



PLANNING AND ZONING CASE CHECKLIST

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

ADMINISTRATIVE

P&Z CASE # SP2020-013 P&Z DATE _____ CC DATE _____ APPROVED/DENIED _____
ARCHITECTURAL REVIEW BOARD DATE _____ HPAB DATE _____ PARK BOARD DATE _____

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input checked="" type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input type="checkbox"/> APPLICATIONS
<input type="checkbox"/> RECEIPT
<input type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
NOTES: _____

ZONING MAP UPDATED _____



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2020-013

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 1410 S. GOLZIAD ST. ROCKWALL, TX 75087
 Subdivision PEBBLE BROOK Lot 1 Block A
 General Location ON S. GOLZIAD BETWEEN E. YELLOW JACKET LN AND DAMASCUS RD

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning RESIDENTIAL Current Use MULTI-FAMILY
 Proposed Zoning RESIDENTIAL Proposed Use _____
 Acreage 12 Lots [Current] 20773 Lots [Proposed] 20773

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>WDC PEBBLE BROOK APARTMENTS</u>	<input type="checkbox"/> Applicant	<u>CAMP CONSTRUCTION SERVICE</u>
Contact Person	<u>YAO WANG</u>	Contact Person	<u>LEE HOFFMAN</u>
Address	<u>8750 N. CENTRAL EXPRESSWAY</u>	Address	<u>5243 BEAR CREEK CT.</u>
	<u>SUITE 1010</u>		
City, State & Zip	<u>DALLAS, TX 75231</u>	City, State & Zip	<u>IRVING, TX 75061</u>
Phone	<u>214-522-1310</u>	Phone	<u>972-790-8800</u>
E-Mail	<u>YWANG@Valiantenterprises.com</u>	E-Mail	<u>LHOFFMAN@CAMPCONSTRUCTION.COM</u>

NOTARY VERIFICATION [REQUIRED]

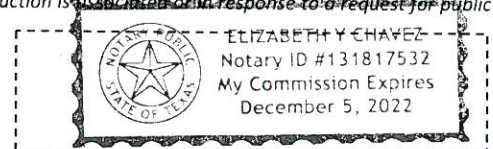
Before me, the undersigned authority, on this day personally appeared LEE HOFFMAN [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 16 day of July, 20 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 with a request for public information."

Given under my hand and seal of office on this the 16 day of July, 20 20.

