PLANNING & ZONING PROPOSED CHANGE(S)

CURRENT FACILITY OWNER IS REQUESTING TO PARK SIX (6) RENTAL TRUCKS IN THE EXISTING FRONT YARD (ST.+STREET PARKING / DRIVE AREA). THIS PROPERTY IS CURRENTLY ZONED "LI" LIGHT COMMERCIAL. THE EXISTING PROPERTIES ACROSS SOUTH GOLIAD STREET / S.H. 205 ARE "RESIDENTIAL" AND ARE CURRENTLY ZONED "PD-13".

THE NEW LANDSCAPE BUFFERS NOTED ALONG THE STREET FRONTAGE OF SOUTH GOLIAD STREET / S.H. 205 AND MIMS ROAD ARE PROPOSED TO ALLOW FOR THE PARKING OF THE PREVIOUSLY NOTED SIX (6) RENTAL TRUCKS.

NOTE:
NO CHANGES ARE PROPOSED TO THE EXISTING ZONING AND OR THE EXISTING TUCKING FACILITY SUPPORT BUILDINGS AND OR ASSOCIATED OFF-STREET PARKING AREAS.

LANDSCAPE BUFFER NOTES

1. (#) NEW TREES WILL BE PLANTED WITHIN (X) OF ANY PUBLIC WATER SEWER AND OR STORM DRAIN LINE THAT IS (X") IN DIAMETER OR LARGE.
2. (#) NEW TREES WILL BE PLANTED WITHIN X' OF ANY PUBLIC WATER SEWER AND OR STORM DRAIN LINE THAT IS LESS THAN (X") IN DIAMETER.

VICINITY MAP

SOUTH GOLIAD STREET / S.H. 205

MIMS ROAD

PROPERTY LINE

APPROX. AREA OF PROPOSED LANDSCAPE BUFFER, REFER TO LANDSCAPE DRAWINGS

(6) (E) PROPOSED RENTAL TRUCK PARKING SPACES

EXISTING OFF-STREET PARKING AND FIRE LANE FOR EXISTING OFFICE BUILDING

EXISTING OFFICE BUILDING
11,715 S.F.

EXISTING OFF-STREET PARKING AND FIRE LANE FOR EXISTING OFFICE BUILDING

PROPERTY LINE

GRAPHIC SCALE
0 30 60
15

01 PARTIAL ENLARGED SITE PLAN
SCALE: 1/30" = 1'-0"

PROJECT INFORMATION:
PENSKE / EPES
TRUCK FACILITY RENOVATION
2690 SOUTH GOLIAD ST.
ROCKWALL, TEXAS

OWNERS INFORMATION:
PENSKE / EPES
CONTACT: SCOTT HOLBERT
5600 N. MAC ARTHUR BLVD.
IRVING, TX. 75038
PHONE: 972-674-1511

DEVELOPERS INFORMATION:
PENSKE / EPES
CONTACT: SCOTT HOLBERT
5600 N. MAC ARTHUR BLVD.
IRVING, TX. 75038
PHONE: 972-674-1511

(SP2022-008)
SITE PLAN SIGNATURE BLOCK

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 & Zoning Commission of the City of Rockwall on the [28th] day of [February] month, [2022] year.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

PENSKE / EPES TRUCK FACILITY RENOVATION

2690 South Goliad Street, Rockwall, Texas

02-04-22

No.	Date	Item

Issue Drawing Log

JAL Architect Group

Drawn
Checked
Project No.: 2022-004
Issue Date: 02-04-22

SHEET

PARTIAL ENLARGED SITE PLAN (SP2022-008)

A1.0

01 EPES / PENSKE - OVERALL AERIAL SITE PLAN

PARKING ANALYSIS FOR EXISTING MAIN OFFICE / PROPOSED TRUCK RENTAL BLDG. / OFFICE

EXISTING FRONT CURB OFF-STREET PARKING AREA PROVIDES PARKING AREA FOR AN EXISTING 11,719 S.F. EXISTING OFFICE BUILDING.

"CITY OF ROCKWALL – TABLE 5: PARKING REQUIRED SCHEDULE, OFFICE BUILDING 1/300 S.F. MIN. PARKING REQUIRED"

EXISTING PARKING REQUIRED FOR EXISTING OFFICE BLDG.: 11,719 S.F. (1/300) = 40

EXISTING STANDARD PARKING SPACES	= 95
EXISTING HANDICAP PARKING SPACES	= 57
TOTAL EXISTING PARKING SPACES	= 152
PROPOSED RENTAL TRUCK PARKING SPACES	=(40)
TOTAL PARKING REMAINING PARKING SPACES	= 112

BUILDING AND PARKING INFORMATION FOR EXISTING TRUCKING FACILITY

NOTE: ALL EXISTING SITE PARKING TO THE EXISTING TRUCKING FACILITY SURVEY BUILDINGS ARE ON ASSOCIATED OFF-STREET PARKING AREAS.

