



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

SP2019-048

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
- PD Development Plans (\$200.00 + \$15.00 Acre) ¹

Other Application Fees:

- Tree Removal (\$75.00)
- Variance Request (\$100.00)

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.

PROPERTY INFORMATION [PLEASE PRINT]

Address 2885 Market Center Dr., Rockwall, TX 75032

Subdivision R W MARKETCENTER ADDITION

Lot 1A Block B

General Location NWC W Ralph Hall Parkway and Market Center Drive

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Commercial (C) District

Current Use RETAIL

Proposed Zoning Commercial (C) District

Proposed Use RETAIL

Acreage 21.440

Lots [Current] 1

Lots [Proposed] 1

[X] **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 Dunhill Partners, Inc.

Applicant Winkelmann & Associates, Inc.

Contact Person Jill Fisher

Contact Person Maria Bonilla

Address 3100 Monticello Avenue, Suite 300

Address 6750 Hillcrest Plaza Drive
Suite 215

City, State & Zip Dallas, TX 75205

City, State & Zip Dallas, TX 75230

Phone +1 (214) 261-9588

Phone +1 (972) 490-7090

E-Mail jfisher@dunhillpartners.com

E-Mail mbonilla@winkelmann.com

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Steve Hagen [Owner] the undersigned, who stated the information on this application to be true and certified the following:

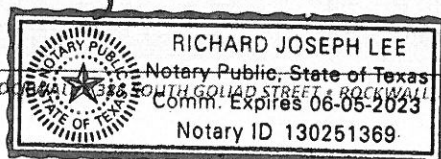
"I hereby certify that I am the owner for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 100.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 11 day of December, 20 19. By signing this application, I agree that the City of Rockwall (i.e. "City") is authorized and permitted to provide information contained within this application to the public. The City is also authorized and permitted to reproduce any copyrighted information submitted in conjunction with this application, if such reproduction is associated or in response to a request for public information."

Given under my hand and seal of office on this the 11 day of December, 20 19


Owner's Signature Steve Hagen

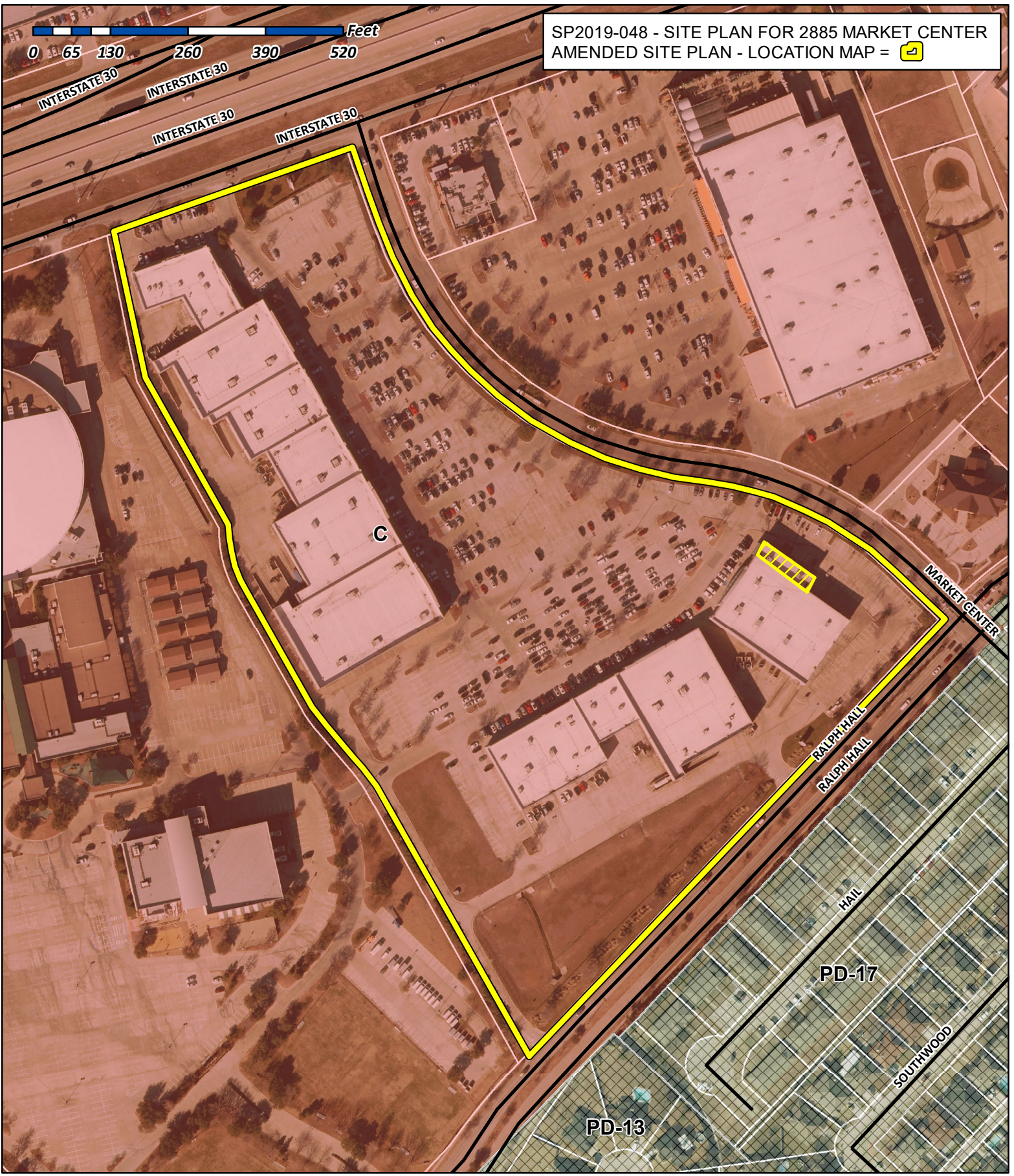
[Signature]
My Commission Expires 6-5-2023

