



CASE COVER SHEET

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

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

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

SITE PLAN APPLICATION

- SITE PLAN
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

- ZONING CHANGE
- SPECIFIC USE PERMIT
- PD DEVELOPMENT PLAN

OTHER APPLICATION

- TREE REMOVAL
- VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD

PLANNING AND ZONING COMMISSION

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

NOTES



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. _____
NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.
DIRECTOR OF PLANNING: _____
CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹

PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹

FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹

REPLAT (\$300.00 + \$20.00 ACRE) ¹

AMENDING OR MINOR PLAT (\$150.00)

PLAT REINSTATEMENT REQUEST (\$100.00)

SITE PLAN APPLICATION FEES:

SITE PLAN (\$250.00 + \$20.00 ACRE) ¹

AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

ZONING APPLICATION FEES:

ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹

SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1&2}

PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

TREE REMOVAL (\$75.00)

VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1407 + 1409 S. Goliad

SUBDIVISION Lofland Industrial Park LOT 2A BLOCK A

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING N/A CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE _____ LOTS [CURRENT] _____ LOTS [PROPOSED] _____

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

<input type="checkbox"/> OWNER	<u>ABED ASAK/AJAK Realty</u>	<input type="checkbox"/> APPLICANT	<u>ABED ASAK/AJAK REALTY LLC.</u>
CONTACT PERSON	<u>ABED ASAK "AS"</u>	CONTACT PERSON	<u>ABED ASAK "AS"</u>
ADDRESS	<u>4002 Broadway Blvd</u>	ADDRESS	<u>4002 Broadway Blvd.</u>
CITY, STATE & ZIP	<u>Garland TX 75126</u>	CITY, STATE & ZIP	<u>Garland TX 75126</u>
PHONE	<u>469-396-5298</u>	PHONE	<u>469-396-5298</u>
E-MAIL	<u>abedajak@gmail.com</u>	E-MAIL	_____

NOTARY VERIFICATION [REQUIRED]

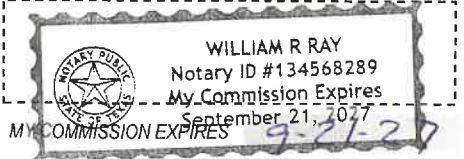
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kristi Roberts [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

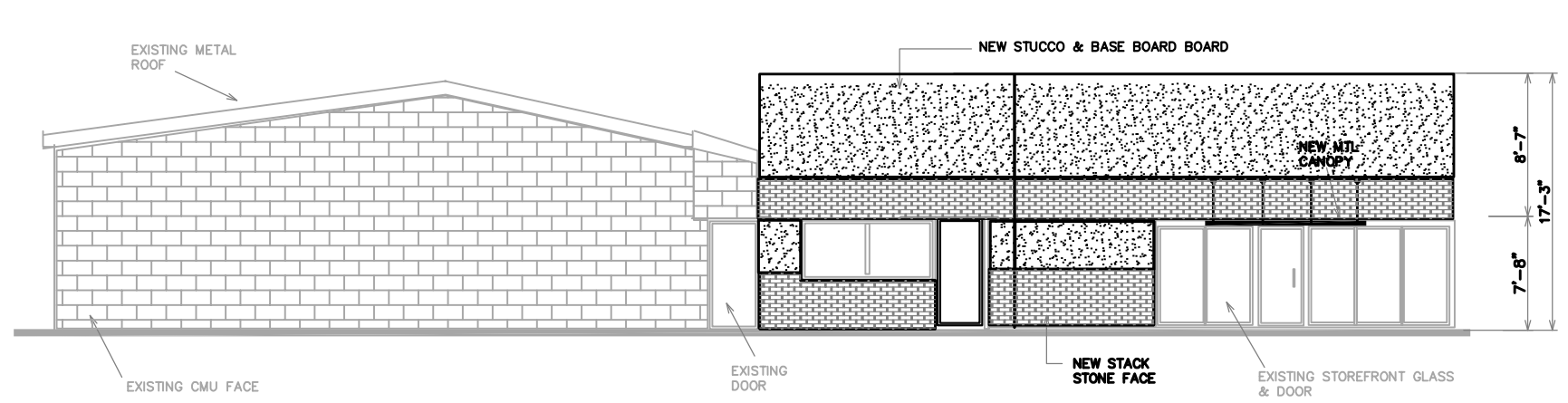
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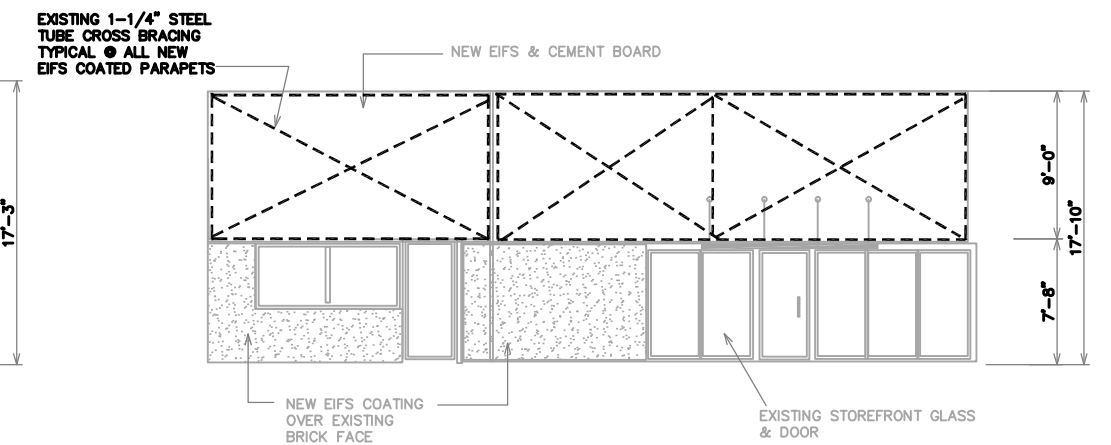
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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]

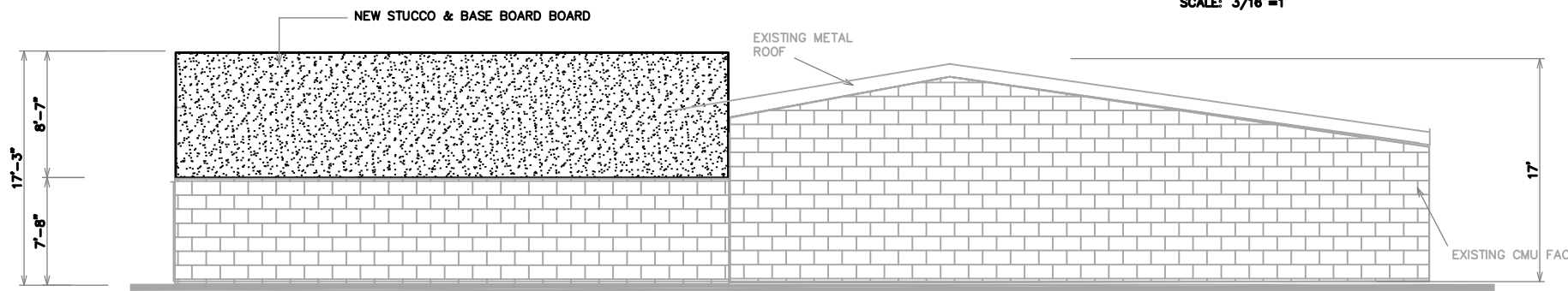




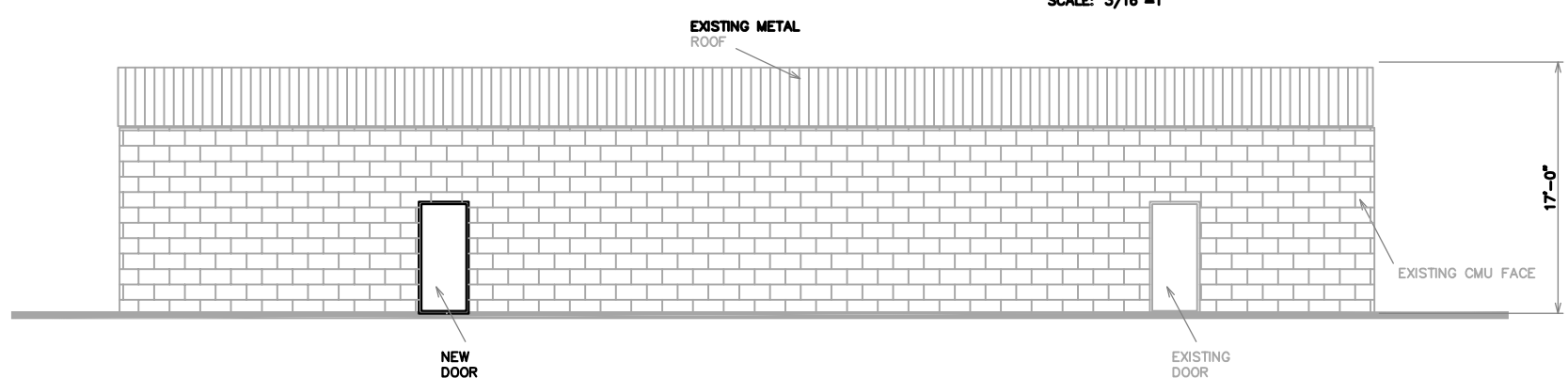
NORTH ELEVATION PROPOSED
SCALE: 3/16"=1'



