



# PLANNING AND ZONING CASE CHECKLIST

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

P&Z CASE # SP2021-026 P&Z DATE 10/12/21 CC DATE \_\_\_\_\_ APPROVED/DENIED \_\_\_\_\_

ARCHITECTURAL REVIEW BOARD DATE \_\_\_\_\_ HPAB DATE \_\_\_\_\_ PARK BOARD DATE \_\_\_\_\_

ZONING APPLICATION
<input type="checkbox"/> SPECIFIC USE PERMIT
<input type="checkbox"/> ZONING CHANGE
<input type="checkbox"/> PD CONCEPT PLAN
<input type="checkbox"/> PD DEVELOPMENT PLAN

SITE PLAN APPLICATION
<input checked="" type="checkbox"/> SITE PLAN
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN
<input type="checkbox"/> PHOTOMETRIC PLAN
<input type="checkbox"/> BUILDING ELEVATIONS
<input type="checkbox"/> MATERIAL SAMPLES
<input type="checkbox"/> COLOR RENDERING

PLATTING APPLICATION
<input type="checkbox"/> MASTER PLAT
<input type="checkbox"/> PRELIMINARY PLAT
<input type="checkbox"/> FINAL PLAT
<input type="checkbox"/> REPLAT
<input type="checkbox"/> ADMINISTRATIVE/MINOR PLAT
<input type="checkbox"/> VACATION PLAT
<input type="checkbox"/> LANDSCAPE PLAN
<input type="checkbox"/> TREESCAPE PLAN

<input type="checkbox"/> COPY OF ORDINANCE (ORD.# _____)
<input checked="" type="checkbox"/> APPLICATIONS
<input checked="" type="checkbox"/> RECEIPT
<input checked="" type="checkbox"/> LOCATION MAP
<input type="checkbox"/> HOA MAP
<input type="checkbox"/> PON MAP
<input type="checkbox"/> FLU MAP
<input type="checkbox"/> NEWSPAPER PUBLIC NOTICE
<input type="checkbox"/> 500-FT. BUFFER PUBLIC NOTICE
<input type="checkbox"/> PROJECT REVIEW
<input type="checkbox"/> STAFF REPORT
<input type="checkbox"/> CORRESPONDENCE
<input type="checkbox"/> COPY-ALL PLANS REQUIRED
<input type="checkbox"/> COPY-MARK-UPS
<input type="checkbox"/> CITY COUNCIL MINUTES-LASERFICHE
<input type="checkbox"/> MINUTES-LASERFICHE
<input type="checkbox"/> PLAT FILED DATE _____
<input type="checkbox"/> CABINET # _____
<input type="checkbox"/> SLIDE # _____
<b>NOTES:</b> _____
_____
_____
_____
_____
<b>ZONING MAP UPDATED</b> _____



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2021-020

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2510 Ridge Rd.

SUBDIVISION La Jolla Pointe Addition

LOT 1 BLOCK D

GENERAL LOCATION NW corner of La Jolla and Ridge Rd.

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

CURRENT ZONING Commercial

CURRENT USE Undeveloped

PROPOSED ZONING Commercial

PROPOSED USE Medical

ACREAGE .68

LOTS [CURRENT]

LOTS [PROPOSED]

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167, THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER

APPLICANT

Architectonics Texas, LLC

CONTACT PERSON Dr. Stan Tolkachjov

CONTACT PERSON Steven Reyes

ADDRESS 4024 Marble Hill Rd.

ADDRESS 2235 Ridge Rd.

CITY, STATE & ZIP Frisco, TX 75034

CITY, STATE & ZIP Rockwall, Texas 75087

PHONE 9014122767

PHONE 9723451684

E-MAIL stan.tolkachjov@epiphanydermatology.com

E-MAIL steven.reyes583@gmail.com

## NOTARY VERIFICATION [REQUIRED]

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

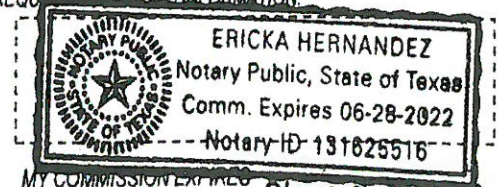
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT AND THE APPLICATION FEE OF \$ 210 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF September, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

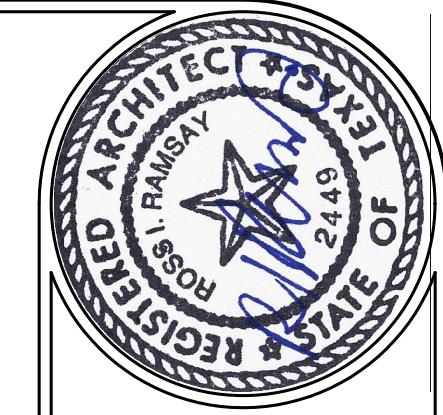
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF September, 2021.

OWNER'S SIGNATURE

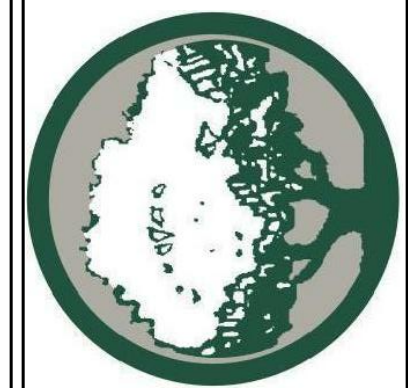
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Handwritten Signature]*  
*[Handwritten Signature]*





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

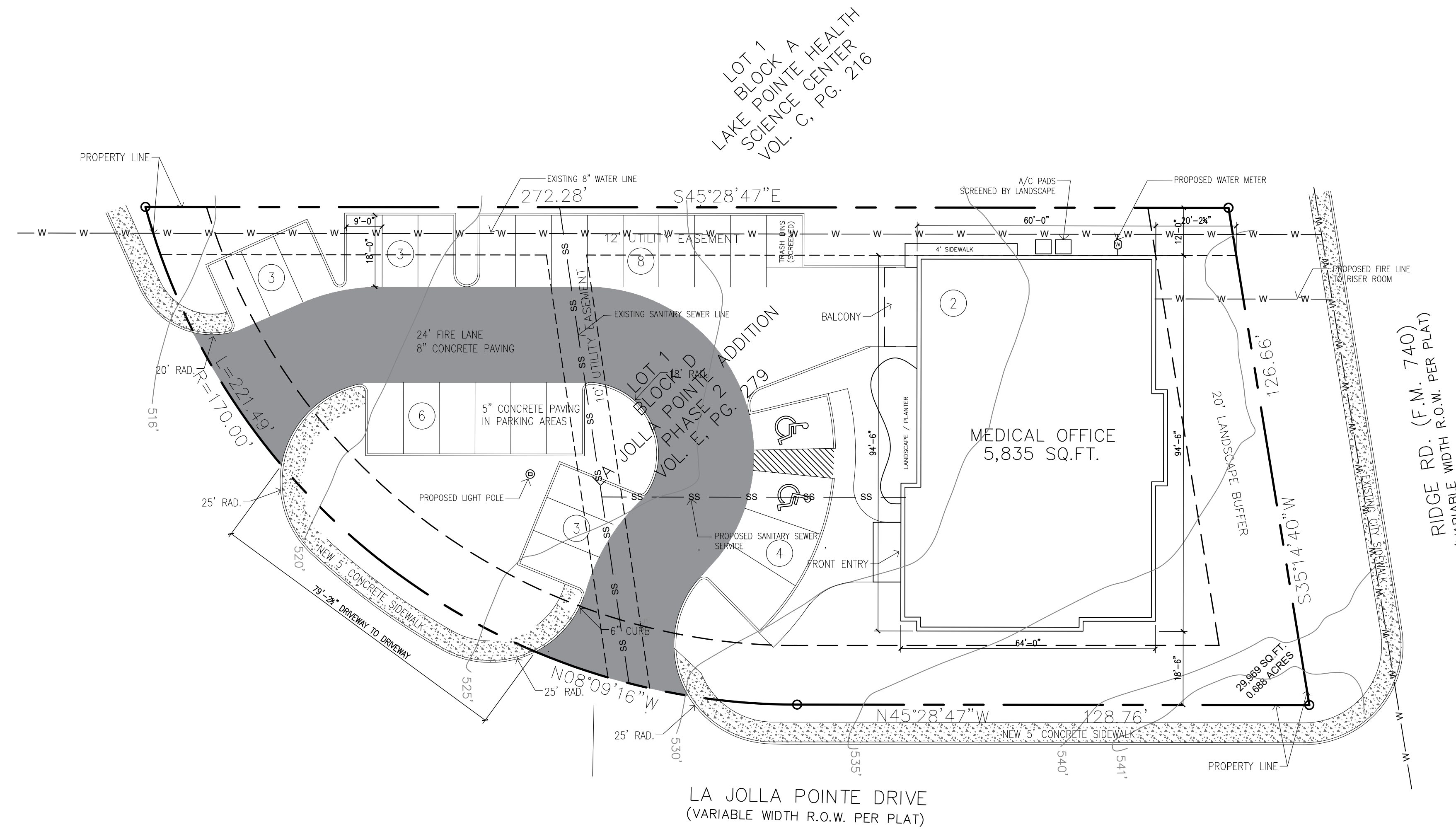
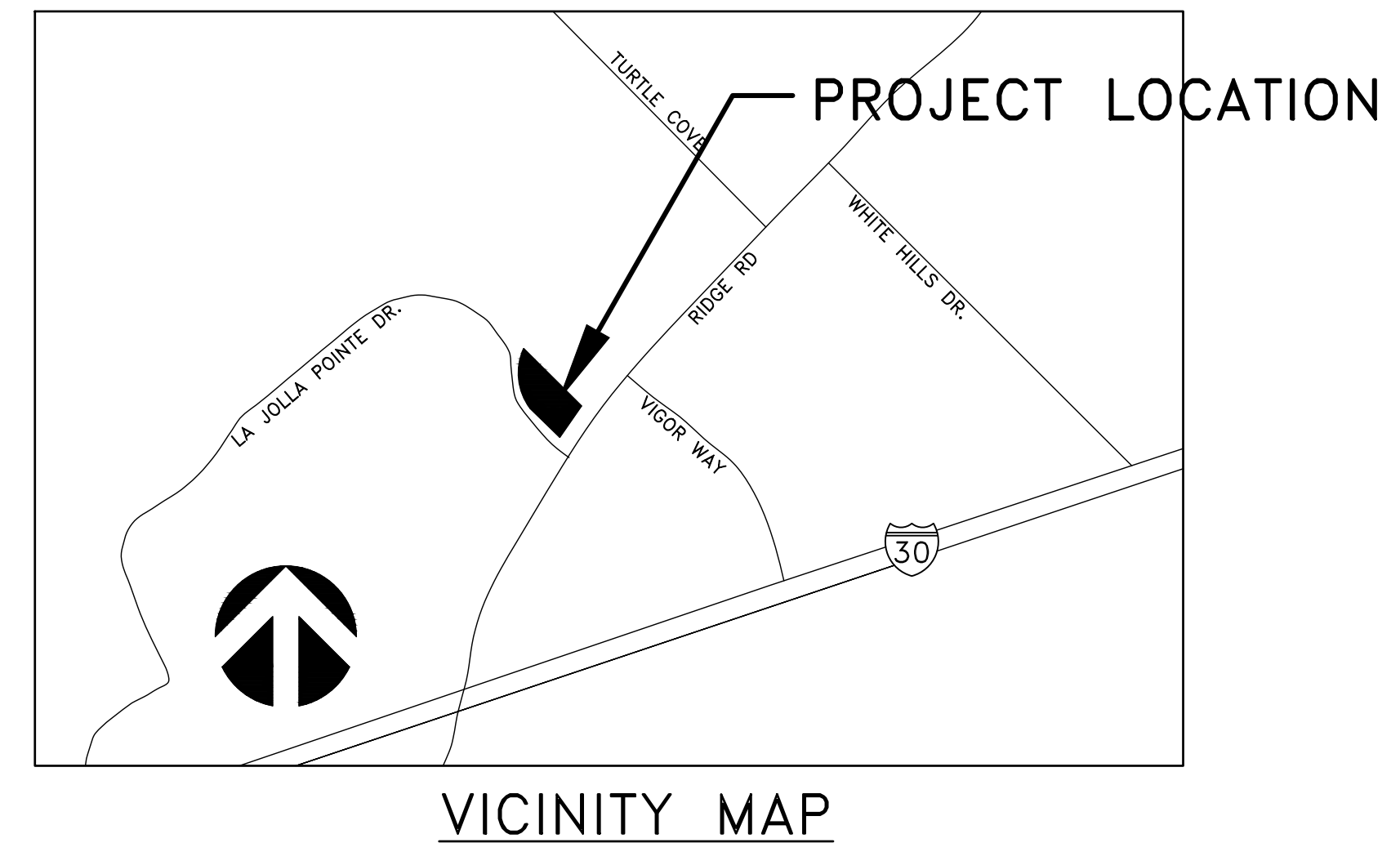


NO.	REVISIONS/ISSUE	DATE

PROJECT NAME AND ADDRESS:  
**DR. TOLKACHJOV  
 EPIPHANY**  
 LOT 1 BLOCK D  
 LA JOLLA POINTE ADDITION

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	9/17/2021
SCALE	
SHEET NO.	of

DRAWING NAME:



LOT 1  
 BLOCK A  
 LAKE POINTE HEALTH  
 SCIENCE CENTER  
 VOL. C, PG. 216

SITE SUMMARY - COMMERCIAL ZONING		
DESCRIPTION		LOT PERCENTAGE
LOT	29,969 SF	100 %
IMPERVIOUS	17,152 SF	57%
MEDICAL BUILDING	5,835 SF	19%
PAVEMENT AREA	11,317 SF	38%
PERVIOUS	12,168 SF	41%
SIDEWALK AREA	649 SF	2%
MAX. BUILDING HEIGHT PROPOSED	35'-8"	
PARKING REQUIREMENTS		
MEDICAL OFFICE (1:200 S.F.)	5,835 SF	
PARKING PROVIDED	29	
PARKING REQD	29	

APPROVED:

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

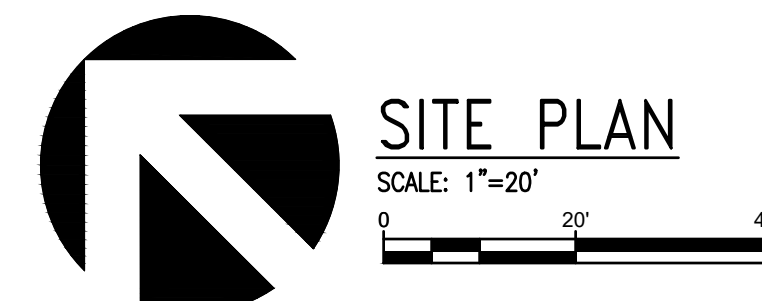
WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_.

PLANNING AND ZONING COMMISSION

DIRECTOR OF PLANNING AND ZONING

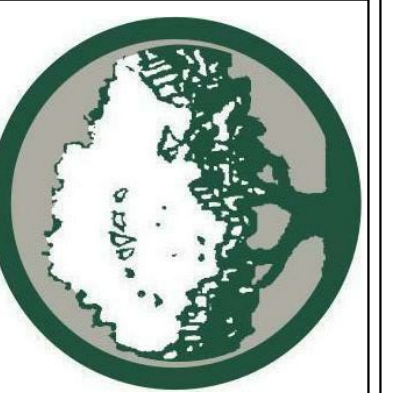
OWNER:  
 DR. STAN TOLKACHJOV  
 (901)412-2767  
 4024 MARBLE HILL RD.  
 FRISCO, TEXAS 75034

ARCHITECT/PLANNER:  
 ARCHITECTONICS TEXAS, LLC  
 ROSS RAMSAY  
 (469)974-8889  
 2235 RIDGE RD. STE 201  
 ROCKWALL, TEXAS 75087





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



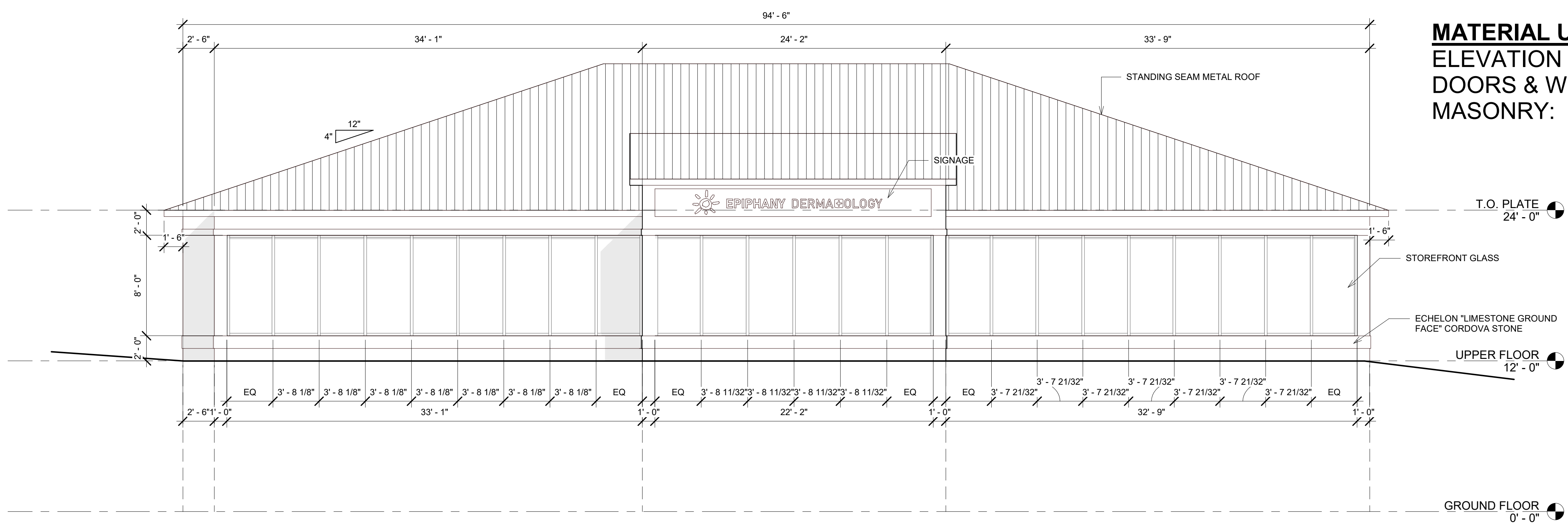
NO.	REVISIONS	DATE

PROJECT NAME AND ADDRESS:  
**DR. TOLKACHUOV**  
**MEDICAL BUILDING**  
 LOT 1 BLOCK D  
 LA JOLLA POINTE ADDITION

PROJECT No.	-
DRAWN BY	Author
CHECKED BY	Checker
DATE	04/28/2021
SCALE	3/16" = 1'-0"
SHEET NO.	of

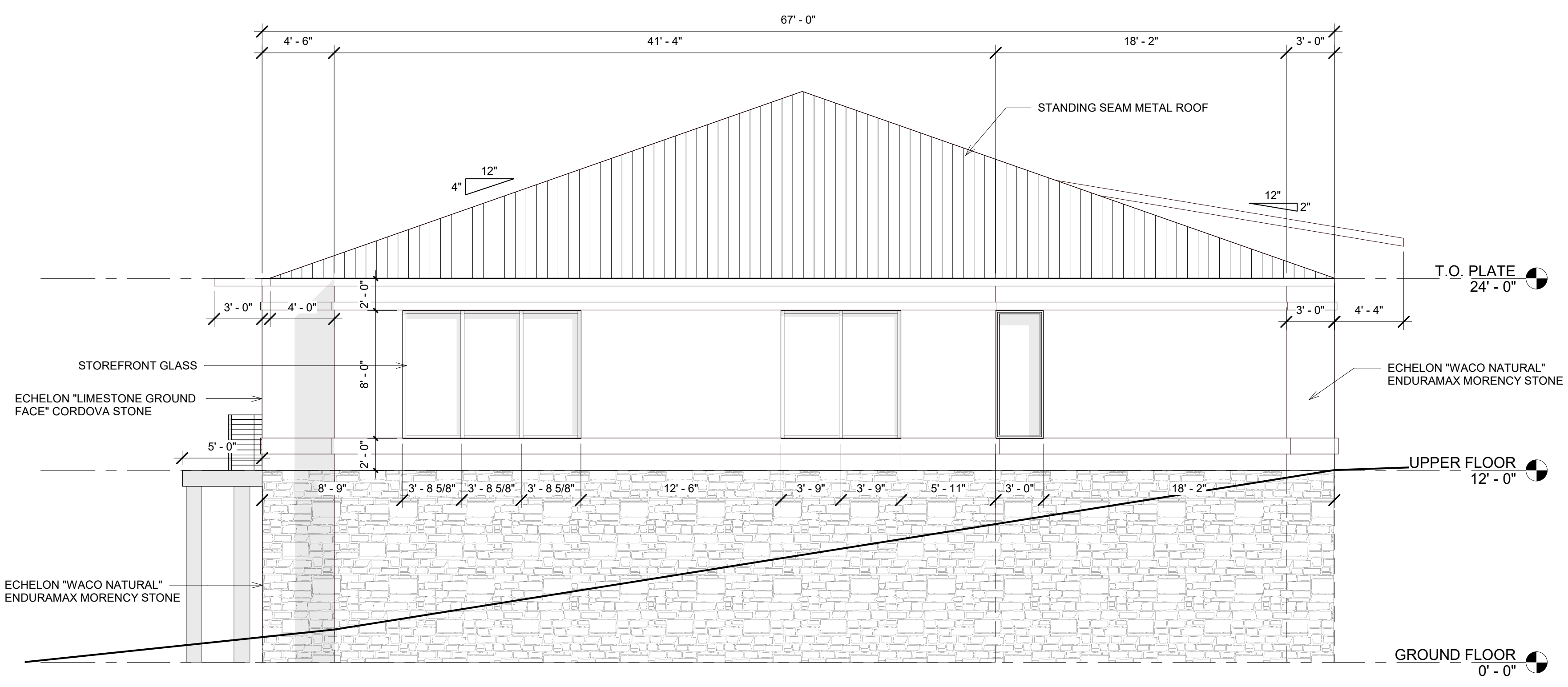
DRAWING NAME:  
**ELEVATIONS - N & E**

**A2.0**



**MATERIAL USAGE (%)**  
 ELEVATION AREA: 1147.12 SF  
 DOORS & WINDOWS: 702.67 SF 61.3%  
 MASONRY: 444.45 SF 38.7%

③ EAST ELEVATION  
 3/16" = 1'-0"

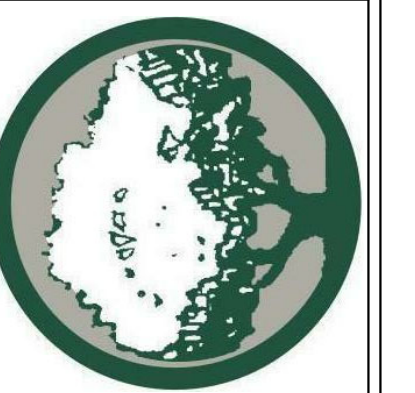


**MATERIAL USAGE (%)**  
 ELEVATION AREA: 1169.32 SF  
 DOORS & WINDOWS: 171.95 SF 14.8%  
 MASONRY: 997.37 SF 85.2%

④ SOUTH ELEVATION  
 3/16" = 1'-0"



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



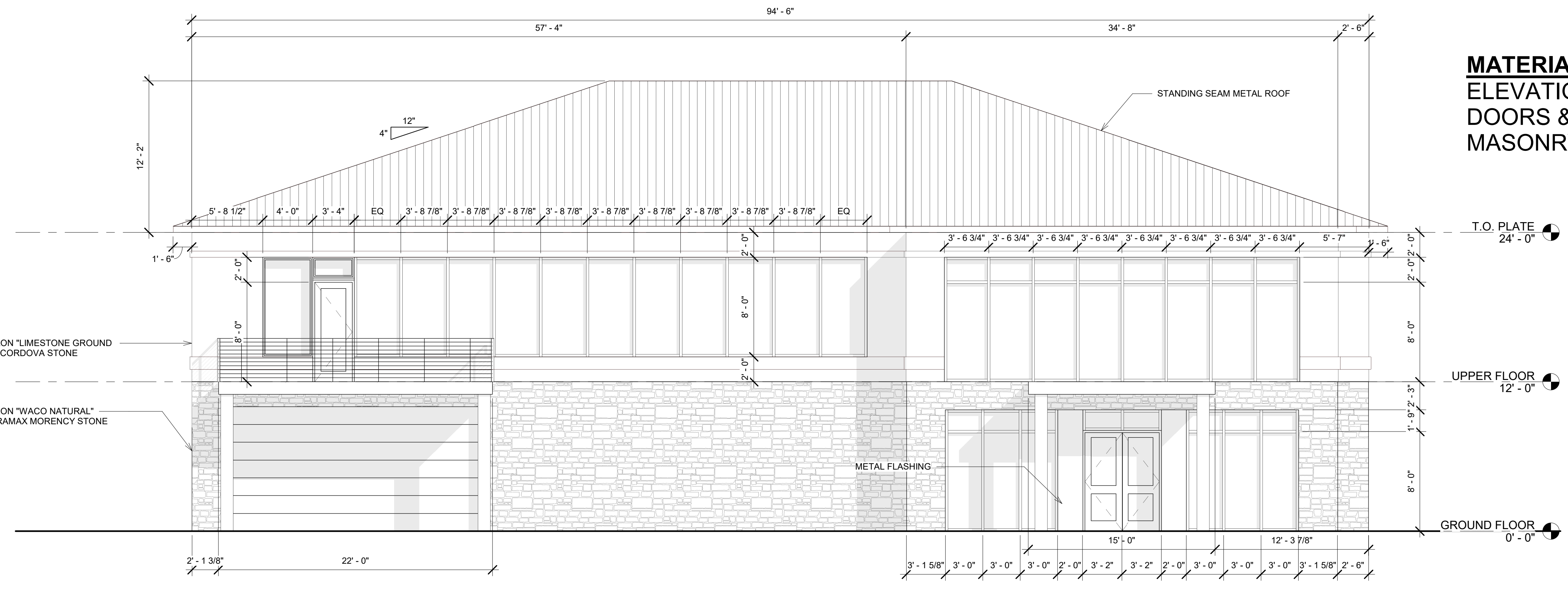
NO.	REVISIONS	DATE

PROJECT NAME AND ADDRESS:  
**DR. TOLKACHUOV  
 MEDICAL BUILDING**  
 LOT 1 BLOCK D  
 LA JOLLA POINTE ADDITION

PROJECT No.	
DRAWN BY	Author
CHECKED BY	Checker
DATE	04/28/2021
SCALE	3/16" = 1'-0"
SHEET NO.	of

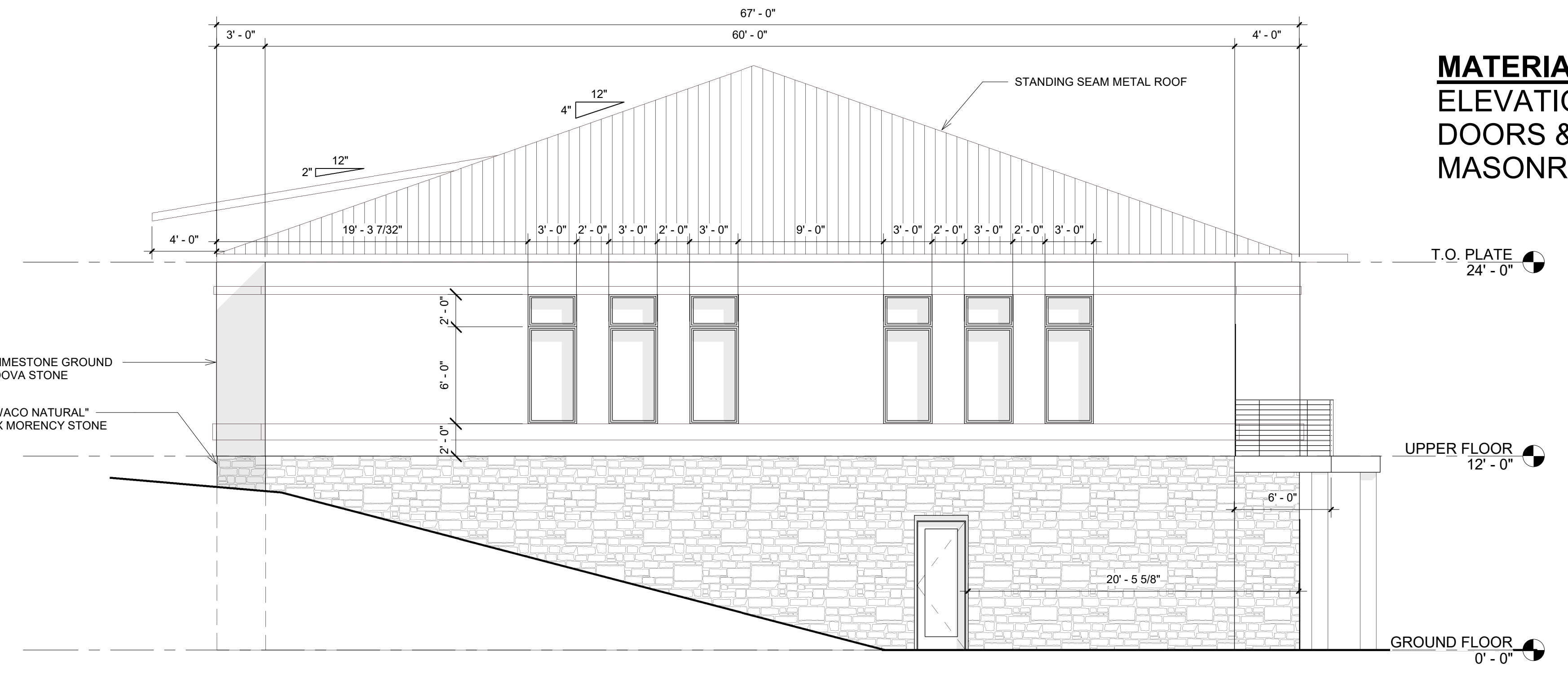
DRAWING NAME:  
**ELEVATIONS -  
 S & W**

**A2.1**



**MATERIAL USAGE (%)**  
 ELEVATION AREA: 2268.25 SF  
 DOORS & WINDOWS: 1152.58 SF 50%  
 MASONRY: 1115.67 SF 50%

③ WEST ELEVATION  
 3/16" = 1'-0"



**MATERIAL USAGE (%)**  
 ELEVATION AREA: 1429.19 SF  
 DOORS & WINDOWS: 169.9 SF 11.9%  
 MASONRY: 1260.19 SF 88.1%

④ NORTH ELEVATION  
 3/16" = 1'-0"



VIEW FROM PARKING LOT, WESTERN FACADE



VIEW VISIBLE FROM RIDGE RD, EASTERN FACADE



ECHELON "LIMESTONE GROUND FACE" CORDOVA STONE



ECHELON "WACO NATURAL" ENDURAMAX MORENCY STONE

PROPERTY INFO  
2510 RIDGE RD  
LA JOLLA POINTE ADDITION LOT 1 BLOCK D  
ROCKWALL, TX 75087

OWNER  
DR STAN TOLKACHJOV  
4024 MARBLE HILL RD  
FRISCO TX 75034

ARCHITECT  
ARCHITECTONICS TEXAS, LLC  
2235 RIDGE RD  
ROCKWALL TX 75087

**REQUIRED TREES (frontage)**

A. STREET TREES  
 1 TREE FOR EVERY 50 L.F. OF FRONTAGE  
 FRONTAGE LENGTH : 476.91' / 50' = 9.5  
 9 TREES REQUIRED  
 (4) TREES EXISTING - 10"/6"/6" HACKBERRY, 10" ELM, (2) 8" ELM

**TREE DESIGNATION KEY**

SYMBOL	DESCRIPTION	MITIGATION RATIO
P	PROTECTED	(1:1)
NP	NON-PROTECTED	(.5:1)

CIRCLED TREES TO BE REMOVED AND REPLACED

**MITIGATION CALCULATION\***

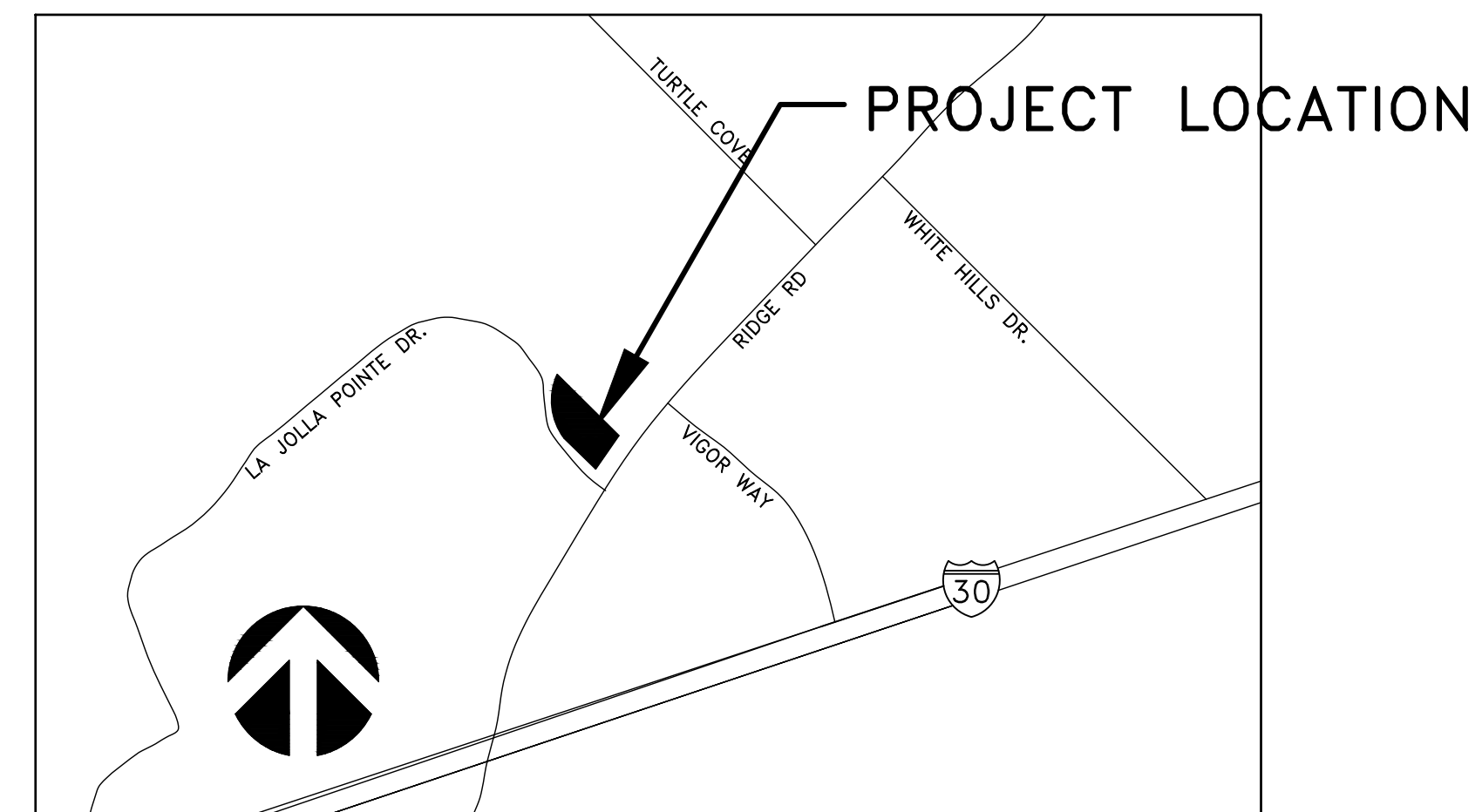
PROTECTED TREES :	20" X 1	= 20"
NON-PROTECTED TREES	20" X .5	= 10"
TREE REPLACEMENT (" )		= 30"

TOTAL TREE REPLACEMENT = 30"

NOTE: IRRIGATION DESIGN TO MEET REQUIREMENTS OF UNIFIED DEVELOPMENT CODE

\*APPLIES TO TREES CIRCLED ON PLAN

NOTE: NO TREES TO BE PLANTED WITHIN 5'-0" OF ANY PUBLIC WATER OR SEWER UTILITY.



