

AGENDA



ARCHITECTURAL REVIEW BOARD MEETING
CITY HALL, 385 SOUTH GOLIAD STREET, ROCKWALL, TEXAS
AUGUST 25, 2026 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) **SP2026-014 (BETHANY ROSS)**

Discuss and consider a request by Mathew Smith of Strohmeier Architects, Inc. on behalf of Dan Bobst for the approval of a Site Plan for Office Building on a 4.6540-acre parcel of land identified as Lot 1, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 5133 S. FM-549, and take any action necessary.

(2) **SP2026-031 (BETHANY ROSS)**

Discuss and consider a request by Tariq Khan on behalf of Elizabeth Weiner of CTO Rockwall LLC for the approval of a Site Plan for a Commercial/Retail Building on an 11.125-acre parcel of land identified as Lot 11, Block A, Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1041 E. IH-30, and take any action necessary.

(3) **SP2026-033 (BETHANY ROSS)**

Discuss and consider a request by Michael G. Tresp on behalf of Don French of First Baptist Church of Rockwall for the approval of a Site Plan for the expansion of an existing Church/House of Worship on an 9.29-acre parcel of land identified as Lot 1, Block A, First Baptist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 107 (PD-107) for General Retail (GR) District land uses, addressed as 610 S. Goliad Street [SH-205], 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 August 19, 2026 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: August 25, 2026
APPLICANT: Matthew Smith; *Stohmeyer Architecture Inc.*
CASE NUMBER: SP2026-014: *Site Plan for 5133 FM-549*

SUMMARY

Discuss and consider a request by Mathew Smith of Strohmeier Architects, Inc. on behalf of Dan Bobst for the approval of a Site Plan for *Office Building* on a 4.6540-acre parcel of land identified as Lot 1, Block A, JBR2 Addition, City of Rockwall, Rockwall County, Texas, zoned General Retail (GR) District, addressed as 5133 S. FM-549, and take any action necessary.

BACKGROUND

The subject property was annexed by the City Council on October 4, 2010 by *Ordinance No. 10-27 (i.e. Case No. A2010-001)*. At the time of annexation, the property was zoned Agricultural (AG) District. On April 4, 2011, the City Council approved a zoning change [Case No. Z2010-021] from an Agricultural (AG) District to a General Retail (GR) District. On February 2, 2015, the City Council approved a final plat [Case No. P2015-001] that establish the subject property as Lots 1 & 2, Block A, Buffalo Crossing Addition. On February 1, 2016, the City Council approved a Specific Use Permit (SUP) [Case No. Z2015-028] to allow the construction of two (2) private baseball fields on the subject property. On May 2, 2016, the City Council approved a final plat [Case No. P2015-015] that establish the subject property as Lot 1, Block A, JBR2 Addition. The subject property has remained unchanged since the construction of the two (2) private baseball fields in 2016.

PURPOSE

On May 15, 2026, the applicant -- *Matthew Smith of Strohmeier Architects, Inc.* -- submitted an application requesting the approval of a site plan for an *Office Building* on the subject property.

ADJACENT LAND USES AND ACCESS

The subject property is generally located at 5133 S. FM-549. The land uses adjacent to the subject property are as follows:

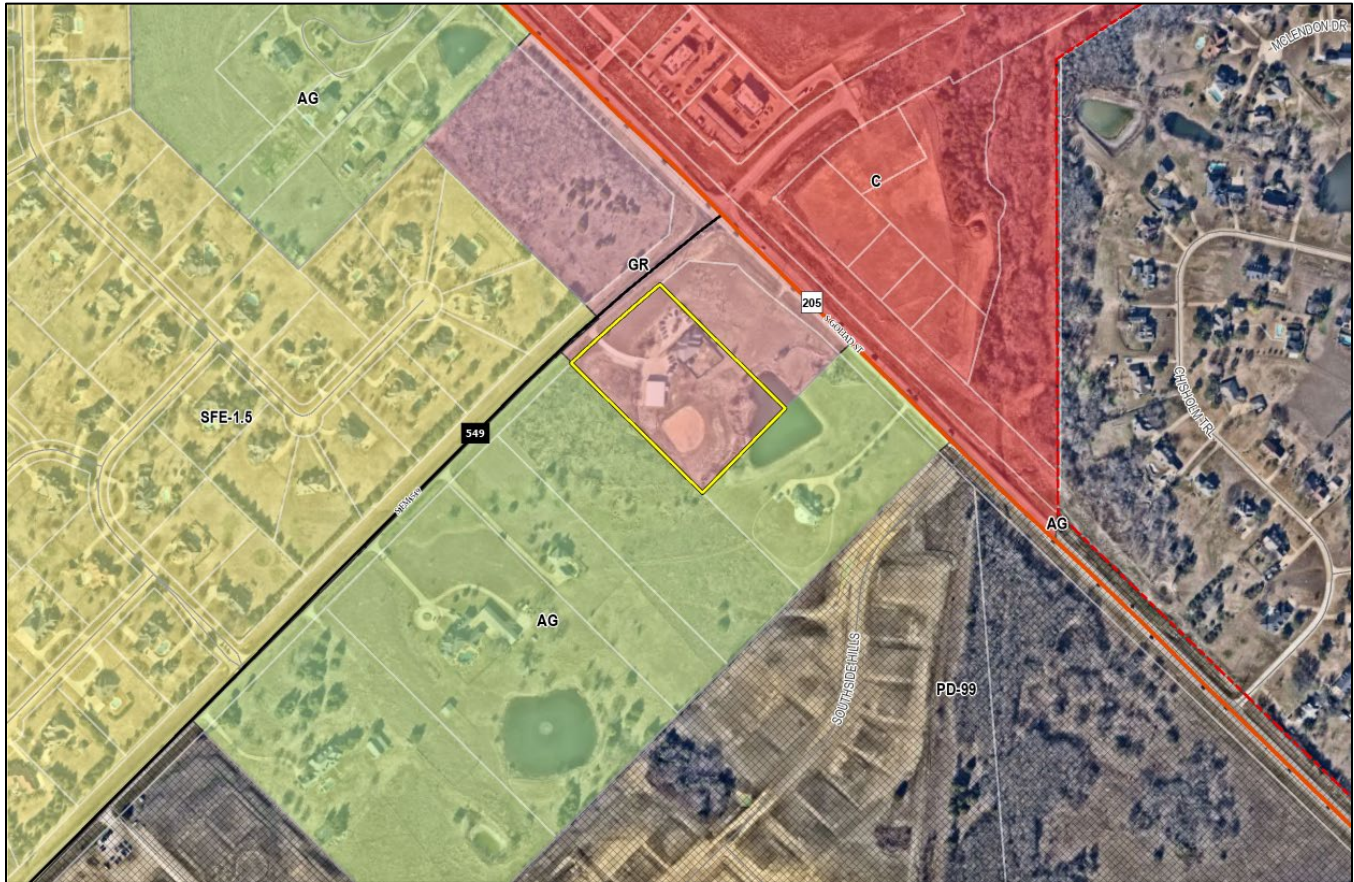
North: Directly north of the subject property is S. FM-549 which is identified as an A4D (*i.e. major arterial, four (4) lane, divided roadway*) on the City's Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is a 6.9998-acre vacant tract of land (*i.e. Tract 10-1, of the WW Ford Survey, Abstract No. 80*) which is zoned General Retail (GR) District. Beyond that is 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 a 1.503-acre parcel of land (*i.e. Lot 1, Block A, Creekside Commons Addition*) developed with a *Retail Store with Gasoline Sales (i.e. 7-11)*. Following this is a 11.874-acre vacant parcel of land (*i.e. Lot 18, Block A, Creekside Commons Addition*). Both properties are zoned Commercial (C) District.

South: Directly south of the subject property is a 7.493-acre vacant tract of land (*i.e. Tract 17-14 of the W. W. Ford Survey, Abstract No. 80*), which is zoned Agricultural (AG) District. Following this is the future Southside Hill Subdivision, which is entitled for 384 single-family homes and zoned Planned Development District 99 (PD-99) for Single Family 10 (SF-10) District.

East: Directly east of the subject property is a 2.59-acre parcel of land (*i.e. Lot 2, Block A, JBR2 Addition*) which is zoned General Retail (GR) District. Beyond this is S. Goliad Street [SH-205], which is identified as a P6D (*i.e. principle, six [6] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this are four (4) vacant parcel of land (*i.e. Lots 10-13, Block A, Creekside Commons Addition*) zoned Commercial (C) District. Following this is the corporate limits of the City of Rockwall.

West: Directly west of the subject property is FM-549, which is identified as a A4D (*i.e. arterial, four [4] lane, divided roadway*) on the Master Thoroughfare Plan contained in the OURHometown Vision 2040 Comprehensive Plan. Beyond this is the Oaks of Buffalo Way Subdivision, which consists of 60 single-family residential homes that are zoned Single-Family Estate 1.5 (SFE-1.5) District.

MAP 1: LOCATION MAP
YELLOW: SUBJECT PROPERTY



DENSITY AND DIMENSIONAL REQUIREMENTS

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

Ordinance Provisions	Zoning District Standards	Conformance to the Standards
Minimum Lot Area	6,000 SF	X=206,424 SF; In Conformance
Minimum Lot frontage	60-Feet	X= 368.01-feet; In Conformance
Minimum Lot Depth	100-Feet	X=573.15-feet; In Conformance
Minimum Front Yard Setback	15-Feet	X>15-feet; In Conformance
Minimum Rear Yard Setback	10-Feet	X>10-feet; In Conformance
Minimum Side Yard Setback	10-Feet	X>10-feet; In Conformance

<i>Ordinance Provisions</i>	<i>Zoning District Standards</i>	<i>Conformance to the Standards</i>
<i>Maximum Building Height</i>	<i>36-Feet</i>	<i>X=25-feet; In Conformance</i>
<i>Max Building/Lot Coverage</i>	<i>40%</i>	<i>X=10%; In Conformance</i>
<i>Minimum Number of Parking Spaces</i>	<i>1/300 SF for office =67 spaces</i>	<i>X=123; In Conformance</i>
<i>Minimum Landscaping Percentage</i>	<i>20%</i>	<i>X>20%; In Conformance</i>
<i>Maximum Impervious Coverage</i>	<i>85-90%</i>	<i>X=41%; In Conformance</i>

TREESCAPE PLAN

The trees planted on-site with the development of the proposed *Office Building* satisfy the mitigation requirements.

CONFORMANCE WITH THE CITY'S CODES

According to Subsection 02.02(D)(2), of Article 13, *Definitions*, of the Unified Development Code (UDC) an *Office* is defined as “(a) facility that provides executive, management, administrative, or professional services not specifically listed elsewhere in Section 01, Land Use Schedule, of Article 04, Permissible Uses, but not involving the sale of merchandise except as incidental to a permitted use. Typical examples include real estate, insurance, property management, investment, employment, travel, advertising, law, architecture, design, engineering, accounting, call centers, and similar offices. Accessory uses may include cafeterias, health facilities, parking, or other amenities primarily for the use of employees in the firm or building.” In this case, the applicant’s request for an *Office Building* is permitted *by-right* in a General Retail (GR) District as stipulated by Section 01, *Land Use Schedule*, of Article 04, *Permissible Uses*, of the Unified Development Code (UDC).

The proposed site plan generally conforms to the standards for a General Retail (GR) District as stipulated by Article 05, *District Development Standards*, of the Unified Development Code (UDC), with the exception of the items listed in the *Exceptions Requested by the Applicant* section of this case memo.

EXCEPTIONS BY THE APPLICANT

As previously stated, the applicant’s request appears to generally conform to the requirements of the Unified Development Code (UDC); however, staff has identified the following variances and exceptions associated with the applicant’s request:

- (1) *Parking Restrictions*. According to Subsection 07.03, *Non-Residential District Development Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), parking should not be located between the front façade and the property line. In this case, there are 18 proposed parking spaces located between the front façade and the property line adjacent to S. FM-549. This will require an exception from the Planning and Zoning Commission.
- (2) *Building Articulation*. According to Subsection 04.01, *General Commercial District Standards*, of Article 05, *District Development Standards*, of the Unified Development Code (UDC), each building façade within a Commercial (C) District must meet the minimum primary and secondary articulation standards. In this case, the proposed buildings do not meet the articulation standards; however, this is not atypical for buildings of this size. This 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 provide two (2) compensatory measures for each variance or exception that is requested that directly offset the requested variance or exception. However, the applicant is proposing the following compensatory measures to offset the exception: [1] increased landscaping, and [2] additional architectural features. That being said, requests for exceptions to the Unified Development Code (UDC) are discretionary decisions for the Planning and Zoning Commission, that require a supermajority vote (e.g. *six [6] out of the seven [7] commissioners*) -- *with a minimum of four (4) votes in the affirmative* -- for the approval of a variance or exception.

CONFORMANCE WITH OURHOMETOWN VISION 2040 COMPREHENSIVE PLAN

According to the Future Land Use Plan contained in the OURHometown Vision 2040 Comprehensive Plan, the subject property is situated within the Southwest Residential District and is designated for Commercial/Retail (CR) land uses. According to the *Land Use Plan Designations* these areas are typically "...considered to be convenience shopping centers and service adjacent residential subdivisions." Additionally, one of the secondary land uses described in the designation characteristics are *Office/Financial Institutions*. In this case, the applicant is proposing an *Office Building*. Based on this, the applicant's request appears to conform with the Future Land Use Plan.

ARCHITECTURAL REVIEW BOARD (ARB) RECOMMENDATION

On July 28, 2026, the Architectural Review Board (ARB) reviewed the *Building Elevations* provided by the applicant. The Board recommended that the applicant soften the elevations to provide a transition from the nearby residential. The Board will review the updated elevations at the August 25, 2026 Architectural Review Board meeting prior to the Planning and Zoning Commission meeting.

CONDITIONS OF APPROVAL

If the Planning and Zoning Commission chooses to approve the applicant's Site Plan for an *Office Building Greater* 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 (\$500.00 + \$20.00 ACRE) ¹
- ☐ PRELIMINARY PLAT (\$500.00 + \$20.00 ACRE) ¹
- ☐ FINAL PLAT (\$500.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$500.00 + \$20.00 ACRE) ^{1&3}
- ☐ AMENDING OR MINOR PLAT (\$500.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$200.00)

SITE PLAN APPLICATION FEES:

- ☒ SITE PLAN (\$1,000.00 + \$20.00 ACRE) ^{1&2}
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$500.00) ²

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$200.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] (\$200.00) ²
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] (\$1,000.00) ²

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$1,000.00 + \$20.00 ACRE) ^{1&3}
- ☐ SPECIFIC USE PERMIT [RESIDENTIAL] (\$200.00 + \$20.00 ACRE) ^{1,2&3}
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] (\$1,000.00 + \$20.00 ACRE) ^{1,2&3}
- ☐ PLANNED DEVELOPMENT DISTRICT (\$1,500.00 + \$20.00 ACRE) ^{1&3}
- ☐ PD DEVELOPMENT PLANS (\$1,500.00 + \$20.00 ACRE) ^{1&3}

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 \$2,500.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

³: AN ADDITIONAL FEE OF \$150.00 WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 5133 S Farm to Market 549, Rockwall, TX 75032

SUBDIVISION JBR2 ADDITION

LOT 1 BLOCK A

GENERAL LOCATION S FM 549, S Goliad St

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING GENERAL RETAIL

CURRENT USE OFFICE BUILDING

PROPOSED ZONING GENERAL RETAIL

PROPOSED USE OFFICE OR MEDICAL BUILDING 5,000 SF OR GREATER

ACREAGE 4.739 AC

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

- ☐ **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 DAN BOBST

☐ APPLICANT STROHMEYER ARCHITECTS INC.

CONTACT PERSON MATHEW SMITH

CONTACT PERSON MATHEW SMITH

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

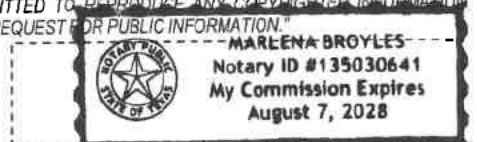
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Daniel W Bobst [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

"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 \$ 1094.78 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 13 DAY OF May, 2026. 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."

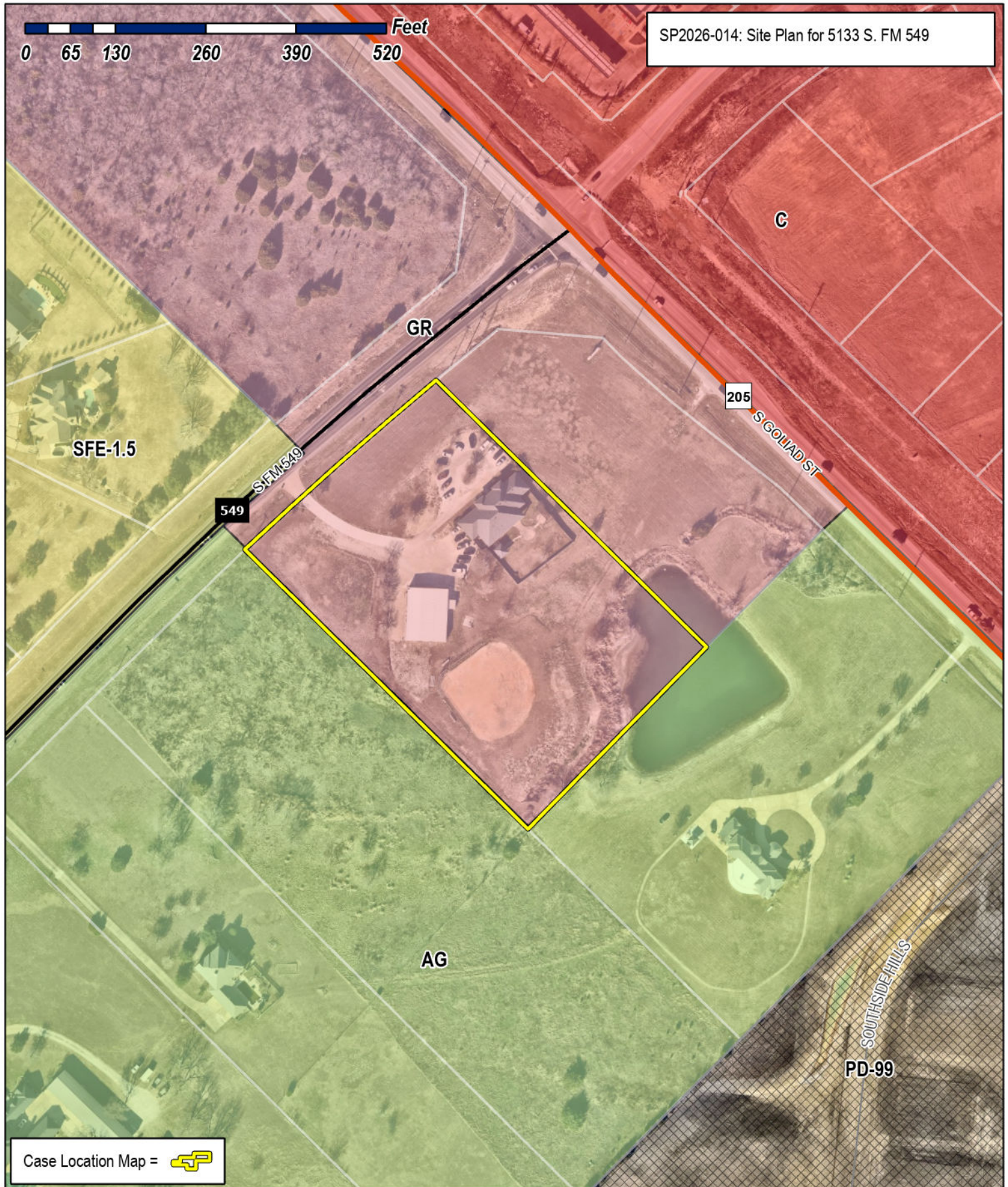
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13 DAY OF May, 2026.

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



MY COMMISSION EXPIRES



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.





SITE VICINITY MAP
NOT TO SCALE

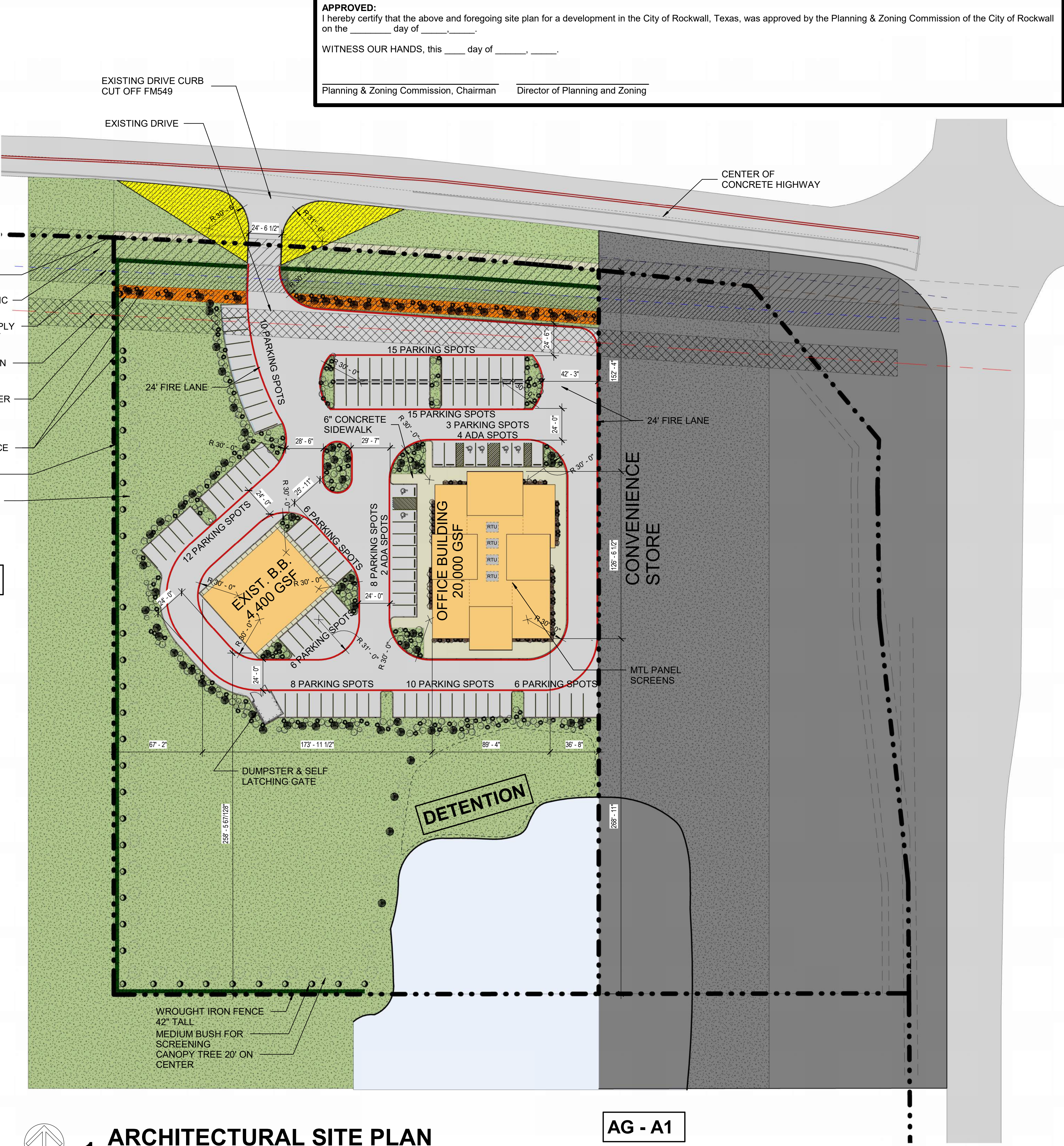
- NEW CONCRETE SIDEWALK
- 20' FARMERS ELECTRIC EASEMENT
- 12" MAIN WATER SUPPLY LINE IN 20' EASEMENT
- 8" SANITARY SEWER IN 20' EASEMENT
- 10' LANDSCAPE BUFFER
- WROUGHT IRON FENCE 42" TALL
- MEDIUM BUSH FOR SCREENING
- CANOPY TREE 20' ON CENTER

AG - E4

549 DEVELOPMENT - C STORE, OFFICE, RETAIL AND REST.

BUILDING/SITE SPECIFICATIONS

ZONING CLASSIFICATION:		GR - GENERAL RETAIL			
OCCUPANCY USE:		BUSINESS GROUP-B			
APPRAISAL DISTRICT ACCOUNT #:		#48665			
STORIES (PERMITTED):	2	HEIGHT (PERMITTED):	36'	FRONT SETBACK:	15"
STORIES (PROPOSED):	2	HEIGHT (PROPOSED):	36'	REAR SETBACK:	25"
HAZARDOUS MATERIAL:	NO	OVERLAY DISTRICT:	N/A	SIDE SETBACK:	15"
BUILDING AREA - GROUND FLOOR:		10,000 SF	ACRAGE OF SITE:		4.739 ACRES
BUILDING AREA - LEVEL 2:		10,000 SF	SQUARE FOOTAGE OF SITE:		206,505.84 SF
TOTAL BUILDING AREA:		20,000 SF	LOT COVERAGE:		47%
FLOOR TO AREA RATIO:		2:1	OPEN SPACE:		53%
BUILDING PERIMETER:		440 FT			
IMPERVIOUS AREA:		97,476.80 SF	PERVIOUS AREA:		108,947.20 SF
MAX IMPERVIOUS AREA:		85-90%	BUILDING MAXIMUM CAPACITY:		133
PARKING SPACES REQUIRED:		97	PARKING SPACES (STANDARD):		99
PARKING SPACES PROVIDED:		105	PARKING SPACES (ACCESSIBLE):		6
		PARKING SPACES / 1 PER 3 OCCUPANTS		TOTAL	
EXISTING COMMERICAL AMUSEMENT/RECREATION		4,400 SQFT / 1/50SF		30	
		PARKING SPACES		TOTAL	
NEW COMMERICAL PARKING		20,000 SQFT / 1/300SF		67	

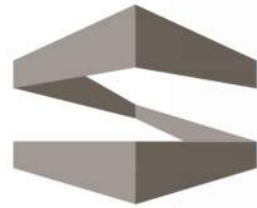


APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____.

WITNESS OUR HANDS, this ____ day of _____.

Planning & Zoning Commission, Chairman

Director of Planning and Zoning



STROHMEYER
ARCHITECTS INC.

2701 SUNSET RIDGE
SUITE 601
ROCKWALL, TX 75032
469.516.7549



549 OFFICE BUILDING
5133 S FM549
ROCKWALL, TX

Project Number: 549 Conv Sto
Drawing Date: 08.18.2026
Drawn: LC
Checked: MS

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Revisions:

#	Revision Date	Revision Description

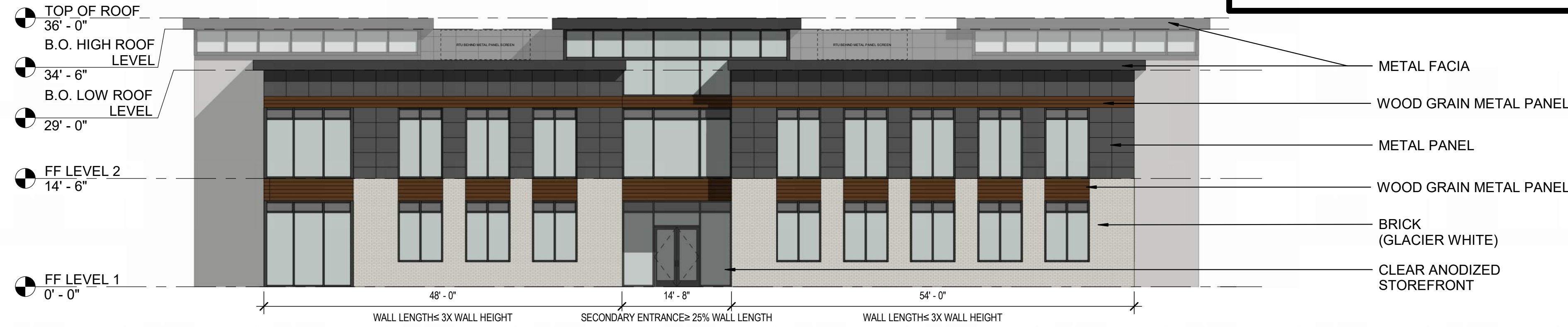
SHEET TITLE:

ARCHITECTURAL
SITE PLAN

SP2026-014

AS101

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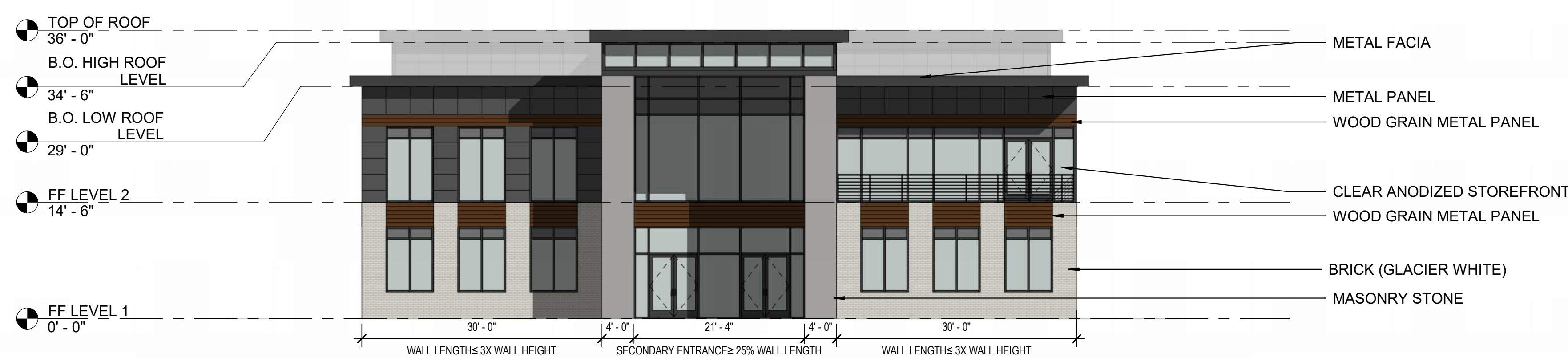
4 WEST ELEVATION

3/32" = 1'-0"



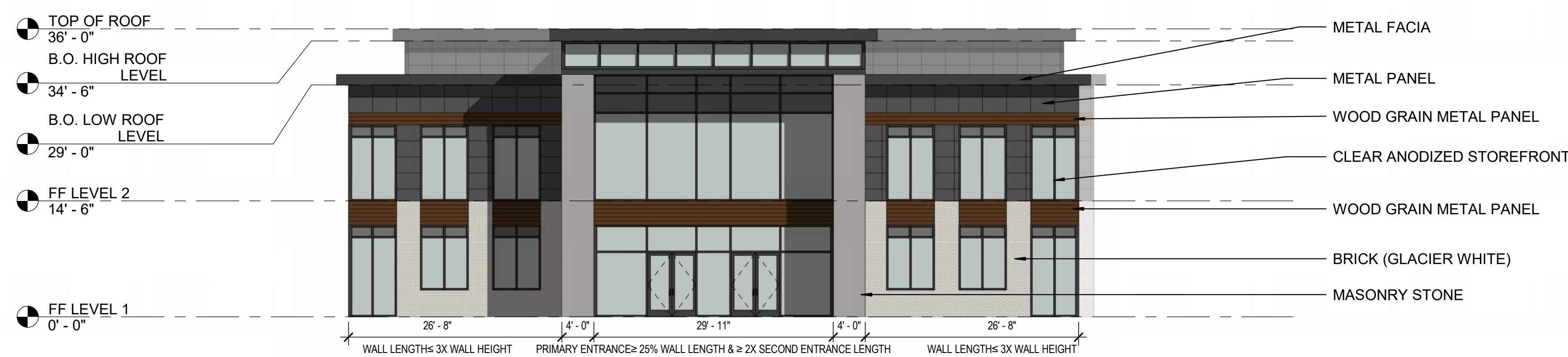
3 EAST ELEVATION / SH-205

3/32" = 1'-0"



2 SOUTH ELEVATION

3/32" = 1'-0"



1 NORTH ELEVATION / FM-549

3/32" = 1'-0"

APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & 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

EXTERIOR MATERIAL CALCULATIONS		
	SF EA.	% AREA
WEST		
TOTAL	4,299	100%
METAL	1,311	31%
MASONRY	1,176	27%
GLASS	1,812	42%
EAST		
TOTAL	4,314	100%
METAL	1,251	29%
MASONRY	1,287	30%
GLASS	1,776	41%
SOUTH		
TOTAL	2,888	100%
METAL	863	30%
MASONRY	588	20%
GLASS	1,437	50%
NORTH		
TOTAL	2,961	100%
METAL	861	29%
MASONRY	471	16%
GLASS	1,629	55%



STROHMEYER
ARCHITECTS INC.

2701 SUNSET RIDGE
SUITE 601
ROCKWALL, TX 75032
469.516.7549



549 OFFICE BUILDING
5133 S FM549
ROCKWALL, TX

Project Number: 549 Conv Sto
Drawing Date: 08.18.2026
Drawn: LC
Checked: MS

© 2026 Strohmeier Architects, Inc.

Revisions:

#	Revision Date	Revision Description

SHEET TITLE:

ELEVATIONS

SP2026-014

AS104



NORTH ELEVATION - FM 549



NORTHWEST PERSPECTIVE - FM 549



NORTHEAST PERSPECTIVE - FM 549



SOUTHEAST PERSPECTIVE - STATE HIGHWAY 205



STROHMEYER
ARCHITECTS INC.



549 OFFICE BUILDING
5133 S FM549

Project Number: 549 Conv Sto
Drawing Date: 08.18.2026
Drawn: Author
Checked: Checker
© 2026 Strohmeier Architects, Inc.

Revisions:

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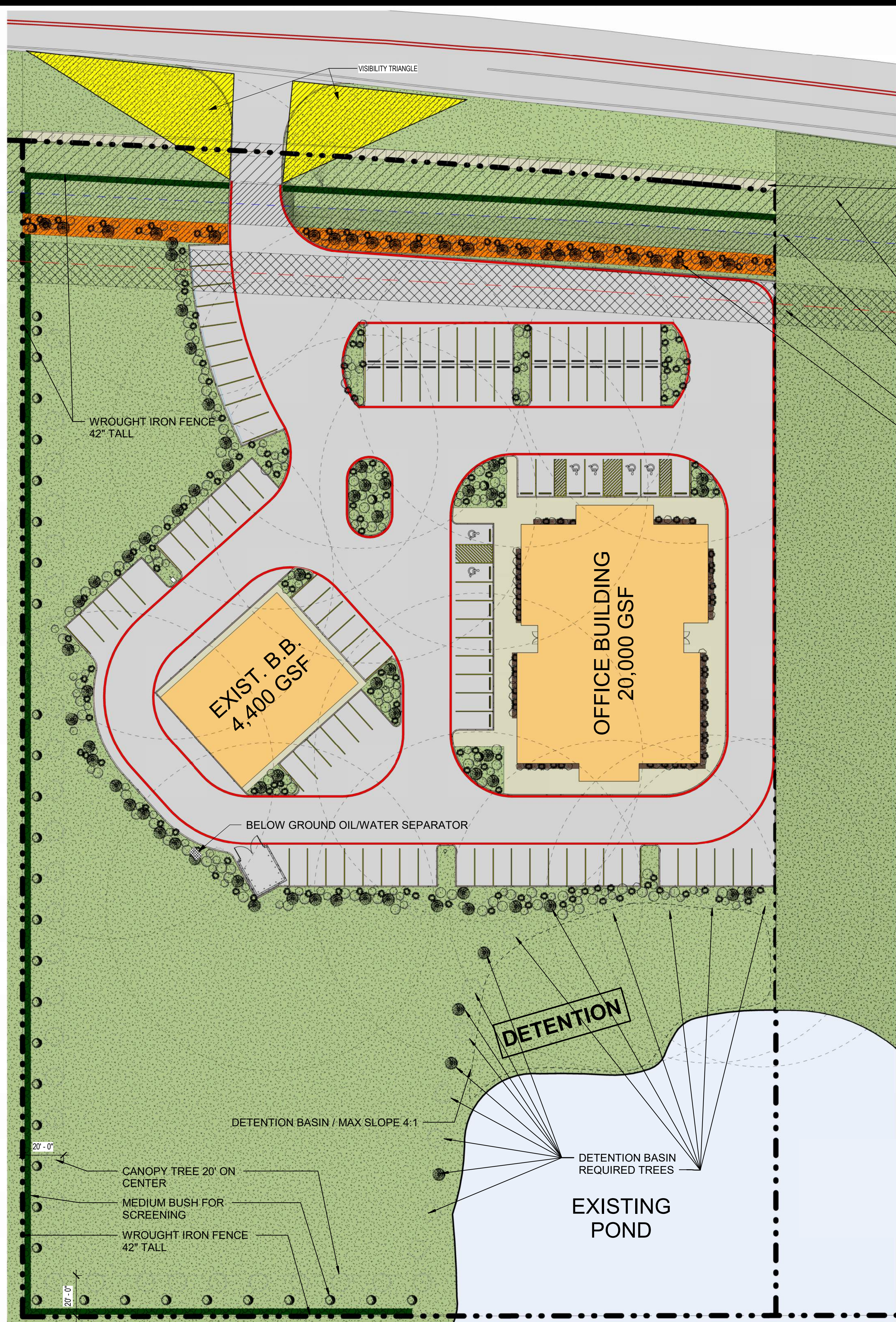
SHEET TITLE:

3D RENDERS

SP2026-014

AS105

8/18/2026 10:18:23 AM
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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

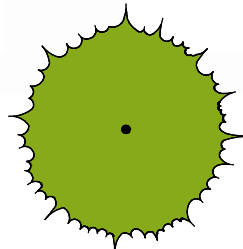
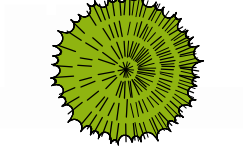
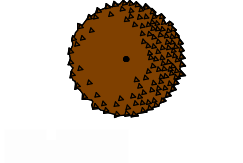
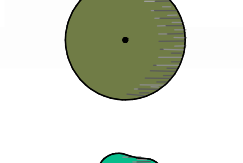
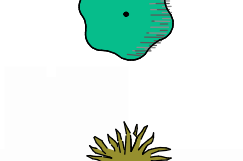
Director of Planning and Zoning

- LANDSCAPE GENERAL NOTES:**
1. LANDSCAPE IRRIGATION WILL MEET UDC REQUIREMENTS.
 2. DETENTION POND AND BASIN IRRIGATION, WILL MEET UDC REQUIREMENTS.
 3. DETENTION POND MAX SIDE SLOPE OF 4:1, WITH MINIMUM BOTTOM SLOPE OF 1%.
 4. NO STRUCTURES, WALLS, ETC.. ALLOWED IN DETENTION EASEMENT.
 5. NO TREES WILL BE WITHIN 10' OF PUBLIC WATER, SEWER OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER.
 6. NO TREES WILL BE WITHIN 5' OF PUBLIC WATER, SEWER OR STORM LINE THAT IS LESS THAN 10" IN DIAMETER.
 7. NO LANDSCAPE BERMS OR TREE PLANTINGS SHALL BE LOCATED ON TOP OF OR WITHIN CITY UTILITIES OR EASEMENTS.

