



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:

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- 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.
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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS: 2700 Observation Trail

SUBDIVISION: Rockwall Technology Park LOT: 1 BLOCK: E

GENERAL LOCATION: Phase 1 Rockwall Technology Park

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: L1 CURRENT USE: L1

PROPOSED ZONING: _____ PROPOSED USE: L1 w/ incidental display

ACREAGE: 3.634 LOTS [CURRENT]: _____ LOTS [PROPOSED]: _____

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

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

<input checked="" type="checkbox"/> OWNER	<u>SC4H Holdings, LLC - LIMEHA Series</u>	<input type="checkbox"/> APPLICANT	<u>Lime Media Group, Inc.</u>
CONTACT PERSON	<u>Heath Hill</u>	CONTACT PERSON	<u>HEATH HILL</u>
ADDRESS	<u>2700 Observation Trail</u>	ADDRESS	<u>2700 observation trail</u>
CITY, STATE & ZIP	<u>Rockwall TX 75032</u>	CITY, STATE & ZIP	<u>Rockwall TX, 75032</u>
PHONE	<u>469-446-4160</u>	PHONE	<u>469 446-4160</u>
E-MAIL	<u>heath@lime-media.com</u>	E-MAIL	<u>heath@lime-media.com</u>

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:

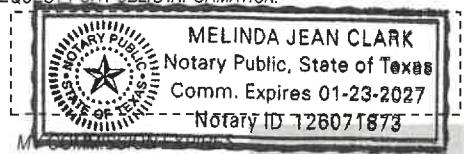
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 11 DAY OF December 2024

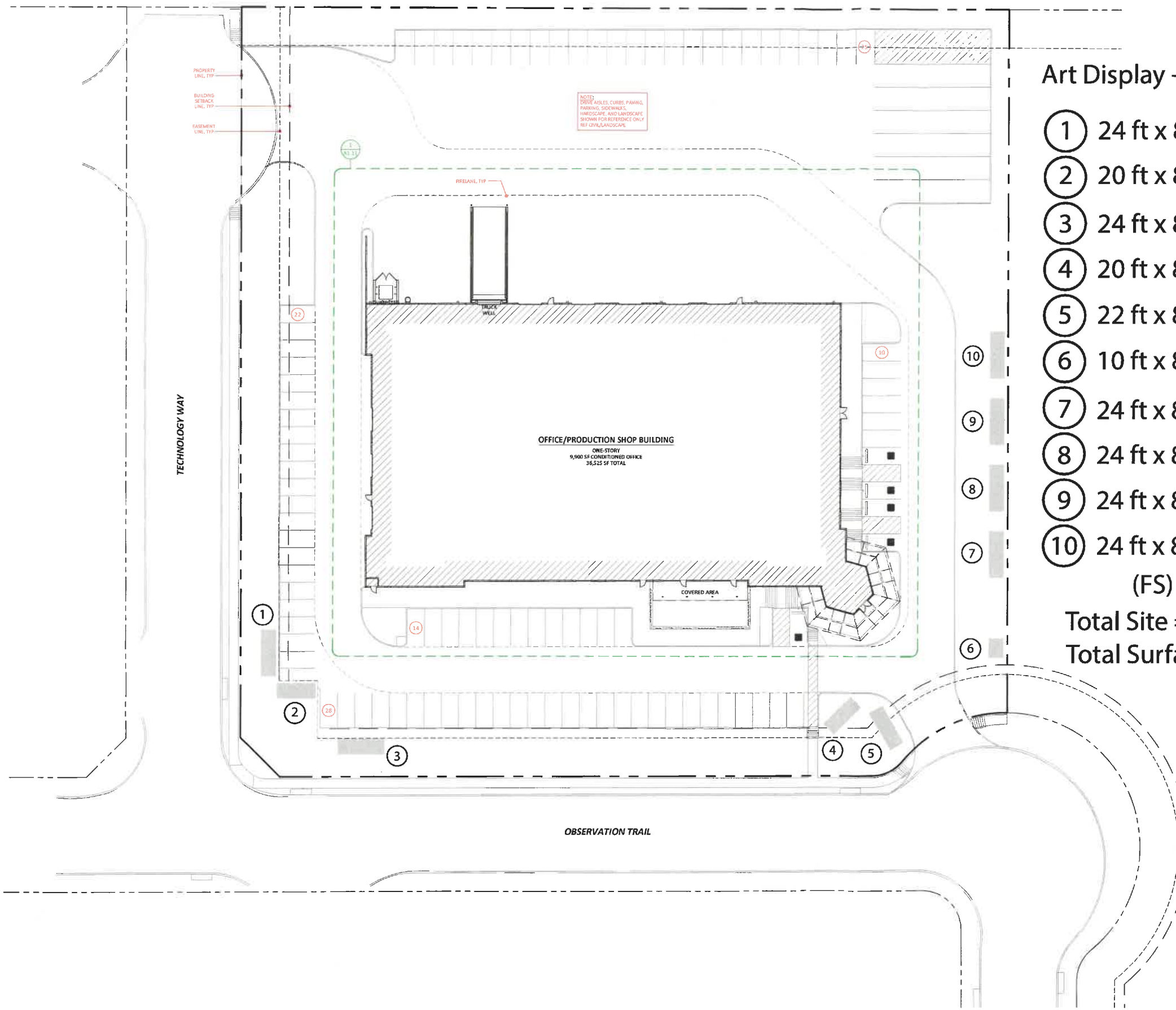
OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

Melinda J Clark



Amended Site Plan



Art Display - Incidental Display

- ① 24 ft x 8 ft = 192 sq ft
- ② 20 ft x 8 ft = 160 sq ft
- ③ 24 ft x 8 ft = 192 sq ft
- ④ 20 ft x 8 ft = 160 sq ft
- ⑤ 22 ft x 8 ft = 176 sq ft
- ⑥ 10 ft x 8 ft = 80 sq ft
- ⑦ 24 ft x 8 ft = 192 sq ft (FS)
- ⑧ 24 ft x 8 ft = 192 sq ft (FS)
- ⑨ 24 ft x 8 ft = 192 sq ft (FS)
- ⑩ 24 ft x 8 ft = 192 sq ft (FS)

(FS) = Future Sight

Total Site = 158,297 sq ft (5% = 7,914 sq ft.)

