



# 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 (\$500.00 + \$20.00 ACRE) <sup>1</sup>
- PRELIMINARY PLAT (\$500.00 + \$20.00 ACRE) <sup>1</sup>
- FINAL PLAT (\$500.00 + \$20.00 ACRE) <sup>1</sup>
- REPLAT (\$500.00 + \$20.00 ACRE) <sup>1&3</sup>
- AMENDING OR MINOR PLAT (\$500.00)
- PLAT REINSTATEMENT REQUEST (\$200.00)

#### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$1,000.00 + \$20.00 ACRE) <sup>1&2</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$500.00) <sup>2</sup>

#### OTHER APPLICATION FEES:

- TREE REMOVAL (\$200.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] (\$200.00) <sup>2</sup>
- VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] (\$1,000.00) <sup>2</sup>

#### ZONING APPLICATION FEES:

- ZONING CHANGE (\$1,000.00 + \$20.00 ACRE) <sup>1&3</sup>
- SPECIFIC USE PERMIT [RESIDENTIAL] (\$200.00 + \$20.00 ACRE) <sup>1,2&3</sup>
- SPECIFIC USE PERMIT [COMMERCIAL] (\$1,000.00 + \$20.00 ACRE) <sup>1,2&3</sup>
- PLANNED DEVELOPMENT DISTRICT (\$1,500.00 + \$20.00 ACRE) <sup>1&3</sup>
- PD DEVELOPMENT PLANS (\$1,500.00 + \$20.00 ACRE) <sup>1&3</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 \$2,500.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.
- <sup>3</sup>: AN ADDITIONAL FEE OF \$150.00 WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

### PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS

407 WASHINGTON ST

SUBDIVISION

WASHINGTON PLACE ADD.

LOT

5

BLOCK

A

GENERAL LOCATION

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

CURRENT ZONING

Dormitory

CURRENT USE

VACANT

PROPOSED ZONING

"

PROPOSED USE

OFFICE

ACREAGE

.028

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

Howy Le Properties

APPLICANT

CONTACT PERSON

JIMMY LEE LINDSEY

CONTACT PERSON

ADDRESS

[REDACTED ADDRESS]

ADDRESS

CITY, STATE & ZIP

PHONE

E-MAIL

### NOTARY VERIFICATION [REQUIRED]

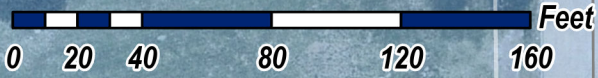
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED \_\_\_\_\_ [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ \_\_\_\_\_ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_ 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 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."

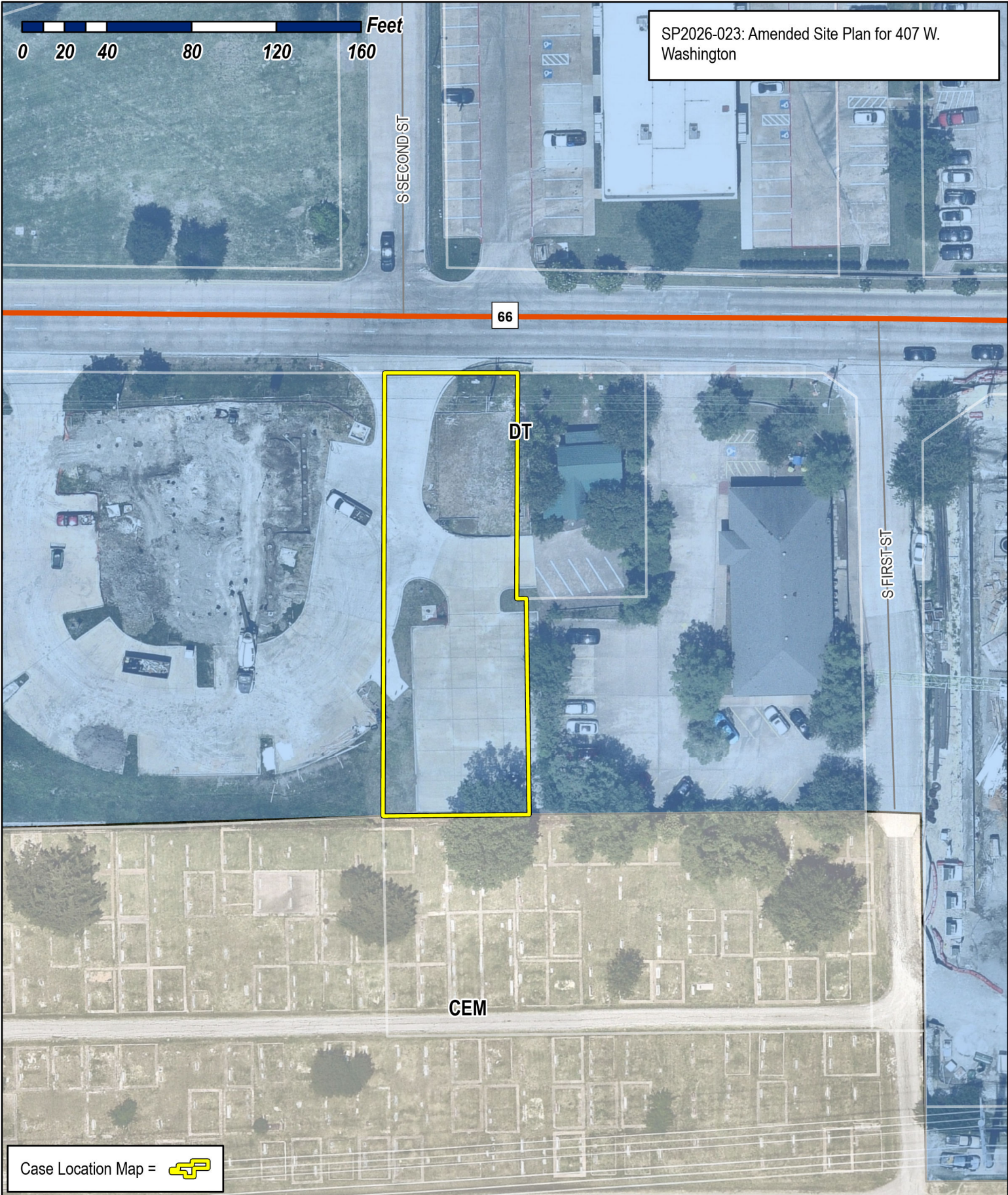
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.


