



# DEVELOPMENT APPLICATION

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

PLANNING & ZONING CASE NO. SP2020-027

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

DIRECTOR OF PLANNING: [Signature]  
CITY ENGINEER: [Signature]

Please check the appropriate box below to indicate the type of development request (Resolution No. 05-22) [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)

**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, only the "base fee" is required.

## PROPERTY INFORMATION [PLEASE PRINT]

Address PD 57

Subdivision ALLIANCE ADDITION PHASE 2 Lot 8 & 11 Block 1

General Location HORIZON ROAD - FM 3097

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

Current Zoning Planned Development District Current Use

Proposed Zoning Planned Development District Proposed Use

Acreage 2.22 ACRES Lots [Current] 2 Lots [Proposed] 1

[ ] **Required for Plats:** By checking the box at the left you agree to waive the statutory time limit for plat approval in accordance with Section 112.009 of the Local Government Code.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input type="checkbox"/> Owner	<u>N &amp; H LEGACY</u>	<input checked="" type="checkbox"/> Applicant	<u>STROHMEYER ARCHITECTS INC</u>
Contact Person		Contact Person	<u>JIMMY STROHMEYER</u>
Address	<u>PO BOX 818</u>	Address	<u>2701 SUNSET RIDGE</u> <u>SUITE 607</u>
City, State & Zip	<u>TERRELL, TEXAS 75060</u>	City, State & Zip	<u>ROCKWALL, TEXAS 75032</u>
Phone		Phone	<u>214-497-2057</u>
E-Mail		E-Mail	<u>jimmy@strohmeyearchitects.com</u>

## NOTARY VERIFICATION [REQUIRED]

Before me, the undersigned authority, on this day personally appeared Jimmy Strohmeyer [Owner/Applicant Name] the undersigned, who stated the information on this application to be true and certified the following:

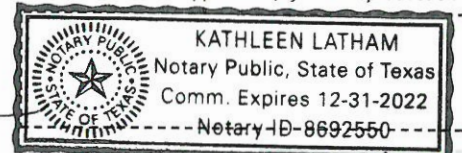
"I hereby certify that I am the owner, or duly authorized agent of the owner, for the purpose of this application; all information submitted herein is true and correct; and the application fee of \$ 294.40, to cover the cost of this application, has been paid to the City of Rockwall on this the 16th day of October, 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 or in response to a request for public information."

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

Owner's/Applicant's Signature

Notary Public in and for the State of Texas

[Signature]  
Kathleen Latham



My Commission Expires 12-31-2022



SP2020-027- SITE PLAN FOR ALLIANCE ADDITION PHASE 2  
SITE PLAN - LOCATION MAP = [icon]



# 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)

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1 | 2 | 3 | 4 | 5

Randall Noe Alliance Addition  
Elevation Calculations

Elevation	Stone	Brick	Stucco	Total	Stone %	Brick %	Stucco %
WEST	859	1,409	460	2,728	31.49%	51.65%	16.86%
SOUTH	1,479	1,262	719	3,460	42.75%	36.47%	20.78%
EAST	2,605	1,450	221	4,276	60.92%	33.91%	5.17%
NORTH	1,507	617	1,375	3,499	43.07%	17.63%	39.30%
Total	6,450	4,738	2,775	13,963	46.19%	33.93%	19.87%



**STROHMEYER**  
ARCHITECTS INC.

Consultants:  
CIVIL  
FC GUNY CORPORATION  
#2 HORIZON COURT  
SUITE 500  
HEATH, TEXAS 75032

STRUCTURAL  
DFW STRUCTURAL CONSULTING  
12575 MILL RUN DRIVE  
FRISCO, TEXAS 75035

MEP  
HES CONSULTING ENGINEERS  
3102 MAPLE AVE  
SUITE 450  
DALLAS, TEXAS 75201

FOR REGULATORY  
APPROVAL

**RANDALL NOE  
ALLIANCE ADDITION  
ROCKWALL, TEXAS**

Project Number:  
Drawing Date: 12/15/16  
Drawn:  
Checked:  
Scale:  
ACAD File: Alliance Addition - Renderings.dwg  
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Revisions:


Sheet Title:

**EXTERIOR  
ELEVATIONS**

**A-201**



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION

1 | 2 | 3 | 4 | 5

1 2 3 4 5

D

C

B

A



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Sheet Title:  
**EXTERIOR  
RENDERINGS**

**A-202**

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1 2 3 4 5



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**FOR REGULATORY  
APPROVAL**

