



DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO.

SP2023-05

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 626 NATIONAL DR.

SUBDIVISION

LOT

1

BLOCK

A

GENERAL LOCATION

SEC MIMS RD. & NATIONAL DR

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING

HC HEAVY COMM.

CURRENT USE

WAREHOUSE

PROPOSED ZONING

SAME

PROPOSED USE

WAREHOUSE

ACREAGE

3.9 AC.

LOTS [CURRENT]

2

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

SCOTT FREE INVESTMENTS

APPLICANT

CARROLL ARCHITECTS

CONTACT PERSON

SCOTT THARP

CONTACT PERSON

JEFF CARROLL

ADDRESS

519 E. INTERSTATE 30
SUITE 511

ADDRESS

750 E. INTERSTATE 30
SUITE 110

CITY, STATE & ZIP

ROCKWALL, TX. 75087

CITY, STATE & ZIP

ROCKWALL TX 75087

PHONE

469-576-5008

PHONE

214-632-1762

E-MAIL

SCOTT@SCOTTFREEINV.COM

E-MAIL

JCARROLLARCH.COM

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Scott Tharp [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 COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION.

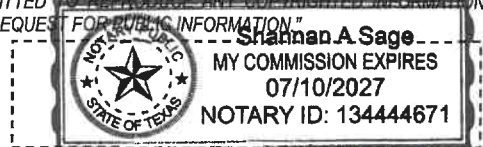
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF December, 2023

