



DEVELOPMENT APPLICATION

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

STAFF USE ONLY
 PLANNING & ZONING CASE NO. **SP2022-063**
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: <input type="checkbox"/> MASTER PLAT (\$100.00 + \$15.00 ACRE) ¹ <input type="checkbox"/> PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE) ¹ <input type="checkbox"/> FINAL PLAT (\$300.00 + \$20.00 ACRE) ¹ <input type="checkbox"/> REPLAT (\$300.00 + \$20.00 ACRE) ¹ <input type="checkbox"/> AMENDING OR MINOR PLAT (\$150.00) <input type="checkbox"/> PLAT REINSTATEMENT REQUEST (\$100.00) SITE PLAN APPLICATION FEES: <input checked="" type="checkbox"/> SITE PLAN (\$250.00 + \$20.00 ACRE) ¹ <input type="checkbox"/> AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)	ZONING APPLICATION FEES: <input type="checkbox"/> ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹ <input type="checkbox"/> SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ¹ & ² <input type="checkbox"/> PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹ OTHER APPLICATION FEES: <input type="checkbox"/> TREE REMOVAL (\$75.00) <input type="checkbox"/> 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.
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PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS _____
 SUBDIVISION _____ LOT _____ BLOCK _____
 GENERAL LOCATION *Ralph Hume Parkys & Market Center*

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING *Commercial* CURRENT USE *Commercial*
 PROPOSED ZONING *Same* PROPOSED USE *Same*
 ACREAGE *0.29* LOTS [CURRENT] _____ 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]

<input checked="" type="checkbox"/> OWNER	<i>Patrick Kelley</i>	<input checked="" type="checkbox"/> APPLICANT	<i>Patrick Kelley</i>
CONTACT PERSON		CONTACT PERSON	<i>Steven Reyes</i>
ADDRESS	<i>2845 Ridge Rd #207</i>	ADDRESS	<i>2235 Ridge Rd #200</i>
CITY, STATE & ZIP	<i>Rockwall, TX</i>	CITY, STATE & ZIP	<i>Buckalee, TX</i>
PHONE	<i>469 693 9187</i>	PHONE	<i>972 345-1684</i>
E-MAIL		E-MAIL	

NOTARY VERIFICATION [REQUIRED]

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

¹ 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 \$ *270* TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE *12* DAY OF *Dec* 20*22* 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.

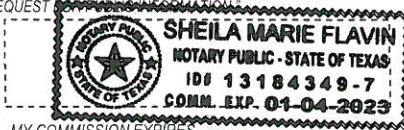
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE *12th* DAY OF *December*, 20*22*

