



CASE COVER SHEET

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

PLANNING & ZONING CASE NO. SP2025-033

PLANNING & ZONING FEE \$ 272.60

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

On September 30, 2025, the Architectural Review Board (ARB) approved a motion to recommend approval of the building elevations by a vote of 5-0, with Board Members McAngus and Kirkpatrick absent.

PLANNING AND ZONING COMMISSION

On September 30, 2025, the Planning and Zoning Commission approved a motion to approve the site plan by a vote of 7-0.

CITY COUNCIL READING #1

CITY COUNCIL READING #2

CONDITIONS OF APPROVAL

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) The applicant shall provide a three (3) tiered landscaping buffer on the Landscape Plan that meets the requirements listed in Subsection 05.02(B), Screening from Residential, of Article 08, Landscape and Fence Standards, of the Unified Development Code (UDC) prior to the submittal of engineering plans.
- (3) The applicant shall provide a Photometric Plan that meets the requirements listed in Section 03, Outdoor Lighting for Non-Residential Properties, of Article 07, Environmental Performance, of the Unified Development Code (UDC).
- (4) 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.

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: THIS 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 906 S. Goliad

SUBDIVISION _____

LOT _____

BLOCK _____

GENERAL LOCATION SW corner of Bourn & S. Goliad

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

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]

☐ OWNER

CONTACT PERSON

ADDRESS

CITY, STATE & ZIP

PHONE

E-MAIL

☒ APPLICANT

CONTACT PERSON

ADDRESS

CITY, STATE & ZIP

PHONE

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

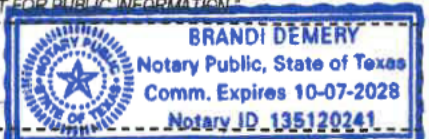
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

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

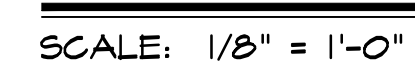
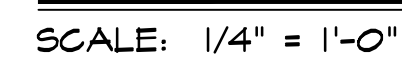
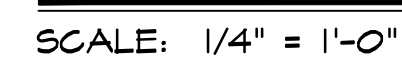
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



10/7/2028



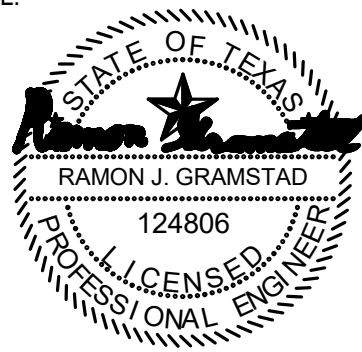


Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	0.4 fc	3.0 fc	0.0 fc	N/A	N/A

CHOICE ENGINEERING, LLC SACHEE, TEXAS PHONE: (409) 666-1268
TEXAS FIRM REG. NUMBER F-16076 WWW.CHOICE-ENGINEERING.COM

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KIM TIMPA LAW OFFICES
906 SGOLIAD @ BOURN TX
CITY OF ROCKWALL, ROCKWALL COUNTY,
TEXAS

[illegible]

08/13/2025

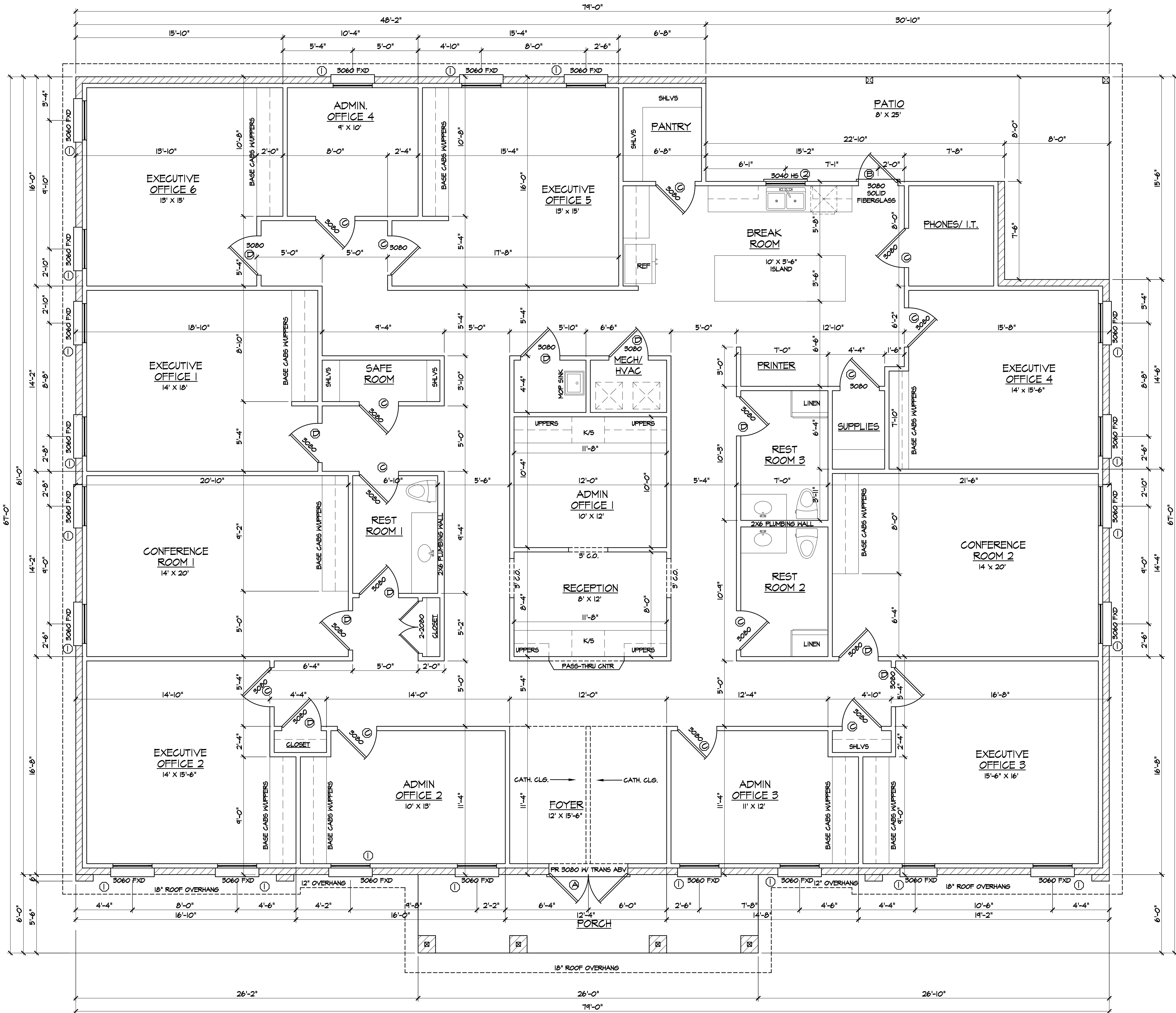
ISSUE/ORIGINAL COPYRIGHT	
DATE:	2025/08/1
PROJECT #:	240
DRAWN BY:	R
CHECKED BY:	J
SHEET NAME:	
PHOTOMETRIC PLAN	

SHEET NUMBER:

PH1.0

DOOR SCHEDULE			
KEY	AMT	SIZE	NOTES
(A)	1	PAIR 3'-0" X 8'-0"	EXT. FR. DOOR UNIT, TRANSOM ABOVE, STAINED OAK
(B)	1	3'-0" X 8'-0"	EXTERIOR SOLID FIBERGLASS, RIGHT HAND OUTSWING
(C)	13	3'-0" X 8'-0"	INTERIOR, 6-PANEL, SOLID CORE, RIGHT HAND SWING
(D)	10	3'-0" X 8'-0"	INTERIOR, 6-PANEL, SOLID CORE, LEFT HAND SWING
(E)	-	-	-
(F)	-	-	-
(G)	-	-	-
(H)	-	-	-
(I)	-	-	-

WINDOW SCHEDULE			
KEY	AMT	SIZE	NOTES
(1)	21	3'-0" X 6'-0"	FIXED
(2)	1	3'-0" X 4'-0"	HORIZONTAL SLIDER
(3)	-	-	-
(4)	-	-	-
(5)	-	-	-
(6)	-	-	-



FLOOR PLAN

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

AREA CALCULATIONS	
TOTAL A/C S.F. =	4,512 S.F.
FRONT PORCH =	156 S.F.
+ REAR PORCH =	307 S.F.
TOTAL UNDER ROOF S.F. =	4,975 S.F.

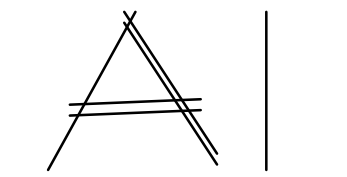
PLANS

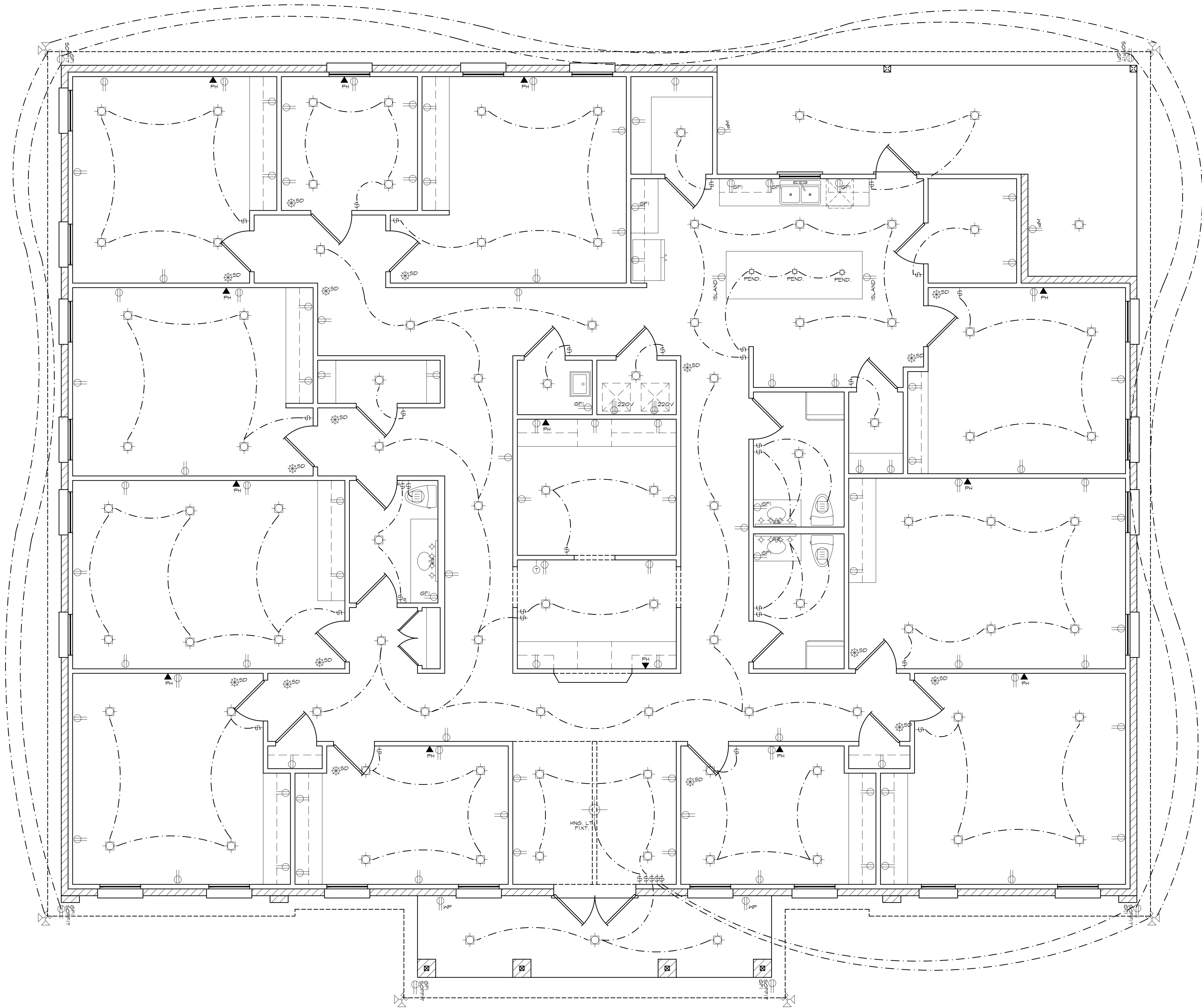
MICHAEL V. LAND
P.E. 12345
N. COLLINS BLVD
RICHARDSON, TX 75080
PHONE: 972.200.2005
FAX: 972.200.2006

TIMPA LAW

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION.

DATE
06/28/2025
07/01/2025
07/08/2025
07/28/2025
08/05/2025
08/12/2025



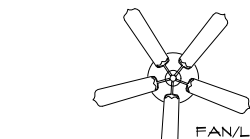


ELECTRICAL PLAN

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

ELECTRICAL LEGEND

- SWITCH
- THREE-WAY SWITCH
- FOUR-WAY SWITCH
- DUPLEX
- QUADRUPLEX
- WATER PROOF
- FLOOR DUPLEX
- GFI DUPLEX
- PHONE OUTLET
- THERMOSTAT
- SMOKE DETECTOR
- 220 VOLT OUTLET
- LED DISC LIGHT
- FLOODLIGHT
- VENT
- VENT AND LIGHT
- HEAT AND LIGHT
- HEAT AND VENT
- HEAT, VENT AND LIGHT
- OUTDOOR SPEAKER
- CEILING FAN WITH LIGHT
- WALL MOUNT
- BAR LIGHT
- GARAGE LIGHT

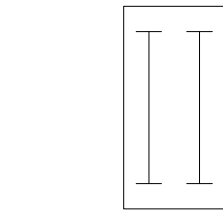


CEILING FAN WITH LIGHT

WALL MOUNT

BAR LIGHT

GARAGE LIGHT



NOTE:

ALL FIXTURES NOTED IN THIS LEGEND
ARE TO BE SPECIFIED BY
OWNER/BUILDER
VERIFY ALL LOCATIONS

BUILDERS NOTES:

COMMON ANGLE 45 UNLESS NOTED

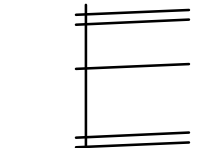
PLANS

MICHAEL V. LAND
EMAIL: pmvland@gmail.com
N. COLLINS BLVD
RICHARDSON, TX 75080
PHONE: 479.250.2005
FAX: 479.250.2005

TIMPA LAW

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION.
NECESSARY TO CONSTRUCT THIS STRUCTURE. FIELD VERIFY THE ACCURACY OF THESE PLANS
PRIOR TO CONSTRUCTION.
DO NOT SCALE THESE DRAWINGS.
BUILDER RESERVES THE RIGHT TO MODIFY THESE PLANS AS REQUIRED IN THE FIELD.
LOCAL CODES, ORDINANCES, AND RESTRICTIONS APPLY. LIMIT OF DESIGNER'S LIABILITY NOT TO EXCEED
PRICE PAID FOR THE PLANS.

