'
JT	8	Juniperus virginiana 'Taylor'	Taylor Juniper	6' ht		mature height 18'
<b>SHRUBS</b> (All Hedges to be maintained and kept below @ max. 4'-0" tall)						
CT	42	Leucophyllum sp.	Cenizo (Texas Sage)	30" spr. / 24" ht		Medium Shrub
BJ	100	Buxus japonica	Japanese Boxwood	30" spr. / 24" ht		Small Shrub
TM	10	Taxus 'media Hicksii'	Hicks Yew Hedge	30" spr. / 24" ht		Large Shrub
FI	81	Forsythia intermedia 'Spectabilis'	Forsythia	30" spr. / 24" ht		Large Shrub
NO	26	Nerium oleander	Oleander	30" spr. / 24" ht		Large Shrub
DY	76	Ilex vomitoria 'Nana'	Dwarf Yaupon Holly	30" spr. / 24" ht		Small Shrub
<b>ORNAMENTAL GRASS</b>						
SOD	-	Cynodon dactylon	Bermuda Grass	56,497 Sq. Ft.		Typical Ground Cover w/o plantings
WG	476	Eragrostis curvula	Weeping Love Grass			Ground Cover
PD	16	Sporobolus heterolepis	Prairie Dropseed			
JB	98	Imperata cylindrica 'Red Baron'	Japanese Blood Grass			
<b>PERENNIALS, GROUNDCOVERS</b> - (plants in mulch beds)						
RL	162	Rudbeckia laciniata	Green-headed Coneflower	2" pots		Use in Wetland Basin / Embankment
VM	270	Vinca minor	Periwinkle	18" spread / 2" pots		perennials mature height 18"
AT	110	Asclepias tuberosa	Butterfly Weed	18" spread / 2" pots		perennials
EP	74	Echinacea purpurea	Purple Coneflower	18" spread / 2" pots		perennials
WF	37	Waldsteinia fragarioides	Barren Strawberry	18" spread / 2" pots		perennials
RS	230	Rudbeckia speciosa	Black-eyed Susan	18" spread / 2" pots		perennials
PT	162	Pyroanthemum tenuifolium	Slender Mountain Mint			ground cover

**NOTES:**

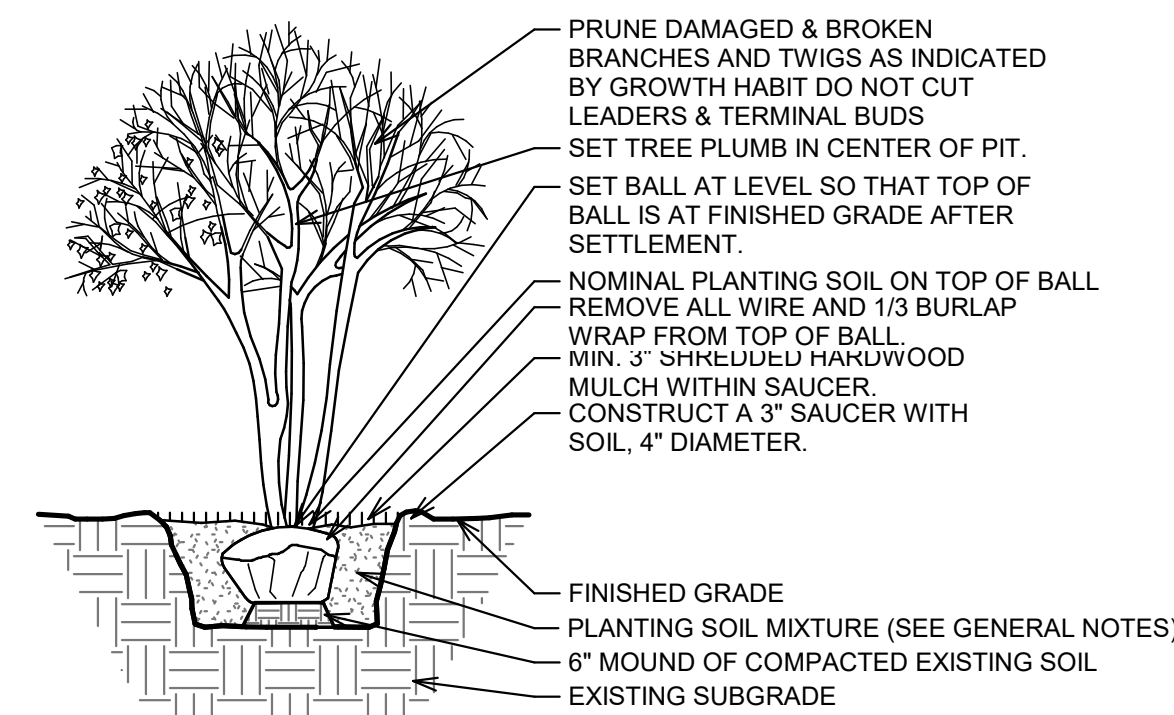
- ONCE A TREESCAPE PLAN HAS BEEN APPROVED FOR A PROPERTY, A TREE REMOVAL PERMIT WILL BE REQUIRED TO REMOVE ANY TREE(S).
- ALL LANDSCAPE BUFFERS AND PUBLIC RIGHT-OF-WAY LOCATED ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS (I.E. SOD - HYDRO MULCH SHALL BE PROHIBITED IN THESE AREAS) PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
- THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDING AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED AT WHICH TIME THE PROJECT WILL BE ACCEPTED BY THE CITY. A "STAND OF GRASS" CONSISTS OF 75% TO 80% COVERAGE AND MINIMUM HEIGHT OF ONE (1) INCH IN HEIGHT.
- IRRIGATION: LANDSCAPE DESIGN PURSUANT TO THE REQUIREMENTS OF THIS CHAPTER SHALL RECOGNIZE THE NEED FOR IRRIGATION AND WATER CONSERVATION. SPRINKLER IRRIGATION SYSTEMS MAY BE REQUIRED FOR CERTAIN LANDSCAPED AREAS, AS DETERMINED BY A LANDSCAPE ARCHITECT. THE NEED FOR SPRINKLER IRRIGATION SYSTEMS SHALL BE DETERMINED BY THE TYPE OF PLANT MATERIAL AND THE CONDITION/GROWING MEDIUM THAT THEY ARE INSTALLED IN. FOR INSTANCE, WHETHER THERE IS A PERMANENT MEANS AVAILABLE TO WATER PLANT MATERIAL, SUCH AS HOSE BIBS, SHALL BE A CONSIDERATION. ALL IRRIGATION SYSTEMS SHALL BE DESIGNED TO MINIMIZE THE USE OF WATER.
- TREES MUST BE PLANTED AT LEAST FIVE (5) FEET FROM WATER, SEWER, AND STORM SEWER LINES.



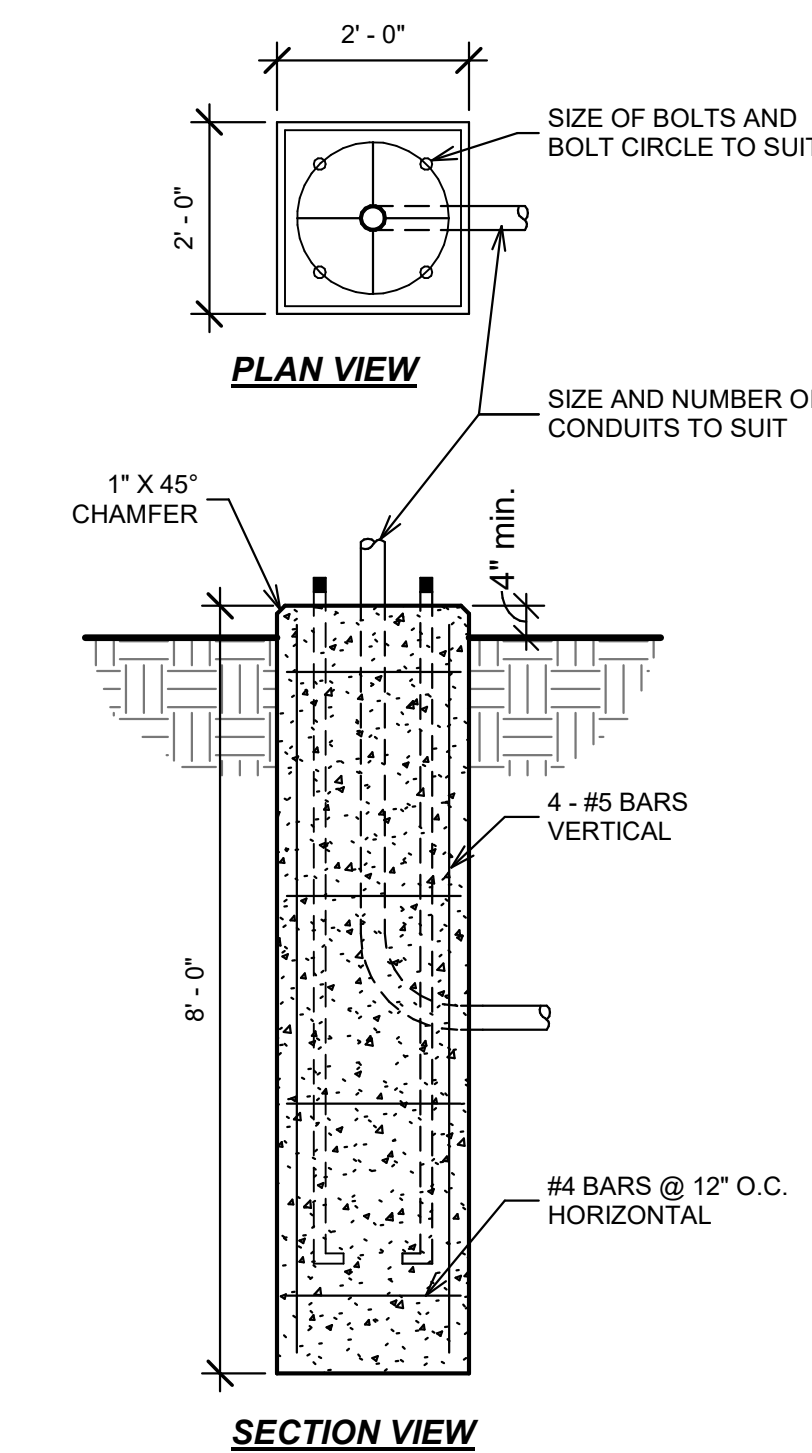
**1 DECIDUOUS TREE PLANTING DETAIL**  
SCALE: 3/16" = 1'-0"



