



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2020-026

**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)<sup>1</sup>
- Preliminary Plat (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Final Plat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Replat (\$300.00 + \$20.00 Acre)<sup>1</sup>
- Amending or Minor Plat (\$150.00)
- Plat Reinstatement Request (\$100.00)

### Site Plan Application Fees:

- Site Plan (\$250.00 + \$20.00 Acre)<sup>1</sup>
- Amended Site Plan/Elevations/Landscaping Plan (\$100.00)

### Zoning Application Fees:

- Zoning Change (\$200.00 + \$15.00 Acre)<sup>1</sup>
- Specific Use Permit (\$200.00 + \$15.00 Acre)<sup>1</sup>
- PD Development Plans (\$200.00 + \$15.00 Acre)<sup>1</sup>

### Other Application Fees:

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

### Notes:

<sup>1</sup>: 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

Subdivision **Stone Creek Retail Addition**

Lot **8**

Block **A**

General Location **North East Corner of N. Goliad St and Bordeaux Dr.**

## ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning **PD-070**

Current Use **Undeveloped**

Proposed Zoning **PD-070**

Proposed Use **Mixed-Retail/Rest//Office/Daycare**

Acreage **8.00**

Lots [Current] **1**

Lots [Proposed] **2**

**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 **Metroplex Acquisition Fund, LP**

Applicant **ClayMoore Engineering**

Contact Person **Grey Stogner**

Contact Person **Clay Cristy**

Address **1717 Woodstead Ct.  
Ste. 207**

Address **1903 Central Dr.  
Ste. 406**

City, State & Zip **The Woodlands, TX 77380**

City, State & Zip **Bedford, Texas 76021**

Phone **214.343.4477**

Phone **817.281.0572**

E-Mail **gstogner@crestviewcompanies.com**

E-Mail **Clay@claymooreeng.com**

## NOTARY VERIFICATION [REQUIRED]

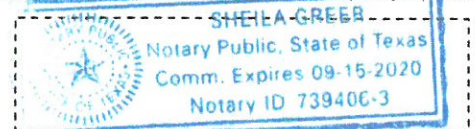
Before me, the undersigned authority, on this day personally appeared Grey Stogner [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 16<sup>th</sup> day of October, 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 or in response to a request for public information."

Given under my hand and seal of office on this the 20<sup>th</sup> day of February, 2020.

