



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2019-050

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 Ranch Trail Rockwall Tx 75032
 Subdivision Rainbow Acres Lot 17 Block
 General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning Commercial Current Use Office
 Proposed Zoning Commercial Proposed Use Office
 Acreage 7.215 Lots [Current] 3 Lots [Proposed] 1

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>Epic Rockwall Ventures</u>	<input type="checkbox"/> Applicant <u>Ramsay & Reyes LLC</u>
Contact Person <u>Mike Dashi</u>	Contact Person <u>Ross Ramsay</u>
Address <u>315 Ranch Trail</u>	Address <u>2235 Ridge Road</u>
City, State & Zip <u>Rockwall Tx 75032</u>	City, State & Zip <u>Rockwall Tx 75087</u>
Phone <u>469-774-2611</u>	Phone <u>469-792-8889</u>
E-Mail <u>mdashi@snapnga.com</u>	E-Mail <u>rjramsay@yahoo.com</u>

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared [Signature] [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 \$ 390.00, to cover the cost of this application, has been paid to the City of Rockwall on this the 16th 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 16th day of December, 20 19.

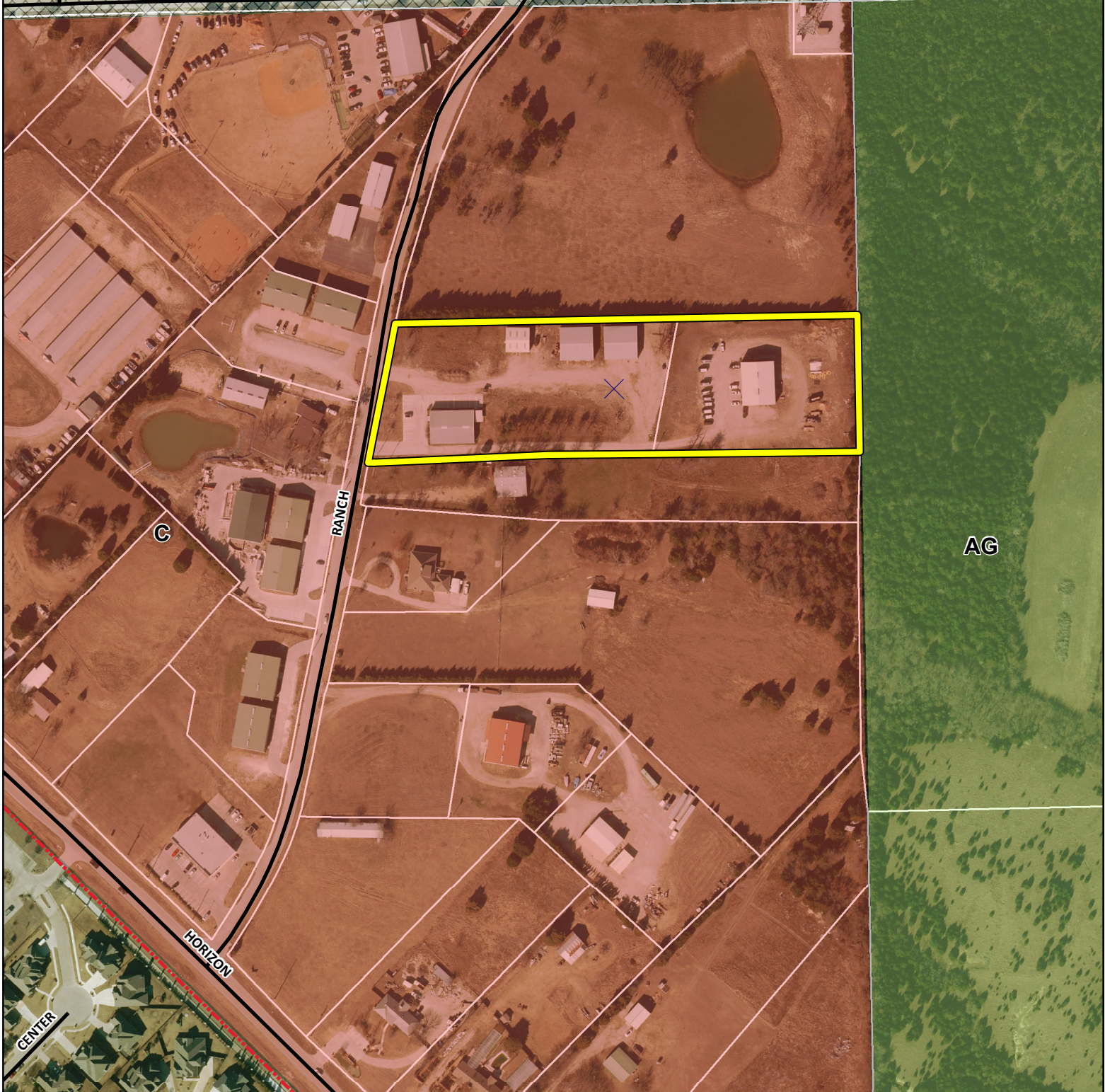
Owner's Signature

[Signature]
Elizabeth A Morgan

Notary Public in and for the State of Texas



My Commission Expires 02-28-2021



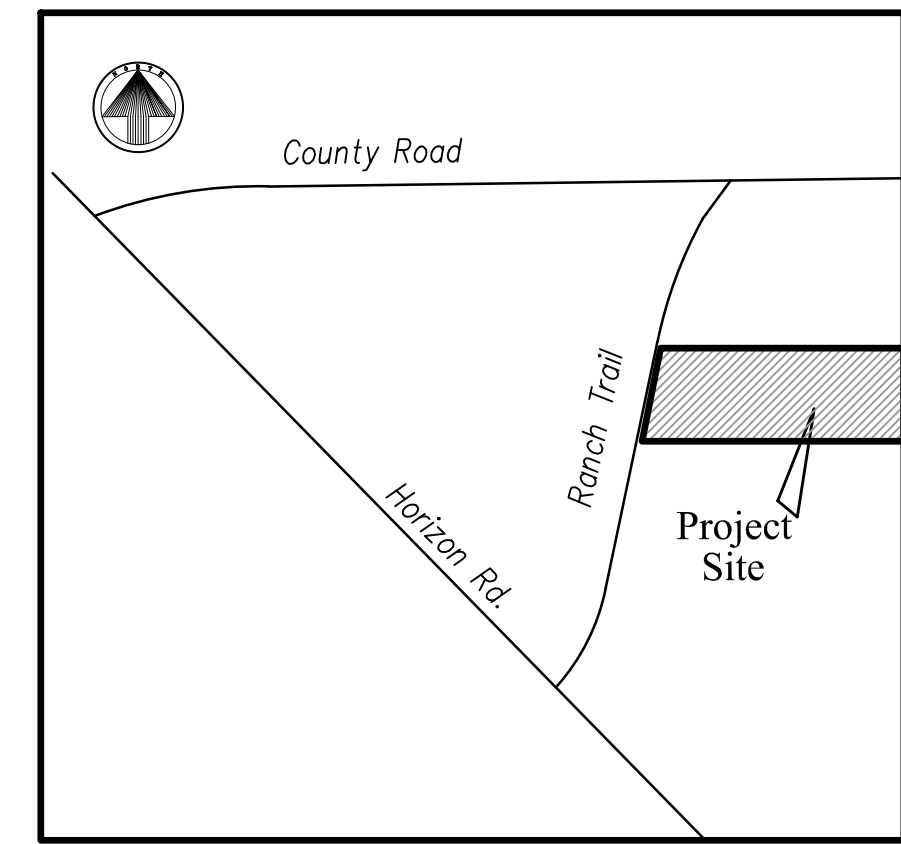
City of Rockwall

Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75032
 (P): (972) 771-7745
 (W): www.rockwall.com