OWNER'S SIGNATURE

P. Kelley
Sheila Marie Flavin

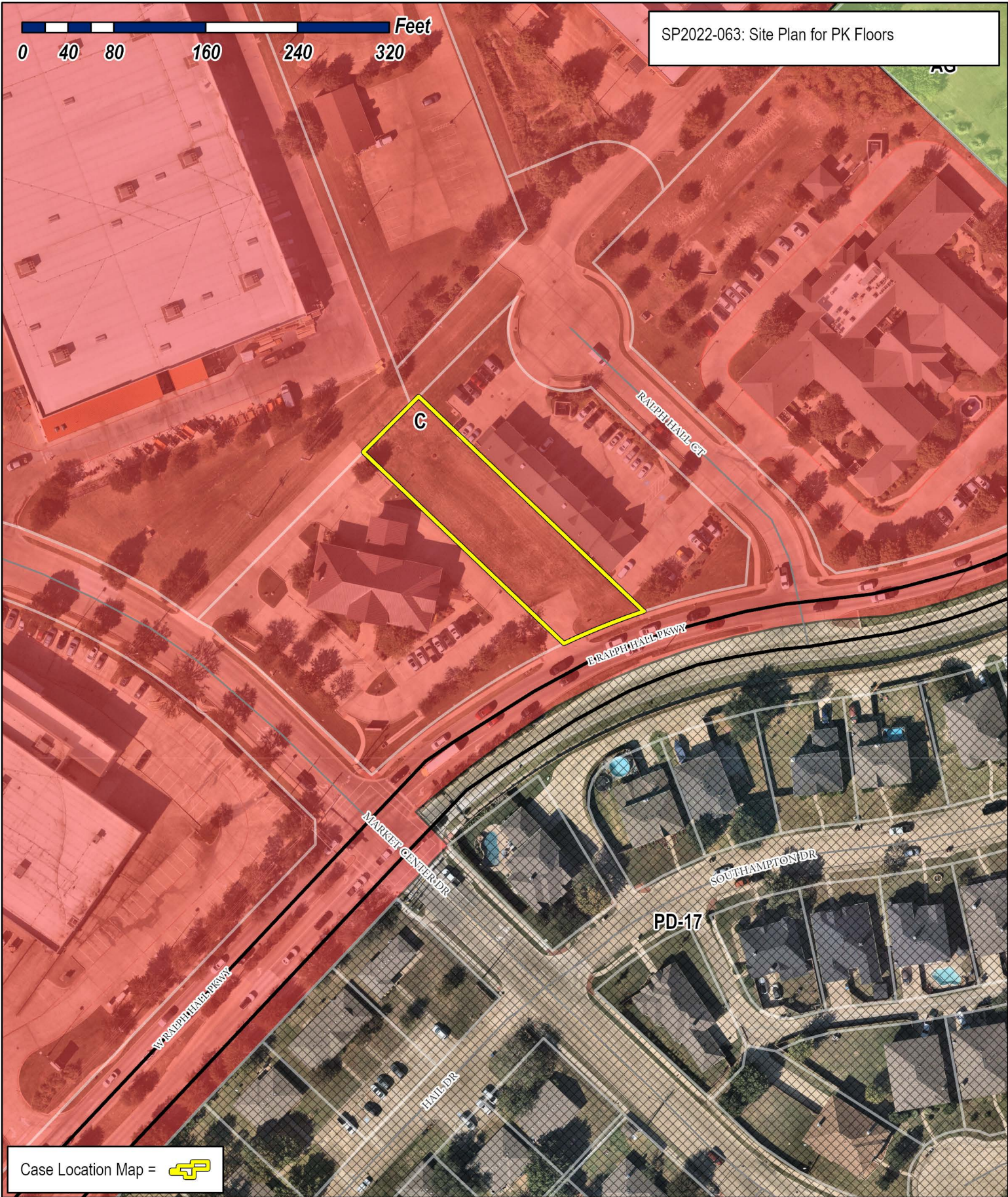
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES



0 40 80 160 240 320 Feet

SP2022-063; Site Plan for PK Floors



Case Location Map = 

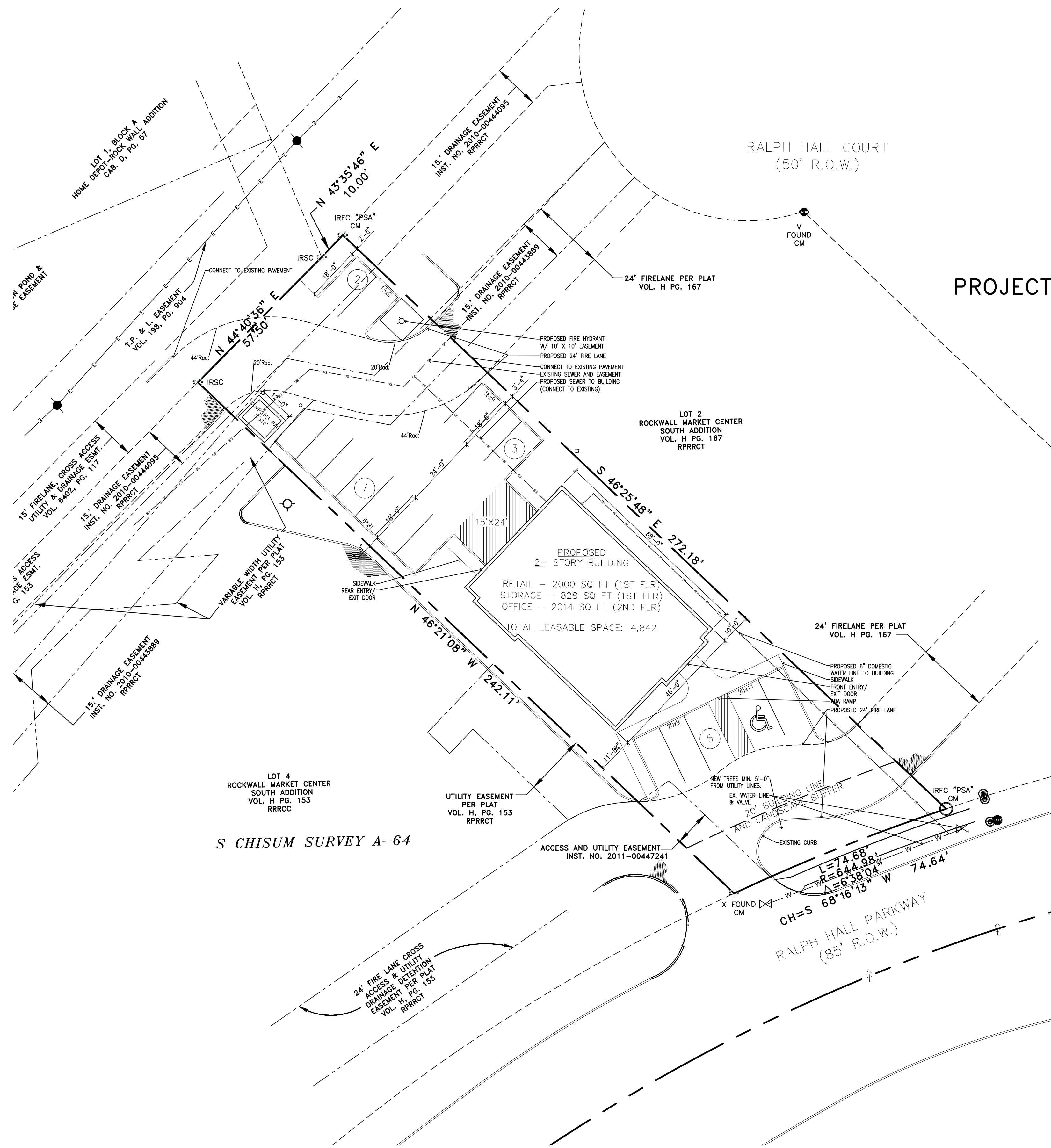


City of Rockwall

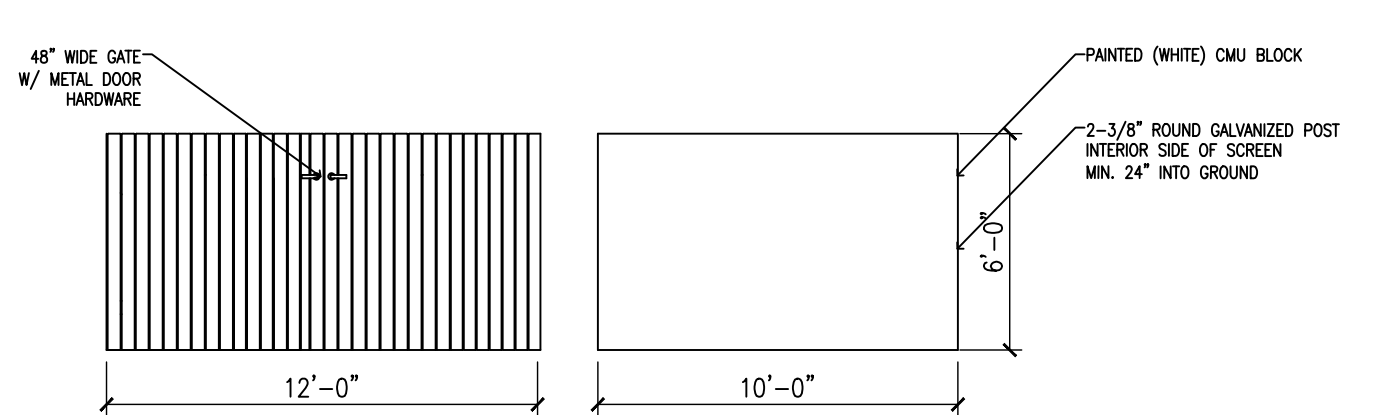