**RANDALL NOE  
ALLIANCE ADDITION  
ROCKWALL, TEXAS**

Project Number:  
Drawing Date: 12/15/16  
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Revisions:

Sheet Title:

**EXTERIOR  
RENDERINGS**

**A-203**

D

C

B

A

D

C

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A



1 2 3 4 5

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**STROHMEYER**  
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Consultants:

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MEP:

FOOD SERVICE:

LANDSCAPING:

Concept Design

Project Number:

Drawing Date: 6/1/16

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Checked:

Scale:

ACAD File: HeathPlaza0462116-A201.dwg

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Revisions:


Sheet Title:

**COLOR  
BOARD**



**AUSTIN STONE**



**PLASTER - MATCH  
FRENCH VANILLA**



**DARK  
BRONZE**



**ACME FRENCH VANILLA**



**ACME CRANBERRY**

D

C

B

A

1

1

2

1

3

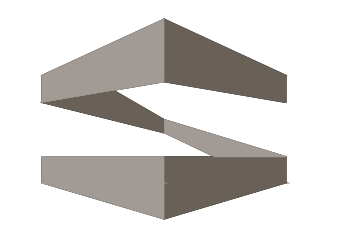
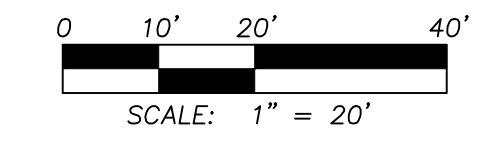
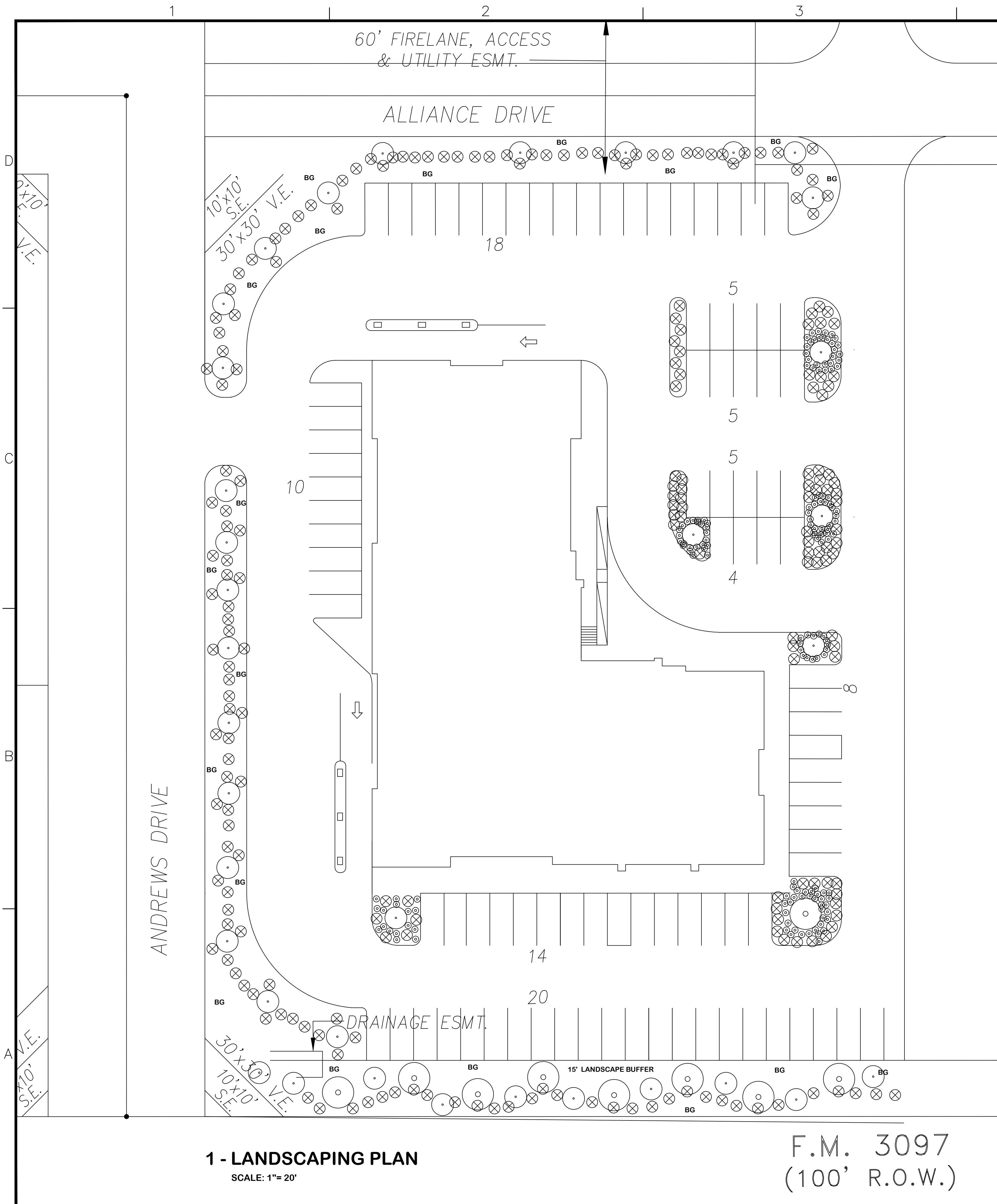
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**FOR REGULATORY APPROVAL**

