



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 Fit Sport Life Blvd.

SUBDIVISION Fit Sport Life Addition

LOT 6 BLOCK B

GENERAL LOCATION 750' South and 337' East of Intersection of I-30 and Corporate Crossing

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial - C

CURRENT USE Vacant

PROPOSED ZONING Commercial - C with SUP

PROPOSED USE Hotel

ACREAGE 2.82 acres

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 Structured REA-Rockwall Land LLC APPLICANT Wier & Associates, Inc.

CONTACT PERSON Conor Keilty, AIA

CONTACT PERSON Renee Ward, P.E.

ADDRESS 3104 E. Camelback Road, Ste. 2387

ADDRESS 2201 E. Lamar Blvd, Ste 200E

CITY, STATE & ZIP Phoenix, Arizona 85016

CITY, STATE & ZIP Arlington, Texas 76006

PHONE (480) 856-8808

PHONE (817) 467-7700

E-MAIL conork@structuredrea.com

E-MAIL ReneeW@wierassociates.com

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED CONOR KEILTY [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 \$ 242.30 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE FIFTH DAY OF SEPTEMBER, 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 5TH DAY OF September, 2024

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF ~~TEXAS~~

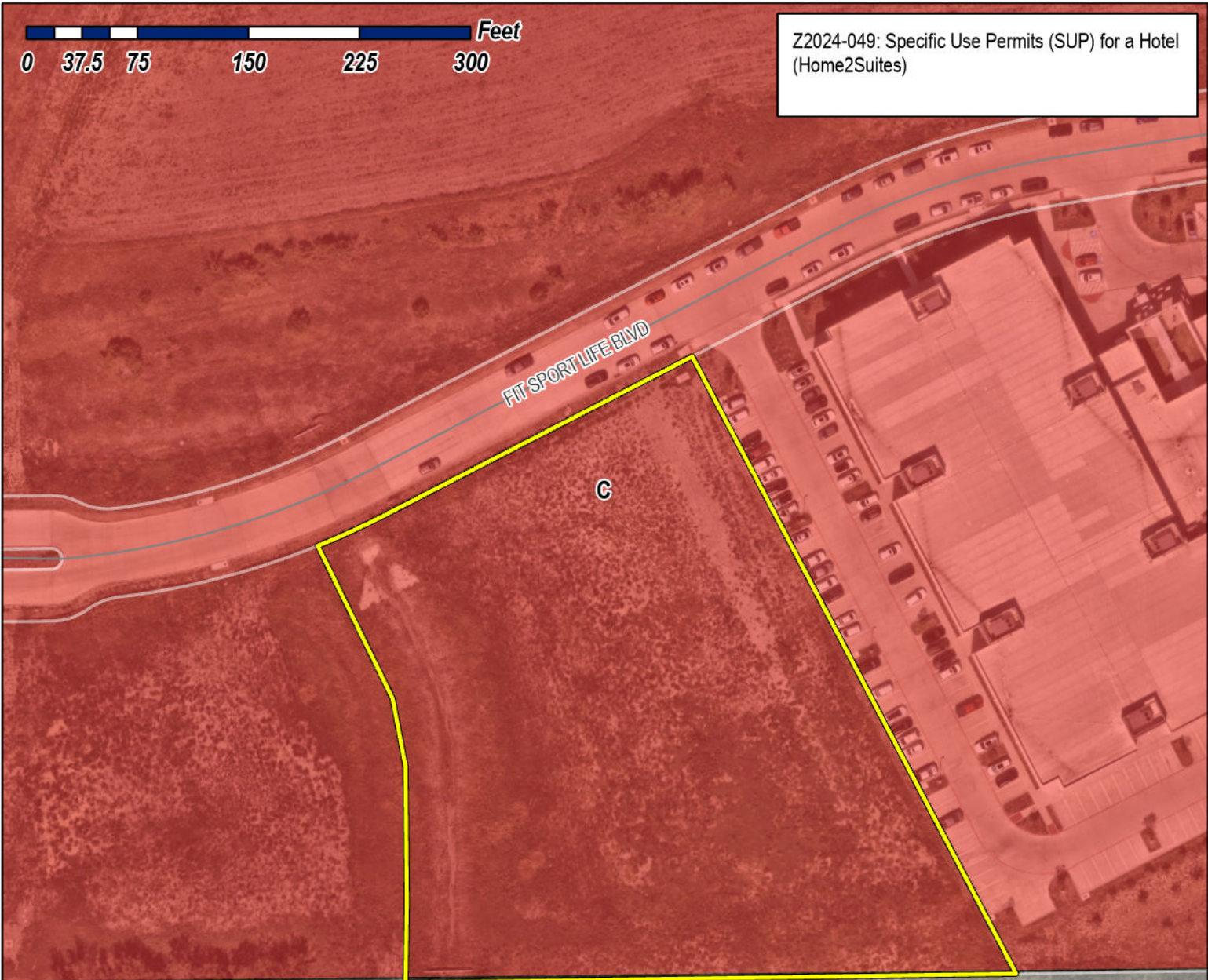
New Jersey

IVAN M BALEV
Commission # 2273810
Notary Public, State of New Jersey
My Commission Expires

MY COMMISSION EXPIRES 04/03/2026



Z2024-049: Specific Use Permits (SUP) for a Hotel (Home2Suites)



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.

