



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2020-022

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW

DIRECTOR OF PLANNING: B. Li

CITY ENGINEER: [Signature]

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 **1505 Airport Rd, Rockwall, TX 750**

Subdivision **Landing Point Addition**

Lot **5**

Block **A**

General Location

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning **Commercial**

Current Use **C**

Proposed Zoning **Commercial**

Proposed Use **C**

Acreage **0.47**

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 **Lawson Real Estate Holdings LLC**

Applicant

Contact Person **Kevin Lawson**

Contact Person

Address **4509 Rowlett Rd.**

Address

City, State & Zip **Rowlett, TX 75088**

City, State & Zip

Phone **(972) 475-0644**

Phone

E-Mail **KevinL@LawsonCPAs.com**

E-Mail

NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Kevin Lawson [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 17th day of July, 2020. 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 in request for public information."

Given under my hand and seal of office on this the 17th day of July, 2020.

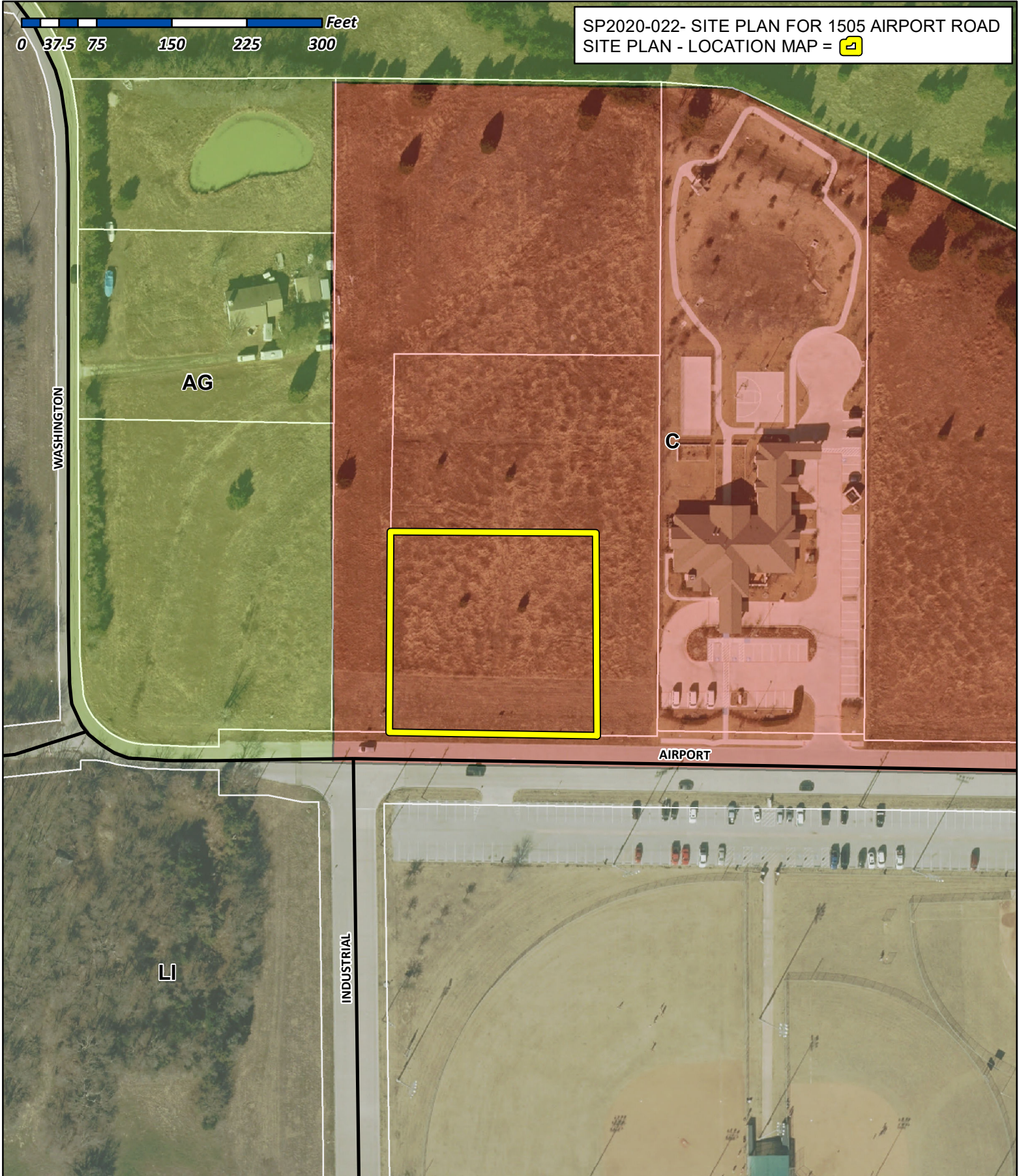
Owner's Signature

Notary Public in and for the State of Texas



0 37.5 75 150 225 300 Feet

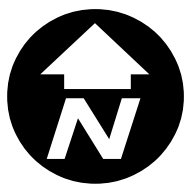
SP2020-022- SITE PLAN FOR 1505 AIRPORT ROAD
SITE PLAN - LOCATION MAP = 



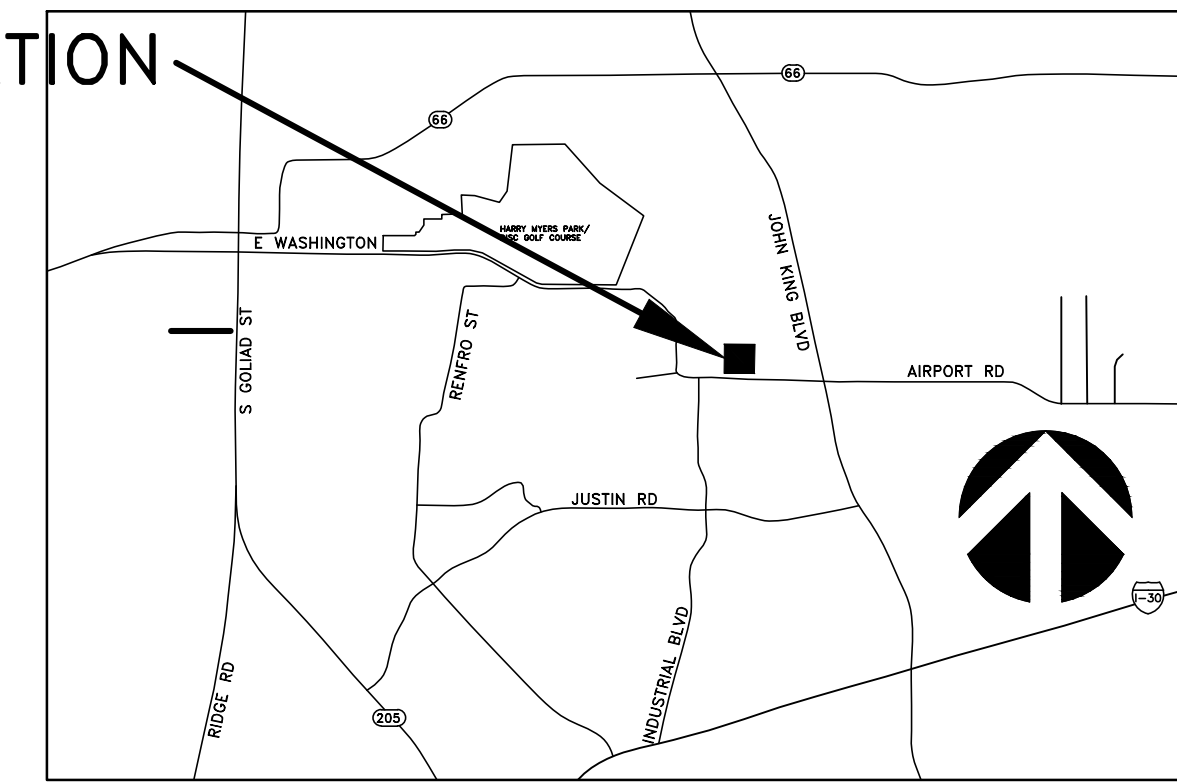
City of Rockwall

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.



