



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) 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 190 & 216 Ranch Trail
 SUBDIVISION Marechal Ranch Addition LOT 5 BLOCK A
 GENERAL LOCATION 190 & 216 Ranch Trail

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING commercial CURRENT USE commercial
 PROPOSED ZONING _____ PROPOSED USE _____
 ACREAGE 1.55 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 type="checkbox"/> OWNER	<u>1800 Dalrock LLC</u>	<input type="checkbox"/> APPLICANT	<u>Douphrate & Assoc. Inc.</u>
CONTACT PERSON	<u>Kevin S. Lloyd</u>	CONTACT PERSON	<u>Deb Douphrate</u>
ADDRESS	<u>2424 Ridge Rd</u>	ADDRESS	<u>2235 Ridge Rd</u>
CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>	CITY, STATE & ZIP	<u>Rockwall, TX 75087</u>
PHONE	<u>972 469-298-1594</u>	PHONE	<u>972 742 2210</u>
E-MAIL	<u>Klloyd@keatax.com</u>	E-MAIL	<u>wldouphrate@douphrate.com</u>

NOTARY VERIFICATION [REQUIRED]

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

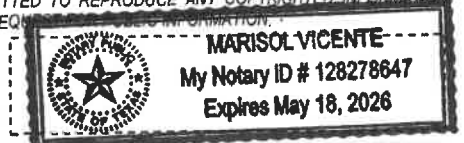
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 281.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 8th DAY OF February, 2024. BY SIGNING THIS APPLICATION, 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 INFORMATION.

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 8 DAY OF February, 2024

OWNER'S SIGNATURE

Kevin S. Lloyd
Mai We

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS




MY COMMISSION EXPIRES May 18, 2026



SP2024-003: Site Plan for 196 & 216 Ranch Trail



Case Location Map = 

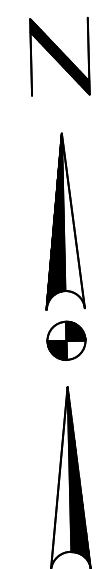


City of Rockwall

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.



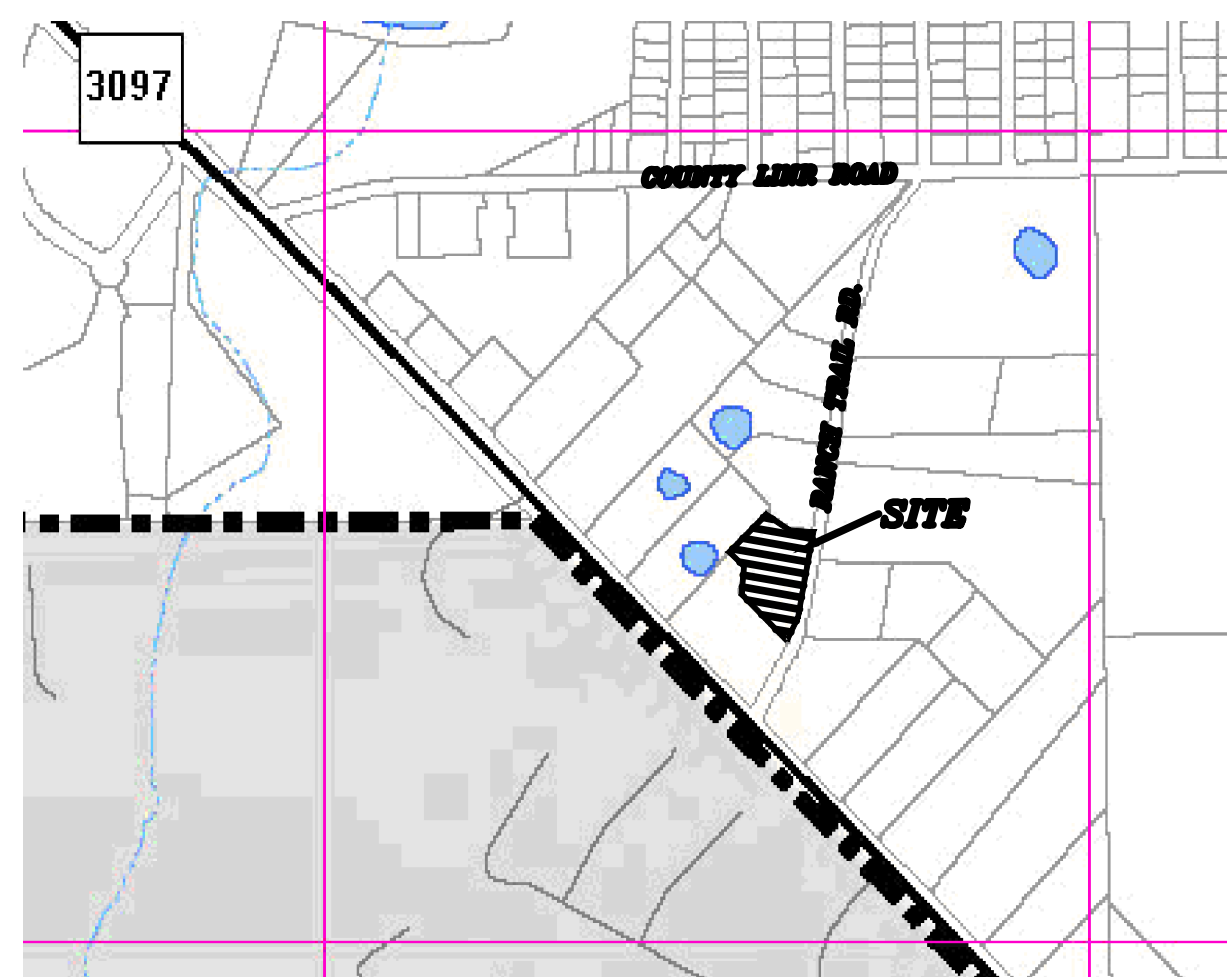


SCALE IN FEET

KUMAR ATUL
2.27 AC.
RAINBO ACRES
CAB. A. SL. 20
P.R.R.C.T.

