



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 Washington St.

SUBDIVISION Indalloy Addition LOT _____ BLOCK _____

GENERAL LOCATION Washington St. east of SH 66

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-87 CURRENT USE _____

PROPOSED ZONING PD-87 (no change) PROPOSED USE Church / House of worship

ACREAGE 13.92 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>Crosspoint Community Church</u>	<input type="checkbox"/> APPLICANT	<u>Doughrate & Assoc., Inc.</u>
CONTACT PERSON	<u>Scott Sutton</u>	CONTACT PERSON	<u>Dub Doughrate</u>
ADDRESS	<u>1408 S. Goliad St</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>903-456-5529</u>	PHONE	<u>972-742-2210</u>
E-MAIL	<u>scott@cccrockwall.org</u>	E-MAIL	<u>wldoughrate@doughrate.com</u>

NOTARY VERIFICATION [REQUIRED]

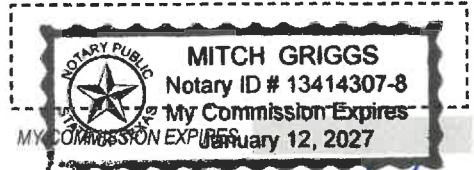
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Scott Sutton [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 528.40 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 18th DAY OF APRIL, 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 PUBLIC INFORMATION."

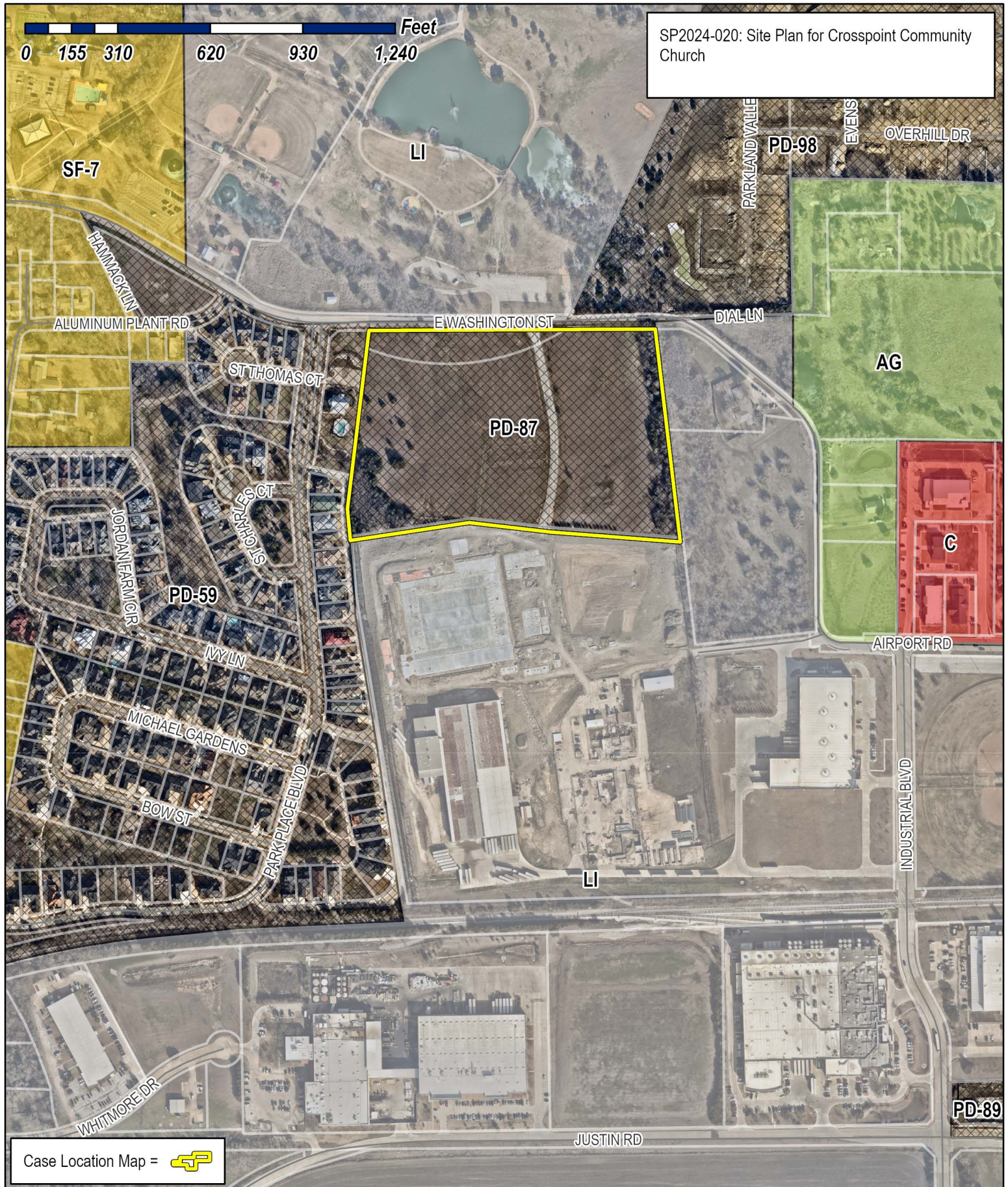
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 18 DAY OF APRIL, 2024


OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



1/12/27



Case Location Map = 



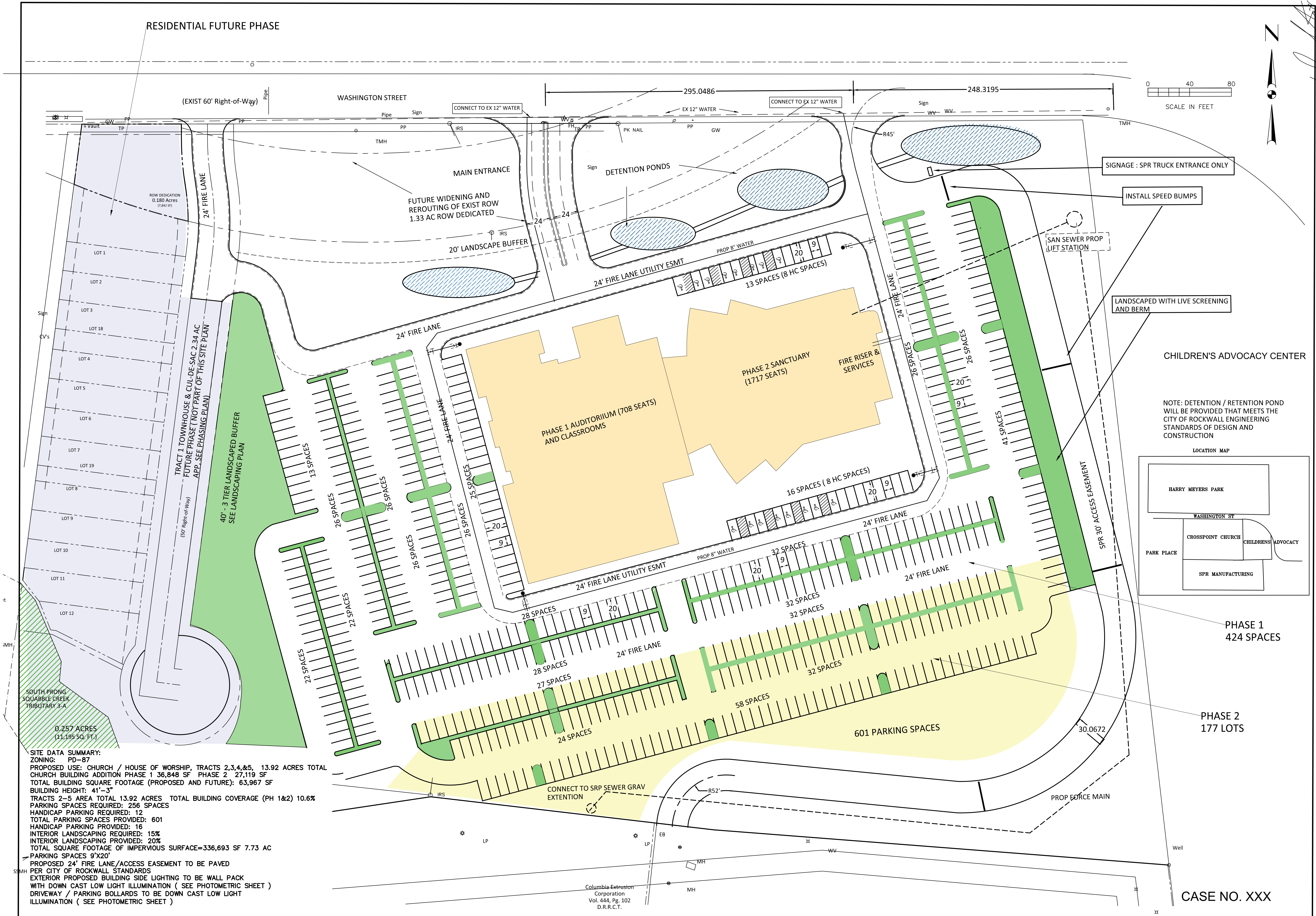
City of Rockwall

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

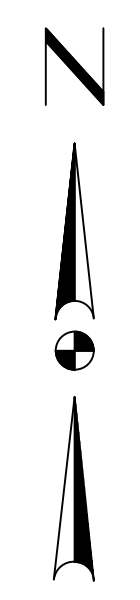
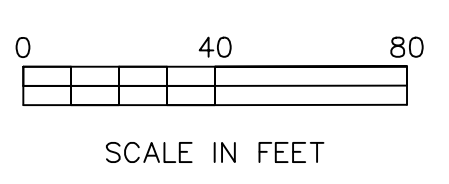
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RESIDENTIAL FUTURE PHASE



SITE DATA SUMMARY:
 ZONING: PD-87
 PROPOSED USE: CHURCH / HOUSE OF WORSHIP, TRACTS 2,3,4,5, 13.92 ACRES TOTAL
 CHURCH BUILDING ADDITION PHASE 1 36,848 SF PHASE 2 27,119 SF
 TOTAL BUILDING SQUARE FOOTAGE (PROPOSED AND FUTURE): 63,967 SF
 BUILDING HEIGHT: 41'-3"
 TRACTS 2-5 AREA TOTAL 13.92 ACRES TOTAL BUILDING COVERAGE (PH 1&2) 10.6%
 PARKING SPACES REQUIRED: 256 SPACES
 HANDICAP PARKING REQUIRED: 12
 TOTAL PARKING SPACES PROVIDED: 601
 HANDICAP PARKING PROVIDED: 16
 INTERIOR LANDSCAPING REQUIRED: 15%
 INTERIOR LANDSCAPING PROVIDED: 20%
 TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE=336,693 SF 7.73 AC
 PARKING SPACES 9'X20'
 PROPOSED 24' FIRE LANE/ACCESS EASEMENT TO BE PAVED
 PER CITY OF ROCKWALL STANDARDS
 EXTERIOR PROPOSED BUILDING SIDE LIGHTING TO BE WALL PACK
 WITH DOWN CAST LOW LIGHT ILLUMINATION (SEE PHOTOMETRIC SHEET)
 DRIVEWAY / PARKING BOLLARDS TO BE DOWN CAST LOW LIGHT
 ILLUMINATION (SEE PHOTOMETRIC SHEET)



THE SEAL APPEARING ON THIS PLAN IS THE PROPERTY OF W.L. DOUPHRATE II, TEXAS P.E. NO. 60102, F-886, ON DATE: APRIL 14, 2024

