

AGENDA



ARCHITECTURAL REVIEW BOARD MEETING

CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS

NOVEMBER 12, 2024 IN THE CITY COUNCIL CONFERENCE ROOM AT 5:00 PM

NOTES ABOUT PUBLIC PARTICIPATION = *RED*

(I) CALL TO ORDER

(II) OPEN FORUM

This is a time for anyone to address the Architectural Review Board (ARB) on any topic. Per the policies of the City of Rockwall, public comments are limited to three (3) minutes out of respect for the time of other citizens. On topics raised during the OPEN FORUM, please know that the Architectural Review Board (ARB) is not permitted to respond to your comments during the meeting per the Texas Open Meetings Act.

(III) ACTION AGENDA

(1) **SP2024-042 (ANGELICA GUEVARA)**

Discuss and consider a request by Joanne Vuckovic on behalf of the Pregnancy Resource Center of Lake Ray Hubbard for the approval of a Site Plan for an existing Medical Office Building on a 0.32-acre parcel of land identified as Lot 1, Block A, Pregnancy Resource Center Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 53 (PD-53) for Residential-Office (RO) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1010 Ridge Road, and take any action necessary.

(2) **SP2024-043 (BETHANY ROSS)**

Discuss and consider a request by Jake Hodges of Kimley-Horn on behalf of Jeff Brochette of Vue Real Estate for the approval of a Site Plan for a Medical Office Building on a 8.4841-acre tract of land identified as Tract 2-2 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the southeast corner of the intersection of S. Goliad Street [SH-205] and SH-276, and take any action necessary.

(IV) ADJOURNMENT

The City of Rockwall Planning and Zoning Commission reserves the right to adjourn into executive session at any time to discuss any matters listed on the agenda above, as authorized by Texas Government Code §551.071 (Consultation with City Attorney).

This facility is wheelchair accessible and accessible parking spaces are available. Request for accommodations or interpretive services must be made 48 hours prior to this meeting. Please contact the City Secretary's Office at (972) 772-6406 for further information.

I, Melanie Zavala, Planning and Zoning Coordinator for the City of Rockwall, Texas, do hereby certify that this Agenda was posted at City Hall, in a place readily accessible to the general public at all times, on November 8, 2024 prior to 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.



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: November 12, 2024
APPLICANT: Joanne Vuckovic; *Pregnancy Resource Center*
CASE NUMBER: SP2024-042; *Site Plan for 1010 Ridge Road (Pregnancy Resource Center)*

SUMMARY

Consider a request by Joanne Vuckovic on behalf of the Pregnancy Resource Center of Lake Ray Hubbard for the approval of an Site Plan for an existing *Medical Office Building* on a 0.32-acre parcel of land identified as Lot 1, Block A, Pregnancy Resource Center Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 53 (PD-53) for Residential-Office (RO) District land uses, situated within the Scenic Overlay (SOV) District, addressed as 1010 Ridge Road, and take any action necessary.

BACKGROUND

On July 28, 1952, a final plat was recorded with Rockwall County establishing the subject property as Lot 3 of the R. S. Lofland Subdivision. The subject property was annexed into the City of Rockwall on June 20, 1959 by *Ordinance No. 59-02* [i.e. *Case No. A1959-002*]. At the time of annexation, the subject property was zoned Agricultural (AG) District. According to the January 3, 1972 historic zoning map, at some point after annexation the subject property was rezoned from Agricultural (AG) District to Single Family 2 (SF-2) District. According to the May 16, 1983 historic zoning map, at some point between January 3, 1972 and May 16, 1983 the subject property was rezoned from Single Family 2 (SF-2) District to Single Family 10 (SF-10) District. On July 1, 2003, the City Council approved to rezone the subject property from Single Family 10 (SF-10) District to Planned Development District 53 (PD-53) for Residential Office (RO) District land uses. On June 9, 2015, the Planning and Zoning Commission approved a site plan case [i.e. *Case No. SP2015-014*] to allow the conversion of the single-family home into a commercial property. On August 17, 2015, the City Council approved a replat [*Case No. P2015-034*] that establish the subject property as Lot 1, Block A, Pregnancy Resource Center Addition. On March 14, 2023, the Planning and Zoning Commission approved an amended site plan [i.e. *Case No. SP2023-005*] to allow a 1,070 SF addition to the 1,200 SF existing *Medical Office Building*. Staff was informed by the Building Inspections Department that the building plans submitted by the applicant for this addition [i.e. *COM2023-5480*] did not align with the approved site plan. The applicant was subsequently notified that revised plans would need to be submitted to the Planning and Zoning Commission for approval.

PURPOSE

On October 18, 2024, the applicant -- *Joanne Vuckovic* -- requested the approval of a Site Plan for the purpose of constructing a new *Medical Office Building* utilizing portions of the existing structure to accommodate extra offices, an expanded reception area, a larger waiting room, a break room, and additional storage space.

ADJACENT LAND USES AND ACCESS

The subject property is located at 1010 Ridge Road. The land uses adjacent to the subject property are as follows:

North: Directly north of the subject property is a 0.31-acre parcel of land (i.e. *Lot 1, Block A, Goodman Addition*) developed with an *office building*. Beyond this is a 0.304-acre parcel of land (i.e. *Lot 1, Block A, R. S. Lofland Addition*) developed with an *office building*. Both properties are zoned Planned Development District 53 (PD-53) for Residential Office (RO) District land uses. Following this is Summit Ridge Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive

Plan. Beyond this is a vacant 0.651-acre parcel of land (i.e. Lots 3, Block A, Lee Rhodes Subdivision) zoned Planned Development District 53 (PD-53) for Residential Office (RO) District land uses.

South: Directly south of the subject property are six (6) parcels of land (i.e. Lot 1, Block 1, Gussio Addition; Lots 2 & 3, Block A, Rock Ridge Office Plaza Addition; Lots 2 & 3, Block A, Walker Addition; Lot 1, Block A, Gamez Addition) developed with commercial land uses that make up the remainder of Planned Development District 53 (PD-53).

East: Directly east of the subject property is Ridge Road, which is classified as a M4D (i.e. major collector, four [4] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 2.00-acre parcel of land (i.e. Eastridge Center Addition) developed with an office building zoned Planned Development District 1 (PD-1) for General Retail (GR) District land uses. Following this is S. Goliad Street, which is classified as a P6D (i.e. principal arterial, six [6] lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

West: Directly west of the subject property is Ridge Road Village residential subdivision, which consists of 185 single-family homes and is zoned Single Family 16 (SF-16) District.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Medical Office Building* is a permitted *by-right* land use in a Residential Office (RO) District. The submitted site plan and building elevations conform to the technical requirements contained within the Unified Development Code (UDC) for a property located within a Residential Office (RO) 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>	10,000 SF	13,939.20 SF; <i>In Conformance</i>
<i>Minimum Lot Frontage</i>	60-Feet	69.77-Feet; <i>In Conformance</i>
<i>Minimum Lot Depth</i>	100-Feet	197.14-Feet; <i>In Conformance</i>
<i>Minimum Front Yard Setback</i>	25-Feet	>25-Feet; <i>In Conformance</i>
<i>Minimum Rear Yard Setback</i>	10-Feet	>10-Feet; <i>In Conformance</i>
<i>Minimum Side Yard Setback</i>	10-Feet	>10-Feet; <i>In Conformance</i>
<i>Maximum Building Height</i>	60-Feet	18-Feet; <i>In Conformance</i>
<i>Max Building/Lot Coverage</i>	60%	16.44%; <i>In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	8 (1 Space per 300 SF)	13; <i>In Conformance</i>
<i>Minimum Landscaping Percentage</i>	20%	X=33.18%; <i>In Conformance</i>
<i>Maximum Impervious Coverage</i>	85-90%	66.82%; <i>In Conformance</i>

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) a *Medical Office Building* is defined as "(a) facility designed to support a range of healthcare services, including diagnostics, treatments, and administrative functions. These services encompass procedures requiring medical devices or the expertise of a qualified medical professional. Examples include but are not limited to medical doctor offices, physical therapy, massage therapy, chiropractic care, Botox treatments, and sonograms." In this case, the applicant is requesting to reconstruct and expand an existing *Medical Office Building*, which is permitted *by-right* according to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC). The proposed site plan also generally conforms to the requirements of the *General Commercial District Standards* and *General Overlay District Standards* as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC) with the exception of the items listed in the *Variances and Exceptions Requested by the Applicant* section of this case memo.

VARIANCES AND EXCEPTIONS REQUESTED BY THE APPLICANT

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

(1) Architectural Standards.

- (a) Primary and Secondary Materials. According to Subsection 06.02(C)(1), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "...each exterior wall of a building's façade shall consist of a minimum of 90% Primary Materials and/or a maximum of 10% Secondary Materials..." In this case, the applicant is proposing to primarily use Hardie Board lap siding in excess of the amount permitted by the *General Overlay District Standards*, and -- *while the building does incorporate masonry materials (i.e. stone and Hardi Board Lap Siding)* -- the applicant's request does not meet the material requirements. This will require a variance from the Planning and Zoning Commission.
- (b) Cementitious Materials. According to Subsection 06.02(C)(2), *Cementitious Materials*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(t)he use of cementitious materials (i.e. stucco, cementitious lap siding, or similar materials approved by the Director of Planning and Zoning or his/her designee) shall be limited to 50.00% of the building's exterior façade..." In this case, the applicant has not provided masonry percentages for each façade; however, two (2) of the facades utilize 100.00% Hardie Board lap siding and the overall structure does not appear to meet this requirement. Based on this, this aspect of the applicant's request will require a variance from the Planning and Zoning Commission.
- (c) Stone. A minimum of 20.00% natural or quarried stone is required on all building facades; however, the Planning and Zoning Commission, upon recommendation from the Architectural Review Board (ARB), may grant the use of a high quality manufactured or cultured stone in lieu of natural or quarried stone if it is determined that the application of the manufactured or cultured stone will be complimentary and integral to the design of the building. In this case, the applicant does not meet the requirement for 20.00% natural or quarried stone on two (2) facades of the proposed building and is proposing a manufactured or cultured stone product for the remaining two (2) sides of the building. This will require a Variance from the Planning and Zoning Commission.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "...an applicant may request the Planning and Zoning Commission grant variances and exceptions 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 (UDC) would create an undue hardship." In addition, the code requires that the applicant provide two (2) compensatory measures that directly offset each requested variance and/or exception, and based on the submitted materials, the applicant's request would require six (6) compensatory measures; however, staff should note that the applicant intends to demolish and reconstruct the same building as was previously on the subject property. In addition, the proposed building elevations indicate that the new structure will maintain continuity with the existing homes and office buildings along Ridge Road, and maintain conformance with the spirit and intent of Planned Development District 53 (PD-53). Based on this, the Director of Planning and Zoning is recommending approval of these three (3) variances.

With this being said, requests for variances to the Unified Development Code (UDC) 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 a variance.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The OURHometown Vision 2040 Comprehensive Plan indicates the subject property is designated for Live/Work land uses and is located within the Scenic District which "...is significantly developed and has residential land uses that range from medium to high density." The area adjacent to Ridge Road represents mixed-use district and includes one of the City's larger mixed residential/office developments..." The primary land uses in the Live/Work designated areas include professional offices, boutiques, art/music studios, and antique and collectable shops. In this case, the applicant is requesting approval of an amended site plan for an existing *Medical Office Building* that already conforms with the Live/Work land use designation. Based on this, the applicant's request appears to conform to the goals and policies of the OURHometown Vision 2040 Comprehensive Plan.

ARCHITECTURAL REVIEW BOARD (ARB):

On October 29, 2024, the Architecture Review Board (ARB) reviewed the proposed building elevations and recommended that the applicant provide a material sample board, a colored rendering of the proposed building, and add a double window in the front of the building to create symmetry. The Architectural Review Board will review the updated building elevations and material sample board and provide a recommendation before action is taken by the Planning and Zoning Commission at the November 12, 2024 meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's request for an amended site plan for an existing *office building*, 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 a building permit;
- (2) Landscaping will have to meet the approved Landscape Plan provided with Case SP2023-005;
- (3) Wall signage shall not exceed ten (10) percent of the front face area of the building or storefront, or 60 SF, whichever is greater and;
- (4) 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. _____

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹: 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.
²: A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1010 Ridge Rd.

SUBDIVISION _____ LOT _____ BLOCK _____

GENERAL LOCATION _____

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING _____ CURRENT USE _____

PROPOSED ZONING _____ PROPOSED USE _____

ACREAGE _____ 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 Pregnancy Resource Center of Lake Ray Hubbard APPLICANT _____

CONTACT PERSON Joanne Vuckovic CONTACT PERSON _____

ADDRESS 1010 Ridge Rd. ADDRESS _____

CITY, STATE & ZIP Rockwall Tx 75087 CITY, STATE & ZIP _____

PHONE 972-772-8292 PHONE _____

E-MAIL joanne@younpre.org E-MAIL _____

NOTARY VERIFICATION [REQUIRED]

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Joanne Vuckovic [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 \$ 100 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF October, 2024. 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."

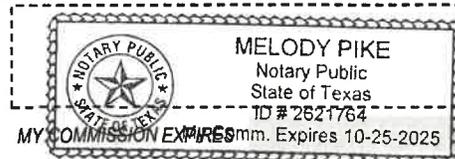
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 17th DAY OF October, 2024.

OWNER'S SIGNATURE

Joanne Vuckovic

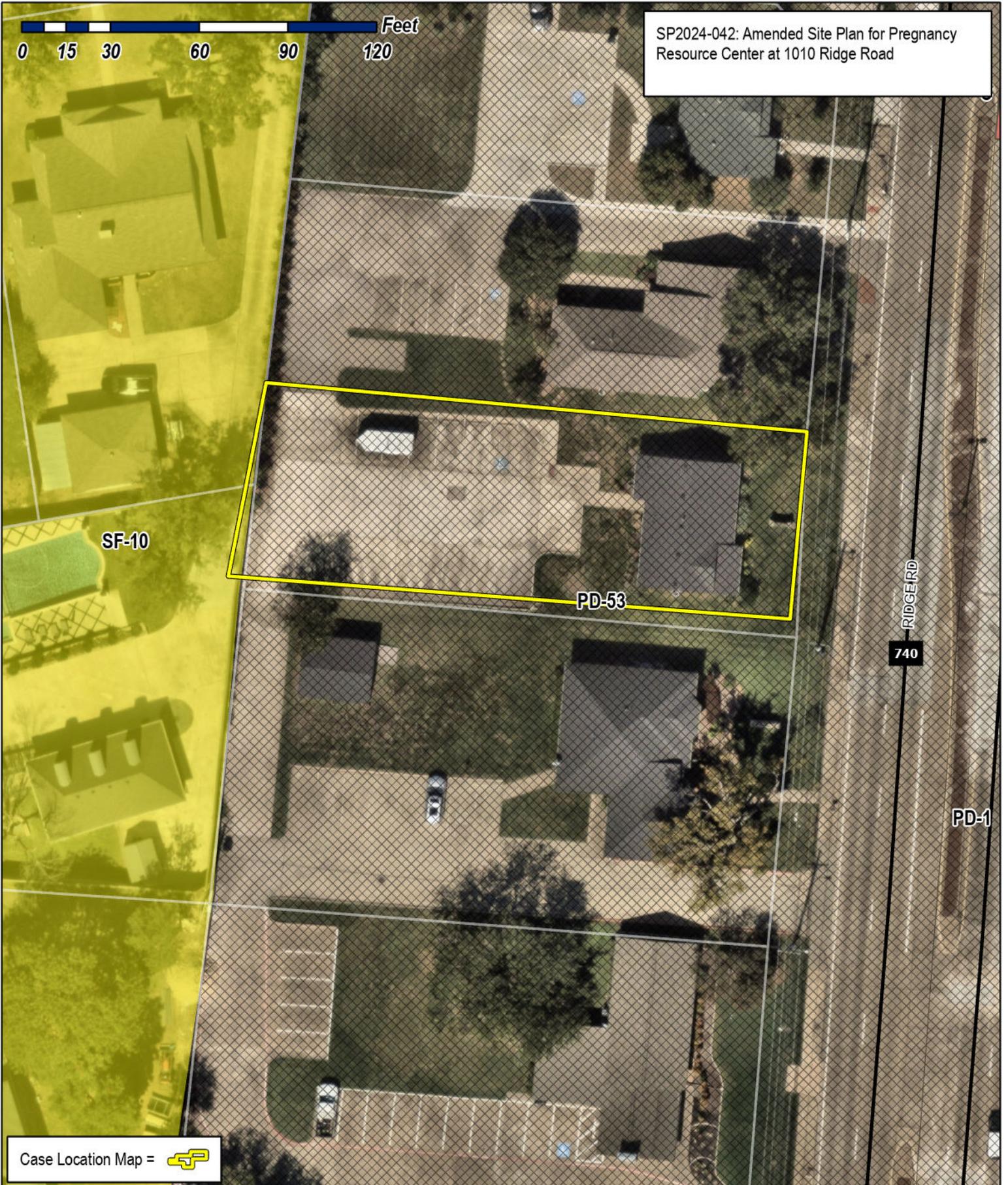
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Melody Pike





