



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. Z2021-049

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 1540 I30 Rockwall TX

SUBDIVISION Rockwall Recreational Addition

LOT 1&2 BLOCK 1

GENERAL LOCATION IH30 & Clay Cooley Drive

## ZONING, SITE PLAN AND PLATTING INFORMATION (PLEASE PRINT)

CURRENT ZONING F1

CURRENT USE Auto Dealer

PROPOSED ZONING

PROPOSED USE

ACREAGE 7.17

LOTS [CURRENT] 2

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 1540 East IH 30 Rockwall LLC

APPLICANT Claymoore Engineering

CONTACT PERSON Clay Cooley

CONTACT PERSON Drew Donosky

ADDRESS PO Box 570809

ADDRESS 1903 Central Drive, Suite 406

CITY, STATE & ZIP Dallas TX 75357

CITY, STATE & ZIP Bedford TX 76012

PHONE

PHONE 817-458-4008

E-MAIL

E-MAIL Drew@claymooreeng.com

## NOTARY VERIFICATION (REQUIRED)

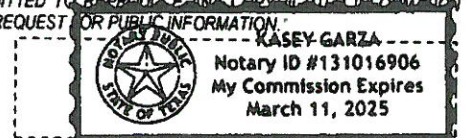
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Clay Cooley (OWNER) THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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 \$ November TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 11 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.

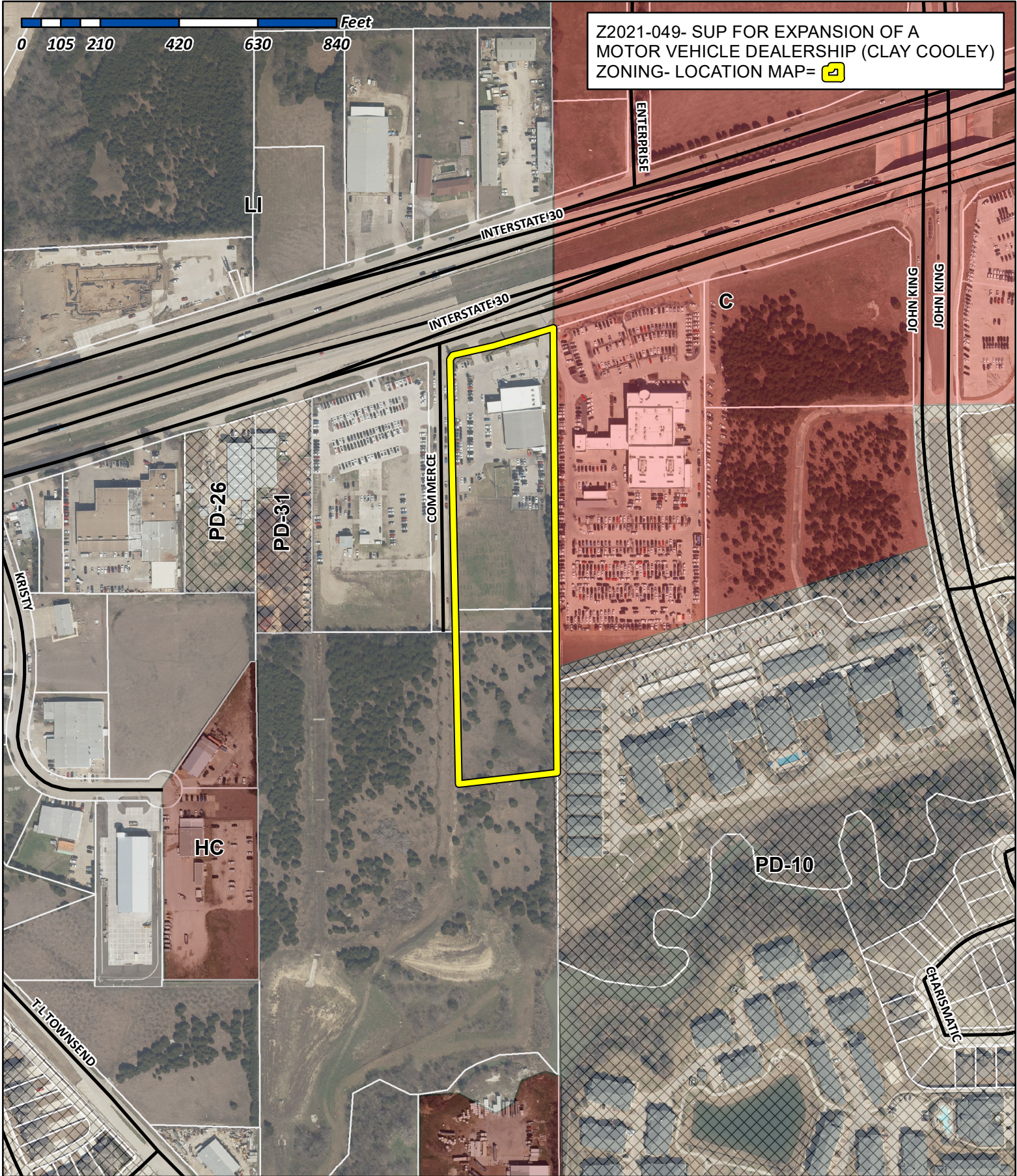
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 11 DAY OF November 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES 03/11/2025



Z2021-049- SUP FOR EXPANSION OF A MOTOR VEHICLE DEALERSHIP (CLAY COOLEY) ZONING- LOCATION MAP= [location pin icon]