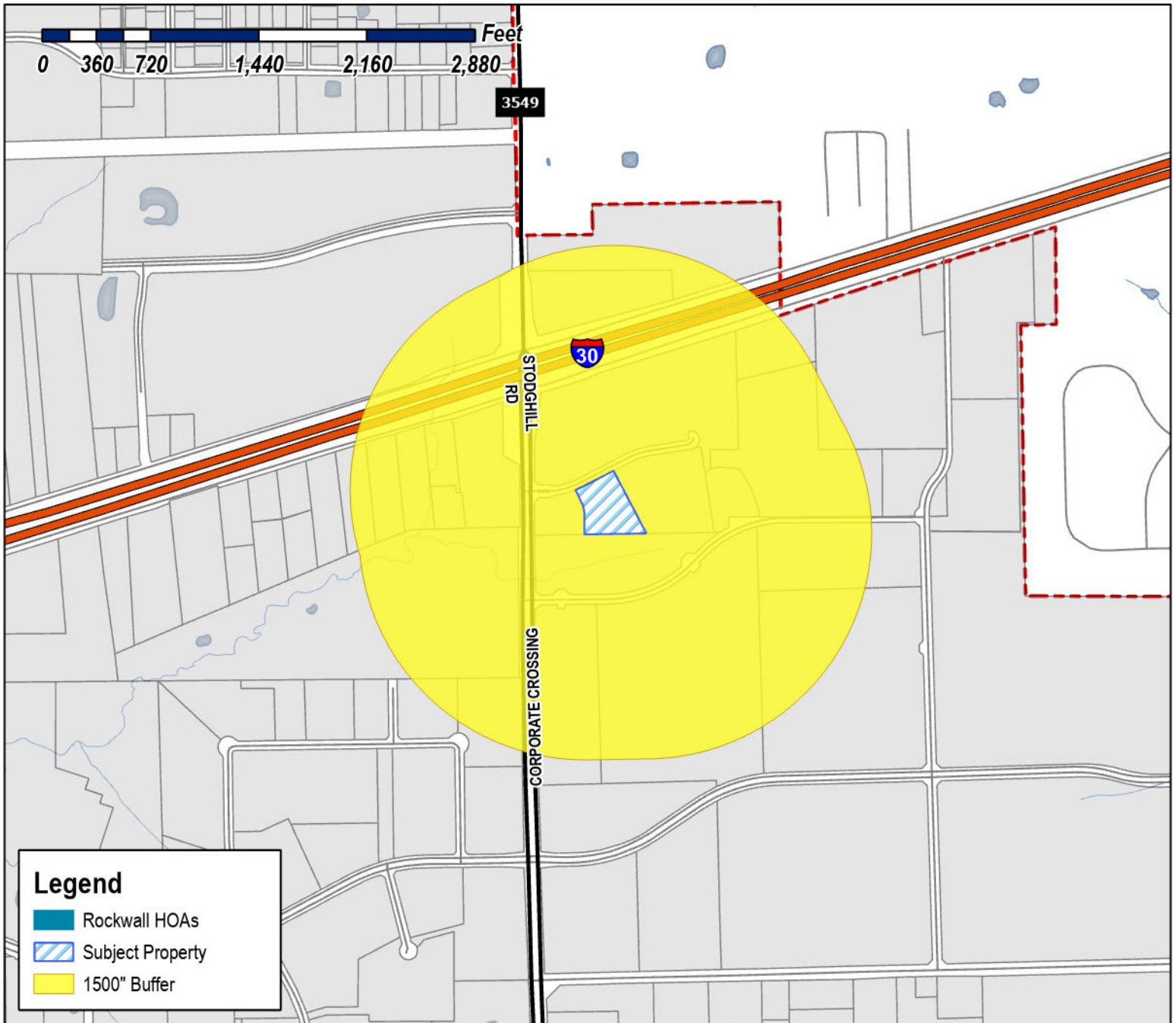




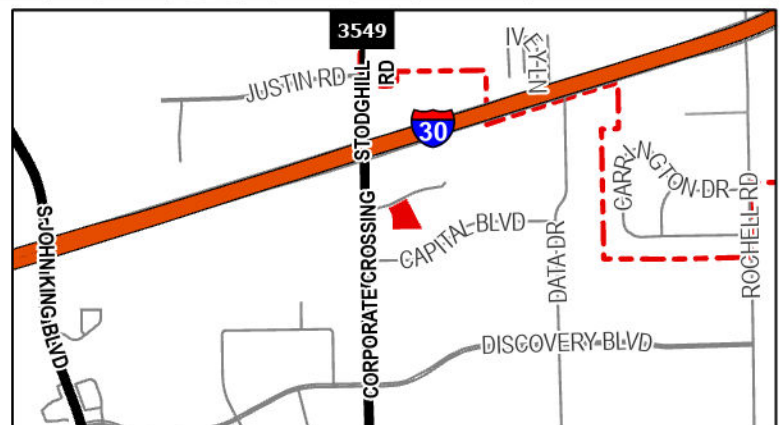
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Case Number: Z2024-049
Case Name: SUP for a Hotel (Home2Suites)
Case Type: Zoning
Zoning: Commercial (C) District
Case Address: East of Intersection of I-30 and Corporate Crossing



Date Saved: 10/18/2024

For Questions on this Case Call (972) 771-7745



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For Questions on this Case Call: (972) 771-7745



ROCKWALL ECONOMIC DEVELOPMENT
CORPORATION
P O BOX 968
ROCKWALL, TX 75087

LOVE'S COUNTRY STORES INC
PO BOX 26210
OKLAHOMA CITY, OK 73126

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

ROCKWALL ECONOMIC DEVELOPMENT
CORPORATION
P O BOX 968
ROCKWALL, TX 75087

CAPITAL BOULEVARD VENTURE LLC AND
GLOBAL WELLS INVESTMENT GROUP LLC
1225 W IMPERIAL HWY STE B
BREA, CA 92821

STRUCTURED REA FSL ROCKWALL LLC
3104 E CAMELBACK RD
PHOENIX, AZ 85016

RESIDENT
1990 E I30
ROCKWALL, TX 75032

RESIDENT
1515 CORPORATE CROSSING
ROCKWALL, TX 75032

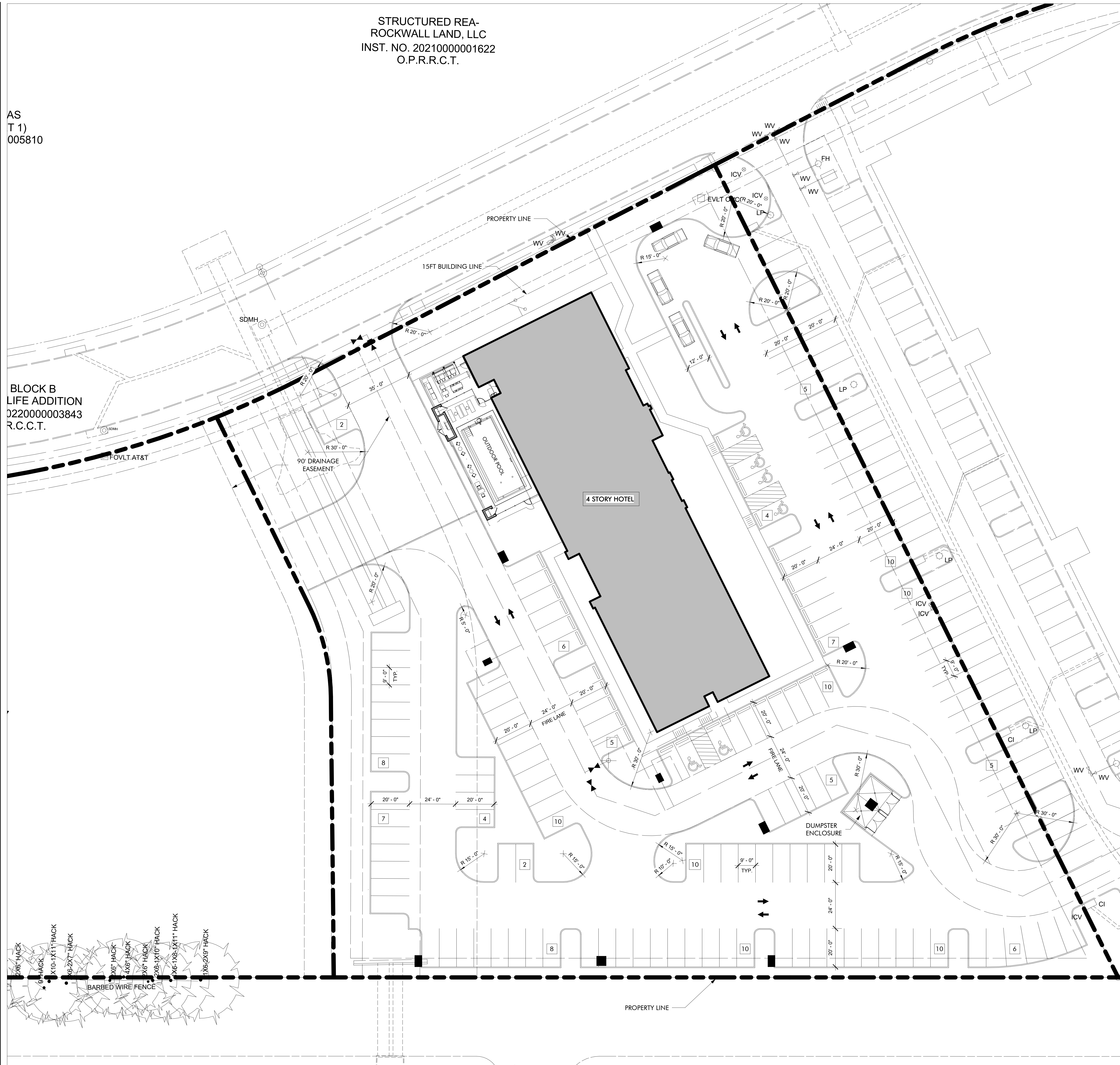
RESIDENT
3201 CAPITAL BLVD
ROCKWALL, TX 75032

RESIDENT
3101 FIT SPORT LIFE BLVD
ROCKWALL, TX 75032

STRUCTURED REA-
ROCKWALL LAND, LLC
INST. NO. 2021000001622
O.P.R.R.C.T.

AS
T 1)
005810

BLOCK B
LIFE ADDITION
0220000003843
R.C.C.T.