- SITE LANDSCAPING SCHEDULE**
1. CANOPY TREES OF THE FOLLOWING VARIETY ARE ACCEPTABLE: BALD CYPRESS, CADDY MAPLE, CEDAR ELM, EASTERN RED CEDAR, LACEBARK ELM, LIVE OAK, PECAN, TEXAS ASH OR TEXAS RED OAK. 4" CALIPER, 60 GALLON, 12'-14' HEIGHT.
 2. UNDERSTORY ORNAMENTAL(ACCENT) TREES OF THE FOLLOWING VARIETY ARE ACCEPTABLE: TEXAS REDBUD, MEXICAN PLUM, DOWNY HAWTHORN, WAX MYRTLE YAUPON, DECIDUOUS YAUPON. 3" CALIPER, 60 GALLON, 8'-10' HEIGHT.
 3. SHRUBS SHALL BE A 3 GALLON CENIZO TEXAS SAGE, BRIDAL WREATH SPIREA, OLEANDER, OR FORSYTHIA.
 4. PERENNIAL ORNAMENTAL GRASS SHALL BE HAMELIN 1 GALLON FOUNTAIN GRASS.
 5. PERENNIALS SHALL BE 1 GALLON RED VELVET EVERGREEN DAYLILLIES AND 1 GALLON WHITE LANTANA TRAILING.
 6. WHERE NOTED, AREAS SHALL BE SOLID SODDED WITH BERMUDA GRASS.

LANDSCAPE TABLE / ZONE - GR - REQUIRED LANDSCAPING 20%		
PLANT:	CALIPER/GALLON:	QUANTITY:
CANOPY TREE	4"	83
ACCENT TREE	3"	92
LARGE SHRUB	7 GALLON	412
MEDIUM SHRUB	3 GALLON	137

SITE PLAN LEGEND

-  CANOPY TREE
-  UNDERSTORY ORNAMENTAL(ACCENT) TREE
-  CANOPY TREE
-  MEDIUM SHRUB
-  LARGE SHRUB
-  LARGE SHRUB

549 DEVELOPMENT - C STORE, OFFICE, RETAIL AND REST.

BUILDING/SITE SPECIFICATIONS

ZONING CLASSIFICATION:		GR - GENERAL RETAIL			
OCCUPANCY USE:		BUSINESS GROUP-B			
APPRAISAL DISTRICT ACCOUNT #:		#48665			
STORIES (PERMITTED):	2	HEIGHT (PERMITTED):	36'	FRONT SETBACK:	15"
STORIES (PROPOSED):	2	HEIGHT (PROPOSED):	36'	REAR SETBACK:	25"
HAZARDOUS MATERIAL:	NO	OVERLAY DISTRICT:	N/A	SIDE SETBACK:	15"
BUILDING AREA - GROUND FLOOR:		10,000 SF	ACRAGE OF SITE:		4.739 ACRES
BUILDING AREA - LEVEL 2:		10,000 SF	SQUARE FOOTAGE OF SITE:		206,505.84 SF
TOTAL BUILDING AREA:		20,000 SF	LOT COVERAGE:		47%
FLOOR TO AREA RATIO:		2:1	OPEN SPACE:		53%
BUILDING PERIMETER:		440 FT			
IMPERVIOUS AREA:		97,476.80 SF	PERVIOUS AREA:		108,947.20 SF
MAX IMPERVIOUS AREA:		85-90%	BUILDING MAXIMUM CAPACITY:		133
PARKING SPACES REQUIRED:		97	PARKING SPACES (STANDARD):		99
PARKING SPACES PROVIDED:		105	PARKING SPACES (ACCESSIBLE):		6
			PARKING SPACES / 1 PER 3 OCCUPANTS		TOTAL
EXISTING COMMERCIAL AMUSEMENT/RECREATION			4,400 SQFT / 1/50SF		30
			PARKING SPACES		TOTAL
NEW COMMERCIAL PARKING			20,000 SQFT / 1/300SF		67



STROHMEYER
ARCHITECTS INC.

2701 SUNSET RIDGE
SUITE 601
ROCKWALL, TX 75032
469.516.7549



549 OFFICE BUILDING
5133 S FM549
ROCKWALL, TX

Project Number: 549 Conv Sto
Drawing Date: 08.18.2026
Drawn: LC
Checked: MS

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Revisions:

#	Revision Date	Revision Description

SHEET TITLE:

LANDSCAPE PLAN

SP2026-014

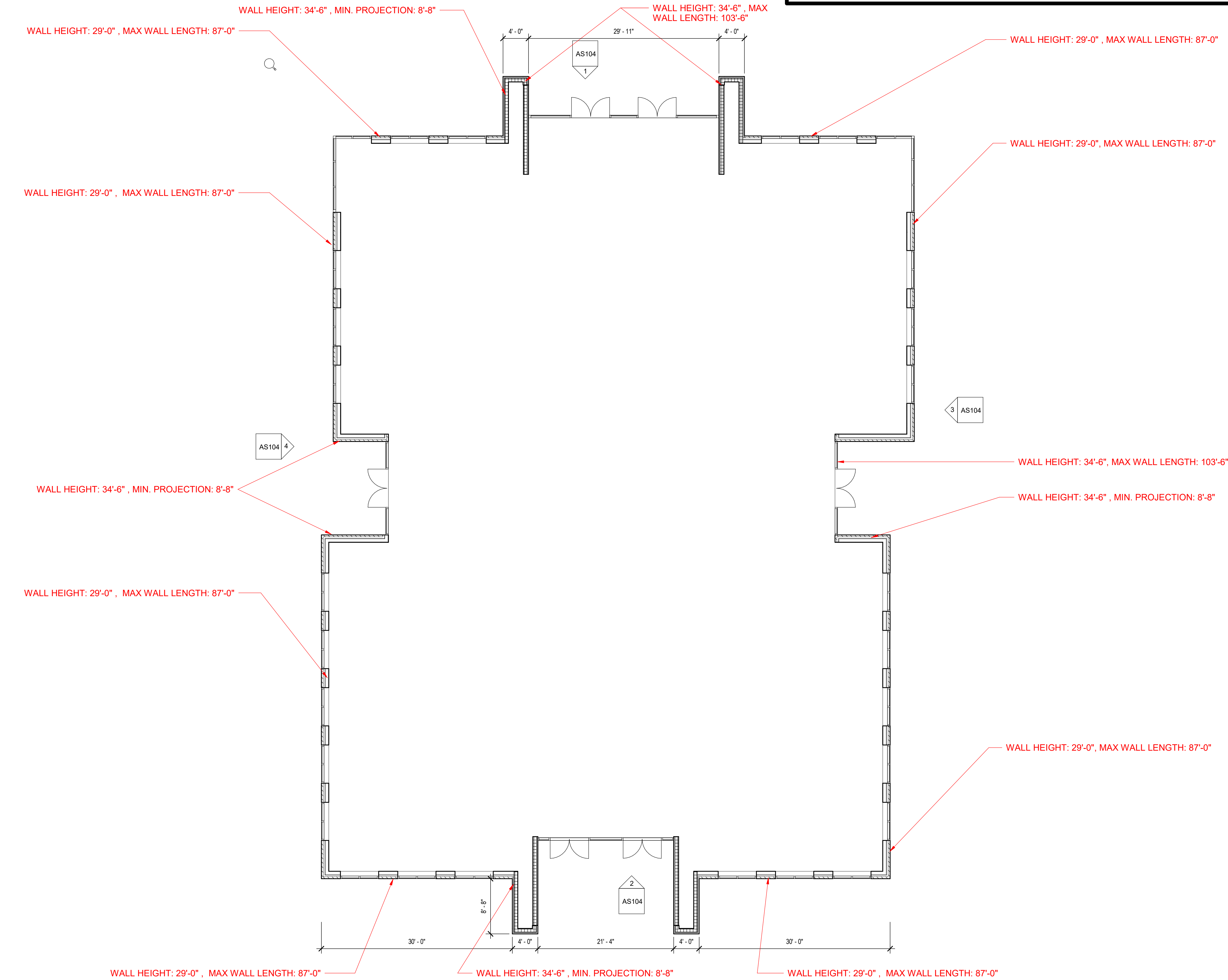
AS102



1 LANDSCAPE PLAN

1" = 30'-0"

8/18/2026 10:18:39 AM
Autodesk Docs://549 CONV STORE - BOBST/549 CONV STORE.rvt



1 FF LEVEL 1
1/8" = 1'-0"

APPROVED:
I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & Zoning Commission of the City of Rockwall on the _____ day of _____.

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

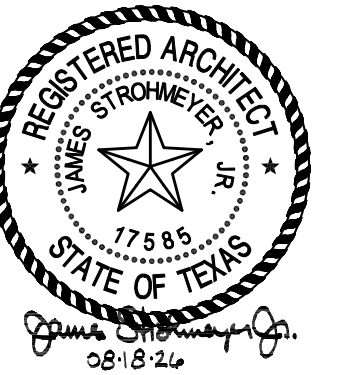
Planning & Zoning Commission, Chairman

Director of Planning and Zoning

MASTER PLAN GENERAL NOTE
THE MASTER FLOOR PLAN SHOWS THE OVERALL BUILDING CONFIGURATION AND THE RELATIONSHIP OF THE PLAN AREAS WHICH FOLLOW. REFER TO LARGER SCALE FLOOR PLANS AND PLAN DETAILS FOR ADDITIONAL INFORMATION AND CONSTRUCTION REQUIREMENTS. MASTER PLAN LEGENDS ALSO APPLY TO 1/8" SCALE FLOOR PLAN AREAS.



STROHMEYER
ARCHITECTS INC.



549 OFFICE BUILDING
5133 S FM549

Project Number: 549 Conv Sto
Drawing Date: 08.18.2026
Drawn: MS
Checked: MS

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Revisions:

#	Revision Date	Revision Description

SHEET TITLE:

**OVERALL FLOOR
PLAN - LEVEL 1**

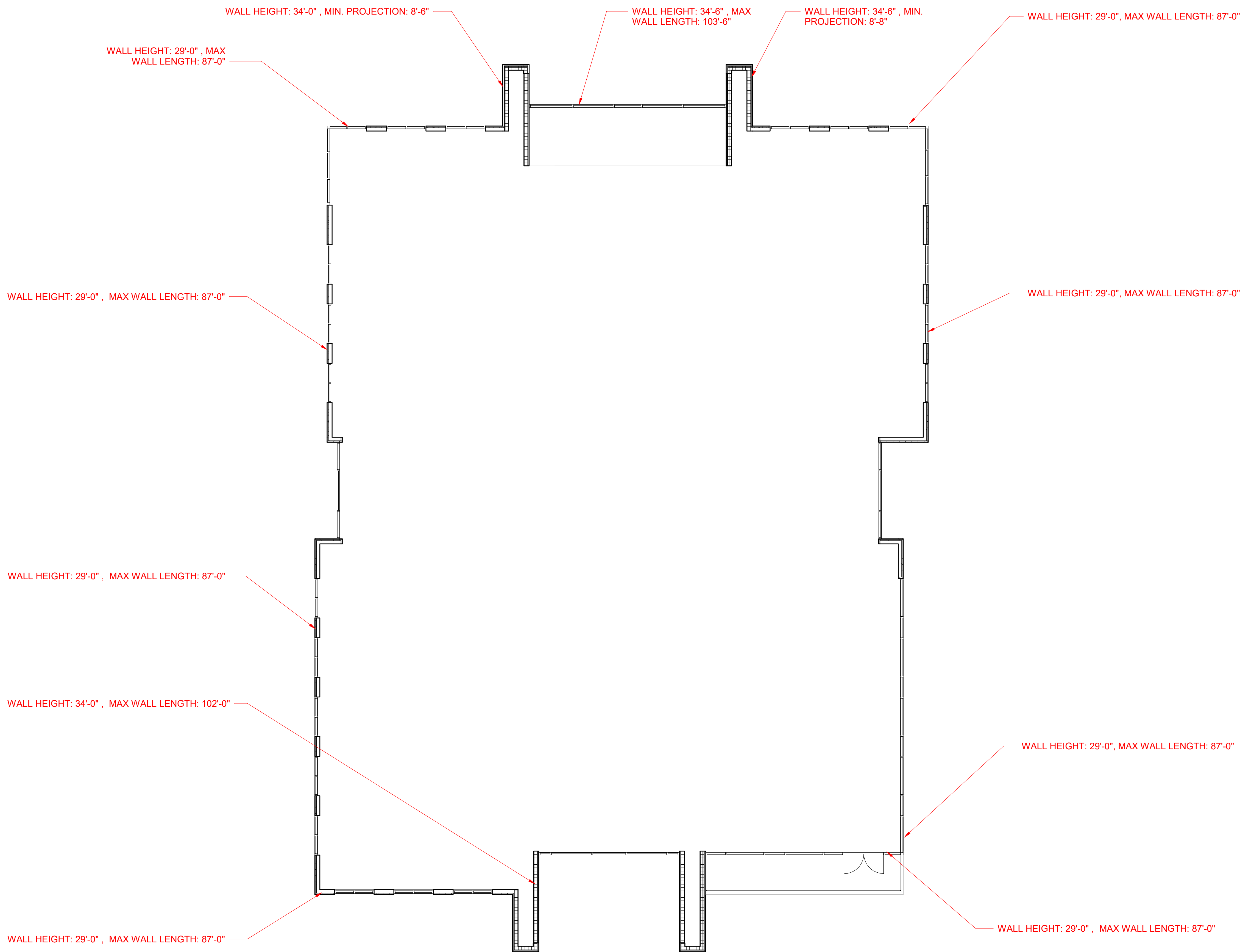
SP2026-014

A101

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1

FLOOR PLAN - LEVEL 2
1/8" = 1'-0"



APPROVED:

I hereby certify that the above and foregoing site plan for a development in the City of Rockwall, Texas, was approved by the Planning & 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

THE MASTER FLOOR PLAN SHOWS THE OVERALL BUILDING CONFIGURATION AND THE RELATIONSHIP OF THE PLAN AREAS WHICH FOLLOW. REFER TO LARGER SCALE FLOOR PLANS AND PLAN DETAILS FOR ADDITIONAL INFORMATION AND CONSTRUCTION REQUIREMENTS. MASTER PLAN LEGENDS ALSO APPLY TO 1/8" SCALE FLOOR PLAN AREAS.

MASTER PLAN GENERAL NOTE



STROHMEYER
ARCHITECTS INC.



549 OFFICE BUILDING
5133 S FM549

Project Number: 549 Conv Sto
Drawing Date: 08.18.2026
Drawn: MS
Checked: MS

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Revisions:

#	Revision Date	Revision Description

SHEET TITLE:

**OVERALL FLOOR
PLAN - LEVEL 2**

SP2026-014

A102

PROJECT COMMENTS



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

DATE: 8/21/2026

PROJECT NUMBER: SP2026-031
PROJECT NAME: Site Plan for 1041 E. Interstate 30
SITE ADDRESS/LOCATIONS: 1041 East Interstate 30, Rockwall, TX, 75032

CASE CAPTION: Discuss and consider a request by Tariq Khan on behalf of Elizabeth Weiner of CTO Rockwall LLC for the approval of a Site Plan for a Commercial/Retail Building on an 11.125-acre parcel of land identified as Lot 11, Block A, Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, addressed as 1041 E. IH-30, and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	08/20/2026	Approved w/ Comments

08/20/2026: SP2026-031; Site Plan for 1041 E. IH-30

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 Commercial/Retail Building on an 11.125-acre parcel of land identified as Lot 11, Block A, Rockwall Business Park East Addition, City of Rockwall, Rockwall County, Texas, zoned Commercial (C) District, situated within the IH-30 Overlay (IH-30 OV) District, and addressed as 1041 E. IH-30.

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.

M.3 For reference, include the case number (SP2026-031) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 The subject property will be required to be replatted after the engineering process to establish the new easements.

I.5 The Planning and Zoning Department will never request online payment, and the City of Rockwall will never request payment by wire transfer. If you receive an email requesting payment by wire transfer or have any questions or concerns, please contact the case manager directly using the contact information listed in these comments or on the City's official website.

M.6 Provide the following signature block on each page of all plans. (Subsection 03.04.A, of Article 11, UDC)

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

M.7 Site Plan

- 1) The plaza area cannot be removed. It was a part of a previous site plan (i.e. SP2010-007 & SP2013-003) approval and associated with variances to the code. Remove this area from your site plan.
- 2) Indicate all perimeter dimensions of the site. (Subsection 03.04.B, of Article 11, UDC)
- 3) Indicate distances between the building and property lines. (Subsection 0.04.B, Article 11, UDC)
- 4) Indicate building setbacks. (Subsection 0.04.B, Article 11, UDC) Front = 15', Rear = 10', Side = 10'
- 5) Patio associated with a restaurant? Patio parking is 1 parking space per 4 seats. (Article 06, UDC)
- 6) All parking shall be 20' by 9'. Provide dimensions of a typical parking space. (Subsection 05.03, Article 06, UDC)

M.8 Landscape Plan

- 1) Pad mounted utility equipment shall be screened from view using evergreen shrubs. (Subsection 01.05.C, Article 05, UDC).
- 2) Again, the plaza area cannot be removed. It was a part of a previous site plan (i.e. SP2010-007 & SP2013-003) approval and associated with variances to the code. Please correct this and show required plantings.
- 3) All shrubs must be 5-gallon or larger. (Subsection 06.02.E.2, Article 05, UDC)
- 4) Irrigation is required for all plantings. Provide a note indicating irrigation will meet requirements of the UDC. (Subsection 05.04, of Article 08, UDC)

M.9 Building Elevations

- 1) The following articulation is required to meet the four (4)-sided architecture requirements. Additionally, all sides of the building shall be finished with the same architectural finishes. (i.e. store front windows):
 1. Wall Length cannot exceed 66-feet
 2. Minimum Secondary Entryway/Architectural Element Length is 5.5-feet
 3. The Minimum Wall Projection is 5.5-feet
 4. The Minimum Primary Entryway/Architectural Element is 11-feet
 5. The Minimum Projection height is 5.5-feet
 6. The Minimum Primary Entryway/Architectural length is 11-feet (Subsection 06.02.C.5, of Article 05, UDC)
- 2) Parapets shall be extended back and finished on the backside, same as front. (Subsection 05.01.A.2, Article 05, UDC)
- 3) Indicate the parapet height. Parapets are required on all sides of the building and will need to be shown that they will screen any RTUs on the building. Currently all RTUs are seen in rendering. The parapet needs to wrap the entire building. (Subsection 01.05 (C), Article 05, UDC)
- 4) Provide a note indicating a self-latching gate on the dumpster. (Subsection 01.05.B, of Article 05, UDC)
- 5) Provide horizontal and vertical measurements for each elevation. (Subsection 04.01.C.1, Article 05, UDC)
- 6) Any lighting on the building will need to be directed down. (Subsection 03.03.A, Article 07, UDC)
- 7) EIFS is not an approved material. Change this to three (3) part stucco instead. (Subsection 06.02.C, Article 05, UDC)

M.10 Photometric Plan

- 1) The maximum mounting height for lighting shall be 20 feet in the IH-30 Overlay District (Subsection 06.02.G, Article 05, UDC) Please indicate mounting height for all lighting.
- 2) Any unshielded light sources shall have a maximum wattage of 15 W. (Subsection 03.03.A, of Article 07, UDC)
- 3) All lighting sources shall be oriented down including those placed on the building. (Subsection 03.03.A, Article 07, UDC)
- 4) Do not show existing lighting sources from adjacent properties. The photometric plan should only show proposed lighting. The maximum outdoor illumination level at the property line is 0.2 FC. This will require an exception if not remedied.

M.11 Staff has identified the following variance(s) and exception(s) are associated with the proposed request: [1] Four (4)-sided Architecture, and [2] Primary Articulation. Should you decide to request these items as variance(s)/exception(s), please provide a letter that lists the variance(s)/exception(s), why they are being requested, and the subsequent compensatory measures. For each variance/exception requested the UDC requires two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include increased articulation, increased architectural elements, more pedestrian amenity, larger landscape planting sizes, etc.

M.12 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measures (above and beyond the requirements of the UDC) for each exception or variance is required. In order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures.

I.13 Please note that failure to address all comments provided by staff by 3:00 PM on September 1, 2026 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

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

- (1) Planning & Zoning Work Session meeting will be held on August 25, 2026.
- (2) Planning & Zoning meeting/public hearing meeting will be held on September 15, 2026.

I.15 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Kuhn	08/19/2026	Approved w/ Comments

08/19/2026: 1. Water lines must have 10' separation
2. Water impact fees based on meter size. 3" meters must be in a vault.
3. FDC location?
4. Private sanitary sewer
5. What is this?
6. Ensure tree plantings are spaced out enough from utilities. 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".

General Items:

- Must meet City 2023 Standards of Design and Construction.
- 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" or taller must be rock or stone face. No smooth concrete walls.
- The property must be platted.
- No structures or fences allowed within easements or ROW.
- No signage is allowed within easements or ROW.
- Need to show existing and proposed utilities on the Site Plan.
- Dumpsters should be orientated so that a trash truck can maneuver the property with the least amount of circling required. May not directly face a roadway.
- Additional comments may be provided at time of Site Plan and Engineering.

Drainage Items:

- Existing flow patterns must be maintained. Drainage may not be increased towards any direction.
- Detention has already been provided for this site with the Plaza at Rockwall Phase 1 project.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.
- All Dumpster areas shall drain to an oil/water separator and then into the storm system.

Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- There is an existing 8" water main located in the northern drive aisle available for use.
- There is an existing 8" sewer main located in the northern drive aisle available for use.
- Public sewer to be 8" minimum.
- Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
- Any utility connection made underneath of an existing City roadway must be completed by dry bore. Opening cutting will not be allowed.
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Min 20' utility easements. No structures or berms allowed in easements.
- All public utilities must be centered in easement.
- Water to be 10' separated from storm and sewer lines.
- Pro-ratas may apply and will be assessed at Engineering.
- Domestic and irrigation water services will require testable backflow assemblies at the meter

Paving Items:

- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed with without a City approved turnaround area, 15'x64' striped and signed no parking area.
- All drive isles to be a minimum of 24' wide.
- Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane to be in a platted easement.
- Must meet driveway width maximum and minimum.

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".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	08/21/2026	Approved w/ Comments

08/21/2026: Please be advised that with the Northwest side of the building being less than 20 feet from the existing building, that entire side will need to be fire rated, this also includes any glass windows or doors.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/18/2026	Approved w/ Comments

08/18/2026: Exterior Wall Fire-Resistance Requirements: The proposed building is located approximately 18 feet from the adjacent building. Due to this separation, the exterior wall of the new building facing the adjacent structure shall be evaluated for compliance with 2021 IBC Chapter 7, Section 705 – Exterior Walls.

Documentation demonstrating compliance with the applicable fire-resistance rating, allowable openings, and opening protection requirements based on the required fire separation distance will be required. This item may be addressed during the building permit review process and does not need to be resolved as part of the site plan review.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	08/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/17/2026	Approved w/ Comments
08/17/2026: 1. Tif Tuf and Tahoma 31 are better varieties than Tifway 419. They are more drought, cold, shade and wear tolerant (informational only) 2. please add more trees in the area at the southeast corner			

GENERAL LANDSCAPE NOTES

- WARRANTY: ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE, HEALTHY, AND IN THRIVING CONDITION FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE
- PLANTS SHALL MEET DOT SPECIFICATIONS AND AMERICAN STANDARD FOR NURSERY STOCK STANDARDS.
- PLANTS SHALL BE SPECIMEN QUALITY. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF.
- HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.
- SHADE TREES SHALL BE STRAIGHT UNLESS OTHERWISE SPECIFIED
- PLANTS SHALL BE SUBJECT TO REVIEW BY OWNER'S REPRESENTATIVE. OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT.
- PLANTING PLANS INDICATE DIAGRAMMATIC LOCATIONS ONLY. SITE ADJUSTMENTS OF PLANTING DESIGN AND RELOCATION OF PLANT MATERIAL INSTALLED PRIOR TO OWNER REPRESENTATIVE'S APPROVAL SHALL BE DONE WITHOUT PENALTY OR ADDITIONAL COST TO OWNER. STAKE PLANT LOCATIONS AT SITE AND OBTAIN OWNER REPRESENTATIVE'S APPROVAL PRIOR TO PLANT INSTALLATION.
- PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.
- BE FAMILIAR WITH UNDERGROUND UTILITIES BEFORE DIGGING. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE OF UTILITY LINES.
- PROVIDE SHOVEL-CUT TRENCH AT SHRUB BEDS IN LAWN AREAS UNLESS OTHERWISE NOTED.
- PROVIDE 3" THICKNESS MULCH AT ALL PLANTS AND PLANTING BEDS. MULCH MUST BE 3" THICK AT TIME OF FINAL WALK-THROUGH. MULCH IN SHRUB AND TREE PLANTING BEDS SHALL BE PINE STRAW UNLESS OTHERWISE NOTED. MULCH IN GROUNDCOVER BEDS TO BE SHREDDED HARDWOOD UNLESS OTHERWISE NOTED.
- MAINTENANCE WORK SHALL BE PERFORMED UNTIL DATE OF FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE.
- CONTRACTOR'S PRICES SHALL INCLUDE ALL LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK, I.E. MULCH, PLANTING, SOIL MIX, WOOD AND WIRE STAKING MATERIAL, ETC.
- QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWING SHALL BE FURNISHED. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE OWNER'S REPRESENTATIVE ASSUMES NO LIABILITY FOR OMISSION OR ERRORS. HIS ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNITS AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF OWNER'S REPRESENTATIVE. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK.
- WHERE LANDSCAPING AREAS ADJOIN GRASSED RIGHTS-OF-WAY, SUCH AREAS SHALL BE CONSIDERED PART OF THE LANDSCAPED AREA FOR PURPOSES OF MAINTENANCE. AS OF COMPLETION OF SITE IMPROVEMENTS, THE PROPERTY OWNER SHALL HAVE AN IMPLIED EASEMENT OF THE RIGHT-OF-WAY EXTENDING FROM THE SITE TO THE ROAD PAVEMENT IN ORDER TO COMPLETE THE REQUIRED MAINTENANCE.
- CONTRACTOR TO DESIGN-BUILD IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE OF NEW PLANT MATERIAL. IRRIGATION HEADS TO BE INSTALLED FLUSH WITH GRADE. ALL IRRIGATION SYSTEMS SHALL COMPLY WITH THE IRRIGATION CODE OF CHAPTER 10, BUILDINGS & BUILDING REGULATIONS, ARTICLE XVII, IRRIGATION CODE, OF THE CITY OF ROCKWALL CODE OF ORDINANCES AND ALL APPLICABLE STATE LAWS, AS MAY BE AMENDED.
- DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDED AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED AT WHICH THE PROJECT WILL BE ACCEPTED BY THE CITY. A "STAND OF GRASS" SHALL CONSIST OF 75% TO 80% COVERAGE AND A MINIMUM OF ONE-INCH (1") IN HEIGHT AS DETERMINED BY THE CITY.

LANDSCAPE REQUIREMENTS

ART. 08 | LANDSCAPE & FENCE STANDARDS | SUBSEC. 05.03 | LANDSCAPE REQ. | (C) COMMERCIAL DISTRICT
TABLE 1 - 20% MINIMUM LANDSCAPING OF TOTAL SITE AREA TO BE DEVELOPED.
SUBSEC. 05.03 (E)(4) - 80 FOOT SHADE RADIUS REQUIRED FOR PARKING SPACES.

20% X 35,777 SF = 7,155 SF OF LANDSCAPE AREA REQUIRED
7,824 SF OF LANDSCAPE AREA PROPOSED

TREESCAPE REQUIREMENTS

ART. 09 | TREE PRESERVATION | SUBSEC. 05 | TREE MITIGATION REQ.
TABLE 2 - 1" FOR 1" REPLACEMENT FOR EXISTING PRIMARY PROTECTED TREES 4" TO 25" INCH DIAMETER.

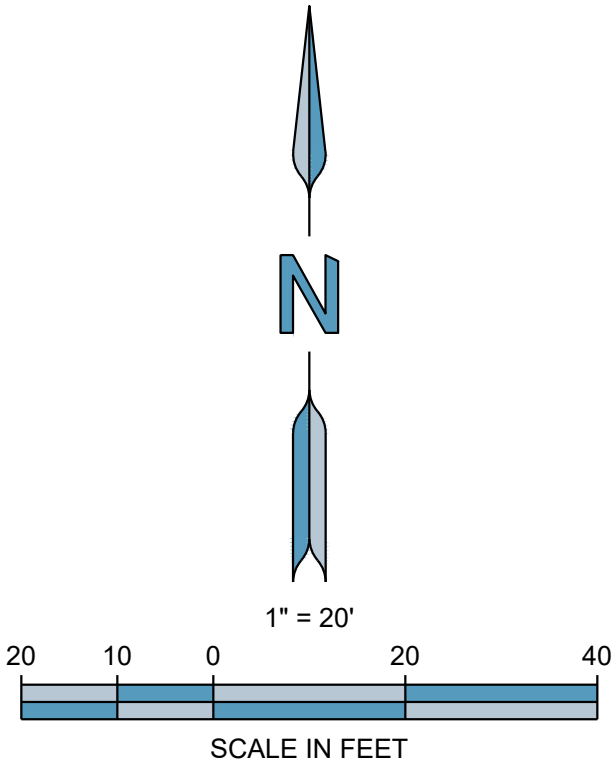
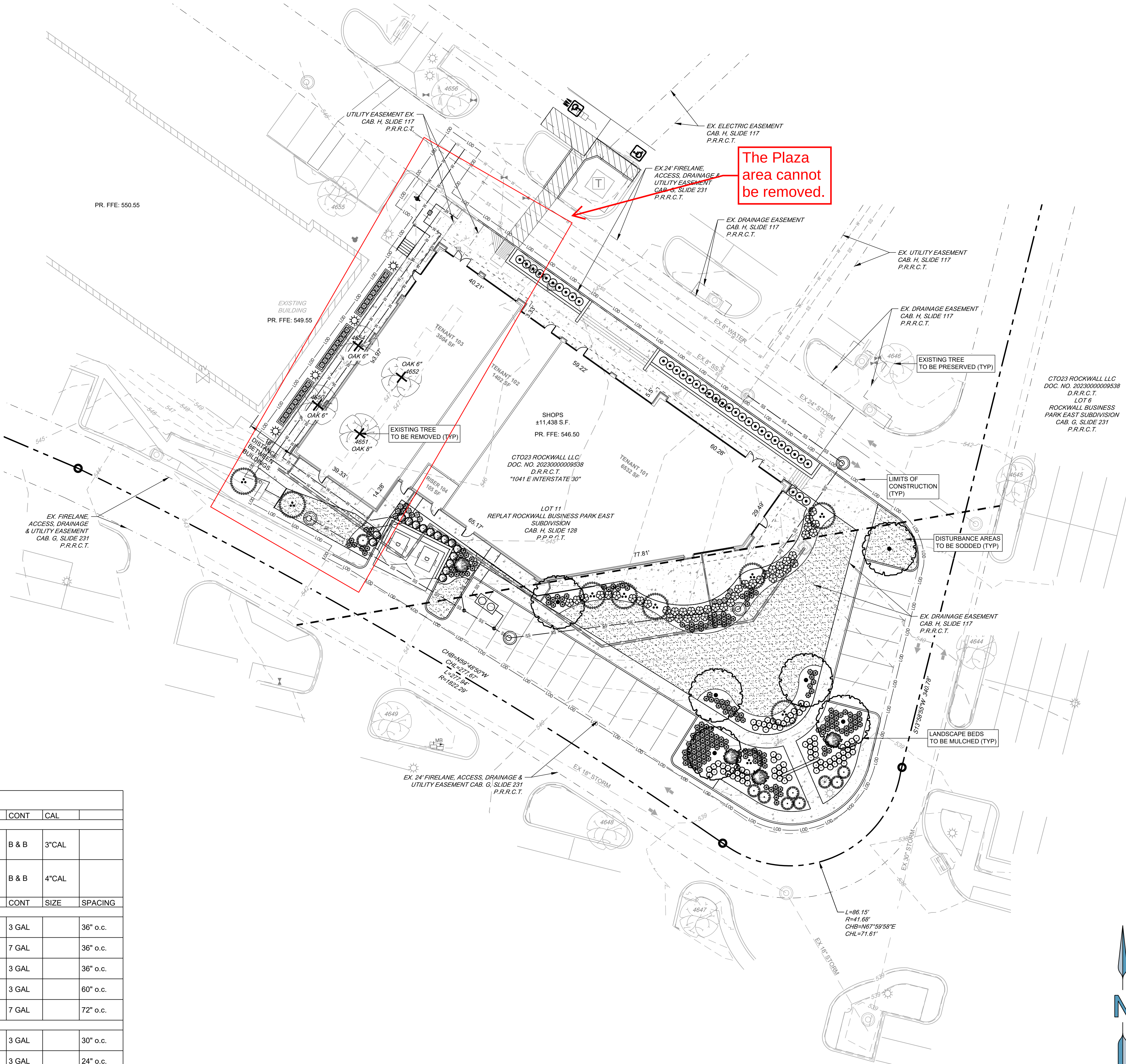
26 INCHES X 1 INCH = 26 REPLACEMENT INCHES REQUIRED
27 REPLACEMENT INCHES PROPOSED

SITE DATA	
ZONING:	C (COMMERCIAL)
FUTURE LAND USE DESIGNATION:	COMMERCIAL
TOTAL SITE AREA:	0.821 AC
DISTURBED AREA:	0.821 AC
PERVIOUS SURFACE AREA:	0.175 AC
IMPERVIOUS SURFACE AREA:	0.646 AC
LANDSCAPE BUFFER -	
FRONT:	N/A
SIDE:	N/A
REAR:	N/A
BUILDING SETBACK -	
FRONT:	N/A
SIDE:	N/A
REAR:	N/A



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	
TREES					
	9	CERCIS CANADENSIS TEXENSIS / TEXAS REDBUD (TREE MITIGATION) ORNAMENTAL QUALITY	B & B	3" CAL	
	6	QUERCUS SHUMARDII / SHUMARD RED OAK STRONG CENTRAL LEADER	B & B	4" CAL	
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING
SHRUBS					
	36	ILEX VOMITORIA 'SCHILLINGS DWARF' / SCHILLINGS DWARF YAUPON HOLLY DENSE FOLIAGE	3 GAL		36" o.c.
	15	ILEX VOMITORIA 'WAH-SL' / SKYLINE™ YAUPON HOLLY UPRIGHT HABIT	7 GAL		36" o.c.
	43	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' / COMPACT TEXAS SAGE DENSE FOLIAGE	3 GAL		36" o.c.
	9	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC ORNAMENTAL QUALITY	3 GAL		60" o.c.
	4	RHUS VIRENS / EVERGREEN SUMAC DENSE FOLIAGE	7 GAL		72" o.c.
ORNAMENTAL GRASSES					
	83	ERAGROSTIS SPECTABILIS / PURPLE LOVEGRASS UPRIGHT HABIT	3 GAL		30" o.c.
	187	SCHIZACHYRIUM SCOPARIUM 'THE BLUES' / THE BLUES LITTLE BLUESTEM UPRIGHT HABIT	3 GAL		24" o.c.
PERENNIAL					
	41	AQUILEGIA CHRYSANTHA HINCKLEYANA 'TEXAS GOLD' / TEXAS GOLD COLUMBINE ORNAMENTAL QUALITY	3 GAL		24" o.c.
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	
SOD/SEED					
	3,844 SF	CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS DENSE AND WEED-FREE	SOD		



ENGINEER:

FORESITE
group

TBPELS Firm No. F-12878
Foresite Group, LLC
4925 Greenville Avenue
Suite 480
Dallas, TX 75206
D/B/A Foresite Consulting Group of Texas, LLC.
o | 214.939.7123
f | 770.368.1944
w | www.foresitegroup.net

DEVELOPER:



CTO22 FORSYTH, LLC
1140 N WILLIAMSON BLVD, SUITE 140
DAYTONA BEACH, FLORIDA 32114
EWEINER@CTOREIT.COM

CONTACT:

ELIZABETH WEINER

ROCKWALL PLAZA

1041 E INTERSTATE HWY 30
ROCKWALL, ROCKWALL COUNTY, TX

PROJECT:

SEAL:

REVISIONS DATE

PROJECT MANAGER: DS

DRAWING BY: SE

JURISDICTION: CITY OF ROCKWALL

DATE: 13 JULY 2026

TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L-1

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 2417.005

- General Items:**
- Must meet City 2023 Standards of Design and Construction.
 - 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" or taller must be rock or stone face. No smooth concrete walls.
 - The property must be platted.
 - No structures or fences allowed within easements or ROW.
 - No signage is allowed within easements or ROW.
 - Need to show existing and proposed utilities on the Site Plan.
 - Dumpsters should be orientated so that a trash truck can maneuver the property with the least amount of circling required. May not directly face a roadway.
 - Additional comments may be provided at time of Site Plan and Engineering.

- Drainage Items:**
- Existing flow patterns must be maintained. Drainage may not be increased towards any direction.
 - Detention has already been provided for this site with the Plaza at Rockwall Phase 1 project.
 - The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
 - No grate inlets allowed.
 - All Dumpster areas shall drain to an oil/water separator and then into the storm system.