VICINITY MAP

**PLANT SCHEDULE**

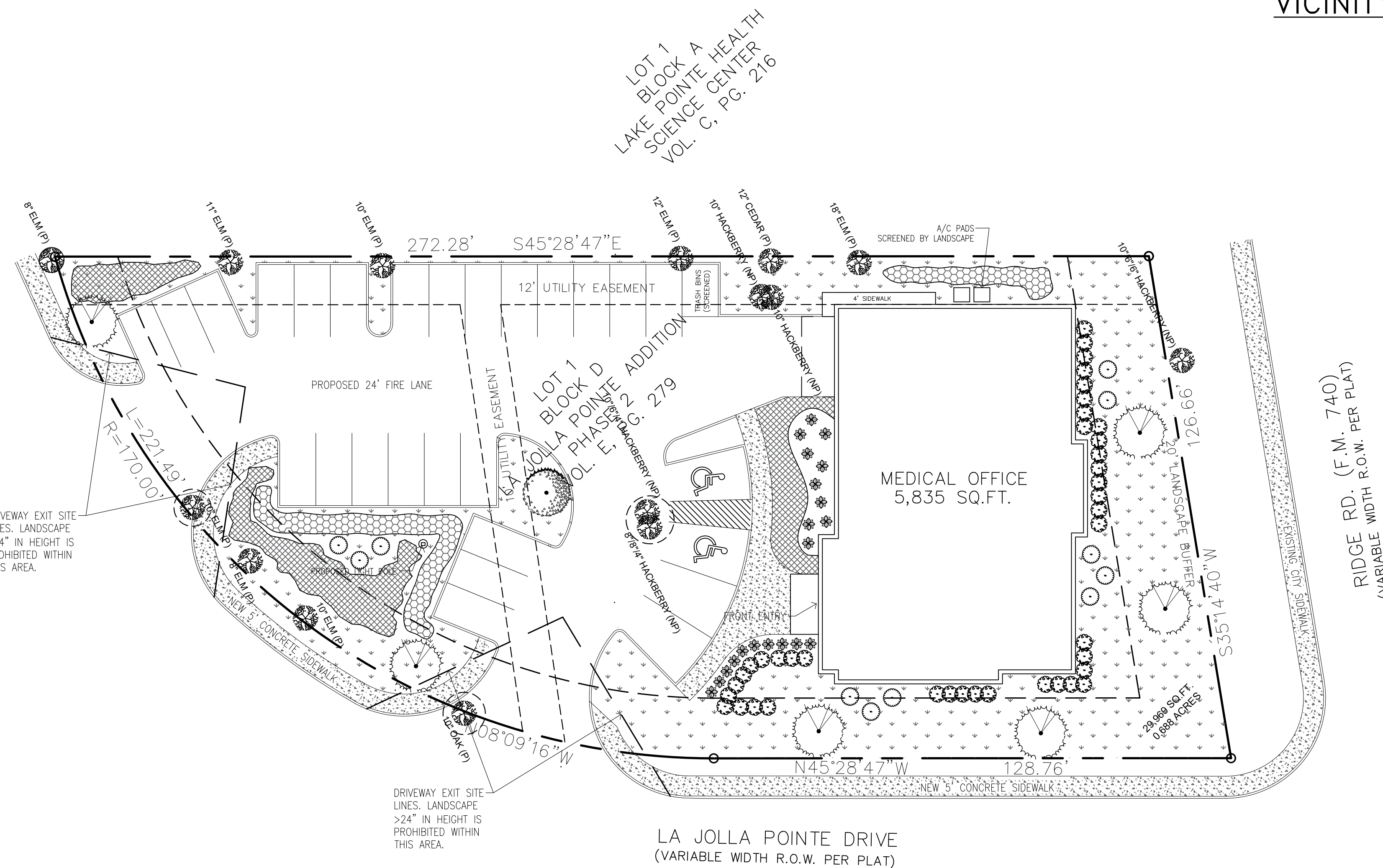
	QTY. -	SIZE -	TYPE Annuals	SPACING 6"-12"
	QTY. 11	SIZE #3	TYPE Cenizo ( <i>Leucophyllum frutescens compacta</i> )	SPACING > 30"
	QTY. 40	SIZE #3	TYPE St. Johnswort ( <i>Hypericum</i> )	SPACING > 24"
	QTY. -	SIZE #3	TYPE Dwarf Burford ( <i>Ilex cornuta 'Burfordi' nana</i> )	SPACING > 24"

**TREE SCHEDULE**

	QTY. 6	SIZE 4.0 inches	TYPE RED OAK ( <i>Quercus falcata</i> )	SPACING > 15'-0"
	QTY. 1	SIZE 4.0 inches	TYPE Sweet Gum ( <i>Liquidambar styraciflua</i> )	SPACING -
	EXISTING TO REMAIN			
	TO BE MITIGATED			

**GROUND COVER**

	BERMUDA GRASS ( <i>Cynodon dactylon</i> )
	ASIAN JASMINE ( <i>Trachelospermum asiaticum</i> )



SITE SUMMARY - COMMERCIAL ZONING		
DESCRIPTION		LOT PERCENTAGE
LOT	29,969 SF	100 %
IMPERVIOUS	17,152 SF	57%
MEDICAL BUILDING	5,835 SF	19%
PAVEMENT AREA	11,317 SF	38%
PERVIOUS	12,168 SF	41%
SIDEWALK AREA	649 SF	2%
MAX. BUILDING HEIGHT PROPOSED	35'-8"	
PARKING REQUIREMENTS		
MEDICAL OFFICE (1:200 S.F.)	5,835 SF	
PARKING PROVIDED	29	
PARKING REQ'D	29	

**APPROVED:**

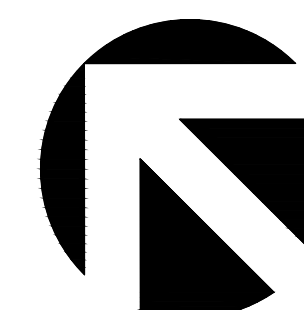
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_ DAY OF \_\_\_, \_\_\_.

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

PLANNING AND ZONING COMMISSION

DIRECTOR OF PLANNING AND ZONING

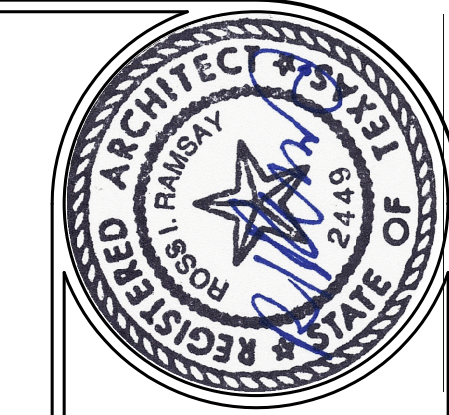
OWNER:  
 DR. STAN TOLKACHJOV  
 (901)412-2767  
 4024 MARBLE HILL RD.  
 FRISCO, TEXAS 75034



**LANDSCAPE PLAN**

SCALE: 1"=20'

ARCHITECT/PLANNER:  
 ARCHITECTONICS TEXAS, LLC  
 ROSS RAMSAY  
 (469)974-8889  
 2235 RIDGE RD. STE 201  
 ROCKWALL, TEXAS 75087



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



NO.	DATE	REVISIONS / DESCRIPTIONS / ISSUES

PROJECT NAME AND ADDRESS:  
 DR. TOLKACHJOV  
 EPIPHANY  
 LOT 1 BLOCK D  
 LA JOLLA POINTE ADDITION

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	9/17/2021
SCALE	
SHEET NO.	of

DRAWING NAME:



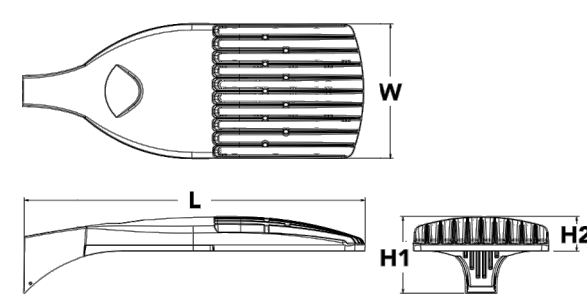
# D-Series Size 1 LED Area Luminaire



Color Number	DSX-1LED P2 50K T3M MVOLT
Size	18" HEIGHT, 70W
Type	POLE LIGHT/PARKING

### Specifications

EPA:	1.01 ft <sup>2</sup> (0.09m <sup>2</sup> )
Length:	33" (0.84m)
Width:	13" (0.33m)
Height H1:	7-1/2" (0.19m)
Height H2:	3-1/2" (0.09m)
Weight (max):	27 lbs (12.2kg)



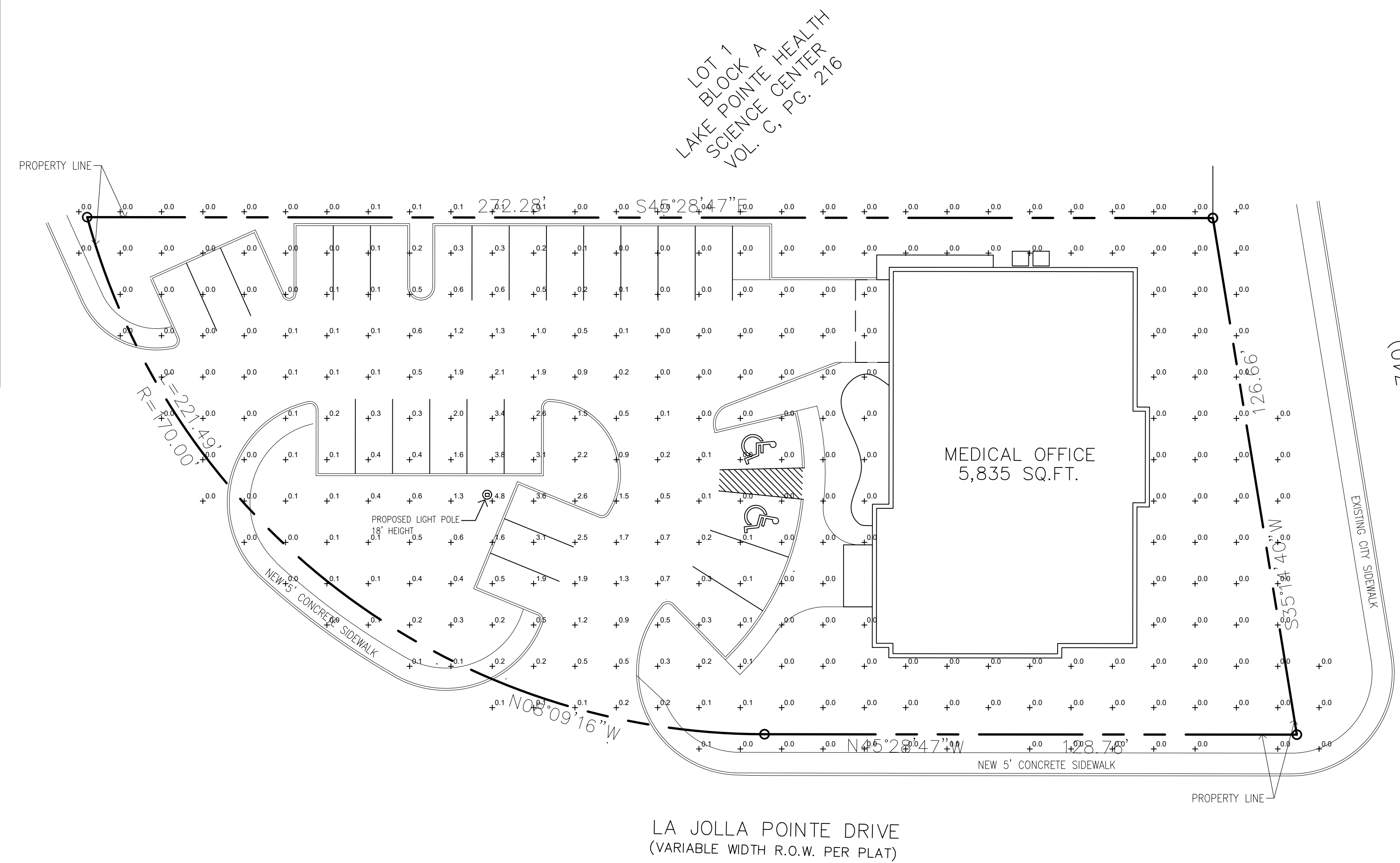
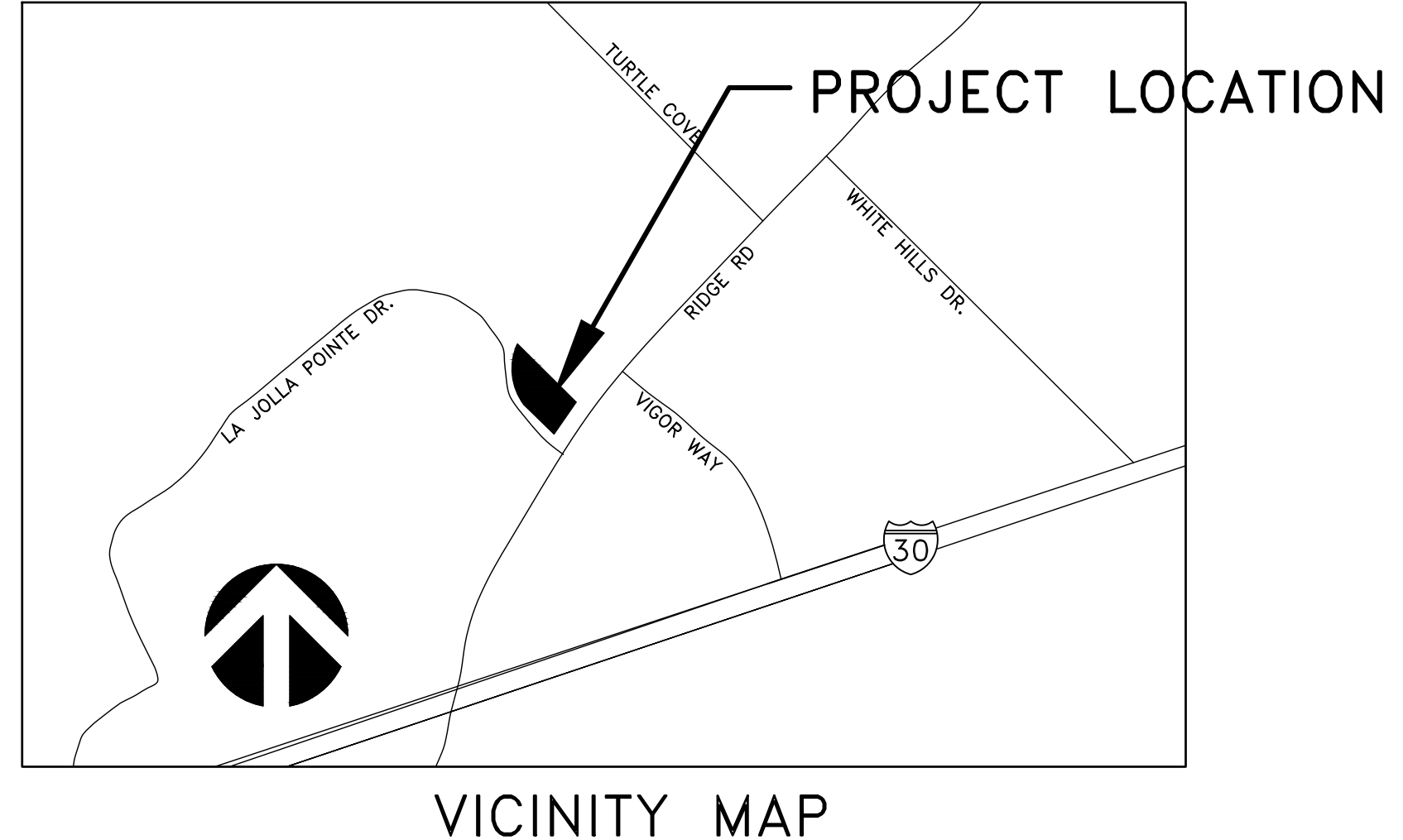
**Introduction**  
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

### Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Series	LEDs	Color temperature	Distribution	Voltage	Housing	
DSX1 LED	Forward optics P1 P4 P7 P2 P5 P8 P3 P6 P9	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium T4TM Forward throw medium	TSV5 Type V very short <sup>1</sup> TSS Type V short <sup>1</sup> TSM Type V medium <sup>1</sup> T3W Type V wide <sup>1</sup> BLC Backlight control <sup>1</sup> LCCO Left corner cutoff <sup>1</sup> RCCO Right corner cutoff <sup>1</sup>	MVOLT <sup>1</sup> XVOLT (277V-480V) <sup>1,2,3</sup> 120" <sup>1</sup> 208" <sup>1</sup> 240" <sup>1</sup> 277" <sup>1</sup> 347" <sup>1</sup> 480" <sup>1</sup>	Shipped included SPA Square pole mounting RPA Round pole mounting <sup>1</sup> WPA Wall bracket <sup>1</sup> SPUMBA Square pole universal mounting adapter <sup>1,1</sup> RPU MBA Round pole universal mounting adapter <sup>1</sup> Shipped separately KMAA DDBXD U Mast arm mounting bracket adapter (specify finish) <sup>1,2</sup>

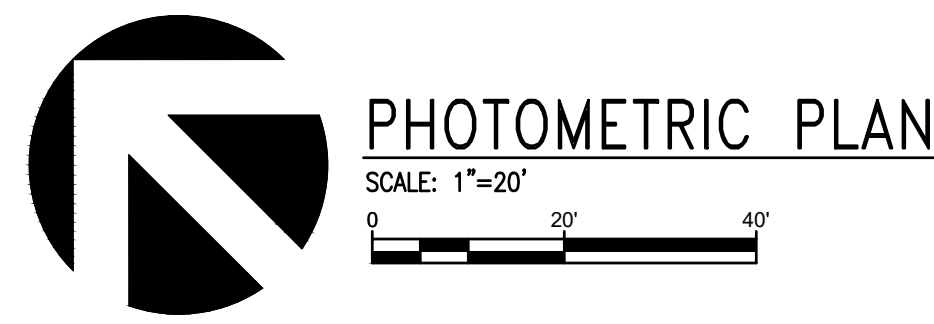
Control options	Other options	Finish options	
<b>Shipped installed</b> NLTAIR2 Night AR generation 2 enabled <sup>1</sup> PIRSN Network, high-flow motion/ambient sensor <sup>1</sup> PER NEMA beta-back receptacle only (controls ordered separately) <sup>1,1</sup> PER5 Five-pin receptacle only (controls ordered separately) <sup>1,1</sup> PER7 Seven-pin receptacle only (controls ordered separately) <sup>1,1,1</sup> DMG 0-10V dimming when pulled outside fixture (for use with an external control, ordered separately) <sup>1,1</sup> DS Dual switching <sup>1,1,1</sup>	PIR High-flow, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5k <sup>1,2</sup> PIRSH High-flow, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5k <sup>1,2</sup> PIRHFCW High-flow, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1k <sup>1,2</sup> PIRHFCV Hi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1k <sup>1,2</sup> FRO Field adjustable receptor <sup>1,2</sup>	<b>Shipped installed</b> HS House-side shield <sup>1</sup> SF Single face (208, 277, 347V) <sup>1</sup> DF Double face (208, 240, 480V) <sup>1</sup> L90 Left rotated optics <sup>1</sup> R90 Right rotated optics <sup>1</sup> HA 50° ambient operation <sup>1</sup> BAA Bay American's Act Compliant <b>Shipped separately</b> BS Bird spike <sup>1</sup> EGS External glare shield	DDBXD Dark bronze DBLD Black DNALD Natural aluminum DNWD White DDBDZ Textured dark bronze DBLDZ Textured black DNALDX Textured natural aluminum DNWDZ Textured white



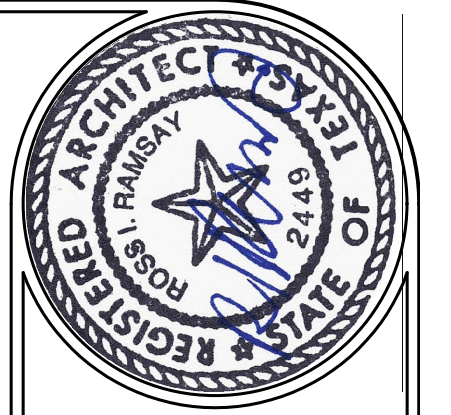
DESCRIPTION	AREA	LOT PERCENTAGE
LOT	29,969 SF	100 %
IMPERVIOUS	17,152 SF	57%
MEDICAL BUILDING	5,835 SF	19%
PAVEMENT AREA	11,317 SF	38%
PERVIOUS	12,168 SF	41%
SIDEWALK AREA	649 SF	2%
MAX. BUILDING HEIGHT PROPOSED	35'-8"	
PARKING REQUIREMENTS		
MEDICAL OFFICE (1:200 S.F.)	5,835 SF	
PARKING PROVIDED	29	
PARKING REQ'D	29	

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

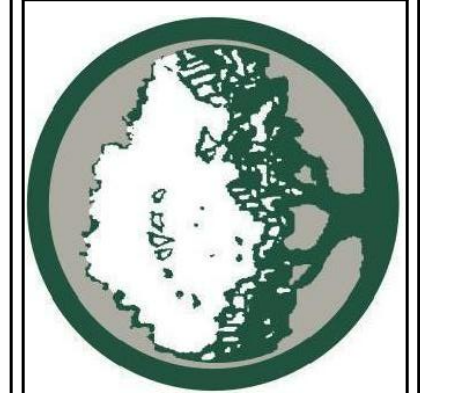
OWNER:  
DR. STAN TOLKACHJOV  
(901)412-2767  
4024 MARBLE HILL RD.  
FRISCO, TEXAS 75034



ARCHITECT/PLANNER:  
ARCHITECTONICS TEXAS, LLC  
ROSS RAMSAY  
(469)974-8889  
2235 RIDGE RD. STE 200  
ROCKWALL, TEXAS 75087



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



DATE	REVISIONS/ISSUE

PROJECT NAME AND ADDRESS:  
DR. TOLKACHJOV  
EPIPHANY  
LOT 1 BLOCK D  
LA JOLLA POINTE ADDITION

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	9/17/2021
SCALE	
SHEET NO.	of

DRAWING NAME:





# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2021-020

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2510 Ridge Rd.

SUBDIVISION La Jolla Pointe Addition

LOT 1 BLOCK D

GENERAL LOCATION NW corner of La Jolla and Ridge Rd.

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

CURRENT ZONING Commercial

CURRENT USE Undeveloped

PROPOSED ZONING Commercial

PROPOSED USE Medical

ACREAGE .68

LOTS [CURRENT]

LOTS [PROPOSED]

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167, THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER

APPLICANT

Architectonics Texas, LLC

CONTACT PERSON Dr. Stan Tolkachjov

CONTACT PERSON Steven Reyes

ADDRESS 4024 Marble Hill Rd.

ADDRESS 2235 Ridge Rd.

CITY, STATE & ZIP Frisco, TX 75034

CITY, STATE & ZIP Rockwall, Texas 75087

PHONE 9014122767

PHONE 9723451684

E-MAIL stan.tolkachjov@epiphanydermatology.com

E-MAIL steven.reyes583@gmail.com

## NOTARY VERIFICATION [REQUIRED]

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

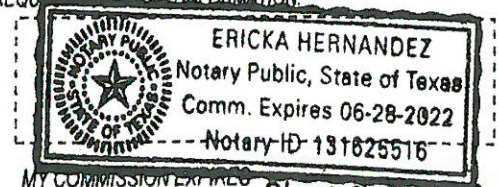
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT AND THE APPLICATION FEE OF \$ 210 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF September, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF September, 2021.


OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Handwritten Signature]*  
*[Handwritten Signature]*



0 25 50 100 150 200 Feet

SP2021-026- SITE PLAN FOR MEDICAL OFFICE  
AT 2510 RIDGE ROAD  
SITE PLAN - LOCATION MAP = 

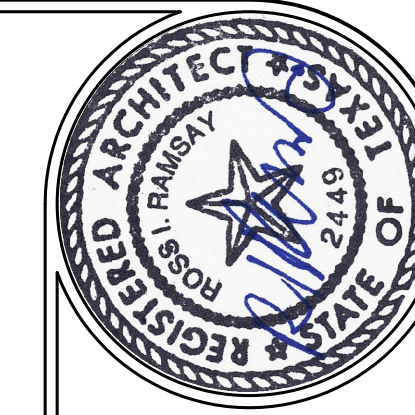


# City of Rockwall

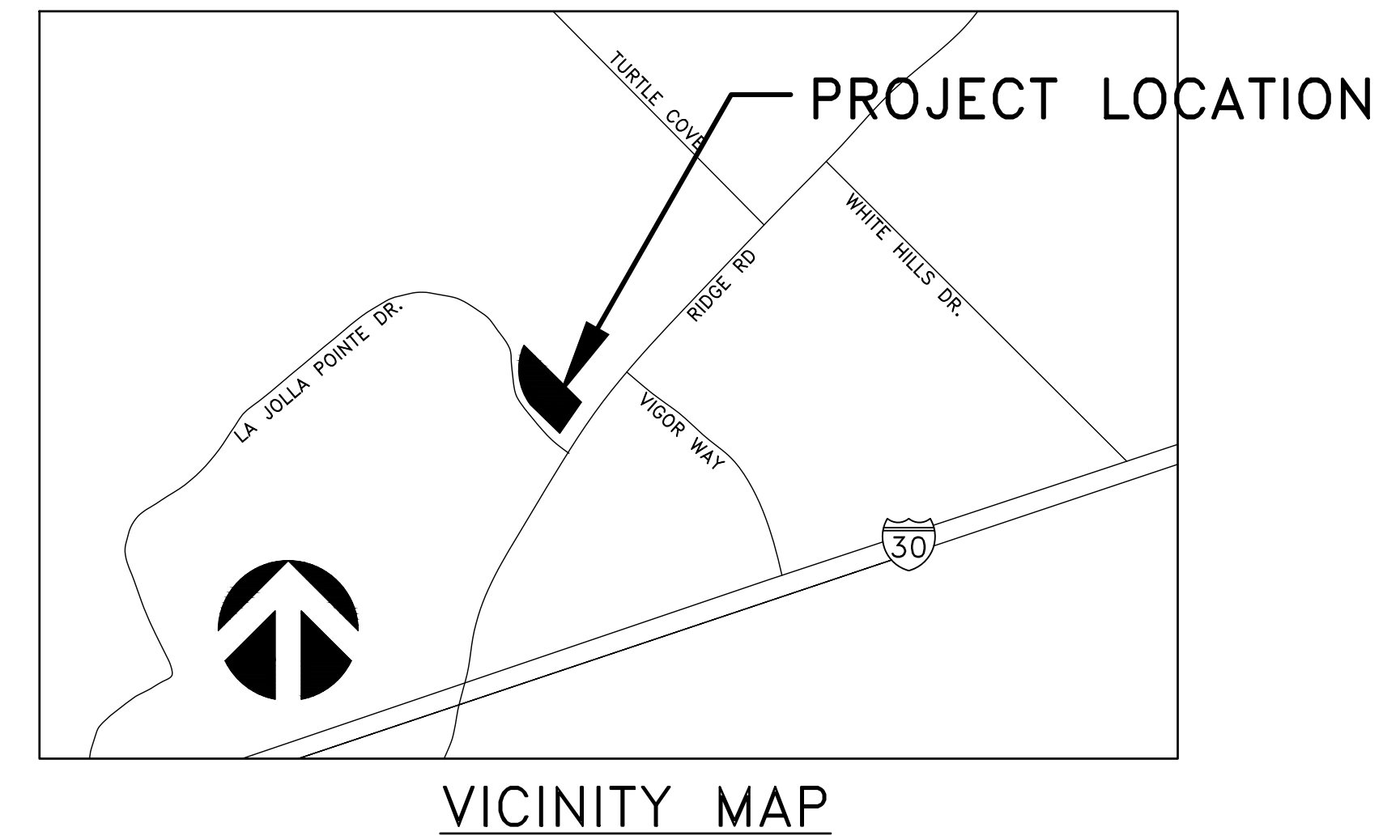
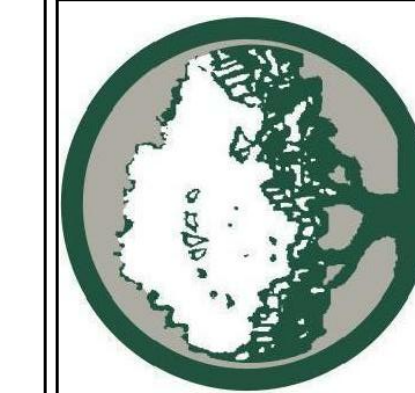
Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

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

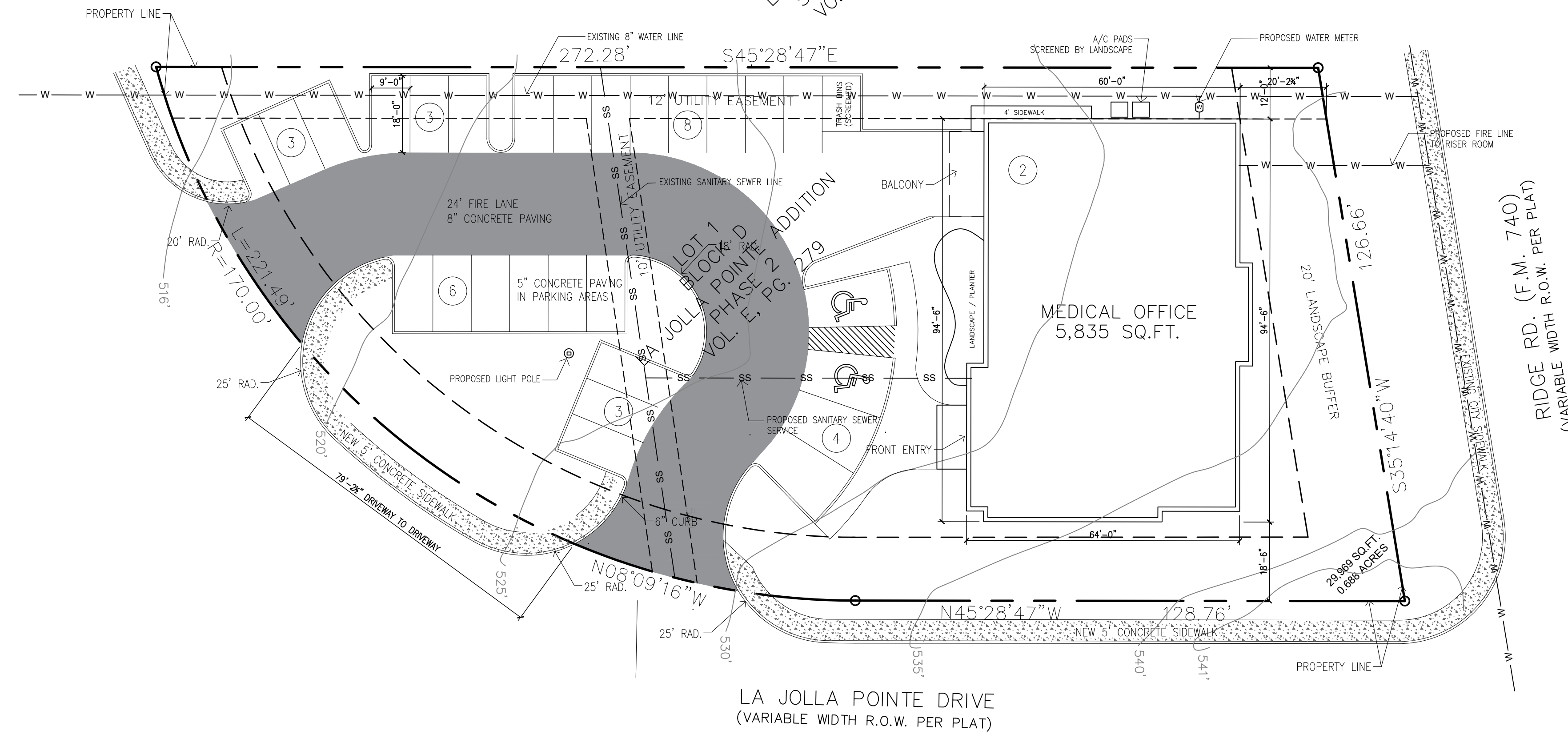




**ARCHITECTONICS TEXAS, LLC**  
 ARCHITECTURE - MANAGEMENT  
 2235 RIDGE RD, STE. 200  
 ROCKWALL, TEXAS 75087



LOT 1  
 BLOCK A  
 LAKE POINTE HEALTH  
 SCIENCE CENTER  
 VOL. C, PG. 216



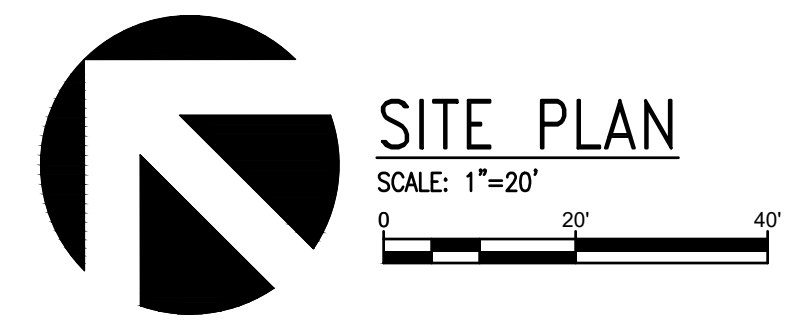
LA JOLLA POINTE DRIVE  
 (VARIABLE WIDTH R.O.W. PER PLAT)

RIDGE RD. (F.M. 740)  
 (VARIABLE WIDTH R.O.W. PER PLAT)

SITE SUMMARY - COMMERCIAL ZONING		
DESCRIPTION		LOT PERCENTAGE
LOT	29,969 SF	100 %
IMPERVIOUS	17,152 SF	57%
MEDICAL BUILDING	5,835 SF	19%
PAVEMENT AREA	11,317 SF	38%
PERVIOUS	12,168 SF	41%
SIDEWALK AREA	649 SF	2%
MAX. BUILDING HEIGHT PROPOSED	35'-8"	
PARKING REQUIREMENTS		
MEDICAL OFFICE (1:200 S.F.)	5,835 SF	
PARKING PROVIDED	29	
PARKING REQ'D	29	

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

**OWNER:**  
 DR. STAN TOLKACHJOV  
 (901)412-2767  
 4024 MARBLE HILL RD.  
 FRISCO, TEXAS 75034



**ARCHITECT/PLANNER:**  
 ARCHITECTONICS TEXAS, LLC  
 ROSS RAMSAY  
 (469)974-8889  
 2235 RIDGE RD. STE 201  
 ROCKWALL, TEXAS 75087

NO.	REVISIONS/ISSUE	DATE

**PROJECT NAME AND ADDRESS:**  
 DR. TOLKACHJOV  
 EPIPHANY  
 LOT 1 BLOCK D  
 LA JOLLA POINTE ADDITION

PROJECT NO.	
DRAWN BY	
CHECKED BY	
DATE	9/17/2021
SCALE	
SHEET NO.	of

DRAWING NAME:  
 \_\_\_\_\_



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



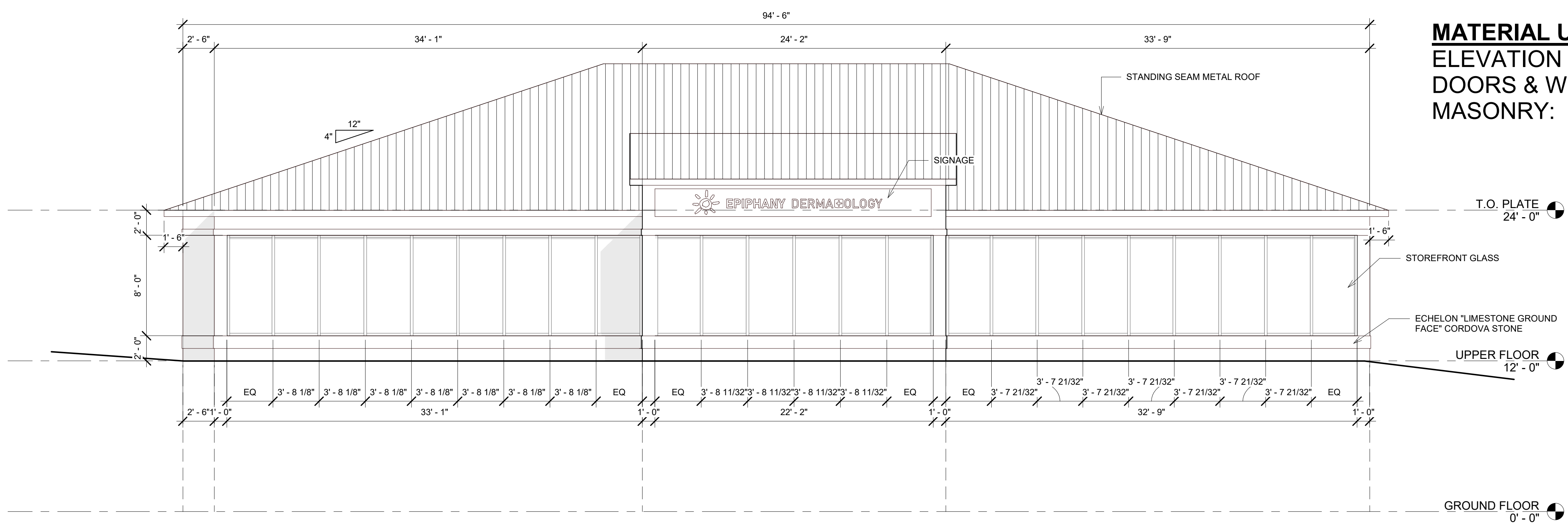
NO.	REVISIONS	DATE

PROJECT NAME AND ADDRESS:  
**DR. TOLKACHUOV  
 MEDICAL BUILDING  
 LOT 1 BLOCK D  
 LA JOLLA POINTE ADDITION**

PROJECT No.	-
DRAWN BY	Author
CHECKED BY	Checker
DATE	04/28/2021
SCALE	3/16" = 1'-0"
SHEET NO.	of

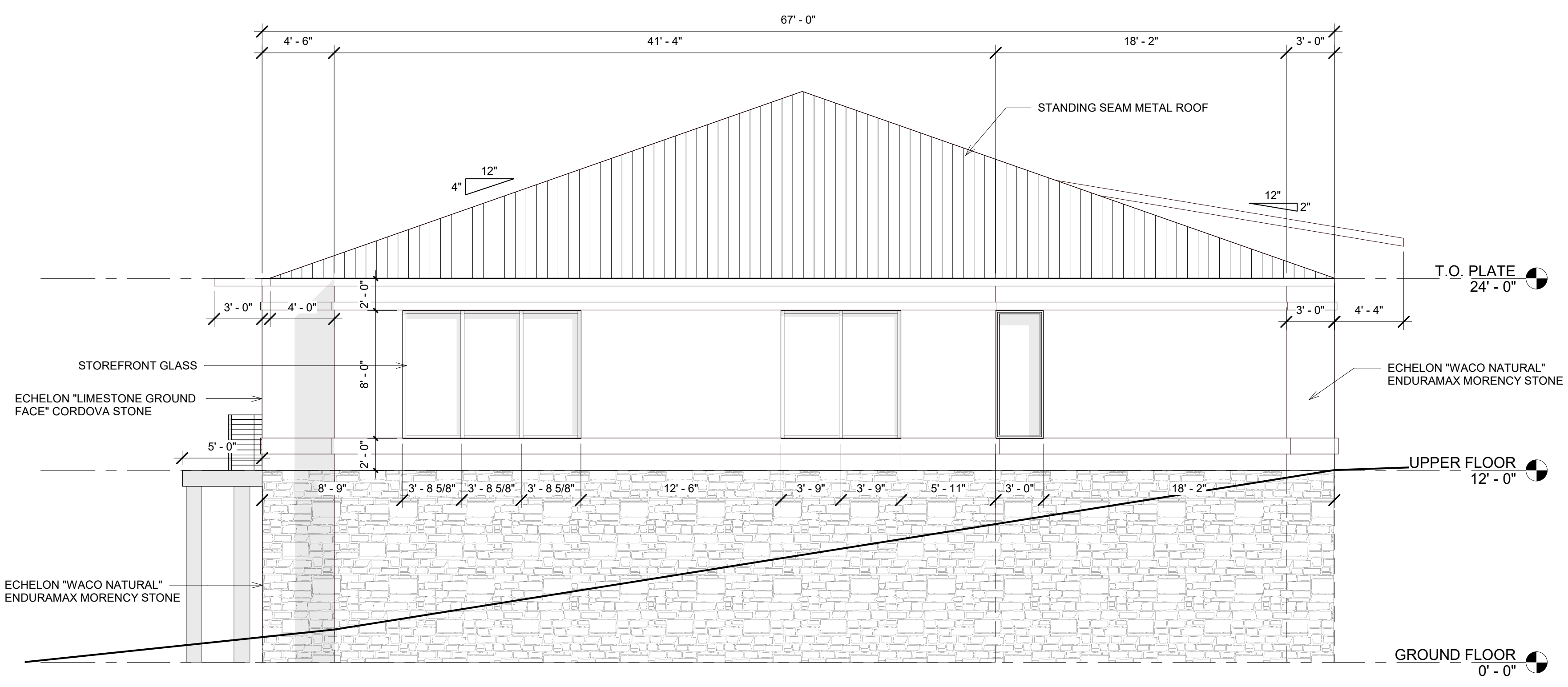
DRAWING NAME:  
**ELEVATIONS -  
 N & E**