DATE
08/05/2025
08/12/2025
-
-
-
-





DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING ZONING CASE NO. _____

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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 906 S. Goliad

SUBDIVISION _____

LOT _____

BLOCK _____

GENERAL LOCATION SW corner of Bourn & S. Goliad

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

CURRENT USE _____

PROPOSED ZONING _____

PROPOSED USE _____

ACREAGE _____

LOTS [CURRENT] _____

LOTS [PROPOSED] _____

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☐ OWNER

CONTACT PERSON

ADDRESS

CITY, STATE & ZIP

PHONE

E-MAIL

☒ APPLICANT

CONTACT PERSON

ADDRESS

CITY, STATE & ZIP

PHONE

E-MAIL

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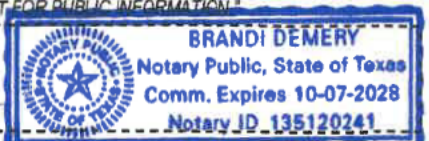
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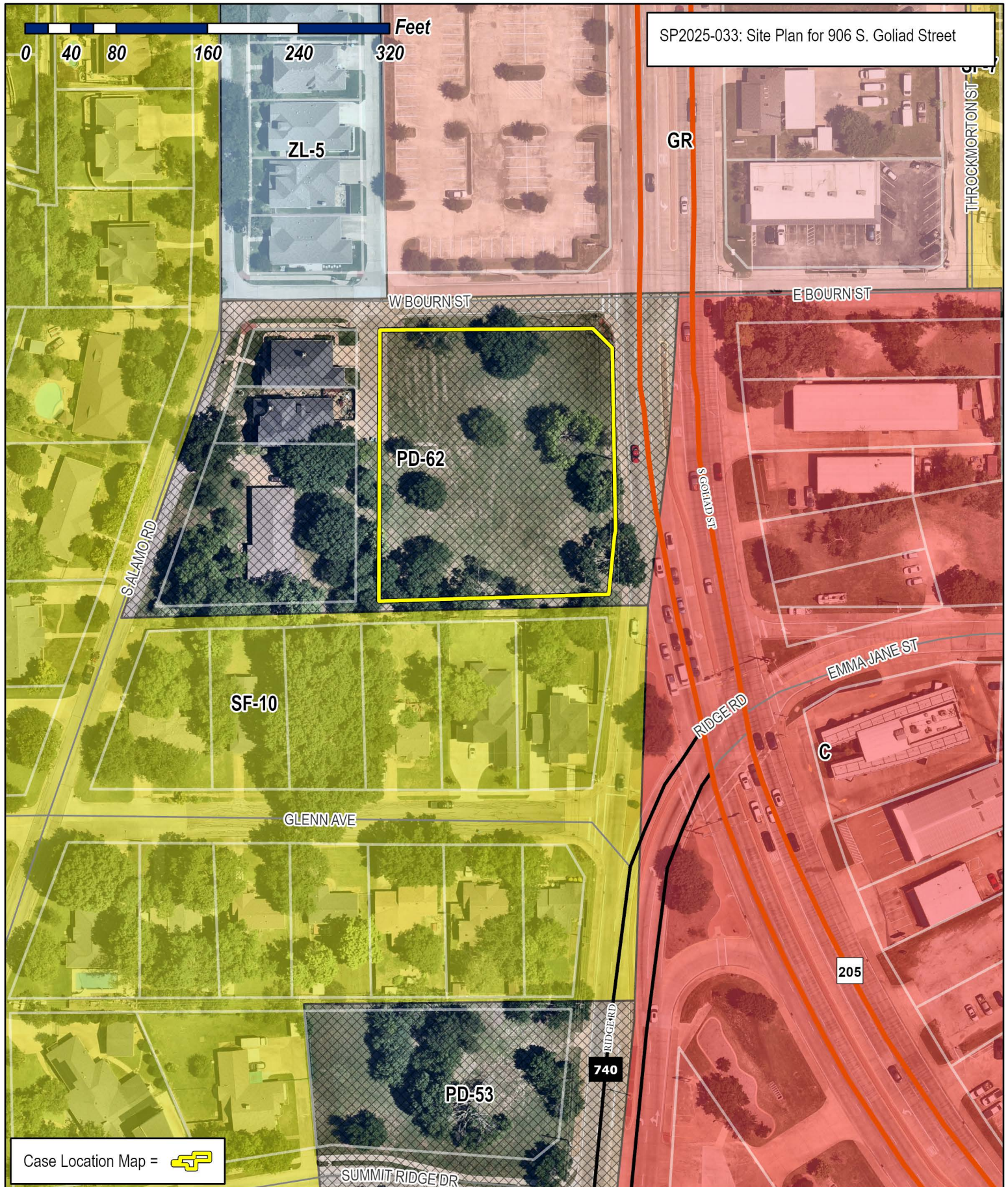
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



10/7/2028



Case Location Map =

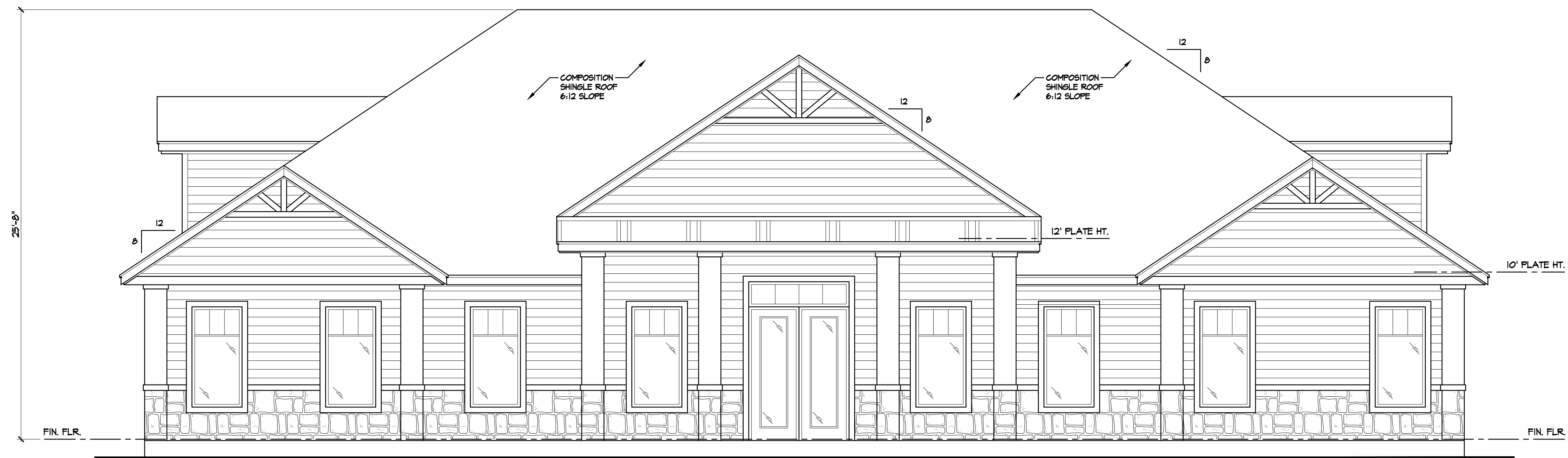


City of Rockwall

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.





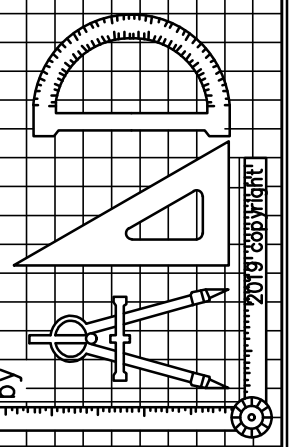
FRONT ELEVATION

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



REAR ELEVATION

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



EMAIL: plansbyland@gmail.com
N. COLLINS BLVD
RICHARDSON TX. 75080
PHONE: 972.250.2005
FAX: 972.250.0805

NECESSARY TO COMPLETE THIS STRUCTURE. FIELD VERIFY THE ACCURACY OF THESE PLANS
PROJECT TO CONSTRUCTION. THE DRAWINGS, SPECIFICATIONS, AND NOTES SHALL BE THE SOLE
BUILDER RESERVES THE RIGHT TO MODIFY THESE PLANS AS REQUIRED IN THE FIELD.
LOCAL CODES, ORDINANCES, AND RESTRICTIONS APPLY. LIMIT OF DESIGNER'S LIABILITY NOT TO EXCEED
PRICE PAID FOR THE PLANS.

ATE

06/28/2025

07/07/2025

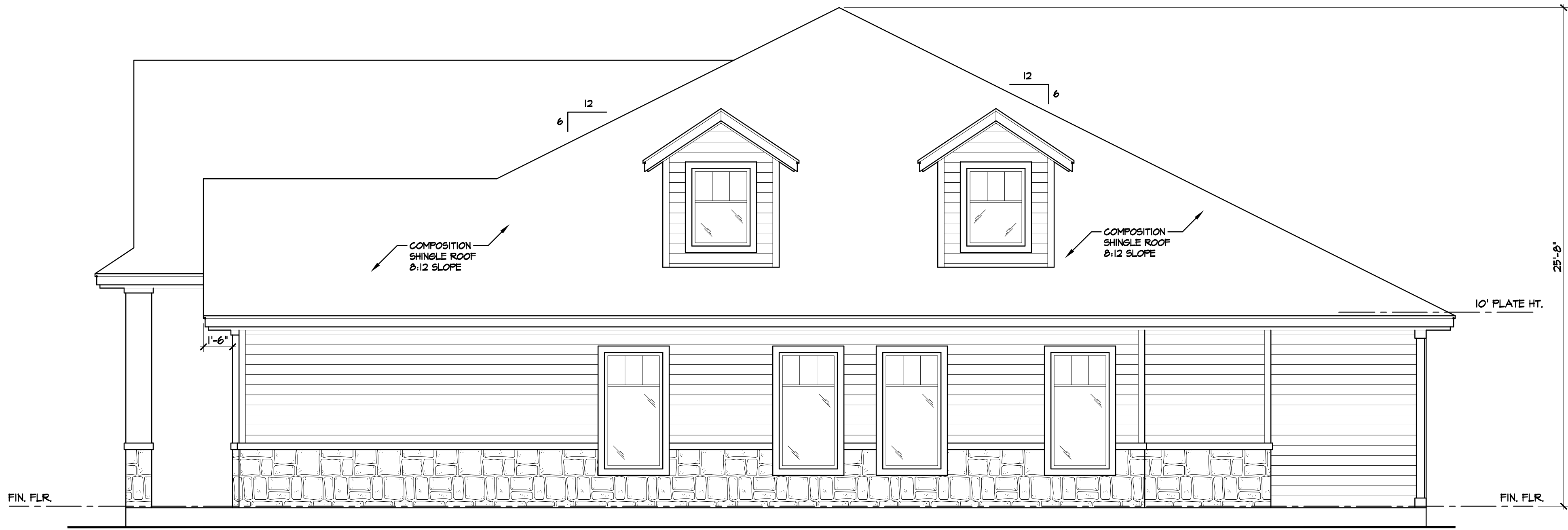
07/08/2025

07/28/2025

08/05/2025

08/12/2025





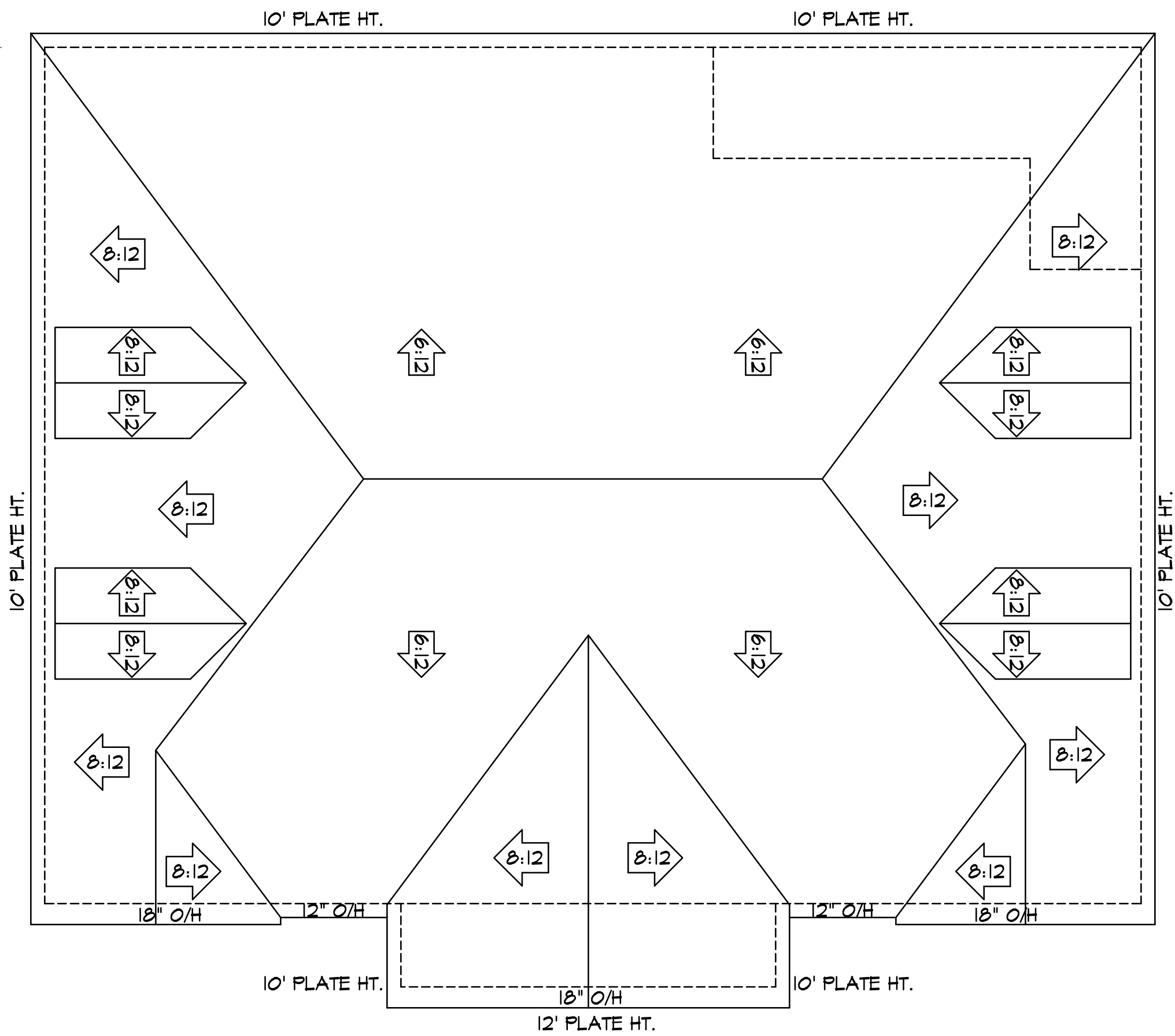
RIGHT ELEVATION

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



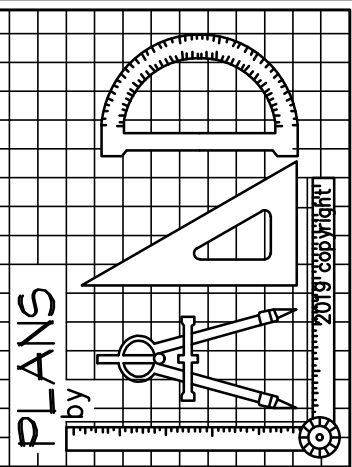
LEFT ELEVATION

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



ROOF PLAN

SCALE: 1/8" = 1'-0"



PLANS
by
MICHAEL V. LAND
EMAIL: plans@landm.com
N. COLLINS BLVD.
RICHMOND, VA 23260
PHONE: 773.282.0805
FAX: 773.282.0805

TIMPA LAW

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. FIELD VERIFY THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION. TIMPA LAW AND MICHAEL V. LAND RESERVE THE RIGHT TO MODIFY THESE PLANS AS REQUIRED IN THE FIELD. LOCAL CODES, ORDINANCES, AND RESTRICTIONS APPLY. LIMIT OF DESIGNERS LIABILITY NOT TO EXCEED PRICE PAID FOR THE PLANS.