Owner's Signature

Notary Public in and for the State of Texas

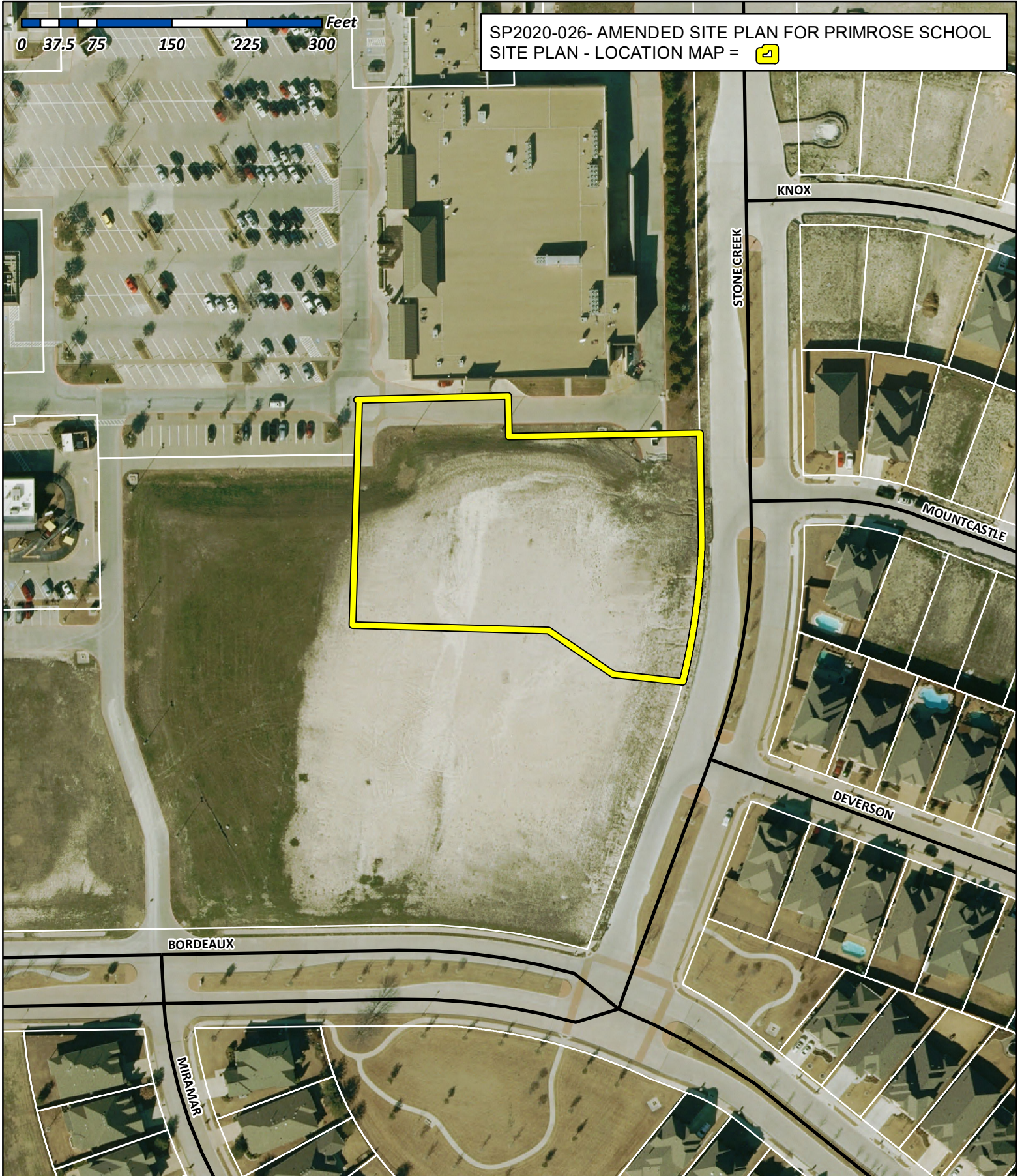


My Commission Expires

9-15-2020

0 37.5 75 150 225 300 Feet

SP2020-026- AMENDED SITE PLAN FOR PRIMROSE SCHOOL  
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](http://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 COMMENTS



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

DATE: 10/22/2020

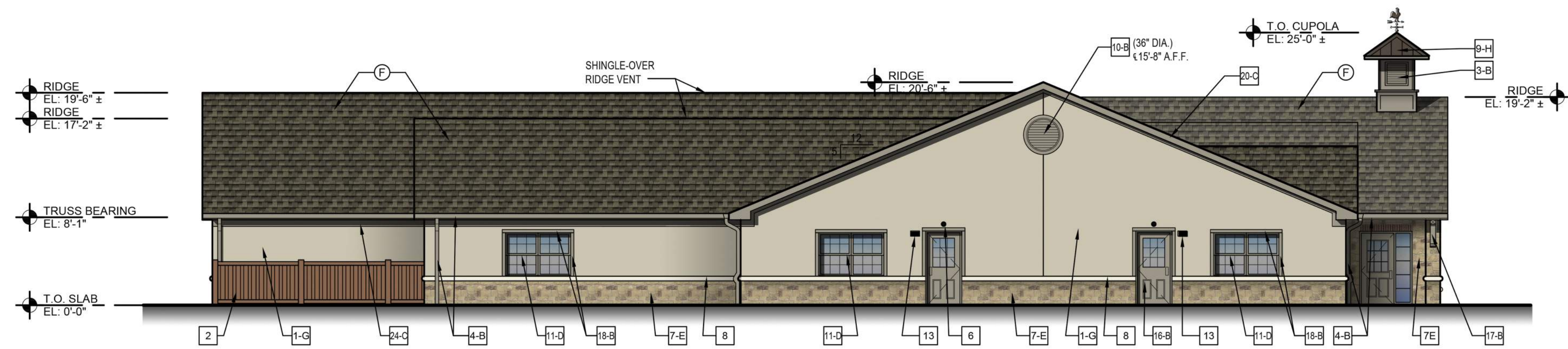
PROJECT NUMBER: SP2020-026  
PROJECT NAME: Amended Site Plan for Primrose School  
SITE ADDRESS/LOCATIONS: 3068 N GOLIAD ST

