



# 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) <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 & 2</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) <sup>1</sup>

#### OTHER APPLICATION FEES:

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

#### 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.  
<sup>2</sup>: 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 2525 HORIZON RD  
 SUBDIVISION \_\_\_\_\_ LOT 1 BLOCK A  
 GENERAL LOCATION \_\_\_\_\_

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

CURRENT ZONING \_\_\_\_\_ CURRENT USE F1  
 PROPOSED ZONING \_\_\_\_\_ PROPOSED USE F1  
 ACREAGE 1.6985 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]

OWNER  APPLICANT  
 CONTACT PERSON IBRAHIM KASSEM CONTACT PERSON \_\_\_\_\_  
 ADDRESS 3312 HAYLEY CT ADDRESS \_\_\_\_\_  
 CITY, STATE & ZIP RICHARDSON, TX 75082 CITY, STATE & ZIP \_\_\_\_\_  
 PHONE 214-532-7018 PHONE \_\_\_\_\_  
 E-MAIL IKASSEM@HOTMAIL.COM E-MAIL \_\_\_\_\_

### NOTARY VERIFICATION [REQUIRED]

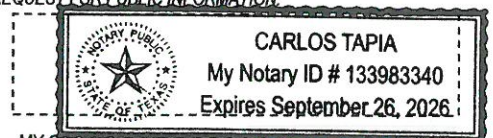
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 252.97 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 20<sup>th</sup> DAY OF January, 2023 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 20<sup>th</sup> DAY OF January, 2023

