

PLANNING & ZONING CASE NO.

PLANNING & ZONING FEE

PLATTING APPLICATION

MASTER PLAT PRELIMINARY PLAT FINAL PLAT REPLAT

AMENDING OR MINOR PLAT PLAT REINSTATEMENT REQUEST

SITE PLAN APPLICATION

SITE PLAN

AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING

ZONING APPLICATION

ZONING CHANGE SPECIFIC USE PERMIT PD DEVELOPMENT PLAN

OTHER APPLICATION

TREE REMOVAL

VARIANCE REQUEST/SPECIAL EXCEPTIONS

RECORD OF RECOMMENDATIONS, VOTING RECORDS, AND CONDITIONS OF APPROVAL

ARCHITECTURE REVIEW BOARD	CITY COUNCIL READING #2
PLANNING AND ZONING COMMISSION	CONDITIONS OF APPROVAL
CITY COUNCIL READING #1	NOTES

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DEVELOPMENT APPLICATION

PLEASE CHECK THE APPROPRIATE BOX BELOW TO INDICATE THE TYPE OF DEVELOPMENT REQUEST [SELECT ONLY ONE BOX]

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

PLANNING & ZONING CASE NO.
<u>NOTE:</u> THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.
DIRECTOR OF PLANNING:

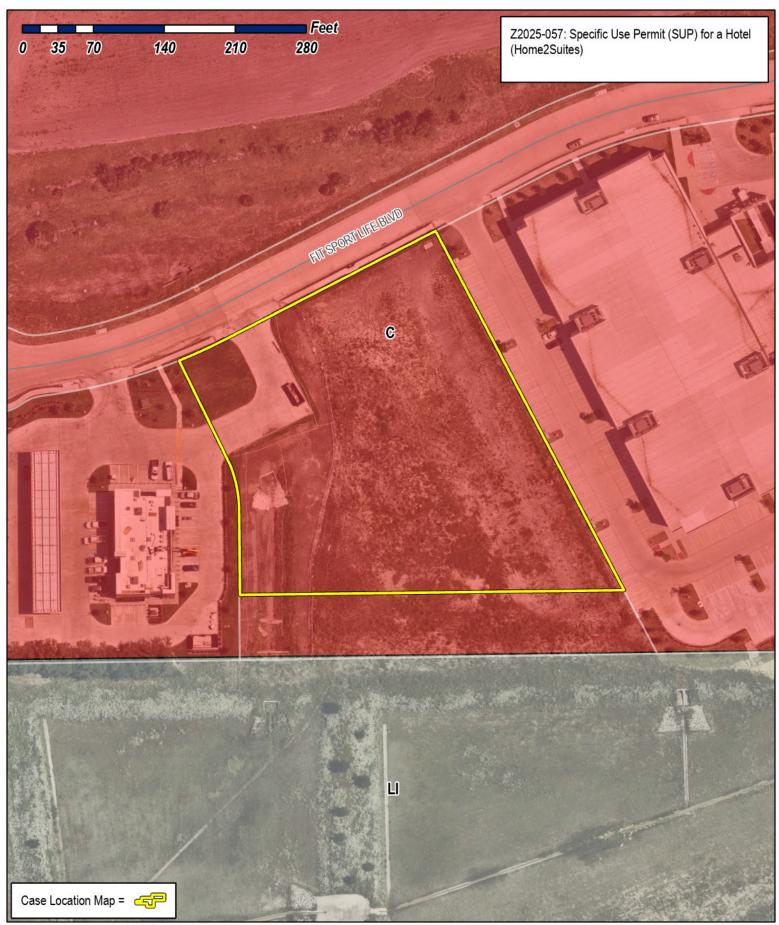
CITY ENGINEER:

PLATTING APPLICATION FEES: **ZONING APPLICATION FEES:** ☐ MASTER PLAT (\$100.00 + \$15.00 ACRE)

1 ☐ ZONING CHANGE (\$200.00 + \$15.00 ACRE)