**RANDAL NOE ALLIANCE ADDITION  
ROCKWALL, TEXAS**

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Drawing Date: 12/15/16  
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Sheet Title:

**LANDSCAPING PLAN  
LS-101**

**LEGEND**

- CANOPY TREE
- ORNAMENTAL (ACCENT) TREE
- SHRUB
- GROUND COVER
- PERENNIAL
- BG** BERMUDA GRASS

**LANDSCAPING GENERAL REQUIREMENTS**

**COMMERCIAL / RETAIL**  
SITE AREA = 100,500 S.F.  
LANDSCAPING AREA PROVIDED = 21,624 S.F.  
LANDSCAPING AS PERCENTAGE OF TOTAL SITE = 22%

**LANDSCAPING GENERAL NOTES:**

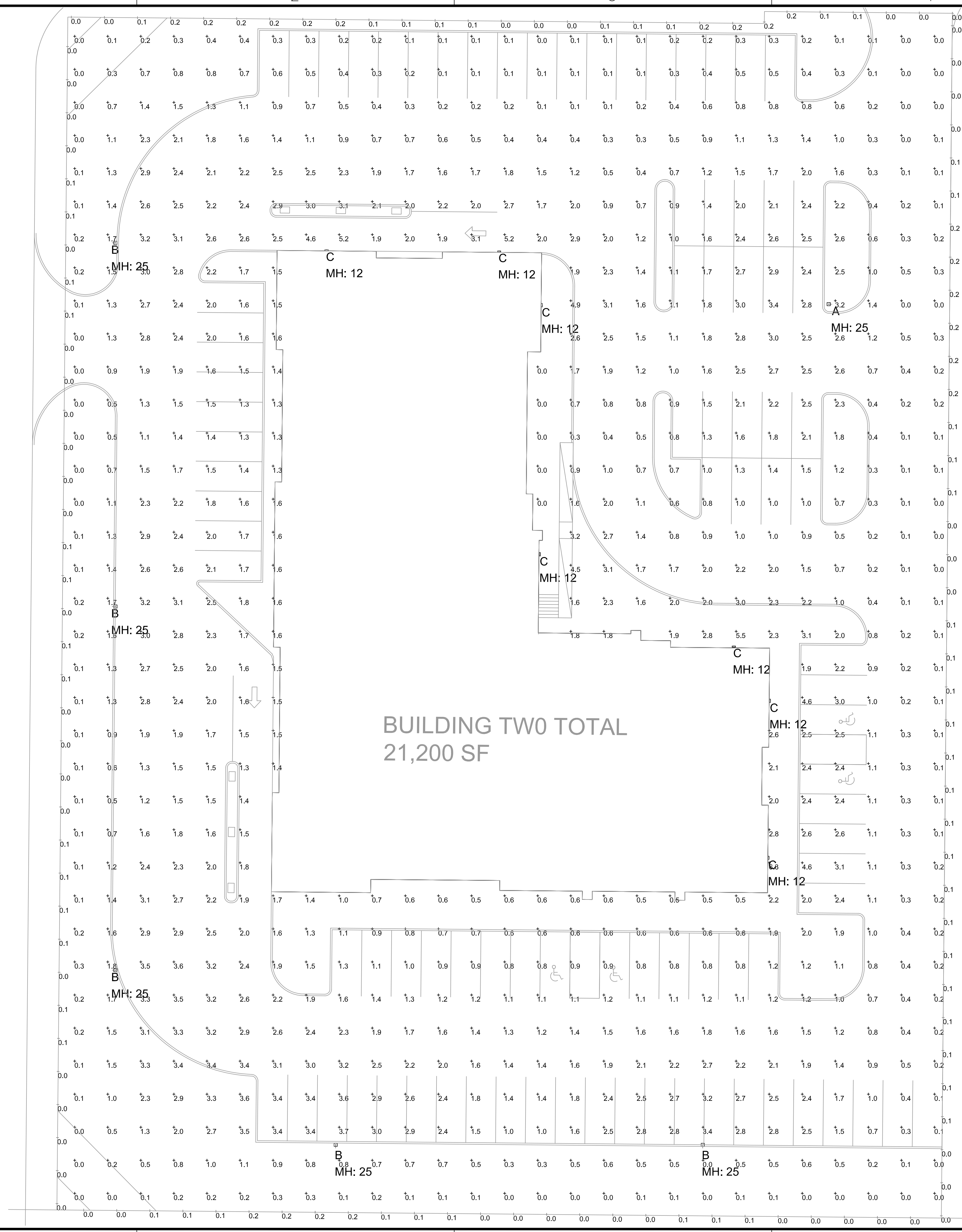
1. NO LANDSCAPING TREES SHALL BE WITHIN 5' OF ANY UTILITY.
2. A MINIMUM CLEARANCE OF 5' SHALL BE MAINTAINED BETWEEN LANDSCAPING AND FIRE HYDRANTS.
3. IRRIGATION SHALL BE IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE.