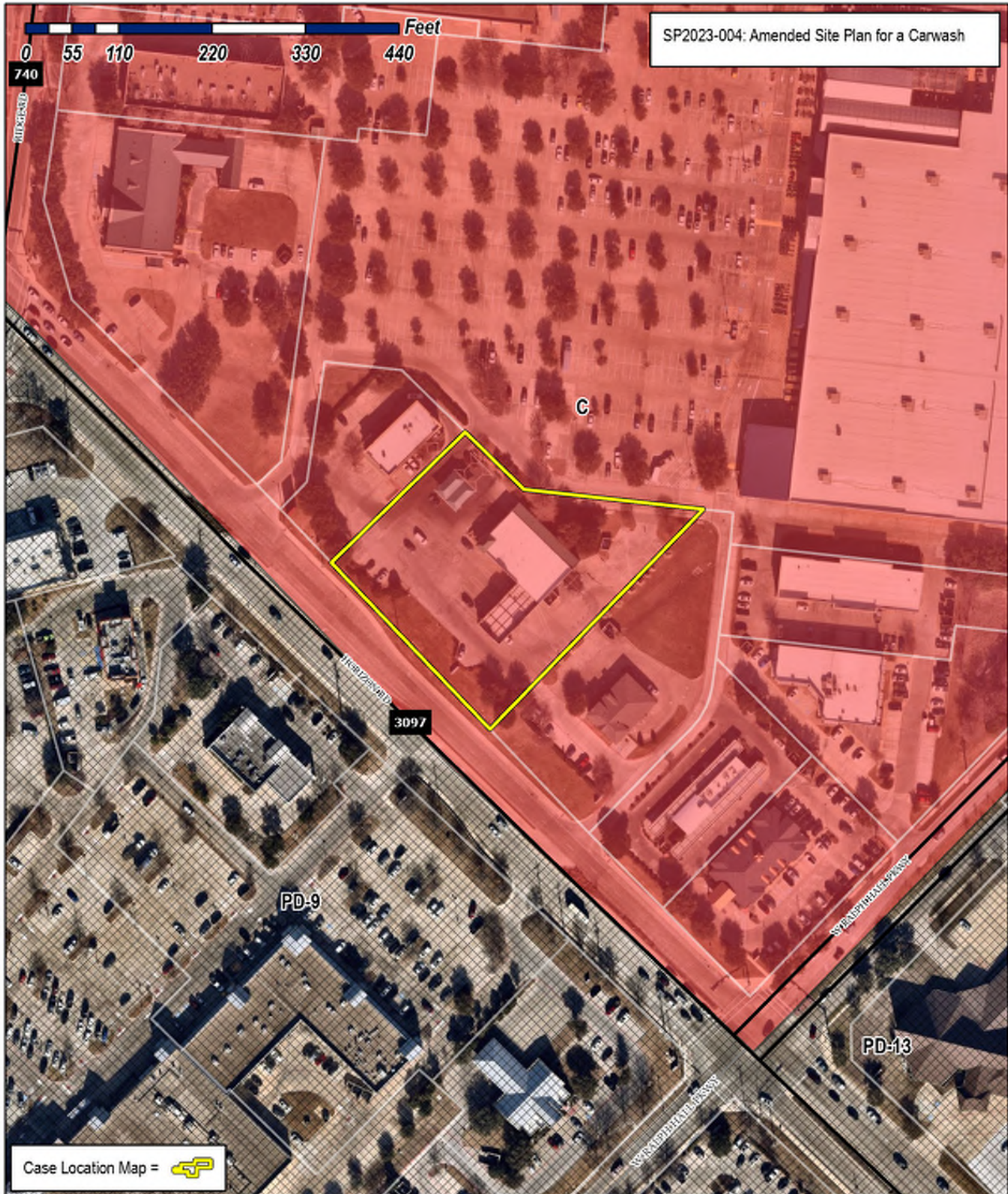
OWNER'S SIGNATURE Ibrahim Kassem

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS Carlos Tapia




MY COMMISSION EXPIRES 09/26/2026





SP2023-004: Amended Site Plan for a Carwash

Case Location Map = 



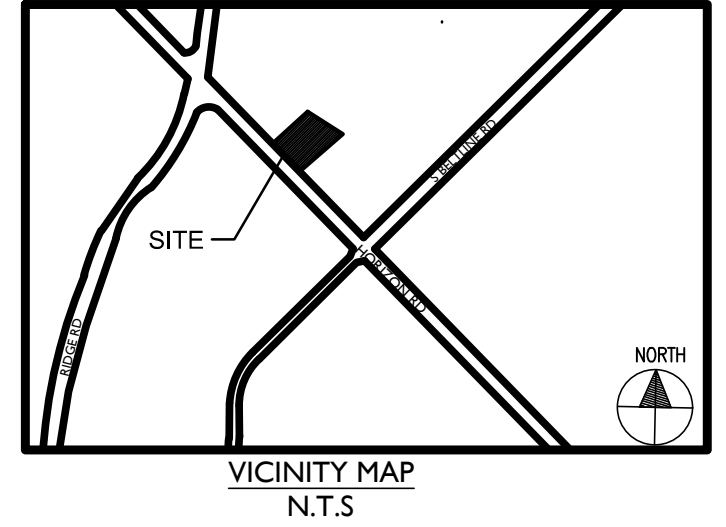
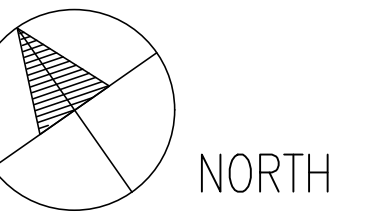
## City of Rockwall

