



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2021-014

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 108 SAINT MARY STREET
 Subdivision H. W. BOYSTON Addition, Vol. 3024 pg 225 Lot - Block -
 General Location SEC. GOLIAD & ST. MARY

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

Current Zoning RESIDENTIAL / COMMERCIAL Current Use N/A
 Proposed Zoning SAME Proposed Use OFFICE
 Acreage 0.50 AC. Lots [Current] 1 Lots [Proposed] 1

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 INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

<input checked="" type="checkbox"/> Owner <u>T & C MAIN STREET HOLDING, LLC.</u>	<input checked="" type="checkbox"/> Applicant <u>CARROLL ARCHITECTS, INC</u>
Contact Person <u>CHUCK VICKERS</u>	Contact Person <u>JEFF CARROLL</u>
Address <u>2475 RIDGING CLUB RD</u>	Address <u>750 E. INTERSTATE 30 # 110</u>
City, State & Zip <u>ROCKWALL TX 75087</u>	City, State & Zip <u>ROCKWALL, TX</u>
Phone <u>214. 793. 9794</u>	Phone <u>214. 632. 1762</u>
E-Mail <u>CASENCHI@gmail.com</u>	E-Mail <u>JC@CARROLLARCH.COM</u>

NOTARY VERIFICATION [REQUIRED]

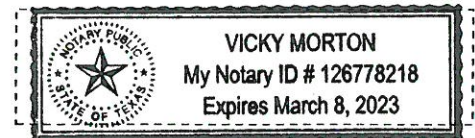
Before me, the undersigned authority, on this day personally appeared Jeff Carroll [Owner] the undersigned, who stated the information on this application to be true and certified the following:

"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 14 day of May, 20 21. 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 14 day of May, 20 21


Owner's Signature

Notary Public in and for the State of Texas



My Commission Expires



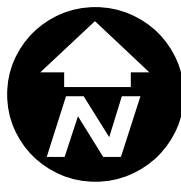
SP2021-014- AMENDED SITE PLAN FOR
 108 ST. MARY'S STREET
 AMENDED SITE PLAN - LOCATION MAP = 



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.





DEVELOPMENT APPLICATION SUBMITTAL REQUIREMENTS

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

PLATTING APPLICATION SUBMITTAL REQUIREMENTS [ALL PLAT TYPES]

- PLAT TYPE.
 - MINOR/AMENDING PLAT.
 - MASTER PLAT.
 - PRELIMINARY PLAT.
 - FINAL PLAT.
 - REPLAT.
 - VACATION PLAT.

Staff requires four (4), 18" x 24" copies be submitted at the time the application is submitted. See *Folding Requirements* in this development packet.

- DIGITAL COPY OF THE PLAT. The following is required with all plat submittals:
 - ONE (1) PDF COPY OF THE PLAT
 - ONE (1) SURVEY BOUNDARY CLOSURE REPORT.

* AFTER APPROVAL STAFF WILL REQUIRE ONE (1) AUTOCAD/ESRI (DWG, DXF, OR SHP FILE FORMAT) FILE

- TREESCAPE PLAN [IF APPLICABLE].
- LANDSCAPE PLAN [IF APPLICABLE].
- APPLICATION AND APPLICATION FEE.

SITE PLAN APPLICATION SUBMITTAL REQUIREMENTS

- PLAN SET. A plan set is composed of the following items:

- SITE PLAN.
- LANDSCAPE PLAN.
- TREESCAPE PLAN. N/A
- PHOTOMETRIC PLAN. N/A
- BUILDING ELEVATIONS.

- Staff requires the submittal of four (4) complete plan sets and one (1) digital copy in .pdf format with a site plan application. All sheets submitted to staff shall be 24" x 36", arranged into sets, and be folded to a 9" x 12" Tri-Fold with the project title or identifier facing out.

- BUILDING MATERIAL SAMPLE BOARD. See the *Material Sample Board Design Guidelines* in this development packet.

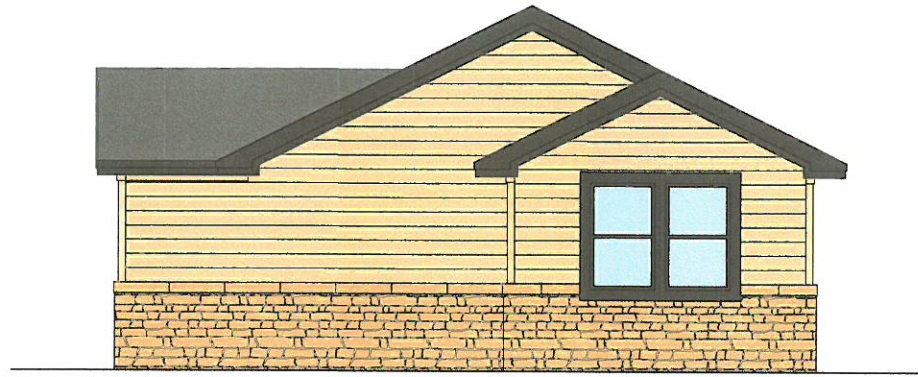
- N/A VARIANCE REQUEST LETTER. The letter must indicate the variance being requested, the reason for the variance, and the two (2) required compensatory measures being offered to off-set the variance in accordance with the requirements of the UDC.

- APPLICATION AND APPLICATION FEE.

