

# Planning and Zoning Case Check List

P & Z Case # H2009-003 P&Z Date \_\_\_\_\_ CC Date \_\_\_\_\_

Approved/Denied \_\_\_\_\_ ARB Date \_\_\_\_\_ HPAB Date \_\_\_\_\_ Park Board \_\_\_\_\_

<b>Zoning Application</b>
<input type="checkbox"/> Specific Use Permit <input type="checkbox"/> Zoning Change <input type="checkbox"/> PD Concept Plan <input type="checkbox"/> PD Development Plan

<b>Site Plan Application</b>
<input type="checkbox"/> Site Plan <input type="checkbox"/> Treescape <input type="checkbox"/> Landscape <input type="checkbox"/> Building Elevations <input type="checkbox"/> Photometric/Lighting Plan <input type="checkbox"/> Material Samples <input type="checkbox"/> Color Rendering

<b>Platting Application</b>
<input type="checkbox"/> Master Plat <input type="checkbox"/> Preliminary Plat <input type="checkbox"/> Final Plat <input type="checkbox"/> Replat <input type="checkbox"/> Administrative/Minor Plat <input type="checkbox"/> Vacation Plat <input type="checkbox"/> Landscape Plan <input type="checkbox"/> Treescape Plan

- Copy of Ordinance (Ord. # \_\_\_\_\_)
- Application
- Receipt
- Location/Buffer Map
- Newspaper Public Notice
- 200 ft Buffer Public Notice
- Project Review
- Staff Report
- City Council Report
- Approval/Denial Letter
- Correspondence
- Copy – All Plans Required
- Copy – Mark-ups
- City Council Minutes - Laserfiche
- Minutes - Laserfiche
- Plat Filed Date \_\_\_\_\_
  - **Cabinet#** \_\_\_\_\_
  - **Slide#** \_\_\_\_\_

**Notes** \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

**Zoning Map Updated** \_\_\_\_\_

**- EXHIBIT (2) -**

**OLD TOWN ROCKWALL HISTORIC DISTRICT - Certificate of Appropriateness - Application**

Please complete the following table. In addition, it is requested that photographs of the property be submitted. Please submit a sufficient number of photographs of the property to adequately represent the character of the subject property. If additional space is needed, please continue on additional sheets.

<b>Address of Property:</b> _____ (address or legal description)				
<u>Street Address</u> <u>Rockwall</u> <b>City</b>	<u>Texas</u> <b>State</b>	<u>75087</u> <b>Zip Code</b>	<u>Rockwall</u> <b>County</b>	
Name of Property, If Applicable: <u>Bin 303</u> (name of Structure or Addition name)				
Has the building been moved? No <input checked="" type="checkbox"/> Yes _____ If yes, when was the property moved? _____ (mm/dd/yr -if known, otherwise, the year moved is sufficient)				
Name of Historic District: <u>OLD TOWN ROCKWALL HISTORIC DISTRICT</u> ____ National Register District ____ Certified State or Local District ____ Proposed Historic District If listed individually in the National Register of Historic Places, Please give date of listing _____ (mm/dd/yy)				
Property Owner: <u>Sylvia, Rod Nugent</u>		Street Address: <u>105 Olive Street</u>		
<u>RW</u> <b>City</b>	<u>TX</u> <b>State</b>	<u>75087</u> <b>Zip</b>	<u>RW</u> <b>County</b>	_____ <b>Telephone Number</b>
Authorized Contact: <u>Breean Nugent</u>		Street Address: <u>105 Olive Street</u>		
(if different from Owner)				
<u>Rockwall</u> <b>City</b>	<u>TX</u> <b>State</b>	<u>75087</u> <b>Zip</b>	<u>Rockwall</u> <b>County</b>	<u>972-400-8990</u> <b>Telephone Number</b>
Description of Property Construction, Renovation and Repair (attach photographs, plans, elevations, etc.): <u>Please see attached pictures, lay-outs, and dimensions for approval</u>				
Owner's Signature <u>Breean Nugent</u>		City of Rockwall Use Only:		<u>H2003 -</u> <u>H2009-003</u> Project Number



City of Rockwall  
The New Horizon

SIGN PERMIT APPLICATION  
CITY OF ROCKWALL  
CODE ENFORCEMENT DEPARTMENT  
972-771-7708

SIGN PERMIT NUMBER - SGN 2009-0045



City of Rockwall  
The New Horizon

NAME OF BUSINESS: Bin 303 PHONE 972.400.8991 SIGN VALUE \$ \_\_\_\_\_  
BUSINESS ADDRESS: 105 Olive Street CITY Rockwall STATE TX ZIP 75087