- Water and Wastewater Items:**
- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
 - Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
 - There is an existing 8" water main located in the northern drive aisle available for use.
 - There is an existing 8" sewer main located in the northern drive aisle available for use.
 - Public sewer to be 8" minimum.
 - Commercial sanitary sewer service line size is minimum 6" and must connect to an existing or proposed manhole.
 - Any utility connection made underneath of an existing City roadway must be completed by dry bore. Opening cutting will not be allowed.
 - Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
 - Min 20' utility easements. No structures or berms allowed in easements.
 - All public utilities must be centered in easement.
 - Water to be 10' separated from storm and sewer lines.
 - Pro-ratas may apply and will be assessed at Engineering.
 - Domestic and irrigation water services will require testable backflow assemblies at the meter

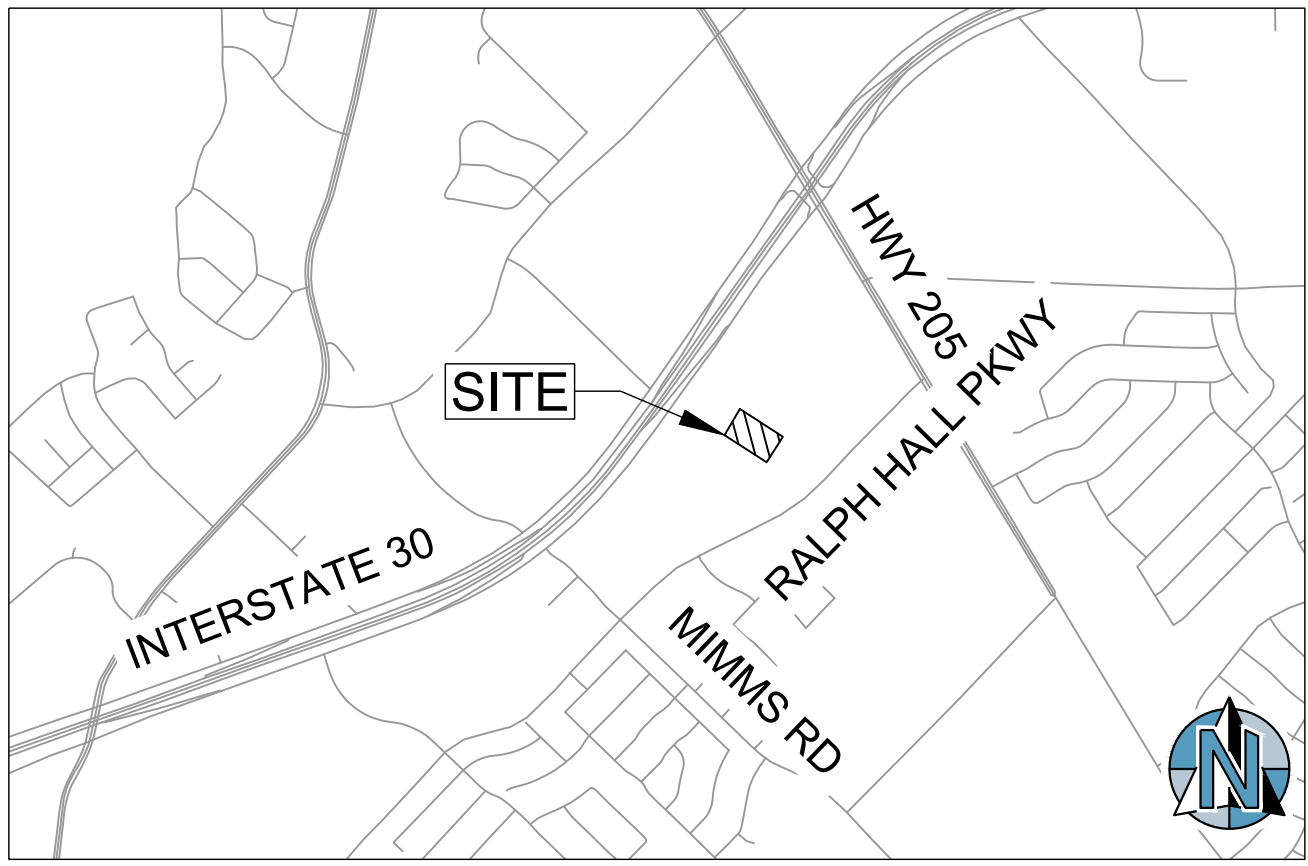
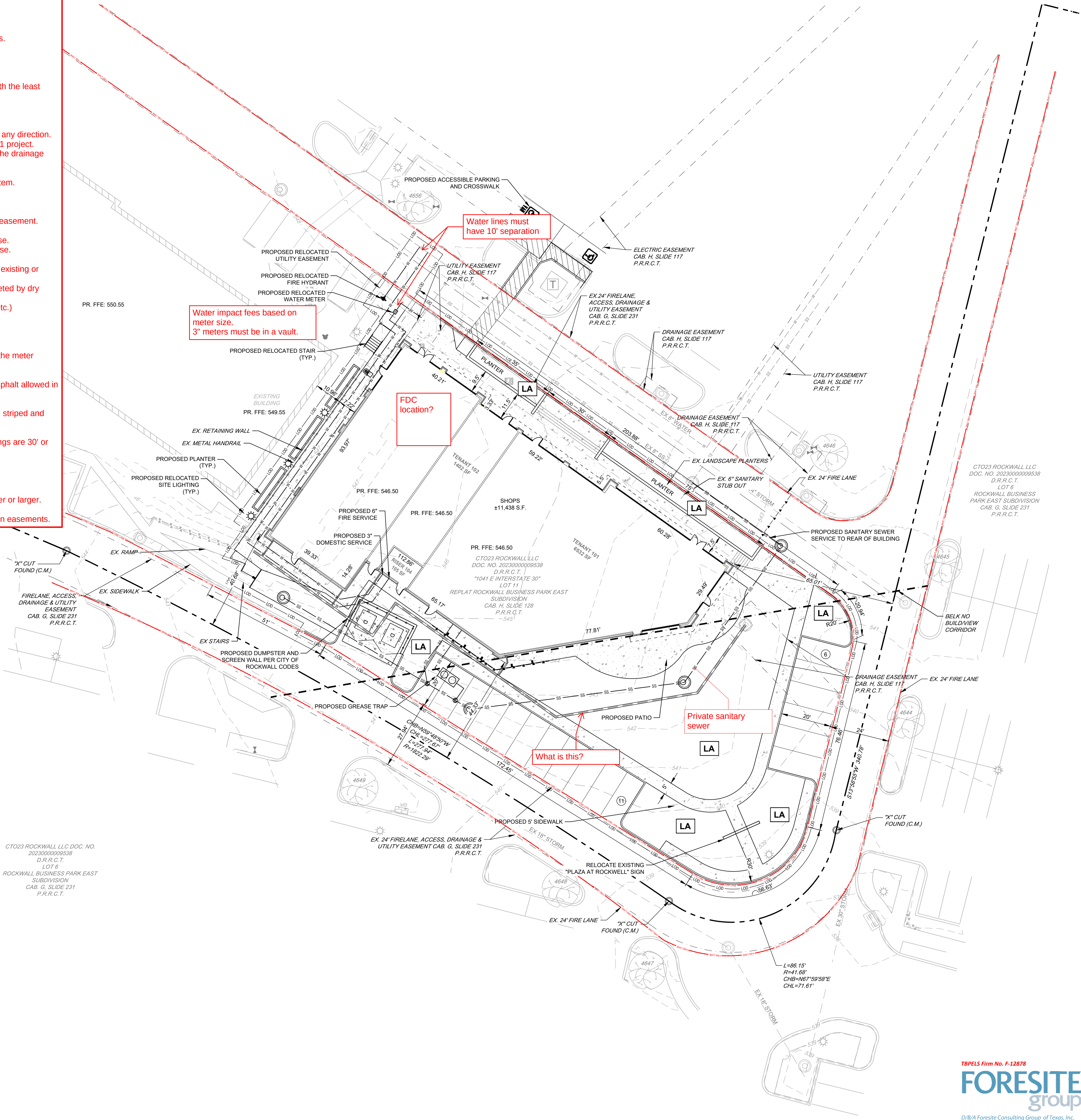
- Paving Items:**
- All parking, storage, drive aisles must be reinforced concrete. No rock, gravel, or asphalt allowed in any area.
 - All Parking to be 20'x9' minimum.
 - No dead-end parking allowed with without a City approved turnaround area, 15'x64' striped and signed no parking area.
 - All drive isles to be a minimum of 24' wide.
 - Fire lane to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
 - Fire lane to be in a platted easement.
 - Must meet driveway width maximum and minimum.

- 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".
 - No landscape berms or tree plantings shall be located on top of City utilities or within easements.

GENERAL SITE DATA		
ZONING (FROM ZONING MAP)		C (COMMERCIAL)
LAND USE (FROM ZONING ORDINANCE; INCLUDE ALL APPLICABLE USES)		COMMERCIAL
LOT AREA (SQUARE FEET AND ACRES)		±35,777 SF; 0.821 ACRES
TOTAL AREA		0.821 ACRES
BUILDING FOOTPRINT AREA		±11,348 SF
TOTAL BUILDING AREA		±11,348 SF
BUILDING HEIGHT (# STORIES)		1 STORY
BUILDING HEIGHT (FEET - DISTANCE TO TALLEST BUILDING ELEMENT)		0'-0"

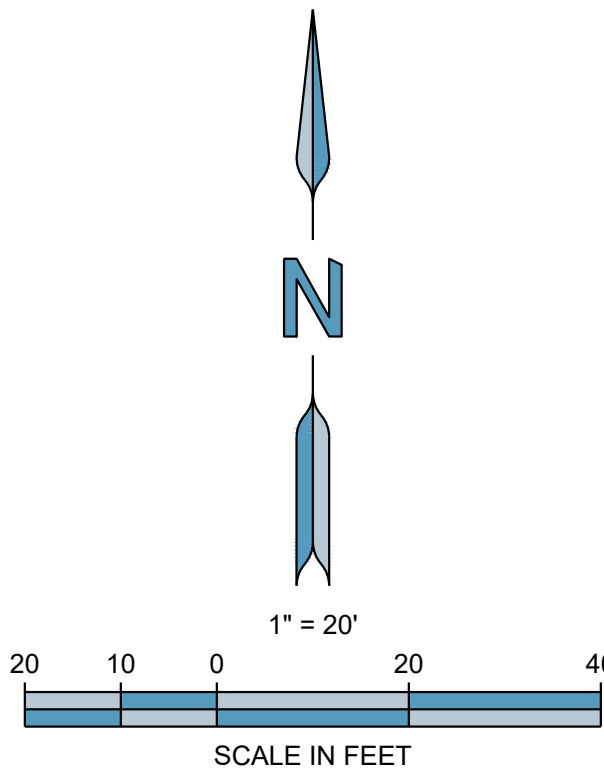
CTO23 ROCKWALL, LLC DOC. NO. 2023000009538
D.R.R.C.T.
LOT 6
ROCKWALL BUSINESS PARK EAST
SUBDIVISION
CAB. G, SLIDE 231
P.R.R.C.T.

BENCHMARKS	
NAME	DESCRIPTION
BENCHMARK #1	FROM THE MOST SOUTHEASTERLY CORNER NORTH 179.07 FEET THENCE WEST 70.81 FEET TO A SQUARE CUT "X" IN CONCRETE. ELEV = 544.98'
BENCHMARK #2	FROM THE MOST SOUTHEASTERLY CORNER WEST 183.42 FEET THENCE NORTH 84.56 FEET TO A SQUARE CUT "X" IN CONCRETE. ELEV = 542.89'



LEGEND	
	PROPERTY LINE
	FIRE LANE
	LANDSCAPE AREAS
	FIRE LANE STRIPING
	EXISTING PARKING COUNT
	PROPOSED PARKING COUNT

CITY OF ROCKWALL SIGNATURE	
NAME	DATE



CITY PROJECT # SP20##-####
SITE PLAN
FOR
1041 E INTERSTATE HWY 30
LOT 11, ROCKWALL BUSINESS PARK, EAST SUBDIVISION,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED: JUNE, 2026

TBPELS Firm No. F-12878

FORESITE
group

D/B/A Foresite Consulting Group, of Texas, Inc.

ENGINEER:
FORESITE GROUP, LLC
4925 GREENVILLE AVE., SUITE 480
DALLAS, TX 75206
(214) 939-7123
CONTACT: MR. DAVID NORRIS, P.E.

OWNER/DEVELOPER:
ELIZABETH WEINER
1140 N. WILLIAMSON BLVD., SUITE 140
DAYTONA BEACH, FL 32114
(678) 617-3603
CONTACT: MS. ELIZABETH WEINER

SURVEYOR:
TRAVERSE LAND SURVEYING, LLC
359 LAKE PARK RD, SUITE 102
LEWISVILLE, TX 75057
(469) 784-9321
CONTACT:

GENERAL LANDSCAPE NOTES

- WARRANTY: ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE, HEALTHY, AND IN THRIVING CONDITION FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE
- PLANTS SHALL MEET DOT SPECIFICATIONS AND AMERICAN STANDARD FOR NURSERY STOCK STANDARDS.
- PLANTS SHALL BE SPECIMEN QUALITY. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF.
- HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.
- SHADE TREES SHALL BE STRAIGHT UNLESS OTHERWISE SPECIFIED
- PLANTS SHALL BE SUBJECT TO REVIEW BY OWNER'S REPRESENTATIVE. OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT.
- PLANTING PLANS INDICATE DIAGRAMMATIC LOCATIONS ONLY. SITE ADJUSTMENTS OF PLANTING DESIGN AND RELOCATION OF PLANT MATERIAL INSTALLED PRIOR TO OWNER REPRESENTATIVE'S APPROVAL SHALL BE DONE WITHOUT PENALTY OR ADDITIONAL COST TO OWNER. STAKE PLANT LOCATIONS AT SITE AND OBTAIN OWNER REPRESENTATIVE'S APPROVAL PRIOR TO PLANT INSTALLATION.
- PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.
- BE FAMILIAR WITH UNDERGROUND UTILITIES BEFORE DIGGING. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE OF UTILITY LINES.
- PROVIDE SHOVEL-CUT TRENCH AT SHRUB BEDS IN LAWN AREAS UNLESS OTHERWISE NOTED.
- PROVIDE 3" THICKNESS MULCH AT ALL PLANTS AND PLANTING BEDS. MULCH MUST BE 3" THICK AT TIME OF FINAL WALK-THROUGH. MULCH IN SHRUB AND TREE PLANTING BEDS SHALL BE PINE STRAW UNLESS OTHERWISE NOTED. MULCH IN GROUNDCOVER BEDS TO BE SHREDDED HARDWOOD UNLESS OTHERWISE NOTED.
- MAINTENANCE WORK SHALL BE PERFORMED UNTIL DATE OF FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE.
- CONTRACTOR'S PRICES SHALL INCLUDE ALL LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK, I.E. MULCH, PLANTING, SOIL MIX, WOOD AND WIRE STAKING MATERIAL, ETC.
- QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWING SHALL BE FURNISHED. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE OWNER'S REPRESENTATIVE ASSUMES NO LIABILITY FOR OMISSION OR ERRORS. HIS ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNITS AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF OWNER'S REPRESENTATIVE. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK.
- WHERE LANDSCAPING AREAS ADJOIN GRASSED RIGHTS-OF-WAY, SUCH AREAS SHALL BE CONSIDERED PART OF THE LANDSCAPED AREA FOR PURPOSES OF MAINTENANCE. AS OF COMPLETION OF SITE IMPROVEMENTS, THE PROPERTY OWNER SHALL HAVE AN IMPLIED EASEMENT OF THE RIGHT-OF-WAY EXTENDING FROM THE SITE TO THE ROAD PAVEMENT IN ORDER TO COMPLETE THE REQUIRED MAINTENANCE.
- CONTRACTOR TO DESIGN-BUILD IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE OF NEW PLANT MATERIAL. IRRIGATION HEADS TO BE INSTALLED FLUSH WITH GRADE. ALL IRRIGATION SYSTEMS SHALL COMPLY WITH THE IRRIGATION CODE OF CHAPTER 10, BUILDINGS & BUILDING REGULATIONS, ARTICLE XVII, IRRIGATION CODE, OF THE CITY OF ROCKWALL CODE OF ORDINANCES AND ALL APPLICABLE STATE LAWS, AS MAY BE AMENDED.
- DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDED AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED AT WHICH THE PROJECT WILL BE ACCEPTED BY THE CITY. A "STAND OF GRASS" SHALL CONSIST OF 75% TO 80% COVERAGE AND A MINIMUM OF ONE-INCH (1") IN HEIGHT AS DETERMINED BY THE CITY.

LANDSCAPE REQUIREMENTS

ART. 08 | LANDSCAPE & FENCE STANDARDS | SUBSEC. 05.03 | LANDSCAPE REQ. | (C) COMMERCIAL DISTRICT
TABLE 1 - 20% MINIMUM LANDSCAPING OF TOTAL SITE AREA TO BE DEVELOPED.
SUBSEC. 05.03 (E)(4) - 80 FOOT SHADE RADIUS REQUIRED FOR PARKING SPACES.

20% X 35,777 SF = 7,155 SF OF LANDSCAPE AREA REQUIRED
7,824 SF OF LANDSCAPE AREA PROPOSED

TREESCAPE REQUIREMENTS

ART. 09 | TREE PRESERVATION | SUBSEC. 05 | TREE MITIGATION REQ.
TABLE 2 - 1" FOR 1" REPLACEMENT FOR EXISTING PRIMARY PROTECTED TREES 4" TO 25" INCH DIAMETER.

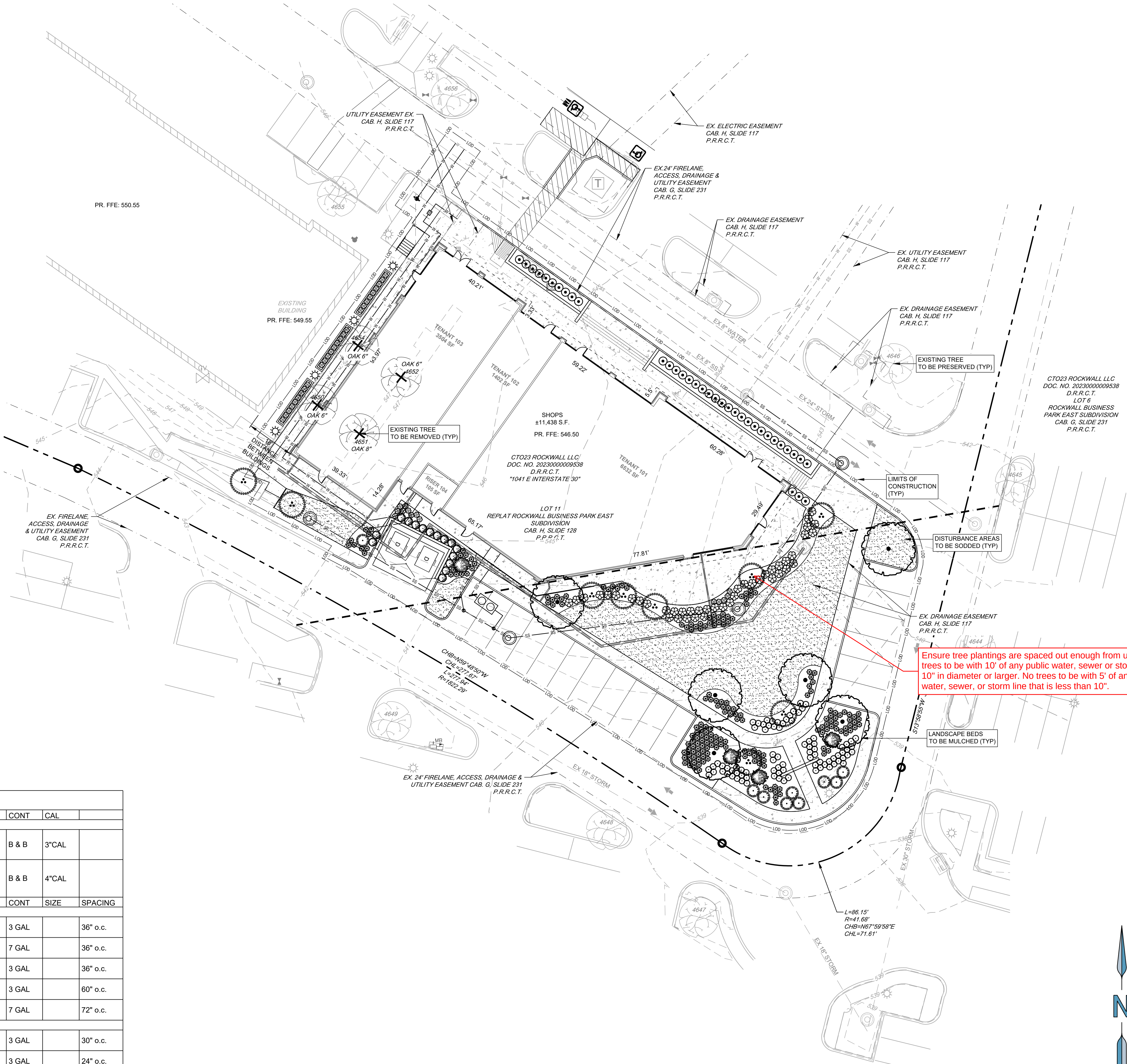
26 INCHES X 1 INCH = 26 REPLACEMENT INCHES REQUIRED
27 REPLACEMENT INCHES PROPOSED

SITE DATA	
ZONING:	C (COMMERCIAL)
FUTURE LAND USE DESIGNATION:	COMMERCIAL
TOTAL SITE AREA:	0.821 AC
DISTURBED AREA:	0.821 AC
PERVIOUS SURFACE AREA:	0.175 AC
IMPERVIOUS SURFACE AREA:	0.646 AC
LANDSCAPE BUFFER -	
FRONT:	N/A
SIDE:	N/A
REAR:	N/A
BUILDING SETBACK -	
FRONT:	N/A
SIDE:	N/A
REAR:	N/A

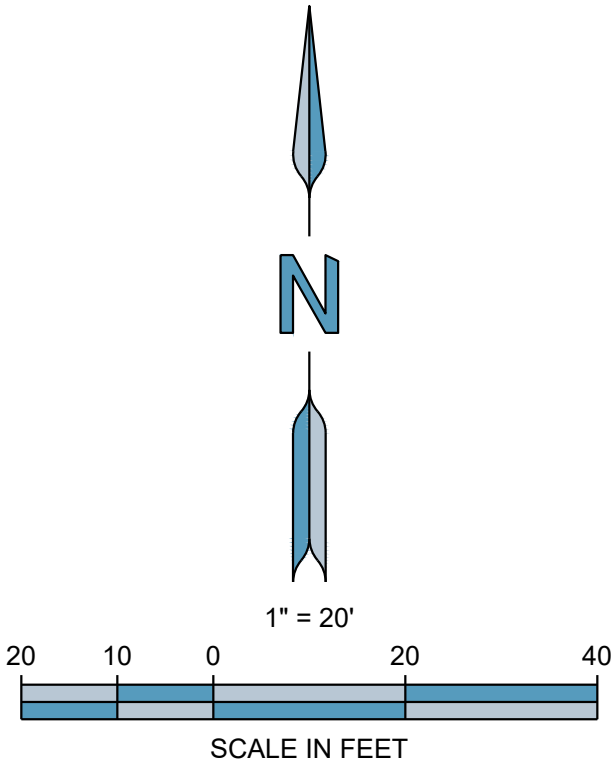


PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	
TREES					
	9	CERCIS CANADENSIS TEXENSIS / TEXAS REDBUD (TREE MITIGATION) ORNAMENTAL QUALITY	B & B	3" CAL	
	6	QUERCUS SHUMARDII / SHUMARD RED OAK STRONG CENTRAL LEADER	B & B	4" CAL	
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING
SHRUBS					
	36	ILEX VOMITORIA 'SCHILLINGS DWARF' / SCHILLINGS DWARF YAUPON HOLLY DENSE FOLIAGE	3 GAL		36" o.c.
	15	ILEX VOMITORIA 'WAH-SL' / SKYLINE™ YAUPON HOLLY UPRIGHT HABIT	7 GAL		36" o.c.
	43	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' / COMPACT TEXAS SAGE DENSE FOLIAGE	3 GAL		36" o.c.
	9	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC ORNAMENTAL QUALITY	3 GAL		60" o.c.
	4	RHUS VIRENS / EVERGREEN SUMAC DENSE FOLIAGE	7 GAL		72" o.c.
ORNAMENTAL GRASSES					
	83	ERAGROSTIS SPECTABILIS / PURPLE LOVEGRASS UPRIGHT HABIT	3 GAL		30" o.c.
	187	SCHIZACHYRIUM SCOPARIUM 'THE BLUES' / THE BLUES LITTLE BLUESTEM UPRIGHT HABIT	3 GAL		24" o.c.
PERENNIAL					
	41	AQUILEGIA CHRYSANTHA HINCKLEYANA 'TEXAS GOLD' / TEXAS GOLD COLUMBINE ORNAMENTAL QUALITY	3 GAL		24" o.c.
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	
SOD/SEED					
	3,844 SF	CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS DENSE AND WEED-FREE	SOD		



Ensure tree plantings are spaced out enough from utilities. 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".



ENGINEER:

FORESITE
group

TBPELS Firm No. F-12878
Foresite Group, LLC
4925 Greenville Avenue
Suite 480
Dallas, TX 75206
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DEVELOPER:



CTO22 FORSYTH, LLC
1140 N WILLIAMSON BLVD, SUITE 140
DAYTONA BEACH, FLORIDA 32114
EWEINER@CTOREIT.COM

CONTACT:

ELIZABETH WEINER

ROCKWALL PLAZA

1041 E INTERSTATE HWY 30
ROCKWALL, ROCKWALL COUNTY, TX

PROJECT:

SEAL:

REVISIONS DATE

PROJECT MANAGER: DS

DRAWING BY: SE

JURISDICTION: CITY OF ROCKWALL

DATE: 13 JULY 2026

TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

L-1

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 2417.005

Y:\SHARED\PROJECTS\2417-CTO REALTY GROWTH INC\2417.005 ROCKWALL TX - ROCKWALL PLAZA_CIVIL_GSCAD\CDSL-1 LANDSCAPE PLAN.DWG



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 (\$500.00 + \$20.00 ACRE) ¹
- ☐ PRELIMINARY PLAT (\$500.00 + \$20.00 ACRE) ¹
- ☐ FINAL PLAT (\$500.00 + \$20.00 ACRE) ¹
- ☐ REPLAT (\$500.00 + \$20.00 ACRE) ^{1 & 3}
- ☐ AMENDING OR MINOR PLAT (\$500.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$200.00)

SITE PLAN APPLICATION FEES:

- ☒ SITE PLAN (\$1,000.00 + \$20.00 ACRE) ^{1 & 2}
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$500.00) ²

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$200.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] (\$200.00) ²
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] (\$1,000.00) ²

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$1,000.00 + \$20.00 ACRE) ^{1 & 3}
- ☐ SPECIFIC USE PERMIT [RESIDENTIAL] (\$200.00 + \$20.00 ACRE) ^{1, 2 & 3}
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] (\$1,000.00 + \$20.00 ACRE) ^{1, 2 & 3}
- ☐ PLANNED DEVELOPMENT DISTRICT (\$1,500.00 + \$20.00 ACRE) ^{1 & 3}
- ☐ PD DEVELOPMENT PLANS (\$1,500.00 + \$20.00 ACRE) ^{1 & 3}

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 \$2,500.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

³: AN ADDITIONAL FEE OF \$150.00 WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 1041 E Interstate 30, Rockwall, TX 75087

SUBDIVISION Rockwall Business Park East Subdivision

LOT 11

BLOCK

GENERAL LOCATION Plaza at Rockwall

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING Commercial

CURRENT USE Commercial

PROPOSED ZONING Commercial

PROPOSED USE Commercial

ACREAGE +- .7 AC

LOTS [CURRENT] 1

LOTS [PROPOSED] 1

☒ **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 CTO23 Rockwall LLC

☒ APPLICANT Tariq Khan

CONTACT PERSON Elizabeth Weiner

CONTACT PERSON Tariq Khan

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

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

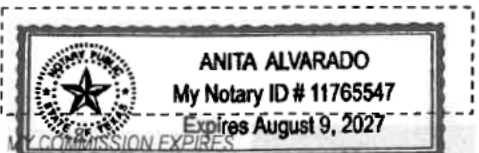
I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1020 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 17th DAY OF July, 20 26. BY SIGNING THIS APPLICATION, 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.*

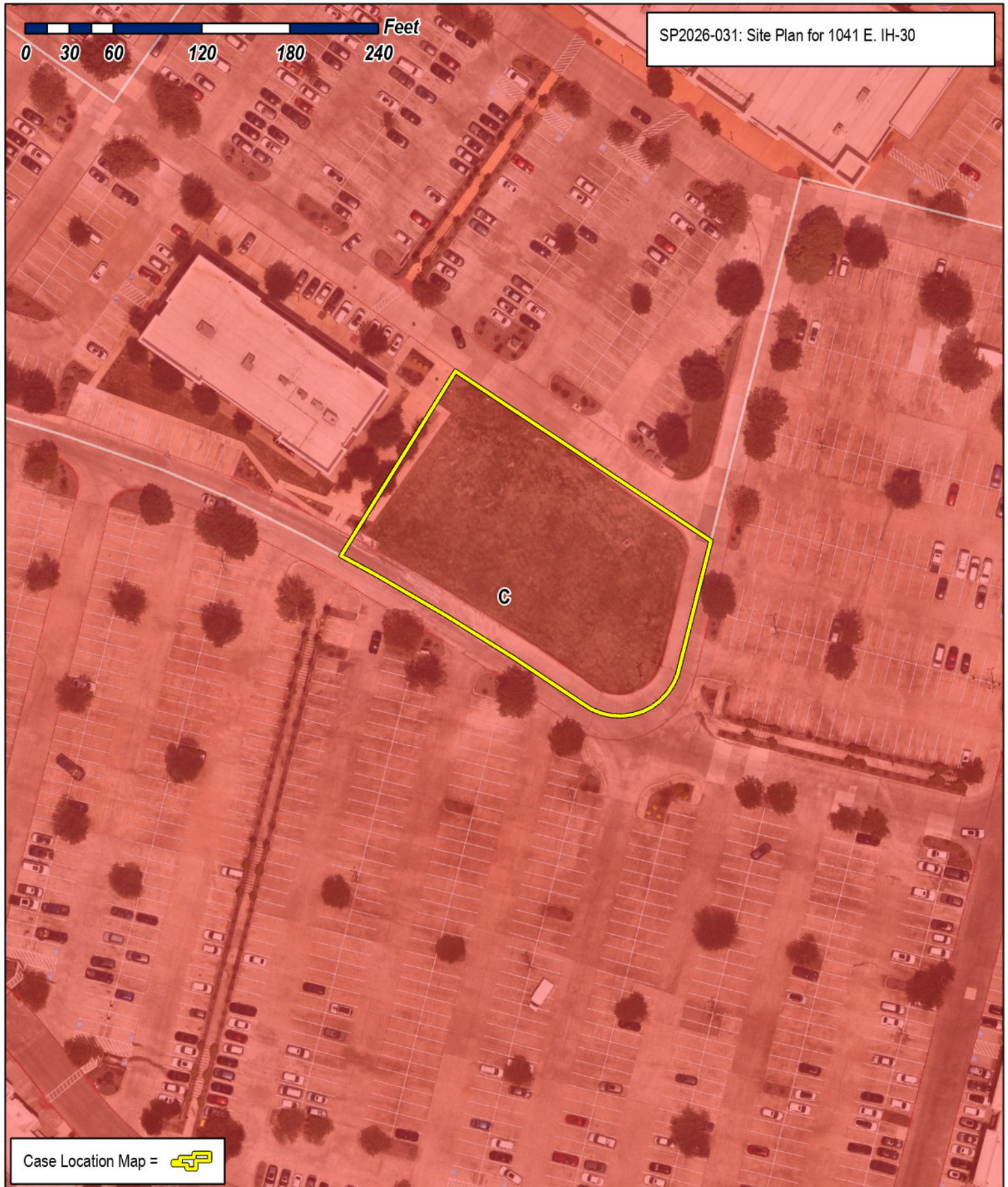
GIVEN UNDER MY HAND AND SEAL OF OFFICE ON THIS THE 13th DAY OF July, 20 26

OWNER'S SIGNATURE

Tariq Khan
Anita Alvarado

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS





0 30 60 120 180 240 Feet

SP2026-031: Site Plan for 1041 E. IH-30

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.



CITY OF ROCKWALL GENERAL NOTES:

1. MUST MEET CITY 2023 STANDARDS OF DESIGN AND CONSTRUCTION
2. MINIMUM EASEMENT WIDTH IS 20' FOR NEW EASEMENTS
3. NO STRUCTURES, INCLUDING WALLS, ALLOWED IN EASEMENTS
4. RETAINING WALLS 3' AND OVER MUST BE ENGINEERED
5. ALL RETAINING WALLS 18" OR TALLER MUST BE ROCK OR STONE FACE. NO SMOOTH CONCRETE WALLS
6. THE PROPERTY MUST BE PLATED
7. NO STRUCTURES OR FENCES ALLOWED WITHIN EASEMENTS OR R.O.W.
8. NO SIGNAGE IS ALLOWED WITHIN EASEMENTS OR R.O.W.
9. NEED TO SHOW EXISTING AND PROPOSED UTILITIES ON SITE PLAN
10. DUMPSTER TO BE ORIENTED SO THAT A TRASH TRUCK CAN MANUEVER THE PROPERTY WITH THE LEAST AMOUNT OF CIRCLING REQUIRED.MAY NOT DIRECTLY FACE A ROADWAY
11. ADDITIONAL COMMENTS MAY BE PROVIDED AT TIME OF SITE PLAN AND ENGINEERING

DRAINAGE ITEMS:

1. EXISTING FLOW PATTERNS MUST BE MAINTAINED. DRAINAGE MAY NOT BE INCREASED TOWARDS ANY DIRECTION
2. DETENTION HAS ALREADY BEEN PROVIDED FOR THIS SITE WITH THE PLAZA AT ROCKWALL PHASE I PROJECT
3. THE PROPERTY OWNER WILL BE RESPONSIBLE FOR MAINTAINING, REPAIR AND REPLACEMENT OF DRAINAGE SYSTEMS
4. NO GRATE INLETS ALLOWED
5. ALL DUMPSTER AREAS SHALL DRAIN TO AN OIL/WATER SEPARATOR AND THEN INTO THE STORM SYSTEM

WATER AND WASTEWATER ITEMS:

1. SITE PLAN MUST SHOW EXISTING/PROPOSED UTILITY LINES (WATER, SEWER, ETC.)
2. ANY PUBLIC WATER LINES MUST BE A MINIMUM OF 8" LOOPE, AND MUST BE IN A 20' WIDE EASEMENT (MEET CITY OF ROCKWALL STANDARDS OF DESIGN AND CONSTRUCTION)
3. THERE IS AN EXISTING 8" WATER MAIN LOCATED IN THE NORTHERN DRIVE AISLE AVAILABLE FOR USE
4. THERE IS AN EXISTING 8" SEWER MAIN LOCATED IN THE NORTHERN DRIVE AISLE AVAILABLE FOR USE
5. PUBLIC SEWER TO BE 8" MINIMUM
6. COMMERCIAL SANITARY SEWER SERVICE LINE SIZE IS 6" MINIMUM AND MUST CONNECT TO AN EXISTING OR PROPOSED MANHOLE
7. ANY UTILITY CONNECTION MADE UNDERNEATH OF AN EXISTING CITY ROADWAY MUST BE COMPLETED BY DRY BORE. OPENING CUTTING WILL NOT BE ALLOWED
8. ONLY ONE "USE" OFF A DEAD-END LINE (DOMESTIC, IRRIGATION, FIRE SPRINKLER, FIRE HYDRANT, ETC.)
9. MIN 20' UTILITY EASEMENTS. NO STRUCTURES OR BEARMS ALLOWED IN EASEMENTS
10. ALL PUBLIC UTILITIES MUST BE CENTERED IN EASEMENT
11. WATER TO BE 10' SEPARATED FROM STORM AND SEWER LINES
12. PRO-RATAS MAY APPLY AND WILL BE ASSESSED AT ENGINEERING

PAVING ITEMS:

1. ALL PARKING, STORAGE, DRIVE AISLES MUST BE REINFORCED CONCRETE. NO ROCK, GRAVEL, OR ASPHALT ALLOWED IN ANY AREA
2. ALL PARKING TO BE 20' X 9' MINIMUM
3. NO DEAD END PARKING ALLOWED WITHOUT A CITY APPROVED TURN AROUND AREA, 15' X 64' STRIPED AND SIGNED NO PARKING AREA
4. ALL DRIVE AISLES TO BE A MINIMUM OF 24' WIDE
5. FIRE LANE TO HAVE 20' MIN RADIUS IF BUILDINGS ARE LESS THAN 30' TALL. IF ANY IF THE BUILDINGS ARE 30' OR MORE, THE FIRE LANE WILL BE 30' RADIUS MIN
6. FIRE LANE TO BE IN A PLATTED EASEMENT
7. MUST MEET DRIVEWAY WIDTH MAXIMUM AND MINIMUM