OWNER'S SIGNATURE

Scott Tharp

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Shannan A Sage

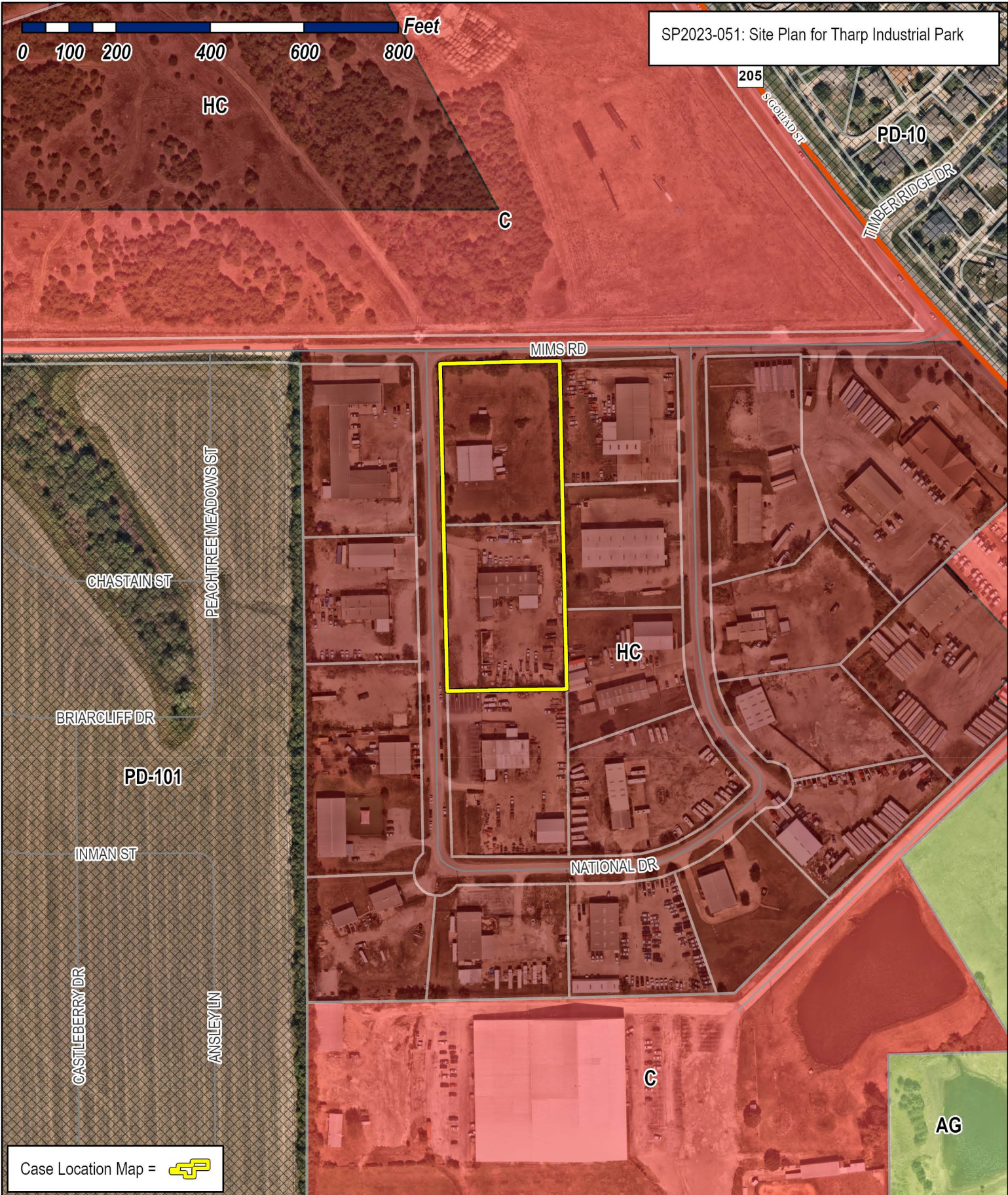


MY COMMISSION EXPIRES

07/10/2027



SP2023-051: Site Plan for Tharp Industrial Park



Case Location Map =

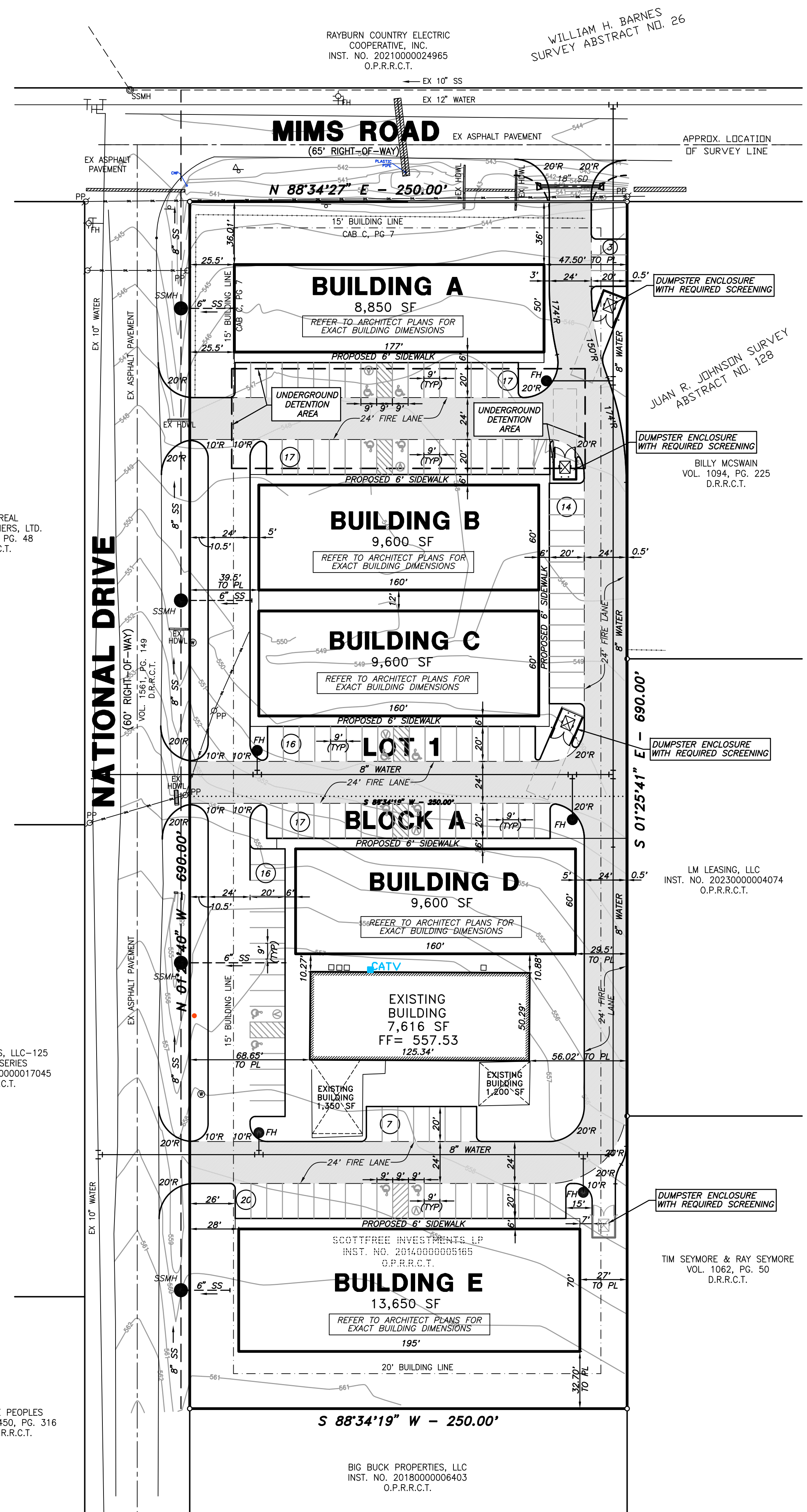


City of Rockwall

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

