PLANNING AND ZONING CASE CHECKLIST



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

P&Z CASE # 8/2018-010 P&Z DATE 7.10, 18 CC DATE 7.16.18 APPROVED/DENIED

□ NEWSPAPTER PUBLIC NOTICE □ 500-FT. BUFFER PUBLIC NOTICE

□ COPY OF ORDINANCE (ORD.#)

ARCHITECTURAL REVIEW BOARD DATE______ HPAB DATE______ PARK BOARD DATE______

□ APPLICATIONS

□ LOCATION MAP

□ PROJECT REVIEW □ STAFF REPORT

□ CORRESPONDENCE

□ RECIEPT

□ HOA MAP

D PON MAP

□ FLU MAP

ZONING APPLICATION

- □ SPECIFIC USE PERMIT
- □ ZONING CHANGE
- PD CONCEPT PLAN
- D DEVELOPMENT PLAN

SITE PLAN APPLICATION

- SITE PLAN
- LANDSCAPE PLAN
- ☐ TREESCAPE PLAN
- PHOTOMETRIC PLAN
- BUILDING ELEVATIONS
- MATERIAL SAMPLES
- COLOR RENDERING

PLATTING APPLICATION □ MASTER PLAT □ PRELIMINARY PLAT □ FINAL PLAT

- □ REPLAT
- □ ADMINISTRATIVE/MINOR PLAT
- □ VACATION PLAT
- □ LANDSCAPE PLAN
- □ TREESCAPE PLAN

□ COPY-ALL PLANS REQUIRED □ COPY-MARK-UPS □ CITY COUNCIL MINUTES-LASERFICHE □ MINUTES-LASERFICHE PLAT FILED DATE_____ CABINET #_____ SLIDE #_____ NOTES:

ZONING MAP UPDATED

	City of Rockwall	ning Department t	<u>NOTI</u> CITY SIGN DIRE	FF USE ON NNING & ZOULING CAS E: THE APPLICATION IS UNTIL THE PLANNING IED BELOW. CTOR OF PLANNING: ENGINEER:	NOT CONSID	ERED ACCEPTE	D BY THE
Please check the app	ropriate box below to inc	dicate the type of develop	oment request (Resolution No. 05	-22) [SELEC	T ONLY ONE	E BOX]:
[] Preliminary Plat [] Final Plat (\$300. [] Replat (\$300.00 [] Amending or Mi [] Plat Reinstatem <i>Site Plan Applicatio</i> [✔] Site Plan (\$250.0	00.00 + \$15.00 Acre) ¹ (\$200.00 + \$15.00 Acre) ¹ 00 + \$20.00 Acre) ¹ + \$20.00 Acre) ¹ inor Plat (\$150.00) ent Request (\$100.00)	Plan (\$100.00)	[] Specific U: [] PD Develo Other Applica [] Tree Remo Notes: ¹ : In determinin	ange (\$200.00 + \$1 se Permit (\$200.00 opment Plans (\$200 ation Fees: oval (\$75.00) ng the fee, please use mount. For requests	+ \$15.00 Acr .00 + \$15.00 the exact acre	Acre) ¹	
PROPERTY INFOR	RMATION [PLEASE PRINT]						
Address	Block A Lot 3 La Jolla Poi	nte Drive					
Subdivision	La Jolla Pointe Addition	Phase 2		Lot	А	Block	3
General Location	5W corner of La Jolla Poir	nte Drive and future Carn	nel Circle				
ZONING, SITE PL	AN AND PLATTING I	NFORMATION [PLEASE	PRINT]				
Current Zoning	Comercial (C)	-	Current Use	NA			
Proposed Zoning	Same	◄	Proposed Use	General Office			
Acreage	1.28	Lots [Current]	1		Proposed]	4	1
212.009 of the Lo	ocal Government Code.	ne left you agree to waive th					
OWNER/APPLIC	ANT/AGENT INFORM	IATION [PLEASE PRINT/CHE				ARE REQUIRED]
[] Owner			[🖌] Applicant	Mershawn Archi	tects		
Contact Person			Contact Person	Wayne Mershaw	'n		
Address			Address	2313 Ridge Road			
City, State & Zip			City, State & Zip	Rockwall, TX 750	87		
Phone				972-722-93			
E-Mail			E-Mail	mershawnarch@	gmail.com		
	ATION [REQUIRED] ed authority, on this day perso	nally appeared	Pershawn	[Owner/Applicant	Name] the u	indersigned, w	ho stated the
Before me, the undersign information on this applic	ation to be true and certified t					erein is true an	6
Before me, the undersign information on this applic "I hereby certify that I an the application fee of \$ 20 20 By signing th the public. The City is an associated or in response	n the owner, or duly authorized 270.00, to cover the his application I agree that the (lso authorized and permitted t to a request for public informa	agent of the owner, for the pa cost of this application, has bee City of Rockwall (i.e. "City") is a to reproduce any copyrighted i tion."	uthorized and pern	nitted to provide infor	mation contai		
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Receipt Number: B80393

RECEIPT

Project Number: SP2018-016 Job Address: LA JOLLA POINTE DR ROCKWALL, TX 75087

Printed: 6/18/2018 3:49 pm		
Fee Description	Account Number	Fee Amount
SITE PLANNING		

01-4280

\$ 270.00



July 17, 2018

ATTN: WAYNE MERSHAWN MERSHAWN ARCHITECTS 2313 RIDGE ROAD, ROCKWALL, TX 75087

RE: SITE PLAN (SP2018-016), Shipman Office Building

Dear Applicant:

This letter serves to notify you that the above referenced case that you submitted before the City of Rockwall was approved by the City Council on 07/16/2018. The following is a record of all recommendations, voting records and conditions of approval:

RECOMMENDATIONS:

If the Planning & Zoning Commission chooses to approve the applicant's request then staff would recommend the following conditions of approval:

1) All technical comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;

2) The total tree mitigation balance due of 212-caliper inches will be due prior to issuance of a building permit and/or prior to the filing of a final plat; and,

3) Any construction or building necessary to complete the Site Plan request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

CITY COUNCIL:

On July 16, 2018, the City Council's motion to approve the variance to the articulation requirements and an exception to the material requirements of the UDC with staff conditions passed by a vote of 7 to 0.

For information about the procedures and required materials to file a plat, or for any other additional questions on this matter, please contact Planning staff at (972) 771-7745.

Sincerely,

David Gonzales, AICP Senior Planner Planning & Zoning Department City of Rockwall, TX



DEVELOPMENT REVIEW COMMITTEE (DRC) CITY OF ROCKWALL, PLANNING & ZONING DEPARTMENT

Phone: (972) 771-7745 Email: Planning@Rockwall.com

External Review:	Wayne Carter, Charter Communications Jim Friske, Charter Communications Dinah Wood, Atmos Randy Voight, Oncor Phillip Dickerson, Oncor Brian Duncan, AT&T Javier Fernandez, RISD Brenda Callaway, TXDOT Stephen Geiger, Farmer's Electric Erank Spataro, Farmer's Electric
	Frank Spataro, Farmer's Electric

Internal Review: Amy Williams, Engineering John Shannon, Building Inspections Ariana Hargrove, Fire Andy Hesser, Parks Andy Villarreal, Police

From: Planning & Zoning Department

Date: 6/14/2018

To assist the Planning Department in evaluating the attached request, we are sending it to you for your review and comments. Please return any comments and/or plan mark-ups to us within five (5) days. Internal staff will also be required to have all comments input into CRW no later than Friday, 06/22/2018. Planning staff will assemble all comments received in time for our regularly scheduled DRC meeting on 6/26/2018 at 2:00 p.m. The Planning and Zoning Commission work session will be held on 6/26/2018 at 6:00 p.m. You are welcome to attend both meetings. If you have any questions, please contact us at (972) 771-7745.

Project Number:	SP2018-016
Project Name:	Shipman Office Building
Project Type:	SITE PLAN
Applicant Name:	MERSHAWN ARCHITECTS
Owner Name:	Shipman, Clay
Project Description:	

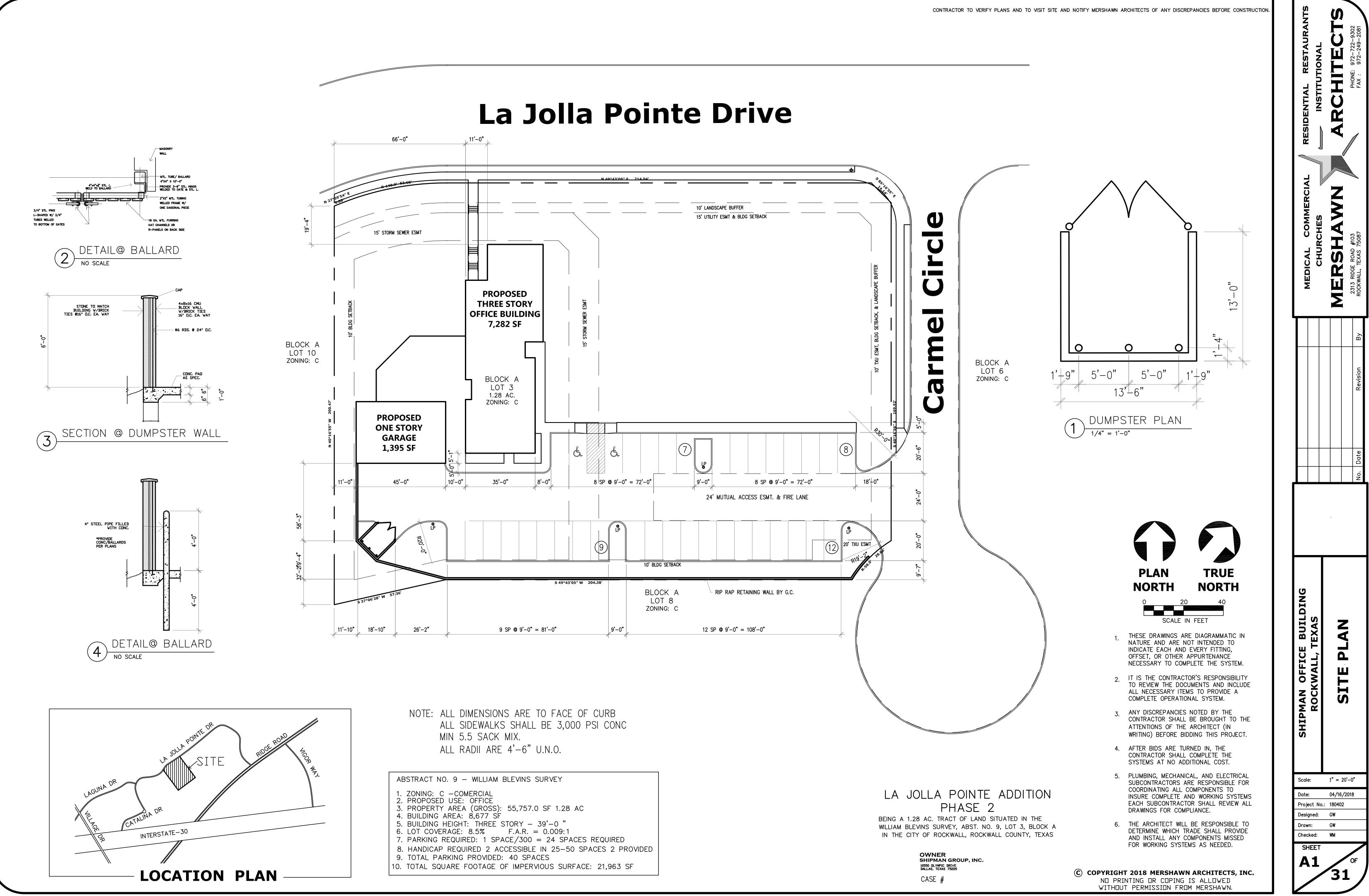


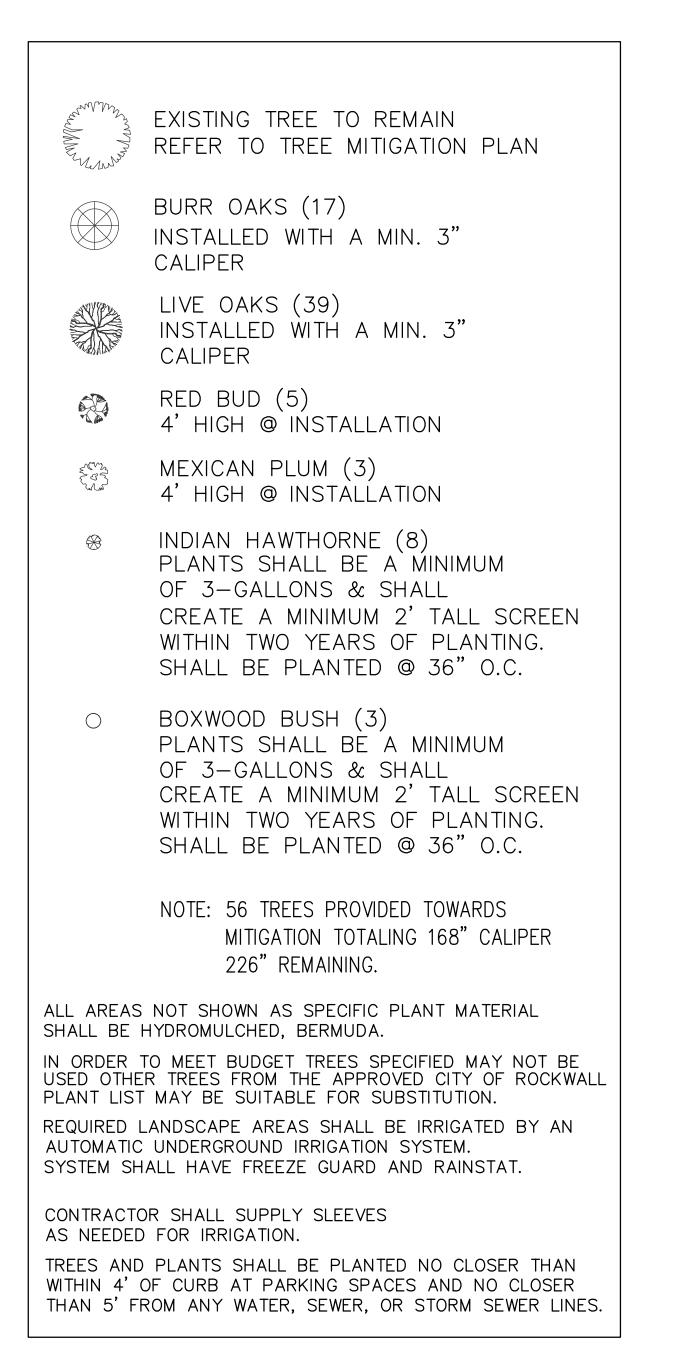


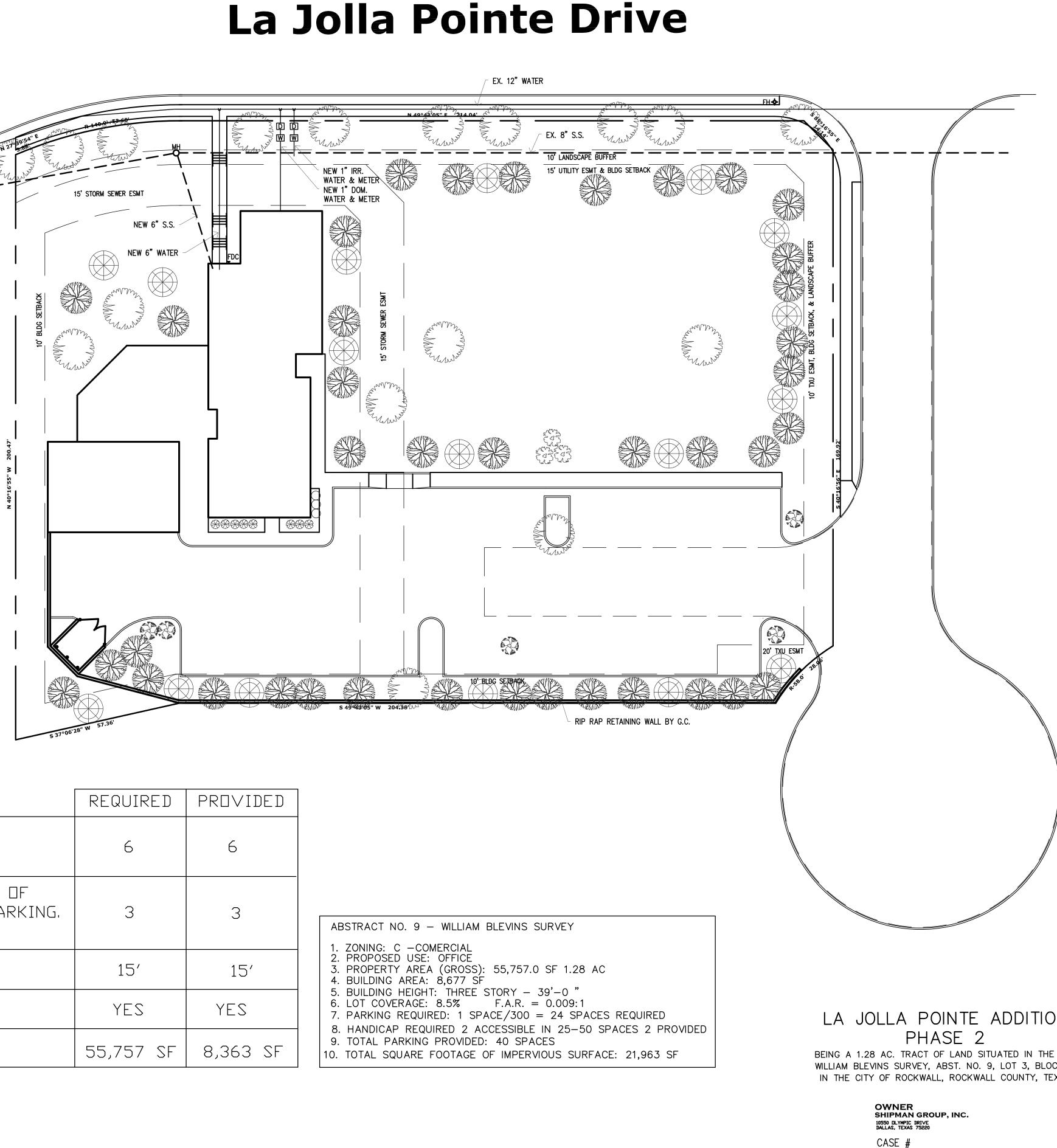
City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (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.

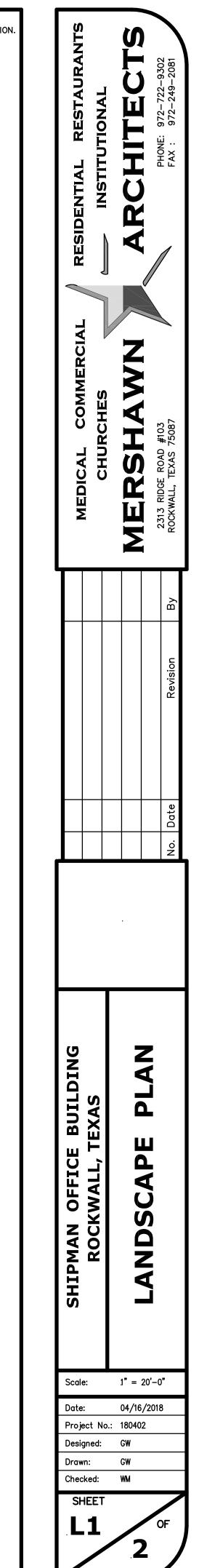






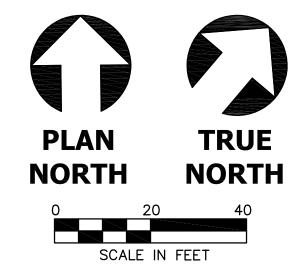


1.	STREET TREES 1 Canopy per 50'	6	
2.	SITE TREES – ONE TREE V/ A CALIPER OF AT LEAST 2″ FOR EACH 20,000 SF OF PARKING. 1 PER EVERY TEN REQ. PARKING SPACES	3	
3,	LANDSCAPE BUFFER	15′	
4.	SCREENING OF OFF STREET PARKING	YES	
5,	TOTAL LANDSCAPE AREA 20% REQUIRED	55,757 SF	8



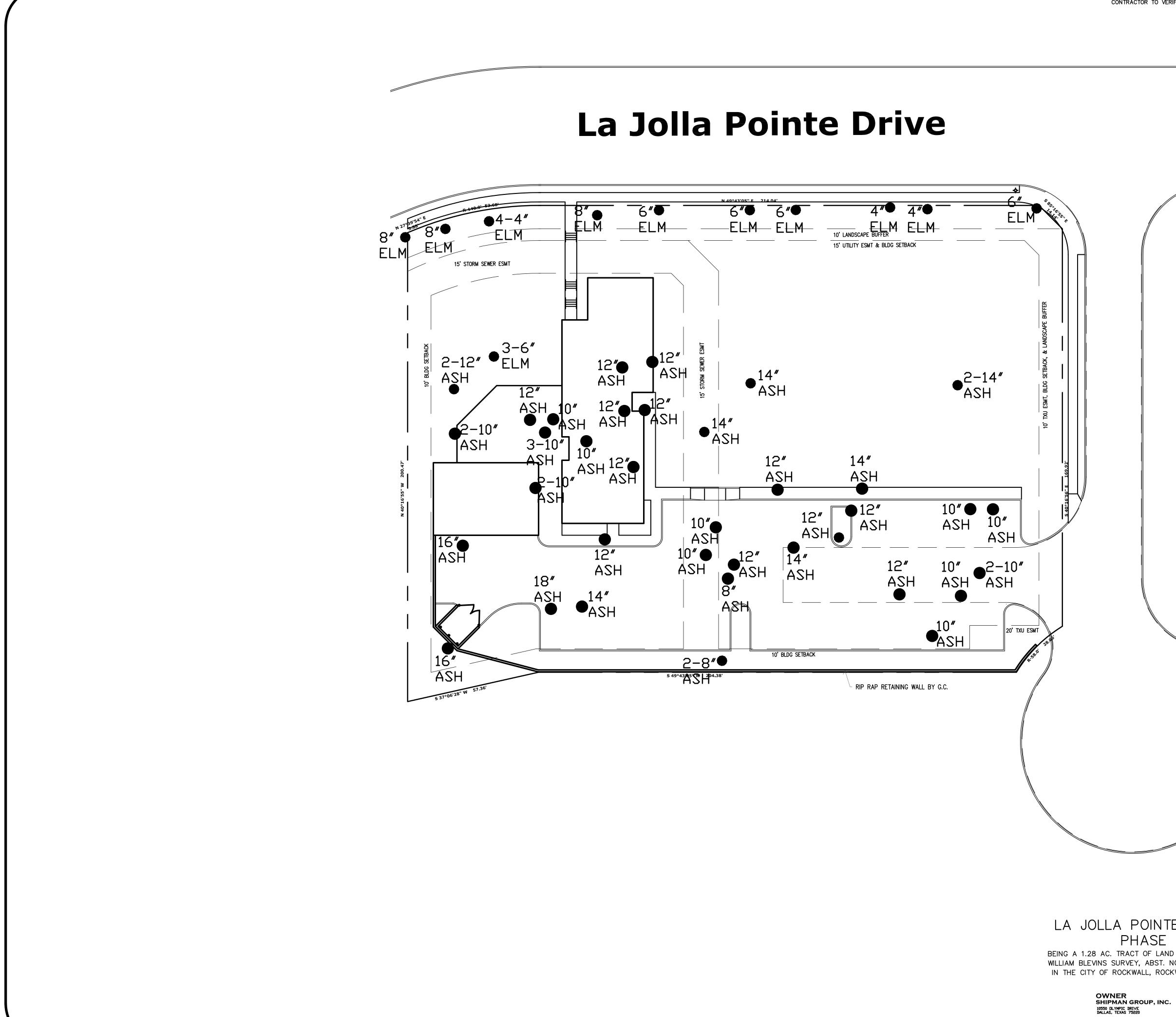
LA JOLLA POINTE ADDITION PHASE 2 WILLIAM BLEVINS SURVEY, ABST. NO. 9, LOT 3, BLOCK A

IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



- THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
- ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
- 4. AFTER BIDS ARE TURNED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
- 5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
- 6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

(C) COPYRIGHT 2018 MERSHAWN ARCHITECTS, INC. NO PRINTING OR COPING IS ALLOWED WITHOUT PERMISSION FROM MERSHAWN,



LA JOLLA POINTE ADDITION PHASE 2 BEING A 1.28 AC. TRACT OF LAND SITUATED IN THE WILLIAM BLEVINS SURVEY, ABST. NO. 9, LOT 3, BLOCK A IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE #

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	EXISTING TREE	TO BE REMOV	/ED	'			By
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178	TOTAL EXISTING TO REMAIN	GALIPER INC	н				Revision
412	TOTAL EXISTING TO BE REMOVE		н				
90	TOTAL EXISTING OF ELM TO REI		н				
18	TOTAL CALIPER (20%)	INCH CREDIT					Date
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	• WP1 • WP2		THONIA LIL L THONIA WST			DLT							833 1640			8.36 12			.000 .000		.810 .810		1.00							[†] 0.0	[†] 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0
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	PROPERTY LINE PARKING AREA		N.A	4		Fc Fc	0.04		0.0																					⁺ 0.0	⁺ 0.0	[†] 0.0	The second second	[†] 0.0	⁺ 0.0	⁺ 0.0
																														÷0,0	⁺ 0.0		⁺ 0.0	+0.0	÷ 0.0	⁺ 0.0

2. PROPOSED USE: OFFICE 3. PROPERTY AREA (GROSS): 55,757.0 SF 1.28 AC 4. BUILDING AREA: 8,677 SF 5. BUILDING HEIGHT: THREE STORY - 39'-0 " 6. LOT COVERAGE: 8.5% F.A.R. = 0.009:1 7. PARKING REQUIRED: 1 SPACE/300 = 24 SPACES REQUIRED 8. HANDICAP REQUIRED 2 ACCESSIBLE IN 25-50 SPACES 2 PROVIDED 9. TOTAL PARKING PROVIDED: 40 SPACES 10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 21,963 SF

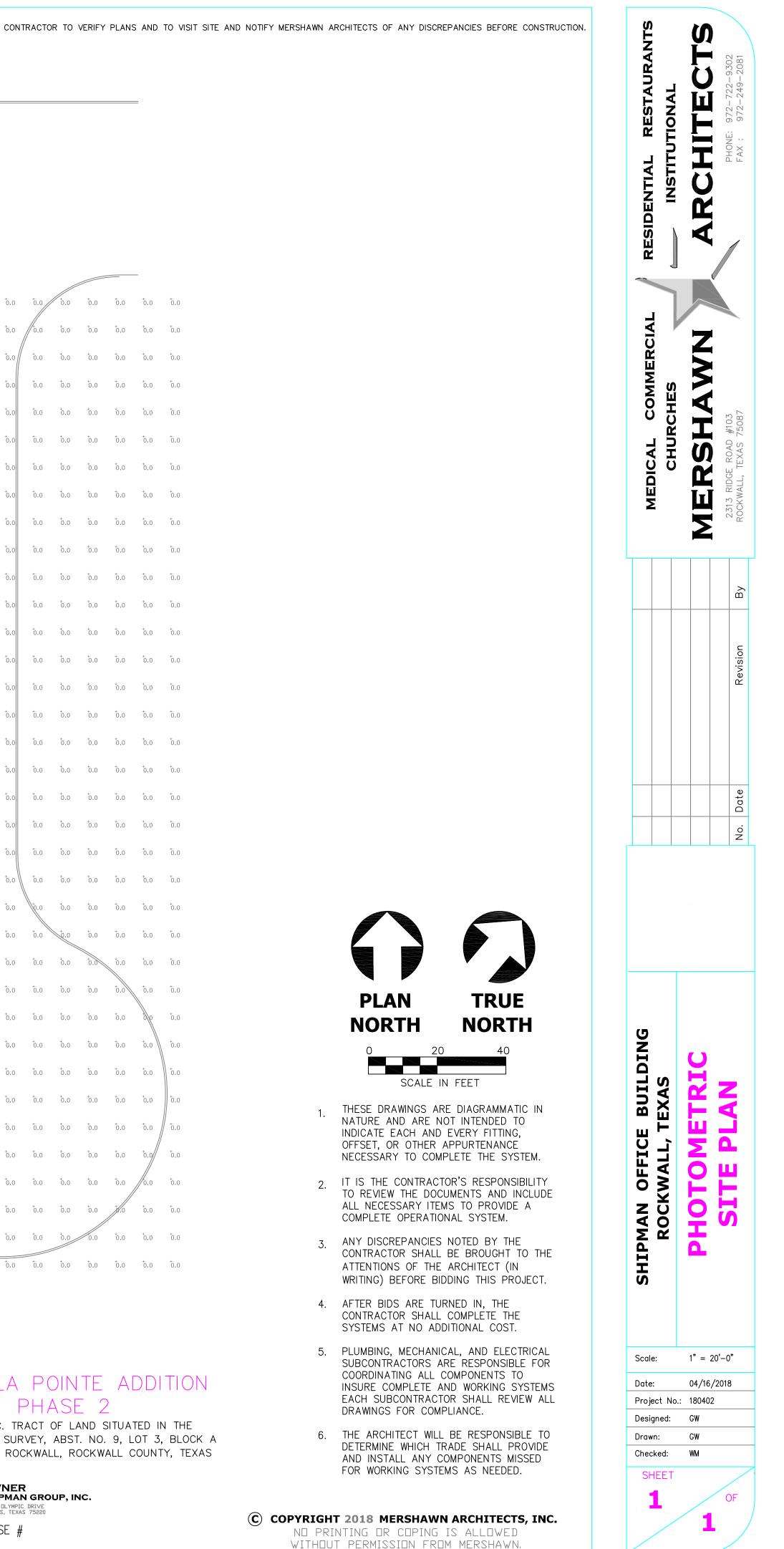
La Jolla Pointe Drive

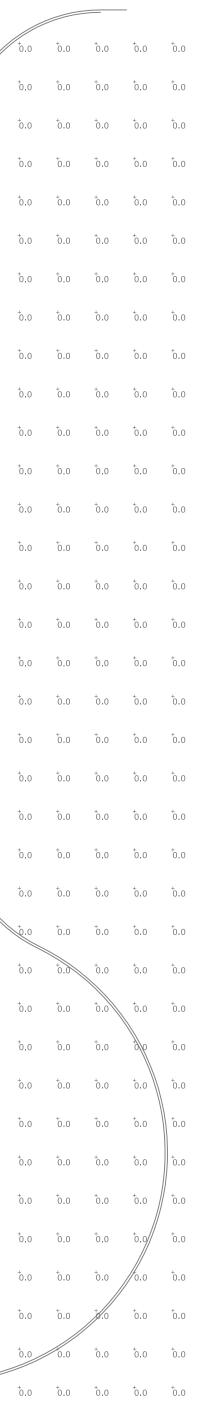
LA JOLLA POINTE ADDITION

PHASE 2 BEING A 1.28 AC. TRACT OF LAND SITUATED IN THE WILLIAM BLEVINS SURVEY, ABST. NO. 9, LOT 3, BLOCK A IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER SHIPMAN GROUP, INC.

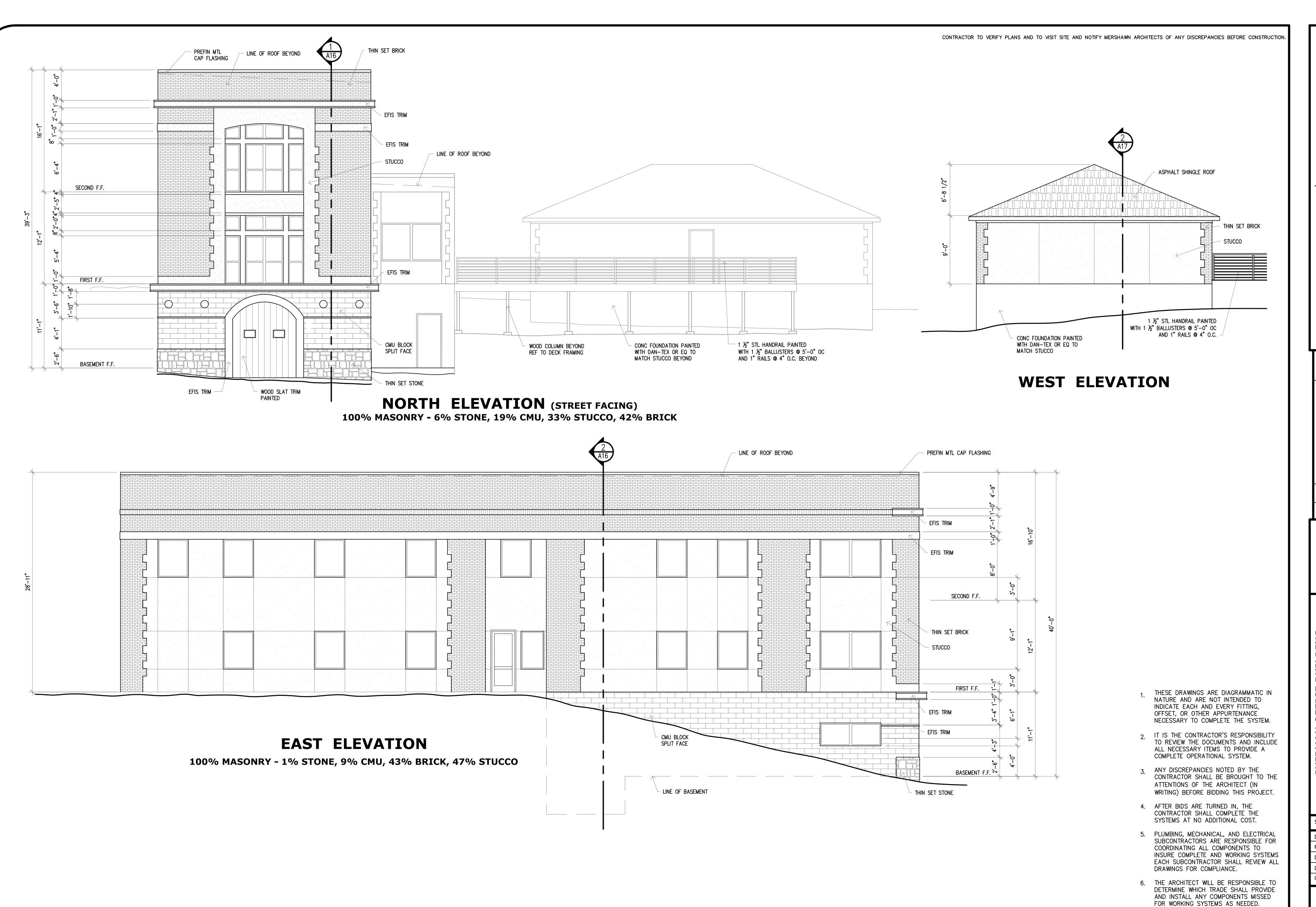
10550 OLYMPIC DRI∨E DALLAS, TEXAS 75220 CASE #





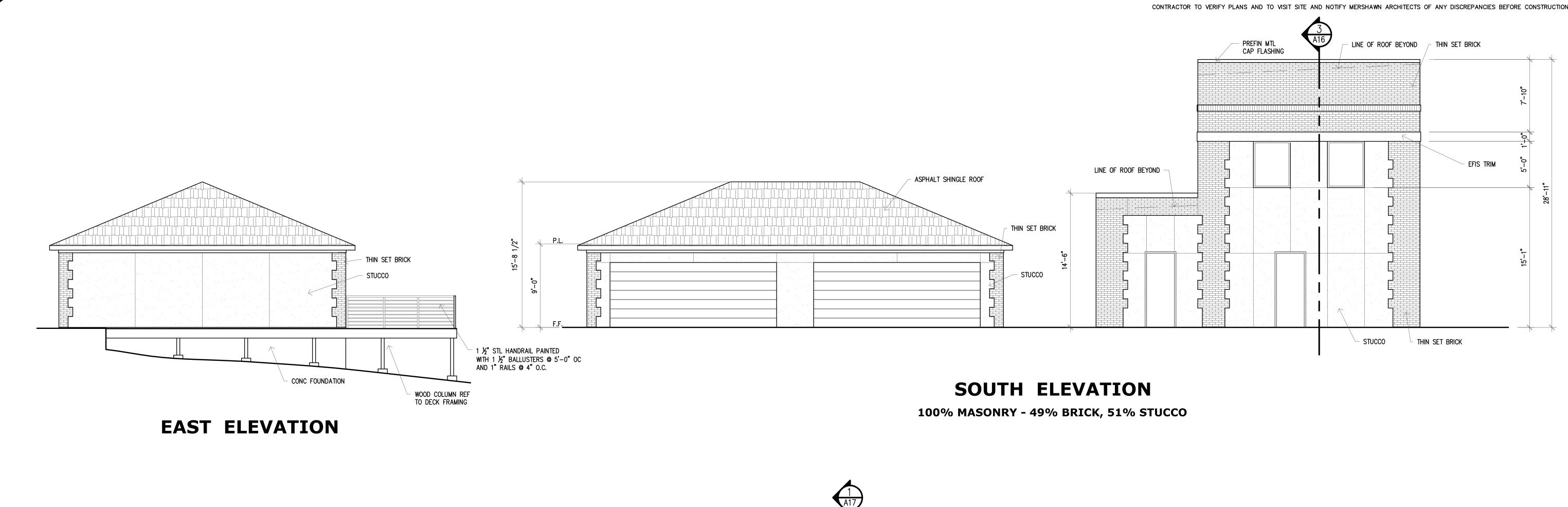
- PLAN NORTH
- THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE
- 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
- ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
- 4. AFTER BIDS ARE TURNED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
- 5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
- 6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