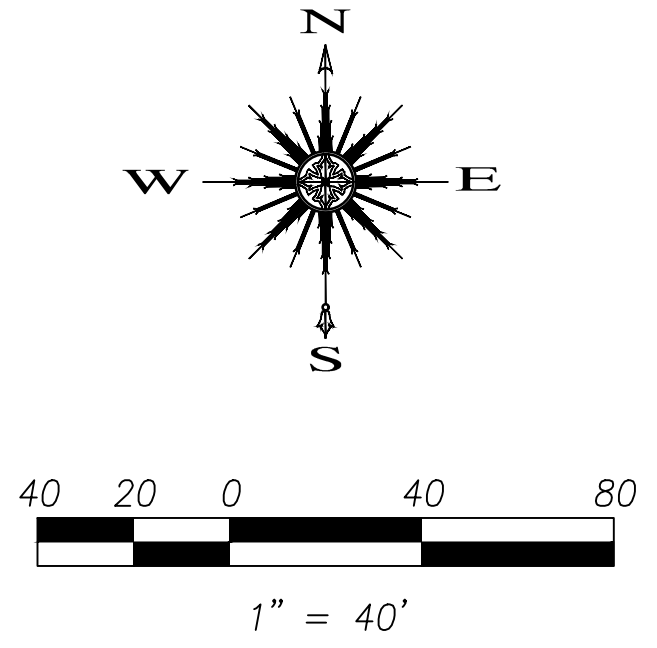
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Revision	Date	Description



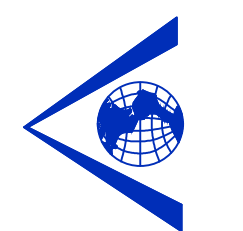
LOCATION MAP



Owner:
ROCKWALL EPIC VENTURES, LLC.

415 Ranch Trail
Rockwall, Texas 75032

Civil Engineer ~
F.C. CUNY CORPORATION
#2 Horizon Court • Heath, Texas 75032 • (469) 402-7700
Texas Registered Engineering Firm F-7449