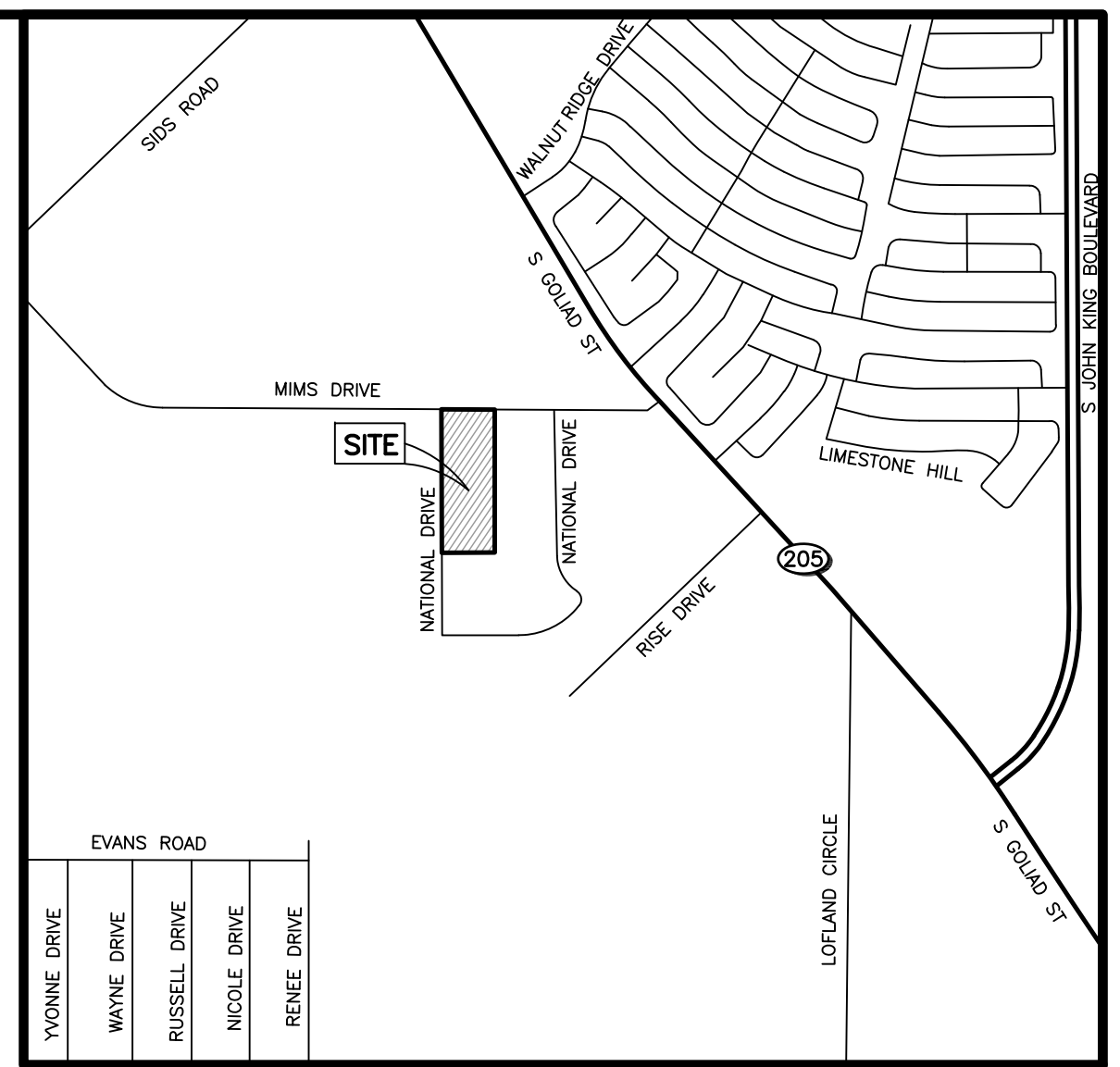
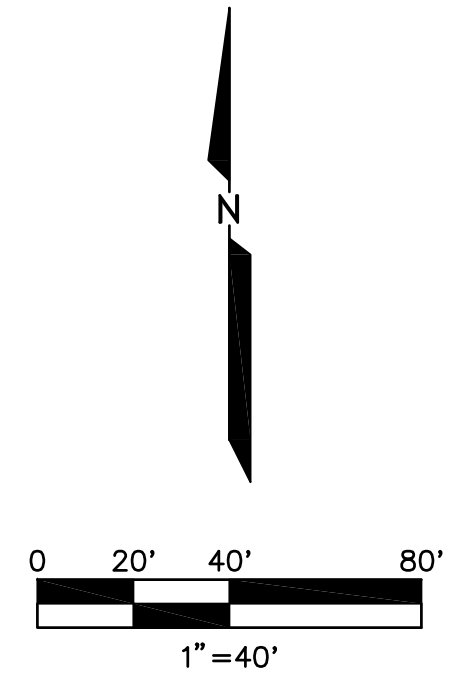
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WARNING:
PRIOR TO THE BEGINNING OF ANY CONSTRUCTION OR CONSTRUCTION STAKING, IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO CONTACT THE CIVIL ENGINEER TO ENSURE THAT ALL PARTIES ARE IN POSSESSION OF THE MOST CURRENT SET OF CONSTRUCTION DOCUMENTS.

