



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

SP2022-031

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&2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

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.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 5879, 5917 and 5981 FM 3097, Rockwall, Texas 75032

SUBDIVISION Rainbow Acres

LOT

8R,9R,10,11

BLOCK

GENERAL LOCATION Site located across from County Club Drive, along FM 3097

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING AG (Agricultural District)

CURRENT USE Residential

PROPOSED ZONING PD (Planned Development District)

PROPOSED USE Commercial/Retail

ACREAGE 13.55± acres

LOTS [CURRENT]

4

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

OWNER BINDER CARL JR *DEBORAH*

APPLICANT

CONTACT PERSON BINDER CARL JR

CONTACT PERSON

ADDRESS 5981 FM 3097

ADDRESS

CITY, STATE & ZIP ROCKWALL, TX 75032-7790

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED DEBORAH BINDER [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 \$ 2000 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15TH DAY OF JUNE, 2022 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."

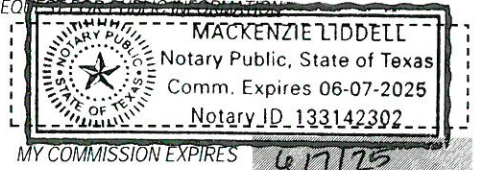
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS 15TH DAY OF JUNE, 2022

OWNER'S SIGNATURE

DEBORAH BINDER

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

[Signature]





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STAFF USE ONLY

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SP2022-031

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CITY ENGINEER:

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CURRENT USE Residential

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PROPOSED USE Commercial/Retail

ACREAGE 13.55± acres

LOTS [CURRENT] 4

LOTS [PROPOSED] 1

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

OWNER TTI MANAGEMENT GROUP LLC

APPLICANT

CONTACT PERSON TTI MANAGEMENT GROUP LLC

CONTACT PERSON

ADDRESS 1435 QUAIL RUN RD

ADDRESS

CITY, STATE & ZIP ROCKWALL, TX 75087

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

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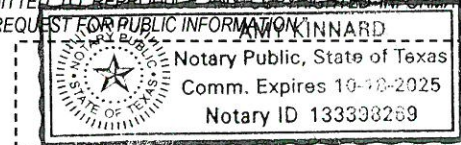
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15th DAY OF June, 2022

OWNER'S SIGNATURE

Doyle Tully

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Amy Kinnard



MY COMMISSION EXPIRES 10-18-2025



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2022-03

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CITY ENGINEER: _____

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

OWNER MCCOY SHIREE DAY

APPLICANT _____

CONTACT PERSON MCCOY SHIREE DAY

CONTACT PERSON _____

ADDRESS 5879 FM 3097

ADDRESS _____

CITY, STATE & ZIP ROCKWALL, TX 75032-7788

CITY, STATE & ZIP _____

PHONE _____

PHONE _____

E-MAIL _____

E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

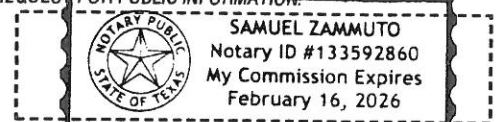
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Shiree McCoy [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

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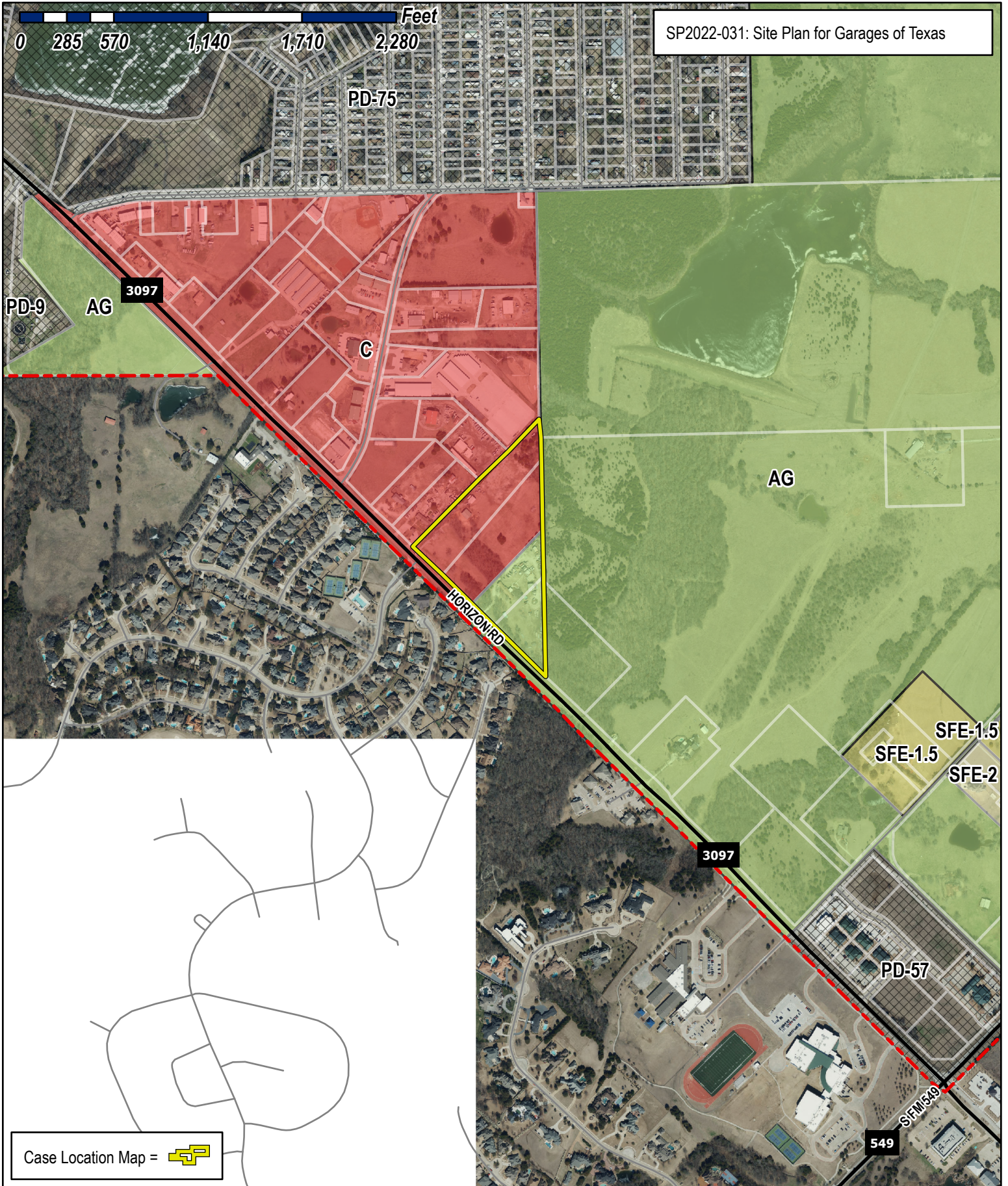
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF June, 20 22

OWNER'S SIGNATURE _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS _____



MY COMMISSION EXPIRES 2/16/2026



SP2022-031: Site Plan for Garages of Texas

0 285 570 1,140 1,710 2,280 Feet

PD-75

PD-9 AG 3097

C

AG

HORIZON RD


SFE-1.5
SFE-1.5
SFE-2

3097

PD-57

SFM-549

549

Case 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.



MATCHLINE (SEE THIS SHEET)

MATCHLINE (SEE THIS SHEET)

CONTACTS

OWNER/APPLICANT: GARAGES OF TEXAS @ TARPLEY, LLC... ENGINEER: BOHLER... SURVEYOR: HUDSON SITE CONTROL, LLC

GENERAL NOTES:

- 1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED. 2. ALL PROPOSED SIDEWALKS, LANDINGS, AND BARRIER-FREE RAMPS ARE TO BE CONSTRUCTED IN ACCORDANCE WITH ADA STANDARDS.

FLOOD NOTE:

ACCORDING TO THE FLOOD INSURANCE RATE MAPS (FIRM) COMMUNITY PANEL NUMBER 48397C0040L, EFFECTIVE SEPTEMBER 26, 2008, AND COMMUNITY PANEL NUMBER 48397C0105L, EFFECTIVE SEPTEMBER 26, 2008, THE SUBJECT PROPERTIES LIE IN AN UNSHADED 'ZONE X' AREA...



LOCATION MAP

SCALE: N.T.S.

LEGEND

Table with 2 columns: Symbol and Description. Includes Property Boundary, Adjacent Property Boundary, Exst. Easements, Prop. Building Setback, Prop. Landscape Buffer, Prop. Concrete Curb.

HATCH LEGEND

Table with 2 columns: Hatch Pattern and Description. Includes Fire Access & Utility Easement, Building, Sidewalk.

SITE DATA SUMMARY TABLE

Summary table with sections: LEGAL (Gross Acreage, Existing Zoning, etc.), PARKING (Required, Provided, etc.), SETBACKS (Front, Rear, Side, etc.), BUILDING (Unit Count, etc.), LANDSCAPING (Landscape Buffer, etc.).

REVISIONS

Table with 4 columns: REV, DATE, COMMENT, DRAWN BY. Currently empty.



ALWAYS CALL 811. It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: TXA220027.00... DRAWN BY: MVP... CHECKED BY: MJH... DATE: 05/03/2022... CAD ID: SDD

PROJECT:

ROCKWALL PLANNED DEVELOPMENT

FOR Garages of Texas... ADDRESS TBD 13.5± ACRES 5879, 5917 & 5981 FM 3097, ROCKWALL, TX 75035

BOHLER

6017 MAIN STREET FRISCO, TX 75034 Phone: (469) 458-7300 TX@BohlerEng.com

PLANS PREPARED BY

BOHLER

FOR REVIEW PURPOSES ONLY

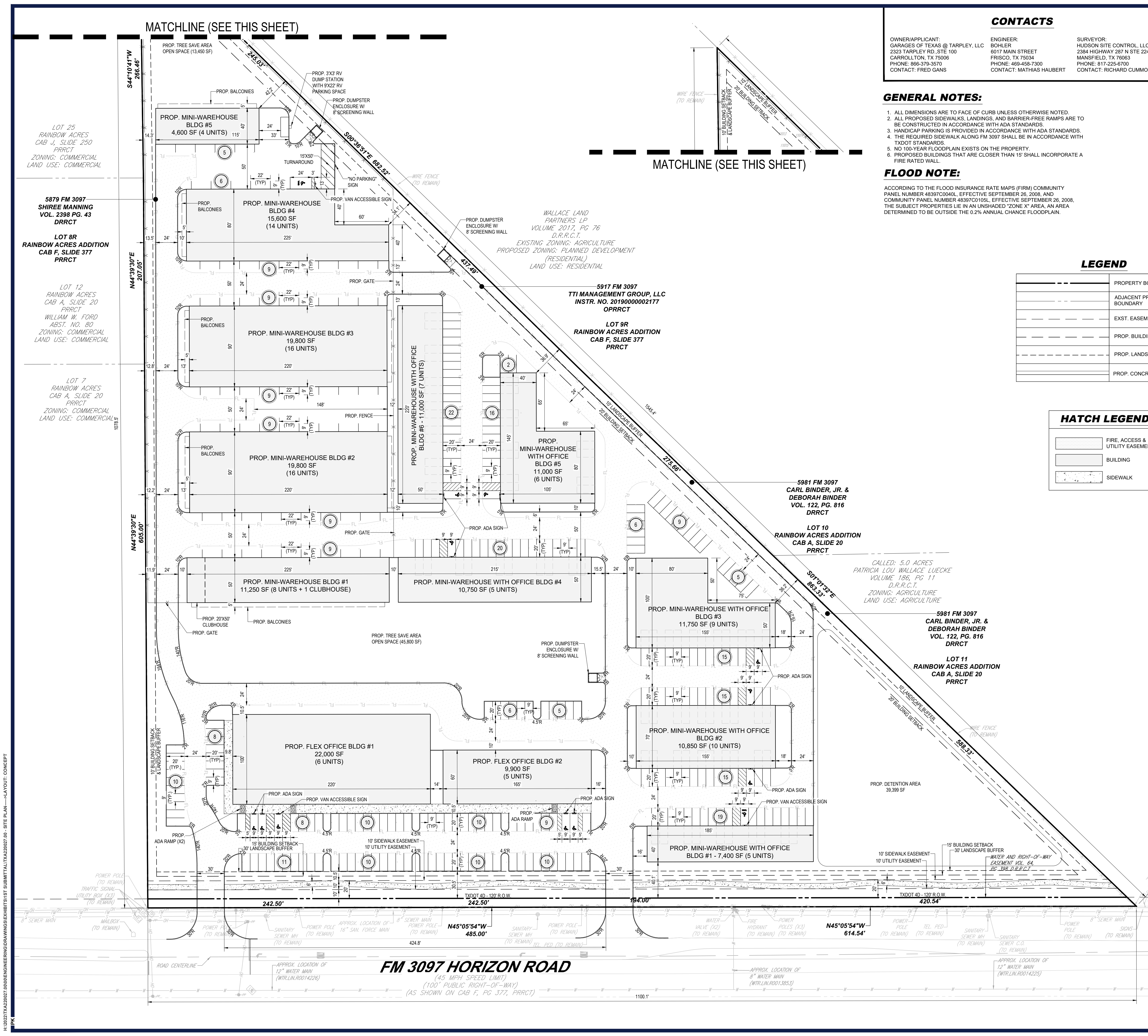
SHEET TITLE:

SITE PLAN

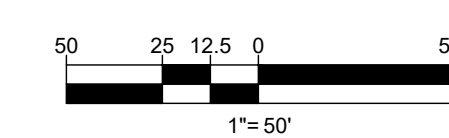
SHEET NUMBER:

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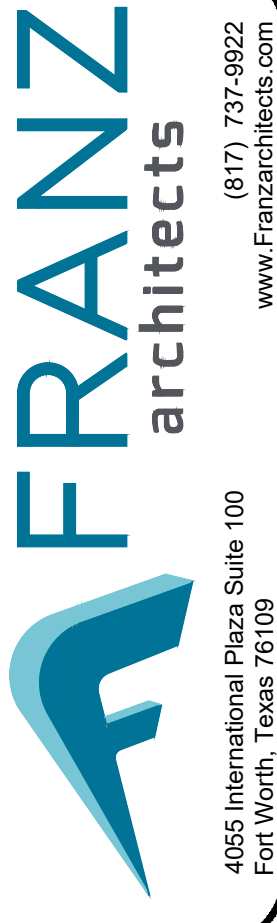
ZONING CASE: Z2022-019



1:10222TXA220027.0000ENGINEERINGDRAWINGS\BH\BHS181 SUBMITTAL\TXA220027.00 - SITE PLAN - LAYOUT - CONCEPT



PRELIMINARY
NOT TO BE USED
FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION



4055 International Plaza, Suite 100
Fort Worth, Texas 76109
(817) 737-9922
www.Franzarchitects.com

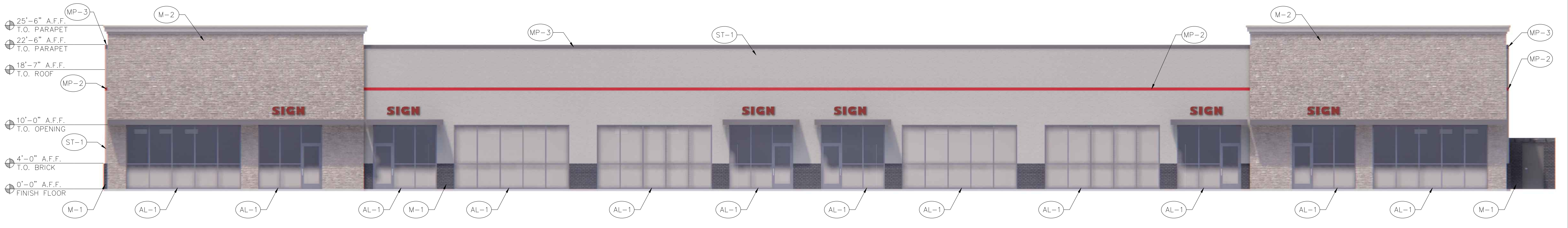
GARAGES OF TEXAS
ADDRESS TBD
13.55 ACRES
5879, 5917 & 5981 FM 3097
ROCKWALL, TEXAS 75085
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019



OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2223 TARPLEY, SUITE 100
CHARLOTTE, TX 75006
Owner: TIFRED GANS
Contract: TIFRED GANS

File Name: 22161-A2.2
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

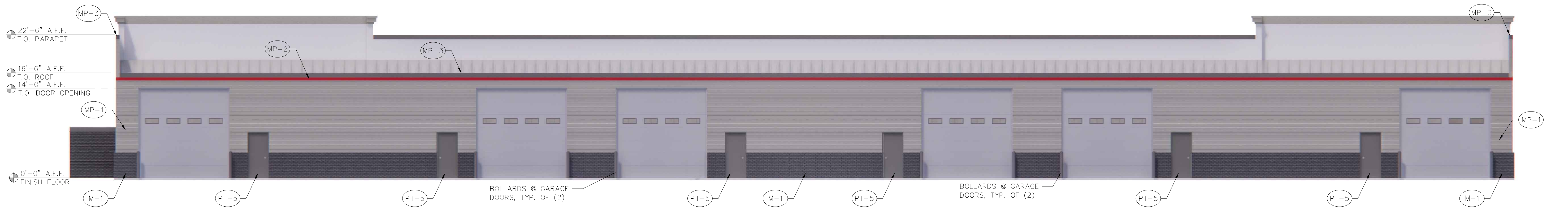
SHEET
A2.2
EXTERIOR ELEVATION
BUILDING 1



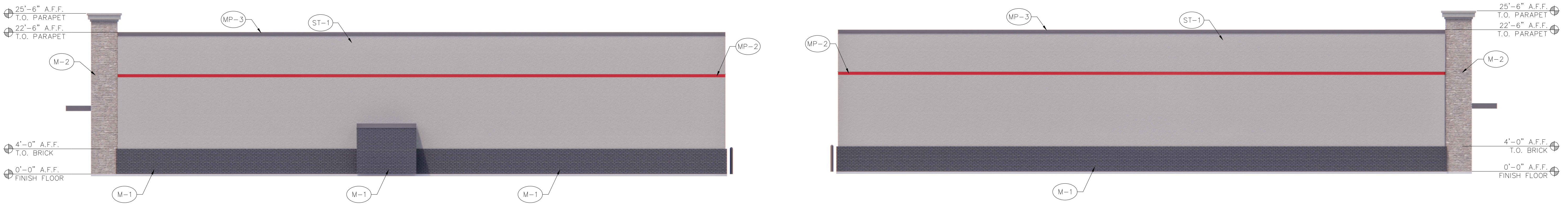
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

MATERIAL CALCULATIONS:

| | |
|--|-----------------------|
| AUSTIN STONE VENEER: | 1,310 SQ. FT. (25.3%) |
| PAINTED STUCCO (SW7019 GAUNTLET GRAY): | 1,689 SQ. FT. (32.6%) |
| BRICK VENEER (BLACK ICE): | 113 SQ. FT. (2.2%) |
| GLAZING: | 1,680 SQ. FT. (32.4%) |
| MISC: | 391 SQ. FT. (7.5%) |
| FACADE TOTAL: | 5,183 SQ. FT. |



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

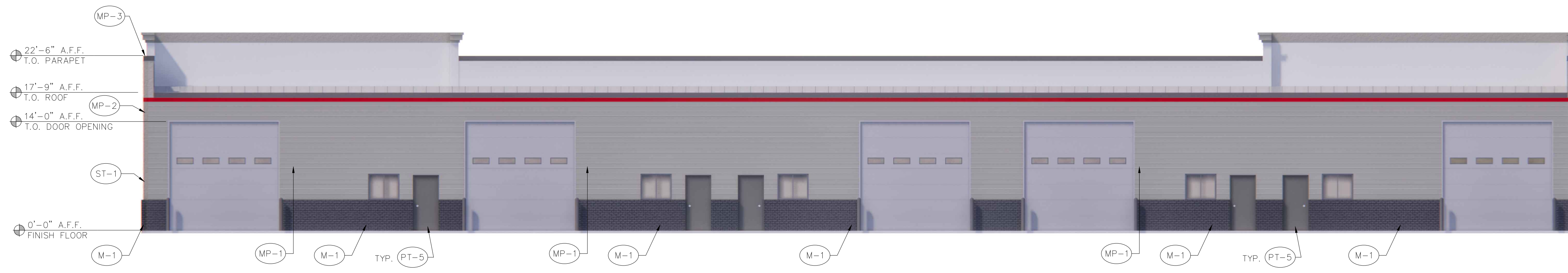


3 EAST ELEVATION
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

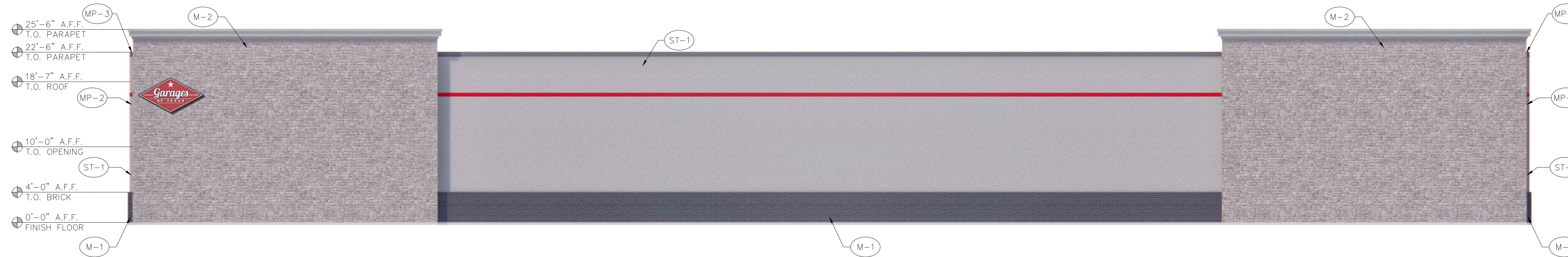
4 EAST ELEVATION
SCALE: 1/8" = 1'-0"
0 4' 8' 16'

| NUMBER | TYPE | DETAIL DESCRIPTION |
|--------|-----------------------------|---|
| (M-1) | BRICK VENEER | MANUFACTURER: INTERSTATE BRICK COLOR: BLACK ICE MORTAR: BLACK |
| (M-2) | STONE VENEER | 4" NATURAL STONE VENEER COLOR: AUSTIN STONE |
| (PT-5) | PAINT | MANUFACTURER: SHERWIN WILLIAMS COLOR: GAUNTLET GRAY (SW7019) |
| (MP-1) | PRE-FINISHED METAL PANEL | MANUFACTURER: ALLIANCE STEEL STYLE: LT-3.3 COLOR: ASH GRAY |
| (MP-2) | PRE-FINISHED METAL FLASHING | MANUFACTURER: ALLIANCE STEEL COLOR: CRIMSON RED |
| (MP-3) | PRE-FINISHED METAL COPING | MANUFACTURER: ALLIANCE STEEL COLOR: CHARCOAL GRAY |
| (ST-1) | 3-COAT STUCCO | COLOR: DORIAN GRAY (SW7017) |
| (AL-1) | ALUMINUM STOREFRONT | MANUFACTURER: KAWNEER COLOR: CLEAR ANODIZED |

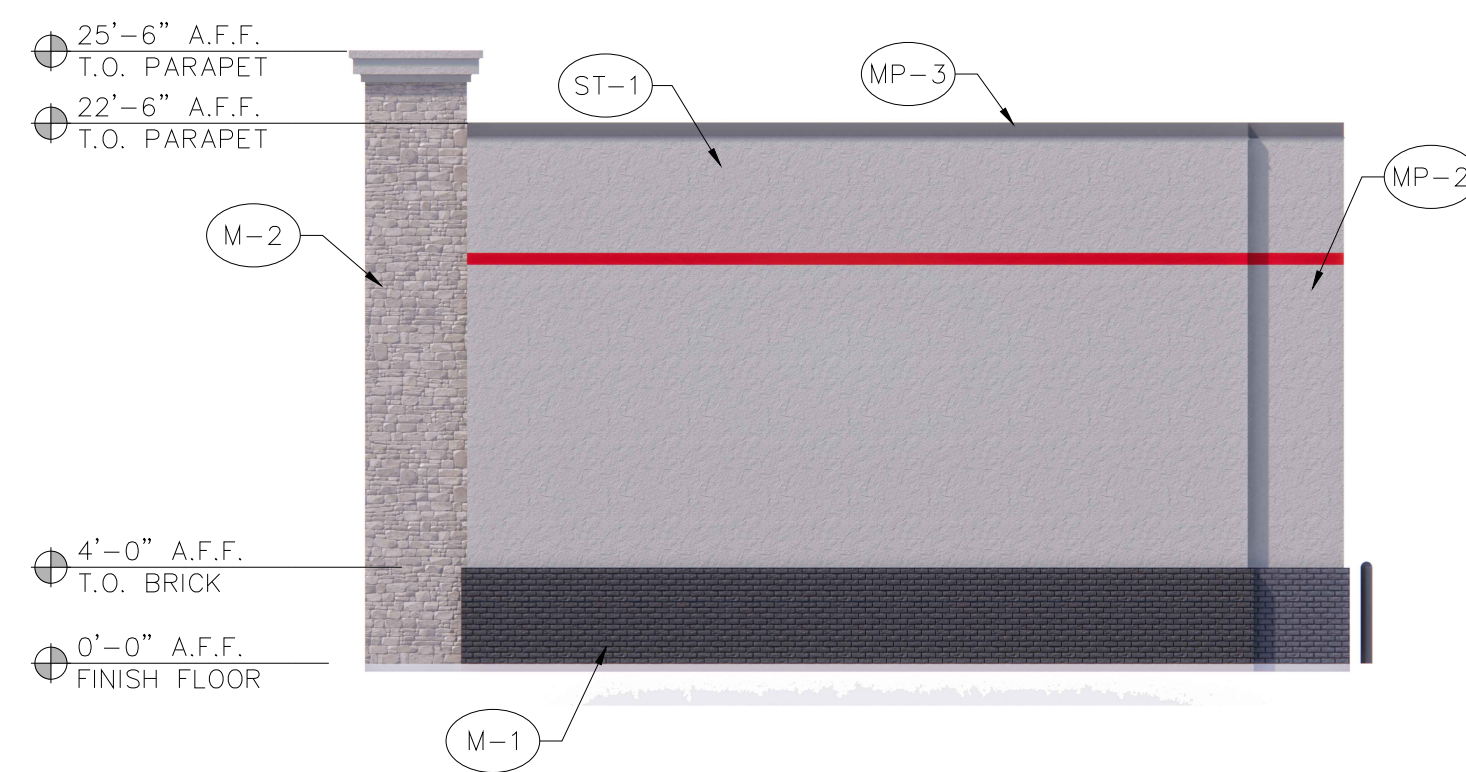
NOTE: ALL MISC. METALS, PARAPET CAP, GUTTERS, DOWNSPOUTS, ETC. TO BE FINISHED ALLIANCE STEEL, COLOR: CHARCOAL GRAY



