



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
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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 409 W. WASHINGTON ST. ROCKWALL TX 75087

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION BLOCK 14, LOWE & ALLEN ADDITION, VOL. K, PG. 242 MAP RECORDS OF ROCKWALL CO.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING DOWNTOWN -

CURRENT USE

UNDEVELOPED

PROPOSED ZONING

PROPOSED USE

OFFICE BUILDING

ACREAGE

0.99

LOTS [CURRENT]

ONE

LOTS [PROPOSED]

ONE

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 Washington Place on Hwy. 66 LP

APPLICANT

CONTACT PERSON Marlin Smith

CONTACT PERSON

ADDRESS 5196 Hwy 276 W

ADDRESS

Suite B27

CITY, STATE & ZIP Royse City, TX 75189

CITY, STATE & ZIP

PHONE 972-922-6369

PHONE

E-MAIL smith.marlin@pm.me

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Marlin Smith [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 10 DAY OF February 2025. 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 10 DAY OF Feb 2025
OWNER'S SIGNATURE Marlin R. Smith

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Chalie N Whitworth





ARCHITECTONICS TEXAS, LLC
ARCHITECTURE - MANAGEMENT

2535 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087



REV	DATE	DESCRIPTION
1	06/22/2021	ISSUED FOR PERMITS

PROJECT NAME AND ADDRESS:
BUSINESS PARK
409 W. WASHINGTON
ROCKWALL, TEXAS 75087

PROJECT No.	----
DRAWN BY	----
CHECKED BY	----
DATE	06/22/2021
SCALE	----
SHEET NO.	of

DRAWING NAME:
ELEVATION NORTH & SOUTH

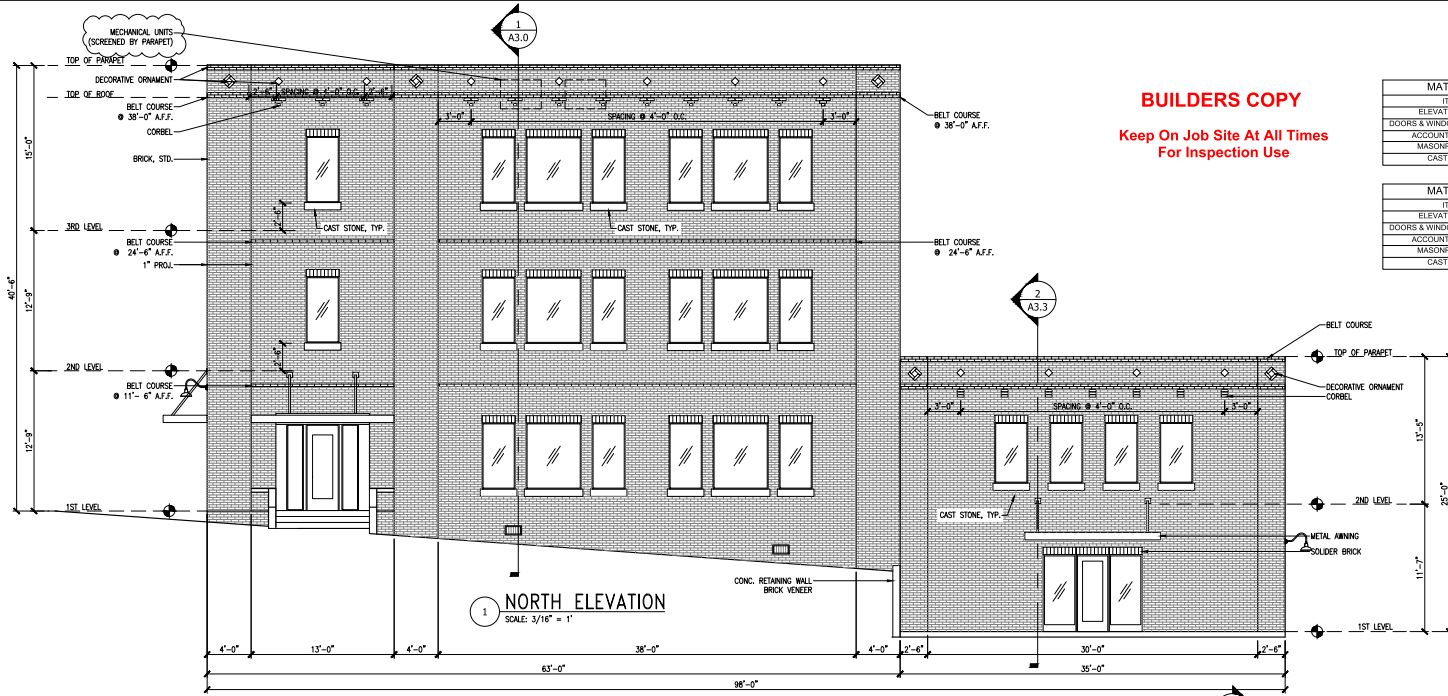
A2.0

SP2019-044

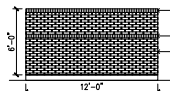
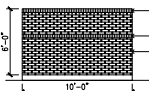
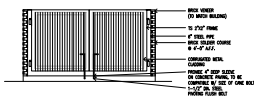
BUILDERS COPY
Keep On Job Site At All Times
For Inspection Use

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		2,743	
DOORS & WINDOWS (DEDUCTED)		488	
ACCOUNTABLE AREA		2,255	100%
MASONRY - BRICK		2,178	96%
CAST STONE		77	4%

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		893	
DOORS & WINDOWS (DEDUCTED)		127	
ACCOUNTABLE AREA		766	100%
MASONRY - BRICK		740	96%
CAST STONE		26	4%



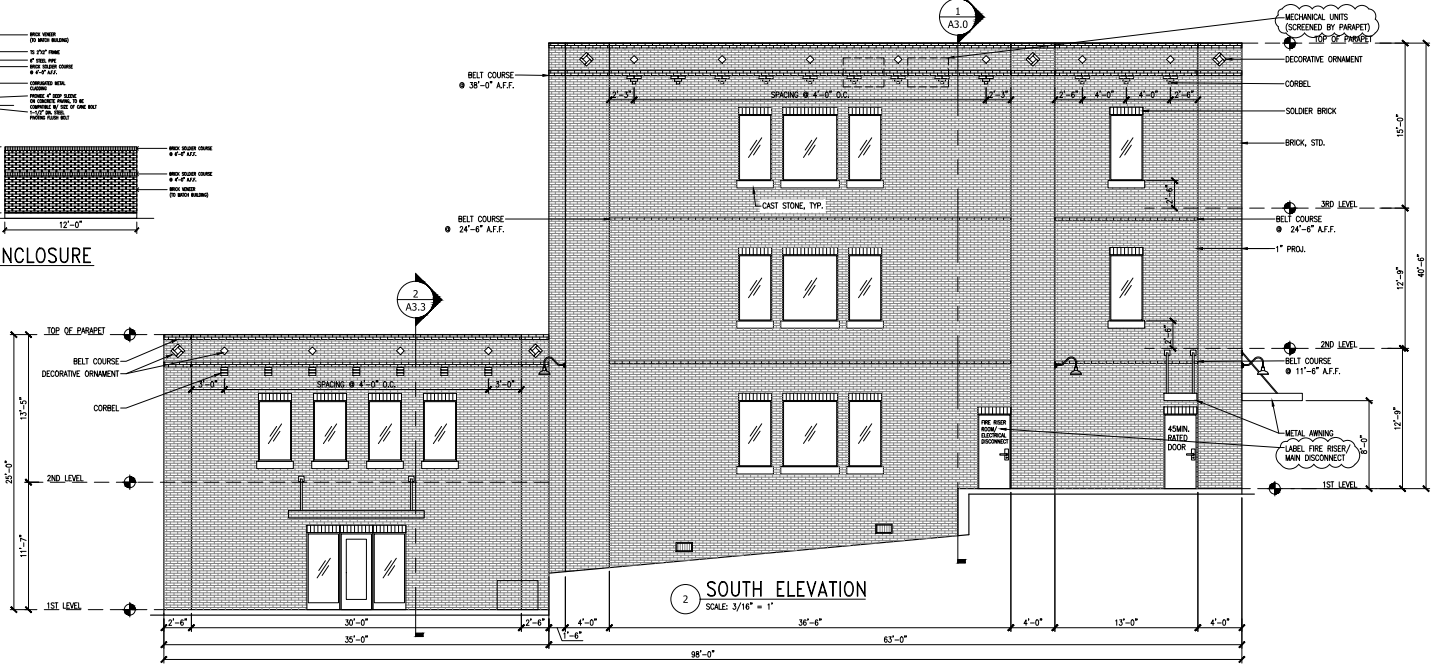
1 NORTH ELEVATION
SCALE: 3/16" = 1"



1 DUMPSTER ENCLOSURE
SCALE: 3/16" = 1"

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		2,804	
DOORS & WINDOWS (DEDUCTED)		233	
ACCOUNTABLE AREA		2,567	100%
MASONRY - BRICK		1,770	97%
CAST STONE		77	3%

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		803	
DOORS & WINDOWS (DEDUCTED)		107	
ACCOUNTABLE AREA		696	100%
MASONRY - BRICK		658	96%
CAST STONE		38	4%



2 SOUTH ELEVATION
SCALE: 3/16" = 1"



ARCHITECTONICS TEXAS, LLC
ARCHITECTURE - MANAGEMENT

2233 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087



DATE	DESCRIPTION
07/27/2021	ISSUED FOR PERMITS

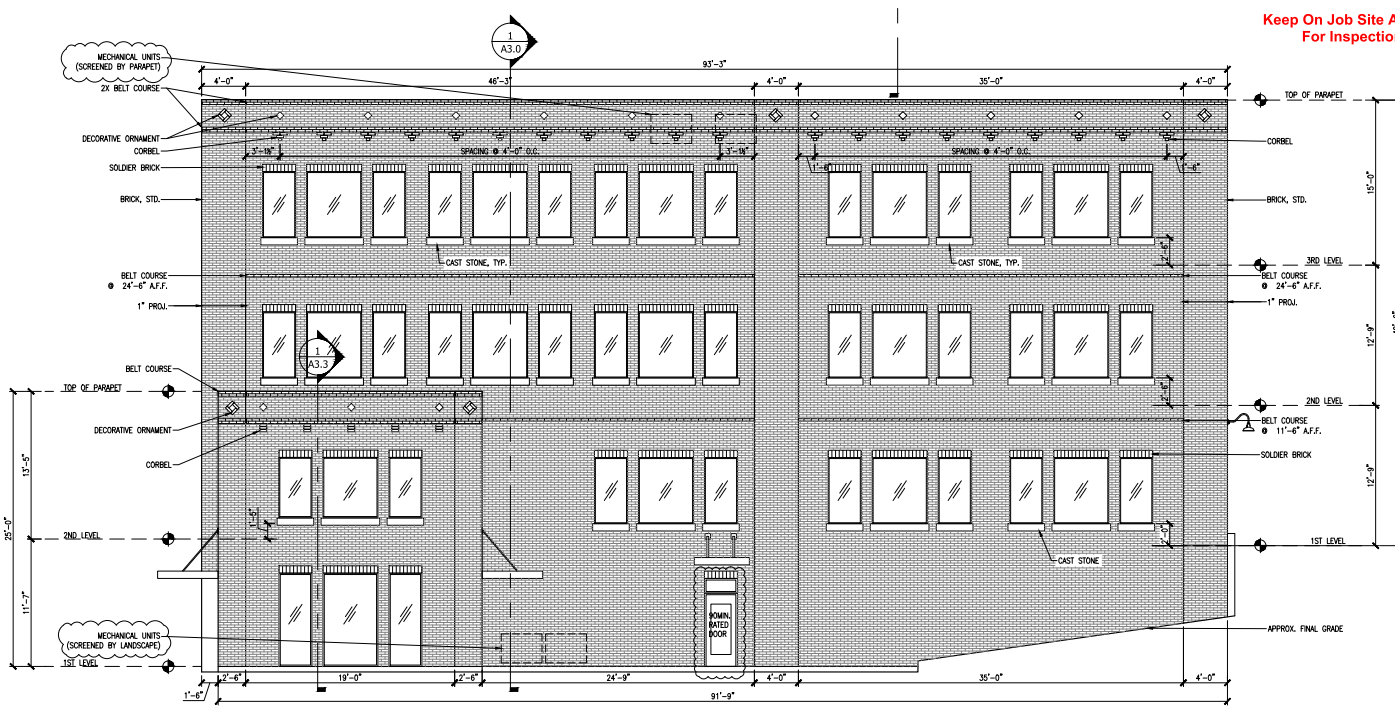
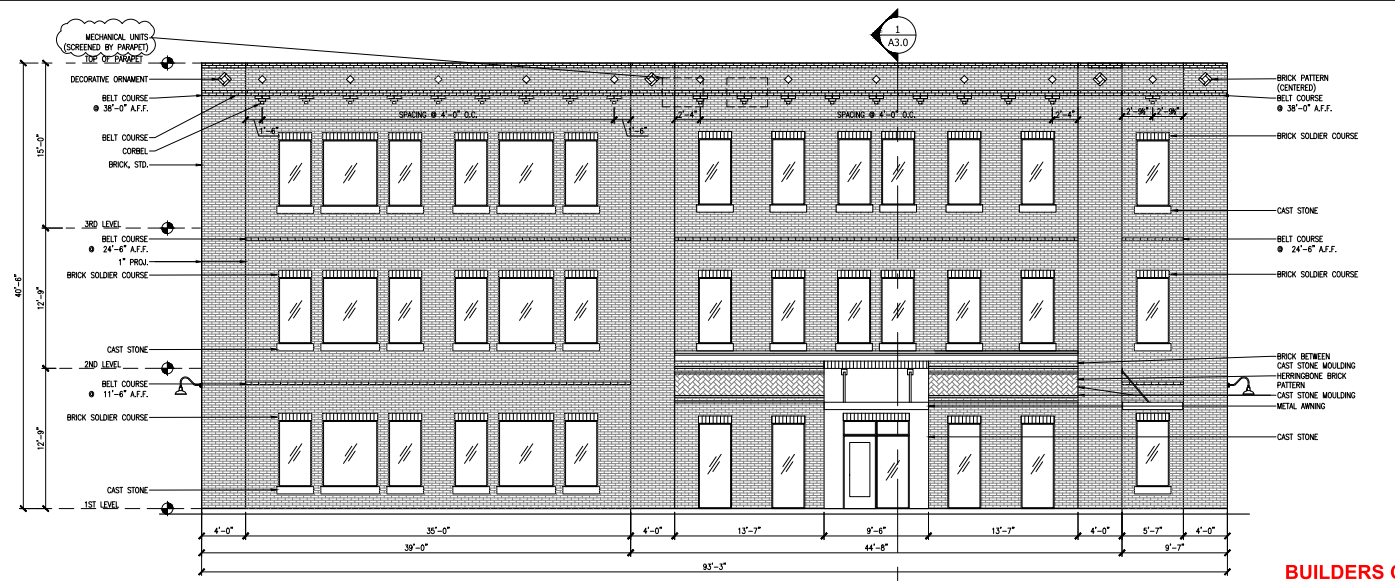
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PROJECT No.	----
DRAWN BY	----
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DATE	06/22/2021
SCALE	----
SHEET NO.	of

DRAWING NAME:
**ELEVATION
EAST & WEST**

A2.1

SP2019-044



BUILDERS COPY
Keep On Job Site At All Times
For Inspection Use

MATERIAL USAGE (%) - BLDG 'A' EAST

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		3,810	
DOORS & WINDOWS (DEDUCTED)		960	
ACCOUNTABLE AREA		3,150	100%
MASONRY		3,080	97%
CAST STONE		70	3%

MATERIAL USAGE (%) - BLDG 'A' WEST

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		4,176	
DOORS & WINDOWS (DEDUCTED)		353	
ACCOUNTABLE AREA		3,323	100%
MASONRY		3,219	97%
CAST STONE		104	3%

MATERIAL USAGE (%) - BLDG 'B' WEST

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		904	
DOORS & WINDOWS (DEDUCTED)		136	
ACCOUNTABLE AREA		468	100%
MASONRY		460	99%
CAST STONE		8	1%

TREES TO BE PRESERVED

TREES TO BE REMOVED

TREE REMOVAL SCHEDULE

NO.	SCIENTIFIC NAME	COMMON NAME	TYPE	TRUNK	CALIPER	MITIGATION RATIO	ADJUSTED	RESULT
A	Lagerstroemia indica	Crape Myrtle	PROTECTED	MULTI	7"	1.1	7"	REMOVE
B	Cela occidentalis	Hackberry	FEATURE	STANDARD	34"	1.05	21"	REMOVE
C	Quercus virginiana	Live Oak	PROTECTED	STANDARD	12"	1.1	12"	REMOVE
D	Cela occidentalis	Hackberry	SECONDARY	STANDARD	12"	1.05	6"	REMOVE
E	Cela occidentalis	Hackberry	SECONDARY	STANDARD	25"	1.05	15"	REMOVE
F	Carya texana	Black Hickory	PROTECTED	STANDARD	7"	1.1	7"	REMOVE
G	Lagerstroemia indica	Crape Myrtle	PROTECTED	MULTI	6"	1.1	6"	REMOVE
H	Ulmus americana	American Elm	PROTECTED	STANDARD	7"	1.1	7"	REMOVE
I	Fraxinus texensis	Texas Ash	FEATURE	STANDARD	34"	1.2	66"	REMOVE
J	Cela occidentalis	Hackberry	SECONDARY	STANDARD	15"	1.05	8"	REMOVE
K	Carya floridensis	Pecan	DISEASED	STANDARD	28"	1.0	0"	REMOVE
L	Quercus macrocarpa	Burr Oak	PROTECTED	STANDARD	6"	1.1	6"	REMOVE

TOTAL CALIPER INCHES OF TREES TO BE REMOVED: 158'

158 x 20% = 31.6' - 12" minimum to be planted as mitigation

A diseased arborvitae has been determined that tree 'L' is diseased and should be removed to prevent property damage

The intent of this drawing is to show existing trees to be preserved or removed in order to develop the proposed project. Property owner will be responsible for any fees or penalties of the City of Rockwall. Demolition contractor is responsible for ensuring all required permits and paperwork from the City of Rockwall are in place before beginning demolition.

Refer to The City of Rockwall - Article IX - TREE PRESERVATION

also The City of Rockwall - Article VIII - LANDSCAPE STANDARDS

THERE ARE THREE EXISTING FEATURE TREES ON THIS SITE (ie: 25" caliper or more of the protected species) THESE TREES ARE TO BE REMOVED.

NOTE: ALL BOUNDARY TREES ALONG THE SOUTH PROPERTY LINE ARE TO REMAIN. PROTECT ANY TREES THAT ARE CLOSE PROXIMITY TO GRADING OR CONSTRUCTION ACTIVITIES.