TEXAS RANCH TRAILS, LLC
PART OF LOT 6, BLK A
1.32 AC.
VOL. 2016, PG. 0000017304

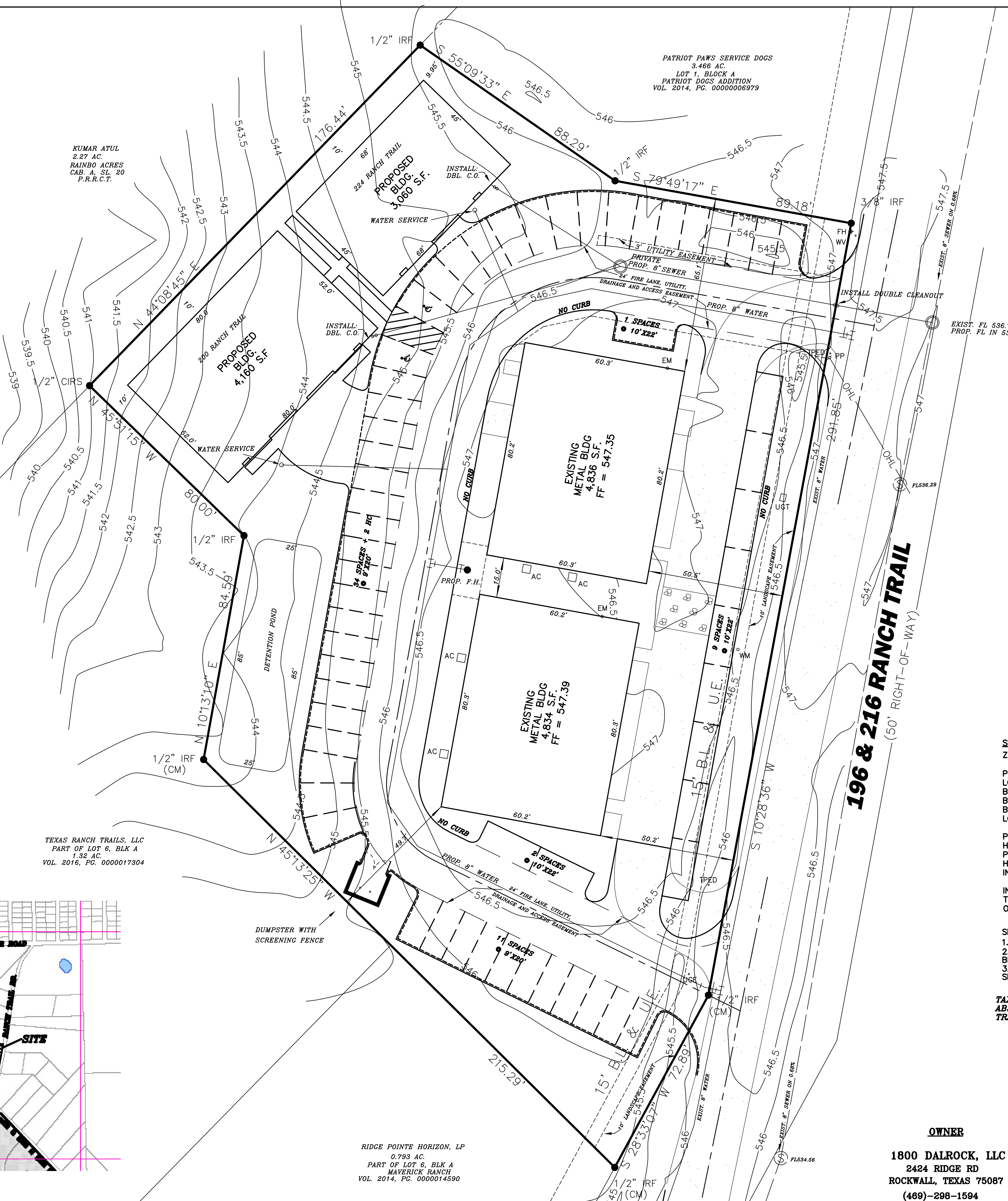
RIDGE POINTE HORIZON, LP
0.798 AC.
PART OF LOT 6, BLK A
MAVERICK RANCH
VOL. 2014, PG. 0000014590



LOCATION MAP
NTS

DUMPSTER WITH
SCREENING FENCE

PATRIOT PAWS SERVICE DOGS
3.468 AC.
LOT 1, BLOCK A
PATRIOT DOGS ADDITION
VOL. 2014, PG. 0000006979



196 & 216 RANCH TRAIL
(50' RIGHT-OF-WAY)

SITE DATA SUMMARY

ZONING	C (COMMERCIAL)
PROPOSED USE	BUSINESS OFFICES
LOT AREA	1.550 ACRES
BUILDING SQUARE FOOTAGE	16,890 SQ. FT.
BUILDING FOOTPRINT	16,890 SQ. FT.
BUILDING HEIGHT	28 FT.
LOT COVERAGE	25.02%
PARKING REQUIRED	1 SPACE/300 S.F. = 57 SPACES
HANDICAP PARKING REQ'D	2 SPACE
PARKING PROVIDED	57 SPACES
HANDICAP PARKING PROVIDED	2 SPACE
INTERIOR LANDSCAPING REQ'D	15% OF TOTAL SITE (10,124 SQ.FT.)
INTERIOR LANDSCAPING PROVIDED	31,900 SQ. FT.
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE	35,602 SQ. FT.