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

SITE PLAN
CROSSPOINT COMMUNITY CHURCH
 CITY OF ROCKWALL
 ROCKWALL COUNTY, TEXAS

REVISION	W.L.D.
CHECKED	G.C.W.
DRAWN	
SCALE	1"=40' H 1"=100' V
DATE	APRIL 14, 2024
PROJECT	22023 SITE PL

CASE NO. XXX

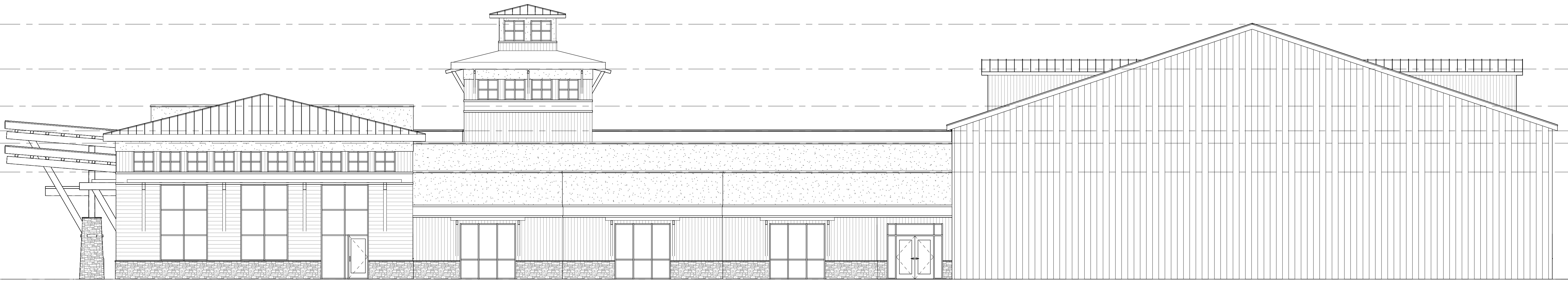
- ROOF RIDGELINE
141' - 3"
- TOWER ROOF
134' - 0"
- PARAPET 3
128' - 0"
- PARAPET / AUD. ROOF
124' - 0"
- PARAPET 2
122' - 0"
- PARAPET 1
117' - 4"



1 ELEVATION 1
A.301
1/8" = 1'-0"

FINISH FLOOR
100' - 0"

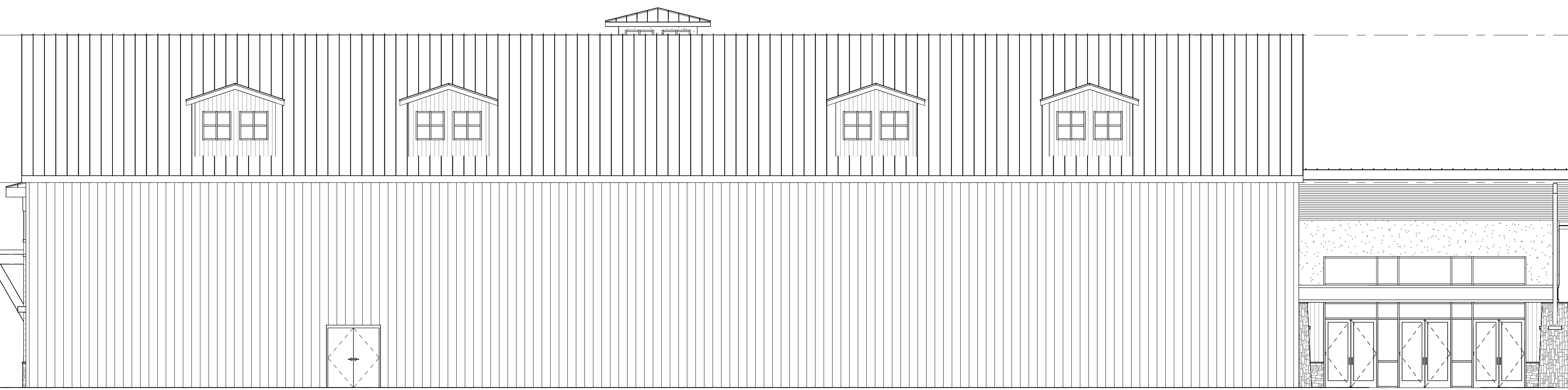
- ROOF RIDGELINE
141' - 3"
- TOWER ROOF
134' - 0"
- PARAPET 3
128' - 0"
- PARAPET / AUD. ROOF
124' - 0"
- PARAPET 2
122' - 0"
- PARAPET 1
117' - 4"



2 ELEVATION 2
A.301
1/8" = 1'-0"

FINISH FLOOR
100' - 0"