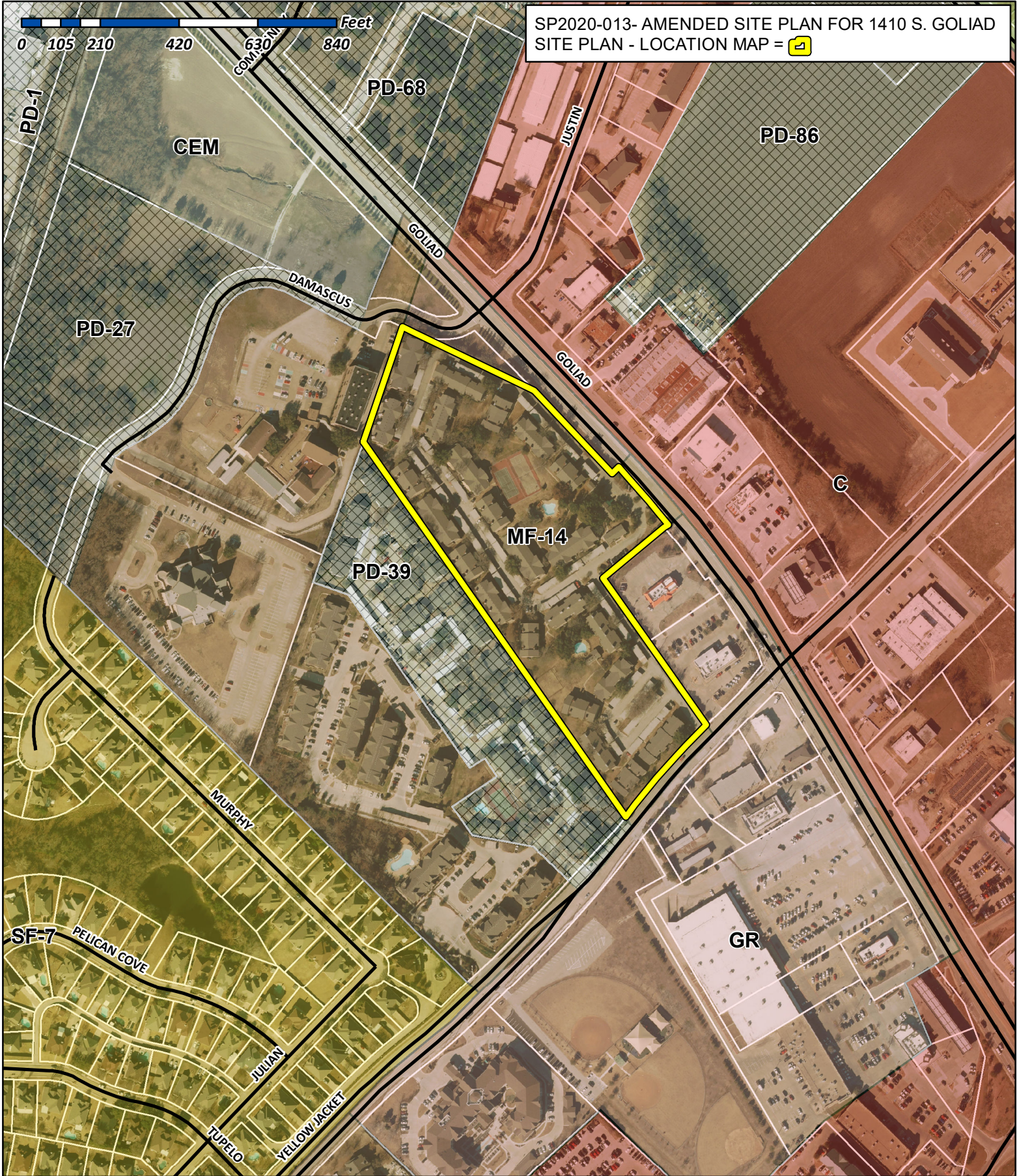
Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires

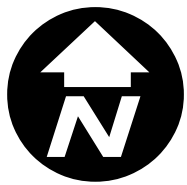
12-05-2022



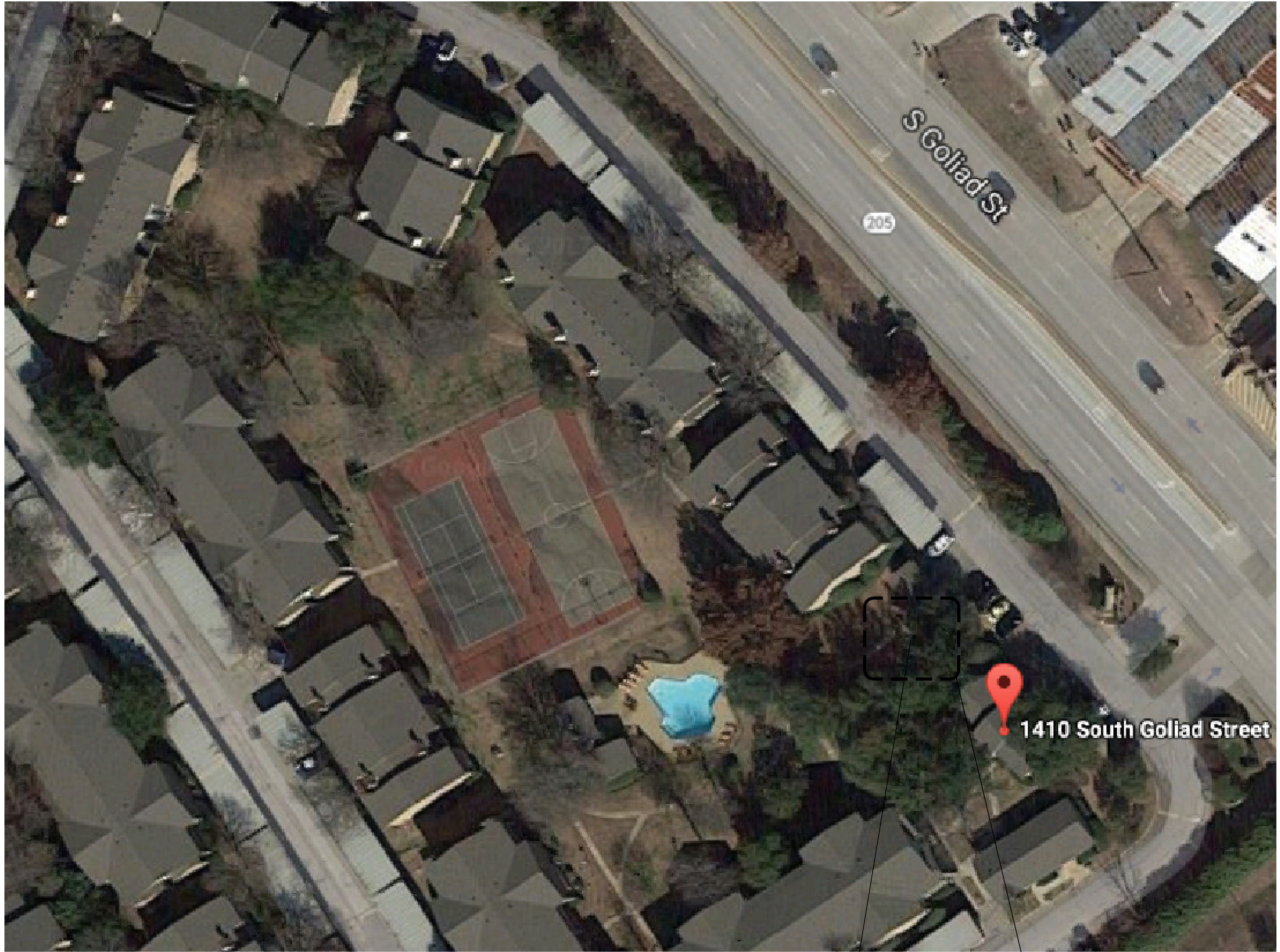
City of Rockwall

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.



CD FOR PERMIT & CONSTRUCTION : R02 / 06-16-2020



MANAGEMENT OFFICE:

1410 South Goliad Street

LOCATION OF
PLANNED WORK
PROJECT ADDRESS:
1410 S. GOLIAD ST.
ROCKWALL, TX 75088

1
A1.01 OVERALL SITE PLAN
Scale: 1/32" = 1'-0"

1701 North Collins Blvd.
Suite 3000
Richardson, TX 75080
Office: 214-451-6630
Fax: 214-451-6651
Inspections: 214-451-6652
www.cesglobal.com