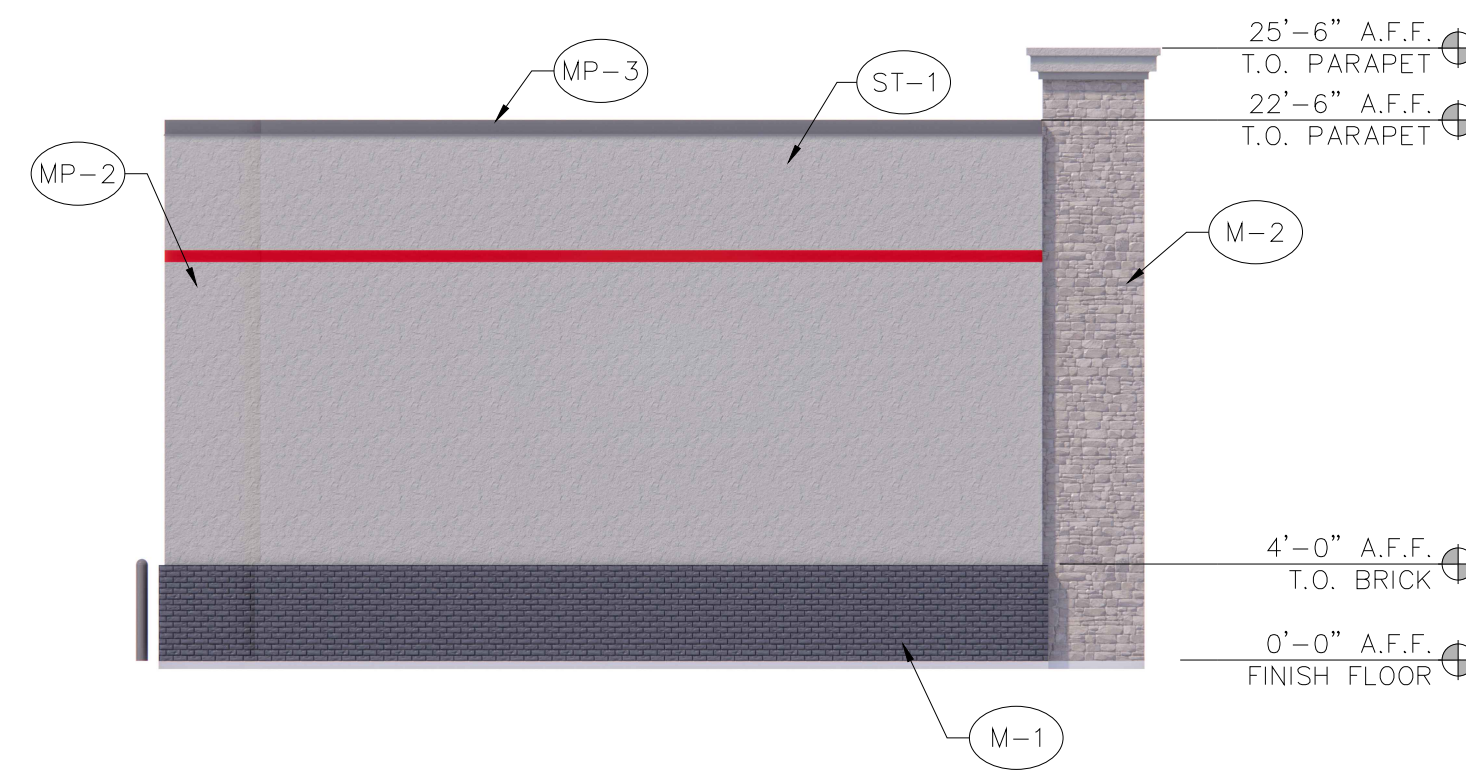
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

| EXTERIOR FINISH SCHEDULE | | |
|--------------------------|-----------------------------|---|
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| MP-2 | PRE-FINISHED METAL FLASHING | MANUFACTURER: ALLIANCE STEEL COLOR: CRIMSON RED |
| MP-3 | PRE-FINISHED METAL COPING | MANUFACTURER: ALLIANCE STEEL COLOR: CHARCOAL GRAY |
| ST-1 | 3-COAT STUCCO | COLOR: DORIAN GRAY (SW7017) |
| AL-1 | ALUMINUM STOREFRONT | MANUFACTURER: KAWNEER COLOR: CLEAR ANODIZED |

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PRELIMINARY
NOT TO BE USED
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REGULATORY
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PERMITTING OR
CONSTRUCTION



GARAGES OF TEXAS
ADDRESS TBD
13.45 ACRES
5879, 5917 & 5981 FM 3097
ROCKWALL, TEXAS 75035
LOT 9R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019



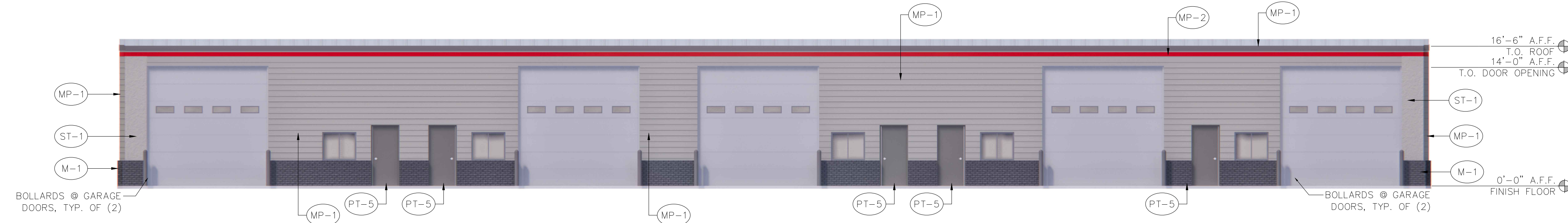
OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TARPLEY, SUITE 100
CHARLOTTE, TX 75006
OWNER: FRED GANS
CONTACT: FRED GANS

File Name: 22161-A2.2
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

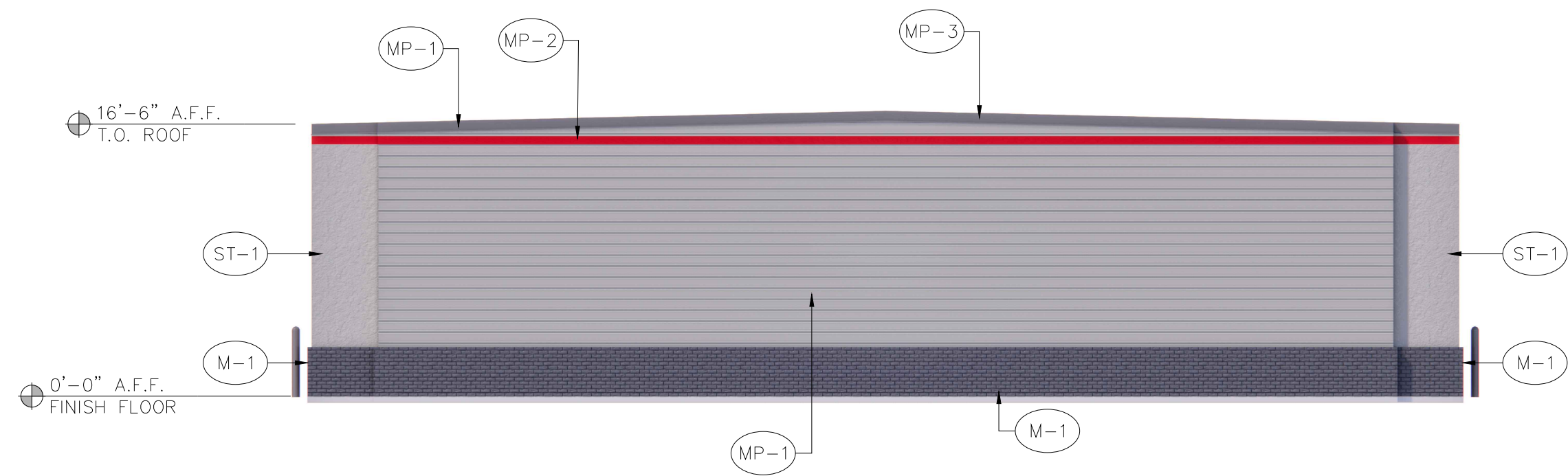
SHEET
A2.2
EXTERIOR ELEVATION
BLDG. 1 MINI
WAREHOUSE
WITH OFFICE



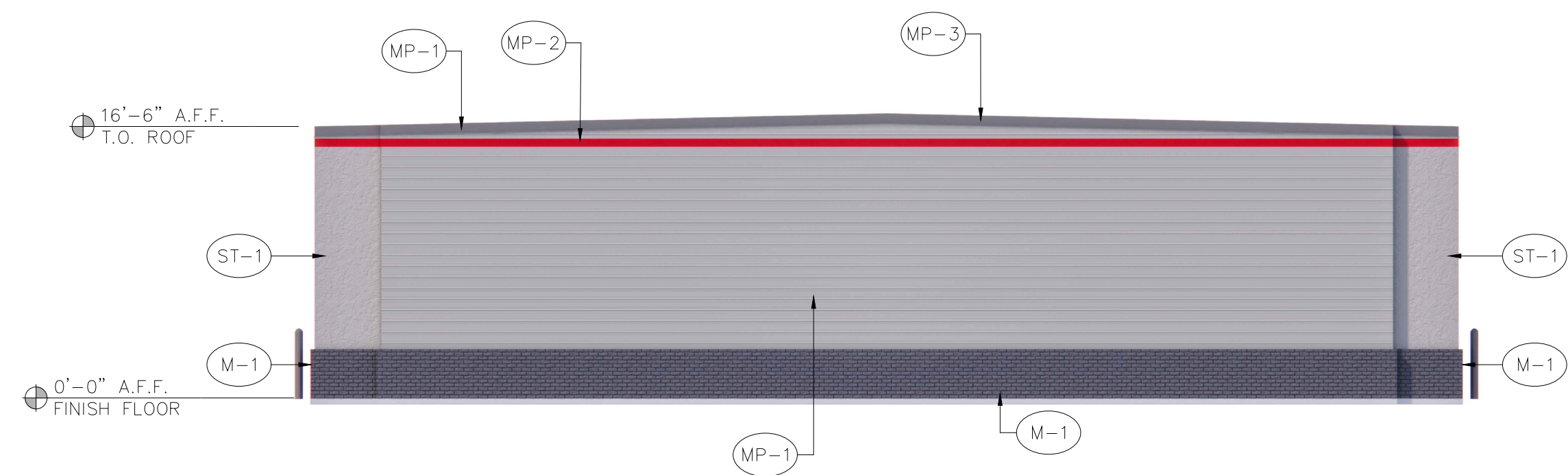
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

| NUMBER | TYPE | DETAIL DESCRIPTION |
|--------|-----------------------------|---|
| (M-1) | BRICK VENEER | MANUFACTURER: INTERSTATE BRICK COLOR: BLACK ICE MORTAR: BLACK |
| (M-2) | STONE VENEER | 4" NATURAL STONE VENEER COLOR: AUSTIN STONE |
| (PT-5) | PAINT | MANUFACTURER: SHERWIN WILLIAMS COLOR: GAUNTLET GRAY (SW7019) |
| (MP-1) | PRE-FINISHED METAL PANEL | MANUFACTURER: ALLIANCE STEEL STYLE: AW-16 COLOR: ASH GRAY |
| (MP-2) | PRE-FINISHED METAL FLASHING | MANUFACTURER: ALLIANCE STEEL COLOR: CRIMSON RED |
| (MP-3) | PRE-FINISHED METAL COPING | MANUFACTURER: ALLIANCE STEEL COLOR: CHARCOAL GRAY |
| (ST-1) | 3-COAT STUCCO | COLOR: DORIAN GRAY (SW7017) |
| (AL-1) | ALUMINUM STOREFRONT | MANUFACTURER: KAWNEER COLOR: CLEAR ANODIZED |

NOTE: ALL MISC. METALS, PARAPET CAP, GUTTERS, DOWNSPOUTS, ETC. TO BE FINISHED ALLIANCE STEEL, COLOR: CHARCOAL GRAY

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FOR
REGULATORY
APPROVAL,
PERMITTING OR
CONSTRUCTION



GARAGES OF TEXAS

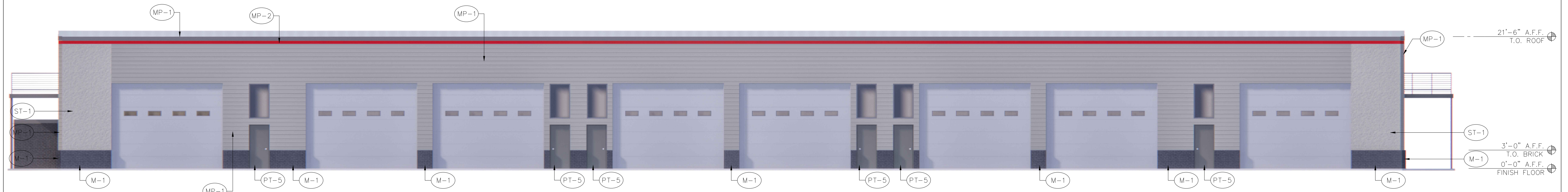
ADDRESS TBD
13.55 ACRES
5879, 5917 & 5981 FM 3097
ROCKWALL, TEXAS 75085
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019



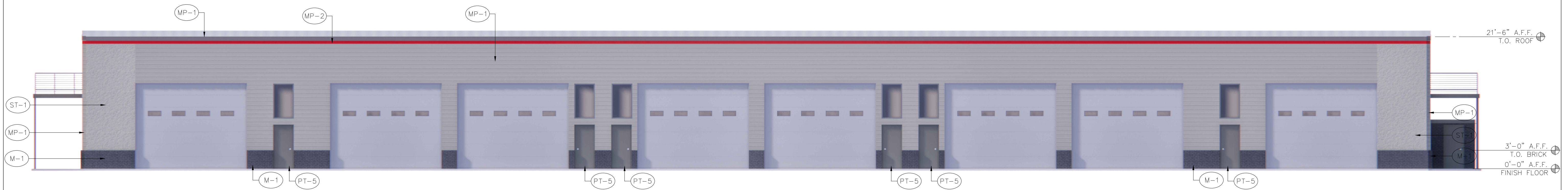
OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2223 TARPLEY, SUITE 100
CHARLOTTE, TX 75006
Contact: (817) 737-9922
Contact: FRED GANS