OWNER'S SIGNATURE





SP2026-023: Amended Site Plan for 407 W. Washington



Case Location Map = 



# City of Rockwall

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





**ARCHITECTONICS TEXAS, LLC**  
 ARCHITECTURE - MANAGEMENT  
 2235 RIDGE RD. STE. 200  
 ROCKWALL, TEXAS 75087



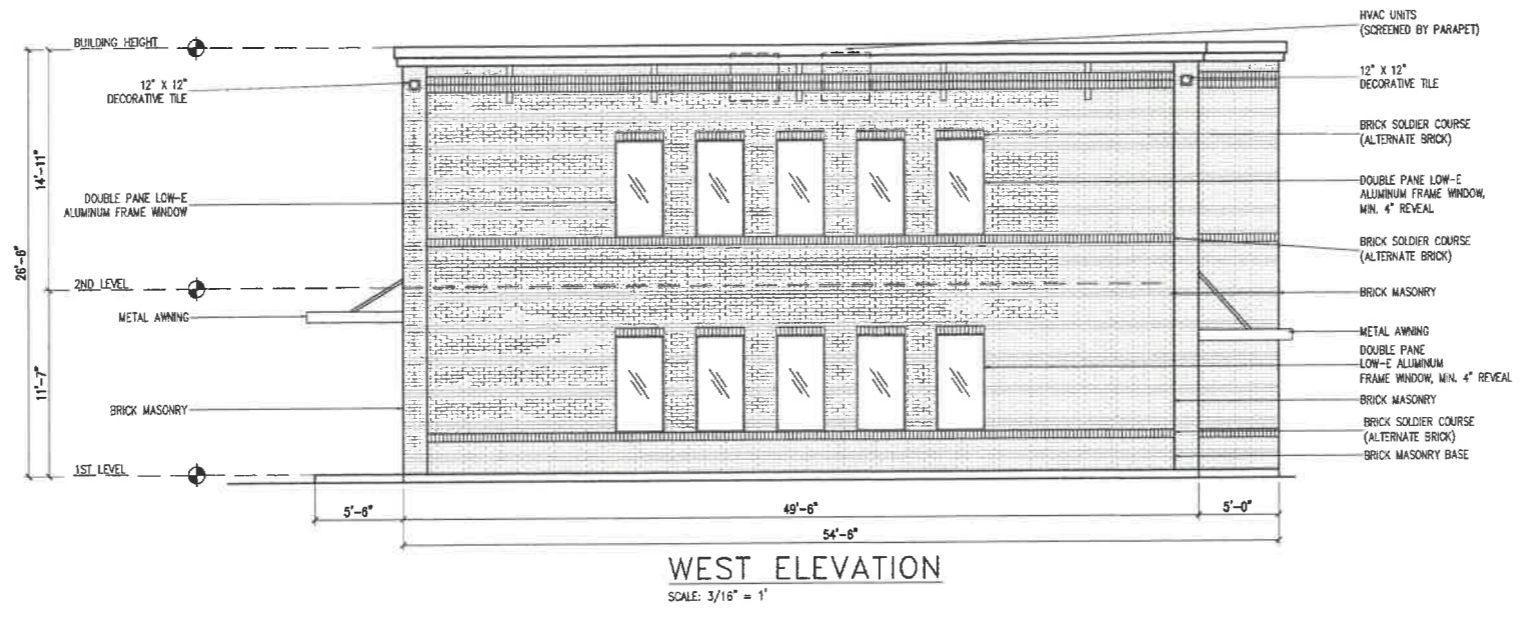
NO.	DATE	DESCRIPTION/ISSUE
1	06/28/21	RESPONSE TO CITY COMMENTS
2	08/02/21	RESPONSE TO CITY COMMENTS
3	01/14/22	REVISION TO PLAN
3	06/17/22	REVISION TO ELEVATIONS