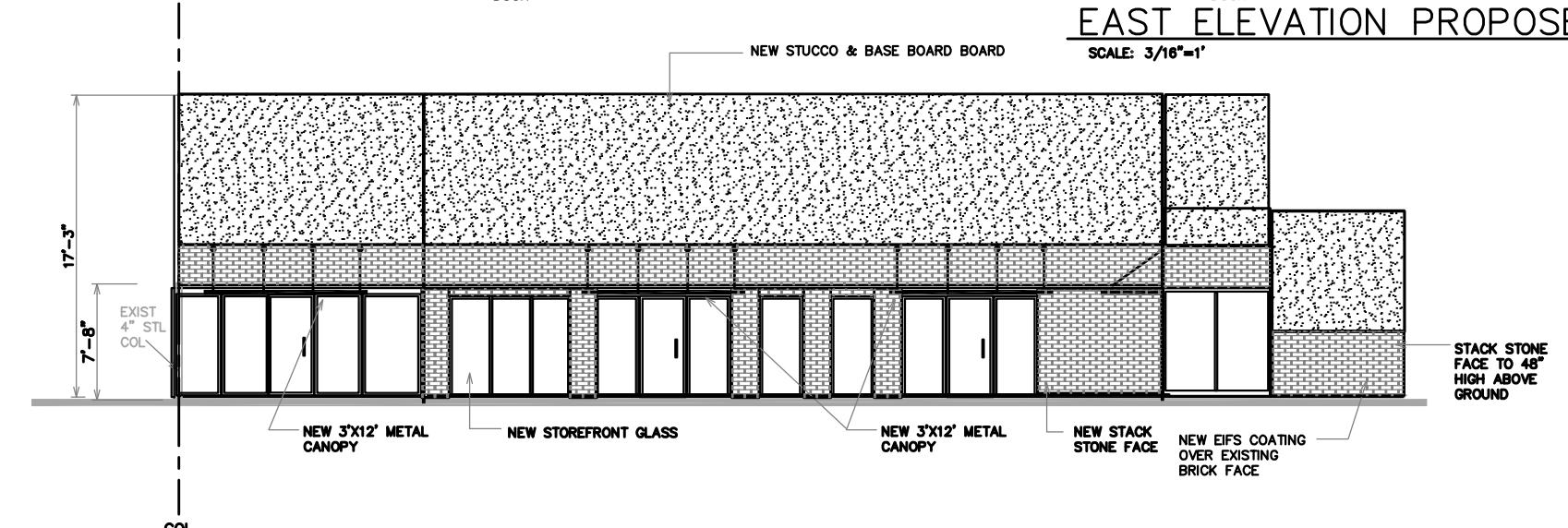
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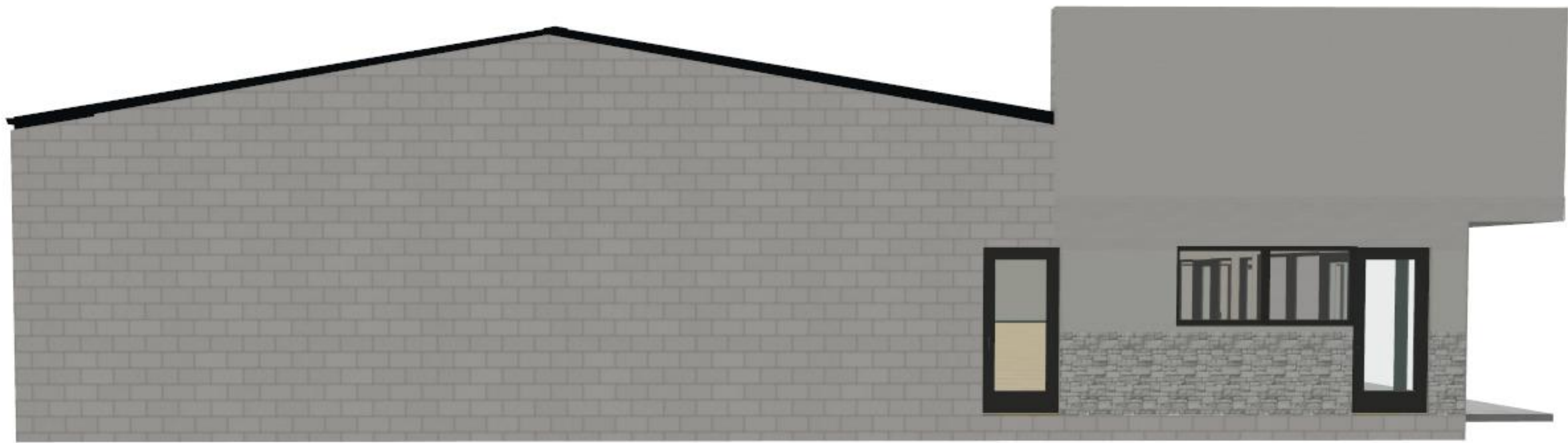
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ELEVATIONS PROPOSED SCALE: 3/16"=1'	
RENOVATION 1407 S GOLIAD ST ROCKWALL, TX 75087	
CONTRACTORS PERMITTING SERVICES 362 W FORK #3115 IRVING, TX 75039 PHONE: 214-874-1524	SHEET A-4 DATE: 10-17-24









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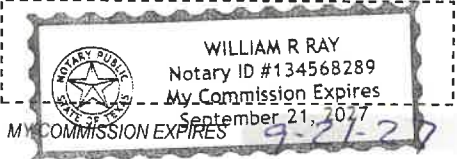
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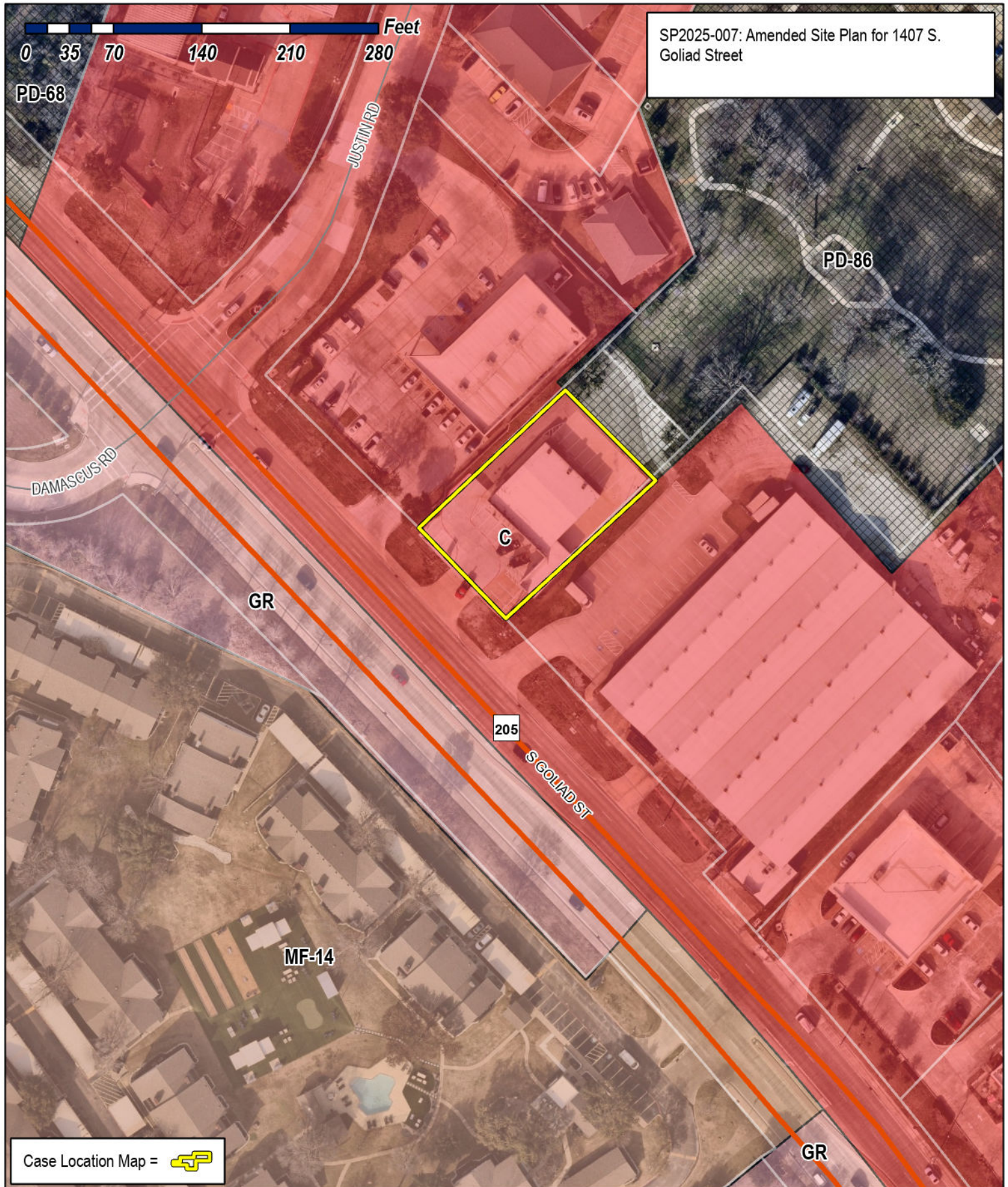
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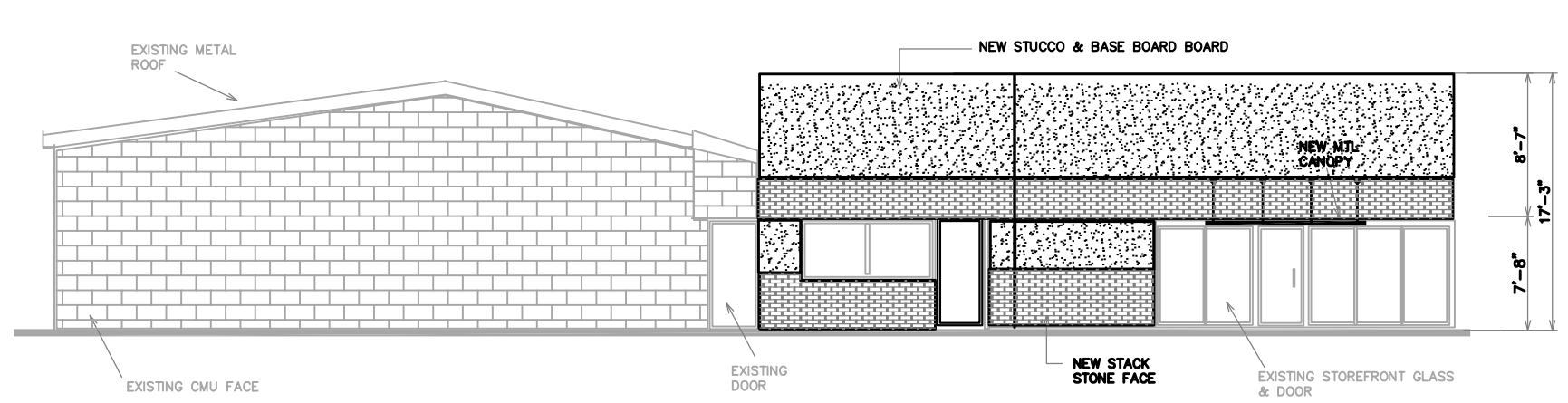