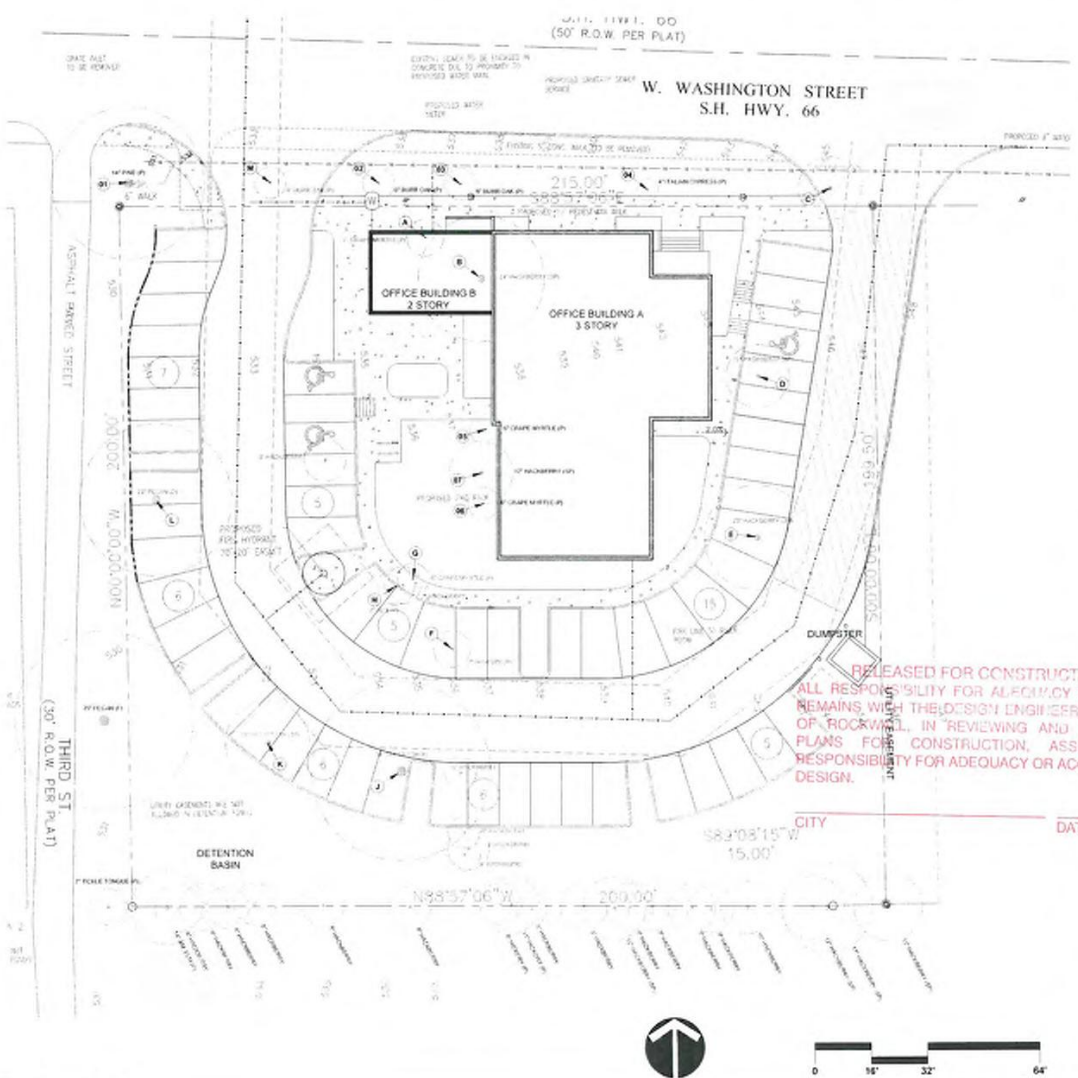
SECTION 5 - TREE MITIGATION REQUIREMENTS

The tree mitigation requirements shall apply to all properties that do not fall under the exemptions listed in section 1.3. Exemptions of this article. In addition, if a mitigation plan is not submitted, the applicant and/or property owner shall account for the number of inches of trees being removed using the following criteria:

- Primary protected trees: Primary protected trees measuring four inches through 25 inches DBH shall be replaced on an inch-for-inch basis (i.e. the total number of caliper inches of trees being replaced shall equal the total number of caliper inches being removed).
- Secondary protected trees: Hackberry and cedar trees measuring 11 inches through 25 inches DBH shall be replaced with a half-inch for every inch removed (i.e. the total number of caliper inches of tree required to be replaced shall be half (50%) of the inches being removed).
- Featured trees: Featured trees (i.e. all trees greater than 25 inches) shall be replaced with twice the number of inches being removed (i.e. the total number of caliper inches of trees being replaced shall be twice the number of caliper inches being removed).
- Non-protected trees: No mitigation will be required for the removal of any tree that is less than four inches DBH or less than 11 inches DBH for hackberry and cedar trees. In addition, no mitigation shall be required for the removal of Bos. A.C. white, cottonwood, sycamore and Chinquapin trees.
- Tree preservation credits: For each street oak, pecan or elm tree 25 inches DBH or greater the mitigation balance can be reduced on an inch-for-inch basis for up to 20 percent of the total mitigation balance (i.e. total mitigation balance + 20 percent = Total eligible tree preservation credits).
- Mitigation balance: The total mitigation balance (i.e. mitigation balance - tree preservation credits + total mitigation balance) may be calculated through one or a combination of the following:
 - The development property owner can provide the required number of trees three-inch caliper DBH minimum on the subject property to offset the total mitigation balance (i.e. if the total mitigation balance is nine inches then three three-inch caliper trees could be planted on site to satisfy the mitigation requirements).
 - The development property owner may petition the parks and recreation department to accept the required number of trees three-inch caliper DBH minimum to offset the total mitigation balance (i.e. if the total mitigation balance is nine inches then three three-inch caliper trees could be submitted to the parks and recreation department to satisfy the mitigation requirements). Depending on the number of trees being submitted the director of parks and recreation or his/her designee could require a facilities agreement be signed prior to accepting the trees.
 - Tree preservation credits may be purchased at a rate of \$200.00 per inch for up to 20 percent of the total replacement inches (e.g. if total mitigation required was 100 inches the development property owner could pay a total of \$4,000.00 (i.e. 20% x 100) + \$200.00 = \$4,000.00) into the city's tree fund. However, the development property owner would still be required to satisfy a remaining tree mitigation balance of 80 inches). In addition, if the development property owner plants a tree on (1) the property for which the tree preservation credit was assessed or (2) a location that is mutually agreed upon by the city and the development property owner, the development property owner shall be eligible for a reduction in the total tree preservation credits of up to 50 percent. These funds will be deposited in the city's tree mitigation fund and will be used for planting trees in the city's parks, medians, street rights-of-way or other similar areas as determined by the parks and recreation department.
 - Trees removed by article 108, landscape standards, of the Unified Development Code shall be permitted to be subtracted from the total mitigation balance if located on the site as part of the required landscaping.
- Alternative tree mitigation landowner agreements: In certain cases, the city council upon recommendation from the planning and zoning commission may consider an alternative tree mitigation landowner agreement which, due to hardship, the applicant is unable to meet the requirements of this article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant. These funds will be deposited in the city's tree mitigation fund and will be used for planting trees in the city's parks, medians, street rights-of-way, or other similar areas as determined by the parks and recreation department.

TREE DESIGNATION KEY

SYMBOL	DESCRIPTION	MITIGATION RATIO
P	PROTECTED TREE	(1 : 1)
SP	SECONDARY PROTECTED TREE	(1 : 3)
F	FEATURE TREE	(1 : 2)
D	DISEASED TREE PER ARBORIST	(1 : 0)



RELEASED FOR CONSTRUCTION
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN
REMAINS WITH THE DESIGN ENGINEER,
CITY OF ROCKWALL, IN REVIEWING AND REVISIONS
PLANS FOR CONSTRUCTION, ASSUMING
RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF
DESIGN.

409 W WASHINGTON
LANDSCAPE PLANS

Landscaping Architect
TX #262517 #853

MAYER
The Studio

2617 Jaramore Lane
Rockwall, TX 75087
972.984.0025
mayer@mayestudioplans.com



NO.	DATE	BY	REVISION

TREESCAPE PLAN

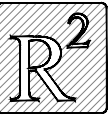
BUSINESS PARK
409 W WASHINGTON ST
ROCKWALL, TX 75087

19-20-03
MAY 28, 2020

L1.1

B SCHEDULE AND NOTES

A TREESCAPE PLAN



R Squared Consulting
Engineers, Inc.



Richard L. Herlihy

Firm Registration: F-15033
4720 Worchester Lane
McKinney, Texas 75070
972-814-5057, 214-648-5118
© COPYRIGHT 2021

CONSULTANTS

409 Washington

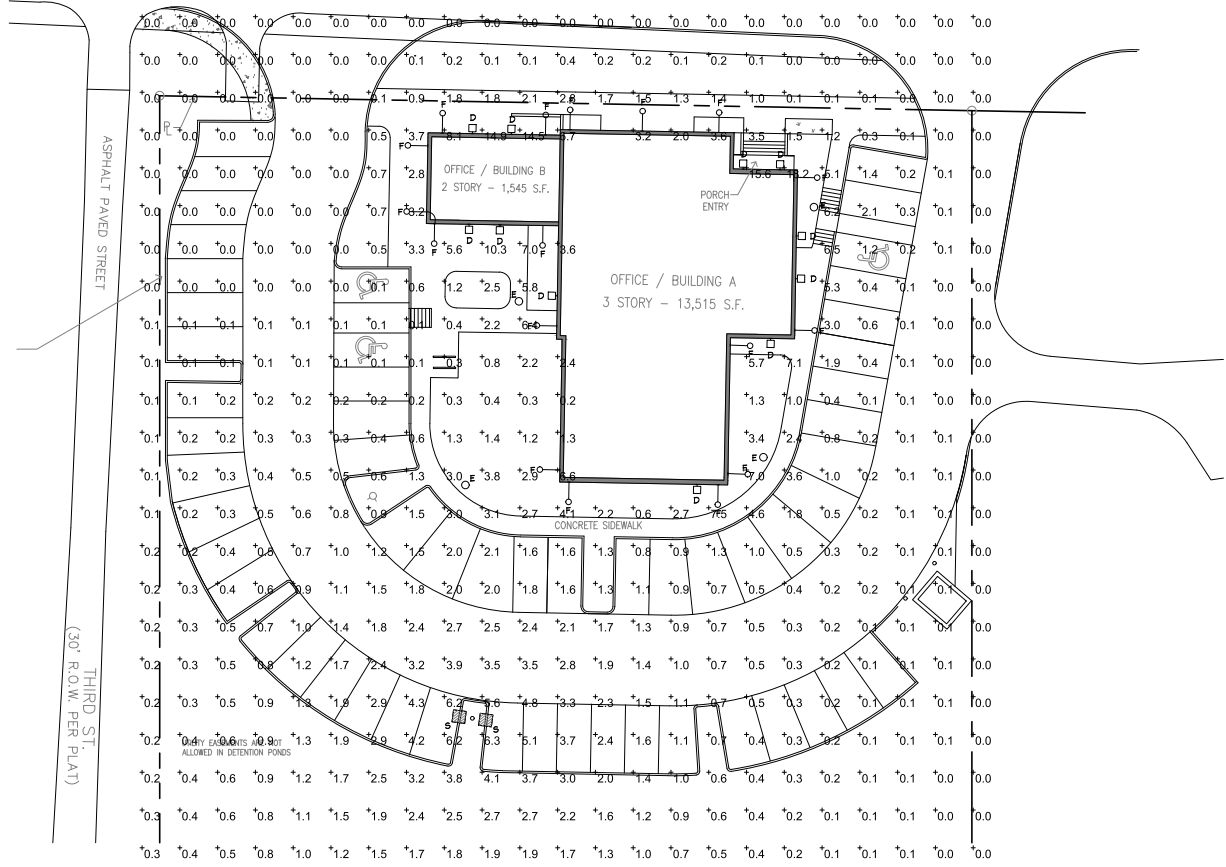
MARK	DATE	DESCRIPTION
ISSUE:	04/23/2022	
PROJECT NO:	1803	
FILE:	Photometric Plan.dwg	
DRAWN BY:	RL	
CHECKED BY:	RL	

SHEET TITLE

PHOTOMETRIC
PLAN

E2.5

WASHINGTON STREET
S.H. HWY. 66
(50' R.O.W. PER PLAT)





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City of Rockwall
Planning and Zoning Department
385 S. Goliad Street
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STAFF USE ONLY
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UNDEVELOPED

PROPOSED ZONING

PROPOSED USE

OFFICE BUILDING

ACREAGE

0.99

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APPLICANT

CONTACT PERSON Marlin Smith

CONTACT PERSON

ADDRESS 5196 Hwy 276 W

ADDRESS

Suite B27

CITY, STATE & ZIP Royse City, TX 75189

CITY, STATE & ZIP

PHONE 972-922-6369

PHONE

E-MAIL smith.marlin@pm.me

E-MAIL

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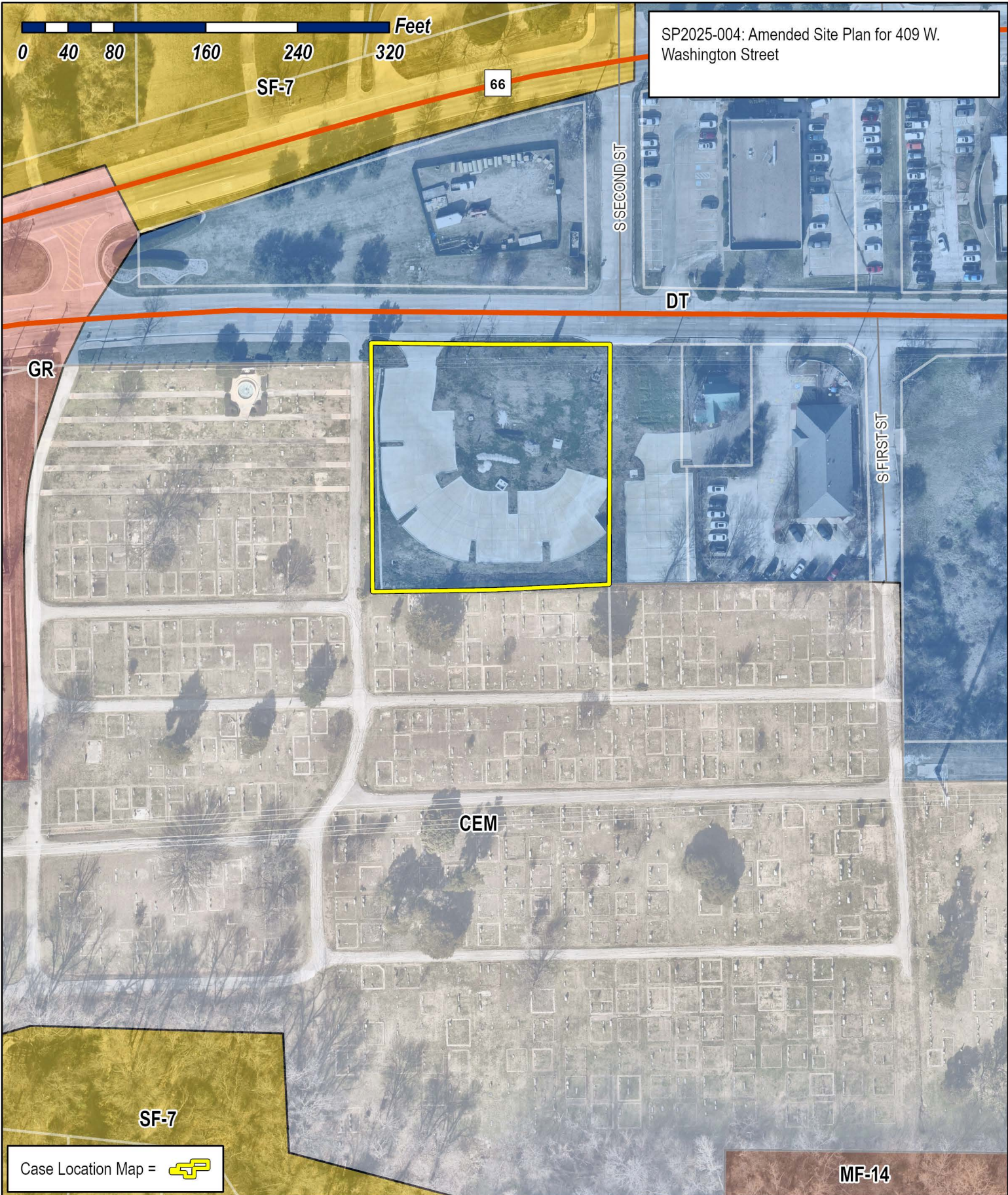
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OWNER'S SIGNATURE Marlin R. Smith



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Chalie N Whitworth MY COMMISSION EXPIRES



SP2025-004: Amended Site Plan for 409 W. Washington Street

0 40 80 160 240 320 Feet

GR

SF-7

66

S SECOND ST


DT

S FIRST ST

CEM

SF-7

MF-14

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.





ARCHITECTONICS TEXAS, LLC
ARCHITECTURE - MANAGEMENT

2535 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087



REV	DATE	DESCRIPTION
1	06/22/2021	ISSUED FOR PERMITS
2		REVISIONS
3		DESCRIPTION
4		REVISION TO CITY COMMENTS

PROJECT NAME AND ADDRESS:
BUSINESS PARK
409 W. WASHINGTON
ROCKWALL, TEXAS 75087

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DRAWN BY	----
CHECKED BY	----
DATE	06/22/2021
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DRAWING NAME:
ELEVATION NORTH & SOUTH

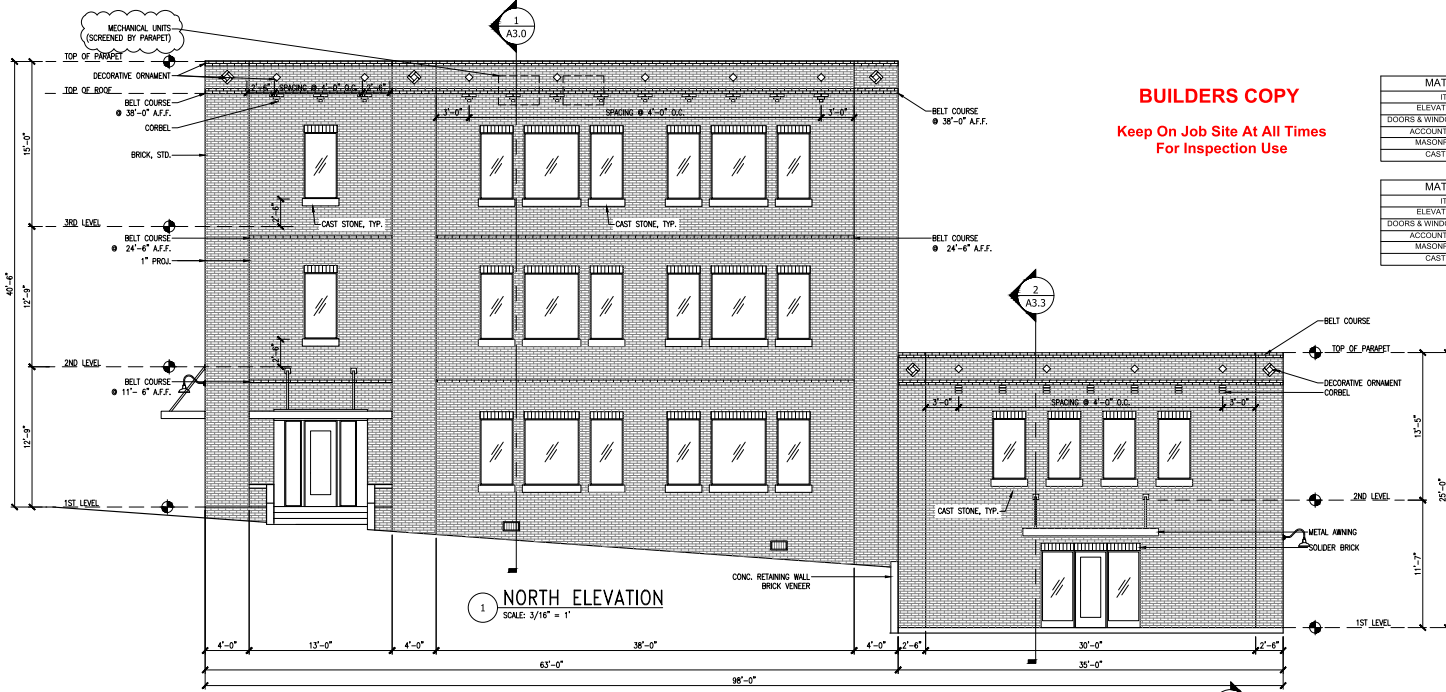
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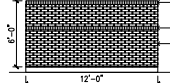
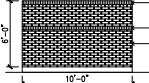
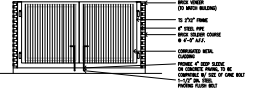
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DOORS & WINDOWS (DEDUCTED)		488	
ACCOUNTABLE AREA		2,255	100%
MASONRY - BRICK		2,178	96%
CAST STONE		77	4%

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		893	
DOORS & WINDOWS (DEDUCTED)		127	
ACCOUNTABLE AREA		766	100%
MASONRY - BRICK		740	96%
CAST STONE		26	4%



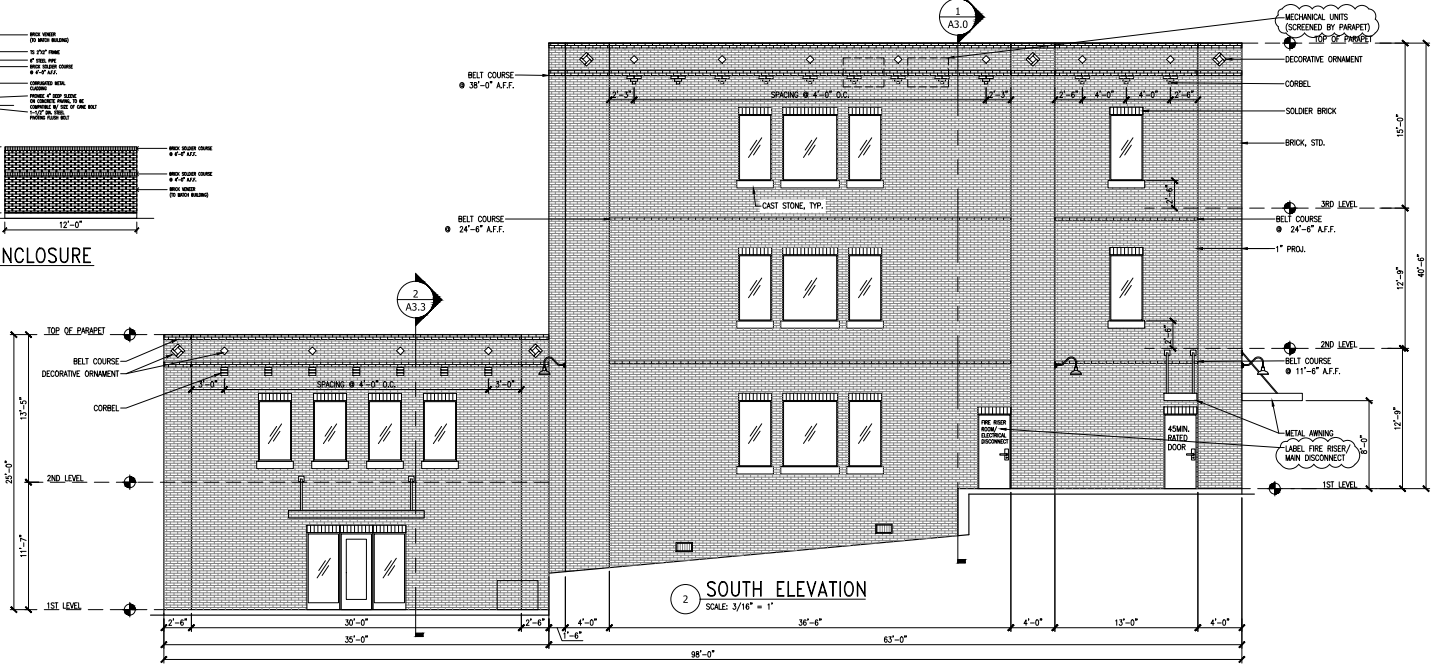
1 NORTH ELEVATION
SCALE: 3/16" = 1"