Total Surface Area = 1,728 sq ft

SITE PLAN NOTES	
1.	ALL CONCRETE PAVING AT BUILDING TO BE 4" THICK AND SLOPE MAX 2% AWAY FROM THE BUILDING TO MEET EXISTING SIDEWALK OR GRADE. EXTERIOR CONCRETE SURFACE TO BE FLUSH WITH INTERIOR SURFACE AT THRESHOLD. VERIFY WITH CIVIL.
2.	ALL EXTERIOR SIDEWALK JOINTS TO BE FILLED.
3.	VERIFY GRADES AT ALL DOOR LOCATIONS. ENSURE PAVING SLOPES AWAY FROM BUILDING.
4.	ALL PAVING / FLATWORK SHOULD MATCH OR ENHANCE EXISTING SITE DRAINAGE.
5.	REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN, INCLUDING LANDSCAPING.
6.	MONUMENT SIGN TO BE DESIGNED BY OTHERS AND APPROVED BY ARCHITECT/OWNER.

SITE SUMMARY	
AREA	
TOTAL SITE AREA	158,297 SF = 3.624 AC
GROSS BUILDING AREA	36,525 SF
SETBACKS	
BUILDING SETBACKS	25'-0"
LANDSCAPE BUFFERS	20'-0"
PARKING	
TOTAL PARKING REQUIRED (1/500 GSF)	36,525 / 500 = 72
TOTAL PARKING PROVIDED	90
ACCESSIBLE PARKING REQUIRED	4 (1 VAN)
ACCESSIBLE PARKING PROVIDED	5 (5 VAN)

ARCHITECT

KILLIAN
STUDIO OF ARCHITECTURE

10670 N CENTRAL EXPWY | STUDIO 600
DALLAS, TEXAS 75231
214.457.3652

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ARCHITECT. THEY SHALL NOT BE LOANED, REPRODUCED, COPIED, OR SOLD FOR USE EXCEPT BY AN AGREEMENT IN WRITING FROM THE ARCHITECT.

KENNETH R. KILLIAN, AIA
TX REG. NO. 19488

SEAL

OWNER

LIME MEDIA GROUP
4951 GRISHAM DRIVE
ROWLETT, TEXAS 75088
972.475.1300
CONTACT: HEATH HILL, PRESIDENT

CONTRACTOR

Z CONSTRUCTORS
201 WEST KAUFMAN STREET
RICHARDSON, TEXAS 75081
972.682.1435
CONTACT: SETH WILLIAMS, CEO

CIVIL ENGINEER

CLAY MOORE ENGINEERING
1903 CENTRAL DRIVE | SUITE 405
BEDFORD, TEXAS 76021
817.281.0572
CONTACT: MATT MOORE, P.E.

LANDSCAPE ARCHITECT

CONTACT:

STRUCTURAL ENGINEER

MK ENGINEERS & ASSOCIATES, INC
400 CHISHOLM PLACE | SUITE 106
PLANO, TEXAS 75075
214.501.3354
CONTACT: MOHAMMAD KABIR, P.E.

MEP ENGINEER

SCHMIDT & STACY
2713 H HASKELL | SUITE 400
DALLAS, TEXAS 75204
214.874.0200
CONTACT: STRIDER STEELE, P.E.

INTERIOR DESIGNER

CONTACT:

PROJECT

LIMEMEDIA
OFFICE/WAREHOUSE

PROJECT ADDRESS

ROCKWALL TECHNOLOGY PARK
ROCKWALL, TEXAS 75032

REV.	DATE	ISSUE
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2018.108
PROJECT NUMBER

OVERALL
ARCHITECTURAL
SITE PLAN

A1.01
SHEET NUMBER

Feb 08, 2019 - 7:13am - USER Marc Frame
 P:\02 - ARCH\18-034 - LIME MEDIA\02 - DRAWING\0101 - A1.01 ARCHITECTURAL SITE PLAN\AWE