12/12/2019

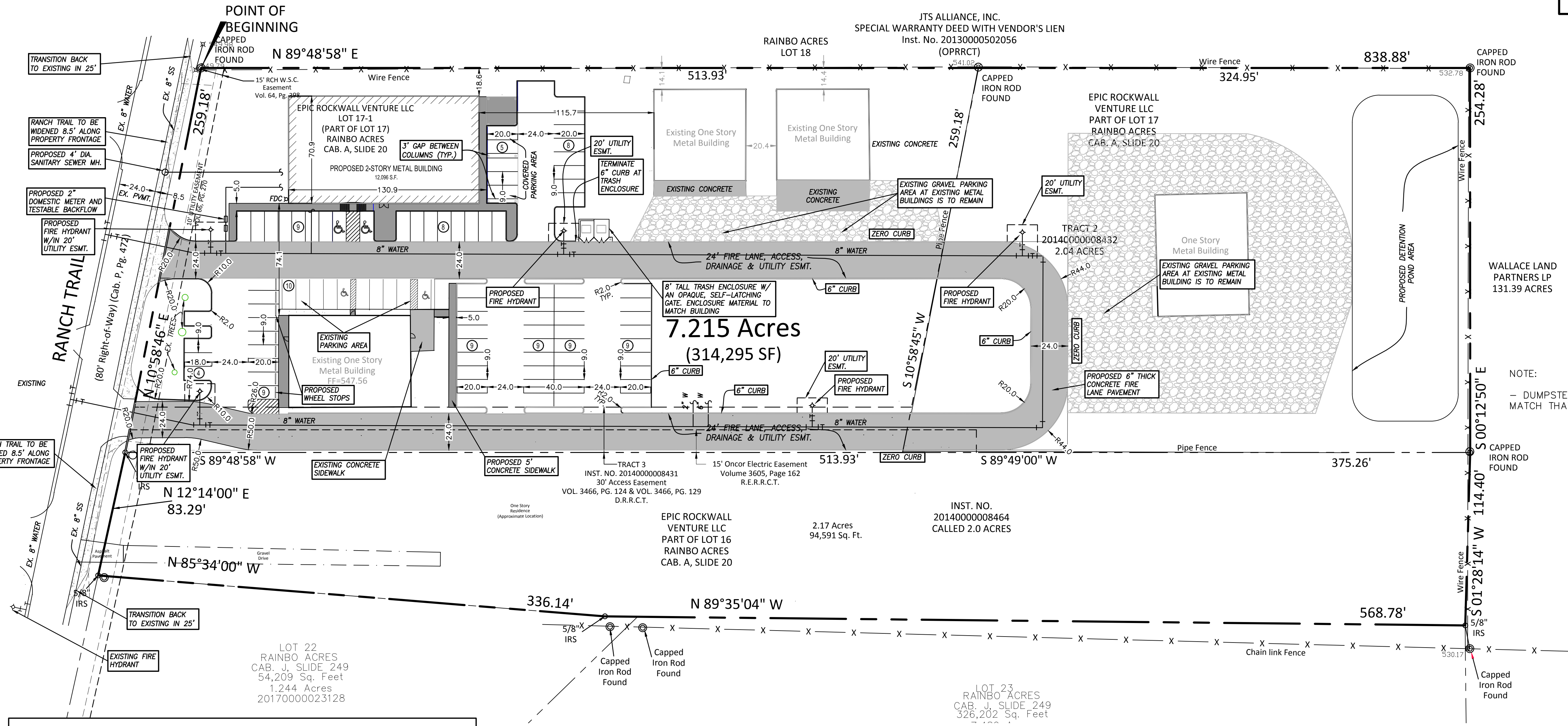


Drawn By: F.C. CUNY
Checked By: F.C. CUNY

Date: 11/19
Project No.: -

Sheet Title:
Site Plan

Scale: 1" = 40'
Sheet No.: 1 of 1



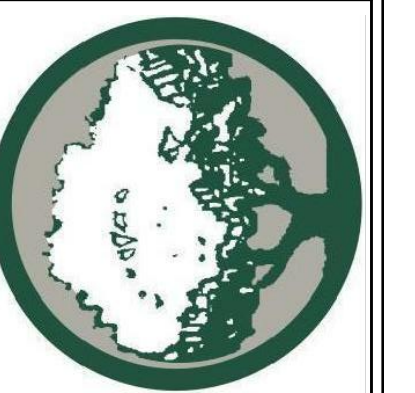
SITE INFORMATION	
LAND AREA:	7.215 ACRES (314,295 S.F.)
CURRENT ZONING:	COMMERCIAL
EXISTING USE:	COMMERCIAL
PROPOSED USE:	COMMERCIAL
BUILDING AREA:	4,900 S.F. EXISTING OFFICE 3,669 S.F. EXISTING STORAGE 3,669 S.F. EXISTING STORAGE 4,885 S.F. EXISTING STORAGE 12,096 S.F. PROPOSED OFFICE
BUILDING TO LOT COVERAGE:	29,219/314,295=.093 -> 9.3%