City of Rockwall

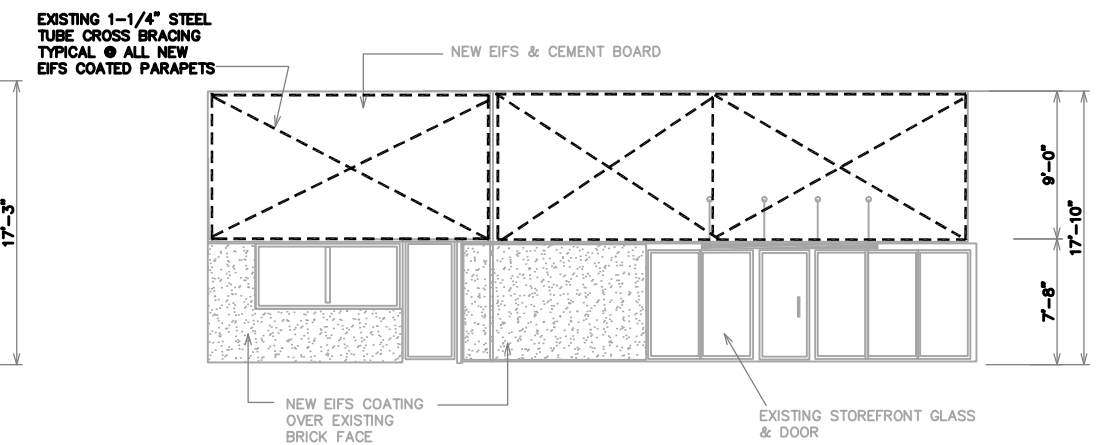
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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.

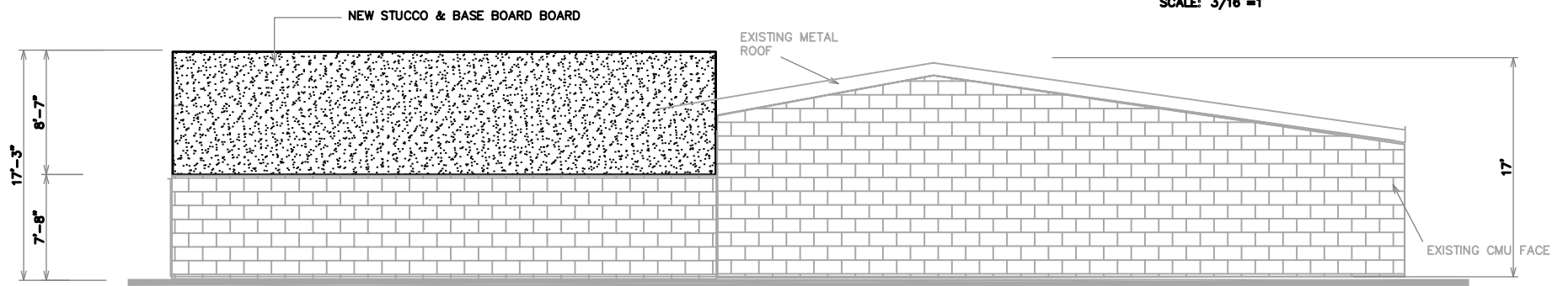




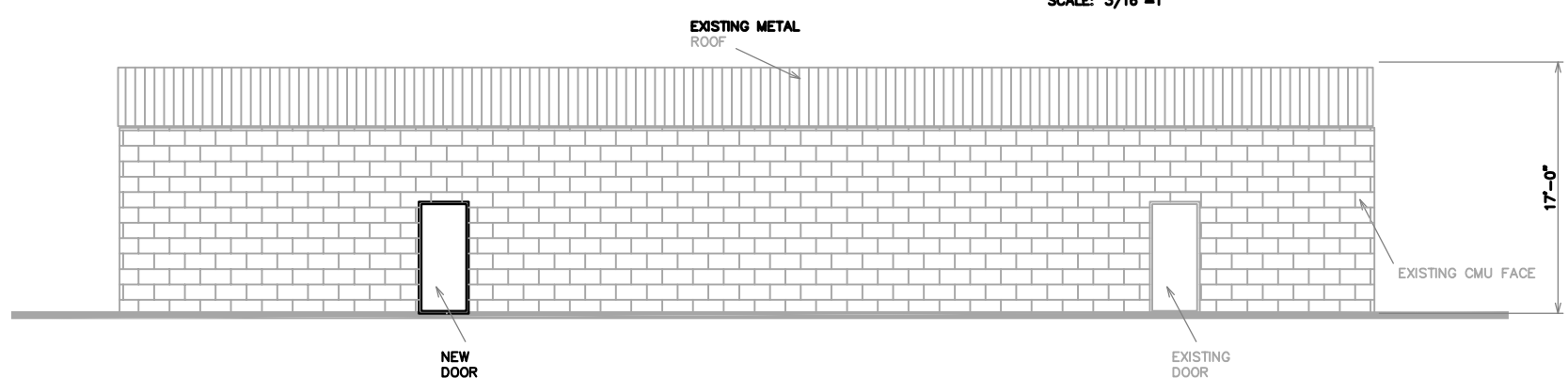
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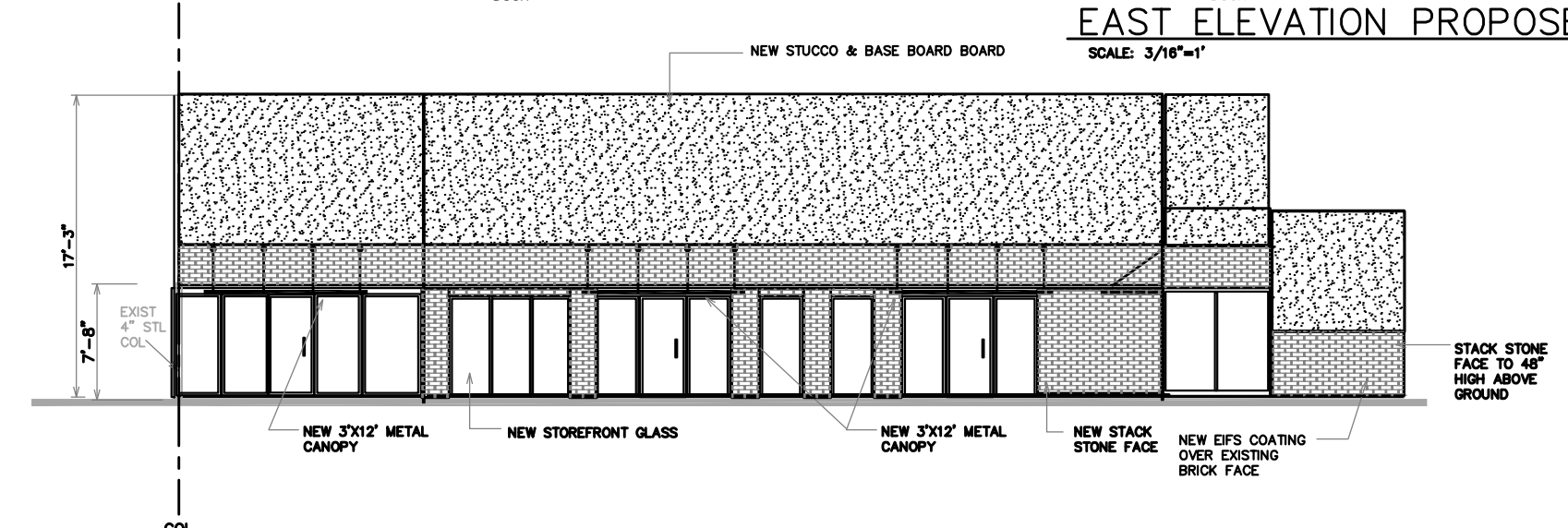
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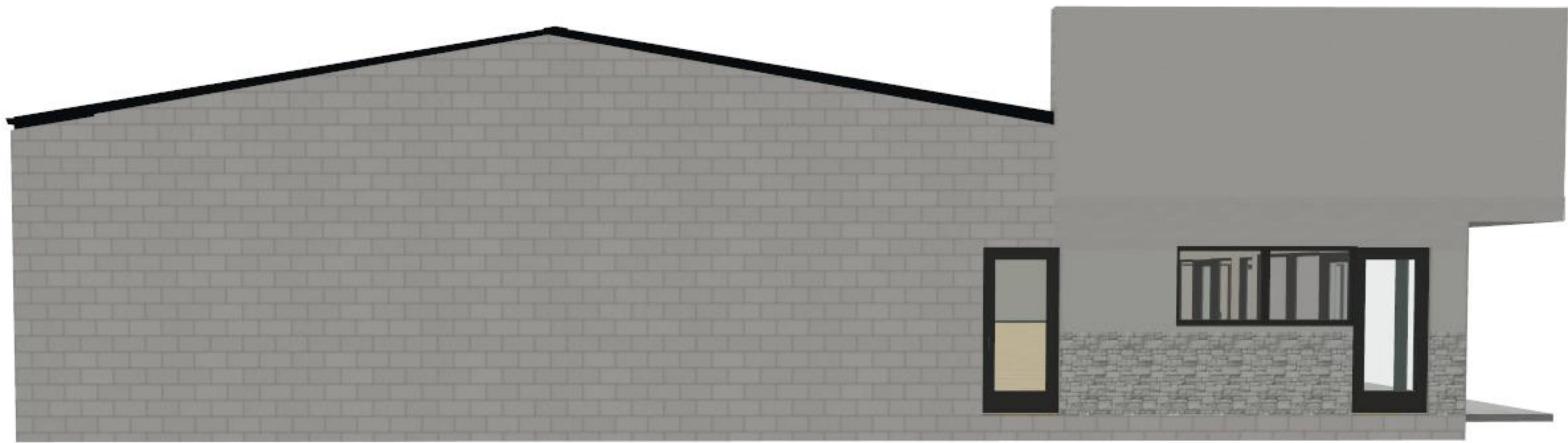
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RENOVATION 1407 S GOLIAD ST ROCKWALL, TX 75087	
CONTRACTORS PERMITTING SERVICES 362 W FORK #3115 IRVING, TX 75039 PHONE: 214-874-1524	SHEET A-4 DATE: 10-17-24