CHILDRESS
ARCHITECTURAL GROUP

GREGORY J. TAYLOR
REGISTERED ARCHITECT
STATE OF TEXAS
AFFIXATION DATE: 07-15-2020

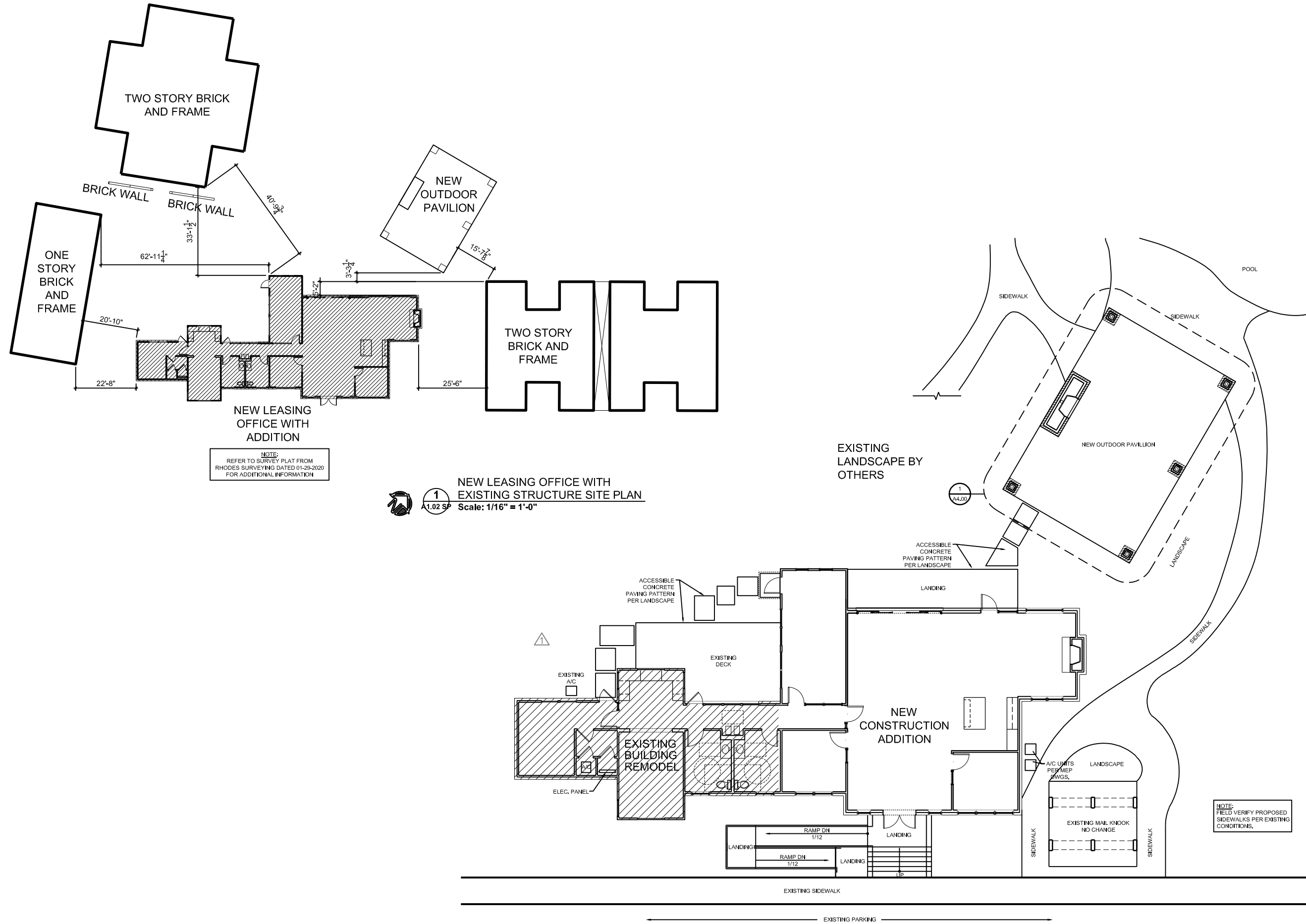
PEBBLEBROOK APARTMENTS
LEASING OFFICE REMODEL
ROCKWALL, TEXAS 75088
OVERALL SITE PLAN
PROJECT ADDRESS: 1410 S GOLIAD ST, ROCKWALL, TX 75088