PROPOSED BUILDING HEIGHT:	31 FEET 10 INCHES
BUILDING REQUIRED PARKING:	16,996 S.F./300=57 SPACES
BUILDING PARKING PROVIDED:	89 TOTAL (INCLUDES 4 HANDICAP SPACES)
IMPERVIOUS AREA:	125,398 S.F.
LANDSCAPE AREA REQUIRED:	0 S.F.
LANDSCAPE AREA PROVIDED:	188,897 S.F. (4.34 ACRES)

CASE NUMBER: SP2019-XXX

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RAMSAY & REYES
 ARCHITECTURE - MANAGEMENT
 2235 RIDGE RD., STE. 200
 ROCKWALL, TEXAS 75087



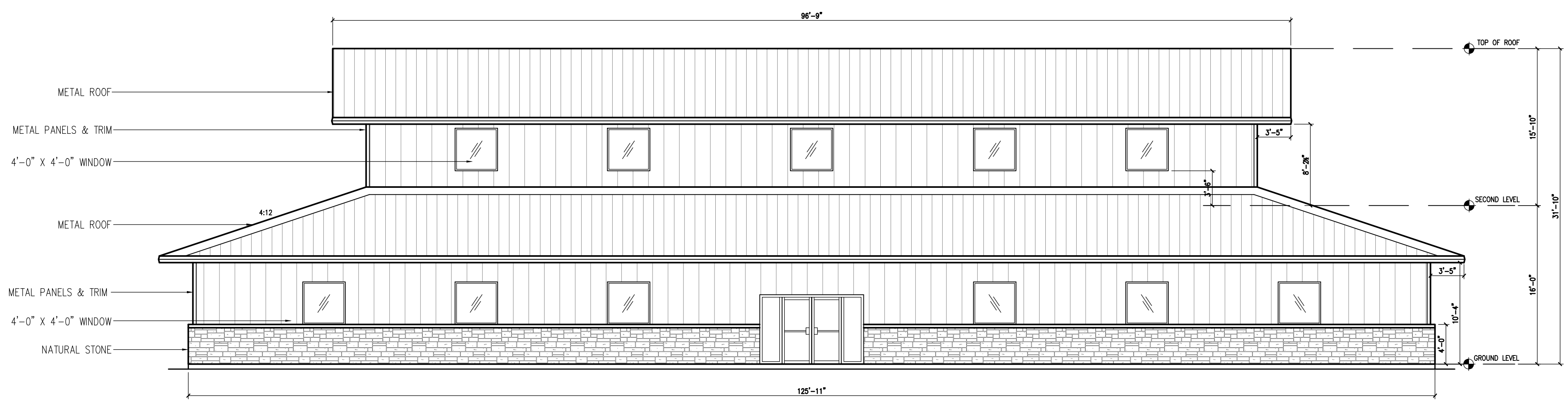
NO.	DATE	REVISIONS / DESCRIPTIONS / ISSUE

