



# 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 1790 I-30 Frontage Rd

SUBDIVISION Rockwall Kia

LOT 1 BLOCK 1

GENERAL LOCATION South side of East I-30, 1785'+- from John King Blvd.

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

CURRENT ZONING Light Industrial

CURRENT USE Existing Southwest KIA Car Dealership

PROPOSED ZONING SUP (New & Used Motor Vehicle Dealership)

PROPOSED USE Existing Southwest KIA Car Dealership to remain

ACREAGE 5.9915

LOTS [CURRENT] 1

1

LOTS [PROPOSED] 1

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 Zohreh Malek

APPLICANT Lithia c/o Golden Property Development, LLC

CONTACT PERSON

CONTACT PERSON Mark Fernandez

ADDRESS 3845 Oak Lawn Ave

ADDRESS 20025 E Country Hollow Dr

CITY, STATE & ZIP Dallas TX 75219

CITY, STATE & ZIP Walnut, CA 91789

PHONE 214-727-7422

PHONE 909-573-2765

E-MAIL zohreh7@gmail.com

E-MAIL mark@goldenpropertydevelopment.com

## NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Zohreh Malek [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 \$ 289.42 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 1<sup>st</sup> DAY OF March, 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 1<sup>st</sup> DAY OF March, 2024.

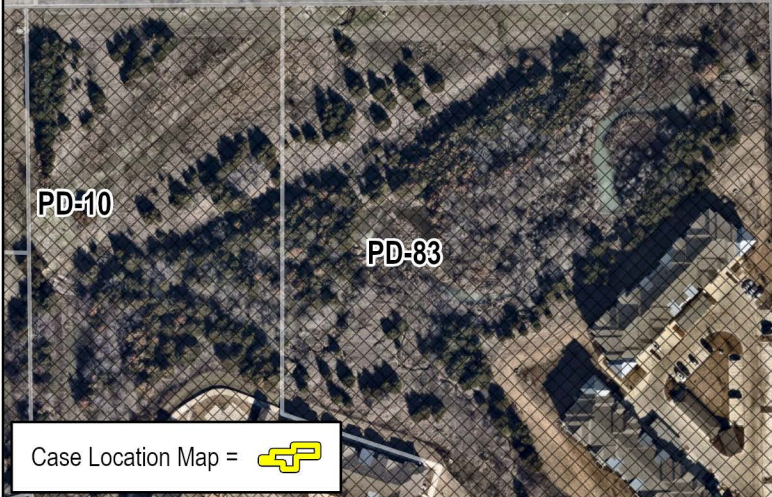
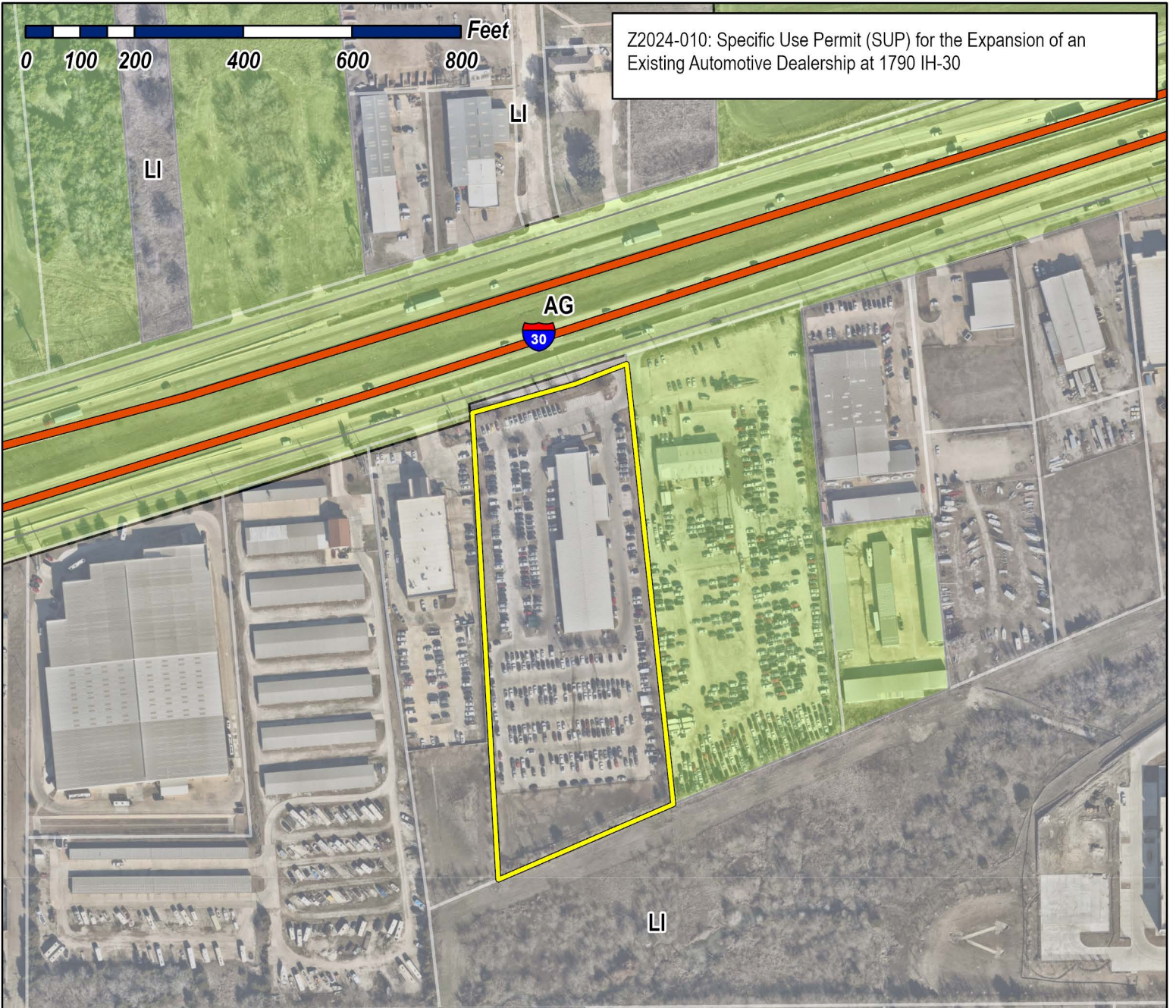
OWNER'S SIGNATURE Zohreh Malek

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS C. Hughes



0 100 200 400 600 800 Feet

Z2024-010: Specific Use Permit (SUP) for the Expansion of an Existing Automotive Dealership at 1790 IH-30



# 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.

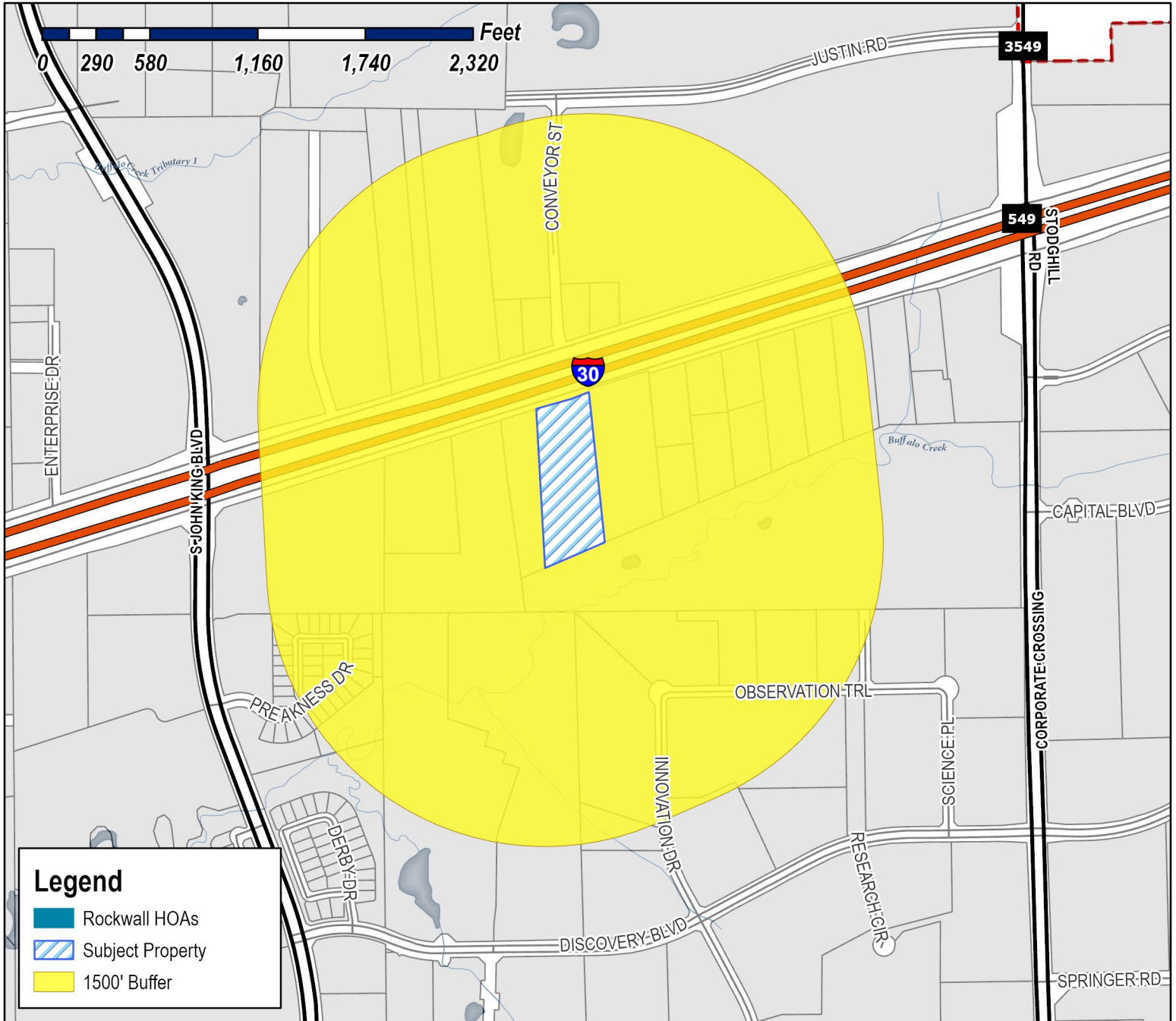
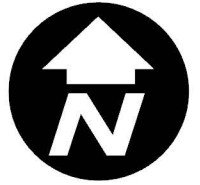