PROJECT DATA

PARKING DATA	
GUEST ROOMS 107 (1:1) =	107 PARKING SPACES
STORAGE USES (1/1,000 SF @ 1,499 SF) =	2 PARKING SPACES
OFFICE (1/300 SF @ 1,340 SF) =	5 PARKING SPACES
LIMITED SERVICE RESTAURANT AREA (1/250 SF @ 1,661 SF) = 1/2 (AS ACCESSORY USE) =	4 PARKING SPACES
MARKET (I.E. GENERAL RETAIL) (1/250 SF @ 99 SF) = 1/2 (AS ACCESSORY USE) =	1 PARKING SPACE
FITNESS CENTER AND POOL (1/200 SF @ 2,266 SF) = 1/2 (AS ACCESSORY USE) =	6 PARKING SPACES
TOTAL PARKING FOR HOTEL:	125 SPACES
PARKING REMOVED FROM AMERISPORTS:	12 SPACES
PARKING SPACES REQUIRED:	137 PARKING SPACES
PARKING SPACES PROVIDED:	144 PARKING SPACES

BUILDING DATA	
PROJECT DESCRIPTION	HOME 2 SUITES BY HILTON
BUILDING LOCATION	ROCKWALL, TX
CITY OF ROCKWALL CODES	2021 IBC W/ ROCKWALL AMENDMENTS 2021 IMC W/ ROCKWALL AMENDMENTS 2020 NEC W/ ROCKWALL AMENDMENTS 2021 IPC W/ ROCKWALL AMENDMENTS 2021 IECC W/ ROCKWALL AMENDMENTS 2012 TAS
TOTAL SITE AREA	122,785 SF = 2.82 ACRES
BUILDING AREA	61,496 SF GROSS
BUILDING HEIGHT	65' 0" HIGHEST POINT, 52'-0" MAIN PARAPET
NUMBER OF STORIES	4
CONSTRUCTION TYPE	TYPE VA
OCCUPANCY TYPE	A-2 R-1
SPRINKLED	YES NFPA 13
ORDINANCE NO. ZONING	

BUILDING AREA STATISTICS

AREA: 107 ROOM PROTOTYPE	UNIT	SF	TOTAL SF
GROSS AREA:			
GROUND LEVEL	1	16586	16586
UPPER LEVELS	3	14970	44910
TOTAL GROSS AREA			61496

studiodot
architecture + design + build

These documents are issued for interim review only and may not be used for bidding, permit or other construction purposes.

09.10.2024

The drawings and written material herein constitute original work of the architect and as intellectual property and instruments of service, are subject to copyright and may not be reproduced, distributed, published or used in any way without the express written consent of the architect.

revisions

NO.	DATE	DESCRIPTION

title
CONCEPT SITE PLAN

date 05.16.2024
sheet

A1.01

01 CONCEPTUAL SITE PLAN
SCALE: 1" = 20'-0"



BUILDING ELEVATION AREAS										
	TOTAL SURFACE AREA	TOTAL GLAZING AREA	NET SURFACE AREA	STONE	BRICK	EIFS*				
EAST ELEVATION	11791 sq. ft.	3291 sq. ft.	27.9 %	8500 sq. ft.	1717 sq. ft.	20.2 %	5800 sq. ft.	68 %	980 sq. ft.	11 %
WEST ELEVATION	11571 sq. ft.	2574 sq. ft.	22.2 %	8997 sq. ft.	2248 sq. ft.	24.9 %	5900 sq. ft.	65 %	848 sq. ft.	9.4 %
NORTH ELEVATION	4124 sq. ft.	293 sq. ft.	7%	3831 sq. ft.	674 sq. ft.	18 %	2826 sq. ft.	73 %	373 sq. ft.	9 %
SOUTH ELEVATION	4112 sq. ft.	142 sq. ft.	3.4%	3970 sq. ft.	950 sq. ft.	24 %	2612 sq. ft.	66 %	403 sq. ft.	10 %

FINISH KEY :	
BK 1	BRICK - ACME BRICK SNOWDRIFT
BK 2	BRICK - ACME BRICK ONYX
ST 1	STONE - STONE VENEER - AUSTIN 6" LIMESTONE
CS 1	CAST STONE
EF 1	EIFS - BENJAMIN MOORE GRAY 2121
EF 2	EIFS (BEACON REVEAL) COLOR: HOME 2 SUITES SIGNATURE GREEN BENJAMIN MOORE 388 TULOWER POWDER
MT 1	METALS - CANOPY, ALUMINUM WINDOWS, EXTERIOR LOUVERS AND GRILLES - MATTE BLACK FINISH
GL 1	GLASS - GUARDIAN, SUN GUARD S54, CRYSTAL GRAY - CLEAR

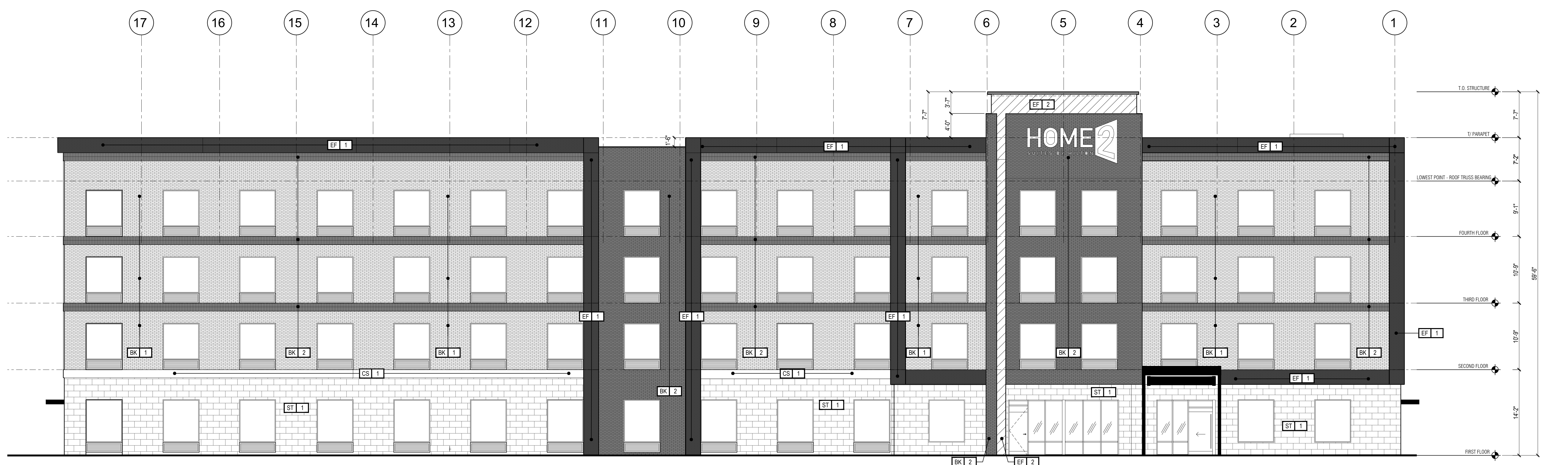
GENERAL NOTES THIS SHEET :

- GROUT/MORTAR COLOR TO MATCH EXTERIOR TILE OR MASONRY.
- BUILDING HEIGHT DIMENSIONS ARE BASED ON WOOD FRAME CONSTRUCTION. THESE DIMENSIONS WILL VARY BASED ON FINAL BUILDING CONSTRUCTION. INTERIOR CEILING HEIGHTS ARE CRITICAL TO MAINTAIN AS MINIMUMS.

- ARCHITECTURAL ELEMENTS INCORPORATED INTO THE BUILDING DESIGN FOR EACH FACADE.**
- CANOPIES, AWNINGS, OR PORTICOS
 - RECESSES/ PROJECTIONS
 - OUTDOOR PATIOS
 - ARTICULATED GROUND FLOOR LEVELS OR BASES
 - ARTICULATED CORNICE LINE
 - VARIED ROOF HEIGHTS