DATE
06/28/2025
07/07/2025
07/08/2025
07/28/2025
08/05/2025
08/12/2025

A3

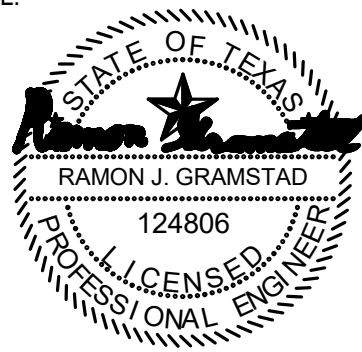


Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	0.4 fc	3.0 fc	0.0 fc	N/A	N/A

CHOICE ENGINEERING, LLC SACHEE, TEXAS PHONE: (409) 666-1268
TEXAS FIRM REG. NUMBER F-16076 WWW.CHOICE-ENGINEERING.COM

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KIM TIMPA LAW OFFICES
906 SGOLIAD @ BOURN TX
CITY OF ROCKWALL, ROCKWALL COUNTY,
TEXAS

[illegible]

08/13/2025

ISSUE/ORIGINAL COPYRIGHT	
DATE:	2025/08/1
PROJECT #:	240
DRAWN BY:	R
CHECKED BY:	J
SHEET NAME:	
PHOTOMETRIC PLAN	

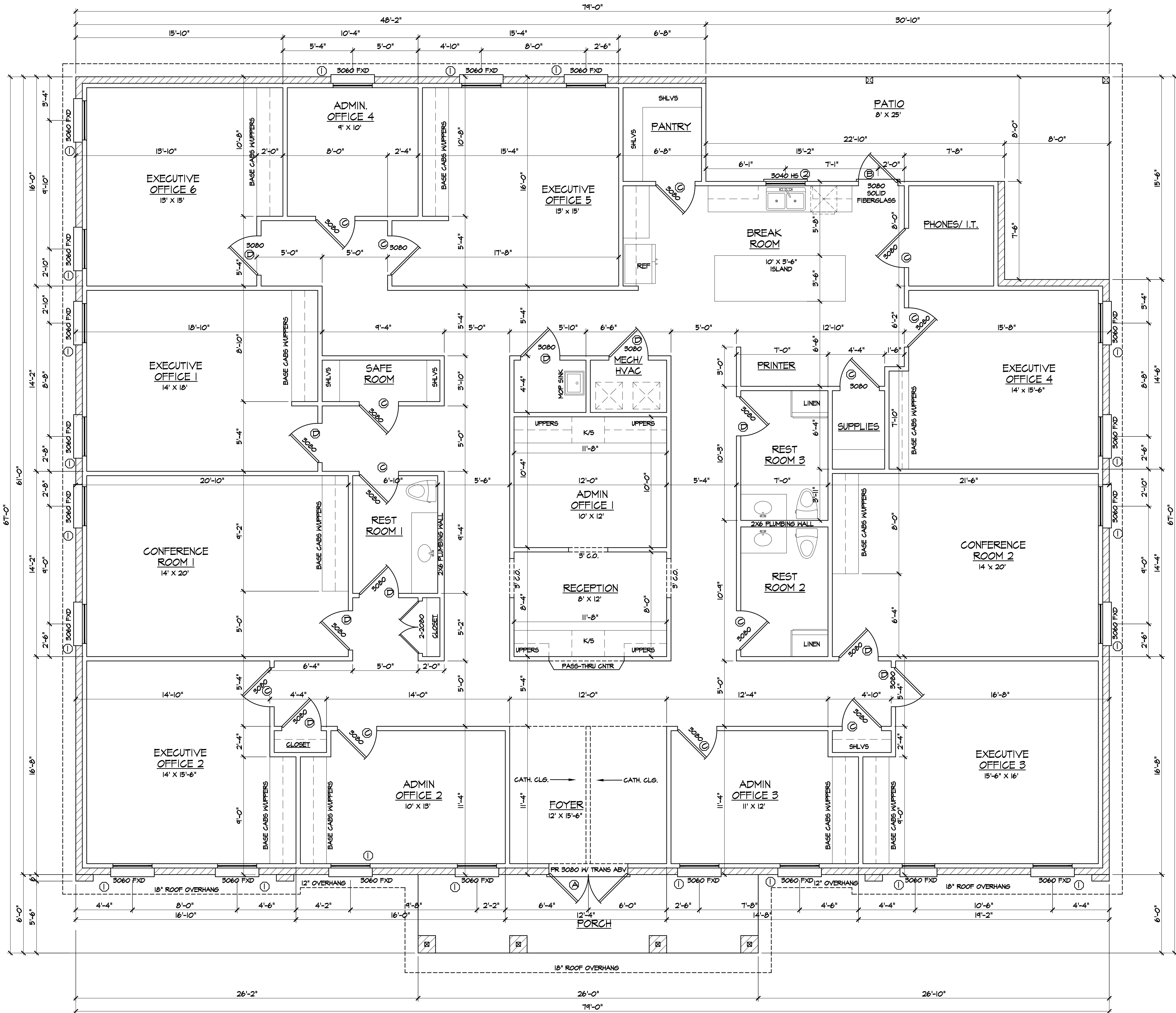
SHEET NUMBER

PH1.0

1 PHOTOMETRIC SITE PLAN
1/16" = 1'-0"

DOOR SCHEDULE			
KEY	AMT	SIZE	NOTES
(A)	1	PAIR 3'-0" X 8'-0"	EXT. FR. DOOR UNIT, TRANSOM ABOVE, STAINED OAK
(B)	1	3'-0" X 8'-0"	EXTERIOR SOLID FIBERGLASS, RIGHT HAND OUTSWING
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(D)	10	3'-0" X 8'-0"	INTERIOR, 6-PANEL, SOLID CORE, LEFT HAND SWING
(E)	-	-	-
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(H)	-	-	-
(I)	-	-	-

WINDOW SCHEDULE			
KEY	AMT	SIZE	NOTES
(1)	21	3'-0" X 6'-0"	FIXED
(2)	1	3'-0" X 4'-0"	HORIZONTAL SLIDER
(3)	-	-	-
(4)	-	-	-
(5)	-	-	-
(6)	-	-	-



AREA CALCULATIONS	
TOTAL A/C S.F. =	4,512 S.F.
FRONT PORCH =	156 S.F.
+ REAR PORCH =	307 S.F.
TOTAL UNDER ROOF S.F. =	4,975 S.F.

FLOOR PLAN

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

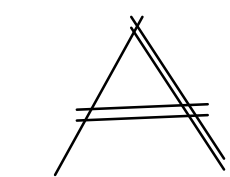
PLANS

MICHAEL V. LAND
EMAIL: plans@mvland.com
N. COLLINS BLVD
RICHARDSON, TX 75080
PHONE: 972.290.2005
FAX: 972.290.0065

TIMPA LAW

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION.

DATE
06/28/2025
07/01/2025
07/08/2025
07/28/2025
08/05/2025
08/12/2025



PROJECT COMMENTS



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

DATE: 8/22/2025

PROJECT NUMBER: SP2025-033
PROJECT NAME: Site Plan for 102 West Bourn Street
SITE ADDRESS/LOCATIONS: 102 West Bourn Street, Rockwall, TX, 75087

CASE CAPTION: Discuss and consider a request by Dub Doupbrate of Doupbrate & Associates, Inc. on behalf of Kim Timpa for the approval of a Site Plan for an Office Building on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District land uses, addressed as 906 S. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	08/21/2025	Approved w/ Comments

08/21/2025: SP2025-033: Site Plan for 906 S Goliad

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

I.1 This is a request for the approval of a Site Plan for an Office Building on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District land uses, addressed as 906 S. Goliad Street [SH-205].

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

I.3 The subject property will be required to be replatted after the engineering process to establish the new easements.

M.4 For reference, include the case number (SP2025-033) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02. D, Article 11, of the UDC)

M.5 Site Plan/Landscape Plan

- (1) Separate the Landscape Plan and Site Plan into two (2) separate documents.
- (2) Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings berms, or walls matching the main structure. (Subsection 01.05.C, Article 05, of the UDC) Please indicate on your site plan if there are any pad mounted utility equipment. Utility equipment will be subject to screening if found later at engineering or building permit.
- (3) Provide the square footage of the proposed building on the site plan. (Subsection 03.04.B, Article 11, UDC)
- (4) Provide the perimeter dimensions of the building. (Subsection 03.04.B, Article 11, UDC)
- (5) Indicate all drive/turning radii. (Subsection 03.04.B, Article 11, UDC)
- (6) Provide adjacent street centerlines for Bourne Street and S. Goliad. (Subsection 03.04.B, Article 11, UDC)
- (7) Provide median breaks in adjacent streets [S. Goliad]. (Subsection 03.04.B, Article 11, UDC)
- (8) Provide the type and depth of paving material. (Subsection 03.02, Article 06, UDC)
- (9) All portions of the parking lot shall be behind the front façade of the building. (Planned Development District 62 [PD-62]; Ordinance No. 05-42)
- (10) Show existing driveways located off of S. Goliad as "to be removed".
- (11) Will there be a dumpster enclosure? If using polycarts, they must be either screened with a dumpster enclosure or brought inside. (Subsection 01.05.B, Article 05, UDC)

(12) Please provide the required 20' residential adjacency landscape buffer with three-tiered screening along the west and south property lines. Three-tiered screening comprises of a berm, a row of canopy trees 20' on center, a row of accent trees, and a row of shrubs. The shrubs will need to screen the headlights of cars so plant that section accordingly. (Subsection 01.06, Article 06, UDC) The 10' and 15' residential adjacency buffer will require an exception from the Planning and Zoning Commission.

(13) The Landscape buffer along Bourne Street and S. Goliad Street requires a berm and one (1) canopy tree and one (1) accent tree per 50-linear feet of frontage. (Subsection 05.01.B, Article 08, UDC)

(14) Vitex is not an approved tree within Landscape Buffers. Would suggest moving closer/around the building. (Appendix C, UDC)

(15) Please provide a table showing the number, species, and caliper of trees being removed. (Table 2, Article 09, UDC)

(16) All parking spaces must be within 80 feet of a canopy tree. (Subsection 05.03.E, Article 08, UDC)

(17) Provide a note indicating irrigation will meet the requirements of the UDC. (Subsection 05.04, Article 08, UDC)

M.6 Photometric Plan

(1) Please provide lighting cut sheets that indicate the wattage for each exterior lighting fixture. Light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line. (Subsection 03.03.A, of Article 07, of the UDC)

M.7 Building Elevations

(1) Indicate exterior elevations adjacent to public right-of-way.

(2) Indicate the surface area of each façade. (Subsection 04.01, Article 05, UDC)

(3) Indicate the proposed building materials (Subsection 04.01, Article 05, UDC)

(4) Indicate the roofing materials and color. (Subsection 04.01, Article 05, UDC)

(5) The proposed buildings' facades do not meet the Commercial Building Articulation Standards for wall projections. (Subsection 04.01.C, of Article 05, of the UDC) This will require an exception from the Planning and Zoning Commission.

(6) Re-orient the building to either face S. Goliad or double front onto Goliad as well as Bourne Street.

M.8 Based on the materials submitted staff has identified the following exceptions and variances for this project:

(1) Primary and Secondary Articulation.

(2) Residential Adjacency Screening.

M.9 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measure for each exception or variance is required. In order to request an exception, the applicant will need to provide a letter outlining the requested exceptions and subsequent two (2) compensatory measures for each exception or variance. (Subsection 09.02, of Article 11, of the UDC). Compensatory measures to consider:

1) 100% masonry materials (This is currently being met.)

2) Additional Landscaping

3) Additional Parking Spaces

M.10 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on September 3, 2025; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the September 9, 2025 Planning & Zoning Meeting.

I.11 Please note the scheduled meetings for this case:

(1) Planning & Zoning Work Session meeting will be held on August 26, 2025

(2) Planning & Zoning meeting/public hearing meeting will be held on September 9, 2025

I.12 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. Please also note the Architecture Review Board will review the building elevations for this site plan an hour before the scheduled Planning and Zoning meetings (at 5:00 PM), it is highly encouraged that your project architect attends this meeting.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Price	08/22/2025	Approved w/ Comments

- 08/22/2025: 1. Driveway spacing variance required.
2. Must remove driveways and replace sidewalk in these areas.
3. Approved deadened parking turn around is 15'x64' paved, striped no parking.
4. Fire lane exceeds maximum dead-end length without a fire lane turn around.

General Comments:

General Items:

- Must meet City's 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls (18" or taller) must be rock, stone, or stone face. No smooth concrete walls.
- The site will need to be platted.
- No signage is allowed within easements or ROW. No structures or fences within easements.
- Tree mitigation will be required for the removal of any existing trees on site.
- All utilities must be underground.
- Additional comments may be provided at time of Site Plan.
- Dumpsters may not directly face a roadway.
- TXDOT permits required for any utility, drainage, and driveway within ROW of SH205.

Drainage Items:

- Detention is required. Detention is based on zoning, not specific land area use.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at freeboard elevation. No vertical walls are allowed in detention easement.
- Detention and drainage to drain to SH 205
- Detention pond is required to have an emergency spillway.
- Existing flow patterns must be maintained.
- No water or sewer lines can be in detention easement.
- Detention ponds must be irrigated.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.
- FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
- All dumpster areas shall drain to an oil/water separator and then into the storm system.

Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- There is an existing 8" water main along W. Bourn St. and SH 205 available for use.
- Minimum public sewer is 8".
- All commercial sewer connections must be made by a proposed or existing manhole.
- There is an existing 8" sewer main on the other side of W. Bourn St. available for use.
- Water and sanitary sewer and storm sewer must be 10' apart.
- All public utilities must be centered in an easement. Min 20' utility easements.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.

Roadway Paving Items:

- All driveways must meet City spacing requirements.
- All parking, storage, drive aisles must be steel reinforced concrete. (No rock, gravel, or asphalt allowed)
- No gravel or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without an City approved turnaround. 15'x64' striped no parking.
- Drive isles to be 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane to be in a platted easement.
- Install 5' sidewalk along W. Bourn St.
- Existing Driveways on SH205 will have to be removed.
- Right deceleration lane may be needed along SH 205 if accessing SH 205
- \$2.50/sf of sidewalk pro-rata along SH 205 due to the City.

Landscaping:

- No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- No trees to be with 5' of any public water, sewer, or storm line that is less than 10".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	08/21/2025	Approved
08/21/2025: DOES NOT APPROVE THE INTERIOR PLAN			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/18/2025	Approved w/ Comments
08/18/2025: The dead-end fire lane shall not extend beyond 150 feet onto the property.			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/18/2025	Approved w/ Comments
08/18/2025: Due to the rotation of the building, the new address will be: 102 W BOURN STREET, ROCKWALL, TX 75087			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	08/18/2025	Approved
No Comments			

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/18/2025	Approved w/ Comments
08/18/2025: Please provide required vs proposed landscape calculations			

General Items:

- Must meet City's 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
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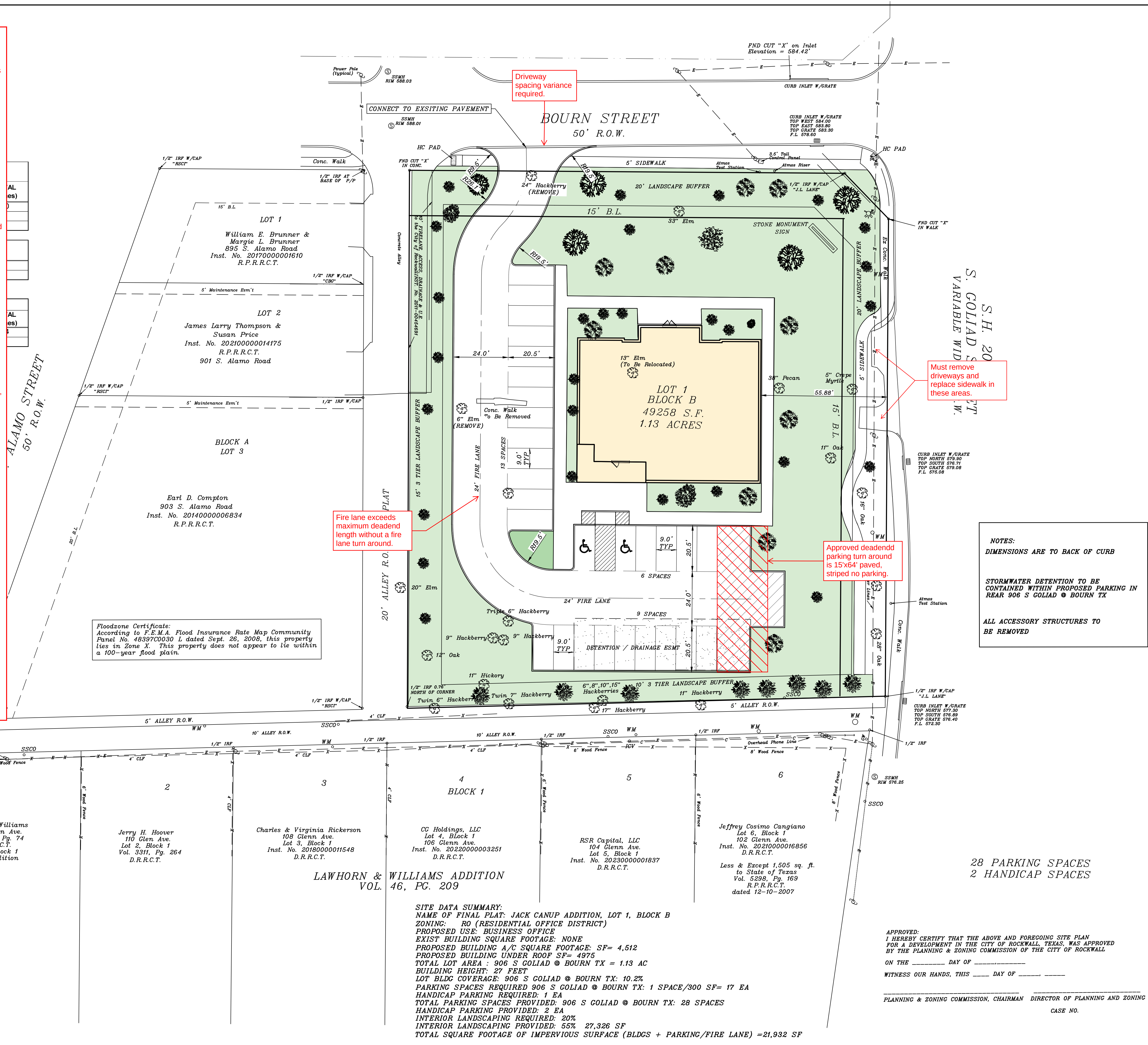
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
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- No landscape berms or tree plantings shall be located on top of City utilities or within easements.



