



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2024-03

**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 1780 Airport Rd

SUBDIVISION

LOT 2

BLOCK A

GENERAL LOCATION ACROSS THE STREET FROM MUNI. AIRPORT

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

CURRENT ZONING LIGHT INDUSTRIAL

CURRENT USE N/A

PROPOSED ZONING SAME

PROPOSED USE MEALS ON WHEELS SERVICES

ACREAGE 6.211 AC

LOTS [CURRENT] 1

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 MEALS ON WHEELS

APPLICANT CARROLL ARCHITECTS, INC

CONTACT PERSON Margie Verhagen

CONTACT PERSON JEFF CARROLL

ADDRESS 4398 HWY 276

ADDRESS 750 E. I-30

STE. 110

CITY, STATE & ZIP ROCKWALL, TX 75087

CITY, STATE & ZIP ROCKWALL, TX 75087

PHONE 972.771.9514

PHONE 214.632.1762

E-MAIL MVerhagen@rockwallmeals  
onwheels.org

E-MAIL JCC@CARROLLARCH.COM

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jeff Carroll [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 \$ 1500 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 15th DAY OF March, 20 24 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."

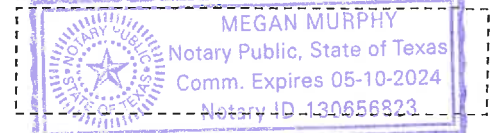
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 15 DAY OF March, 20 24

Applicants

OWNER'S SIGNATURE

Jeff Carroll  
M. Verhagen

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES

5.10.24





SP2024-013: Site Plan for 1780 Airport Road



Case Location Map = 



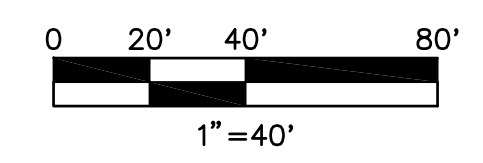
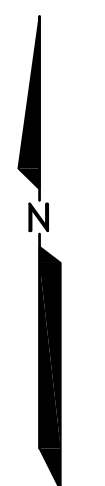
# City of Rockwall

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.







# AIRPORT ROAD

(60' RIGHT-OF-WAY)

**LOT 1  
BLOCK A  
0.700 AC**

S 00°13'58" W - 234.56'

N 89°46'28" E - 253.27'

DETENTION AREA

**MEALS ON WHEELS**  
21,980 SF

REFER TO ARCHITECT PLANS FOR EXACT BUILDING DIMENSIONS

**LOT 2  
BLOCK A  
6.211 AC**

S 89°20'54" W - 371.89'

UNION PACIFIC RAILROAD  
(100' RIGHT-OF-WAY)

TRACT C-1  
JO ANN ATHEY  
TO  
ROCKWALL PRESBYTERIAN CHURCH  
DOC# 2019000018892

RBB/GCF PROPERTIES, LP  
VOL 6690, PG 217  
DRRCT

### ~ BOUNDARY LINE TABLE ~

NO.	BEARING	DISTANCE
L1	N 88°12'22" E	57.86'
L2	S 46°15'52" E	38.93'
L3	N 89°01'23" W	31.99'

### SITE DATA - LOT 1

LOT AREA:	0.700 ACRES (30,492 SQ. FT.)
ZONING:	VACANT
CURRENT USE:	VACANT
PROPOSED USE:	VACANT

### SITE DATA - LOT 2

LOT AREA:	6.211 ACRES (270,572 SQ. FT.)
ZONING:	VACANT
CURRENT USE:	VACANT
PROPOSED USE:	OFFICE
BUILDING AREA:	21,980 SQ. FT.
MAX. BUILDING HEIGHT:	0 FEET
FLOOR/AREA RATIO:	-
PARKING REQUIRED:	0 SPACES
PARKING PROVIDED:	147 SPACES
PARKING RATIO:	6.68/1,000

### LAYOUT & DIMENSION CONTROL GENERAL NOTES

- BOUNDARY SURVEY:** BOUNDARY SURVEY INFORMATION IS BASED ON THE BOUNDARY SURVEY PREPARED BY H.D. FETTY LAND SURVEYOR, LLC, DATED NOVEMBER 29, 2022.
- 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 2' 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 NORTH PROPERTY LINE - N 89°46'28" E.