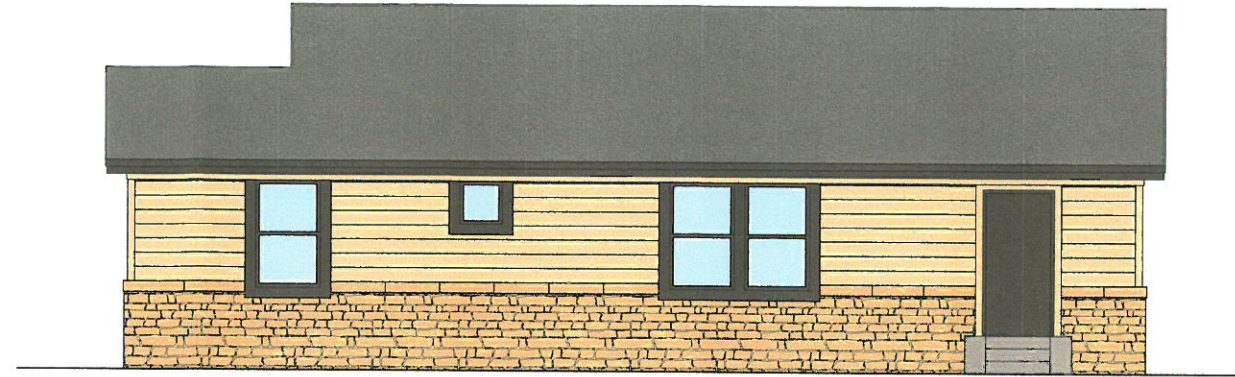
ZONING CHANGE APPLICATION SUBMITTAL REQUIREMENTS

- LEGAL DESCRIPTION. A legal description consists of written words that delineate a specific piece of real property. A legal description may be a metes and bounds description or, if the property is platted, a copy of the plat may be submitted to verify the lot and block survey system.
- ZONING EXHIBIT OR CONCEPT PLAN. A zoning exhibit is generally a survey, plat, concept plan or other visual description of the property [Specific Use Permit (SUP) exhibits can be a site plan or building elevations; check with staff for prior to submitting an application for what is appropriate]. Staff requires four (4), 24" x 36" copies and one digital copy (PDF preferred) be submitted at the time the application is submitted. All submittals should be folded individually so that the project title or identifier is facing out. *In order to reduce the applicant's costs and to conserve paper, staff may accept other sheet sizes for a submittal if an appropriate scale and level of detail is maintained. Check with staff prior to submitting a small or larger drawing size.*
- LETTER OF EXPLANATION. A letter from the applicant or property owner explaining the purpose of the zoning application.
- APPLICATION AND APPLICATION FEE.

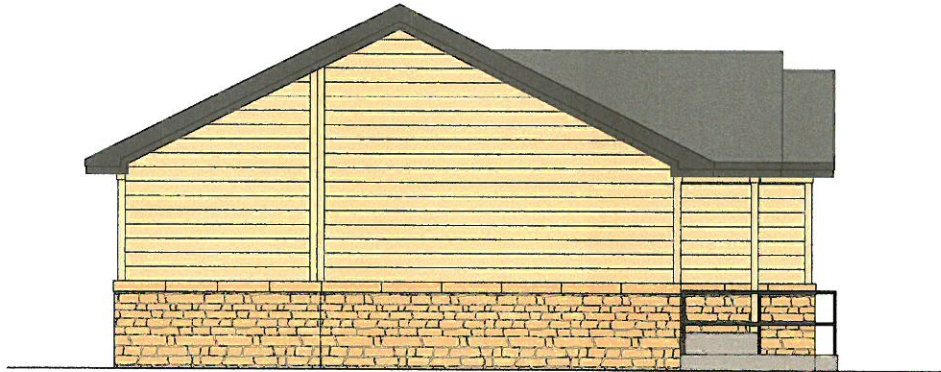
IT IS IMPORTANT TO YOU AS AN APPLICANT TO RETURN A FULLY COMPLETED APPLICATION PACKAGE. INCOMPLETE APPLICATION PACKAGES WILL NOT BE ACCEPTED BY STAFF AND WILL BE RETURNED TO APPLICANTS. DUE TO THE PASSAGE OF HB3167, APPLICATIONS AND APPLICATION PACKAGES WILL ONLY BE ACCEPTED ON THE SUBMITTAL DATE AND EARLY AND/OR LATE APPLICATIONS WILL BE RETURNED.



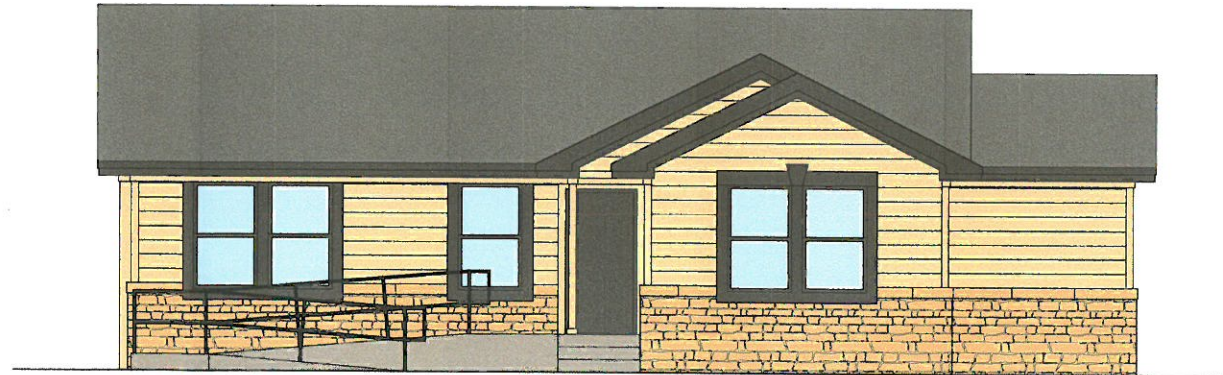
4 RIGHT SIDE ELEVATION
SCALE: 1/4"=1'-0"



3 BACK ELEVATION
SCALE: 1/4"=1'-0"



2 LEFT SIDE ELEVATION
SCALE: 1/4"=1'-0"



1 FRONT ELEVATION
SCALE: 1/4"=1'-0"

ISSUE: OWNER REVIEW 7-13-2018

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INTERIOR REMODEL FOR
PROFESSIONAL OFFICES
108 Saint Mary Street
Rockwall, Texas 75087