NOTE:
THE CONTRACTOR SHALL BE RESPONSIBLE FOR FIELD VERIFYING THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO START OF OPERATIONS. CONTRACTOR WILL NOTIFY THE OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO STARTING THE WORK. EXISTING UTILITIES AND UNDERGROUND FACILITIES INDICATED ON THESE PLANS HAVE BEEN LOCATED FROM REFERENCE INFORMATION. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY BOTH THE HORIZONTAL AND VERTICAL LOCATION OF ALL EXISTING UTILITIES AND UNDERGROUND FACILITIES PRIOR TO START OF CONSTRUCTION. TAKE THE NECESSARY PRECAUTIONS IN ORDER TO PROTECT ALL FACILITIES ENCOUNTERED. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING UTILITIES FROM DAMAGE DURING CONSTRUCTION.



VICINITY MAP
N.T.S.

SITE DATA	
LOT AREA:	3,960 ACRES (172,500 SQ. FT.)
ZONING:	HC (HEAVY COMMERCIAL)
CURRENT USE:	RETAIL/OUTSIDE STORAGE
PROPOSED USE:	OFFICE/WAREHOUSE
BUILDING AREA:	
PROPOSED:	60,300 SQ. FT.
OFFICE:	6 TENANTS/ BLDG. @ 600 SF EACH x 5 BLDGS. = 18,000 SF
WAREHOUSE:	58,910 SQ. FT.
MEZZANINE:	300 SF PER TENANT PER BLDG (300x6x5) = 9,000 SF
EXISTING:	7,616 SQ. FT.
TOTAL BUILDING AREA:	67,910 SQ. FT.
MAX. BUILDING HEIGHT:	0 FEET
FLOOR/AREA RATIO:	0.39
PARKING REQUIRED:	118 SPACES (6 HC SPACES)
OFFICE:	62 (1/300 SQ. FT.)
WAREHOUSE:	41 SPACES (1/1,000 SQ. FT.)
MEZZANINE:	9 SPACES (1/1,000 SQ. FT.)
PARKING PROVIDED:	127 SPACES (12 HC SPACES)
PARKING RATIO:	1.87/1,000 SQ. FT.
IMPERVIOUS AREA:	132,997 SQ. FT.