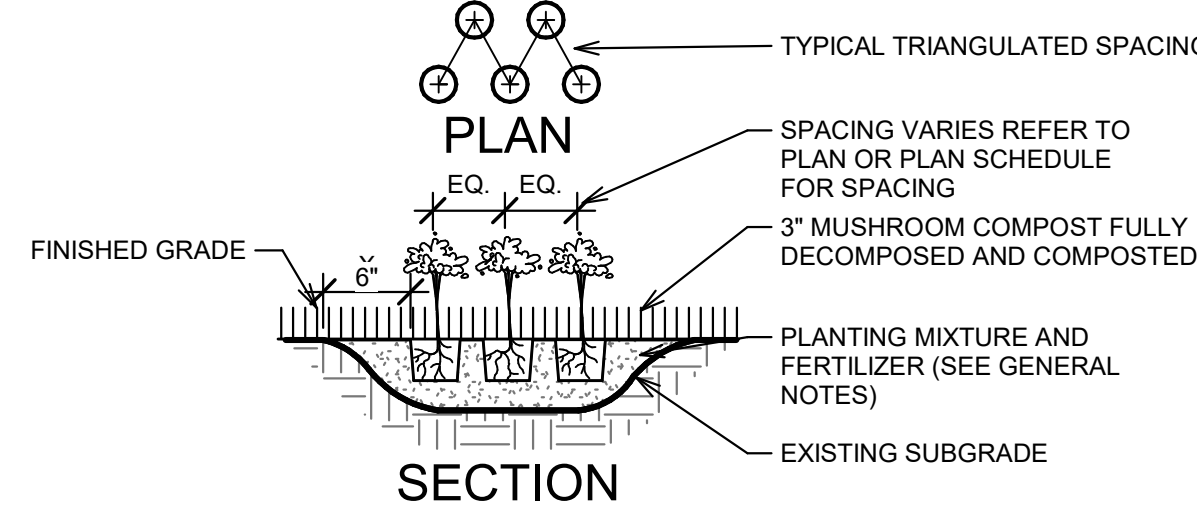
**2 ORNAMENTAL TREE PLANTING DETAIL**  
SCALE: 1/4" = 1'-0"



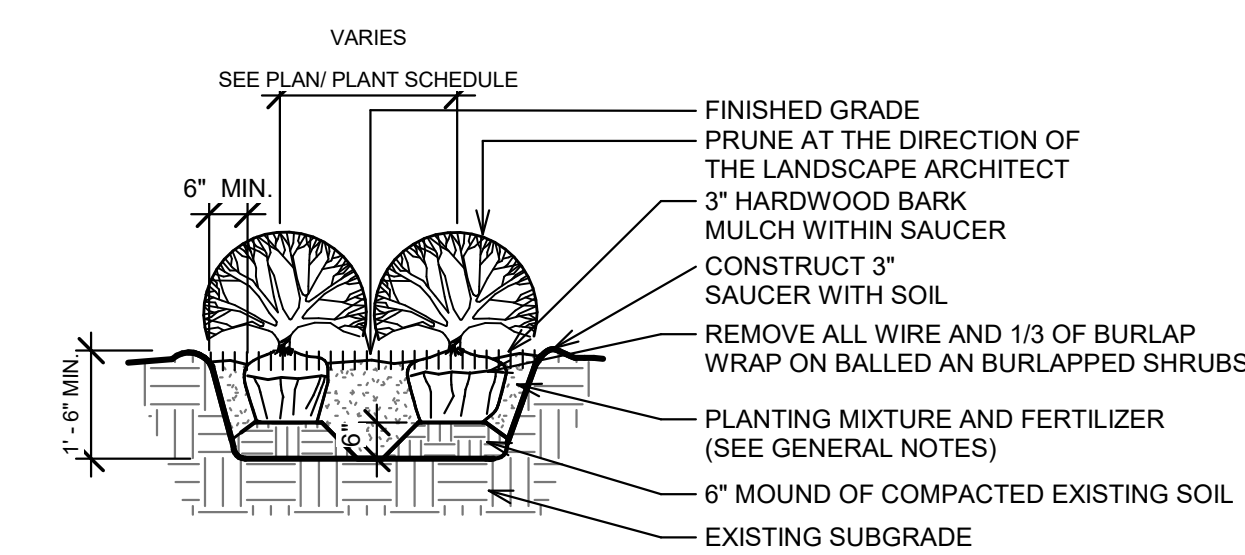
**3 LARGE SHRUB PLANTING DETAIL**  
SCALE: 1/4" = 1'-0"



**4 Light Post Foundation**  
SCALE: 1/2" = 1'-0"



**5 GROUND COVER PLANTING DETAIL**  
SCALE: 3/8" = 1'-0"



**6 SMALL SHRUB PLANTING DETAIL**  
SCALE: 3/8" = 1'-0"

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WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Planning & Zoning Commission, Chairman \_\_\_\_\_ Director of Planning and Zoning \_\_\_\_\_

**NERI ARCHITECTS**

6400 N NORTHWEST HWY  
SUITE 4  
CHICAGO, IL 60631  
TEL: 847.825.9400

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PROJECT # 2233  
DATE: 01/17/22

**NEW AUTOMATED CARWASH FACILITY**

1720 S JOHN KING BLVD  
ROCKWALL, TEXAS 75087  
(Tract 3-09 of the J. M. Allen Survey, Abstract No. 0002)

**PERMIT REVIEW - NOT FOR CONSTRUCTION**

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10/31/22	ZONING REVISIONS
10/07/22	ZONING REVIEW

**DRAWN BY:** RAM  
**APPROVED BY:** GCN / MAM  
**SCALE:** AS NOTED  
**DESCRIPTION:** LANDSCAPE DETAILS & NOTES  
**SHEET NO.:** L-1.1

TREES MITIGATION (CAR WASH)

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

Planting Schedule per CITY OF ROCKWALL - UNIFIED DEVELOPMENT CODES

LEGEND	QUANT. - %	BOTANICAL NAME	COMMON NAME	MIN. SIZE	TOTAL (inches)	NOTES/SPECIAL CONDITIONS
CANOPY / SHADE / PARKWAY DECIDUOUS TREES (Min. Size at planting 4" Caliper) - Parkway Trees shall be max 40' apart						
TD	2	Taxodium Distichum	Bald Cypress	4" caliper / 8' ht	8	mature height 120'
AR	4	Acer Rubrum	October Glory Maple	4" caliper / 8' ht	16	mature height 40' - 50'
FT	6	Fraxinus Texensis	Texas Ash	4" caliper / 8' ht	24	mature height 45'
QB	8	Quercus Buckleyi	Texas Red Oak	4" caliper / 8' ht	32	mature height 30' - 55'
MG	5	Magnolia Grandiflora	Little Gem Magnolia	4" caliper / 8' ht	20	mature height 15' - 20'
TOTAL	25				100	

TREES MITIGATION (DETENTION BASIN)

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

Planting Schedule per CITY OF ROCKWALL - UNIFIED DEVELOPMENT CODES

LEGEND	QUANT. - %	BOTANICAL NAME	COMMON NAME	MIN. SIZE	TOTAL (inches)	NOTES/SPECIAL CONDITIONS
CANOPY / SHADE / PARKWAY DECIDUOUS TREES (Min. Size at planting 4" Caliper) - Parkway Trees shall be max 40' apart						
PE	9	Pinus Eiderica	AFGHAN PINE	4" caliper / 8' ht	36	mature height 30' - 60'
QM	10	Quercus Macrocarpa	BURR OAK	4" caliper / 8' ht	40	mature height 70' - 90'
QV	19	Quercus Virginiana	LIVE OAK	4" caliper / 8' ht	76	mature height 40' - 80'
AR	10	Acer Rubrum	OCTOBER GLORY MAPLE	4" caliper / 8' ht	40	mature height 40' - 50'
TOTAL	48				192	

TREES MITIGATION (BUFFER YARD)

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

Planting Schedule per CITY OF ROCKWALL - UNIFIED DEVELOPMENT CODES

LEGEND	QUANT. - %	BOTANICAL NAME	COMMON NAME	MIN. SIZE	TOTAL (inches)	NOTES/SPECIAL CONDITIONS
CANOPY / SHADE / PARKWAY DECIDUOUS TREES (Min. Size at planting 4" Caliper) - Parkway Trees shall be max 40' apart						
PE	6	Pinus Eiderica	AFGHAN PINE	4" caliper / 8' ht	24	mature height 30' - 60'
QM	6	Quercus Macrocarpa	BURR OAK	4" caliper / 8' ht	24	mature height 70' - 90'
QV	8	Quercus Virginiana	LIVE OAK	4" caliper / 8' ht	32	mature height 40' - 80'
AR	8	Acer Rubrum	OCTOBER GLORY MAPLE	4" caliper / 8' ht	32	mature height 40' - 50'
TOTAL	28				112	

TREES MITIGATION (OTHER)

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

Planting Schedule per CITY OF ROCKWALL - UNIFIED DEVELOPMENT CODES

LEGEND	QUANT. - %	BOTANICAL NAME	COMMON NAME	MIN. SIZE	TOTAL (inches)	NOTES/SPECIAL CONDITIONS
CANOPY / SHADE / PARKWAY DECIDUOUS TREES (Min. Size at planting 4" Caliper) - Parkway Trees shall be max 40' apart						
PE	28	Pinus Eiderica	AFGHAN PINE	4" caliper / 8' ht	112	mature height 30' - 60'
QM	25	Quercus Macrocarpa	BURR OAK	4" caliper / 8' ht	100	mature height 70' - 90'
QV	29	Quercus Virginiana	LIVE OAK	4" caliper / 8' ht	116	mature height 40' - 80'
AR	33	Acer Rubrum	OCTOBER GLORY MAPLE	4" caliper / 8' ht	132	mature height 40' - 50'
TOTAL	115				460	

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on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