PROJECT NUMBER:	PERMIT DATE:	DATE
		02-20-20
REVISIONS	PER CITY COMMENTS R01	06-16-20
	PER CITY COMMENTS R02	

PROJECT MANAGER: C.CAMPOS
DRAWN BY: L.JL
CHECKED BY: C.CAMPOS
DATE: 05/14/2019
SCALE: AS NOTED

SHEET NUMBER:
A1.01

CD FOR PERMIT & CONSTRUCTION : R02 / 06-16-2020



NOTE:
REFER TO SURVEY PLAT FROM
RHODES SURVEYING DATED 01-29-2020
FOR ADDITIONAL INFORMATION

1
A1.02 SP **NEW LEASING OFFICE WITH
EXISTING STRUCTURE SITE PLAN**
Scale: 1/16" = 1'-0"

NOTE:
FIELD VERIFY PROPOSED
SIDEWALKS PER EXISTING
CONDITIONS.

1701 North Collins Blvd.
Suite 3000
Richardson, TX 75080
Office: 214-451-6630
Fax: 214-451-6631
Inspections: 214-451-6632
www.childress.com

CHILDRESS
ARCHITECTURAL GROUP



PEBBLEBROOK APARTMENTS
LEASING OFFICE REMODEL
ROCKWALL, TEXAS 75088

ARCHITECTURAL SITE PLAN

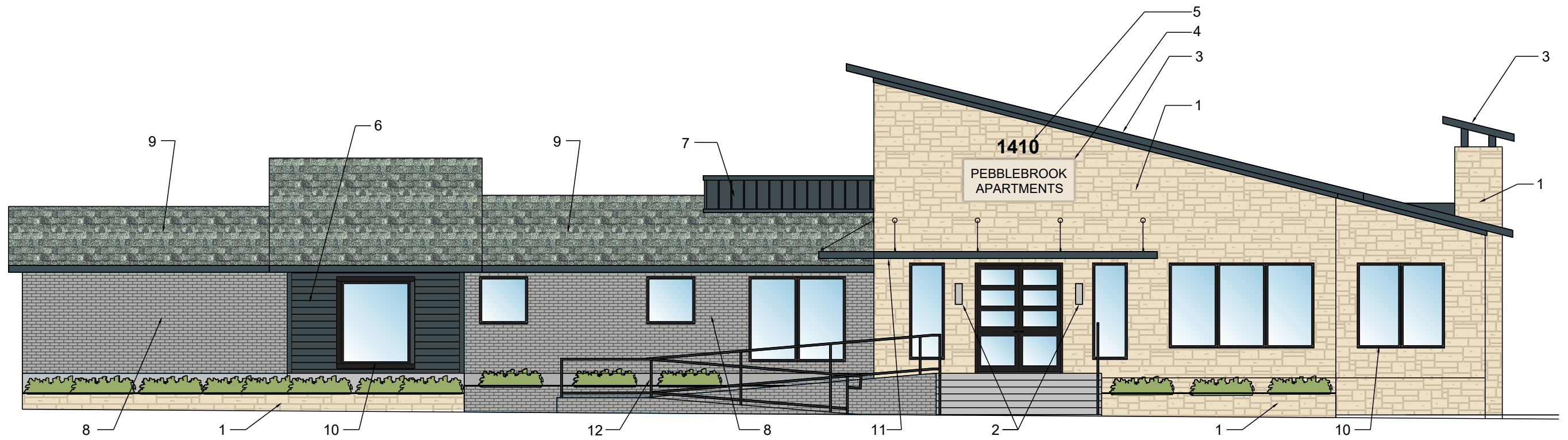
PROJECT ADDRESS: 1410 S GOLIAD ST, ROCKWALL, TX 75088

