



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 **401 W. Rusk, Rockwall, TX 75087**

SUBDIVISION _____

LOT

18778

BLOCK

8

GENERAL LOCATION **LOWE & ALLEN, BLOCK 8, ACRES .904**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **DT**

CURRENT USE **Office**

PROPOSED ZONING **DT**

PROPOSED USE **Office**

ACREAGE **0.9040**

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

APPLICANT

CONTACT PERSON **Jeff Grinnan**

CONTACT PERSON **Nicholas Grinnan**

ADDRESS **102 S. Goliad**

ADDRESS **102 S. Goliad**

CITY, STATE & ZIP **Rockwall, TX 75087**

CITY, STATE & ZIP **Rockwall, TX 75087**

PHONE **214-202-5333**

PHONE **214-500-1668**

E-MAIL **jgrinnan@ridgepcrc.com**

E-MAIL **ngrinnan@ridgepcrc.com**

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jeff Grinnan [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 \$ 100.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14th DAY OF FEBRUARY, 2025. 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."

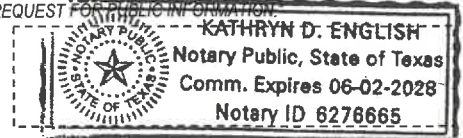
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 14 DAY OF February, 2025

OWNER'S SIGNATURE

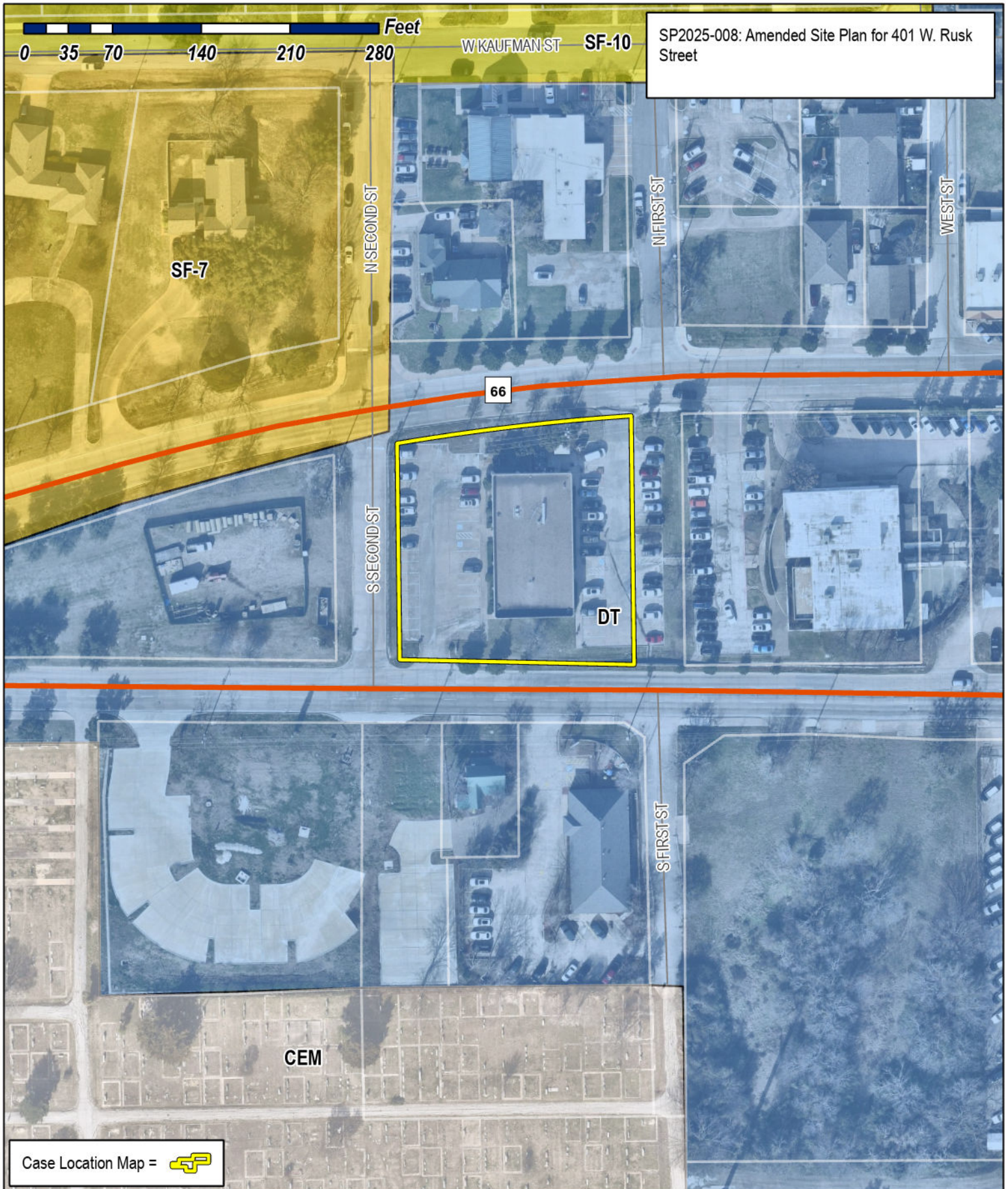
R Grinnan

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS


Kathryn D English



MY COMMISSION EXPIRES _____



SP2025-008: Amended Site Plan for 401 W. Rusk Street

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.