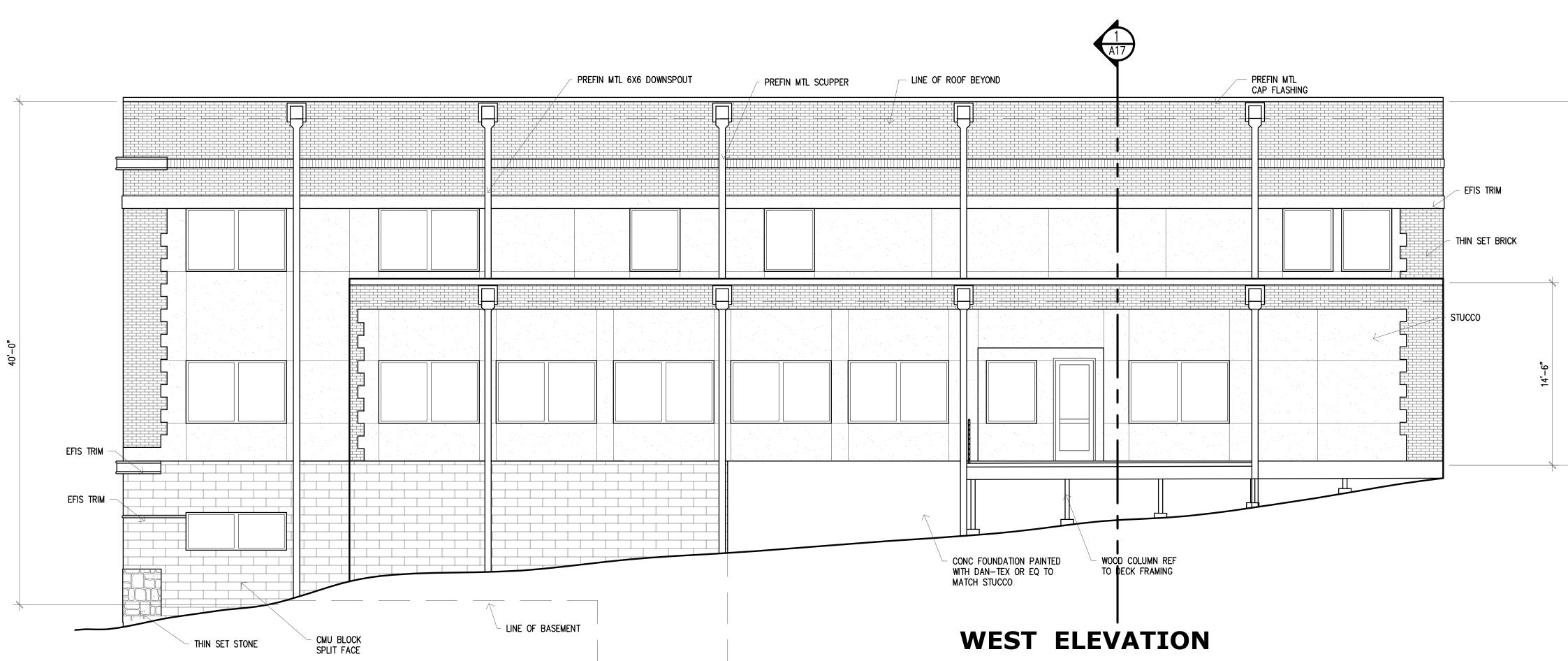
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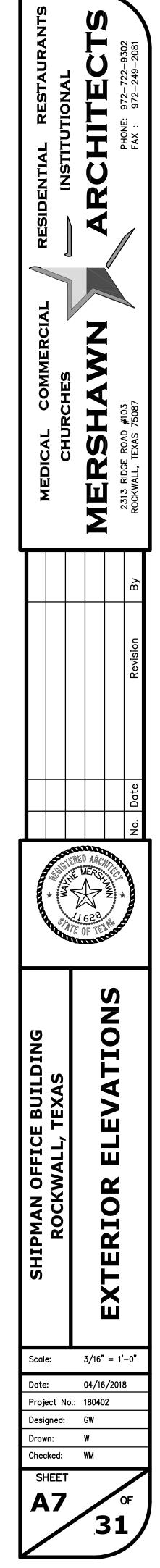
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AURAN **RES** Ō RESIDENTIAL C Ň MEDICAL COMMERCIA CHURCHES MERSHA 2313 RIDGE ROAD #103 S Ζ ATIO SHIPMAN OFFICE BUILDING ROCKWALL, TEXAS ш RIO XTE Ш Scale: 3/16" = 1'-0"Date: 04/16/2018 Project No.: 180402 Designed: GW Drawn: W Checked: WM SHEET **A6** 31





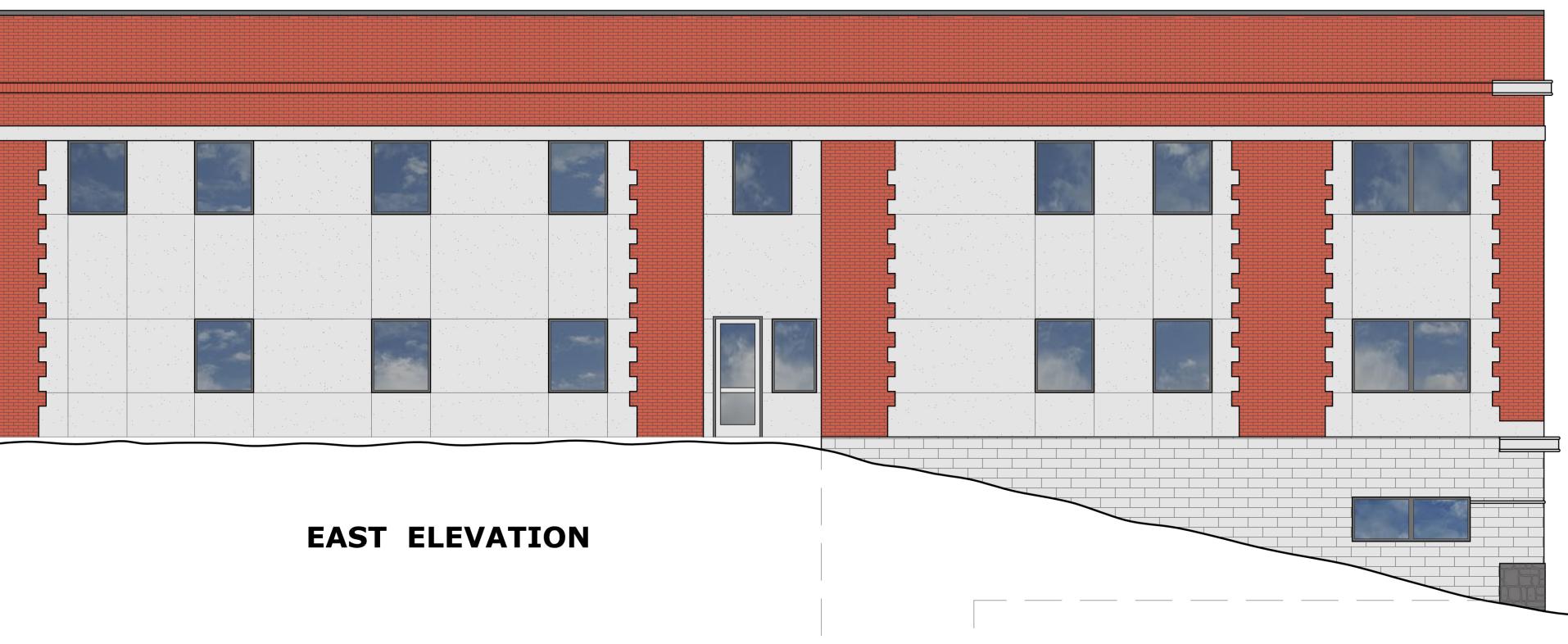
100% MASONRY - 1% STONE, 14% CMU, 37% BRICK, 48% STUCCO



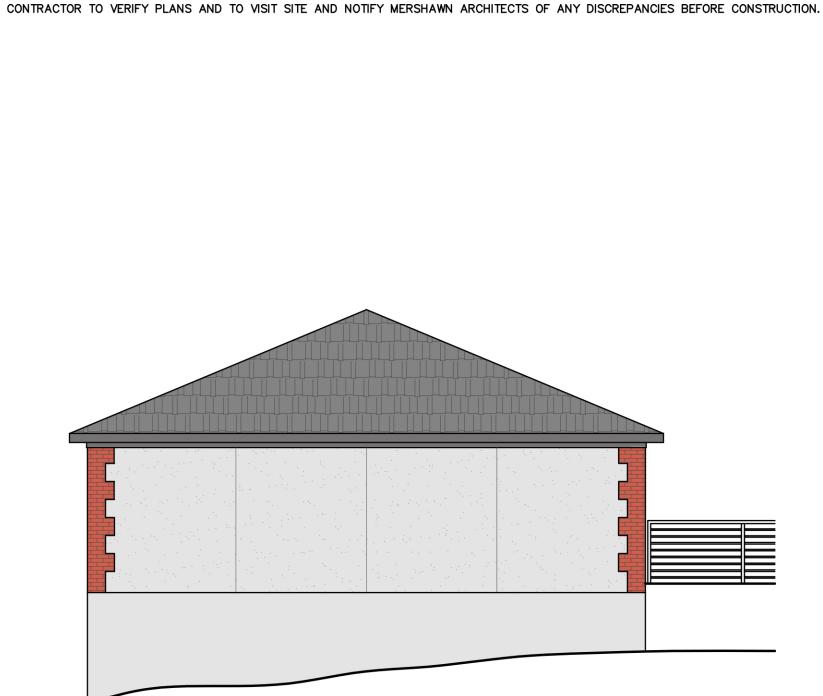
- THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
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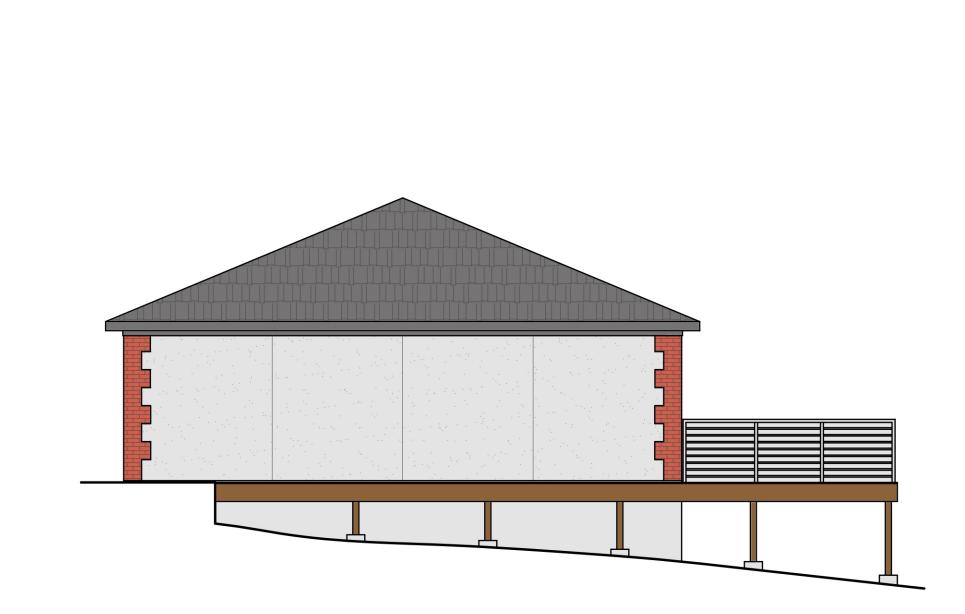
NORTH ELEVATION



WEST ELEVATION

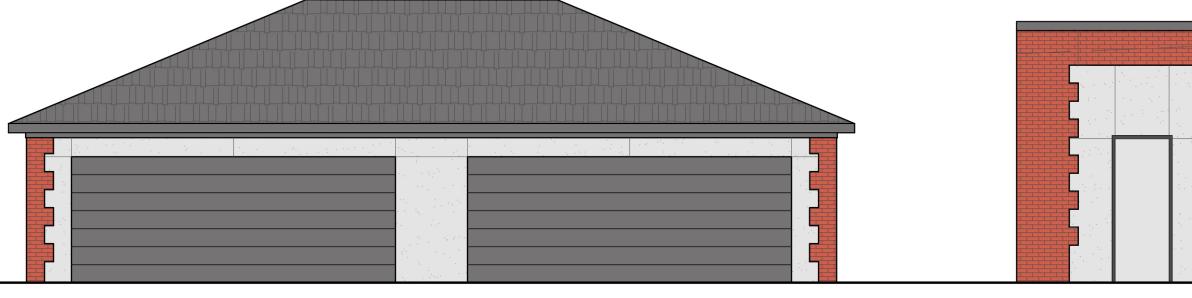
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MEDICAL COMMERCIAL RESIDENTIAL RESTAURANTS			MERSHAWN ARCHITECTS		ROCKWALL, TEXAS 75087 FAX: 972-249-2081
					No. Date Revision By
A CONTRACTOR OF A CONTRACTOR OFONTO OFONTO OFONTA CONTRACTOR OFONTO OFONTO OFONTO OFONTA CONTR	* ×	TERE ATE	ARCI MERS 628 0F TE	A LECT MAN	1
SHIPMAN OFFICE BUILDING	ROCKWALL, TEXAS			EXTERIOR ELEVATIONS	
Desi Draw Chec	ect N gned: (n:	ſ	3/16" 04/16 18040 GW W	5/2018	-0" 3





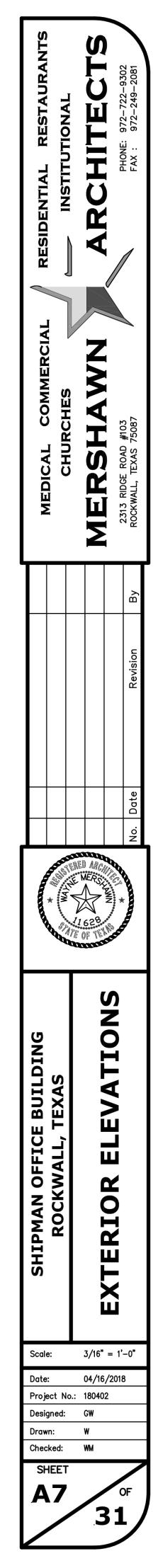




SOUTH ELEVATION

WEST ELEVATION

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- 1. THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
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City of Rockwall

Project Plan Review History



Project Name Sh Type Sl Subtype	22018-016 hipman Office Building TE PLAN aff Review		Own Appli		an, Clay IAWN ARCHITECTS		Applied Approved Closed Expired Status	6/14/2018	LM
Site Address 1020 LA JOLLA POINT	E DR	City, State Zi ROCKWALL,	-				Zoning		
Subdivision LA JOLLA POINTE ADE	DITION PH 2	Tract 3		Block A	Lot No 3	Parcel No 4119-000A-0003-00-0	General Pla)R	n	
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status		Remarks		
BUILDING	Russell McDowell	6/14/2018	6/21/2018	6/19/2018	5 APPRO	/ED			
 No structures in Storm sewer to r Must construct s Need to build 24 surrounding prop approve the shor 12.5' parkway wit Sidewalks to be 2 Install 8" water a Need to show pr 	ees reinforced concrete. easements. natch as-built drainage idewalk along La Jolla ' of Carmel Cir. along bo perties must rtening of Carmel Dr. And th 5' sidewalks.	oth property li both propert	nes. Council y owners mu		6 COMM right-of-way from		See Comm	ients	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(6/21/2018 10:52 A	M AA)					
	•		•		nan600 feet from a hydrar and mains shall be provide	nt on a fire apparatus access road as measured by an ed
Proposed new fire	hydrants shall be in	dicated on the si	te plan			
Size and location of	the underground v	water line servicir	ng the fire spr	inkler system	shall be indicated on the s	ite plan
The proposed locat as the hose lays, of	•	artment Connect	on (FDC) shall	be indicated	on the site plan. The FDC is	s required to be along the fire lane and within 100-feet
An approved water by the Fire Marsha				v for fire prote	ection shall be provided A	water flow test verifying capabilities shall be witnessed
GIS	Lance Singleton	6/14/2018	6/21/2018	6/21/2018	7 APPROVED	See Comments
(6/21/2018 9:12 AN	Л LS)					
Address assignmen	t will be:					
1020 LA JOLLA POI	NTE DR. ROCKWALI	_, TX 75087				
PLANNING	David Gonzales	6/14/2018	8 6/21/2018	6/20/2018	6 COMMENTS	See comments

Type of Review	/ Notes	Contact
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Due

Remarks

Discuss and consider a request by Wayne Mershawn of Mershawn Architects on behalf of Clay Shipman for the approval of a site plan for an office building on a 1.28-acre parcel of land identified as Lot 3, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located on La Jolla Pointe drive northeast of the intersection La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

Received

The following staff comments are to be addressed and resubmitted no later than Tuesday July 3, 2018. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

* Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required

2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of building permits. As a note, plat mylars must be received for filing purposes prior to release of any building permits.

3. Label revised site plan documents with "Case No. SP2018-016" at the lower right corner.

4. On all plans, delineate and label the contiuation of Carmel Circle to be located on southern property boundary.

VARIANCE AND EXCEPTIONS FOR P&Z AND CITY COUNCIL TO CONSIDER - SIMPLE MAJORITY VOTE:

The following variance and excetion requests are from Article V, Section 4, of the UDC:

1. Sec. 4.1.A.1: Approval of an exception to allow for not meeting the minimum20% stone requirement for all facades by allowing stone in the following proportions north 6%, east 1%, west 1%, and south 0%.

2. Sec. 4.1.A.1: Approval of an exception to allow stucco to exceed the 50% maximum on a facade by allowing the south elevation to contain 51% stucco.

3. Sec. 4.1.A.1: Approval of an exception to allow stucco to be located within the first four(4) feet above grade for a facade that is visible from a street or public area for the south, east and west elevations.

4. Sec.4.1.C.b: Approval of a variance to the verticle articulation standards to allow for not meeting the vertical articulation for the east elevation

** Please address the following Planning Comments for each plan submitted

Site Plan:

1. Label and dimension (ROW width) for La Jolla Pointe Drive and Carmel Circle

2. Verify parking count. Legend states 40 spaces provided, I count a total of 36 parking spaces.

3. Where are HVAC units located? See screening requirements and provide appropriate screening for all units

4. Relabel firelane as 24-ft Firelane, Public Access & Utility Easement as appropriate (i.e. if no utility within easeement, do not include Utility).

5. Dumpster enclosure to include a self latching gate mechanism and gate to be opaque

Landscape Plan:

1. Correct No. 1 of the Legend to indicate minimum number of Street Trees Required to equal1 tree per 50-linerar feet of Rights-of-Way, including the portion of Carmel Circle that is not shown on plan (i.e. minimum of 6 for La Jolla Pointe + 3 for east portion of Carmel Circle + 6 for south portion of Carmel Circle. Provided to equal minimum required of 15 trees.

2. Correct No. 5 of the Legend that indicates total landscaping required of 55,757 SF to 8,363 SF (i.e. 15% required). Also change the minimum required to 15% (not 20%).

3. Why are the trees along Carmel Circle out of the landscape buffer? The minimum number (i.e. three [3]) should be within this buffer.

Type of Review / Notes Contact Sent Due Received Elapsed Status Remarks	
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4. Provide label for 'Carmel Circle' .

5. Rip Rap retaining wall may require engineers design -- contact building inspections for pemit requirements.

Treescape Plan:

1. Provide a spreadsheet listing each tree, type, caliper inch, and indicate whether the tree is being removed or saved Provide totals regarding mitigation credits, etc.

Photometric Plan:

1. The plan as submitted meets or exceeds the intent of the standards established by the UDC

Building Elevations:

1. Requries a recommendation from the Architectural Review Board (ARB) forwarded to the Planning and Zoning Commission for consideration

2. Provide a materials sample board for ARB review.

3. See variance and exceptions above.

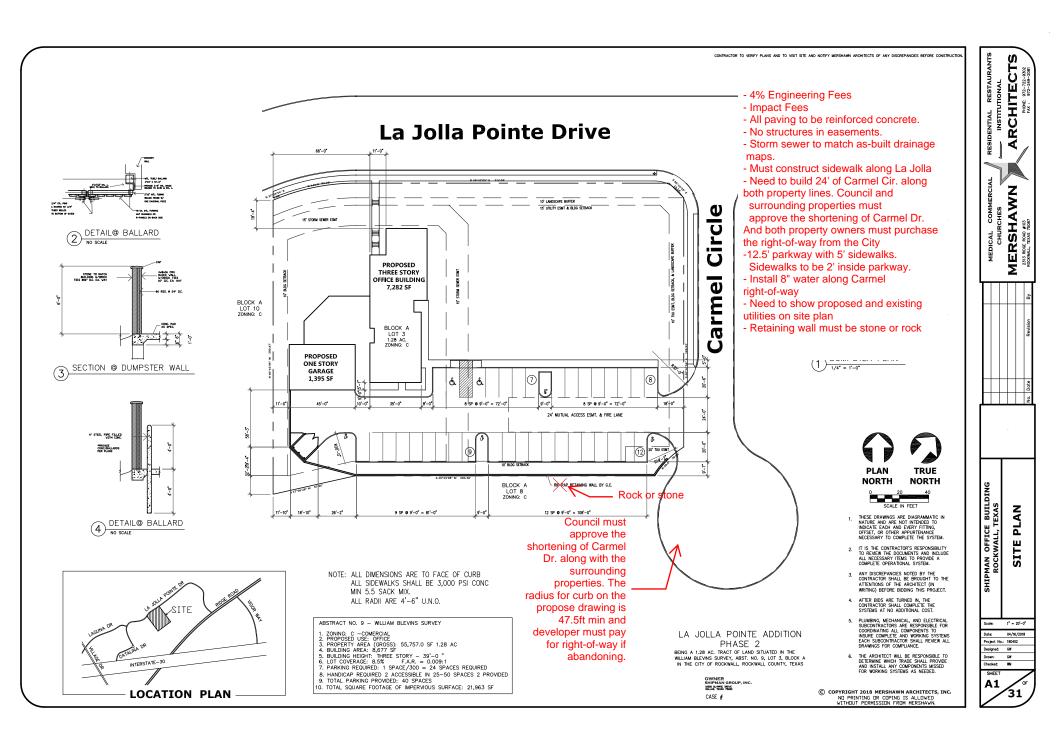
*** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745 or e-mail dgonzales@rockwall.com

Scheduled Meeting Dates to Attend

Architectural Review Board: June 26, 2018 (5:00p.m.) [To provide recommendations to applicant] Planning - Work Session: June 26, 2018 (6:00p.m.) [Applicant to present/discuss project to P&Z]

Architectural Review Board: July 10, 2018 (5:00p.m.) [To provide recommendations to applicant/P&Z] Planning - Action: July 10, 2018 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

City Council - Action: July 16, 2018 (6:00 p.m.) [VARIANCE AND EXCEPTION REQUESTS ONLY]







City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (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.





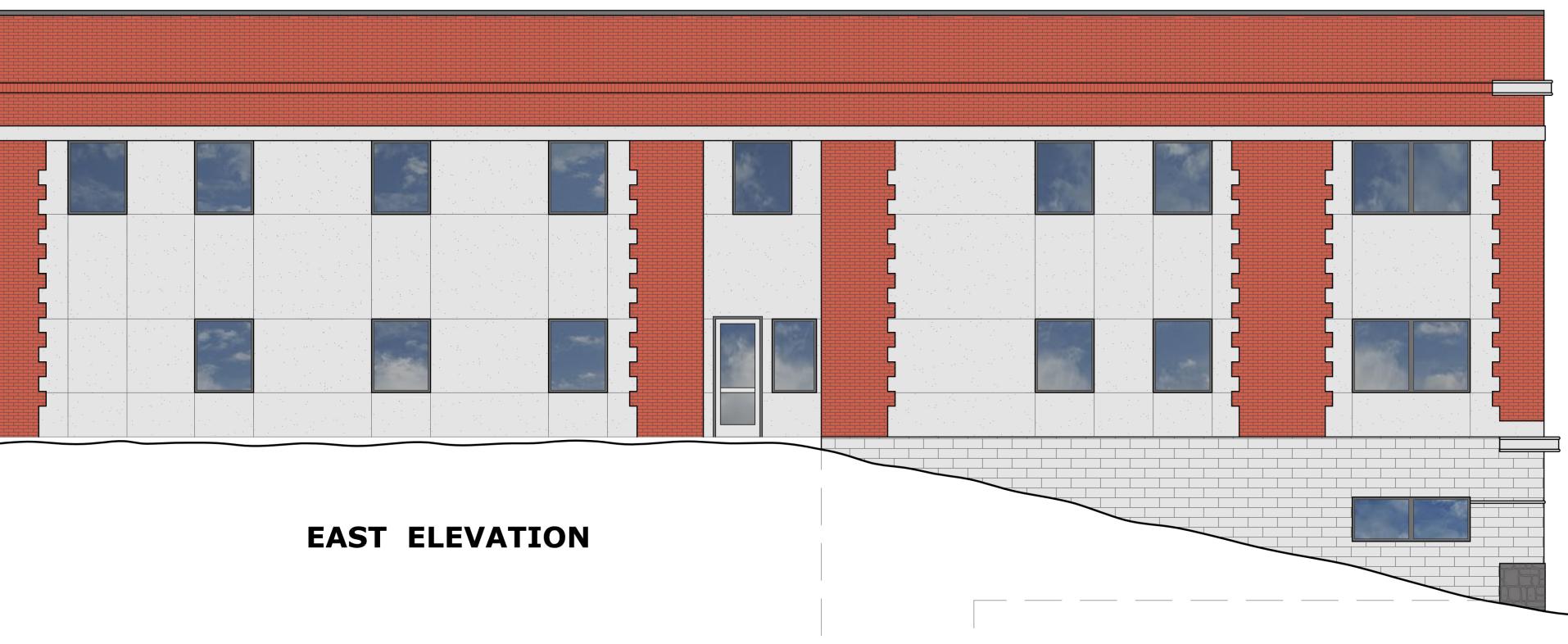
City of Rockwall Planning and Zoning Department June 8, 2018

LETTER OF VARIANCE

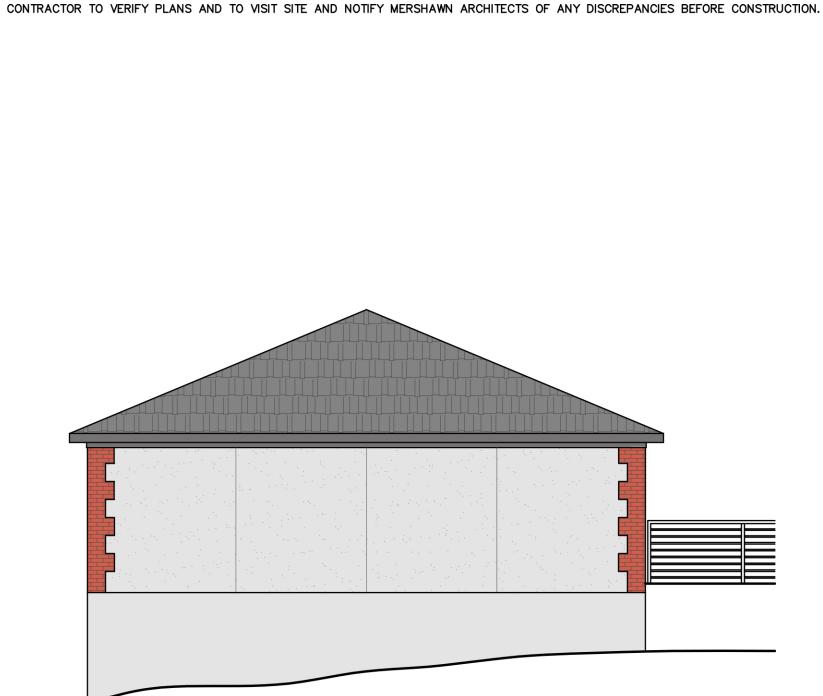
We respectfully request a variance for the articulation ordinance on the Shipman Office Building Project.

We are asking for this variance because our client is wanting to build an old style City Fire Station to look as similar as possible to the historical Hook and Ladder #8 Firehouse in New York City. The vertical and horizontal articulation is not conducive to this design and would take away from the old style.





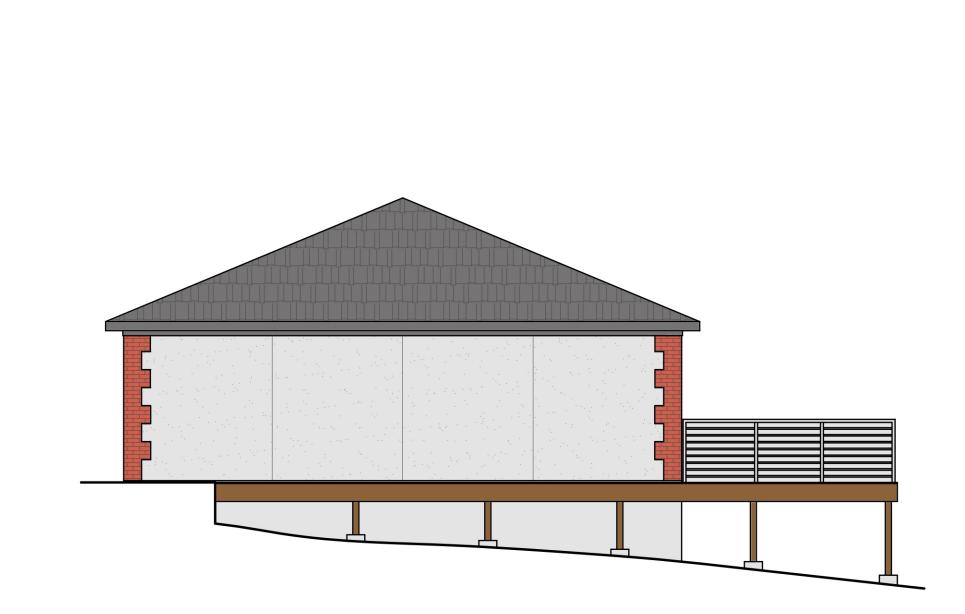
NORTH ELEVATION



WEST ELEVATION

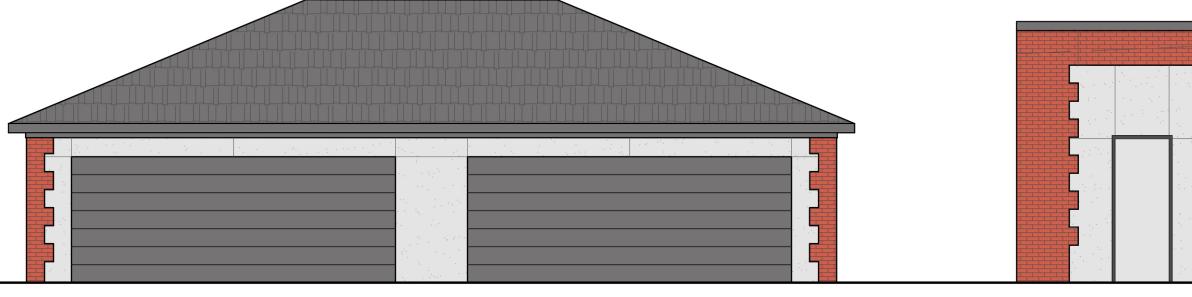
- THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
- 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
- 3. ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
- 4. AFTER BIDS ARE TURNED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
- 5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
- 6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.
- C COPYRIGHT 2018 MERSHAWN ARCHITECTS, INC. ND PRINTING DR COPING IS ALLOWED WITHOUT PERMISSION FROM MERSHAWN.

MEDICAL COMMERCIAL RESIDENTIAL RESTAURANTS			MERSHAWN ARCHITECTS		ROCKWALL, TEXAS 75087 FAX : 972-249-2081
					No. Date Revision By
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SHIPMAN OFFICE BUILDING	ROCKWALL, TEXAS			EXTERIOR ELEVATIONS	
Desi Draw Chec	ect N gned:	lo.:	3/16" 04/16 18040 GW W WM	5/2018	-0" 3



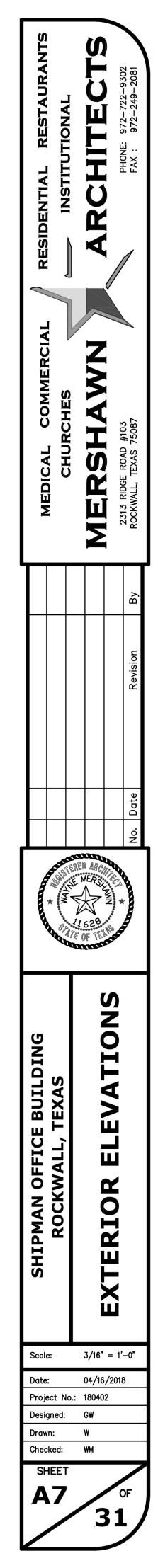






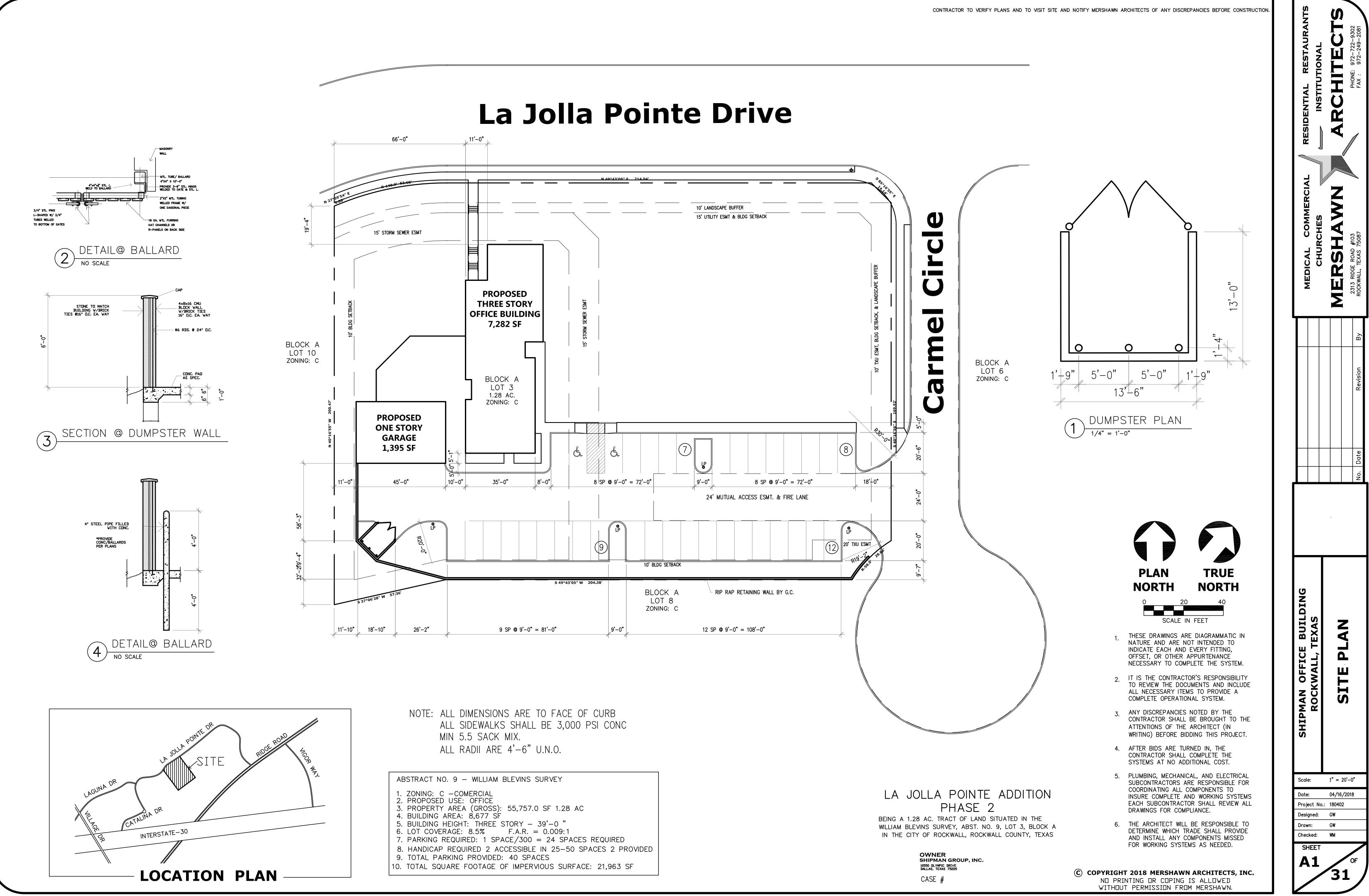
SOUTH ELEVATION

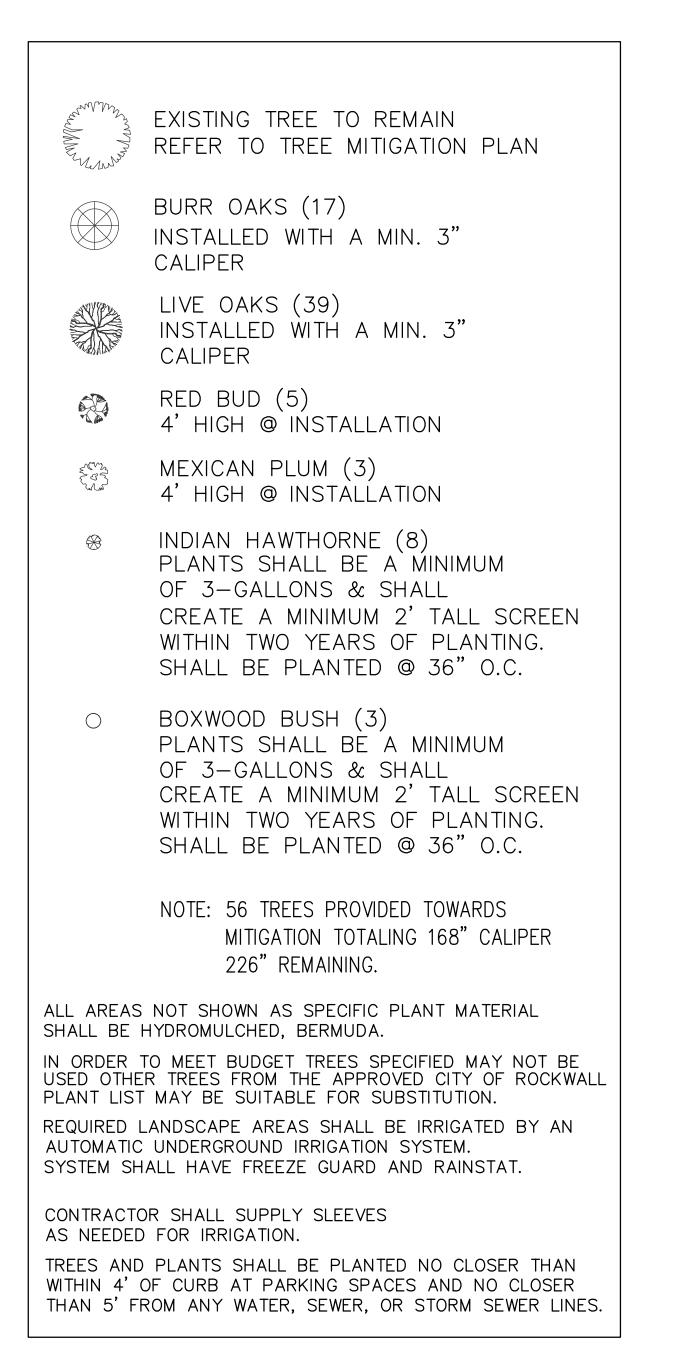
WEST ELEVATION

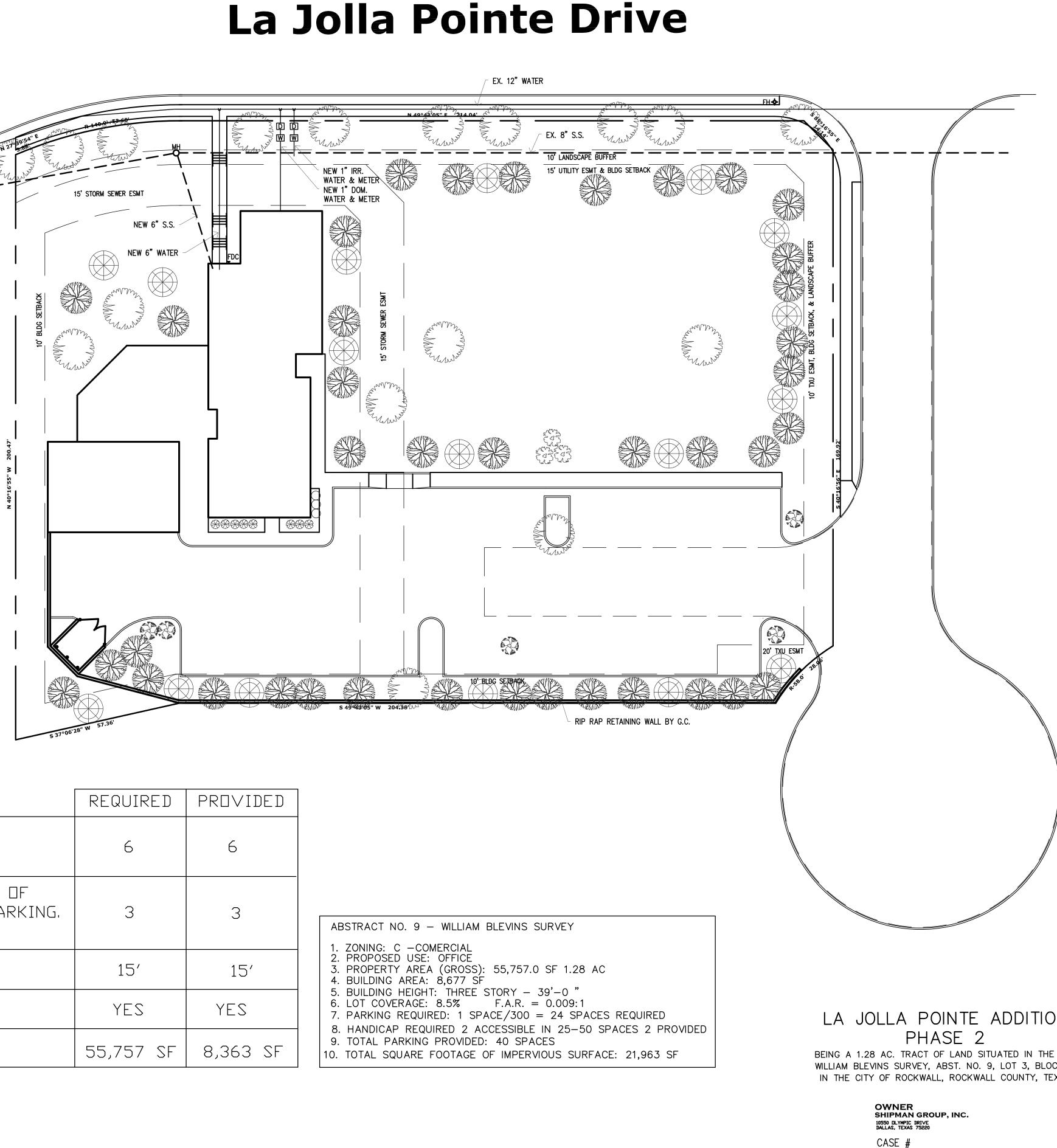


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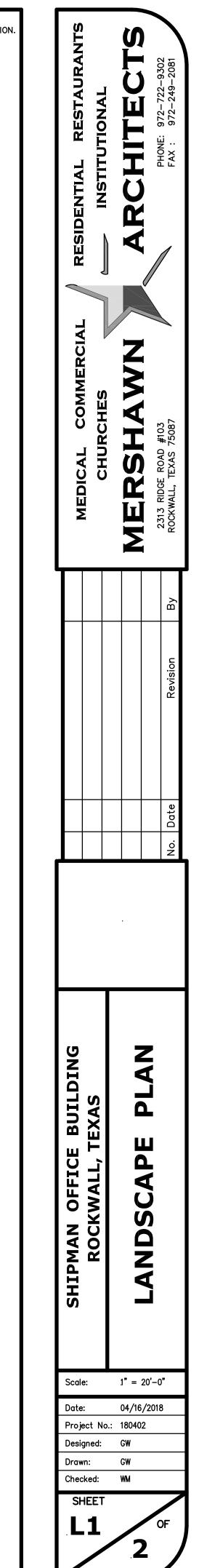
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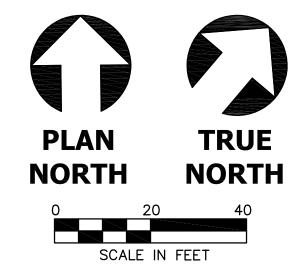