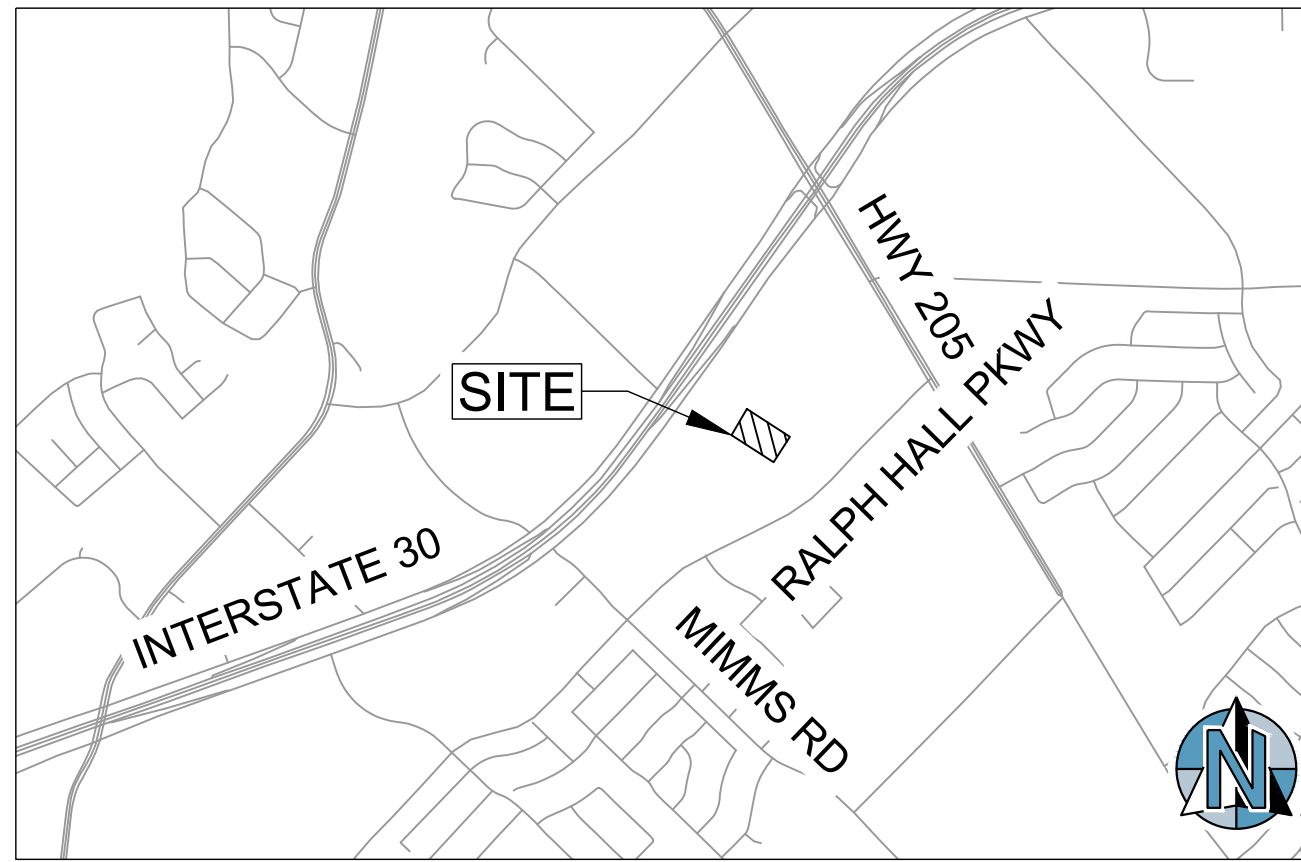
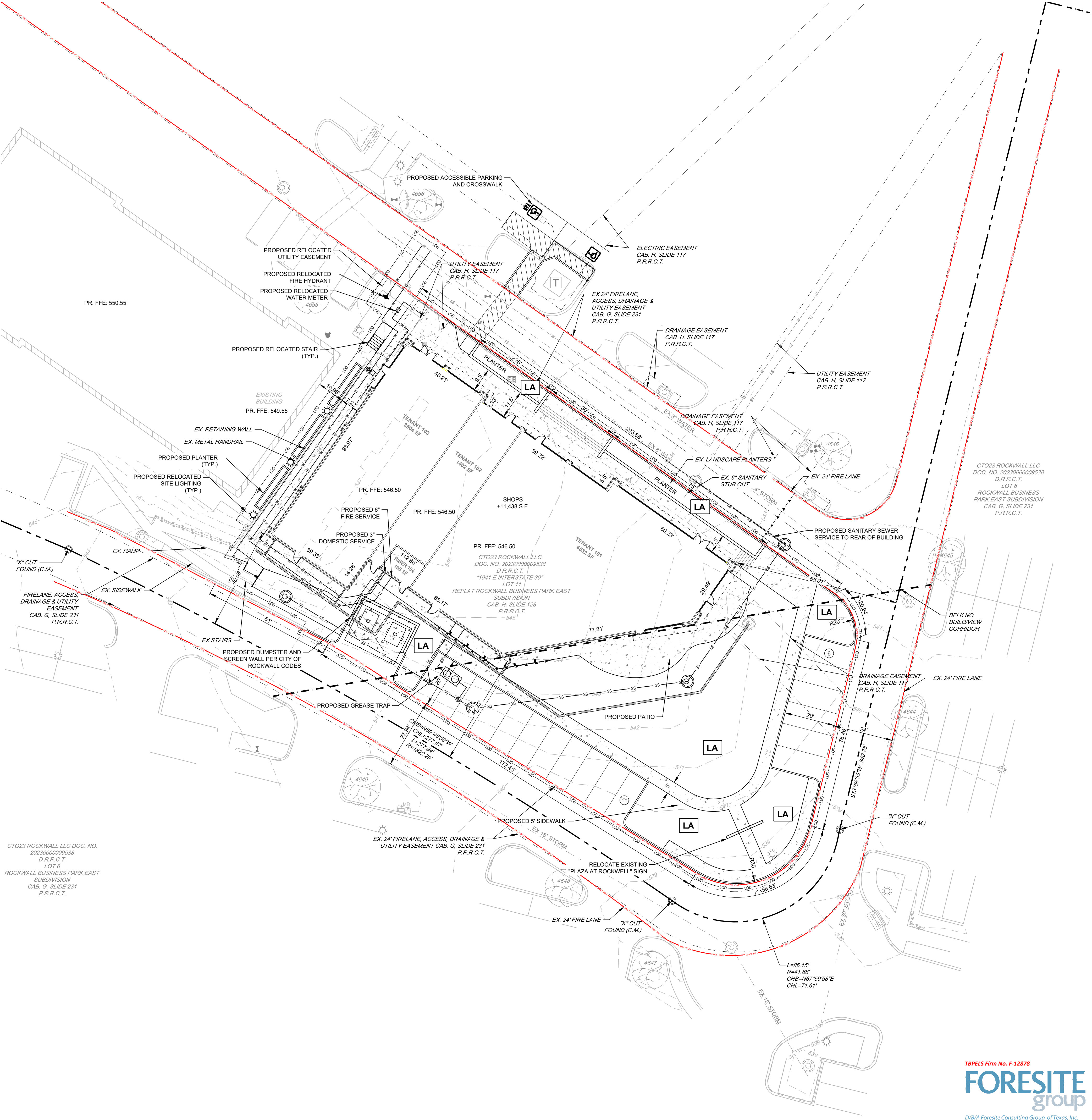
LANDSCAPING ITEMS:

1. NO TREES TO BE WITHIN 10' OF ANY PUBLIC WATER, SEWER OR STORM LINE THAT IS 10" IN DIAMETER OR LARGER
2. NO TREES TO BE WITHIN 5' OF ANY PUBLIC WATER, SEWER OR STORM LINE THAT IS LESS THAN 10" IN DIAMETER
3. NO LANDSCAPE BERMS OR TREE PLANTINGS SHALL BE LOCATED ON TOP OF CITY UTILITIES OR WITHIN EASEMENTS

SITE DATA SUMMARY TABLE

GENERAL SITE DATA	
ZONING (FROM ZONING MAP)	C (COMMERCIAL)
LAND USE (FROM ZONING ORDINANCE, INCLUDE ALL APPLICABLE USES)	COMMERCIAL
LOT AREA (SQUARE FEET AND ACRES)	±35,777 SF; 0.821 ACRES
TOTAL AREA	0.821 ACRES
BUILDING FOOTPRINT AREA	±11,348 SF
TOTAL BUILDING AREA	±11,348 SF
BUILDING HEIGHT (# STORIES)	1 STORY
BUILDING HEIGHT (FEET - DISTANCE TO TALLEST BUILDING ELEMENT)	0'-0"

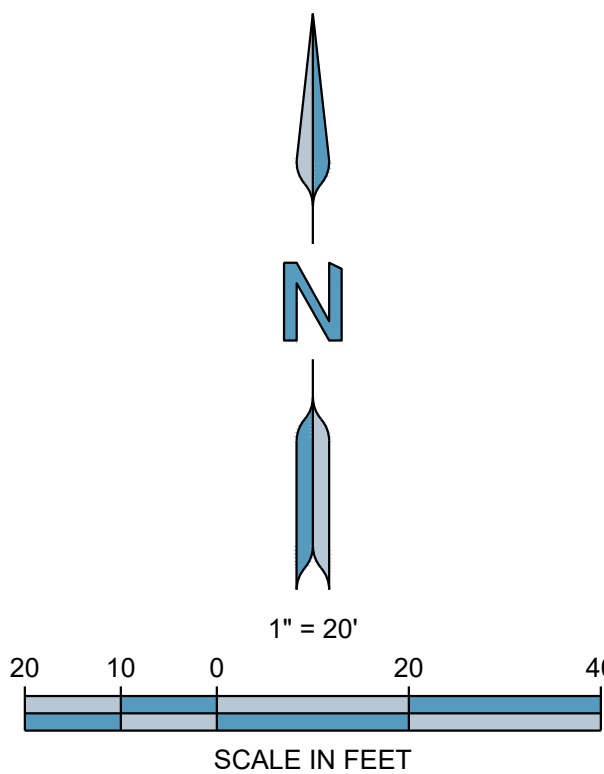
BENCHMARKS	
NAME	DESCRIPTION
BENCHMARK #1	FROM THE MOST SOUTHEASTERLY CORNER NORTH 178.07 FEET THENCE WEST 70.81 FEET TO A SQUARE CUT "X" IN CONCRETE. ELEV = 544.98'
BENCHMARK #2	FROM THE MOST SOUTHEASTERLY CORNER WEST 183.42 FEET THENCE NORTH 84.56 FEET TO A SQUARE CUT "X" IN CONCRETE. ELEV = 542.89'



VICINITY MAP
NOT TO SCALE

LEGEND	
	PROPERTY LINE
	FIRE LANE
	LANDSCAPE AREAS
	FIRE LANE STRIPING
	EXISTING PARKING COUNT
	PROPOSED PARKING COUNT

CITY OF ROCKWALL SIGNATURE	
NAME	DATE



CITY PROJECT # SP20##-####

SITE PLAN

FOR
1041 E INTERSTATE HWY 30
LOT 11, ROCKWALL BUSINESS PARK, EAST SUBDIVISION,
CITY OF ROCKWALL, ROCKWALL COUNTY, TEXAS

PREPARED: JUNE, 2026

TBPELS Firm No. F-12878

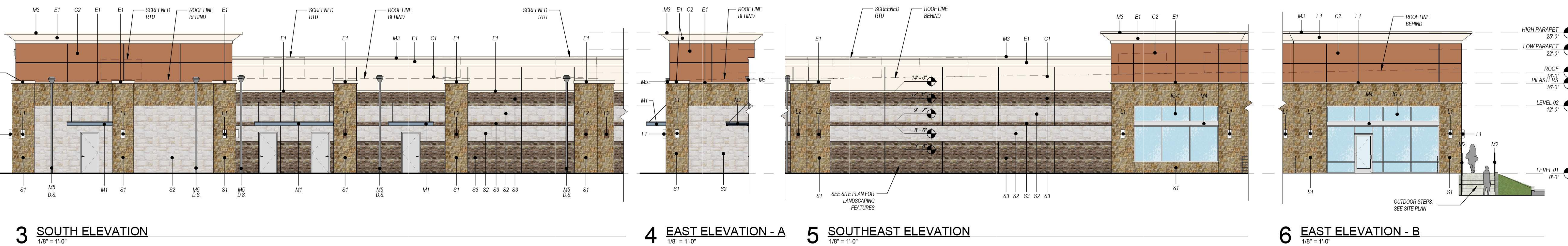
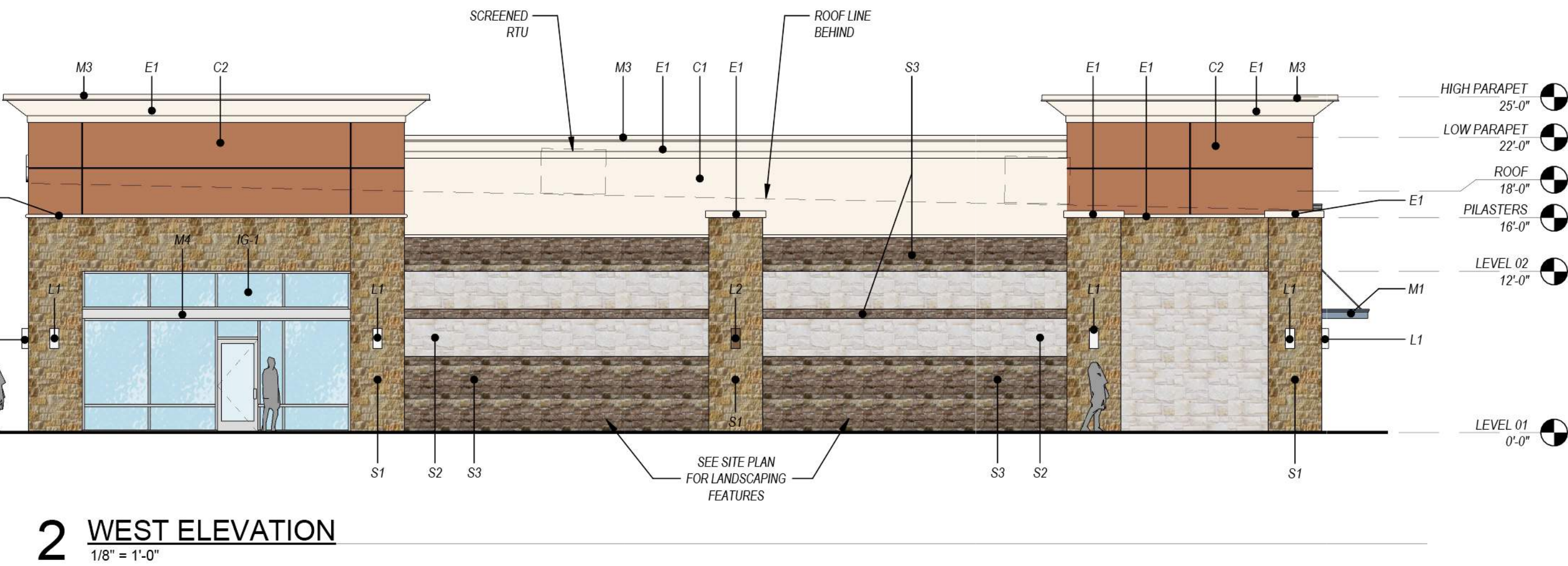
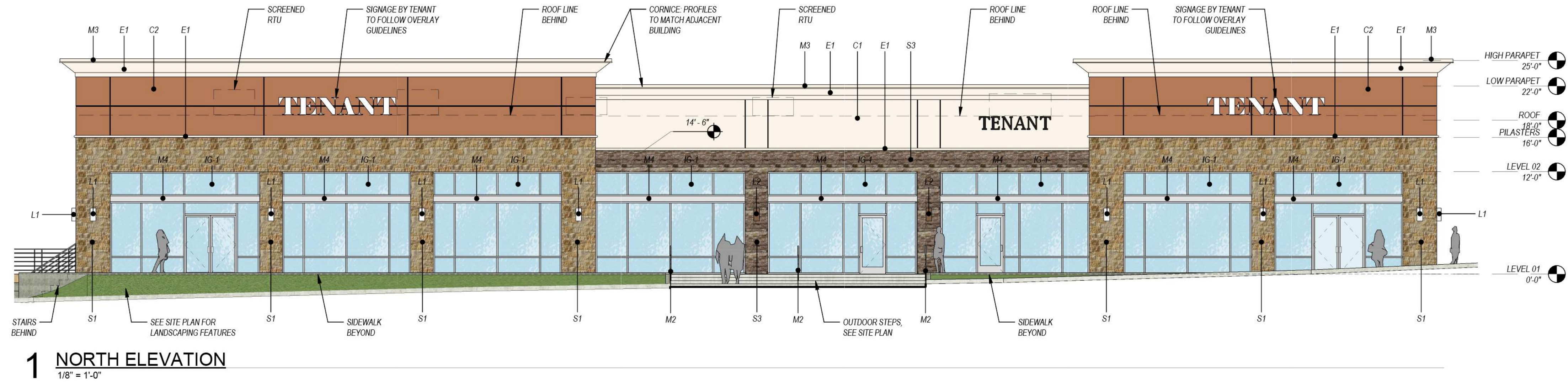
FORESITE
group

D/B/A Foresite Consulting Group of Texas, Inc.

ENGINEER:
FORESITE GROUP, LLC
4925 GREENVILLE AVE., SUITE 480
DALLAS, TX 75206
(214) 939-7123
CONTACT: MR. DAVID NORRIS, P.E.

OWNER/DEVELOPER:
ELIZABETH WEINER
1140 N. WILLIAMSON BLVD, SUITE 140
DAYTONA BEACH, FL 32114
(678) 617-3603
CONTACT: MS. ELIZABETH WEINER

SURVEYOR:
TRAVERSE LAND SURVEYING, LLC
359 LAKE PARK RD, SUITE 102
LEWISVILLE, TX 75057
(469) 784-9321
CONTACT:



PROJECT INFO

ADDRESS: 1041 E. INTERSTATE 30, ROCKWALL, TX 75087
ZONING: IH-30 OVERLAY DISTRICT
SUBDIVISION: ROCKWALL BUSINESS PARK EAST SUBDIVISION
LOT: 11
SQUARE FOOTAGE: +/- 11,563 SF
OWNER: CTO23 ROCKWALL LLC, ELIZABETH WEINER

FINISH LEGEND

MATERIAL	DESCRIPTION	MODEL / COLOR
LIMESTONE	• STONE TILE, NATURAL LIMESTONE	• S1 - LUEDERS LIMESTONE - LUEDERS MIX, ROUGHBACK, ASHLAR PATTERN • S2 - LUEDERS LIMESTONE - BUFF, ROUGHBACK, ASHLAR PATTERN • S3 - LUEDERS LIMESTONE - CRANBERRY, REGULAR CHOP CONTACT: (254) 793-2329 https://continentaloutstore.com/lueders-limestone/
CONCRETE TILT WALL	• ACRYLIC TEXTURED CONC. TILT WALL, SAND FINISHED	• C1 - COLOR TO MATCH SHERWIN WILLIAMS #6112 BISCUIT • C2 - COLOR TO MATCH SHERWIN WILLIAMS #0007 DECOROUS AMBER
EIFS	• CORNICES & SILLS TO MATCH ADJACENT BUILDING PROFILES	• E1 - EIFS COLOR TO MATCH SHERWIN WILLIAMS #6112 BISCUIT
METAL	• WALL HUNG CANOPY • HANDRAIL PIPE • PARAPET CAP • BREAK METAL AND FLASHING • SCUPPERS AND DOWNSPOUTS	• M1 - AMERICANA OUTDOORS IMPERIAL HANGER ROD CANOPY • M2 - GUARDRAILS TO MATCH SHERWIN WILLIAMS #6256 • M3 - PRE-FINISHED METAL CAP, COLOR TO MATCH CORNICE FROM MANUFACTURER STANDARD • M4 - CLEAR ANODIZED • M5 - COLOR TO MATCH DARK ANODIZED
GLAZING	• 1" CLEAR INSULATED GLASS IN CLEAR ANODIZED FRAMING	• IG-1 - 1" CLEAR INSULATED GLASS WITH LOW-E AND LOW REFLECTANCE COATINGS - 20% MAX REFLECTIVITY
LIGHTING	• WALL MOUNTED DECORATIVE LIGHT FIXTURE	• L1 - CGF DESIGN INC. AMERICANA BSC-MO, 8 1/4" W X 16" H X 5 1/2" D, LED, WHITE TRANSLUCENT DIFFUSER (847) 815-5079 https://lightstains.com/resources/CutSheets/Americana_Basic_Class.pdf • L2 - PHOENIX DAY INC. 5110ELD HALF-CYLINDER WALL SCIENCE 18" H X 9" W & 7 1/2" D, DARK SKY COMPLIANT (415) 822-4414 https://www.phoenixday.com/3110el-half-cylinder

FACADE MATERIAL SCHEDULE

MATERIAL	TOTAL AREA	LIMESTONE ¹	TEXTURED CONC. ¹	GLAZING ¹	METAL ²	EIFS ²
		S1 - S3	C1 - C2	IG-1	M1-M5	E1
NORTH WALL	3834 SF	23%	30%	37%	3%	7%
		90%			10%	
WEST WALL	2289 SF	53%	28%	10%	2%	7%
		91%			9%	
SOUTH WALL	2325 SF	67%	23%	0%	3%	7%
		90%			10%	
EAST WALL - A + B	378 SF	43%	28%	20%	2%	7%
		91%			9%	
SOUTHEAST WALL	1704 SF	60%	22%	8%	2%	8%
		90%			10%	

PER CITY OF ROCKWALL UDC: ARTICLE 5, SECTION 06.02-C(1)
¹ INDICATES PRIMARY MATERIAL
² INDICATES SECONDARY MATERIAL

PLAZA AT ROCKWALL

E. INTERSTATE 30 SERVICE ROAD, ROCKWALL, TEXAS 75087
PRESENTATION PACKAGE

CTO23 ROCKWALL LLC | ELIZABETH WEINER
1140 N WILLIAMSON BLVD, SUITE 140, DAYTONA BEACH, FL 32114



GENERAL LANDSCAPE NOTES

- WARRANTY: ALL PLANTS SHALL BE WARRANTED TO REMAIN ALIVE, HEALTHY, AND IN THRIVING CONDITION FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE
- PLANTS SHALL MEET DOT SPECIFICATIONS AND AMERICAN STANDARD FOR NURSERY STOCK STANDARDS.
- PLANTS SHALL BE SPECIMEN QUALITY. PLANTS SHALL BE SOUND, HEALTHY AND VIGOROUS, WELL BRANCHED, AND DENSELY FOLIATED WHEN IN LEAF.
- HEIGHT AND SPREAD DIMENSIONS SPECIFIED REFER TO THE MAIN BODY OF THE PLANT AND NOT FROM BRANCH TIP TO TIP. IF A RANGE OF SIZE IS GIVEN, NO PLANT SHALL BE AS LARGE AS THE MAXIMUM SIZE SPECIFIED.
- SHADE TREES SHALL BE STRAIGHT UNLESS OTHERWISE SPECIFIED
- PLANTS SHALL BE SUBJECT TO REVIEW BY OWNER'S REPRESENTATIVE. OWNER'S REPRESENTATIVE SHALL BE THE SOLE JUDGE OF THE QUALITY AND ACCEPTABILITY OF MATERIALS AND PLACEMENT.
- PLANTING PLANS INDICATE DIAGRAMMATIC LOCATIONS ONLY. SITE ADJUSTMENTS OF PLANTING DESIGN AND RELOCATION OF PLANT MATERIAL INSTALLED PRIOR TO OWNER REPRESENTATIVE'S APPROVAL SHALL BE DONE WITHOUT PENALTY OR ADDITIONAL COST TO OWNER. STAKE PLANT LOCATIONS AT SITE AND OBTAIN OWNER REPRESENTATIVE'S APPROVAL PRIOR TO PLANT INSTALLATION.
- PLACE PLANTS UPRIGHT AND TURNED SO THAT THE MOST ATTRACTIVE SIDE IS VIEWED.
- BE FAMILIAR WITH UNDERGROUND UTILITIES BEFORE DIGGING. THE CONTRACTOR SHALL BE FULLY RESPONSIBLE FOR ALL DAMAGE OF UTILITY LINES.
- PROVIDE SHOVEL-CUT TRENCH AT SHRUB BEDS IN LAWN AREAS UNLESS OTHERWISE NOTED.
- PROVIDE 3" THICKNESS MULCH AT ALL PLANTS AND PLANTING BEDS. MULCH MUST BE 3" THICK AT TIME OF FINAL WALK-THROUGH. MULCH IN SHRUB AND TREE PLANTING BEDS SHALL BE PINE STRAW UNLESS OTHERWISE NOTED. MULCH IN GROUNDCOVER BEDS TO BE SHREDDED HARDWOOD UNLESS OTHERWISE NOTED.
- MAINTENANCE WORK SHALL BE PERFORMED UNTIL DATE OF FINAL ACCEPTANCE BY OWNER'S REPRESENTATIVE.
- CONTRACTOR'S PRICES SHALL INCLUDE ALL LABOR AND MATERIAL NECESSARY TO COMPLETE THE WORK, I.E. MULCH, PLANTING, SOIL MIX, WOOD AND WIRE STAKING MATERIAL, ETC.
- QUANTITIES NECESSARY TO COMPLETE THE WORK ON THE DRAWING SHALL BE FURNISHED. QUANTITY ESTIMATES HAVE BEEN MADE CAREFULLY, BUT THE OWNER'S REPRESENTATIVE ASSUMES NO LIABILITY FOR OMISSION OR ERRORS. HIS ESTIMATES ARE ONLY AN AID FOR CLARIFICATION OF UNITS AND A CHECK FOR THE CONTRACTOR TO COMPARE WITH HIS OWN ESTIMATES. DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF OWNER'S REPRESENTATIVE. NO EXTRA COMPENSATION SHALL BE ALLOWED FOR EXTRA QUANTITIES NECESSARY TO COMPLETE THE WORK.
- WHERE LANDSCAPING AREAS ADJOIN GRASSED RIGHTS-OF-WAY, SUCH AREAS SHALL BE CONSIDERED PART OF THE LANDSCAPED AREA FOR PURPOSES OF MAINTENANCE. AS OF COMPLETION OF SITE IMPROVEMENTS, THE PROPERTY OWNER SHALL HAVE AN IMPLIED EASEMENT OF THE RIGHT-OF-WAY EXTENDING FROM THE SITE TO THE ROAD PAVEMENT IN ORDER TO COMPLETE THE REQUIRED MAINTENANCE.
- CONTRACTOR TO DESIGN-BUILD IRRIGATION SYSTEM TO PROVIDE 100% COVERAGE OF NEW PLANT MATERIAL. IRRIGATION HEADS TO BE INSTALLED FLUSH WITH GRADE. ALL IRRIGATION SYSTEMS SHALL COMPLY WITH THE IRRIGATION CODE OF CHAPTER 10, BUILDINGS & BUILDING REGULATIONS, ARTICLE XVII, IRRIGATION CODE, OF THE CITY OF ROCKWALL CODE OF ORDINANCES AND ALL APPLICABLE STATE LAWS, AS MAY BE AMENDED.
- DEVELOPER SHALL ESTABLISH GRASS AND MAINTAIN THE SEEDED AREA, INCLUDING WATERING, UNTIL A "PERMANENT STAND OF GRASS" IS OBTAINED AT WHICH THE PROJECT WILL BE ACCEPTED BY THE CITY. A "STAND OF GRASS" SHALL CONSIST OF 75% TO 80% COVERAGE AND A MINIMUM OF ONE-INCH (1") IN HEIGHT AS DETERMINED BY THE CITY.

LANDSCAPE REQUIREMENTS

ART. 08 | LANDSCAPE & FENCE STANDARDS | SUBSEC. 05.03 | LANDSCAPE REQ. | (C) COMMERCIAL DISTRICT
TABLE 1 - 20% MINIMUM LANDSCAPING OF TOTAL SITE AREA TO BE DEVELOPED.
SUBSEC. 05.03 (E)(4) - 80 FOOT SHADE RADIUS REQUIRED FOR PARKING SPACES.

20% X 35,777 SF = 7,155 SF OF LANDSCAPE AREA REQUIRED
7,824 SF OF LANDSCAPE AREA PROPOSED

TREESCAPE REQUIREMENTS

ART. 09 | TREE PRESERVATION | SUBSEC. 05 | TREE MITIGATION REQ.
TABLE 2 - 1" FOR 1" REPLACEMENT FOR EXISTING PRIMARY PROTECTED TREES 4" TO 25" INCH DIAMETER.

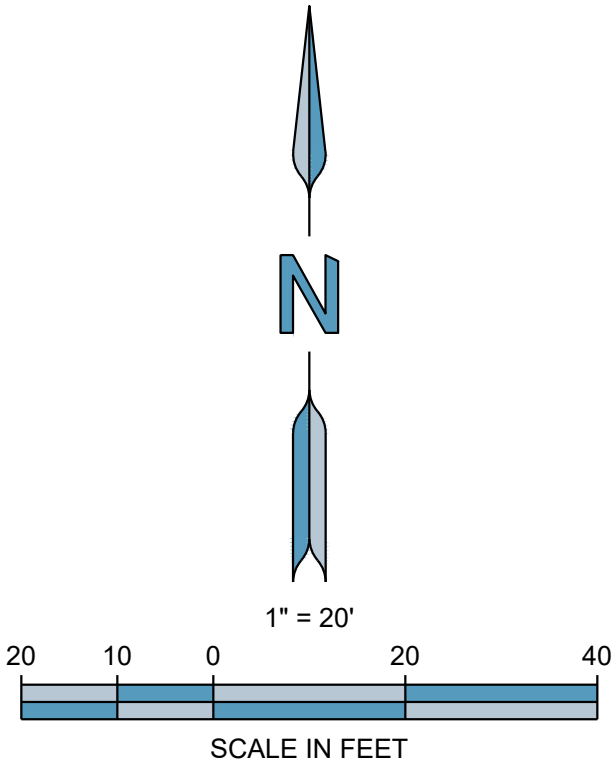
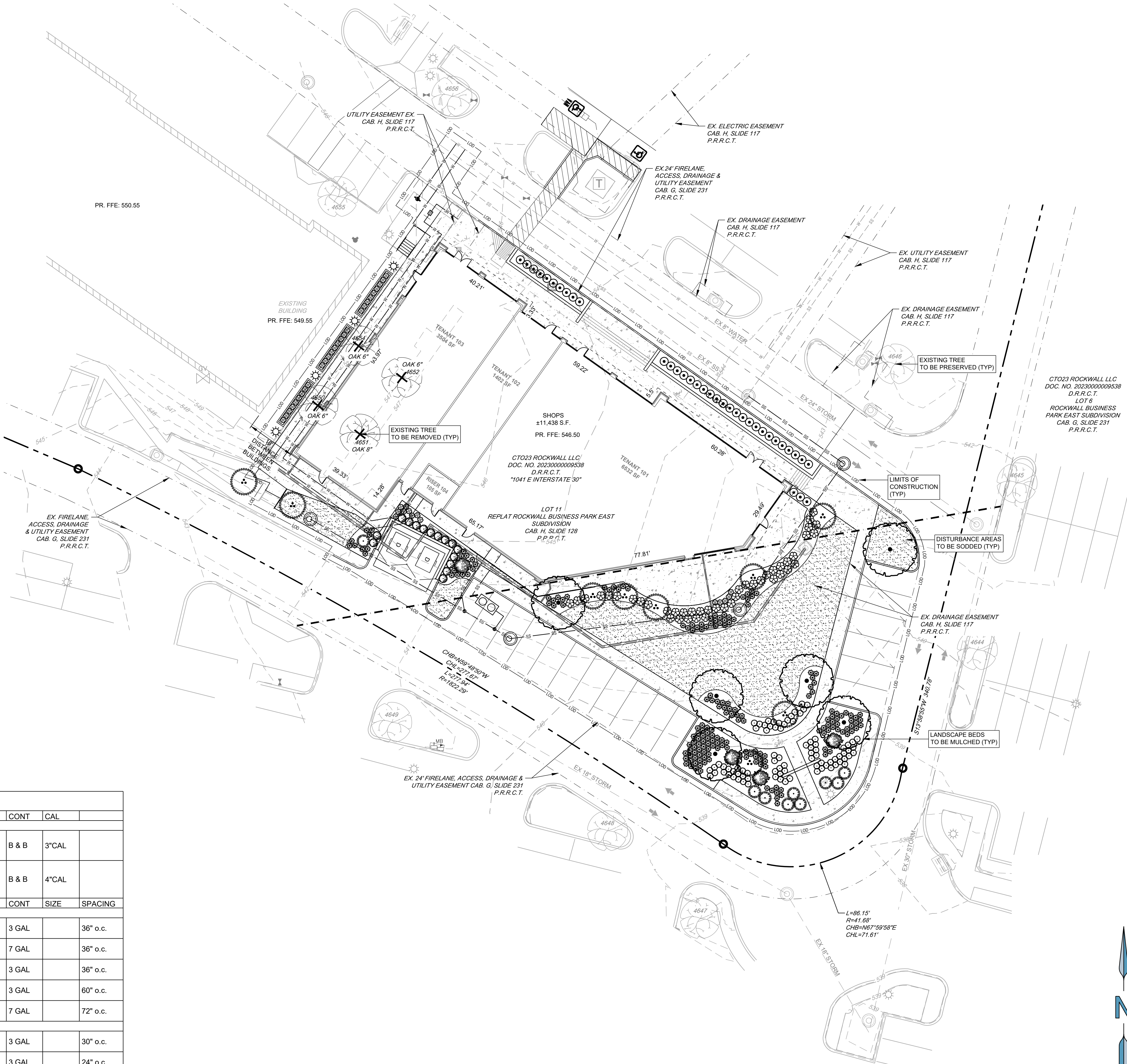
26 INCHES X 1 INCH = 26 REPLACEMENT INCHES REQUIRED
27 REPLACEMENT INCHES PROPOSED

SITE DATA	
ZONING:	C (COMMERCIAL)
FUTURE LAND USE DESIGNATION:	COMMERCIAL
TOTAL SITE AREA:	0.821 AC
DISTURBED AREA:	0.821 AC
PERVIOUS SURFACE AREA:	0.175 AC
IMPERVIOUS SURFACE AREA:	0.646 AC
LANDSCAPE BUFFER -	
FRONT:	N/A
SIDE:	N/A
REAR:	N/A
BUILDING SETBACK -	
FRONT:	N/A
SIDE:	N/A
REAR:	N/A



PLANT SCHEDULE

SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	CAL	
TREES					
	9	CERCIS CANADENSIS TEXENSIS / TEXAS REDBUD (TREE MITIGATION) ORNAMENTAL QUALITY	B & B	3" CAL	
	6	QUERCUS SHUMARDII / SHUMARD RED OAK STRONG CENTRAL LEADER	B & B	4" CAL	
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	SIZE	SPACING
SHRUBS					
	36	ILEX VOMITORIA 'SCHILLINGS DWARF' / SCHILLINGS DWARF YAUPON HOLLY DENSE FOLIAGE	3 GAL		36" o.c.
	15	ILEX VOMITORIA 'WAH-SL' / SKYLINE™ YAUPON HOLLY UPRIGHT HABIT	7 GAL		36" o.c.
	43	LEUCOPHYLLUM FRUTESCENS 'COMPACTA' / COMPACT TEXAS SAGE DENSE FOLIAGE	3 GAL		36" o.c.
	9	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC ORNAMENTAL QUALITY	3 GAL		60" o.c.
	4	RHUS VIRENS / EVERGREEN SUMAC DENSE FOLIAGE	7 GAL		72" o.c.
ORNAMENTAL GRASSES					
	83	ERAGROSTIS SPECTABILIS / PURPLE LOVEGRASS UPRIGHT HABIT	3 GAL		30" o.c.
	187	SCHIZACHYRIUM SCOPARIUM 'THE BLUES' / THE BLUES LITTLE BLUESTEM UPRIGHT HABIT	3 GAL		24" o.c.
PERENNIAL					
	41	AQUILEGIA CHRYSANTHA HINCKLEYANA 'TEXAS GOLD' / TEXAS GOLD COLUMBINE ORNAMENTAL QUALITY	3 GAL		24" o.c.
SYMBOL	QTY	BOTANICAL / COMMON NAME	CONT	SPACING	
SOD/SEED					
	3,844 SF	CYNODON DACTYLON 'TIF 419' / BERMUDA GRASS DENSE AND WEED-FREE	SOD		



ENGINEER:

FORESITE
group

TBEPLS Firm No. F-12878
Foresite Group, LLC
4925 Greenville Avenue
Suite 480
Dallas, TX 75206
D/B/A Foresite Consulting Group of Texas, LLC.

o | 214.939.7123
f | 770.368.1944
w | www.foresitegroup.net

DEVELOPER:

CTO
REALTY GROWTH

CTO22 FORSYTH, LLC
1140 N WILLIAMSON BLVD, SUITE 140
DAYTONA BEACH, FLORIDA 32114
EWEINER@CTOREIT.COM

CONTACT:

ELIZABETH WEINER

PROJECT:

ROCKWALL PLAZA

1041 E INTERSTATE HWY 30
ROCKWALL, ROCKWALL COUNTY, TX

SEAL:

REVISIONS DATE

PROJECT MANAGER: DS

DRAWING BY: SE

JURISDICTION: CITY OF ROCKWALL

DATE: 13 JULY 2026

TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

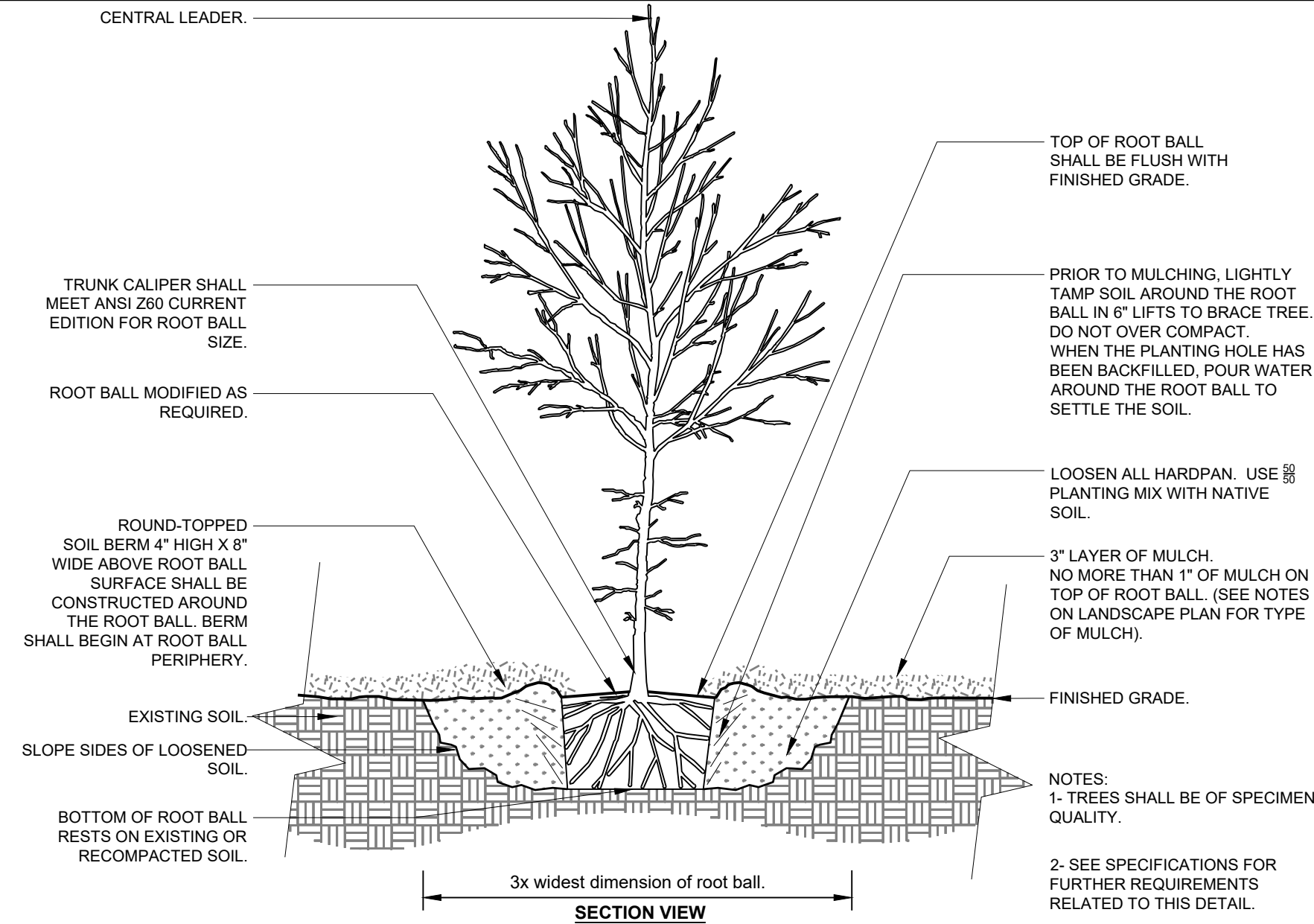
L-1

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 2417.005

Y:\SHARED\PROJECTS\2417-CTO REALTY GROWTH INC\2417.005 ROCKWALL TX - ROCKWALL PLAZA_CIVIL_GSC\40\CD\SL-1 LANDSCAPE PLAN.DWG