WITNESS OUR HANDS, this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

**NERO ARCHITECTS**  
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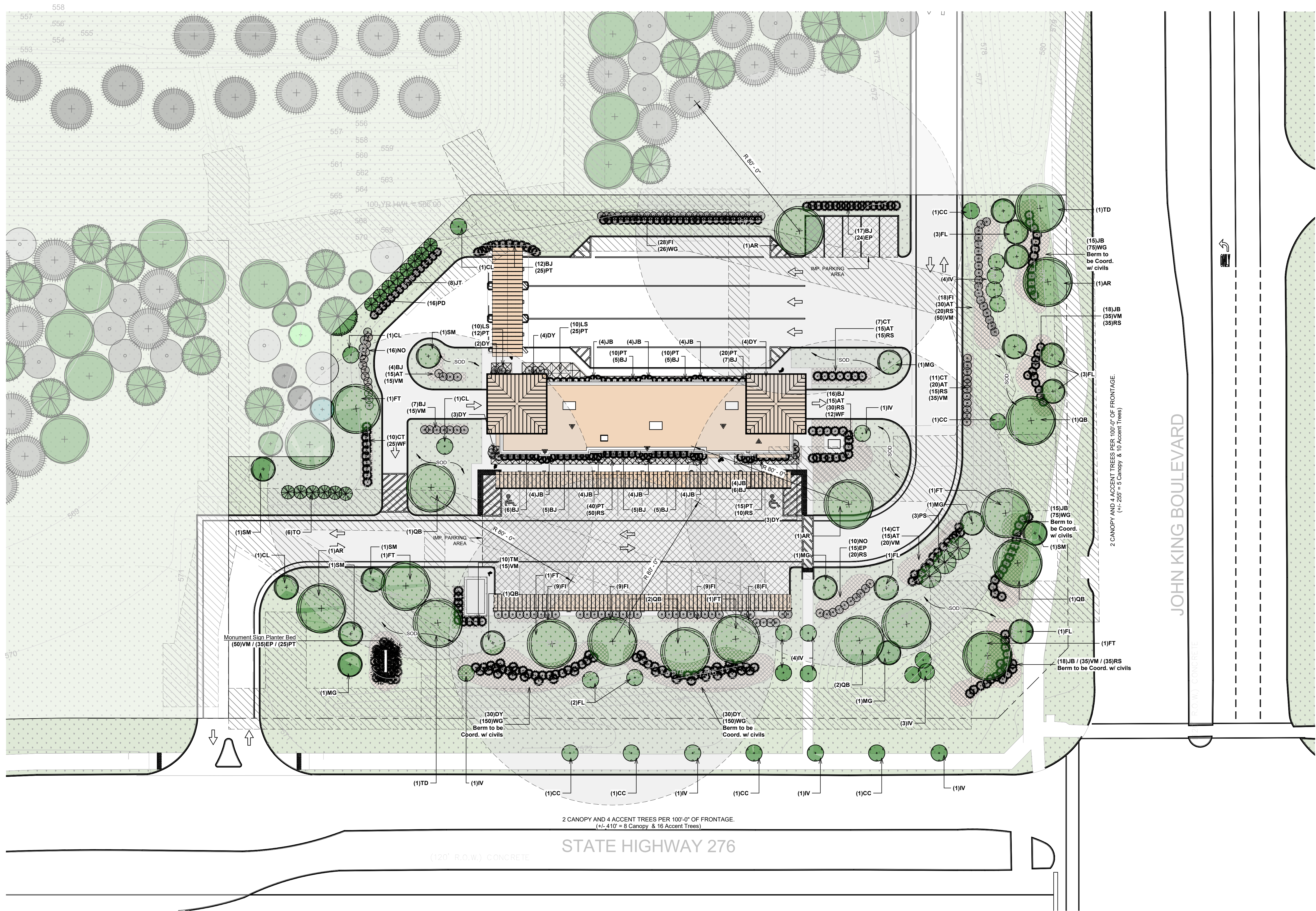
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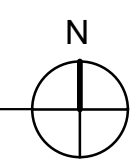
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▲	03/22/24	PERMIT REVISION
▲	02/07/24	PERMIT REVISION
	04/20/23	ISSUED FOR BLDG PERMIT
▲	03/07/23	PERMIT REVISION
	01/19/22	ISSUED FOR PERMIT
▲	10/31/22	ZONING REVISIONS
	10/07/22	ZONING REVIEW

**REVISIONS**  
DRAWN BY: RAM  
APPROVED BY: GCN / MAM  
SCALE: AS NOTED  
DESCRIPTION: FULL SITE TREES SCHEDULE  
SHEET NO. **L-1.0.1**



LANDSCAPE PLAN  
SCALE: 3/8" = 1'-0"



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

NERO ARCHITECTS

6400 N NORTHWEST HWY SUITE 4  
CHICAGO, IL 60631  
TEL 847.825.9400

---

PROJECT # 2233  
DATE: 01/17/22



NEW AUTOMATED CARWASH FACILITY

1720 S JOHN KING BLVD  
ROCKWALL, TEXAS 75087  
(Tract 3-09 of the J. M. Allen Survey, Abstract No. 0002)

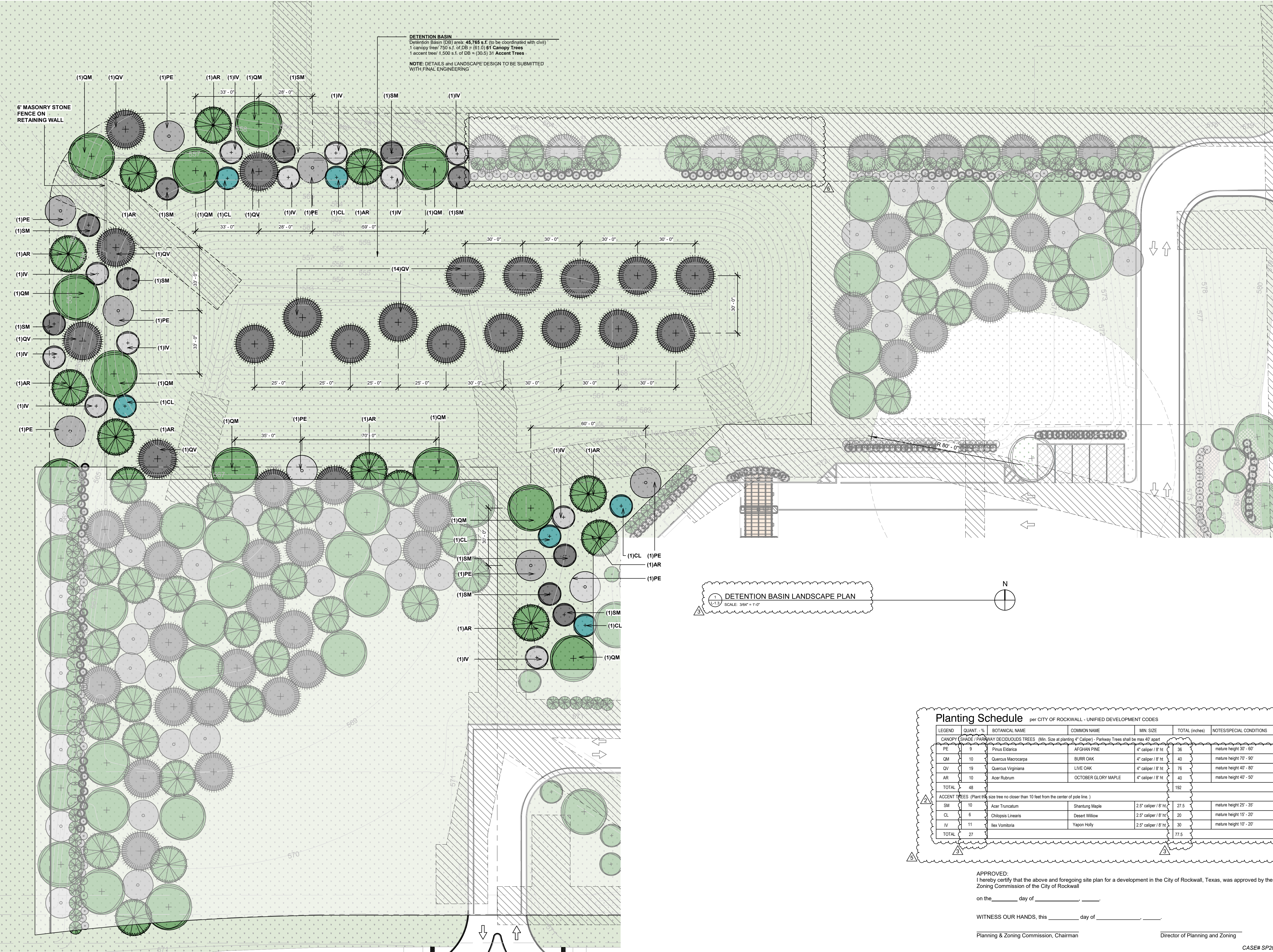
PERMIT REVIEW - NOT FOR CONSTRUCTION

DATE	REVISIONS
04/12/24	PERMIT REVISION
03/22/24	PERMIT REVISION
02/07/24	PERMIT REVISION
04/20/23	ISSUED FOR BLDG PERMIT
03/07/23	PERMIT REVISION
01/19/22	ISSUED FOR PERMIT
10/31/22	ZONING REVISIONS
10/07/22	ZONING REVIEW

DRAWN BY: RAM  
APPROVED BY: GCN / MAM  
SCALE: AS NOTED  
DESCRIPTION: LANDSCAPE PLAN

SHEET NO. L-1.2

CASE# SP2022-053



**DETENTION BASIN**  
 Detention Basin (DB) area: 45,765 s.f. (to be coordinated with civil)  
 1 canopy tree/ 750 s.f. of DB = (61.0) 61 Canopy Trees  
 1 accent tree/ 500 s.f. of DB = (90.5) 91 Accent Trees  
 NOTE: DETAILS and LANDSCAPE DESIGN TO BE SUBMITTED WITH FINAL ENGINEERING

**DETENTION BASIN LANDSCAPE PLAN**  
 SCALE: 3/8" = 1'-0"

**Planting Schedule** per CITY OF ROCKWALL - UNIFIED DEVELOPMENT CODES

LEGEND	QUANT. - %	BOTANICAL NAME	COMMON NAME	MIN. SIZE	TOTAL (inches)	NOTES/SPECIAL CONDITIONS
<b>CANOPY (SHADE / PARKWAY DECIDUOUS TREES - (Min. Size at planting 4" Caliper) - Parkway Trees shall be max 47' apart)</b>						
PE	9	Pinus Eiderica	AFGHAN PINE	4" caliper / 8' ht	36	mature height 30' - 60'
QM	10	Quercus Macrocarpa	BURR OAK	4" caliper / 8' ht	40	mature height 70' - 90'
QV	19	Quercus Virgiana	LIVE OAK	4" caliper / 8' ht	76	mature height 40' - 80'
AR	10	Acer Rubrum	OCTOBER GLORY MAPLE	4" caliper / 8' ht	40	mature height 40' - 50'
<b>TOTAL</b>	<b>48</b>				<b>192</b>	
<b>ACCENT TREES (Plant 1/2" size tree no closer than 10 feet from the center of pole line.)</b>						
SM	10	Acer Truncatum	Shantung Maple	2.5" caliper / 8' ht	27.5	mature height 25' - 35'
CL	6	Chilopsis Linearis	Desert Willow	2.5" caliper / 8' ht	20	mature height 15' - 20'
IV	11	Ilex Vomitoria	Yapon Holly	2.5" caliper / 8' ht	30	mature height 10' - 20'
<b>TOTAL</b>	<b>27</b>				<b>77.5</b>	