PROJECT NUMBER:	
PERMIT DATE:	
REVISIONS:	
DATE:	02-20-20
PER CITY COMMENTS R01	06-16-20
PER CITY COMMENTS R02	

PROJECT MANAGER:	C. CAMPOS
DRAWN BY:	L.J.L.
CHECKED BY:	C. CAMPOS
DATE:	05/14/2019
SCALE:	AS NOTED

1
A1.02 SP **ARCHITECTURAL SITE PLAN**
Scale: 1/8" = 1'-0"

SHEET NUMBER:
A1.02 SP



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



1
LUEDER LIMESTONE SONOMA WHITE



4
SIGN: MODERN HOUSE NUMBERS 8" AUSTIN MATTE BLACK LETTERS ON 3'x8' LIMESTONE SLAB



8
EXISTING AND NEW PAINTED BRICK, SW 6234 UNCERTAIN GRAY (FIELD VERIFY COLOR)

11
CUSTOM STEEL CANOPY, ALL PAINTED CHARCOAL GRAY COLOR SAME AS STANDING SEAM METAL ROOF



2
OUTDOOR WALL SCENCE
20033LEDMG-SAT/FST BAYSIDE

5
SIGN: MODERN HOUSE NUMBERS 12" AUSTIN MATTE BLACK OFF SET NUMBER ON LIMESTONE WALL



6
JAMES HARDIE 6" HARDIE PLANK CEDARMILL HORIZONTAL SIDING, IRON GRAY



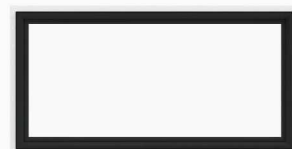
9
EXISTING COMPOSITE SHINGLE, GRAY



3
STANDING SEAM METAL ROOF
MBCI SIGNATURE 200 CHARCOAL GRAY COLOR



7
JAMES HARDIE BOARD AND BATTEN @ 12" VERTICAL SIDING, IRON GRAY (ALL VERTICAL SIDING)



10
ALUMINUM THERMALLY BROKEN INSULATED GLASS W/ LOW-E WINDOWS, DARK BRONZE ANODIZED, REFER TO ENERGY REPORT FOR U-VALUE

APPLICANT INFORMATION

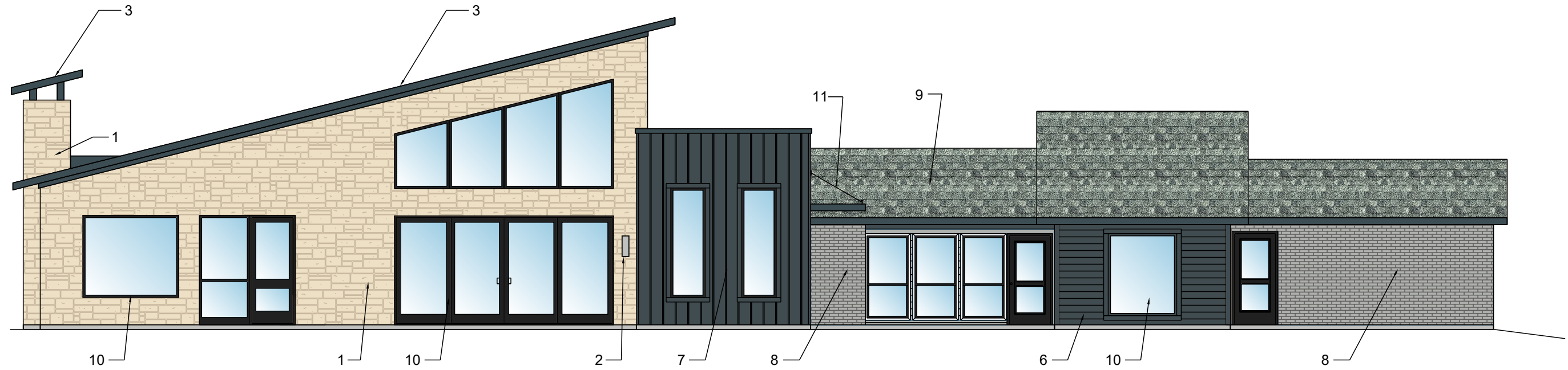
LEE HOFFMAN
CAMP CONSTRUCTION SERVICES
5243 BEAR CREEK COURT
IRVING, TX 75061
#214-535-5845
LHOFFMAN@CAMPCONSTRUCTION.COM