Notary Public in and for the State of Texas



0 65 130 260 390 520 Feet

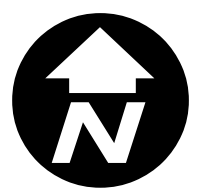
SP2019-048 - SITE PLAN FOR 2885 MARKET CENTER
AMENDED SITE PLAN - LOCATION MAP = 

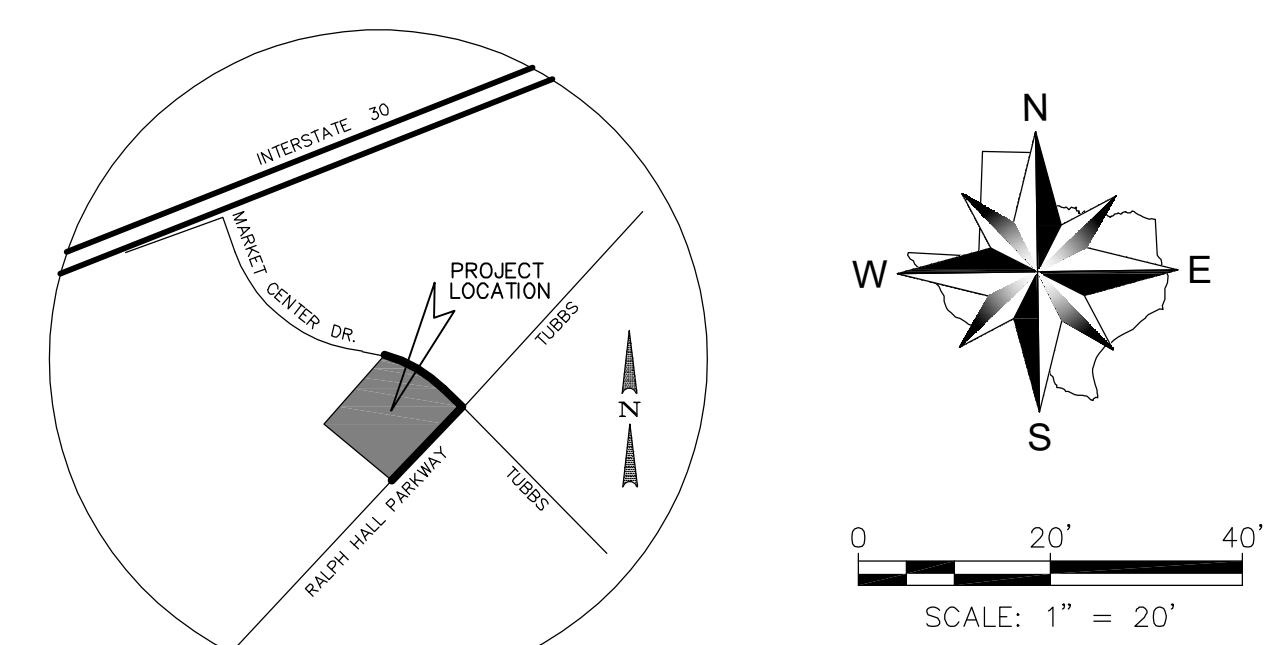
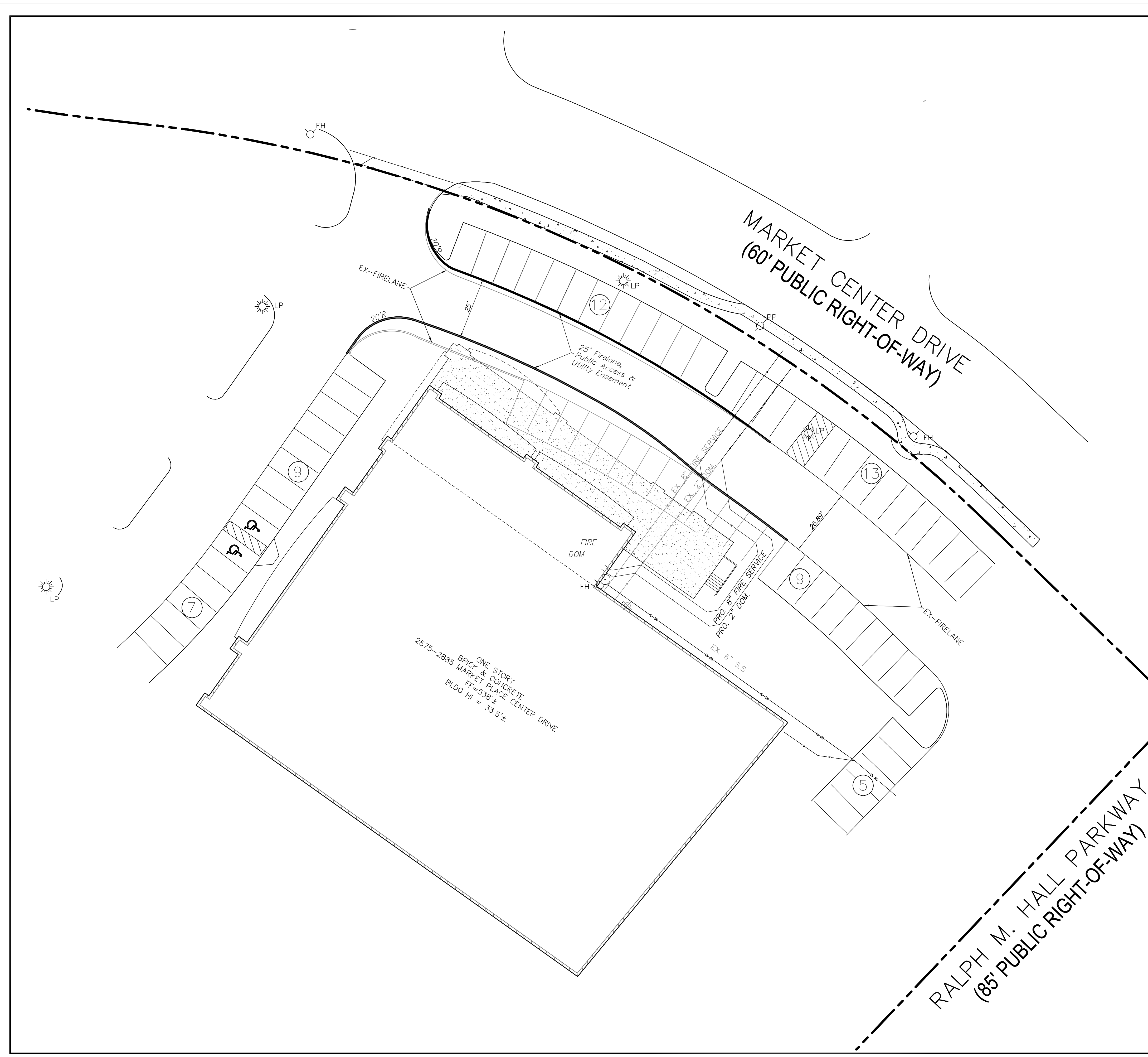