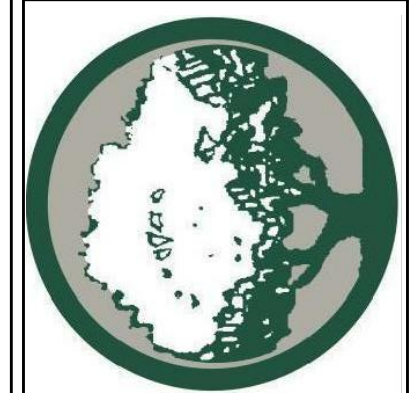
PROJECT LOCATION



VICINITY MAP



ARCHITECTONICS TEXAS, LLC
 ARCHITECTURE - MANAGEMENT
 2235 RIDGE RD, STE. 200
 ROCKWALL, TEXAS 75087



NO.	REVISIONS/ISSUE DESCRIPTIONS/ISSUE	DATE

PROJECT NAME AND ADDRESS:
LAWSON REAL ESTATE HOLDINGS, LLC
 1505 AIRPORT RD.
 ROCKWALL, TX 75087
 LANDING POINT ADDITION

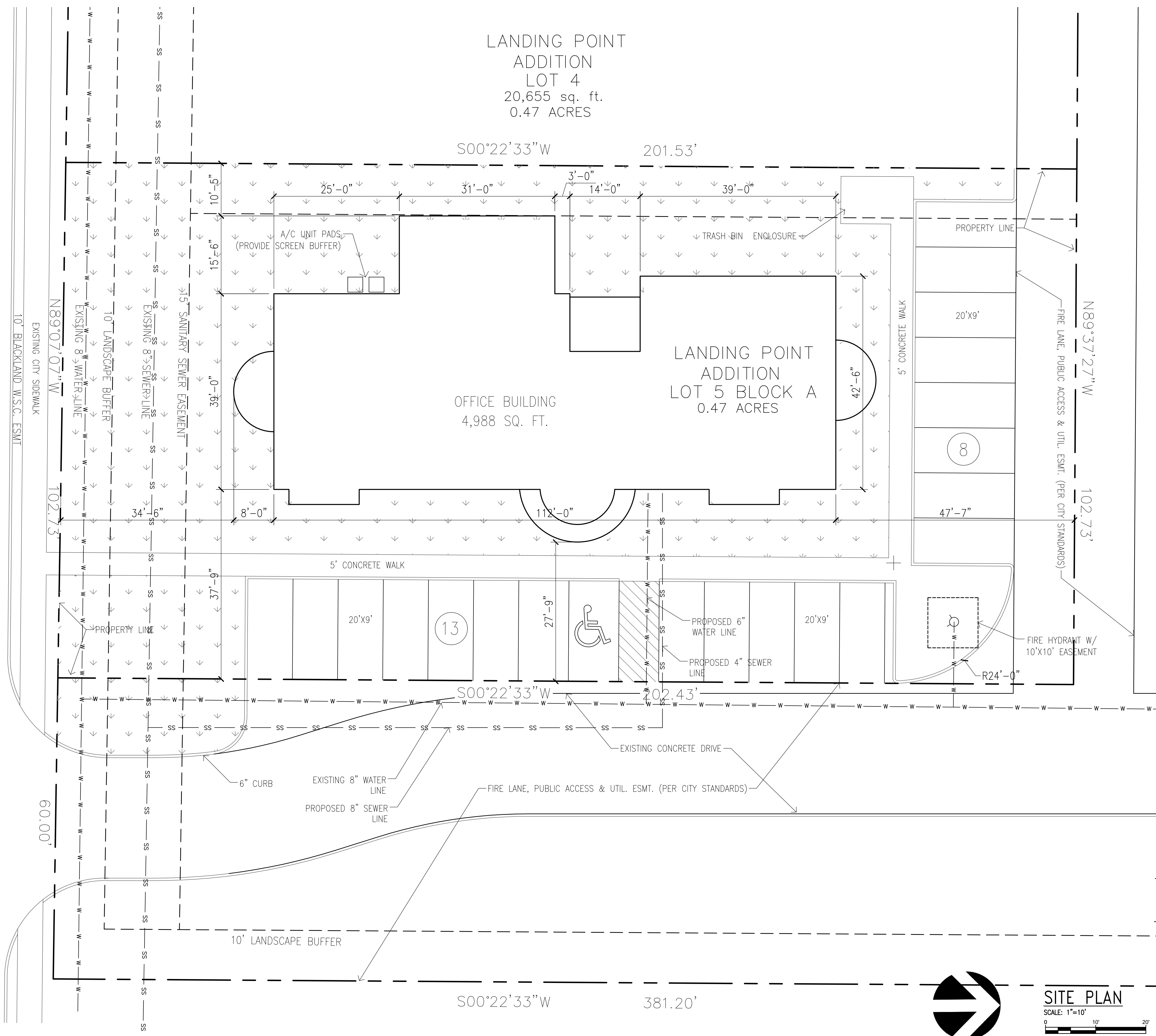
PROJECT No.	SR
DRAWN BY	RR
CHECKED BY	RR
DATE	08/14/2020
SCALE	1" = 10'
SHEET NO.	of

DRAWING NAME:
SITE PLAN

S1.0

SP2020-014

AIRPORT ROAD
 (VARIABLE WIDTH R.O.W. PER PLAT)



DESCRIPTION		LOT PERCENTAGE
LOT	20,748 S.F.	100 %
IMPERVIOUS	12,041 S.F.	58 %
1 STORY SURFACE AREA	5,444 S.F.	26 %
PAVEMENT AREA	5,382 S.F.	26 %
PERVIOUS	8,707 S.F.	42 %
SIDEWALK AREA	1,215 S.F.	6 %
MAX. BUILDING HEIGHT PROPOSED	25'	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	4,988 S.F.	
PARKING PROVIDED	21	
PARKING REQ'D	17	

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 AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE _____ DAY OF _____, _____.

WITNESS OUR HANDS, THIS _____ DAY OF _____, _____.

PLANNING AND ZONING COMMISSION DIRECTOR OF PLANNING AND ZONING

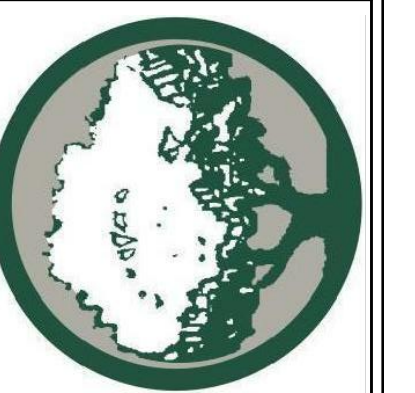
SITE PLAN
 SCALE: 1"=10'