Netflix's "Spellbound" Monster Trucks



Netflix's "Spellbound" Monster Trucks



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Planning and Zoning Department
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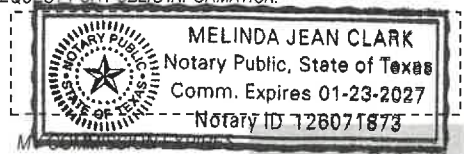
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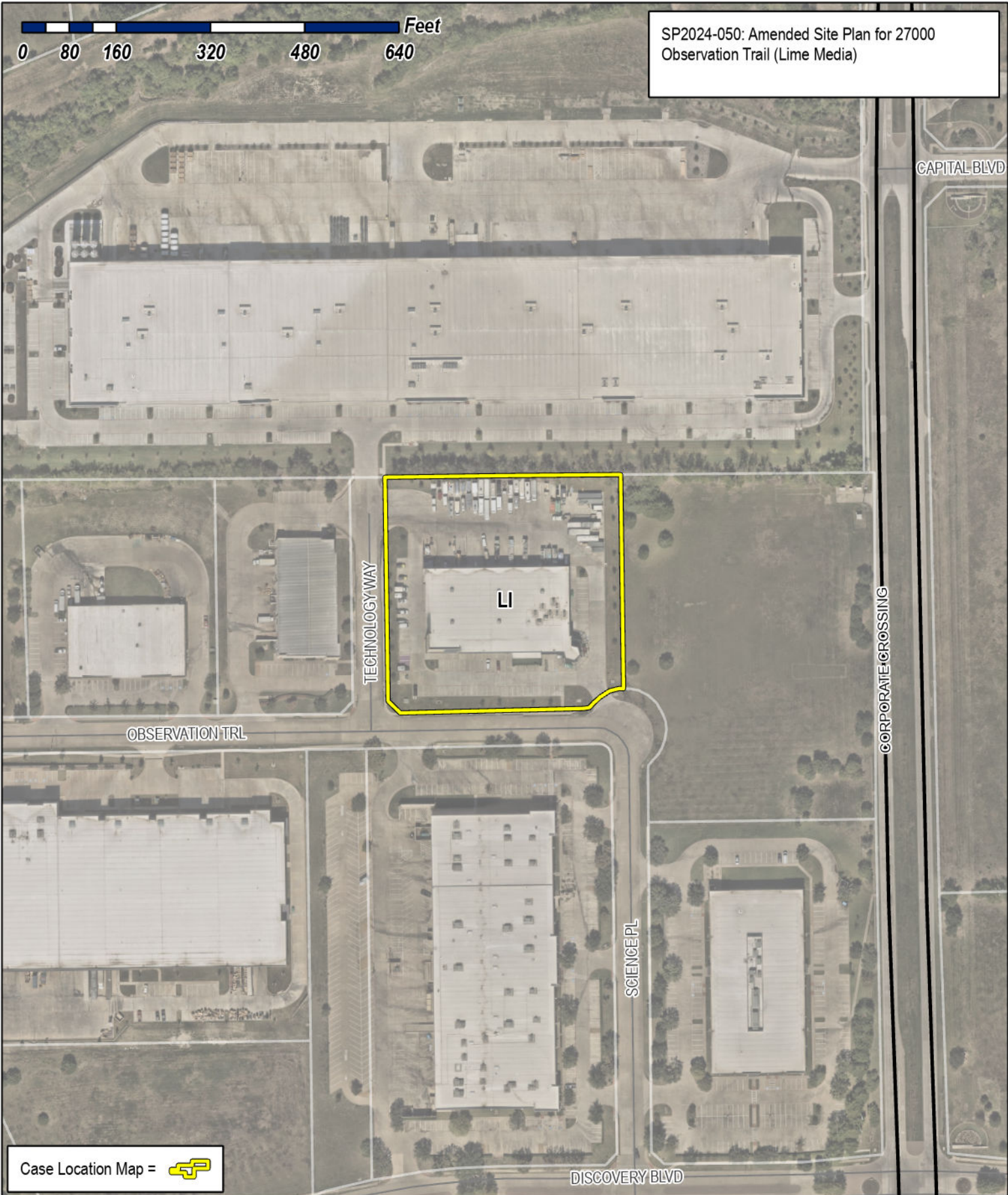
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

Melinda J Clark



0 80 160 320 480 640 Feet

SP2024-050: Amended Site Plan for 27000
Observation Trail (Lime Media)



Case Location Map = 



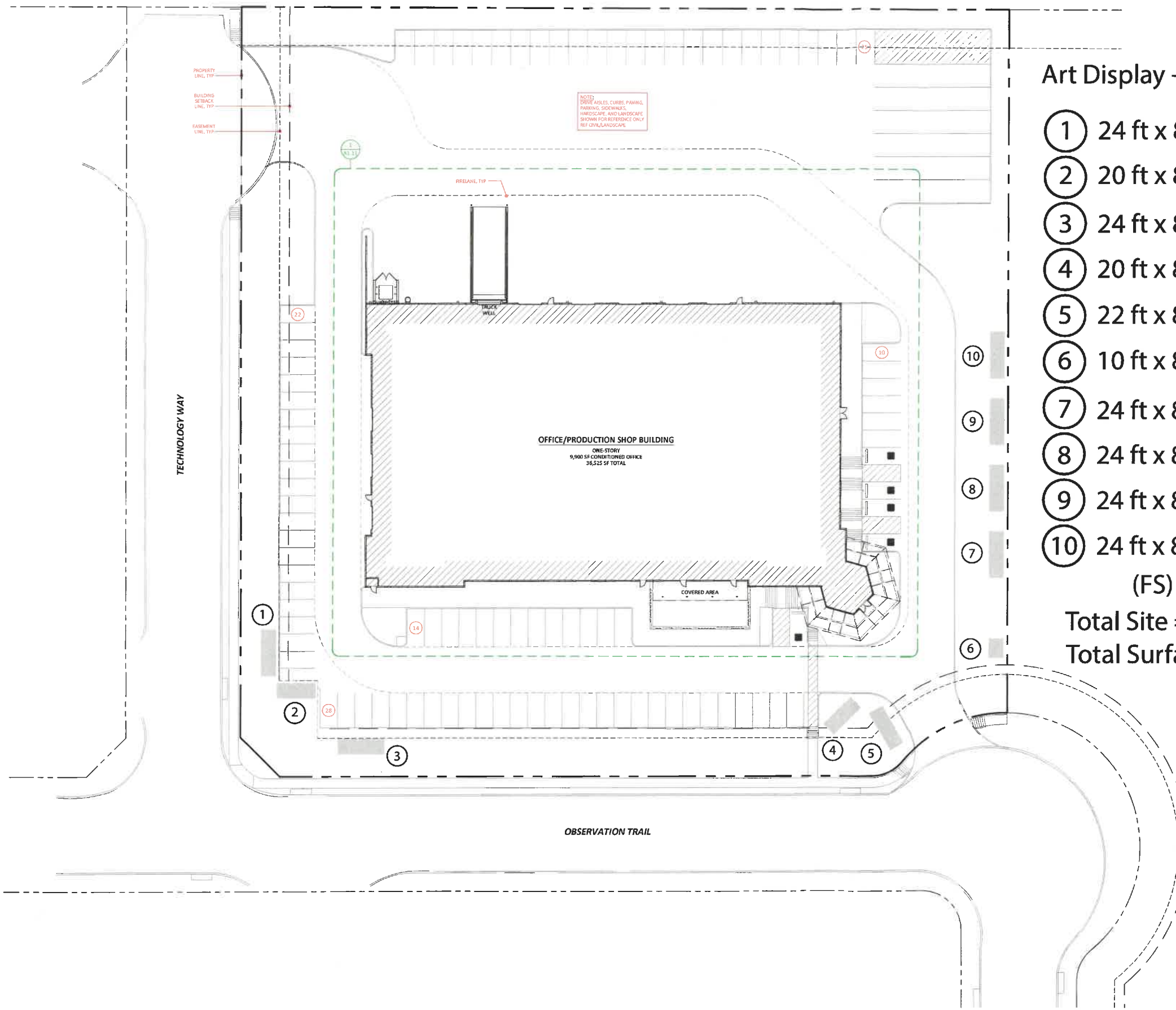
City of Rockwall

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.



