



# 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) †
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) †
- FINAL PLAT (\$300.00 + \$20.00 ACRE) †
- REPLAT (\$300.00 + \$20.00 ACRE) †
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE) †
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) †
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) †
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) †

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

† 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 **823 E. Interstate 30 Rockwall, TX 75032**

SUBDIVISION **Rockwall Market Center East**

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

GENERAL LOCATION **I-30 & Mims Road**

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

CURRENT ZONING **Commercial** CURRENT USE **Shopping Center**

PROPOSED ZONING **Commercial** PROPOSED USE **Office**

ACREAGE **0.636** LOTS [CURRENT] **2** LOTS [PROPOSED] **3**

**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 **Kohl's Dept Stores**

APPLICANT **Carroll Architects, Inc.**

CONTACT PERSON **Eric Borkenhagen**

CONTACT PERSON **Jeff Carroll**

ADDRESS **N56 W. 17000 Ridgewood Dr.**

ADDRESS **750 E. Interstate 30  
Suite 110**

CITY, STATE & ZIP **Menomonee Falls, WI. 53051**

CITY, STATE & ZIP **Rockwall, Texas 75087**

PHONE **262-703-7000**

PHONE **214-632-1762**

E-MAIL **eric.borkenhagen@kohls.com**

E-MAIL **jc@carrollarch.com**

## NOTARY VERIFICATION [REQUIRED]

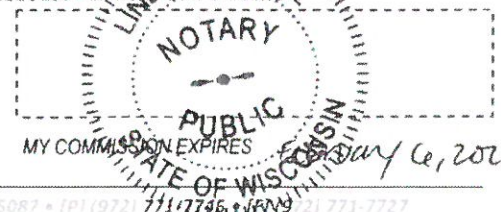
BEFORE ME THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ERIC BORKENHAGEN [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING

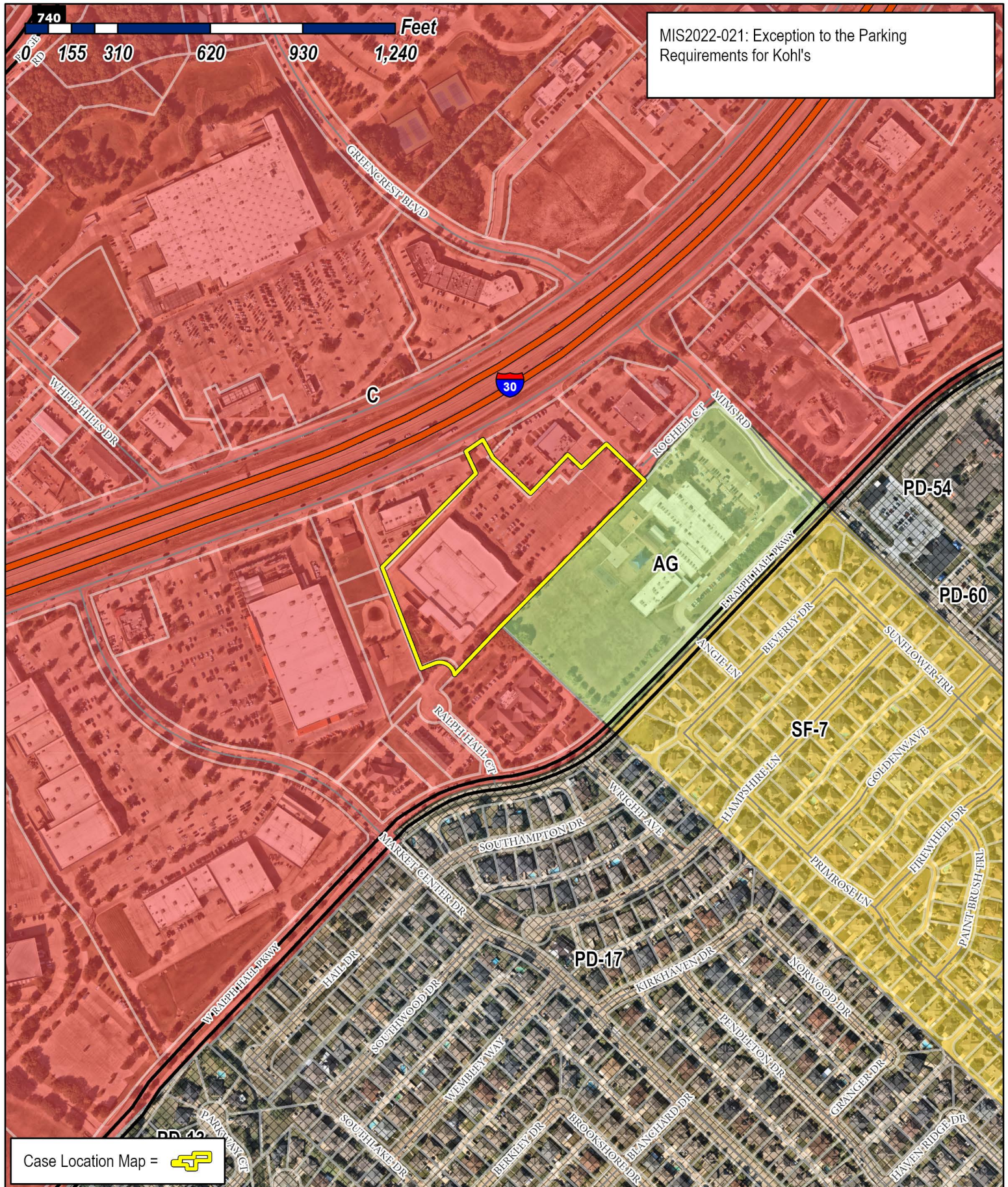
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT AND THE APPLICATION FEE OF \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 20\_\_\_\_ BY 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 UNPUBLISHED 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 8 DAY OF November 2022


OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





MIS2022-021: Exception to the Parking Requirements for Kohl's

Case Location Map = 



# City of Rockwall

Planning & Zoning Department  
 385 S. Goliad Street  
 Rockwall, Texas 75087  
 (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.



# Kohl's Department Stores, Inc

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Eric N. Borkenhagen, P.E.  
(262) 703-6014  
Fax: (262) 703-7105  
eric.borkenhagen@kohls.com

November 7, 2022

Bethany Ross  
City of Rockwall- Planning & Zoning  
385 S Goliad St  
Rockwall TX 75087

**Re:** Kohl's Department Store  
Potential Vet Clinic Outparcel

To whom it may concern:

It is Kohl's Department Stores understanding that a variance is needed as it relates to required parking counts at our Rockwall TX store, at 823 E Interstate 30, to allow for a potential veterinary clinic in front of this store. Kohl's understands and agrees that we would be left with 259 parking stalls to serve our store if this development occurred. It is our understanding that the operating documents for the shopping center allow for shared parking between the tenants within the shopping center. We have no issues with the developer of the vet clinic requesting to be on the next Planning & Zoning agenda as part of the approval of their project. Thank you for your time on this matter and we do appreciate being a part of your community.

Sincerely,



Kohl's Department Stores, Inc.  
Eric Borkenhagen  
Real Estate Manager

## Jeff Carroll

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**From:** Jeff Carroll  
**Sent:** Friday, November 4, 2022 4:53 PM  
**To:** [bross@rockwall.com](mailto:bross@rockwall.com)  
**Subject:** Kohl's Parking issue

Bethany,

The square footage breakdown

Retail – 76,202 SF / 250 SF = 304.80

Office – 3,531 SF / 300 SF = 11.77

Whse – 13,111 SF / 1000 = 13.11

Total Parking required = 329. 68 (330 Spaces)

Total on site = 259 Spaces

Vet clinic has (19) extra spaces

Total spaces for variance = 52 spaces

Let me know if this is what you think we need to show. If not please mark up and I'll send to them.

