

AGENDA



ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
APRIL 29, 2025 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) **SP2025-014 (BETHANY ROSS)**

Discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf Dan Bobst of HH Retail Center, LP for the approval of a Site Plan for a *Retail/Office Building* on a 2.893-acre parcel of land identified as Lot 2, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2351 Harbor Heights Drive, 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 April 25, 2025 prior to 5:00 PM, and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

PROJECT COMMENTS



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

DATE: 4/24/2025

PROJECT NUMBER: SP2025-014
PROJECT NAME: Site Plan for a Retail/Office Building
SITE ADDRESS/LOCATIONS: 2351 HARBOR HEIGHTS DR

CASE CAPTION: Discuss and consider a request by Jimmy Strohmeyer of Strohmeyer Architects, Inc. on behalf Dan Bobst of HH Retail Center, LP for the approval of a Site Plan for a Retail/Office Building on a 2.893-acre parcel of land identified as Lot 2, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, addressed as 2351 Harbor Heights Drive, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	04/24/2025	Needs Review

04/24/2025: SP2025-014 Site Plan for 2351 Harbor Heights Drive

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

I.1 This is a request for the approval of a Site Plan for a Retail/Office Building on a 2.893-acre parcel of land identified as Lot 2, Block B, Harbor District Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 32 (PD-32), situated within the IH-30 Overlay (IH-30 OV) District, and addressed as 2351 Harbor Heights Drive.

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

I.3 The subject property will be required to be replatted after the engineering process to establish the new easements. All pedestrian access easements/pedestrian ways shall be required to be dedicated as easements at the time the property is replatted.

M.4 For reference, include the case number (SP2025-014) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02. D, Article 11, of the UDC)

M.5 Site Plan

(1) Pad mounted utility equipment, and air conditioning units, shall be screened from horizontal view from any adjacent public street and from any adjacent property. Utility equipment and air conditioning units shall be screened utilizing plantings berms, or walls matching the main structure. (Subsection 01.05.C, Article 05, of the UDC) Please indicate on your site plan if there are any pad mounted utility equipment. Utility equipment will be subject to screening if found later at engineering or building permit.

(2) The maximum parking required for this lot is 186 parking spaces according to the updated shared parking calculation attached. This lot is short 25 parking spaces.

(3) The maximum square footage for this building is 4,000 SF according to the PD Development Plan [Ordinance No. 19-25]. This will be a variance to the PD Development Plan.

M.6 Photometric Plan

(1) The allowable maximum light intensity measured at the property line of a non-residential property shall be 0.2 of one-foot candle. (Subsection 3.03.C, of Article 07, of the UDC)

(2) Please provide lighting cut sheets that indicate the wattage for each exterior lighting fixture. Light sources (e.g. light bulbs) shall be oriented down and toward the center of the site or shielded so as to not be visible from the property line. (Subsection 03.03.A, of Article 07, of the UDC)

M.7 Building Elevations

- (1) Indicate exterior elevations adjacent to public right-of-way.
- (2) All buildings must be designed such that no roof mounted mechanical equipment, HVAC, or satellite dishes shall be visible from any direction. (Subsection 01.05.C, of Article 05, of the UDC)
- (3) All parapets shall be extended back and finished on the interior side using the same materials as the exterior facing walls. (Subsection 04.01, of Article 05, of the UDC)
- (4) The proposed buildings' facades do not meet the Commercial Building Articulation Standards for wall projections. (Subsection 04.01.C, of Article 05, of the UDC) This will require a variance from the Planning and Zoning Commission.
- (5) All structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof. (Subsection 06.02.C.2, of Article 05, of the UDC) This will require a variance from the Planning and Zoning Commission.
- (6) All buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. (Subsection 06.02.5, of Article 05, of the UDC and Planned Development District 32 [Ordinance 19-25]). This will require a variance from the Planning and Zoning Commission.

M.8 Landscape Plan

- 1) Provide evergreen shrubs screening the existing transformer. (Subsection 01.05.C, Article 05, of the UDC)

M.9 Based on the materials submitted staff has identified the following exceptions and variances for this project:

- (1) Four-sided Architecture. According to Article 05, General Overlay District Development Standards, of the Unified Development Code (UDC), "all buildings shall be architecturally finished on all four (4) sides utilizing the same materials, detailing, articulation and features. In addition, a minimum of one (1) row of trees (i.e. four [4] or more accent or canopy trees) shall be planted along perimeter of the subject property to the rear of the building." In this case, the proposed building does not meet the articulation standards for all four (4) facades.
- (2) Roof Design Standards. According to Article 05, General Overlay District Development Standards, of the Unified Development Code (UDC), "(a)ll structures that have a building footprint of less than 6,000 SF shall be constructed with a pitched roof. Those structures having a footprint 6,000 SF or greater shall have the option of being constructed with either a pitched, parapet, or mansard roof system as long as the roof system is enclosed on all sides. Standing seam metal roofs shall be constructed of a factory-treated, non-metallic, matte finish to avoid glare. Metal roofs with lapped seam construction, bituminous built-up roofs, and/or flat membrane type roofs that are visible from adjacent public right-of-way shall be prohibited." In this case, the proposed building has a flat roof and therefore does not meet this standard.

M. 10 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measure for each exception or variance is required. In order to request an exception, the applicant will need to provide a letter outlining the requested exceptions and subsequent two (2) compensatory measures for each exception or variance. (Subsection 09.02, of Article 11, of the UDC). Compensatory measures to consider:

- (1) Additional landscaping.
- (2) Increased building articulation.
- (3) Increased architectural elements.

M.11 Staff has identified the aforementioned items necessary to continue the submittal process. Please make these revisions and corrections, and provide any additional information that is requested. Revisions for this case will be due on May 2, 2023; however, it is encouraged for applicants to submit revisions as soon as possible to give staff ample time to review the case prior to the May 9, 2023 Planning & Zoning Meeting.

I.12 Please note the scheduled meetings for this case:

- (1) Planning & Zoning Work Session meeting will be held on April 29, 2025
- (2) Planning & Zoning meeting/public hearing meeting will be held on May 13, 2025

I.13 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City requires that a representative(s) be present for these meetings. During the upcoming work session meeting with the Planning and Zoning Commission, representative(s) are required to present their case and answer any questions the Planning Commission may have regarding this request. Please also note the Architecture Review Board will review the building elevations for this site plan an hour before the scheduled Planning and Zoning meetings (at 5:00 PM), it is highly encouraged that your project architect attends this meeting.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
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04/22/2025: 1. New construction to meet the utility, drainage, and grading requirements as constructed with the Harbor Heights Restaurant and Retail as-built plans.
2. All drainage is required to drain to existing drop inlet. No drainage allowed to Harbor Heights.
3. Ex. 8' water will need to be relocated away from patio or any other structures including walls. Existing easement to be abandoned, and new easement dedicated. No structures, including stairs, within easement or over water main.

General Comments:

General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements.
- No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" and taller must be rock or stone face. No smooth concrete walls.
- No signage is allowed within easements or ROW.
- No structures or fences within easements.
- All utilities must be underground.
- Additional comments may be provided at time of Engineering.
- Will be required to replat due to moving the water line

Drainage Items:

- Existing flow patterns must be maintained.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- Grate inlets are not allowed.
- Dumpsters must drain to an oil/water separator and then into the storm drainage system.

Water and Wastewater Items:

- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Minimum public sewer is 8". Minimum private sewer service is 6".
- All commercial sewer connections must be made by a proposed or existing manhole.
- Water and sanitary sewer and storm sewer must be 10' apart.
- All public utilities must be centered in an easement. Min 20' utility easements.
- Any utility crossings under a roadway must be by dry bore and be steel encased. Open cutting is not allowed.

Paving Items:

- All parking, storage, drive aisles must be reinforced concrete. (No rock, gravel, or asphalt allowed).
- All Parking to be 20'x9' minimum. Drive isles to be minimum 24' wide.

Landscaping:

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

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	04/23/2025	Approved w/ Comments

04/23/2025: * NEED TO SEE ADA PARKING AND ACCESS TO THE BUILDING

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	04/24/2025	Approved w/ Comments
04/24/2025: Fire department connection (FDC) will need to be coordinated with the fire department to ensure proper access.			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	04/23/2025	Approved w/ Comments
04/23/2025: Assigned address is 2351 HARBOR HEIGHTS DR, ROCKWALL, TEXAS 75032			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	04/21/2025	Approved
No Comments			
DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	04/21/2025	Approved
No Comments			

Shared Parking Calculation

Case No. SP2025-014

Land Use	SF	UDC SF Requirement	Parking Required
Restaurant	18,519	100	185
Retail	7,600	200	38
Office	12,600	300	42
		Required Parking	265
		Parking Provided	142
		Total Required	123
		City Parking Available	19
		Parking Deficiency	104

Time of Day	Office	Restaurant	Total Required	Provided	Deficiency	City Parking	Total Deficiency
6:00 AM-12:00 PM	42	92.6	135	142	(7)	19	(26)
12:00 PM-1:00 PM	37.80	129.6	167	142	25	19	6
1:00 PM-4:00 PM	40.74	111.1	152	142	10	19	(9)
4:00 PM-6:00 PM	19.74	166.7	186	142	44	19	25
6:00 PM-8:00 PM	2.94	167	170	142	28	19	9
8:00 PM-12:00 AM	1.26	185	186	142	44	19	25

Square Footages

Finch	5,604	SF
Viddora (Includes Patio)	7,315	SF
Retail (1st Floor)	7,600	SF
Office (2nd Floor)	10,100	SF
Office (Bank - 1st Floor)	2,500	SF
Restaurant (Includes Patio)	5,600	SF
	38,719	SF

New construction to meet the utility, drainage, and grading requirements as constructed with the Harbor Heights Restaurant and Retail as-built plans.