**OWNER**  
MEALS ON WHEELS  
SENIOR SERVICES OF ROCKWALL  
P.O. BOX 910  
ROCKWALL, TEXAS 75087  
CONTACT: -----

**OWNER**  
CHRISTOPHER TOUOBOUN  
1648 TROWBRIDGE CIRCLE  
ROCKWALL, TEXAS 7502  
CONTACT: -----

### 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: 03/14/2024

REV.	DATE	REMARKS

## SITE PLAN

MEALS ON WHEELS  
LOTS 1 & 2, BLOCK A, AIRPORT SOUTH ADDITION  
THE CITY OF ROCKWALL, TEXAS

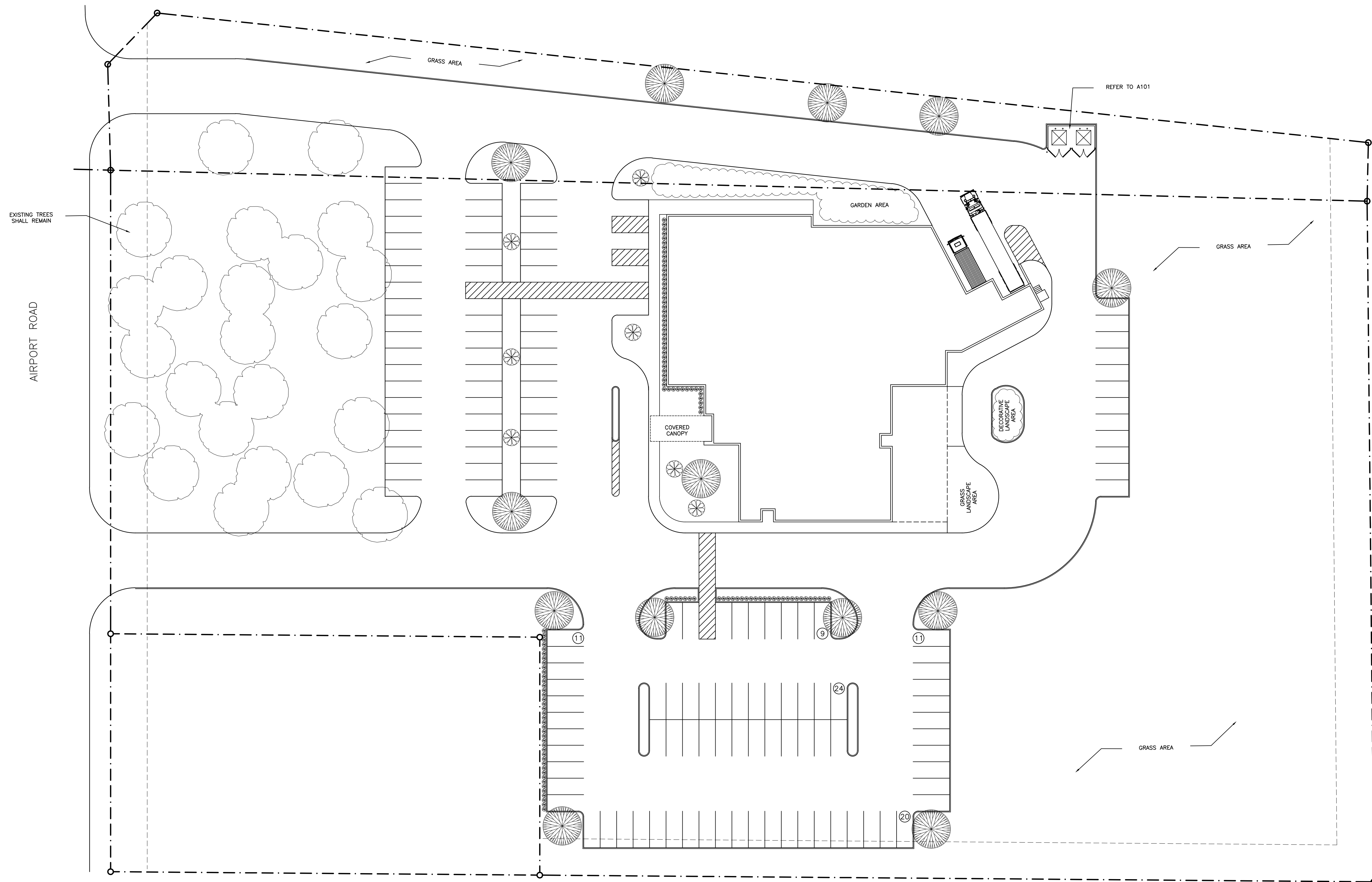
**MONK CONSULTING ENGINEERS, INC.**

1200 W. STATE STREET  
GARLAND, TEXAS 75040  
972.272.8761  
TBP# F-2567

DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
GEM	CAC	03.14.24	1"=40'	HDF	C014-003 SITE	SP1