File Name: 22161-A2.2
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

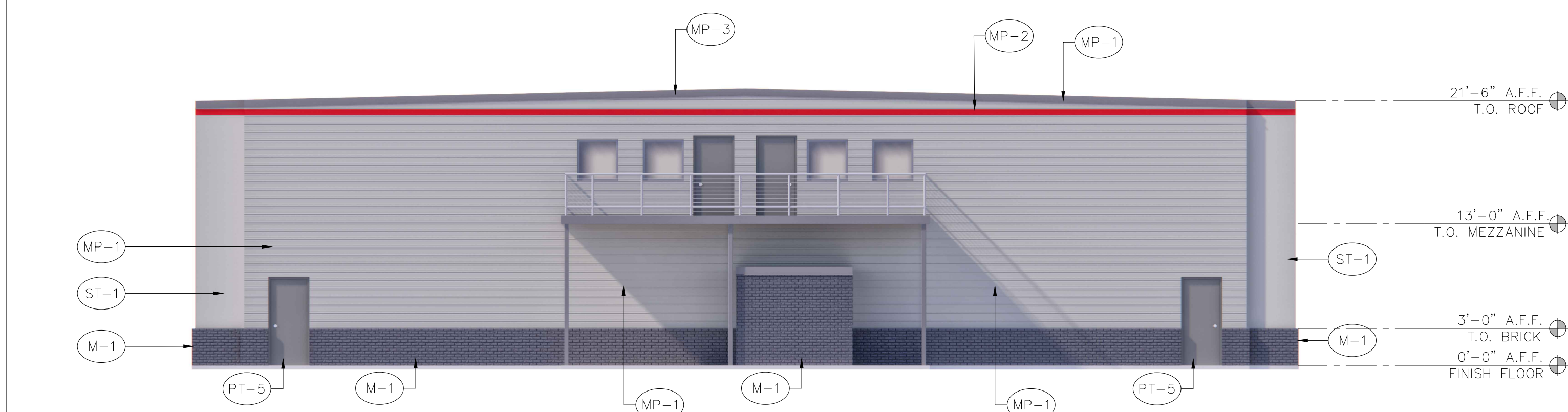
SHEET
A2.2
EXTERIOR ELEVATION
BUILDING 2



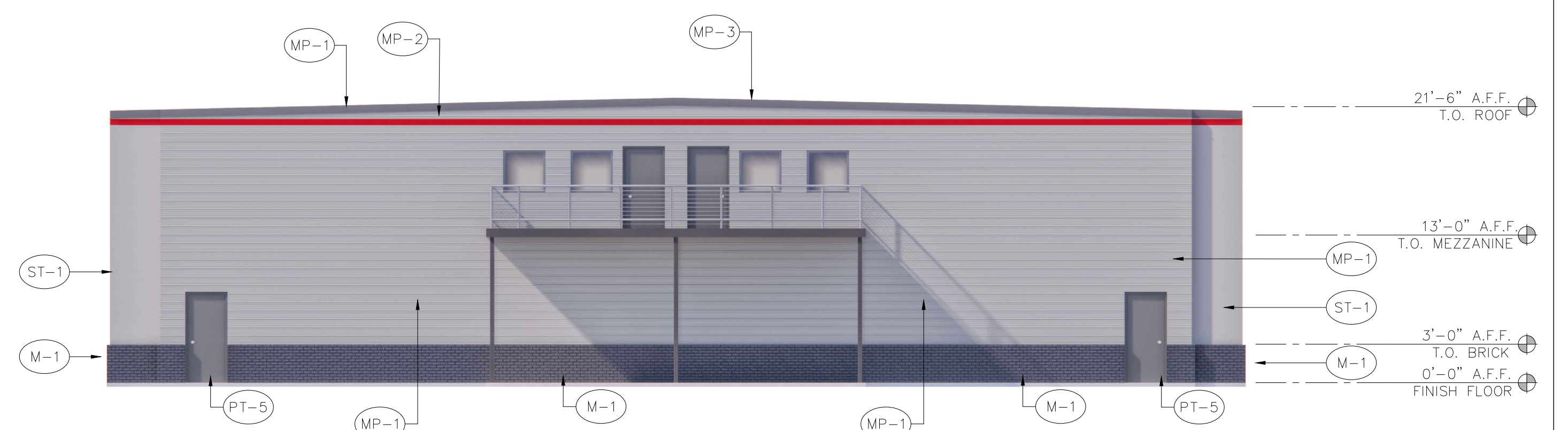
1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



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



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"

| EXTERIOR FINISH SCHEDULE | | |
|--------------------------|-----------------------------|---|
| NUMBER | TYPE | DETAIL DESCRIPTION |
| M-1 | BRICK VENEER | MANUFACTURER: INTERSTATE BRICK COLOR: BLACK ICE MORTAR: BLACK |
| M-2 | STONE VENEER | 4" NATURAL STONE VENEER COLOR: AUSTIN STONE |
| PT-5 | PAINT | MANUFACTURER: SHERWIN WILLIAMS COLOR: GAUNTLET GRAY (SW7019) |
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| MP-2 | PRE-FINISHED METAL FLASHING | MANUFACTURER: ALLIANCE STEEL COLOR: CRIMSON RED |
| MP-3 | PRE-FINISHED METAL COPING | MANUFACTURER: ALLIANCE STEEL COLOR: CHARCOAL GRAY |
| ST-1 | 3-COAT STUCCO | COLOR: DORIAN GRAY (SW7017) |
| AL-1 | ALUMINUM STOREFRONT | MANUFACTURER: KAWNEER COLOR: CLEAR ANODIZED |

NOTE: ALL MISC. METALS, PARAPET CAP, GUTTERS, DOWNSPOUTS, ETC. TO BE FINISHED ALLIANCE STEEL, COLOR: CHARCOAL GRAY

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GARAGES OF TEXAS

ADDRESS TBD
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5879, 5917 & 5981 FM 3097
ROCKWALL, TEXAS 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019



OWNER:
GARAGES OF TEXAS @ TARPLEY LLC
2323 TARPLEY, SUITE 100
CHARLOTTE, TX 75006
Owner: TYPED NAME
Contractor: TYPED NAME

File Name: 22161-A2.1
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

SHEET
A2.1
EXTERIOR ELEVATION
BUILDING 3






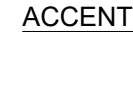







MULCHES

AFTER ALL PLANTING IS COMPLETE, CONTRACTOR SHALL INSTALL 3" THICK LAYER OF 1-1/2" SHREDDED WOOD MULCH, NATURAL (UNDYED), IN ALL PLANTING AREAS (EXCEPT FOR TURF AND SEEDED AREAS). CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT AND OWNER FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER MULCH HAS BEEN INSTALLED (SUBJECT TO THE CONDITIONS AND REQUIREMENTS OF THE "GENERAL GRADING AND PLANTING NOTES" AND SPECIFICATIONS).

ROOT BARRIERS

THE CONTRACTOR SHALL INSTALL ROOT BARRIERS NEAR ALL NEWLY-PLANTED TREES THAT ARE LOCATED WITHIN FIVE (5) FEET OF PAVING OR CURBS. ROOT BARRIERS SHALL BE "CENTURY" OR "DEEP-ROOT" 24" DEEP PANELS (OR EQUAL). BARRIERS SHALL BE LOCATED IMMEDIATELY ADJACENT TO HARDSCAPE. INSTALL PANELS PER MANUFACTURER'S RECOMMENDATIONS. UNDER NO CIRCUMSTANCES SHALL THE CONTRACTOR USE ROOT BARRIERS OF A TYPE THAT COMPLETELY ENCIRCLE THE ROOTBALL.

PLANT SCHEDULE

| CANOPY TREES | QTY | BOTANICAL / COMMON NAME | CAL | SIZE |
|--|------------|--|---------------|------------|
|  | 15 | ACER SACCHARUM 'CADD0' CADD0 MAPLE | 4" CAL. | 16'-18' HT |
|  | 32 | MAGNOLIA G. 'LITTLE GEM' LITTLE GEM MAGNOLIA | 4" CAL. | 14'-16' HT |
|  | 19 | QUERCUS STELLATA DELTA POST OAK | 4" CAL MIN | 14'-16' HT |
|  | 20 | TAXODIUM DISTICHUM BALD CYPRESS | 4" CAL. | 14'-16' HT |
|  | 24 | PLATANUS OCCIDENTALIS AMERICAN SYCAMORE | 4" CAL MIN | 14'-16' HT |
|  | 37 | ULMUS CRASSIFOLIA CEDAR ELM | 4" CAL. | 16'-18' HT |
| ACCENT TREES | QTY | BOTANICAL / COMMON NAME | CAL | SIZE |
|  | 41 | CERCIS CANADENSIS EASTERN REDBUD 3-5 STEMS | 1/2" PER STEM | 4' -6' HT |
|  | 14 | ILEX DECIDUA POSSUM HAW 3-5 STEMS | 1/2" PER STEM | 4' -6' HT |
| SHRUBS | QTY | BOTANICAL / COMMON NAME | CONT | |
|  | 38 | HESPERALOE PARVIFLORA RED YUCCA | 3 GAL | |
|  | 40 | LANTANA X 'NEW GOLD' NEW GOLD LANTANA | 3 GAL | |
|  | 97 | MYRTUS COMMUNIS 'DON'S DWARF' DON'S DWARF WAX MYRTLE | 5 GAL | |
| GROUND COVER | QTY | BOTANICAL / COMMON NAME | CONT | |
|  | 181,804 SF | CYNODON 'TIFWAY 419' TIFWAY 419 BERMUDA GRASS | SOD | |
|  | 34,031 SF | BLACKLAND PRAIRIE SEED MIX NATIVE AMERICAN SEED (SEEDSOURCE.COM) | HYDROSEED | |

LANDSCAPE STANDARDS

| | |
|--|---|
| 05.01 LANDSCAPE BUFFERS - NON-RESIDENTIAL REQ. ABUTTING A PUBLIC RIGHT-OF-WAY: | 10' WIDE LANDSCAPE BUFFER W/ GROUND COVER, BERM, AND SHRUBBERY 30" HIGH + 1 CANOPY TREE & 1 ACCENT TREE PER 50 LIN. FEET OF FRONTAGE |
| FM 3097 - HORIZON RD.: ±1,090' STREET FRONTAGE | 10' WIDE BUFFER REQ. W/ 1 CANOPY + 1 ACCENT TREE PER 50 LIN. FT. OF FRONTAGE; GROUND COVER, BUILT-UP BERM AND SHRUBBERY ALONG ENTIRE FRONTAGE |
| REQUIRED PLANTING: PROVIDED 10' BUFFER: | 22 CANOPY TREES, 22 ACCENT TREES, BERM W/ SHRUBS 8 EXIST. CANOPY TREES + 14 NEW CANOPY TREES (CEDAR ELM); 22 ACCENT TREES (REDBUD) W/ BERM AND SHRUBS |
| EAST PROPERTY LINE BUFFER: WEST PROPERTY LINE BUFFER: | NOT REQUIRED. PROPERTY ZONED AGRICULTURAL (AG) NOT REQUIRED. PROPERTY ZONED COMMERCIAL (C) |
| 05.02 LANDSCAPE SCREENING REQ. HEADLIGHT SCREENING | HEAD-IN PARKING ADJ. TO STREET SHALL INCORP. MIN. 2' BERM W/ MATURE EVERGREEN SHRUBS ALONG ENTIRE PARKING AREAS DWARF WAX MYRTLE SHRUBS PROVIDED IN FRONT OF PARKING SPACES LOCATED ALONG STREET FRONTAGES NOT APPLICABLE |
| PROVIDED SCREENING | |
| SCREENING FROM RESIDENTIAL | |
| 05.03 LANDSCAPE REQUIREMENTS - COMMERCIAL (C) DISTRICT | |
| TOTAL SITE AREA: | 590,200 SF |
| LANDSCAPE AREA REQUIRED TOTAL SITE: | 118,040 SF (20%) |
| LANDSCAPE PROVIDED, TOTAL SITE: | ±189,671 SF (32%) |
| LOCATION OF LANDSCAPING: | MIN. 50% OF REQ. LANDSCAPING SHALL BE LOCATED IN THE FRONT OF & ALONG THE SIDE OF BUILDINGS W/ STREET FRONTAGE. |
| LANDSCAPE AREAS IN FRONT & SIDES OF BUILDINGS: | 102,608 SF (17.4%) |
| MIN. SIZE OF AREAS: | ALL REQ. LANDSCAPING SHALL BE NO LESS THAN 5' WIDE AND A MIN. OF 25 SF IN AREA |
| DETENTION BASIN: | MIN. (1) CANOPY TREE PER 750 SF & (1) ACCENT TREE/1,500 SF |
| PROPOSED DETENTION BASIN LANDSCAPING: | 39,399 / 750 = 52.5 (53) CANOPY TREES 39,399 / 1500 = 26.2 (26) ACCENT TREES |
| PARKING LOT LANDSCAPING | MIN. 5% OR 200 SF OF LANDSCAPING, WHICHEVER IS GREATER, IN THE INTERIOR OF PARKING LOT AREA. |
| PROPOSED PARKING AREA: REQ. PARKING LOT LANDSCAPING: | ±48,400 SF ±3,420 SF (88,400 x 5%) AND (1) L.G. CANOPY TREE FOR EVERY 120 PARKING SPACES INTERNAL TO PARKING AREAS (PARKING AREA OVER 20,000 SF) ±9,968 SF (9.9%) 228 PARKING SPACES / 10 = 22.8 (23) TREES REQ. PARKING SPACES MUST BE WITHIN 80' OF A CANOPY TREE TRUNK |
| PROPOSED PARKING LOT LANDSCAPING: | |