VICKERS
CONSTRUCTION

Chuck Vickers
214.793.9794



750 E. Interstate 30
Suite 110
Rockwall, TX 75087
P: 972-732-6085
F: 972-732-8058

ELEVATIONS

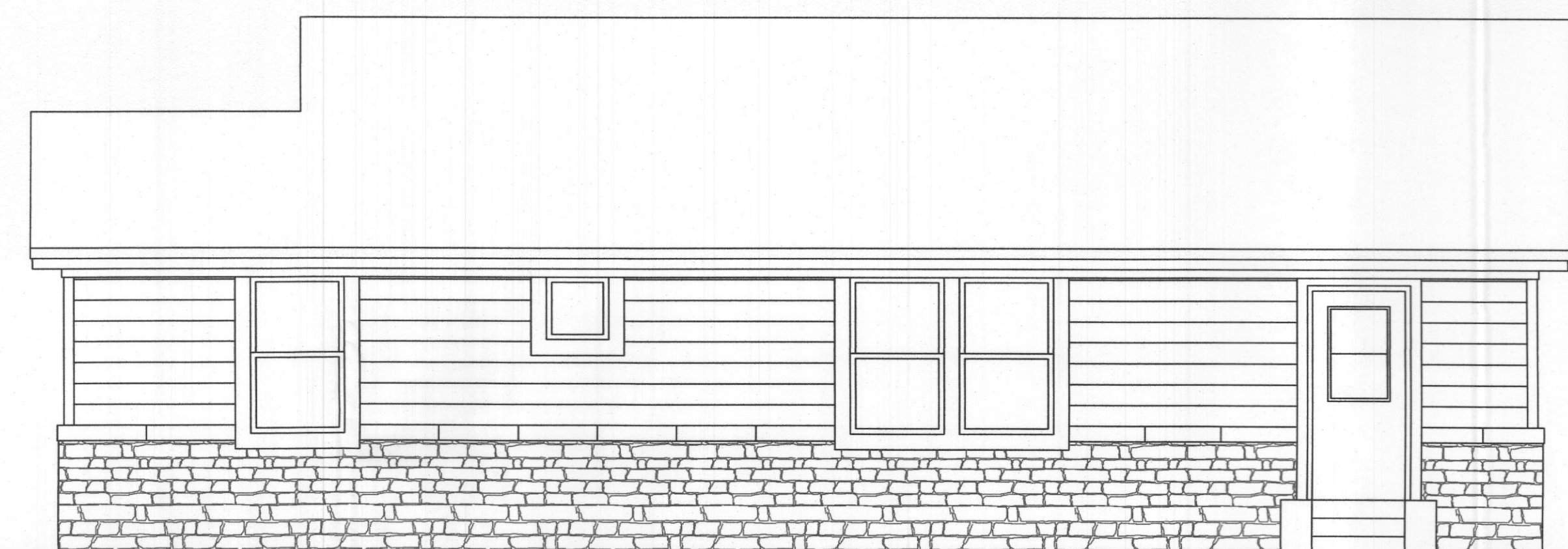
DATE: JULY 2018 SHEET NO:
PROJECT NO: 2018009
DRAWN BY: A501
CHECKED BY:

SP2021-014

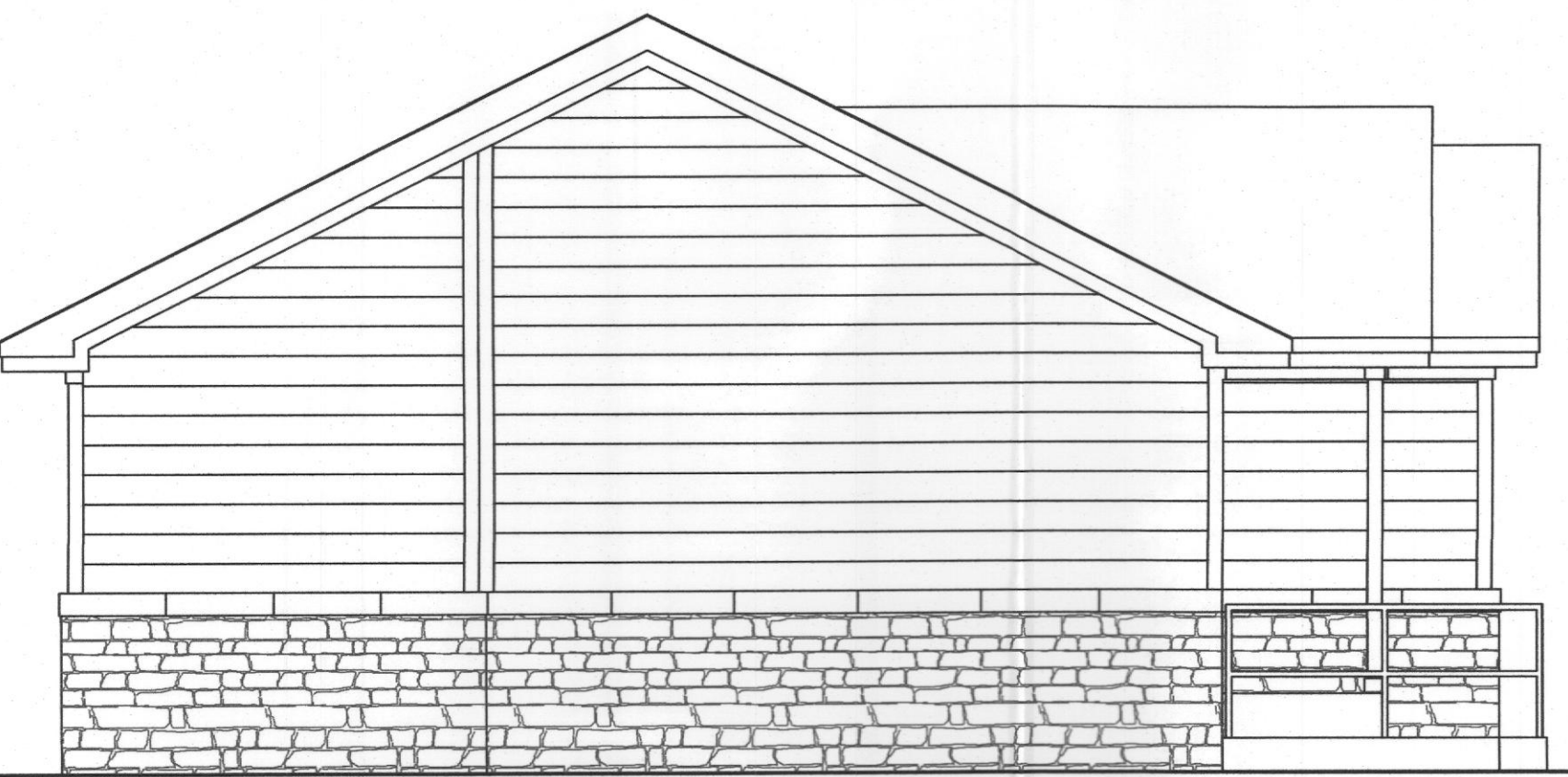
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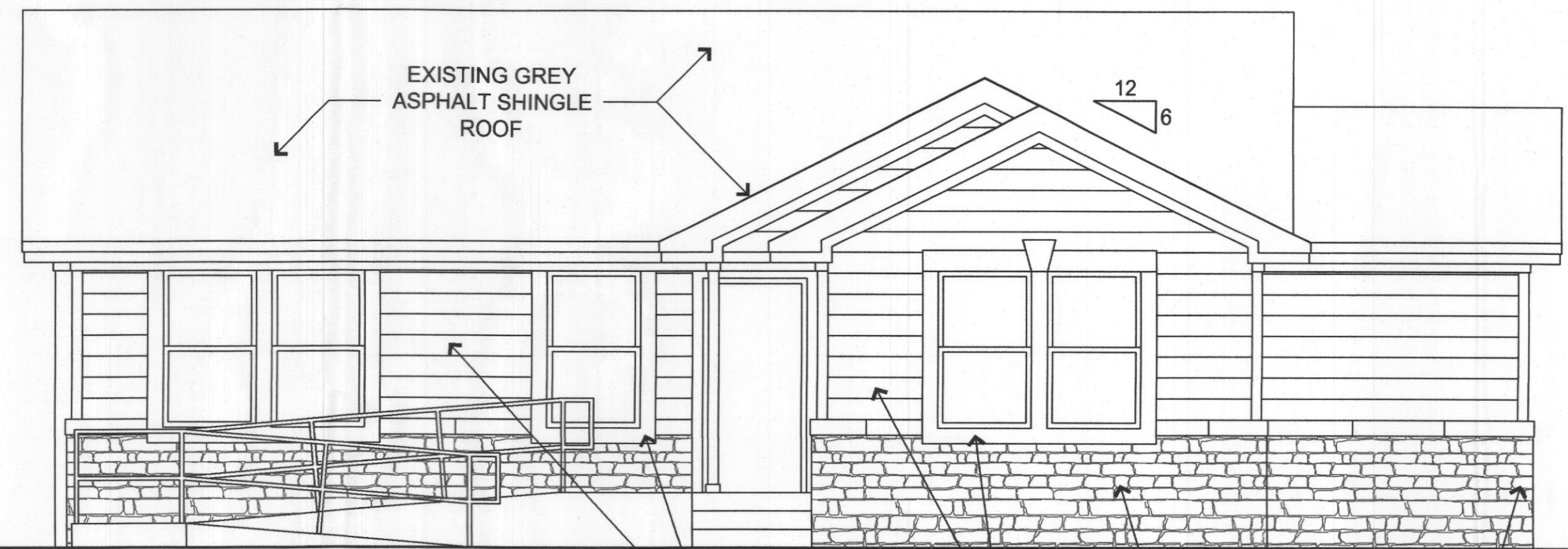
4 RIGHT SIDE ELEVATION
 SCALE: 1/4"=1'-0"