SITE DATA TABLE	
SITE AREA	6.211 ACRES (270,572 S.F.)
ZONING	LIGHT INDUSTRIAL
PROPOSED USE	VENUE/OFFICE
BUILDING AREA:	21,980 S.F.
VENUE	7,385 S.F.
OFFICE	6,795 S.F.
KITCHEN	7,800 S.F.
LOT COVERAGE (OVER AREA)	8.1%
FLOOR TO AREA RATIO	
BUILDING HEIGHT MAX.	60'-0"

LANDSCAPE TABULATION	
NET AREA	6.211 ACRES (270,572 S.F.)
REQUIRED LANDSCAPE AREA-- 20% OF 270,572 S.F.	54,114 S.F.
PROVIDED LANDSCAPE AREA-- 50.4% OF 270,572 S.F.	136,336 S.F.
IMPERVIOUS COVERAGE-- 49.6% OF 270,572 S.F.	115,649 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 BLDWOOD (SHRUB) 5 GALLON @ INSTALLATION (Ø 24-30" O.C.) (136 QTY)
EVE'S NECKLACE (MIN. 4" TALL) (6 QTY)	EXISTING TREE OR SHRUBBERY

- GENERAL NOTES:
- 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 RAINSTAT.
  - ALL AREAS NOT SHOWN AS SPECIFIC PLANT MATERIAL SHALL BE HYDRONULCHED BERMUDA, EXCEPT FOR UNDISTURBED SITE AREA.
  - OWNER MAY SUBSTITUTE TYPES OF TREES. THE OWNER SHALL SELECT TYPES FROM CITY APPROVED TREE LIST ORDINANCE.
  - CONTRACTOR SHALL SUPPLY SLEEVES AS NEEDED FOR IRRIGATION.
  - CONTRACTOR TO VERIFY LOCATION OF IRRIGATION CONTROL W/ OWNER.
  - DUMPSTER IS NOT REQUIRED FOR THIS PROJECT. - PROVIDED
  - ALL LANDSCAPE BUFFERS AND PUBLIC RIGHT-OF-WAY LOCATED ADJACENT TO A PROPOSED DEVELOPMENT SHALL BE IMPROVED WITH GRASS.
  - THE DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDING AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED.
  - 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.
  - ALL PARKING SPACES ARE WITHIN 80' OF A TREE.

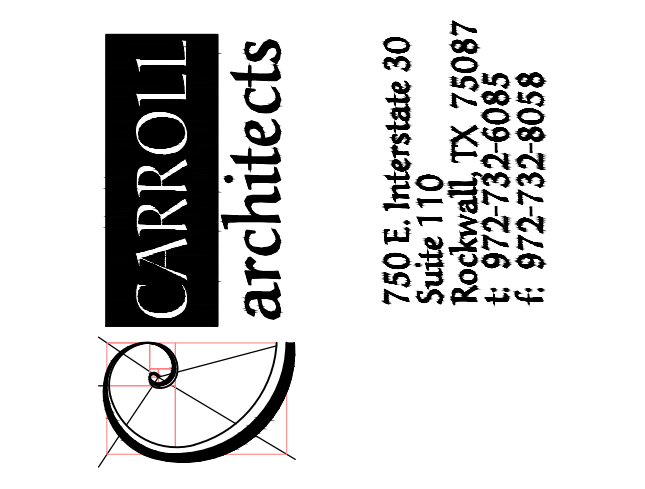
BUILDING PARKING CALCULATIONS			
BUILDING USE	SQUARE FOOTAGE	PARKING REQUIREMENT	REQUIRED PARKING
VENUE	7,385 S.F.	304 SEATS @ 1/4	= 76
OFFICE	6,795 S.F.	1/300	= 23
KITCHEN	7,800 S.F.	1/500	= 16
TOTAL PARKING REQUIRED			= 115 SPACES
TOTAL PARKING PROVIDED			= 147 SPACES