Y:\SHARED\PROJECTS\2417-CTO REALTY GROWTH INC\2417.006 ROCKWALL TX - ROCKWALL PLAZA_CIVIL_GS\CAD\CDS\L-1 LANDSCAPE PLAN.DWG



4 TREE PLANTING

1/2" = 1'-0"

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OPEN SOURCE FREE TO USE

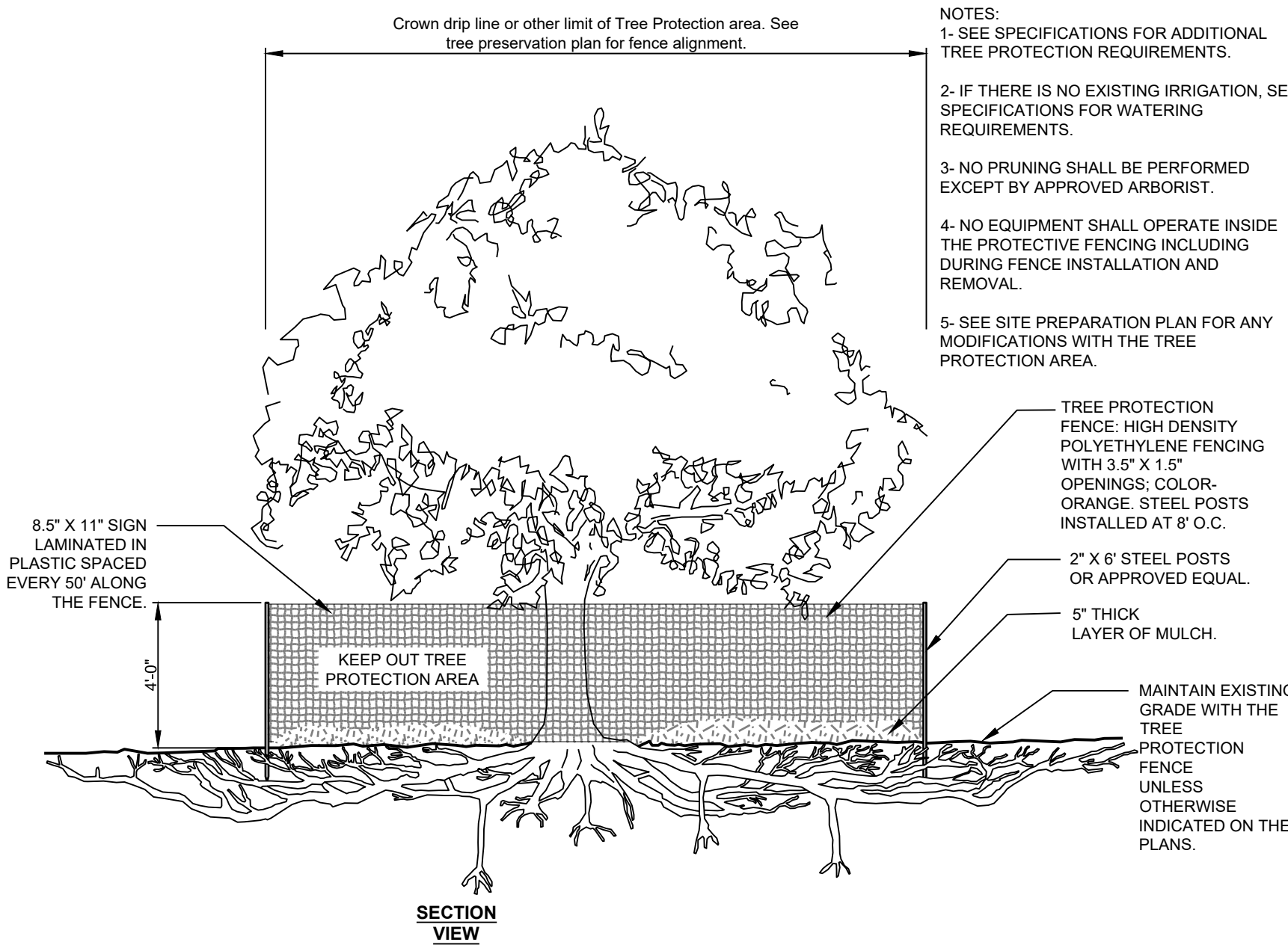
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1 SOD INSTALLATION

NOT TO SCALE

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

0002-01



5 TREE PROTECTION

1/4" = 1'-0"

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OPEN SOURCE FREE TO USE

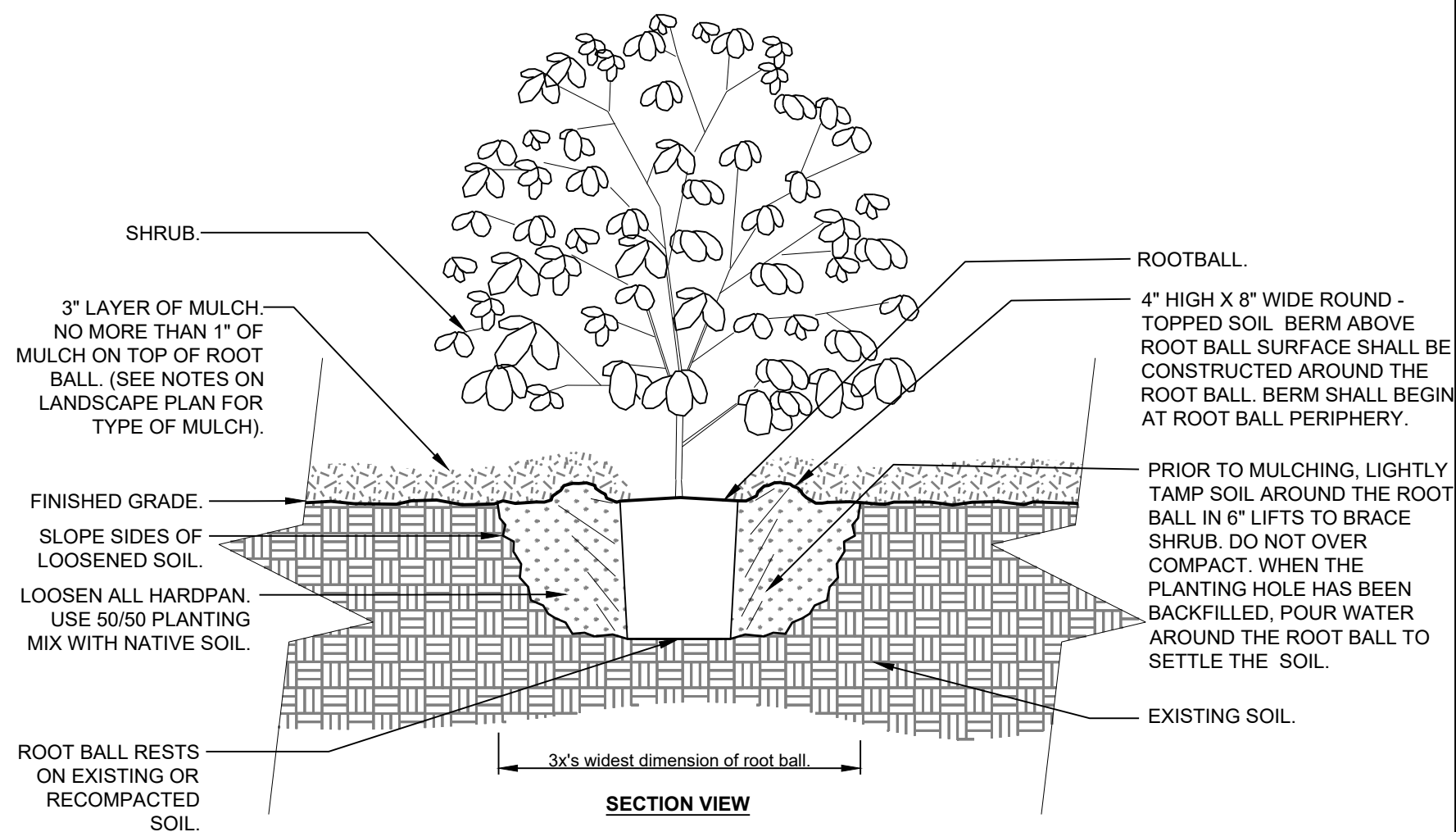
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2 GROUNDCOVER

3/4" = 1'-0"

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

0003-01



- NOTES:
- 1- SHRUBS SHALL BE OF SPECIMEN QUALITY.
 - 2- SEE SPECIFICATIONS FOR FURTHER REQUIREMENTS RELATED TO THIS DETAIL.

3 SHRUB PLANTING

3/4" = 1'-0"

URBAN TREE FOUNDATION © 2014
OPEN SOURCE FREE TO USE

0001-01

ENGINEER:

FORESITE
group

TBPELS Firm No. F-12878
Foresite Group, LLC
4925 Greenville Avenue
Suite 480
Dallas, TX 75206
D/B/A Foresite Consulting Group of Texas, LLC.

o | 214.939.7123
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DEVELOPER:

CTO
REALTY GROWTH

CTO22 FORSYTH, LLC
1140 N WILLIAMSON BLVD, SUITE 140
DAYTONA BEACH, FLORIDA 32114
EWEINER@CTOREIT.COM

CONTACT: ELIZABETH WEINER

ROCKWALL PLAZA

1041 E INTERSTATE HWY 30
ROCKWALL, ROCKWALL COUNTY, TX

PROJECT:

SEAL:

REVISIONS DATE

PROJECT MANAGER: DS

DRAWING BY: SE

JURISDICTION: CITY OF ROCKWALL

DATE: 13 JULY 2026

TITLE:

LANDSCAPE DETAILS

SHEET NUMBER:

L-2

COMMENTS: NOT RELEASED FOR CONSTRUCTION

JOB/FILE NUMBER: 2417.005

REVISIONS		
REV #	DATE	BY:
1	8/10/26	J.P.

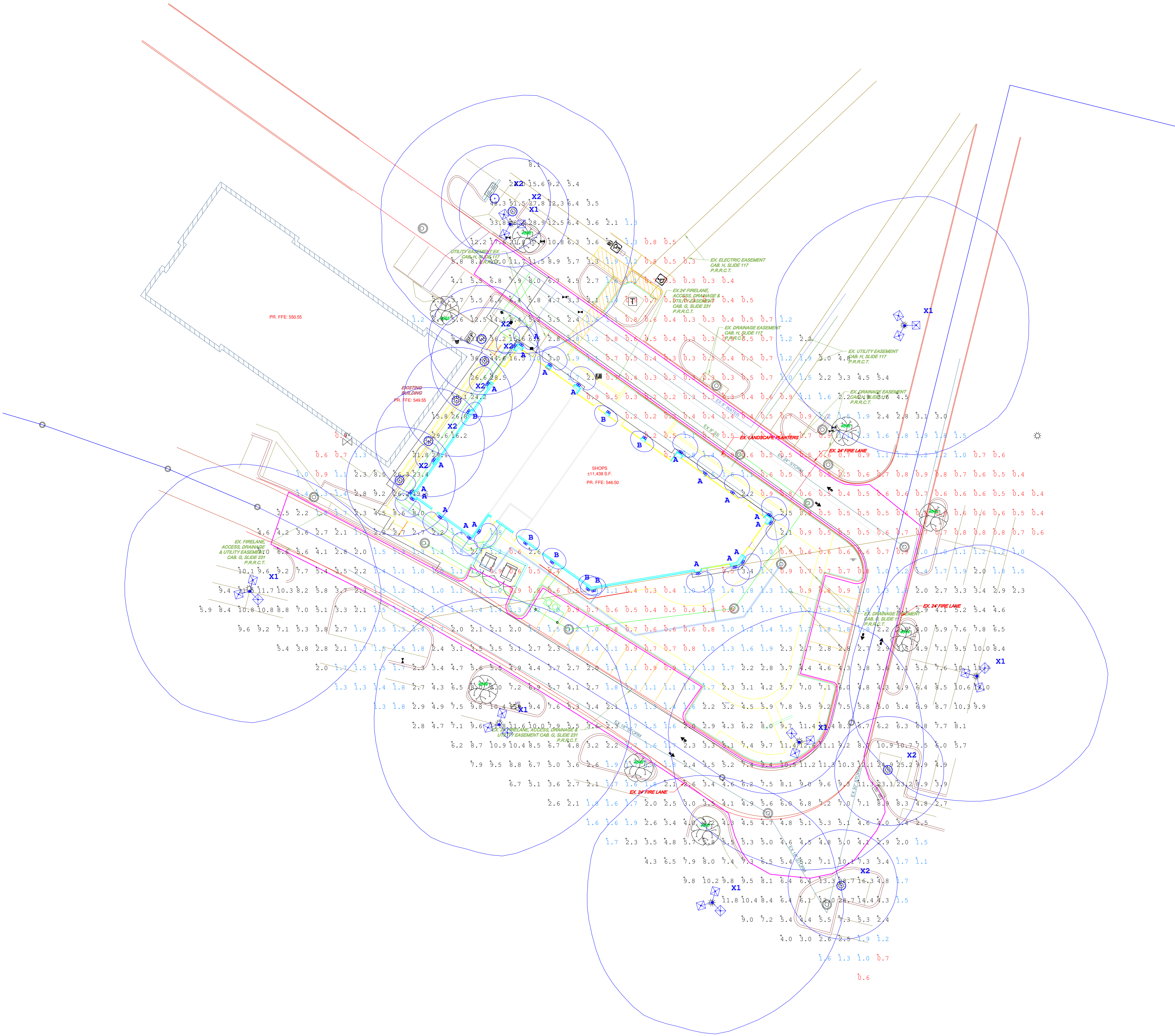
BASED ON THE INFORMATION PROVIDED, ALL DIMENSIONS AND LUMINAIRE LOCATIONS SHOWN REPRESENT RECOMMENDED POSITIONS. THE ENGINEER AND/OR ARCHITECT MUST DETERMINE APPLICABILITY OF THE LAYOUT TO EXISTING OR FUTURE FIELD CONDITIONS.

THIS LIGHTING PATTERN REPRESENTS ILLUMINATION LEVELS CALCULATED FROM LABORATORY DATA TAKEN UNDER CONTROLLED CONDITIONS UTILIZING CURRENT INDUSTRY STANDARD LAMP RATINGS IN ACCORDANCE WITH ILLUMINATING ENGINEERING SOCIETY APPROVED METHODS. ACTUAL PERFORMANCE OF ANY MANUFACTURER'S LUMINAIRE MAY VARY DUE TO VARIATION IN ELECTRICAL VOLTAGE, TOLERANCE IN LAMPS AND OTHER VARIABLE FIELD CONDITIONS.

ESTIMATED EXISTING LIGHT LEVELS

Calculation Summary								
Label	Units	Avg	Max	Min	Avg/Min	Max/Min	PtSpcLr	PtSpcTb
DRIVE & PARKING	Fc	3.08	12.1	0.2	15.40	60.50	10	10

Luminaire Schedule						
WLS19213 1041 E INTERSTATE 30 ROCKWALL, TX PM: MIKE PLEASE EMAIL US FOR PRICING AT MGEYER@WLSLIGHTING.COM						
Symbol	Qty	Label	Lum. Lumens	LLF	Description	Lum. Watts
	19	A	1454	0.950	WLS-MANN-1118-LED-03C-4-F-Z1-WSA-DIM	24.54
	7	B	828	0.950	WLS-MBDW-15-LED-02A-4-Z1-N/A-DIM	24.03
	7	X1	26769	0.800	WSD WSD-SB20W48-50K-D-T3 32' MOUNTING HEIGHT	198.629
	9	X2	21829	0.800	LS-20T-150W-XXX 14' POLE	148.3



1041 E INTERSTATE 30
ROCKWALL, TX



6820 CORPORATION PKWY
FORT WORTH, TX 76126
WWW.WLSLIGHTING.COM

PROJECT COMMENTS



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

DATE: 8/21/2026

PROJECT NUMBER: SP2026-033
PROJECT NAME: Site Plan for 610 S. Goliad Street
SITE ADDRESS/LOCATIONS: 610 South Goliad Street, Rockwall, TX, 75087

CASE CAPTION: Discuss and consider a request by Michael G. Tresp on behalf of Don French of First Baptist Church of Rockwall for the approval of a Site Plan for the expansion of an existing Church/House of Worship on an 9.29-acre parcel of land identified as Lot 1, Block A, First Baptist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 107 (PD-107) for General Retail (GR) District land uses, addressed as 610 S. Goliad Street [SH-205], and take any action necessary.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PLANNING	Bethany Ross	08/20/2026	Needs Review

08/20/2026: SP2026-033; Site Plan for 610 S. Goliad Street

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 the expansion of an existing Church/House of Worship on an 9.29-acre parcel of land identified as Lot 1, Block A, First Baptist Church Addition, City of Rockwall, Rockwall County, Texas, zoned Planned Development District 107 (PD-107) for General Retail (GR) District land uses, addressed as 610 S. Goliad Street [SH-205].

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.

M.3 For reference, include the case number (SP2026-033) in the lower right-hand corner of all pages of all revised plan submittals. (Subsection 01.02(D), Article 11, UDC)

I.4 The subject property will be required to be replatted after the engineering process to establish the new easements.

I.5 The Planning and Zoning Department will never request online payment, and the City of Rockwall will never request payment by wire transfer. If you receive an email requesting payment by wire transfer or have any questions or concerns, please contact the case manager directly using the contact information listed in these comments or on the City's official website.

M.6 Provide the following signature block on each page of all plans. (Subsection 03.04.A, of Article 11, UDC)

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

M.7 Site Plan

- 1) The minimum distance between buildings is 20 feet. Please correct this for the two small buildings. (Subsection E.2(2), PD-107, Ordinance No. 26-05)

M.8 Landscape Plan

- 1) Pad mounted utility equipment shall be screened from view using evergreen shrubs. (Subsection 01.05.C, Article 05, UDC).
- 2) All parking must be within 80 feet of a canopy tree. (Subsection 05.03.E, Article 08, UDC)
- 3) Irrigation is required for all plantings. Provide a note indicating irrigation will meet requirements of the UDC. (Subsection 05.04, of Article 08, UDC)
- 4) Provide the required 20-foot landscape buffer and 3-tiered screening required adjacent to any residentially zoned or used property. (Subsection E.2(4), PD-107, Ordinance No. 26-05)
- 5) Landscape Buffer Adjacent to Kenway Drive. A minimum of a ten (10) foot landscape buffer -- outside of any required easements and right- of-way dedication -- shall be established adjacent to Kenway Drive, and shall include one (1) canopy tree and one (1) accent tree shall be planted per 50 -linear feet of frontage. (Subsection E.2(4), PD-107, Ordinance No. 26-05)
- 6) Landscape Buffer Adjacent to S. Goliad Street [SH-205]. A minimum of a 20 -foot landscape buffer -- outside of any required easements and right- of-way dedication -- shall be established adjacent to the proposed parking garage along S. Goliad Street [SH -205], and shall incorporate ground cover, a built- up berm and shrubbery along the entire length of the frontage. Berms shall have a minimum height of 24 -inches. In addition, two (2) canopy trees and four (4) accent trees shall be planted per 50-linear feet of frontage. (Subsection E.2(4), PD-107, Ordinance No. 26-05)
- 7) 140 inches are required for mitigation. Provided canopy trees (4" caliper each) within the development count towards the mitigation. However, any outstanding inches are required to be paid to the City at \$100 an inch.
- 8) All Canopy trees shall be 4-inch caliper or greater, all accent trees shall be 4 feet in height at the time of planting and all shrubs shall be a minimum of 3 gallon.

M.9 Building Elevations

- 1) Building Elevations do not match what was approved as part of the Planned Development District. Please revise these to match. (Exhibit C, PD-107, Ordinance No. 26-05)
- 2) Please provide the expansion in relation to the entire structure.
- 3) Please provide photos of the existing accessory structures so they are part of the site plan approval.

M.10 Photometric Plan

- 1) We will need a photometric plan for the entire site including the parking garage. (Subsection 03.03, Article 07, UDC)
- 2) The allowable light intensity measured at the property line is 0.2 FC. (Subsection 03.03.C, Article 07, UDC)

M.11 Staff has not identified any variance(s) associated with the proposed request. Should you decide to request any items as variance(s)/exception(s), please provide a letter that lists the variance(s)/exception(s), why they are being requested, and the subsequent compensatory measures. For each variance/exception requested the UDC requires two (2) compensatory measures (Subsection 09.01, of Article 11). Examples of compensatory measures include increased articulation, increased architectural elements, more pedestrian amenity, larger landscape planting sizes, etc.

M.12 According to Article 11, Development Application and Review Procedures, of the Unified Development Code (UDC), two (2) compensatory measures (above and beyond the requirements of the UDC) for each exception or variance is required. In order to request an exception or variance, the applicant will need to provide a letter outlining the requested exceptions and required compensatory measures.

I.13 Please note that failure to address all comments provided by staff by 3:00 PM on September 1, 2026 will result in the automatic denial of the case on the grounds of an incomplete submittal. No refund will be given for cases that are denied due to an incomplete submittal, and a new application and fee will be required to resubmit the case.

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

- (1) Planning & Zoning Work Session meeting will be held on August 25, 2026.
- (2) Planning & Zoning meeting/public hearing meeting will be held on September 15, 2026.

I.15 All meetings will be held in person and in the City's Council Chambers. All meetings listed above are scheduled to begin at 6:00 p.m. (P&Z). The City 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.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
ENGINEERING	Madelyn Kuhn	08/19/2026	Approved w/ Comments

08/19/2026: 1. What is this? Relocated dumpster? If so, will need oil/water separator.
2. Parallel spaces must be 9'x22'.

General Items:

- Must meet City's 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" or taller must be rock, stone, or stone faced. Smooth faced concrete walls are not allowed.
- No signage is allowed within easements or ROW.
- No structures or fences within easements.
- All utilities must be underground.
- Tree mitigation will be required for the removal of any existing trees on site.
- Dumpsters may not directly face a roadway.
- TXDOT permits required for any utility, drainage, and driveway improvements within the SH-205 ROW.
- Need to show existing and proposed utilities on the Site Plan.
- Additional comments may be provided at time of Site Plan and Engineering.

Drainage Items:

- Existing flow patterns must be maintained.
- Stormwater cannot increase off the property in any direction.
- Detention required if increasing impervious area.
- Detention is based on property zoning, not use of specific area.
- Detention pond max side slope of 4:1 with a minimum bottom slope of 1%.
- Detention easement required at the freeboard elevation.
- No vertical walls are allowed in detention easement.
- Detention pond is required to have an emergency spillway.
- Detention ponds must be irrigated.
- No water or sewer lines can be in detention easement.
- The property owner will be responsible for maintaining, repair, and replacement of the drainage systems.
- No grate inlets allowed.
- FFE for all buildings must be called out when adjacent to a detention area. Minimum 2' above 100-year WSEL.
- Dumpster areas shall drain to an oil/water separator and then into the storm system.

Water and Wastewater Items:

- Site plan must show existing/proposed utility lines (Water, Sewer, etc.)
- Any public water lines must be a minimum of 8", looped, and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Any public sewer lines must be a minimum of 8", and must be in a 20' wide easement. (Meet City of Rockwall Standards of Design and Construction)
- Only one "use" off a dead-end line (domestic, irrigation, fire sprinkler, fire hydrant, etc.)
- Maximum hydrant lead length is 50'.
- Water will have to be looped around the building.
- All commercial sewer connections must be made by a proposed or existing manhole.

- There is an existing 8" water main within the site available for use.
- There is an existing 8" sewer main within the site available for use.
- 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.

Roadway Paving Items:

- All driveways must meet City and TXDOT spacing requirements.
- All parking, storage, and drive aisles must be steel reinforced concrete. (No rock, gravel, or asphalt allowed)
- No rock, gravel, or asphalt allowed in any area.
- All Parking to be 20'x9' minimum.
- No dead-end parking allowed without an approved City turnaround, 15'x64' striped no parking area.
- Drive isles to be 24' wide.
- Fire lane (if needed) to have 20' min radius if buildings are less than 30' tall. If any of the buildings are 30' or more, the fire lane will be 30' radius minimum.
- Fire lane (if needed) to be in a platted easement.
- Drainage culverts for driveways (if needed) will need to be engineered.
- A TXDOT permit will be required for any driveway modifications along SH-205.

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".
- No landscape berms or tree plantings shall be located on top of City utilities or within easements.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
BUILDING	Craig Foshee	08/21/2026	Approved w/ Comments

08/21/2026: Accessory Building(s) - new accessory building will be required to be 20 feet away from the existing building, or I would suggest to demo both and build 1 new structure

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
FIRE	Ariana Kistner	08/18/2026	Needs Review

08/18/2026: *Fire Lane and Aerial Apparatus Access:* Revise the site plan to show the proposed fire lane coverage for the new three-story addition. The fire apparatus access road serving the addition shall comply with the applicable requirements for aerial fire apparatus access roadways.

Clearly identify the aerial apparatus access route through the site, including the path of travel to and around the new addition. The designated aerial apparatus access route shall provide a minimum 30-foot turning radius and shall comply with the applicable requirements for maximum slope, cross-slope, and angles of approach and departure to ensure adequate access for fire apparatus.

Underground Fire Sprinkler Line Relocation: Revise the site plan to show the proposed relocation of the existing underground fire sprinkler supply line located within the area of the new addition and associated site improvements. Clearly identify the existing and proposed routing of the underground fire sprinkler line and any associated connections or appurtenances.

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
GIS	Lance Singleton	08/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
POLICE	Chris Cleveland	08/18/2026	Approved

No Comments

DEPARTMENT	REVIEWER	DATE OF REVIEW	STATUS OF PROJECT
PARKS	Travis Sales	08/17/2026	Approved
08/17/2026: Tif Tuf and Tahoma 31 are better varieties of turfgrass grass that are m0re drought, wear, cold and shade tolerant. (informational only)			
08/17/2026: 1. Make sure that your Maple trunks are wrapped from ground to trunk for first 18 to 24 months to prevent sun scald			

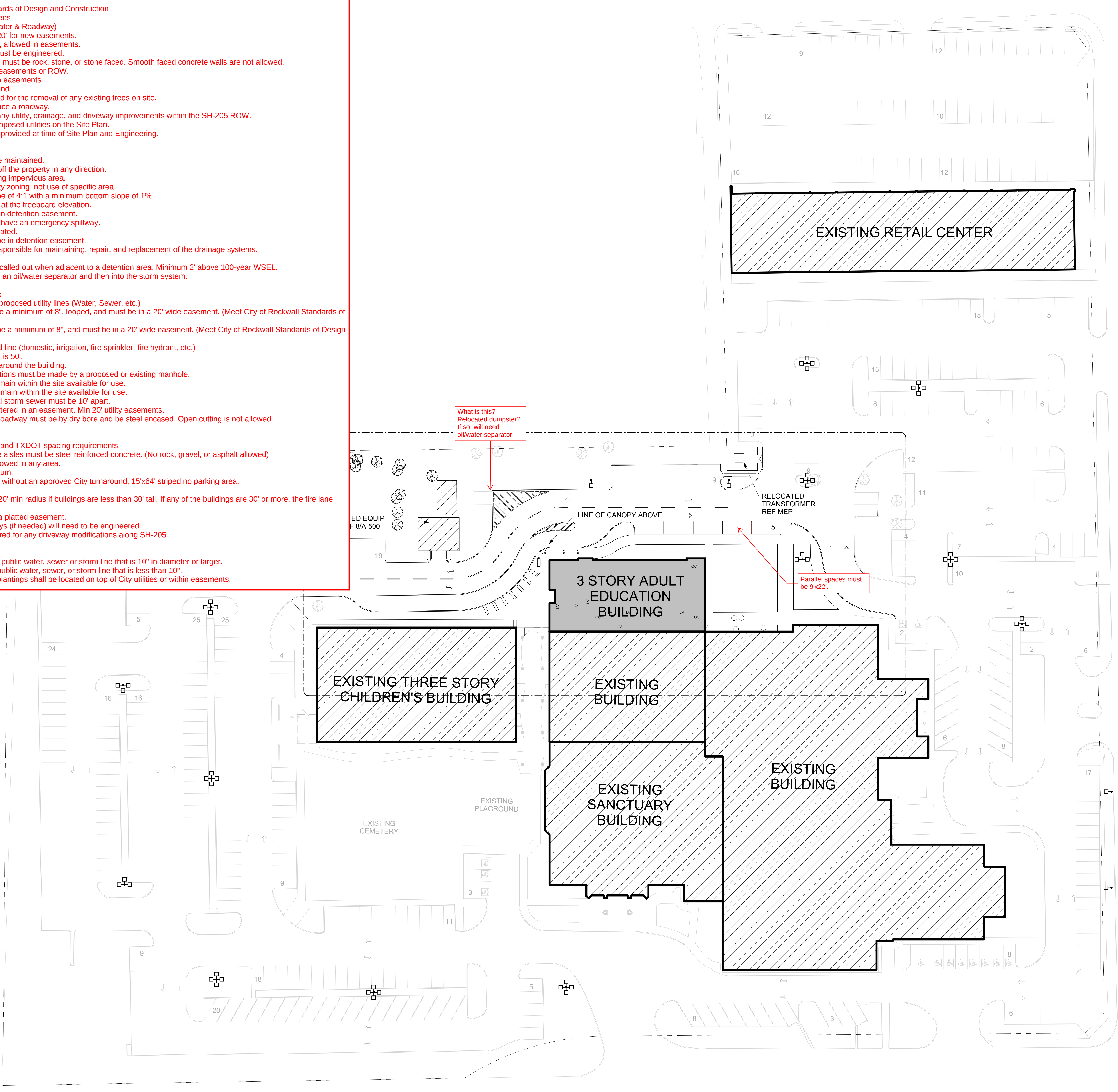
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2. REFER TO CIVIL ENGINEERING DRAWINGS PREPARED BY CLICK ENGINEERING UNDER SEPARATE COVER FOR STORM WATER MANAGEMENT SYSTEM AND STRUCTURES AND FOR EXTENSION OF UTILITIES FOR SERVICE TO THIS PROJECT.
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4. REFER TO CIVIL AND LANDSCAPE DOCUMENTS ISSUED UNDER SEPARATE COVER FOR ADDITIONAL DETAILED INFORMATION.

PARKING TABULATION

PARKING SPACE TABULATION

EXISTING OFF CAMPUS PARKING	269
EXISTING MAIN CAMPUS PARKING (ADA INCLUDED)	452
EXISTING ADA PARKING SPACES	19
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TOTAL EXISTING PARKING SPACES 811

DEMOLITION MAIN CAMPUS PARKING	-58
DEMOLITION ADA PARKING SPACES	0
DEMOLITION OFF CAMPUS PARKING	0
NEW PARALLEL	5

TOTAL PARKING BY PHASE 1 758

ADULT EDUCATION BUILDING

LEVEL ONE	6,278 SF	114 OCCUPANCY
LEVEL TWO	6,165 SF	161 OCCUPANCY
LEVEL THREE	6,165 SF	167 OCCUPANCY
TOTAL SF	19,361 SF	474 OCCUPANCY

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CONSTRUCTION

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Richardson Texas 75082

972-404-1034

FIRST BAPTIST CHURCH OF
ROCKWALL PHASE 1 ADULT
EDUCATION BUILDING

OWNER: FBC ROCKWALL

610 S. GOLIAD STREET ROCKWALL, TEXAS 75087

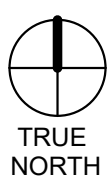
2413

08.14.2026

CONSTRUCTION
DOCUMENTS
ARCHITECTURAL SITE
PLAN - PHASE 1

A-101

1 ARCHITECTURAL SITE PLAN - PHASE 1
SCALE: 1" = 30'-0"





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 (\$500.00 + \$20.00 ACRE)¹
- ☐ PRELIMINARY PLAT (\$500.00 + \$20.00 ACRE)¹
- ☐ FINAL PLAT (\$500.00 + \$20.00 ACRE)¹
- ☐ REPLAT (\$500.00 + \$20.00 ACRE)^{1&3}
- ☐ AMENDING OR MINOR PLAT (\$500.00)
- ☐ PLAT REINSTATEMENT REQUEST (\$200.00)

SITE PLAN APPLICATION FEES:

- ☒ SITE PLAN (\$1,000.00 + \$20.00 ACRE)^{1&2}
- ☐ AMENDED SITE PLAN/ELEVATIONS/LANDSCAPING PLAN (\$500.00)²

OTHER APPLICATION FEES:

- ☐ TREE REMOVAL (\$200.00)
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [RESIDENTIAL] (\$200.00)²
- ☐ VARIANCE REQUEST/SPECIAL EXCEPTIONS [COMMERCIAL] (\$1,000.00)²

ZONING APPLICATION FEES:

- ☐ ZONING CHANGE (\$1,000.00 + \$20.00 ACRE)^{1&3}
- ☐ SPECIFIC USE PERMIT [RESIDENTIAL] (\$200.00 + \$20.00 ACRE)^{1,2&3}
- ☐ SPECIFIC USE PERMIT [COMMERCIAL] (\$1,000.00 + \$20.00 ACRE)^{1,2&3}
- ☐ PLANNED DEVELOPMENT DISTRICT (\$1,500.00 + \$20.00 ACRE)^{1&3}
- ☐ PD DEVELOPMENT PLANS (\$1,500.00 + \$20.00 ACRE)^{1&3}

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 \$2,500.00 FEE WILL BE ADDED TO THE APPLICATION FEE FOR ANY REQUEST THAT INVOLVES CONSTRUCTION WITHOUT OR NOT IN COMPLIANCE TO AN APPROVED BUILDING PERMIT.

³: AN ADDITIONAL FEE OF \$150.00 WILL BE REQUIRED FOR THE COST OF NOTIFICATIONS.

GENERAL NOTE: THE CITY OF ROCKWALL PLANNING AND ZONING DEPARTMENT ACCEPTS PAYMENT BY CHECK ONLY, EITHER IN PERSON OR BY MAIL. THE CITY OF ROCKWALL WILL NEVER REQUEST PAYMENT BY WIRE TRANSFER THROUGH EMAIL.