PROJECT NAME AND ADDRESS:  
**LMGC, LLC OFFICE**  
 407 W WASHINGTON  
 ROCKWALL, TX 75087

PROJECT NO.	
DRAWN BY	
CHECKED BY	
DATE	06/28/2021
SCALE	
SHEET NO.	of

DRAWING NAME:  
**ELEVATIONS**

**A2.0**  
 SP2020-017



**MATERIAL USAGE (%) - WEST**

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,568	
DOORS & WINDOWS (DEDUCTED)		216	
ACCOUNTABLE AREA		1,370	100%
MASONRY - BRICK		1,370	100%

**MATERIAL USAGE (%) - EAST**

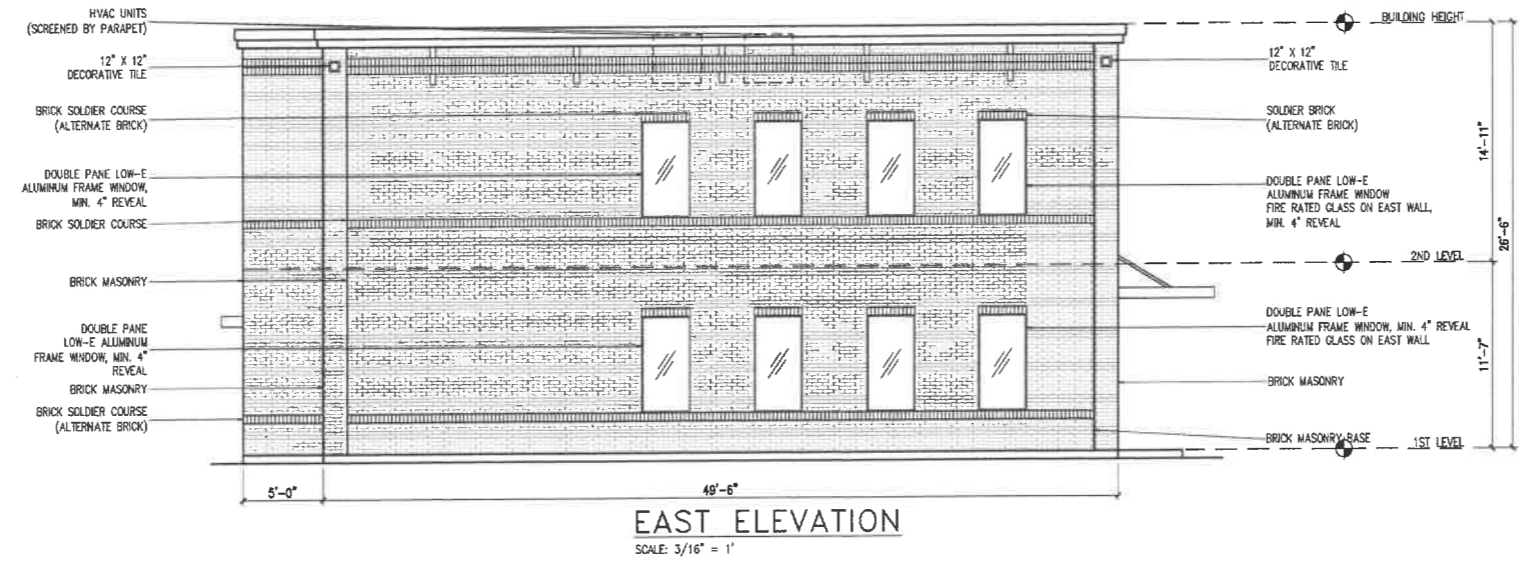
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,566	
DOORS & WINDOWS (DEDUCTED)		144	
ACCOUNTABLE AREA		1,442	100%
MASONRY - BRICK		1,442	100%

**MATERIAL USAGE (%) - NORTH (FACING WASHINGTON)**

ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,127	
DOORS & WINDOWS (DEDUCTED)		284	
ACCOUNTABLE AREA		883	100%
MASONRY - BRICK		883	100%