OWNER REP. INFORMATION

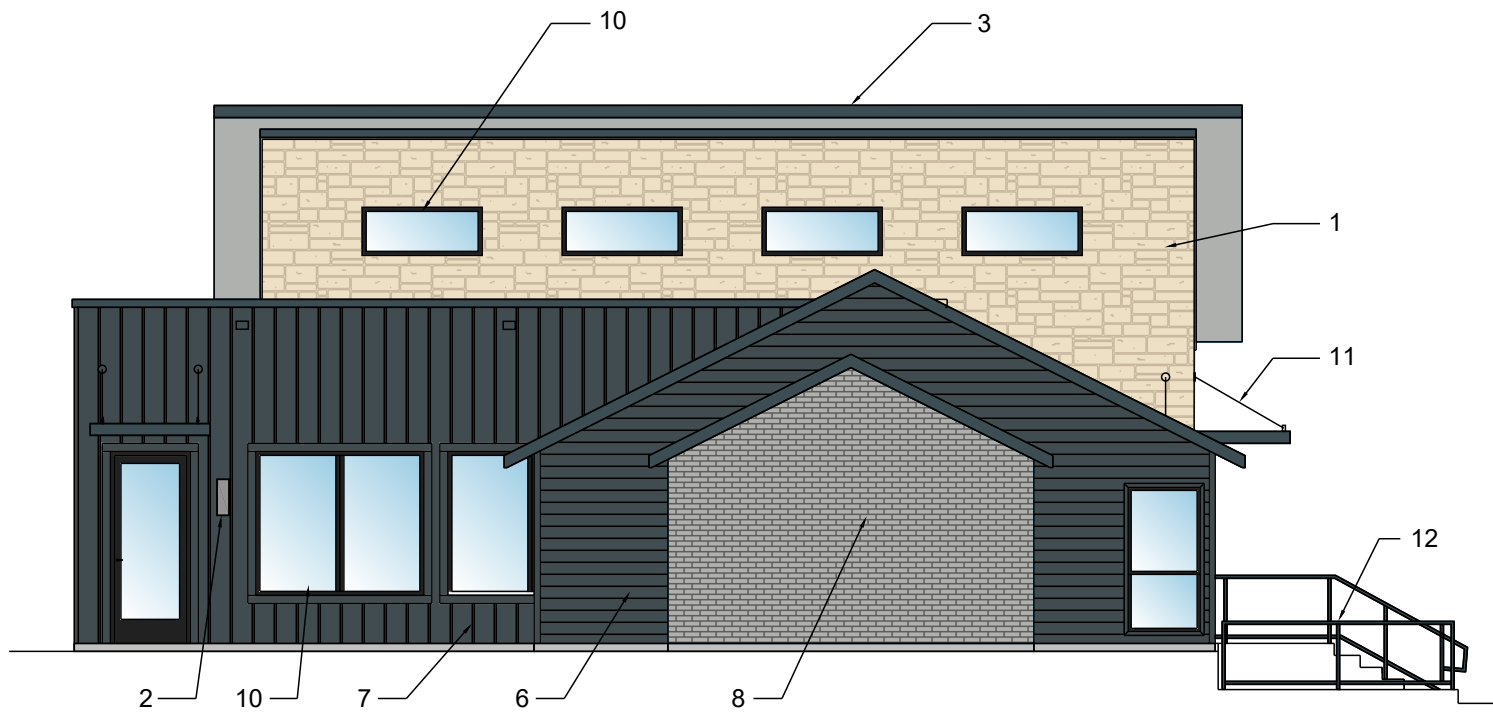
YAO WANG
VALIANT ENTERPRISES
8750 N CENTRAL EXPY. SUITE 1010
DALLAS, TX 75231
#214-522-1310
YWANG@VALIANTENTERPRISES.COM

