



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

**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 **NEC of HWY 205 and FM 549, Rockwall, TX 75032**

SUBDIVISION **Creekside Commons**

LOT **1** BLOCK **A**

GENERAL LOCATION **NEC of HWY 205 and FM 549, Rockwall, TX 75032**

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

CURRENT ZONING **Commercial (C)**

CURRENT USE **Undeveloped**

PROPOSED ZONING **Commercial (C)**

PROPOSED USE **Convenience Store with Gas**

ACREAGE **1.503**

LOTS [CURRENT] **N/A**

**N/A**

LOTS [PROPOSED] **N/A**

**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 **549 Crossing, LP**

APPLICANT **The Dimension Group**

CONTACT PERSON **Michael Hampton**

CONTACT PERSON **Keaton Mai**

ADDRESS **10755 Sandhill Rd**

ADDRESS **10755 Sandhill Rd**

CITY, STATE & ZIP **Dallas, TX 75238**

CITY, STATE & ZIP **Dallas, TX 75238**

PHONE **469-500-5204**

PHONE **214-600-1152**

E-MAIL **mhampton@prudentdevelopment.com**

E-MAIL **kmai@dimensiongroup.com**

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Michael Hampton [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

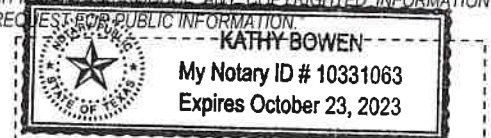
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ \$100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15<sup>th</sup> DAY OF November, 2021. BY SIGNING 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 15<sup>th</sup> DAY OF November, 2021.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Kathy Bowen



MY COMMISSION EXPIRES 10-23-23



10755 Sandhill Road, Dallas, TX 75238, 214.343.9400, [dimensiongrp.com](http://dimensiongrp.com)  
ARCHITECTURE • CIVIL ENGINEERING • MEP ENGINEERING • PLANNING

November 17, 2021

To: City of Rockwall  
Planning & Zoning Commission  
385 S. Goliad Street  
Rockwall, TX 75087

Re: 7-Eleven #1049078 (SP2021-021)  
4949 S. Goliad Street  
Rockwall, TX 75032  
Variance Request Letter

The following letter is provided to request variances and identify the offsetting compensatory measures for the proposed 7-Eleven located at 4949 S. Goliad Street (SP21-0021). We are respectfully requesting the following variance to the City of Rockwall Unified Development Code:

1. Utility Placement- All overhead utilities within any overlay district shall be placed underground.

To offset these variances, we are providing the following compensatory measures:

1. Increased landscape buffer along FM 549 from 10-feet to 20-feet per ARB recommendation.
2. Increased parking lot landscaping to nine (9) percent (5 percent minimum).
3. Increased natural stone on exterior elevations to 35% of total area.
4. Increased awnings provided on building façade.
5. Increased glazing area (faux windows on rear elevation).

The overhead utility lines fronting the site along Hwy 205 will need to be relocated with the future TxDOT roadway expansion. This relocation is currently in design based on our discussions with Farmers Electric Coop. Moving this portion of the line underground could complicate the future relocation of the utility. Therefore, we would like to leave the lines in the current location until this expansion occurs. We have reached out to Farmers Electric Coop regarding permanent power service to the site. They have indicated that the lines may be buried during relocation, but a final decision has not been made. They do not support burying the portion of lines adjacent to this lot.

Thank you for your consideration and we appreciate your assistance with this matter.