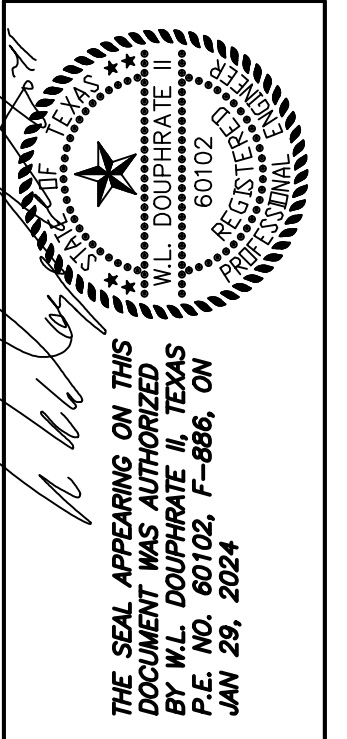
- SITE NOTES:**
1. PARKING SPACES ARE 9'X20'
 2. ALL GROUND MOUNTED HVAC UNITS TO BE SCREENED WITH LANDSCAPING
 3. EXTERIOR LIGHTING TO BE WALL PACKS SEE BUILDING ELEVATIONS

TAX ROLL DESCRIPTION:
ABSTRACT 0080 - WILLIAM M. FORD SURVEY
TRACT 81844, ACRES 1.550

1.550 AC.
67,502 SQ. FT.

OWNER
1800 DALROCK, LLC
2424 RIDGE RD
ROCKWALL, TEXAS 75150
(469)-298-1594

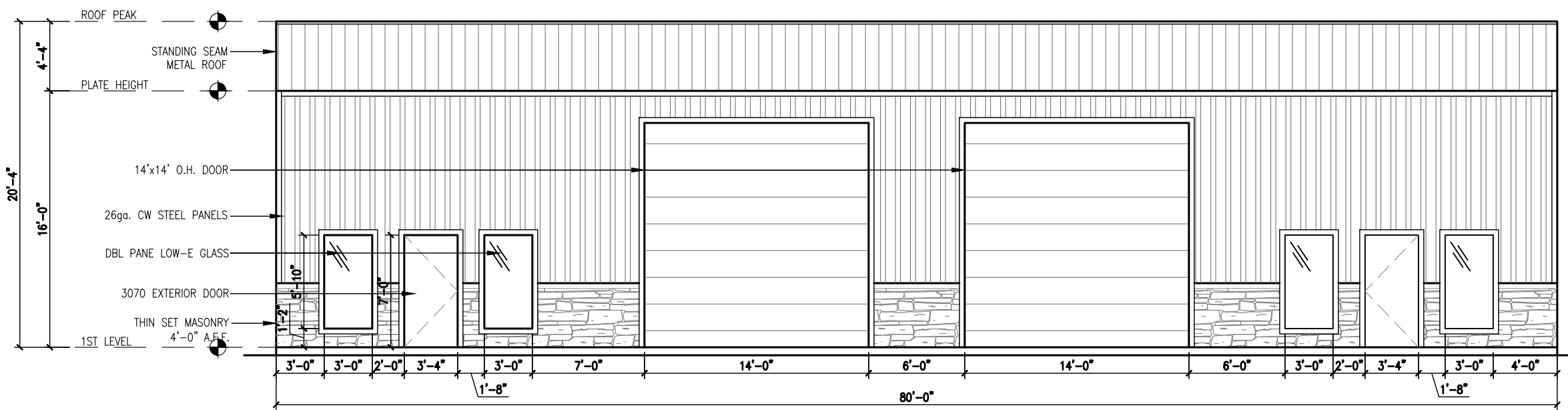
SURVEYOR
FINCHER LAND SURVEYING, PLLC
3213 INTERSTATE HIGHWAY 30, #107
MEAGUIRE, TEXAS 75150
(903)-944-8397
Texas Firm No. 10194258