# 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.

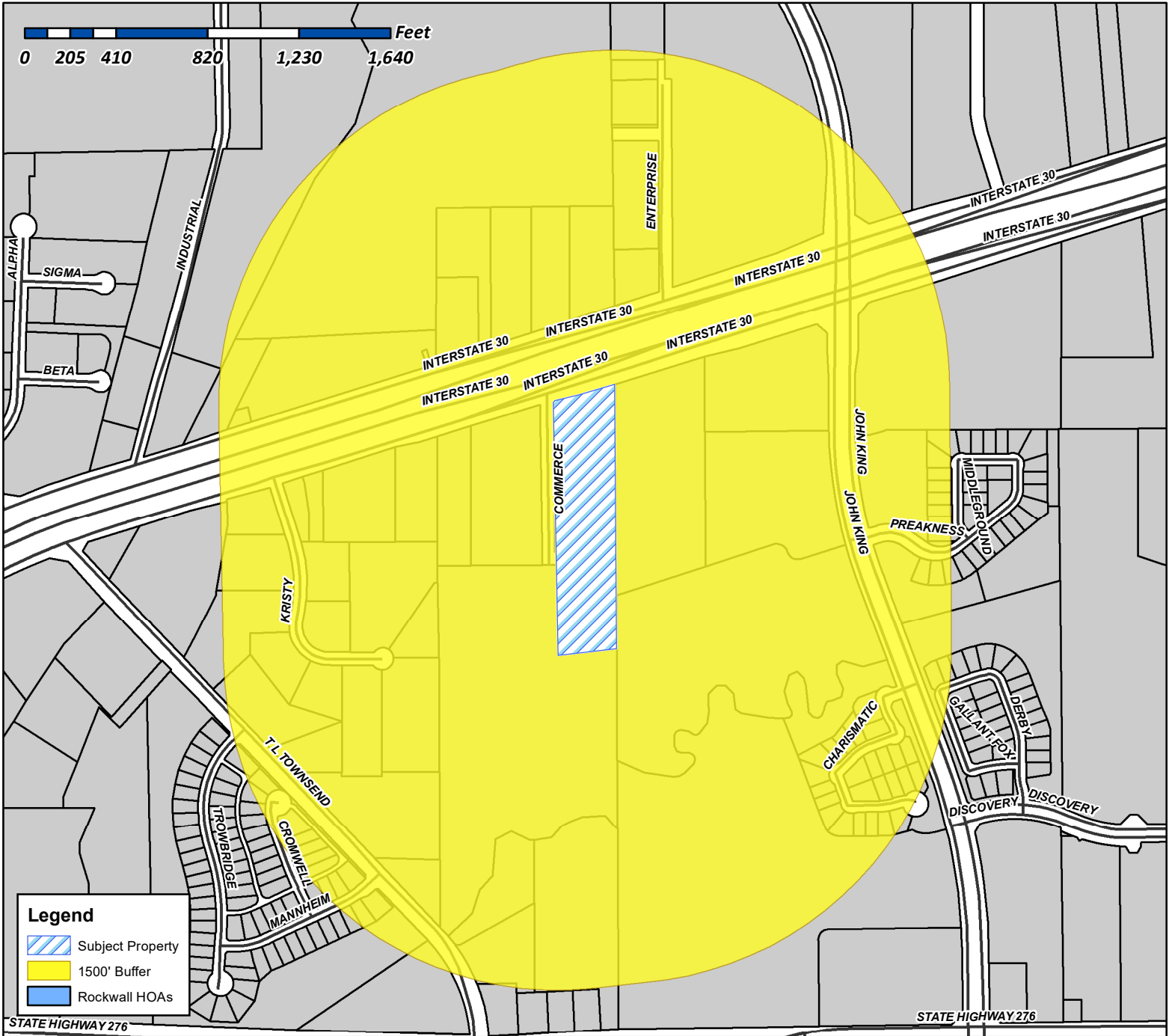




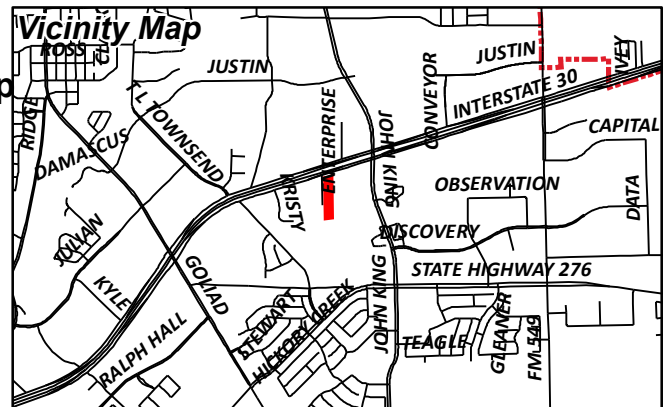
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**Case Number:** Z2021-049  
**Case Name:** Expansion of Motor Vehicle Dealership  
**Case Type:** Zoning  
**Zoning:** Light Industrial (LI) District  
**Case Address:** 1540 E. I-30



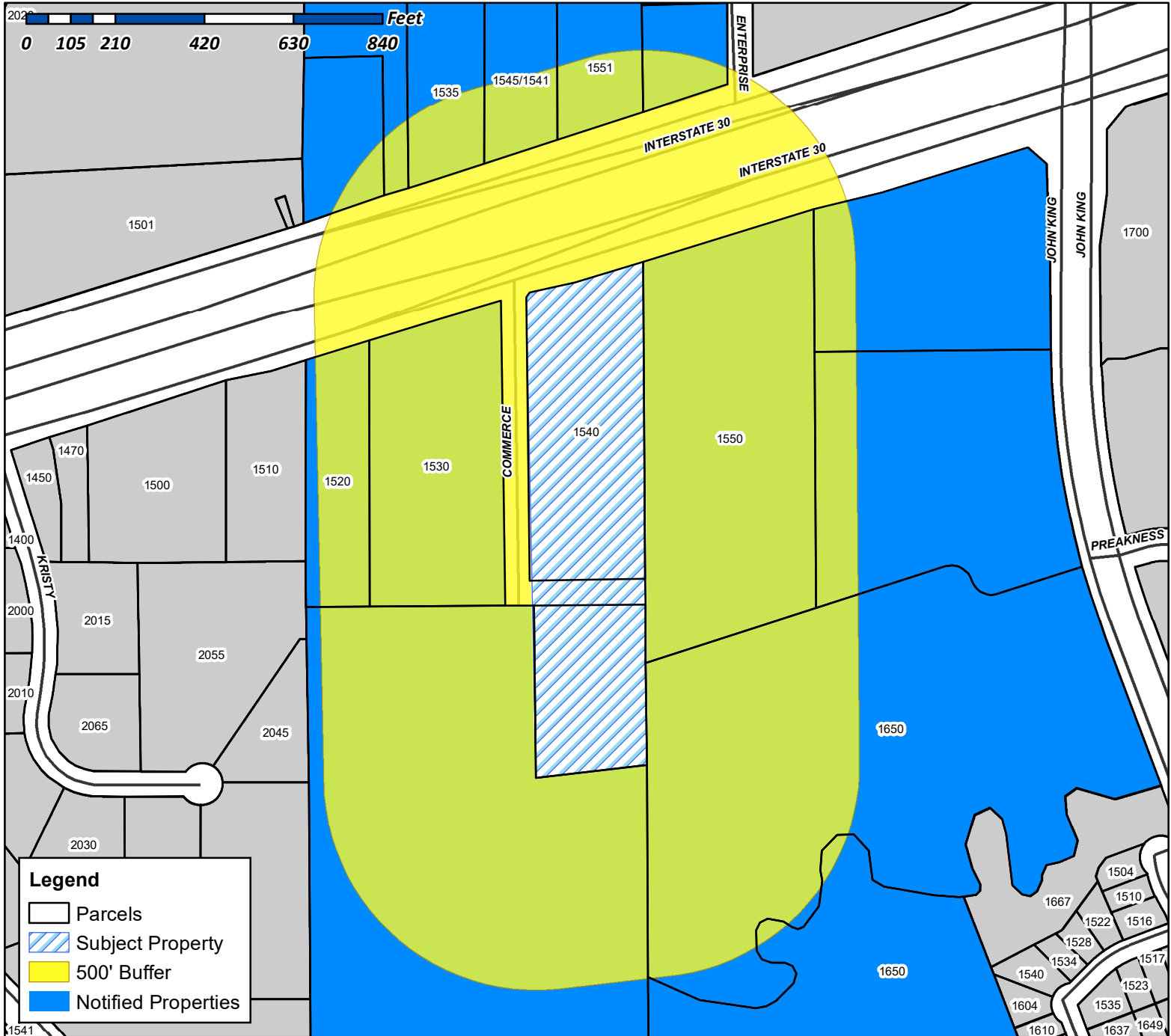
**Date Created:** 11/16/2021  
 For Questions on this Case Call (972) 771-7745



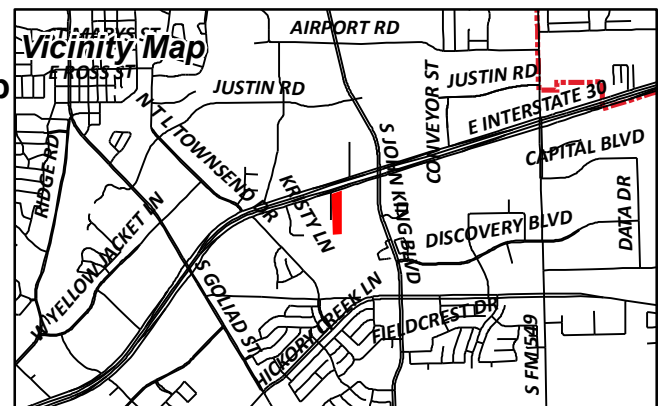
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 For Questions on this Case Call (972) 771-7745



November 16, 2021

Planning Dept.  
City of Rockwall  
385 S Goliad St.  
Rockwall, Texas 75087

Re: SUP Zoning Request  
Letter of Intent

To Whom It May Concern,

Please let this letter serve as the Letter of Intent for the SUP Zoning request of approximately 7.17 acres of land located off I-30 in Rockwall, Texas. It is our understanding that a SUP rezoning is required to amend the site plan and building elevations on the subject tract. The proposed development will include a building renovation, expansion on the front façade, expanded service canopy, addition of a new customer delivery canopy, a carwash, and an oil/lube building. The property currently has open storage in the rear of the building that is non-conforming. This SUP requests this area be allowed given improved screening and paving are to be provided as a part of this project.

Should you have any questions, please feel free to contact me.

Sincerely,

Claymoore Engineering, Inc.  
1903 Central Drive Ste. 406  
Bedford, TX 76021  
817-281-0572

A handwritten signature in blue ink, appearing to read "Matt Moore".


Matt Moore, P.E.