PROPERTY INFORMATION [PLEASE PRINT]

ADDRESS 610 S. GOLIAD STREET ROCKWALL, TEXAS 75087

SUBDIVISION FIRST BAPTIST CHURCH ROCKWALL ADDITION

LOT 1 BLOCK B

GENERAL LOCATION 610 S. GOLIAD STREET ROCKWALL, TEXAS 75087

ZONING, SITE PLAN AND PLATTING INFORMATION [PLEASE PRINT]

CURRENT ZONING SF7, SF10 AND GR

CURRENT USE CHURCH, CEMETERY

PROPOSED ZONING PD

PROPOSED USE EDUCATION BUILDING BIBLE STUDY

ACREAGE 11.55

LOTS [CURRENT] 4

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 FIRST BAPTIST CHURCH ROCKWALL

☒ APPLICANT HH ARCHITECTS

CONTACT PERSON DON FRENCH

CONTACT PERSON MICHAEL G. TRESP

ADDRESS

ADDRESS

CITY, STATE & ZIP

CITY, STATE & ZIP

PHONE

PHONE

E-MAIL

E-MAIL

NOTARY VERIFICATION [REQUIRED]

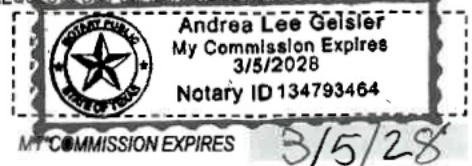
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Don French [OWNER] THE UNDERSIGNED, WHO STATED THE INFORMATION ON THIS APPLICATION TO BE TRUE AND CERTIFIED THE FOLLOWING:

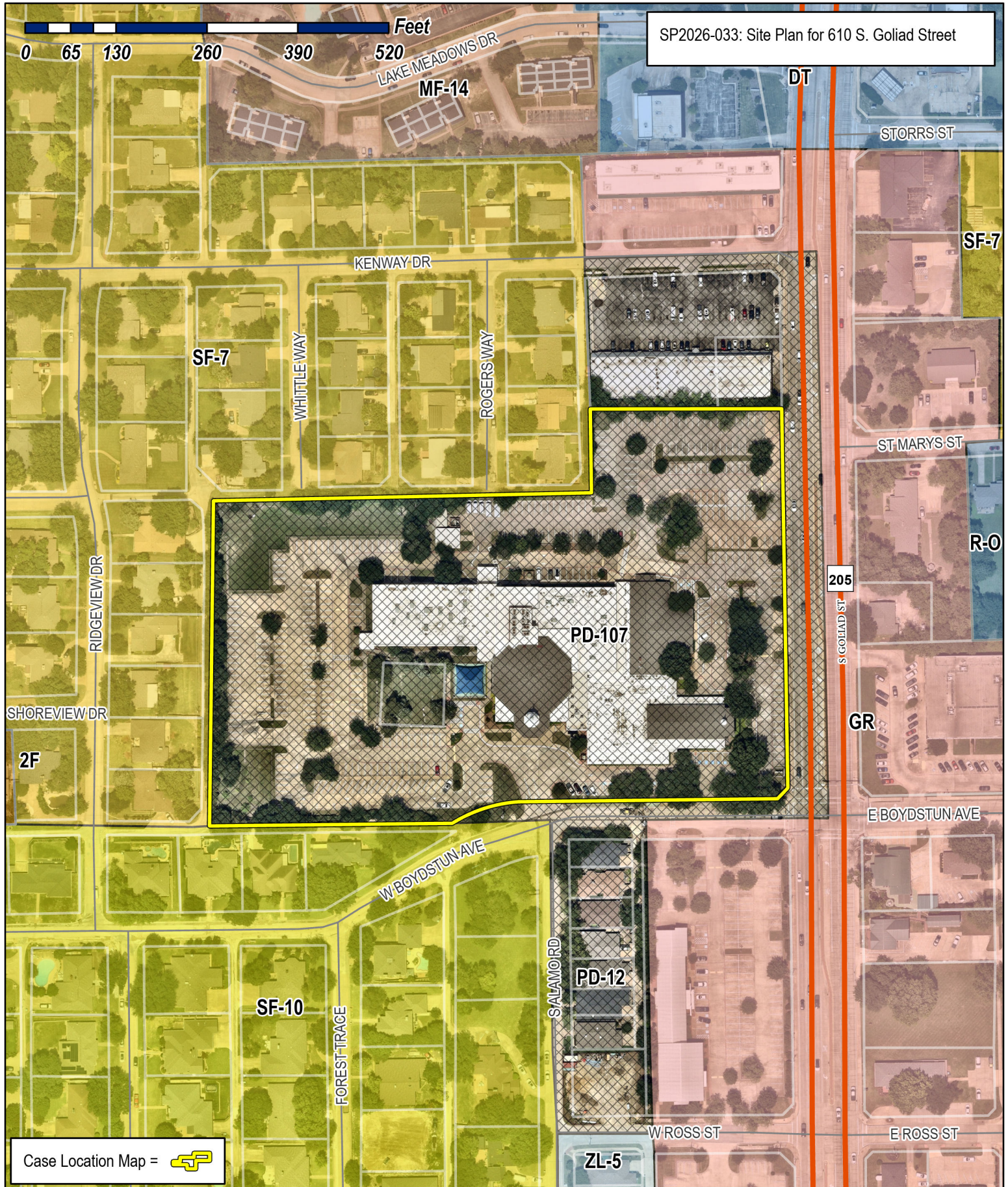
"I HEREBY CERTIFY THAT I AM THE OWNER FOR THE PURPOSE OF THIS APPLICATION; ALL INFORMATION SUBMITTED HEREIN IS TRUE AND CORRECT; AND THE APPLICATION FEE OF \$ 1,230.00 TO COVER THE COST OF THIS APPLICATION, HAS BEEN PAID TO THE CITY OF ROCKWALL ON THIS THE 14 DAY OF August 2026. BY SIGNING THIS APPLICATION, 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 14 DAY OF August 2026

OWNER'S SIGNATURE

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



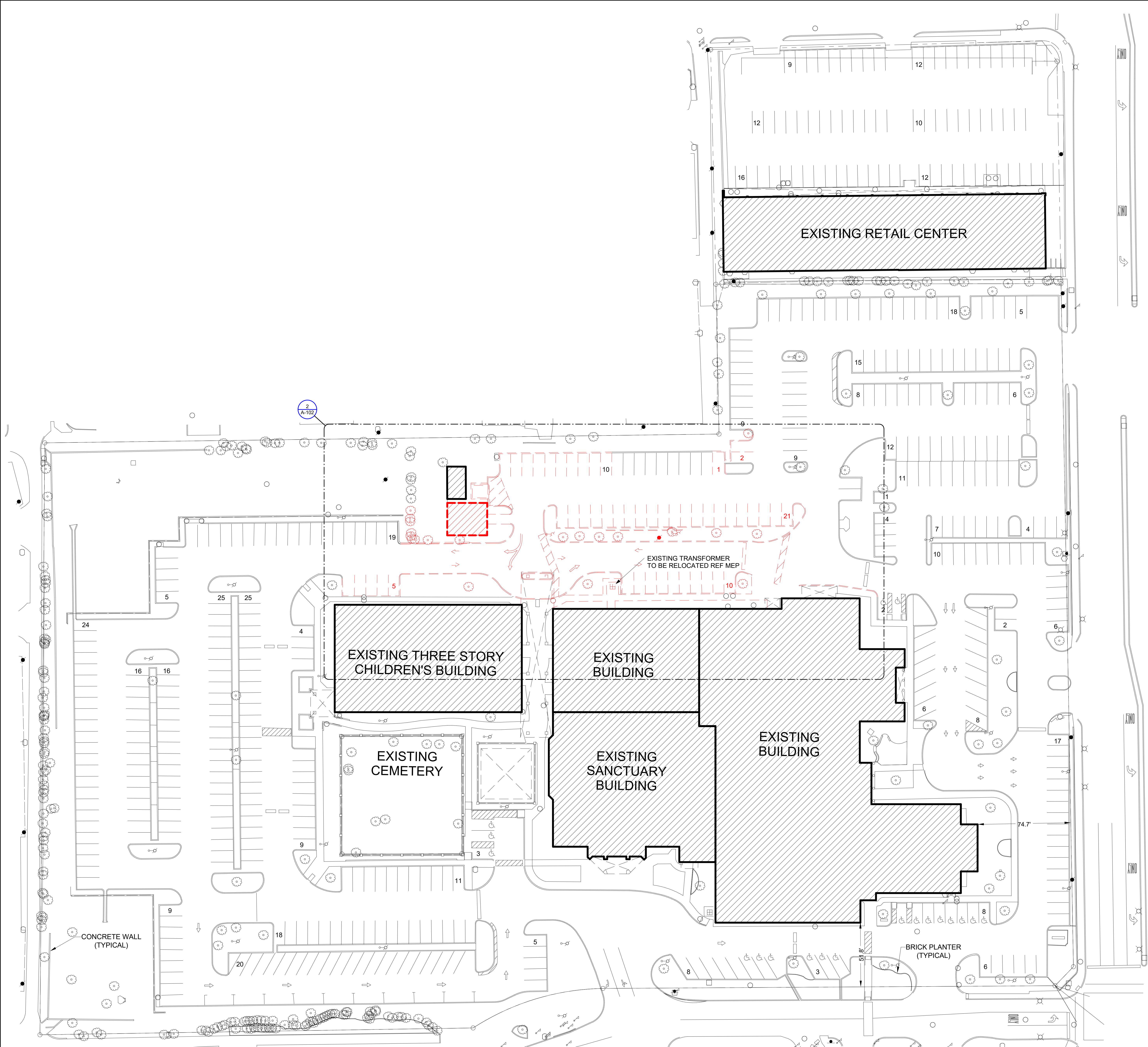


City of Rockwall

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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REVISION SCHEDULE

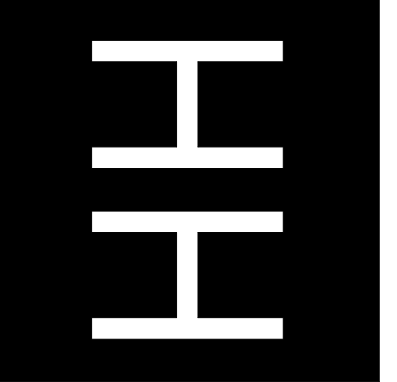
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Number Here

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Richardson Texas 75082

972-404-1034



FIRST BAPTIST CHURCH OF
ROCKWALL PHASE 1 ADULT
EDUCATION BUILDING

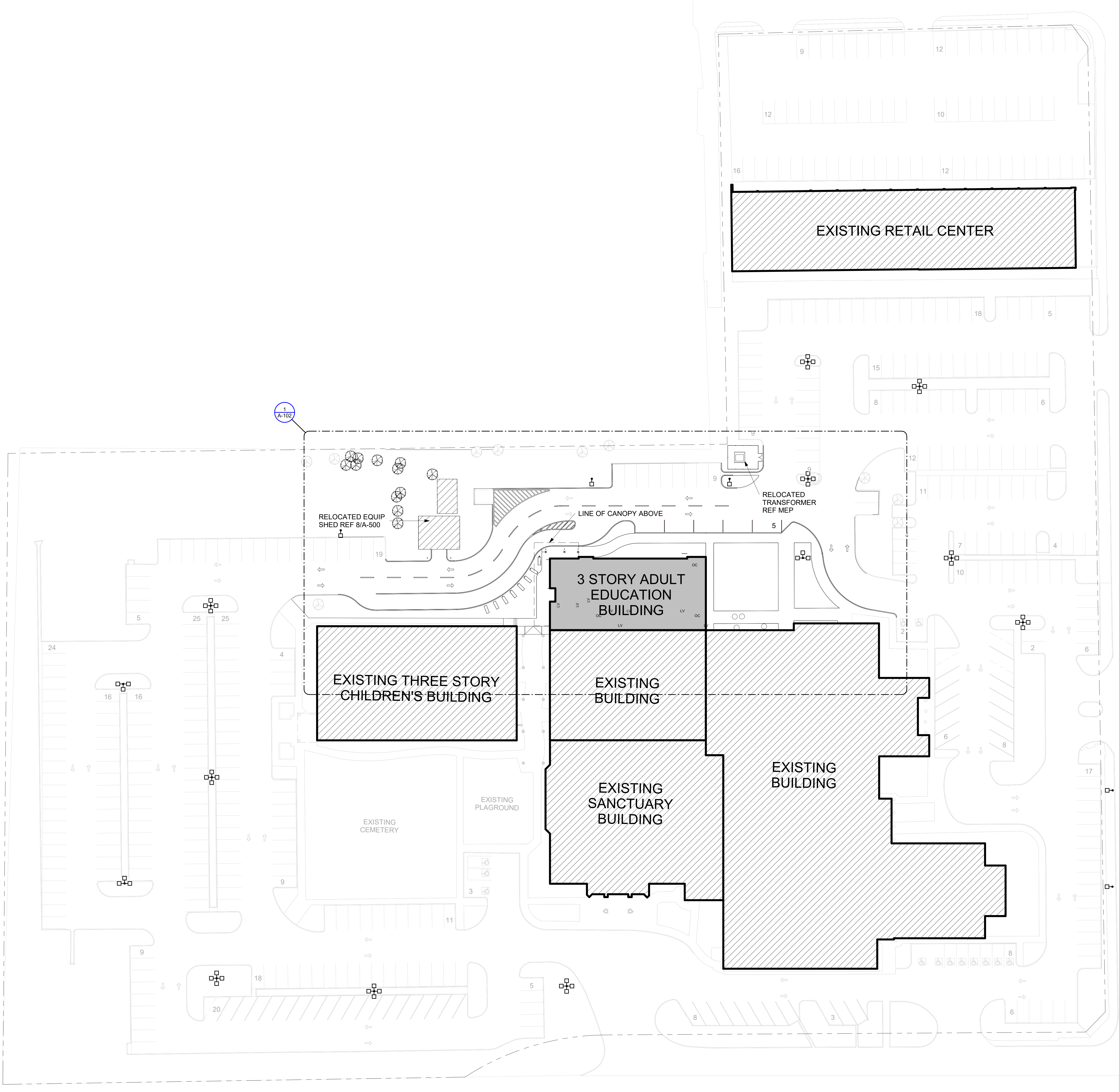
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2413 08.14.2026

CONSTRUCTION
DOCUMENTS

ARCHITECTURAL
EXISTING/ DEMOLITION
SITE PLAN - PHASE 1

A-100



SITE PLAN NOTES

1. THE SITE PLAN IS BASED ON A SURVEY PREPARED BY EAGLE SURVEYING DATED 02/17/2026. CLICK ENGINEERING MAKES NO WARRANTY TO THE ACCURACY OF THIS INFORMATION.
2. REFER TO CIVIL ENGINEERING DRAWINGS PREPARED BY CLICK ENGINEERING UNDER SEPARATE COVER FOR STORM WATER MANAGEMENT SYSTEM AND STRUCTURES AND FOR EXTENSION OF UTILITIES FOR SERVICE TO THIS PROJECT.
3. COORDINATE LOCATION OF CONSTRUCTION FENCE AND GATES WITH OWNER TO ACCOMMODATE CONTINUED OPERATION OF THIS FACILITY DURING CONSTRUCTION.
4. PAVING DIMENSIONS ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
5. ALL EXTERIOR LIGHTING SHALL BE SHIELDED AWAY FROM ADJACENT RESIDENTIAL PROPERTIES.

SITE DEMOLITION PLAN NOTES

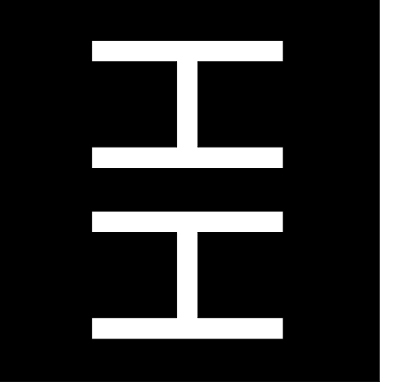
1. THE SITE DEMOLITION PLAN IS BASED ON A SURVEY PREPARED BY EAGLE SURVEYING DATED 02/17/2026. CLICK ENGINEERING MAKES NO WARRANTY TO THE ACCURACY OF THIS INFORMATION. REFER TO SITE PLAN FOR NEW LOCATIONS OF EXISTING ITEMS TO BE RELOCATED.
2. VERIFY SERVICE OF EACH UTILITY BEFORE REMOVAL OF POLES, PIPING, ETC. COORDINATE REMOVAL WITH TRANSITION OF BUILDING SERVICE FOR NEW CONSTRUCTION.
3. COORDINATE THE DEMOLITION/REMOVAL OF ALL SITE PAVING BUILDING COMPONENTS WHICH ARE INDICATED BY DASHED LINE: --- REFER TO CIVIL FOR DETAILED DEMOLITION PLANS
4. REFER TO CIVIL AND LANDSCAPE DOCUMENTS ISSUED UNDER SEPARATE COVER FOR ADDITIONAL DETAILED INFORMATION.

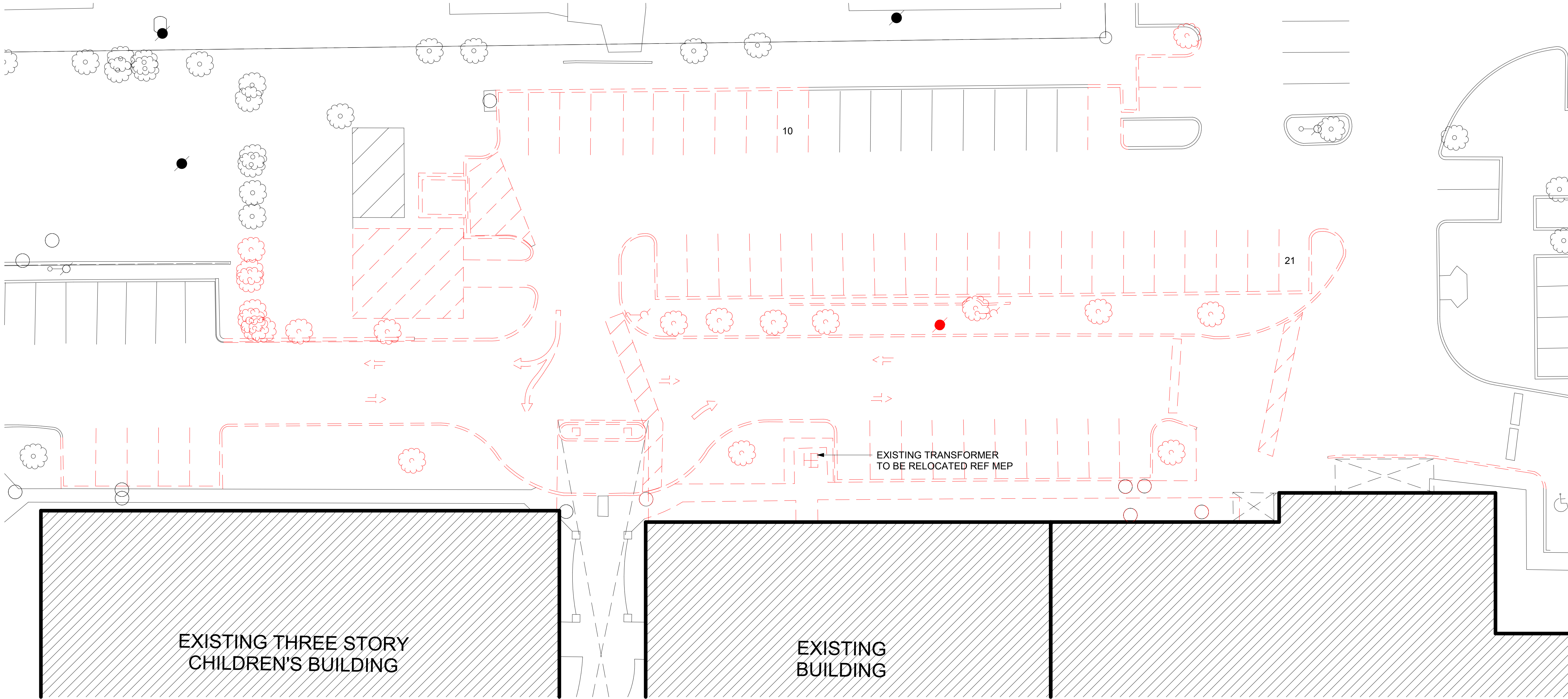
PARKING TABULATION

PARKING SPACE TABULATION	
EXISTING OFF CAMPUS PARKING	269
EXISTING MAIN CAMPUS PARKING (ADA INCLUDED)	452
EXISTING ADA PARKING SPACES	19
EXISTING RETAIL PARKING SPACES	71
TOTAL EXISTING PARKING SPACES	811
DEMOLITION MAIN CAMPUS PARKING	-58
DEMOLITION ADA PARKING SPACES	0
DEMOLITION OFF CAMPUS PARKING	0
NEW PARALLEL	5
TOTAL PARKING BY PHASE 1	758

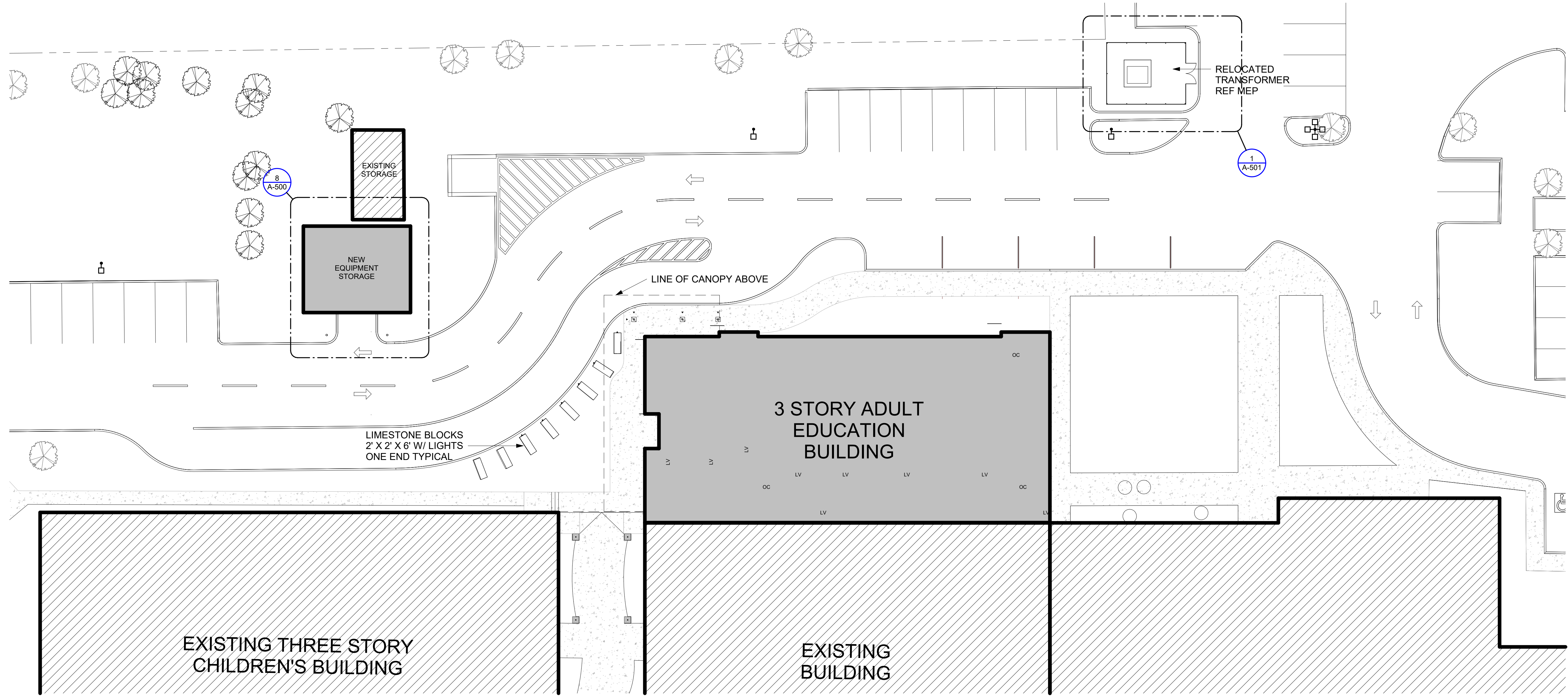
ADULT EDUCATION BUILDING

LEVEL ONE	6,278 SF	114 OCCUPANCY
LEVEL TWO	6,165 SF	161 OCCUPANCY
LEVEL THREE	6,165 SF	167 OCCUPANCY
TOTAL SF	19,361 SF	474 OCCUPANCY





2 **ENLARGED ARCHITECTURAL EXISTING/DEMOLITION SITE PLAN**
SCALE: 1/16" = 1'-0"



1 **ENLARGED ARCHITECTURAL SITE PLAN - PHASE 1**
SCALE: 1/16" = 1'-0"

SITE PLAN NOTES

1. THE SITE PLAN IS BASED ON A SURVEY PREPARED BY EAGLE SURVEYING DATED 02/17/2026. CLICK ENGINEERING MAKES NO WARRANTY TO THE ACCURACY OF THIS INFORMATION.
2. REFER TO CIVIL ENGINEERING DRAWINGS PREPARED BY CLICK ENGINEERING UNDER SEPARATE COVER FOR STORM WATER MANAGEMENT SYSTEM AND STRUCTURES AND FOR EXTENSION OF UTILITIES FOR SERVICE TO THIS PROJECT.
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SITE DEMOLITION PLAN NOTES

1. THE SITE DEMOLITION PLAN IS BASED ON A SURVEY PREPARED BY EAGLE SURVEYING DATED 02/17/2026. CLICK ENGINEERING MAKES NO WARRANTY TO THE ACCURACY OF THIS INFORMATION. REFER TO SITE PLAN FOR NEW LOCATIONS OF EXISTING ITEMS TO BE RELOCATED.
2. VERIFY SERVICE OF EACH UTILITY BEFORE REMOVAL OF POLES, PIPING, ETC. COORDINATE REMOVAL WITH TRANSITION OF BUILDING SERVICE FOR NEW CONSTRUCTION.
3. COORDINATE THE DEMOLITION/REMOVAL OF ALL SITE PAVING BUILDING COMPONENTS WHICH ARE INDICATED BY DASHED LINE: --- REFER TO CIVIL FOR DETAILED DEMOLITION PLANS
4. REFER TO CIVIL AND LANDSCAPE DOCUMENTS ISSUED UNDER SEPARATE COVER FOR ADDITIONAL DETAILED INFORMATION.

PARKING TABULATION

PARKING SPACE TABULATION

EXISTING OFF CAMPUS PARKING	269
EXISTING MAIN CAMPUS PARKING (ADA INCLUDED)	452
EXISTING ADA PARKING SPACES	19
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DEMOLITION ADA PARKING SPACES	0
DEMOLITION OFF CAMPUS PARKING	0
NEW PARALLEL	5
TOTAL PARKING BY PHASE 1	758

REVISION SCHEDULE

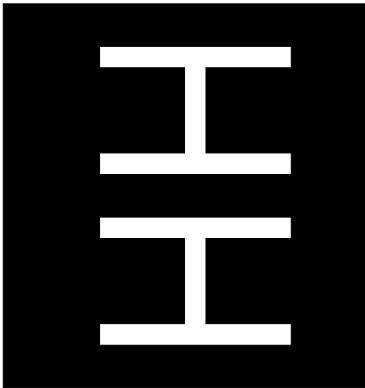
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**FIRST BAPTIST CHURCH OF
ROCKWALL PHASE 1 ADULT
EDUCATION BUILDING**

OWNER: FBC ROCKWALL
610 S. GOLIAD STREET ROCKWALL, TEXAS 75087

2413

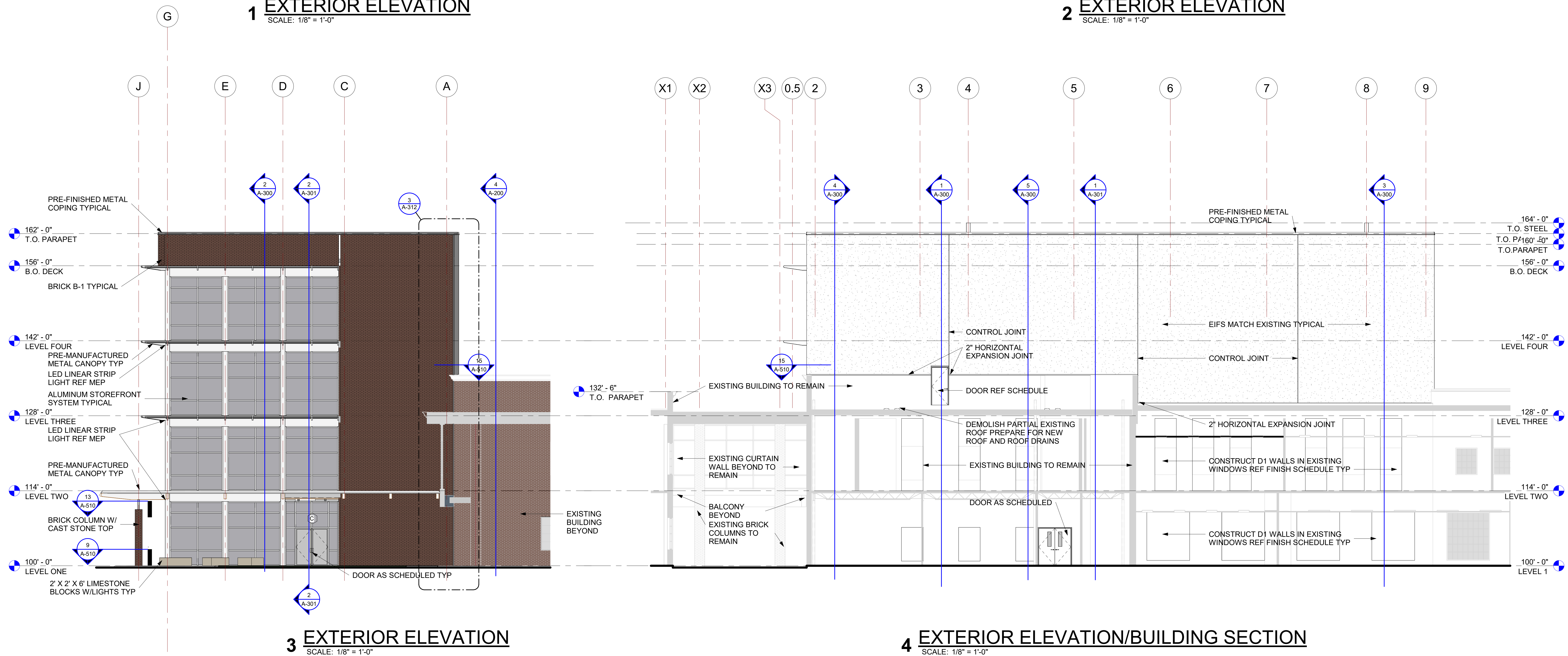
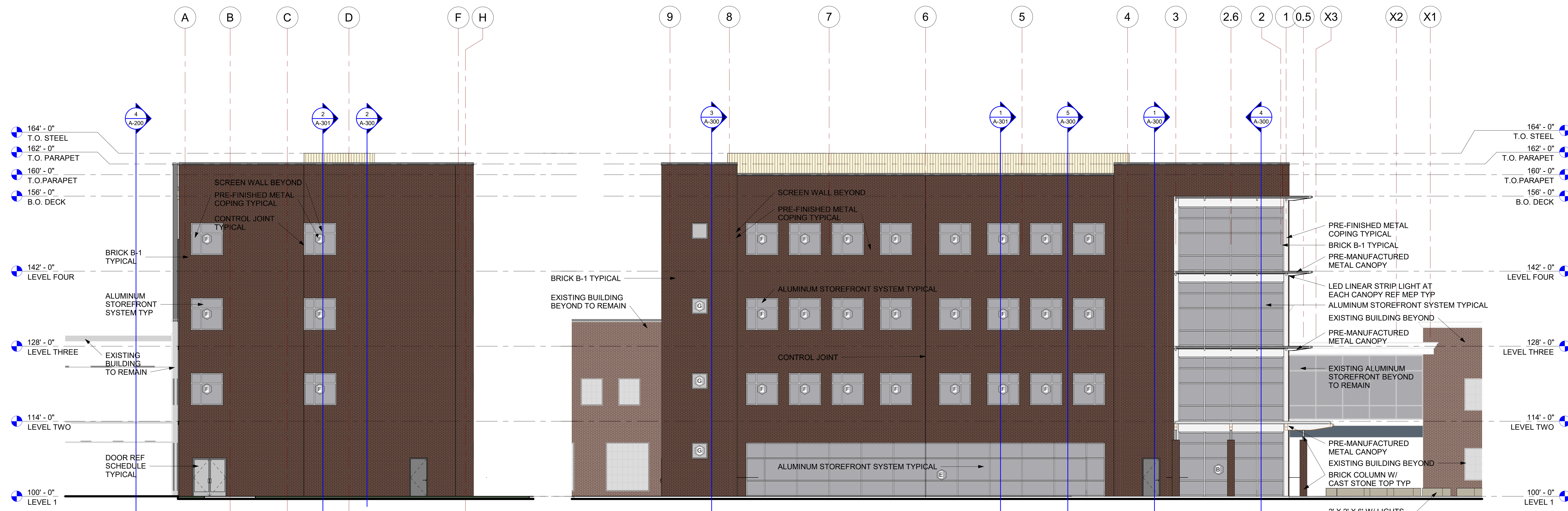
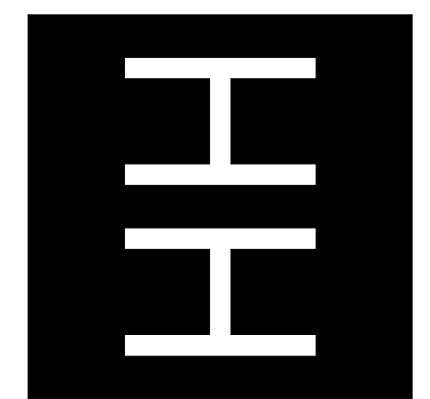
08.14.2026

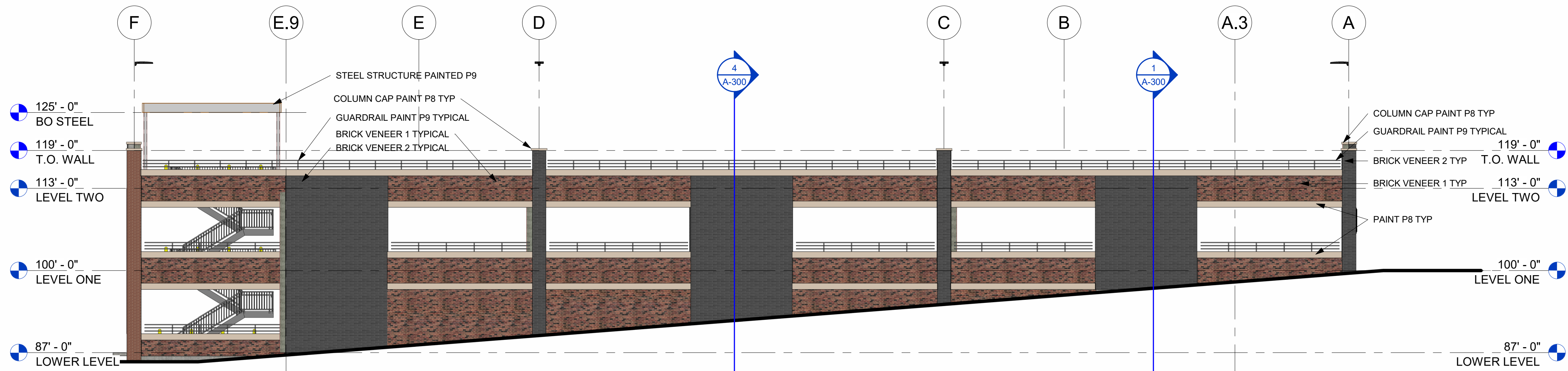
CONSTRUCTION
DOCUMENTS

ENLARGED
ARCHITECTURAL SITE
PLANS - PHASE 1

A-102

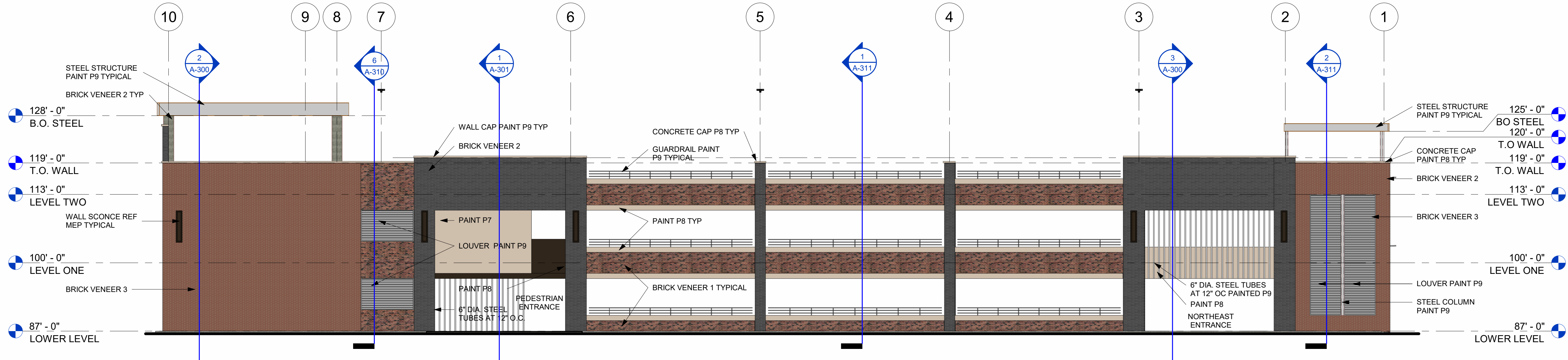






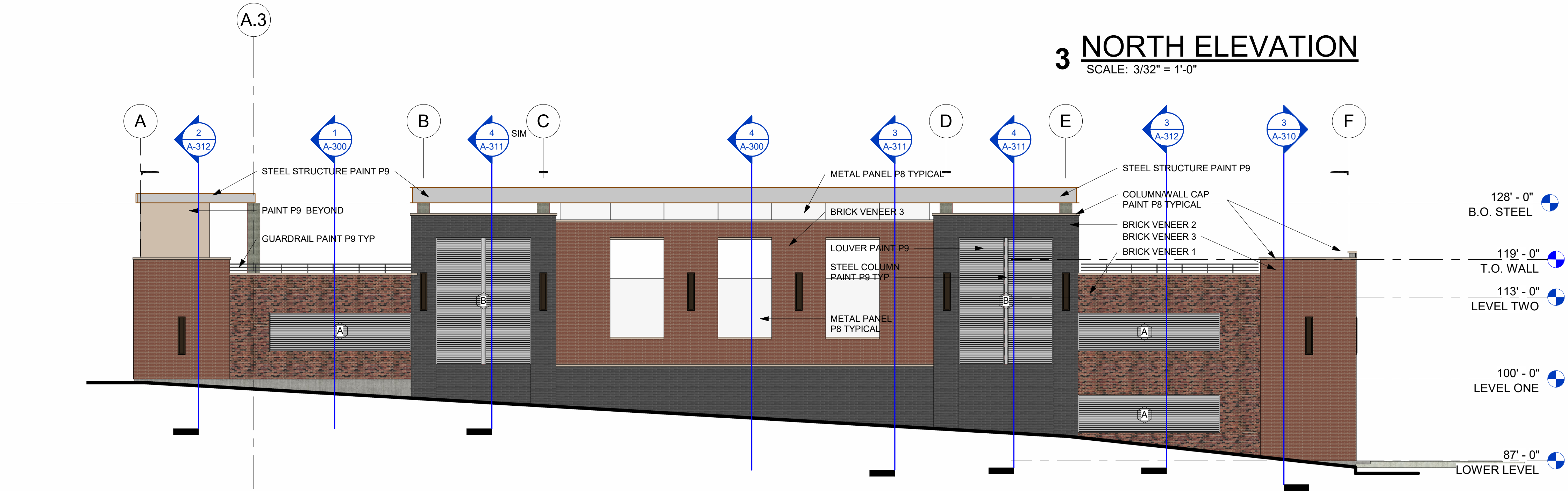
4 WEST ELEVATION

SCALE: 3/32" = 1'-0"



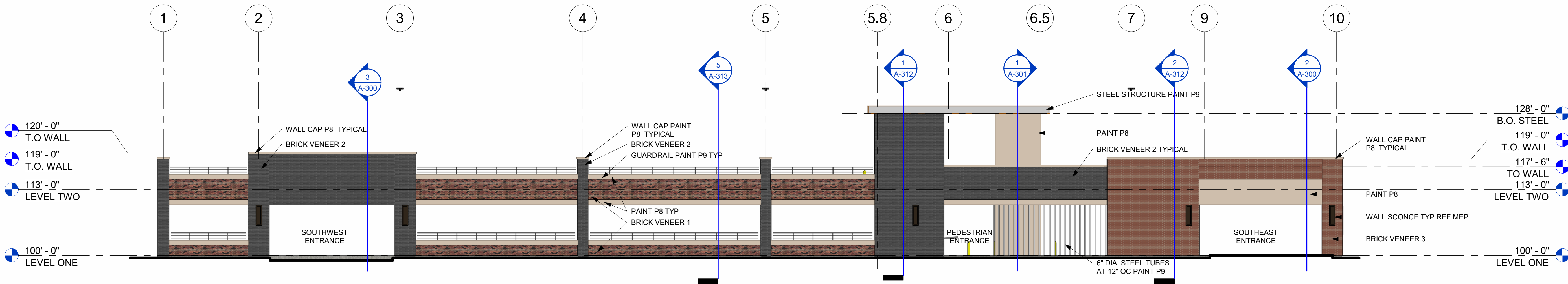
3 NORTH ELEVATION

SCALE: 3/32" = 1'-0"



2 EAST ELEVATION

SCALE: 3/32" = 1'-0"



1 SOUTH ELEVATION

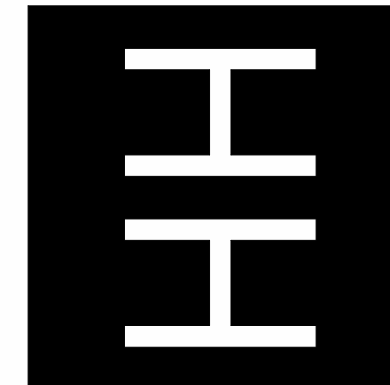
SCALE: 3/32" = 1'-0"