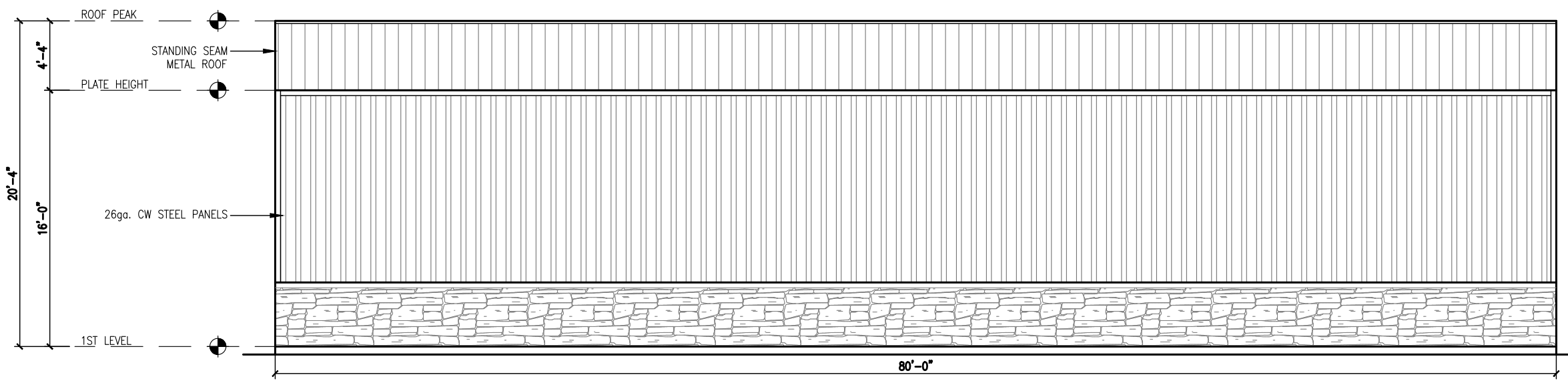
DOUPHRADE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (872)771-9004 FAX: (872)771-9005

SITE PLAN
LOT 5, BLOCK A
MAVERICK RANCH ADDITION
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

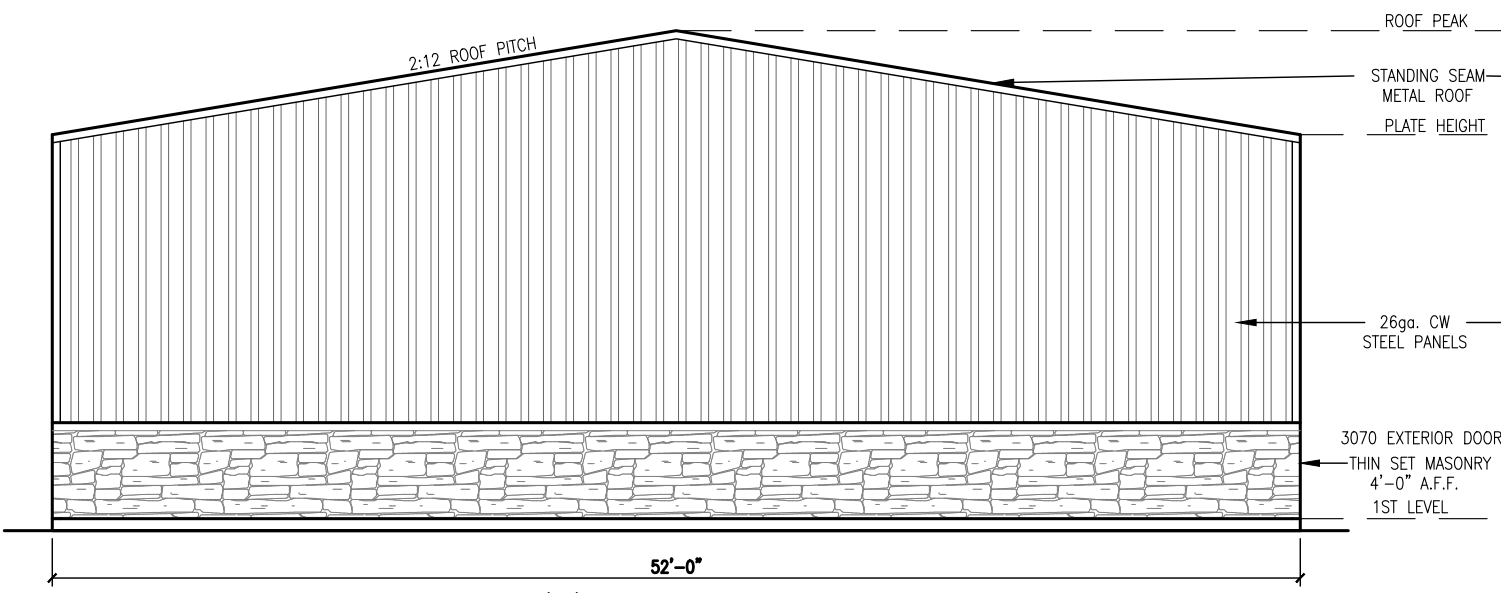
REVISION	WLD.
CHECKED	GCW.
DRAWN	SCALE 1" = 20' H 1" = V
DATE	JAN 29, 2024
PROJECT	23028
20	23028 SITE PLAN