**INCOMPLETE CONSTRUCTION DOCUMENTS**

THIS DOCUMENT IS INCOMPLETE AND MAY NOT BE USED FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.  
 (TBAE - EFFECTIVE 10-01-2003)

JAMES R. HARDIN, ARCHITECT  
 TEXAS REGISTRATION NO. 11546  
 DATE: 11/16/2021



**HYUNDAI**

**CLAY COOLEY HYUNDAI ROCKWALL**

**Oil Change Building**

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PROJECT  
 CLAY COOLEY HYUNDAI

ADDRESS  
 1540 INTERSTATE 30 E

CITY STATE  
 ROCKWALL TX

ZIP  
 75087

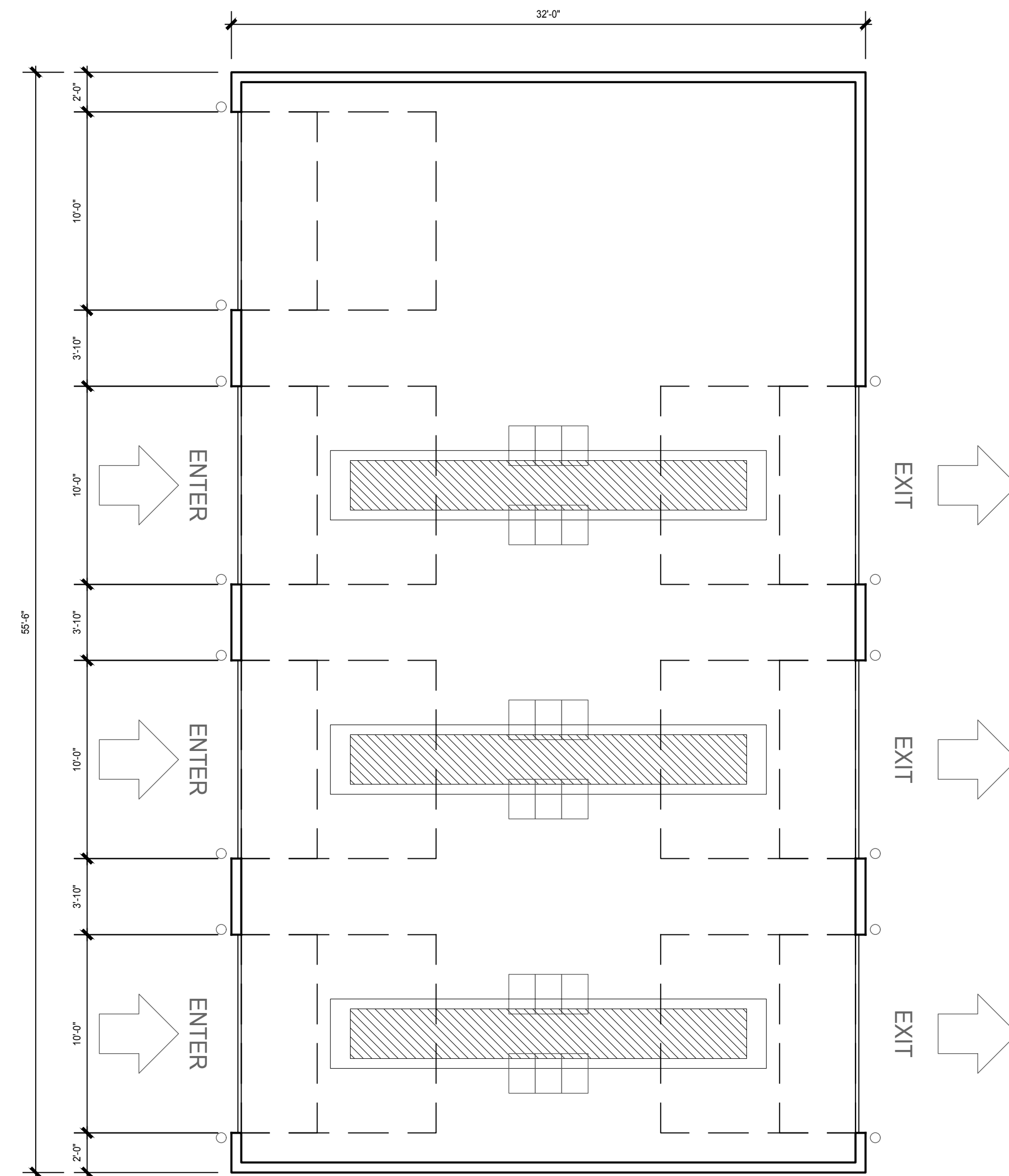
**FLOOR PLAN & EXTERIOR ELEVATIONS**

**FLOOR PLAN & EXTERIOR ELEVATIONS**

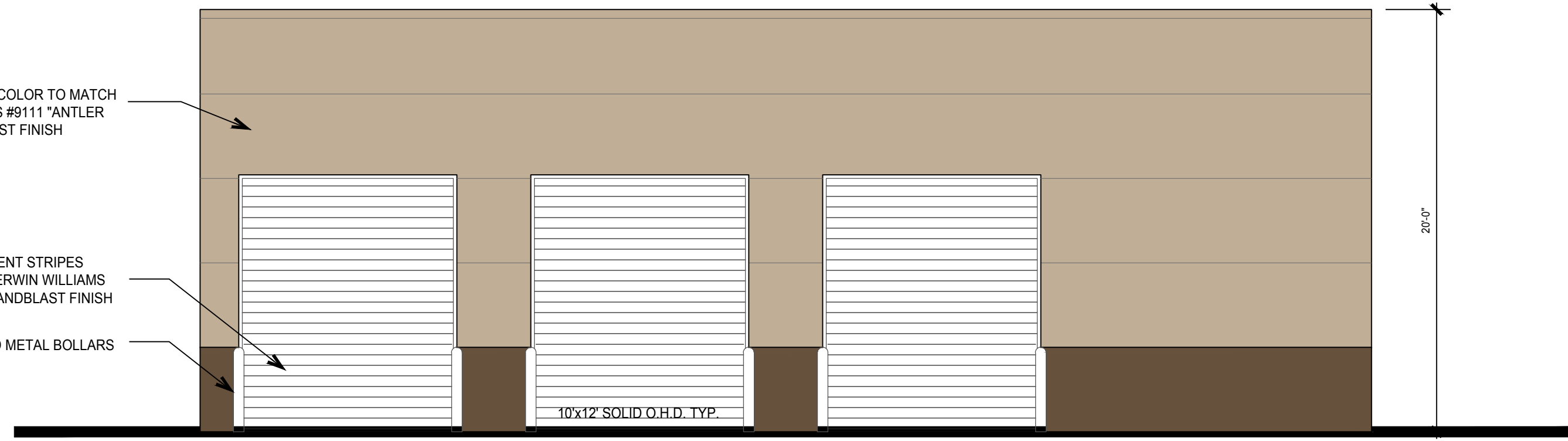
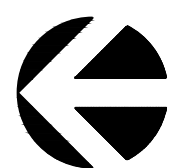
JOB NO. **21034**