SP2024-042: Amended Site Plan for Pregnancy Resource Center at 1010 Ridge Road



Case Location Map =



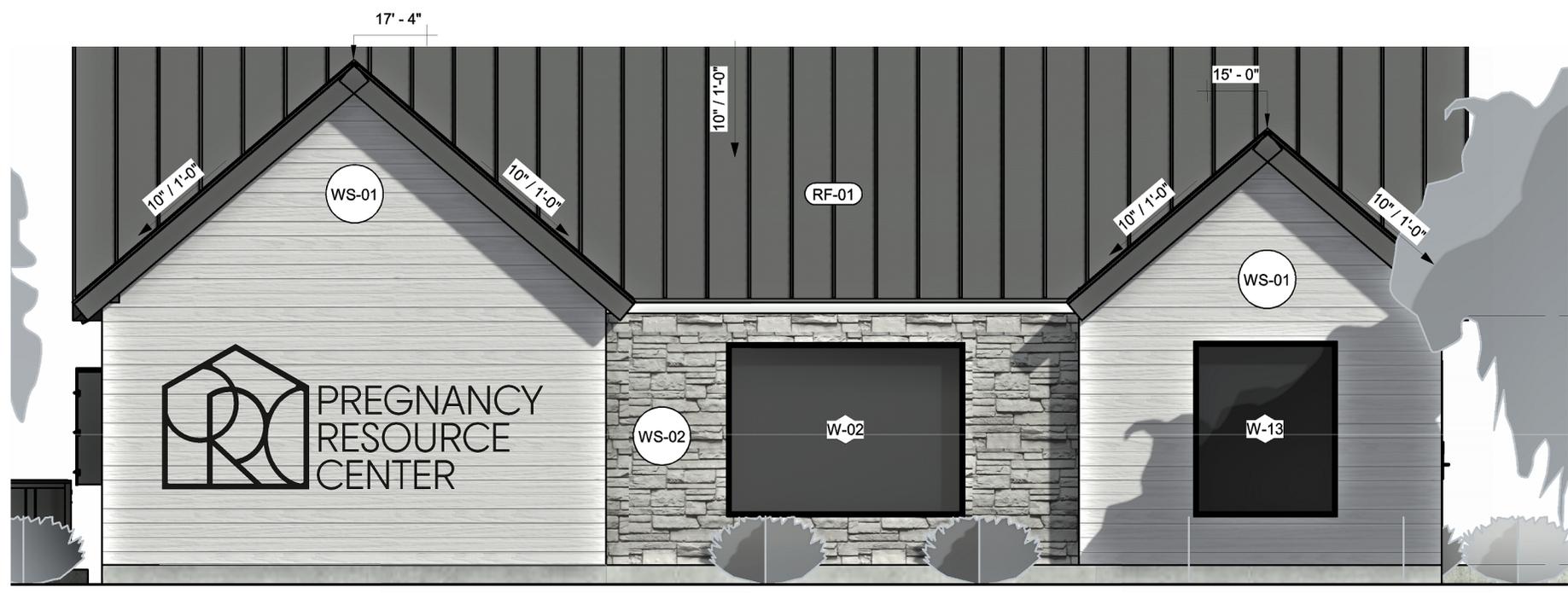
City of Rockwall

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

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



21' - 11"



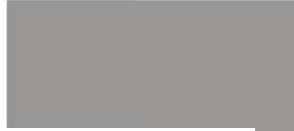
T.O. PLATE (V.I.F.)
8' - 6 5/8"

LEVEL ONE
0' - 0"

01 BUILDING ELEVATION - 01
1/4" = 1'-0"



WS-01 HARDIE PLANK SIDING - ARTIC WHITE



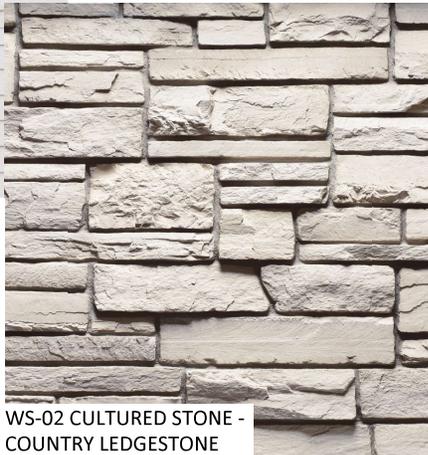
MBCI HIGH BATTEN ROOF PANEL AND COLOR



JELD-WEN SIMPLY MODERN WINDOWS



JELD-WEN SIMPLY MODERN DOORS



WS-02 CULTURED STONE - COUNTRY LEDGESTONE

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 ____ day of _____.

WITNESS OUR HANDS, this ____ day of _____.

Planning & Zoning Commission, Chairman

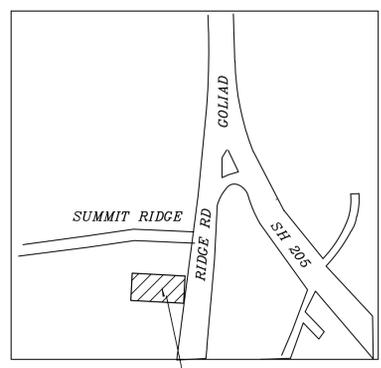
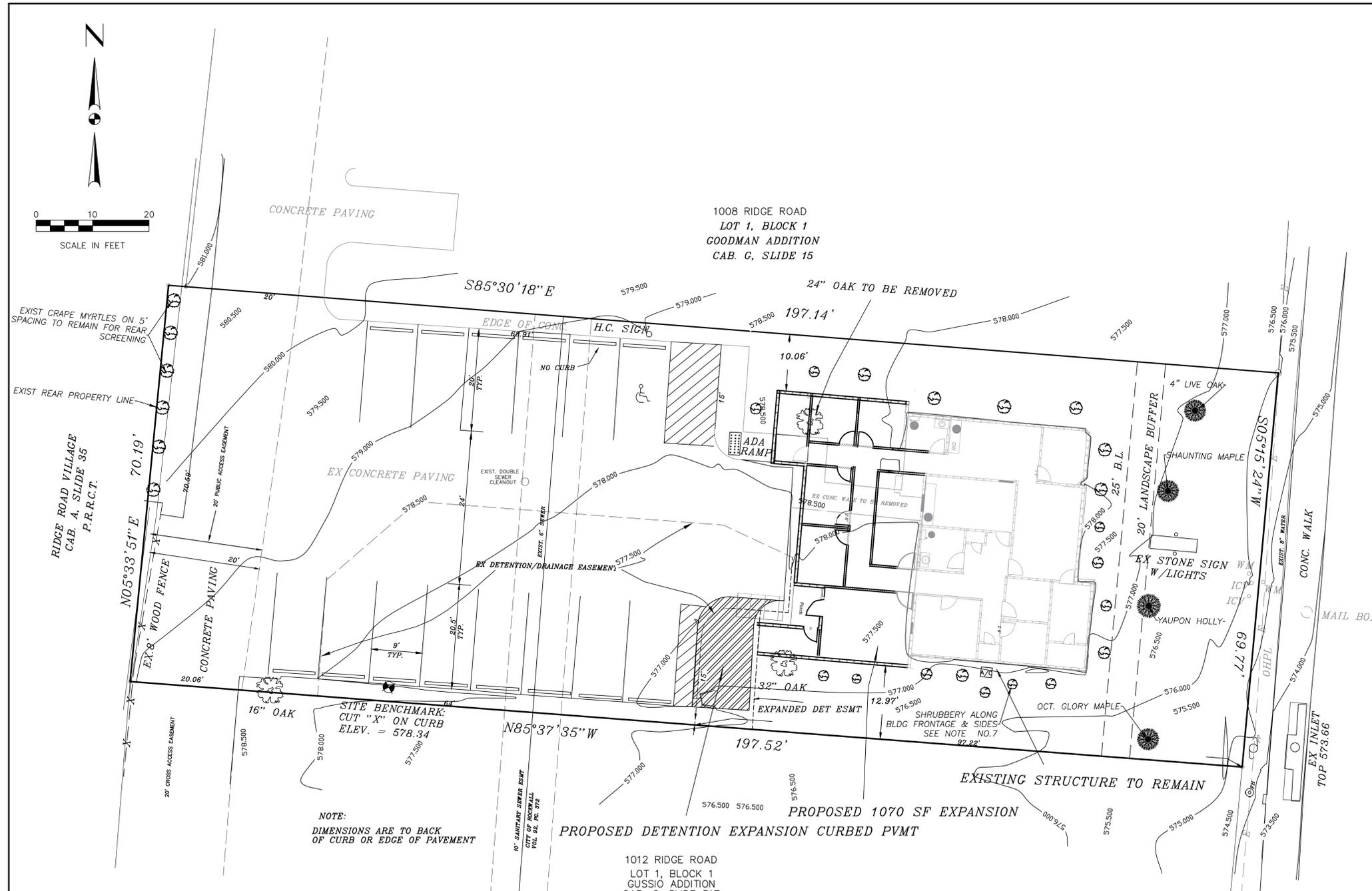
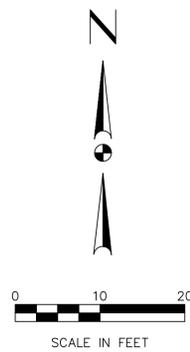
Director of Planning and Zoning

MATERIAL PALETTE

DISCLAIMER:
THESE DOCUMENTS ARE INCOMPLETE, AND ARE RELEASED FOR INFORMAL REVIEW ONLY. NOT INTENDED FOR REGULATORY APPROVAL, PERMIT OR CONSTRUCTION PURPOSES.

ROCKWALL PREGNANCY RESOURCE CENTER

1010 RIDGE ROAD
ROCKWALL, TX



PROJECT LOCATION
LOCATION MAP
NTS

RIDGE ROAD
F.M. HWY. 740
VARIABLE WIDTH R.O.W.

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 _____ DAY OF _____
WITNESS OUR HANDS, THIS _____ DAY OF _____

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING
CASE NO. SP2020-009

- NOTES:
1. PARKING SPACES ARE 9'X20'
 2. ALL GROUND MOUNTED HVAC TO BE SCREENED WITH 3-5 GAL TEXAS SAGE BUSHES
 3. THE EXISTING CRAPE MYRTLES LOCATED ALONG THE WEST PROPERTY LINE ARE TO BE PRESERVED FOR RESIDENT SCREENING
 4. SCREEN PARKING FRONTAGE WITH A MIXTURE OF 3-7 GAL TEXAS SAGE DESPERADO & 3-5 GAL WAX LEAF LICUSTRUM BUSHES
 5. LANDSCAPE BLDG FRONTAGE & SIDES WITH 16-5 GAL TEXAS RED YUCCA PLANTS
 6. ALL MUTUAL ACCESS EASEMENTS TO BE PAVED PER CITY OF ROCKWALL STANDARDS OF DESIGN
 7. ALL SHRUBS SHALL BE A 5 GAL MINIMUM IN SIZE.
 8. 2 CANOPY TREES TO BE PLANTED WITHIN THE 20' LANDSCAPE BUFFER
1-4" LIVE OAK, 1-4" OCTOBER GLORY MAPLE
 9. 2 ACCENT TREES TO BE PLANTD WITHIN THE 20' LANDSCAPE BUFFER
1-SHAUNTING MAPLE & 1- YAUPON HOLLY

SITE DATA SUMMARY:
NAME OF FINAL PLAT: PREGNANCY RESOURCE CENTER LOT 1 BLOCK A BEING A REPLAT OF LOT 3 R.S. LOFLAND SUBD
ZONING: RO (RESIDENTIAL OFFICE DISTRICT) PD-53
PROPOSED USE: BUSINESS OFFICE
EXIST BUILDING SQUARE FOOTAGE: 1200 SF
PROPOSED BUILDING EXPANSION SQUARE FOOTAGE 1070 SF
TOTAL BUILDING FOOTPRINT: 2270 SF
BUILDING HEIGHT: 28 FT
LOT COVERAGE: 16.44%
PARKING SPACES REQUIRED: 1 SPACE/300 SF= 8
HANDICAP PARKING REQUIRED: 1
TOTAL PARKING SPACES PROVIDED: 14
HANDICAP PARKING PROVIDED: 1
INTERIOR LANDSCAPING REQUIRED: 30%
INTERIOR LANDSCAPING PROVIDED: 30% 4150 SF
TOTAL SQUARE FOOTAGE OF IMPERVIOUS SURFACE=9314 SF

1012 RIDGE ROAD
LOT 1, BLOCK 1
GUSSIO ADDITION
CAB. G, SLIDE 317



THE SEAL APPEARING ON THIS DOCUMENT IS VALIDATED BY THE BOARD OF PROFESSIONAL ENGINEERS, STATE OF TEXAS, P.E. NO. 60102, F-686, ON DATE: FEBRUARY 15, 2023

DOUPHRATE & ASSOCIATES, INC.
ENGINEERING • PROJECT MANAGEMENT • SURVEYING
2235 RIDGE RD., # 200 ROCKWALL, TEXAS 75087
PHONE: (972)771-9004 FAX: (972)771-9005

SITE PLAN BUILDING EXPANSION & LANDSCAPING
PREGNANCY RESOURCE CENTER
1010 RIDGE ROAD
CITY OF ROCKWALL
ROCKWALL COUNTY, TEXAS

REVISION	WLD.
CHECKED	
DRAWN	GCW.
SCALE	1"=10' H 1"=10' V
DATE	JUNE 16, 2015
PROJECT	22029
	1









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
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APPLICANT: Jake Hodges; Kimley-Horn
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Discuss and consider a request by Jake Hodges of Kimley-Horn on behalf of Jeff Brochette of Vue Real Estate for the approval of a Site Plan for a *Medical Office Building* on a 8.4841-acre tract of land identified as Tract 2-2 of the W. H. Barnes Survey, Abstract No. 26, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses, situated within the SH-205 Overlay (SH-205 OV) District, located at the southeast corner of the intersection of S. Goliad Street [SH-205] and SH-276, and take any action necessary.

BACKGROUND

The subject property was annexed on September 16, 1974 by *Ordinance No. 74-23 [Case No. A1974-003]*. At the time of annexation, the subject property was zoned Agricultural (AG) District. On November 4, 1974, the City Council approved a zoning change from an Agricultural (AG) District to Planned Development District 10 (PD-10) [*Ordinance No. 74-32*] for allowing *Townhouse* and *Cluster Homes* on the subject property. On February 19, 1996, the City Council approved an amendment to Planned Development District 10 [*Ordinance No. 96-03*], which superseded the previous ordinance (*i.e. Ordinance No. 74-32*) and re-designated the subject property for Commercial (C) District land uses. On April 3, 2000, the City Council approved an additional amendment to the Planned Development District 10 (PD-10) [*Ordinance No. 00-08*], which superseded the previous ordinance (*i.e. Ordinance No. 96-3*) and amended the concept plan for the Planned Development District. On August 3, 2020, the City Council approved an amendment to Planned Development District 10 (PD-10), which consolidated all of the regulating ordinances into one (1) regulating ordinance [*Ordinance No. 20-30*]. The subject property has remained vacant since annexation.

PURPOSE

On March 15, 2024, the applicant -- *Jake Hodges with Kimley-Horn* -- submitted an application requesting the approval of a site plan for a 44,692 SF *Medical Office Building* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located at the southeast corner of the intersection of S. Goliad Street [SH-205] and SH-276. The land uses adjacent to the subject property are as follows:

North: Directly north of the property is SH-276, which is designated as a P6D (*i.e. principal arterial, six [6] lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this roadway, is a 5.354-acre tract of land (*i.e. Tract 1-3, of the J Cadle Survey, Abstract No. 65*), zoned Planned Development District 10 (PD-10) for Commercial (C) District land uses. Beyond this is Phase 1 of the Meadow Creek Estates Subdivision, which is zoned Planned Development District 10 (PD-10) for Single Family 6 (SF-6) District land uses. Phase 1 of the Meadow Creek Estates Subdivision consists of 157 residential lots that were established on June 8, 1999.

South: Directly south of the subject property is a 12.3909-acre parcel of dedicated open space (*i.e. Lot 1, Block X, Meadowcreek Estates, Phase III*) owned by the City of Rockwall and zoned Planned Development 10 (PD-10)

District. Beyond this is a 4.75-acre parcel of dedicated open space (i.e. Lot 5, Block X, Hickory Ridge, Phase I) owned by the City of Rockwall and zoned Planned Development 10 (PD-10) District. Beyond this is S. Goliad Street [SH-205], which is identified as a P6D (i.e. principal arterial, six (6) lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan.

East: Directly east of the subject property is Phase 3 of the Meadowcreek Estates Subdivision, which is zoned Planned Development 10 (PD-10) District for Single Family 6 (SF-6) District land uses. This subdivision consists of 132 residential lots and was established on February 27, 2001. Beyond this is Faircrest Drive, which is identified as a *Minor Collector* on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is Phase 4 of the Meadowcreek Estates Subdivision, which is zoned Planned Development 10 (PD-10) District for Single Family 6 (SF-6) District land uses. This subdivision consists of 192 residential lots and was established on August 16, 2001.

West: Directly west of the subject property is S. Goliad Street [SH-205], which is identified as a P6D (i.e. principal arterial, six (6) lane, divided roadway) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is an 8.868-acre parcel of land (i.e. Lot 1, Block 1, Helwig Addition), which is zoned Planned Development 44 District (PD-44) for Heavy Commercial (HC) District land uses.

DENSITY AND DIMENSIONAL REQUIREMENTS

According to Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC), a *Medical Office Building* is a permitted *by-right* land use in a Commercial (C) District. The submitted site plan, landscape plan, treescape plan, photometric plan, and building elevations generally conform to the technical requirements contained within Planned Development District 10 (PD-10) and 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>	10,000 SF	X=3.6285-acres; <i>In Conformance</i>
<i>Minimum Lot frontage</i>	60-Feet	X~518-feet; <i>In Conformance</i>
<i>Minimum Lot Depth</i>	100-Feet	X~345-feet; <i>In Conformance</i>
<i>Minimum Front Yard Setback</i>	50-Feet	X>50-feet; <i>In Conformance</i>
<i>Minimum Rear Yard Setback</i>	10-Feet	X>10-feet; <i>In Conformance</i>
<i>Minimum Side Yard Setback</i>	10-Feet	X>10-feet; <i>In Conformance</i>
<i>Maximum Building Height</i>	60-Feet	X~44-feet; <i>In Conformance</i>
<i>Max Building/Lot Coverage</i>	60%	X<60%; <i>In Conformance</i>
<i>Minimum Masonry Requirement</i>	90%	X>90%; <i>In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	1/200 SF = 224 spaces	X=231; <i>In Conformance</i>
<i>Minimum Stone Requirement</i>	20%	X=0%; Not in Conformance
<i>Minimum Landscaping Percentage</i>	20%	X=27%; <i>In Conformance</i>
<i>Maximum Impervious Coverage</i>	85-90%	X=74%; <i>In Conformance</i>

TREESCAPE PLAN

The *Treescape Plan* provided by the applicant indicates that 37 protected Eastern Red Cedar trees -- totaling 148-inches -- are to be removed from the site. To satisfy this mitigation balance, the applicant is proposing to plant 108, four (4) inch caliper trees totaling 432 caliper inches on site.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 02.02(D)(2), *Office or Medical Office Building*, of Article 13, *Definitions*, of the Unified Development Code (UDC) defines *Office or Medical Office Building* as "...(a) facility designed to support a range of healthcare services, including diagnostics, treatments, and administrative functions. These services encompass procedures requiring medical devices or the expertise of a qualified medical professional. Examples include but are not limited to medical doctor offices, physical therapy, massage therapy, chiropractic care, Botox treatments, and sonograms". In this case, the applicant is

requesting a *Medical Office Building*, which conforms to the land use listed in Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC). In addition, 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.