MEALS ON WHEELS	
LEGAL DESCRIPTION AND OR ADDRESS: LOT 2, BLOCK A AIRPORT SOUTH ADDITION SURVEY, ABSTRACT NO.102 City of Rockwall, Rockwall County, Texas	
OWNER Mrs. Margie Verhagen - Executive Director Meals on Wheels Senior Services of Rockwall 4396 SH 276 Rockwall, TX 75032	
APPLICANT Carroll Architects, Inc. 750 E. Interstate 30 #110 Rockwall, TX 75087 P: 972-732-6085 E: info@carrollarch.com ATTN: Jeff Carroll	
CITY OF ROCKWALL CASE NUMBER: SP2024-XXX	
SITE PLAN SIGNATURE BLOCK	
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 & Zoning Commission of the City of Rockwall on the _____ day of _____, 2020.	
WITNESS OUR HANDS, this _____ day of _____, 2020.	
Planning & Zoning Commission, Chairman Director of Planning and Zoning	

OWNER REVIEW:	03-13-2024
ISSUE:	

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PROPOSED LAYOUT FOR  
**MEALS ON WHEELS**  
1780 Airport Road  
Rockwall, Texas 75087



**LANDSCAPE PLAN**

DATE: AUG 2021  
PROJECT NO: 2020031  
DRAWN BY: KR  
CHECKED BY: KR

SHEET NO: L1

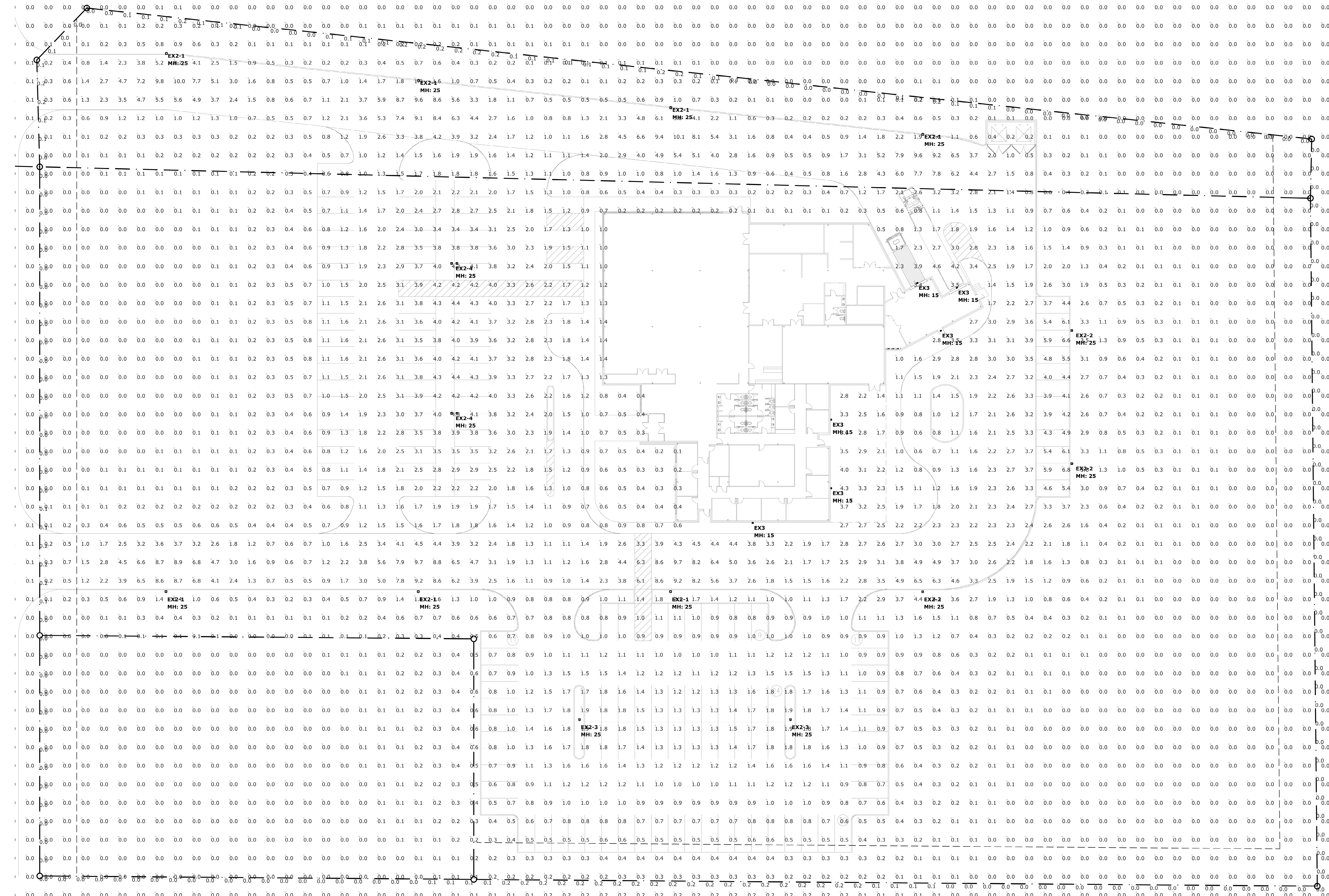






Symbol	Type	Qty	Manufacturer / Catalog Number	Total Lumen Output	Total Input Watts	Ballast Factor	Light Lost Factor	User Defined Factor
[Symbol]	EX2-1	7	LITHONIA RSX2 LED-P3-40K-R2-VOLTAGE-MOUNTING-HS-FINISH	16491	149.98	1.000	0.900	1.000