Sincerely,

Keaton Mai, PE  
Director of Civil Engineering

214.343.9400  
[www.dimensiongrp.com](http://www.dimensiongrp.com)  
10755 Sandhill Road, Dallas, TX 75238

### PAVING LEGEND

	PARKING AREA & FIRE LANE	6" THICK 4000 P.S.I. #4 REBAR AT 18" O.C.E.W. (6.5 SACK MIX)
	DUMPSTER PAD & TANK PAD	7" THICK 4000 P.S.I. #4 REBAR AT 18" O.C.E.W. (6.5 SACK MIX)
	R.O.W. PAVEMENT	8" THICK 4000 P.S.I. #4 REBAR AT 18" O.C.E.W. (6.5 SACK MIX)
	SIDEWALK	4" THICK 3000 P.S.I. #3 REBAR AT 18" O.C.E.W. (5.5 SACK MIX)

**GENERAL NOTES**

- THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR HIS MEANS AND METHODS OF CONSTRUCTION, JOB SITE CONDITIONS AND JOB SITE SAFETY, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO WORKING HOURS. THE CONTRACTOR SHALL SAVE, PROTECT, INDEMNIFY DEFEND AND HOLD HARMLESS THE OWNER, THE ARCHITECT AND THE ENGINEER FROM ANY CLAIM OF LIABILITY, REAL OR ALLEGED, ARISING OUT OF THE PERFORMANCE OF ANY WORK ON THIS PROJECT. THE CONTRACTOR SHALL NAME THE OWNER, THE ARCHITECT AND THE ENGINEER AS "ADDITIONAL INSURED" ON HIS INSURANCE POLICIES.
- EXISTING ABOVE GROUND UTILITIES HAVE BEEN SHOWN BASED ON INFORMATION SHOWN ON A SURVEY OF THE PROPERTY. UNDERGROUND UTILITIES ARE SHOWN BASED ON RECORDED DATA AND MAY NOT BE COMPLETE OR EXACT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATIONS AND DEPTHS OF ALL ABOVE GROUND AND UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO EXISTING ABOVE GROUND OR UNDERGROUND UTILITIES, INCLUDING THOSE NOT SHOWN ON THE PLANS. THE CONTRACTOR IS ADVISED TO CONTACT THE CITY AND ALL FRANCHISE UTILITY COMPANIES, EASEMENT HOLDERS, ETC. AT LEAST 48 HOURS PRIOR TO BEGINNING EXCAVATION IN THE VICINITY OF ANY UNDERGROUND UTILITY.
- THE CONTRACTOR SHALL COMPLY WITH ALL BUILDING CODES AND REGULATIONS, FEDERAL, STATE, COUNTY, AND CITY SAFETY CODES AND INSPECTION REQUIREMENTS.
- THE CONTRACTOR SHALL PROVIDE DUST PROTECTION DURING CONSTRUCTION. ALL TRASH AND DEBRIS SHALL BE PICKED UP AT ALL TIMES. COMMERCIAL CONSTRUCTION DEBRIS/SOLID WASTE HAULER PERMIT REQUIRED.

**SITE PLAN KEYNOTES:**

- CONSTRUCT 6" CURB & GUTTER
- CONSTRUCT 6" CONCRETE PAVEMENT SECTION (RE: GEOTECH)
- INSTALL PEDESTRIAN SIDEWALK PAVEMENT
- NEW UNDERGROUND FUEL STORAGE TANKS
- NEW TANK VENTS
- INSTALL AIR & WATER MACHINE
- INSTALL (16) U-SHAPED BOLLARDS. REF. FUEL PLANS
- INSTALL HANDICAP VAN AND CAR SIGN (RE: A.D.A. PLAN)
- 4" WHITE PAVEMENT SOLID PARKING STRIPES
- HANDICAP VAN PARKING
- STANDARD AREA LIGHT POLE (RE: PHOTOMETRIC PLAN)
- NEW GASOLINE CANOPY
- (8) NEW TRASH CANS
- (8) NEW MULTI-PRODUCT DISPENSERS
- NEW I.D. SIGN (BY SEPARATE PERMIT)
- NEW 4" WIDE FIRE LANE STRIPE
- NEW BARRIER FREE RAMPS
- NEW 6" BOLLARDS IN PARKING SPACES (REF. ARCH. PLANS)
- NEW FIRE HYDRANT LOCATION
- NEW ICE MERCHANDISER
- NEW CO2 & NITROGEN CAGES
- NEW PROPANE CAGE