PROJECT NAME AND ADDRESS:
ROCKWALL EPIC VENTURES, LLC
 415 RANCH TRAIL
 ROCKWALL, TEXAS 75032

PROJECT NO.	SR
DRAWN BY	RR
CHECKED BY	RR
DATE	12/13/19
SCALE	1/8"=1'-0"
SHEET NO.	of

DRAWING NAME:
BUILDING ELEVATION

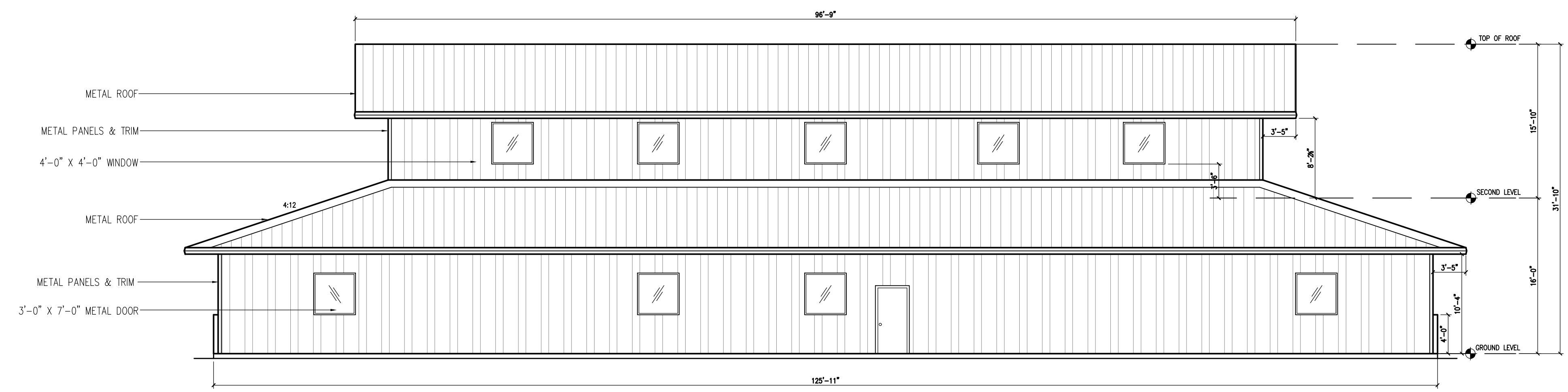
A1



SOUTH ELEVATION
 SCALE: 1/8" = 1'