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

**NERO ARCHITECTS**  
 6400 N NORTHWEST HWY SUITE 4  
 CHICAGO, IL 60631  
 TEL: 847.825.9400

PROJECT # 2233  
 DATE: 01/17/22

REGISTERED ARCHITECT  
 STATE OF TEXAS

**NEW AUTOMATED CARWASH FACILITY**  
 1720 S JOHN KING BLVD  
 ROCKWALL, TEXAS 75087  
 (Tract 3-09 of the J. M. Allen Survey, Abstract No. 0002)

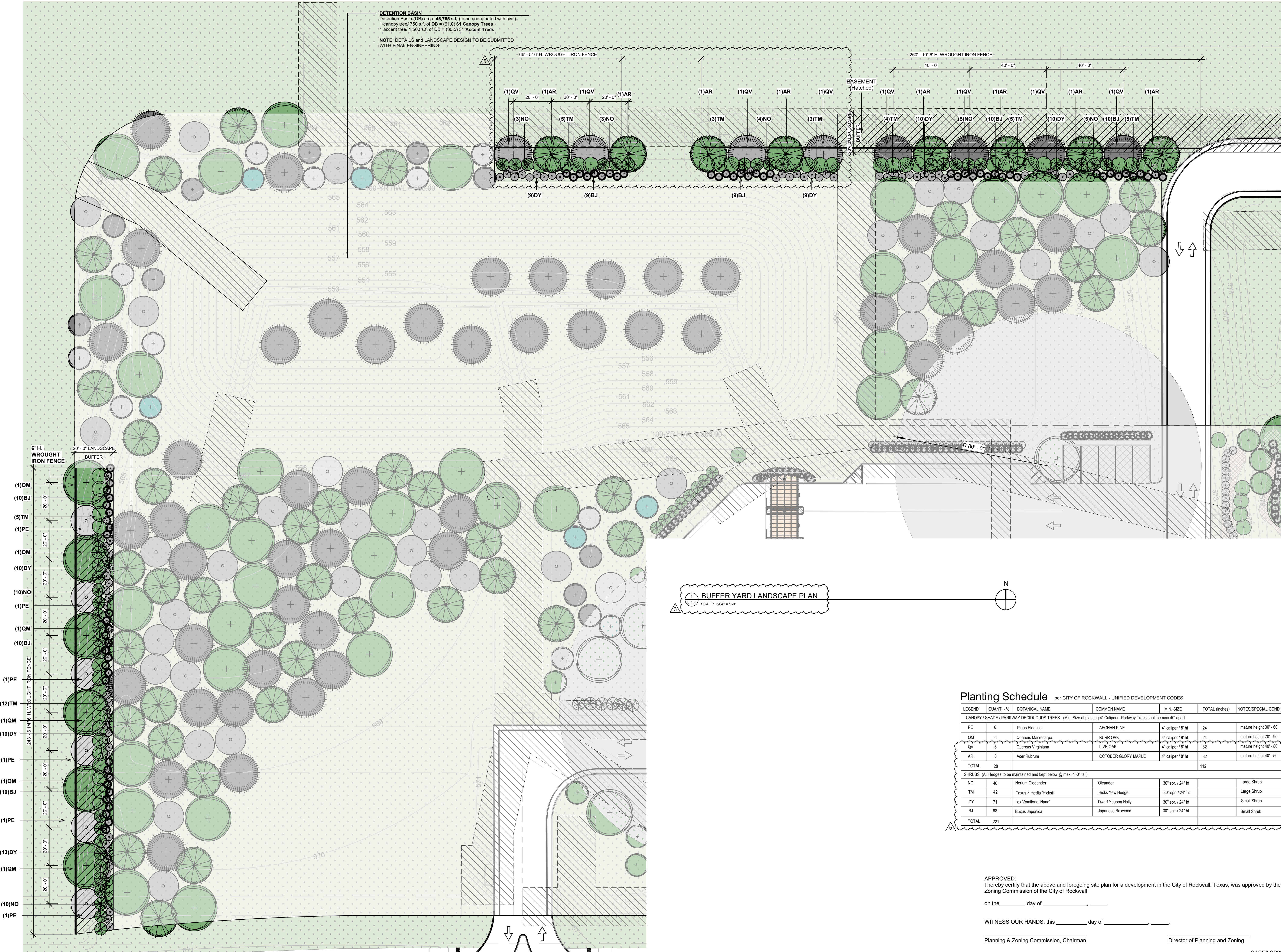
PERMIT REVIEW - NOT FOR CONSTRUCTION

DATE	REVISIONS
04/12/24	PERMIT REVISION
03/22/24	PERMIT REVISION
02/07/24	PERMIT REVISION
04/20/23	ISSUED FOR BLDG PERMIT
03/07/23	PERMIT REVISION
01/19/22	ISSUED FOR PERMIT
10/31/22	ZONING REVISIONS
10/07/22	ZONING REVIEW

DRAWN BY: RAM  
 APPROVED BY: GCN / MAM  
 SCALE: AS NOTED  
 DESCRIPTION: DETENTION BASIN LANDSCAPE PLAN  
 SHEET NO. L-1.3

CASE# SP2022-053

**DETENTION BASIN**  
 Detention Basin (DB) area: 45,765 s.f. (to be coordinated with civil).  
 1 canopy tree/750 s.f. of DB = (61.0) 61 Canopy Trees  
 1 accent tree/1,500 s.f. of DB = (30.5) 31 Accent Trees  
**NOTE:** DETAILS and LANDSCAPE DESIGN TO BE SUBMITTED WITH FINAL ENGINEERING



**1.1 BUFFER YARD LANDSCAPE PLAN**  
 SCALE: 3/8\"/>

**Planting Schedule** per CITY OF ROCKWALL - UNIFIED DEVELOPMENT CODES

LEGEND	QUANT. - %	BOTANICAL NAME	COMMON NAME	MIN. SIZE	TOTAL (inches)	NOTES/SPECIAL CONDITIONS
<b>CANOPY / SHADE / PARKWAY DECIDUOUS TREES</b> (Min. Size at planting 4\"/>						
PE	6	Pinus Ekdarsica	AFGHAN PINE	4\"/>		
QM	6	Quercus Macrocarpa	BURR OAK	4\"/>		
QV	8	Quercus Virginiana	LIVE OAK	4\"/>		
AR	8	Acer Rubrum	OCTOBER GLORY MAPLE	4\"/>		
<b>TOTAL</b>	<b>28</b>				<b>112</b>	
<b>SHRUBS</b> (All Hedges to be maintained and kept below @ max. 4'-0\"/>						
NO	40	Nerium Oleander	Oleander	30\"/>		
TM	42	Taxus x media 'Hicksii'	Hicks Yew Hedge	30\"/>		
DY	71	Ilex Vomitoria 'Nana'	Dwarf Yaupon Holly	30\"/>		
BJ	68	Buxus Japonica	Japanese Boxwood	30\"/>		
<b>TOTAL</b>	<b>221</b>					

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

NERVO ARCHITECTS

6400 N NORTHWEST HWY  
SUITE 4  
CHICAGO, IL 60631  
TEL: 847.825.9400

---

**PROJECT #** 2233  
**DATE:** 01/17/22



[Signature]

**NEW AUTOMATED CARWASH FACILITY**

**1720 S JOHN KING BLVD  
 ROCKWALL, TEXAS 75087**  
(Tract 3-09 of the J. M. Allen Survey, Abstract No. 0002)

**PERMIT REVIEW - NOT FOR CONSTRUCTION**

DATE	REVISIONS
04/12/24	PERMIT REVISION
03/22/24	PERMIT REVISION
02/07/24	PERMIT REVISION
04/20/23	ISSUED FOR BLDG PERMIT
03/07/23	PERMIT REVISION
01/19/22	ISSUED FOR PERMIT
10/31/22	ZONING REVISIONS
10/07/22	ZONING REVIEW

**DRAWN BY:** RAM  
**APPROVED BY:** GCN / MAM  
**SCALE:** AS NOTED  
**DESCRIPTION:** BUFFER YARD LANDSCAPE PLAN  
**SHEET NO.:** L-1.4

CASE# SP2022-053



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION MEMORANDUM

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

---

**TO:** Planning and Zoning Commission  
**FROM:** Bethany Ross, *Planner*  
**DATE:** June 25, 2024  
**SUBJECT:** SP2024-029; *Amended Site Plan for John King Car Wash*

---

The applicant, Alan Jacob of Delayne Reamsbottom, is requesting the approval of an *Amended Site Plan* for the purpose of updating the Landscape Plan and Treescap Plan approved with the original site plan. The subject property is a 6.37-acre tract of land located at the northwest corner of SH-276 and John King Boulevard, zoned Planned Development 10 District (PD-10), and situated within the SH-276 Overlay (SH-276 OV) District. On November 15, 2022, the Planning and Zoning Commission approved a site plan [Case No. SP2022-053] allowing the construction of a 5,080 SF *Self-Service Car Wash* on the subject property, and with the conditions that the applicant provide staff with [1] an updated Landscape Plan showing one (1) canopy tree per 750 SF of detention area and one (1) accent tree per 1,500 SF of detention area, and [2] a recommendation of approval be forwarded to the City Council for an *Alternative Tree Mitigation Settlement Agreement* in the amount of \$85,550.00. This amount will satisfy the outstanding tree mitigation balance of 855.50 caliper inches of trees; however, the applicant has drastically changed the Landscape Plan to include 196 more trees onsite. Based on this the applicant submitted a new application on June 14, 2024 for an amended site plan.

The treescap table provided by the applicant indicates that 4,522.50 inches of trees will be removed from the subject property as a result of the proposed development, and of that 935.50 inches are required to be mitigated. According to Subsection 05 (F), *Mitigation Balance*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC) "... (t)he developer/property owner can provide the required number of trees -- *four (4) inch caliper DBH minimum* -- on the subject property to offset the total mitigation balance..." In this case, the landscape table provided by the applicant indicates that 216, four (4) caliper inch caliper trees will be planted. With the planted trees, the remaining mitigation balance will be 71.50 inches (*i.e.*  $935.50 - [216 \times 4.00] = 71.50$ ). The applicant has indicated to staff that they would like to pay the remaining tree mitigation balance in full. This would equate to a total of \$7,150.00 paid into the *Tree Fund* if approved.

Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the June 25, 2024 Planning and Zoning Commission meeting.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. \_\_\_\_\_

**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) <sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE) <sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

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

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) <sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) <sup>1 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

### OTHER APPLICATION FEES:

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

#### NOTES:

<sup>1</sup>: 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.

<sup>2</sup>: 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 1720 S. John King

SUBDIVISION \_\_\_\_\_

LOT \_\_\_\_\_

BLOCK \_\_\_\_\_

GENERAL LOCATION NW Corner TX 276 AND SOUTH JOHN KING BLVD

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-10 TRACT D-5

CURRENT USE VACANT RAW LAND

PROPOSED ZONING COMMERCIAL

PROPOSED USE COMMERCIAL

ACREAGE 6.37

LOTS [CURRENT] 1

1

LOTS [PROPOSED] 3

3

- 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 OMI ROCKWALL LLC

APPLICANT OMI ROCKWALL LLC

CONTACT PERSON OMI ROCKWALL LLC

CONTACT PERSON \_\_\_\_\_

ADDRESS 1377 Kettering Drive

ADDRESS 1377 Kettering Drive

CITY, STATE & ZIP Ontario, CA 91761

CITY, STATE & ZIP Ontario, CA 91761

PHONE \_\_\_\_\_

PHONE \_\_\_\_\_

E-MAIL \_\_\_\_\_

E-MAIL \_\_\_\_\_

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ [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 \$100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

OWNER'S SIGNATURE \_\_\_\_\_

Notary Certificate Attached /

Affixed Pursuant:

CA Ack Code - Gov § 1189

CA Jurat Code - Gov § 8202

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES \_\_\_\_\_





SP2024-029: Amended Site Plan for John King Carwash



PD-10

STOHNING BLVD

276

HICKORY CREEK LN

WILDROSE DR

PD-45

Case Location Map =



# City of Rockwall

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

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



**CALIFORNIA ACKNOWLEDGMENT**

**CIVIL CODE § 1189**

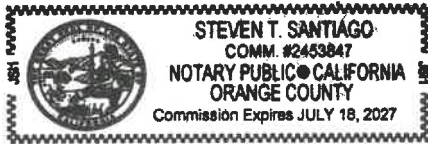
A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California }  
County of Orange }

On June 12, 2024 before me, STEVEN T. SANTIAGO, Notary Public  
Date Here Insert Name and Title of the Officer

personally appeared James Dunn  
Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature [Handwritten Signature]  
Signature of Notary Public

Place Notary Seal and/or Stamp Above

**OPTIONAL**

Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

**Description of Attached Document**

Title or Type of Document: Development Application

Document Date: June 12, 2024 Number of Pages: 1

Signer(s) Other Than Named Above: \_\_\_\_\_

**Capacity(ies) Claimed by Signer(s)**

Signer's Name: S.S.

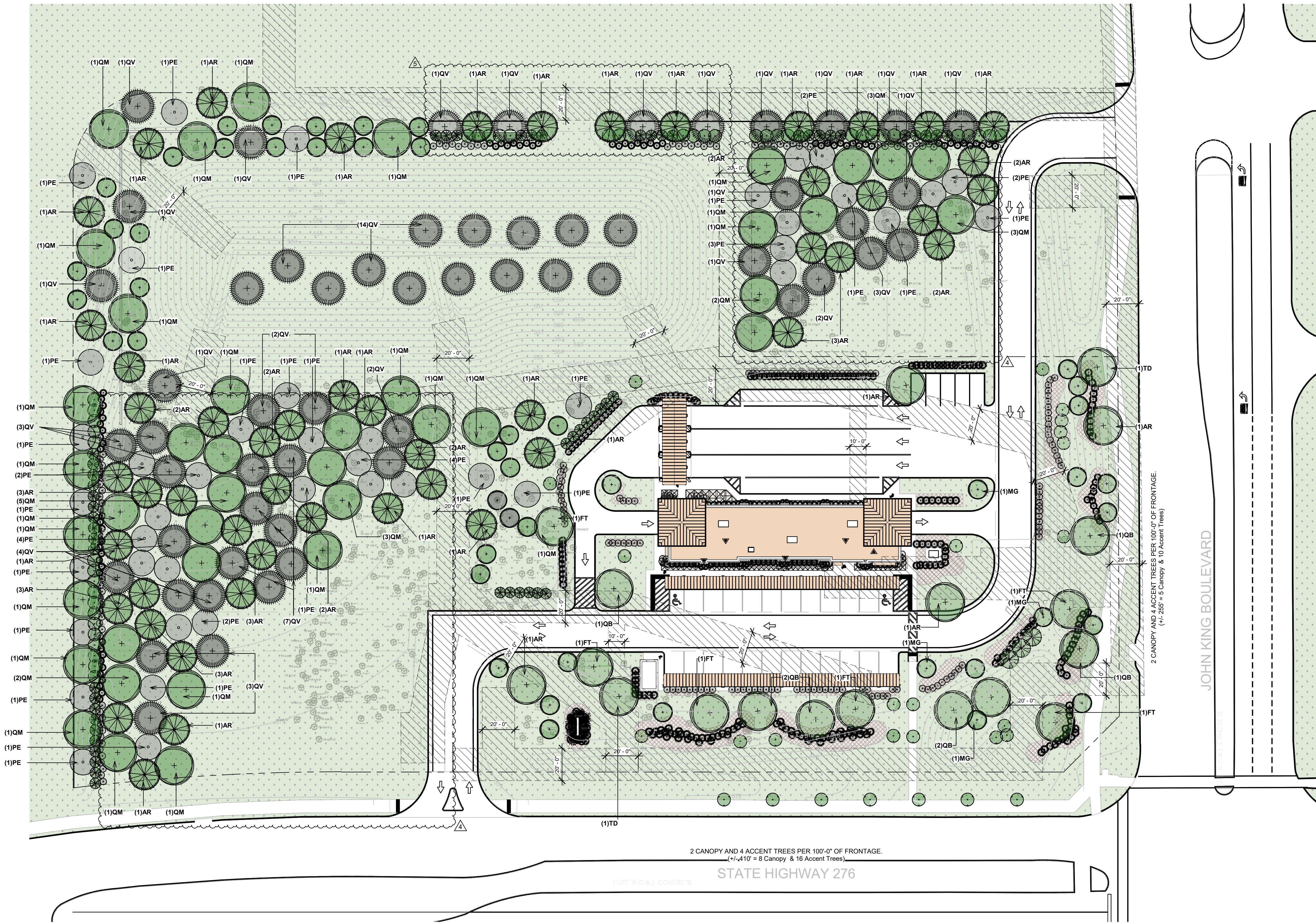
- Corporate Officer – Title(s): \_\_\_\_\_
- Partner –  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_

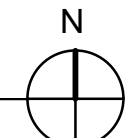
Signer's Name: S.S.

- Corporate Officer – Title(s): \_\_\_\_\_
- Partner –  Limited  General
- Individual  Attorney in Fact
- Trustee  Guardian or Conservator
- Other: \_\_\_\_\_

Signer is Representing: \_\_\_\_\_



1 FULL SITE LANDSCAPE PLAN  
SCALE: 1" = 30'-0"



2 CANOPY AND 4 ACCENT TREES PER 100'-0" OF FRONTAGE.  
(+/- 410' = 8 Canopy & 16 Accent Trees)

STATE HIGHWAY 276

JOHN KING BOULEVARD

2 CANOPY AND 4 ACCENT TREES PER 100'-0" OF FRONTAGE.  
(+/- 255' = 5 Canopy & 10 Accent Trees)

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

PROJECT # 2233  
DATE: 01/17/22



**NEW AUTOMATED CARWASH FACILITY**

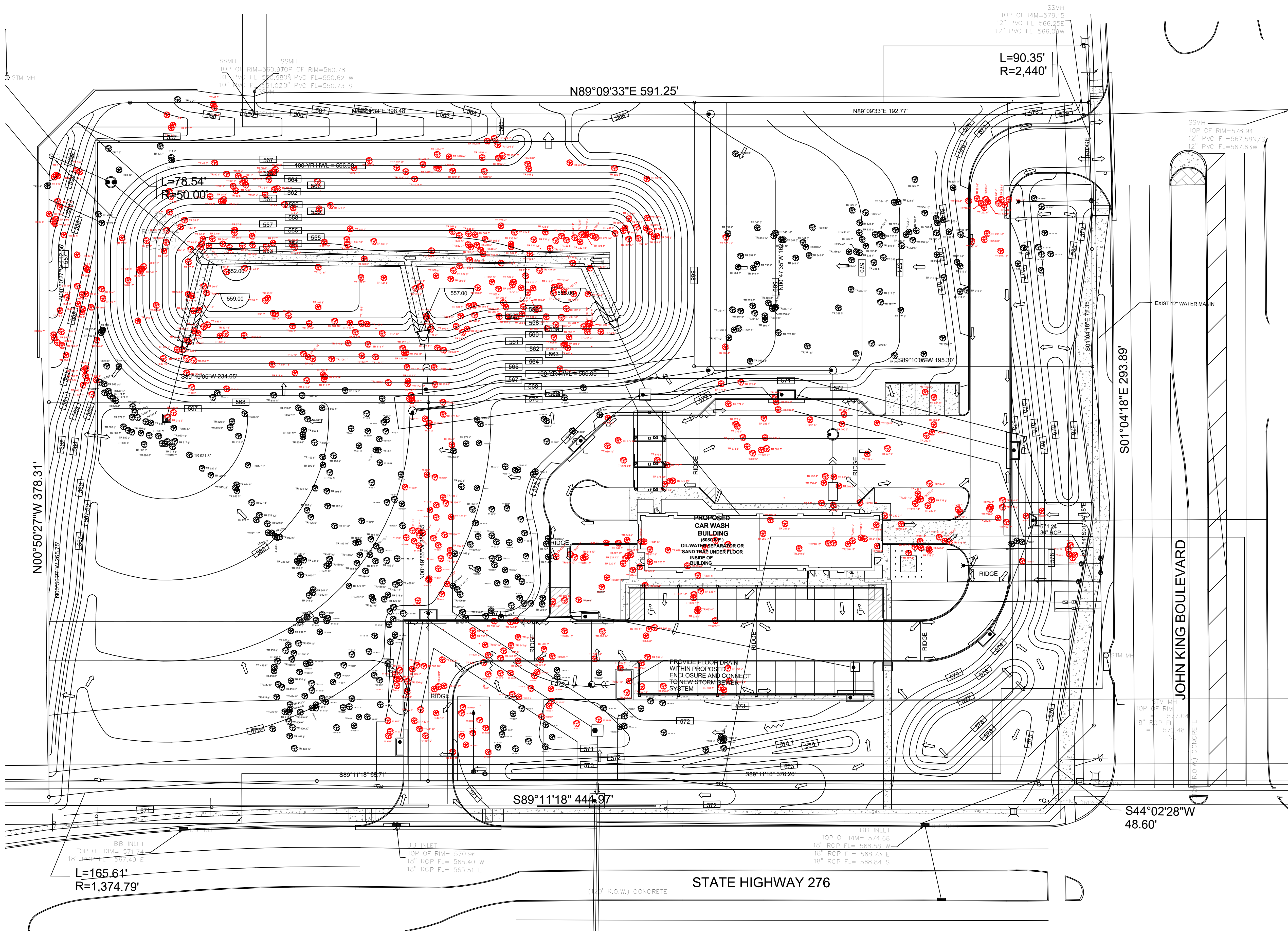
1720 S JOHN KING BLVD  
ROCKWALL, TEXAS 75087  
(Tract 3-09 of the J. M. Allen Survey, Abstract No. 0002)