1 DUMPSTER ENCLOSURE
SCALE: 3/16" = 1"

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		2,804	
DOORS & WINDOWS (DEDUCTED)		233	
ACCOUNTABLE AREA		2,567	100%
MASONRY - BRICK		1,770	97%
CAST STONE		77	3%

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		803	
DOORS & WINDOWS (DEDUCTED)		107	
ACCOUNTABLE AREA		696	100%
MASONRY - BRICK		750	96%
CAST STONE		30	4%



2 SOUTH ELEVATION
SCALE: 3/16" = 1"



ARCHITECTONICS TEXAS, LLC
 ARCHITECTURE - MANAGEMENT
 2233 RIDGE RD. STE. 200
 ROCKWALL, TEXAS 75087



DATE	10/17/2021
REVISIONS	
DESCRIPTION	
RESPONSE TO CIP COMMENTS	
NO.	
DATE	

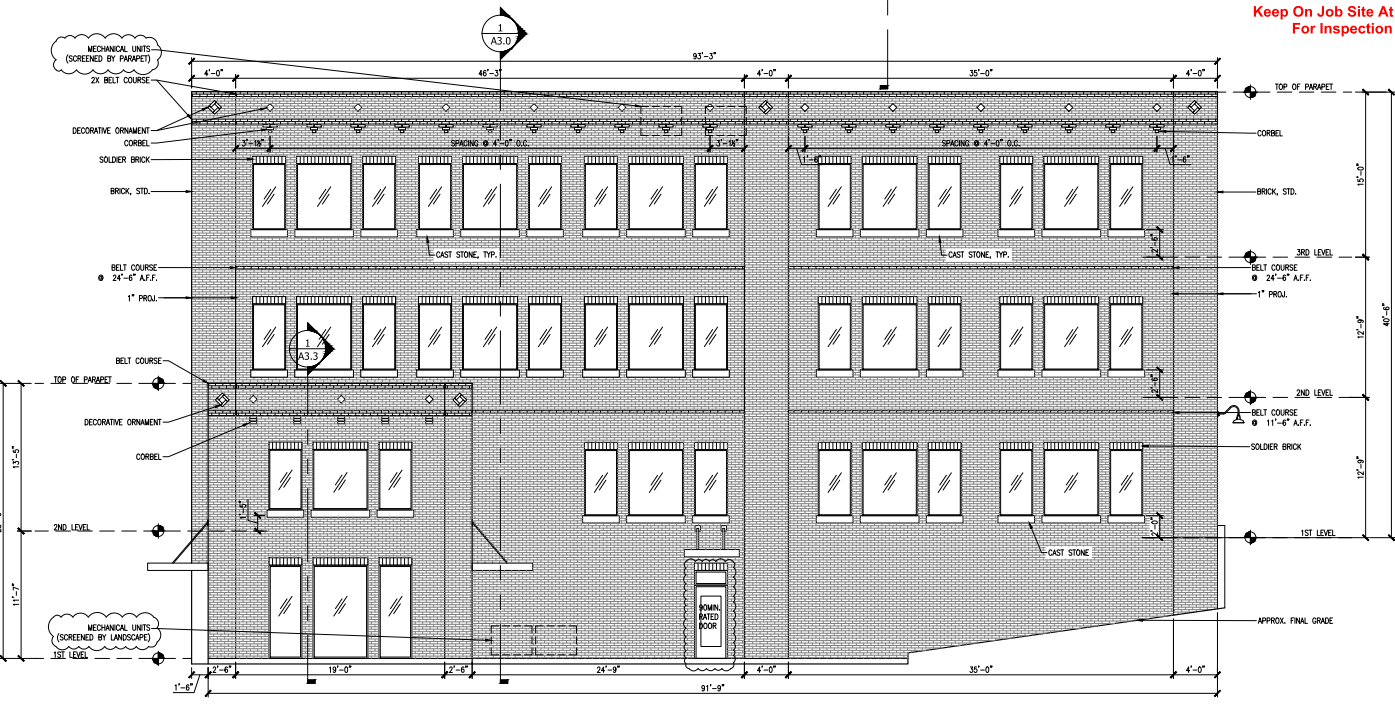
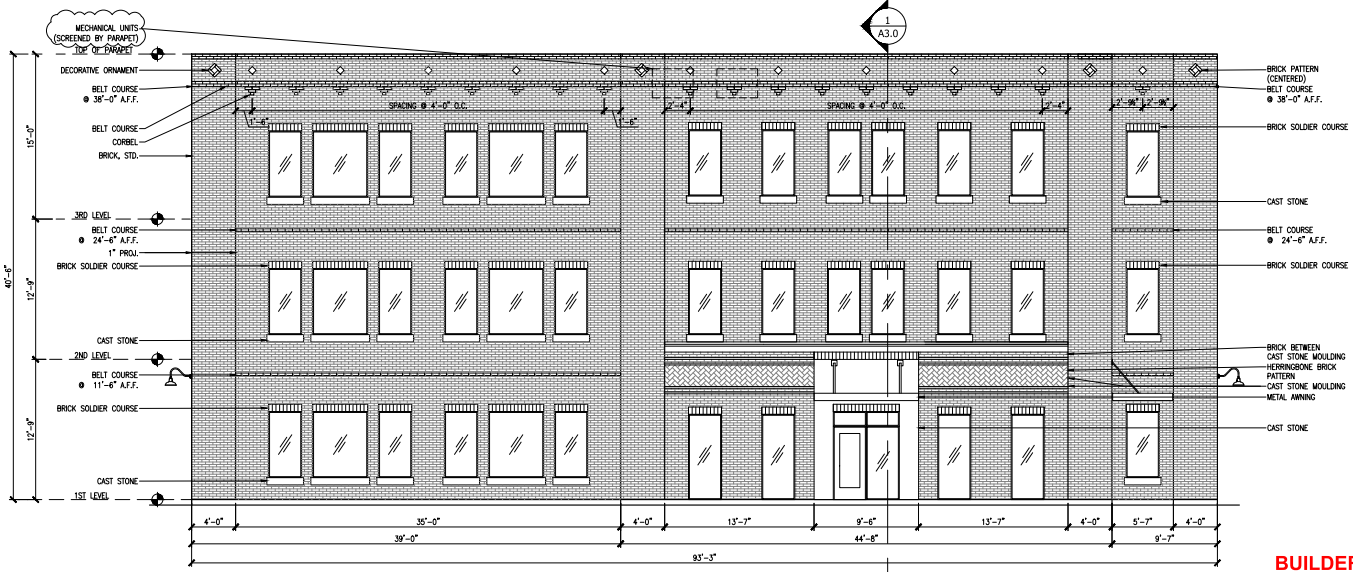
PROJECT NAME AND ADDRESS:
BUSINESS PARK
 409 W. WASHINGTON
 ROCKWALL, TEXAS 75087

PROJECT No.	----
DRAWN BY	
CHECKED BY	
DATE	06/22/2021
SCALE	
SHEET NO.	of

DRAWING NAME:
ELEVATION EAST & WEST

A2.1

SP2019-044



BUILDERS COPY
 Keep On Job Site At All Times
 For Inspection Use

MATERIAL USAGE (%) - BLDG 'A' EAST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		3,810	
DOORS & WINDOWS (DEDUCTED)		960	
ACCOUNTABLE AREA		3,150	100%
MASONRY		3,080	97%
CAST STONE		70	3%

MATERIAL USAGE (%) - BLDG 'A' WEST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		4,176	
DOORS & WINDOWS (DEDUCTED)		353	
ACCOUNTABLE AREA		3,323	100%
MASONRY		3,219	97%
CAST STONE		104	3%

MATERIAL USAGE (%) - BLDG 'B' WEST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		904	
DOORS & WINDOWS (DEDUCTED)		136	
ACCOUNTABLE AREA		468	100%
MASONRY		460	99%
CAST STONE		8	1%

PLANT SCHEDULE SITE SCREENING

TREES	CODE	BOTANICAL / COMMON NAME	CONT.	QTY
▲	Ac	Acer rubrum / October Glory / October Glory Red Maple 4" cal	8 x 8	4 16"
▲	Cl	Chilopsis linearis / Llaneta Hawthorn / Desert Willow 3" cal	8 x 8	5 15"
▲	Cp	Cordia florida / Chickadee Pinonac / White Dogwood 3" cal	8 x 8	2 6"
▲	Md	Magnolia grandiflora / D.D. Blanchard / Dwarf Magnolia 3" cal	45 gal	2 6"
▲	Pa	Pinus attenuata / Algerian Pine 8" cal	8 x 8	2 12"
▲	Qn	Quercus macrocarpa / Bur Oak 8" cal	8 x 8	2 12"
▲	Qv	Quercus virginiana / Southern Live Oak 8" cal	8 x 8	2 12"
▲	Sr	Sophora secundiflora / Texas Mountain Laurel 2" cal	20" box	3 6"
▲	U	Ulmus parviflora / Chinese Lacebark Elm 4" cal	8 x 8	4 16"
▲	Vc	Viburnum coccineum / Chalk Tree 3" cal	8 x 8	10 36"
▲				131"
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
●	Hb	Hesperaloe parviflora / Red Yucca	3 gal	8
●	Lm	Lantana montevidensis / New Gold / Gold Lantana	3 gal	3
●	Lg	Leucophyllum frutescens / Green Cloud TM / Texas Ranger	3 gal	12
●	Ls	Ligularia sinensis / Sunshine / Sunshine Ligularia	3 gal	30
●	Lr	Loxostemum chinensis / Purple Diamond / Fringe Flower	3 gal	21
●	Mh	Manisotia soft-carex / Soft-Carex Manisotia	3 gal	7
●	Ma	Miscanthus sinensis / Adagio / Dwarf Maiden Grass	3 gal	6
●	Pv	Pithecolobium bicolor / Variegata / Variegated Mock Orange	3 gal	13
●	Pw	Pithecolobium bicolor / Whiter / Dwarf Pithecolobium	3 gal	5
●	Rp	Rosa rugosa / Prunella / Trailing Rosemary	3 gal	7
●	Sg	Salvia greggii / Pink / Pink Autumn Sage	3 gal	6
●	Yp	Yucca penzance / Soft Leaf Yucca	3 gal	2
CACTI	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
●	Ar	Agave schottlandii / Prissy Blue / Whale's Tongue Agave	3 gal	3
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT.	QTY
■	Ch	Cymbopogon dactyloides / Hybrid / Bermuda Grass	600	3,321 sq

REQUIRED PLANTINGS

A. STREET TREES: 1 TREE FOR EVERY 50 L.F. OF FRONTAGE W Washington Street - 215' x 50' + 4.3

4 TREES REQUIRED
(6) 3" TREES PROVIDED
(1) 6" TREE PROVIDED

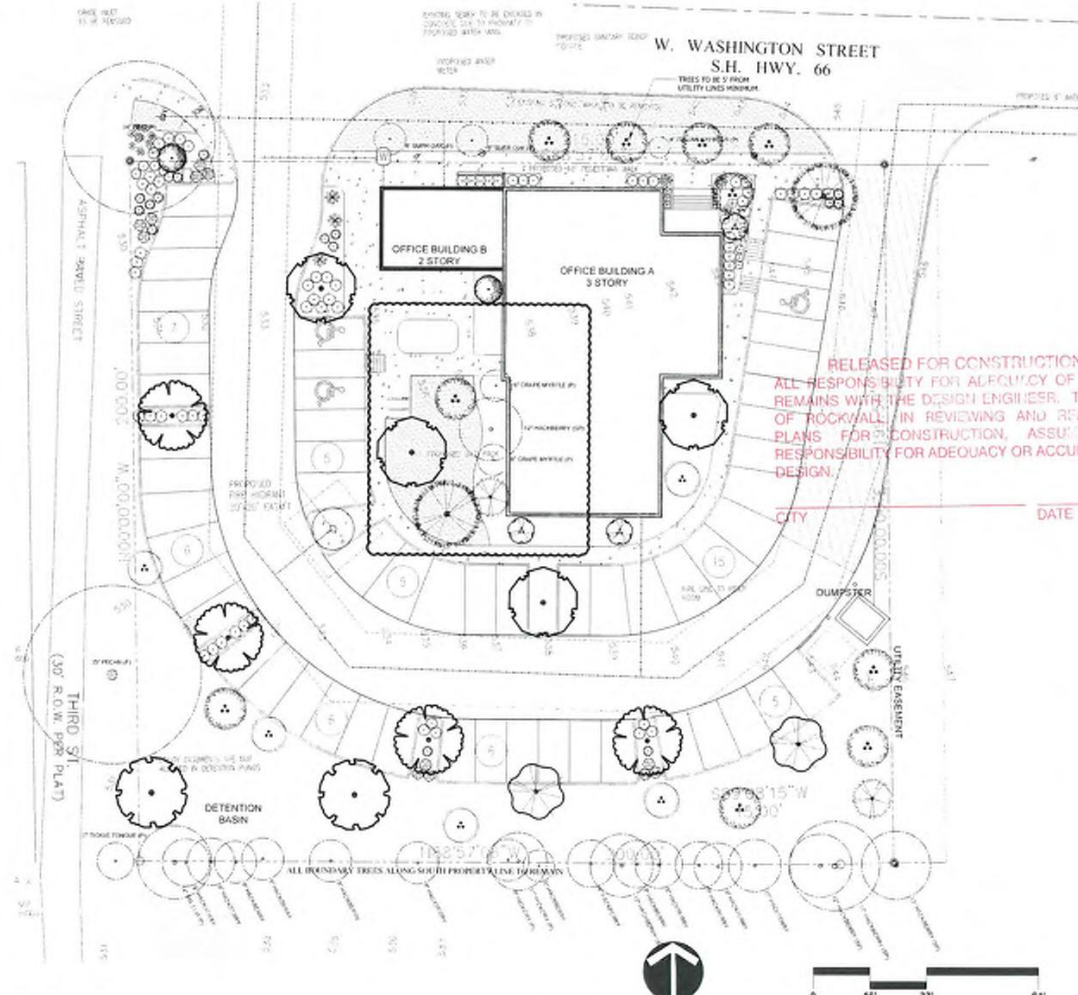
THE IRRIGATION SYSTEM FOR THIS PROJECT IS TO CONSIST OF A 12 STATION SMART CONTROLLER WITH WI-FI CAPABILITIES AND A WIRELESS RAIN / FREEZE SENSOR. SHRUBS WILL BE IRRIGATED WITH IN-LINE DRIP TUBE FED FROM 1" DRIP ZONE VALVE ASSEMBLY. LAWN AREAS TO BE IRRIGATED WITH LOW FLOW ROTARY NOZZLES ON 4" POP-UP BODIES. POINT OF CONNECTION, BACKFLOW, WAVE STRAINER AND SHUT OFF VALVE TO BE INSTALLED PER CITY OF HOUSTON STANDARD IRRIGATION REQUIREMENTS.

NOTE: NO TREES TO BE WITHIN 5' OF PUBLIC UTILITIES

TREE DESIGNATION KEY

SYMBOL	DESCRIPTION	MITIGATION RATIO
P	PROTECTED TREE	(1:1)
SP	SECONDARY PROTECTED TREE	(1:3)
F	FEATURE TREE	(1:3)
D	DISEASED TREE PER ARBORIST	(1:6)

JUL 1, 1997	
NO.	QTY
16"	4
15"	5
6"	2
36"	10
3"	8
3"	30
3"	21
3"	7
3"	6
3"	2
3"	3
600	3,321



RELEASED FOR CONSTRUCTION
ALL RESPONSIBILITY FOR ADEQUACY OF DESIGN
REMAINS WITH THE DESIGN ENGINEER. THE
OFFICE OF ROCKWALL, IN REVIEWING AND REVISING
PLANS FOR CONSTRUCTION, ASSUMES
RESPONSIBILITY FOR ADEQUACY OR ACCURACY OF
DESIGN.

CITY _____ DATE _____

499 W WASHINGTON
LANDSCAPE PLANS

MAVER
LANDSCAPE ARCHITECTURE
2617 N. WASHINGTON ST
DALLAS, TX 75204
PHONE: (214) 350-9825
MAYOR@MAVERLANDSCAPE.COM



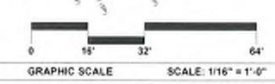
NO.	DATE	BY

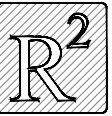
PLANTING PLAN

BUSINESS PARK
499 W WASHINGTON ST
ROCKWALL, TX 75087

19-20-03
MAY 28, 2020

L2.1





R Squared Consulting Engineers, Inc.



Richard L. Herlihy

Firm Registration: F-15033
4720 Worchester Lane
McKinney, Texas 75070
972-814-5057, 214-648-5118
© COPYRIGHT 2021

CONSULTANTS

409 Washington

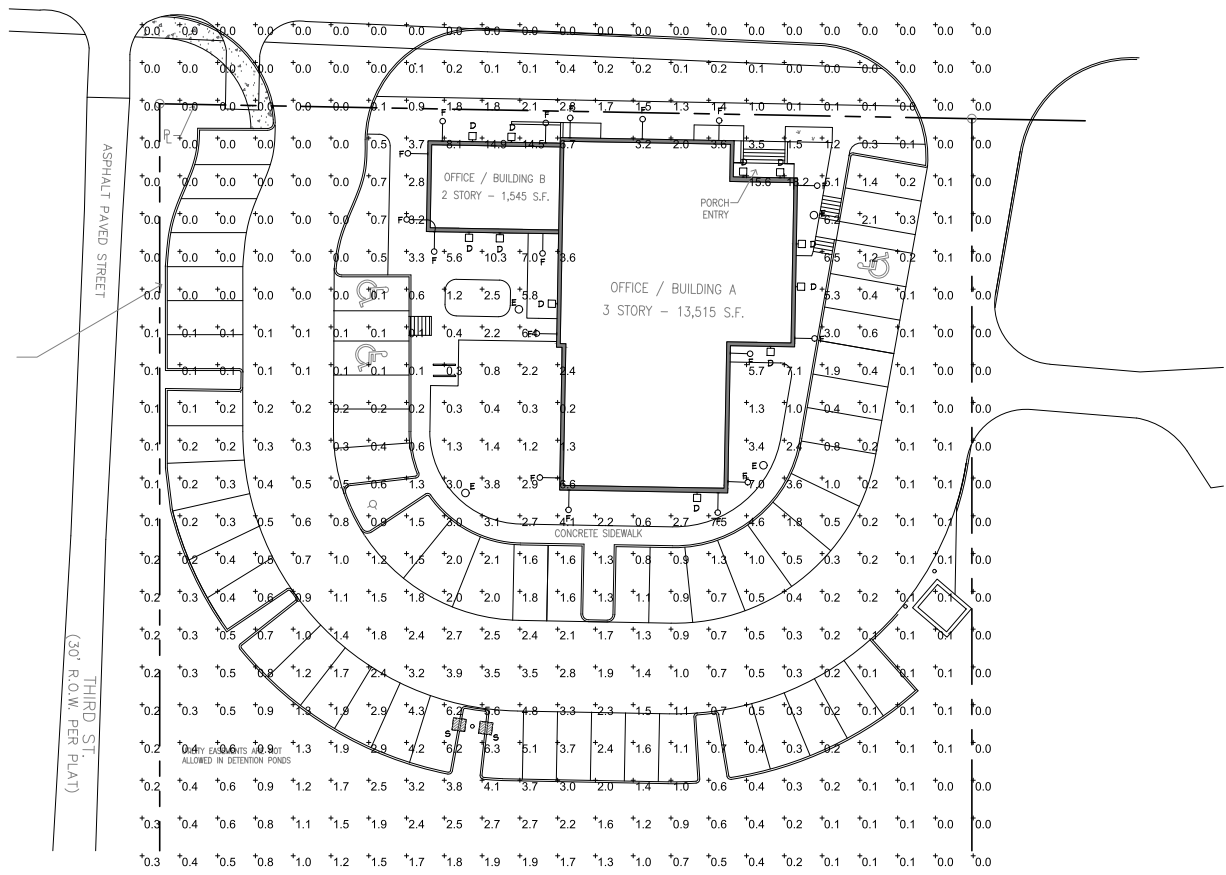
MARK	DATE	DESCRIPTION
ISSUE:	04/23/2022	
PROJECT NO:	1803	
FILE:	Photometric Plan.dwg	
DRAWN BY:	RL	
CHECKED BY:	RL	

SHEET TITLE

PHOTOMETRIC PLAN

E2.5

WASHINGTON STREET
S.H. HWY. 66
(50' R.O.W. PER PLAT)



01 PHOTOMETRIC SITE PLAN
SCALE: 1/8"=1'-0"

BUILDERS COPY
Keep On Job Site At All Times
For Inspection Use



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: February 25, 2025
SUBJECT: SP2025-004; *Site Plan for 409 W. Washington*

The applicant, Marlin Smith of Washington Place on Highway 66, LP, is requesting the approval of a Site Plan for a three (3) story, 14,789 SF *office building*. The subject property was annexed prior to 1959, is zoned Downtown (DT) District, and is situated within the SH-66 Overlay (SH-66OV) District. On July 6, 2020, the City Council approved a replat [Case No. P2020-025] of Lots 4 & 5, Block A, Washington Place Addition. On January 14, 2020, the Planning and Zoning Commission approved a Site Plan [Case No. SP2019-044] for a three (3) story 14,789 SF *office building* on the subject property. The site plan approval was set to expire on January 14, 2022 in accordance with Subsection 03.05(A), *Site Plan Expiration*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC); however, at that time the applicant had an active Engineering submittal [Case No. E2020-010]. The Engineering Plans were approved on August 31, 2020, and were considered to be valid for a period of one (1) year. On June 23, 2021, the applicant submitted a building permit [Case No. COM2021-3194]; however, this permit expired due to inactivity on June 23, 2022.