1.	STREET TREES 1 Canopy per 50'	6	
2.	SITE TREES – ONE TREE V/ A CALIPER OF AT LEAST 2″ FOR EACH 20,000 SF OF PARKING. 1 PER EVERY TEN REQ. PARKING SPACES	3	
3,	LANDSCAPE BUFFER	15′	
4.	SCREENING OF OFF STREET PARKING	YES	
5,	TOTAL LANDSCAPE AREA 20% REQUIRED	55,757 SF	8



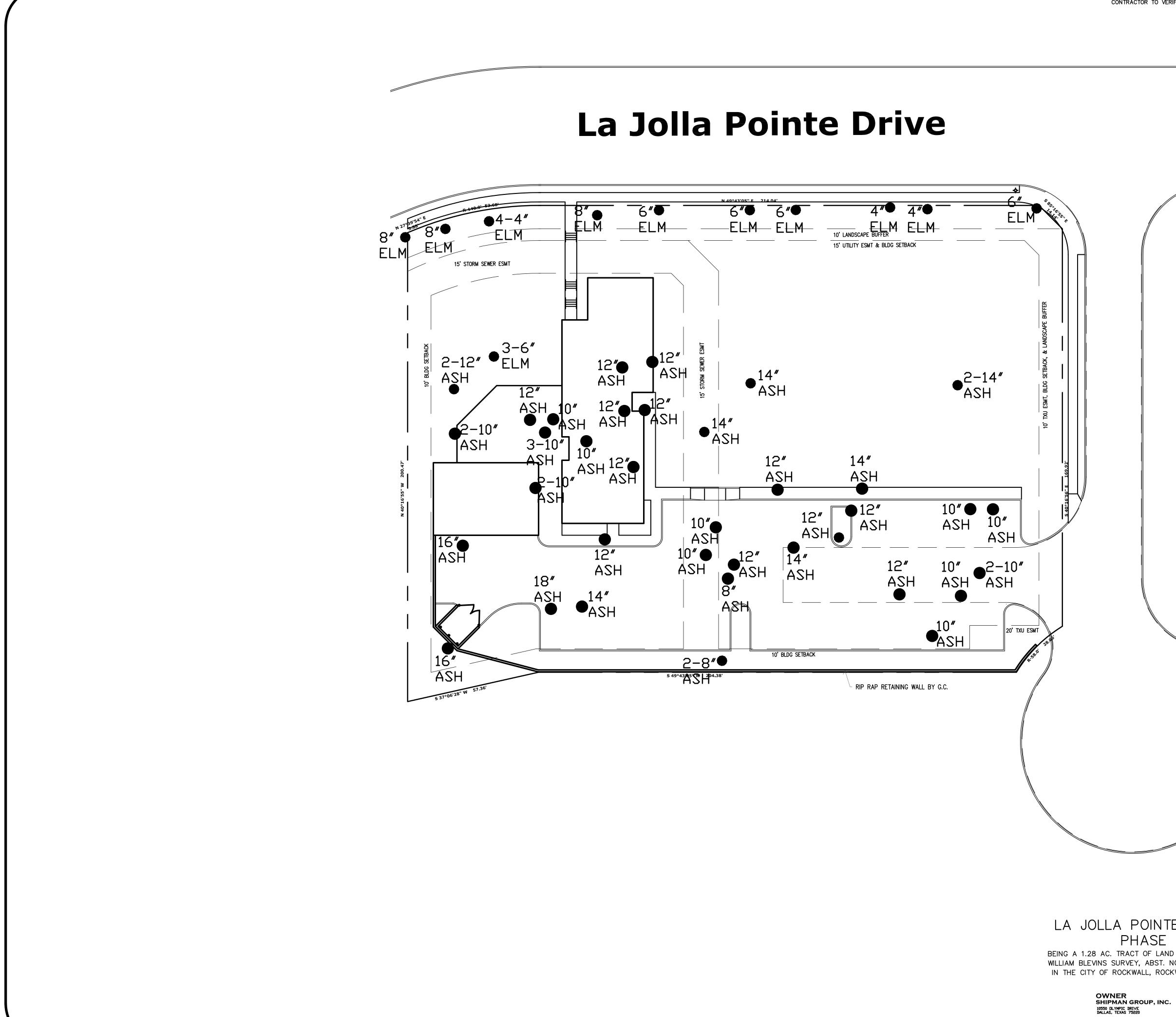
LA JOLLA POINTE ADDITION PHASE 2 WILLIAM BLEVINS SURVEY, ABST. NO. 9, LOT 3, BLOCK A

IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS



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LA JOLLA POINTE ADDITION PHASE 2 BEING A 1.28 AC. TRACT OF LAND SITUATED IN THE WILLIAM BLEVINS SURVEY, ABST. NO. 9, LOT 3, BLOCK A IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

CASE #

					RESTAURANTS JTIONAL	TEC	 IE: 972-722-9302 972-249-2081
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					CIAL	7	
					COMMERCIA CHES	W	
					Ĭ	HA	D #103 S 75087
					MEDICAL CHUR		2313 RIDGE ROAD ROCKWALL, TEXAS
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	EXISTING TREE	TO BE REMOVE	ED				By
590	TOTAL EXISTING	CALIPER INCH	1				
178	TOTAL EXISTING TO REMAIN	; CALIPER INCH	1				Revision
412	TOTAL EXISTING TO BE REMOVE		1				
90	TOTAL EXISTING OF ELM TO REM	GALIPER INCH	1				
18	TOTAL CALIPER (20%)	INCH CREDIT					Date
394	TOTAL REPLACE INCH WITH CRE			[No.
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S 5. Pl	YSTEMS AT NO AD LUMBING, MECHANI UBCONTRACTORS A	DITIONAL COST.	TRICAL	s	Scale:	1" = 20'	-0"
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2. PROPOSED USE: OFFICE 3. PROPERTY AREA (GROSS): 55,757.0 SF 1.28 AC 4. BUILDING AREA: 8,677 SF 5. BUILDING HEIGHT: THREE STORY - 39'-0 " 6. LOT COVERAGE: 8.5% F.A.R. = 0.009:1 7. PARKING REQUIRED: 1 SPACE/300 = 24 SPACES REQUIRED 8. HANDICAP REQUIRED 2 ACCESSIBLE IN 25-50 SPACES 2 PROVIDED 9. TOTAL PARKING PROVIDED: 40 SPACES 10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 21,963 SF

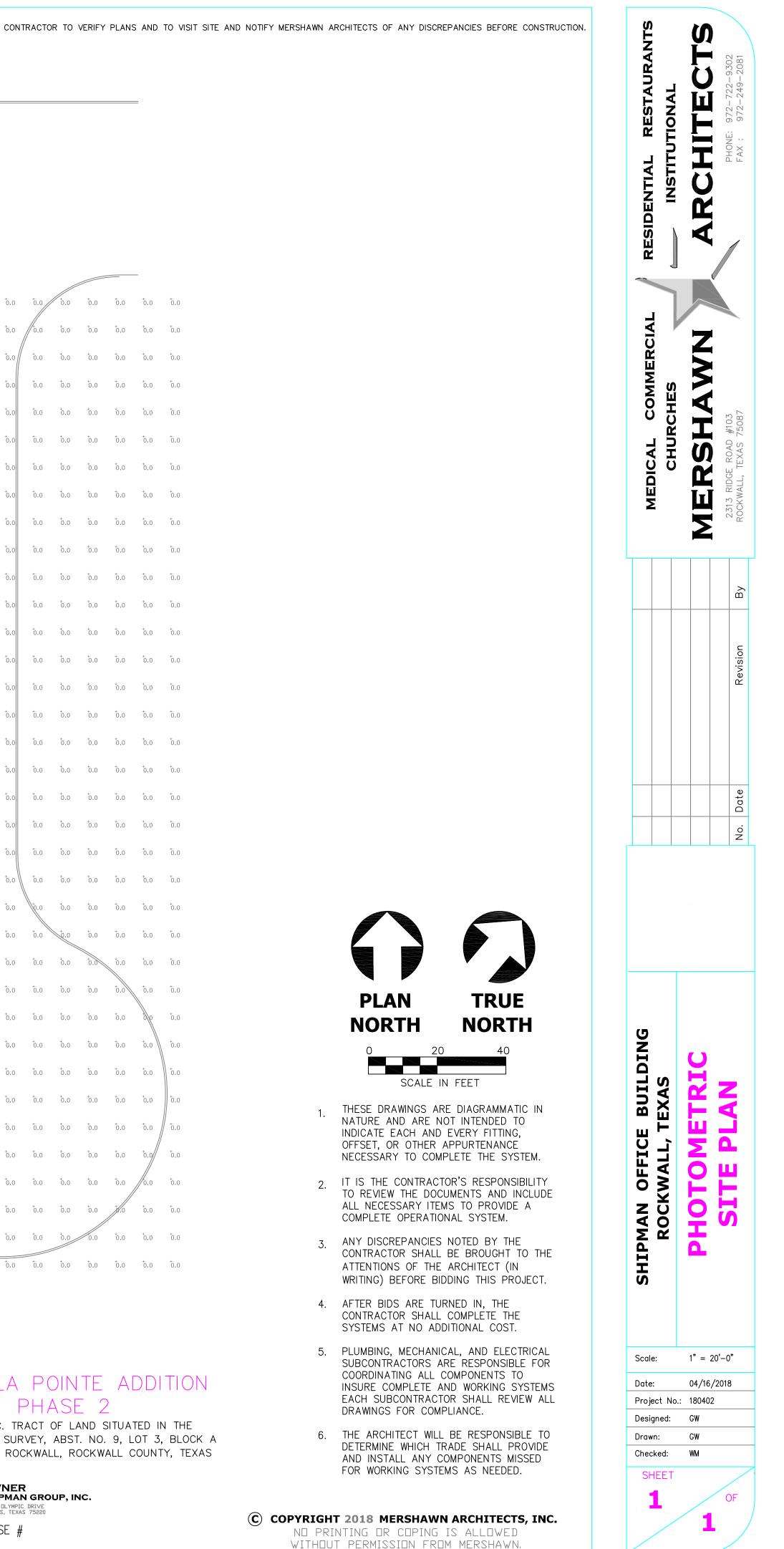
La Jolla Pointe Drive

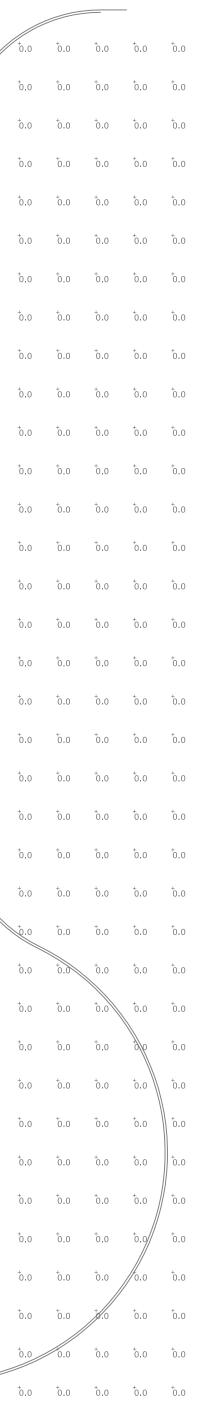
LA JOLLA POINTE ADDITION

PHASE 2 BEING A 1.28 AC. TRACT OF LAND SITUATED IN THE WILLIAM BLEVINS SURVEY, ABST. NO. 9, LOT 3, BLOCK A IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER SHIPMAN GROUP, INC.

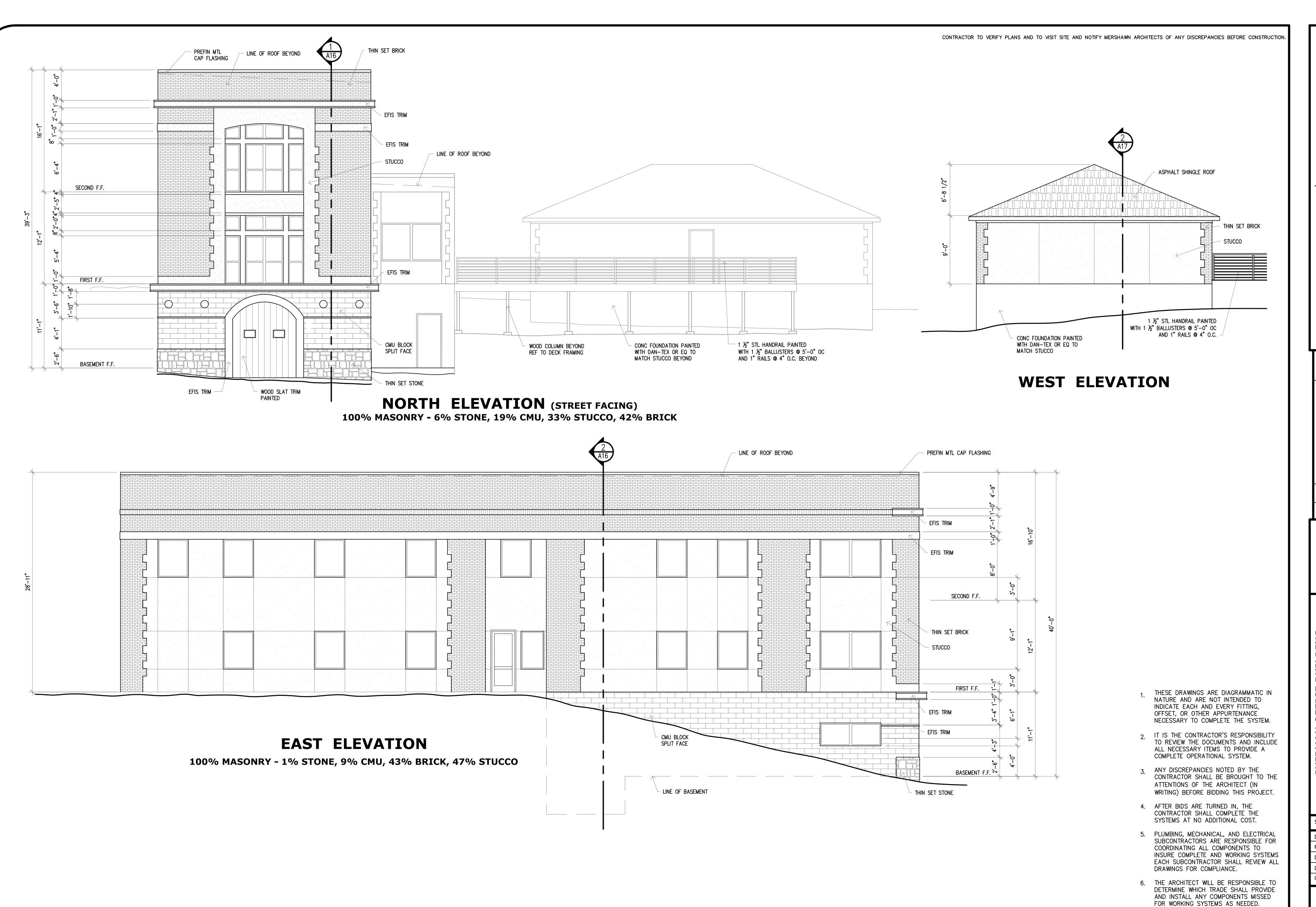
10550 OLYMPIC DRI∨E DALLAS, TEXAS 75220 CASE #





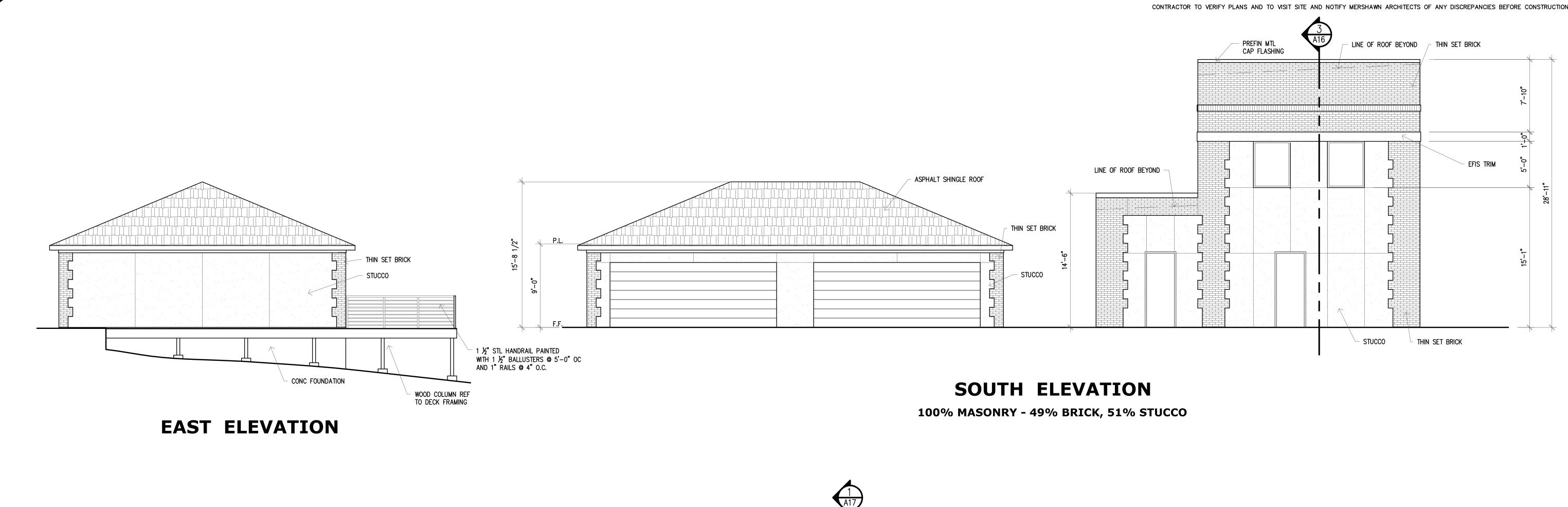
- PLAN NORTH
- THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE
- 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
- ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
- 4. AFTER BIDS ARE TURNED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
- 5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
- 6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

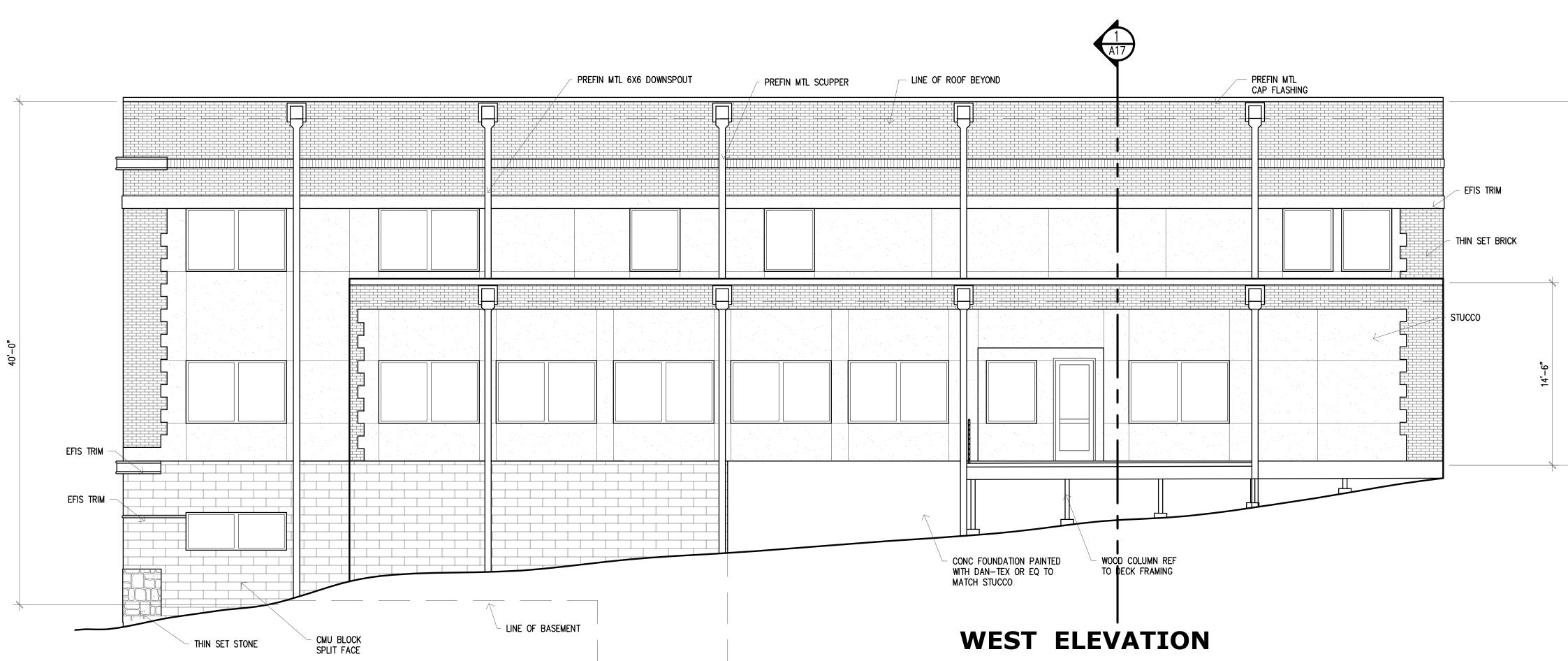
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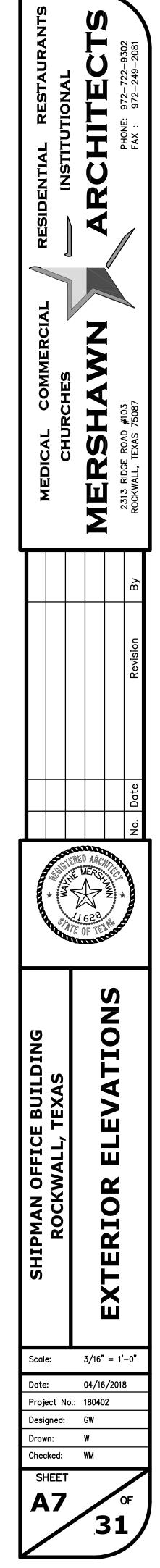
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AURAN **RES** Ō RESIDENTIAL C Ň MEDICAL COMMERCIA CHURCHES MERSHA 2313 RIDGE ROAD #103 S Ζ ATIO SHIPMAN OFFICE BUILDING ROCKWALL, TEXAS ш RIO XTE Ш Scale: 3/16" = 1'-0"Date: 04/16/2018 Project No.: 180402 Designed: GW Drawn: W Checked: WM SHEET **A6** 31





100% MASONRY - 1% STONE, 14% CMU, 37% BRICK, 48% STUCCO



- THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
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CITY OF ROCKWALL PLANNING AND ZONING COMMISSION MEMO

AGENDA DATE:	07/10/2018
APPLICANT:	Wayne Mershawn of Mershawn Architects
AGENDA ITEM:	SP2018-016; Site Plan for Office Building Use

SUMMARY:

Discuss and consider a request by Wayne Mershawn of Mershawn Architects on behalf of Clay Shipman for the approval of a site plan for an office building on a 1.28-acre parcel of land identified as Lot 3, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located on La Jolla Pointe drive northeast of the intersection La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

PURPOSE AND BACKGROUND:

The applicant is requesting the approval of a site plan for the purpose of constructing a, three (3) story, ~7,282 SF office building. The proposed office building will be situated on a 1.28-acre parcel of land identified as *Lot 3, Block A, La Jolla Pointe, Phase 2 Addition*, which is located on La Jolla Pointe Drive northeast of the intersection La Jolla Pointe Drive and Laguna Drive. The subject property is zoned Commercial (C) District.

DENSITY AND DIMENSIONAL REQUIREMENTS:

According to Section 1, *Land Use Schedule*, of Article IV, *Permissible Uses*, of the Unified Development Code (UDC), an office building is permitted *by-right* within the Commercial (C) District. With the exception of the variances being requested, the submitted site plan, landscape plan, photometric plan, and building elevations conform to the technical requirements contained within the Unified Development Code (UDC) and the Commercial (C) District. A summary of the density and dimensional requirements for the subject property is as follows:

Ordinance Provisions	Zoning District Standards	Conformance to the Standards
Minimum Lot Area	10,000 SF	x=1.28-Acres; In Conformance
Minimum Lot frontage	60-Feet	x>260-Feet; In Conformance
Minimum Lot Depth	100-Feet	x>180-Feet; In Conformance
Minimum Front Yard Setback	15-Feet	x>15-Feet; In Conformance
Minimum Rear Yard Setback	20-Feet + 1/2 ¹	x>50-Feet; In Conformance
Minimum Side Yard Setback	10-Feet ¹	x>10-Feet; In Conformance
Maximum Building Height	60-Ft w/o SUP ²	x=34 Ft; In Conformance
Max Building/Lot Coverage	60%	x=15.5%; In Conformance
Minimum Masonry Requirement	90%	x>90%; In Conformance
Minimum Number of Parking Spaces	24	36 Provided; In Conformance
Minimum Stone Requirement	20% ea facade	x< 20%; Exception Request
Minimum Landscaping Percentage	15%	X=15%; In Conformance
Maximum Impervious Coverage	85-90%	x=39.4%; In Conformance

NOTES:

¹: Without fire retardant wall, or alley: ten feet, or as required by building and/or fire codes.

²: Maximum building height: 240 feet. Any structure over 60 feet shall require a specific use permit.

TREESCAPE PLAN:

The applicant has provided a treescape plan indicating a total of 380 caliper inches being removed from the site, the majority of which are Ash trees and are considered to be primary protected trees. As a note Cedar and Hackberry trees that are 11-inches dbh or larger are considered to be secondary protected trees and shall be replaced at a rate of 50 percent of the total caliper inches being removed; however, if less than 11 inches dbh shall not be considered a protected tree [*i.e. non-protected tree*]. All protected trees may not be removed without approval of the Planning and Zoning Commission, and are required to be replaced on an inch-for-inch basis. The applicant's landscape plan depicts the provision of 168 caliper inches being added to the site. This will leave a mitigation balance of 212 caliper inches. The applicant has three (3) options available in order to satisfy the tree mitigation balance -- 1) provide additional trees on site, 2) petition the Parks and Recreations Department to accept the trees (*i.e.* 71, three [3]-inch caliper trees), or 3) purchase preservation credits equal to 20% of the balance (*i.e.* 42.4 caliper inches at \$100 per caliper inche s 4,240). This option would leave a balance of 169.6 caliper inches or 57, three (3)-inch caliper trees.

In certain cases and in accordance with Section 7, Alternative Tree Mitigation Settlement Agreement, of Article X, of the Unified Development Code (UDC), the City Council -- upon recommendation from the Planning and Zoning Commission -- may consider an Alternative Tree Mitigation Settlement Agreement where, due to hardship, the applicant is unable to meet the requirements of this article or where it is determined that adherence to the tree mitigation requirements will create a hardship for an applicant. These funds would be deposited in the City's Tree Mitigation Fund and will be used for planting trees in the City's parks, medians, street right-of-ways, or other similar areas as determined by the Parks and Recreation Department. Should this option be chosen by the applicant, an Alternative Tree Mitigation Plan would need to be submitted and approved by the City Council pending a recommendation from the Planning and Zoning Commission.

VARIANCE AND EXCEPTION REQUESTS:

The applicant is requesting a variance and exception to the requirements of the Unified Development Code (UDC) for the sections outlined below. It should be noted, that for the subject property a variance or exception request would require approval by a simple majority vote of those City Council members present. The requests are as follows:

- Section 4.1.A.1, of Article V, of the UDC requires a minimum of 20% stone on all facades, which are visible from a public street. The submitted building elevations do not meet this minimum requirement (*i.e. north 6%, south 0%, east 1%, & west 1%*). This will require approval by the City Council. [Simple Majority Vote]
- 2) Section 4.1.C.1 a & b, of Article V, of the UDC requires all building facades not extend for a distance of three (3) times the walls height without having an off-set both vertically and horizontally. The elevations depict the east facing façade does not meet this requirement. This will require approval by the City Council. [Simple Majority Vote]

A request for a variance or exception as outlined above is considered a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

ARCHITECTURAL REVIEW BOARD RECOMMENDATION:

On June 26, 2018, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. The ARB requested the applicant make changes that would reflect replication of the original historic structure (*i.e. Hook & Ladder Company #8 Firehouse in New York*) by creating a more ornate cornice, and reducing the stucco by incorporating more red brick. Additionally, the ARB requested a 3-D rendering of

the facility. The ARB will provide a recommendation to the Planning and Zoning Commission during the next scheduled meeting to be held on July 10, 2018.

RECOMMENDATIONS:

If the Planning & Zoning Commission chooses to approve the applicant's request then staff would recommend the following conditions of approval:

- 1) All technical comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- 2) The total tree mitigation balance due of 212-caliper inches will be due prior to issuance of a building permit and/or prior to the filing of a final plat; and,
- 3) Any construction or building necessary to complete the Site Plan request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.





City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (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.



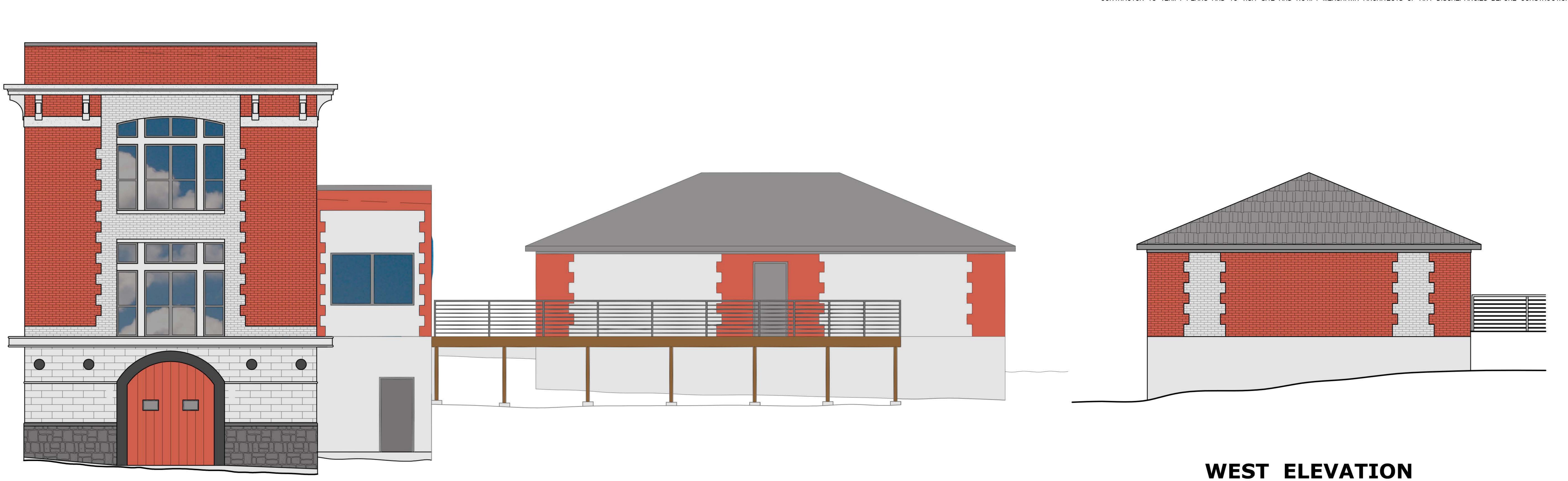


City of Rockwall Planning and Zoning Department June 8, 2018

LETTER OF VARIANCE

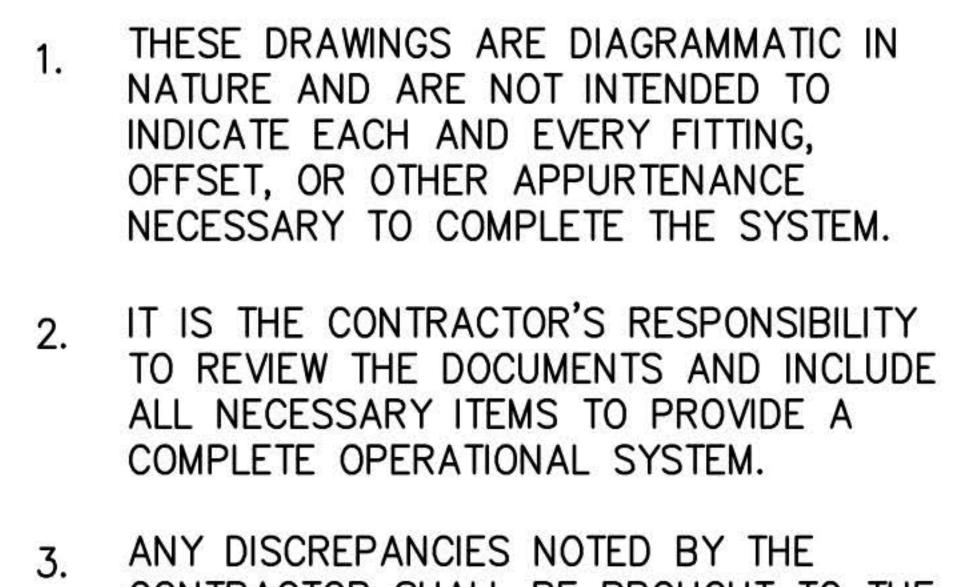
We respectfully request a variance for the articulation ordinance on the Shipman Office Building Project.

We are asking for this variance because our client is wanting to build an old style City Fire Station to look as similar as possible to the historical Hook and Ladder #8 Firehouse in New York City. The vertical and horizontal articulation is not conducive to this design and would take away from the old style.