Thx,  
JC



Jeffrey Carroll, Architect

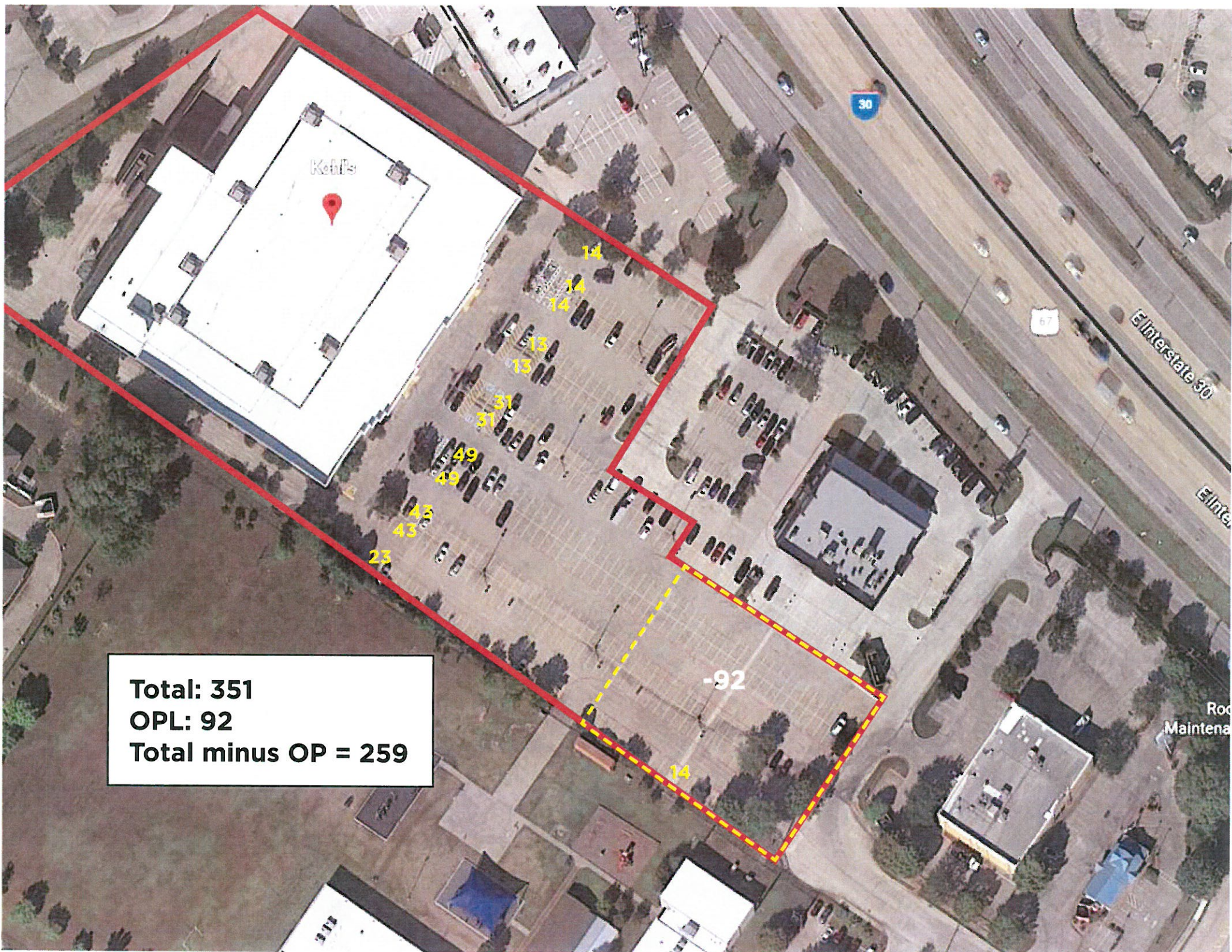
**Carroll Architects, Inc.**

750 E. Interstate 30, Ste. 110

Rockwall, Texas 75087

T. 972.732.6085

C. 214.632.1762



**Total: 351**  
**OPL: 92**  
**Total minus OP = 259**

Kohl's

30

67

Interstate 30

Rod  
Maintena

-92

23

43

45

49

49

31

31

13

13

14

14

14

14

14

14

**IRRIGATION PERFORMANCE NOTES**

- All equipment reference Toro equipment catalog unless otherwise indicated.
- LAWN SPRAY HEADS are 570C-4P installed per detail.
- SHRUB SPRAY HEADS ARE Toro 570C-12P installed as per detail.
- ELECTRIC CONTROL VALVES shall be 1000K installed per detail shown. Size valves as shown on plans. Valves shall be installed in valve boxes large enough to permit manual operation, removal of solenoid and/or valve cover without any earth excavation.
- QUICK COUPLER VALVES shall be VDT5R installed as per detail shown. Swing joints shall be constructed using 3/4" sch. 80 elbows. Contractor shall supply owner with three (3) couplers and three (3) hose swivel ends.
- AUTOMATIC CONTROLLER shall be installed at location shown. Power (120V) shall be located in a junction box within five feet (5') of controller location by other trades.
- All 24 volt wiring is to be UF 14 single conductor. All wire splices are to be permanent and waterproof.
- SLEEVES shall be installed by General Contractor. Sleeve material shall be Sch. 40. Sizes as indicated on plans.
- Ten days prior to start of construction, contractor shall verify static water pressure. If static pressure is less than 50 PSI, do not start work, until notified to do so by owner.
- All mainline and lateral piping shall have a minimum of 12" of cover. All piping under paving shall have a minimum of 18" of cover.
- The irrigation contractor shall coordinate installation of the system with the landscape contractor so that all plant material will be watered in accordance with the intent of the plans and specifications.
- The irrigation contractor shall select proper arc and radius for each nozzle to insure 100% and proper coverage of all lawn and plant material. All nozzles in parking lots and planting beds shall be low angle to minimize overspray on pavement surfaces.