In response to this expiration, the applicant resubmitted the same Site Plan on February 14, 2025. The submitted Site Plan was the same as the original Site Plan approved under Case No. SP2019-044, with the exception of minor changes being made to the Photometric Plan. As part of the review for this case, staff has indicated to the applicant that the Photometric Plan will need to be changed to meet the lighting and photometric standards of the Unified Development Code (UDC), and this is considered a condition of approval for this case. Staff has attached the original Site Plan case memo since nothing has changed in the requirements of the Downtown (DT) District that would affect the approval of this case. As part of this case, the Planning and Zoning Commission will be tasked with reviewing the previous Site Plan approval -- *including the variances/exceptions that were granted* -- and determining if the proposal meets the criteria for Site Plan approval as outlined in Subsection 03.04, *Site Plan Review*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC). In addition, staff will be taking the proposed building elevations back to the Architectural Review Board (ARB) prior to the meeting on February 25, 2025, and will provide an updated recommendation from the ARB to 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 February 25, 2025 Planning and Zoning Commission meeting.



CITY OF ROCKWALL

PLANNING AND ZONING COMMISSION CASE MEMO

PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

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

TO: Planning and Zoning Commission
DATE: January 14, 2020
APPLICANT: Steven Reyes; *Ramsay and Reyes Architecture, LLC*
CASE NUMBER: SP2019-044; *Site Plan for 409 W. Washington Street*

SUMMARY

Discuss and consider a request by Steven Reyes of Ramsay & Reyes, LLC on behalf of Jimmy McClintock of LMGC, LLC for the approval of a site plan for an office building on a 0.739-acre tract of land identified as a portion of Lot 14 of the Lowe & Allen Addition [0.4590-acres] and Lot 2-R, Block A, Washington Place Addition [0.28-acres], City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, addressed as 409 W. Washington Street, and take any action necessary.

BACKGROUND

The subject property was annexed prior to 1959, is zoned Downtown (DT) District, is situated within the SH-66 Overlay (SH-66 OV) District, and is considered to be a part of one of the original areas of the City of Rockwall. On May 26, 2017, a building permit was issued [BLD2017-1600] for to allow the demolition of a single-family home on the subject property. Subsequently, in 2018, a building permit was issued [BLD2018-0900] to allow the demolition of a carport, a garage, and a barn on the subject property. Since that time, the property has remained vacant.

PURPOSE

The applicant has submitted a request for approval of a site plan for an office building on the subject property. The proposed office building will be approximately 16,502 SF, will be clad with brick, and will utilize a flat roof system, which is typical of the existing buildings within the Downtown (DT) District. The proposed building is designed to give the appearance of two (2) attached buildings with one (1) building being two (2) stories in height and the other building being three (3) stories in height.

ADJACENT LAND USES AND ACCESS

The subject property is located at 409 W. Washington Street. The land uses adjacent to the subject property are as follows:

North: Directly north of the property is W. Washington Street, which is identified as a *P3U (principle arterial, three [3]-lane, undivided roadway)* on the City's Master Thoroughfare Plan. Following this, there is a vacant tract of land and W. Rusk Street, which is identified as a *P3U (principle arterial, three [3]-lane, undivided roadway)* on the City's Master Thoroughfare Plan. Beyond this, there are several single-family homes. These areas are zoned Downtown (DT) and Single-Family 7 (SF-7) District.

South: Directly south of the subject property, there is a cemetery that is owned by the City of Rockwall. Following this, there are two (2) single-family residential subdivisions (*i.e. Stonebridge Meadows, Phases 4, 3, & 2; and Ridgeview Subdivisions*) and a condominium complex (*i.e.*

Bent Tree Condominiums). These areas are zoned Cemetery (CEM), Single-Family 7 (SF-7) and Multi-Family 14 (MF-14) Districts.

East: Directly east of the subject property, there is a vacant tract of land, a real estate office (*i.e. Gold Key Realty*), and a daycare facility (*i.e. Marigold Learning Academy*). Following this, there several vacant tracts of land, a city-owned parking lot, and N. Goliad Street, which is identified as a *P3U (principle arterial, three [3]-lane, undivided roadway)* on the City's Master Thoroughfare Plan.

West: Directly west of the subject property, there is a single-family home and a City-owned cemetery. Following this, there is a daycare facility (*i.e. Children's Park Day Care*), a vacant tract of land, an office building, and a veterinary hospital (*i.e. Avery Veterinary Clinic*). Beyond this, there is a retail store with gasoline sales (*i.e. Shell*), a single-family residential subdivision (*i.e. Stonebridge Meadows, Phases 4 & 5*) and S. Lakeshore Drive, which is identified as a minor collector on the City's Master Thoroughfare Plan. These areas are zoned Downtown (DT), Cemetery (CEM), General Retail (GR), Single-Family 7 (SF-7), and Single-Family 10 (SF-10) Districts.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC) the proposed office building is permitted by-right in the Downtown (DT) District. With the exception of the minor waivers being requested, the submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the UDC for a property located within the Downtown (DT) District. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Building Height</i>	<i>Min. 2 Stories Max. 4 Stories</i>	<i>X=2 Stories and 3 Stories; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>24-Feet</i>	<i>X=24-Feet; In Conformance</i>
<i>Pedestrian Walkway Width</i>	<i>10-Feet</i>	<i>X=10-Feet; In Conformance</i>
<i>Minimum Masonry Requirement</i>	<i>100%</i>	<i>X=100%; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>55 Spaces</i>	<i>X=55 Spaces; In Conformance</i>

TREESCAPE PLAN

The applicant has indicated that there are no protected trees requiring mitigation on the subject property.

CONFORMANCE WITH THE CITY'S CODES

The proposed office building conforms to the requirements stipulated in Subsection 4.07, *Downtown (DT) District*, of Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC) as follows:

- (1) **Function/Land Use.** Retail, personal service, residential, and office uses shall be allowed throughout the district. In this case, the proposed use is an office building and conforms to this requirement.
- (2) **Block Face.** Building walls should be continuous along block faces to create a strong edge to the street an contribute to creating and attractive and active pedestrian environment. In this case, the building utilizes a design that gives the appearance of two (2) buildings with a continuous block face. The building will also utilize contrasting brick patterns/colors to give the appearance of two (2) attached buildings.

- (3) *Building Form*. Buildings shall be designed and constructed in a tri-partite architecture to that they have a distinct base, middle, and top. The proposed building elevations appear to conform to this requirement.
- (4) *External Façade Materials*. Ground floor exterior walls, excluding windows and doors, shall be constructed of 100% brick, natural or cast stone. The applicant is proposing to utilize 100% brick.
- (5) *Color*. The dominant color of all buildings shall be muted shades of warm grey, red, green, beige, or brown. Black, gold, and stark white shall not be used except as an accent color. The submitted building elevations indicate that the brick will be brown.
- (6) *Non-residential at Grade*. The ground floor entry must be located at the approximate elevation of the adjacent sidewalk. All of the proposed entryways conform to this requirement.

VARIANCES/EXCEPTIONS REQUESTED BY THE APPLICANT

Based on the information submitted by the applicant, staff has identified the following exception to the requirements of the Unified Development Code (UDC):

(1) *Building Standards*

- (a) *Architectural Features*. According to Subsection 4.07, *Downtown (DT) District*, of Section 4, *Commercial Districts*, of Article V, *District Development Standards*, of the Unified Development Code (UDC), each building and separate lease space at grade along the street edge shall have a functioning primary entry from the sidewalk. Such entries must be inset from the front building plane by at least five (5)-feet. Secondary entries may be set back as little as three (3)-feet. Functioning entries must be located no greater than 30-feet apart. The applicant is providing two (2) primary entries adjacent to W. Washington street; however, the entryways are not recessed five (5) feet behind the building plane. Alternatively, the applicant has provided a stoop with a canopy at the entryway located closest to the eastern property line and a canopy at the entryway closest to the western property line. Additionally, the distance between the two (2) entries is greater than 30-feet (*i.e. approximately 60-feet*). Since this does not meet the requirements stipulated in the Unified Development Code (UDC), approval of a minor waiver is required. The Unified Development Code gives staff the ability to approve minor waivers administratively; however, staff felt it necessary to allow the Architectural Review Board (ARB) and the Planning and Zoning Commission to review the request and determine if approval of a minor waiver is necessitated.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OurHometown Vision 2040 Comprehensive Plan, indicates that the subject property is located within the Downtown District and is designated for *Downtown (DT)* land uses. The Downtown District is considered to be the cultural heart of the community and embodies the small-town atmosphere that is characteristic of the City of Rockwall. Being the original town area, this district is significantly developed and contains the City's oldest residential and commercial buildings. It is expected that the Downtown District will continue to prosper through investments in appropriate infill development and adaptive reuse of existing structures. New development in this area should be held to a higher level of scrutiny than other areas of the City to ensure that the district retains its small-town character. The *Downtown (DT)* land use designation should include a combination of land uses that are complementary to the existing development pattern and are intended to add the attractive, pedestrian-oriented environment of Rockwall's historic downtown. In addition, this area is the historic core of the City and should continue to be a symbol of community life in Rockwall. Primary land uses include office, retail restaurant, and residential land uses while secondary land uses include institutional and civic land uses. In this case, the proposed office building is considered to be a primary use within the Downtown District and appears to be in conformance with the policies and goals contained in the Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB):

On November 26, 2019, the Architectural Review Board (ARB) reviewed the proposed building elevations and requested that the applicant provide additional windows for balance, to provide primary entryways adjacent to W. Washington Street, to increase the smaller building to two (2) stories, to raise the parapet on the rear of the building, and to provide an updated rendering. The applicant has provided revised plans that appear to generally conform to these requests.

On December 30, the Architectural Review Board (ARB) was unable to make a quorum, and as a result, the proposed building elevations have not been reviewed. The Architectural Review Board (ARB) will review the proposed building elevations and forward a recommendation to the Planning and Zoning Commission at the meeting on January 14, 2020.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission choose to approve the applicant's request to, then staff would propose the following conditions of approval:

- (1) All comments provided by the Planning, Engineering, and Fire Department must be addressed prior to the submittal of a building permit;
- (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.

PROJECT COMMENTS



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

DATE: 2/21/2025

PROJECT NUMBER: SP2025-004
PROJECT NAME: Amended Site Plan for 409 W. Washington Street
SITE ADDRESS/LOCATIONS: 409 W WASHINGTON ST
CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	02/19/2025	Approved w/ Comments

02/19/2025: SP2025-004; Site Plan for 409 W. Washington Street

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

I.1 This is a request by Marlin Smith of Washington Place on Highway 66, LP for the approval of a Site Plan for an Office Building on a 0.99-acre parcel of land identified as Lot 4, Block A, Washington Place Addition, City of Rockwall, Rockwall County, Texas, zoned Downtown (DT) District, situated within the SH-66 Overlay (SH-66 OV) District, and addressed as 409 W. Washington Street.

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 (SP2025-004) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 On January 14, 2020, the Planning and Zoning Commission approved a Site Plan [Case No. SP2019-044] for a three (3) story 14,789 SF office building on the subject property. The site plan approval was set to expire on January 14, 2022 in accordance with Subsection 03.05(A), Site Plan Expiration, of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC); however, at that time the applicant had an active Engineering submittal [Case No. E2020-010]. The Engineering Plans were approved on August 31, 2020, and were considered to be valid for a period of one (1) year. On June 23, 2021, the applicant submitted a building permit [Case No. COM2021-3194]; however, this permit expired due to inactivity on June 23, 2022.

M.5 Photometric Plan. Please provide a photometric plan that meets the requirements of the UDC. The allowable maximum light intensity measured at the property line of any non-residentially zoned lot shall be 0.2 of one (1) footcandle or 0.2 FC.

I.6 Please note that failure to address all comments provided by staff by 3:00 PM on March 4, 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.7 Please note the scheduled meetings for this case:

(1) Planning & Zoning Work Session meeting will be held on February 25, 2025.

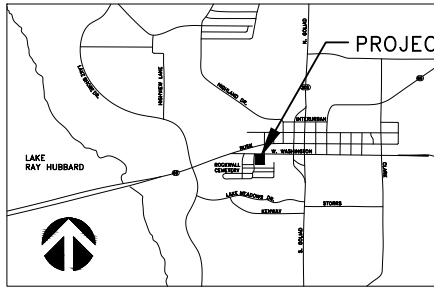
I.8 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission,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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/21/2025	Approved w/ Comments
02/21/2025: 1. Engineering plans will have to be reviewed.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/21/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	02/19/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	02/18/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	02/19/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	02/18/2025	Approved w/ Comments
02/18/2025: There are better varieties of turfgrass available now such as Tif Tuf, Latitude 36 or Tahoma 31 that are more shade, drought, wear and cold tolerant			

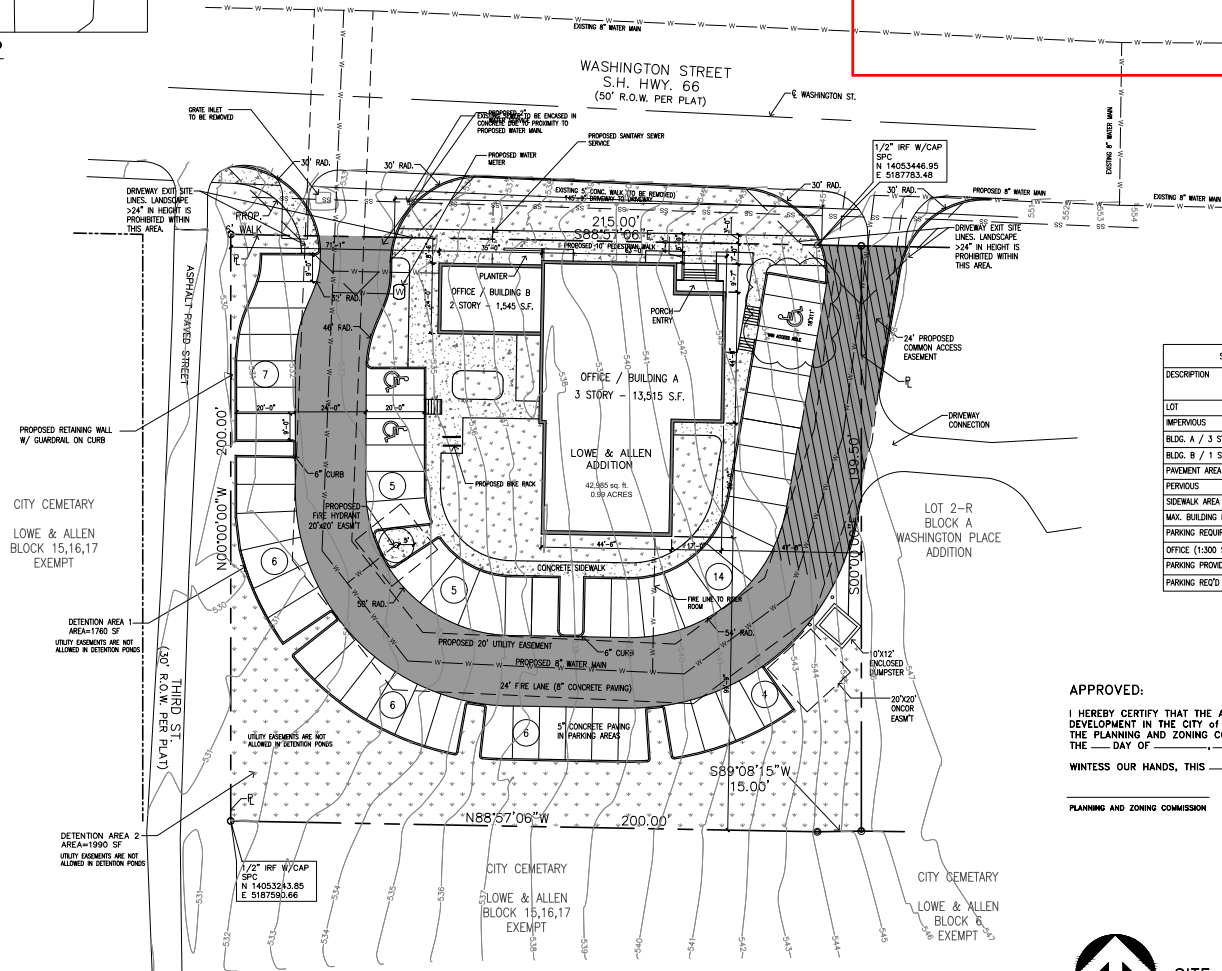
BUILDERS COPY

**Keep On Job Site At All Times
For Inspection Use**

Engineering plans will have to be reviewed.



VICINITY MAP



SITE SUMMARY - COMMERCIAL ZONING

DESCRIPTION	LOT	PERCENTAGE
LOT	42,985 S.F.	100 %
IMPERVIOUS	31,453 S.F.	73.1%
BLDG. A / 3 STORY SURFACE AREA	4,929 S.F.	11.4%
BLDG. B / 1 STORY SURFACE AREA	840	1.9%
PAVEMENT AREA	21,049 S.F.	48.9%
PERVIOUS	11,532 S.F.	26.8%
SIDEWALK AREA	4,635 S.F.	10.7%
MAX. BUILDING HEIGHT PROPOSED	40 FT 6 IN	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	15,844 S.F.	
PARKING PROVIDED	53	
PARKING REQ'D	53	

APPROVED:

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

WITNESS OUR HANDS, THIS ____ DAY OF ____.

PLANNING AND ZONING COMMISSION DIRECTOR OF PLANNING AND ZONING

OWNER/DEVELOPER:
LMGC, LLC
JIMMY MCCLINTOCK
(972)983-2222
3021 RIDGE RD.
ROCKWALL, TEXAS 75087

ARCHITECT/PLANNER:
RAMSAY & REYES, LLC
ROSS RAMSAY
(214)536-5306
2235 RIDGE RD., STE 201
ROCKWALL, TEXAS 75087



SITE PLAN
SCALE: 1"=20'
0 20' 40'



ARCHITECTONICS TEXAS, LLC
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 201
ROCKWALL, TEXAS 75087



REVISIONS

NO.	DATE	DESCRIPTION
1	06/22/2021	RESPONSE TO CITY COMMENTS

BUSINESS PARK
409 W. WASHINGTON
ROCKWALL, TEXAS 75087

PROJECT No. _____
DRAWN BY _____
CHECKED BY _____
DATE 06/22/2021
SCALE _____
SHEET NO. 01

SITE PLAN

S1.0

SP2019-044



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 409 W. WASHINGTON ST. ROCKWALL TX 75087

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION BLOCK 14, LOWE & ALLEN ADDITION, VOL. K, PG. 242 MAP RECORDS OF ROCKWALL CO.