3 BACK ELEVATION
 SCALE: 1/4"=1'-0"



2 LEFT SIDE ELEVATION
 SCALE: 1/4"=1'-0"



- 115'-4" TOP OF RIDGE
- 112'-4" TOP OF RIDGE
- 108'-4" TOP OF PLATE
- 102'-4" TOP OF STONE
- 100'-0" FINISH FLOOR

1 FRONT ELEVATION
 SCALE: 1/4"=1'-0"

- NOTE:**
1. New siding applied to all 4 elevations.
 2. New stone cap / wainscot applied to all 4 elevations.
 3. New insulated windows applied to all 4 elevations.

108 Saint Marys Street	
<small>LEGAL DESCRIPTION AND OR ADDRESS:</small>	
H.W. Boydston Addition Rockwall, Texas Volume 3024, Page 225 of Deed Records of Rockwall County, Texas 0.51 Acres	
Chuck Vickers 2475 Riding Club Rd. Rockwall, TX 75087	OWNER
Carroll Architects, INC 750 E. Interstate 30 #110 Rockwall, TX 75087 Ph: 972-732-6085	APPLICANT
	<small>CASE NUMBER</small> SP2019-002

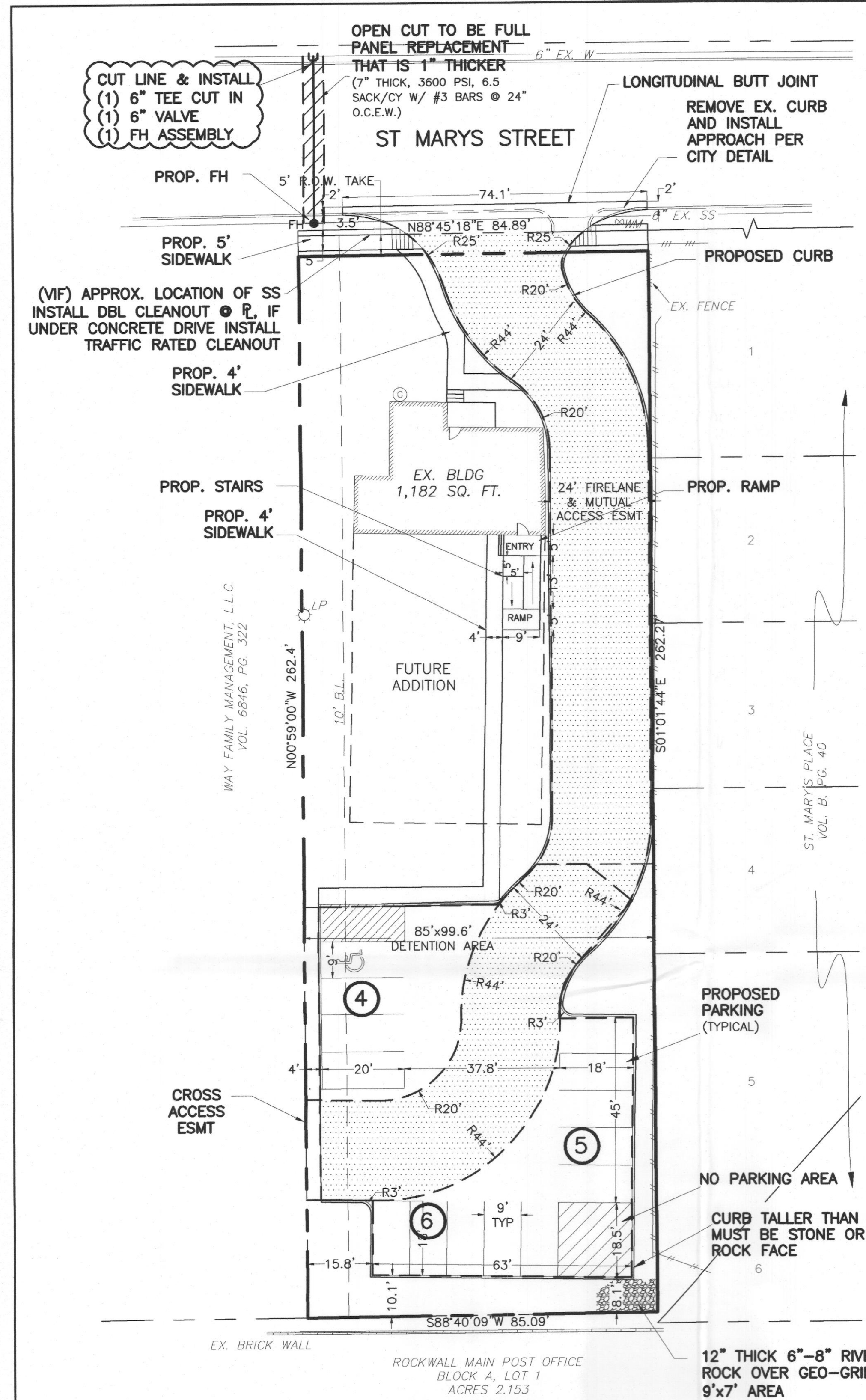
INTERIOR REMODEL FOR
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 108 Saint Mary Street
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VICKERS CONSTRUCTION
 Chuck Vickers
 214.793.9794