Amended Site Plan



Art Display - Incidental Display

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ARCHITECT

KILLIAN
STUDIO OF ARCHITECTURE

10670 N CENTRAL EXPWY | STUDIO 600
DALLAS, TEXAS 75231
214.457.3652

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KENNETH R. KILLIAN, AIA
TX REG. NO. 19488

SEAL

OWNER

LIME MEDIA GROUP
4951 GRISHAM DRIVE
ROWLETT, TEXAS 75088
972.475.1300
CONTACT: HEATH HILL, PRESIDENT

CONTRACTOR

Z CONSTRUCTORS
201 WEST KAUFMAN STREET
RICHARDSON, TEXAS 75081
972.682.1435
CONTACT: SETH WILLIAMS, CEO

CIVIL ENGINEER

CLAY MOORE ENGINEERING
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BEDFORD, TEXAS 76021
817.281.0572
CONTACT: MATT MOORE, P.E.

LANDSCAPE ARCHITECT

CONTACT:

STRUCTURAL ENGINEER

MK ENGINEERS & ASSOCIATES, INC
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CONTACT: MOHAMMAD KABIR, P.E.

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214.874.0200
CONTACT: STRIDER STEELE, P.E.

INTERIOR DESIGNER

CONTACT:

PROJECT

LIMEMEDIA
OFFICE/WAREHOUSE

PROJECT ADDRESS

ROCKWALL TECHNOLOGY PARK
ROCKWALL, TEXAS 75032

REV.	DATE	ISSUE
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PROJECT NUMBER

OVERALL
ARCHITECTURAL
SITE PLAN

A1.01
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Feb 08, 2019 - 7:13am - USER Marc Frame
P:\02 - ARCH\18-034 - LIME MEDIA\02 - DRAWING\0101 - A1.01 ARCHITECTURAL SITE PLAN\AWE



Netflix's "Spellbound" Monster Trucks



Netflix's "Spellbound" Monster Trucks



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION MEMORANDUM

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission

FROM: Bethany Ross; *Planner*

DATE: December 30, 2024

SUBJECT: SP2024-050; *Amended Site Plan for 2700 Observation Trail*

The applicant, Heath Hill of Lime Media Group, Inc., is requesting the approval of an amended site plan for *Incidental Display* in conjunction with an existing *Office/Warehouse* (i.e. *Lime Media*). The subject property is a 3.634-acre parcel of land located at 2700 Observation Trail, zoned Light Industrial (LI) District, and situated within the FM-540 Overlay (FM-549 OV) District. On December 13, 2024, the applicant submitted a development application proposing *Incidental Display* to allow Lime Media to allow the display of art/advertising cars that were created to promote various media projects. This display is intended to demonstrate their creations during media events and seminars. In the attached packet, staff has included the exhibits submitted by the applicant showing the vehicles that will be displayed.

According to the Subsection 02.03(F)(6), *Retail and Personal Service Land Uses*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), *Incidental Display* shall meet the following requirements, [1] outdoor sales and displays are permitted only in areas designated on the Site Plan filed with the City, [2] outdoor sales and display may not exceed five (5) percent of the adjacent building floor area (*building area is defined as the entirely enclosed portion of the primary building*), [3] Outdoor sales and display may occupy up to 30.00% of a covered sidewalk that is located within 20-feet of the building. Such display shall not impede pedestrian use of the sidewalk and at least a five (5) foot passable distance shall be maintained [4] Any outside sales and display not located on a covered sidewalk must be screened from view of adjacent roadways, public areas and adjacent properties. Such screening must: (a) Be a minimum of eight feet high or one (1) foot taller than the materials being displayed, whichever is greater, and (b) Include a minimum of 20.00% solid screening matching the material of the primary building. The remainder may be solid evergreen planting, or wrought iron or decorative metal fence, [5] any outside sales and display not located on a covered sidewalk must be located immediately adjacent to or connected to the primary structure, and [6] no outdoor sales and display may be located in any portion of a parking lot. In this case, the applicant's proposed *Incidental Display* does not conform to requirements [4] and [5] above. Currently, the applicant's exhibit shows the *Incidental Display* is not screened and is not immediately adjacent to or connected to the primary structure. Based on this, the applicant is requesting an exception from the Planning and Zoning Commission. Additionally, the current exhibit shows the *Incidental Display* located within easements which will not be permitted. Staff will work with the applicant to revise this to meet the spacing requirements by the City of Rockwall Engineering Department's Standards of Design and Construction Manual. According to the site data table provided by the applicant, the proposed *Incidental Display* will encompass 1,728 SF of the site or 1.09% ($1,728 \text{ SF of Display} / 158,297 \text{ SF total site} * 100 = 1.09\%$). The Planning and Zoning Commission is being tasked with determining if the *Incidental Display* proposed by the applicant -- *which is not in conformance with the requirements of the Unified Development Code (UDC)* -- is reasonable for the subject property and warrants the approval of an exception. Staff should point out that the *Incidental Display* would be inside an interior property inside the Rockwall Technology Park, and would not have any visibility from high traffic or major roadways within the City. In addition, the proposed *Incidental Display* does not appear to have a negative impact on any of the adjacent properties. With this being said, exceptions to the *General Standards* require a supermajority vote (i.e. a *three-fourths* vote of those members present), with a minimum of four (4) votes in the affirmative required for approval; however, requests for exceptions are discretionary decisions for the Planning and Zoning Commission. Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the December 30, 2024 Planning and Zoning Commission meeting.