**IRRIGATION PERFORMANCE SPECIFICATIONS**

- The contractor shall submit irrigation system head layout and materials list to architect for review and approval prior to installation.
- Plans shall be drawn to the same scale as this plan.
- Contractor shall provide as-built record drawings of the completed irrigation system to the owner prior to final payment.
- Square head spacing of heads shall not be permitted. Contractor shall use triangular head spacing in all cases.
- The general contractor shall provide the electrical to 120-volt site of the electrical controller. Irrigation contractor to make connections as required.
- The general contractor shall provide the water connection specified on the plans.
- The irrigation contractor shall coordinate location and size of meter required. Irrigation contractor shall attach to the meter and begin the work.
- The irrigation contractor shall select the proper arc and radius for each nozzle to provide 100% coverage of all landscape areas shown on site.
- The irrigation system shall conform with all local city and county codes and ordinances.
- Irrigation contractor shall verify and exercise extreme care in excavating and working near existing trees, power lines, above and below ground, existing utilities, and abandoned utility areas.
- Irrigation and landscape contractor to verify all existing utilities services on site prior to beginning work. If any question as to location arises notify architect and owner.
- The irrigation sleeves required are by the General contractor and are located on this plan and shall be coordinated by the contractor with the Civil Engineering plans.

**LANDSCAPE IRRIGATION WARRANTY**

- From the time of final acceptance and payment of the completed work.
- Irrigation system shall be warranted for one year parts and labor.

**LEGEND**

- Landscape contractor shall warrant all plant material for a period of one year.
- 1-DBH PLANT MATERIAL KEY  
PLANT SYMBOL - QUANTITY
- 4" P.V.C. IRRIGATION SLEEVE  
SEE DETAIL

**EXISTING 60' ROADWAY EASEMENT**

**SOIL AMENDMENT NOTES**

- Soil Amendment "A" For Shrub and Ground Cover Beds (General)
- Free to soil amend. The sub-grade shall be 6" below finish grade to allow for the following amendments and fertilizer. The layer of soil amendments shall be 4" deep with a layer of mulch 2" deep as specified, leaving a finish grade 2" below the adjacent paved areas. Excavation and/or fill may be required to achieve these grades.
  - Application Rates for Soil Amendments:
    - Organic Soil Conditioner - 2" layer
    - Fertilizer - 10 lbs./1,000 sq. ft. of bed area
    - Fertilizer - 10 lbs./1,000 sq. ft. of bed area
  - Amendments shall be uniformly spread and thoroughly cultivated to a light and friable consistency, by means of a mechanical rototiller into the top 2" of sub-grade which will make a bed of approximately 4" depth of amended soil.

- Soil Amendment "C" Prepared back fill for Trees and Large Shrubs (3 gallon and larger)
- Backfill material to back fill provide tree area and gravel.
    - Topsoil - 3 parts
    - Peat moss - 1 part
    - Sharp sand - 1 part

**Soil Amendment "E" Soil Preparation for Lawn and Grass Areas**

- Pre-plant weed control Roundup to be applied uniformly to treat for weeds.
- Soil amendments for lawn and grass areas:
  - For hydro-seeding preparation and soil soil operations.
  - Prior to soil amending, the sub-grade shall be 2" below each grade to allow for the following amendments and fertilizer. The layer of soil amendments shall be 4" deep, leaving a finish grade 1" below the adjacent paved areas. Excavation and/or fill may be required to achieve these grades.