**DATA SUMMARY TABLE**

USE	COMMERCIAL (CONVENIENCE STORE W/FUEL SALES)
LOT AREA	65,466 S.F. (1.50 ACRES)
BUILDING SQUARE FOOTAGE	5,206 S.F.
CANOPY SQUARE FOOTAGE	3,640 S.F.
FAR	0.13:1
BUILDING HEIGHT	18'-8"
CANOPY HEIGHT	17'-6"
TOTAL PERVIOUS COVER	15,734 S.F. OR 24%
TOTAL IMPERVIOUS COVER	49,732 S.F. OR 76%
PARKING REQUIRED	21 SPACES (1/250 G.F.A.)
PARKING PROVIDED	40 SPACES
HANDICAP PARKING REQUIRED	2 SPACES
HANDICAP PARKING PROVIDED	4 SPACES

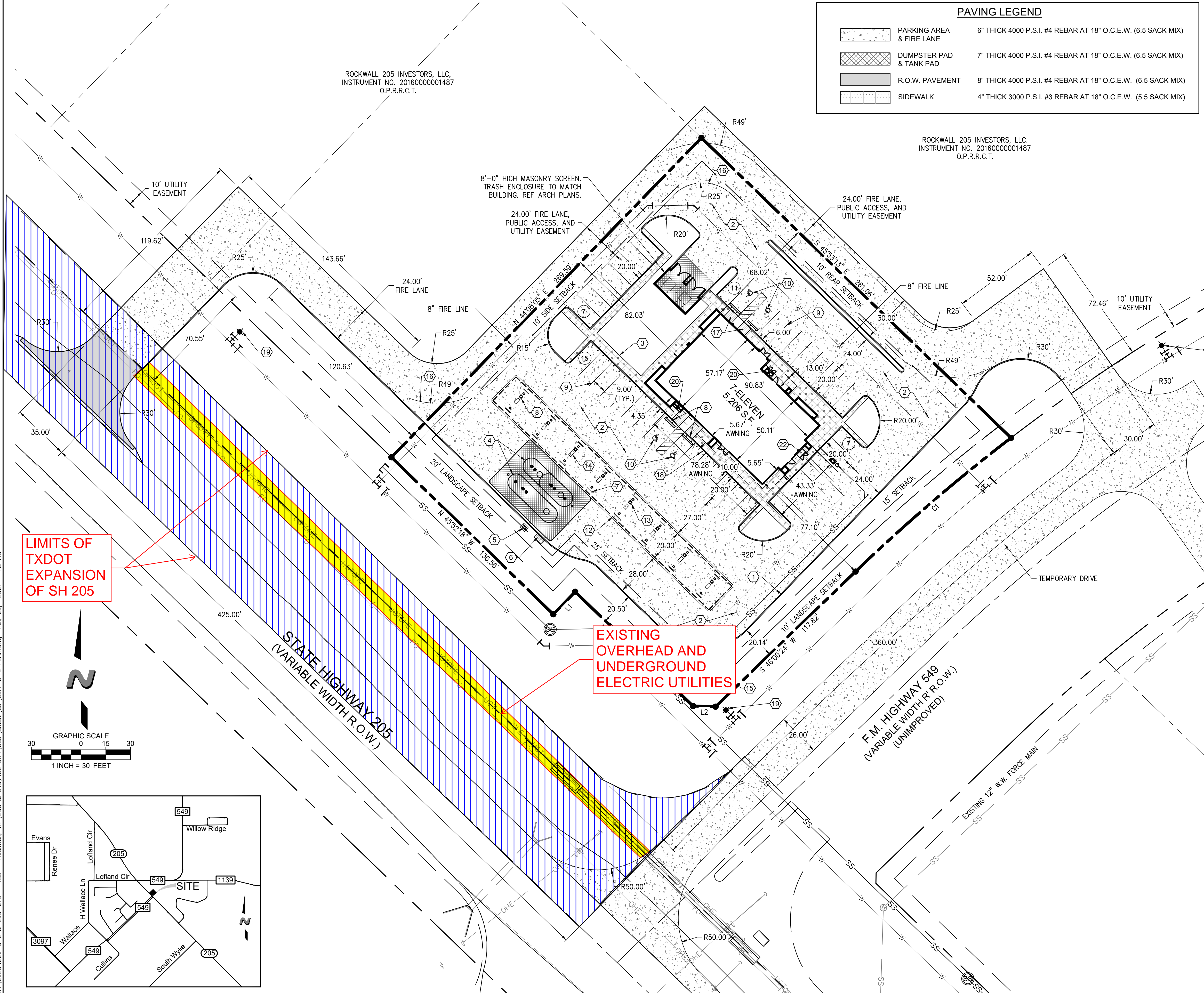
APPROVED:  
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the \_\_\_\_ day of \_\_\_\_, 20\_\_.