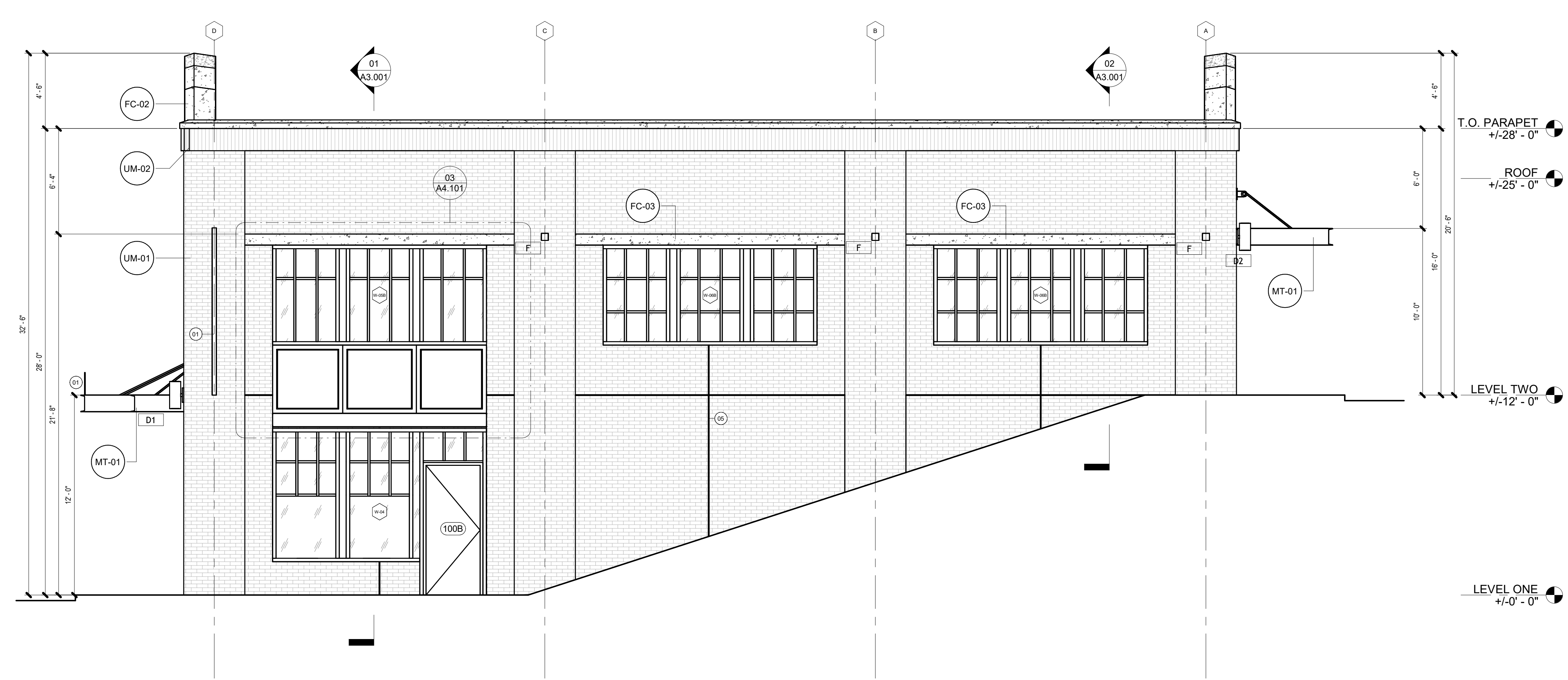


12.20.2024

**FOUNDER'S HALL -
EXTERIOR UPGRADES**
401 W. RUSK ST.
ROCKWALL, TX 75087



02 BUILDING ELEVATION - NORTH
1/4" = 1'-0"



01 BUILDING ELEVATION - SOUTH
1/4" = 1'-0"

GENERAL NOTES

- A. REF: G0-SERIES FOR LEGENDS, SYMBOLS AND ABBREVIATIONS
- B. REF: A0-SERIES FOR TYPICAL DEVICE MOUNTING LOCATIONS AND TYPICAL ACCESSIBILITY DIAGRAM
- C. REF: A6-SERIES FOR DOOR, WINDOW, FINISH, FIXTURE AND EQUIPMENT SCHEDULES
- D. REF: G SERIES FOR PROJECT RELATED GENERAL NOTES

SHEET NOTES

- 01 PROPOSED OWNER PROVIDED SIGNAGE
- 02 PROPOSED TENANT PROVIDED SIGNAGE; PROVIDE ELECTRICAL FOR FUTURE SIGNAGE; JUNCTION BOX TO BE CENTERED; REFER ELECTRICAL DRAWINGS
- 03 EXISTING DUMPSTER LOCATION
- 04 EXISTING MECHANICAL AREA
- 05 CONTROL JOINT; REFER TO DETAIL FOR LOCATIONS

LEGEND

	EXISTING		NEW CONSTRUCTION		PARTITION TYPE IDENTIFICATION TAG (RATING & SOUND ATTENUATION)
	DOOR IDENTIFICATION TAG		WALL FINISH		Ceiling Finish
	WALL FINISH		WALL FINISH BASE FINISH		SPECIALTY FINISH
	FLOOR FINISH		FINISH TRANSITION		

BUILDING ELEVATIONS

JOB 24.018
DATE 12.20.2024
A2.002



OPTION 01

CONCEPTUAL RENDERING

401 W. RUSK ST.
ROCKWALL, TX

AUGUST 21, 2024

PARSH
LINE



OPTION 01

CONCEPTUAL RENDERING

401 W. RUSK ST.
ROCKWALL, TX

AUGUST 21, 2024

PARISH
LINE



PAR | SH
L | NE

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Luminaire Schedule Symbol	Qty	Label	Arrangement	Manufacturer	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
□	6	D1	Single	Performance iN Lighting	QWMAX-B-40-C/I-40K-UNV	0.900	4080	40	240
□	6	D2	Single	Performance iN Lighting	QWMAX-B-18-C/I-40K-UNV	0.900	1836	15	90
□	7	F	Single	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	XTOR4B-W	0.900	4205	37.7	263.9
□	1	S1	Single	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-PA2A-740-U-T3	0.900	15749	112	112
□	1	S2	Single	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	PRV-PA2B-740-U-SWQ	0.900	20332	151	151