**A2.0**



**MATERIAL USAGE (%)**  
 ELEVATION AREA: 1147.12 SF  
 DOORS & WINDOWS: 702.67 SF 61.3%  
 MASONRY: 444.45 SF 38.7%

③ EAST ELEVATION  
 3/16" = 1'-0"

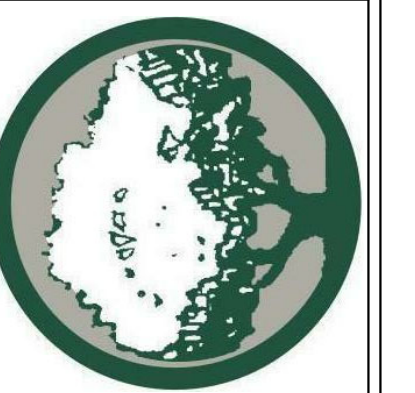


**MATERIAL USAGE (%)**  
 ELEVATION AREA: 1169.32 SF  
 DOORS & WINDOWS: 171.95 SF 14.8%  
 MASONRY: 997.37 SF 85.2%

④ SOUTH ELEVATION  
 3/16" = 1'-0"



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



NO.	REVISIONS	DATE

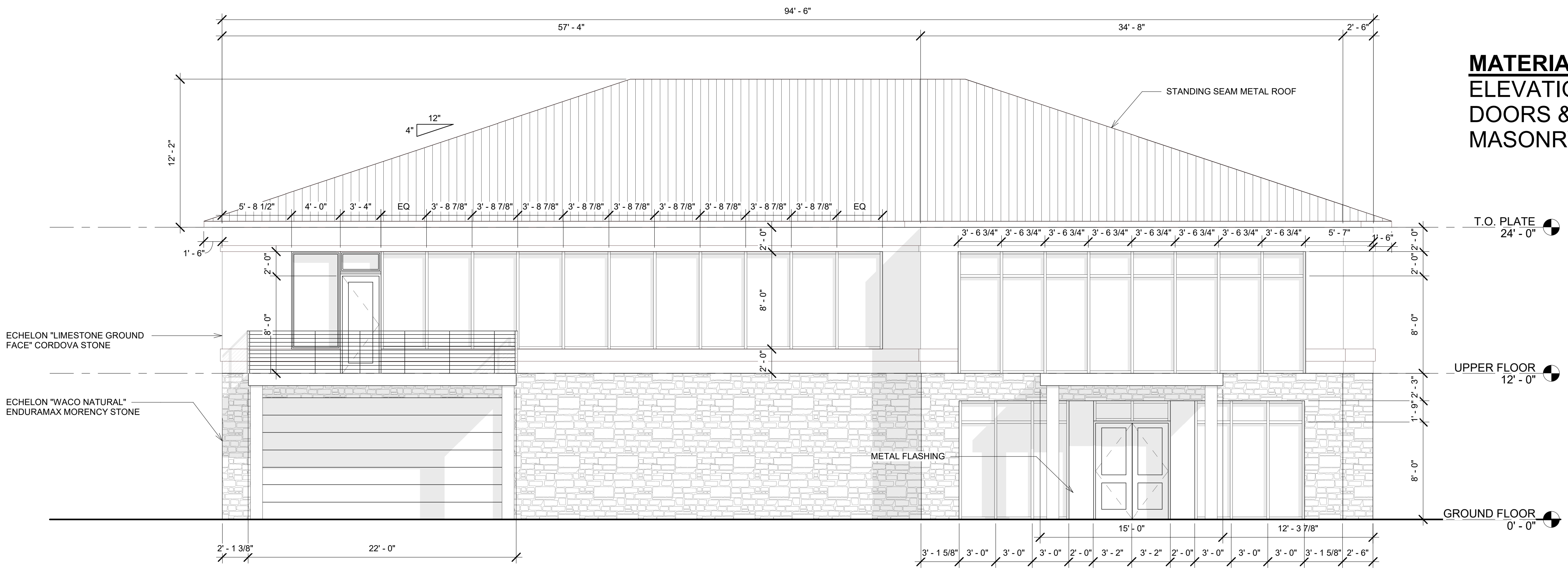
PROJECT NAME AND ADDRESS:  
**DR. TOLKACHUOV  
 MEDICAL BUILDING  
 LOT 1 BLOCK D  
 LA JOLLA POINTE ADDITION**

PROJECT No.	
DRAWN BY	Author
CHECKED BY	Checker
DATE	04/28/2021
SCALE	3/16" = 1'-0"
SHEET NO.	of

DRAWING NAME:  
**ELEVATIONS -  
 S & W**

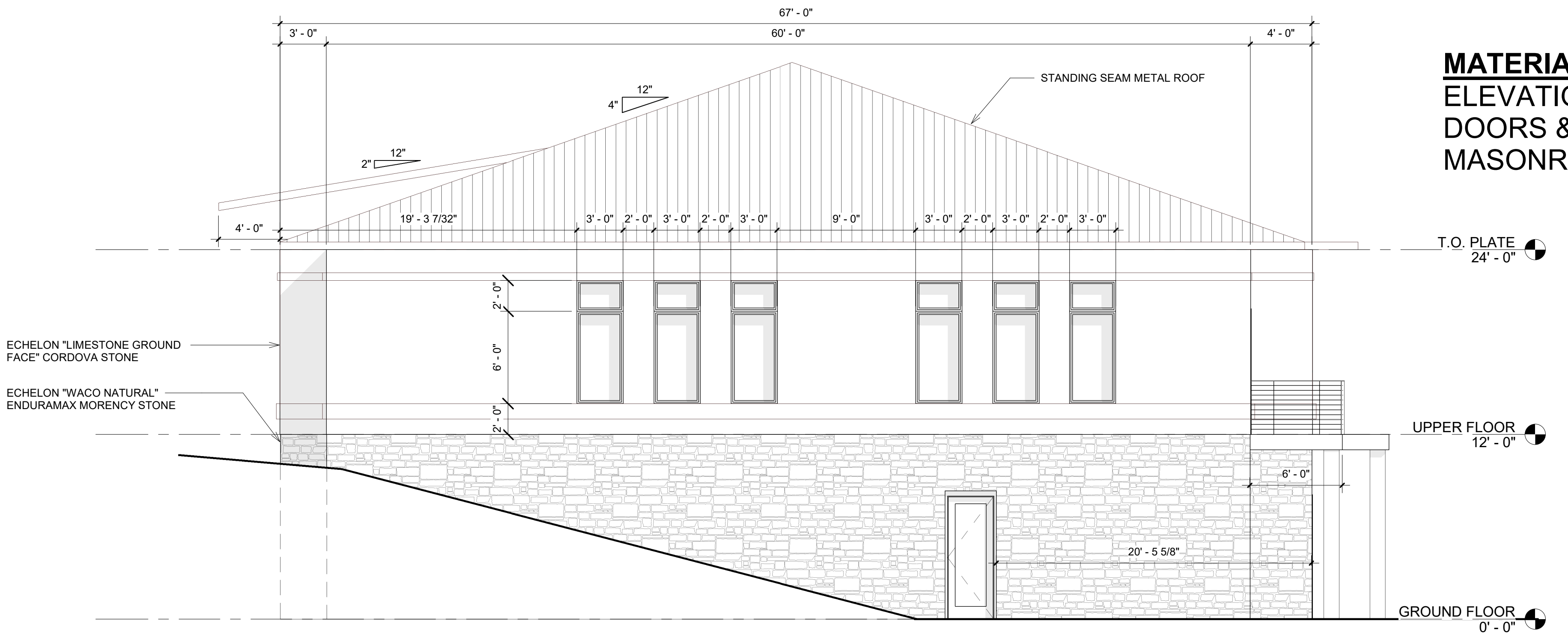
**A2.1**

**MATERIAL USAGE (%)**  
 ELEVATION AREA: 2268.25 SF  
 DOORS & WINDOWS: 1152.58 SF 50%  
 MASONRY: 1115.67 SF 50%



③ WEST ELEVATION  
 3/16" = 1'-0"

**MATERIAL USAGE (%)**  
 ELEVATION AREA: 1429.19 SF  
 DOORS & WINDOWS: 169.9 SF 11.9%  
 MASONRY: 1260.19 SF 88.1%



④ NORTH ELEVATION  
 3/16" = 1'-0"



VIEW FROM PARKING LOT, WESTERN FACADE



VIEW VISIBLE FROM RIDGE RD, EASTERN FACADE



ECHELON "LIMESTONE GROUND FACE" CORDOVA STONE



ECHELON "WACO NATURAL" ENDURAMAX MORENCY STONE

PROPERTY INFO  
2510 RIDGE RD  
LA JOLLA POINTE ADDITION LOT 1 BLOCK D  
ROCKWALL, TX 75087

OWNER  
DR STAN TOLKACHJOV  
4024 MARBLE HILL RD  
FRISCO TX 75034

ARCHITECT  
ARCHITECTONICS TEXAS, LLC  
2235 RIDGE RD  
ROCKWALL TX 75087

**REQUIRED TREES (frontage)**

A. STREET TREES  
 1 TREE FOR EVERY 50 L.F. OF FRONTAGE  
 FRONTAGE LENGTH : 476.91' / 50' = 9.5  
 9 TREES REQUIRED  
 (4) TREES EXISTING - 10"/6"/6" HACKBERRY, 10" ELM, (2) 8" ELM

**TREE DESIGNATION KEY**

SYMBOL	DESCRIPTION	MITIGATION RATIO
P	PROTECTED	(1:1)
NP	NON-PROTECTED	(.5:1)

CIRCLED TREES TO BE REMOVED AND REPLACED

**MITIGATION CALCULATION\***

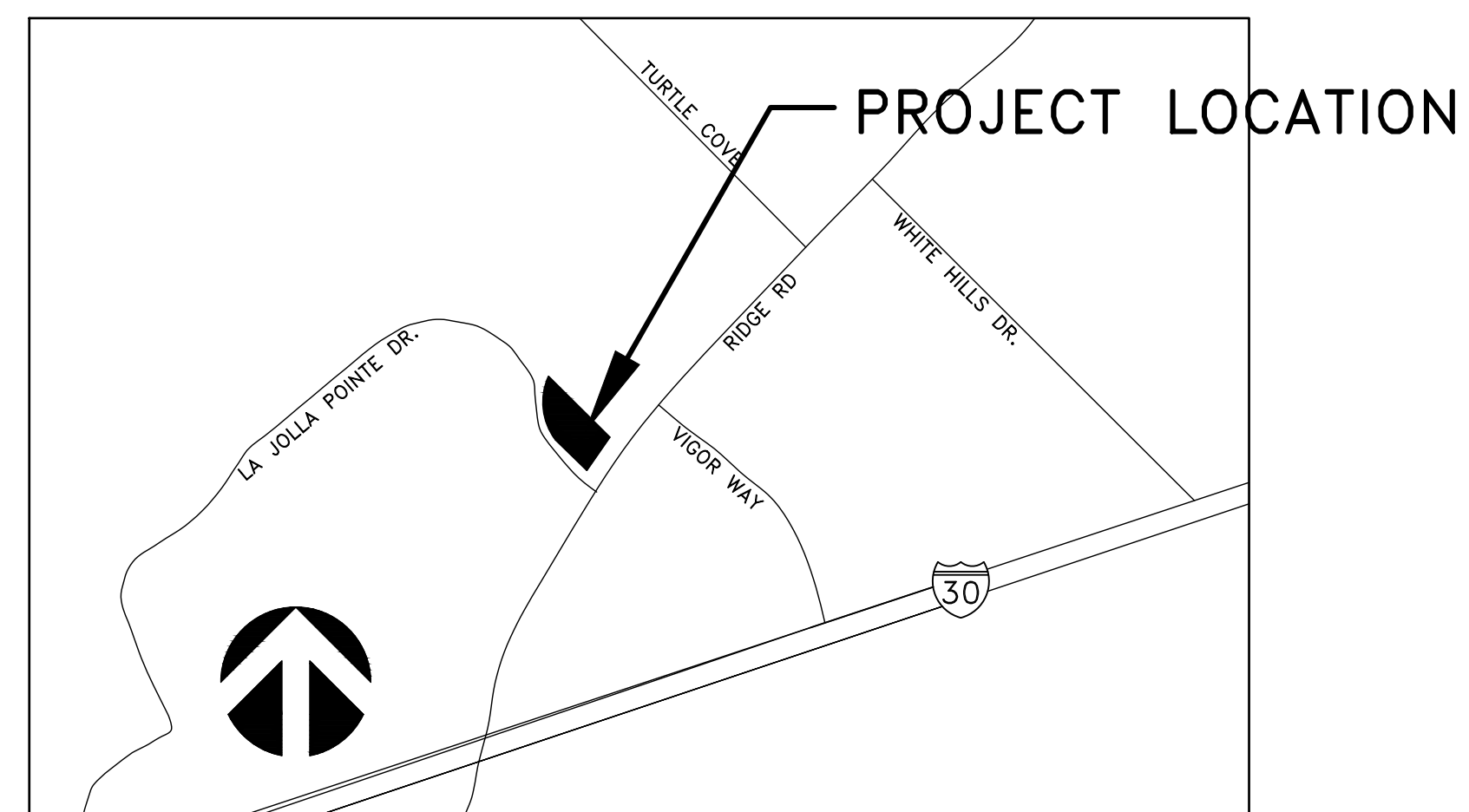
PROTECTED TREES :	20" X 1	= 20"
NON-PROTECTED TREES	20" X .5	= 10"
TREE REPLACEMENT (")		= 30"

TOTAL TREE REPLACEMENT = 30"

NOTE: IRRIGATION DESIGN TO MEET REQUIREMENTS OF UNIFIED DEVELOPMENT CODE

\*APPLIES TO TREES CIRCLED ON PLAN

NOTE: NO TREES TO BE PLANTED WITHIN 5'-0" OF ANY PUBLIC WATER OR SEWER UTILITY.



VICINITY MAP

**PLANT SCHEDULE**

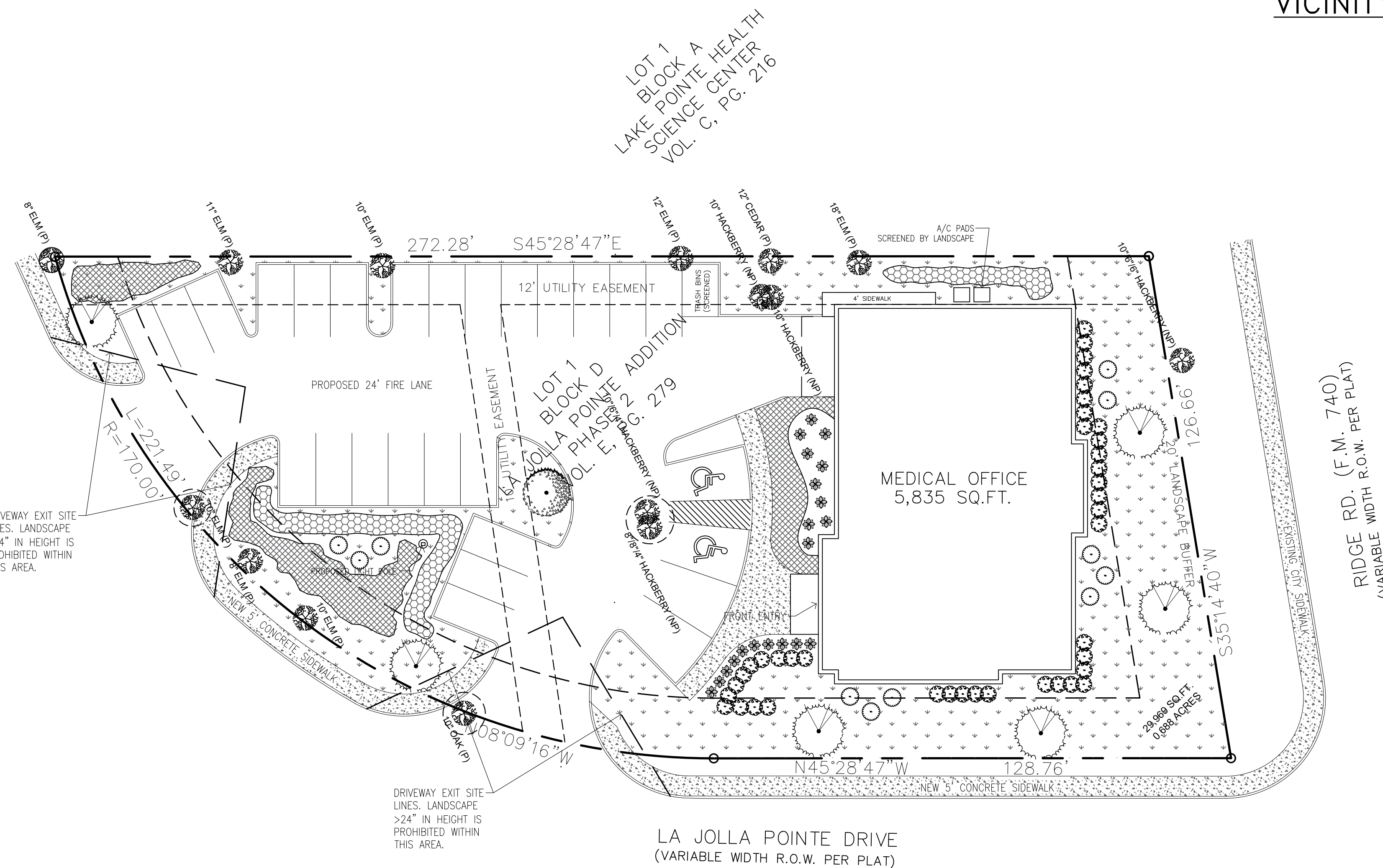
	QTY. -	SIZE -	TYPE Annuals	SPACING 6"-12"
	QTY. 11	SIZE #3	TYPE Cenizo ( <i>Leucophyllum frutescens compacta</i> )	SPACING > 30"
	QTY. 40	SIZE #3	TYPE St. Johnswort ( <i>Hypericum</i> )	SPACING > 24"
	QTY. -	SIZE #3	TYPE Dwarf Burford ( <i>Ilex cornuta 'Burfordi' nana</i> )	SPACING > 24"

**TREE SCHEDULE**

	QTY. 6	SIZE 4.0 inches	TYPE RED OAK ( <i>Quercus falcata</i> )	SPACING > 15'-0"
	QTY. 1	SIZE 4.0 inches	TYPE Sweet Gum ( <i>Liquidambar styraciflua</i> )	SPACING -
	EXISTING TO REMAIN			
	TO BE MITIGATED			

**GROUND COVER**

	BERMUDA GRASS ( <i>Cynodon dactylon</i> )
	ASIAN JASMINE ( <i>Trachelospermum asiaticum</i> )



SITE SUMMARY - COMMERCIAL ZONING		
DESCRIPTION		LOT PERCENTAGE
LOT	29,969 SF	100 %
IMPERVIOUS	17,152 SF	57%
MEDICAL BUILDING	5,835 SF	19%
PAVEMENT AREA	11,317 SF	38%
PERVIOUS	12,168 SF	41%
SIDEWALK AREA	649 SF	2%
MAX. BUILDING HEIGHT PROPOSED	35'-8"	
PARKING REQUIREMENTS		
MEDICAL OFFICE (1:200 S.F.)	5,835 SF	
PARKING PROVIDED	29	
PARKING REQ'D	29	

**APPROVED:**

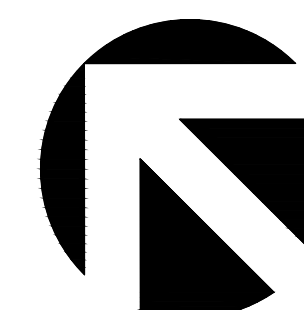
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_ DAY OF \_\_\_, \_\_\_.

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

PLANNING AND ZONING COMMISSION

DIRECTOR OF PLANNING AND ZONING

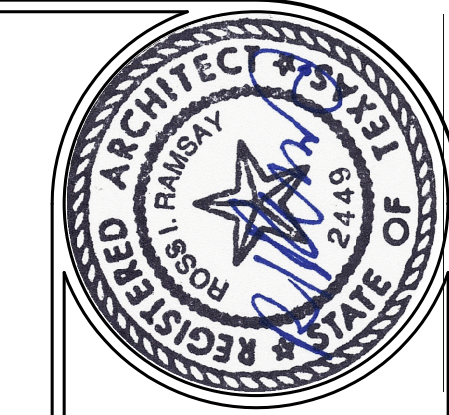
OWNER:  
 DR. STAN TOLKACHJOV  
 (901)412-2767  
 4024 MARBLE HILL RD.  
 FRISCO, TEXAS 75034



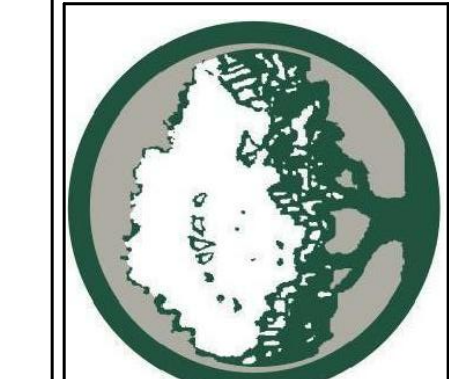
**LANDSCAPE PLAN**

SCALE: 1"=20'

ARCHITECT/PLANNER:  
 ARCHITECTONICS TEXAS, LLC  
 ROSS RAMSAY  
 (469)974-8889  
 2235 RIDGE RD. STE 201  
 ROCKWALL, TEXAS 75087



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



NO.	DATE	REVISIONS / DESCRIPTIONS / ISSUES

PROJECT NAME AND ADDRESS:  
 DR. TOLKACHJOV  
 EPIPHANY  
 LOT 1 BLOCK D  
 LA JOLLA POINTE ADDITION

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	9/17/2021
SCALE	
SHEET NO.	of

DRAWING NAME:



# D-Series Size 1 LED Area Luminaire

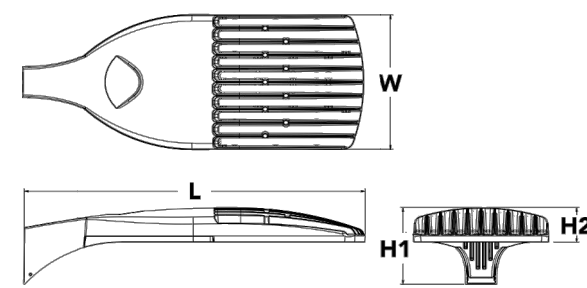


Color Number	DSX-1LED P2 50K T3M MVOLT
Finish	18" HEIGHT, 70W
Type	POLE LIGHT/PARKING

**Introduction**  
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

### Specifications

EPA: 1.01 ft<sup>2</sup> (0.093 m<sup>2</sup>)  
Length: 33" (0.84 m)  
Width: 13" (0.33 m)  
Height H1: 7-1/2" (0.19 m)  
Height H2: 3-1/2" (0.09 m)  
Weight (max): 27 lbs (12.3 kg)

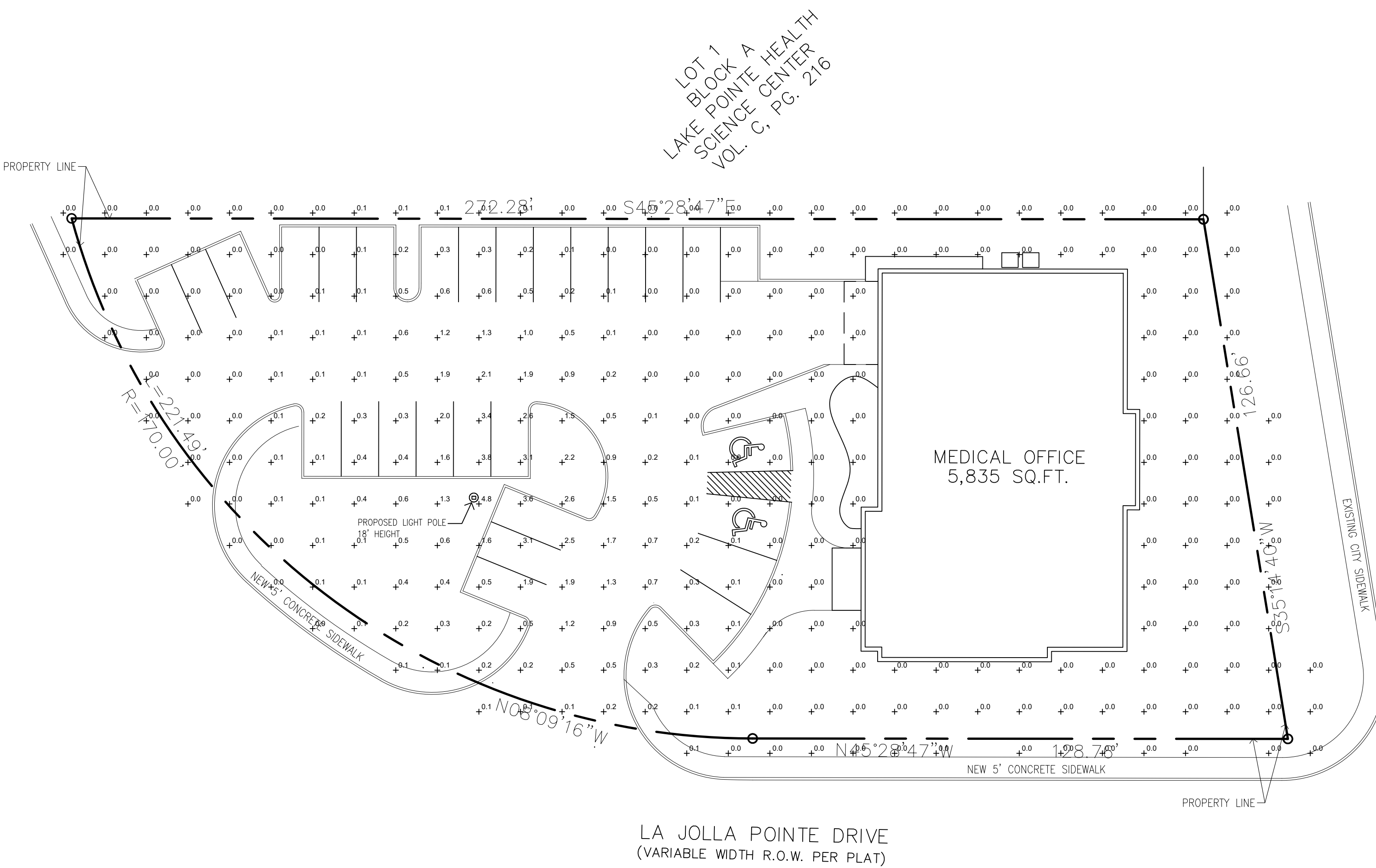
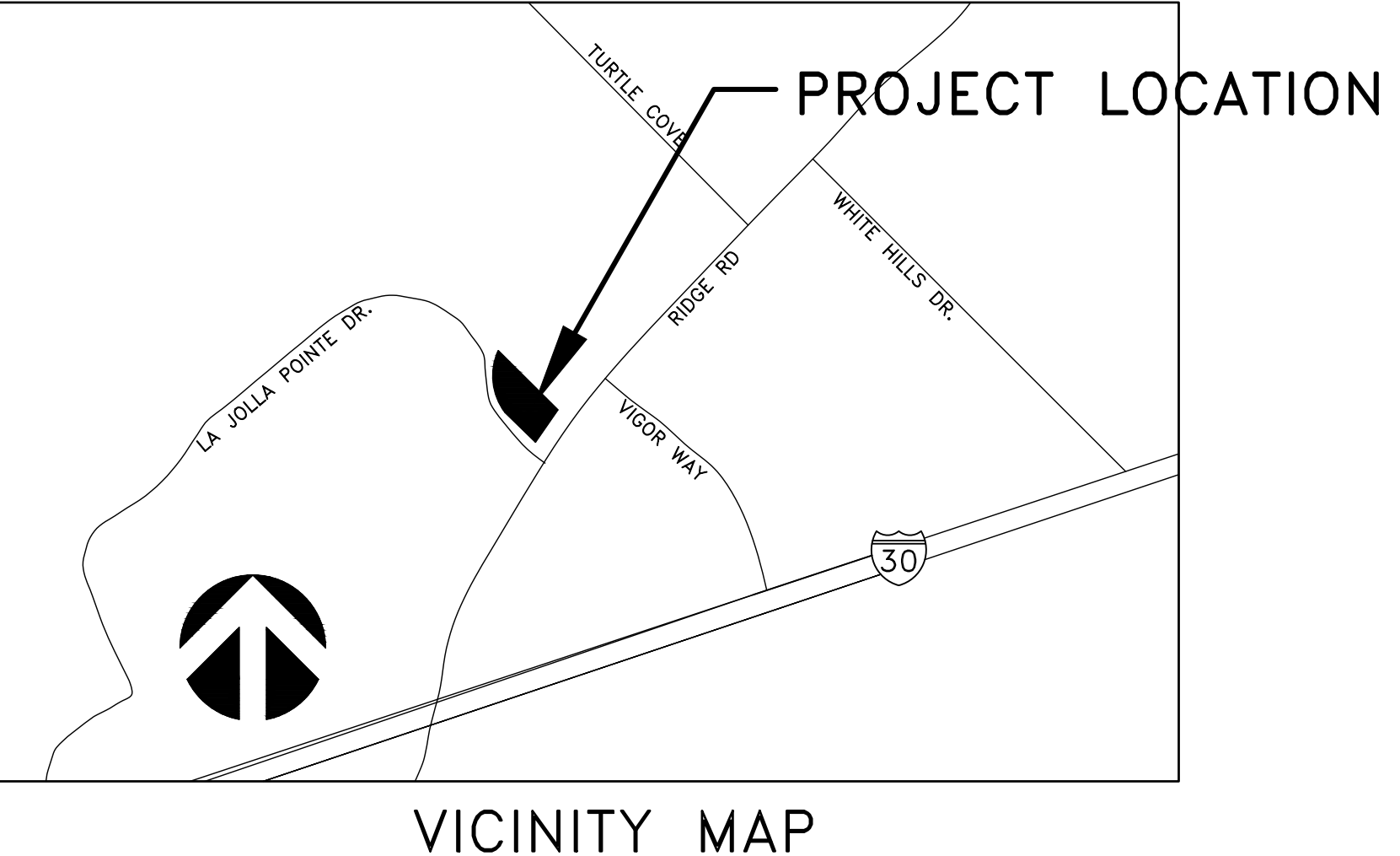


### Ordering Information

**EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD**

Series	LEDs	Color temperature	Distribution	Voltage	Housing	
DSX1 LED	Forward optics P1 P4 P7 P2 P5 P8 P3 P6 P9	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium T5M Type V medium	TSVS Type V very short <sup>1</sup> TSS Type V short <sup>1</sup> TSM Type V medium <sup>1</sup> T3W Type V wide <sup>1</sup> BLC Backlight control <sup>1</sup> LCCO Left corner cutoff <sup>1</sup> RCCO Right corner cutoff <sup>1</sup>	MVOLT <sup>1</sup> XVOLT (277V-480V) <sup>1,2,3</sup> 120" <sup>4</sup> 208" <sup>5</sup> 240" <sup>6</sup> 277" <sup>7</sup> 347" <sup>8</sup> 480" <sup>9</sup>	Shipped included SPA Square pole mounting RPA Round pole mounting <sup>10</sup> WPA Wall bracket <sup>11</sup> SPUMBA Square pole universal mounting adapter <sup>11</sup> RPU MBA Round pole universal mounting adapter <sup>11</sup> Shipped separately KMAA DDBXD U Mast arm mounting bracket adapter (specify finish) <sup>12</sup>

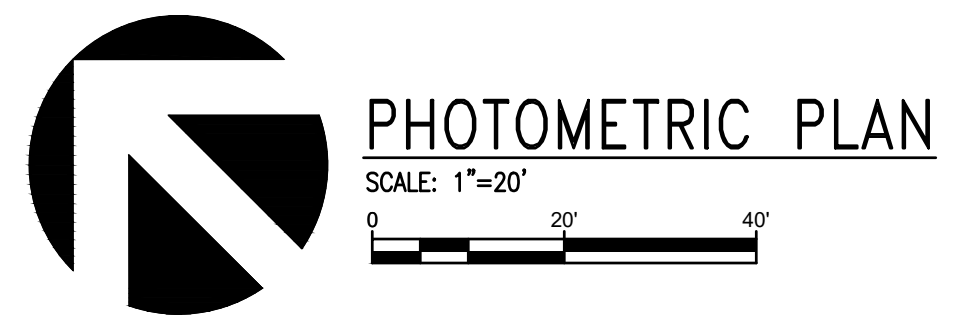
Control options	Other options	Finish options
<b>Shipped installed</b> NLTAIR2 Night A/R generation 2 enabled <sup>13</sup> PIR0N Network high-flow motion/ambient sensor <sup>14</sup> PER NEMA beta-back receptacle only (controls ordered separately) <sup>15</sup> PER5 Five-pin receptacle only (controls ordered separately) <sup>15</sup> PER7 Seven-pin receptacle only (controls ordered separately) <sup>15,16</sup> DMG 0-10v dimming when pulled outside fixture (for use with an external control, ordered separately) <sup>17</sup> DS Dual switching <sup>18,19</sup>	PIR High-flow motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5k-50' <sup>14</sup> PIR5H High-flow motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5k-50' <sup>14</sup> PIR5HCW High-flow motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1k-50' <sup>14</sup> PIR5HICW Hi-level motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1k-50' <sup>14</sup> FAD Field adjustable sensor <sup>20</sup>	DOBRD Dark bronze DBLXD Black DUALXD Natural aluminum DWHXD White DDBRD Textured dark bronze DDBLXD Textured black DUALXD Textured natural aluminum DWHXD Textured white



DESCRIPTION	AREA	LOT PERCENTAGE
LOT	29,969 SF	100 %
IMPERVIOUS	17,152 SF	57%
MEDICAL BUILDING	5,835 SF	19%
PAVEMENT AREA	11,317 SF	38%
PERVIOUS	12,168 SF	41%
SIDEWALK AREA	649 SF	2%
MAX. BUILDING HEIGHT PROPOSED	35'-8"	
PARKING REQUIREMENTS		
MEDICAL OFFICE (1:200 S.F.)	5,835 SF	
PARKING PROVIDED	29	
PARKING REQ'D	29	

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

OWNER:  
DR. STAN TOLKACHJOV  
(901)412-2767  
4024 MARBLE HILL RD.  
FRISCO, TEXAS 75034



ARCHITECT/PLANNER:  
ARCHITECTONICS TEXAS, LLC  
ROSS RAMSAY  
(469)974-8889  
2235 RIDGE RD. STE 200  
ROCKWALL, TEXAS 75087



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



DATE	REVISIONS/ISSUE

PROJECT NAME AND ADDRESS:  
DR. TOLKACHJOV  
EPIPHANY  
LOT 1 BLOCK D  
LA JOLLA POINTE ADDITION

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	9/17/2021
SCALE	
SHEET NO.	of
DRAWING NAME:	



# PROJECT COMMENTS



CITY OF ROCKWALL  
385 S. GOLIAD STREET  
ROCKWALL, TEXAS 75087  
PHONE: (972) 771-7700

DATE: 9/24/2021

PROJECT NUMBER: SP2021-026  
PROJECT NAME: Site Plan for Medical Office  
SITE ADDRESS/LOCATIONS: 505 LA JOLLA POINTE DR

CASE MANAGER: Henry Lee  
CASE MANAGER PHONE: 972.772.6434  
CASE MANAGER EMAIL: hlee@rockwall.com

CASE CAPTION:

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Henry Lee	09/22/2021	Needs Review

09/22/2021: SP2021-026; Site Plan for Medical Office

Please address the following comments (M= Mandatory Comments; I = Informational Comments)

I.1 This is a request for the approval of a Site Plan for a Medical Office building on a 0.688-acre parcel of land identified as Lot 1, Block D, La Jolla Pointe Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 505 Ridge Road [FM-740].

I.2 For questions or comments concerning this case please contact Henry Lee in the Planning Department at (972) 772-6488 or email hlee@rockwall.com.

M.3 For reference, include the case number (SP2021-026) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 This project is subject to all requirements stipulated by the Unified Development Code (UDC), the Commercial (C) District standards, the Scenic Overlay (SOV) District standards, and the Development Standards of Article V, that are applicable to the subject property.

M.5 Provide the mandatory physical material sample board before 9/28 at 5pm.

M.6 The standard signature block with signature space for the Planning & Zoning Chairman and Planning Director shall be on each page of the plans. They are currently missing from the elevations. (Subsection 03.04. A, of Article 11)

M.7 Site Plan:

1. Indicate the distance between the north-east property line and the proposed building. (Subsection 03.04.B, of Article 11)
2. Indicate all wall lengths of the proposed building on the site. (Subsection 03.04.B, of Article 11)
3. Indicate all building setbacks adjacent to right-of-way. (Subsection 03.04.B, of Article 11)
4. Indicate the centerlines for La Jolla Pointe and Ridge Road. (Subsection 03.04.B, of Article 11)
5. Indicate the dimension of a typical parking space. (Subsection 05.03, of Article 06)
6. Any proposed signage will be covered at building permit. (Subsection 06.02.F, of Article 05)
7. Indicate if there are any existing or proposed fencing. (Subsection 08.02.F, of Article 08)

8. Indicate if there are any proposed roof mounted or pad/ground mounted utility equipment and their subsequent screening. (Subsection 01.05.C, of Article 05)
9. Indicate if there is a dumpster on site or if one is to be constructed. If one is to be added to the site it must be indicated; this must include the mandatory screening as well. (Subsection 01.05, B. of Article 05)
10. La Jolla Pointe Drive is identified as a Minor Collector on the Master Thoroughfare Plan contained within the OURHometown Vision 2040 Comprehensive Plan. The minimum spacing requirements for driveways along collector streets are 100-feet. Currently, the site plan shows the driveways are ~79.2083-feet. This will require a variance from the Planning and Zoning Commission (Engineering's Departments Standards of Design and Construction Manual).