According to Subsection 05.02, *Landscape Screening*, of Article 08, *Landscape and Fence Standards*, of the Unified Development Code (UDC), "(a)ny non-residential or multi-family land use or parking area that has a side or rear contiguous to any residentially zoned or used property shall be screened with a masonry fence a minimum of six (6) feet in height with canopy trees planted on 20-foot centers." As an alternative, the code allows the Planning and Zoning Commission to consider the use of three (3) tiered landscaping and a berm along the entire residential adjacency. In this case, the applicant has provided a landscape plan that shows use of three (3) tiered landscaping and a berm along the adjacency. The Planning and Zoning Commission has granted this alternative to the requirement in the past, and it appears to meet the intent of the residential adjacency standards.

VARIANCES AND EXCEPTIONS BY THE APPLICANT

As previously stated, the applicant's request appears to generally conform to the requirements of Planned Development District 10 (PD-10) and the Unified Development Code (UDC); however, staff has identified the following variance and exception associated with the applicant's request:

(1) Architectural Standards.

- (a) Stone. According to Subsection 05.01(A), *Materials and Masonry Composition*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), "(a) minimum of 20% natural or quarried stone is required on all building façades..." In this case, the material sample board provided by the applicant shows the use of burnished block on 100.00% of the exterior of the building. Based on this, the applicant will require a variance from the Planning and Zoning Commission.
- (b) Primary Articulation. According to Subsection 05.01(C)(1), *Primary 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 residential used property." This section of the code goes on to state that these facades "...shall meet the standards for articulation on primary building facades as depicted in Figure 13." In this case, the northern and southern building façades do not meet the articulation requirements for a *Primary Building Façade*, and will require an exception from the Planning and Zoning Commission.

According to Subsection 09, *Exceptions and Variances*, of Article 11, *Development Applications and Review Procedures*, of the Unified Development Code (UDC), "...an applicant may request the Planning and Zoning Commission grant variances and exceptions 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 (UDC) would create an undue hardship." In addition, the code requires that the applicant to provide compensatory measures that directly offset the requested variances and exceptions. The applicant has provided the following compensatory measures in their variance letter: [1] increased landscaping, [2] addition of architectural and shading elements over the main façade, [3] provided pedestrian areas, and [4] incorporated additional architectural design features; however, requests for exceptions and variances to the Unified Development Code (UDC) 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 a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

The Future Land Use Plan adopted with the OURHometown Vision 2040 Comprehensive Plan indicates that the subject property is located in the South Central Residential District which "...contains a mixture of established medium and low density residential subdivisions along with several large tracts of land designated for low density residential land uses." The *South*

Central Residential District is "...anticipated to add additional suburban developments in the western and southern areas of the district." The applicant's site plan appears to meet the intent of Comprehensive Plan for a supportive retail/office land use within the *South Central Residential District*.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On October 29, 2024, the Architecture Review Board (ARB) reviewed the proposed building elevations provided by the applicant and recommended that the applicant provide a rendering of the building with a solid color theme. The applicant has provided updated elevations that will be reviewed by the Architectural Review Board (ARB) prior to the *November 12, 2024* Planning and Zoning Commission meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's *Site Plan* for a medical office building 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) 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.

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

SITE PLAN APPLICATION FEES:

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

ZONING APPLICATION FEES:

- ZONING CHANGE (\$200.00 + \$15.00 ACRE) ¹
- SPECIFIC USE PERMIT (\$200.00 + \$15.00 ACRE) ^{1 & 2}
- PD DEVELOPMENT PLANS (\$200.00 + \$15.00 ACRE) ¹

OTHER APPLICATION FEES:

- TREE REMOVAL (\$75.00)
- VARIANCE REQUEST/SPECIAL EXCEPTIONS (\$100.00) ²

NOTES:

¹ 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.
² A \$1,000.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS **E Corner of the intersection of S Goliad St and SH 276**

SUBDIVISION **Unplatted - W.H. Barnes Survey, Abstract No. 26** LOT **N/A** BLOCK **N/A**

GENERAL LOCATION **E Corner of the intersection of S Goliad St and SH 276**

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING **PD-10**

CURRENT USE **Undeveloped**

PROPOSED ZONING **PD-10**

PROPOSED USE **Medical Office**

ACREAGE **8.4841**

LOTS [CURRENT] **N/A**

LOTS [PROPOSED] **2**

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 **Vue Real Estate**

APPLICANT **Kimley-Horn**

CONTACT PERSON **Jeff Brockett**

CONTACT PERSON **Jake Hodges**

ADDRESS **9600 N Central Expressway
Suite 100**

ADDRESS **203 W Nash St, Suite 100**

CITY, STATE & ZIP **Dallas, Texas 75231**

CITY, STATE & ZIP **Terrell, Texas 75160**

PHONE **Address**

PHONE **972-588-4263**

E-MAIL **Dani.carr@vuerealestate.com**

E-MAIL **Jake.Hodges@kimley-horn.com**

NOTARY VERIFICATION [REQUIRED]

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

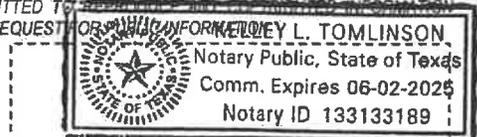
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ _____ TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE _____ DAY OF _____, 20____. BY SIGNING THIS APPLICATION, I AGREE THAT THE CITY OF ROCKWALL (I.E. "CITY") IS AUTHORIZED AND PERMITTED TO PROVIDE INFORMATION CONTAINED WITHIN THIS APPLICATION TO THE PUBLIC. THE CITY IS ALSO AUTHORIZED AND PERMITTED TO REPRODUCE OR REPRODUCE INFORMATION CONTAINED HEREIN FOR THE CITY OF ROCKWALL. 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 14 DAY OF October, 2024

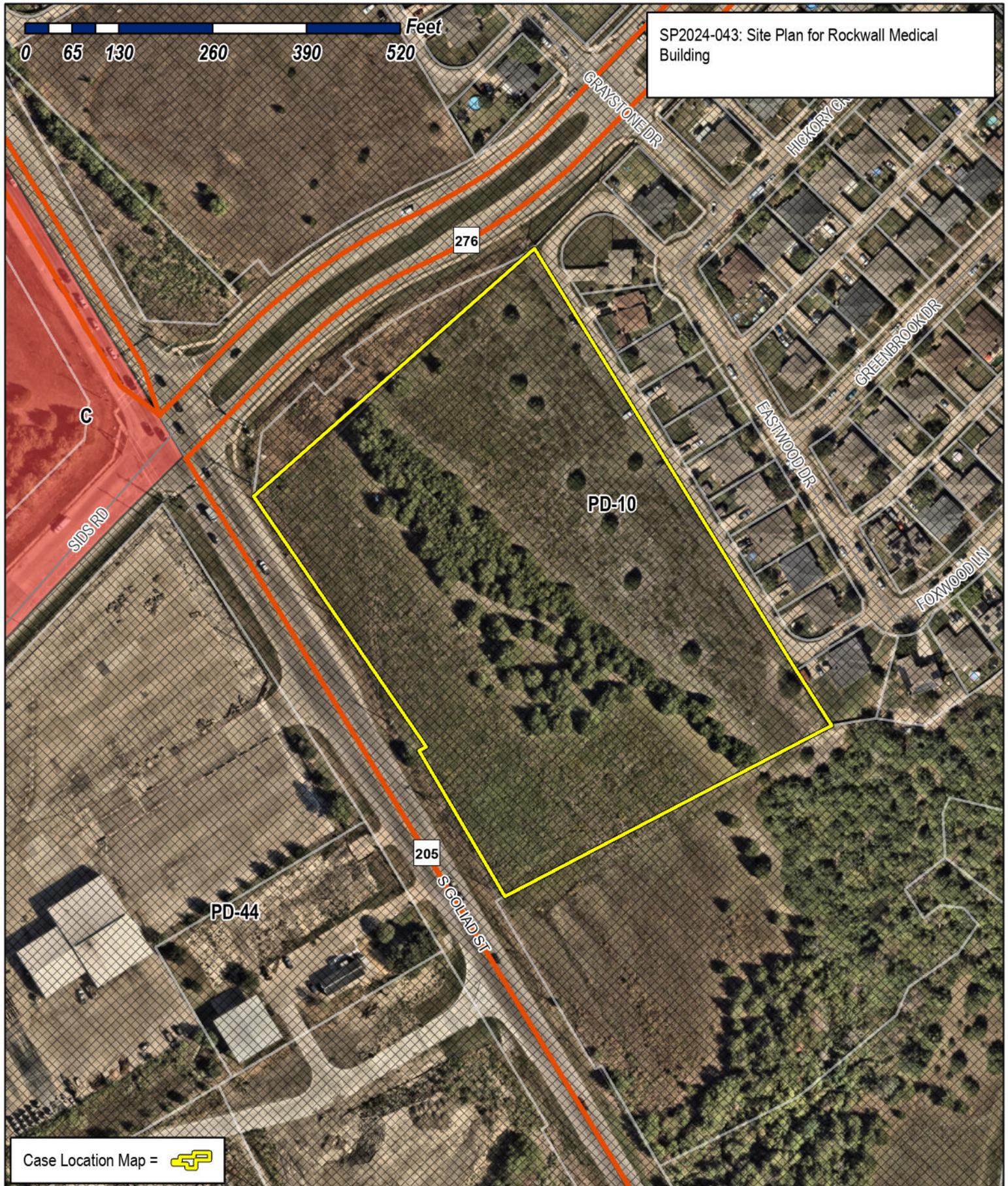
OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

Jeffrey Brockett
Kelly K. Taylor



MY COMMISSION EXPIRES 6/2/2025



SP2024-043: Site Plan for Rockwall Medical Building

0 65 130 260 390 520 Feet

PD-10

PD-44

Case Location Map = 



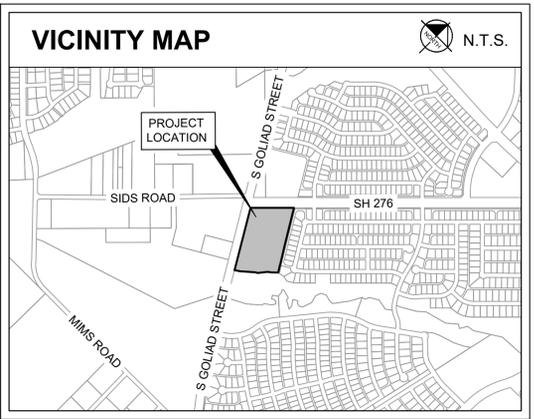
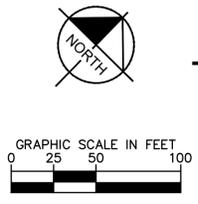
City of Rockwall

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

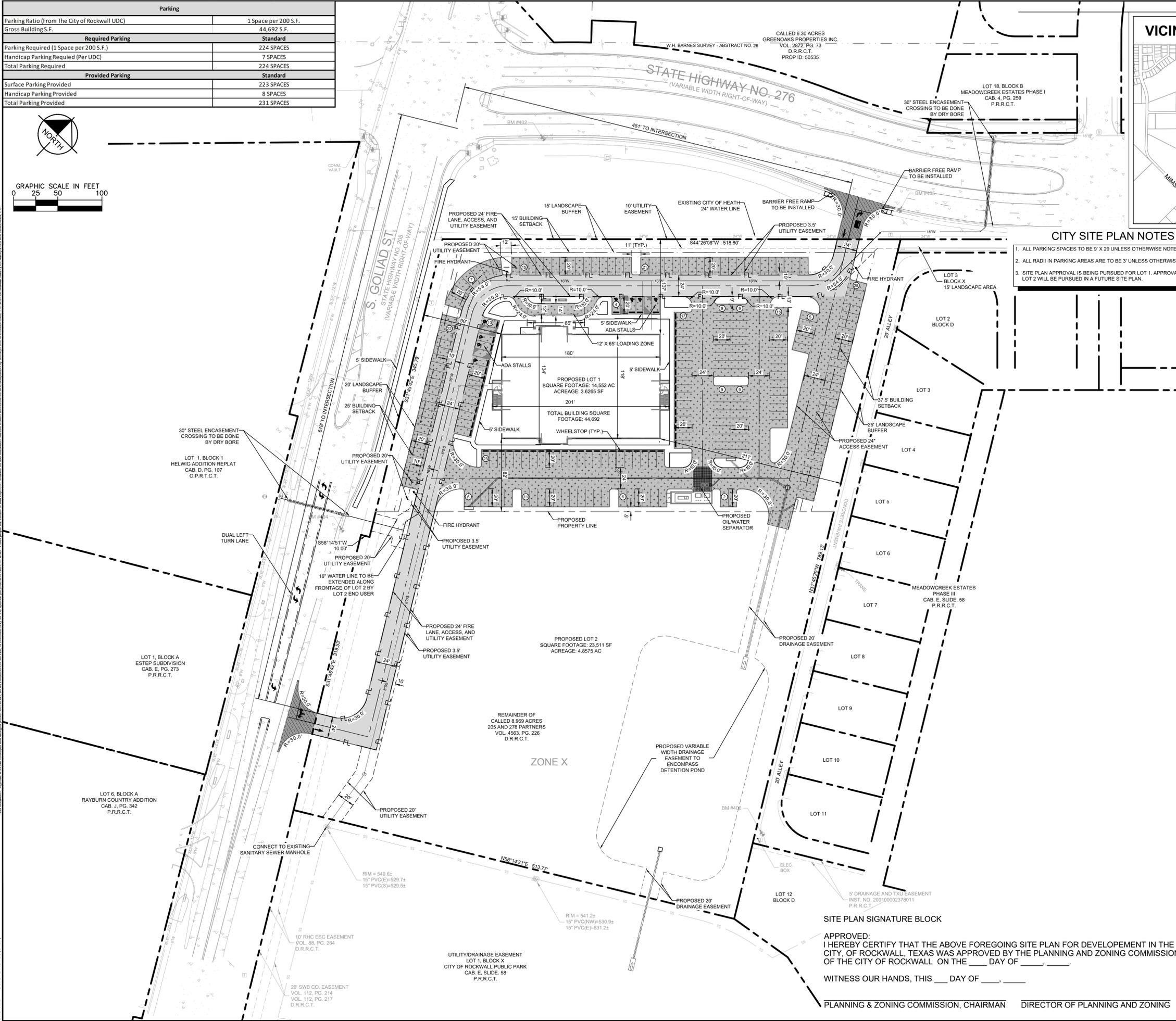
The City of Rockwall GIS maps are continually under development and therefore subject to change without notice. While we endeavor to provide timely and accurate information, we make no guarantees. The City of Rockwall makes no warranty, express or implied, including warranties of merchantability and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



Parking	
Parking Ratio (From The City of Rockwall UDC)	1 Space per 200 S.F.
Gross Building S.F.	44,692 S.F.
Required Parking	
Parking Required (1 Space per 200 S.F.)	224 SPACES
Handicap Parking Required (Per UDC)	7 SPACES
Total Parking Required	224 SPACES
Provided Parking	
Surface Parking Provided	223 SPACES
Handicap Parking Provided	8 SPACES
Total Parking Provided	231 SPACES



This document, together with the concept and design presented herein, is an instrument of service, as an instrument of service, as intended only for the specific purpose and client for which it was prepared. Reuse of any information herein, in whole or in part, for any other project without the written consent of Kimley-Horn and Associates, Inc. is strictly prohibited.



CITY SITE PLAN NOTES

1. ALL PARKING SPACES TO BE 9' X 20' UNLESS OTHERWISE NOTED.
2. ALL RADII IN PARKING AREAS ARE TO BE 3' UNLESS OTHERWISE NOTED.
3. SITE PLAN APPROVAL IS BEING PURSUED FOR LOT 1. APPROVAL FOR LOT 2 WILL BE PURSUED IN A FUTURE SITE PLAN.