750 E. Interstate 30
 Suite 110 Rockwall, TX 75087
 Ph: 972-732-6085
 F: 972-732-8058

ELEVATIONS



SITE PLAN
 SCALE: 1" = 20'

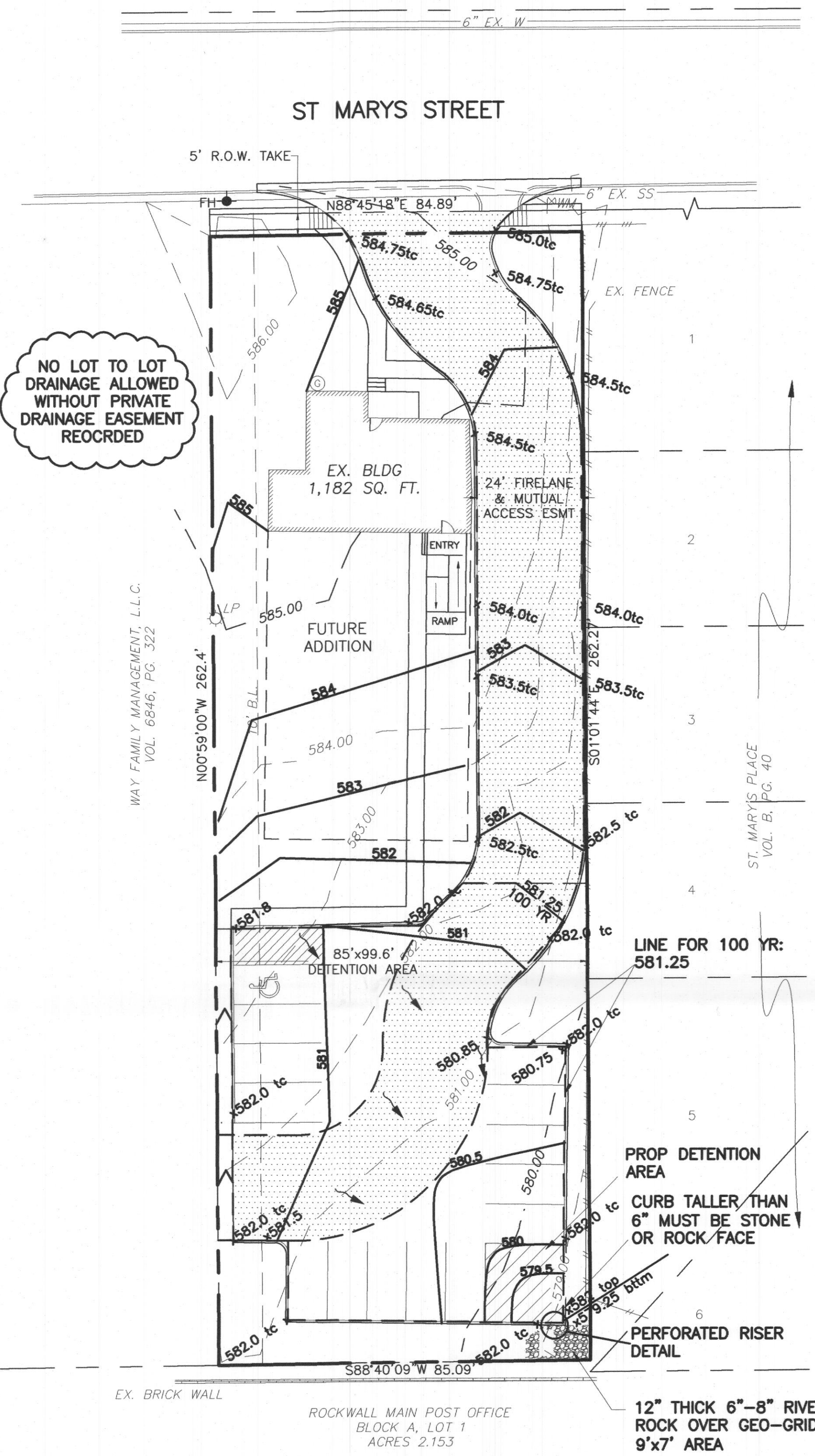
WARNING:
 PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

NOTE:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES AND EASEMENTS PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.