PROJECT COMMENTS



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

DATE: 12/19/2024

PROJECT NUMBER: SP2024-050
PROJECT NAME: Amended Site Plan for 2700 Observation Trail
SITE ADDRESS/LOCATIONS: 2700 OBSERVATION TRL

CASE CAPTION: Discuss and consider a request by Heath Hill of Lime Media Group, Inc. on behalf of JC4H Holdings, LLC – LMGHQ Series for the approval of an Amended Site Plan for Incidental Display in conjunction with an existing Industrial Facility on a 3.634-acre parcel of land identified as Lot 4, Block E, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 2700 Observation Trail, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	12/18/2024	Approved w/ Comments

12/18/2024: SP2024-050; Amended Site Plan for 2700 Observation Trail

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of an Amended Site Plan for Incidental Display in conjunction with an existing Industrial Facility on a 3.634-acre parcel of land identified as Lot 4, Block E, Rockwall Technology Park Addition, City of Rockwall, Rockwall County, Texas, zoned Light Industrial (LI) District, situated within the FM-549 Overlay (FM-549 OV) District, addressed as 2700 Observation Trail.

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

M.3 For reference, include the case number (SP2024-050) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC).

I.4 This project is subject to all of the Incidental Display requirements stipulated by the Unified Development Code (UDC).

(1) Outdoor sales and displays are permitted only in areas designated on the Site Plan filed with the City. IN CONFORMANCE

(2) Outdoor sales and display may not exceed five (5) percent of the adjacent building floor area (building area is defined as the entirely enclosed portion of the primary building). IN CONFORMANCE

(3) Outdoor sales and display may occupy up to 30.00% of a covered sidewalk that is located within 20-feet of the building. Such display shall not impede pedestrian use of the sidewalk and at least a five (5) foot passable distance shall be maintained. IN CONFORMANCE

(4) Any outside sales and display not located on a covered sidewalk must be screened from view of adjacent roadways, public areas and adjacent properties.

NON-CONFORMING

(5) Any outside sales and display not located on a covered sidewalk must be located immediately adjacent to or connected to the primary structure. NON-CONFORMING

(6) No outdoor sales and display may be located in any portion of a parking lot. IN CONFORMANCE

I.5 Please note that failure to address all comments provided by staff by 3:00 PM on August 6, 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.6 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on August 6, 2024; however, it is encouraged for applicants to submit revisions as soon as possible to give staff

ample time to review the case prior to the August 13, 2024 Planning & Zoning Meeting.

I.7 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on July 30, 2024.
- 2) Planning & Zoning meeting/public hearing meeting will be held on August 13, 2024.

I.8 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	12/18/2024	Approved w/ Comments

12/18/2024: 1. Not allowed in easement. There should be an existing swale here to pick up drainage.

2. Inlet here
3. Not allowed in easements which have public utilities
4. Check visibility to vehicles exiting property...safety concern
5. Get written permission from all franchise utilities for this one
6. Not allowed within easement. Must be at least 10' from public sewer line and storm drainage pipe.
7. No slopes steeper than 4:1 to ROW and must follow approved drainage map from original construction
8. Ex. 6 fire line
9. 2- ex. water meters
10. Not allowed in easement
11. All drainage patterns must match the approved drainage plan from original construction
12. No slopes greater than 4:1 and no grading into the ROW.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	12/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	12/18/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	12/16/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	12/16/2024	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Bethany Ross	12/19/2024	Approved

No Comments

Amended Site Plan

SITE PLAN NOTES	
1.	ALL CONCRETE PAVING AT BUILDING TO BE 4" THICK AND SLOPE MAX 2% AWAY FROM THE BUILDING TO MEET EXISTING SIDEWALK OR GRADE. EXTERIOR CONCRETE SURFACE TO BE FLUSH WITH INTERIOR SURFACE AT THRESHOLD. VERIFY WITH CIVIL.
2.	ALL EXTERIOR SIDEWALK JOINTS TO BE FILLED.
3.	VERIFY GRADES AT ALL DOOR LOCATIONS. ENSURE PAVING SLOPES AWAY FROM BUILDING.
4.	ALL PAVING / FLATWORK SHOULD MATCH OR ENHANCE EXISTING SITE DRAINAGE.
5.	REFER TO CIVIL DRAWINGS FOR ADDITIONAL INFORMATION NOT SHOWN, INCLUDING LANDSCAPE.
6.	MONUMENT SIGN TO BE DESIGNED BY OTHERS AND APPROVED BY ARCHITECT/OWNER.

SITE SUMMARY	
AREA	
TOTAL SITE AREA	158,297 SF = 3.6214 AC
GROSS BUILDING AREA	36,525 SF
SETBACKS	
BUILDING SETBACKS	25'-0"
LANDSCAPE BUFFERS	20'-0"
PARKING	
TOTAL PARKING REQUIRED (1/500 GSP)	36,525 / 500 = 72
TOTAL PARKING PROVIDED	90
ACCESSIBLE PARKING REQUIRED	4 (1 VAN)
ACCESSIBLE PARKING PROVIDED	5 (5 VAN)

ARCHITECT
KILLIAN
STUDIO OF ARCHITECTURE
10670 N CENTRAL EXPWY | STUDIO 600
DALLAS, TEXAS 75231
214.457.3652

DRAWINGS AND SPECIFICATIONS AS INSTRUMENTS OF SERVICE ARE THE PROPERTY OF THE ARCHITECT. THEY SHALL NOT BE LOANED, REPRODUCED, COPIED, OR SOLD FOR USE EXCEPT BY AN AGREEMENT IN WRITING FROM THE ARCHITECT.