LEGEND

	PROPERTY LINE
	LIGHT DUTY PAVEMENT (5' - 3600 PSI, SHALL BE A MIN OF #3 BARS @ 18" O.C.E.W.)
	MEDIUM DUTY FIRE LANE PAVEMENT (7' - 3600 PSI, SHALL BE A MIN OF #3 BARS @ 18" O.C.E.W.)
	HEAVY DUTY PAVEMENT (7' - 3600 PSI, SHALL BE A MIN OF #3 BARS @ 18" O.C.E.W.)
	SH 276 & SH 205 PAVEMENT (10' - 3600 PSI, SHALL BE A MIN OF #4 BARS @ 18" O.C.E.W.)
	EXISTING PAVEMENT
	PROPOSED STORM LINE
	PROPOSED 6" SANITARY SEWER LINE
	PROPOSED 8" SANITARY SEWER LINE
	PROPOSED 12" WATER LINE
	PROPOSED 16" WATER LINE
	EXISTING SANITARY SEWER LINE
	EXISTING 8" WATER LINE
	EXISTING 12" WATER LINE
	EXISTING 16" WATER LINE
	EXISTING 24" WATER LINE
	PROPOSED DITCH FLOW
	PROPOSED FIRE HYDRANT
	PROPOSED CURB INLET
	PROPOSED WATER METER
	PROPOSED SANITARY SEWER MANHOLE
	PROPOSED STORM MANHOLE
	PROPOSED JUNCTION BOX
	PROPOSED RETAINING WALL
	ACCESSIBLE PARKING SYMBOL
	NUMBER OF PARKING SPACES
	TYPICAL
	EXISTING
	PROPOSED
	TUCK UNDER PARKING
	CARPORT PARKING
	TANDEM PARKING
	ELECTRIC VEHICLE PARKING

PROJECT NUMBER: SP2024-043

SITE PLAN FOR ROCKWALL MEDICAL BUILDING

8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CURRENT ZONING: PD-10
 PROPOSED LAND USE: MEDICAL BUILDING

NOVEMBER 13, 2024

ENGINEER / SURVEYOR
 KIMLEY-HORN AND ASSOCIATES, INC.
 ADDRESS: 203 WEST NASH ST, SUITE 100
 TERRELL, TX 75160
 PHONE: (972) 568-4263
 CONTACT: MATT LUCAS, P.E.

OWNER
 VUE REAL ESTATE
 ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100
 DALLAS, TX 75231
 PHONE: (972) 556-1700
 CONTACT: JEFF BROCKETTE

APPLICANT
 VUE REAL ESTATE
 ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100
 DALLAS, TX 75231
 PHONE: (972) 556-1700
 CONTACT: JEFF BROCKETTE

ARCHITECT
 BLUE FIN DESIGN
 ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B
 AUSTIN, TX 78728
 PHONE: (855) 228-7440
 CONTACT: WARREN L. INCE

SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR 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 & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

NO.	REVISIONS	DATE	BY

Kimley-Horn

13455 NOEL RD. TWO GALLERIA OFFICE TOWER
 SUITE 700 DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-238-3820
 WWW.KIMLEY-HORN.COM TX F-928
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.

KHA PROJECT	060016800
DATE	11/6/2024
SCALE	AS SHOWN
DESIGNED BY	CJH
DRAWN BY	CJH
CHECKED BY	MAL

ROCKWALL MEDICAL BUILDING
 PREPARED FOR
VUE REAL ESTATE
 CITY OF ROCKWALL, TX

SITE PLAN

SHEET NUMBER
C-100

SEAL:



BLUE FIN DESIGN, LLC

Do NOT scale drawings. Use given dimensions only. If not shown, verify correct dimension with ARCHITECT. Contractor shall check and verify all dimensions and conditions of job site.

REVISIONS		
DATE	#	DESCRIPTION

DATE: 2024.11.04

DRAWN BY: WLI

EXTERIOR
ELEVATIONS -
COLOR

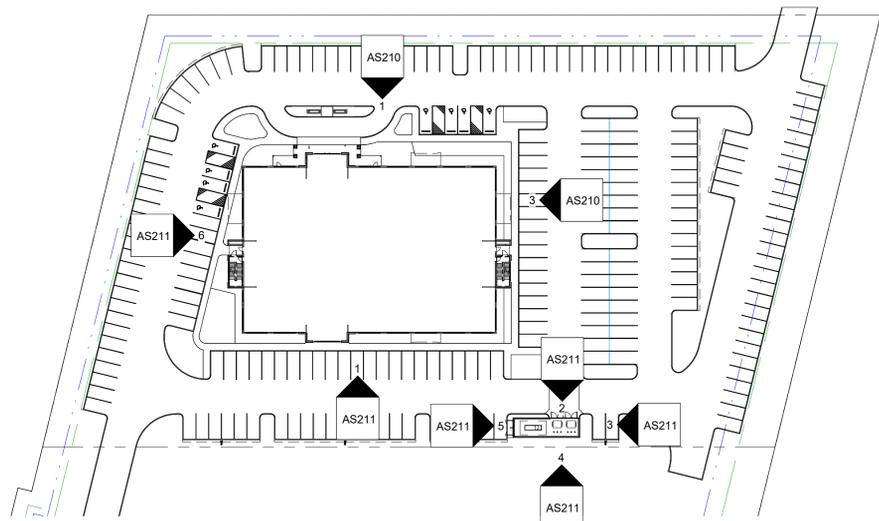
DRAWING NUMBER:

AS210

SCALE: AS INDICATED



1 NORTH ELEVATION (FACING STATE HIGHWAY 276 - PRIMARY FACADE)
1" = 10'-0"



2 ARCHITECTURAL ELEVATION LEGEND
1" = 60'-0"

	TOTAL FACADE AREA (S.F.)	TOTAL GLAZING AREA (S.F.)	TOTAL AREA MINUS GLAZING (S.F.)	TOTAL TILT PANEL AREA (S.F.)	TOTAL BURNISHED BLOCK AREA (S.F.)	TOTAL GLAZING PERCENTAGE (S.F.)	TOTAL EXPOSED TILT PANEL PERCENTAGE	TOTAL BURNISHED PERCENTAGE
NORTH ELEVATION	7,741	1,900	5,841	4,228	1,613	24.5%	72%	28%
EAST ELEVATION	5,367	1,210	4,157	2,906	1,249	22.5%	70%	30%
SOUTH ELEVATION	7,741	1,900	5,841	4,228	1,613	24.5%	72%	28%
WEST ELEVATION	5,367	1,210	4,157	2,906	1,249	22.5%	70%	30%

PRIMARY FACADE ARTICULATION COMPLIANCE KEY NOTES:

- 1 WALL HEIGHT. THE WALL HEIGHT SHALL BE MEASURED FROM GRADE TO THE TOP OF THE WALL.
PROPOSED WALL HEIGHT IS AT 35'-4" (REFER TO ELEVATIONS)
- 2 WALL LENGTH. THE MAXIMUM WALL LENGTH SHALL NOT EXCEED THREE (3) TIMES THE WALL HEIGHT (I.E. 3 X 1 ≥ 2).
35'-4"(3) = 106'-0" (COMPLIES) MAX LENGTH PROPOSED IS 105'-0".
- 3 SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH. THE MINIMUM LENGTH OF THE SECONDARY ENTRYWAY OR PROJECTING ARCHITECTURAL ELEMENT SHALL BE 25% OF THE WALL LENGTH (I.E. 25% X 2 ≤ 3).
NORTH/SOUTH: 105'-0"(25%) = 26'-3" (NO SECONDARY FEATURE SHOWN - NEED TO REQUEST VARIANCE)
WEST/EAST: 52'-6"(25%) = 13'-1 1/2" (NO SECONDARY FEATURE SHOWN - NEED TO REQUEST VARIANCE)
- 4 WALL PROJECTION. THE MINIMUM WALL PROJECTION FOR A PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL BE 25% OF THE WALL HEIGHT (I.E. 25% X 1 ≤ 4).
35'-4"(25%) = 8'-10" (COMPLIES)
NORTH AND SOUTH ARE PROPOSED AT 9'-0".
EAST AND WEST ARE PROPOSED AT 10'-0".
- 5 PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT WIDTH. THE MINIMUM WALL WIDTH OF THE PRIMARY AND/OR SECONDARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL EXTEND TWICE THE REQUIRED WALL PROJECTION (I.E. 2 X 4 ≥ 5).
2(8'-10") = 17'-8" (COMPLIES) PROPOSED AT 18'-0".
- 6 PROJECTION HEIGHT. THE PRIMARY AND SECONDARY ENTRYWAYS/ARCHITECTURAL ELEMENT SHALL EXTEND A MINIMUM OF 25% OF THE WALL HEIGHT ABOVE THE TOP OF THE WALL (I.E. 25% X 1 ≤ 6).
35'-4"(25%) = 8'-10" OR 44'-2" TOTAL (COMPLIES) PROPOSED AT 9'-2" OR 44'-6" TOTAL.
- 7 PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT LENGTH. THE PRIMARY ENTRYWAY/ARCHITECTURAL ELEMENT SHALL MEET ALL OF THE SAME PROJECTIONS AS THE SECONDARY ENTRYWAYS/ARCHITECTURAL ELEMENT, BUT SHALL EXTEND A MINIMUM OF TWICE THE LENGTH OF THE SECONDARY ELEMENT (I.E. 2 X 3 ≥ 7).
NORTH/SOUTH ELEVATION: (NEED TO REQUEST VARIANCE)
(2)26'-3" = 52'-6" (DOES NOT COMPLY) SHOWN AT 30'-0".
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(2)13'-1 1/2" = 26'-3" (COMPLIES) SHOWN AT 33'-1".

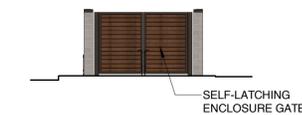
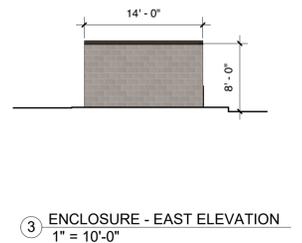
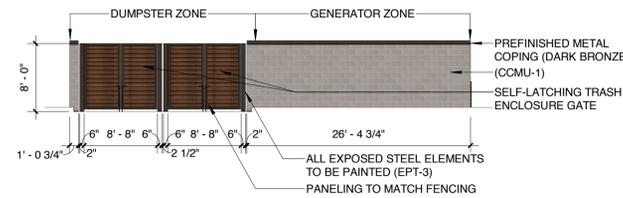
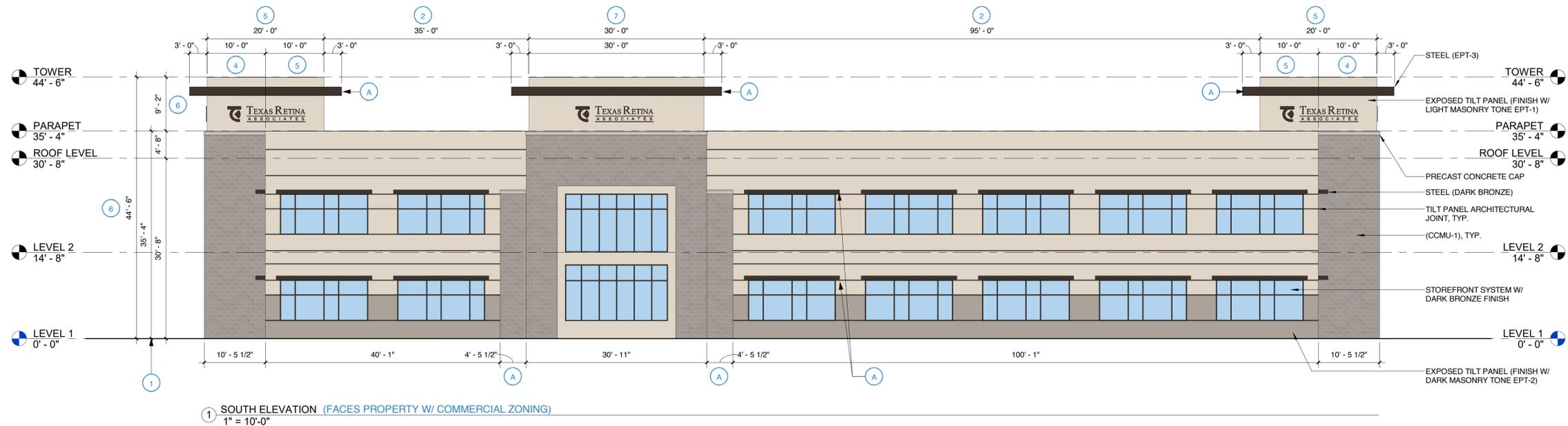
NOTE: MECHANICAL EQUIPMENT WILL BE FULLY SCREENED. INITIAL DESIGN INTENT IS TO HIDE THE MECHANICAL EQUIPMENT WITHIN THE TOWER ELEMENTS. IF PLACEMENT OF THOSE ZONES IS DEEMED NECESSARY, WE WILL SCREEN WITH METAL PANEL STRUCTURE TO COMPLEMENT THE FACADE.



3 EAST ELEVATION (FACING RESIDENTIAL - PRIMARY FACADE)
1" = 10'-0"

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPMENT IN THE CITY OF ROCKWALL, TEXAS WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF ROCKWALL ON THE ___ DAY OF _____, _____.
WITNESSED OUR HANDS, THIS ___ DAY OF _____, _____.
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

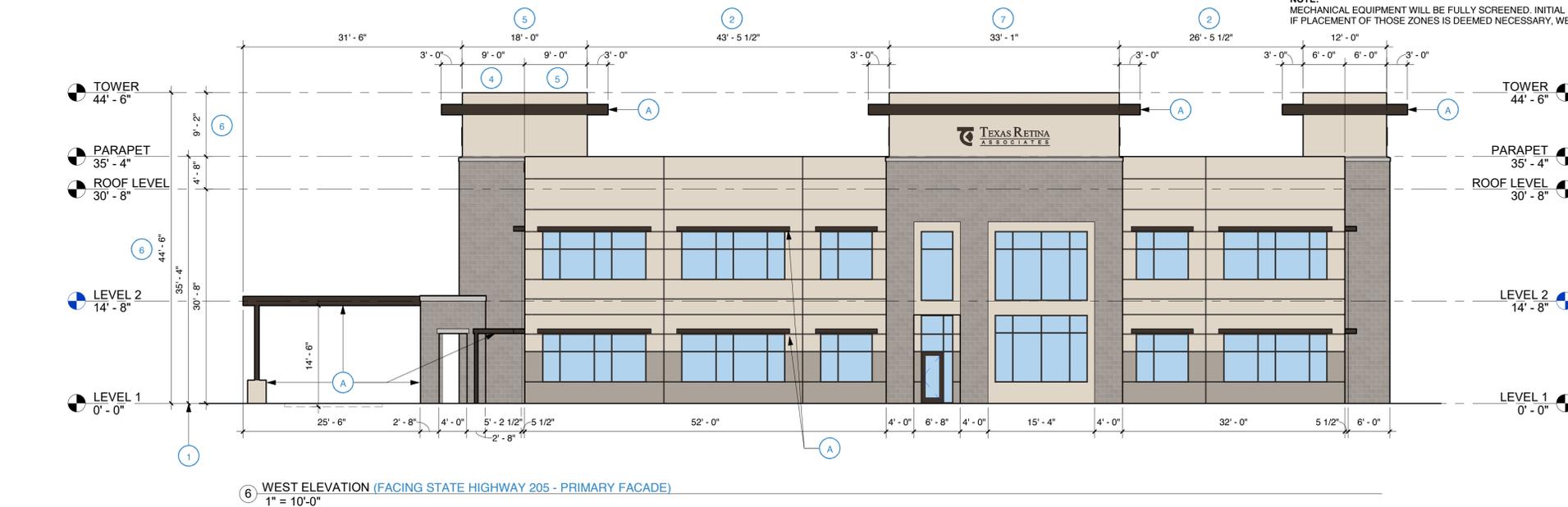


	TOTAL FACADE AREA (S.F.)	TOTAL GLAZING AREA (S.F.)	TOTAL AREA MINUS GLAZING (S.F.)	TOTAL TILT PANEL AREA (S.F.)	TOTAL BURNISHED BLOCK AREA (S.F.)	TOTAL GLAZING PERCENTAGE (S.F.)	TOTAL EXPOSED TILT PANEL PERCENTAGE	TOTAL BURNISHED PERCENTAGE
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EAST ELEVATION	5,367	1,210	4,157	2,908	1,249	22.5%	70%	30%
SOUTH ELEVATION	7,741	1,900	5,841	4,228	1,613	24.5%	72%	28%
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- WALL LENGTH. THE MAXIMUM WALL LENGTH SHALL NOT EXCEED THREE (3) TIMES THE WALL HEIGHT (I.E. 3 X 1 ≥ 2).
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2(8'-10") = 17'-8" (COMPLIES) PROPOSED AT 18'-0".
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- ⑦ ADDITIONAL ARCHITECTURAL ELEMENT
- ADDITIONAL NOTES:**
- SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR EXPOSED CONCRETE TILT PANEL VS. MASONRY
 - SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR CUSTOM CONCRETE MASONRY UNITS FOR 20% STONE.

SEAL:



11/04/2024

BLUE FIN DESIGN, LLC

Do NOT scale drawings. Use given dimensions only. If not shown, verify correct dimension with ARCHITECT. Contractor shall check and verify all dimensions and conditions of job site.