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: Henry Lee, *Senior Planner*
DATE: February 25, 2025
SUBJECT: SP2025-007; *Amended Site Plan for 1407 S. Goliad Street*

The applicant, Abed Ajak of Ajak Realty LLC, is requesting the approval of an *Amended Site Plan* for the purpose of updating the existing building elevations. The subject property is a 0.48-acre tract of land (*i.e. Tract 34 of the J. T. Lewis Survey, Abstract 255*), zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, and addressed as 1407 & 1409 S. Goliad Street. According to the Rockwall Central Appraisal District (RCAD) the 4,539 SF building was constructed in 1970. The current building elevations were approved by City Council on September 6, 2011 [*Case No. MIS2011-008*]. In January 2025, the Building Inspections Department engaged the applicant as they began remodeling the exterior of the building without a building permit. Staff informed the applicant that any exterior changes to the building would require the approval of an Amended Site Plan given the subject property is within the SH-205 Overlay (SH-205 OV) District. This prompted the applicant to submit an Amended Site Plan request on February 14, 2025, and in accordance with the Article 11, *Development Applications and Review Procedures*, of the UDC, the applicant was required to pay a \$1,000.00 non-compliant structure fee in addition to the Amended Site Plan application fee.

In addition to the development application, the applicant submitted building elevations and building renderings. Based on the proposed building elevations, the applicant is increasing the height of the parapet, extending the parapet, and adding stacked stone to the front façade. According to Subsection 04.01(A), *Roof Design Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), parapet systems must be "...enclosed on all sides..." and "...shall be finished on the interior side using the same materials as the exterior facing wall..." In this case, the proposed parapet extends across the front façade (*i.e. west façade*) and half-way down the side façades (*i.e. the north and south façades*). The applicant has indicated to staff that the increased height and expansion of the parapet is to "... maintain a consistent aesthetic ..." and allow for greater screening of the roof top units (*i.e. RTUs*). In addition, the applicant indicated that they are requesting to paint the back of the parapet due to cost and the lack of visibility of this portion of the building. In summary the applicant is requesting approval of an Amended Site Plan with variances to the [1] parapet system and [2] parapet materials. According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant variances and exceptions to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship. In addition, the code requires that the applicant provide compensatory measures that directly offset the requested variances and exceptions. At this time the applicant is proposing to plant five (5) gallon evergreen shrubs in front of the parking spaces that face onto S. Goliad Street. Staff should also point out that while the proposed improvements are not necessarily in conformance with the *General Overlay District Standards*, they do bring a legally non-conforming building closer to complying with the design criteria of the UDC, and this in itself can be considered a compensatory measure. Requests for exceptions and variances to the *General Commercial District Standards* and *General Overlay District Standards* are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- with a minimum of four (4) votes in the affirmative -- is required for the approval of a variance or exception.

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.

PROJECT COMMENTS



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

DATE: 2/21/2025

PROJECT NUMBER: SP2025-007
PROJECT NAME: Amended Site Plan for 1407 S. Goliad
SITE ADDRESS/LOCATIONS: 1407 S GOLIAD ST

CASE CAPTION: Discuss and consider a request by Abed Ajak of Abed Ajak/Ajak Realty, LLC for the approval of an Amended Site Plan for an existing General Retail Building on a 0.48-acre tract of land identified as Tract 34 of the J. T. Lewis Survey, Abstract 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, addressed as 1407 & 1409 S. Goliad Street, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	02/20/2025	Approved w/ Comments

02/20/2025: Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 The applicant is requesting approval of an Amended Site Plan for an existing General Retail Building on a 0.48-acre tract of land identified as Tract 34 of the J. T. Lewis Survey, Abstract 255, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, and addressed as 1407 & 1409 S. Goliad Street.

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6434 or email hlee@rockwall.com.

M.3 Please clarify if there will be any new exterior lighting. If so, please provide a photometric plan that meets the requirements of the Unified Development Code (UDC). (Article 07, UDC)

M.4 Please provide material samples for any new materials being added to the building. (Subsection 03.04. A, of Article 11, UDC)

M.5 Currently the subject property is unplatted. Given this, the subject property will be required to be Final Plat before the issuance of a CO on the property. (Chapter 38 of the Municipal Code of Ordinance)

M.6 For reference, include the case number (SP2025-007) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

M.7 Please include the Owner Information (i.e. Name, Address, and Phone Number) in the lower right-hand corner of the page. (Subsection 03.04. A, of Article 11, UDC)

M.8 Please include the site plan City Signature block as shown within the Development Packet. (Subsection 03.04. A, of Article 11, UDC)

M.9 Please update the plan date in the lower right-hand corner. (Subsection 03.04. A, of Article 11, UDC)

M.10 Please clarify if the proposed stone will be natural/quarried stone or cultured. Cultured stone will require a Variance approval by the Planning and Zoning Commission. In addition, EIFS is not a permitted material; three (3) part stucco must be utilized (Subsection 06.02. C, of Article 05, UDC)

M.11 Please indicate the surface area (square feet) of each façade and the percentage of each material used on each façade. (Subsection 04.01, of Article 05, UDC)

M.12 The Unified Development Code (UDC) requires all parapet to be an enclosed system and be finished on the back side with the same material as the external facing façade. In this case, you are requesting a non-enclosed parapet system that will be painted on the back. These will require Variances from the Planning and Zoning Commission. (Subsection 04.01, of Article 05, UDC)

M.13 Please delineate/crosshatch all existing and proposed RTUs on the building elevations. (Subsection 01.05. C, of Article 05, UDC)

M.14 Please consider providing five (5) gallon evergreen shrubs in front of the parking spaces that face onto S. Goliad Street. This would bring the property closer into conformance with the Unified Development Code (UDC) and screen headlights from the roadway. (Article 08, UDC)

M.15 Please provide a variance letter that outlines your requested variances and why you are requesting them. (Subsection 03.04. A, of Article 11, UDC)

I.16 Please note the scheduled meeting for this case:

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

I.17 A representative must be present for the meetings as scheduled above to answer any questions the Commission may have regarding your request. All meetings will be held in person, in the City's Council Chambers, and are scheduled to begin at 6:00 p.m.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	02/21/2025	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	02/20/2025	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: Please provide landscape plans



DEVELOPMENT APPLICATION

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CURRENT ZONING N/A CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE _____ LOTS [CURRENT] _____ LOTS [PROPOSED] _____

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

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

<input type="checkbox"/> OWNER	<u>ABED ASAK/AJAK Realty</u>	<input type="checkbox"/> APPLICANT	<u>ABED ASAK/AJAK REALTY LLC.</u>
CONTACT PERSON	<u>ABED ASAK "AS"</u>	CONTACT PERSON	<u>ABED ASAK "AS"</u>
ADDRESS	<u>4002 Broadway Blvd</u>	ADDRESS	<u>4002 Broadway Blvd.</u>
CITY, STATE & ZIP	<u>Garland TX 75126</u>	CITY, STATE & ZIP	<u>Garland TX 75126</u>
PHONE	<u>469-396-5298</u>	PHONE	<u>469-396-5298</u>
E-MAIL	<u>abedajak@gmail.com</u>	E-MAIL	_____

NOTARY VERIFICATION [REQUIRED]

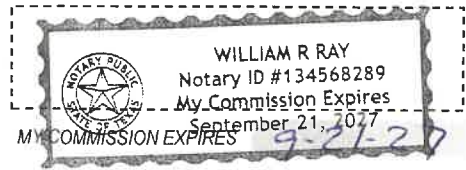
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Kristi Roberts [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

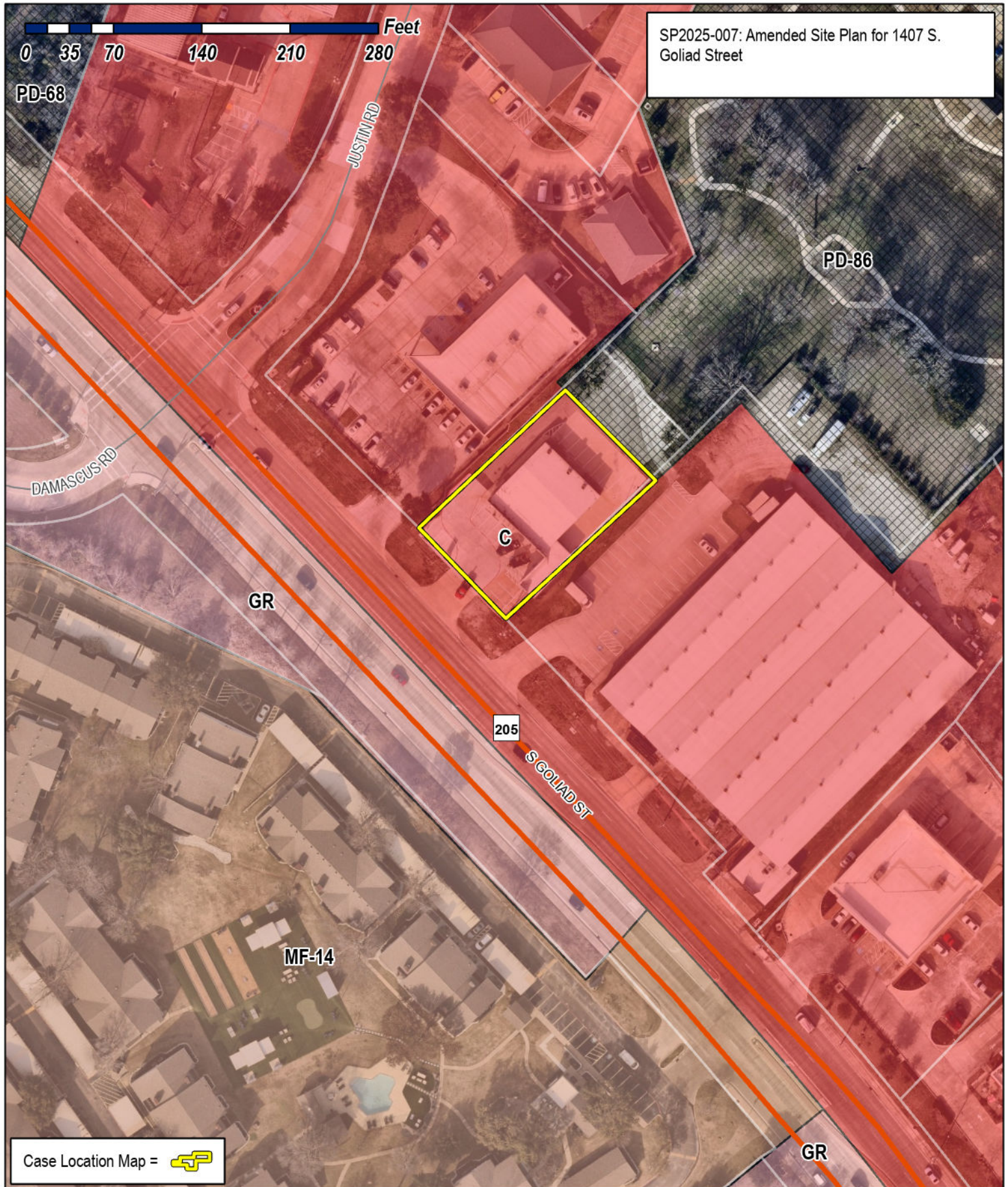
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 100 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF February, 2025. BY SIGNING THIS APPLICATION, 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 13 DAY OF February, 2025