OWNER/DEVELOPER:
 LAWSON REAL ESTATE HOLDINGS, LLC
 4509 ROWLETT RD.
 ROWLETT, TX 75088
 (972)475-0644

ARCHITECT/PLANNER:
 ARCHITECTONICS TEXAS, LLC
 ROSS RAMSAY
 (214)536-5306
 2235 RIDGE RD. STE 201
 ROCKWALL, TEXAS 75087



ARCHITECTONICS TEXAS, LLC
 ARCHITECTURE - MANAGEMENT
 2235 RIDGE RD., STE. 200
 ROCKWALL, TEXAS 75087



NO.	DATE	REVISIONS / DESCRIPTIONS/ISSUE

PROJECT NAME AND ADDRESS:
LAWSON REAL ESTATE HOLDINGS, LLC
 1505 AIRPORT RD.
 ROCKWALL, TX 75087
 LANDING POINT ADDITION

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	08/14/2020
SCALE	
SHEET NO.	of

DRAWING NAME:
ELEVATIONS

A1.0

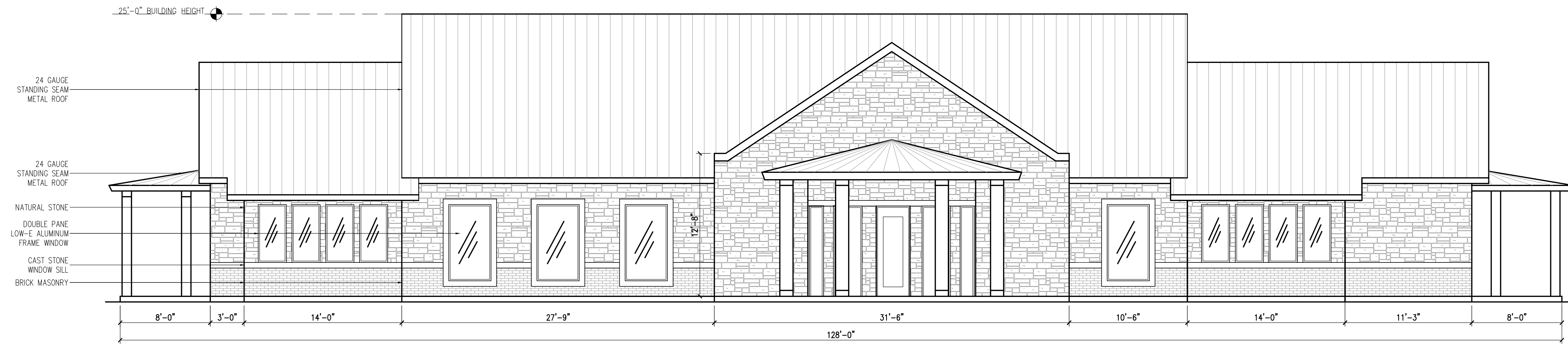
SP2020-014

MATERIAL USAGE (%) - EAST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,273	
DOORS & WINDOWS (DEDUCTED)		285	
ACCOUNTABLE AREA		988	100%
MASONRY - BRICK		170	17%
NATURAL STONE		738	75%
CAST STONE		80	8%

MATERIAL USAGE (%) - WEST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,339	
DOORS & WINDOWS (DEDUCTED)		224	
ACCOUNTABLE AREA		1,115	100%
MASONRY - BRICK		193	17%
NATURAL STONE		878	79%
CAST STONE		44	4%

MATERIAL USAGE (%) - SOUTH (FACING AIRPORT RD.)			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		894	
DOORS & WINDOWS (DEDUCTED)		157	
ACCOUNTABLE AREA		737	100%
MASONRY - BRICK		158	21%
NATURAL STONE		485	66%
CEMENT BOARD		66	9%
CAST STONE		28	4%

MATERIAL USAGE (%) - NORTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		878	
DOORS & WINDOWS (DEDUCTED)		157	
ACCOUNTABLE AREA		721	100%
MASONRY - BRICK		135	19%
NATURAL STONE		489	68%
CEMENT BOARD		69	10%
CAST STONE		28	4%



EAST ELEVATION (FRONT ENTRANCE)
 SCALE: 3/16" = 1'



WEST ELEVATION
 SCALE: 3/16" = 1'