1 □ PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)¹ SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) 182 ☐ FINAL PLAT (\$300.00 + \$20.00 ACRE) 1 □ PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) 1 REPLAT (\$300.00 + \$20.00 ACRE) OTHER APPLICATION FEES: ☐ AMENDING OR MINOR PLAT (\$150.00) ☐ TREE REMOVAL (\$75.00) ☐ PLAT REINSTATEMENT REQUEST (\$100.00) ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) 2 SITE PLAN APPLICATION FEES: : IN DETERMINING THE FEE. PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE ☐ SITE PLAN (\$250.00 + \$20.00 ACRE) 1 PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE. A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00) INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT. PROPERTY INFORMATION [PLEASE PRINT] **ADDRESS** 3005 Fit Sport Life Blvd, Rockwall, TX SUBDIVISION FIT SPORT LIFE ADDITION LOT 13 B **BLOCK GENERAL LOCATION** The 2.819 acres lot is located western of 3101 Fit Sport Life Blvd, Rockwall TX ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT] **CURRENT ZONING** Commercial w/ FM 549 Overlay **CURRENT USE** Vacant Hotel & Retail/Restaurant PROPOSED ZONING Commercial w/FM 549 Overlay PROPOSED USE ACREAGE 2.819 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] ☑ APPLICANT □ OWNER Structured REA-Rockwall Land LLC Kiew Kam (Triangle Engineering LLC) CONTACT PERSON Conor Keilty, AIA Kiew Kam CONTACT PERSON **ADDRESS ADDRESS** CITY, STATE & ZIP CITY, STATE & ZIP PHONE PHONE E-MAIL E-MAIL NOTARY VERIFICATION [REQUIRED] CONOR KEILTY BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING: TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE ANGUST 20%. 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 ANY COPYRIGHTED INFORMATION Phonograph of Remonivania - Notary Seal Charlette M. Calcagno, Notary Public -SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUE **Bucks County** GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE My commission expires March 6, 2028 Commission number 1399883 **OWNER'S SIGNATURE** NOTARY PUBLIC IN AND FOR THE STATE OF JE

DEVELOPMENT APPLICATION . CITY OF ROCKWALL . 385 SOUTH GOLIAD STREET . ROCKWALL, TX 75087 . [P] (972) 771-7745





City of Rockwall Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75087 (D): (070) 774 7745

(P): (972) 771-7745 (W): www.rockwall.com

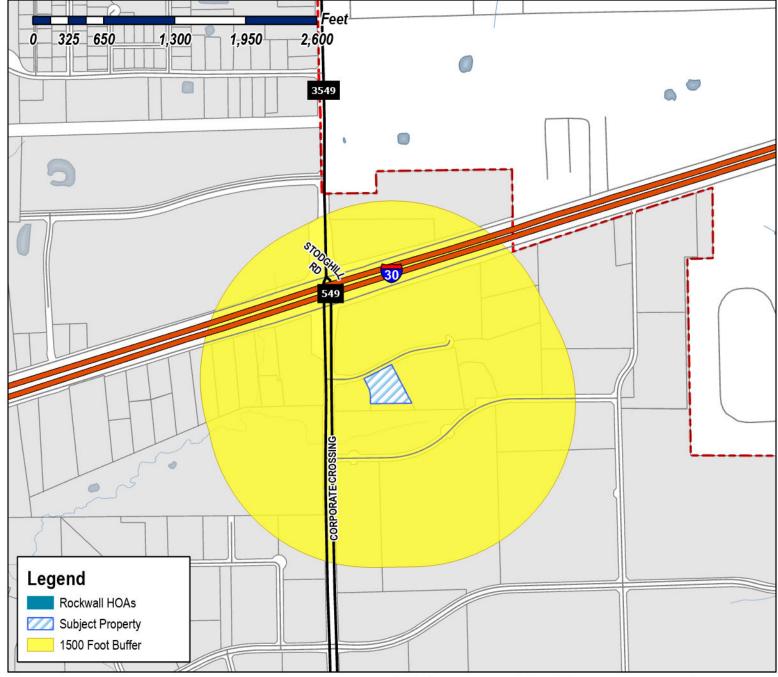
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and fitness for a particular purpose. Use of the information is the sole responsibility of the user.