**MATERIAL USAGE (%) - SOUTH**

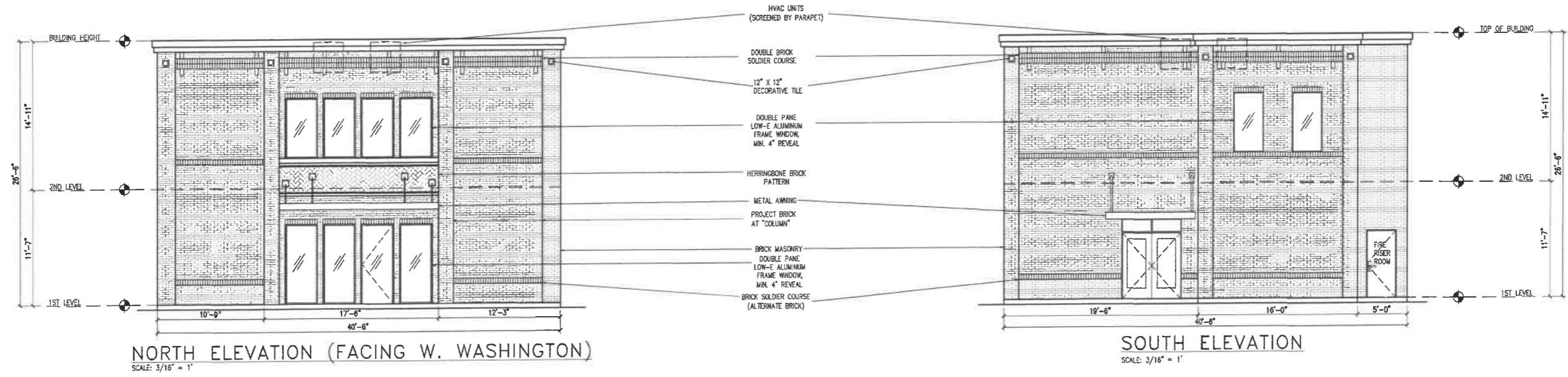
ITEM	BRAND / COLOR	AREA S.F.	PERCENT
ELEVATION AREA		1,127	
DOORS & WINDOWS (DEDUCTED)		219	
ACCOUNTABLE AREA		908	100%
MASONRY - BRICK		908	100%



**APPROVED:**  
 I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_ DAY OF \_\_\_, \_\_\_\_.

WITNESS OUR HANDS, THIS \_\_\_ DAY OF \_\_\_, \_\_\_\_.

PLANNING AND ZONING COMMISSION      DIRECTOR OF PLANNING AND ZONING



**EXCERPTS FROM ROCKWALL LANDSCAPE STANDARDS:**

Sec. 5.7. - Street landscaping.  
A street landscape buffer-strip with a minimum width of ten feet, must be provided along the entire length of the property to be developed that is adjacent to a major arterial or collector street, as defined in the city's thoroughfare plan, exclusive of driveways and access-ways. Large trees, as herein defined, shall be provided in the required buffer in numbers equal to one tree for each 50 feet of street frontage.