City of Rockwall

Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75032
(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.



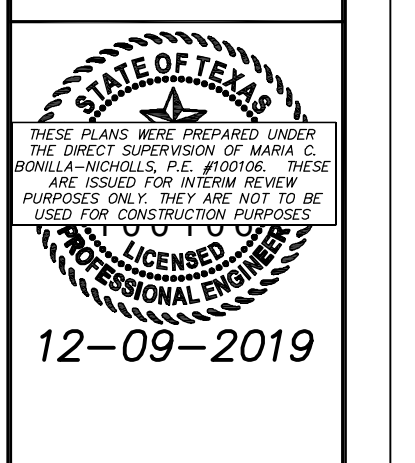


SITE DATA TABLE				
	Existing		Proposed	
AREA	934,236 S.F.	21.44 ACRES	934,236 S.F.	21.44 ACRES
ZONING	C (COMMERCIAL)		C (COMMERCIAL)	
BUILDINGS AREA (S.F.)	2,547		3,014	
PARKING REQUIRED (1/200 S.F.)	13		15	
PARKING PROVIDED:				
REGULAR (9'x18')	1015		1001	
HANDICAP (1 VAN)	26		26	
TOTAL	1041		1027	

LEGEND	
	PROPOSED BUILDING EXPANSION
PP	POWER POLE
LP	LIGHT POLE
FH	FIRE HYDRANT

6.			
5.			
4.			
3.			
2.	12-09-2019	SITEPLAN RESUBMITTAL	M.B.
1.	03/27/2019	ISSUE FOR CONSTRUCTION	M.B.
		REVISION	APPROV

Winkelmann & Associates, Inc.
 CONSULTING CIVIL ENGINEERS • SURVEYORS
 6700 HILLCREST PLAZA DRIVE, SUITE 215
 TEXAS ENGINEERS' REGISTRATION NO. 89-0000000000
 SURVEYORS' REGISTRATION NO. 0000000000
 COPYRIGHT © 2018, Winkelmann & Associates, Inc.



SITE PLAN
 BATH & BODY WORKS EXPANSION
 2885 MARKET CENTER DRIVE
 ROCKWALL, TX 75032

SP2018-034

C-03.00

KEY NOTES:

NEW CONSTRUCTION

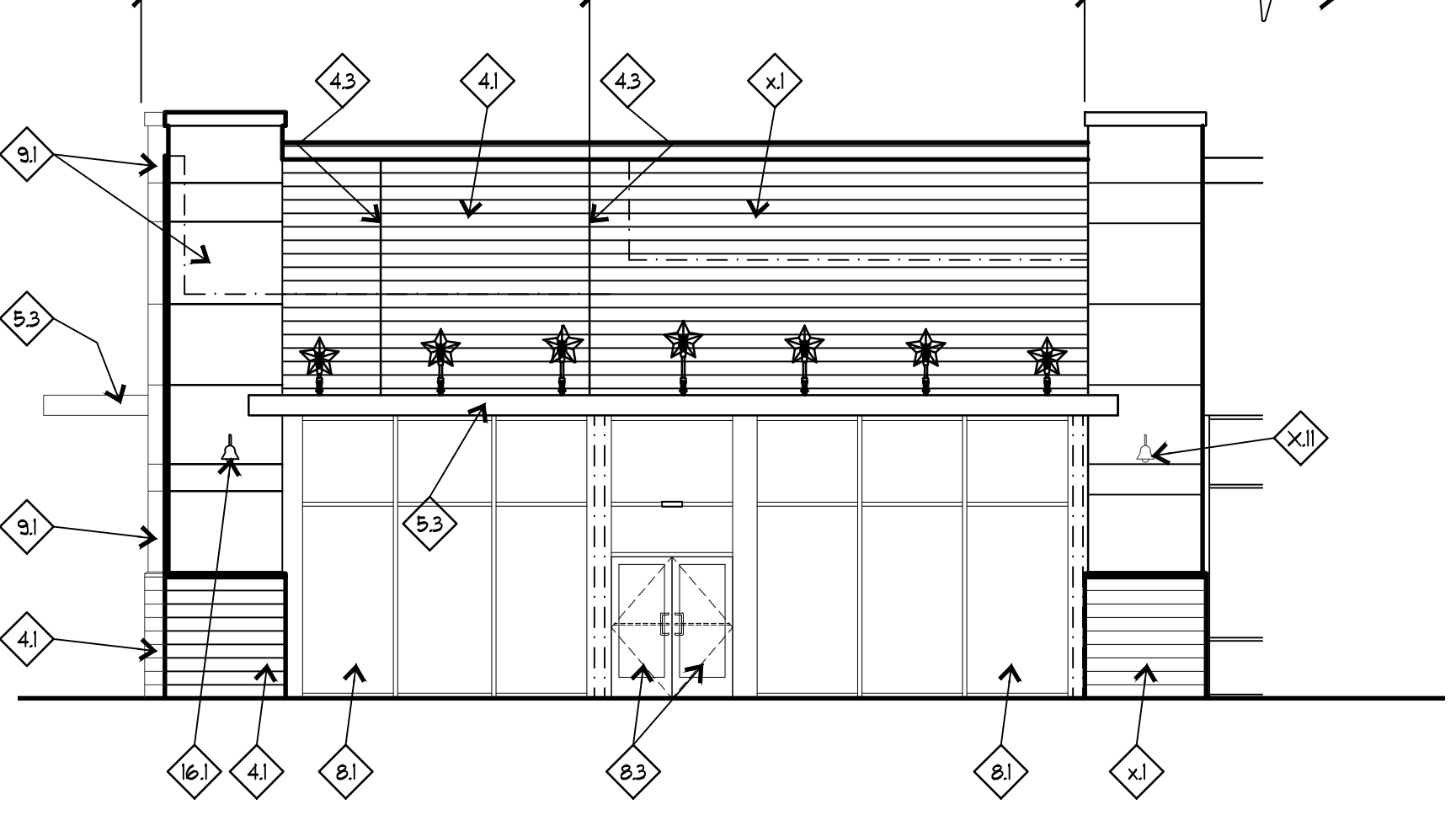
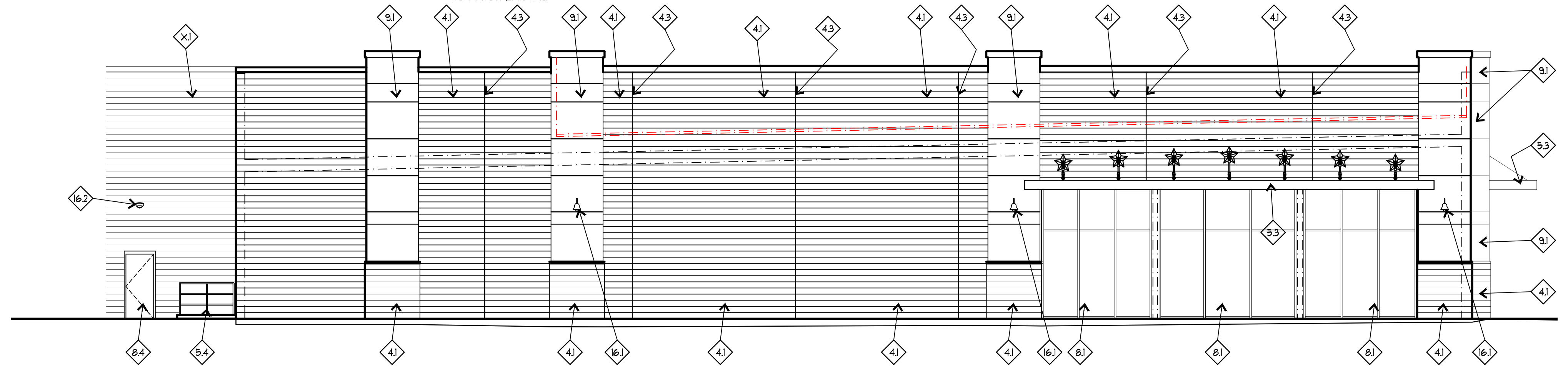
- 31 CONCRETE FLOOR SLAB OVER NEW 15 MIL VAPOR BARRIER
- 32 CONCRETE SIDEWALK
- 41 12" SPLIT FACE CMU, PAINTED
- 42 12" SMOOTH FACE CMU
- 43 CMU CONTROL JOINT
- 51 PRE-FINISHED METAL COPING, COLOR TO MATCH EXISTING, (CMU COLOR AT CMU)
- 52 NEW 6"x4" PREFINISHED METAL DOWNSPOUT AND COLLECTION BOX
- 53 NEW FLAT DESIGN / BUILD CANOPY TO MATCH EXISTING - G.C. TO SUBMIT ENGINEERED DRAWINGS TO THE CITY FOR REVIEW AND PERMIT
- 54 HOT DIPPED GALVANIZED AND PAINTED GUARDRAIL / HANDRAIL
- 55 HOT DIPPED GALVANIZED ROOF LADDER
- 61 FIRE RETARDANT WOOD BLOCKING
- 62 3/4" FIRE RETARDANT FLYWOOD
- 11 CONTINUOUS SEALANT AND BACKER ROD
- 12 CONTINUOUS SELF ADHESIVE MEMBRANE FLASHING, REF. SPECS.
- 13 ROOFING SYSTEM, R-25 MIN. INSULATION
- 14 TAPERED ROOF INSULATION
- 15 EPS CORNICE
- 16 CONTINUOUS SEALANT AND FILLER
- 17 R-20 MIN. PERIMETER BATT INSULATION (FLOOR TO DECK) BETWEEN 6" X 20 GA. GALV. METAL STUDS @ 16" O.C. - GYP. BD. BY TENANT, N.J.C.
- 18 TPO SINGLE-PLY ROOFING MEMBRANE ADHERED TO 3/4" FIRE RETARDANT FLYWOOD OVER 3/4" FURRING CHANNELS @ 16" O.C.
- 81 CLEAR ANODIZED ALUMINUM CURTAINWALL WITH 1" LOW-E TEMPERED GLASS.
- 82 1/2" NON-CORROSIVE SHIM
- 83 CLEAR ANODIZED ALUMINUM CURTAIN WALL DOOR
- 84 HOLLOW METAL DOOR (INSULATED) - PAINTED BOTH SIDES
- 91 3/4" STUCCO OVER GALV. MTL. LATH OVER AIR-WEATHER RESISTIVE BARRIER OVER 1/2" DENSE GLASS GOLD SHEATHING OVER 6"x18 GA. GALV. MTL. STUDS @ 16" O.C. MAX. REF. SPECS.
- 92 STUCCO CONTROL JOINT
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- 161 DECORATIVE WALL SCENCE (REF. ELECTRICAL DUGS.)
- 162 EMERGENCY LIGHT (REF. ELECTRICAL DUGS.)
- 163 ELECTRICAL SERVICE AREA - REFER ELECTRICAL DUGS.
- 164 RELOCATED SCENCE (IF POSSIBLE - G.C. VERIFY CONDITION) OR NEW TO MATCH EXISTING