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

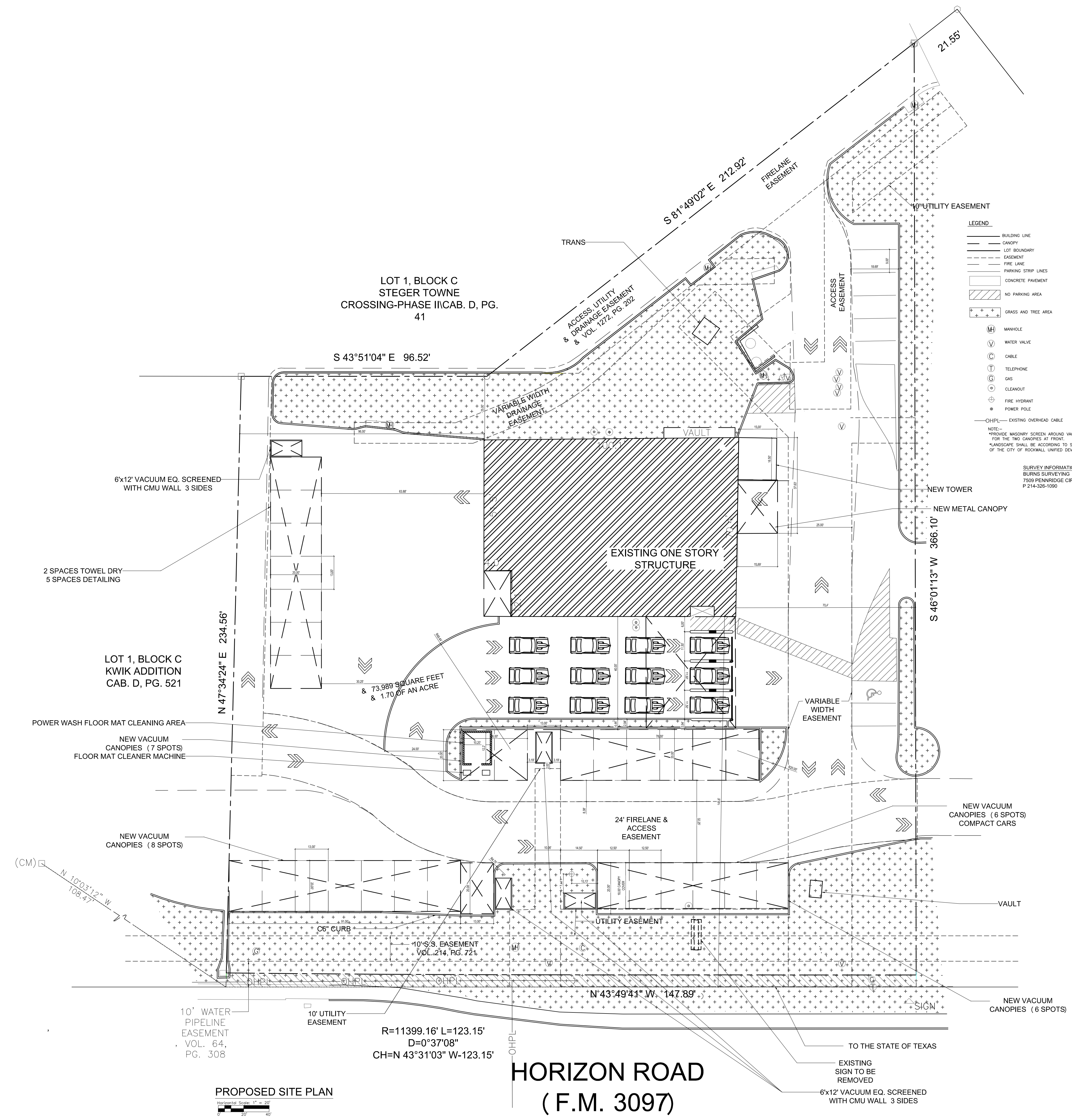
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.







SITE DATA TABLE	
CASE NUMBER	
TOTAL SITE AREA	1.699 AC (74024 SF)
SITE ZONING DISTRICT	C
LAND USE	COMMERCIAL (CARWASH)
PARKING SPACE	10' X 20'
CODE REQUIRED ADA SPACES	1 SPACE
PROVIDED TOTAL PARKING SPACES	8
ADA SPACES	1 SPACE
TOTAL EXISTING IMPERVIOUS AREA	54966 SQ. FT. (74.25%)
TOTAL PROPOSED IMPERVIOUS AREA	56885 SQ. FT. (76.8%)