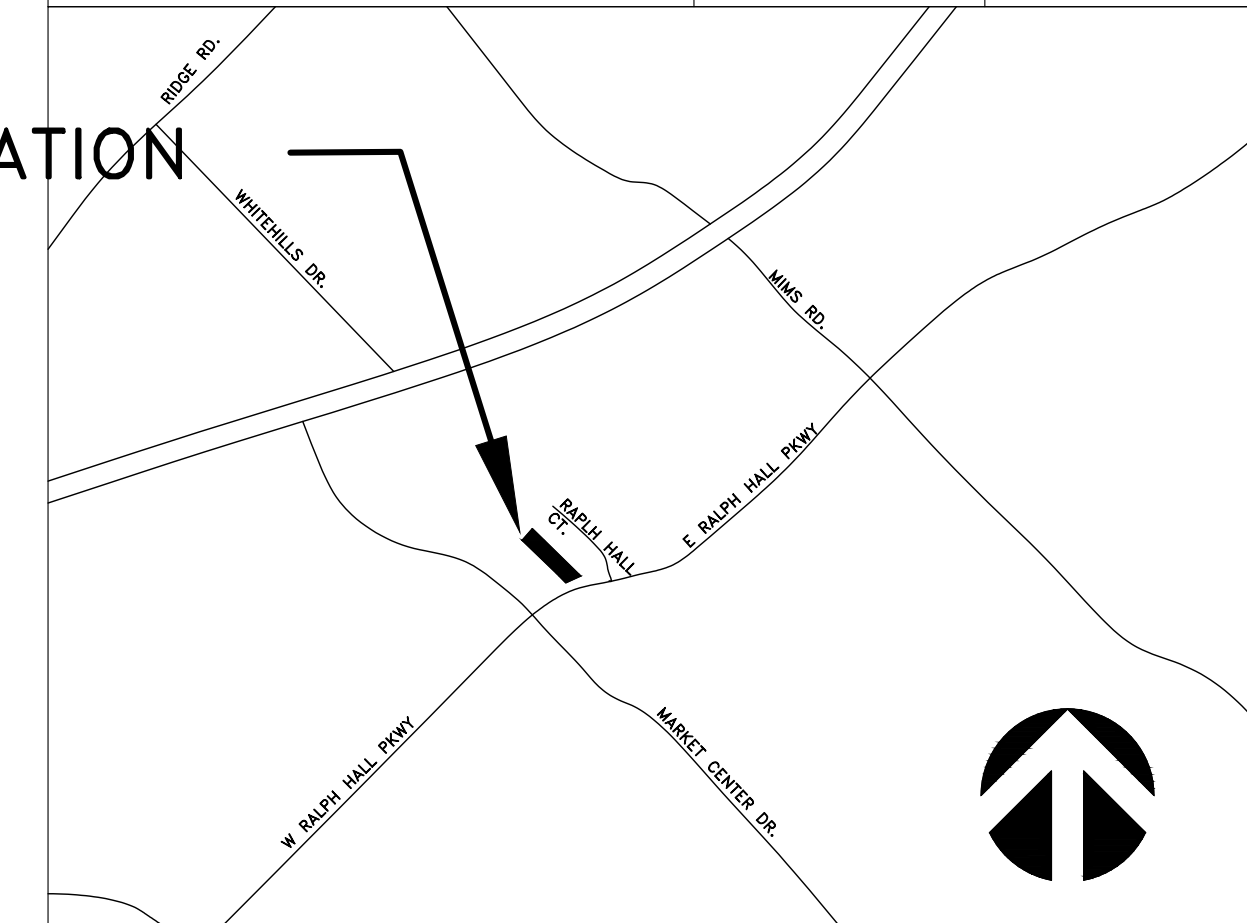
Planning & Zoning Department
 385 S. Goliad Street
 Rockwall, Texas 75087
 (P): (972) 771-7745
 (W): www.rockwall.com

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.