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General Items:

- Must meet City 2023 Standards of Design and Construction
- 4% Engineering Inspection Fees
- Impact Fees (Water, Wastewater & Roadway)
- Minimum easement width is 20' for new easements.
- No structures including walls allowed in easements.
- Retaining walls 3' and over must be engineered.
- All retaining walls 18" and taller must be rock or stone face. No smooth concrete walls.
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Water and Wastewater Items:

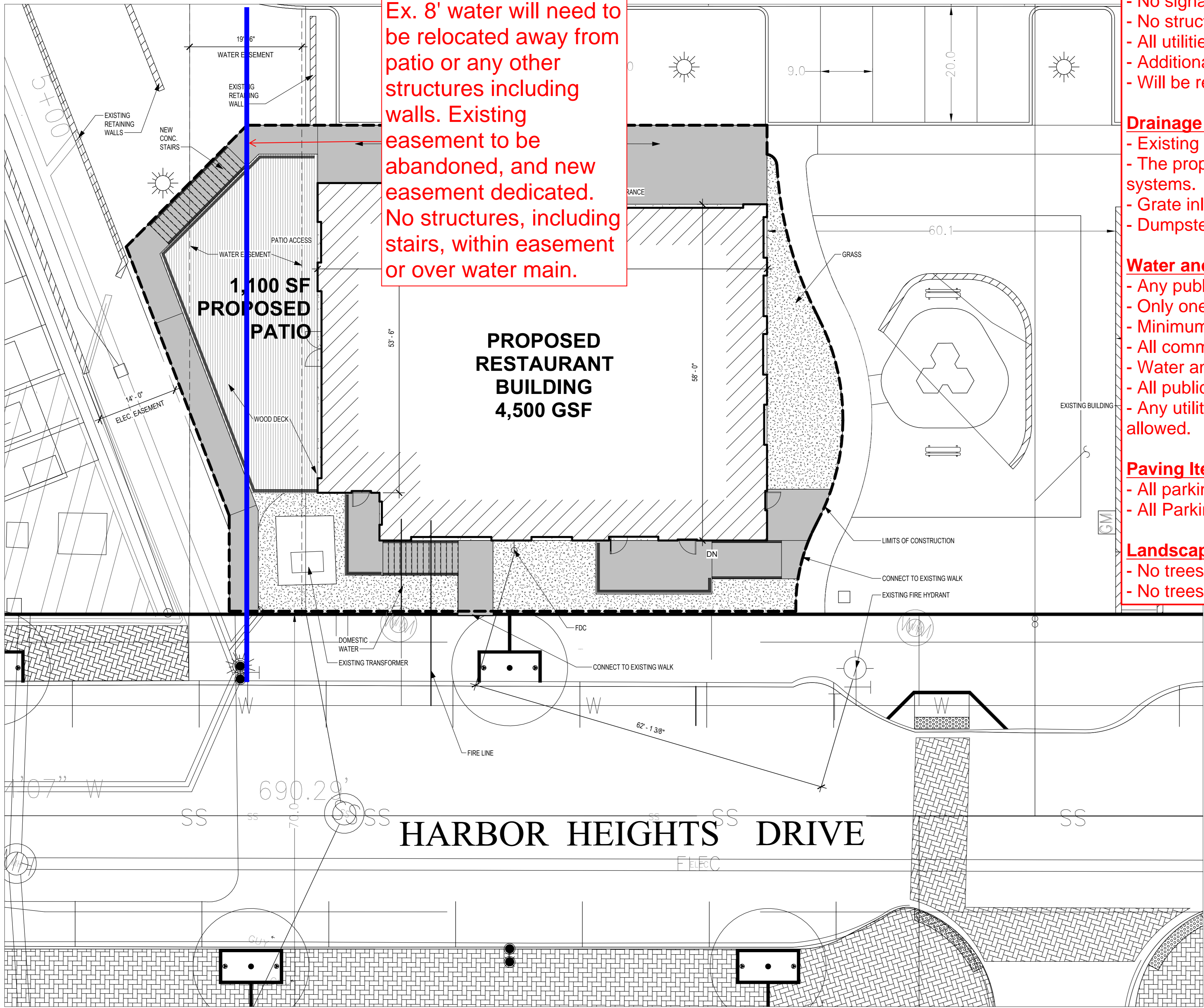
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Paving Items:

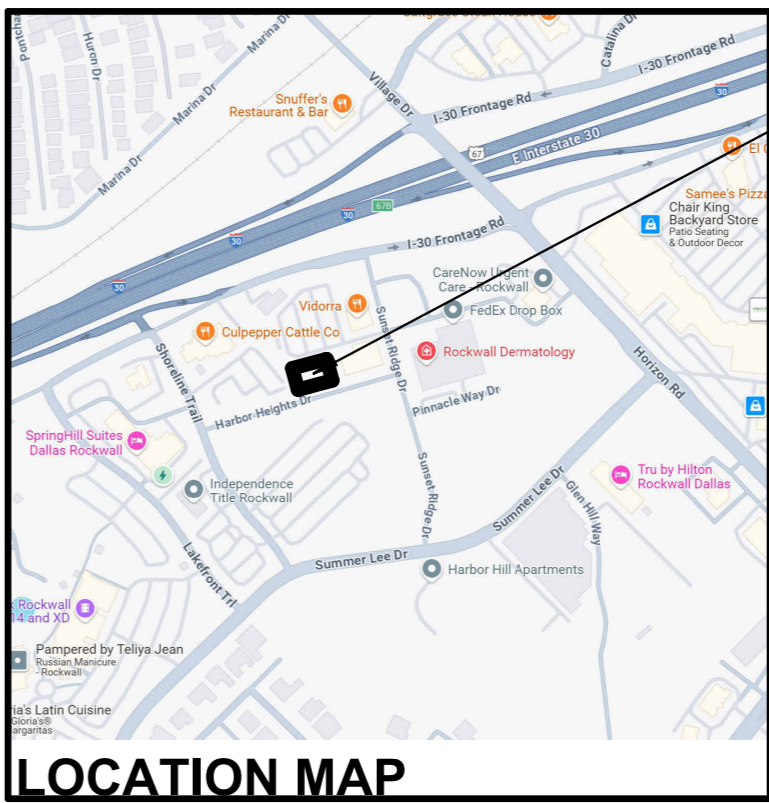
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—SS—	EXISTING SEWER LINE	EXISTING FIRE HYDRANT
—W—	EXISTING WATER LINE	
—GAS—	EXISTING GAS LINE	
—TELE—	EXISTING TELEPHONE DUCT BANK	
—ELEC—	EXISTING ELECTRICAL DUCT BANK	



PROJECT LOCATION

OWNER INFORMATION:

HH RETAIL CENTER, LP.
2701 SUNSET RIDGE DRIVE
ROCKWALL, TX 75032

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 ____, 2025.

WITNESS OUR HANDS, this ____ day of ____, 2025.

Planning & Zoning Commission, Chairman

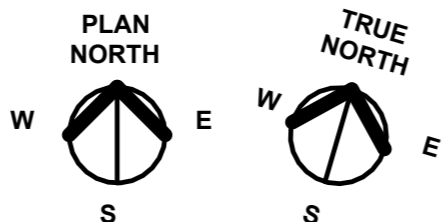
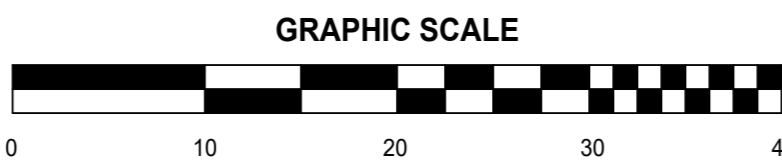
Director of Planning and Zoning

Project Number: 52411
Drawing Date: 4.15.2025
Drawn: PC
Checked: JS
Scale: As indicated

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#	Revision Date	Revision Description

Sheet Title:
SITE PLAN



LEGAL DESCRIPTION:
LOT 2, BLOCK B OF HARBOR DISTRICT ADDITION
RECORDED AS INSTRUMENT NO. 2020000019318
ROCKWALL COUNTY OFFICIAL PLAT RECORDS, BEING
2.893 ACRES SITUATED IN THE M.M. BARKSDALE



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 2600 SUNSET RIDGE

SUBDIVISION HARBOR DISTRICT ADDITION

LOT 2 BLOCK B

GENERAL LOCATION

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING PD-32

CURRENT USE RESTAURANT/RETAIL/OFFICE

PROPOSED ZONING PD-32

PROPOSED USE RESTAURANT/RETAIL/OFFICE

ACREAGE 2.893 ACRES

LOTS [CURRENT]

2

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 HH RETAIL CENTER, LP

☒ APPLICANT STROHMEYER ARCHITECTS INC.