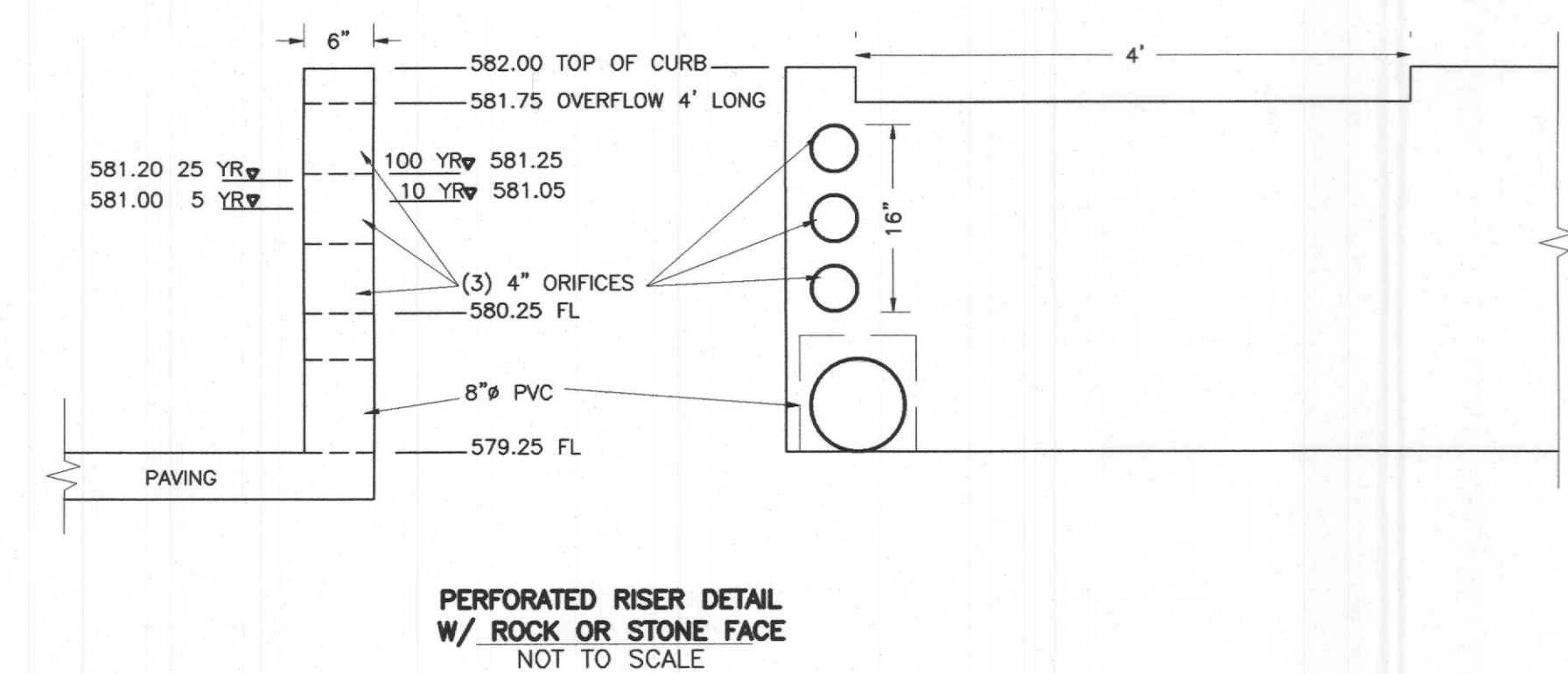
**** NOTICE TO CONTRACTORS ****

TOPOGRAPHIC INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PERFORMED BY RHODES SURVEYING OF GARLAND, TEXAS. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY, IN WRITING, OF ANY DISCREPANCIES OR OMISSIONS TO THE TOPOGRAPHIC INFORMATION. THE CONTRACTOR(S) SHALL BE RESPONSIBLE FOR CONFIRMING THE LOCATION (HORIZONTAL/VERTICAL) OF ANY BURIED CABLES, CONDUITS, PIPES, AND STRUCTURES (STORM SEWER, SANITARY SEWER, WATER, GAS, TELEVISION, TELEPHONE, ETC.) WHICH IMPACT THE CONSTRUCTION SITE. THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY DISCREPANCIES ARE FOUND BETWEEN THE ACTUAL CONDITIONS VERSUS THE DATA CONTAINED IN THE CONSTRUCTION PLANS. ANY COSTS INCURRED AS THE RESULT OF NOT CONFIRMING THE ACTUAL LOCATION (HORIZONTAL/VERTICAL) OF SAID CABLES, CONDUITS, PIPES, AND STRUCTURES SHALL BE BORNE BY THE CONTRACTOR. ADDITIONALLY, THE CONTRACTOR(S) SHALL NOTIFY THE OWNER AND ENGINEER IF ANY ERRORS OR DISCREPANCIES ARE FOUND ON THE CONSTRUCTION DOCUMENTS (PS&E), WHICH NEGATIVELY IMPACT THE PROJECT. ENGINEER AND OWNER SHALL BE INDEMNIFIED OF PROBLEMS AND/OR COST WHICH MAY RESULT FROM CONTRACTOR'S FAILURE TO NOTIFY ENGINEER AND OWNER.

NO LOT TO LOT DRAINAGE ALLOWED WITHOUT PRIVATE DRAINAGE EASEMENT RECORDED



GRADING PLAN
 SCALE: 1" = 20'



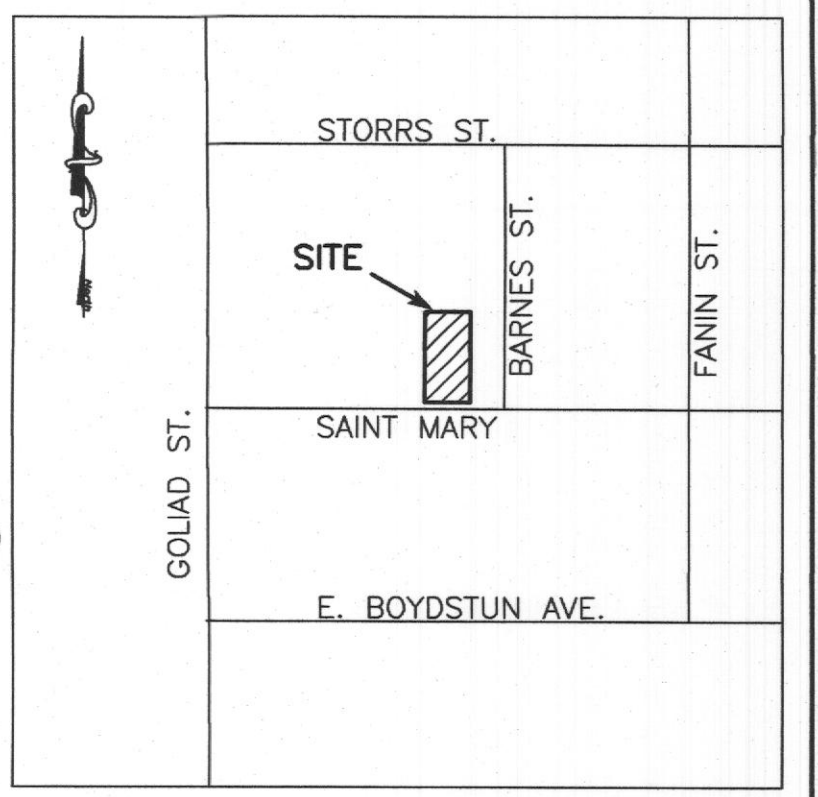
- NOTES:**
- 1) ALL WORK MUST CONFORM TO CITY OF ROCKWALL & NCTCOG STANDARDS AND DETAILS 4th EDITION.
 - 2) ALL WORK IN PUBLIC RIGHT-OF-WAY SHALL CONFORM TO CITY OF ROCKWALL STANDARDS AND DETAILS
 - 3) SEE PLAT FOR ALL INFORMATION REGARDING EASEMENTS, PROPERTY LINES, ETC.
 - 4) ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB UNLESS OTHERWISE NOTED.
 - 5) ALL SPOT GRADE ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED.
 - 6) ALL LINES UNDER BUILDING MUST BE TESTED WITH AIR OR WATER TO ENSURE THAT SOIL WILL NOT SEEP INTO PIPE AND RODE THE SOIL UNDER THE FOUNDATION.
 - 7) NO PERMANENT STRUCTURES (INCLUDING LIGHT POLES AND INLETS) MAY BE PLACED WITHIN A PUBLIC UTILITY EASEMENT.
 - 8) NO PART OF THE WALL (FOOTINGS, TIE BACKS, ETC) CAN BE OFF-SITE IN EASEMENTS, OR IN RIGHT OF WAY.