2 EXTERIOR ELEVATION - WEST
SCALE: 1/8" = 1'-0"



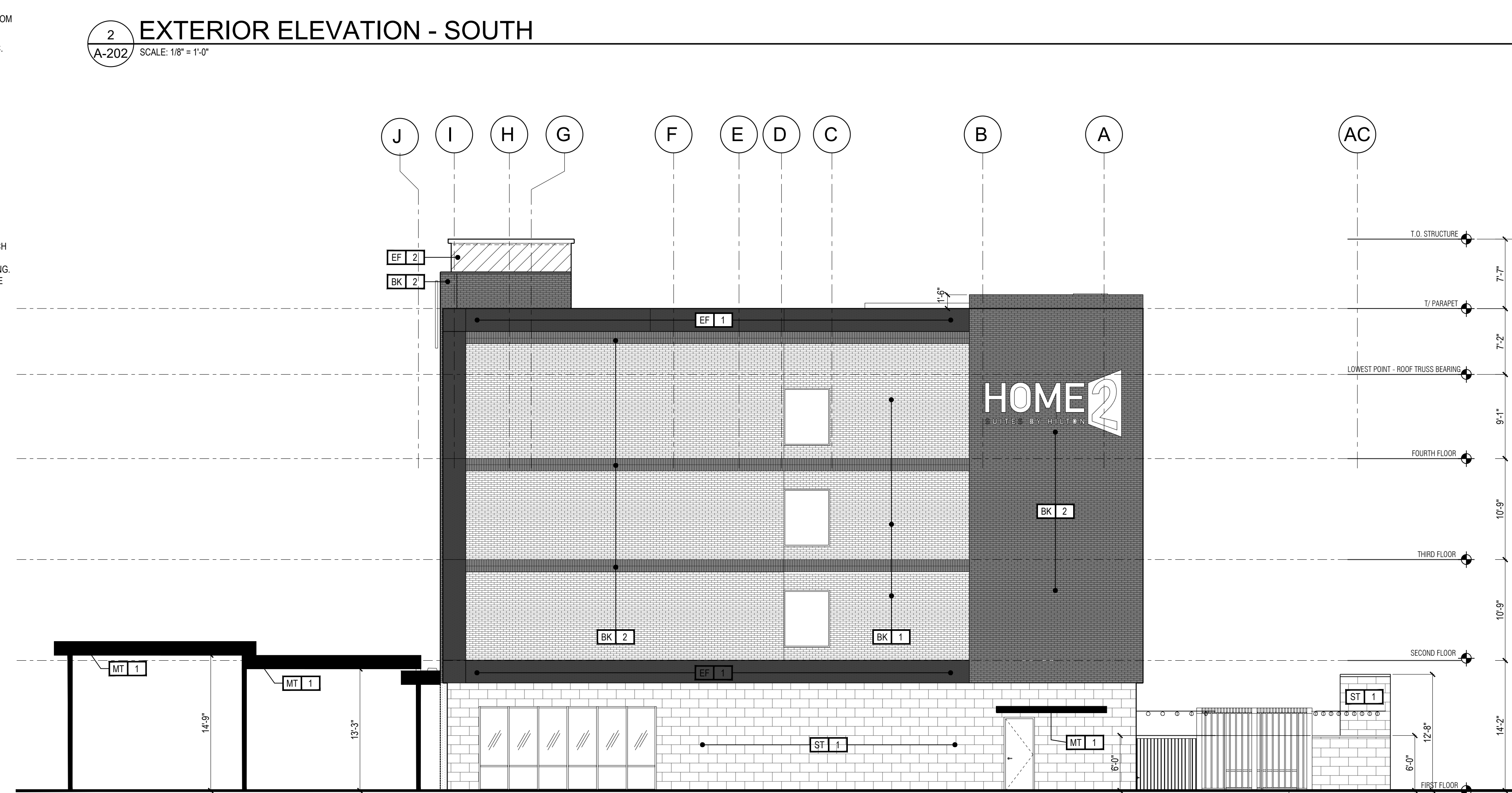
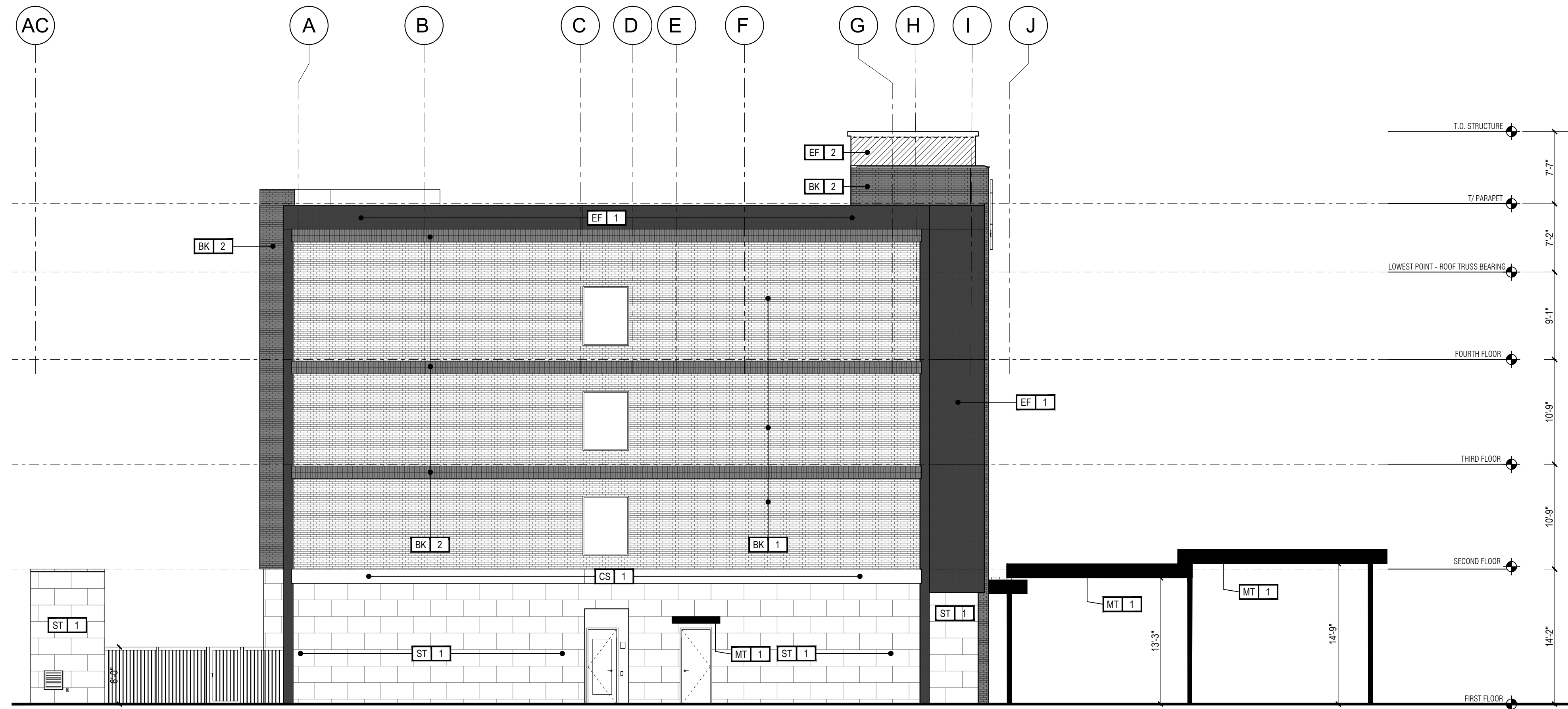
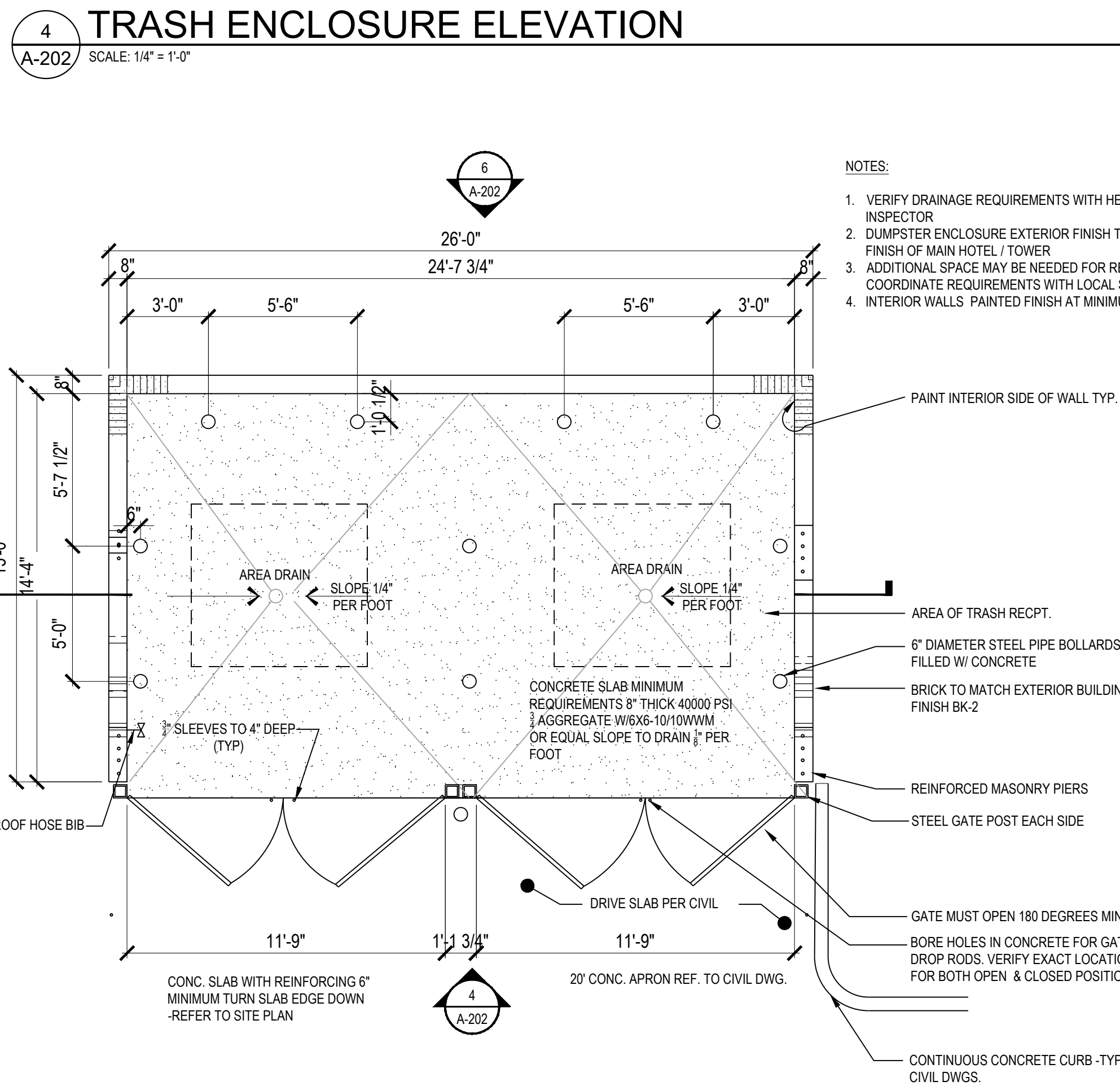
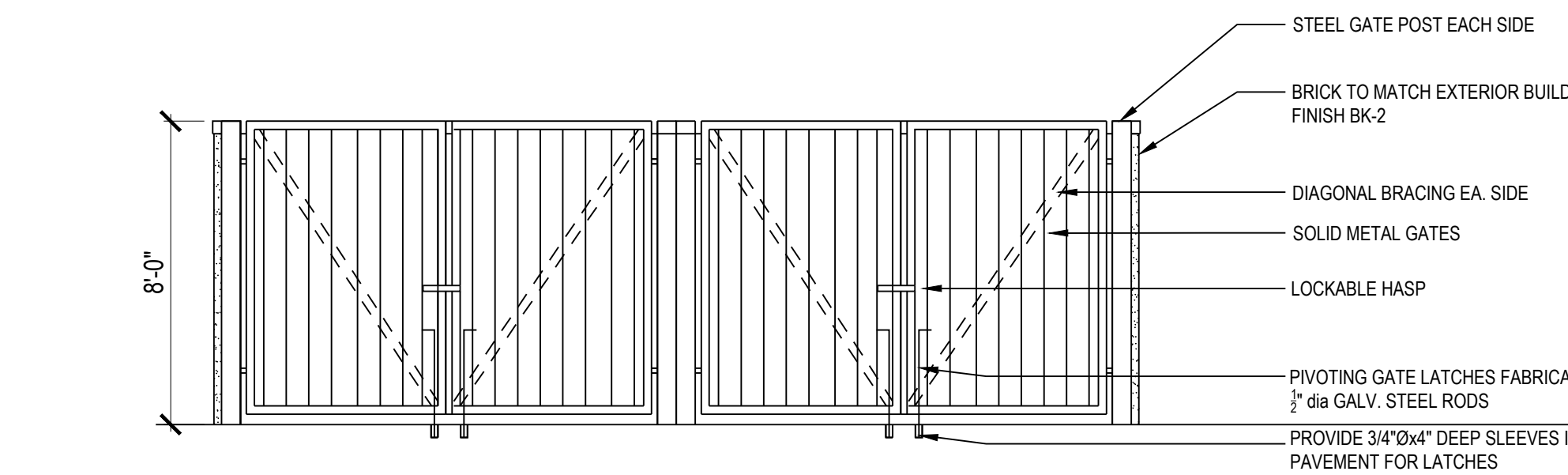