DATE	ISSUE FOR	DRAWN BY
11/16/2021	SUP Submittal	GJJ, JR

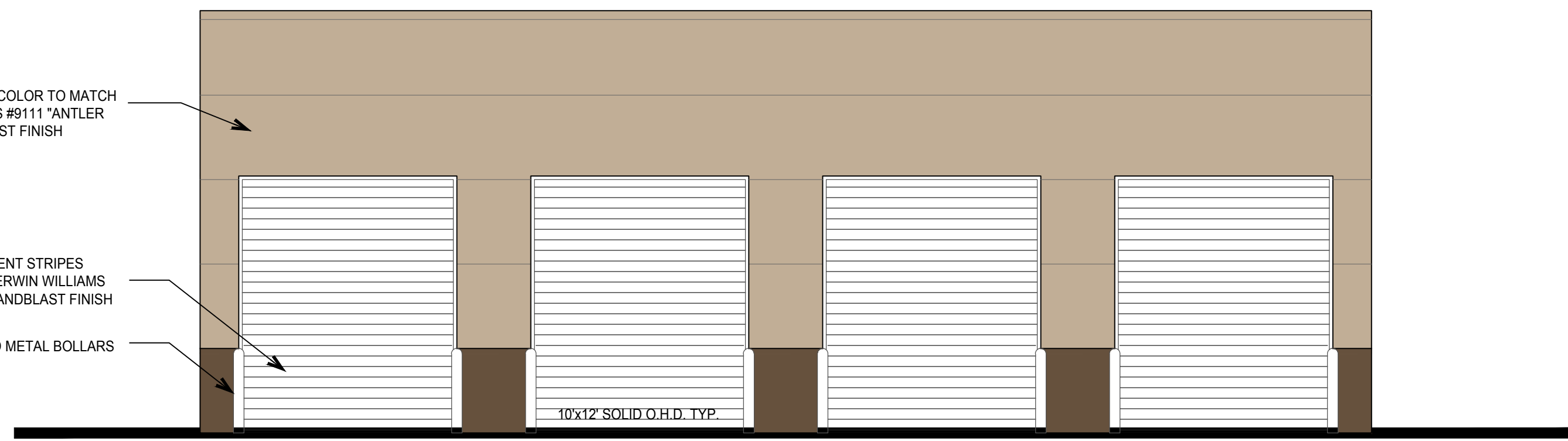
SHEET



**1 FLOOR PLAN**  
 SCALE: 3/16" = 1'-0"



**4 SOUTH ELEVATION**  
 SCALE: 3/16" = 1'-0"



**3 NORTH ELEVATION**  
 SCALE: 3/16" = 1'-0"

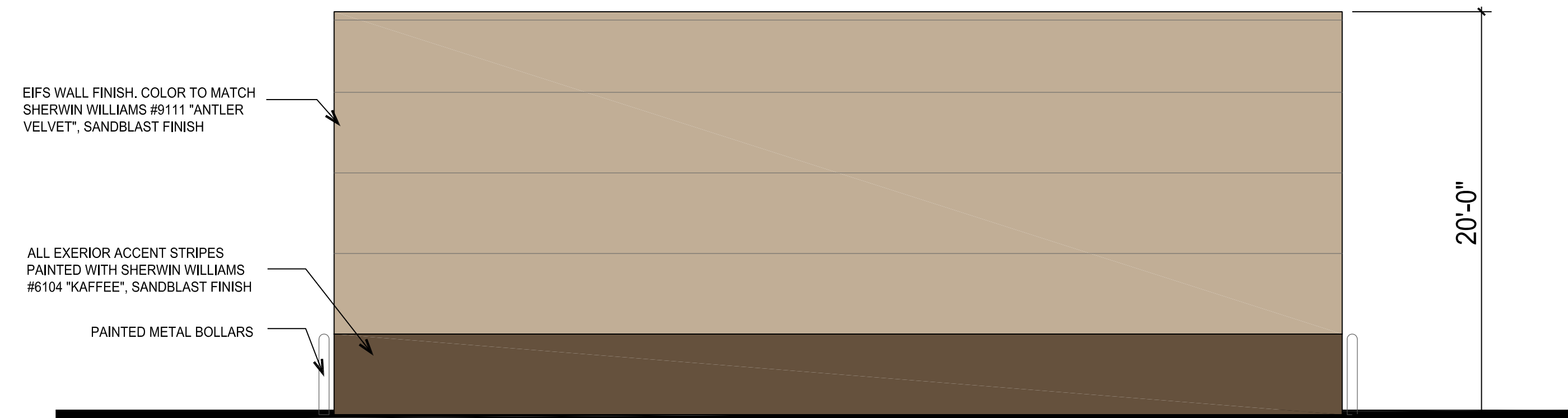


**2 EAST & WEST ELEVATIONS**  
 SCALE: 3/16" = 1'-0"

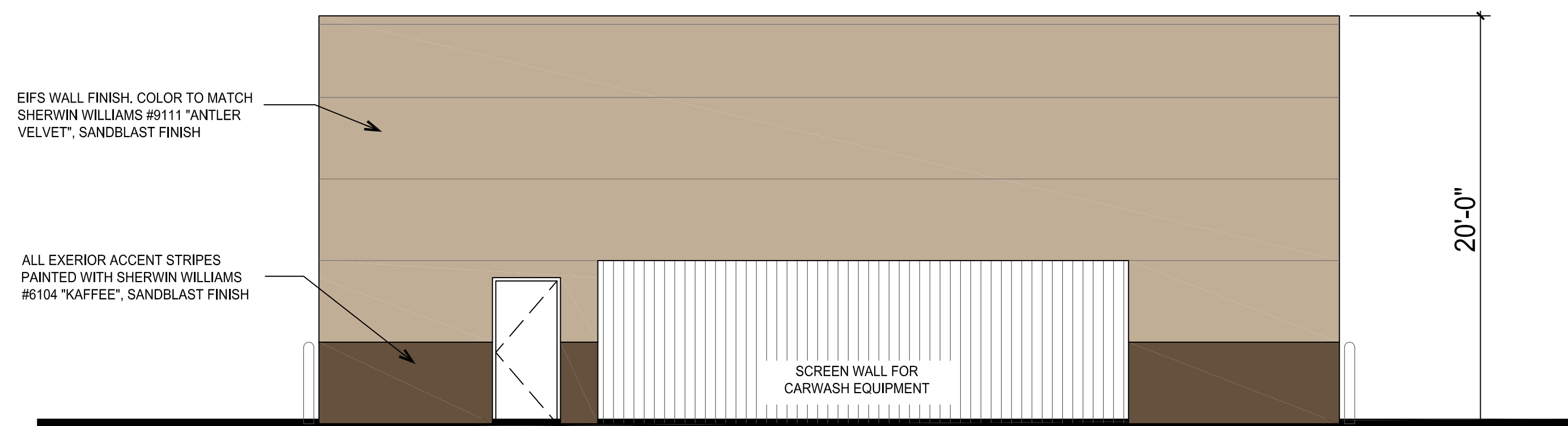


**KLINE HARDIN**

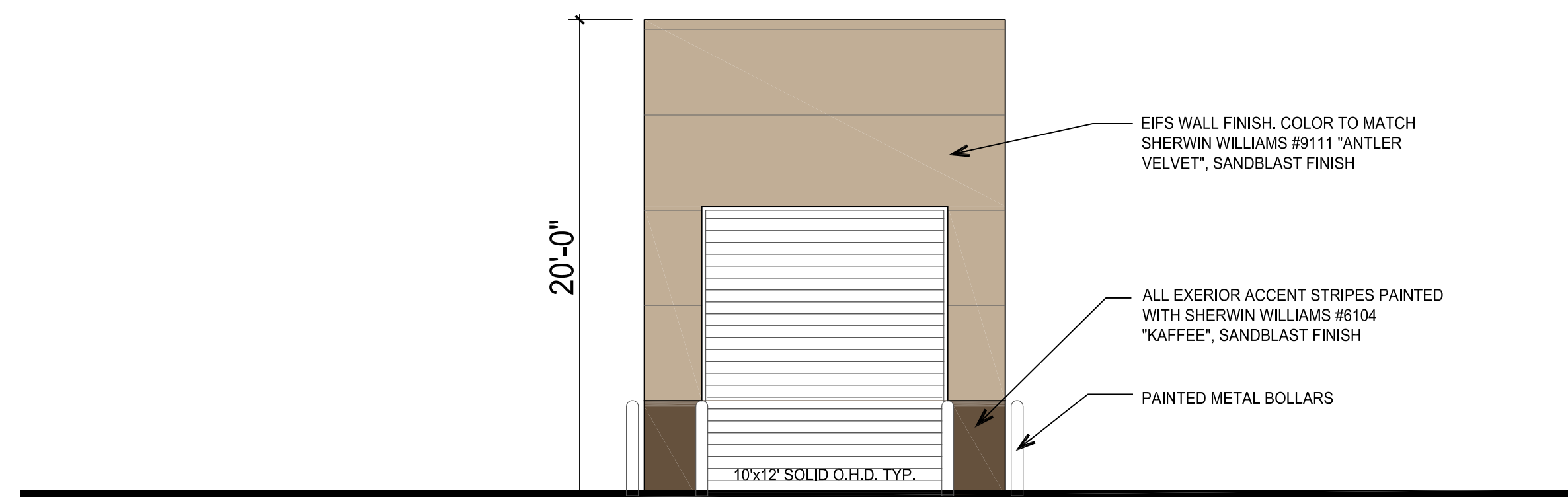
ARCHITECTURE · PLANNING · INTERIORS  
701 CANYON DRIVE · SUITE 110  
COPPELL · TX 75019  
972 · 331 · 5699