CASE MANAGER: Angelica Gamez  
CASE MANAGER PHONE: 972-772-6438  
CASE MANAGER EMAIL: [agamez@rockwall.com](mailto:agamez@rockwall.com)

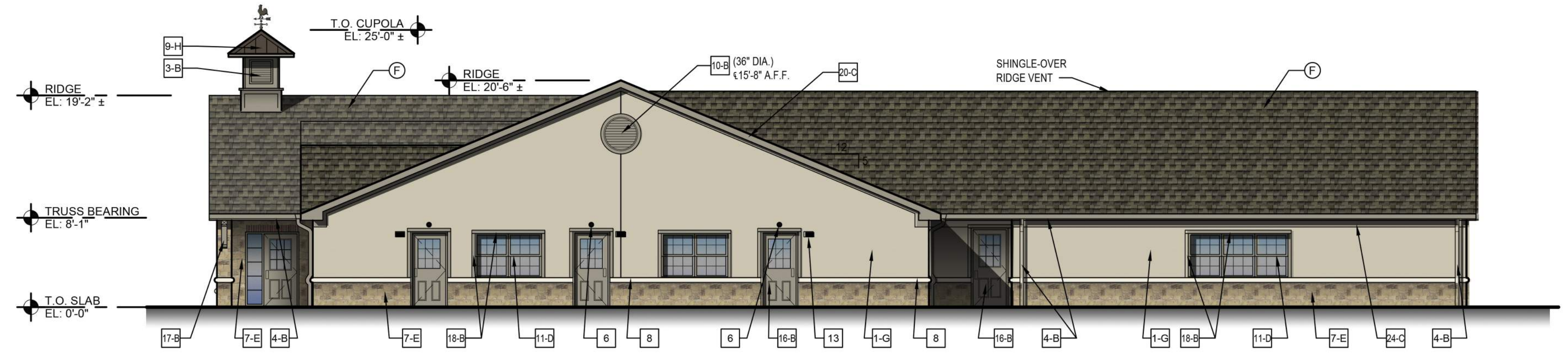
CASE CAPTION: Consider a request by Clay Cristy of ClayMoore Engineering on behalf of Grey Stogner of Metroplex Acquisition Fund, LP for the approval of an Amended Site Plan for a daycare center on an eight (8) acre tract of land being identified as a portion of Lot 8, Block A, Stone Creek Retail Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 70 (PD-70) for General Retail (GR) District land uses, situated within the Scenic Overlay (SOV) District, generally located north of the intersection of Stone Creek Drive and Miramar Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	David Gonzales	10/22/2020	Approved w/ Comments
10/22/2020: Requires a recommendation of approval by the Architectural Review Board and approval by the Planning and Zoning Commission.			
ENGINEERING	David Gonzales	10/22/2020	N/A
10/22/2020: Approved			
BUILDING	Rusty McDowell	10/20/2020	Approved
No Comments			
FIRE	Ariana Kistner	10/21/2020	Approved
10/21/2020: Amended Site Plan reviewed for building exterior materials only			
GIS	Lance Singleton	10/21/2020	Approved w/ Comments
10/21/2020: Assigned address will be 3068 N Goliad St, Rockwall, TX 75087			
POLICE	Ed Fowler	10/22/2020	Approved w/ Comments
10/22/2020: Due to the special nature of schools, both public and private, it is recommended that we meet with the owners/architects to discuss the recommendations for the building and surrounding area(s). EMF#902			
PARKS	Travis Sales	10/20/2020	Denied