- LEGEND**
- BUILDING LINE
  - CANOPY
  - LOT BOUNDARY
  - - - EASEMENT
  - - - FIRE LANE
  - - - PARKING STRIP LINES
  - ▨ CONCRETE PAVEMENT
  - NO PARKING AREA
  - ⊕ GRASS AND TREE AREA
  - ⊕ MANHOLE
  - ⊕ WATER VALVE
  - ⊕ CABLE
  - ⊕ TELEPHONE
  - ⊕ GAS
  - ⊕ CLEANOUT
  - ⊕ FIRE HYDRANT
  - ⊕ POWER POLE
  - OHPL — EXISTING OVERHEAD CABLE
- NOTE:**  
 \*PROVIDE MAGNETY SCREEN AROUND VACUUM COLUMNS FOR THE TWO CANOPIES AT FRONT  
 \*LANDSCAPE SHALL BE ACCORDING TO SECTION 3 OF THE CITY OF ROCKWALL UNIFIED DEVELOPMENT CODE
- SURVEY INFORMATION PROVIDED BY:**  
 BURNS SURVEYING  
 7509 PENNRIDGE CIRCLE ROWLEET TEXAS 75088  
 P:214-326-1000

**PROPOSED SITE PLAN**  
 Horizontal Scale: 1" = 20'

**PROJECT CASE #**

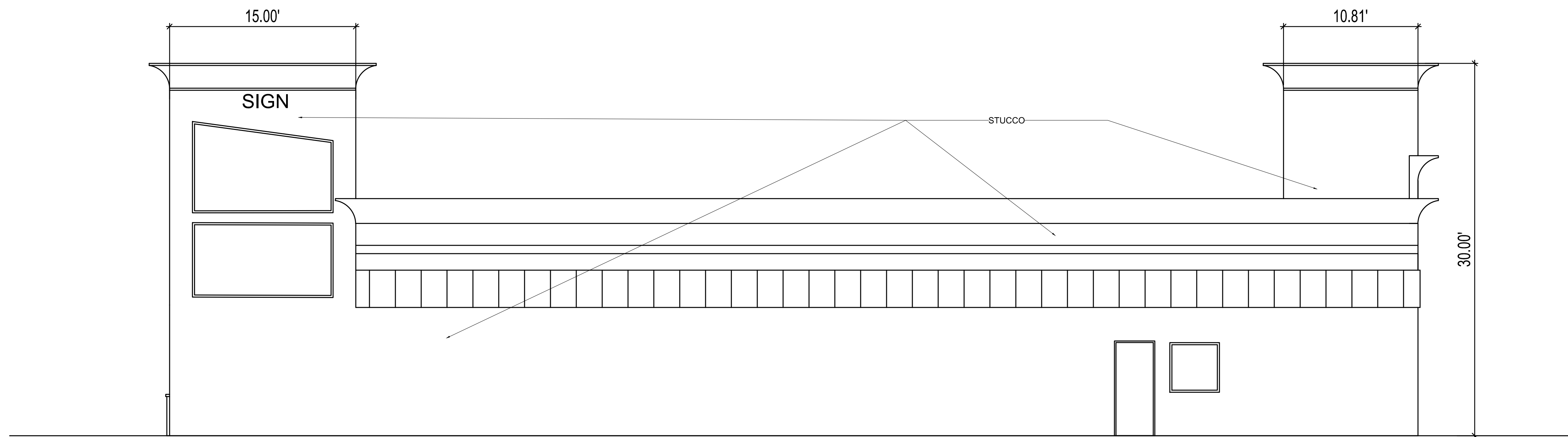
**PROJECT:**  
 REMODELING AND ADDITION (COMMERCIAL)