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]



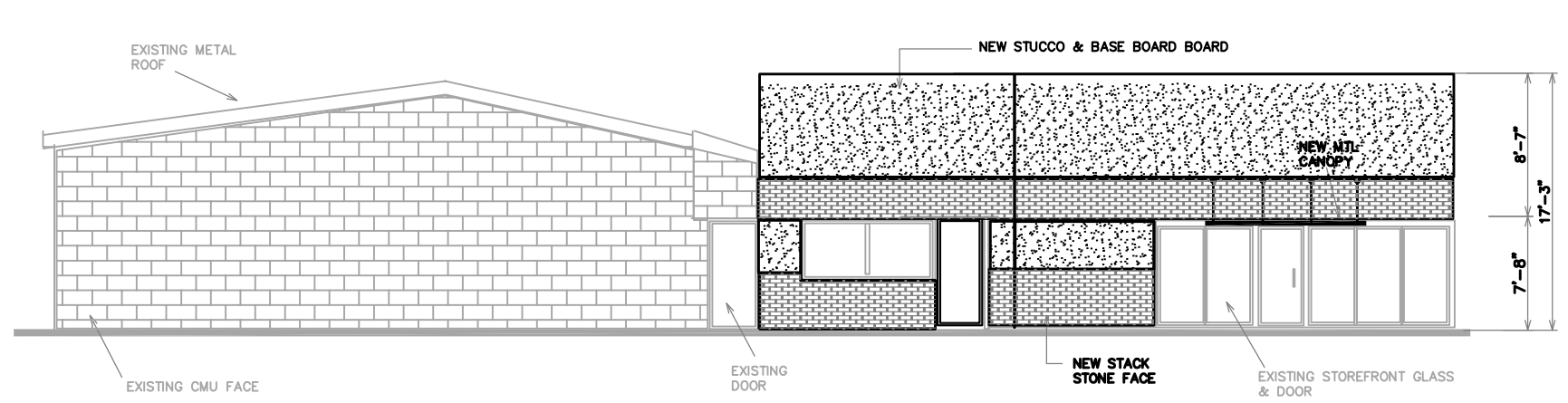


City of Rockwall

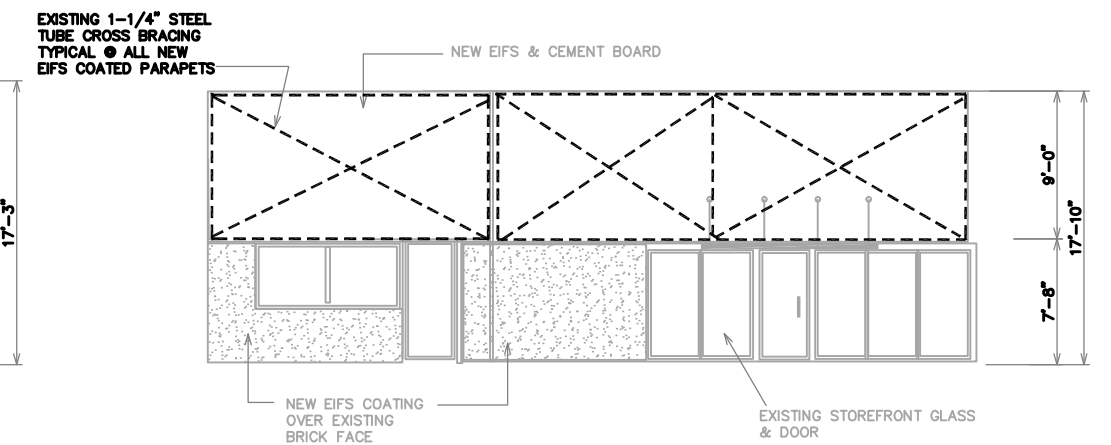
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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.

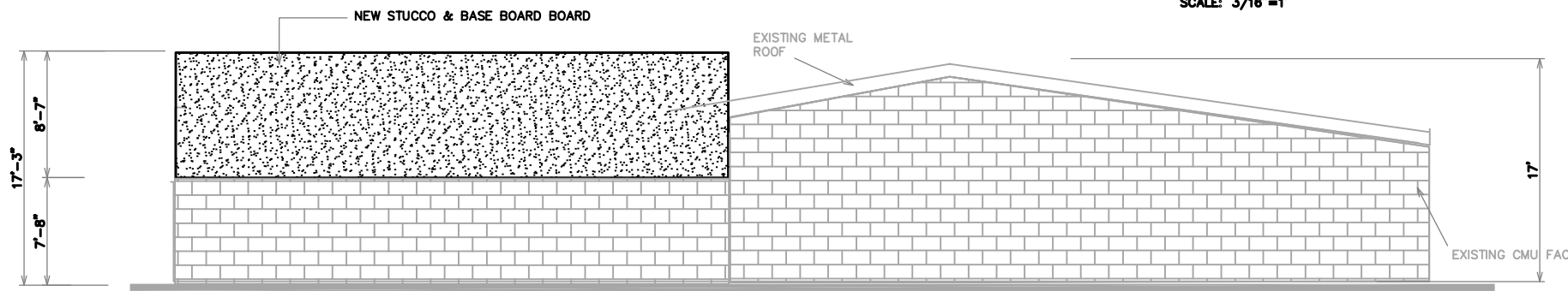




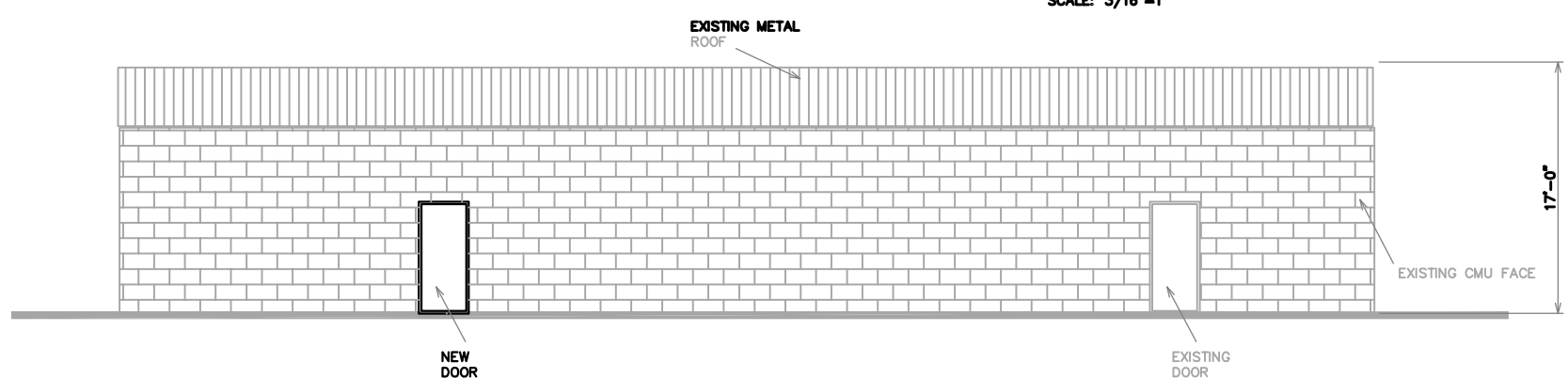
NORTH ELEVATION PROPOSED
SCALE: 3/16"=1'