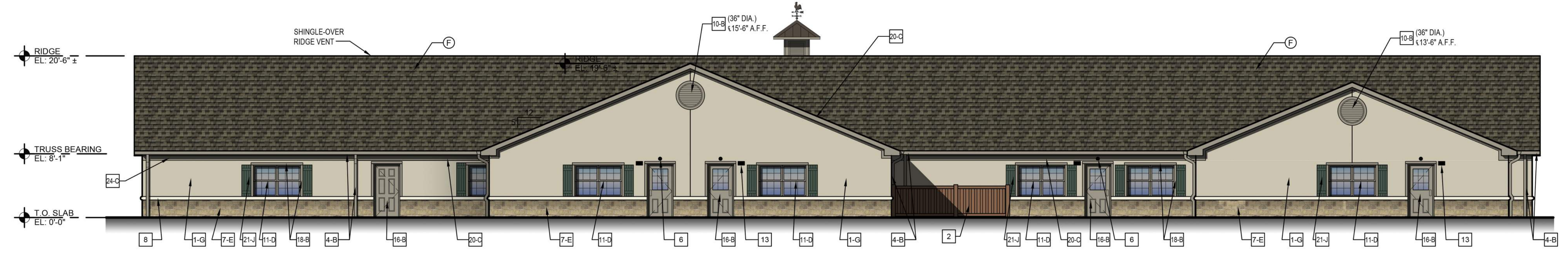
10/20/2020: Please provide Landscape and Treescape plans



NORTH ELEVATION




SOUTH ELEVATION



EAST ELEVATION

PRIMROSE SCHOOL ROCKWALL, TX 75087
LEGAL DESCRIPTION AND OR ADDRESS: A PORTION OF STONE CREEK RETAIL ADDITION LOT 8, BLOCK A 2.03 ACRES (REPLAT 2012)
OWNER: METROPLEX ACQUISITION FUND, LP 1717 WOODSTEAD CT STE 207 THE WOODLANDS, TX 77380
APPLICANT: CLAYMOORE ENGINEERING, INC. 1903 CENTRAL DRIVE, SUITE #406 BEDFORD, TX 76021 PH: 817.281.0572
CASE NUMBER SP2020-005
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, CHAIRMAN _____
DIRECTOR OF PLANNING AND ZONING _____

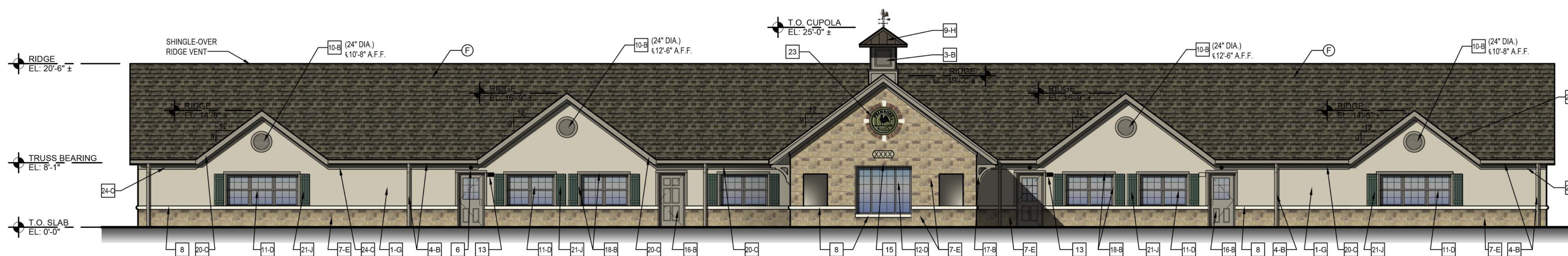

 PROPOSED BUILDING FOR:  
**PRIMROSE SCHOOL**  
**FRANCHISING COMPANY**  
 3200 WINDY HILL ROAD, SUITE 1200E  
 ATLANTA, GEORGIA 30339-5640