IRRIGATION CONCEPT

1. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION. THE ENTIRE IRRIGATION SYSTEM SHALL BE INSTALLED BY A LICENSED AND QUALIFIED IRRIGATION CONTRACTOR.
2. THE IRRIGATION SYSTEM WILL OPERATE ON POTABLE WATER, AND THE SYSTEM WILL HAVE APPROPRIATE BACKFLOW PREVENTION DEVICES INSTALLED TO PREVENT CONTAMINATION OF THE POTABLE SOURCE.
3. ALL NON-TURF PLANTED AREAS SHALL BE DRIP IRRIGATED. SODDED AND SEEDED AREAS SHALL BE IRRIGATED WITH SPRAY OR ROTOR HEADS AT 100% HEAD-TO-HEAD COVERAGE.
4. ALL PLANTS SHARING SIMILAR HYDROZONE CHARACTERISTICS SHALL BE PLACED ON A VALVE DEDICATED TO PROVIDE THE NECESSARY WATER REQUIREMENTS SPECIFIC TO THAT HYDROZONE.
5. THE IRRIGATION SYSTEM SHALL BE DESIGNED AND INSTALLED, TO THE MAXIMUM EXTENT POSSIBLE, TO CONSERVE WATER BY USING THE FOLLOWING DEVICES AND SYSTEMS: MATCHED PRECIPITATION RATE TECHNOLOGY ON ROTOR AND SPRAY HEADS (WHEREVER POSSIBLE), RAIN SENSORS, AND MULTI-PROGRAM COMPUTERIZED IRRIGATION CONTROLLERS FEATURING SENSORY INPUT CAPABILITIES.
6. ALL IRRIGATION SHALL MEET THE REQUIREMENTS OF THE CITY OF ROCKWALL'S UDC (SUBSECTION 05.04. OF ARTICLE 08)

TREE MITIGATION SUMMARY

| | |
|--|--------|
| TOTAL MITIGATION REQUIRED: | 933.5' |
| MITIGATION PROVIDED BY PLANTING 4" CALIPER TREES (147) TO BE PLANTED ONSITE: | 588.0' |
| MITIGATION PROVIDED BY PURCHASING PRESERVATION CREDITS (20% OF TOTAL): (186.7' x \$200 = \$37,340 PAYMENT INTO THE CITY'S TREE FUND) | 186.7' |
| TOTAL MITIGATION PROVIDED: | 774.7' |
| REQUEST VARIANCE FOR REMAINING 158.8' OF MITIGATION | |

HATCH LEGEND

| | |
|--|--------------------------------|
| | FIRE ACCESS & UTILITY EASEMENT |
| | BUILDING |
| | SIDEWALK |

LEGEND

| | |
|--|-------------------------------|
| | EXIST. PROPERTY LINE |
| | PROP. PROPERTY LINE |
| | SETBACK LINE |
| | LANDSCAPE BUFFER |
| | PROP. FIRE & UTILITY EASEMENT |
| | PROP. SIDEWALK |
| | PROP. FIRE LANE |
| | PROP. FENCE |

PD CONCEPT PLAN
ADDRESS TBD
13.55± ACRES
5879, 5917 & 5981 FM 3097, ROCKWALL, TX 75035
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019
SUBMITTED: 05-03-2022

OWNER/APPLICANT:
GARAGES OF TEXAS @ TARPLEY, LLC
2323 TARPLEY RD. STE 100
CARROLLTON, TX 75006
PHONE: 866-378-3570
CONTACT: FRED GANS

ENGINEER:
BOHLER
6017 MAIN STREET
FRISCO, TX 75034
PHONE: 469-458-7300
CONTACT: MATHIAS HAUBERT

SURVEYOR:
HUDSON SITE CONTROL, LLC
2384 HIGHWAY 287 N STE 224
MANSFIELD, TX 76063
PHONE: 817-225-8700
CONTACT: RICHARD CUMMOK



LOCATION MAP

SCALE: N.T.S.

SITE DATA SUMMARY TABLE

| LEGAL | |
|---|------------------------------------|
| GROSS ACREAGE | 13.55 ACRES 590,200 SF |
| EXISTING ZONING | AG - AGRICULTURAL DISTRICT |
| PROPOSED ZONING | PD - PLANNED DEVELOPMENT DISTRICT |
| PROPOSED BASE ZONING DISTRICT | C - COMMERCIAL DISTRICT |
| EXISTING LAND USE | RESIDENTIAL |
| PROPOSED LAND USE | MINI-WAREHOUSE & FLEX OFFICE |
| PARKING | |
| REQUIRED PARKING (FLEX OFFICE) | (1 SPACE/300 SF) = 107 SPACES |
| PROVIDED PARKING (FLEX OFFICE) | 107 SPACES |
| REQUIRED ADA PARKING (FLEX OFFICE) | 5 SPACES (1 VAN, 4 STANDARD) |
| REQUIRED PARKING (MINI-WAREHOUSE WITH OFFICE) | (1 SPACE/300 SF) = 210 SPACES |
| PROVIDED PARKING (MINI-WAREHOUSE WITH OFFICE) | 228 SPACES |
| REQUIRED ADA PARKING (MINI-WAREHOUSE WITH OFFICE) | 7 SPACES (1 VAN, 6 STANDARD) |
| REQUIRED PARKING (MINI-WAREHOUSES) | (3 + 1 SPACE/100 UNITS) = 4 SPACES |
| PROVIDED PARKING (MINI-WAREHOUSES) | 65 SPACES |
| REQUIRED ADA PARKING (MINI-WAREHOUSES) | 1 SPACE (1 VAN, 0 STANDARD) |
| SETBACKS | |
| FRONT YARD SETBACK | 15' |
| REAR YARD SETBACK | 10' |
| REAR YARD SETBACK (ADJACENT TO RESIDENTIAL) | 20' |
| SIDE YARD SETBACK | 10' |
| SIDE YARD SETBACK (ADJACENT TO RESIDENTIAL) | 20' |
| BUILDING | |
| MINI-WAREHOUSE UNIT COUNT | 58 |
| MINI-WAREHOUSE WITH OFFICE UNIT COUNT | 42 |
| FLEX OFFICE UNIT COUNT | 11 |
| MINIMUM DISTANCE BETWEEN BUILDINGS* | 10' |
| MAXIMUM BUILDING COVERAGE | 60% |
| MAXIMUM FLOOR-AREA-RATIO (FAR) | 4:1 |
| MAXIMUM HEIGHT | 36' |
| LANDSCAPING | |
| LANDSCAPE BUFFER (ABUTTING PUBLIC R.O.W.) | PER PD |
| LANDSCAPE BUFFER (ABUTTING RESIDENTIAL) | PER PD |
| MAXIMUM IMPERVIOUS PARKING (%) | 85%-90% |
| MINIMUM REQUIRED LANDSCAPING/OPEN SPACE AREAS | 20% |

REVISIONS

| REV | DATE | COMMENT | DRAWN BY | CHECKED BY |
|-----|------|---------|----------|------------|
| | | | | |
| | | | | |
| | | | | |
| | | | | |



Know what's below.
Call before you dig.
ALWAYS CALL 811
It's fast. It's free. It's the law.

ISSUED FOR MUNICIPAL & AGENCY REVIEW & APPROVAL

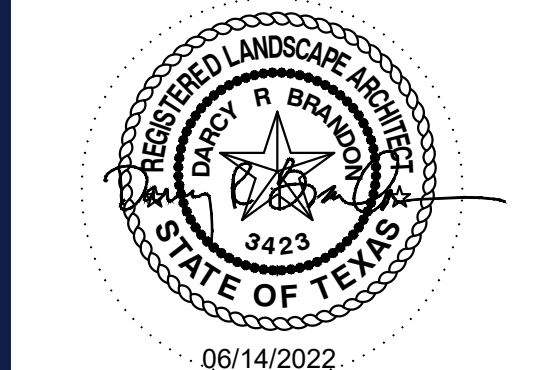
THIS DRAWING IS INTENDED FOR MUNICIPAL AND/OR AGENCY REVIEW AND APPROVAL. IT IS NOT INTENDED AS A CONSTRUCTION DOCUMENT UNLESS INDICATED OTHERWISE.

PROJECT No.: TXA220027.00
DRAWN BY: MJP
CHECKED BY: MJH
DATE: 05/03/2022
CAD ID: SDD

ROCKWALL PLANNED DEVELOPMENT

FOR
Garages of Texas
ADDRESS TBD
13.55± ACRES
5879, 5917 & 5981 FM 3097,
ROCKWALL, TX 75035
LOT 8R, 9R, 10 AND 11
RAINBOW ACRES ADDITION
CITY OF ROCKWALL,
ROCKWALL COUNTY

BOHLER
6017 MAIN STREET
FRISCO, TX 75034
Phone: (469) 458-7300
TX@BohlerEng.com
TBPE No. 18065 | TBPLS No. 10194413

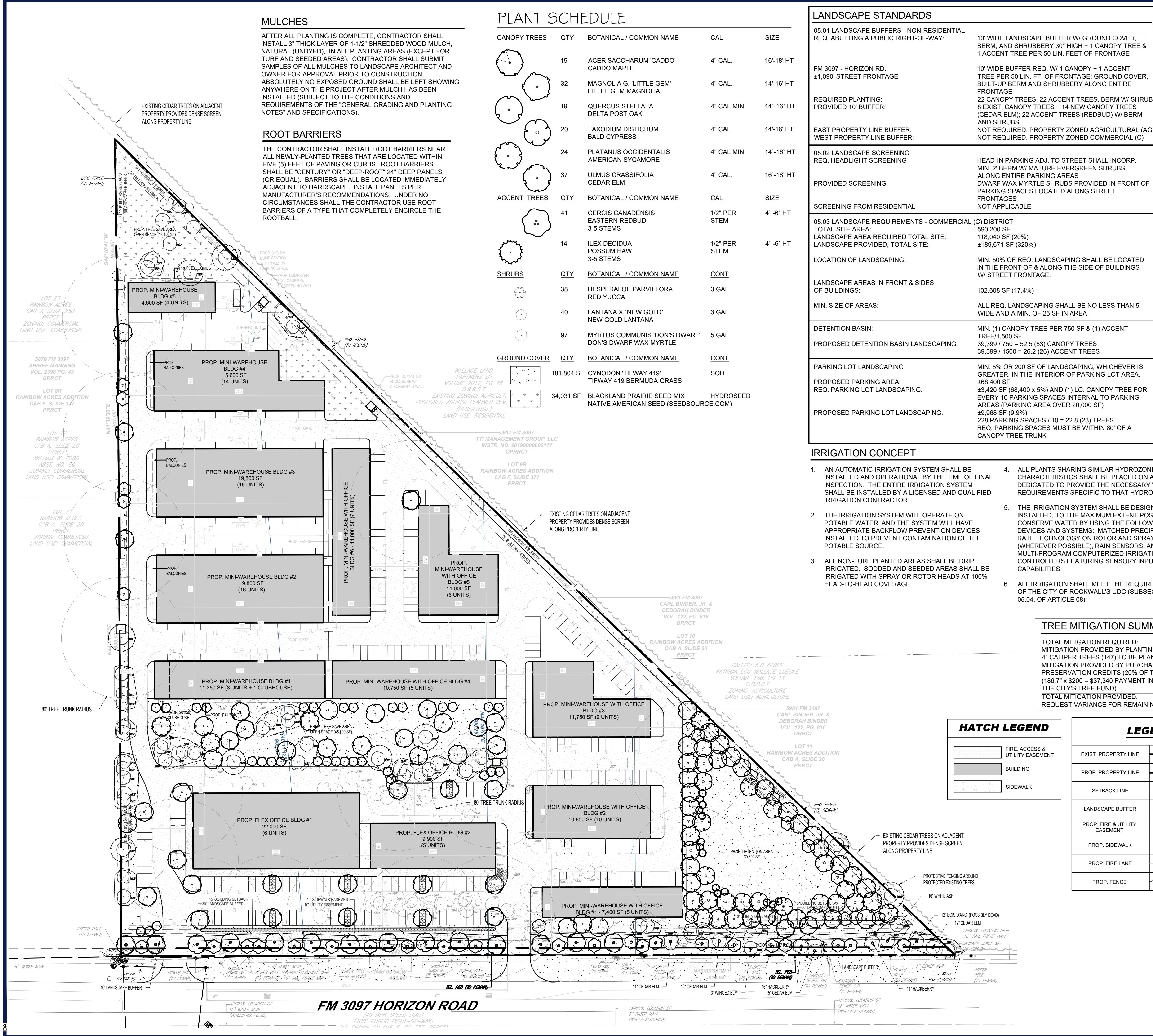


SHEET TITLE:

LANDSCAPE PLANTING PLAN

SHEET NUMBER:
LP-1

ZONING CASE: Z2022-019

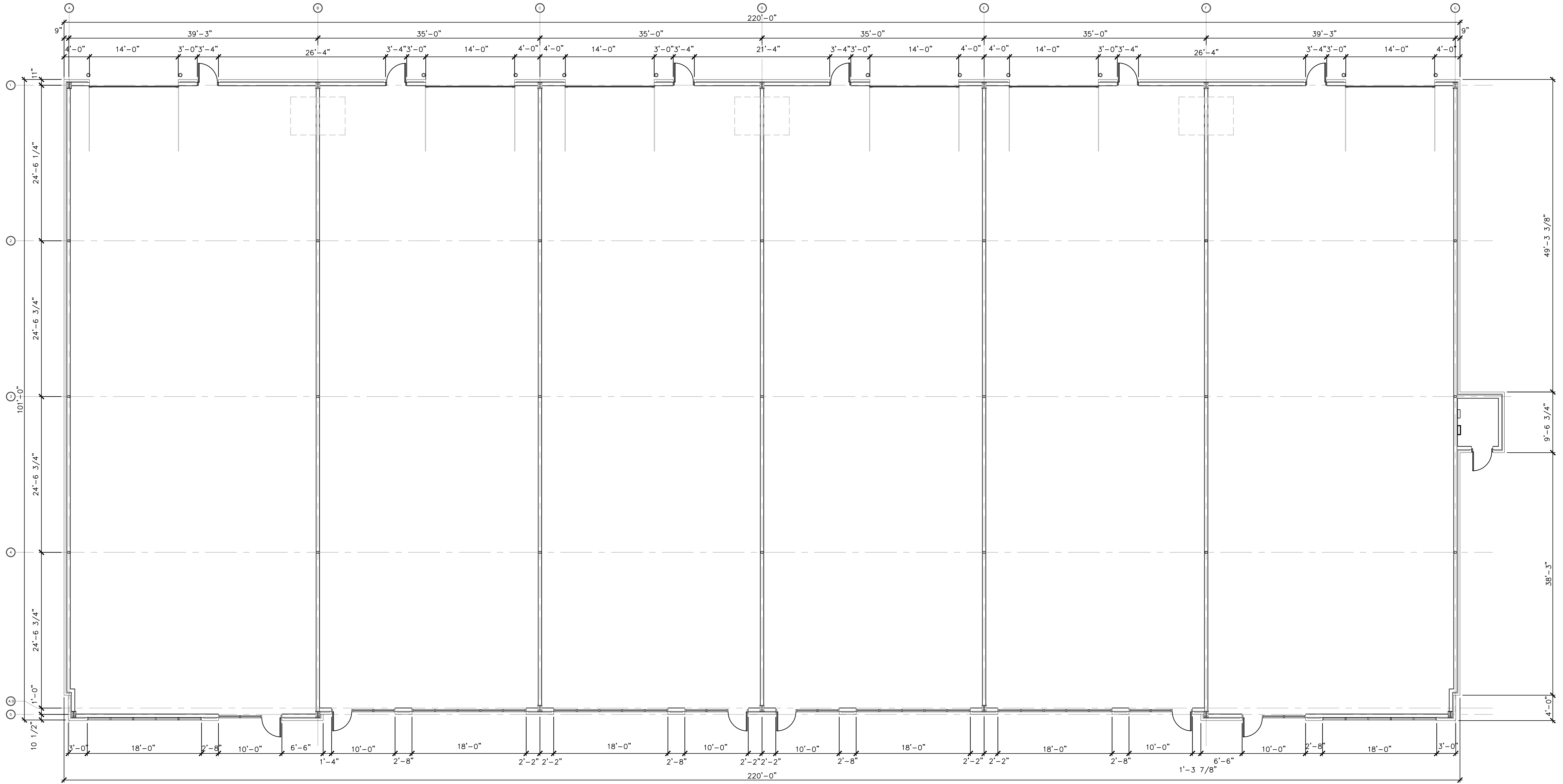


FM 3097 HORIZON ROAD

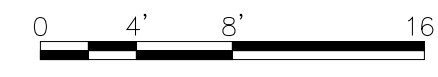
(45 MPH SPEED LIMIT)
(100' PUBLIC RIGHT-OF-WAY)
(10' SIDEWALK) (10' CURB) (10' 12" 15" 20" 25" 30" 35" 40" 45" 50" 55" 60" 65" 70" 75" 80" 85" 90" 95" 100")

C:\GIS\PROJECTS\DOCUMENTS\SUBAREA_PROJECTS\ZONING\GARAGES OF TX - ROCKWALL, TX LP-1 - LAYOUT.LP-1

C:\GIS\PROJECTS\DOCUMENTS\SUBAREA_PROJECTS\ZONING\GARAGES OF TX - ROCKWALL, TX LP-1 - LAYOUT.LP-1



1 FLOOR PLAN - BUILDING 1
SCALE: 1/8" = 1'-0"



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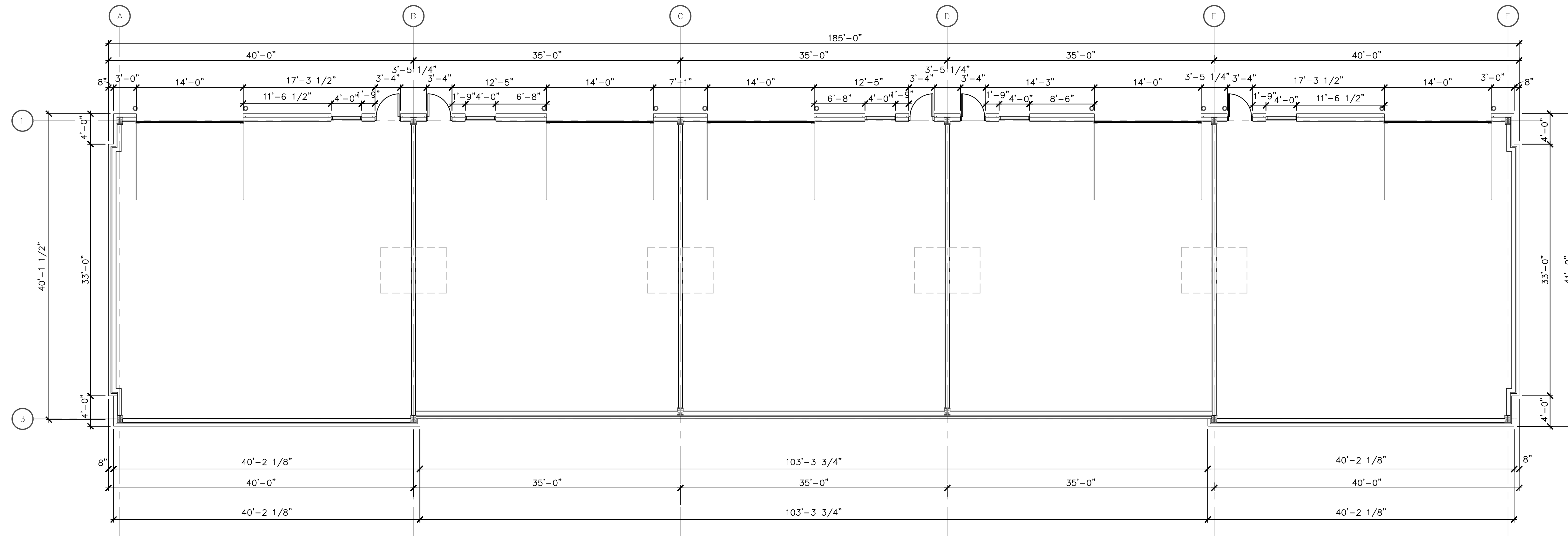


GARAGES OF TEXAS
ADDRESS TBD
13.55 ACRES
5879, 5917 & 5981 FM 3097
ROCKWALL, TEXAS 75035
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019

OWNER:
GARAGES OF TEXAS @ TARPLEY LLC.
2323 TARPLEY, SUITE 100
CHARLOTTE, TX 75006
Phone: (469) 616-8920
Contact: FRED GANS

File Name: 22161- A1.1
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

SHEET
A1.1
FLOOR PLAN
BUILDING 1



1 FLOOR PLAN - BLDG 1 MINI WAREHOUSE

SCALE: 1/8" = 1'-0"



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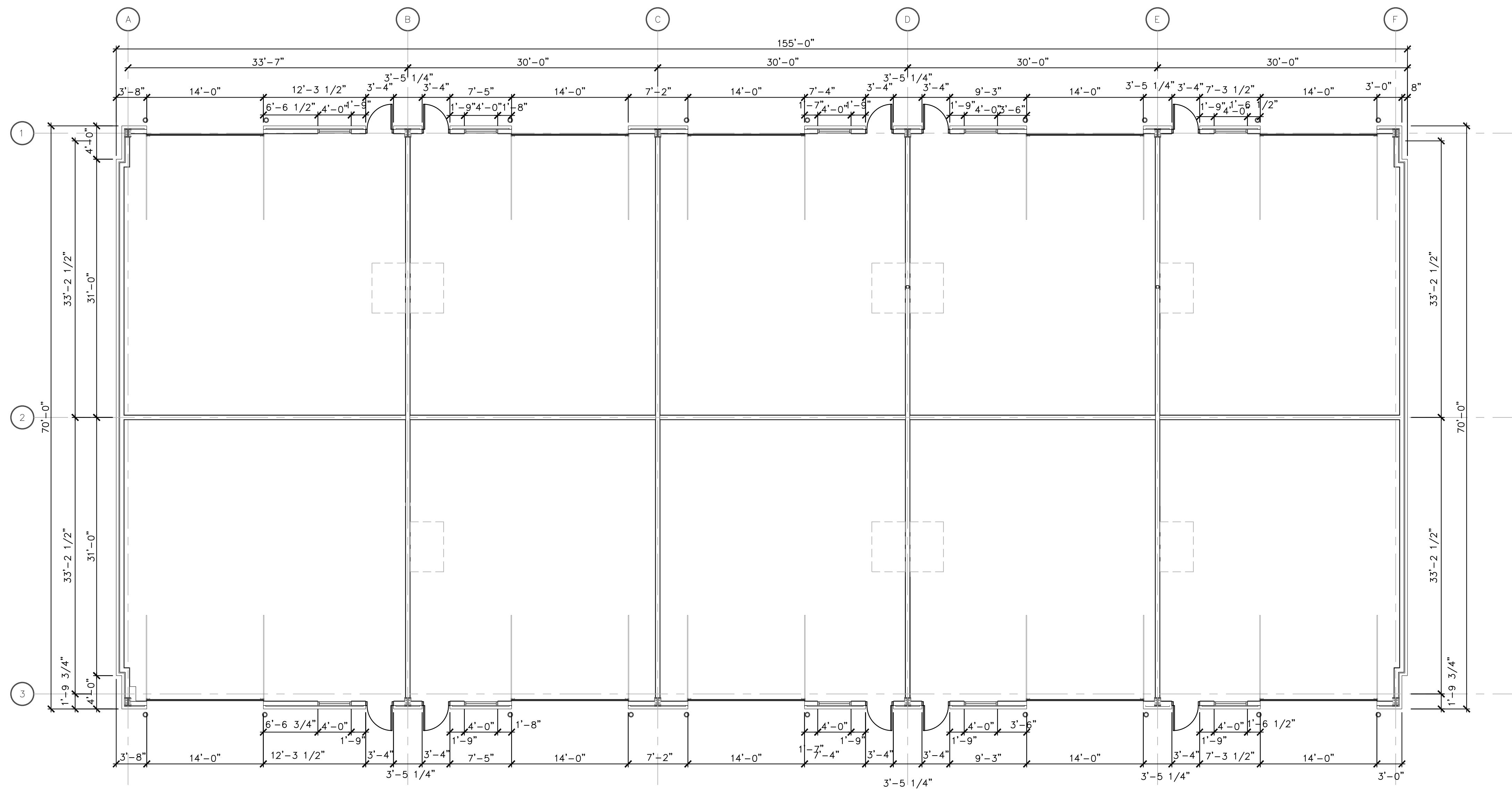


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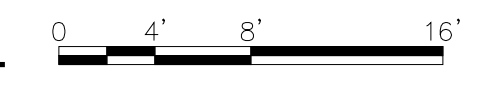
OWNER:
GARAGES OF TEXAS @ TARPLEY LLC
2323 TARPLEY, SUITE 100
CARROLLTON, TX 75006
Contact: FRED GANS
Contract: FRED GANS

File Name: 22161- A1.1
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

SHEET
A1.1
FLOOR PLAN
BLDG 1 MINI
WAREHOUSE
WITH OFFICE




1 FLOOR PLAN – BUILDING 2
 SCALE: 1/8" = 1'-0"



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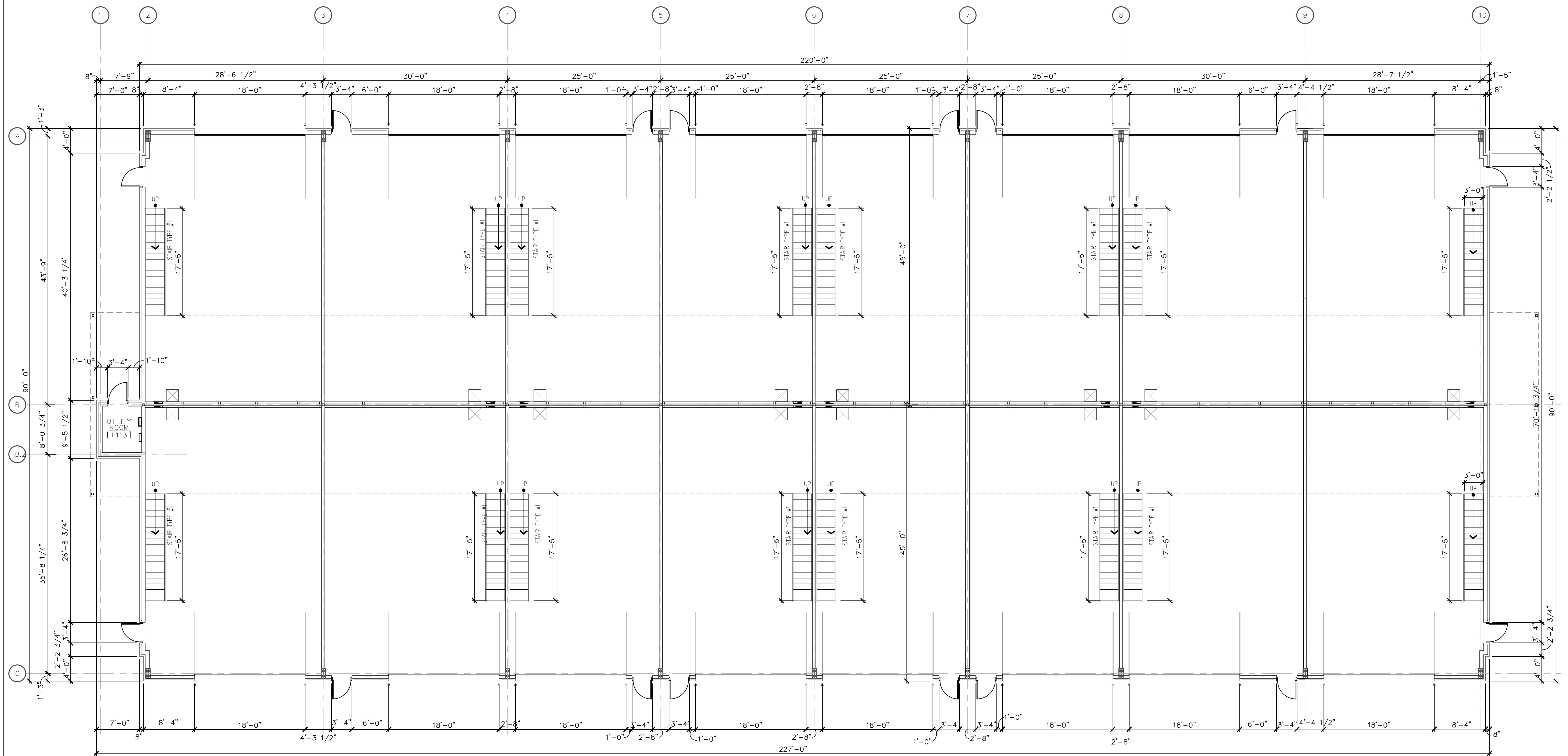