WITNESS OUR HANDS, this \_\_\_\_ day of \_\_\_\_, 20\_\_.

\_\_\_\_\_  
Planning & Zoning Commission, Chairman

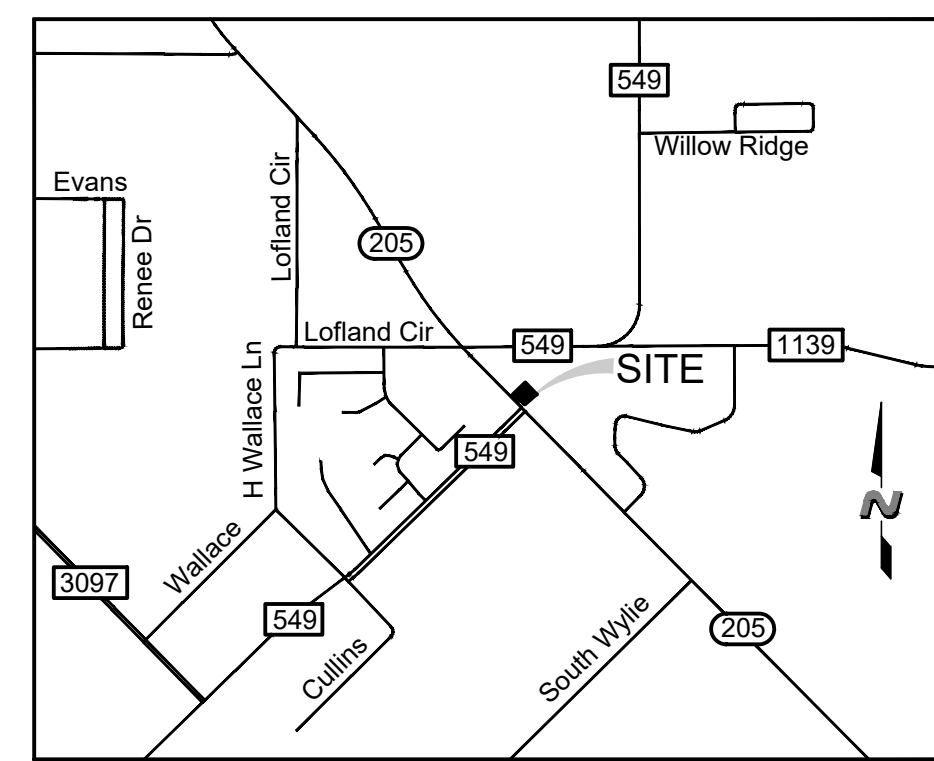
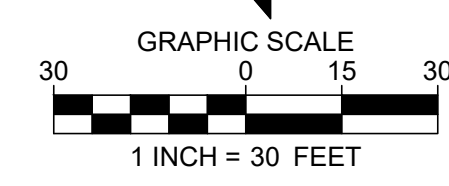
\_\_\_\_\_  
Director of Planning and Zoning

ROCKWALL 205 INVESTORS, LLC.  
INSTRUMENT NO. 2016000001487  
O.P.R.R.C.T.



LIMITS OF TXDOT EXPANSION OF SH 205

EXISTING OVERHEAD AND UNDERGROUND ELECTRIC UTILITIES



**CITY OF ROCKWALL MONUMENTS:**  
GEODETIC CONTROL MONUMENTS - NORTH AMERICAN DATUM - 1983 (2011)  
TEXAS NORTH CENTRAL ZONE (4202).