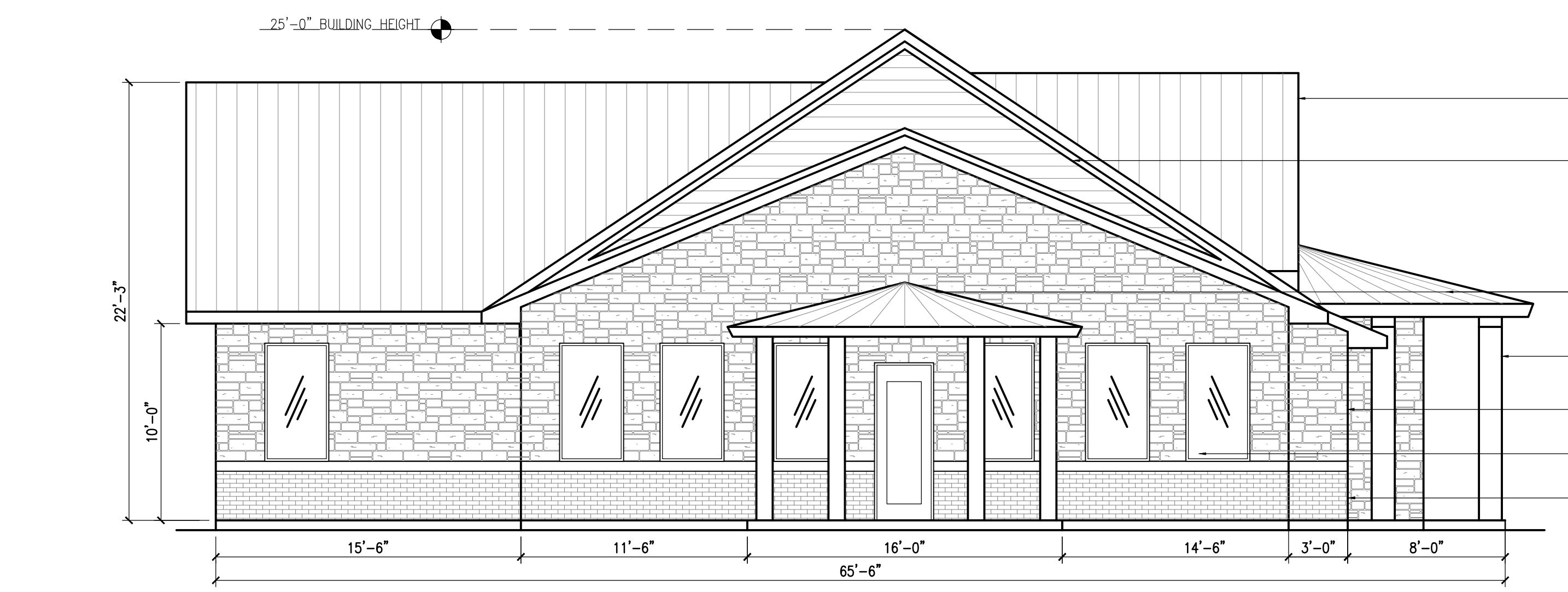
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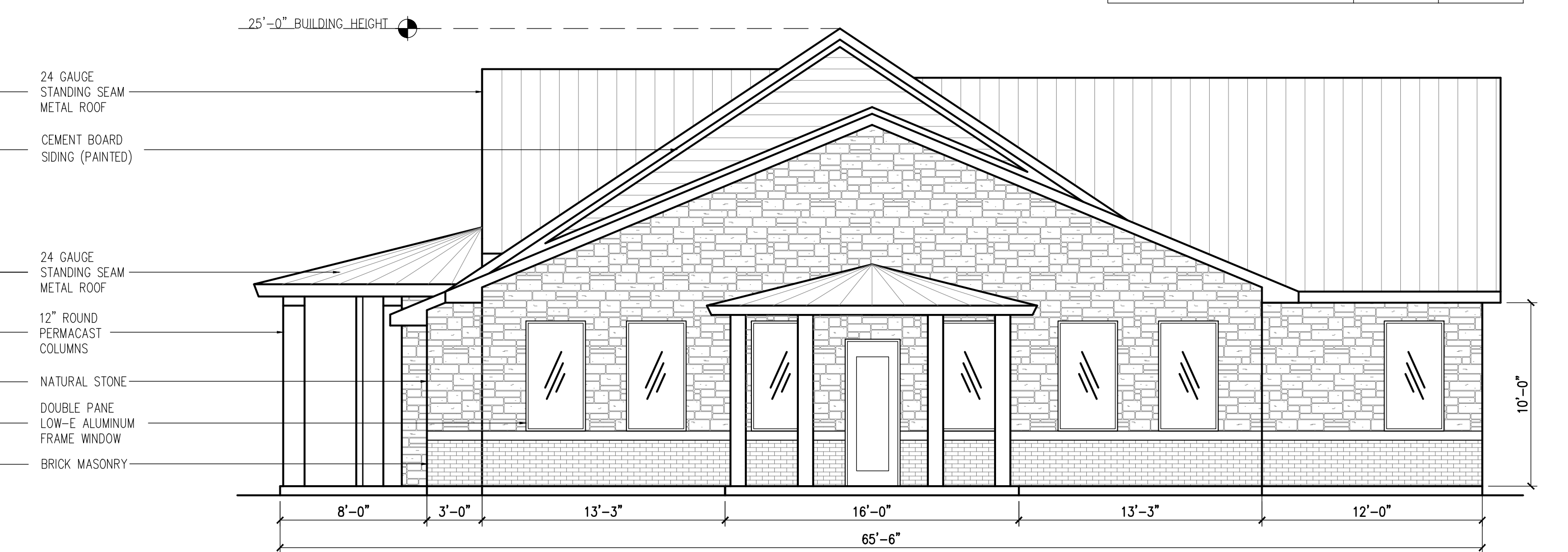
WITNESS OUR HANDS, THIS ____ DAY OF _____, ____.