M.8 Landscape Plan:

1. All canopy trees must be at least 4 caliper inches and shrubs must be at least 5 gallons. (Subsection 05.03.B, of Article 08)
2. The subject property is located in the Scenic Overlay (SOV) District and must meet the overlay district standards. In this case per 100 linear feet there must be 2 canopy trees and 4 accent trees. Therefore, along Ridge Road there needs to be 3 canopy trees and 6 accent trees. Along La Jolla Pointe there must be 6 canopy and 12 accent trees. Within the landscape buffer there must also be a berm with shrubs, which should be indicated on the landscape plan. (Subsection 05.01, of Article 08)
3. Confirm with our Engineering Department to ensure that all trees are planted away from any public utilities. (Subsection 05.01, of Article 08)
4. All parking should be within 80-feet of a canopy tree (Subsection 05.03, E. of Article 09). Please provide an exhibit demonstrating conformance to this requirement.

M.9 Photometric Plan:

1. Clarify if the only exterior lighting for the subject property will be the light pole. Any other parking lighting or lighting for the building must be indicated on the photometric plan; cutsheets must also be provided. (Subsection 03.03, of Article 07)

M.10 Building Elevations:

1. Indicate the surface area (square feet) of each façade and the percentage and square footage of each material used on that façade. (Subsection 06.02.C, of Article 11)
2. Indicate the color of the roof. The standing seam metal roof should be factory-treated, with a non-metallic matte finish. (Subsection 04.01, of Article 05)
3. Please indicate the total height of the proposed building. (Subsection 07.03, of Article 05)
4. The east and west facades do not meet the horizontal articulation standards, which require a variance. With each variance two (2) compensatory measures must be provided.
5. The Scenic Overlay (SOV) District requires a minimum of 20% natural stone. The proposed Echelon "Waco Natural" Enduramax Morency Stone is a cultured stone product and will require a variance to the building material requirements. In addition, this will have to be approved by the Architectural Review Board (ARB). [Subsection 06.02(C)]

I.11 Please notify staff if any variances/exceptions are being requested and that all comments will be addressed. At this time the proposed site plan has a variance for the horizontal articulation, building materials, and driveway spacing requirements, which will require six (6) compensatory measures. Staff will require a letter outlining the variance and the proposed compensatory measures. If none are being requested then please make the required changes.

I.12 Please note that failure to address all comments provided by staff by 3:00 PM on October 5, 2021 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

I.13 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on October 5, 2021; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the October 12, 2021 Planning & Zoning Meeting.

I.14 Please note the scheduled meetings for this case:

- 1) Planning & Zoning Work Session meeting will be held on September 28, 2021.
- 2) Planning & Zoning meeting/public hearing meeting will be held on October 12, 2021.

I.15 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City prefers that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are expected to present their case and answer any questions the Planning Commission may have regarding this request.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Sarah Johnston	09/23/2021	Needs Review

09/23/2021: M - 2' clear overhang for 18' deep parking spaces.

M - No trees within 5' of utilities.

M - No structures, (including AC units, building overhangs, etc.) allowed in easements.

M - Parking spaces facing the building must be 20'x9' min.

M - Driveway spacing to be 200' from Ridge Road and 100' spacing after that.

The following items are informational for the engineering design phase.

General Items:

I - Must meet City Standards of Design and Construction

I - 4% Engineering Inspection Fees

I - Impact Fees (Water, Wastewater & Roadway)

I - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.

I - Retaining walls 3' and over must be engineered.

I - All retaining walls must be rock or stone face. No smooth concrete walls.

I - 10-ft U.E. on all ROW frontage

I - 30'x30' ROW clip at FM 740.

Drainage Items:

I - Dumpster areas to drain to oil/water separator and then to the storm lines.

Water and Wastewater Items:

I - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)

I - Minimum public sewer is 8".

Roadway Paving Items:

I - Parking to be 20'x9' facing the building or nose-to-nose.

I - No dead-end parking allowed without an City approved turnaround.

I - Drive isles to be 24' wide.

I - Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.

I - Fire lane to be in a platted easement.

Landscaping:

I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.

I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Ryan Miller	09/24/2021	N/A

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	09/22/2021	Needs Review

09/22/2021: Show location of proposed/existing fire hydrant(s). Hose coverage shall be within 250-ft to all portions of the exterior building walls from a fire hydrant.

Show proposed location for the Fire Department Connection (FDC) for the fire sprinkler system. It shall be within 100-ft of a fire hydrant and facing a fire lane.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	09/20/2021	Approved w/ Comments

09/20/2021: Assigned address will be: \*505 LA JOLLA POINTE DR, ROCKWALL, TX 75087\*

---

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Ryan Miller	09/24/2021	N/A

---

No Comments

---

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	09/20/2021	Approved w/ Comments

---

09/20/2021: To be fully approved please submit the following;

1. Landscape plans should show required versus proposed for parking and site, not just frontage.
2. The trees being saved; what time of Elm (Cedar, American, Siberian) also need the health of the trees to be counted towards required.

**General Items:**

- I - Must meet City Standards of Design and Construction
- I - 4% Engineering Inspection Fees
- I - Impact Fees (Water, Wastewater & Roadway)
- I - Minimum easement width is 20' for new easements. No structures including walls allowed in easements.
- I - Retaining walls 3' and over must be engineered.
- I - All retaining walls must be rock or stone face. No smooth concrete walls.
- I - 10-ft U.E. on all ROW frontage
- I - 30'x30' ROW clip at FM 740.

**Drainage Items:**

- I - Dumpster areas to drain to oil/water separator and then to the storm lines.

**Water and Wastewater Items:**

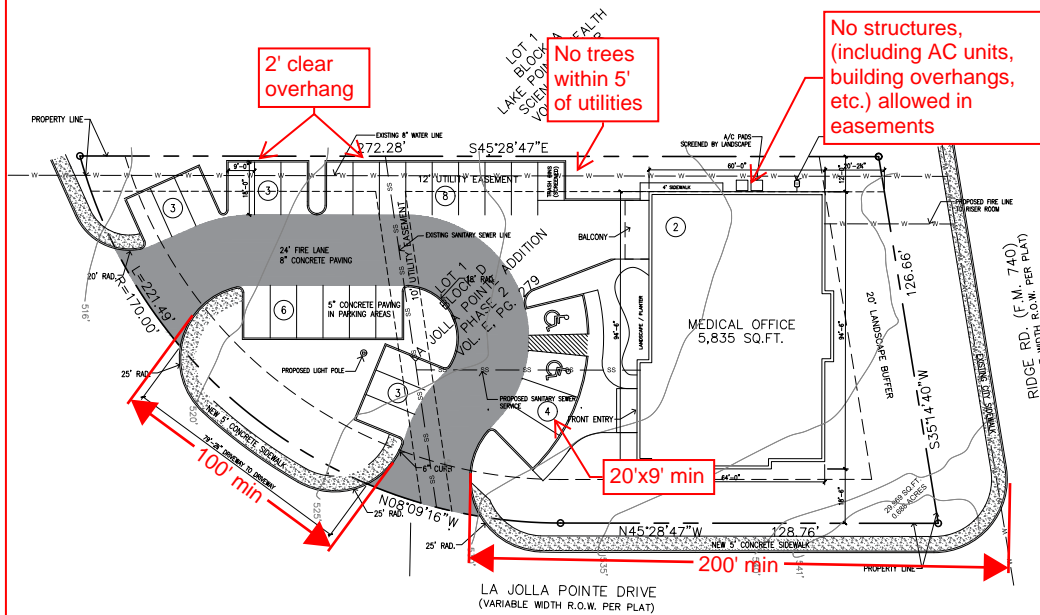
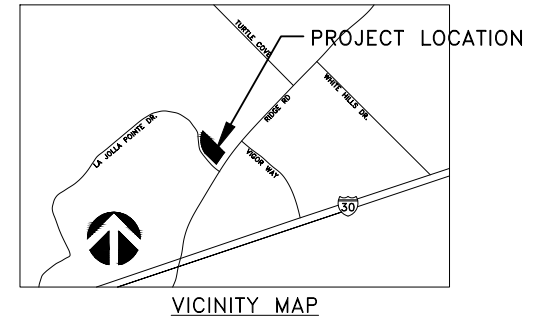
- I - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- I - Minimum public sewer is 8".

**Roadway Paving Items:**

- I - Parking to be 20'x9' facing the building or nose-to-nose.
- I - No dead-end parking allowed without an City approved turnaround.
- I - Drive isles to be 24' wide.
- I - Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- I - Fire lane to be in a platted easement.

**Landscaping:**

- I - No trees to be with 10' of any public water, sewer or storm line that is 10" in diameter or larger.
- I - No trees to be with 5' of any public water, sewer, or storm line that is less than 10".



SITE SUMMARY - COMMERCIAL ZONING	
DESCRIPTION	LOT PERCENTAGE
LOT	29,969 SF 100 %
IMPERVIOUS	17,152 SF 57%
MEDICAL BUILDING	5,835 SF 19%
PAVEMENT AREA	11,317 SF 38%
PERVIOUS	12,168 SF 41%
SIDEWALK AREA	649 SF 2%
MAX. BUILDING HEIGHT PROPOSED	35'-8"
PARKING REQUIREMENTS	
MEDICAL OFFICE (1:200 S.F.)	5,835 SF
PARKING PROVIDED	29
PARKING REQ'D	29

APPROVED:

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

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

PLANNING AND ZONING COMMISSION DIRECTOR OF PLANNING AND ZONING

OWNER:  
DR. STAN TOLKACHJOV  
(901)412-2767  
4024 MARBLE HILL RD.  
FRISCO, TEXAS 75034



ARCHITECT/PLANNER:  
ARCHITECTONICS TEXAS, LLC  
ROSS RAMSAY  
(469)974-8889  
2235 RIDGE RD. STE 201  
ROCKWALL, TEXAS 75087



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



DATE	REVISIONS
	DESCRIPTION

PROJECT NAME AND ADDRESS:  
DR. TOLKACHJOV  
EPIPHANY  
LOT 1 BLOCK D  
LA JOLLA POINTE ADDITION

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	9/17/2021
SCALE	
SHEET No.	of

DRAWING NAME:

**REQUIRED TREES (frontage)**

A. STREET TREES  
 1 TREE FOR EVERY 50 LF. OF FRONTAGE  
 FRONTAGE LENGTH : 476.91' / 50' = 9.5  
 9 TREES REQUIRED  
 (4) TREES EXISTING - 10"/6"/6" HACKBERRY, 10" ELM, (2) 8" ELM

**TREE DESIGNATION KEY**

SYMBOL	DESCRIPTION	MITIGATION RATIO
P	PROTECTED	(1:1)
NP	NON-PROTECTED	(.5:1)

CIRCLED TREES TO BE REMOVED AND REPLACED

**MITIGATION CALCULATION\***

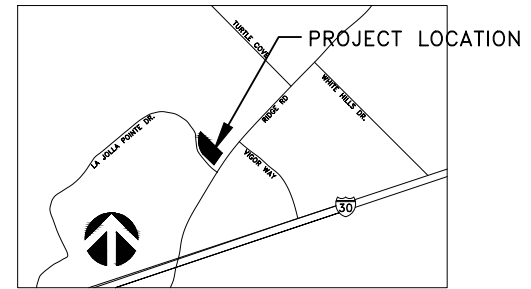
PROTECTED TREES :	20" X 1	= 20"
NON-PROTECTED TREES	20" X .5	= 10"
TREE REPLACEMENT (*)		= 30"

TOTAL TREE REPLACEMENT = 30"

NOTE: IRRIGATION DESIGN TO MEET REQUIREMENTS OF UNIFIED DEVELOPMENT CODE

\*APPLIES TO TREES CIRCLED ON PLAN

NOTE: NO TREES TO BE PLANTED WITHIN 5'-0" OF ANY PUBLIC WATER OR SEWER UTILITY.



VICINITY MAP

No trees within 5' of utilities

**PLANT SCHEDULE**

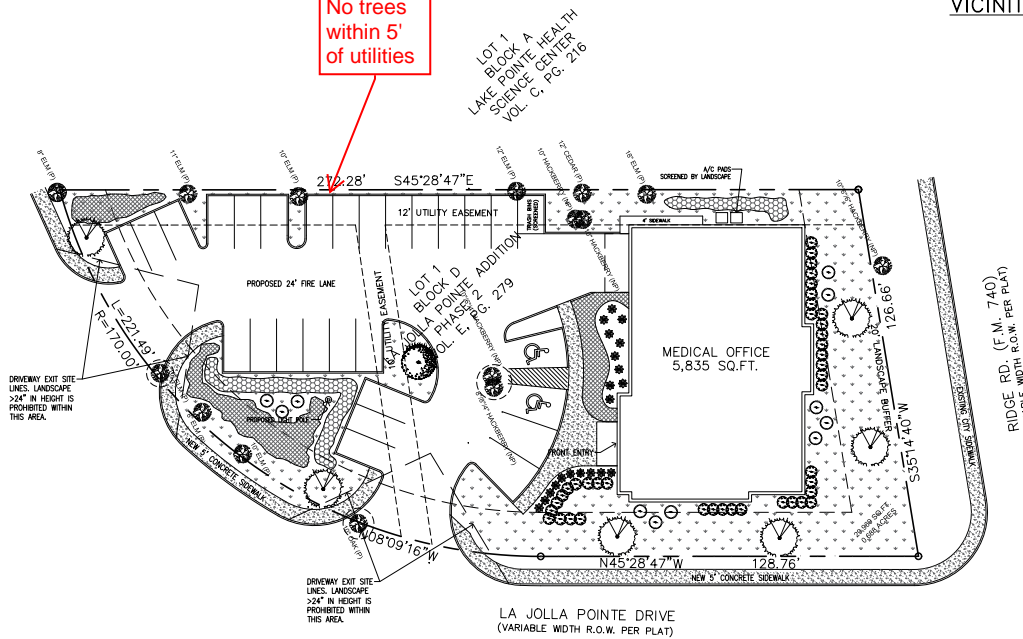
	QTY. -	SIZE -	TYPE Annuals	SPACING 6"-12"
	QTY. 11	SIZE #3	TYPE Cenizo ( <i>Leucophyllum frutescens compacta</i> )	SPACING > 30"
	QTY. 40	SIZE #3	TYPE St. Johnswort ( <i>Hypericum</i> )	SPACING > 24"
	QTY. -	SIZE #3	TYPE Dwarf Burford ( <i>Ilex cornuta 'Burfordi' nana</i> )	SPACING > 24"

**TREE SCHEDULE**

	QTY. 6	SIZE 4.0 inches	TYPE RED OAK ( <i>Quercus falcata</i> )	SPACING > 15'-0"
	QTY. 1	SIZE 4.0 inches	TYPE Sweet Gum ( <i>Liquidambar styraciflua</i> )	SPACING -
	EXISTING TO REMAIN			
	TO BE MITIGATED			

**GROUND COVER**

	BERMUDA GRASS ( <i>Cynodon dactylon</i> )
	ASIAN JASMINE ( <i>Trachelospermum asiaticum</i> )



LA JOLLA POINTE DRIVE (VARIABLE WIDTH R.O.W. PER PLAT)

DESCRIPTION	LOT AREA	PERCENTAGE
LOT	29,969 SF	100 %
IMPERVIOUS	17,152 SF	57%
MEDICAL BUILDING	5,835 SF	19%
PAVEMENT AREA	11,317 SF	38%
PERVIOUS	12,168 SF	41%
SIDEWALK AREA	649 SF	2%
MAX. BUILDING HEIGHT PROPOSED	35'-8"	
PARKING REQUIREMENTS		
MEDICAL OFFICE (1:200 S.F.)	5,835 SF	
PARKING PROVIDED	29	
PARKING REQ'D	29	

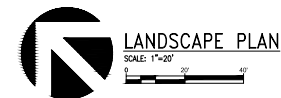
**APPROVED:**

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_ DAY OF \_\_\_, 2021.

WITNESS OUR HANDS, THIS \_\_\_ DAY OF \_\_\_, 2021.

PLANNING AND ZONING COMMISSION DIRECTOR OF PLANNING AND ZONING

OWNER:  
 DR. STAN TOLKACHJOV  
 (901)412-2767  
 4024 MARBLE HILL RD.  
 FRISCO, TEXAS 75034



ARCHITECT/PLANNER:  
 ARCHITECTONICS TEXAS, LLC  
 ROSS RAMSAY  
 (469)974-8888  
 2235 RIDGE RD. STE 201  
 ROCKWALL, TEXAS 75087



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



DATE	
REVISIONS	
DESCRIPTION	
BY	

PROJECT NAME AND ADDRESS:  
 DR. TOLKACHJOV  
 EPIPHANY  
 LOT 1 BLOCK D  
 LA JOLLA POINTE ADDITION

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	9/17/2021
SCALE	
SHEET No.	of

DRAWING NAME:



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2021-020

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2510 Ridge Rd.

SUBDIVISION La Jolla Pointe Addition

LOT 1 BLOCK D

GENERAL LOCATION NW corner of La Jolla and Ridge Rd.

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

CURRENT ZONING Commercial

CURRENT USE Undeveloped

PROPOSED ZONING Commercial

PROPOSED USE Medical

ACREAGE .68

LOTS [CURRENT]

LOTS [PROPOSED]

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167, THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER

APPLICANT

Architectonics Texas, LLC

CONTACT PERSON Dr. Stan Tolkachjov

CONTACT PERSON Steven Reyes

ADDRESS 4024 Marble Hill Rd.

ADDRESS 2235 Ridge Rd.

CITY, STATE & ZIP Frisco, TX 75034

CITY, STATE & ZIP Rockwall, Texas 75087

PHONE 9014122767

PHONE 9723451684

E-MAIL stan.tolkachjov@epiphanydermatology.com

E-MAIL steven.reyes583@gmail.com

## NOTARY VERIFICATION [REQUIRED]

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

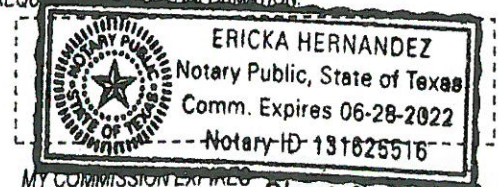
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT AND THE APPLICATION FEE OF \$ 210 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF September, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF September, 2021

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Handwritten Signature]*  
*[Handwritten Signature]*





SP2021-026- SITE PLAN FOR MEDICAL OFFICE  
AT 2510 RIDGE ROAD  
SITE PLAN - LOCATION MAP =



# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

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







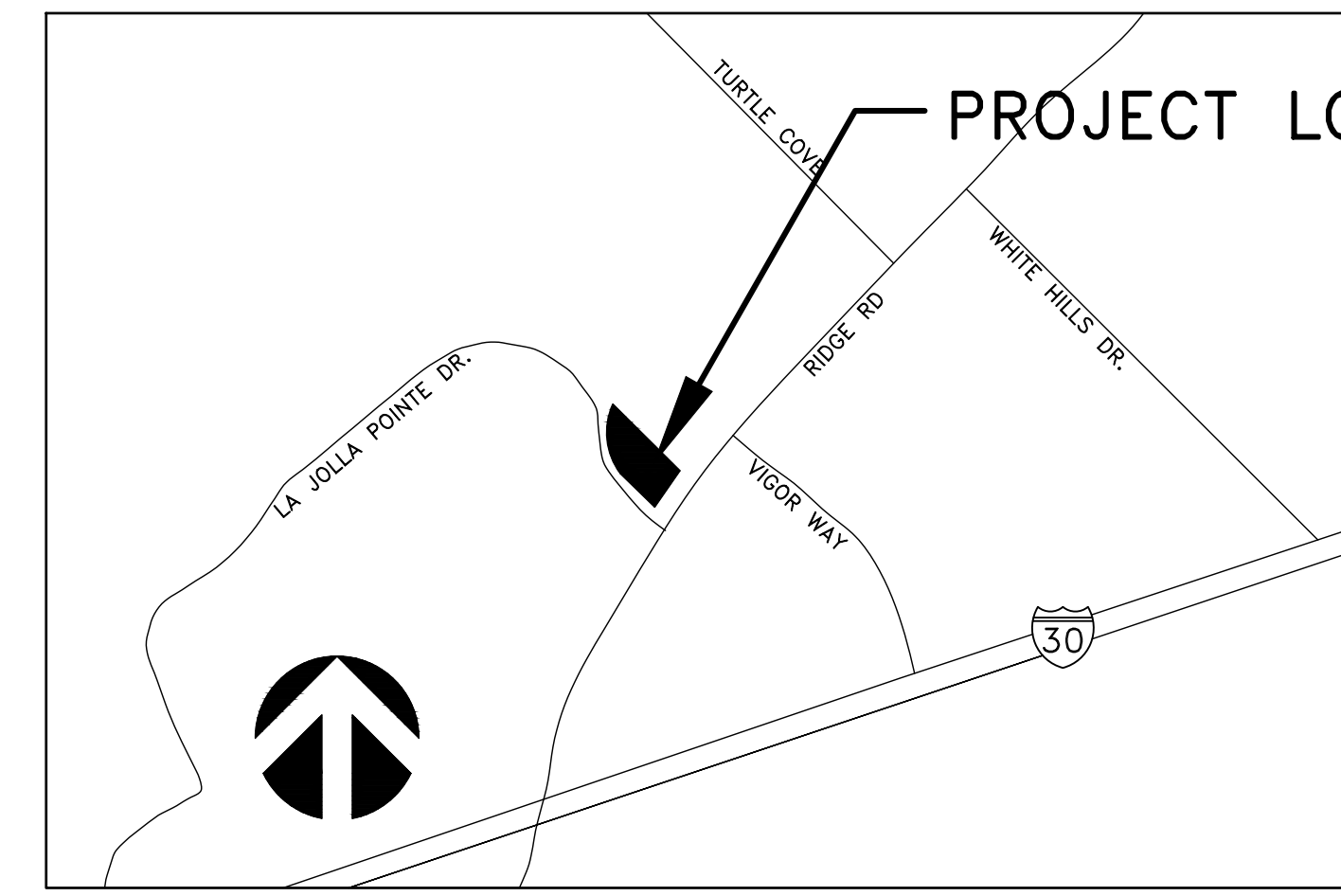
**ARCHITECTONICS TEXAS, LLC**  
 ARCHITECTURE - MANAGEMENT  
 2235 RIDGE RD., STE. 200  
 ROCKWALL, TEXAS 75087



NO.	REVISIONS / ISSUES	DATE

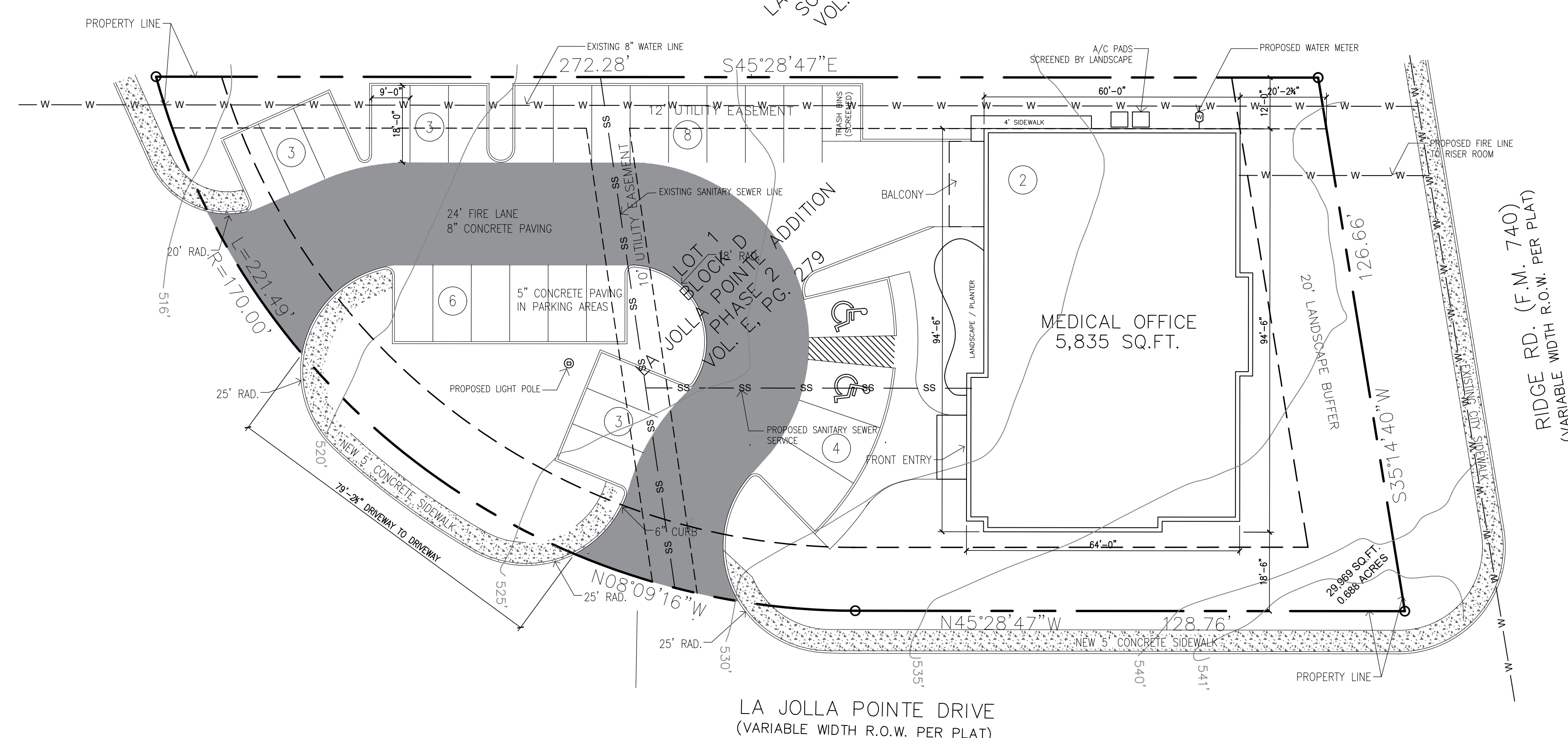
PROJECT NAME AND ADDRESS:  
**DR. TOLKACHJOV  
 EPIPHANY**  
 LOT 1 BLOCK D  
 LA JOLLA POINTE ADDITION

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	9/17/2021
SCALE	
SHEET No.	of
DRAWING NAME:	



VICINITY MAP

LOT 1  
 BLOCK A  
 LAKE POINTE HEALTH  
 SCIENCE CENTER  
 VOL. C, PG. 216



**SITE SUMMARY - COMMERCIAL ZONING**

DESCRIPTION	AREA	LOT PERCENTAGE
LOT	29,969 SF	100 %
IMPERVIOUS	17,152 SF	57%
MEDICAL BUILDING	5,835 SF	19%
PAVEMENT AREA	11,317 SF	38%
PERVIOUS	12,168 SF	41%
SIDEWALK AREA	649 SF	2%
MAX. BUILDING HEIGHT PROPOSED	35'-8"	
PARKING REQUIREMENTS		
MEDICAL OFFICE (1:200 S.F.)	5,835 SF	
PARKING PROVIDED	29	
PARKING REQ'D	29	

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

\_\_\_\_\_  
 PLANNING AND ZONING COMMISSION

\_\_\_\_\_  
 DIRECTOR OF PLANNING AND ZONING

**OWNER:**  
 DR. STAN TOLKACHJOV  
 (901)412-2767  
 4024 MARBLE HILL RD.  
 FRISCO, TEXAS 75034

**SITE PLAN**  
 SCALE: 1"=20'

**ARCHITECT/PLANNER:**  
 ARCHITECTONICS TEXAS, LLC  
 ROSS RAMSAY  
 (469)974-8889  
 2235 RIDGE RD. STE 201  
 ROCKWALL, TEXAS 75087



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



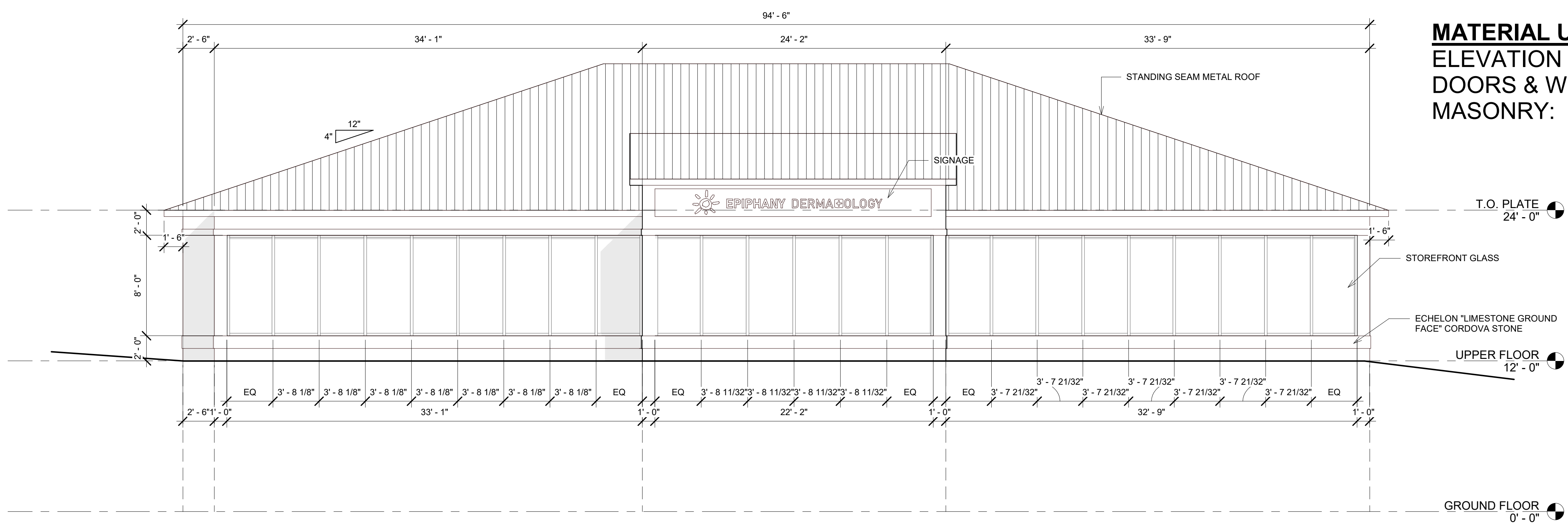
NO.	REVISIONS	DATE

PROJECT NAME AND ADDRESS:  
**DR. TOLKACHUOV  
 MEDICAL BUILDING**  
 LOT 1 BLOCK D  
 LA JOLLA POINTE ADDITION

PROJECT No.	-
DRAWN BY	Author
CHECKED BY	Checker
DATE	04/28/2021
SCALE	3/16" = 1'-0"
SHEET NO.	of

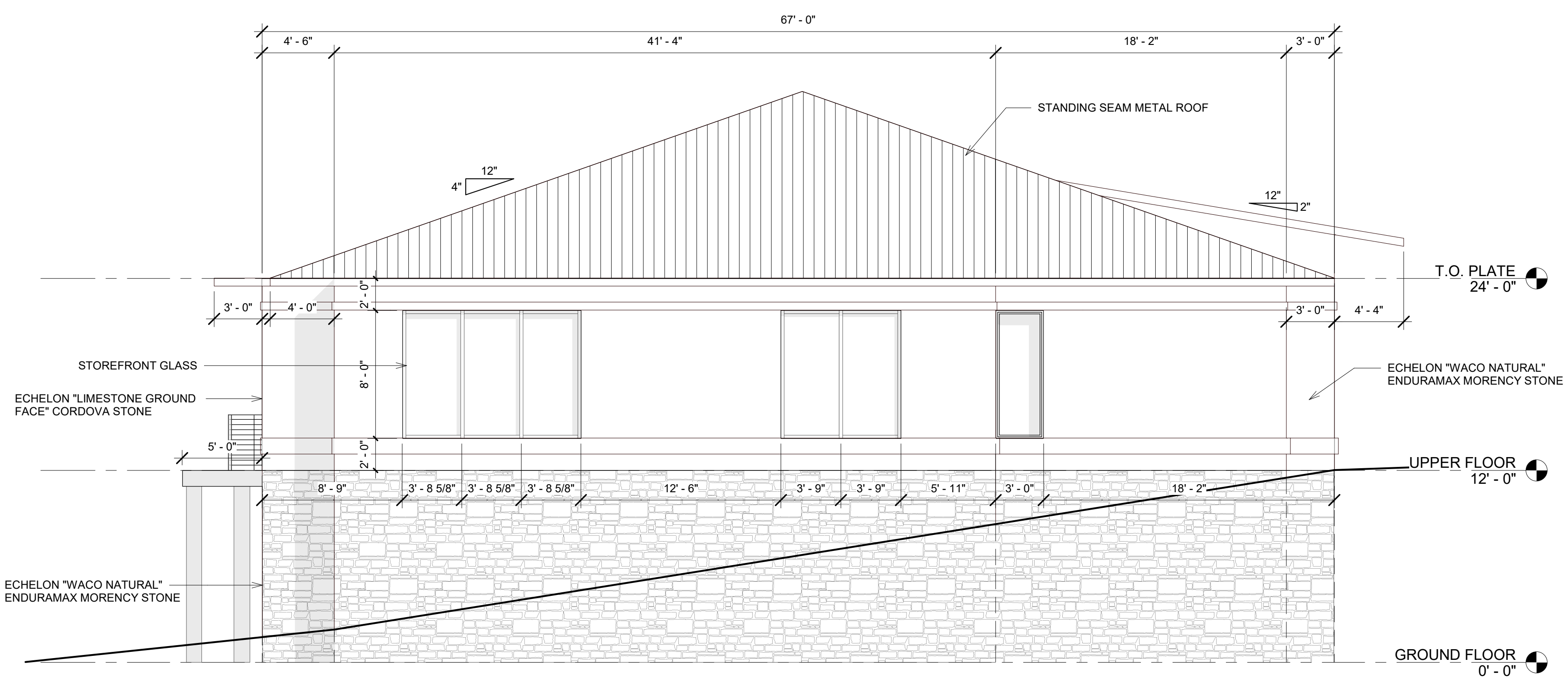
DRAWING NAME:  
**ELEVATIONS -  
 N & E**

**A2.0**



**MATERIAL USAGE (%)**  
 ELEVATION AREA: 1147.12 SF  
 DOORS & WINDOWS: 702.67 SF 61.3%  
 MASONRY: 444.45 SF 38.7%

③ EAST ELEVATION  
 3/16" = 1'-0"

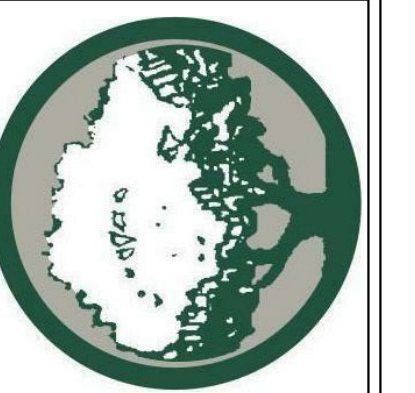


**MATERIAL USAGE (%)**  
 ELEVATION AREA: 1169.32 SF  
 DOORS & WINDOWS: 171.95 SF 14.8%  
 MASONRY: 997.37 SF 85.2%

④ SOUTH ELEVATION  
 3/16" = 1'-0"



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



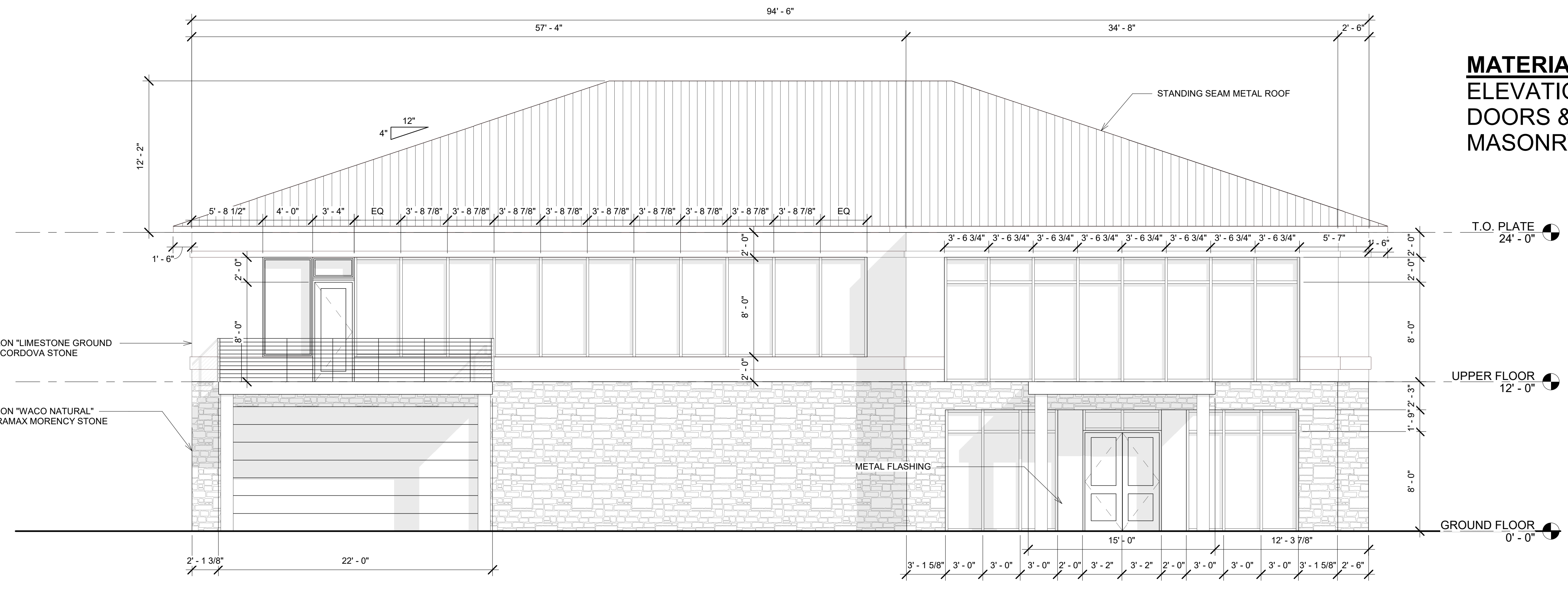
NO.	REVISIONS	DATE

PROJECT NAME AND ADDRESS:  
**DR. TOLKACHUOV  
 MEDICAL BUILDING  
 LOT 1 BLOCK D  
 LA JOLLA POINTE ADDITION**

PROJECT No.	-
DRAWN BY	Author
CHECKED BY	Checker
DATE	04/28/2021
SCALE	3/16" = 1'-0"
SHEET NO.	of