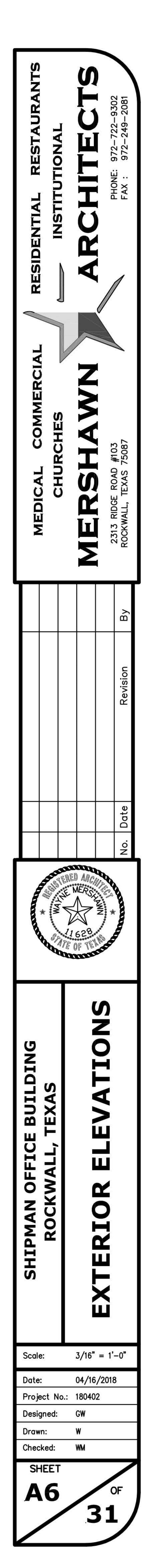


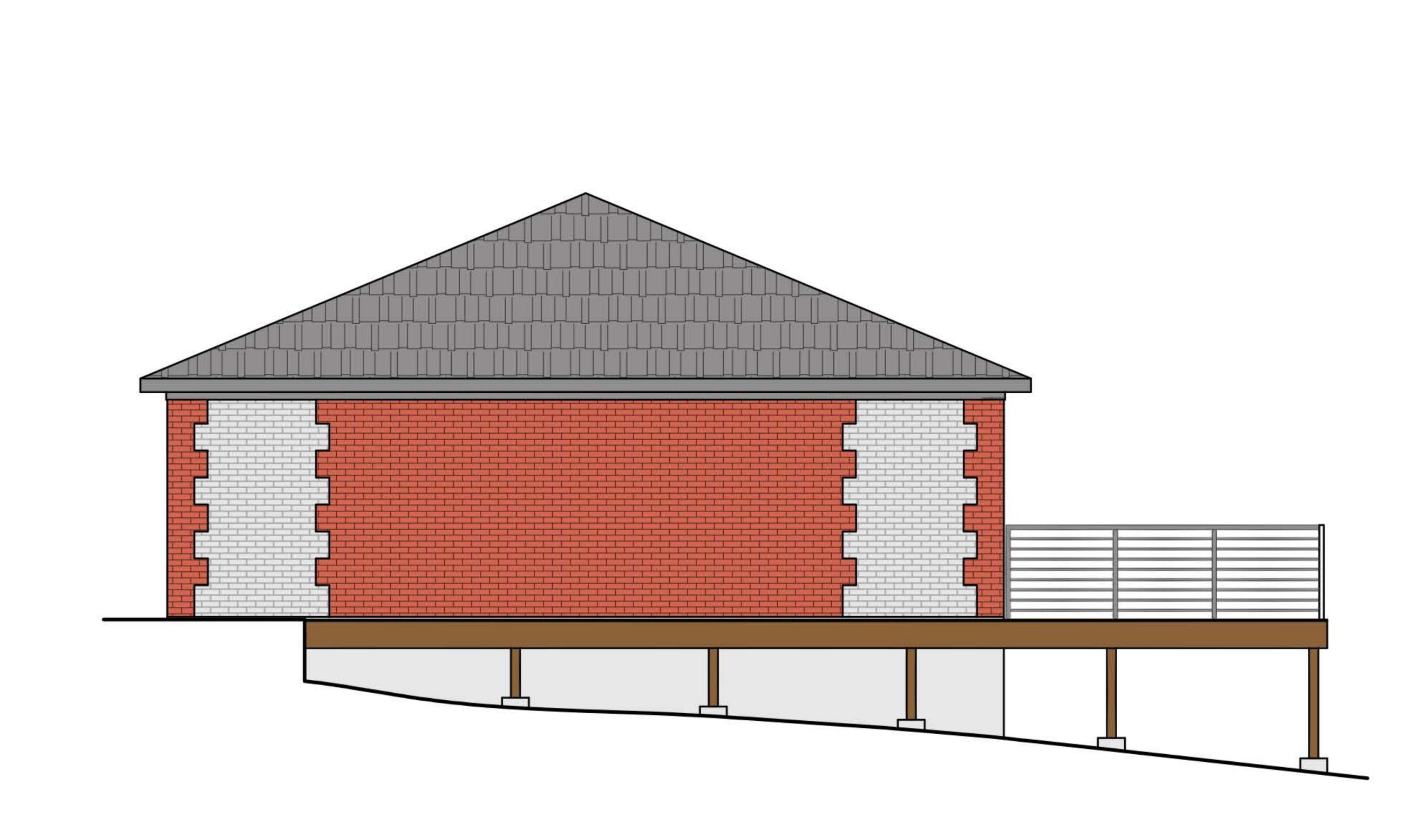
NORTH ELEVATION (STREET FACING)



- ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
- 4. AFTER BIDS ARE TURNED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
- 5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
- THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

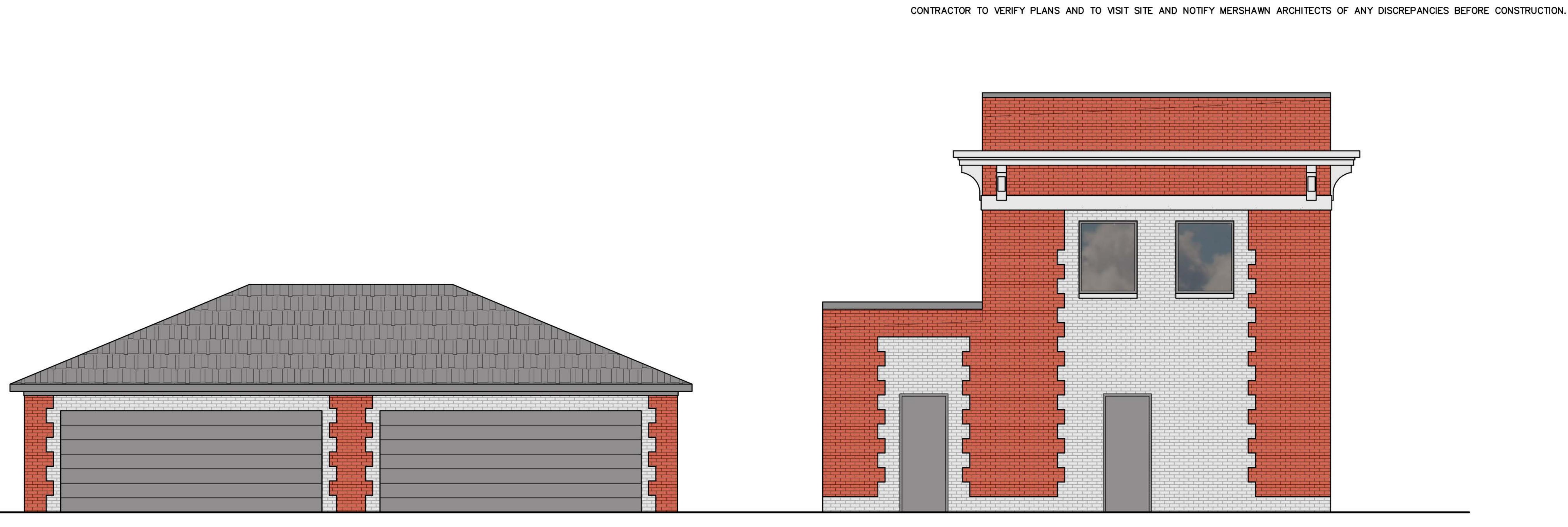
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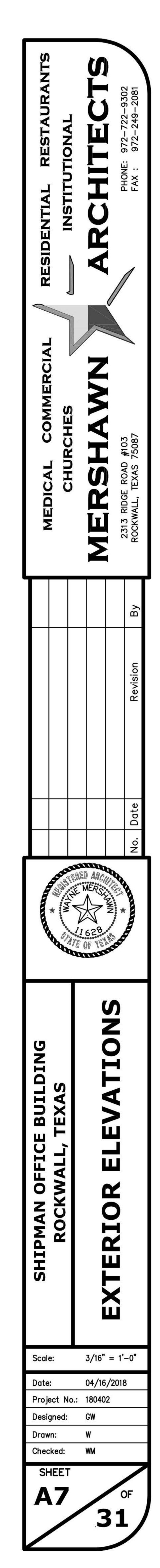


EAST ELEVATION



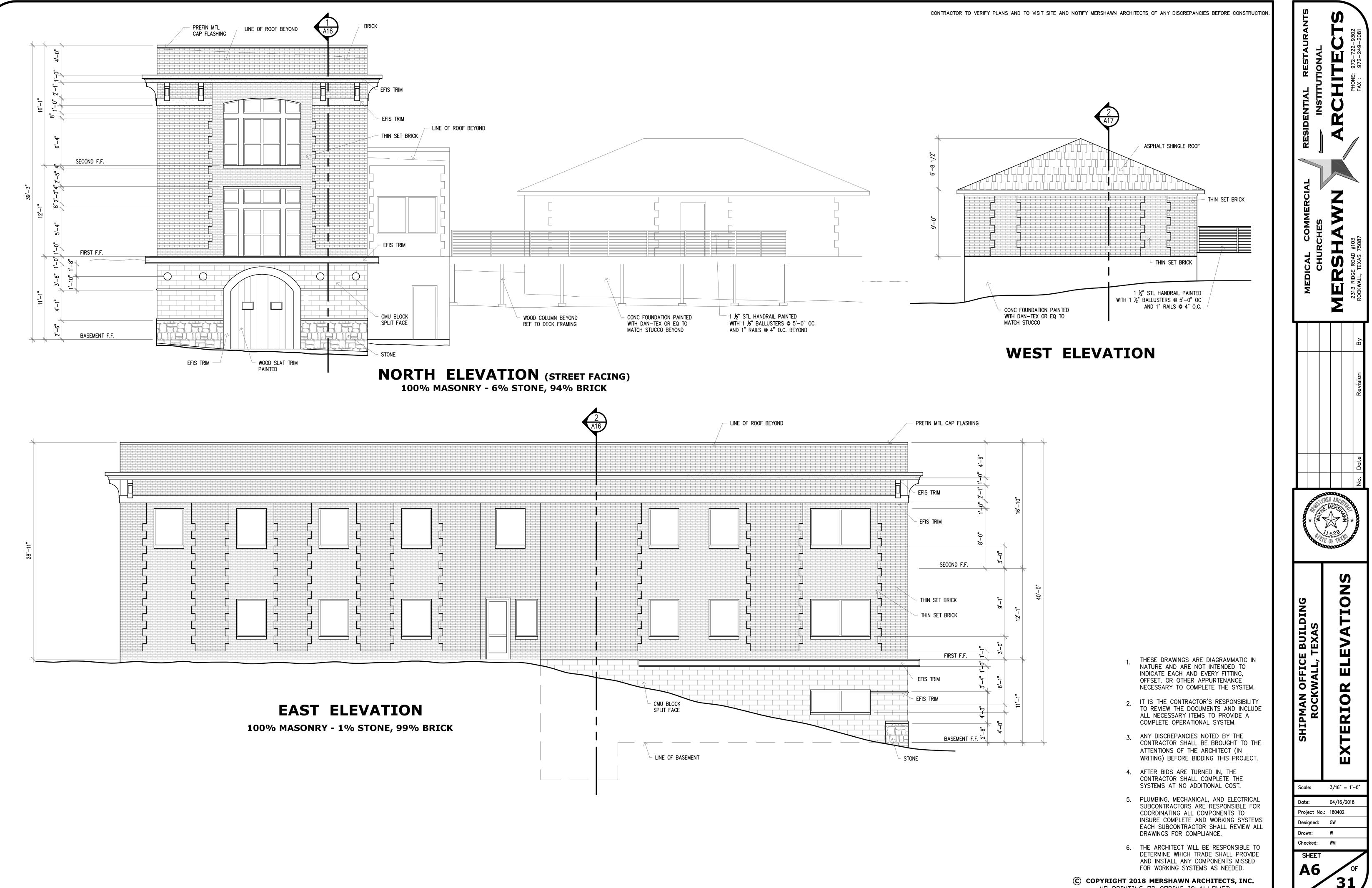


SOUTH ELEVATION

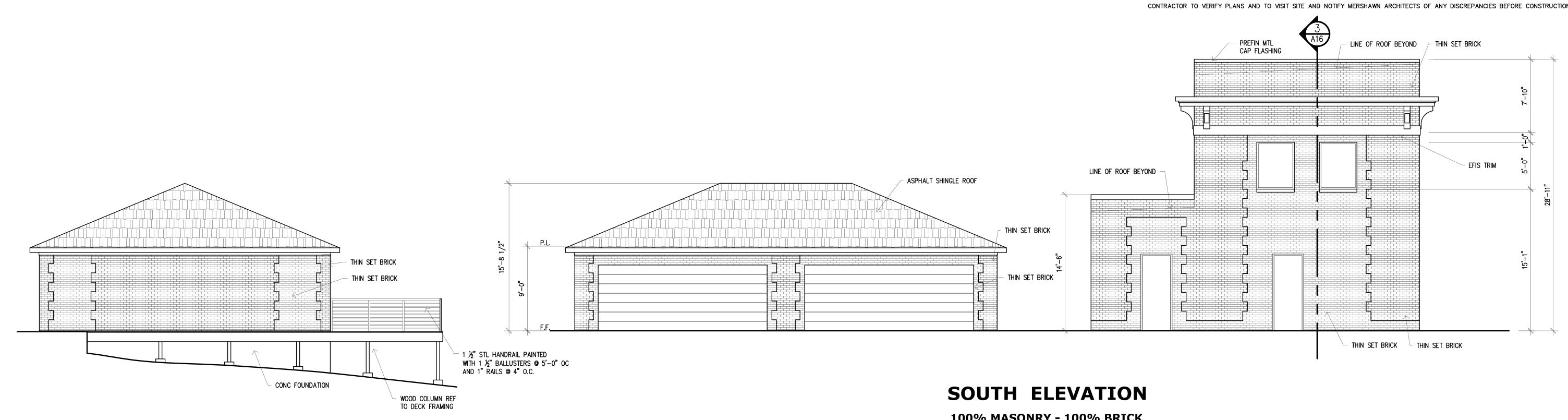


- THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
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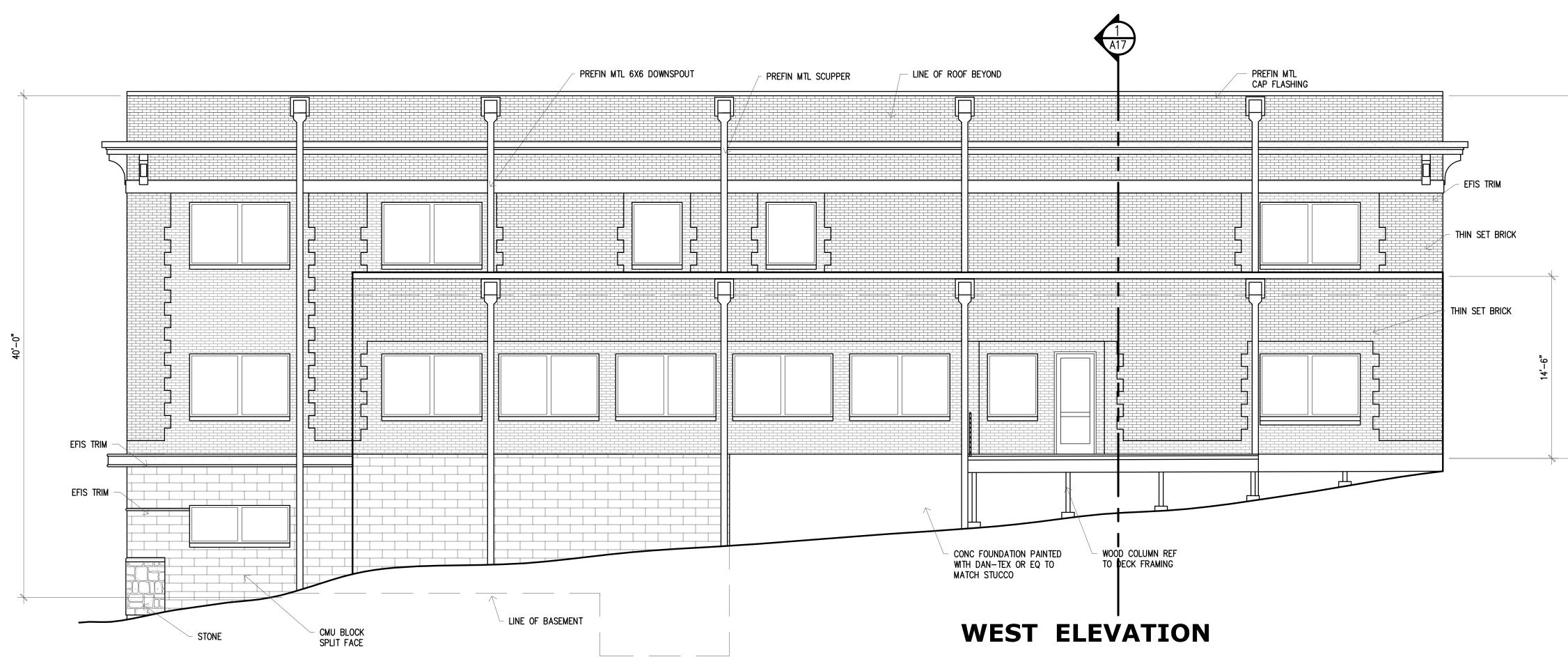
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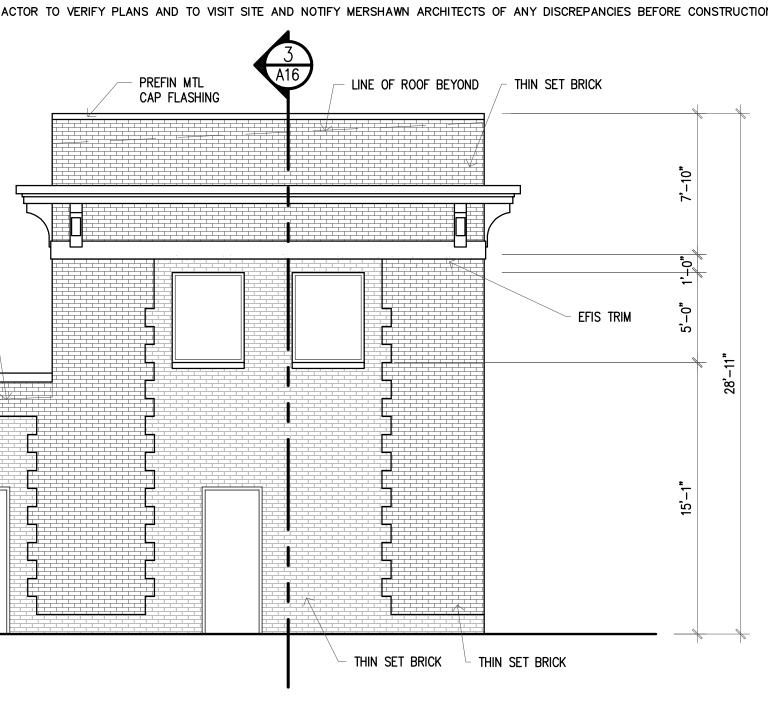


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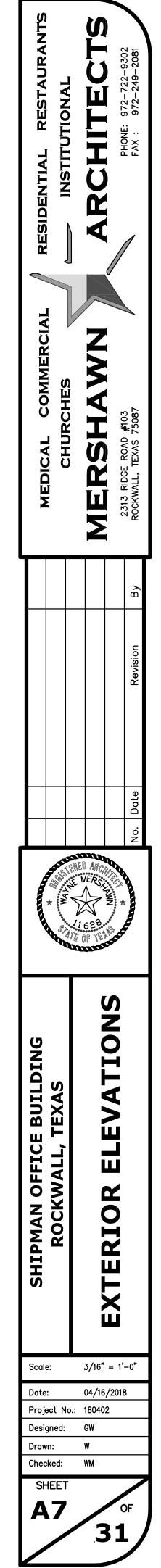






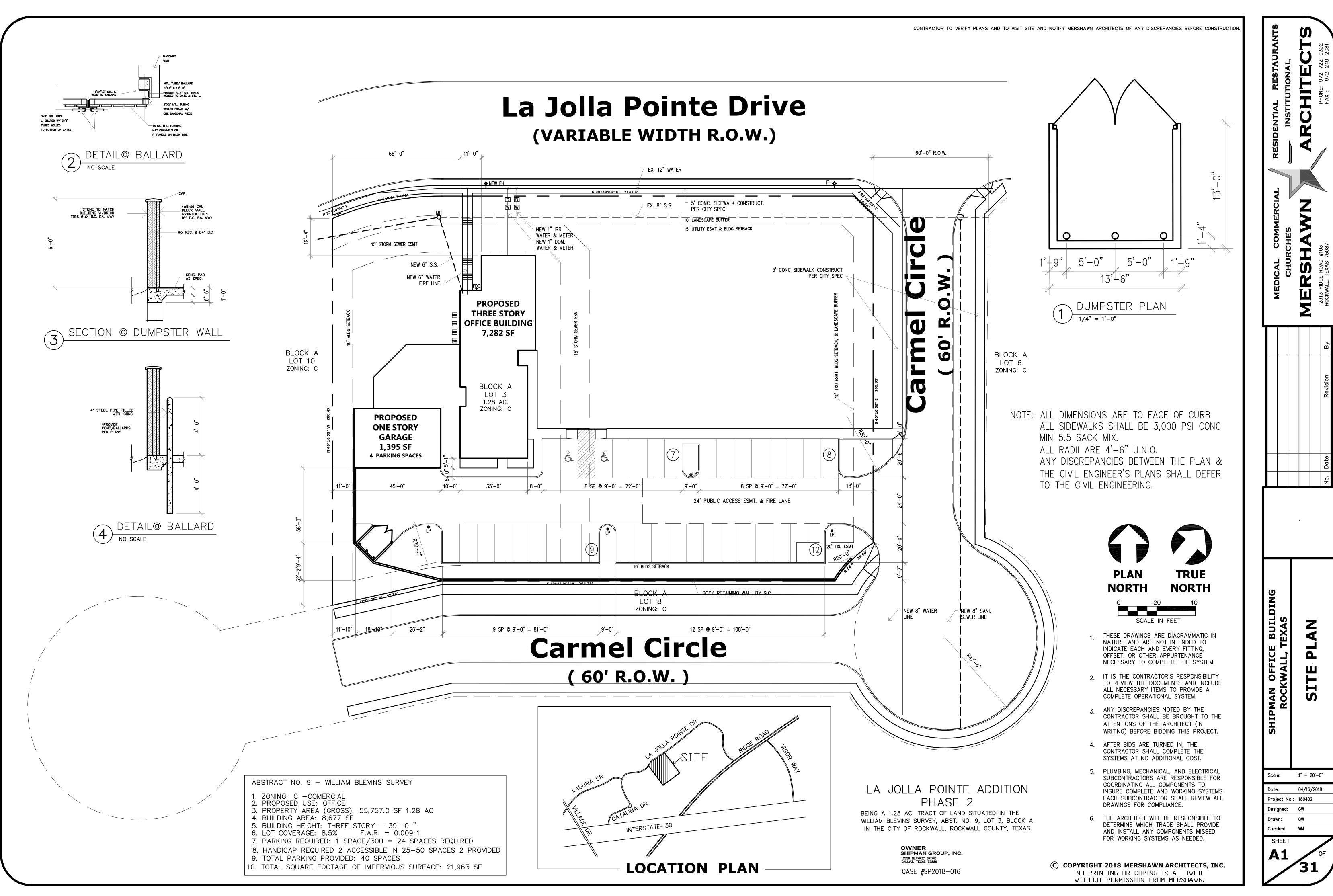
100% MASONRY - 100% BRICK

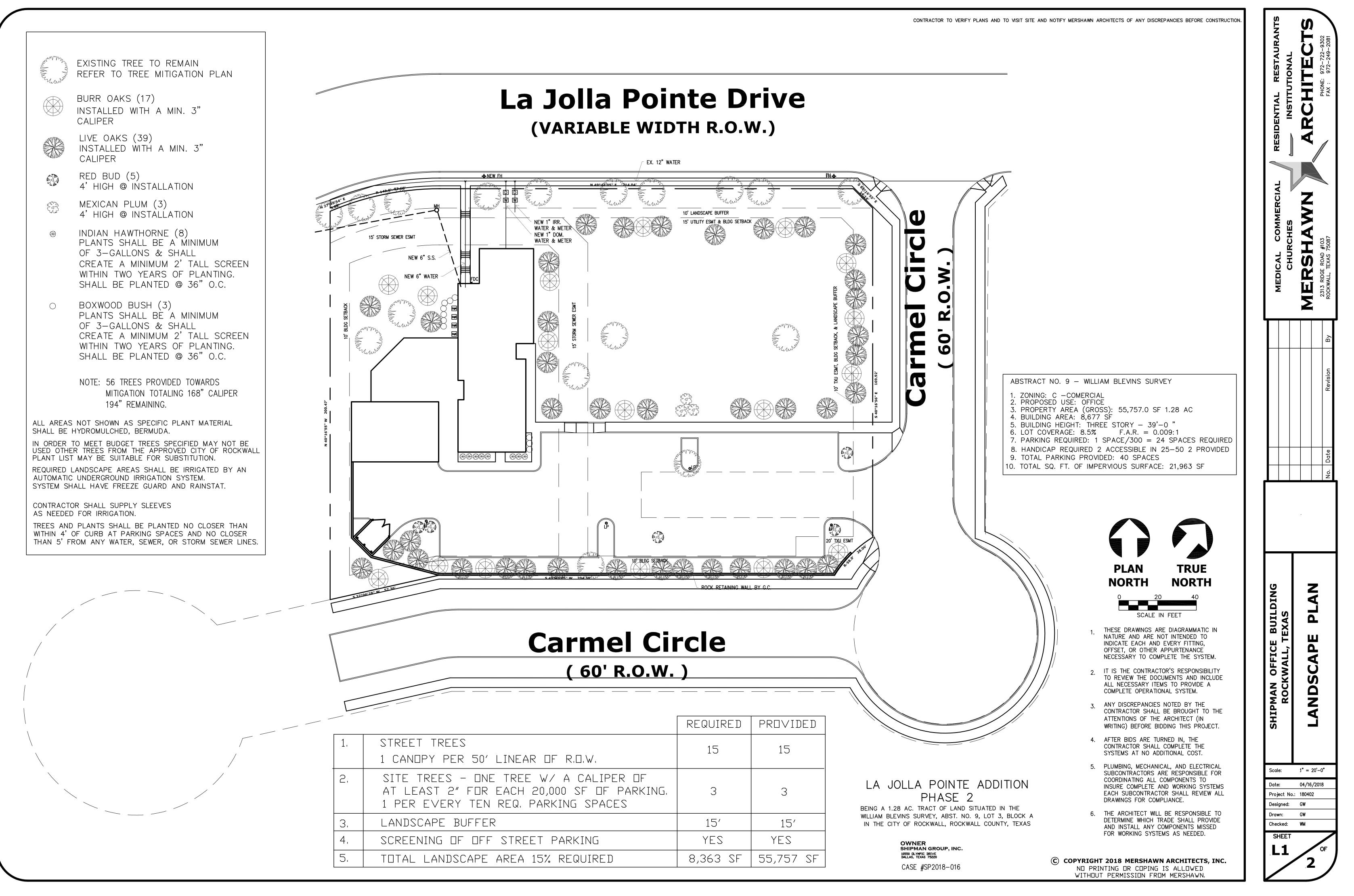




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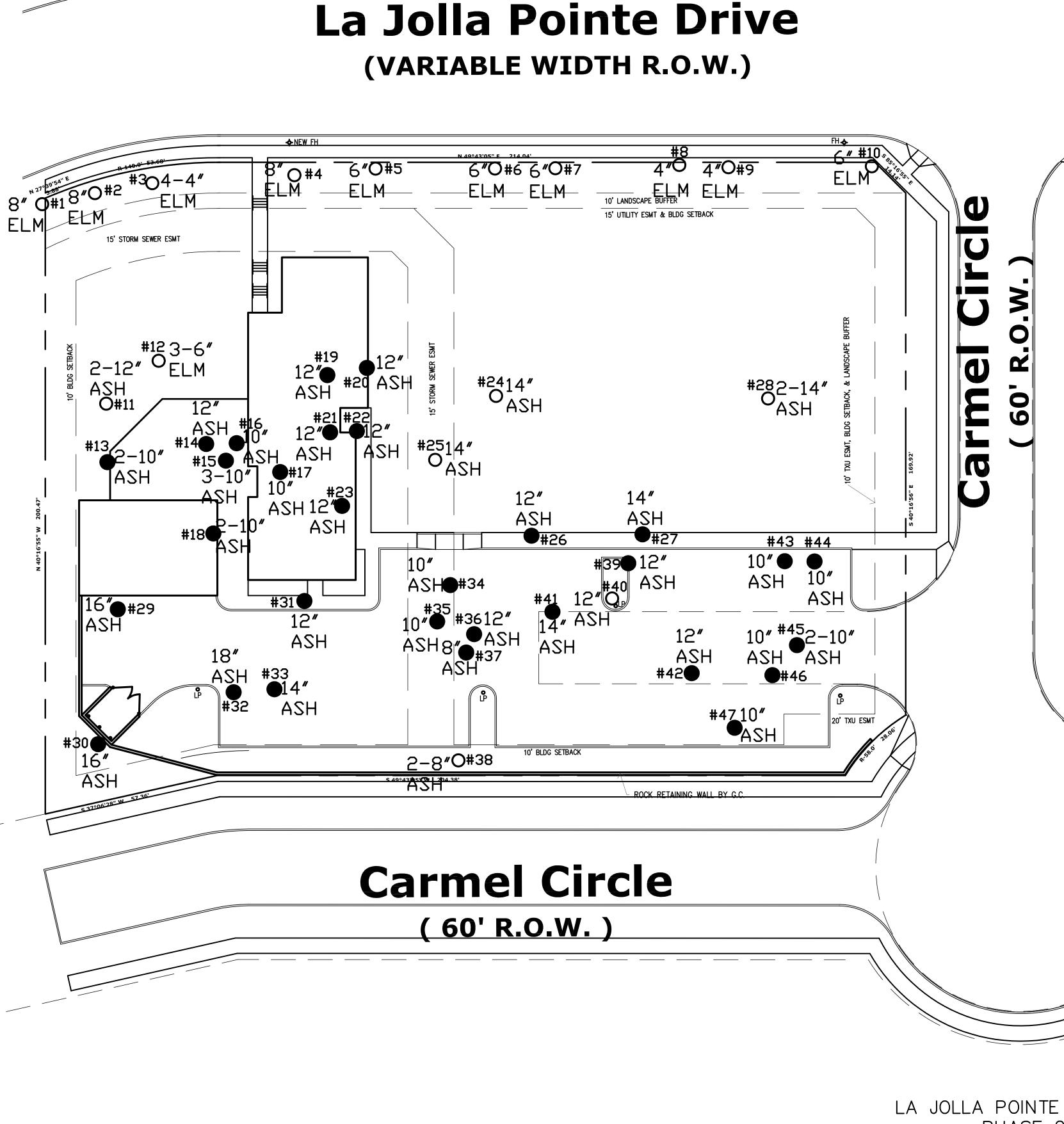
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EES	15	15
PER 50' LINEAR OF R.O.W.		10
S — ONE TREE W/ A CALIPER OF 2″ FOR EACH 20,000 SF OF PARKING. RY TEN REQ, PARKING SPACES	3	3
BUFFER	15′	15′
OF OFF STREET PARKING	YES	YES
DSCAPE AREA 15% REQUIRED	8,363 SF	55,757 SF

1	1 – 8" ELM	to remain	8 "	
2	1 – 8" ELM	TO REMAIN	8"	
3	4 – 4" ELM	TO REMAIN	16"	
4	1 – 8" ELM	TO REMAIN	8"	
5	1 – 6" ELM	TO REMAIN	6"	
6	1 – 6" ELM	TO REMAIN	6"	
7	1 – 6" ELM	TO REMAIN	6 "	
8	1 – 4" ELM	TO REMAIN	4"	
9	1 – 4" ELM	TO REMAIN	4"	
10	1 – 6" ELM	TO REMAIN	6 "	
11	2 – 12" ASH	TO REMAIN	24"	
12	3 – 6" ELM	TO REMAIN	18"	
13	2 – 10" ASH	TO BE REMOVED	10	20"
14	1 – 12" ASH	TO BE REMOVED		12"
15	3 – 10" ASH	TO BE REMOVED		30"
16	1 – 10" ASH	TO BE REMOVED		10"
17	1 – 10" ASH	TO BE REMOVED		10"
18	2 – 10" ASH	TO BE REMOVED		10
19	2 - 10 ASH 1 -12" ASH	TO BE REMOVED		12"
20		TO BE REMOVED		12"
20	1 – 12" ASH	TO BE REMOVED		
	1 – 12" ASH	TO BE REMOVED		12"
22	1 – 12" ASH			12"
	1 – 12" ASH	TO BE REMOVED		12"
24	1 – 14" ASH	TO REMAIN	14"	
25	1 –14" ASH	TO REMAIN	14"	
26	1 – 12" ASH	TO BE REMOVED		12"
27	1 – 14" ASH	TO BE REMOVED		14"
28	2 – 14" ASH	TO REMAIN	28"	-
29	1 – 16" ASH	TO BE REMOVED		16"
30	1 – 16" ASH	TO BE REMOVED		16"
31	1 – 12"ASH	TO BE REMOVED		12"
32	1 – 18" ASH	TO BE REMOVED		16"
33	1 – 14"ASH	TO BE REMOVED		14"
34	1 – 10"ASH	TO BE REMOVED		10"
35	1 – 10" ASH	TO BE REMOVED		10"
36	1 – 12" ASH	TO BE REMOVED		12"
37	1 – 8" ASH	TO BE REMOVED		8"
38	2 – 8" ASH	TO REMAIN	16"	
39	1 – 12" ASH	TO BE REMOVED		12"
40	1 – 12" ASH	TO REMAIN	12"	
41	1 – 14" ASH	TO BE REMOVED		14"
42	1 – 12" ASH	TO BE REMOVED		12"
43	1 – 10" ASH	TO BE REMOVED		10"
44	1 – 10" ASH	to be removed		10"
45	2 – 10" ASH	TO BE REMOVED		20"
46	1 – 10" ASH	TO BE REMOVED		10"
47	1 – 10" ASH	TO BE REMOVED		10"
	TOTAL CALIF	PER INCH	198"	380"



La Jolla Pointe Drive

PHASE 2 BEING A 1.28 AC. TRACT OF LAND SI WILLIAM BLEVINS SURVEY, ABST. NO. IN THE CITY OF ROCKWALL, ROCKWAI

> OWNER SHIPMAN GROUP, INC. 10550 DLYMPIC DRIVE DALLAS, TEXAS 75220 CASE #SP2018-016

Y PLANS AND TO VISIT SITE AND NOTIFY	MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.	COMMERCIAL RCHES RCHES HAWN ARCHITUTIONAL BRITUTIONAL ARCHITECTS PHONE: 972-249-2081
	O EXISTING TREE TO REMAIN	MEDICAL CHU CHU 2313 RIDGE ROAD ROCKWALL, TEXAS
	EXISTING TREE TO BE REMOVED	By
	578 TOTAL EXISTING CALIPER INCH	u.
	198 TOTAL EXISTING CALIPER INCH TO REMAIN	Revision
	380 TOTAL EXISTING CALIPER INCH TO BE REMOVED 90 TOTAL EXISTING CALIPER INCH	
	OF ELM TO REMAIN 18 TOTAL CALIPER INCH CREDIT	Date
	(20%) 362 TOTAL REPLACEMENT CALIPER INCH WITH CREDIT	No.
	<image/> In the contractor's responsibility for the documents and inclusion of the documents and inclusion. In the contractor's responsibility for the documents and inclusion. In the contractor's responsibility for the documents and inclusion. In the contractor's responsibility for the documents and inclusion. In the contractor's responsibility for the documents and inclusion. Any Discrepancies noted by the contractor shall be brought for the attentions of the architect (in writing) before bidding this protect. Any Discrepancies noted by the contractor shall be brought for the attentions of the architect (in writing) before bidding this protect. After Bids are turned in, the contractor shall complete the systems. 	SHIPMAN OFFICE BUILDING ROCKWALL, TEXAS TREE MITIGATION PLAN
ADDITION	5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS	Scale: 1" = 20'-0" Date: 04/16/2018
2 SITUATED IN THE . 9, LOT 3, BLOCK A /ALL COUNTY, TEXAS	 EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE. 6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED. 	Project No.: 180402 Designed: GW Drawn: GW Checked: WM SHEET
Ċ	COPYRIGHT 2018 MERSHAWN ARCHITECTS, INC. NO PRINTING OR COPING IS ALLOWED WITHOUT PERMISSION FROM MERSHAWN.	L2 OF 2