**Application Rates for Soil Amendments**

- Topsoil - 12" layer in 400 sq. ft. of bed area
- Fertilizer - 10 lbs./1,000 sq. ft. of bed area
- Amendments shall be uniformly spread and thoroughly cultivated to a light and friable consistency, by means of a mechanical rototiller into the top 2" of sub-grade which will make a bed of approximately 4" depth of amended soil.

**T H PRITCHETT / ASSOCIATES**

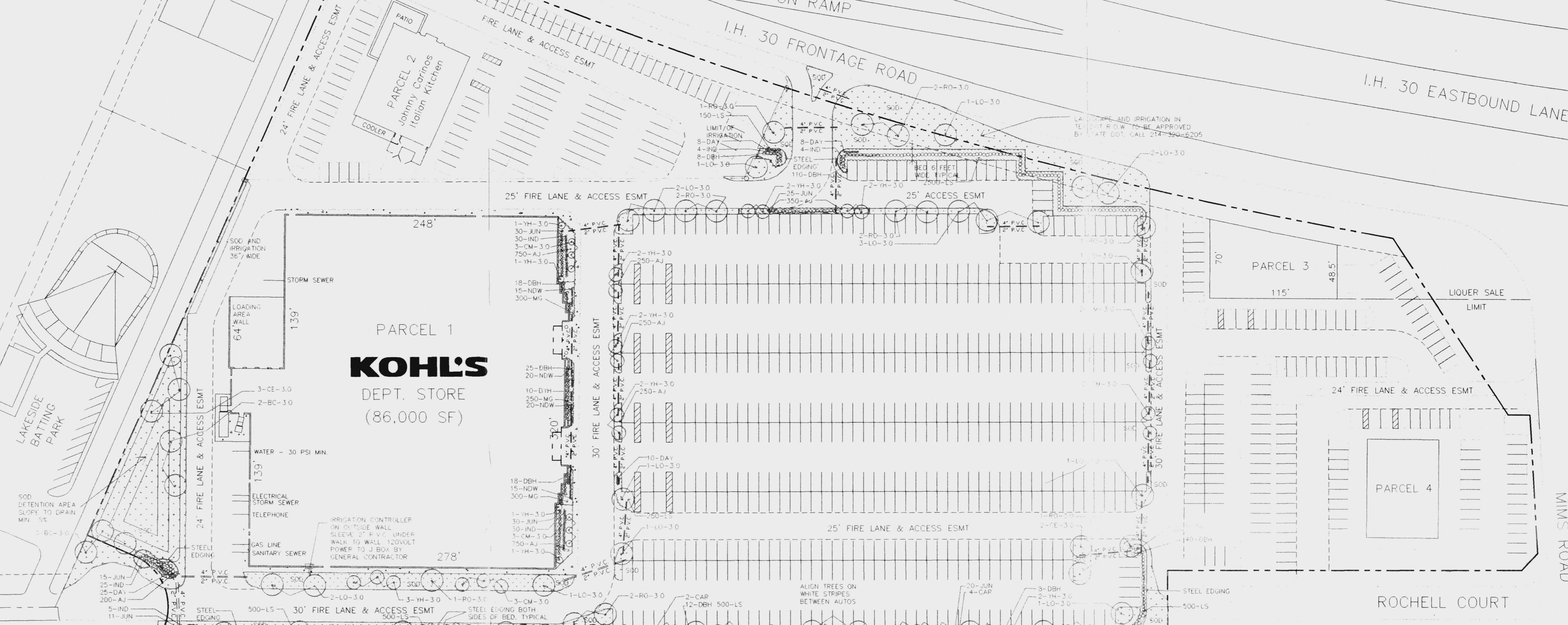
LANDSCAPE ARCHITECTURAL DESIGN AND SITE PLANNING  
3017 WESTMINSTER DRIVE FARMERS BRANCH, TEXAS 75234  
972-484-7373 FAX 972-484-1230  
TOM @ LANDDESIGNPLAN.COM



**PSA ENGINEERING**  
17400 DALLAS PARKWAY, SUITE 110  
DALLAS, TEXAS 75287  
(972) 248-9651 FAX (972) 248-9681

DESIGN: TOM PRITCHETT  
DRAWN: THP  
CHECKED: TOM PRITCHETT  
PSA PROJECT NO: 9812  
SCALE: 1"=60'