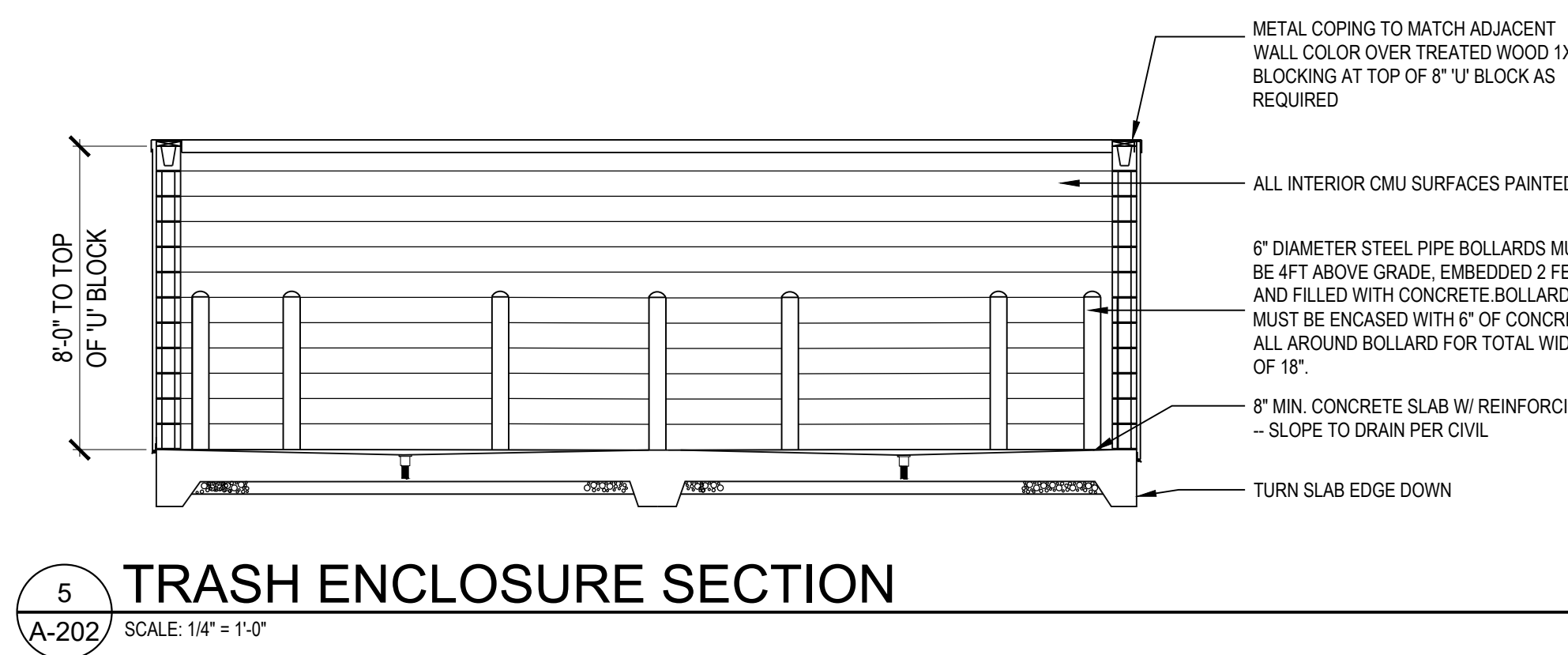
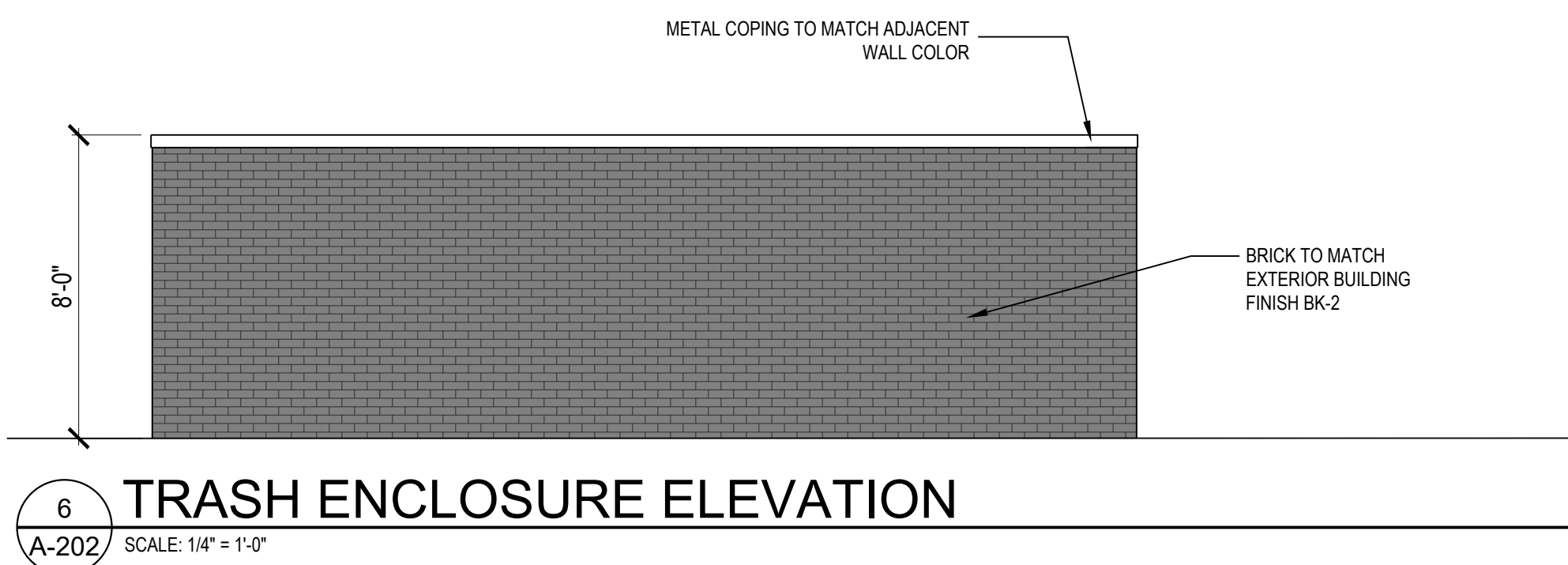
1 EXTERIOR ELEVATION - EAST
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GL 1	GLASS - GUARDIAN, SUN GUARD SNS4, CRYSTAL GRAY - CLEAR