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 44°06'49" W	19.00'
L2	N 88°54'39" W	13.54'

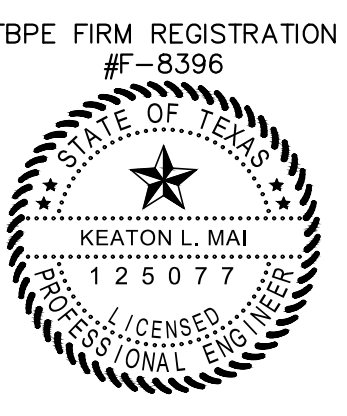
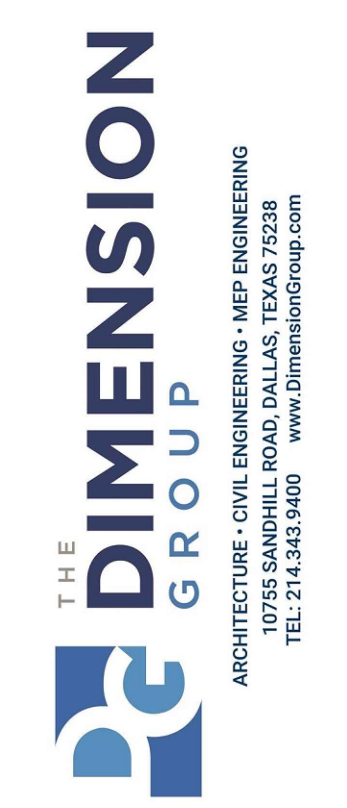
**CURVE CHART**

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	1100.00'	6°24'51"	124.26'	S 49°16'11" W	124.20'

COR-8: ALUMINUM DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" AT THE NORTHERLY INTERSECTION OF SILVER VIEW LANE AND DIAMOND WAY DRIVE ±1 FOOT NORTH OF CURB LINE IN CENTER OF CURVE. N: 7018063.113, E: 2609533.682 ELEVATION: 600.48'

COR-9: BRASS DISK STAMPED "CITY OF ROCKWALL SURVEY MONUMENT" ON THE SOUTH SIDE OF DISCOVERY BOULEVARD AT THE SOUTHEAST CORNER OF CURB INLET ±180 FOOT EAST INTERSECTION OF DISCOVERY/CORPORATE. N: 7020550.132, E: 2607463.893 ELEVATION: 595.63'

**CAUTION NOTICE TO CONTRACTORS**  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.



THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF PRELIMINARY REVIEW UNDER THE AUTHORITY OF KEATON L. MAI, P.E. 125077 ON 8/3/2021. IT IS NOT TO BE USED FOR CONSTRUCTION PURPOSES.

SERVICES ARE PROTECTED BY COMMON LAW. STATE OR FEDERAL COPYRIGHT LAWS INCLUDING COPYRIGHT. THEY MAY NOT BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS WITHOUT THE WRITTEN CONSENT OF THE PROFESSIONAL ENGINEER.

BY	REVISION DESCRIPTION

SITE PLAN  
7-ELEVEN STORE  
NWC STATE HIGHWAY 205 & FM 549  
ROCKWALL, TEXAS  
SHEET  
**C3.1**

**SITE PLAN**  
LOT 1, BLOCK A, CREEKSIDE COMMONS ADDITION  
NWC STATE HIGHWAY 205 & F.M. 549  
A 1.50 ACRE TRACT OF LAND IN THE  
WILLIAM W. FORD SURVEY, ABST. NO 80  
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS  
CITY PROJECT #SP2021-021  
August 3, 2021

**OWNER/DEVELOPER**  
PRUDENT DEVELOPMENT  
10755 SANDHILL ROAD  
DALLAS, TEXAS 75238  
PHONE: (214) 271-4630  
CONTACT: MICHAEL HAMPTON

**ENGINEER/APPLICANT**  
THE DIMENSION GROUP  
10755 SANDHILL ROAD  
DALLAS, TX, 75238  
PHONE: (214) 343-9400  
CONTACT: KEATON L. MAI, PE