CONTACT PERSON DAN BOBST

CONTACT PERSON JIMMY STROHMEYER

ADDRESS 2701 SUNSET RIDGE., STE 610

ADDRESS 2701 SUNSET RIDGE., STE 601

CITY, STATE & ZIP ROCKWALL, TX, 75032

CITY, STATE & ZIP ROCKWALL, TX, 75032

PHONE 214-553-5505

PHONE 214-497-2057

E-MAIL DWBOBST@TRENDHR.COM

E-MAIL JIMMY@STROHMEYERARCHITECTS.COM

NOTARY VERIFICATION [REQUIRED]

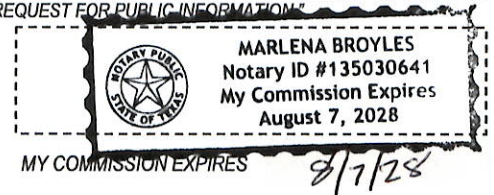
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Daniel W Bobst [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

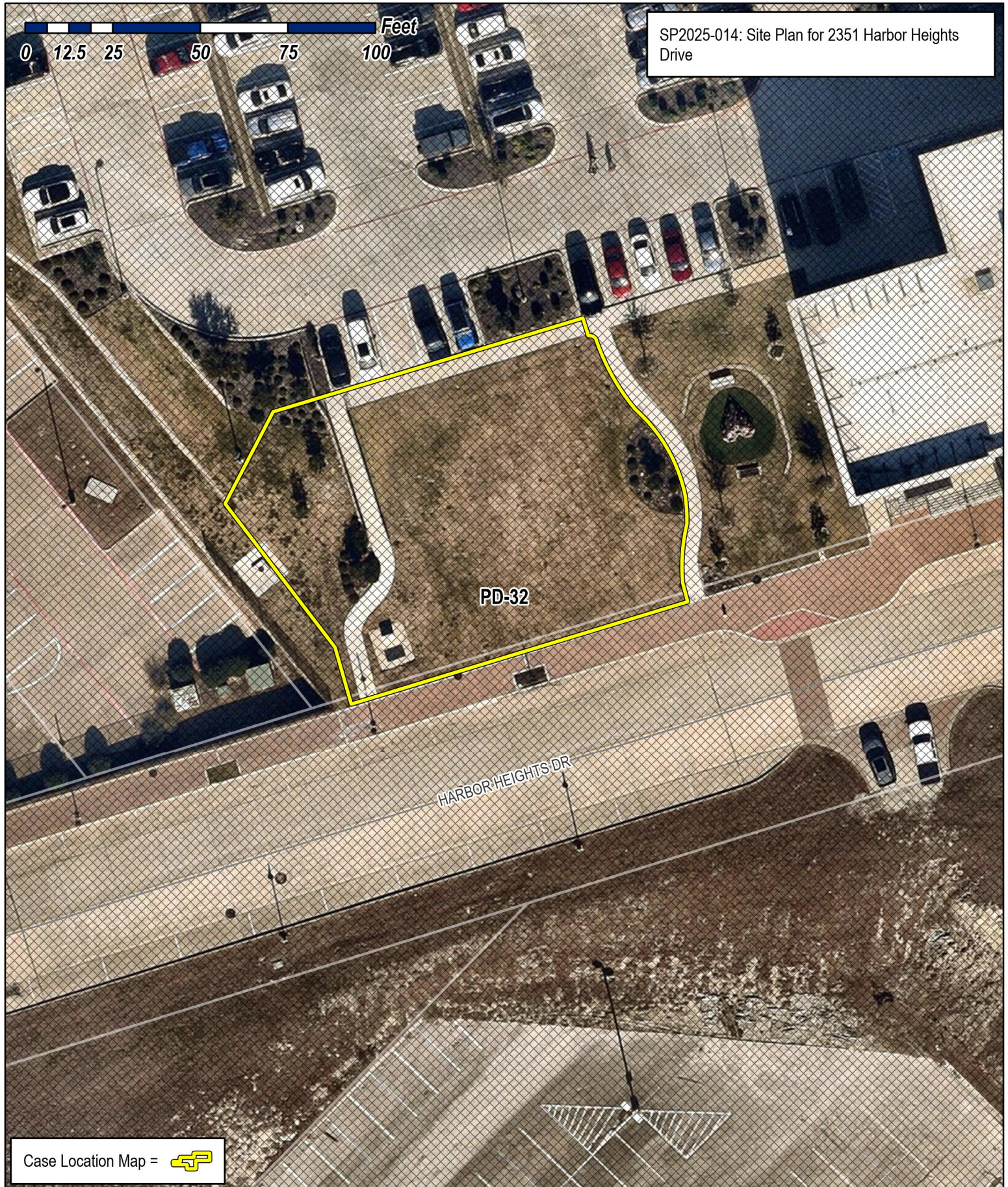
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 307.86 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF April, 2025 BY SIGNING THIS APPLICATION, 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 April, 2025.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





SP2025-014: Site Plan for 2351 Harbor Heights Drive

PD-32

HARBOR HEIGHTS DR

Case Location Map = 



City of Rockwall

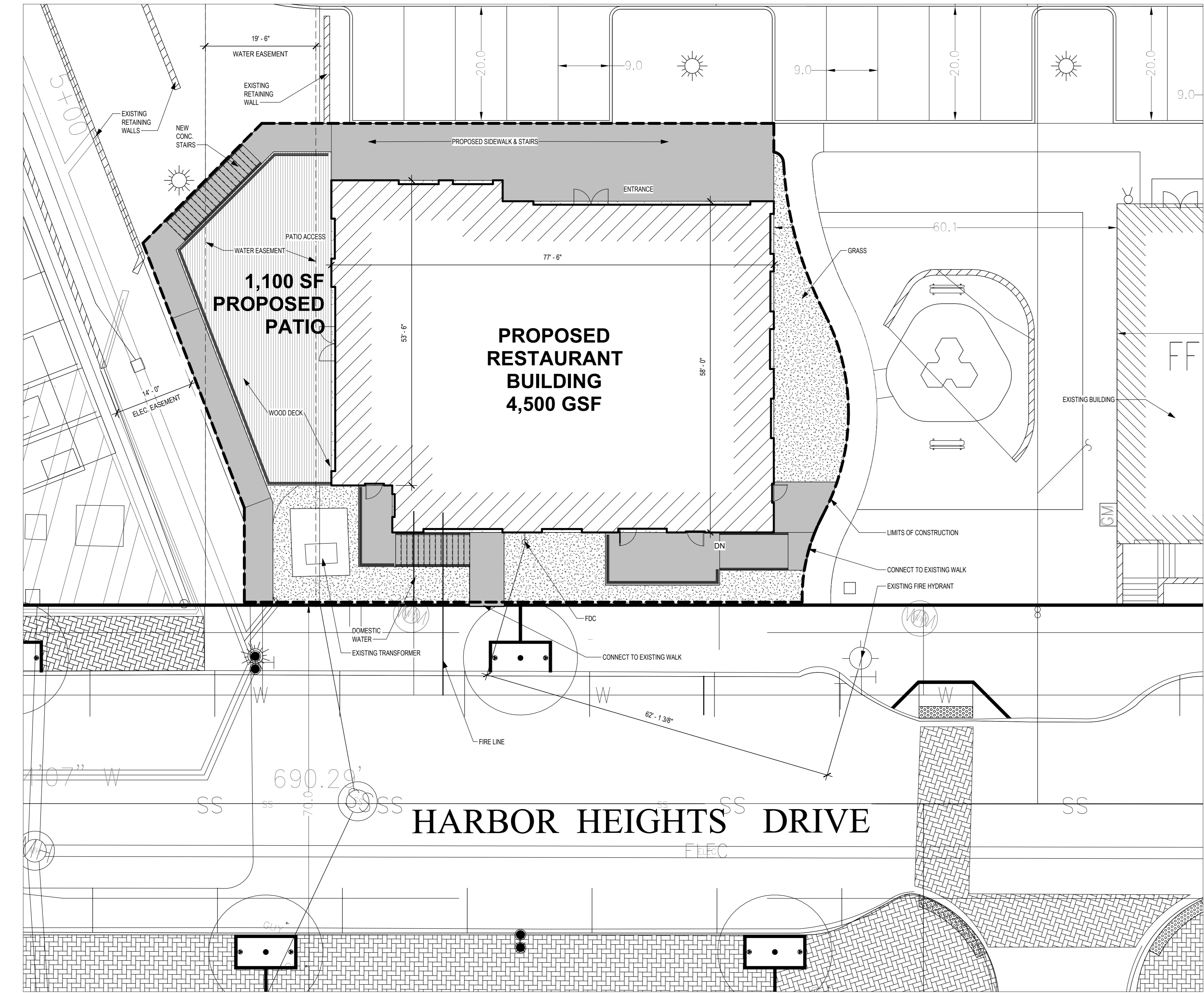
Planning & Zoning Department
385 S. Goliad Street
Rockwall, Texas 75087
(P): (972) 771-7745
(W): www.rockwall.com

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.



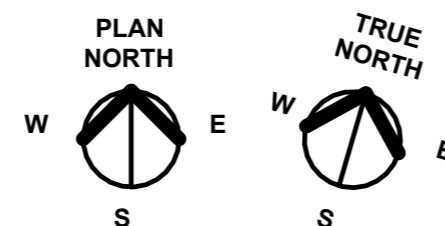
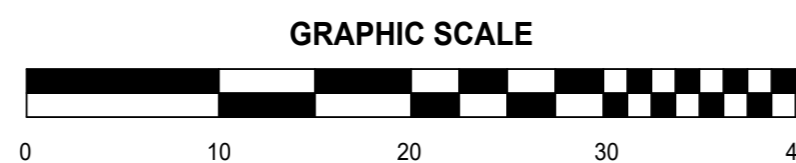
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1 SITE PLAN

1" = 10'-0"



LEGAL DESCRIPTION:
LOT 2, BLOCK B OF HARBOR DISTRICT ADDITION
RECORDED AS INSTRUMENT NO. 2020000019318
ROCKWALL COUNTY OFFICIAL PLAT RECORDS, BEING
2.893 ACRES SITUATED IN THE M.M. BARKSDALE

SITE INFORMATION

LAND AREA: 2.893 ACRES (126,018.45 S.F.)
CURRENT ZONING: PD-32
EXISTING USE: RESTAURANT/RETAIL/OFFICE
PROPOSED USE: RESTAURANT/RETAIL/OFFICE
BUILDING AREA: 15,030 S.F. RESTAURANT
12,600 S.F. OFFICE
7,600 S.F. RETAIL
BUILDING TO LOT COVERAGE: 35,230 / 126,018 = .279 → 27.9%
BUILDING HEIGHT: VARIABLE (25-35 FEET)
*BUILDING REQUIRED PARKING: 192 SPACES (SEE BREAKDOWN BELOW)
BUILDING PARKING PROVIDED: 161 TOTAL (19 CITY PROVIDED, 142 PARKING LOT) (INCLUDES 8 HANDICAP SPACES)
REQUESTING 31 CITY ADJACENT SPACES 31 TOTAL PROVIDED 192
IMPERVIOUS AREA: 80,954 S.F.
LANDSCAPE AREA REQUIRED: 0 S.F.
LANDSCAPE AREA PROVIDED: 45,064 S.F. (1.035 ACRES)