Calculation Summary Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
1st Floor Calc	Illuminance	Fc	1.23	7.6	0.0	N.A.	N.A.
2nd Floor Calc	Illuminance	Fc	1.28	21.6	0.0	N.A.	N.A.
Ramp Calc	Illuminance	Fc	3.05	9.1	0.2	15.25	45.50

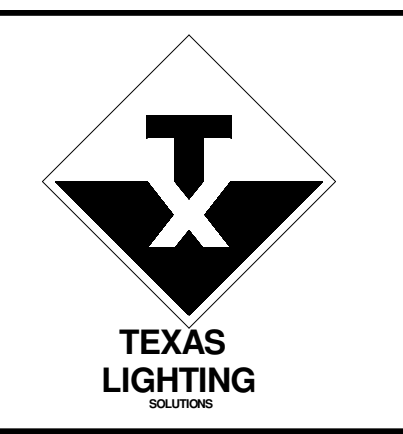
NOTES:
 1. Fixtures Type D2 mounted at 9.5' above 2nd level finished floor.
 2. Fixtures Type S1 mounted at 20' above 2nd level finished floor.
 3. Calc grid at finished floor level.

GENERAL NOTES

-THIS CALCULATION IS BASED ON AN OPEN AREA, OBJECTS AND OBSTRUCTIONS WITHIN THIS AREA WILL AFFECT FINAL LIGHTING LEVELS.

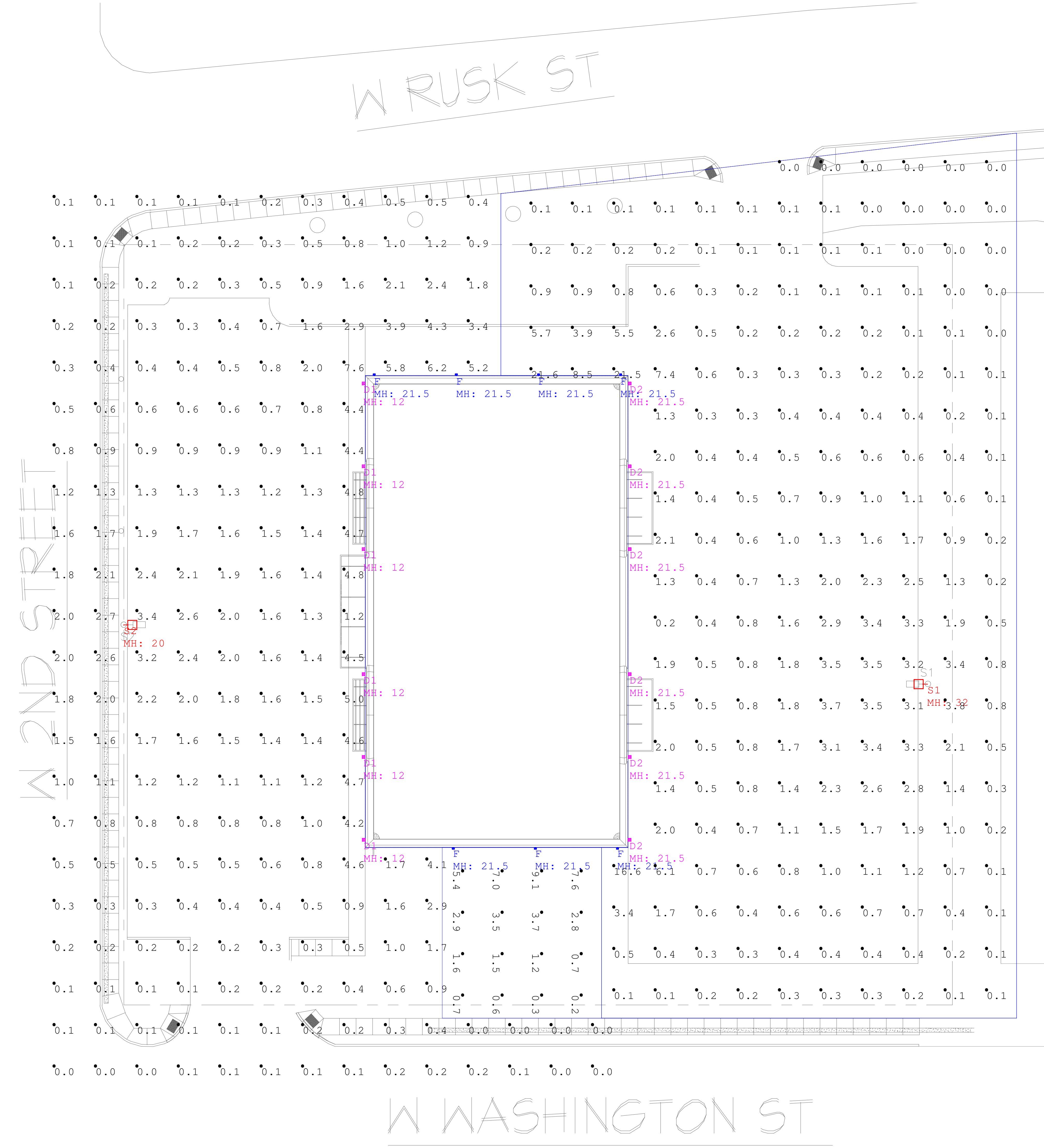
-THE CALCULATED FOOTCANDLE LEVELS INDICATE LUMINAIRE PERFORMANCE BASED ON THE INFORMATION PROVIDED TO TEXAS LIGHTING SOLUTIONS, INC. WE MAKE NO CLAIMS OF COMPLIANCE WITH ANY LOCAL OR STATE LIGHTING CODES.