REVISIONS		
DATE	#	DESCRIPTION

DATE: 2024.11.04

DRAWN BY: WLI

EXTERIOR ELEVATIONS - COLOR

DRAWING NUMBER:

AS211

SCALE: AS INDICATED

SITE PLAN SIGNATURE BLOCK

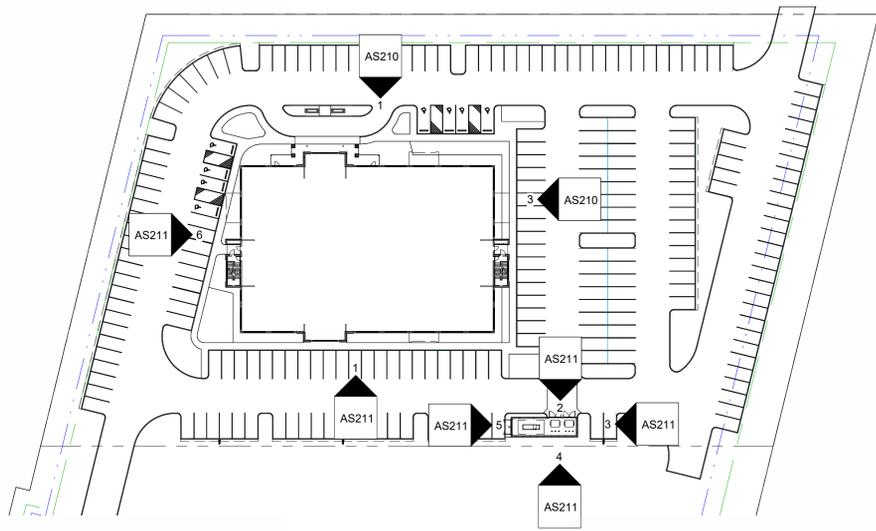
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WITNESSED OUR HANDS, THIS ___ DAY OF _____, _____

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING



1 NORTH ELEVATION (FACING STATE HIGHWAY 276 - PRIMARY FACADE)
1" = 10'-0"



2 ARCHITECTURAL ELEVATION LEGEND
1" = 60'-0"

	TOTAL FACADE AREA (S.F.)	TOTAL GLAZING AREA (S.F.)	TOTAL AREA MINUS GLAZING (S.F.)	TOTAL TILT PANEL AREA (S.F.)	TOTAL BURNISHED BLOCK AREA (S.F.)	TOTAL GLAZING PERCENTAGE (S.F.)	TOTAL EXPOSED TILT PANEL PERCENTAGE	TOTAL BURNISHED BLOCK PERCENTAGE
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ADDITIONAL NOTES:

- SEEKING VARIANCE/ALTERNATIVE COMPLIANCE FOR EXPOSED CONCRETE TILT PANEL VS. MASONRY
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SITE PLAN SIGNATURE BLOCK

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PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

VUE REALTY GROUP, LLC.
ROCKWALL MOB
STATE HIGHWAY 205 AND STATE HIGHWAY 276 BYPASS
ROCKWALL, TEXAS

SEAL:

10/17/2024

BLUE FIN DESIGN, LLC
Do NOT scale drawings. Use given dimensions only. If not shown, verify correct dimension with ARCHITECT. Contractor shall check and verify all dimensions and conditions of job site.

REVISIONS		
DATE	#	DESCRIPTION

DATE: 2024.10.17
DRAWN BY: WLI

EXTERIOR ELEVATIONS - COLOR
DRAWING NUMBER:
AS210
SCALE: AS INDICATED

VUE REALTY GROUP, LLC.

ROCKWALL MOB

STATE HIGHWAY 205 AND STATE HIGHWAY 276
BYPASS
ROCKWALL, TEXAS

SEAL:



10/17/2024

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REVISIONS		
DATE	#	DESCRIPTION

DATE: 2024.10.17

DRAWN BY: WLI

EXTERIOR ELEVATIONS - COLOR

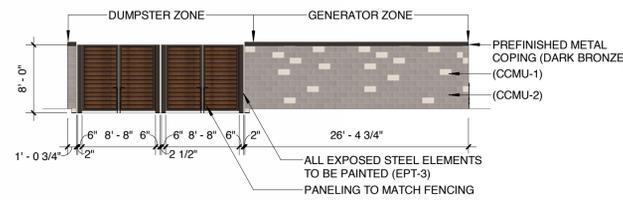
DRAWING NUMBER:

AS211

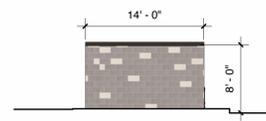
SCALE: AS INDICATED



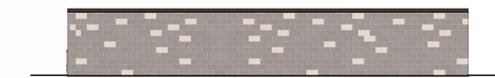
1 SOUTH ELEVATION (FACES PROPERTY W/ COMMERCIAL ZONING)
1" = 10'-0"



2 ENCLOSURE - NORTH ELEVATION
1" = 10'-0"



3 ENCLOSURE - EAST ELEVATION
1" = 10'-0"



4 ENCLOSURE - SOUTH ELEVATION
1" = 10'-0"



5 ENCLOSURE - WEST ELEVATION
1" = 10'-0"

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6 WEST ELEVATION (FACING STATE HIGHWAY 205 - PRIMARY FACADE)
1" = 10'-0"

SITE PLAN SIGNATURE BLOCK

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WITNESSED OUR HANDS, THIS ___ DAY OF _____, _____

PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING



NORTHWEST PERSPECTIVE/RENDERING - VIEW FROM STATE HIGHWAY 276



SOUTHWEST PERSPECTIVE/RENDERING - VIEW FROM STATE HIGHWAY 205

FINISH LEGEND - MATERIAL BOARD:



(CCMU-1):
CUSTOM CONCRETE MASONRY UNIT
MFR: FEATHERLITE
FINISH: LIMESTONE
MORTAR: TBD



(EPT-1):
EXTERIOR PAINT
MFR: SHERWIN WILLIAMS
FINISH: SW7516 KESTREL WHITE



(CCMU-2):
CUSTOM CONCRETE MASONRY UNIT
MFR: FEATHERLITE
FINISH: GRAY
MORTAR: TBD



(EPT-2):
EXTERIOR PAINT
MFR: SHERWIN WILLIAMS
FINISH: SW7024 FUNCTIONAL GRAY



STOREFRONT SYSTEM:
MFR: KAWNEER OR EQUAL
FINISH: DARK BRONZE ANODIZED



(EPT-3):
EXTERIOR PAINT
MFR: SHERWIN WILLIAMS
FINISH: SW7048 - URBANE BRONZE



(SOFFIT):
SOFFIT MATERIAL
MFR: MAC METAL
COLLECTION: HARRYWOOD
FINISH: CORK



BFD #: 24115

VUE REALTY GROUP, LLC.

ROCKWALL MOB

STATE HIGHWAY 205 AND STATE HIGHWAY 276
BYPASS
ROCKWALL, TEXAS

SEAL:



BLUE FIN DESIGN, LLC

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REVISIONS		
DATE	#	DESCRIPTION

DATE: 2024.10.17

DRAWN BY: WLI

**BUILDING MATERIAL
SAMPLE BOARD &
COLOR RENDERINGS**

DRAWING NUMBER:

AS220

SCALE: AS INDICATED

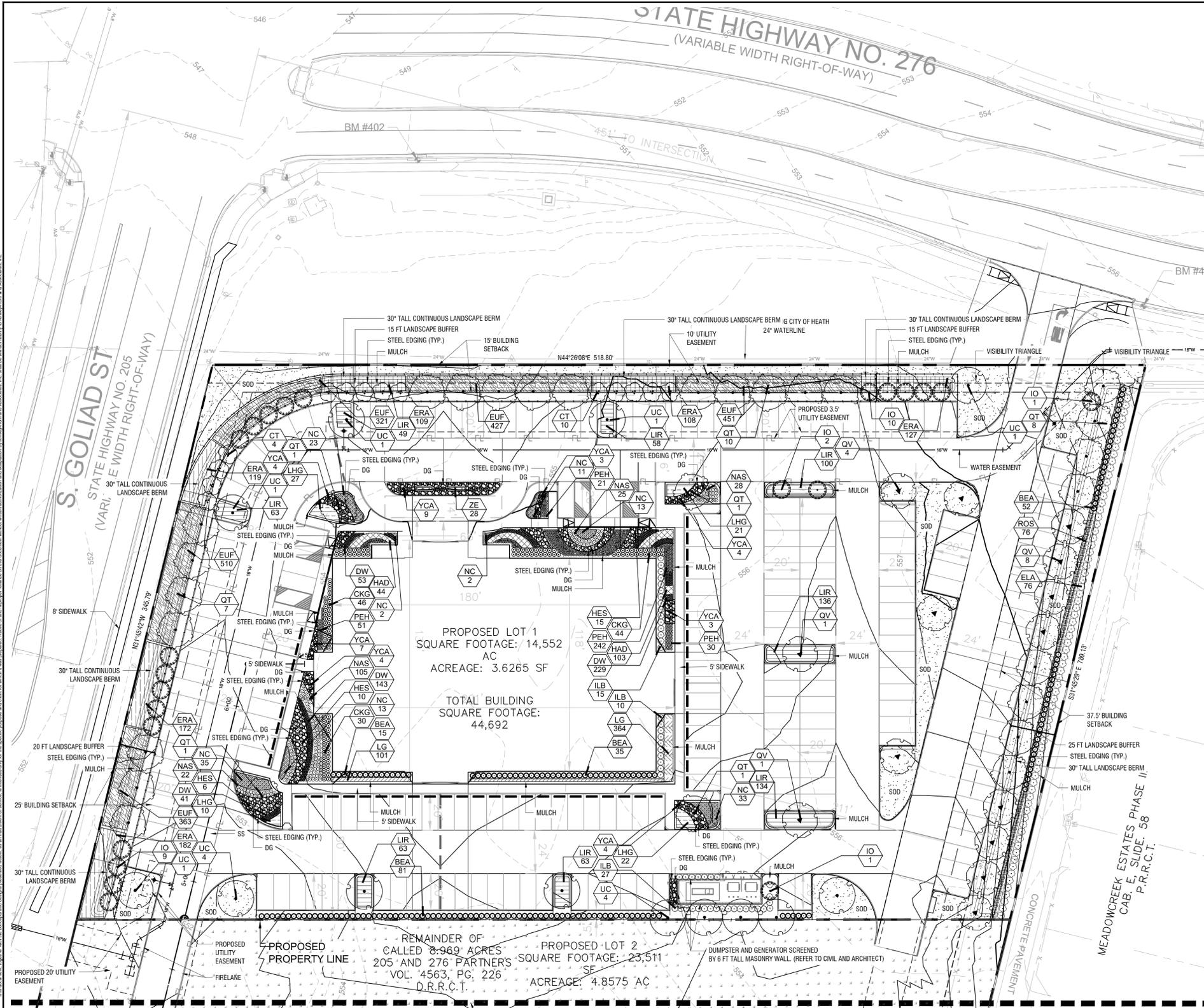
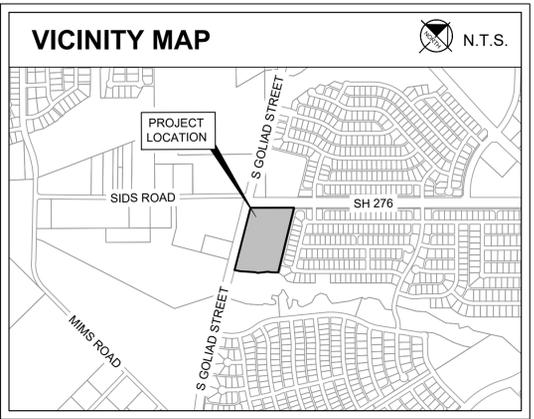
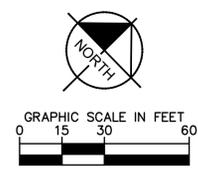
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PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

STATE HIGHWAY NO. 276
(VARIABLE WIDTH RIGHT-OF-WAY)



CITY OF ROCKWALL LANDSCAPE REQUIREMENTS		
LANDSCAPE MATERIAL (SECTION 4.A)	REQUIRED	PROVIDED
Canopy Trees shall be a minimum of 4" caliper	Yes	Yes
Accent Trees shall be a minimum of 4 ft in total height	Yes	Yes
Shrubs shall be a minimum of 3 gallons in size	Yes	Yes
RESIDENTIAL ZONE - LANDSCAPE BUFFERS		
A minimum of a 25-foot wide landscaped buffer must be installed for buildings with a building footprint of 25,000 SF to 49,999 SF (Subsection 04.01.E.4), Article 05, UDC)	25 ft	25 ft
Berms shall have a minimum height of 30-inches and a maximum height of 48-inches. (Subsection 06.02.E, Article 05, UDC)	30 in	30 in
1 Canopy Trees / 20 lf and three tiered screening (Subsection 05.02.B, Article 08, UDC)	32 Canopy Trees	32 Canopy Trees
624 lf / 20 lf = 32 Canopy Trees		
STATE HIGHWAY NO. 276 - LANDSCAPE BUFFERS		
Retail/Commercial Land Uses: 15-foot (Subsection 06.02.E, Article 05, UDC)	15 ft	15 ft
Berms and shrubbery shall each have a minimum height of 30-inches and a maximum height of 48-inches. (Subsection 06.02.E, Article 05, UDC)	30 in	30 in
2 Canopy Trees / 100 lf (Subsection 06.02.E, Article 05, UDC)	11 Canopy Trees	11 Canopy Trees
519 lf / 100 lf * 2 = 11 Canopy Trees		
4 Accent Trees / 100 lf (Subsection 06.02.E, Article 05, UDC)	21 Accent Trees	21 Accent Trees
519 lf / 100 lf * 4 = 21 Accent Trees		
S GOLIAD ST. (SH-205) - LANDSCAPE BUFFERS		
SH-205 Overlay District: 20 ft (Subsection 06.02.E, Article 05, UDC)	20 ft	20 ft
Berms and shrubbery shall each have a minimum height of 30-inches and a maximum height of 48-inches. (Subsection 06.02.E, Article 05, UDC)	30 in	30 in
2 Canopy Trees / 100 lf (Subsection 06.02.E, Article 05, UDC)	7 Canopy Trees	7 Canopy Trees
314 lf / 100 lf * 2 = 7 Canopy Trees		
4 Accent Trees / 100 lf (Subsection 06.02.E, Article 05, UDC)	13 Accent Trees	13 Accent Trees
314 lf / 100 lf * 4 = 13 Accent Trees		
PARKING LOT LANDSCAPING		
Parking lots with more than two rows of parking spaces shall have a minimum of 200 sf of landscaping. (Subsection 05.03.E, Article 08, UDC)	200 sf	200 sf
No parking spaces may be located more than 80-feet from the trunk of a canopy tree. (Subsection 05.03.E, Article 08, UDC)	80 ft	80 ft
LANDSCAPE REQUIREMENTS		
Zoning District: Commercial (C) District 20% required landscaping areas. (Subsection 05.03.A, Article 08, UDC)	31,595 sf (20%)	43,923 sf (27.8%)
20% x 157,972 sf = 31,595 sf		
A minimum of 50% of the required landscaping shall be located in the front of and along the side of buildings with street frontage. (Subsection 05.03.A, Article 08, UDC)	15,797 sf (50%)	* 15,797 sf (50%)
50% x 31,595 sf = 15,797 sf		
DETENTION BASIN REQUIREMENTS		
1 Canopy Tree / 750 sf (Subsection 05.03.D, Article 08, UDC)	51 Canopy Trees	51 Canopy Trees
38,223 sf / 750 sf = 51 Canopy Trees		
1 Accent Tree / 1500 sf (Subsection 05.03.D, Article 08, UDC)	26 Accent Trees	26 Accent Trees
38,223 sf / 1500 sf = 26 Accent Trees		
SCREENING REQUIREMENTS		
Trash/Recycling enclosures shall be four sided. These receptacles shall be screened by a minimum six foot, solid masonry dumpster enclosure.	6 ft Wall	6 ft Wall
1 Canopy Tree / 20 lf (Subsection 01.05.E, Article 05, UDC)	4 Canopy Trees	4 Canopy Trees
62 lf / 20 lf = 4 Canopy Trees		
Screened with evergreen shrubs (Subsection 01.05.B, Article 05, UDC)	Yes	Yes

PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME
QT	37	37	Quercus texana / Texas Red Oak
QV	21	21	Quercus virginiana / Southern Live Oak
TD	46	46	Taxodium distichum / Bald Cypress
UC	13	13	Ulmus crassifolia / Cedar Elm

ORNAMENTAL TREE

AT	32	Acer truncatum / Shantung Maple
CT	14	Cercis canadensis / Eastern Redbud
IO	23	Ilex decidua / Possumhaw Holly
BEA	235	Berberis atropurpurea 'Rose Glow' / Red Leaf Japanese Barberry
ELA	153	Elaeagnus pungens / Eleagnus
HES	31	Hesperaloe parviflora / Red Yucca
ILB	52	Ilex cornuta 'Burfordii' / Burford Holly
ROS	154	Rosmarinus officinalis / Rosemary
YCA	38	Yucca filamentosa 'Color Guard' / Adam's Needle

GRASSES

CKG	120	Calamagrostis x acutiflora 'Karl Foerster' / Feather Reed Grass
NAS	180	Nassella tenuissima / Mexican Feather Grass
PEH	344	Pennisetum alopecuroides 'Hameln' / Hameln Dwarf Fountain Grass
DW	466	Dianthus gratianopolitanus 'Firewitch' / Firewitch Cheddar Pink
ERA	817	Eragrostis curvula / Weeping Lovegrass
EUF	2,072	Euonymus fortunei 'Coloratus' / Purple-leaf Winter Creeper
HAD	147	Hemerocallis fulva 'Aztec Gold' / Aztec Gold Daylily
LHG	80	Lantana x 'New Gold' / New Gold Lantana
LG	465	Liriope gigantea / Giant Liriope
LIR	666	Liriope muscari / Liriope
NC	132	Nepeta mussini / Catnip

MISC

ZE	28	Zinnia elegans / Zinnia
SOD	TBD	Cynodon dactylon / Common Bermuda
HYDRO SEED	TBD	Cynodon dactylon / Common Bermuda
SEED MIX	TBD	Detention Pond and Slope Mix
DG	TBD	Decomposed Granite
STEEL EDGING	TBD	Steel Edging
MULCH	TBD	Shredded Hardwood Mulch

SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR 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 & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

PROJECT NUMBER: SP2024-043

LANDSCAPE PLAN FOR ROCKWALL MEDICAL BUILDING
8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CURRENT ZONING: PD-10
PROPOSED LAND USE: MEDICAL BUILDING

DATE: _____
ENGINEER / SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC.
OWNER: VUE REAL ESTATE
APPLICANT: VUE REAL ESTATE
ARCHITECT: BLUE FIN DESIGN

Kimley»Horn
13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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FOR REVIEW ONLY
Not for construction or permit purposes.
Kimley»Horn
P.L.A. NICHOLAS B. ADAMS
L.A. No. 3454 Date: 11/07/2024