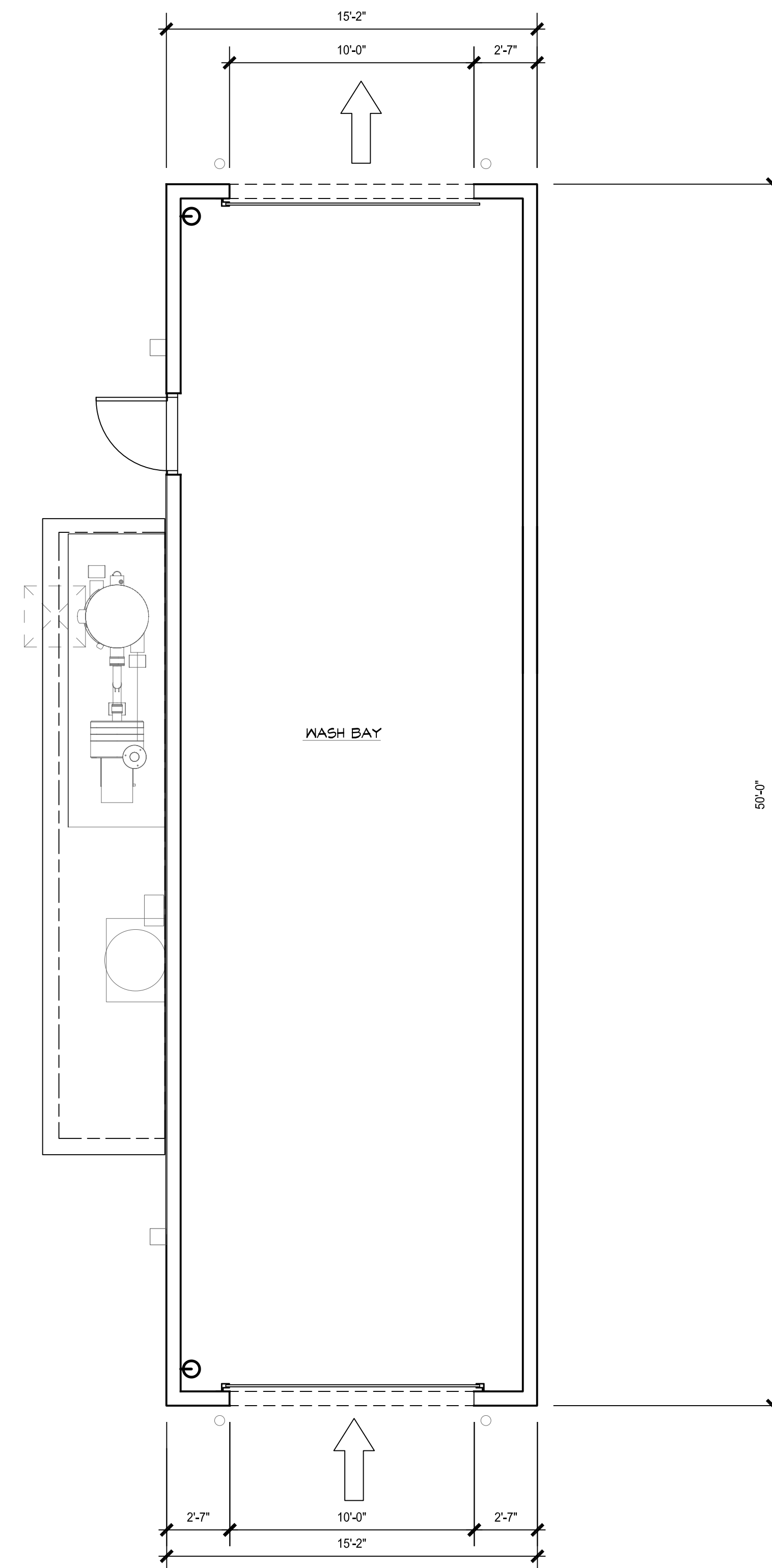
**2 SOUTH ELEVATION**  
SCALE: 3/16" = 1'-0"



**2 NORTH ELEVATION**  
SCALE: 3/16" = 1'-0"



**2 EAST & WEST ELEVATIONS**  
SCALE: 3/16" = 1'-0"



**1 FLOOR PLAN**  
SCALE: 3/16" = 1'-0"

**INCOMPLETE  
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DOCUMENTS**

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JAMES R. HARDIN, ARCHITECT  
TEXAS REGISTRATION NO. 11546  
DATE: 10/07/2021



**CLAY COOLEY  
HYUNDAI ROCKWALL**

**Carwash  
Building**

PROJECT  
**CLAY COOLEY HYUNDAI**  
ADDRESS  
**1540 INTERSTATE 30 E**  
CITY  
**ROCKWALL** STATE  
**TX**  
ZIP  
**75087**

**FLOOR PLAN &  
EXTERIOR  
ELEVATIONS**

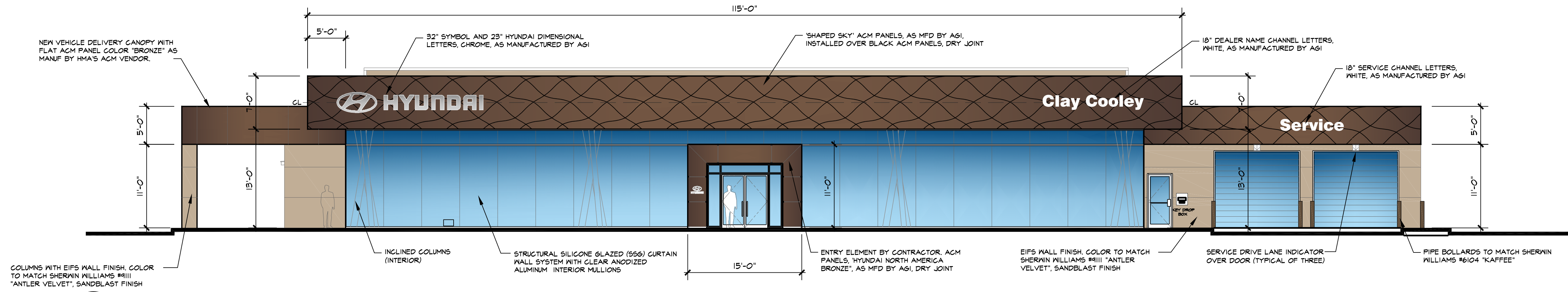
JOB NO. **21034**

DATE 11/16/2021 ISSUE FOR SUP Submittal DRAWN BY GJJ, JR

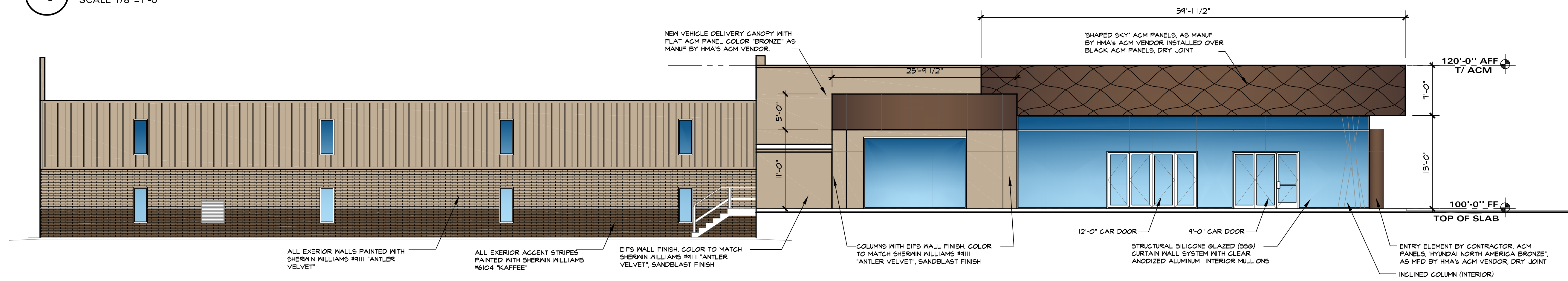
SHEET

**A4.01**

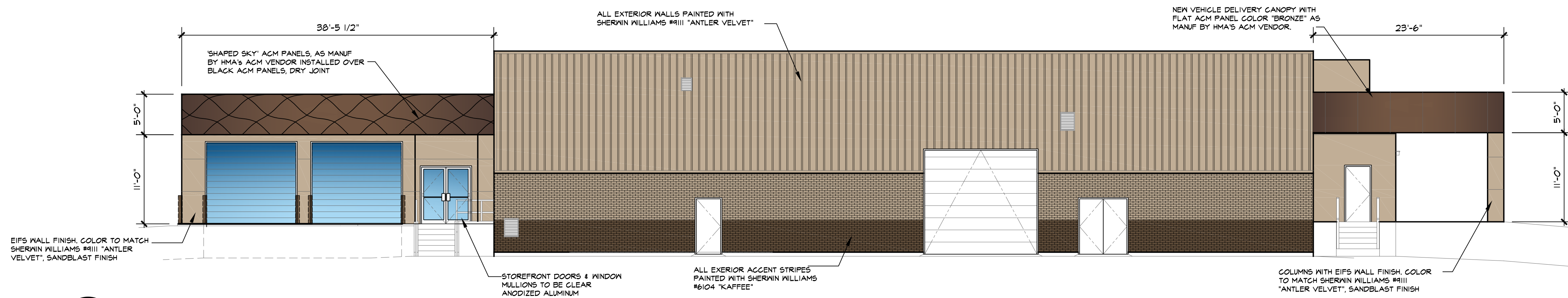




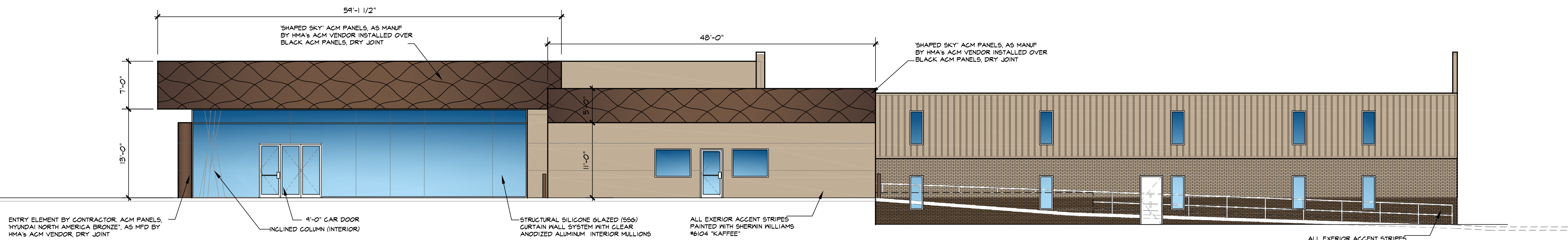
**4 NORTH ELEVATION**  
SCALE 1/8"=1'-0"