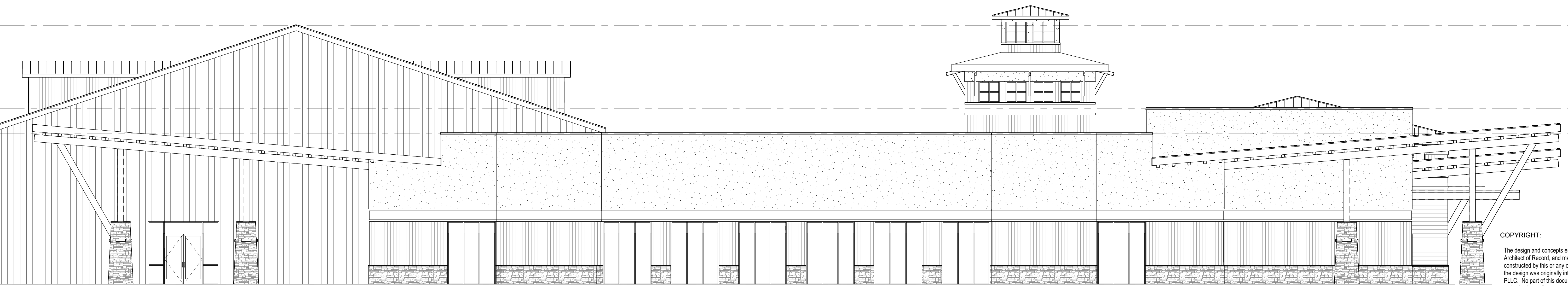
- ROOF RIDGELINE
141' - 3"
- PARAPET / AUD. ROOF
124' - 0"



3 ELEVATION 3
A.301
1/8" = 1'-0"

FINISH FLOOR
100' - 0"

- ROOF RIDGELINE
141' - 3"
- TOWER ROOF
134' - 0"
- PARAPET 3
128' - 0"
- PARAPET / AUD. ROOF
124' - 0"



4 ELEVATION 4
A.301
1/8" = 1'-0"

FINISH FLOOR
100' - 0"

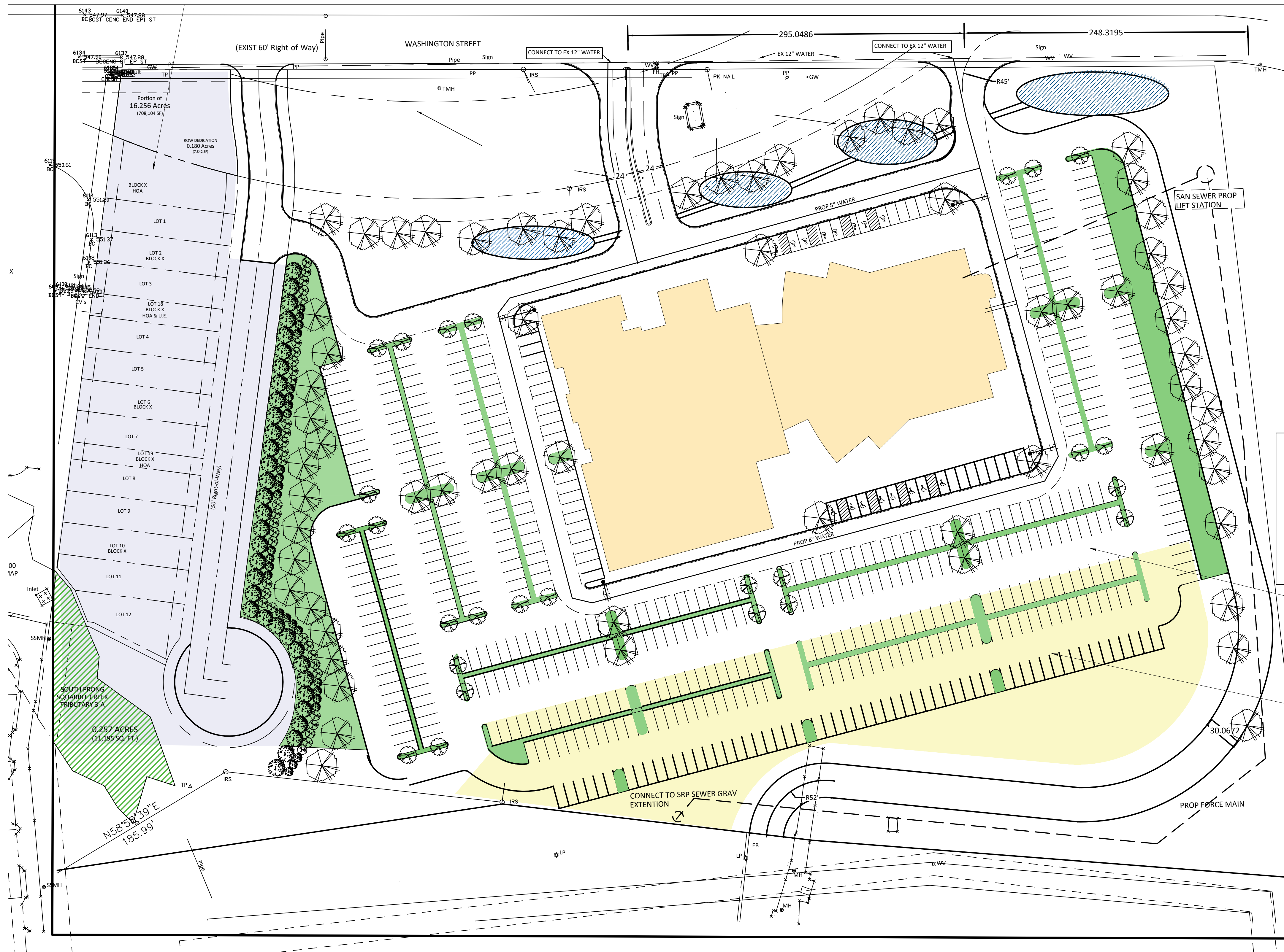
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Revisions:	Date