**COLORED ELEVATIONS**  
**PRIMROSE SCHOOL**  
 BORDEAUX DRIVE & STONE CREEK DRIVE  
 NORTH ROCKWALL, TX  
 10/5/2020

SP2020-05

12 Sunnen Drive, Suite 100  
 St. Louis, MO 63143  
 o: 314.821.1100

CASCO + R5



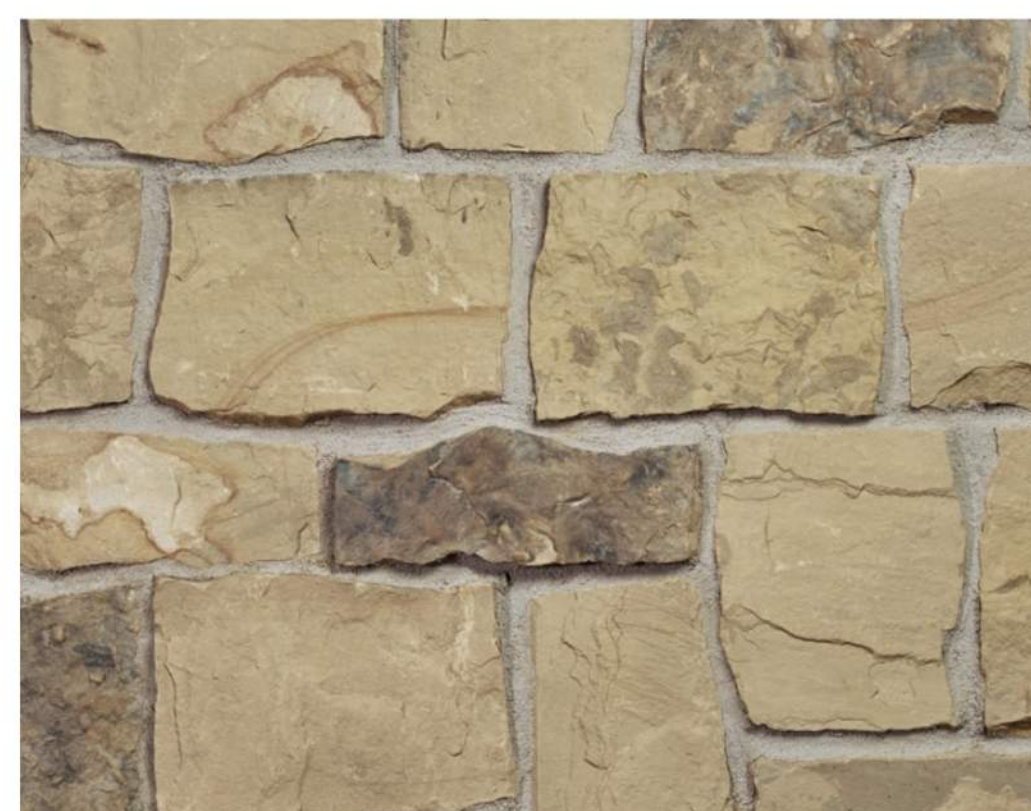
**WEST ELEVATION**

**KEYED NOTES:**

- 1 STUCCO.
- 2 TREX FENCE SCREEN FOR HVAC UNITS, COLOR SADDLE, SEE A7.3
- 3 CUPOLA WITH WEATHER VANE, SEE SPECIFICATIONS SECTION OF DRAWINGS. PAINT CUPOLA WALLS AND LOUVERS PER EXTERIOR FINISH SCHEDULE. DARK BRONZE STANDING SEAM ROOF. (EPOXY ROOSTER)
- 4 EXTRUDED ALUMINUM 5" WIDE GUTTERS WITH SPIKE AND FERRULE AT 36" O.C. OGEE PROFILE. CONNECT 4" DIA. DOWNSPOUTS TO UNDER GROUND STORM SYSTEM.
- 5 NOT USED
- 6 WALL MOUNTED EMERGENCY LIGHT FIXTURE. SEE ELECTRICAL DRAWINGS.
- 7 NATURAL STONE. SEE EXTERIOR COLOR SCHEDULE FOR MANUFACTURER.
- 8 PRECAST BULLNOSE SILL - NATURAL WHITE COLOR
- 9 STANDING SEAM ROOF.
- 10 24" OR 36" DIAMETER VENT LOUVERS. PROVIDE PAINTABLE UNIT AND PAINT PER SCHEDULE. SIZE AND HEIGHT AS SHOWN ON ELEVATIONS. SEE 6/A6.2.
- 11 VINYL SINGLE HUNG WINDOWS WITH CLEAR GLASS (SEE WINDOW ELEVATIONS SHEET A2.1)
- 12 FIXED WINDOW WITH CLEAR GLASS. (SEE WINDOW ELEVATIONS SHEET A2.1)
- 13 WALL MOUNTED LIGHT FIXTURE, TYP. AT EACH EXTERIOR DOOR. SEE LIGHT FIXTURE SCHEDULE. MOUNT 82 1/2" A.F.G. TO CENTER OF FIXTURE
- 14 NOT USED
- 15 BEIGE ALUMINUM PLAQUE w/ 6" REFLECTIVE BLACK VINYL NUMBERS. PROVIDED BY 1 HOUR SIGN.
- 16 H.M. INSUL. EXTERIOR DOOR AND FRAME - SEE DOOR SCHEDULE
- 17 "FYFON" PVC BRACKET, MODEL NO. BKT31X30X5. PAINTED.
- 18 1X4 TRIM BOARD, PAINT
- 19 NOT USED
- 20 1X8 TRIM BOARD, PAINT
- 21 VINYL SHUTTERS
- 22 NOT USED
- 23 42" ROUND LED LIGHTED SIGN (INTERNALLY LIT)
- 24 PREFINISHED TRIM AND FRIEZE BOARDS