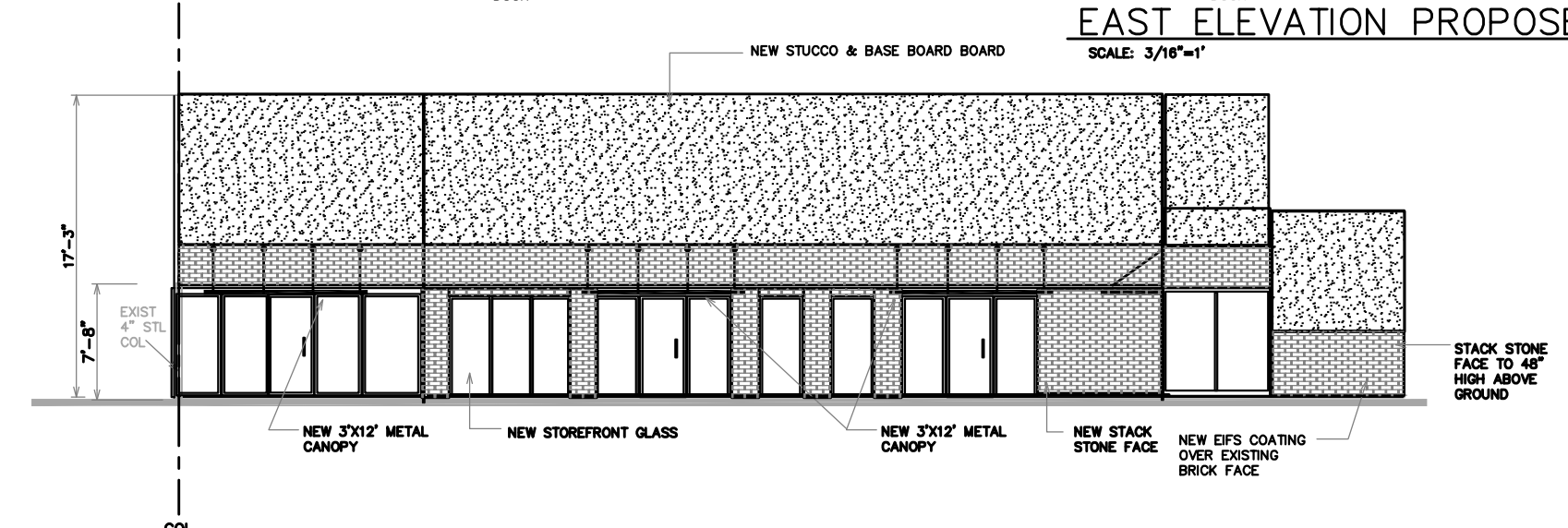
TYPICAL PARAPET BRACING DIAGRAM
SCALE: 3/16"=1'



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



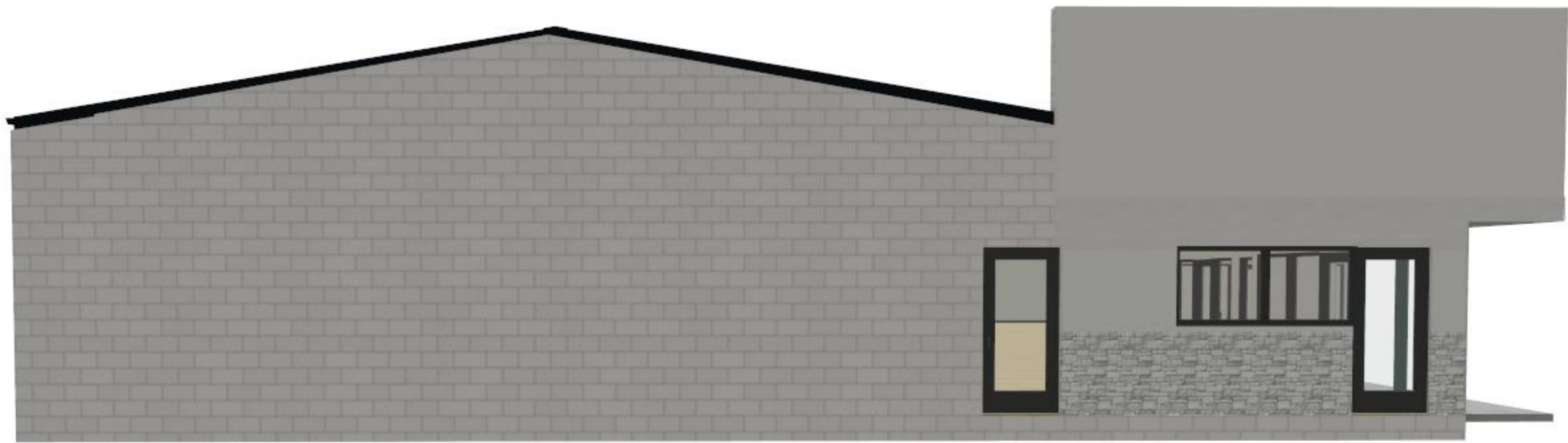
EAST ELEVATION PROPOSED
SCALE: 3/16"=1'



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

ELEVATIONS PROPOSED SCALE: 3/16"=1'	
RENOVATION 1407 S GOLIAD ST ROCKWALL, TX 75087	
CONTRACTORS PERMITTING SERVICES 362 W FORK #3115 IRVING, TX 75039 PHONE: 214-874-1524	SHEET A-4 DATE: 10-17-24









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: Henry Lee, *Senior Planner*
DATE: March 11, 2025
SUBJECT: SP2025-007; *Amended Site Plan for 1407 S. Goliad Street*

The applicant, Abed Ajak of Ajak Realty LLC, is requesting the approval of an *Amended Site Plan* for the purpose of updating the existing building elevations. The subject property is a 0.48-acre tract of land (*i.e. Tract 34 of the J. T. Lewis Survey, Abstract 255*), zoned Commercial (C) District, situated within the SH-205 Overlay (SH-205 OV) District, and addressed as 1407 & 1409 S. Goliad Street. According to the Rockwall Central Appraisal District (RCAD) the 4,539 SF building was constructed in 1970. The current building elevations were approved by City Council on September 6, 2011 [*Case No. MIS2011-008*]. In January 2025, the Building Inspections Department engaged the applicant as they began remodeling the exterior of the building without a building permit. Staff informed the applicant that any exterior changes to the building would require the approval of an Amended Site Plan given the subject property is within the SH-205 Overlay (SH-205 OV) District. This prompted the applicant to submit an Amended Site Plan request on February 14, 2025, and in accordance with the Article 11, *Development Applications and Review Procedures*, of the UDC, the applicant was required to pay a \$1,000.00 non-compliant structure fee in addition to the Amended Site Plan application fee.

The original building elevations submit on February 25, 2025 indicated that [1] the parapet would be raised, [2] the parapet would be extended, and [3] stacked stone would be added to the front façade up to the canopy height. Due to inconsistencies in the building elevations and the building renderings the ARB approved a motion to recommend tabling this case, which the Planning and Zoning Commission granted by a vote of 5-0, with Commissioners Thompson and Deckard absent. The applicant has since submitted new building elevations and building renderings that are consistent with each other. Based on the new elevations the applicant is requesting to [1] to increase the parapet height, [2] extend the parapet, and [3] add a four (4) foot wainscot of stacked stone on the front and side façades.

According to Subsection 04.01(A), *Roof Design Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), parapet systems must be "...enclosed on all sides..." and "...shall be finished on the interior side using the same materials as the exterior facing wall..." In this case, the proposed parapet extends across the front façade (*i.e. west façade*) and half-way down the side façades (*i.e. the north and south façades*). The applicant has indicated to staff that the increased height and expansion of the parapet is to "... maintain a consistent aesthetic ..." and allow for greater screening of the roof top units (*i.e. RTUs*). In addition, the applicant indicated that they are requesting to paint the back of the parapet due to cost and the lack of visibility of this portion of the building. In summary the applicant is requesting approval of an Amended Site Plan with variances to the [1] parapet system and [2] parapet materials. According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), an applicant may request the Planning and Zoning Commission grant variances and exceptions to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship. In addition, the code requires that the applicant provide compensatory measures that directly offset the requested variances and exceptions. At this time the applicant is proposing to plant five (5) gallon evergreen shrubs in front of the parking spaces that face onto S. Goliad Street. Staff should also point out that while the proposed improvements are not necessarily in conformance with the *General Overlay District Standards*, they do bring a legally non-conforming building closer to complying with the design criteria of the UDC, and this in itself can be considered a compensatory measure. Requests for exceptions and variances to the *General Commercial District Standards* and *General Overlay District Standards* are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g. six [6] out of the seven [7] commissioners*) -- with a minimum of four (4) votes in the affirmative -- is required for the approval of a variance or exception.

Should the Planning and Zoning Commission have any questions concerning the applicant's request, staff and the applicant will be available at the March 11, 2025 Planning and Zoning Commission meeting.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
PLANNING & ZONING CASE NO. _____
NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.
DIRECTOR OF PLANNING: _____
CITY ENGINEER: _____

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

PLATTING APPLICATION FEES:

MASTER PLAT (\$100.00 + \$15.00 ACRE) 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 1407 + 1409 S. Goliad

SUBDIVISION Hofland Industrial Park LOT 2A BLOCK A

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING N/A CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE _____ LOTS [CURRENT] _____ LOTS [PROPOSED] _____

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

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

<input type="checkbox"/> OWNER	<u>ABED ASAK/AJAK Realty</u>	<input type="checkbox"/> APPLICANT	<u>ABED ASAK/AJAK REALTY LLC.</u>
CONTACT PERSON	<u>ABED ASAK "AS"</u>	CONTACT PERSON	<u>ABED ASAK "AS"</u>
ADDRESS	<u>4002 Broadway Blvd</u>	ADDRESS	<u>4002 Broadway Blvd.</u>
CITY, STATE & ZIP	<u>Garland TX 75126</u>	CITY, STATE & ZIP	<u>Garland TX 75126</u>
PHONE	<u>469-396-5298</u>	PHONE	<u>469-396-5298</u>
E-MAIL	<u>abedajak@gmail.com</u>	E-MAIL	_____

NOTARY VERIFICATION [REQUIRED]