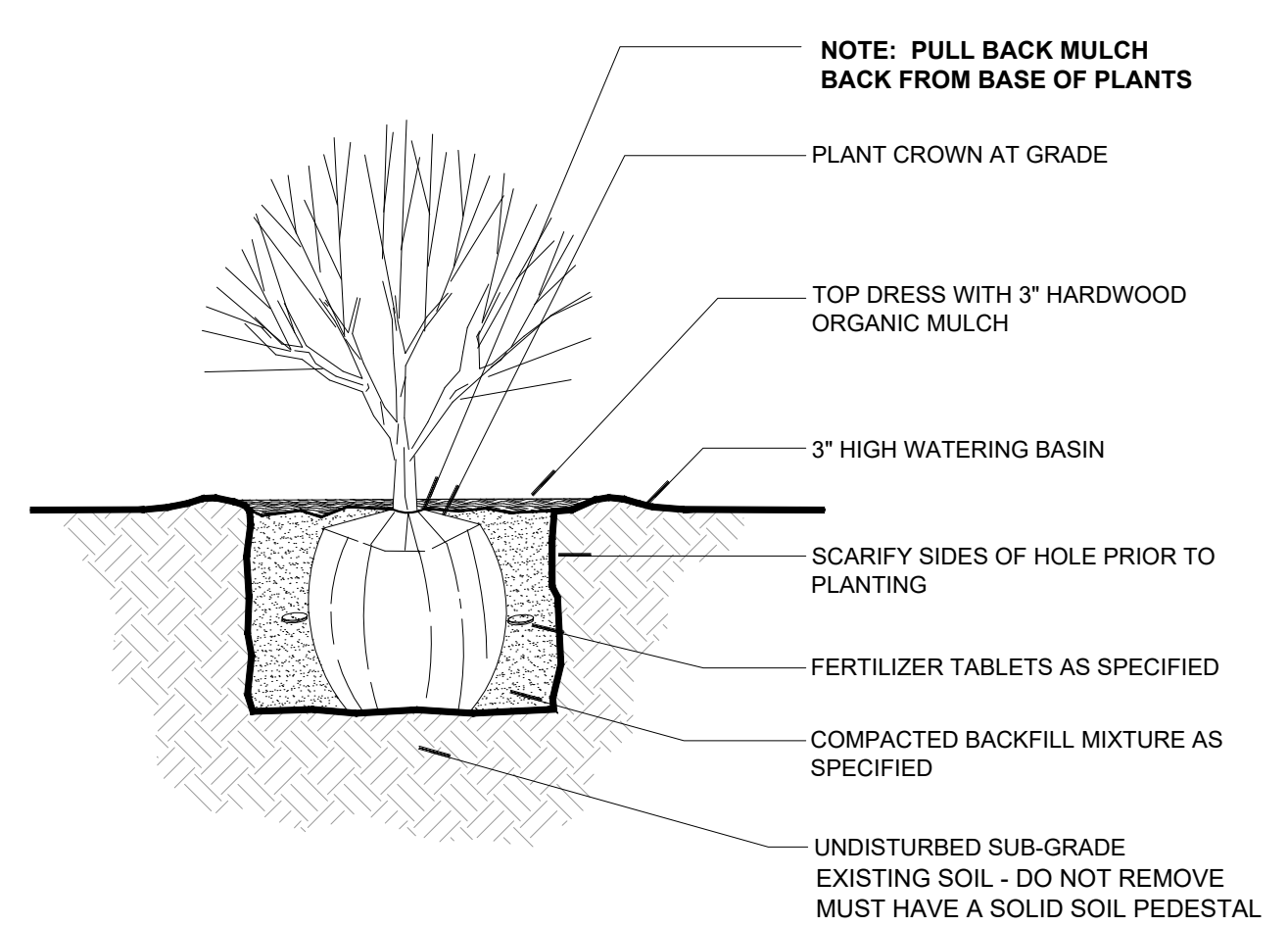
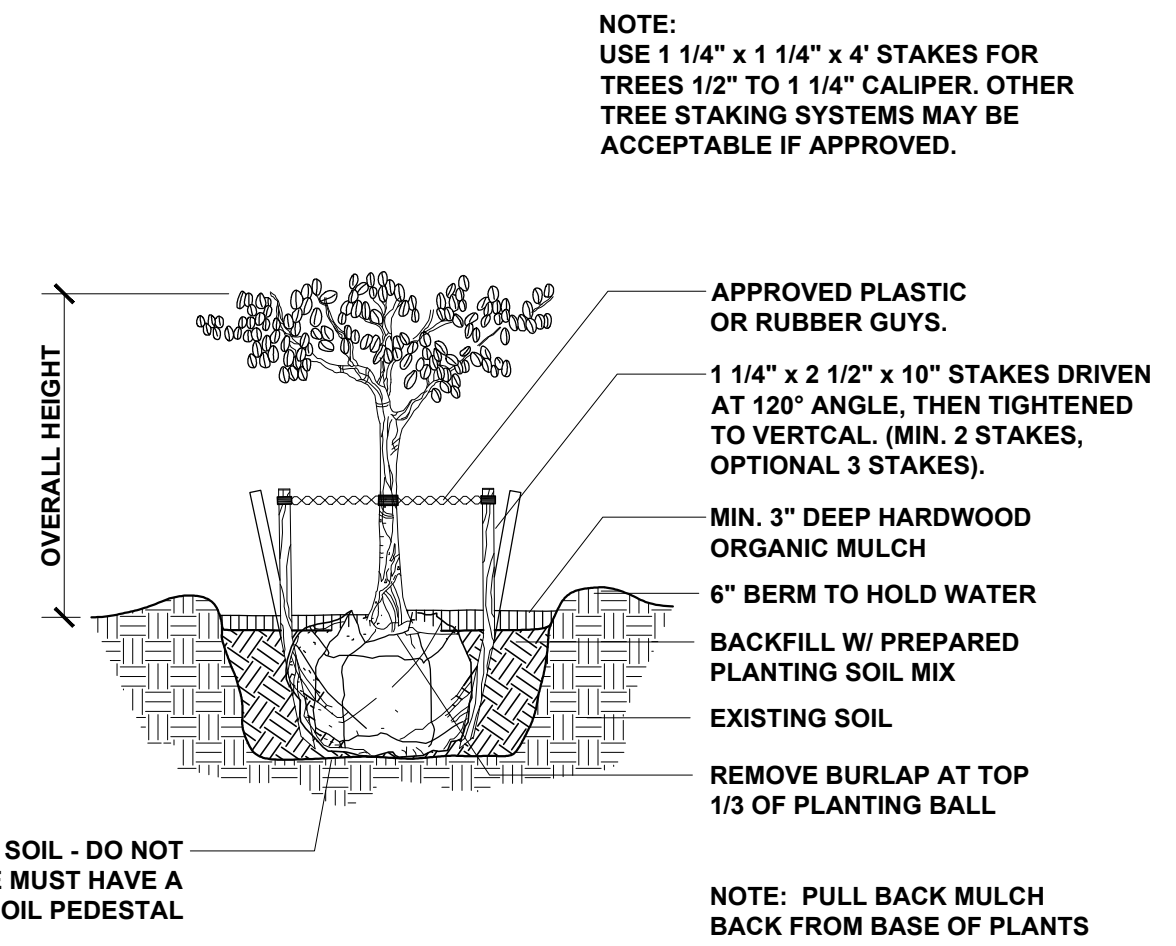
Sec. 5.8. - Right-of-way landscaping requirements.  
All street rights-of-way located adjacent to the proposed development shall be improved with grass or ground cover material and shall be maintained. It shall be the responsibility of the developer to design the irrigation system within the lot to ensure that the grass placed in the right-of-way is watered and maintained and to ensure that minimal water will enter the street itself. The designer of the irrigation system shall base the design on the ultimate proposed width of the street when designing the system. The plans for design of the irrigation system shall be approved by the city prior to installation.