[Symbol]	EX2-2	3	LITHONIA RSX2 LED-P3-40K-R4-VOLTAGE-MOUNTING-FINISH	22021	149.98	1.000	0.900	1.000
[Symbol]	EX2-3	2	LITHONIA RSX2 LED-P3-40K-R5-VOLTAGE-MOUNTING-FINISH	22312	149.98	1.000	0.900	1.000
[Symbol]	EX2-4	2	LITHONIA RSX2 LED-P3-40K-R5-VOLTAGE-MOUNTING-FINISH   2@180 DEGREES	44624	299.96	1.000	0.900	1.000
[Symbol]	EX3	6	LITHONIA WDGE2 LED-P4-40K-70CRI-T3M-VOLTAGE-SRM-FINISH	4816	46.659	1.000	0.900	1.000

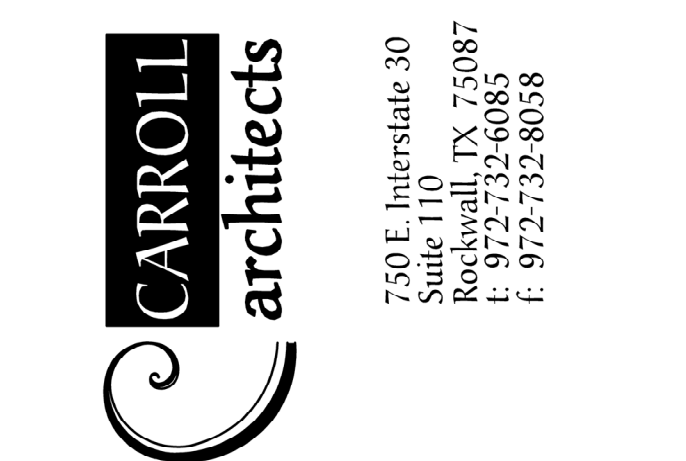
Calculation Summary		Calc. Height (Ft.)	Units	Avg	Max	Min	Avg/Min	Max/Min
Calculation Grid Location		0	Fc	0.89	10.1	0.0	N.A.	N.A.
GRADE_Planar		0	Fc	0.05	0.2	0.0	N.A.	N.A.
PROPERTY LINE		N.A.	Fc	2.95	10.1	0.2	14.75	50.50
DRIVE LANE			Fc	5.01	6.8	3.7	1.35	1.84
PARKING LOT - E			Fc	1.12	2.2	0.5	2.24	4.40
PARKING LOT - S			Fc	2.30	4.4	0.6	3.83	7.33
PARKING LOT - W			Fc					



OWNER REVIEW  
02-27-2024

**DISCLAIMER NOTICE:**  
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PROPOSED LAYOUT FOR  
**MEALS ON WHEELS**  
1780 Airport Road  
Rockwall, Texas 75087



PHOTOMETRIC PLAN

1 PHOTOMETRIC PLAN  
SCALE: 1" = 30'-0"

DATE: AUG 2021  
PROJECT NO: 2020031  
DRAWN BY: KR  
CHECKED BY: KR  
E101A

JFTE James F. Turner Engineers, L.P.  
Consulting Engineers  
3011 West Loop West, Suite 110  
Dallas, Texas 75241-1100  
Tel: 214-760-2900 Fax: 214-760-2901  
TX REGISTRATION # 20088

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