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRATE II TEXAS P.E. LICENSE NO. 60102 ON DATE: AUG. 8, 2025

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE & LANDSCAPE PLAN
KIM TIMPA LAW OFFICES
906 S GOLIAD @ BOURN TX
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	GC.W.
DRAWN	
SCALE	1"=20' H 1"= V
DATE	JAN 29, 2024
PROJECT	23018 SITE PL
	20



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING ZONING CASE NO. _____

NOTE: THIS 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 906 S. Goliad

SUBDIVISION _____

LOT _____

BLOCK _____

GENERAL LOCATION SW corner of Bourn & S. Goliad

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____

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]

☐ OWNER

CONTACT PERSON

ADDRESS

CITY, STATE & ZIP

PHONE

E-MAIL

☒ APPLICANT

CONTACT PERSON

ADDRESS

CITY, STATE & ZIP

PHONE

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

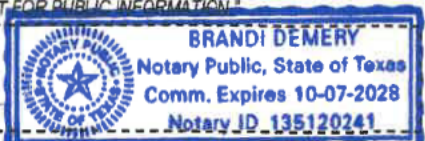
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

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

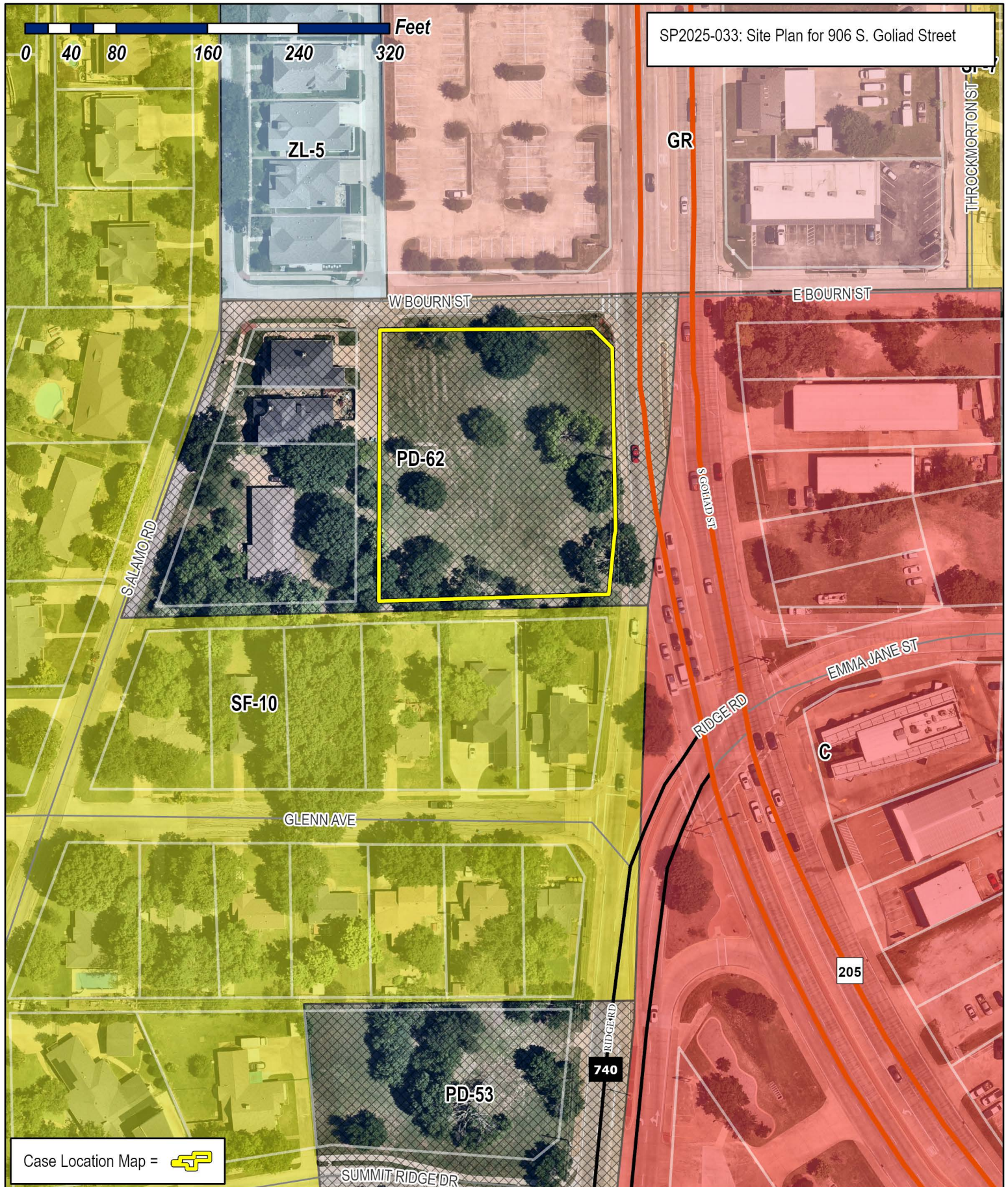
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



10/7/2028



Case Location Map = 

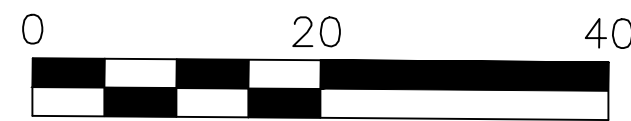
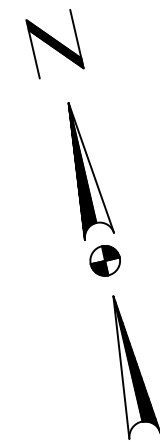


City of Rockwall

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.





SCALE IN FEET

NEW PLANT MATERIAL LIST

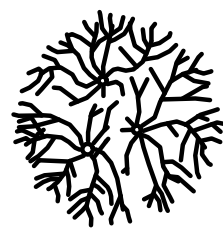
KEY	QUANTITY	TREE DESCRIPTION	SIZE (Inches)	TOTAL (Inches)
LO	5	LIVE OAK	4	20
RB	2	TEXAS RED BUD	4	8
RM	2	AUTUMN BALZE RED BUD	4	8

KEY	QUANTITY	SHRUB DESCRIPTION		
RC	36	EASTERN RED CEDAR		
VC	12	VITEX CASTUS		

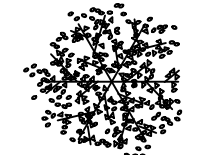
TREES REMOVED

KEY	QUANTITY	TREE DESCRIPTION	SIZE (Inches)	TOTAL (Inches)
HB	1	HACKBERRY	24	24
ELM	1	ELM TREE	6	6

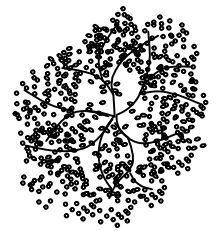
---PROPOSED TREES---



4" LIVE OAK (LO)

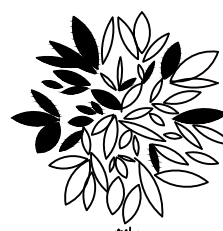


4" TX RED BUD (RB)

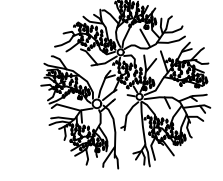


4" AUTUMN BLAZE RED MAPLE (RM)

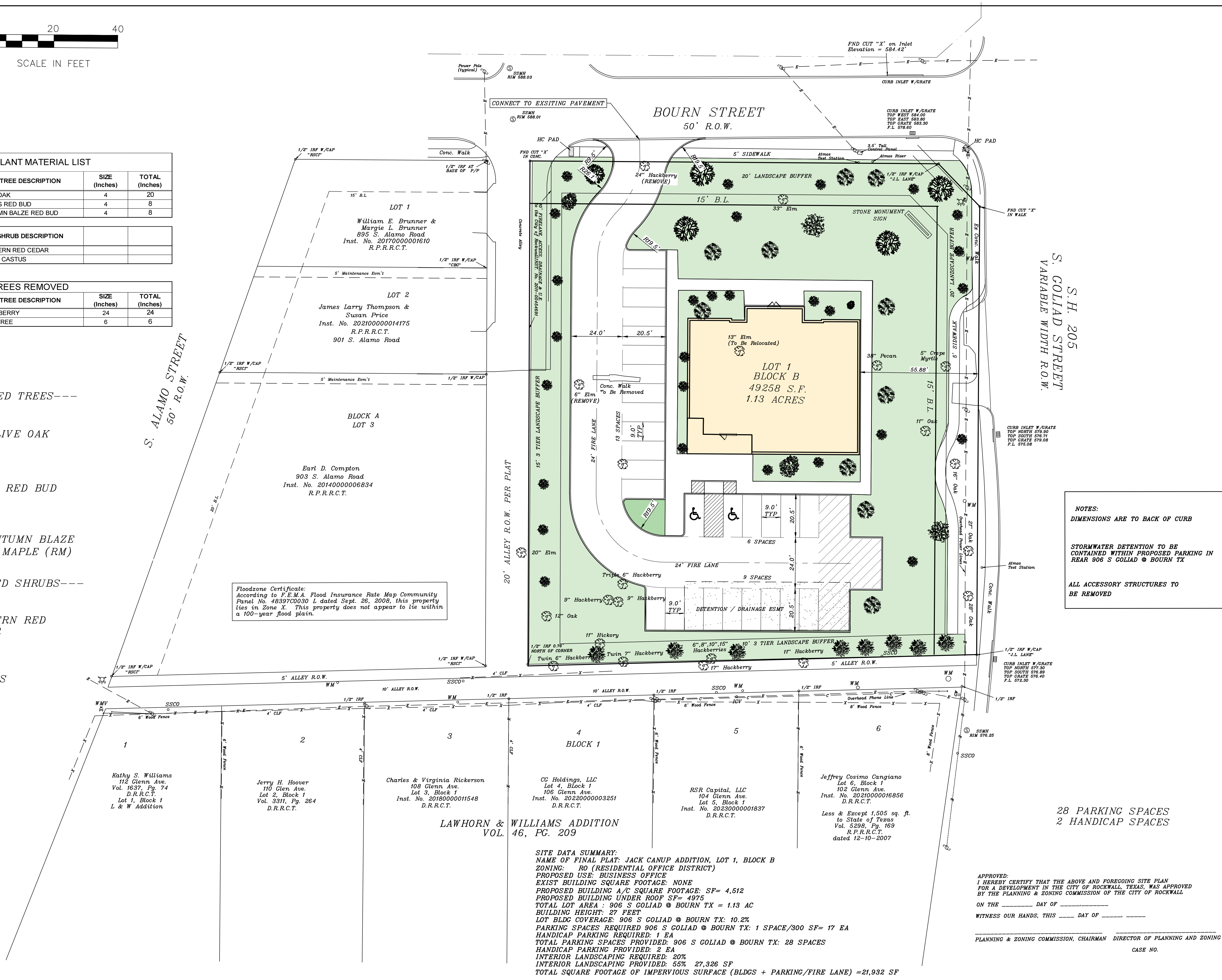
---PROPOSED SHRUBS---



EASTERN RED CEDAR (RC)



VITEX CASTUS (VC)



NOTES:
DIMENSIONS ARE TO BACK OF CURB

STORMWATER DETENTION TO BE CONTAINED WITHIN PROPOSED PARKING IN REAR 906 S GOLIAD @ BOURN TX

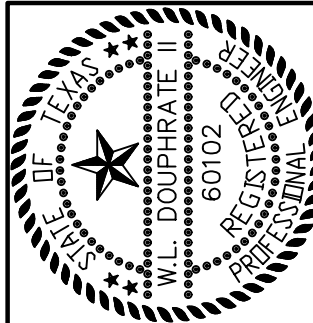
ALL ACCESSORY STRUCTURES TO BE REMOVED

28 PARKING SPACES
2 HANDICAP SPACES

SITE DATA SUMMARY:
NAME OF FINAL PLAT: JACK CANUP ADDITION, LOT 1, BLOCK B
ZONING: RO (RESIDENTIAL OFFICE DISTRICT)
PROPOSED USE: BUSINESS OFFICE
EXIST BUILDING SQUARE FOOTAGE: NONE
PROPOSED BUILDING A/C SQUARE FOOTAGE: SF= 4,512
PROPOSED BUILDING UNDER ROOF SF= 4975
TOTAL LOT AREA : 906 S GOLIAD @ BOURN TX = 1.13 AC
BUILDING HEIGHT: 27 FEET
LOT BLDG COVERAGE: 906 S GOLIAD @ BOURN TX: 10.2%
PARKING SPACES REQUIRED 906 S GOLIAD @ BOURN TX: 1 SPACE/300 SF= 17 EA
HANDICAP PARKING REQUIRED: 1 EA
TOTAL PARKING SPACES PROVIDED: 906 S GOLIAD @ BOURN TX: 28 SPACES
HANDICAP PARKING PROVIDED: 2 EA
INTERIOR LANDSCAPING REQUIRED: 20%
INTERIOR LANDSCAPING PROVIDED: 55% 27,326 SF
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE (BLDGS + PARKING/FIRE LANE) =21,932 SF

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL
ON THE _____ DAY OF _____
WITNESS OUR HANDS, THIS _____ DAY OF _____

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING
CASE NO.



THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY W.L. DOUPHRADE II TEXAS P.E. LICENSE NO. 60102 ON DATE: AUG. 8, 2025

DOUPHRADE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
2285 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE & LANDSCAPE PLAN
KIM TIMPA LAW OFFICES
906 S GOLIAD @ BOURN TX
CITY OF ROCKWALL,
ROCKWALL COUNTY, TEXAS

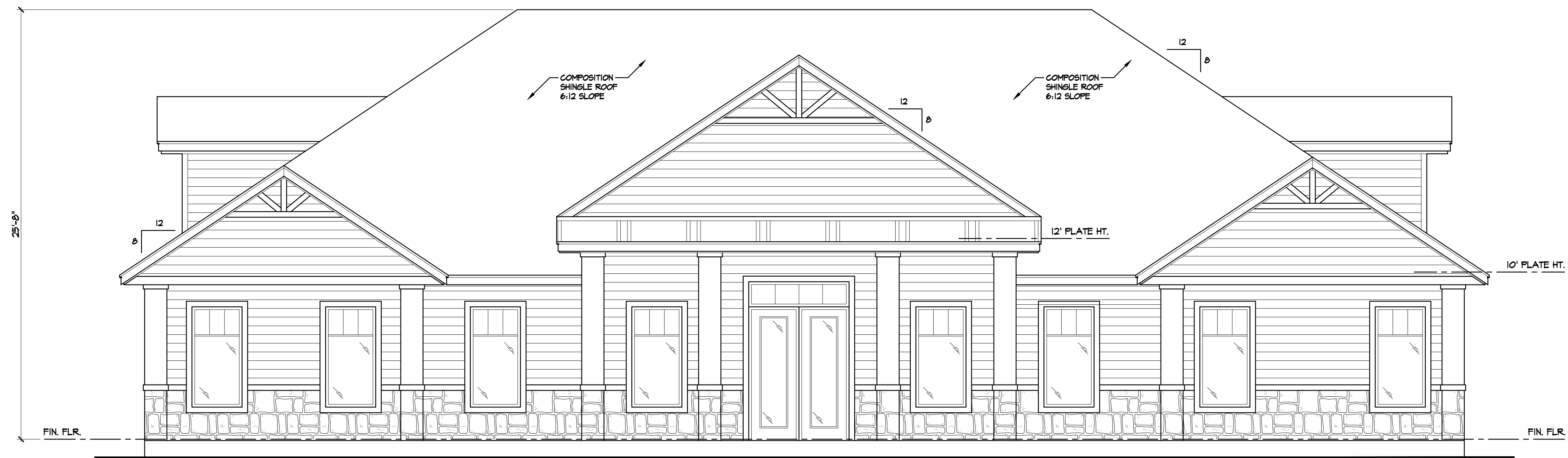
REVISION
W.L.D.
CHECKED

GC.W.