- PAVING NOTES:**
- 1) APPROACHES AND FIRELANE TO BE 6" THICK, 3600 psi, 6.5 SACK MIX, REINFORCED WITH #3 BARS @ 18" ON CENTER. (O.C.)
 - 2) ALL NON-FIRELANE PAVING CAN BE 6" THICK, 3000 psi, 6 SACK MIX, REINFORCED WITH #4 BARS @ 18" O.C.
 - 3) ALL FILL (IF REQUIRED) SHALL BE PLACED ON 8" LIFTS AND COMPACTED TO 95% OF STD. PROCTOR @ MOISTURE RANGE OF 0% TO +4% OF OPTIMUM MOISTURE. (UNLESS OTHERWISE NOTED) USING A SHEEPS-FOOT ROLLER.
 - 4) SIDEWALK TO BE 4" THICK CONCRETE #3 @ 24" O.C.E.W., 3000 psi, 5.5 SACK MIX IN R.O.W.
 - 5) NO SAND UNDER PAVING.

!!!! CAUTION !!!!
 CALL 811 TO LOCATE UNDERGROUND LINES
 48 HRS PRIOR TO CONSTRUCTION

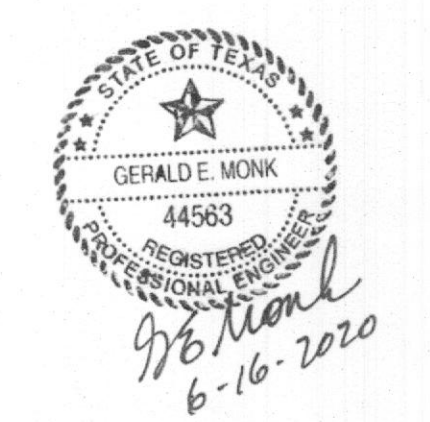
SITE DATA:

LOT AREA:
 0.51 Acres, 22,278.6 Sq. Ft.
 EX. BUILDING AREA:
 1,182 sq.ft.
 PROPOSED USE:
 Office
 IMPERVIOUS AREA (including buildings):
 12,632 sq.ft.
 PARKING:
 Required:(1 space/300) = 4
 Provided:
 Standard= 14
 Handicapped= 1
 Total Provided= 15
 LANDSCAPE AREA:
 Required: (10%) 2,227.9 sq.ft.
 Provided: 9646.6 sq.ft.



- LEGEND**
- - - = PROPERTY LINE
 - - - 460 - - = EXISTING CONTOURS
 - - - 460 - - = PROPOSED CONTOURS
 - x 463.00 TC or x 462.50 = PROPOSED SPOT GRADES
 tc = TOP OF CURB
 ep = EDGE OF PAVEMENT
 tw = TOP OF WALL
 bw = BOTTOM OF WALL
 (ALL SPOT GRADES ARE EDGE OF PAVEMENT UNLESS OTHERWISE NOTED)
 - - - EX. SS = EXISTING SANITARY SEWER LINE
 - - - EX. W = EXISTING WATER LINE
 - ⊕ FH = EXISTING FIRE HYDRANT
 - ⊕ WM = EXISTING WATER METER
 - ⊕ PP = EXISTING POWER POLE
 - ⊕ LP = EXISTING LIGHT POLE
 - T = EX. WATER VALVE
 - ⊕ = EXISTING STORM MANHOLE
 - ⊕ = EXISTING GAS METER
- EXIST. or EX. = EXISTING
 PROP. = PROPOSED
 LS = LANDSCAPE
 RCP = REINFORCED CONCRETE PIPE
 min = MINIMUM
 max = MAXIMUM
 ⊕ FH = PROPOSED FIRE HYDRANT

ONLY DRAWINGS STAMPED "RELEASED FOR CONSTRUCTION" BY THE CITY OF ROCKWALL TO BE USED FOR CONSTRUCTION.



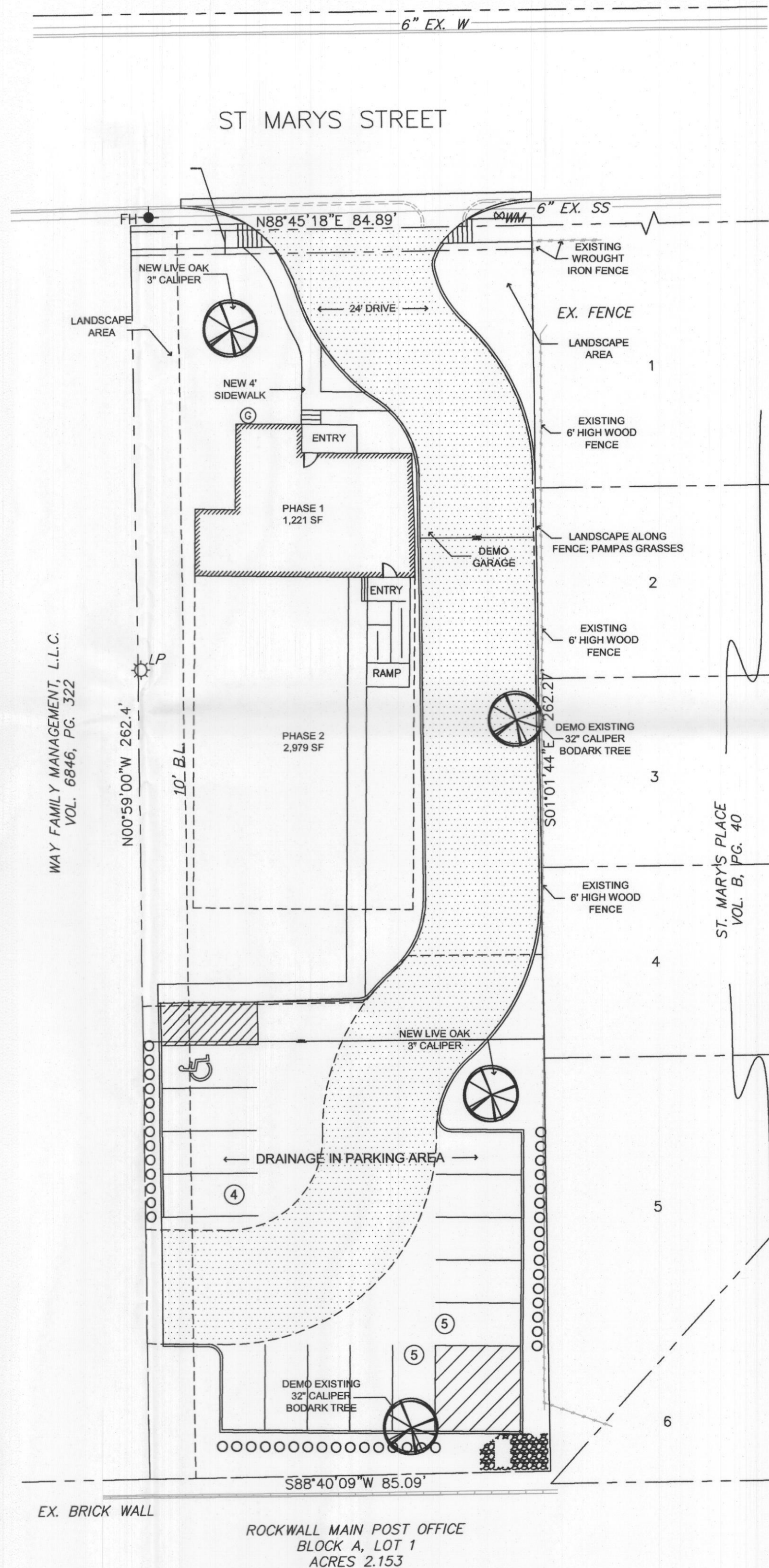
CASE #: SP2019-002
SITE & GRADING PLAN
108 SAINT MARY STREET
 City of Rockwall, Rockwall County, Texas 75087