LEGEND	
---	EXIST. SANITARY SEWER
---	PROP. SANITARY SEWER
SSMH @	EXIST. S.S. MH.
●	PROP. S.S. MH.
---	EXIST. WATER (WTR.)
---	PROP. WATER (WTR.)
⊙	WATER METER (W.M.)
FH	EXIST. FIRE HYDRANT
FH ●	PROP. FIRE HYDRANT
---	EXIST. STORM SEWER
---	PROP. STORM SEWER
■	PROP. FIRE LANE

LAYOUT & DIMENSION CONTROL GENERAL NOTES

- BOUNDARY SURVEY:** BOUNDARY SURVEY INFORMATION IS BASED ON THE BOUNDARY SURVEY PREPARED BY CBG PLANNING & SURVEYING.
- PROPERTY LINES AND EASEMENTS:** REFER TO THE BOUNDARY SURVEY AND PLAT TO VERIFY PROPERTY LINES AND EASEMENT LOCATIONS.
- DIMENSION CONTROL:** ALL PAVING DIMENSIONS AND COORDINATES SHOWN ARE TO FACE OF CURB, UNLESS NOTED OTHERWISE.
- CURB RADII:** ALL CURB RADII SHALL BE 3' AT FACE OF CURB, UNLESS NOTED OTHERWISE.
- BUILDING DIMENSIONS:** THE CONTRACTOR SHALL REFER TO THE ARCHITECT PLANS TO VERIFY THE EXACT BUILDING DIMENSIONS.
- BUILDING ORIENTATION:** THE BUILDING IS PARALLEL AND PERPENDICULAR TO THE EAST PROPERTY LINE - S 01'24'41" E.

PRELIMINARY FOR REVIEW ONLY
THESE DOCUMENTS ARE FOR REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION, BIDDING, OR PERMITTING. THEY HAVE BEEN PREPARED BY OR UNDER THE SUPERVISION OF GERALD E. MONK, P.E.
P.E. NO.: 44563
DATE: 12/13/2023

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE AND FORGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING & ZONING COMMISSION OF THE CITY OF ROCKWALL ON ___ DAY OF ____, 2024.
WITNESS OUR HANDS, THIS ___ DAY OF ____, 2024.

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING & ZONING

PROJECT #: SP2024-__

REV.	DATE	REMARKS

OVERALL SITE PLAN					
THARP INDUSTRIAL PARK					
SEC MIMS ROAD & NATIONAL DRIVE					
THE CITY OF ROCKWALL, TEXAS					
MONK CONSULTING ENGINEERS, INC.			1200 W. STATE STREET GARLAND, TEXAS 75040 972.272.8761 TBPE F-2567		
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE NO.
GEM	CAC	12.14.23	1"=40'	X.X.	C014-002 SITE

D & A REAL ESTATE PARTNERS, LTD.
VOL. 1647, PG. 48
D.R.R.C.T.

RACK HOLDINGS, LLC-125 NATIONAL SERIES
INST. NO. 20190000017045
O.P.R.R.C.T.

MIKE PEOPLES
VOL. 1450, PG. 316
D.R.R.C.T.

RAYBURN COUNTRY ELECTRIC COOPERATIVE, INC.
INST. NO. 2021000024965
O.P.R.R.C.T.