DRAWN
SCALE
1"=20' H
1"= V

DATE JAN 29, 2024

PROJECT 23018 SITE PL



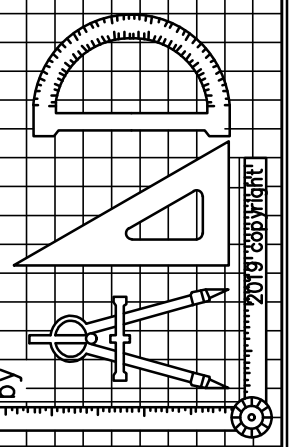
FRONT ELEVATION

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



REAR ELEVATION

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



EMAIL: plansbyland@gmail.com
N. COLLINS BLVD
RICHARDSON TX. 75080
PHONE: 972.250.2005
FAX: 972.250.0805

NECESSARY TO COMPLETE THIS STRUCTURE. FIELD VERIFY THE ACCURACY OF THESE PLANS
PRIOR TO CONSTRUCTION.
DO NOT SCALE THESE DRAWINGS.
BUILDER RESERVES THE RIGHT TO MODIFY THESE PLANS AS REQUIRED IN THE FIELD.
LOCAL CODES ORDINANCES AND RESTRICTIONS APPLY. LIMIT OF DESIGNERS LIABILITY NOT TO EXCEED
PRICE PAID FOR THE PLANS.

ATE

06/28/2025

07/07/2025

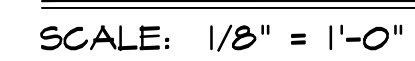
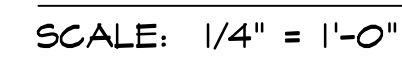
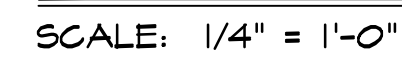
07/08/2025

07/28/2025

08/05/2025

08/12/2025

[illegible]





THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION. NECESSARY TO COMPLETE THIS STRUCTURE. FIELD VERIFY THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION.

DO NOT SCALE THESE DRAWINGS.

BUILDER RESERVES THE RIGHT TO MODIFY THESE PLANS AS REQUIRED IN THE FIELD. LOCAL CODES, ORDINANCES, AND RESTRICTIONS APPLY. LIMIT OF DESIGNERS LIABILITY NOT TO EXCEED PRICE PAID FOR THE PLANS.

DATE _____

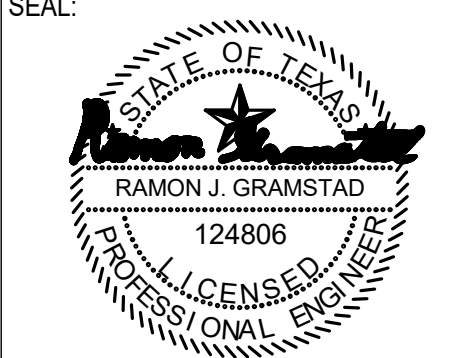


Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	0.4 fc	3.0 fc	0.0 fc	N/A	N/A

CHOICE ENGINEERING, LLC SACHS, TEXAS PHONE: (409) 666-1268
TEXAS FIRM REG. NUMBER F-15075 WWW.CHOICE-ENGINEERING.COM

THIS DRAWING SHALL NOT BE REPRODUCED FOR ANY PROJECT, OTHER THAN THE ONE NOTED IN THE TITLE BLOCK, WITHOUT THE WRITTEN CONSENT OF CHOICE ENGINEERING, LLC. COPYRIGHT 2016, CHOICE ENGINEERING, LLC.

KIM TIMPA LAW OFFICES
906 SGOLIAD @ BOURN TX
CITY OF ROCKWALL, ROCKWALL COUNTY,
TEXAS

[illegible]

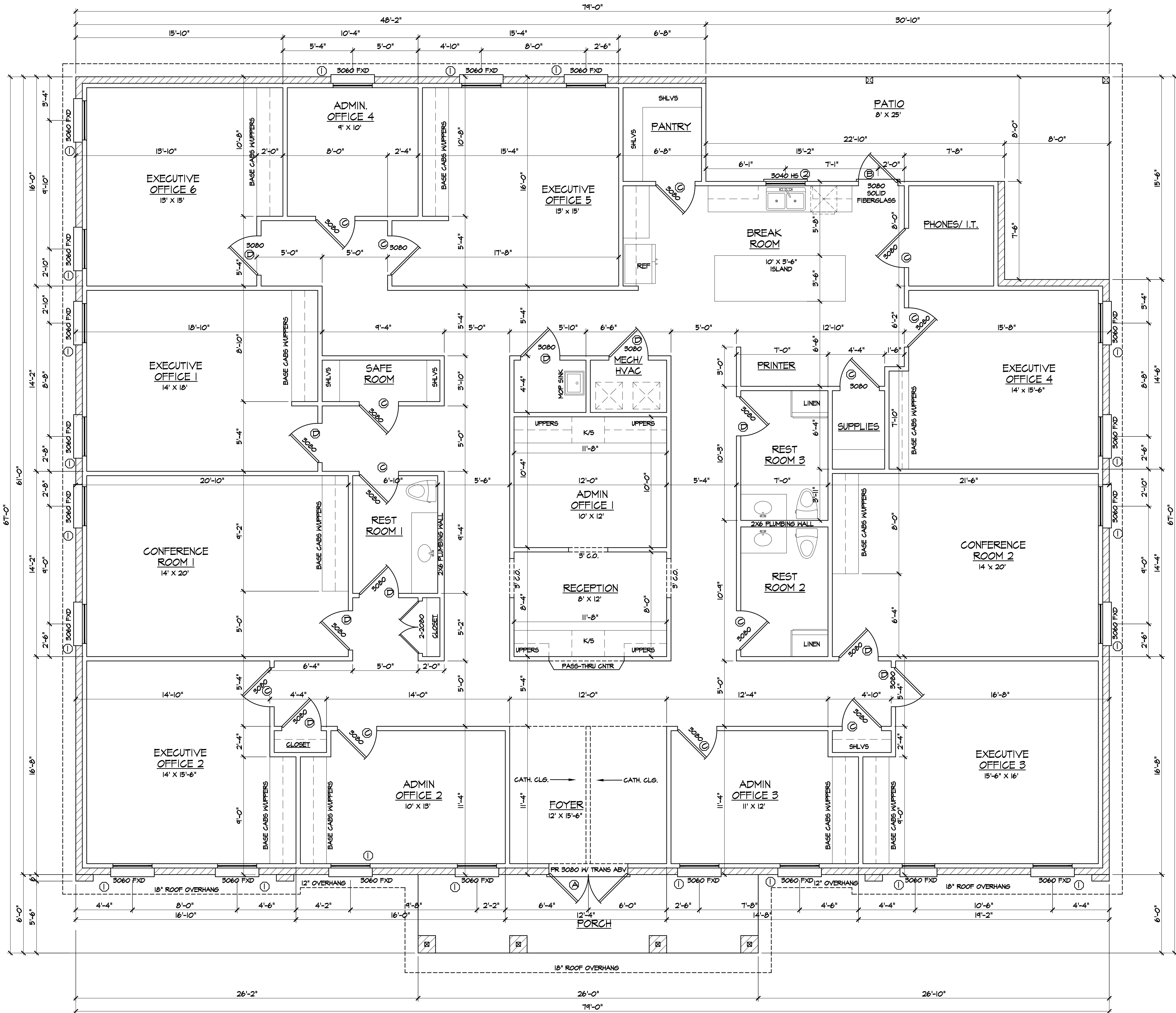
ISSUE/ORIGINAL COPYRIGHT	
DATE:	2025/08/1
PROJECT #:	2405
DRAWN BY:	R
CHECKED BY:	J
SHEET NAME:	
PHOTOMETRIC PLAN	

SHEET NUMBER:

PH1.0

DOOR SCHEDULE			
KEY	AMT	SIZE	NOTES
(A)	1	PAIR 3'-0" X 8'-0"	EXT. FR. DOOR UNIT, TRANSOM ABOVE, STAINED OAK
(B)	1	3'-0" X 8'-0"	EXTERIOR SOLID FIBERGLASS, RIGHT HAND OUTSWING
(C)	13	3'-0" X 8'-0"	INTERIOR, 6-PANEL, SOLID CORE, RIGHT HAND SWING
(D)	10	3'-0" X 8'-0"	INTERIOR, 6-PANEL, SOLID CORE, LEFT HAND SWING
(E)	-	-	-
(F)	-	-	-
(G)	-	-	-
(H)	-	-	-
(I)	-	-	-

WINDOW SCHEDULE			
KEY	AMT	SIZE	NOTES
(1)	21	3'-0" X 6'-0"	FIXED
(2)	1	3'-0" X 4'-0"	HORIZONTAL SLIDER
(3)	-	-	-
(4)	-	-	-
(5)	-	-	-
(6)	-	-	-



FLOOR PLAN

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

AREA CALCULATIONS	
TOTAL A/C S.F. =	4,512 S.F.
FRONT PORCH =	156 S.F.
+ REAR PORCH =	307 S.F.
TOTAL UNDER ROOF S.F. =	4,975 S.F.

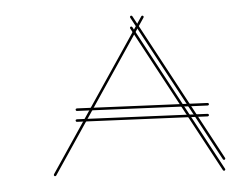
PLANS

MICHAEL V. LAND
EMAIL: plans@mvland.com
N. COLLINS BLVD
RICHARDSON, TX 75080
PHONE: 972.290.2005
FAX: 972.290.0065

TIMPA LAW

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION.

DATE
06/28/2025
07/01/2025
07/08/2025
07/28/2025
08/05/2025
08/12/2025





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: September 30, 2025
APPLICANT: Dub Douphrate; *Douphrate and Associates*
CASE NUMBER: SP2025-033; *Site Plan for Timpa Law Office*

SUMMARY

Discuss and consider a request by Dub Douphrate of Douphrate & Associates, Inc. on behalf of Kim Timpa for the approval of a Site Plan for an *Office Building* on a 1.1308-acre parcel of land identified as Lot 1, Block B, Jack Canup Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 62 (PD-62) for General Retail (GR) District land uses, addressed as 906 S. Goliad Street [SH-205], and take any action necessary.

BACKGROUND

The subject property is considered to be a part of the Original Town Rockwall, and was annexed prior to 1934 based on the August 25, 1934 Sanborn Maps. According to the January 3, 1972 zoning map, the subject property was zoned Single-Family 2 (SF-2) District. At some point between January 3, 1972 and May 16, 1983, the subject property was rezoned to a Single-Family 10 (SF-10) District according to the 1983 zoning map. The subject property retained the Single-Family 10 (SF-10) District zoning designation until September 6, 2005 when the City Council approved Planned Development District 62 (PD-62) by adopting *Ordinance No. 05-42 [Case No. Z2005-031]*. This Planned Development District re-designated the subject property for General Retail (GR) District land uses. In addition, the Planned Development District also re-designated the 0.7329-acre tract of land directly west of the subject property for Zero Lot Line (ZLL-5) District land uses. At the time of the zoning change, situated on the 0.7329-acre tract of land was an existing 2,773 SF single-family home that was constructed in 1980. This tract of land, along with the subject property, were platted into Lots 1-3, Block A (*i.e. the 0.7329-acre tract of land*) and Lot 1, Block B (*i.e. the subject property*), Jack Canup Addition (*Case No. P2006-040*), which was filed with Rockwall County on April 11, 2007. The two (2) undeveloped lots west of the subject property (*i.e. Lots 1 & 2, Block A, Jack Canup Addition*) were developed with single-family homes in 2016. The subject property was vacant at the time the area was rezoned to Planned Development District 62 (PD-62), and has remained vacant since.

PURPOSE

On August 15, 2025, the applicant -- *Dub Douphrate of Douphrate and Associates* -- submitted an application requesting the approval of a Site Plan for the purpose of constructing an *Office Building* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is addressed as 906 S. Goliad Street [SH-205]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is W. Bourn Avenue, which is identified as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. North of this roadway is a 1.8046-acre parcel of land (*i.e. Lot 14, Block M, Sanger Addition*) that serves as an overflow parking lot for the First Baptist Church of Rockwall. The parking lot is zoned General Retail (GR) District. West of this land use, and northwest of the subject property, are eight (8) single-family homes (*i.e. Lots 6- 13, Block M, Sanger Addition*) that are zoned Zero Lot Line (ZLL-5) District.

- South: Directly south of the subject property is a 15-foot undeveloped alleyway. Beyond this are 13 single-family residential lots (*i.e. Lots 1-6, Block 1 and Lots 1-7, Block 2, L&W Addition*) with 13 single-family homes situated on them. All of these properties are zoned Single-Family 10 (SF-10) District.
- East: Directly east of the subject property is the beginning of the S. Goliad Street [SH-205]/Ridge Road [FM-740] split, where a portion of S. Goliad Street proceeds south and a portion of the street splits and turns into Ridge Road. Ridge Road is identified as a M4D (*i.e. major collector, four [4] lane, divided roadway*) and S. Goliad Street is identified as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are five (5) parcels of land (*i.e. Lots 1-5, Block A, Canup Addition*) that have two (2) buildings situated on them (*i.e. Mattress Depot and Rockwall Floor Covering*). These five (5) parcels of land are zoned Commercial (C) District.
- West: Directly west of the subject property is a 20-foot alleyway that is partially developed. Beyond this are three (3) single-family, residential lots (*i.e. Lots 1-3, Block A, Jack Canup Addition*) with three (3) single-family homes situated on them. These properties are zoned Planned Development District 62 (PD-62) for Zero Lot Line (ZLL-5) District land uses. Beyond these parcels of land is S. Alamo Street, which is designated as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are six (6) single-family residential lots (*i.e. Lots 1-4, Block A and Lots 1-2, Block B, John Spong Subdivision #1*) with five (5) single-family homes situated on them. These lots are followed by the Lake Meadows Subdivision, which consists of 26 residential lots that were established in 1968. All of these properties are zoned Single-Family 10 (SF-10) District.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *Office Building* is a permitted *by-right* land use in a General Retail (GR) District. The submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property that is zoned Planned Development District 62 (PD-62) and located within a General Retail (GR) District with the exception of the items noted in the *Variances and Exceptions Requested by the Applicant* section of this case memo. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>6,000 SF</i>	<i>X=1.1308-acres; In Conformance</i>
<i>Minimum Lot Frontage</i>	<i>60-Feet</i>	<i>X= 215.73-feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>	<i>X=302.42-feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>15-Feet</i>	<i>X>15-feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet</i>	<i>X>10-feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>10-Feet</i>	<i>X>10-feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>36-Feet</i>	<i>X=26-feet; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>40%</i>	<i>X=10.2%; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>1 Parking Space/300 SF (16 Required)</i>	<i>X=25; In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>20%</i>	<i>X>20.0%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>85-90%</i>	<i>X<85%; In Conformance</i>

TREESCAPE PLAN

The Treescape Plan submitted by the applicant indicates the removal of one (1) hackberry tree measuring 24 caliper inches and one (1) elm tree measuring six (6) caliper inches in size from the subject property as part of the proposed development. Pursuant to Section 05, *Tree Mitigation Requirements*, of Article 09, *Tree Preservation*, of the Unified Development Code (UDC), hackberry trees are not classified as a protected tree. To offset the proposed tree removal, the applicant's landscape plan provides for the installation of 18 canopy trees, each with being four (4) caliper inches in size, which totals 144 caliper inches of tree being added to the subject property. Accordingly, the proposed landscape plan meets the mitigation requirements of the Unified Development Code (UDC).