KENNETH R. KILLIAN, AIA
TX REG. NO. 19488

SEAL

OWNER
LIME MEDIA GROUP
4951 GRISHAM DRIVE
ROWLETT, TEXAS 75088
972.475.1300
CONTACT: HEATH HILL, PRESIDENT

CONTRACTOR
Z CONSTRUCTORS
201 WEST KAUFMAN STREET
RICHARDSON, TEXAS 75081
972.682.1435
CONTACT: SETH WILLIAMS, CEO

CIVIL ENGINEER
CLAY MOORE ENGINEERING
1903 CENTRAL DRIVE | SUITE 405
BEDFORD, TEXAS 76021
817.281.0572
CONTACT: MATT MOORE, P.E.

LANDSCAPE ARCHITECT
CONTACT: -

STRUCTURAL ENGINEER
MK ENGINEERS & ASSOCIATES, INC
400 CHISHOLM PLACE | SUITE 106
PLANO, TEXAS 75075
214.501.3354
CONTACT: MOHAMMAD KABIR, P.E.

MEP ENGINEER
SCHMIDT & STACY
2713 H HESSELL | SUITE 400
DALLAS, TEXAS 75204
214.874.0200
CONTACT: STRIDER STEELE, P.E.

INTERIOR DESIGNER
CONTACT: -

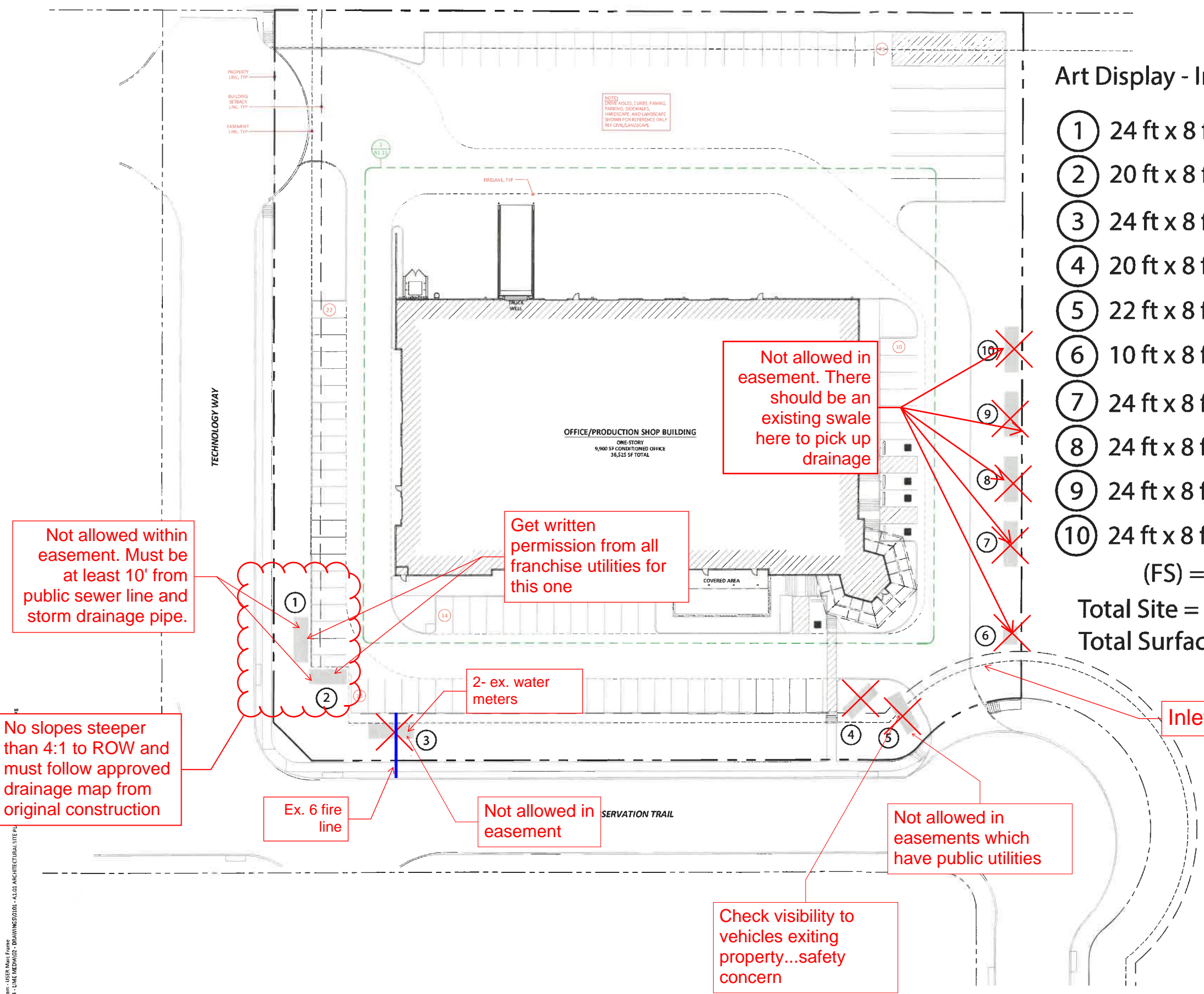
Art Display - Incidental Display

- ① 24 ft x 8 ft = 192 sq ft
- ② 20 ft x 8 ft = 160 sq ft
- ③ 24 ft x 8 ft = 192 sq ft
- ④ 20 ft x 8 ft = 160 sq ft
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- ⑥ 10 ft x 8 ft = 80 sq ft
- ⑦ 24 ft x 8 ft = 192 sq ft (FS)
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- ⑩ 24 ft x 8 ft = 192 sq ft (FS)

(FS) = Future Sight

Total Site = 158,297 sq ft (5% = 7,914 sq ft.)

Total Surface Area = 1,728 sq ft



-All drainage patterns must match the approved drainage plan from original construction
- No slopes greater than 4:1 and no grading into the ROW.