**3 EAST ELEVATION**  
SCALE 1/8"=1'-0"



**2 SOUTH ELEVATION**  
SCALE 1/8"=1'-0"



**1 WEST ELEVATION**  
SCALE 1/8"=1'-0"

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JAMES R. HARDIN, ARCHITECT  
TEXAS REGISTRATION NO. 11546  
DATE: 11/16/2021



**HYUNDAI**

**CLAY COOLEY HYUNDAI ROCKWALL**

**Showroom & Service**

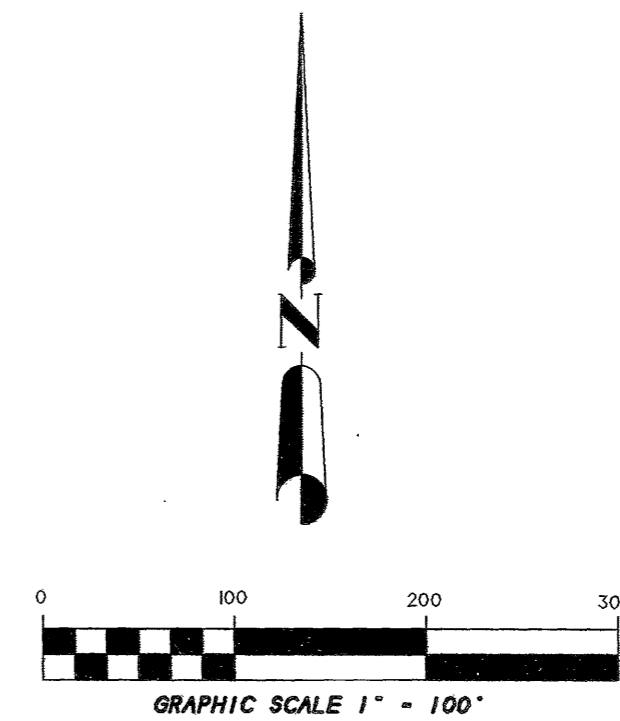
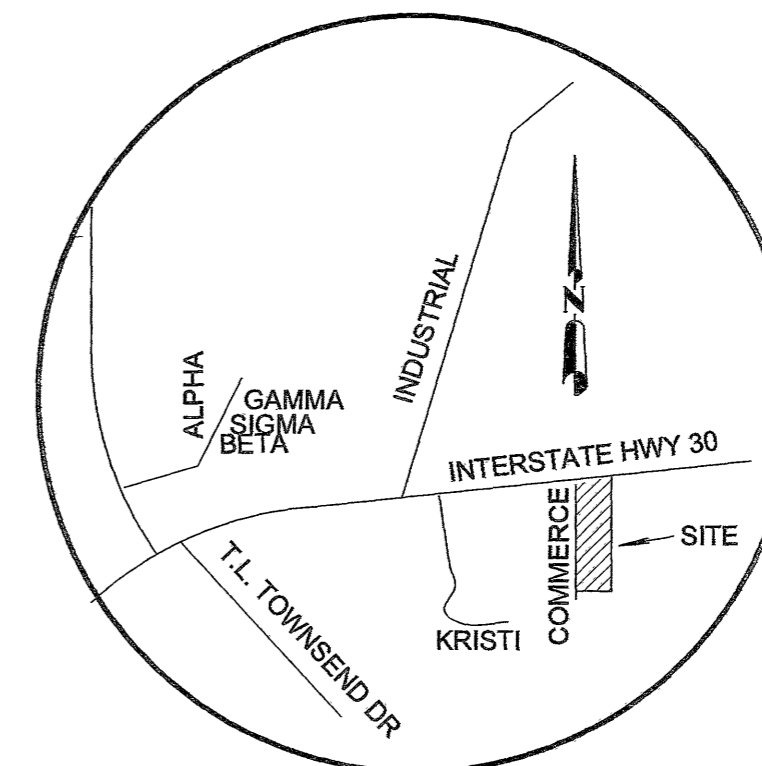
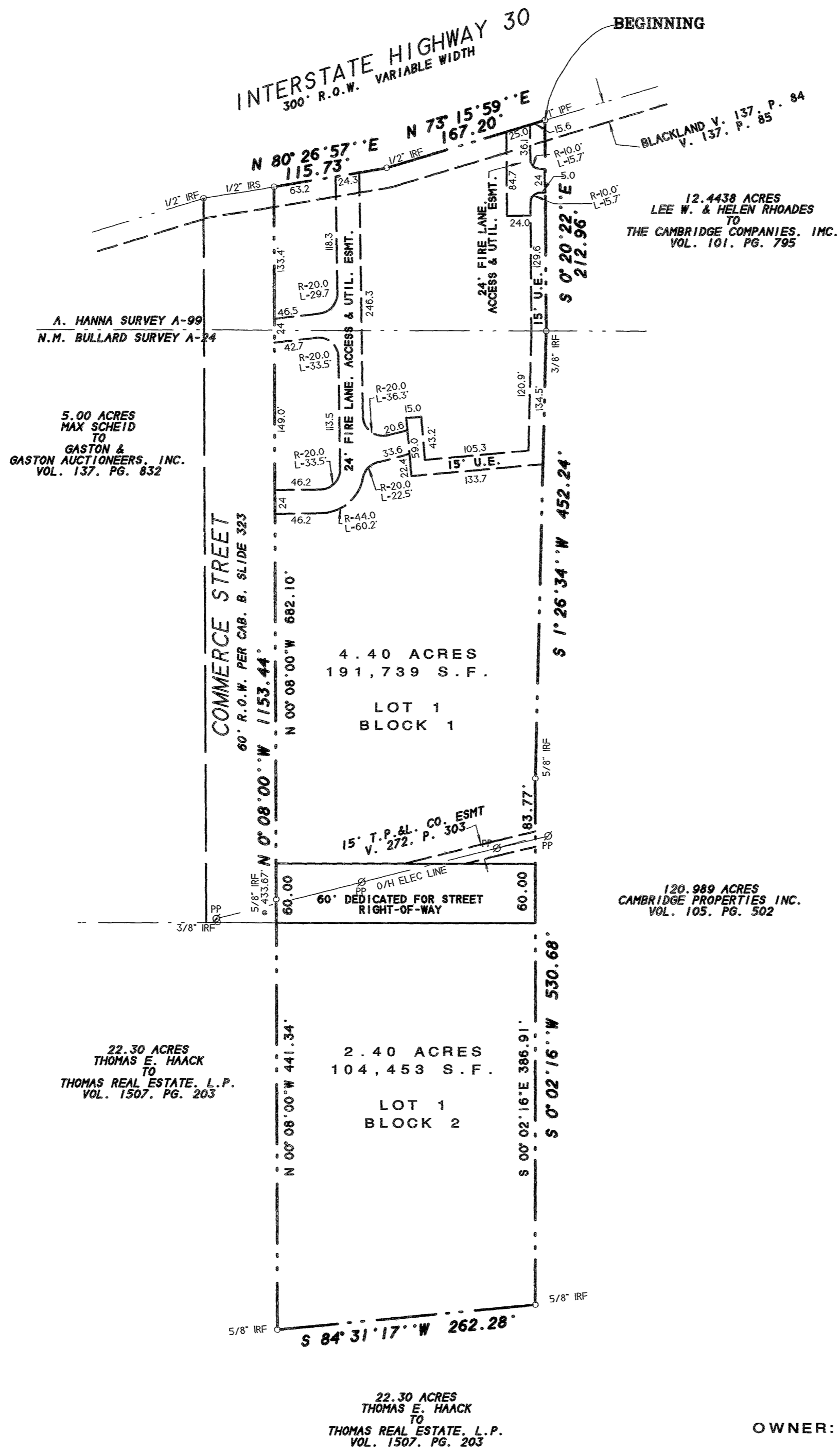
PROJECT: CLAY COOLEY HYUNDAI  
ADDRESS: 1540 INTERSTATE 30 E  
CITY: ROCKWALL STATE: TX ZIP: 75087

**EXTERIOR ELEVATIONS**

JOB NO. **21034**

DATE	ISSUE FOR	DRAWN BY
11/16/2021	SUP Submittal	GJJ, JR

SHEET



**F 379**

**00352717**

FILED FOR RECORD  
ROCKWALL CO., TEXAS

06 APR 26 PM 3:16

PAULETTE BURKS  
CO. CLERK

BY: \_\_\_\_\_ DEPUTY

**FINAL PLAT**  
**ROCKWALL RECREATIONAL**  
**ADDITION**

7.16 ACRES ( 2 LOTS )  
A, HANNA SURVEY, ABSTRACT NO. 99

CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER:

ROCKWALL I-30 CHURCH, L.P.  
1540 IH 30  
ROCKWALL, TEXAS 75032  
661-803-3320

SHEET 1 OF 2

- NOTES**
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 480547 0005 C dated June 16, 1992, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
  - 2) BEARING SOURCE: RECORDED DEED IN VOL. 428, P. 240, R.P.R.C.T.
  - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "R.S.C.I. RPLS 5034."