PERMIT REVIEW - NOT FOR CONSTRUCTION

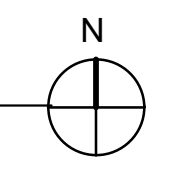
REVISIONS	DATE	DESCRIPTION
▲	04/12/24	PERMIT REVISION
▲	03/22/24	PERMIT REVISION
▲	02/07/24	PERMIT REVISION
	04/20/23	ISSUED FOR BLDG PERMIT
▲	03/07/23	PERMIT REVISION
	01/19/22	ISSUED FOR PERMIT
▲	10/31/22	ZONING REVISIONS
	10/07/22	ZONING REVIEW

DRAWN BY: RAM  
APPROVED BY: GCN / MAM  
SCALE: AS NOTED  
DESCRIPTION: FULL SITE LANDSCAPE PLAN

SHEET NO. L-1.0



1 TREE REMOVAL PLAN  
SCALE: 1" = 30'



PROJECT # 2233  
DATE: 01/17/22



**NEW AUTOMATED CARWASH FACILITY**

1720 S JOHN KING BLVD  
ROCKWALL, TEXAS 75087  
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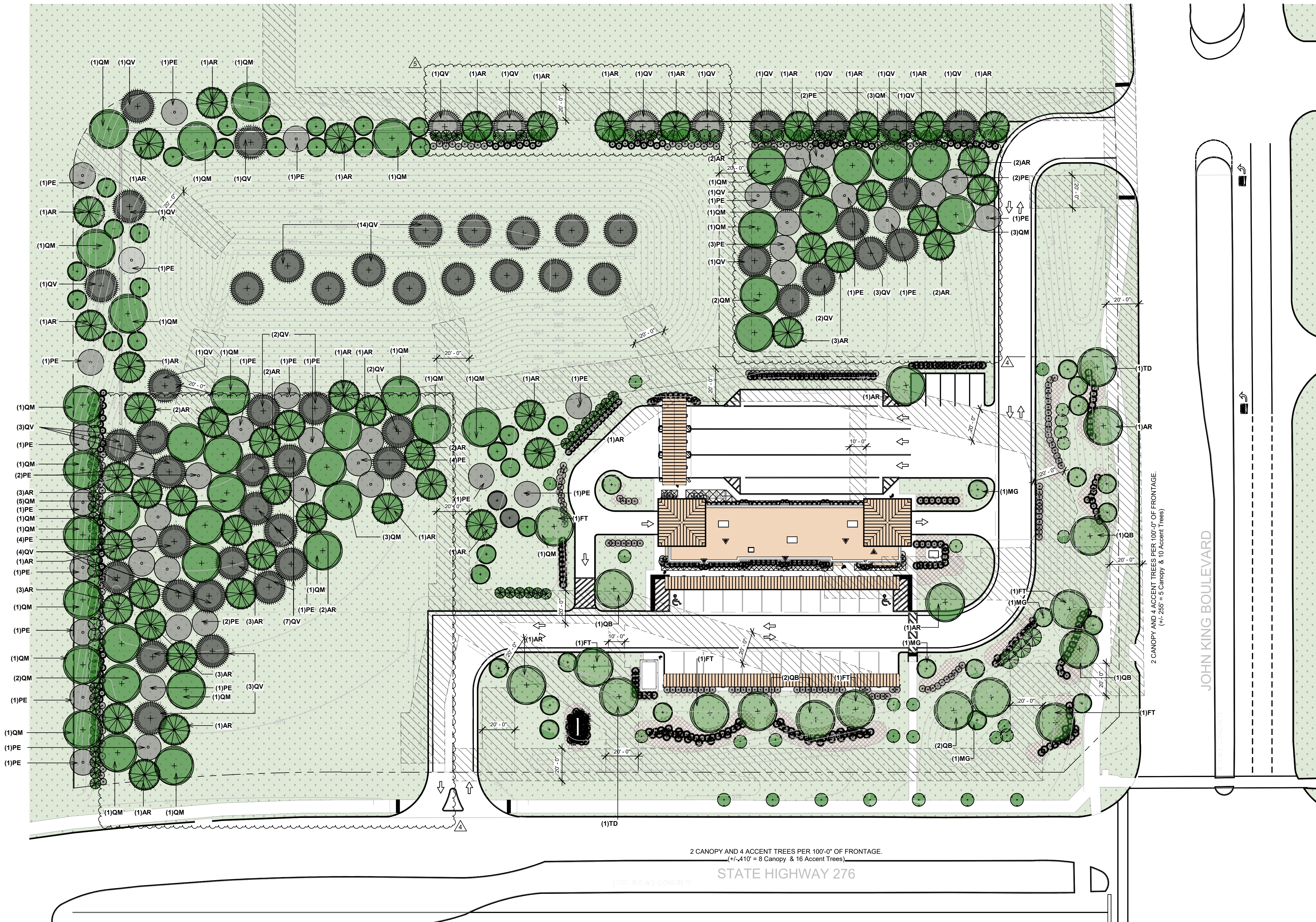
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DATE	REVISIONS
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01/19/22	ISSUED FOR PERMIT
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10/07/22	ZONING REVIEW

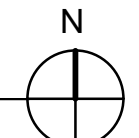
DRAWN BY: RAM  
APPROVED BY: GCN / MAM  
SCALE: AS NOTED  
DESCRIPTION: TREE REMOVAL PLAN

SHEET NO. L-1.5

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



1 DETENTION BASIN LANDSCAPE PLAN  
SCALE: 1" = 30'-0"



2 CANOPY AND 4 ACCENT TREES PER 100'-0" OF FRONTAGE.  
(+/- 410' = 8 Canopy & 16 Accent Trees)

STATE HIGHWAY 276

JOHN KING BOULEVARD

APPROVED:  
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10/07/22	ZONING REVIEW

DRAWN BY: RAM  
APPROVED BY: GCN / MAM  
SCALE: AS NOTED  
DESCRIPTION: FULL SITE LANDSCAPE PLAN  
SHEET NO. L-1.0



**TREES MITIGATION (CAR WASH)**

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

**Planting Schedule** per CITY OF ROCKWALL - UNIFIED DEVELOPMENT CODES

LEGEND	QUANT. - %	BOTANICAL NAME	COMMON NAME	MIN. SIZE	TOTAL (inches)	NOTES/SPECIAL CONDITIONS
CANOPY / SHADE / PARKWAY DECIDUOUS TREES (Min. Size at planting 4" Caliper) - Parkway Trees shall be max 40' apart						
TD	2	Taxodium Distichum	Bald Cypress	4" caliper / 8' ht	8	mature height 120'
AR	4	Acer Rubrum	October Glory Maple	4" caliper / 8' ht	16	mature height 40' - 50'
FT	6	Fraxinus Texensis	Texas Ash	4" caliper / 8' ht	24	mature height 45'
QB	8	Quercus Buckleyi	Texas Red Oak	4" caliper / 8' ht	32	mature height 30' - 55'
MG	5	Magnolia Grandiflora	Little Gem Magnolia	4" caliper / 8' ht	20	mature height 15' - 20'
TOTAL	25				100	

**TREES MITIGATION (DETENTION BASIN)**

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

**Planting Schedule** per CITY OF ROCKWALL - UNIFIED DEVELOPMENT CODES

LEGEND	QUANT. - %	BOTANICAL NAME	COMMON NAME	MIN. SIZE	TOTAL (inches)	NOTES/SPECIAL CONDITIONS
CANOPY / SHADE / PARKWAY DECIDUOUS TREES (Min. Size at planting 4" Caliper) - Parkway Trees shall be max 40' apart						
PE	9	Pinus Eiderica	AFGHAN PINE	4" caliper / 8' ht	36	mature height 30' - 60'
QM	10	Quercus Macrocarpa	BURR OAK	4" caliper / 8' ht	40	mature height 70' - 90'
QV	19	Quercus Virginiana	LIVE OAK	4" caliper / 8' ht	76	mature height 40' - 80'
AR	10	Acer Rubrum	OCTOBER GLORY MAPLE	4" caliper / 8' ht	40	mature height 40' - 50'
TOTAL	48				192	

**TREES MITIGATION (BUFFER YARD)**

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

**Planting Schedule** per CITY OF ROCKWALL - UNIFIED DEVELOPMENT CODES

LEGEND	QUANT. - %	BOTANICAL NAME	COMMON NAME	MIN. SIZE	TOTAL (inches)	NOTES/SPECIAL CONDITIONS
CANOPY / SHADE / PARKWAY DECIDUOUS TREES (Min. Size at planting 4" Caliper) - Parkway Trees shall be max 40' apart						
PE	6	Pinus Eiderica	AFGHAN PINE	4" caliper / 8' ht	24	mature height 30' - 60'
QM	6	Quercus Macrocarpa	BURR OAK	4" caliper / 8' ht	24	mature height 70' - 90'
QV	8	Quercus Virginiana	LIVE OAK	4" caliper / 8' ht	32	mature height 40' - 80'
AR	8	Acer Rubrum	OCTOBER GLORY MAPLE	4" caliper / 8' ht	32	mature height 40' - 50'
TOTAL	28				112	

**TREES MITIGATION (OTHER)**

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

**Planting Schedule** per CITY OF ROCKWALL - UNIFIED DEVELOPMENT CODES

LEGEND	QUANT. - %	BOTANICAL NAME	COMMON NAME	MIN. SIZE	TOTAL (inches)	NOTES/SPECIAL CONDITIONS
CANOPY / SHADE / PARKWAY DECIDUOUS TREES (Min. Size at planting 4" Caliper) - Parkway Trees shall be max 40' apart						
PE	28	Pinus Eiderica	AFGHAN PINE	4" caliper / 8' ht	112	mature height 30' - 60'
QM	25	Quercus Macrocarpa	BURR OAK	4" caliper / 8' ht	100	mature height 70' - 90'
QV	29	Quercus Virginiana	LIVE OAK	4" caliper / 8' ht	116	mature height 40' - 80'
AR	33	Acer Rubrum	OCTOBER GLORY MAPLE	4" caliper / 8' ht	132	mature height 40' - 50'
TOTAL	115				460	