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**Case Number:** Z2024-010  
**Case Name:** SUP for the Expansion of an Existing Automotive Dealership  
**Case Type:** Zoning  
**Zoning:** Light Industrial (LI) District  
**Case Address:** 1790 IH-30

**Date Saved:** 3/11/2024  
 For Questions on this Case Call (972) 771-7745

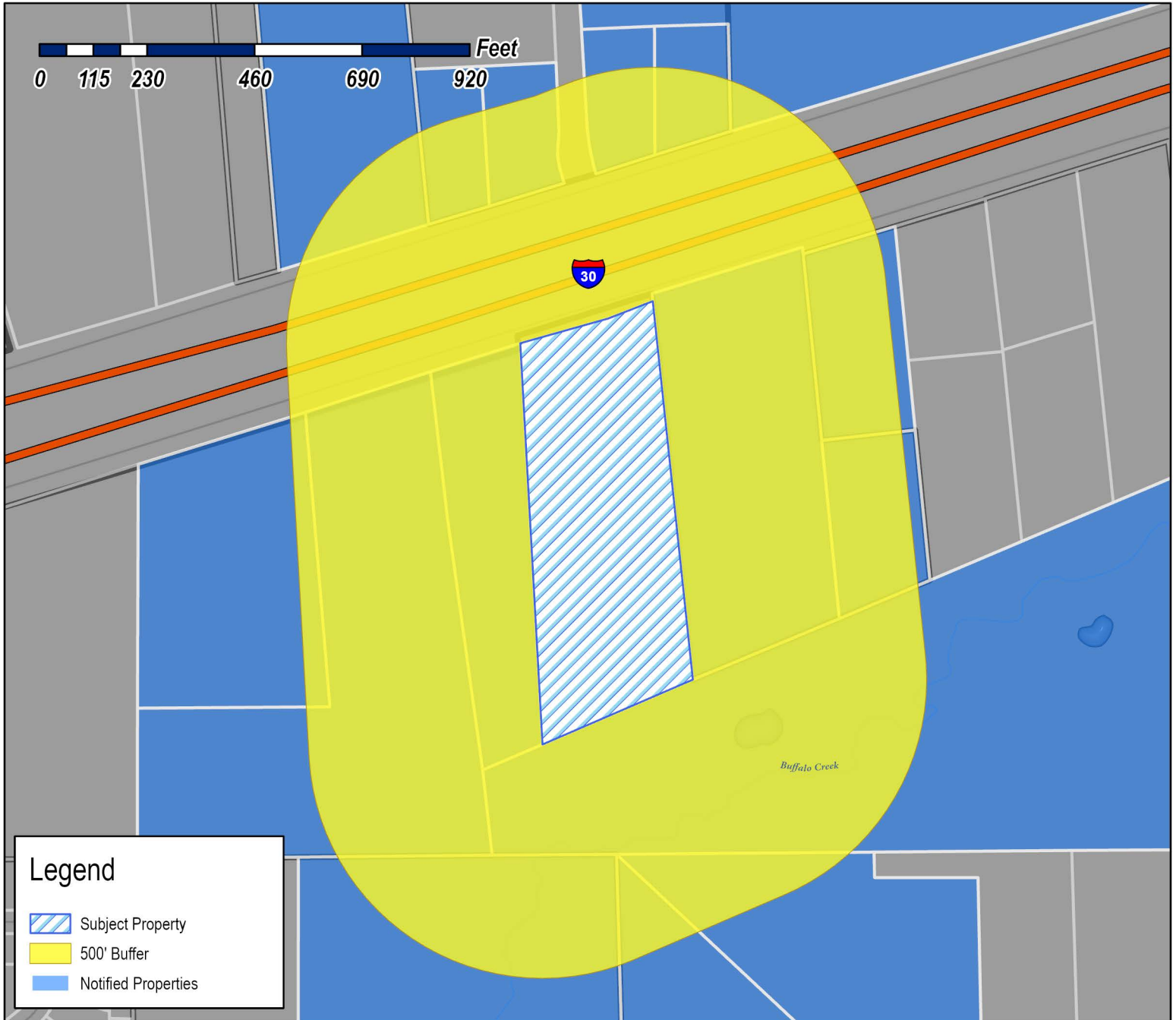




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**Date Saved:** 3/11/2024

For Questions on this Case Call: (972) 771-7746



LINE 5 HOLDINGS LP  
1201 N RIVERFRONT BLVD SUITE 100  
DALLAS, TX 75207

DEN-MAR ENTERPRISES INC  
124 MONT BLANC DR  
HEATH, TX 75032

RAFIZADEH M & M FAMILY LTD  
C/O REPUBLIC MOTORSPORTS INC  
12707 SOUTHWEST FREEWAY  
STAFFORD, TX 77477

RESIDENT  
1515 CORPORATE CROSSING  
ROCKWALL, TX 75087

PRITCHARD DONNA CULLINS &  
KIMBERLY CULLINS COLLICCHIO TRUSTEES  
1610 SHORES BLVD  
ROCKWALL, TX 75087

RESIDENT  
1635 INNOVATION DR  
ROCKWALL, TX 75087

RESIDENT  
1750 E I30  
ROCKWALL, TX 75087

RESIDENT  
1760 E I30  
ROCKWALL, TX 75087

RESIDENT  
1785 E I30  
ROCKWALL, TX 75087

RESIDENT  
1790 E I30  
ROCKWALL, TX 75087

RESIDENT  
1795 I30  
ROCKWALL, TX 75087

RESIDENT  
1805 E I30  
ROCKWALL, TX 75087

RESIDENT  
1810 S I30  
ROCKWALL, TX 75087

RESIDENT  
1820 E I30  
ROCKWALL, TX 75087

SELF SCOTT & JANET  
1830 E INTERSTATE 30 STE 100  
ROCKWALL, TX 75087

RESIDENT  
2350 DISCOVERY BLVD  
ROCKWALL, TX 75087

RESIDENT  
2610 OBSERVATION TRL  
ROCKWALL, TX 75087

JBC LAND & CATTLE COMPANY LLC  
2905 DUBLIN  
PARKER, TX 75002

SALEHOUN FAMILY LIMITED PARTNERSHIP  
39650 LYNDON B JOHNSON FWY  
DALLAS, TX 75237

WESTCORE BRAVO ROCKWALL LLC  
4350 LA JOLLA VILLAGE DR STE 900  
SAN DIEGO, CA 92122

ROCKWALL STORAGE SOLUTIONS LLC  
447 STEVENS RD  
ROCKWALL, TX 75032

MIDDLE BROOKS HOLDINGS LLC  
513 SAINT MARY ST  
ROCKWALL, TX 75087

SWBC RW2, LP  
5949 SHERRY LN SUITE 750  
DALLAS, TX 75225

ROCKWALL 549/I30 PARTNERS LP  
8750 N CENTRAL EXPWY SUITE 1735  
DALLAS, TX 75231

CONVEYOR I30 PARTNERS LP  
8750 N CENTRAL EXPY SUITE 1735  
DALLAS, TX 75231

AMBATIELOS EVANGELOS & VASILIKI  
JAMES E ZAFERIS & JOANNA ZAFERIS  
P. O. BOX 86404  
LOS ANGELES, CA 90086

ROCKWALL AA RE LLC  
PO BOX 775  
ROYSE CITY, TX 75189

THACKER DENNIS ALAN TESTAMENTARY TRUST  
AND  
LINDA THACKER LAHOOD AND JOSHUA ALAN  
THACKER  
PO BOX 8693  
GREENVILLE, TX 75404



March 4, 2024

City of Rockwall  
Planning & Zoning Department  
Attn: Henry Lee  
385 S. Goliad Street  
Rockwall, TX 75087

Re: Proposed Southwest Kia Car Dealership Remodel and Expansion  
Special Use Permit (SUP) Request  
Letter of Explanation  
1790 I-30 Frontage Rd  
Rockwall, TX 75087

Mr. Lee:

Please use this Letter of Explanation as a formal request to process a Special Use Permit (SUP) for a Proposed Southwest Kia Car Dealership Remodel and Expansion. Lithia Motors, Inc., owners of the existing and operational Southwest Kia Dealership located at 1790 I-30 Frontage Rd, are filing for a SUP to permit the car dealership use and expansion as it is currently a legal non-conforming use.