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Case Number: Z2025-057

Case Name: SUP for a Hotel (Home2Suites)

Case Type: Zoning

Zoning: Commercial (C) District 3005 Fit Sport Life Blvd

Date Saved: 8/15/2025

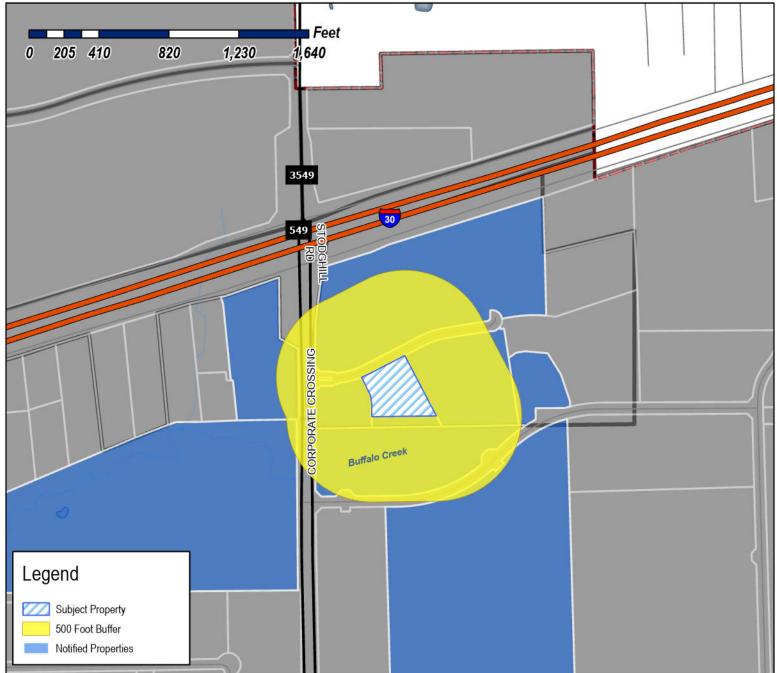
For Questions on this Case Call (972) 771-7745