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 - RECESSES/ PROJECTIONS
 - OUTDOOR PATIOS
 - ARTICULATED GROUND FLOOR LEVELS OR BASES
 - ARTICULATED CORNICE LINE
 - VARIED ROOF HEIGHTS

2.819 ACRE TRACT

BEING A TRACT OF LAND LOCATED IN THE ROBERT BOYD IRVINE SURVEY, ABSTRACT NO. 120, ROCKWALL COUNTY, TEXAS, BEING A PORTION OF LOT 6, BLOCK B, FIT SPORT LIFE ADDITION, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 20220000003843, OFFICIAL PUBLIC RECORDS, ROCKWALL COUNTY, TEXAS (O.P.R.C.C.T.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC" IN THE SOUTH RIGHT-OF-WAY LINE OF FIT SPORT LIFE BOULEVARD (A 60' RIGHT-OF-WAY), SAID IRON ROD BEING THE NORTHEAST CORNER OF SAID LOT 6 AND THE NORTHWEST CORNER OF LOT 5, BLOCK B OF SAID FIT SPORT LIFE ADDITION;

THENCE S 27°18'10" E, DEPARTING THE SOUTH RIGHT-OF-WAY LINE OF SAID FIT SPORT LIFE BOULEVARD, ALONG THE EAST LINE OF SAID LOT 6 AND THE WEST LINE OF SAID LOT 5, A DISTANCE OF 471.23 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC" IN THE NORTH LINE OF LOT 1, BLOCK B, ROCKWALL TECHNOLOGY PARK PHASE IV, AN ADDITION TO THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN INSTRUMENT NO. 20160000023061, O.P.R.C.C.T., SAID IRON ROD BEING THE SOUTHEAST CORNER OF SAID LOT 6 AND THE SOUTHWEST CORNER OF SAID LOT 5;

THENCE S 89°10'38" W, ALONG THE SOUTH LINE OF SAID LOT 6 AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 410.08 FEET TO A POINT;

THENCE N 00°36'39" W, DEPARTING THE SOUTH LINE OF SAID LOT 6 AND THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 149.65 FEET TO A POINT, BEING THE BEGINNING OF A CURVE TO THE LEFT;

THENCE NORTHWESTERLY, AN ARC LENGTH OF 48.96 FEET ALONG SAID CURVE TO THE LEFT, HAVING A RADIUS OF 110.00 FEET, A DELTA ANGLE OF 25°30'11", AND A CHORD BEARING N 13°21'44" W, A DISTANCE OF 48.56 FEET TO A POINT;

THENCE N 26°06'50" W, A DISTANCE OF 109.76 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 6 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID FIT SPORT LIFE BOULEVARD, BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;

THENCE NORTHEASTERLY, AN ARC LENGTH OF 50.67 FEET ALONG THE NORTH LINE OF SAID LOT 6, THE SOUTH RIGHT-OF-WAY LINE OF SAID FIT SPORT LIFE BOULEVARD, AND SAID CURVE TO THE LEFT, HAVING A RADIUS OF 530.00 FEET, A DELTA ANGLE OF 05°28'40", AND A CHORD BEARING OF N 65°23'25" E, A DISTANCE OF 50.65 FEET TO A 1/2" IRON ROD FOUND WITH A CAP STAMPED "WIER & ASSOC INC";

THENCE N 62°39'05" E, CONTINUING ALONG THE NORTH LINE OF SAID LOT 6 AND THE SOUTH RIGHT-OF-WAY LINE OF SAID FIT SPORT LIFE BOULEVARD, A DISTANCE OF 235.27 FEET TO THE PLACE OF BEGINNING AND CONTAINING 2.819 ACRES (122,785 SQUARE FEET) OF LAND, MORE OR LESS.

WA# 19144.03 PRINTED: 9/10/2024 1:26 PM STB FILE: WIER-SURVEY.STB LAST SAVED: 9/10/2024 1:26 PM SAVED BY: RENEW FILE: ZONING-2.819ACRE-M&B-19144.03.DWG

BAR IS ONE INCH ON ORIGINAL FULL-SIZE PRINT



SURVEYOR PREPARING THIS EXHIBIT:

2201 E. LAMAR BLVD., SUITE 200E ARLINGTON, TEXAS 76006 METRO (817)467-7700
Texas Firm Registration No. F-2776 www.WierAssociates.com
Texas Board of Professional Land Surveying Registration No. 10033900

2.819 ACRE TRACT
CITY OF ROCKWALL, COUNTY OF ROCKWALL, TEXAS

DRAWN BY: CV
APPROVED: ALS

SHEET NO. 1 OF 1

REV.

ZONING CASE:

Our Guest



Business Transient

Away from home for business meetings, this guest appreciates a home-like design but doesn't necessarily require space to fully settle in and unpack.

Average Length of Stay: 1+ Days

The business traveler demands intuitive design, so they can keep focused, connected, and on pace with their routines.



Sports / Leisure

Whether traveling with a sports team or for special events like family reunions, these guests seek hotels with spacious, comfortable rooms.

Leisure travelers appreciate the fun, eclectic atmosphere and room for the whole family and their sports gear in the guest suite.



Business Extended Stay

Traveling to where their skills are needed, these business professionals require a home base away from their actual homes and families. They require space to unpack and enjoy making their suite their own.

Average Length of Stay: 5+ Days

Extended business travelers want the ability to cook their own meals and appreciate great communal spaces where they can engage with others.



Vacations / Groups

Vacationing for an extended period of time, these guests choose their stay based on the unique attributes of the hotel and nearby attractions.

Vacationers want to explore their local surroundings with a comfortable home-base to return to. They enjoy the added amenities like the pool, grills and fire pits.