Civil Engineers:	Mechanical Engineers:	Electrical Engineers:	AVL Consultants:	Structural Engineers:	Construction Manager:	Seal	Design Team Manager / Architect:

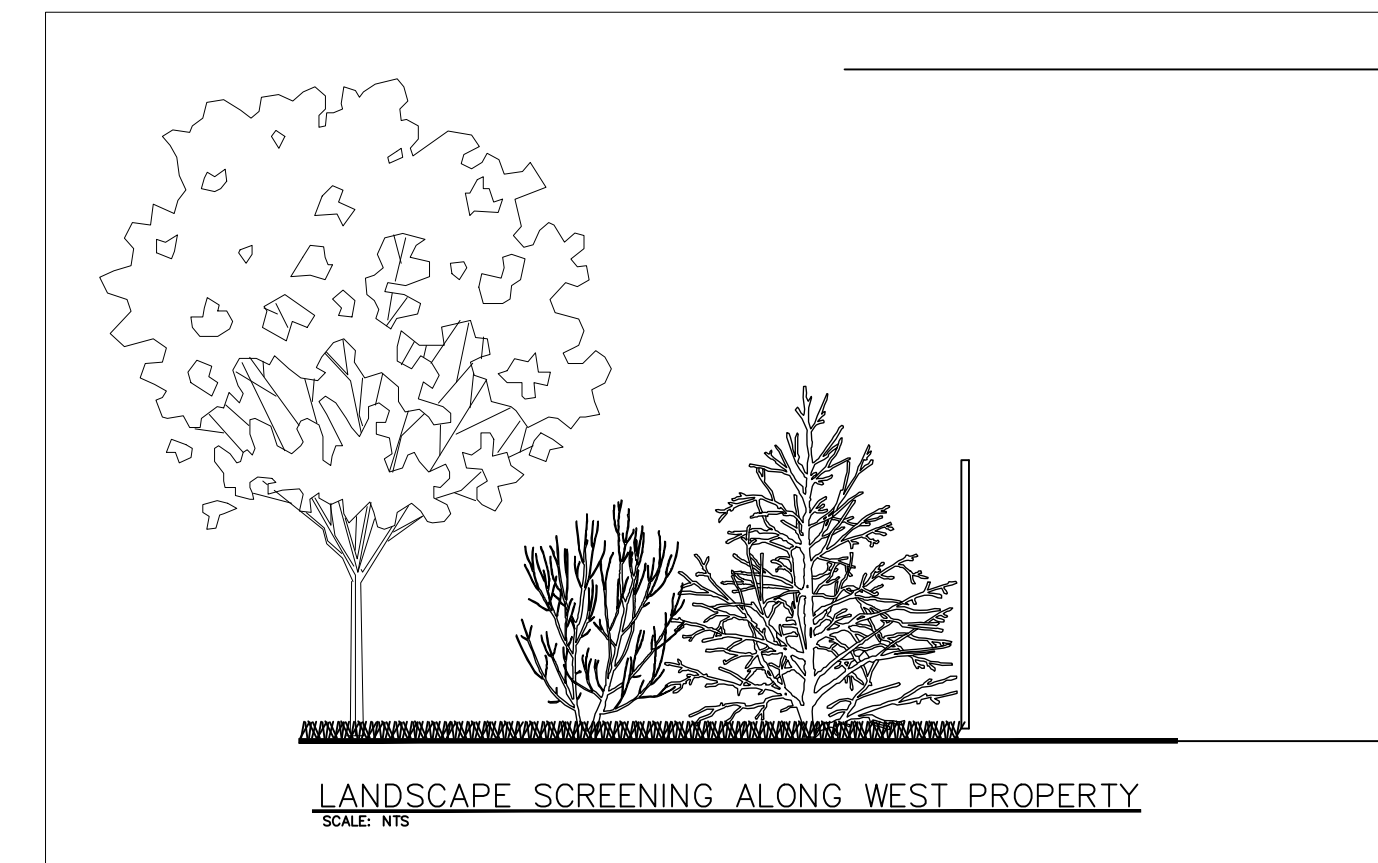
Drawing Title BUILDING ELEVATIONS
Specialized Planning & Architecture for Church Environments, LLC 108 South Broadway Edmond, Oklahoma 73034 405.310.8866 (T)