WILLIAM H. BARNES SURVEY ABSTRACT NO. 26

JUAN R. JOHNSON SURVEY ABSTRACT NO. 128

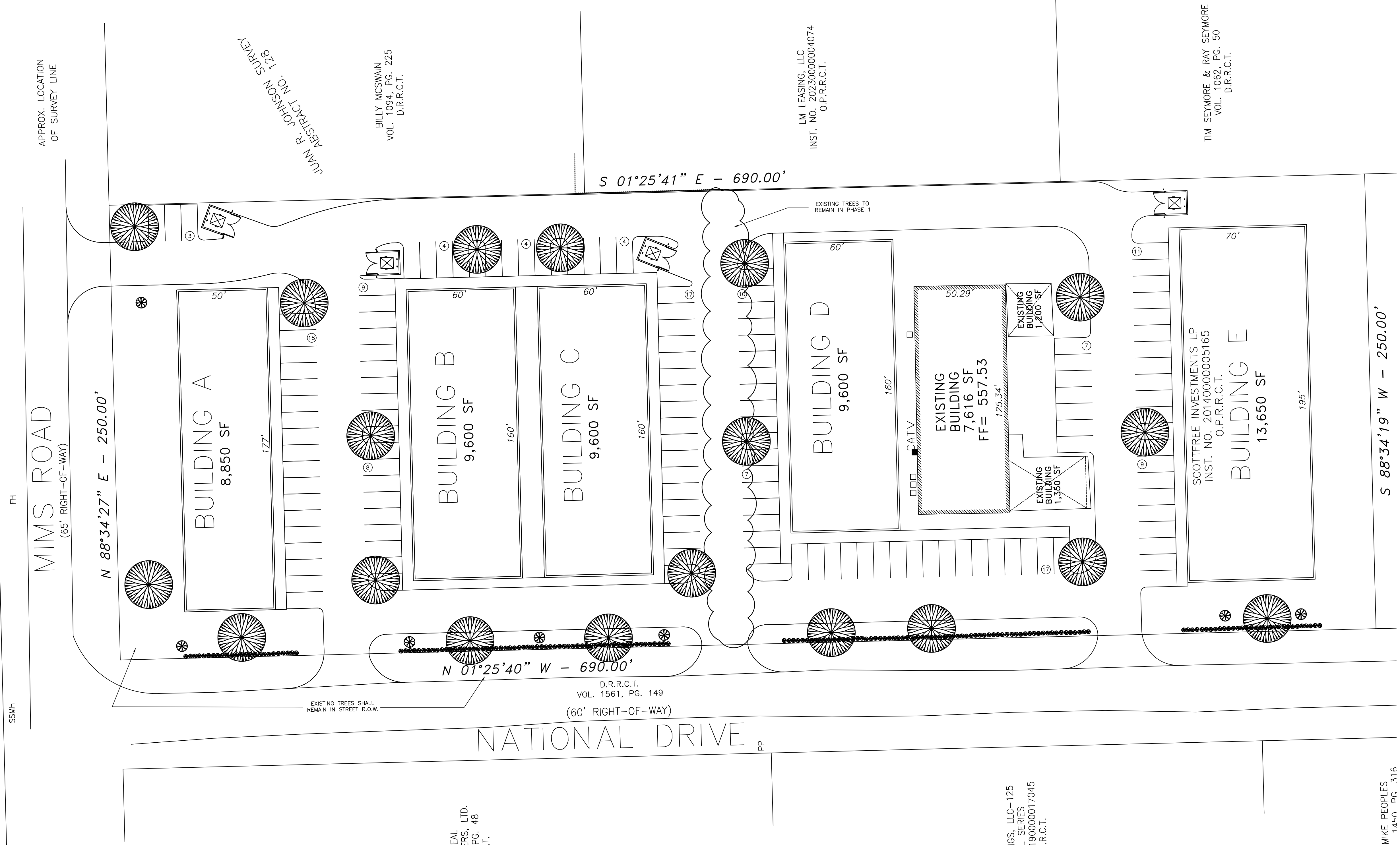
BILLY MCSWAIN VOL. 1094, PG. 225 D.R.R.C.T.

LM LEASING, LLC INST. NO. 2023000004074 O.P.R.R.C.T.

TIM SEYMORE & RAY SEYMORE VOL. 1062, PG. 50 D.R.R.C.T.

BIG BUCK PROPERTIES, LLC INST. NO. 2018000006403 O.P.R.R.C.T.