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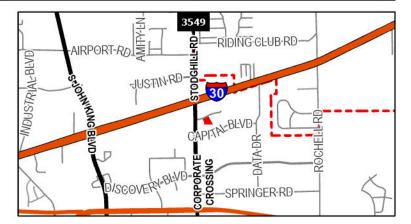
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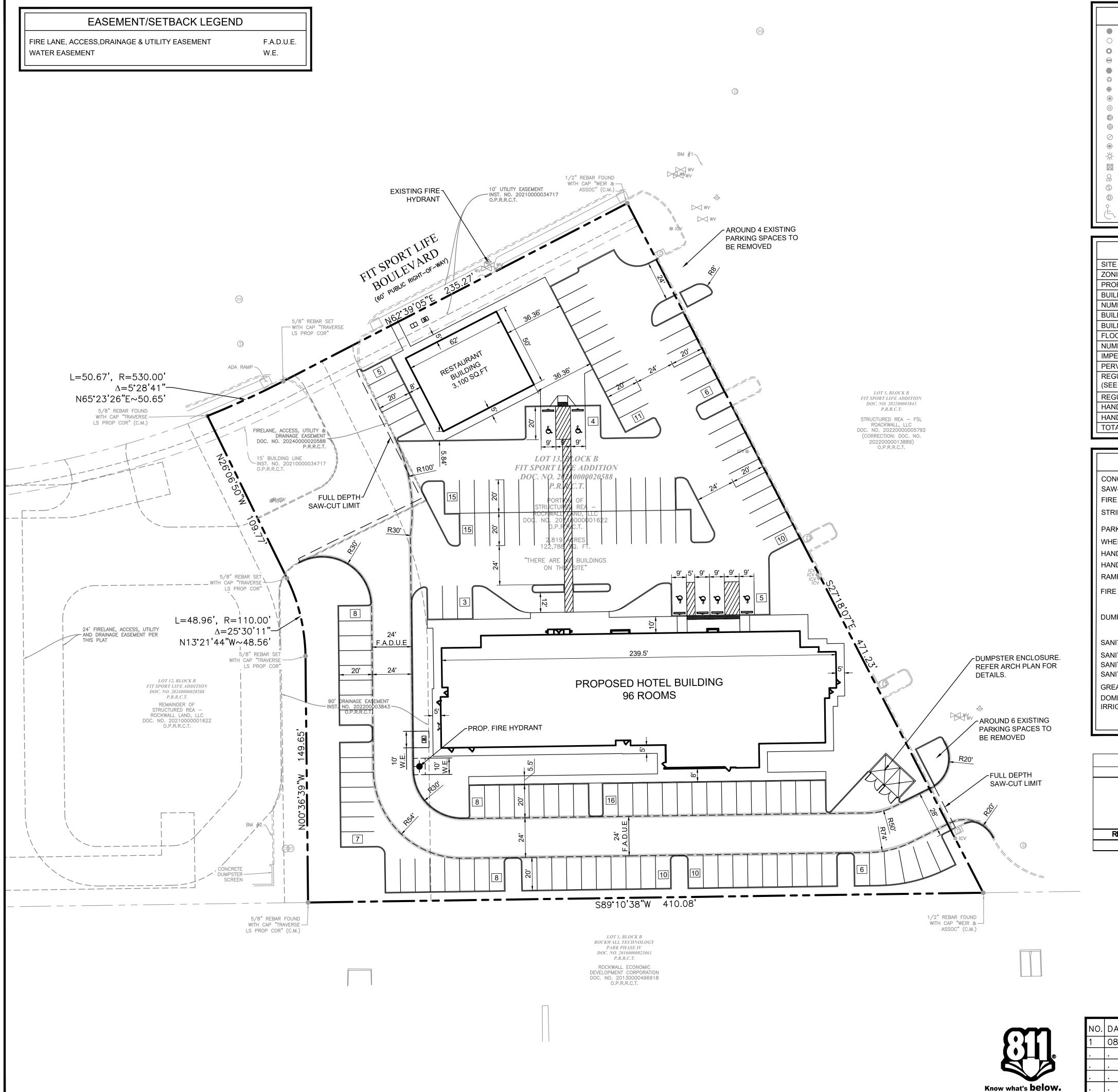


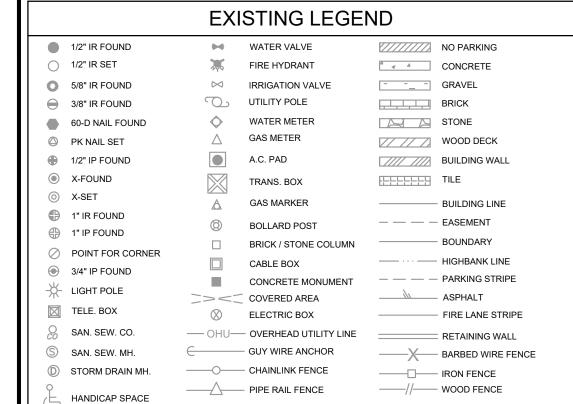
STRUCTURED REA- ROCKWALL LAND LLC 1200 CORPORATE CROSSING ROCKWALL, TX 75087 WESTCORE BRAVO ROCKWALL LLC 1515 CORPORATE CROSSING ROCKWALL, TX 75087 LOVE'S COUNTRY STORES INC 1990 E 130 ROCKWALL, TX 75087

STRUCTURED REA FSL ROCKWALL LLC 3101 FIT SPORT LIFE BLVD ROCKWALL, TX 75087 STRUCTURED REA- ROCKWALL LAND LLC 3104 E Camelback Rd PHOENIX, AZ 85016 CAPITAL BOULEVARD VENTURE LLC AND 3201 CAPITAL BLVD GLOBAL WELLS INVESTMENT GROUP LLC ROCKWALL, TX 75087