Introduction:

Southwest Kia of Rockwall embarks on a transformative project aimed at enhancing its facility to better serve customers and align with Kia's latest brand image. The project includes the demolition of the existing showroom and service drive, followed by the construction of a new showroom and service drive facility designed to mitigate flooding risks and improve operational efficiency. Additionally, the project includes repainting the existing building exterior and implementing new interior and exterior finishes to reflect Kia's updated brand aesthetics.

Key Items:

- Demolition of Existing Showroom and Service Drive:
  - The project begins with the demolition of the current showroom and service drive to pave the way for the construction of a modernized facility.



- Construction of New Showroom and Service Drive:
  - The new showroom and service drive facility will be elevated to prevent flooding issues resulting from existing grades, ensuring operational continuity even during adverse weather conditions.
  - Careful consideration will be given to architectural design and structural integrity to meet both aesthetic and functional requirements.
  - Sales functions and operations will continue to operate out of temporary trailers.
  - When completed the facility would have increased in size by approximately 2,050 sf.
  
- Limited Paving Scope for Storm Water Drainage:
  - The paving scope will be optimized to efficiently surface drain stormwater, reducing the risk of flooding and water damage on the premises.
  - Drainage systems will be strategically integrated to manage stormwater runoff effectively.
  - All existing fire lanes will remain in their existing configuration.
  
- Repainting Existing Building Exterior:
  - The existing building exterior will undergo repainting to rejuvenate its appearance and align it with Kia's latest brand image.
  - High-quality paint materials resistant to weathering and fading will be selected to ensure long-term visual appeal.
  
- New Interior and Exterior Finishes:
  - All interior and exterior finishes will be replaced to reflect Kia's updated brand aesthetics, creating a cohesive and inviting atmosphere for customers and staff.
  - Finishes will prioritize durability, ease of maintenance, and visual appeal to uphold the brand's standards and enhance customer experience.



Conclusion:

The Southwest Kia of Rockwall renovation project represents a significant investment in modernizing and improving the dealership facility. Through the demolition of the existing showroom and service drive, construction of a new elevated facility, optimization of stormwater drainage, repainting of the building exterior, and implementation of new interior and exterior finishes, the dealership aims to enhance functionality, aesthetics, and brand alignment. This endeavor underscores Southwest Kia's commitment to providing exceptional service and maintaining a strong brand presence in the City of Rockwall's automotive market.

Sincerely,

Mark Fernandez  
Lithia Motors, Inc. c/o Golden Property Development, LLC  
909-573-2765  
[mark@goldenpropertydevelopment.com](mailto:mark@goldenpropertydevelopment.com)



**CIVIL ENGINEER**  
CIVIL-CON CONSULTANTS, LLC  
448 W. 19TH ST.  
HOUSTON, TEXAS 77008  
713.992.4148

**STRUCTURAL ENGINEER**  
DALLY + ASSOCIATES, INC.  
9800 RICHMOND AVE., SUITE 460  
HOUSTON, TEXAS 77042  
713.337.8881

**MEP ENGINEER**  
SPECTRUM DESIGN ENGINEERS  
19 SIERRA OAKS DR.  
SUGAR LAND, TEXAS 77479  
832.786.6076

**PROJECT:**  
SOUTHWEST KIA OF  
ROCKWALL

**PROJECT ADDRESS:**  
1790 I-30 FRONTAGE RD.  
ROCKWALL, TX 75087

**SEAL/SIGNATURE:**

**PRELIMINARY**  
NOT TO BE USED FOR REGULATORY APPROVAL,  
PERMITTING, OR CONSTRUCTION

**ISSUE HISTORY:**

DATE	DELTA	DESCRIPTION
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**PROJECT NUMBER:** LA2204