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING DOWNTOWN -

CURRENT USE

UNDEVELOPED

PROPOSED ZONING

PROPOSED USE

OFFICE BUILDING

ACREAGE

0.99

LOTS [CURRENT]

ONE

LOTS [PROPOSED]

ONE

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 Washington Place on Hwy. 66 LP

APPLICANT

CONTACT PERSON Marlin Smith

CONTACT PERSON

ADDRESS 5196 Hwy 276 W

ADDRESS

Suite B27

CITY, STATE & ZIP Royse City, TX 75189

CITY, STATE & ZIP

PHONE 972-922-6369

PHONE

E-MAIL smith.marlin@pm.me

E-MAIL

NOTARY VERIFICATION [REQUIRED]

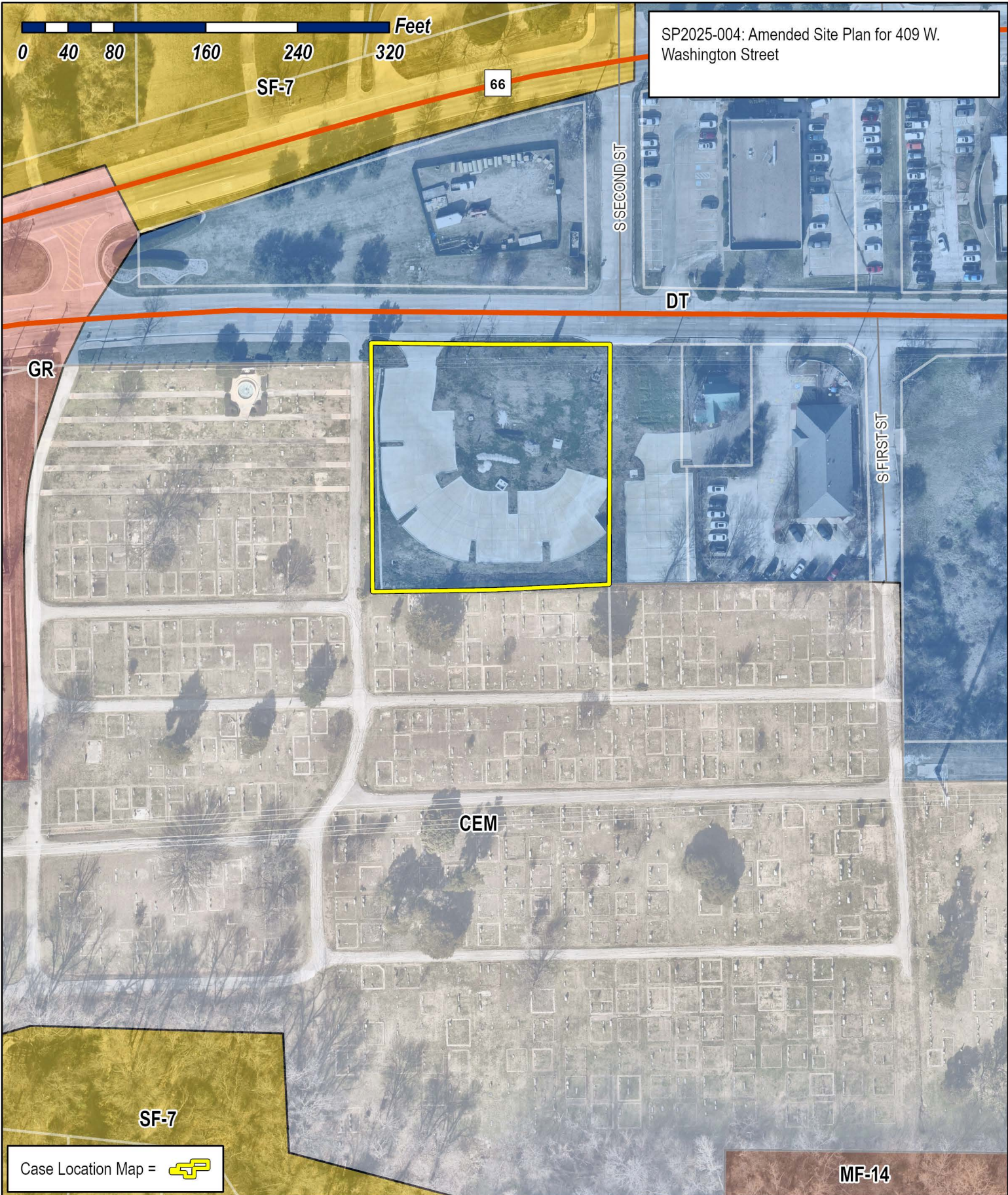
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Marlin Smith [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING

"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 10 DAY OF February 2025. 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 10 DAY OF Feb 2025
OWNER'S SIGNATURE Marlin R. Smith



NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Chalie N Whitworth MY COMMISSION EXPIRES



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.





ARCHITECTONICS TEXAS, LLC
ARCHITECTURE - MANAGEMENT

2535 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087



REV	DATE	DESCRIPTION
1	06/22/2021	ISSUED FOR PERMITS
2		REVISIONS
3		DESCRIPTION
4		REVISION TO CITY COMMENTS

PROJECT NAME AND ADDRESS:
BUSINESS PARK
409 W. WASHINGTON
ROCKWALL, TEXAS 75087

PROJECT No.	----
DRAWN BY	----
CHECKED BY	----
DATE	06/22/2021
SCALE	----
SHEET NO.	of

DRAWING NAME:
ELEVATION NORTH & SOUTH

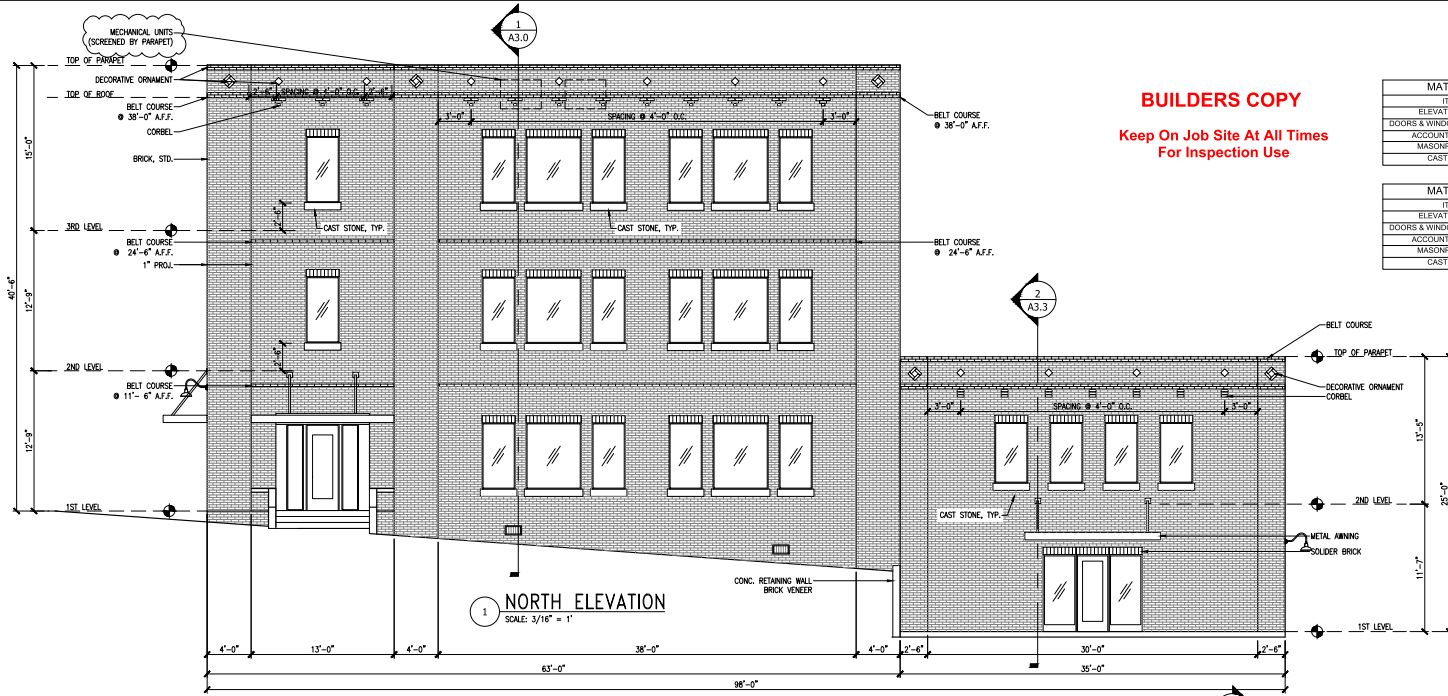
A2.0

SP2019-044

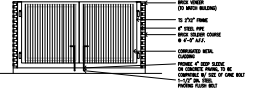
BUILDERS COPY
Keep On Job Site At All Times
For Inspection Use

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		2,743	
DOORS & WINDOWS (DEDUCTED)		488	
ACCOUNTABLE AREA		2,255	100%
MASONRY - BRICK		2,178	96%
CAST STONE		77	4%

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		893	
DOORS & WINDOWS (DEDUCTED)		127	
ACCOUNTABLE AREA		766	100%
MASONRY - BRICK		740	96%
CAST STONE		26	4%



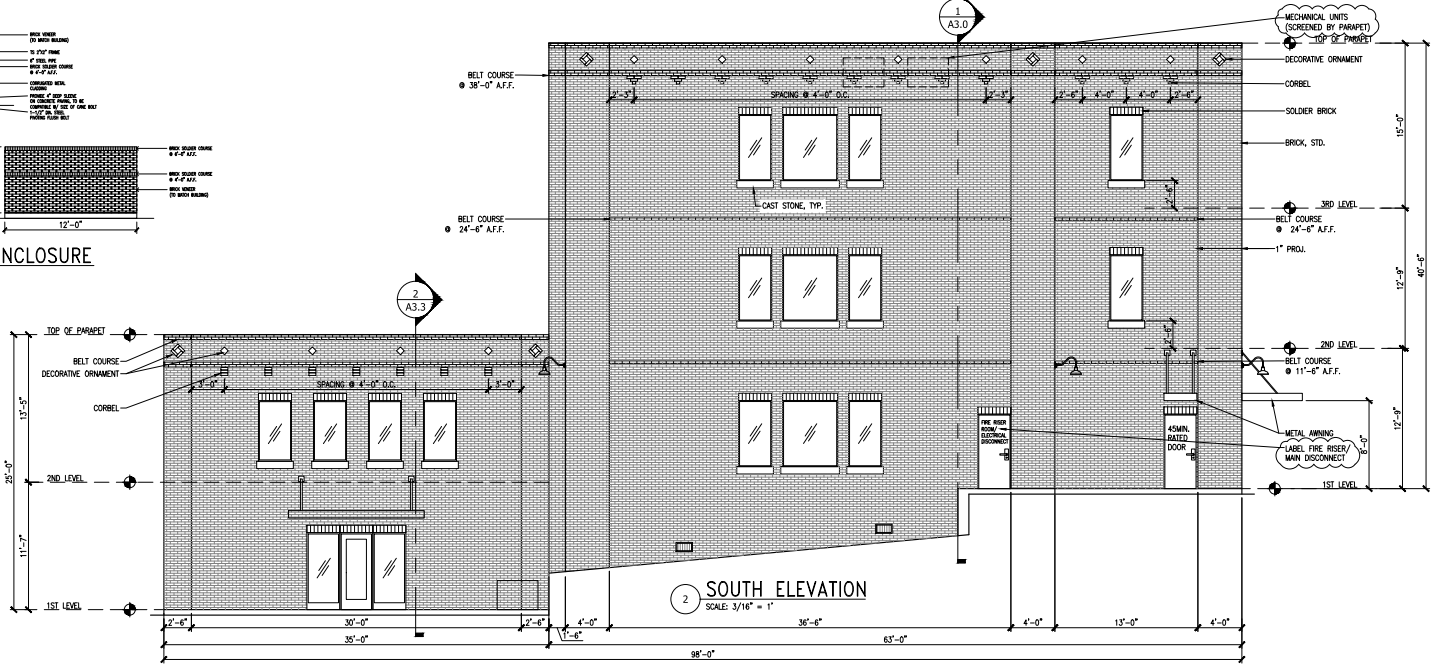
1 NORTH ELEVATION
SCALE: 3/16" = 1"



1 DUMPSTER ENCLOSURE
SCALE: 3/16" = 1"

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		2,804	
DOORS & WINDOWS (DEDUCTED)		233	
ACCOUNTABLE AREA		2,567	100%
MASONRY - BRICK		1,770	97%
CAST STONE		77	3%

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		803	
DOORS & WINDOWS (DEDUCTED)		107	
ACCOUNTABLE AREA		796	100%
MASONRY - BRICK		758	95%
CAST STONE		38	4%



2 SOUTH ELEVATION
SCALE: 3/16" = 1"



ARCHITECTONICS TEXAS, LLC
 ARCHITECTURE - MANAGEMENT
 2333 RIDGE RD. STE. 200
 ROCKWALL, TEXAS 75087



DATE	10/17/2021
REVISIONS	
DESCRIPTION	
RESPONSE TO CIP COMMENTS	
NO.	
DATE	

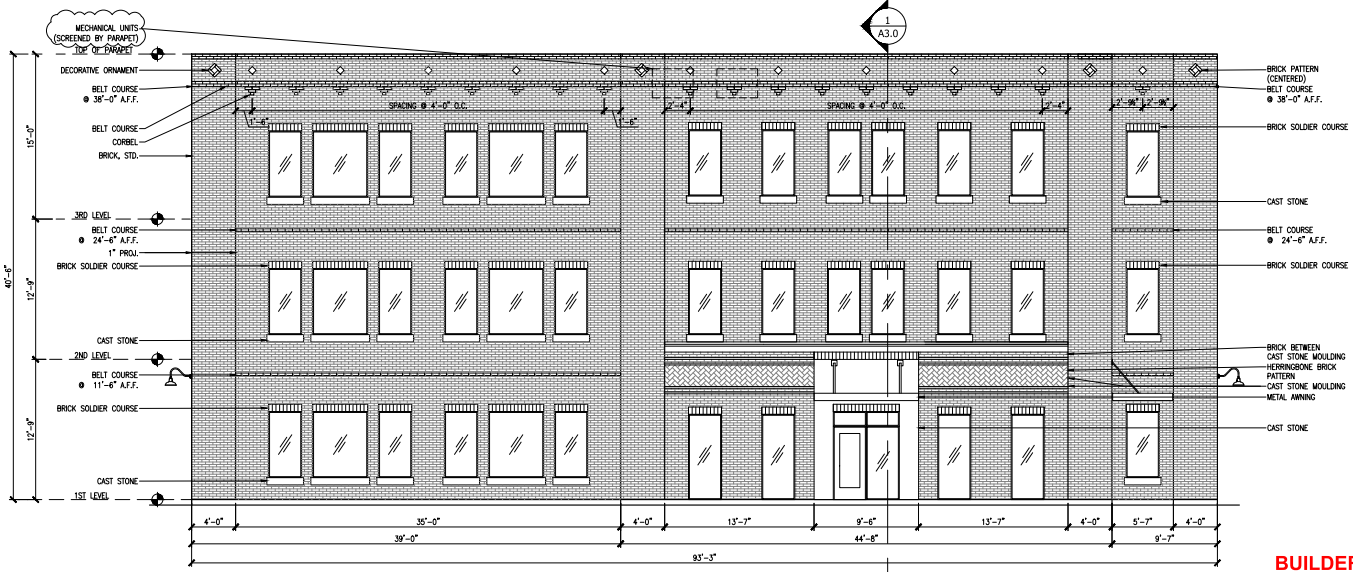
PROJECT NAME AND ADDRESS:
BUSINESS PARK
 409 W. WASHINGTON
 ROCKWALL, TEXAS 75087

PROJECT No.	----
DRAWN BY	
CHECKED BY	
DATE	06/22/2021
SCALE	
SHEET NO.	of

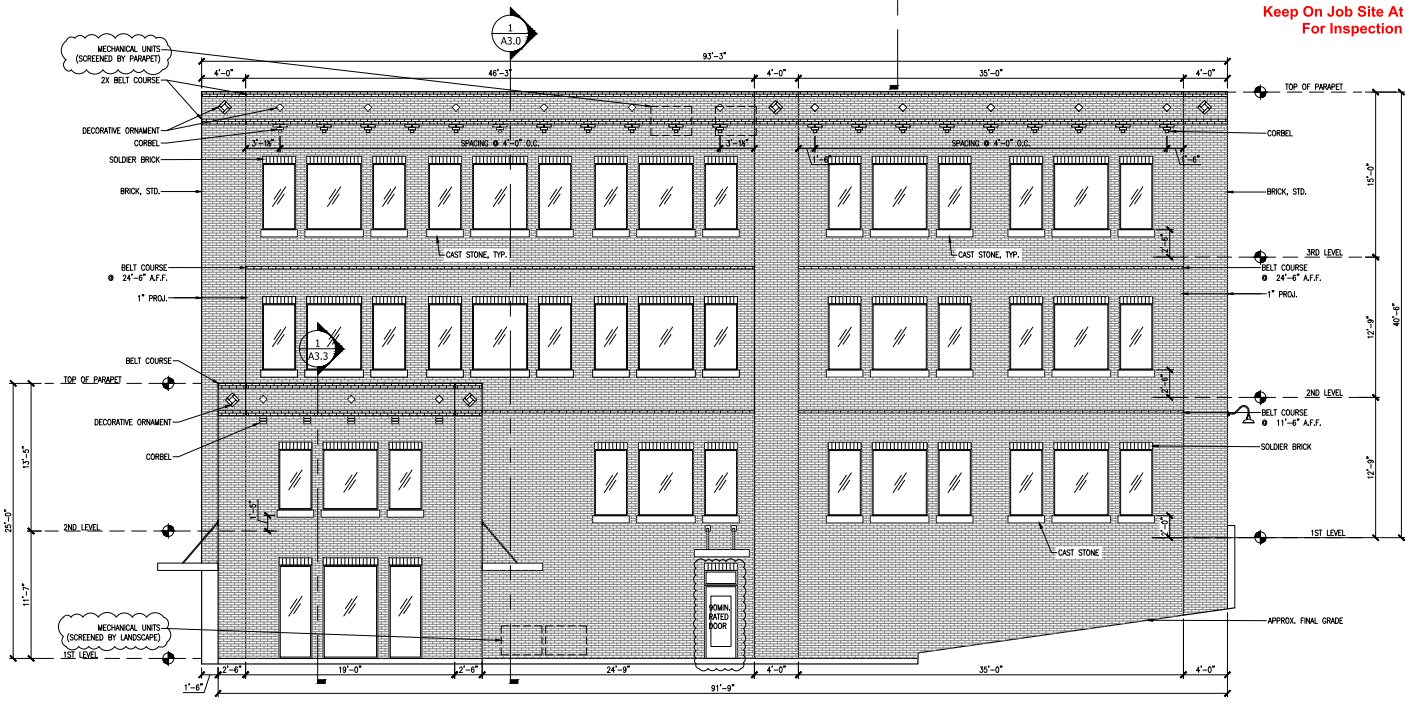
DRAWING NAME:
ELEVATION EAST & WEST

A2.1

SP2019-044



BUILDERS COPY
 Keep On Job Site At All Times
 For Inspection Use



MATERIAL USAGE (%) - BLDG 'A' EAST

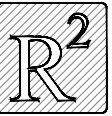
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ELEVATION AREA		3,810	
DOORS & WINDOWS (DEDUCTED)		960	
ACCOUNTABLE AREA		3,150	100%
MASONRY		3,080	97%
CAST STONE		70	3%

MATERIAL USAGE (%) - BLDG 'A' WEST

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		4,176	
DOORS & WINDOWS (DEDUCTED)		353	
ACCOUNTABLE AREA		3,323	100%
MASONRY		3,219	97%
CAST STONE		104	3%

MATERIAL USAGE (%) - BLDG 'B' WEST

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		904	
DOORS & WINDOWS (DEDUCTED)		136	
ACCOUNTABLE AREA		468	100%
MASONRY		460	99%
CAST STONE		8	1%



R Squared Consulting
Engineers, Inc.