EXISTING / DEMOLITION

- X1 EXISTING CMU WALL TO REMAIN
- X2 EXISTING STEEL COLUMN TO REMAIN
- X3 EXISTING WALL TO REMAIN
- X4 EXISTING DOOR TO REMAIN
- X5 EXISTING SIDEWALK TO REMAIN
- X6 EXISTING CONCRETE SLAB TO REMAIN
- X7 EXISTING METAL PANEL TO REMAIN
- X8 EXISTING METAL COPING TO REMAIN
- X9 EXISTING ROOF STRUCTURE / ROOFING TO REMAIN
- X10 EXISTING ROOF TO REMAIN
- X11 EXISTING SCENCE TO REMAIN
- X12 EXISTING SCENCE, RELOCATE
- X13 EXISTING STUCCO / MTL. STUD WALL TO REMAIN
- D1 REMOVE EXISTING PILASTER (CMU / STUDS / FINISHES)
- D2 REMOVE EXISTING FLAT CANOPY / SOFFIT LIGHTS, RODS, ETC.)
- D3 REMOVE EXISTING COLLECTION BOX AND DOWNSPOUT - REPLACE TO ADJUST TO NEW CONSTRUCTION (DRAIN TO NEW ROOF)
- D4 EXISTING UTILITIES TO BE RELOCATED
- D5 REMOVE EXISTING STOREFRONT DOOR
- D6 REMOVE EXISTING STOREFRONT DOOR
- D7 REMOVE EXISTING CMU WALL - COORDINATE / G.C. PROVIDE TEMPORARY BRACING AS REQUIRED
- D8 REMOVE / REPLACE EXISTING STEEL BEAM AND CHANNELS - COORDINATE / G.C. PROVIDE TEMPORARY BRACING AS REQUIRED

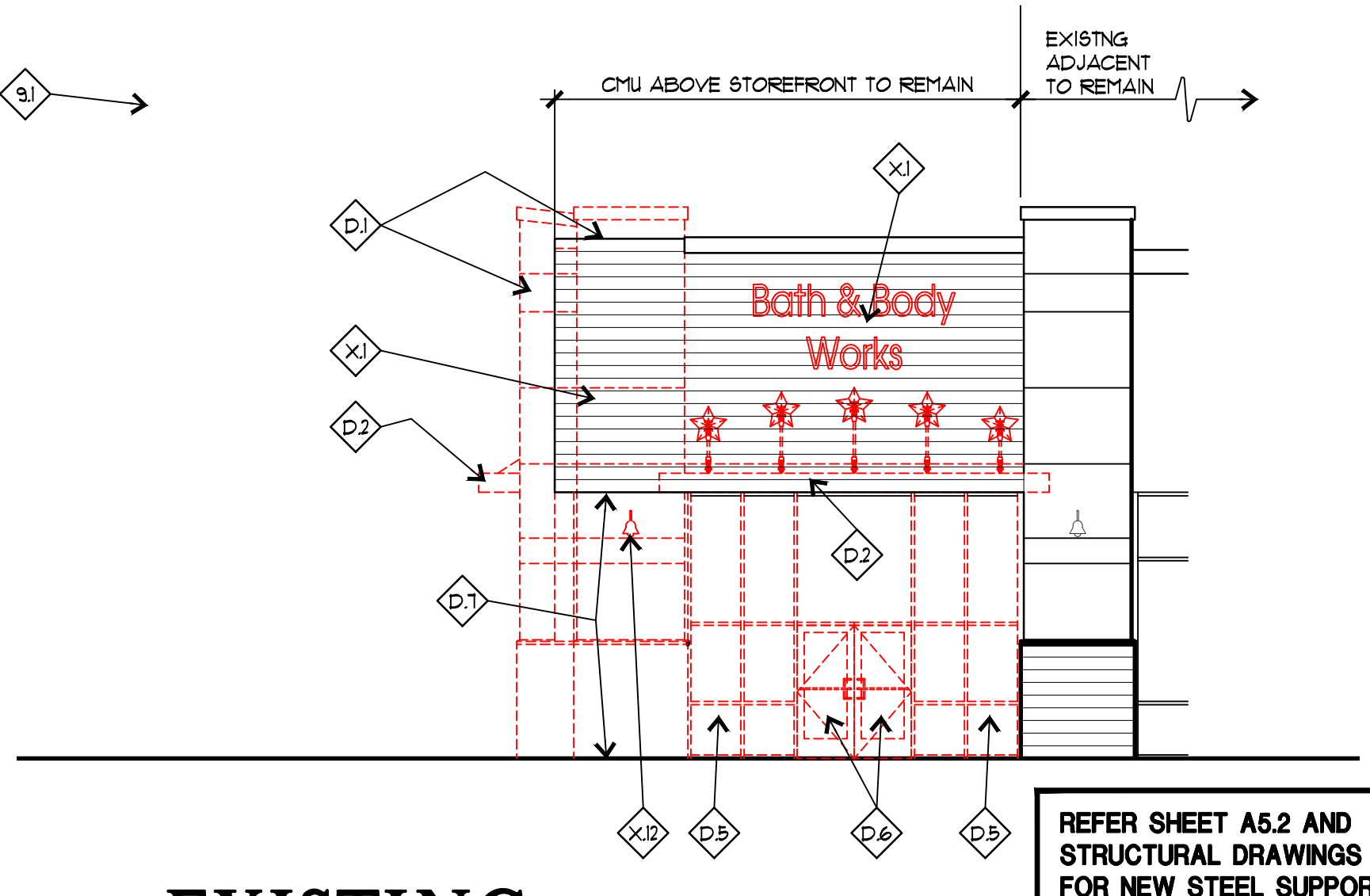
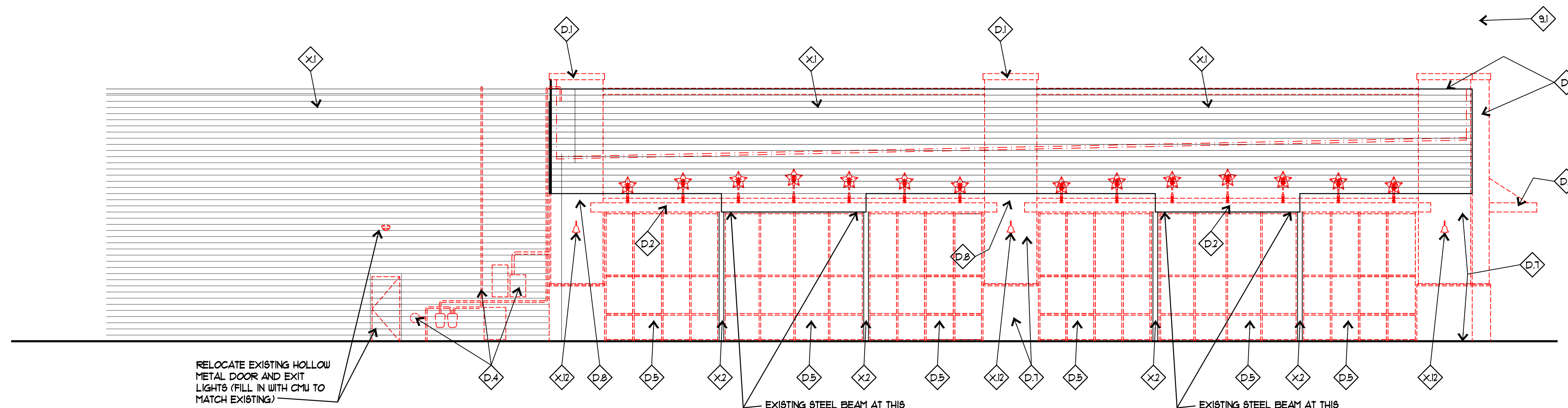
PROPOSED 06 REAR (SOUTH) ELEVATION
1/8" = 1'-0"