⁺ 0.0 ⁺ 0.0 ⁺ 0	to.0 to.0 to.0	*0.0 to	0.68' [†] 0.0	+	0.1			<u> </u>	2					<u>N 49</u>	°43'05" E	214		*	0.0	*			*		÷	*		*	-0			0.9	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0
[†] 0.0 [†] 0.0 ^{N 27°3}		R-140.0 0.0 0.0 0.0 [†] 0.0	1		0.1 [†] 0.1		⁺ 03	0.2 0. ⁺ 0.4 ⁺ 0	.2 0.2 0.4 [†] 0	.4 [†] 0.4	0.1 4 [†] 0.3	0,1 ; ⁺ 0,2	0.0 2 [†] 0.1	0.0 L [†] 0.0	0.0 c.o [†] c.o	0.0 [†] 0.0	0.0 0 ⁺ 0.0	0.0 +0.0	0.0 • ⁺ 0.0	0.0	0.0 [†] 0.0	0.0 ⁺ 0.0	0.0	0.0	0.0	0.0	0.0 [†] 0.0	0.0 ⁺ 0.0	0.0		[†] 0.0	is. n	0.0	⁺ 0.0	⁺ 0.0	[†] 0.0
•0.0 [†] 0.0	5.0 0.0 0.0 0.0 0.0	+0.0 ⁺ 0.	0.0	⁺ 0.1	⁺ 0.2	⁺ 0.4	+ I O	+ 1.3 +1	1.2 1	2 1.2	20.8	+ 0,4	4 0.1	L ⁺ 0.1	1 [†] 0.0	⁺ 0.0	0.0	÷0.0	÷0.0	⁺ 0.0	⁺ 0.0	+0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	0,0	÷0.0	[†] 0.0	¢ o	[†] 0.0
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.0 ⁺ 0.0	b.o ⁺o.o ⁺o.o	*0.0 ⁺ 0.	0 0.1	⁺ 0.2	⁺ 0.6	⁺ 1.5	⁺ 2.1	MH: 11.33		MH	1: 11.33 [†] 0.1	, ⁺ 0,1	1 0.0	0,0	o.o [†] 0.0	⁺ 0.0	0.0	⁺ 0.0	÷0.0	⁺ 0.0	⁺ 0.0	+0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+0.0	þ.c	⁺ 0.0	[†] 0.0	⁺ 0.0	⁺ 0.0
.0 [†] 0.0	[*] 0.0 ⁺ 0.0 ⁺ 0.0	⁺ 0.0 ⁺ 0.	0 0.1	⁺ 0.1	⁺ 0.5	1.4	+24				⁺ 0.0	, 0 ⁺	o.0 ⁺	0,0	o.0 [†] c.0	+ 0.0	0.0	÷0.0	+ 0.0	⁺ 0.0	⁺ 0.0	+ 0.0	⁺ 0.0	⁺ 0,0	⁺ 0.0	⁺ 0.0	⁺ 0.0	÷ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	D.0	⁺ 0.0	+0.0	0,0	⁺ 0.0
0.0 ⁺ 0.0	^{5.0} ⁻ 0.0 ⁻ 0.0	⁺ 0.0 ⁺ 0.	0 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.3	MH: 11.3	³³ ROPC	DSED)	⁺ 0.0	, ⁺ 0.0	o.0 ⁺) 0.0	o.0 [†] 0.0	+ 0.C) 0.0	+0.0	÷0.0	⁺ 0.0	⁺ 0.0	÷ 0.0	+ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	þ.o	⁺ 0.0	⁺ 0.1	0.	⁺ 0.0
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.0 ⁺ 0.0	0.0 0.0 ⁺ 0.0 ⁺ 0.1	⁺ 0.1 ⁺ 0.	1 0.2	⁺ 0.5	[†] 0.9			CE BL 7,282		IING	⁺ 0.1	, ⁺ 0, 1	1 0.0) ⁺ 0.(o.o [†] 0.0	⁺ 0.C	0.0	⁺ 0.0	÷0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	÷0.0	⁺ 0.0	b.o	÷0.0	⁺ 0.0	to , o	⁺ 0.0
.º ČK A	0.0 0.1 ⁺ 0.1	⁺ 0.2 ⁺ 0.	3 0.5	+ 1.0	2.0	⁺ 1.9					[†] 0.3	,2 ⁺ 0,2	2 0.1	L ⁺ 0.1	1 0.0	⁺ 0.0	0.0	÷0.0	÷0.0	⁺ 0.0	⁺ 0.0	+0.0	⁺ 0.0	÷0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+0.0	þ.c	÷0.0	[†] 0.0	°.0	⁺ 0.0
[, 10 ,	0.1 0.2 ⁺ 0.3	°.5 °.	7 0.9	+ 1.5	2,6	₩ P2 *2,5%H: 11	1.33			WP1 MH: 8	7 [†] 0.9	,4 0,4	4 0.2	2 0.1	1 0.1	+ 0.0	0.0	⁺ 0.1	÷0.1	⁺ 0.1	⁺ 0.1	+ 0.1	⁺ 0,1	⁺ 0.1	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+0.0	D.C	÷0.0	÷0.0	+ -0.0	⁺ 0.0
.0 ⁺ 0.0	0.1 0.3 ⁰ .8	* 1.4 ⁺ 1.	1.9	÷2.3	2.6	+2.3	< _			1.8	8 1.7	÷0.9	9 0.3	3 0.1	1 0.1	⁺ 0.1	+ 0.1	⁺ 0.1	÷0.1	⁺ 0.1	⁺ 0.1	+ 0.1	+ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.0	+ 0.0	+ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	b.o	÷0.0	÷.0	0.0	⁺ 0.0
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0.0 ⁺ 0.0	0.1 [↓] 0.2	MH: 11.3	3	WP2 MH: 11.33	3	мн 3 0vp2 мн: 11	/ z	1.28 A ONIN	G: C	†	7 2.0	[†] 1.1	1 0.5	5 0.2	2 [†] 0.2	⁺ 0.2	2 0.2	⁺ 0.2	⁺ 0.2	⁺ 0.2	⁺ 0.2	⁺ 0.3	⁺ 0.3	⁺ 0.3	⁺ 0.2	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.0	0.0	⁺ 0.0	⁺ 0 0	† 00	⁺ 0.0
50 ≤ 0.0 [±] 0.0	0.0 [†] 0.0	PROP				1.9				1.9	9 2.1	1,2	2 0.5	5 0.3	3 [†] 0.2	⁺ 0.2	2 0.3	⁺ 0.3	0.3	⁺ 0.3	⁺ 0.4	⁺ 0.4	⁺ 0.4	⁺ 0.4	⁺ 0.3	⁺ 0.3	⁺ 0.2	⁺ 0.2	⁺ 0.2	0.1	⁺ 0.0	9,0 4 4	÷0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0
10°16'55 10°16'55	.0 0.0	ONE S GAR				÷0.9				MH2 MH	3 11.33 2.5	1.3	3 0,6		4 0.B	0.3	3 0.4	0.4	0.5	0.5	0.5	0.5	0.6	0.5	0.5	0.4	0.4	0.4	0.3	0.2	⁺ 0.1	00 010	+ + .0	⁺ 0.0	⁺ 0.0	⁺ 0.0
.1 [†] 0.1	0.0 0.1	1,39	5 SF			1.0			WP1 MH: 8	<u>†</u> 1.8	8 [‡] .0	1	5		s €t.,	⁺ 0.7	⁺ 0.8	÷0.9	0.9	1.0	0.9	0.8	⁺ 0.8	⁺ 0.8	[†] 0.8	⁺ 0.7	⁺ 0.7	÷ 0.7	⁺ 0.7	⁺ 0.4	⁺ 0.1	9 .0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0
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2. PROPOSED USE: OFFICE 3. PROPERTY AREA (GROSS): 55,757.0 SF 1.28 AC 4. BUILDING AREA: 8,677 SF 5. BUILDING HEIGHT: THREE STORY - 39'-0 " 6. LOT COVERAGE: 8.5% F.A.R. = 0.009:1 7. PARKING REQUIRED: 1 SPACE/300 = 24 SPACES REQUIRED 8. HANDICAP REQUIRED 2 ACCESSIBLE IN 25-50 SPACES 2 PROVIDED 9. TOTAL PARKING PROVIDED: 40 SPACES 10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 21,963 SF

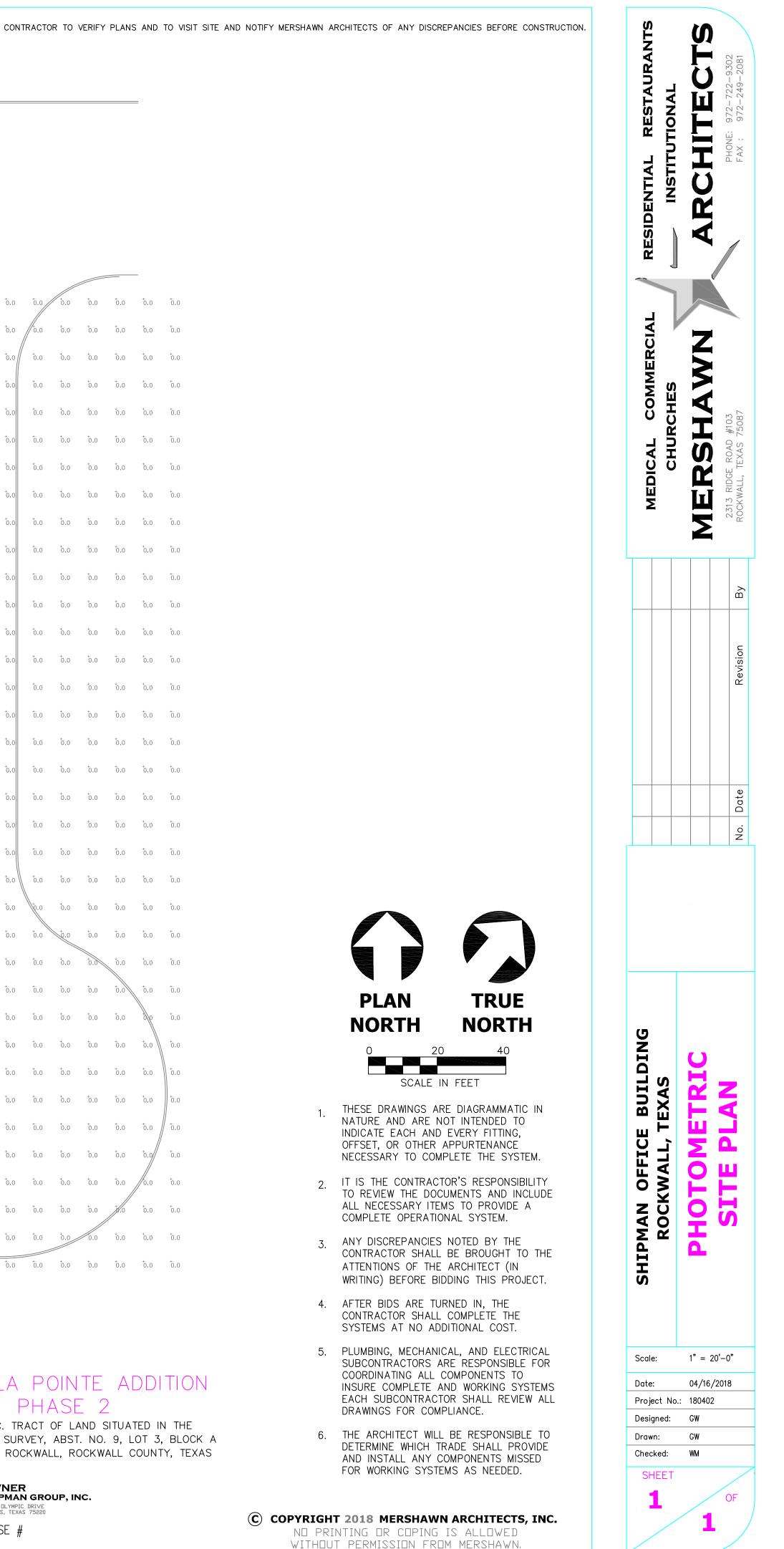
La Jolla Pointe Drive

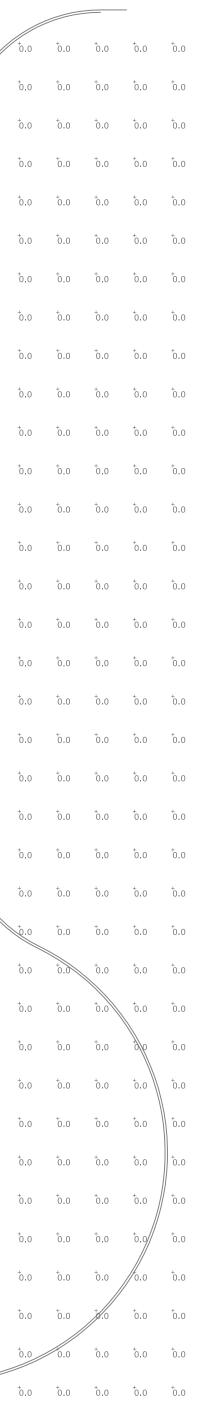
LA JOLLA POINTE ADDITION

PHASE 2 BEING A 1.28 AC. TRACT OF LAND SITUATED IN THE WILLIAM BLEVINS SURVEY, ABST. NO. 9, LOT 3, BLOCK A IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER SHIPMAN GROUP, INC.

10550 OLYMPIC DRI∨E DALLAS, TEXAS 75220 CASE #





- PLAN NORTH
- THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE
- 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
- ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
- 4. AFTER BIDS ARE TURNED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
- 5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
- 6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

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CITY OF ROCKWALL CITY COUNCIL MEMO

AGENDA DATE:07/16/2018APPLICANT:Wayne Mershawn of Mershawn ArchitectsAGENDA ITEM:SP2018-016; Site Plan for Office Building Use

SUMMARY:

Discuss and consider a request by Wayne Mershawn of Mershawn Architects on behalf of Clay Shipman for the approval of a variance to the articulation requirements and an exception to the material requirements in conjunction with an approved site plan for an office building on a 1.28-acre parcel of land identified as Lot 3, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located on La Jolla Pointe drive northeast of the intersection La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

PURPOSE AND BACKGROUND:

The applicant is requesting approval of a variance and an exception to the Unified Development Code (UDC) as outlined in this report. The request is in conjunction with an approved site plan for the purpose of constructing a, three (3) story, ~7,282 SF office building. The proposed office building will be situated on a 1.28-acre parcel of land identified as *Lot 3, Block A, La Jolla Pointe, Phase 2 Addition*, which is located on La Jolla Pointe Drive northeast of the intersection La Jolla Pointe Drive and Laguna Drive. The subject property is zoned Commercial (C) District.

VARIANCE AND EXCEPTION REQUESTS:

The applicant is requesting a variance and exception to the requirements of the Unified Development Code (UDC) for the sections outlined below. It should be noted, that for the subject property a variance or exception request would require approval by a simple majority vote of those City Council members present. The requests are as follows:

- Section 4.1.A.1, of Article V, of the UDC requires a minimum of 20% stone on all facades, which are visible from a public street. The submitted building elevations do not meet this minimum requirement (*i.e. north 6%, south 0%, east 1%, & west 1%*). This will require approval by the City Council. [Simple Majority Vote]
- 2) Section 4.1.C.1 a & b, of Article V, of the UDC requires all building facades not extend for a distance of three (3) times the walls height without having an off-set both vertically and horizontally. The elevations depict the east facing façade does not meet this requirement. This will require approval by the City Council. [Simple Majority Vote]

A request for a variance or exception as outlined above is considered a discretionary decision for the City Council pending a recommendation from the Planning and Zoning Commission.

ARCHITECTURAL REVIEW BOARD RECOMMENDATION:

On June 26, 2018, the Architectural Review Board (ARB) reviewed the proposed building elevations for the site. The ARB requested the applicant make changes that would reflect replication of the original historic

structure (*i.e. Hook & Ladder Company #8 Firehouse in New York*) by creating a more ornate cornice, and reducing the stucco by incorporating more red brick. Additionally, the ARB requested a 3-D rendering of the facility. The ARB will provide a recommendation to the Planning and Zoning Commission during the next scheduled meeting to be held on July 10, 2018.

On July 10, 2018, the Architectural Review Board did not provide a recommendation to the Planning and Zoning Commission due to not having a quorum.

RECOMMENDATIONS:

If the Planning & Zoning Commission chooses to approve the applicant's request then staff would recommend the following conditions of approval:

- 1) All technical comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of a building permit;
- 2) The total tree mitigation balance due of 212-caliper inches will be due prior to issuance of a building permit and/or prior to the filing of a final plat; and,
- 3) Any construction or building necessary to complete the *Site Plan* request must conform to the requirements set forth by the UDC, the International Building Code, the Rockwall Municipal Code of Ordinances, city adopted engineering and fire codes and with all other applicable regulatory requirements administered and/or enforced by the state and federal government.

PLANNING AND ZONING COMMISSION:

On July 10, 2018, the Planning and Zoning Commission's motion to approve the site plan with staff conditions passed by a vote of 5 to 0 with Commissioners Moeller and Fishman absent. The approval also included approving the building elevations due to the applicant meeting the ARB's recommendations from the June 26, 2018 meeting. Additionally, the motion included a recommendation of approval for the variance and exception requested as outlined in staff's report.





City of Rockwall

Planning & Zoning Department 385 S. Goliad Street Rockwall, Texas 75032 (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.



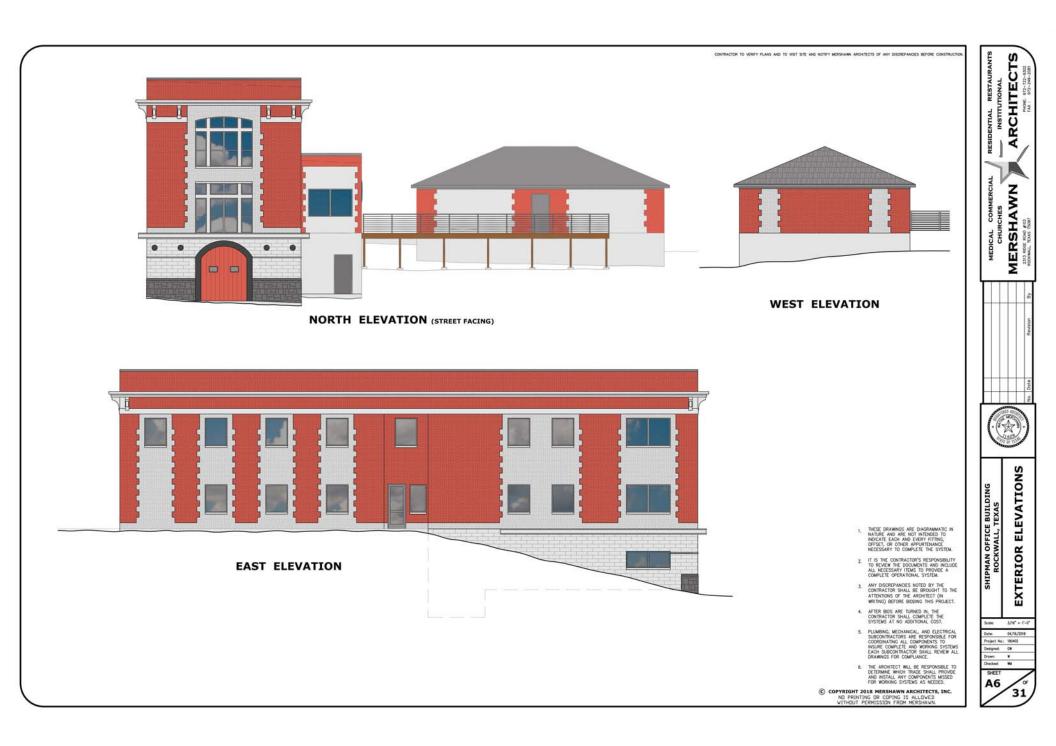


City of Rockwall Planning and Zoning Department June 8, 2018

LETTER OF VARIANCE

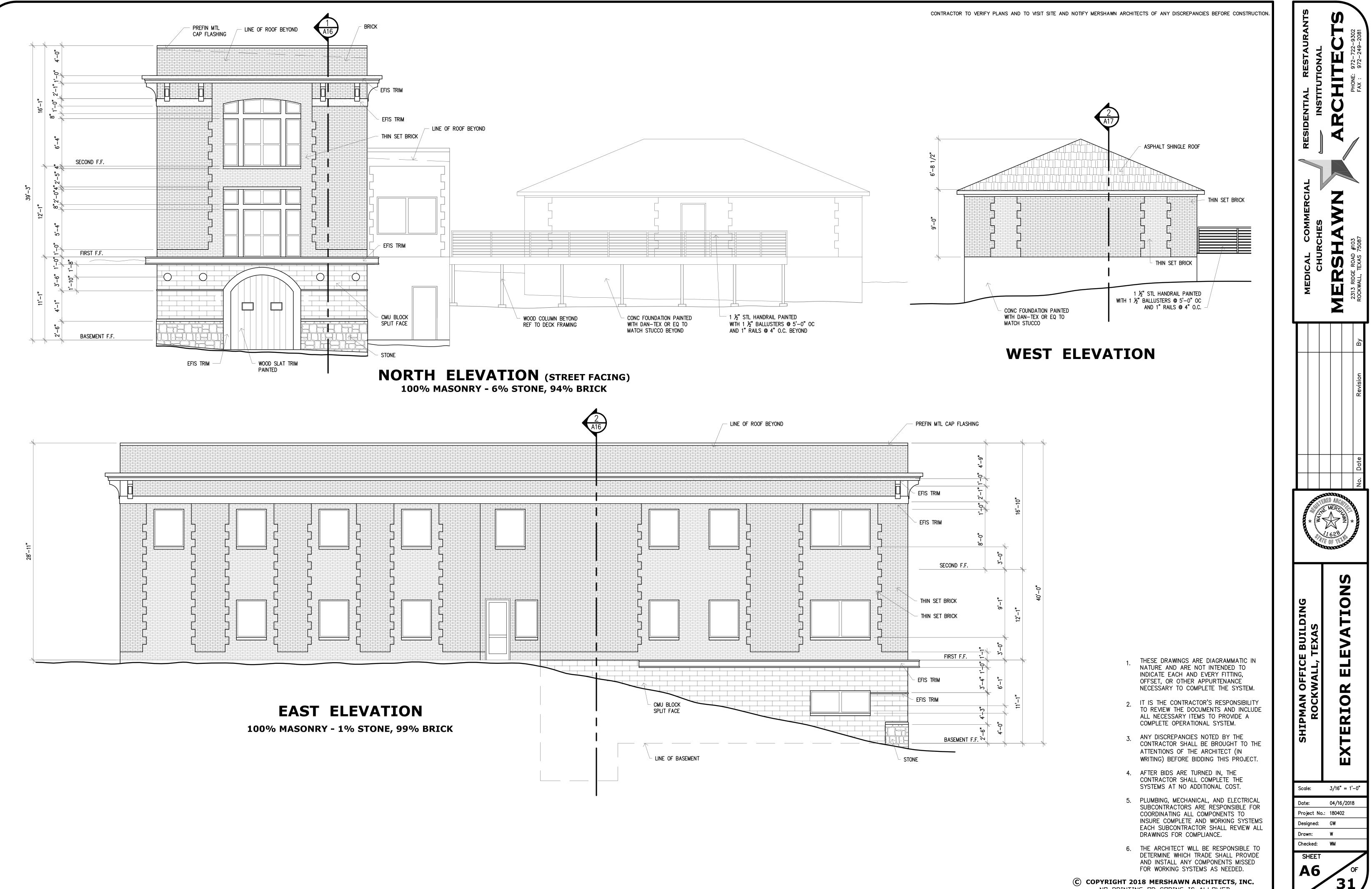
We respectfully request a variance for the articulation ordinance on the Shipman Office Building Project.

We are asking for this variance because our client is wanting to build an old style City Fire Station to look as similar as possible to the historical Hook and Ladder #8 Firehouse in New York City. The vertical and horizontal articulation is not conducive to this design and would take away from the old style.

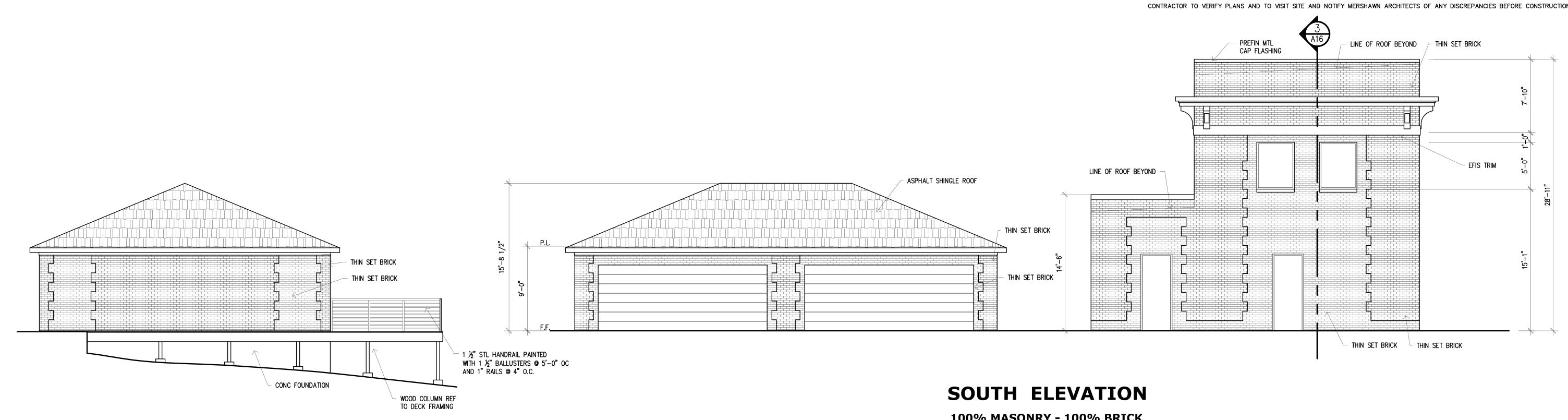




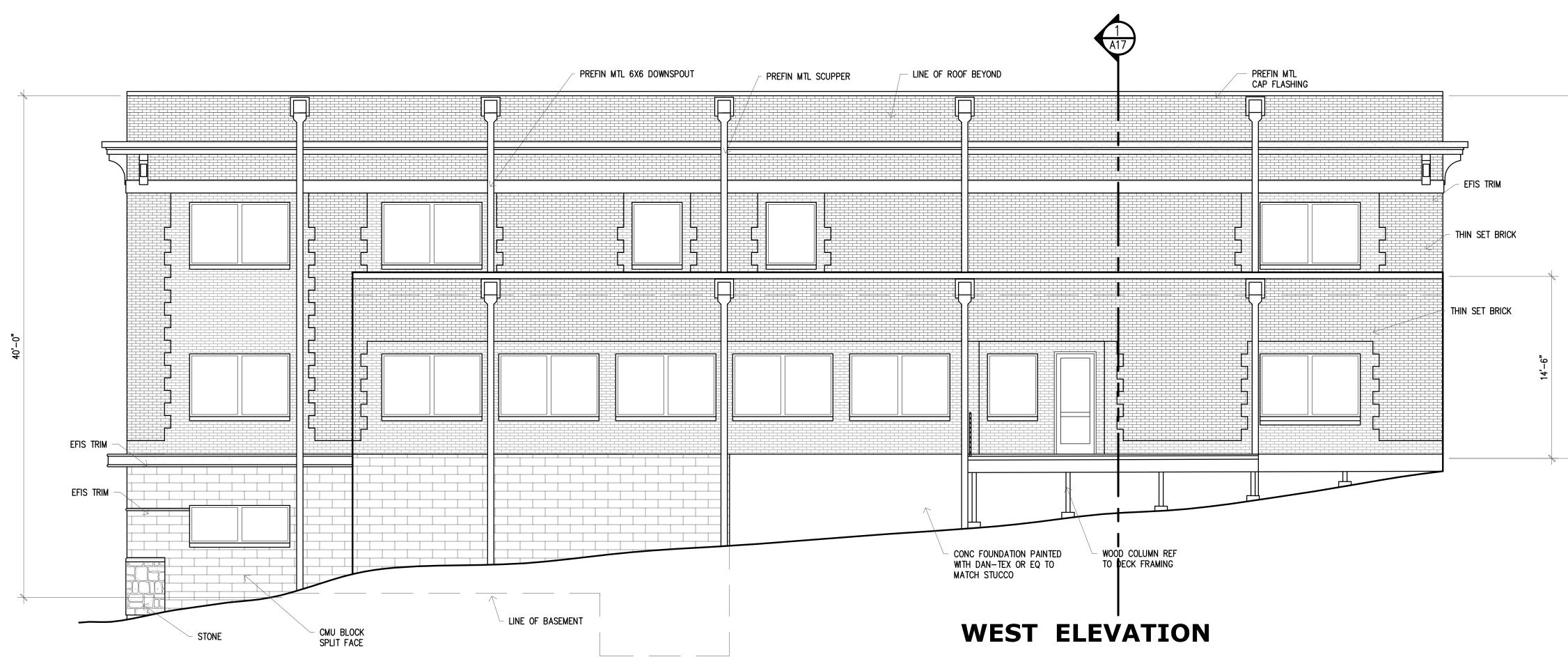


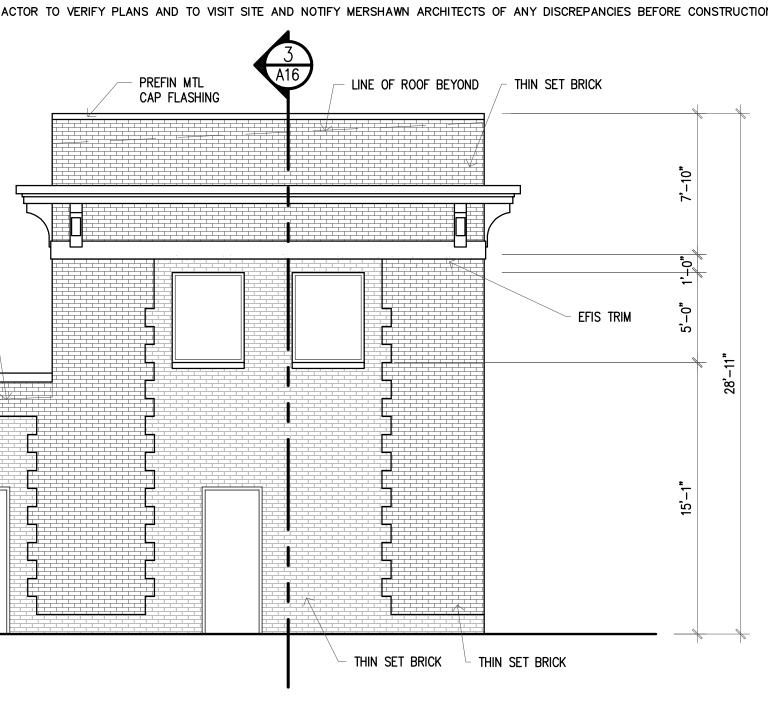


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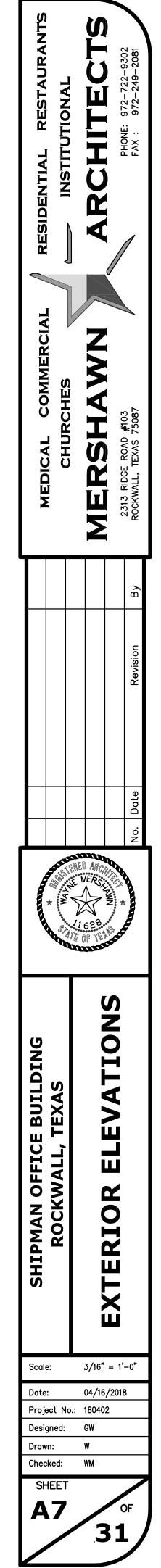






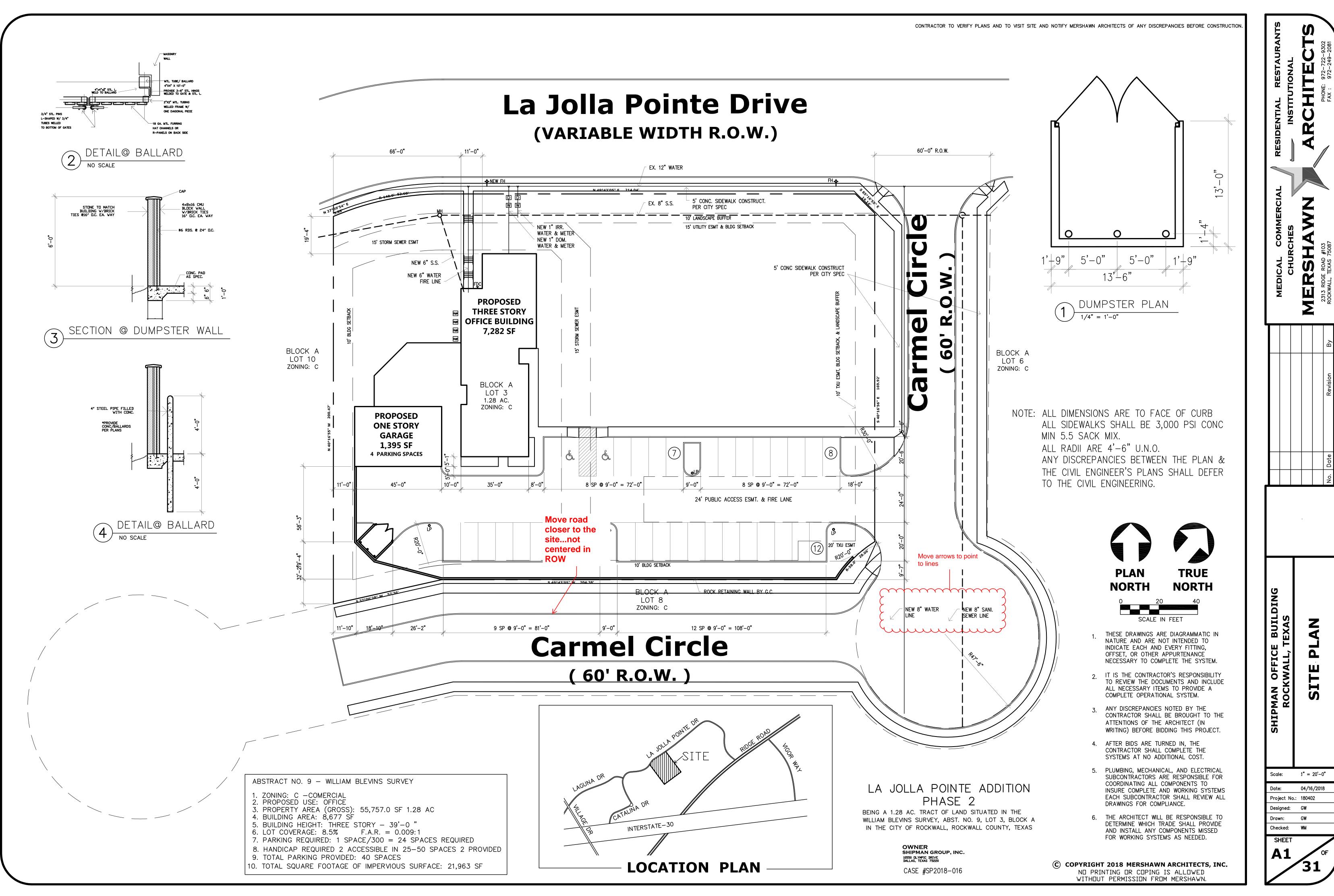
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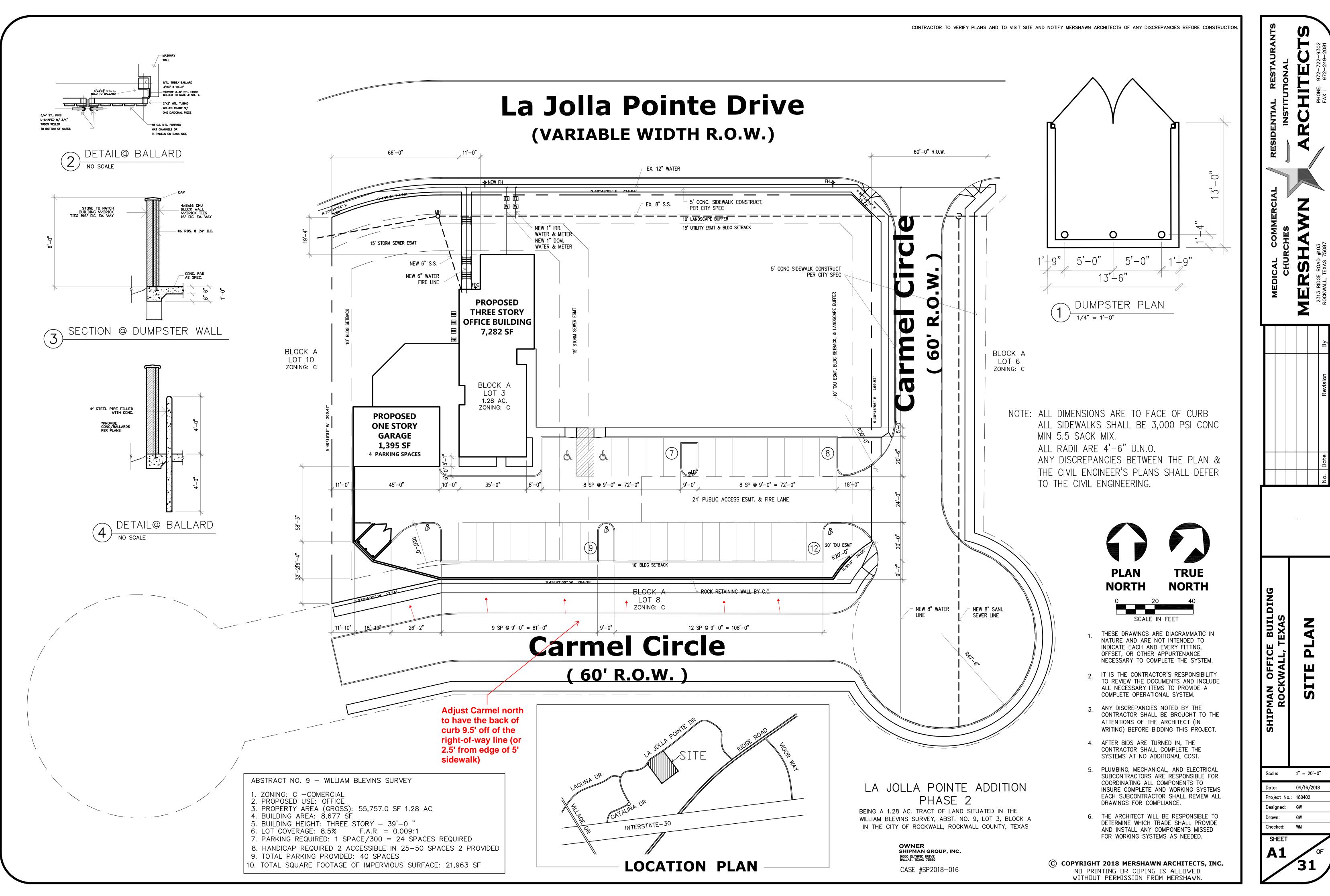