MATERIAL USAGE (%) - SOUTH

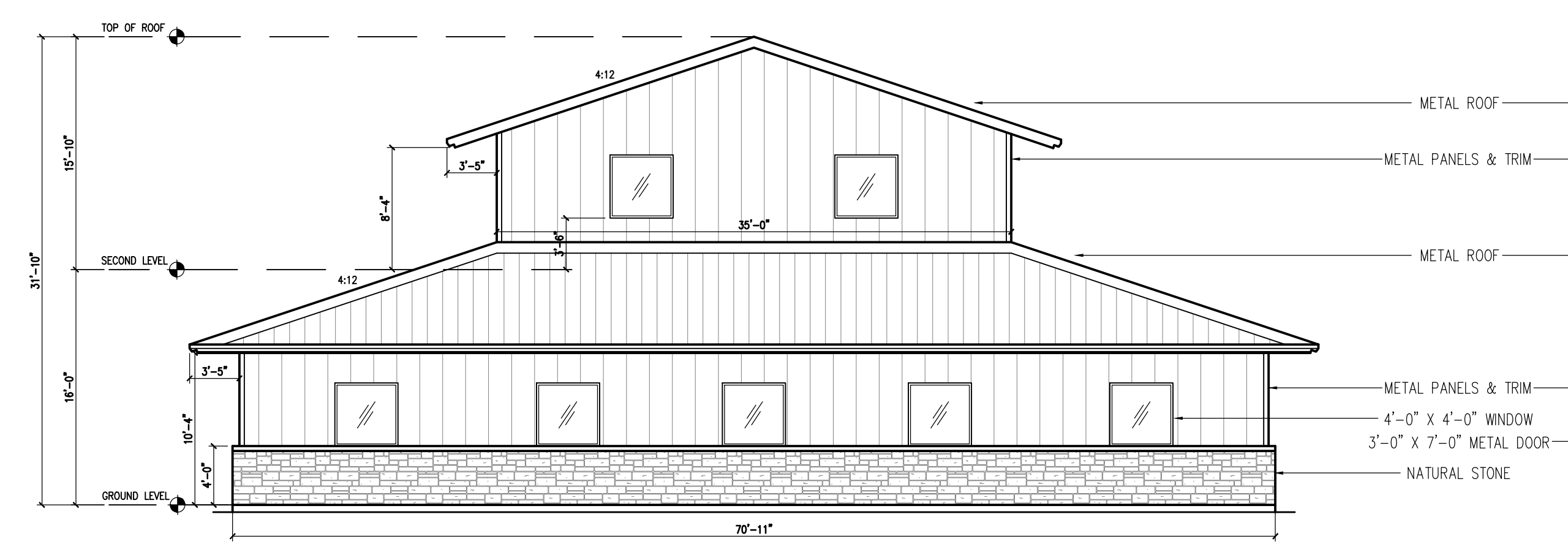
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,779	
DOORS & WINDOWS (DEDUCTED)		249	
ACCOUNTABLE AREA		1,530	100%
NATURAL STONE		423	28%
INSULATED METAL PANELS		1,107	72%



NORTH ELEVATION
 SCALE: 1/8" = 1'

MATERIAL USAGE (%) - NORTH

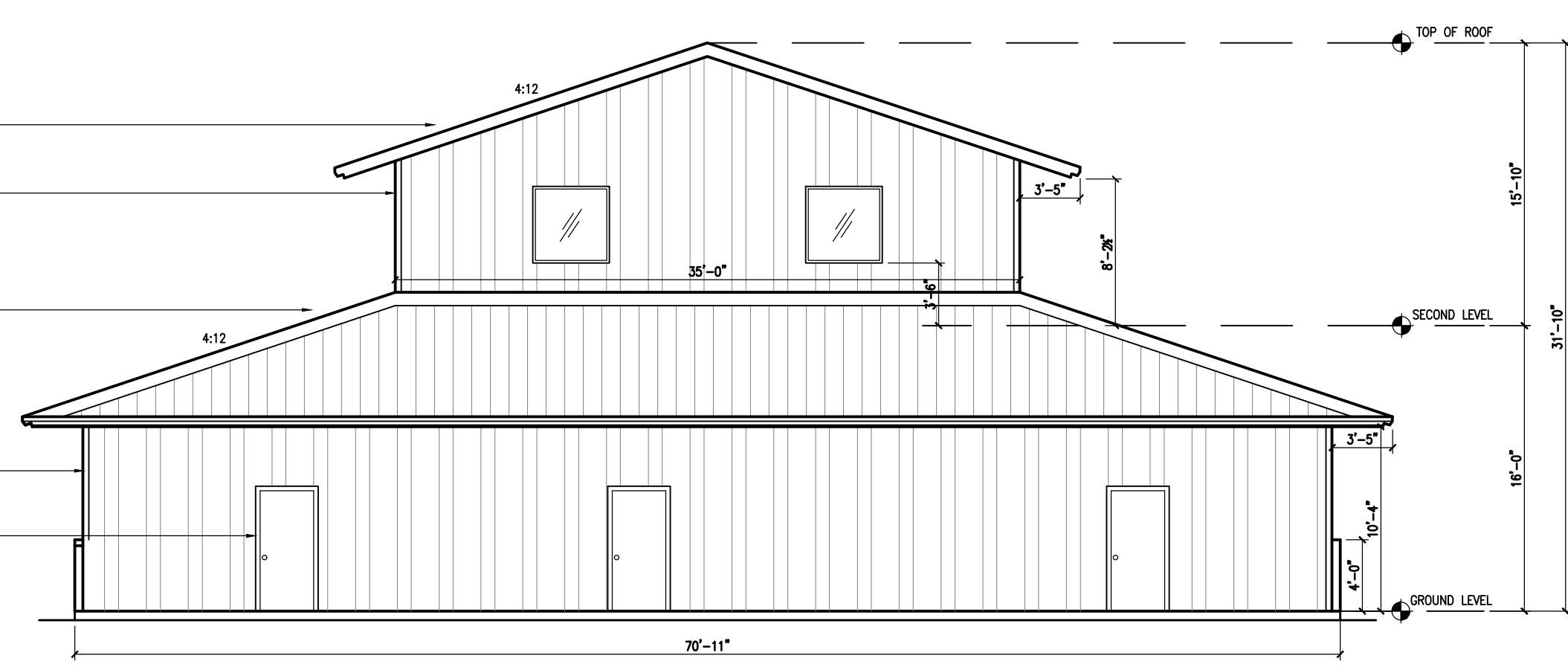
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,779	
DOORS & WINDOWS (DEDUCTED)		170	
ACCOUNTABLE AREA		1,003	100%
INSULATED METAL PANELS		1,003	100%