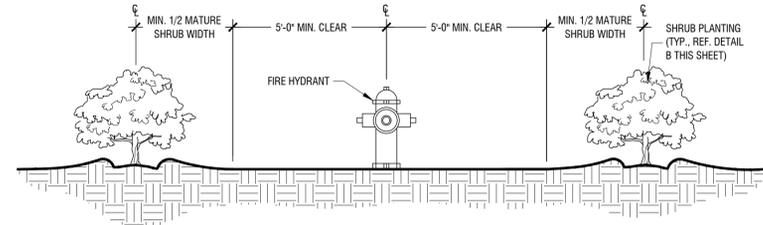
KHA PROJECT	PROJ #	DATE	SCALE	AS SHOWN	DESIGNED BY	DRAWN BY	CHECKED BY
		11/7/2024			KAE	KAE	NBA

PROJECT NAME
PREPARED FOR
VUE REAL ESTATE
CITY OF ROCKWALL, TX

LANDSCAPE PLAN

SHEET NUMBER
LP 1.01

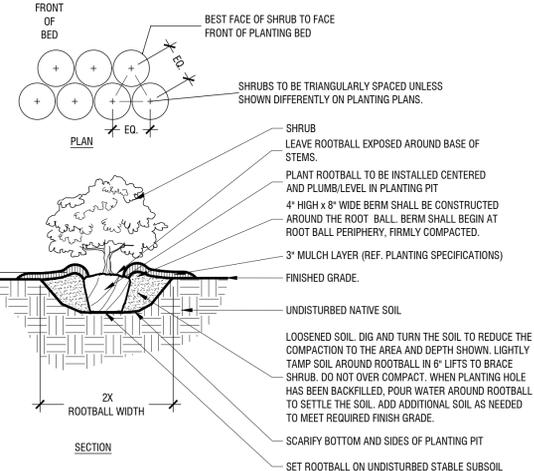
NOTES:
 1. REF. PLANTING AND PLANTING SOIL SPECIFICATIONS FOR ADDITIONAL INFORMATION.
 2. REF. PLANTING SCHEDULE AND PLANTING PLANS FOR SPACING/LAYOUT.
 3. WHEN SHRUBS ARE MASSED TOGETHER WITH GROUNDCOVER BEDS, ALL SOIL IN BED TO BE AMENDED. (REF. PLANTING SPECIFICATIONS)



Shrub Planting at Fire Hydrant

Scale: NTS

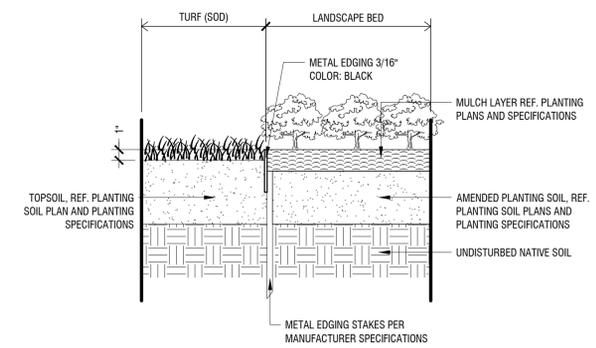
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Typical Shrub Planting

Scale: NTS

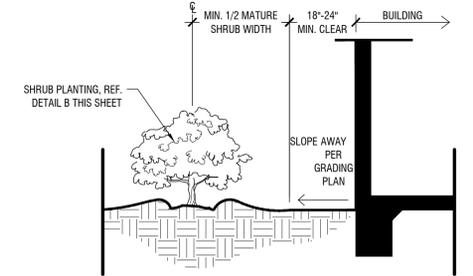
B



METAL EDGING (AT TURF & LANDSCAPE BED)

Scale: 1 1/2\"/>

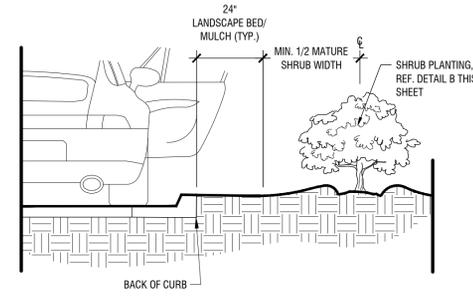
H



Shrub Planting at Building Edge

Scale: NTS

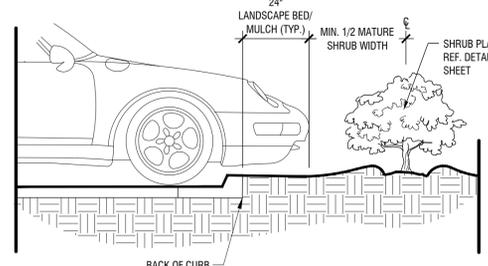
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Shrub Planting at Curb

Scale: NTS

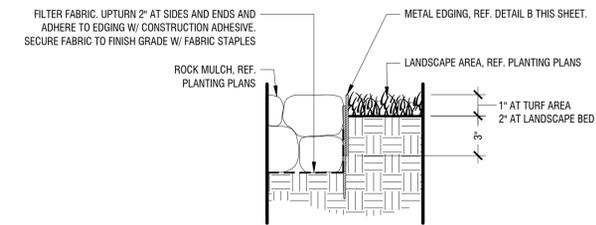
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Decomposed Granite

Scale: 1 1/2\"/>

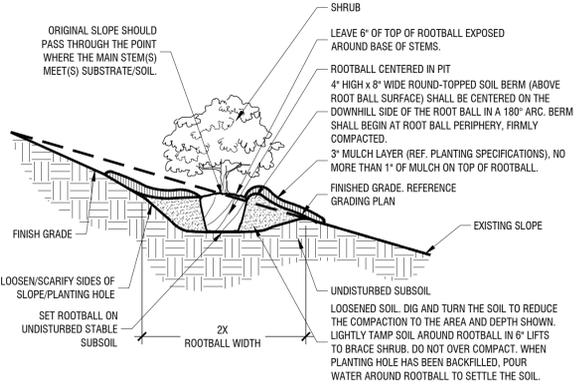
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METAL EDGING (AT ROCK COBBLE BED)

Scale: 1 1/2\"/>

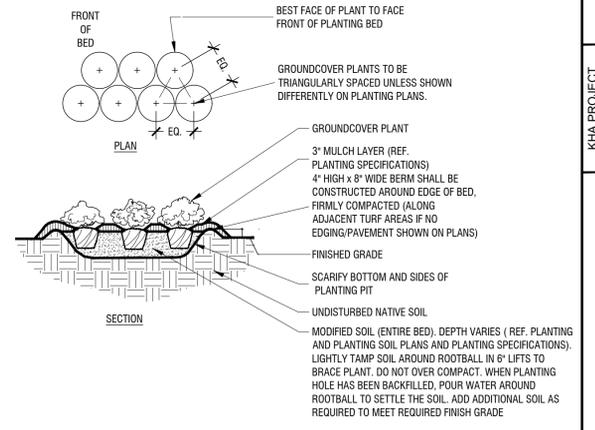
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Shrub Planting On 5-50% (20:1 TO 2:1) Slope

Scale: NTS

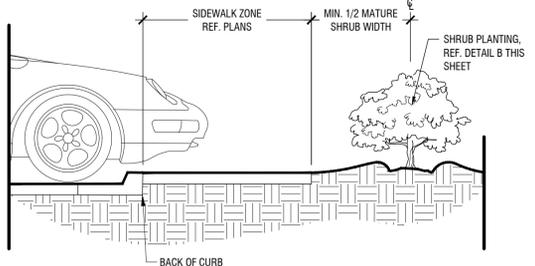
C



Typical Groundcover Planting

Scale: NTS

A



Shrub Planting at Sidewalk

Scale: NTS

F

SITE PLAN SIGNATURE BLOCK

APPROVED:
 I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR 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 & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

PROJECT NUMBER: SP2024-043

LANDSCAPE DETAILS FOR ROCKWALL MEDICAL BUILDING

8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CURRENT ZONING: PD-10
 PROPOSED LAND USE: MEDICAL BUILDING

DATE

ENGINEER / SURVEYOR KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160 DALLAS, TX 75201 PHONE: (972) 568-4263 CONTACT: MATT LUCAS, P.E.	OWNER VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231 PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE
APPLICANT VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231 PHONE: (972) 556-1700 CONTACT: JEFF BROCKETTE	ARCHITECT BLUE FIN DESIGN ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B AUSTIN, TX 78728 PHONE: (855) 228-7440 CONTACT: WARREN L. INCE

NO.	REVISIONS	DATE

Kimley»Horn
 13455 NOEL RD. TWO GALLERIA OFFICE TOWER
 SUITE 700 DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM TX F-928
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Kimley»Horn
 P.L.A. NICHOLAS B. ADAMS
 L.A. No. 3454 Date: 11/7/2024

KHA PROJECT	PROJ #	DATE	SCALE	AS SHOWN	DESIGNED BY	DRAWN BY	CHECKED BY
		11/7/2024			KAE	KAE	NBA

PROJECT NAME
 PREPARED FOR
 VUE REAL ESTATE
 CITY OF ROCKWALL, TX

LANDSCAPE DETAILS

SHEET NUMBER
 LP 3.02

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PLANT SCHEDULE

Table with columns: SYMBOL, CODE, QTY, BOTANICAL / COMMON NAME, SPECIFICATIONS, REMARKS. Includes sections for TREES, ORNAMENTAL TREE, SHRUBS, GRASSES, GROUND COVERS, and MISC.

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

PLANTING NOTES

- 1. ALL PLANT MATERIAL SHALL BE INSTALLED ACCORDING TO SOUND NURSERY PRACTICES AND SHALL MEET ALL STANDARDS AS STATED IN THE LATEST EDITION OF 'AMERICAN STANDARD FOR NURSERY STOCK' BY THE AMERICAN ASSOCIATION OF NURSERYMEN.
2. NO SUBSTITUTIONS IN PLANT MATERIALS SHALL BE MADE WITHOUT WRITTEN AUTHORIZATION FROM OWNER OR LANDSCAPE ARCHITECT.

GENERAL LANDSCAPE SPECIFICATIONS AND NOTES

- A. SCOPE OF WORK
1. THE WORK CONSISTS OF FURNISHING ALL LABOR, MATERIALS, EQUIPMENT, TOOLS, TRANSPORTATION, AND ANY OTHER APPURTENANCES NECESSARY FOR THE COMPLETION OF THIS PROJECT AS SHOWN ON THE DRAWINGS, AS INCLUDED IN THE PLANT LIST, AND AS HEREIN SPECIFIED.
2. WORK SHALL INCLUDE MAINTENANCE AND WATERING OF ALL PLANTING AREAS OF THIS CONTRACT UNTIL CERTIFICATION OF ACCEPTABILITY BY THE OWNER.
B. PROTECTION OF EXISTING STRUCTURES

L. DIGGING AND HANDLING

- 1. PROTECT ROOTS OR BALLS OF PLANTS AT ALL TIMES FROM SUN AND DRYING WINDS, WATER AND FREEZING, AS NECESSARY UNTIL PLANTING. PLANT MATERIALS SHALL BE ADEQUATELY PACKED TO PREVENT BRUISE AND DRYING OUT DURING TRANSPORT. TREES TRANSPORTED MORE THAN TEN (10) MILES OR WHICH ARE NOT PLANTED WITHIN THREE (3) DAYS OF DELIVERY TO SITE SHALL BE SPRAYED WITH AN ANTI-TRANSPIRANT PRODUCT ('WILT-PRO' OR EQUAL) TO MINIMIZE TRANSPIRATIONAL WATER LOSS.
2. BALLED AND BURLAPPED PLANTS (8&B) SHALL BE DUG WITH FIRM, NATURAL BALLS OF SOIL OF SUFFICIENT SIZE TO ENCOMPASS THE FIBROUS AND FEEDING ROOTS OF THE PLANTS. NO PLANTS MOVED WITH A BALL SHALL BE PLANTED IF THE BALL IS CRACKED OR BROKEN. PLANTS BALLED AND BURLAPPED OR CONTAINER GROWN SHALL NOT BE HANDLED BY STEMS.
3. PLANTS MARKED 'BR' IN THE PLANT LIST SHALL BE DUG WITH BARE ROOTS. THE ROOTS SHALL NOT BE CUT WITHIN THE MINIMUM SPREAD SPECIFIED IN THE PLANT LIST. CARE SHALL BE EXERCISED THAT THE ROOTS DO NOT GET CLUT IN MOVING AND PRIOR TO PLANTING.

Kimley»Horn logo and contact information: 13455 NOEL RD., TWO GALLERIA OFFICE TOWER, SUITE 700 DALLAS, TX 75240. PHONE: 972-770-1300. FAX: 972-239-3820. WWW.KIMLEY-HORN.COM TX F-928

Kimley»Horn logo and contact information: P.L.A. NO. 3464 Date: 11/20/24. FOR REVIEW ONLY. Not for construction or permit purposes.

Table with columns: KHA PROJECT, PROJECT NAME, DATE, SCALE, AS SHOWN, DESIGNED BY, DRAWN BY, CHECKED BY. Values include: PROJECT # 11/7/2024, SCALE AS SHOWN, DESIGNED BY KAE, DRAWN BY KAE, CHECKED BY NBA.

PROJECT NUMBER: SP2024-043

LANDSCAPE SPECIFICATIONS AND NOTES FOR ROCKWALL MEDICAL BUILDING

8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS. CURRENT ZONING: PD-10. PROPOSED LAND USE: MEDICAL BUILDING.

Table with columns: ENGINEER / SURVEYOR, OWNER, ADDRESS, PHONE, CONTACT. Values include: ENGINEER / SURVEYOR: KIMLEY-HORN AND ASSOCIATES, INC. OWNER: VUE REAL ESTATE. ADDRESS: 203 WEST NASH ST, SUITE 100, TERRELL, TX 75160. PHONE: (972) 556-1203. CONTACT: MATT LUCAS, P.E.

Table with columns: APPLICANT, ARCHITECT, ADDRESS, PHONE, CONTACT. Values include: APPLICANT: VUE REAL ESTATE. ARCHITECT: BLUE FIN DESIGN. ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100, AUSTIN, TX 78728. PHONE: (855) 228-7300. CONTACT: WARREN L. INCE.

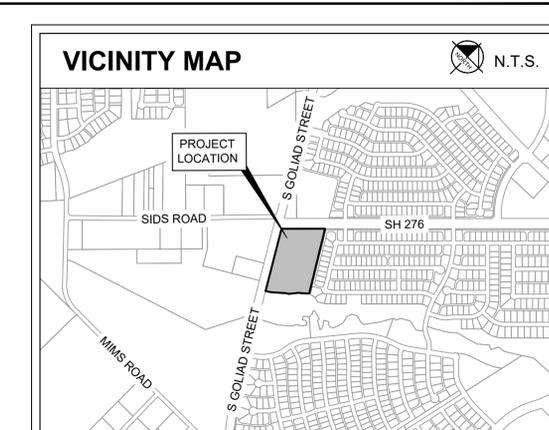
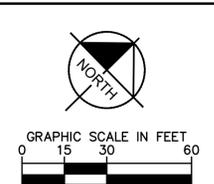
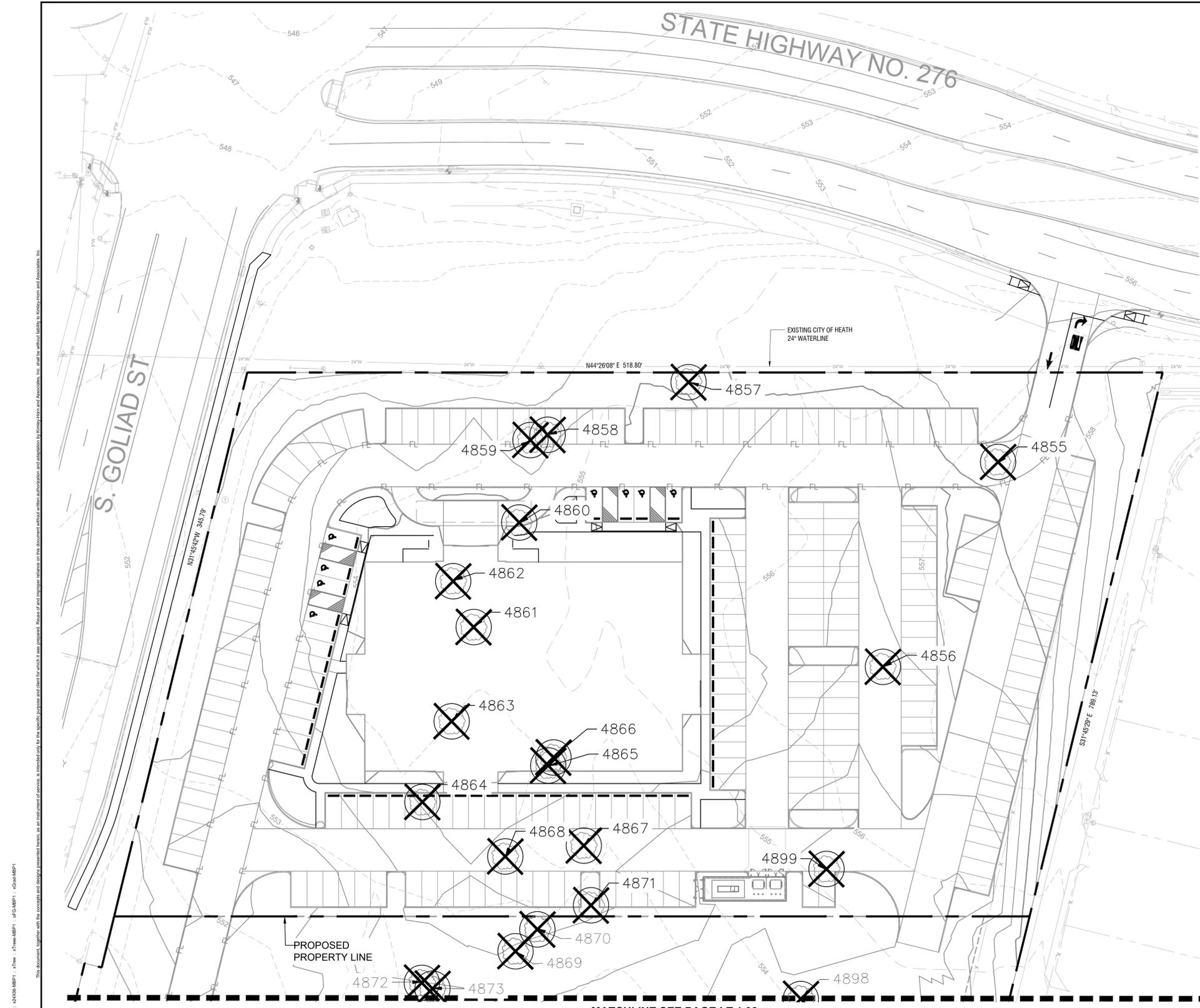
SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR 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 ____.