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 02.02(D)(2), *Office or Medical Office Building*, of Article 13, *Definitions*, of the Unified Development Code (UDC) an *Office Building* is defined as “(a) facility that provides executive, management, administrative, or professional services not specifically listed elsewhere in Section 01, Land Use Schedule, of Article 04, Permissible Uses, but not involving the sale of merchandise except as incidental to a permitted use. Typical examples include real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, design, engineering, accounting, call centers, and similar offices. Accessory uses may include cafeterias, health facilities, parking, or other amenities primarily for the use of employees in the firm or building.” In this case, the applicant is requesting an *Office Building*, which is permitted *by-right* according to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

According to Subsection 05.02(B), *Screening from Residential*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), “(a)ny non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers. As an alternative, the Planning and Zoning Commission may approve an alternative screening method that incorporates a wrought iron fence and three (3) tiered screening (*i.e.* [1] *small to mid-sized shrubs, large shrubs or accent trees, and canopy trees* or [2] *evergreen trees and canopy trees*) along the entire length of the adjacency The canopy trees shall be placed on 20-foot centers.” In this case, the subject property has residential adjacencies along the west and south property lines, where the applicant is proposing a scattered planting of trees and shrubs including an intermittent two (2) foot berm. In lieu of this, staff has added a condition of approval that the applicant provide a landscape plan that meets the three (3) tiered screening requirements of the Unified Development Code (UDC).

The proposed site plan also generally conforms to the requirements of the *General Commercial District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the exception being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As stated above, the applicant's request conforms to the majority of the City's codes; however, staff has identified the following exceptions:

- (1) *Building Articulation*. According to Subsection 04.01 (C)(4), *General Commercial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), a secondary building façade wall length “shall not exceed three (3) times the wall height.” In this case, the rear and left building elevation exceeds this requirement. This will require an exception from the Planning and Zoning Commission pending a recommendation from the Architectural Review Board (ARB).

According to Subsection 09.01, *Exceptions to the General Standards*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), “...an applicant may request the Planning and Zoning Commission grant a variance 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 exceptions. As compensatory measures for this case, the applicant has provided a letter outlining the following compensatory measures: [1] 100.00% masonry, and [2] 55.00% landscaped area (*i.e.* an increase of 35.00% over the required 20.00%). With this being said, requests for exceptions to the *General Commercial 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.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the *South Lakeshore District*. The *South Lakeshore District* is an established district that is significantly developed with medium density, suburban housing. According to strategy #2 in the *South Lakeshore District* the commercial development in the district is “...intended to support the existing and proposed residential developments and should be

compatible in scale with the adjacent residential structures.” In this case, the applicant is proposing an *Office Building* that will be supportive to the existing residential land uses. Based on this, the applicant’s proposal appears to conform with the goals and policies of the Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on August 26, 2025, and requested that the applicant double front the building so that it appears to have entrances on to S. Goliad Street and Bourne Street. The applicant has made the requested changes and prior to action being taken on this case the Architectural Review Board will review the building elevations and provide a recommendation to the Planning and Zoning Commission for the September 30, 2025 meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant’s Site Plan for the establishment of an *Office Building* on the subject property, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) The applicant shall provide a three (3) tiered landscaping buffer on the *Landscape Plan* that meets the requirements listed in Subsection 05.02(B), *Screening from Residential*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) prior to the submittal of engineering plans.
- (3) The applicant shall provide a Photometric Plan that meets the requirements listed in Section 03, *Outdoor Lighting for Non-Residential Properties*, of Article 07, *Environmental Performance*, of the Unified Development Code (UDC).
- (4) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. _____

NOTE: THIS 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 906 S. Goliad

SUBDIVISION

LOT

BLOCK

GENERAL LOCATION SW corner of Bourn & S. Goliad

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

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]

☐ OWNER

Kim Timpa

CONTACT PERSON

☒ APPLICANT

Doughrate, & Assoc. Inc.

CONTACT PERSON

Dub Doughrate

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

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

OWNER'S SIGNATURE

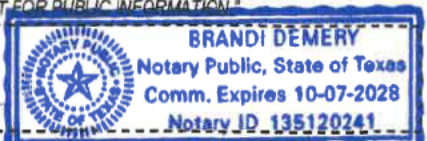
Kim Timpa
Trustee Kim Timpa Trust

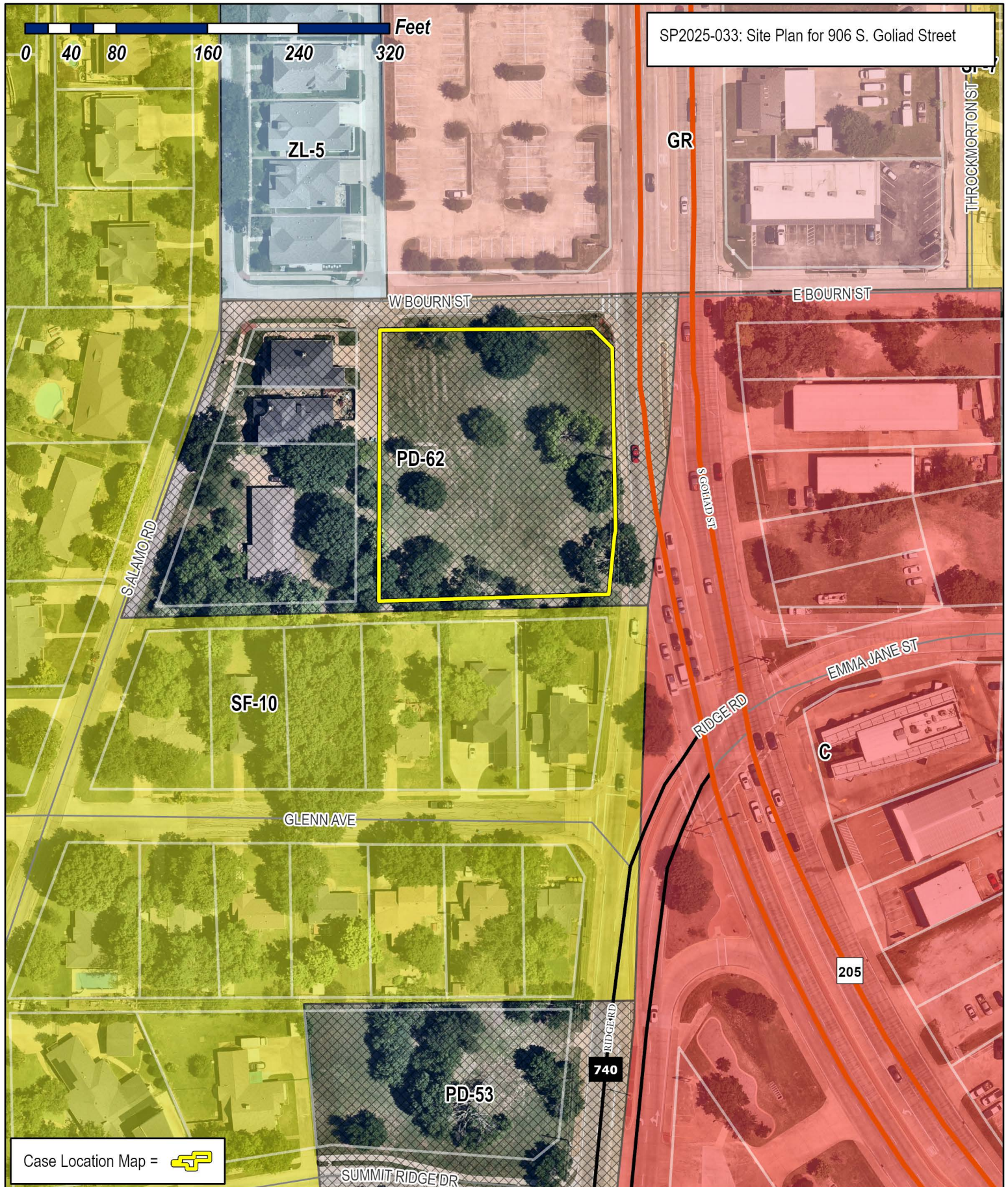
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Brandi Demery

MY COMMISSION EXPIRES

10/7/2028





Case Location Map = 

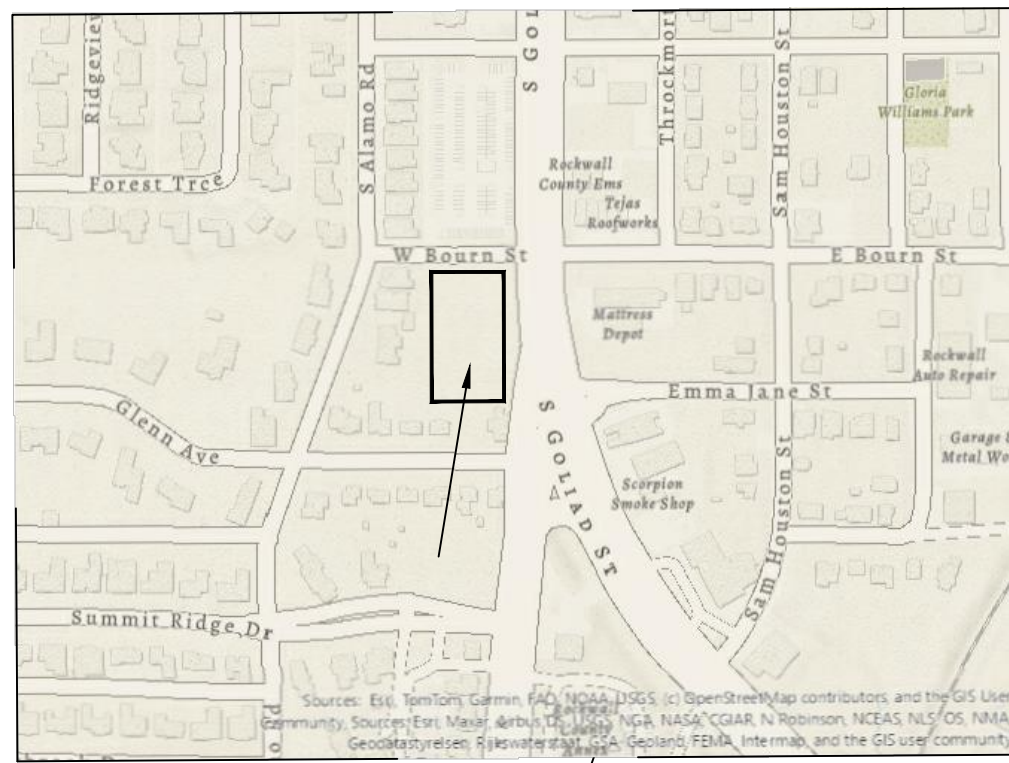


City of Rockwall

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.





LOCATION MAP
NTS

PROPOSED PAVING SPECIFICATIONS

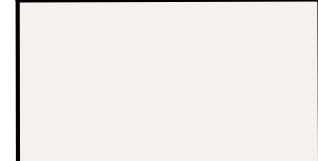
6" PAVING 3600 PSI CONCR. NO. 3 BAR ON 24" CENTERS
SEE ROCKWALL GENERAL CONSTR NOTES SH. 2 OF 2
6" SUBGRADE SHALL BE MOISTURE CONTROLLED AND
COMPACTED TO 95% STANDARD MOISTURE DENSITY



5" PAVING 3600 PSI CONCR. NO. 3 BAR ON 24" CENTERS
SEE ROCKWALL GENERAL CONSTR NOTES SH. 2 OF 2
6" SUBGRADE SHALL BE MOISTURE CONTROLLED AND
COMPACTED TO 95% STANDARD MOISTURE DENSITY



4" PAVING 3600 PSI CONCR. NO. 3 BAR ON 24" CENTERS
SEE ROCKWALL GENERAL CONSTR NOTES SH. 2 OF 2
6" SUBGRADE SHALL BE MOISTURE CONTROLLED AND
COMPACTED TO 95% STANDARD MOISTURE DENSITY



NOTES:
DIMENSIONS ARE TO BACK OF CURB
STORMWATER DETENTION TO BE
CONTAINED WITHIN PROPOSED PARKING IN
REAR 906 S COLIAD @ BOURN TX
ALL ACCESSORY STRUCTURES TO
BE REMOVED

Floodzone Certificate:
According to F.E.M.A. Flood Insurance Rate Map Community
Panel No. 48397C0030 L dated Sept. 26, 2008, this property
lies in Zone X. This property does not appear to lie within
a 100-year flood plain.

NOTES:
1. PARKING SPACES ARE 9'X20'
2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH 3-5 GAL
TEXAS SAGE BUSHES

LAWHORN & WILLIAMS ADDITION
VOL. 46, PG. 209

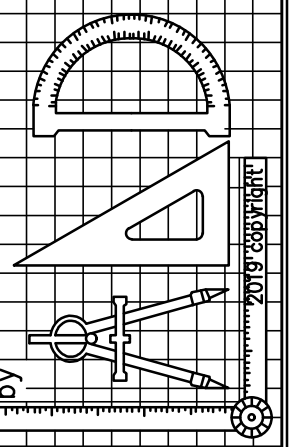
SITE DATA SUMMARY:
NAME OF FINAL PLAT: JACK CANUP ADDITION, LOT 1, BLOCK B
ZONING: RO (RESIDENTIAL OFFICE DISTRICT)
PROPOSED USE: BUSINESS OFFICE
EXIST BUILDING SQUARE FOOTAGE: NONE
PROPOSED BUILDING A/C SQUARE FOOTAGE: SF= 4,642
PROPOSED BUILDING UNDER ROOF SF= 4975
TOTAL LOT AREA : 906 S COLIAD @ BOURN TX = 1.13 AC
BUILDING HEIGHT: 27 FEET
LOT BLDG COVERAGE: 906 S COLIAD @ BOURN TX: 10.2%
PARKING SPACES REQUIRED 906 S COLIAD @ BOURN TX: 1 SPACE/300 SF= 17 EA
HANDICAP PARKING REQUIRED: 1 EA
TOTAL PARKING SPACES PROVIDED: 906 S COLIAD @ BOURN TX: 25 SPACES

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

ON THE _____ DAY OF _____
WITNESS OUR HANDS, THIS _____ DAY OF _____

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND

CASE NO.