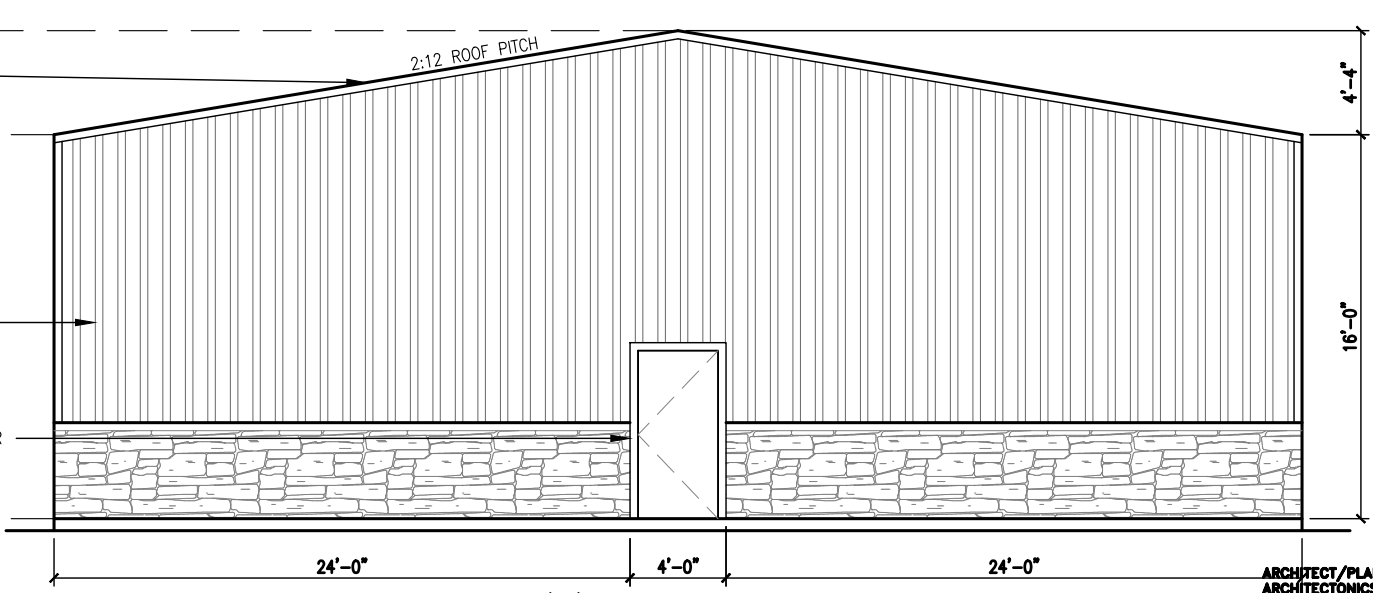
BUILDING 'A' – SOUTH ELEVATION
1/8" = 1'-0"



BUILDING 'A' – NORTH ELEVATION
1/8" = 1'-0"



BUILDING 'A' – WEST ELEVATION
1/8" = 1'-0"



BUILDING 'A' – EAST ELEVATION
1/8" = 1'-0"

MATERIAL USAGE (%) - SOUTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,280	
DOORS & WINDOWS (DEDUCTED)		506	
ACCOUNTABLE AREA		774	100%
26ga. STEEL		650	84%
THIN SET MASONRY CLADDING		124	16%

MATERIAL USAGE (%) - NORTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,280	
DOORS & WINDOWS (DEDUCTED)		0	
ACCOUNTABLE AREA		1,280	100%
26ga. STEEL		925	73%
THIN SET MASONRY CLADDING		355	27%

MATERIAL USAGE (%) - WEST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		944	
DOORS & WINDOWS (DEDUCTED)		0	
ACCOUNTABLE AREA		944	100%
26ga. STEEL		736	78%
THIN SET MASONRY CLADDING		208	22%

MATERIAL USAGE (%) - EAST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		944	
DOORS & WINDOWS (DEDUCTED)		21	
ACCOUNTABLE AREA		923	100%
26ga. STEEL		731	79%
THIN SET MASONRY CLADDING		192	21%

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



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



REVISIONS	DATE
DESCRIPTION/ISSUE	9/15/2021

PROJECT NAME AND ADDRESS:
METAL BUILDINGS for 1800 DALROCK, LLC
200 & 206 RANCH TRAIL RD.
ROCKWALL, TEXAS 75032

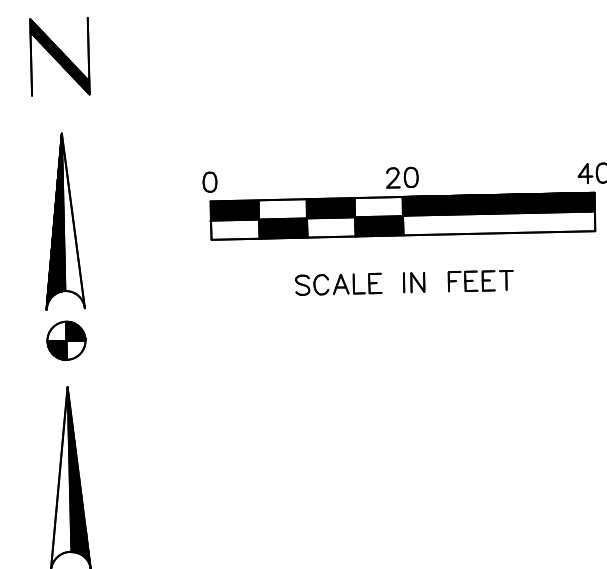
PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	01/23/24
SCALE	
SHEET NO.	of

DRAWING NAME:
ELEVATIONS- BLDG 'A'

OWNER/AGENT:
1800 DALROCK, INC
ATTN: KEVIN LLOYD
(214)316-1060

ARCHITECT/PLANNER:
ARCHITECTONICS TEXAS, LLC
STEVEN REYES
(972)345-1884
2235 RIDGE RD. STE 201
ROCKWALL, TEXAS 75087

A1.0



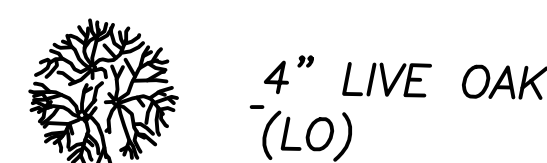
KUMAR ATUL
2.27 AC.
RAINBO ACRES
CAB. A. SL. 20
P.R.R.C.T.