**NERVO ARCHITECTS**  
 6400 N NORTHWEST HWY  
 SUITE 4  
 CHICAGO, IL 60631  
 TEL: 847.825.9400

PROJECT # 2233  
 DATE: 01/17/22



*[Signature]*

**NEW AUTOMATED CARWASH FACILITY**

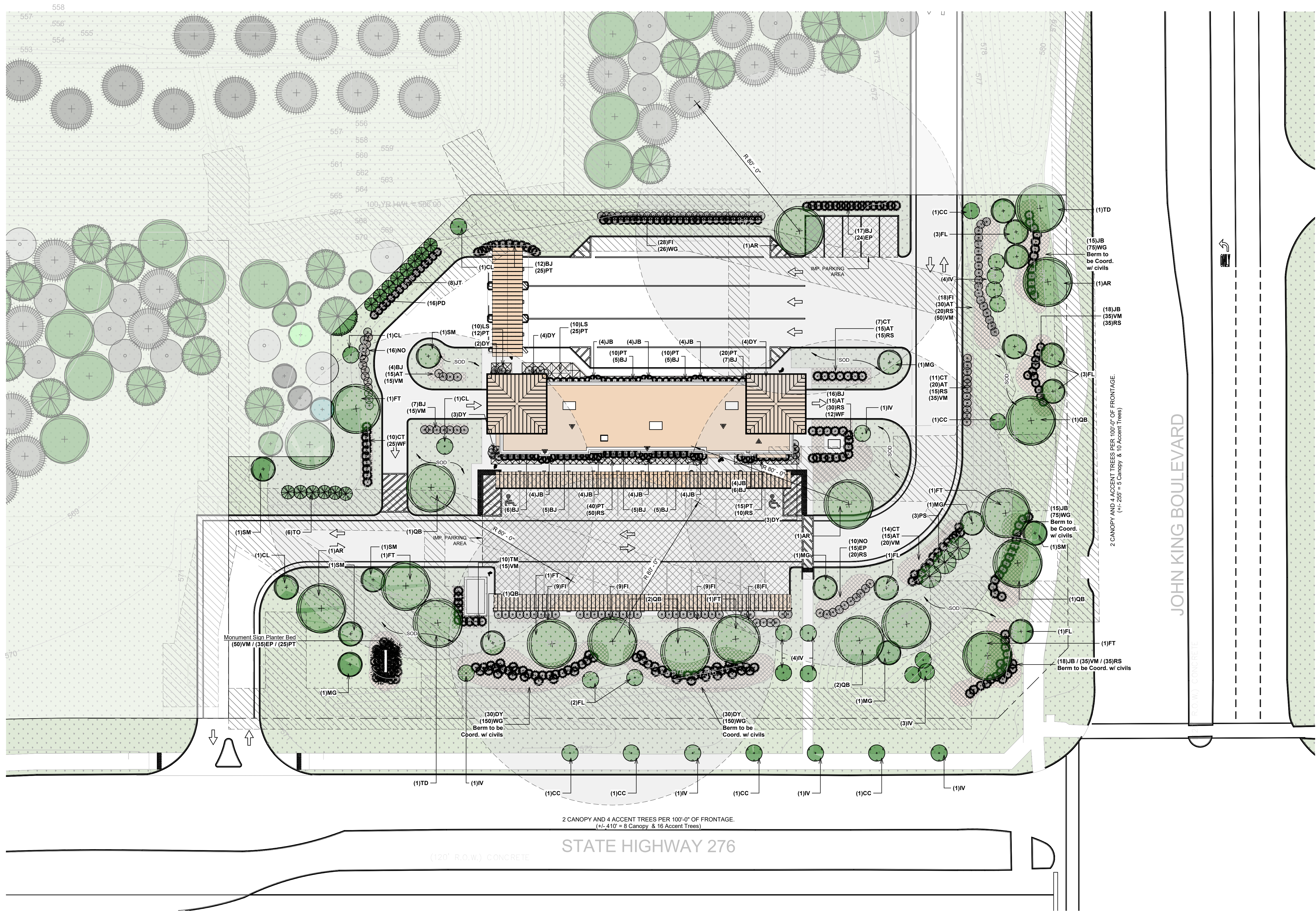
**1720 S JOHN KING BLVD  
 ROCKWALL, TEXAS 75087**  
 (Tract 3-09 of the J. M. Allen Survey, Abstract No. 0002)

**PERMIT REVIEW - NOT FOR CONSTRUCTION**

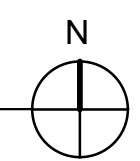
DATE	REVISIONS
04/12/24	PERMIT REVISION
03/22/24	PERMIT REVISION
02/07/24	PERMIT REVISION
04/20/23	ISSUED FOR BLDG PERMIT
03/07/23	PERMIT REVISION
01/19/22	ISSUED FOR PERMIT
10/31/22	ZONING REVISIONS
10/07/22	ZONING REVIEW

<b>DRAWN BY:</b>	RAM
<b>APPROVED BY:</b>	GCN / MAM
<b>SCALE:</b>	AS NOTED
<b>DESCRIPTION:</b>	FULL SITE TREES SCHEDULE
<b>SHEET NO.</b>	<b>L-1.0.1</b>

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 \_\_\_\_\_



LANDSCAPE PLAN  
SCALE: 3/8" = 1'-0"



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

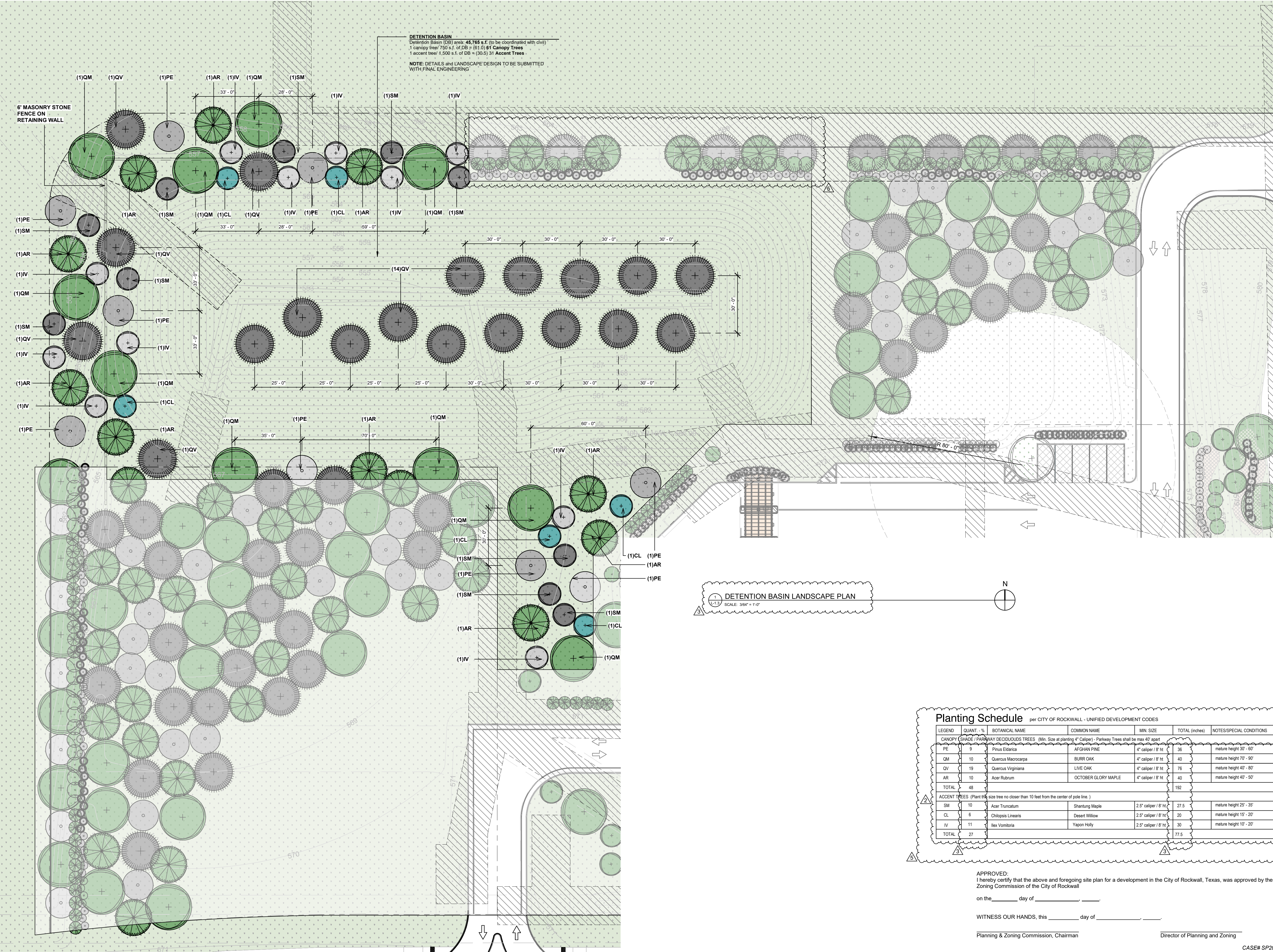
PROJECT # 2233  
DATE: 01/17/22



**NEW AUTOMATED CARWASH FACILITY**  
1720 S JOHN KING BLVD  
ROCKWALL, TEXAS 75087  
(Tract 3-09 of the J. M. Allen Survey, Abstract No. 0002)  
**PERMIT REVIEW - NOT FOR CONSTRUCTION**

REVISIONS		
▲	04/12/24	PERMIT REVISION
▲	03/22/24	PERMIT REVISION
▲	02/07/24	PERMIT REVISION
▲	04/20/23	ISSUED FOR BLDG PERMIT
▲	03/07/23	PERMIT REVISION
▲	01/19/22	ISSUED FOR PERMIT
▲	10/31/22	ZONING REVISIONS
▲	10/07/22	ZONING REVIEW
DRAWN BY: RAM		
APPROVED BY: GCN / MAM		
SCALE: AS NOTED		
DESCRIPTION: LANDSCAPE PLAN		
SHEET NO. L-1.2		