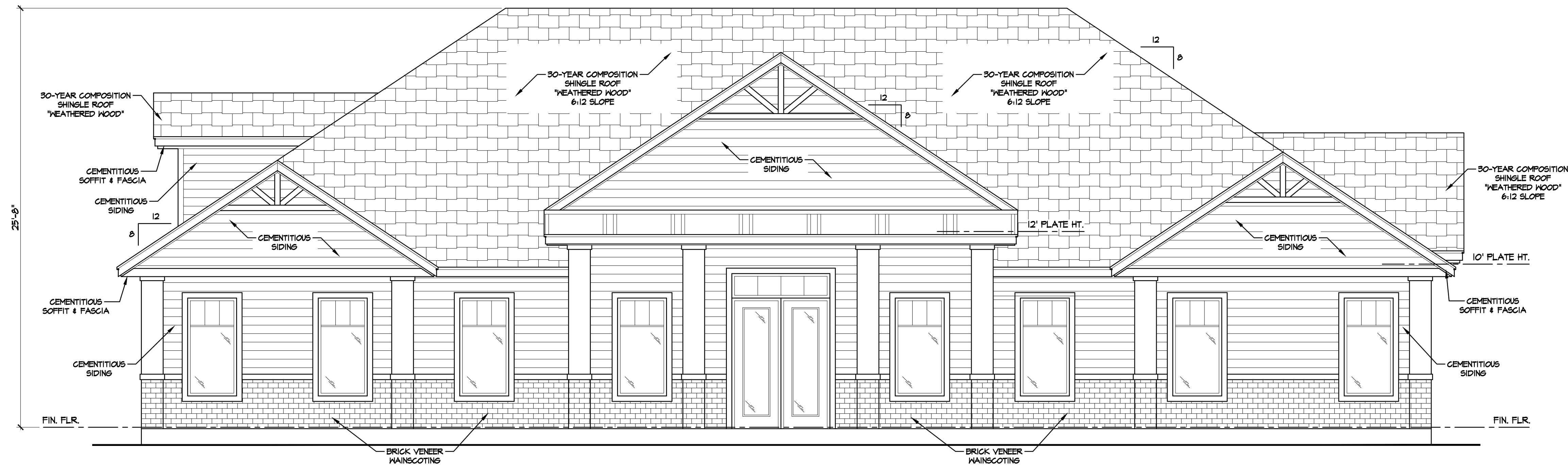


EMAIL: plansbyland@gmail.com

Tracing practice lines for the letter 'Z' on a four-line grid. The first row shows a 'Z' formed by three strokes: a downward diagonal line, a horizontal line to the right, and an upward diagonal line. The second row shows a dashed 'Z' for tracing. The third row shows a solid 'Z' for tracing. The fourth row shows a dashed 'Z' for tracing. The fifth row shows a solid 'Z' for tracing. The sixth row shows a dashed 'Z' for tracing. The seventh row shows a solid 'Z' for tracing. The eighth row shows a dashed 'Z' for tracing. The ninth row shows a solid 'Z' for tracing. The tenth row shows a dashed 'Z' for tracing. The eleventh row shows a solid 'Z' for tracing. The twelfth row shows a dashed 'Z' for tracing. The thirteenth row shows a solid 'Z' for tracing. The fourteenth row shows a dashed 'Z' for tracing. The fifteenth row shows a solid 'Z' for tracing. The sixteenth row shows a dashed 'Z' for tracing. The seventeenth row shows a solid 'Z' for tracing. The eighteenth row shows a dashed 'Z' for tracing. The nineteenth row shows a solid 'Z' for tracing. The twentieth row shows a dashed 'Z' for tracing. The twenty-first row shows a solid 'Z' for tracing. The twenty-second row shows a dashed 'Z' for tracing. The twenty-third row shows a solid 'Z' for tracing. The twenty-fourth row shows a dashed 'Z' for tracing. The twenty-fifth row shows a solid 'Z' for tracing. The twenty-sixth row shows a dashed 'Z' for tracing. The twenty-seventh row shows a solid 'Z' for tracing. The twenty-eighth row shows a dashed 'Z' for tracing. The twenty-ninth row shows a solid 'Z' for tracing. The thirtieth row shows a dashed 'Z' for tracing. The thirty-first row shows a solid 'Z' for tracing. The thirty-second row shows a dashed 'Z' for tracing. The thirty-third row shows a solid 'Z' for tracing. The thirty-fourth row shows a dashed 'Z' for tracing. The thirty-fifth row shows a solid 'Z' for tracing. The thirty-sixth row shows a dashed 'Z' for tracing. The thirty-seventh row shows a solid 'Z' for tracing. The thirty-eighth row shows a dashed 'Z' for tracing. The thirty-ninth row shows a solid 'Z' for tracing. The fortieth row shows a dashed 'Z' for tracing. The forty-first row shows a solid 'Z' for tracing. The forty-second row shows a dashed 'Z' for tracing. The forty-third row shows a solid 'Z' for tracing. The forty-fourth row shows a dashed 'Z' for tracing. The forty-fifth row shows a solid 'Z' for tracing. The forty-sixth row shows a dashed 'Z' for tracing. The forty-seventh row shows a solid 'Z' for tracing. The forty-eighth row shows a dashed 'Z' for tracing. The forty-ninth row shows a solid 'Z' for tracing. The fiftieth row shows a dashed 'Z' for tracing. The fifty-first row shows a solid 'Z' for tracing. The fifty-second row shows a dashed 'Z' for tracing. The fifty-third row shows a solid 'Z' for tracing. The fifty-fourth row shows a dashed 'Z' for tracing. The fifty-fifth row shows a solid 'Z' for tracing. The fifty-sixth row shows a dashed 'Z' for tracing. The fifty-seventh row shows a solid 'Z' for tracing. The fifty-eighth row shows a dashed 'Z' for tracing. The fifty-ninth row shows a solid 'Z' for tracing. The sixtieth row shows a dashed 'Z' for tracing. The sixty-first row shows a solid 'Z' for tracing. The sixty-second row shows a dashed 'Z' for tracing. The sixty-third row shows a solid 'Z' for tracing. The sixty-fourth row shows a dashed 'Z' for tracing. The sixty-fifth row shows a solid 'Z' for tracing. The sixty-sixth row shows a dashed 'Z' for tracing. The sixty-seventh row shows a solid 'Z' for tracing. The sixty-eighth row shows a dashed 'Z' for tracing. The sixty-ninth row shows a solid 'Z' for tracing. The seventieth row shows a dashed 'Z' for tracing. The seventy-first row shows a solid 'Z' for tracing. The seventy-second row shows a dashed 'Z' for tracing. The seventy-third row shows a solid 'Z' for tracing. The seventy-fourth row shows a dashed 'Z' for tracing. The seventy-fifth row shows a solid 'Z' for tracing. The seventy-sixth row shows a dashed 'Z' for tracing. The seventy-seventh row shows a solid 'Z' for tracing. The seventy-eighth row shows a dashed 'Z' for tracing. The seventy-ninth row shows a solid 'Z' for tracing. The eightieth row shows a dashed 'Z' for tracing. The eighty-first row shows a solid 'Z' for tracing. The eighty-second row shows a dashed 'Z' for tracing. The eighty-third row shows a solid 'Z' for tracing. The eighty-fourth row shows a dashed 'Z' for tracing. The eighty-fifth row shows a solid 'Z' for tracing. The eighty-sixth row shows a dashed 'Z' for tracing. The eighty-seventh row shows a solid 'Z' for tracing. The eighty-eighth row shows a dashed 'Z' for tracing. The eighty-ninth row shows a solid 'Z' for tracing. The ninetieth row shows a dashed 'Z' for tracing. The ninety-first row shows a solid 'Z' for tracing. The ninety-second row shows a dashed 'Z' for tracing. The ninety-third row shows a solid 'Z' for tracing. The ninety-fourth row shows a dashed 'Z' for tracing. The ninety-fifth row shows a solid 'Z' for tracing. The ninety-sixth row shows a dashed 'Z' for tracing. The ninety-seventh row shows a solid 'Z' for tracing. The ninety-eighth row shows a dashed 'Z' for tracing. The ninety-ninth row shows a solid 'Z' for tracing. The hundredth row shows a dashed 'Z' for tracing.

NECESSARY TO COMPLETE THIS STRUCTURE. FIELD VERIFY THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION. THE BUILDER RESERVES THE RIGHT TO MODIFY THESE PLANS AS REQUIRED IN THE FIELD. LOCAL CODES, ORDINANCES, AND RESTRICTIONS APPLY. LIMIT OF DESIGNER'S LIABILITY NOT TO EXCEED PRICE PAID FOR THE PLANS.

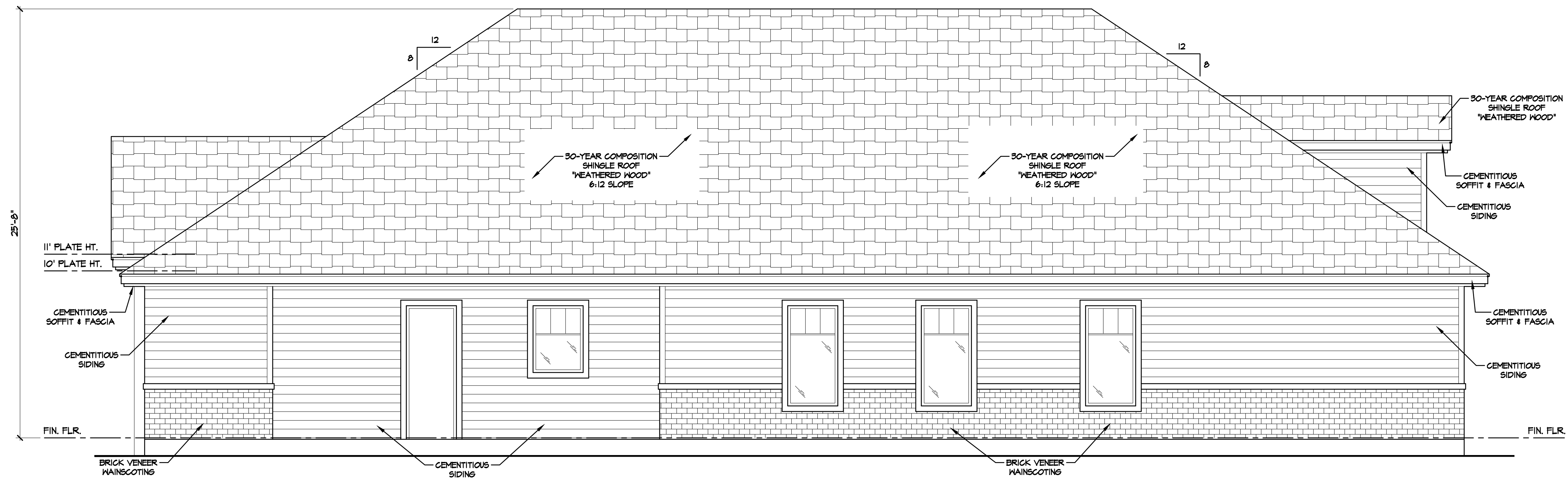
DATE
 28/2025
 07/2025
 08/2025
 8/2025
 05/2025
 2/2025
 27/2025
 2/2025



SURFACE AREA CALCULATIONS	
BRICK VENEER =	170 S.F.
CEMENTITIOUS SIDING =	475 S.F.
TOTAL SURFACE AREA =	645 S.F.

FRONT ELEVATION

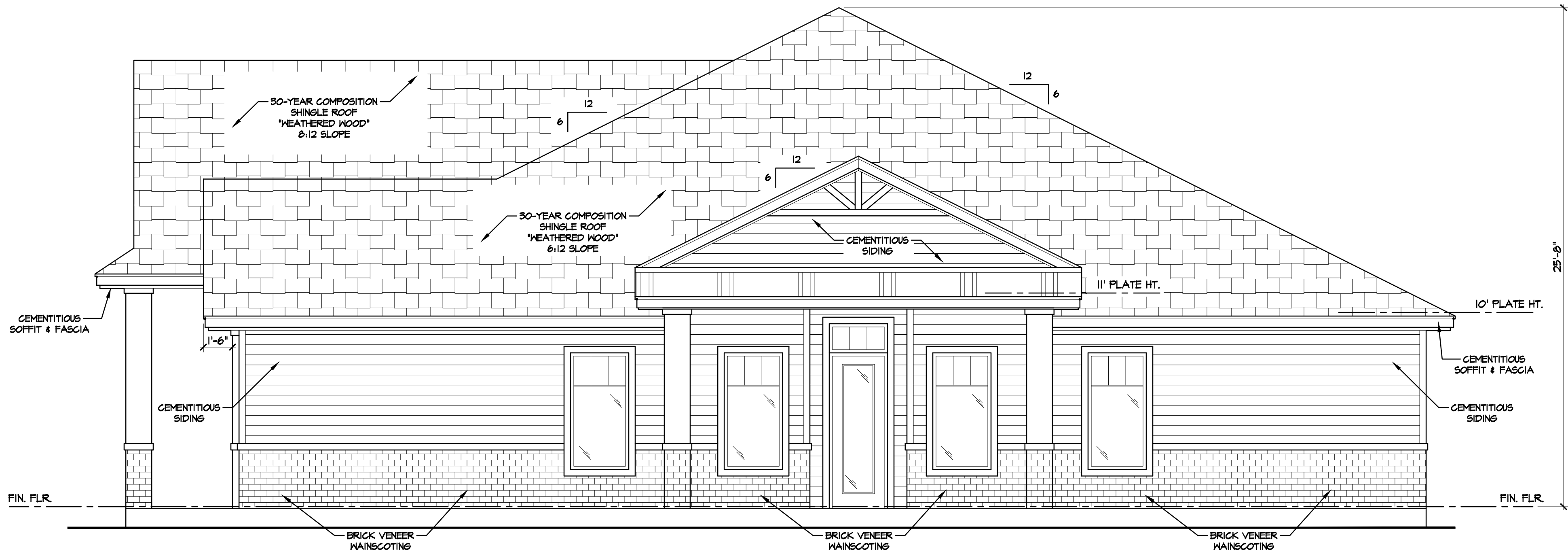
SCALE: 1/4" = 1'-0"



SURFACE AREA CALCULATIONS		
BRICK VENEER =	148	S.F.
CEMENTITIOUS SIDING =	442	S.F.
TOTAL SURFACE AREA =	590	S.F.

REAR ELEVATION

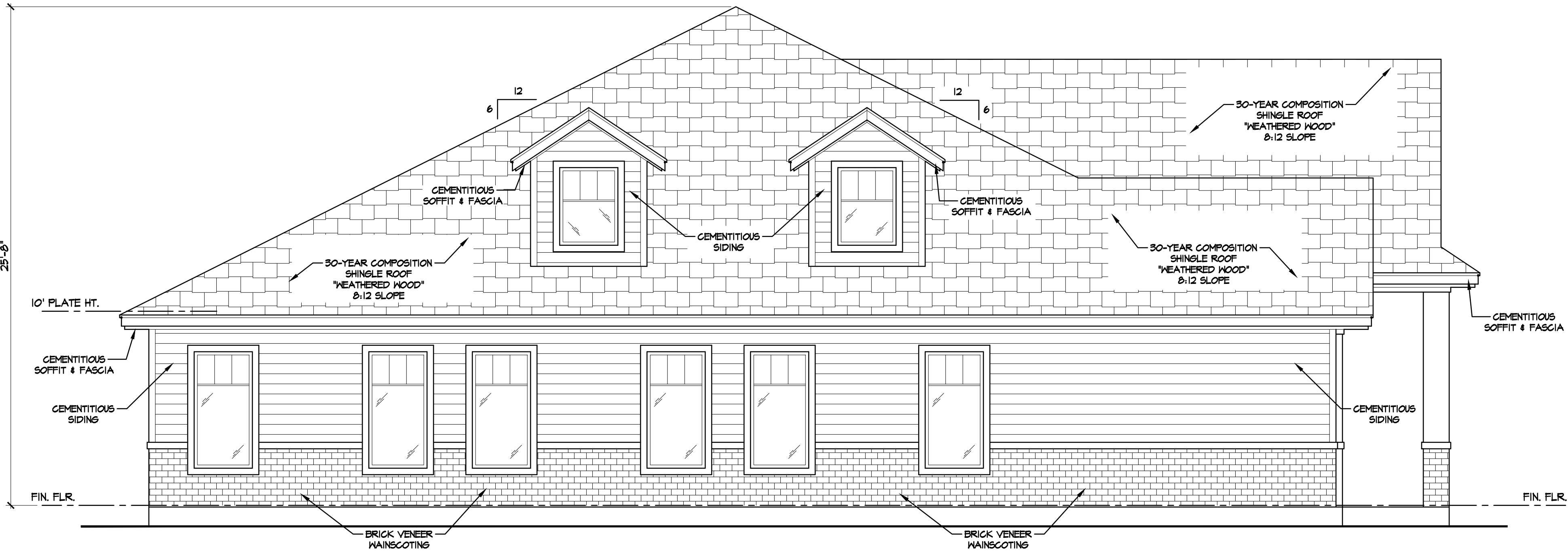
SCALE: 1/4" = 1'-0"



SURFACE AREA CALCULATIONS	
BRICK VENEER =	148 S.F.
CEMENTITIOUS SIDING =	258 S.F.
TOTAL SURFACE AREA =	406 S.F.