SIGN CONTRACTOR: Hightech Signs PHONE # (9) 771.5599  
CONTRACTOR ADDRESS: 2850 Ridge Rd. Ste. 118 CITY Rockwall STATE TX ZIP 75087

**INFORMATION REQUIRED WITH THIS APPLICATION:**

2 SITE PLANS AND 2 SETS OF DRAWINGS (to scale, showing exact wording, symbols, logo, etc.) SHOW LOCATION OF ALL EXISTING AND/OR NEW SIGNS (i.e. on property, building etc.), ALL STREETS, INTERSECTIONS AND ADJACENT PROPERTIES

Historic District

WALL SIGN: NUMBER OF WALL SIGNS REQUESTED 1  
SIGN 1: HEIGHT \_\_\_\_\_ LENGTH \_\_\_\_\_ TOTAL SQUARE FEET \_\_\_\_\_  
SIGN 2: HEIGHT \_\_\_\_\_ LENGTH \_\_\_\_\_ TOTAL SQUARE FEET \_\_\_\_\_  
SIGN 3: HEIGHT \_\_\_\_\_ LENGTH \_\_\_\_\_ TOTAL SQUARE FEET \_\_\_\_\_

\* Pictures Attached

(ADDITIONAL WALL SIGNS CAN BE LISTED ON BACK OF PERMIT APPLICATION)

Total Sq. Footage of Bldg Facade where Signs will be attached \_\_\_\_\_ Façade Height \_\_\_\_\_ Façade Width \_\_\_\_\_  
Is there any existing signage? Yes \_\_\_\_\_ No  If so, square footage of existing Signage to remain \_\_\_\_\_

MONUMENT SIGN: NUMBER OF MONUMENT SIGNS REQUESTED \_\_\_\_\_  
SIGN 1: HEIGHT \_\_\_\_\_ LENGTH \_\_\_\_\_ TOTAL SQUARE FEET \_\_\_\_\_  
SIGN 2: HEIGHT \_\_\_\_\_ LENGTH \_\_\_\_\_ TOTAL SQUARE FEET \_\_\_\_\_  
SIGN 3: HEIGHT \_\_\_\_\_ LENGTH \_\_\_\_\_ TOTAL SQUARE FEET \_\_\_\_\_

(Monument signs require 1' masonry base, 6" masonry sides and 6" masonry cap...masonry must match building)  
Maximum allowable height - 7' Maximum width of 14' Maximum square footage - 98 square feet  
Total sign area cannot exceed 60 square feet.  
(ADDITIONAL MONUMENT SIGNS CAN BE LISTED ON BACK OF PERMIT APPLICATION)

Historic District

POLE SIGN: NUMBER OF POLE SIGNS REQUESTED 1  
SIGN 1: OVERALL HEIGHT 7ft (Max height 40' for gas, food or lodging on I-30, 30' max height for other I-30 signs) (Max height 20' for all other areas as allowed)

\* Pictures Attached

SIGN FACE HEIGHT (INCLUDING FRAME) \_\_\_\_\_ SIGN FACE WIDTH \_\_\_\_\_ SIGN FACE SQUARE FOOTAGE 3ft x 4ft - 12sq ft approx.

We require Engineer's Sealed drawings on all pole signs. All easements, right-of-way and sign locations must be staked and identified by applicant before permit can be issued. To ensure that easements and right-of-way are not being encroached, the City of Rockwall Engineering Department will inspect and approve locations before any installation of pole signs can occur.

SIGN MATERIALS: Wood post, iron metal hanger, wood sign or material to look like wood.

I HEREBY CERTIFY THE FOREGOING TO BE CORRECT TO THE BEST OF MY KNOWLEDGE. I ALSO AGREE THE SAID WORK WILL BE DONE IN COMPLIANCE WITH THE INFORMATION HEREIN SET FORTH AND IN COMPLIANCE WITH THE CITY OF ROCKWALL CODES REGULATING SIGN REQUIREMENTS. I FURTHER UNDERSTAND IF THE SIGN IS INSTALLED INCORRECTLY I SHALL BE REQUIRED TO REMOVE AND REPLACE IT OR A CITATION WILL BE ISSUED.