Project Title Crosspoint Community Church	Date 5-25-23
Submittal CONCEPT	Checked FTS
Location ROCKWALL, TX	Drawn Author
DRAWING NO. A.301	



01 OVERALL LANDSCAPE PLAN

SCALE: 1" = 50'-0"



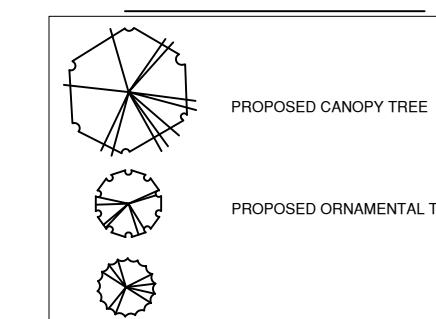
LANDSCAPE PLAN NOTES

1. ANY LANDSCAPING LOCATED WITHIN THE UTILITY EASEMENT MAY BE REMOVED BY THE CITY TO ACCESS UTILITIES AND THAT THE PROPERTY OWNER WILL BE RESPONSIBLE FOR REPLANTING TREES AND/OR SHRUBS.

LANDSCAPING REQUIREMENTS

- 1) GENERAL AREAS WITH PERCENTAGES:
 - TOTAL = 606,355 SF = 100%
 - LANDSCAPE = 90,953 SF = 15% REQUIRED
 - LANDSCAPE = 121,271 SF = 20% PROVIDED
 - PAVING+SW = 336,693 SF = 56%
 - BUILDING = 63,967 SF = 11%
- 2) BUFFERS: (SEC. 77-504. -LANDSCAPING AND SCREENING)
 - a. ROW BUFFER - 15 FT.:
 - NORTH PORTION OF BUFFER x (1 TREE / 35')
 - 547' (1 / 35') = 16 TREES REQUIRED
 - 16 TREES ARE PROVIDED
 - NORTH PORTION OF BUFFER x (10 SHRUBS / 30')
 - 547' (10 / 30') = 182 SHRUBS REQUIRED
 - 182 SHRUBS ARE PROVIDED
 - *SOUTH PORTION OF BUFFER x (1 TREE / 35')
 - 353' (1 / 35') = 27 TREES REQUIRED TREES
 - 27 TREES ARE PROVIDED
 - *SOUTH PORTION OF BUFFER x (10 SHRUBS / 30')
 - 953' (10 / 30') = 318 SHRUBS REQUIRED
 - 318 SHRUBS ARE PROVIDED
 - * PHASE 2 INSTALLATION
 - WEST:
 - 798' x (1 TREE / 35')
 - 798' x (1 / 35') = 23 TREES
 - 23 CANOPY TREES ARE PROVIDED
 - BUFFER x (30 SHRUBS / 30')
 - 798' x (10 / 30') = 266 SHRUBS
 - 266 SHRUBS ARE PROVIDED
- b. INCOMPATIBILITY BUFFER - 15 FT.:
 - WEST:
 - BUFFER x (1 TREE / 35')
 - 597' x (1 / 35') = 17 TREES
 - 17 CANOPY TREES ARE PROVIDED
 - THREE TIER SCREEN