**ISSUE DATE:** 02.20.2024

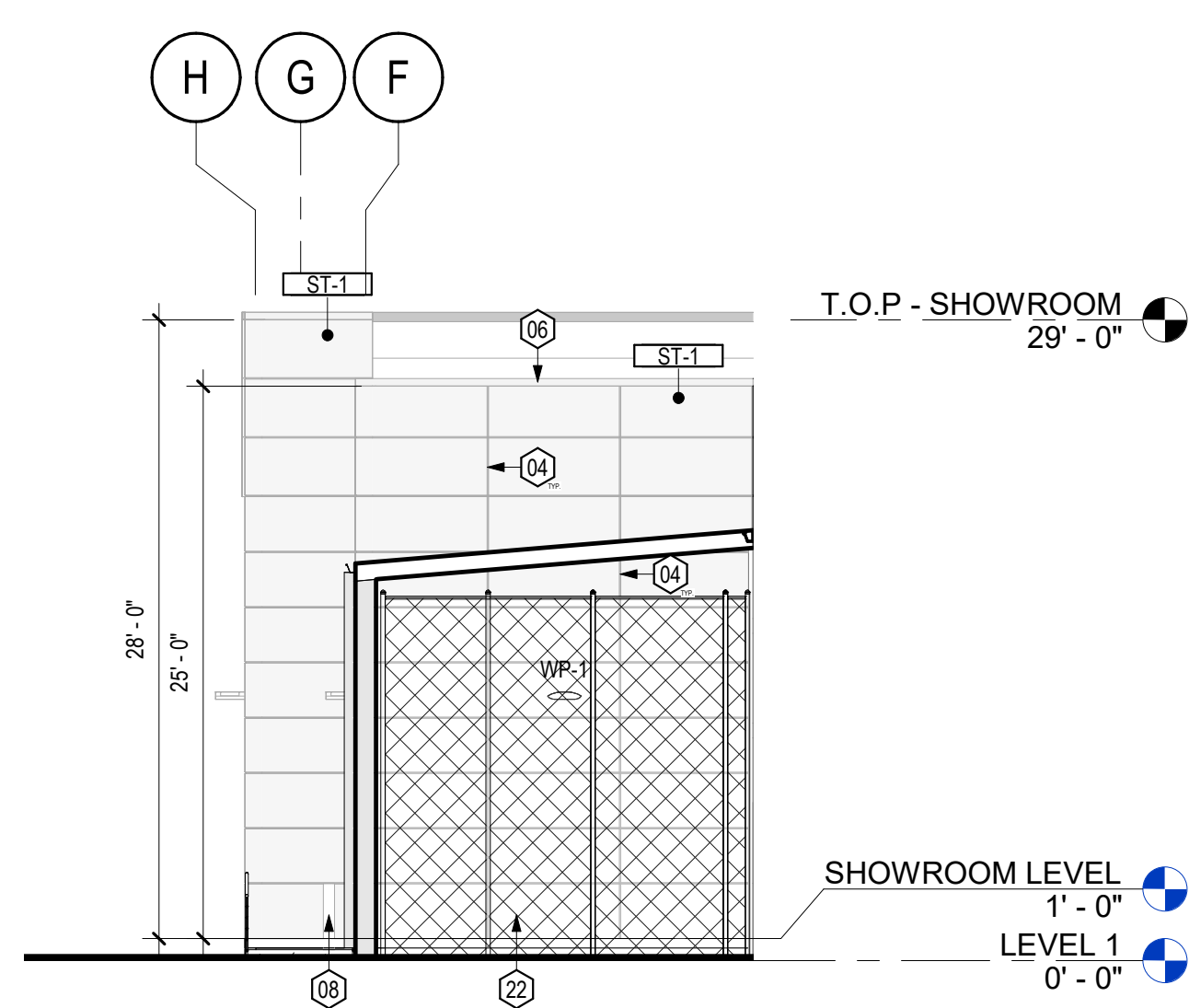
**SHEET NAME:**

**EXTERIOR BUILDING ELEVATIONS**

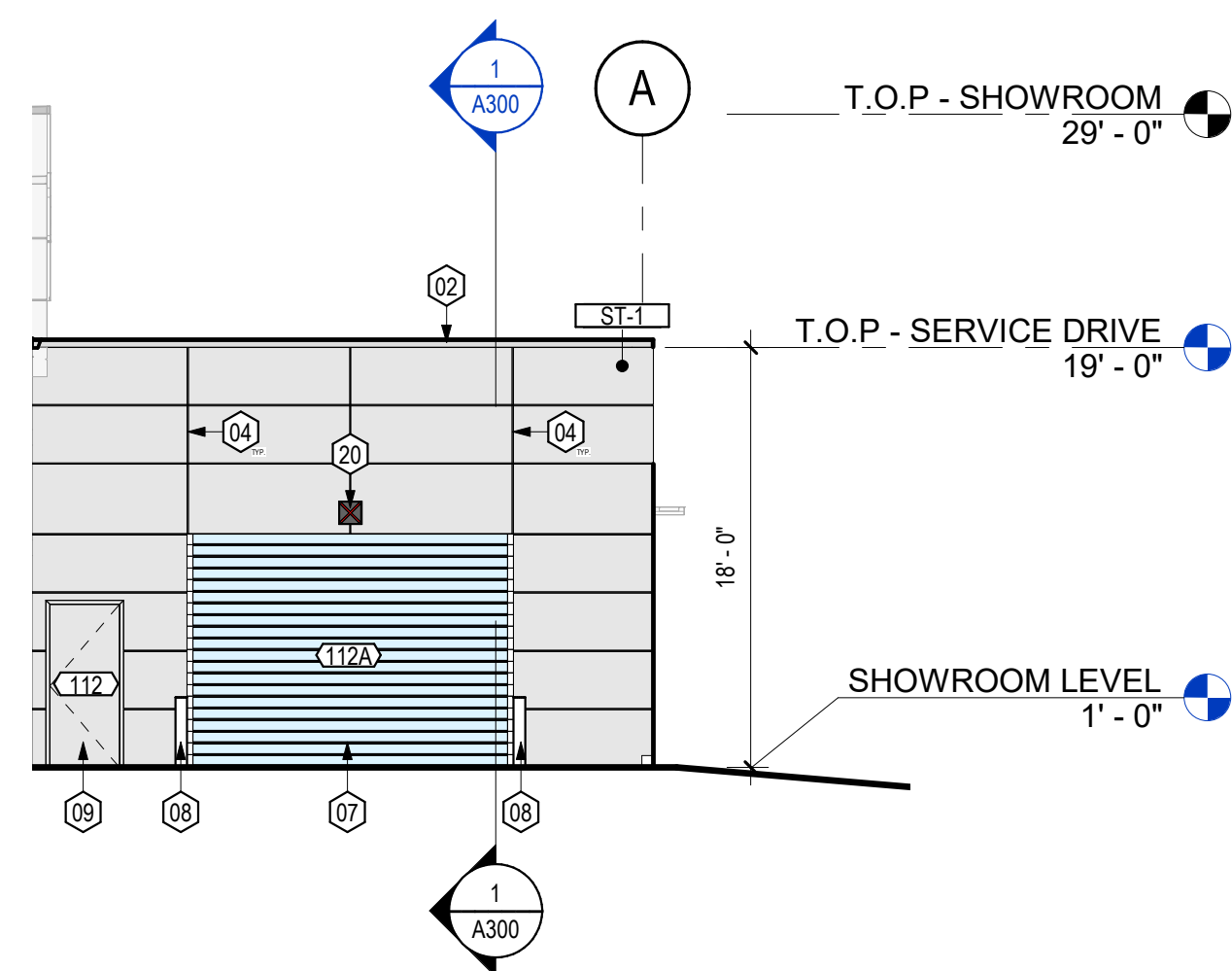
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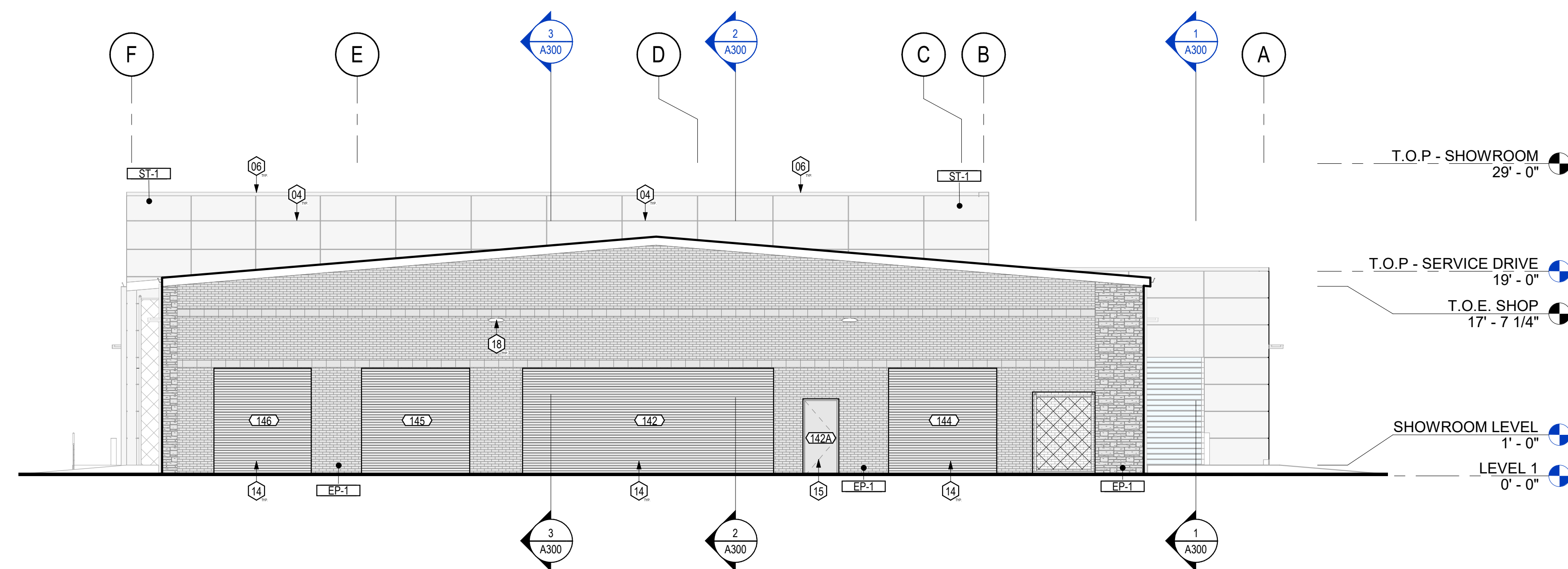
EXTERIOR ELEVATION KEYNOTES	
#	NOTE
01	BUILDING SIGNAGE BY OWNER. G.C. TO COORDINATE WITH OWNER VENDOR, PROVIDE POWER, AND HOOK UP. REF: ELECTRICAL
02	ACM PARAPET CAP. COLOR TO MATCH HOST WALL
03	ACM REVEAL. REF: WALL DETAILS
04	EIFS REVEAL. REF: WALL DETAILS
05	EXTERIOR GLAZING SYSTEM. REF: GLAZING ELEVATIONS AND SPECIFICATIONS
06	PREFINISHED PARAPET CAP. COLOR TO MATCH HOST WALL
07	OVERHEAD DOOR. REF: SCHEDULES
08	6" DIAMETER CONCRETE FILLED STEEL PIPE BOLLARD PRIMED AND PAINTED. REF: SITE DETAILS
09	MAN DOOR. REF: SCHEDULES
10	PREFINISHED METAL GUTTER AND DOWNSPOUT. COLOR TO MATCH HOST WALL
11	EQUIPMENT SCREEN. REF: SITE DETAILS
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21	LIGHT FIXTURE. REF: ELECTRICAL
22	CHAINLINK FENCE AND GATE. REF: SITE DETAILS



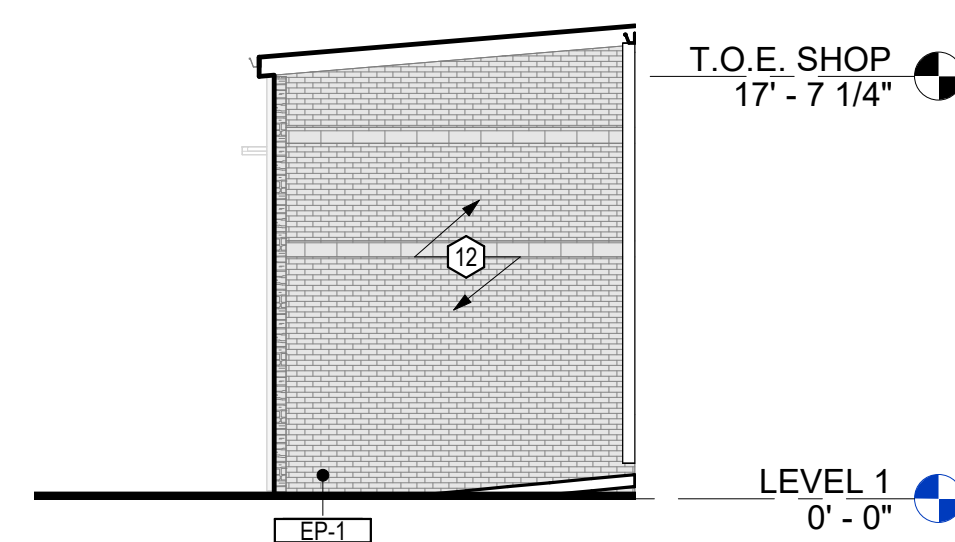
**6** EXTERIOR BUILDING ELEVATION @ NVD - SOUTH  
1/8" = 1'-0"