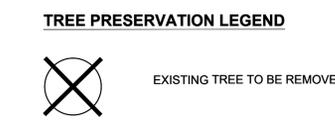
PLANNING & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

SHEET NUMBER LP 3.03



Inside Proposed Property Line					
#	SPECIES	CALIPER (IN)	PROTECT OR REMOVE	TREE HEALTH (1-5)	MITIGATION REQUIRED (IN)
4855	Eastern Redcedar / Juniperus virginiana	13.9 (15 ft tall)	Remove	Healthy (5)	4
4856	Eastern Redcedar / Juniperus virginiana	17.3 (20 ft tall)	Remove	Healthy (5)	4
4857	Eastern Redcedar / Juniperus virginiana	13.7 (15 ft tall)	Remove	Healthy (5)	4
4858	Eastern Redcedar / Juniperus virginiana	11.1 (10 ft tall)	Remove	Healthy (5)	4
4859	Eastern Redcedar / Juniperus virginiana	11.4 (10 ft tall)	Remove	Healthy (5)	4
4860	Eastern Redcedar / Juniperus virginiana	11.1 (10 ft tall)	Remove	Healthy (5)	4
4861	Eastern Redcedar / Juniperus virginiana	18.8 (20 ft tall)	Remove	Healthy (5)	4
4862	Eastern Redcedar / Juniperus virginiana	12.2 (12 ft tall)	Remove	Healthy (5)	4
4863	Eastern Redcedar / Juniperus virginiana	12.3 (12 ft tall)	Remove	Healthy (5)	4
4864	Eastern Redcedar / Juniperus virginiana	11 (10 ft tall)	Remove	Healthy (5)	4
4865	Eastern Redcedar / Juniperus virginiana	14.7 (15 ft tall)	Remove	Healthy (5)	4
4866	Eastern Redcedar / Juniperus virginiana	12.6 (12 ft tall)	Remove	Healthy (5)	4
4867	Chittamwood / Sideroxylon lanuginosum	9.1 (10 ft tall)	Remove	Declining (1)	0
4868	Eastern Redcedar / Juniperus virginiana	15.4 (15 ft tall)	Remove	Healthy (5)	4
4871	Eastern Redcedar / Juniperus virginiana	11 (10 ft tall)	Remove	Healthy (5)	4
4899	Eastern Redcedar / Juniperus virginiana	18.5 (20 ft tall)	Remove	Healthy (5)	4
Total Mitigation Required:					60

Outside Proposed Property Line					
#	SPECIES	CALIPER (IN)	PROTECT OR REMOVE	TREE HEALTH (1-5)	MITIGATION REQUIRED (IN)
4869	Eastern Redcedar / Juniperus virginiana	14.2 (15 ft tall)	Remove	Healthy (5)	4
4870	Eastern Redcedar / Juniperus virginiana	19.1 (20 ft tall)	Remove	Healthy (5)	4
4872	Eastern Redcedar / Juniperus virginiana	18.2 (20 ft tall)	Remove	Healthy (5)	4
4873	Eastern Redcedar / Juniperus virginiana	11.1 (10 ft tall)	Remove	Healthy (5)	4
4874	Eastern Redcedar / Juniperus virginiana	14.3 (15 ft tall)	Remove	Healthy (5)	4
4875	Eastern Redcedar / Juniperus virginiana	11.4 (10 ft tall)	Remove	Healthy (5)	4
4876	Eastern Redcedar / Juniperus virginiana	14.3 (15 ft tall)	Remove	Healthy (5)	4
4877	Eastern Redcedar / Juniperus virginiana	11.2 (10 ft tall)	Remove	Healthy (5)	4
4878	Eastern Redcedar / Juniperus virginiana	12.4 (12 ft tall)	Remove	Healthy (5)	4
4879	Eastern Redcedar / Juniperus virginiana	14 (15 ft tall)	Remove	Healthy (5)	4
4880	Eastern Redcedar / Juniperus virginiana	15.3 (15 ft tall)	Remove	Healthy (5)	4
4881	Eastern Redcedar / Juniperus virginiana	15.6 (15 ft tall)	Remove	Healthy (5)	4
4882	Eastern Redcedar / Juniperus virginiana	13.1 (15 ft tall)	Remove	Healthy (5)	4
4883	Eastern Redcedar / Juniperus virginiana	14.4 (15 ft tall)	Remove	Healthy (5)	4
4884	Eastern Redcedar / Juniperus virginiana	13.2 (15 ft tall)	Remove	Healthy (5)	4
4885	Eastern Redcedar / Juniperus virginiana	12.3 (10 ft tall)	Remove	Healthy (5)	4
4886	Eastern Redcedar / Juniperus virginiana	15.7 (15 ft tall)	Remove	Healthy (5)	4
4887	Eastern Redcedar / Juniperus virginiana	11.5 (10 ft tall)	Remove	Healthy (5)	4
4895	Cedar Elm / Ulmus crassifolia	15.5 (15 ft tall)	Remove	Healthy (5)	4
4896	Eastern Redcedar / Juniperus virginiana	18.2 (20 ft tall)	Remove	Healthy (5)	4
4897	Eastern Redcedar / Juniperus virginiana	14.9 (15 ft tall)	Remove	Healthy (5)	4
4898	Eastern Redcedar / Juniperus virginiana	14.8 (15 ft tall)	Remove	Healthy (5)	4
Total Mitigation Required:					88
Grand Total Mitigation Required:					148 in



TREE PRESERVATION AND REMOVAL NOTES

- CONTRACTOR SHALL COORDINATE WITH ISA CERTIFIED ARBORIST AND PROPERTY OWNERS TO VERIFY OBJECTIVES PRIOR TO COMMENCING ANY PRUNING OR TREE REMOVAL ACTIVITIES.
- ALL CREW MEMBERS SHOULD BE WEARING THE APPROPRIATE SAFETY GEAR: HARD HATS, EYE PROTECTION, APPROVED BOOTS, HEARING PROTECTION, CHAIN SAW CHAPS FOR GROUNDWORK.
- ANY TREES REMOVED, AND ALL TREE MATERIALS REMOVED SHALL BE REMOVED FROM THE PROPERTY AT THE CONTRACTOR'S EXPENSE.
- ALL TRASH AND DEBRIS FROM ANY CONSTRUCTION RELATED ACTIVITIES SHALL BE REMOVED FROM THE SITE AT THE CONTRACTOR'S EXPENSE, FOLLOWING COMPLETION OF THE PROJECT.
- ANY DAMAGE TO THE EXISTING LANDSCAPE, PAVEMENT, BUILDING, OR ANY OTHER SITE FEATURES SHALL BE REPLACED BY THE CONTRACTOR AND/OR RESTORED TO PRE-CONSTRUCTION CONDITION.
- CONTRACTOR SHALL PROVIDE REMOVAL, STORAGE, AND TRANSPLANTING OF EXISTING TREES ON SITE. THE CONTRACTOR SHALL REMOVE EACH EXISTING TREE THROUGH THE USE OF HAND DIGGING, OR WITH THE USE OF AN APPROVED MECHANICAL DEVICE. TREES SHALL BE HARVESTED AS BALLED & BURLAPPED TREE SPECIMENS, PER ANSI Z30 STANDARDS, AND TRANSPORTED TO NEW LOCATION ON SITE, OR AT ALTERNATE SITE AS DIRECTED OR APPROVED BY THE OWNER. CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIALS NECESSARY TO PROVIDE FOR REMOVAL, PLACEMENT OF BURLAP, PLACEMENT OF WIRE BASKET OR OTHER APPROVED BALL-SUPPORTING DEVICE, TRANSPORT TO TEMPORARY STORAGE AREA, ONGOING MAINTENANCE AND WATERING DURING CONSTRUCTION, AND RE-PLANTING TO BE PERFORMED UPON COMPLETION OF MAJOR SITE WORK. ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH THE GUIDELINES AND RECOMMENDATIONS SET FORTH IN THE AMERICAN STANDARDS FOR NURSERY STOCK.

SITE PLAN SIGNATURE BLOCK

APPROVED:
I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR 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 & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

PROJECT NUMBER: SP2024-043

TREE PRESERVATION PLAN FOR ROCKWALL MEDICAL BUILDING

8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
CURRENT ZONING: PD-10
PROPOSED LAND USE: MEDICAL BUILDING

DATE

ENGINEER / SURVEYOR KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160 (972) 568-4263 CONTACT: MATT LUCAS, P.E.	OWNER VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75241 (972) 556-1700 CONTACT: JEFF BROCKETTE
APPLICANT VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231 (972) 556-1700 CONTACT: JEFF BROCKETTE	ARCHITECT BLUE FIN DESIGN ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B AUSTIN, TX 78728 (855) 228-7440 CONTACT: WARREN L. INCE

NO.
REVISIONS
DATE

Kimley-Horn

13455 NOEL RD. TWO GALLERIA OFFICE TOWER
SUITE 700 DALLAS, TX 75240
PHONE: 972-770-1300 FAX: 972-239-3820
WWW.KIMLEY-HORN.COM TX F-928
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Kimley-Horn

P.L.A. NICHOLAS B. ADAMS
L.A. No. 3454 Date: 11/07/2024

KHA PROJECT

PROJ. #

DATE: 11/7/2024

SCALE: AS SHOWN

DESIGNED BY: KAE

DRAWN BY: KAE

CHECKED BY: NBA

PROJECT NAME

PREPARED FOR

VUE REAL ESTATE

CITY OF ROCKWALL, TX

TREE PRESERVATION PLAN

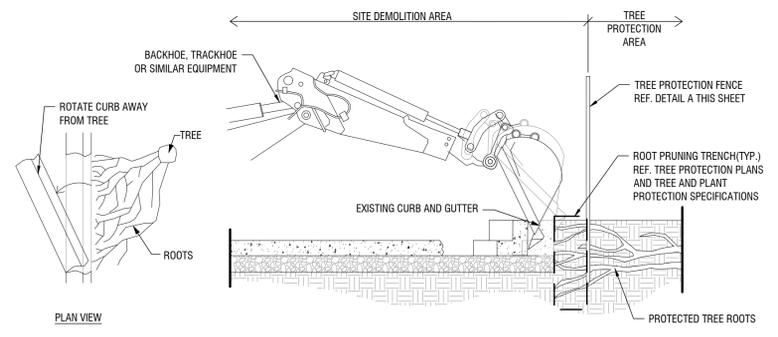
SHEET NUMBER

LT 1.01

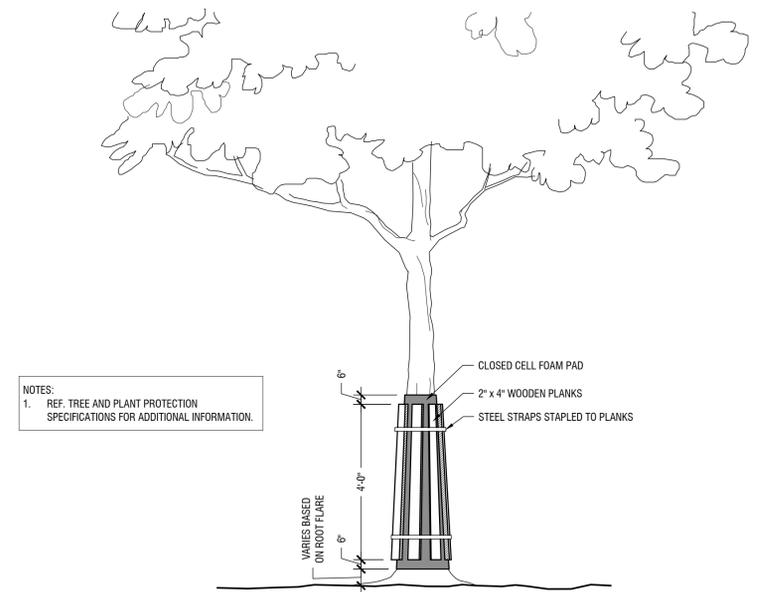
IMAGES: 01/20/24
 PLOTTED BY: ELMORE, KYLEE 11/07/2024 8:40 AM
 LAST SAVED: 01/20/24 11:28 AM
 DWG NAME: LT 301.DWG [1:3.48]
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- DEMOLITION SEQUENCE:**
1. PERFORM ANY ROOT PRUNING.
 2. INSTALL TREE PROTECTION FENCING.
 3. BREAK OR CUT 6" SECTIONS OF CURB.
 4. CAREFULLY ROTATE CURB SECTIONS AWAY FROM ROOTS.
 5. COORDINATE ALL DEMOLITION OPERATIONS AROUND PROTECTED TREES WITH ENGINEER AND PROJECT ARBORIST.

- NOTES:**
1. PRIOR TO DEMOLITION ACTIVITIES, COORDINATE WITH OWNER'S REPRESENTATIVE.
 2. ALL TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION ACTIVITIES.
 3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR DEMOLITION ACTIVITIES PRIOR TO CONSTRUCTION.

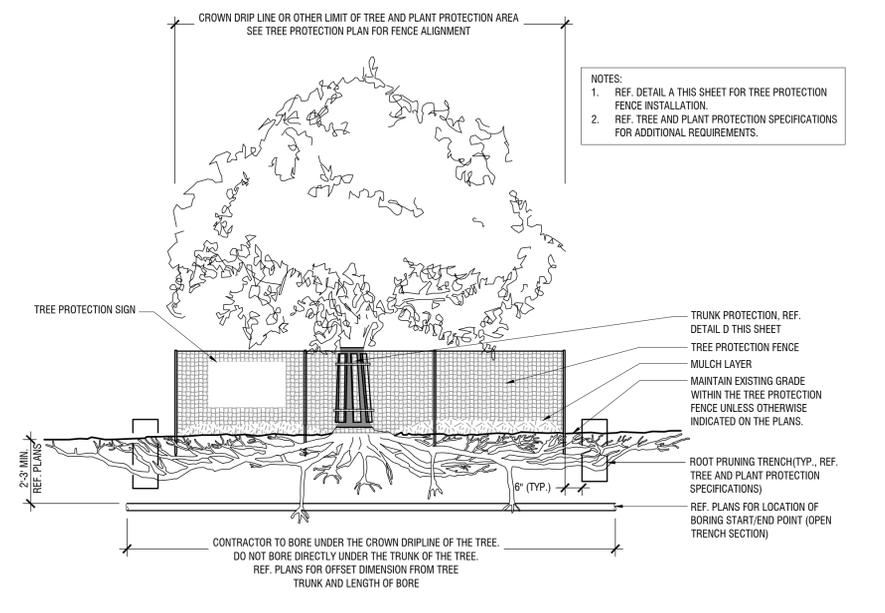


CURB DEMOLITION AROUND EXISTING TREE ROOTS
Scale: NTS



- NOTES:**
1. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL INFORMATION.

TRUNK PROTECTION
Scale: NTS

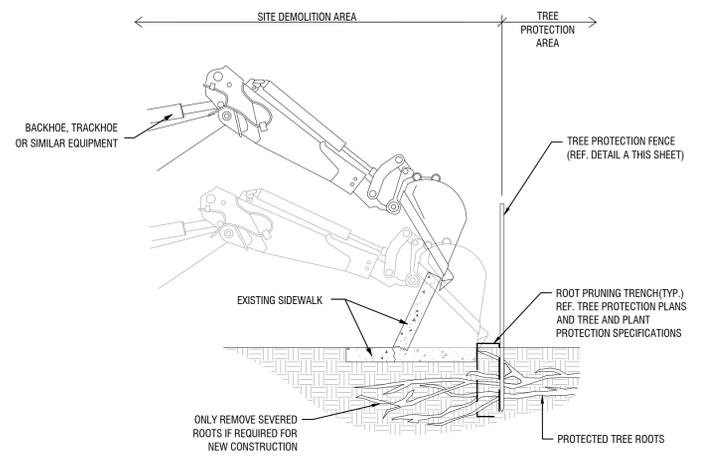


- NOTES:**
1. REF. DETAIL A THIS SHEET FOR TREE PROTECTION FENCE INSTALLATION.
 2. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.