* PER SHARED PARKING CALCULATION ATTACHED TO CASE NO. Z2019-013 THE MAXIMUM PARKING DEMAND FOR THIS SITE IS FOUND TO BE BETWEEN THE TIMES OF 12PM-1PM AS WELL AS 4PM-6PM. THE DEMAND FOR EACH TIME PERIOD IS AS FOLLOWS:

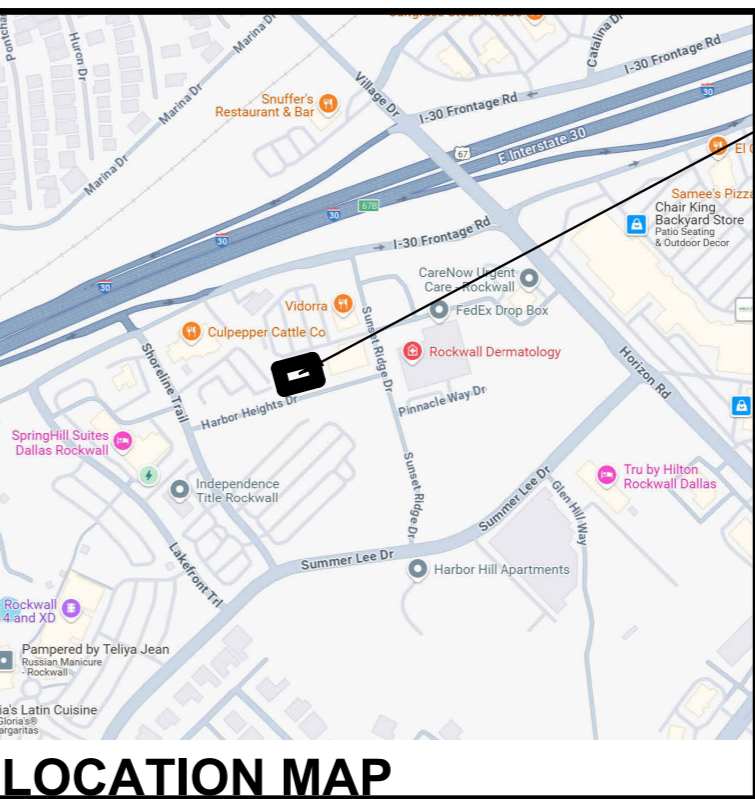
TIME OF DAY	OFFICE PARKING	RETAIL PARKING	RESTAURANT PARKING	TOTAL REQ'D
12PM-1PM	37.80	46.40	108	192
4PM-6PM	19.74	41.76	130	192

SITE NOTES:

- PRIOR TO BEGINNING STAKING OF BUILDING LOCATION, CONTRACTOR SHALL CONFIRM THE ARCHITECTURAL, STRUCTURAL, AND CIVIL DESIGN PLANS MATCH; NOTIFY DESIGNERS OF ANY DISCREPANCY
- REFER TO ARCHITECTURAL PLANS FOR EXACT BUILDING DIMENSIONS
- DIMENSIONS ARE TO FACE OF CURB AND EDGE OF PAVEMENT UNLESS OTHERWISE NOTED

LEGEND:

	PROPOSED CONCRETE SIDEWALK		EXISTING AT&T MANHOLE
	GRASS		EXISTING WATER METER
	WOOD DECK		EXISTING ELECTRICAL MANHOLE
	EXISTING TREE WELL W/ UPLIGHTS		EXISTING SEWER MANHOLE
	EXISTING SEWER LINE		EXISTING POWER POLE
	EXISTING WATER LINE		EXISTING LIGHT POLE
	EXISTING GAS LINE		EXISTING FIRE HYDRANT
	EXISTING TELEPHONE DUCT BANK		
	EXISTING ELECTRICAL DUCT BANK		



PROJECT LOCATION

OWNER INFORMATION:

HH RETAIL CENTER, LP,
2701 SUNSET RIDGE DRIVE
ROCKWALL, TX 75032

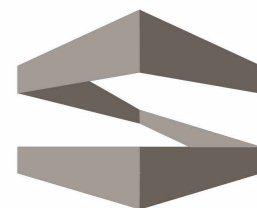
APPROVED:

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 ____, 2025.

WITNESS OUR HANDS, this ____ day of ____, 2025.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



STROHMEYER
ARCHITECTS INC.

ARCHITECT
STROHMEYER ARCHITECTS, INC.
2701 SUNSET RIDGE DR.
SUITE 601
ROCKWALL, TEXAS 75032

JIMMY STROHMEYER, AIA

**NOT FOR
CONSTRUCTION
PERMITTING OR
REGULATORY
APPROVAL**

**HARBOR
HEIGHTS
BLDG. #4**

2600 SUNSET RIDGE
DR.
ROCKWALL, TX 75032
LOT 2, BLOCK B

Project Number: 52411
Drawing Date: 4.15.2025
Drawn: PC
Checked: JS
Scale: As indicated

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Revisions:

#	Revision Date	Revision Description

Sheet Title:

SITE PLAN

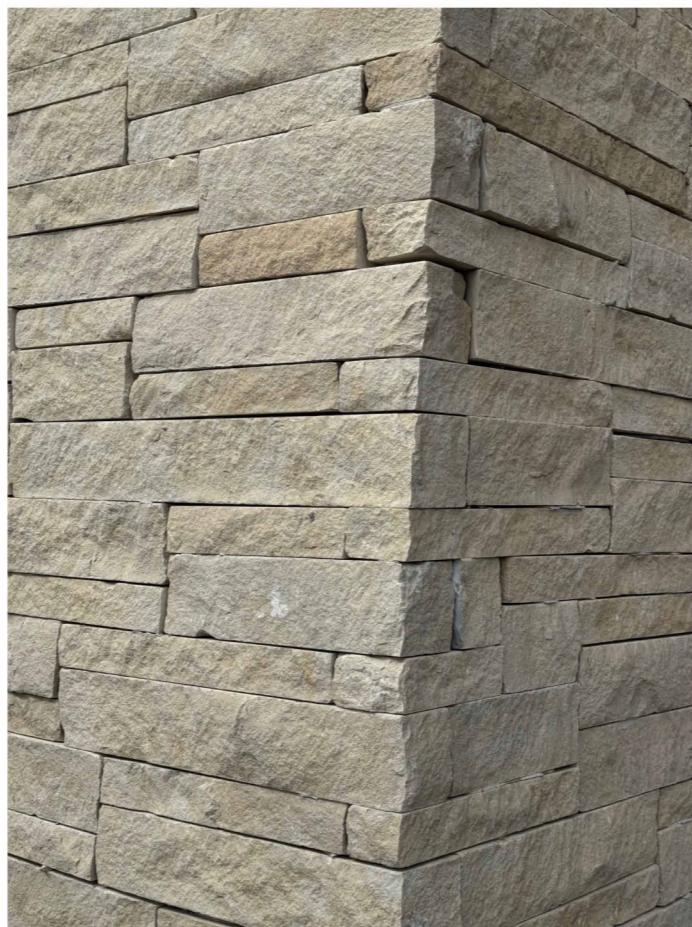
A101

MATERIAL CALCULATIONS

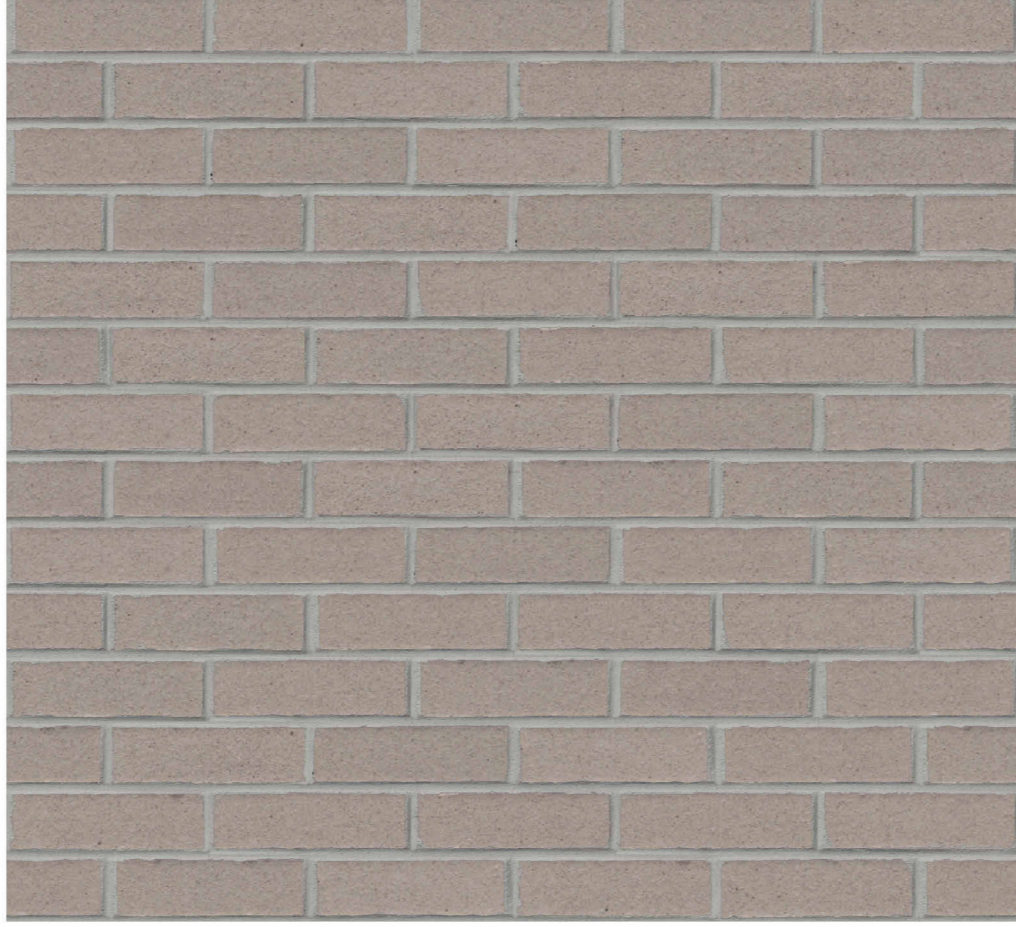
NORTH ELEVATION		%	
TOTAL AREA	1699		
STONE	480	28%	
BRICK	1014	60%	
STUCCO	205	12%	
SOUTH ELEVATION			
TOTAL AREA	1699		
STONE	761	45%	
BRICK	485	29%	
STUCCO	453	27%	
EAST ELEVATION			
TOTAL AREA	1351		
STONE	433	32%	
BRICK	740	55%	
STUCCO	178	13%	
WEST ELEVATION			
TOTAL AREA	1351		
STONE	269	20%	
BRICK	725	54%	
STUCCO	357	26%	