**OWNER:**  
 IBRAHIM KASSEM  
 (214)532-7018  
 ikassem@hotmail.com

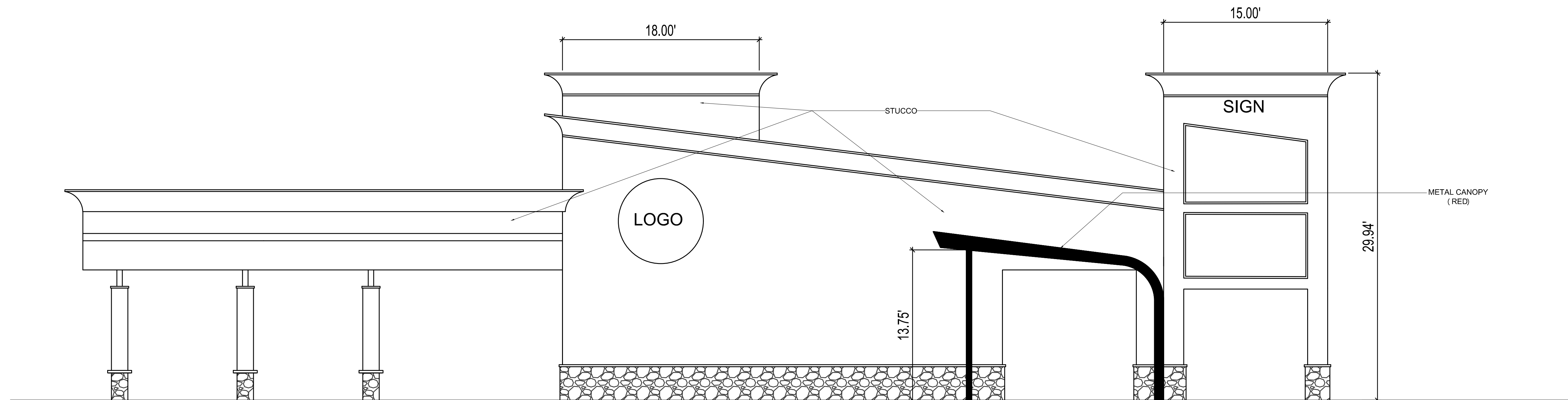
**LOCATION:**  
 2525 HORIZON RD  
 ROCKWALL, TX 75032

**SHEET TITLE:**  
 PROPOSED SITE PLAN  
 SHEET 3-6  
**PRELIM DRAWINGS  
 NOT FOR  
 CONSTRUCTION**

**REVISION: R01**  
**DATE: 01/12/2023**



REAR SIDE ELEVATION



RIGHT SIDE ELEVATION

PROJECT CASE #

PROJECT:  
REMODELING AND  
ADDITION (COMMERCIAL)

OWNER:  
IBRAHIM KASSEM  
(214)532-7018  
ikassem@hotmail.com

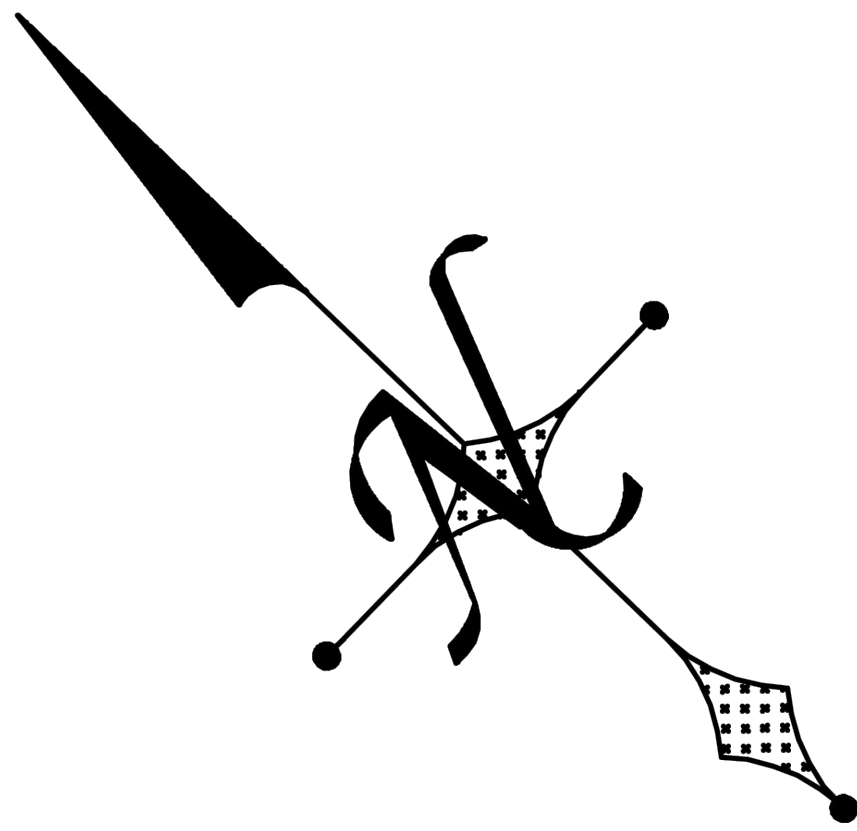
LOCATION:  
2525 HORIZON RD  
ROCKWALL, TX 75032