EXISTING "TRUCK WASH/ SERVICE BUILDING"	= 6,000 S.F. (APPROX.)
EXISTING "STORAGE BUILDING"	= 8,000 S.F. (APPROX.)
EXISTING "TRUCK TRACTOR SERVICE BUILDING"	= 8,000 S.F. (APPROX.)
EXISTING "TRUCK DRIVER WAITING BUILDING"	= 2,000 S.F. (APPROX.)
EXISTING ON-SITE TRUCK DRIVER PARKING AREA	= 36 PARKING SPACES

PROJECT INFORMATION:

OWNERS INFORMATION:

DEVELOPERS INFORMATION:

(SP2022-008)
SITE PLAN SIGNATURE BLOCK

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 & Zoning Commission of the City of Rockwall on the 22 day of the March, 2022.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning

PENSKE / EPES TRUCK FACILITY RENOVATION

2890 South Goliad Street, Rockwall, Texas

03-04-22

No.	Date	Item
		Issued Drawing Log

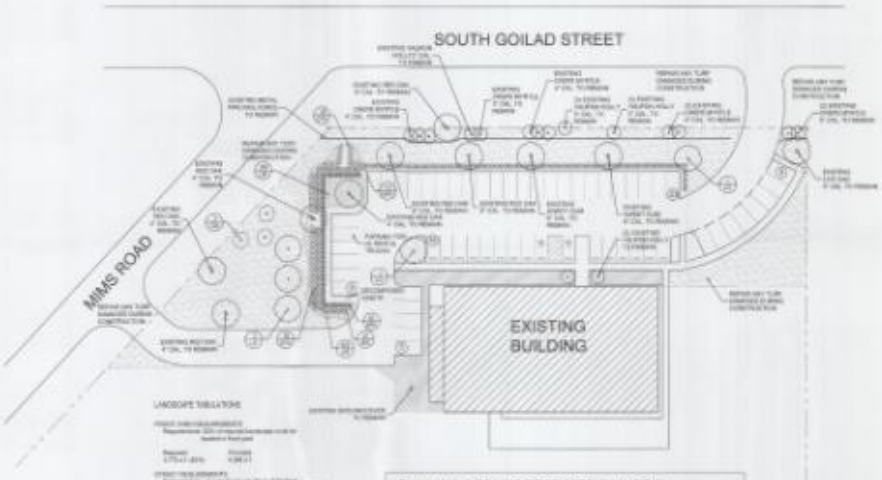
JAL Architect Group

Drawn
Checked
Project No. 2021-000
Issue Date 03-04-22

SHEET

OVERALL AERIAL SITE PLAN (SP2022-008)

A1.1



PLANNING & ZONING PROPOSED CHANGE(S)

CURRENT FACILITY OWNER IS REQUESTING TO PARK (2) (2) RENTAL TRUCKS IN THE EXISTING FRONT YARD OFF-STREET PARKING / DRIVE AREA THAT PROPERTY IS CURRENTLY ZONED "HC" HEAVY COMMERCIAL. THE EXISTING PROPERTIES ACROSS SOUTH GOILAD STREET / S.H. 205 ARE "RESIDENTIAL" AND ARE CURRENTLY ZONED "PD-11".

THE NEW LANDSCAPE BUFFER(S) NOTED ALONG THE STREET FRONTAGE OF SOUTH GOILAD STREET / S.H. 205 AND MIMS ROAD ARE PROPOSED TO ALLOW FOR THE PARKING OF THE PREVIOUSLY NOTED RV (S) RENTAL TRUCKS.

NOTE:
NO CHANGES ARE PROPOSED TO THE EXISTING ZONING AND OR THE EXISTING OVERALL FACILITY SUPPORT BUILDINGS AND OR ASSOCIATED OFF-STREET PARKING AREAS.

LANDSCAPE BUFFER NOTES

1. NO NEW TREES WILL BE PLANTED WITHIN 10' OF ANY PUBLIC WATER SEWER AND OR STORM DRAIN LINE THAT IS 10" IN DIAMETER OR LARGER.
2. NO NEW TREES WILL BE PLANTED WITHIN 5' OF ANY PUBLIC WATER SEWER AND OR STORM DRAIN LINE THAT IS LESS THAN 10" IN DIAMETER.

VICINITY MAP

LANDSCAPE NOTES

GOILAD AVE NOTES

GENERAL LAWN NOTES

PLANT MATERIAL SCHEDULE

01 LANDSCAPE PLAN

PROJECT INFORMATION

OWNERS INFORMATION

DEVELOPERS INFORMATION

CP2022-008
SITE PLAN SIGNATURE BLOCK

PENSKE / EPES TRUCK FACILITY RENOVATION

Rockwall, Texas

2690 South Goilad Street,

No.	Date	Item
		Issued Drawing Log

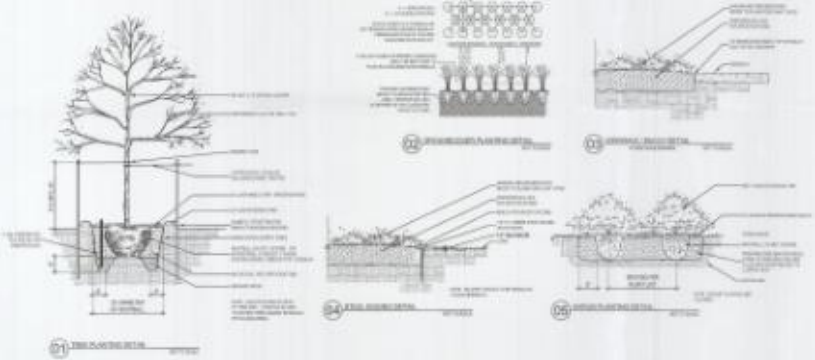
JAL Architect Group

Drawn: JA
Checked: JT
Project No.: 2021-005
Issue Date: 11-01-2022

SHEET

(SP2022-008

L.1
LANDSCAPE PLAN



PROJECT INFORMATION:

OWNERS INFORMATION:

DEVELOPERS INFORMATION:

(SP2022-008)
SITE PLAN SIGNATURE BLOCK

PENSKE / EPES TRUCK FACILITY RENOVATION

2090 South Goliad Street,

Rockwall, Texas

No.	Date	Issue

Issued Drawing Log

JAL Architect Group

(SP2022-008)

L.2

LANDSCAPE SPECIFICATIONS