MATERIALS:

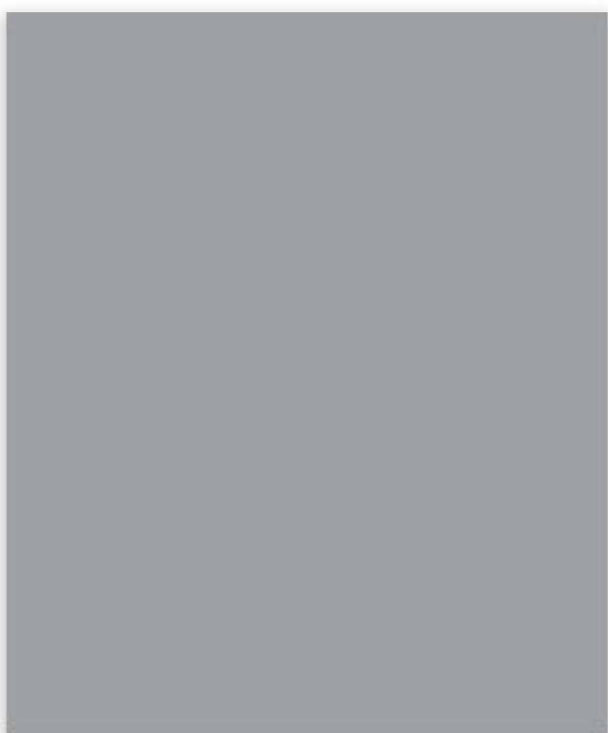
ROOFING: TPO WHITE
BRICK VENEER: ACME MARBLE GRAY - KING SIZE
NATURAL STONE VENEER: LEDGESTONE - MATCH EXIST.
STUCCO CAP: DRYVIT 3 PART - COLOR 133 DRIFTWOOD
STUCCO WALL: DRYVIT 3 PART - COLOR 152 ANTHRICITE COAL.
METAL AWNING: PAINT SW 6258 TRICORN BLACK



NATURAL STONE VENEER



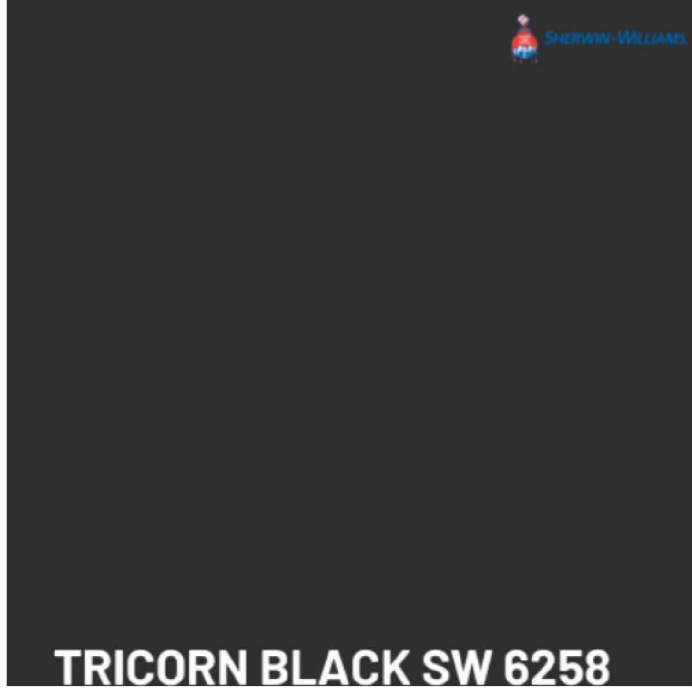
BRICK VENEER



133 Driftwood
RGB 158 161 164



152 Anthracite Coal
RGB 85 85 86



TRICORN BLACK SW 6258

T.O.P.
22' - 0"

F.F. ELEV. LEVEL 1
0' - 0"

NATURAL STONE VENEER
LEDGESTONE - MATCH ADJACENT
BUILDINGS

2

WEST ELEVATION

3/16" = 1'-0"

T.O.P.
22' - 0"

F.F. ELEV. LEVEL 1
0' - 0"

BRICK VENEER -
ACME MARBLE
GRAY - KING SIZE

STUCCO CAP -
DRYVIT COLOR 133 DRIFTWOOD

METAL CANOPY -
PAINT SW 6258
TRICORN BLACK

STUCCO - DRYVIT
COLOR 152 ANTHRICITE COAL

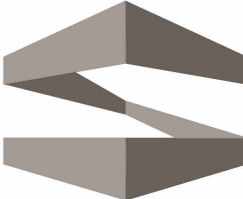
NATURAL STONE VENEER
LEDGESTONE - MATCH ADJACENT
BUILDINGS

SIDEWALK CONN
-10' - 0"

1

SOUTH ELEVATION

3/16" = 1'-0"



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EXTERIOR
ELEVATIONS

APPROVED:

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Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER INFORMATION:

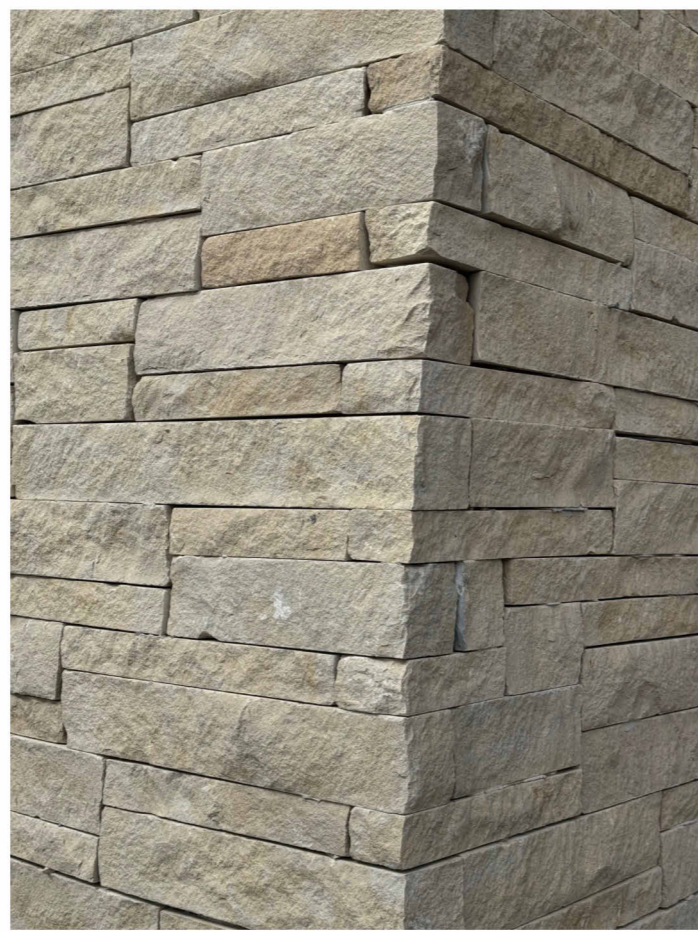
HH RETAIL CENTER, LP.
2701 SUNSET RIDGE DRIVE
ROCKWALL, TX 75032

A400

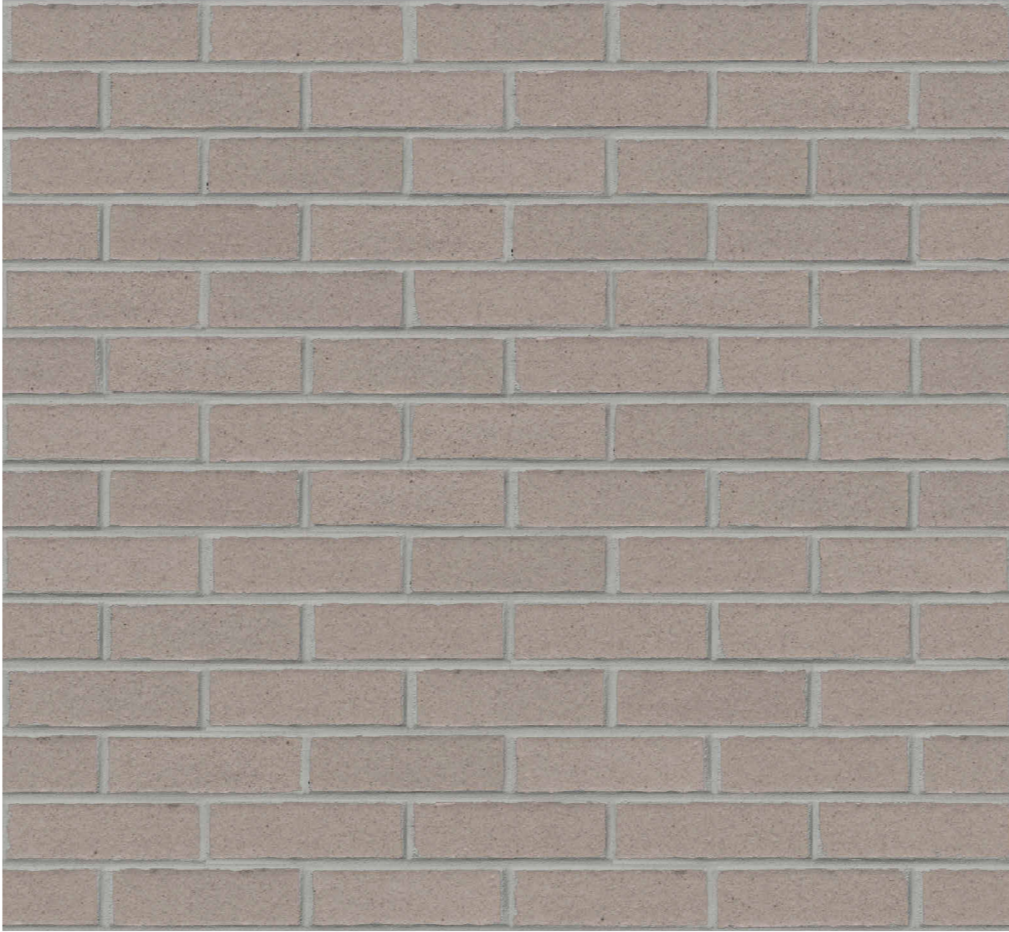
MATERIAL CALCULATIONS			
NORTH ELEVATION		%	
TOTAL AREA	1699		
STONE	480	28%	
BRICK	1014	60%	
STUCCO	205	12%	
SOUTH ELEVATION			
TOTAL AREA	1699		
STONE	761	45%	
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STUCCO	453	27%	
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TOTAL AREA	1351		
STONE	433	32%	
BRICK	740	55%	
STUCCO	178	13%	
WEST ELEVATION			
TOTAL AREA	1351		
STONE	269	20%	
BRICK	725	54%	
STUCCO	357	26%	

MATERIALS:

ROOFING: TPO WHITE
BRICK VENEER: ACME MARBLE GRAY - KING SIZE
NATURAL STONE VENEER: LEDGESTONE - MATCH EXIST.
STUCCO CAP: DRYVIT 3 PART - COLOR 133 DRIFTWOOD
STUCCO WALL: DRYVIT 3 PART - COLOR 152 ANTHRICITE COAL.
METAL AWNING: PAINT SW 6258 TRICORN BLACK



NATURAL STONE VENEER



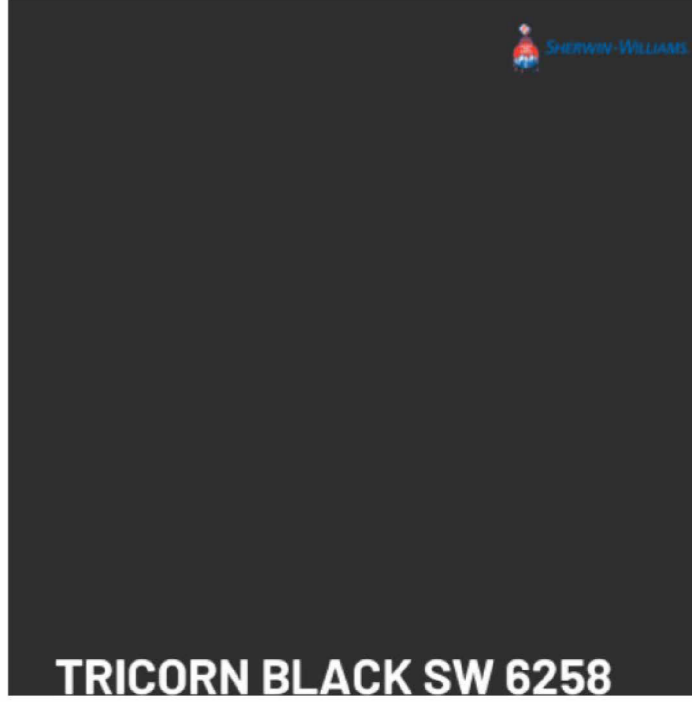
BRICK VENEER



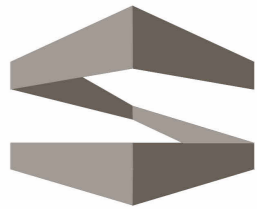
133 Driftwood
RGB 158 161 164



152 Anthracite Coal
RGB 85 85 86



TRICORN BLACK SW 6258



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ARCHITECTS INC.

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HARBOR HEIGHTS BLDG. #4

2600 SUNSET RIDGE
DR.
ROCKWALL, TX 75032
LOT 2, BLOCK B

Project Number: 52411
Drawing Date: 4.15.2025
Drawn: Author
Checked: Checker
Scale: As indicated

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#	Revision Date	Revision Description
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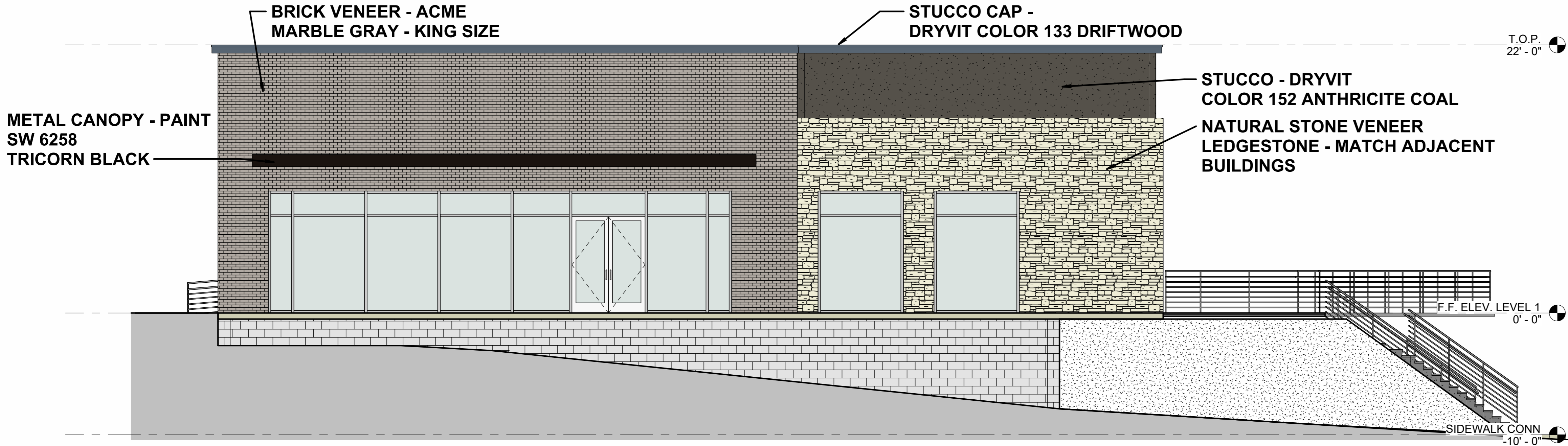
Sheet Title:

EXTERIOR
ELEVATIONS

A401



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



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

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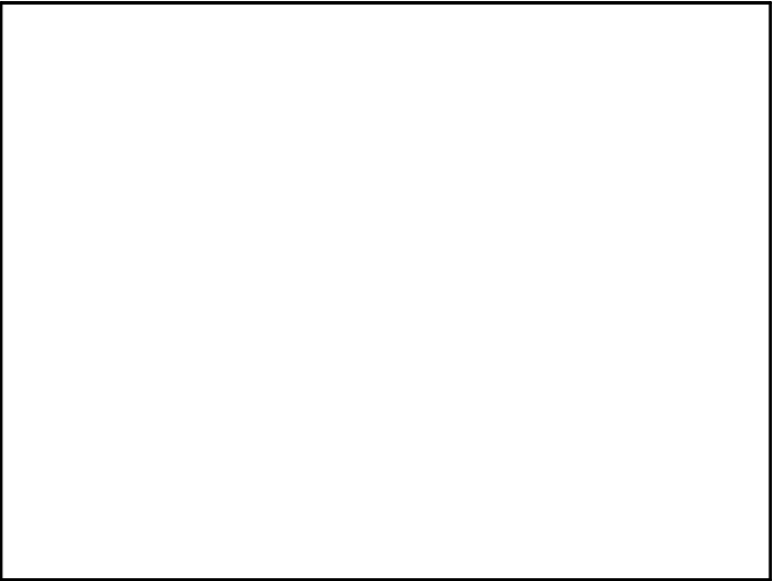
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