PRINT NAME: Mathew Nugent

APPLICANT SIGNATURE: \_\_\_\_\_ DATE: 3/27/09

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_ BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
PLANNING DEPT. APPROVAL BY: \_\_\_\_\_ DATE: \_\_\_\_\_ VARIANCE REQUIRED: YES \_\_\_\_\_ NO \_\_\_\_\_

COMMENTS: \_\_\_\_\_



**CITY OF ROCKWALL**  
**Historic Preservation Advisory Board Memo**

**AGENDA DATE:** 4/16/2009

**APPLICANT:** Breean Nugent

**AGENDA ITEM:** H2009-003; Bin 303 Restaurant

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Discuss and consider a request by Breean Nugent of Bin 303 for approval of an attached lit wall sign and a detached free-standing sign located on a 0.72-acre tract zoned (GR) General Retail district and currently known as Lot 1, Block 1, Bin 303 Addition, situated within the Old Town Rockwall Historic District and located at 105 Olive Street, and take any action necessary.

**BACKGROUND INFORMATION:**

The applicant, Breean Nugent of Bin 303, has applied for a commercial sign permit for an attached lit wall sign and a detached free-standing sign for the property at 105 Olive.

The attached wall sign meets all the requirements in the Unified Development Code but requires that the Historic Preservation Advisory Board review permits for all lit signs within the "Old Town Rockwall" Historic District. The sign is proposed to be comprised of painted foam letters measuring a total of 88" long and 21" high. The applicant has informed staff that the lights used to illuminate the sign will be located in the roof soffit just above the sign. The light fixtures are proposed to be recessed into the soffit and illuminate the back of the sign (similar to Zantas).

The detached free-standing sign meets all the requirements in the Unified Development Code but requires that the Historic Preservation Advisory Board review this permit for compliance with the requirements of the "Old Town Rockwall" Historic District Guidelines. The sign is a single free-standing sign with one pole support, measuring seven (7) feet in height and a maximum area of twelve (12) square feet. The applicant has made no formal request for a lighted sign. All lit signage shall be indirect with all support electrical equipment (conduit) buried and no light spill over on to adjacent properties. A separate sign permit issued by the Code Enforcement Department is also required. A separate building permit will be required for any electricity to the sign for lighting.

**RECOMMENDATIONS:**

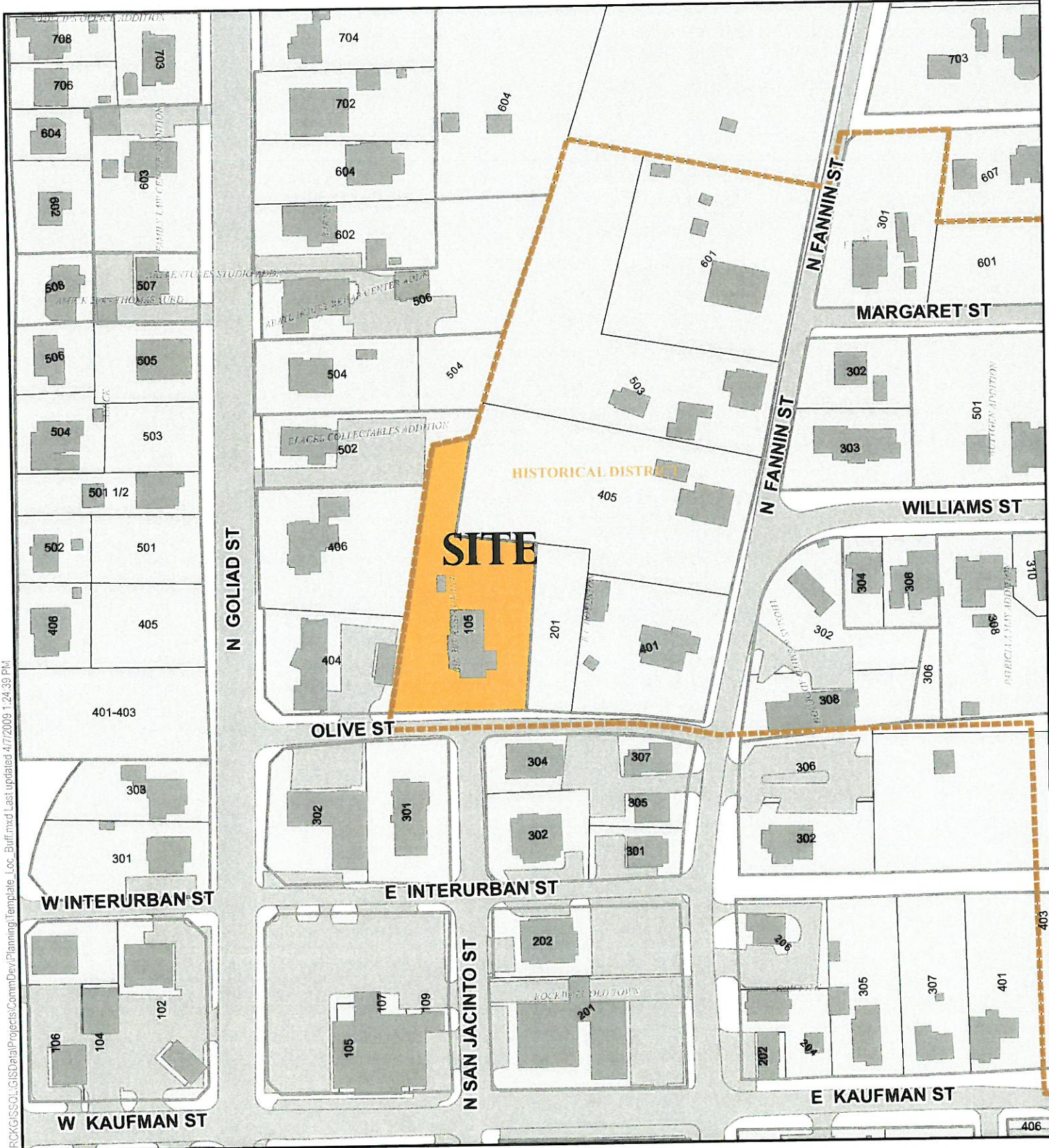
Staff Recommends approval of the request with the following conditions:

1. A separate building permit will be required for any electricity to the sign for lighting.



**Legend**

 Subject Property

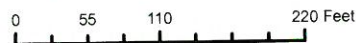


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**105 Olive  
H2009-003  
Signage**

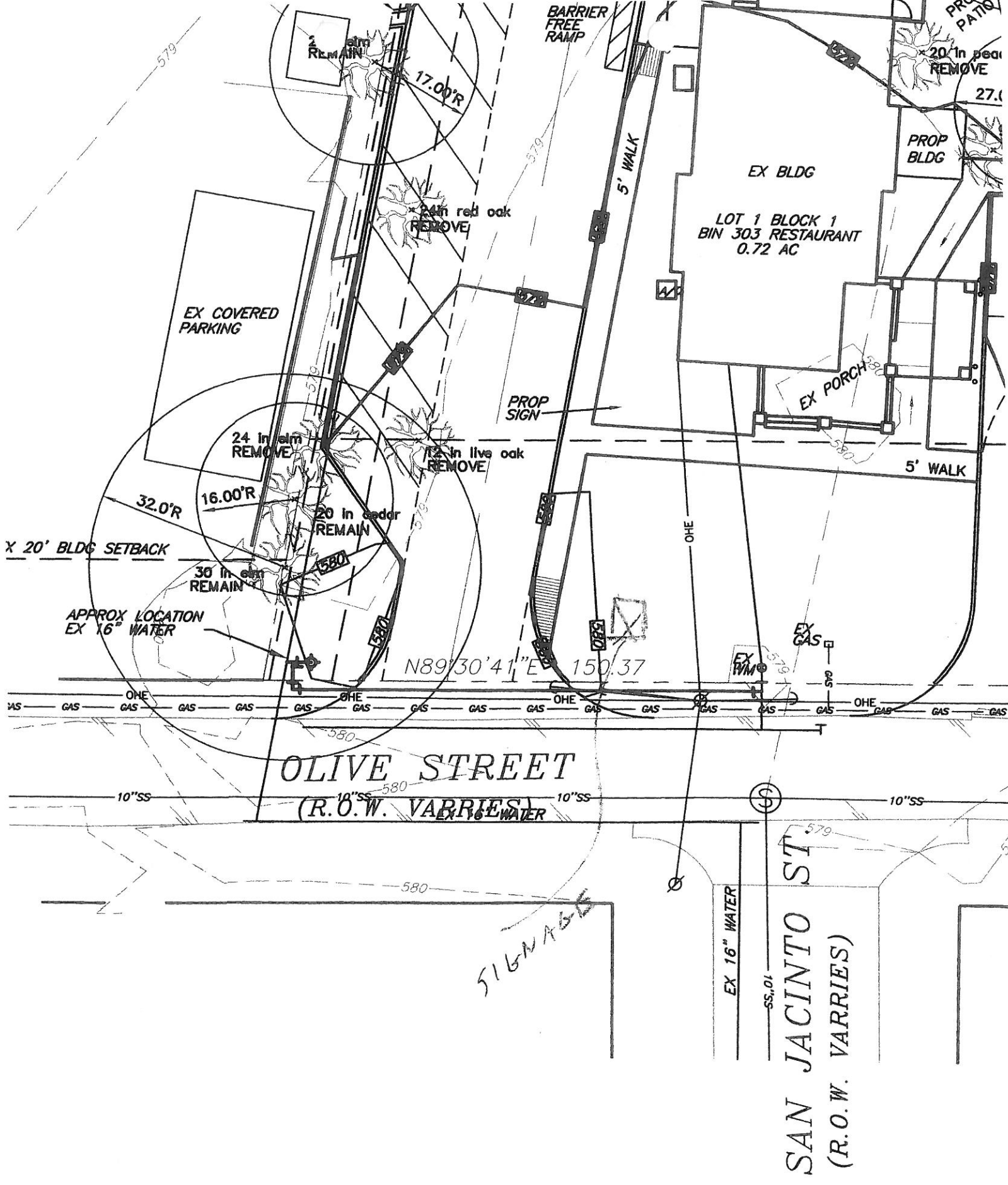
April 9, 2009



**CITY OF ROCKWALL DEPARTMENT OF PLANNING AND ZONING**

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.





BARRIER FREE RAMP

PROP PATIO

20" In pear REMOVE

27.0

PROP BLDG

EX BLDG

LOT 1 BLOCK 1  
BIN 303 RESTAURANT  
0.72 AC

EX PORCH

5' WALK

PROP SIGN

OHE

EX GAS

EX WM

N89°30'41"E 150.37

EX COVERED PARKING

24 in elm REMOVE

12 in live oak REMOVE

20 in cedar REMAIN

30 in elm REMAIN

X 20' BLDG SETBACK

APPROX LOCATION  
EX 16" WATER

OLIVE STREET

(R.O.W. VARRIES)

SAN JACINTO ST.

(R.O.W. VARRIES)