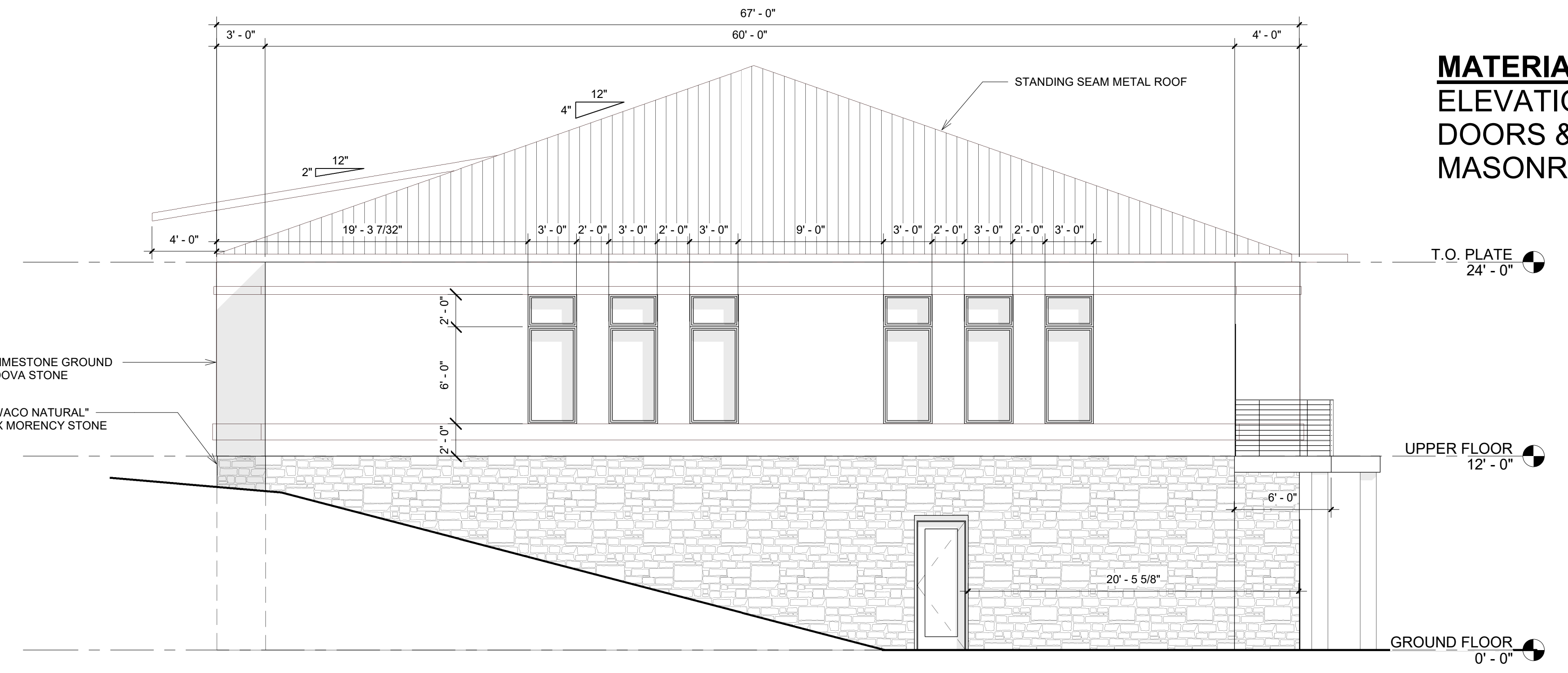
DRAWING NAME:  
**ELEVATIONS -  
 S & W**

**A2.1**



**MATERIAL USAGE (%)**  
 ELEVATION AREA: 2268.25 SF  
 DOORS & WINDOWS: 1152.58 SF 50%  
 MASONRY: 1115.67 SF 50%

3 WEST ELEVATION  
 3/16" = 1'-0"



**MATERIAL USAGE (%)**  
 ELEVATION AREA: 1429.19 SF  
 DOORS & WINDOWS: 169.9 SF 11.9%  
 MASONRY: 1260.19 SF 88.1%

4 NORTH ELEVATION  
 3/16" = 1'-0"



VIEW FROM PARKING LOT, WESTERN FACADE



VIEW VISIBLE FROM RIDGE RD, EASTERN FACADE



ECHELON "LIMESTONE GROUND FACE" CORDOVA STONE



ECHELON "WACO NATURAL" ENDURAMAX MORENCY STONE

PROPERTY INFO  
2510 RIDGE RD  
LA JOLLA POINTE ADDITION LOT 1 BLOCK D  
ROCKWALL, TX 75087

OWNER  
DR STAN TOLKACHJOV  
4024 MARBLE HILL RD  
FRISCO TX 75034

ARCHITECT  
ARCHITECTONICS TEXAS, LLC  
2235 RIDGE RD  
ROCKWALL TX 75087

**REQUIRED TREES (frontage)**

A. STREET TREES  
 1 TREE FOR EVERY 50 L.F. OF FRONTAGE  
 FRONTAGE LENGTH : 476.91' / 50' = 9.5  
 9 TREES REQUIRED  
 (4) TREES EXISTING - 10"/6"/6" HACKBERRY, 10" ELM, (2) 8" ELM

**TREE DESIGNATION KEY**

SYMBOL	DESCRIPTION	MITIGATION RATIO
P	PROTECTED	(1:1)
NP	NON-PROTECTED	(.5:1)

CIRCLED TREES TO BE REMOVED AND REPLACED

**MITIGATION CALCULATION\***

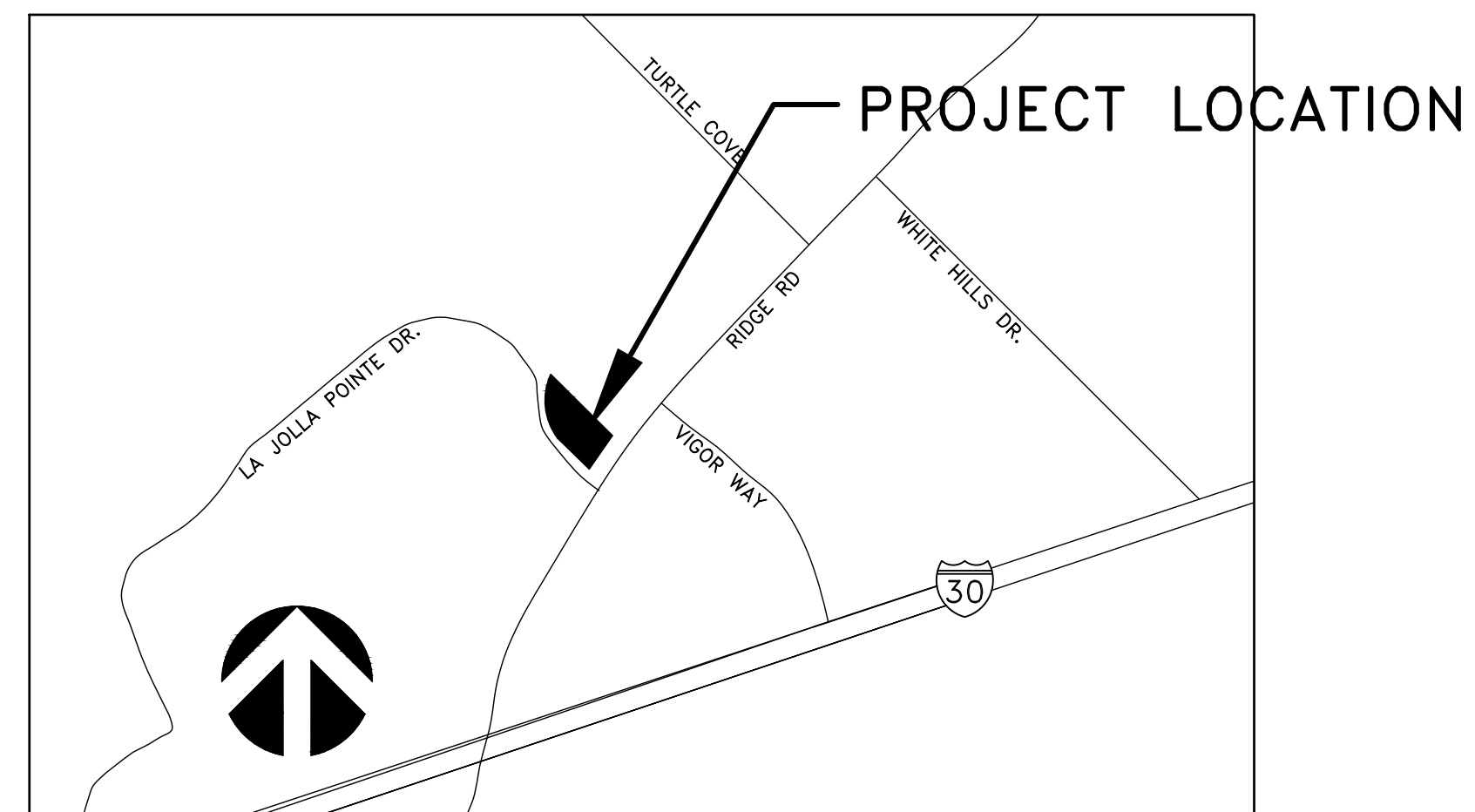
PROTECTED TREES :	20" X 1	= 20"
NON-PROTECTED TREES	20" X .5	= 10"
TREE REPLACEMENT (")		= 30"

TOTAL TREE REPLACEMENT = 30"

NOTE: IRRIGATION DESIGN TO MEET REQUIREMENTS OF UNIFIED DEVELOPMENT CODE

\*APPLIES TO TREES CIRCLED ON PLAN

NOTE: NO TREES TO BE PLANTED WITHIN 5'-0" OF ANY PUBLIC WATER OR SEWER UTILITY.



VICINITY MAP

**PLANT SCHEDULE**

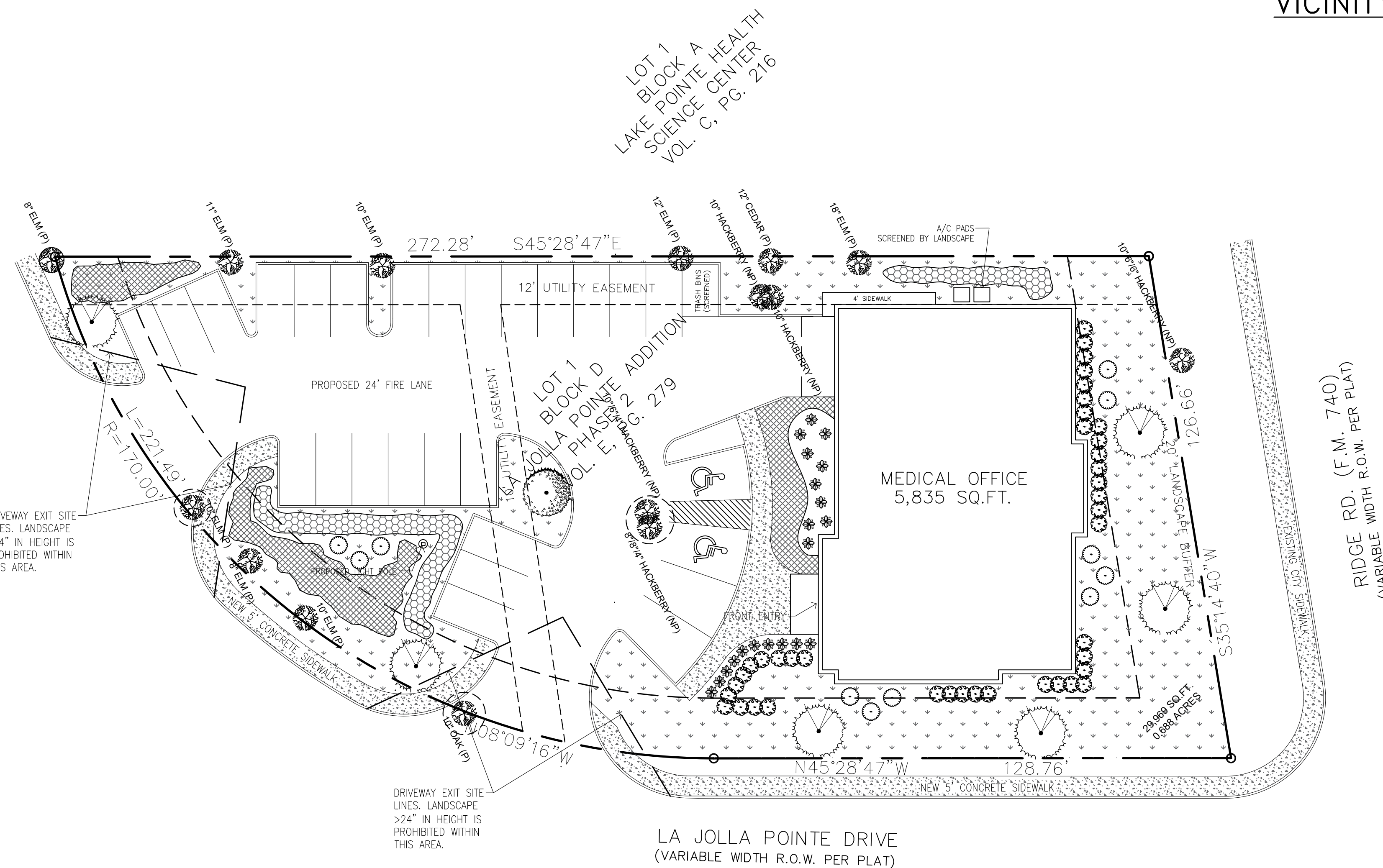
	QTY. -	SIZE -	TYPE Annuals	SPACING 6"-12"
	QTY. 11	SIZE #3	TYPE Cenizo ( <i>Leucophyllum frutescens compacta</i> )	SPACING > 30"
	QTY. 40	SIZE #3	TYPE St. Johnswort ( <i>Hypericum</i> )	SPACING > 24"
	QTY. -	SIZE #3	TYPE Dwarf Burford ( <i>Ilex cornuta 'Burfordi' nana</i> )	SPACING > 24"

**TREE SCHEDULE**

	QTY. 6	SIZE 4.0 inches	TYPE RED OAK ( <i>Quercus falcata</i> )	SPACING > 15'-0"
	QTY. 1	SIZE 4.0 inches	TYPE Sweet Gum ( <i>Liquidambar styraciflua</i> )	SPACING -
	EXISTING TO REMAIN			
	TO BE MITIGATED			

**GROUND COVER**

	BERMUDA GRASS ( <i>Cynodon dactylon</i> )
	ASIAN JASMINE ( <i>Trachelospermum asiaticum</i> )



SITE SUMMARY - COMMERCIAL ZONING		
DESCRIPTION		LOT PERCENTAGE
LOT	29,969 SF	100 %
IMPERVIOUS	17,152 SF	57%
MEDICAL BUILDING	5,835 SF	19%
PAVEMENT AREA	11,317 SF	38%
PERVIOUS	12,168 SF	41%
SIDEWALK AREA	649 SF	2%
MAX. BUILDING HEIGHT PROPOSED	35'-8"	
PARKING REQUIREMENTS		
MEDICAL OFFICE (1:200 S.F.)	5,835 SF	
PARKING PROVIDED	29	
PARKING REQ'D	29	

**APPROVED:**

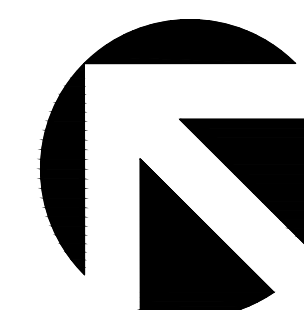
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_ DAY OF \_\_\_, \_\_\_.

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

PLANNING AND ZONING COMMISSION

DIRECTOR OF PLANNING AND ZONING

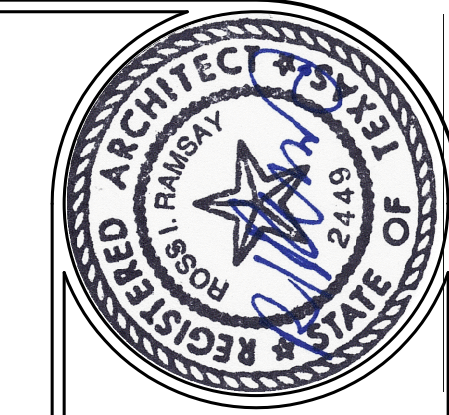
OWNER:  
 DR. STAN TOLKACHJOV  
 (901)412-2767  
 4024 MARBLE HILL RD.  
 FRISCO, TEXAS 75034



**LANDSCAPE PLAN**

SCALE: 1"=20'  
 0 20' 40'

ARCHITECT/PLANNER:  
 ARCHITECTONICS TEXAS, LLC  
 ROSS RAMSAY  
 (469)974-8889  
 2235 RIDGE RD. STE 201  
 ROCKWALL, TEXAS 75087



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



NO.	DATE	REVISIONS / DESCRIPTIONS / ISSUES

PROJECT NAME AND ADDRESS:  
 DR. TOLKACHJOV  
 EPIPHANY  
 LOT 1 BLOCK D  
 LA JOLLA POINTE ADDITION

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	9/17/2021
SCALE	
SHEET No.	of

DRAWING NAME:



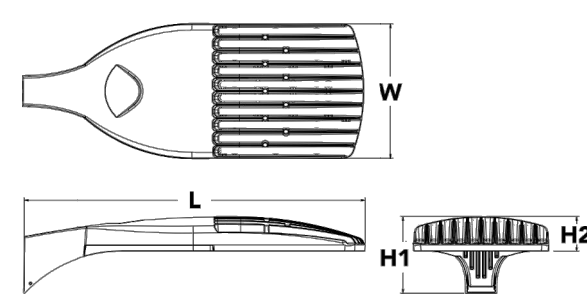
# D-Series Size 1 LED Area Luminaire



Color Number	DSX-1LED P2 50K T3M MVOLT
Size	18" HEIGHT, 70W
Type	POLE LIGHT/PARKING

### Specifications

EPA:	1.01 ft² (0.094)
Length:	33" (0.84)
Width:	13" (0.33)
Height H1:	7-1/2" (0.19)
Height H2:	3-1/2" (0.09)
Weight (max):	27 lbs (12.2)



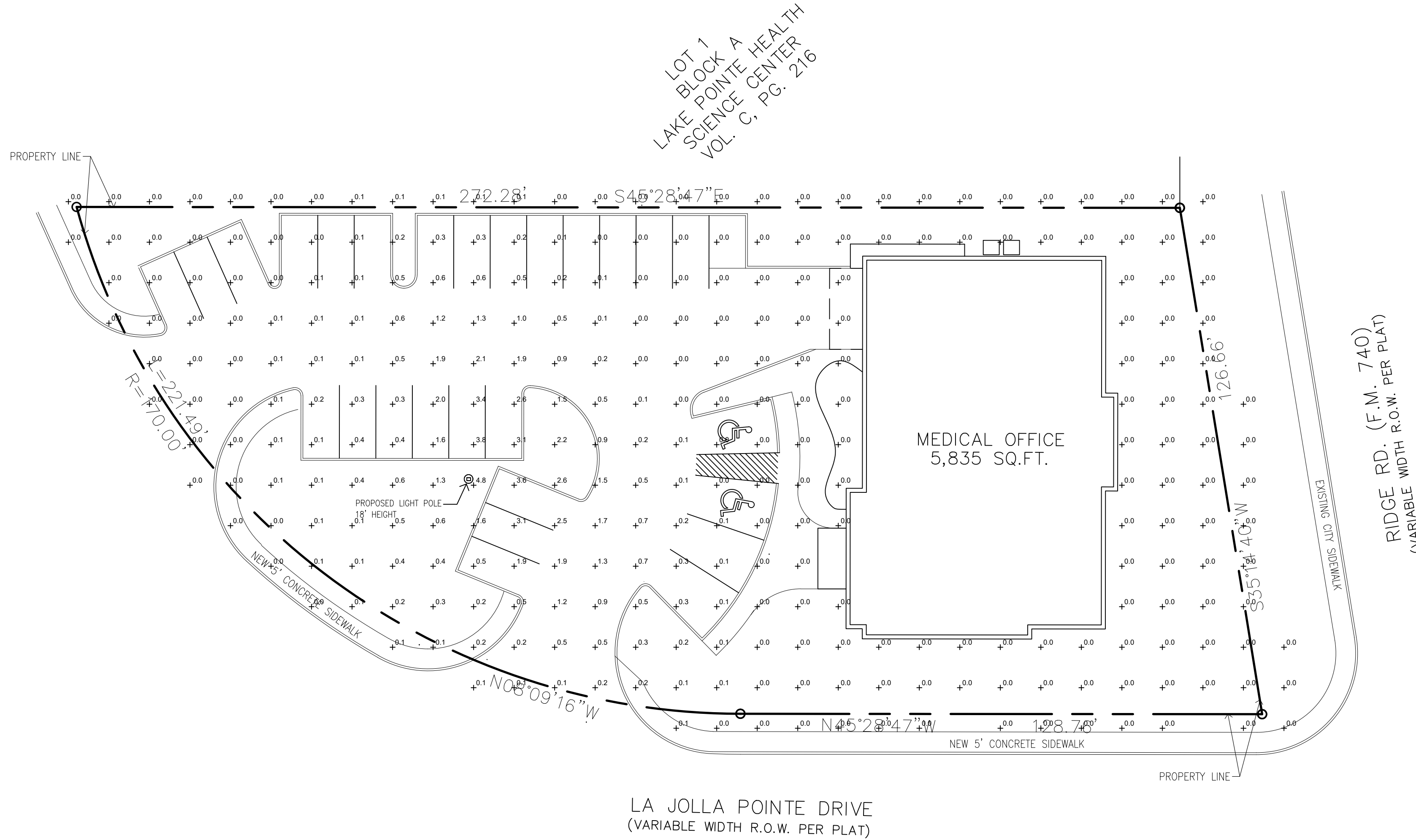
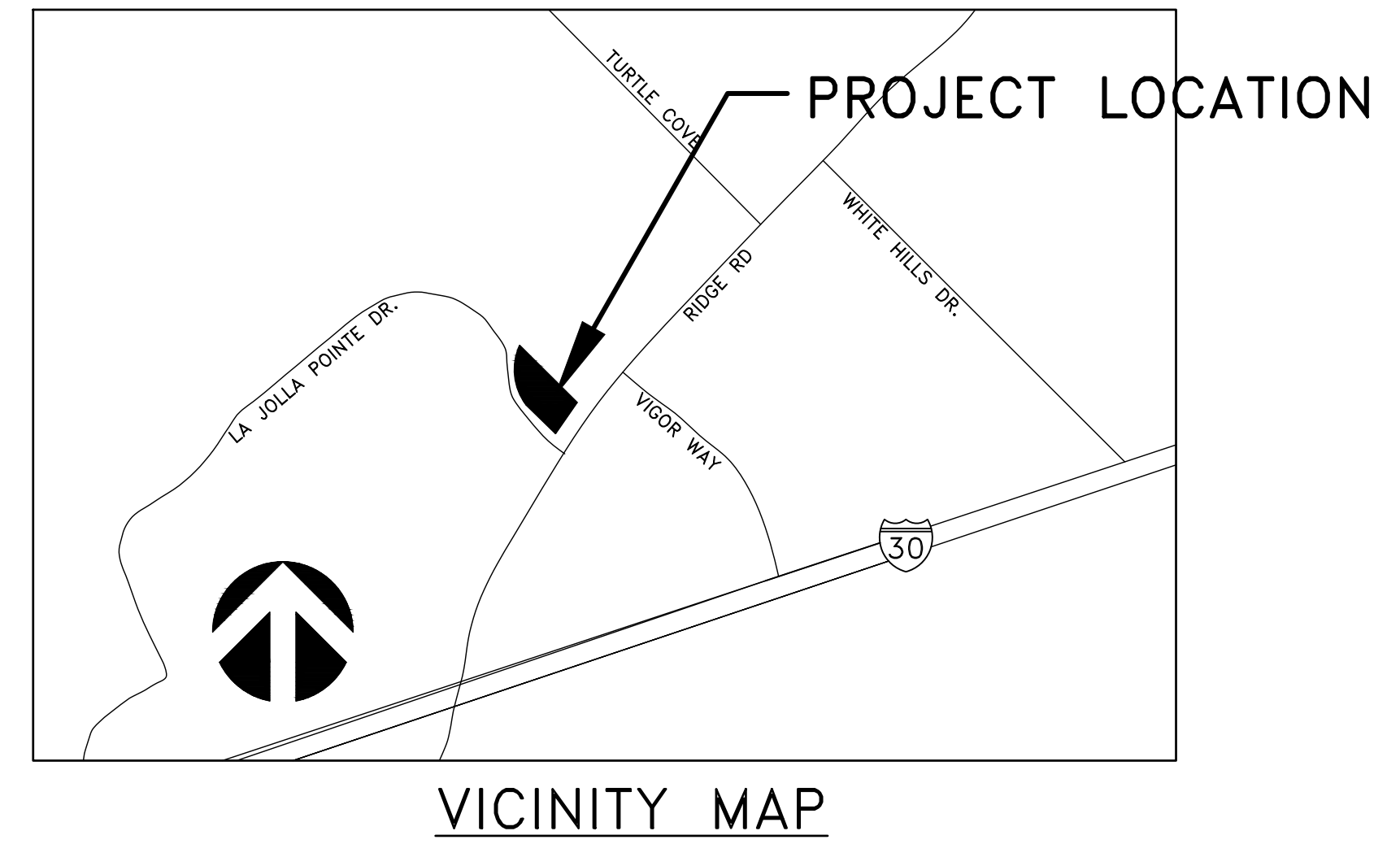
**Introduction**  
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

### Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

Series	LEDs	Color temperature	Distribution	Voltage	Housing
DSX1 LED	Forward optics P1 P4 P7 P2 P5 P8 P3 P6 P9	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T2W Type II wide T3S Type III short T3M Type III medium T3W Type III wide T4M Type IV medium T4W Type IV wide T5M Type V medium T5W Type V wide	MVOLT <sup>1</sup> XVOLT (277V-480V) <sup>2,3,4</sup> 120" 208" 240" 277" 347" 480"	Shipped included SPA Square pole mounting WPA Round pole mounting WPA Wall bracket SPUMBA Square pole universal mounting adapter <sup>11</sup> RPUIMBA Round pole universal mounting adapter <sup>11</sup> Shipped separately KMAA DDBXD U Mast arm mounting bracket adapter (specify finish) <sup>12</sup>

Control options	Other options	Finish options
<b>Shipped installed</b> NLTAIR2 Night AR generation 2 enabled <sup>13</sup> PIRHN Network, high-flow motion/ambient sensor <sup>14</sup> PER NEMA beta-back receptacle only (controls ordered separately) <sup>11</sup> PER5 Five-pin receptacle only (controls ordered separately) <sup>11,15</sup> PER7 Seven-pin receptacle only (controls ordered separately) <sup>11,15</sup> DMG 0-10V dimming when pulled outside fixture (for use with an external control, ordered separately) <sup>17</sup> DS Dual switching <sup>18,19</sup>	PIR High-flow, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5k <sup>20</sup> PIR5H High-flow, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5k <sup>20</sup> PIR7FCW High-flow, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1k <sup>20</sup> PIR7HFCW Hi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1k <sup>20</sup> FRO Field adjustable receptor <sup>21</sup>	<b>Shipped installed</b> DDBXD Dark bronze DDBXD Black DNAXD Natural aluminum DNAXD White DNAXD Textured dark bronze DNAXD Textured black DNAXD Textured natural aluminum DNAXD Textured white <b>Shipped separately</b> HA 50" ambient operations <sup>22</sup> BAA Bay American's Act Compliant BS Bird spikes <sup>23</sup> EGS External glare shield

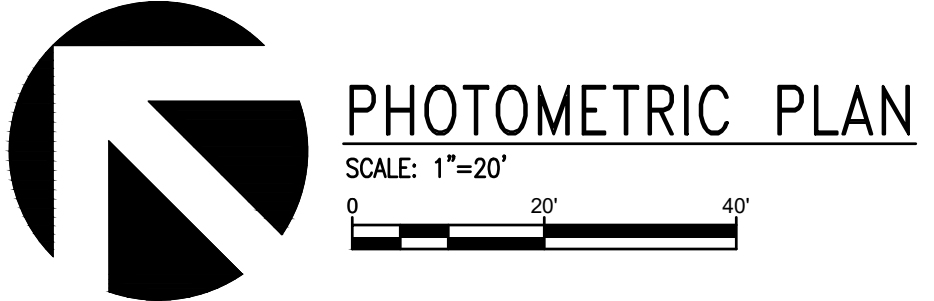


DESCRIPTION	AREA	LOT PERCENTAGE
LOT	29,969 SF	100 %
IMPERVIOUS	17,152 SF	57%
MEDICAL BUILDING	5,835 SF	19%
PAVEMENT AREA	11,317 SF	38%
PERVIOUS	12,168 SF	41%
SIDEWALK AREA	649 SF	2%
MAX. BUILDING HEIGHT PROPOSED	35'-8"	
PARKING REQUIREMENTS		
MEDICAL OFFICE (1:200 S.F.)	5,835 SF	
PARKING PROVIDED	29	
PARKING REQ'D	29	

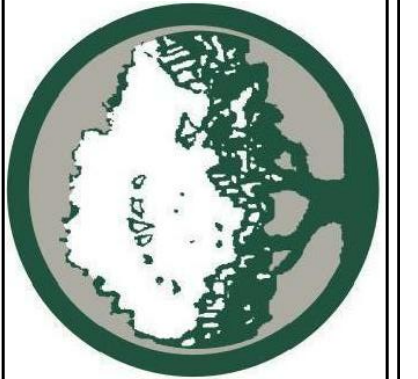
APPROVED:  
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.  
WITNESS OUR HANDS, THIS \_\_\_\_ DAY OF \_\_\_\_\_, \_\_\_\_\_.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

OWNER:  
DR. STAN TOLKACHJOV  
(901)412-2767  
4024 MARBLE HILL RD.  
FRISCO, TEXAS 75034

ARCHITECT/PLANNER:  
ARCHITECTONICS TEXAS, LLC  
ROSS RAMSAY  
(469)974-8889  
2235 RIDGE RD. STE 200  
ROCKWALL, TEXAS 75087



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



DATE	REVISIONS/ISSUE

PROJECT NAME AND ADDRESS:  
DR. TOLKACHJOV  
EPIPHANY  
LOT 1 BLOCK D  
LA JOLLA POINTE ADDITION

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	9/17/2021
SCALE	
SHEET NO.	of

DRAWING NAME:



# CITY OF ROCKWALL

## PLANNING AND ZONING COMMISSION CASE MEMO

### PLANNING AND ZONING DEPARTMENT

385 S. GOLIAD STREET • ROCKWALL, TX 75087

PHONE: (972) 771-7745 • EMAIL: PLANNING@ROCKWALL.COM

---

**TO:** Planning and Zoning Commission  
**DATE:** October 12, 2021  
**APPLICANT:** Steven Reyes; *Architectonics Texas, LLC*  
**CASE NUMBER:** SP2021-026; *Site Plan for Medical Office*

---

### SUMMARY

Discuss and consider a request by Steven Reyes of Architectonics Texas, LLC on behalf of Dr. Stan Tolkachjov for the approval of a Site Plan for a Medical Office building on a 0.688-acre parcel of land identified as Lot 1, Block D, La Jolla Pointe Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the Scenic Overlay (SOV) District, addressed as 505 Ridge Road [FM-740], and take any action necessary.

### BACKGROUND

The subject property was annexed by the City Council on November 7, 1960 by *Ordinance No. 60-04*. Based on the City's historic zoning maps the subject property has been zoned Commercial (C) District since before January 3, 1972. On March 28, 2003, the City Council approved a final plat establishing the subject property as Lot 1, Block D, La Jolla Pointe Addition. Since the time of annexation, the subject property has remained vacant.

### PURPOSE

On September 17, 2021, the applicant -- *Steven Reyes of Architectonics Texas, LLC* -- submitted an application requesting the approval of a site plan for the purpose of constructing a medical office building on the subject property.

### ADJACENT LAND USES AND ACCESS

The subject property is located at 505 Ridge Road [FM-740]. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a medical office building situated on a 2.427-acre parcel of land zoned Commercial (C) District. Beyond this is an office building situated on a 9.699-acre tract of land zoned Commercial (C) District. Beyond this is Turtle Cove Boulevard, which is indicated as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

South: Directly south of the subject property is the intersection of La Jolla Pointe Drive and Ridge Road [FM-740]. La Jolla Pointe Drive is identified as a *Minor Collector* and Ridge Road [FM-740] is identified as a M4D (*i.e. major collector, four (4) lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are several developed parcels of land zoned Commercial (C) District.

East: Directly east of the subject property is Ridge Road [FM-740], which is identified as an M4D (*i.e. major collector, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this thoroughfare are two (2) restaurants with drive-through/drive-in windows (*i.e. Wendy's and Popeye's*) situated on two (2) parcels of land zoned Commercial (C) District. Beyond this is Vigor Way, which is indicated as a R2 (*i.e. residential, two [2] lane, undivided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is La Jolla Pointe Drive, which is identified as a *Minor Collector* in the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a vacant 6.126-acre parcel of land zoned Commercial (C) District.

**DENSITY AND DIMENSIONAL REQUIREMENTS**

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), an *Office Building* is permitted by right in a Commercial (C) District. The submitted site plan, landscape plan, photometric plan, and building elevations generally conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Commercial (C) District. A summary of the density and dimensional requirements for the subject property are as follows:

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Minimum Lot Area</i>	<i>10,000 SF</i>	<i>X=0.688-acres; In Conformance</i>
<i>Minimum Lot frontage</i>	<i>60-Feet</i>	<i>X= 126.66-feet; In Conformance</i>
<i>Minimum Lot Depth</i>	<i>100-Feet</i>	<i>X=272.28-feet; In Conformance</i>
<i>Minimum Front Yard Setback</i>	<i>15-Feet</i>	<i>x&gt;15-feet; In Conformance</i>
<i>Minimum Rear Yard Setback</i>	<i>10-Feet</i>	<i>x&gt;10-feet; In Conformance</i>
<i>Minimum Side Yard Setback</i>	<i>10-Feet</i>	<i>x=10-feet; In Conformance</i>
<i>Maximum Building Height</i>	<i>60-Feet</i>	<i>X&lt;60-feet; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>60%</i>	<i>X=19%; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>1 Parking Space/200 SF (29 Required)</i>	<i>x=27; Non-Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>20%</i>	<i>In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>85-90%</i>	<i>x&lt;90%; In Conformance</i>

**TREESCAPE PLAN**

The landscape plan provided by the applicant indicates that the total mitigation balance is 30 caliper inches, which will be mitigated for inch-for-inch by trees being planted on the subject property.

**CONFORMANCE WITH THE CITY’S CODES**

According to Subsection 02.02(D)(2), *Office Building*, of Article 13, *Definitions*, of the Unified Development Code (UDC) defines office buildings as “(a) facility that provides executive, management, administrative, or professional services... (t)ypical examples include real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, design, engineering, accounting, call centers, and similar offices.” In this case the applicant is requesting a *Medical Office*, which conforms to the *Office Building* land use listed in Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

The proposed site plan generally conforms to the standards of the General Overlay District Standards and the General Commercial District Standards as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the variances being requested as outlined in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

**VARIANCES AND EXCEPTIONS BY THE APPLICANT**

As stated above, the applicant’s request conforms to the majority of the City’s codes; however, staff has identified the following exceptions:

- (1) Articulation. According to Subsection 04.01(C), *Building Articulation*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), “(a) primary building façade is any building façade that has a primary entryway for a business or that has an adjacency to a public right-of-way, open space/green space, public/private park, and/or a residential zoning district or residentially used property.” In addition, this section requires that wall projections on a primary façade must be a minimum of 25% of the wall height. In this case, the applicant is proposing wall projections on the east and west elevations that are less than the required 25%.



- (2) Driveway Spacing. According to Figure 2.2, *Median Design Standards*, of Section 2.5, *Median Opening, Widths, Location, and Spacing*, of Article 2, Streets, of the Engineering Department's *Standards of Design and Construction Manual*, the minimum required driveway spacing on La Jolla Pointe is 200-feet from Ridge Road [FM-740] and 100-feet between driveways. In this case, the applicant is proposing the first driveway to be less than 200-feet from Ridge Road [FM-740] and the second driveway to be less than 100-feet from the first driveway. Based on the proposed design the applicant is requesting a variance to the requirements of the *Standards of Design and Construction Manual*.
- (3) Parking. According to Table 5, *Parking Requirement Schedule*, of Article 06, *Parking and Loading*, of the Unified Development Code (UDC), states that a *Medical Office* required one (1) space per 200 SF. In this case the applicant is required 29 parking spaces (*i.e.* 5,835 SF / 200 SF = 29 parking spaces). The applicant is providing 27 parking spaces and two (2) private parking space in a garage, however the private parking spaces do not count towards the parking total. Therefore, the proposed site plan is deficient two (2) parking spaces.

According to Subsection 09.01, *Exceptions to the General Standards*, of Article 11, Development Applications and Review Procedures, of the Unified Development Code (UDC), "...an applicant may request the Planning and Zoning Commission grant an exception to the provisions contained in the Unified Development Code (UDC), where unique or extraordinary conditions exist or where strict adherence to the technical requirements of the Unified Development Code would create an undue hardship." In addition, the code requires that applicant's provide compensatory measures that directly offset the requested exception. In this case, as compensatory measures the applicant is proposing to utilize 100% masonry materials on the building, incorporating greater than 20% natural stone (20% is required in the City's overlay districts), and providing additional landscaping within the landscape buffer. With this being said, requests for exceptions to the general standards are discretionary decisions for the Planning and Zoning Commission. Staff should note that a supermajority vote (*e.g.* six [6] out of the seven [7] commissioners) -- with a minimum of four (4) votes in the affirmative -- is required for the approval of an exception.

### **CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN**

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan identifies the subject property as being situated in the South Lakeshore District. The South Lakeshore District is an established district that is significantly developed with medium-density, suburban housing and many of the subdivisions are not anticipated to change. As a result, the majority of commercial development in the area is anticipated to consist of neighborhood/convenience centers that are compatible in scale with the adjacent residential properties. Strategy #2 in the South Lakeshore District states that "commercial in this district is intended to support the existing residential subdivisions and should be compatible in scale with the adjacent residential structures. These areas may also contain office uses that are compatible with regard to traffic and intensity as the Neighborhood/Convenience Centers." In this case, the applicant's proposal appears to conform with the goals and policies of the Comprehensive Plan.

### **ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION**

The Architectural Review Board (ARB) reviewed the building elevations provided by the applicant on September 28, 2021, and approved a motion to recommend approval of the building elevations by a vote of 6-0, with Board Member Phillips absent.

### **CONDITIONS OF APPROVAL**

If the Planning and Zoning Commission chooses to approve the applicant's Site Plan for the Medical Office on the *subject property*, then staff would propose the following conditions of approval:

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) The subject property will be required to be replatted prior to the issuance of a building permit.
- (3) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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.



# DEVELOPMENT APPLICATION

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

STAFF USE ONLY

PLANNING & ZONING CASE NO. SP2021-020

NOTE: THE APPLICATION IS NOT CONSIDERED ACCEPTED BY THE CITY UNTIL THE PLANNING DIRECTOR AND CITY ENGINEER HAVE SIGNED BELOW.