TEXAS RANCH TRAILS, LLC
PART OF LOT 6, BLK A
1.32 AC.
VOL. 2016, PG. 0000017304

PATRIOT PAWS SERVICE DOGS
3.466 AC.
LOT 1, BLOCK A
PATRIOT DOGS ADDITION
VOL. 2014, PG. 0000006979

MAVERICK RANCH
0.793 AC.
ART OF LOT 6, BLK A
GE POINTE HORIZON, LP
2014, PG. 0000014590

---PROPOSED TREES---



4" LIVE OAK (LO)



4" AUTUMN BLAZE RED MAPLE (RM)

---PROPOSED SHRUBS---



VITEX CASTUS (VC)



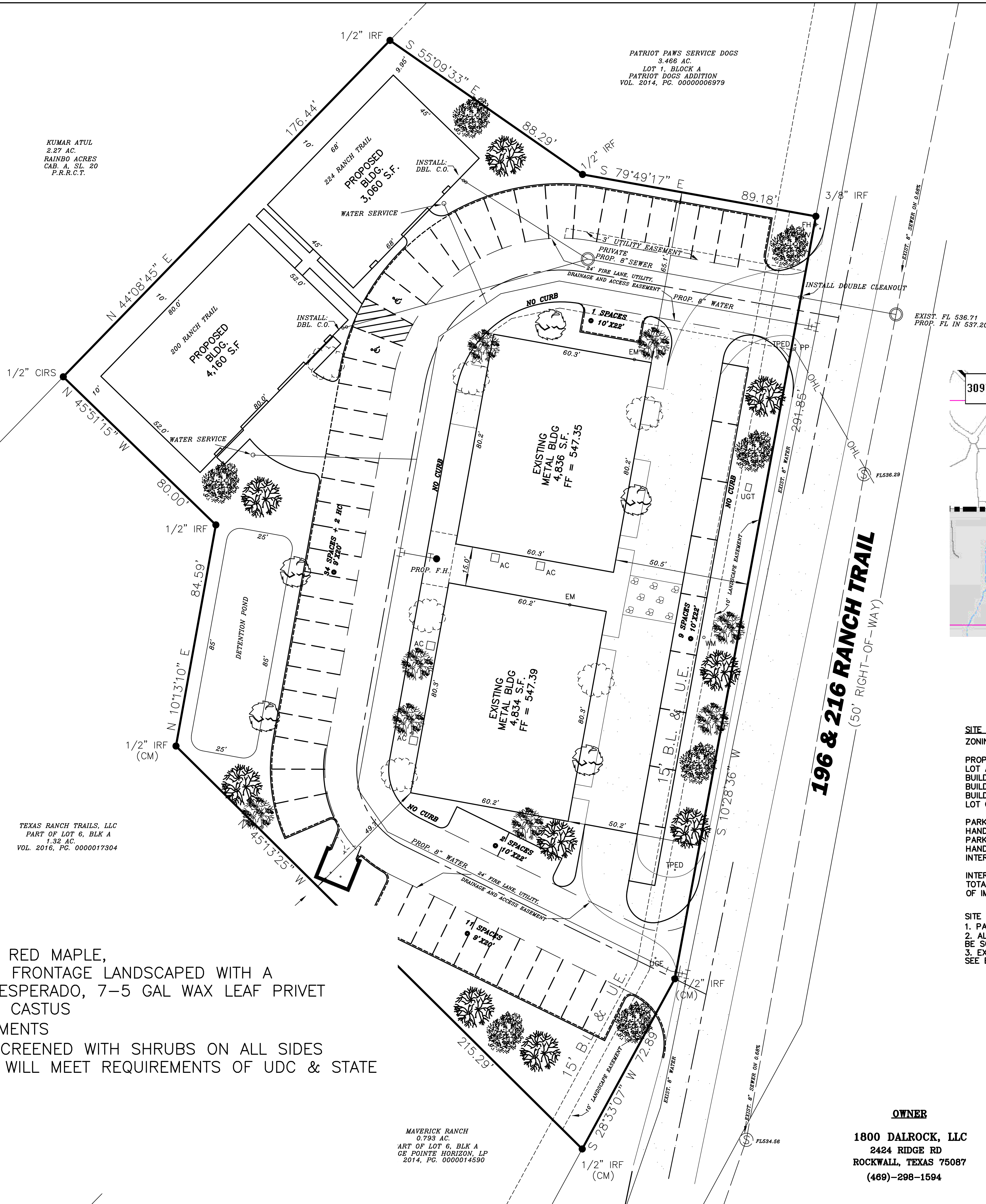
TEXAS SAGE DESPARADO (SD)



WAX LEAF PRIVET LIGUSTRUM (PL)

LANDSCAPE NOTES

1. 9-4" LIVE OAK, 9-4" AUTUMN BLAZE RED MAPLE,
2. SCREEN HEDGEROW INTERIOR PARKING FRONTAGE LANDSCAPED WITH A MIXTURE OF 7-7 GAL TEXAS SAGE DESPERADO, 7-5 GAL WAX LEAF PRIVET LIGUSTRUM BUSHES, 7- 5 GAL VITEX CASTUS
3. NO TREES WITHIN 5' OF UTILITY EASEMENTS
4. ALL GROUNDED A/C UNITS WILL BE SCREENED WITH SHRUBS ON ALL SIDES
5. THE LANDSCAPING IRRIGATION SYSTEM WILL MEET REQUIREMENTS OF UDC & STATE STATE OF TEXAS TCEQ