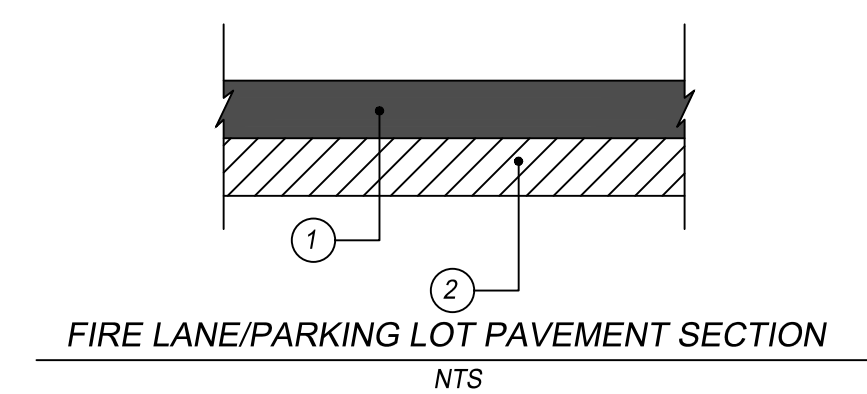




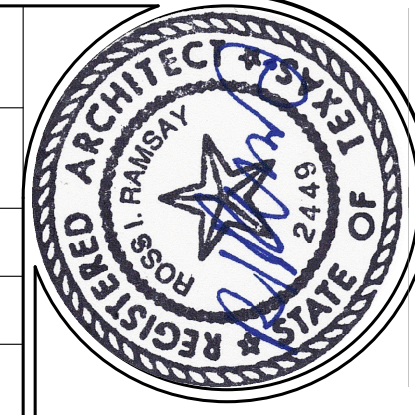
SITE SUMMARY		
DESCRIPTION	SF	LOT PERCENTAGE
LOT	17,338	100 %
IMPERVIOUS	12,862	74.1%
BUILDING FOOTPRINT	3,197	18.4%
PAVEMENT AREA	9,665	55.7%
PERVIOUS	4,476	25.8%
SIDEWALK AREA	-	
MAX. BUILDING HEIGHT PROPOSED	± 30'	
BUILDING USE / PARKING RATIO	-	PARK'G REQ'D
OFFICE (1 per 300)	2014	7
RETAIL (1 per 250)	2000	8
STORAGE (1 per 1000)	828	1



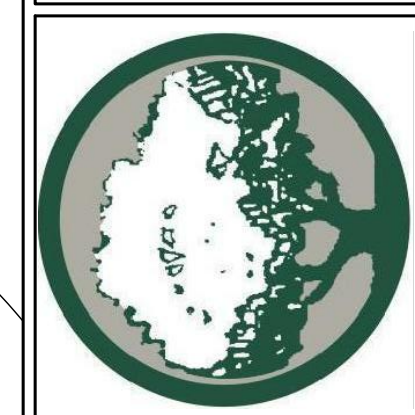
DUMPSTER SCREENING



- 6"-3,600 PSI CONCRETE PAVEMENT WITH NO. 3 BARS 24" ON CENTER BOTH WAYS. (6.5 SACK MIX MIN.)
- 6" COMPACTED LIME STABILIZED SUBGRADE. SCARIFY 6" DEEP AND COMPACT TO A STANDARD PROCTOR MAXIMUM DRY DENSITY NOT LESS THAN 95% AND WITHIN 2% BELOW AND 4% ABOVE OPTIMUM MOISTURE CONTENT. NO SAND ALLOWED. ALL GENERAL FILL TO BE COMPACTED WITH A SHEEP'S FOOT ROLLER.



ARCHITECTONICS TEXAS, LLC
 ARCHITECTURE - MANAGEMENT
 2235 RIDGE RD. STE. 200
 ROCKWALL, TEXAS 75087



NO.	DATE	REVISIONS / DESCRIPTIONS / ISSUE

PROJECT NAME AND ADDRESS:
PK FLOORS
 125 RALPH HALL PKWY
 ROCKWALL, TX 75087

PROJECT NO.	
DRAWN BY	
CHECKED BY	
DATE	
SCALE	
SHEET NO.	of

DRAWING NAME:
SITE PLAN

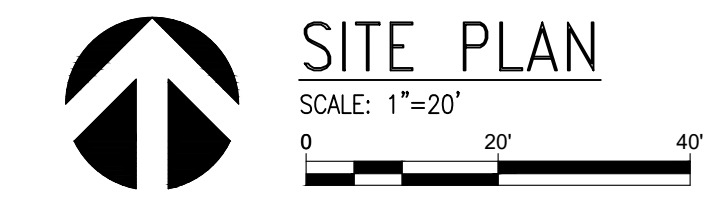
S1.0

APPROVED:
 I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF ___, _____.
 WITNESS OUR HANDS, THIS ___ DAY OF ___, _____.

 PLANNING AND ZONING COMMISSION DIRECTOR OF PLANNING AND ZONING

OWNER/DEVELOPER:
 PATRICK KELLEY
 TAHOE DR.
 ROCKWALL, TEXAS 75087
 (469)693-9187

ARCHITECT/PLANNER:
 ARCHITECTONICS TEXAS, LLC
 ROSS RAMSAY
 (214)536-5306
 2235 RIDGE RD. STE 201
 ROCKWALL, TEXAS 75087





EK FLOORS PLUS
FLOORING - GRANITE - BATH & KITCHEN REMODELS

COMPOSITE WOOD
CLADDING by TREX
(SOFFIT to MATCH)



'FEATURE' PORCELAIN TILE
by MAXIMA



TRADITIONAL '3 STEP' STUCCO (WHITE)
STUCCO BROW (MATCH TILE)

STEEL ROOF & AWNING (MATCH)



ANODIZED BRONZE
ALUMINUM FRAME WINDOWS



ARCHITECTONICS TEXAS, LLC
ARCHITECTURE - MANAGEMENT

2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

REVISIONS	DATE
No.	
DESCRIPTION/ISSUE	

PROJECT NAME AND ADDRESS:
PK FLOORS

125 RALPH HALL PKWY
ROCKWALL, TEXAS 75087

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	08/18/22
SCALE	
SHEET NO.	of