- 3) INTERIOR LANDSCAPE: (SEC. 77-504. PARKING LOT INTERIOR LANDSCAPING)
 - TOTAL PARKING AREA - 336,693 SF
 - 8% = 26,935 SF LANDSCAPING REQ = 1 TREE PER 400 S.F.
 - XX SF PROVIDED
 - 67 TREES REQ, 34 CANOPY TREES PROVIDED & 26 ORNAMENTAL TREES PROVIDED
 - 45 INTERIOR PARKING ISLANDS - 75% OF TREES MUST BE CANOPY TREES
 - 34 CANOPY TREES REQUIRED
 - 19 CANOPY TREES PROVIDED
 - 11 ORNAMENTAL TREES REQUIRED
 - 26 ORNAMENTAL TREES PROVIDED

TREE KEY



DOUPHRAE & ASSOCIATES, INC.
ENGINEERING PROJECT MANAGEMENT SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 76087
PHONE: (972)771-9004 FAX: (972)771-9005

J. CAMILLE LA FOY
LANDSCAPE ARCHITECTURE CONSULTING
10701 HARRIS RD., SUITE 404
ALLEN, TEXAS 75012
214-355-0506

LANDSCAPE PLAN

Crosspoint Community Church

City of Rockwall, Texas
Rockwall County

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10016	Project Status
2024/04/19	Revisions
No.	Date

Sheet
L1.01

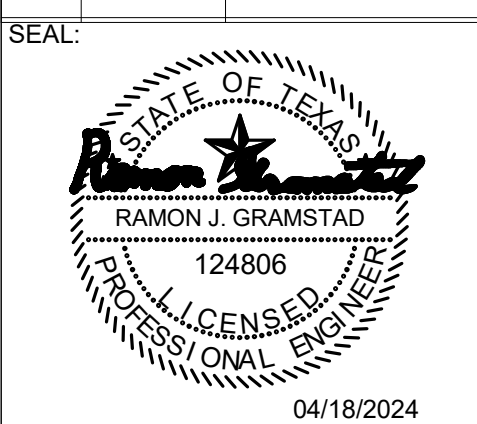
Symbol	Label	QTY	Manufacturer	Catalog	Description	Input Output
□	SA2	8	Lithonia Lighting	DSX1 LED P4 30K 70CRI TSM	D-Series Size 1 Area Luminaire P4 Performance Package 3000K CCT 70 CRI Type 2 Medium	247.88
□	SA	10	Lithonia Lighting	DSX1 LED P4 30K 70CRI TSM EGS	D-Series Size 1 Area Luminaire P4 Performance Package 3000K CCT 70 CRI Type 3 Medium External Clear Shield	123.9373



1 PHOTOMETRIC SITE PLAN
1/32" = 1'-0"

CROSSPOINT COMMUNITY CHURCH
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

No.	Date	Description



ISSUE/ORIGINAL COPYRIGHT	DATE
DATE	2024/02/02
PROJECT #	24032
DRAWN BY:	PE
CHECKED BY:	RG
SHEET NAME:	PHOTOMETRIC PLAN

SHEET NUMBER:
PH1.0