**SITE LANDSCAPING SCHEDULE:**

1. CANOPY TREES OF THE FOLLOWING VARIETY ARE ACCEPTABLE: CEDAR ELM, TEXAS RED OAK, HOMESTEAD ELM, LACE BARK ELM, BALD CYPRESS, CHINESE PISTACHIO, OCTOBER GLORY MAPLE, PECAN, TEXAS ASH, LIVE OAK, CHINQUAPIN OAK, BURR OAK. 3" CALIPER, 60 GALLON, 12'-14' HEIGHT.
2. UNDERSTORY ORNAMENTAL TREES OF THE FOLLOWING VARIETY ARE ACCEPTABLE: TEXAS REDBUD, MEXICAN PLUM, DOWNY HAWTHORN, WAX MYRTLE YAUPON, DECIDUOUS YAUPON. 3" CALIPER, 60 GALLON, 8'-10' HEIGHT.
3. SHRUBS SHALL BE 3 GALLON EVERBLOOMING ROSE AND 7 GALLON EDWARD GOUCHER ABELIA.
4. PERENNIAL ORNAMENTAL GRASS SHALL BE HAMELIN 1 GALLON FOUNTAIN GRASS.
5. PERENNIALS SHALL BE 1 GALLON RED VELVET EVERGREEN DAYLILLIES AND 1 GALLON WHITE LANTANA TRAILING.
6. WHERE NOTED, AREAS SHALL BE SOLID SODDED WITH BERMUDA GRASS.

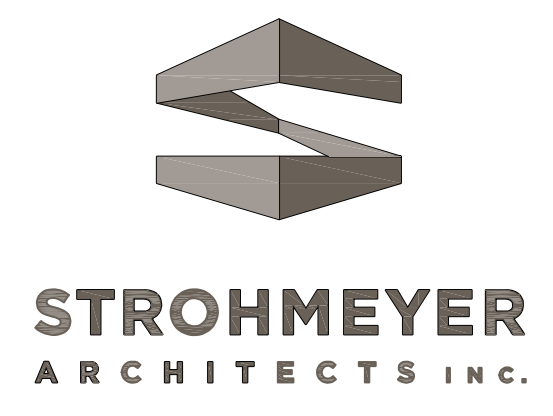


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**GENERAL NOTES**  
 1. MOUNTING HEIGHTS SHOWN ON PLAN AS MH: ...

Symbol	Qty	Label	Manufacturer / Catalog Number	Lum. Watts	Total Watts
☐	1	A	GLEON-AF-03-LED-E1-T3	166	166
☐	5	B	GLEON-AF-03-LED-E1-SL4-HSS	166	498
☐	7	C	IST-E02-LED-E1-BL4	46.9	328.3



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 DFV STRUCTURAL CONSULTING  
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ISSUE FOR PERMIT



**RANDAL NOE  
 ALLIANCE ADDITION  
 ROCKWALL, TEXAS**

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 Drawing Date: 01/09/17  
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 Scale:  
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Revisions:


1 SITE PLAN - LIGHTING  
 E1.01 1/16" = 1'-0"



Sheet Title:  
 SITE PLAN LIGHTING  
**E1.01**