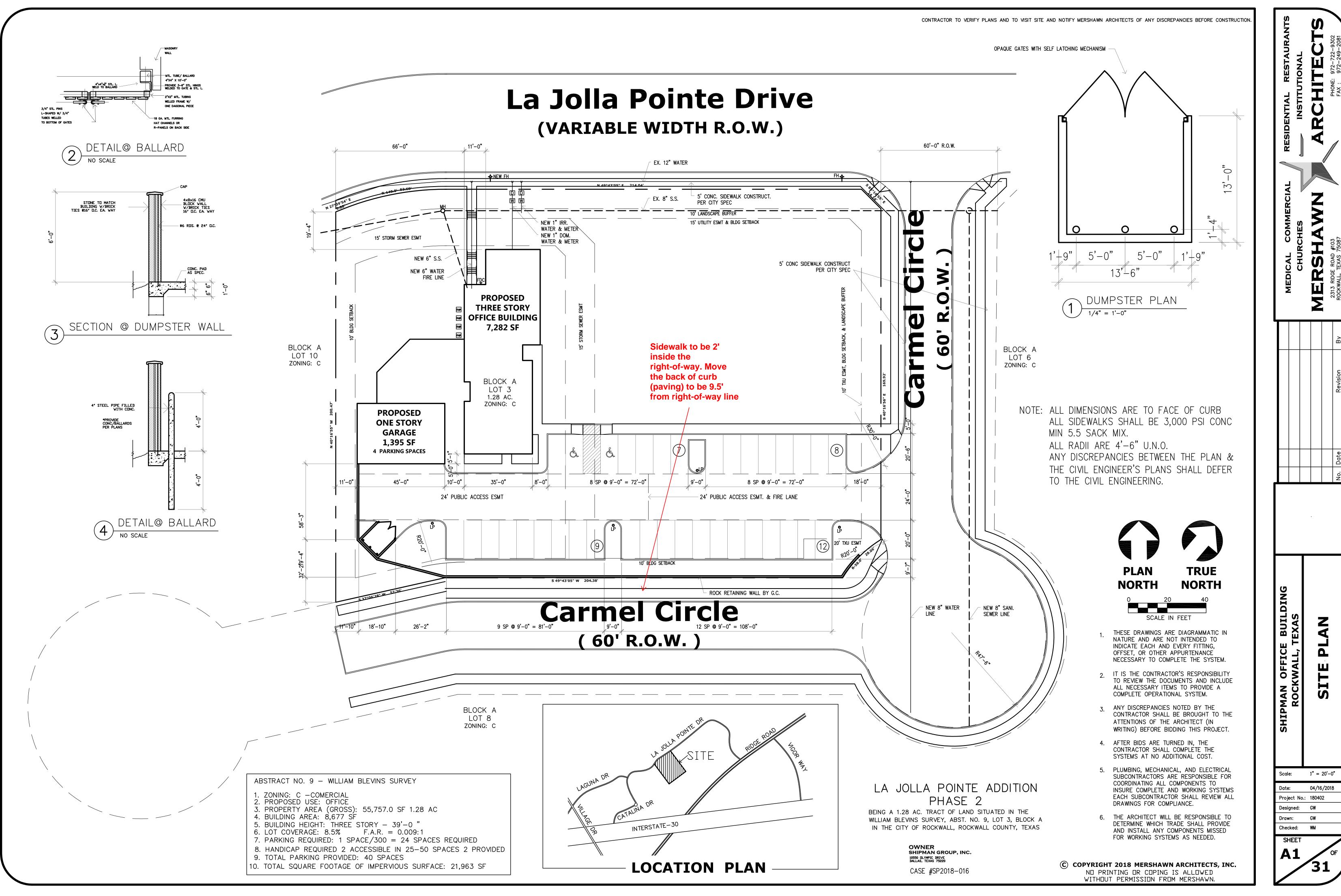


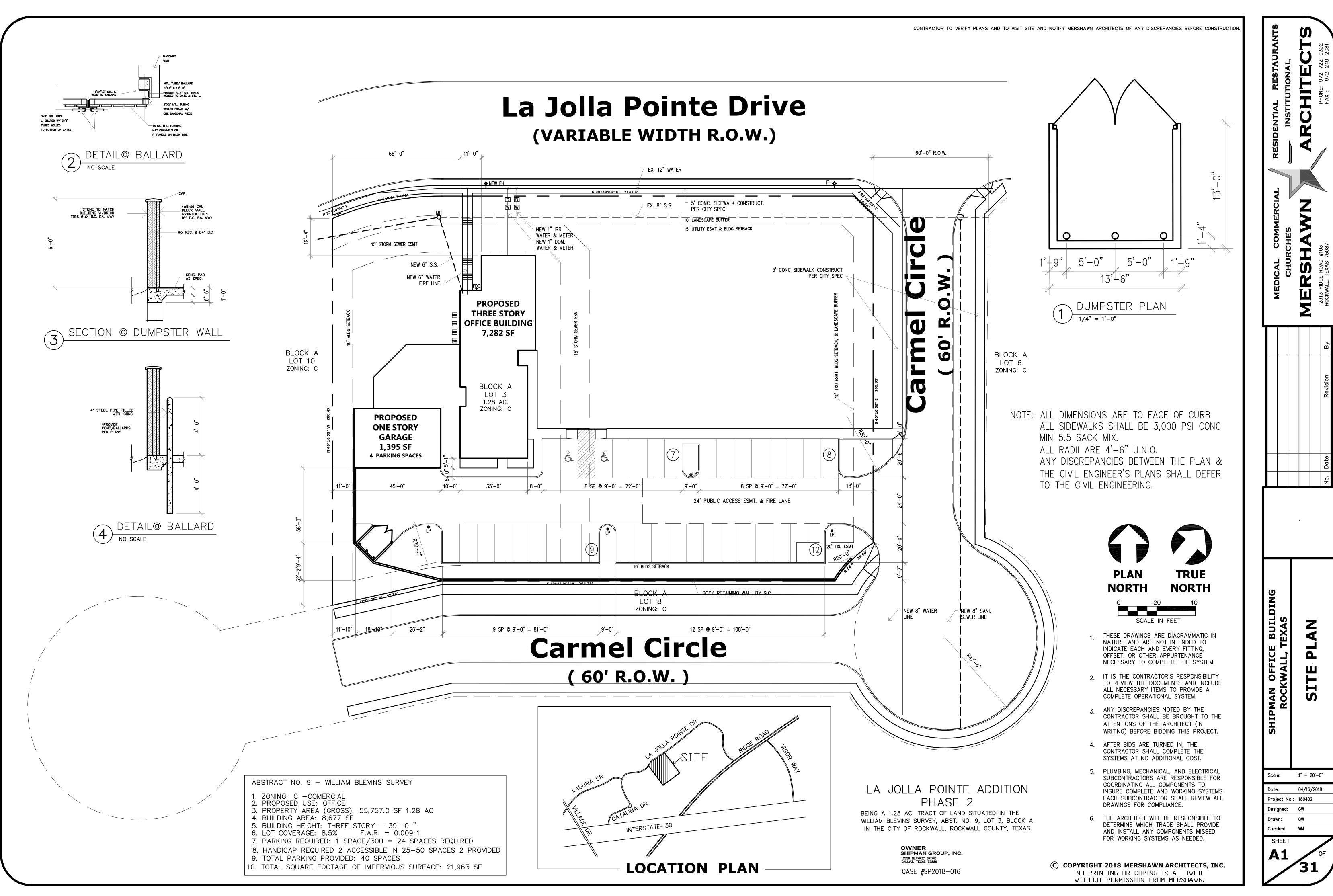
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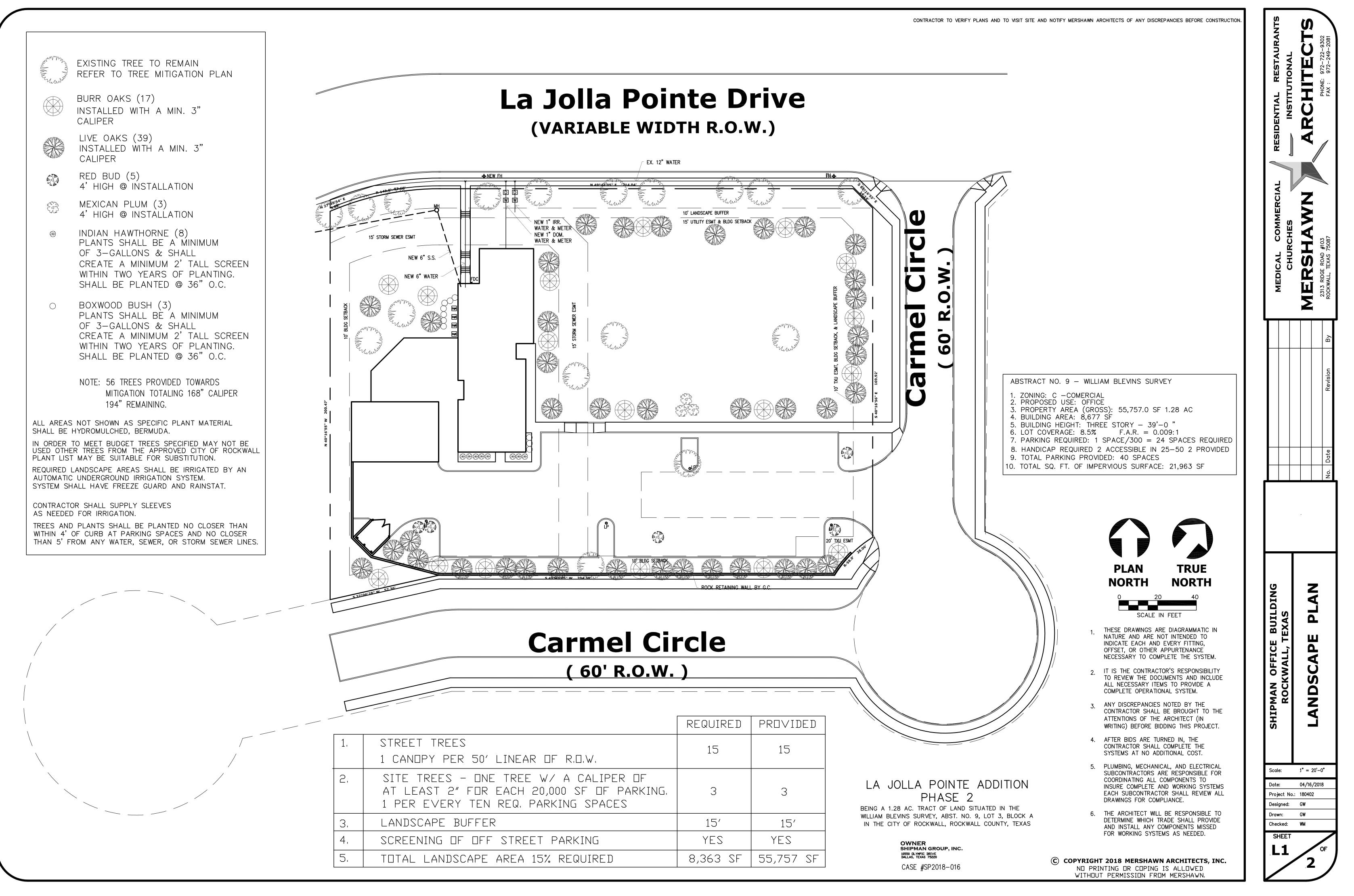
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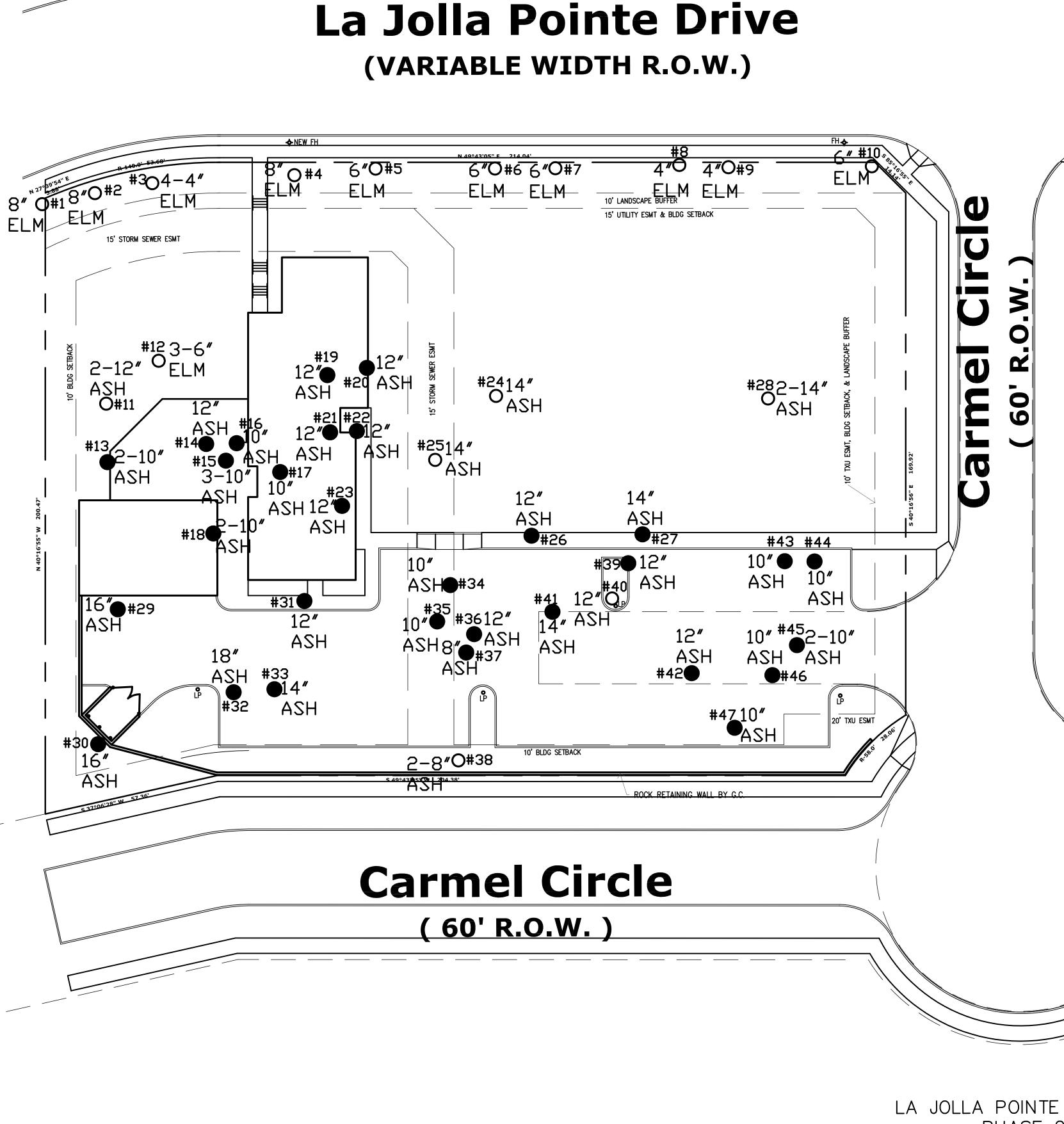






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PER 50' LINEAR OF R.O.W.		10
S — ONE TREE W/ A CALIPER OF 2″ FOR EACH 20,000 SF OF PARKING. RY TEN REQ, PARKING SPACES	3	3
BUFFER	15′	15′
OF OFF STREET PARKING	YES	YES
DSCAPE AREA 15% REQUIRED	8,363 SF	55,757 SF

1	1 – 8" ELM	to remain	8 "	
2	1 – 8" ELM	TO REMAIN	8"	
3	4 – 4" ELM	TO REMAIN	16"	
4	1 – 8" ELM	TO REMAIN	8"	
5	1 – 6" ELM	TO REMAIN	6"	
6	1 – 6" ELM	TO REMAIN	6"	
7	1 – 6" ELM	TO REMAIN	6 "	
8	1 – 4" ELM	TO REMAIN	4"	
9	1 – 4" ELM	TO REMAIN	4"	
10	1 – 6" ELM	TO REMAIN	6 "	
11	2 – 12" ASH	TO REMAIN	24"	
12	3 – 6" ELM	TO REMAIN	18"	
13	2 – 10" ASH	TO BE REMOVED	10	20"
14	1 – 12" ASH	TO BE REMOVED		12"
15	3 – 10" ASH	TO BE REMOVED		30"
16	1 – 10" ASH	TO BE REMOVED		10"
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28	2 – 14" ASH	TO REMAIN	28"	-
29	1 – 16" ASH	TO BE REMOVED		16"
30	1 – 16" ASH	TO BE REMOVED		16"
31	1 – 12"ASH	TO BE REMOVED		12"
32	1 – 18" ASH	TO BE REMOVED		16"
33	1 – 14"ASH	TO BE REMOVED		14"
34	1 – 10"ASH	TO BE REMOVED		10"
35	1 – 10" ASH	TO BE REMOVED		10"
36	1 – 12" ASH	TO BE REMOVED		12"
37	1 – 8" ASH	TO BE REMOVED		8"
38	2 – 8" ASH	TO REMAIN	16"	
39	1 – 12" ASH	TO BE REMOVED		12"
40	1 – 12" ASH	TO REMAIN	12"	
41	1 – 14" ASH	TO BE REMOVED		14"
42	1 – 12" ASH	TO BE REMOVED		12"
43	1 – 10" ASH	TO BE REMOVED		10"
44	1 – 10" ASH	to be removed		10"
45	2 – 10" ASH	TO BE REMOVED		20"
46	1 – 10" ASH	TO BE REMOVED		10"
47	1 – 10" ASH	TO BE REMOVED		10"
	TOTAL CALIF	PER INCH	198"	380"



La Jolla Pointe Drive

PHASE 2 BEING A 1.28 AC. TRACT OF LAND SI WILLIAM BLEVINS SURVEY, ABST. NO. IN THE CITY OF ROCKWALL, ROCKWAI

> OWNER SHIPMAN GROUP, INC. 10550 DLYMPIC DRIVE DALLAS, TEXAS 75220 CASE #SP2018-016

Y PLANS AND TO VISIT SITE AND NOTIFY	MERSHAWN ARCHITECTS OF ANY DISCREPANCIES BEFORE CONSTRUCTION.	COMMERCIAL RCHES RCHES HAWN ARCHITUTIONAL BRITUTIONAL ARCHITECTS PHONE: 972-249-2081
	O EXISTING TREE TO REMAIN	MEDICAL CHU CHU 2313 RIDGE ROAD ROCKWALL, TEXAS
	EXISTING TREE TO BE REMOVED	By
	578 TOTAL EXISTING CALIPER INCH	u.
	198 TOTAL EXISTING CALIPER INCH TO REMAIN	Revision
	380 TOTAL EXISTING CALIPER INCH TO BE REMOVED 90 TOTAL EXISTING CALIPER INCH	
	OF ELM TO REMAIN 18 TOTAL CALIPER INCH CREDIT	Date
	(20%) 362 TOTAL REPLACEMENT CALIPER INCH WITH CREDIT	No.
	<image/> In the contractor's responsibility for the documents and inclusion of the documents and inclusion. In the contractor's responsibility for the documents and inclusion. In the contractor's responsibility for the documents and inclusion. In the contractor's responsibility for the documents and inclusion. In the contractor's responsibility for the documents and inclusion. Any Discrepancies noted by the contractor shall be brought for the attentions of the architect (in writing) before bidding this protect. After BIDS are turned in, the contractor shall complete the system. 	SHIPMAN OFFICE BUILDING ROCKWALL, TEXAS TREE MITIGATION PLAN
ADDITION	5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS	Scale: 1" = 20'-0" Date: 04/16/2018
2 SITUATED IN THE . 9, LOT 3, BLOCK A /ALL COUNTY, TEXAS	 EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE. 6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED. 	Project No.: 180402 Designed: GW Drawn: GW Checked: WM SHEET
Ċ	COPYRIGHT 2018 MERSHAWN ARCHITECTS, INC. NO PRINTING OR COPING IS ALLOWED WITHOUT PERMISSION FROM MERSHAWN.	L2 OF 2

⁺ 0.0 ⁺ 0.0 ⁺ 0	to.0 to.0 to.0	*0.0 to	0.68' [†] 0.0	+	0.1			<u> </u>	2					<u>N 49</u>	°43'05" E	214		*	0.0	*			*		÷	*		*	-0			0.9	÷0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0
[†] 0.0 [†] 0.0 ^{N 27°3}		R-140.0 0.0 0.0 0.0 [†] 0.0	1		0.1 [†] 0.1		⁺ 03	0.2 0. 0.4 t	.2 0.2 0.4 [†] 0	.4 [†] 0.4	0.1 4 [†] 0.3	0,1 ; ⁺ 0,2	0.0 2 [†] 0.1	0.0 L [†] 0.0	0.0 c.o [†] c.o	0.0 [†] 0.0	0.0 0 ⁺ 0.0	0.0 ⁺ 0.0	0.0 • ⁺ 0.0	0.0	0.0 [†] 0.0	0.0 ⁺ 0.0	0.0	0.0	0.0	0.0	0.0 [†] 0.0	0.0 ⁺ 0.0	0.0		[†] 0.0	is. n	0.0	⁺ 0.0	⁺ 0.0	[†] 0.0
•0.0 [†] 0.0	5.0 0.0 0.0 0.0 0.0	+0.0 ⁺ 0.	0.0	⁺ 0.1	⁺ 0.2	⁺ 0.4	+ I O	+ 1.3 +1	1.2 1	2 1.2	20.8	+ 0,4	4 0.1	L ⁺ 0.1	1 [†] 0.0	⁺ 0.0	0.0	÷0.0	÷0.0	⁺ 0.0	⁺ 0.0	+0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	0,0	⁺o.0	[†] 0.0	¢ o	[†] 0.0
0 0.0	[†] 0.0 ⁺ 0.0 ⁺ 0.0	⁺ 0.0 ⁺ 0.	0.0	⁺ 0.1	⁺ 0.3	⁺ 0.8	, 1.9	⁺ 2.5 ⁺ 2	2.0	.1 2.4	4 [†] 1.5	÷0.5	5 ⁺ 0.2	2 0.1	1 [†] 0.0	⁺ 0.0	0.0	÷0.0	÷0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+ 0.0	⁺ 0.0	÷0.0	+ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	÷0.0	⁺ 0.0	þ.o	⁺ 0.0	÷0.0	0.0	⁺ 0.0
0 0.0	0.0 0.0 ⁺ 0.0 ⁺ 0.0	⁺ 0.0 ⁺ 0.	0 0.1	⁺ 0.2	⁺ 0.4	⁺ 1.1	+ 1	WP2 +) 	4 0.1	L ⁺ 0.0	o.o [†] 0.0	⁺ 0.0	0.0	⁺ 0.0	÷0.0	⁺ 0.0	⁺ 0.0	+0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	D.C	⁺ 0.0	[†] 0.0	ŧ) 0 -	⁺ 0.0
.0 ⁺ 0.0	b.o ⁺o.o ⁺o.o	*0.0 ⁺ 0.	0 0.1	⁺ 0.2	⁺ 0.6	⁺ 1.5	⁺ 2.1	MH: 11.33		мн	1: 11.33 [†] 0.1	, ⁺ 0,1	1 0.0	0,0	o.o [†] 0.0	⁺ 0.0	0.0	⁺ 0.0	÷0.0	⁺ 0.0	⁺ 0.0	+0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+0.0	þ.c	⁺ 0.0	[†] 0.0	⁺ 0.0	⁺ 0.0
.0 [†] 0.0	[*] 0.0 ⁺ 0.0 ⁺ 0.0	⁺ 0.0 ⁺ 0.	0 0.1	⁺ 0.1	⁺ 0.5	1.4	+24				⁺ 0.0	, 0 ⁺	o.0 ⁺	0,0	o.0 [†] c.0	+ 0.0	0.0	÷0.0	+ 0.0	⁺ 0.0	⁺ 0.0	+ 0.0	⁺ 0.0	⁺ 0,0	⁺ 0.0	⁺ 0.0	⁺ 0.0	÷ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	D.0	⁺ 0.0	+0.0	0,0	⁺ 0.0
0.0 ⁺ 0.0	^{5.0} ⁻ 0.0 ⁻ 0.0	⁺ 0.0 ⁺ 0.	0 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.3	MH: 11.3	³³ ROPC	DSED)	⁺ 0.0	, ⁺ 0.0	o.0 ⁺ 0.0) 0.0	o.0 [†] 0.0	+ 0.C) 0.0	+0.0	÷0.0	⁺ 0.0	⁺ 0.0	÷ 0.0	+ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	þ.o	⁺ 0.0	⁺ 0.1	0.	⁺ 0.0
	0.0 ⁺ 0.0 0.0	⁺ 0.0 ⁺ 0.	1 0.1	⁺ 0.2	⁺ 0.2						[†] 0.0	, ⁺	o ⁺ o.c) 0.0	o.0 [†] 0.0	⁺ 0.C	0.0	÷ 0.0	÷.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+ 0.0	⁺ 0.0	⁺ 0.0	+ 0.0	⁺ 0.0	+ 0.0	⁺ 0.0	÷0.0	⁺ 0.0	D. O	÷0.0	⁺ 0.0	÷	⁺ 0.0
.0 ⁺ 0.0	0.0 0.0 ⁺ 0.0 ⁺ 0.1	⁺ 0.1 ⁺ 0.	1 0.2	⁺ 0.5	[†] 0.9			CE BL 7,282		IING	[†] 0.1	, ⁺ 0, 1	1 ⁺ 0.0) ⁺ 0.(o.o [†] 0.0	⁺ 0.C	0.0	⁺ 0.0	÷0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	÷0.0	⁺ 0.0	b.o	÷0.0	⁺ 0.0	to , o	⁺ 0.0
.º ČK A	0.0 0.1 ⁺ 0.1	⁺ 0.2 ⁺ 0.	3 0.5	+ 1.0	2.0	⁺ 1.9					[†] 0.3	÷0,2	2 0.1	L ⁺ 0.1	1 0.0	⁺ 0.0	0.0	÷0.0	÷0.0	⁺ 0.0	⁺ 0.0	+0.0	⁺ 0.0	÷0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+0.0	þ.c	÷0.0	[†] 0.0	°.0	⁺ 0.0
[, 10 ,	0.1 0.2 ⁺ 0.3	°.5 °.	7 0.9	+ 1.5	⁺ 2.6	₩ P2 *2,5%H: 11	1.33			WP1 MH: 8	7 [†] 0.9	,4 0,4	4 0.2	2 0.1	1 0.1	+ 0.0	0.0	⁺ 0.1	÷0.1	⁺ 0.1	⁺ 0.1	+ 0.1	⁺ 0,1	⁺ 0.1	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+0.0	D.C	÷0.0	÷0.0	+ -0.0	⁺ 0.0
.0 ⁺ 0.0	0.1 0.3 ⁰ .8	* 1.4 ⁺ 1.	1.9	÷2.3	2.6	+2.3	< _			1.8	8 1.7	÷0.9	9 0.3	3 0.1	1 0.1	⁺ 0.1	+ 0.1	⁺ 0.1	÷0.1	⁺ 0.1	⁺ 0.1	+ 0.1	+ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.0	+ 0.0	+ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	b.o	÷0.0	÷.0	0.0	⁺ 0.0
0.0 ⁺ 0.0	0.1 0.4	⁺ 2.6 ⁺ 2.	8	⁺ 3.6	+ 3.6	*3.8 WF	D1		3	WB2 MH	2 11.33 ⁺ 2.3	; 1.2	2 0.4	+ ⁺ 0.2	2 0.1	⁺ 0.1	, 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	+ 0.2	+ 0.2	⁺ 0.1	⁺ 0.1	+ 0.1	+ 0.1	+ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	. .0	⁺ 0.0	⁺ 0.0	to)	⁺ 0.0
0.0 ⁺ 0.0	0.1 [↓] 0.2	MH: 11.3	3	WP2 MH: 11.33	3	мн 3 0vp2 мн: 11	/ z	1.28 A ONIN	G: C	†	7 2.0	[†] 1.1	1 0.5	5 0.2	2 [†] 0.2	⁺ 0.2	2 0.2	⁺ 0.2	⁺ 0.2	⁺ 0.2	⁺ 0.2	⁺ 0.3	⁺ 0.3	⁺ 0.3	⁺ 0.2	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.0	0.0	⁺ 0.0	⁺ 0 0	† 00	⁺ 0.0
50 ≤ 0.0 [±] 0.0	0.0 [†] 0.0	PROP				1.9				1.9	9 2.1	1,2	2 0.5	5 0.3	3 [†] 0.2	⁺ 0.2	2 0.3	⁺ 0.3	0.3	⁺ 0.3	⁺ 0.4	⁺ 0.4	⁺ 0.4	⁺ 0.4	⁺ 0.3	⁺ 0.3	⁺ 0.2	⁺ 0.2	⁺ 0.2	0.1	⁺ 0.0	9,0 4 4	÷0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0
10°16'55 10°16'55	.0 0.0	ONE S GAR				÷0.9				MP2 MH	3 11.33 2.5	1.3	3 0,6		4 0.B	0.3	3 0.4	0.4	0.5	0.5	0.5	0.5	0.6	0.5	0.5	0.4	0.4	0.4	0.3	0.2	⁺ 0.1	00 010	+ + .0	⁺ 0.0	⁺ 0.0	⁺ 0.0
.1 [†] 0.1	0.0 0.1	1,39	5 SF			1.0			WP1 MH: 8	<u>†</u> 1.8	8 [‡] .0	1	5		s €t.,	⁺ 0.7	⁺ 0.8	÷0.9	0.9	1.0	0.9	0.8	⁺ 0.8	⁺ 0.8	[†] 0.8	⁺ 0.7	⁺ 0.7	⁺ 0.7	⁺ 0.7	⁺ 0.4	⁺ 0.1	9 .0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0
.1 0.1	0.2 0.3 0.5	[†] 0.7 [†] 0.	9 [†] 1.1	⁺ 1.2	T 2	[†] 1.5	1.3		MH: 8	.0 1.4	4 1.4	+	1		4 1.5	1.6	5 1.7	+1.8	⁺ 1.9	+ MH	3 H: 20 ⁺ 1.8	1.4	1.2	+ 1.2	1.2	[†] 1.2	1.2	1.4	⁺ 1.4	te.7	* • 1	D.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0
.0 0.1	0.2 0.4 0.7	t1 t	4 1.7	⁺ 1.8	⁺ 1.8	1.6	1.4	⁺ 1.2 1	i.3 ⁺	.2 1,:	1 [†] 1.2	1.5	5 1.7	, ⁺	ə ⁺ 2.1	+ 2.3	3 ⁺ 2.4	+ 2.5	2.5	⁺ 2.6	* 2.4	⁺ 2.0	⁺ 1.7	⁺ 1.6	⁺ 1.6	1.7	⁺ 1.9	÷ 2.2	⁺ 2.2	1.1	⁺ 0.1	5.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0
0.0 0.1	0.2 0.4 [†] 0.6	⁺ 0.9 ⁺ 1.	2 1.6	1.8	1.8	1.5	+ 1.2	1.0 t	.9 ⁺ 0	.9 1.0	0 1.2	1.6	5 ⁺ 1.9	2,2	2 2.5	+ 2.6	2.7	⁺ 2.7	2.6	÷2.4	⁺ 2.3	⁺ 2.1	⁺ 1.9	1.6	1.7	⁺ 1.9	÷ 2.2	⁺ 2.7	÷2.7	1.3	⁺ 0.1	D. O	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0
0.0 0.1	[†] 0.3 [†] 0.5	[†] 0.8 [†] 1.	1 1.6	-		1.4	[†] 1.1	°.9 °	0.8 ⁺ 0	.8 ⁺ 0.9	9 [†] 1.1	+1.4	4 ⁺ 1.8	3 2,3	3 [†] 2.7	÷2.6	5 2.5	2,4	2,2	[*] 2.0	1.9 I	1.8	[†] 1.7	1.5	⁺ 1.6	⁺ 1.9	*2.4	*3.0	⁺ 3.2	1,6	⁺ 0.1	0.0	0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0
0.0 0.1	0.1 0.2 0.3	[†] 0.5 [†] 0.	7 1.1	+ [\$ С 1,3 МН: 1	20	1.0	⁺ 0.7	⁺ 0.5 ⁺ 0.5	0.5 [†] 0	.5 0.!	5 0.6	ο ⁺ 0.ε	8 1.1	+1.6		20 1.9	1.7	+ 1.6	1.5	1.4	1.3	+ 1.3	1.3	⁺ 1.2	⁺ 1.2	1.3	1.6	⁺ 2.0	2.2 SD) 1.2 1: 20	0.1	þ.o	0.0	⁺ 0.0	÷.0.0	⁺ 0.0
).0 ⁺ 0.0	0.0 ⁺ 0.1	[†] 0.2 [†] 0.	3 ⁺ 0.5	⁺ 0.5	[†] 0,5	⁺ 0.4	⁺ 0.3	⁺ 0.2 ⁺ 0.2	ō.2 [†] 0	.2 0.2	2 0.2	. ⁺ 0.3	3 ⁺ 0.5	5 9to.e	5 [†] 0.8	÷0.9	0.9	÷.8	0.8	0.7	⁺ 0.7	⁺ 0.7	⁺ 0.7	⁺ 0.7	[†] 0.6	⁺ 0.5	⁺ 0.4	0.4	0.4	⁺ 0.3	15.00	0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0
ō.0 [†] 0.0	0.0 0.0 ⁺ 0.0 ⁺ 0.1	÷	1 0.2	⁺ 0.2	+ 0.2	0.2	0.1	0.1	0.1 0	.1 0.3	1 0.1	0.2	2 0.3	3 0.3	<u> </u>	0.4	+ 0.4	0.4	0.4	0.3	0.3	0.3	0.3	0.3	0.3	0.2	0.2	0.1	0.1	15.5	0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0
0.0 0.0	0.0 ⁺ 0.0 ⁺ 0.0	⁺ 0.0 ⁺ 0.	1 0.1	+ 0.1 0.0	0.1	0.1	0.1	0.1	0.1	0.1 C).1 S 49 9	°43'05' ⁰	W 204	;38' 0	0.1 0.	.2 0	.2 0.:	1 0	.1 0.1	0.1	0.1	0.1	0.1	0.1	0.1	0,1	0.1	0.1	0.0	0.0	+0,0	⁺ 0.0	0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0
0.0 0.0	0.0 0.0 5 .0	28" W 057.36	0.0 ⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	°,0,0	.0 ⁺ 0	.0 0.0	0 0.1	÷0,1	1 0.1	L ⁺ 0,1	1 0.1	⁺ 0,1		ОС <u>Қ</u> ОТ 8	A ⁺ _{0.1}	⁺ 0.1	└ _† ŖĮP	RĄP,1 RE	TĄĮŅIN	G +WALL	- B Y ₁ G.	C. _{0.0}	⁺ 0.0	⁺ 0.0	0.0	[†] 0.0	// _{†0.0}	⁺ 0.0	0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0
0.0 ⁺ 0.0	0.0 0.0 ⁺ 0.0 ⁺ 0.0	⁺ 0.0 ⁺ 0.	0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+ 0.0 (.0 ⁺ 0	.0 0.(0 0.0) ⁺ 0.0	o.0 ⁺ 0.0) ⁺ 0.(o.0 [†] 0.0	⁺ 0.0	, ZQ	NINĢ	; C ⁺ _{0.0}	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	*0/0	⁺ 0.0	⁺ 0.0	0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0
.0 0.0 0	•0.0 ⁺ 0.0 ⁺ 0.0	⁺ 0.0 ⁺ 0.	0.0	⁺ 0.0	⁺ 0.0	÷.0	⁺ 0.0	+ 0.0 (.0 ⁺ 0	.0 0.(0.0	0.0	0.0 ⁺) ⁺ 0.(o.0 [†] 0.0	⁺ 0.0) ⁺ 0.0	÷0.0	⁺ 0.0	[†] 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0
0 0.0 0	•0.0 ⁺ 0.0 ⁺ 0.0	⁺ 0.0 ⁺ 0.	0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0 ⁺ 0	.0 ⁺ 0	.0 0.0	0,0	0.0	o.0 ⁺ 0.0	0.0	o.0 [†] 0.0	⁺ 0.0	0.0	⁺ 0.0	⁺ 0.0	[†] 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0
	Luminaire Schedule Symbol Type SA	Qty Ma 1 LIT	nufacturer / THONIA DSX(0 LED P3 40	ок тзм [у								Total Lun 6649	nen Outp		71	ut Watts	1	allast Facto .000	0	ight Lost F 1.810	actor	1.00		Factor					0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0
		1 LIT 1 LIT	THONIA DSXC THONIA DSXC THONIA DSXC	0 LED P3 40 0 LED P3 401)K TFTM K RCCO	[VOLT] [MC	DUNT] HS	6 [FINISH] /	/ 20' POLE				8205 6595 5155			71 71 71		1	.000 .000 .000	0	.810 .810 .810		1.00	00 00						⁺o.o	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0
	• WP1 • WP2		THONIA LIL L THONIA WST			DLT							833 1640			8.36 12			.000 .000		.810 .810		1.00							[†] 0.0	[†] 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0
	Calculation Summa Calculation Grid Lo GRADE_Planar	/	Cal 0	lc. Height (F	Ft.)	Units Fc	Avg 0.34		Min 0.0		g/Min A.																			[†] 0.0	⁺ 0.0	0.0 ⁺	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0
	PROPERTY LINE PARKING AREA		N.A	4		Fc Fc	0.04		0.0																					⁺ 0.0	⁺ 0.0	[†] 0.0	The second second	[†] 0.0	⁺ 0.0	⁺ 0.0
																														÷0,0	⁺ 0.0		⁺ 0.0	+0.0	÷ 0.0	⁺ 0.0

2. PROPOSED USE: OFFICE 3. PROPERTY AREA (GROSS): 55,757.0 SF 1.28 AC 4. BUILDING AREA: 8,677 SF 5. BUILDING HEIGHT: THREE STORY - 39'-0 " 6. LOT COVERAGE: 8.5% F.A.R. = 0.009:1 7. PARKING REQUIRED: 1 SPACE/300 = 24 SPACES REQUIRED 8. HANDICAP REQUIRED 2 ACCESSIBLE IN 25-50 SPACES 2 PROVIDED 9. TOTAL PARKING PROVIDED: 40 SPACES 10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 21,963 SF

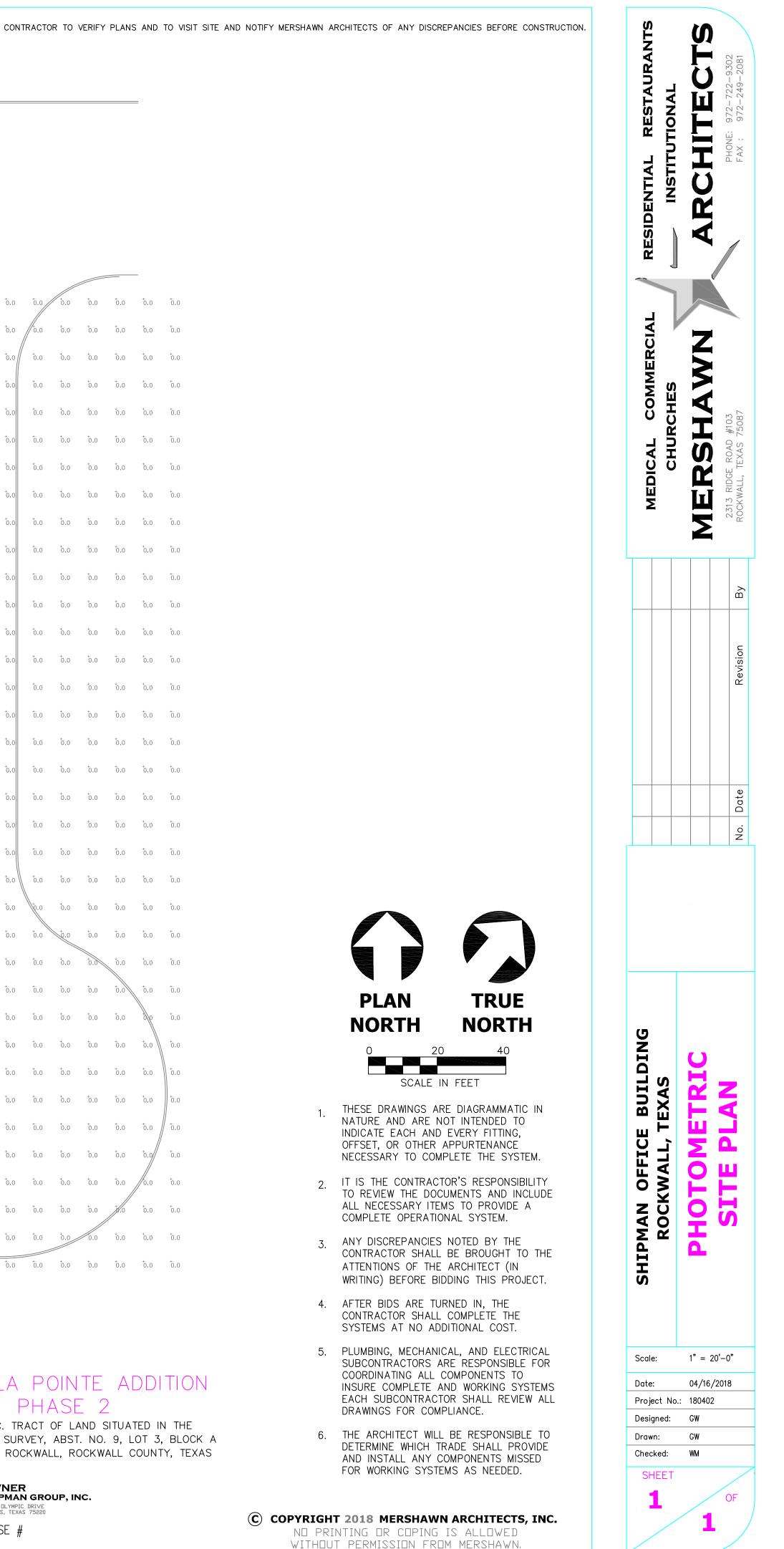
La Jolla Pointe Drive

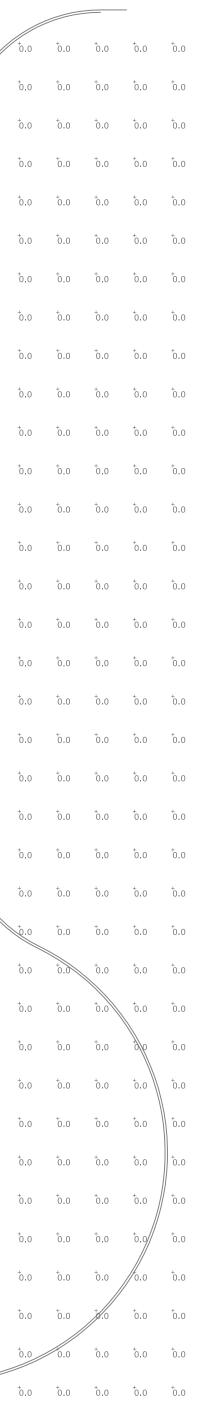
LA JOLLA POINTE ADDITION

PHASE 2 BEING A 1.28 AC. TRACT OF LAND SITUATED IN THE WILLIAM BLEVINS SURVEY, ABST. NO. 9, LOT 3, BLOCK A IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER SHIPMAN GROUP, INC.