EXISTING 05 REAR (SOUTH) ELEVATION
1/8" = 1'-0"



04 PROPOSED SIDE (EAST ELEVATION)
1/8" = 1'-0"

PROPOSED 02 FRONT (NORTH) ELEVATION
1/8" = 1'-0"



03 EXISTING SIDE (EAST ELEVATION)
1/8" = 1'-0"

EXISTING 01 FRONT (NORTH) ELEVATION
1/8" = 1'-0"

GSO ARCHITECTS
5310 HARVEST HILL RD., SUITE 226, LB 156
DALLAS, TX 75230 972.385.9651
www.GSOarchitects.com

BATH AND BODY WORKS EXPANSION
ROCKWALL, TEXAS
ROCKWALL DUNHILL, LLC.

ISSUE LOG

NO.	DESCRIPTION	DATE
	ISSUED FOR BID AND PERMIT	3/5/19
1	AS1 NO. 2 (RE-ISSUE FOR BID & PERMIT)	11/5/19

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REGISTERED ARCHITECT
LUIS H. GOMEZ
STATE OF TEXAS
1989
LUIS H. GOMEZ
ARCHITECT
REGISTRATION NO. 14694
DATE: 11/5/19 SIGNED

JOB NO.: 18-058
DATE: 3/5/19
SCALE: AS NOTED

SHEET NO. A5.1
ELEVATIONS

KEY NOTES:

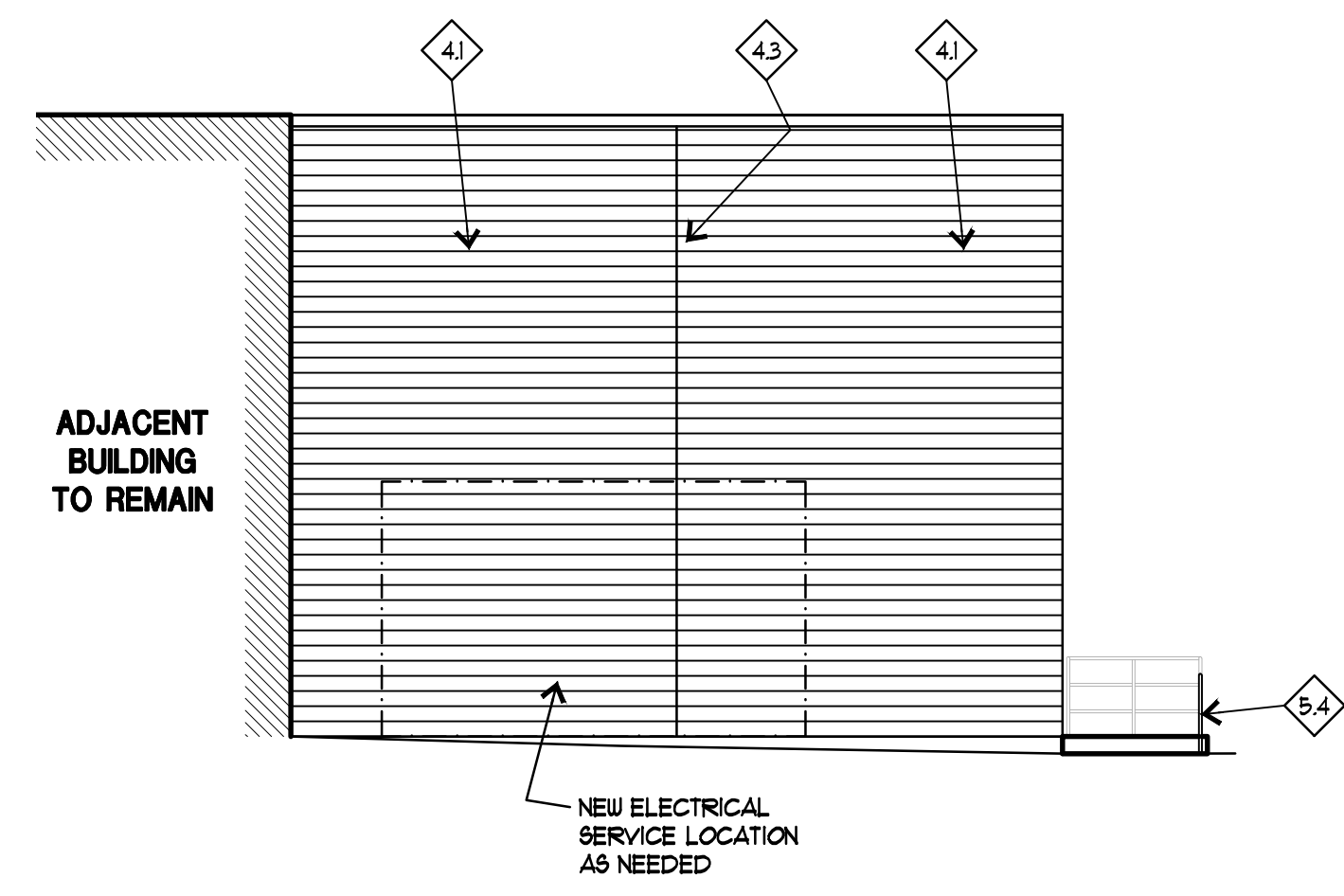
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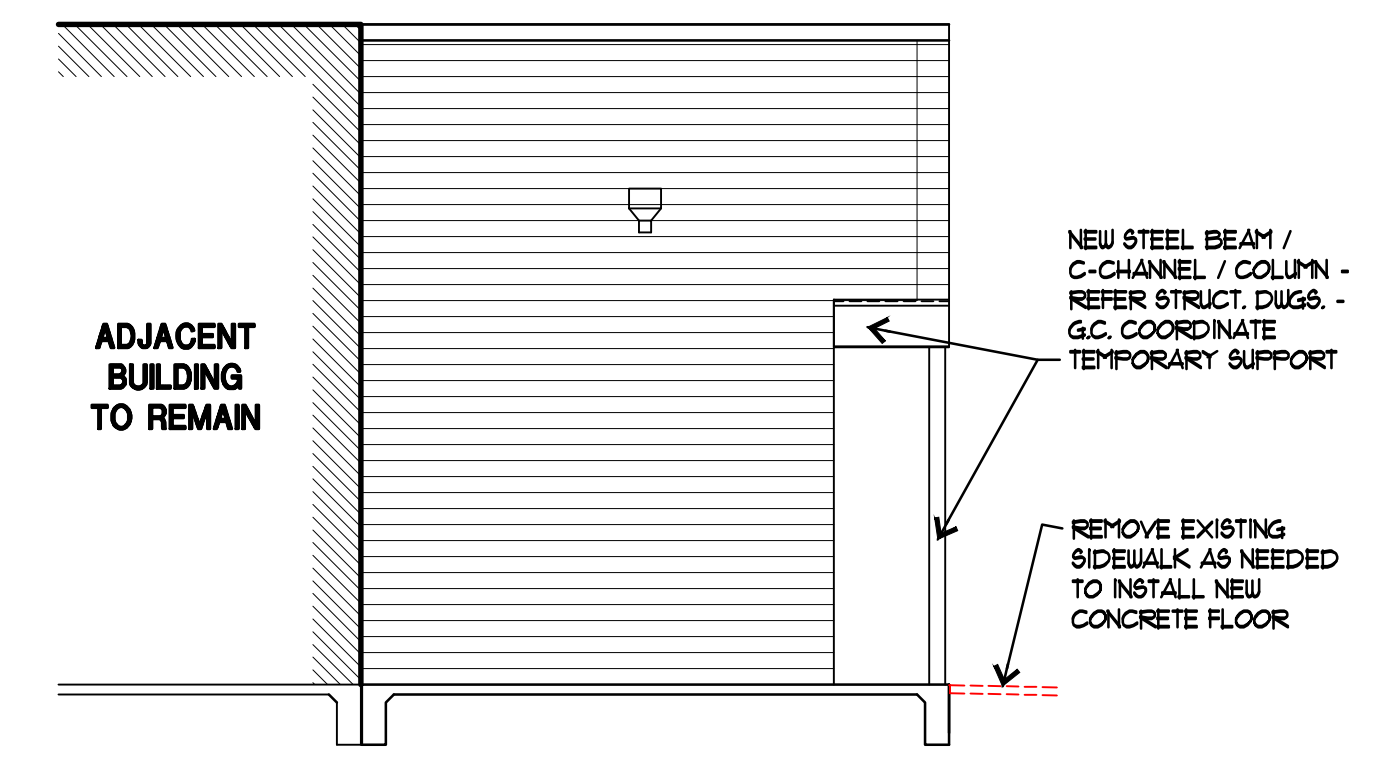
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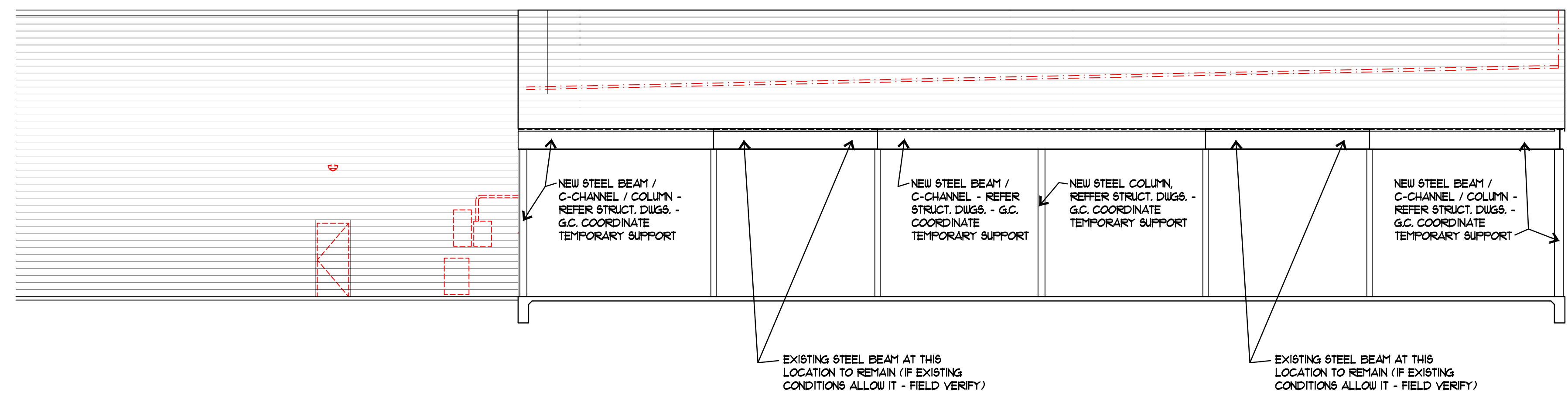
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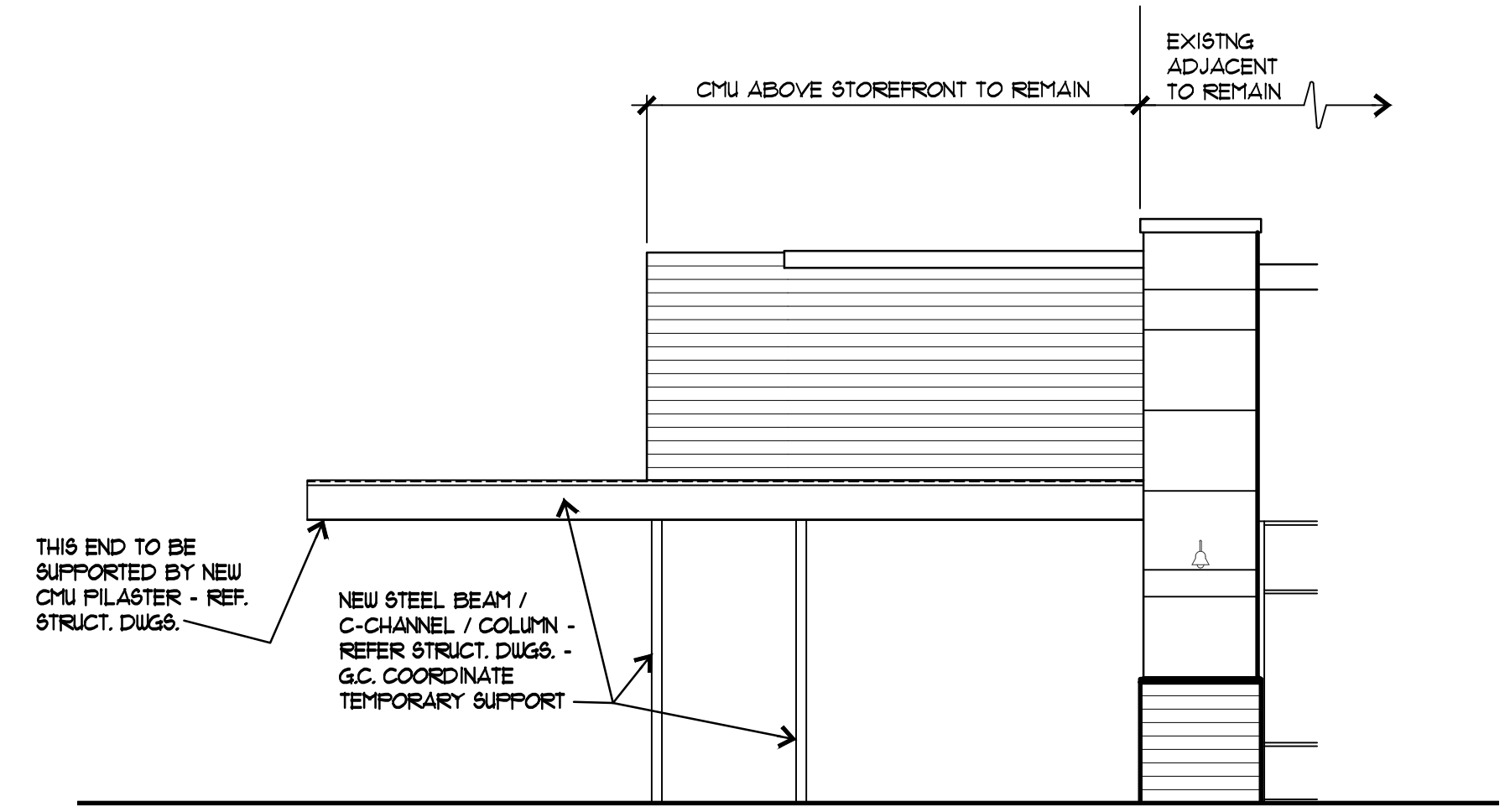
04 PROPOSED SIDE (WEST ELEVATION)
 1/8" = 1'-0"



03 REAR (SOUTH) ELEVATION
 1/8" = 1'-0"



02 EXISTING WITH NEW STEEL SIDE (EAST ELEVATION)
 1/8" = 1'-0"



01 EXISTING (WITH NEW STEEL) FRONT (NORTH) ELEVATION
 1/8" = 1'-0"

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 STATE OF TEXAS
 14694
LUIS H. GOMEZ
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 REGISTRATION NO. 14694
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