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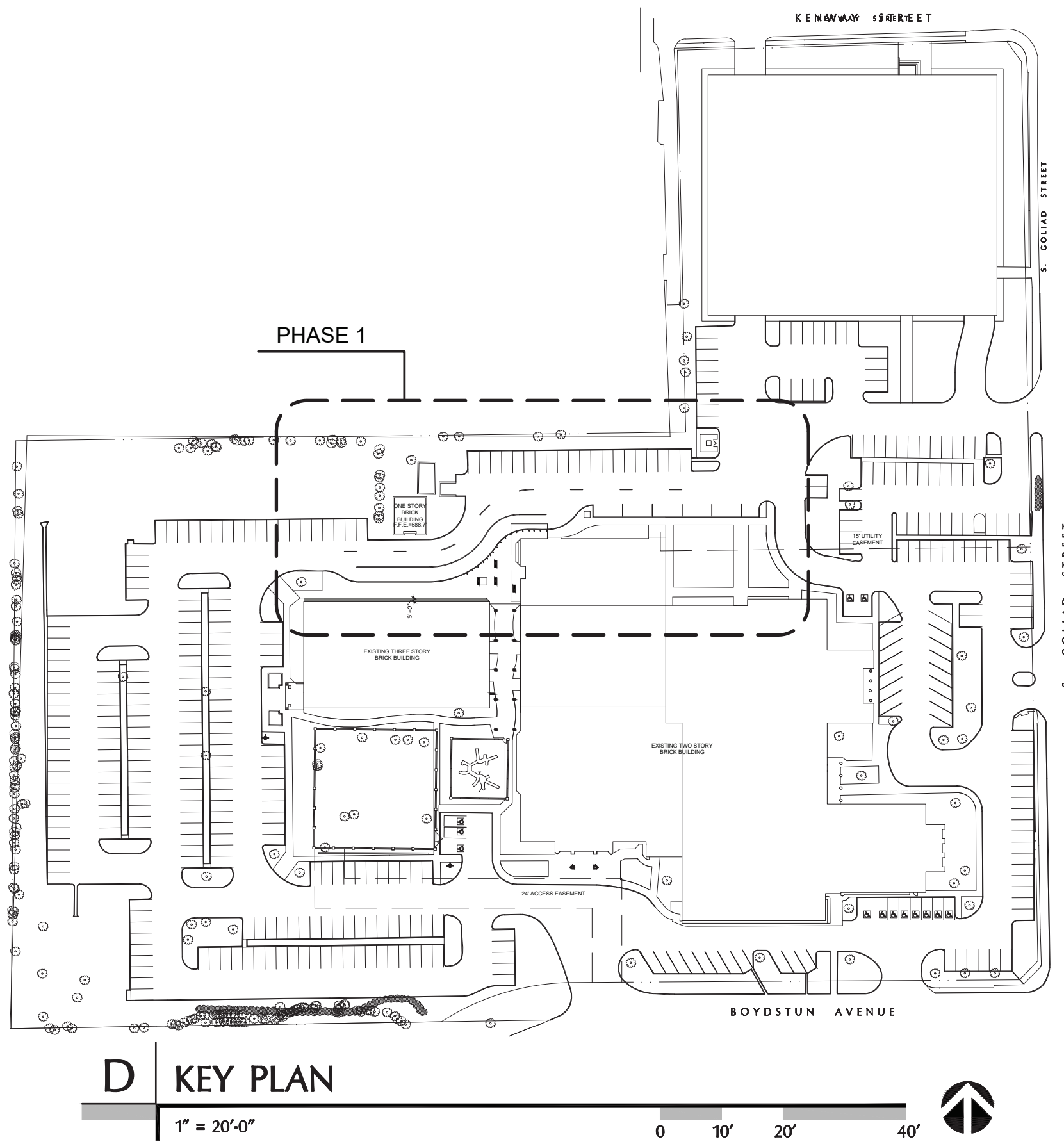
**FBC ROCKWALL PHASE 2 -
NORTH PARKING GARAGE**

OWNER FBC ROCKWALL
610 S. GOLIAD STREET ROCKWALL, TEXAS 75087

2413 04.22.2026

CONSTRUCTION
DOCUMENTS
EXTERIOR ELEVATIONS

A-200



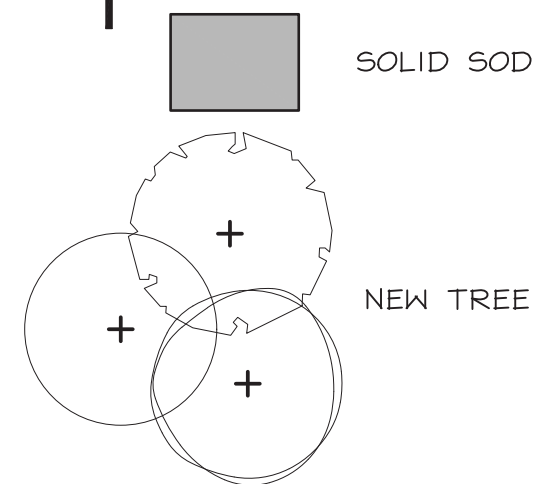
A EXISTING TREE LISTING WITHIN THE PROJECT AREA

Key No.	Tree	Caliper Inch	Disposition	Caliper inches removed
4153.	Hackberry	10	To remain and protect	
4154.	Hackberry	14	To remain and protect	
4155.	Hackberry	18	To remain and protect	
4156.	Hackberry	12	To remain and protect	
4157.	Hackberry	4	To remain and protect	
4158.	Hackberry	4	To remain and protect	
4159.	Hackberry	12	To remain and protect	
4160.	Hackberry	10	To remain and protect	
4161.	Cedar Elm	14	To remain and protect	
4162.	Cedar Elm	14	To remain and protect	
4163.	Hackberry	18	To remain and protect	
4164.	Cedar Elm	16	To remain and protect	
4165.	Hackberry	14	To remain and protect	
4166.	Hackberry	14	To remain and protect	
4205.	Texas Ash	16	To be removed	16
4206.	Texas Ash	16	To be removed	16
4216.	Live Oak	4	To be removed	
4217.	Texas Ash	16	To be removed	16
4218.	Texas Ash	12	To be removed	12
4219.	Texas Ash	14	To be removed	14
4220.	Cedar Elm	14	To be removed	14
4221.	Hackberry	12	To be removed	
4222.	Cedar Elm	8	To be removed	8
4223.	Cedar Elm	26	To be removed	26
4224.	Crape Myrtle	6	To be removed	
4225.	Live Oak	18	To be removed	18
4226.	Cedar Elm	10	To remain and protect	
4227.	Cedar Elm	6	To remain and protect	
4228.	Cedar Elm	4	To remain and protect	
4229.	Cedar Elm	10	To remain and protect	
4230.	Hackberry	22	To remain and protect	
4231.	Cedar Elm	12	To remain and protect	
4232.	Cedar Elm	6	To remain and protect	
4233.	Cedar Elm	12	To remain and protect	
4234.	Cedar Elm	14	To remain and protect	
4235.	Cedar Elm	14	To remain and protect	
4236.	Cedar Elm	8	To remain and protect	
4237.	Cedar Elm	16	To remain and protect	
4238.	Cedar Elm	10	To remain and protect	
4239.	Texas Ash	16	To remain and protect	
4240.	Live Oak	18	To remain and protect	
Caliper inches in the project area		514	Caliper inches removed	
			140	

E PLANTING GENERAL NOTES

1. ALL SOIL EXCAVATION MAY BE DISPOSED OF ON SITE.
2. IF A LIVE UTILITY IS ENCOUNTERED DURING EXCAVATION, CONTACT OWNER'S REPRESENTATIVE.
3. SEE PLANTING SPECIFICATIONS FOR A COMPLETE DESCRIPTION OF PLANT MATERIAL AND INSTALLATION.
4. ALL BEDS MUST BE LAID OUT AND APPROVED PRIOR TO THE INSTALLATION OF THE IRRIGATION FOR COORDINATION.
5. ALL PLANT MATERIAL SHALL BE STAKED AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO PLANT INSTALLATION.
6. ALL PLANTING DETAILS ARE TYPICAL.
7. ALL DISTURBED AREAS WITHIN THE PROJECT LIMITS MUST BE EITHER HYDROMULCHING OR SOLID SODDED UNLESS NOTED.

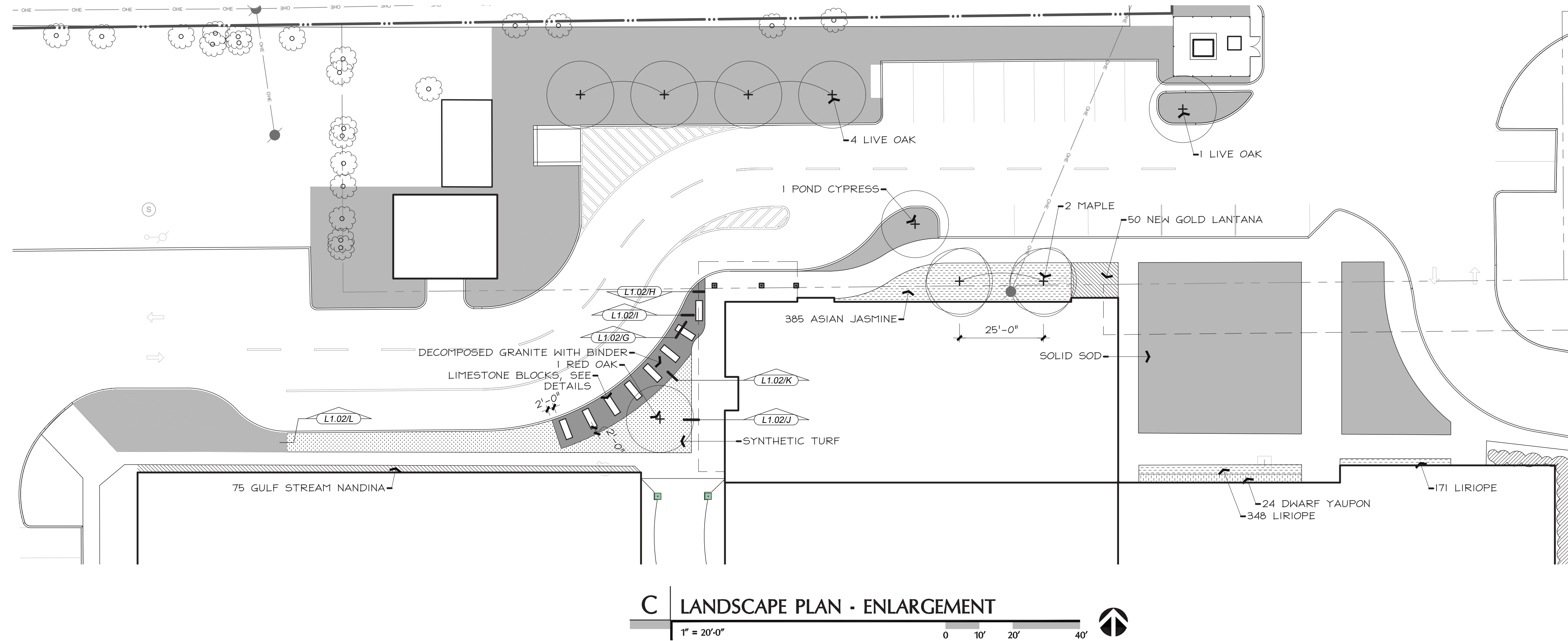
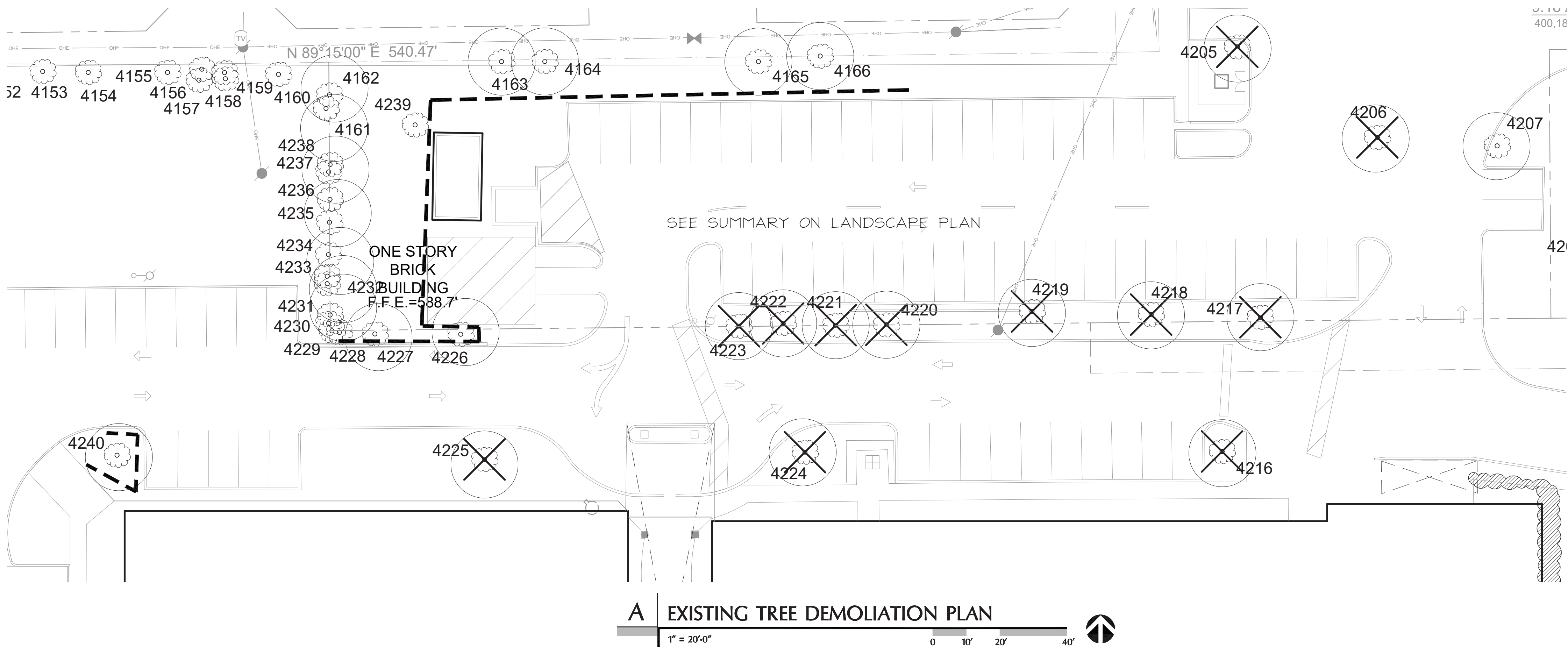
F LEGEND



A PLANT LISTING

ALL SIZES SHOWN ARE MINIMUM. SMALLER CONTAINERS MEETING THE SPECIFIED HEIGHT AND SPREAD WILL NOT BE ACCEPTED. IF QUANTITIES ARE SHOWN, CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES. PLAN REFERENCES GOVERN.

BOTANIC NAME	COMMON NAME	SIZE	DESCRIPTION	QUANTITIES	CALIPER INCHES
LARGE TREES					
QUERCUS SHUMARDII	SHUMARD RED OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.	1	4
QUERCUS VIRGINIANA	LIVE OAK	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.	5	20
ACER RUBRUM	OCTOBER GLORY MAPLE	100 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 5'-6' SPREAD	SINGLE STRAIGHT LEADER.	2	8
TAXODIUM ASCENDENS	POND CYPRESS	65 GALLON CONTAINER, 4"-4 1/2" CALIPER, 9' - 10' HEIGHT, 4'-5' SPREAD	SINGLE STRAIGHT LEADER.	1	8
					40 CALIPER INCHES INSTALLED
SHRUBS					
NANDINA DOMESTICA 'GULF STREAM'	GULF STREAM NANDINA	3 GALLON	24" ON CENTER	75	
ILEX VOMITORIA 'NANA STOKES'	STOKES DWARF YAUPO	3 GALLON	24" ON CENTER	24	
GROUNDCOVER / PERENNIAL					
LIRIOPE MUSCARI 'BIG BLUE'	BIG BLUE LIRIOPE	4" POT	8" ON CENTER	519	
TRACHELSPERMUM ASIATICUM	ASIAN JASMINE	1 GALLON	18" ON CENTER	365	
LANTANA X 'NEW GOLD'	NEW GOLD LANTANA	1 GALLON	15" ON CENTER	50	
LAWN					
CYNDO	SOLID SOD BERMUDA				



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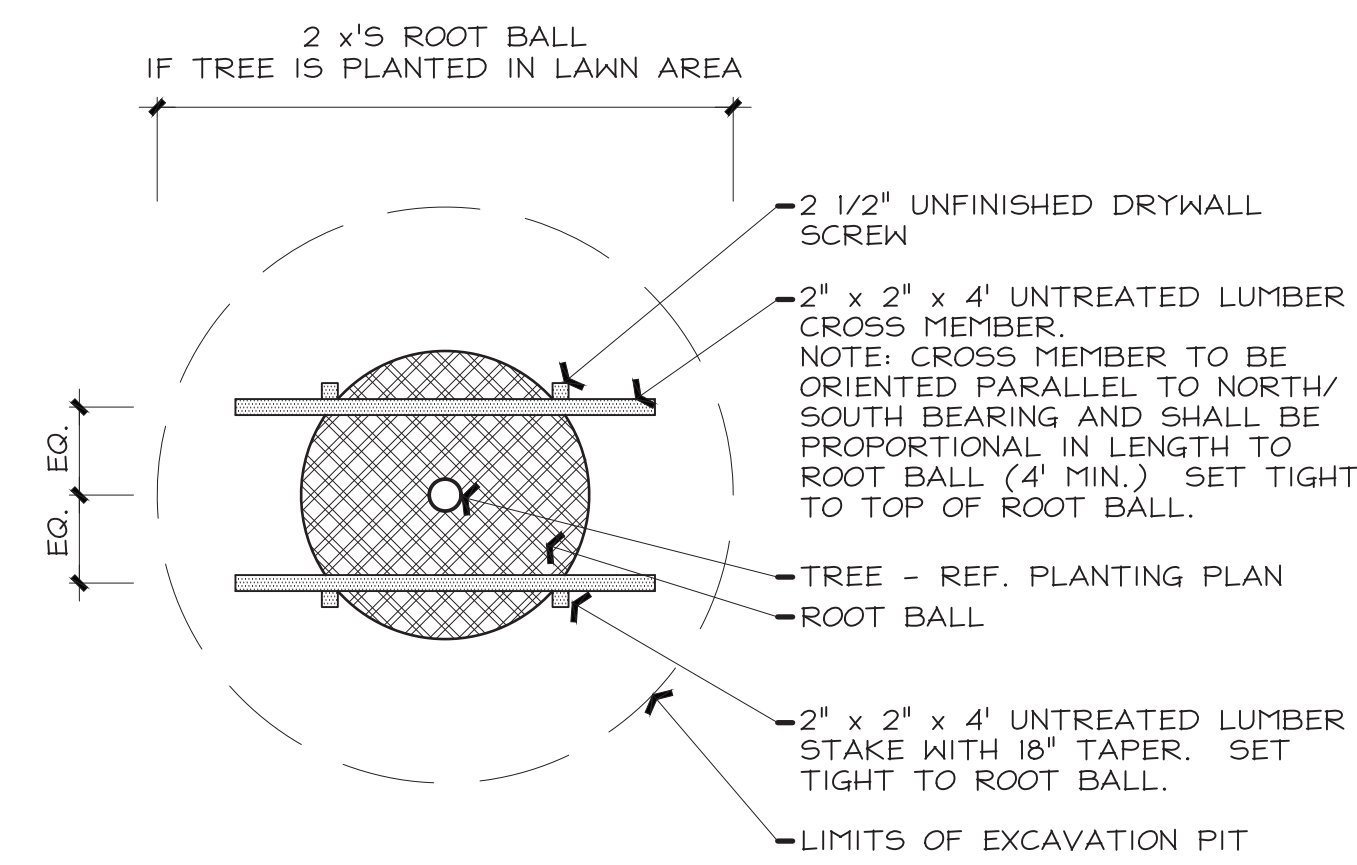
CONSTRUCTION DOCUMENTS

FIRST BAPTIST CHURCH OF
ROCKWALL PHASE 1 ADULT
EDUCATION BUILDING
OWNER: FBC ROCKWALL
610 S. GOLIAD STREET ROCKWALL, TEXAS 75087

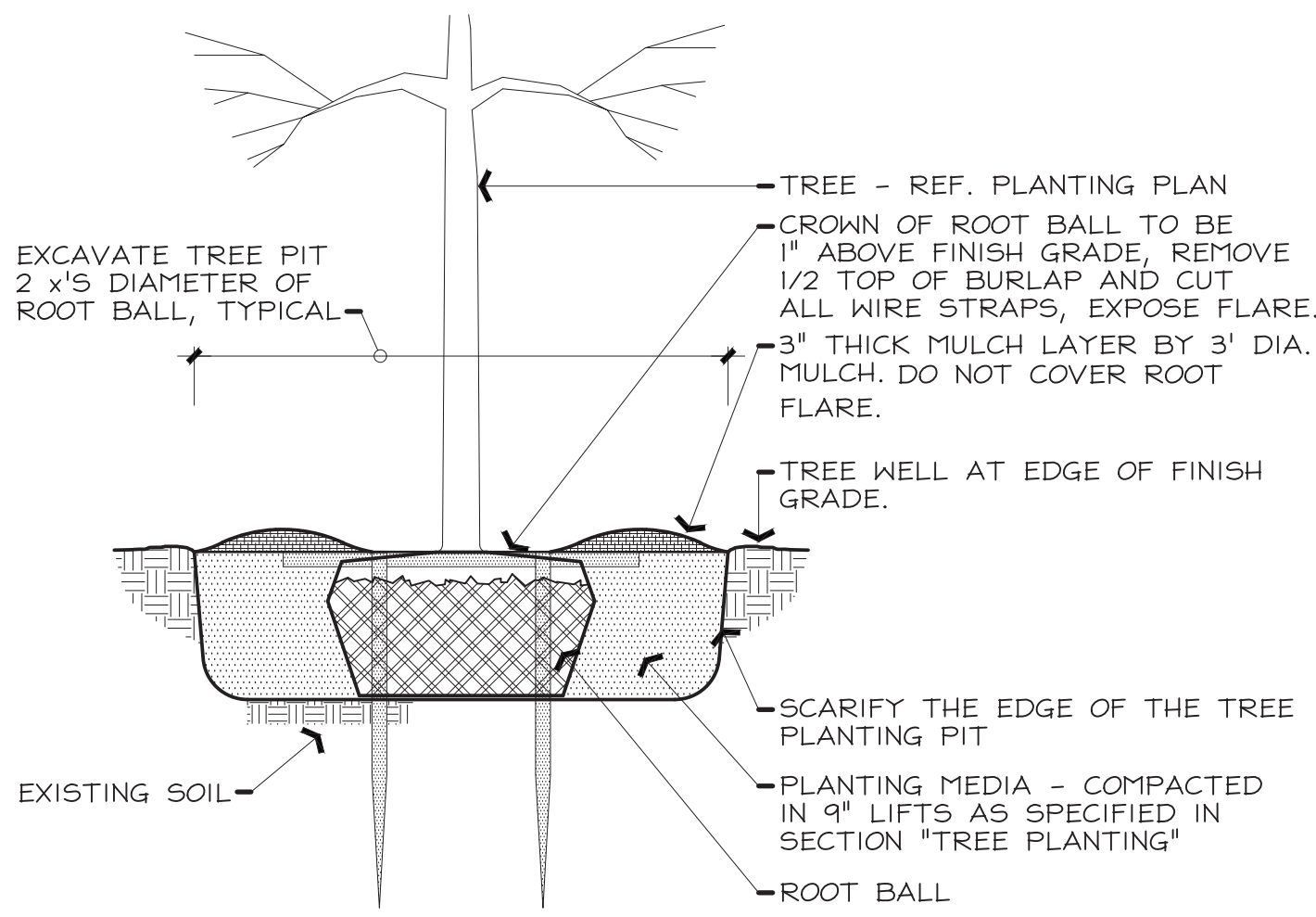
2413 08.14.2026

CONSTRUCTION
DOCUMENTS
LANDSCAPE PLAN -
ENLARGEMENTS AND
PLANT LIST

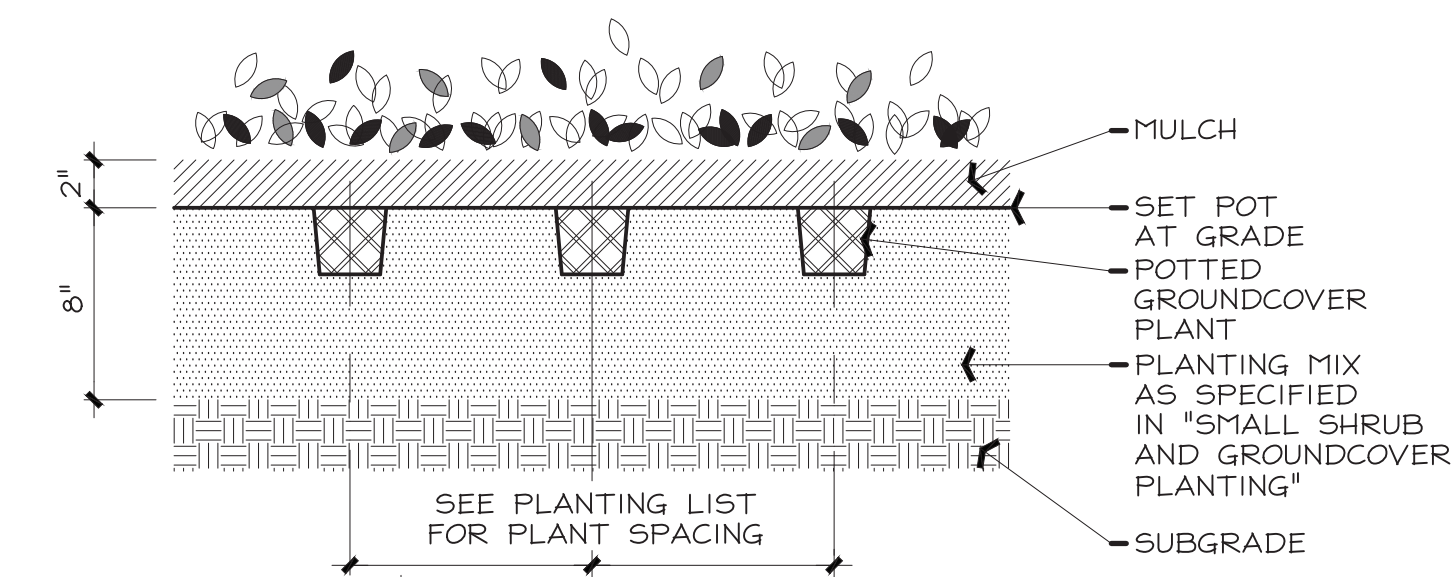
L101



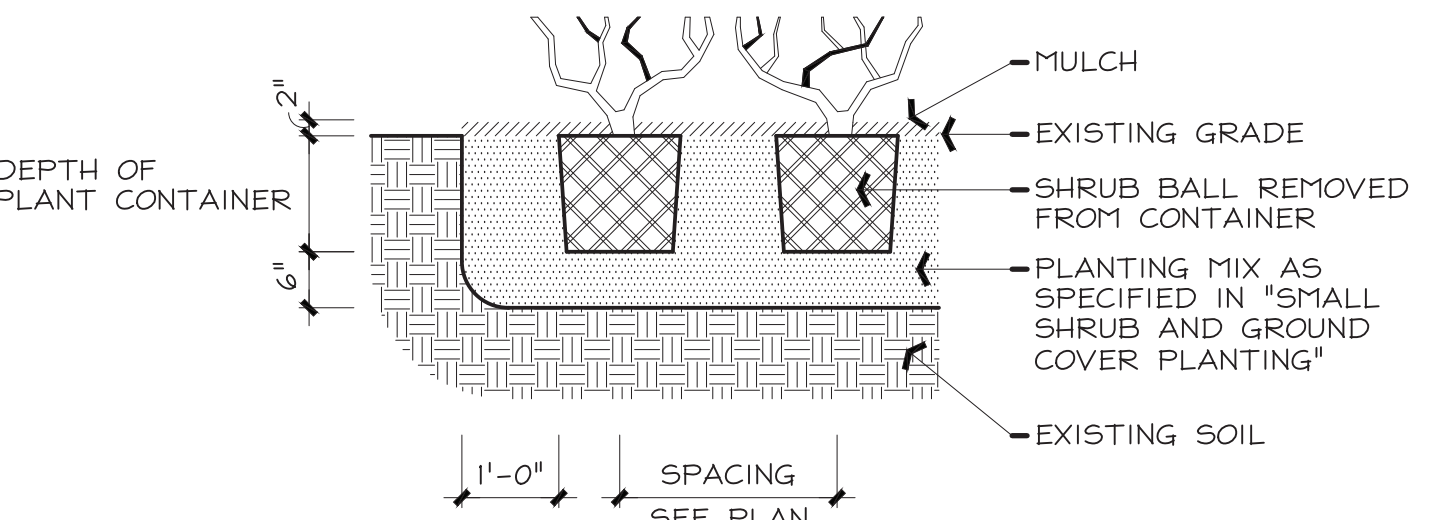
A | TYPICAL TREE STAKING - PLAN
1/2" = 1'-0"



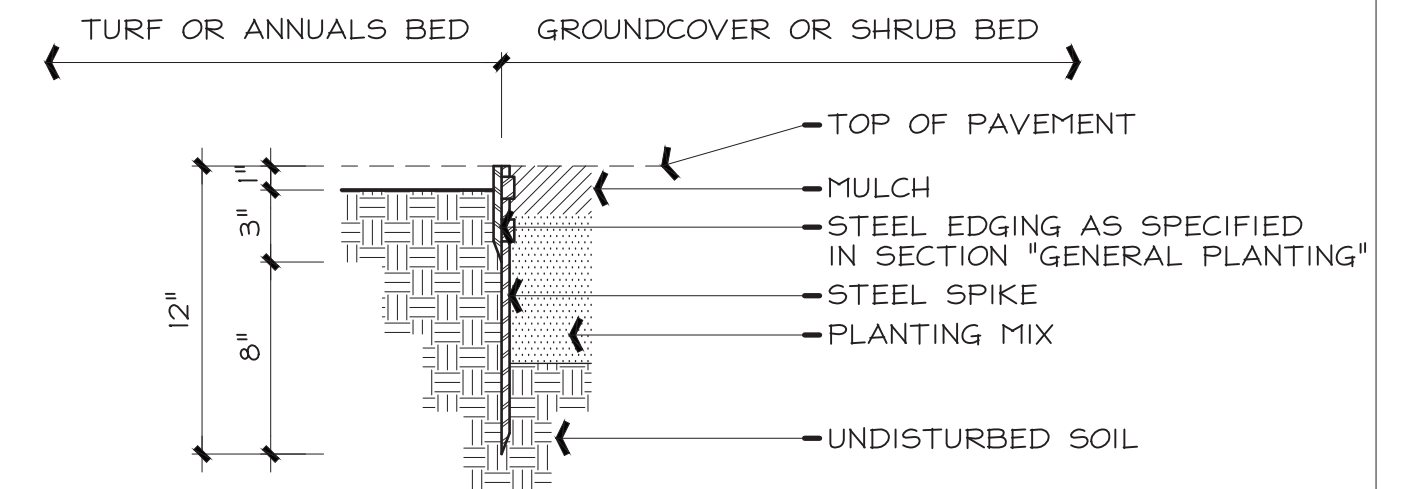
B | TREE PLANTING IN LAWN - SECTION
1/2" = 1'-0"



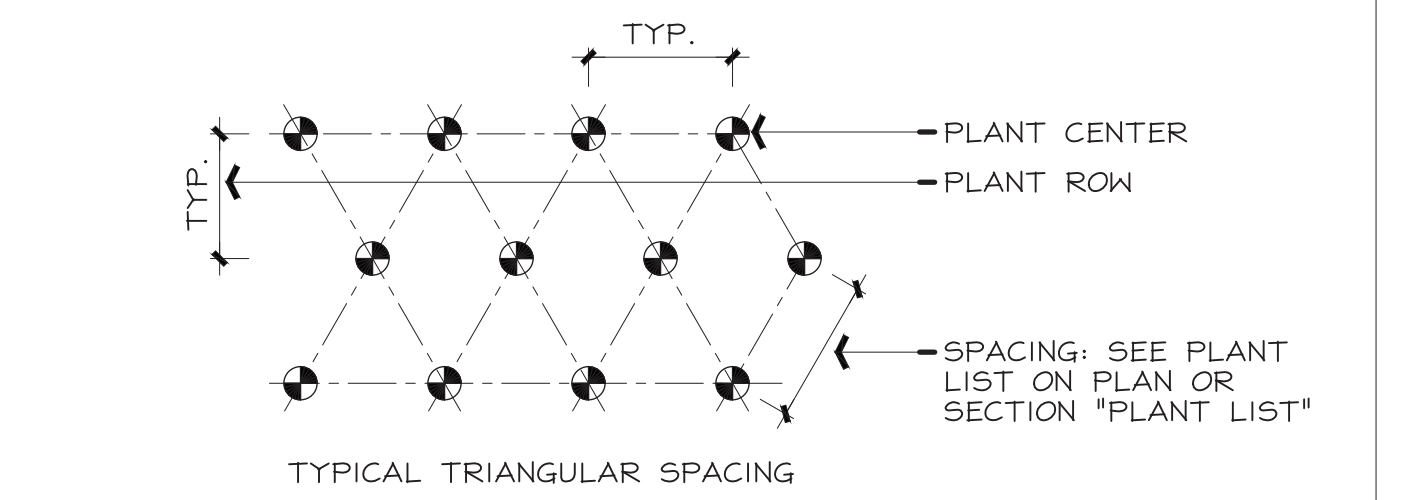
E | GROUNDCOVER PLANTING - SECTION
1/2" = 1'-0"



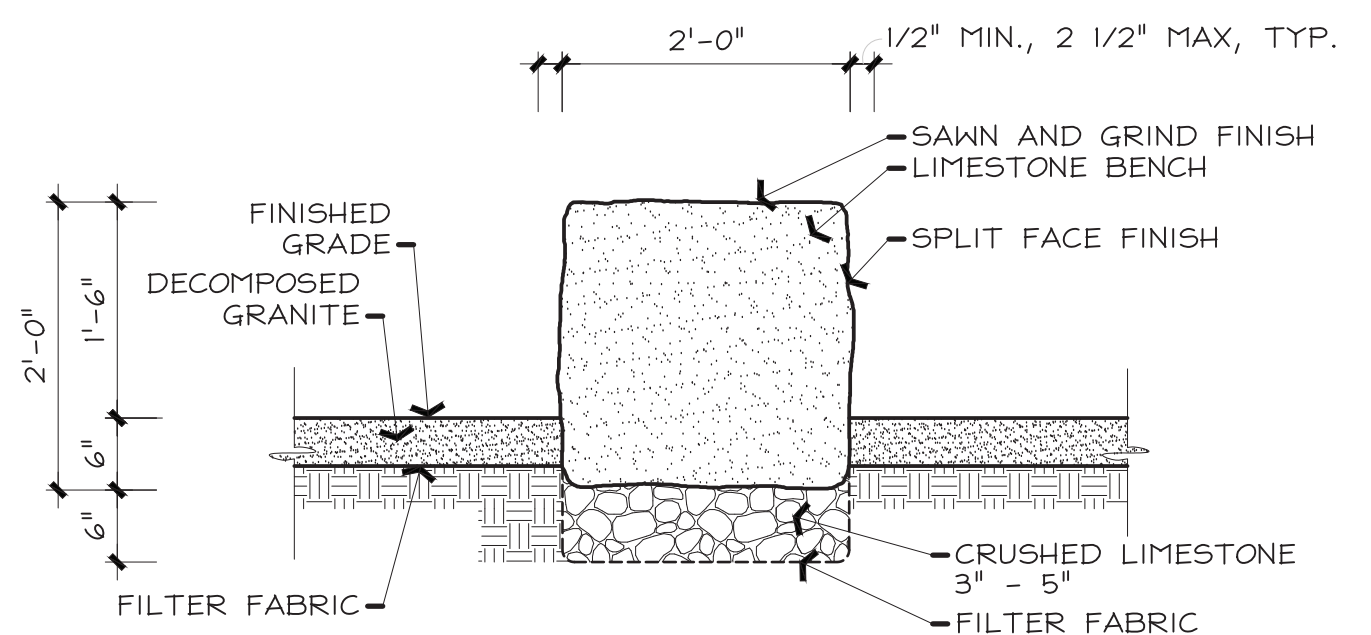
C | SHRUB PLANTING - SECTION
1/2" = 1'-0"



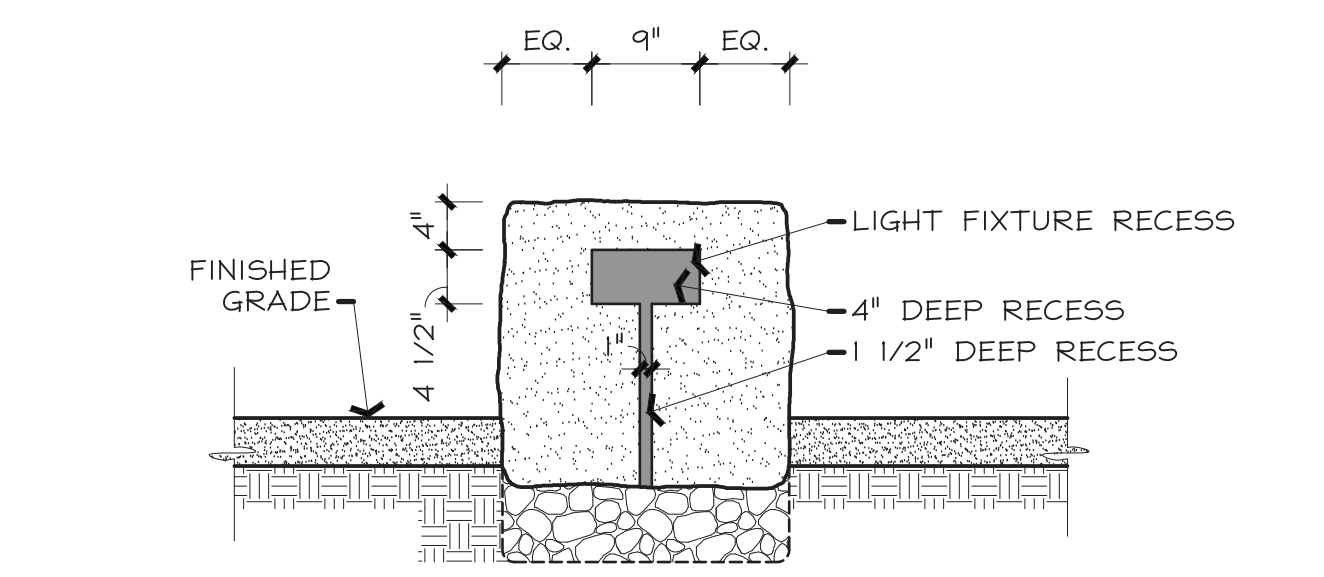
F | STEEL EDGING - SECTION
1/2" = 1'-0"