- | | | | | |
|------------------|-----------------|---------------------|-------------------------|---------------------------|
| 1 Fire Pits | 6 Home2 MKT | 11 Sales Office | 16 Pool Restroom | 21 Pet Relief Station |
| 2 Outdoor Lounge | 7 Breakfast | 12 TV Lounge | 17 BOH Laundry | 22 Food Delivery Drop |
| 3 Entry | 8 BOH Food Prep | 13 Public Restrooms | 18 BOH Office | 23 Guest Engagement Wall |
| 4 Lobby | 9 Elevators | 14 Grilling Patio | 19 Employee Break Room | 24 Hydration/Caffeination |
| 5 Reception | 10 Spin2 Cycle | 15 Pool | 20 EV Charging Stations | |

Successful Adjacencies



Public Space | Dynamic



Public Space | Dynamic

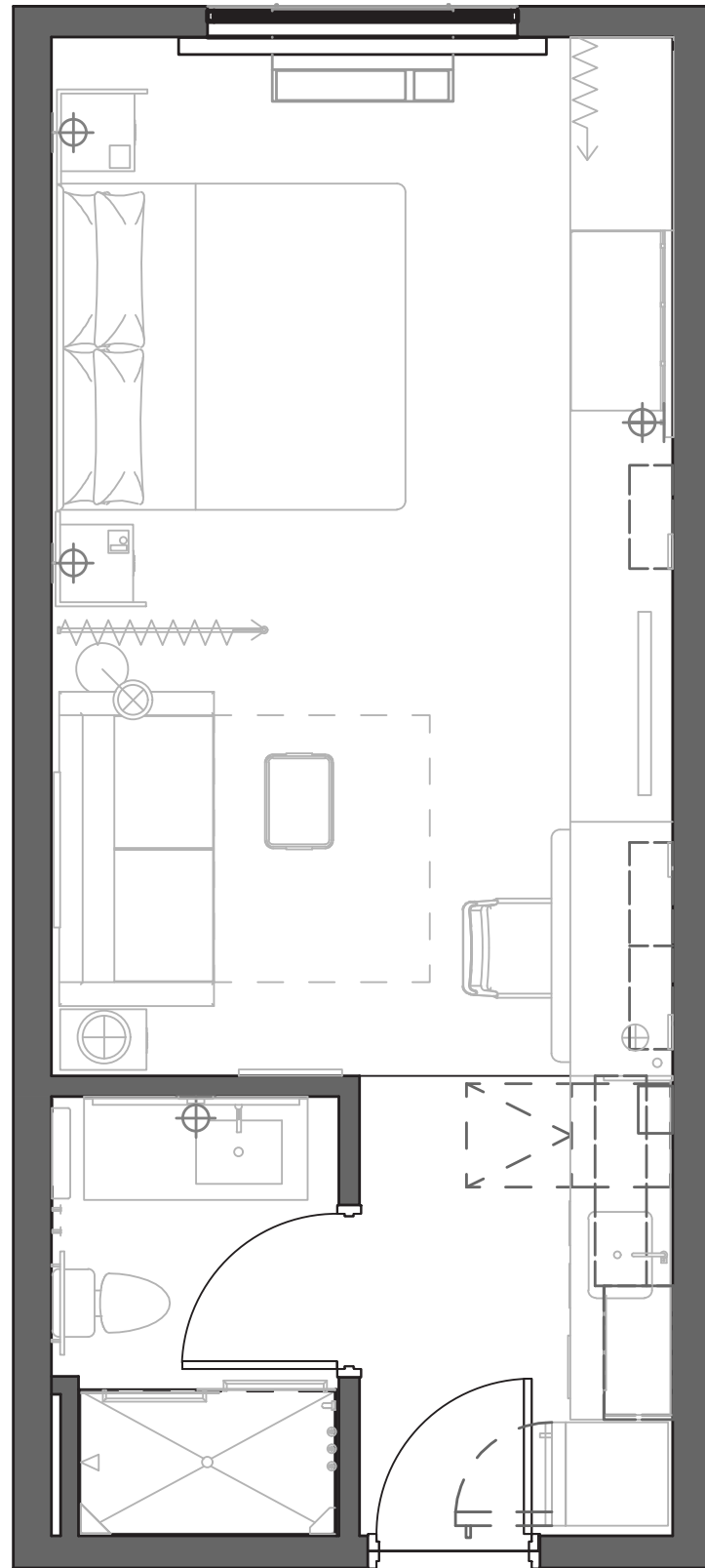


Public Space | Dynamic



Guestrooms | Vibrant

Studio Suite



The Studio Suite Defined

The Studio Suite was designed with the core Extended Stay guest in mind. It purposefully provides ample space for multiple guests and is the most prominent type of suite in the Home2 guest suite room mix. Defined zones of functionality and experience allow guests to spread out and make the space their own.

Ample storage, lighting, and convenient power throughout support the typical activities taking place in most homes. Working, studying, gaming, surfing the internet, watching TV, reading, or gathering as a family, each guest can claim their spot.

The luggage bench and hooks above offer different places for guests to store their belongings.

With the potential for four guests in this room, the required operable drapery panel allows guests to visually separate the room into two sleeping areas. This provides a degree of privacy, as well as the flexibility to begin or end their day at separate times.

The required signature kitchen provides ample storage for guests' items as well as cookware, dishware and cutlery. A portable cooktop allows guests more flexibility for meal preparation.

The furniture is **hyper functional** and **flexible** to accommodate all guest experiences throughout the day.



Guestrooms | Vibrant



Guestrooms | Vibrant



Guestrooms | Vibrant

Mr. Miller,

On behalf of Structured Real Estate and Gatehouse Capital, we are reaching out to discuss our collaborative endeavor—the development of a Home2 Suites by Hilton hotel on Fit Sport Life Blvd., Rockwall, Texas. This project is envisioned as a complementary facility to the Fit Sport Life building and is poised to meet the accommodation needs of families visiting for Amerisports tournaments and other local events. We are submitting this letter as our formal application for a Specific Use Permit (SUP), as guided by our pre-development meeting with your office.

The Home2 Suites brand, a contemporary addition to Hilton's collection, has been carefully selected for its proven appeal to both guests and developers. Its design philosophy, emphasizing guest comfort and safety, aligns with the city's standards for temporary lodging. Notably, the Home2 Suites model is distinct from traditional extended-stay hotels, offering short-term lodging without incentives for long-term stays, thereby aligning more closely with the "Limited-Service Hotel" classification as per Article 13 of the Unified Development Code.

Our market research underscores a substantial demand for quality lodging in Rockwall, with Amerisports projecting an annual requirement of 10,000 to 28,000 room nights. The Home2 Suites hotel is strategically positioned to address this need, enhancing Rockwall's capacity to host visitors and support local economic development.

In addition to serving the weekend family and sports traffic generated by Amerisports tournaments, we anticipate that the Home2 Suites hotel will also cater to the business travel needs of the thriving Rockwall Technology Park and its neighboring companies to the south.

As the Rockwall Technology Park continues to expand and welcome new companies, we anticipate a growing demand for midweek business travel accommodations. The Home2 Suites hotel, with its proximity to the park and its suite of business-friendly amenities, is well-positioned to meet this demand, complementing the weekend family and sports traffic.

The proposed hotel will feature guest-friendly amenities such as a fitness center with Peloton bikes, daily complimentary breakfast, and a swimming pool, all of which are designed to serve the families and sports teams that frequent our city. The hotel's operational model, with an average stay of only 2.7 nights, is tailored to the short term nature of our guests' visits, further distinguishing it from the "Residence Hotel" category.

We are committed to providing a safe, welcoming environment for our guests, with 24/7 staffing and internal corridor access to all guestrooms. This commitment extends to the economic well-being of Rockwall, as the hotel is expected to generate jobs and stimulate local spending.

In light of the above, we respectfully request the City of Rockwall's Planning and Zoning Department's favorable consideration of our SUP application for the Home2 Suites by Hilton hotel. We are enthusiastic about the potential of this project to contribute positively to the Rockwall community and are available to provide any further information or engage in discussions at your convenience.

We appreciate your attention to this matter and look forward to the opportunity to contribute to the city's vibrant future.