-CALCULATIONS ARE PROVIDED USING INDUSTRY RECOGNIZED SOFTWARE AND ARE PROVIDED FOR ESTIMATION PURPOSES ONLY. INPUT DATA FOR THE CALCULATIONS CORRESPONDS TO THE INFORMATION PROVIDED TO US. ASSUMPTIONS MAY BE MADE FOR INFORMATION THAT IS NOT PROVIDED. IT IS THE RESPONSIBILITY OF THOSE USING THIS SERVICE TO VERIFY OUR INPUT DATA IS CONSISTENT WITH EXPECTED FIELD CONDITIONS. RESULTS OF THE LIGHTING CALCULATIONS ACCURATELY REFLECT THE INPUT DATA. HOWEVER, ACTUAL LIGHTING LEVELS WILL VARY DEPENDING ON FIELD CONDITIONS SUCH AS ROOM CHARACTERISTICS, TEMPERATURE, VOLTAGE, AND LAMP/BALLAST OUTPUT AND OTHER FACTORS. CALCULATIONS ARE ALSO SUBJECT TO THE LIMITATIONS OF THE SOFTWARE. DUE TO THE ABOVE CONSIDERATIONS, TEXAS LIGHTING SOLUTIONS CANNOT GUARANTEE THAT ACTUAL LIGHT LEVELS MEASURED IN THE FIELD WILL MATCH OUR INITIAL CALCULATIONS.



TEXAS LIGHTING SOLUTIONS

14760 TRINITY BLVD., SUITE 150
 FORT WORTH, TEXAS 76155
 TEL: 817-267-9300
 TLS CONSULTANT: JORGE LOPEZ
 CLIENT: V3 ENGINEERING



PHOTOMETRIC PLAN
 SCALE: 1" = 12'-0"

NO.	REVISION	DATE
1	REV 1	1/21/25

SCALE: 1" = 12'-0"
 SHEET SIZE 30" X 42"

JOB NAME: **FOUNDERS HALL SITE**

JOB LOCATION: **ROCKWALL, TX**