Sec. 5.9. - Parking lot landscaping.  
A. Any parking lot with more than two rows of spaces shall have a minimum of five percent or 200 square feet, whichever is greater, in the interior of the parking lot in landscaping. Such landscaping shall be counted toward the total landscaping.  
B. If the parking and maneuvering space exceeds 20,000 square feet one large canopy tree for every ten required parking spaces shall be required internal to the parking lot. No tree shall be planted closer than 2 1/2 feet to the pavement.  
1. No required parking space may be located more than 80 feet from the trunk of a large canopy tree.  
2. No tree may be planted closer than 2 1/2 feet to the pavement.  
3. All trees must be internal to the parking lot.

Sec. 5.11. - Dimensions of landscaping.  
All required landscaping shall be no less than five feet wide and a minimum of 25 square feet in area unless it is within ten feet of the building. Sec. 5.12. - Required landscaping.  
A. Amount of landscaping.  
1. Minimum square footage requirements for landscaping shall be provided and maintained in the zoning districts set forth as follows. The requirements shall be applied to the total site area to be developed.  
Commercial 15 10  
The total site area required for landscaping may be reduced by no more than five percent in accordance with the provisions of section 6. For example, the required percentage of 15 percent for commercial zoning could be reduced to a total of ten percent under the terms of section 6.

A. Location of landscaping. No less than 50 percent of the total requirement shall be located in front of and along side buildings with street frontage in the following zoning districts: "MF-14," "RO," "NS," "GR," "C" and "RT." One hundred percent of the total requirement shall be located in front of and along side buildings with street frontage in the following zoning districts: "HC," "LI," "HI."  
B. Detention basins. Detention basins shall be landscaped in a natural manner using ground cover, grasses, shrubs and trees in all dry land areas. There shall be a minimum of one tree for each 750 square feet of dry land area.

**SECTION 6. - LANDSCAPE CREDITS**  
Credits toward achieving landscape requirements may be achieved as follows.  
Sec. 6.1. - Credit for required landscape buffer-strips between residential and nonresidential zoning.  
The overall landscaping requirement may be reduced by 2.5 percent when the buffer-strip, whether required or not, has a minimum average width of 15 feet or greater and contains at least one large tree every 40 feet, or large shrubs at least every ten feet the entire length of the perimeter adjacent to property with residential zoning. This perimeter must equal at least 25 percent of the total perimeter of all adjacent private property. Sec. 6.2. - Credit for surface parking screening.  
The overall landscaping requirement may be reduced by 2.5 percent when a surface parking lot located adjacent to a public street is screened as follows:  
A. The screen must be voluntary, not required by this Unified Development Code.  
B. The screening must be located along the entire length of street frontage of the parking lot, exclusive of driveways, accessways, and visibility triangles. Visibility triangles will be maintained at all driveway intersections.  
C. The screening must be at least three feet in height utilizing only evergreen planting materials, berms, and/or masonry walls.  
D. The adjacent street must be generally at the same grade level of the parking lot or below for such credit to qualify. Sec. 6.3. - Credit for right-of-way landscaping. ROCKWALL LANDSCAPE STANDARDS  
The overall landscaping requirement may be reduced by 2.5 percent when the public right-of-way adjacent to a proposed development is landscaped meeting the following requirements:  
A. All landscaping in the right-of-way shall be provided sufficient irrigation for maintenance.  
B. Plants used in landscaping in the right-of-way shall only be varieties included on the approved plant list.  
C. The plan for landscaping in right-of-way shall be submitted and approved by the city prior to any work being done in the right-of-way.  
D. In certain cases, the city may determine that landscaping in the right-of-way may be infeasible and in such cases this credit shall not apply.  
E. Landscaping shall include ground cover, shrubs, trees and/or other plant materials and must cover at least 50 percent of the adjacent right-of-way, exclusive of driveways, to qualify for this credit. Grass alone shall not qualify for this credit.  
F. If the city has an adopted landscape plan for the street adjacent to the proposed project, any proposed improvements must be in compliance with said plan. Sec. 6.4. - Credit for xeriscaping.  
The overall landscaping requirement may be reduced by 2.5 percent when the planning director or his/her designee determines that the standards stipulated by section 5.10, xeriscaping standards, of this article have been satisfied.