DRAWING NAME:

OWNER/DEVELOPER:
PATRICK KELLEY
TAHOE DR.
ROCKWALL, TEXAS 75087
(469)693-9187

ARCHITECT/PLANNER:
ARCHITECTONICS TEXAS, LLC
ROSS RAMSAY
(214)536-5306
2235 RIDGE RD. STE 201
ROCKWALL, TEXAS 75087

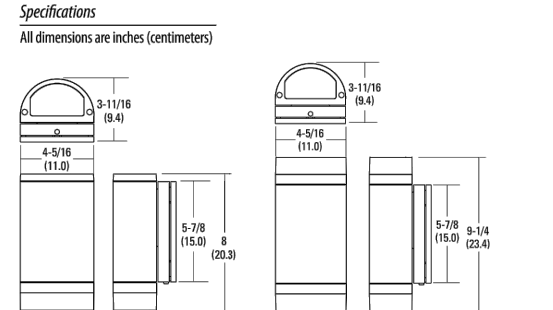


FEATURES & SPECIFICATIONS

INTENDED USE: Provides years of maintenance free illumination for outdoor use in residential & commercial applications. Ideal for applications such as lighting walkways and garages for safety and security.

Table with 2 columns: Code, Name. Row 1: 'A', OLLWD.

OLLWD & OLLWD LED WALL CYLINDER LIGHT



ORDERING INFORMATION: For detailed lead times, configure products using builded options. Example: OLLWD LED P1 40K MVOLT DDB

Table with 5 columns: Series, Performance Package, Color temperature (CCT), Voltage, Finish. Rows include OLLWD LED (Standard) and OLLWD LED (85-100W).

Notes: 1. Only available with OLLWD and OLLWD. 2. Only available with OLLWD.

DECORATIVE INDOOR & OUTDOOR OLLWD-OLLWD



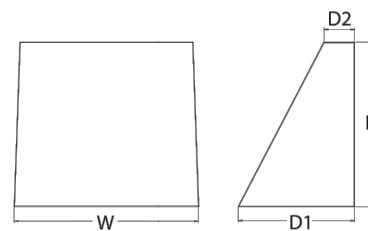
WDGE1 LED Architectural Wall Sconce

Table with 2 columns: Code, Name. Row 1: 'B', WDGE1.

Introduction: The WDGE1 LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture.

Specifications

Depth (D1): 5.5"
Depth (D2): 1.5"
Height: 8"
Width: 9"
Weight: 9 lbs (with back option)



WDGE LED Family Overview

Table with 10 columns: Lumens, Depth (D1), Depth (D2), Height, Width, Weight, Price, etc. Rows include WDGE1 LED (4W), WDGE1 LED (15W), and WDGE1 LED (15W).