**RSC** LAND SURVEYING

1984 S. FM 551 ROYSE CITY, TX 75189 972-772-5434 PHONE 972-772-5443 FAX

SURVEY DATE MAY 18, 2005  
SCALE 1" = 100' FILE # 20031699P  
CLIENT RAND

CITY OF ROCKWALL

ORDINANCE NO. 12-11

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, AMENDING THE UNIFIED DEVELOPMENT CODE OF THE CITY OF ROCKWALL, TEXAS, AS PREVIOUSLY AMENDED, SO AS TO GRANT A SPECIFIC USE PERMIT (S-94), ALLOWING FOR A "MOTOR VEHICLE DEALERSHIP, NEW" ON AN 7.16-ACRE TRACT OF LAND KNOWN AS LOT 1, BLOCK 1, AND LOT 1, BLOCK 2, ROCKWALL RECREATIONAL ADDITION, AND MORE SPECIFICALLY DESCRIBED IN EXHIBIT "A"; PROVIDING FOR SPECIAL CONDITIONS; PROVIDING FOR A PENALTY OF FINE NOT TO EXCEED THE SUM OF TWO THOUSAND DOLLARS (\$2,000.00) FOR EACH OFFENSE; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.

**WHEREAS**, a Specific Use Permit allowing for a "Motor Vehicle Dealership, New" within the (LI) Light Industrial district, has been requested by Wayne Mershawn of Mershawn Architects, on an 7.16-acre tract of land known as Lot 1, Block 1, and Lot 1, Block 2, Rockwall Recreational Addition, and more specifically described in Exhibit "A"; and

**WHEREAS**, the Planning and Zoning Commission of the City of Rockwall and the governing body of the City of Rockwall, in compliance with the laws of the State of Texas and the ordinances of the City of Rockwall, have given the requisite notices by publication and otherwise, and have held public hearings and afforded a full and fair hearing to all property owners generally, and to all persons interested in and situated in the affected area and in the vicinity thereof, the governing body in the exercise of its legislative discretion has concluded that the Unified Development Code of the City of Rockwall should be amended as follows:

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS:**

**Section 1.** That the Unified Development Code of the City of Rockwall, as heretofore amended, be and the same is hereby amended so as to grant a Specific Use Permit allowing for a "Motor Vehicle Dealership, New" within the (LI) Light Industrial district on an 7.16-acre tract of land known as Lot 1, Block 1, and Lot 1, Block 2, Rockwall Recreational Addition, and more specifically described in Exhibit "A"; and

**Section 2.** That the Specific Use Permit shall be subject to the conditions set forth in **Article V, Section 5.3, Light Industrial District** of the City of Rockwall Unified Development Code (Ord. No. 04-38) as heretofore amended and as may be amended in the future, and shall be subject to the additional following additions:

1. Development of the "Motor Vehicle Dealership, New" shall comply with the conceptual site plan (Exhibit "A") and conceptual building elevations (Exhibit "B").
2. Installation of landscaping as required by the Unified Development Code in the buffers along I-30 and Commerce Street adjacent to Phase I.
3. The SUP shall expire if development has not commenced within three (3) years from the approval date of the SUP ordinance.

**Section 3.** That the official zoning map of the City be corrected to reflect the changes in zoning described herein.

**Section 4.** That all ordinances of the City of Rockwall in conflict with the provisions of this

ordinance be, and the same are hereby repealed to the extent of that conflict.

**Section 5.** Any person, firm, or corporation violating any of the provisions of this ordinance shall be deemed guilty of a misdemeanor and upon conviction shall be punished by a penalty of fine not to exceed the sum of TWO THOUSAND DOLLARS (\$2,000.00) for each offence and each and every day such offense shall continue shall be deemed to constitute a separate offense.

**Section 6.** If any section, paragraph, or provision of this ordinance or the application of that section, paragraph, or provision to any person, firm, corporation or situation is for any reason judged invalid, the adjudication shall not affect any other section, paragraph, or provision of this ordinance or the application of any other section, paragraph or provision to any other person, firm, corporation or situation, nor shall adjudication affect any other section, paragraph, or provision of the Unified Development Code No. 04-38 of the City of Rockwall, Texas, and the City Council declares that it would have adopted the valid portions and applications of the ordinance without the invalid parts and to this end the provisions for this ordinance are declared to be severable.

**Section 7.** That this ordinance shall take effect immediately from and after its passage and the publication of the caption of said ordinance as the law in such cases provides.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, this 18<sup>th</sup> day of June, 2012.**

  
\_\_\_\_\_  
David Sweet, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Kristy Ashberry, City Secretary

**APPROVED AS TO FORM:**

  
\_\_\_\_\_  
Pete Eckert, City Attorney

1st Reading: 05-07-12

2nd Reading: 06-18-12

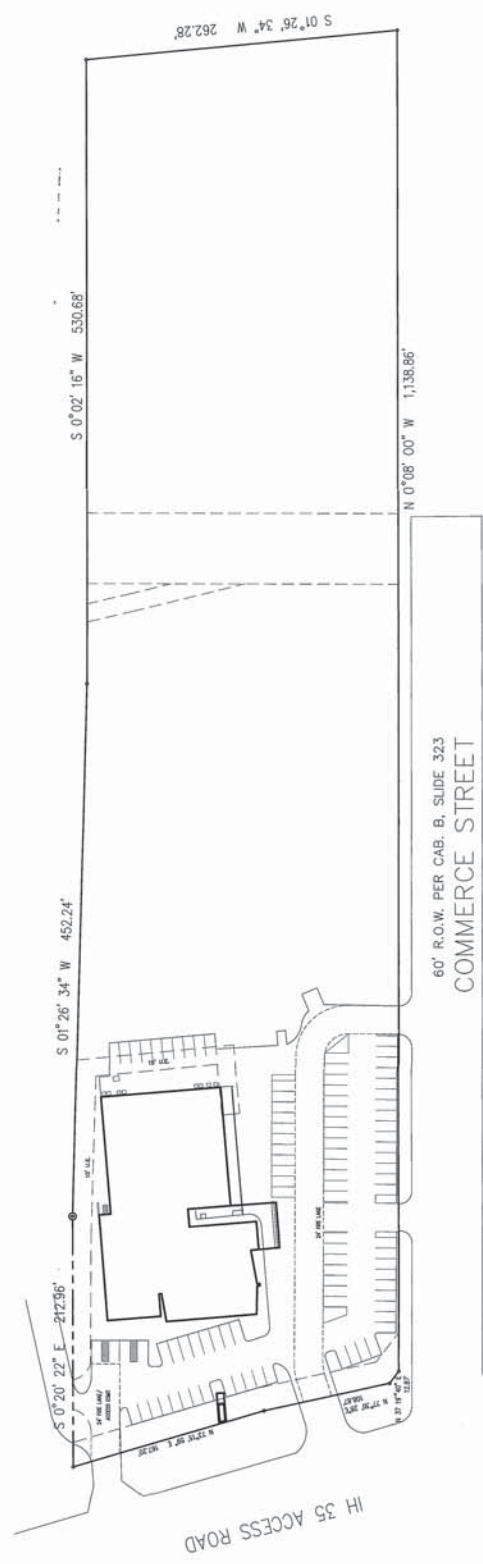


No.	Date	Revision

**SITE PLAN**  
 HYUNDAI DEALERSHIP  
 ROCKWALL, TEXAS

Scale:	1" = 50'-0"
Date:	04/20/07
Project No.:	12054
Designed by:	DM
Drawn by:	DM
Checked by:	DM
Sheet:	A1
Of:	02

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.