 PLANNING AND ZONING COMMISSION DIRECTOR OF PLANNING AND ZONING

SITE SUMMARY - COMMERCIAL ZONING		
DESCRIPTION		LOT PERCENTAGE
LOT	20,748 S.F.	100 %
IMPERVIOUS	12,041 S.F.	58 %
1 STORY SURFACE AREA	5,444 S.F.	26 %
PAVEMENT AREA	5,382 S.F.	26 %
PERVIOUS	8,707 S.F.	42 %
SIDEWALK AREA	1,215 S.F.	6 %
MAX. BUILDING HEIGHT PROPOSED	25'	
PARKING REQUIREMENTS		
OFFICE (1:300 S.F.)	4,988 S.F.	
PARKING PROVIDED	21	
PARKING REQ'D	17	



SOUTH ELEVATION (FACING AIRPORT RD.)
 SCALE: 3/16" = 1'



NORTH ELEVATION
 SCALE: 3/16" = 1'

OWNER/DEVELOPER:
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 ROWLETT, TX 75088
 (972)475-0644

ARCHITECT/PLANNER:
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 2235 RIDGE RD. STE 201
 ROCKWALL, TEXAS 75087

PLANT SCHEDULE

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	Ao	Acer rubrum 'October Glory' / Red Maple 4" cal. *	B & B	2
	Ci	Chilopsis 1 'Lucretia Hamilton' / Desert Willow 3" cal. *	B & B	2
	Pe	Pinus edularica / Afghan Pine 6" cal. *	B & B	2
	Qv	Quercus virginiana / Southern Live Oak 6" cal. *	B & B	3
	Ss	Sophora secundiflora / Texas Mountain Laurel 2" cal.	20" Box	2
	Tax	Taxodium distichum / Bald Cypress 4" cal. *	B & B	1
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Hp	Hesperaloe parviflora / Red Yucca * ROCKWALL APPROVED PLANT	5 gal	12
	Lm	Lantana montevidensis 'New Gold' / Gold Lantana	1 gal	11
	Lg	Leucophyllum frutescens 'Green Cloud' / Texas Ranger * ROCKWALL APPROVED PLANT	5 gal	12
	Ls	Ligustrum sinense 'Sunshine' / Sunshine Ligustrum	5 gal	5
	Lp	Loropetalum chinense 'Purple Diamond' / Fringe Flower * ROCKWALL APPROVED PLANT	5 gal	10
	Msc	Mahonia 'Soft Caress' / Soft Caress Mahonia	3 gal	3
	Ma	Miscanthus sinensis 'Adagio' / Dwarf Maiden Grass * ROCKWALL APPROVED PLANT	5 gal	6
	Mr	Muhlenbergia capillaris / Muhly Grass * ROCKWALL APPROVED PLANT	5 gal	9
	Ph	Pennisetum a. 'Hameln' / Dwarf Fountain Grass * ROCKWALL APPROVED PLANT	5 gal	16
	Rop	Rosmarinus officinalis 'Prostratus' / Trailing Rosemary * ROCKWALL APPROVED PLANT	1 gal	6
	Sg	Salvia greggii 'Pink' / Pink Autumn Sage	3 gal	14
	Yp	Yucca pendula / Soft Leaf Yucca * ROCKWALL APPROVED PLANT	5 gal	3
CACTI	CODE	BOTANICAL / COMMON NAME	SIZE	QTY
	Af	Agave ovatifolia 'Frosty Blue' / Whale's Tongue Agave	5 gal	1
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	QTY
	Crr	Colorado River Rock / 3" to 6"	6" deep	50 sf
	Ch	Cynodon dactylon '419 Hybrid' / Bermuda Grass * ROCKWALL APPROVED PLANT	sod	4,044 sf
	Tb	Tejas Black / 5/8"	2" deep	1,553 sf

ALL TREES IN GRASS TO HAVE A 4' DIA. MULCH RING

GENERAL LANDSCAPE NOTES:

- INSTALLING LANDSCAPE CONTRACTOR TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING.
- FINISH GRADE TO BE 9" BELOW FINISH FLOOR. SLOPE GRADE AT 2% MINIMUM AWAY FROM BUILDING.
- REFER TO CIVIL GRADING PLAN FOR ADDITIONAL GRADING AND DRAINAGE INFORMATION.

CONTRACTOR TO FIELD VERIFY ALL UTILITY LINES, EASEMENTS, SETBACKS, GRADES, HARDSCAPE AND PLANTING ELEMENTS PRIOR TO INSTALLATION. CONTRACTOR TO LAYOUT ALL PLANTING MATERIALS PRIOR TO INSTALLATION TO IDENTIFY ANY CONFLICTS WITH UTILITIES, EASEMENTS OR OTHER EXISTING CONDITIONS. CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY DAMAGE TO UTILITY LINES OR ANY OTHER DAMAGE DONE TO THE SITE. CONTRACTOR TO CONTACT TEXAS 811 AT LEAST 48 HOURS IN ADVANCE OF ANY EXCAVATION ON SITE.