Ordering Information

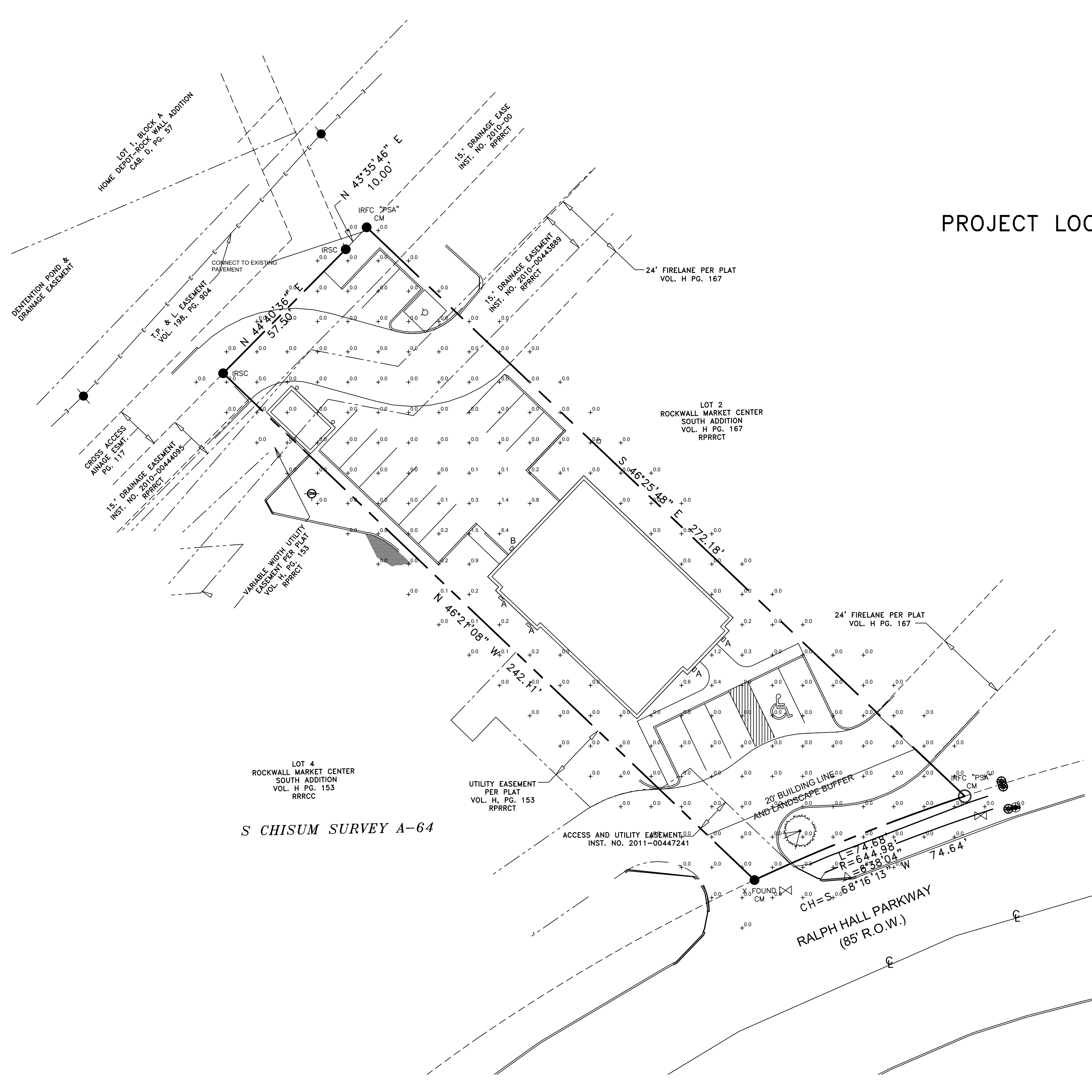
Table with 10 columns: Series, Package, Color Temperature, CCT, Backplate, Voltage, Shipping. Rows include WDGE1 LED (P1) and WDGE1 LED (P2).

Table with 2 columns: Feature, Description. Rows include EBMF, P1, P2, DMG, BCL, BAA.

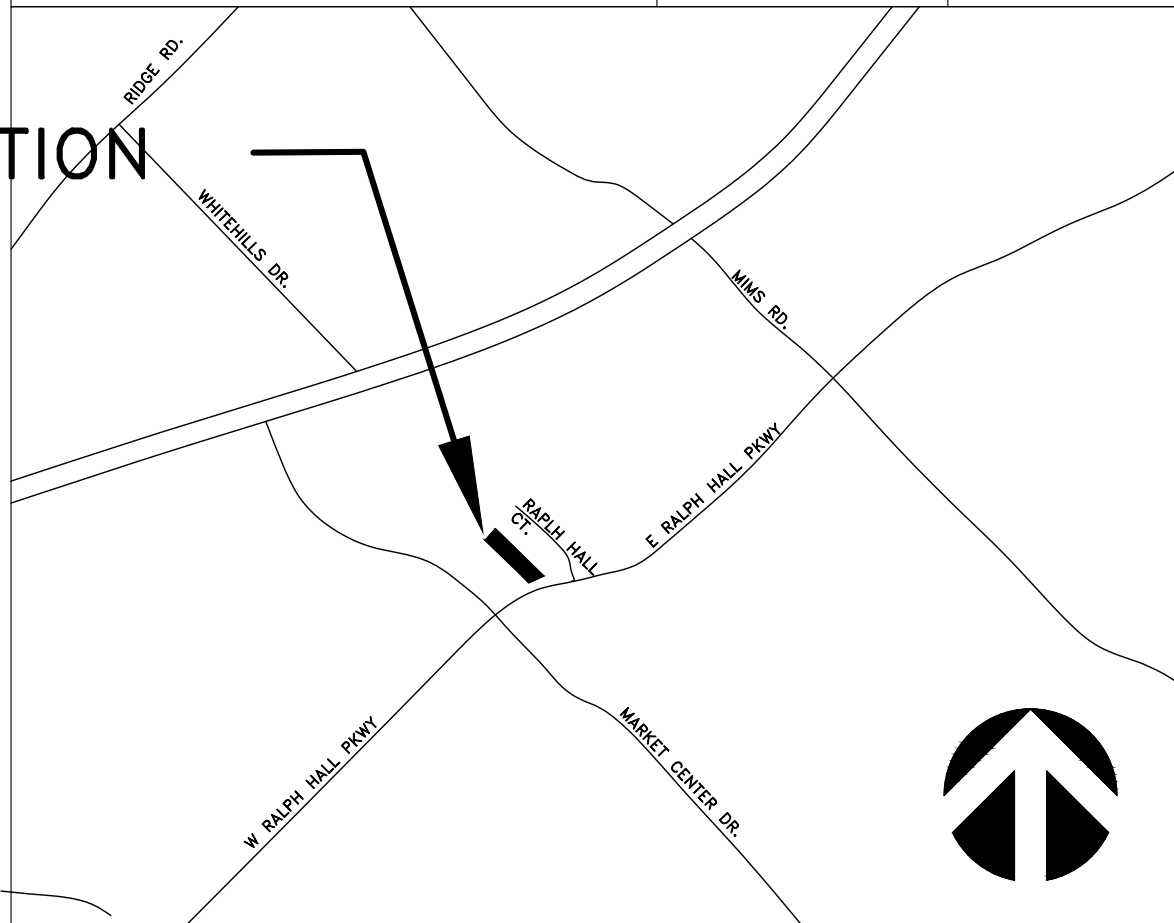
Table with 2 columns: Accessories, Description. Rows include WDGE1 LED (P1) and WDGE1 LED (P2).