EX 16" WATER

SS, 01

SIGNAGE

10"SS

10"SS

10"SS

579

579

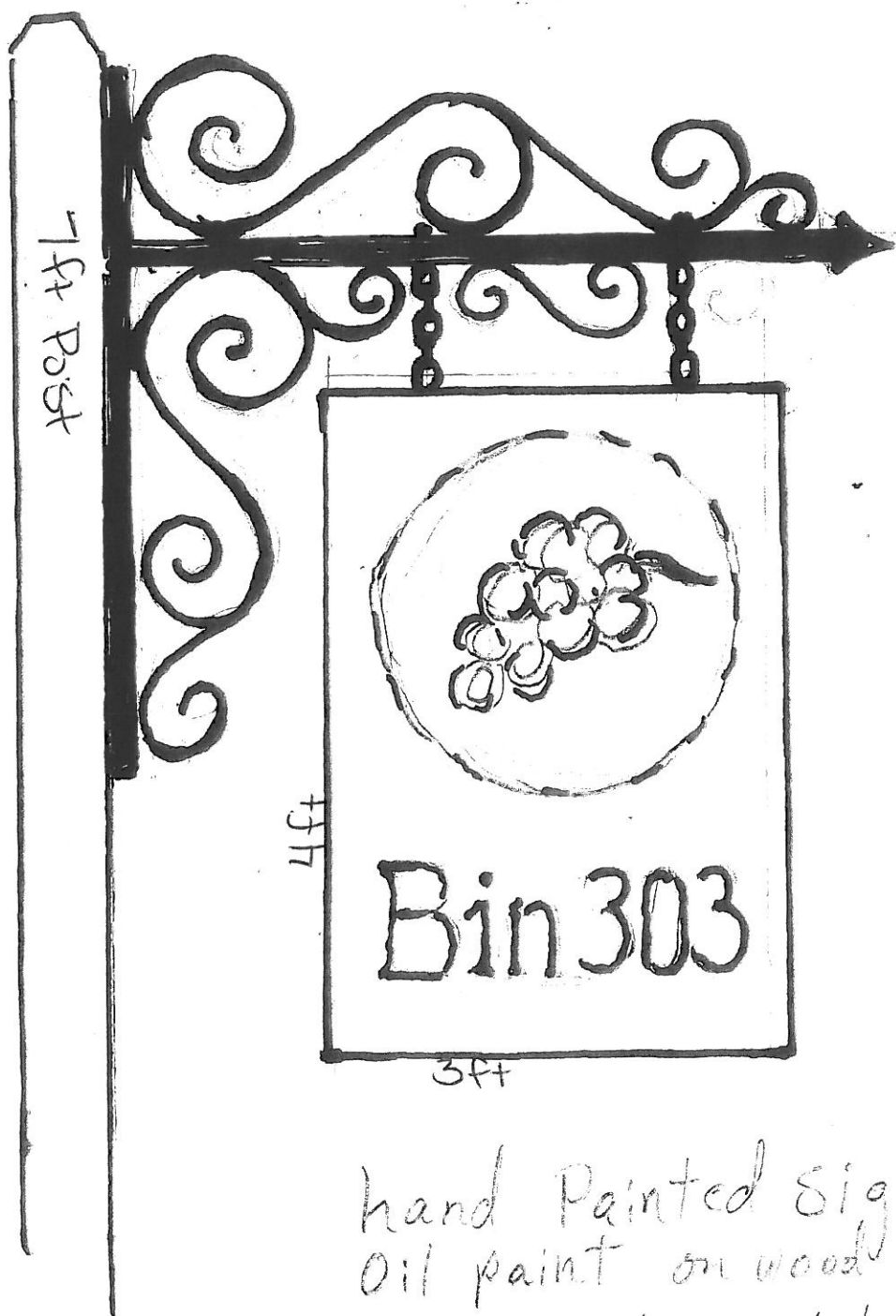
580

580

579



MS.  
469.358.0475 -



hand Painted sign;  
oil paint on wood 3ft x 4ft  
Plus ornate metal hanger



88"

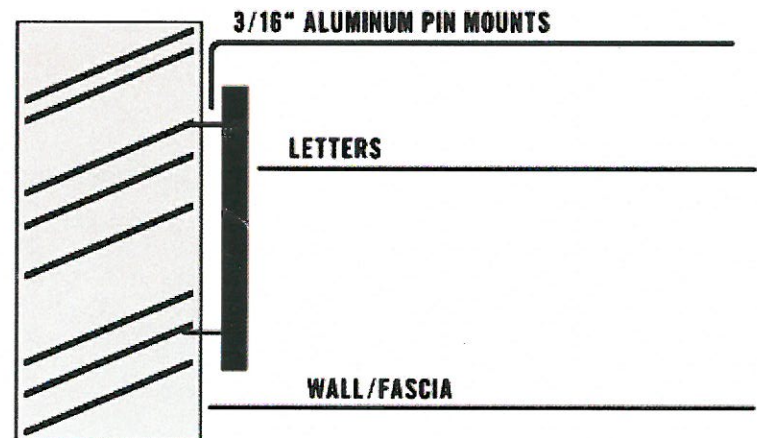
21" Bin 303

1.5" painted sign foam letters



East Elevation

CROSS SECTION



Project: 105 Olive St.

**Hightech** *Signs*

2850 Ridge Rd. Rockwall, TX 75032  
972.771.5599 Fax: 972.771.5749 ht-signs.com

Designed by: Chad Perry

Date: 4/08/09

Please sign for approval





\* Lighting Behind large rather





City of Rockwall  
*The New Horizon*

4/20/2009

Breean Nugent  
105 Olive Street  
ROCKWALL, TX 75087

**RE: H2009-003**  
**Bin 303 Restaurant**  
**Project Type: HISTORIC**

Dear Applicant:

This letter serves to notify you that the above referenced case that you (or the organization that you represent) submitted before the City of Rockwall was approved by the Historic Preservation Advisory Board on 4/16/2009. The following is a record of all recommendations, voting records and conditions of approval:

*Staff Recommends approval of the request with the following conditions:*

- 1. A separate building permit will be required for any electricity to the sign for lighting.*

*On 4/16/09 the Historic Preservation Advisory Board approved the sign permit subject to staff conditions by a vote of 5-0 (West & Whitley absent).*

Please contact the City of Rockwall Community Development Staff at (972) 771-7745, or at the address listed below, with any questions or concerns regarding this matter.

Sincerely yours,

Chris Spencer, AICP  
Planning and Zoning  
City of Rockwall

Cc: Cliff Griffin