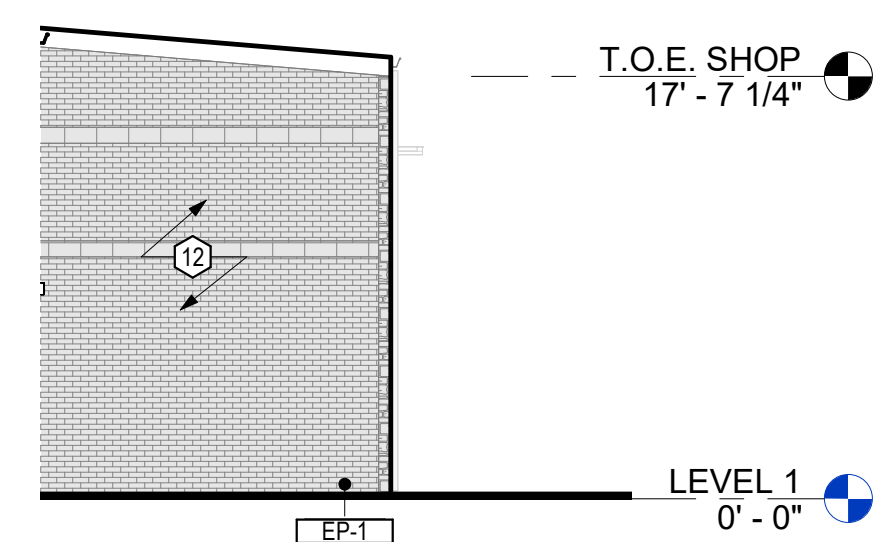
**5** EXTERIOR BUILDING ELEVATION @ SERVICE DRIVE - SOUTH  
1/8" = 1'-0"



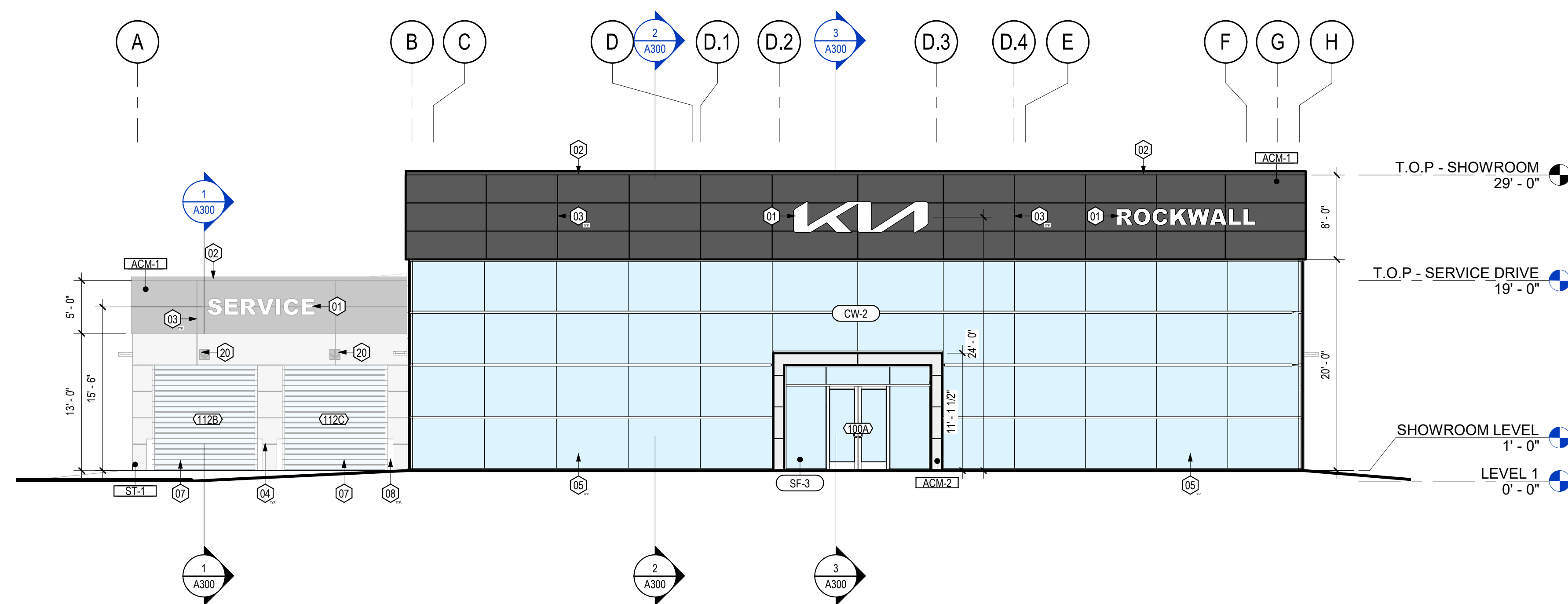
**2** EXTERIOR BUILDING ELEVATION - SOUTH  
1/8" = 1'-0"



**4** EXTERIOR BUILDING ELEVATION @ SERVICE SHOP - NORTH  
1/8" = 1'-0"



**3** EXTERIOR BUILDING ELEVATION @ SERVICE SHOP - NORTH  
1/8" = 1'-0"



**1** EXTERIOR BUILDING ELEVATION - NORTH  
1/8" = 1'-0"

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**PROJECT:**  
SOUTHWEST KIA OF  
ROCKWALL

**PROJECT ADDRESS:**  
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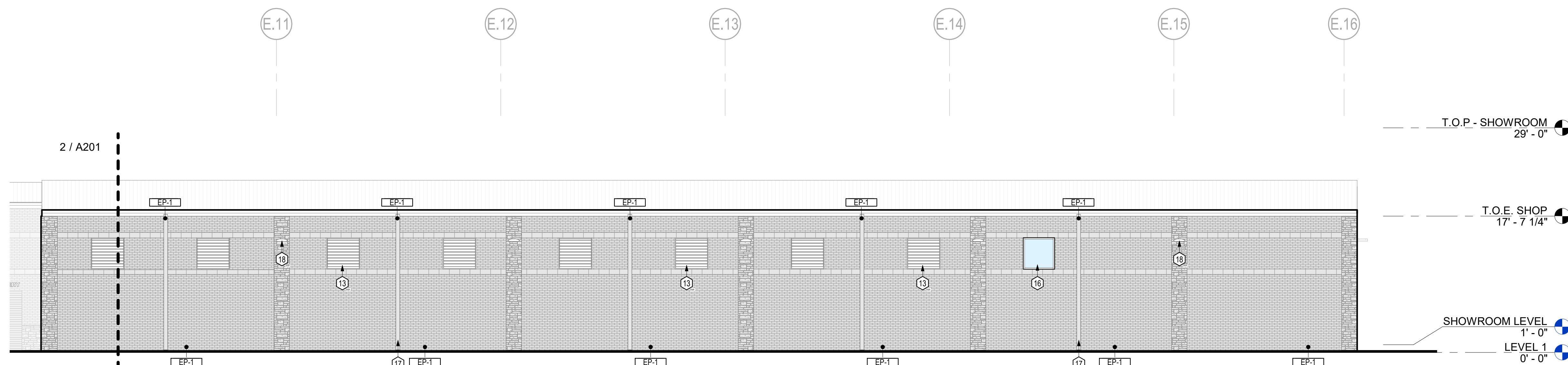
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**EXTERIOR BUILDING ELEVATIONS**

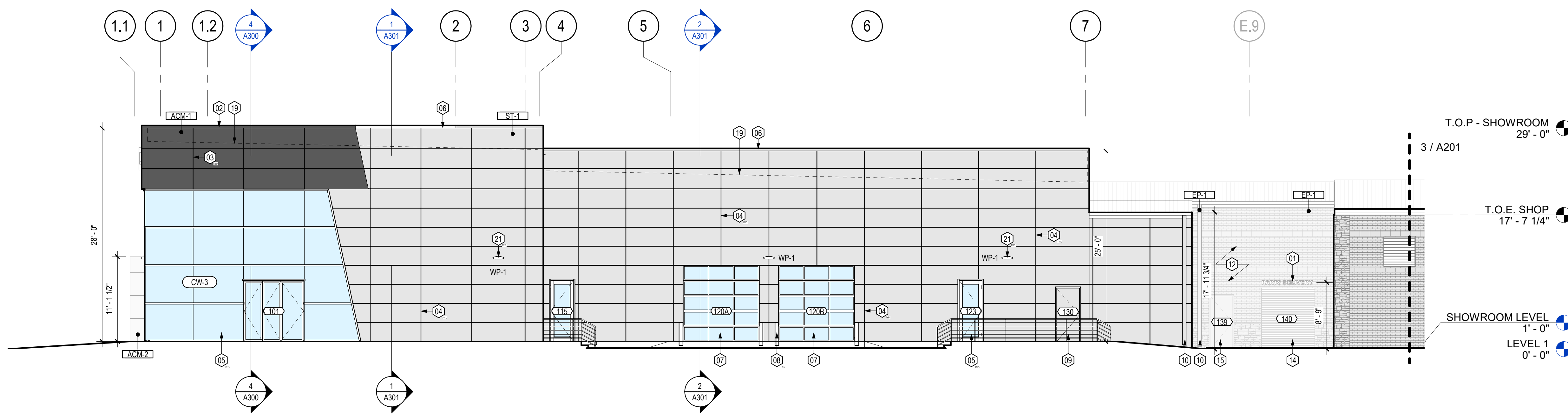
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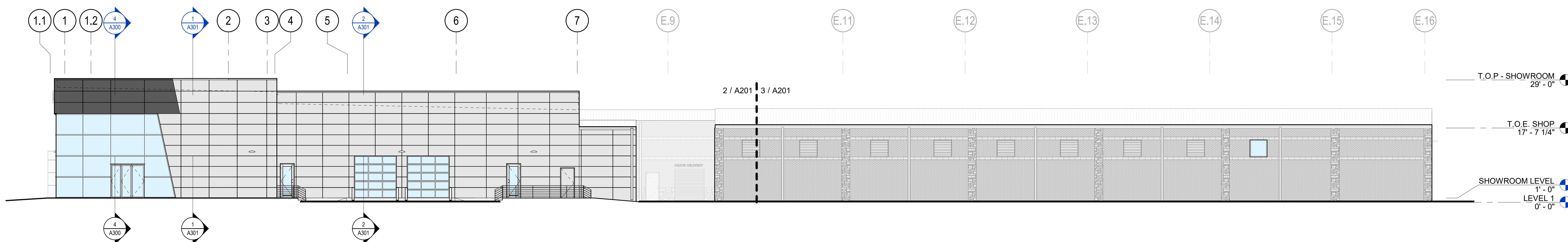
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22	CHAINLINK FENCE AND GATE. REF: SITE DETAILS