DIRECTOR OF PLANNING:

CITY ENGINEER:

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

### PLATTING APPLICATION FEES:

- MASTER PLAT (\$100.00 + \$15.00 ACRE)<sup>1</sup>
- PRELIMINARY PLAT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- FINAL PLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- REPLAT (\$300.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDING OR MINOR PLAT (\$150.00)
- PLAT REINSTATEMENT REQUEST (\$100.00)

### SITE PLAN APPLICATION FEES:

- SITE PLAN (\$250.00 + \$20.00 ACRE)<sup>1</sup>
- AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$100.00)

### ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE)<sup>1</sup>
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE)<sup>1</sup>

### OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST (\$100.00)

### NOTES:

<sup>1</sup>: IN DETERMINING THE FEE, PLEASE USE THE EXACT ACREAGE WHEN MULTIPLYING BY THE PER ACRE AMOUNT. FOR REQUESTS ON LESS THAN ONE ACRE, ROUND UP TO ONE (1) ACRE.

## PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 2510 Ridge Rd.

SUBDIVISION La Jolla Pointe Addition

LOT 1 BLOCK D

GENERAL LOCATION NW corner of La Jolla and Ridge Rd.

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

CURRENT ZONING Commercial

CURRENT USE Undeveloped

PROPOSED ZONING Commercial

PROPOSED USE Medical

ACREAGE .68

LOTS [CURRENT]

LOTS [PROPOSED]

- SITE PLANS AND PLATS:** BY CHECKING THIS BOX YOU ACKNOWLEDGE THAT DUE TO THE PASSAGE OF HB3167, THE CITY NO LONGER HAS FLEXIBILITY WITH REGARD TO ITS APPROVAL PROCESS, AND FAILURE TO ADDRESS ANY OF STAFF'S COMMENTS BY THE DATE PROVIDED ON THE DEVELOPMENT CALENDAR WILL RESULT IN THE DENIAL OF YOUR CASE.

## OWNER/APPLICANT/AGENT INFORMATION [PLEASE PRINT/CHECK THE PRIMARY CONTACT/ORIGINAL SIGNATURES ARE REQUIRED]

OWNER

APPLICANT

Architectonics Texas, LLC

CONTACT PERSON Dr. Stan Tolkachjov

CONTACT PERSON Steven Reyes

ADDRESS 4024 Marble Hill Rd.

ADDRESS 2235 Ridge Rd.

CITY, STATE & ZIP Frisco, TX 75034

CITY, STATE & ZIP Rockwall, Texas 75087

PHONE 9014122767

PHONE 9723451684

E-MAIL stan.tolkachjov@epiphanydermatology.com

E-MAIL steven.reyes583@gmail.com

## NOTARY VERIFICATION [REQUIRED]

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

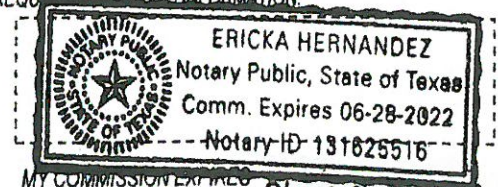
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT AND THE APPLICATION FEE OF \$ 210 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF September, 2021. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE ANY COPYRIGHTED INFORMATION SUBMITTED IN CONJUNCTION WITH THIS APPLICATION, IF SUCH REPRODUCTION IS ASSOCIATED OR IN RESPONSE TO A REQUEST FOR PUBLIC INFORMATION."

GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17 DAY OF September, 2021


OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

*[Handwritten Signature]*  
*[Handwritten Signature]*





SP2021-026- SITE PLAN FOR MEDICAL OFFICE  
AT 2510 RIDGE ROAD  
SITE PLAN - LOCATION MAP = 

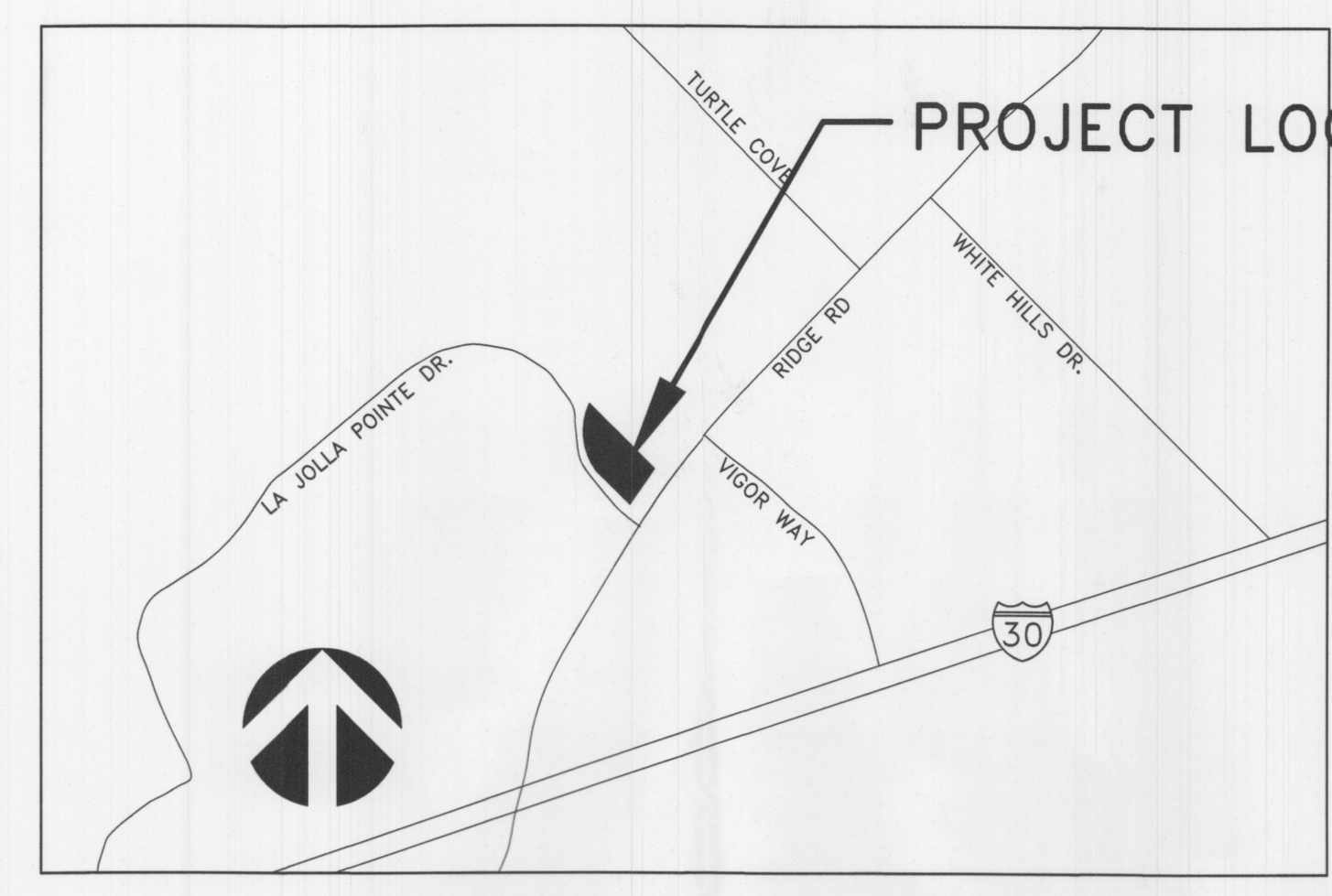
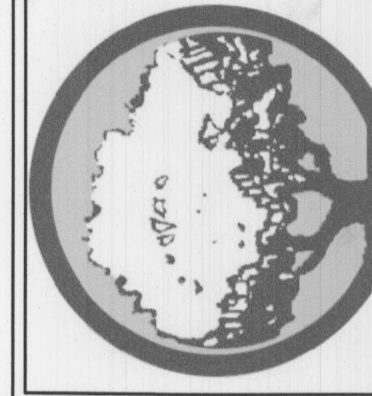


# City of Rockwall

Planning & Zoning Department  
385 S. Goliad Street  
Rockwall, Texas 75032  
(P): (972) 771-7745  
(W): [www.rockwall.com](http://www.rockwall.com)

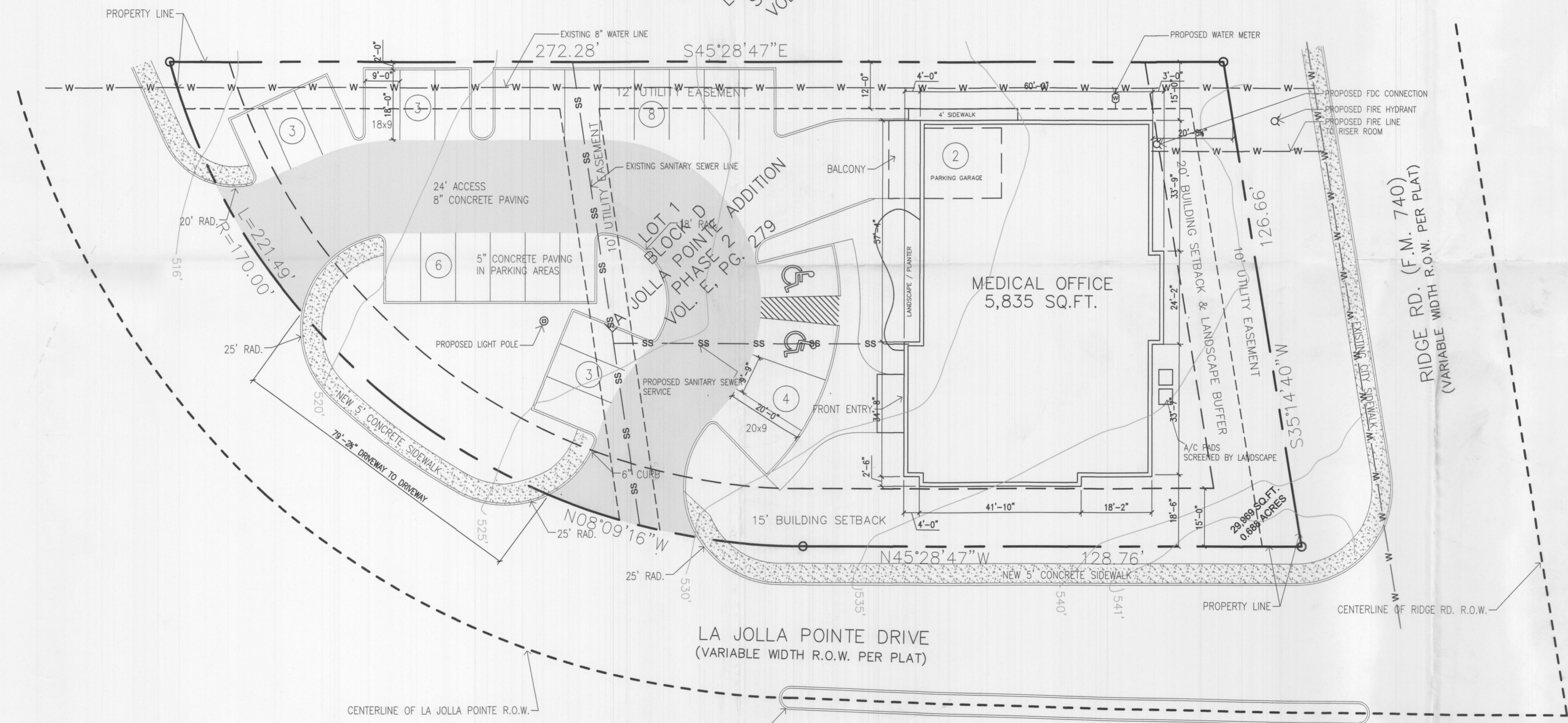
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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





VICINITY MAP

LOT 1  
BLOCK A  
LAKE POINTE HEALTH  
SCIENCE CENTER  
VOL. C, PG. 216



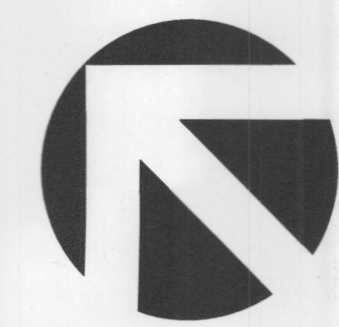
SITE SUMMARY - COMMERCIAL ZONING

DESCRIPTION	LOT PERCENTAGE
LOT	29,969 SF 100 %
IMPERVIOUS	17,152 SF 57%
MEDICAL BUILDING	5,835 SF 19%
PAVEMENT AREA	11,317 SF 38%
PERVIOUS	12,168 SF 41%
SIDEWALK AREA	649 SF 2%
MAX. BUILDING HEIGHT PROPOSED	35'-8"
PARKING REQUIREMENTS	
MEDICAL OFFICE (1:200 S.F.)	5,835 SF
PARKING PROVIDED	27
PARKING REQ'D	29
ADDITIONAL PARKING (Garage)	2

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

PLANNING AND ZONING COMMISSION                      DIRECTOR OF PLANNING AND ZONING

OWNER:  
DR. STAN TOLKACHJOV  
(901)412-2767  
4024 MARBLE HILL RD.  
FRISCO, TEXAS 75034



SITE PLAN  
SCALE: 1"=20'  
0 20' 40'

ARCHITECT/PLANNER:  
ARCHITECTONICS TEXAS, LLC  
ROSS RAMSAY  
(469)974-8889  
2235 RIDGE RD. STE 201  
ROCKWALL, TEXAS 75087

REVISIONS	DATE
DESCRIPTIONS/ISSUE	
No.	

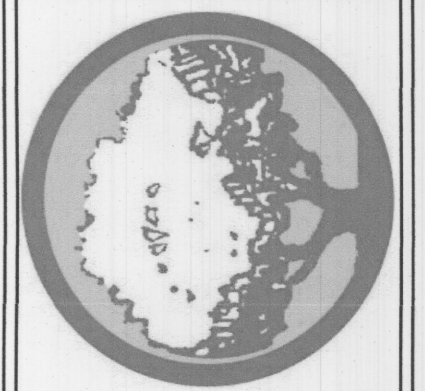
PROJECT NAME AND ADDRESS:  
DR. TOLKACHJOV  
EPIPHANY  
LOT 1 BLOCK D  
LA JOLLA POINTE ADDITION

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	10/06/2021
SCALE	
SHEET NO.	of

DRAWING NAME:  
OWNER:  
ARCHITECT/PLANNER:



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



NO.	REVISIONS DESCRIPTION/ISSUE	DATE

PROJECT NAME AND ADDRESS:  
**DR. TOLKACHJOV  
 MEDICAL BUILDING**  
 LOT 1 BLOCK D  
 LA JOLLA POINTE ADDITION

PROJECT No.	
DRAWN BY	Author
CHECKED BY	Checker
DATE	04/28/2021
SCALE	3/16" = 1'-0"
SHEET NO.	of

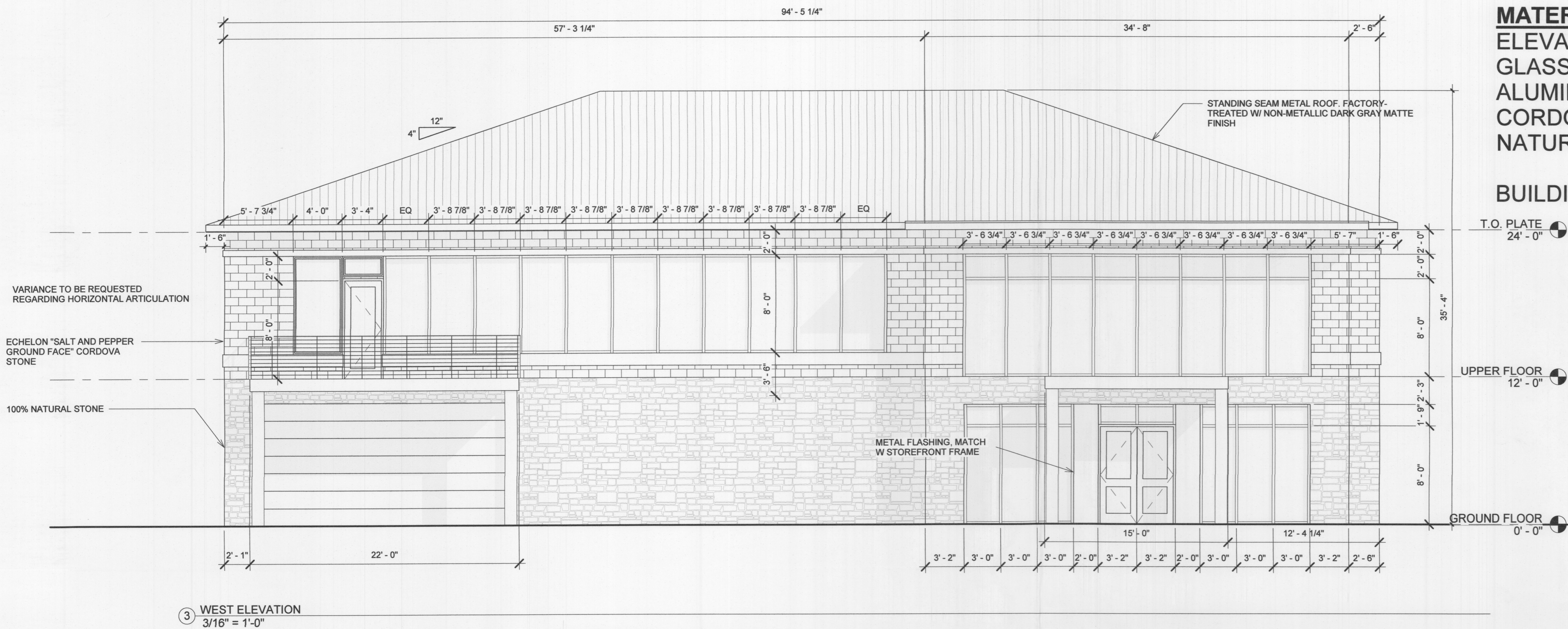
DRAWING NAME:  
**ELEVATIONS -  
 S & W**

**A2.1**

**MATERIAL USAGE (%)**

ELEVATION AREA:	2268.25 SF	
GLASS WINDOWS:	1112.58 SF	48%
ALUMINUM FLASHING:	40 SF	2%
CORDOVA STONE:	465.67 SF	20%
NATURAL STONE:	650 SF	30%

**BUILDING HEIGHT: 35'-4"**



③ WEST ELEVATION  
 3/16" = 1'-0"

**MATERIAL USAGE (%)**

ELEVATION AREA:	1429.19 SF	
GLASS WINDOWS:	169.9 SF	11.9%
CORDOVA STONE:	678.19 SF	47.4%
NATURAL STONE:	582 SF	59.7%

APPROVED:

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

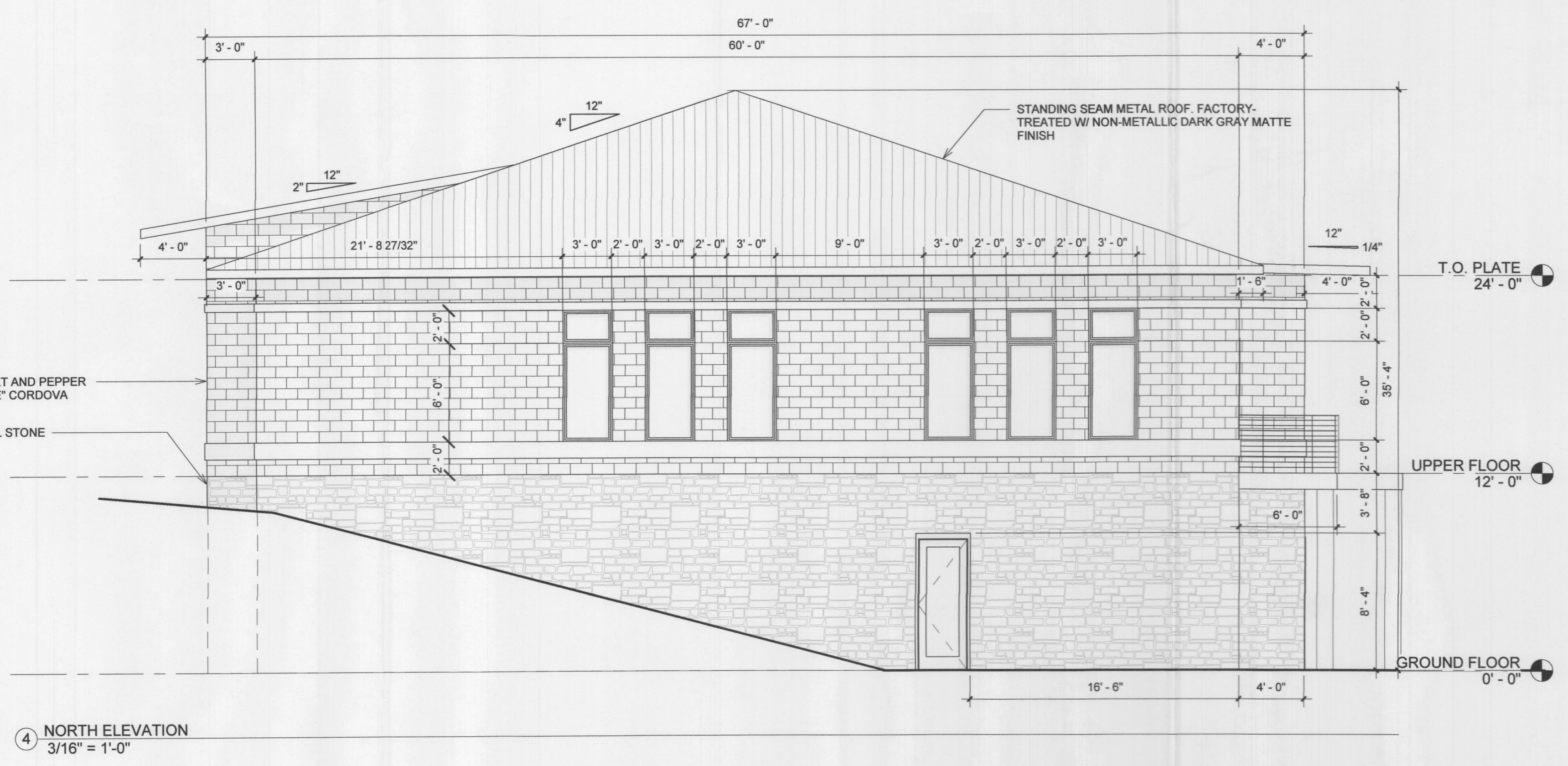
WITNESS OUR HANDS, THIS DAY OF \_\_\_\_\_

PLANNING AND ZONING COMMISSION

DIRECTOR OF PLANNING AND ZONING

OWNER:  
 DR. STAN TOLKACHJOV  
 (901)412-2767  
 4024 MARBLE HILL RD.  
 FRISCO, TEXAS 75034

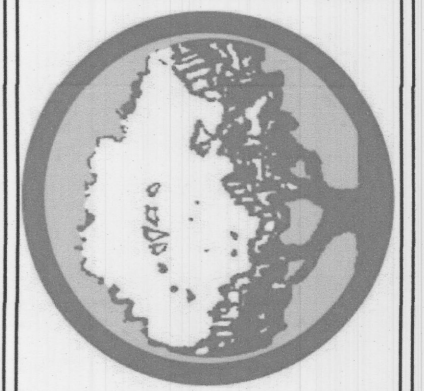
ARCHITECT/PLANNER:  
 ARCHITECTONICS TEXAS, LLC  
 ROSS RAMSAY  
 (469)974-8889  
 2235 RIDGE RD. STE 201  
 ROCKWALL, TEXAS 75087



④ NORTH ELEVATION  
 3/16" = 1'-0"



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



NO.	REVISIONS DESCRIPTION/ISSUE	DATE

PROJECT NAME AND ADDRESS:  
**DR. TOLKACHJOV  
 MEDICAL BUILDING  
 LOT 1 BLOCK D  
 LA JOLLA POINTE ADDITION**

PROJECT No.	
DRAWN BY	Author
CHECKED BY	Checker
DATE	04/28/2021
SCALE	3/16" = 1'-0"
SHEET NO.	of

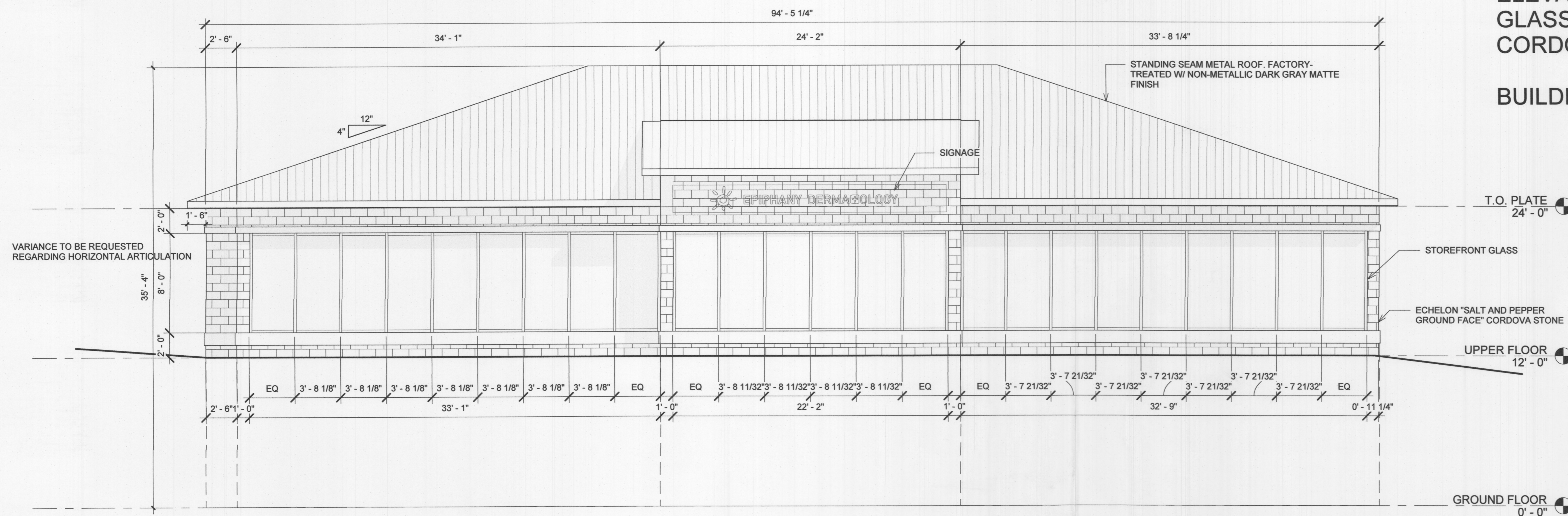
DRAWING NAME:  
**ELEVATIONS -  
 N & E**

**A2.0**

**MATERIAL USAGE (%)**

ELEVATION AREA: 1147.12 SF  
 GLASS WINDOWS: 702.67 SF 61.3%  
 CORDOVA STONE: 444.45 SF 38.7%

BUILDING HEIGHT: 35'-4"

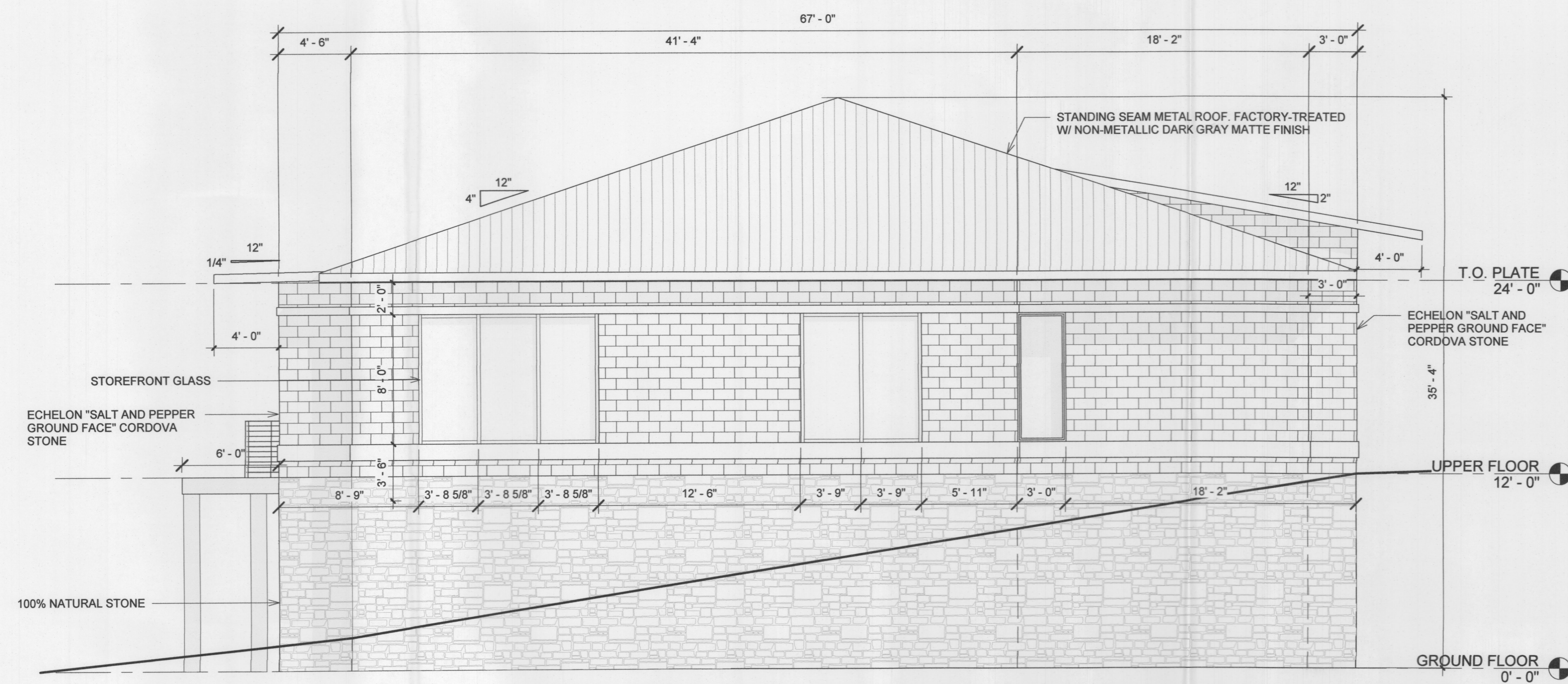


3 EAST ELEVATION  
 3/16" = 1'-0"

**MATERIAL USAGE (%)**

ELEVATION AREA: 1169.32 SF  
 GLASS WINDOWS: 171.95 SF 14.8%  
 CORDOVA STONE: 415.37 SF 50%  
 NATURAL STONE: 582 SF 35.2%

BUILDING HEIGHT: 35'-4"



4 SOUTH ELEVATION  
 3/16" = 1'-0"

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

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

PLANNING AND ZONING COMMISSION

DIRECTOR OF PLANNING AND ZONING

OWNER:  
 DR. STAN TOLKACHJOV  
 (901)412-2767  
 4024 MARBLE HILL RD.  
 FRISCO, TEXAS 75034

ARCHITECT/PLANNER:  
 ARCHITECTONICS TEXAS, LLC  
 ROSS RAMSAY  
 (469)974-8889  
 2235 RIDGE RD. STE 201  
 ROCKWALL, TEXAS 75087



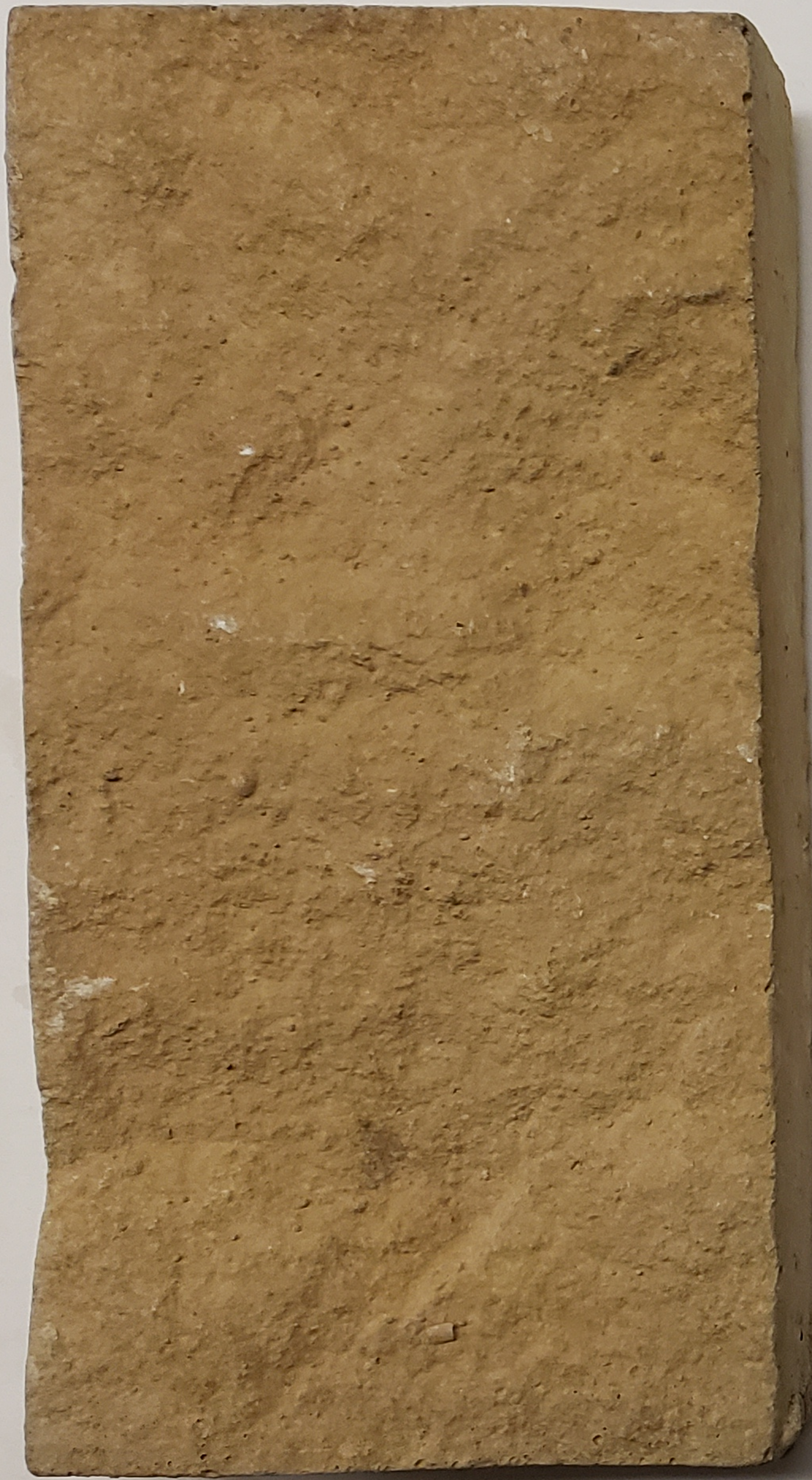
VIEW FROM PARKING LOT, WESTERN FACADE



VIEW VISIBLE FROM RIDGE RD, EASTERN FACADE



505 LA JOLLA POINTE DR.  
ROCKWALL, TEXAS 75087



Base

Natural Stone



Upper

Cultured Stone



Metal Roof

Dark Bronze

## Ross, Bethany

---

**From:** Lee, Henry  
**Sent:** Monday, September 20, 2021 4:41 PM  
**To:** 'steven.reyes583@gmail.com'  
**Subject:** Medical Office at 505 La Jolla Pointe Drive

Good Afternoon,

To follow up on my voicemail; I need the physical material sample board for this case by Tuesday (9/28) at 5pm, otherwise the case must be denied. If you have any questions feel free to contact me.

Thank you,



HENRY LEE  
Planner  
Planning & Zoning Department  
972.772.6434  
[HLee@rockwall.com](mailto:HLee@rockwall.com)  
385 S. Goliad Street, Rockwall, TX 75087

## Ross, Bethany

---

**From:** Steven Reyes <steven.reyes583@gmail.com>  
**Sent:** Saturday, October 2, 2021 7:32 AM  
**To:** Lee, Henry  
**Subject:** Re: Parking Variance

Yes Henry, the two parking spots that are “missing” are in the first floor ‘garage’ of the building. I will label it more clearly on the plan.

Regards,  
-Steven

Sent from my iPhone

On Oct 1, 2021, at 4:42 PM, Lee, Henry <HLee@rockwall.com> wrote:

Good Afternoon,

Working through my Case Memo for your proposed medical office at Ridge Road and La Jolla Pointe, I found that your site is deficient in parking. While the plans indicate in the table that 29 parking spaces are provided there are only 27 when counting the spaces. This would simply be another variance requested from the Planning and Zoning Commission and City Council. If you have any questions feel free to contact me; I am out of the office Monday, but will back Tuesday. Have a great weekend.