WEST ELEVATION (FACING RANCH TRAIL)
 SCALE: 1/8" = 1'

MATERIAL USAGE (%) - WEST

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,041	
DOORS & WINDOWS (DEDUCTED)		95	
ACCOUNTABLE AREA		946	100%
NATURAL STONE		221	23%
INSULATED METAL PANELS		725	77%



EAST ELEVATION
 SCALE: 1/8" = 1'

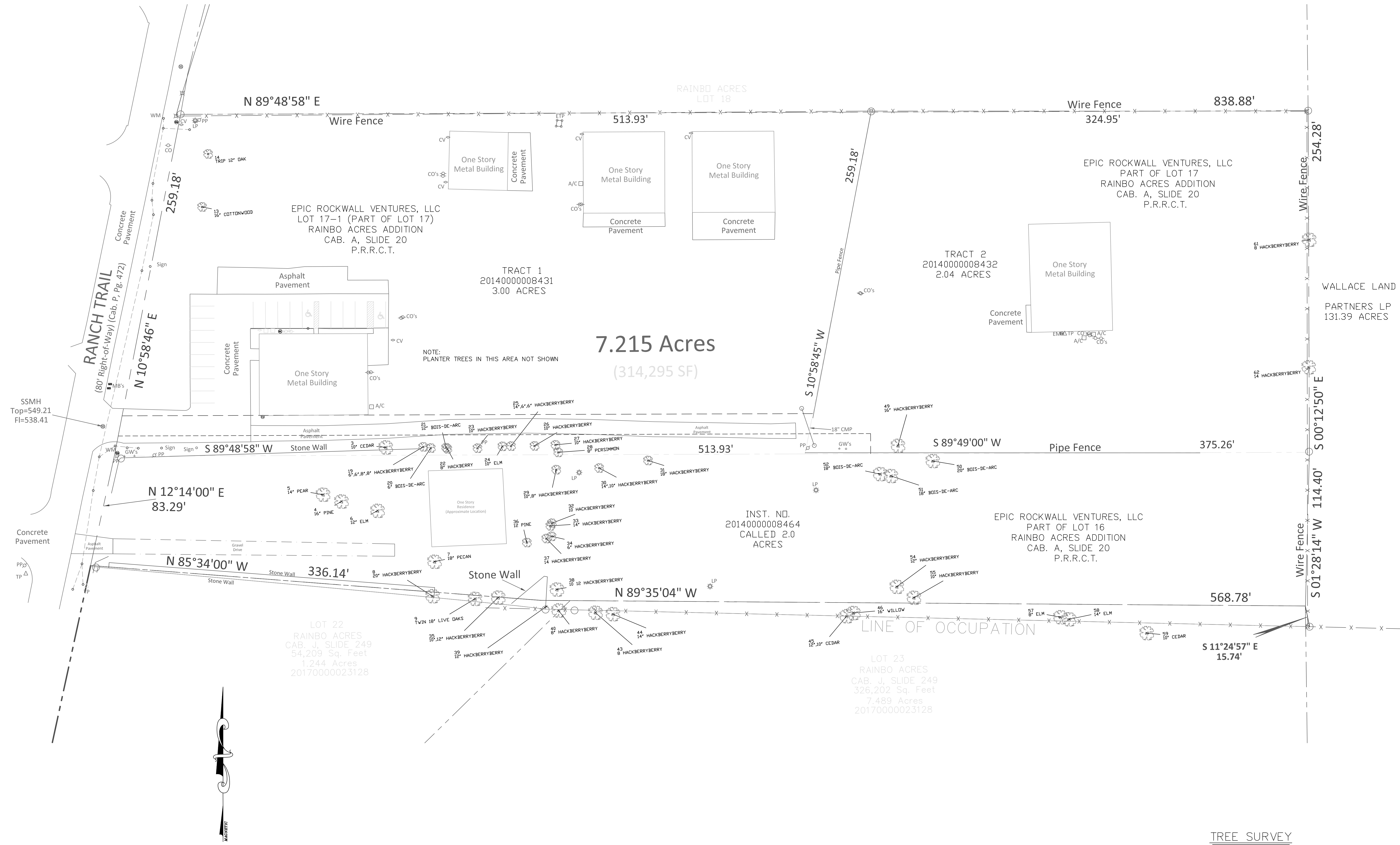
MATERIAL USAGE (%) - EAST

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,041	
DOORS & WINDOWS (DEDUCTED)		112	
ACCOUNTABLE AREA		929	100%
INSULATED METAL PANELS		929	100%

SITE SUMMARY - LIGHT INDUSTRIAL

DESCRIPTION	AREA	PERCENT
LOT	314,295 S.F.	100%
IMPERVIOUS	125,398 S.F.	39.9%
PROPOSED BUILDING	12,139 S.F.	3.9%
EXISTING OFFICE	4,900 S.F.	1.5%
EXISTING STORAGE	3,669 S.F.	1.2%
EXISTING STORAGE	3,669 S.F.	1.2%
EXISTING STORAGE	10,900 S.F.	3.4%
PAVEMENT AREA	41,897 S.F.	13.3%
PERVIOUS		60.1%
LANDSCAPE AREA	188,897 S.F.	59.9%
BUILDING TO LOT COVERAGE	29,219 / 314,295	9.3%
MAX. BUILDING HEIGHT PROPOSED	31'-10"	
PARKING REQUIREMENTS		
OFFICE (1,300 S.F.)	16,996 S.F.	57
PARKING PROVIDED	4 H.C.	57

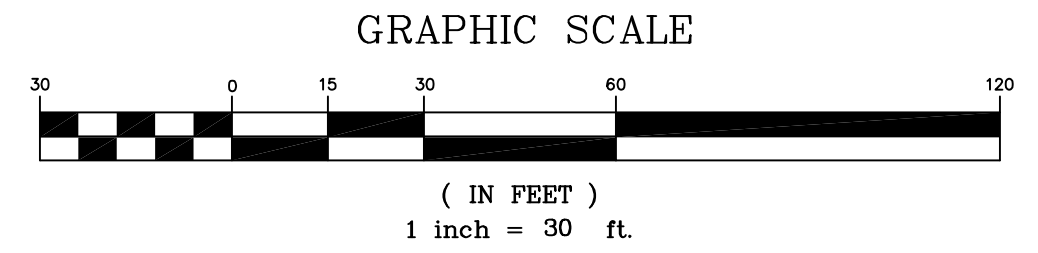




SSMH
Top=549.21
Fl=538.41

Concrete Pavement

PREPARED BY:
JAMES ANDERSON
1955 CREEKSIDE DRIVE
ROCKWALL, TEXAS 75087
214-548-2042
jma90266@gmail.com



DATE: 12-13-2019

NOTE:
THE PURPOSE OF THIS SURVEY IS THE
LOCATION OF TREES AND NOT TO BE
CONSIDERED A BOUNDARY SURVEY.

TREE SURVEY
PART OF LOTS 16 & 17
RAINBO ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