**C** TREE PLANTING DETAIL

**D** SHRUB PLANTING DETAIL

**PLANT SCHEDULE**

TREES	CODE	BOTANICAL / COMMON NAME	CONT	QTY	MITIGATION
	Cl	Chilopsis l 'Lucretia Hamilton' / Desert Willow 3" cal. * ROCKWALL APPROVED TREE	B & B	1	3"
	Pe	Pinus eiderica / Afghan Pine 6" cal. * ROCKWALL APPROVED TREE	B & B	1	6"
	Ss	Sophora secundiflora / Texas Mountain Laurel 2" cal.	20" Box	1	2"
	Vc	Vitex agnus-castus / Chaste Tree 3" cal.	B & B	1	3"
					<b>14"</b>
SHRUBS	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	
	Bmj	Buxus microphylla / Littleleaf Boxwood	3 gal	10	
	Hp	Hesperaloe parviflora / Red Yucca * ROCKWALL APPROVED PLANT	5 gal	10	
	Lm	Lantana montevidensis 'New Gold' / Gold Lantana	1 gal	13	
	Lg	Leucophyllum frutescens 'Green Cloud' / Texas Ranger * ROCKWALL APPROVED PLANT	5 gal	9	
	Ls	Ligustrum sinense 'Sunshine' / Sunshine Ligustrum	5 gal	6	
	Lp	Loropetalum chinense 'Purple Diamond' / Fringe Flower * ROCKWALL APPROVED PLANT	5 gal	3	
	Msc	Mahonia 'Soft Caress' / Soft Caress Mahonia	3 gal	11	
	Ma	Miscanthus sinensis 'Adagio' / Dwarf Maiden Grass * ROCKWALL APPROVED PLANT	5 gal	1	
	Mr	Muhlenbergia capillaris / Muhly Grass * ROCKWALL APPROVED PLANT	5 gal	9	
	Ph	Pennisetum a. 'Hamel' / Dwarf Fountain Grass * ROCKWALL APPROVED PLANT	5 gal	13	
	Ptv	Pittosporum tobira 'Variegata' / Variegated Mock Orange	5 gal	20	
	Rop	Rosmarinus officinalis 'Prostratus' / Trailing Rosemary * ROCKWALL APPROVED PLANT	1 gal	6	
	Sg	Salvia greggii 'Pink' / Pink Autumn Sage	3 gal	3	
CACTI	CODE	BOTANICAL / COMMON NAME	SIZE	QTY	
	Af	Agave ovatifolia 'Frosty Blue' / Whale's Tongue Agave	5 gal	2	
GROUND COVERS	CODE	BOTANICAL / COMMON NAME	CONT	QTY	
	Ch	Cynodon dactylon '419 Hybrid' / Bermuda Grass * ROCKWALL APPROVED PLANT	sod	294 sf	
	Dg	Decomposed Granite 1/4" minus screened Orange D.G. over filter fabric	2" deep	163 sf	
	Hm	Hardwood / Mulch	2" deep	834 sf	
	Tb	Tejas Black / 5/8"	2" deep	669 sf	

**B** PLANT SCHEDULE

**SITE SUMMARY - COMMERCIAL ZONING**

DESCRIPTION	LOT PERCENTAGE
LOT	12,383 100 %
IMPERVIOUS	10,323 84%
2 STORY OFFICE/PORCHES	2,247 18%
PAVEMENT AREA	7,783 64%
PERVIOUS	2,060 16%
SIDEWALK / STAIRS	293 2%
MAX. BUILDING HEIGHT PROPOSED	27'-6"
PARKING REQUIREMENTS	
OFFICE (1:300 S.F.)	4,008 S.F.
PARKING PROVIDED	14
PARKING REQ'D	14



**REQUIRED PLANTINGS**

**A. STREET TREES:**  
1 TREE FOR EVERY 50 L.F. OF FRONTAGE W Washington Street - 60 / 50 = 1.2 (1) 3" TREE REQUIRED (1) 3" TREE PROVIDED

THE IRRIGATION SYSTEM FOR THIS PROJECT IS TO CONSIST OF A 8 STATION SMART CONTROLLER WITH WI-FI CAPABILITIES AND A WIRELESS RAIN / FREEZE SENSOR. SHRUBS WILL BE IRRIGATED WITH IN-LINE DRIP TUBE FED FROM 1" DRIP ZONE VALVE ASSEMBLIES. LAWN AREAS TO BE IRRIGATED WITH LOW FLOW ROTARY NOZZLES ON 4" POP-UP BODIES. POINT OF CONNECTION, BACKFLOW, WYE STRAINER AND SHUT OFF VALVE TO BE INSTALLED PER CITY OF ROCKWALL STANDARD IRRIGATION REQUIREMENTS.