OWNER/DEVELOPER
SCOTTFREE INVESTMENTS
519 EAST I-30, SUITE 511
ROCKWALL, TEXAS 75087
(469) 576-5008
CONTACT: SCOTT THARP



LANDSCAPE TABULATION	
NET AREA	3.96 ACRES (172,500 S.F.)
REQUIRED LANDSCAPE AREA-- 10% OF 172,500 S.F.	17,250 S.F.
PROVIDED LANDSCAPE AREA-- 22.8% OF 172,500 S.F.	39,503 S.F.
IMPERVIOUS COVERAGE-- 77.1% OF 172,500 S.F.	132,997 S.F.

NOTES:

- Irrigation shall be provided to all landscaped areas.
- Tree mitigation for this project for existing trees on this property.
- All perimeter parking are within 50'-0" of a shade tree.
- No trees within 5' of public utilities less than 10".
- No trees within 10' of public utilities 10" or greater

TREE/SHRUB LEGEND	
TREES, INSTALLED W/ MINIMUM 4" CALIPER	
CEDAR ELM (MIN. 4" CALIPER) (6 QTY)	WINTER BOXWOOD (SHRUB) 5 GALLON @ INSTALLATION (Ø 24-30" O.C.) (138 QTY)
EYE'S NECKLACE (MIN. 4" TALL) (6 QTY)	EXISTING TREE OR SHRUBBERY

- GENERAL NOTES:
1. REQUIRED LANDSCAPE AREAS SHALL BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM; PROVIDED HOWEVER, THAT A HOSE BIB SYSTEM MAY BE USED FOR IRRIGATION WHEN A LANDSCAPE AREA IS LESS THAN 1,000 SQUARE FEET IN SIZE AND WHEN ALL PORTIONS OF THE AREA ARE WITHIN 50-FEET OF A HOSE ATTACHMENT. SYSTEM SHALL HAVE FREEZE GUARD AND RAINSTAY.
 2. ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDROMULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA.
 3. OWNER MAY SUBSTITUTE TYPES OF TREES. THE OWNER SHALL SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE.
 4. CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
 5. CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/ OWNER.
 6. DUMPSTER IS REQUIRED FOR THIS PROJECT. - PROVIDED
 7. ALL LANDSCAPE BUFFERS AND PUBLIC RIGHT-OF-WAY LOCATED ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS.
 8. THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDED AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED.
 9. NO TREE SHALL BE PLANTED CLOSER THAN FIVE (5) FEET TO EDGE OF PAVEMENT OR FIVE (5) FEET FROM ANY WATER OR WASTEWATER LINE THAT IS LESS THAN 12 INCHES. WATER AND WASTEWATER LINES THAT ARE 12 INCHES AND GREATER REQUIRE TREES TO BE PLANTED A MINIMUM OF TEN (10) FEET FROM THE CENTERLINE OF THE PIPE. TREES MUST BE (5) FEET FROM ALL UTILITIES.
 10. ALL PARKING SPACES ARE WITHIN 80' OF A TREE

ISSUE: 12-15-2023

OWNER REVIEW: _____

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OFFICE WAREHOUSE BUILDING A
626 NATIONAL DRIVE
ROCKWALL, TX

CARROLL architects
750 E. Interstate 30
Suite 110
Rockwall, TX 75087
t: 972-732-6085
f: 972-732-8058

LANDSCAPE PLAN

DATE: MAR 2023 SHEET NO. LS-1
PROJECT NO: 2023010
DRAWN BY: KR
CHECKED BY: KR

D & A REAL ESTATE PARTNERS, LTD.
VOL. 1647, PG. 48
D.R.R.C.T.

RACK HOLDINGS, LLC-125 NATIONAL SERIES
INST. NO. 20190000017045
O.P.R.R.C.T.

MIKE PEOPLES
VOL. 1450, PG. 316

D.R.R.C.T.
VOL. 1561, PG. 149
(60' RIGHT-OF-WAY)

TIM SEYMORE & RAY SEYMORE
VOL. 1062, PG. 50
D.R.R.C.T.

LM LEASING, LLC
INST. NO. 2023000004074
O.P.R.R.C.T.

BILLY MCSWAIN
VOL. 1094, PG. 225
D.R.R.C.T.

JUAN R. JOHNSON SURVEY
ABSTRACT NO. 128

APPROX. LOCATION OF SURVEY LINE

MIMS ROAD
(65' RIGHT-OF-WAY)

SSMH