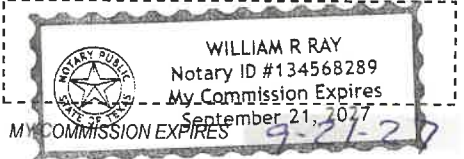
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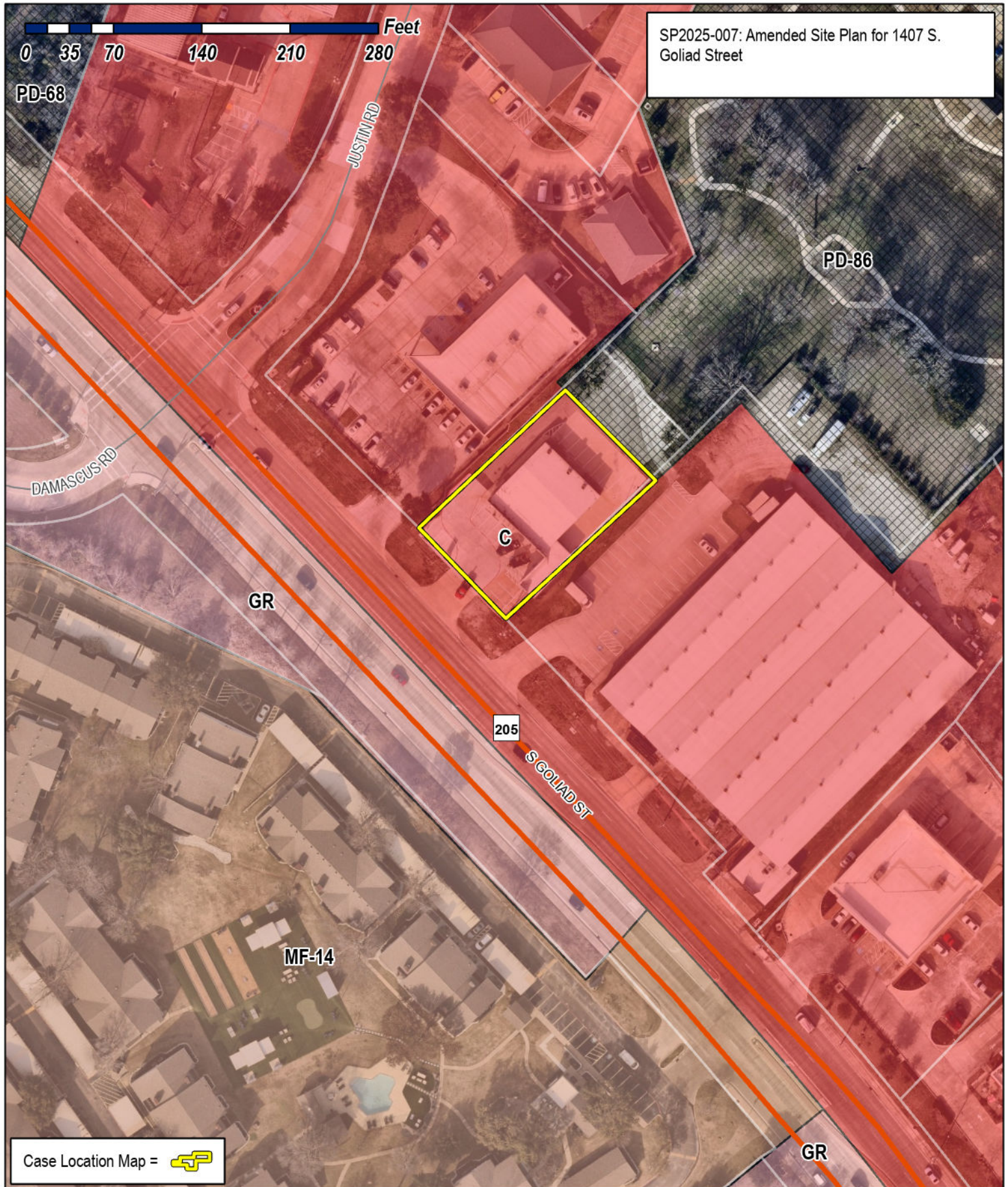
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GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF February, 2025

OWNER'S SIGNATURE [Signature]

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS [Signature]





SP2025-007: Amended Site Plan for 1407 S. Goliad Street

0 35 70 140 210 280 Feet

PD-68

PD-86

C

GR

205

S GOLIAD ST

MF-14

GR

Case Location Map = 

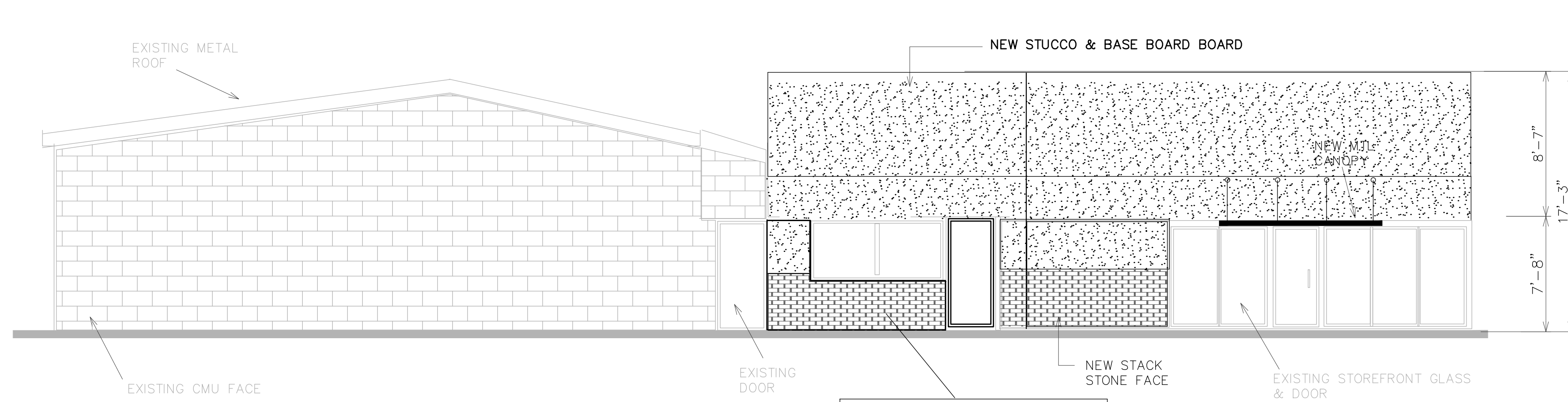


City of Rockwall

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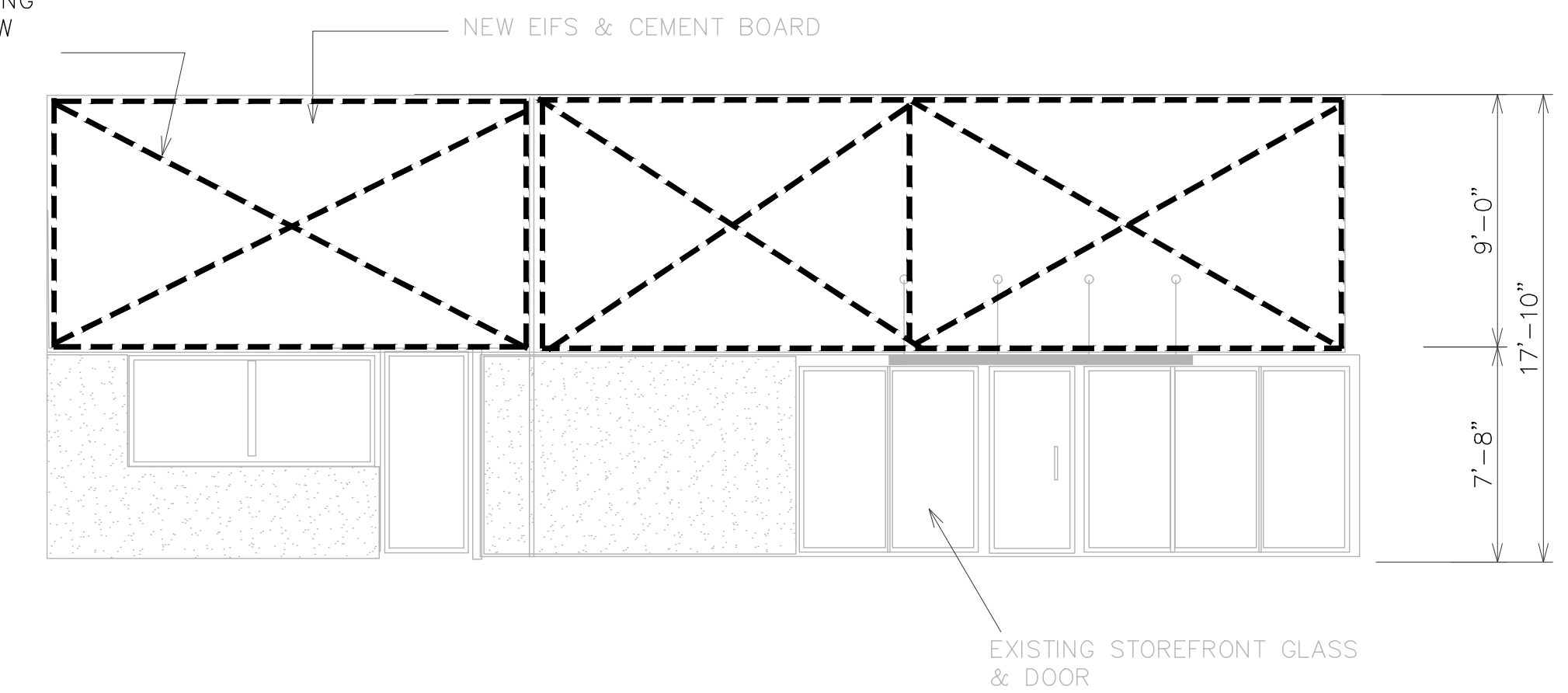




NORTH ELEVATION PROPOSED

SCALE: 3/16"=1'