OWNER INFORMATION:
HH RETAIL CENTER, LP.
2701 SUNSET RIDGE DRIVE
ROCKWALL, TX 75032



NATURAL STONE VENEER

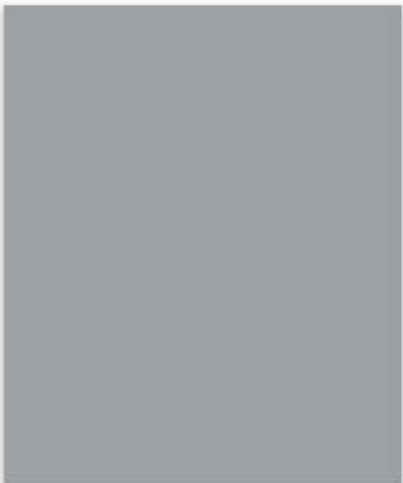


BRICK VENEER

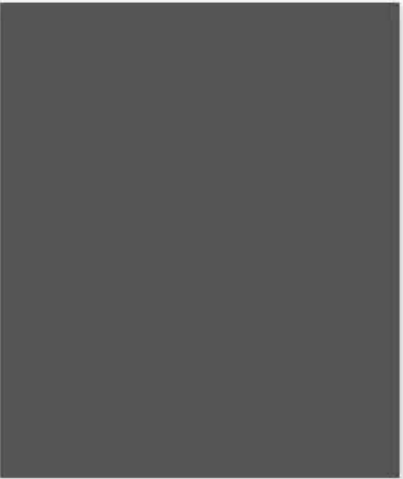
HARBOR HEIGHTS BLDG. #4



METAL AWNING



133 Driftwood
RGB 158 161 164



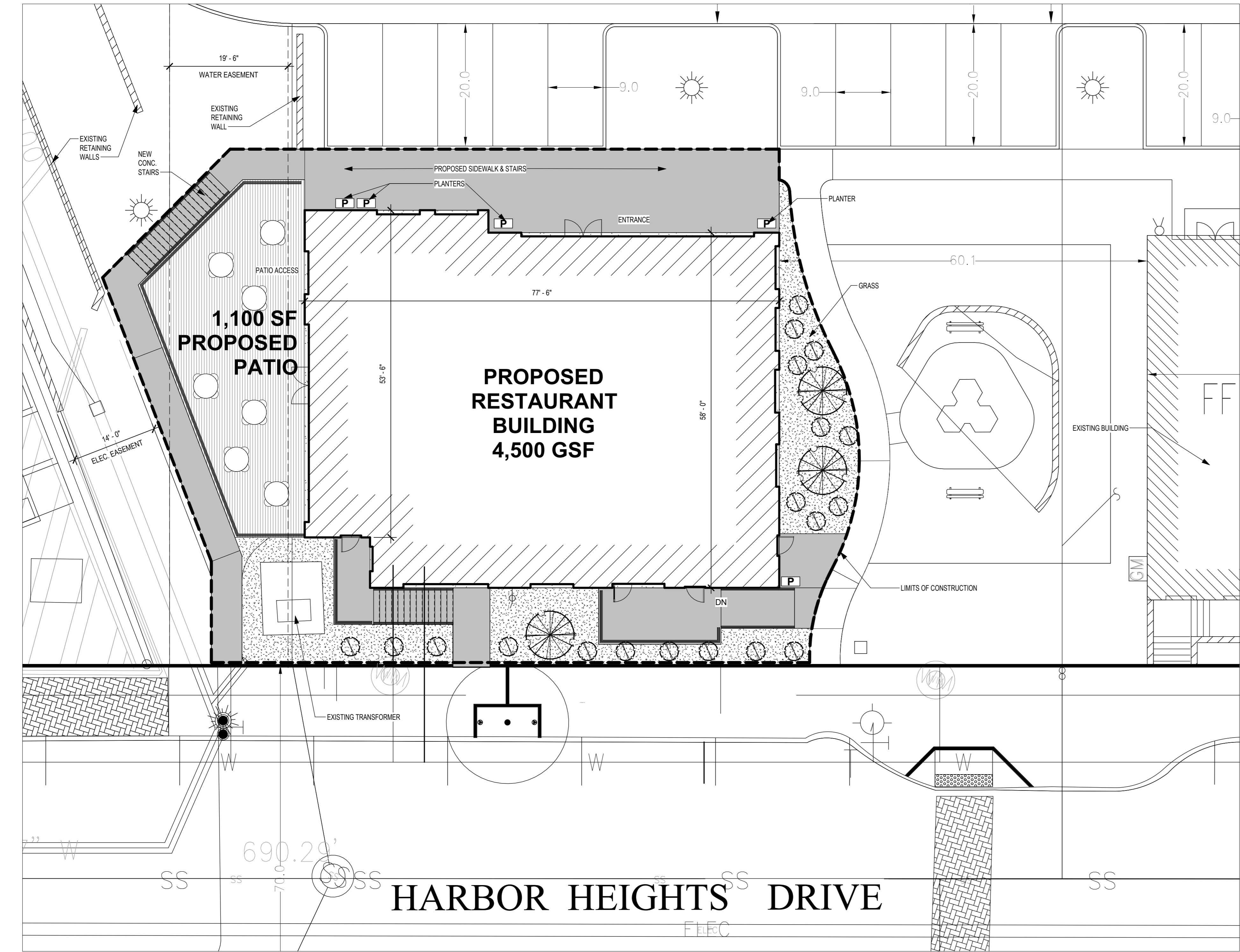
152 Anthracite Coal
RGB 85 85 86

3 PART STUCCO



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ARCHITECTS INC.

Autodesk Docs//HHRR BLDG #4/ARCH_BLDG 4 HHRR.rvt



LEGEND

QTY	P	STONEWARE GRECIAN SERIES - EQUAL PLANTING BOX
19		SHRUB DWARF YAUPON HOLLY 5 GAL. 16" O.C. MAX, 16" HIGH AT TIME OF PLANTING DWARF BURFORD HOLLY 5 GAL. 38" O.C. MAX, 30" HIGH AT TIME OF PLANTING
		PATIO TABLES
3		CANOPY TREE LIVE OAK, "LC" 100 GAL, 4.0"-4.5" CAL 14-16 FT. HIGH, CLEAR TRUNK TO 8 FT. CEDAR ELM "CA" 100 GAL, 4.0"-4.5" CAL 12-14 FT. HIGH, CLEAR TRUNK TO 8 FT.



PLANTER POT EXAMPLE

SITE INFORMATION

LAND AREA:	2.893 ACRES (126,018.45 S.F.)
CURRENT ZONING:	PD-32
EXISTING USE:	RESTAURANT/RETAIL/OFFICE
PROPOSED USE:	RESTAURANT/RETAIL/OFFICE
BUILDING AREA:	15,030 S.F. RESTAURANT 12,600 S.F. OFFICE 7,600 S.F. RETAIL
BUILDING TO LOT COVERAGE:	35,230 / 126,018 = .279 → 27.9%
BUILDING HEIGHT:	VARIABLE (25-35 FEET)
*BUILDING REQUIRED PARKING:	192 SPACES (SEE BREAKDOWN BELOW)
BUILDING PARKING PROVIDED:	161 TOTAL (19 CITY PROVIDED, 142 PARKING LOT) (INCLUDES 8 HANDICAP SPACES)
REQUESTING 31 CITY ADJACENT SPACES	31
IMPERVIOUS AREA:	TOTAL PROVIDED 192
LANDSCAPE AREA REQUIRED:	80,954 S.F.
LANDSCAPE AREA PROVIDED:	0 S.F. 45,064 S.F. (1.035 ACRES)

(A) General Irrigation Requirements.
The owner shall be responsible for the health and vitality of plant material through the irrigation of all landscaped areas, turf and plant materials, and shall:
(1) Provide a moisture level in an amount and frequency adequate to sustain growth of the plant materials on a permanent basis.
(2) Be in place and operational at the time of the landscape inspection for Certificate of Occupancy (CO).
(3) Be maintained and kept operational at all times to provide for efficient water distribution.

LANDSCAPING NOTE:

TREES SHALL BE MIN. 5'-0" FROM ALL UNDERGROUND EXISTING OR PROPOSED UTILITY LINES 10" OR SMALLER & 10'-0" AWAY FROM LINES 12" OR GREATER.

OWNER INFORMATION:

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2701 SUNSET RIDGE DRIVE
ROCKWALL, TX 75032

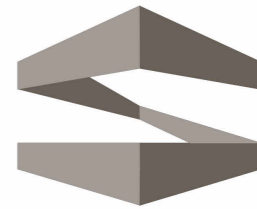
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**HARBOR
HEIGHTS
BLDG. #4**

2600 SUNSET RIDGE
DR.
ROCKWALL, TX 75032
LOT 2, BLOCK B

Project Number: 52411

Drawing Date: 4.15.2025

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Revisions:

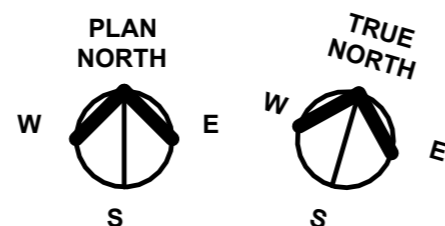
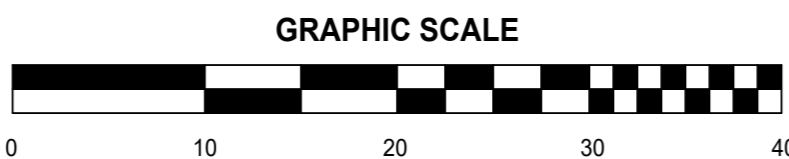
#	Revision Date	Revision Description

Sheet Title:

LANDSCAPE PLAN

LANDSCAPE PLAN

1" = 10'-0"



LEGAL DESCRIPTION:

LOT 2, BLOCK B OF HARBOR DISTRICT ADDITION
RECORDED AS INSTRUMENT NO. 2020000019318
ROCKWALL COUNTY OFFICIAL PLAT RECORDS. BEING
2.893 ACRES SITUATED IN THE M.M. BARKSDALE

SITE LIGHTING LUMINAIRE SCHEDULE									
TYPE	DESCRIPTION	LAMPS		TOTAL FIXT WATTS	VOLTS	ARRANGEMENT	INSTALLATION	MANUFACTURER MODEL#	REMARKS
		NO.	TYPE						
WP	OVER-DOOR LED OUTDOOR EGRESS AND SECURITY LIGHT WITH CUT OFF SHIELDING	1	LED'S	33.4 W LED 4045 LUMENS	UNIV	--	WALL MOUNT	COOPER EATON IST-AF-600-LED-E1-SL2	1,3
WPE	OVER-DOOR LED OUTDOOR EGRESS EMERGENCY AND SECURITY LIGHT WITH CUT OFF SHIELDING	1	LED'S	33.4W LED 4045 LUMENS	UNIV	--	WALL MOUNT	COOPER EATON IST-AF-600-LED-E1-SL2-BBB EMERGENCY BATTERY	1,3
P1	SITE AND PARKING LIGHT POLE LED	1	LED'S	113 W	UNIV	SINGLE	POLE MOUNT	COOPER GLEON-AF-02-LED-E1-SL4-HSS GULLWIG G18-X-X-X-UNIV - EQUAL TO COOPER GLEON	ALL
P2	SITE AND PARKING LIGHT POLE LED	1	LED'S	113 W	UNIV	SINGLE	POLE MOUNT	COOPER GLEON-AF-02-LED-E1-SWQ GULLWIG G18-X-X-X-UNIV - EQUAL TO COOPER GLEON	ALL
NOTES: 1. APPROVED EQUALS ARE COOPER, COLUMBIA, PHILIPS AND LITHONIA. 2. REFER TO DETAIL SHEET FOR CONCRETE BASE. 3. FINISHES BY ARCHITECT. 4. PROVIDE 3 FT ROUND CONCRETE BASES. 5. TOTAL HEIGHT OF POLES INCLUDING BASE SHALL BE 25 FEET. 6. CUT OFF AT SITE BOUNDARIES SHALL BE LES THAN 0.2 FOOTCANDLES. LIGHTING REP OF ASSISTANCE WAS CHAD HANEY AT TEXAS LIGHTING, 817-714-2444. PLEASE CALL CHAD HANEY FOR PRICING									

- GENERAL NOTES
1. REFER TO E0.00 FOR COMPLETE LIST OF GENERAL NOTES.