**3 EXTERIOR BUILDING ELEVATION - WEST - AREA B**  
1/8" = 1'-0"



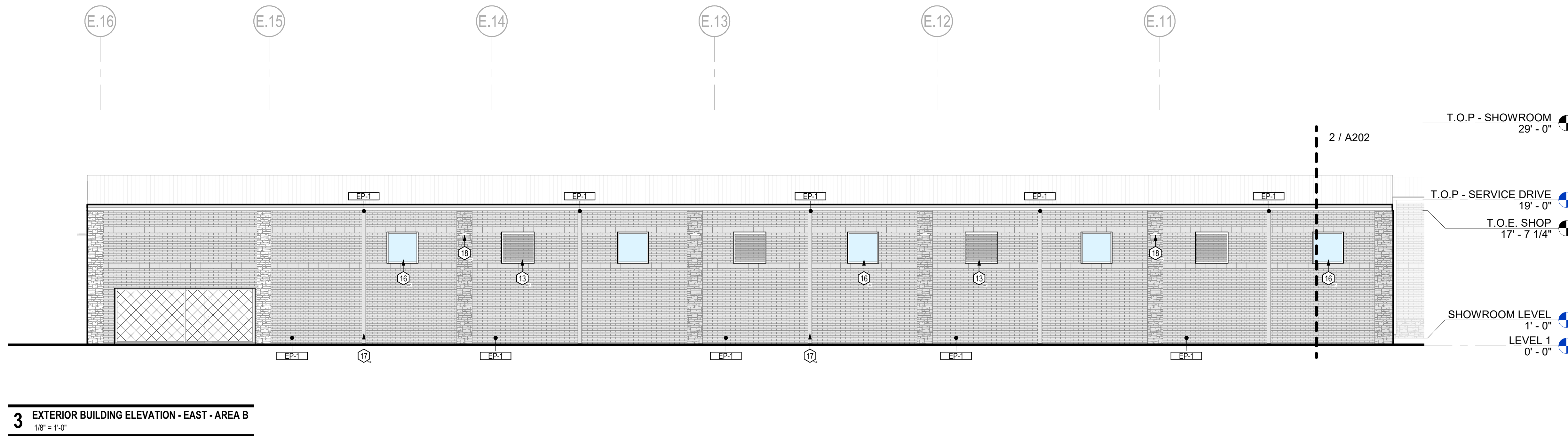
**2 EXTERIOR BUILDING ELEVATION - WEST - AREA A**  
1/8" = 1'-0"



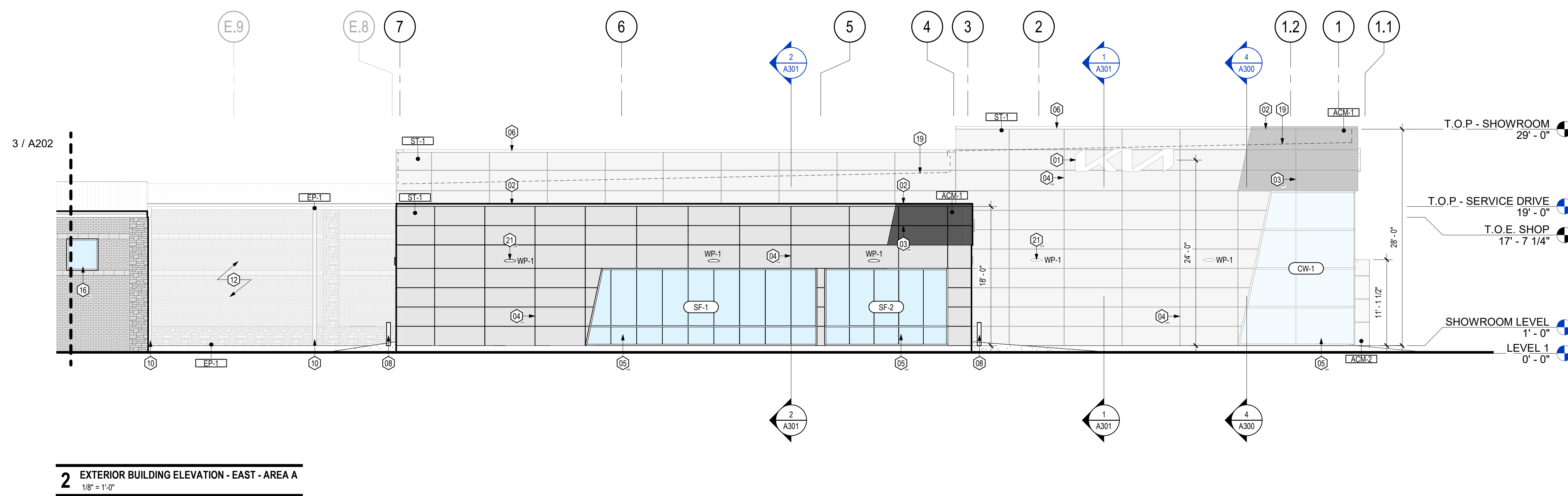
**1 EXTERIOR BUILDING ELEVATION - WEST**  
3/32" = 1'-0"

DATE	DELTA	DESCRIPTION

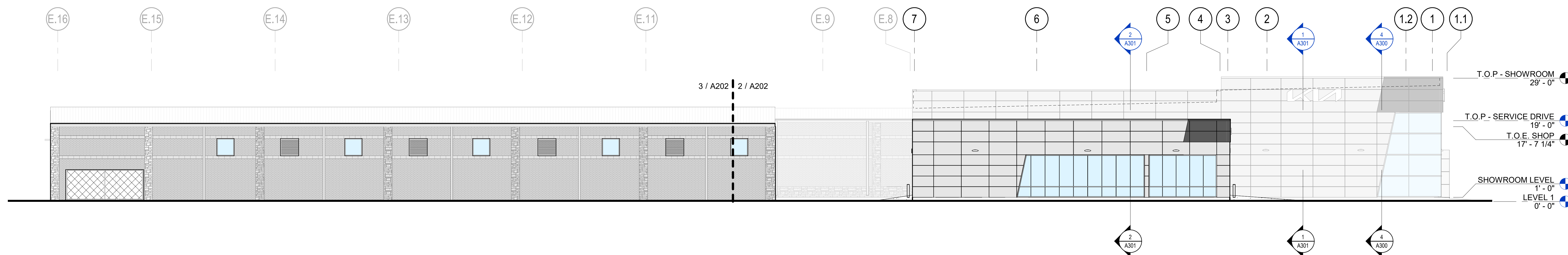
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**3 EXTERIOR BUILDING ELEVATION - EAST - AREA B**  
1/8" = 1'-0"



**2 EXTERIOR BUILDING ELEVATION - EAST - AREA A**  
1/8" = 1'-0"



**1 EXTERIOR BUILDING ELEVATION - EAST**  
3/32" = 1'-0"

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**PROJECT ADDRESS:**  
1790 I-30 FRONTAGE RD.  
ROCKWALL, TX 75087