STUCCO



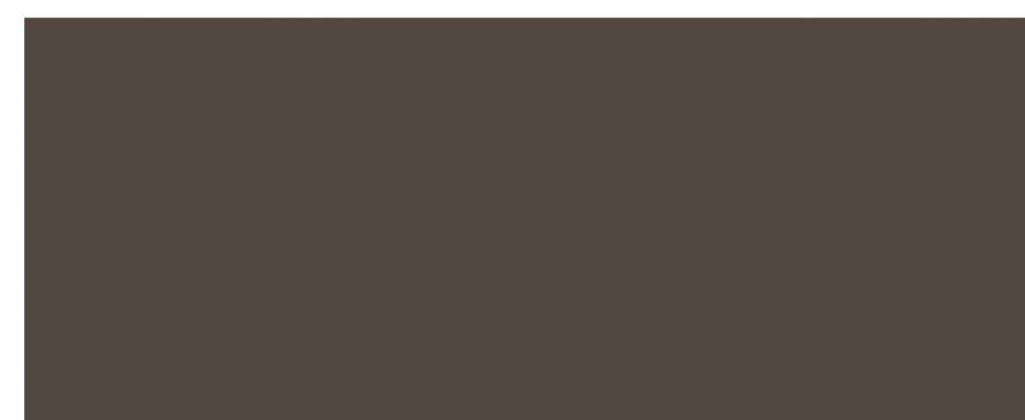
STONE



SHINGLES



MONTEREY TAUPE



STANDING SEAM ROOF

**MATERIAL PERCENTAGES**

ELEVATION	TOTAL ELEVATION (SF)	TOTAL WINDOWS/DOORS (SF)	TOTAL MATERIALS EXCLUDING WINDOWS/DOORS (SF)	STONE (SF)	STONE (%)	STUCCO (SF)	STUCCO (%)
NORTH	1,231	161	1,070	295	28	675	63
SOUTH	1,231	219	1,012	278	27	652	64
WEST	1,801	326	1,475	653	44	614	42
EAST	1,853	283	1,570	426	27	930	59