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

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

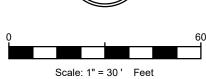


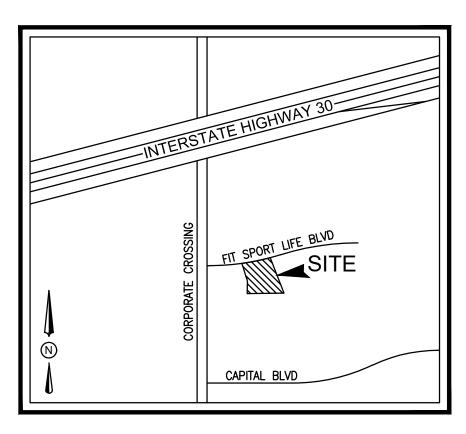


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SITE DATA SUMMARY TABLE		
SITE ACREAGE:	2.819 ACRES (122,788S.F.)	
ZONING:	COMMERCIAL W FM549 OVERLAY	
PROPOSED USE:	HOTEL & RETAIL	
BUILDING FOOTPRINT AREA:	14,204 S.F. (HOTEL) & 4,400 S.F.(RESTAURANT)	
NUMBER OF STORIES:	1	
BUILDING HEIGHT:	SEE FACADE PLAN	
BUILDING COVERAGE:	0.15:1	
FLOOR AREA RATIO:		
NUMBER OF GUEST ROOMS:	96	
IMPERVIOUS AREA:	94,027S.F. (76.6%)	
PERVIOUS/LANDSCAPE AREA:	28,761 S.F. (23.4%)	1
REGULAR PARKING REQUIRED:	147 SPACES	
(SEE PARKING CALCULATION TABLE)		2
REGULAR PARKING PROVIDED:	141 SPACES	
HANDICAP PARKING REQUIRED:	5 SPACES (1 VAN ACCESSIBLE)	
HANDICAP PARKING PROVIDED:	6 SPACES (2 VAN ACCESSIBLE)	
TOTAL PARKING PROVIDED:	147 SPACES	
	•	1

SITE LEGEND		
CONCRETE CURB		
SAW-CUT LINE		
FIRE LANE		
STRIPING	V////////	
PARKING SPACES	X	
WHEEL STOPS	_	
HANDICAP LOGO	&	
HANDICAP SIGN	<u>.</u>	
RAMP		
FIRE HYDRANT	—	
DUMPSTER		
SANITARY SEWER MANHOLE	S	
SANITARY SEWER CLEANOUT	©	
SANITARY SEWER DOUBLE CLEANOUT SANITARY SEWER SAMPLE PORT	©© ⊚	
GREASE TRAP	0 0	
DOMESTIC WATER METER	[W]	
IRRIGATION METER		







VICINITY MAP N.T.S.

SITE GENERAL NOTES

LOCAL JURISDICTION STANDARDS.