**SEAL/SIGNATURE:**

**PRELIMINARY**  
NOT TO BE USED FOR REGULATORY APPROVAL,  
PERMITTING, OR CONSTRUCTION

**ISSUE HISTORY:**

DATE	DELTA	DESCRIPTION

**PROJECT NUMBER:** LA2204

**ISSUE DATE:** 02.20.2024

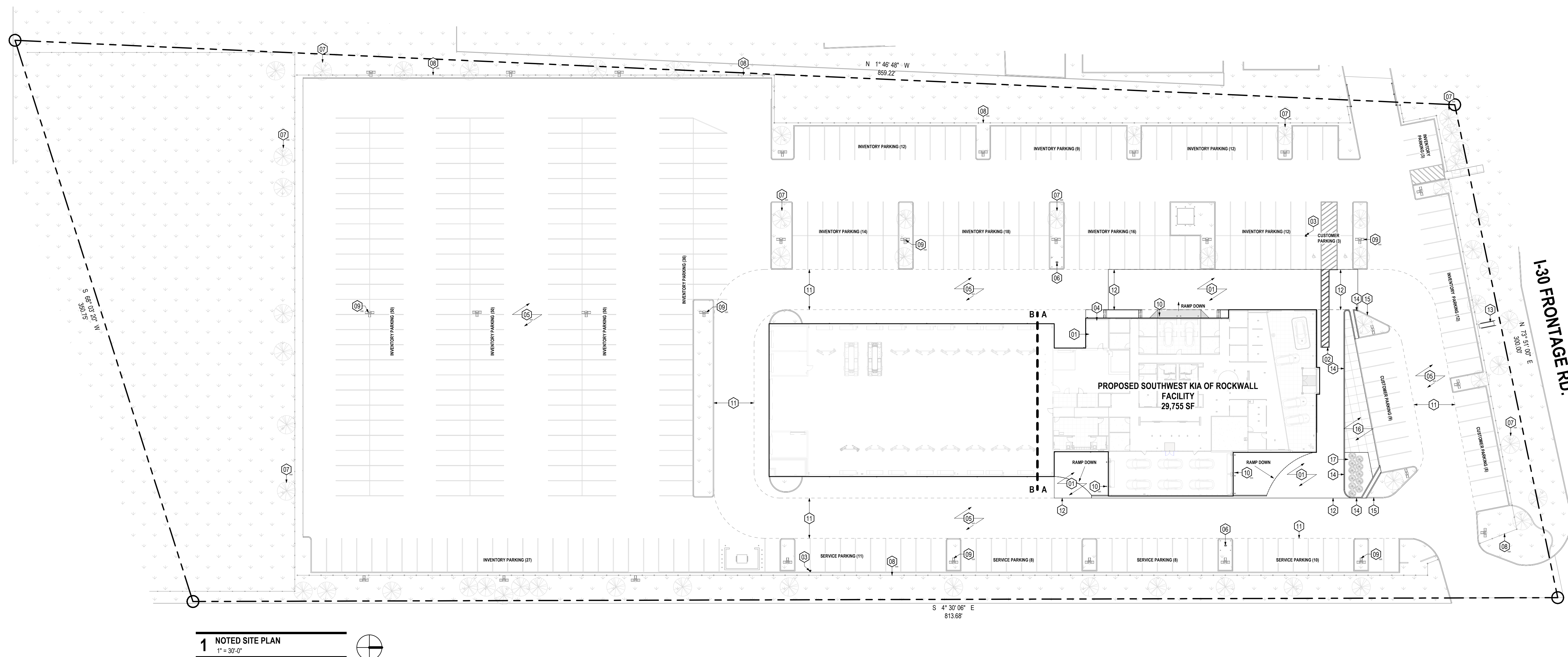
**SHEET NAME:**

**NOTED SITE PLAN**

**SHEET:**

# A102

SITE PLAN KEYNOTES	
#	NOTE
01	PAVING. REF: CIVIL
02	4" WHITE PARKING STRIPE. TYP. UNO
03	EV CHARGING STATION BY OWNER. G.C. TO COORDINATE WITH OWNER VENDOR, PROVIDE POWER AND HOOK UP. REF: ELECTRICAL
04	EQUIPMENT SCREEN. REF: SITE DETAILS
05	EXISTING PAVING TO REMAIN. REF: CIVIL
06	EXISTING FIRE HYDRANT. REF: CIVIL
07	EXISTING TREE TO REMAIN. REF: LANDSCAPE
08	EXISTING PIPE RAIL FENCE. G.C. TO REPAIR AND REPAINT, EP-1
09	EXISTING LIGHT POLE TO REMAIN
10	6" DIAMETER CONCRETE FILLED STEEL PIPE BOLLARD PRIMED AND PAINTED. REF: SITE DETAILS
11	EXISTING FIRE LANE
12	FIRE LANE - PAVEMENT MARKINGS, 6" WIDE RED PAINT WITH THE WORDS, "FIRE LANE - TOW AWAY ZONE" IN 4" WHITE LETTERS NO MORE THAN 25' ALTERNATING INTERVALS
13	MONUMENT SIGNAGE BY OWNER. G.C. TO COORDINATE WITH OWNER VENDOR, PROVIDE POWER AND HOOK UP. REF: ELECTRICAL
14	CONCRETE CURB. REF: CIVIL
15	EXISTING PORTION OF CURB TO REMAIN. REF: CIVIL
16	CONCRETE SIDEWALK. REF: SITE DETAILS
17	LANDSCAPING. REF: CIVIL



**1** NOTED SITE PLAN  
1" = 32' 0"

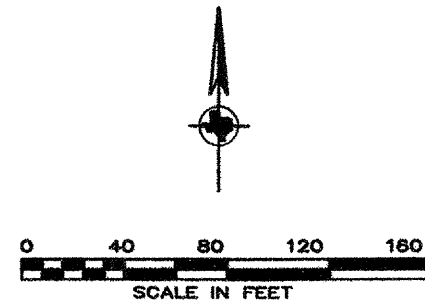
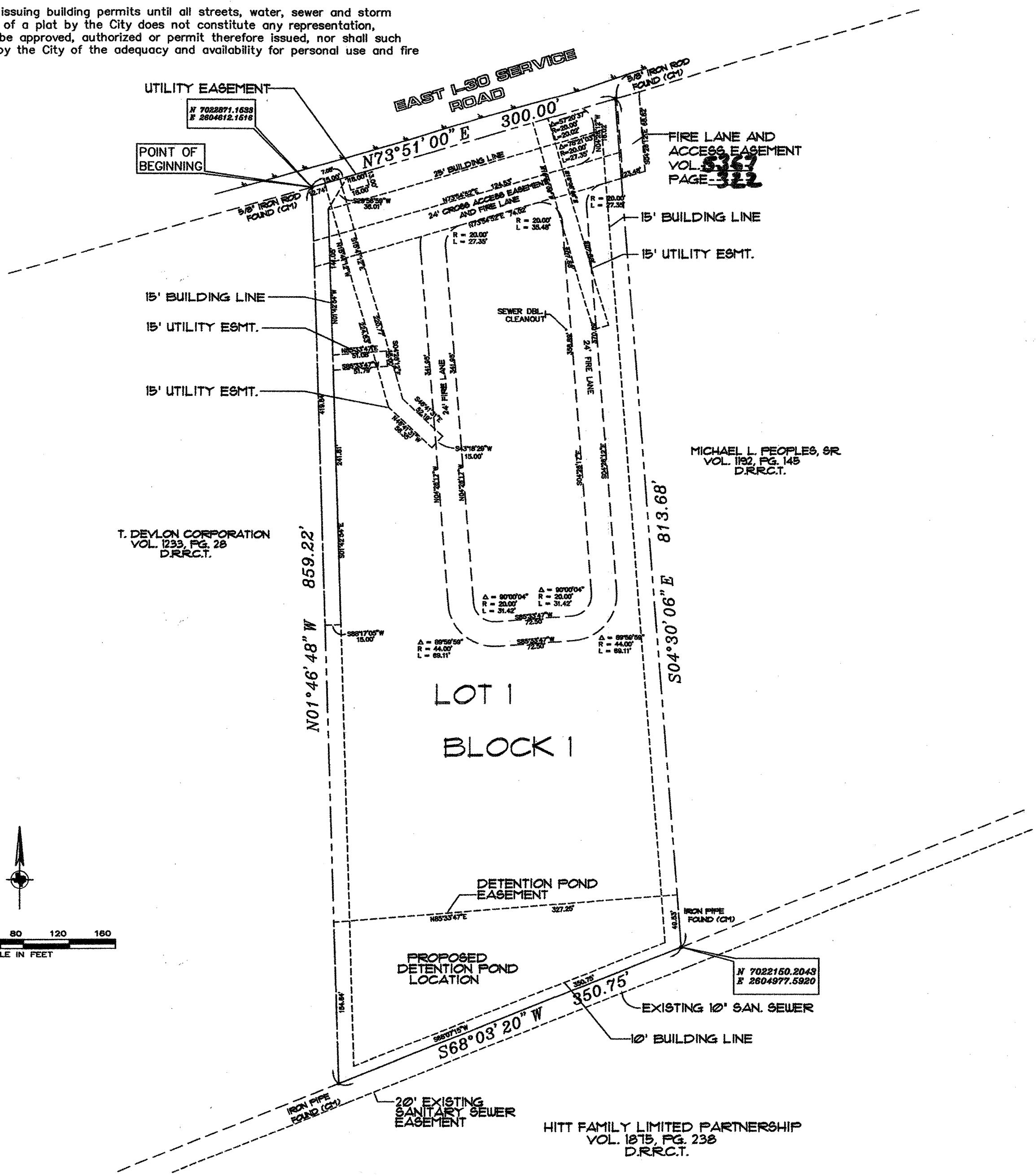
LEGAL DESCRIPTION

260,988 sq. ft. - 5.9915 AC, Lot 1, Block 1, Rockwall Kia (recorded plat attached)

NOTE: It shall be the policy of the City of Rockwall to withhold issuing building permits until all streets, water, sewer and storm drainage systems have been accepted by the City. The approval of a plat by the City does not constitute any representation, assurance or guarantee that any building within such plat shall be approved, authorized or permit therefore issued, nor shall such approval constitute any representation, assurance or guarantee by the City of the adequacy and availability for personal use and fire protection within such plat, as required under Ordinance 83-54.