CONTRACTOR TO FOLLOW ANY AND ALL APPLICABLE RULES, REGULATIONS, CODES AND ORDINANCES.

CONTRACTOR RESPONSIBLE FOR PULLING ALL APPLICABLE PERMITS FOR WORK DONE ON SITE.

CONTRACTOR TO VERIFY ALL QUANTITIES ON THE LANDSCAPE PLANS. ANY DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE OWNER'S REPRESENTATIVE.

CONTRACTOR RESPONSIBLE FOR PROVIDING AND MAINTAINING A SAFE WORK ENVIRONMENT. CHECK WITH GENERAL CONTRACTOR REGARDING JOB SITE RULES AND REGULATIONS.

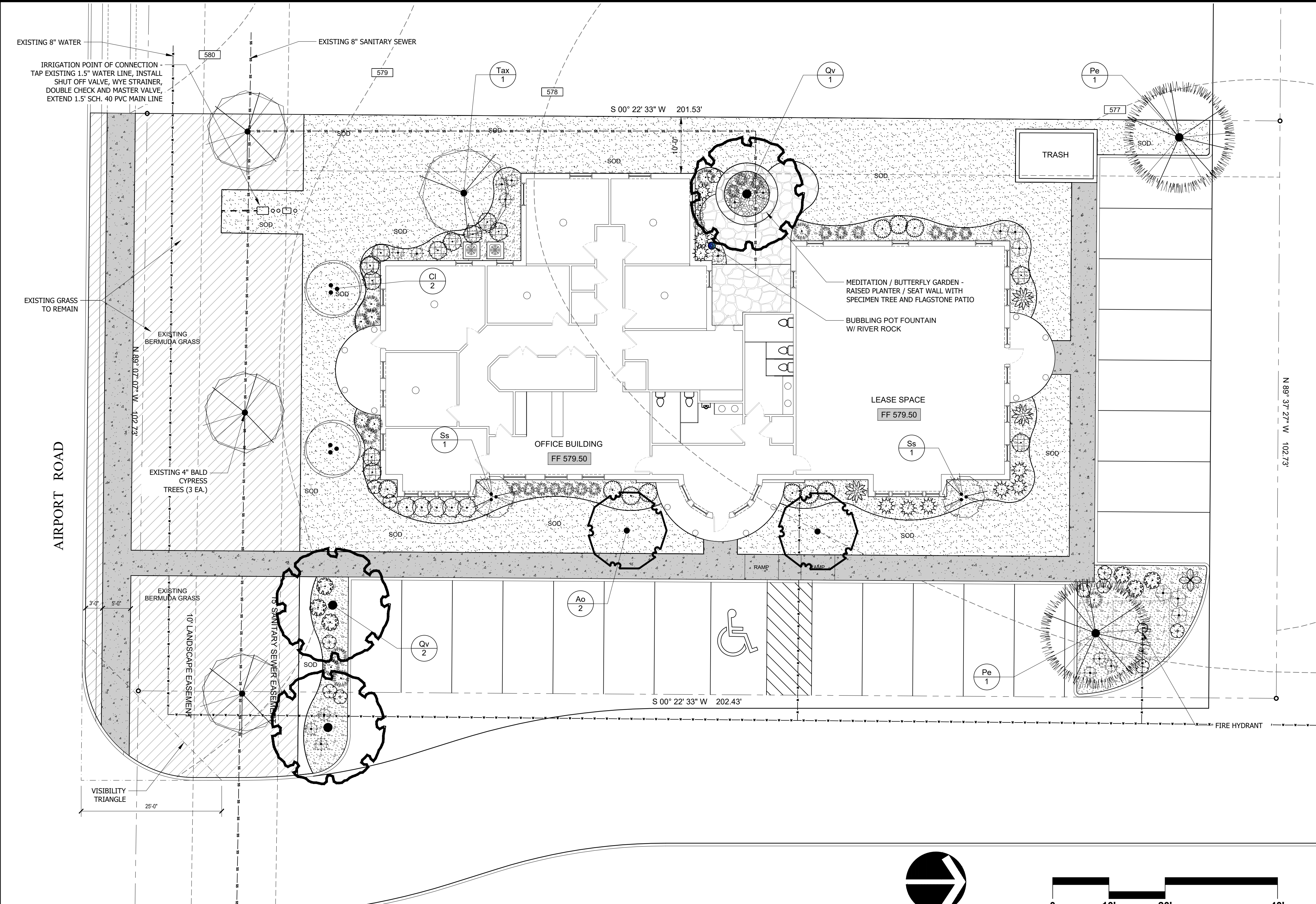
TREE PLANTING AREAS ARE TO PROVIDE A MINIMUM OF 12" OF FRIABLE NATIVE SOIL MEETING THE REQUIREMENTS OF THE PLANTING NOTES AND SPECIFICATIONS.

CONTRACTOR IS RESPONSIBLE FOR COORDINATION WITH OTHER TRADES AT THE DIRECTION OF THE GENERAL CONTRACTOR.