OWNER:
CHUCK VICKERS
 CASENCHI@GMAIL.COM
 214-793-9794

prepared by:
MONK CONSULTING ENGINEERS, INC.
 1200 W. State Street, Garland Texas 75040
 972-272-1763 Fax 972-272-8761

REG NO.: F-2567
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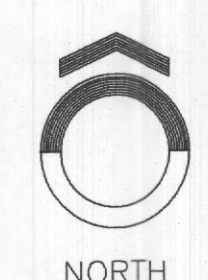
SP2019-014



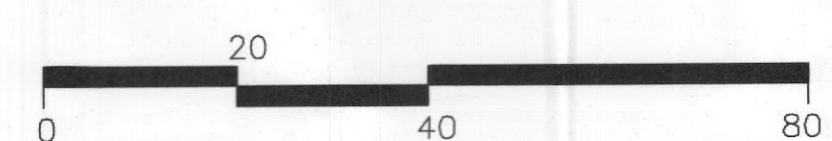
WAY FAMILY MANAGEMENT, L.L.C.
VOL. 6846, PG. 322

ST. MARYS PLACE
VOL. B, PG. 40

ROCKWALL MAIN POST OFFICE
BLOCK A, LOT 1
ACRES 2.153



1 SITE PLAN
SCALE: 1:20



SITE DATA TABLE		
SITE AREA	0.51 ACRES (22,279 SF)	
ZONING	RO - RESIDENTIAL OFFICE	
PROPOSED USE	PROFESSIONAL OFFICE	
EXISTING BUILDING AREA-TOTAL AREA:	1,423 SF	
PROPOSED BUILDING AREA-TOTAL AREA:	PHASE 1 1,221 SF	PHASE 2 2,976 SF
LOT COVERAGE	5.48%	18.85%
FLOOR TO AREA RATIO	0.0548 : 1	0.1885 : 1
BUILDING HEIGHT	30 ft. MAX	30 ft. MAX

PARKING TABLE		
PROPOSED PARKING-TOTAL PARKING:	PHASE 1 1:300 = 5 SPACES	PHASE 2 1:300 = 7 SPACES
PARKING REQUIRED	4 (1 ADA)	10
PARKING PROVIDED	14 (1 ADA)	

- NOTE:
1. Photometric plan N/A. There will be no site lighting on this project.
 2. This property will not be subdivided.

LANDSCAPE TABULATION			
PHASE 1			
Gross Area	(0.51 acres)	=	22,279 S.F.
Required Landscape Area	- 10% of 22,279 S.F.	=	2,228 S.F.
Provided Landscape Area	- 39% of 22,279 S.F.	=	8,762 S.F.
PHASE 2			
Gross Area	(0.51 acres)	=	22,279 S.F.
Required Landscape Area	- 10% of 22,279 S.F.	=	2,228 S.F.
Provided Landscape Area	- 27% of 22,279 S.F.	=	6,114 S.F.

DESCRIPTION OF NEW LANDSCAPE AREA MATERIAL	QTY
Frontage 60 LF (NIC DRIVES) = 1 tree - Live Oak, 4" caliper (canopy)	1
Parking 1 tree per 80' radius - 1 tree - Live Oak 4" caliper	1
Total	2
○ Shrubs for headlight screening. At planting should be 24" tall 36" O.C.	

108 Saint Mary Street
LEGAL DESCRIPTION AND/OR ADDRESS:
H.W. Boydston Addition
Rockwall, Texas
Volume 3024, Page 225 of
Deed Records of Rockwall County, Texas
0.51 Acres

OWNER
Chuck Vickers
2475 Riding Club Rd.
Rockwall, TX 75087

APPLICANT
Carroll Architects, INC
750 E. Interstate 30 #110
Rockwall, TX 75087
Ph: 972-732-6085 Email: jc@carrollarch.com

CASE NUMBER
SP2019-002

ISSUE:	OWNER REVIEW:
CITY SUBMITTAL	01-17-2018
REVISED SUBMITTAL	02-28-2019
REVISED	05-22-2020
REVISED	06-22-2020

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INTERIOR REMODEL FOR
PROFESSIONAL OFFICES
108 Saint Mary Street
Rockwall, Texas 75087

VICKERS
CONSTRUCTION

Chuck Vickers
214.793.9794



750 E. Interstate 30
Suite 110, TX 75087
Rockwall, TX 75087
P: 972-732-6085
F: 972-732-8058

LANDSCAPE PLAN

DATE:	JULY 2018	SHEET NO:	
PROJECT NO:	2018009		
DRAWN BY:			LP1
CHECKED BY:			