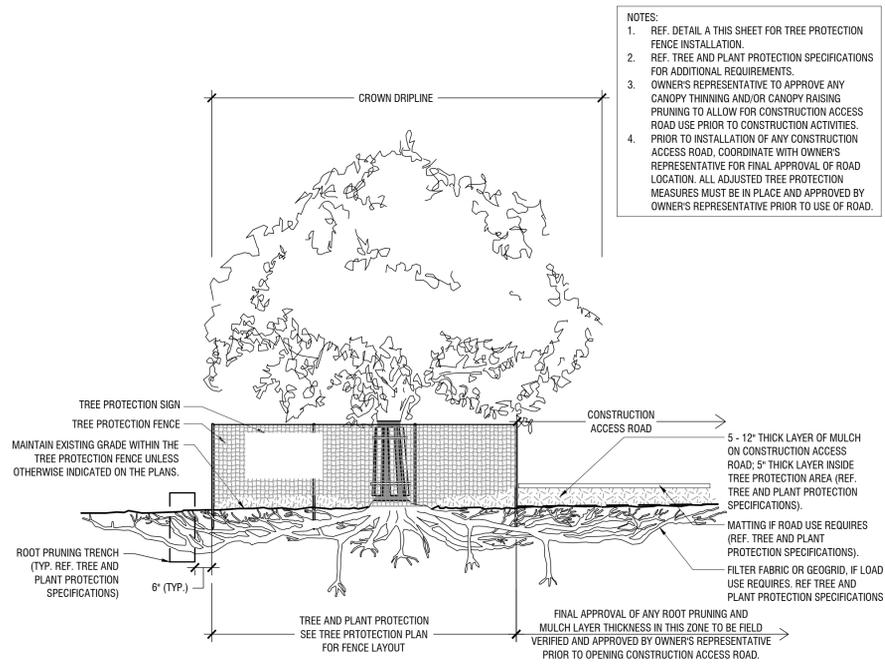
TREE PROTECTION - UTILITY BORING UNDER CROWN DRIP LINE
Scale: NTS

- DEMOLITION SEQUENCE**
1. PERFORM ANY ROOT PRUNING.
 2. INSTALL TREE PROTECTION FENCING.
 3. CAREFULLY REMOVE SIDEWALK AND BASE MATERIAL, COORDINATE ALL DEMOLITION OPERATIONS AROUND PROTECTED TREES WITH ENGINEER AND PROJECT ARBORIST.

- NOTES:**
1. PRIOR TO DEMOLITION ACTIVITIES, COORDINATE WITH OWNER'S REPRESENTATIVE.
 2. ALL TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO DEMOLITION ACTIVITIES.
 3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR DEMOLITION ACTIVITIES PRIOR TO CONSTRUCTION.

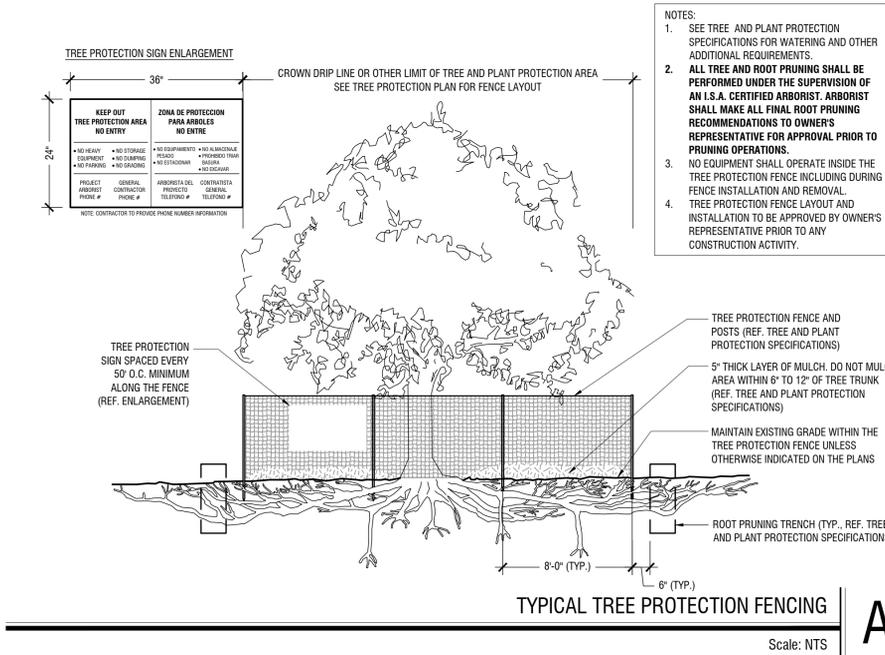


SIDEWALK DEMOLITION AROUND EXISTING TREE ROOTS
Scale: NTS



- NOTES:**
1. REF. DETAIL A THIS SHEET FOR TREE PROTECTION FENCE INSTALLATION.
 2. REF. TREE AND PLANT PROTECTION SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
 3. OWNER'S REPRESENTATIVE TO APPROVE ANY CANOPY THINNING AND/OR CANOPY RAISING PRUNING TO ALLOW FOR CONSTRUCTION ACCESS ROAD USE PRIOR TO CONSTRUCTION ACTIVITIES.
 4. PRIOR TO INSTALLATION OF ANY CONSTRUCTION ACCESS ROAD, COORDINATE WITH OWNER'S REPRESENTATIVE FOR FINAL APPROVAL OF ROAD LOCATION. ALL ADJUSTED TREE PROTECTION MEASURES MUST BE IN PLACE AND APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO USE OF ROAD.

TREE PROTECTION - CONSTRUCTION ACCESS ROAD
Scale: NTS



- NOTES:**
1. SEE TREE AND PLANT PROTECTION SPECIFICATIONS FOR WATERING AND OTHER ADDITIONAL REQUIREMENTS.
 2. ALL TREE AND ROOT PRUNING SHALL BE PERFORMED UNDER THE SUPERVISION OF ALL U.S.A. CERTIFIED ARBORIST. ARBORIST SHALL MAKE ALL FINAL ROOT PRUNING RECOMMENDATIONS TO OWNER'S REPRESENTATIVE FOR APPROVAL PRIOR TO PRUNING OPERATIONS.
 3. NO EQUIPMENT SHALL OPERATE INSIDE THE TREE PROTECTION FENCE INCLUDING DURING FENCE INSTALLATION AND REMOVAL.
 4. TREE PROTECTION FENCE LAYOUT AND INSTALLATION TO BE APPROVED BY OWNER'S REPRESENTATIVE PRIOR TO ANY CONSTRUCTION ACTIVITY.

TYPICAL TREE PROTECTION FENCING
Scale: NTS

PROJECT NUMBER: SP2024-043

TREE DEMOLITION AND PROTECTION DETAILS FOR ROCKWALL MEDICAL BUILDING

8.4841 ACRES (369,567 SF) IN THE W.H. BARNES SURVEY, ABST. NO. 26 WITHIN THE CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS
 CURRENT ZONING: PD-10
 PROPOSED LAND USE: MEDICAL BUILDING

DATE

ENGINEER / SURVEYOR KIMLEY-HORN AND ASSOCIATES, INC. ADDRESS: 203 WEST NASH ST, SUITE 100 TERRELL, TX 75160 (972) 556-1700 CONTACT: MATT LUCAS, P.E.	OWNER VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231 (972) 556-1700 CONTACT: JEFF BROCKETTE
APPLICANT VUE REAL ESTATE ADDRESS: 9600 NORTH CENTRAL EXPRESSWAY, SUITE 100 DALLAS, TX 75231 (972) 556-1700 CONTACT: JEFF BROCKETTE	ARCHITECT BLUE FIN DESIGN ADDRESS: 14205 NORTH MOPAC EXPRESSWAY, SUITE 100B AUSTIN, TX 78728 (855) 228-7440 CONTACT: WARREN L. INCE

SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR 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 & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING

NO.	REVISIONS	DATE	BY

Kimley-Horn
 13455 NOEL RD. TWO GALLERIA OFFICE TOWER
 SUITE 700 DALLAS, TX 75240
 PHONE: 972-770-1300 FAX: 972-239-3820
 WWW.KIMLEY-HORN.COM TX F-928
 © 2023 KIMLEY-HORN AND ASSOCIATES, INC.

PROJECT KHA PROJECT	DATE 11/7/2024	SCALE AS SHOWN	DESIGNED BY KAE	DRAWN BY KAE	CHECKED BY NBA
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PROJECT NAME
 PREPARED FOR
VUE REAL ESTATE
 CITY OF ROCKWALL, TX

TREE DEMOLITION AND PROTECTION DETAILS
 SHEET NUMBER
LT 3.01

GENERAL NOTES

1. THE SITE LIGHTING LAYOUT AND PHOTOMETRICS ARE FOR SITE DEVELOPMENT REVIEW ONLY AND NOT FOR BIDDING OR CONSTRUCTION.
2. PHOTOMETRICS AND SITE LIGHTING LAYOUT ARE SUBJECT TO CHANGE. FINAL BIDS HAVE NOT BEEN RECEIVED. LIGHTING MANUFACTURERS ARE SUBJECT TO CHANGE BASED ON THE BIDS RECEIVED. THE LIGHTING FIXTURES SPECIFIED ARE USED AS A BASIS OF DESIGN AND ARE SUBJECT TO CHANGE.
3. LIGHT SOURCES SHALL BE COMPLETELY CONCEALED WITHIN OPAQUE HOUSINGS AND SHALL NOT BE VISIBLE FROM ADJACENT STREETS OR PROPERTIES.
4. ALL EXTERIOR LIGHTING FIXTURES SHALL BE FULL CUT OFF.
5. LIGHTING FIXTURES SHALL BE MOUNTED IN SUCH A MANNER THAT THE CONE OF LIGHT IS CONTAINED ON SITE AND DOES NOT CROSS ANY PROPERTY LINE OF THE SITE.

**STATE HIGHWAY 276 BYPASS
(PRIMARY BUILDING FACADE ZONE)**



BFD # 24115

VUE REALTY GROUP, LLC.

ROCKWALL MOB

STATE HIGHWAY 205 AND STATE
HIGHWAY 276 BYPASS
ROCKWALL, TEXAS

SEAL:

THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW UNDER THE AUTHORITY OF E.G. LOPEZ DEL CASTILLO, P.E., REG. #58483 ON 10/17/24. IT IS NOT TO BE USED FOR BIDDING, PERMIT OR CONSTRUCTION.

BLUE FIN DESIGN, LLC

Do NOT scale drawings. Use given dimensions only. If shown, verify correct dimension with ARCHITECT. Contractor shall check and verify all dimensions conditions of job site.

REVISIONS		
DATE	#	DESCRIPTION

DATE: 2024.10.17

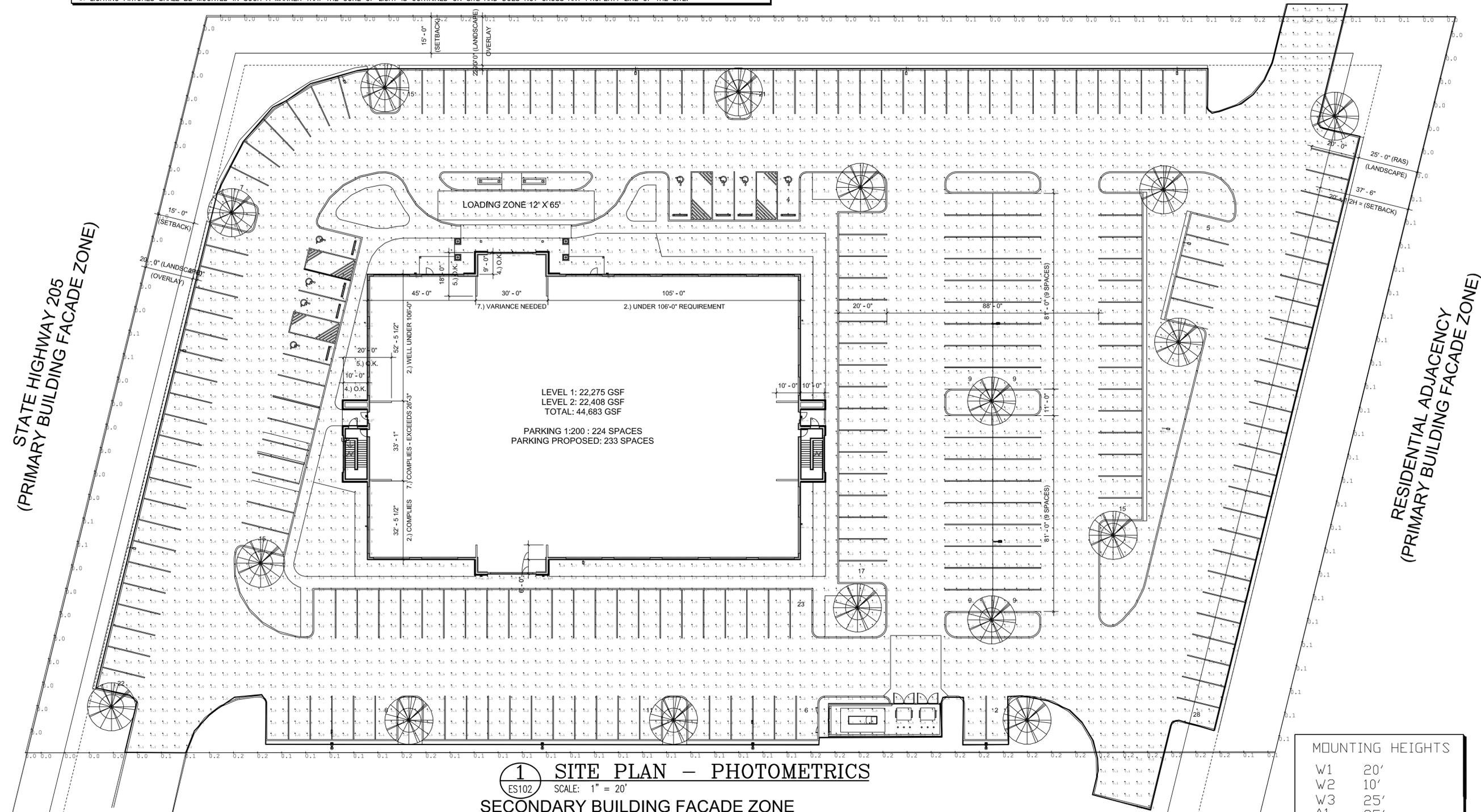
DRAWN BY: Author

**SITE PLAN -
PHOTOMETRICS**

DRAWING NUMBER:

ES102

SCALE: AS INDICATED



MOUNTING HEIGHTS

W1	20'
W2	10'
W3	25'
A1	25'
A2	25'
A3	25'
A4	25'

Luminaire Schedule

Symbol	Tag	Qty	Label	Arrangement	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts
W2	W2	6	7075-08-C13-35K	Single	7075-08-TW-C13-35K	0.950	1161	12.35	74.1
A3	A3	6	OPF-M-A11-830-BLC	Single	OPF-M-A11-830-BLC	0.950	13798	131	786
W1	W1	5	WFA-3 38W 4000K	Single	OPF-M-A11-830-BLC	0.950	6030	36.68	183.4
A2	A2	2	OPF-M-A08-830-BLC	Single	OPF-M-A08-830-BLC	0.950	8023	74.41	148.82
A1	A1	2	OPF-M-A11-830-T2M	Single	OPF-M-A11-830-T2M	0.950	19790	131	262
A4	A4	2	OPF-M-A11-830-T5W	Single	OPF-M-A11-830-T5W	0.950	19606	131	262
W3	W3	1	OPF-M-A11-830-T2M 1	Single	OPF-M-A11-830-T2M	0.950	19790	131	131

Calculation Summary

Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min
LIGHT TRESPASS	Illuminance	Fc	0.08	0.2	0.0	N.A.	N.A.
PARKING Planar	Illuminance	Fc	1.75	7.2	0.1	17.50	72.00

SITE PLAN SIGNATURE BLOCK

APPROVED: I HEREBY CERTIFY THAT THE ABOVE FOREGOING SITE PLAN FOR DEVELOPEMENT 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 & ZONING COMMISSION, CHAIRMAN DIRECTOR OF PLANNING AND ZONING



November 6, 2024

City of Rockwall
385 S. Goliad Street
Rockwall, Texas 75087

To Whom it May Concern:

Please accept this letter as compliance to comments M.10 and M.11 concerning Project Number SP2024-043 for project "Site Plan for Rockwall Medical Building" located at 2651 S. Goliad Street, Rockwall, Texas 75032.

We are requesting variance exception to the following areas:

(1) Four (4)-sided Architecture:

We are requesting a variance/exception based on the size and scale of the proposed facility. Additional articulation elements do not complement the architecture for this specific property/building.

(2) Primary Articulation:

We are requesting a variance/exception based on the size and scale of the proposed facility. Additional articulation elements do not complement the architecture for this specific property/building.

We believe the architecture as proposed has a great balance of articulation. Our primary facade facing State Highway 276 elongates it's primary articulation form with covered user drop off and pedestrian walking zones accented with additional masonry pillars, plantings and seating opportunities.

The architecture also incorporates decorative metal accents, shading bands above all windows and articulated facade elements.

(3) 20% Stone:

We are requesting a variance/exception with proposed 28-30% custom concrete masonry units in burnished form in lieu of natural stone.



(4) 90% masonry:

We are requesting a variance/exception with the balance of the facility facades not glass or custom concrete masonry units being comprised of comparable finished concrete tilt panel.

(5) excess of 10% secondary materials:

See prior variance/exception request line item 4 preceding this which would alleviate this requirement.

(6) natural stone:

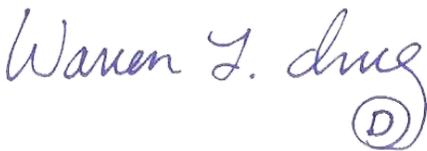
See prior variance/exception request line item 3 preceding this which would alleviate this requirement.

Compensatory Items:

- 1.) We have proposed additional landscaping area over the minimum.
- 2.) We have incorporated architectural/shading elements over main facade windows to add visual interest and solar shading to the windows.
- 3.) We have incorporated complementary design features for the tower/articulation elements similar to the window shading structures.
- 4.) We have incorporated a covered portico for user drop off adding further articulation from the main facade and visual interest from the intersection.
- 5.) We have incorporated pedestrian porticos on each side of the main entry adding visual interest.
- 6.) We have incorporated masonry passageways flanking the main entry architecture for visual interest.
- 7.) We have incorporated additional masonry minor articulating facades flanking the main entry for additional visual interest.
- 8.) We have incorporated masonry planters to the drive thru portico design for visual interest.

We have also included with the submittal the requested alternative design changing two tone custom concrete masonry unit design with the single brown/gray tone unit in lieu of combination gradient finish using brown/gray tone and limestone finish units.

Sincerely,



Warren L. Ince, R.A.
Principal