SHEET TITLE:  
PROPOSED ELEVATIONS II  
SHEET 6-6

**PRELIM DRAWINGS  
NOT FOR  
CONSTRUCTION**

REVISION: R01  
DATE: 01/12/2023





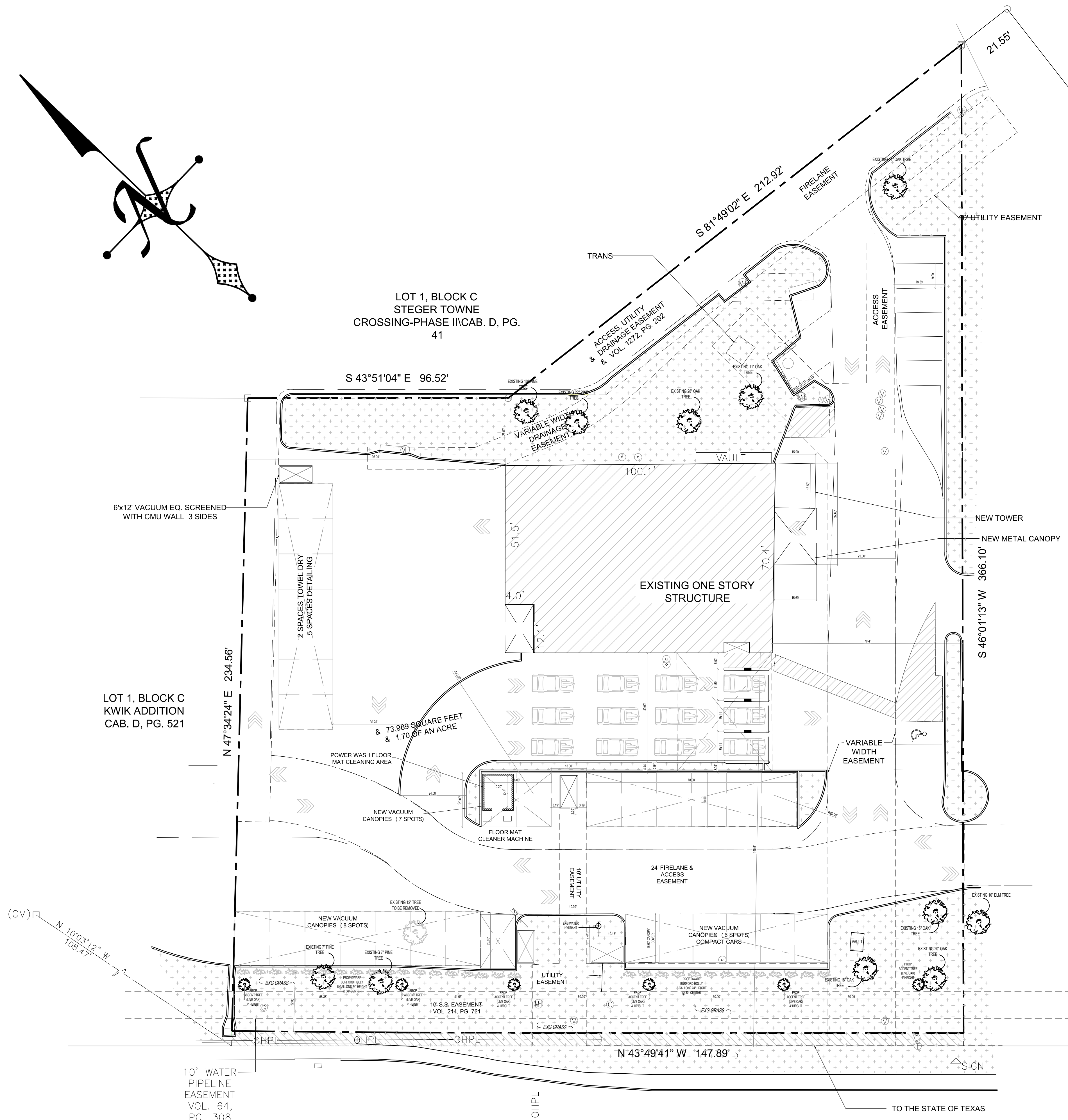
LOT 1, BLOCK C  
STEGER TOWNE  
CROSSING-PHASE III CAB. D, PG. 41

LOT 1, BLOCK C  
KWIK ADDITION  
CAB. D, PG. 521

**HORIZON ROAD  
(F.M. 3097)**

**PROPOSED LANDSCAPE PLAN**

Horizontal Scale: 1" = 20'  
0' 20' 40'



**PLANT LEGEND**

	TYPE	QUANTITY
LO	PROP ACCENT TREE (LIVE OAK) 4' HEIGHT	6
DB	PROP DWARF BURFORD HOLLY 5 GALLONS 24" HEIGHT @30" CENTER	31
OT	EXISTING 18" OAK TREE	1
	EXISTING 20" OAK TREE	1
	EXISTING 15" OAK TREE	1
PINE	EXISTING 7" PINE TREE	2
	EXISTING 12" TREE TO BE REMOVED	1
ELM	EXISTING 10" ELM TREE	1
OT	EXISTING 11" OAK TREE	2
OT	EXISTING 28" OAK TREE	1
PINE	EXISTING 22" PINE TREE	1
PINE	EXISTING 10" PINE TREE	1
	LAWN	



MECHANICAL / ELECTRICAL / PLUMBING

ODAY HATEM, P.E.  
OH Consulting Engineers, LLC.  
(TX Firm F-23465)  
Mobile #469-684-3171  
ohatem@ohhconsulting.net

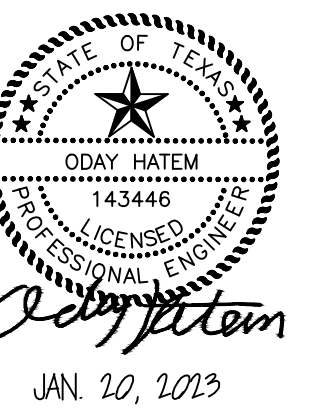
OWNER:

PROJECT NAME:

ROCKWALL CARWASH

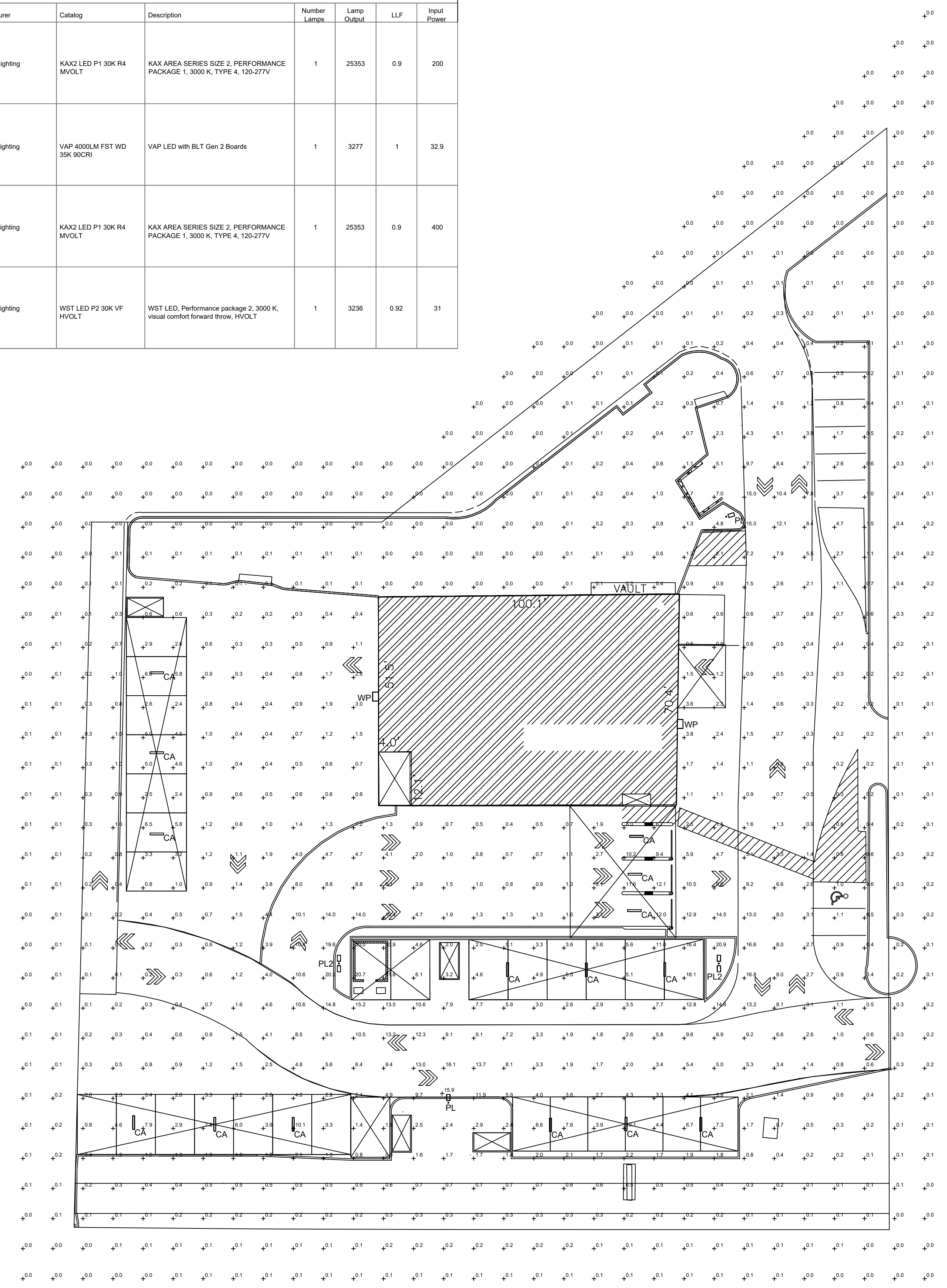
ROCKWALL, TX

STAMP:



REVISION	DESCRIPTION	MM/DD/YY

Schedule										
Symbol	Label	Height	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
□	PL	18	2	Lithonia Lighting	KAX2 LED P1 30K R4 MVOLT	KAX AREA SERIES SIZE 2, PERFORMANCE PACKAGE 1, 3000 K, TYPE 4, 120-277V	1	25353	0.9	200
□	CA	10	15	Lithonia Lighting	VAP 4000LM FST WD 35K 90CRI	VAP LED with BLT Gen 2 Boards	1	3277	1	32.9
□	PL2	18	2	Lithonia Lighting	KAX2 LED P1 30K R4 MVOLT	KAX AREA SERIES SIZE 2, PERFORMANCE PACKAGE 1, 3000 K, TYPE 4, 120-277V	1	25353	0.9	400
□	WP	18	2	Lithonia Lighting	WST LED P2 30K VF HVOLT	WST LED, Performance package 2, 3000 K, visual comfort forward throw, HVOLT	1	3236	0.92	31



# 01 SITE PHOTOMETRIC PLAN

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

SHEET TITLE:	
PHOTOMETRIC STUDY	
DATE	01/20/2023
DESIGNED BY	O.H.
CHECKED BY	O.H.
JOB NO.	2023-C4-01
SHEET NO.	E-01