HOME DEPOT



**LANDSCAPE NOTES**

- Contractor shall be responsible for being familiar with all underground utilities, pipes, and structures. Contractor shall have sole responsibility for any cost incurred due to damage of said utilities.
- Contractor shall not willfully proceed with construction as designed when it is obvious that unknown obstructions and/or grade differences exist that have not been known during design. Such conditions shall be immediately brought to the attention of the Landscape Architect at 1922-484-7373. The Contractor shall assume full responsibility for all necessary revisions due to failure to give such notification.
- Contractor shall be responsible for any coordination with General Contractor and Subcontractors as required to accomplish planting operations.
- If conflicts arise between size of areas and plans, Contractor is to contact Landscape Architect prior to installation. Failure to make such conflicts known to the Landscape Architect will result in Contractor's liability to relocate the materials.
- All plant material shall be approved by the Landscape Architect and Owner prior to installation.
- All plant material shall be subject to the approval of the Landscape Architect and Owner.
- Contractor shall notify Landscape Architect 48 hours prior to commencement of work to coordinate project inspection schedules. See specifications for observation schedules.
- Contractor is responsible for maintaining all shrub and ground cover areas in a weed-free, debris-free, and burn-free condition. All bermuda shall be dug out by the roots and removed from the site.
- All planting areas shall slope away from buildings towards the area drains at a 2% minimum slope. Finish grade shall be 1" below finish paving surface in adjacent lawn areas and 2" in shrub areas. Some soil elevation may be required to accomplish finish grade. (See soil preparation specifications).
- Crown of all plant root systems shall be slightly higher after setting adjacent soil.
- See details and specifications for staking and guying methods, plant pit dimensions and back fill requirements. Contractor shall be responsible for the tree's stability for the duration of the warranty period.
- Shrubs, groundcovers, and seasonal color shall be triangularly spaced at spacing shown on plant list and shall receive a 2" layer of bark mulch.
- All ground covers to be held back 12" from edge of shrub planting areas and 6" from edge of paving.
- Seasonal color will be selected by the Landscape Architect prior to the installation time. If conflicts arise between size of areas and plans, Contractor is to contact Landscape Architect for resolution. Failure to make such conflicts known to the Landscape Architect will result in Contractor's liability to reduce the materials.
- Slope areas shall not have planting installed until all gullies to ruts have filled in with adjacent soil and compacted.
- Landscape Contractor to receive site graded to 1.0 of 1" of finish grade.
- It is the Contractor's responsibility to furnish plant materials free of pest or plant disease.
- It is the Contractor's obligation to warranty all plant materials for 365 days from final completion date.

(FUTURE)

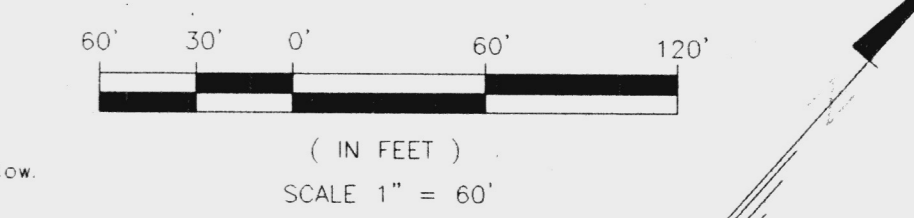
**PLANT LIST**

SYMBOL	PLANT NAME	BOTANICAL NAME	SIZE	HEIGHT	SPREAD
LD-30	Live Oak	Quercus virginiana	3" cal	10-12 ft.	4-5 ft.
RD-30	Red Oak	Quercus shumardii	3" cal	10-12 ft.	4-5 ft.
BC-30	Bald Cypress	Taxodium distichum	3" cal	10-12 ft.	4-5 ft.
LC-30	Leland Cypress	Cupressocyparis leylandii	3" cal	10-12 ft.	4-5 ft.
CE-30	Cedar Elm	Ulmus crassifolia	3" cal	10-12 ft.	4-5 ft.
YH-30	Youpon Holly	Ilex vomitoria	3" cal	8-10 ft.	4-5 ft.
CM-30	Crempe Myrtle	Lagerströmia indica, red	3" cal	8-10 ft.	4-5 ft.
SAV	Savanna Holly	Ilex savana	2 1/2" cal	6 ft.	4 ft.
CAR	Cherry Laurel	Prunus caroliniana	2 1/2" cal	6 ft.	4 ft.
DBH	Dwarf Burford Holly	Ilex cornuta burfordiana	5 gal.	18"	18"
NDF	Dwarf Nandina	Nandina domestica 'nana'	1 gal.	12"	12"
JUN	Pfitzer Juniper	Juniperus chinensis	5 gal.	18"	18"
DYH	Dwarf Youpon Holly	Ilex vomitoria 'nana'	3 gal.	18"	18"
IND	Indian Hawthorne	Raphanopholis indica	5 gal.	18"	18"
MG	Morley Grass	Phragmites japonicus	4" pots	12"	as shown
AJ	Asian Jasmine	Trachelospermum asiaticum	4" pots	12"	as shown
LS	Liriope Spicata	Liriope spicata	4" pots	12"	as shown
LH	Liriope	Liriope muscari 'ignita'	4" pots	12"	as shown
SCA	Seasonal Color	Selected for season by LA	4" pots	12"	as shown
DAY	Daylily	Heemerocallis spp. Red	4" pots	12"	as shown
GRASS TYPES					
SDD	Bermuda Grass	Solid Sod, bermuda grass			