Notes: 1. Not available in P1000. 2. 24V not available with OLLWD. 3. 24V not available with OLLWD. 4. P1 not available with OLLWD. 5. Not qualified for DUC. Not available with OLLWD.

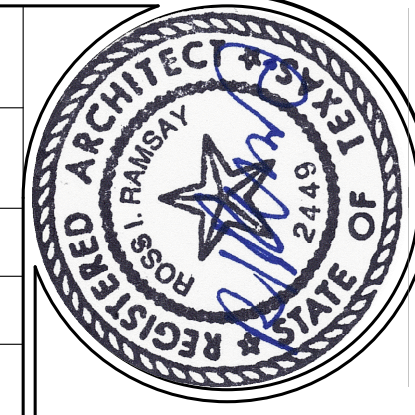
COMMERCIAL OUTDOOR. One Lithonia Way • Conyers, Georgia 30202 • Phone: 1-800-705-SEPV (3737) • www.lithonia.com



PROJECT LOCATION



VICINITY MAP



ARCHITECTONICS TEXAS, LLC
ARCHITECTURE - MANAGEMENT
2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087

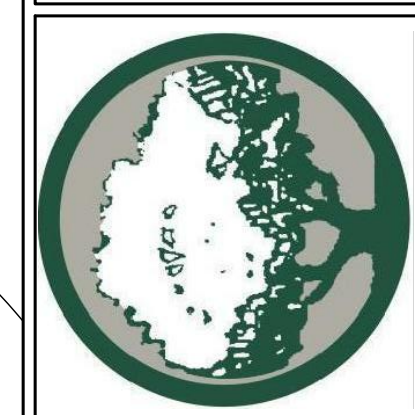


Table with 2 columns: No., Description/Issue. Includes a section for REVISIONS.

PROJECT NAME AND ADDRESS: PK FLOORS
125 RALPH HALL PKWY
ROCKWALL, TX 75087

Table with 2 columns: PROJECT No., DRAWN BY, CHECKED BY, DATE, SCALE, SHEET No. of.

PHOTOMETRIC PLAN

P1.0

APPROVED:

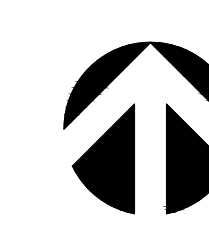
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WITNESS OUR HANDS, THIS ___ DAY OF ___, ___.

PLANNING AND ZONING COMMISSION DIRECTOR OF PLANNING AND ZONING

OWNER/DEVELOPER: PATRICK KELLEY
TAHOE DR.
ROCKWALL, TEXAS 75087
(469)693-9187

ARCHITECT/PLANNER: ARCHITECTONICS TEXAS, LLC
STEVEN REYES
(972)345-1684
2235 RIDGE RD. STE 201
ROCKWALL, TEXAS 75087



PHOTOMETRIC PLAN
SCALE: 1"=20'