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: 2700 Observation Trail

SUBDIVISION: Rockwall Technology Park LOT: 1 BLOCK: E

GENERAL LOCATION: Phase 1 Rockwall Technology Park

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING: L1 CURRENT USE: L1

PROPOSED ZONING: _____ PROPOSED USE: L1 w/ incidental display

ACREAGE: 3.634 LOTS [CURRENT]: _____ LOTS [PROPOSED]: _____

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

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

<input checked="" type="checkbox"/> OWNER	<u>SC4H Holdings, LLC - LIMEHA Series</u>	<input type="checkbox"/> APPLICANT	<u>Lime Media Group, Inc.</u>
CONTACT PERSON	<u>Heath Hill</u>	CONTACT PERSON	<u>HEATH HILL</u>
ADDRESS	<u>2700 Observation Trail</u>	ADDRESS	<u>2700 observation trail</u>
CITY, STATE & ZIP	<u>Rockwall TX 75032</u>	CITY, STATE & ZIP	<u>Rockwall TX, 75032</u>
PHONE	<u>469-446-4160</u>	PHONE	<u>469 446- 4160</u>
E-MAIL	<u>heath@lime-media.com</u>	E-MAIL	<u>heath@lime-media.com</u>

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:

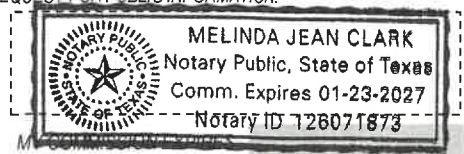
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, 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 11 DAY OF December 2024

OWNER'S SIGNATURE _____

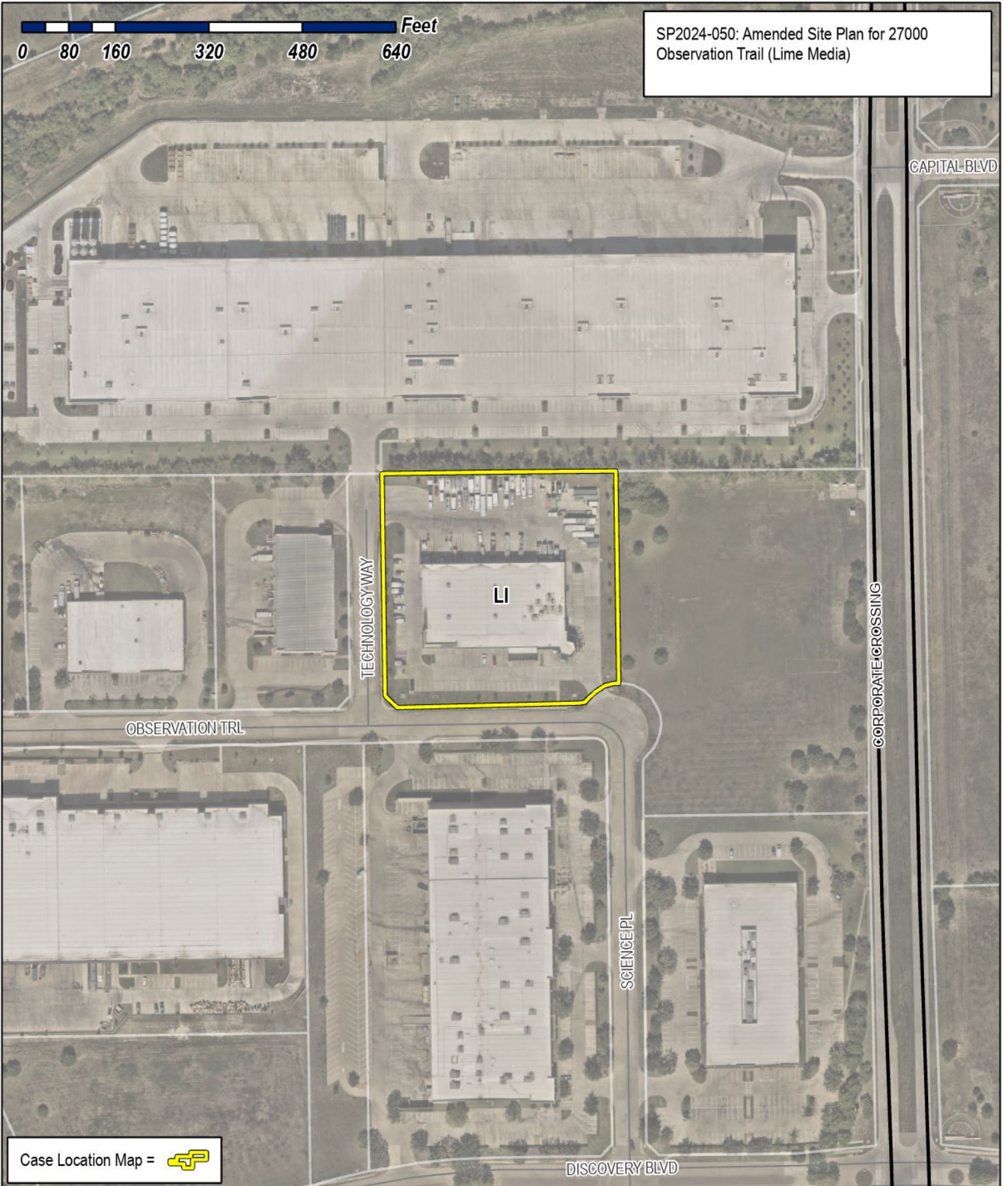
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____

Melinda Jean Clark



0 80 160 320 480 640 Feet

SP2024-050: Amended Site Plan for 27000
Observation Trail (Lime Media)