**PEBBLEBROOK APARTMENTS
LEASING OFFICE REMODEL**

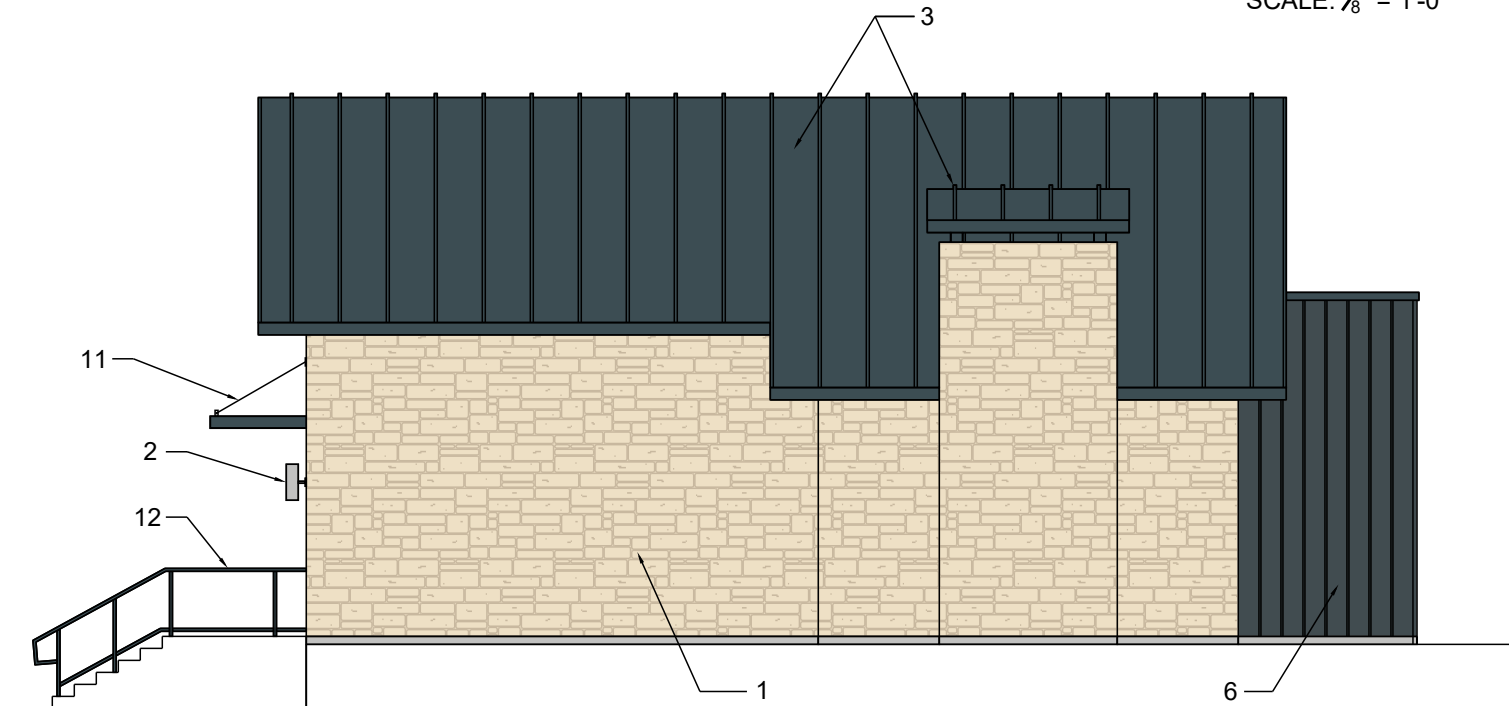
BLD2019-2886



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



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



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

APPLICANT INFORMATION
 LEE HOFFMAN
 CAMP CONSTRUCTION SERVICES
 5243 BEAR CREEK COURT
 IRVING, TX 75061
 #214-535-5845
 LHOFFMAN@CAMPCONSTRUCTION.COM

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**PEBBLEBROOK APARTMENTS
 LEASING OFFICE REMODEL**

BLD2019-2886