ZONED LI - LIGHT INDUSTRIAL

FLOOD INFO:  
 ZONE: X  
 MAP NO. 480543 0045 B  
 DATE: SEPTEMBER 17, 1980



**LEGEND**




OWNER: SALAHOUN FAMILY, L.P.  
 39638 IBI FREEWAY  
 DALLAS, TX. 75232  
 PHONE: 972-283-9797  
 FAX: 972-283-5862

FINAL PLAT - PAGE 1 OF 2  
 260,988 SQ. FT. - 5.9915 AC.  
 LOT 1, BLOCK 1, ROCKWALL KIA  
 1790 EAST I-30  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

FILED FOR RECORD  
 ROCKWALL COUNTY  
 LISA GONSTANI  
 COUNTY CLERK  
 DEPUTY  
 08 MAR 27 PM 3:33

DRAWN BY:	JJ
CHECKED BY:	JT
SCALE:	1" = 100'
DATE:	01/18/08
JOB NO.:	00-1000
CP NO.:	
MAPNO. NO.:	

G-279

STATE OF TEXAS  
COUNTY OF ROCKWALL

THEREAS SALAHOUN FAMILY, L.P. BEING THE OWNER OF A TRACT OF land in the County of Rockwall, State of Texas, said tract being described as follows:

PROPERTY DESCRIPTION

Being that certain tract of land situated in the John Lockhart Survey, Abstract No. 134, Rockwall County, Texas, being that certain tract of land described in deed to David Zalman (Trustee) as recorded in Volume 4605, Page 60, of the Deed Records of Rockwall County, Texas and being more particularly described by metes and bounds as follows;

BEGINNING at a found 5/8-inch iron rod on the southeast line of East Bound Service Road of I-30 at the northwest corner of said Zalman tract and being at the northeast corner of that certain tract of land described in deed to T. Devlon Corporation as recorded in Volume 1233, Page 28, said Deed Records;

THENCE North 73 degrees 51 minutes 00 seconds East, a distance of 300.00 feet along the southeast line of said East Bound Service Road of I-30 to a point at the northeast corner of said Zalman tract and being at the northwest corner of that certain tract of land described in deed to Michael L. Peoples, Sr... as recorded in Volume 1192, Page 145, said Deed Records;

THENCE South 04 degrees 30 minutes 06 seconds East, a distance of 813.68 feet along the east line of said Zalman tract to a found iron pipe at the southeast corner of said Zalman tract and being on the north line of that certain tract of land described in deed to Hitt Family Limited Partnership as recorded in Volume 1875, Page 238, of said Deed Records;

THENCE South 68 degrees 03 minutes 20 seconds West, a distance of 350.75 feet to a point at the southwest corner of said Zalman tract and being at the sootiest corner of aforesaid T. Devlon Corporation tract;

THENCE North 01 degree 46 minutes 48 seconds West, a distance of 859.22 feet along the west line of said Zalman tract to the POINT OF BEGINNING and containing 260,988 square feet or 5.992 acres of land.

NOW THEREFORE, KN'W ALL MEN BY THESE PRESENTS:

STATE OF TEXAS  
COUNTY OF ROCKWALL

I (we) the undersigned owner(s) of the land shown on this plat, and designated herein as the KIA Rockwall subdivision to the City of Rockwall, Texas, and whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown on the purpose and consideration therein expressed. I (we) further certify that all other parties who have a mortgage or lien interest in the KIA Rockwall subdivision have been notified and signed this plat.

I (we) understand and do hereby reserve the easement strips shown on this plat for the purposes stated and for the mutual use and accommodation of all utilities desiring to use or using same. I (we) also understand the following:

1. No buildings shall be constructed or placed upon, over, or across the utility easements as described herein.
2. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other growths or improvements which in any way endanger or interfere with construction, maintenance or efficiency of their respective system on any of these easement strips; and any public utility shall at all times have the right of ingress or egress to, from and upon the said easement strips for purpose of construction, reconstruction, inspecting, patrolling, maintaining, and either adding to or removing all or part of their respective system without the necessity of, at any time, procuring the permission of anyone.
3. The City of Rockwall will not be responsible for any claims of any nature resulting from or occasioned by the establishment of grade of streets in the subdivision.
4. The developer and subdivision engineer shall bear total responsibility for storm drain improvements.
5. The developer shall be responsible for the necessary facilities to provide drainage patterns and drainage controls such that properties within the drainage area are not adversely affected by storm drainage from the development.
6. No house dwelling unit, or other structure shall be constructed on any lot in this addition by the owner or any other person until the developer and/or owner has complied with all requirements of the Subdivision Regulations of the City of Rockwall regarding improvements with respect to the entire block on the street or streets on which property abuts, including the actual installation of streets with the required base and paving, curb and gutter, water and sewer, drainage structures, storm structures, storm sewers, and alleys, all according to the specifications of the City of Rockwall; or

Until an escrow deposit, sufficient to pay for the cost of such improvements, as determined by the city's engineer and/or city administrator, computed on a private commercial rate basis, has been made with the city of secretary, accompanied by an agreement signed by the developer and/or owner, authorizing the city to make such improvements at prevailing private commercial rates, or have the same made by a contractor and pay for the same out of the escrow deposit, should the developer and/or owner fail or refuse to install the required improvements within the time stated in such written agreement; but in no case shall the City be obligated to make such improvements itself. Such deposit may be used by the owner and/or developer as progress payments as the work progresses in making such improvements by making certified requisitions to the city secretary, supported by evidence of work done; or

Until the developer and/or owner files a corporate surety bond with the city of secretary in a sum equal to the cost of such improvements for the designated area, guaranteeing the installation thereof within the time stated in the bond, which time shall be fixed by the city council of the City of Rockwall.

7. Owner responsible for maintenance and operation of detention pond.

I (we) further acknowledge that the dedications and/or exaction's made herein are proportional to the impact of the Subdivision upon the public services required in order that the development will comport with the present and future growth needs of the City; I (we), my (our) successors and assigns hereby waive any claim, damage, or cause of action that I (we) may have as a result of the dedication of exactions made herein.

Owner

STATE OF TEXAS  
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared Shahab Salehoun known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

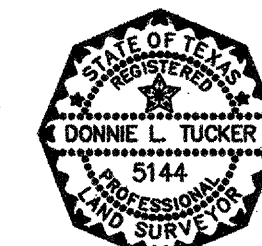
Given upon my hand and seal of office this 21 Day of Feb 2008

Kristi Platt  
Notary Public in and for the State of Texas

3-25-2010  
My Commission Expires:



LEGEND			
---	PIPE LINE	██████	BRICK
---	GAS LINE	██████	CONCRETE
---	OVERHEAD ELECTRIC LINE	██████	TRAFFIC SIGNAL CONTROL
---	OVERHEAD TELE. LINE	██████	TRAFFIC SIGNAL POLE
---	RAIL SEWER LINE	██████	LIGHT POLE
---	STORM SEWER LINE	██████	UTILITY POLE
---	UNDERGROUND ELECTRIC LINE	██████	ELECTRIC METER
---	UNDERGROUND TELE. LINE	██████	TRANSFORMER
---	WATER LINE	██████	GAS METER
---	CONCRETE	██████	GAS VALVE
---	EDGE OF ASPHALT	██████	GAS LED
---	WOOD FENCE	██████	FIRE HYDRANT
---	WIRE FENCE	██████	WATER METER
---	IRON FENCE	██████	WATER VALVE
---	CHAIRBACK FENCE	██████	IRRIGATION CONTROL VALVE
---	COLUMNS	██████	
---		██████	



Donnie L. Tucker  
R.P.L.S. #5144

OWNER: SALAHOUN FAMILY, L.P.  
39638 LBJ FREEWAY  
DALLAS, TX. 75232  
PHONE: 972-283-9797  
FAX: 972-283-5862

FINAL PLAT -- PAGE 2 OF 2  
 260,988 SQ. FT. -- 5.9915 AC.  
 LOT 1, BLOCK 1, ROCKWALL KIA  
 1790 EAST I-30  
 CITY OF ROCKWALL  
 ROCKWALL COUNTY, TEXAS

DRAWN BY:	JT
CHECKED BY:	JT
SCALE:	N.T.S.
DATE:	01/26/08
JOB NO.:	08-1500
GP NO.:	
MAPBOOK NO.:	

RECOMMENDED FOR FINAL APPROVAL

CW Bricker 3/25/08  
 Planning and Zoning Commission Date

APPROVED

I hereby certify that the above and foregoing plat of an addition to the City of Rockwall, Texas, was approved by the City Council of the City of Rockwall on the 15th day of February, 2008.

This approval shall be invalid unless the approved plat for such addition is recorded in the office of the County Clerk of Rockwall, County, Texas, within one hundred eighty (180) days from said date of final approval.

WITNESS OUR HANDS, this 24th day of March, 2008.

William R. Cecil Kristy Ashberry  
 Mayor, City of Rockwall City Secretary

Chuck Add 3-24-08  
 City Engineer

SURVEYORS CERTIFICATE

I hereby certify that on the 21st day of November, 2006, this survey was made on the ground as per the field notes shown on this survey and is true, correct, and accurate as to the boundaries and area of the subject property and the size, location, and type of buildings and improvements thereon, if any, and as to the other matters shown hereon, and correctly shows the location of all visible easements and rights-of-way and of all rights-of-way, easements, and any other matters of record, or of which I have knowledge of have been advised, whether or not of record, affecting the subject property, and the location of all curb cuts and driveways, if any.

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, (Name) Donnie L. Tucker, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

(Name) Donnie L. Tucker, Registered Public Surveyor No. 5144.

DT

G-280