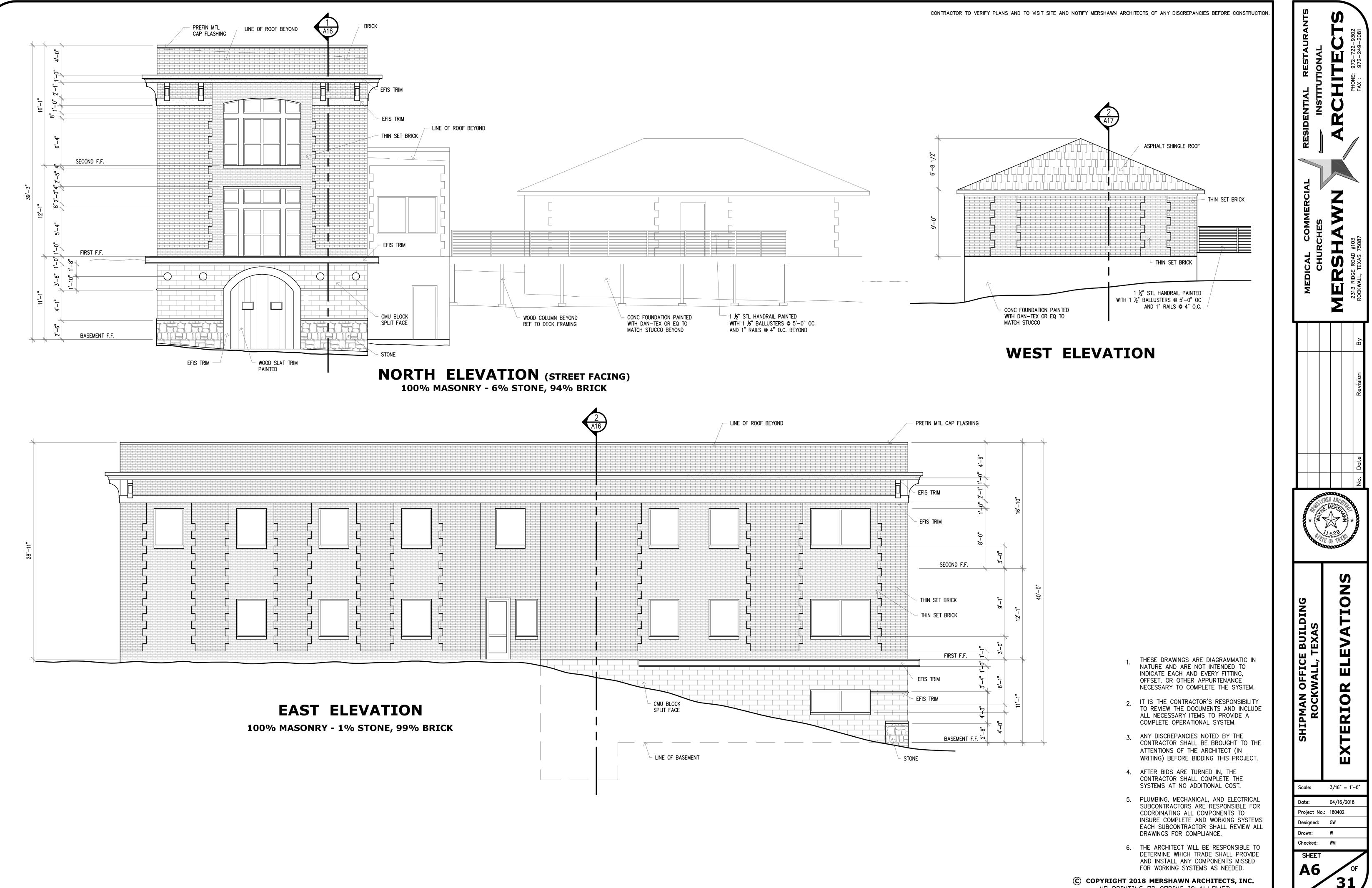
10550 OLYMPIC DRI∨E DALLAS, TEXAS 75220 CASE #



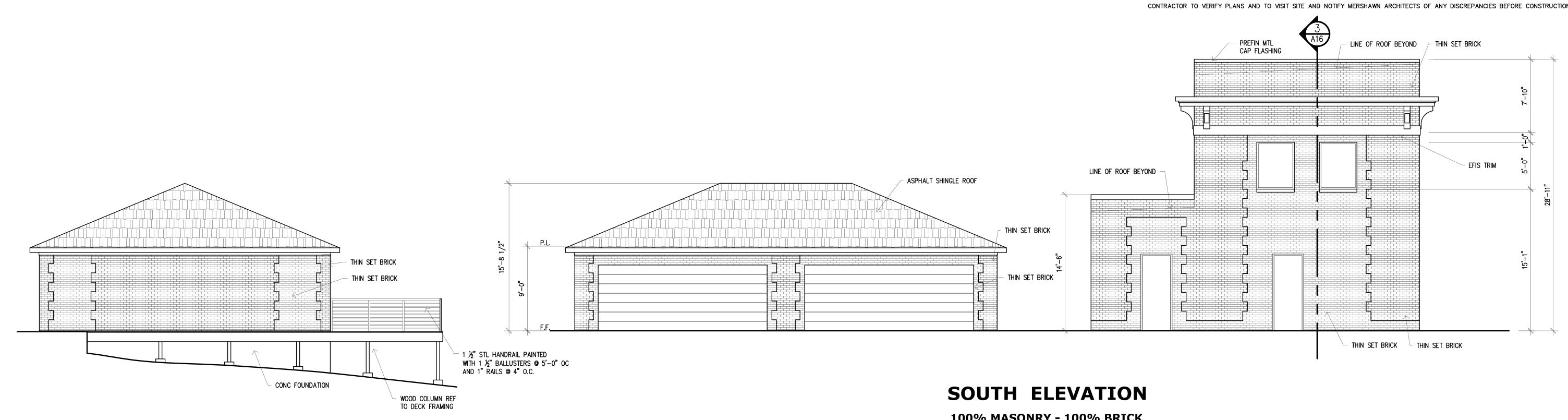


- PLAN NORTH
- THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE
- 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
- ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT.
- 4. AFTER BIDS ARE TURNED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST.
- 5. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS EACH SUBCONTRACTOR SHALL REVIEW ALL DRAWINGS FOR COMPLIANCE.
- 6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

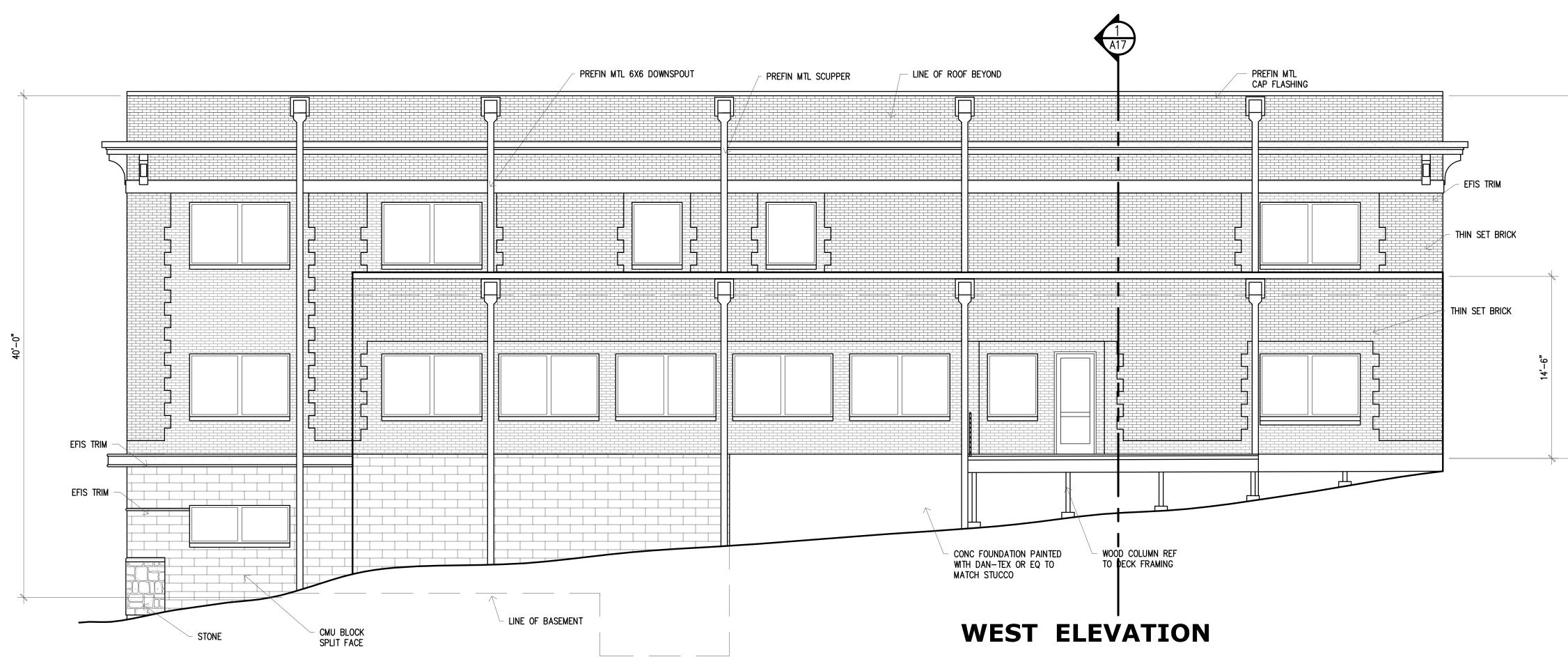
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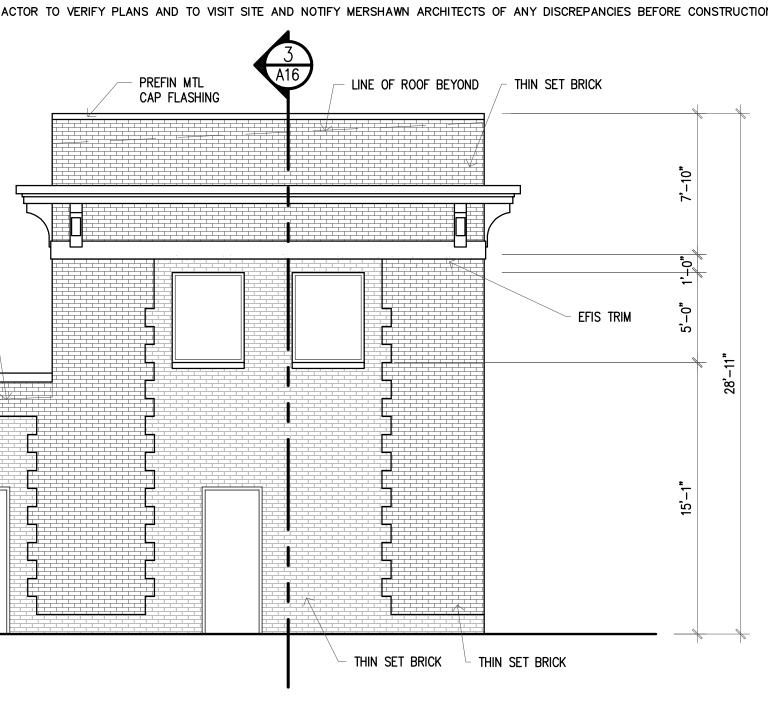


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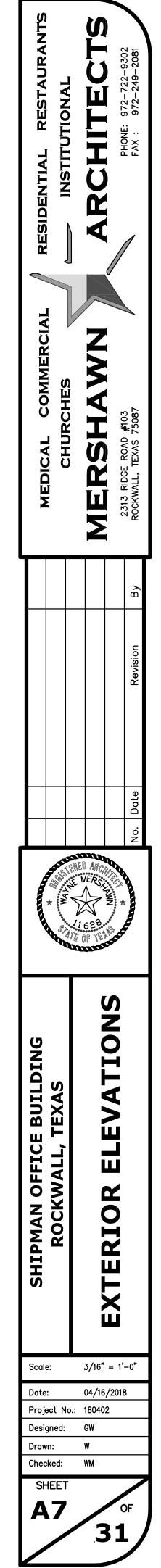






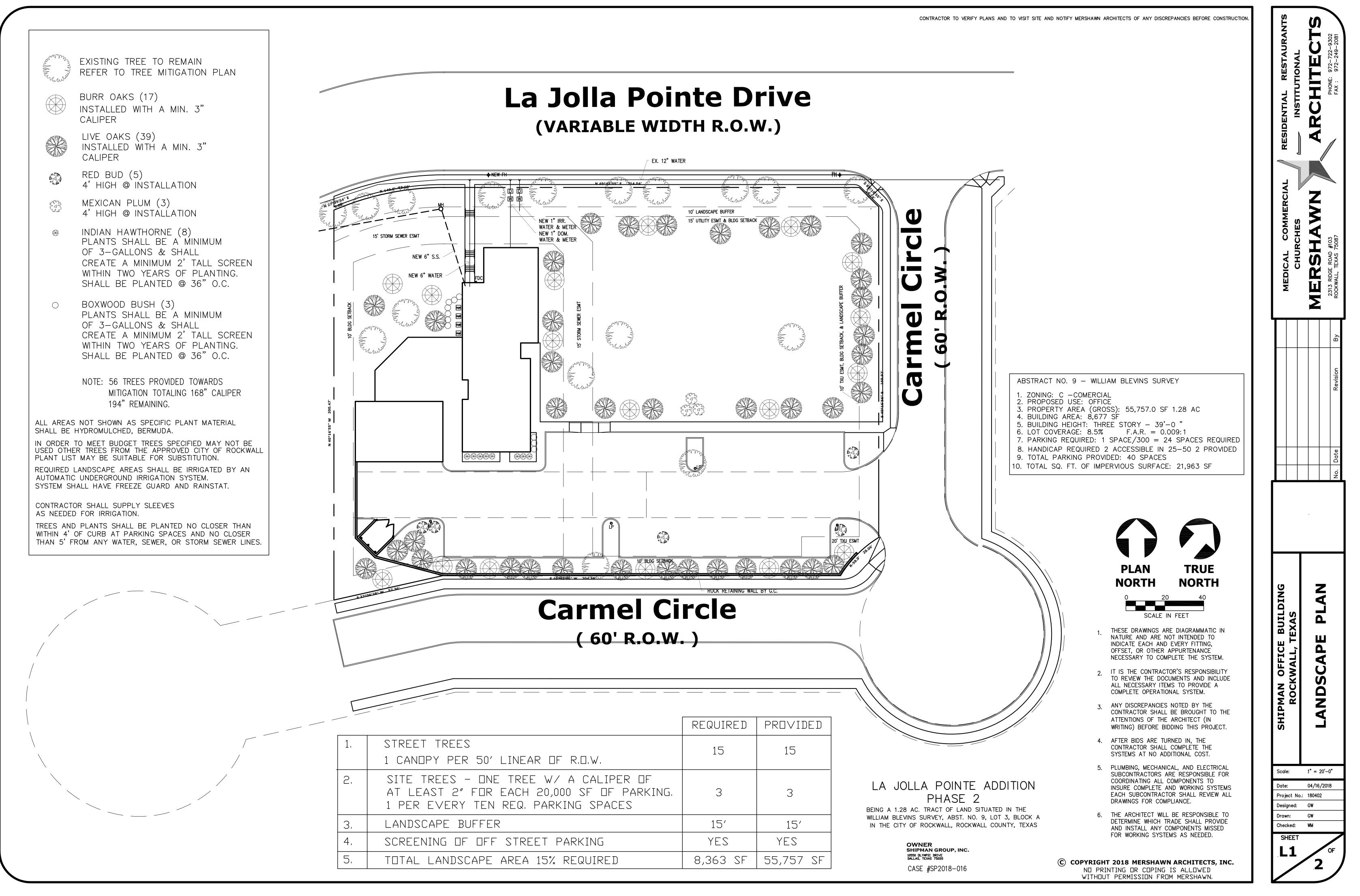
100% MASONRY - 100% BRICK





- THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE NECESSARY TO COMPLETE THE SYSTEM.
- 2. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM.
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- 6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.

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City of Rockwall Planning and Zoning Department June 8, 2018

LETTER OF VARIANCE

We respectfully request a variance for the articulation ordinance on the Shipman Office Building Project.

We are asking for this variance because our client is wanting to build an old style City Fire Station to look as similar as possible to the historical Hook and Ladder #8 Firehouse in New York City. The vertical and horizontal articulation is not conducive to this design and would take away from the old style.

⁺ 0.0 ⁺ 0.0 ⁺ 0	to.0 to.0 to.0	*0.0 to	0.68' [†] 0.0	+	0.1			<u> </u>	2					<u>N 49</u>	°43'05" E	214		*	0.0	*			*		÷	*		*	-0			0.9	÷0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0
[†] 0.0 [†] 0.0 ^{N 27°3}		R-140.0 0.0 0.0 0.0 [†] 0.0	1		0.1 [†] 0.1		⁺ 03	0.2 0. ⁺ 0.4 ⁺ 0	.2 0.2 0.4 [†] 0	.4 [†] 0.4	0.1 4 [†] 0.3	0,1 ; ⁺ 0,2	0.0 2 [†] 0.1	0.0 L [†] 0.0	0.0 c.o [†] c.o	0.0 [†] 0.0	0.0 0 ⁺ 0.0	0.0 ⁺ 0.0	0.0 • ⁺ 0.0	0.0	0.0 [†] 0.0	0.0 ⁺ 0.0	0.0	0.0	0.0	0.0	0.0 [†] 0.0	0.0 ⁺ 0.0	0.0		[†] 0.0	is. n	0.0	⁺ 0.0	⁺ 0.0	[†] 0.0
•0.0 [†] 0.0	5.0 0.0 0.0 0.0 0.0	+0.0 ⁺ 0.	0.0	⁺ 0.1	⁺ 0.2	⁺ 0.4	+ I O	+ 1.3 +1	1.2 1	2 1.2	20.8	+ 0,4	4 0.1	L ⁺ 0.1	1 [†] 0.0	⁺ 0.0	0.0	÷0.0	÷0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	0,0	⁺o.0	[†] 0.0	¢ o	[†] 0.0
0 0.0	[†] 0.0 ⁺ 0.0 ⁺ 0.0	⁺ 0.0 ⁺ 0.	0.0	⁺ 0.1	⁺ 0.3	⁺ 0.8	, 1.9	⁺ 2.5 ⁺ 2	2.0	.1 2.4	4 [†] 1.5	÷0.5	5 ⁺ 0.2	2 0.1	1 [†] 0.0	⁺ 0.0	0.0	÷0.0	÷0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+ 0.0	⁺ 0.0	÷0.0	+ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	÷0.0	⁺ 0.0	þ.o	⁺ 0.0	÷0.0	0.0	⁺ 0.0
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.0 ⁺ 0.0	b.o ⁺o.o ⁺o.o	*0.0 ⁺ 0.	0 0.1	⁺ 0.2	⁺ 0.6	⁺ 1.5	⁺ 2.1	MH: 11.33		MH	1: 11.33 [†] 0.1	, ⁺ 0,1	1 0.0	0,0	o.o [†] c.o	⁺ 0.0	0.0	⁺ 0.0	÷0.0	⁺ 0.0	⁺ 0.0	+0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+0.0	þ.c	⁺ 0.0	[†] 0.0	⁺ 0.0	⁺ 0.0
.0 [†] 0.0	[*] 0.0 ⁺ 0.0 ⁺ 0.0	⁺ 0.0 ⁺ 0.	0 0.1	⁺ 0.1	⁺ 0.5	1.4	+24				⁺ 0.0	, 0 ⁺	o.0 ⁺	0,0	o.0 [†] c.0	+ 0.0	0.0	÷0.0	+ 0.0	⁺ 0.0	⁺ 0.0	+ 0.0	⁺ 0.0	⁺ 0,0	⁺ 0.0	⁺ 0.0	⁺ 0.0	÷ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	D.0	⁺ 0.0	+0.0	0,0	⁺ 0.0
0.0 ⁺ 0.0	^{5.0} ⁻ 0.0 ⁻ 0.0	⁺ 0.0 ⁺ 0.	0 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.3	MH: 11.3	³³ ROPC	DSED)	⁺ 0.0	, ⁺ 0.0	o.0 ⁺) 0.0	o.0 [†] 0.0	+ 0.C) 0.0	+0.0	÷0.0	⁺ 0.0	⁺ 0.0	÷ 0.0	+ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	þ.o	⁺ 0.0	⁺ 0.1	0.	⁺ 0.0
	0.0 ⁺ 0.0 0.0	⁺ 0.0 ⁺ 0.	1 0.1	⁺ 0.2	⁺ 0.2						[†] 0.0	, ⁺	o ⁺ o.c) 0.0	o.0 [†] 0.0	⁺ 0.C	0.0	÷ 0.0	÷.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+ 0.0	⁺ 0.0	⁺ 0.0	+ 0.0	⁺ 0.0	+ 0.0	⁺ 0.0	÷0.0	⁺ 0.0	D. O	÷0.0	⁺ 0.0	÷	⁺ 0.0
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.º ČK A	0.0 0.1 ⁺ 0.1	⁺ 0.2 ⁺ 0.	3 0.5	+ 1.0	2.0	⁺ 1.9					[†] 0.3	÷0,2	2 0.1	L ⁺ 0.1	1 0.0	⁺ 0.0	0.0	⁺ 0.0	÷0.0	⁺ 0.0	⁺ 0.0	+0.0	⁺ 0.0	÷0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+0.0	þ.c	÷0.0	[†] 0.0	°.0	⁺ 0.0
[, 10 ,	0.1 0.2 ⁺ 0.3	°.5 °.	7 0.9	+ 1.5	⁺ 2.6	₩ P2 *2,5%H: 11	1.33			WP1 MH: 8	7 [†] 0.9	,4 0,4	4 0.2	2 0.1	1 0.1	+ 0.0	0.0	⁺ 0.1	÷0.1	⁺ 0.1	⁺ 0.1	+ 0.1	⁺ 0,1	⁺ 0.1	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+0.0	D.C	÷0.0	÷0.0	+ -0.0	⁺ 0.0
.0 ⁺ 0.0	0.1 0.3 [†] 0.8	* 1.4 ⁺ 1.	1.9	+2.3	2.6	+2.3	< _			1.8	8 1.7	÷0.9	9 0.3	3 0.1	1 0.1	⁺ 0.1	+ 0.1	⁺ 0.1	÷0.1	⁺ 0.1	⁺ 0.1	+ 0.1	+ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.0	+ 0.0	+ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	b.o	÷0.0	÷.0	0.0	⁺ 0.0
0.0 ⁺ 0.0	0.1 0.4	⁺ 2.6 ⁺ 2.	8	⁺ 3.6	+ 3.6	*3.8 WF	D1		3	WB2 MH	2 11.33 ⁺ 2.3	; 1.2	2 0.4	+ ⁺ 0.2	2 0.1	⁺ 0.1	, 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	+ 0.2	+ 0.2	⁺ 0.1	⁺ 0.1	+ 0.1	+ 0.1	+ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	. .0	⁺ 0.0	⁺ 0.0	to)	⁺ 0.0
0.0 ⁺ 0.0	0.1 [↓] 0.2	MH: 11.3	3	WP2 MH: 11.33	3	мн 3 0vp2 мн: 11	/ z	1.28 A ONIN	G: C	†	7 2.0	[†] 1.1	1 0.5	5 0.2	2 [†] 0.2	⁺ 0.2	2 0.2	⁺ 0.2	⁺ 0.2	⁺ 0.2	⁺ 0.2	⁺ 0.3	⁺ 0.3	⁺ 0.3	⁺ 0.2	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.1	⁺ 0.0	0.0	⁺ 0.0	⁺ 0 0	† 00	⁺ 0.0
50 ≤ 0.0 [±] 0.0	0.0 [†] 0.0	PROP				1.9				1.9	9 2.1	1,2	2 0.5	5 0.3	3 [†] 0.2	⁺ 0.2	2 0.3	⁺ 0.3	0.3	⁺ 0.3	⁺ 0.4	⁺ 0.4	⁺ 0.4	⁺ 0.4	⁺ 0.3	⁺ 0.3	⁺ 0.2	⁺ 0.2	⁺ 0.2	0.1	⁺ 0.0	9,0 4 4	÷0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0
10°16'55 10°16'55	.0 0.0	ONE S GAR				÷0.9				MH2 MH	3 11.33 2.5	1.3	3 0,6		4 0.B	0.3	3 0.4	0.4	0.5	0.5	0.5	0.5	0.6	0.5	0.5	0.4	0.4	0.4	0.3	0.2	⁺ 0.1	00 010	+ + .0	⁺ 0.0	⁺ 0.0	⁺ 0.0
.1 [†] 0.1	0.0 0.1	1,39	5 SF			1.0			WP1 MH: 8	<u>†</u> 1.8	8 [‡] .0	1	5		s €t.,	⁺ 0.7	⁺ 0.8	÷0.9	0.9	1.0	0.9	0.8	⁺ 0.8	⁺ 0.8	[†] 0.8	⁺ 0.7	⁺ 0.7	÷ 0.7	⁺ 0.7	⁺ 0.4	⁺ 0.1	9 .0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0
.1 0.1	0.2 0.3 0.5	[†] 0.7 [†] 0.	9 ⁺ 1.1	⁺ 1.2	T 2	[†] 1.5	1.3		MH: 8	.0 1.4	4 1.4	+	1		4 1.5	1.6	5 1.7	+1.8	⁺ 1.9	+ MH	3 H: 20 ⁺ 1.8	1.4	1.2	+ 1.2	1.2	[†] 1.2	1.2	⁺ 1.4	⁺ 1.4	te.7	* • 1	D.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0
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0.0 0.1	0.2 0.4 [†] 0.6	⁺ 0.9 ⁺ 1.	2 1.6	1.8	1.8	1.5	+ 1.2	1.0 t	.9 ⁺ 0	.9 1.0	0 1.2	1.6	5 ⁺ 1.9	2,2	2 2.5	+ 2.6	2.7	⁺ 2.7	2.6	⁺ 2.4	⁺ 2.3	⁺ 2.1	⁺ 1.9	1.6	1.7	⁺ 1.9	÷ 2.2	⁺ 2.7	÷2.7	1.3	⁺ 0.1	D. O	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0
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0.0 0.1	0.1 0.2 0.3	[†] 0.5 [†] 0.	7 1.1	+ [\$ С 1,3 МН: 1	20	1.0	⁺ 0.7	⁺ 0.5 ⁺ 0.5	0.5 [†] 0	.5 0.!	5 0.6	ο ⁺ 0.ε	8 1.1	+1.6		20 1.9	1.7	+ 1.6	+ 1.5	1.4	1.3	+ 1.3	1.3	⁺ 1.2	⁺ 1.2	1.3	1.6	⁺ 2.0	2.2 SD) 1.2 1: 20	0.1	þ.o	0.0	⁺ 0.0	÷.0	⁺ 0.0
).0 ⁺ 0.0	0.0 ⁺ 0.1	[†] 0.2 [†] 0.	3 ⁺ 0.5	⁺ 0.5	[†] 0,5	⁺ 0.4	⁺ 0.3	⁺ 0.2 ⁺ 0.2	ō.2 [†] 0	.2 0.2	2 0.2	. ⁺ 0.3	3 ⁺ 0.5	5 9to.e	5 [†] 0.8	÷0.9	0.9	÷.8	0.8	0.7	⁺ 0.7	⁺ 0.7	⁺ 0.7	⁺ 0.7	[†] 0.6	⁺ 0.5	⁺ 0.4	0.4	0.4	⁺ 0.3	15.00	0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0
ō.0 [†] 0.0	0.0 0.0 ⁺ 0.0 ⁺ 0.1	÷	1 0.2	⁺ 0.2	+ 0.2	0.2	0.1	0.1	0.1 0	.1 0.3	1 0.1	0.2	2 0.3	3 0.3	<u> </u>	0.4	+ 0.4	0.4	0.4	0.3	0.3	0.3	0.3	0.3	0.3	0.2	0.2	0.1	0.1	15.5	0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0
0.0 0.0	0.0 ⁺ 0.0 ⁺ 0.0	⁺ 0.0 ⁺ 0.	1 0.1	+ 0.1 0.0	0.1	0.1	0.1	0.1	0.1	0.1 C).1 S 49 9	°43'05' ⁰	W 204	;38' 0	0.1 0.	.2 0	.2 0.:	1 0	.1 0.1	0.1	0.1	0.1	0.1	0.1	0,1	0,1	0.1	0.1	0.0	0.0	+0,0	⁺ 0.0	0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0
0.0 0.0	0.0 0.0 5 .0	28" W 057.36	0.0 ⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	°,0,0	.0 ⁺ 0	.0 0.0	0 0.1	÷0,1	1 0.1	L ⁺ 0,1	1 0.1	⁺ 0,1		ОС <u>Қ</u> ОТ 8	A ⁺ _{0.1}	⁺ 0.1	└ _† ŖĮP	RĄP,1 RE	TĄĮŅIN	G +WALL	- B Y ₁ G.	C. _{0.0}	⁺ 0.0	⁺ 0.0	0.0	[†] 0.0	// _{†0.0}	⁺ 0.0	0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0
0.0 ⁺ 0.0	0.0 0.0 ⁺ 0.0 ⁺ 0.0	⁺ 0.0 ⁺ 0.	0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	+ 0.0 (.0 ⁺ 0	.0 0.(0 0.0) ⁺ 0.0	o.0 ⁺ 0.0) ⁺ 0.(o.0 [†] 0.0	⁺ 0.0	, ZQ	NINĢ	; C ⁺ _{0.0}	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	*0/0	⁺ 0.0	⁺ 0.0	0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0
.0 0.0 0	•0.0 ⁺ 0.0 ⁺ 0.0	⁺ 0.0 ⁺ 0.	0.0	⁺ 0.0	⁺ 0.0	÷.0	⁺ 0.0	+ 0.0 (.0 ⁺ 0	.0 0.(0.0	0.0	0.0 ⁺) ⁺ 0.(o.0 [†] 0.0	⁺ 0.0) ⁺ 0.0	÷0.0	⁺ 0.0	[†] 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0
0 0.0 0	•0.0 ⁺ 0.0 ⁺ 0.0	⁺ 0.0 ⁺ 0.	0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0 ⁺ 0	.0 ⁺ 0	.0 0.0	0,0	0.0	o.0 ⁺ 0.0	0.0	o.0 [†] 0.0	⁺ 0.0	0.0	⁺ 0.0	⁺ 0.0	[†] 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0
	Luminaire Schedule Symbol Type SA	Qty Ma 1 LIT	nufacturer / THONIA DSX(0 LED P3 40	ок тзм [у								Total Lun 6649	nen Outp		71	ut Watts	1	allast Facto .000	0	ight Lost F 1.810	actor	1.00		Factor					0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0
		1 LIT 1 LIT	THONIA DSXC THONIA DSXC THONIA DSXC	0 LED P3 40 0 LED P3 401)K TFTM K RCCO	[VOLT] [MC	DUNT] HS	6 [FINISH] /	/ 20' POLE				8205 6595 5155			71 71 71		1	.000 .000 .000	0	.810 .810 .810		1.00	00 00						⁺o.o	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0
	• WP1 • WP2		THONIA LIL L THONIA WST			DLT							833 1640			8.36 12			.000 .000		.810 .810		1.00							[†] 0.0	[†] 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0
	Calculation Summa Calculation Grid Lo GRADE_Planar	,	Cal 0	lc. Height (F	Ft.)	Units Fc	Avg 0.34		Min 0.0		g/Min A.																			[†] 0.0	⁺ 0.0	0.0 ⁺	⁺ 0.0	⁺ 0.0	⁺ 0.0	⁺ 0.0
	PROPERTY LINE PARKING AREA		N.A	4		Fc Fc	0.04		0.0																					⁺ 0.0	⁺ 0.0	[†] 0.0	The second second	[†] 0.0	⁺ 0.0	⁺ 0.0
																														÷0,0	⁺ 0.0		⁺ 0.0	+0.0	÷ 0.0	⁺ 0.0

2. PROPOSED USE: OFFICE 3. PROPERTY AREA (GROSS): 55,757.0 SF 1.28 AC 4. BUILDING AREA: 8,677 SF 5. BUILDING HEIGHT: THREE STORY - 39'-0 " 6. LOT COVERAGE: 8.5% F.A.R. = 0.009:1 7. PARKING REQUIRED: 1 SPACE/300 = 24 SPACES REQUIRED 8. HANDICAP REQUIRED 2 ACCESSIBLE IN 25-50 SPACES 2 PROVIDED 9. TOTAL PARKING PROVIDED: 40 SPACES 10. TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE: 21,963 SF

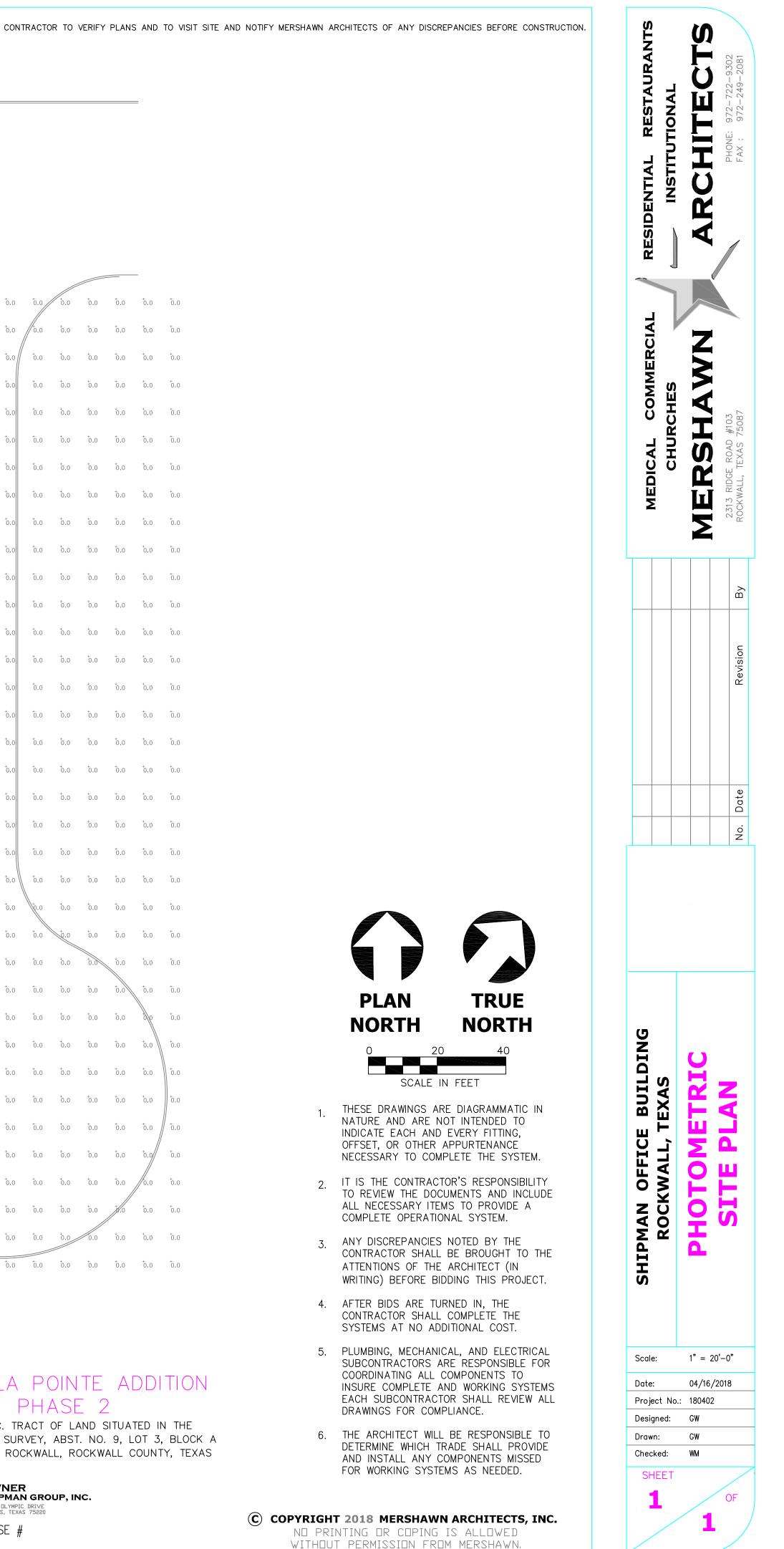
La Jolla Pointe Drive

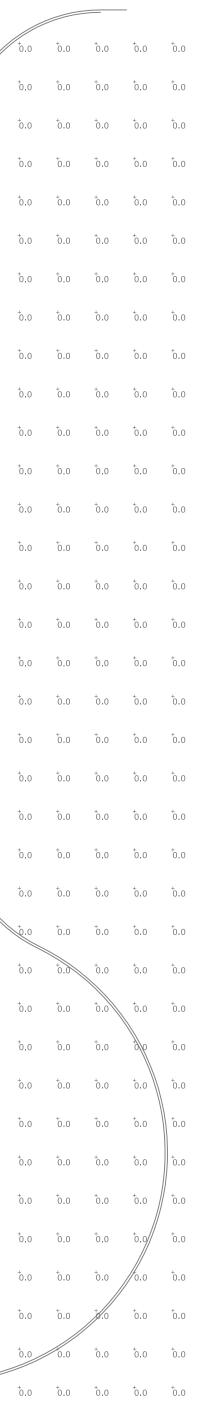
LA JOLLA POINTE ADDITION

PHASE 2 BEING A 1.28 AC. TRACT OF LAND SITUATED IN THE WILLIAM BLEVINS SURVEY, ABST. NO. 9, LOT 3, BLOCK A IN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

OWNER SHIPMAN GROUP, INC.