Case Location Map = 



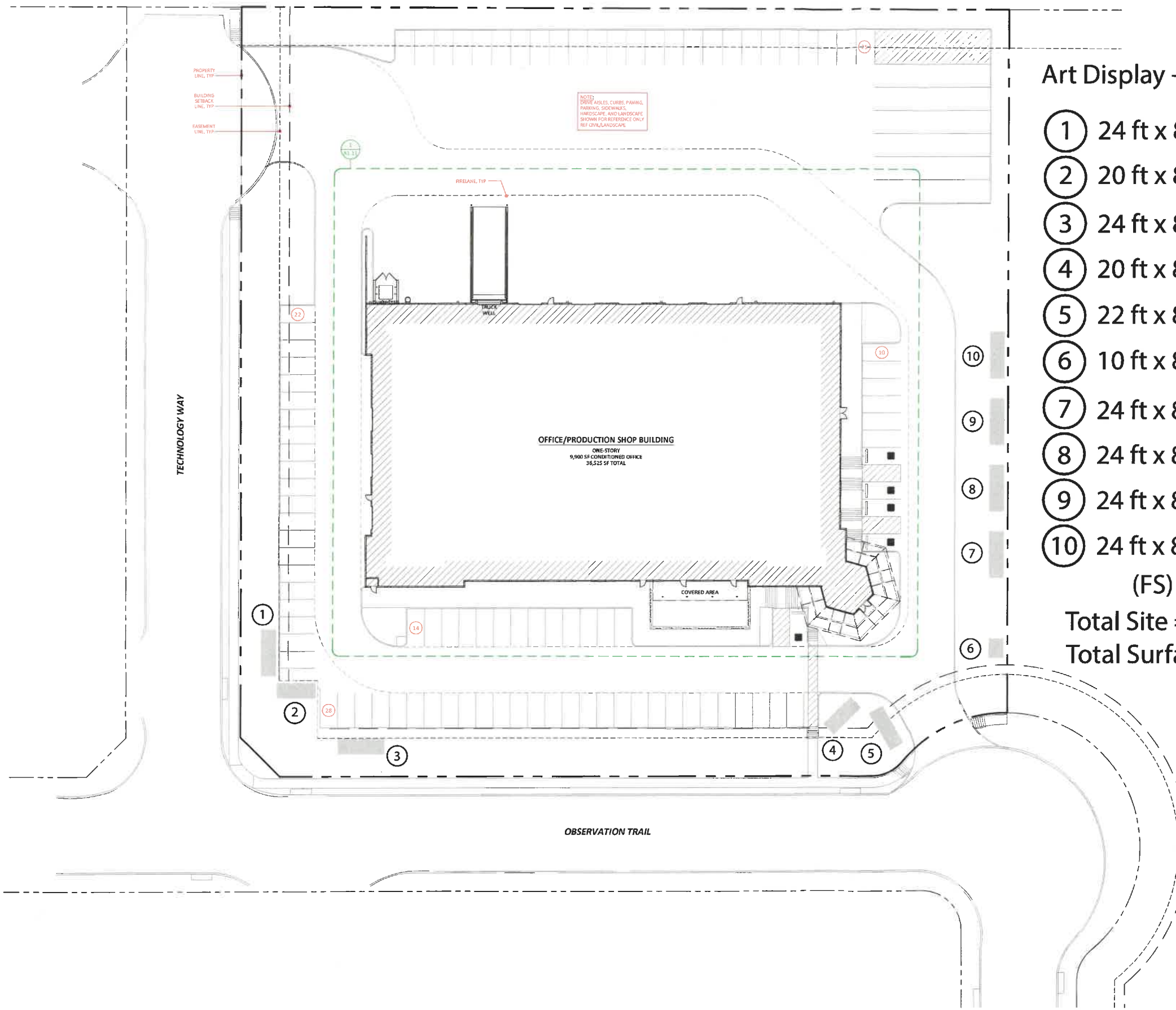
City of Rockwall

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.



Amended Site Plan



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KILLIAN
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KENNETH R. KILLIAN, AIA
TX REG. NO. 19488

SEAL

OWNER

LIME MEDIA GROUP
4951 GRISHAM DRIVE
ROWLETT, TEXAS 75088
972.475.1300
CONTACT: HEATH HILL, PRESIDENT

CONTRACTOR

Z CONSTRUCTORS
201 WEST KAUFMAN STREET
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CONTACT: MATT MOORE, P.E.

LANDSCAPE ARCHITECT

CONTACT:

STRUCTURAL ENGINEER

MK ENGINEERS & ASSOCIATES, INC
400 CHISHOLM PLACE | SUITE 106
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CONTACT: MOHAMMAD KABIR, P.E.

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SCHMIDT & STACY
2713 H HASKELL | SUITE 400
DALLAS, TEXAS 75204
214.874.0200
CONTACT: STRIDER STEELE, P.E.

INTERIOR DESIGNER

CONTACT:

PROJECT

LIMEMEDIA
OFFICE/WAREHOUSE

PROJECT ADDRESS

ROCKWALL TECHNOLOGY PARK
ROCKWALL, TEXAS 75032

REV.	DATE	ISSUE
01	12.20.18	DESIGN DEVELOPMENT
01	01.18.19	CD PROGRESS
01	02.08.19	PERMIT

2018.108
PROJECT NUMBER

OVERALL
ARCHITECTURAL
SITE PLAN

A1.01
SHEET NUMBER

Feb 08, 2019 - 7:13am - USER: Mark Frame
P:\02 - ARCH\18-034 - LIME MEDIA\02 - DRAWING\0101 - A1.01 ARCHITECTURAL SITE PLAN.dwg



Netflix's "Spellbound" Monster Trucks



Netflix's "Spellbound" Monster Trucks



DATE: January 7, 2025

TO: Heath Hill
2700 Observation Trail
Rockwall, Texas 75032

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

SUBJECT: SP2024-050; *Amended Site Plan for Lime Media*

Heath,

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 December 30, 2024. The following is a record of all recommendations, voting records:

Planning and Zoning Commission

On December 30, 2024, the Planning and Zoning Commission approved a motion to approve the amended site plan by a vote of 5-0, with Commissioners Hustings and Thompson absent.

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

Sincerely,

A handwritten signature in black ink that reads "Bethany Ross". The signature is written in a cursive, flowing style.

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