**DETENTION BASIN**  
 Detention Basin (DB) area: 45,765 s.f. (to be coordinated with civil)  
 1 canopy tree/ 750 s.f. of DB = (61.0) 61 Canopy Trees  
 1 accent tree/ 500 s.f. of DB = (90.5) 91 Accent Trees  
**NOTE:** DETAILS and LANDSCAPE DESIGN TO BE SUBMITTED WITH FINAL ENGINEERING

Planting Schedule per CITY OF ROCKWALL - UNIFIED DEVELOPMENT CODES

LEGEND	QUANT. - %	BOTANICAL NAME	COMMON NAME	MIN. SIZE	TOTAL (inches)	NOTES/SPECIAL CONDITIONS
CANOPY (SHADE / PARKWAY DECIDUOUS TREES - (Min. Size at planting 4" Caliper) - Parkway Trees shall be max 47' apart)						
PE	9	Pinus Eiderica	AFGHAN PINE	4" caliper / 8' ht	36	mature height 30' - 60'
QM	10	Quercus Macrocarpa	BURR OAK	4" caliper / 8' ht	40	mature height 70' - 90'
QV	19	Quercus Virgiana	LIVE OAK	4" caliper / 8' ht	76	mature height 40' - 80'
AR	10	Acer Rubrum	OCTOBER GLORY MAPLE	4" caliper / 8' ht	40	mature height 40' - 50'
TOTAL	48				192	
ACCENT TREES (Plant 1/2" size tree no closer than 10 feet from the center of pole line.)						
SM	10	Acer truncatum	Shantung Maple	2.5" caliper / 8' ht	27.5	mature height 25' - 35'
CL	6	Chilopsis Linearis	Desert Willow	2.5" caliper / 8' ht	20	mature height 15' - 20'
IV	11	Ilex Vomitoria	Yapou Holly	2.5" caliper / 8' ht	30	mature height 10' - 20'
TOTAL	27				77.5	

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

**NERO ARCHITECTS**  
 6400 N NORTHWEST HWY SUITE 4  
 CHICAGO, IL 60631  
 TEL 847.825.9400

PROJECT # 2233  
 DATE: 01/17/22

STATE REGISTERED ARCHITECT  
 STATE OF TEXAS  
 29982

**NEW AUTOMATED CARWASH FACILITY**  
 1720 S JOHN KING BLVD  
 ROCKWALL, TEXAS 75087  
 (Tract 3-09 of the J. M. Allen Survey, Abstract No. 0002)

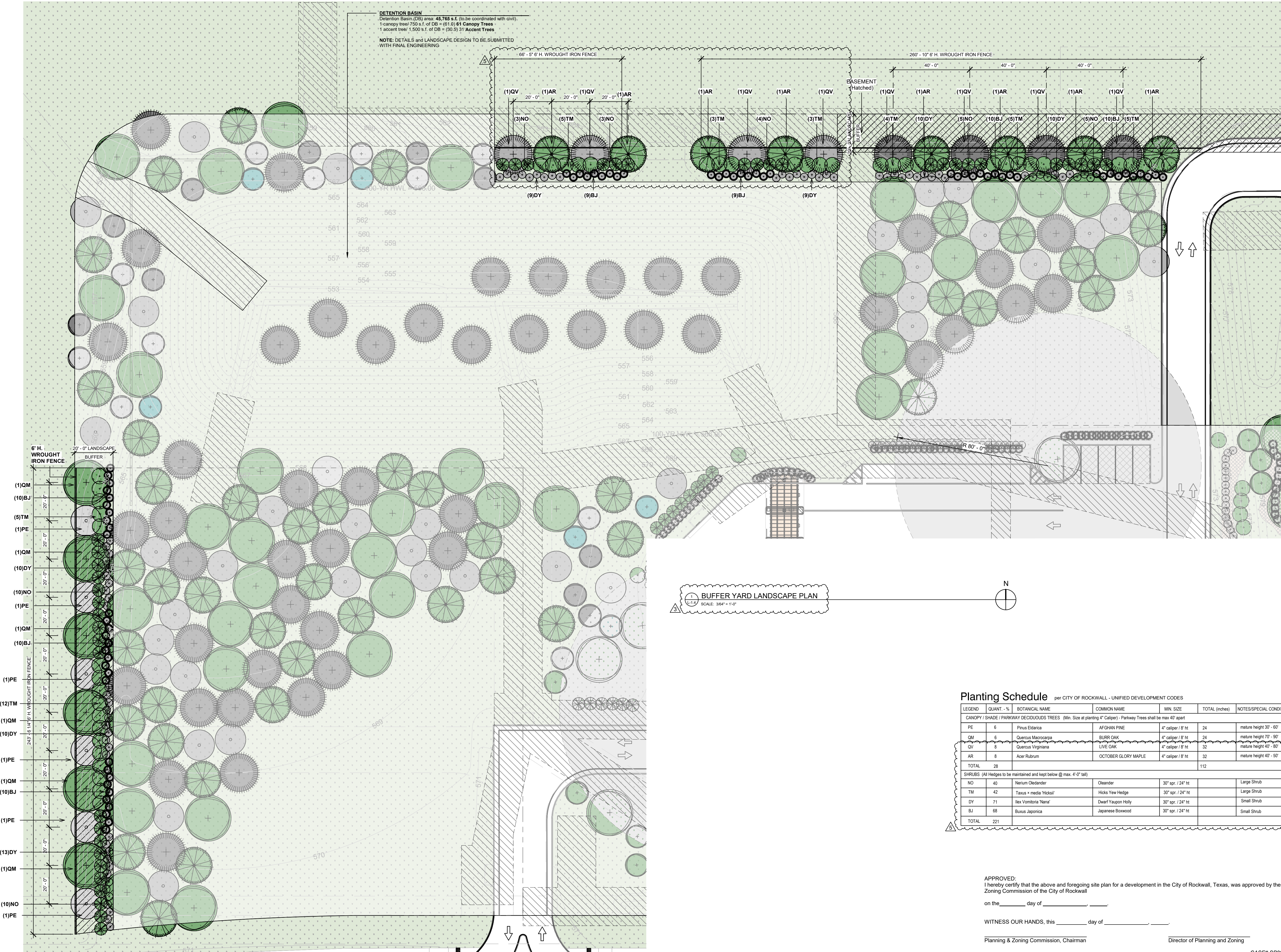
PERMIT REVIEW - NOT FOR CONSTRUCTION

DATE	REVISIONS
04/12/24	PERMIT REVISION
03/22/24	PERMIT REVISION
02/07/24	PERMIT REVISION
04/20/23	ISSUED FOR BLDG PERMIT
03/07/23	PERMIT REVISION
01/19/22	ISSUED FOR PERMIT
10/31/22	ZONING REVISIONS
10/07/22	ZONING REVIEW

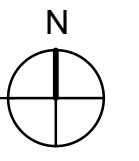
DRAWN BY: RAM  
 APPROVED BY: GCN / MAM  
 SCALE: AS NOTED  
 DESCRIPTION: DETENTION BASIN LANDSCAPE PLAN  
 SHEET NO. L-1.3

CASE# SP2022-053

**DETENTION BASIN**  
 Detention Basin (DB) area: 45,765 s.f. (to be coordinated with civil).  
 1 canopy tree/750 s.f. of DB = (61.0) 61 Canopy Trees  
 1 accent tree/1,500 s.f. of DB = (30.5) 31 Accent Trees  
**NOTE:** DETAILS and LANDSCAPE DESIGN TO BE SUBMITTED WITH FINAL ENGINEERING



**1.1 BUFFER YARD LANDSCAPE PLAN**  
 SCALE: 3/8\"/>



**Planting Schedule** per CITY OF ROCKWALL - UNIFIED DEVELOPMENT CODES

LEGEND	QUANT. - %	BOTANICAL NAME	COMMON NAME	MIN. SIZE	TOTAL (inches)	NOTES/SPECIAL CONDITIONS
<b>CANOPY / SHADE / PARKWAY DECIDUOUS TREES</b> (Min. Size at planting 4\"/>						
PE	6	Pinus Ekdarsa	AFGHAN PINE	4\"/>		
QM	6	Quercus Macrocarpa	BURR OAK	4\"/>		
QV	8	Quercus Virginiana	LIVE OAK	4\"/>		
AR	8	Acer Rubrum	OCTOBER GLORY MAPLE	4\"/>		
<b>TOTAL</b>	<b>28</b>				<b>112</b>	
<b>SHRUBS</b> (All Hedges to be maintained and kept below @ max. 4'-0\"/>						
NO	40	Nerium Oleander	Oleander	30\"/>		
TM	42	Taxus x media 'Hicksii'	Hicks Yew Hedge	30\"/>		
DY	71	Ilex Vomitoria 'Nana'	Dwarf Yaupon Holly	30\"/>		
BJ	68	Buxus Japonica	Japanese Boxwood	30\"/>		
<b>TOTAL</b>	<b>221</b>					

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

NERO ARCHITECTS

6400 N NORTHWEST HWY  
SUITE 4  
CHICAGO, IL 60631  
TEL 847.825.9400

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PROJECT # 2233  
 DATE: 01/17/22

**NEW AUTOMATED CARWASH FACILITY**

**1720 S JOHN KING BLVD  
 ROCKWALL, TEXAS 75087**  
 (Tract 3-09 of the J. M. Allen Survey, Abstract No. 0002)

**PERMIT REVIEW - NOT FOR CONSTRUCTION**

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03/22/24	PERMIT REVISION
02/07/24	PERMIT REVISION
04/20/23	ISSUED FOR BLDG PERMIT
03/07/23	PERMIT REVISION
01/19/22	ISSUED FOR PERMIT
10/31/22	ZONING REVISIONS
10/07/22	ZONING REVIEW

**DRAWN BY:** RAM  
**APPROVED BY:** GCN / MAM  
**SCALE:** AS NOTED  
**DESCRIPTION:** BUFFER YARD LANDSCAPE PLAN  
**SHEET NO.:** L-1.4

CASE# SP2022-053



June 26, 2024

TO: OMI ROCKWALL LLC  
1377 Kettering Drive  
Ontario, CA 91761

FROM: Bethany Ross  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75087

SUBJECT: SP2024-029; *Amended Site Plan for a Self-Service Car Wash*

To whom it may concern:

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 June 25, 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.
- 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 June 25, 2024, the Planning and Zoning Commission approved a motion to approve the Site Plan by a vote of 6-0, with one (1) vacant seat.

Should you have any questions or concerns regarding your site plan case, please feel free to contact me a (972) 772-6488.

Sincerely,

A handwritten signature in blue ink that reads "Bethany Ross".

Bethany Ross, *Planner*  
City of Rockwall Planning and Zoning Department