Thank you,

<image001.png>

---

This email was scanned by Bitdefender

**CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

**REQUIRED TREES (frontage)**

A. STREET TREES  
 1 TREE FOR EVERY 50 L.F. OF FRONTAGE  
 FRONTAGE LENGTH : 476.91' / 50' = 9.5  
 9 TREES REQUIRED  
 (4) TREES EXISTING - 10"/6"/6" HACKBERRY, 10" ELM, (2) 8" ELM

**TREE DESIGNATION KEY**

SYMBOL	DESCRIPTION	MITIGATION RATIO
P	PROTECTED	(1:1)
NP	NON-PROTECTED	(.5:1)

CIRCLED TREES TO BE REMOVED AND REPLACED

**MITIGATION CALCULATION\***

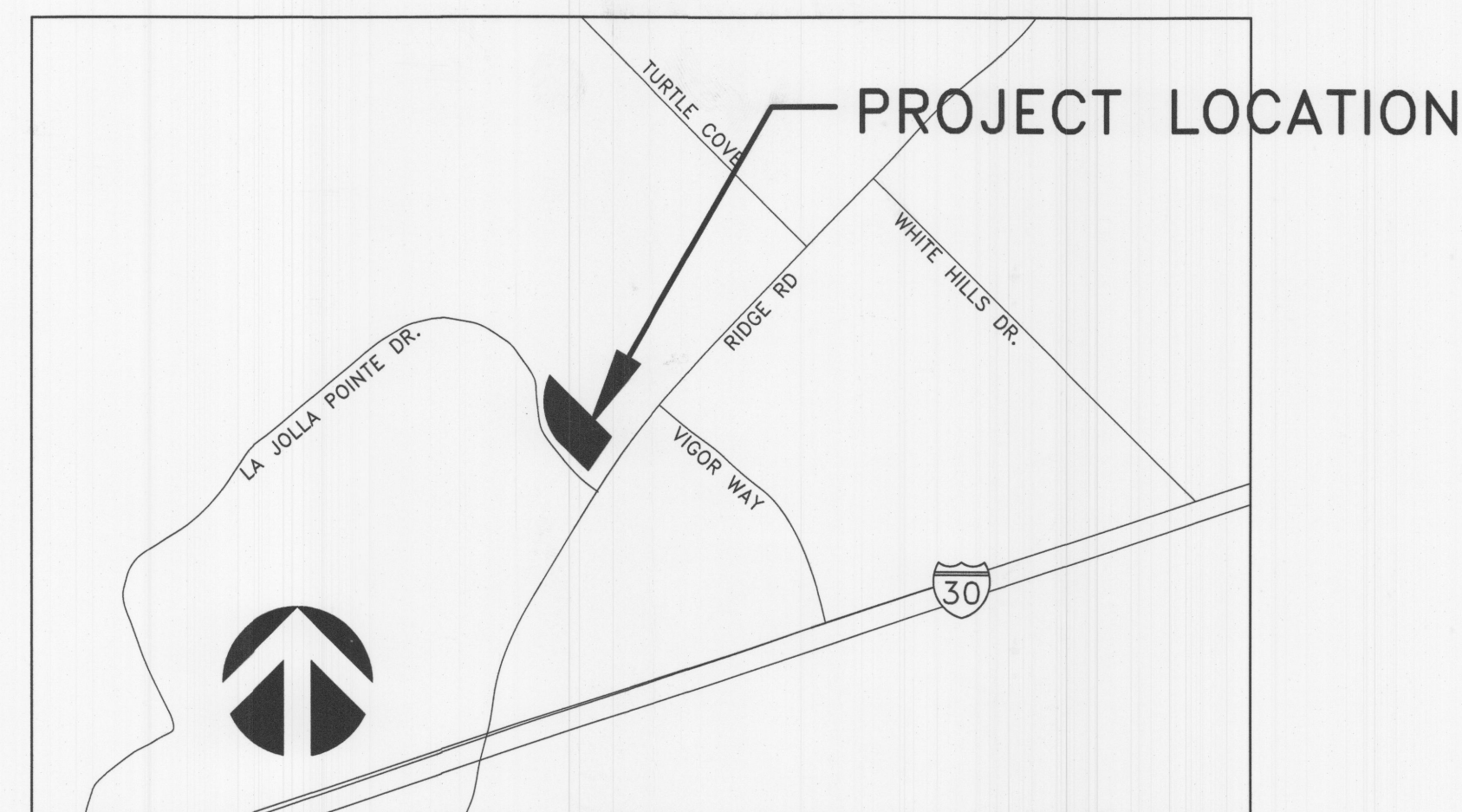
PROTECTED TREES :	20" X 1	= 20"
NON-PROTECTED TREES	20" X .5	= 10"
TREE REPLACEMENT (*)		= 30"

TOTAL TREE REPLACEMENT = 30"

NOTE: IRRIGATION DESIGN TO MEET REQUIREMENTS OF UNIFIED DEVELOPMENT CODE

\*APPLIES TO TREES CIRCLED ON PLAN

NOTE: NO TREES TO BE PLANTED WITHIN 5'-0" OF ANY PUBLIC WATER OR SEWER UTILITY.



VICINITY MAP

**PLANT SCHEDULE**

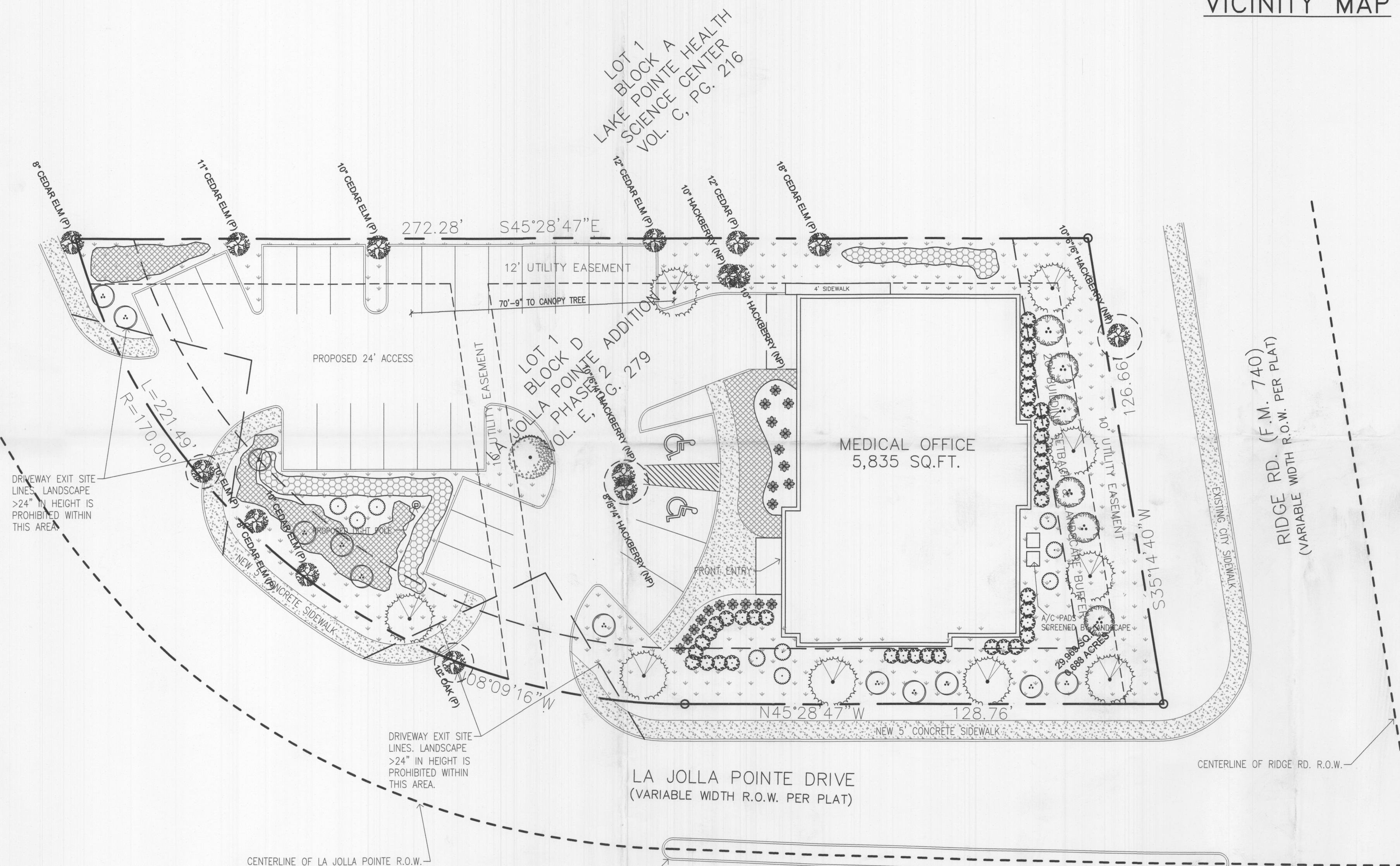
	QTY. -	SIZE -	TYPE Annuals	SPACING 6"-12"
	QTY. 9	SIZE #5	TYPE Zenizo ( <i>Leucophyllum frutescens</i> compata)	SPACING > 30"
	QTY. 40	SIZE #5	TYPE St. Johnswort ( <i>Hypericum</i> )	SPACING > 24"
	QTY. -	SIZE #5	TYPE Dwarf Burford ( <i>Ilex cornuta 'Burfordi' nana</i> )	SPACING > 30"

**TREE SCHEDULE**

	QTY. 9	SIZE 4.0 inches	TYPE RED OAK ( <i>Quercus falcata</i> )	SPACING > 15'-0"
	QTY. 1	SIZE 4.0 inches	TYPE Sweet Gum ( <i>Liquidambar styraciflua</i> )	SPACING -
	QTY. 6	SIZE 4.0 inches	TYPE Chaste Tree ( <i>Vitex Agnus-castus</i> )	SPACING -
	QTY. 12	SIZE 4.0 inches	TYPE Crape Myrtle ( <i>Lagerstroemia indica</i> )	SPACING -
	EXISTING TO REMAIN			
	TO BE REMOVED / MITIGATED			

**GROUND COVER**

	BERMUDA GRASS ( <i>Cynodon dactylon</i> )
	ASIAN JASMINE ( <i>Trachelospermum asiaticum</i> )



SITE SUMMARY - COMMERCIAL ZONING		
DESCRIPTION		LOT PERCENTAGE
LOT	29,969 SF	100 %
IMPERVIOUS	17,152 SF	57%
MEDICAL BUILDING	5,835 SF	19%
PAVEMENT AREA	11,317 SF	38%
PERVIOUS	12,168 SF	41%
SIDEWALK AREA	649 SF	2%
MAX. BUILDING HEIGHT PROPOSED	35'-8"	
PARKING REQUIREMENTS		
MEDICAL OFFICE (1:200 S.F.)	5,835 SF	
PARKING PROVIDED	27	
PARKING REQ'D	29	
ADDITIONAL PARKING (Garage)	2	

APPROVED:

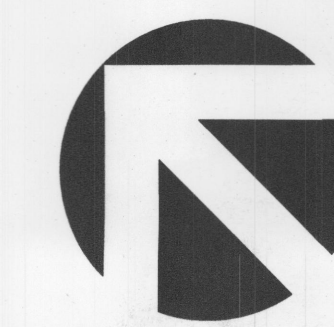
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE \_\_\_ DAY OF \_\_\_.

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

PLANNING AND ZONING COMMISSION

DIRECTOR OF PLANNING AND ZONING

OWNER:  
 DR. STAN TOLKACHJOV  
 (901)412-2767  
 4024 MARBLE HILL RD.  
 FRISCO, TEXAS 75034



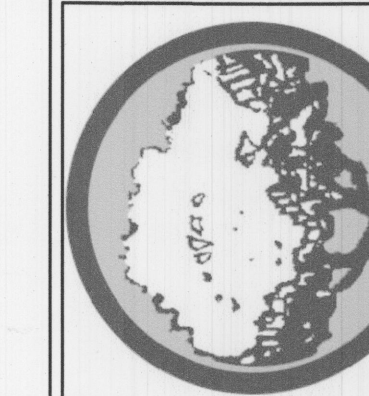
LANDSCAPE PLAN

SCALE: 1"=20'  
 0 20' 40'

ARCHITECT/PLANNER:  
 ARCHITECTONICS TEXAS, LLC  
 ROSS RAMSAY  
 (469)974-8889  
 2235 RIDGE RD. STE 201  
 ROCKWALL, TEXAS 75087



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



NO.	DATE	REVISIONS	DESCRIPTIONS/ISSUE

PROJECT NAME AND ADDRESS:  
 DR. TOLKACHJOV  
 EPIPHANY  
 LOT 1 BLOCK D

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	10/06/
SCALE	
SHEET NO.	of
DRAWING NAME:	



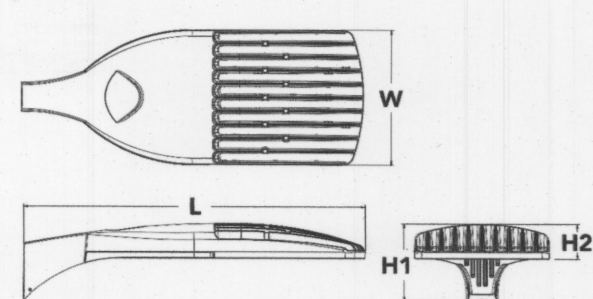
### D-Series Size 1 LED Area Luminaire



Color temp	DSX-1LED P2 50K T3M MVOLT
Size	18" HEIGHT, 70W
Type	POLE LIGHT/PARKING

#### Specifications

EPA:	1.01 ft <sup>2</sup>
Length:	33"
Width:	13"
Height H1:	7-1/2"
Height H2:	3-1/2"
Weight (max):	27 lbs



**Introduction**  
The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

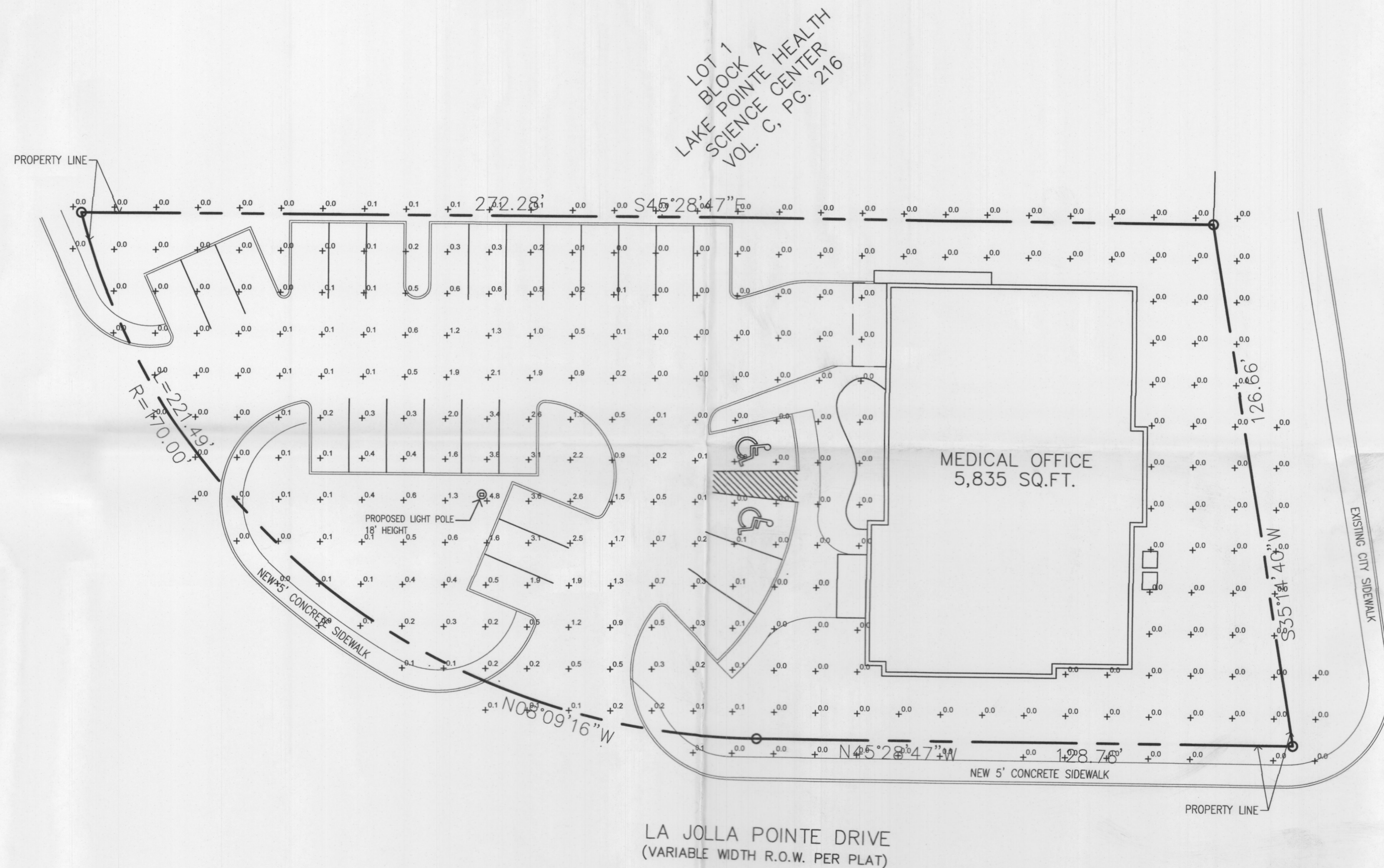
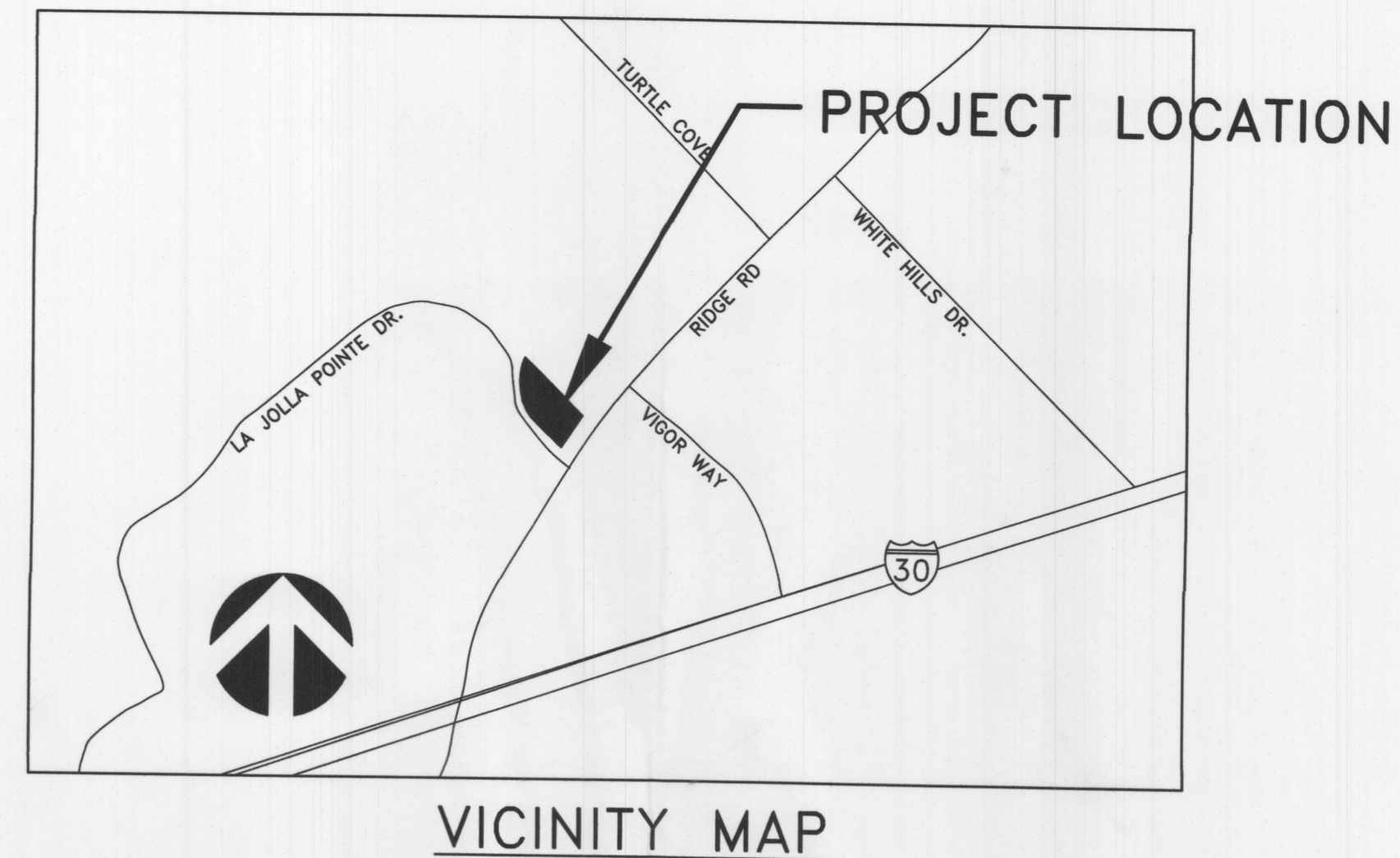
#### Ordering Information

**EXAMPLE:** DSX1 LED P7 40K T3M MVOLT SPA NLTAR2 PIRHN DDBXD

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	<b>Forward optics</b>		T1S Type I short (Automotive)	MVOLT <sup>1</sup>	<b>Shipped included</b>
	P1 P4 P7	30K 3000 K	T5S Type V short <sup>1</sup>	3XVOLT	SPA Square pole mounting
	P2 P5 P8	40K 4000 K	T5S Type V short <sup>1</sup>	27V-480V <sup>1,2,3</sup>	RPA Round pole mounting <sup>1</sup>
	P3 P6 P9	50K 5000 K	T3M Type II short	120 <sup>1</sup>	WBA Wall bracket <sup>1</sup>
	<b>Retarded optics</b>		T3M Type II short	RCC Backlight cutoff <sup>1</sup>	SPUMBA Square pole universal mounting adapter <sup>1</sup>
	P10 <sup>1</sup> P12 <sup>1</sup>		T3M Type II medium	LCC Left corner cutoff <sup>1</sup>	SPUMBA Round pole universal mounting adapter <sup>1</sup>
	P11 <sup>1</sup> P13 <sup>1</sup>		T3M Type II medium	RCCO Right corner cutoff <sup>1</sup>	<b>Shipped separately</b>
			T3M Type II medium	TFM Forward throw medium	KMAR DDBXD U Most arm mounting bracket adapter (specify finish) <sup>1</sup>

Control options	Other options	Finish
<b>Shipped installed</b>	<b>PIR</b> High/low, median/ambient sensor, 8-15' mounting height, ambient sensor enabled at 36" <sup>1,2</sup>	<b>DDBXD</b> Dark bronze
NLTAR2 nLight All generation 2 enabled <sup>1</sup>	<b>HS</b> House-side shield <sup>1</sup>	<b>DRLD</b> Black
PIRHN Network, high/low motion/ambient sensor <sup>1,2</sup>	<b>SF</b> Single face (120, 277, 347V) <sup>1</sup>	<b>DNAD</b> Natural aluminum
PER NSM sensor back receptacle only (controls ordered separately) <sup>1,2</sup>	<b>DF</b> Double face (120, 240, 480V) <sup>1</sup>	<b>DWHD</b> White
PER5 Five-pin receptacle only (controls ordered separately) <sup>1,2</sup>	<b>LRO</b> Left rotated optics <sup>1</sup>	<b>DDBD</b> Textured dark bronze
PER7 Seven-pin receptacle only (controls ordered separately) <sup>1,2</sup>	<b>ROO</b> Right rotated optics <sup>1</sup>	<b>DRLND</b> Textured black
DMG 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) <sup>1,2</sup>	<b>HA</b> 50° ambient operations <sup>1</sup>	<b>DNATD</b> Textured natural aluminum
DS Dual switching <sup>1,2,3,4</sup>	<b>BAA</b> Buy America(s) Act Compliant <sup>1</sup>	<b>DWNGD</b> Textured white
	<b>Shipped separately</b>	
	IS "Bird spikes" <sup>1</sup>	
	EGS External glare shield	

LITHONIA LIGHTING COMMERCIAL OUTDOOR  
One Lithonia Way • Conyers, Georgia 30012 • Phone: 1-800-705-SERV (7378) • www.lithonia.com  
© 2011-2021 Acuity Brands Lighting, Inc. All rights reserved.



DESCRIPTION	AREA	LOT PERCENTAGE
LOT	29,969 SF	100 %
IMPERVIOUS	17,152 SF	57%
MEDICAL BUILDING	5,835 SF	19%
PAVEMENT AREA	11,317 SF	38%
PERVIOUS	12,168 SF	41%
SIDEWALK AREA	649 SF	2%
MAX. BUILDING HEIGHT PROPOSED	35'-8"	
PARKING REQUIREMENTS		
MEDICAL OFFICE (1,200 S.F.)	5,835 SF	
PARKING PROVIDED	29	
PARKING REQ'D	29	

#### APPROVED:

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

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

PLANNING AND ZONING COMMISSION

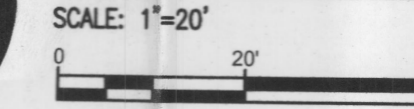
DIRECTOR OF PLANNING AND ZONING

OWNER:  
DR. STAN TOLKACHJOV  
(901)412-2767  
4024 MARBLE HILL RD.  
FRISCO, TEXAS 75034

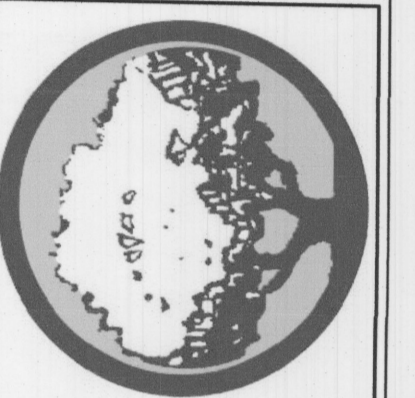
ARCHITECT/PLANNER:  
ARCHITECTONICS TEXAS, LLC  
ROSS RAMSAY  
(469)974-8889  
2235 RIDGE RD. STE 201  
ROCKWALL, TEXAS 75087



PHOTOMETRIC PLAN  
SCALE: 1"=20'



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



NO.	REVISIONS	DATE

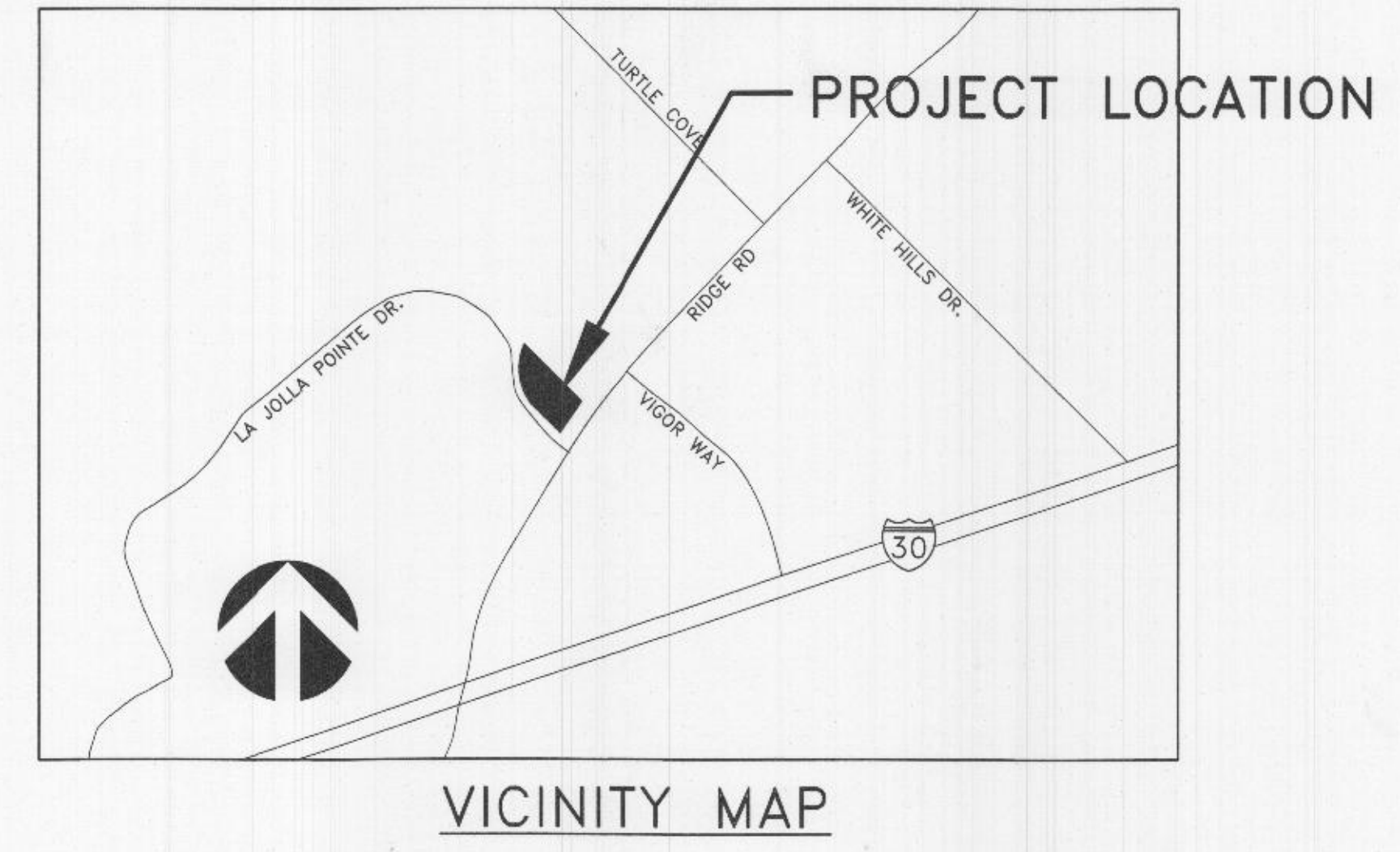
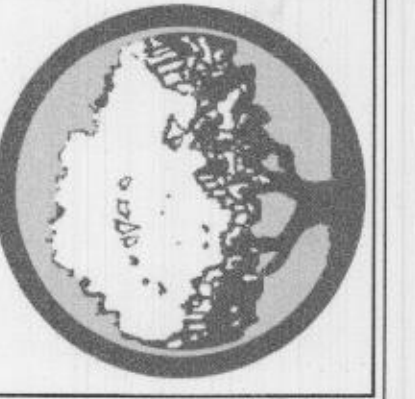
PROJECT NAME AND ADDRESS:  
DR. TOLKACHJOV  
EPIPHANY  
LOT 1 BLOCK D  
LA JOLLA POINTE ADDITION

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	9/17/2021
SCALE	
SHEET NO.	of

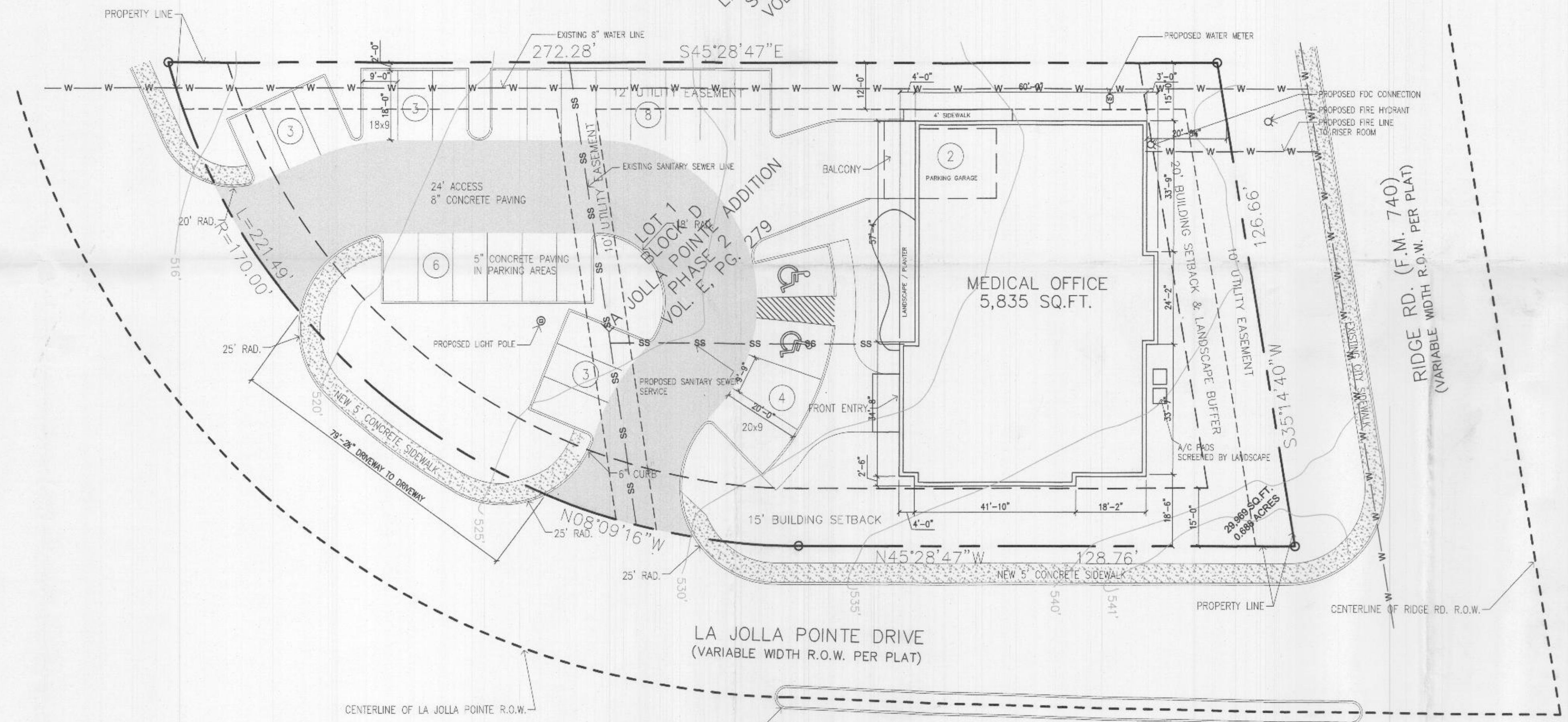
DRAWING NAME:  
SP2021-026



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



LOT 1  
 BLOCK A  
 LAKE POINTE HEALTH  
 SCIENCE CENTER  
 VOL. C, PG. 216



SITE SUMMARY - COMMERCIAL ZONING		
DESCRIPTION		LOT PERCENTAGE
LOT	29,969 SF	100 %
IMPERVIOUS	17,152 SF	57%
MEDICAL BUILDING	5,835 SF	19%
PAVEMENT AREA	11,317 SF	38%
PERVIOUS	12,168 SF	41%
SIDEWALK AREA	649 SF	2%
MAX. BUILDING HEIGHT PROPOSED	35'-8"	
PARKING REQUIREMENTS		
MEDICAL OFFICE (1:200 S.F.)	5,835 SF	
PARKING PROVIDED	27	
PARKING REQ'D	29	
ADDITIONAL PARKING (Garage)	2	

APPROVED:  
 I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 13 DAY OF October, 2021.

WITNESS OUR HANDS, THIS 13 DAY OF October, 2021  
 [Signature] DIRECTOR OF PLANNING AND ZONING  
 [Signature] PLANNING AND ZONING COMMISSION

OWNER:  
 DR. STAN TOLKACHJOV  
 (901)412-2767  
 4024 MARBLE HILL RD.  
 FRISCO, TEXAS 75034

ARCHITECT/PLANNER:  
 ARCHITECTONICS TEXAS, LLC  
 ROSS RAMSAY  
 (469)974-8889  
 2235 RIDGE RD. STE 201  
 ROCKWALL, TEXAS 75087



REVISIONS	DATE
DESCRIPTION/ISSUE	
No.	

PROJECT NAME AND ADDRESS:  
**DR. TOLKACHJOV  
 EPIPHANY**  
 LOT 1 BLOCK D  
 LA JOLLA POINTE ADDITION

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	10/06/2021
SCALE	
SHEET NO.	of

DRAWING NAME:  
 SP2021-026

**REQUIRED TREES (frontage)**

A. STREET TREES  
 1 TREE FOR EVERY 50 L.F. OF FRONTAGE  
 FRONTAGE LENGTH : 476.91' / 50' = 9.5  
 9 TREES REQUIRED  
 (4) TREES EXISTING - 10"/6"/6" HACKBERRY, 10" ELM, (2) 8" ELM

**TREE DESIGNATION KEY**

SYMBOL	DESCRIPTION	MITIGATION RATIO
P	PROTECTED	(1:1)
NP	NON-PROTECTED	(.5:1)

CIRCLED TREES TO BE REMOVED AND REPLACED

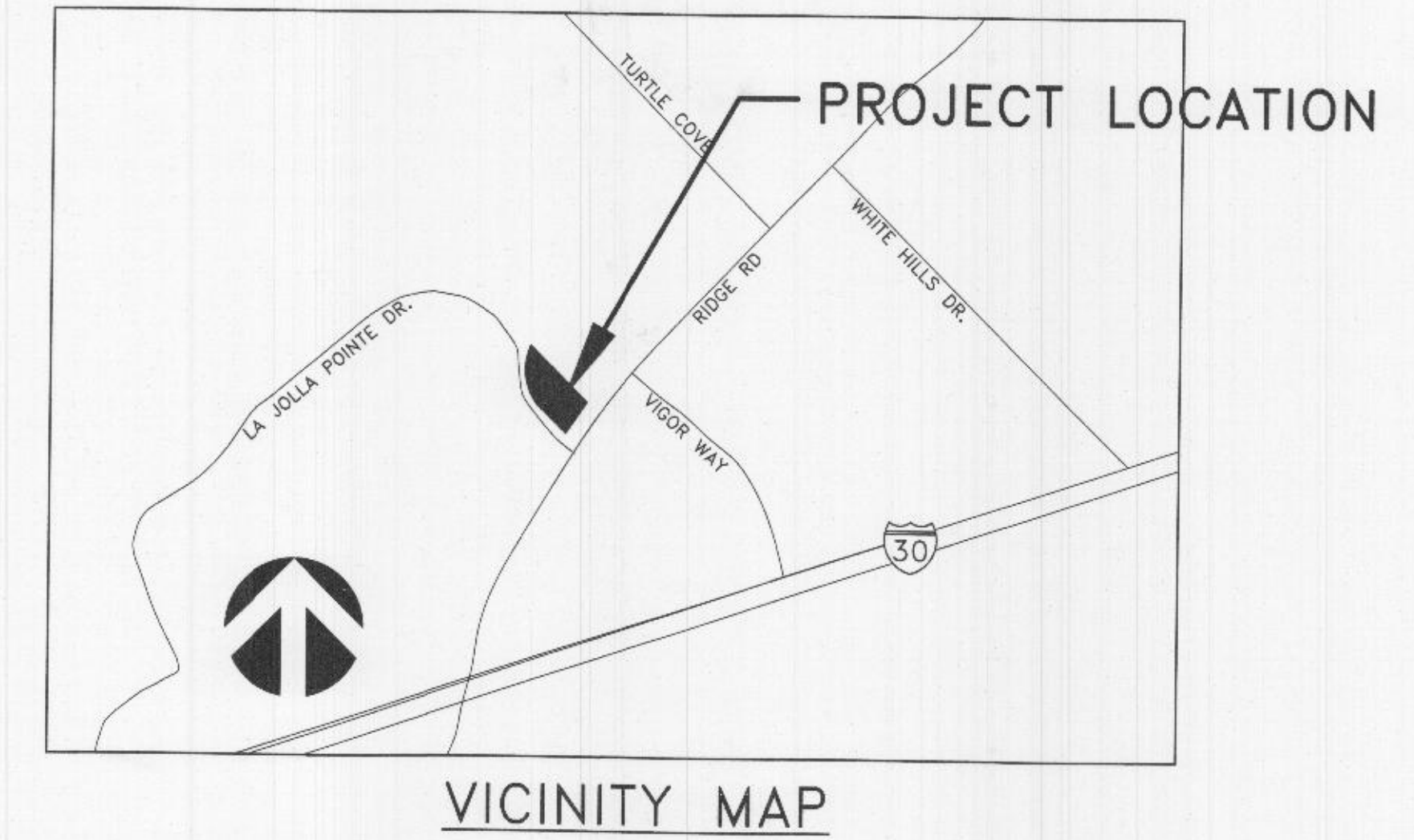
**MITIGATION CALCULATION\***

PROTECTED TREES :	20" X 1	= 20"
NON-PROTECTED TREES	20" X .5	= 10"
TREE REPLACEMENT (*)		= 30"
<b>TOTAL TREE REPLACEMENT</b>		<b>= 30"</b>

NOTE: IRRIGATION DESIGN TO MEET REQUIREMENTS OF UNIFIED DEVELOPMENT CODE

\*APPLIES TO TREES CIRCLED ON PLAN

NOTE: NO TREES TO BE PLANTED WITHIN 5'-0" OF ANY PUBLIC WATER OR SEWER UTILITY.