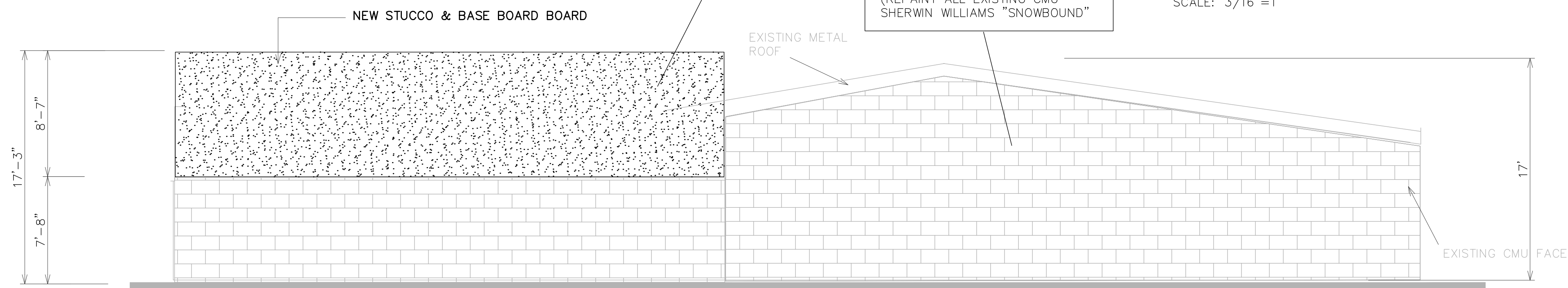
EXISTING 1-1/4" STEEL TUBE CROSS BRACING TYPICAL @ ALL NEW PARAPETS



TYPICAL PARAPET BRACING DIAGRAM

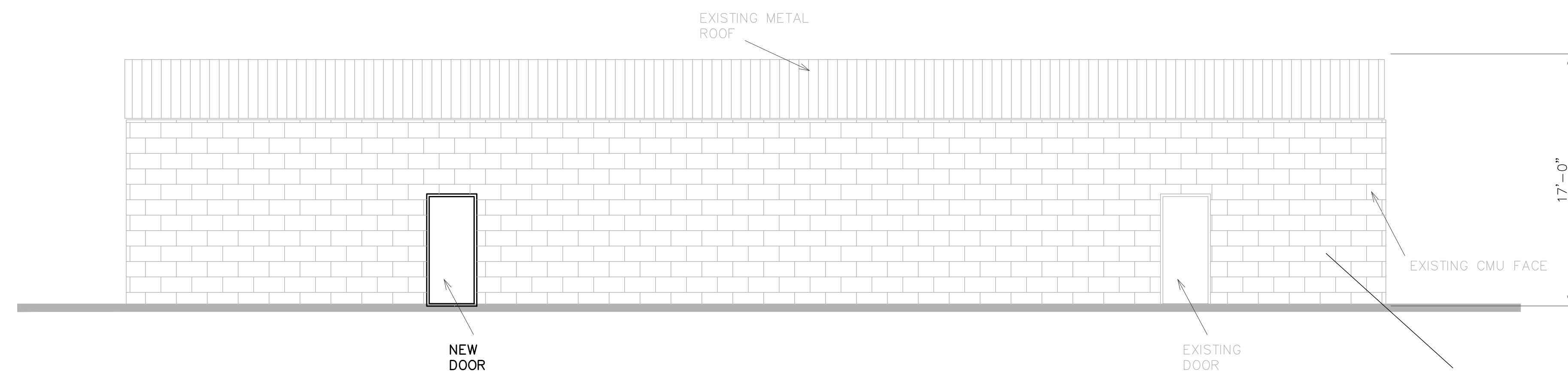
SCALE: 3/16"=1'

ALL NEW STUCCO COLOR IS SHERWIN WILLIAMS "SNOWBOUND" ALL STONE COLOR TO MATCH, (REPAINT ALL EXISTING CMU SHERWIN WILLIAMS "SNOWBOUND")



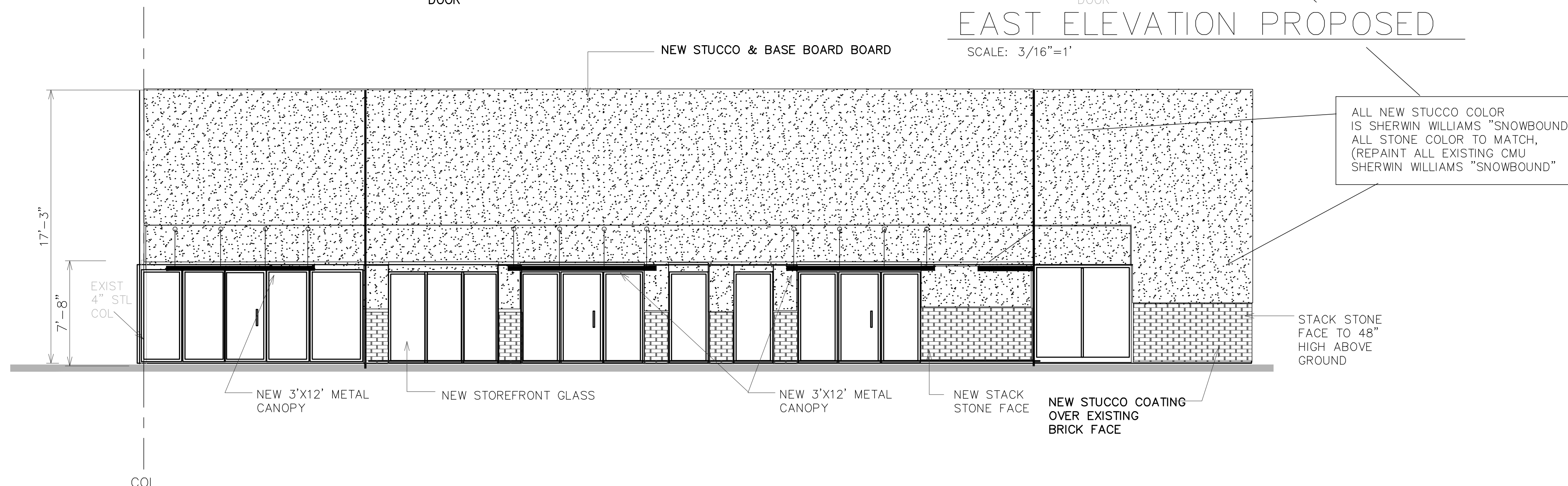
SOUTH ELEVATION PROPOSED

SCALE: 3/16"=1'



EAST ELEVATION PROPOSED

SCALE: 3/16"=1'



WEST ELEVATION PROPOSED

SCALE: 3/16"=1'

SURFACE AREA CALCULATIONS

NORTH ELEVATION SURFACE AREAS (S.F.)
 TOTAL ELEVATION AREA: 1,473 S.F.
 STUCCO AREA: 327
 STONE AREA: 273
 CMU AREA: 615
 GLASS AREA: 258

SOUTH ELEVATION SURFACE AREAS (S.F.)
 TOTAL ELEVATION AREA: 1,244 S.F.
 STUCCO AREA: 351
 CMU AREA: 893

EAST ELEVATION SURFACE AREAS (S.F.)
 TOTAL ELEVATION AREA: 920 S.F.
 CMU AREA: 920

WEST ELEVATION SURFACE AREAS (S.F.)
 TOTAL ELEVATION AREA: 1,471 S.F.
 STUCCO AREA: 1,035
 STONE AREA: 170
 GLASS AREA: 334

TOTAL BUILDING SURFACE AREA: 5,125 S.F.
 STUCCO TOTAL: 1,953 S.F. (38.1%)
 CMU TOTAL: 2,205 S.F. (43.0%)
 STONE TOTAL: 375 S.F. (7.3%)
 GLASS TOTAL: 592 S.F. (11.6%)

ELEVATIONS PROPOSED SCALE: 3/16"=1'

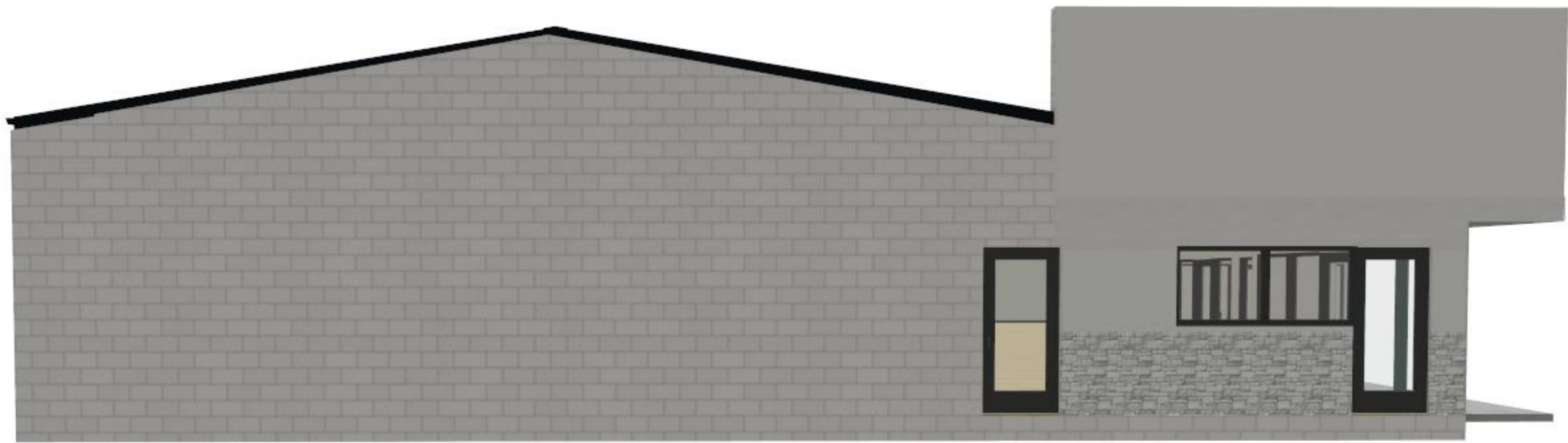
RENOVATION
 1407 S GOLIAD ST
 ROCKWALL, TX 75087

CONTRACTORS PERMITTING SERVICES
 362 W FORK #3115 IRVING, TX 75039
 PHONE: 214-874-1524

SHEET
 A-4

DATE: 10-17-24









DATE: March 20, 2025

TO: Abed Ajak
Abed Ajak/Ajak Realty LLC
4002 Broadway Boulevard
Garland, Texas 75126

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

SUBJECT: SP2025-007; *Amended Site Plan for 1407 S. Goliad Street*

Abed Ajak,

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on March 11, 2025. The following is a record of all recommendations, voting records:

Planning and Zoning Commission

On February 25, 2025, the Planning and Zoning Commission approved a motion to table the site plan by a vote of 5-0, with Commissioners Deckard and Thompson absent.

On March 11, 2025, the Planning and Zoning Commission approved a motion to approve the site plan, by a vote of 7-0, with ARB recommendations.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Henry Lee".

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