Richard L. Herlihy

Firm Registration: F-15033
4720 Worchester Lane
McKinney, Texas 75070
972-814-5057, 214-648-5118
© COPYRIGHT 2021

CONSULTANTS

409 Washington

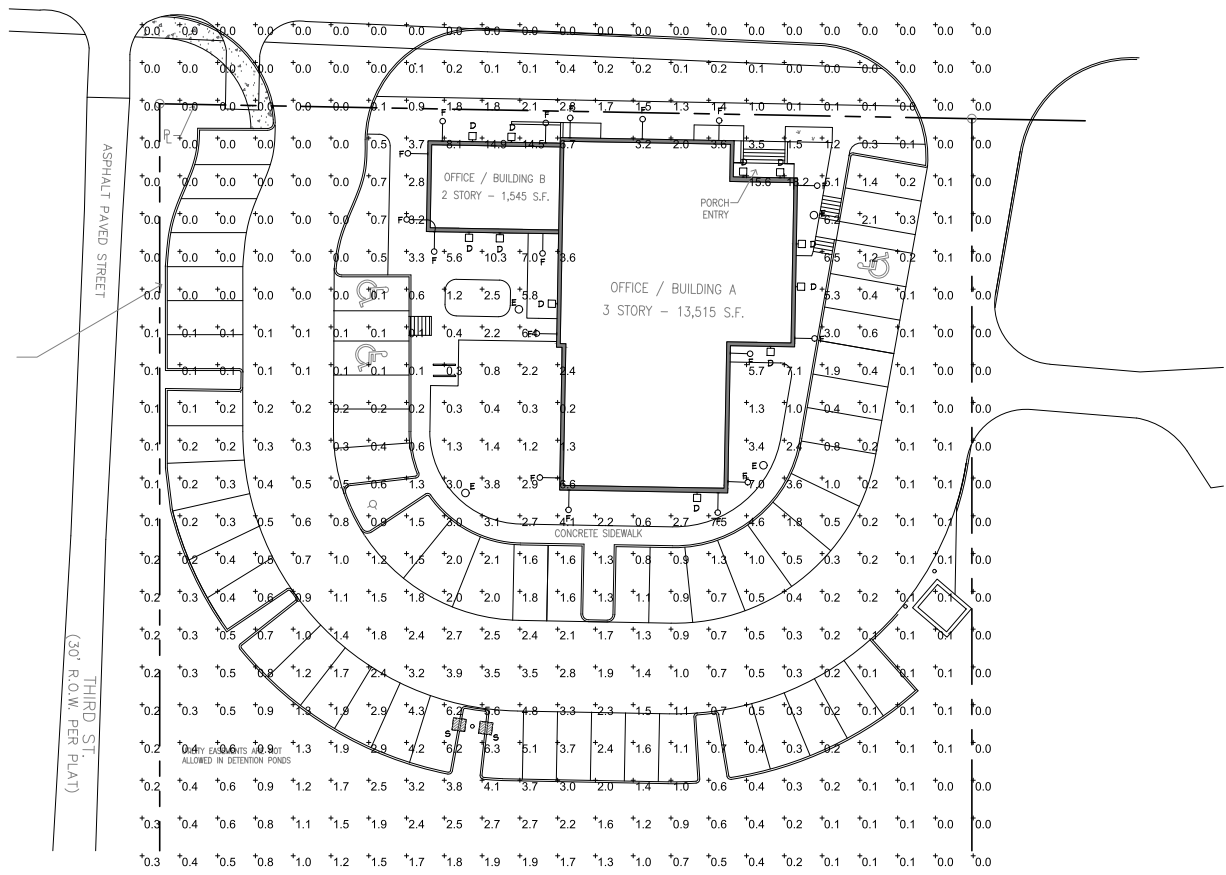
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ISSUE:	04/23/2022	
PROJECT NO:	1803	
FILE:	Photometric Plan.dwg	
DRAWN BY:	RL	
CHECKED BY:	RL	

SHEET TITLE

PHOTOMETRIC
PLAN

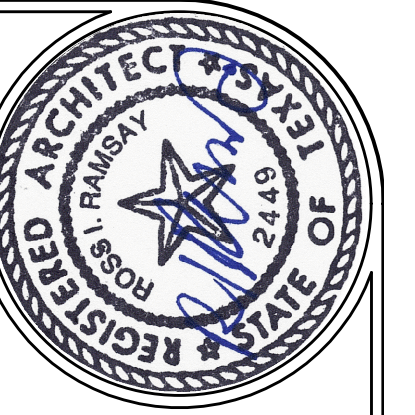
E2.5

WASHINGTON STREET
S.H. HWY. 66
(50' R.O.W. PER PLAT)



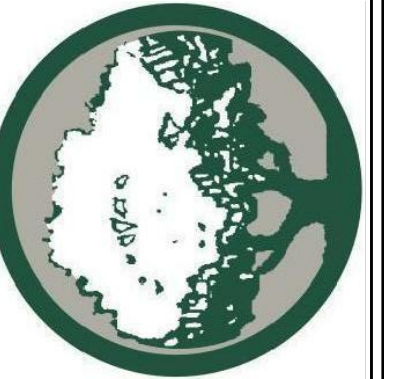
01 PHOTOMETRIC SITE PLAN
SCALE: 1/8"=1'-0"

BUILDERS COPY
Keep On Job Site At All Times
For Inspection Use



RAMSAY & REYES, LLC
ARCHITECTURE - MANAGEMENT

2235 RIDGE RD., STE. 200
ROCKWALL, TEXAS 75087



NO.	DATE	REVISIONS / DESCRIPTIONS/ISSUE

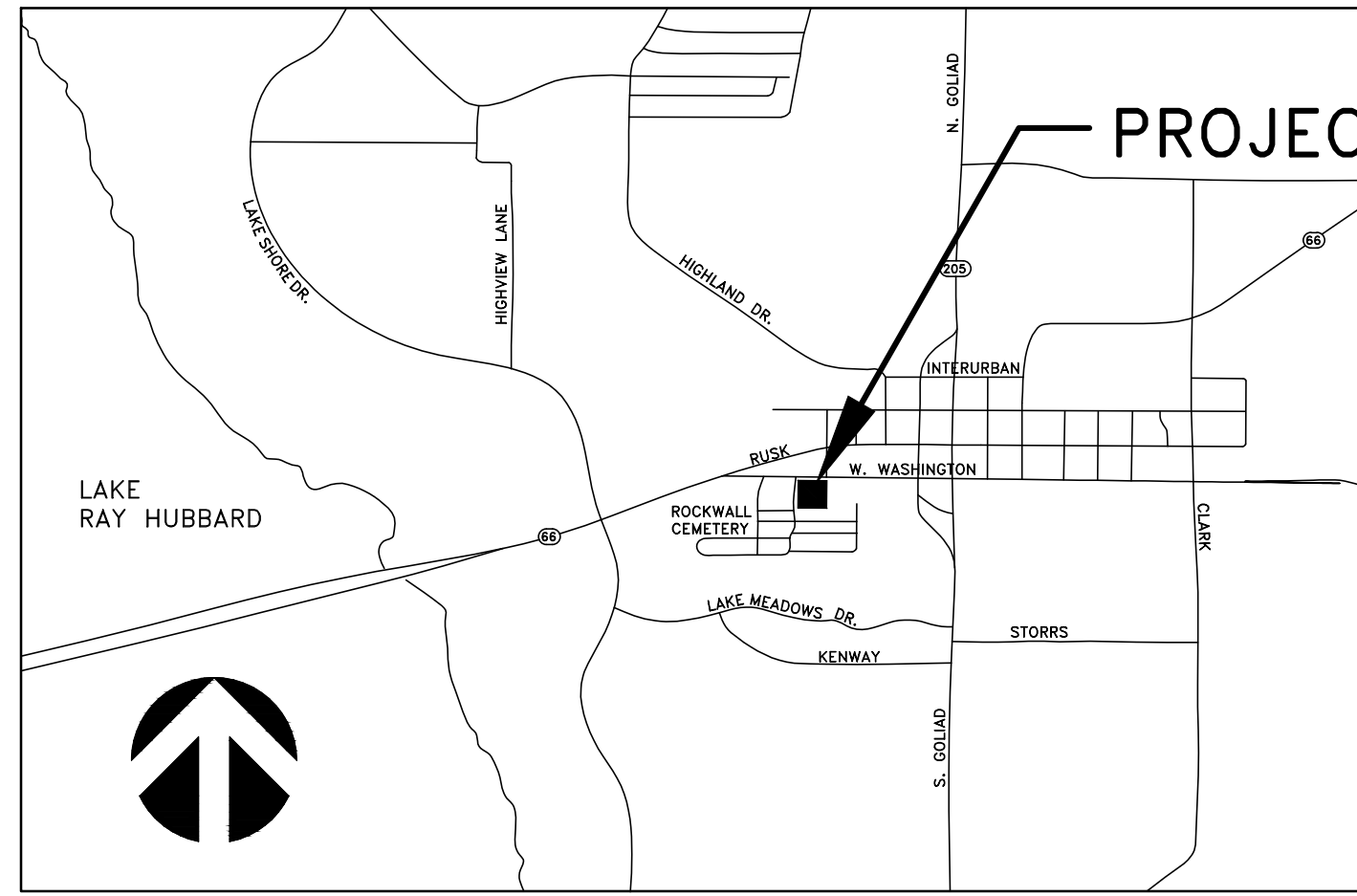
PROJECT NAME AND ADDRESS:
BUSINESS PARK
409 W. WASHINGTON
ROCKWALL, TEXAS 75087

PROJECT No.	
DRAWN BY	SR
CHECKED BY	RR
DATE	01/07/2020
SCALE	1" = 20'
SHEET NO.	of

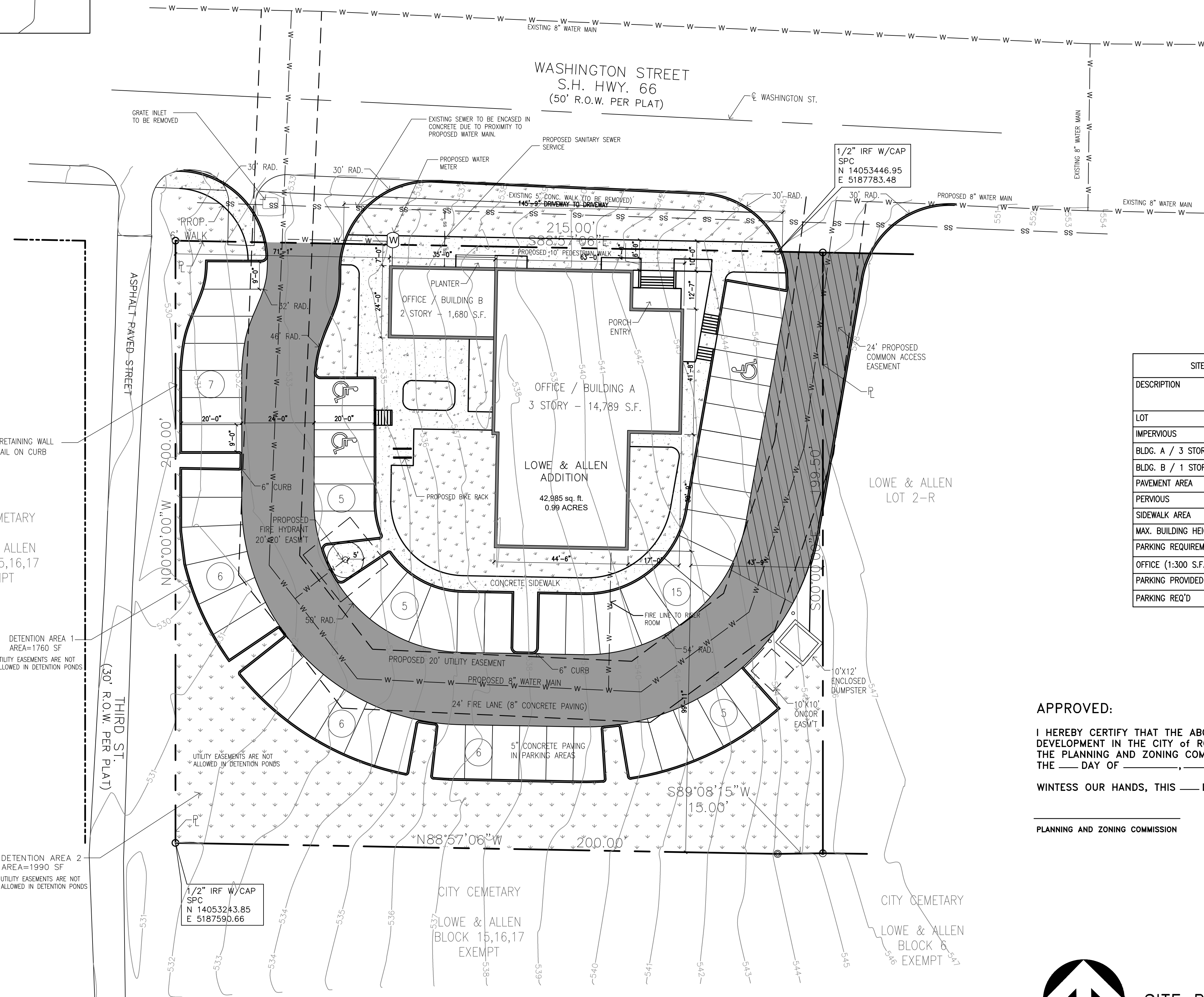
DRAWING NAME:
SITE PLAN

S1.0

SP2019-044



VICINITY MAP



SITE SUMMARY - COMMERCIAL ZONING		
DESCRIPTION		LOT PERCENTAGE
LOT	42,985 S.F.	100 %
IMPERVIOUS	31,453 S.F.	73.1%
BLDG. A / 3 STORY SURFACE AREA	4,929 S.F.	11.4%
BLDG. B / 1 STORY SURFACE AREA	840	1.9%
PAVEMENT AREA	21,049 S.F.	48.9 %
PERVIOUS	11,532 S.F.	26.8 %
SIDEWALK AREA	4,635 S.F.	10.7 %
MAX. BUILDING HEIGHT PROPOSED	40 FT 6 IN	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	16,469 S.F.	
PARKING PROVIDED	55	
PARKING REQ'D	55	

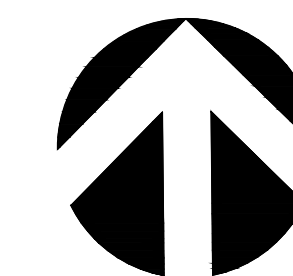
APPROVED:

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

WITNESS OUR HANDS, THIS ___ DAY OF ___,

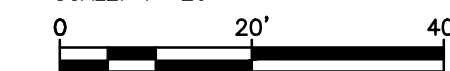
PLANNING AND ZONING COMMISSION

DIRECTOR OF PLANNING AND ZONING



SITE PLAN

SCALE: 1"=20'



OWNER/DEVELOPER:
LMGC, LLC
JIMMY MCCLINTOCK
(972)983-2222
3021 RIDGE RD.
ROCKWALL, TEXAS 75087

ARCHITECT/PLANNER:
RAMSAY & REYES, LLC
ROSS RAMSAY
(214)536-5306
2235 RIDGE RD. STE 201
ROCKWALL, TEXAS 75087

PLANT SCHEDULE SITE SCREENING

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	Ao	Acer rubrum 'October Glory' / October Glory Red Maple 4" cal.	B & B	4 16"
	Cl	Chilopsis linearis 'Lucretia Hamilton' / Desert Willow 3" cal.	B & B	5 15"
	Cp	Cornus florida 'Cherokee Princess' / White Dogwood 3" cal.	B & B	2 6"
	Mdd	Magnolia grandiflora 'D.D. Blanchard' / Dwarf Magnolia 3" cal.	45 gal	2 6"
	Pe	Pinus ularica / Afghan Pine 6" cal.	B & B	2 12"
	Om	Quercus macrocarpa / Burr Oak 6" cal.	B & B	2 12"
	Qv	Quercus virginiana / Southern Live Oak 6" cal.	B & B	2 12"
	Ss	Sophora secundiflora / Texas Mountain Laurel 2" cal.	20" Box	3 6"
	Ul	Ulmus parviflora / Chinese Lacebark Elm 3" cal.	B & B	4 12"
	Vc	Vitex agnus-castus / Chaste Tree 3" cal.	B & B	10 30"
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Hp	Hesperaloe parviflora / Red Yucca	3 gal	8
	Lm	Lantana montevidensis 'New Gold' / Gold Lantana	3 gal	3
	Lg	Leucophyllum frutescens 'Green Cloud' TM / Texas Ranger	5 gal	12
	Ls	Ligustrum sinense 'Sunshine' / Sunshine Ligustrum	5 gal	30
	Lp	Loropetalum chinense 'Purple Diamond' / Fringe Flower	3 gal	21
	Msc	Mahonia 'Soft Caress' / Soft Caress Mahonia	3 gal	7
	Ma	Miscanthus sinensis 'Adagio' / Dwarf Maiden Grass	3 gal	6
	Ptv	Pittosporum tobira 'Variegata' / Variegated Mock Orange	5 gal	15
	Ptw	Pittosporum tobira 'Wheeler's Dwarf' / Dwarf Pittosporum	3 gal	5
	Rop	Rosmarinus officinalis 'Prostratus' / Trailing Rosemary	3 gal	7
	Sg	Salvia greggii 'Pink' / Pink Autumn Sage	3 gal	6
	Yp	Yucca pendula / Soft Leaf Yucca	5 gal	2
CACTI	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Af	Agave ovatifolia 'Frosty Blue' / Whale's Tongue Agave	5 gal	3
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	Ch	Cynodon dactylon '419 Hybrid' / Bermuda Grass	sod	2,245 sf

REQUIRED PLANTINGS

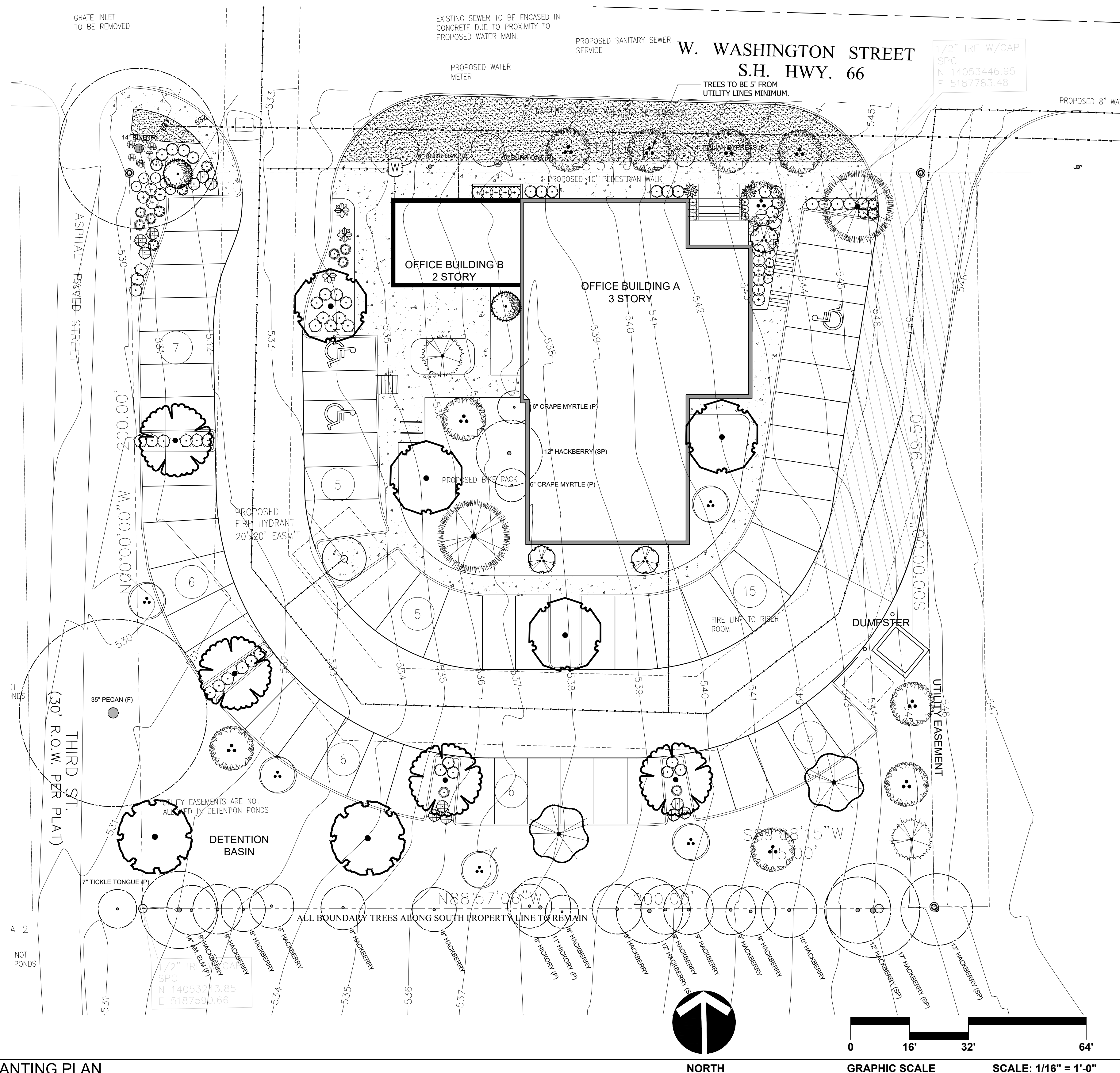
A. STREET TREES:
1 TREE FOR EVERY 50 L.F. OF FRONTAGE W Washington Street - 215 / 50 = 4.3
4 TREES REQUIRED
(6) 3" TREES PROVIDED
(1) 6" TREE PROVIDED

THE IRRIGATION SYSTEM FOR THIS PROJECT IS TO CONSIST OF A 12 STATION SMART CONTROLLER WITH WI-FI CAPABILITIES AND A WIRELESS RAIN / FREEZE SENSOR. SHRUBS WILL BE IRRIGATED WITH IN-LINE DRIP TUBE FED FROM 1" DRIP ZONE VALVE ASSEMBLIES. LAWN AREAS TO BE IRRIGATED WITH LOW FLOW ROTARY NOZZLES ON 4" POP-UP BODIES. POINT OF CONNECTION, BACKFLOW, WYE STRAINER AND SHUT OFF VALVE TO BE INSTALLED PER CITY OF HOUSTON STANDARD IRRIGATION REQUIREMENTS.