2. MH IS THE MOUNTING HEIGHT OF THE LIGHT POLE OR BUILDING LIGHT FIXTURE. THE HEIGHT OF THE POLE INCLUDES ITS BASE. SEE SCHEDULES AND DETAILS.

3. PROVIDE CONCRETE BASES FOR POLE FIXTURES. REFER TO CIVIL HEIGHT OF POLES ON EXTERIOR LIGHTING SCHEDULE INCLUDES THE 3 FOOT BASES OR AS CIVIL PROVIDES.

4. ROUTE EXTERIOR LIGHTING CIRCUITS THROUGH PHOTOCELL LIGHTING RELAY PANEL LOCATED IN A MAIN EQUIPMENT ROOM AS INDICATED.

5. ACTUAL PHOTOMETRIC WILL VARY DEPENDING ON THE COLOR OF THE WALLS, SURFACE TEXTURE, LANDSCAPING, AND OTHER SITE FEATURES.

6. ACTUAL FIXTURE LAYOUT AND PHOTOMETRICS MAY VARY BASED ON FINAL LOCATION OF FIXTURES. FIXTURES SHALL BE FIELD ADJUSTED BASED ON ACTUAL BUILDING AND SITE CONDITIONS.

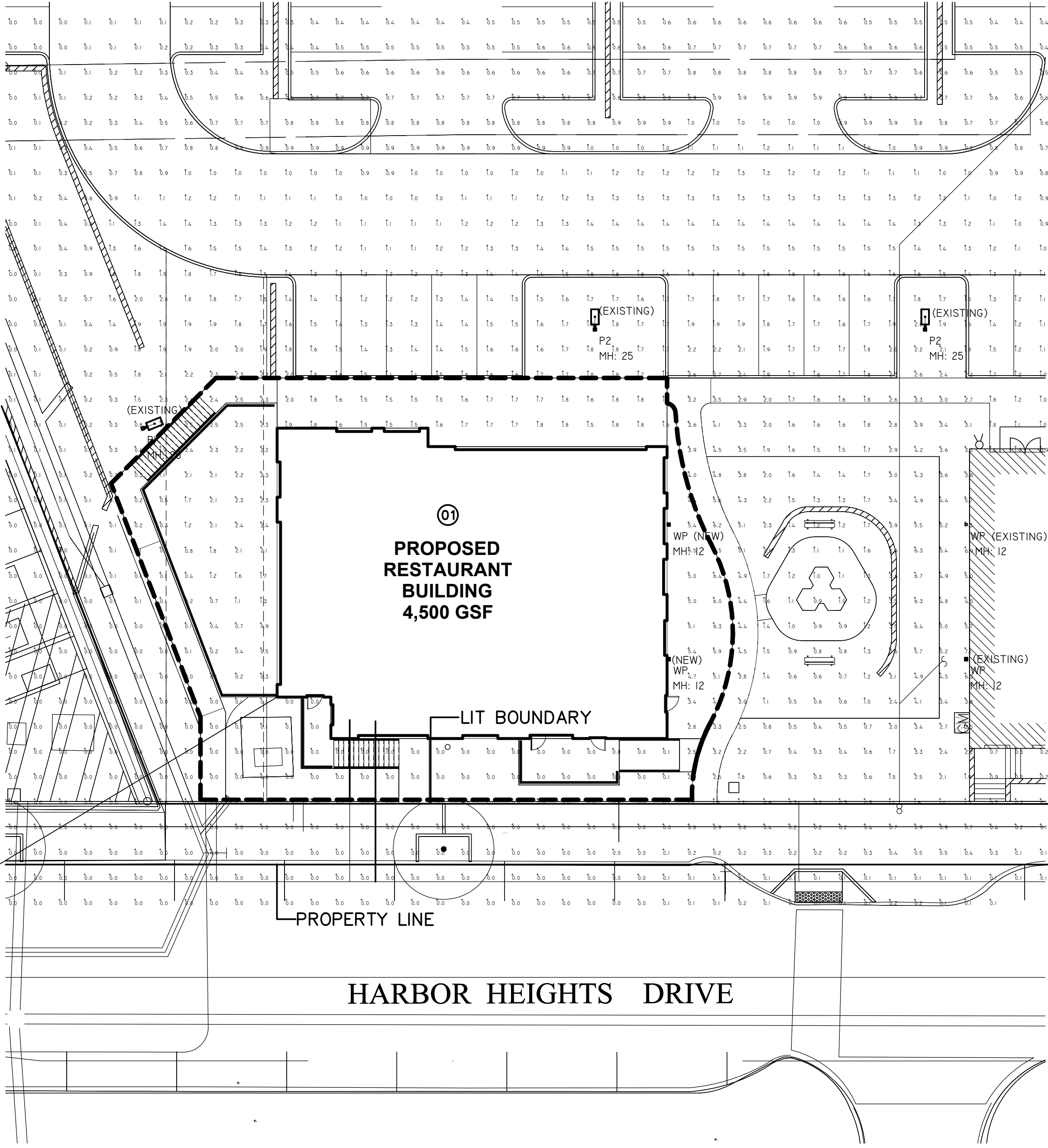
7. CALCULATIONS ARE BASED ON CITY ORDINANCE: ON THE PARKING AREA SURFACE, AN AVERAGE OF AT LEAST 2 FC, INITIAL MEASUREMENT, AND A MINIMUM AVERAGE OF 1 FC ON A MAINTAINED BASIS.

8. CUT OFF AT SITE BOUNDARIES SHALL BE LESS THAT 0.2 FC.

9. PROVIDE CAULKING AROUND ALL SEAMS ON EXTERIOR LIGHTING AND POWER OUTLETS TO PREVENT MOISTURE BUILDUP.

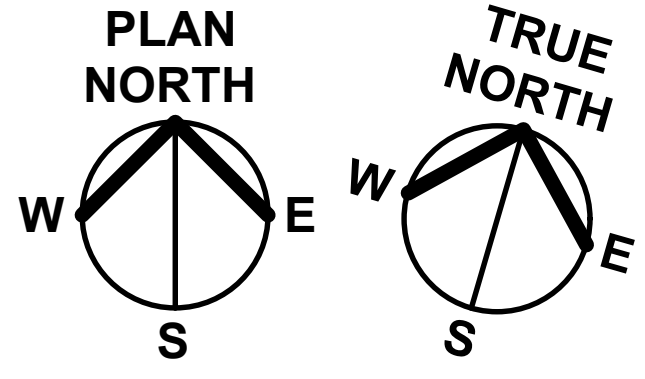
10. ROUTE EXTERIOR LIGHTING CIRCUITS THROUGH LIGHTING RELAY PANEL.

- KEYED NOTES DESIGNATED BY "Ⓢ" "Ⓢ"
1. ALL EXTERIOR LIGHTING SHALL BE CONTROLLED THRU A PHOTOCELL. REFER TO ELECTRICAL PANEL SCHEDULES FOR RELAY PANEL.

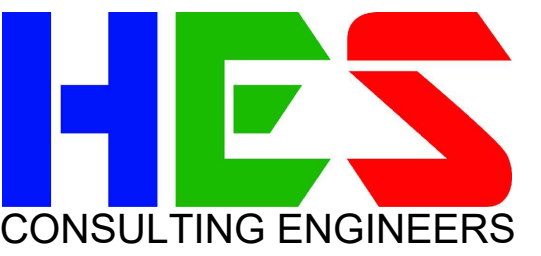


SITE PLAN
ELECTRICAL LIGHTING

1/16" = 1'-0"

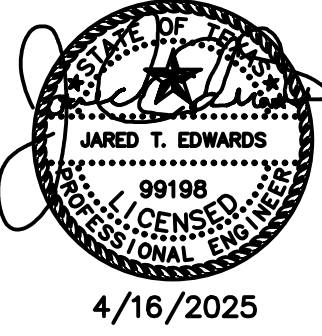


ARCHITECT
STROHMEYER ARCHITECTS, INC.
2701 SUNSET RIDGE DR.
SUITE 601
ROCKWALL, TEXAS 75032



ENGINEERS
2626 COLE AVENUE
SUITE 300
DALLAS, TEXAS 75204
CIVIL
FC CUNY CORPORATION
#2 HORIZON COURT
SUITE 500
HEATH, TEXAS 75032

STRUCTURAL
DFW STRUCTURAL CONSULTING, INC.
12575 MILL RUN DRIVE
FRISCO, TEXAS 75035



PERMIT
HARBOR HEIGHTS
RESTAURANT &
RETAIL
BUILDING D
ROCKWALL, TEXAS

Project Number: 82401
Drawing Date: 03.24.25
Drawn:
Checked:

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#	Revision Date	Revision Description
1		

Sheet Title:
SITE PLAN -
ELECTRICAL
LIGHTING