RIGHT ELEVATION

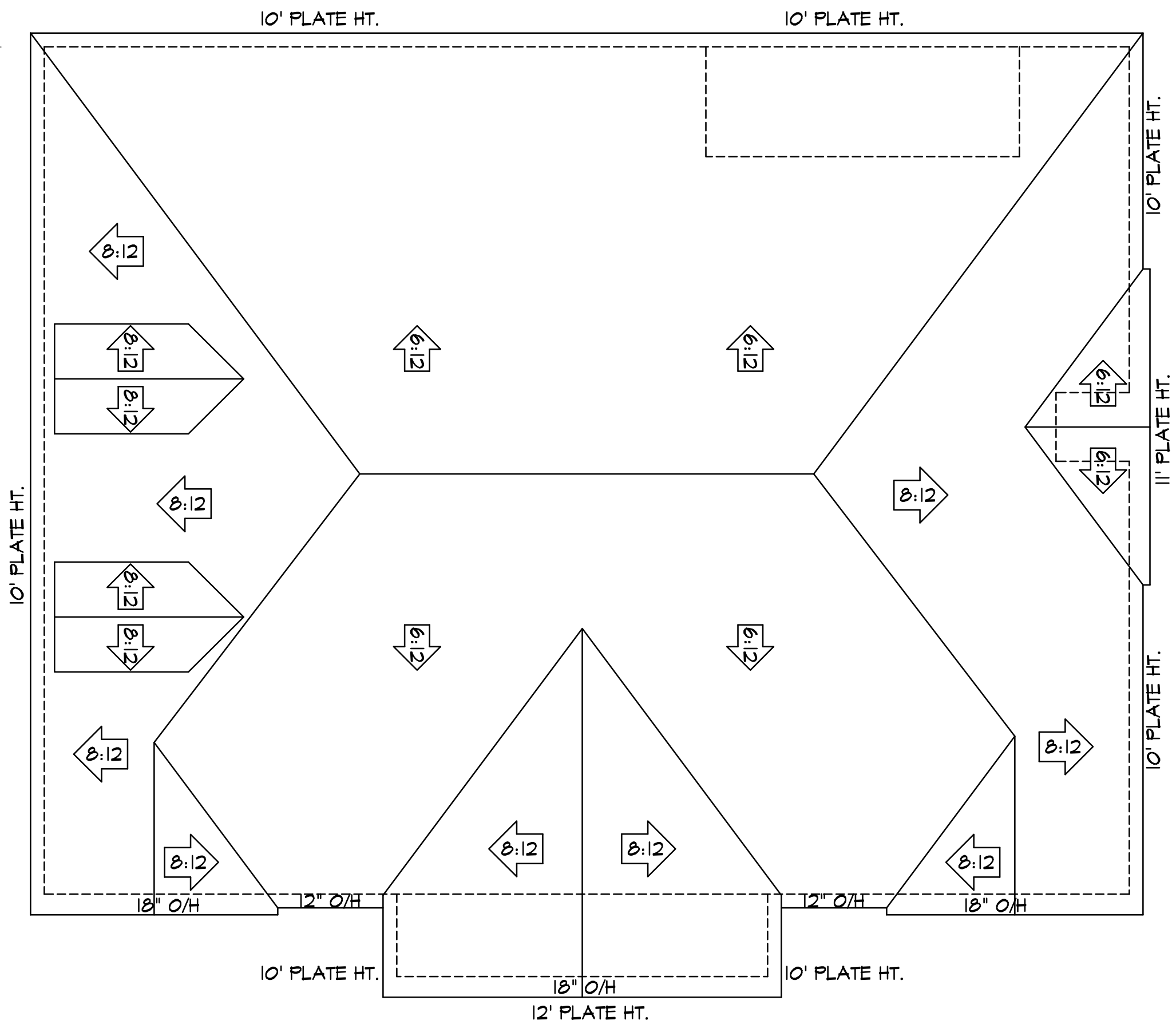
SCALE: 1/4" = 1'-0"



SURFACE AREA CALCULATIONS	
BRICK VENEER =	159 S.F.
CEMENTITIOUS SIDING =	278 S.F.
TOTAL SURFACE AREA =	431 S.F.

LEFT ELEVATION

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



ROOF PLAN

SCALE: 1/8" = 1'-0"

PLANS
by
MICHAEL V. LAND
EMAIL: plans@landm.com
N. COLLINS BLVD.
ROCKY HILL, CT 06067
PHONE: 860.262.0005
FAX: 860.262.0005

TIMPA LAW

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. FIELD VERIFY THE ACCURACY OF THESE PLANS PRIOR TO CONSTRUCTION. NO WARRANTIES ARE MADE BY THE DESIGNER. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE DESIGNER SHALL NOT BE RESPONSIBLE FOR ANY VIOLATIONS OF LOCAL, STATE, OR FEDERAL CODES, ORDINANCES, AND RESTRICTIONS. THE DESIGNER'S LIABILITY IS LIMITED TO THE DESIGN OF THE PLANS. PRICE PAID FOR THE PLANS.

DATE

06/28/2025
07/07/2025
07/08/2025
07/28/2025
08/05/2025
08/12/2025
08/27/2025
09/12/2025

A3

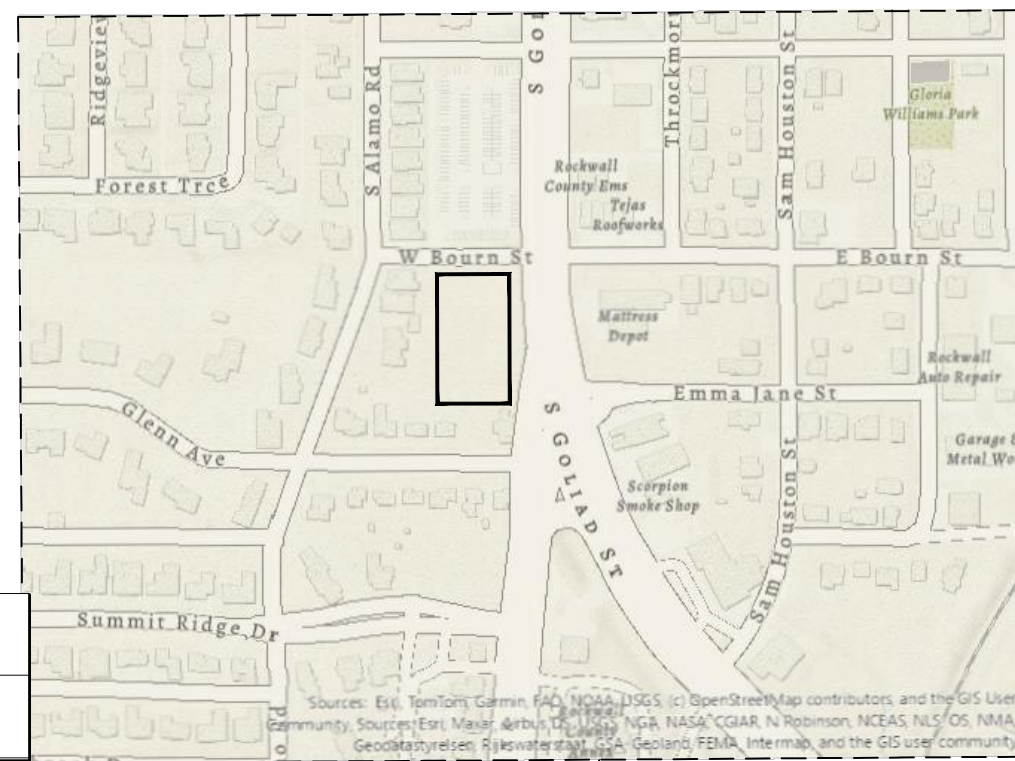


TIMPA LAW OFFICES

THESE PLANS ARE INTENDED TO PROVIDE BASIC CONSTRUCTION/DESIGN INFORMATION NECESSARY TO COMPLETE THIS STRUCTURE. FIELD VERIFY THE ACCURACY OF THESE PLANS. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS. CONTRACTOR DOES NOT SCALE THESE DRAWINGS. ARCHITECT/ENGINEER RESERVES THE RIGHT TO MODIFY THESE PLANS AS REQUIRED IN THE FIELD. ALL LOCAL CODES, ORDINANCES AND RESTRICTIONS APPLY. LIMIT OF DESIGNERS LIABILITY NOT TO EXCEED PRICE PAID FOR THE PLANS.

DATE _____

[illegible]



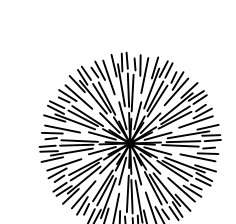
KEY	QUANTITY	SHRUB DESCRIPTION		
NS	26	NELLIE STEVENS HOLLY		
TS	19	TEXAS SAGE		
BH	14	DWARF BURFORD HOLLY		
R	7	ROSEMARY		

---PROPOSED TREES---



-YAPON HOLLY (YH)
ACCENT

-----PROPOSED SHRUBS-----



-DWARF
BURFORD
HOLLY (BH)

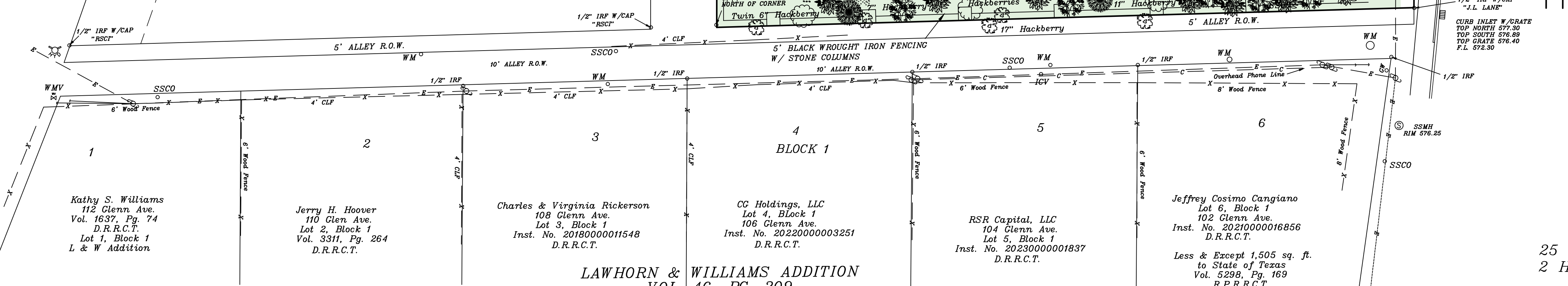
-ROSEMARY (R)

LANDSCAPING NOTES:

1. INTERIOR LANDSCAPING REQUIRED: 20%
INTERIOR LANDSCAPING PROVIDED: 55% 27,326 SF
2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH 3-5 GAL TEXAS SAGE BUSHES
3. LANDSCAPE EACH BLDG FRONTAGE & SIDES WITH MIXTURE OF 16-5 GAL NELLIE STEVENS HOLLY , TEXASS SAGE , DWARF BURFORD HOLLY , AND ROSEMARY
4. ALL SHRUBS SHALL BE A 5 GAL MINIMUM IN SIZE.
5. 4 ACCENT TREES TO BE PLANTED WITHIN THE 20' LANDSCAPE BUFFER. A TOTAL OF 2- EASTERN REDBUD AND 2-YAPON HOLLY
6. A TOTAL OF 5- 4" CANOPY TREES SHALL BE PLANTED WITHIN THE LANDSCAPE BUFFER. THE 5-4" CANOPY TREES WILL BE A MIXTURE OF LIVE OAK AND OLD GLORY MAPLE
8. THE LANDSCAPE BUFFERS ALONG BOURNE AND COLIAD AS WELL AS BOTH OF THE 3 TIER SCREENS ALONG THE WEST AND SOUTH PROPERTY LINE WILL INCLUDE A INTERMITTENT 2' BERM
9. IRRIGATION WILL MEET THE REQUIREMENTS OF THE UDC



*Floodzone Certificate:
According to F.E.M.A. Flood Insurance Rate Map Community
Panel No. 48397C0030 L dated Sept. 26, 2008, this property
lies in Zone X. This property does not appear to lie within
a 100-year flood plain.*



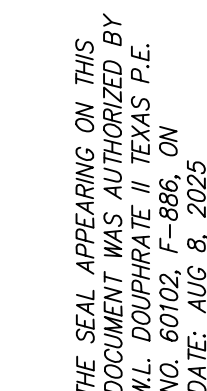
25 PARKING SPACES
2 HANDICAP SPACES

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

ON THE _____ DAY OF _____,
WITNESS OUR HANDS, THIS _____ DAY OF _____,

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING
CASE NO.

SP(2025-033)



DOUPHRATE & ASSOCIATES, INC.

LANDSCAPING PLAN
KIM TIMPA LAW OFFICES
906 S GOLIAD @ BOURN TX
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION

CHECKED

GC.W.

DRAWN

SCALE
1"=20' H
1"= V

JAN 29, 2024

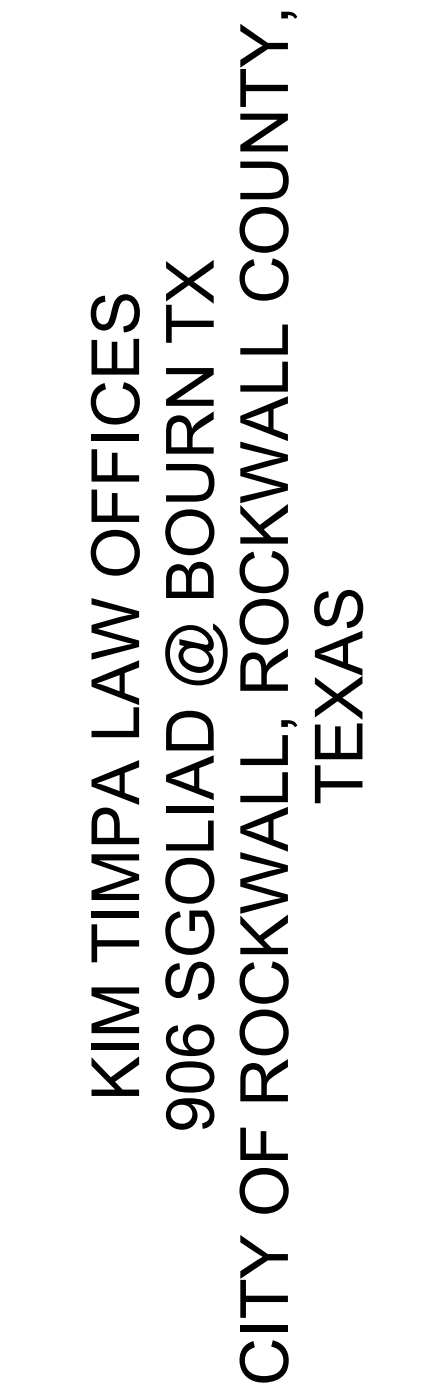
23018 SITE PL

PROJECT



CHOICE ENGINEERING, L.L.C. SACHEE, TEXAS PHONE: (936) 855-1288
 TEXAS FIRM REG. NUMBER F-15676 WWW.CHOICE-ENGINEERING.COM

THIS DRAWING SHALL NOT BE REPRODUCED FOR ANY PROJECT, OTHER THAN THE ONE NOTED IN THE TITLE BLOCK, WITHOUT THE WRITTEN CONSENT OF CHOICE ENGINEERING, L.L.C. COPYRIGHT 2021, CHOICE ENGINEERING, L.L.C.

[illegible]

PH1.0



DATE: October 1, 2025

TO: Dub Douphrate
2235 Ridge Road
Rockwall, Texas 75087

CC: Kim Timpa
202 N. San Jacinto Street
Rockwall, Texas 75087

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

SUBJECT: SP2025-033; *Site Plan for 906 S. Goliad*

Michael:

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 September 30, 2025. The following is a record of all recommendations, voting records:

Staff Recommendations:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) The applicant shall provide a three (3) tiered landscaping buffer on the *Landscape Plan* that meets the requirements listed in Subsection 05.02(B), *Screening from Residential*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC) prior to the submittal of engineering plans.
- (3) The applicant shall provide a Photometric Plan that meets the requirements listed in Section 03, *Outdoor Lighting for Non-Residential Properties*, of Article 07, *Environmental Performance*, of the Unified Development Code (UDC).
- (4) Any construction resulting from the approval of this *Site Plan* shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

Planning and Zoning Commission

On September 30, 2025 the Planning and Zoning Commission approved a motion to approve the *Site Plan* by a vote of 7-0.

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

Sincerely,

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