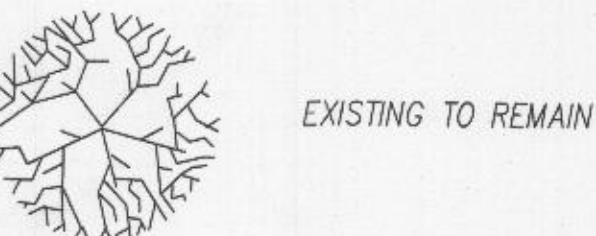


**PLANT SCHEDULE**

	QTY. -	SIZE -	TYPE Annuals	SPACING 6"-12"
	QTY. 9	SIZE #5	TYPE Cenizo ( <i>Leucophyllum frutescens compacta</i> )	SPACING > 30"
	QTY. 40	SIZE #5	TYPE St. Johnswort ( <i>Hypericum</i> )	SPACING > 24"
	QTY. -	SIZE #5	TYPE Dwarf Burford ( <i>Ilex cornuta 'Burfordi' nana</i> )	SPACING > 30"

**TREE SCHEDULE**

	QTY. 9	SIZE 4.0 inches	TYPE RED OAK ( <i>Quercus falcata</i> )	SPACING > 15'-0"
	QTY. 1	SIZE 4.0 inches	TYPE Sweet Gum ( <i>Liquidambar styraciflua</i> )	SPACING -
	QTY. 6	SIZE 4.0 inches	TYPE Chaste Tree ( <i>Vitex Agnus-castus</i> )	SPACING -
	QTY. 12	SIZE 4.0 inches	TYPE Crape Myrtle ( <i>Lagerstroemia indica</i> )	SPACING -



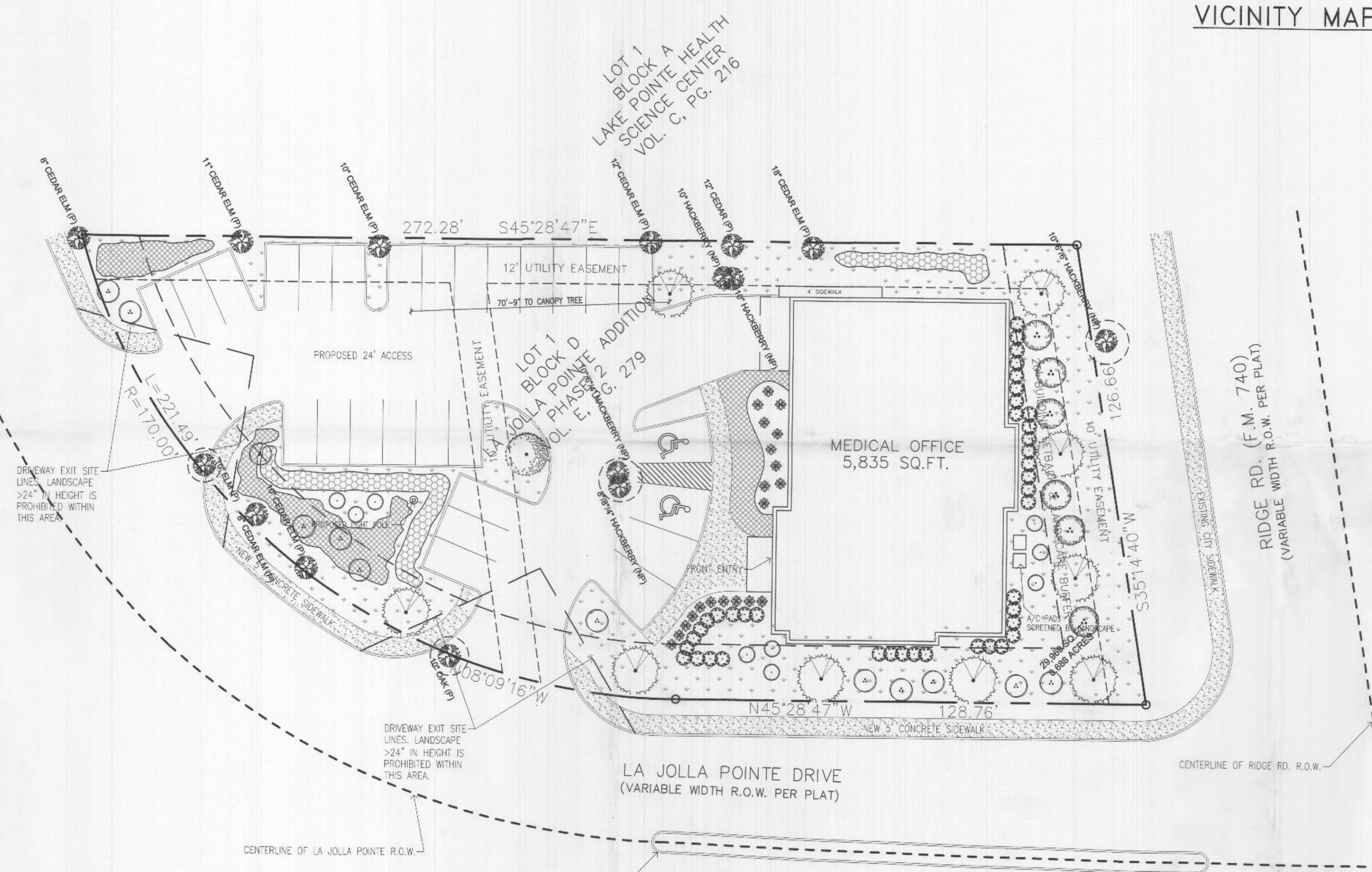
EXISTING TO REMAIN



TO BE REMOVED / MITIGATED

**GROUND COVER**

	BERMUDA GRASS ( <i>Cynodon dactylon</i> )
	ASIAN JASMINE ( <i>Trachelospermum asiaticum</i> )



**SITE SUMMARY - COMMERCIAL ZONING**

DESCRIPTION	AREA	LOT PERCENTAGE
LOT	29,969 SF	100 %
IMPERVIOUS	17,152 SF	57%
MEDICAL BUILDING	5,835 SF	19%
PAVEMENT AREA	11,317 SF	38%
PERVIOUS	12,168 SF	41%
SIDEWALK AREA	649 SF	2%
MAX. BUILDING HEIGHT PROPOSED	35'-8"	
PARKING REQUIREMENTS		
MEDICAL OFFICE (1:200 S.F.)	5,835 SF	
PARKING PROVIDED	27	
PARKING REQ'D	29	
ADDITIONAL PARKING (Garage)	2	

APPROVED:

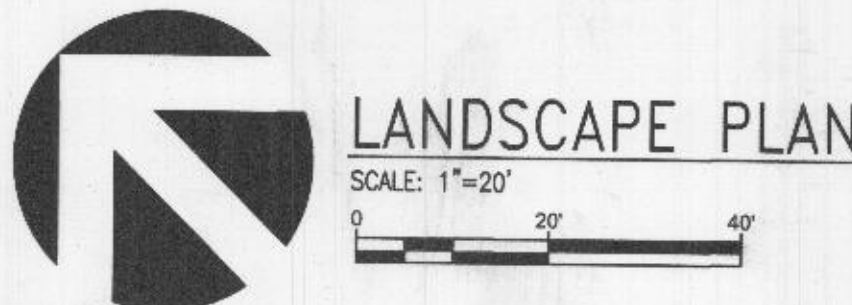
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 13 DAY OF October, 2021.

WITNESSE OUR HANDS, THIS 13 DAY OF October, 2021.

PLANNING AND ZONING COMMISSION  
 DIRECTOR OF PLANNING AND ZONING

OWNER:  
 DR. STAN TOLKACHJOV  
 (901)412-2767  
 4024 MARBLE HILL RD.  
 FRISCO, TEXAS 75034

ARCHITECT/PLANNER:  
 ARCHITECTONICS TEXAS, LLC  
 ROSS RAMSAY  
 (469)974-8889  
 2235 RIDGE RD. STE 201  
 ROCKWALL, TEXAS 75087



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



REVISIONS	DATE

PROJECT NAME AND ADDRESS:  
 DR. TOLKACHJOV  
 EPIPHANY  
 LOT 1 BLOCK D  
 LA JOLLA POINTE ADDITION

PROJECT No.	
DRAWN BY	
CHECKED BY	
DATE	10/06/2021
SCALE	
SHEET NO.	of
DRAWING NAME:	



### D-Series Size 1 LED Area Luminaire



**Specifications**

EPA: 1.01 ft<sup>2</sup>  
(0.093 m<sup>2</sup>)

Length: 33"  
(0.838 m)

Width: 13"  
(0.330 m)

Height H1: 7-1/2"  
(0.188 m)

Height H2: 3-1/2"  
(0.089 m)

Weight (max): 27 lbs  
(12.2 kg)

Model Number	DSX-1LED P2 50K T3M MVOLT
Height	18" HEIGHT, 70W
Application	POLE LIGHT/PARKING

**Introduction**

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

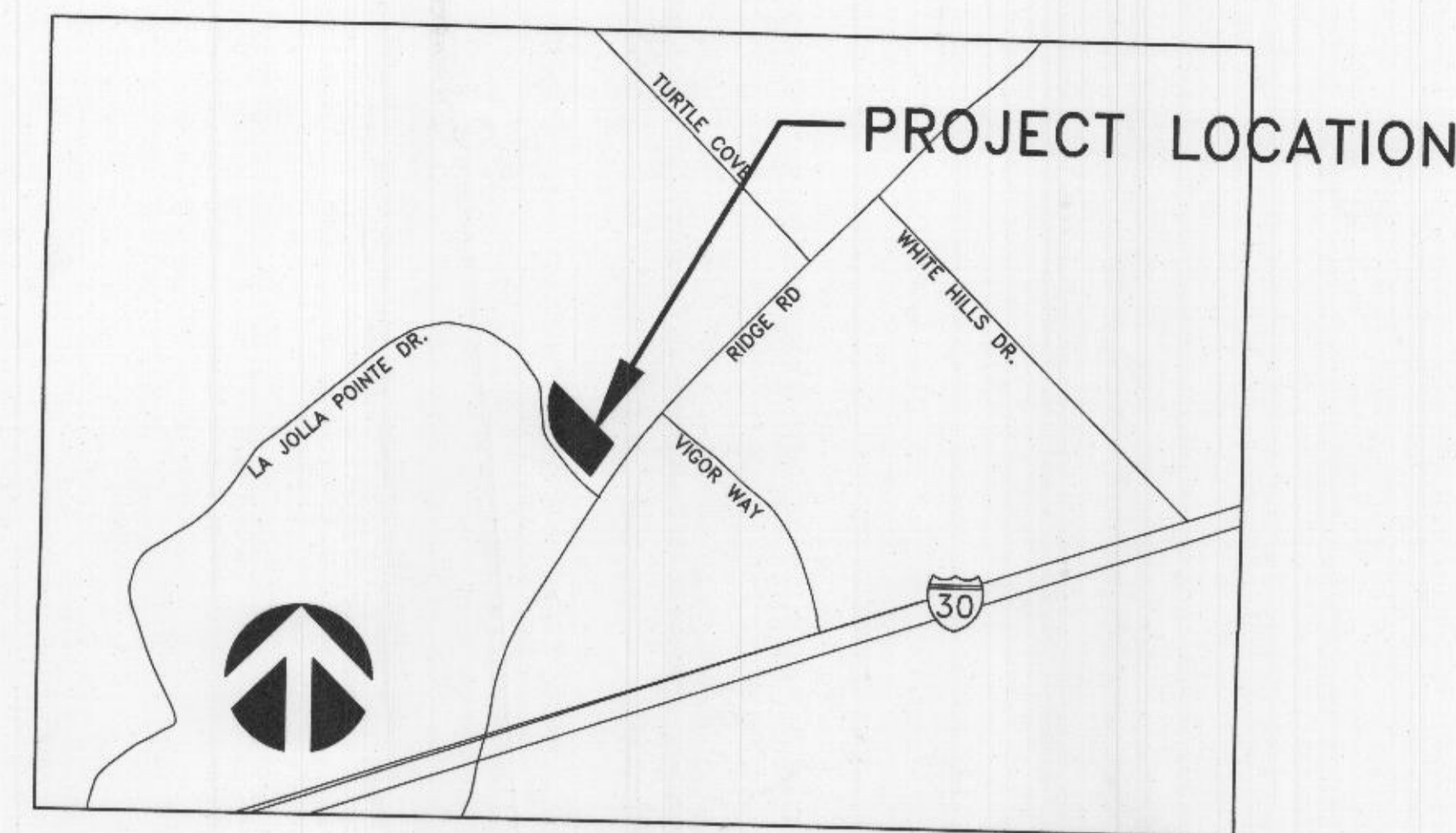
The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

#### Ordering Information

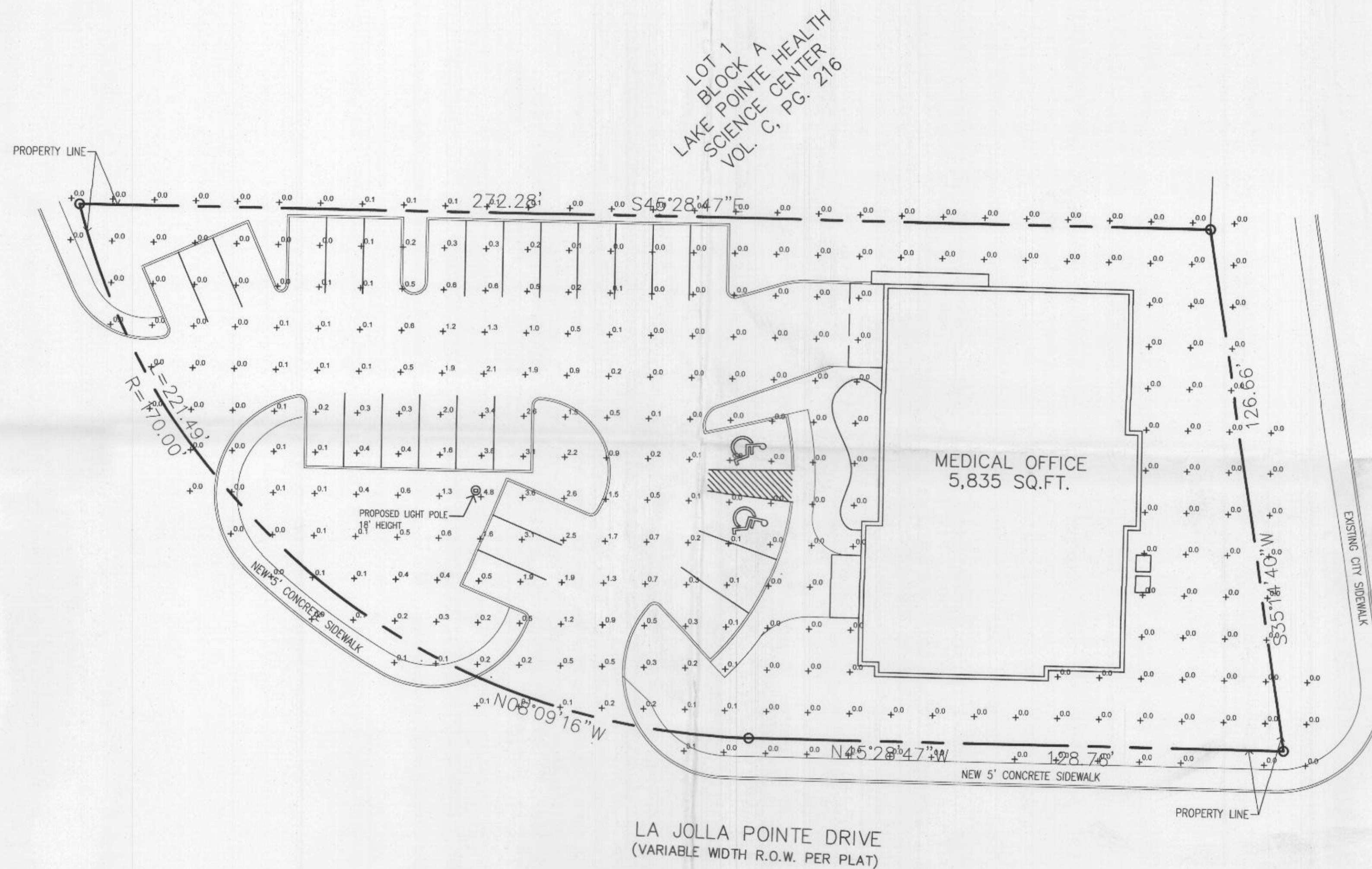
EXAMPLE: DSX1 LED P7 40K T3M MVOLT SPA NLTAR2 PIRHN DDBXD

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	<b>Forward optics</b>	30K 3000 K	T15 Type I short (Aluminum)	MVOLT <sup>1</sup>	<b>Shipped included</b>
	P1 P1 <sup>1</sup> P1 <sup>1</sup>	40K 4000 K	T25 Type II short	XVOLT <sup>1</sup>	
	P2 P5 <sup>1</sup> P8	50K 5000 K	T2M Type II medium	277V-480V <sup>1,2</sup>	
<b>Rotated optics</b>	P3 P6 <sup>1</sup> P9 <sup>1</sup>		T3M Type III medium	120 <sup>1</sup>	<b>Shipped separately</b>
	P10 <sup>1</sup> P12 <sup>1</sup>		T35 Type III short	208 <sup>1</sup>	
	P11 <sup>1</sup> P13 <sup>1</sup>		T3M Type III medium	240 <sup>1</sup>	
			TTM Forward throw medium	277 <sup>1</sup>	
				480 <sup>1</sup>	

Control options	Other options	Finish options
<b>Shipped installed</b>	<b>PIR</b> High/low motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5.0"	<b>DDXD</b> Dark bronze
<b>NETS2</b> Always on operation, 2 enabled <sup>1</sup>	<b>PIRH</b> High/low motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5.0"	<b>DBLD</b> Black
<b>PIRH</b> Network, high-flow motion/ambient sensor <sup>1</sup>	<b>PIRHCV</b> High/low motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5.0"	<b>DNAX</b> Natural aluminum
<b>PER</b> Network, lock override only (optional ordered separately) <sup>1</sup>	<b>PIRHCV</b> High/low motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5.0"	<b>DWHD</b> White
<b>PER5</b> Free pin receptacle only (optional ordered separately) <sup>1,2</sup>	<b>PIRHCV</b> High/low motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5.0"	<b>DDTD</b> Forward dark bronze
<b>PER7</b> Screw-pin receptacle only (optional ordered separately) <sup>1,2</sup>	<b>PIRHCV</b> High/low motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5.0"	<b>DRLD</b> Forward dark bronze
<b>DMS</b> 0-10v dimming wires pulled outside fixture (for use with an external control, ordered separately) <sup>1,2</sup>	<b>FAD</b> Field adjustable output <sup>1,2</sup>	<b>DNAXD</b> Forward natural aluminum
<b>DS</b> Dual switching <sup>1,2,3</sup>		<b>DNWGD</b> Textured white
	<b>Shipped separately</b>	
	<b>HS</b> Bird spikes <sup>1</sup>	
	<b>ESS</b> Lensless glare shield	



VICINITY MAP



SITE SUMMARY - COMMERCIAL ZONING		
DESCRIPTION		LOT PERCENTAGE
LOT	29,969 SF	100 %
IMPERVIOUS	17,152 SF	57%
MEDICAL BUILDING	5,835 SF	19%
PAVEMENT AREA	11,317 SF	38%
PERVIOUS	12,168 SF	41%
SIDEWALK AREA	649 SF	2%
MAX. BUILDING HEIGHT PROPOSED	35'-8"	
PARKING REQUIREMENTS		
MEDICAL OFFICE (1,200 S.F.)	5,835 SF	
PARKING PROVIDED	29	
PARKING REQ'D	29	

APPROVED:

I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 13 DAY OF October, 2021.

WITNESS OUR HANDS, THIS 13 DAY OF October, 2021.

PLANNING AND ZONING COMMISSION

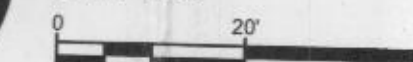
DIRECTOR OF PLANNING AND ZONING

OWNER:  
DR. STAN TOLKACHJOV  
(901)412-2767  
4024 MARBLE HILL RD.  
FRISCO, TEXAS 75034



PHOTOMETRIC PLAN

SCALE: 1"=20'



ARCHITECT/PLANNER:  
ARCHITECTONICS TEXAS, LLC  
ROSS RAMSAY  
(469)974-8889  
2235 RIDGE RD., STE 201  
ROCKWALL, TEXAS 75087

DATE

REVISIONS  
DESCRIPTION/ISSUE

No.

PROJECT NAME AND ADDRESS:  
DR. TOLKACHJOV

PROJECT NO.  
DRAWN BY  
CHECKED BY  
DATE  
SCALE  
SHEET NO.

DRAWING NAME

SP20





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



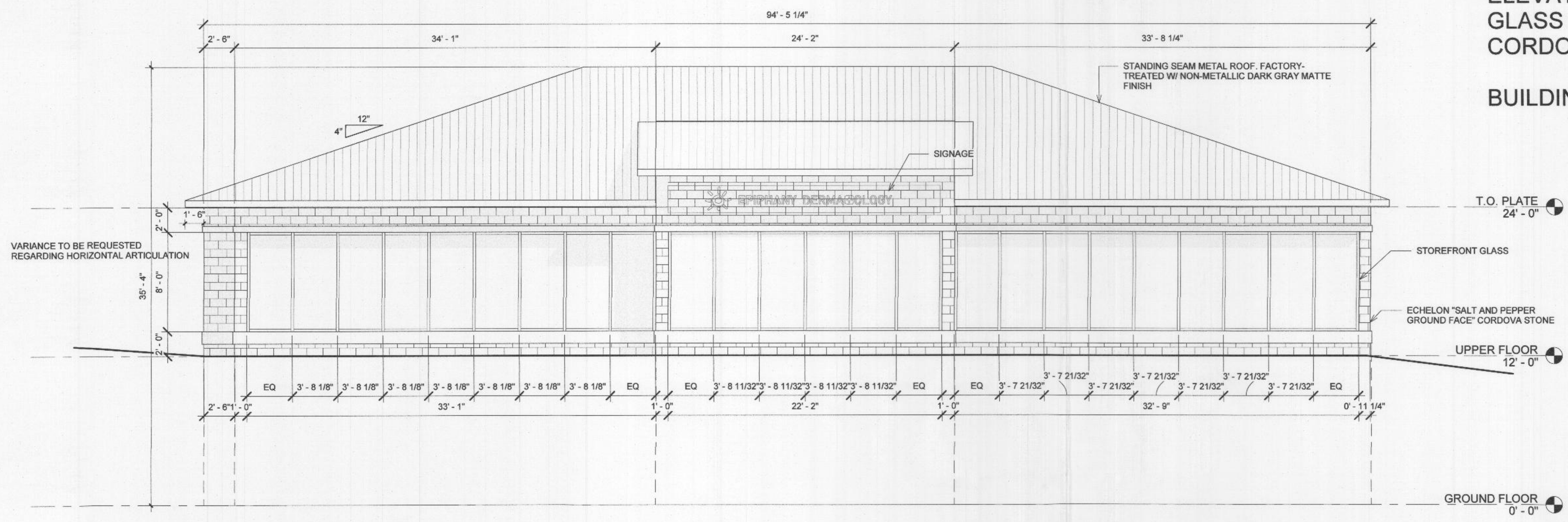
REVISIONS	DATE
DESCRIPTION/ISSUE	
No.	

PROJECT NAME AND ADDRESS  
**DR. TOLKACHJOV  
 MEDICAL BUILDING  
 LOT 1 BLOCK D  
 LA JOLLA POINTE ADDITION**

PROJECT No.	
DRAWN BY	Author
CHECKED BY	Checker
DATE	04/28/2021
SCALE	3/16" = 1'-0"
SHEET NO.	of

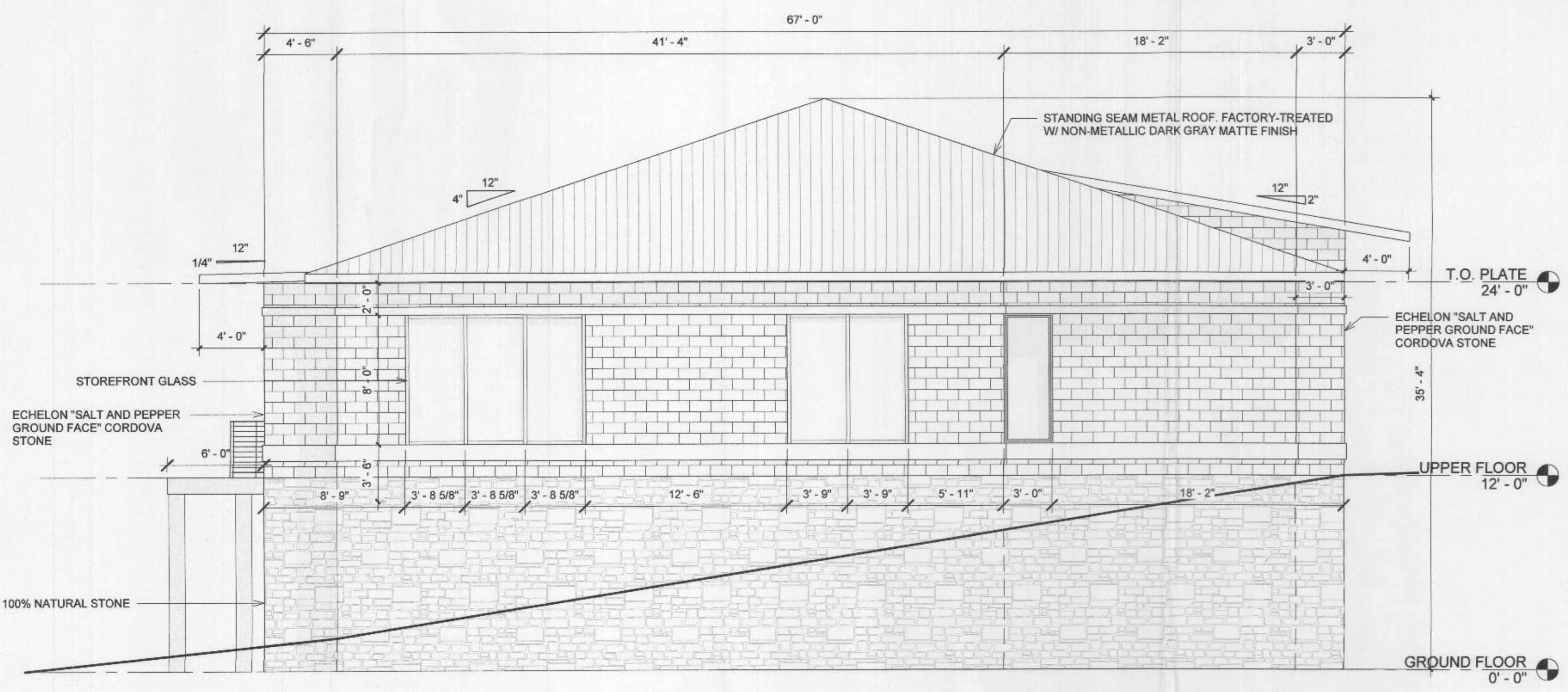
DRAWING NAME:  
**ELEVATIONS -  
 N & E**

**A2.0**



3 EAST ELEVATION  
 3/16" = 1'-0"

**MATERIAL USAGE (%)**  
 ELEVATION AREA: 1147.12 SF  
 GLASS WINDOWS: 702.67 SF 61.3%  
 CORDOVA STONE: 444.45 SF 38.7%  
 BUILDING HEIGHT: 35'-4"



4 SOUTH ELEVATION  
 3/16" = 1'-0"

**MATERIAL USAGE (%)**  
 ELEVATION AREA: 1169.32 SF  
 GLASS WINDOWS: 171.95 SF 14.8%  
 CORDOVA STONE: 415.37 SF 50%  
 NATURAL STONE: 582 SF 35.2%  
 BUILDING HEIGHT: 35'-4"

APPROVED:  
 I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 13 DAY OF October, 2021.  
 WITNESS OUR HANDS, THIS 13 DAY OF October, 2021.  
 [Signature] PLANNING AND ZONING COMMISSION [Signature] DIRECTOR OF PLANNING AND ZONING

OWNER:  
 DR. STAN TOLKACHJOV  
 (901)412-2767  
 4024 MARBLE HILL RD.  
 FRISCO, TEXAS 75034

ARCHITECT/PLANNER:  
 ARCHITECTONICS TEXAS, LLC  
 ROSS RAMSAY  
 (469)974-8889  
 2235 RIDGE RD. STE 201  
 ROCKWALL, TEXAS 75087



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



REVISIONS	DATE
DESCRIPTION/ISSUE	
No.	

PROJECT NAME AND ADDRESS  
**DR. TOLKACHJOV  
 MEDICAL BUILDING**  
 LOT 1 BLOCK D  
 LA JOLLA POINTE ADDITION

PROJECT NO.	
DRAWN BY	Author
CHECKED BY	Checker
DATE	04/29/2021
SCALE	3/16" = 1'-0"
SHEET NO.	of

DRAWING NAME:  
**ELEVATIONS -  
 S & W**

**A2.1**

**MATERIAL USAGE (%)**

ELEVATION AREA:	2268.25 SF	
GLASS WINDOWS:	1112.58 SF	48%
ALUMINUM FLASHING:	40 SF	2%
CORDOVA STONE:	465.67 SF	20%
NATURAL STONE:	650 SF	30%

**BUILDING HEIGHT: 35'-4"**

T.O. PLATE  
24'-0"

UPPER FLOOR  
12'-0"

GROUND FLOOR  
0'-0"

**MATERIAL USAGE (%)**

ELEVATION AREA:	1429.19 SF	
GLASS WINDOWS:	169.9 SF	11.9%
CORDOVA STONE:	678.19 SF	47.4%
NATURAL STONE:	582 SF	59.7%

APPROVED:

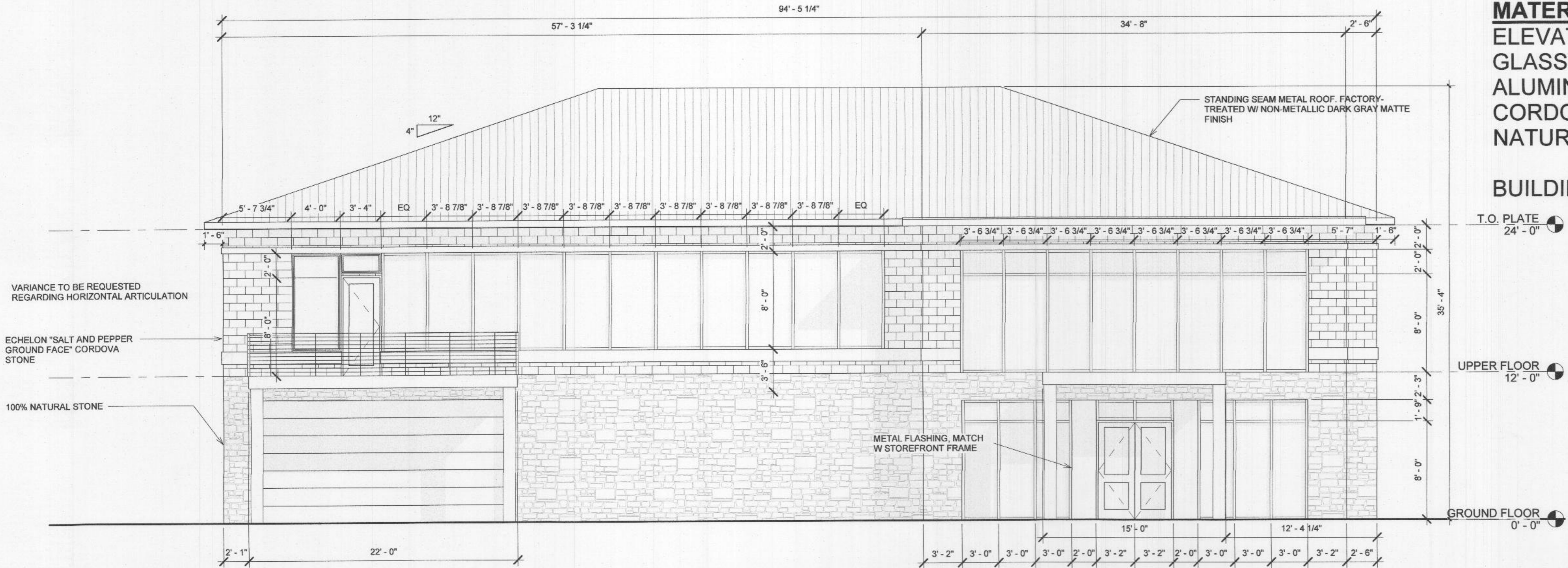
I HEREBY CERTIFY THAT THE ABOVE AND FOREGOING SITE PLAN FOR A DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS, WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE 13 DAY OF October, 2021.

WITNESS OUR HANDS, THIS 13 DAY OF October, 2021.  
  
 PLANNING AND ZONING COMMISSION

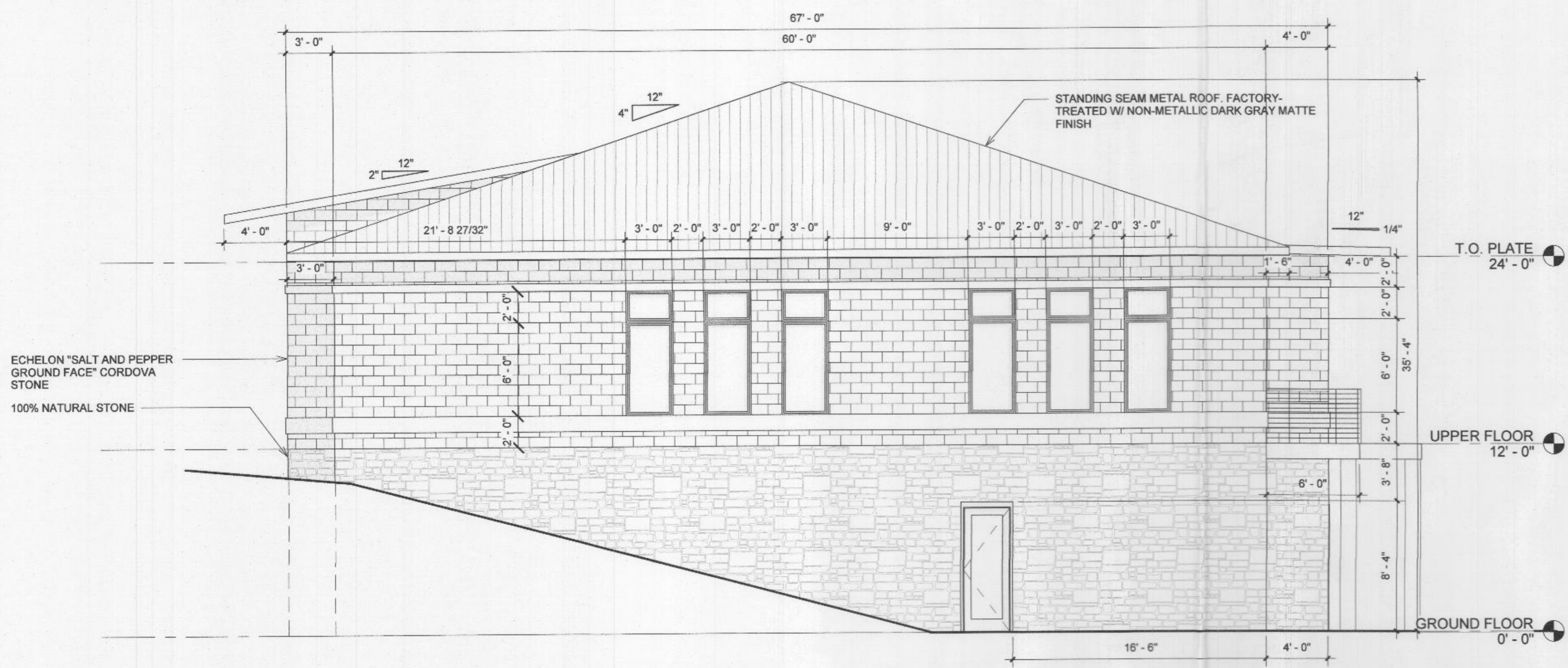
DIRECTOR OF PLANNING AND ZONING

OWNER:  
 DR. STAN TOLKACHJOV  
 (901)412-2767  
 4024 MARBLE HILL RD.  
 FRISCO, TEXAS 75034

ARCHITECT/PLANNER:  
 ARCHITECTONICS TEXAS, LLC  
 ROSS RAMSAY  
 (469)974-8889  
 2235 RIDGE RD. STE 201  
 ROCKWALL, TEXAS 75087



3 WEST ELEVATION  
3/16" = 1'-0"



4 NORTH ELEVATION  
3/16" = 1'-0"



October 22, 2021

TO: Steven Reyes  
Architectonics Texas, LLC  
2235 Ridge Road  
Rockwall, Texas 75087

FROM: Henry Lee  
City of Rockwall Planning and Zoning Department  
385 S. Goliad Street  
Rockwall, TX 75087

SUBJECT: SP2021-026; *Site Plan for a Medical Office*

This letter serves to notify you that the above referenced case (*i.e. Site Plan*) that you submitted for consideration by the City of Rockwall was approved by the Planning and Zoning Commission on October 12, 2021. The following is a record of all recommendations, voting records and conditions of approval:

Staff Recommendations

- (1) All staff comments provided by the Planning, Engineering and Fire Department must be addressed prior to the submittal of engineering plans.
- (2) The subject property will be required to be replatted prior to the issuance of a building permit
- (3) Any construction resulting from the approval of this Site Plan shall conform to the requirements set forth by the Unified Development Code (UDC), the International Building Code (IBC), 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 October 12, 2021, The Planning & Zoning Commission approved a motion to approve the site plan by a vote of 6-0, with Commissioner Moeller absent.

Should you have any questions or concerns regarding your zoning case, please feel free to contact me a (972) 771-7745.

Sincerely,

A handwritten signature in black ink, appearing to read 'Henry Lee', is written over a white background.

Henry Lee  
Planner