GARAGES OF TEXAS
 ADDRESS TBD
 13.55 ACRES
 5879, 5917 & 5981 FM 3097
 ROCKWALL, TEXAS 75035
 LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
 CITY OF ROCKWALL, ROCKWALL COUNTY
 ZONING CASE NO. Z2022-019

OWNER:
 GARAGES OF TEXAS @ TARPLEY LLC
 2323 TARPLEY, SUITE 100
 CARROLLTON, TX 75006
 Contact: (972) 462-6820
 Contact: FRED GANS

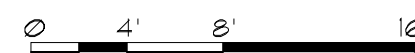
File Name: 22161- A1.1
 Project No: 22161
 Date: 06/6/22
 Drawn By: DBL
 Checked By: JWF

SHEET
A1.1
 FLOOR PLAN
 BUILDING 2



1 FLOOR PLAN - BUILDING 3

SCALE: 1/8" = 1'-0"



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4055 International Plaza, Suite 100
Fort Worth, Texas 76109
(817) 737-9922
www.franzarchitects.com

GARAGES OF TEXAS

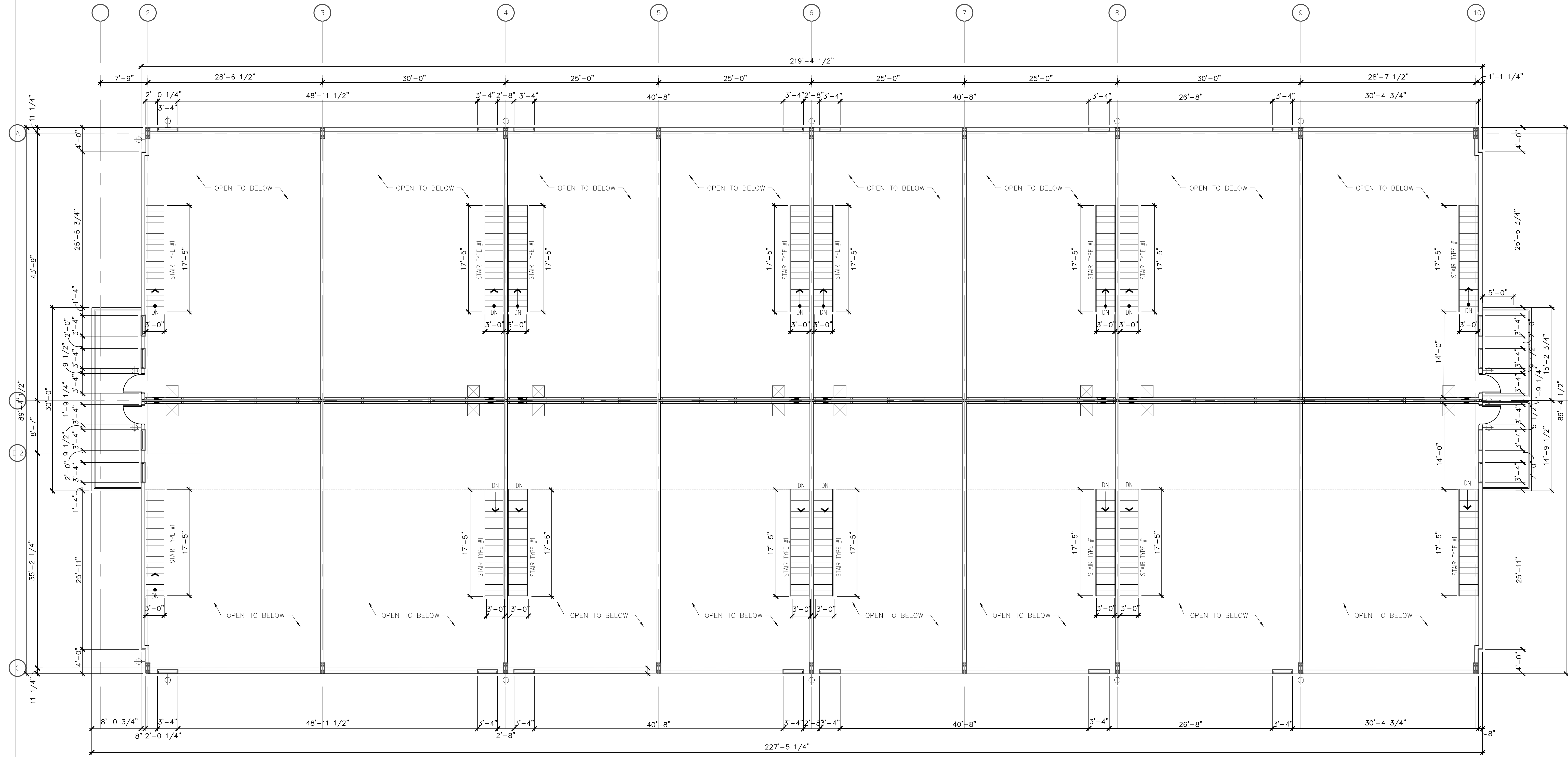
ADDRESS TBD
13.55 ACRES
5879, 5917 & 5981 FM 3097
ROCKWALL, TEXAS 75035
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019



OWNER:
GARAGES OF TEXAS @ TARPLEY, LLC.
2323 TARPLEY, SUITE 100
CARROLLTON, TX 75006
Owner: TYPHANY TARPLEY
Contract: FRED GANS

File Name: 22161- A1.1
Project No: 22161
Date: 06/6/22
Drawn By: DBL
Checked By: JWF

SHEET
A1.1
FLOOR PLAN
BUILDING 3



1
FLOOR PLAN MEZZANINE – BUILDING 3
 SCALE: 1/8" = 1'-0"

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 NOT TO BE USED
 FOR
 REGULATORY
 APPROVAL,
 PERMITTING OR
 CONSTRUCTION



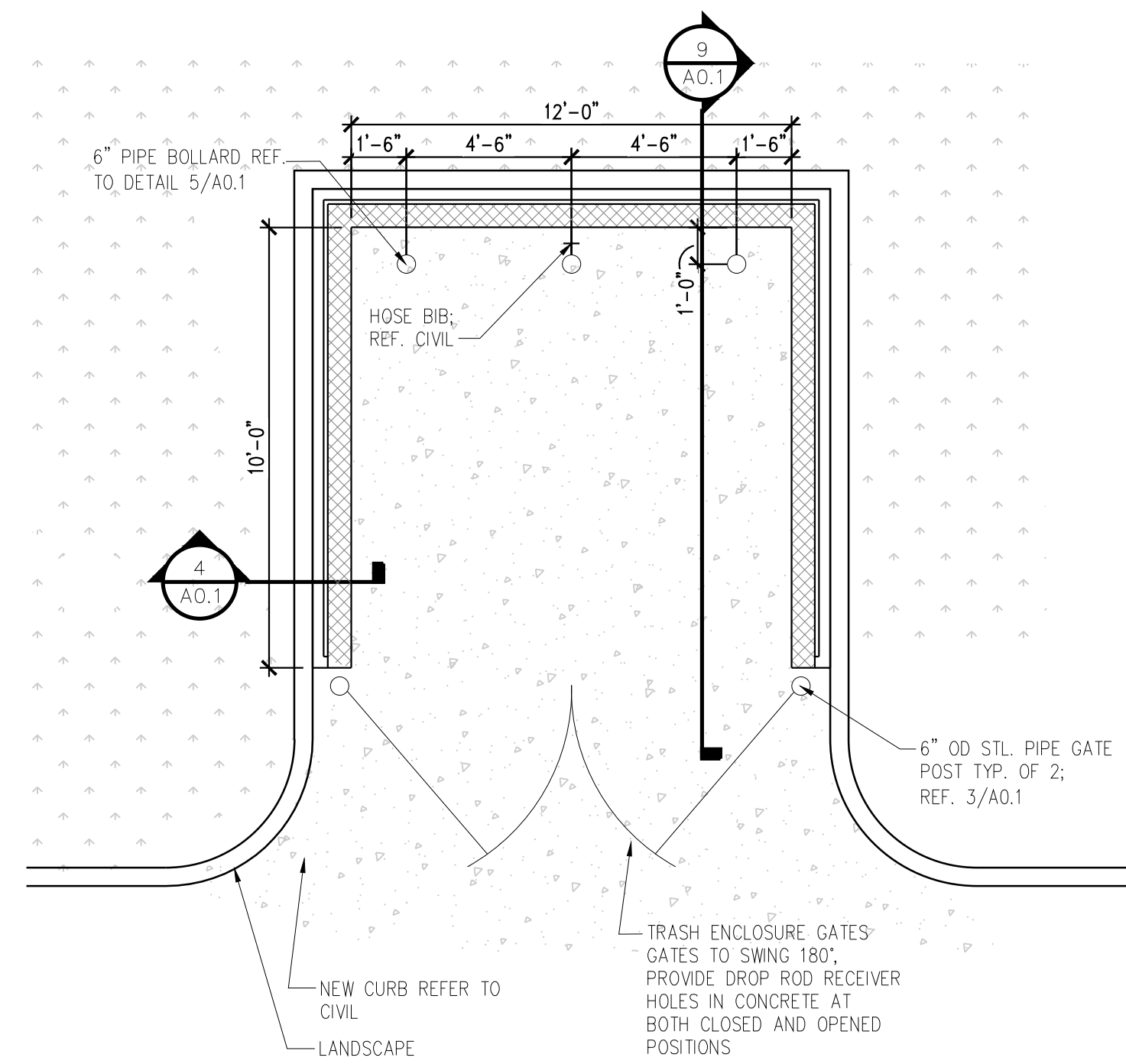
GARAGES OF TEXAS
 ADDRESS TBD
 13.55 ACRES
 5879, 5917 & 5981 FM 3097
 ROCKWALL, TEXAS 75035
 CITY OF ROCKWALL, ROCKWALL COUNTY
 ZONING CASE NO. Z2022-019



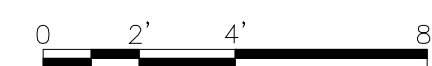
OWNER:
 GARAGES OF TEXAS @ TARPLEY, LLC.
 2323 TARPLEY, SUITE 100
 CARROLLTON, TX 75006
 Phone: (972) 462-8620
 Contact: FRED GANS

File Name: 22161 - A1.2
 Project No: 22161
 Date: 06/6/22
 Drawn By: DBL
 Checked By: JWF