TREE DESIGNATION KEY

SYMBOL	DESCRIPTION	MITIGATION RATIO
P	PROTECTED TREE	(1 : 1)
SP	SECONDARY PROTECTED TREE	(1 : .5)
F	FEATURE TREE	(1 : 2)
D	DISEASED TREE PER ARBORIST	(1 : 0)

SITE SUMMARY		
DESCRIPTION	AREA	LOT PERCENTAGE
LOT	42,985 S.F.	100 %
IMPERVIOUS	31,708 S.F.	73.8%
BLDG. A / 3 STORY SURFACE AREA	4,962 S.F.	11.5%
BLDG. B / 1 STORY SURFACE AREA	808 S.F.	1.9%
PAVEMENT AREA	21,049 S.F.	48.9 %
PERVIOUS	11,277 S.F.	26.2 %
SIDEWALK AREA	4,889 S.F.	11.4 %
MAX. BUILDING HEIGHT PROPOSED	40 FT 6 IN	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	16,502 S.F.	
PARKING PROVIDED	55	
PARKING REQ'D	55	



Landscape Architecture
 TX #5629 NV #583
MAYER
 Design Studio
 2617 Jasmine Lane
 Plano, TX 75074
 voice (702) 339-0825
 mike@mayerdesignstudio.com



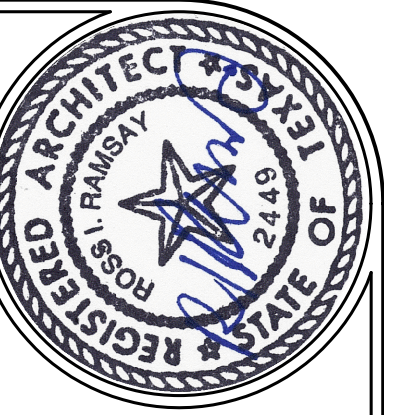
REVISIONS	DATE	BY

PLANTING PLAN

JOB:
BUSINESS PARK
 409 W WASHINGTON ST
 ROCKWALL, TX 75087

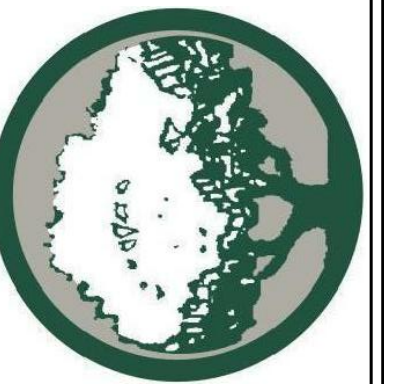
19-20-03
 DATE: JANUARY 7, 2020

L2.1
 SHEET:



RAMSAY & REYES, LLC
 ARCHITECTURE - MANAGEMENT

2235 RIDGE RD., STE. 200
 ROCKWALL, TEXAS 75087



DATE	REVISIONS / DESCRIPTIONS / ISSUE

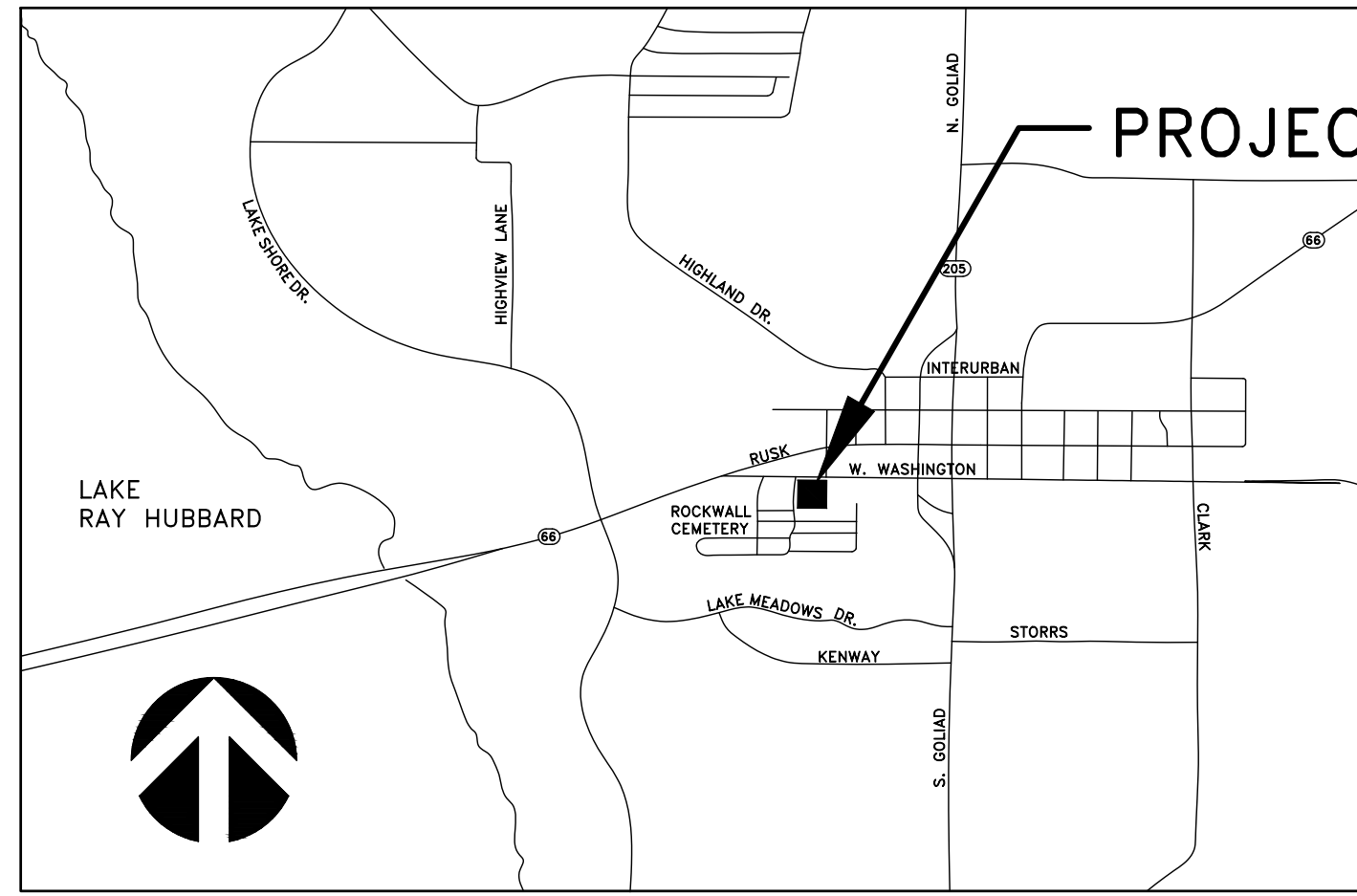
PROJECT NAME AND ADDRESS:
BUSINESS PARK
 409 W. WASHINGTON
 ROCKWALL, TEXAS 75087

PROJECT No.	
DRAWN BY	SR
CHECKED BY	RR
DATE	01/07/2020
SCALE	1" = 20'
SHEET NO.	of

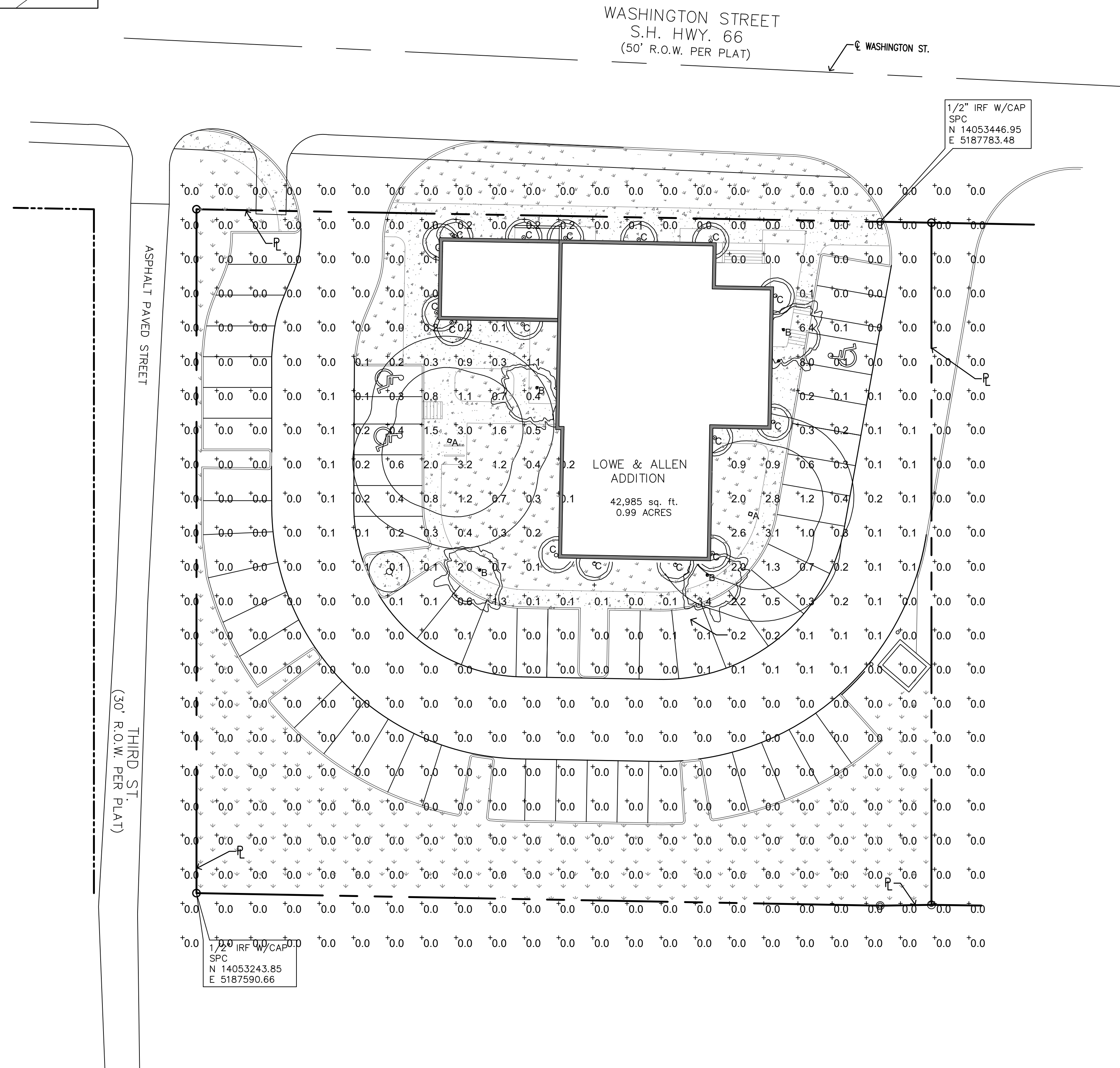
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PHOTOMETRIC SITE PLAN

E1

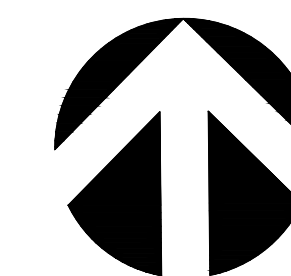
SP2019-044



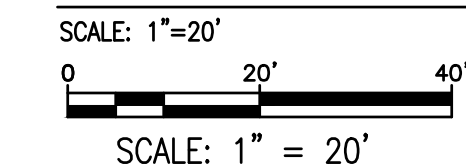
VICINITY MAP



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PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	16,469 S.F.	
PARKING PROVIDED	55	
PARKING REQ'D	55	



PHOTOMETRIC SITE PLAN



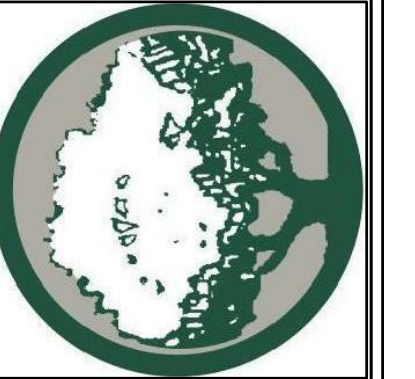
OWNER/DEVELOPER:
 LMGC, LLC
 JIMMY McCLINTOCK
 (972)983-2222
 3021 RIDGE RD.
 ROCKWALL, TEXAS 75087

ARCHITECT/PLANNER:
 RAMSAY & REYES, LLC
 ROSS RAMSAY
 (214)536-5306
 2235 RIDGE RD. STE 201
 ROCKWALL, TEXAS 75087



RAMSAY & REYES, LLC
ARCHITECTURE - MANAGEMENT

2235 RIDGE RD., STE. 200
ROCKWALL, TEXAS 75087



NO.	DATE	REVISIONS / ISSUES

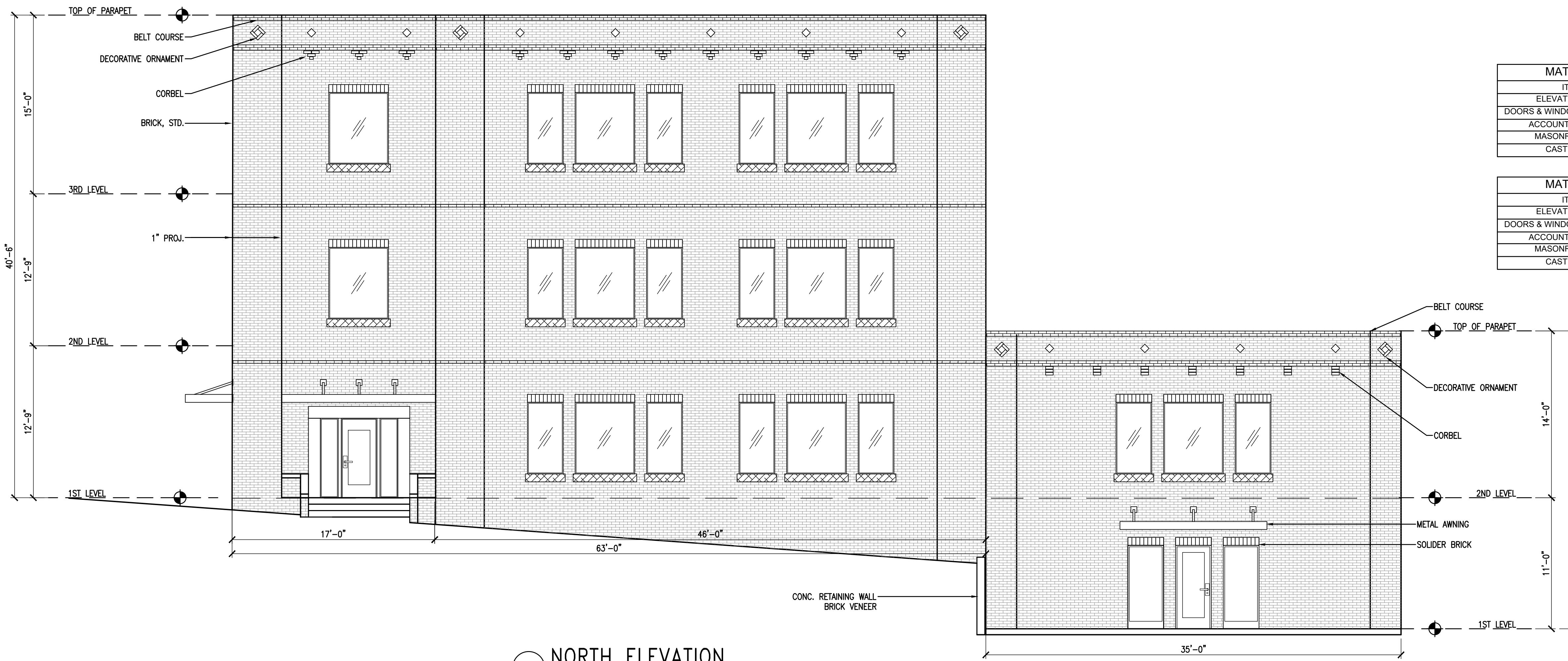
PROJECT NAME AND ADDRESS:
BUSINESS PARK
409 W. WASHINGTON
ROCKWALL, TEXAS 75087

PROJECT No.	----
DRAWN BY	SR
CHECKED BY	RR
DATE	01/07/2020
SCALE	3/16" = 1'
SHEET NO.	of

DRAWING NAME:
**ELEVATION
NORTH & SOUTH**

A-201

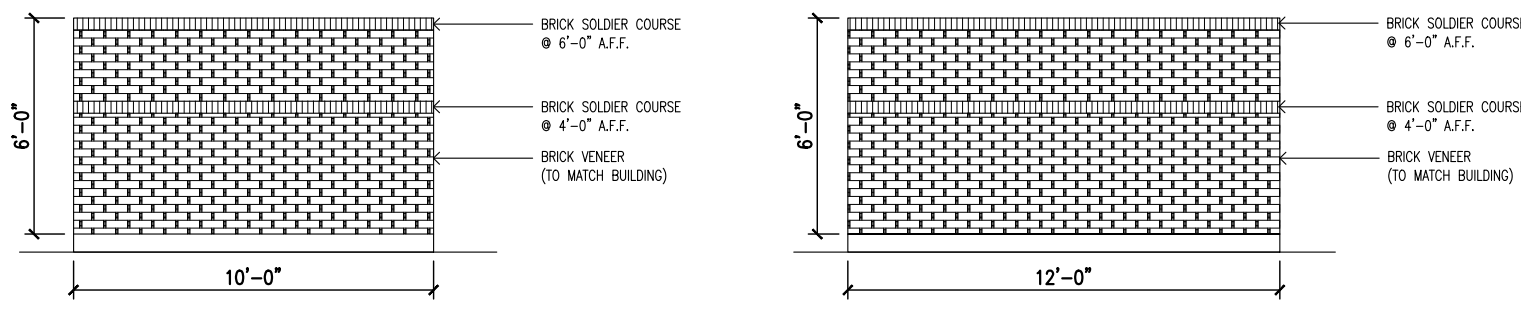
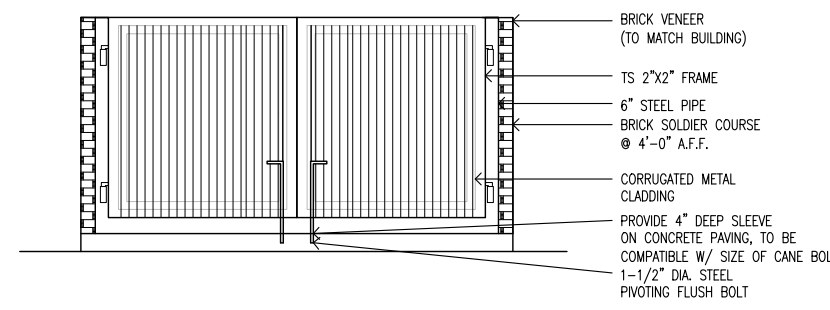
SP2019-044



ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		2,743	
DOORS & WINDOWS (DEDUCTED)		488	
ACCOUNTABLE AREA		2,255	100%
MASONRY - BRICK		2,178	96%
CAST STONE		77	4%

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		893	
DOORS & WINDOWS (DEDUCTED)		127	
ACCOUNTABLE AREA		766	100%
MASONRY - BRICK		740	96%
CAST STONE		26	4%

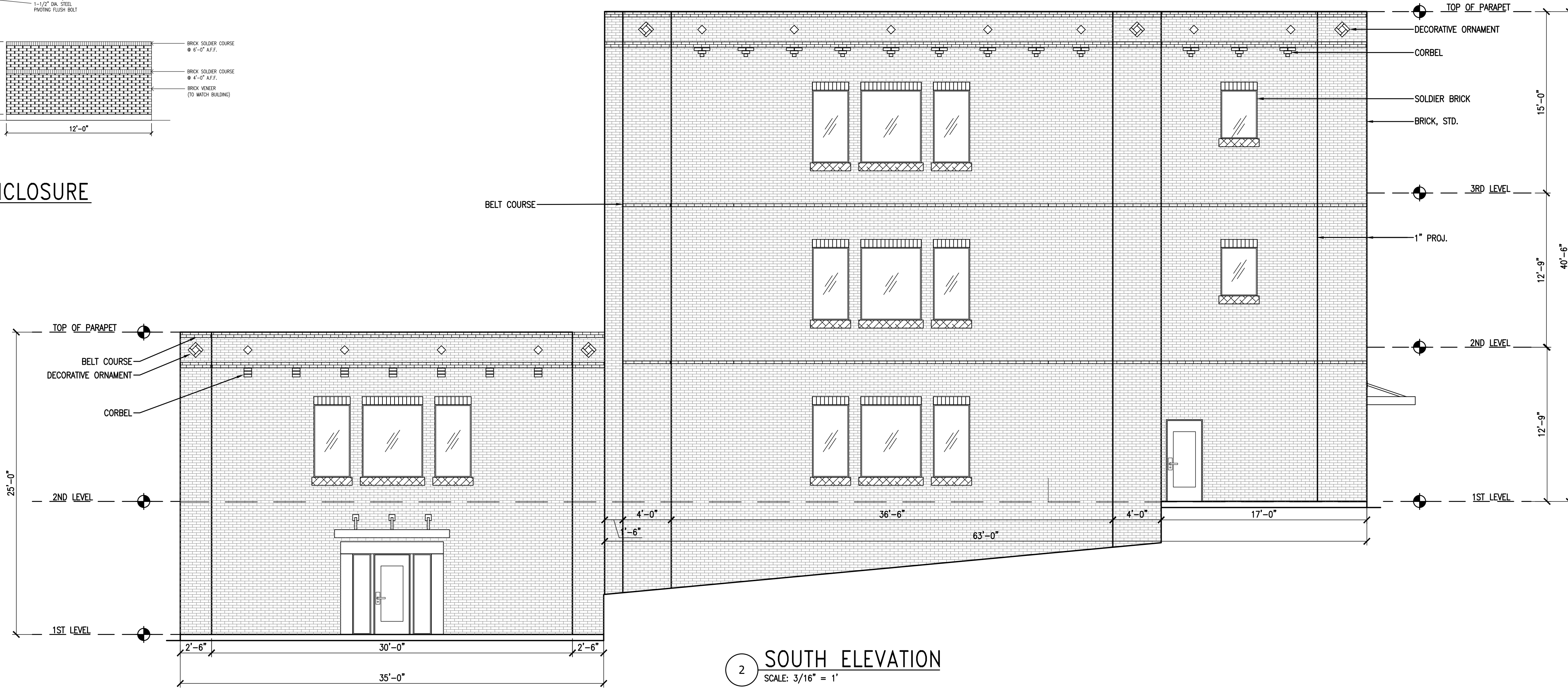
1 NORTH ELEVATION
SCALE: 3/16" = 1'



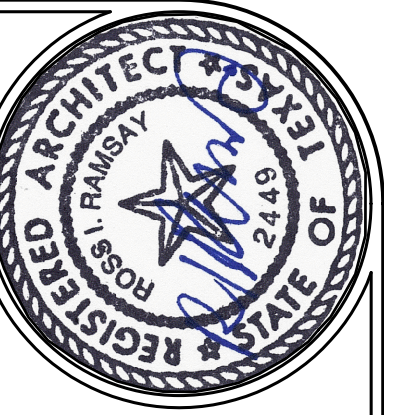
1 DUMPSTER ENCLOSURE
SCALE: 3/16" = 1'