Sincerely,

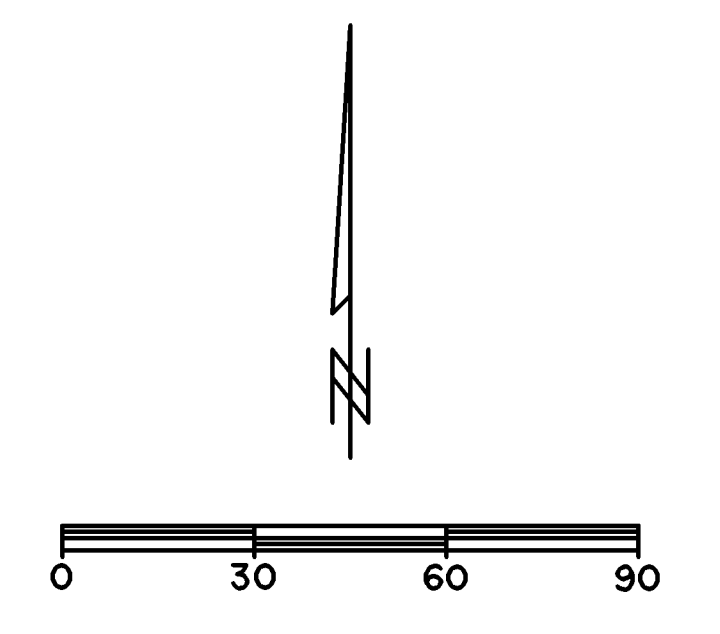
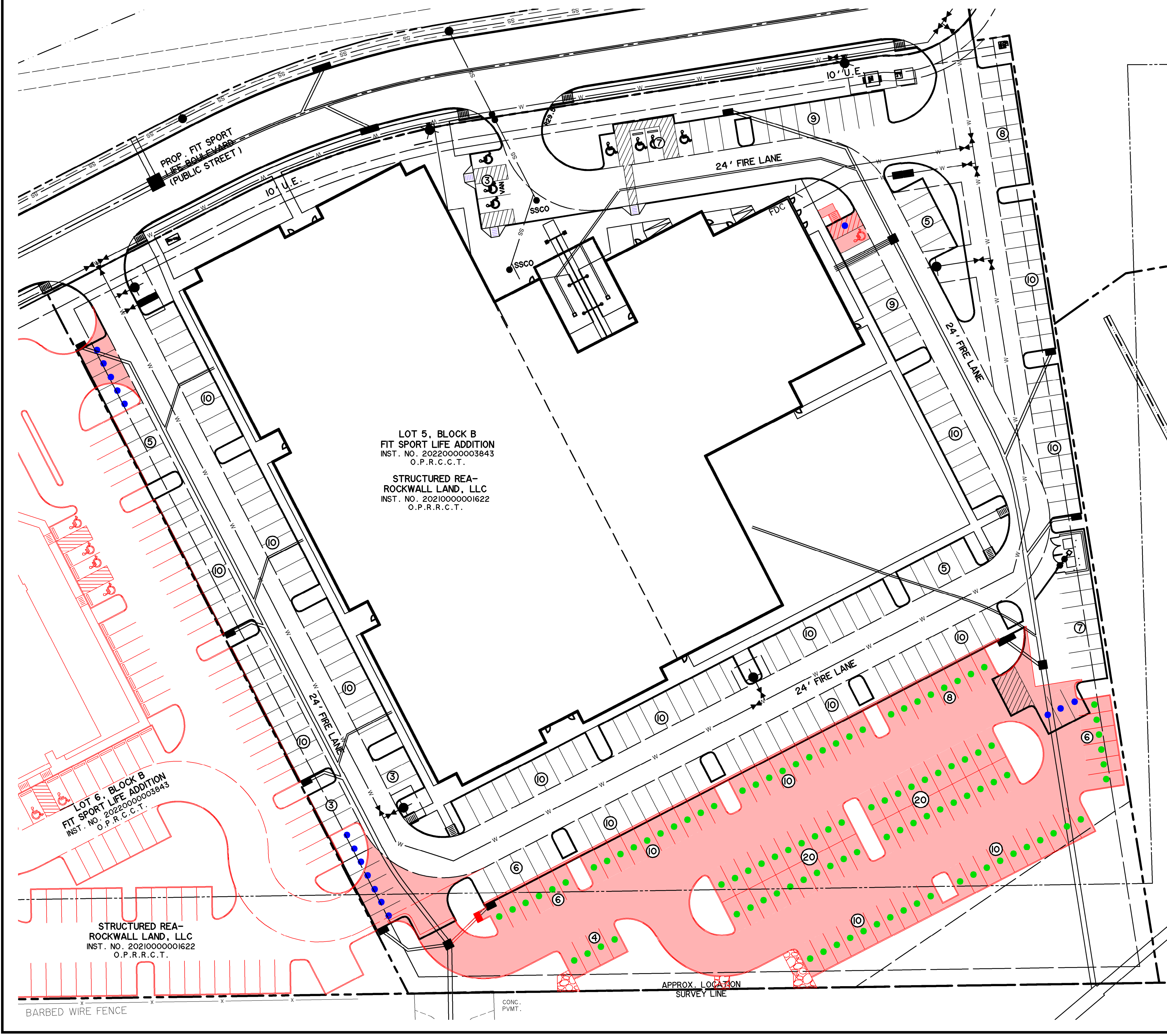


Conor Keilty
Principal
Structured Real Estate



Penn Collins
President and CEO
Gatehouse Capital

PRINTED: 9/10/2024 5TB FILE: WIER-PAVING.STB LAST SAVED: 9/10/2024 4:08 PM. SAVED BY: RENEWE FILE: PARKING COUNT EXHIBIT - 19144.03.DWG



- PARKING SPACE TO BE ADDED
- PARKING SPACE TO BE REMOVED

<i>AMERISPORTS PARKING CALCULATIONS</i>											
PROPOSED BUILDING AREA	87,155 SF±										
BUILDING HEIGHT	1 STORY										
MINIMUM REQUIRED PARKING	<table border="0" style="width: 100%;"> <tr> <td style="width: 80%;">PUBLIC RECREATION CLUB: 1/250 SF (14,000 SF)</td> <td style="width: 20%; text-align: right;">56</td> </tr> <tr> <td>PUBLIC RECREATION CLUB: 3/GAME COURT</td> <td style="text-align: right;">42</td> </tr> <tr> <td>GYM: 1/200 SF (7,000 SF)</td> <td style="text-align: right;">35</td> </tr> <tr> <td>MEDICAL OFFICE: 1/200 SF (10,900 SF)</td> <td style="text-align: right;">54</td> </tr> <tr> <td></td> <td style="text-align: right; border-top: 1px solid black;">187</td> </tr> </table>	PUBLIC RECREATION CLUB: 1/250 SF (14,000 SF)	56	PUBLIC RECREATION CLUB: 3/GAME COURT	42	GYM: 1/200 SF (7,000 SF)	35	MEDICAL OFFICE: 1/200 SF (10,900 SF)	54		187
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	187										
PREVIOUS MINIMUM REQUIRED HANDICAP ACCESSIBLE PARKING	7										
PREVIOUS PROPOSED PARKING	<table border="0" style="width: 100%;"> <tr> <td style="width: 80%;">TOTAL STANDARD (9'x20') 218</td> <td style="width: 20%;"></td> </tr> <tr> <td>HANDICAP-ACCESSIBLE 7</td> <td></td> </tr> <tr> <td></td> <td style="text-align: right; border-top: 1px solid black;">225</td> </tr> </table>	TOTAL STANDARD (9'x20') 218		HANDICAP-ACCESSIBLE 7			225				
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HANDICAP-ACCESSIBLE 7											
	225										
UPDATED MINIMUM REQUIRED HANDICAP ACCESSIBLE PARKING	8										
UPDATED PARKING PROVIDED	<table border="0" style="width: 100%;"> <tr> <td style="width: 80%;">TOTAL STANDARD (9'x20') 306</td> <td style="width: 20%;"></td> </tr> <tr> <td>HANDICAP-ACCESSIBLE 8</td> <td></td> </tr> <tr> <td></td> <td style="text-align: right; border-top: 1px solid black;">314</td> </tr> </table>	TOTAL STANDARD (9'x20') 306		HANDICAP-ACCESSIBLE 8			314				
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	314										

PREPARED BY:
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 Texas Firm Registration No. F-2776 www.WierAssociates.com

PARKING COUNT EXHIBIT

PRELIMINARY PLANS FOR PROJECT REVIEW. NOT FOR CONSTRUCTION, BIDDING OR PERMIT PURPOSES.
 Prepared By/Or Under Direct Supervision Of: Ronald Earley, PE
 Texas Registration No. 104957 On Date Shown Below.

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SHEET NO. 1