- ALL CONSTRUCTION SHALL BE IN STRICT ACCORDANCE WITH THE CITY OR
- 2. THE LOCATION OF UNDERGROUND UTILITIES INDICATED ON THE PLANS IS TAKEN FROM AS-BUILTS, UTILITY PLANS OR SURVEY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAKE ARRANGEMENTS WITH THE OWNERS OF SUCH UNDERGROUND UTILITIES PRIOR TO WORKING IN THE AREA TO CONFIRM THEIR EXACT LOCATION AND TO DETERMINE WHETHER ANY ADDITIONAL UTILITIES OTHER THAN THOSE SHOWN ON THE PLANS MAY BE PRESENT. THE CONTRACTOR SHALL PRESERVE AND PROTECT ALL UNDERGROUND UTILITIES. IF EXISTING UNDERGROUND UTILITIES ARE DAMAGED, THE CONTRACTOR WILL BE RESPONSIBLE FOR THE COST OF REPAIRING THE UTILITY.
- 3. WHERE EXISTING UTILITIES OR SERVICE LINES ARE CUT, BROKEN OR DAMAGED, THE CONTRACTOR SHALL REPLACE OR REPAIR THE UTILITIES OR SERVICE LINES WITH THE SAME TYPE OF ORIGINAL MATERIAL AND CONSTRUCTION, OR BETTER, UNLESS OTHERWISE SHOWN OR NOTED ON THE PLANS, AT HIS OWN COST AND EXPENSE. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER AT ONCE OF ANY CONFLICTS WITH
- 4. ALL EXCAVATIONS, TRENCHING AND SHORING OPERATIONS SHALL COMPLY WITH THE REQUIREMENTS OF THE U. S. DEPARTMENT OF LABOR, OSHA, CONSTRUCTION SAFETY AND HEALTH REGULATIONS AND ANY AMENDMENTS THERETO.
- 5. THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY CONSTRUCTION TO ORIGINAL CONDITION OR BETTER. RESTORED AREAS INCLUDE, BUT ARE NOT LIMITED TO TRENCH BACKFILL, SIDE SLOPES, FENCES, DRAINAGE DITCHES, DRIVEWAYS, PRIVATE YARDS AND ROADWAYS.
- 6. ANY CHANGES NEEDED AFTER CONSTRUCTION PLANS HAVE BEEN RELEASED, SHALL BE APPROVED BY THE CITY ENGINEER. THESE CHANGES MUST BE RECEIVED IN WRITING. 7. THE CONTRACTOR SHALL PROVIDE "RED LINED" MARKED PRINTS TO THE
- ENGINEER PRIOR TO FINAL INSPECTION INDICATING ALL CONSTRUCTION WHICH DEVIATED FROM THE PLANS OR WAS CONSTRUCTED IN ADDITION TO THAT INDICATED ON THE PLANS.
- 8. ALL CURB RADIUS TO BE 10' OR 2' UNLESS OTHERWISE NOTED ON THE SITE PLAN.

PARKING CALCULATIONS							
		NUMBER/AREA (SQ.FT)	REQUIRED PARKING RATIO	REQUIRED PARKING#			
	GUEST ROOMS	96	1 PER GUEST ROOM	96			
	FITNESS CENTER+POOL	2,898 SQ.FT	1 PER 200 SQ. FT X 0.5	8			
HOTEL	RESTAURANT AREA	1,688 SQ.FT	1 PER 100 SQ.FT X 0.5	9			
	OFFICE SPACE	713 SQ.FT	1 PER 300 SQ. FT X 0.5	2			
	STORAGE	348 SQ.FT	1 PER1,000SQ.FTX 0.5	1			
RESTAURANT	Restaurant	3,100 SQ.FT	1 PER 100 SQ.FT	31			
TOTAL				147			

08/15/2025

SITE PLAN HOTEL, RETAIL & RESTARUANT 3005 FIT SPORT LIFE BLVD

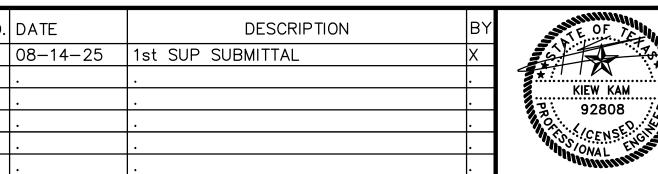
CITY OF ROCKWALL

ROCKWALL COUNTY, TEXAS 75032 FIT SPORT LIFE ADDITION LOT 13, BLOCK B



ENGINEERING LLC
T: 469.331.8566 F: 469.213.7145 E: info@triangle-engr.com riangle-engr.com O: 1782 W. McDermott Drive, Allen, TX 7501:
Ciril Engineering Construction Manage

Planning | Civil Engineering | Construction Management P.E. DES. DATE SCALE PROJECT NO. SHEET NO. KK X 08-15-25 SEE SCALE BAR 110-25 C-3.0 TX. P.E. FIRM #11525



Call before you dig.