UPON REASONABLE COMPLETION OF THE SCOPE OF WORK, CONTRACTOR IS RESPONSIBLE FOR REPAIRING ANY WHEEL RUTS, SETTLING FORM SOIL AMENDMENT, EROSION OR OTHER COSMETIC LANDSCAPE SITE ELEMENTS PENDING APPROVAL BY GENERAL CONTRACTOR.

CONTRACTOR TO PROVIDE PHOTOS OF ALL NURSERY STOCK AT LEAST 1 MONTH PRIOR TO PURCHASE FOR APPROVAL BY OWNER'S REPRESENTATIVE.

CONTRACTOR TO PROVIDE A 1 YEAR WARRANTY FOR ALL PLANT MATERIAL AFTER FINAL ACCEPTANCE OF LANDSCAPE BY OWNER'S REPRESENTATIVE.



A LANDSCAPE PLAN

THE IRRIGATION SYSTEM FOR THIS PROJECT IS TO CONSIST OF A 8 STATION SMART CONTROLLER WITH WI-FI CAPABILITIES AND A WIRELESS RAIN / FREEZE SENSOR. SHRUBS WILL BE IRRIGATED WITH IN-LINE DRIP TUBE FED FROM 1" DRIP ZONE VALVE ASSEMBLIES. LAWN AREAS TO BE IRRIGATED WITH LOW FLOW ROTARY NOZZLES ON 4" POP-UP BODIES. POINT OF CONNECTION, BACKFLOW, WYE STRAINER AND SHUT OFF VALVE TO BE INSTALLED PER CITY OF ROCKWALL STANDARD IRRIGATION REQUIREMENTS.

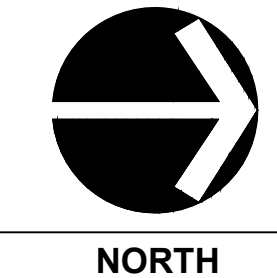
ZONING: COMMERCIAL

REQUIRED PLANTINGS

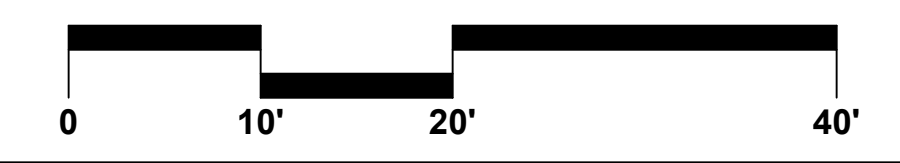
A. STREET TREES:
1 TREE FOR EVERY 50 L.F. OF FRONTAGE
 Airport Road - 102.73 / 50 = 2.05 **2 TREES REQUIRED**
(3) EXISTING 4" TREES PROVIDED

NOTE:
 NO TREES TO BE WITHIN 5' OF PUBLIC UTILITIES

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NORTH



GRAPHIC SCALE SCALE: 1" = 10'-0"

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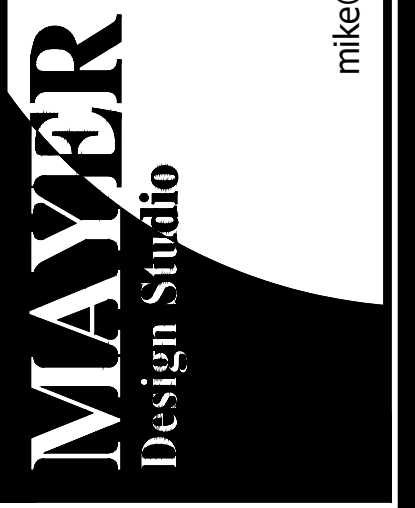
OWNER/DEVELOPER:
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ARCHITECT/PLANNER:
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 2235 RIDGE RD. STE 201
 ROCKWALL, TEXAS 75087

B SCHEDULE AND NOTES

C LANDSCAPE NOTES AND CALCULATIONS

Landscape Architecture
 TX #5629 NV #583
 2617 Jasmine Lane
 Plano, TX 75074
 voice (702) 339-0825
 mike@mayerdesignstudio.com



REVISIONS	DATE	BY

PLANTING PLAN

JOB:
 Lawson Real Estate Holdings LLC
 AIRPORT ROAD
 ROCKWALL, TX 75087

20-10-102
 AUGUST 14, 2020



1501 AIRPORT ROAD - FACING E



FABRAL- STANDING SEAM METAL ROOF
MEDIUM BRONZE L09



CLASSIC STONE - AUSTIN LIMESTONE
MAIN PORTION



PACKER BRICK- SHELLMANS BLUFF

PROJECT ADDRESS:
1501 AIRPORT ROAD
ROCKWALL, TEXAS 75087

OWNER/DEVELOPER:
LAWSON REAL ESTATE
HOLDINGS, LLC
ROCKWALL, TEXAS 75087

ARCHITECT/PLANNER:
RAMSAY & REYES, LLC
2235 RIDGE RD.
ROCKWALL, TEXAS 75032