SITE DATA SUMMARY

ZONING	C (COMMERCIAL)
PROPOSED USE	BUSINESS OFFICES
LOT AREA	1.550 ACRES
BUILDING SQUARE FOOTAGE	16,890 SQ. FT.
BUILDING FOOTPRINT	16,890 SQ. FT.
BUILDING HEIGHT	28 FT.
LOT COVERAGE	25.02%
PARKING REQUIRED	1 SPACE/300 S.F. = 57 SPACES
HANDICAP PARKING REQ'D	2 SPACE
PARKING PROVIDED	57 SPACES
HANDICAP PARKING PROVIDED	2 SPACE
INTERIOR LANDSCAPING REQ'D	15% OF TOTAL SITE (10,124 SQ.FT.)
INTERIOR LANDSCAPING PROVIDED	31,900 SQ. FT.
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE	35,602 SQ. FT.

SITE NOTES:

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2. ALL GROUND MOUNTED HVAC UNITS TO BE SCREENED WITH LANDSCAPING
3. EXTERIOR LIGHTING TO BE WALL PACKS SEE BUILDING ELEVATIONS

1.550 AC.
67,502 SQ. FT.

OWNER
1800 DALROCK, LLC
2424 RIDGE RD
ROCKWALL, TEXAS 75087
(469)-298-1594

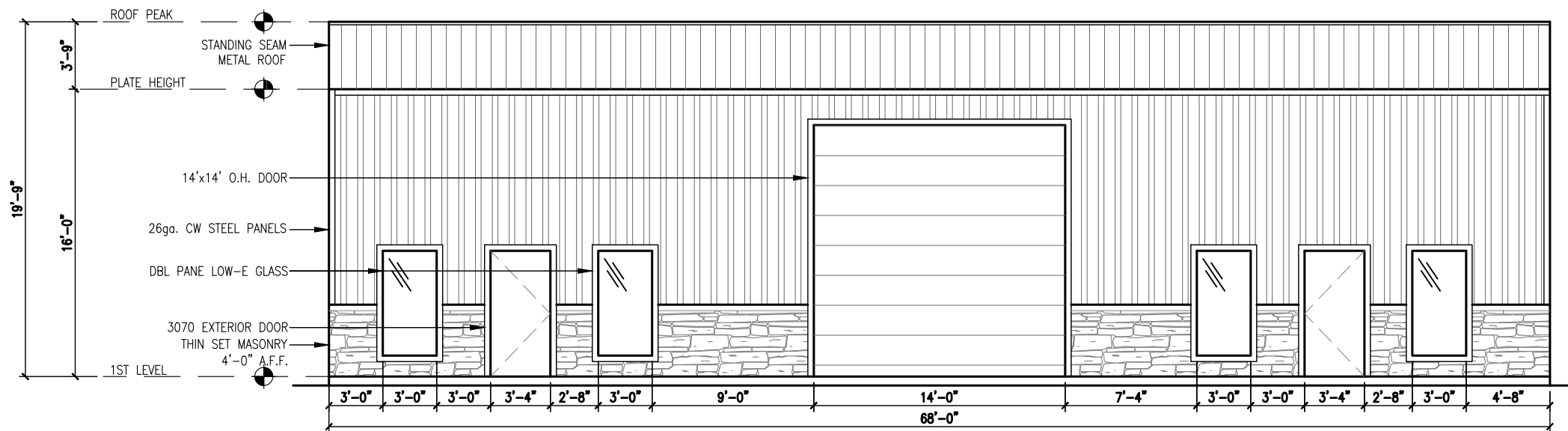
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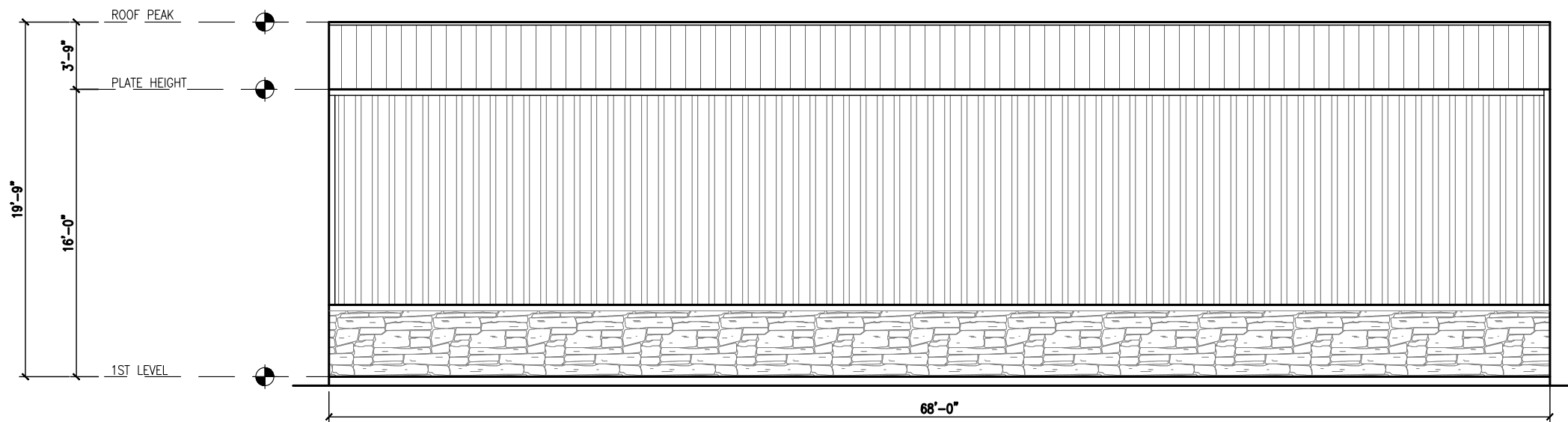
DOUPHRADE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