10550 OLYMPIC DRI∨E DALLAS, TEXAS 75220 CASE #





- PLAN NORTH
- THESE DRAWINGS ARE DIAGRAMMATIC IN NATURE AND ARE NOT INTENDED TO INDICATE EACH AND EVERY FITTING, OFFSET, OR OTHER APPURTENANCE
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City of Rockwall



Project Plan Review History

					ents Highlig	phted	Applied	6/14/2018	LM
Project Number Project Name Type Subtype	SP2018-016 Shipman Office Building SITE PLAN		Own Appli		an, Clay HAWN ARCHITEC	CTS	Approved Closed Expired Status	7/6/2018	RM
Status	P&Z HEARING						otatuo	77072010	
Site Address		City, State Zij							
1020 LA JOLLA P	OINTE DR	ROCKWALL,	TX 75087				Zoning		
Subdivision LA JOLLA POINTE	ADDITION PH 2	Tract 3		Block A	Lot No 3	Parcel No 4119-000A-0003-(General Pla 00-OR	in	
Type of Review / M	Notes Contact	Sent	Due	Received	Elapsed Statu	JS	Remarks		
BUILDING	Russell McDowell	6/14/2018	6/21/2018	6/19/2018	5 APP	ROVED			
	Amy Williams 53 AM AW) e Carmel Road closer to site e water and sewer arrows to						See Comm	nents	
ENGINEERING (6/20/2018 8 - 4% Engineer - Impact Fees - All paving to - No structure - Storm sewe - Must constr - Need to bui surrounding	Amy Williams :59 AM AW) ring Fees	6/14/2018 maps. oth property lir	6/21/2018 hes. Council a	6/20/2018		IMENTS	See Comm	nents	

Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks
(6/21/2018 10:52 A	M AA)					
•	•		•		nan600 feet from a hydrar and mains shall be provide	nt on a fire apparatus access road as measured by an ed
Proposed new fire	hydrants shall be in	dicated on the si	e plan			
Size and location of	f the underground v	vater line servici	ng the fire spr	inkler system	shall be indicated on the s	site plan
The proposed locat as the hose lays, of	•	artment Connect	on (FDC) shall	be indicated	on the site plan. The FDC i	s required to be along the fire lane and within 100-feet
	supply capable of s Division prior to ve			/ for fire prote	ection shall be provided A	water flow test verifying capabilities shall be witnessed
GIS	Lance Singleton	6/14/2018	6/21/2018	6/21/2018	7 APPROVED	See Comments
(6/21/2018 9:12 AN	M LS)					
Address assignmen	t will be:					
1020 LA JOLLA POI	NTE DR. ROCKWALL	., TX 75087				
PLANNING	David Gonzales	6/14/2018	6/21/2018	6/20/2018	6 COMMENTS	See comments

Type of Review	/ Notes	Contact
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Due

Remarks

Discuss and consider a request by Wayne Mershawn of Mershawn Architects on behalf of Clay Shipman for the approval of a site plan for an office building on a 1.28-acre parcel of land identified as Lot 3, Block A, La Jolla Pointe Addition, Phase 2, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, located on La Jolla Pointe drive northeast of the intersection La Jolla Pointe Drive and Laguna Drive, and take any action necessary.

Received

The following staff comments are to be addressed and resubmitted no later than Tuesday July 3, 2018. Please provide three large copies [24" X 36" FOLDED] and one PDF version for a subsequent review by staff:

* Planning Department General Comments to be addressed:

1. Adherence to Engineering and Fire Department standards shall be required

2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of building permits. As a note, plat mylars must be received for filing purposes prior to release of any building permits.

3. Label revised site plan documents with "Case No. SP2018-016" at the lower right corner.

4. On all plans, delineate and label the contiuation of Carmel Circle to be located on southern property boundary.

VARIANCE AND EXCEPTIONS FOR P&Z AND CITY COUNCIL TO CONSIDER - SIMPLE MAJORITY VOTE:

The following variance and excetion requests are from Article V, Section 4, of the UDC:

1. Sec. 4.1.A.1: Approval of an exception to allow for not meeting the minimum20% stone requirement for all facades by allowing stone in the following proportions north 6%, east 1%, west 1%, and south 0%.

2. Sec. 4.1.A.1: Approval of an exception to allow stucco to exceed the 50% maximum on a facade by allowing the south elevation to contain 51% stucco.

3. Sec. 4.1.A.1: Approval of an exception to allow stucco to be located within the first four(4) feet above grade for a facade that is visible from a street or public area for the south, east and west elevations.

4. Sec.4.1.C.b: Approval of a variance to the verticle articulation standards to allow for not meeting the vertical articulation for the east elevation

** Please address the following Planning Comments for each plan submitted

Site Plan:

1. Label and dimension (ROW width) for La Jolla Pointe Drive and Carmel Circle

2. Verify parking count. Legend states 40 spaces provided, I count a total of 36 parking spaces.

3. Where are HVAC units located? See screening requirements and provide appropriate screening for all units

4. Relabel firelane as 24-ft Firelane, Public Access & Utility Easement as appropriate (i.e. if no utility within easeement, do not include Utility).

5. Dumpster enclosure to include a self latching gate mechanism and gate to be opaque

Landscape Plan:

1. Correct No. 1 of the Legend to indicate minimum number of Street Trees Required to equal1 tree per 50-linerar feet of Rights-of-Way, including the portion of Carmel Circle that is not shown on plan (i.e. minimum of 6 for La Jolla Pointe + 3 for east portion of Carmel Circle + 6 for south portion of Carmel Circle. Provided to equal minimum required of 15 trees.

2. Correct No. 5 of the Legend that indicates total landscaping required of 55,757 SF to 8,363 SF (i.e. 15% required). Also change the minimum required to 15% (not 20%).

3. Why are the trees along Carmel Circle out of the landscape buffer? The minimum number (i.e. three [3]) should be within this buffer.

Type of Review / Notes Contact Sent Due Received Elapsed Status Remarks	
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4. Provide label for 'Carmel Circle' .

5. Rip Rap retaining wall may require engineers design -- contact building inspections for pemit requirements.

Treescape Plan:

1. Provide a spreadsheet listing each tree, type, caliper inch, and indicate whether the tree is being removed or saved Provide totals regarding mitigation credits, etc.

Photometric Plan:

1. The plan as submitted meets or exceeds the intent of the standards established by the UDC

Building Elevations:

1. Requries a recommendation from the Architectural Review Board (ARB) forwarded to the Planning and Zoning Commission for consideration

2. Provide a materials sample board for ARB review.

3. See variance and exceptions above.

*** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745 or e-mail dgonzales@rockwall.com

Scheduled Meeting Dates to Attend

Architectural Review Board: June 26, 2018 (5:00p.m.) [To provide recommendations to applicant] Planning - Work Session: June 26, 2018 (6:00p.m.) [Applicant to present/discuss project to P&Z]

Architectural Review Board July 10, 2018 (5:00p.m.) [To provide recommendations to applicant/P&Z] Planning - Action: July 10, 2018 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

City Council - Action: July 16, 2018 (6:00 p.m.) [VARIANCE AND EXCEPTION REQUESTS ONLY]

PLANNING

David Gonzales 6/29/2018 7/6/2018 6/29/2018

COMMENTS

See comments

Tγ	/pe	of	Review	Ι	Notes	Contact
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Due

Elapsed Status

Remarks

The following revised staff comments are to be addressed and resubmitted as soon as possible Please provide one large copy [24" X 36" FOLDED] and one PDF version for a subsequent/final review by staff:

Received

* Planning Department General Comments:

1. Adherence to Engineering and Fire Department standards shall be required

2. Submittal and approval of a Civil Engineering Plans and Final Plat prior to issuance of building permits. As a note, plat mylars must be received for filing purposes prior to release of any building permits.

VARIANCE AND EXCEPTIONS FOR P&Z AND CITY COUNCIL TO CONSIDER - SIMPLE MAJORITY VOTE:

The following variance and excetion requests are from Article V, Section 4, of the UDC:

1. Sec. 4.1.A.1: Approval of an exception to allow for not meeting the minimum20% stone requirement for all facades by allowing stone in the following proportions north 6%, east 1%, west 1%, and south 0%.

2. Sec.4.1.C.b: Approval of a variance to the verticle & horizontal articulation standards to allow for not meeting the vertical & horizontal articulation for the east elevation.

** Please address the following Planning Comments for each plan submitted

Site Plan:

1. Provide a label for the portion of the access outside the firelane [i.e. Public Access & Utility Easement].

2. Dumpster enclosure to include a self latching gate mechanism and gate to be opaque provide note on plans.

Landscape Plan:

1. The plan as submitted meets or exceeds the intent of the standards established by the UDC

Treescape Plan:

1. The plan as submitted meets or exceeds the intent of the standards established by the UDC

Photometric Plan:

1. The plan as submitted meets or exceeds the intent of the standards established by the UDC

Building Elevations:

1. Requries a recommendation from the Architectural Review Board(ARB) forwarded to the Planning and Zoning Commission for the revisions submitted

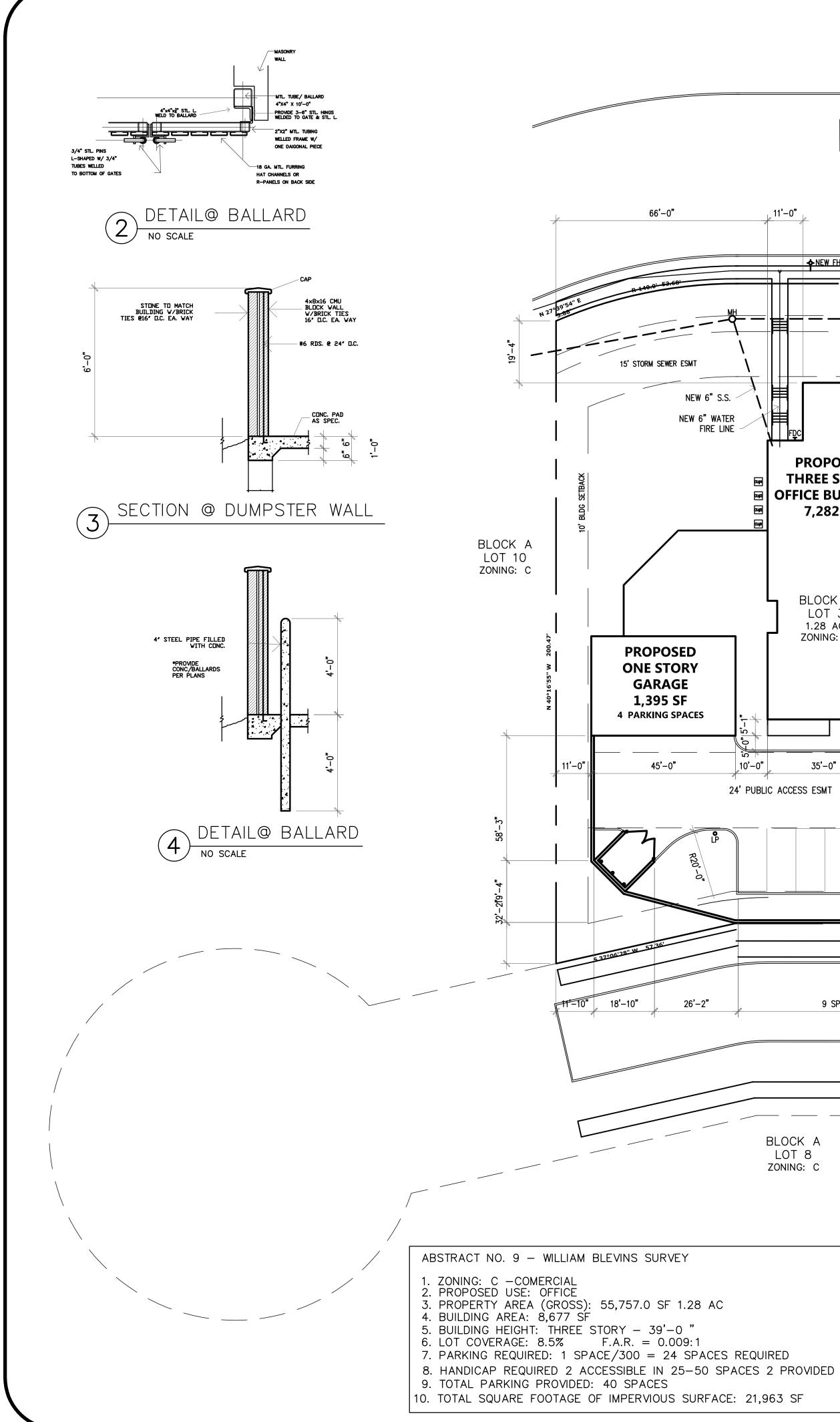
2. See variance and exceptions above.*** The following are scheduled meeting dates that you and/or your representative(s) are required to attend regarding the Site Plan request. If you have any quesitons regarding this case, please feel free to contact David Gonzales, AICP with the Planning Department at 972-771-7745 or e-mail dgonzales@rockwall.com

Scheduled Meeting Dates to Attend

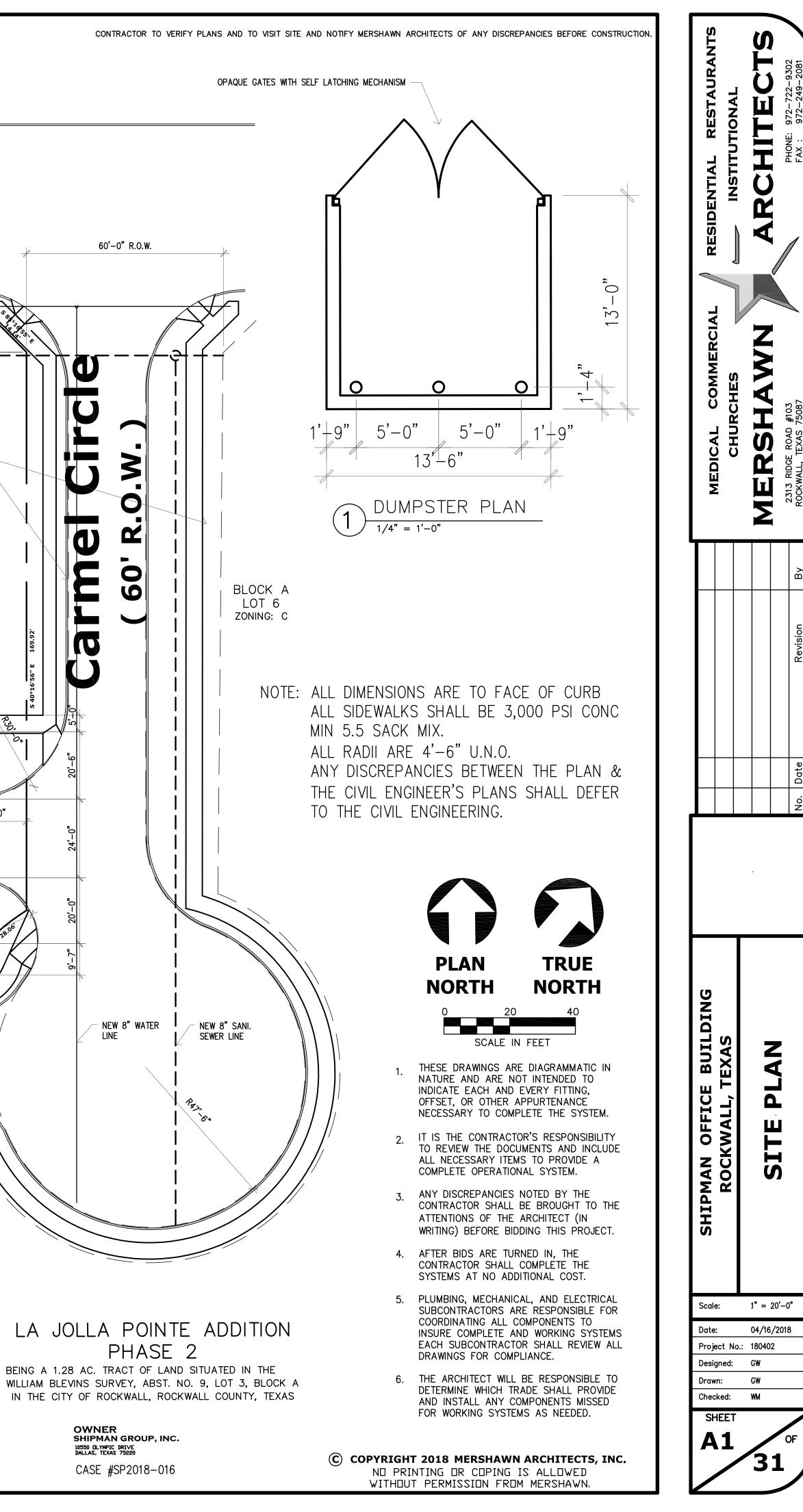
Architectural Review Board July 10, 2018 (5:00p.m.) [To provide recommendations to applicant/P&Z] Planning - Action: July 10, 2018 (6:00p.m.) [P&Z to take action (i.e. approve, approve with conditions, deny)]

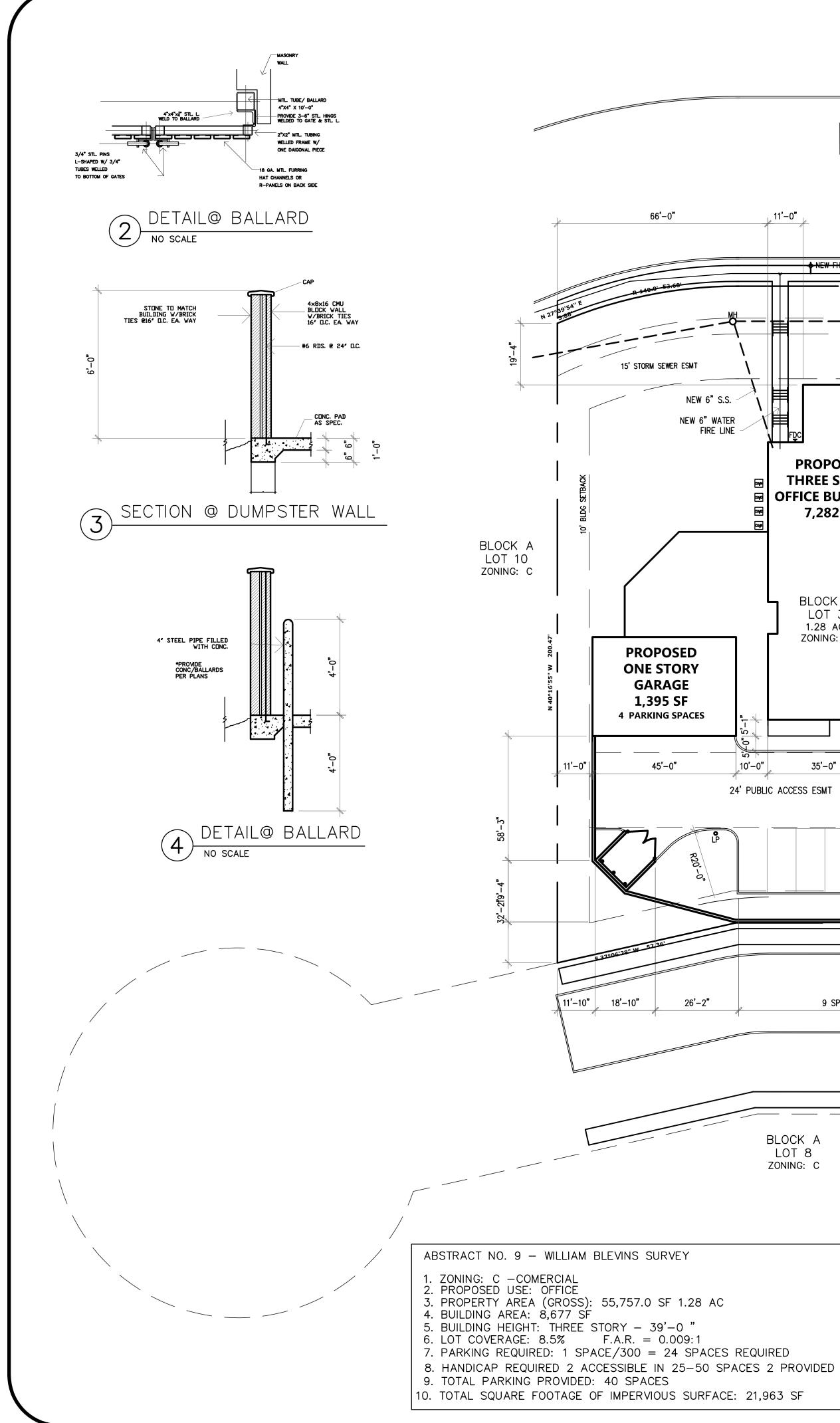
Type of Review / Notes	Contact	Sent	Due	Received	Elapsed Status	Remarks

City Council - Action: July 16, 2018 (6:00 p.m.) [VARIANCE AND EXCEPTION REQUESTS ONLY]

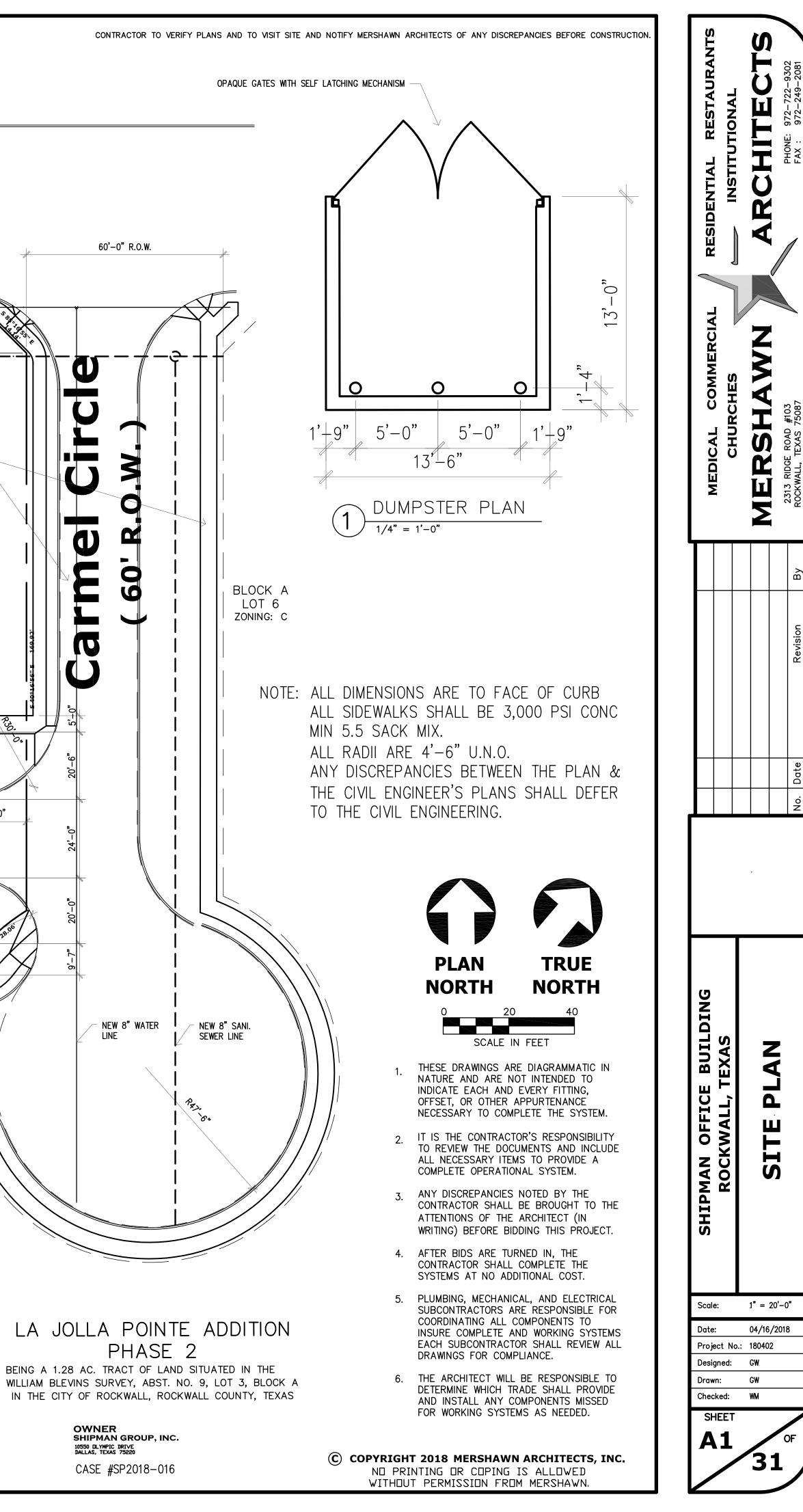


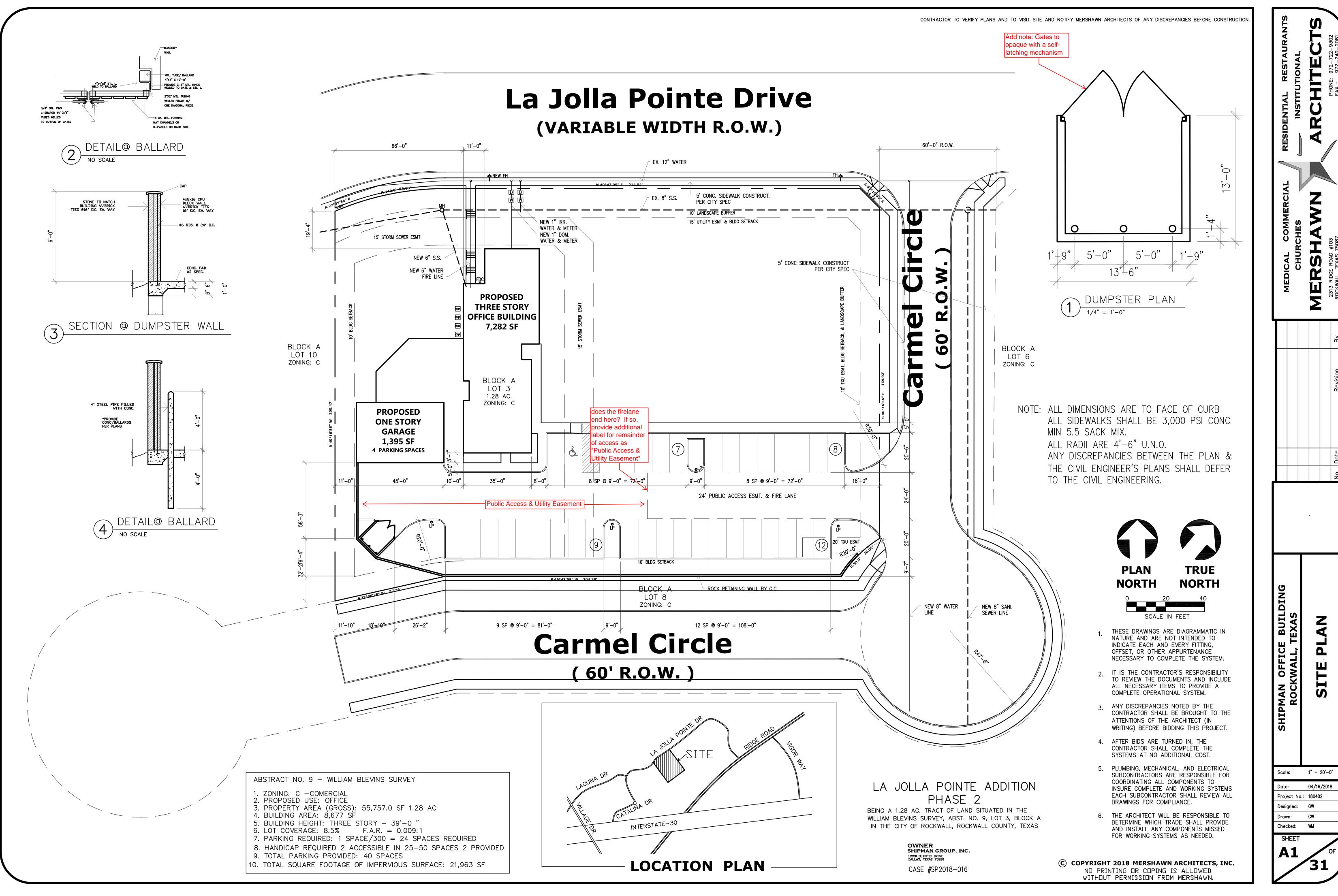
La Jolla Pointe Drive (VARIABLE WIDTH R.O.W.) 60'-0" R.O.W. 11'–0" ─ EX. 12" WATER ◆NEW FH 5' CONC. SIDEWALK CONSTRUCT - EX. 8" S.S. PER CITY SPEC LANDSCAPF BUFFFR NEW 1" IRR. WATER & METER NEW 1" DOM. 15' UTILITY ESMT & BLDG SETBACK WATER & METER 5' CONC SIDEWALK CONSTRUCT PER CITY SPEC PROPOSED **THREE STORY OFFICE BUILDING** 7,282 SF 0 BLOCK A LOT 3 1.28 AC. ZONING: C 8 (7)61 8 SP @ 9'-0" = 72'-0" 8'-0" 8 SP @ 9'-0" = 72'-0" 18**'**+0" 35'-0" **9'**-0" 24' PUBLIC ACCESS ESMT 24' PUBLIC ACCESS ESMT. & FIRE LANE 20' TXU ESMT (9 10' BLDG SETBACK S 49°43'05" W 204.38 ROCK RETAINING WALL BY G.C. 9 SP @ 9'-0" = 81'-0" 9'-0" P'-0" Circle 12 SP @ 9'-0" = 108'-0" - NEW 8" WATER LINE 60' R.O.W.) BLOCK A LOT 8 ZONING: C /SITE INTERSTATE-30 OWNER SHIPMAN GROUP, INC. 10550 OLYMPIC DRI∨E DALLAS, TEXAS 75220 LOCATION PLAN CASE #SP2018-016





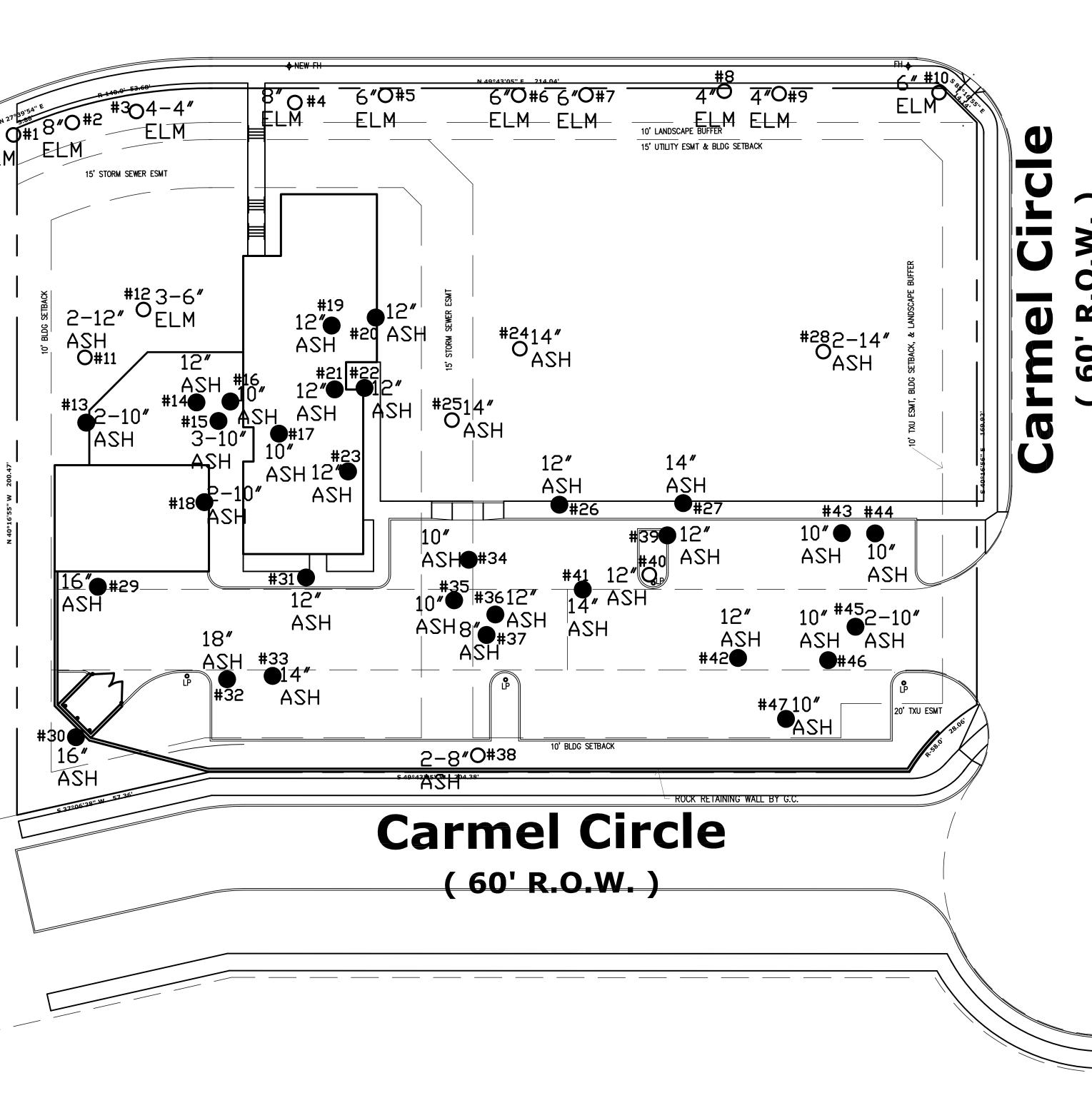
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1	SIZE 1 – 8" elm	MITIGATION to remain	REMAIN 8"	REMOVED	
2	1 — 8"ELM	to remain	8"		
3	4 – 4"ELM	TO REMAIN	16"		4
4	1 – 8" ELM	TO REMAIN	8" 		-
5 6	1 – 6" ELM	to remain to remain	6"		-
7	1 — 6" ELM 1 — 6" ELM	TO REMAIN	6" 6"		-
, 8	1 – 4" ELM	TO REMAIN	4 "		-
9	1 – 4" ELM	TO REMAIN	4"		-
10	1 — 6"ELM	to remain	6 "		
11	2 – 12" ASH	TO REMAIN	24"		
12	3 — 6"ELM	TO REMAIN	18"		
13	2 – 10" ASH	TO BE REMOVED		20"	-
14	1 – 12" ASH	TO BE REMOVED		12"	-
15 16	3 – 10" ASH 1 – 10" ASH	TO BE REMOVED		30" 10"	-
17	1 – 10" ASH	TO BE REMOVED		10"	-
18	2 – 10" ASH	TO BE REMOVED			-
19	1 –12" ASH	TO BE REMOVED		12"	-
20	1 – 12" ASH	TO BE REMOVED		12"]
21	1 – 12" ASH	to be removed		12"	
22	1 – 12" ASH	TO BE REMOVED		12"	4
23	1 – 12" ASH	TO BE REMOVED		12"	4
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30	1 – 16" ASH	to be removed		16"	
31	1 – 12 " ASH	TO BE REMOVED		12"	
32	1 – 18" ASH	TO BE REMOVED		16"	-
33	1 – 14"ASH	TO BE REMOVED		14"	-
34	1 – 10"ASH	TO BE REMOVED		10"	-
35 36	1 – 10" ASH 1 – 12" ASH	TO BE REMOVED		10" 12"	-
37	1 – 12 ASH 1 – 8" ASH	TO BE REMOVED		8"	-
38	2 – 8" ASH	TO REMAIN	16"		-
39	1 – 12" ASH	TO BE REMOVED		12"	-
40	1 – 12" ASH	TO REMAIN	12"		
41	1 – 14" ASH	TO BE REMOVED		14"	-
42	1 – 12" ASH	TO BE REMOVED		12"	-
43 44	1 – 10" ASH	TO BE REMOVED		10"	-
45	1 – 10" ASH 2 – 10" ASH	TO BE REMOVED		10" 20"	4
46	1 – 10" ASH	TO BE REMOVED		10"	-
47	1 – 10" ASH	TO BE REMOVED		10"	1
	TOTAL CALIF		198"	380"	1
/					
				/	



La Jolla Pointe Drive (VARIABLE WIDTH R.O.W.)

LA JOLLA POINTE ADDI PHASE 2 BEING A 1.28 AC. TRACT OF LAND SITUATED IN WILLIAM BLEVINS SURVEY, ABST. NO. 9, LOT 3, IN THE CITY OF ROCKWALL, ROCKWALL COUNT

> OWNER SHIPMAN GROUP, INC. 10550 DLYMPIC DRIVE DALLAS, TEXAS 75220 CASE #SP2018-016

COMMERCIAL			RESIDENTIAL RESTAURANTS INSTITUTIONAL ARCHITECTS PHONE: 972-722-9302 FAX : 972-249-2081
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A 6. THE ARCHITECT WILL BE RESPONSIBLE TO DETERMINE WHICH TRADE SHALL PROVIDE AND INSTALL ANY COMPONENTS MISSED FOR WORKING SYSTEMS AS NEEDED.		 NECESSARY TO COMPLETE THE SYSTEM. IT IS THE CONTRACTOR'S RESPONSIBILITY TO REVIEW THE DOCUMENTS AND INCLUDE ALL NECESSARY ITEMS TO PROVIDE A COMPLETE OPERATIONAL SYSTEM. ANY DISCREPANCIES NOTED BY THE CONTRACTOR SHALL BE BROUGHT TO THE ATTENTIONS OF THE ARCHITECT (IN WRITING) BEFORE BIDDING THIS PROJECT. AFTER BIDS ARE TURNED IN, THE CONTRACTOR SHALL COMPLETE THE SYSTEMS AT NO ADDITIONAL COST. PLUMBING, MECHANICAL, AND ELECTRICAL SUBCONTRACTORS ARE RESPONSIBLE FOR COORDINATING ALL COMPONENTS TO INSURE COMPLETE AND WORKING SYSTEMS EACH SUBCONTRACTOR SHALL REVIEW ALL 	Harmonic Harmonic Scale: 1" = 20'-0" Date: 04/16/2018