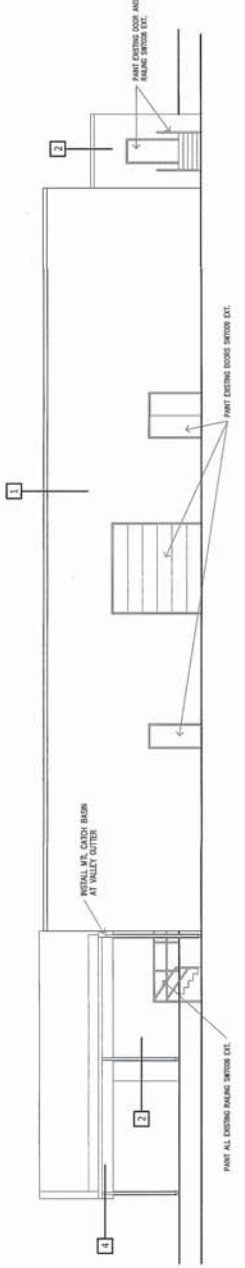


**PRICING & CONSTRUCTION**

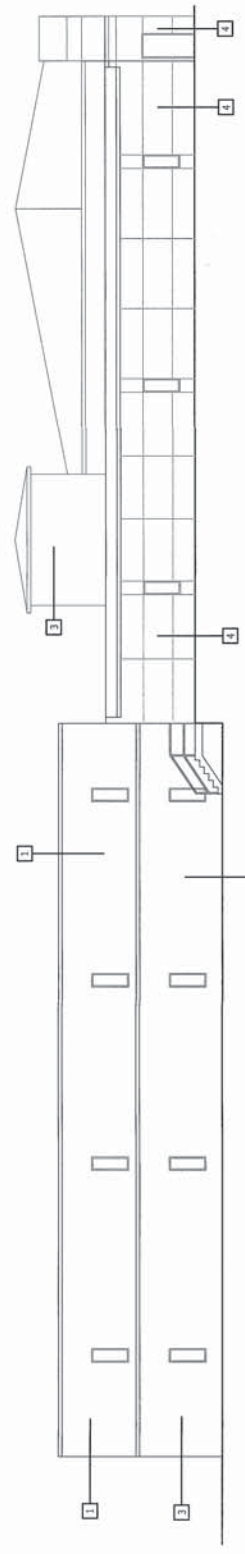
- GENERAL NOTES:**
1. THESE DRAWINGS ARE UNDIMENSIONED IN REGARDS TO THE FINISH GRADE. CONTRACTOR SHALL VERIFY ALL FINISH GRADES AND ELEVATIONS AND MAKE ANY NECESSARY ADJUSTMENTS TO COMPLETE THE SYSTEM.
  2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL NECESSARY TITLES TO FINISH A COMPLETE OPERATIONAL SYSTEM.
  3. CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES AND STRUCTURES ON THE PROJECT. CONTRACTOR SHALL COMPLETE THE PROTECTION AT HIS OWNERSHIP COST.
  4. AFTER BIDS ARE TYPED IN, THE CONTRACTOR SHALL COMPLETE THE PROTECTION AT HIS OWNERSHIP COST.

No.	Date	By	Revision

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



**REAR ELEVATION**



**LEFT SIDE ELEVATION**

**FINISH LEGEND**

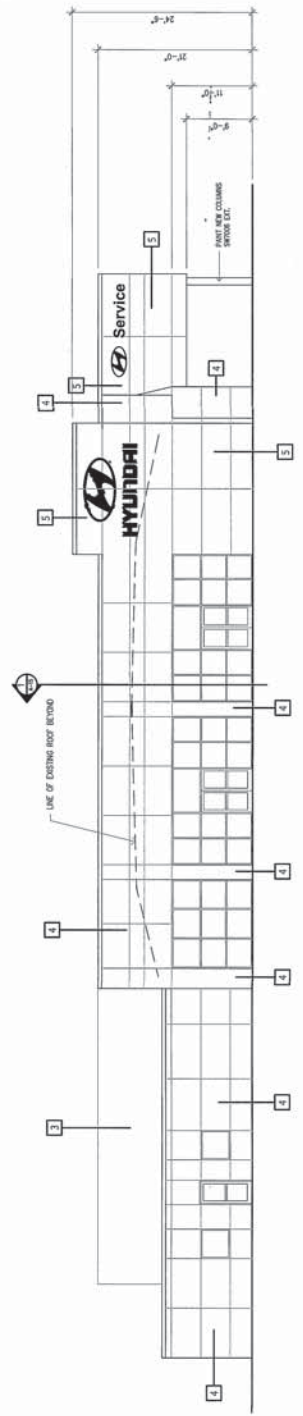
1	EXISTING TO REMAIN
2	PAINT EXISTING BRICK SHERMAN WALLINGS EXTRA WHITE SPINDOS EXTERIOR
3	PAINT EXISTING BRICK SHERMAN WALLINGS EXTRA WHITE SPINDOS EXTERIOR
4	PAINT NEW STUCCO SHERMAN WALLINGS EXTRA WHITE SPINDOS EXTERIOR
5	PAINT NEW STUCCO SHERMAN WALLINGS EXTRA WHITE SPINDOS EXTERIOR

NOTE:  
 ALL WALLS TO BE FINISHED WITH STUCCO AND PAINTED TO MATCH EXISTING FINISHES.

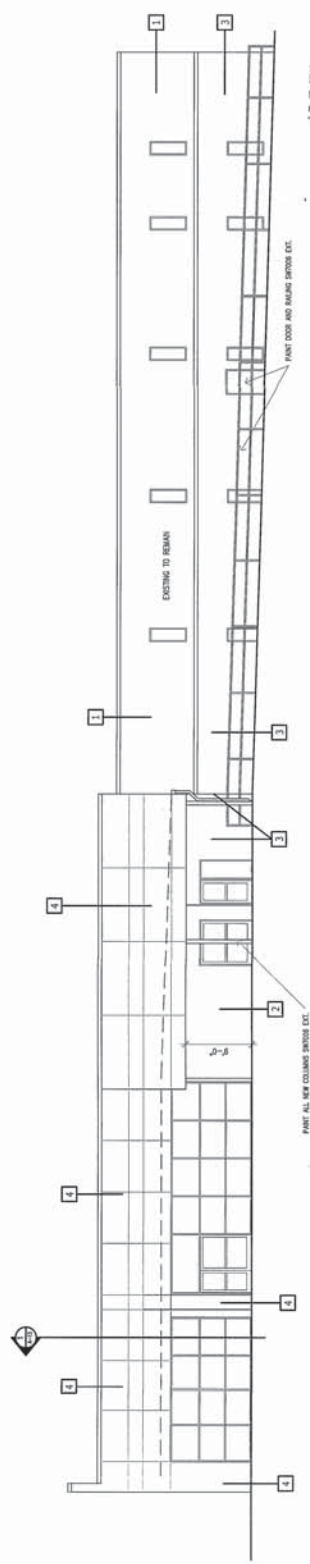
**PRICING & CONSTRUCTION**  
**GENERAL NOTES:**  
 1. THESE DRAWINGS AND DIAGRAMS ARE TO BE USED TO INDICATE EACH AND EVERY ITEM NECESSARY TO COMPLETE THE SYSTEM.  
 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.  
 3. CONTRACTOR SHALL BE RESPONSIBLE TO THE ARCHITECT FOR THE ACCURACY OF THE INFORMATION PROVIDED IN THESE DRAWINGS.  
 4. AFTER BIDS ARE TENDED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEM AS SHOWN ON THESE DRAWINGS.

No.	Date	Revision	By

CONTRACTOR TO VERIFY PLANS AND TO VISIT SITE AND NOTIFY MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.



**FRONT ELEVATION**



**RIGHT SIDE ELEVATION**

**FINISH LEGEND**

1	EXISTING TO REMAIN
2	PAINT EXISTING BRICK SYSTEMS WILLIAMS EXTRA WHITE SPANCO EXTENDER
3	PAINT EXISTING BRICK SYSTEMS WILLIAMS EXTRA WHITE SPANCO EXTENDER
4	PAINT NEW STUCCO SYSTEMS WILLIAMS EXTRA WHITE SPANCO EXTENDER
5	PAINT NEW STUCCO SYSTEMS WILLIAMS EXTRA WHITE SPANCO EXTENDER

NOTE: ALL FINISH SYSTEMS SHALL BE BY THE MANUFACTURER'S RECOMMENDED METHOD.

**PRICING & CONSTRUCTION**

- GENERAL NOTES:**
- THESE DRAWINGS ARE OMBASMAN TO IN INDICATE LOCAL AND STATE REGULATIONS NECESSARY TO COMPLETE THE SYSTEM.
  - IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL CONDITIONS AND MAKE ALL NECESSARY ADJUSTMENTS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
  - CONTRACTOR SHALL BE RESPONSIBLE TO THE ATTENTION OF THE ARCHITECT (OR CONTRACTOR) FOR ANY CHANGES TO THE SYSTEM AND SHALL BE RESPONSIBLE FOR THE CONTRACTOR SHALL COMPLETE THE SYSTEM AT HIS OWNERS RISK.
  - CONTRACTOR SHALL COMPLETE THE SYSTEM AT HIS OWNERS RISK.