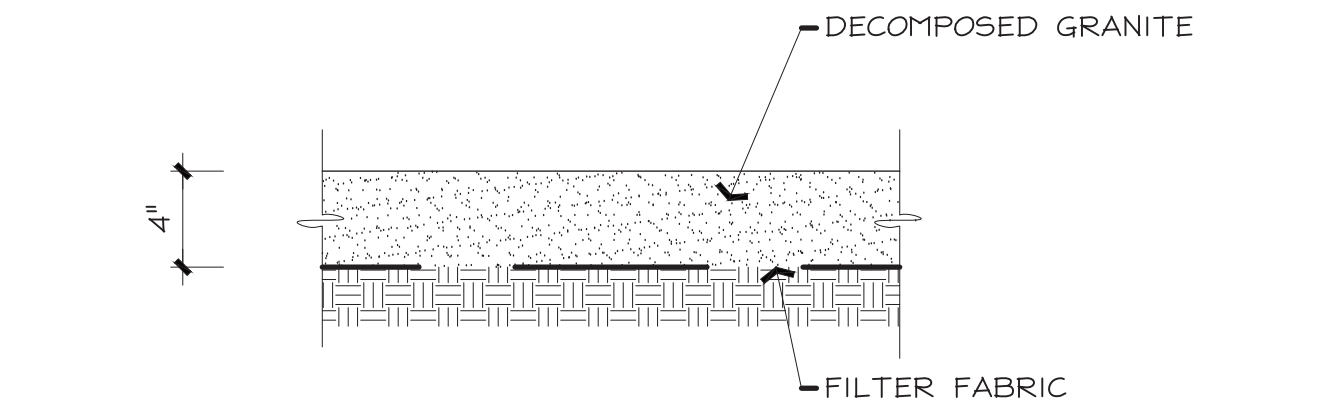
D | PLANT SPACING - PLAN
1/2" = 1'-0"



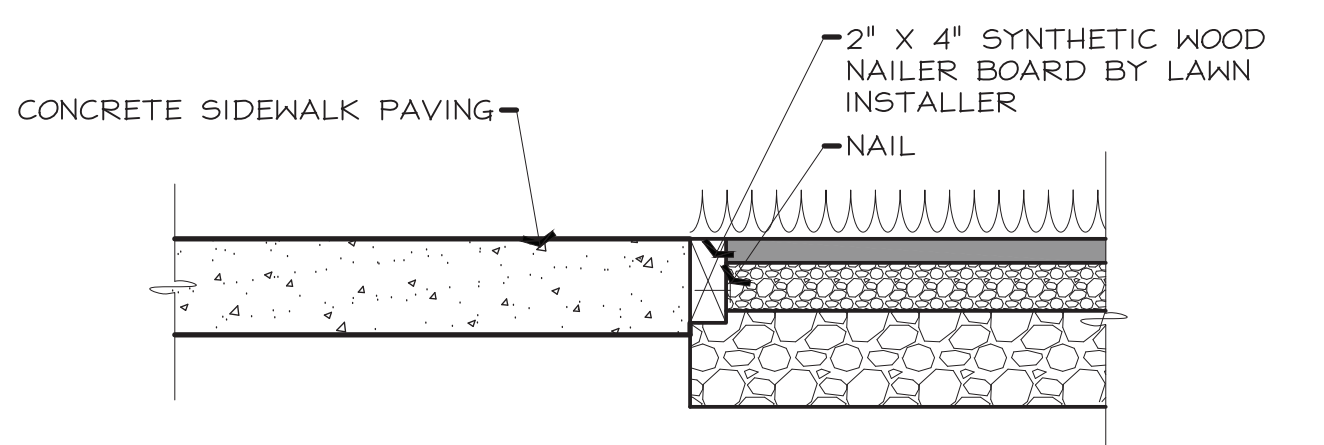
G | STONE BENCH - SECTION
3/4" = 1'-0"



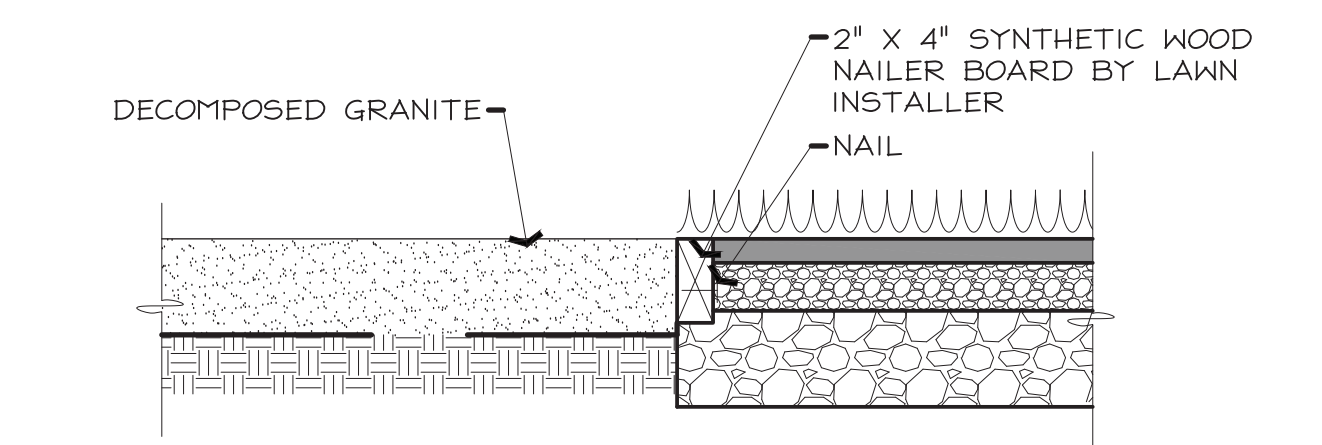
H | STONE BENCH END LIGHT - ELEVATION
3/4" = 1'-0"



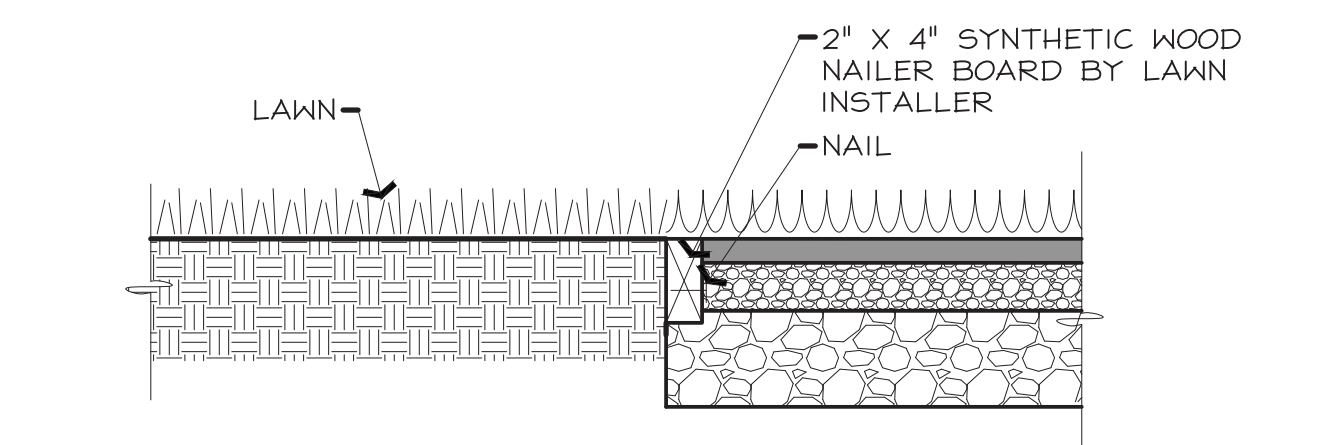
I | DECOMPOSED GRANITE PAVING SECTION
1/2" = 1'-0"



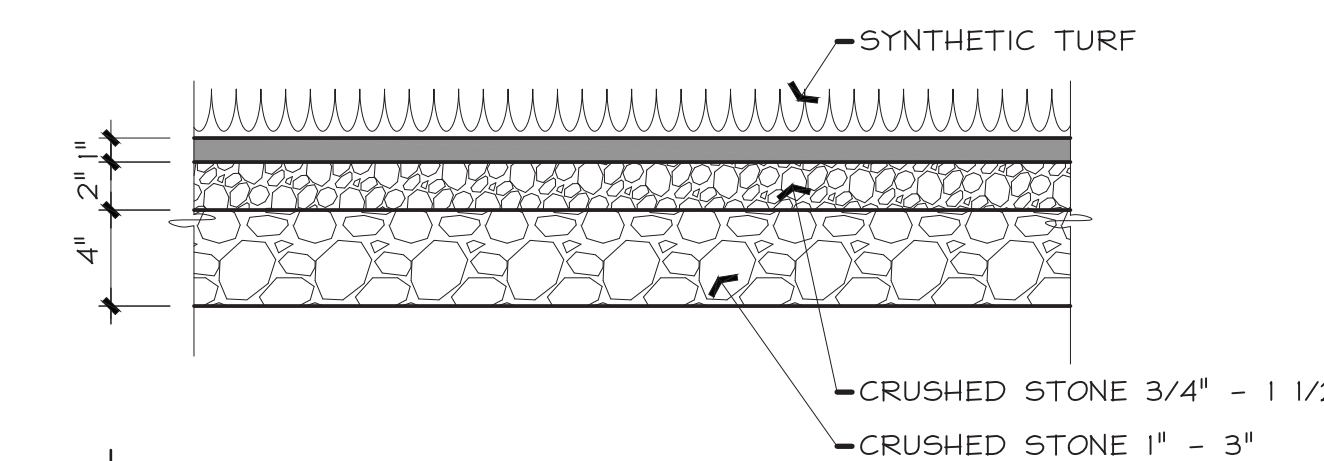
J | SYNTHETIC TURF AT SIDEWALK
1/2" = 1'-0"



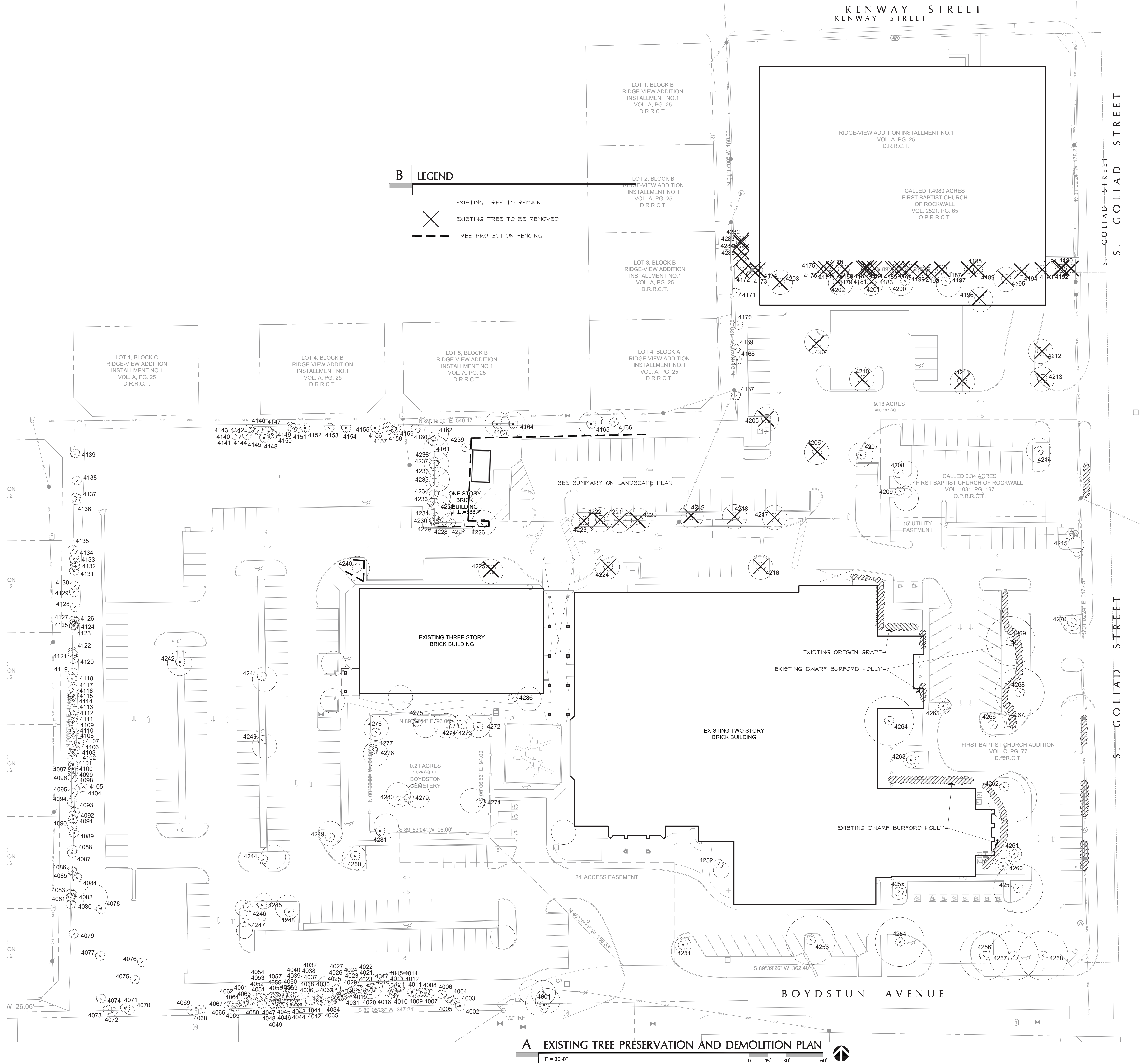
K | SYNTHETIC TURF AT DECOMPOSED GRANITE
1/2" = 1'-0"



L | SYNTHETIC TURF AT LAWN
1/2" = 1'-0"



M | SYNTHETIC TURF DRAINAGE SECTION
1/2" = 1'-0"



A EXISTING TREE PRESERVATION AND DEMOLITION PLAN

CONSTRUCTION DOCUMENTS

**PHASE2 ADULT EDUCATION
BUILDING ADDITION**

OWNER: FBC ROCKWALL
610 S. GOLIAD STREET ROCKWALL, TEXAS 75087

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CONSTRUCTION
DOCUMENTS
EXISTING TREE
PRESERVATION AND
DEMOLITION PLAN

L001



04.16.2026

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A | EXISTING TREE LISTING

TREE TABLE		
I.D.	COMMON NAME	DBH (INCHES)
4001	POPLAR	16
4002	JAPANESE PHOTINIA	8
4003	JAPANESE PHOTINIA	8
4004	JAPANESE PHOTINIA	10
4005	CEDAR ELM	10
4006	JAPANESE PHOTINIA	6
4007	JAPANESE PHOTINIA	8
4008	JAPANESE PHOTINIA	6
4009	JAPANESE PHOTINIA	6
4010	HACKBERRY	12
4011	JAPANESE PHOTINIA	8
4012	JAPANESE PHOTINIA	8
4013	CEDAR ELM	6
4014	HACKBERRY	14
4015	CEDAR ELM	8
4016	HACKBERRY	4
4017	CEDAR ELM	6
4018	CEDAR ELM	6
4019	JAPANESE PHOTINIA	6
4020	CEDAR ELM	4
4021	CEDAR ELM	6
4022	CEDAR ELM	4
4023	CEDAR ELM	4
4024	JAPANESE PHOTINIA	8
4025	CEDAR ELM	4
4026	JAPANESE PHOTINIA	6
4027	JAPANESE PHOTINIA	6
4028	CEDAR ELM	4
4029	JAPANESE PHOTINIA	6
4030	JAPANESE PHOTINIA	6
4031	CEDAR ELM	6
4032	CEDAR ELM	4
4033	JAPANESE PHOTINIA	6
4034	JAPANESE PHOTINIA	4
4035	JAPANESE PHOTINIA	6
4036	JAPANESE PHOTINIA	6
4037	JAPANESE PHOTINIA	4
4038	CEDAR ELM	8
4039	CEDAR ELM	12
4040	JAPANESE PHOTINIA	4
4041	JAPANESE PHOTINIA	4
4042	JAPANESE PHOTINIA	4
4043	JAPANESE PHOTINIA	4
4044	JAPANESE PHOTINIA	4
4045	JAPANESE PHOTINIA	4
4046	JAPANESE PHOTINIA	4
4047	JAPANESE PHOTINIA	6
4048	JAPANESE PHOTINIA	4
4049	JAPANESE PHOTINIA	4
4050	JAPANESE PHOTINIA	4
4051	JAPANESE PHOTINIA	4
4052	JAPANESE PHOTINIA	6
4053	JAPANESE PHOTINIA	8
4054	JAPANESE PHOTINIA	6
4055	JAPANESE PHOTINIA	10
4056	JAPANESE PHOTINIA	6
4057	JAPANESE PHOTINIA	8
4058	JAPANESE PHOTINIA	12
4059	JAPANESE PHOTINIA	8
4060	JAPANESE PHOTINIA	8
4061	JAPANESE PHOTINIA	4
4062	JAPANESE PHOTINIA	4
4063	JAPANESE PHOTINIA	4
4064	CEDAR	16
4065	CEDAR ELM	14
4066	CEDAR	4
4067	CEDAR	10
4068	CEDAR	6
4069	ELM	48
4070	CEDAR	16
4071	CEDAR	20
4072	CEDAR ELM	12
4073	ELM	24
4074	JAPANESE PHOTINIA	12
4075	CYPRESS	6
4076	CYPRESS	4
4077	CYPRESS	4
4078	CEDAR ELM	20
4079	JAPANESE PHOTINIA	12
4080	HACKBERRY	14
4081	HACKBERRY	14
4082	CEDAR	20
4083	HACKBERRY	4
4084	ELM	16
4085	CEDAR ELM	4
4086	HACKBERRY	20
4087	HACKBERRY	16
4088	CEDAR	16
4089	CEDAR	26
4090	CEDAR ELM	14
4091	CEDAR ELM	18
4092	CEDAR ELM	8
4093	CEDAR ELM	8
4094	CEDAR ELM	14
4095	CEDAR ELM	10
4096	CEDAR ELM	10

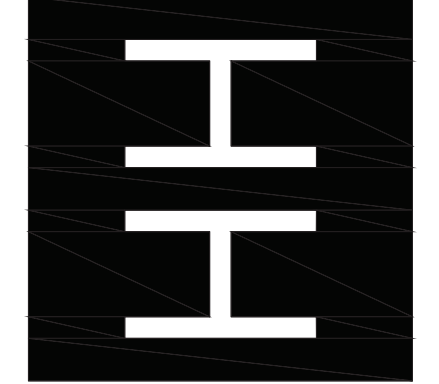
TREE TABLE		
I.D.	COMMON NAME	DBH (INCHES)
4097	CEDAR ELM	14
4098	CEDAR ELM	8
4099	CEDAR ELM	16
4100	HACKBERRY	8
4101	CEDAR ELM	4
4102	ELM	6
4103	CEDAR ELM	6
4104	ELM	18
4105	ELM	12
4106	LIVE OAK	10
4107	CEDAR ELM	16
4108	CEDAR ELM	10
4109	CEDAR ELM	14
4110	HACKBERRY	4
4111	CEDAR ELM	8
4112	BOIS D'ARC	14
4113	HACKBERRY	18
4114	ELM	6
4115	CEDAR ELM	4
4116	CEDAR ELM	12
4117	CEDAR ELM	6
4118	CEDAR ELM	18
4119	CEDAR ELM	10
4120	HACKBERRY	10
4121	ELM	6
4122	ELM	16
4123	CEDAR ELM	6
4124	HACKBERRY	12
4125	CEDAR ELM	6
4126	HACKBERRY	24
4127	HACKBERRY	10
4128	ELM	8
4129	HACKBERRY	14
4130	CEDAR ELM	6
4131	HACKBERRY	6
4132	CEDAR	14
4133	ASH	30
4134	CEDAR ELM	4
4135	HACKBERRY	6
4136	ELM	20
4137	ELM	6
4138	ELM	6
4139	JAPANESE PHOTINIA	12
4140	BOIS D'ARC	8
4141	HACKBERRY	4
4142	HACKBERRY	4
4143	CEDAR ELM	10
4144	HACKBERRY	20
4145	HACKBERRY	6
4146	CEDAR ELM	8
4147	HACKBERRY	8
4148	CEDAR ELM	6
4149	HACKBERRY	8
4150	CEDAR	20
4151	HACKBERRY	8
4152	HACKBERRY	24
4153	HACKBERRY	10
4154	HACKBERRY	14
4155	HACKBERRY	18
4156	HACKBERRY	12
4157	HACKBERRY	4
4158	HACKBERRY	4
4159	HACKBERRY	12
4160	HACKBERRY	10
4161	CEDAR ELM	14
4162	CEDAR ELM	14
4163	HACKBERRY	18
4164	CEDAR ELM	16
4165	HACKBERRY	14
4166	HACKBERRY	14
4167	HACKBERRY	14
4168	HACKBERRY	8
4169	HACKBERRY	12
4170	HACKBERRY	8
4171	HACKBERRY	14
4172	HACKBERRY	8
4173	HACKBERRY	10
4174	HACKBERRY	20
4175	HACKBERRY	8
4176	HACKBERRY	6
4177	HACKBERRY	6
4178	CEDAR ELM	4
4179	CEDAR ELM	4
4180	HACKBERRY	8
4181	HACKBERRY	6
4182	HACKBERRY	14
4183	HACKBERRY	6
4184	CEDAR ELM	8
4185	CEDAR ELM	6
4186	HACKBERRY	8
4187	ELM	8
4188	ELM	4
4189	HACKBERRY	4
4190	HACKBERRY	10
4191	HACKBERRY	4
4192	HACKBERRY	14

TREE TABLE		
I.D.	COMMON NAME	DBH (INCHES)
4193	HACKBERRY	4
4194	ELM	8
4195	PECAN	18
4196	PECAN	20
4197	OAK	8
4198	ELM	8
4199	ELM	10
4200	OAK	12
4201	OAK	6
4202	OAK	16
4203	PERSIMMON	12
4204	PERSIMMON	14
4205	PERSIMMON	16
4206	PERSIMMON	16
4207	PECAN	24
4208	PECAN	18
4209	PECAN	28
4210	LIVE OAK	8
4211	OAK	12
4212	OAK	14
4213	OAK	14
4214	PECAN	24
4215	CREPE MYRTLE	16
4216	OAK	4
4217	PERSIMMON	16
4218	PERSIMMON	12
4219	PERSIMMON	14
4220	CEDAR ELM	14
4221	HACKBERRY	12
4222	CEDAR ELM	8
4223	CEDAR ELM	26
4224	CREPE MYRTLE	8
4225	OAK	18
4226	CEDAR ELM	10
4227	CEDAR ELM	6
4228	CEDAR ELM	4
4229	CEDAR ELM	10
4230	HACKBERRY	22
4231	CEDAR ELM	12
4232	CEDAR ELM	6
4233	CEDAR ELM	12
4234	CEDAR ELM	14
4235	CEDAR ELM	14
4236	CEDAR ELM	8
4237	CEDAR ELM	16
4238	CEDAR ELM	10
4239	PERSIMMON	16
4240	OAK	18
4241	OAK	18
4242	PECAN	18
4243	OAK	14
4244	OAK	18
4245	CREPE MYRTLE	10
4246	CREPE MYRTLE	10
4247	CREPE MYRTLE	10
4248	OAK	14
4249	OAK	8
4250	OAK	14
4251	CREPE MYRTLE	10
4252	CREPE MYRTLE	14
4253	LIVE OAK	28
4254	LIVE OAK	38
4255	CREPE MYRTLE	18
4256	LIVE OAK	36
4257	LIVE OAK	24
4258	LIVE OAK	28
4259	OAK	36
4260	CREPE MYRTLE	12
4261	CREPE MYRTLE	10
4262	OAK	32
4263	CREPE MYRTLE	14
4264	OAK	38
4265	CREPE MYRTLE	14
4266	CREPE MYRTLE	8
4267	OAK	26
4268	OAK	20
4269	OAK	18
4270	CREPE MYRTLE	10
4271	CEDAR	22
4272	CEDAR	20
4273	CEDAR	14
4274	CEDAR	16
4275	CEDAR	20
4276	CEDAR	24
4277	CEDAR	12
4278	CEDAR	12
4279	CEDAR	34
4280	CEDAR	34
4281	CEDAR	16
4282	HACKBERRY	14
4283	ELM	14
4284	HACKBERRY	6
4285	HACKBERRY	6
4286	CREPE MYRTLE	8



04.16.2026

HH Architects, Inc.
We Believe | We Serve | We Create
2221 Lakeside Blvd | Suite 1100
Richardson Texas 75082
972-404-1034



CONSTRUCTION DOCUMENTS

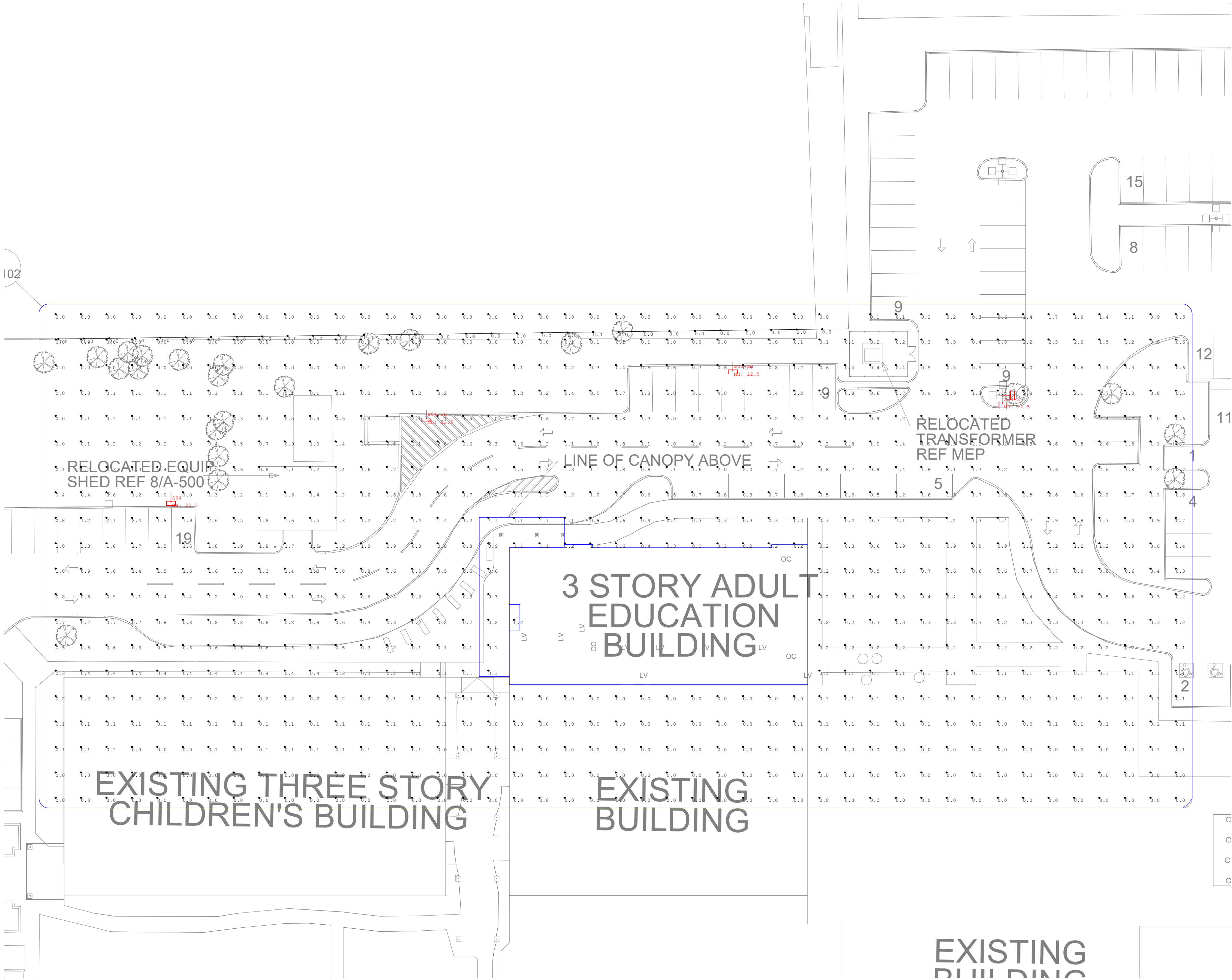
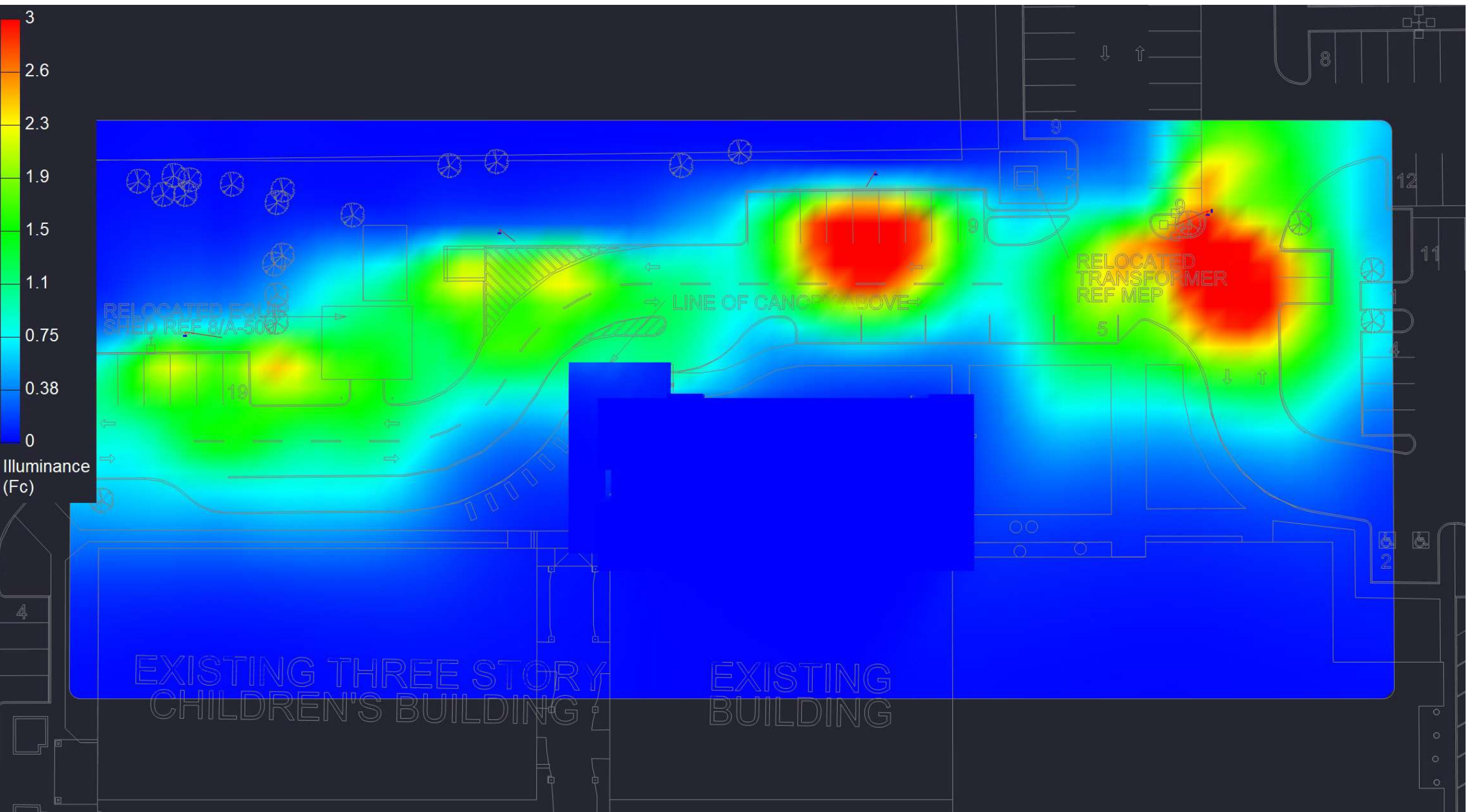
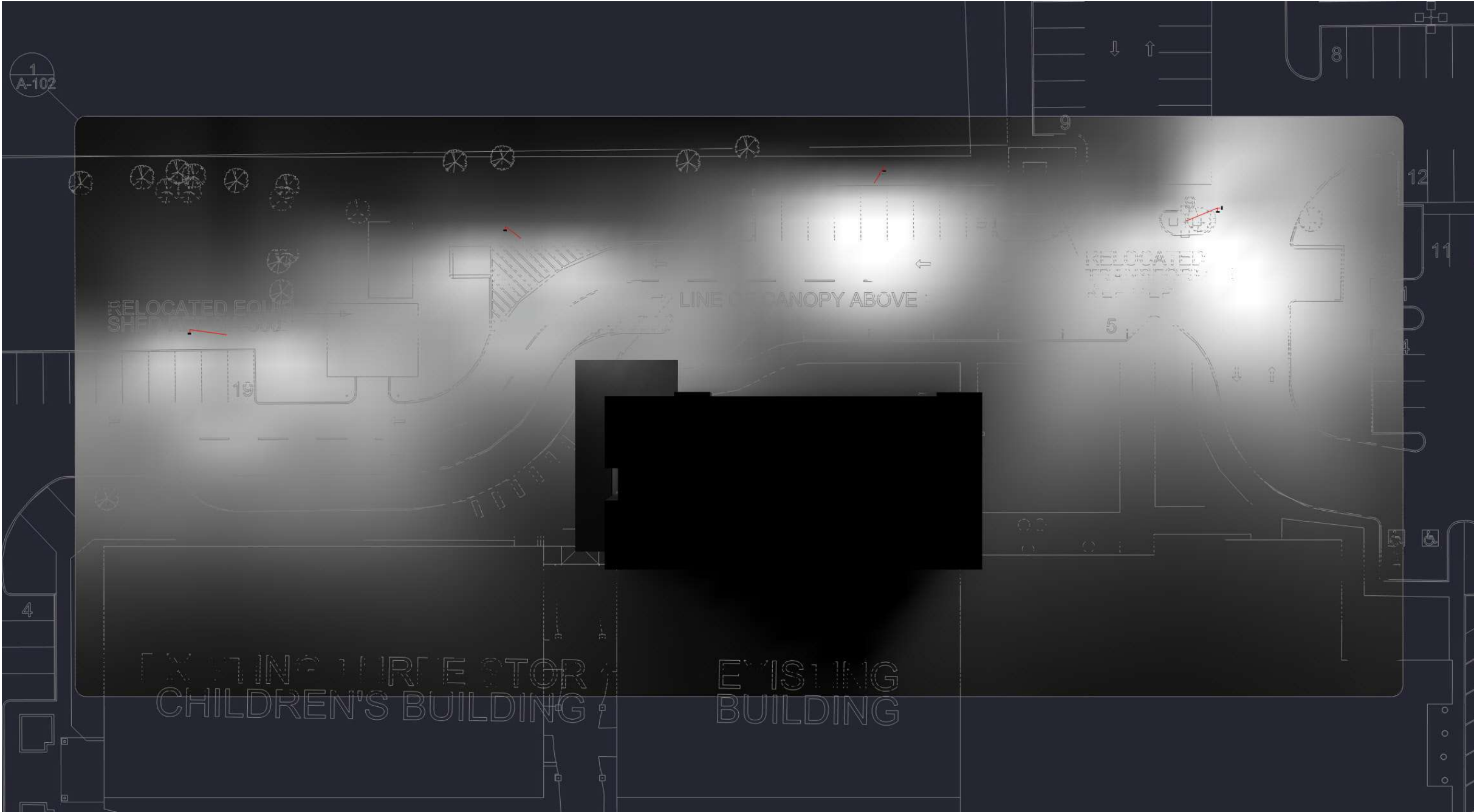
PHASE2 ADULT EDUCATION
BUILDING ADDITION

OWNER: FBC ROCKWALL
610 S. GOLIAD STREET ROCKWALL, TEXAS 75087

2413 08.14.2026

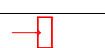
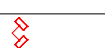
CONSTRUCTION
DOCUMENTS
EXISTING TREE LISTING

L002



- GENERAL NOTES:
1. NOT FOR CONSTRUCTION PURPOSES.
 2. ALL CALCULATIONS CONTAIN AN ERROR FACTOR OF +/- 10%.
 3. ALL CALCULATIONS ARE IN FOOTCANDLE MEASUREMENTS
 4. CALULATION POINT SPACING IS 10'x10'
 5. UNLESS OTHERWISE NOTED - ALL REFLECTANCE VALUES ARE CALCULATED USING THE DEFAULT VALUES OF: PARKING LOT = .2, WALLS = .2, CEILING = .2
 6. FIXTURE MOUNTING HEIGHT: NOTED ON CALCULATIONS
 7. ARCHITECT, CONTRACTOR, ENGINEER TO CONFIRM PROVIDED CALCULATIONS MEET PROJECT REQUIREMENTS AND LOCAL CODES
 8. CONTRACTOR TO VERIFY FIXTURE QUANTITIES AND FIXTURE RUN LENGTHS BEFORE ORDERING

*RENDERINGS ARE BASED OFF THE HIGHEST FOOTCANDLE VALUE TO THE LOWEST

Luminaire Schedule											
Symbol	Qty	Label	[MANUFAC]	Description	LLF	Luminaire Lumens	Luminaire Watts	Total Watts	LLD	LDD	BF
	1	S03-SH	LSI INDUSTRIES, INC.	VALS-18L-3M-40K8-IS	0.900	12209	111	111	1.000	1.000	1.000
	1	S04	LSI INDUSTRIES, INC.	VALS-18L-4W-40K8	0.900	13223	111	111	1.000	1.000	1.000
	1	S04-2	LSI INDUSTRIES, INC.	VALS-18L-4F-40K8	0.900	14433	111	222	1.000	1.000	1.000
	1	S04-SH	LSI INDUSTRIES, INC.	VALS-21L-4W-40K8-IS	0.900	13254	130	130	1.000	1.000	1.000

Calculation Summary								
Label	CalcType	Units	Avg	Max	Min	Avg/Min	Max/Min	
PROP LINE	Illuminance	Fc	0.00	0.0	0.0	N.A.	N.A.	
site_Planar	Illuminance	Fc	0.63	4.8	0.0	N.A.	N.A.	