**EXTERIOR COLOR SCHEDULE**

- (A) TRASH ENCLOSURE GATES (POST & HINGES) #BM HC 112 TATE OLIVE (INDUSTRIAL ENAMEL, EXTERIOR APPLICATION)
  - (B) EXTERIOR WD. TRIM, EXTERIOR DOORS, FRAMES, LOUVERS, CUPOLA WALLS, GUTTERS AND AND DOWNSPOUTS, SOFFITS, BRACKETS. JAMES HARDIE - "MONTEREY TAUPE"
  - (C) EXTERIOR FASCIA, FRIEZE JAMES HARDIE - "MONTEREY TAUPE"
  - (D) WINDOWS COLOR - "ALMOND"
  - (E) NATURAL STONE: "TUSCANY" GENERAL SHALE THIN - ROCK
  - (F) FIBERGLASS ASPHALT SHINGLES: MANUFACTURER: GAF OR (CERTAINTeed) STYLE: TIMBERLINE HD OR (LANDMARK) COLOR: WEATHERED WOOD LIFETIME WARRANTY
  - (G) STUCCO: ONE COAT STUCCO W/ ELASTOMERIC COATING. STO - POWERWALL: GRANT BEIGE, HC-83 BENJAMIN MOORE
  - (H) STANDING SEAM ROOF: AEP-SPAN SNAPSEAM - 12" COLOR: DARK BRONZE
  - (J) VINYL SHUTTERS architecturaldepot.com - 14" JOINED SHUTTERS W/INSTALL SCREWS WIDE STANDARD SIZE FOUR BOARD PREFINISHED #028 FOREST GREEN
- NOTE: CAULK COLOR @ CONTROL JOINTS SHALL BE CLOSEST MATCH TO STONE COLOR.  
 NOTE: ALL ROOF MOUNTED EQUIPMENT SHALL BE PAINTED TO MATCH ROOF COLOR



PROPOSED BUILDING FOR:  
**PRIMROSE SCHOOL**  
 FRANCHISING COMPANY  
 3200 WINDY HILL ROAD, SUITE 1200E  
 ATLANTA, GEORGIA 30339-5640

**MATERIAL BOARD AND COLORED ELEVATION**  
**PRIMROSE SCHOOL**  
 BORDEAUX DRIVE & STONE CREEK DRIVE  
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WITNESS OUR HANDS THIS ____ DAY OF ____.
PLANNING AND ZONING COMMISSION, CHAIRMAN
DIRECTOR OF PLANNING AND ZONING

Previously Approved Building Elevations.



WEST ELEVATION

**KEYED NOTES:**

- 1 HARDIE PLANK LAP SIDING
- 2 TREX FENCE SCREEN FOR HVAC UNITS, COLOR SADDLE, SEE A7.3
- 3 CUPOLA WITH WEATHER VANE, SEE SPECIFICATIONS SECTION OF DRAWINGS, PAINT CUPOLA, WALLS AND LOUVERS PER EXTERIOR FINISH SCHEDULE, DARK BRONZE STANDING SEAM ROOF, (EPOXY ROOSTER)
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HARDIE PLANK LAP SIDING



STONE



SHINGLES



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- (C) EXTERIOR FASCIA, FRIEZE COLOR - "ALMOND"
- (D) WINDOWS LEUDER'S LIMESTONE ROUGHBACK "BUFF" TYPE, RANDOM LENGTH (4" TO 24") COURSE HEIGHT: 8", 10", 12", & 16" GROUT: LIGHT BUFF COLORED MORTAR MFR: MEZGER ENTERPRISES, LTD (OR APPROVED EQUAL)
- (E) STONE: NOTE: CAULK COLOR @ CONTROL JOINTS SHALL BE CLOSEST MATCH TO STONE COLOR. LEUDER'S LIMESTONE ROUGHBACK "BUFF" TYPE, RANDOM LENGTH (4" TO 24") COURSE HEIGHT: 8", 10", 12", & 16" GROUT: LIGHT BUFF COLORED MORTAR MFR: MEZGER ENTERPRISES, LTD (OR APPROVED EQUAL)
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- (G) HARDIE PLANK LAP SIDING: COBBLESTONE JH40-10
- (H) STANDING SEAM ROOF: ASP-SPAN SNAPSEAM - 12" COLOR: DARK BRONZE
- (J) VINYL SHUTTERS: architecturaldepot.com - 14" JOINED SHUTTERS W/INT'L SCREWS WIDE STANDARD SIZE FOUR BOARD PREFINISHED #028 FOREST GREEN



PROPOSED BUILDING FOR:  
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 3200 WINDY HILL ROAD, SUITE 1200E  
 ATLANTA, GEORGIA 30339-5640

**MATERIAL BOARD AND COLORED ELEVATION**  
**PRIMROSE SCHOOL**  
 BORDEAUX DRIVE & STONE CREEK DRIVE  
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 06/1/2020

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WITNESS OUR HANDS THIS _____ DAY OF _____
PLANNING AND ZONING COMMISSION, CHAIRMAN
DIRECTOR OF PLANNING AND ZONING