NOTE:  
NO TREES TO BE WITHIN 5' OF PUBLIC UTILITIES

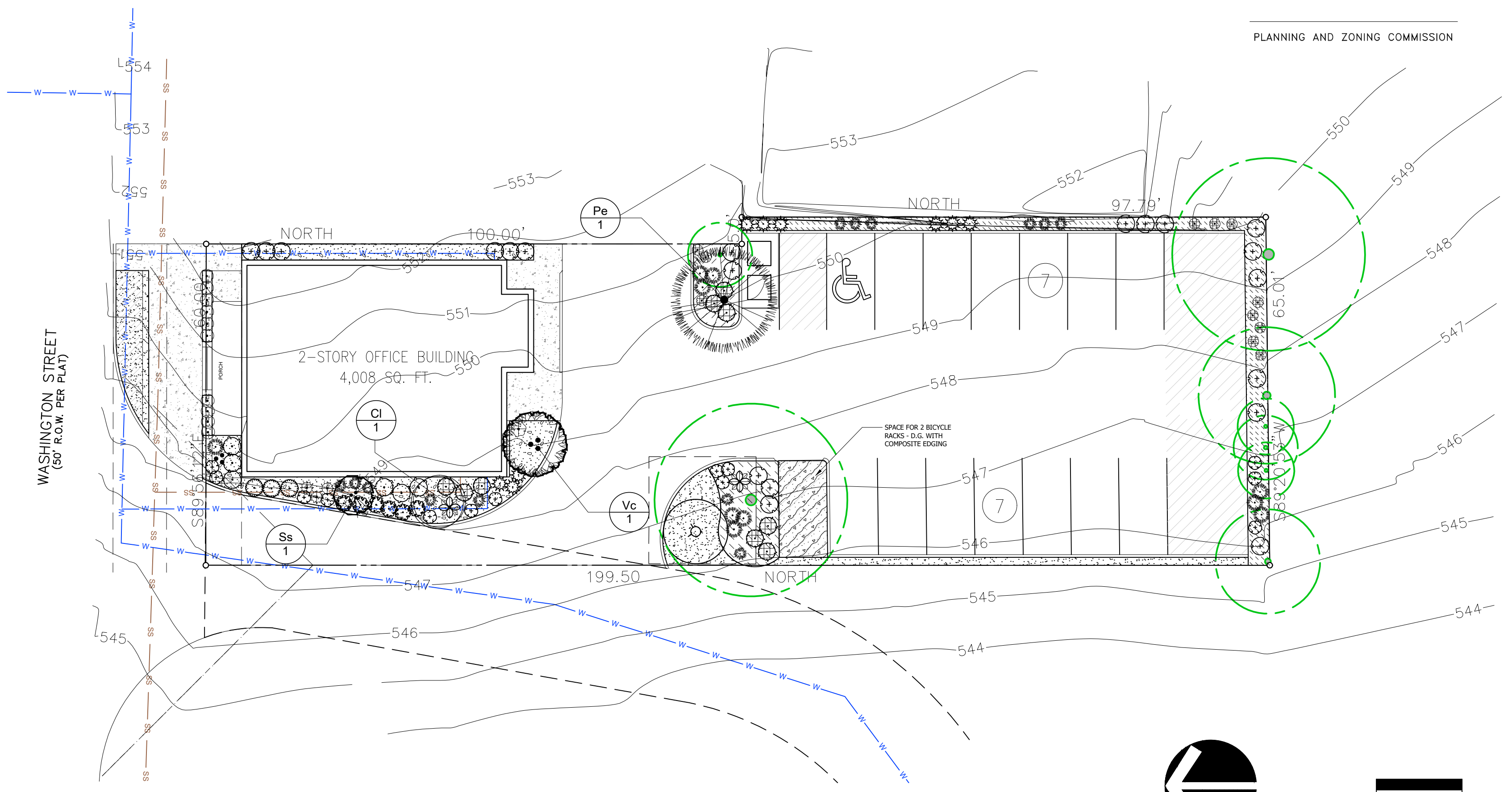
APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_.

WITNESS OUR HANDS, THIS \_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_.

PLANNING AND ZONING COMMISSION

DIRECTOR OF PLANNING AND ZONING



**A** PLANTING PLAN

Customer provided 6" parallel conduit sch 40

Potential required clearance for PME Switchgear door clearance

Overhead 3ph

Overhead Secondary from transformer to the east

Underground to existing bldg