LANDSCAPING PLAN
LOT 5, BLOCK A
MAVERICK RANCH ADDITION
CITY ROCKWALL
ROCKWALL COUNTY, TEXAS

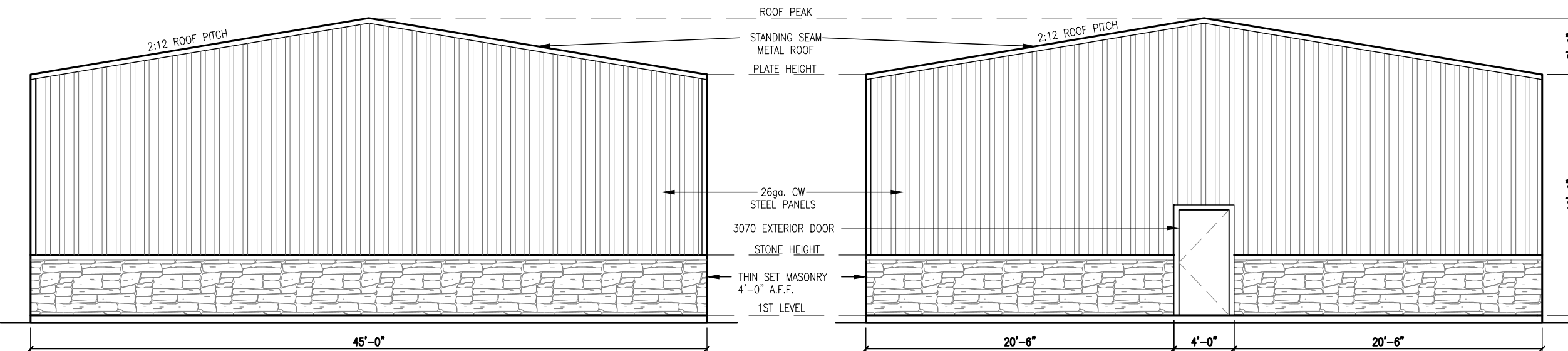
REVISION	WLD.
CHECKED	GCW.
DRAWN	SCALE 1" = 20' H 1" = 4'
DATE	JAN 29, 2024
PROJECT	23028
20	CASE NO. SP 2019-016



BUILDING 'B' - SOUTH ELEVATION
1/8" = 1'-0"



BUILDING 'B' - NORTH ELEVATION
1/8" = 1'-0"



BUILDING 'B' - EAST ELEVATION
1/8" = 1'-0"

BUILDING 'B' - WEST ELEVATION
1/8" = 1'-0"

MATERIAL USAGE (%) - SOUTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,088	
DOORS & WINDOWS (DEDUCTED)		310	
ACCOUNTABLE AREA		778	100%
26ga. STEEL		643	82%
THIN SET MASONRY CLADDING		135	18%

MATERIAL USAGE (%) - NORTH			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,088	
DOORS & WINDOWS (DEDUCTED)		0	
ACCOUNTABLE AREA		1,088	100%
26ga. STEEL		789	73%
THIN SET MASONRY CLADDING		299	27%

MATERIAL USAGE (%) - WEST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		804	
DOORS & WINDOWS (DEDUCTED)		21	
ACCOUNTABLE AREA		783	100%
26ga. STEEL		619	79%
THIN SET MASONRY CLADDING		164	21%

MATERIAL USAGE (%) - EAST			
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		804	
DOORS & WINDOWS (DEDUCTED)		0	
ACCOUNTABLE AREA		804	100%
26ga. STEEL		624	78%
THIN SET MASONRY CLADDING		180	22%

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



ARCHITECTONICS TEXAS, LLC
ARCHITECTURE - MANAGEMENT

2235 RIDGE RD. STE. 200
ROCKWALL, TEXAS 75087



REVISIONS	DATE	DESCRIPTION/ISSUE
	9/15/2021	

PROJECT NAME AND ADDRESS:
**METAL BUILDINGS for
1800 DALROCK, LLC**
200 & 206 RANCH TRAIL RD.
ROCKWALL, TEXAS 75032

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	01/23/24
SCALE	
SHEET NO.	of

DRAWING NAME:
**ELEVATIONS-
BLDG 'B'**

OWNER/AGENT:
1800 DALROCK, LLC
ATTN: KEVIN LLOYD
(214)316-1060

ARCHITECT/PLANNER:
ARCHITECTONICS TEXAS, LLC
STEVEN REYES
(972)345-1884
2235 RIDGE RD. STE 201
ROCKWALL, TEXAS 75087

A2.0