**LANDSCAPE GENERAL NOTES CITY OF ROCKWALL, TEXAS**

- SECTION 20-26 MANDATORY PROVISIONS
- LANDSCAPE BUFFER STRIP: The site is not adjacent to a residential zoning district. There is an Elementary School to the south provided is a living screen.
  - SCREENING OF OFF STREET LOADING DOCKS: The off street loading area is screened with a fence.
  - ACCEPTABLE LANDSCAPE MATERIALS: All large trees used to meet this ordinance are 3" caliper and greater.
  - PROTECTION OF LANDSCAPE AREAS: All landscape areas are protected by concrete curbs.
  - IRRIGATION REQUIREMENTS: All required landscape on site is irrigated by an auto-matic under ground irrigation system. See performance specifications.
  - SCREENING FROM RESIDENTIAL USES: There are no adjacent residential uses.
  - STREET LANDSCAPING: The site is adjacent to I.H. 30 and the 10 foot buffer strip is not required. The other road edges have a 10 foot buffer strip.
  - Right of way Landscape Requirements: The landscape area between the I.H. 30 curb and site property line is landscaped with sod. The grading and irrigation of this area is to be completed in the plans as shown.
  - The irrigation plans shall be provided to the City by the selected contractor for approval and double check inspection.
  - PARKING LOT LANDSCAPING: The parking lot is landscaped with over 10,615 sq. ft. or over 5% landscape as shown.
  - SCREENING TRASH DUMPSTERS: The dumpsters are screened and behind wooden gates.
  - CREDIT FOR B.M.W. LANDSCAPING: The landscape area in the B.M.W. on all roads is landscaped and irrigated.
  - DIMENSIONS OF LANDSCAPE: The landscape areas are as shown. No planting areas is less than five feet wide.
  - REQUIRED LANDSCAPE: The minimum landscape area for this site is illustrated at 10%. The reduction from 15% is below the site is 292,057 square feet and over 44,264 square feet are provided. The plan shows over 11% landscape.
  - The minimum landscape area for commercial uses is 10% including credits.
  - The site has 515 total parking spaces. 1 per 20 the required trees on site are 26. There are over 26 trees shown on site.
  - The sidewalks are concrete around the building area.
  - SECTION 20-27 Credits towards Landscaping to reduce area by (five) 5%.
  - Credit for Surface Parking Screening: The parking lot is shown to be screened from all public streets.
  - Credit for B.M.W. Landscaping as shown on I.H. 30 and Market.
  - The landscape area in the B.M.W. on all roads is landscaped and irrigated.

**ROCHELL ELEMENTARY SCHOOL**  
AN ADDITION TO CITY OF ROCKWALL  
ROCKWALL COUNTY, TEXAS  
E. P. GAINES CHISUM SURVEY, ABSTRACT NO. 64



PLAN PREPARED FOR PRELIMINARY  
CITY OF ROCKWALL REVIEW 1/19/99

99-10

**JERMARC ROCKWALL LTD**  
5949 SHERRY LANE, SUITE 700  
DALLAS, TEXAS 75225  
(214) 265-1414

**LANDSCAPE & IRRIGATION PLAN**  
ROCKWALL MARKET CENTER EAST  
ROCKWALL, TEXAS

SHEET  
LA.IRR.1  
JAN.16.1999

RALPH HALL PARKWAY