SHEET
A1.2
 FLOOR PLAN MEZZ.
 BUILDING 3

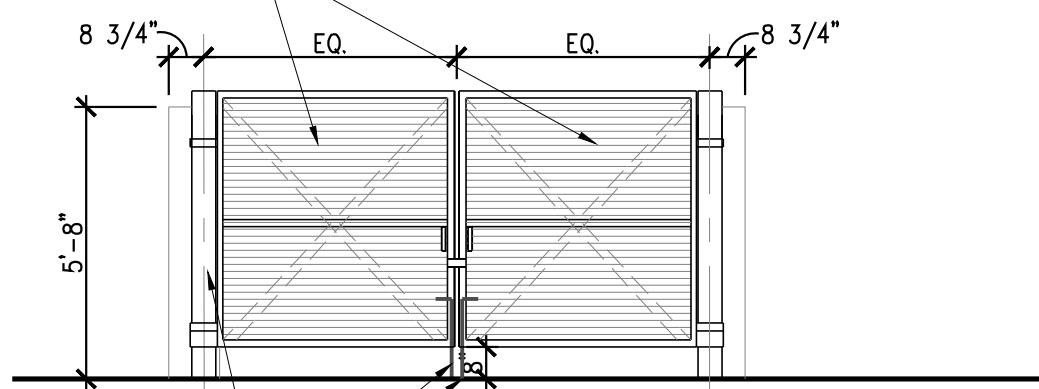


1 TRASH ENCLOSURE PLAN
SCALE: 1/4" = 1'-0"

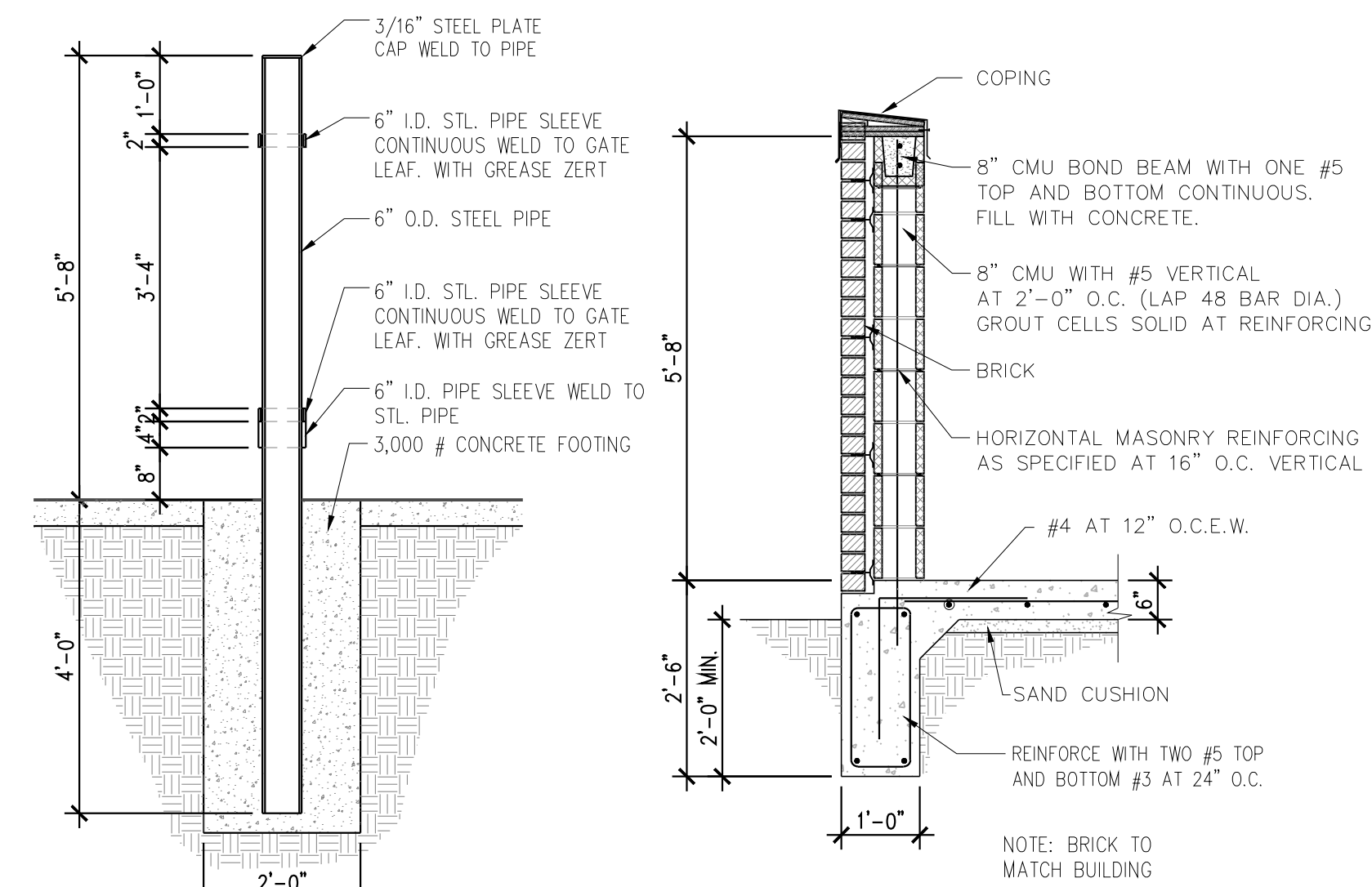
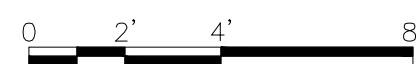


| TRASH ENCLOSURE DOOR | | |
|----------------------|--------------------------|------------------------------------|
| QTY. | DESCRIPTION | NUMBER - FINISH |
| 4 | RICHARD WILCOX HINGE | 1035.00271 24" - BLK |
| 2 | RICHARD WILCOX CANE BOLT | 0524.00021 - BLK |
| 2 | LAWRENCE BROS PULL | CD121DS - BLK |
| 1 | LAWRENCE BROS HASP | CD191BS-6" |
| 1 | PADLOCK | C955-2 FIC - 606 |
| 1 | CYLINDER CORF | (hardware number to be determined) |

TRASH ENCLOSURE GATES. 1 1/2" 16 GAGE STEEL DECKING WELDED TO 1 3/4"x1 3/4"x3/16" STEEL ANGLE FRAME WITH 2" WIDE "X" STRAP BRACING WELDED TO STEEL ANGLE FRAME ON INSIDE FACE, PAINT TO MATCH BUILDING BRICK COLOR

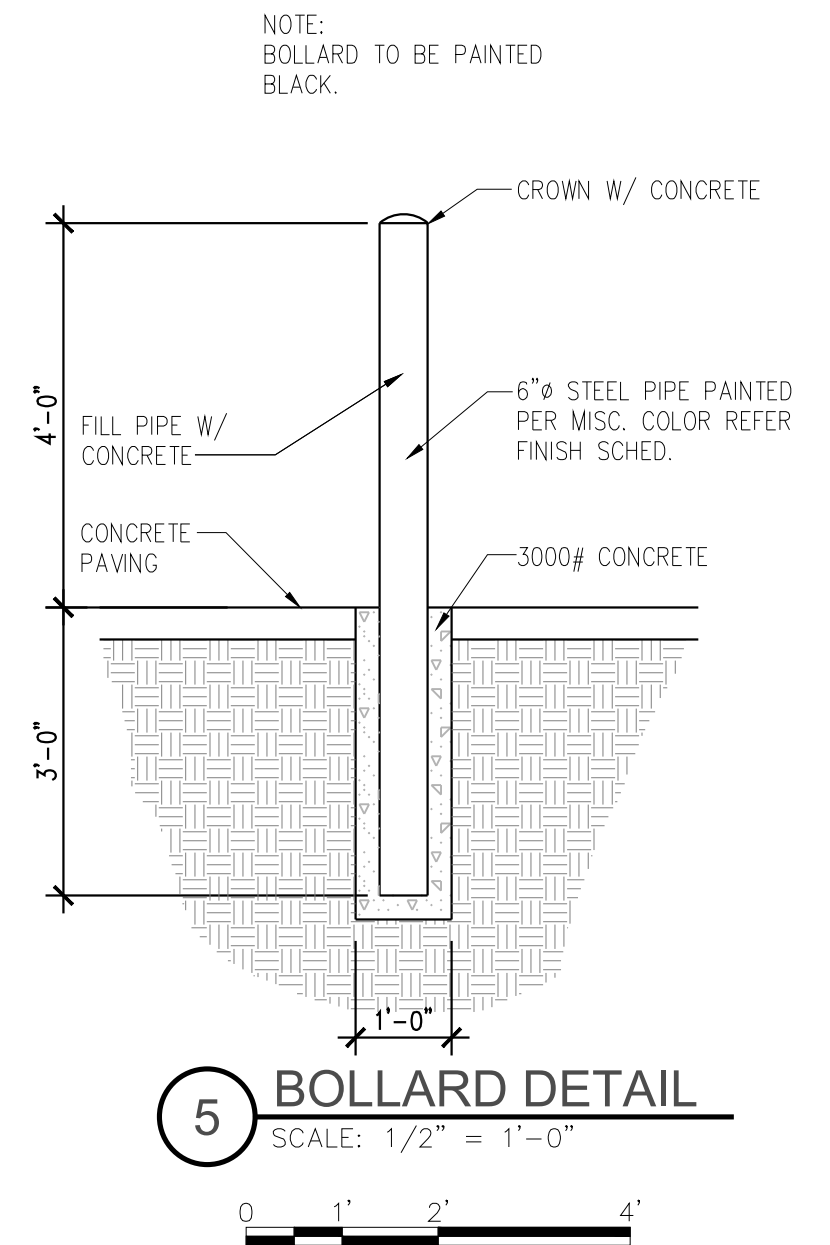
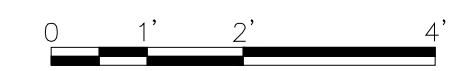
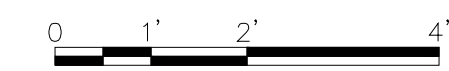


2 TRASH ENCLOSURE ELEV.
SCALE: 1/4" = 1'-0"

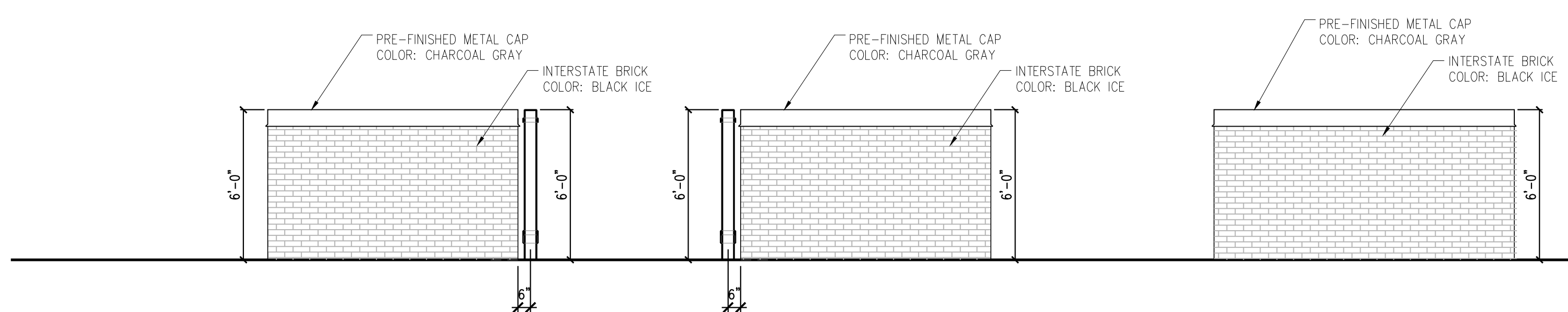
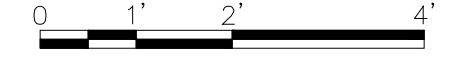


3 GATE POST
SCALE: 1/2" = 1'-0"

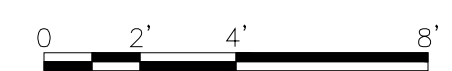
4 SECTION
SCALE: 1/2" = 1'-0"



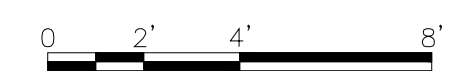
5 BOLLARD DETAIL
SCALE: 1/2" = 1'-0"



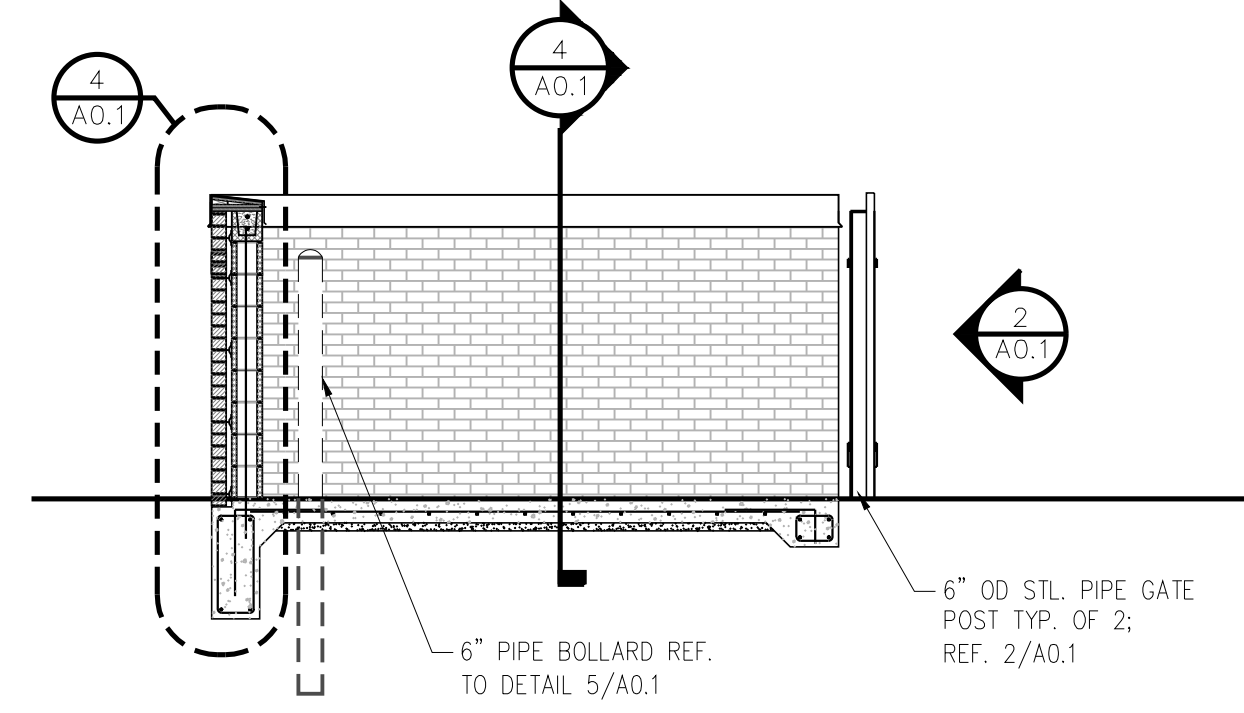
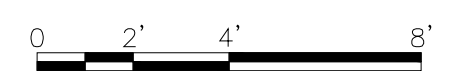
6 TRASH ENCLOSURE ELEV.
SCALE: 1/4" = 1'-0"



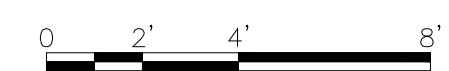
7 TRASH ENCLOSURE ELEV.
SCALE: 1/4" = 1'-0"



8 TRASH ENCLOSURE ELEV.
SCALE: 1/4" = 1'-0"



9 TRASH ENCLOSURE SECTION
SCALE: 1/4" = 1'-0"



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APPROVAL,
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CONSTRUCTION



GARAGES OF TEXAS
ADDRESS TBD
13.55 ACRES
5879, 5917 & 5981 FM 3097
ROCKWALL, TEXAS 75086
LOT 8R, 9R, 10 AND 11 RAINBOW ACRES ADDITION
CITY OF ROCKWALL, ROCKWALL COUNTY
ZONING CASE NO. Z2022-019



OWNER:
GARAGES OF TEXAS @ TARPLEY LLC
2323 TARPLEY, SUITE 100
CARROLLTON, TX 75006
Contact: FRED GANS

File Name: 22161--A0.1
Project No: 22161
Date: 06/6/22
Drawn By: MINK
Checked By: JWF

SHEET
A0.1
SITE PLAN
AND DETAILS