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		2,804	
DOORS & WINDOWS (DEDUCTED)		237	
ACCOUNTABLE AREA		2,567	100%
MASONRY - BRICK		1,770	97%
CAST STONE		77	3%

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		893	
DOORS & WINDOWS (DEDUCTED)		107	
ACCOUNTABLE AREA		786	100%
MASONRY - BRICK		756	96%
CAST STONE		30	4%

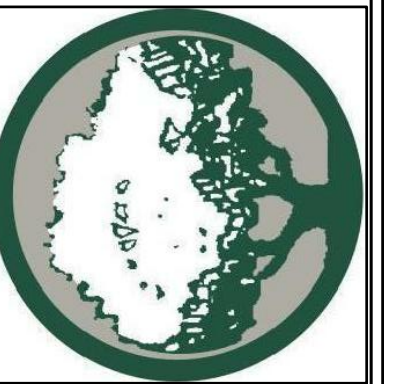


2 SOUTH ELEVATION
SCALE: 3/16" = 1'



RAMSAY & REYES, LLC
ARCHITECTURE - MANAGEMENT

2235 RIDGE RD., STE. 200
ROCKWALL, TEXAS 75087



DATE	REVISIONS / DESCRIPTIONS / ISSUE

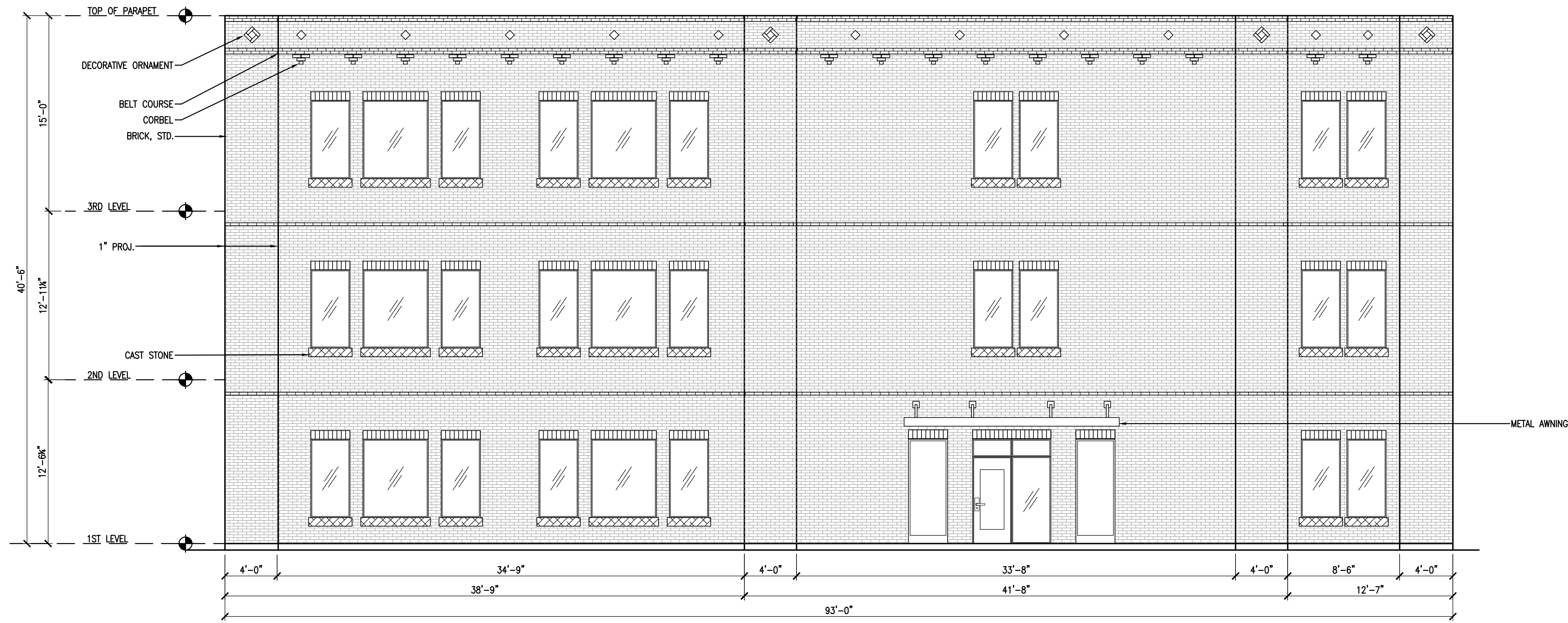
PROJECT NAME AND ADDRESS:
BUSINESS PARK
409 W. WASHINGTON
ROCKWALL, TEXAS 75087

PROJECT No.	----
DRAWN BY	SR
CHECKED BY	RR
DATE	01/07/2020
SCALE	3/16" = 1'
SHEET NO.	of

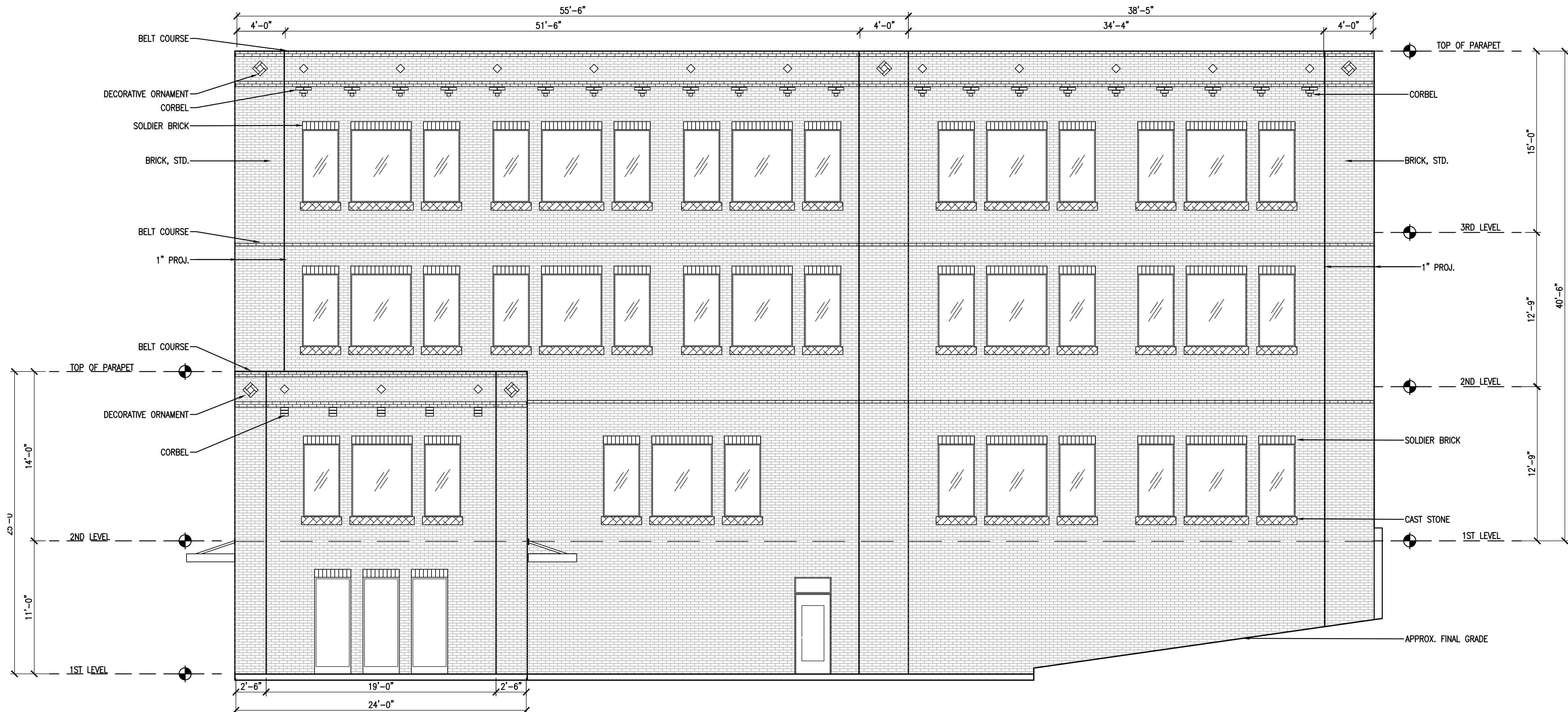
DRAWING NAME:
**ELEVATION
EAST & WEST**

A-202

SP2019-044



1 EAST ELEVATION
SCALE: 3/16" = 1'



2 WEST ELEVATION
SCALE: 3/16" = 1'

MATERIAL USAGE (%) - BLDG 'A' EAST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		3,810	
DOORS & WINDOWS (DEDUCTED)		660	
ACCOUNTABLE AREA		3,150	100%
MASONRY		3,080	97%
CAST STONE		70	3%

MATERIAL USAGE (%) - BLDG 'A' WEST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		4,176	
DOORS & WINDOWS (DEDUCTED)		853	
ACCOUNTABLE AREA		3,323	100%
MASONRY		3,219	97%
CAST STONE		104	3%

MATERIAL USAGE (%) - BLDG 'B' WEST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		604	
DOORS & WINDOWS (DEDUCTED)		136	
ACCOUNTABLE AREA		468	100%
MASONRY		460	99%
CAST STONE		8	1%



Consistent with LEED® goals & Green Globes® criteria for light pollution reduction

PRODUCT OVERVIEW

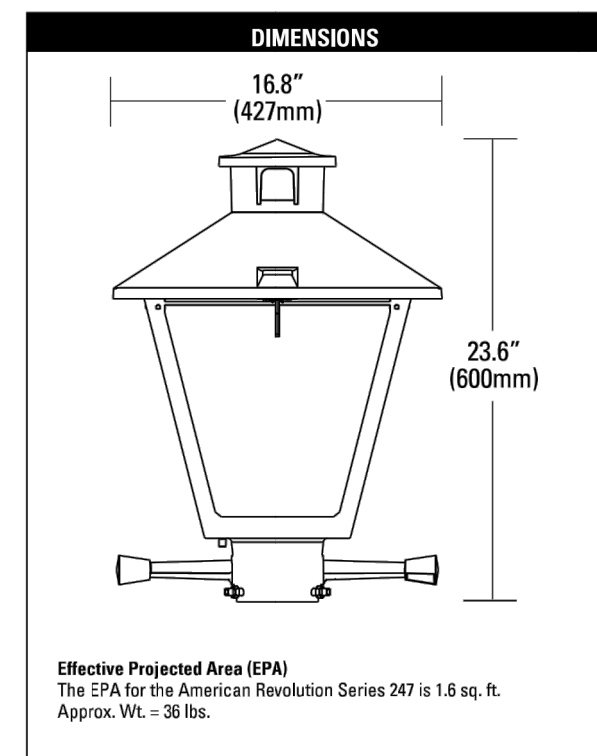


PREFERRED SELECTION CATALOG NUMBERS

- Series 247**
 247 10S RN 120 R3 AY
 247 15S RN 120 R3 AY
 247 10S RN 120 R5 AY
 247 15S RN 120 R5 AY
Series 247 Cutoff
 247 10S RN 120 R2 FC TL
 247 10M XN MT1 R2 FC TL

Features:
 Die-cast aluminum housing and hood for long-life performance
 Die-cast trigger latch (TL) option available for easy access to internal components
 Optical assembly designed for maximum performance
 Hinged hood and captive screw provision afford quick, easy access to electrical and optical area for relamping or servicing
 Slipfitter with three set screws allows secure installation to pole sizes 2-3/8" or 3" O.D.
 E39 mogul base socket standard
 All electrical components warranted by American Electric Lighting's 6-year guarantee
 Complies with ANSI: C136.2, C136.10, C136.15, C136.31 (regular only), C136.16 (FC only)
 Suitable for -30°C MH & / -40°C HPS

Applications:
 Streetscapes
 Walkways
 Pathways
 Parks



Effective Projected Area (EPA)
 The EPA for the American Revolution Series 247 is 1.6 sq. ft. Approx. Wt. = 36 lbs.

Decorative

DL-247-A



American Revolution
 Series 247 and 247 Cutoff
 50-150W HPS, 100-175W MH

ANTIQUE STREET LAMPS
RESONANCE BOLLARD 1.0 HID
 TLRCB10



Max. EPA: 1.8 sq. feet
 Max. Height: 3' 8" (111.8 cm)
 Max. Width: 1' 1" (33 cm)
 Max. Weight: 35 lbs (15.8 kg)

Construction:
 The luminaire is die cast and permanent mold aluminum. The roof has an internal hinge, hidden from view. Roof and ballast lids are sealed with silicone gaskets. All exposed hardware is weather resistant. FINISH The luminaire has a powder coat finish utilizing a premium IGC polyester powder. The finish is a three-stage process that consists of drying, powder application and curing. Before coating, the parts are treated with a five-stage pretreatment process, consisting of a heated alkaline cleaner, rinse, phosphate coating, rinse and sealant.
Optics:
 The horizontal lens is tempered flt glass with a continuous seal. The luminaire utilizes an internal anodized and segmented reflector with sockets for horizontal lamp. Reflectors are available in Type II, III, IV, and V, full cutoff distributions, are interchangeable and rotatable.
Electrical:
 Luminaire is furnished with an HID ballast assembly. Sockets are porcelain, medium base, with a copper alloy nickel plated screw shell and center contact. Ballasts are core and coil, high-power factor, regulating type. Lamp is not included.
Installations:
 The Resonance Bollard offers a patented impact resistant mounting and leveling design ensuring lifelong performance. Three leveling pads within the base mounting plate are easily accessible through the access panel. The leveling pads provide full contact with the concrete pad, providing a high degree of stability. The base mounting plate is fully welded to the bollard post, providing complete structural support from all directions, giving the bollard superior vandal resistance.
Listings:
 The luminaire is tested to and meets all NRTL's outdoor requirement standards, wet location use, through the fully accredited and approved CSA laboratory.

Sample Catalog number:
 TLRCB10 100M MED GCF R3 240 SF DWH

Series	Lamp Type	Lens	Distribution	Voltage	Options	Finish
TLRCB10	50M MED 70M MED 100M MED 39MHG G12 70MHG G12 26TRT 32TRT 42TRT	GCF	R2 TYPE 2 R3 TYPE 3 R4 TYPE 4 R5 TYPE 5	120 208 240 277 MVOLTS	SF SINGLE FUSE DF DOUBLE FUSE HF HOUSE SIDE SHIELD (TYPE 2 & 3 ONLY)	

Ordering Guide:

Series	Lamp Type	Lens	Distribution	Voltage	Options
TLRCB10	50M MED 70M MED 100M MED 39MHG G12 70MHG G12 26TRT 32TRT 42TRT	GCF	R2 TYPE 2 R3 TYPE 3 R4 TYPE 4 R5 TYPE 5	120 208 240 277 MVOLTS	SF SINGLE FUSE DF DOUBLE FUSE HF HOUSE SIDE SHIELD (TYPE 2 & 3 ONLY)

Finish
DBL BLACK
DDB DARK BRONZE
DNA NATURAL ALUMINUM
DWH WHITE
CM CUSTOM MATCH
CS CUSTOM SELECT
RAL COLORS

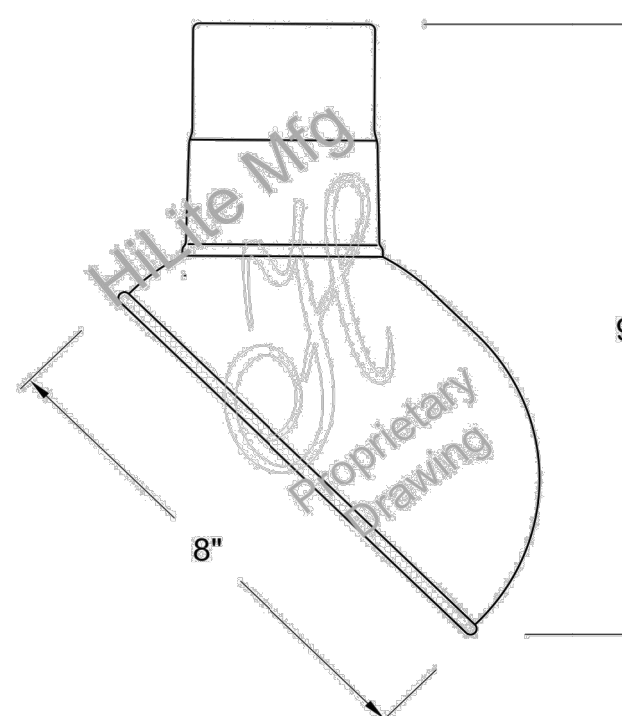
Antique Street Lamps™ | 3825 Columbus Road | Grinnville, OH 43023 | Phone: 1-800-410-8899 | www.antiquestreetlamps.com
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HILITE MFG. CO., INC

13450 Monte Vista Avenue
 Chino, California 91710
 Telephone: (909) 465-1999
 Toll Free: (800) 465-0211
 Fax: (909) 465-0907
 web: www.hilitemfg.com
 e-mail: sales@hilitemfg.com

H-EM-08 Emblem Shade Collection



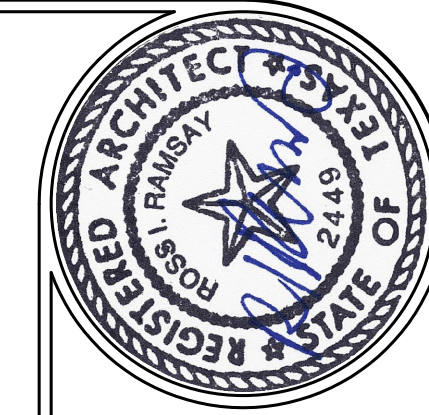
Job Name: _____
 Type: _____
 Quantity: _____

FINISH - Offered in exceptional finishes, comprised of: polyester/polished powder coat, baking enamel liquid, raw metal, or galvanized finishes.
 Standard Finishes are: 91(Black), 93(White), 95(Dark Green), 96(Galvanized), BR47(Powder Coat Rust), BK01(Black Texture), GN20(Powder Coat Patina).
 Upgraded Finishes are: 29, 66, 82, 90, 92, 94, 97, 99, 100, 103, 104, 105, 110, 112, 113, 114, 115, 117, 118, 119, 120, 127, 128, 129, 133, 134, 135, 136, 98, 101, 102, 137, 138, 139, 140, 121, 122, 123, 124, 125, 126, 11, 01, 22, 25, 33, 77, 89, 24, 44, 48, 49, 15, 16.
 For interior finish of fixture refer to color chart on pages 344-348.
MOUNTING - Stem, Arm, and Flush mounting available.
ACCESSORIES - WGR(Wire Guard) and SK(Swivel Knuckle) available.

REFLECTOR - Heavy duty, spun shade, aluminum 6061-0 and/or 1100-0, galvanized 22 gauge, steel 20/22 gauge, copper 032/040 and brass 032/040 construction. Dependant on finish.
SOCKETS/LAMPS - Available in:
 Incandescent
 - rated 200 watt max/120 volt, medium base.
 Compact Fluorescent(CFL)
 - rated 13/18/26/32 watt max/120/277 volt, GX24Q base.
 Metal Halide(MH)
 - rated 35/50/70/100 watt max/120/208/240/277 volt, medium base, 4KV socket.
 High Pressure Sodium(HPS)
 - rated 50/70/100 watt max/120/277 volt, medium base.

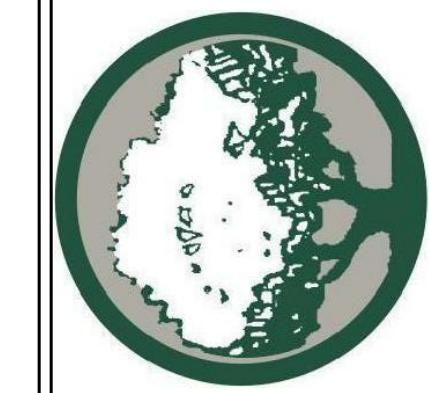
MADE IN THE U.S.A.

Suitable for wet location. (Except when cord mounted)



RAMSAY & REYES, LLC
 ARCHITECTURE - MANAGEMENT

2235 RIDGE RD., STE. 200
 ROCKWALL, TEXAS 75087



NO.	REVISIONS	DATE

PROJECT NAME AND ADDRESS:
BUSINESS PARK
 409 W. WASHINGTON
 ROCKWALL, TEXAS 75087

PROJECT No.	
DRAWN BY	SR
CHECKED BY	RR
DATE	01/07/2020
SCALE	1" = 20'
SHEET NO.	of

DRAWING NAME:
OUTDOOR LIGHT SPECS.

E2
 SP2019-044



DATE: February 26, 2025

TO: Jimmy McClintock
3021 Ridge Road
Rockwall, Texas 75032

CC: Marlin Smith
5196 Hwy 276 W
Suite B27
Royse City, Texas 75189

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

SUBJECT: SP2025-004; *Amended Site Plan for 409 W. Washington Street*

Jimmy,

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 February 25, 2025. The following is a record of all recommendations, voting records:

Staff Recommendations:

The applicant is required to provide an updated photometric plan that meets the requirements of the UDC before the submittal of engineering plans.

Planning and Zoning Commission

On February 25, 2025, the Planning and Zoning Commission approved a motion to approve the *Amended Site Plan* by a vote of 5-0, with Commissioners Deckard and Thompson absent.

Should you have any questions or concerns regarding your site plan 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 fluid and cursive, written over a light blue horizontal line.

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